A REMODEL FOR

# WEI-KEN SATO



## GENERAL NOTES

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MICHELLE MINER DESIGN PRIOR TO COMMENCING.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

SLOPE ALL FINISH GRADES IN. 5% 5'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREA & SLOPE GRADE 2% MIN. @ PAVED AREAS.

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIPLINE OF ANY ORDINANCE PROTECTED TREES ON SITE.

ADDRESS NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. MIN. 4" HIGH X 1" WIDE PER CRC R319.

DUCT OPENINGS, TO BE COVERED AND PROTECTION OF MECHANICAL EQUIPMENT TO BE PROVIDED DURING CONSTRUCTION

VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, SHALL BE COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER COMPOUNDS (TABLE 4.504.1)

PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS (TABLE 4.504.3)

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

VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS

VOC COMPLIANCE - CARPET & CARPET SYSTEMS

80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC-EMISSION LIMITS PER CHPS

PARTICLEBOARD, MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (TABLE 4.504-5)

MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE

BATHROOM EXHAUST FANS SHALL TERMINATE OUTSIDE BUILDING AND CONTROLLED BY HUMIDITY CONTROL

THIS PROJECT IS LOCATED IN THE WILDLAND-URBAN INTERFACE FIRE AREA
AND MUST MEET THE REQUIREMENTS OF CHAPTER 7A OF THE 2013 CBC

ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE SHALL HOLD THE ADDESS NUMBERS

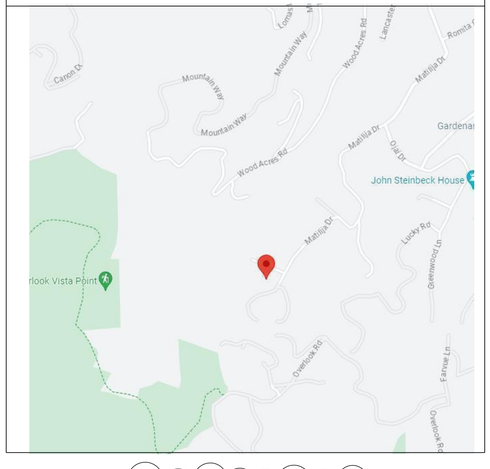
## APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

| | |
|---|---|
| 2022 | CALIF. FIRE CODE |
| 2022 | CALIF. BLDG CODE |
| 2022 | CALIF. RESIDENTIAL CODE |
| 2022 | CALIF. MECH. CODE |
| 2022 | CALIF. PLUMB'G CODE |
| 2022 | CALIF. ELEC. CODE |
| 2022 | CALIF. ENERGY CODES |
| 2022 | CALIF. GREEN BUILDING CODES |

ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

## VICINITY MAP




NO TREE REMOVAL IS PROPOSED

## PERSONAE

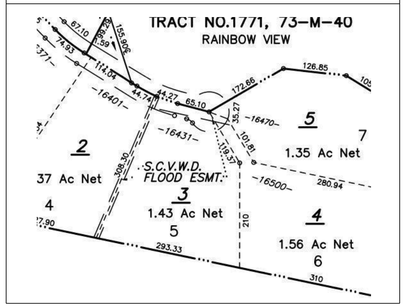
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MEGAN MINER DESIGN
MEGAN MINER
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## PARCEL MAP




## SCOPE OF WORK

REMODEL OF ENTIRE 4 BEDROOM 5 BATH HOME FOR UPDATED 4 BEDROOM 4.5 BATH HOME. ADDITION OF 410 SQFT FOR LIVING AND 510 SQFT FOR DETACHED GARAGE. UPDATE TO 400 AMP. ELEC. SERVICE , UPDATE FURNACE/HEAT PUMP, UPDATE TANKLESS WATER HEATER, NEW REAR AND SIDE PATIO, NEW ROOFING, AND ALL NEW ELECTRICAL AND PLUMBING.

## SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

## WATER HEATER

2 NEW HIGH EFFICIENCY ELECTRIC HEAT PUMP WATER HEATER

## HEATING AND AC

NEW HIGH EFFICIENCY DUCTED ELECTRIC
HEAT PUMP FURNACE AND AIR HANDLER

FURNACE IN ATTIC

VENTS ON FLOOR

## CURBLESS SHOWERS?

MASTER SHOWER AND ADU TO BE CURBLESS - SEE DETAIL ON INTERIOR FINISH SHEET

## ANALYSIS

| | |
|---|---|
| ASSESSOR'S PARCEL # | 51030003 |
| LOT AREA: | 59,242 S.F. |
| ZONING: | R1- |
| TYPE OF CONSTRUCTION: | V-B |
| OCCUPANCY RATING: | R-3, U |
| EXISTING USE: | SINGLE FAMILY RES. |
| SLOPE OF LOT | FLAT LOT |
| FLOOD ZONE | D |
| HISTORIC | NO |
| FIRE SPRINKLERS | NO |
| WUI | YES |
| STORIES | ONE |

EXISTING

| | |
|---|---|
| EXISTING LIVING: | 4,435 S.F. |
| EXISTING GARAGE: | 1,050 S.F. |
| TOTAL EXISTING | 5,485 S.F. |

PROPOSED

| | |
|---|---|
| NEW LIVING | 495 S.F. |
| NEW DETATCHED GARAGE | 510 S.F. |
| NEW FRONT PORCH 50% ENCLOSED | 110 S.F. |
| TOTAL ADDED STRUCTURES | 1,115 S.F. |
| TOTAL LOT COVERAGE | 6,600 S.F. |
| (E) GARAGE CONVERTED TO LIVING | 85 S.F. |

IMPERVIOUS IMPACT

PROPOSED BUILDING FOOTPRINTS

| | |
|---|---|
| EXHIBIT B: NEW LIVING | 495 |
| EXHIBIT C: NEW GARAGE | 510 S.F. |
| TOTAL BUILDING SQUARE FOOTAGE | 1,005 |

PROPOSED LANDING FOOTPRINTS

| | |
|---|---|
| EXHIBIT D: NEW PORCH | 110 S.F. |
| EXHIBIT E: PATIO / LANDINGS | 80 S.F. |
| EXHIBIT F: NEW DRIVEWAY | 350 S.F. |
| 55 SQFT CREDIT OF IMPERVIOUS FOR EXISTING FRONT LANDING | -55 S.F. |
| TOTAL LANDING SQUARE FOOTAGE | 485 S.F. |
| NEW TOTAL IMPERVIOUS SQUARE FOOTAGE | 1590 |

CITY STAMP AREA

## NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN, AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN, PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGSD YOU ARE NOT EXPECTING

ALL CONSTRUCTION ACTIVITIES SHALL BE IN CONFORMANCE WITH THE SANTA CLARA COUNTY NOISE ORDINANCE SECTION B11-154 AND PROHIBITED BETWEEN THE HOURS OF 7:00 P.M. AND 7:00 A.M. ON WEEKDAYS AND SATURDAYS, OR AT ANY TIME ON SUNDAYS FOR THE DURATION OF CONSTRUCTION.

## DEFERRED SUBMITTALS

1. FIRE SPRINKLER SYSTEM: AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM COMPLYING WITH CFMO-SP6 SHALL BE INSTALLED THROUGHOUT THE STRUCTURE (INCLUDING EXISTING RESIDENCES WHEN SQUARE FOOTAGE IS ADDED).
NOTE: THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND FINALED BY THIS OFFICE PRIOR TO OCCUPANCY. A SEPARATE PERMIT SHALL BE OBTAINED FROM THIS OFFICE BY A STATE LICENSED C-16 CONTRACTOR PRIOR TO INSTALLATION. PLEASE ALLOW FOR A MINIMUM OF 30 DAYS FOR PLAN REVIEW OF FIRE SPRINKLER PLANS BY THIS OFFICE.

2. CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2
3. STAIR AND RAILING DESIGN
4. SOLAR
5. ROOF TRUSSES
6. SWIMMING POOL RELATED EQUIPTMENT

## INDEX


| | |
|---|---|
| INDEX - VICINITY MAP - ANALYSIS | 1 |
| EXISITING SITE PLAN | 2 |
| PROPOSED SITE PLAN | 3 |
| SITE DETAILS | 4 |
| BLUEPRINT FOR CLEAN BAY | 5 |
| MFR1 | 6 |
| GREEN CHECKLIST | 7 |
| GREEN CHECKLIST 2 | 8 |
| DEMO FLOOR PLAN | 9 |
| NEW FLOOR PLAN | 10 |
| PROPOSED EXTERIOR ELEVATIONS | 11 |
| PROPOSED EXTERIOR ELEVATIONS 2 | 12 |
| BREEZEWAY ELEVATION | 13 |
| EXISTING ROOF | 14 |
| PROPOSED ROOF PLAN | 15 |
| ELECTRICAL PLAN | 16 |
| EXISTING LINEAR FOOTAGES | 17 |
| ELETRICAL- MECHANICAL NOTES | 18 |
| NOTES | 19 |
| DETAILS | 20 |
| FLASHING DETAILS | 21 |
| FIRE BLOCKING - WUI NOTES | 22 |
| **TITLE 24** | |
| **STRUCTURAL** | |
| **STRUCT. DETAILS** | |


REVISIONS BY
Friday, September 20, 2024

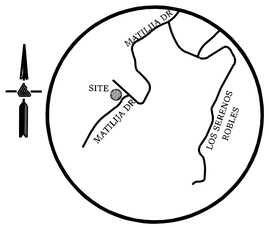

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DENIED SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION WITH MMH DESIGN.



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CHECKED MM
DATE Friday, September 20, 2024
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JOB NO.
PAGE: 1/22

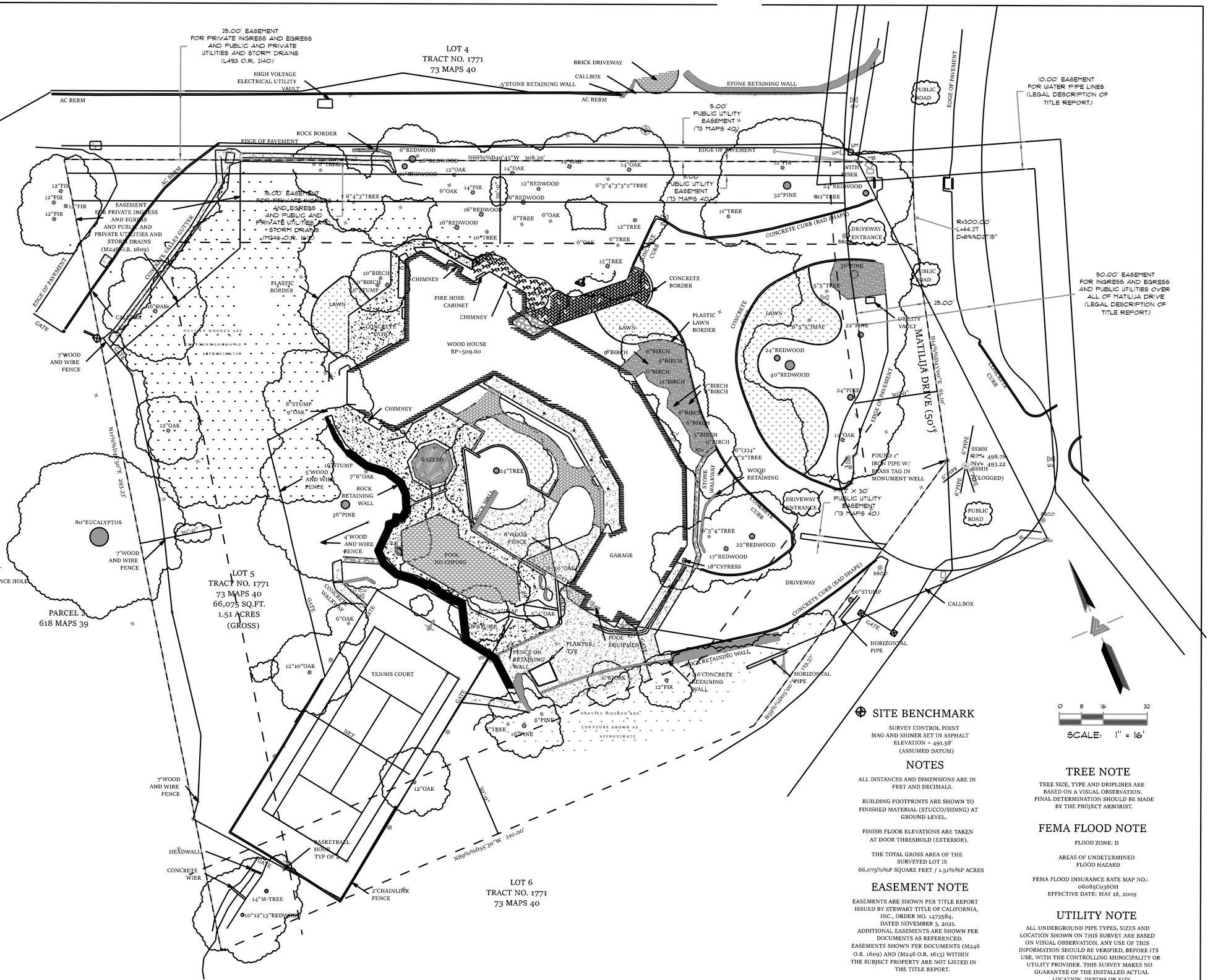



VICINITY MAP
NO SCALE

## LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- EASEMENT
- FENCE LINE
- FLOW LINE
- SANITARY SEWER LINE
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- XXX.XX — SPOTGRADE

- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- POOL
- PAVERS
- RIVER ROCK
- STONE
- WOOD




## SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 491.58'
(ASSUMED DATUM)

## NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE TOTAL GROSS AREA OF THE SURVEYED LOT IS 66,075%%P SQUARE FEET / 1.51%%P ACRES

## EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT ISSUED BY STEWART TITLE OF CALIFORNIA, INC., ORDER NO. 1473584, DATED NOVEMBER 3, 2021. ADDITIONAL EASEMENTS ARE SHOWN PER DOCUMENTS AS REFERENCED. EASEMENTS SHOWN PER DOCUMENTS (M246 O.R. 1609) AND (M246 O.R. 1613) WITHIN THE SUBJECT PROPERTY ARE NOT LISTED IN THE TITLE REPORT.

## TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

## FEMA FLOOD NOTE

FLOOD ZONE: D

AREAS OF UNDETERMINED FLOOD HAZARD

FEMA FLOOD INSURANCE RATE MAP NO.: 06085C0360H
EFFECTIVE DATE: MAY 18, 2009

## UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

| REVISIONS | BY |
|---|---|
| Friday, September 20, 2024 | |

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Megan Miner

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| CHECKED | MM |
| DATE | Friday, September 20, 2024 |
| SCALE | AS SHOWN |
| JOB NO. | |
| PAGE: | 2/22 |

EXISITING SITE PLAN

LOT 4
TRACT NO. 1771
73 MAPS 40

25.00' EASEMENT FOR PRIVATE INGRESS AND EGRESS AND PUBLIC AND PRIVATE UTILITIES AND STORM DRAINS (L493 O.R. 140)

HIGH VOLTAGE ELECTRICAL UTILITY VAULT

DRIVEWAY, FIRE DEPARTMENT ACCESS, WILL BE OF "ALL WEATHER MATERIAL" CAPABLE OF HOLDING 75,000 LBS.

ALL DRIVEWAYS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM OF ONE (1) TWELVE (12) FOOT TRAFFIC LANE AND FOURTEEN (14) FEET UNOBSTRUCTED HORIZONTAL CLEARANCE AND UNOBSTRUCTED VERTICAL CLEARANCE OF FIFTEEN (15) FEET.

BRICK DRIVEWAY

CALLBOX

STONE RETAINING WALL

AC BERM

.5' STONE RETAINING WALL

(N) DEFENSIBLE SPACE
(area where the volume of flammable vegetation has been reduced, providing reduced fire intensity and duration.
FUEL DOES NOT NEED TO EXTEND PAST PROPERTY LINES)

ROCK BORDER

EDGE OF PAVEMENT

5.00' PUBLIC UTILITY EASEMENT (73 MAPS 40)

10.00' EASEMENT FOR WATER PIPE LINES (LEGAL DESCRIPTION OF TITLE REPORT)

PUBLIC ROAD

EDGE OF PAVEMENT

6"REDWOOD
28"REDWOOD
8"REDWOOD
6"TREE
N66%%D49'45"W 308.29'
12"OAK
14"OAK
14"OAK
12"FIR
6"OAK
11"FIR
12"REDWOOD
6"5"4"3"2"TREE
16"REDWOOD
16"REDWOOD
10"TREE
11"TREE
32"PINE
24"REDWOOD
WITH RISER

12"FIR
12"FIR
12"FIR

EASEMENT FOR PRIVATE INGRESS AND EGRESS AND PUBLIC AND PRIVATE UTILITIES AND STORM DRAINS (M246 O.R. 1609)

15.00' EASEMENT FOR PRIVATE INGRESS AND EGRESS AND PUBLIC AND PRIVATE UTILITIES AND STORM DRAINS (M246 O.R. 1613)

AC BERM

CONCRETE V-ALLEY GUTTER

EDGE OF PAVEMENT

GATE

CONCRETE CURB (BAD SHAPE)

DRIVEWAY ENTRANCE

R=300.00'
L=44.27'
D=8%%D2'15"

(N) CONCRETE

(E) CONCRETE

CHIMNEY

FIRE HOSE CABINET

CHIMNEY

PLASTIC BORDER

10"BIRCH
10"BIRCH
6"STUMP

LAWN

16"OAK

CONCRETE VAULT

CATCH BASIN

HEAVILY WOODED AREA
CONTOURS SHOWN AS APPROXIMATE

WOOD HOUSE
RP=509.60

7'WOOD AND WIRE FENCE

GATE

36"PINE

5"5"3"MAP

LAWN

22"PINE

30'-0" SETBACK FROM EDGE OF PAVEMENT

UTILITY VAULT

25.00

50.00' EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER ALL OF MATILIJA DRIVE (LEGAL DESCRIPTION OF TITLE REPORT)

MATILIJA DRIVE (50')

N44%%D43'00"E 140.00'

PUBLIC ROAD

CONCRETE CURB

LAWN

9"BIRCH

6"BIRCH
9"BIRCH
6"BIRCH
11"BIRCH
7"BIRCH
6"BIRCH

PLASTIC LAWN BORDER

24"REDWOOD

40"REDWOOD

24"PINE

EDGE OF PAVEMENT

30'-0" SETBACK FROM PROPERTY LINE

22'-0" CL OF STREET

8"STUMP
9"OAK

12"OAK

14"OAK

FOUND 1" IRON PIPE W/ BRASS TAG IN MONUMENT WELL

6"PIPE
6"PIPE
SSMH
RIM= 498.75
INV= 493.22
(8"SSMH LOGGED)

16"STUMP

5'WOOD AND WIRE FENCE

7"6"OAK

ROCK RETAINING WALL

36"PINE

OAZEBO

24"TREE

BRICK WALL

6'WOOD FENCE

POOL
NO COPING

GARAGE

STONE WALKWAY

CONCRETE CURB

6"5"4"TREE

22"REDWOOD

17"REDWOOD

18"CYPRESS

16"OAK

GATE

CONCRETE WALKWAY

6"OAK

GATE

5"OAK

POOL EQUIPMENT

PLANTER, TYP

FENCE ON RETAINING WALL

ROCK RETAINING WALL

3'6"CONCRETE RETAINING WALL

6"6"OAK

12"FIR

6"PINE

6"TREE

16"PINE

HEAVILY WOODED AREA
CONTOURS SHOWN AS APPROXIMATE

N59%%D05'00"W 119.97'

HORIZONTAL PIPE

DRIVEWAY

CONCRETE CURB (BAD SHAPE)

30"STUMP

GATE

HORIZONTAL PIPE

CALLBOX

8"CO

8"CO

80"EUCALYPTUS

30'-0" SETBACK

7'WOOD AND WIRE FENCE

PARCEL 2
618 MAPS 39

LOT 5
TRACT NO. 1771
73 MAPS 40
66,075 SQ.FT.
1.51 ACRES
(GROSS)

TENNIS COURT

NET

7'WOOD AND WIRE FENCE

12"OAK

30'-0" SETBACK

BASKETBALL HOOP TYP OF 2

HEADWALL

CONCRETE WIER

GATE

14"M-TREE

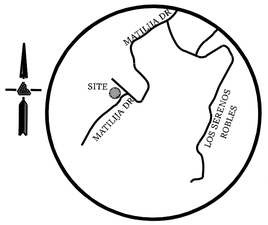
10"12"13"REDWOOD

2'CHAINLINK FENCE

N89%%D55'30"W 210.00'

LOT 6
TRACT NO. 1771
73 MAPS 40

## VICINITY MAP
NO SCALE




## LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
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- XXX.XX — SPOTGRADE

- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- POOL
- PAVERS
- RIVER ROCK
- STONE
- WOOD

CONSTRUCTION OF ACCESS ROADS AND DRIVEWAYS SHALL USE GOOD ENGINEERING PRACTICE.

ALL REQUIRED ACCESS ROADS, DRIVEWAYS, TURNAROUNDS, AND TURNOUTS SHALL BE INSTALLED, AND SERVICEABLE PRIOR TO APPROVAL OF TWO SUBSTATION, AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. A STOP WORK ORDER MAY BE PLACED ON THE PROJECT IF REQUIRED DRIVING SURFACES ARE NOT INSTALLED, ACCESSIBLE, AND/OR MAINTAINED AT ALL TIMES.

THIS PROPERTY IS LOCATED IN THE WILDLAND/URBAN INTERFACE FIRE AREA. ALL OF THE FOLLOWING CONDITIONS SHALL APPLY:
A. A CLASS "A" ROOF ASSEMBLY IS REQUIRED. DETAIL SHALL BE INCLUDED IN PLANS SUBMITTED FOR BUILDING PERMIT.
B. PROVIDE A 1/2-INCH SPARK ARRESTER FOR THE CHIMNEY.
C. REMOVE INSIGNIFICANT COMBUSTIBLE VEGETATION WITHIN 30 FEET OF THE STRUCTURE TO MINIMIZE RISK OF WILDFIRE CASUALTY. MAINTAIN APPROPRIATE SEPARATION OF VEGETATIVE FUELS IN AREAS BETWEEN 30 AND 100 FEET FROM THE STRUCTURE.
D. FIRE DEPARTMENT ACCESS ROADS, DRIVEWAYS, TURNOUTS, AND TURNAROUNDS SHALL BE MAINTAINED FREE AND CLEAR AND ACCESSIBLE AT ALL TIMES FOR FIRE DEPARTMENT USE. GATES SHALL BE MAINTAINED IN GOOD WORKING ORDER AND SHALL REMAIN IN COMPLIANCE WITH FIRE MARSHAL STANDARD DFMO-03 AT ALL TIMES.

THIS PROPERTY WILL NEED TO COMPLY WITH ALL VEGETATION REQUIREMENTS OF PUBLIC RESOURCE CODE 4291.

## TRAFFIC CONTROL

FOR CONSTRUCTION OF DRIVEWAY AND REMOVAL OF TREES, ALL HEAVY EQUIPMENT AND VEHICLES SHALL REMAIN ON SITE AND NOT ON THE ROADWAY. SEE SHEET TCP (TRAFFIC CONTROL PLAN) FOR REQUIREMENTS DURING THIS CONSTRUCTION

## SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 491.58'
(ASSUMED DATUM)

## NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE TOTAL GROSS AREA OF THE SURVEYED LOT IS
66,075%%P SQUARE FEET / 1.51%%P ACRES

## EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT ISSUED BY STEWART TITLE OF CALIFORNIA, INC., ORDER NO. 1473584, DATED NOVEMBER 3, 2021. ADDITIONAL EASEMENTS ARE SHOWN PER DOCUMENTS AS REFERENCED. EASEMENTS SHOWN PER DOCUMENTS (M246 O.R. 1609) AND (M246 O.R. 1613) WITHIN THE SUBJECT PROPERTY ARE NOT LISTED IN THE TITLE REPORT.

0 8 16 32
SCALE: 1" = 16'

## TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

## FEMA FLOOD NOTE

FLOOD ZONE: D

AREAS OF UNDETERMINED FLOOD HAZARD

FEMA FLOOD INSURANCE RATE MAP NO.: 06085C0360H
EFFECTIVE DATE: MAY 18, 2009

## UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

| REVISIONS | BY |
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| Friday, September 20, 2024 | |

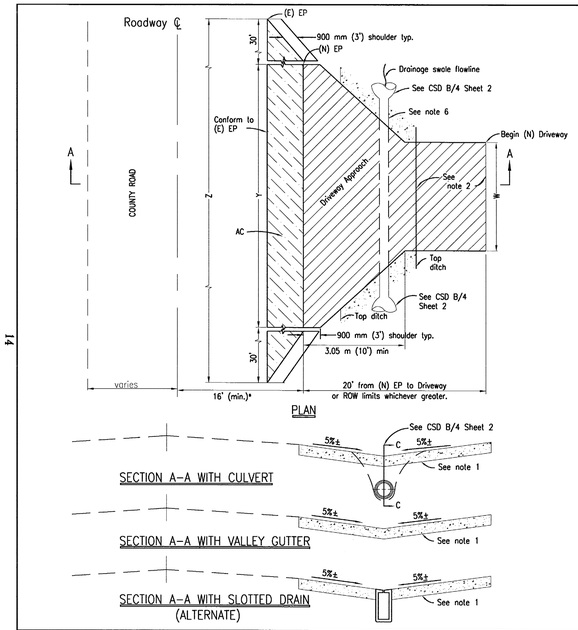
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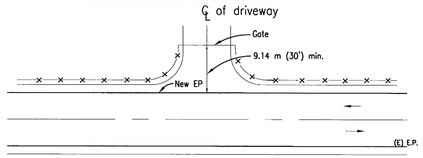
MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Wei-Ken Sato
16431 Matilija Dr Los Gatos, CA
MMHomeDesigns@gmail.com ____ 408-396-0951

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PROPOSED SITE PLAN




DRIVEWAY - RURAL

NOTES

1. 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 3 Aggregate Base (AB)**
2. A weakened plane joint is required at location shown when 100 mm (4") class B concrete driveway approach section is installed.
3. The permittee shall provide erosion protection plantings and facilities when and as required by Road Commissioner.
4. The permittee shall obtain necessary slope easements when required excavations and embankments extend beyond his property or easement.
5. All work shall be in accordance with the County's Standard Specifications.
6. 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.
7. 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= 92' Min. or Y+60'
Y= 32' Min. or W+20' (Driveway approach)

METRIC (& ENGLISH) UNITS

| NO. | REVISIONS | BY | DATE | APP'D |
|---|---|---|---|---|

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT

| | | |
|---|---|---|
| PFP | 06/02/14 | DATE |
| PFP | 06/02/14 | DRAWN |
| KV | 06/30/14 | CHECKED |

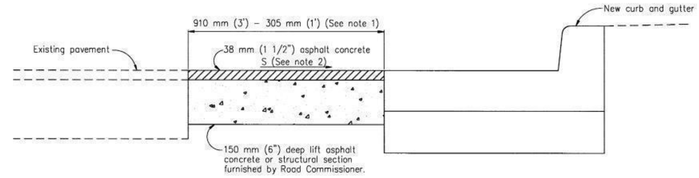
WORK ORDER | LEVEL BOOK | TRANSIT BOOK

SUBMITTED: DANGKHOA T. VO, SENIOR CIVIL ENGINEER — No. C53705, Exp. 6-30-15
APPROVAL: DAN COLLEN, DEPUTY DIRECTOR — No. C38616, Exp. 3-31-15

STANDARD DETAILS
RURAL DRIVEWAY APPROACH FOR SINGLE RESIDENCE

PROJECT NO. | CONTRACT NO. | FILE NO.

DRAWING NO. B 4
SHT NO. 1 of 2




NOTES:

1) This detail applies where existing asphalt concrete pavement is cut to install new curb and gutter which is 910 mm (3') - 305 mm (1') from the edge of existing asphalt concrete pavement.

2) Cross slope shall conform to existing pavement slope.

METRIC (& ENGLISH) UNITS

| NO. | REVISIONS | BY | DATE | APP'D |
|---|---|---|---|---|

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT

| | | |
|---|---|---|
| VAP | 09/26/97 | DATE |
| LRE | 09/26/97 | DRAWN |
| VAP/TH | 9/26/97 | CHECKED |

WORK ORDER | LEVEL BOOK | TRANSIT BOOK

SUBMITTED: Lee Rawles, No. C18616, Exp. 9-30-98
APPROVAL: Robb Parsons, No. C17080, Exp. 12-31-97

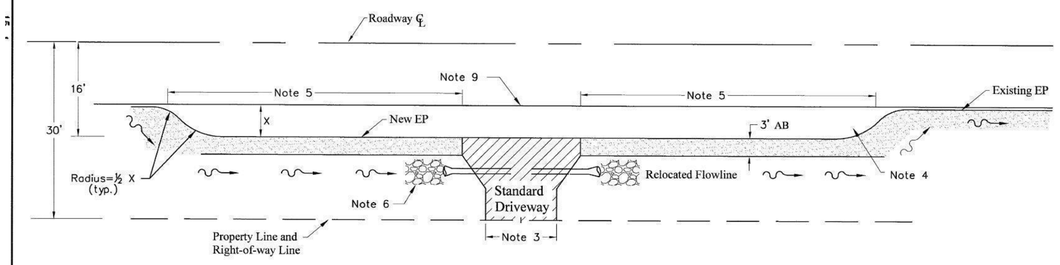
STANDARD DETAILS
SECTION BETWEEN NEW CURB AND GUTTER AND EXISTING SECTION

PROJECT NO. | CONTRACT NO. | FILE NO.

DRAWING NO. B 12
SHT NO. 1 of 1

NOTES:

1. Single residence (County Standard Detail B/4) and/or Multiple Residence (County Standard Detail B/5).
2. New or existing retrofit driveway/driveway approach.
3. Driveway approach pavement section and dimensions per County Standard Detail B/4 or B/5.
4. Minimum roadway structural section per County Standard Details A/1 through A/9 or match in kind, the more restrictive shall apply.
5. Minimum 50 linear feet or to property corner limits, whichever is greater shall apply.
6. 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.
7. Provide positive drainage flow across frontage.
8. 3-ft aggregate base (AB) shoulder shall be compacted to 90%. Refer to County Standard Detail A/4 for minimum structural section.
9. Replace existing shoulder stripe/fog line in kind [e.g., thermoplastic or white reflective paint (2 coats min) etc].




| NO. | REVISIONS | BY | DATE | APP'D |
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SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT

| | | |
|---|---|---|
| MA | 7/10/13 | DATE |
| RS | 7/10/13 | DRAWN |
| KV | 6/30/14 | CHECKED |

WORK ORDER | LEVEL BOOK | TRANSIT BOOK

SUBMITTED: DANGKHOA T. VO, SENIOR CIVIL ENGINEER — No. C53705, Exp. 6-30-15
APPROVAL: DAN COLLEN, DEPUTY DIRECTOR — No. C38616, Exp. 3-31-15

STANDARD DETAILS
RURAL DRIVEWAY APPROACH & FRONTAGE INTERIM CONDITION

PROJECT NO. | CONTRACT NO. | FILE NO.

DRAWING NO. B 4A
SHT NO. 1 of 1

REVISIONS BY

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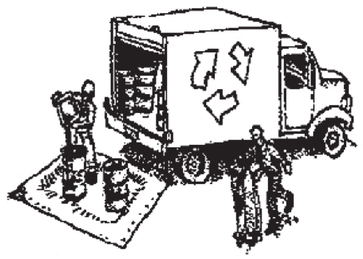
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SITE DETAILS

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



**Non-Hazardous Materials**

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

**Hazardous Materials**

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

**Waste Management**

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

**Construction Entrances and Perimeter**

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



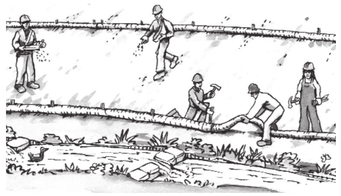
**Maintenance and Parking**

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

**Spill Prevention and Control**

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



**Grading and Earthwork**

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

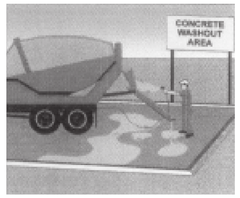
**Contaminated Soils**

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

**Landscaping**

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering




**Concrete Management**

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

**Dewatering**

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



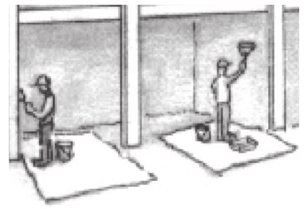
**Paving**

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

**Sawcutting & Asphalt/Concrete Removal**

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

## Painting & Paint Removal



**Painting Cleanup and Removal**

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

**Santa Clara Valley**
***Urban Runoff***
**Pollution Prevention Program**

**Storm drain polluters may be liable for fines of up to $10,000 per day!**

## 2019 Low-Rise Residential Mandatory Measures Summary

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

| | |
|---|---|
| **Building Envelope Measures:** | |
| § 110.6(a)1: | **Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.* |
| § 110.6(a)5: | **Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a). |
| § 110.6(b): | **Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.* |
| § 110.7: | **Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped. |
| § 110.8(a): | **Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS). |
| § 110.8(g): | **Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g). |
| § 110.8(i): | **Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R. |
| § 110.8(j): | **Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs. |
| § 150.0(a): | **Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.* |
| § 150.0(b): | **Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value. |
| § 150.0(c): | **Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.* |
| § 150.0(d): | **Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.* |
| § 150.0(f): | **Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g). |
| § 150.0(g)1: | **Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d). |
| § 150.0(g)2: | **Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation. |
| § 150.0(q): | **Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.* |
| **Fireplaces, Decorative Gas Appliances, and Gas Log Measures:** | |
| § 110.5(e) | **Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces. |
| § 150.0(e)1: | **Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox. |
| § 150.0(e)2: | **Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.* |
| § 150.0(e)3: | **Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.* |
| **Space Conditioning, Water Heating, and Plumbing System Measures:** | |
| § 110.0-§ 110.3: | **Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.* |
| § 110.2(a): | **HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.* |
| § 110.2(b): | **Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.* |
| § 110.2(c): | **Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.* |
| § 110.3(c)4: | **Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4. |
| § 110.3(c)6: | **Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed. |
| § 110.5: | **Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour ); and pool and spa heaters.* |
| § 150.0(h)1: | **Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. |

## 2019 Low-Rise Residential Mandatory Measures Summary

| | |
|---|---|
| § 150.0(h)3A: | **Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer |
| § 150.0(h)3B: | **Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions. |
| § 150.0(j)1: | **Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank. |
| § 150.0(j)2A: | **Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.* |
| § 150.0(j)3: | **Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve. |
| § 150.0(n)1: | **Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour. |
| § 150.0(n)2: | **Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5. |
| § 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 Measures:** | |
| § 110.8(d)3: | **Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement. |
| § 150.0(m)1: | **CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.* |
| § 150.0(m)2: | **Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct 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, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation. |
| § 150.0(m)10: | **Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier. |
| § 150.0(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 § 150.0(m)11 and Reference Residential Appendix RA3. |
| § 150.0(m)12: | **Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.* |
| § 150.0(m)13: | **Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.* |

## 2019 Low-Rise Residential Mandatory Measures Summary

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| **Requirements for Ventilation and Indoor Air Quality:** | |
| § 150.0(o)1: | **Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. |
| § 150.0(o)1C: | **Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C. |
| § 150.0(o)1E: | **Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8. |
| § 150.0(o)1F: | **Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance. |
| § 150.0(o)1G: | **Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2. |
| § 150.0(o)2: | **Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2. |
| **Pool and Spa Systems and Equipment Measures:** | |
| § 110.4(a): | **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.* |
| § 110.4(b)1: | **Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating. |
| § 110.4(b)2: | **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover. |
| § 110.4(b)3: | **Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch 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 Measures:** | |
| § 110.9: | **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.* |
| § 150.0(k)1A: | **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A. |
| § 150.0(k)1B: | **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control. |
| § 150.0(k)1C: | **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. |
| § 150.0(k)1D: | **Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz. |
| § 150.0(k)1E: | **Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens. |
| § 150.0(k)1F: | **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). |
| § 150.0(k)1G: | **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.* |
| § 150.0(k)1H: | **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. |
| § 150.0(k)1I: | **Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed. |
| § 150.0(k)2A: | **Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. |
| § 150.0(k)2B: | **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.* |
| § 150.0(k)2C: | **Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.* |
| § 150.0(k)2D: | **Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions. |
| § 150.0(k)2E: | **Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k). |
| § 150.0(k)2F: | **Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9. |

## 2019 Low-Rise Residential Mandatory Measures Summary

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| § 150.0(k)2G: | **Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2. |
| § 150.0(k)2H: | **Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2. |
| § 150.0(k)2I: | **Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C. |
| § 150.0(k)2J: | **Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.* |
| § 150.0(k)2K: | **Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems. |
| § 150.0(k)3A: | **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS. |
| § 150.0(k)3B: | **Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. |
| § 150.0(k)3C: | **Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. |
| § 150.0(k)4: | **Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c). |
| § 150.0(k)5: | **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. |
| § 150.0(k)6A: | **Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor. |
| § 150.0(k)6B: | **Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must:<br>i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and<br>ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress. |
| **Solar Ready Buildings:** | |
| § 110.10(a)1: | **Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e). |
| § 110.10(a)2: | **Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d). |
| § 110.10(b)1: | **Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.* |
| § 110.10(b)2: | **Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north. |
| § 110.10(b)3A: | **Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.* |
| § 110.10(b)3B: | **Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.* |
| § 110.10(b)4: | **Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents. |
| § 110.10(c): | **Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. |
| § 110.10(d): | **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant. |
| § 110.10(e)1: | **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps. |
| § 110.10(e)2: | **Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric". |

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| Friday, September 20, 2024 | |

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# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

A = ARCHITECT C = CONTRACTOR
Y = YES
N/A = NOT APPLICABLE
RESPON PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

| Y | N/A | RESPON. PARTY |
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## CHAPTER 3
## GREEN BUILDING
### SECTION 301 GENERAL

**301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

**301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

**Note:** Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

**Note:** On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant 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 a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

**301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]** The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

### SECTION 302 MIXED OCCUPANCY BUILDINGS

**302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

## DIVISION 4.1 PLANNING AND DESIGN

### ABBREVIATION DEFINITIONS:

| | |
|---|---|
| HCD | Department of Housing and Community Development |
| BSC | California Building Standards Commission |
| DSA-SS | Division of the State Architect, Structural Safety |
| OSHPD | Office of Statewide Health Planning and Development |
| LR | Low Rise |
| HR | High Rise |
| AA | Additions and Alterations |
| N | New |

## CHAPTER 4
## RESIDENTIAL MANDATORY MEASURES
### SECTION 4.102 DEFINITIONS

**4.102.1 DEFINITIONS**
The following terms are defined in Chapter 2 *(and are included here for reference)*

**FRENCH DRAIN.** A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

**WATTLES.** Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

### 4.106 SITE DEVELOPMENT

| Y | N/A | RESPON. PARTY |
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**4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

| Y | N/A | RESPON. PARTY |
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**4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** 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. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

**Note:** Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

| Y | N/A | RESPON. PARTY |
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**4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

**Exception**: Additions and alterations not altering the drainage path.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| ☒ | ☐ | C |

**4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 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:**
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

| Y | N/A | RESPON. PARTY |
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| ☒ | ☐ | C |

**4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.** 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 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

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

| Y | N/A | RESPON. PARTY |
|---|---|---|
| | ☐ | N/A |
| | ☐ | N/A |
| | ☐ | N/A |

**4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.**
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

**4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.**
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

**1.EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

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

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

**2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

**4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.**
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

**1.EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

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

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

**2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

**3.EV Chargers.** Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

**4.106.4.2.2.1 Electric vehicle charging stations (EVCS).**
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

**4.106.4.2.2.1.1 Location.**
EVCS shall comply with at least one of the following options:

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

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

**4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.**
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

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

**4.106.4.2.2.1.3 Accessible EV spaces.**
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

**4.106.4.2.3 EV space requirements.**
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| ☒ | ☐ | C |

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

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

**4.106.4.2.5 Electric Vehicle Ready Space Signage .**
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

| Y | N/A | RESPON. PARTY |
|---|---|---|
| | ☐ | N/A |

**4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.**
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

## DIVISION 4.2 ENERGY EFFICIENCY

### 4.201 GENERAL

**4.201.1 SCOPE.** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

## DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

### 4.303 INDOOR WATER USE

| Y | N/A | RESPON. PARTY |
|---|---|---|
| ☒ | ☐ | C |

**4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

**Note:** All noncompliant plumbing fixtures in any residential real property 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 the local building department. 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.

**4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

**Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

**4.303.1.2 Urinals.** The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

**4.303.1.3 Showerheads.**

**4.303.1.3.1 Single Showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

**4.303.1.3.2 Multiple showerheads serving one shower .** When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

**Note:** A hand-held shower shall be considered a showerhead.

**4.303.1.4 Faucets.**

**4.303.1.4.1 Residential Lavatory Faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

**4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.** The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

**4.303.1.4.3 Metering Faucets.** Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

**4.303.1.4.4 Kitchen Faucets.** 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.

**Note**: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

**4.303.1.4.5 Pre-rinse spray valves.**
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

**FOR REFERENCE ONLY:** The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

| PRODUCT CLASS [spray force in ounce force (ozf)] | MAXIMUM FLOW RATE (gpm) |
|---|---|
| Product Class 1 (≤ 5.0 ozf) | 1.00 |
| Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) | 1.20 |
| Product Class 3 (> 8.0 ozf) | 1.28 |

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.9 ounces-force (ozf)[113 grams-force(gf)]

| Y | N/A | RESPON. PARTY |
|---|---|---|
| | ☐ | N/A |

**4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.**
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| ☒ | ☐ | C |

**4.303.3 Standards for plumbing fixtures and fittings.** 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*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

| FIXTURE TYPE | FLOW RATE |
|---|---|
| SHOWER HEADS (RESIDENTIAL) | 1.8 GMP @ 80 PSI |
| LAVATORY FAUCETS (RESIDENTIAL) | MAX. 1.2 GPM @ 60 PSI<br>MIN. 0.8 GPM @ 20 PSI |
| LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS | 0.5 GPM @ 60 PSI |
| KITCHEN FAUCETS | 1.8 GPM @ 60 PSI |
| METERING FAUCETS | 0.2 GAL/CYCLE |
| WATER CLOSET | 1.28 GAL/FLUSH |
| URINALS | 0.125 GAL/FLUSH |

| Y | N/A | RESPON. PARTY |
|---|---|---|
| | | |
| ☒ | ☐ | C |

### 4.304 OUTDOOR WATER USE

**4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS** . Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

**NOTES:**

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7. Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

## DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

### 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

| Y | N/A | RESPON. PARTY |
|---|---|---|
| ☒ | ☐ | C |

**4.406.1 RODENT PROOFING.** 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 enforcing agency.

### 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

| Y | N/A | RESPON. PARTY |
|---|---|---|
| ☒ | ☐ | C |

**4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

**Exceptions:**

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| ☒ | ☐ | C |

**4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN** . Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

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 collected 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.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| ☒ | ☐ | C |

**4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

**Note:** The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| ☒ | ☐ | C |

**4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs /sq ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

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

| Y | N/A | RESPON. PARTY |
|---|---|---|
| ☒ | ☐ | C |

**4.408.5 DOCUMENTATION** . Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

**Notes:**

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

### 4.410 BUILDING MAINTENANCE AND OPERATION

| Y | N/A | RESPON. PARTY |
|---|---|---|
| ☒ | ☐ | C |

**4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| | ☐ | N/A |

**4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

**Exception**: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste porton of this section.

## DIVISION 4.5 ENVIRONMENTAL QUALITY

### SECTION 4.501 GENERAL

**4.501.1 Scope**
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

### SECTION 4.502 DEFINITIONS

**5.102.1 DEFINITIONS**
The following terms are defined in Chapter 2 *(and are included here for reference)*

**AGRIFIBER PRODUCTS.** Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

**COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

**DIRECT-VENT APPLIANCE.** A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

***DISCLAIMER:*** *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

REVISIONS BY

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|---|
| Friday, September 20, 2024 |

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DRAWINGS SOLD FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MEGAN MINER DESIGN.

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SCALE: AS SHOWN
JOB NO.
PAGE: 7/22

GREEN CHECKLIST

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

A = ARCHITECT C = CONTRACTOR
Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g $O_3$/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

**MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

**PRODUCT-WEIGHTED MIR (PWMIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

**VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

### 4.503 FIREPLACES

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

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

### 4.504 POLLUTANT CONTROL

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products 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 in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

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

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

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

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

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

| ARCHITECTURAL APPLICATIONS | VOC LIMIT |
|---|---|
| INDOOR CARPET ADHESIVES | 50 |
| CARPET PAD ADHESIVES | 50 |
| OUTDOOR CARPET ADHESIVES | 150 |
| WOOD FLOORING ADHESIVES | 100 |
| RUBBER FLOOR ADHESIVES | 60 |
| SUBFLOOR ADHESIVES | 50 |
| CERAMIC TILE ADHESIVES | 65 |
| VCT & ASPHALT TILE ADHESIVES | 50 |
| DRYWALL & PANEL ADHESIVES | 50 |
| COVE BASE ADHESIVES | 50 |
| MULTIPURPOSE CONSTRUCTION ADHESIVE | 70 |
| STRUCTURAL GLAZING ADHESIVES | 100 |
| SINGLE-PLY ROOF MEMBRANE ADHESIVES | 250 |
| OTHER ADHESIVES NOT LISTED | 50 |
| **SPECIALTY APPLICATIONS** | |
| PVC WELDING | 510 |
| CPVC WELDING | 490 |
| ABS WELDING | 325 |
| PLASTIC CEMENT WELDING | 250 |
| ADHESIVE PRIMER FOR PLASTIC | 550 |
| CONTACT ADHESIVE | 80 |
| SPECIAL PURPOSE CONTACT ADHESIVE | 250 |
| STRUCTURAL WOOD MEMBER ADHESIVE | 140 |
| TOP & TRIM ADHESIVE | 250 |
| **SUBSTRATE SPECIFIC APPLICATIONS** | |
| METAL TO METAL | 30 |
| PLASTIC FOAMS | 50 |
| POROUS MATERIAL (EXCEPT WOOD) | 50 |
| WOOD | 30 |
| FIBERGLASS | 80 |
| | |

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

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

| SEALANTS | VOC LIMIT |
|---|---|
| ARCHITECTURAL | 250 |
| MARINE DECK | 760 |
| NONMEMBRANE ROOF | 300 |
| ROADWAY | 250 |
| SINGLE-PLY ROOF MEMBRANE | 450 |
| OTHER | 420 |
| **SEALANT PRIMERS** | |
| ARCHITECTURAL | |
| NON-POROUS | 250 |
| POROUS | 775 |
| MODIFIED BITUMINOUS | 500 |
| MARINE DECK | 760 |
| OTHER | 750 |

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

| COATING CATEGORY | VOC LIMIT |
|---|---|
| FLAT COATINGS | 50 |
| NON-FLAT COATINGS | 100 |
| NONFLAT-HIGH GLOSS COATINGS | 150 |
| **SPECIALTY COATINGS** | |
| ALUMINUM ROOF COATINGS | 400 |
| BASEMENT SPECIALTY COATINGS | 400 |
| BITUMINOUS ROOF COATINGS | 50 |
| BITUMINOUS ROOF PRIMERS | 350 |
| BOND BREAKERS | 350 |
| CONCRETE CURING COMPOUNDS | 350 |
| CONCRETE/MASONRY SEALERS | 100 |
| DRIVEWAY SEALERS | 50 |
| DRY FOG COATINGS | 150 |
| FAUX FINISHING COATINGS | 350 |
| FIRE RESISTIVE COATINGS | 350 |
| FLOOR COATINGS | 100 |
| FORM-RELEASE COMPOUNDS | 250 |
| GRAPHIC ARTS COATINGS (SIGN PAINTS) | 500 |
| HIGH TEMPERATURE COATINGS | 420 |
| INDUSTRIAL MAINTENANCE COATINGS | 250 |
| LOW SOLIDS COATINGS [1] | 120 |
| MAGNESITE CEMENT COATINGS | 450 |
| MASTIC TEXTURE COATINGS | 100 |
| METALLIC PIGMENTED COATINGS | 500 |
| MULTICOLOR COATINGS | 250 |
| PRETREATMENT WASH PRIMERS | 420 |
| PRIMERS, SEALERS, & UNDERCOATERS | 100 |
| REACTIVE PENETRATING SEALERS | 350 |
| RECYCLED COATINGS | 250 |
| ROOF COATINGS | 50 |
| RUST PREVENTATIVE COATINGS | 250 |
| SHELLACS | |
| CLEAR | 730 |
| OPAQUE | 550 |
| SPECIALTY PRIMERS, SEALERS & UNDERCOATERS | 100 |
| STAINS | 250 |
| STONE CONSOLIDANTS | 450 |
| SWIMMING POOL COATINGS | 340 |
| TRAFFIC MARKING COATINGS | 100 |
| TUB & TILE REFINISH COATINGS | 420 |
| WATERPROOFING MEMBRANES | 250 |
| WOOD COATINGS | 275 |
| WOOD PRESERVATIVES | 350 |
| ZINC-RICH PRIMERS | 340 |

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

TABLE 4.504.5 - FORMALDEHYDE LIMITS [1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

| PRODUCT | CURRENT LIMIT |
|---|---|
| HARDWOOD PLYWOOD VENEER CORE | 0.05 |
| HARDWOOD PLYWOOD COMPOSITE CORE | 0.05 |
| PARTICLE BOARD | 0.09 |
| MEDIUM DENSITY FIBERBOARD | 0.11 |
| THIN MEDIUM DENSITY FIBERBOARD [2] | 0.13 |

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

## DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior 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)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior 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)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed , at least 80% 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)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

### 4.505 INTERIOR MOISTURE CONTROL

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.505.1 General.** Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

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

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 332.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

### 4.506 INDOOR AIR QUALITY AND EXHAUST

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

**Notes:**

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

### 4.507 ENVIRONMENTAL COMFORT

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

**Exception:** Use of alternate design temperatures necessary to ensure the system functions are acceptable.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

## CHAPTER 7
## INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

### 702 QUALIFICATIONS

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**702.1 INSTALLER TRAINING.** 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. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

| Y | N/A | RESPON. PARTY |
|---|---|---|
| Y | ☐ | C |

**702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, 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 enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

**Notes:**

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, 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 enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

**Note:** Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

### 703 VERIFICATIONS

**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

**DISCLAIMER:** THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

| REVISIONS | BY |
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| Friday, September 20, 2024 | |

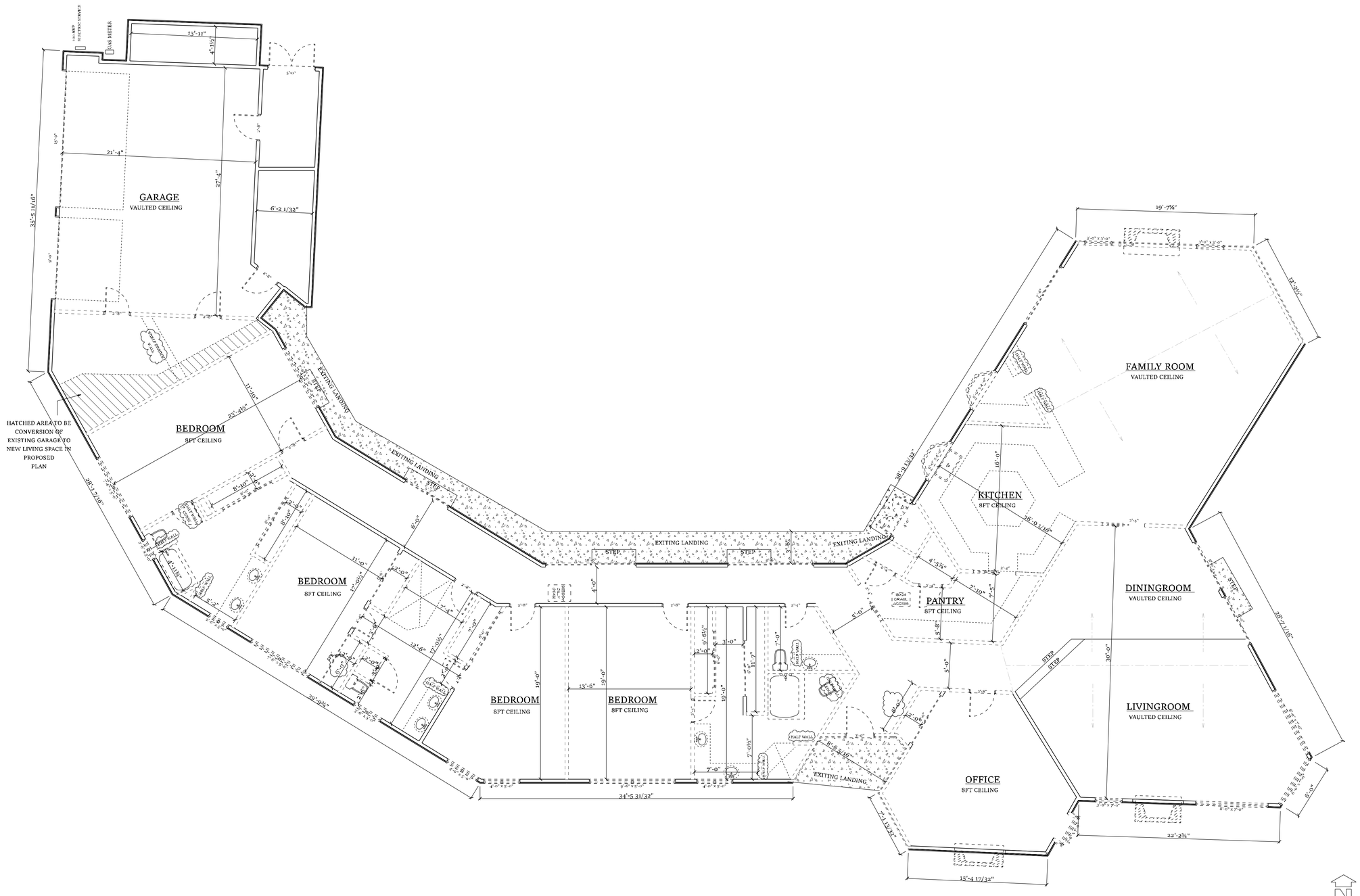
THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DRAWN SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MEGAN MINER DESIGN.

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| PAGE: | 8/22 |

GREEN CHECKLIST 2




## DEMO PLAN - GENERAL NOTES

1 CONTRACTOR SHALL PATCH AND REPAIR ALL CONSTRUCTION SCHEDULED TO REMAIN WHICH IS AFFECTED DURING DEMOLITION.
2 RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.
3 SALVAGE REUSABLE BUILDING MATERIALS.
4 MINIMIZE DISRUPTION OF EXISTING PLANTS & TREES.BEDROOM

LEGEND

EXISTING WALLS

WALLS TO BE REMOVED

# DEMO PLAN
SCALE: 3/16" = 1'-0"

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| Friday, September 20, 2024 | |

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER, DESIGNED SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MM ON HOME DESIGN.

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| PAGE: | 9/22 |

DEMO FLOOR PLAN

AIR CONDITIONING SUPPORTED FROM THE GROUND SHALL REST OVER CONCRETE (3 1/2" MIN.) EXTENDING NO LESS THAN 3" ABOVE THE GROUN. IF THE WEIGHT IS MORE THAN 400 LBS, IT SHALL BE ANCHORED TO THE CONCRETE SLAB

## FOUNDATION VENTILATION CALC'S WITH EXCEPTION:

955 S.F./ 1500 / .58 = 2 VENTS SPACED EQ.

FOR CROSS VENTILATION. USE 6"X 14" VULCAN SCREENED FND VENTS OR APPROVED EQ.

CRC 408.2 EXCEPTION: THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1,500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL UNDER RAT SLAB AND THE REQUIRED OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED

## NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MM HOME DESIGNS. AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MM HOME DESIGNS THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MM HOME DESIGNS. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MM HOME DESIGNS. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MM HOME DESIGNS.

EVERY DWELLING UNIT (HABITABLE SPACE) SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT ANY POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (CRC R303.9). PORTABLE HEATERS ARE NOT ACCEPTABLE.

FLOOR ASSEMBLIES ABOVE MECHANICAL ROOM OR FURNACE SHALL PROVIDE WITH A 1/2" GYPSUM WALL BOARD MEMBRANE, 5/8" WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER PER CRC R302.1.3

DRYER MOISTURE EXHAUST DUCT TO OUTSIDE OF BUILDING WITH BACKDRAFT DAMPER, MAXIMUM COMBINED LENGTH OF 14 FEET W/ 2 ELBOWS UNLESS OTHERWISE PERMITTED BY MANUFACTURER AND APPROVED BY BUILDING OFFICIAL; MAINTAIN MIN. 36" SEPARATION FROM BUILDING OPENINGS AT EXHAUST WALL VENT

## IMPERVIOUS SQUARE FOOTAGES

| IMPERVIOUS IMPACT | |
|---|---|
| PROPOSED BUILDING FOOTPRINTS | |
| EXHIBIT B: NEW LIVING | 495 |
| EXHIBIT C: NEW GARAGE | 510 S.F. |
| TOTAL BUILDING SQUARE FOOTAGE | 1,005 |
| PROPOSED LANDING FOOTPRINTS | |
| EXHIBIT D: NEW PORCH | 110 S.F. |
| EXHIBIT E: PATIO / LANDINGS | 80 S.F. |
| EXHIBIT F: NEW DRIVEWAY | 350 S.F. |
| 55 SQFT CREDIT OF IMPERVIOUS FOR EXISTING FRONT LANDING | -55 S.F. |
| TOTAL LANDING SQUARE FOOTAGE | 485 S.F. |
| NEW TOTAL IMPERVIOUS SQUARE FOOTAGE | 1590 |

## LEGEND

- EXISTING WALLS
- WALLS TO BE REMOVED
- NEW WALLS
- FIRE RATED ASSEMBLY

ALL NEW EXTERIOR WALLS TO BE 2X6
ALL NEW INTERIOR WALLS TO BE 2X4

## NOTES

SEE WINDOW AND DOOR SHEET FOR MORE DETAILS
CONTRACTOR TO FIELD VERIFY ALL EXISTING OPENINGS SIZES BEFORE ORDERING WINDOWS AND DOORS

EXHIBIT A:
85 SQFT
HATCHED AREA TO BE CONVERSION OF EXISTING GARAGE TO NEW LIVING SPACE IN PROPOSED PLAN
*NOT INCLUDED IN NEW IMPERVIOUS*

**SEE ENERGY CALCULATION (TITLE-24 REPORT) FOR REQUIRED U VALUE FOR ALL NEW WINDOWS /SLIDERS /SKYLIGHTS**

EXHIBIT B:
60 SQFT
(HATCHED AREA TO DEPICTS ADDED LIVING SPACE)

EXHIBIT B:
150 SQFT
(HATCHED AREA TO DEPICTS ADDED LIVING SPACE)
*55 SQFT TO BE EXCLUDED FROM NEW IMPERVIOUS FOR EXISTING LANDING*

EXHIBIT D:
110 SQFT
(HATCHED AREA TO DEPICTS ADDED COVERED PORCH ENTRY)

EXHIBIT C:
510 SQFT
(HATCHED AREA TO DEPICTS ADDED GARAGE SPACE)

EXHIBIT F:
350 SQFT
OF NEW DRIVEWAY TO BE INCLUDED IN IMPERVIOUS AREA CALCUATION

PATIO CONSIDERED NET IMPERVIOUS AND NOT INCLUDED IN CALCULATION AS REWORK OF PATIO AREA WAS ALREADY IMPERVIOUS CONCRETE LANDING

EXHIBIT E:
80 SQFT
NEW LANDING TO BE INCLUDED IN PROPOSED IMPERVIOUS CALCULATION

EXHIBIT B:
250 SQFT
(HATCHED AREA TO DEPICTS ADDED LIVING SPACE)

INSTALL EXHAUST FAN AT KITCHEN, VENT TO OUTSIDE, MIN. 100 CFM. EXHAUST HOOD MUST BVE HVI CERTIFIED

LANDINGS CONSIDERED NET IMPERVIOUS AND NOT INCLUDED IN CALCULATION AS REWORK OF LANDING AREA WAS ALREADY IMPERVIOUS CONCRETE LANDING

LANDINGS CONSIDERED NET IMPERVIOUS AND NOT INCLUDED IN CALCULATION AS REWORK OF LANDING AREA WAS ALREADY IMPERVIOUS CONCRETE LANDING

EXHIBIT B:
35 SQFT
(HATCHED AREA TO DEPICTS ADDED WALKWAY SPACE)

| OPENING SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| TYPE | WIDTH | HEIGHT | TEMPERED GLASS | EGRESS | HEADER POSITION | COUNT | OPENING ID |
| WINDOW | 5'-0" | 2'-0" | No | No | 80" | 1 | 15 |
| WINDOW | 1'-0" | 1'-0" | No | No | 12'-11" | 1 | 111 |
| DOOR | 4'-0" | 10'-0" | No | Yes | 10'-10" | 1 | 81 |
| WINDOW | 1' -0" | 10' -1" | Yes | No | 10' 0" | 1 | 113 |
| SLIDING DOOR | 8'-0" | 6'-8" | No | Yes | 6'-8" | 1 | 14 |
| SLIDING DOOR | 2'-0" | 6'-8" | Yes | Yes | 7'-0" | 1 | 21 |
| DOOR | 3'-0" | 6'-0" | Yes | No | 6'-0" | 1 | 13 |
| DOOR | 2'-4" | 6'-8" | No | No | 6'-11" | 1 | 16 |
| DOOR | 2'-8" | 6'-8" | No | No | 6'-0½" | 1 | 24 |
| DOOR | 3'-0" | 6'-8" | No | No | 6'-0½" | 1 | 83 |
| DOOR | 2' 6" | 6' 8" | No | No | 6'-0" | 1 | 15 |
| SLIDING DOOR | 14'-0" | 6'-8" | No | No | 6'-0" | 1 | 17 |
| SLIDING DOOR | 8'-0" | 6'-8" | No | No | 6'-0" | 1 | 83 |
| GARAGE | 18'-0" | 9'-1½" | No | Yes | 9'-1" | 1 | 111 |
| WINDOW | 2' 8" | 3' 8" | No | No | 6' 8" | 1 | 220 |
| DOOR | 2'-8" | 6'-8" | No | No | 6'-0½" | 1 | 84 |
| PocketT | 3'-0" | 6'-8" | No | No | 6'-0" | 1 | 85 |
| WINDOW | 15'-0" | 3'-0" | Yes | No | 6'-8½" | 1 | C1 |
| WINDOW | 6'-0" | 7'-0" | Yes | No | 6'-9½" | 1 | C2 |
| WINDOW | 8'-0" | 7'-0" | Yes | No | 6'-0½" | 1 | C3 |
| PocketT | 2'-0" | 6'-8" | Yes | No | 6'-0" | 1 | C5 |
| SLIDING DOOR | 12'-0" | 7'-0" | Yes | Yes | 7'-0" | 1 | 01 |
| PocketT | 2'-4" | 6'-8" | Yes | No | 6'-8" | 1 | 87 |
| PocketT | 11'-0" | 6'-8" | Yes | No | 6'-8" | 1 | 101 |
| PocketT | 3'-0" | 6'-8" | Yes | No | 6'-0" | 1 | 112 |
| COMBUSTED UNIT WITHOUT DOOR | 8' 6" | 8' 6" | Yes | No | 8' 6½" | 1 | 11 |
| WINDOW | 6'-6" | 5'-6" | Yes | No | 6'-0½" | 1 | E1 |
| COMBUSTED UNIT WITH DOOR | 5'-0" | 8'-0" | Yes | No | 8'-0" | 1 | E3 |
| SLIDING DOOR | 16'-0" | 9'-0" | Yes | Yes | 9'-0" | 2 | F1 |
| PocketT | 5'-0" | 8'-0" | No | No | 8'-0" | 1 | 12 |
| WINDOW | 2'-6" | 6'-0" | Yes | No | 5'-0" | 2 | F2 |
| PocketT | 3'-8" | 8'-0" | Yes | No | 8'-0" | 1 | C9 |
| SLIDING DOOR | 19'-0" | 7'-0" | No | Yes | 7'-0" | 1 | 11 |
| PocketT | 2'-8" | 6'-8" | No | No | 6'-8" | 1 | 22 |
| WINDOW | 4'-6" | 7'-0" | Yes | No | 6'-0½" | 1 | 71 |
| SLIDING DOOR | 10'-0" | 6'-8" | No | Yes | 6'-8" | 2 | 71 |
| DOOR | 3' 6" | 6' 8" | No | No | 6' 9½" | 1 | 18 |
| SLIDING DOOR | 10'-0" | 6'-8" | No | Yes | 6'-8" | 1 | K1 |
| DOOR | 3'-0" | 6'-8" | No | No | 6'-0½" | 1 | 11 |
| WINDOW | 1'-8½" | 1'-8" | No | No | 6'-9½" | 4 | L2 |
| DOOR | 6'-0" | 6'-8" | No | Yes | 6'-0½" | 1 | L3 |
| DOOR | 6'-0" | 6'-8" | No | Yes | 6'-0½" | 2 | L4 |
| GARAGE | 20'-0" | 7'-11½" | Yes | No | 7'-10½" | 1 | 15 |
| GARAGE | 10' 0" | 7' 11" | Yes | No | 7' 10½" | 1 | L6 |
| WINDOW | 1'-8" | 1'-8" | Yes | No | 6'-9½" | 3 | M1 |
| WINDOW | 1'-8" | 1'-8" | Yes | No | 6'-9½" | 1 | N1 |
| WINDOW | 1'-0" | 5'-0" | No | No | 1'-1½" | 3 | 01 |
| WINDOW | 2' 8" | 5' 0" | No | Yes | 5' 7 7/16" | 3 | O2 |
| WINDOW | 1'-0" | 5'-0" | No | No | 1'-1½" | 2 | P1 |
| WINDOW | 5'-0" | 5'-0" | No | Yes | 4'-1 7/16" | 3 | P2 |
| WINDOW | 1'-8" | 1'-8" | Yes | No | 6'-9½" | 3 | Q1 |
| WINDOW | 1'-0" | 5'-0" | No | No | 1'-1½" | 2 | R1 |
| WINDOW | 2'-8" | 5'-0" | No | Yes | 4'-7 7/16" | 2 | R2 |
| WINDOW | 1'-8" | 1'-8" | No | No | 6'-9½" | 1 | S1 |
| CUBICLED UNIT WITH DOOR | 5'-0" | 8'-0" | Yes | No | 8'-0" | 1 | S3 |
| DOOR | 2'-8" | 6'-8" | Yes | No | 6'-0½" | 2 | J1 |
| DOOR | 1'-8" | 6'-8" | No | No | 6'-9½" | 1 | T4 |
| PocketT | 3'-4" | 6'-8" | Yes | No | 6'-0" | 1 | Q3 |
| PocketT | 2' 4" | 6' 8" | No | No | 6' 8" | 1 | P3 |
| DOOR | 2'-8" | 6'-8" | No | No | 6'-0½" | 1 | J4 |
| DOOR | 3'-0" | 6'-8" | No | No | 6'-0½" | 1 | T3 |
| WINDOW | 1'-0" | 10'-1½" | Yes | No | 10'-0" | 1 | J13 |
| WINDOW | 1'-8" | 1'-8" | No | No | 6'-9½" | 1 | 201 |
| WINDOW | 1'-8" | 1'-8" | No | No | 6'-9½" | 1 | 202 |
| PocketT | 3'-0" | 6'-8" | Yes | No | 6'-0" | 1 | M5 |
| WINDOW | 3'-6" | 1'-6" | No | No | 3'-6" | 1 | 221 |
| WINDOW | 2'-6" | 1'-6" | No | No | 2'-6" | 1 | 222 |
| DOOR | 1'-8" | 6'-8" | No | No | 6'-0½" | 1 | K9 |

## LEGEND

- WASHER / DRYER
- SPRAY
- RAIN SHOWER
- MIXER VALVE
- SHOWER ON BAR
- WALL SHOWER
- WALL FAUCET
- TOILET
- STANDARD DRAIN
- LINEAR DRAIN
- DECK FAUCET
- SINK
- MICROWAVE
- APPLIANCE
- DISHWASHER
- FRIDGE / FREEZER
- GAS RANGE

## LEGEND

- GARAGE CONVERTED TO LIVING
- ADDED GARAGE SQFT
- ADDED LIVING SQFT
- SHOWER DRAINAGE
- CABINETS
- COUNTERTOPS
- SLIDING SHOWER DOOR
- TEMPERED GLASS
- CEILING LINES
- PLUMBING CENTER LINES
- HARDSCAPING
- PAVERS
- CONCRETE
- STUCCO
- PROPSED WALLS
- EXISTING WALLS

# Proposed Plan

SCALE: 0.1700" = 1'-0"

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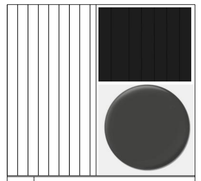
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NEW FLOOR PLAN



A | HPLKAV10 - 9" - HARDI VERTICAL SHIPLAP PAINTED: SHERWIN VILLIAMS - IRON ORE - LRV 6



B | SMOOTH STUCCO - LIMEWASHED: SW7746 SHERWIN WILLIAMS - RUSHING RIVER - LVR 34



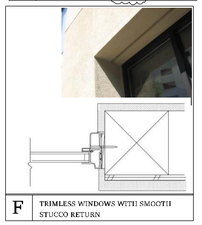
C | SMOOTH STUCCO - LIMEWASHED: SW7744 SHERWIN VILLIAMS - GATEAY GRAY - LVR 41



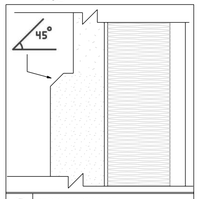
D | CLASS A COMP. SHINGLES - OWEN CORNING - PEPPERMILL GREY - LRV 4



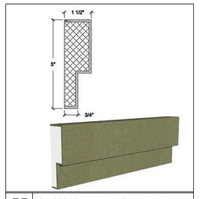
E | STANDING SEAM METAL ROOF - CLASSIC METAL ROOF SYSTEMS - SHAKE GREY - LRV 12



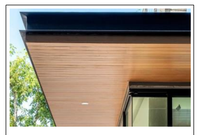
F | TRIMLESS WINDOWS WITH SMOOTH STUCCO RETURN




G | 45 DEGREE DETAIL AT LOUVER STUCCO DETAIL




H | STUCCO FOAM BANDING BETWEEN SIDING AND STUCCO



I | STAINED CEDAR UNDER EAVES - SW 3034 CEDAR - LVR 23

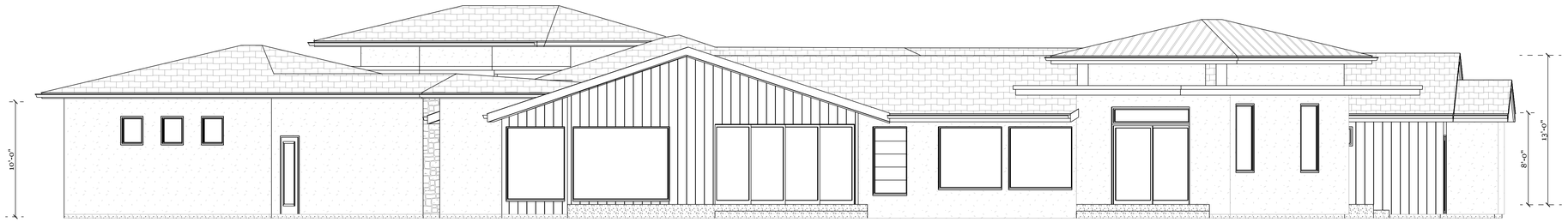


J | MATTE BLACK SQUARE GUTTERS AND DOWNSPOUTS - LRV 2



K | EXTERIOR STONE: MIX OF - FOND DU LAC CASTLE: ROCK AND CUT STONE - LRV 17

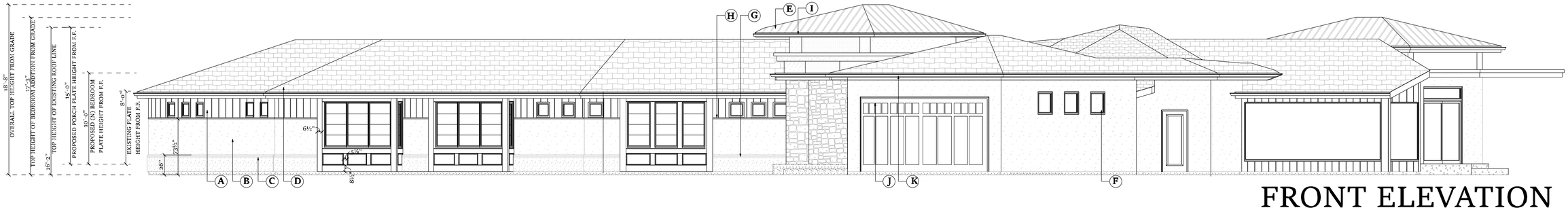





# RIGHT ELEVATION

SCALE: 3/16" = 1'-0"






# FRONT ELEVATION

SCALE: 3/16" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS

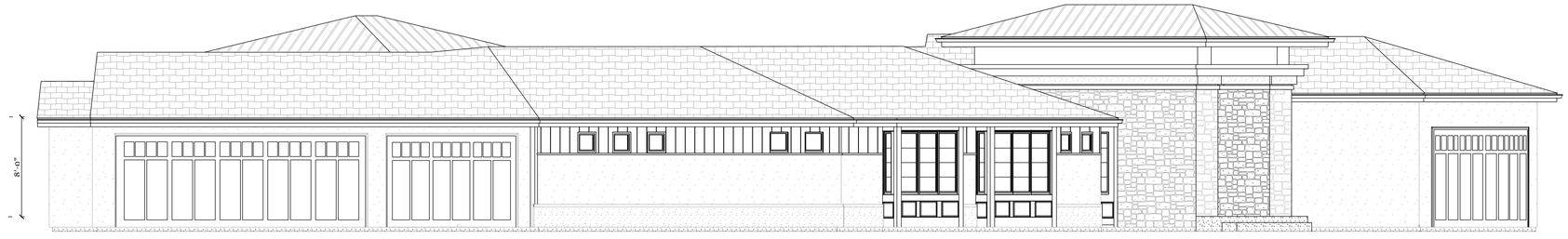






REAR ELEVATION
SCALE: 3/16" = 1'-0"






LEFT ELEVATION
SCALE: 3/16" = 1'-0"

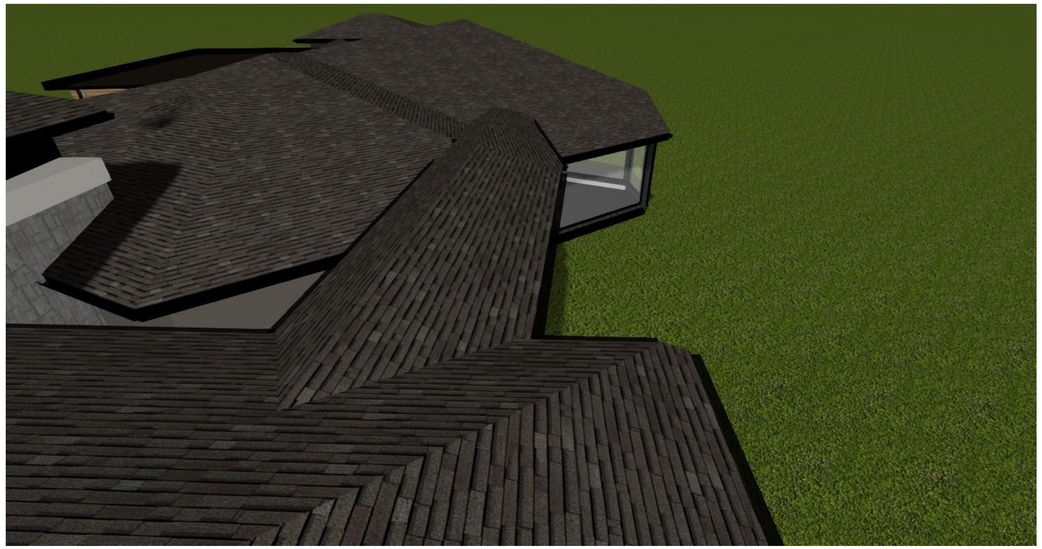
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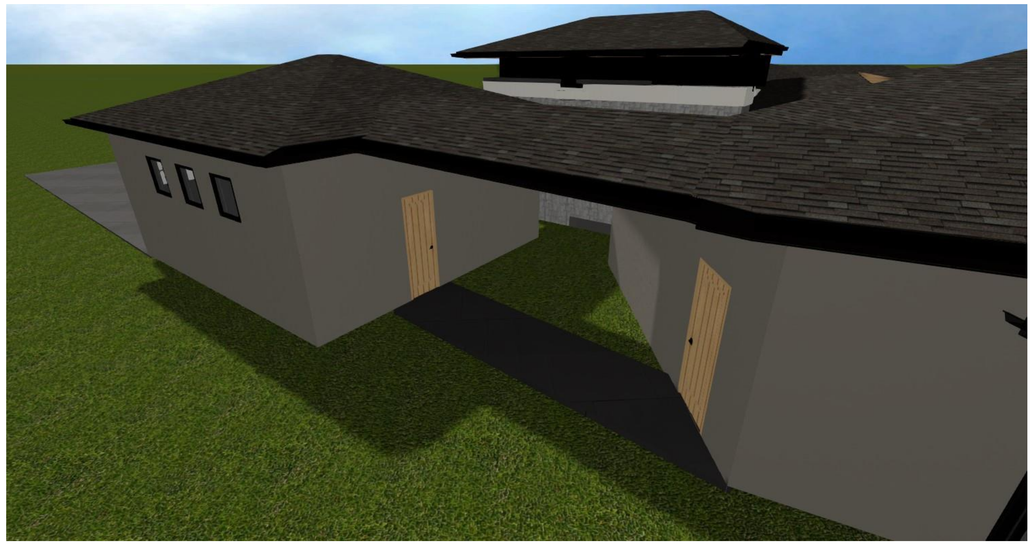
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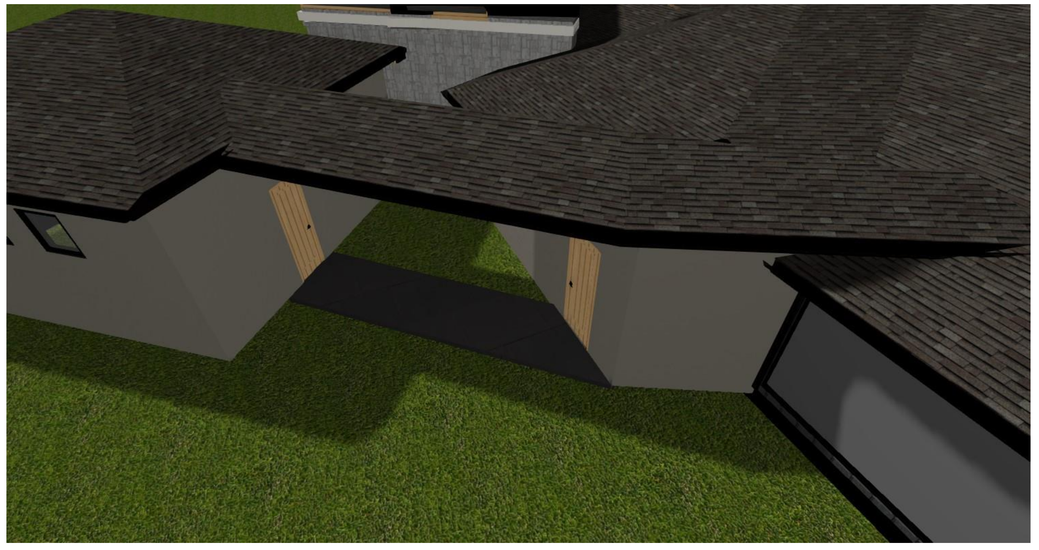
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# BREEZEWAY ELEVATION

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

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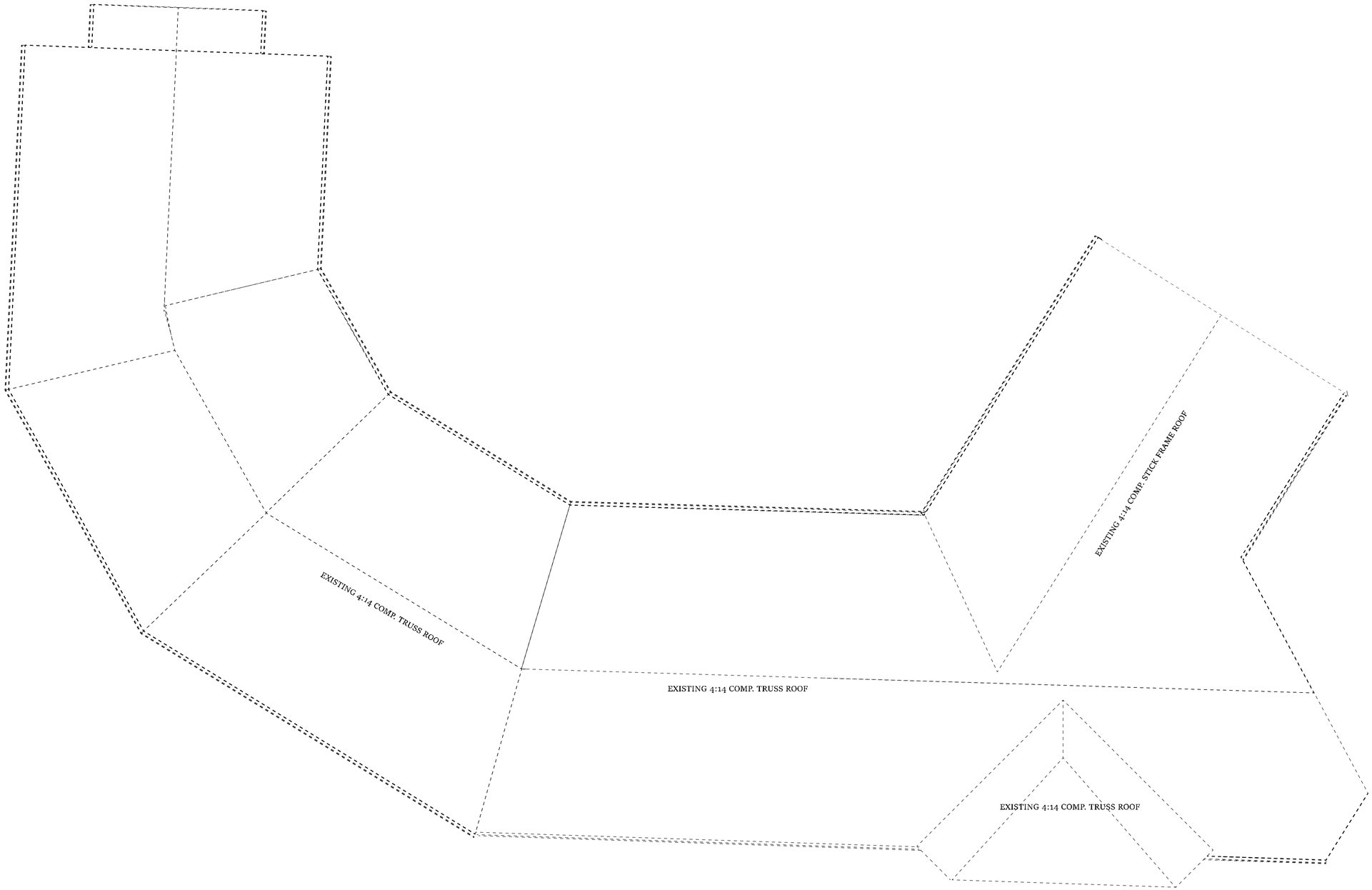
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| PAGE: | 13/22 |

BREEZEWAY ELEVATION




# EXISTING TOP ELEVATION

SCALE: 3/16" = 1'-0"

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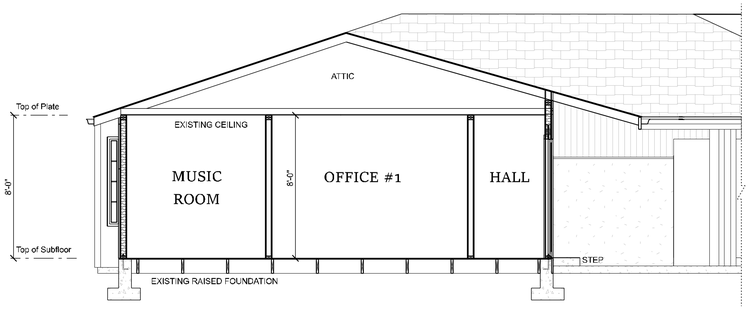
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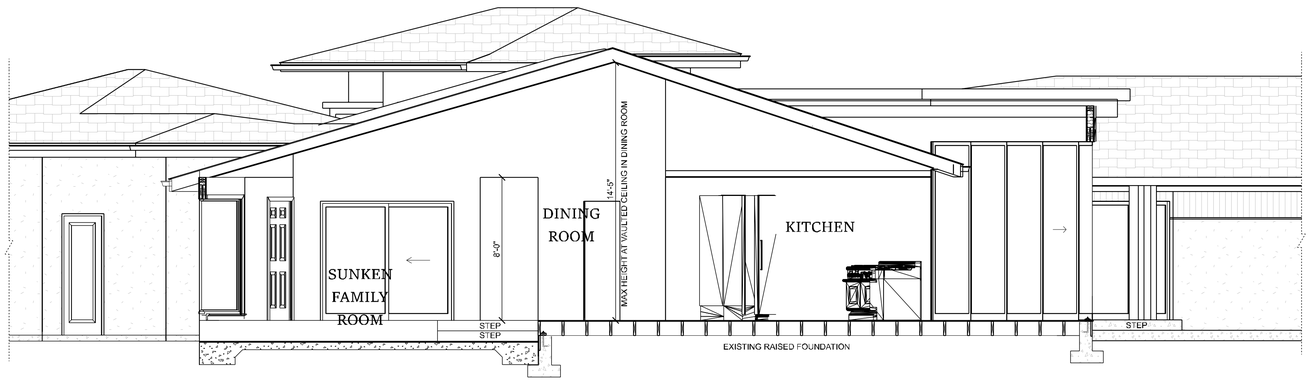
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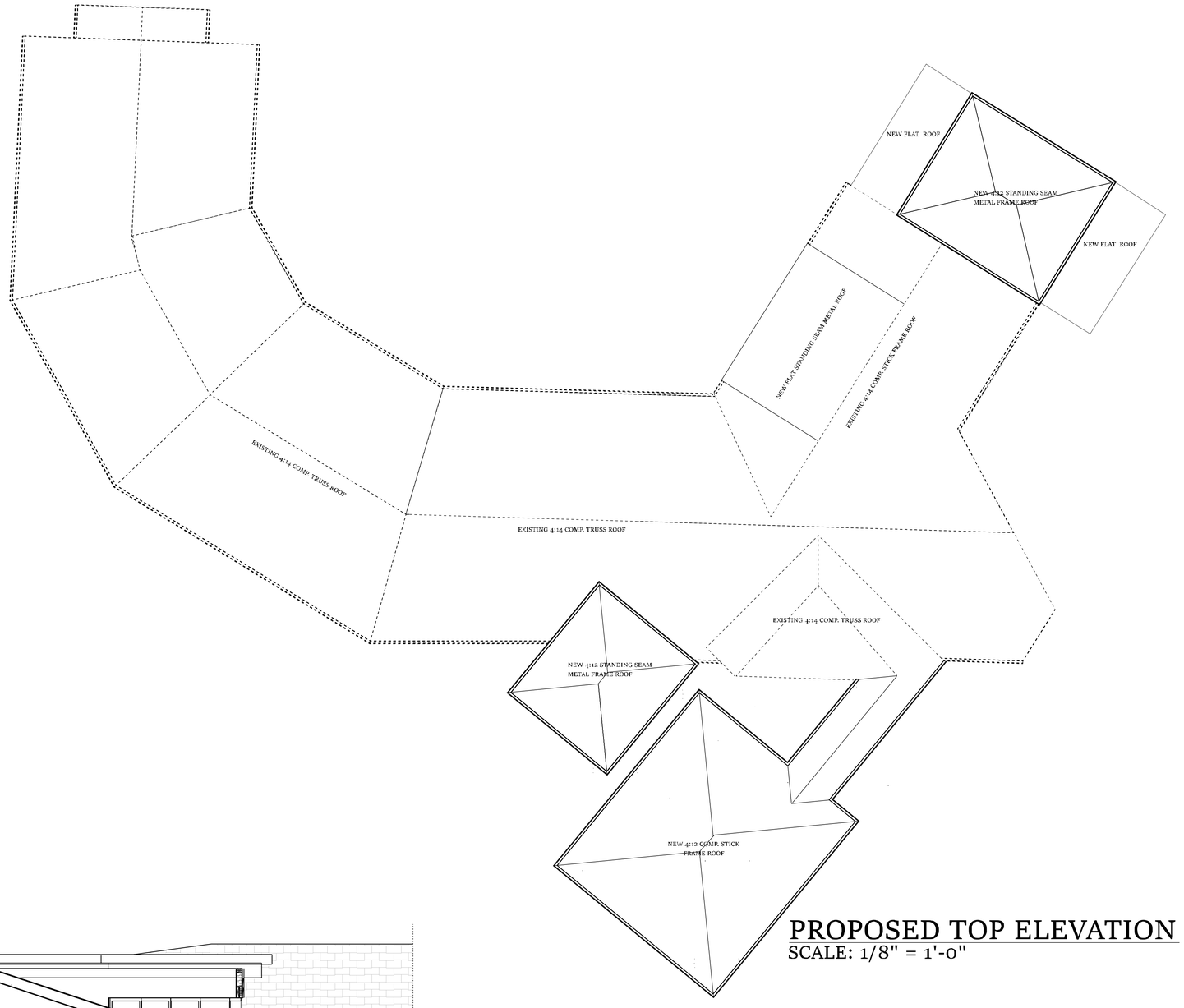
EXISTING ROOF




A/15 CROSS SECTION A
SCALE: 1/4" = 1'-0"




B/15 CROSS SECTION B
SCALE: 1/4" = 1'-0"




PROPOSED TOP ELEVATION
SCALE: 1/8" = 1'-0"

| REVISIONS | BY |
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| PAGE: | 15/22 |

PROPOSED ROOF PLAN

| IMPERVIOUS IMPACT | |
|---|---|
| PROPOSED BUILDING FOOTPRINTS | |
| EXHIBIT B: NEW LIVING | 495 |
| EXHIBIT C: NEW GARAGE | 510 S.F. |
| TOTAL BUILDING SQUARE FOOTAGE | 1,005 |
| PROPOSED LANDING FOOTPRINTS | |
| EXHIBIT D: NEW PORCH | 110 S.F. |
| EXHIBIT E: PATIO / LANDINGS | 80 S.F. |
| EXHIBIT F: NEW DRIVEWAY | 350 S.F. |
| 55 SQFT CREDIT OF IMPERVIOUS FOR EXISTING FRONT LANDING | -55 S.F. |
| TOTAL LANDING SQUARE FOOTAGE | 485 S.F. |
| NEW TOTAL IMPERVIOUS SQUARE FOOTAGE | 1590 |

| ELECTRICAL LEGEND | | |
|---|---|---|
| ELECTRICAL | COUNT | SYMBOL |
| Below Counter GFI | 26 | BC |
| Pendant | 7 | |
| Picture | 10 | |
| Sconce | 19 | |
| Sconce Above Mirror | 1 | |
| can light 4inch square | 273 | |
| ceiling classic | 11 | |
| exterior light 01 | 19 | |
| the urban electric hedges sconce | 1 | |
| LED wall wash 3000K-5000 | 37 | |
| AFCI-GFCI | 36 | |
| Directional Can Light | 18 | |
| Garbage Disposal | 1 | DISP |
| Motion Sensor Strip | 12 | MS |
| Smoke Carbon Combo - Hardwired | 8 | |
| TV Outlet 60 inch to FF | 7 | |
| Under Eave Outlet | 18 | U.E. |
| Vacancy Sensor Switch | 22 | V |
| co detector | 3 | |
| dimmer switch | 56 | DIM |
| dryer outlet 220v | 2 | |
| garage door opener | 2 | D |
| outlet | 84 | |
| outlet wp | 37 | |
| stove outlet 220v | 1 | |

# ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

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ELECTRICAL PLAN

| EXISTING LINEAR INTERIOR FOOTAGE | |
|---|---|
| AA | 0 |
| BB | 0 |
| CC | 8.5 |
| DD | 11.917 |
| EE | 15.582 |
| FF | 0 |
| GG | 0 |
| HH | 9.0833 |
| II | 9 |
| JJ | 6 |
| KK | 3 |
| LL | 6.25 |
| MM | 4.25 |
| NN | 12.167 |
| OO | 9.25 |
| PP | 33.5 |
| QQ | 13.667 |
| RR | 10.167 |
| SS | 6 |
| TT | 7.6 |
| UU | 7.667 |
| VV | 9.333 |
| WW | 6.3333 |
| XX | 9.583 |
| YY | 9.333 |
| ZZ | 2 |
| AA1 | 7.5 |
| BB1 | 17 |
| CC1 | 2 |
| DD1 | 17 |
| EE1 | 17 |
| FF1 | 7 |
| GG1 | 2 |
| HH1 | 6.917 |
| II1 | 2 |
| JJ1 | 4.75 |
| JJ1 | 6 |
| KK1 | 3 |
| LL1 | 2 |
| MM1 | 17 |
| NN1 | 17 |
| NN11 | 8.833 |
| OO1 | 2 |
| PP1 | 30.25 |
| WW1 | 8.833 |
| XX1 | 2 |
| ZZ1 | 2 |
| AA2 | 23.33 |
| BB2 | 23.33 |
| CC2 | 0 |
| DD2 | 22.5 |
| EE2 | 4.167 |
| FF2 | 6.167 |
| GG2 | 21.5 |
| HH2 | 14.33 |
| TOTAL | 507.5896 |

Yellow = Demo'd

| EXISTING LINEAR EXTERIOR FOOTAGE | |
|---|---|
| A | 8.5 |
| B | 5.75 |
| C | 7.0833 |
| D | 15.333 |
| E1 | 6.917 |
| E | 22.167 |
| F | 6.587 |
| G | 28.583 |
| H | 24 |
| I | 12.167 |
| J | 19.583 |
| K | 24 |
| K1 | 14.75 |
| L | 5.5 |
| M | 33.5 |
| N | 26.75 |
| O | 13.5 |
| P1 | 1.917 |
| P | 3.833 |
| P2 | 2.917 |
| Q | 26.5 |
| R | 4.5 |
| S | 28.75 |
| T | 4.5 |
| U | 35.417 |
| V | 28.0833 |
| W | 9.75 |
| W1 | 9.5 |
| W2 | 4.5 |
| W3 | 9.5 |
| W4 | 6.5 |
| X | 4.167 |
| X1 | 9.5 |
| X2 | 20.75 |
| Y | 5.833 |
| TOTAL | 491.0876 |

| EXISTING LINEAR INTERIOR FOOTAGE to be demo'd | |
|---|---|
| AA | 2.5 |
| BB | 4.417 |
| CC | 8.5 |
| DD | 11.917 |
| EE | 15.582 |
| FF | 0 |
| GG | 0 |
| HH | 9.0833 |
| II | 9 |
| JJ | 6 |
| KK | 3 |
| LL | 6.25 |
| MM | 4.25 |
| NN | 12.167 |
| OO | 9.25 |
| PP | 33.5 |
| RR | 10.167 |
| SS | 6 |
| TT | 7.6 |
| UU | 7.667 |
| VV | 9.333 |
| WW | 6.3333 |
| XX | 9.583 |
| ZZ | 2 |
| AA1 | 7.5 |
| BB1 | 17 |
| CC1 | 2 |
| DD1 | 17 |
| FF1 | 7 |
| GG1 | 2 |
| HH1 | 6.917 |
| II1 | 2 |
| JJ1 | 4.75 |
| JJ1 | 6 |
| KK1 | 3 |
| LL1 | 2 |
| NN1 | 17 |
| NN11 | 8.833 |
| OO1 | 2 |
| WW1 | 8.833 |
| XX1 | 2 |
| ZZ1 | 2 |
| AA2 | 23.33 |
| BB2 | 23.33 |
| CC2 | 0 |
| DD2 | 22.5 |
| TOTAL | 381.0926 |

| EXISTING LINEAR EXTERIOR FOOTAGE to be demo'd | |
|---|---|
| A | 8.5 |
| B | 5.75 |
| C | 7.0833 |
| I | 12.167 |
| J | 19.583 |
| K | 24 |
| W1 | 9.5 |
| W3 | 9.5 |
| X1 | 9.5 |
| Y | 5.833 |
| TOTAL | 111.4163 |

**Santa Clara County REBUILD Threshold a**

**Existing Residence Wall Modifications b c d**

| Total Lineal footage of all existing legally established exterior and interior walls (E) | Total Lineal footage of all walls proposed to be demolished (D)e | Total Lineal footage of walls to remain (R) | % Demolished = D/E (If this is over 50%, then project will be classified as a "REBUILD") |
|---|---|---|---|
| **1000** | **492** | **466** | **49%** |

Footnotes:

a See County Ordinance # NS-1100.136

b Lineal Feet measured to outside face or end of wall. Lengths of intersecting walls at corners may not be double counted.

c All legally established interior & exterior walls including framed openings (doors & windows).

d **The project will be classified as a "REBUILD" if the % Demolished exceeds 50%.**

e A Demolished wall is a wall where the sill plate, studs, and double top plates have been removed or disconnected from adjacent roof/floor framing. New framed openings in the wall, such as doors or windows, are not considered a demolished wall.

# LINEAR FOOTAGES

SCALE: 3/16" = 1'-0"

| REVISIONS | BY |
|---|---|
| Friday, September 20, 2024 | |

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. PREPARED SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MEGAN MINES DESIGN.

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A Project for:
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16431 Matilija Dr Los Gatos, CA
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| | |
|---|---|
| DRAWN | MM |
| CHECKED | MM |
| DATE | Friday, September 20, 2024 |
| SCALE | AS SHOWN |
| JOB NO. | |
| PAGE: | 17/22 |

EXISTING LINEAR FOOTAGES

# GENERAL ELECTRICAL NOTES

1. ALL OUTLETS WITHIN 6'-0" OF ANY SINK OR WET LOCATION TO BE GFI PROTECTED

2. AT LEAST ONE RECEPTACLE MUST BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT, AND BE LISTED AS WEATHER TYPE RECEPTACLE.

3. AT LEAST ONE GENERAL PURPOSE RECEPTACLE MUST BE INSTALLED WITHIN EACH BASEMENT, ATTACHED GARAGE, DETACHED GARAGE WITH ELECTRICAL POWER AND HALLWAYS 10' OR MORE IN LENGTH. ALL GARAGE OUTLETS TO BE GFI

4. OWNER TO SELECT AND COORDINATE WITH CONTRACTOR ALL ELECTRICAL FIXTURES, EQUIPMENT AND DEVICES, INCLUDING SWITCHES AND OUTLETS NOT OTHERWISE SPECIFIED.

5. FIELD VERIFY LOCATION OF ALL OUTLETS, LIGHTS, TELEPHONE, CABLE JACKS AND ELECTRICAL EQUIPMENT WITH OWNER.

6. GENERAL LIGHTING MUST BE HIGH EFFICACY AND ON A DIMMER OR MANUAL ON-OCCUPANCY SENSOR. LUMINAIRES WITH INTEGRAL SOURCES AND CHANGEABLE LAMPS MUST BE CEC CERTIFIED AS MEETING THE REQUIREMENTS OF JA8. LIGHTING AT NEW CLOSETS UNDER 70 SF IS EXEMPT FROM THIS REQUIREMENT.

7. NEW OUTDOOR LIGHTING ATTACHED TO BUILDINGS SHALL BE HIGH EFFICACY OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTO CONTROL. LIGHTING NOT ATTACHED TO THE BUILDING (I.E. LANDSCAPE LIGHTING IS EXEMPT FROM THIS REQUIREMENT

8. NEW EXTERIOR ELECTRICAL FIXTURES TO BE SUITABLE FOR WET LOCATIONS

9. ALL CAN LIGHTS TO BE IC & AT RATED.

10. ALL NEW EXTERIOR OUTLETS TO BE GFI PROTECTED AND INSTALLED IN A WEATHER PROOF BOX

11. REQUIRED NEW EXTERIOR OUTLETS TO BE WITHIN 6'-6" OF FINISH GRADE

12. ALL REQ. 15/20 AMP RECEPTACLES LISTED IN SECTION 210.52, SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.11

13. NEW OUTLETS AT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER. CEC 210.12

14. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS OVER 6' FROM THE RECEPTACLE. THIS ALLOWS FOR A MAX OF 12' BETWEEN RECEPTACLES ON THE SAME WALL AND ON ANY WALL SPACE 2' OR MORE.

15. GARAGE, LAUNDRY, AND UTILITY ROOM LIGHTS ARE TO BE HIGH EFFICACY LUMINARIES AND CONTROLLED BY A VACANCY SENSOR (MANUAL - ON OCCUPANCY SENSOR AND MOTION 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).

16. SMOKE DETECTORS TO BE AC/DC WITH A BATTERY BACK UP AND LOCATED WITHIN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED OUTSIDE EACH SLEEPING ROOM, ON EACH FLOOR OF THE DWELLING INCLUDING BASEMENTS

17. ALL FLOOR LEVELS SHALL HAVE A SMOKE DETECTOR AND SHALL BE INTERCONNECTED, UL LISTED & CALIF. STATE FIRE MARSHALL APPROVED.

18. CARBON MONOXIDE DETECTORS SHALL BE LOCATED AT A POINT CENTRALLY LOCATED OUTSIDE EACH SLEEPING ROOM AND ON EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS

19. AN APPROVED, INDEPENDENT MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH PIECE OF EQUIPMENT SHALL BE PROVIDED WITHIN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 300 VOLTS. FOR CORD-AND-PLUG-CONNECTED APPLIANCES, AN ACCESSIBLE SEPARABLE CONNECTOR OR AN ACCESSIBLE PLUG AND RECEPTACLE COMBINATION SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS. THE ATTACHMENT FITTING SHALL BE A FACTORY INSTALLED PART OF THE APPLIANCE AND SUITABLE FOR DISCONNECTION OF THE APPLIANCE. WHERE THE SEPARABLE CONNECTOR OR PLUG AND RECEPTACLE COMBINATION ARE NOT ACCESSIBLE, CORD-AND-PLUG-CONNECTED OR ATTACHMENT FITTING-AND-PLUG-CONNECTED APPLIANCES SHALL BE PROVIDED WITH DISCONNECTING MEANS IN ACCORDANCE WITH 422.31.(CMC 308, CEC 422.31(B), CEC 422.33(A))

20. A DEDICATED CIRCUIT SHALL BE PROVIDED FOR THE FURNACE. (CEC 422.12)

21. A 120 VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT.

22. A PERMANENT SWITCH CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED FOR MAINTENANCE OF EQUIPMENT AND SHALL BE ACCESSIBLE. SUCH FIXTURE SHALL PROVIDE SUFFICIENT ILLUMINATION TO SAFELY APPROACH THE EQUIPMENT AND PERFORM THE TASKS FOR WHICH THE ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDE AT THE ACCESS ENTRANCE.

23. LIGHTING NOT AUTOMATICALLY CLASSIFIED AS HIGH EFFICACY BY THE CA ENERGY COMMISSION IS TO HAVE A LIGHT SOURCE OR LAMP INSTALLED IN THEM AT THE TIME OF INSPECTION THAT MEETS THE REQUIREMENTS OF JOINT APPENDIX JA8.

24. NEW LIGHTING FIXTURES IN CLOSETS TO HAVE THE FOLLOWING CLEARANCE TO COMBUSTIBLE SHELVES:
   A. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE 12" CLEAR AND ENCLOSED LAMP
   B. FLUORESCENT & RECESSED FIXTURES TO HAVE MIN. 6" CLEARANCE

25. THE CARBON MONOXIDE ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. (CRC R315.5)

26. ALL LIGHTING MUST BE HIGH EFFICACY. ALL LIGHT FIXTURES SHALL BE TITLE 20 COMPLIANT. ALL LIGHTS THROUGHOUT THE RESIDENCE, INCLUDING EXTERIORS SHALL BE HIGH EFFICACY (CENC 150.0(K)1A).

27. ALL LIGHTS SHALL BE LED LITHTING FIXTURES AND CONTROLLED WITH DIMMER SWITCHING. EXCEPTIONS ARE PROVIDED FOR CLOSETS SMALLER THAN 70 SQFT IN FLOOR AREA AND LIGHT FIXTURES FOR HALLWAYS. (CA ENERTY 150.0(K)2). BATHROOMS SHALL HAVE DIMMER AND VACANCY SENSORS.

28. RECESSED DOWNLIGTING IS TO CONTAIN LIGHT SOURCES THAT ARE JA8-CERTIFIED, SHALL NOT CONTAIN SCREW BASED LAMPS AND SHALL NOT CONTAIN LIGHT SOURCES THAT ARE LABELED "NOT FOR USE IN ENCLOSED FIXTURES" OR "NOT FOR USE IN RECESSED FIXTURES". THEY SHALL BE LISTED FOR ZERO CLEARANCE, HAVE A LABEL THAT CERTIFIES THE LUMINAIRE AS AIRTIGHT WHEN TESTED IN ACCORDANCE WITH ASTM E283 (WITH EXCEPTION OF EXHAUST FAN HOUSINGS) AND BE READILY ACCESSIBLE FOR BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT.

29. INSTALL AIRSCAPE 4.4E WHF WHOLE HOUSE FAN @ (57 CFM MIN.) AS PER MANUF SPECS OR APPROVED EQ.

30. PLAN DRAWINGS ARE FOR LAYOUT PURPOSES ONLY. EXACT FIXTURE AND RECEPTACLE LOCATIONS ARE TO BE DETERMINED ON SITE BY ELECTRICIAN AND VERIFIED BY OWNER.

31. CARBON MONOXIDE ALARMS: INSTALL PER CRC R315 AND INTERCONNECT WITH SMOKE DETECTORS. CARBON MONOXIDE ALARMS SHALL BE "LISTED" AS COMPLYING WITH UL 2034 AND UL 2075. CRC R 315.3.

32. A COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.

33. THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN FIVE FEET ABOVE THE FINISH FLOOR SHALL BE LIMITED TO NO MORE THAN THE NUMBER OF BEDROOMS. THESE BOXES SHALL BE CONTROLLED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (CEC 150.K.B).

34. RECESSED LIGHTING FIXTURES SHALL MEET ALL OF THE FOLLOWING:
   A)LISTED FOR ZERO CLEARANCE INSULATION CONTACT
   B)BE RATED AS AIR-TIGHT
   C)BE SEALED WITH A GASKET OR CAULK
   D)BE READILY ACCESSIBLE FROM BELOW AT LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS
   E)NOT CONTAIN SCREW BASE SOCKETS
   F)CONTAIN LIGHT SOURCES COMPLYING WITH REFERENCES JOINT APPENDIX JA8 AND MARKED "JA8-2019" OR JA8-2019-E"

35. SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUS BE MARKED AS "JA8-2019" OR" JA8-2019-E". (CEC 150.K.1.G)

36. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CEC 150.K.2.B).

37. JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS (CEC 150.K.2.K)
   A. CEILING RECESSED DOWNLIGHT LUMINAIRES
   B. LED LUMINAIRES WITH INTEGRAL SOURCES
   C. PIN-BASED LED LAMPS (I.E. MR16, AR-111, ETC.)
   D. GU-24 BASED LIGHT SOURCES
   E. PULSE-START MH

38. UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (CEC 150.K.2.L)

39. ALL ELECTRICAL SHALL COMPLY WITH CA TITLE-24 ENERGY ODE AND OTHER REFERENCE CODES LISTED ON THE COVER SHEET. REFER TO PROJECT ENERGY COMPLIANCE REPORT AND CALGREEN MANDATORY MEASURES FOR INFORMATION. CONTRACTOR SHALL VERIFY COMPLIANCE OF FIXTURES AND EQUIPMENT PRIOR TO ORDERING.

40. CONTRACTOR SHALL CONDUCT AN ELECTRICAL PRE-WIRE WALK-THROUGH WITH OWNER AND ELECTRICAL CONTRACTOR TO VERIFY LOCATION OF FIXTURES, LIGHTS, RECEPTACLES, SWITCHES, AND LIGHTED MIRRORS.

41. PROVIDE SETBACK THERMOSTATS THAT ALLOW MINIMUM FOUR SETTINGS WITHIN A 24 HOUR PERIOD PER CEEC 150(1). 112(C), MANDATORY FEATURES FOR ENERGY COMPLIANCE.

42. CONTRACTOR TO VERIFY LOCATION OF DOOR BELL CHIME

43. WALL SWITCHES TO BE LOCATED 42" ABOVE FINISH FLOOR, TYP., U.N.O.

# GENERAL ELECTRICAL NOTES CONTINUED

44. ARC-FAULT PROTECTION IS REQUIRED FOR ALL CIRCUITS SERVING DWELLING UNIT KITCHENS, FAMILY ROOMS, KITCHENS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CCEC 210.12)

45. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR THE FURNACE AND PROVIDE A RECEPTACLE WITHIN 25'.

46. ALL NEW BEDROOM OUTLETS (RECEPTACLES, SWITCHES, LIGHTING, ETC.) SHALL BE ON CIRCUITS PROTECTED WTH A COMBINATION ARC-FAULT CIRCUIT INTERRUPTER.

# KITCHEN ELECTRICAL NOTES

1. PROVIDE DEDICATED CIRCUITS FOR: DISHWASHER, GARBAGE DISPOSAL, TRASH COMPACTOR AND BUILT IN MICROWAVE

2. PROVIDE COUNTER TOP OUTLETS AT 48" OC MAX

3. KITCHEN LIGHTING MUST BE HIGH EFFICACY AND BE ON A DIMMER SWITCH

4. TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE RECEPTACLE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHER, OR MICROWAVES ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR.

5. WALL COUNTER SPACES:
   A. A RECEPTACLE SHALL BE INSTALLED FOR ANY COUNTER THAT IS 12" WIDE OR GREATER
   B. NO POINT ON THE KITCHEN COUNTER, MEASURED AT THE WALL MAY BE MORE THAT 24" AWAY FROM A RECEPTACLE

6. RECEPTACLE REQUIREMENTS FOR ISLAND AND PENINSULAR COUNTER SPACES:
   A. AT LEAST ONE RECEPTACLE IS REQUIRED FOR AN ISLAND OR PENINSULAR COUNTER WITH DIMENSIONS OF AT LEAST 24" BY 12"
   B. AN ISLAND COUNTER WITH A RANGETOP OR SINK INSTALLED WHERE THE DIMENSION BEHIND THE RANGETOP OR SINK TO THE EDGE OF THE COUNTER IS LESS THAN 12" IS CONSIDERED AS TWO SEPARATE ISLAND COUNTERTOPS
   C. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTING EDGE

7. RECEPTACLE INSTALLATION:
   A. MAX OF 20" ABOVE COUNTERTOP
   B. ISLAND OR PENINSULAR COUNTERTOPS MAY NOT EXTEND MORE THAN 6" BEYOND THE CABINET HOUSING THE RECEPTACLE
   C. RECEPTACLE MAY NOT BE INSTALLED FACE-UP IN THE COUNTERTOP

8. COUNTERTOPS SEPARATED BY SINKS, RANGES, OR REFRIGERATORS SHALL BE TREATED AS SEPARATE SPACES. THE WALL BEHIND THE SINK OR COOKTOP IS NOT TO BE TREATED AS WALL SPACE UNLESS THE DISTANCE EXCEEDS 12" TO THE WALL OR 18" TO A CORNER

9. GFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, AS WELL AS PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS

10. KITCHEN HOOD SHALL HAVE A MIN 100 CFM EXHAUST RATE, AND HOOD TO HAVE BACKDRAFT DAMPER, IF HOOD IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2 MAX SOUND RATING OF 3-SONES IS ALLOWED @ 100 CFM. PER ASHRAE 62.2 & 2019 ENERGY CODE.

11. KITCHEN EXHAUST FANS TO BE MINIMUM 100 CFM PER 2019 CALIFORNIA ENERGY CODE 150(O) AND ASHRAE 62.2.

12. ALL LIGHTS IN THE KITCHEN ARE TO BE HIGH EFFICACY LUMINARIES.

13. UNDER-CABINET LIGHTING SHALL HAVE SEPARATE SWITCHING FROM OTHER LIGHTING SYSTEMS.

14. DISHWASHER RECEPTACLE MUST BE ACCESSIBLE. LOCATE UNDER KITCHEN SINK.

15. NO SMALL APPLIACNCE BRANCH CIRCUIT SHALL SERVE MORE THAN ONE KITCHEN.

16. SEPARATE CIRCUITS ARE REQUIRED FOR ALL BUILT IN APPLIANCES. PLUG IN APPLIANCES SHALL HAVE THE PLUG ACCESSIBLE FOR DISCONNECT WITHOUT REMOVING THE APPLIANCE.

17. ALL KITCHEN AND DINING COUNTER SPACES WIDER THAT 12" SHALL BE PROVIDED WITH OUTLETS SUCH THAT NO POINT ALONG THE COUNTER IS OVER 24" FROM A RECEPTACLE. CEC 210-52(C). OUTLETS AT THE KITCHEN COUNTERTOPS MUST BE LOCATED ABOVE THE COUNTERTOP NOT MORE THAT 18", AND CANNOT BE INSTALLED FACE UP IN THE COUNTER.

18. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER.

19. COUNTER TOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES. OUTLET LAYOUT SHALL START AT KITCHEN SINK.

# OUTDOOR ELECTRICAL NOTES

1. AT LEAST ONE RECEPTACLE MUST BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT, AND BE LISTED AS WEATHER TYPE RECEPTACLE.

2. NEW OUTDOOR LIGHTING ATTACHED TO BUILDINGS SHALL BE HIGH EFFICACY OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTO CONTROL. LIGHTING NOT ATTACHED TO THE BUILDING (I.E. LANDSCAPE LIGHTING IS EXEMPT FROM THIS REQUIREMENT

3. NEW EXTERIOR ELECTRICAL FIXTURES TO BE SUITABLE FOR WET LOCATIONS.

4. ALL NEW EXTERIOR OUTLETS TO BE GFI PROTECTED AND INSTALLED IN A WEATHER PROOF BOX

5. REQUIRED NEW EXTERIOR OUTLETS TO BE WITHIN 6'-6" OF FINISH GRADE.

6. RECEPTACLES IN DAMP OR WET LOCATIONS - DAMP LOCATIONS - A RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM THE WEATHER OR IN OTHER DAMP LOCATIONS SHAL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSED). AN INSTALLATION SUITABLE FOR WET LOCATIONS SHALL ALSO BE CONSIDERED SUITABLE FOR DAMP LOCATIONS. A RECEPTACLE SHALL BE CONSIDERED TO BE IN A LOCATION PROTECTED FROM THE WEATHER WHERE LOCATED UNDER ROOFED OPEN PORCHES, CANOPIES, MARQUEES, AND THE LIKE, AND WILL NOT BE SUBJECTED TO A BEATING RAIN OR WATER RUNOFF. ALL 15 AND 20 AMP, 125 AND 250 VOLT NON LOCKING RECEPTACLES SHALL BE A LISTED WEATHER RESISTANT TYPE.
WET LOCATIONS-RECEPTACLES OF 15 AND 20 AMP IN A WET LOCATION, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". OTHER LISTED PRODUCTS, ENCLOSURES, OR ASSEMBLIES PROVIDING WEATHERPROOF PROTECTION THAT DO NOT UTILIZE AN OUTLET BOX HOOD NEED NOT BE MARKED "EXTRA DUTY".

7. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. RECEPTACLES SHALL NOT BE INSTALLED WITHIN SHOWER ROOMS OR STALLS OR BE ACCESSIBLE FROM WITHIN THESE AREAS.

# GARAGE ELECTRICAL NOTES

1. ALL LIGHTS IN THE GARAGE ARE HIGH EFFICACY LUMINARIES AND CONTROLLED BY A VACANCY SENSOR (MANUAL-ON OCCUPANCY SENSOR AND MOTION 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).
2. ALL GARAGE OUTLETS TO BE GFI.

# EV CHARGER NOTES

1. A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT IS REQUIRED
2. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL1") INSIDE KIAMETER
3. THE RACEWAY SHALL BE ORIGINAL AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX, PROPOSED LOCATION OF THE EV CHARGER.
4. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER CURRENT PROTECTIVE DEVICE (CGBSC 4.106.4.4)

# LAUNDRY/UTILITY ELECTRICAL NOTES

1. RECEPTACLE OUTLETS IN LAUNDRY ROOM (CEC 210.52(F)) SHALL BE COMBINATION GFCI/AFCI RECEPTACLES (CEC 210.12(A)).

2. ALL LIGHTS SHALL BE HIGH EFFICACY LUMINAIRES.

3. AT LEAST ONE FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR (MANUAL-ON OCCUPANCY SENSOR AND MOTION 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).

# BATHROOM ELECTRICAL NOTES

1. ALL BATHROOM LIGHTING TO BE HIGH EFFICACY (SEE WATTS AND LUMEN REQUIREMENTS IN GENERAL NOTES) AND CONTROLLED BY A VACANCY SENSOR (MANUAL-ON OCCUPANCY SENSOR OR DIMMER THAT COMPILES WITH CEC SECTION 110.9(B) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE ALWAYS ON.) 2019 CA ENERGY CODE SECTION 150(K) FOR LIGHTING.

2. LIGHTS OVER SHOWER AND TUBS MUST BE WATERPROOF.

3. A SEPARATE CIRCUIT IS REQUIRED FOR HYDROMASAGE BATHTUBS AND GFI PROTECTED AND BONDED.

4. AT LEAST ONE RECEPTACLE MUST BE INSTALLED WITHIN A RESIDENTIAL BATHROOM WITHIN 3' OF THE SINK AND ON THE WALL ADJACENT TO THE SINK AND ON THE SIDE OR FACE OF THE SINK CABINET.

5. BATHROOM RECEPTACLES SHALL BE INSTALLED ON A 20-AMPERE BRANCH CIRCUIT THAT IS DEDICATED TO ONLY BATHROOM RECEPTACLES, OR DEDICATED TO THE RECEPTACLES AND LIGHTING WITHIN A SINGLE BATHROOM ONLY.

6. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CEC 150.K.2.B).

7. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IS REQUIRED FOR ALL BATHROOM RECEPTACLES.

8. RECEPTACLES MAY NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL

9. BATHROOMS SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL (CALGREEN 4.506.1). AND MIN. 50 CFM.

10. THE FOLLOWING FIXTURES SHALL BE LISTED FOR A DAMP LOCATION OR A WET LOCATION WHEN SUBJECT TO SHOWER SPRAY:
   A. LIGHTING FIXTURES LOCATED WITHIN THE TUB/SHOWER ENCLOSURE, AND
   B. HANGING LIGHTING FIXTURES AND PADDLE FANS LOCATED WITHIN 3 FEET HORIZONTALLY ANE 8 FEET VERTICALLY OF THE BATHTUB RIM/SHOWER STALL THRESHOLD. (CEC 410.4)

11. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CFC 150.K.2.B).

12. EACH BATHROOM IS REQUIRED TO HAVE A 50 CFM MINIMUM EXHAUST FAN DUCTED TO THE OUTSIDE. BATHROOM IS ANY ROOM WITH A BATHTUB, SHOWER, SPA OR SIMILAR SOURCES OF MOISTURE. TOILET ROOM IS NOT CONSIDERED A BATHROOM

13. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDANCE TO ASHRAE STANDARD 62.2, TABLE 7.1.

14. EXHAUST FANS TO BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN ROOMS SUCH AS BATHROOMS, WATER CLOSETS COMPARTMENTS, AND SIMILAR ROOMS. (MIN. 50 CFM INTERMITTENT) OR (MIN. 20 CFM FOR CONTINUOUS).

15. MOTORS SHALL BE UL LISTED FOR HYDRO MASSAGE USE AND A REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS MOTOR.

# T24 ENERGY REQUIREMENTS (2019 CALIFORNIA ENERGY CODE & ASHRAE 62.2)

1. LIGHTING REQUIREMENTS:
   A. OCCUPANCY SENSOR MUST BE MANUAL ON/OFF AND AUTOMATIC OFF. THE MAXIMUM TIME DELAY TO TURN OFF IS 30 MINUTES AFTER THE LAST DETECTED MOTION. SENSORS CANNOT HAVE AN OVERRIDE ALLOWING THE LIGHT FIXTURE TO BE CONTINUOSLY ON.

2. EXHAUST FANS WITH INTEGRAL LIGHTING SYSTEM SHALL BE SWITCHES SEPARATELY FROM LIGHTING SYSTEM OR HAVE A LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME. LIGHTING INTEGRAL TO AN EXHAUST FAN MUST BE HIGH-EFFICACY.

3. PERMANENTLY INSTALLED NIGHT LIGHT MUST BE HIGH EFFICACY LIGHTING OR THE NIGHT LIGHT IS RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER AND DOES NOT CONTAIN A MEDIUM SCREW-BASE SOCKET.

4. ALL LIGHTING SHALL BE HIGH EFFICACY SUCH AS FLUORESCENT. LED LIGHTING SYSTEMS AND GU24 LAMP HOLDER SHAL BE LISTED BY ENERGY COMMISSION AND SHALL MEET THE REQUIREMENT OF TABLE 150-C

| WATTS | LUMENTS/ WATTS |
|---|---|
| 5 OR LESS | ____ 30 |
| >5 TO 15 | ____ 40 |
| >15 TO 40 | ____ 50 |
| OVER 40 | ____ 60 |

# GENERAL RESIDENTIAL RECEPTACLE REQUIREMENTS

1. THIS DOCUMENT APPLIES TO ALL DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, OR SIMILAR ROOMS.

2. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS OVER 6 FEET FROM THE RECEPTACLE. THIS ALLOWS FOR A MAXIMUM OF 12 FEET BETWEEN RECEPTACLES ON THE SAME WALL.

3. RECEPTACLES INSTALLED IN THE FLOOR MUST BE WITHIN 18 INCHES OF THE WALL TO BE INCLUDED AS A REQUIRED RECEPTACLE

4. ANY RECEPTACLE INSTALLED FOR A SPECIFIC APPLIANCE MUST BE LOCATED WITHIN 6 FEET OF THE APPLIANCE

5. AT LEAST ONE RECEPTACLE MUST BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT, AND BE LISTED AS WEATHER RESISTANT AND GFI TYPE RECEPTACLE.

6. AT LEAST ONE GENERAL-PURPOSE RECEPTACLE MUST BE INSTALL WITHIN EACH BASEMENT, ATTACHED GARAGE, DETACHED GARAGE WITH ELECTRICAL POWER, AND HALLWAYS 10 FEET OR MORE IN LENGTH.

7. WALL SPACE INCLUDES THE FOLLOWING:
   A. ANY SPACE 2 FOOT OR MORE (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, AND SIMILAR OPENING
   B. THE SPACE OCCUPIED BY FIXED DOOR PANELS
   C. THE SPACE AFFORDED BY FIXED ROOM DIVIDERS SUCH AS BAR COUNTERS OR RAILINGS

# ATTIC

1. PROVIDE A LIGHT WITH A LIGHT SWITCH IN ATTIC MOUNTED FURNACE SPACES.

| REVISIONS | BY |
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| Friday, September 20, 2024 | |
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THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DRAWN SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MEGAN MINER DESIGN.

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LSTRICAL- MECHANICAL NOTES

# GENERAL NOTES

1. GARAGE SEPARATION REQUIREMENTS
A. OPENINGS SHALL COMPLY WITH THE FOLLOWING IN ACCORDANCE WITH THE CITY MUNICIPAL CODE SECTION 15.48.060.
I. DOOR BITWEEN THE GARAGE AND DWELLING TO BE EQUIPPED WITH DEAD BOLT LOCKS. STRIKE PLATES SHALL BE SECURED TO WOODEN JAMBS WITH AT LEAST TWO AND ONE-HALF INCH WOOD SCREWS.
II. EXTERIOR DOORS AND DOORS LEADING FROM THE GARAGE AREA SHALL BE SOLID CORE WITH A MINIMUM THICKNESS OF 1-3/4". GARAGE DOOR TO HAVE SELF CLOSING HINGE.
III. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. CRC R302.5.2.
B. WALLS SEPARATING THE DWELLING AND ATTIC FROM THE GARAGE SHALL BE PROVIDED WITH ½" MINIMUM GYPSUM BOARD APPLIED ON THE GARAGE SIDE.
C. WHERE HABITABLE ROOMS OCCUR ABOVE THE GARAGE, SPECIFY THE FOLLOWING:
I. 5/8" MINIMUM TYPE X GYPSUM BOARD ON THE CEILING.
II. ½" MINIMUM GYPSUM BOARD ON ALL STRUCTURES SUPPORTING THE FLOOR/CEILING ASSEMBLIES.

2. INSTALL 1/2" GYP BOARD FROM FOUNDATION TO ROOF SHEATHING ON GARAGE SIDE OF WALLS COMMON TO LIVING SPACE AND 5/8"TYPE "X" GYP. ONE - HOUR FIRE-RESISTIVE CONSTRUCTION TO BEPROVIDED ON THE GARAGE CEILING WHEN LIVING SPACE IS ABOVE THE GARAGE. APPLY TO WALLS, POST AND BEAMS OF GARAGEADJACENT TO AND SUPPORTING THE RESIDENCE. APPLIED VENTOR HORIZONTALLY. NAIL W/5D COOLER OR WALLBOARD NAILS @ 7" OCW/ END JOINTS O/ NAILING MEMBERS. STAGGER JOINTS FA. SIDE.

3. NO DIRECT OPENINGS BETWEEN THE GARAGE AND SLEEPING ROOMS

4. ALL DUCTS IN GARAGE THAT PASS THRU LIVING/GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER

5. EXTERIOR STUD WALLS TO BE 2 X 4 STUDS 16" O.C. W/BATT INSULATION. (UNLESS OTHER WISE NOTED - CHECK FLOORPLANS.)

6. ALL DIMENSIONS ARE TO THE FACE OF STUDS.

7. CEILING HEIGHT OF ALL ROOMS TO INCLUDE FLOOR FINISH.

8. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD EXCEPT OTHERWISE NOTED.

9. GYPSUM WALL BOARD SHALL BE INSTALLED PER CURRENT C.B.C.

10. PROVIDE 2 X SOLID BACKING FOR RAILINGS, CABINETS, SHELVING, ACCESSORIES, ETC. AS NEEDED.

11. EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE. EXCEPTIONS: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 9/16" THICK ARE A SATISFACTORY ALTERNATIVE TO A SOLID CORE DOORS

12. INSTALL ALL WINDOWS AND DOOR AS PER MANUFACTURER. SPECIFICATIONS

13. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOOR, GLASS SUBJECT TO HUMAN IMPACT, ETC SHALL BE SAFETY TEMPERED

14. WINDOWS MARKED AS "EGRESS" MUST MEET C.B.C. MINIMUM REQUIREMENTS, OF MAX 44" HIGH SILL & MINIMUM. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MINIMUM. CLEAR OPENING OF 5.7 SQ. FEET

15. WINDOWS AND DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MRG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OR OWNERS SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)

16. FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL OPENING.

17. INSTALL 5/8" TYPE "X" GYP. BD. ON WALLS AND CEILING@ USABLE UNDER STAIR CLOSET, WHERE APPLICABLE.

18. PROVIDE WATER RESISTANT GYP. BD. ON ALL "WET" AREAS

19. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3' FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH & UTILITY FANS, ETC., MUST BE 3' AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 504.5

20. WATER-RESISTANT GYPSUM BACKING BOARD LIMITATIONS (CBC 2509.3) SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
A. OVER A VAPOR RETARDENT IN SHOWER OR BATHROOM COMPARTMENT.
B. WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY SUCH AS STEAM OR SAUNA ROOMS
C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER FOR ½" THICK WATER-RESISTANT GYPSUM BOARD OR MORE THAN 16 INCHES ON CNTER FOR 5/8" THICK WATER RESISTANT GYPSUM BOARD.

21. OPENINGS AROUND GAS VENTS, DUCTS & PIPING @ EACH FLOOR SHALL BE FIRE STOPPED

22. DRAFTSTOPPING SHALL BE INSTALLED IN ALL ATTIC SPACES AND CONCEALED ROOF SPACES SUCH THAT NO HORIZONTAL AREA EXCEEDS 3,000 S.F.

23. ATTIC ACCESS TO BE 30"X 22" MIN.

24. ATTICS WITH A VERTICAL HEIGHT OF 30" OR MORE REQUIRES ACCESS. ALL ATTICS ACCESS ARE A 1/2" PLYWOOD PANEL FINISHED WITH A GRADE SIDE TO THE OCCUPIED SPACE. PAINT TO MATCH THE CEILING TO THE PLYWOOD PANEL.

25. ACCESSIBLE UNDER-FLOOR AREA SHALL BE PROVIDED WITH A MIN. 18" X 24" OPENING.

26. UNDER-FLOOR AREA SHALL BE VENTILATED BY OPENINGS OF A NET AREA OF NOT LESS THAN 1/150 OF UNDER-FLOOR AREA. VENTILATED OPENINGS SHALL BE PROTECTED BY METAL MESH WITH A 1/4" MAX. OPENING.

27. FIREPLACE INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING & LOCAL CODES AND INSTALLED PER MANUFACTURER. SPECIFICATIONS.

28. PROVIDE FIRE STOPS IN OPENINGS @ FLOOR CEILINGS OF ALL FIREPLACES

29. INTERIOR HANDRAILS & GAURD RAILS TO BE WOOD.

30. EXTERIOR HANDRAILS & GUARDRAILS TO BE W.I. UNLESS OTHERWISE NOTED.

31. CABINET MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR CONTRACTOR, OWNER, OR HIS AGENTS APPROVAL FOR ALL CABINET SIZES AND FINISHES, MATERIAL ETC. SHOP DRAWING SUPERCEDE ALL INTERIOR ELEVATIONS.

32. CONTRACTOR SHALL PROVIDE GALVANIZED SHEET METAL PAN UNDER ALL CLOTHES WASHER, WHEN LOCATED ON AN UPPER FLOOR.

33. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN A WIDTH OF THE DOOR OR A STAIRWAY.

34. STAIRWAYS: 36" MINIMUM WIDTH, 7 3/4" MAX. RISE, 10" MIN. RUN AND 6'-8"MIN. HEAD ROOM.

35. PROVIDE COMBUSTION AIR FOR SOLID FUEL BURNING APPLIANCES

36. THE EV CHARGER TO PROVIDE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT AND A DEDICATED 40 AMP BRANCH CIRCUIT FOR THE EV CHARGER. IN ADDITION, INSTALL A LEVEL 2 EV READY CIRCUIT AND LEVEL 1 EV READY CIRCUIT (ORDINANCE NO.19-2193, SECTION 16.58.400)

37. BATHROOM VENTILATION - PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING 50 CFM IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS (CBC 1203.4.2.1, TABLE 4-4 CMC)

38. DRYER VENTILATION - DRYER SHALL VENT TO OUTSIDE WITH A 4" DIAMETER RIGID METAL DUCT, MAX LENGTH 14 FT WITH MAX OF TWO 90 DEGREE ELBOWS, AND A BACK DRAFT DAMPER. VENT SHALL DISCHARGE MIN 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING (CMC 504). MAKEUP AIR SHALL BE PROVIDED FOR TYPE 1 CLOTHES DRYER IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. (NFPA 54:10.4.3.1). WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAT 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS. INSTALL 7-5" X 14" louvre VENT IN CLOSET DOOR.

39. CONTRACTOR SHALL VERIFY ALL APPLIANCES AND EQUIPMENT REQUIREMENTS PRIOR TO BEGINNING WORK AND SHALL PROVIDE ALL HOOK UPS.

40. EARTHQUAKE ACTUATED GAS SHUT-OFF VALVES ARE REQUIRED FOR ALL NEW OR RELOCATED GAS METERS.

# TANKLESS WATER HEATER - GAS

1. MOST TWHS ARE INSTALLED IN GARAGES, BASEMENTS, OR ON EXTERIOR WALLS OF GARAGES OR STRUCTURES. THWS MAY BE INSTALLED IN BEDROOM OR BATHROOM CLOSETS ONLY IF THEY ARE OF THE DIRECT-VENT TYPE OR THEY ARE IN A CLOSET DEDICATED SOLELY TO THE THW. WITH SELF-CLOSING GASKETED DOORS AND ALL COMBUSTION AIR FROM THE EXTERIOR

2. A TWH MAY BE LOCATED IN AN ATTIC WHEN ALL REQUIREMENTS FOR A CODE COMPLIANT INSTALLATION ARE MET INCLUDING REQUIRED ACCESS, CLEARANCE TO COMBUSTIBLES, LIGHTING WITH A SWITCH NEAR THE ATTIC ENTRY, AND AN ADJACENT RECEPTACLE

3. A TWH SHALL NOT BE INSTALLED IN LOCATIONS WHERE DAMAGE TO THE SUPPORTING STRUCTURE WOULD OCCUR FROM AN UNDETECTED LEAK UNLESS A WATER TIGHT CORROSION RESISTANT PAN IS INSTALLED BENEATH THE TWH WITH A MINIMUM ¾ INCH DIAMETER DRAIN LINE DISCHARGING TO AN APPROVED LOCATION

4. TWH VENTING AND INSTALLATION:
A. MOST TWHS USE POSITIVE PRESSURE (FORCED) VENTS. SUCH VENTS SHALL COMPLY WITH THE VENT MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR CATEGORY III AND IV APPLIANCES. MOST ARE STAINLESS STEEL DUE TO THE SLIGHTLY ACIDIC CONTENT OF THE CONDENSATE. MOST DO NOT ALLOW COMMON VENT WITH OTHER APPLIANCES. ALL POSITIVE PRESSURE VENT PIPES SHALL BE SEALED AIR TIGHT AT EACH JOINT FROM FLUE COLLAR TO TERMINATION. TYPE B VENTING MATERIAL IS NOT ACCEPTABLE FOR POSITIVE PRESSURE VENTS.
B. LISTED PRESSURE-ONLY RELIEF VALVES (PRVS) SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.
C. CPVC PIPING USED WITH ANY TWH SHALL BE INSTALLED WITH RESTRICTIONS AS REQUIRED BY TWH OR CPVC MANUFACTURER, WHICHEVER IS MOST RESTRICTIVE.
D. CONDENSATE DRAINS NEED NOT COMPLY WITH THE SAME REQUIREMENTS AS FOR AC CONDENSATE, AND ARE ALLOWED TO DISCHARGE ONTO SOIL. THEY SHOULD NOT DISCHARGE OVER HARDSCAPED (CONCRETE) SURFACES OR WALKWAYS.

5. TWH ELECTRICAL:
A. GAS-FIRED TWH UNITS USUALLY REQUIRE A 120-VOLT RECEPTACLE FOR OPERATION OF THE THERMOSTATICS CONTROLS WHEN INSTALLED IN A GARAGE, THE POWER FOR THESE GAS-FIRED UNITS MAY BE PROVIDED BY AN ADJACENT GFCI-PROTECTED RECEPTACLE
B. WHEN INSTALLED OUTDOORS, THE RECEPTACLE MUST BE GFCI PROTECTED AND LISTED WEATHER-RESISTIVE (WR) WITH A WEATHERPROOF "BUBBLE COVER" OR BE HARD WIRED WITH A DISCONNECT SWITCH IN SIGHT OF THE UNIT
C. CORDS ON OUTDOOR TWHS MUST BE LISTED AS SUITABLE FOR A WET LOCATION AND FOR SUNLIGHT RESISTANCE. IF THE LAST LETTER OF THE LEITER CODE PRINTED ON THE CORD IS A "W" THE CORD IS COMPLIANT.
D. ATTIC OR BASEMENT INSTALLATIONS WILL REQUIRE A 120-VOLT RECEPTACLE AND SWITCHED LUMINARIES AT OR NEAR THE TWH. THE SWITCH FOR THE LUMINARIES MUST BE LOCATED ADJACENT TO THE ATTIC OR BASEMENT ACCESS
E. ALL NEW ELECTRICAL WORK REQUIRES AN ELECTRIC PERMIT

6. GAS PIPING
A. A TWH GENERALLY REQUIRES A SIGNIFICANTLY GREATER QUANTITY OF GAS THAN A STORAGE TANK HEATER. TYPICALLY, A DEDICATED GAS LINE MUST BE INSTALLED FROM THE GAS METER TO THE TWH AND A LARGER GAS METER MAY BE REQUIRED. TO PROPERLY SIZE GAS PIPING USE THE APPROPRIATE TABLE IN CHAPTER 12 OF THE CURRENT CPC.
B. ALL NEW AND ALTERED GAS PIPING SYSTEMS MUST BE PRESSURE TESTED AS PRESCRIBED BY CODE

7. COMBUSTION AIR:
A. TWH INSTALLATIONS SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS AND CURRENT CPC AND CMC RRQUIREMENTS FOR COMBUSTION AND MAKE-UP AIR OR BE THE DIRECT-VENT TYPE. PROPERLY SIZED COMBUSTION AIR VENTS ARE TO BE LOCATED COMMENCING WITHIN THE UPPER 12" OF AN ENCLOSURE AND COMMENCING WITHIN THE LOWER 12" FROM THE BOTTOM OF AN ENCLOSURE
B. RAIL & WATER HEATER INSTALLED ON 18" HIGH WOOD RAIL & WATER HEATER INSTALLED ON 18" HIGH WOOD PLATFORM W/ 1 1/8" PLYWOOD TOP SURFACE.
C. INSTALL SEISMIC STRAP ON ALL WATER HEATERS AND FURNACES TO BE CEC CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE STRAPS TO BE INSTALLED AT POINTS WITHIN UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT LOWER POINT, A 4" CLEARANCE SHALL BE MAINTAINED ABOVE CONTROLS, WHEN LOCATED IN GARAGE. SEE DETAIL SHEET.
D.INSTALLING CONTRACTOR TO DESIGN & BUILD COMPETE AND FUNCTIONING SYSTEMS.

9. ATTIC FURNACE:
A. MINIMUM OF 5' IN HEIGHT OF CLEAR SPACE. A CONTINUOUS ACCESSIBLE OPENING AND PASSAGEWAY WITH A MIN. OF 22" X 30" IN SIZE OR AS LARGER AS THE SMALLEST PIECE OF EQUIPMENT. MAX. 20 FEET TRAVEL PATH AND 24" WIDE W/ SOLID FLOOR PASSAGEWAY. MIN. 30" X 30" WORKING PLATFORM IN FRONT OF THE ENTIRE FIREBOX. A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE. SEE DETAIL SHEET.

# ELECTRIC HEAT PUMP WATER HEATER

INSTALL PER MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS

IF INSTALL IN A CLOSET - USE FULL LOUVERED DOOR TO INSURE SUFFICIENT AIR CIRCULATION.

PROVIDE A PAN WITH DRAIN

# KITCHEN NOTES

1. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISH-WASHING MACHINE

2. PROVIDE GAS SHUT-OFF @ STOVE IN AN ACCESSIBLE LOCATION

3. RANGE HOOD MUST EXTEND FULL WIDTH OF RANGE. INSTALL PER MANUF. SPECIFICATIONS.

4. RANGE HOOD MUST TERMINATE A MIN. OF 3' FROM ANY AIR INTAKE OR OPENING INTO THE BUILDING

5. RANGE HOOD VENT TO OUTSIDE AS PER CEC SECTION 150(0)

6. KITCHEN HOOD SHALL HAVE A MIN 100 CFM EXHAUST RATE, AND HOOD TO HAVE BACKDRAFT DAMPER, IF HOOD IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2 MAX SOUND RATING OF 3-SONES IS ALLOWED @ 100 CFM. PER ASHRAE 62.2 & 2019 ENERGY CODE.

7. KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM @ 60 PSI, MIN 0.8 GPM AS PER 2019 CPC SECTION 402.1.2, TABLE 4.303.2 OF 2019 CGBC

8. KITCHEN EXHAUST FANS TO BE MINIMUM 100 CFM PER 2019 CALIFORNIA ENERGY CODE 150(O) AND ASHRAE 62.2.

# GENERAL RESIDENTIAL RECEPTACLE REQUIREMENTS

1. THIS DOCUMENT APPLIES TO ALL DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, OR SIMILAR ROOMS.

2. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS OVER 6 FEET FROM THE RECEPTACLE. THIS ALLOWS FOR A MAXIMUM OF 12 FEET BETWEEN RECEPTACLES ON THE SAME WALL.

3. RECEPTACLES INSTALLED IN THE FLOOR MUST BE WITHIN 18 INCHES OF THE WALL TO BE INCLUDED AS A REQUIRED RECEPTACLE

4. ANY RECEPTACLE INSTALLED FOR A SPECIFIC APPLIANCE MUST BE LOCATED WITHIN 6 FEET OF THE APPLIANCE

5. AT LEAST ONE RECEPTACLE MUST BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT, AND BE LISTED AS WEATHER RESISTANT AND GFI TYPE RECEPTACLE.

6. AT LEAST ONE GENERAL-PURPOSE RECEPTACLE MUST BE INSTALL WITHIN EACH BASEMENT, ATTACHED GARAGE, DETACHED GARAGE WITH ELECTRICAL POWER, AND HALLWAYS 10 FEET OR MORE IN LENGTH.

7. WALL SPACE INCLUDES THE FOLLOWING:
A. ANY SPACE 2 FOOT OR MORE (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, AND SIMILAR OPENING
B. THE SPACE OCCUPIED BY FIXED DOOR PANELS
C. THE SPACE AFFORDED BY FIXED ROOM DIVIDERS SUCH AS BAR COUNTERS OR RAILINGS

# LAUNDRY

1. AT LEAST ONE RECEPTACLE REQUIRED FOR LAUNDRY

2. PROVIDE A MIN OF ONE 20 AMP LAUNDRY BRANCH CIRCUIT, SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS (CEC 210-23(A))

3. VENT DRYER SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING, 3 FEET FROM THE PROPERTY LINE W/ MIN. 4" RND BY 14' MAXIMUM LENGTH DUCT INCLUDING NO MORE THAN 2-90 DEGREE ELBOWS AND EQUIPED W/ BACK DRAFT DAMPER

# GENERAL BATHROOM NOTES

1. WALL COVERING SHALL BE CEMENT BACKER BOARD, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

2. SHOWER LINING REQUIRED IN PERMANENT BUILT IN SHOWER SEATS UP THE WALL 3" AND PITCHED 1/4" PER FT.

3. SHOWER COMPARTMENTS SHALL BE A MIN OF 1024 S.I. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.

4. TOILETS TO HAVE MIN. 30" SIDE X 24" DEEP CLEARANCE IN FRONT OF TOILET AND A MIN. 15" CLEAR FROM CENTERLINE OF TOILET TO EACH SIDE.

5. MOTORS SHALL BE UL LISTED FOR HYDRO MASSAGE USE AND A REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS MOTOR.

6. DIMENSION SHALL BE INSTALLED TO ACCESS PUMP.

7. ALL BATHROOMS REQUIRE A VENT FAN WITH MIN. 50 CFM

8. ALL VENT TERMINATIONS MUST BE 10' AWAY OR 3' ABOVE ANY OPENING. TYP.

9. EACH BATHROOM IS REQUIRED TO HAVE A 50 CFM MINIMUM EXHAUST FAN DUCTED TO THE OUTSIDE. BATHROOM IS ANY ROOM WITH A BATHTUB, SHOWER, SPA OR SIMILAR SOURCES OF MOISTURE. TOILET ROOM IS NOT CONSIDERED A BATHROOM

10. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDANCE TO ASHRAE STANDARD 62.2, TABLE 7.1.

11. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS, INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

12. GYPSUM BOARD IN SHOWERS AND WATER CLOSETS (CBC 2509.2), CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB, SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.

13. EXHAUST FANS TO BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN ROOMS SUCH AS BATHROOMS, WATER CLOSETS COMPARTMENTS, AND SIMILAR ROOMS. (MIN. 50 CFM INTERMITTENT) OR (MIN. 20 CFM FOR CONTINUOUS)

# BATHROOM PLUMBING NOTES

1. SHOWER DRAIN & TRAP 2" MINIMUM. (CPC TABLE 7-3)

2. PROVIDE PRESSURE BALANCE VALVES FOR ALL SHOWERS AND SHOWER/TUB.

3. LAVATORY FAUCETS TO BE LESS THAN 1.2 GPM @ 60 PSI. MIN. 0.8 GPM @ 20 PSI PER 2019 CPC 402.1.2 TABLE 4.304.2 OF 2019 CGBC.

4. WATER CLOSETS SHALL HAVE MAX 1.28 GALLON/FLUSH, SHOWER HEAD TO HAVE MAX FLOW OF 1.8 GPM @ 80 PSI PER 2019 CPC SECTION 402.1.1, TABLE 4.303.2 OF 2019 CGBC. THE WATER CLOSET SHALL HAVE A MINIMUM 15 INCH DIMENSION FROM CENTERLINE OF WATER CLOSET TO WALL OR BARRIER ON EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24" IN FRONT OF WATER CLOSET (CPC 402.5).

5. ON SITE SHOWER PAN (RECEPTOR) ON GROUND TYPE SHALL BE WATER TIGHT, CONSTRUCTED WITH APPROVED MATERIAL, ADEQUATELY REINFORCED AND WITH AN APPROVED FLANGE FLOOR DRAIN. LINING TO BE PITCHED ¼" PER FOOT TO WEEP HOLES IN DRAIN. (CPC 411.8 (1) ABOVE GROUND TYPE, WATER TIGHT LINING WITH MINIMUM OF 3" ABOVE FINISHED DAM, CURB OR THRESHOLD HEIGHT. IN NO CASE SHALL ANY DAM OR THRESHOLD BE LESS THAN 2" OR MORE THAN 9" IN DEPTH WHEN MEASURED FROM THE TOP OF THE DAM OR THRESHOLD TO THE TOP OF THE DRAIN. (CPC 411.5 AND CPC 411.6)

6. SHOWER AND TUB-SHOWER CONTROL VALVES SHALL BE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF PRESSURE BALANCE/THERMOSTATIC MIXING VALVES. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 OF. (CPC)

7. SHOWER COMPARTMENTS
A. MINIMUM INTERIOR OF 1024 SQUARE".
B. MINIMUM DIMENSIONS SO A 30" CIRCLE WILL FIT IN THE COMPARTMENT.
C. MINIMUM HEIGHT ABOVE FLOOR DRAIN IS 70".
D. SHOWER DOORS SHALL OPEN TO PROVIDE A MINIMUM OF 22" UNOBSTRUCTED EGRESS OPENING

9. ALL SHOWER HEADS TO BE LESS THAN 1.8 GALLONS PER MINUTE (GPM) @ 80 PSI WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW 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 ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME 4.303.1.3.2

# GENERAL PLUMBING NOTES

1. NO REQUIRED UNDERFLOOR CLEAN-OUT SHALL BE MORE THAN 20' FROM AN ACCESS DOOR (CPC 707.10)

2. PROVIDE WALL CLEANOUTS FOR ALL NEW SINKS

3. NEW HOSE BIBBS SHALL BE PROVIDED W/ ANTI SIPHON VALVES

4. GAS SHUT OFF VALVE FOR FIREPLACE TO BE INSTALLED OUTSIDE OF THE HEARTH AREA. MIN. 36" AND MAX OF 48" FROM GAS SUPPLY VALVE.

5. COMBUSTION AIR MUST BE MAINTAINED (CMC CHAPTER 7)

6. THE CLEAR SPACE AND DISTANCE TO COMBUSTIBLE MATERIALS AROUND THE FURNACE UNIT SHALL COMPLY WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. (CMC 904.2)

7. A SEDIMENT TRAP SHALL BE INSTALLED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE AND AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL (CPC 1212.7)

8. APPLIANCES GENERATING A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMIABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE A MIN. OF 18" ABOVE THE FLOOR LEVEL. (CMC 307.1) EXCEPTION: SEALED COMBUSTION SYSTEM APPLIANCES MAY BE INSTALLED AT FLOOR LEVEL WHEN LOCATED IN A GARAGE AND SUBJECT TO VEHICULAR DAMAGE. ADEQUATE BARRIERS MUST BE INSTALLED (E.G. 4" DIAM. STEEL PIPE FILLED WITH CONCRETE INSTALLED IN A FOOTING

9. PLUMBING VENTS TO BE A MINIMUM 10' FROM OPERABLE SKYLIGHTS OR OPENINGS.

10. INSTALL NON REMOVABLE BACK FLOW PREVENTORS ON HOSE BIBS PER ALL APPLICABLE CODES.

# WATER EFFICIENT PLUMBING FIXTURES

ALL SHOWER HEADS TO BE LESS THAN 1.8 GALLONS PER MINUTE (GPM) @ 80 PSI

LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 psi.

KITCHEN AND UTILITY FAUCETS LESS THAN 1.8 GALLONS PER MINUTE @ 60 psi.

TOILETS TO BE LESS THAN 1.28 GALLONS PER FLUSH

WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW 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 ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME 4.303.1.3.2

# MECHANICAL

1. INSTALL FURNACE AND WATER-HEATER PLATFORMS PER ALL APPLICABLE CODES.
2. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER ALL APPLICABLE CODES.
3. AIR DUCTS THAT PASS THROUGH LIVING/GARAGE COMMON WILL SHALL BE 26 GUAGE STEEL OR THICKER PER THE CBC.
4. SEISMICALLY BRACE WATER HEATER AND FURNACE PER ALL APPLICABLE CODES.
5. HEATING SYSTEM TO BE SIZED AND LAID OUT BY A MECHANICAL CONTRACTOR, IN ACCORDANCE WITH REQUIREMENTS OF TITLE 24 AND OTHER CODES.
6. EXHAUST DRYER TO OUTDOORS WITH RIGID METAL DUCT PER ALL CODES.
7. NEW HEATING EQUIPMENT THAT GENERATES A GLOW, FLAME, OR SPARK, LOCATED IN THE GARAGE SHALL BE INSTALLED SUCH THAT THE SOURCE OF IGNITION IS AT LEAST 18" ABOVE THE FLOOR.
8. HERS VERIFICATION REQUIRED FOR HVAC COOLING, HVAC-DISTRIBUTION, HVAC-FAN SYSTEMS, AND IAQ FANS. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATIONS (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION PER TITLE 24 REQUIREMENTS.
9. VENTILATION HEATING AND AC SYSTEMS SHALL HAVE MERV 6 FILTERS OR BETTER. CEC 150.0(M)12B.
10. AT FINAL INSPECTION, PLACE IN THE BUILDING A MANUAL, WEB BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1
11. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL STARTUP OF THE HEATING AND COOLING EQUIPMENT.
12. ALL ENVIRONMENTAL AIR DUCTS SHALL TERMINATE A MINIMUM OF 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BUILDING, AND 10 FEET FROM A FORCED AIR INLET. CMC 502.2.1

## T24 ENERGY REQUIREMENTS (2019 CALIFORNIA ENERGY CODE & ASHRAE 62.2)

1. LIGHTING REQUIREMENTS:
A. OCCUPANCY SENSOR MUST BE MANUAL ON/OFF AND AUTOMATIC OFF. THE MAXIMUM TIME DELAY TO TURN OFF IS 30 MINUTES AFTER THE LAST DETECTED MOTION. SENSORS CANNOT HAVE AN OVERRIDE ALLOWING THE LIGHT FIXTURE TO BE CONTINUOSLY ON.

2. EXHAUST FANS WITH INTEGRAL LIGHTING SYSTEM SHALL BE SWITCHES SEPARATELY FROM LIGHTING SYSTEM OR HAVE A LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE. FOR LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME. LIGHTING INTEGRAL TO AN EXHAUST FAN MUST BE HIGH-EFFICACY.

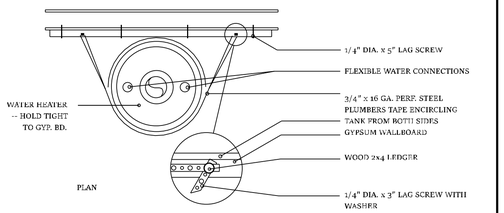
3. PERMANENTLY INSTALLED NIGHT LIGHT MUST BE HIGH EFFICACY LIGHTING OR THE NIGHT LIGHT IS RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER AND DOES NOT CONTAIN A MEDIUM SCREW-BASE SOCKET.

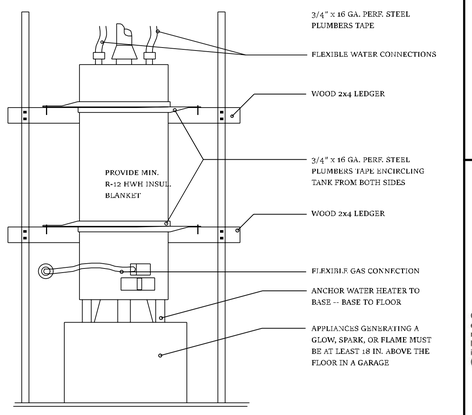
4. ALL LIGHTING SHALL BE HIGH EFFICACY SUCH AS FLUORESCENT, LED LIGHTING SYSTEMS AND GU24 LAMP HOLDER SHAL BE LISTED BY ENERGY COMMISSION AND SHALL MEET THE REQUIREMENT OF TABLE 150-C

| WATTS | | LUMENS/ WATTS |
|---|---|---|
| 5 OR LESS | —— | 30 |
| >5 TO 15 | —— | 40 |
| >15 TO 40 | —— | 50 |
| OVER 40 | —— | 60 |

# FINISHES

1. USE LOW-VOC INTERIOR WALLS/CEILING PAINTS (<50 GRAMS PER LITTER (GPL) VOCS REGARDLESS OF SHEEN)
2. USE LOW-VOC COATINGS THAT MEET SCAQMD RULE 1113
3. All CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
A. CARPET AND RUG INDUSTRIES GREEN LABEL PLUS PROGRAM
B. CALIFORNIA DE



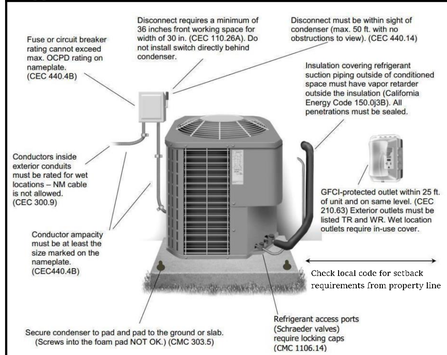

PROVIDE COMBUSTION AIR OPENINGS WITHIN 12 IN. OF FLOOR AND CEILING FOR GAS BURNING EQUIPMENT.

WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING THREADED.

14 WATER HEATER SUPPORT & STRAPS

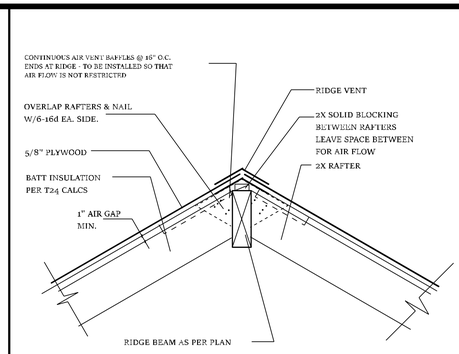
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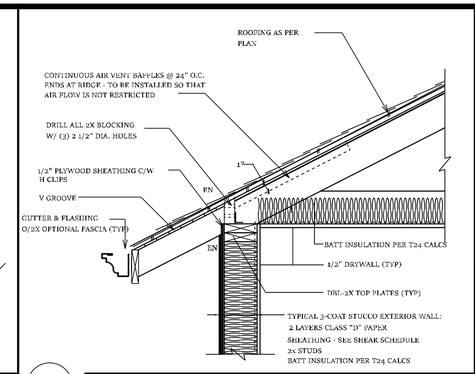



15 AIR CONDITIONING

10

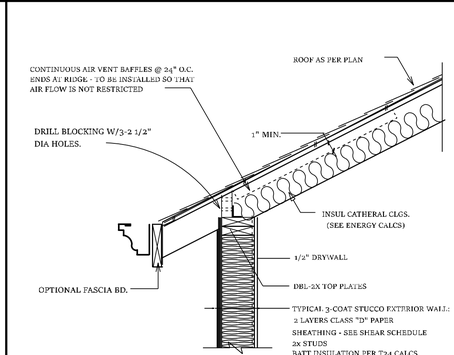



5 RIDGE VENTILATION @ VAULTED ROOF

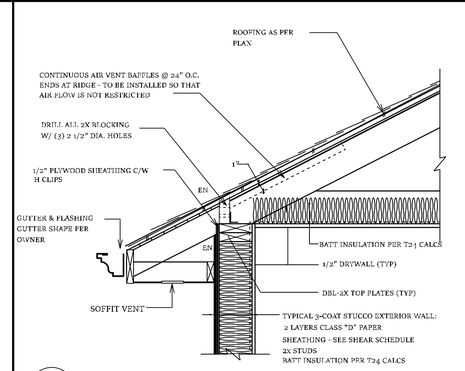



1 EAVE DETAIL

11




6 VAULTED ROOF INSUL.




2 SOFFIT EAVE DETAIL


MM HOME DESIGNS
18488 Prospect Rd. Suite 15, Saratoga, CA 95070
MMHOMEDESIGNS@GMAIL.COM - 408.396.0951


| REVISIONS | BY |
|---|---|
| Friday, September 20, 2024 | |


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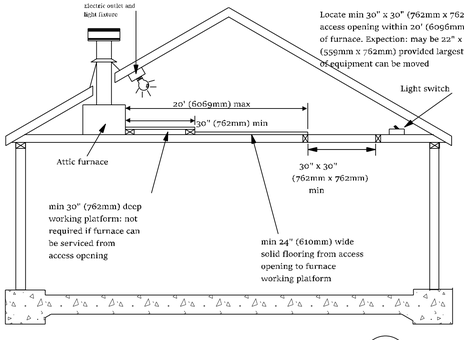

Megan Mine


A Project for:
Wei-Ken Sato
16431 Matilija Dr Los Gatos, CA 408-396-0951
MMHomeDesigns@gmail.com

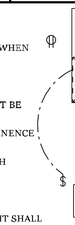

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| DATE | Friday, September 20, 2024 |
| SCALE | AS SHOWN |
| JOB NO. | |
| PAGE: | 20/22 |
| DETAILS | |

**FURNACE:**

AN APPROVED, INDEPENDANT MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EA. PIECE OF EQUIPMENT SHALL BE PROVIDED WITHIN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS. (CMC 308, CEC 422.31(B), CEC 422.33(A))
A DEDICATED CIRCUIT SHALL BE PROVIDED FOR THE FURNACE. (CEC 422.12)
A 120 VOLT SERVICE RECEPTIACLE SHALL BE LOCATED WITHIN 25 FEET OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT. (CMC 308)
A PERMANENT SWITCH CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED FOR MAINTANENCE OF EQUIPMENT AND SHALL BE ACCESSIBLE. SUCH FIXTURE SHALL PROVIDE SUFFICIENT ILLUMINATION TO SAFELY APPROACH THE EQUIPMENTAND PERFORM THE TASKS FOR WHICH THE ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDE AT THE ACCESS ENTRANCE. (CMC 904.11.5, CEC 210.70)
COMBUSTION AIR MUST BE MAINTAINED (CMC CHAPTER 7)
THE CLEAR SPACE AND DISTANCE TO COMBUSTABLE MATERIALS AROUND THE FURNACE UNIT SHALL COMPLY WITH THE MANUF. INSTALLATION INSTRUCTIONS. (CMC 904.2)
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EXCEPTION: SEALED COMBUSTION SYSTEM APPLIANCES MAY BE INSTALLED AT FLOOR LEVEL
WHEN LOCATED IN A GARAGE AND SUBJECT TO VEHICULAR DAMAGE, ADEQUATE BARRIERS MUST BE INSTALLED (E,G, 4" DIAM. STEEL PIPE FILLED WITH CONCRETE INSTALLED IN A FOOTING MEASUREING 12" RND. AND 3' DEEP). (CPC AND CMC 307.1)
THE FURNACE SHALL BE PROPERLY ANCHORED AND SUPPORTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE CALIFORNIA BUILDING CODE (CPC & CMC. 303.4)




16 ATTIC FURNACE



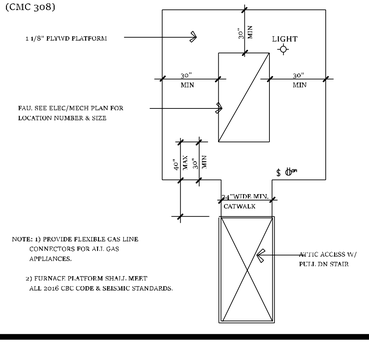

PROVIDE PLATFORM FOR MIN 30" DEEP X 30" WIDE X 30" HIGH WORK SPACE AT SERVICE SIDE (S) OF UNIT (NOT REQ. IF FURNACE CAN BE SERVICED FROM ACCESS OPENING)

NOTE:
ACCESS OPENING AND PASSAGEWAY TO BE AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE F.A.U. AND NO LESS THAN 22" X 30" W/ MIN. 24" WIDE SOLID FLOORING AT PASSAGEWAY. THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE F.A.U SHALL NOT EXCEED 20'

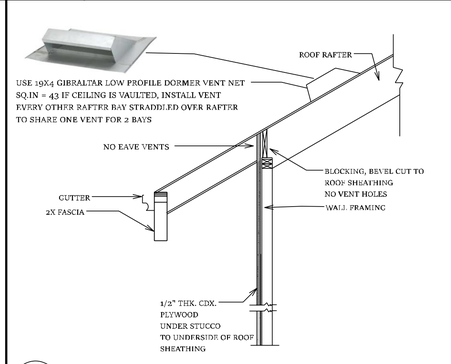
**FURNACE ACCESS DIAGRAM**

NOTE:
ACCESS OPENING AND PASSAGEWAY TO BE AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE F.A.U. AND NO LESS THAN 22" X 30" W/ MIN. 24" WIDE SOLID FLOORING AT PASSAGEWAY. THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE F.A.U SHALL NOT EXCEED 20'

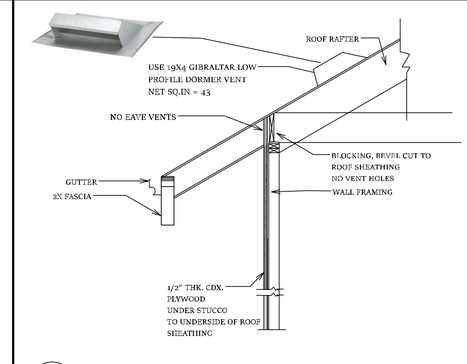
PROVIDE DEDICATED CIRCUIT FOR FURNACE (CEC 422.12)
PROVIDE AN APPROVED INDEPENDENT MEANS OF DISCONNECT FOR THE ELEC. SUPPLY TO EACH PIECE OF EQUIPMENT SERVED WHEN THE SUPPLY VOLATAGE EXCEEDS
50 VOLTS. (CMC 308, CEC, 422.31(B), CEC 422.33 (A))
PROVIDE 120-VOLT SERVICE RECEPTICLE WITHIN 25' OF, AND ON SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTICLE SHALL NOT
BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT. (CMC 308)



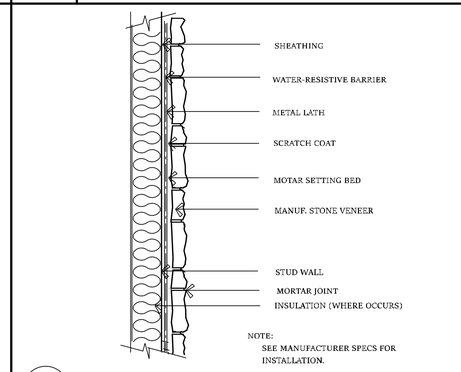

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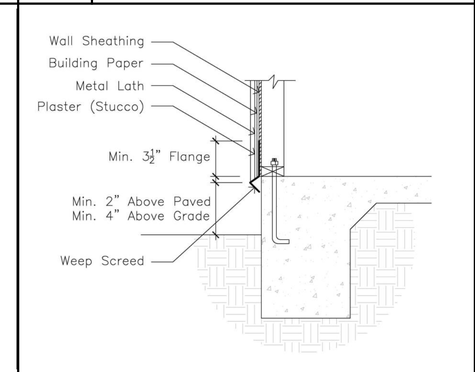

7 ONE-HOUR FIRE RATED EAVE - VAULTED



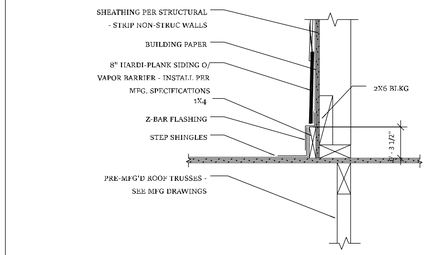

3 ONE-HOUR FIRE RATED EAVE



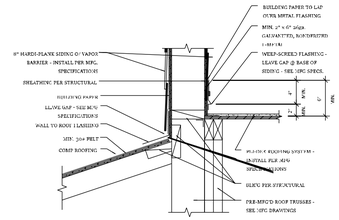

8 STONE VENEER OVER SHEATHING



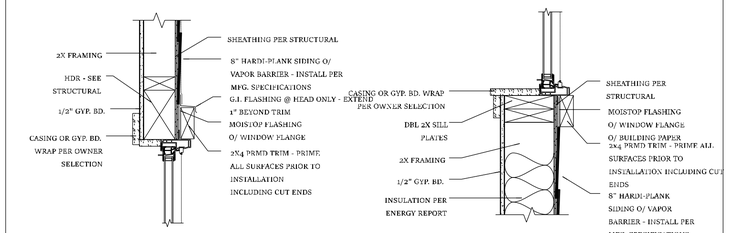

WEED SCREED DETAIL




ROOF TO WALL FLASHING - PARALLEL

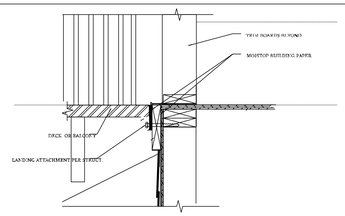



ROOF TO WALL FLASHING

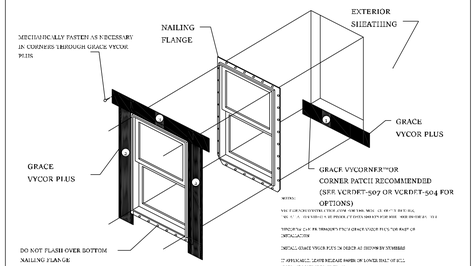



WINDOW HEAD

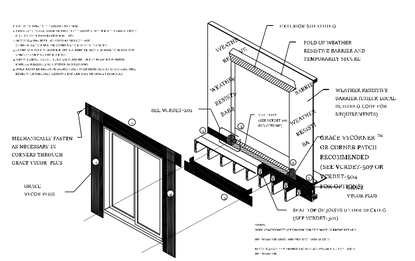
WINDOW JAMB



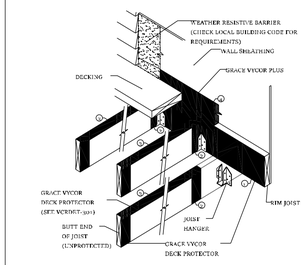

DECK OR PORCH TO WALL DETAIL



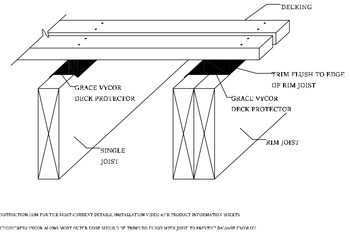

FLANGED WINDOW - OPTION 2
AAMA RECOMMENDATION
GRACE VYCOR® PLUS SELF-ADHERED FLASHING



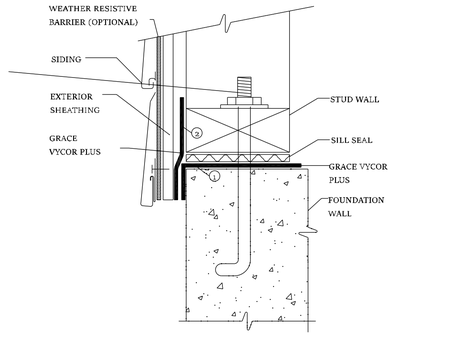

EXTERIOR SLIDING DOOR WITH DECK FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER
GRACE VYCOR® PLUS SELF-ADHERED FLASHING




CORROSION RESISTANCE FOR GALVANIZED JOIST HANGER
GRACE VYCOR® DECK PROTECTOR®
SELF-ADHERED FLASHING




TOP OF DECK JOIST
GRACE VYCOR® DECK PROTECTOR®
SELF-ADHERED FLASHING




FOUNDATION SILL PLATE - OPTION 1
GRACE VYCOR® PLUS SELF-ADHERED FLASHING

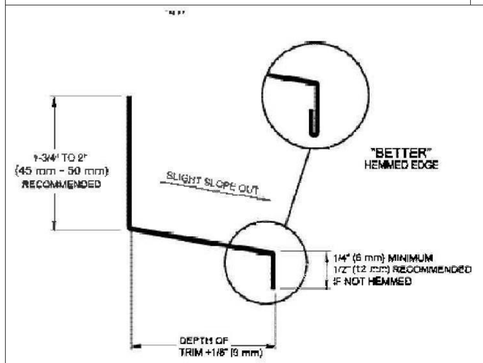
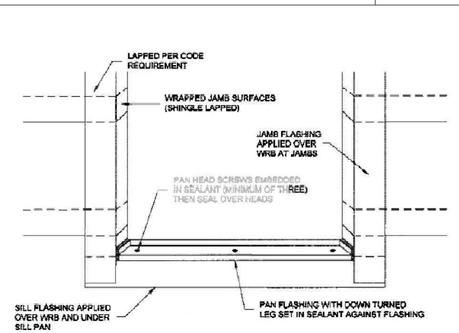
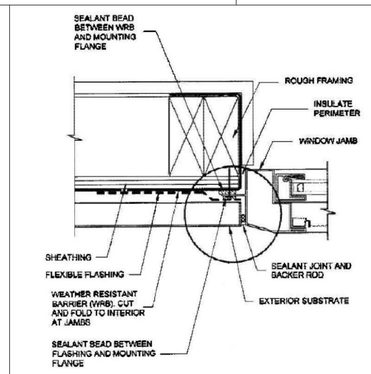


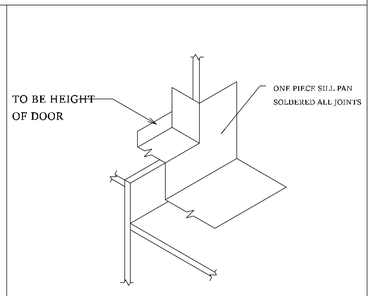

FIG. 31 Typical Head Flashing Detail



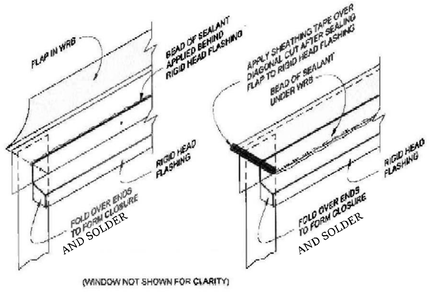

GSM SILL PAN FLASHING @ WINDOW/DOOR



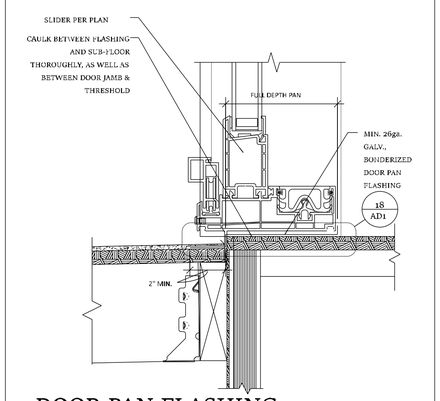

WINDOW JAMB



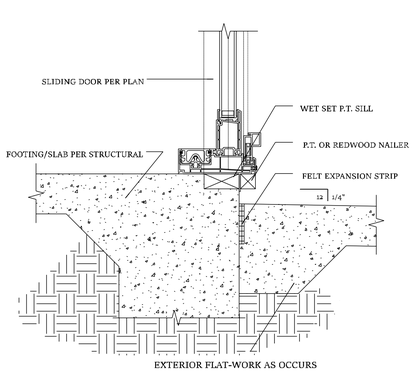

DOOR PAN FLASHING




BONDERIZED
GSM Z-FLASHING WITH CLOSED END
@ WINDOW/DOOR HEAD




DOOR PAN FLASHING

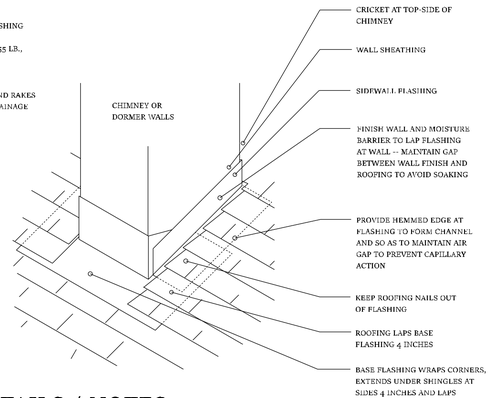



EXTERIOR FLAT-WORK AS OCCURS

THRESHOLD DETAIL

ASPHALT SHINGLE RIDGE, VALLEY AND HIP FLASHING AS PER MANUFACTURER'S INSTRUCTIONS -- PROVIDE 36 INCH ROLL ROOFING, MINIMUM 55 LB., CENTERED ON ALL HIPS AND VALLEYS

METAL FLASHING AT ALL EAVES, SIDEWALLS, AND RAKES -- PROVIDE HEMMED EDGES SO AS TO FORM DRAINAGE CHANNELS AND PREVENT CAPILLARY ACTION




FLASHING DETAILS / NOTES

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| Friday, September 20, 2024 | |

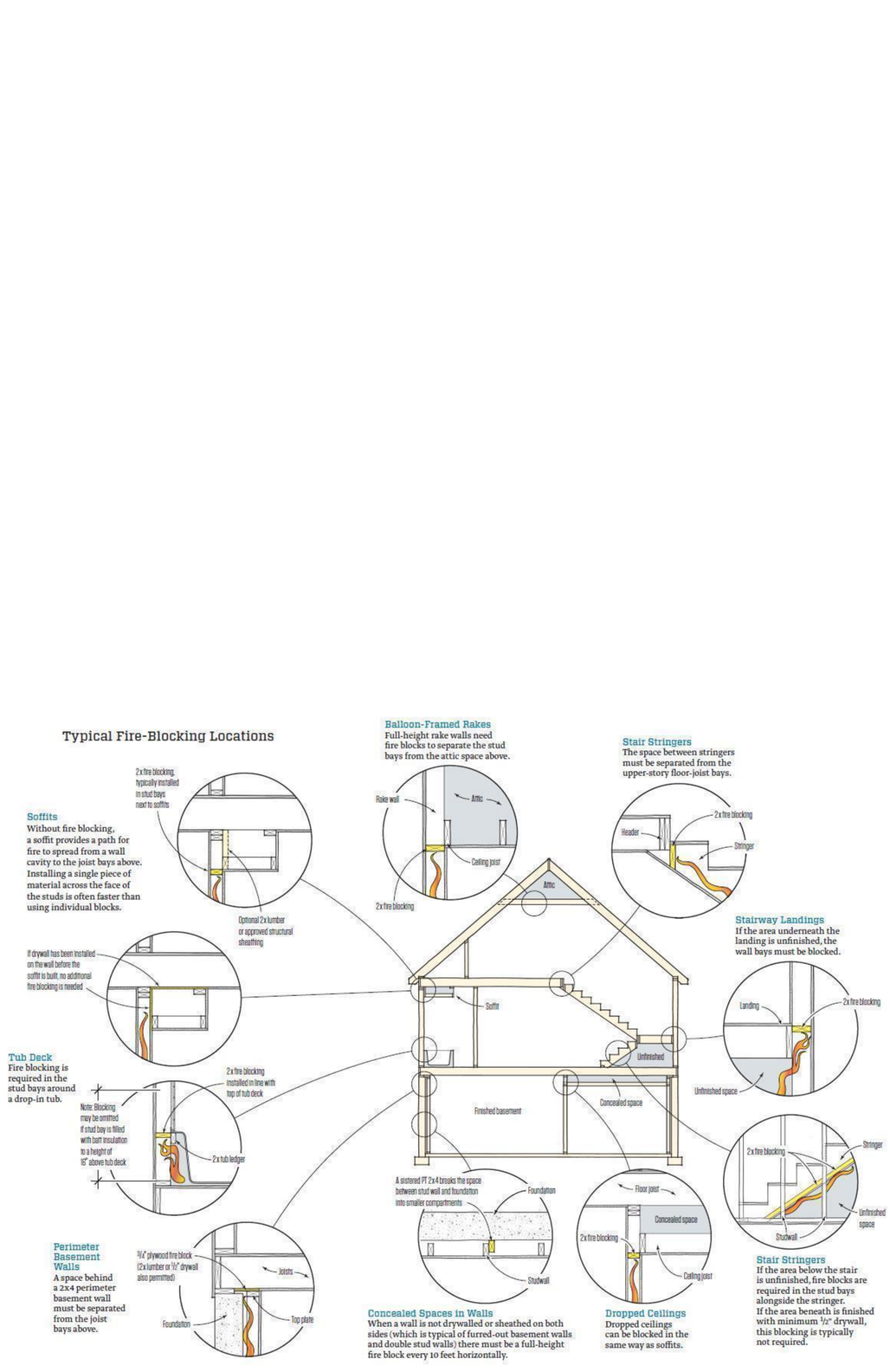
THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DRAWN SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MEGAN MINES DESIGN.

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FLASHING DETAILS




# WILDLAND URBAN INTERFACE NOTES

THE PROPOSED STRUCTURE IS IN THE STATE RESPONSIBILITY AREA (SRA) AND THE REQUIREMENTS OF THE WILDLAND-URBAN INTERFACE CODE (WUI) CBC CHAPTER 7A OR CRC R337 APPLY. ANY NEW CONSTRUCTION IN THE STATE RESPONSIBILITY AREA (SRA) LOCATED WITHIN ANY SEVERITY ZONE SHALL COMPLY WITH THE REQUIREMENT OF THE WILDLAND-URBAN INTERFACE CODE (WEI) CRC R337.

THIS PROJECT IS CONSTRUCTION OF A NEW BUILDING REQUIRED TO BE FULLY FIRE SPRINKLERED. All PLAN SUBMITTALS REQUIRING FIRE SPRINKLERS, FIRE SERVICE UNDERGROUND, FIRE ALARMS, AND HOOD AND DUCT SYSTEMS, SHALL BE SUBMITTED AND SHALL BE APPROVED BY THE FIRE DEPARTMENT AND STATE FIRE MARSHALL BEFORE A FRAMING INSPECTION SHALL BE GRANTED BY THE BUILDING DEPARTMENT.

JOB COMES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS SHALL BE ON-SITE DURING INSPECTIONS. PRIOR TO THE FRAME INSPECTION, APPROVED FIRE SPRINKLERS AND/OR FIRE ALARM PLANS MUST BE ON SITE FOR THE FIRE/BUILDING INSPECTOR.

BUILDINGS SHALL BE OF APPROVED ADDRESS NUMBERS, BUILDING NUMBERS AND/OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION SHALL BE IN COMPLIANCE WITH THE JURISDICTIONAL REQUIREMENTS. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE PROVIDE IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, AND SHALL BE OF ARABIC NUMBERS OR ALPHABETICAL LETTERS. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

NOTICE TO CONTRACTORS - FIRE DEPARTMENT DOES NOT ALLOW INSTALLATION OF FIRE SERVICES MAINS (INCLUDING ON SITE FIRE HYDRANTS), FIRE SPRINKLER SYSTEMS, FIRE ALARM SYSTEMS OR OTHER FIRE PROTECTION SYSTEMS PRIOR TO PLAN APPROVAL. CONTRACTORS WHO ENGAGE IN SUCH ACTIVITIES MAY BE CITED AND THE PROJECT WILL BE RED TAGGED.

All UNDERGROUND FIRE SERVICE (INCLUDING ON SITE FIRE HYDRANTS), FIRE SPRINKLER SYSTEMS, FIRE ALARM SYSTEMS, FIRE PUMPS, COMMERCIAL HOOD & DUCT SYSTEMS, OTHER FIRE PROTECTION SYSTEMS REQUIRE SEPARATE PLANS, APPLICATION, REVIEW, PERMIT AND FEE. ANY OF THE ABOVE NAMED SYSTEMS INCLUDED WITH APPLICATION AND SHOWN OR NOTED ON THESE PLANS ARE TO BE USED FOR BID PURPOSES ONLY.

FIRE ALARM SYSTEM AND ALL COMPONENTS SHALL CONFORM TO NFPA 72 MINIMUM STANDARDS AND SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. STAMPED, APPROVED PLANS MUST BE KEPT ON SITE FOR THE FIRE INSPECTOR. FIRE ALARM CONTRACTOR MUST PICK UP SUBMITTAL PACKET PRIOR TO SUBMITTAL FROM FIRE DEPT. COMPLETED PACKET MUST BE INCLUDED WITH All FIRE ALARM PLAN SUBMITTAL. DOCUMENTATION OF FIRE ALARM MONITORING AND SERVICE MUST BE SUBMITTED.

All SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. ALL FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE PERMIT CENTER, PLEASE BE SPECIFIC AS TO TYPE OF INSPECTION.

FIRE SAFETY DURING CONSTRUCTION SHALL FOLLOW CFC CHAPTER 33. FIRE EXTINGUISHERS SHALL BE PROVIDED. THE AUTOMATIC FIRE SPRINKLERS SYSTEM IS TO REMAIN IN SERVICE AT All TIMES. UNDER NO CIRCUMSTANCE SHALL THE FIRE SPRINKLER SYSTEM BE LEFT OUT OF SERVICE OVERNIGHT. FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED & MAINTAINED IN ACCORDANCE WITH SECTION 503.

ROOFING

1. ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF CRC §R337 & R901. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. CLASS A ROOF ASSEMBLY'S ARE REQUIRED.
2. ROOF COVERINGS: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, lHE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBER, BE FIRE STOPPED WITH APPROVED MA TE MATERIALS OR HA VE ONE LA YER OF NO. 72 LBS. CAPSHEET INSTALLED OVER THE COMBUSTIBLE DECKING. CRC §R337.5.2.(C)
3. ROOF VALLEYS: WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 LBS. CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CRC §R37.5.3.(C)
4. ROOF GUTTERS: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. CRC §R337.5.4. EXCEPTION: AREAS DESIGNATED AS SRA ZONES.

ATTIC- EAVE - SOFFIT - UNDERFLOOR VENTILATION

5. EAVE/ SOFFIT / ATTIC/ PORCH/ UNDERFLOOR PROTECTION: OPENINGS THEREIN SHALL BE A MINIMUM OF 1 /16" AND SHALL NOT EXCEED 1 /8" AND MATERIALS SHALL BE NON-COMBUSTIBLE ANDCORROSION RESISTANT. CRC §R337.6.2.
6. VENTS COMPLYING WITH THE REQUIREMENTS OF R327.6.3 MAY BE INSTALLED IF ATTIC IS FULLY SPRINKLED OR THE EXTERIOR WALL COVERING OR UNDERSIDE OF EAVE EAVES ARE OF IGNITION RESISTANT MATERIAL PER SFM-12-7 A-5 AND LOCATED MORE THAN 12' FROM THE GROUND OR WALKING SURFACE CRC §R337.6.3.

EXTERIOR WALLS

7. EXTERIOR WALLS SHALL BE APPROVED NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION, OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1. CRC §R337.7.3.
8. EXTERIOR WALL COVERINGS: EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. CRC §R337.7.3. 1.
9. WINDOW GLAZING: EXTERIOR WINDOWS, GARAGE DOORS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES. CRC §R337.8.
10. EXTERIOR DOOR ASSEMBLIES: EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7 A-2 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20-MINUTES. CRC §R327.8.

DECKING FLOORS AND UNDERFLOOR PROTECTION

11. WALKING SURFACE: MATERIALS OF DECKS, PORCHES, BALCONIES, STAIR TREADS, RISERS, AND LANDINGS WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10' OF THE BUILDING SHALL COMPLY WITH ONE OF TEN FOLLOWING: CRC §R337.9.2
12. DECK SURFACES: SHALL BE CONSTRUCTED OF IGNITION-RESISTANT MATERIALS AND PASS THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-4. CRC §R337.9.3

UNDERFLOOR AND APPENDAGES PROTECTION

13. UNDERSIDE OF APPENDAGES AND FLOOR PROJECTIONS: THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE. CRC §R337.7.9.
14. UN-ENCLOSED UNDERFLOOR PROTECTION: BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS ENCLOSED TO THE GRADE THE SAME AS EXTERIOR WALL REQUIREMENTS. (EXCEPTION) THE COMPLETE ENCLOSURE OF UNDER FLOOR AREAS MAY BE OMITTED WHERE THE UNDERSIDE OF ALL EXPOSED FLOORS, EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTING WALLS ARE PROTECTED AS REQUIRED WITH EXTERIOR IGNITION-RESISTANT MATERIAL CONSTRUCTION OR BE HEAVY TIMBER. CRC §R337.7.8.

DEFENSIBLE SPACE

15. PRIOR TO BUILDING PERMIT FINAL APPROVAL THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN CALIFORNIA PUBLIC RESOURCES CODE 4291 CALIFORNIA GOVERNMENT CODE SECTION 51182. CRC §R337.1.5.
16. THE ENFORCEMENT OF DEFENSIBLE SPACE AND INSPECTION SHALL BE PERFORMED BY THE LOCAL FIRE DEPARTMENT OR THE AUTHORITY HAVING JURISDICTION. CRC §R337.1.5.
17. SEE CAL-FIRE HANDOUTS FOR HOW TO OBTAIN DEFENSIBLE SPACE ZONES WHICH INCLUDE: FIREBREAK WITHIN 30' AND 100' OF EACH BUILDING OR STRUCTURE, DEAD AND DYING WOODY SURFACE FUELS SHALL BE REMOVED, DOWN LOGS OR STUMPS, FUEL SEPARATION, AND DEFENSIBLE SPACE WITH CONTINUOUS TREE CANOPY.

EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THESE:
18. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINUMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING OR,
19. BE CONSTRUCTED OF GLASS BLOCK UNITS OR,
20. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTED WHEN TESTED ACCORDING TO NFPA 257. OR,
21. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NON-COMBUSTIBLE MESH SCREEN WHERE THE DIMENSIONS OF THE OPENINGS IN THE SCREEN SHALL NOT EXCEED 1/8"

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
22. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON COMBUSTIBLE MATERIAL
23. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF IGNITION RESISTANT MATERIAL
24. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING:
A. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8" THICK
B. PANELS SHALL NOT BE LESS THAN 1 1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8" THICK
25. THE EXTERIOR DOOR ASSEMBLYSHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTED WHEN TESTED ACCORDING TO NFPA 252.
26. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SECTION 707A.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2707
27. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.

GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION 708A.2, LISTED ABOVE

EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT THE BOTTOM, SIDES AND TOPS OF DOORS, FROM EXCEEDING 1/8". GAPS BETWEEN DOORS AND DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
A. WEATHER STRIPPING PRODUCTS MADE OF CODE SECTION COMPLIANT MATERIALS OR
B. DOOR OVERLAPS ONTO JAMBS AND HEADER OR
C. JAMBS AND HEADERS COVERED WITH METAL FLASHING.

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FIRE BLOCKING - WUI NOTES