

FIRE REQUIREMENTS

1. Comply with all applicable requirements of the Sunnyvale Municipal Code (SMC), California Fire Code (CFC), Title 19 California Code of City of Sunnyvale Regulations, and Sunnyvale Fire Prevention procedures/requirements.
2. An approved automatic fire sprinkler system designed and installed in accordance with NFPA 13D is required throughout each structure.
3. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening (escape window) in accordance with CFC Section 1030.1. (CFC 1030)
4. Landscaping and location of sleeping rooms relative to property lines shall be located so as to provide approved ladder access to each sleeping room.
5. Approved ladder access consists of a maximum 70 degree climbing angle, at least 3 feet of clear space behind the base of the ladder to allow access and approved concrete or gravel ladder pads having a minimum dimension of 3' x 6' and positioned so that the 6' length is perpendicular to the structure.
6. Provide approved smoke detectors and carbon monoxide detectors throughout each structure.

NOTE TO CONTRACTOR

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

GENERAL NOTES

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

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

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

SLOPE ALL FINISH GRADES IN 5% 10'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE • LANDSCAPED AREA • SLOPE GRADE 2% MIN. • PAVED AREAS.

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

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

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

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

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

PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS (TABLE 4.504.3)

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

VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS

VOC COMPLIANCE - CARPET • CARPET SYSTEMS

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

PARTICLEBOARD, MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (TABLE 4.504.5)

MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE

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

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

CONSTRUCTION WASTE MANAGEMENT:
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE; OR
2. A CONSTRUCTION WASTE MANAGEMENT PLAN, PER SECTION 4.408.2; OR
3. A WASTE MANAGEMENT COMPANY, PER SECTION 4.408.3; OR
4. THE WASTE STREAM REDUCTION ALTERNATIVE, PER SECTION

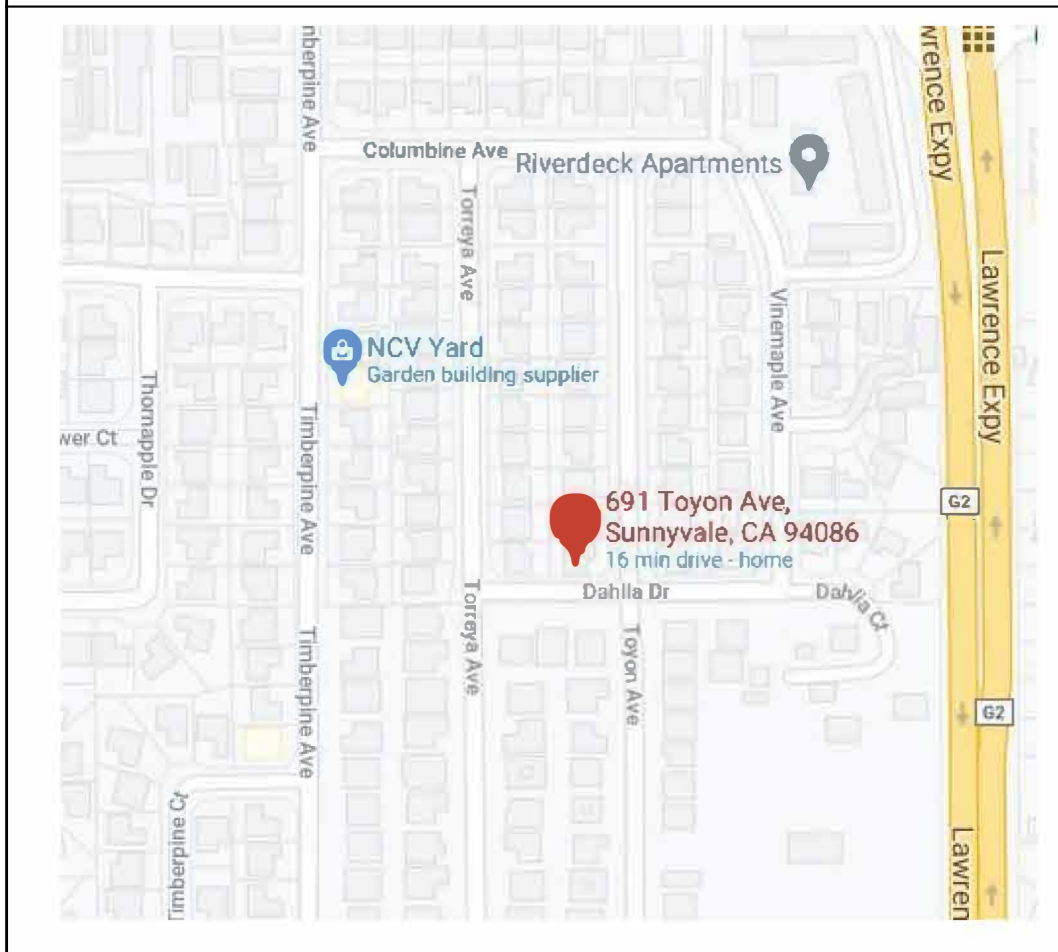
OPERATION AND MAINTENANCE MANUAL

AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

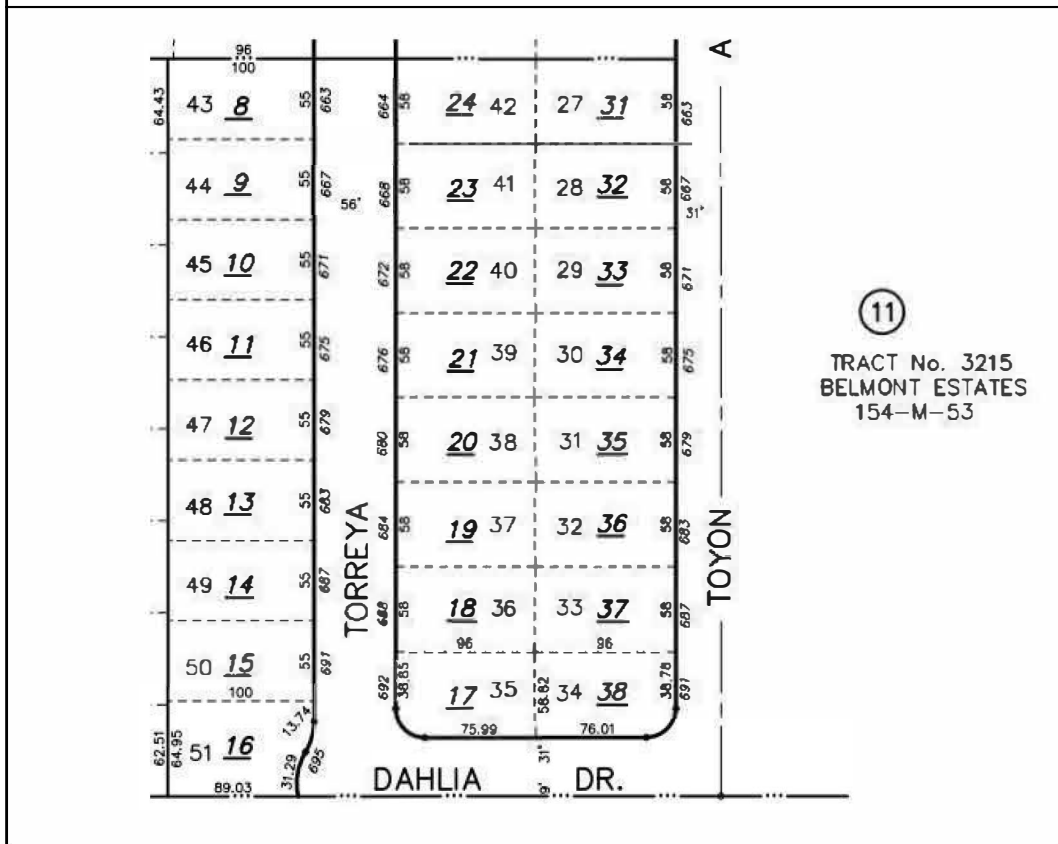
SPECIAL NOTES

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

VICINITY MAP



PARCEL MAP



SCOPE OF WORK

ADDITION TO LOWER FLOOR AND GARAGE
CONVERT 130 S.F. OF LOWER FLOOR TO ADU
REMODEL ENTIRE LOWER FLOOR
ADD NEW UPPER FLOOR
MOVE AND UPGRADE ELECTRICAL PANEL TO 200 AMP
DUE TO LENGTH OF EXISTING WALLS TO BE REMOVED AND
NEW WINDOWS AND DOORS THE HOUSE WILL BE CONSIDERED
NEW CONSTRUCTION AND WILL NEED TO COMPLY WITH REACH CODE

APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

2019 CALIF. FIRE CODE
2019 CALIF. BLDG CODE
2019 CALIF. RESIDENTIAL CODE
2019 CALIF. MECH. CODE
2019 CALIF. PLUMB'G CODE
2019 CALIF. ELEC. CODE
2019 CALIF. ENERGY CODES
2019 CALIF. GREEN BUILDING CODES
ANY OTHER APPLICABLE LOCAL
• STATE LAWS • REGULATIONS.

PERSONAE

OWNER
Ankush Gupta
691 Toyon Avenue
Sunnyvale, CA 94086

STRUCTURAL ENGINEER
NJM CONSULTING ENGINEERING INC.
2333 SHANNON DR.
SOUTH SAN FRANCISCO, CA 94080
415-616-9996

DESIGNER
MICHELLE MINER DESIGN
MICHELLE MINER
18488 PROSPECT RD. #6
SARATOGA, CA 95070
(408) 396-0984

TITLE 24
FRI ENERGY CONSULTANTS
21 N. HARRISON AVE, SUITE 210
CAMPBELL, CA 95008
408-866-1620

ANALYSIS

ASSESSOR'S PARCEL *	213-10-038
LOT AREA:	5568 S.F.
ZONING:	R-O
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES.
SLOPE OF LOT	FLAT LOT
FLOOD ZONE	NO
HISTORIC	NO
FIRE SPRINKLERS REQUIRED	YES
EXISTING FLOOR AREA	
EXISTING LIVING:	1495 S.F.
EXISTING GARAGE:	372 S.F.
TOTAL EXISTING	1867 S.F.
PROPOSED FLOOR AREA	
LOWER FLOOR	963.4 S.F.
UPPER FLOOR	1144.8 S.F.
GARAGE	418.5 S.F.
ADU	(790 S.F.)
TOTAL SQUARE FOOTAGE	2526.7 S.F.

FLOOR ARE RATIO %	
EXISTING	33.6%
PROPOSED	45.4%
UPPER TO LOWER RATIO	52.1%

EXISTING LOT COVERAGE	
EXISTING LIVING:	1495 S.F.
EXISTING GARAGE:	372 S.F.
COVERED PORCH:	120 S.F.
TOTAL EXISTING	1987 S.F.
TOTAL EXISTING	120 S.F.
GRAND TOTAL EXISTING	1987 S.F.

PROPOSED LOT COVERAGE	
LOWER FLOOR	940.4 S.F.
GARAGE	418.5 S.F.
PORCH	39 S.F.
ADU	(800 S.F.)
TOTAL SQUARE FOOTAGE	1397.9 S.F.
LOT COVERAGE %	
EXISTING	24.8%
PROPOSED	25.1%

INDEX

INDEX - VICINITY MAP - ANALYSIS	1
SITE PLAN - LANDSCAPE PLAN	2
BLUEPRINT FOR CLEAN BAY	3
EXISTING FLOOR & ROOF PLAN - ELEVATIONS	4
NEW FLOOR PLANS	5
AREA CALCS	6
EXTERIOR ELEVATIONS	7
3D RENDERINGS	8
SECTIONS - ROOF PLAN - STREETSCAPE	9
EXISTING AND PROPOSED ROOF PLAN	10
SOLAR STUDY	11
NOTES	12
ELECTRICAL NOTES	13
GREEN CHECKLIST	14

DEFERRED SUBMITTALS

FIRE SPRINKLERS REQUIRED

1. FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS - NOTE THAT PER CRC 313.3.7. A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUT OFF VALVE TO THE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS, AND AUTOMATIC SHUT OFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN."

2. CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

REVISIONS		
REV #	DATE	BY
DESIGNER'S SIGNATURE		
<i>Michelle Miner</i>		
THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEVICES SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MICHELLE MINER DESIGN.		

michelle miner
— design —
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

Ankush Gupta
691 Toyon Avenue, Sunnyvale, CA 94086
ankushgupta@hotmail.com

DRAWN	MM
CHECKED	MM
DATE	8/23/2022
SCALE	AS SHOWN
JOB NO.	
PAGE:	1/14

REVISIONS		
REV #	DATE	BY

DESIGNER'S SIGNATURE

Michelle Miner

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

michelle miner
design

18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelmimer@aol.com

Ankush Gupta
691 Toyon Avenue, Sunnyvale, CA 94086
ankushgupta@hotmail.com

DRAWN
MM
CHECKED
MM
DATE
8/23/2022
SCALE
AS SHOWN
JOB NO.

PAGE:
2/14

SITE PLAN - LANDSCAPE PLAN

692 TORREYA AVE

SINGLE FAMILY RESIDENCE

LEGEND

- NEW UPPER FLOOR
- NEW LOWER LIVING
- NEW GARAGE
- NEW ENCLOSED PORCH

- PROPERTY LINE
- SETBACK LINE
- FENCE
- SITE DRAINAGE PATTERN

SITE PLAN NOTES

- SITE GRADING AND PAVING WILL MANAGE SURFACE WATER AWAY FROM BUILDINGS.
- EXISTING PUBLIC RIGHT OF WAY - ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT INSURANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- WATER METER - CONTRACTOR TO COORDINATE IN 1' METER WITH LOCAL WATER COMPANY. IF REQUIRED BY INCREASED FUTURE LOAD.
- ELECTRICAL METER LOCATION - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE TO (E) ELECTRICAL SERVICE IF APPLICABLE.
- USE GROUND CONNECTION PER CEC 260-52 IF APPLICABLE.
- (E) TREES TO REMAIN - PROTECTED AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE AIRPORTS REPORTS IF PROVIDED FOR ADDITIONAL INFORMATION.
- HARDSCAPE SLOPE AWAY FROM HOUSE AT 2% MIN.
- (N) 3/4" MIN. DEEP LEVEL LANDING PER CRC 313.0 STEPS (MAX 1/8" RISER) - PROVIDE EQUAL RISERS IF MORE THAN ONE STEP.
- (N) A/C UNIT CONDENSER PADS - PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED. VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. A/C UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE, IF APPLICABLE.
- CURB CUT PER LOCAL JURISDICTION STANDARDS DETAIL, IF APPLICABLE.

681 TOYON AVE

SINGLE FAMILY RESIDENCE



All air conditioning units must meet the noise standards of Sunnyvale Municipal Code Section 18.42.030. Noise shall not exceed 50 dBA during the hours of 10:00 p.m. and 1:00 a.m. or 60 dBA during 1:00 a.m. and 10:00 p.m. at any point on adjacent residentially zoned property.

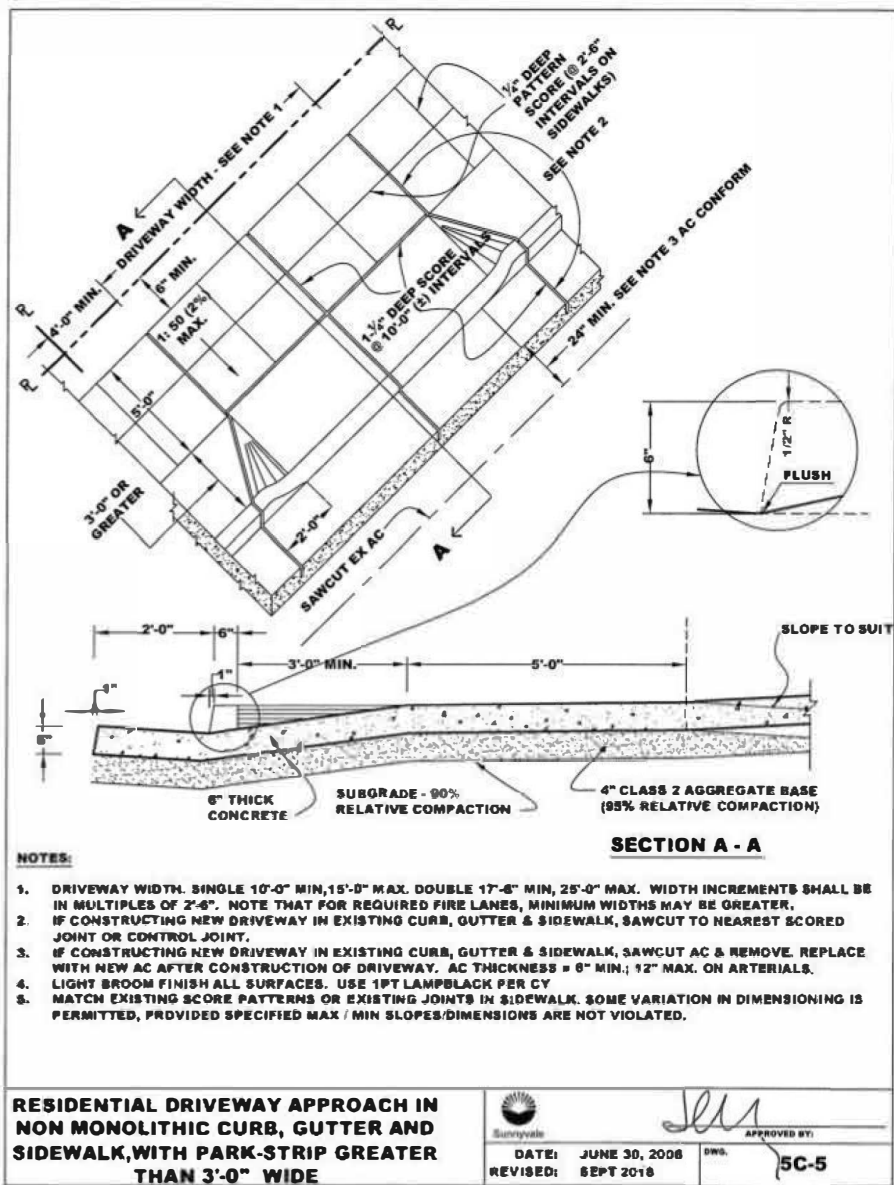
INSTALL A NEW ONE- INCH MINIMUM RADIO-READ WATER METER PER SUNNYVALE CITY STANDARD DETAIL 4B, WITH ADEQUATE SIZE IN ACCORDING WITH CITY-APPROVED FIRE SFRINKLER DESIGN PLAN.

INSTALL NEW SANITARY SEWER CLEANOUT PER SUNNYVALE CITY STANDARD DETAIL 15A.

SURFACE IMPROVEMENTS:
3. REMOVE THE EXISTING DRIVEWAY APPROACH AND CONSTRUCT A NEW DRIVEWAY APPROACH PER CITY'S DETAIL SC-5. THE EXISTING DRIVEWAY APPROACH DOES NOT COMPLY WITH CURRENT CITY'S DETAIL AND ADA REQUIREMENTS.

SETBACKS

	EXISTING	PROPOSED	REQUIRE
LOWER STREET SIDE SETBACK	8'-0"	8'-0"	8'-0"
UPPER STREET SIDE SETBACK	-	8'-0"	8'-0"
LOWER FRONT SETBACK	22'-0"	30'-0"	30'-0"
UPPER FRONT SETBACK	-	30'-0"	30'-0"
LOWER SIDE SETBACK	5'-0"	4'-0"	4'-0"
UPPER SIDE SETBACK	-	7'-0"	7'-0"
UPPER AND LOWER REAR SETBACK	34'-0"	28'-0"	30'-0"



DALIA DRIVE

TOYON AVENUE

SITE PLAN

SCALE: 1/8" = 1'-0"

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 baylands. 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.



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
.....(408) 265-2600

Santa Clara Valley Water
District Pollution Hotline
.....1-888-510-5151

Santa Clara County Recycling Hotline
.....1-800-533-8414
Regional Water Quality Control Board
.....(510) 622-2300
Serving San Francisco Bay Region

Sunnyvale Water Pollution Control Plant
.....(408) 730-7270

Sunnyvale Recycling Program
.....(408) 730-7262
Or visit www.ci.sunnyvale.ca.us/recycle

SMaRT Station®
(GreenTeam/Zanker of Sunnyvale)
Recycling Drop-Off Center,
Garbage Disposal
.....(408) 752-8530

Painting and Application of Solvents and Adhesives

Who should use this information?

- Painters
- Paperhangers
- 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 paints containing lead, 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.

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

management practices guide available from the Santa Clara Valley Urban Runoff Pollution Prevention Program, and California Storm Water Quality Association Stormwater Best Management Practice 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, cleared 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 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.

Landscaping, Gardening, And Pool Maintenance

Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers
- Homeowners



Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Doing the Job Right General Business Practices

- ☐ Protect stockpiles (e.g. asphalt, sand, or soil) and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ☐ Schedule grading and excavation projects during dry weather.
- ☐ Use temporary check dams or ditches to divert runoff away from storm drains.
- ☐ Protect storm drains with sandbags or other sediment controls.
- ☐ Revegetation is an excellent form of erosion control for any site. Replant as soon as possible with temporary vegetation such as grass seed.

Landscaping/Garden Maintenance

- ☐ Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash.
- ☐ Dispose of unused pesticides as hazardous waste.

- ☐ Curbside pickup of yard waste is provided for Sunnyvale residences. Place yard waste in approved containers at curbside for pickup on waste collection days. Commercial entities may take yard waste to the Sunnyvale SMaRT station for recycling. Contact the Sunnyvale Recycling Program (408) 730-7262 for further information.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost if possible.
- ☐ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on street.

Pool/Fountain/Spa Maintenance Draining pools or spas

When it's time to drain a pool, spa, or fountain, please be sure to call the Sunnyvale Water Pollution Control Plant (408) 730-7270 before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

Filter Cleaning

- ☐ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ☐ If there is no suitable dirt area, call the Sunnyvale Water Pollution Control Plant (408) 730-7270 for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

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 on site, 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 Practice Handbook (construction, 2003)

- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

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.

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 using earth dikes, sand bags, or other controls to divert or trap 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.

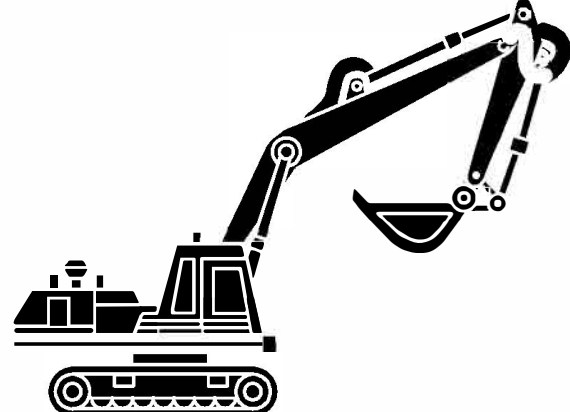
Asphalt/Concrete Removal

- ☐ 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.

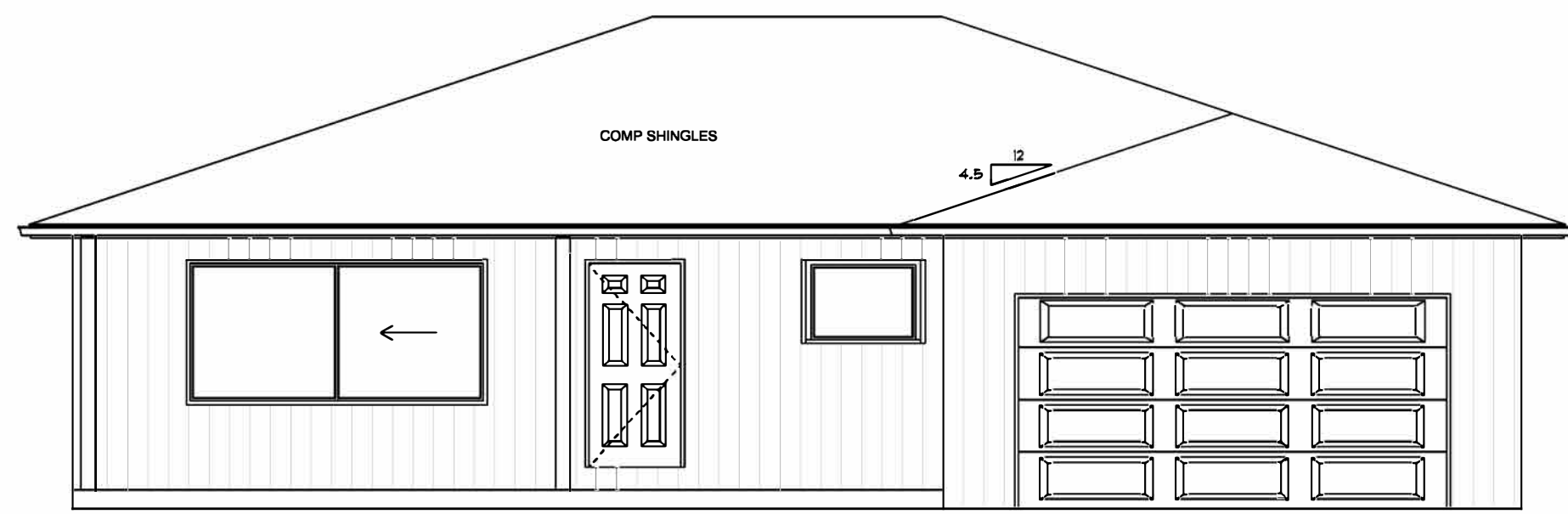
Doing the Job Right

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 wherever 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

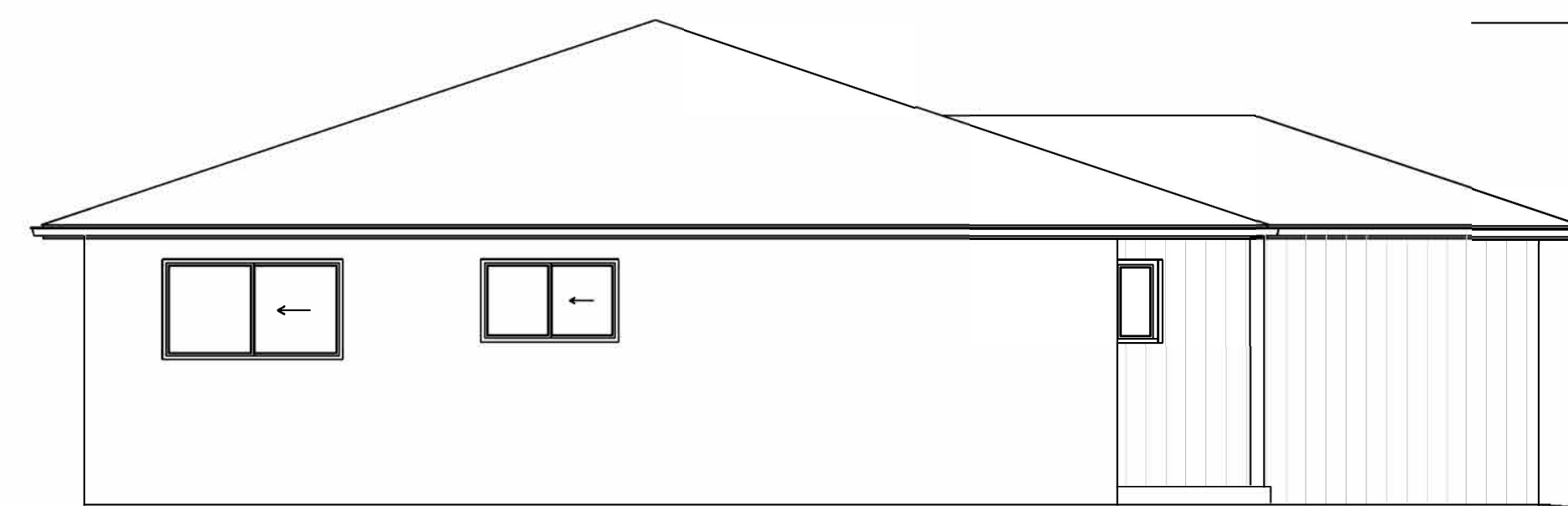
- ☐ Clean up spills immediately when they happen.
- ☐ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ☐ Sweep up spilled dry materials 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.



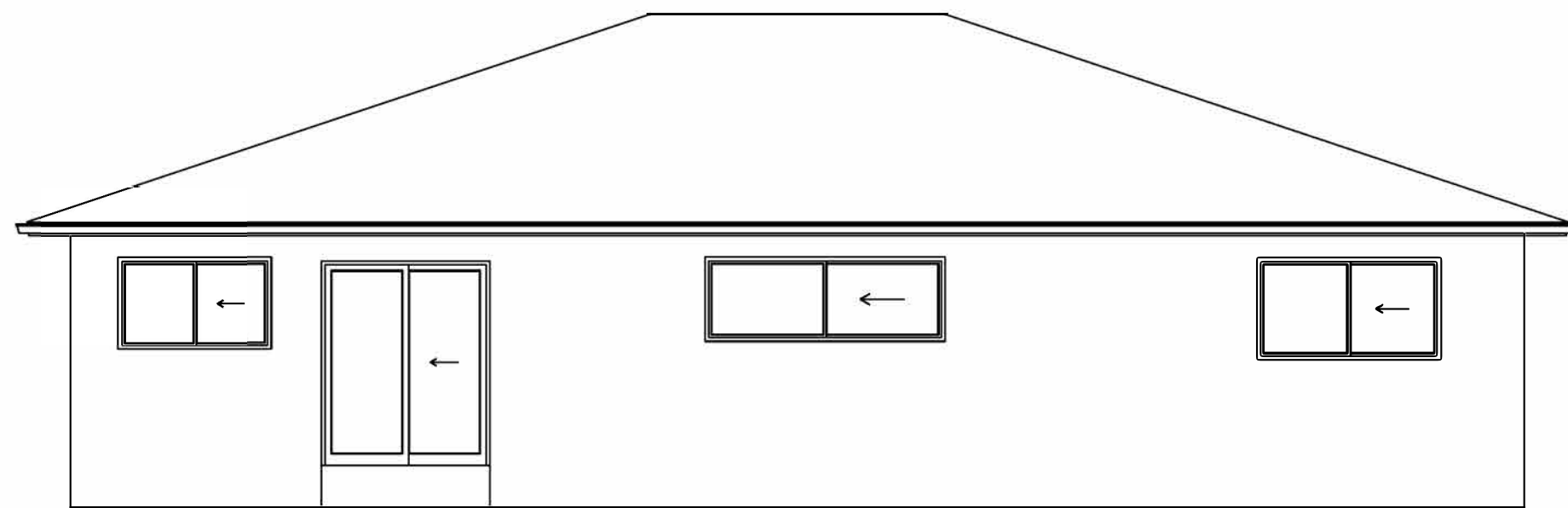
FRONT ELEVATION



RIGHT SIDE ELEVATION



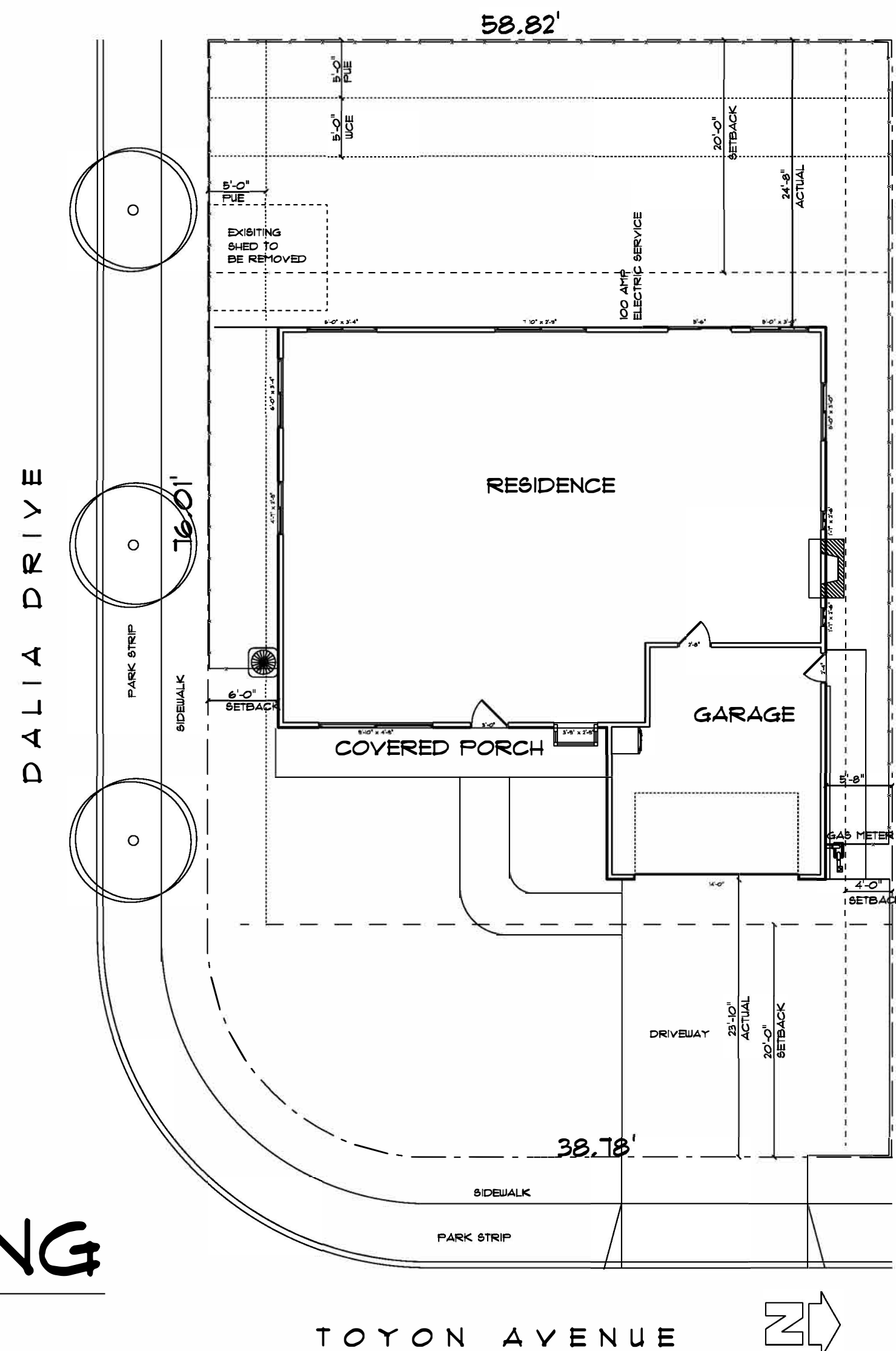
LEFT SIDE ELEVATION



REAR ELEVATION

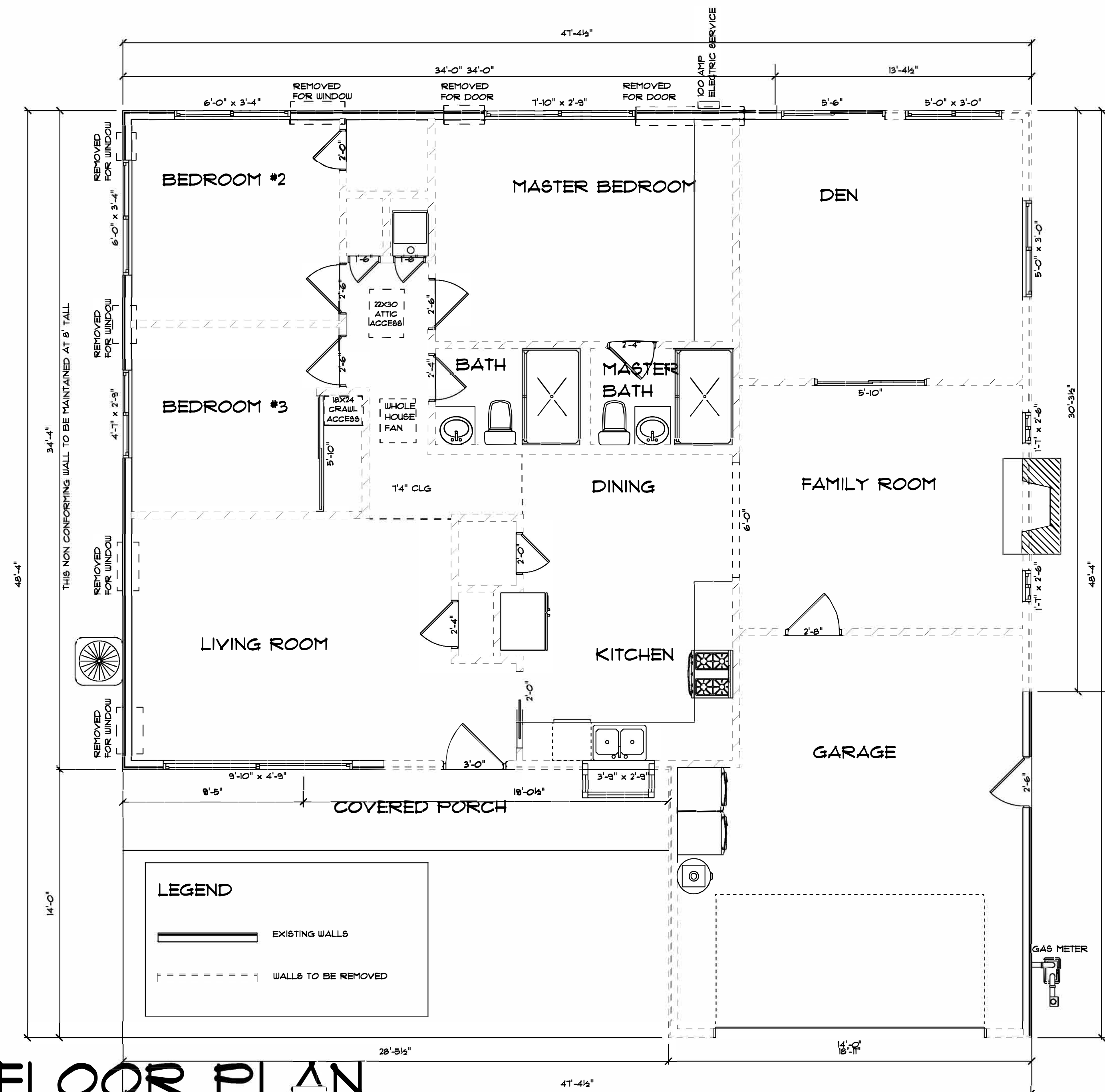
EXISTING ELEVATIONS

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



SITE EXISTING

SCALE: 1" = 10'-0"



EXISTING FLOOR PLAN

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

REVISIONS

REV # DATE BY

DESIGNER'S SIGNATURE

Michelle Miner

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

michelle miner
design
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

Ankush Gupta
691 Toyon Avenue, Sunnyvale, CA 94086
ankushgupta@hotmail.com

DRAWN
MM
CHECKED
MM
DATE
8/23/2022
SCALE
AS SHOWN
JOB NO.

PAGE:
4/14



REVISIONS

REV #	DATE	BY

DESIGNER'S SIGNATURE

Michelle Miner

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

michelle miner

design

18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

Ankush Gupta

691 Toyon Avenue, Sunnyvale, CA 94086

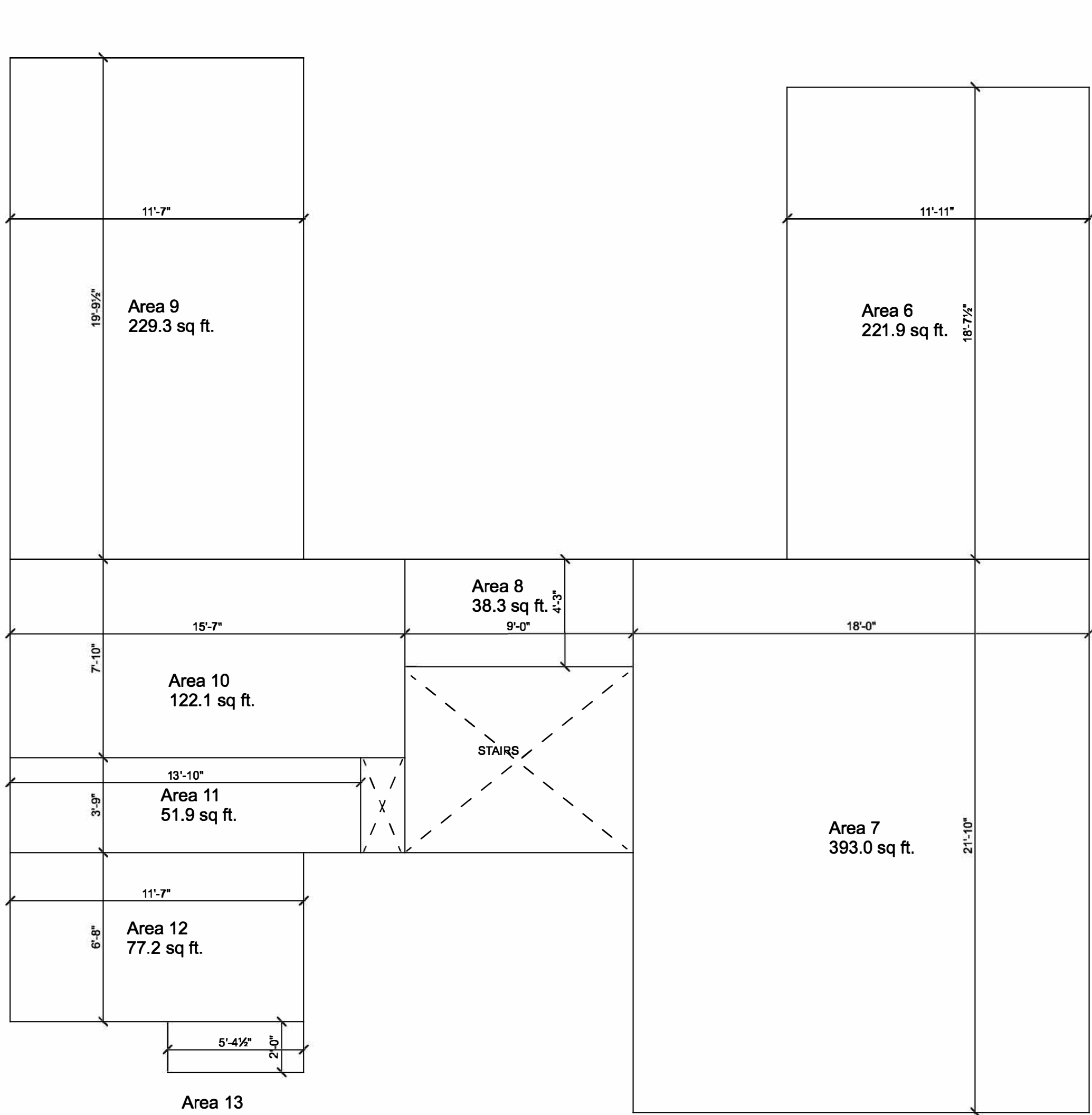
ankushgupta@hotmail.com

DRAWN
MM
CHECKED
MM
DATE
8/23/2022
SCALE
AS SHOWN
JOB NO.

PAGE:

6/14

AREA CALCS



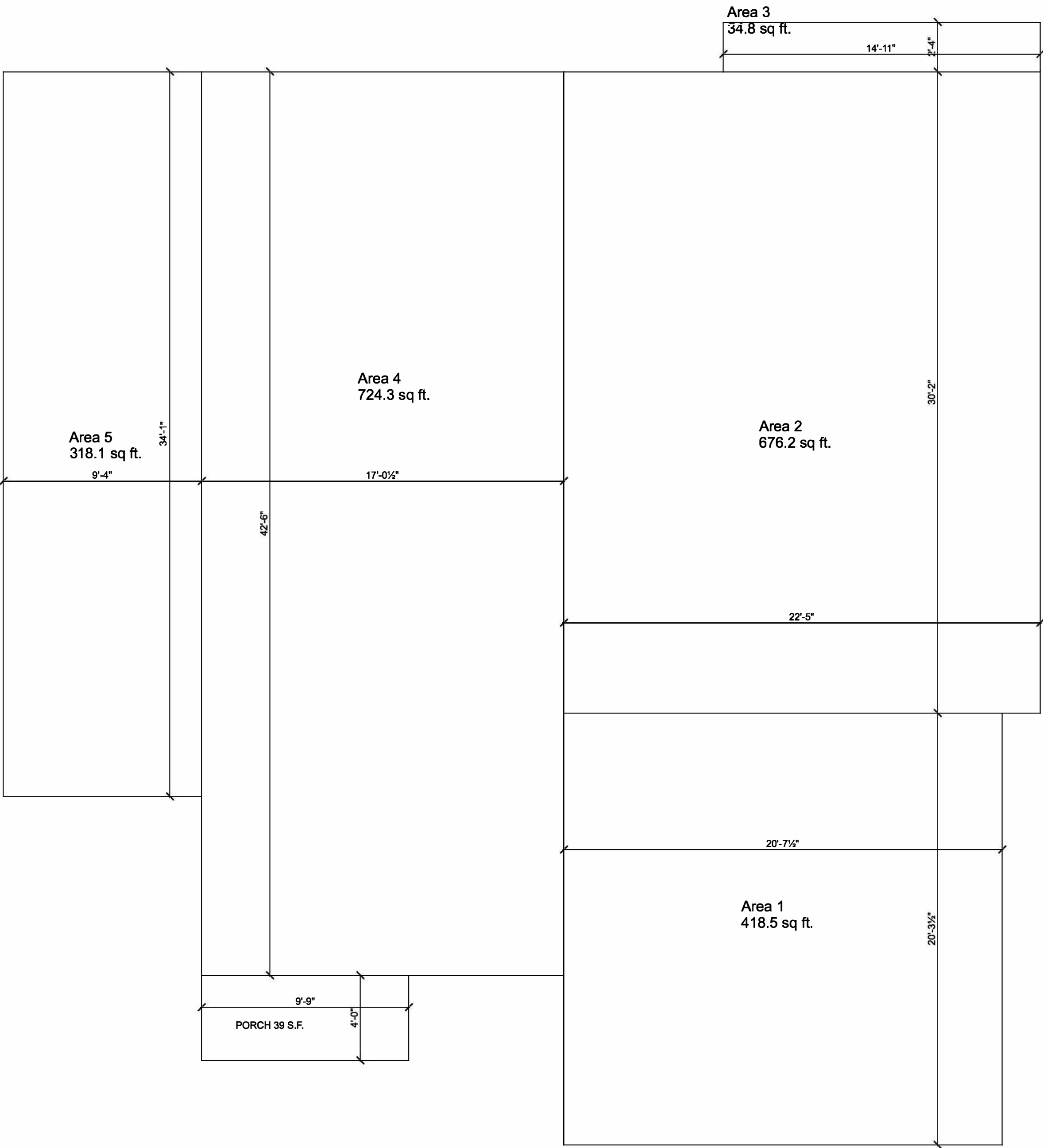
UPPER FLOOR

AREA SCHEDULE	
NAME	AREA
Area 1	418.5 sq ft.
Area 2	676.2 sq ft.
Area 3	34.8 sq ft.
Area 4	724.3 sq ft.
Area 5	318.1 sq ft.
Area 6	221.9 sq ft.
Area 7	393.0 sq ft.
Area 8	38.3 sq ft.
Area 9	229.3 sq ft.
Area 10	122.1 sq ft.
Area 11	51.9 sq ft.
Area 12	77.2 sq ft.
Area 13	10.8 sq ft.

GARAGE 418.5

LOWER FLOOR 1740.4

UPPER FLOOR 1144.8



LOWER FLOOR

AREA CALCS

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

REVISIONS

REV #	DATE	BY

DESIGNER'S SIGNATURE

Michelle Miner

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

michelle miner design

18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelnimer@aol.com

Ankush Gupta

691 Toyon Avenue, Sunnyvale, CA 94086

ankushgupta@hotmail.com

DRAWN
MM

CHECKED
MM

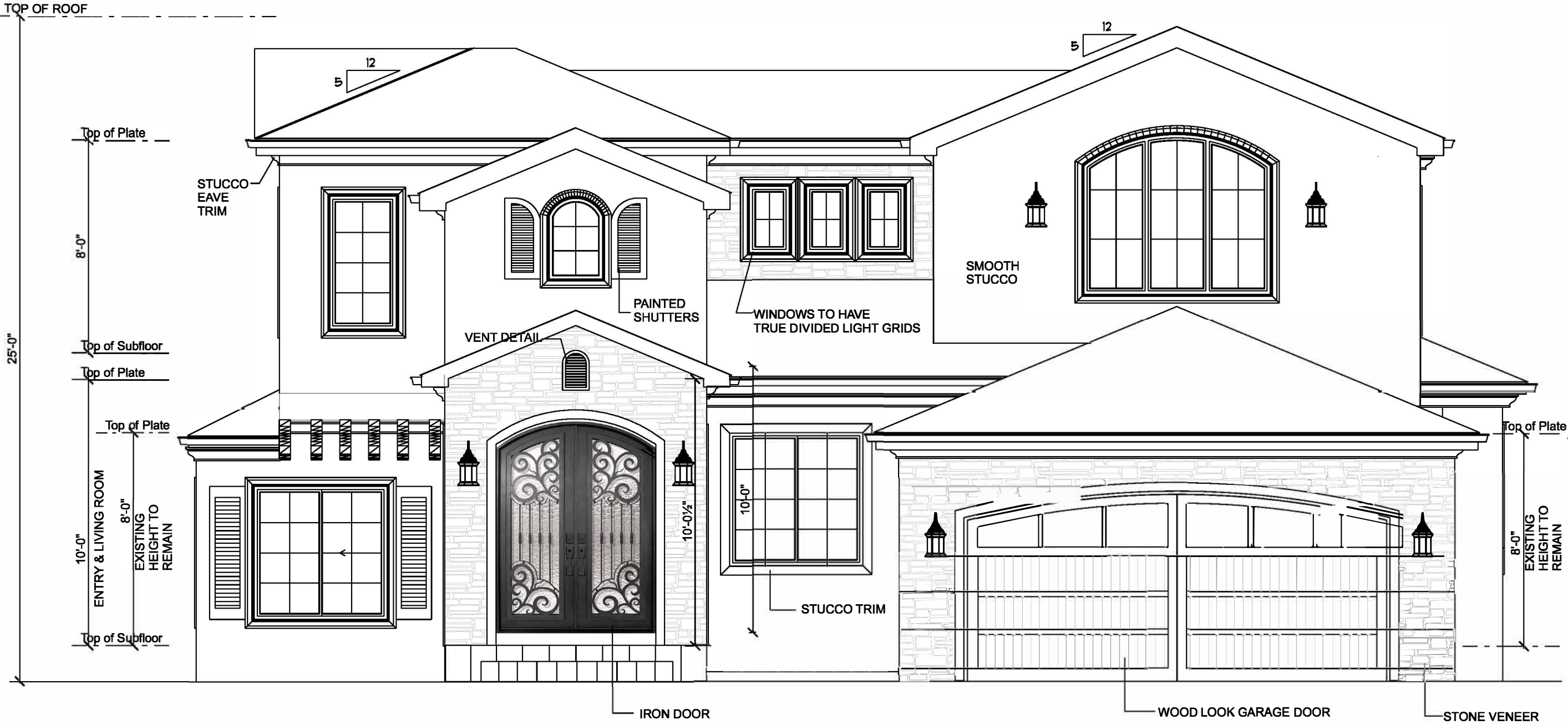
DATE
8/23/2022

SCALE
AS SHOWN

JOB NO.

PAGE:
7/14

EXTERIOR ELEVATIONS



1/4" FRONT ELEVATION

ELEVATION NOTES

Stucco shall be 7/8" thick and three coat applied over approved wire lath and two layers of grade D building paper over plywood sheathing. Provide 26 gauge galvanized weep screed at foundation plate line at least 4" above grade or 2" above concrete or paving.

Roof Slopes >2:12 and <4:12 with asphalt shingles shall have two layers of 15 lbs. felt applied shingle style. (CRC 1507.2.2/CRC 905.2.2)



1/4" RIGHT SIDE ELEVATION



1/4" REAR ELEVATION



1/4" LEFT SIDE ELEVATION



FRONT



FRONT



LEFT SIDE



REAR



RIGHT SIDE

REVISIONS

REV # DATE BY

DESIGNER'S SIGNATURE

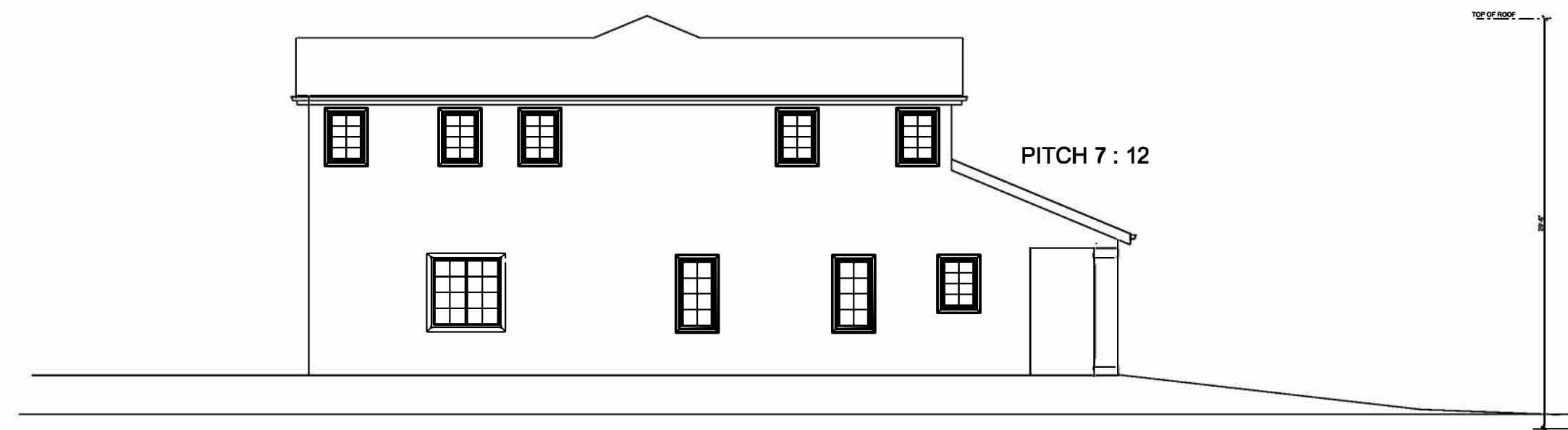
Michelle Miner

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

michelle miner
design
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelmner@aol.com

Ankush Gupta
691 Toyon Avenue, Sunnyvale, CA 94086
ankushgupta@hotmail.com

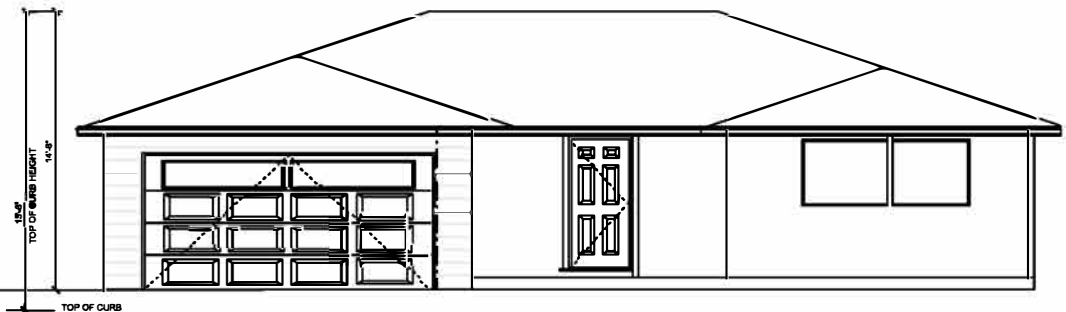
DRAWN
MM
CHECKED
MM
DATE
8/23/2022
SCALE
AS SHOWN
JOB NO.
PAGE:
8/14
3D RENDERINGS



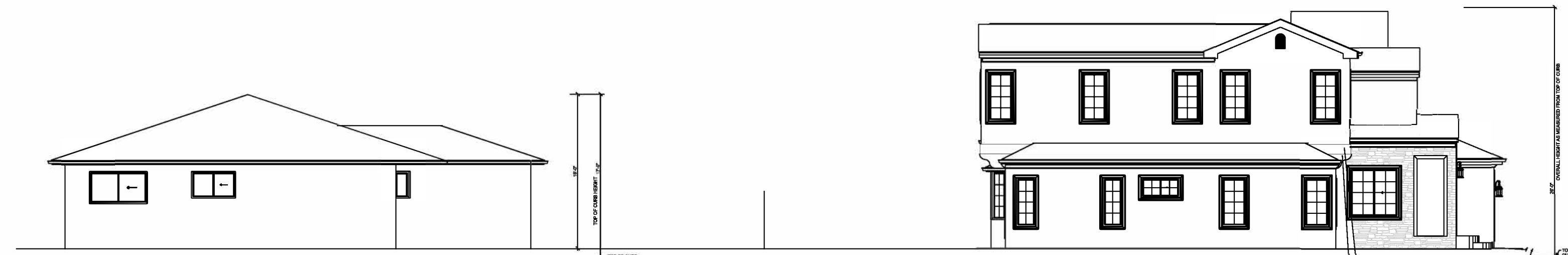
1158 DAHLIA DR. - SIDE



691 TOYON AVE. - FRONT



687 TOYON AVE. - FRONT



692 DAHLIA DRIVE. - SIDE

691 TOYON AVE. - SIDE

STREET SCAPE

SCALE: 1" = 10'-0"

Attachment 5
Page 9 of 16

REVISIONS

REV # DATE BY

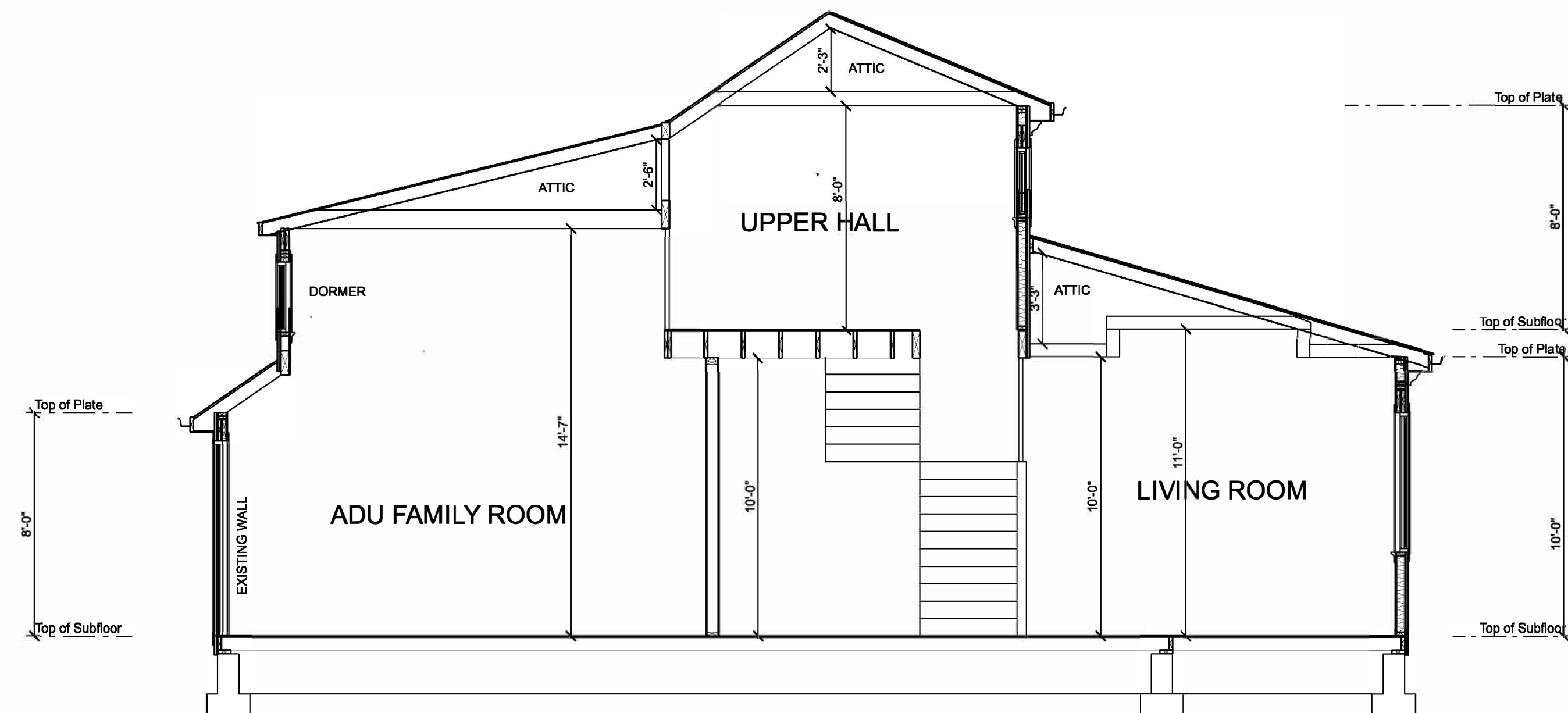
DESIGNER'S SIGNATURE

Michelle Miner

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

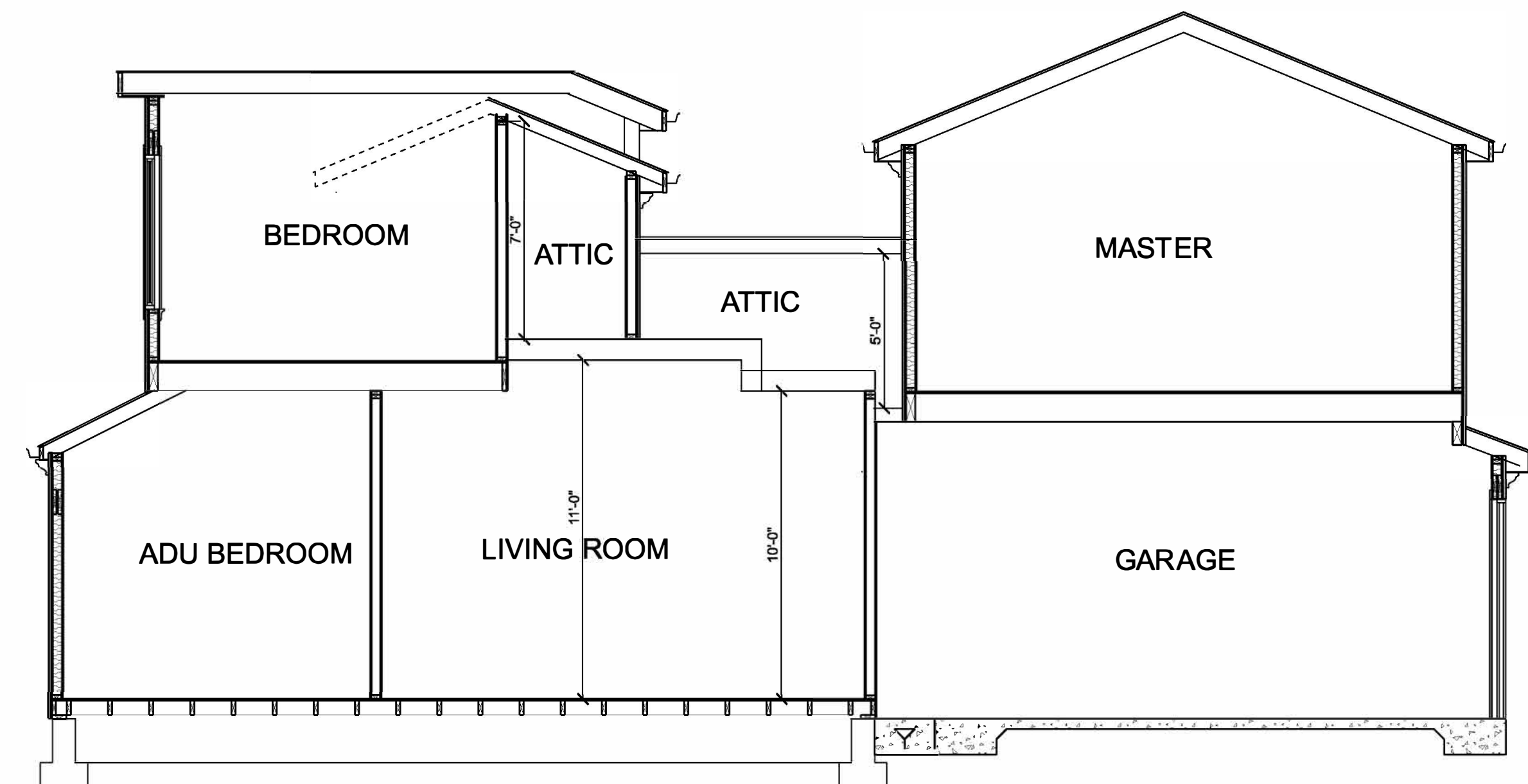
michelle miner
design
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

Ankush Gupta
691 Toyon Avenue, Sunnyvale, CA 94086
ankushgupta@hotmail.com



CROSS SECTION A

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



CROSS SECTION B

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

DRAWN
MM
CHECKED
MM
DATE
8/23/2022
SCALE
AS SHOWN
JOB NO.

PAGE:
9/14

REVISIONS

REV #	DATE	BY

DESIGNER'S SIGNATURE

Michelle Miner

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

michelle miner
design

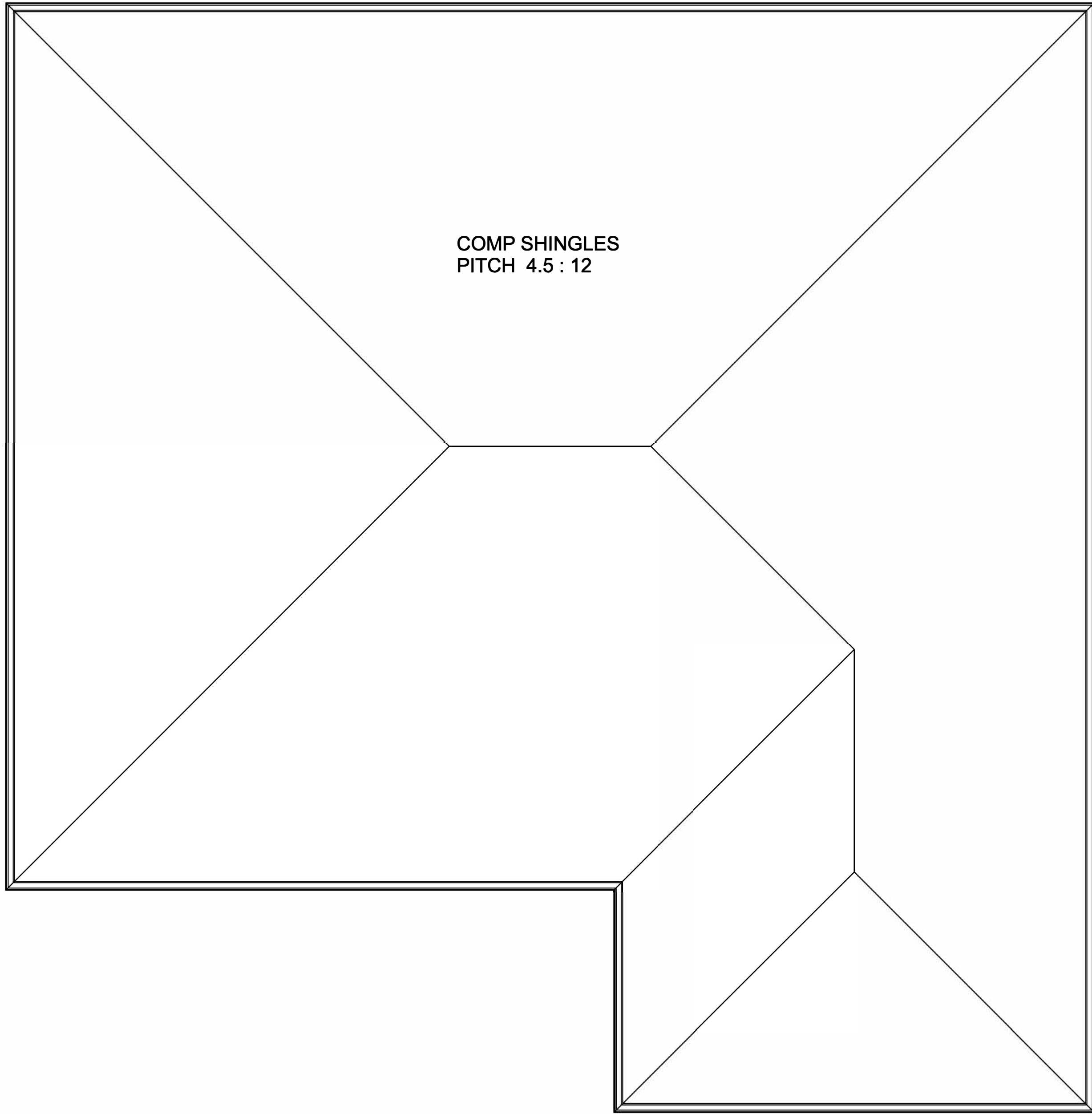
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

Ankush Gupta

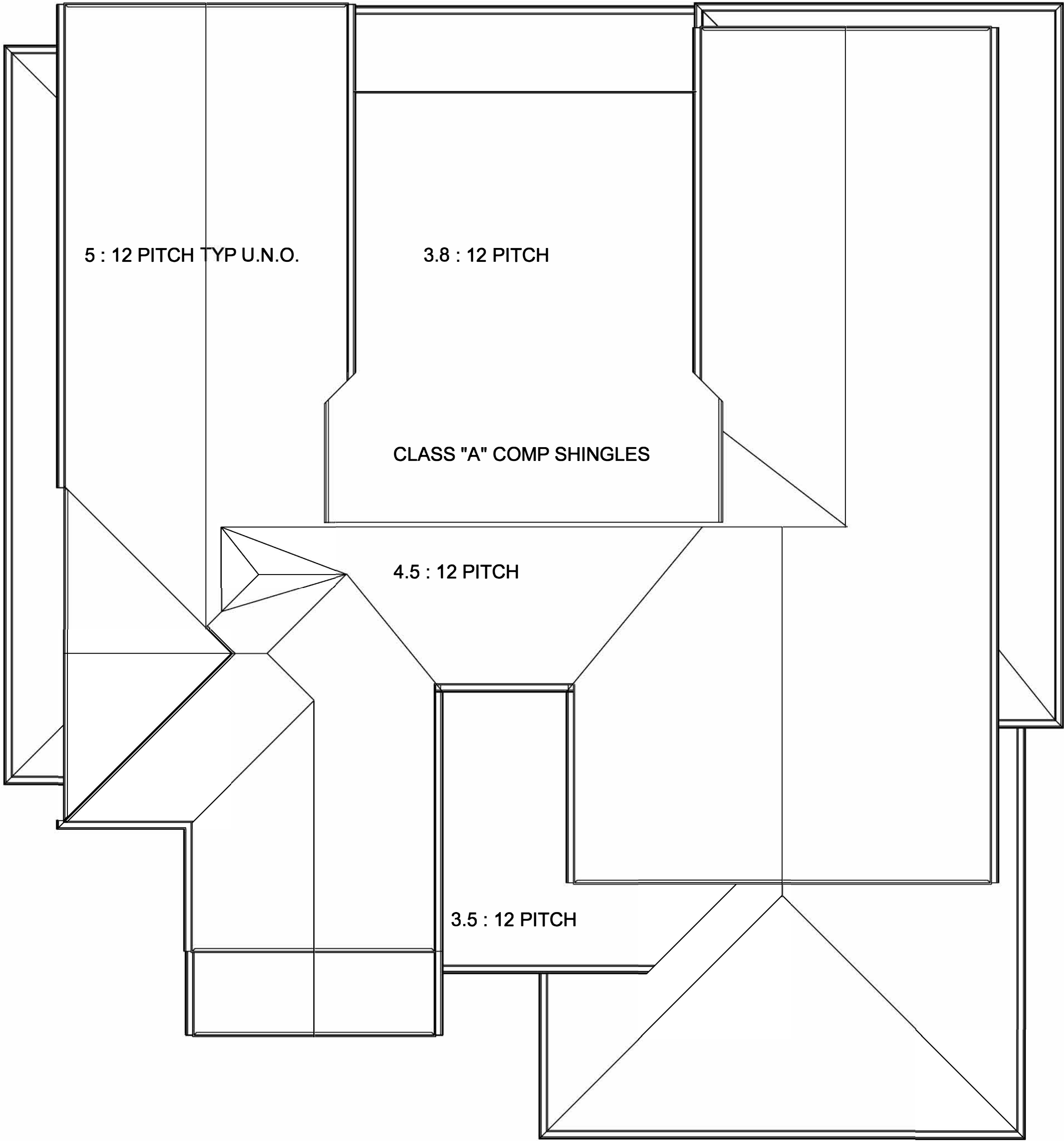
691 Toyon Avenue, Sunnyvale, CA 94086

ankushgupta@hotmail.com

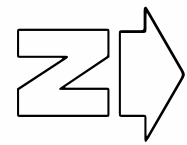
DRAWN
MM
CHECKED
MM
DATE
8/23/2022
SCALE
AS SHOWN
JOB NO.



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



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



REVISIONS		
REV #	DATE	BY
DESIGNER'S SIGNATURE		
<i>Michelle Miner</i>		
THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DESIGNED SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MICHELLE MINER DESIGN.		



michelle miner

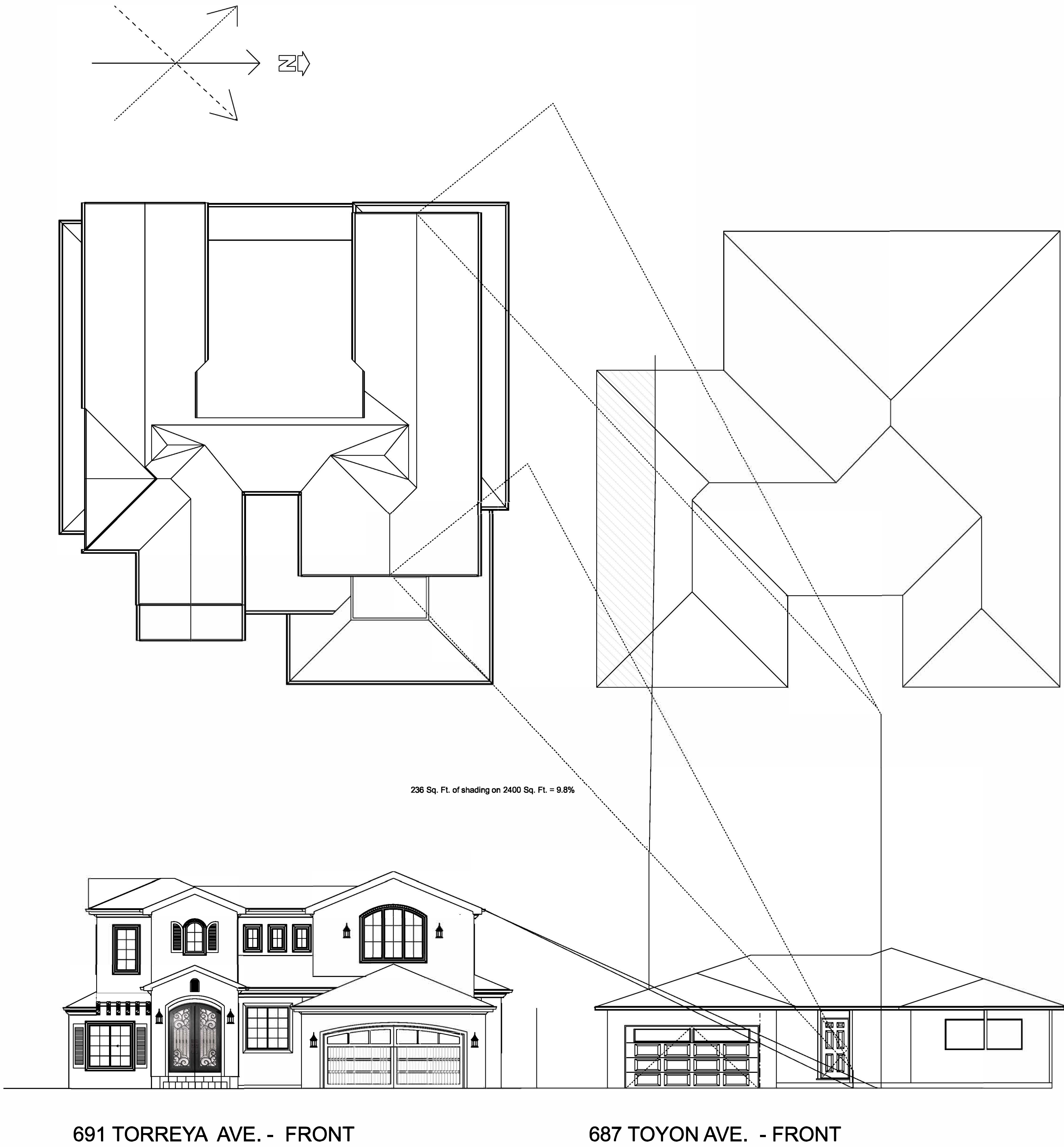
design

18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelmner@aol.com

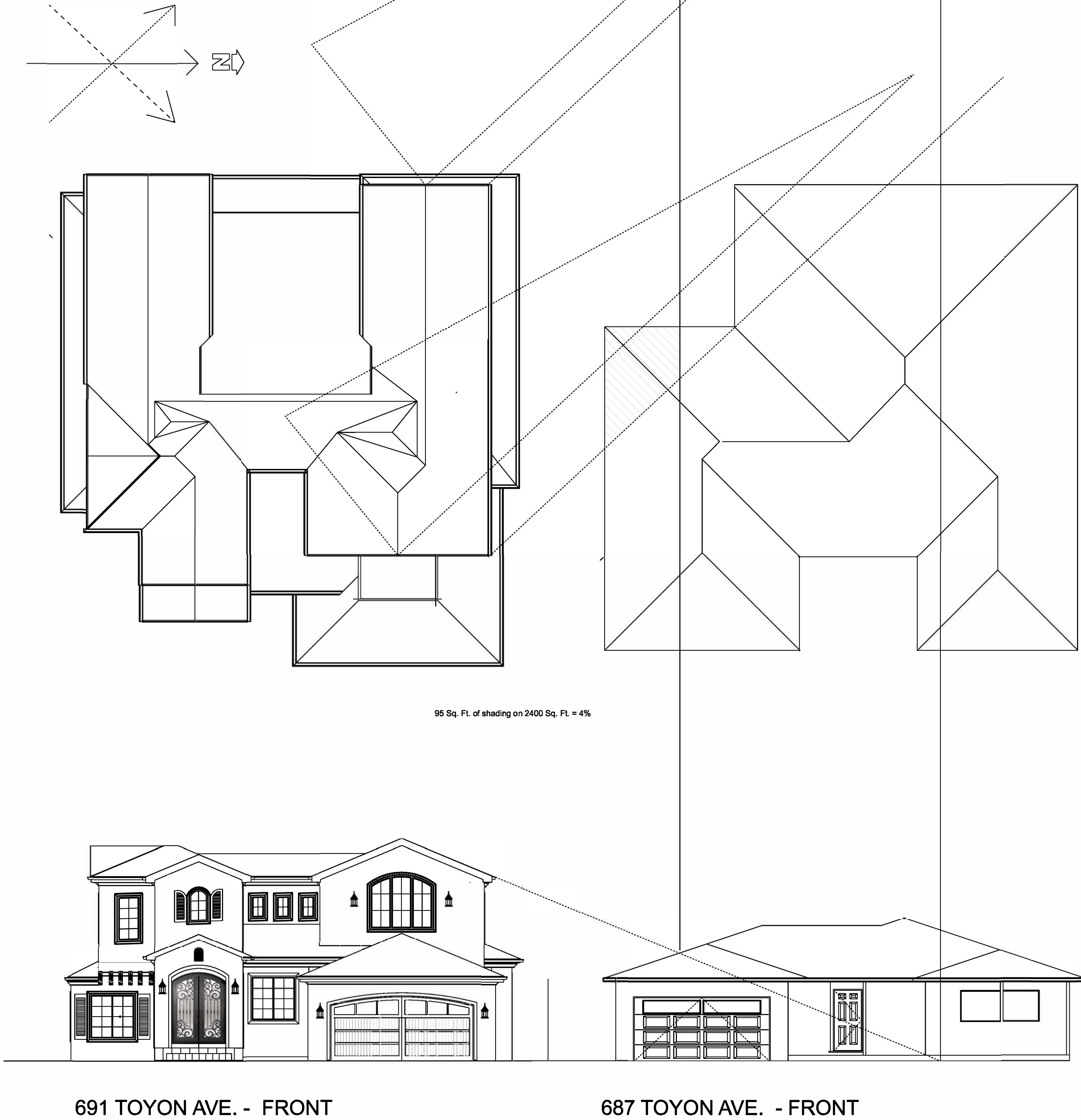
Ankush Gupta

691 Toyon Avenue, Sunnyvale, CA 94086
ankushgupta@hotmail.com

DRAWN MM
CHECKED MM
DATE 8/23/2022
SCALE AS SHOWN
JOB NO.
PAGE: 11/14
SOLAR STUDY



AFTERNOON SOLAR STUDY 3 PM ON DECEMBER 21ST



MORNING SOLAR STUDY 9 AM ON DECEMBER 21ST

SOLAR STUDY

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. GARAGE SEPARATION REQUIREMENTS
- A. OPENINGS SHALL COMPLY WITH THE FOLLOWING IN ACCORDANCE WITH THE CITY MUNICIPAL CODE SECTION 15-48.060.
- I. DOOR BETWEEN THE GARAGE AND DWELLING TO BE EQUIPPED WITH DEAD BOLT LOCKS. STRIKE PLATES SHALL BE SECURED TO WOODEN JAMBS WITH AT LEAST TWO AND ONE-HALF INCH WOOD SCREWS.
- II. EXTERIOR DOORS AND DOORS LEADING FROM THE GARAGE AREA SHALL BE SOLID CORE WITH A MINIMUM THICKNESS OF 1-3/4". GARAGE DOOR TO HAVE SELF CLOSING HINGE.
- III. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. CBC R302.5.2.
- B. WALLS SEPARATING THE DWELLING AND ATTIC FROM THE GARAGE SHALL BE PROVIDED WITH 1/2" MINIMUM GYPSUM BOARD APPLIED ON THE GARAGE SIDE.
- C. WHERE HABITABLE ROOMS OCCUR ABOVE THE GARAGE, SPECIFY THE FOLLOWING:
- I. 5/8" MINIMUM TYPE X GYPSUM BOARD ON THE CEILING.
- II. 1/2" MINIMUM GYPSUM BOARD ON ALL STRUCTURES SUPPORTING THE FLOOR/CEILING ASSEMBLIES.
2. INSTALL 1/2" GYP BOARD FROM FOUNDATION TO ROOF SHEATHING ON GARAGE SIDE OF WALLS COMMON TO LIVING SPACE AND 5/8" TYPE "X" GYP. ONE - HOUR FIRE-RESISTIVE CONSTRUCTION TO BE PROVIDED ON THE GARAGE CEILING WHEN LIVING SPACE IS ABOVE THE GARAGE. APPLY TO WALLS, POST AND BEAMS OF GARAGE ADJACENT TO AND SUPPORTING THE RESIDENCE. APPLIED VENT OR HORIZONTALLY. NAIL W/6D COOLER OR WALLBOARD NAILS @ 7" OCW/ END JOINTS O/ NAILING MEMBERS. STAGGER JOINTS EA. SIDE.
3. NO DIRECT OPENINGS BETWEEN THE GARAGE AND SLEEPING ROOMS
4. ALL DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
5. EXTERIOR STUD WALLS TO BE 2 X 4 STUDS 16" O.C. W/BATT INSULATION. (UNLESS OTHER WISE NOTED - CHECK FLOORPLANS.)
6. ALL DIMENSIONS ARE TO THE FACE OF STUDS.
7. CEILING HEIGHT OF ALL ROOMS TO INCLUDE FLOOR FINISH.
8. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD EXCEPT OTHERWISE NOTED.
9. GYPSUM WALL BOARD SHALL BE INSTALLED PER CURRENT C.B.C.
10. PROVIDE 2 X SOLID BACKING FOR RAILINGS, CABINETS, SHELIVING, ACCESSORIES, ETC. AS NEEEDED.
11. EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE. EXCEPTIONS: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 9/16" THICK ARE A SATISFACTORY ALTERNATIVE TO A SOLID CORE DOORS
12. INSTALL ALL WINDOWS AND DOOR AS PER MANUFACTURER. SPECIFICATIONS
13. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOOR, GLASS SUBJECT TO HUMAN IMPACT, ETC SHALL BE SAFETY TEMPERED
14. WINDOWS MARKED AS "EGRESS" MUST MEET C.B.C. MINIMUM REQUIREMENTS. OF MAX 44" HIGH SILL & MINIMUM. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MINIMUM. CLEAR OPENING OF 5.75Q FEET
15. WINDOWS AND DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MRG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OR OWNERS SPECIFICATIONS. EXTERIOR WINDOWS TO BE DUAL-PANED (U.N.O.)
16. FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL OPENING.
17. INSTALL 5/8" TYPE "X" GYP. BD. ON WALLS AND CEILING@ USABLE UNDER STAIR CLOSET, WHERE APPLICABLE.
18. PROVIDE WATER RESISTANT GYP. BD. ON ALL "WET" AREAS
19. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3' FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH & UTILITY FANS, ETC., MUST BE 3' AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 504.5
20. WATER-RESISTANT GYPSUM BACKING BOARD LIMITATIONS (CBC 2509.3) SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
- A. OVER A VAPOR RETARDANT IN SHOWER OR BATHROOM COMPARTMENT.
- B. WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY SUCH AS STEAM OR SAUNA ROOMS
- C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER FOR 1/2" THICK WATER-RESISTANT GYPSUM BOARD OR MORE THAN 16 INCHES ON CENTER FOR 5/8" THICK WATER RESISTANT GYPSUM BOARD.
21. OPENINGS AROUND GAS VENTS, DUCTS & PIPING @ EACH FLOOR SHALL BE FIRE STOPPED
22. DRAFTSTOPPING SHALL BE INSTALLED IN ALL ATTIC SPACES AND CONCEALED ROOF SPACES SUCH THAT NO HORIZONTAL AREA EXCEEDS 3,000 S.F.
23. ATTIC ACCESS TO BE 30"X 22" MIN.
24. ATTICS WITH A VERTICAL HEIGHT OF 30" OR MORE REQUIRES ACCESS. ALL ATTICS ACCESS ARE A 1/2" PLYWOOD PANEL FINISHED WITH A GRADE SIDE TO THE OCCUPIED SPACE. PAINT TO MATCH THE CEILING TO THE PLYWOOD PANEL.
25. ACCESSIBLE UNDER-FLOOR AREA SHALL BE PROVIDED WITH A MIN. 18" X 24" OPENING.
26. UNDER-FLOOR AREA SHALL BE VENTILATED BY OPENINGS OF A NET AREA OF NOT LESS THAN 1/150 OF UNDER-FLOOR AREA. VENTILATED OPENINGS SHALL BE PROTECTED BY METAL MESH WITH A 1/4" MAX. OPENING.
27. FIREPLACE INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING & LOCAL CODES AND INSTALLED PER MANUFACTURER. SPECIFICATIONS.
28. PROVIDE FIRE STOPS IN OPENINGS @ FLOOR CEILINGS OF ALL FIREPLACES
29. INTERIOR HANDRAILS & GAURD RAILS TO BE WOOD.
30. EXTERIOR HANDRAILS & GUARDRAILS TO BE W.1. UNLESS OTHERWISE NOTED.
31. CABINET MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR CONTRACTOR, OWNER, OR HIS AGENTS APPROVAL FOR ALL CABINET SIZES AND FINISHES, MATERIAL ETC. SHOP DRAWING SUPERCEDE ALL INTERIOR ELEVATIONS.
32. CONTRACTOR SHALL PROVIDE GALVANIZED SHEET METAL PAN UNDER ALL CLOTHES WASHER, WHEN LOCATED ON AN UPPER FLOOR.
33. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN A WIDTH OF THE DOOR OR A STAIRWAY.
34. STAIRWAYS: 36" MINIMUM WIDTH, 7 3/4" MAX. RISE, 10" MIN. RUN AND 6'-8" MIN. HEAD ROOM.
35. PROVIDE COMBUSTION AIR FOR SOLID FUEL BURNING APPLIANCES
36. THE EV CHARGER TO PROVIDE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT AND A DEDICATED 40 AMP BRANCH CIRCUIT FOR THE EV CHARGER. IN ADDITION, INSTALL A LEVEL 2 EV READY CIRCUIT AND LEVEL 1 EV READY CIRCUIT (ORDINANCE NO.19-2193, SECTION 16.58.400)
37. BATHROOM VENTILATION - PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING 50 CFM IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS (CBC 1203.4.2.1, TABLE 4-4 CMC)
38. DRYER VENTILATION - DRYER SHALL VENT TO OUTSIDE WITH A 4" DIAMETER RIGID METAL DUCT, MAX LENGTH 14 FT WITH MAX OF TWO 90 DEGREE ELBOWS, AND A BACK DRAFT DAMPER. VENT SHALL DISCHARGE MIN 3 FEET AWAY FROM ANY OPENING INTO THE BUILDING (CMC 504). MAKEUP AIR SHALL BE PROVIDED FOR TYPE 1 CLOTHES DRYER IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. (NFPA 54:10.4.3.1). WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAT 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS. INSTALL 7.5" X 14" LOUVER VENT IN CLOSET DOOR.
39. CONTRACTOR SHALL VERIFY ALL APPLIANCES AND EQUIPMENT REQUIREMENTS PRIOR TO BEGINNING WORK AND SHALL PROVIDE ALL HOOK UPS.
40. EARTHQUAKE ACTUATED GAS SHUT-OFF VALVES ARE REQUIRED FOR ALL NEW OR RELOCATED GAS METERS.

TANKLESS WATER HEATER - GAS

1. MOST TWHs ARE INSTALLED IN GARAGES, BASEMENTS, OR ON EXTERIOR WALLS OF GARAGES OR STRUCTURES. TWHs MAY BE INSTALLED IN BEDROOM OR BATHROOM CLOSETS ONLY IF THEY ARE OF THE DIRECT-VENT TYPE OR THEY ARE IN A CLOSET DEDICATED SOLELY TO THE TWH, WITH SELF-CLOSING GASKETED DOORS AND ALL COMBUSTION AIR FROM THE EXTERIOR
2. A TWH MAY BE LOCATED IN AN ATTIC WHEN ALL REQUIREMENTS FOR A CODE COMPLIANT INSTALLATION ARE MET INCLUDING REQUIRED ACCESS, CLEARANCE TO COMBUSTIBLES, LIGHTING WITH A SWITCH NEAR THE ATTIC ENTRY, AND AN ADJACENT RECEPTACLE
3. A TWH SHALL NOT BE INSTALLED IN LOCATIONS WHERE DAMAGE TO THE SUPPORTING STRUCTURE WOULD OCCUR FROM AN UNDETECTED LEAK UNLESS A WATER TIGHT CORROSION RESISTANT PAN IS INSTALLED BENEATH THE TWH WITH A MINIMUM 1/4 INCH DIAMETER DRAIN LINE DISCHARGING TO AN APPROVED LOCATION
4. TWH VENTING AND INSTALLATION:
- A. MOST TWHs USE POSITIVE PRESSURE (FORCED) VENTS. SUCH VENTS SHALL COMPLY WITH THE VENT MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR CATEGORY III AND IV APPLIANCES. MOST ARE STAINLESS STEEL DUE TO THE SLIGHTLY ACIDIC CONTENT OF THE CONDENSATE. MOST DO NOT ALLOW COMMON VENT WITH OTHER APPLIANCES. ALL POSITIVE PRESSURE VENT PIPES SHALL BE SEALED AIR TIGHT AT EACH JOINT FROM FLUE COLLAR TO TERMINATION. TYPE B VENTING MATERIAL IS NOT ACCEPTABLE FOR POSITIVE PRESSURE VENTS.
- B. LISTED PRESSURE-ONLY RELIEF VALVES (PRVs) SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.
- C. CPVC PIPING USED WITH ANY TWH SHALL BE INSTALLED WITH RESTRICTIONS AS REQUIRED BY TWH OR CPVC MANUFACTURER, WHICHEVER IS MOST RESTRICTIVE.
- D. CONDENSATE DRAINS NEED NOT COMPLY WITH THE SAME REQUIREMENTS AS FOR AC CONDENSATE, AND ARE ALLOWED TO DISCHARGE ONTO SOIL. THEY SHOULD NOT DISCHARGE OVER HARDCAPE (CONCRETE) SURFACES OR WALKWAYS.
5. TWH ELECTRICAL:
- A. GAS-FIRED TWH UNITS USUALLY REQUIRE A 120-VOLT RECEPTACLE FOR OPERATION OF THE THERMOSTATICS CONTROLS WHEN INSTALLED IN A GARAGE, THE POWER FOR THESE GAS-FIRED UNITS MAY BE PROVIDED BY AN ADJACENT GFCI-PROTECTED RECEPTACLE
- B. WHEN INSTALLED OUTDOORS, THE RECEPTACLE MUST BE GFCI PROTECTED AND LISTED WEATHER-RESISTIVE (WR) WITH A WEATHERPROOF "RUBBLE COVER" OR BE HARD WIRED WITH A DISCONNECT SWITCH IN SIGHT OF THE UNIT
- C. CORDS ON OUTDOOR TWHs MUST BE LISTED AS SUITABLE FOR A WET LOCATION AND FOR SUNLIGHT RESISTANCE. IF THE LAST LETTER OF THE LETTER CODE PRINTED ON THE CORD IS A "W" THE CORD IS COMPLIANT.
- D. ATTIC OR BASEMENT INSTALLATIONS WILL REQUIRE A 120-VOLT RECEPTACLE AND SWITCHED LUMINARIES AT OR NEAR THE TWH. THE SWITCH FOR THE LUMINARIES MUST BE LOCATED ADJACENT TO THE ATTIC OR BASEMENT ACCESS
- E. ALL NEW ELECTRICAL WORK REQUIRES AN ELECTRIC PERMIT
6. GAS PIPING
- A. A TWH GENERALLY REQUIRES A SIGNIFICANTLY GREATER QUANTITY OF GAS THAN A STORAGE TANK HEATER. TYPICALLY, A DEDICATED GAS LINE MUST BE INSTALLED FROM THE GAS METER TO THE TWH AND A LARGER GAS METER MAY BE REQUIRED. TO PROPERLY SIZE GAS PIPING USE THE APPROPRIATE TABLE IN CHAPTER 12 OF THE CURRENT CPC.
- B. ALL NEW AND ALTERED GAS PIPING SYSTEMS MUST BE PRESSURE TESTED AS PRESCRIBED BY CODE
7. COMBUSTION AIR:
- A. TWH INSTALLATIONS SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS AND CURRENT CPC AND CMC REQUIREMENTS FOR COMBUSTION AND MAKE-UP AIR OR BE THE DIRECT-VENT TYPE. PROPERLY SIZED COMBUSTION AIR VENTS ARE TO BE LOCATED COMMENCING WITHIN THE UPPER 12" OF AN ENCLOSURE AND COMMENCING WITHIN THE LOWER 12" FROM THE BOTTOM OF AN ENCLOSURE
- B. F.A.U. & WATER HEATER INSTALLED ON 18" HIGH WOOD F.A.U. & WATER HEATER INSTALLED ON 18" HIGH WOOD PLATFORM W/ 1 1/8" PLYWOOD TOP SURFACE.
- C. INSTALL SEISMIC STRAP ON ALL WATER HEATERS AND FURNACES TO BE CBC CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE STRAPS TO BE INSTALLED AT POINTS WITHIN UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT LOWER POINT, A 4" CLEARANCE SHALL BE MAINTAINED ABOVE CONTROLS, WHEN LOCATED IN GARAGE. SEE DETAIL SHEET.
- D. INSTALLING CONTRACTOR TO DESIGN & BUILD COMPLETE AND FUNCTIONING SYSTEMS.
9. ATTIC FURNACE:
- A. MINIMUM OF 5' IN HEIGHT OF CLEAR SPACE. A CONTINUOUS ACCESSIBLE OPENING AND PASSAGEWAY WITH A MIN. OF 22" X 30" IN SIZE OR AS LARGER AS THE SMALLEST PIECE OF EQUIPMENT. MAX. 20 FEET TRAVEL PATH AND 24" WIDE W/ SOLID FLOOR PASSAGEWAY. MIN. 30" X 30" WORKING PLATFORM IN FRONT OF THE ENTIRE FIREBOX. A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE. SEE DETAIL SHEET.

ELECTRIC HEAT PUMP WATER HEATER

INSTALL PER MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS

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

PROVIDE A PAN WITH DRAIN

KITCHEN NOTES

1. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISH-WASHING MACHINE
2. PROVIDE GAS SHUT-OFF @ STOVE IN AN ACCESSIBLE LOCATION
3. RANGE HOOD MUST EXTEND FULL WIDTH OF RANGE. INSTALL PER MANUF. SPECIFICATIONS.
4. RANGE HOOD MUST TERMINATE A MIN. OF 3' FROM ANY AIR INTAKE OR OPENING INTO THE BUILDING
5. RANGE HOOD VENT TO OUTSIDE AS PER CBC SECTION 150(O)
6. KITCHEN HOOD SHALL HAVE A MIN 100 CFM EXHAUST RATE, AND HOOD TO HAVE BACKDRAFT DAMPER, IF HOOD IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2 MAX SOUND RATING OF 3-SONES IS ALLOWED @ 100 CFM. PER ASHRAE 62.2 & 2019 ENERGY CODE.
7. KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM @ 60 PSI, MIN. 0.8 GPM AS PER 2019 CPC SECTION 402.1.2, TABLE 4-303.2 OF 2019 CGBC
8. KITCHEN EXHAUST FANS TO BE MINIMUM 100 CFM PER 2019 CALIFORNIA ENERGY CODE 150(O) AND ASHRAE 62.2.

GENERAL BATHROOM NOTES

1. WALL COVERING SHALL BE CEMENT BACKER BOARD, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
2. SHOWER LINING REQUIRED IN PERMANENT BUILT IN SHOWER SEATS UP THE WALL 3" AND PITCHED 1/4" PER FT.
3. SHOWER COMPARTMENTS SHALL BE A MIN OF 1024 S.I. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.
4. TOILETS TO HAVE MIN. 30" SIDE X 24" DEEP CLEARANCE IN FRONT OF TOILET AND A MIN. 15" CLEAR FROM CENTERLINE OF TOILET TO EACH SIDE.
5. MOTORS SHALL BE UL LISTED FOR HYDRO MASSAGE USE AND A REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS MOTOR.
6. DIMENSION SHALL BE INSTALLED TO ACCESS PUMP.
7. ALL BATHROOMS REQUIRE A VENT FAN WITH MIN. 50 CFM
8. ALL VENT TERMINATIONS MUST BE 10' AWAY OR 3' ABOVE ANY OPENING, TYP.
9. EACH BATHROOM IS REQUIRED TO HAVE A 50 CFM MINIMUM EXHAUST FAN DUCTED TO THE OUTSIDE. BATHROOM IS ANY ROOM WITH A BATHTUB, SHOWER, SPA OR SIMILAR SOURCES OF MOISTURE. TOILET ROOM IS NOT CONSIDERED A BATHROOM
10. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDANCE TO ASHRAE STANDARD 62.2, TABLE 7.1.
11. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS, INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
12. GYPSUM BOARD IN SHOWERS AND WATER CLOSETS (CBC 2509.2), CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB, SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
13. EXHAUST FANS TO BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN ROOMS SUCH AS BATHROOMS, WATER CLOSETS COMPARTMENTS, AND SIMILAR ROOMS. (MIN. 50 CFM INTERMITTENT) OR (MIN. 20 CFM FOR CONTINUOUS)

BATHROOM PLUMBING NOTES

1. SHOWER DRAIN & TRAP 2" MINIMUM. (CPC TABLE 7-3)
2. PROVIDE PRESSURE BALANCE VALVES FOR ALL SHOWERS AND SHOWER/TUB.
3. LAVATORY FAUCETS TO BE LESS THAN 1.2 GPM @ 60 PSI. MIN. 0.8 GPM @ 20 PSI PER 2019 CPC 402.1.2 TABLE 4-304.2 OF 2019 CGBC.
4. WATER CLOSETS SHALL HAVE MAX 1.28 GALLON/FLUSH, SHOWER HEAD TO HAVE MAX FLOW OF 1.8 GPM @ 80 PSI PER 2019 CPC SECTION 402.1.1, TABLE 4-303.2 OF 2019 CGBC. THE WATER CLOSET SHALL HAVE A MINIMUM 15 INCH DIMENSION FROM CENTERLINE OF WATER CLOSET TO WALL OR BARRIER ON EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24" IN FRONT OF WATER CLOSET (CPC 402.5).
5. ON SITE SHOWER PAN (RECEPTOR) ON GROUND TYPE SHALL BE WATER TIGHT, CONSTRUCTED WITH APPROVED MATERIAL, ADEQUATELY REINFORCED AND WITH AN APPROVED FLANGE FLOOR DRAIN. LINING TO BE PITCHED 1/4" PER FOOT TO WEEP HOLES IN DRAIN. (CPC 411.8 (1) ABOVE GROUND TYPE, WATER TIGHT LINING WITH MINIMUM OF 3" ABOVE FINISHED DAM, CURB OR THRESHOLD HEIGHT. IN NO CASE SHALL ANY DAM OR THRESHOLD BE LESS THAN 2" OR MORE THAN 9" IN DEPTH WHEN MEASURED FROM THE TOP OF THE DAM OR THRESHOLD TO THE TOP OF THE DRAIN. (CPC 411.5 AND CPC 411.6)
6. SHOWER AND TUB-SHOWER CONTROL VALVES SHALL BE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF PRESSURE BALANCE/THERMOSTATIC MIXING VALVES. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 OF. (CPC)
7. SHOWER COMPARTMENTS
- A. MINIMUM INTERIOR OF 1024 SQUARE".
- B. MINIMUM DIMENSIONS SO A 30" CIRCLE WILL FIT IN THE COMPARTMENT.
- C. MINIMUM HEIGHT ABOVE FLOOR DRAIN IS 70".
- D. SHOWER DOORS SHALL OPEN TO PROVIDE A MINIMUM OF 22" UNOBSTRUCTED EGRESS OPENING
9. ALL SHOWER HEADS TO BE LESS THAN 1.8 GALLONS PER MINUTE (GPM) @ 80 PSI WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD. THE COMBINED FLOW OF ALL SHOWER HEADS AND OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME 4-303.1-3.2

GENERAL PLUMBING NOTES

1. NO REQUIRED UNDERFLOOR CLEAN-OUT SHALL BE MORE THAN 20' FROM AN ACCESS DOOR (CPC 707.10)
2. PROVIDE WALL CLEANOUTS FOR ALL NEW SINKS
3. NEW HOSE BIBBS SHALL BE PROVIDED W/ ANTI SIPHON VALVES
4. GAS SHUT OFF VALVE FOR FIREPLACE TO BE INSTALLED OUTSIDE OF THE HEARTH AREA. MIN. 36" AND MAX OF 48" FROM GAS SUPPLY VALVE.
5. COMBUSTION AIR MUST BE MAINTAINED (CMC CHAPTER 7)
6. THE CLEAR SPACE AND DISTANCE TO COMBUSTIBLE MATERIALS AROUND THE FURNACE UNIT SHALL COMPLY WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. (CMC 904.2)
7. A SEDIMENT TRAP SHALL BE INSTALLED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE AND AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL (CPC 1212.7)
8. APPLIANCES GENERATING A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE A MIN. OF 18" ABOVE THE FLOOR LEVEL. (CMC 307.1) EXCEPTION: SEALED COMBUSTION SYSTEM APPLIANCES MAY BE INSTALLED AT FLOOR LEVEL WHEN LOCATED IN A GARAGE AND SUBJECT TO VEHICULAR DAMAGE, ADEQUATE BARRIERS MUST BE INSTALLED (E.G. 4" DIAM. STEEL PIPE FILLED WITH CONCRETE INSTALLED IN A FOOTING
9. PLUMBING VENTS TO BE A MINIMUM 10' FROM OPERABLE SKYLIGHTS OR OPENINGS.
10. INSTALL NON REMOVABLE BACK FLOW PREVENTORS ON HOSE BIBBS PER ALL APPLICABLE CODES.

WATER EFFICIENT PLUMBING FIXTURES

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

LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 psi.

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

TOILETS TO BE LESS THAN 1.28 GALLONS PER FLUSH

WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW OF ALL SHOWER HEADS AND OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME 4-303.1-3.2

GENERAL RESIDENTIAL RECEPTACLE REQUIREMENTS

Attachment 5
Page 12 of 16

1. THIS DOCUMENT APPLIES TO ALL DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, OR SIMILAR ROOMS.
2. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS OVER 6 FEET FROM THE RECEPTACLE. THIS ALLOWS FOR A MAXIMUM OF 12 FEET BETWEEN RECEPTACLES ON THE SAME WALL.
3. RECEPTACLES INSTALLED IN THE FLOOR MUST BE WITHIN 18 INCHES OF THE WALL TO BE INCLUDED AS A REQUIRED RECEPTACLE
4. ANY RECEPTACLE INSTALLED FOR A SPECIFIC APPLIANCE MUST BE LOCATED WITHIN 6 FEET OF THE APPLIANCE
5. AT LEAST ONE RECEPTACLE MUST BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT, AND BE LISTED AS WEATHER RESISTANT AND GFI TYPE RECEPTACLE.
6. AT LEAST ONE GENERAL-PURPOSE RECEPTACLE MUST BE INSTALL WITHIN EACH BASEMENT, ATTACHED GARAGE, DETACHED GARAGE WITH ELECTRICAL POWER, AND HALLWAYS 10 FEET OR MORE IN LENGTH.
7. WALL SPACE INCLUDES THE FOLLOWING:
- A. ANY SPACE 2 FOOT OR MORE (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, AND SIMILAR OPENING
- B. THE SPACE OCCUPIED BY FIXED DOOR PANELS
- C. THE SPACE AFFORDED BY FIXED ROOM DIVIDERS SUCH AS BAR COUNTERS OR RAILINGS

LAUNDRY

1. AT LEAST ONE RECEPTACLE REQUIRED FOR LAUNDRY
2. PROVIDE A MIN OF ONE 20 AMP LAUNDRY BRANCH CIRCUIT, SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS (CEC 210-23(A))
3. VENT DRYER SHALL TERMINATE TO THE OUTSIDE OF THE BUILDING, 3 FEET FROM THE PROPERTY LINE W/ MIN. 4" RND BY 14" MAXIMUM LENGTH DUCT INCLUDING NO MORE THAN 2-90 DEGREE ELBOWS AND EQUIPED W/ BACK DRAFT DAMPER

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

1. LIGHTING REQUIREMENTS:
- A. OCCUPANCY SENSOR MUST BE MANUAL ON/OFF AND AUTOMATIC OFF. THE MAXIMUM TIME DELAY TO TURN OFF IS 30 MINUTES AFTER THE LAST DETECTED MOTION. SENSORS CANNOT HAVE AN OVERRIDE ALLOWING THE LIGHT FIXTURE TO BE CONTINUOUSLY ON.
2. EXHAUST FANS WITH INTEGRAL LIGHTING SYSTEM SHALL BE SWITCHES SEPARATELY FROM LIGHTING SYSTEM OR HAVE A LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME. LIGHTING INTEGRAL TO AN EXHAUST FAN MUST BE HIGH-EFFICACY.
3. PERMANENTLY INSTALLED NIGHT LIGHT MUST BE HIGH EFFICACY LIGHTING OR THE NIGHT LIGHT IS RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER AND DOES NOT CONTAIN A MEDIUM SCREW-BASE SOCKET.
4. ALL LIGHTING SHALL BE HIGH EFFICACY SUCH AS FLUORESCENT. LED LIGHTING SYSTEMS AND GU24 LAMP HOLDER SHA BE LISTED BY ENERGY COMMISSION AND SHALL MEET THE REQUIREMENT OF TABLE 150-C

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

FINISHES

1. USE LOW VOC INTERIOR WALLS/CEILING PAINTS (<50 GRAMS PER LETTER (GPL) VOCs REGARDLESS OF SHEEN)
2. USE LOW-VOC COATINGS THAT MEET SCAQMD RULE 1113
3. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
- A. CARPET AND RUG INDUSTRIES GREEN LABEL PLUS PROGRAM
- B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD OF TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS." VERSION 1.1, FEB 201 (AKA SPEC 01350)
- C. NSF/ANSI 140 AT THE GOLD LEVEL
- D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.
4. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
- A. COC EMISSION LIGHTS DEFINES IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS HIGH PERFORMANCE PRODUCTS DATABASE.
- B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREEN GUARD CHILDREN & SCHOOLS PROGRAM
- C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE FLOOR SCORE PROGRAM
- D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD OF TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS." VERSION 1.1, FEB 201 (AKA SPEC 01350)
5. HARDWOOD PLYWOOD, PARTICAL BOARD AND MDF COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED ON ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN ON TABLE 4-504.5
6. ALL CARPET ADHESIVES SHALL MEET THE REQUIREMENTS OF TABLE 4-504.4

MECHANICAL

1. INSTALL FURNACE AND WATER-HEATER PLATFORMS PER ALL APPLICABLE CODES.
2. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER ALL APPLICABLE CODES.
3. AIR DUCTS THAT PASS THROUGH LIVING/GARAGE COMMON WILL SHALL BE 26 GAUGE STEEL OR THICKER PER THE CBC.
4. SEISMICALLY BRACE WATER HEATER AND FURNACE PER ALL APPLICABLE CODES.
5. HEATING SYSTEM TO BE SIZED AND LAID OUT BY A MECHANICAL CONTRACTOR, IN ACCORDANCE WITH REQUIREMENTS OF TITLE 24 AND OTHER CODES.
6. EXHAUST DRYER TO OUTDOORS WITH RIGID METAL DUCT PER ALL CODES.
7. HEW HEATING EQUIPMENT THAT GENERATES A GLOW, FLAME, OR SPARK, LOCATED IN THE GARAGE SHALL BE INSTALLED SUCH THAT THE SOURCE OF IGNITION IS AT LEAST 18" ABOVE THE FLOOR.
8. HERS VERIFICATION REQUIRED FOR HVAC COOLING, HVAC-DISTRIBUTION, HVAC-FAN SYSTEMS, AND IAQ FANS. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATIONS (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION PER TITLE 24 REQUIREMENTS.
9. VENTILATION HEATING AND AC SYSTEMS SHALL HAVE MERV 6 FILTERS OR BETTER. CEC 150.0(M)10B.
10. AT FINAL INSPECTION, PLACE IN THE BUILDING A MANUAL, WEB BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBCS SECTION 4.410.1
11. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL STARTUP OF THE HEATING AND COOLING EQUIPMENT.
12. ALL ENVIRONMENTAL AIR DUCTS SHALL TERMINATE A MINIMUM OF 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BUILDING, AND 10 FEET FROM A FORCED AIR INLET. CMC 502.1


REVISIONS

REV	DATE	BY

DESIGNER'S SIGNATURE



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



18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelmimer@aol.com

Ankush Gupta

691 Toyon Avenue, Sunnyvale, CA 94086
ankushgupta@hotmail.com

DRAWN
MM
CHECKED
MM
DATE
8/23/2022
SCALE
AS SHOWN
JOB NO.

PAGE:
12/14
NOTES

GENERAL ELECTRICAL NOTES

1. ALL OUTLETS WITHIN 6'-0" OF ANY SINK OR WET LOCATION TO BE GFI PROTECTED
2. AT LEAST ONE RECEPTACLE MUST BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT, AND BE LISTED AS WEATHER TYPE RECEPTACLE.
3. AT LEAST ONE GENERAL PURPOSE RECEPTACLE MUST BE INSTALLED WITHIN EACH BASEMENT, ATTACHED GARAGE, DETACHED GARAGE WITH ELECTRICAL POWER AND HALLWAYS 10' OR MORE IN LENGTH. ALL GARAGE OUTLETS TO BE GFI
4. OWNER TO SELECT AND COORDINATE WITH CONTRACTOR ALL ELECTRICAL FIXTURES, EQUIPMENT AND DEVICES, INCLUDING SWITCHES AND OUTLETS NOT OTHERWISE SPECIFIED.
5. FIELD VERIFY LOCATION OF ALL OUTLETS, LIGHTS, TELEPHONE, CABLE JACKS AND ELECTRICAL EQUIPMENT WITH OWNER.
6. GENERAL LIGHTING MUST BE HIGH EFFICACY AND ON A DIMMER OR MANUAL ON-OCCUPANCY SENSOR. LUMINAIRES WITH INTEGRAL SOURCES AND CHANGEABLE LAMPS MUST BE CEC CERTIFIED AS MEETING THE REQUIREMENTS OF JAS. LIGHTING AT NEW CLOSETS UNDER 70 SF IS EXEMPT FROM THIS REQUIREMENT.
7. NEW OUTDOOR LIGHTING ATTACHED TO BUILDINGS SHALL BE HIGH EFFICACY OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTO CONTROL. LIGHTING NOT ATTACHED TO THE BUILDING (I.E. LANDSCAPE LIGHTING IS EXEMPT FROM THIS REQUIREMENT
8. NEW EXTERIOR ELECTRICAL FIXTURES TO BE SUITABLE FOR WET LOCATIONS
9. ALL CAN LIGHTS TO BE IC & AT RATED.
10. ALL NEW EXTERIOR OUTLETS TO BE GFI PROTECTED AND INSTALLED IN A WEATHER PROOF BOX
11. REQUIRED NEW EXTERIOR OUTLETS TO BE WITHIN 6'-6" OF FINISH GRADE
12. ALL REQ. 15/20 AMP RECEPTACLES LISTED IN SECTION 210.52, SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.11
13. NEW OUTLETS AT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER. CEC 210.12
14. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS OVER 6' FROM THE RECEPTACLE. THIS ALLOWS FOR A MAX OF 12' BETWEEN RECEPTACLES ON THE SAME WALL AND ON ANY WALL SPACE 2' OR MORE.
15. GARAGE, LAUNDRY, AND UTILITY ROOM LIGHTS ARE TO BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY A VACANCY SENSOR (MANUAL - ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 110.9(B) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRES TO BE ALWAYS ON).
16. SMOKE DETECTORS TO BE AC/DC WITH A BATTERY BACK UP AND LOCATED WITHIN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED OUTSIDE EACH SLEEPING ROOM, ON EACH FLOOR OF THE DWELLING INCLUDING BASEMENTS
17. ALL FLOOR LEVELS SHALL HAVE A SMOKE DETECTOR AND SHALL BE INTERCONNECTED, UL LISTED & CALIF. STATE FIRE MARSHALL APPROVED.
18. CARBON MONOXIDE DETECTORS SHALL BE LOCATED AT A POINT CENTRALLY LOCATED OUTSIDE EACH SLEEPING ROOM AND ON EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS
19. AN APPROVED, INDEPENDENT MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH PIECE OF EQUIPMENT SHALL BE PROVIDED WITHIN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 300 VOLTS. FOR COR-AND-PLUG-CONNECTED APPLIANCES, AN ACCESSIBLE SEPARABLE CONNECTOR OR AN ACCESSIBLE PLUG AND RECEPTACLE COMBINATION SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS. THE ATTACHMENT FITTING SHALL BE A FACTORY INSTALLED PART OF THE APPLIANCE AND SUITABLE FOR DISCONNECTION OF THE APPLIANCE. WHERE THE SEPARABLE CONNECTOR OR PLUG AND RECEPTACLE COMBINATION ARE NOT ACCESSIBLE, CORD-AND-PLUG-CONNECTED OR ATTACHMENT FITTING-AND-PLUG-CONNECTED APPLIANCES SHALL BE PROVIDED WITH DISCONNECTING MEANS IN ACCORDANCE WITH 422.31.(CMC 308, CEC 422.31(B), CEC 422.32(3)(I))
20. A DEDICATED CIRCUIT SHALL BE PROVIDED FOR THE FURNACE. (CEC 422.12)
21. A 120 VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT.
22. A PERMANENT SWITCH CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED FOR MAINTENANCE OF EQUIPMENT AND SHALL BE ACCESSIBLE. SUCH FIXTURE SHALL PROVIDE SUFFICIENT ILLUMINATION TO SAFELY APPROACH THE EQUIPMENT AND PERFORM THE TASKS FOR WHICH THE ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDE AT THE ACCESS ENTRANCE.
23. LIGHTING NOT AUTOMATICALLY CLASSIFIED AS HIGH EFFICACY BY THE CA ENERGY COMMISSION IS TO HAVE A LIGHT SOURCE OR LAMP INSTALLED IN THEM AT THE TIME OF INSPECTION THAT MEETS THE REQUIREMENTS OF JOINT APPENDIX JAS.
24. NEW LIGHTING FIXTURES IN CLOSETS TO HAVE THE FOLLOWING CLEARANCE TO COMBUSTIBLE SHELVES:
A. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE 12" CLEAR AND ENCLOSED LAMP
B. FLUORESCENT & RECESSED FIXTURES TO HAVE MIN. 6" CLEARANCE
25. THE CARBON MONOXIDE ALARMS TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. (CRC R315.5)
26. ALL LIGHTING MUST BE HIGH EFFICACY. ALL LIGHT FIXTURES SHALL BE TITLE 20 COMPLIANT. ALL LIGHTS THROUGHOUT THE RESIDENCE, INCLUDING EXTERIORS SHALL BE HIGH EFFICACY (CEC 150.0(K)1A).
27. ALL LIGHTS SHALL BE LED LITHTING FIXTURES AND CONTROLLED WITH DIMMER SWITCHING. EXCEPTIONS ARE PROVIDED FOR CLOSETS SMALLER THAN 70 SQFT IN FLOOR AREA AND LIGHT FIXTURES FOR HALLWAYS. (CA ENERTY 150.0(K)2). BATHROOMS SHALL HAVE DIMMER AND VACANCY SENSORS.
28. RECESSED DOWNLIGHTING IS TO CONTAIN LIGHT SOURCES THAT ARE JAS-CERTIFIED. SHALL NOT CONTAIN SCREW BASED LAMPS AND SHALL NOT CONTAIN LIGHT SOURCES THAT ARE LABELED "NOT FOR USE IN ENCLOSED FIXTURES" OR "NOT FOR USE IN RECESSED FIXTURES". THEY SHALL BE LISTED FOR ZERO CLEARANCE, HAVE A LABEL THAT CERTIFIES THE LUMINAIRE AS AIRTIGHT WHEN TESTED IN ACCORDANCE WITH ASTM E283 (WITH EXCEPTION OF EXHAUST FAN HOUSINGS) AND BE READILY ACCESSIBLE FOR BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT.
29. INSTALL AIRSCAPE 4.4E WHF WHOLE HOUSE FAN @ (57 CFM MIN.) AS PER MANUF SPECS OR APPROVED EQ.
30. PLAN DRAWINGS ARE FOR LAYOUT PURPOSES ONLY. EXACT FIXTURE AND RECEPTACLE LOCATIONS ARE TO BE DETERMINED ON SITE BY ELECTRICIAN AND VERIFIED BY OWNER.
31. CARBON MONOXIDE ALARMS: INSTALL PER CRC R315 AND INTERCONNECT WITH SMOKE DETECTORS. CARBON MONOXIDE ALARMS SHALL BE "LISTED" AS COMPLYING WITH US 2034 AND UL 2075. CRC R 315.3.
32. A COMPLETED CP28-LTG-01-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
33. THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN FIVE FEET ABOVE THE FINISH FLOOR SHALL BE LIMITED TO NO MORE THAN THE NUMBER OF BEDROOMS. THESE BOXES SHALL BE CONTROLLED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (CEC 150.K.B).
34. RECESSED LIGHTING FIXTURES SHALL MEET ALL OF THE FOLLOWING:
A)LISTED FOR ZERO CLEARANCE INSULATION CONTACT
B)BE RATED AS AIR-TIGHT
C)BE SEALED WITH A GASKET OR CAULK
D)BE READILY ACCESSIBLE FROM BELOW AT LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS
E)NOT CONTAIN SCREW BASE SOCKETS
F)CONTAIN LIGHT SOURCES COMPLYING WITH REFERENCES JOINT APPENDIX JAS AND MARKED "JAS-2019" OR JAS-2019-E"
35. SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JAS (JOINT APPENDIX B) COMPLIANT LAMPS. JAS COMPLIANT LIGHT SOURCES MUS BE MARKED AS "JAS-2019" OR" JAS-2019-E". (CEC 150.K.1.G)
36. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CEC 150.K.2.B).
37. JAS COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS (CEC 150.K.2.K)
A. CEILING RECESSED DOWNLIGHT LUMINAIRES
B. LED LUMINAIRES WITH INTEGRAL SOURCES
C. PIN-BASED LED LAMPS (I.E. MR16, AR-111, ETC.)
D. GU-24 BASED LIGHT SOURCES
E. PULSE-START MH
38. UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (CEC 150.K.2.L)
39. ALL ELECTRICAL SHALL COMPLY WITH CA TITLE-24 ENERGY ODE AND OTHER REFERENCE CODES LISTED ON THE COVER SHEET. REFER TO PROJECT ENERGY COMPLIANCE REPORT AND CALGREEN MANDATORY MEASURES FOR INFORMATION. CONTRACTOR SHALL VERIFY COMPLIANCE OF FIXTURES AND EQUIPMENT PRIOR TO ORDERING.
40. CONTRACTOR SHALL CONDUCT AN ELECTRICAL PRE-WIRE WALK-THROUGH WITH OWNER AND ELECTRICAL CONTRACTOR TO VERIFY LOCATION OF FIXTURES, LIGHTS, RECEPTACLES, SWITCHES, AND LIGHTED MIRRORS.
41. PROVIDE SETBACK THERMOSTATS THAT ALLOW MINIMUM FOUR SETTINGS WITHIN A 24 HOUR PERIOD PER CEC 150(1), 112(C), MANDATORY FEATURES FOR ENERGY COMPLIANCE.
42. CONTRACTOR TO VERIFY LOCATION OF DOOR BELL CHIME
43. WALL SWITCHES TO BE LOCATED 42" ABOVE FINISH FLOOR, TYP., U.N.O.

GENERAL ELECTRICAL NOTES CONTINUED

44. ARC-FAULT PROTECTION IS REQUIRED FOR ALL CIRCUITS SERVING DWELLING UNIT KITCHENS, FAMILY ROOMS, KITCHENS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CCEC 210.12)
45. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR THE FURNACE AND PROVIDE A RECEPTACLE WITHIN 25'.
46. ALL NEW BEDROOM OUTLETS (RECEPTACLES, SWITCHES, LIGHTING, ETC.) SHALL BE ON CIRCUITS PROTECTED WITH A COMBINATION ARC-FAULT CIRCUIT INTERRUPTER.
- KITCHEN ELECTRICAL NOTES
1. PROVIDE DEDICATED CIRCUITS FOR: DISHWASHER, GARBAGE DISPOSAL, TRASH COMPACTOR AND BUILT IN MICROWAVE
2. PROVIDE COUNTER TOP OUTLETS AT 48" OC MAX
3. KITCHEN LIGHTING MUST BE HIGH EFFICACY AND BE ON A DIMMER SWITCH
4. TWO OR MORE 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE RECEPTACLE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHER, OR MICROWAVES ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR.
5. WALL COUNTER SPACES:
A. A RECEPTACLE SHALL BE INSTALLED FOR ANY COUNTER THAT IS 12" WIDE OR GREATER
B. NO POINT ON THE KITCHEN COUNTER, MEASURED AT THE WALL MAY BE MORE THAN 24" AWAY FROM A RECEPTACLE
6. RECEPTACLE REQUIREMENTS FOR ISLAND AND PENINSULAR COUNTER SPACES:
A. AT LEAST ONE RECEPTACLE IS REQUIRED FOR AN ISLAND OR PENINSULAR COUNTER WITH DIMENSIONS OF AT LEAST 24" BY 12"
B. AN ISLAND COUNTER WITH A RANGETOP OR SINK INSTALLED WHERE THE DIMENSION BEHIND THE RANGETOP OR SINK TO THE EDGE OF THE COUNTER IS LESS THAN 12" IS CONSIDERED AS TWO SEPARATE ISLAND COUNTERTOPS
C. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTING EDGE
7. RECEPTACLE INSTALLATION:
A. MAX OF 20" ABOVE COUNTERTOP
B. ISLAND OR PENINSULAR COUNTERTOPS MAY NOT EXTEND MORE THAN 6" BEYOND THE CABINET HOUSING THE RECEPTACLE
C. RECEPTACLE MAY NOT BE INSTALLED FACE-UP IN THE COUNTERTOP
8. COUNTERTOPS SEPARATED BY SINKS, RANGES, OR REFRIGERATORS SHALL BE TREATED AS SEPARATE SPACES. THE WALL BEHIND THE SINK OR COOKTOP IS NOT TO BE TREATED AS WALL SPACE UNLESS THE DISTANCE EXCEEDS 12" TO THE WALL OR 18" TO A CORNER
9. GFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, AS WELL AS PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS
10. KITCHEN HOOD SHALL HAVE A MIN 100 CFM EXHAUST RATE, AND HOOD TO HAVE BACKDRAFT DAMPER, IF HOOD IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2 MAX SOUND RATING OF 3-SONES IS ALLOWED @ 100 CFM. PER ASHRAE 62.2 & 2019 ENERGY CODE.
11. KITCHEN EXHAUST FANS TO BE MINIMUM 100 CFM PER 2019 CALIFORNIA ENERGY CODE 150(O) AND ASHRAE 62.2.
12. ALL LIGHTS IN THE KITCHEN ARE TO BE HIGH EFFICACY LUMINAIRES.
13. UNDER-CABINET LIGHTING SHALL HAVE SEPARATE SWITCHING FROM OTHER LIGHTING SYSTEMS.
14. DISHWASHER RECEPTACLE MUST BE ACCESSIBLE. LOCATE UNDER KITCHEN SINK.
15. NO SMALL APPLIANCE BRANCH CIRCUIT SHALL SERVE MORE THAN ONE KITCHEN.
16. SEPARATE CIRCUITS ARE REQUIRED FOR ALL BUILT IN APPLIANCES. PLUG IN APPLIANCES SHALL HAVE THE PLUG ACCESSIBLE FOR DISCONNECT WITHOUT REMOVING THE APPLIANCE.
17. ALL KITCHEN AND DINING COUNTER SPACES WIDER THAN 12" SHALL BE PROVIDED WITH OUTLETS SUCH THAT NO POINT ALONG THE COUNTER IS OVER 24" FROM A RECEPTACLE. CEC 210-52(C). OUTLETS AT THE KITCHEN COUNTERTOPS MUST BE LOCATED ABOVE THE COUNTERTOP NOT MORE THAN 18", AND CANNOT BE INSTALLED FACE UP IN THE COUNTER.
18. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER.
19. COUNTER TOP SPACES SERARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES. OUTLET LAYOUT SHALL START AT KITCHEN SINK.
- OUTDOOR ELECTRICAL NOTES
1. AT LEAST ONE RECEPTACLE MUST BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT, AND BE LISTED AS WEATHER TYPE RECEPTACLE.
2. NEW OUTDOOR LIGHTING ATTACHED TO BUILDINGS SHALL BE HIGH EFFICACY OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTO CONTROL. LIGHTING NOT ATTACHED TO THE BUILDING (I.E. LANDSCAPE LIGHTING IS EXEMPT FROM THIS REQUIREMENT
3. NEW EXTERIOR ELECTRICAL FIXTURES TO BE SUITABLE FOR WET LOCATIONS.
4. ALL NEW EXTERIOR OUTLETS TO BE GFI PROTECTED AND INSTALLED IN A WEATHER PROOF BOX
5. REQUIRED NEW EXTERIOR OUTLETS TO BE WITHIN 6'-6" OF FINISH GRADE.
6. RECEPTACLES IN DAMP OR WET LOCATIONS - DAMP LOCATIONS - A RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM THE WEATHER OR IN OTHER DAMP LOCATIONS SHAL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSED). AN INSTALLATION SUITABLE FOR WET LOCATIONS SHALL ALSO BE CONSIDERED SUITABLE FOR DAMP LOCATIONS. A RECEPTACLE SHALL BE CONSIDERED TO BE IN A LOCATION PROTECTED FROM THE WEATHER WHERE LOCATED UNDER ROOFED OPEN PORCHES, CANOPIES, MARQUEES, AND THE LIKE. AND WILL NOT BE SUBJECTED TO A BEATING RAIN OR WATER RUNOFF. ALL 15 AND 20 AMP, 125 AND 250 VOLT NON LOOKING RECEPTACLES SHALL BE A LISTED WEATHER RESISTANT TYPE. WET LOCATIONS-RECEPTACLES OF 15 AND 20 AMP IN A WET LOCATION, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY". OTHER LISTED PRODUCTS, ENCLOSURES, OR ASSEMBLIES PROVIDING WEATHERPROOF PROTECTION THAT DO NOT UTILIZE AN OUTLET BOX HOOD NEED NOT BE MARKED "EXTRA DUTY".
7. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. RECEPTACLES SHALL NOT BE INSTALLED WITHIN SHOWER ROOMS OR STALLS OR BE ACCESSIBLE FROM WITHIN THESE AREAS.
- GARAGE ELECTRICAL NOTES
1. ALL LIGHTS IN THE GARAGE ARE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY A VACANCY SENSOR (MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 110.9(B) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRES TO BE ALWAYS ON).
2. ALL GARAGE OUTLETS TO BE GFI.
- EV CHARGER NOTES
1. A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT IS REQUIRED
2. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1") INSIDE DIAMETER
3. THE RACEWAY SHALL BE ORIGINAL AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX, PROPOSED LOCATION OF THE EV CHARGER
4. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER CURRENT PROTECTIVE DEVICE (CGBSC 4.106.4.4)
- LAUNDRY/UTILITY ELECTRICAL NOTES
1. RECEPTACLE OUTLETS IN LAUNDRY ROOM (CEC 210.52(F)) SHALL BE COMBINATION GFCI/AFCI RECEPTACLES (CEC 210.12(A)).
2. ALL LIGHTS SHALL BE HIGH EFFICACY LUMINAIRES.
3. AT LEAST ONE FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR (MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 110.9(B) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRES TO BE ALWAYS ON).

BATHROOM ELECTRICAL NOTES

1. ALL BATHROOM LIGHTING TO BE HIGH EFFICACY (SEE WATTS AND LUMEN REQUIREMENTS IN GENERAL NOTES) AND CONTROLLED BY A VACANCY SENSOR (MANUAL-ON OCCUPANCY SENSOR OR DIMMER THAT COMPLIES WITH CEC SECTION 110.9(B) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE ALWAYS ON.) 2019 CA ENERGY CODE SECTION 150(K) FOR LIGHTING.
2. LIGHTS OVER SHOWER AND TUBS MUST BE WATERPROOF.
3. A SEPARATE CIRCUIT IS REQUIRED FOR HYDROMASSAGE BATHTUBS AND GFI PROTECTED AND BONDED.
4. AT LEAST ONE RECEPTACLE MUST BE INSTALLED WITHIN A RESIDENTIAL BATHROOM WITHIN 3' OF THE SINK AND ON THE WALL ADJACENT TO THE SINK AND ON THE SIDE OR FACE OF THE SINK CABINET.
5. BATHROOM RECEPTACLES SHALL BE INSTALLED ON A 20-AMPERE BRANCH CIRCUIT THAT IS DEDICATED TO ONLY BATHROOM RECEPTACLES, OR DEDICATED TO THE RECEPTACLES AND LIGHTING WITHIN A SINGLE BATHROOM ONLY.
6. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CEC 150.K.2.B).
7. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IS REQUIRED FOR ALL BATHROOM RECEPTACLES.
8. RECEPTACLES MAY NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL
9. BATHROOMS SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL (CALGREEN 4.506.1). AND MIN. 50 CFM.
10. THE FOLLOWING FIXTURES SHALL BE LISTED FOR A DAMP LOCATION OR A WET LOCATION WHEN SUBJECT TO SHOWER SPRAY:
A. LIGHTING FIXTURES LOCATED WITHIN THE TUB/SHOWER ENCLOSURE, AND
B. HANGING LIGHTING FIXTURES AND PADDLE FANS LOCATED WITHIN 3 FEET HORIZONTALLY ANE 8 FEET VERTICALLY OF THE BATHTUB RIM/SHOWER STALL THRESHOLD. (CEC 410.4)
11. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CEC 150.K.2.B).
12. EACH BATHROOM IS REQUIRED TO HAVE A 50 CFM MINIMUM EXHAUST FAN DUCTED TO THE OUTSIDE. BATHROOM IS ANY ROOM WITH A BATHTUB, SHOWER, SPA OR SIMILAR SOURCES OF MOISTURE. TOILET ROOM IS NOT CONSIDERED A BATHROOM
13. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDANCE TO ASHRAE STANDARD 62.2, TABLE 7.1.
14. EXHAUST FANS TO BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN ROOMS SUCH AS BATHROOMS, WATER CLOSETS COMPARTMENTS, AND SIMILAR ROOMS. (MIN. 50 CFM INTERMITTENT) OR (MIN. 20 CFM FOR CONTINUOUS).
15. MOTORS SHALL BE UL LISTED FOR HYDRO MASSAGE USE AND A REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS MOTOR.
- WATTS LUMENS/ WATTS
- 5 OR LESS 30
- >5 TO 15 40
- >15 TO 40 50
- OVER 40 60
- GENERAL RESIDENTIAL RECEPTACLE REQUIREMENTS
1. THIS DOCUMENT APPLIES TO ALL DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, OR SIMILAR ROOMS.
2. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS OVER 6 FEET FROM THE RECEPTACLE. THIS ALLOWS FOR A MAXIMUM OF 12 FEET BETWEEN RECEPTACLES ON THE SAME WALL.
3. RECEPTACLES INSTALLED IN THE FLOOR MUST BE WITHIN 18 INCHES OF THE WALL TO BE INCLUDED AS A REQUIRED RECEPTACLE
4. ANY RECEPTACLE INSTALLED FOR A SPECIFIC APPLIANCE MUST BE LOCATED WITHIN 6 FEET OF THE APPLIANCE
5. AT LEAST ONE RECEPTACLE MUST BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT, AND BE LISTED AS WEATHER RESISTANT AND GFI TYPE RECEPTACLE.
6. AT LEAST ONE GENERAL-PURPOSE RECEPTACLE MUST BE INSTALL WITHIN EACH BASEMENT, ATTACHED GARAGE, DETACHED GARAGE WITH ELECTRICAL POWER, AND HALLWAYS 10 FEET OR MORE IN LENGTH.
7. WALL SPACE INCLUDES THE FOLLOWING:
A. ANY SPACE 2 FOOT OR MORE (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, AND SIMILAR OPENING
B. THE SPACE OCCUPIED BY FIXED DOOR PANELS
C. THE SPACE AFFORDED BY FIXED ROOM DIVIDERS SUCH AS BAR COUNTERS OR RAILINGS
- ATTIC
1. PROVIDE A LIGHT WITH A LIGHT SWITCH IN ATTIC MOUNTED FURNACE SPACES.

Attachment 5
Page 13 of 16

REVISIONS

REV #	DATE	BY

DESIGNER'S SIGNATURE

Michelle Miner

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



18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelmimer@aol.com

Ankush Gupta

691 Toyon Avenue, Sunnyvale, CA 94086

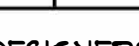
ankushgupta@hotmail.com

DRAWN
MM
CHECKED
MM
DATE
8/23/2022
SCALE
AS SHOWN
JOB NO.

PAGE:
13/14

ELECTRICAL NOTES



REVISIONS		
REV #	DATE	BY
DESIGNERS SIGNATURE		
		
<p>THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DESIGNED SOLEY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MICHELLE MINER DESIGN</p>		

Ankush Gupta
691 Toyon Avenue, Sunnyvale, CA 94086
ankushgupta@hotmail.com

PAGE:
14/14
GREEN CHECKLIST

Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly
F. INSULATION	
Yes	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content
Yes	F1.1 Walls and Floors
Yes	F1.2 Ceilings
G. PLUMBING	
Yes	G1. Efficient Distribution of Domestic Hot Water
Yes	G1.1 Insulated Hot Water Pipes
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution
Yes	G2. Install Water-Efficient Fixtures
Yes	G2.1 WaterSense Showerheads ≤ 1.8 gpm with Matching Compensation Valve
Yes	G2.2 WaterSense Bathroom Faucets ≤ 1.0 gpm
≤ 1.1 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 GPM and ≤ 1.28 gpf OR ≤ 1.1 gpf
Yes	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout
H. HEATING, VENTILATION, AND AIR CONDITIONING	
Yes	H1. Sealed Combustion Units
Yes	H1.1 Sealed Combustion Furnace
Yes	H1.2 Sealed Combustion Water Heater
Yes	H3. Effective Ductwork
Yes	H3.1 Duct Mastic on Duct Joints and Seams
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality
Yes	H5.1 Meet ASHRAE 62.2-2015 Ventilation Residential Standards
Yes	H7. Effective Range Hood Design and Installation
Yes	H7.1 Effective Range Hood Ducting and Design
Yes	H7.2 Automatic Range Hood Control
Yes	H8. High Efficiency HVAC Filter (MERV 16+)
Yes	H10. No Fireplace or Sealed Gas Fireplace
J. BUILDING PERFORMANCE AND TESTING	
Option 1: Mixed Fuel Compliance	J5. Building Performance Exceeds Title 24 Part 6
Yes	J5.1 Home Outperforms Title 24 Part 6
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst
K. FINISHES	
Yes	K1. Entryways Designed to Reduce Tracked-In Contaminants
Yes	K1.1 Individual Entryways
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints
L. FLOORING	
Yes	L3. Durable Flooring
M. APPLIANCES AND LIGHTING	
Yes	M1. ENERGY STAR® Dishwasher
CEE Tier 2	M2. Efficient Clothes Washing and Drying
Yes	M2.1 CEE-Rated Clothes Washer
Yes	M2.2 ENERGY STAR® Dryer
Yes	M4. Permanent Centers for Waste Reduction Strategies
Yes	M4.1 Built-In Recycling Center
Yes	M5. Lighting Efficiency
Yes	M5.1 High-Efficacy Lighting
N. COMMUNITY	
Yes	N1. Smart Development
Yes	N1.1 Infill Site
Yes	N5. Social Interaction
Yes	N5.1 Residence Entries with Views to Callers


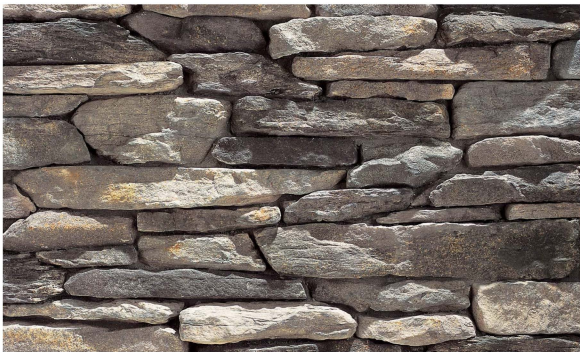


Yes	N5.2 Entrances Visible from Street and/or Other Front Doors
O. OTHER	
Yes	O1. GreenPoint Rated Checklist in Blueprints
	O5. Home System Monitors
Yes	O5.1. Home Energy Monitoring Systems
Yes	O7. Green Appraisal Addendum
Summary	
Total Available Points in Specific Categories	
Minimum Points Required in Specific Categories	
Total Points Targeted	

1				1	
0.5				0.5	
0.5				0.5	
1		1			
1					1
2					2
1					1
2					2
1					1
1			1		
2			2		
1					
1		1			
Y	R	R	R	R	R
1			1		
1			1		
1			1		
1			1		
25		25+			
1		1			
1			1		
2			2		
1				1	
1					1
2		1			2
2		2			
1				1	
2		2			
2	1			1	
1	1				

1	1					
Y	R	R	R	R	R	
1		1				
Y	R	R	R	R	R	
	Community	Energy	IAQ/Health	Resources	Water	
315.5	28	97.5	59	82	49	
50	2	25	6	6	6	
91.0	4.0	35.0	11.0	16.0	25.0	


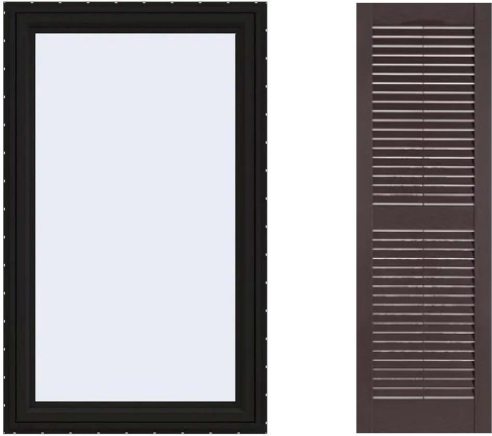

Color Board

Attachment 5
Page 15 of 16

ITEM	PRODUCT BRAND & ITEM NAME	COLORED PICTURE EXAMPLE	COMMENTS
HOUSE STUCCO	BENJAMIN MOORE - CHANTILLY LACE OC-65		SMOOTH STUCCO
HOUSE STONE	ELDORADO STONE BLUFFSTONE - NARROW LEDGE STONE COLOR MINERET		
ROOFING	COMP ROOFING CERTAINTED-MISSION BROWN		
FRONT DOOR	CUSTOM METAL FRONT DOOR		EXACT PATTERN TO BE DETERMINED, BUT WILL BE SIMILAR TO THIS

Color Board

Attachment 5
Page 16 of 16

ITEM	PRODUCT BRAND & ITEM NAME	COLORED PICTURE EXAMPLE	COMMENTS
GARAGE DOOR	ADVANCE HOME SPECIALTY -DARK BROWN OAK		STYLE TO MATCH ELEVATION WITH WINDOWS
WINDOWS & SHUTTERS	ANDERSEN DARK BRONZE LOUVERED SHUTTERS PAINTED BENJAMIN MOORE WENGE - AF-180		WINDOWS TO HAVE TRUE DIVIDED LIGHT GRIDS
TRIM COLOR	BENJAMIN MOORE WENGE - AF-180		
PAVERS	CALSTONE PAVILLION - GRAY CHARCOAL TAN	