



CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

February 8, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 855 Robin Lane.

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): STACC

File No.: PLN-2022-16

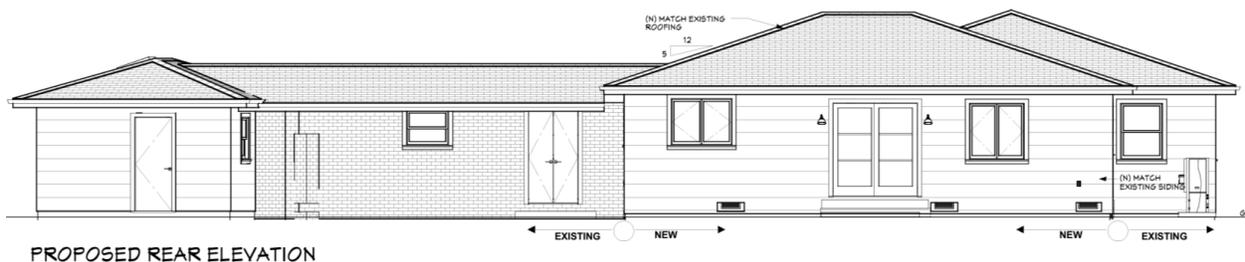
APN: 404-29-011

Applicant: Cindy Steele

Property Owner: Kurt & Cyndee Newick

Application Type: Admin. Site and Architectural Review Permit

Project Description: Proposed 215 square-foot addition to an existing single-family residence.



Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyT@campbellca.gov

Phone Contact: (408) 871-5103

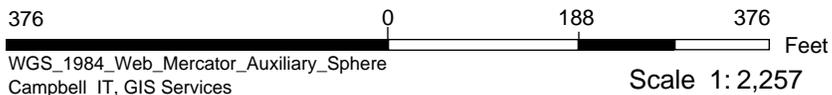
Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal.

For more information
on this project
and/or to view the
project plans scan
the QR code below.





Location Map 855 Robin Lane



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

GENERAL NOTES

1. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS BEFORE THE START OF THE JOB
 2. ALL WORK SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, THE 2019 CALIFORNIA ELECTRICAL CODE, THE 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, THE 2019 CALIFORNIA ENERGY CODE, AND ALL LOCAL CODES AND ORDINANCES
 3. ALL EXTERIOR DOORS, INCLUDING THE ENTRY DOOR AND THE DOOR TO THE GARAGE, ETC. SHALL BE WEATHER-STRIPPED. ALL SASH AND SLIDING GLASS DOORS ARE TO BE WEATHER-STRIPPED AND SELF LATCHING
 4. PROVIDE COMBUSTION AIR FROM OUTSIDE AIR FOR THE HEATING UNITS AS REQUIRED PER CHAPTER 7 OF THE 2019 CALIFORNIA MECHANICAL CODE
 5. ALL GLAZING SHALL COMPLY WITH CHAPTER 24 OF THE 2019 CRC
 6. PROVIDE G.F.I. TYPE OUTLET RECEPTACLES AT ALL BATHS, KITCHEN, AND EXTERIOR WATERPROOF OUTLETS OR SUPPLY THROUGH A GROUND FAULT CIRCUIT INTERRUPTER
 7. LOCATION AND RATING OF ALL ELECTRICAL PANELS TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR
 8. ALL SITE AND FOUNDATION WORK SHALL COMPLY WITH REQUIREMENTS OF THE SOILS REPORT OR ENGINEERS SITE INSPECTION IF REQUIRED
 9. SEE TITLE 24 CALCULATIONS FOR EXACT SIZE, EFFICIENCY, ETC. OF HEATING SYSTEM REQUIRED AND INSULATION REQUIREMENTS
 10. ROOF SKYLIGHTS AND SUN TUBES SHALL BE LABELED AS COMPLYING WITH WDMA STANDARD 10111.5.2/A440, PER CBC SECTION 2409.5. MANUFACTURED BY "VELUX-AMERICA, INC"
 11. ATTIC VENTILATION SHALL COMPLY WITH SECTION 1202.2 OF THE 2019 CRC
 12. UNDER FLOOR AREAS SHALL BE CROSS VENTED BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN ONE SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. THEY SHALL BE COVERED WITH CORROSION-RESISTANCE WIRE MESH WITH OPENING OF 1/4 INCH DIMENSIONS PER SECTION 1203.4 OF THE 2019 CRC
 13. SMOKE ALARMS PER SECTION R314 OF THE 2019 CRC
 14. REQUIRED CEILING HEIGHT IS 7 FEET MINIMUM
 15. ALL WATER CLOSETS SHALL BE 1.28 GALLON (MAX.) AND LOCATED IN A SPACE 30" CLEAR MINIMUM AND 15" FROM CENTER LINE OF THE FIXTURE TO WALL (2019 CRC R307.1)
 16. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR (2019 CRC R307.2)
 17. ATTIC AND INTERIOR UNDER-FLOOR ACCESS OPENINGS SHALL HAVE APPROVED GASKETS MATERIAL AT PERIMETER EDGES OF OPENINGS TO LIMIT AIR INFILTRATION OR EX-FILTRATION PER CEES 111
 18. PROVIDE HEAT FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE FLOOR LEVEL (2019 CRC R303.10)
 19. PIPING THROUGH CONCRETE OR MASONRY WALLS SHOULD NOT CARRY ANY BUILDING LOAD
 20. GAS PIPING LAYOUT PLAN WILL BE SUBMITTED BY CONTRACTOR FOR APPROVAL PRIOR TO GAS PIPING INSTALLATION AND/OR INSPECTION PER SECTION 1204.1.1 OF THE 2019 CALIFORNIA PLUMBING PLAN & TABLE 12
 21. THE ATTIC ACCESS IN THE GARAGE CEILING SHALL BE A RATED ASSEMBLY SINCE THE CEILING IS A RATED OCCUPANCY SEPARATION
 22. HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR (2019 CRC R303.1)
- RETROFIT HOLD-DOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLD-DOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION.

REMODEL FOR:

NEWICK RESIDENCE
855 ROBIN LANE
CAMPBELL, CA 95008



CONCEPT



NOTE: RETROFIT HOLD-DOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLD-DOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION.

DESIGNER NOTES:

EXISTING CONDITIONS: CONDITIONS SHOWN ON THE DRAWINGS ARE AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. ALL DIMENSIONS AND CONDITIONS AT THE SITE SHALL BE VERIFIED BY THOSE PARTIES PROVIDING SERVICES. FLEUR DE LIS DESIGN AND CINDY STEELE TAKE NO RESPONSIBILITY FOR ANY PRIOR WORK DONE ON THE EXISTING STRUCTURE.

NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE DRAWINGS.

THE CONSTRUCTION DOCUMENTS PRESENTED BY FLEUR DE LIS DESIGN AND CINDY STEELE HAVE BEEN DEVELOPED FOR USE BY THE EXPERIENCED BUILDER AND CONFORM TO THE CURRENT C.B.C. STANDARDS.

THESE C.B.C STANDARDS WILL INCORPORATE BUILDING AND ENGINEERING PRACTICES THAT MAY NOT BE SPECIFICALLY NOTED ON THESE DOCUMENTS AND PLANS. ALL CONTRACTORS (SUBCONTRACTORS AND OTHERS) SHALL ASSUME ALL RESPONSIBILITY FOR CONFORMING TO THE CODES AND REGULATIONS OF THE ENFORCING BODY.

THESE PLANS ARE INTENDED SPECIFICALLY FOR USE BY FLEUR DE LIS DESIGN AND CINDY STEELE ONLY. SHOULD OTHER CONTRACTORS USE AND RELY ON THESE PLANS AND DOCUMENTS FOR THE INTENDED PURPOSE OF BIDDING AND BUILDING THIS PROJECT, THEY AGREE TO HOLD FLEUR DE LIS DESIGN AND CINDY STEELE HARMLESS AND WILL ASSUME ALL RESPONSIBILITY FOR THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN.

ALL PERSONS USING THESE PLANS SHALL PROMPTLY NOTIFY STEELE OF ANY ERRORS, OMISSIONS AND DESIGN FLAWS APPEARING IN THE DRAWINGS OR SPECIFICATIONS. INSTRUCTIONS FOR CORRECTIONS SHALL BE ISSUED ONLY IF AN ADDENDUM TO THE ORIGINAL DESIGN CONTRACT HAS BEEN AGREED TO BY THE OWNER TO COVER ADDITIONAL TIME AND EXPENSES.

SHOULD ANY CONTRACTOR OR OTHERS PROCEED WITHOUT THE WRITTEN INSTRUCTIONS, HE ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE ENTIRE SCOPE OF WORK.

DETAILS AND NOTES ON THESE DRAWINGS ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE NOTED. DETAILS NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITIONS.

THE ENERGY COMPLIANCE FORMS FOR THIS PROJECT IS ISSUED UNDER SEPARATE COVER AND ARE AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS AND SHALL GOVERN IN CASE OF DISCREPANCIES. CHANGES IN SPECIFIED MATERIALS SHALL NOT BE PERMITTED UNLESS THE PROPOSED CHANGE WILL RESULT IN LOWER OVERALL HEAT TRANSFER COEFFICIENT (U) FOR THE ASSEMBLY.

THE SITE PLAN PROVIDED IS TAKEN FROM PUBLIC RECORDS AND AN OWNER SUPPLIED SURVEY. ALL INFORMATION REGARDING THE PROPERTY BOUNDARIES HAS TAKEN FROM THE PROVIDED SURVEY MAP. STEELE DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE DATA PRESENTED AND INCORPORATED HEREIN. ACCURACY IS THE RESPONSIBILITY OF THE HOME OWNER. ALL EXISTING SOILS CONDITIONS AND TOPOGRAPHY OF THE PROPERTY IS THE SOLE RESPONSIBILITY OF THE OWNER.

ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. UTILITY LOCATIONS BELOW GRADE ARE COMPLETELY UNKNOWN AT THIS TIME.

THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL EXISTING BUILDING SITE IMPROVEMENTS INCLUDING SIDEWALKS, CURBS, & GUTTERS, WALKWAYS, PATIOS, FENCES, LANDSCAPING, SPRINKLERS PLUMBING, ETC. WHICH MAY BE DAMAGED DURING CONSTRUCTION UNLESS OTHERWISE AGREED TO BY CONTRACTOR AND OWNER.

SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, ANY CONTRACTOR PROVIDING SERVICES AT THE SITE WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS.

CONTACT INFORMATION

CLIENT / OWNER
OWNER: CYNDEE AND KURT NEWICK
PHONE: 408-482-8644
EMAIL: CYNDEENEWICK@GMAIL.COM
ADDRESS: 855 ROBIN LANE CAMPBELL, CA 95008

DESIGNER
CELL #: 650-810-6244
EMAIL: CINDY@FLEURDELIS-DESIGNS.COM
ADDRESS: P.O. BOX 280, LOS GATOS, CA 95031

CONTRACTOR: CLIFTON CONSTRUCTION
CELL: 408-316-4184
EMAIL: CLIFTONCO2LIVE.COM
ADDRESS: 2420 HOLIDAY COURT MORGAN HILL, CA 95037
LICENSE: #T41487

STRUCTURAL ENGINEER: ISE
CELL: 408-836-6602
EMAIL: JEFF@INGRAMSE.COM
ADDRESS: 1400 CANNON AVE. SUITE 101 SAN JOSE, CA 95124
LICENSE: #C66222

ENERGY CONSULTANT: HUMMINGBIRD ENERGY SERVICES
PHONE: 530-536-0448
EMAIL: DENISE@HUMMINGBIRDTITLE24.COM
ADDRESS: 14811 S LALOM WAY TRUCKEE, CA 96161

APPLICABLE CODES

ALL WORK SHALL BE DONE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES AND BUILDING CODES, AND REQUIREMENTS ESTABLISHED BY STATE AND LOCAL FIRE MARSHALS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

THE FOLLOWING CODES HAVE BEEN ADOPTED:
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA CODES FOR PLUMBING (CPC)
2019 CALIFORNIA CODES FOR MECHANICAL (CMC)
2019 CALIFORNIA CODES FOR ELECTRICAL (CEC)
2019 CALIFORNIA CODES FOR FIRE (FCF)
2019 CALIFORNIA CODES FOR TITLE 24
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEE)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (GGBS)
2019 CALIFORNIA RESIDENTIAL COMPLIANCE MANUAL (RCM)

THE DESIGNS PRESENTED AND PREPARED HERIN ARE THOSE OF FLEUR DE LIS DESIGN AND CINDY STEELE

Cindy Steele DATE Jan 3, 2021
DESIGNER: CINDY STEELE

ABBREVIATIONS

GENERAL ABBREVIATIONS			
A.F.F.	ABOVE FINISH FLOOR	(N)	NEW
A.R.F.	ABOVE ROUGH FLOOR	N.T.S.	NOT TO SCALE
BLKG.	BLOCKING	O.H.	OVERHANG
BM.	BEAM	O.A.	OVERALL
CAB.	CABINET	O.C.	ON CENTER
CL	CENTER LINE	P.G.	PAGE
CLG.	CEILING	P.G.	PAINT GRADE
CLR.	CLEAR	P.S.L.	FARALAM HEADER/BEAM
CONT.	CONTINUOUS	PLYND	PLYWOOD
CTR.	COUNTER	R.O.	ROUGH OPENING
DBL.	DOUBLE	RAD	RADIUS
DIA.	DIAMETER	REF.	REFRIGERATOR
DIM.	DIMENSION	SCHED.	SCHEDULE
DR.	DOOR	SECT.	SECTION
D.S.	DOWNSPOUTS	SPEC.	SPECIFICATION
D.W.	DISHWASHER	SQ.	SQUARE
(E)	EXISTING	SS.	STAINLESS STEEL
ELEC.	ELECTRICAL	STD.	STANDARD
E.Q.	EQUAL	SUSP	SUSPENSION
EXT.	EXTERIOR	T.B.D.	TO BE DETERMINED
FIN.	FINISH	TG.	TRASH COMPACTOR
FL.	FLOOR	TG.	TEMPERED GLASS
FTG.	FOOTING	TYP.	TYPICAL
G.D.	GARBAGE DISPOSAL	T.V.	TELEVISION
HDWD	HARDWOOD	U.O.N.	UNLESS OTHERWISE NOTED
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	VIF.	VERIFY IN FIELD
JST.	JOIST	WC.	WINE COOLER
M.W.	MICROWAVE	WD	WINDOW

SITE DATA

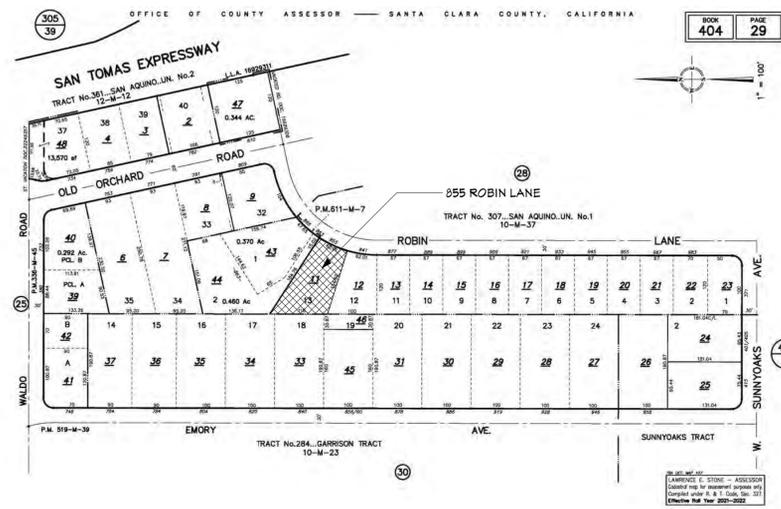
ZONE	R-1-10
APN	404-29-011
OCCUPANCY GROUP	R3/U
CONSTRUCTION TYPE	V-B
LOT AREA	19,531 SQ. FT.
LOT SLOPE	0.5% (FLAT)
EXISTING LIVING AREA	1,574 SQ. FT.
EXISTING GARAGE	250 SQ. FT.
EXISTING TOTAL FAR	1,832 SQ. FT.
PROPOSED LIVING AREA ADDED M =	215 SQ. FT.
TOTAL FAR (EXISTING) + M =	2,047 SQ. FT.
EXISTING PORCH	111 SQ. FT.
EXISTING ADU N + 0 =	399 SQ. FT.
TOTAL LOT COVERAGE PRIMARY HOME + ADU	2,551 SQ. FT.
LOT SIZE	13,531 SQ. FT.
MAX LOT COVERAGE	5,412 SQ. FT. (40%)
MAX FAR	6,089 SQ. FT. (45%)
SET BACKS	
FRONT	25 FT.
BACK	25 FT.
SIDE YARD	8 FT. ONE SIDE 10' OTHER SIDE OR (60% THE HEIGHT OF BLDG WALL ADJACENT TO THE SIDE PROPERTY LINE FROM GRADE)
DRIVEWAY	23 FT.
MAX. HT.	35 FT.

SCOPE OF WORK

1. ADDITION & REMODEL TO HOUSE PER PLAN, KITCHEN, BATHROOM
2. NEW ROOF AT ADDITION PER PLAN
3. UPGRADE ELECTRICAL PANEL
4. NEW ELECTRIC HEAT PUMP TO REPLACE WALL MOUNTED FURNACE MITSUBISHI
5. NEW ELECTRIC HEAT PUMP FOR WATER HEATER RHEEM
6. REATTACH SOLAR TO ROOF
7. REMOVE POST AT FAMILY ROOM

VALUATION \$245K
215 SQ. FT. ADDITION

VICINITY MAP



NOTE: EXISTING DWELLING DOES NOT REQUIRE FIRE SPRINKLERS.

THE PROJECT SHALL COMPLY WITH THE SUBMITTED WASTE MANAGEMENT PLAN

NO PRODUCT MAY BE USE THAT EXCEEDS CALIFORNIA'S MAXIMUM LIMITED ON VOC

CONSTRUCTION HOURS ARE LIMITED TO 8 AM TO 5 PM MONDAY THROUGH FRIDAY & 9 AM TO 4 PM ON SATURDAY. NO CONSTRUCTION ON SUNDAYS AND HOLIDAYS

SYMBOL KEY

- SECTION
- ELEVATION
- DOOR
- WINDOW
- DETAIL
- GENERAL COMMENTS
- ARCHITECTURAL COMMENTS
- ENERGY COMMENTS
- MECH/ELECTR/PLUMB COMMENTS

NOTE: ALL NOTES TYPED ON PLAN ARE 10" MIN. FONT OR LARGER

INDEX OF DRAWINGS

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FLEUR DE LIS DESIGNS
P.O. BOX 280
LOS GATOS, CA 95031
650.810.6244

REMODEL TO EXISTING RESIDENCE FOR:
NEWICK RESIDENCE
855 ROBIN LANE
CAMPBELL, CA 95008

SHEET CONTENTS
TITLE PAGE
PROJECT INFORMATION / GENERAL NOTES

REVISIONS	BY
Date	
Date	
Date	

Date Oct 28, 2021
Scale As Noted
Drawn by Cindy Steele
P.O. Box 280
Los Gatos, Ca 95031
650-810-6244
Cindy Steele
Signature

Job Robin Lane
Sheet CVS-1 of 15

DOORS & WINDOWS

ALL DOORS AND DOOR FRAMES SHALL BE MANUFACTURED. REFER TO FLASHING DETAILS AS PROVIDED BY DOOR MANUFACTURER

EXTERIOR DOORS SHALL BE SOLID CORE 1-3/8" MIN. THICK DOORS AND OF TYPE AND DESIGN SHOWN ON ELEVATIONS AND FLOOR PLANS WITH WEATHER-PROOFING FOR TIGHT FIT. REFER TO LOCAL SECURITY ORDINANCE FOR HARDWARE TYPE

ALL DOOR HEADER HEIGHTS (HH) ARE 6'-8". FRAMER SHALL ALLOW FOR FRAME THICKNESS AND SHIM SPACE WHEN INSTALLING THE HEADER

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF-LATCHING DEVICE (2019 CGC R302.51)

ALL NEW WINDOWS SHALL BE DOUBLE GLAZED WITH WOOD OR VINYL FRAMES AND NAIL-ON FINIS. PROVIDE SCREENS ON OPERABLE WINDOWS. VERIFY ROUGH OPENING SIZE WITH MANUFACTURER

ALL NEW WINDOWS AND WINDOW FRAMES ARE TO BE INSTALLED AND FLASHED PER MANUFACTURERS INSTRUCTIONS. THE NAILING FIN AT THE WINDOW HEAD IS NOT TO BE NAILED ALONG THE TOP FLANGE TO ALLOW FOR HEADER DEFLECTION

ALL NEW WINDOW HEADER HEIGHTS (HH) ARE 6'-8" AND ARE MEASURED FROM THE FLOOR DIRECTLY BELOW. HEADER HEIGHTS INDICATED ON FLOOR PLAN REFER TO ACTUAL BOTTOM OF FINISHED CASING TRIM AROUND DOORS AND WINDOWS. ROUGH OPENING HEIGHT MUST BE COORDINATED TO ACCOMMODATE FRAME AND SHIM SPACE

TEMPERED GLASS (TG) SHALL BE PROVIDED AT HAZARDOUS LOCATIONS SUCH AS (2019 CGC R308.4):

- 1- WINDOWS ADJACENT TO AND WITHIN 24 INCHES OF EITHER EDGE OF ANY DOOR
- 2- IN DOORS
- 3- WINDOWS GREATER THAN 9 SF AND CLOSER THAN 18" TO THE FLOOR
- 4- ALL WINDOWS LESS THAN 60" ABOVE BOTTOM OF TUB & SHOWER FLOOR AND AT TUB AND SHOWER ENCLOSURES PANELS AND DOORS

TEMPERED GLAZING (TG) SHALL BE AFFIXED WITH A PERMANENT LABEL (2019 CGC R308.1)

WINDOW U-FACTOR TO BE A MAXIMUM OF 0.30 (CEC TITLE 24)

WINDOW MANUFACTURER TO SUBSTITUTE A STANDARD FACSIMILE AT WINDOWS SHOWN AS NOT STANDARD, UNLESS SPECIFICALLY NOTED AS CUSTOM. VERIFY SUBSTITUTIONS WITH OWNER PRIOR TO BIDDING

EGRESS

REGARDLESS OF THE OCCUPANT LOAD SERVED, EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT (2019 CGC R311.1)

REGARDLESS OF THE OCCUPANT LOAD SERVED, THERE SHALL BE A FLOOR OR A LANDING ON EACH SIDE OF A DOOR (2019 CGC)

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT). LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 1 3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 1 3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.

EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY (2019 CGC R311.3)

PROVIDE EGRESS WINDOWS AT SLEEPING ROOMS AS REQUIRED. MINIMUM CLEAR 20" WIDE X 24" HIGH 5.7 S.F., BOTTOM OF CLEAR OPENING SHALL BE 44" MAXIMUM ABOVE FINISH FLOOR (2019 CGC R310.2)

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11A OR 11B SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THESE DESIGN REQUIREMENTS FOR DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES, INTENDED FOR USE ON REQUIRED MEANS OF EGRESS DOORS IN OTHER THAN GROUP R AND M OCCUPANCIES WITH AN OCCUPANT LOAD OF 10 OR LESS, SHALL COMPLY WITH IFM STANDARD 12-10-2, SECTION 12-10-202 CONTAINED IN THE CGC, TITLE 24, PART 12, CALIFORNIA REFERENCED STANDARDS CODE (2019 CGC 1010.1.4.1)

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES (864 MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT (2019 CGC 1010.1.4.2)

FLASHING

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS, AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS, AND CONTINUOUSLY ABOVE PROJECTING TRIM (2019 CGC 1404.4)

METAL FLASHING AND COUNTER-FLASHING SHALL BE A MINIMUM OF 26 GAUGE (2019 CGC 1503.2.1)

PROVIDE EDGE FLASHING AT ROOF EDGES

INDIVIDUALLY FLASH ALL EXTERIOR WINDOWS, DOOR, AND VENT OPENINGS TO MAKE THEM WATER PROOF. FLASHING MATERIAL SHALL BE BUILDING PAPER OR APPROPRIATE MATERIAL TO PROVIDE A FOUR HOUR MINIMUM PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH ASTM D-174. SEALANT SHALL COMPLY TO F.S. TT-5-165T.

JAMB RAPE CO. ICE AND WATER SHIELD SHALL BE USED OVER SOLID BACKING. FOR WINDOWS, DOORS, OR VENTS WITHOUT NAIL ON FLANGES PROVIDE 12 INCH MINIMUM WIDTH FLASHING MATERIAL AND EXTEND INTO ROUGH FRAME AT THE SILL AND JAMB. FOR WINDOW, DOORS, OR VENTS WITH NAIL ON FLANGES, PROVIDE 4 INCH WIDE MINIMUM FLASHING MATERIAL AND APPLY IN SHINGLE FASHION, BEGINNING AT THE SILL WITH A STRIP LONGER THAN THE JAMB FLASHING TO BE APPLIED. THE TWO JAMB FLASHING ARE THEN APPLIED, WITH SUFFICIENT LENGTH TO EXTEND BEYOND THE SILL FLASHING AT THE BOTTOM AND ABOVE THE HEAD AT THE TOP. INSTALL NAIL FLANGE BY PRESSING FLANGE POSITIVELY INTO A CONTINUOUS BEAD OF SEALANT WHICH EXTENDS AROUND THE BOTTOM AND SIDES OF THE FRAME

APPLY THE TOP HORIZONTAL FLASHING LAST, WITH SUFFICIENT LENGTH TO EXTEND BEYOND THE JAMB FLASHING, OVERLAP AND SEAL AGAINST THE TOP FLANGE OR G.S.M. HEAD FLASHING WITH A CONTINUOUS BEAD OF SEALANT. APPLY THE REMAINING BUILDING PAPER SHINGLE FASHION WITH THE SILL FLASHING LAPPING OVER THE TOP AND THE HEAD AND JAMB FLASHING MATERIALS BELOW

FIRE PROTECTION

GENERAL FIRE-RESISTIVE WALLS AND PARTITIONS SHALL BE ASSUMED TO HAVE THE FIRE-RESISTANCE RATINGS (2019 CGC 704.1)

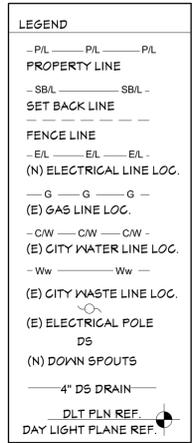
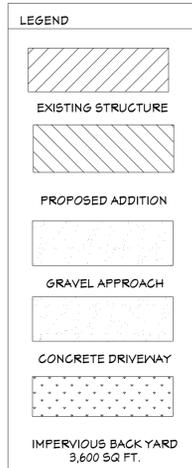
ALL PENETRATION IN WALLS OF ONE AND TWO HOUR WALLS FIRE-RESISTIVE CONSTRUCTION SHALL BE FIRE STOPPED PER 2019 CGC 713

THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED (2019 CGC 714.4.1.2)

DRAINAGE & EXCAVATION

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM), WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SNALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING (CGC R401.3)

EXISTING GRADE TO REMAIN, NO CUT OR FILL. EXCAVATION FOR FOUNDATION ONLY, AND BACK FILLED TO EXISTING GRADE



TREES ON PROPERTY

A	DIADORA CEDAR TREE
B	OAK TREES
C	PIVOTS
E	MAGNOLIA
F	PINEAPPLE GUAYA
G	SEE LANDSCAPING NOTE



LANDSCAPING NOTES
DRIVEWAY - OLD ASPHALT DRIVEWAY WAS REPLACED 2 YEARS AGO. THE DEODARA CEDAR HAS TWO LARGE ROOT AREAS THAT PUSH UP THROUGH THE DRIVEWAY. TO MINIMIZE DAMAGING THE CEDAR, A POROUS GRAVEL DRIVEWAY WAS INSTALLED AS RECOMMENDED BY PLANT PATHOLOGIST AND ARBORIST ANN NORTHROP, WHO IS ALSO THE HEAD GARDENER AT MONTALVO ART CENTER.

LAWN - LAWN WAS REPLACED AND IS IN PROGRESS WITH ORGANIC DROUGHT TOLERANT, POLLINATOR FRIENDLY, NATIVE GARDEN FOR WATER CONSERVATION. THE SOIL IS VERY COMPACTED AND IN POOR SHAPE. OVER 100 CUBIC FEET OF MULCH AND COMPOST HAS BEEN SPREAD OVER 2 SEASONS. PLANTS SUCH AS LAVENDER, SALVIAS, SAGES, VERBENA, YARROW, LUPIN, PENSTEMON, AGASTACHE AND POPPIES AND A NECTARINE TREE HAVE BEEN PLANTED. NATIVE WILDFLOWER SEEDS HAVE BEEN SOYAN TO FILL IN AND HELP WITH SOIL REHABILITATION WHILE PERENNIAL NATIVES GROW.

OAK HEDGES - OAK HEDGES ARE BEING PRUNED AND THINNED (IN PROGRESS) SOUTH OAK HEDGE BED IS NOW READY TO BE PLANTED THIS SPRING WITH NATIVE SHADE PLANTS SUCH AS HUMMINGBIRD SAGE, STICKY MONKEY FLOWER AND DOUGLAS IRIS.

DEAD TREES - 1 DEAD MONTEREY PINE REMOVED IN FALL OF 2021.

OTHER FRONT BEDS - SOIL IS BEING REHABBED AND PLANTED WITH DROUGHT TOLERANT, POLLINATOR FRIENDLY NATIVE PLANTS.

ENERGY NOTES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT GENERAL ENERGY CONSERVATION REGULATIONS AS KNOWN TO PRESENTLY EXIST IN THE CITY, COUNTY, AND STATE

INSULATION SHALL BE AS A MINIMUM AS SHOWN ON THE PLANS

ALL DOORS AND WINDOWS SHALL BE TIGHT FITTED AND FULLY WEATHER STRIPPED SOLE FLATED, ALL EXTERIOR CORNERS, ALL WINDOW AND DOOR FRAMES SHALL BE PROPERLY GAULKED TO AVOID TRANSFER OF CONDITIONED AIR

INSULATION, CAULKING, WATER FLOW RESTRICTIONS AND GAS PILOTS SHALL BE PER TITLE 24

TOTAL GLAZING INSTALLED SHALL COMPLY WITH TITLE 24 PACKAGE AND MEET GLAZING REQUIREMENTS FOR NEW RESIDENTIAL BUILDINGS. GLAZING SHALL BE AS CALLED OUT IN THE DESCRIPTION OF MATERIALS AND THE WINDOW SCHEDULE. WINDOWS SHALL COMPLY WITH ALL PERFORMANCE REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT

INSULATION

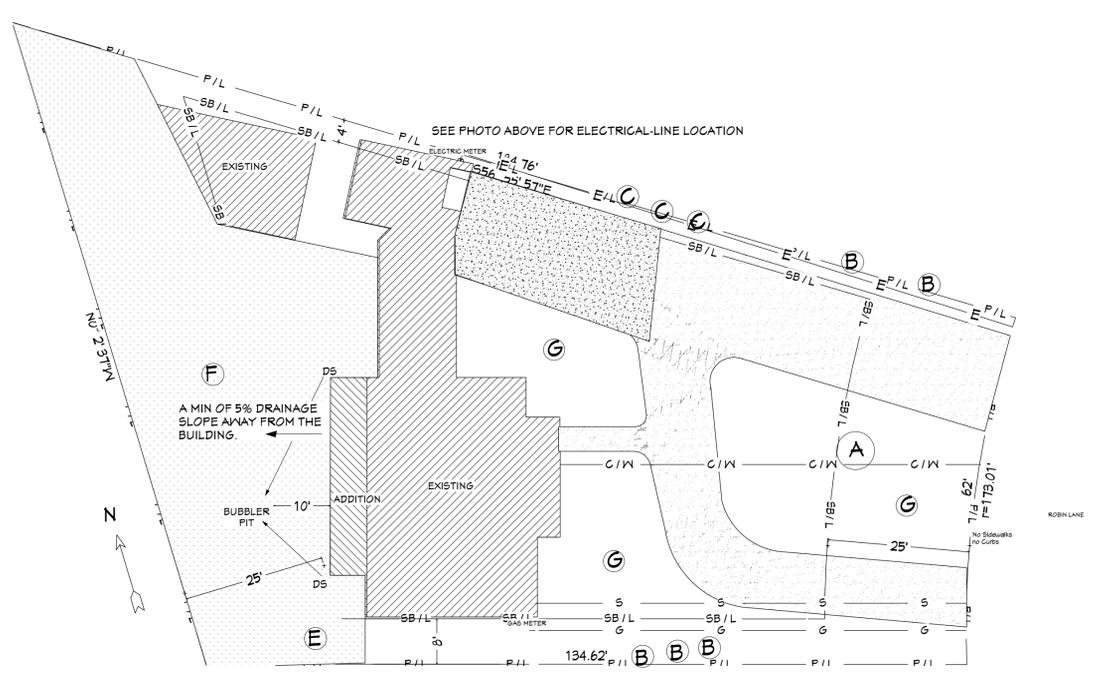
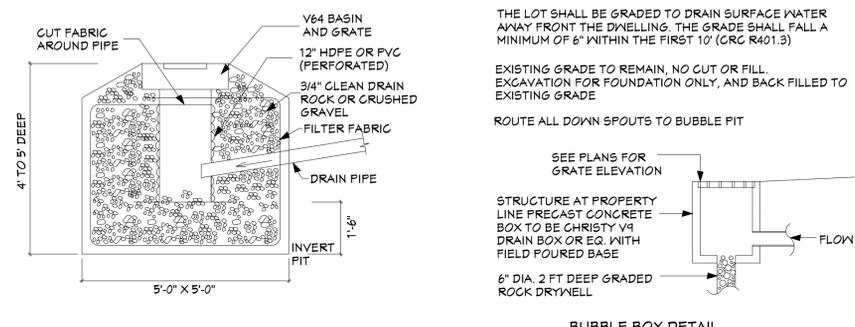
REFER TO TITLE 24 COMPLIANCE DATA ON COVER SHEET FOR REQUIRED INSULATION TYPE. ALL INSULATION MATERIALS TO HAVE FLAME-SPREAD RATING NOT TO EXCEED 25 & SMOKE RATING NOT TO EXCEED 450

ATTIC ACCESS PANELS SHALL BE WEATHER STRIPPED AND INSULATED TO THE SAME RATING AS THE ATTIC AREA

AFTER INSTALLING THE INSULATION, THE INSTALLER SHALL POST, IN A CONSPICUOUS LOCATION IN THE BUILDING, AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF 2019 CGC 114

INSULATION IN ALTERED AREAS (TITLE 24 CF-1R PG 3):

- 1- CEILING R-30
- 2- WALLS R-15
- 3- FLOORS (UNDER HEATED SPACE) N/A
- 4- EXTERIOR PERIMETER SLAB (RIGID) N/A
- 5- GROUND COVER IN CRAWL SPACE 6 MILL POLYETHYLENE
- 6- ALL WINDOWS AND DOORS SHALL BE WEATHER STRIPPED INCLUDING THE GARAGE
- 7- RESIDENTIAL STRUCTURE SHALL MEET OR EXCEED CURRENT MINIMUM STATE AND LOCAL ENERGY EFFICIENCY REQUIREMENTS
- 8- WHEN EAVES AND VENTS ARE USED, APPROVED BAFFLES SHALL BE PLACED TO PERMIT ADEQUATE VENTILATION THROUGH EAVE VENTS.



PROPOSED PLOT PLAN

PLOT PLAN TAKEN FROM PUBLIC RECORDS (COUNTY ASSESSOR MAP) PLOT PLAN IS NOT A SURVEY MAP

SCALE 1" = 15'

- 2019 CAL GREEN REQUIREMENTS
- SUPERVISION AND EDUCATION BY A SPECIAL INSPECTOR. OVERSIGHT AND AUTHORITY ON THE PROJECT AS DEFINED IN 16.14.00 OF THIS CODE, WHO HAS BEEN TRAINED IN AREAS RELATED TO ENVIRONMENTALLY FRIENDLY DEVELOPMENT, CAN TEACH GREEN CONCEPTS TO OTHER MEMBERS OF THE BUILDERS STAFF AN ENSURE TRAINING AND WRITTEN INSTRUCTIONS HAS BEEN PROVIDED TO ALL PARTIES ASSOCIATED WITH THE DEVELOPMENT OF THE PROJECT. PRIOR TO THE BEGINNING THE CONSTRUCTION ACTIVITIES, ALL BUILDERS SHALL RECEIVE A WRITTEN GUIDELINE AND INSTRUCTION SPECIFYING THE GREEN GOALS OF THE PROJECT
 - PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.
 - TOPSOIL TO BE PROTECTED
 - LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE DWELLING. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (CGC R401.3)
 - EXISTING GRADE TO REMAIN, NO CUT OR FILL. EXCAVATION FOR FOUNDATION ONLY, AND BACK FILLED TO EXISTING GRADE
 - STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION
 - WATER PERMEABLE SURFACES FOR 20% AT DRIVEWAY AND BACKYARD PATIO
 - RECYCLE & OR SAVAGE FOR REUSE A MINIMUM OF 65% OF THE NON HAZARDOUS CONSTRUCTION & DEMO WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
 - 1- COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMO WASTE MANAGEMENT ORDINANCE
 - 2- A CONSTRUCTION WASTE MANAGEMENT PLAN PER SECTION 4.408.2
 - 3- A WASTE MANAGEMENT COMPANY PER SECTION 4.408.3
 - REUSE OF MATERIALS NON-HAZARDOUS MATERIALS WHICH CAN BE EASILY REUSED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - 1- LIGHTING FIXTURES
 - 2- PLUMBING FIXTURES
 - 3- DOORS AND TRIM
 - 4- MASONRY
 - 5- ELECTRICAL DEVICES
 - 6- APPLIANCES
 - 7- FOUNDATION OR PORTIONS OF FOUNDATIONS.
 - REDUCTION IN CEMENT USE IN FOUNDATION MIX DESIGN SHALL BE REDUCED NOT LESS THAN A 20 PERCENT REDUCTION IN CEMENT SUCH AS FLY ASH, SLAG, ETC.
 - HEATING & AIR-CONDITIONING SYSTEM DESIGN DUCTS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED. TRAINED HVAC INSTALLER MUST BE CERTIFIED
 - PROTECT ANNULAR SPACE AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.4061)
 - COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.2.1)
 - ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)
 - PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3)
 - AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCTS WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
 - CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3)
 - MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION (4.504.4)
 - PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5)
 - CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3)
 - COMPLIANCE WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE PROJECTS WITH LANDSCAPING AREA > 500 SQ FT MUST COMPLY WITH MYGBC SECTION 36.34.30
 - INSTALL EV CHARGER AT GARAGE
 - INSTALL COOL ROOF USING LANDMARK SOLARIS
 - AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1)
 - INSTALL RECYCLED WATER/ OR RAIN WATER CATCHMENT SYSTEM
 - OPERATION AND MAINTENANCE MANUALS SHALL BE PROVIDED TO OCCUPANCY/OWNER

FLEUR DE LIS DESIGNS
 P.O. BOX 280
 LOS GATOS, CA 95031
 650.810.6244

REMODEL TO EXISTING RESIDENCE FOR:
NEWICK RESIDENCE
 855 ROBIN LANE
 CAMPBELL, CA 95008

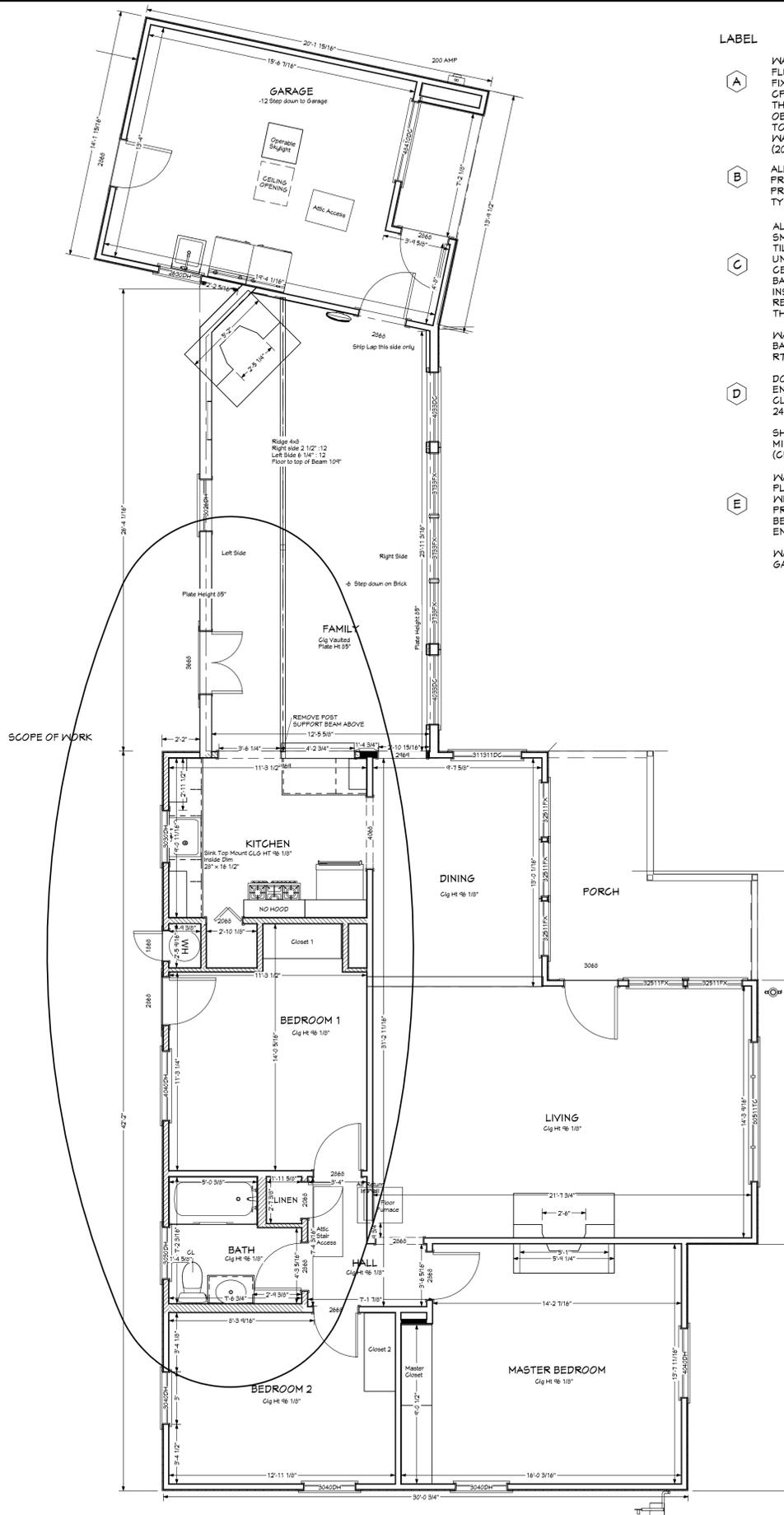
SHEET CONTENTS
PLOT PLAN
 GENERAL & ENERGY NOTES

REVISIONS	BY
Date	
Date	
Date	

Date
 Oct 28, 2021
 Scale
 As Noted
 Drawn by
 Cindy Steele
 P.O. Box 280
 Los Gatos, Ca 95031
 650-810-6244
 Signature
 Cindy Steele
 Job
 Robin Lane
 Sheet
 A-1 of 15

REVISIONS	BY
Date	
Date	
Date	

Date	Oct 28, 2021
Scale	As Noted
Drawn by	Cindy Steele
	P.O. Box 280 Los Gatos, Ca 95031
	650-810-6244
	Cindy Steele
	Signature
	Job Robin Lane
Sheet	A-2 of 15



EXISTING FLOOR PLAN

All Dimensions are to Finished Surfaces Unless Noted Otherwise

SCALE 1/4" = 1'0"

- | LABEL | REFERENCE |
|-------|---|
| (A) | WATER CLOSETS SHALL BE MAXIMUM 1.28 GALLONS PER FLUSH (2019 CGC 4.303.1.1). FIXTURES SHALL BE SPACED IN ACCORDANCE WITH THE CGC. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET OR BIDET SHALL NOT BE LESS THAN 24" (2014 CGC 307.1) |
| (B) | ALL SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES USING THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (2014 CGC 410.0) |
| (C) | ALL SHOWER / TUB-SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (FIBER CEMENT, FIBER MAT REINFORCED GEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS) TO A HEIGHT OF 12 INCHES ABOVE THE DRAIN INLET (2014 CGC R307.2) |
| (D) | WATER RESISTANT GYPSUM BOARD IS NOT PERMITTED AS BACKING AT SHOWER AND TUB/SHOWER WALLS (2014 CGC R102.4.2) |
| (E) | DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED CLEAR SAFETY GLASS, OR APPROVED PLASTIC. (CGC 2406.4) |
| (F) | SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MINIMUM 22 INCH UNOBSTRUCTED OPENING FOR EGRESS (CGC 409.5) |
| (G) | WATER HEATER / FURNACE WATER HEATER TO BE PLACED IN WATERPROOF PAN, DRAINED TO THE EXTERIOR WITH 3/4" DI. PIPE (CGC 509.4). IF LOCATED IN GARAGE, PROVIDE RAISED PLATFORM TO MAINTAIN MINIMUM 18" BETWEEN BURNERS AND FLOOR. PROVIDE BOLLARD. SEE ENGINEERING SPECIFICATIONS FOR BOLLARD DETAIL. |
| (AA) | WATER HEATER FIRST HOUR RATING TO BE A MINIMUM 80 GALLONS (CGC TABLE 501.1) |

- | LABEL | REFERENCE |
|-------|---|
| (F) | MINIMUM 3 FEET DEEP LANDINGS AT EXTERIOR DOOR. THE EXTERIOR LANDING AT THE EXTERIOR DOOR SHALL BE A MAXIMUM 7-3/4" BELOW THE TOP OF THE THRESHOLD. PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. IF THE DOOR SWINGS OUT (OVER THE LANDING) THE CHANGE IN ELEVATION IS LIMITED TO 1-1/2" MAXIMUM (2014 CGC R311.3) |
| (G) | DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD (2014 CGC R311.3.2) |
| (AA) | EGRESS WINDOWS IN SLEEPING ROOMS ARE REQUIRED. MINIMUM CLEAR 20" WIDE X 24" HIGH 5.7 S.F., BOTTOM OF CLEAR OPENING SHALL BE NO MORE THAN 44" MAX. ABOVE FINISH FLOOR (2014 CGC R310.2) |
| (AA) | ATTIC ACCESS |
| (AA) | AN OPENING NOT LESS THAN 20" X 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". A 30" MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ATTIC OPENING (2014 CGC 1208.2) |
| (AA) | ATTIC ACCESS FOR ATTIC FURNACES SHALL BE A MINIMUM 30" X 30" (2014 CGC 1208.3) |
| (AA) | PROVIDE WEATHER STRIPPING AROUND ATTIC ACCESS PANELS AND INSULATE TO THE SAME RATE AS THE ATTIC |
| (AA) | PROVIDE A 24" WIDE PLATFORM PATH FROM ATTIC ACCESS OPENING TO FAU |

SCHEDULES							
WINDOW SCHEDULE							
NUMBER	ROOM NAME	QTY	SIZE	TYPE	TEMPERED	EGRESS	COMMENTS
W01	BATH	1	3114DDC	32"	DOUBLE CASEMENT	YES	
W02	KITCHEN	1	4526RS	44"	RIGHT SLIDING		
W03	KITCHEN	1	4434DC	44"	DOUBLE CASEMENT		

DOOR SCHEDULE							
NUMBER	ROOM NAME	QTY	SIZE	TYPE	TEMPERED	COMMENTS	
D01	HALL/BATH	1	2068 R IN	HINGED			
D02	PANTRY/KITCHEN	1	2068 R IN	HINGED			
D03	HALL/BATH	1	2868 R IN	HINGED			
D04	MECHANICAL ROOM	1	4068 L/R EX	DOUBLE HINGED		LOUVER VENTS	
D05	DINING/KITCHEN	1	5068 L/R	DOUBLE FOLDING			
D06	BEDROOM 1	1	6068 R EX	SLIDER	YES		
D07	BEDROOM 1/KITCHEN	1	1818 R IN	HINGED			

WALL LEGEND

Existing Walls to Remain

New 3 1/2" Stud Wall @ 16" O.C.

(E) Walls to be Removed

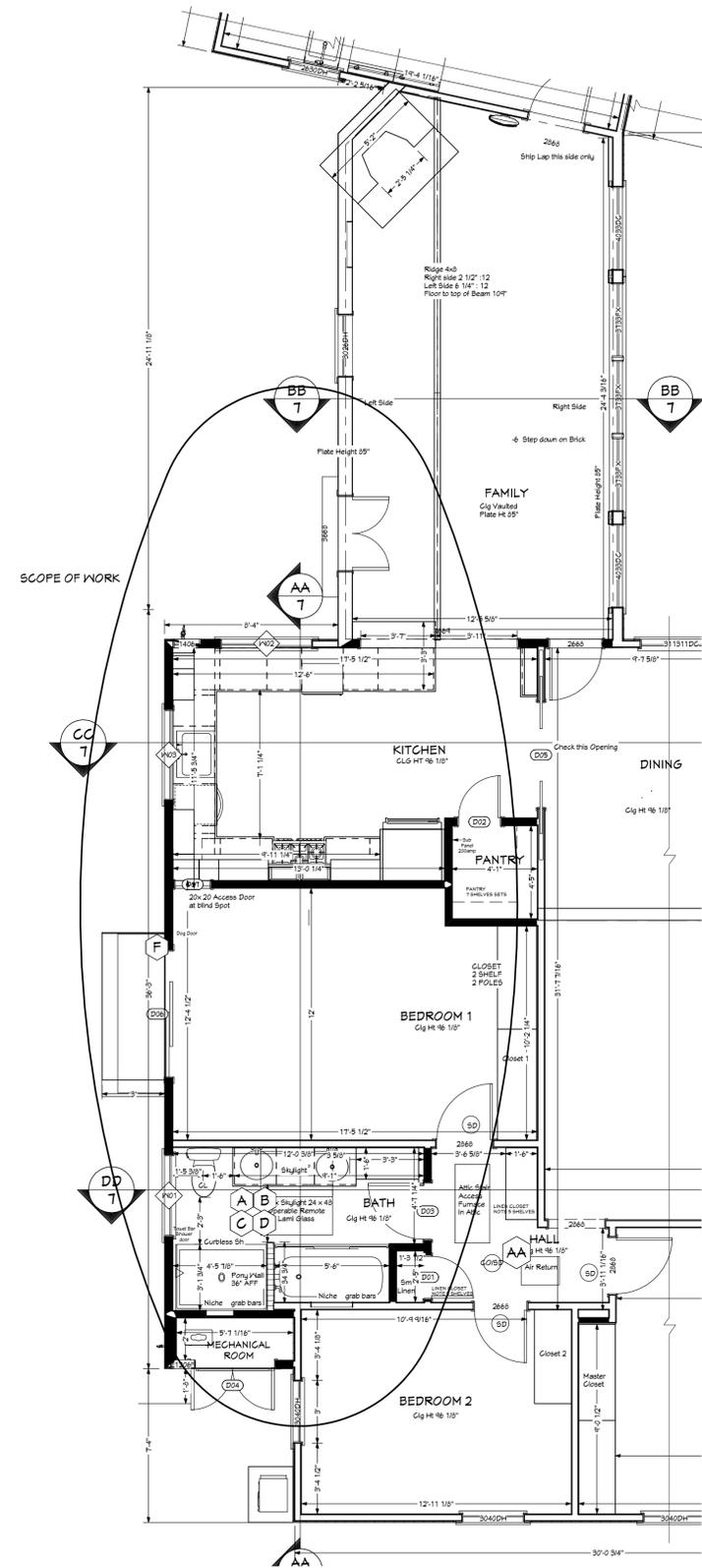
New Pony Wall 36"

New 6" Stud Wall @ 16" O.C.

Beam or Header

W 01 Window

D 01 Door



PROPOSED FLOOR PLAN OPT 1

All Dimensions are to Finished Surfaces Unless Noted Otherwise

SCALE 1/4" = 1'0"



FOUNDATION GENERAL NOTES

ALL (N) FOUNDATIONS/FADS SHALL BE POURED AND VIBRATED CONCRETE UNLESS OTHERWISE NOTED.

ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH ARE IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY PER 2014 C.R.C

PROVIDE 26 GAUGE GALVANIZED METAL FLASHING BETWEEN WOOD FRAMING AND CONCRETE AND/OR GRADE.

REINFORCING USED SHALL CONFORM TO ASTM A-615, GRADE 40 FOR # 4 BARS AND SMALLER AND GRADE 60 FOR # 5 BARS AND LARGER. REINFORCEMENT, PIPE SLEEVE, ANCHOR BOLTS, HOLD DOWN ANCHOR BOLTS, PIER REINFORCING, AND OTHER INSERTS SHALL BE POSITIVELY SECURED IN PROPER LOCATION BEFORE CONCRETE IS POURED. REINFORCING SHALL BE CLEAN AND FREE FROM LOOSE RUST, SCALE AND DIRT AND ANY COATINGS THAT REDUCE BOND.

PROVIDE A GROUNDING SYSTEM AS PER NEC ARTICLE 250-81 (C), MINIMUM OF 20' OF NUMBER 4 ANGLE BARE COPPER WIRE IN THE FOOTING OR GRADE BEAM TWO INCHES FROM THE BOTTOM. ALSO PROVIDE ELECTRIC GROUNDING, ("BOND") OF METAL PIPING TO SERVICE EQUIPMENT, COLD WATER AND GAS PIPE.

SEE ENGINEERING SHEETS FOR FOUNDATION, FLOOR, CEILING AND ROOF FRAMING PLANS / SCHEMATICS / SHEAR SPECIFICATIONS / DETAILS

FRAMING GENERAL NOTES

ALL FASTENERS PER 2014 C.R.C. SEE STRUCTURAL SHEETS FOR FASTENER SCHEDULE.

FRAMING CONTRACTOR WILL VERIFY ALL ROUGH OPENING SIZES FOR ALL DOOR AND WINDOW OPENINGS BEFORE COMMENCEMENT OF WORK BEGINS.

FRAMING CONTRACTOR SHALL CHECK FRAMING PLANS TO SEE IF MORE STRINGENT CONDITIONS ARE CALLED FOR.

CEILING HEIGHTS MEASURED FROM TOP OF FLOOR DIRECTLY BELOW

PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS OF CEILING OR ROOF FRAME.

PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS EXCEPT AT PLUMBING WALLS. PLACE SINGLE JOIST PARALLEL TO EACH SIDE OF PLUMBING WALL. PROVIDE CLEARANCE BETWEEN JOISTS AS REQUIRED FOR PLUMBING.

PLYWOOD SHALL BE SPAN RATED FOR THE APPROXIMATE STUD SPACING.

PROVIDE STRAPS AT ALL INTERRUPTED TOP PLATES.

ALL SOLID SAWN LUMBER SHALL BE GRADED PER THE RECOMMENDATIONS OF THE WESTERN WOOD PRODUCTS ASSOCIATION. ALL PLYWOOD TO BE A.P.A. GRADED. STUDS: 2X4 STUDS- CONSTRUCTION GRADE DOUGLAS FIR. 2X6 STUDS- DOUGLAS FIR #2. 2 X RAFTERS AND JOISTS- DOUGLAS FIR #2. PLATES BLOCKS AND MISCELLANEOUS- DOUGLAS FIR #3. POSTS, 4X CONCEALED DOUGLAS FIR #2. 4 X EXPOSED AND 6 X - DOUGLAS FIR GRADE # 1. CONCEALED BEAMS DOUGLAS FIR #1. EXPOSED BEAMS- DOUGLAS FIR #1, APPEARANCE GRADE.

PROVIDE 5/8" GYPSUM BOARD WHERE CEILING JOISTS OR RAFTERS ARE SPACED GREATER THAN 16 INCHES ON CENTER TO PREVENT LONG-TERM DEFLECTION OF GYPSUM BOARD SURFACE.

SEAL ALL OPENINGS IN SOLE / BOTTOM PLATES AROUND PIPES, ELECTRICAL CABLES, CONDUITS WITH CEMENT MORTAR, CONCRETE OR SIMILAR METHOD PER CGC 4.406.1

ATTIC VENTILATION

ROOFING TO BE A MIN. CLASS "A"

AVL = ATTIC VENTS LOW
AVH = ATTIC VENTS HIGH

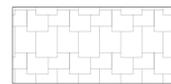
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS AGAINST THE ENTRANCE OF RAIN AND SNOW. RESISTANT WIRE MESH, WITH THE DIMENSION TO BE 1/8"

THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AND NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ROOF.

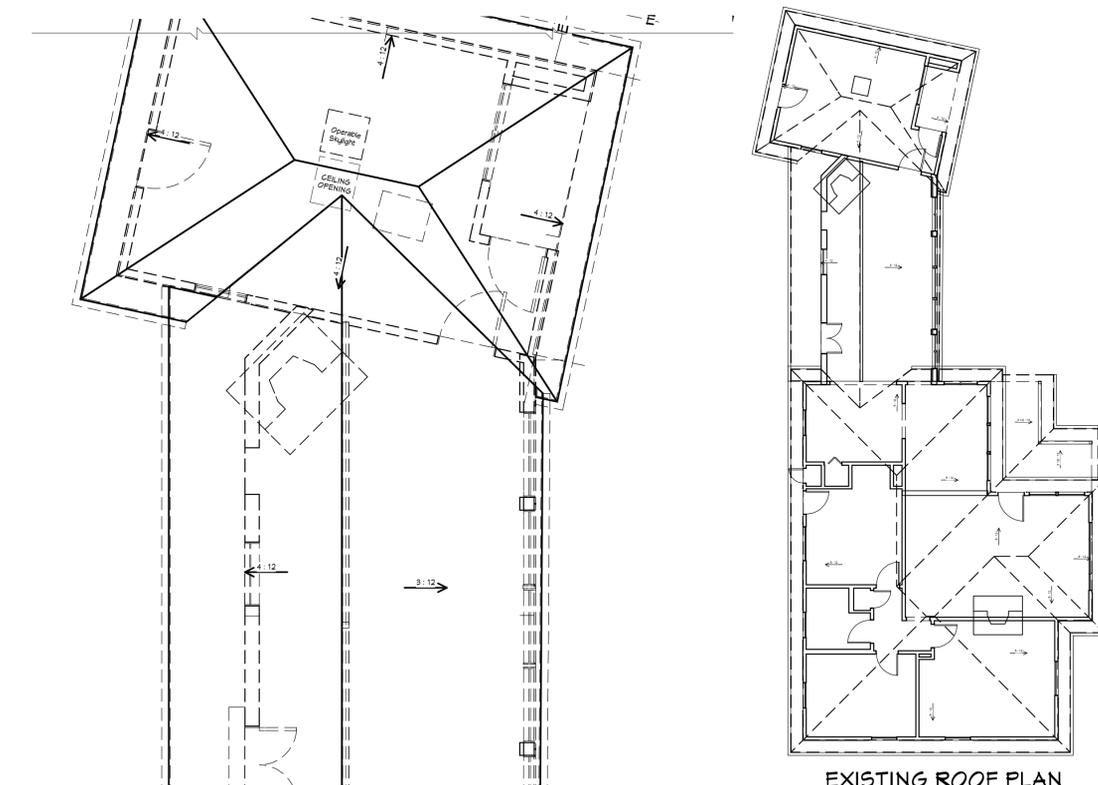
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT. (SEE DETAILS)

PER CGC SECTION 1203.2
1 SQ. FT. NET AREA/150 SQ. FT. ATTIC AREA

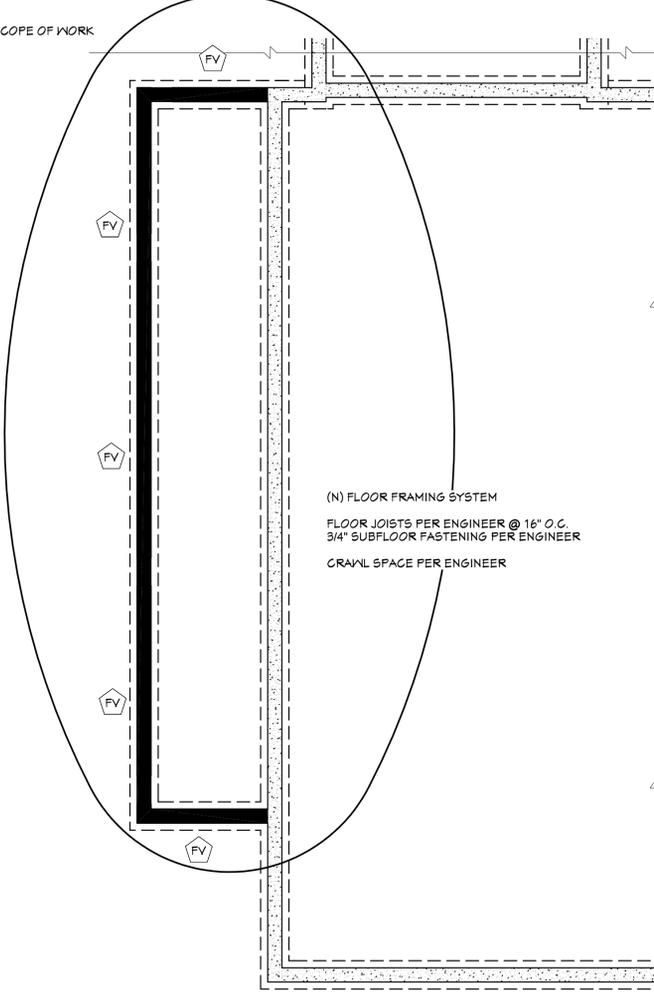
ATTIC AREA	413.0 SQ. FT.
REQUIRED AREA OF VENTILATION (413/150)	2.75 SQ. FT.
EACH 4"x14" OFF RIDGE LOW ROOF VENTS PROVIDES (0.32) SQ. FT.	
NUMBER OF LOW ROOF VENTS PROVIDED (6)	2.5 SQ. FT.
ROOF VENTS HIGH PROVIDES (0.8 SQ. FT. PER VENT)	
4 VENTS PROVIDED	3.2 SQ. FT.
TOTAL ATTIC VENTILATION	5.7 SQ. FT.



NEW ROOF AREA
SLOPES 4:12 AS SHOWN



EXISTING ROOF PLAN



(N) FLOOR FRAMING SYSTEM
FLOOR JOISTS PER ENGINEER @ 16" O.C.
3/4" SUBFLOOR FASTENING PER ENGINEER
CRAWL SPACE PER ENGINEER

FOUNDATION VENTILATION

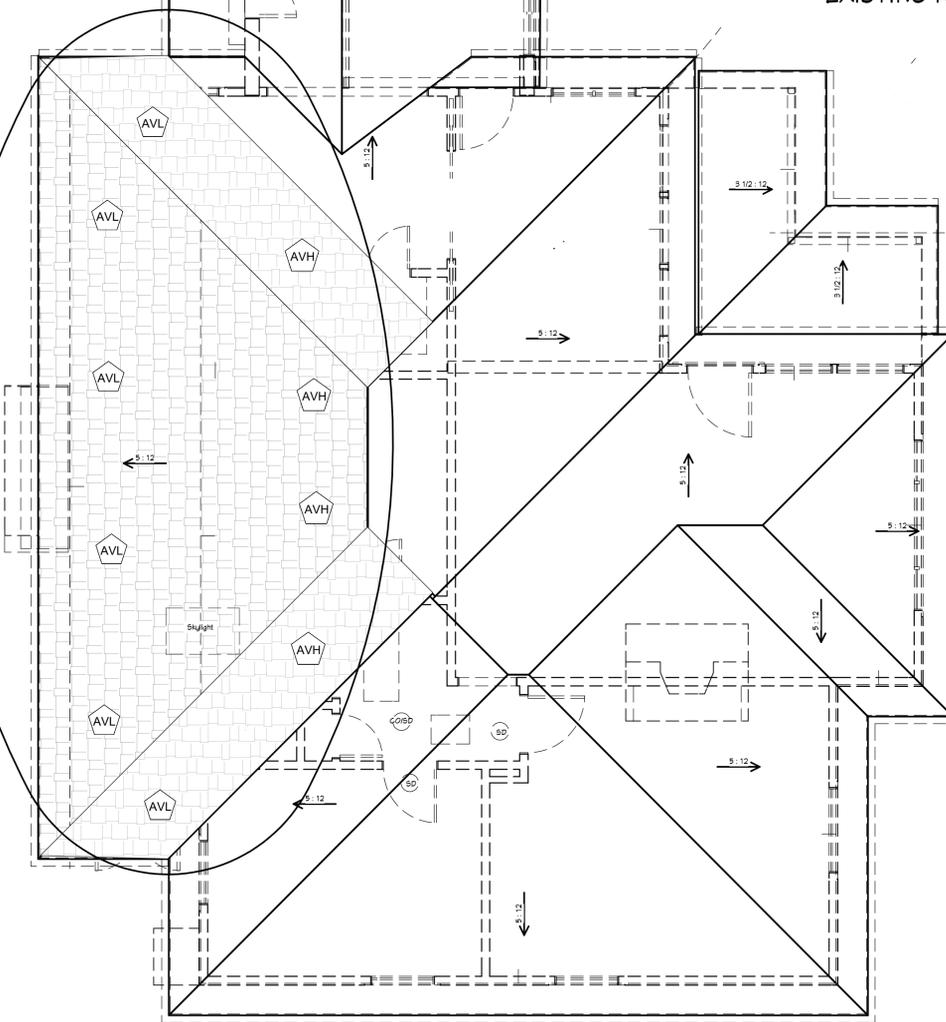
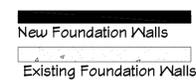
FOUNDATION VENTILATION OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8" MAXIMUM 14". THE MINIMUM NET AREA OF VENTILATION OPENING SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FOOT OF NEW FLOOR AREA. GROSS VENTILATION PROVIDED ON AT LEAST TWO OPPOSITE SIDES.

PER CGC SECTION 1203.3
1 SQ. FT. NET AREA/150 SQ. FT. FOUNDATION VENTILATION AT NEW FLOOR AREA

ADDED FOUNDATION AREA	213.0 SQ. FT.
REQUIRED AREA OF VENTILATION (213/150)	1.42 SQ. FT.
EACH 6"x14" VENTS PROVIDE	5.83 SQ. FT.
NUMBER OF VENTS REQUIRED	2.4 >> 3
NUMBER OF VENTS PROVIDED	5
TOTAL FOUNDATION VENTILATION	2.9 SQ. FT.

VENTS TO BE PLACED IN RIM JOISTS OR BLOCKING ABOVE THE SILL PLATE

FOUNDATION LEGEND



ROOFING PLAN

FLOOR FOUNDATION VENTS

SCALE 1/4" = 1'0"

SCALE 1/4" = 1'0"



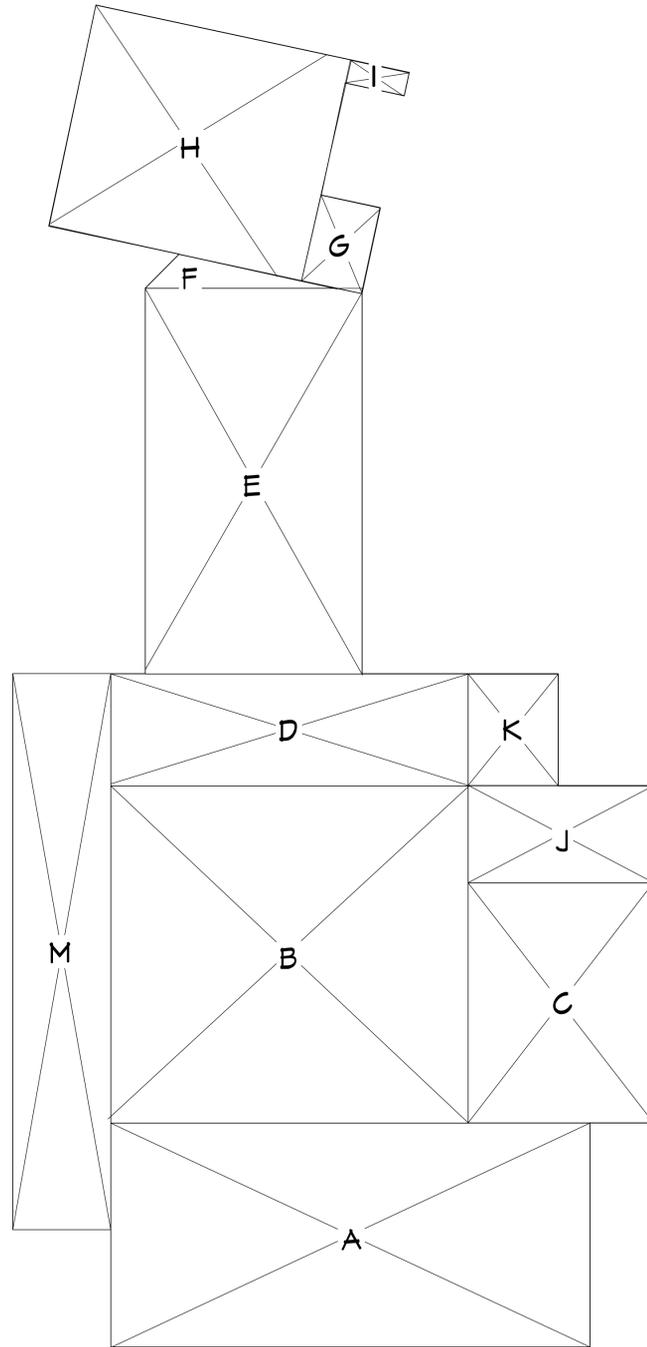
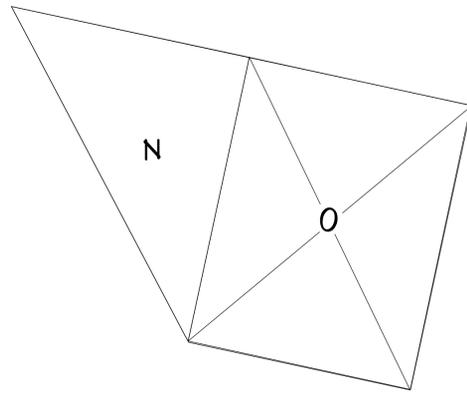
FLEUR DE LIS DESIGNS
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650.810.6244

REMODEL TO EXISTING RESIDENCE FOR:
NEWICK RESIDENCE
855 ROBIN LANE
CAMPBELL, CA 95008

SHEET CONTENTS
FOUNDATION VENTS / ROOFING PLAN

REVISIONS	BY
Date	
Date	
Date	

Date
Oct 28, 2021
Scale
As Noted
Drawn by
Cindy Steele
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Cindy Steele
Signature
Job
Robin Lane
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FLOOR AREA CALCULATIONS

A	EXISTING LIVING AREA	423 SQ. FT.
B	EXISTING LIVING AREA	475 SQ. FT.
C	EXISTING LIVING AREA	175 SQ. FT.
D	EXISTING LIVING AREA	158 SQ. FT.
E	EXISTING LIVING AREA	330 SQ. FT.
F	EXISTING LIVING AREA	13 SQ. FT.
G	EXISTING GARAGE	22 SQ. FT.
H	EXISTING GARAGE	230 SQ. FT.
I	EXISTING GARAGE	6 SQ. FT.
J	EXISTING PORCH	71 SQ. FT.
K	EXISTING PORCH	40 SQ. FT.
M	PROPOSED ADDITION	215 SQ. FT.
N	EXISTING ADU	139 SQ. FT.
O	EXISTING ADU	260 SQ. FT.

EXISTING LIVING AREA	1,574 SQ. FT.
EXISTING GARAGE	258 SQ. FT.
EXISTING TOTAL FAR	1,832 SQ. FT.
PROPOSED LIVING AREA ADDED M =	215 SQ. FT.
TOTAL FAR (EXISTING) + M =	2,047 SQ. FT.
EXISTING PORCH	111 SQ. FT.
EXISTING ADU N + O =	399 SQ. FT.
TOTAL LOT COVERAGE PRIMARY HOME + ADU	2,557 SQ. FT.
LOT SIZE	13,531 SQ. FT.
MAX LOT COVERAGE	5,412 SQ. FT. (40%)
MAX FAR	6,089 SQ. FT. (45%)

AREA JUSTIFICATION - PROPOSED

SCALE 3/16" = 1'0"



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AREA JUSTIFICATION /
CALCULATIONS

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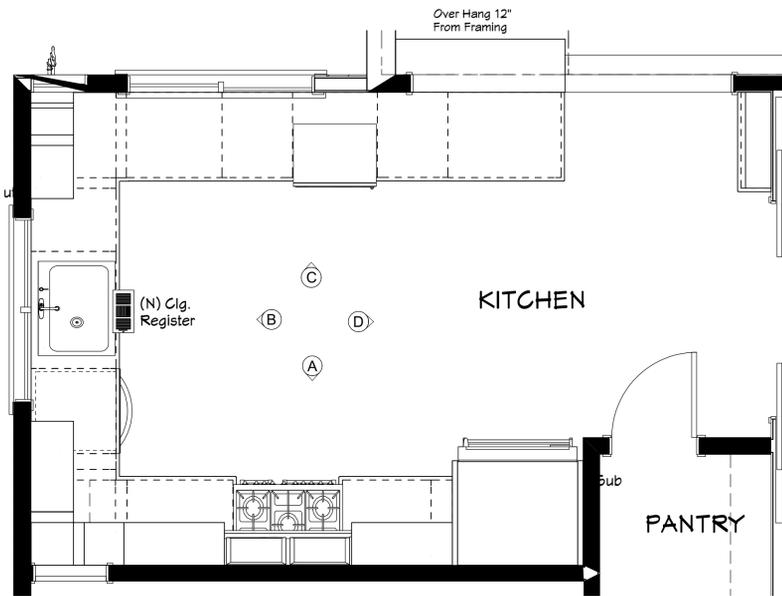
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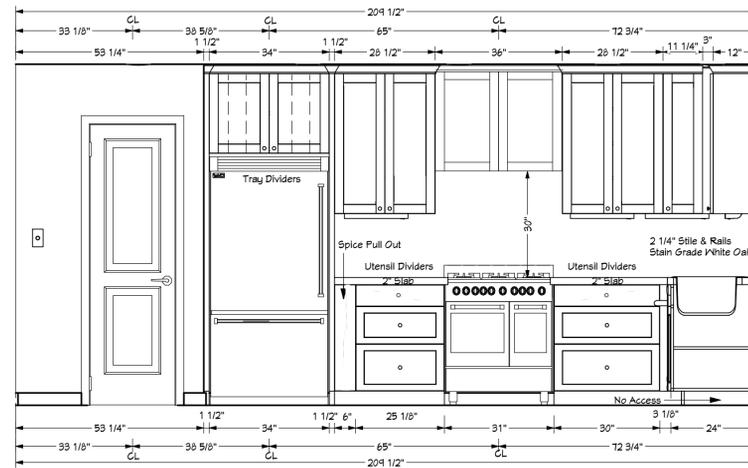
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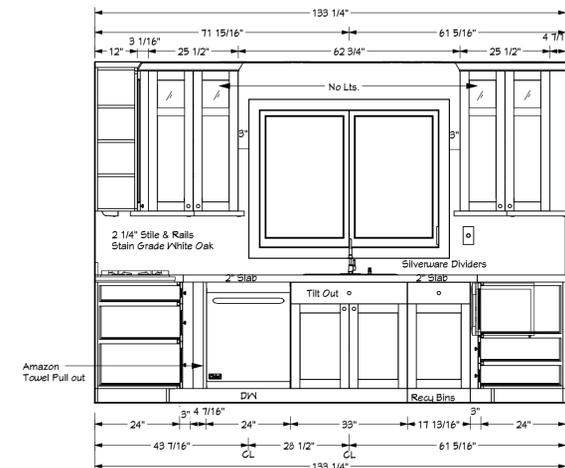
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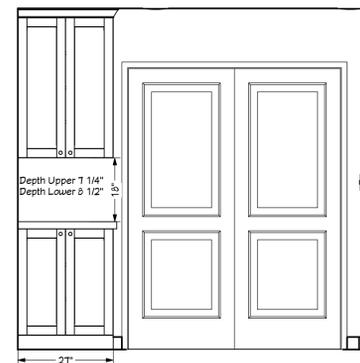
KITCHEN FINISH PLAN
Scale 1/2" = 1' 0"



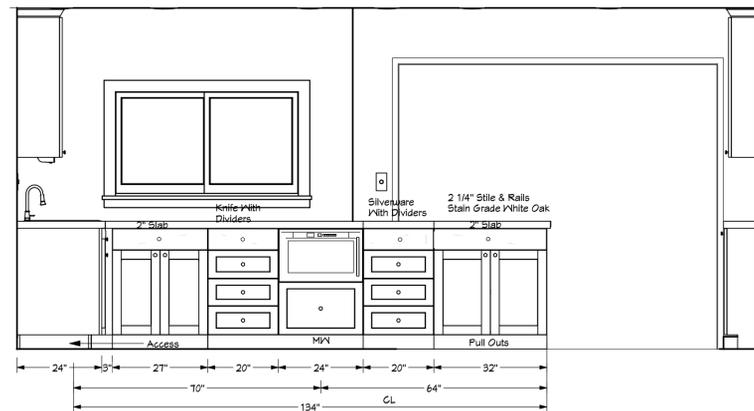
A KITCHEN ELEVATION



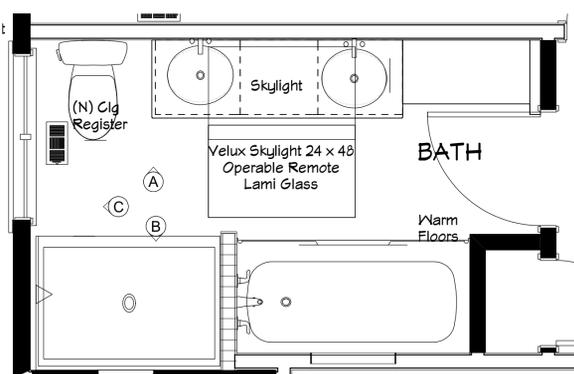
B KITCHEN ELEVATION



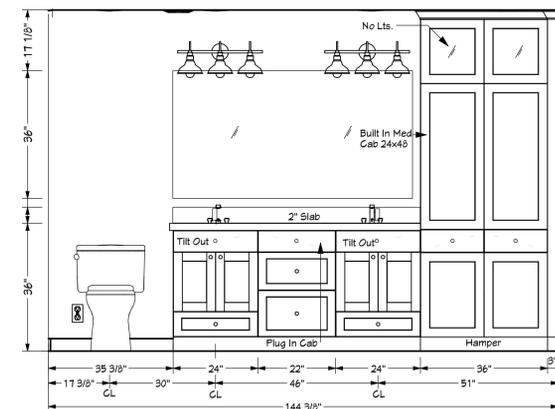
C KITCHEN ELEVATION



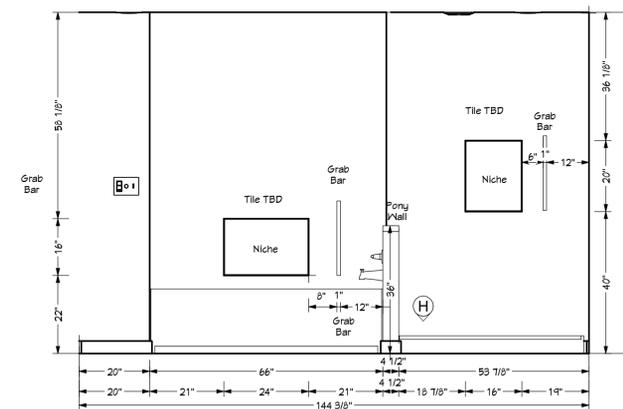
D KITCHEN ELEVATION



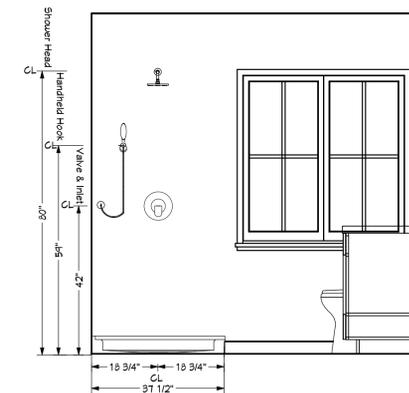
BATH FINISH PLAN
Scale 1/2" = 1' 0"



A BATH ELEVATION



B BATH ELEVATION



C BATH ELEVATION

KITCHEN AND BATH ELEVATIONS

SCALE 1/2" = 1' 0"



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SHEET CONTENTS
KITCHEN/BATH
ELEVATIONS

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EXISTING FRONT ELEVATION NO CHANGE

(AD) BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE (2014 CRC R319.1)

EXTERIOR WALL SPECIFICATION
 3/4" SIDING TO MATCH EXISTING
 2 FLY GRADE D PLASTER CRAFT OR EQ. MOISTURE BARRIER
 1/2" OSB OR PLYWOOD SUB SIDING
 2X STUD
 INSULATION TO FILL CAVITY
 1 PLY 6 MIL POLYETHYLENE VAPOR BARRIER
 1/2" DRYWALL

NOTE:
 GRADE FOR THE PURPOSES OF ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND THE GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT



EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

EXTERIOR ELEVATIONS

All Dimensions are to Finished Surfaces Unless Noted Otherwise

SCALE 1/4" = 1'0"



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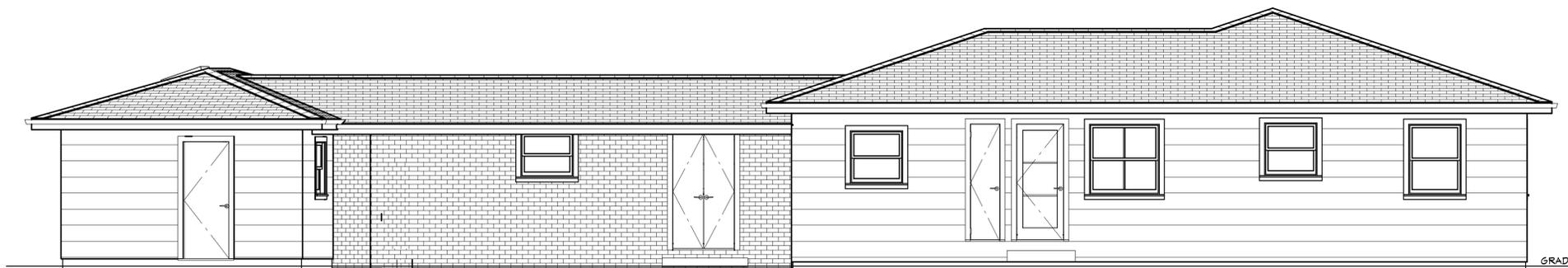
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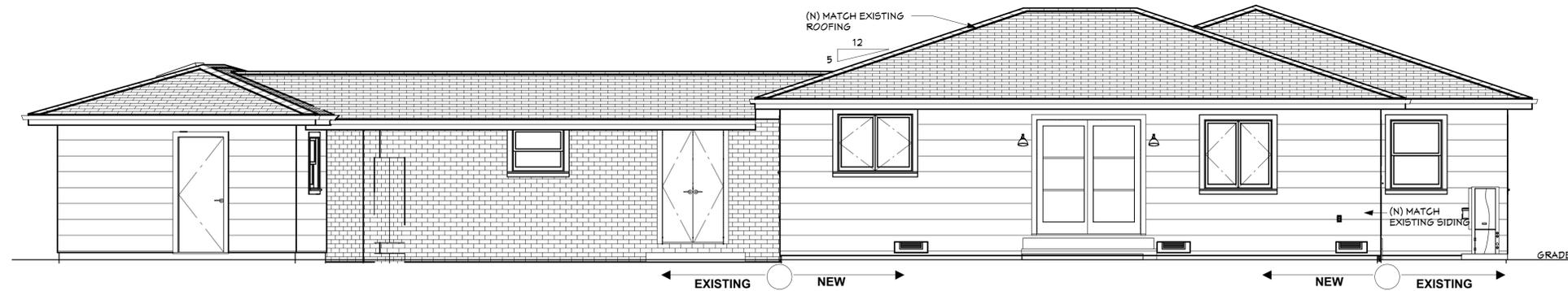
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EXISTING REAR ELEVATION

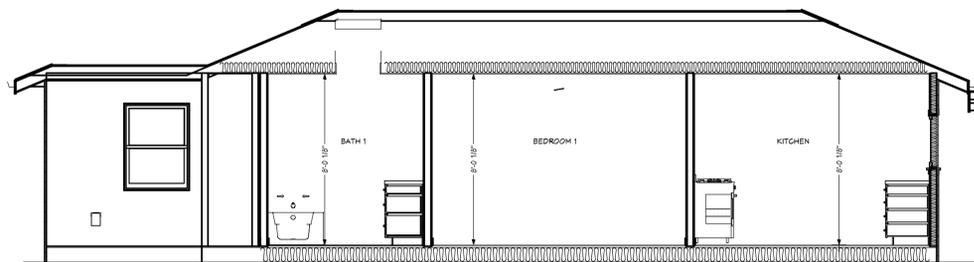


PROPOSED REAR ELEVATION

EXTERIOR ELEVATIONS

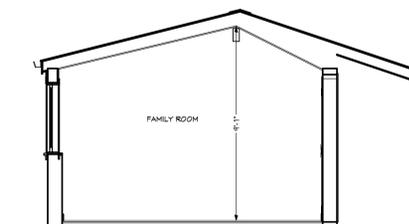
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SCALE 1/4" = 1'-0"



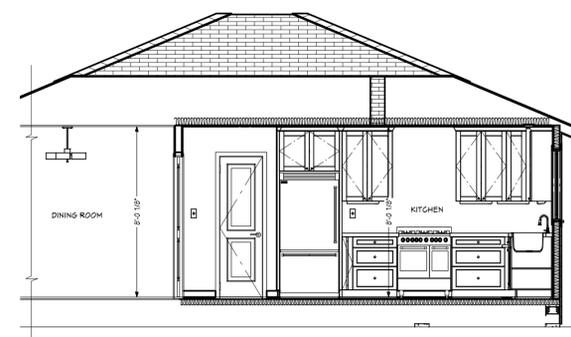
AA SECTION

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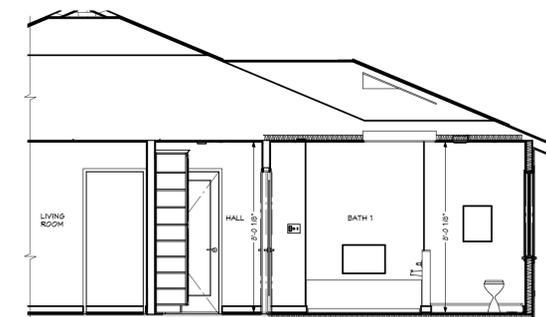
BB SECTION

SCALE 1/4" = 1'-0"



CC SECTION

SCALE 1/4" = 1'-0"



DD SECTION

SCALE 1/4" = 1'-0"

CROSS SECTIONS

SCALE 1/4" = 1'-0"



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MECHANICAL REQUIREMENTS

ALL HEATING/AC UNITS SHALL MEET THE REQUIREMENTS OF STATE AND LOCAL CODES AND ENERGY CALCULATIONS IF APPLICABLE

EXISTING HVAC CONDITIONS
GAS FURNACE / WATER HEATER IS LOCATED IN THE GARAGE

WATER HEATERS SHALL BE SUPPORTED AND STRAPPED TO PREVENT MOVEMENT DURING AN EARTHQUAKE. TWO METAL STRAPS, NOT LESS THAN 22 GAUGE, NOR LESS THAN 5/8-INCH WIDE SHALL BE USED. ONE STRAP SHALL BE PLACED WITHIN THE UPPER 1/3 OF THE WATER HEATER'S VERTICAL DIMENSION AND THE OTHER SHALL BE PLACED WITHIN THE BOTTOM 1/3 OF THE WATER HEATER'S VERTICAL DIMENSION. AT THE LOWER POINT, A MINIMUM DISTANCE OF 4 INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. THE MEANS OF CONNECTION TO THE STRUCTURE SHALL BE MADE BY THE USE OF SCREWS NOT LESS THAN 1/4 INCH IN SIZE WITH A MINIMUM PENETRATION OF 1-1/2 INCH INTO A FRAMING MEMBER OF THE WALL. A CUT WASHER SHALL BE USED BETWEEN THE HEAD OF THE SCREW AND THE STRAP TO INSURE A POSITIVE SUPPORT (2014 CPC 507.2)

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 PREVENT THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM (2014 CGBS 4.504.1)

ALL DUCT WORK SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM MECHANICAL CODE AND TITLE 24 REQUIREMENTS. ALL TRANSVERSE DUCTS, FLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESURE SENSITIVE TAPE OR MASTIC TO PREVENT AIR LOSS AND SHALL BE INSULATED TO CONFORM WITH CEC TITLE 24 REQUIREMENTS.

A METAL VENTILATING HOOD OF SHEET METAL NOT LESS THAN 0.0122 OF AN INCH (0.30994 MM) THICK IS INSTALLED ABOVE THE COOKING TOP WITH A CLEARANCE OF NOT LESS THAN 1/4 OF AN INCH (6.4 MM) BETWEEN THE HOOD AND THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL OR METAL CABINET, AND THE HOOD IS AS WIDE AS THE APPLIANCE AND IS CENTERED OVER THE APPLIANCE (2014 CMG 920.3.2)

HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES (762 MM) TO COMBUSTIBLE MATERIAL OR METAL CABINETS. UNLESS MANUFACTURER'S INSTALLATIONS INSTRUCTION SPECIFY OTHERWISE (2014 CMG 920.3.2)

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) (2014 CGBS 4.506.1)

VENTILATION FANS FOR NEW OR REMODELED BATHROOM SHALL BE 50 CFM WITH MAXIMUM 1 SONE SOUND RATING (2014 ASHREA 62.2)

EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS OR WITH MOTORIZED DAMPERS THAT AUTOMATICALLY SHUT WHERE THE SYSTEMS OR SPACES SERVED ARE NOT IN USE (2014 CMG 504.1.1)

EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS OR WITH MOTORIZED DAMPERS THAT AUTOMATICALLY SHUT WHERE THE SYSTEMS OR SPACES SERVED ARE NOT IN USE (2014 CPC 906.2)

PROVIDE HEAT FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE FLOOR LEVEL (2014 CRC R303.10)

PLUMBING REQUIREMENTS

ALL PLUMBING SHALL MEET OR EXCEED ALL FEDERAL, STATE, AND LOCAL CODES

THE PLUMBER SHALL VERIFY ALL EXTERIOR CLEAN-OUT LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION. PENETRATIONS THROUGH EXTERIOR WALLS SHALL HAVE A FLUSH REMOVABLE METAL PLATE

WASTE LINES TO BE CAST IRON PIPE
WATER SUPPLY (HOT AND COLD) TO BE COPPER
GAS TO BE STEEL (BLACK) PIPE

WATER HEATERS:
WATER HEATERS ON WOOD FRAMED FLOORS SHALL REST ON GALVANIZED STEEL PAN WITH FLOOR DRAIN.

WATER HEATERS INSTALLED IN A GARAGE SHALL BE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT (CPC SECTION 508.12)

APPLIANCES INSTALLED IN GARAGES, WAREHOUSES, OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES (2014 CPC 507.13.1)

A WATER HEATER INSTALLATION SHALL BE PROVIDED WITH OVERPRESSURE PROTECTION USING AN APPROVED, LISTED DEVICE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS (2014 CPC 504.4)

WATER HEATERS SHALL BE SUPPORTED AND STRAPPED TO PREVENT MOVEMENT DURING AN EARTHQUAKE. TWO METAL STRAPS, NOT LESS THAN 22 GAUGE, NOR LESS THAN 5/8-INCH WIDE SHALL BE USED. ONE STRAP SHALL BE PLACED WITHIN THE UPPER 1/3 OF THE WATER HEATER'S VERTICAL DIMENSION AND THE OTHER SHALL BE PLACED WITHIN THE BOTTOM 1/3 OF THE WATER HEATER'S VERTICAL DIMENSION. AT THE LOWER POINT, A MINIMUM DISTANCE OF 4 INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. THE MEANS OF CONNECTION TO THE STRUCTURE SHALL BE MADE BY THE USE OF SCREWS NOT LESS THAN 1/4 INCH IN SIZE WITH A MINIMUM PENETRATION OF 1-1/2 INCH INTO A FRAMING MEMBER OF THE WALL. A CUT WASHER SHALL BE USED BETWEEN THE HEAD OF THE SCREW AND THE STRAP TO INSURE A POSITIVE SUPPORT (2014 CPC 507.2)

FIXTURES INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC, OR PRIVATE SEWER SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE. FIXTURES ON SUCH FLOOR LEVEL THAT ARE NOT BELOW THE NEXT UPSTREAM MANHOLE COVER SHALL NOT BE REQUIRED TO BE PROTECTED BY A BACKWATER VALVE. FIXTURES ON FLOOR LEVELS ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. CLEANOUTS FOR DRAINS THAT PASS THROUGH A BACKWATER VALVE SHALL BE CLEARLY IDENTIFIED WITH A PERMANENT LABEL STATING "BACKWATER VALVE DOWNSTREAM" (2014 CPC 710.11)

POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB-TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB-TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES (152 MM) ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF-DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED (2014 CPC 603.5.1)

FIXTURES:
PLUMBING FIXTURES AND FITTINGS REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS

THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET STANDARDS BELOW:
A - WATER CLOSETS = 1.28 GALLONS PER FLUSH (2014 CGBS 4.303.1)
B - SHOWERHEADS = 1.8 GPM @ 80 PSI MAXIMUM (2014 CGBS 4.303.1.3.1)
C - LAVATORY FAUCETS = 1.2 GPM @ 80 PSI MAXIMUM, MINIMUM 0.8 GPM @ 20 PSI MIN. (2014 CGBS 4.303.1.4.1.1)
D - KITCHEN FAUCETS = 1.8 GPM @ 80 PSI MAXIMUM. FAUCETS MAY TEMPORARILY DISCHARGE 2.2 GALLONS PER MINUTE USING PUSH BUTTON - REVERTS BACK TO 1.8 GPM AFTER SHUT OFF (2014 CGBS 4.303.1.4.4)
E - DISHWASHER 6.5 GALLONS PER CYCLE OR BE ENERGY STAR QUALIFIED

A MINIMUM 2-INCH DRAIN IS REQUIRED FOR KITCHEN SINKS. TRAPS SHALL BE 17 GAUGE METAL MINIMUM, OR OTHER APPROVED MATERIAL (2014 CPC 702.1)

PIPE INSULATION REQUIRED, THICKNESS AT LEAST ONE INCH AND RATED FOR R-4 EFFECTIVE AT FLUID OPERATING TEMPERATURE (105 DEGREES MINIMUM FOR DOMESTIC HOT WATER) (2014 CGBS A5.207.6)

WATER HAMMER: BUILDING WATER SUPPLY SYSTEMS WHERE QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH WATER HAMMER ARRESTER(S) TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. WATER HAMMER ARRESTERS SHALL BE APPROVED MECHANICAL DEVICES THAT COMPLY WITH ASSE 1010 OR PDI-WH 201 AND SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO QUICK-ACTING VALVES (2014 CPC 609.10)

BOND ALL NEW METAL WATER PIPES TO GROUND. ALL GROUND CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE (2014 CEC 250.104)

NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES (381 MM) FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION OR 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) (2014 CPC 402.5)

APPLIANCES:
NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE (2014 CPC 807.3)

EACH APPLIANCE CONNECTED TO A PIPING SYSTEM SHALL HAVE AN ACCESSIBLE, APPROVED MANUAL SHUTOFF VALVE WITH A NON-DISPLACEABLE VALVE MEMBER OR A LISTED GAS CONVENIENCE OUTLET. APPLIANCE SHUTOFF VALVES AND CONVENIENCE OUTLETS SHALL SERVE A SINGLE APPLIANCE ONLY (2014 CPC 1212.6)

KITCHEN HOOD BRAND-

DIRECT VENT TO OUTSIDE EXHAUSTING A MINIMUM OF 100 CFM SEE ATTACHED MANUFACTURE INSTALLATION DOC FOR VENT A HOOD.

BATH FAN BRAND-
FAN MUST BE LISTED AT 3 SONE OR LESS FOR NOISE UNLESS THE EXHAUST RATE IS 400 CFM OR GREATER. THE RATING MUST BE BASED ON A WATER COLUMN OF 25 OR GREATER. SEE ENERGY COMPLIANCE MANUAL SECTION 4 & 6 4.6.1 CALIFORNIA ENERGY CODE 150 (0), ASHREA 62.2 SEE MANUFACTURE INSTALLATION DOC. SEE ATTACHMENT OF MANUFACTURES INSTALLATIONS FOR PANASONIC.

HEAT PUMP HEATING & COOLING
MITSUBISHI MINI SPLIT (NOON DUCTED) AIR SOURCE HEAT PUMP MODEL NUMBER MKA-5C42NAQ-U1 42,000 BTU. M SERIES WITH 3 CEILING CASSETTE UNITS: (2) 15 K BTU MODEL NUMBER SLZ-KF15NA. TH-NG AND 1 9K BUT MODEL NUMBER SLZ-KF09NA. TH-NG TAKES A 40 AMP ELECTRICAL CIRCUIT BREAKER 240 VOLTS 14.7 SEER 10.9HSPF. SPECS ATTACHED TO PACKET

MITSUBISHI MFZ-KJ12NA-U1 LOW FAN COIL UNIT (FAMILY ROOM/ BREEZEWAY)

MITSUBISHI SVZ-KP36NA MULTI-POSITION DUCTED FAN COIL UNIT (HORIZONTAL IN ATTIC)

RHEEM ELECTRICAL HEAT PUMP WATER HEATER 3.40 UEF 30 AMP ELECTRIC CIRCUIT BREAKER HYBRID ELECTRIC MODEL NUMBER XE50T10HD50U1. 65 GALLON 200-240 VOLT 1 PH ELECTRIC MUST HAVE LOUVERED DOORS IN FRONT NO DUCT WORK NEEDED FOR VENTING WITH LOUVERED DOORS. SPECS ATTACHED TO PACKET

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: 4" Recessed LED, 4" Recessed Damp Locations, Surface/Pendant, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	LED Strip Lighting
	Appliance Outlets
	110V Receptacles: AFCI Tamper Resistance, GFCI, Water Proof
	Switches: Vacancy Sensor, Dimmer, 3-Way 4-Way Dimmers, Water Proof,
	Smoke & Carbon Monoxide Detector
	Door Bell & Chime
	Hybrid Electric WH Electric Heat Pump (Heating & Cooling)
	Electrical Breaker Panel, Sub Panel

ELECTRICAL REQUIREMENTS

ALL ELECTRICAL WORK SHALL BE INSTALLED AS REQUIRED PER INDUSTRY STANDARDS AND CONFORM TO THE 2019 CALIFORNIA ELECTRIC CODE. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING

ALL ELECTRICAL CONDUCTOR MATERIAL SHALL BE COPPER. (2019 CEC 110.5)

RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 1.8 M (6 FEET) FROM A RECEPTACLE OUTLET (2019 CEC 210.52.A.1)

ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES (1219 MM) MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM (2014 CBC 1136A.1)

ALL STANDARD ELECTRICAL WALL OUTLETS ARE TO BE TAMPER PROOF ARC FAULT OUTLETS (2019 CEC 406.12)

ALL 120-VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLES MUST BE INSTALLED IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, KITCHEN COUNTERTOP SURFACES, WITHIN 6 FEET OF A SINK, WITHIN 6 FEET OF BATHTUB OR SHOWER STALLS, AND LAUNDRY AREAS (2014 CEC 210.8.A) SHALL HAVE ARCH FAULT CIRCUITS

AT LEAST ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM(S) RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS (2019 CEC 210.11.C.3)

A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP AND WORK SURFACE THAT IS 300 MM (12 INCHES) OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 600 MM (24 INCHES) MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE (2019 CEC 210.52.C)

THE RANGE, COUNTERTOP COOKING UNIT, OR SINK SHALL BE CONSIDERED TO DIVIDE THE COUNTERTOP SPACE INTO TWO SEPARATE COUNTERTOP SPACES (2019 CEC 210.52.C.4)

OUTLETS SERVING COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT LESS THAN TWO SMALL APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS (2019 CEC 210.52.B.2)

SEPARATE CIRCUITS ARE REQUIRED FOR ALL APPLIANCES (BUILT-IN). PLUG IN APPLIANCES SHALL HAVE THE PLUG ACCESSIBLE FOR DISCONNECT WITHOUT REMOVING THE APPLIANCE. ALL RECEPTACLES SHALL BE G.F.I. PROTECTED (2019 CEC 422.5)

FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL FIXTURES INSTALLED IN WET/DAMP LOCATIONS SHALL BE WATERPROOF (2019 CEC 312.2)

RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, CERTIFIED AIR TIGHT (ASTM E263) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW (2019 CEC 150.0(K)1.C)

THE MINIMUM CLEARANCE BETWEEN LUMINAIRES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE IS AS FOLLOWS:

- 300 MM (12 IN.) FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING
- 150 MM (6 IN.) FOR SURFACE-MOUNTED FLUORESCENT LUMINAIRES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING
- 150 MM (6 IN.) FOR RECESSED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING
- 150 MM (6 IN.) FOR RECESSED FLUORESCENT LUMINAIRES INSTALLED IN THE WALL OR THE CEILING
- SURFACE-MOUNTED FLUORESCENT OR LED LUMINAIRES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE (2019 CEC 410.16.C)

TITLE 24 REQUIRES ALL NEW CONSTRUCTION, ADDITIONS OR ALTERATIONS TO USE HIGH EFFICIENCY LIGHTING:
1 - LINEAR FLUORESCENT, PIN-BASED COMPACT FLUORESCENT WITH ELECTRONIC BALLASTS, PULSE-START METAL HALIDE, HPS AND INDUCTION LIGHT SOURCES ARE AUTOMATICALLY HIGH EFFICIENCY
2 - LED LIGHT SOURCES INSTALLED OUTDOORS AND INSEPARABLE SSL LUMINAIRES CONTAINING COLORED LIGHT SOURCES FOR DECORATIVE ILLUMINATION ARE AUTOMATICALLY HIGH EFFICIENCY
3 - ALL OTHER LIGHT SOURCES MUST BE CERTIFIED AS HIGH EFFICACY TO THE CALIFORNIA ENERGY COMMISSION JOINT APPENDIX JA8 REQUIREMENTS
4 - CERTIFIED PRODUCTS ARE AT: [HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX](https://cacertappliances.energy.ca.gov/pages/appliancesearch.aspx).
VACANCY SWITCHES OR DIMMERS ARE REQUIRED FOR ALL LIGHT SOURCES REQUIRED TO COMPLY WITH JA-8. IF THE KITCHEN LUMINAIRE IS AN ENCLOSED OR RECESSED LUMINAIRE, YOU MUST USE A DIMMER OR VACANCY SENSOR (TITLE 24, PART 6)

IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LIGHT FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR. DIMMERS OR VACANCY SENSOR SHALL CONTROL ALL FIXTURES WITH JA8-2016 COMPLIANT LIGHT BULBS EXCEPT LIGHTING FIXTURES IN CLOSETS LESS THAN 10 SQUARE FEET AND LIGHT FIXTURES IN HALLWAYS (TITLE 24, PART 6)

ALL LIGHTING MUST HAVE READILY ACCESSIBLE WALL-MOUNTED MANUAL CONTROLS WITH ON/OFF FUNCTIONALITY, GIVING OCCUPANTS CONTROL OF LIGHTING IN THE SPACE. CEILING FANS ARE ALLOWED TO USE A REMOTE TO FULFILL THIS FUNCTIONALITY (2019 CEC 210.10.A.1)

ALL LUMINAIRES THAT ARE PERMANENTLY INSTALLED MUST BE HIGH-EFFICIENCY. STEP LIGHTS, PATH LIGHTS, NIGHT LIGHTS, LIGHTS IN DRAWERS, LIGHTS IN CABINETS AND LIGHTS IN LINEN CLOSETS THAT ARE LESS THAN 5 WATTS OR EMIT LESS THAN 150 LUMENS ARE EXEMPT FROM THIS REQUIREMENT AND DO NOT NEED TO BE CONTROLLED BY VACANCY SENSORS. ADDITIONALLY, NON-PERMANENT LIGHTING, SUCH AS KITCHEN EXHAUST HOODS, ARE EXEMPT (TITLE 24, PART 6)

UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM CEILING-MOUNTED LIGHTING (TITLE 24, PART 6)

THE TOTAL NUMBER OF ELECTRICAL BOXES WITH A BLANK COVER LOCATED MORE THAN FIVE FEET ABOVE THE FINISHED FLOOR CAN BE NO GREATER THAN THE NUMBER OF BEDROOMS IN THE RESIDENCE. THE BLANK ELECTRICAL BOXES MUST BE CONNECTED TO A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL (TITLE 24, PART 6)

EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING. EXCLUDES KITCHEN EXHAUST HOODS (TITLE 24, PART 6)

LIGHTING IN DRAWERS, CABINETS AND LINEN CLOSETS LESS THAN 5 WATTS AND 150 LUMENS MUST BE EQUIPPED WITH CONTROLS THAT AUTOMATICALLY TURN OFF WHEN THE DRAWER, CABINET OR LINEN CLOSET IS CLOSED (TITLE 24, PART 6)

MANDATORY MEASURES REQUIRE THAT LIGHTING IN NEW HOMES BE HIGH EFFICACY. SOME LIGHT SOURCES ARE AUTOMATICALLY CONSIDERED HIGH EFFICACY. OTHERS MUST BE CERTIFIED TO CEC AS HIGH EFFICACY. LUMINAIRES WHICH ARE SUBJECT TO JA8'S REQUIREMENTS MUST INCLUDE ELEMENTS OF EFFICIENCY AND LIGHTING QUALITY. THE HIGH EFFICACY DEFINITION IS APPLICABLE TO ALL LIGHTING TECHNOLOGY TYPES AND INCLUDES LINEAR FLUORESCENT, PIN BASED COMPACT FLUORESCENT, GU-24 BASE CFL, HID, AND INDUCTION.

ANY LUMINAIRE CAN QUALIFY AS HIGH EFFICACY AS LONG AS IT MEETS THE REQUIREMENTS OF SECTION 150.0 (K) AND, IF APPLICABLE, JOINT APPENDIX JA8.

LIGHTING-
1. ALL INSTALLED LUMINAIRES IN KITCHEN SHALL BE HIGH-EFFICACY THAT ARE PERMANENTLY INSTALLED OR INTEGRAL TO A LUMINAIRE/ EXHAUST FAN. NIGHT LIGHTS ARE REQUIRED TO BE HIGH EFFICACY, BUT ARE NOT EXPECTED TO MEET THE SPECIFICATIONS OF JA-8. IF SOMETHING UNUSUAL IS BEING INSTALLED, THERE IS A CHANCE IT WILL NOT MEET ONE OF THE ITEMS IN TABLE 150.0-A AND MAY NEED TO GO THROUGH JA-8 CERTIFICATION.

2. UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING.

3. BLANK ELECTRICAL BOXES FOR FUTURE INSTALLATIONS: THE TOTAL NUMBER OF ELECTRICAL BOX WITH A BLANK COVER LOCATED FIVE FEET OR HIGHER ABOVE THE FINISHED FLOOR IN THE WHOLE BUILDING SHALL BE NO GREATER THAN THE NUMBER OF BEDROOM IN THE BUILDING.

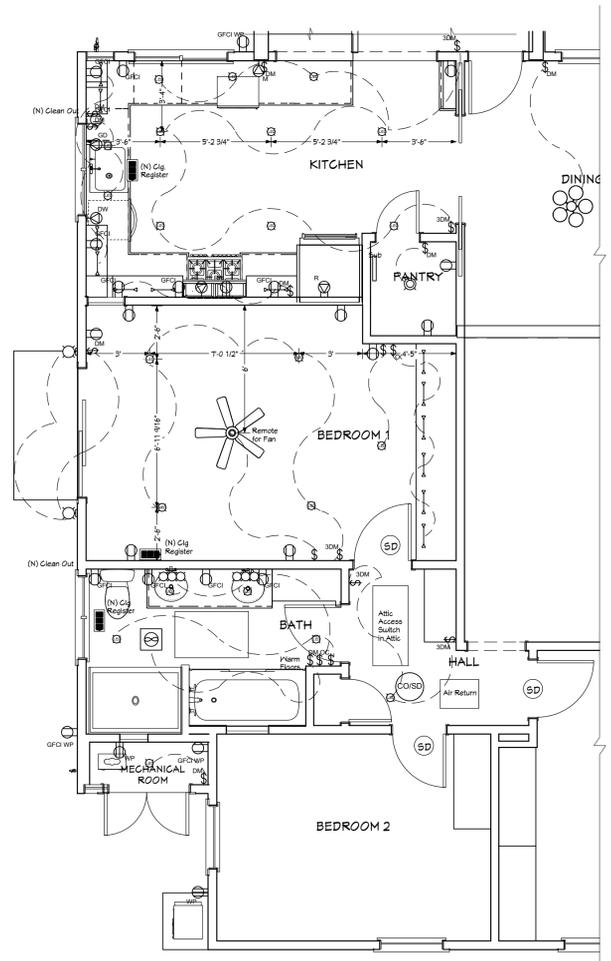
4. ALL LIGHTING MUST HAVE READILY ACCESSIBLE MANUAL CONTROLS, ALLOWING OCCUPANTS EASY CONTROL OF LIGHTING IN THE SPACE.
5. VACANCY SWITCHES OR DIMMERS ARE REQUIRED FOR ALL LIGHT SOURCES REQUIRED TO COMPLY WITH JA-8. IF THE KITCHEN LUMINAIRE IS AN ENCLOSED OR RECESSED LUMINAIRE, A DIMMER OR VACANCY SENSOR IS REQUIRED.

INDOOR SPACES

OTHER INDOOR SPACE TYPES
THIS CATEGORY COVERS ANY RESIDENTIAL SPACE TYPE THAT IS NOT A KITCHEN, BATHROOM, LAUNDRY ROOM, GARAGE, OR UTILITY ROOM. THESE INCLUDE:
-BEDROOMS, LIVING ROOMS, HOME OFFICES, DINING ROOMS IF SWITCHED SEPARATELY FROM KITCHENS, NOOKS, IF SWITCHED SEPARATELY FROM KITCHENS, HALLWAYS, ATTIC SPACES, AND CLOSETS 70 SQUARE FEET AND LARGER.

7. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY THAT ARE PERMANENTLY INSTALLED OR INTEGRAL TO A LUMINAIRE/EXHAUST FAN.
8. THE TOTAL NUMBER OF ELECTRICAL BOXES WITH A BLANK COVER LOCATED FIVE FEET OR HIGHER ABOVE THE FINISHED FLOOR IN THE WHOLE BUILDING SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS IN THE BUILDING.

6. FOR ALL SPACE TYPES EXCEPT HALLWAYS AND CLOSETS THAT ARE 70 SQUARE FEET OR SMALLER, VACANCY SENSORS OR DIMMERS ARE REQUIRED WHEN USING A SOURCE REGULATED BY JA8.



ELEC/MECH/PLUMB. PLAN & NOTES

SCALE 1/4" = 1'0"

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Date	
Date	
Date	

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 Sheet
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ELEC/MECH/PLUMB. NOTES CONT.

OUTDOOR LIGHTING COMPLIANCE REQUIREMENTS

ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY, AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES:

- 1 - PHOTOCONTROL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL OR
- 2 - ASTRONOMICAL TIME CLOCK CONTROL (2019 RCM 6.5.2)

ANY OVERRIDE TO THE ABOVE AUTOMATIC CONTROLS TO ON MUST RETURN TO AUTOMATIC CONTROL OPERATIONS WITHIN SIX HOURS (2019 RCM 6.5.2)

CONTROLS THAT PROVIDE AUTOMATIC DAYLIGHTING FUNCTIONALITY SHALL:

- 1 - AUTOMATICALLY RETURN TO ITS MOST RECENT TIME DELAY SETTINGS WITHIN 60 MINUTES OF THE LAST RECEIVED INPUT WHEN LEFT IN CALIBRATION MODE
- 2 - HAVE A SET POINT CONTROL THAT EASILY DISTINGUISHES SETTINGS TO WITHIN 10 PERCENT OF FULL SCALE ADJUSTMENT
- 3 - PROVIDE A LINEAR RESPONSE WITHIN 5 PERCENT ACCURACY OVER THE RANGE OF ILLUMINANCE MEASURED BY THE LIGHT SENSOR
- 4 - BE CAPABLE OF BEING CALIBRATED IN A MANNER THAT THE PERSON INITIATING THE CALIBRATION IS REMOTE FROM THE SENSOR DURING CALIBRATION TO AVOID INFLUENCING CALIBRATION ACCURACY, FOR EXAMPLE BY HAVING A LIGHT SENSOR THAT IS PHYSICALLY SEPARATED FROM WHERE THE CALIBRATION ADJUSTMENTS ARE MADE (2019 TITLE 24, PART 6)

OCCUPANT SENSING CONTROLS INCLUDE OCCUPANT SENSORS, MOTION SENSORS, AND VACANCY SENSORS, INCLUDING THOSE WITH A PARTIAL-ON OR PARTIAL-OFF FUNCTION. OCCUPANT SENSING CONTROLS SHALL:

- 1 - BE CAPABLE OF AUTOMATICALLY TURNING THE CONTROLLED LIGHTS IN THE AREA EITHER OFF OR DOWN NO MORE THAN 20 MINUTES AFTER THE AREA HAS BEEN VACATED.
- 2 - FOR MANUAL ON CONTROLS, HAVE A GRACE PERIOD OF NO LESS THAN 15 SECONDS AND NO MORE THAN 30 SECONDS TO TURN ON LIGHTING AUTOMATICALLY AFTER THE SENSOR HAS TIMED OUT; AND
- 3 - PROVIDE A VISIBLE STATUS SIGNAL THAT INDICATES THAT THE DEVICE IS OPERATING PROPERLY, OR THAT IT HAS FAILED OR MALFUNCTIONED. THE VISIBLE STATUS SIGNAL MAY HAVE AN OVERRIDE THAT TURNS OFF THE SIGNAL (2019 TITLE 24, PART 6)

OUTDOOR LIGHTING FOR PRIVATE PATIOS ENTRANCES, BALCONIES, AND PORCHES, MAY COMPLY WITH REQUIREMENTS FOR SINGLE FAMILY RESIDENCES, OR MEET APPLICABLE NONRESIDENTIAL REQUIREMENTS (2019 RCM 6.5.3)

RESIDENTIAL GARAGES ARE TREATED AS INDOOR SPACES, WHILE RESIDENTIAL PARKING LOTS AND CARPORTS ARE TREATED AS OUTDOOR SPACES. THESE PARKING FACILITIES ARE REQUIRED TO MEET EITHER THE RESIDENTIAL OR THE NONRESIDENTIAL REQUIREMENTS, DEPENDING ON WHAT TYPE OF BUILDING THEY ARE ASSOCIATED WITH (2019 RCM 6.6)

SMOKE & CARBON MONOXIDE DETECTION

SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED (2019 CRC R314.1.1 & 2019 CRC R315.1.1)

ALL SMOKE DETECTORS MUST BE INSTALLED AT ALL BEDROOMS, HALLWAYS LEADING TO THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, AND SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER (2019 CRC 314.3)

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED (2019 CRC 314.4)

SMOKE ALARM INTERCONNECTION EXCEPTIONS: SEE SECTION 2019 CRC R314.4

PROVIDE HARD WIRED CARBON MONOXIDE DETECTORS. INSTALL AT HALLWAYS LEADING TO BEDROOMS AND AT ALL FLOOR LEVELS. (2019 CRC 315.3)

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. (2019 CRC 315.5)

CARBON MONOXIDE ALARM INTERCONNECTION EXCEPTIONS: SEE SECTION 2019 CRC R315.5

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE & CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS (2019 CRC R314.2.2)

SMOKE AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION (2019 CRC R314.6 & 2019 CRC R315.6)

COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED (2019 CRC R314.5)

EXTERIOR FINISHES

ALL NEW EXTERIOR SURFACES INCLUDING SIDING, AND EXTERIOR TRIM SHALL MATCH MATERIALS ON THE EXISTING STRUCTURE AS CLOSELY AS POSSIBLE. VARIATIONS DUE TO WEATHERING AND DYE LOT DIFFERENCES ARE TO BE EXPECTED.

EXTERIOR PLASTER (STUCCO) SHALL BE 3 COAT (MIN 7/8" THICKNESS) OVER TWO LAYERS OF GRADE D PAPER OR EQ. AND 2" GAL. WIRE MESH. PROVIDE WEEP SCREED AT BOTTOM.

EXTERIOR SIDING TO BE INSTALLED OVER ONE LAYER #15" ASPHALT FELT, FREE FROM HOLED AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. (R103.2)

ALL EXTERIOR WOOD TRIM IS TO BE PAINTED OR STAINED. THE OWNER SHALL BE RESPONSIBLE FOR SELECTING COLORS OF THE EXTERIOR SURFACES.

MOISTURE RESISTANCE

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING (2019 CRC R103.1)

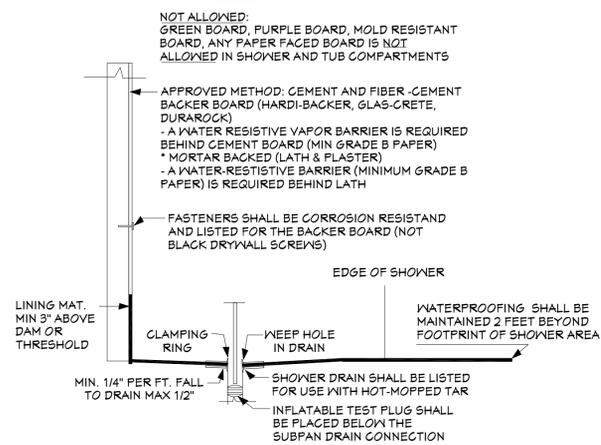
THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR CLADDING AS REQUIRED BY SECTION R103.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT PENETRATES THE EXTERIOR CLADDING (2019 CRC R103.1.1)

EXTERIOR SIDING TO BE INSTALLED OVER ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS (2019 CRC R103.2)

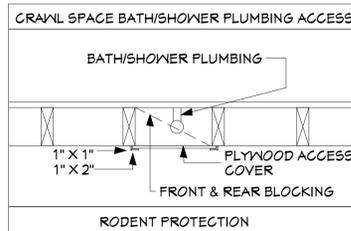
APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

- 1 - EXTERIOR WINDOW AND DOOR OPENINGS
- 2 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
- 3 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS
- 4 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
- 5 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION
- 6 - AT WALL AND ROOF INTERSECTIONS
- 7 - AT BUILT-IN GUTTER

SHOWER DETAIL CURBLESS



RODENT PROTECTION



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2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Chapter 1 – ADMINISTRATION	
Scope	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.
Chapter 3 – GREEN BUILDING	
Additions and alterations	
301.1.1	<ul style="list-style-type: none"> Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. Requirements only apply within the specific area of the addition or alteration.
Low-rise and high-rise residential buildings	
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
Mixed occupancy buildings	
302.1	<p>Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Chapter 4 – RESIDENTIAL MANDATORY MEASURES	
Division 4.1 – PLANNING AND DESIGN	
Storm water drainage and retention during construction	
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
Grading and paving	
4.106.3	<p>Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.</p> <p>Exception: Additions and alterations which do not alter the existing drainage path.</p>
Electric vehicle (EV) charging for new construction	
4.106.4	<ul style="list-style-type: none"> Comply with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 for future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. <p>Exceptions:</p> <ol style="list-style-type: none"> On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon 1 of the following: <ol style="list-style-type: none"> Where there is no commercial power supply. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities. <p>Note: For definitions of Accessory Dwelling Units and Junior Accessory Units, see CALGreen Chapter 2.</p>

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
EV charging: 1- & 2-family dwellings/townhouses with attached private garages	
4.106.4.1	<ul style="list-style-type: none"> Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Identification	
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
EV charging for multifamily dwellings	
4.106.4.2	<ul style="list-style-type: none"> Applies to all multifamily dwelling units with parking facilities on the site. 10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. <p>Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p>

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
EV charging space (EV space) locations	
4.106.4.2.1	Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common use parking areas and shall be available for use by all residents.
EV charging stations (EVCS)	
4.106.4.2.1.1	<p>When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3,) shall comply with at least 1 of the following options:</p> <ol style="list-style-type: none"> The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2. <p>Exception: EVCS designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.</p>
EV charging space (EV space) dimensions	
4.106.4.2.2	<p>EV spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> The minimum length of each EV space shall be 18 feet. The minimum width of each EV space shall be 9 feet. 1 in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. <ol style="list-style-type: none"> Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Single EV space required	
4.106.4.2.3	<ul style="list-style-type: none"> Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Multiple EV spaces required	
4.106.4.2.4	<ul style="list-style-type: none"> Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics, and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
Identification	
4.106.4.2.5	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.

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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
EV charging for hotels and motels	
4.106.4.3	<ul style="list-style-type: none"> Applies to all newly constructed hotels and motels. Construction documents shall identify the location of EV spaces. <p>Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p>
Number of required EV spaces	
4.106.4.3.1	Table 4.106.4.3.1 shows the number of required EV spaces based on the total number of parking spaces provided for all types of parking facilities.
EV charging space (EV space) dimensions	
4.106.4.3.2	<p>EV spaces shall be designed to comply with the following:</p> <ul style="list-style-type: none"> Minimum length of each EV space shall be 18 feet. Minimum width of each EV space shall be 9 feet.
Single EV space required (similar to 4.106.4.2.3)	
4.106.4.3.3	<ul style="list-style-type: none"> Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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SECTION	REQUIREMENTS
Multiple EV spaces required (similar to 4.106.4.2.4)	
4.106.4.3.4	<ul style="list-style-type: none"> Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.
Identification (similar to 4.106.4.2.5)	
4.106.4.3.5	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.
Accessible EV spaces	
4.106.4.3.6	In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.
Division 4.2 – ENERGY EFFICIENCY	
Scope	
4.201.1 & 5.201.1	<ul style="list-style-type: none"> Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.

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See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Division 4.3 – WATER EFFICIENCY AND CONSERVATION	
Water conserving plumbing fixtures and fittings	
4.303.1	<p>Plumbing fixtures and fittings shall comply with the following:</p> <ul style="list-style-type: none"> 4.303.1.1 – Water closets: ≤ 1.28 gal/flush. 4.303.1.2 – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. 4.303.1.3.1 – Single showerheads: ≤ 1.8 gpm @ 80 psi. 4.303.1.3.2 – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. 4.303.1.4.1 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. 4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. 4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle. 4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.
Standards for plumbing fixtures and fittings	
4.303.2	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
Outdoor potable water use in landscape areas	
4.304.1	New 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.
Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY	
Rodent proofing	
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.


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REMODEL TO EXISTING RESIDENCE FOR:
NEWICK RESIDENCE
 855 ROBIN LANE
 CAMPBELL, CA 95008

SHEET CONTENTS
 CAL GREEN MEASURES

REVISIONS	BY
Date	
Date	
Date	

Date
 Oct 28, 2021
 Scale
 As Noted
 Drawn by
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 Signature
 Cindy Steele
 Job
 Robin Lane

 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 <small>HCD SHL 615 (New 01/20)</small>	
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SECTION	REQUIREMENTS
Construction waste management	
4.408.1	<ul style="list-style-type: none"> Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Provide documentation to the enforcing agency per Section 4.408.5. <p>Exceptions:</p> <ol style="list-style-type: none"> Excavated soil and land-clearing debris. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 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.
Construction waste management plan	
4.408.2	Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
Waste management company	
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.

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SECTION	REQUIREMENTS
Waste stream reduction alternative [LR]	
4.408.4 & 4.408.4.1	<ul style="list-style-type: none"> Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
Operation and maintenance manual	
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
Recycling by occupants	
4.410.2	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
Division 4.5 – ENVIRONMENTAL QUALITY	
Fireplaces - General	
4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.

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SECTION	REQUIREMENTS
Protection of mechanical equipment during construction	
4.504.1	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
Adhesives, sealants and caulks	
4.504.2.1	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: <ol style="list-style-type: none"> Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also 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. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.
Paints and coatings	
4.504.2.2	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

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SECTION	REQUIREMENTS
Aerosol paints and coatings	
4.504.2.3 & 4.504.2.4	<ul style="list-style-type: none"> Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. Documentation is required per Section 4.504.2.4.
Carpet systems	
4.504.3	Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following: <ol style="list-style-type: none"> Carpet and Rug Institute's Green Label Plus Program. 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). NSF/ANSI 140 at the Gold level. Scientific Certifications Systems Indoor Advantage™ Gold.
Carpet cushion	
4.504.3.1	Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
Carpet adhesive	
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.

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SECTION	REQUIREMENTS
Resilient flooring systems	
4.504.4	Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with 1 or more of the following: <ol style="list-style-type: none"> 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. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
Composite wood products	
4.504.5 & 4.504.5.1	<ul style="list-style-type: none"> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), as shown in Table 4.504.5. Documentation is required per Section 4.504.5.1. Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).

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SECTION	REQUIREMENTS
Concrete slab foundations	
4.505.2	Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
Capillary break	
4.505.2.1	A capillary break shall be installed in compliance with at least 1 of the following: <ol style="list-style-type: none"> A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional.
Moisture content of building materials	
4.505.3	Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: <ol style="list-style-type: none"> Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. <p>Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.</p>

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SECTION	REQUIREMENTS
Bathroom exhaust fans	
4.506.1	Each bathroom shall be mechanically ventilated and shall comply with the following: <ol style="list-style-type: none"> Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. <ol style="list-style-type: none"> Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. <p>Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.</p>
Heating and air-conditioning system design	
4.507.2	Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods: <ol style="list-style-type: none"> 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. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods. <p>Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.</p>

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SECTION	REQUIREMENTS
CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS	
Installer training	
702.1	HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following: <ol style="list-style-type: none"> State certified apprenticeship programs. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. Other programs acceptable to the enforcing agency.
Special inspection	
702.2	When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
Documentation	
703.1	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.



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REMODEL TO EXISTING RESIDENCE FOR:
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SHEET CONTENTS
CAL GREEN MEASURES

REVISIONS	BY
Date	
Date	
Date	

Date
Oct 28, 2021
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Sheet
CG-2 of 15

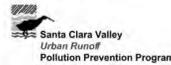
Blueprint for a Clean Bay

Best Management Practices for the Construction Industry

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or bayslands. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment, construction debris, sediment created by erosion, landscaping runoff containing pesticides or weed killers, and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.



Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight stormwater pollution. This "blueprint" summarizes "Best Management Practices" (BMPs) for stormwater pollution prevention.

General Construction and Site Supervision

Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers
- Homeowners



Doing the Job Right General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Field Manual*, available from the Regional Water Quality Control Board San Francisco Bay Region, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make sure everyone who works at the construction site is familiar with this information. Inform subcontractors about the stormwater requirements and their own responsibilities. Use BAASMA, *Blueprint for a Clean Bay*, a construction best

Spill Response Agencies:

In the City of Sunnyvale, DIAL 9-1-1.
 State Office of Emergency Service
 Warning Center (24 hours)
1-800-852-7550
 Santa Clara County Environmental
 Health Services
 (408) 299-6930

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call (408) 299-7300 for a quote, more information or guidance on disposal.

Local Pollution Control Agencies:

County of Santa Clara
 Pollution Prevention Program
 (408) 441-1195
 County of Santa Clara Integrated Waste
 Management Program
 (408) 441-1198
 Santa Clara County Hazardous
 Waste Program
 (408) 299-7300
 For information on the disposal of hazardous waste
 County of Santa Clara District Attorney
 Environmental Crimes Hotline
 (408) 299-TIPS
 Santa Clara Valley Water District
 Recycling Drop-Off Center,
 Garbage Disposal
 (408) 752-8530
 Santa Clara Valley Water
 District Pollution Hotline
 1-888-510-5151

management practices guide available from the Santa Clara Valley Urban Runoff Pollution Prevention Program, and California Storm Water Quality Association Stormwater Best Management Practices Handbook: Construction, (Jan 2003) as references.

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled.
- Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- 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. Never clean out a dumpster by hosing it down on the construction site.

- Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- Practice Source Reduction – minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See Sunnyvale Recycling Program information listed above.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

Painting and Application of Solvents and Adhesives

Who should use this information?

- Painters
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers
- Homeowners



Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Doing the Job Right Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous. Contact the Santa Clara County Hazardous Waste Program at (408) 299-7300.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Removal

- Buildings constructed before 1978 may have lead paint in them. Test paint for lead by taking samples to a local environmental testing laboratory to determine if removed paint must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or coatings, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area, or check Sunnyvale Water Pollution Control Plant (408) 730-7270 to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French 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. Dispose of excess liquids and residue as hazardous waste.

- 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 and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector can see that they are empty. Empty, dry paint cans also may be recycled as metal.
- Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

Recycle/Reuse Leftover Paints Whenever Possible

- Donate excess water-based (latex) paint for reuse. Call the Santa Clara County Hazardous Waste Program at (408) 299-7300 for details.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Earth-Moving and Dewatering Activities

Who should use this information?



- Bulldozer, Back Hoe, and Grading
- Machine Operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Doing the Job Right General Business Practices

- Schedule excavation and grading work during dry weather.
 - Perform major equipment repairs away from the job site.
 - When refueling or vehicle/equipment maintenance must be done, designate a location away from storm drains.
 - Do not use diesel oil to lubricate equipment parts, or clean equipment.
- Practices During Construction**
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
 - Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control*

Field Manual for proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practices Handbook (construction, 2003).

Dewatering Operations Check for Toxic Pollutants

- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- If contamination is suspected, have the water tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

Check for Sediment Levels

- If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforate pipe sunk part way into a small pit filled with gravel.
 - Pumping from a bucket placed below water level using a submersible pump.
 - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Detecting Contaminated Soil or Groundwater

Contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved know what to look for in detecting contaminated soil or groundwater, and testing ponded groundwater before pumping. Watch for any of these conditions:

1. Unusual soil conditions, discoloration or odor.
2. Abandoned underground tanks.
3. Abandoned wells.
4. Buried barrels, debris or trash.

If any of these are found follow the procedures below.

Fresh Concrete and Mortar Application

Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers



Storm Drain Pollution from Fresh Concrete And Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

Doing the Job Right General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines into dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- 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) be captured from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Roadwork and Paving

Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Seal Coat Contractors
- Operators of Grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Developers
- Home Builders



Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Doing the Job Right General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- Take broken up concrete to a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by divert earth dikes, sand bags, or other controls to using tarp and filter runoff.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags). Dig up, remove, and properly dispose of contaminated soil.

- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

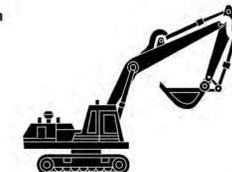
Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Heavy Equipment Operation

Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers



Stormwater Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Doing the Job Right Site Planning and Preventive Vehicle Maintenance

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them whenever possible, otherwise, dispose of them as hazardous wastes.
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- 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. In Sunnyvale, dial 9-1-1 if hazardous materials might enter the storm drain.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services 1-800-852-7500.

REVISIONS	BY
Date	
Date	
Date	

Date	Oct 28, 2021
Scale	As Noted
Drawn by	Cindy Steele
P.O. Box 280	Los Gatos, Ca 95031
650-810-6244	
Signature	Cindy Steele
Job	Robin Lane
Sheet	BMP-1 of 15



CERTIFICATE OF COMPLIANCE

Project Name: Newick Addition
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2022-02-02T08:29:19-08:00
Input File Name: 855RobinNewick.rbd19

CF1R-PRF-01E
(Page 1 of 10)

GENERAL INFORMATION table with columns 01-22 and rows for Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area, Existing Cond. Floor Area, Total Cond. Floor Area, ADU Bedroom Count, Is Natural Gas Available?

COMPLIANCE RESULTS table with 3 rows detailing building compliance and special features.

ENERGY USE SUMMARY table with columns for Energy Use (KTDU/ft²-yr), Standard Design, Proposed Design, Compliance Margin, and Percent Improvement.

Registration Number: 422-P010014831A-000-000-0000000-0000
Registration Date/Time: 02/04/2022 18:46
HERS Provider: CHEERS
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Input File Name: 855RobinNewick.rbd19

CF1R-PRF-01E
(Page 4 of 10)

ATTIC table with columns 01-10 and rows for Name, Construction, Type, Roof Rise, Roof Reflectance, Roof Emittance, Radiant Barrier, Cool Roof, Status, Verified Existing Condition.

FENESTRATION / GLAZING table with columns 01-16 and rows for Name, Type, Surface, Orientation, Azimuth, Width, Height, Mult., Area, U-factor, SHGC, SHGC Source, Exterior Shading, Status, Verified Existing Condition.

OPAQUE DOORS table with columns 01-06 and rows for Name, Side of Building, Area, U-factor, Status, Verified Existing Condition.

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CF1R-PRF-01E
(Page 2 of 10)

REQUIRED SPECIAL FEATURES table with 1 row detailing features that must be installed as condition for meeting the modeled energy performance.

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Building-level Verifications: Kitchen range hood
HVAC Distribution System Verifications: Cooling System Verifications: Heating System Verifications: Verified heat pump rated heating capacity
HVAC Distribution System Verifications: Duct Sealing required if a duct system component, plenum, or air handling unit is altered
Domestic Hot Water System Verifications: -- None --

BUILDING - FEATURES INFORMATION table with columns 01-07 and rows for Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

ZONE INFORMATION table with columns 01-07 and rows for Zone Name, Zone Type, HVAC System Name, Zone Floor Area, Avg. Ceiling Height, Water Heating System 1, Water Heating System 2.

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CF1R-PRF-01E
(Page 5 of 10)

OPAQUE DOORS table with columns 01-06 and rows for Name, Side of Building, Area, U-factor, Status, Verified Existing Condition.

SLAB FLOORS table with columns 01-10 and rows for Name, Zone, Area, Perimeter, Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Heated, Status, Verified Existing Condition.

OPAQUE SURFACE CONSTRUCTIONS table with columns 01-08 and rows for Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

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CF1R-PRF-01E
(Page 3 of 10)

OPAQUE SURFACES table with columns 01-11 and rows for Name, Zone, Construction, Azimuth, Orientation, Gross Area, Window and Door Area, Tilt, Wall Exceptions, Status, Verified Existing Condition.

ATTIC table with columns 01-10 and rows for Name, Construction, Type, Roof Rise, Roof Reflectance, Roof Emittance, Radiant Barrier, Cool Roof, Status, Verified Existing Condition.

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CF1R-PRF-01E
(Page 6 of 10)

OPAQUE SURFACE CONSTRUCTIONS table with columns 01-08 and rows for Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

BUILDING ENVELOPE - HERS VERIFICATION table with columns 01-04 and rows for Quality Insulation Installation (QII), High R-value Spray Foam Insulation, Building Envelope Air Leakage, CFM50.

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01	02	03	04	05	06	07	08	09	10
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System
New DHW	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	New	NA	

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Heat Pump	n/a	1	65	NEEA Rated	<= 12 kW	n/a	n/a	n/a	Rheem\PROPH65 T2 RH37515 (65 gal)	Garage	New	

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

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 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Report Version: 2019.2.000
 Schema Version: rev 20200901
 Report Generated: 2022-02-02 08:29:39

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
New HVAC	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	HVAC Fan System 1	Distribution System 1	Setback	New	No	1	1

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	Heating		Cooling		Zonally Controlled	Compressor Type	HERS Verification	
			HSPE/COP	Cap 47	Cap 17	SEER	EER/CEER			HERS Verification
Heat Pump System 1	Central split HP	1	8.2	60000	54000	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

Registration Number: 422-P010014831A-000-000-0000000-0000
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01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	
Name		Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Distribution System 1		Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Existing (not specified)	Distribution System 1-hers-dist	Existing + New	No	n/a	n/a

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan System 1	HVAC Fan	0.45	HVAC Fan System 1-hers-fan

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan System 1-hers-fan	Not Required	0

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 Schema Version: rev 20200901
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Denise Kowal	Documentation Author Signature: <i>Denise Kowal</i>
Company: Hummingbird Energy Services	Signature Date: 02/02/2022
Address: 14811 Slalom Way Truckee, CA 96161	CEA/HERS Certification Identification (if applicable): 530-448-1053
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Cindy Steele	Responsible Designer Signature: <i>Cindy Steele</i>
Company: Fleur de Lis Designs	Date Signed: 02/04/2022
Address: P.O. Box 280 Los Gatos, CA 95031	License: Phone: (650) 810-6244

Digitally signed by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.
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Fleur de Lis
DESIGNS

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REMODEL TO EXISTING RESIDENCE FOR:

NEWICK RESIDENCE
 855 ROBIN LANE
 CAMPBELL, CA 95008

SHEET CONTENTS

TITLE 24 REPORT

REVISIONS	BY
Date	
Date	
Date	

Date
Oct 28, 2021

Scale
As Noted

Drawn by
Cindy Steele

P.O. Box 280
Los Gatos, Ca 95031

650-810-6244

Cindy Steele
Signature

Job
Robin Lane

Sheet
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