

**GENERAL NOTES:**

DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST NOTIFY DESIGNER.

DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE INCLUDED AS PART OF THE WORK.

DIMENSIONS ARE TAKEN FROM THE FACE OF THE ACTUAL STUD. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING ANY WORK. VERIFY FINDINGS, DIFFERENCES AND SUGGESTED MODIFICATIONS WITH DESIGNER PRIOR TO BEGINNING PROJECT.

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHER PROOF.

TEMPERED GLAZING IS REQUIRED, 2022 CBC, FOR:

A. WINDOW ADJACENT TO HOT TUBS, SWIMMING POOLS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, STAIR ENCLOSURES AND WITHIN 60" OF A STANDING SURFACE AND DRAIN INLET.

B. WINDOWS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 60" OF FLOOR.

C. WINDOWS WITHIN 18" OF A WALKING SURFACE.

GFCI OUTLETS ARE REQUIRED OUTDOORS, BATHROOMS, IN KITCHENS, WET BARS, IN GARAGES, IN CRAWL SPACES AND IN UNFINISHED BASEMENTS. NEC 210.8.

INSULATION PER PLANS AND TITLE 24.

DOORS AND WINDOWS ARE TO BE FULLY WEATHER-STRIPPED AT ALL JOINTS AND ALL PENETRATIONS ARE TO BE CAULKED AND SEALED. ALL NEW GLAZING SHALL BE INSTALLED WITH CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE AND FENESTRATION.

PROVIDE ALL NECESSARY BACKING AND FRAMING FOR ALL MOUNTED ITEMS, LIGHTS, FANS, AND OTHER ITEMS THAT REQUIRE SAME.

ALL NAILING SHALL BE IN COMPLIANCE WITH 2022 CBC, COMMON NAILS ONLY.

ALL RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH 2022 CEC.

CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPEC. & EXISTING SITE CONDITIONS BEFORE PROCEEDING WITH ANY WORK, AND REPORT TO THE DESIGNER AT ONCE ANY ERROR, INCONSISTANCY AND/OR OMISSION HE/SHE MAY DISCOVER.

REROUTE ALL EXISTING AC & WATER PIPING AS REQUIRED.

END JOINTS IN DOUBLE TOP PLATES SHALL BE LAPPED 48" MINIMUM.

ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED & BRACED SO AS TO DEVELOP THE STRENGTH & RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE TO BE USED.

ALL SPACING & EDGE AND END DISTANCES SHALL BE SUCH AS TO AVOID SPLITTING OF THE WOOD. HOLES FOR NAILS, WHEN NECESSARY TO PREVENT SPLITTING, SHALL BE BORED TO A DIA. OF 70% OF THE NAIL DIA.

ALL OUTDOOR LIGHTING SHALL CONFORM TO THE GOVERNING CITY, COUNTY, OR STATE AUTHORITY.

PER 2022 CBC, THE APPROVAL AND/OR PERMITTING OF THE PLANS & SPECIFICATIONS CONTAINED HEREIN DOES NOT PERMIT THE VIOLATION OF ANY STATE, COUNTY OR CITY LAW.

PIPING WHETHER BURIED OR UNBURIED FOR RECIRCULATING SECTIONS OF DOMESTIC HOT WATER HEATING SYSTEMS SHALL BE INSULATED PER TITLE 24.

ALL WINDOWS SHALL BE RATED AND CERTIFIED FOR 20 LBS/SF OF WIND LOAD.

**DESIGNER STATMENT**

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications. Any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions, plans, and details on the enclosed drawing. Powell And Assoc, Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

**PROJECT DATA:**

OWNER:  
PHONE:  
ADDRESS: 2325 DAHLBERG DR  
MORGAN HILL, CA

SQUARE FOOTAGE:  
EXISTING RESIDENCE (N.A.P.): 2698 SQ FT  
PROPOSED ACCESSORY STRUCTURE: 195 SQ FT

**BUILDING DATA:**

OCCUPANCY: U  
TYPE OF CONSTRUCTION: V-B  
STORIES: 1  
APN: 773-16-014  
LEGAL: LOT 1 BOOK 311 PAGE 35  
YEAR BUILT: 1976

**INDEX OF SHEETS:**

<b>TITLE SHEET</b>	
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**APPLICABLE CODES:**

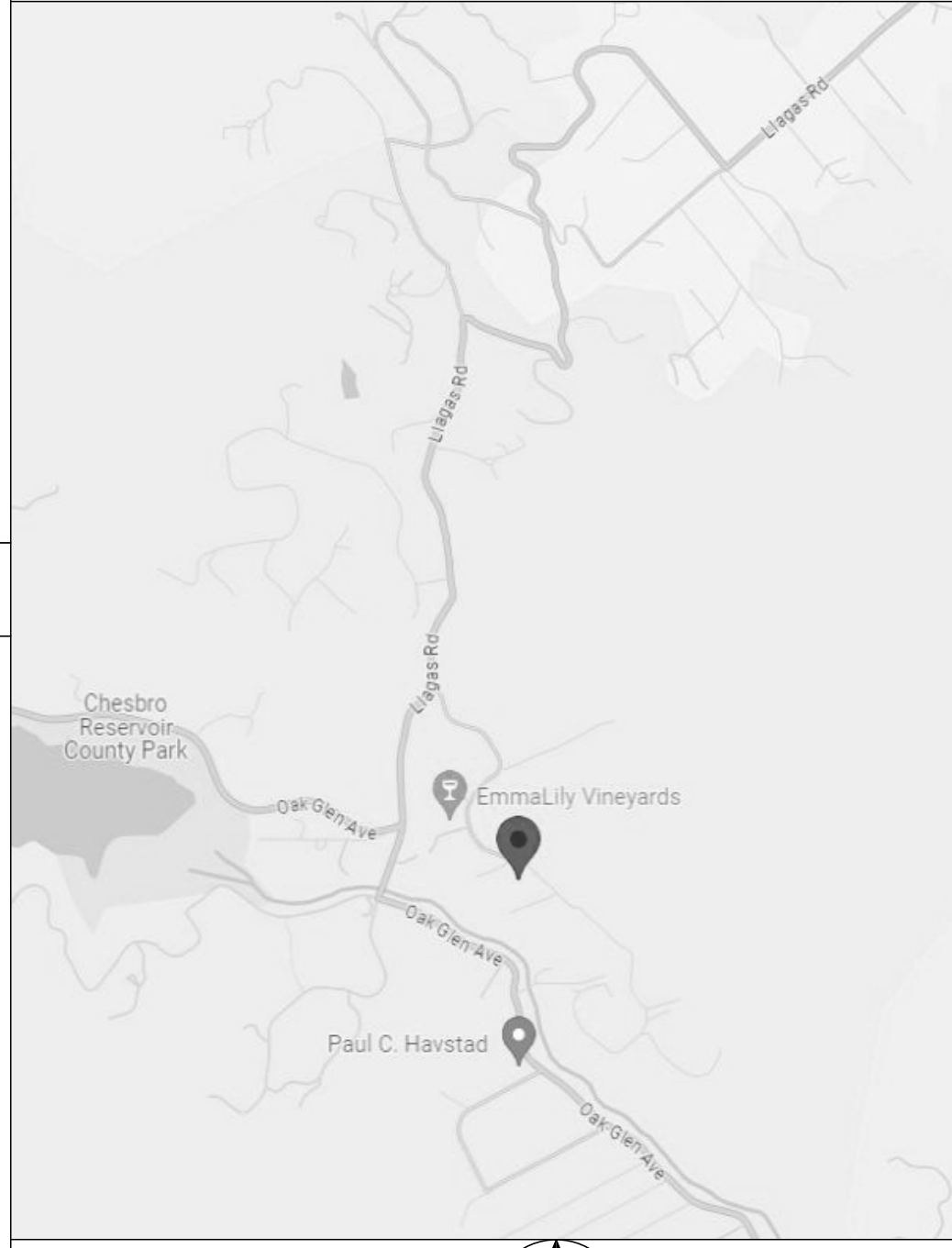
THE CITY OF MORGAN HILL NOW ENFORCES THE FOLLOWING EDITIONS OF THE MODEL CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA HISTORICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA REFERENCE STANDARDS CODE

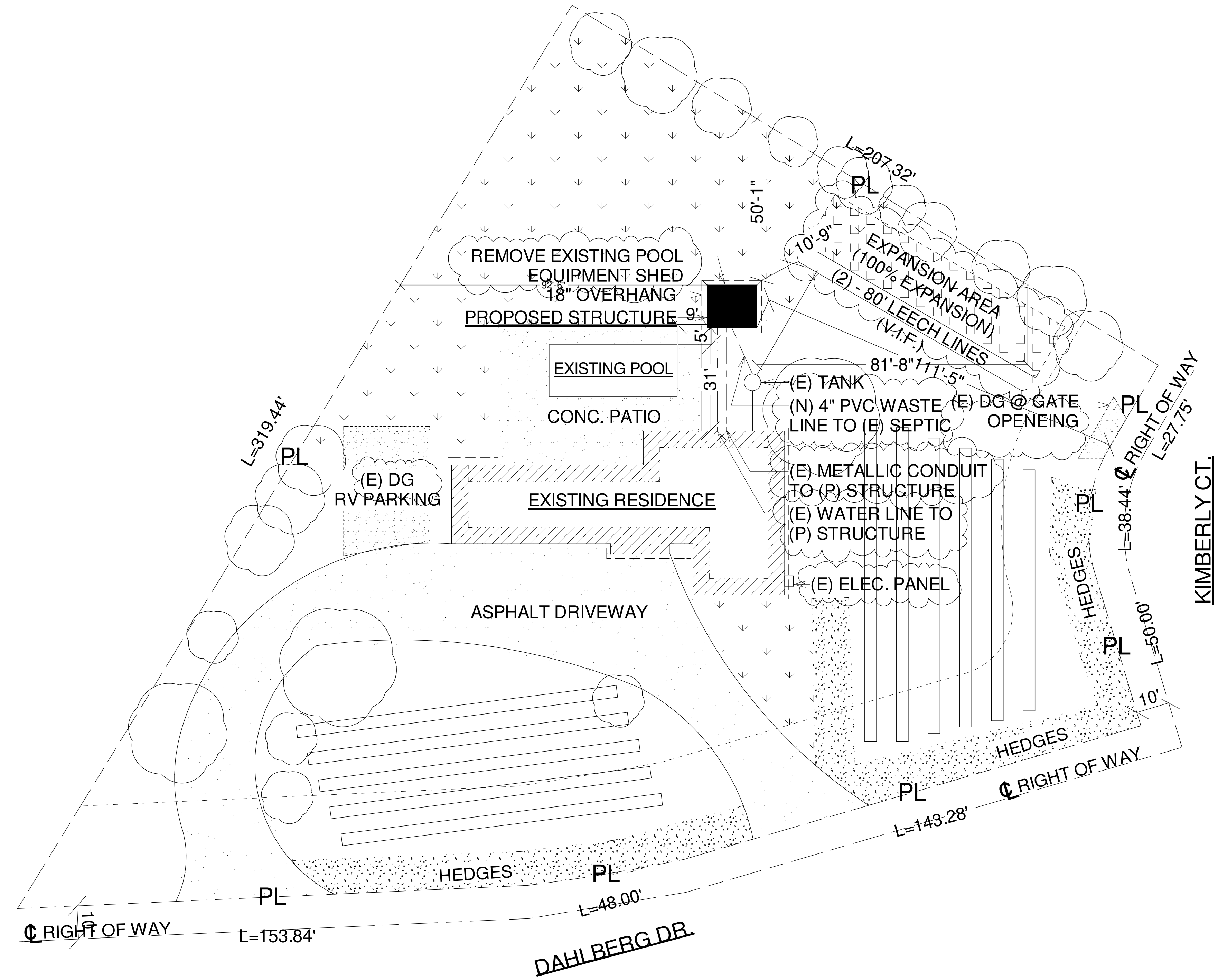
ALL NEW WORK SHALL COMPLY WITH THE ABOVE LISTED EDITIONS OF THESE MODEL CODES

**SCOPE OF WORK:**

- REMOVE EXIST. POOL EQUIPMENT SHED.
- PROPOSED 195 SQ FT ACCESSORY STRUCTURE:
  - BATHROOM
  - SAUNA
  - POOL STORAGE ROOM
  - OUTDOOR SHOWER



**VICINITY MAP:**  
SCALE: N.T.S.



**IMPERVIOUS AREA CALC**

EXIST. RESIDENCE	2698 SQ. FT.
CONC. PATIO / POOL	2400 SQ. FT.
ASPHALT DRIVEWAY	7500 SQ. FT.
PROPOSED STRUCTURE	195 SQ. FT.
TOTAL IMPERVIOUS AREA	12793 SQ. FT.
LOT SIZE	53,578 SQ. FT.
PERCENTAGE	23.9%



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**PROJECT DATA & SITE PLAN**

PROJECT DESCRIPTION:  
**PROPOSED ACCESSORY STRUCTURE**  
2325 DAHLBERG DR  
MORGAN HILL, CA

DRAWINGS PROVIDED BY:  
**POWELL AND ASSOCIATES INC.**  
5908 JASMINE ST STE B  
SAN JOSE, CA 95124  
(951)352-3568

DATE:  
12/4/2024

SCALE:

SHEET:

**1**

**SITE PLAN:**  
SCALE: 1" = 20'-0"

**LIGHTING NOTES:**

THE TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS AS SET FORTH IN 2022 BUILDING ENERGY STANDARDS (BEES) MAY BE SUMMARIZED AS FOLLOWS:

- AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED DIN EVERY HABITABLE ROOM AND BATHROOM. [CEC 210.70(A)(1)]
- AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OF EXITS WITH GRADE LEVEL ACCESS. [CEC 210.70(A)(2)(b)]
- ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A [CEC 150.0(k)1A]
- THE NUMBER OF BLANK ELECTRICAL BOXES WHICH ARE MORE THAN 5 FEET FROM ABOVE THE FINISHED FLOOR SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THE ELECTRICAL BOXES MUST SE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. [CEC150.0(K)1B]
- RECESSED DOWNLIGHTS SHALL BE INSULATION CONTACT RATED, SHALL NOT CONTAIN SCREW BASED SOCKETS, AND ONLY CONTAIN JA8-2016-E (E FOR ELEVATED TEMPERATURE) RATED BULBS. [CEC 150.0(k)1C]
- ENCLOSED LUMINAIRES MUST CONTAIN JA8-2016-E (E FOR ELEVATED TEMPERATURE) RATED BULBS. [CEC 150.0(k)1H]
- EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING [CEC 150.0(k)2B]
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR. [CEC 150.0(k)2J]
- ALL JA8 LUMINAIRES MUST BE CONTROLLED BY DIMMER OF VACANCY SENSOR. [CEC 150.0(k)2K]
- UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING. [CEC 150.0(k)2L]
- ALL OUTDOOR LIGHTING MUST BE CONTROLLED BY A MANUAL ON/OFF SWITCH AN ALSO ONE OF THE FOLLOWING:
  - PHOTOCELL WITH MOTION SENSOR.
  - PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
  - ASTRONOMICAL TIME CLOCK.
  - ENERGY MANAGEMENT CONTROL SYSTEM

**NOTE:** THESE REQUIREMENTS ARE A GENERAL OVERVIEW. FOR DETAILED REQUIREMENTS CONSULT A FULL TEXT OF BEES.

**GENERAL RESIDENTIAL ELECTRICAL CIRCUIT REQUIREMENTS**

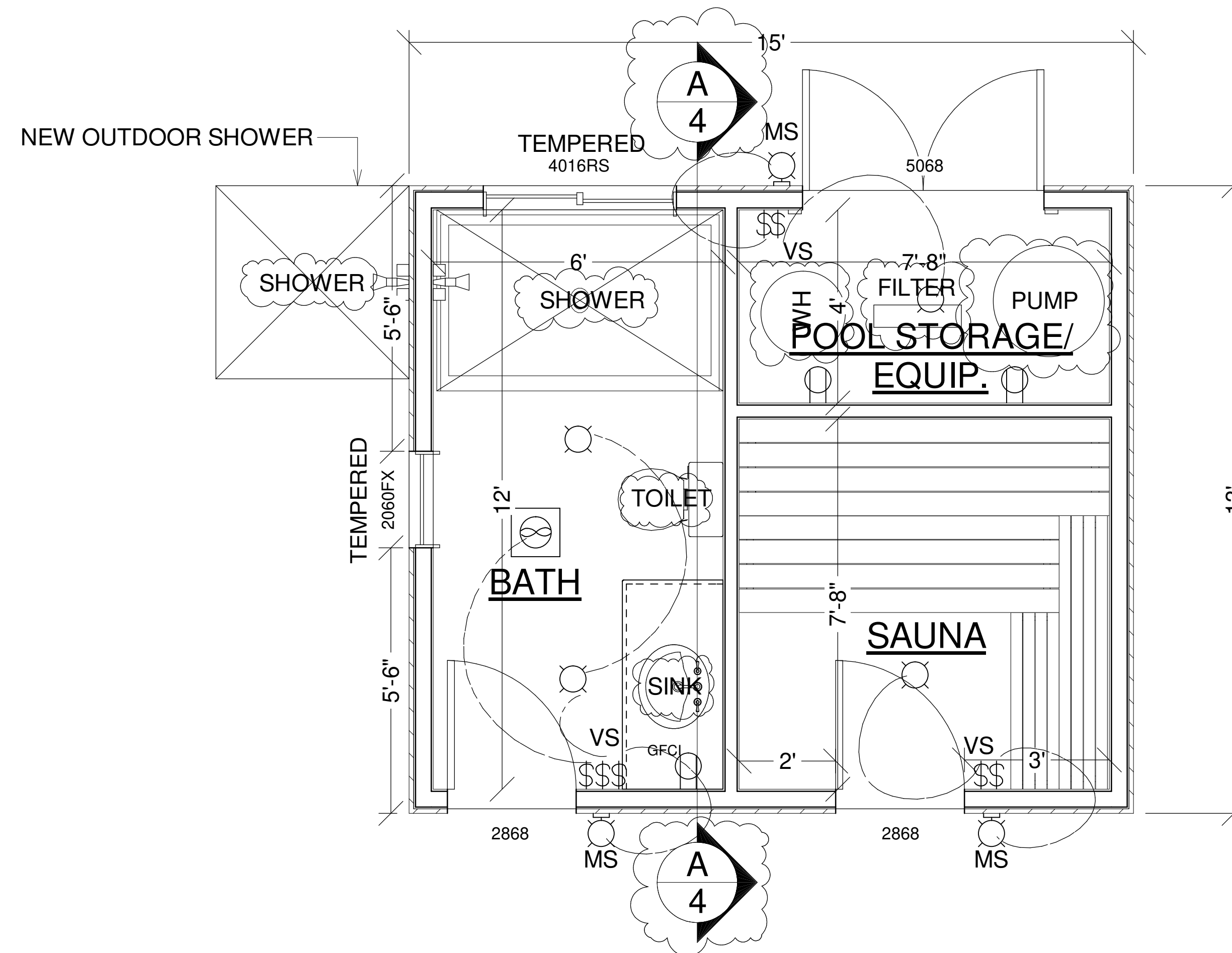
- PROVIDE AT LEAST TWO 20A SMALL APPLIANCE CIRCUITS TO FEED KITCHEN OUTLETS PER SECTION 210-52(B)
- PROVIDE AT LEAST ONE 20A DEDICATED CIRCUIT TO FEED ALL OUTLETS IN THE LAUNDRY AREA. MINIMUM ONE OUTLET. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
- PROVIDE AT LEAST ONE 20A DEDICATED CIRCUIT TO FEED OUTLETS IN BATHROOMS. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
- PROVIDE OUTLETS SO THAT NO PLACE ALONG ANY WALL SPACE 24" OR WIDER IS MORE THAN 6' FROM AN OUTLET.
- PROVIDE KITCHEN COUNTERTOP OUTLETS AT ALL COUNTER SPACES 12" OR WIDER SO THAT NO PLACE ALONG ANY COUNTER SPACE IS MORE THAN 24" FROM AN OUTLET. PROVIDE ONE OUTLET WITHIN 24" OF EITHER SIDE OF THE KITCHEN SINK.
- PROVIDE AT LEAST ONE OUTLET AT ANY PENINSULA OR ISLAND KITCHEN COUNTER SPACE.
- PROVIDE ONE OUTLET AT EACH BATHROOM SINK WITHIN 36" OF THE SINK.
- PROVIDE ONE OUTLET IN ANY HALLWAY 10" OR LONGER
- PROVIDE AT LEAST ONE GENERAL USE OUTLET IN ANY BASEMENT. THIS OUTLET IS IN ADDITION TO ANY OTHER REQUIRED OUTLET.
- PROVIDE ONE WEATHERPROOF GFI OUTLET AT THE FRONT AND REAR OF THE HOUSE AND AT ALL BALCONIES, DECKS, AND PORCHES.
- ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF AND GFI PROTECTED.
- ALL OUTLETS WITHIN THE GARAGE LESS THAN 8' ABOVE THE FLOOR SHALL BE GFI PROTECTED.
- ALL COUNTERTOP OUTLETS SHALL BE GFI PROTECTED.
- ALL BATHROOM OUTLETS SHALL BE GFI PROTECTED.
- ALL OUTLETS WITHIN 6' OF A SINK SHALL BE GFI PROTECTED.
- ALL 15A AND 20A 120V CIRCUITS SERVING OUTLETS (LIGHTING AND POWER) IN BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION-TYPE ARC-FAULT INTERRUPTER.
- PROVIDE A SERVICE OUTLET AND A SWITCHED LIGHT AT ANY ATTIC MOUNTED EQUIPMENT
- PROVIDE A SWITCHED LIGHT OR HALF-HOT OUTLET IN EVERY ROOM OR AREA.
- PROVIDE A SWITCHED EXTERIOR LIGHT AT EVERY EXTERIOR DOOR.
- ALL LIGHTING SHALL COMPLY WITH THE 2022 RESIDENTIAL COMPLIANCE MANUAL.

THESE ARE GENERAL REQUIREMENTS FOR RESIDENTIAL INSTALLATIONS. OTHER REQUIREMENTS MAY APPLY. PLEASE REFER TO THE CURRENT EDITION OF THE CALIFORNIA ELECTRICAL CODE FOR SPECIFIC REQUIREMENTS AND POSSIBLE EXCEPTIONS TO THE GENERAL REQUIREMENTS.

**PLUMBING FIXTURE NOTE:**

EFFECTIVE JAN 1, 2017 RESIDENTIAL BUILDING UNDERGOING ADDITIONS, ALTERATIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANCE PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES PRIOR TO FINAL INSPECTION. THE REQUIREMENTS SHALL APPLY TO NEW FIXTURES IN ADDITIONS OR AREAS OF ALTERNATION TO THE BUILDING (PER 2022 CAL GREEN SECTIONS 301.1.1, 4.303.1.1 - 4.303.1.4.4 & CPC SECTIONS 403.0-403.8)

PLUMBING FIXTURE TYPE	MAX. FLOW RATE
WATER CLOSETS	1.28 GPF
SHOWERHEADS	1.8 GPM @ 80 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
RESIDENTIAL LAVATORY FAUCETS	1.2 GPM @ 60 PSI MAX, 0.8 GPM @ 20 PSI MIN.
PUBLIC LAVATORY FAUCETS	0.5 GPM @ 60 PSI
METERING FAUCETS	0.2 GALLONS / CYCLE
URINALS	0.125 GPF (WALL-MOUNT) & 0.5 GPF (OTHER)



**ELECTRICAL LEGEND**

	HIGH EFFICACY FLUSH MOUNTED LIGHT
	HIGH EFFICACY CEILING MOUNTED LIGHT
	50 CFM EXHAUST FAN W/ HUMIDITY CONTROL
	HIGH EFFICACY FLOURECENT EXTERIOR LIGHT W/ PHOTOCONTROL SENSOR
	CEILING MOUNTED INTER CONNECTED SMOKE DETECTOR
	CEILING MOUNTED INTER CONNECTED CARBON MONOXIDE DETECTOR
	SWITCH
	DIMMER SWITCH
	VACANCY SENSOR
	ARC-FAULT CIRCUIT INTERRUPTER
	GROUND-FAULT CIRCUIT INTERRUPTER
	WATER PROOF GROUND-FAULT CIRCUIT INTERRUPTER

**SD / CO ALARMS:**  
 - CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTICATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS (CRC R315.7)  
 - SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS. (CRC R314.4)

**RECEPTACLES:**  
 - ALL 120V, SINGLE PHASE, 15 & 20 AMPS BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNITS KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION TYPE. (CEC 210.12A)  
 - ALL NONLOCKING TYPE 125V, 15 AND 20 AMP RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT EXCEPT FOR RECEPTACLES (CEC 406.12A):  
 ~ LOCATED MORE THAN 5 1/2' ABOVE THE FLOOR.  
 ~ THAT ARE A PART OF A LUMINAIRE OR APPLIANCE  
 ~ LOCATED WITHIN A DEDICATED SPACE FOR APPLIANCE  
 ~ REPLACEMENT NON GROUNDING TYPE

**WALL LEGEND**

NEW 2x4 STUDS @ 16" O.C.

**PROPOSED FLOOR PLAN**  
 SCALE: 1/2"=1'-0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**PROPOSED FLOOR PLAN**

PROJECT DESCRIPTION:  
**PROPOSED ACCESSORY STRUCTURE**  
 2335 DANILBERG DR  
 MOROGAN HILL, CA

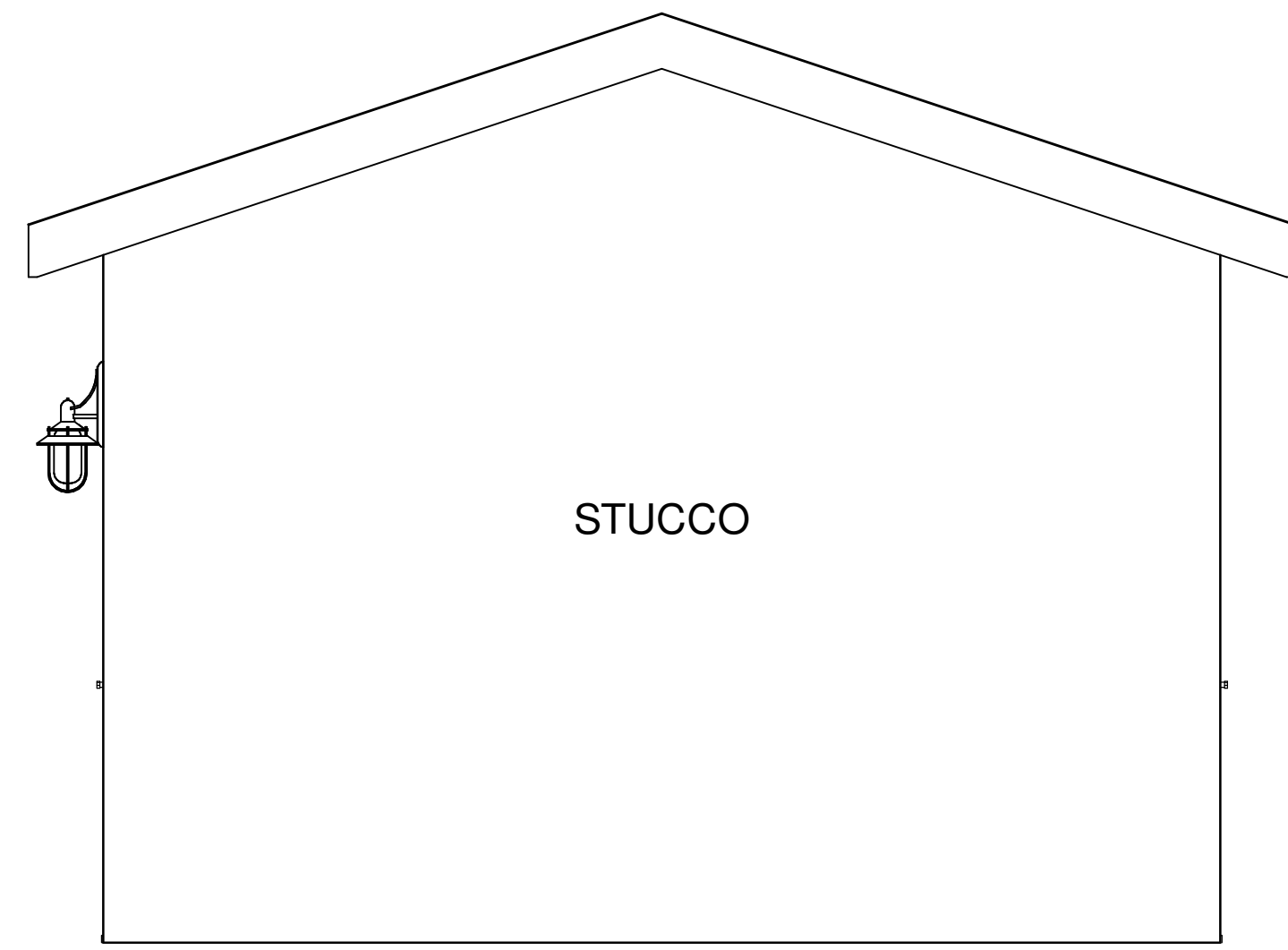
DRAWINGS PROVIDED BY:  
**POWELL AND ASSOCIATES INC.**  
 5908 JASMINE ST STE B  
 RIVERDALE, CA 92304  
 (951)392-5568

DATE:  
 12/4/2024

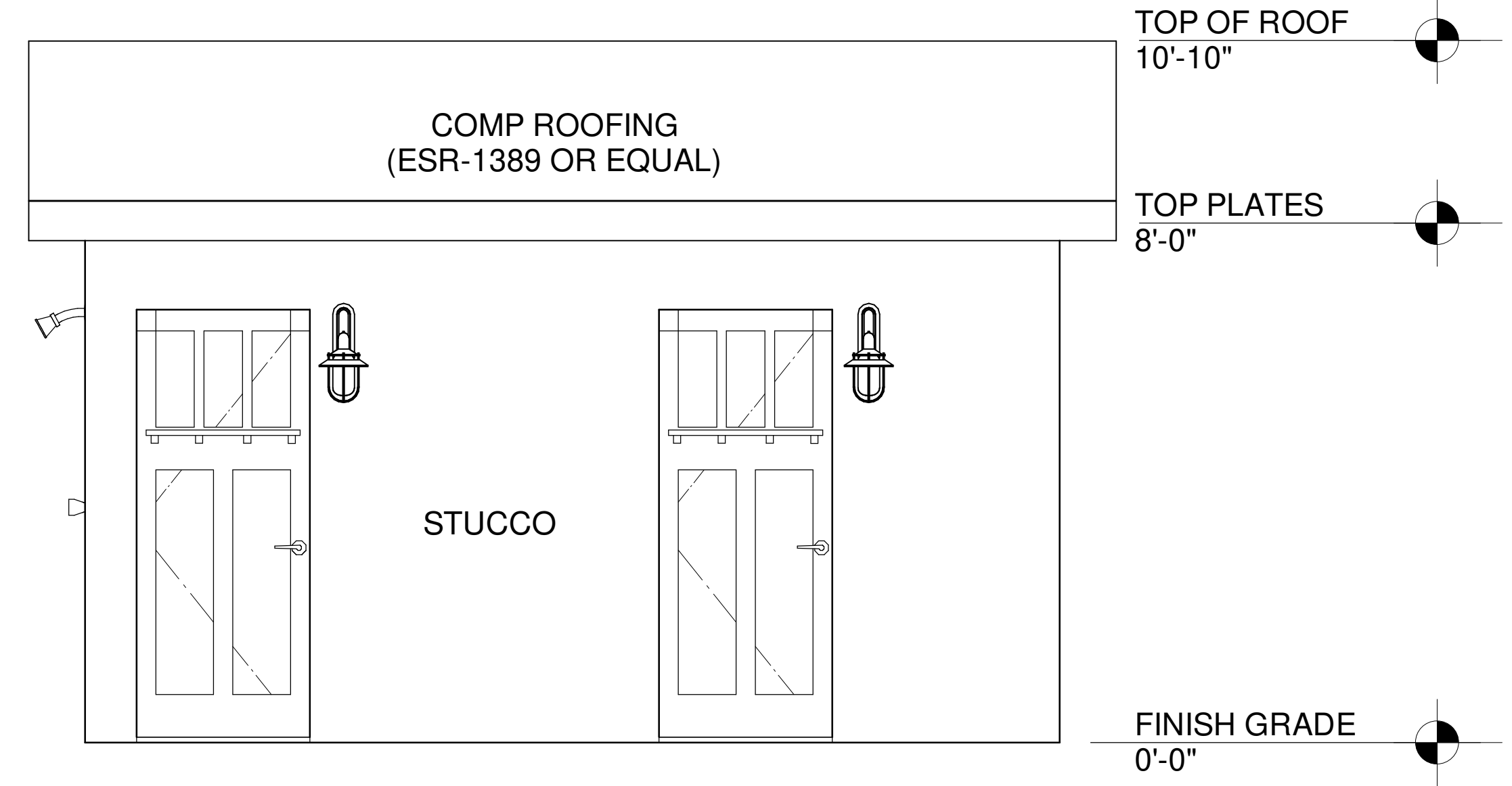
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SHEET:

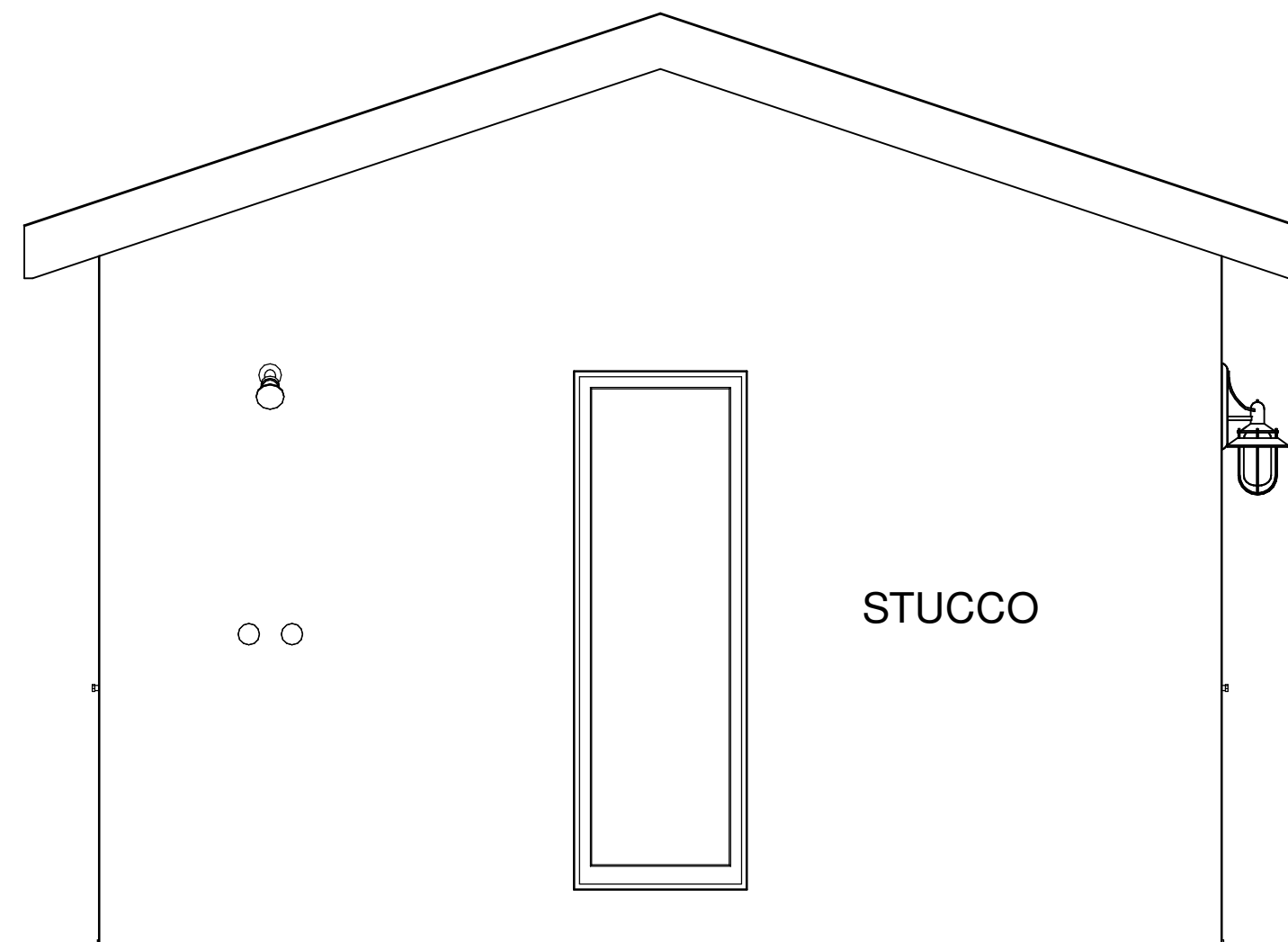
**2**



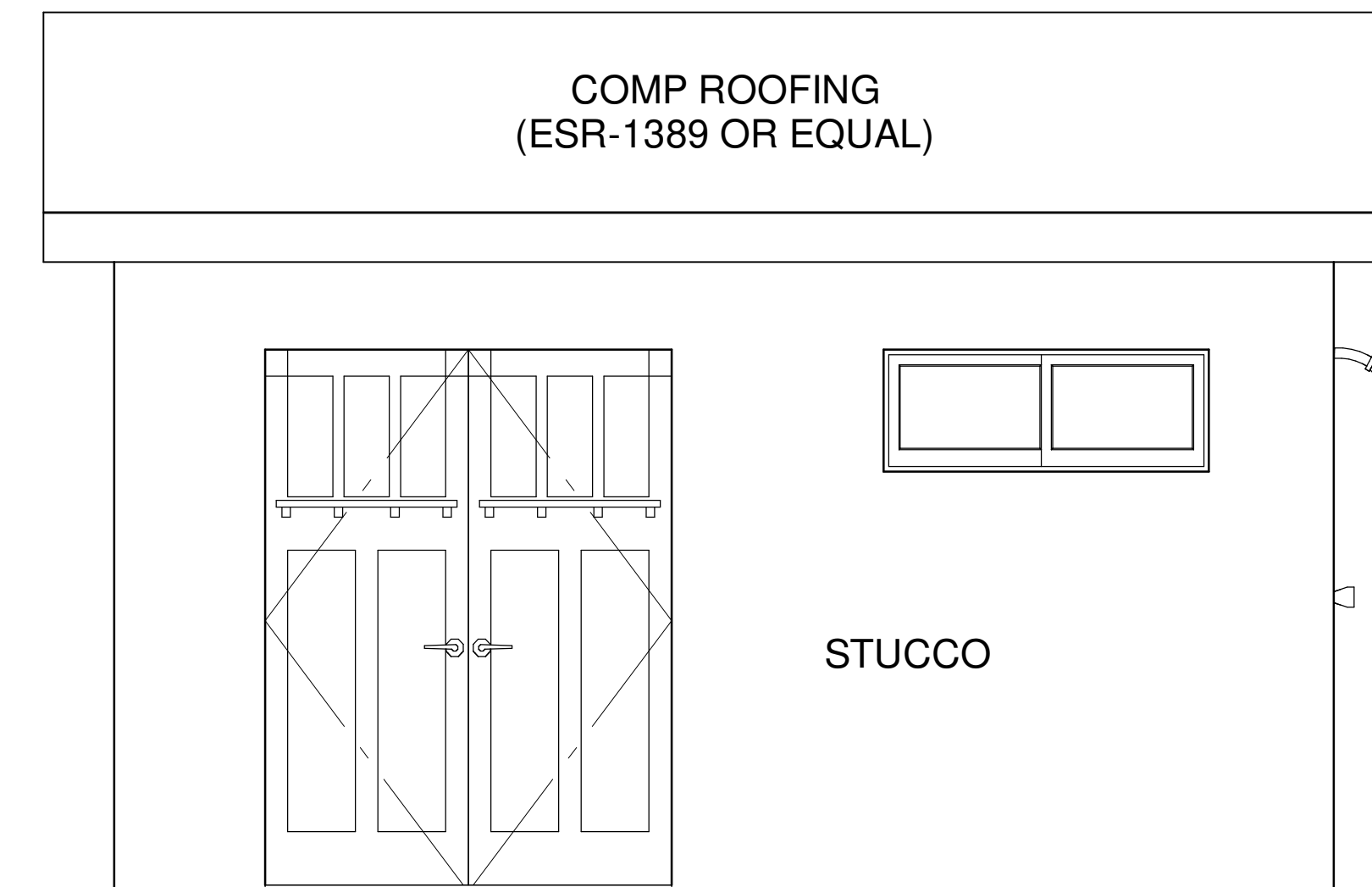
**PROPOSED RIGHT ELEVATION**  
SCALE: 1/2" = 1'-0"



**PROPOSED FRONT ELEVATION**  
SCALE: 1/2" = 1'-0"



**PROPOSED LEFT ELEVATION**  
SCALE: 1/2" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 1/2" = 1'-0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**PROPOSED ELEVATIONS**

PROJECT DESCRIPTION:  
**PROPOSED ACCESSORY STRUCTURE**  
2335 DAHLBERG DR  
MORGAN HILL, CA

DRAWINGS PROVIDED BY:  
**POWELL AND ASSOCIATES INC.**  
5908 JASMINE ST, STE B  
SAN JOSE, CA 95134  
(951) 352-3568

DATE:

12/4/2024

SCALE:

SHEET:

**3**



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**SECTIONS**

PROJECT DESCRIPTION:  
**PROPOSED ACCESSORY STRUCTURE**  
2325 DAHLBERG DR  
MORGAN HILL, CA

DRAWINGS PROVIDED BY:  
**POWELL AND ASSOCIATES INC.**  
5908 JASMINE ST, STE B  
SAN JOSE, CA 95128  
(951)392-3588

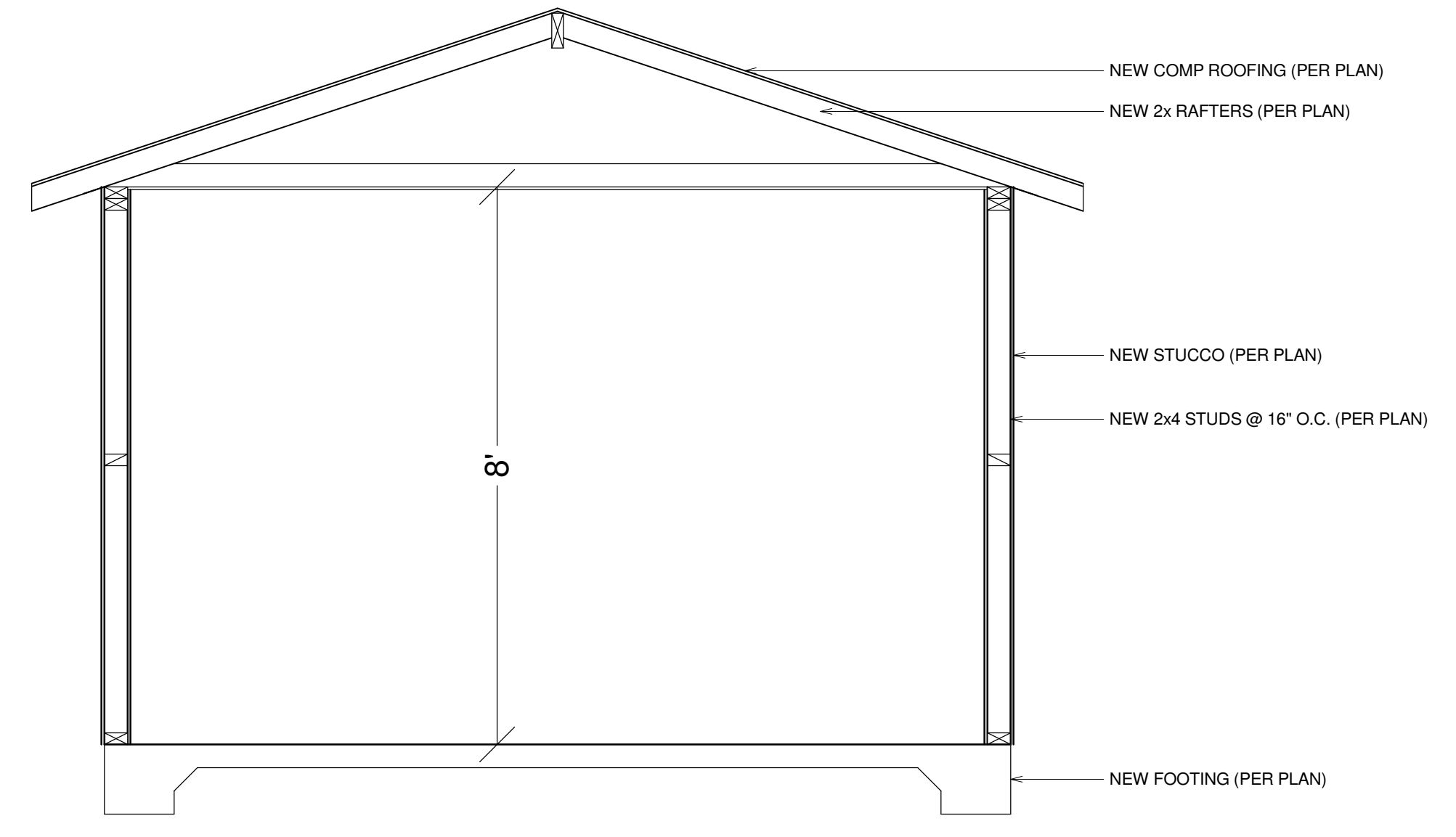
DATE:

12/4/2024

SCALE:

SHEET:

**4**



**SECTION 'A-A'**  
SCALE: 1/2" = 1'-0"

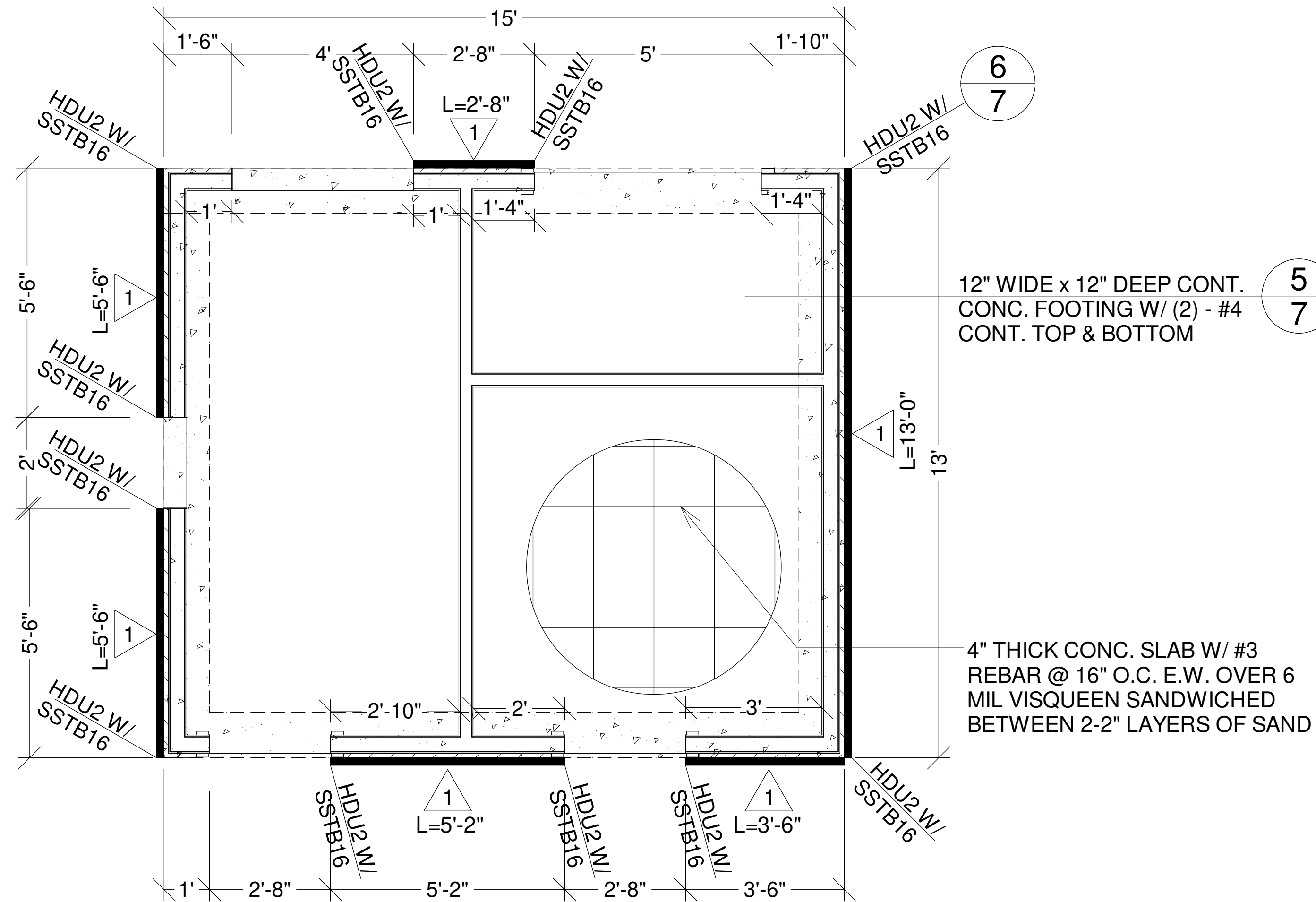
## FOUNDATIONS:

- SAFE SOIL BEARING CAPACITY IS BASED UPON THE 2022 CALIFORNIA BUILDING CODE TABLE 1806.A.2 "PRESUMPTIVE LOAD-BEARING VALUES" AND IS ASSUMED TO BE 1500 P.S.F. FOR "CLASS 5 MATERIAL. THE SAFE BEARING CAPACITY MUST BE VERIFIED PRIOR TO PLACING ANY CONCRETE. IF THE SOILS ARE FOUND TO CONTAIN CLAY OR CLAYEY SILT, THE FOUNDATION WILL NEED TO BE REDESIGNED AND A SOILS ENGINEER SHALL BE RETAINED TO PROVIDE RECOMMENDATIONS. IF OTHER CONDITIONS ARE ENCOUNTERED WHICH MAY HAVE AN ADVERSE EFFECT ON THE STRUCTURE, THE ENGINEER MUST BE NOTIFIED.
- BEFORE COMMENCING ANY EARTHWORK, THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES OR STRUCTURES AND SHALL NOT PERFORM ANY WORK THAT WILL DAMAGE OR INTERFERE WITH THE SERVICE OF SAME.
- SITE PREPARATION, BACKFILL, SELECT FILL, ETC. SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER IF ONE IS RETAINED OR AS IS COMMON FOR OTHER STRUCTURES WITH SIMILAR CONDITIONS WHERE A GEOTECHNICAL ENGINEER IS NOT RETAINED.
- FOOTING EXCAVATIONS SHALL BE NEAT AND TRUE, WITH ALL LOOSE MATERIAL AND STANDING WATER REMOVED BEFORE FOOTING CONCRETE IS PLACED. EXCAVATIONS SHALL BE PROTECTED FROM FREEZING IF ALLOWED TO FREEZE, THE EXCAVATION WILL NEED TO BE SCARIFIED AND RE-COMPACTED.
- EARTH FORMS MAY BE USED FOR FOOTINGS ONLY WHERE THE SOIL IS FIRM AND STABLE AND THE CONCRETE WILL NOT BE EXPOSED.
- AT STEPPED FOOTINGS, PLACE CONCRETE IN THE LOWEST FOOTINGS FIRST PROCEEDING UP TO THE HIGHEST.
- ALL FOUNDATIONS SHALL BE PLACED ON FIRM UNDISTURBED EARTH. HOLES DUE TO REMOVAL OF LARGE ROCKS OR OVER-EXCAVATION SHALL BE FILLED WITH CONCRETE.
- UNLESS SHOWN OTHERWISE, FOOTINGS SHALL BE PLACED A MINIMUM OF 12 INCHES BELOW THE FINISHED EXTERIOR GRADE.
- ALL LOOSE SOIL AND FILL, INCLUDING BACKFILL BEHIND WALLS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY.

## REINFORCED CONCRETE:

- ALL CONCRETE WORK AND MATERIALS SHALL CONFORM TO ACI 318, AS AMENDED BY THE 2022 C.B.C.
- CAST IN PLACE CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 2500 PSI.
- UNLESS NOTED OTHERWISE, DESIGN IS BASED ON  $F_c$  LESS THAN OR EQUAL TO 2500 PSI, THEREFORE, SPECIAL INSPECTION IS NOT REQUIRED.
- MAXIMUM WATER -CEMENT RATIO SHALL BE 0.45
- THE MAXIMUM SLUMP SHALL BE:
 

SLABS	4"
WALLS	4"
OTHER CONCRETE	4"
- REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI-318 AND SHALL BE ASTM A 615 GRADE 40 FOR #3 BARS & GRADE 60 FOR #4 BARS AND LARGER. WELDED WIRE FABRIC SHALL CONFORM TO IBC STANDARD NO. 26-6 (ASTM A 185).
- ALL HORIZONTAL BARS SHALL BE BENT AT CORNERS WITH A 24" EXTENSION, OR HAVE MATCHING CORNER BARS WITH 24" LEGS.
- AT INTERSECTING WALLS AND FOOTINGS, REINFORCEMENT SHALL BE EXTENDED THROUGH AND LAPPED ON THE OPPOSITE FACE OF THE CONTINUING WALL OR FOOTING, OR SHALL BE CONTINUOUS.
- AT "T" INTERSECTIONS, THE BARS IN THE DISCONTINUOUS WALL OR FOOTING SHALL EXTEND TO THE OPPOSITE FACE AND SHALL TERMINATE IN A STANDARD HOOK.



SHEAR WALL SCHEDULE						
TYPE	MATERIAL/DESCRIPTION	BLOCKING	ALLOWABLE SHEAR (PLF)	SILL ATTACHMENT TO FLOOR CONCRETE	SIMPSON LPT4 TIE (LARR25293)	REMARK
A	15/32" APA STRUCTURAL-1 W/ 10# COMMON NAILS @ 6-12"	BLOCKING AT PANEL EDGES	340	16# NAILS @ 5" DIA. x 12" @ 16" O.C.		

NOTE:  
A. MIN. 1/2" EDGE NAIL DISTANCE AT PANEL END AND EDGE

## FOUNDATION LEGEND

NEW FOUNDATION  
(PER PLANS)

**FOUNDATION PLAN**  
SCALE: 1/2" = 1'-0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**FOUNDATION PLAN**

PROJECT DESCRIPTION:  
**PROPOSED ACCESSORY STRUCTURE**  
2325 DANILBERG DR  
MORGAN HILL, CA

DRAWINGS PROVIDED BY:  
**POWELL AND ASSOCIATES INC.**  
5908 JASMINE ST, STE B  
SAN JOSE, CA 95128  
(951) 352-3568

DATE:  
12/4/2024

SCALE:

SHEET:  
**5**

# WOOD NOTES:

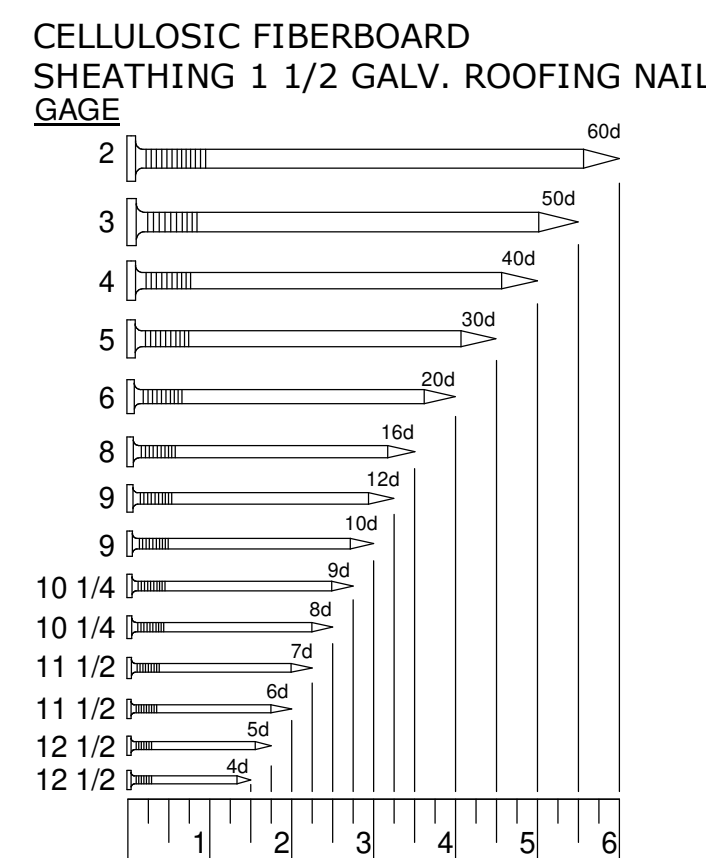
1. SAWN LUMBER SHALL BE DOUGLAS FIR COMPLYING WITH DOC PS20 AND SHALL HAVE THE FOLLOWING MINIMUM GRADES (PER 2022 CBC) UNLESS OTHERWISE NOTED ON THE PLANS.

DESCRIPTION	GRADE	ALLOWABLE STRESS
TYPICAL FRAMING	STANDARD OR BETTER	Fb=575 PSI
2x RAFTERS AND JOISTS	NO. 2	Fb=900 PSI (SINGLE MEMBER USES)
2x RAFTERS AND JOISTS	NO. 2	Fb=900 PSI (REPETITIVE MEM. USES)
4x BEAMS	NO. 1	Fb=1000 PSI
6x BEAMS	NO. 1	Fb=1000 PSI
POST AND TIMBERS	NO. 1	Fc=1000 PSI
GLUE-LAMINATED BEAMS WESTERN SPECIES, 24F-1.7E WS		
PARALAM BEAMS (PSL) SHALL BE 2.0 E.		
MICROLAM (LVL) BEAMS SHALL BE 1.9 E.		
TIMBER STRAND (LSL) SHALL BE 1.3 E.		

- FOUNDATION SILL PLATES SHALL BE PRESERVATIVE-TREATED WOOD OR FOUNDATION GRADE REDWOOD.
- LUMBER SHALL HAVE A MOISTURE CONTENT LESS THAN OR EQUAL TO 19%.
- ALL NAILS SHALL BE COMMON NAILS, EXCEPT AS NOTED ON THE PLANS.
- NAILS WHICH WILL BE EXPOSED TO WEATHER SHALL BE EITHER ZINC COATED, ALUMINUM ALLOY WIRE, OR STAINLESS STEEL.
- FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE-RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER (R317.3)
- ALL ROUGH FRAMING SHALL CONFORM TO THE 2022 CBC.
- FRAMING HARDWARE SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE CO. OR APPROVED EQUAL AND OF TYPE AND SIZE INDICATED ON THE PLANS. INSTALLATION SHALL BE AS RECOMMENDED BY THE MANUFACTURER AND SHALL BE NAILED FOR FULL CAPACITY, UNLESS NOTED OTHERWISE.
- SPECIAL CARE SHALL BE GIVEN TO THE FABRICATION OF BEARING SURFACES OF COLUMNS TO ENSURE THAT MEMBERS FIT TIGHTLY AND THE INTERFACING SURFACES ARE TRUE.
- BOLTS SHALL BE CUT AND THREAD MACHINE BOLTS (ASTM A 307). USE WASHERS WHERE BOLT HEAD OR NUT BEARS ON WOOD. HOLES SHALL BE 1/32" LARGER IN DIAMETER.
- PLYWOOD AND ORIENTED STRAND BOARD (OSB) SHALL CONFORM DOC PS1 OR DOC PS2 AND WITH VOLUNTARY PRODUCT STANDARD PS 2-10 FOR WOOD BASED STRUCTURAL PANELS, AS ADOPTED BY THE 2022 C.B.C.
- ROOF SHEATHING SHALL BE 15/32" CCX SHEATHING, WITH A PANEL INDEX OF 24/0, NAILED WITH 8d NAILS, SPACED AT 6" O.C., AT PANEL EDGES AND BOUNDARIES AND 12" O.C WITHIN THE FIELD.

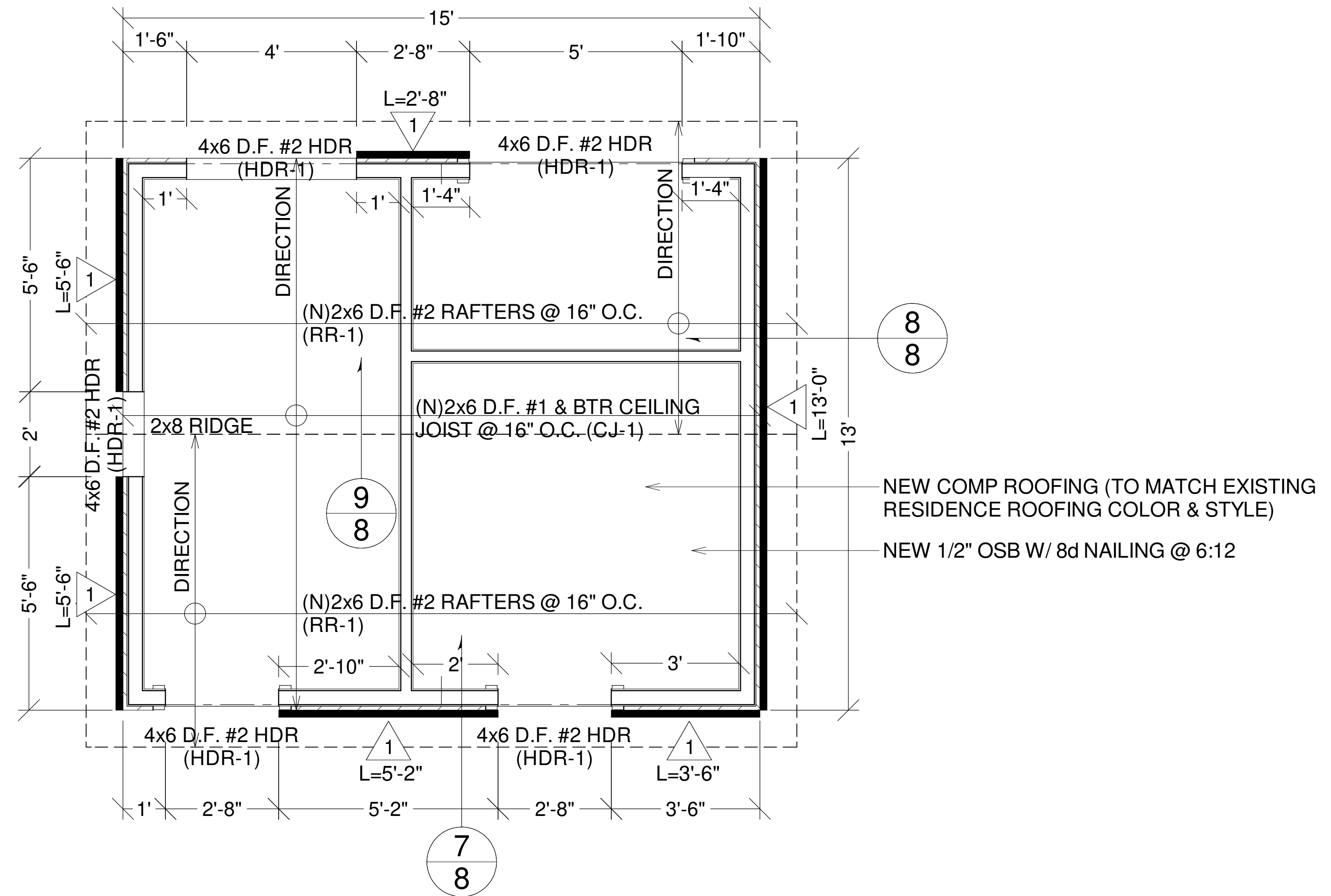
# NAILING SCHEDULE:

BUILDING ELEMENTS:	FASTENER	SPACING	
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d		
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16-O.C.	
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d		
STUD TO SOLE PLATE, TOE NAIL	3-8d OR 2-16d		
DOUBLE STUDS, FACE NAIL	10d	24-O.C.	
DOUBLE PLATES, FACE NAIL	10d	24-O.C.	
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d	16-O.C.	
DOUBLE TOP PLATES, MIN. 48" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d		
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d		
RIM JOIST TO TOP PLATE, TOE NAIL	8d	6-O.C.	
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d		
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER EDGE	16d	16-O.C.	
CEILING JOIST TO PLATE, TOE NAIL	3-8d		
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d		
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d		
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d		
RAFTER TO PLATE, TOE NAIL	2-16d		
1x BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d		
BUILT-UP CORNER STUDS	10d	24-O.C.	
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS:			
TOE NAIL	4-16d		
FACE NAIL	3-16d		
RAFTERS TIES TO RAFTERS, FACE NAIL	3-8d		
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING			
	FASTENER	EDGES	INTERMEDIATE
5/16-1/2"	6d COMMON NAIL (SUBFLOOR, WALL)	6	12
	8d COMMON NAIL (ROOF)	6	12
19/32-1"	8d COMMON NAIL	6	12
1 1/8-1 1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12
CELLULOSIC FIBERBOARD SHEATHING 1 1/2 GALV. ROOFING NAIL		3	6



- ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED.
- NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
- FOUR-FOOT-BY-8-FOOT OR 4-FOOT-BY-9-FOOT PANELS SHALL BE APPLIED VERTICALLY.

SIZES OF COMMON WIRE NAILS



SHEAR WALL SCHEDULE				
TYPE	MATERIAL/DESCRIPTION	BLOCKING ALLOWABLE SHEAR (PLF)	SILL ATTACHMENT TO FLOOR CONCRETE (LPT4 TIE(LARR25293))	SIMPSON REMARK
1	15/32" APA STRUCTURAL-1 W/ 10d COMMON NAILS @ 6:12	340	16d NAILS @ 5/8" DIA. x 12" @ 3" O.C.	AB @ 32" O.C. @ 16" O.C.

NOTE: A. MIN. 1/2" EDGE NAIL DISTANCE AT PANEL END AND EDGE

# ROOF FRAMING PLAN

SCALE: 1/2" = 1'-0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**ROOF FRAMING PLAN**

PROJECT DESCRIPTION:  
**PROPOSED ACCESSORY STRUCTURE**  
2335 DANILBERG DR  
MORGAN HILL, CA

DRAWINGS PROVIDED BY:  
**POWER AND ASSOCIATES INC.**  
5909 JASMINE ST, STE B  
SAN JOSE, CA 95128  
(951)352-3568

DATE:

12/4/2024

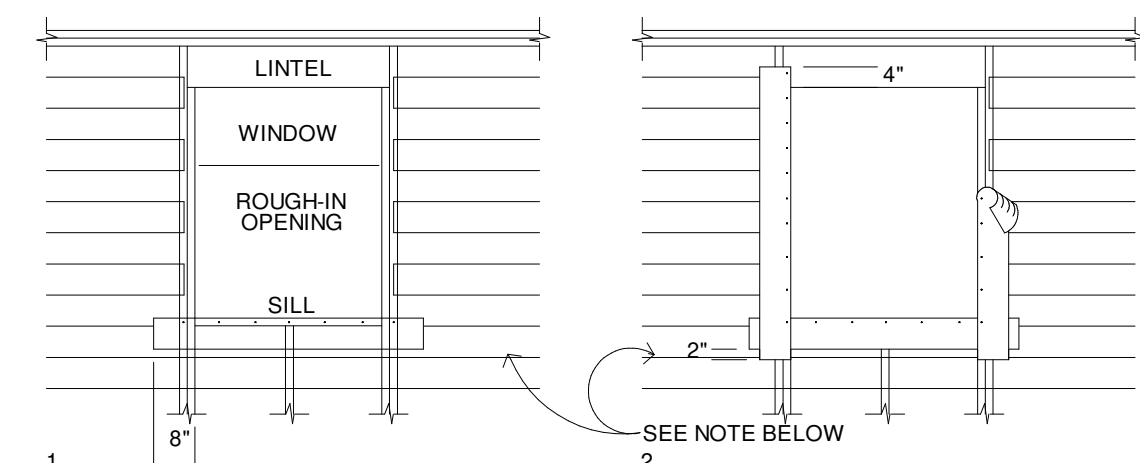
SCALE:

SHEET:

**6**

**WINDOW FLASHING:**

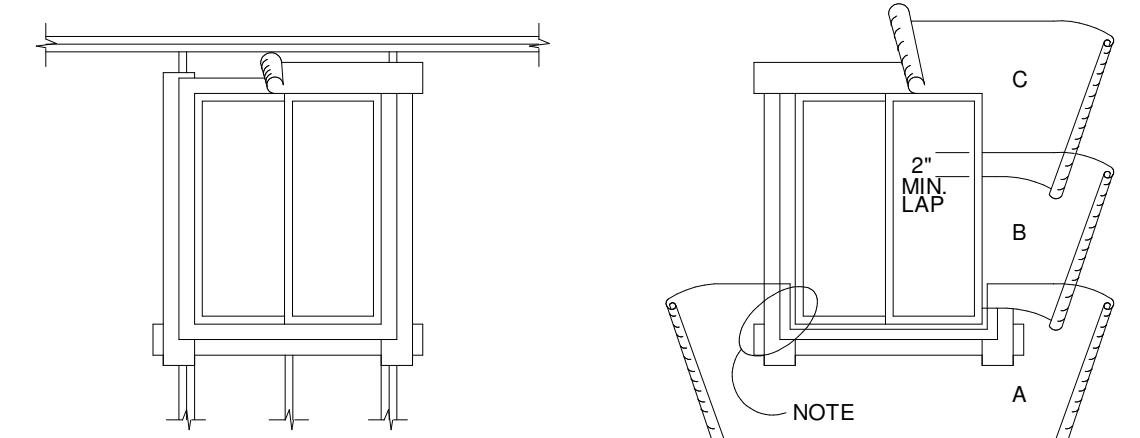
SECTION 706 OF THE CODE STATES THAT "EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF".



- ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL - EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8". SECURE ALL MOISTOP (OR EQUAL) WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES.
- ATTACH JAMB STRIP WITH SIDE EDGE EVEN WITH ROUGH-JAMB FRAMING. START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL. OR POWER-DRIVEN STAPLES.

NOTE: LINE-WIRE, WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT PLASTER (STUCCO), SHALL BE INSTALLED AS FOLLOWS:

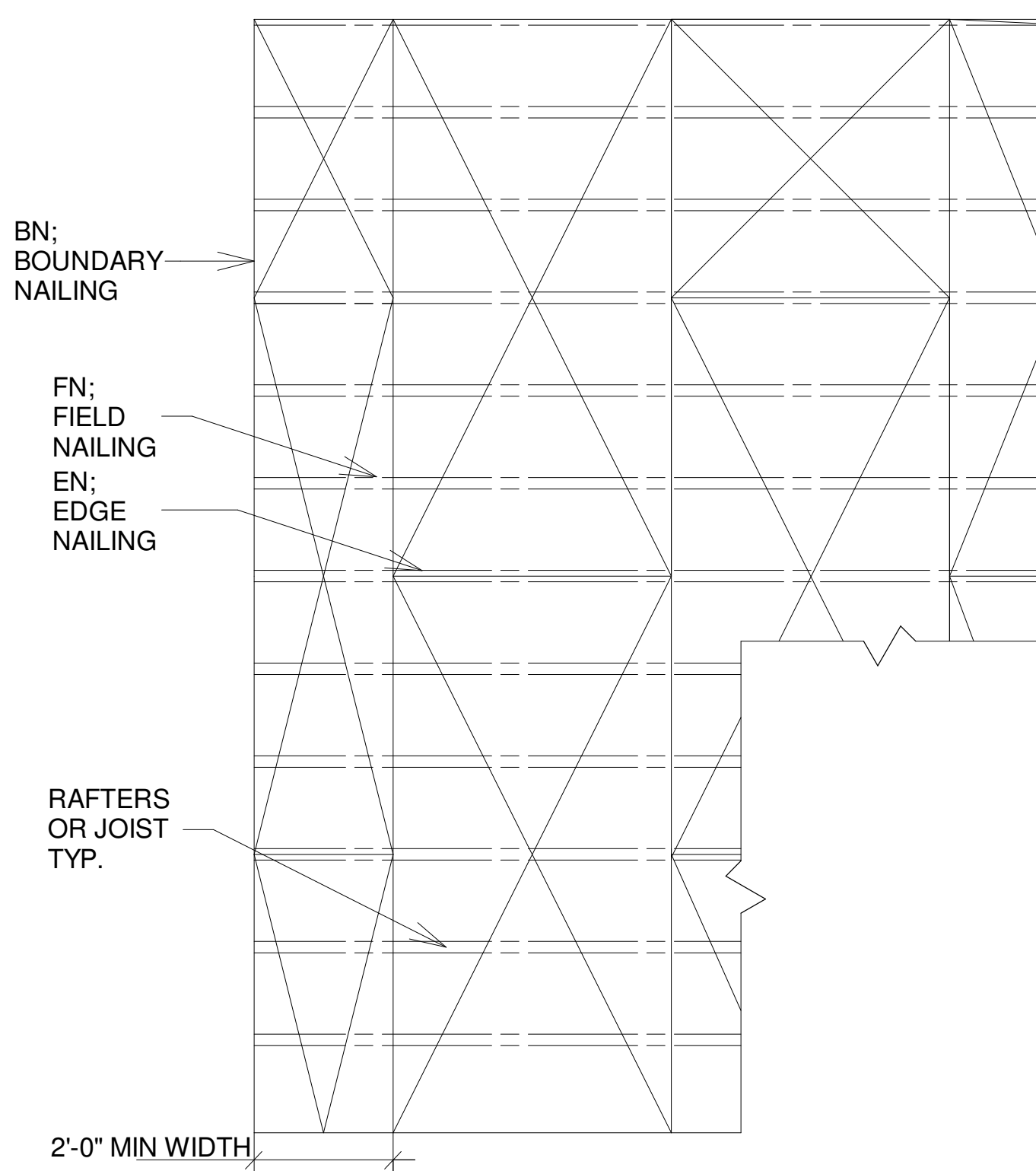
- WIRE GAUGE, SPACING, AND ATTACHMENT SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF BUILDING NEWS ITEMS 25-1.
- PERIPHERAL FLASHING, AT ALL EDGES OF WALL OPENINGS, MUST COVER THE WIRE BACKING.
- NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.



- INSTALL WINDOW JAMB NAILING FLANGES OVER A CONTINUOUS BEAD OF SEALANT ON THE MOISTOP (OR EQUAL). INSTALL THE WINDOW HEAD MOISTOP (OR EQUAL) ON A CONTINUOUS BEAD OF SEALANT APPLIED TO THE WINDOW HEAD NAILING FLANGE.
- COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER  $\frac{1}{4}$ " UNDER  $\frac{1}{4}$ " SILL STRIP.   
 NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF (SHOWN AS SHORT DASHED LINES). DO NOT SLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B, C, D ETC.) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

THE ABOVE METHOD APPLIES ONLY TO THE MOST COMMONLY USED TYPE OF METAL FRAME (SURFACE MOUNTED). FOR OTHER TYPES OF FRAMES, SPECIAL ATTENTION MUST BE PAID TO THE MANUFACTURER'S RECOMMENDATIONS.

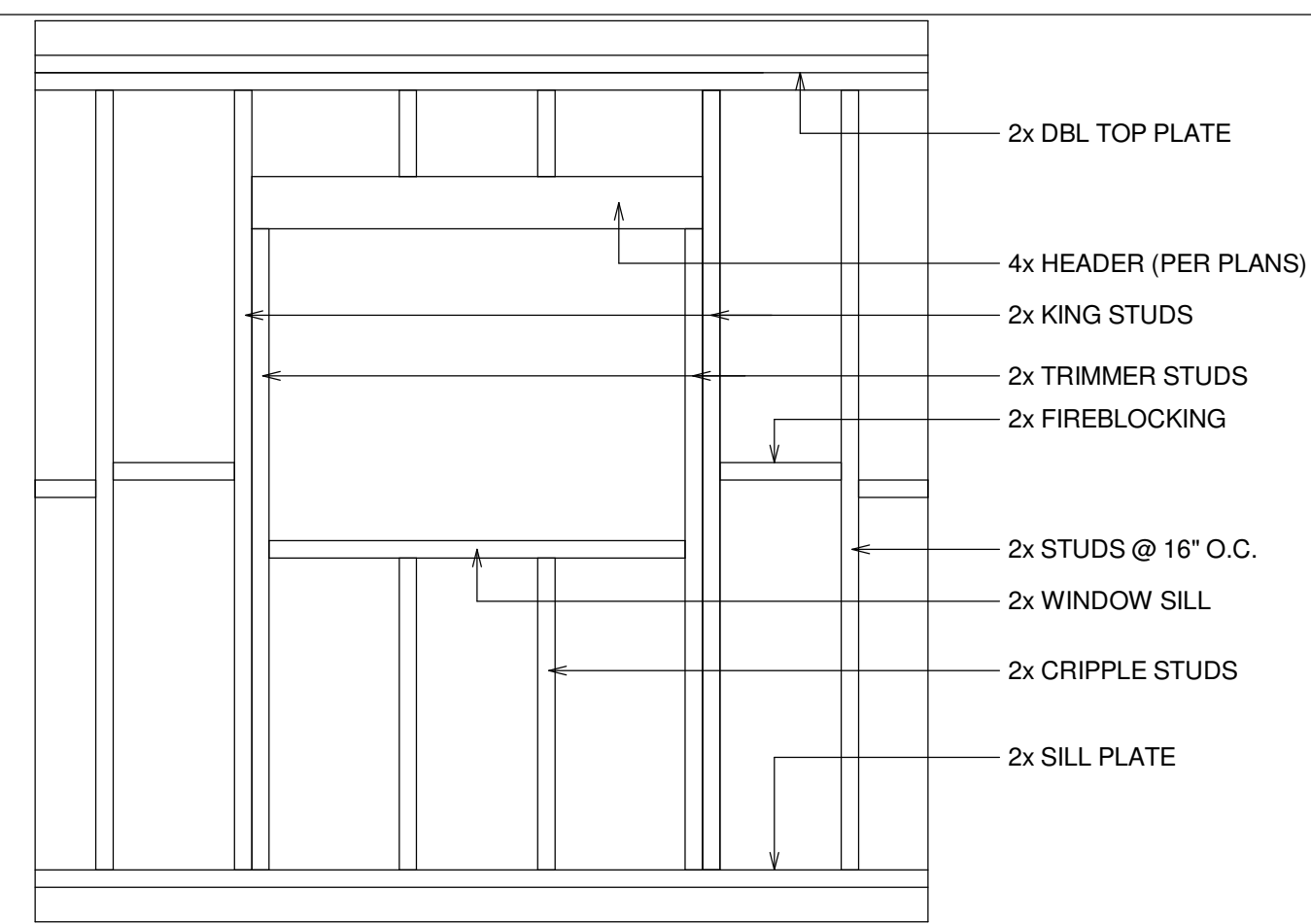
**VAPOR BARRIER**



**NOTES**

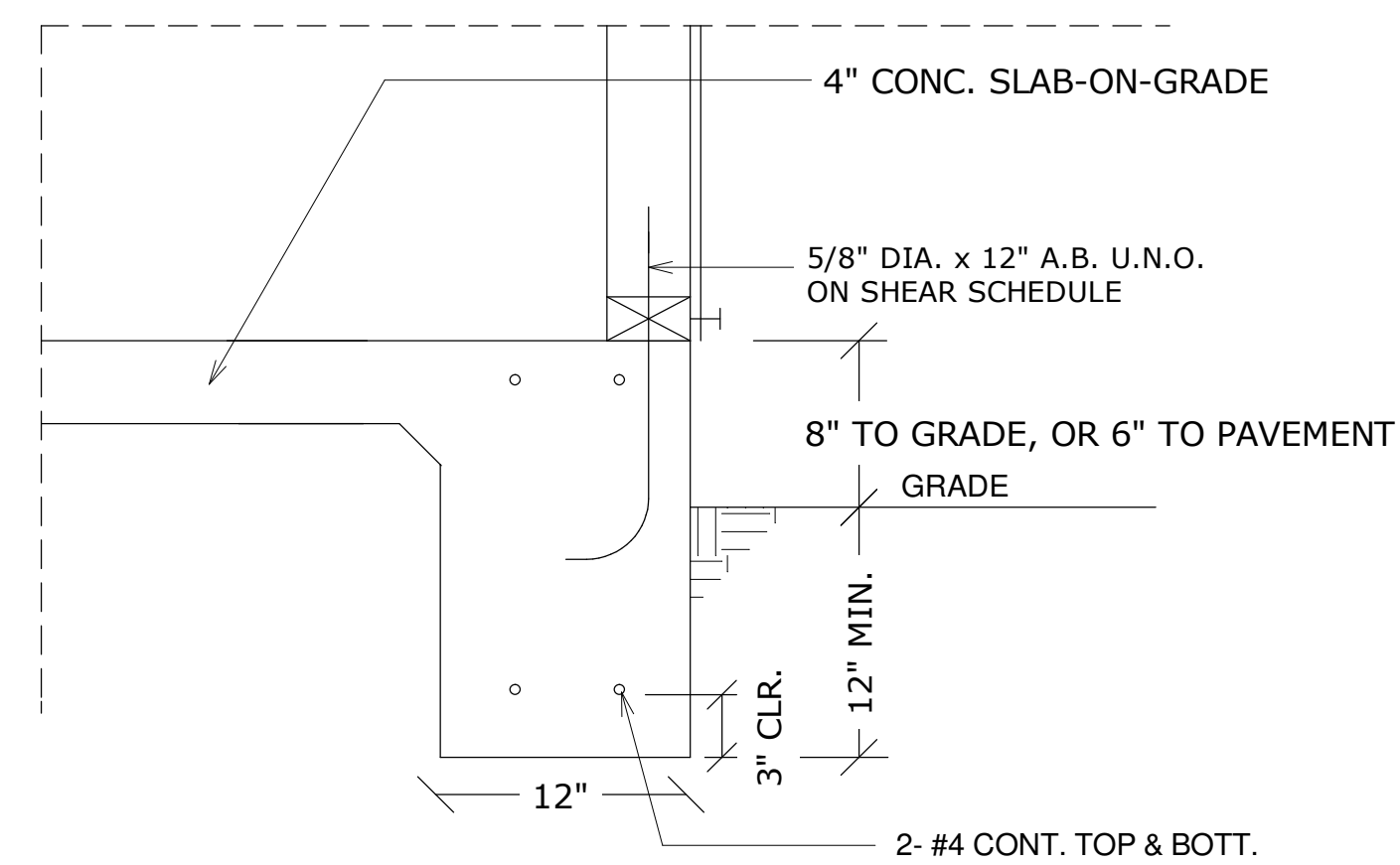
- RUN LONG DIMENSIONS OF PLYWOOD OR ORIENTED STRAND BOARD ACROSS (PERPENDICULAR TO) JOISTS AND RAFTERS.
- STAGGER END JOINTS 2'-0" MINIMUM
- BOUNDARY NAILING APPLIES TO PERIMETER PLATE LINES, CHORDS, TIES, AND AS CALLED FOR ON DRAWING.
- SEE PLANS FOR NAILING.
- NAILS SHALL HAVE MIN. 3/8" EDGE DISTANCE.
- ALL JOIST AND RAFTERS SHALL BE LAID OUT IN A 4'-0" MODULE TO COINCIDE WITH PLYWOOD.
- TONGUE-AND-GROOVE PLYWOOD OR ORIENTED STRAND BOARD AT FLOORS UNLESS NOTED OTHERWISE.

**PLYWOOD LAYOUT**



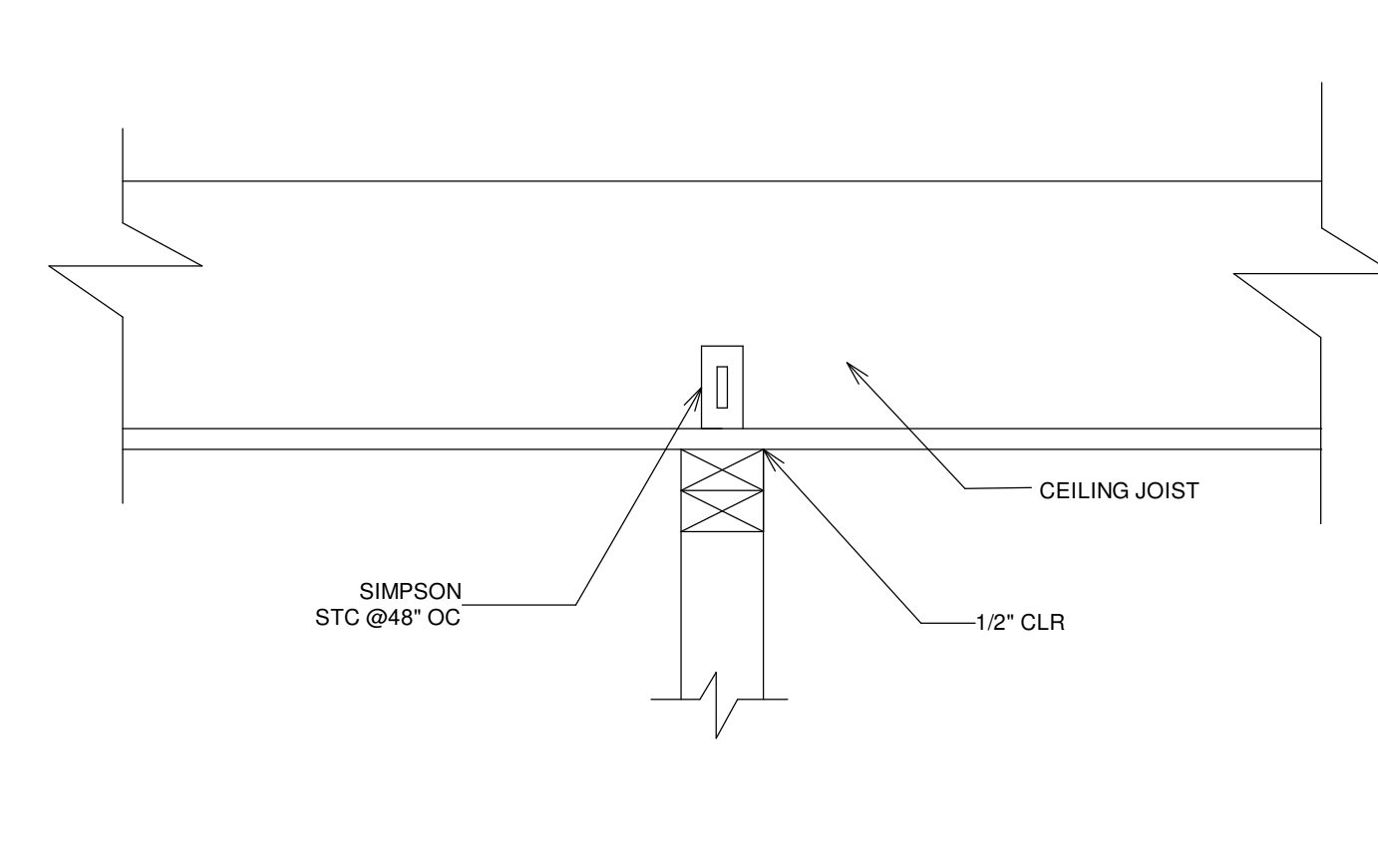
**WINDOW FRAMING**

9/7



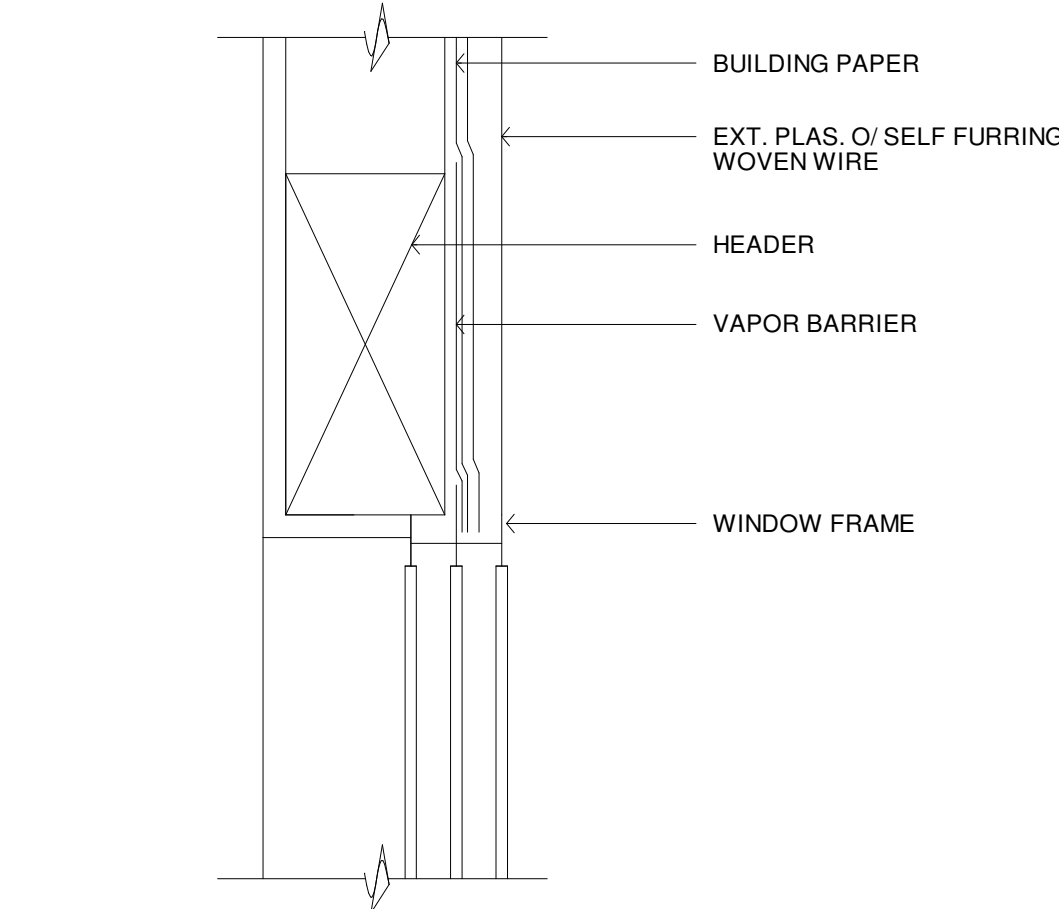
**NEW FOOTING**

5/7



**TYP. NON-BRG. WALL**

1/7



**WINDOW HEAD**

10/7

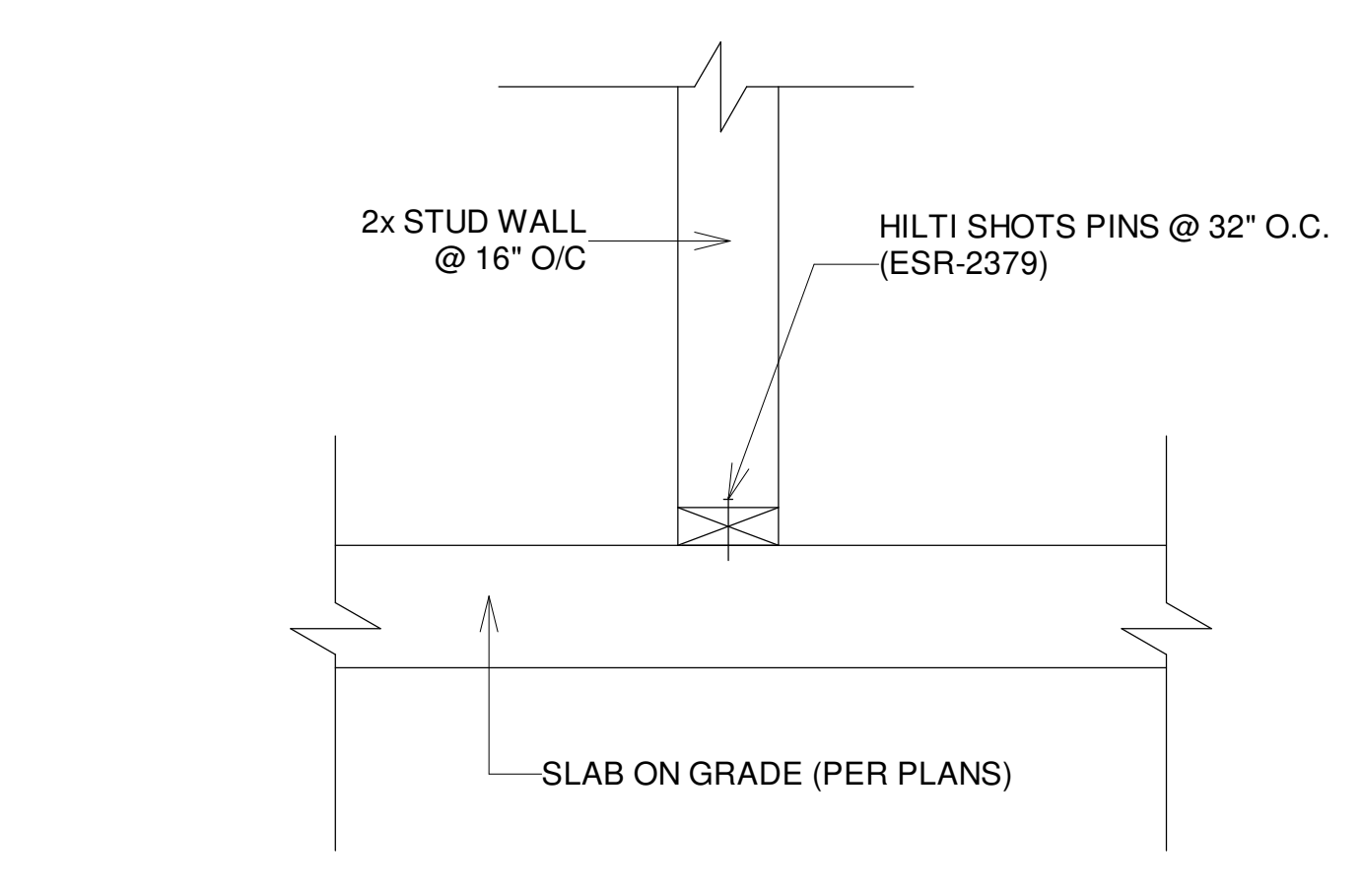
MODEL NO.	STEM WIDTH	DIA.	L	MIN EMBED.	ALLOWABLE TENSION LOAD		
					CONCRETE (f <sub>c</sub> = 2500 psi)	CONCRETE 8" CMU BLOCK	CONCRETE 8" CMU CLOCK END
SSTB14	9	5/8"	16	11	3355		
SSTB16	6	5/8"	17 5/8" (SSTB16L = 19 5/8")	12 5/8"	4420	4780	1850
SSTB20	6	5/8"	21 5/8" (SSTB16L = 24 5/8")	16 5/8"	4600	4780	1850
SSTB24	6	5/8"	25 5/8" (SSTB16L = 28 1/8")	20 5/8"	5175	4780	1850
SSTB28	8	7/8"	29 5/8" (SSTB16L = 32 7/8")	24 7/8"	10100	6385	4815
SSTB34	8	7/8"	34 7/8"	28 7/8"	10100	6385	4815
SSTB36	8	7/8"	38 7/8"	28 7/8"	10100	6385	4815

MODEL NO.	2x, 3x, 2-2x SILL PLATES	
	MONO POUR	TWO POUR
HDU2, HD2A, LTT19, LTT20B, LTT131	SSTB16	SSTB20
HTT15	SSTB16	SSTB20
HDU4, HD5	SSTB20	SSTB24
HTT22, HDC5/22, HDC5/4, HDU5, HD5	SSTB24	SSTB24
HDU6, HDC6, HDC10/22, HDC10/4, HD7, HD9	SSTB28	SSTB34

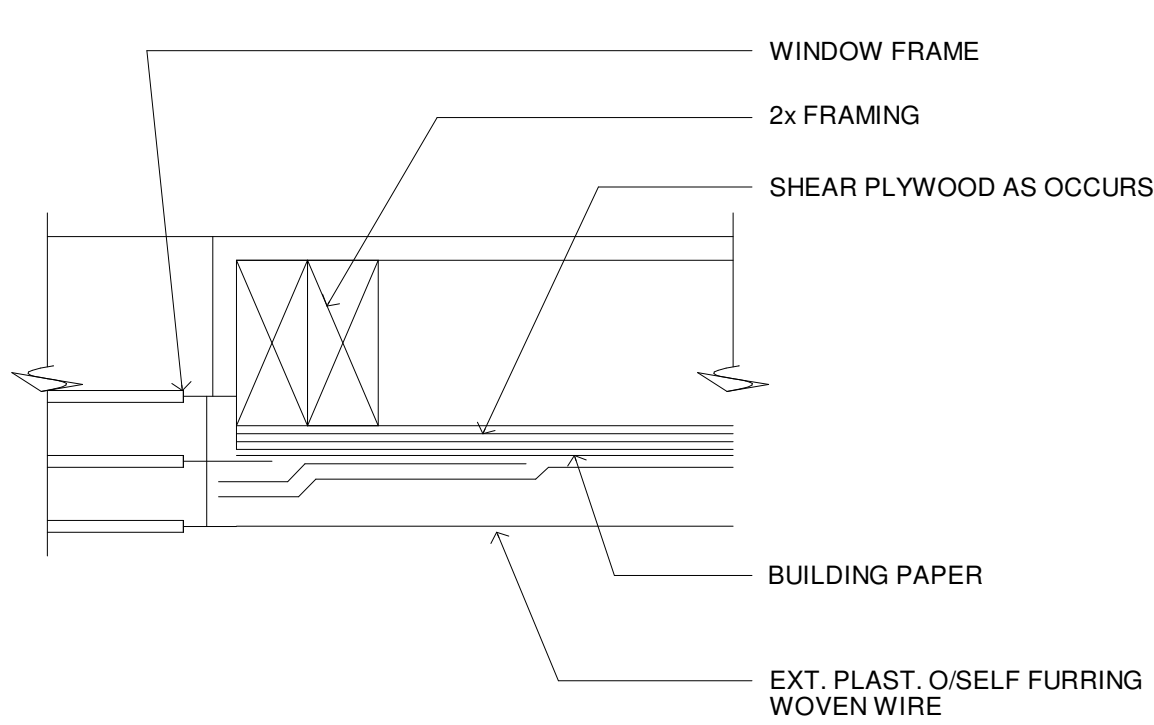
**HOLD DOWN**

6/7



**TYP. NON-BRG. WALL**

2/7



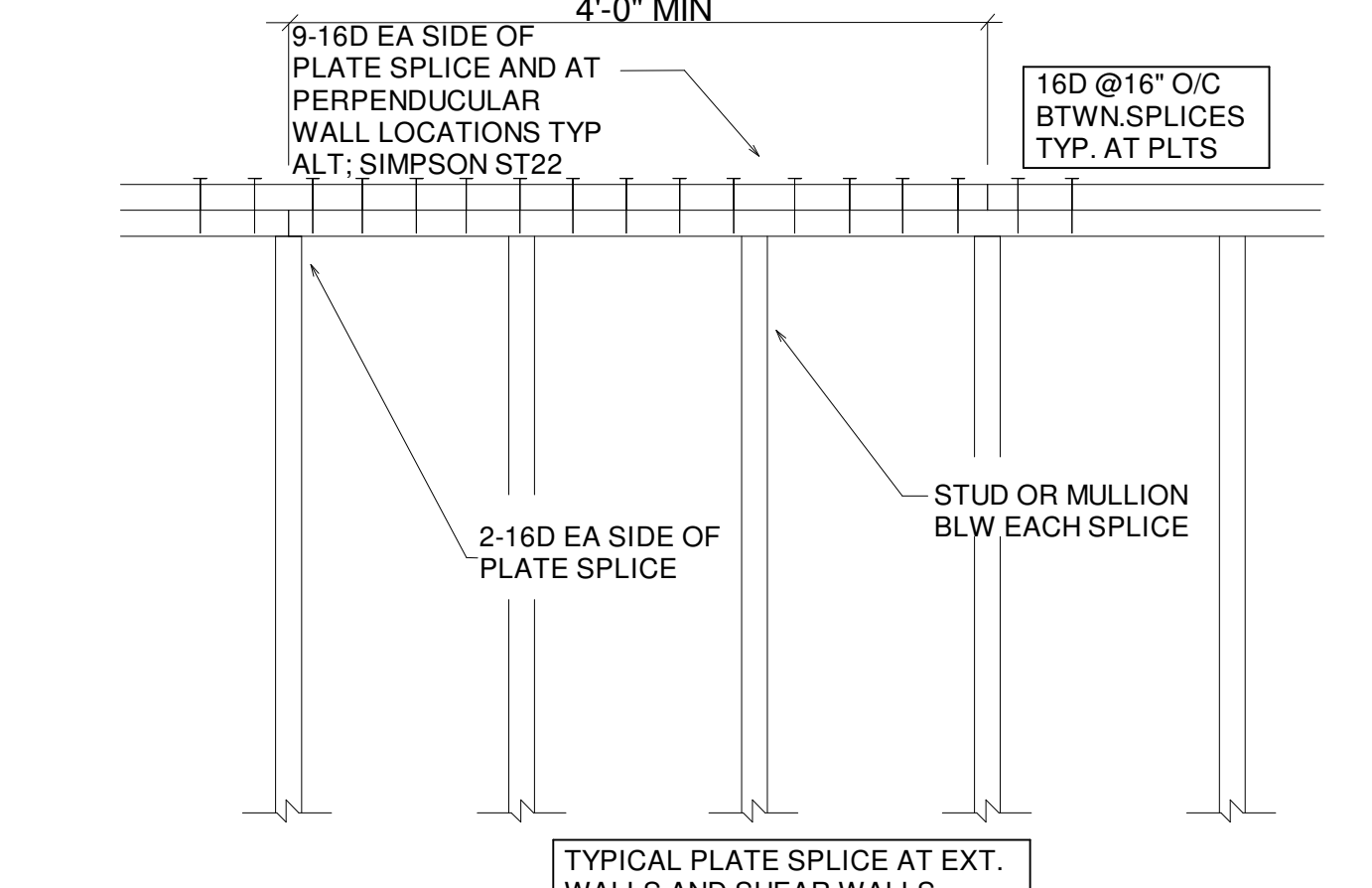
**WINDOW JAMB**

11/7

OPENING SIZE	HEADER SIZE 2x6 WALL	HEADER SIZE 2x4 WALL
4'-0" MAX.	6x6 HDR.	4x6 HDR.
6'-0" MAX.	6x6 HDR.	4x8 HDR.
8'-0" MAX.	6x8 HDR.	4x8 HDR.
10'-0" MAX.	6x10 HDR.	4x10 HDR.
12'-0" MAX.	6x12 HDR.	4x12 HDR.

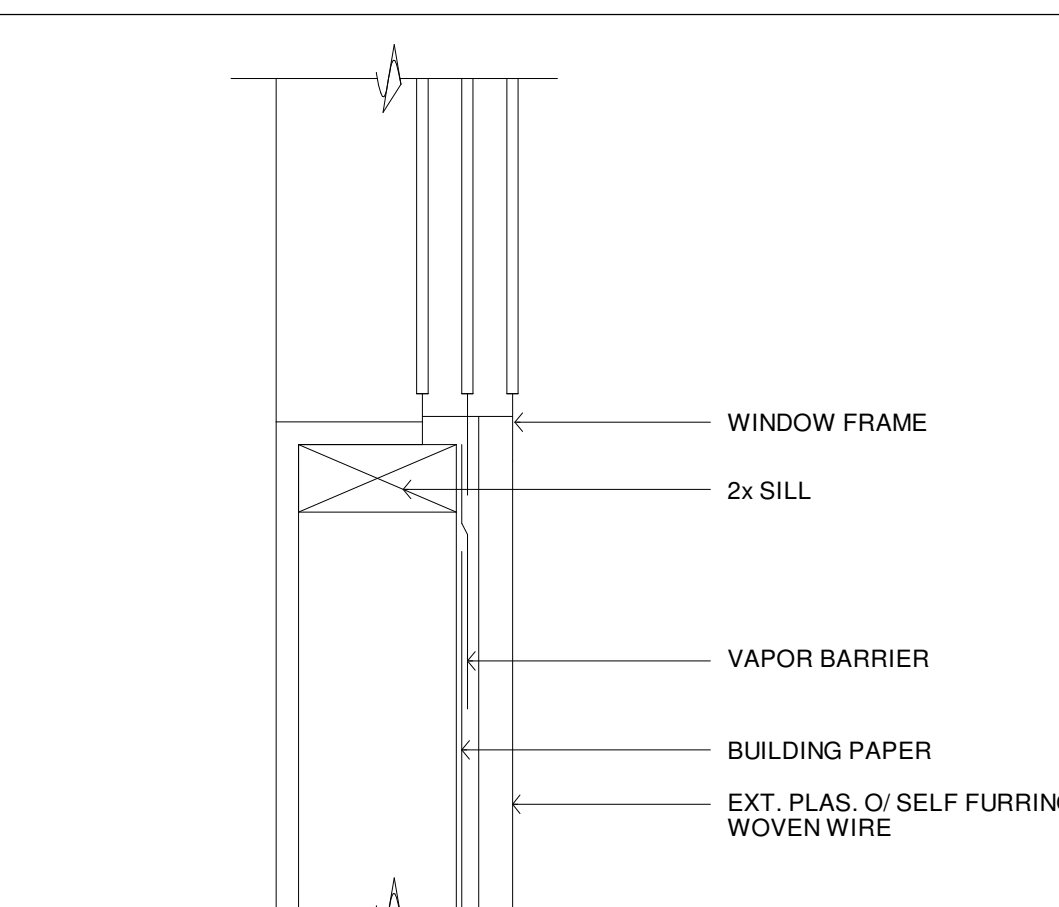
**TYPICAL HEADER SCHEDULE (U.N.O.)**

7/7



**TYPICAL PLATE SPLICE AT EXT. WALLS AND SHEAR WALLS**

3/7



**WINDOW SILL**

12/7

**EGRESS:**

- 5.7 SQ. FT. EXCEPT AT GRADE LEVEL THEN 5.0. 24" MIN. HEIGHT AND 20" MIN. WIDTH
- 44" TO OPENING MAX.
- ONE EMERGENCY EGRESS OR DOOR TO THE OUTSIDE, ALL SLEEPING ROOMS REQUIRE AND EGRESS TO THE OUTSIDE BUT ADJOINING ROOMS DO NOT.

**EGRESS**

8/7

**2022 CPC 402.5 SETTING**

FIXTURES SHALL BE SET LEVEL AND IN PROPER ALIGNMENT WITH REFERENCE TO ADJACENT WALLS. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES (381 MM) FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES (762 MM) CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES (610 MM). NO URINAL SHALL BE SET CLOSER THAN 12 INCHES (305 MM) FROM ITS CENTER TO A SIDE WALL OR PARTITION NOR CLOSER THAN 24 INCHES (610 MM) CENTER TO CENTER.

**EXCEPTION:** THE INSTALLATION OF PAPER DISPENSERS OR ACCESSIBILITY GRAB BARS SHALL NOT BE CONSIDERED OBSTRUCTIONS.

**TOILET CLEARANCE**

4/7



NO.	DESCRIPTION	BY	DATE

SHEET TITLE: **DETAILS**

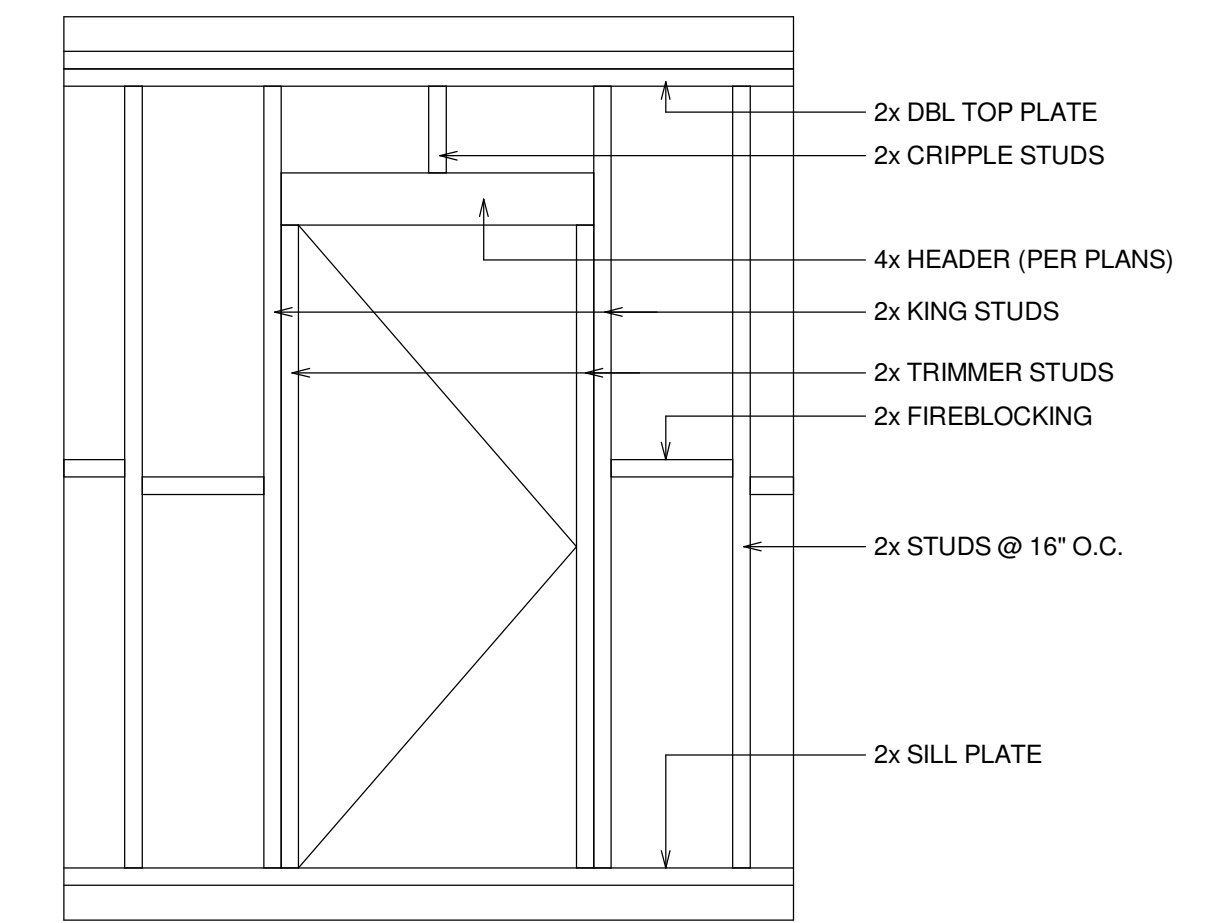
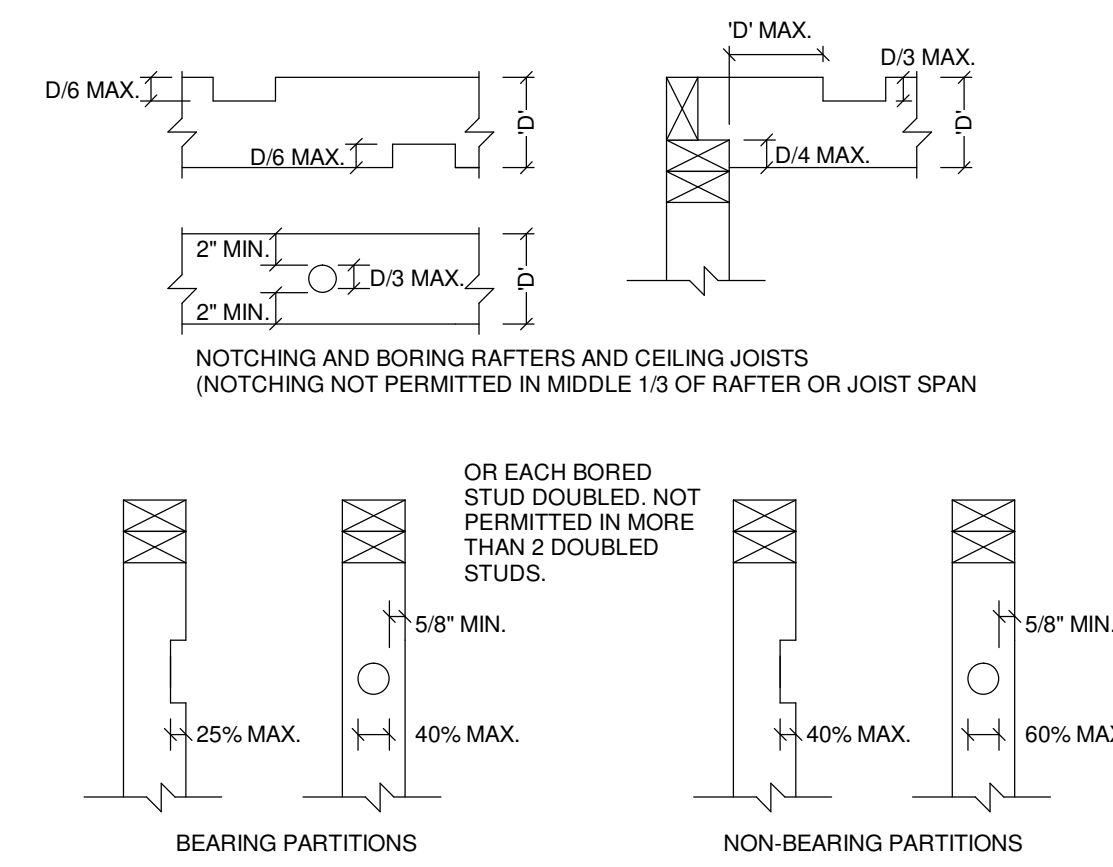
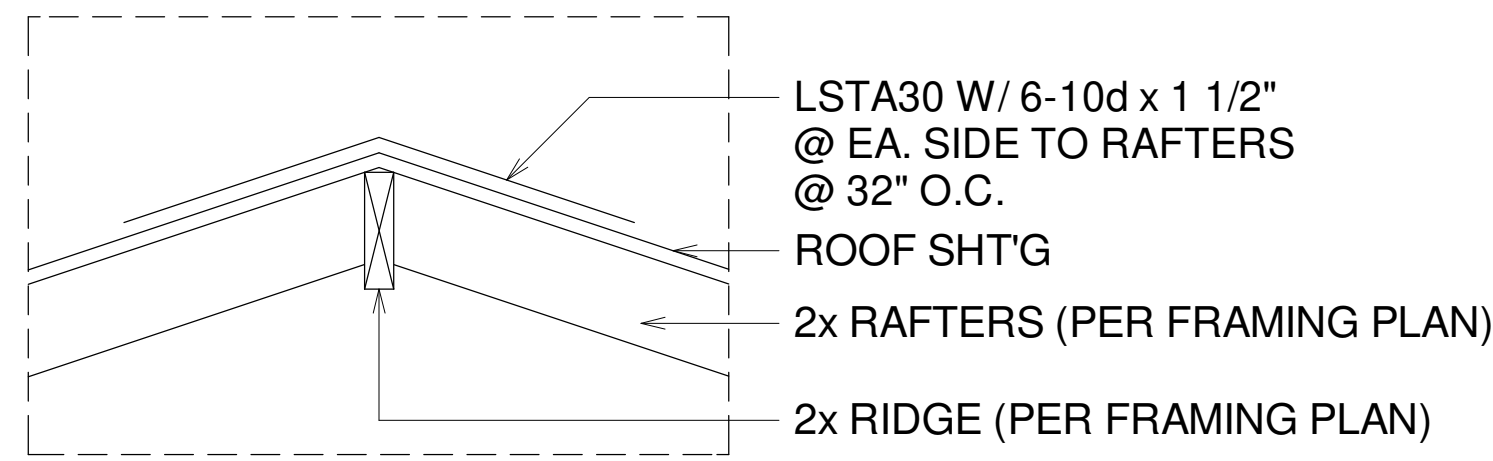
PROJECT DESCRIPTION: **PROPOSED ACCESSORY STRUCTURE**  
2335 DANILBERG DR  
MORGAN HILL, CA

DRAWINGS PROVIDED BY: **POWELL AND ASSOCIATES INC.**  
5008 JASMINE ST, STE B  
SAN JOSE, CA 95128  
(951) 352-3568

DATE: **12/4/2024**

SCALE:

SHEET: **7**



13  
8

**RIDGE**

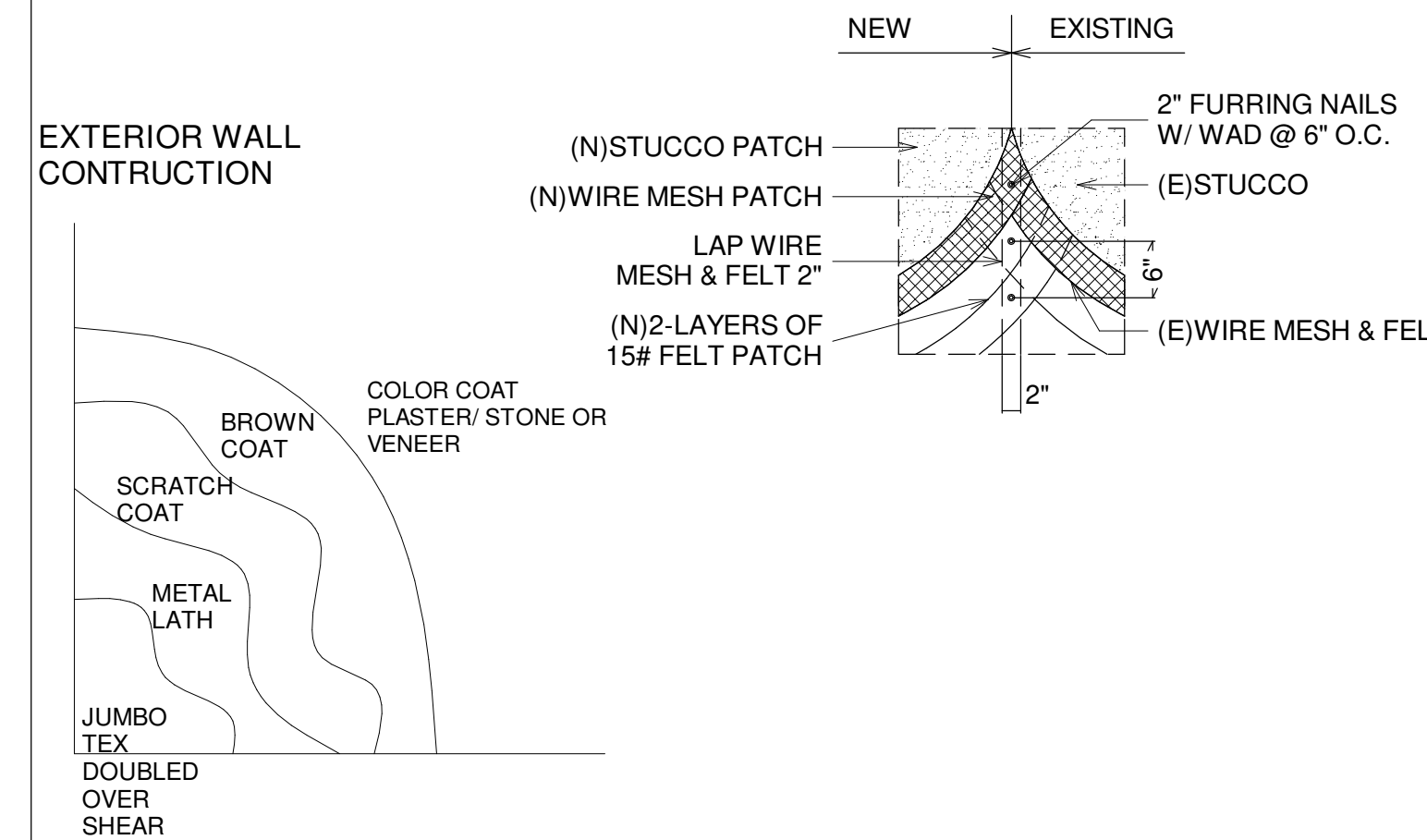
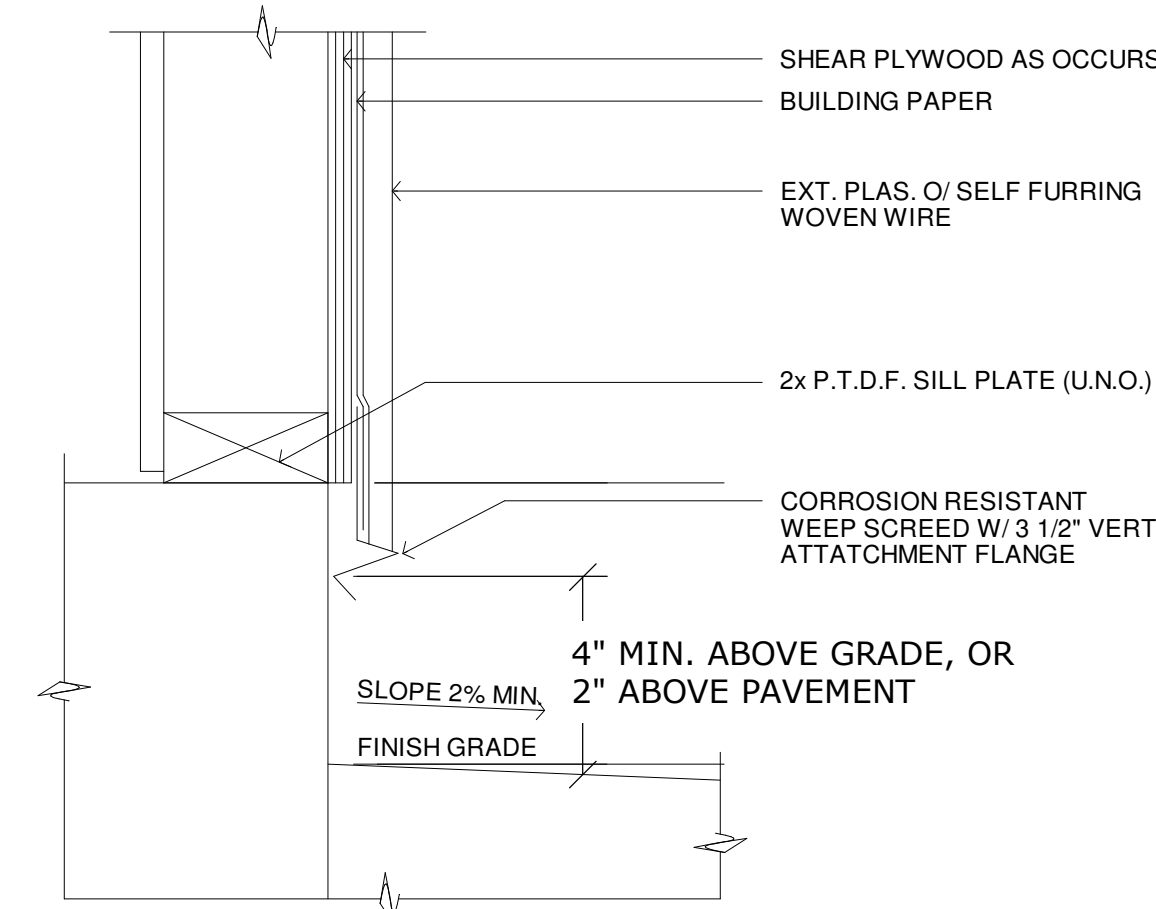
9  
8

**NOTCHING AND BORING:**  
WALL STUDS  
RAFTER/CEILING JOISTS

5  
8

**DOOR FRAMING SECTION**

1  
8



14  
8

**STUCCO SCREED**

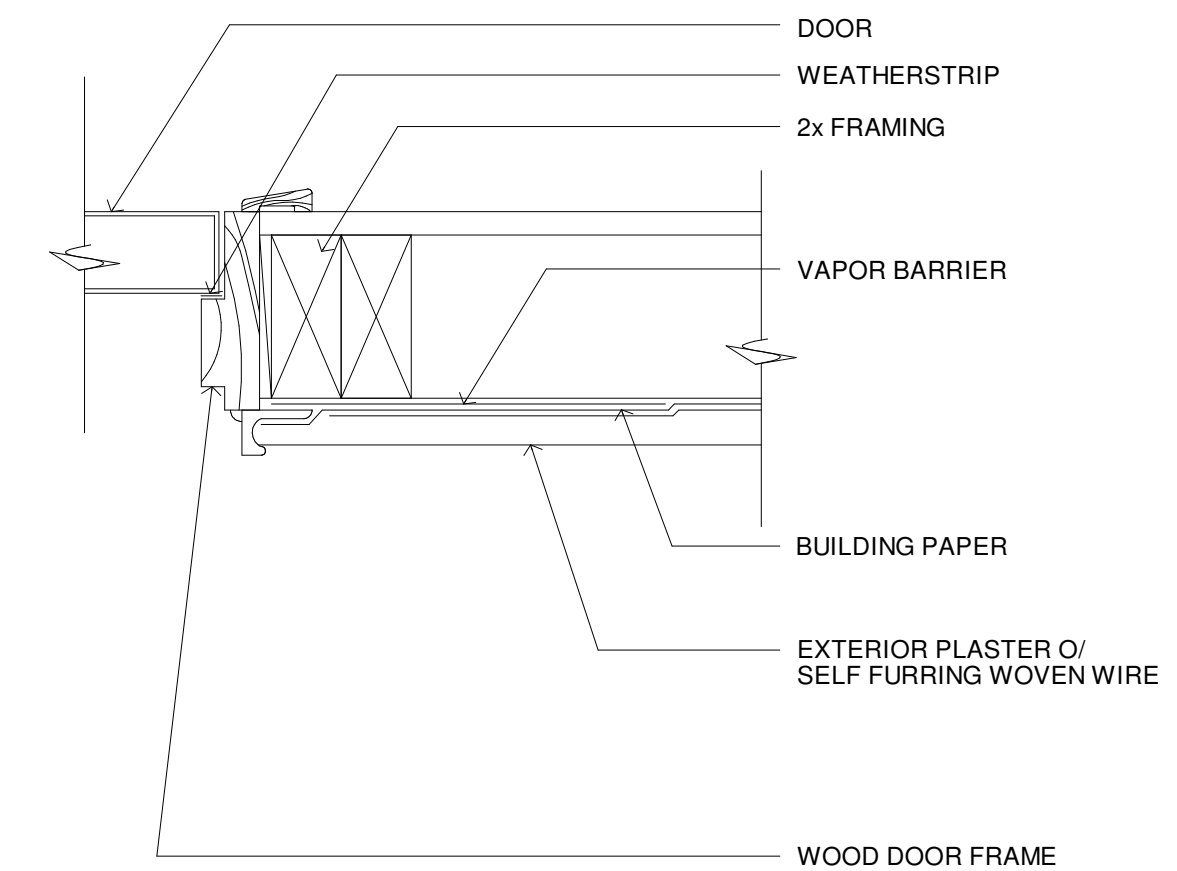
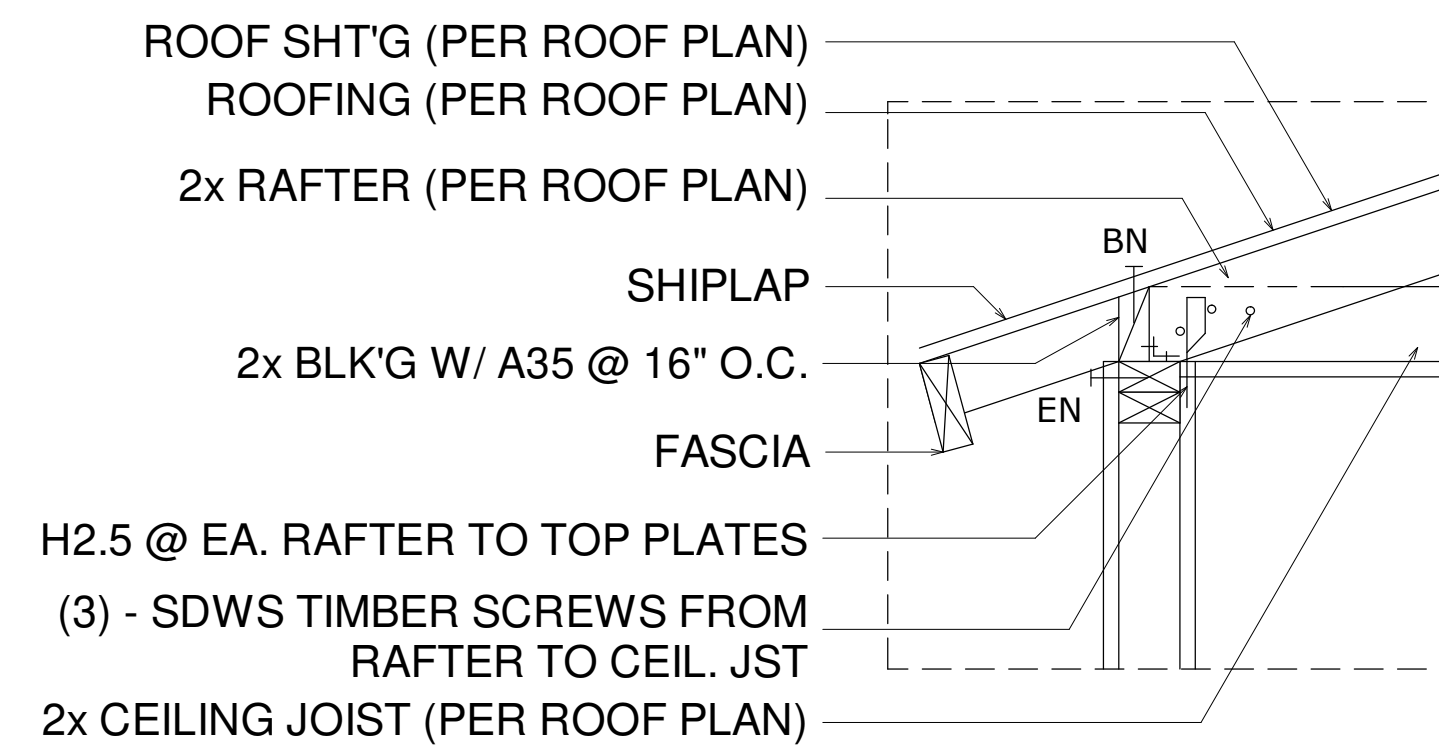
10  
8

**STUCCO DETAIL**

6  
8

**DOOR HEAD**

2  
8



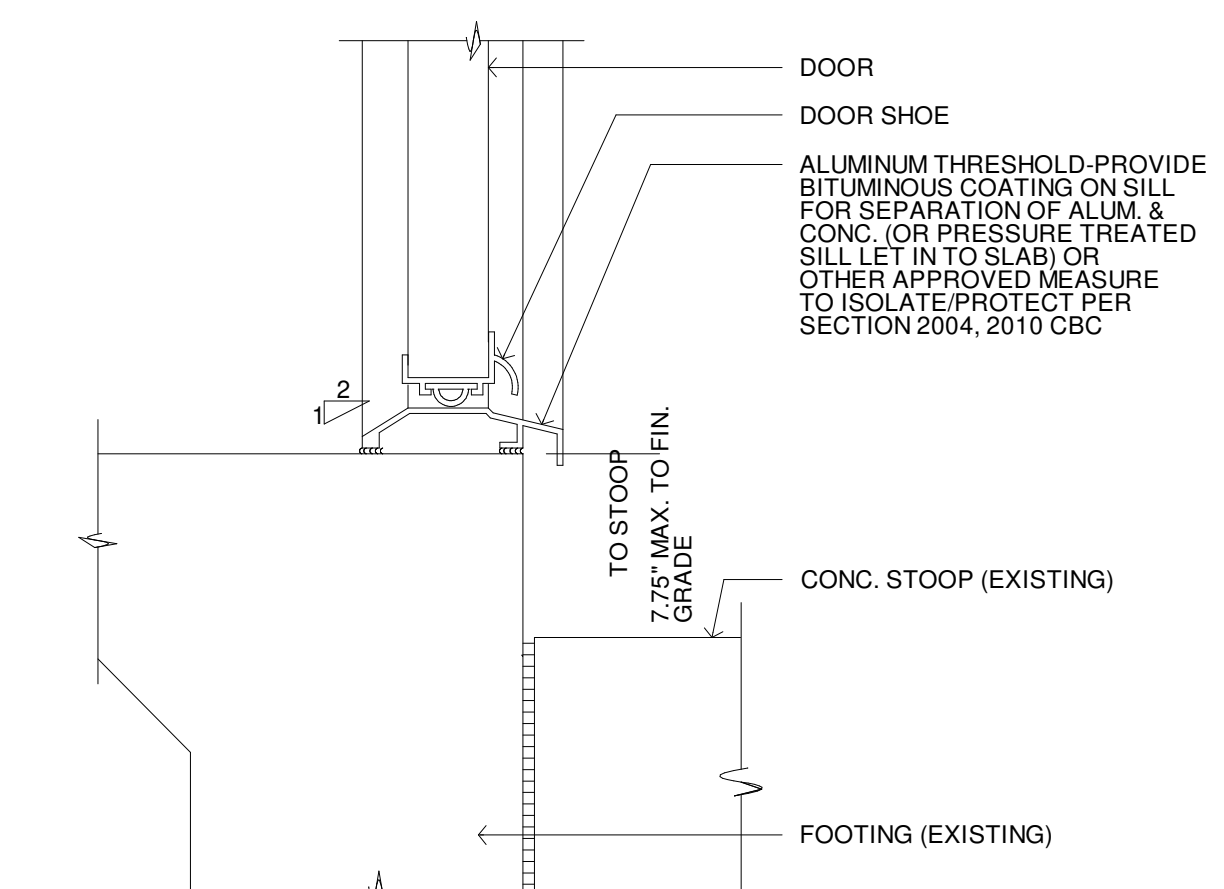
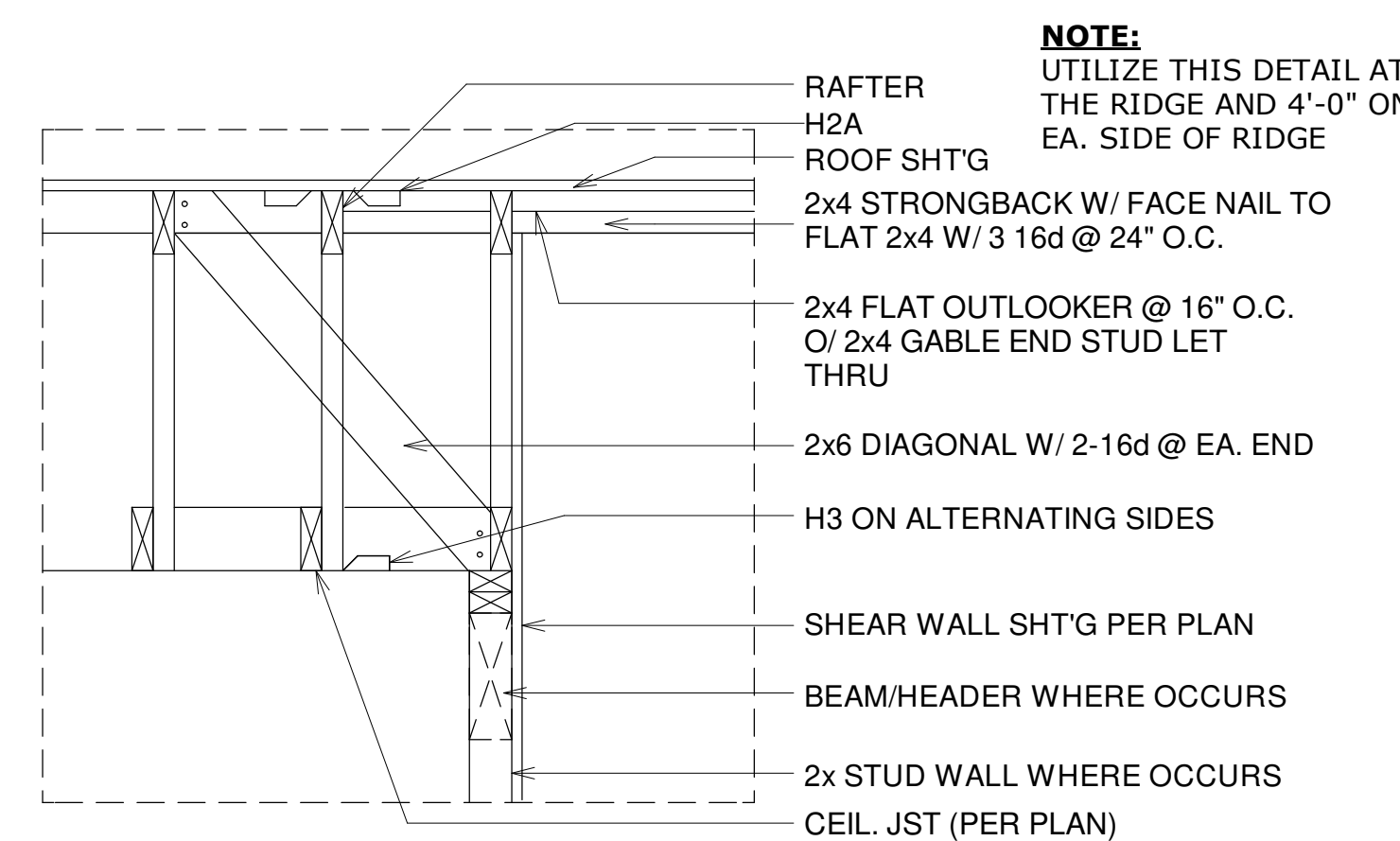
15  
8

**RAFTER TO EXTERIOR WALL**

11  
8

**DOOR JAMB**

3  
8



16  
8

**GABLE END**

12  
8

8  
8

**DOOR THRESHOLD**

4  
8



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**DETAILS**

PROJECT DESCRIPTION:  
**PROPOSED ACCESSORY STRUCTURE**  
2325 DAHLBERG DR  
MORGAN HILL, CA

DRAWINGS PROVIDED BY:  
**POWELL AND ASSOCIATES INC.**  
5908 JASMINE ST. STE B  
SAN JOSE, CA 95138  
(951) 332-3568

DATE:

12/4/2024

SCALE:

SHEET:

**8**



**SECTION 4.303**

**INDOOR WATER USE**

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4. 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 wallmounted 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 showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to 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. 4.303.2 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.

**SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING**

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. 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. 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 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. 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. 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 pounds per square foot of the building area shall meet the minimum 65 percent 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 percent construction waste reduction requirement in Section 4.408.1. 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 http://www.hcd.ca.gov/building-standards/calgreen/cal-green-form.shtml 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).

**SECTION 4.410 BUILDING MAINTENANCE AND OPERATION**

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 inspection verifications required by the enforcing agency or this code.

**SECTION 4.504 POLLUTANT CONTROL**

4.504.1 Covering of duct openings and 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, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system. 4.504.2 Finish material pollutant control. Finish materials shall comply with this section. 4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants 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. 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. 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. 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 4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350). 4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in 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. 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, and Canadian CSA O121, CSA O151, CSA O153 and CSA O325 standards. 5. Other methods acceptable to the enforcing agency

**SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST**

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 of ≤ 50 percent to a maximum of 80 percent. 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. SECTION 4.507 ENVIRONMENTAL COMFORT 4.507.1 Reserved. 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—2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.

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

**SECTION 4.509 FIREPLACES**

4.509.1 General. Any installed gas fireplace shall be a directvent 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.

**SECTION 4.507 ENVIRONMENTAL COMFORT**

4.507.1 Reserved. 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—2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D—2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 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 systems function are acceptable.

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**CALIFORNIA GREEN BUILDING STANDARDS**

PROJECT DESCRIPTION:  
**PROPOSED ACCESSORY STRUCTURE**  
2335 DANILBERG DR  
MORGAN HILL, CA

DRAWINGS PROVIDED BY:  
**POWELL AND ASSOCIATES INC.**  
5908 JASMINE ST STE B  
SAN JOSE, CA 95120  
(951)392-3568

DATE:

12/4/2024

SCALE:

SHEET:

**9**