

DESIGN REVIEW PERMIT
SPRING VIEW

MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA

CONTACT INFORMATION:

APPLICANT/OWNER: Joe & Sheila Giancola
2290-A Cochrane Road
Morgan Hill, CA 95037

CIVIL ENGINEER: MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381
BILLM@MHENGINEERING.COM

PLANNER: DEVELOPMENT PROCESS CONSULTANTS
220 LIVE OAK DRIVE
DANVILLE, CA 94506
(408) 421-2695
VRBURGOSICLOUD@ICLOUD.COM

LANDSCAPE ARCHITECT: RIPLEY DESIGN GROUP, INC.
1615 BONANZA ST., SUITE 314
WALNUT CREEK, CA 94596
(925) 938-9377

SITE DATA

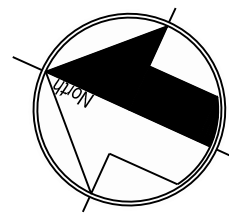
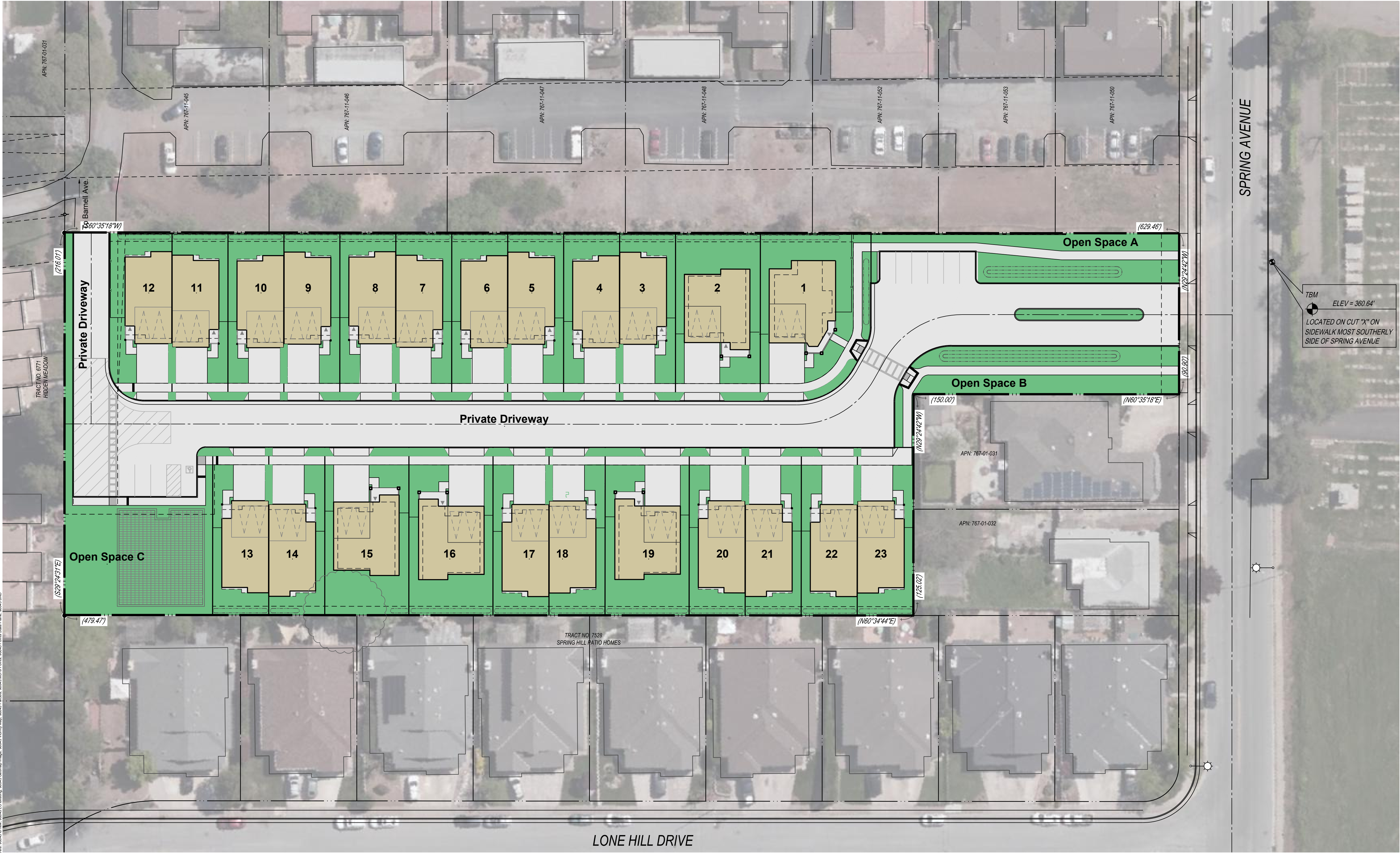
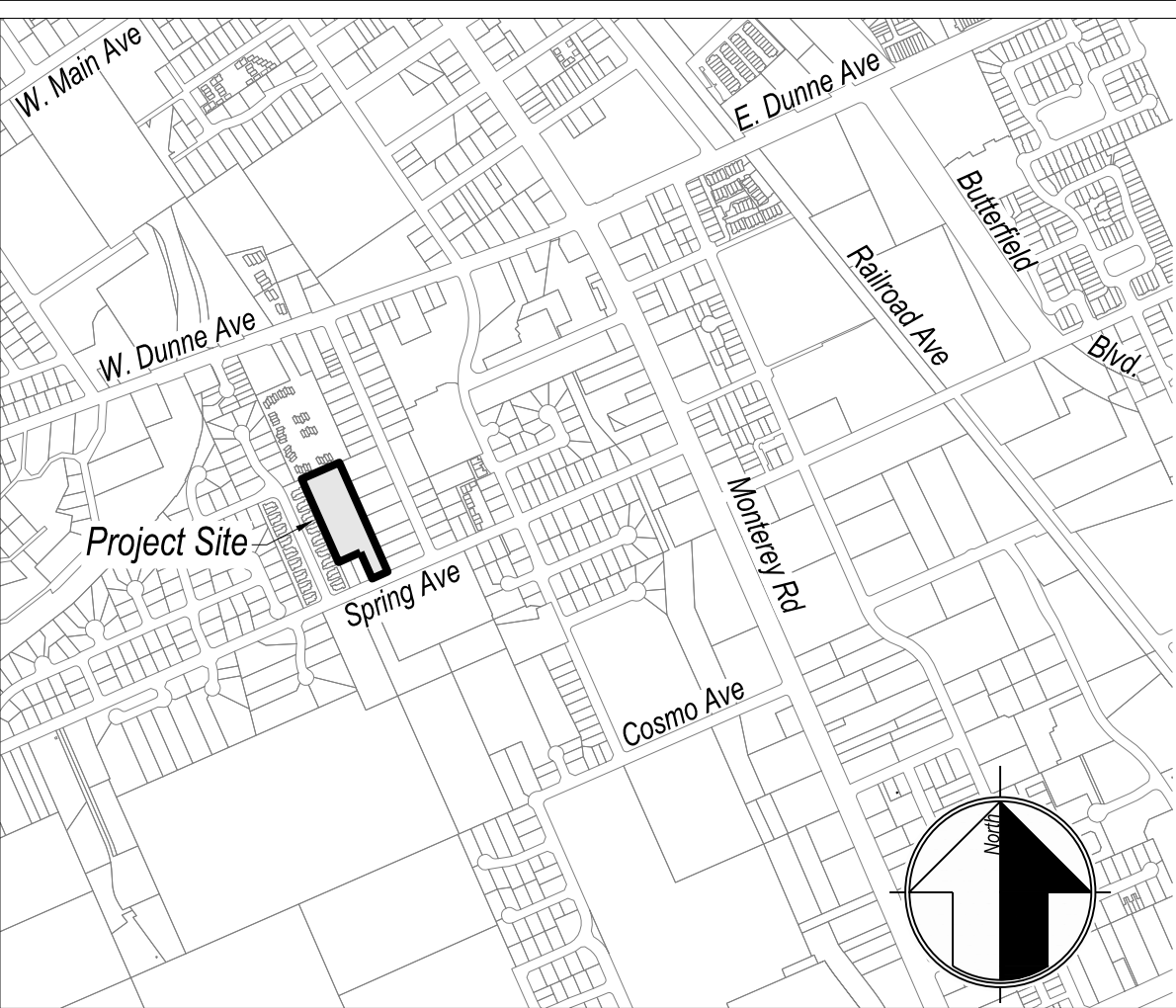
SUBJECT PARCELS: APN: 767-11-030
CURRENT LAND USE: RESIDENTIAL
ZONING: RAL
GENERAL PLAN: RAL (6-16 DU/AC)
PROPOSED LAND USE: RESIDENTIAL
BUILDOUT TABULATION:
GROSS AREA 2,686 AC
PRIVATE RIGHT OF WAY 0.555 AC
PUBLIC RIGHT-OF-WAY DEDICATION 0 AC
NET AREA 2,131 AC
UTILITIES:
WATER
SANITARY SEWER
STORM DRAIN
GAS & ELECTRIC
TELEPHONE
CITY OF MORGAN HILL
CITY OF MORGAN HILL
CITY OF MORGAN HILL
PG&E
VERIZON

1,500 CY
3,836 CY
2,336 CY (IMPORT)

GENERAL INFORMATION

- PROPOSED CONTOURS, GRADES, AND PAD ELEVATIONS IN THIS PLAN SET ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- BOUNDARY SHOWN HEREIN IS BASED ON RECORD DATA. ADDITIONAL SURVEY IS RECOMMENDED.
- LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
- ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
- PROJECT LIES ENTIRELY WITHIN FLOOD ZONE X, AREA X DEFINED AS, "AREAS OF 0.2% CHANCE OF FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" (FIRM MAP NUMBER 06085C0444H, EFFECTIVE DATE MAY 18, 2009).
- PROPOSED CONTOURS, GRADES, AND PAD ELEVATIONS IN THIS PLAN SET ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
- PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.
- EXISTING TOPOGRAPHY IS BASED ON GROUND TOPOGRAPHIC SURVEY BY MH ENGINEERING CO., DATED MAY 20, 2020.
- EXISTING MONITORING WELL TO BE CAPPED PER SANTA CLARA VALLEY WATER DISTRICT REQUIREMENTS.
- CONDOMINIUMS IMPLEMENT TOWN HOME STANDARDS SHOWN IN CODE SECTION 18.40, TABLE 18.40-2. LOTTING SCHEME SHOWN IS PRELIMINARY AND MAY BE REFINED IN THE FUTURE.
- ALL ABOVE-GROUND ON-SITE DRY UTILITIES TO REMAIN SHALL BE PLACED UNDERGROUND.
- INDIVIDUAL RESIDENTIAL UNITS IN THIS PLAN SET ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

vicinity map:



LEGEND

Proposed	Description	Existing
---	Project Property Boundary	---
---	Property Line	---
---	Centerline	---
---	Curb and Gutter	---
EVAE	Emergency Vehicle Access Easement	
IEE	Ingress/Egress Easement	
PSDE	Private Storm Drainage Easement	
PSE	Public Service Easement	
---	Underground Storm Drain Storage	
363.00	Spot Elevation	(363.00)
363	Contours	(363)

PROJECT DATA

THIS IS A RESIDENTIAL PROJECT CONSISTING OF 23 NEW HOMES OF TWO OWNERSHIP HOUSING TYPES:

- 18 DUETS
- 5 SINGLE FAMILY DETACHED

IN-TRACT IMPROVEMENTS CONSIST OF THE FOLLOWING ELEMENTS:

- PRIVATE CIRCULATION NETWORK INCLUDING STREETS AND EVA.
- ACTIVE AND PASSIVE OPEN SPACE AND AMENITIES, AND TOT LOT. SEE COMPANION DESIGN REVIEW PERMIT PLAN SET FOR ALL AMENITIES.
- CURB-SIDE AND BAY SHARED PARKING.
- OFF-SITE IMPROVEMENTS CONSIST OF THE FOLLOWING: SPRING AVENUE HALF STREET IMPROVEMENTS INCLUDING WATER MAIN, CURB, GUTTER, SIDEWALK AND RESURFACING. CURB/GUTTER/SIDEWALK IMPROVEMENT ON THE WESTERLY (PROJECT) SIDE OF THE STREET.
- SEE TENTATIVE MAP PLANS FOR LIMITS OF PROPOSED STREET IMPROVEMENTS.

SHEET INDEX

- TITLE SHEET
- EXISTING CONDITIONS
- COMPLIANCE EXHIBIT
- DEVELOPMENT STANDARDS

CITY OF MORGAN HILL
PLAN APPROVED

THIS PLAN WAS APPROVED BY
THE PLANNING DIVISION

ON 11/01/2021

SR2020-0028

FILE NUMBER

TJ/BJ

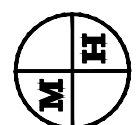
PLANNING OFFICIAL

DESIGN REVIEW PERMIT

SPRING VIEW

TITLE SHEET

MH engineering Co.
Morgan Hill, CA 95037



DATE: 10/21
SCALE: 1"=30'
DRAWN BY: RS
CHECKED BY: WJM

JOB NO.
98043

SHEET
DR-01
OF 4

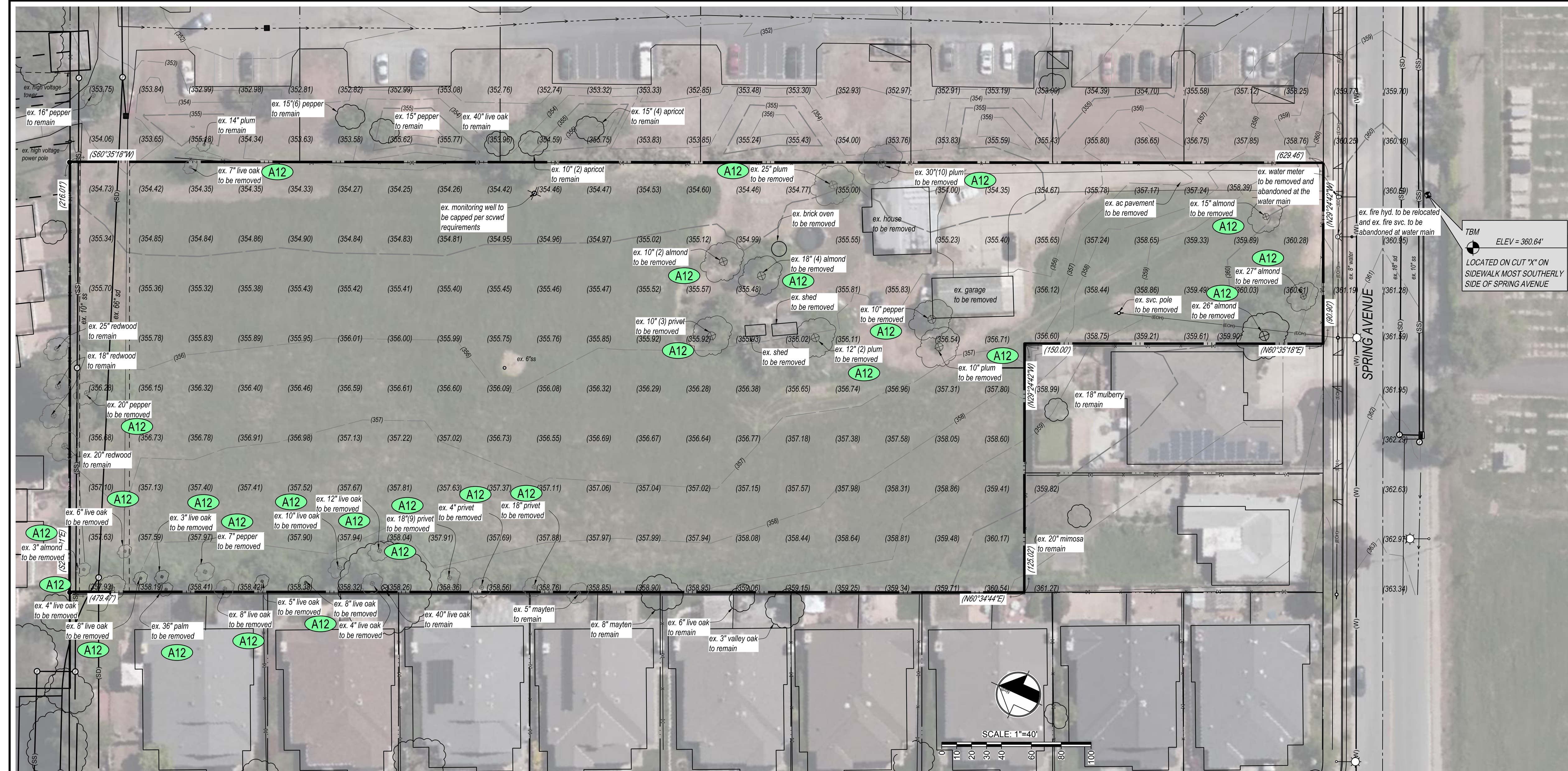


Photo 1: Property View-Looking South



Photo 1: Property View-Looking North



Photo 1: Property View-Looking East



Photo 1: Property View-Looking West

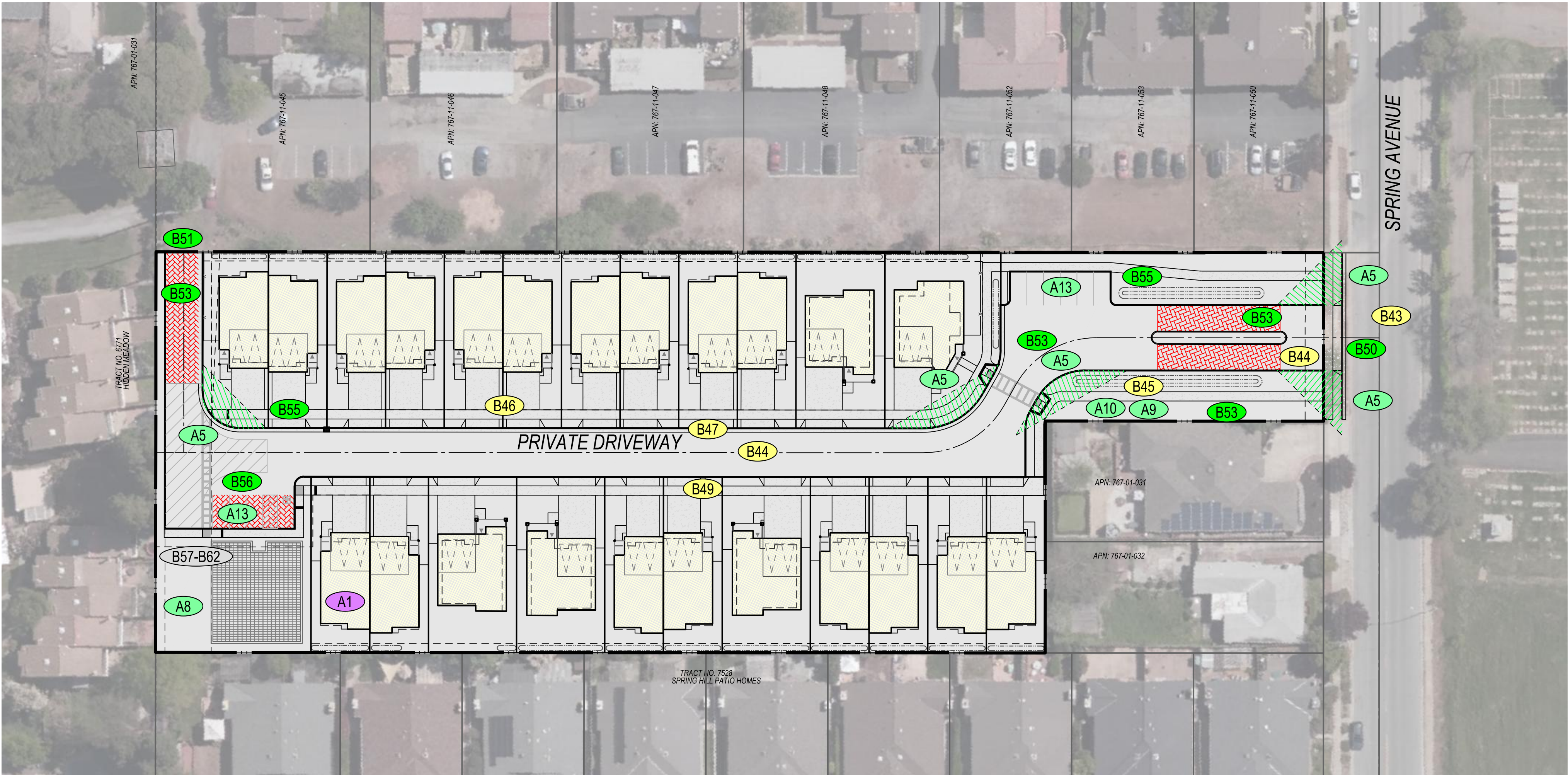
DESIGN REVIEW PERMIT

SPRING VIEW
EXISTING CONDITIONS

DATE: 10/21
SCALE: 1"=30'
DRAWN BY: RS
CHECKED BY: WJM
SHEET
OF 4

MH engineering Co.

1607'S Vineyard Boulevard
Morgan Hill, CA 95037



PARKING SUMMARY **A14** **A15**
REQUIRED PARKING - OCCUPANT

HOUSING TYPE	COUNT	COVERED/UNIT	TOTAL	UNCOVERED	TOTAL
DUETS	18	2.0 SPACES	36	/UNIT	0
CONDOMINIUM	0	2.0 SPACES	0	N/A	0
SINGLE FAMILY	5	2.0 SPACES	10	N/A	0
	<u>23</u>		46	N/A	0

REQUIRED PARKING - GUEST
DUETS/CONDOMINIUM/SINGLE FAMILY 1 SPACE/4 UNIT 23/4 = 6

TOTAL REQUIRED PARKING 46 COVERED SPACES
6 UNCOVERED SPACES
52 TOTAL SPACES

PROVIDED PARKING 46
2 GARAGE SPACES/UNIT 9
CURB-SIDE/BAY HEAD-IN 1
BAY/HEAD-IN ADA 0
BAY/HEAD-IN EV 0
BAY/HEAD-IN EV/ADA 0
DUET HEAD-IN 0
56 TOTAL SPACES

A. DEVELOPMENT SERVICES REQUIREMENTS

AFFORDABLE HOUSING AND ACCESSORY DWELLING UNITS	
A1	COMPLIANCE WITH INCLUSIONARY HOUSING ORDINANCE
A2	ACCESSORY DWELLING UNITS COMPLY WITH MHMC CHAPTER 18.84

SITE PLANNING	
A3	COMPLIES WITH APPLICABLE ZONING
A4	ORIENTATION TO AN EXISTING STREET (COLLECTOR OR ARTERIAL)
A5	INTERSECTION SIGHT DISTANCE/CLEAR VISION TRIANGLE
A6	SOUND WALLS INCORPORATED INTO PROJECT DESIGN PER ACOUSTICAL REPORT
A7	PROJECT COMPLIES WITH AGRICULTURAL BUFFER CRITERIA
A8	ON-SITE RECREATIONAL AMENITIES ARE PROVIDED PER SIZE/TIER TABLE
A9	LANDSCAPING AND IRRIGATION PLANS COMPLY WITH MHMC CHAPTER 18.148
A10	LANDSCAPING PLAN COMPLIES WITH MHMC SECTION 18.64.040
A11	COMPLIANCE WITH WILDLAND-URBAN INTERFACE FIRE AREA GUIDELINES
A12	TREES TO BE REMOVED (MHMC CHAPTER 12.32) ARE IDENTIFIED FOR MITIGATION + APPLICATION IS MADE FOR TREE REMOVAL PERMIT
A13	USEABLE PRIVATE AND COMMON OPEN SPACE MEET BY-UNIT TYPE MINIMUM AREA

PARKING IMPROVEMENTS	
A14	ON-SITE PARKING PROVIDED PER MHMC 18.72.030
A15	PARKING DESIGN/STANDARDS COMPLY WITH MHMC 18.72.060
A16	MULTI-FAMILY PARKING DISPERSED THROUGHOUT PROJECT AND SCREENED FROM STREETS
A17	MULTI-FAMILY PROJECTS (5+ UNITS) PROVIDE BICYCLE PARKING PER MHMC 18.72.080
A18	PROJECTS WITH 6+ SPACES, LIGHTING INFORMATION IS PROVIDED PER MHMC 18.72.060.G
A19	PROJECTS WITH 6+ SPACES DEMONSTRATE PARKING LOT SCREENING AND LANDSCAPING PER MHMC SECTIONS 18.72.060.I AND 18.72.070
A20	PARKING LOTS WITH 30+ SPACES INCLUDE A PEDESTRIAN WALKWAY PER MHMC 18.72.060.H
A21	PARKING LOTS WITH 25+ SPACES INCLUDE EV SPACES PER MHMC SECTION 18.72.040.C

ARCHITECTURAL DESIGN FEATURES	
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A24	ALL FENCES AND WALLS DESIGNED FOR SCREENING PURPOSES SHALL BE OF SOLID MATERIAL
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST

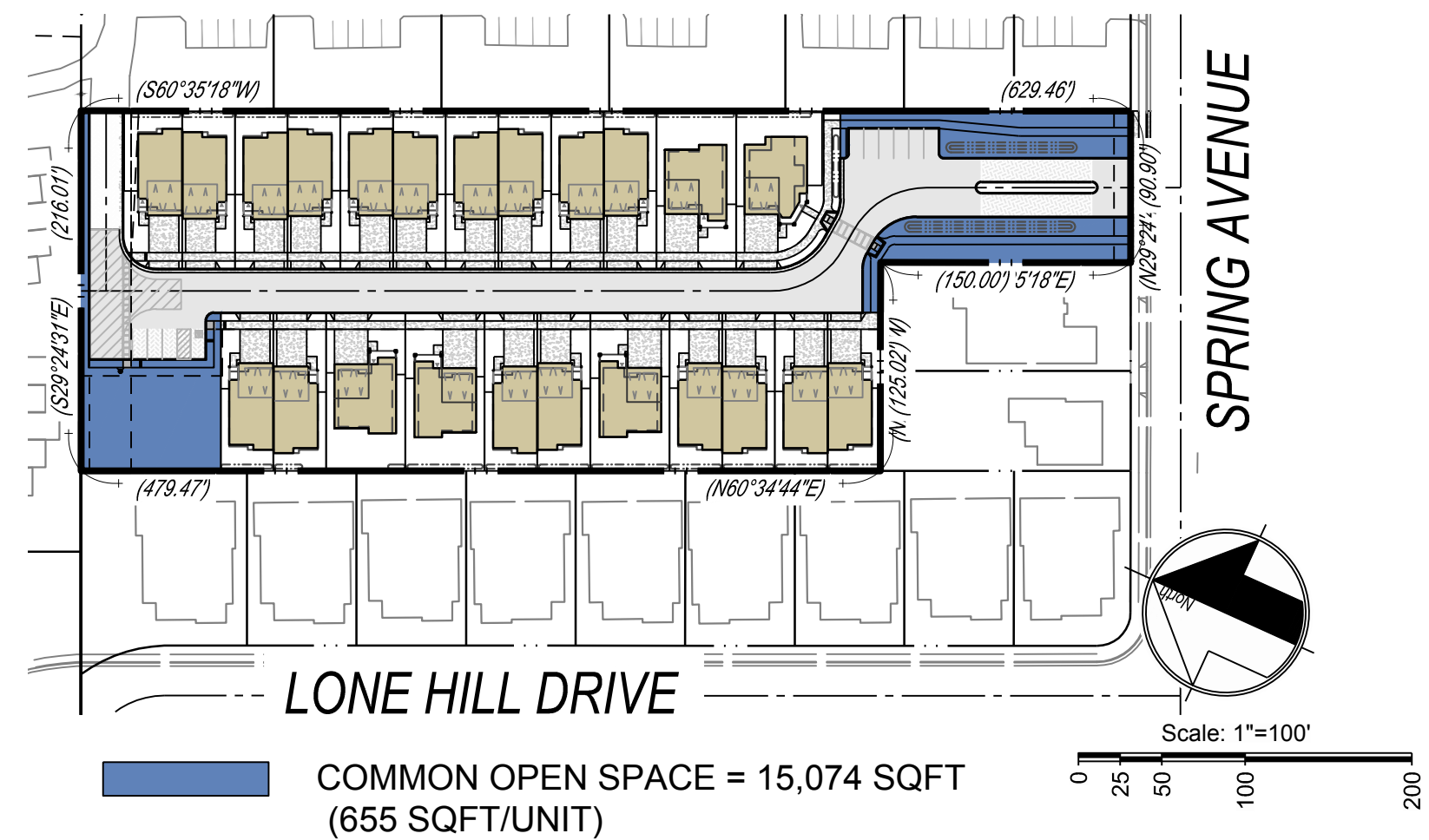
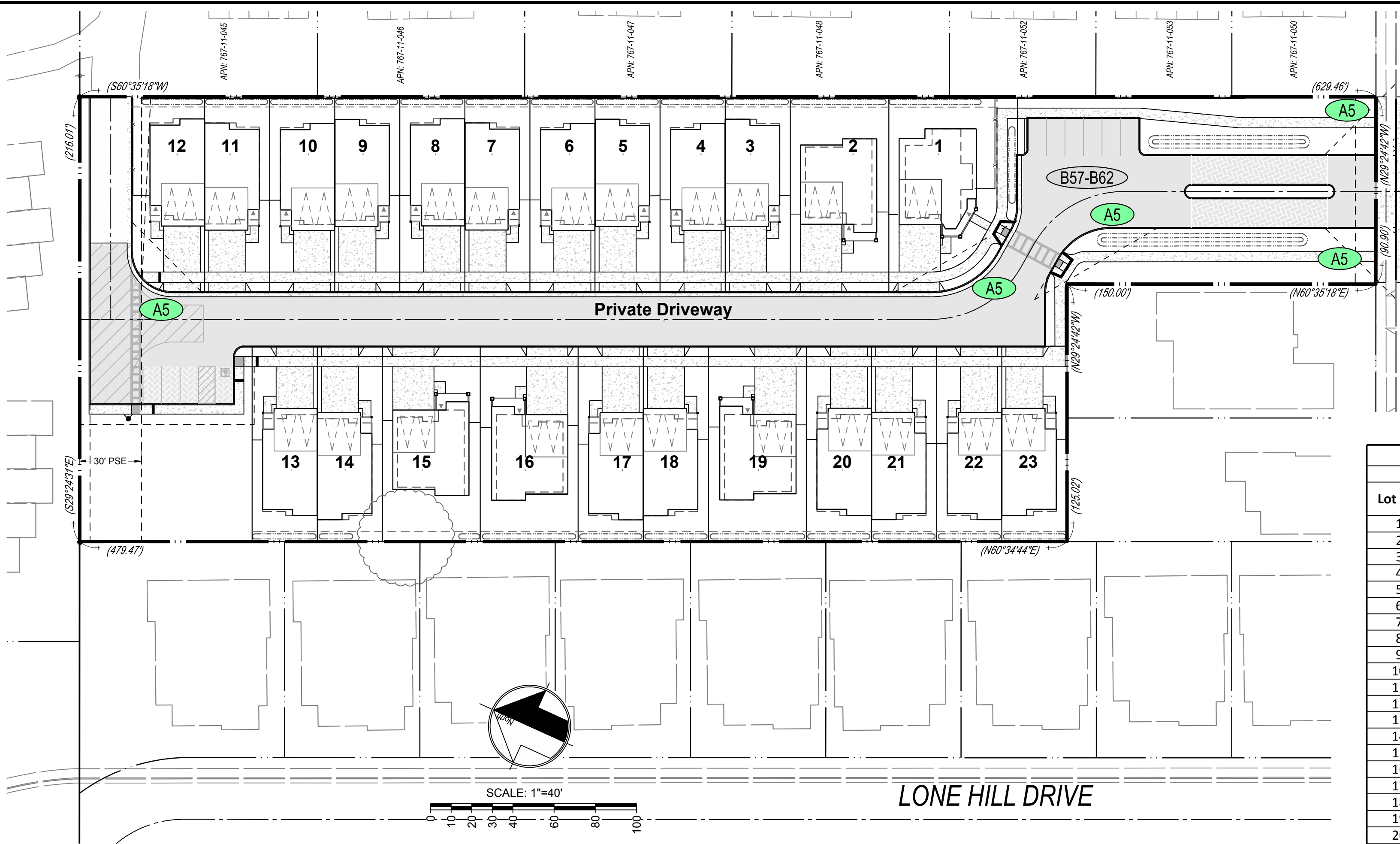
B. ENGINEERING - LAND DEVELOPMENT REQUIREMENTS

SITE PLANNING	
B43	PROJECTS ADJACENT TO ARTERIAL STREETS DO NOT INCLUDE WALLS OR FENCES UNLESS REQUIRED BY ACOUSTICAL ANALYSIS +MEDIAN LANDSCAPING
B44	PUBLIC AND PRIVATE STREETS ARE CONSISTENT WITH GP TRANSPORTATION ELEMENT AND STANDARD DETAILS
B45	UTILITY TRANSFORMERS ARE INSTALLED UNDERGROUND UNLESS PRECLUDED BY PHYSICAL LIMITATIONS + P.S.E.'S ARE PROVIDED
B46	UTILITY DISTRIBUTION AND SERVICE CONNECTIONS ARE PLACED UNDERGROUND
B47	WATER METERS ARE LOCATED IN A PUBLIC RIGHT OF WAY OR P.S.E.
B48	CATEGORY 1 OR 2 STREAM SETBACKS ARE INCLUDED IN THE PROJECT
B49	A 5' PLANTING STRIP (WITH IRRIGATION) IS PROVIDED BETWEEN CURB AND SIDEWALK

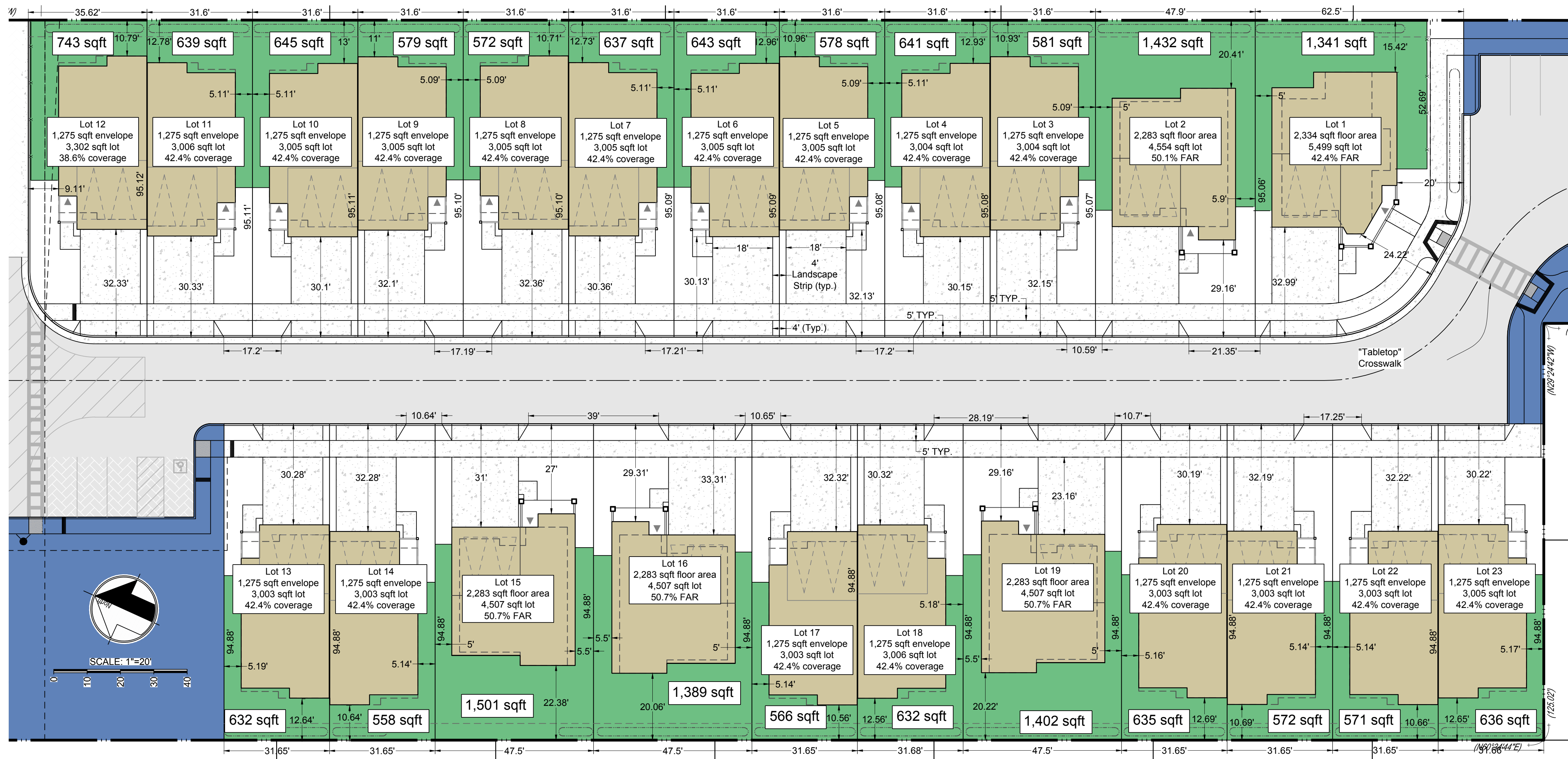
PEDESTRIAN, BICYCLE AND TRANSIT IMPROVEMENTS	
B50	NEW STREET ALIGNS AND CONNECTS TO EXISTING STREETS INTERSECTING WITH PROJECT BOUNDARY
B51	NEW STREETS EXTEND TO ADJOINING UNDEVELOPED LAND + PUBLIC ACCESS EASEMENTS ARE PROVIDED
B52	PROJECT PROVIDES OFF-STREET BICYCLE AND PEDESTRIAN CONNECTIONS IN ACCORDANCE WITH THE BIKEWAYS, TRAILS, PARKS AND RECREATION MASTER PLAN.
B53	STREETS INCLUDE DESIGN ELEMENTS FROM THREE DIFFERENT CATEGORIES OF COMPLETE STREET DESIGN ELEMENTS
B54	MULTI-FAMILY PROJECT INCLUDES AT LEAST TWO ENHANCED BICYCLE AND PEDESTRIAN IMPROVEMENTS CONSISTENT WITH OBJECTIVE CRITERIA CHECKLIST
B55	INTERNAL PEDESTRIAN CONNECTIONS ARE PROVIDED
B56	CONTINUOUS SIDEWALKS ARE PROVIDED ON BOTH SIDES OF STREETS

MUNICIPAL INFRASTRUCTURE	
B57	WATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B58	WASTEWATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B59	STORM DRAIN SYSTEM DESIGNED TO MEET THE NEEDS OF A 10-YEAR EVENT; DETENTION SIZED FOR A 25-YEAR EVENT; STREETS FOR A 100-YEAR EVENT
B60	PROJECT COMPLIES WITH CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL COAST REGION REQUIREMENTS
B61	PROJECTS IN A FLOOD PLAIN COMPLY WITH MHMC CHAPTER 15.80
B62	BROADBAND CONNECTIVITY IS INSTALLED PER OBJECTIVE STANDARDS CHECKLIST

ARCHITECTURAL DESIGN FEATURES	
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A32	MIRRORED GLAZING NOT INCLUDED IN PROJECT
A33	PHOTOMETRIC PLAN COMPLIES WITH EXTERIOR LIGHTING AND ILLUMINATION STANDARDS
A34	EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED OR INCORPORATED INTO SITE/BUILDING DESIGN
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A38	DECORATIVE PAVEMENT DESIGN TOTALS AT LEAST 10% OF THE PAVED AND/OR LANDSCAPED AREA
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA
A42	DETAILED TRASH ENCLOSURE PLANS PROVIDED FOR MULTI-FAMILY PROJECTS THAT COMPLY WITH OBJECTIVE STANDARDS CRITERIA



Spring View Lot Matrix													MH Project # 98043	
Lot No.	Plan	Lot Area (SF)	Lot Width (Ft.)	Lot Depth (Ft.)	Floor Area (SF)	FAR (%)	Building Envelope (SF)	Lot Coverage (%)	Setbacks (Ft.)				Private Open Space (SF)	
									Front	Rear	Side (Left)	Side (Right)		
1	Single Family Detached	5,499	62.50	95.08	2,334	42.4%			24.22	15.42	5.00	20.00	1,341	
2	Single Family Detached	4,554	47.90	95.08	2,283	50.1%			29.16	20.41	5.00	5.90	1,432	
3	Duet	3,004	31.60	95.08			1,275	42.4%	32.15	10.93	0.00	5.09	581	
4	Duet	3,004	31.60	95.08			1,275	42.4%	30.15	12.93	5.11	0.00	641	
5	Duet	3,005	31.60	95.09			1,275	42.4%	32.13	10.96	0.00	5.09	578	
6	Duet	3,005	31.60	95.09			1,275	42.4%	30.13	12.96	5.10	0.00	643	
7	Duet	3,005	31.60	95.10			1,275	42.4%	30.36	12.73	0.00	5.11	637	
8	Duet	3,005	31.60	95.10			1,275	42.4%	32.36	10.71	5.09	0.00	572	
9	Duet	3,005	31.60	95.11			1,275	42.4%	32.10	11.00	0.00	5.09	579	
10	Duet	3,005	31.60	95.11			1,275	42.4%	30.10	13.00	5.11	0.00	645	
11	Duet	3,006	31.60	95.12			1,275	42.4%	30.33	12.78	0.00	5.11	639	
12	Duet	3,302	35.62	95.12			1,275	38.6%	32.33	10.79	9.11	0.00	743	
13	Duet	3,003	31.65	94.88			1,275	42.5%	30.28	12.64	0.00	5.19	632	
14	Duet	3,003	31.65	94.88			1,275	42.5%	32.28	10.64	5.14	0.00	558	
15	Single Family Detached	4,507	47.50	94.88	2,283	50.7%			27.00	22.38	5.50	5.00	1,501	
16	Single Family Detached	4,507	47.50	94.88	2,283	50.7%			29.31	20.06	5.00	5.50	1,389	
17	Duet	3,003	31.65	94.88			1,275	42.5%	32.32	10.56	0.00	5.14	566	
18	Duet	3,006	31.68	94.88			1,275	42.4%	30.32	12.56	5.18	0.00	632	
19	Single Family Detached	4,507	47.50	94.88	2,283	50.7%			29.16	20.22	5.00	5.50	1,402	
20	Duet	3,003	31.65	94.88			1,275	42.5%	30.19	12.69	0.00	5.16	635	
21	Duet	3,003	31.65	94.88			1,275	42.5%	32.19	10.69	5.14	0.00	572	
22	Duet	3,003	31.65	94.88			1,275	42.5%	32.22	10.66	0.00	5.14	571	
23	Duet	3,005	31.66	94.88			1,275	42.4%	30.22	12.65	5.17	0.00	636	



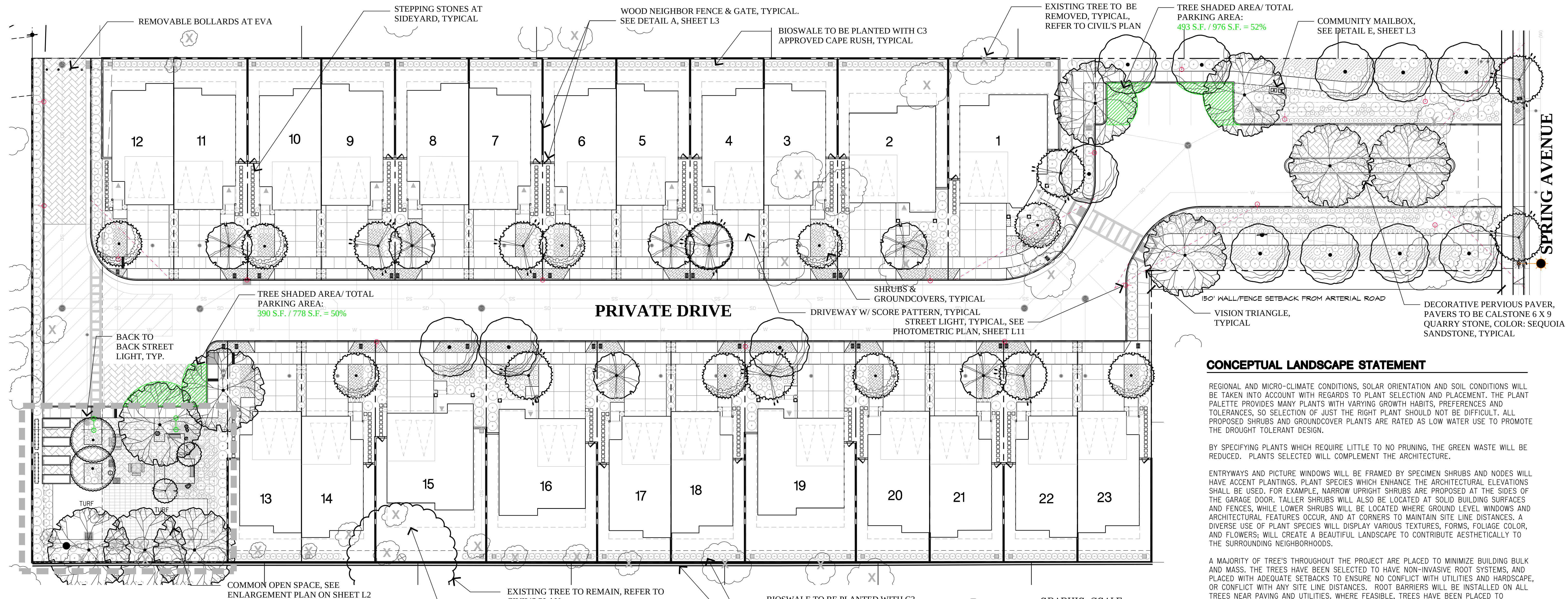
DUETS
Alternative Standards for Medium Density Residential Development (18.40-2)

Metric	Standard	Compliance
Lot Area (sqft)	3,000	yes
Lot Width (min)	30'	yes
Lot Depth (min)	85'	yes
Lot Coverage (max)	50%	yes
FAR (max)	n/a	n/a
Height (max)	30'	yes
Setbacks (min)		
Front	10'	yes
Interior Side	3'	yes
Street Side	6'	yes
Rear	10'	yes
Private Open Space	300 sqft	yes
Common Open Space	175 sqft	yes

Single Family Detached
Residential Detached High Density District development Standards(18.16-4)

Metric	Standard	Compliance
Lot Area (min)		
Single-family detached lots	4,500 sqft	yes
Corner single-family detached lots	5,000 sqft	yes
Lot Width (min)		
Lots less than 5,000 sqft	40'	yes
Lots 5,000 sqft or greater	50'	yes
Lot Coverage (max)	n/a	n/a
FAR (max)	52%	yes
Height (max)	35'	yes
Setbacks (min)		
Front first story	15'	yes
Front upper stories	20'	yes
Interior side first story	10% of lot width	yes
Interior side upper stories	15% of lot width	yes
Street Side	9'	yes
Rear	15'	yes

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DEVELOPMENT STANDARDS



CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. ALL PROPOSED SHRUBS AND GROUNDCOVER PLANTS ARE RATED AS LOW WATER USE TO PROMOTE THE DROUGHT TOLERANT DESIGN.

BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. FOR EXAMPLE, NARROW UPRIGHT SHRUBS ARE PROPOSED AT THE SIDES OF THE GARAGE DOOR. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

A MAJORITY OF TREE'S THROUGHOUT THE PROJECT ARE PLACED TO MINIMIZE BUILDING BULK AND MASS. THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES.

THE PROJECT FEATURES A COMMON OPEN SPACE THAT ENHANCES CIRCULATION BY PROVIDING OPPORTUNITIES FOR ADULTS AND CHILDREN TO TRAVERSE THROUGHOUT THE AREA. PROPOSED SHADED BARBECUE AREA, RAISED VEGETABLE PLANTERS, AND WILDLIFE GARDEN PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO FULLY ENJOY THE OUTDOORS.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.

IT IS OUR INTENT TO SPECIFY IN THE LANDSCAPE CONSTRUCTION DOCUMENTS THE USE OF RECYCLED MATERIALS SUCH AS RECYCLED WOOD MULCH, INGREDIENTS WITHIN THE CONCRETE, FORMWORK, SITE FURNITURE, ETC. IT IS OUR INTENT TO STOCKPILE THE TOPSOIL FOR RE-USE, UNLESS SOIL TESTS DEEM THE SOIL INADEQUATE AND RECOMMEND IMPORTED SOIL. WE INTEND TO RECYCLE A MINIMUM OF 50% OF THE LANDSCAPE CONSTRUCTION AND GREEN WASTES.

NOTES:

- 1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS, TREES IN VISION TRIANGLE SHALL BE PRUNED AT LEAST EIGHT FEET ABOVE THE ESTABLISHED GRADE OF THE CURB SO AS TO PROVIDE CLEAR VIEW BY MOTOR VEHICLE DRIVERS.
- 2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- 3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- 4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- 5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
- 6. ALL MECHANICAL EQUIPMENT WILL BE SCREENED BY EITHER FENCE OR SHRUBS THROUGH PROJECT.

PRELIMINARY TREE PALETTE

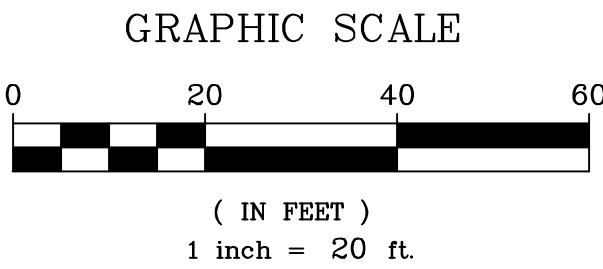
BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
EXISTING TREE TO BE REMOVED			
EXISTING TREE TO REMAIN			
GARDEN TALL SHRUB & TREE			
LINDERA BENZOIN	NORTHERN SPICEBUSH	15 GALLON	MED
MALUS DOMESTICA 'ANA'	APPLE TREE	15 GALLON	MED
STREET TREE			
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	LOW
ACCENT TREES			
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MED
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	MED
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
SPECIMEN TREE			
QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW

PROPOSED PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
SHRUBS			
ANI 'B.G.'	ANIGOZANTHOS 'BUSH GOLD'	YELLOW KANGAROO PAW	LOW
ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	PINK KANGAROO PAW	LOW
ANI 'Y.G.'	ANIGOZANTHOS 'YELLOW GEM'	KANGAROO PAW	LOW
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW
CIS 'W.B.'	CISTUS X 'BENNETT'S WHITE'	BENNETT'S WHITE ROCK ROSE	LOW
CHO TEC	CHONDRPETALUM TECTORUM	CAPE RUSH	LOW
DIE GRA	DIETES GRANDIFLORA	FORTNIGHT LILY	LOW
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	LOW
JUN PAT	JUNCUS PATENS	COMMON RUSH	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW
MIM AUR	MIMULUS AURANTIACUS	MONKEY FLOWER	LOW
MUH RIG	MUHLBERGIA RIGENS	DEER GRASS	LOW
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	LOW
NEP FAJ	NEPETA X 'FASSENII'	CATMINT	LOW
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
ROS 'T.B.'	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW
PEN 'M.B.'	PENSTEMON 'MARGARITA BOP'	FOOTHILLS PENSTEMON	LOW
PHO 'VAR'	PHORMIUM T. 'VARIEGATUM'	NEW ZEALAND FLAX	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW
GROUNDCOVERS			
BACCHARIS P. 'PIGEON POINT'	1 GALLON @ 36" O.C.	COYOTE BUSH	LOW
MYOPORUM PARVIFOLIUM	1 GALLON @ 36" O.C.	MYOPORUM	LOW
TURF			
BOLERO - SODDED SODDED	AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH
CONSISTS 6.6% OF TOTAL LANDSCAPE			

PROPOSED OPEN SPACE PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
WILDLIFE GARDEN			
SHRUBS			
BUD DAV	BUDDLEIA DAVIDII	DWARF BUTTERFLY BUSH	LOW
CAR 'ELI'	CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	LOW
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW
CEA 'HOP'	CEANOTHUS GRISEUS HORIZONTALIS	CALIFORNIA LILAC	LOW
CHO TEC	CHONDRPETALUM TECTORUM	CAPE RUSH	LOW
HEL SEM	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW
MIM AUR	MIMULUS AURANTIACUS	MONKEY FLOWER BUSH	LOW
RHA CAL	RHANNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	LOW
ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW
SAL 'L.P.'	SALVIA SPATHACEA 'LAS PILITAS'	HUMMINGBIRD SAGE	LOW
WES 'W.H.'	WESTRINGIA F. 'WINYABBIE HIGHLIGHT'	COAST ROSEMARY	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW
GROUNDCOVERS			
FRAGARIA VIRGINIANA	1 GALLON @ 36" O.C.	SCARLET STRAWBERRY	LOW
EDIBLE GARDEN			
HERBAL SHRUBS			
ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	LOW
SAL OFF	SALVIA OFFICINALIS	COMMON GARDEN SAGE	LOW
THY VUL	THYMUS VULGARIS	COMMON THYME	LOW
FRUIT ESPALIER			
MALUS DOMESTICA		APPLE TREE	MED

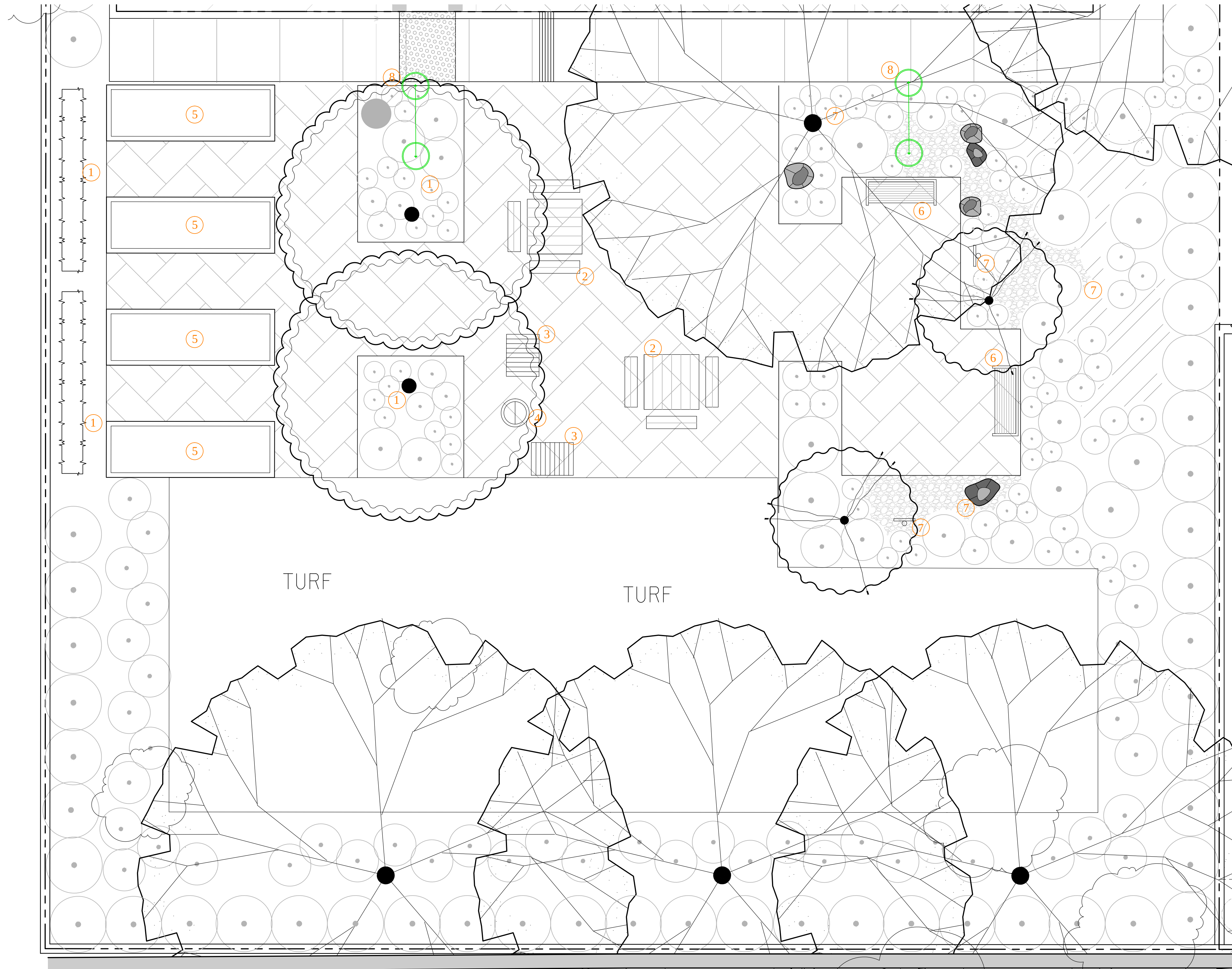


PAVEMENT DESIGN DATA:

CONCRETE PRIVATE DRIVEWAY:	11,465 S.F.
CONCRETE COMMON DRIVEWAY:	24,185 S.F.
CONCRETE WALK:	7,752 S.F.
DECORATIVE PERVIOUS PAVING:	5,188 S.F.
TOTAL PROJECT SITE HARDSCAPE: 48,590 S.F.	

TOTAL DECORATIVE PERVIOUS PAVING RATIO: 5,188/48,590= 10.67%
* REQUIRED DECORATIVE PERVIOUS PAVING RATIO: 10%

NOTE:
SEE SHEET L5 FOR SHRUB & TREE PLANTING/STAKING DETAILS.



**OPEN SPACE AMENITY
LOCATION & DESCRIPTIONS
PICNIC & BBQ AREA:**

- ① Edible Garden (Herbs, Fruit Tree Espalier, Fruit Tree)
- ② (2) ADA accessible Picnic Tables (Tier 2)
- ③ (2) BBQ Stations (Tier 2)
- ④ Trash/Recycle Receptacle

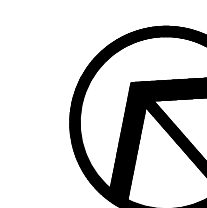
COMMUNITY GARDEN PLOTS:

- ⑤ (4) 4' x 12' Raised Garden Planters (Tier 2)

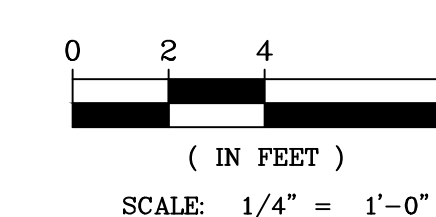
WILDLIFE GARDEN:

- ⑥ Park Benches (Tier 1)
- ⑦ Passive Garden with Wildlife (Tier 1)
friendly shrubs & trees,
informational signage,
decorative pebble & landscape
boulders
- ⑧ LED Street Light

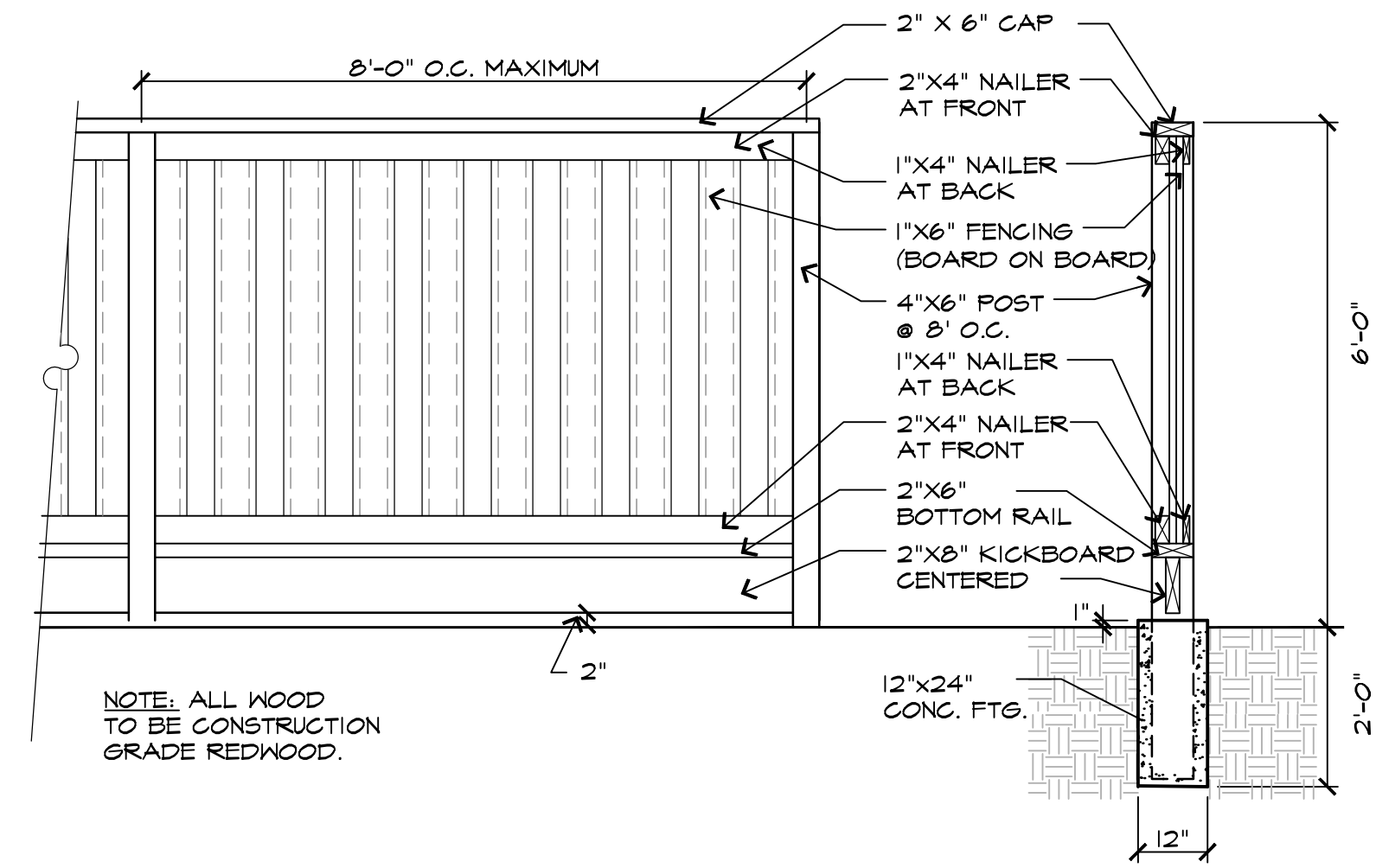
NOTE:
ALL ON-SITE PARK ELEMENTS ARE ACCESSIBLE



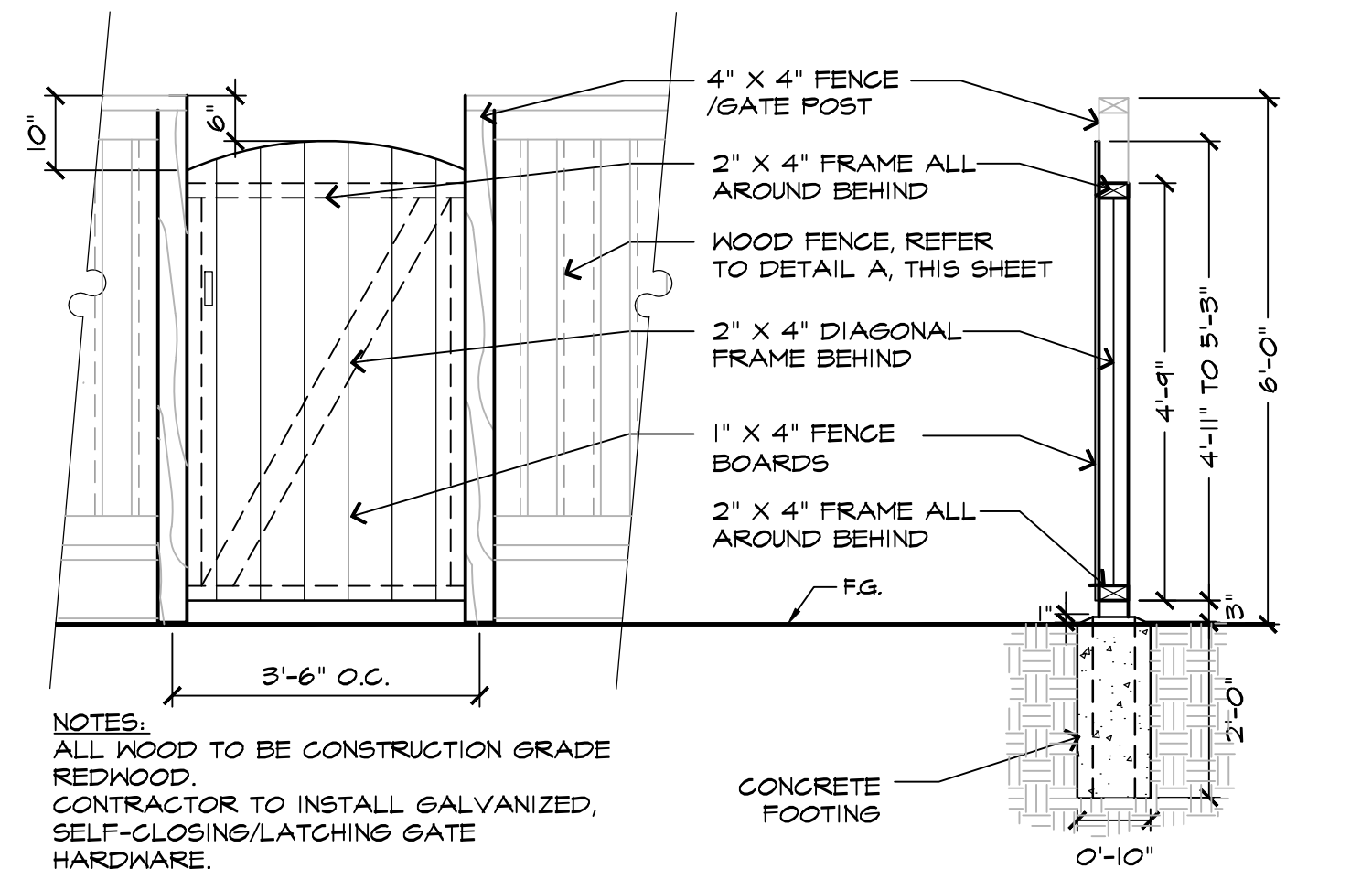
GRAPHIC SCALE



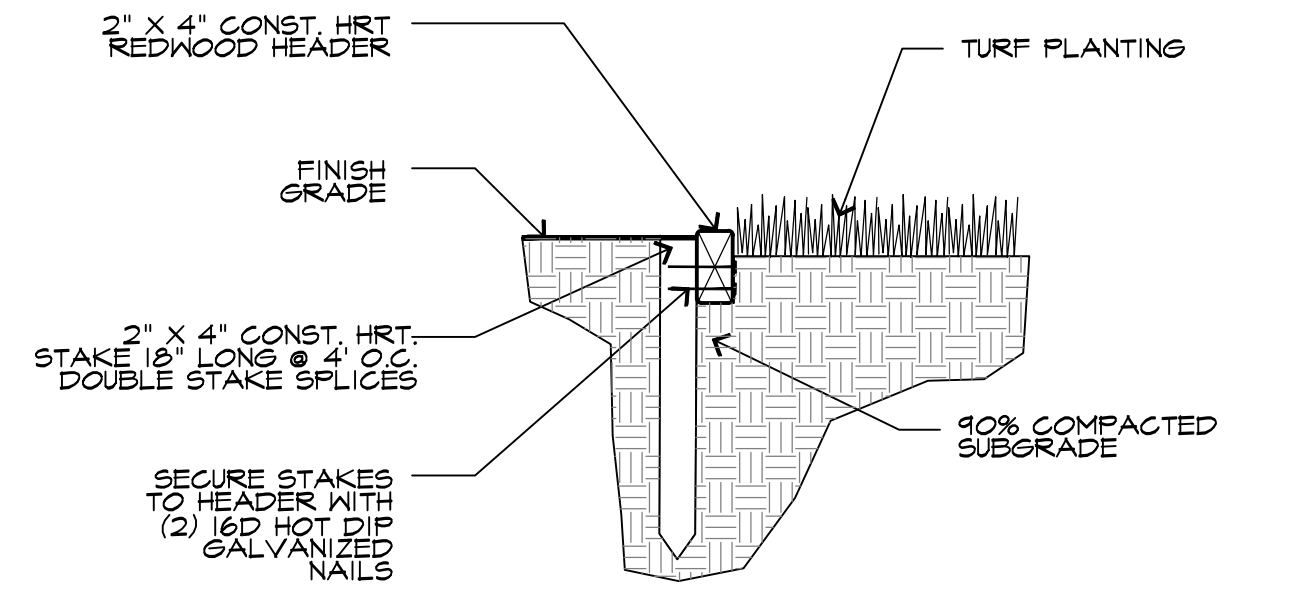
LED STREET LIGHT
16' HEIGHT
SCALE: NTS



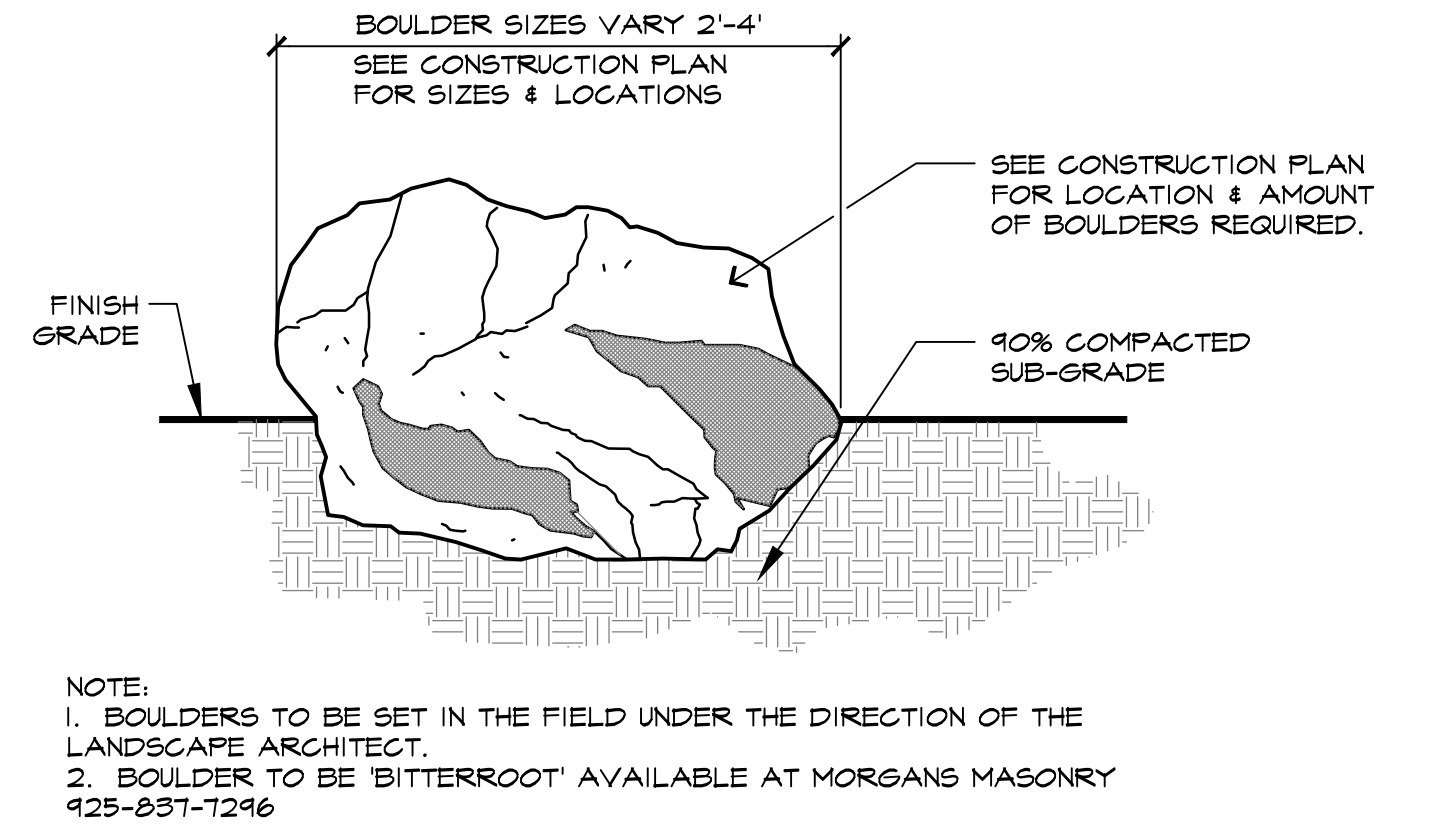
A WOOD FENCE W/KICKERBOARD SCALE: 1/2" = 1'-0"
024 - Fence



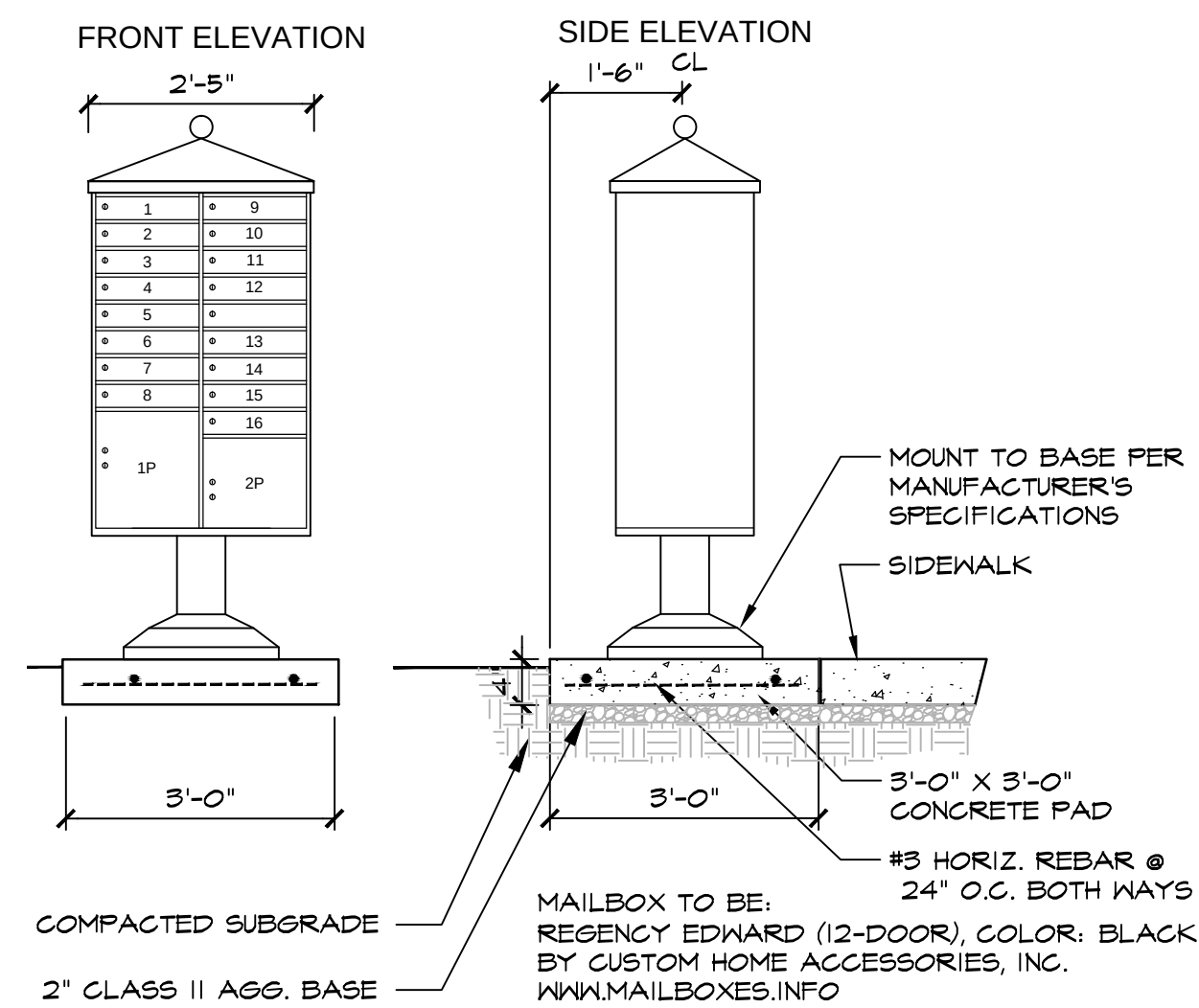
B SIDE YARD GATE SCALE: 1/2" = 1'-0"
024 - Fence



C HEADERBOARD AT TURF SCALE: 3/4" = 1'-0"
016 - HeaderBrd



D LANDSCAPE BOULDER SCALE: 1 1/2" = 1'-0"
008 -



E COMMUNITY MAILBOXES NTS



NOTE:
1. TRASH RECEPTACLE #286 BY DUMOR OR EQUAL,
SURFACE MOUNT PER MANUFACTURER'S INSTRUCTIONS.

F TRASH RECEPTACLE NTS



G BBQ STATION NTS



H ADA PICNIC TABLE NTS



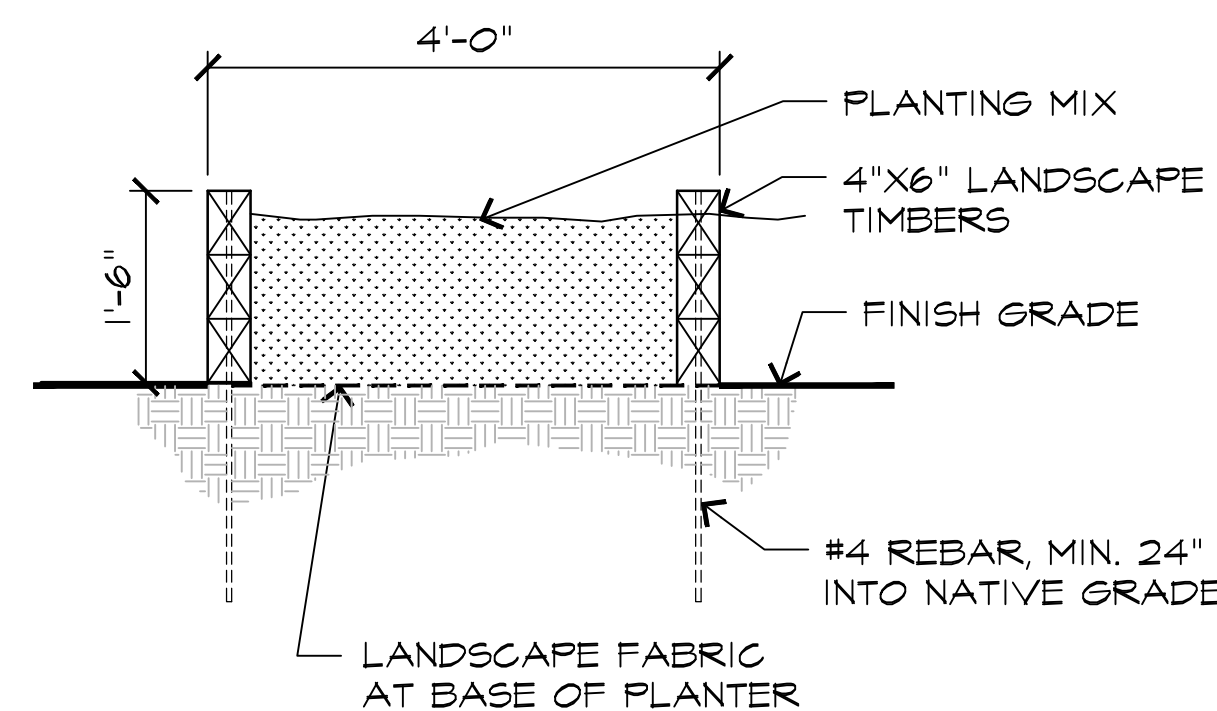
NOTE:
1. PARK BENCH TO BE DUMOR BENCH 93 OR EQUAL, COLOR TO
BE SELECTED.
SURFACE MOUNT PER MANUFACTURER'S INSTRUCTIONS.

I PARK BENCH NTS

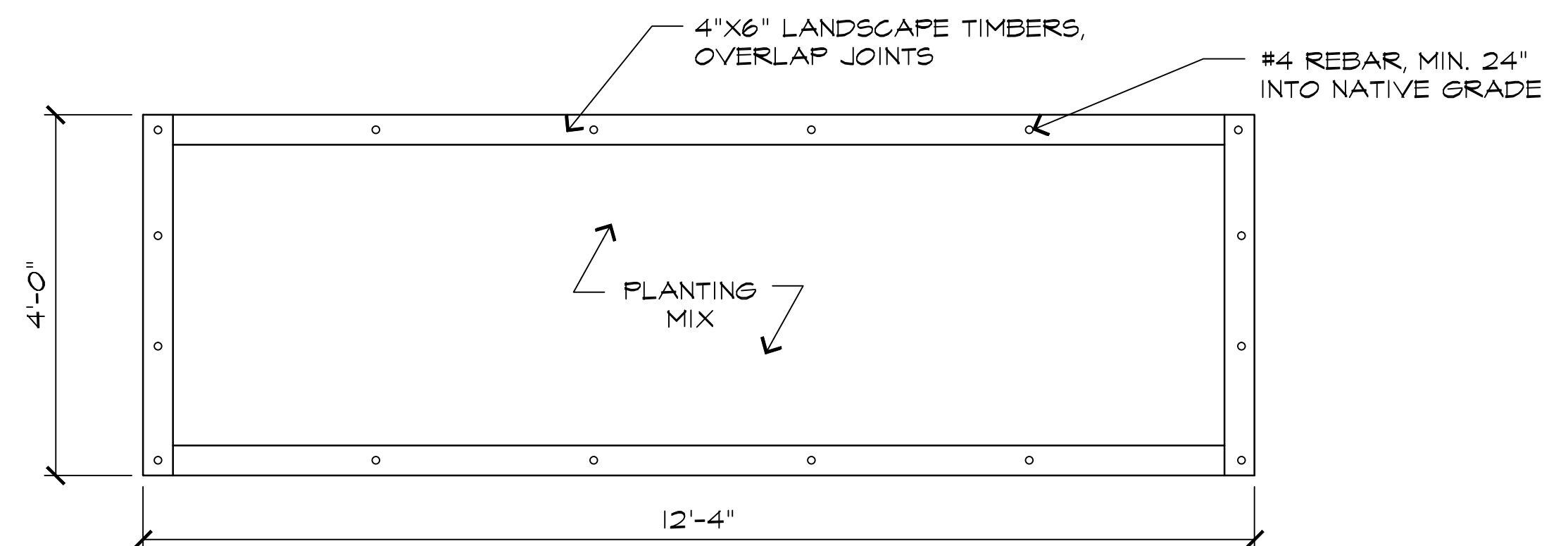


NOTE:
1. PANNIER SIGN TO BE WAYSIDE EXHIBIT 'SINGLE
PEDESTAL' BY PANNIER OR EQUAL
WWW.PANNIERGRAPHICS.COM (724) 265-4400
2. SIGN COLOR TO BE BLACK
3. ARTWORK TO BE COORDINATED WITH THE
CITY AFTER PLANTING IS COMPLETE

J PARK BENCH NTS

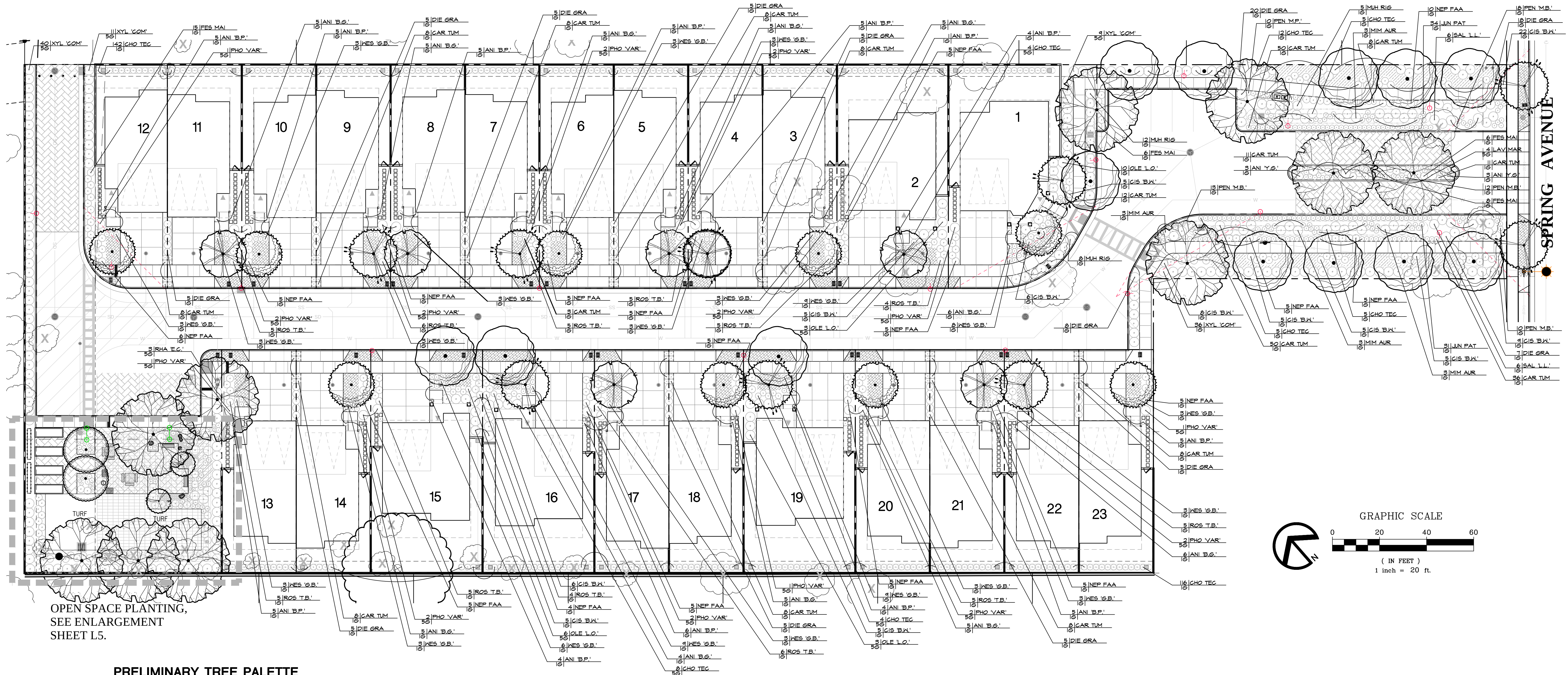


SECTION



PLAN VIEW

K RAISED VEGETABLE PLANTER SCALE: 1/2" = 1'-0"
024 - PlanRadl0



OPEN SPACE PLANTING,
SEE ENLARGEMENT
SHEET L5.

PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
EXISTING TREE TO BE REMOVED			
EXISTING TREE TO REMAIN			
GARDEN TALL SHRUB & TREE			
LINDERA BENZOIN	NORTHERN SPICEBUSH	15 GALLON	MED
MALUS DOMESTICA 'ANA'	APPLE TREE	15 GALLON	MED
STREET TREE			
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	LOW
ACCENT TREES			
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MED
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	MED
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
SPECIMEN TREE			
QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW

PROPOSED PRELIMINARY PLANT LEGEND

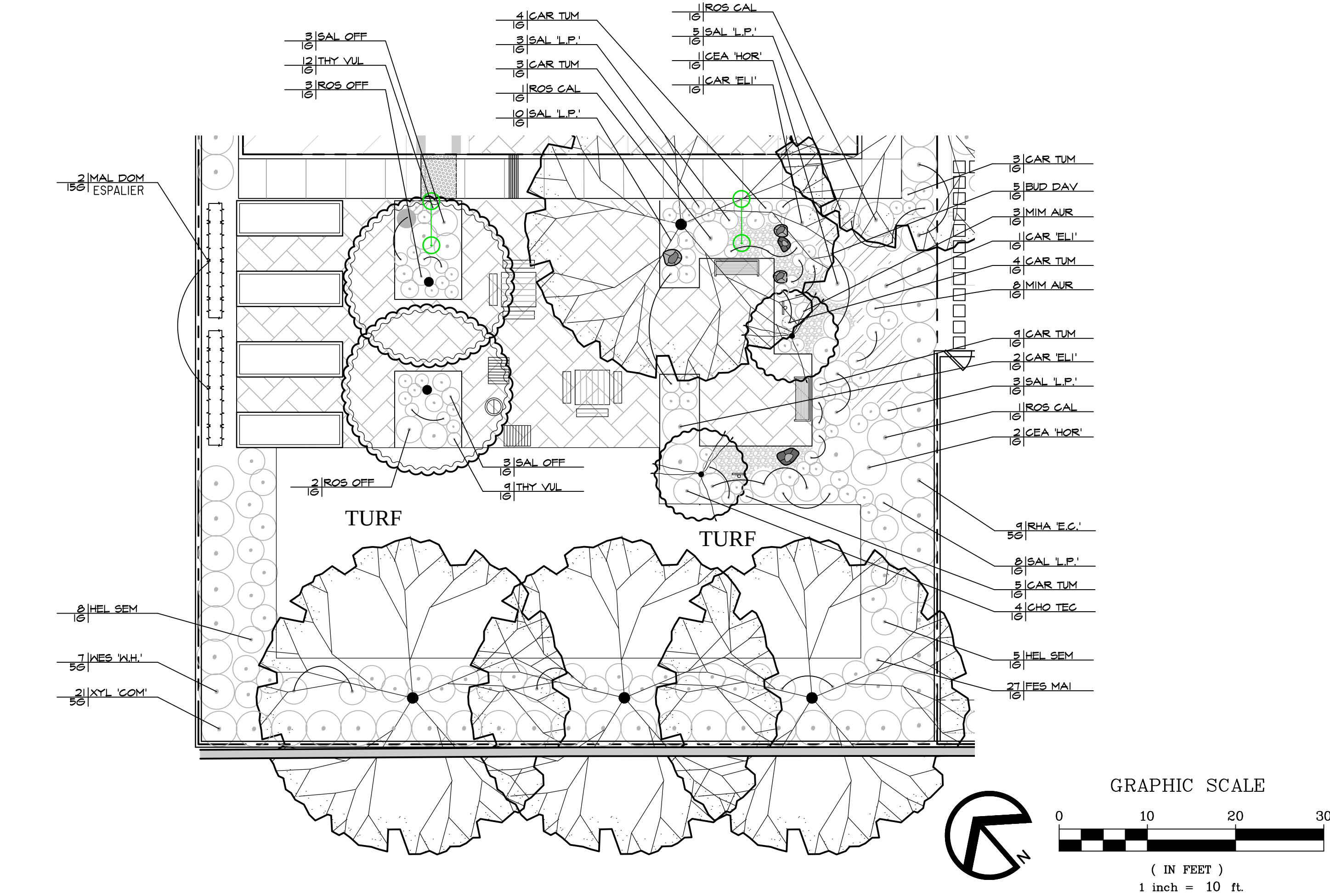
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
SHRUBS			
ANI 'B.G.'	ANIGOZANTHOS 'BUSH GOLD'	YELLOW KANGAROO PAW	LOW
ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	PINK KANGAROO PAW	LOW
ANI 'Y.G.'	ANIGOZANTHOS 'YELLOW GEM'	KANGAROO PAW	LOW
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW
CIS 'W.B.'	CISTUS X 'BENNETT'S WHITE'	BENNETT'S WHITE ROCK ROSE	LOW
CHO TEC	CHONDRPETALUM TECTORUM	CAPE RUSH	LOW
DIE GRA	DIETES GRANDIFLORA	FORTNIGHT LILY	LOW
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	LOW
JUN PAT	JUNCUS PATENS	COMMON RUSH	LOW
LAV MAR	LAVATERA MARITIMA	TREE MALLOW	LOW
MIM AUR	MIMULUS AURANTIACUS	MONKEY FLOWER	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	LOW
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	LOW
NEP FAA	NEPETA X FASSENII	CATMINT	LOW
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
ROS 'T.B.'	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	LOW
PEN 'M.B.'	PENSTEMON MARGARITA BOP	FOOTHILLS PENSTEMON	LOW
PHO VAR	PHORMIUM T. 'VARIEGATUM'	NEW ZEALAND FLAX	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW
GROUNDCOVERS			
BACCHARIS P. 'PIGEON POINT'	COYOTE BUSH	LOW	
MYOPORUM PARVIFOLIUM	MYOPORUM	LOW	
TURF	BOLERO - SODDED	TALL FESCUE TURF	HIGH
	AVAILABLE FROM DELTA BLUE GRASS		
	CONSISTS 6.6% OF TOTAL LANDSCAPE		

PROPOSED OPEN SPACE PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
WILDLIFE GARDEN			
SHRUBS			
BUD DAV	BUDDLEIA DAVIDII	DWARF BUTTERFLY BUSH	LOW
CAR 'ELI'	CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	LOW
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW
CEA 'HOR'	CEANOTHUS GRISEUS HORIZONTALIS	CALIFORNIA LILAC	LOW
CHO TEC	CHONDRPETALUM TECTORUM	CAPE RUSH	LOW
HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW
MIM AUR	MIMULUS AURANTIACUS	MONKEY FLOWER BUSH	LOW
RHA CAL	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	LOW
ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW
SAL 'L.P.'	SALVIA SPATHACEA 'LAS PILITAS'	HUMMINGBIRD SAGE	LOW
WES 'W.H.'	WESTRINGIA F. 'WINYABGIE HIGHLIGHT'	COAST ROSEMARY	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW
GROUNDCOVERS			
FRAGARIA VIRGINIANA	SCARLET STRAWBERRY	LOW	
1 GALLON • 36" O.C.			
EDIBLE GARDEN			
HERBAL SHRUBS			
ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	LOW
SAL OFF	SALVIA OFFICINALIS	COMMON GARDEN SAGE	LOW
THY VUL	THYMUS VULGARIS	COMMON THYME	LOW
FRUIT ESPALIER			
MALUS DOMESTICA	APPLE TREE	MED	

PLANT CALLOUT SYMBOL KEY

PLANT QTY	PLANT SYMBOL
SIZE	UNITS



PRELIMINARY TREE PALETTE

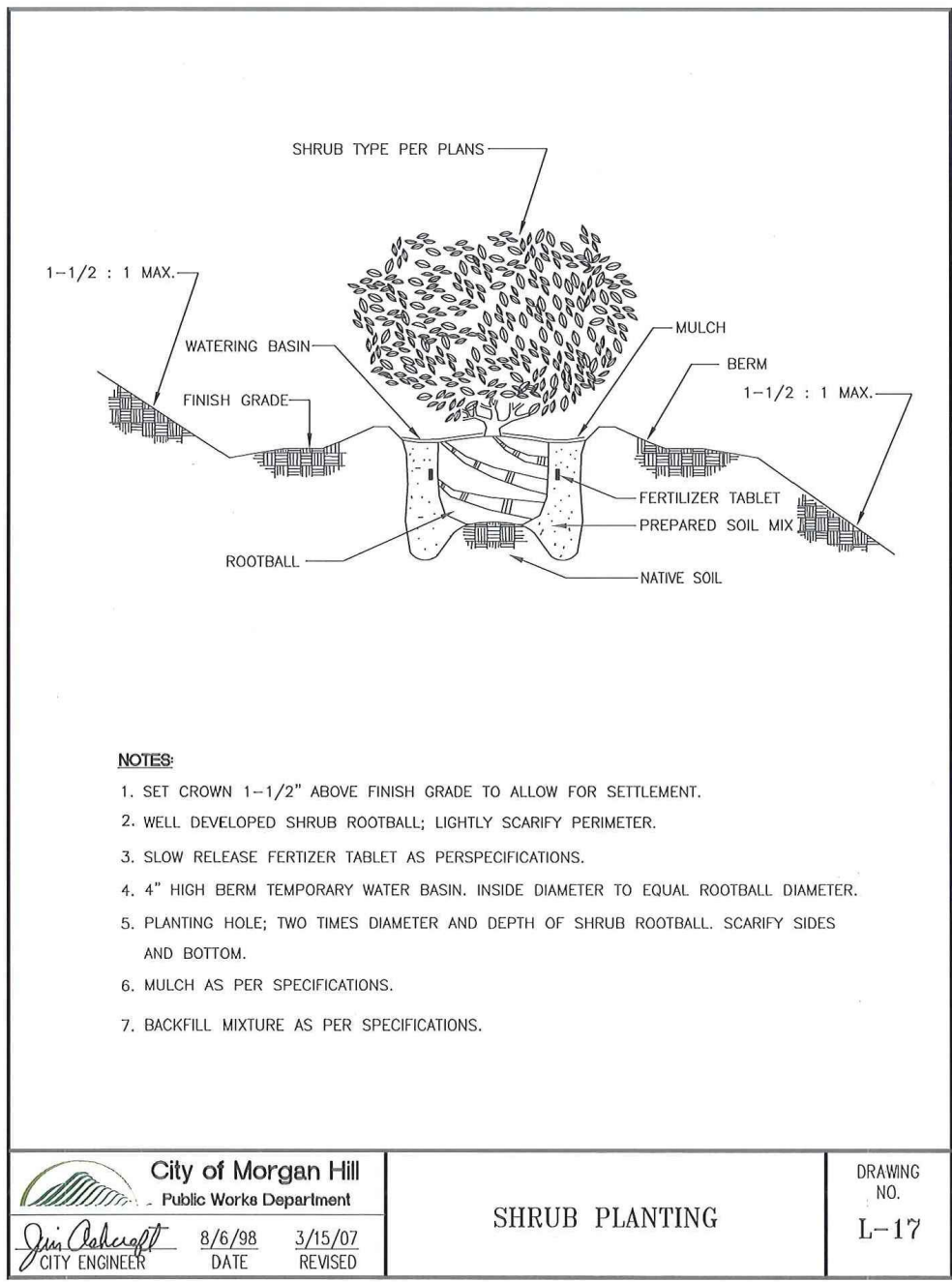
BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
GARDEN TALL SHRUB & TREE			
LINDERA BENZOIN	NORTHERN SPICEBUSH	15 GALLON	MED
MALUS DOMESTICA 'ANNA'	APPLE TREE	15 GALLON	MED
STREET TREE			
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	LOW
ACCENT TREES			
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MED
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	MED
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
SPECIMEN TREE			
QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW

PLANT CALLOUT SYMBOL KEY

PLANT QTY SIZE	PLANT SYMBOL UNITS
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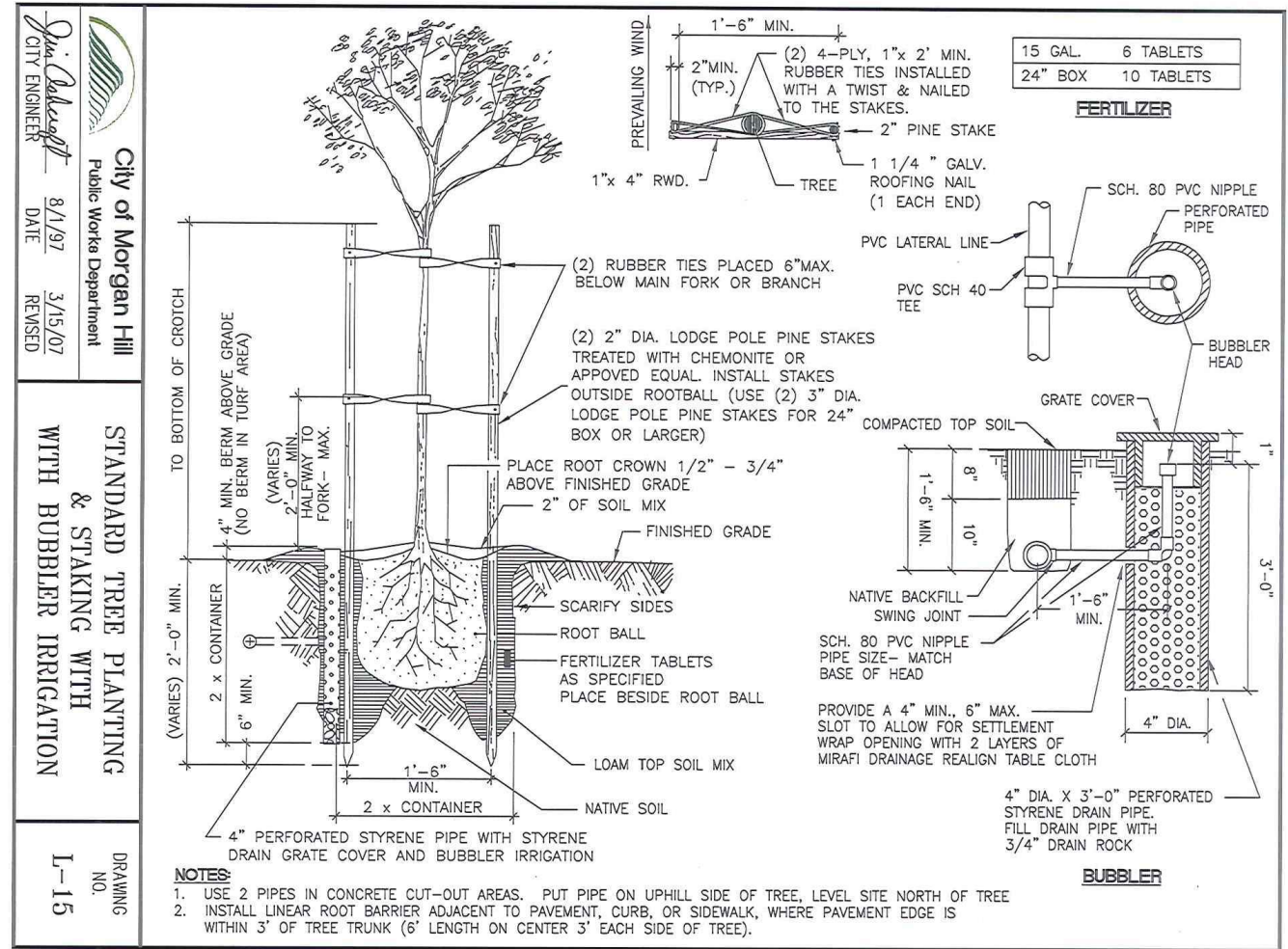
PROPOSED OPEN SPACE PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
WILDLIFE GARDEN			
SHRUBS			
BUD DAV	BUDDLEIA DAVIDII	DWARF BUTTERFLY BUSH	LOW
CAR 'ELI'	CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	LOW
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW
CEA 'HOR'	CEANOTHUS GRISEUS HORIZONTALIS	CALIFORNIA LILAC	LOW
CHO TEC	CHONDRORPETALUM TECTORUM	CAPE RUSH	LOW
HEL SEM	HELIOTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW
MIM AUR	MIMULUS AURANTIACUS	MONKEY FLOWER BUSH	LOW
RHA CAL	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	LOW
ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW
SAL 'L.P.'	SALVIA SPATHACEA 'LAS PILITAS'	HUMMINGBIRD SAGE	LOW
WES 'W.H.'	WESTRINGIA F. 'WINYABIE HIGHLIGHT'	COAST ROSEMARY	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW
GROUNDCOVERS			
	FRAGARIA VIRGINIANA	SCARLET STRAWBERRY	LOW
	1 GALLON • 36" O.C.		
	TURF	TALL FESCUE TURF	HIGH
	BOLERO - SODDED SODDED AVAILABLE FROM DELTA BLUE GRASS		
EDIBLE GARDEN			
HERBAL SHRUBS			
ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	LOW
SAL OFF	SALVIA OFFICINALIS	COMMON GARDEN SAGE	LOW
THY VUL	THYMUS VULGARIS	COMMON THYME	LOW
FRUIT ESPALIER			
	MALUS DOMESTICA	APPLE TREE	MED



PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
2. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL FORMS OF PLANT MATERIALS AND SPECIFIED INSTALLATIONS, INCLUDING FLATTED GROUNDCOVER.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. CALL COMMON GROUND ALLIANCE (CGA) AT 811 TO LOCATE AND MARK UTILITIES PRIOR TO EXCAVATION.
4. SOIL PREPARATIONS: GROUNDCOVER AND TURF AREAS SHALL BE CROSSRIPPED OR TILLED TO A DEPTH OF NINE (9) INCHES. THE AMENDMENT SHALL BE UNIFORMLY BROADCAST PER 1,000 S.F. AND THOROUGHLY INCORPORATED TO A DEPTH OF 9" BY MEANS OF ROTOTILLER OR EQUAL. THE FOLLOWING FORMULA SHALL BE USED FOR BIDDING PURPOSES ONLY:
6 CU.YDS. COMPOST
35 LBS. 6-20-20 COMMERCIAL FERTILIZER
50 LBS. IRON SULFATE (20% Fe)
5. BACKFILL FOR TREES AND SHRUBS: THE PLANTING PITS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE DEPTH OF THE ROOTBALL. ON SITE SOIL SHALL BE USED FOR BACKFILL PURPOSES. THE FOLLOWING MIX SHALL BE USED FOR BIDDING PURPOSES ONLY:
6 PARTS BY VOLUME ON SITE SOIL
4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE
2LB./CU.YD. OF MIX 6-20-20
2LB./CU.YD. OF MIX IRON SULFATE PER CU.YD. OF MIX
6. ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE SITE HAS BEEN ROUGH GRADED, CONTRACTOR SHALL OBTAIN A SOILS REPORT FROM WAYPOINT ANALYTICAL CALIFORNIA, INC. (408-727-0330) FOR SOIL AMENDMENTS. CONTRACTOR TO SUBMIT ONE COPY OF THE SOILS REPORT TO THE CITY, ONE COPY TO THE OWNER, AND ONE COPY TO THE LANDSCAPE ARCHITECT FOR USE IN PROVIDING UPDATED IRRIGATION SCHEDULING RECOMMENDATIONS TO BE INCLUDED PRIOR TO APPROVAL OF CERTIFICATE OF COMPLIANCE. CONTRACTOR SHALL FOLLOW THE SOIL PREPARATION AND BACKFILL MIX PER THE REPORT.
7. ALL 5 GALLON SHRUBS SHALL RECEIVE TWO (2) 21 GRAM AGRIFORM PLANTING TABLETS, ALL 15 GALLON TREES SHALL RECEIVE FOUR (4) 21 GRAM AGRIFORM PLANTING TABLETS AND ALL BOX TREES SHALL RECEIVE EIGHT (8) 21 GRAM AGRIFORM TABLETS.
8. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". MULCH TO BE RECYCLED WOOD WASTE, COLOR TO BE BLACK, 1/2" TO 1" DIAMETER FROM WASTE MANAGEMENT, INC., SACRAMENTO, (916-452-0142).
9. CONTRACTOR SHALL SPRAY ALL EXISTING WEEDS IN PLANTING AREAS PRIOR TO RIPPING AND APPLY PRE-EMERGENT TO ALL SHRUB AREAS AFTER PLANTING.
10. CONTRACTORS SHALL APPLY FERTILIZER AND PRE-EMERGENT AT END OF MAINTENANCE PERIOD.
11. LANDSCAPE ARCHITECT AND/ OR OWNER RESERVES THE RIGHT TO SELECT OR REJECT ANY OR ALL PLANT MATERIAL.
12. ALL TURF EDGES TO RECEIVE 4" SHOVEL CUT.
13. REFER TO TREE PLANTING/STAKING DETAIL, THIS SHEET.
14. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
15. TURF SHALL NOT BE INSTALLED ON SLOPES GREATER THAN 25% (1:4).





ACER RUBRUM 'OCTOBER GLORY'
OCTOBER GLORY RED MAPLE



ALOPHOSTEMON CONFERTUS
BRISBANE BOX



ARBUTUS 'MARINA'
MARINA STRAWBERRY TREE



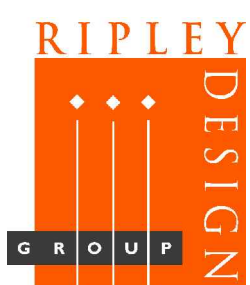
PISTACHE CHINENSIS
CHINESE PISTACHE



QUERCUS LOBATA
VALLEY OAK



MALUS DOMESTICA 'ANNA'
APPLE TREE



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

DpC
DEVELOPMENT
PROCESS
CONSULTANTS
2010-2011
2012-2013

220 LIVE OAK Drive
DANVILLE, Ca 94920
TEL: 408.421.2695
6.18.2021

SPRING VIEW
MORGAN HILL

Preliminary Tree Palette

L6

ACCENT SHRUBS



ANIGOZANTHOS 'BUSH GOLD'
YELLOW KANGAROO PAW



ANIGOZANTHOS 'BUSH PEARL'
PINK KANGAROO PAW



PENSTEMON 'MARGARITA BOP'
FOOTHILLS PENSTEMON



PHORMIUM T. 'VARIEGATUM'
NEW ZEALAND FLAX

FLOWERING SHRUBS



CISTUS X 'BENNETT'S WHITE'
BENNETT'S WHITE ROCK ROSE



DIETES GRANDIFLORA
FORTNIGHT LILY



LAVATERA MARITIMA
TREE MALLOW



ROSEMARINUS O. 'TUSCAN BLUE'
ROSEMARY



CAREX TUMULICOLA
BERKELEY SEDGE



CHONDROPETALUM TECTORUM
CAPE RUSH



FESTUCA MAIREI
ATLAS FESCUE



MULENBERGIA RIGENS
DEER GRASS



HELICOTRICHON SEMPERVIRENS
BLUE OAT GRASS

EDIBLE HERBAL SHRUBS



ROSEMARINUS OFFICINALIS
ROSEMARY



SALVIA OFFICINALIS
COMMON GARDEN SAGE



THYMUS VULGARIS
COMMON THYME

WILDLIFE GARDEN SHRUBS & GROWDCOVERS

California native and adapted plants that attract pollinators and require little or no summer watering



ROSA CALIFORNICA
CALIFORNIA WILD ROSE



RHAMNUS C. 'EVE CASE'
COFFEEBERRY



SALVIA SPATHACEA 'LAS PILITAS'
HUMMINGBIRD SAGE



CISTUS X 'BENNETT'S WHITE'
BENNETT'S WHITE ROCK ROSE



LINDERA BENZOIN
SPICE BUSH



CISTUS X 'BENNETT'S WHITE'
BENNETT'S WHITE ROCK ROSE



FRAGARIA VIRGINIANA
SCARLET STRAWBERRY



CISTUS X 'BENNETT'S WHITE'
BENNETT'S WHITE ROCK ROSE



CISTUS X 'BENNETT'S WHITE'
BENNETT'S WHITE ROCK ROSE

HEDGE EVERGREEN SHRUBS



OLEA E. 'LITTLE OLLIE'
DWARF OLIVE



XYLOSMA C. 'COMPACTA'
DWARF XYLOSMA



WESTRINGIA F. 'WINYABBIE HIGHLIGHT'
COAST ROSEMARY

ORNAMENTAL GRASSES



OLEA E. 'LITTLE OLLIE'
DWARF OLIVE



XYLOSMA C. 'COMPACTA'
DWARF XYLOSMA



WESTRINGIA F. 'WINYABBIE HIGHLIGHT'
COAST ROSEMARY



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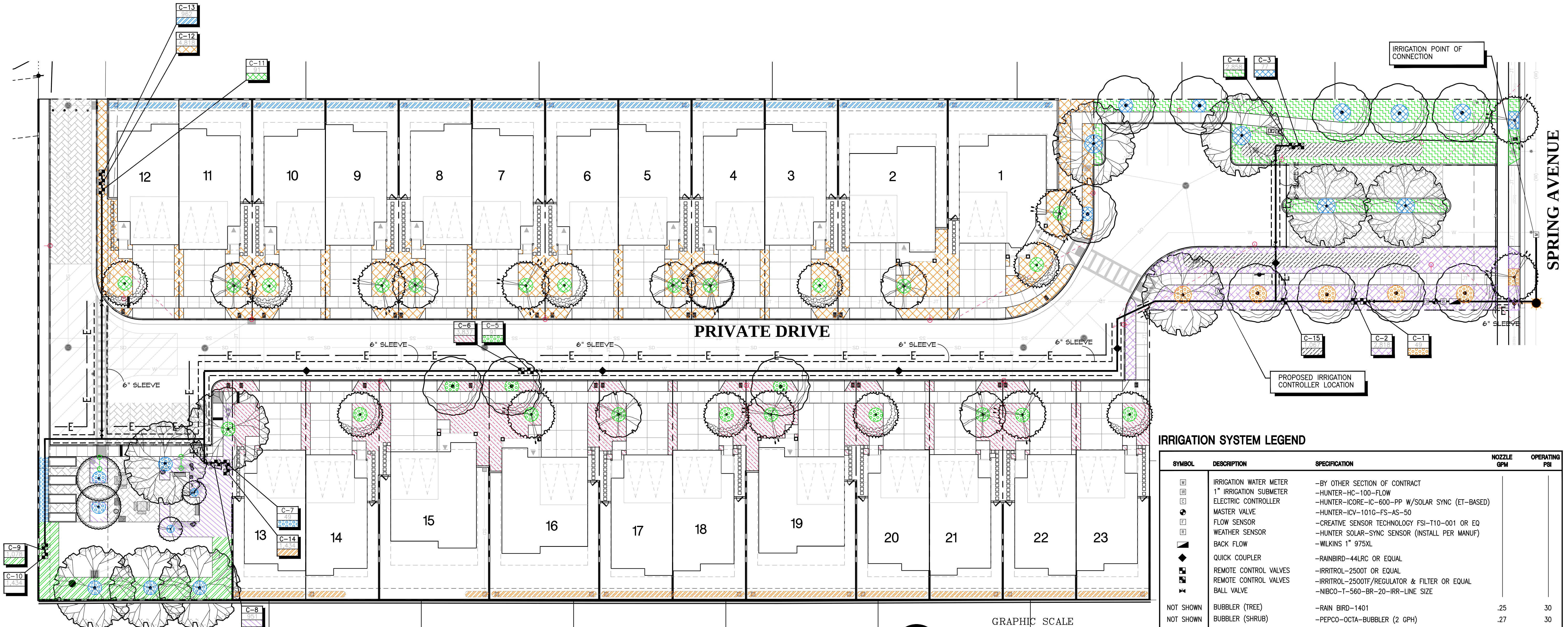
DpC
DEVELOPMENT
PROCESS
CONSULTANTS
20 LIVE OAK DRIVE
DANVILLE, CA 94618
TEL: 408.421.2695

220 LIVE OAK Drive
DANVILLE, Ca 94920
TEL: 408.421.2695
6.18.2021

SPRING VIEW
MORGAN HILL

Preliminary Planting Palette

L7



LANDSCAPE HYDROZONE LEGEND

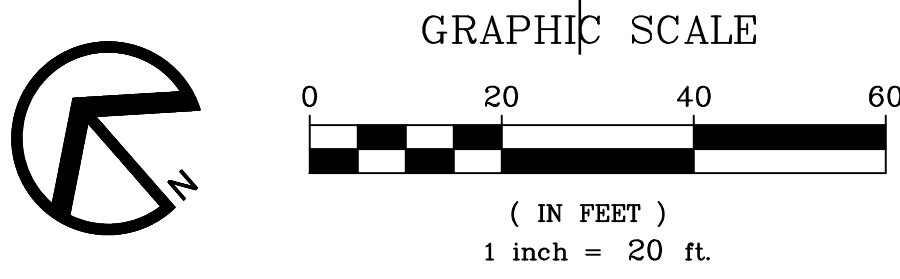
C-1 671	HYDROZONE/CONTROLLER STATION NUMBER
[Hatched Pattern]	AREA OF COVERAGE (SF)
[Hatched Pattern]	HATCH PATTERN OF AREA

HYDROZONES

NAME	TYPE	WATER USE	DESCRIPTION
SPRING VIEW			
C-1	BUBBLER	LOW	TREES - SOUTHEAST EXPOSURE AT PROJECT ENTRY
C-2	DRIP	LOW	SHRUBS - SOUTHEAST EXPOSURE AT PROJECT ENTRY
C-3	BUBBLER	LOW	TREES - NORTHEAST EXPOSURE & MEDIUM ISLAND AT PROJECT ENTRY
C-4	DRIP	LOW	SHRUBS - NORTHEAST EXPOSURE & MEDIUM ISLAND AT PROJECT ENTRY
C-5	BUBBLER	MEDIUM	TREES - SOUTH FRONT YARD EXPOSURES
C-6	DRIP	MEDIUM	SHRUBS - SOUTH FRONT YARD EXPOSURES
C-7	BUBBLER	MEDIUM	TREES - SOUTHWEST AREA AT OPEN SPACE
C-8	DRIP	LOW	SHRUBS - SOUTHWEST AREA AT OPEN SPACE
C-9	DRIP	LOW	SHRUBS - NORTHWEST ALONG DRIVEWAY & AT OPEN SPACE
C-10	SPRAY	HIGH	TURF - SOUTHWEST AREA AT OPEN SPACE
C-11	BUBBLER	MEDIUM	TREES - NORTH FRONT YARD EXPOSURE
C-12	DRIP	LOW	SHRUBS - NORTH FRONT YARD EXPOSURE
C-13	DRIP	LOW	SHRUBS - REAR YARD BIOSWALE AREA LOTS 1-12
C-14	DRIP	LOW	SHRUBS - REAR YARD BIOSWALE AREA LOTS 13-23
C-15	DRIP	LOW	SHRUBS - EAST ENTRY BIO-SWALE AREA

WATER BUDGET CALCULATIONS:

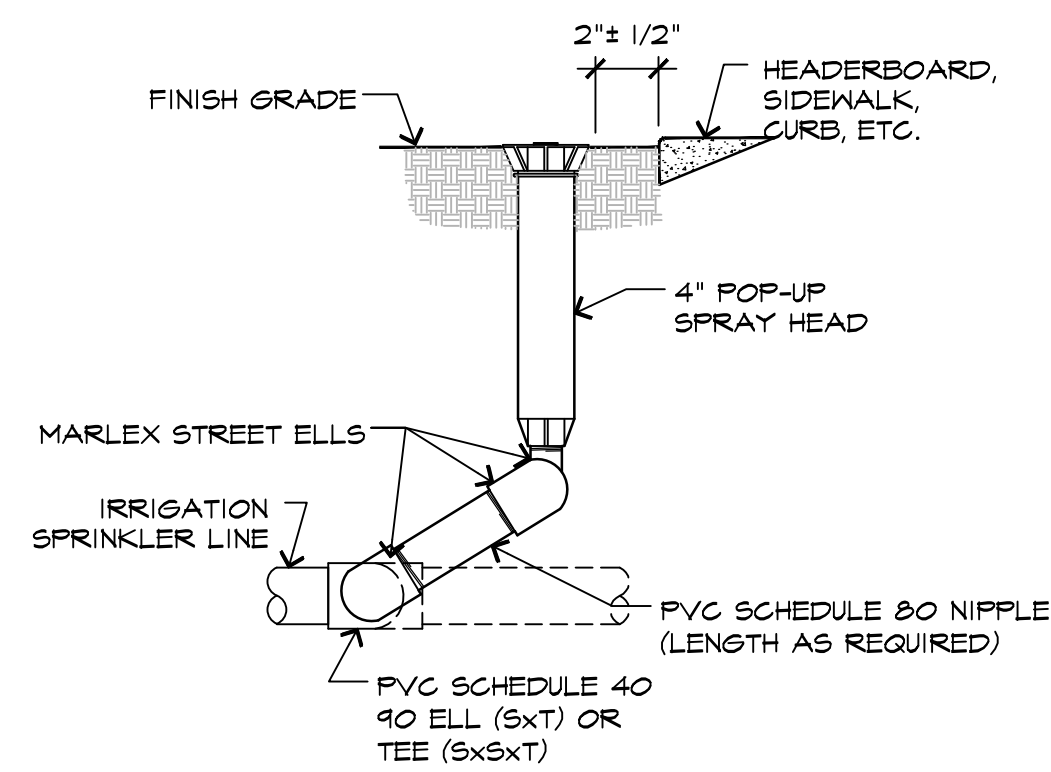
LOW WATER USE SHRUB PLANTING AREA	= 19,823 SF
LOW WATER USE TREE PLANTING AREA	= 126 SF
MEDIUM WATER USE TREE PLANTING AREA	= 231 SF
HIGH WATER USE AREA-TURF	= 1,434 SF
TOTAL PLANTING AREA	= 21,614 SF
ESTIMATED TOTAL WATER USE:	
ETWU (LOW WATER USE)	= (49.5) X (0.62) X (0.2 X 19,823) / 0.71 = 172,461 GAL/YR
ETWU (MEDIUM WATER USE)	= (49.5) X (0.62) X (0.4 X 231) / 0.71 = 3,994 GAL/YR
ETWU (HIGH WATER USE)	= (49.5) X (0.62) X (0.7 X 1,434) / 0.71 = 43,390 GAL/YR
TOTAL ETWU	= 219,845 GAL/YR
MAXIMUM APPLIED WATER ALLOWANCE:	
MAWA (TOTAL LANDSCAPED AREA)	= (49.5) X (0.62) X (0.45 X 21,614) = 298,500 GAL/YR



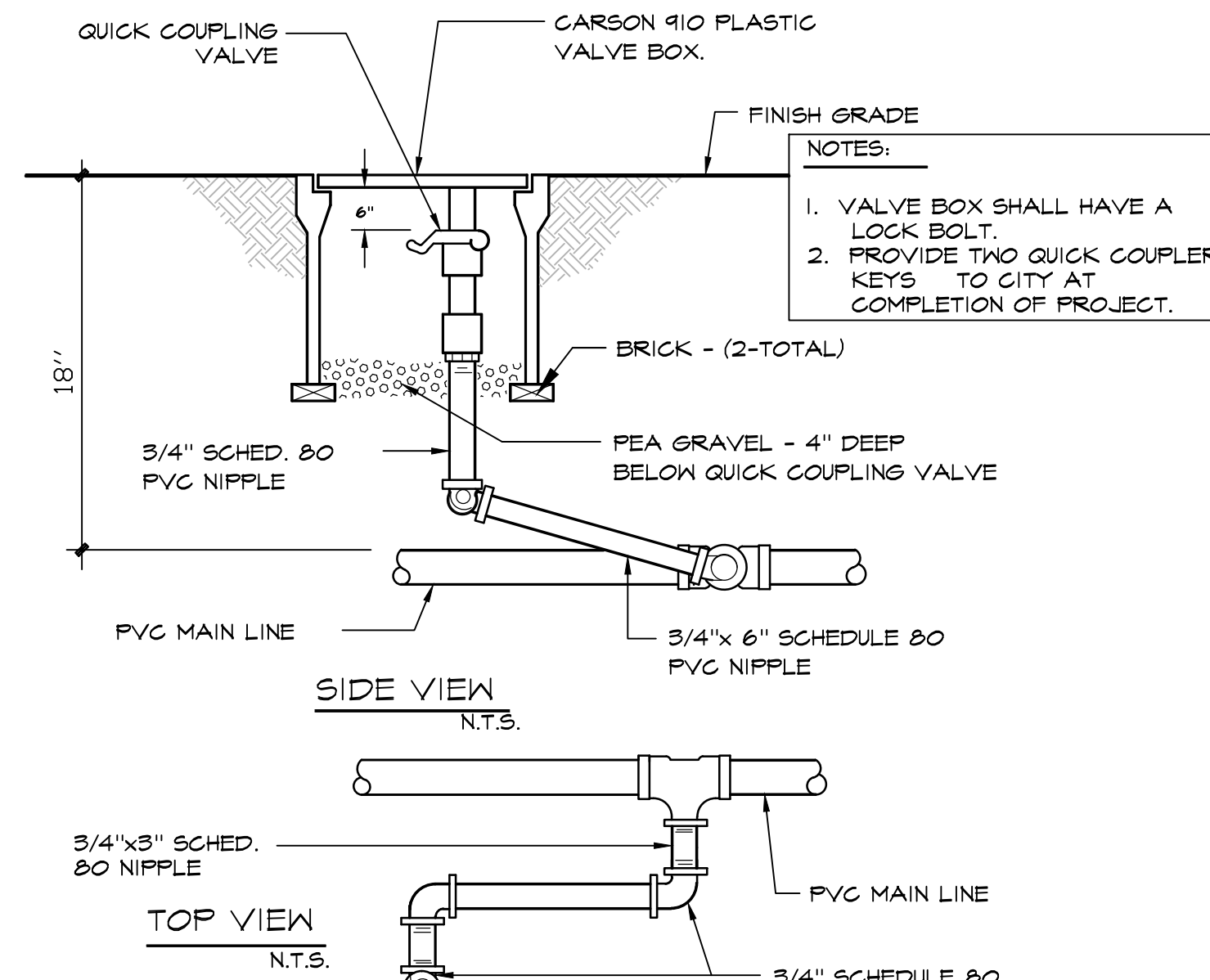
IRRIGATION SYSTEM LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	NOZZLE GPM	OPERATING PSI
[M]	IRRIGATION WATER METER	-BY OTHER SECTION OF CONTRACT		
[B]	1" IRRIGATION SUBMETER	-HUNTER-HC-100-FLOW		
[C]	ELECTRIC CONTROLLER	-HUNTER-ICORE-IC-600-PP W/SOLAR SYNC (ET-BASED)		
[V]	MASTER VALVE	-HUNTER-ICV-101G-FS-AS-50		
[F]	FLOW SENSOR	-CREATIVE SENSOR TECHNOLOGY FSI-T10-001 OR EQ		
[S]	WEATHER SENSOR	-HUNTER SOLAR-SYNC SENSOR (INSTALL PER MANUF)		
[BFL]	BACK FLOW	-WILKINS 1" 975XL		
[QC]	QUICK COUPLER	-RAINBIRD-44LRC OR EQUAL		
[RCV]	REMOTE CONTROL VALVES	-IRRITROL-2500T OR EQUAL		
[RCV]	REMOTE CONTROL VALVES	-IRRITROL-2500TF/REGULATOR & FILTER OR EQUAL		
[BV]	BALL VALVE	-NIBCO-T-560-BR-20-IRR-LINE SIZE		
NOT SHOWN	BUBBLER (TREE)	-RAIN BIRD-1401	.25	30
NOT SHOWN	BUBBLER (SHRUB)	-PEPCO-OCTA-BUBBLER (2 GPH)	.27	30
[S4]	4" POP-UP TURF SPRAY HEADS	-HUNTER-MP1000-MAROON-90-8'R,10'R,12'R,15'R	0.07,0.11,0.16,0.22	30
[S8]	4" POP-UP TURF SPRAY HEADS	-HUNTER-MP1000-MAROON-120-8'R,10'R,12'R,15'R	0.11,0.17,0.24,0.33	30
[S12]	4" POP-UP TURF SPRAY HEADS	-HUNTER-MP1000-MAROON-180-8'R,10'R,12'R,15'R	0.14,0.22,0.32,0.43	30
[S16]	4" POP-UP TURF SPRAY HEADS	-HUNTER-MP1000-MAROON-210-12'R,15'R	0.37,0.50	30
[S20]	4" POP-UP TURF SPRAY HEADS	-HUNTER-MP1000-OLIVE-360-8'R,10'R,12'R,15'R	0.29,0.45,0.65,0.87	30
[S1]	IRRIGATION SUPPLYLINE- 1"	-1120/SCHEDULE 40 PVC PIPE	-18" COVER	
[S2]	IRRIGATION SPRINKLERLINE	-1120/CLASS 200 PVC PIPE	-12" COVER	
[S3]	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
[S4]	SLEEVEING	-1120/SCHEDULE 40 PVC PIPE	-24" COVER	
NOTE: EQUIVALENT SUBSTITUTIONS ACCEPTABLE				



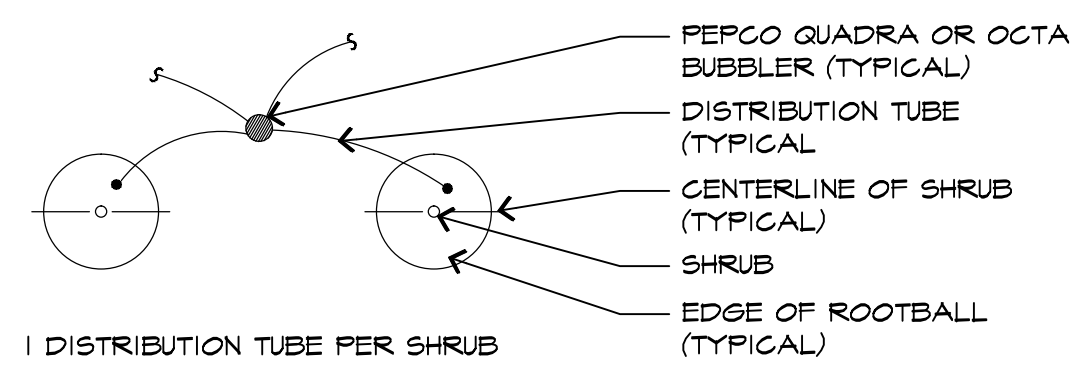


I 4' POP-UP SPRAY HEAD RISER ASSEMBLY DETAIL SCALE: 3/4" = 1'-0" 016 -

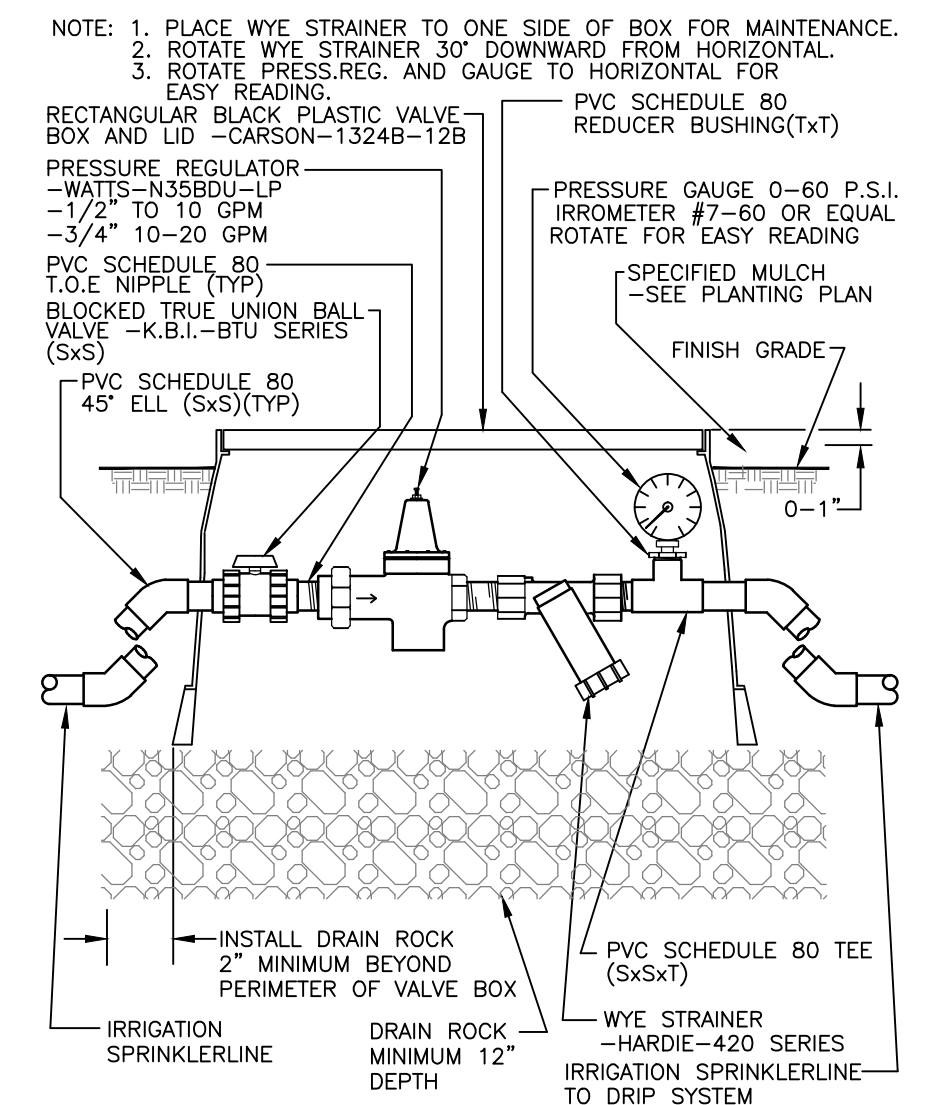


J QUICK COUPLER VALVE SCALE: 1/2" = 1'-0" 024 -

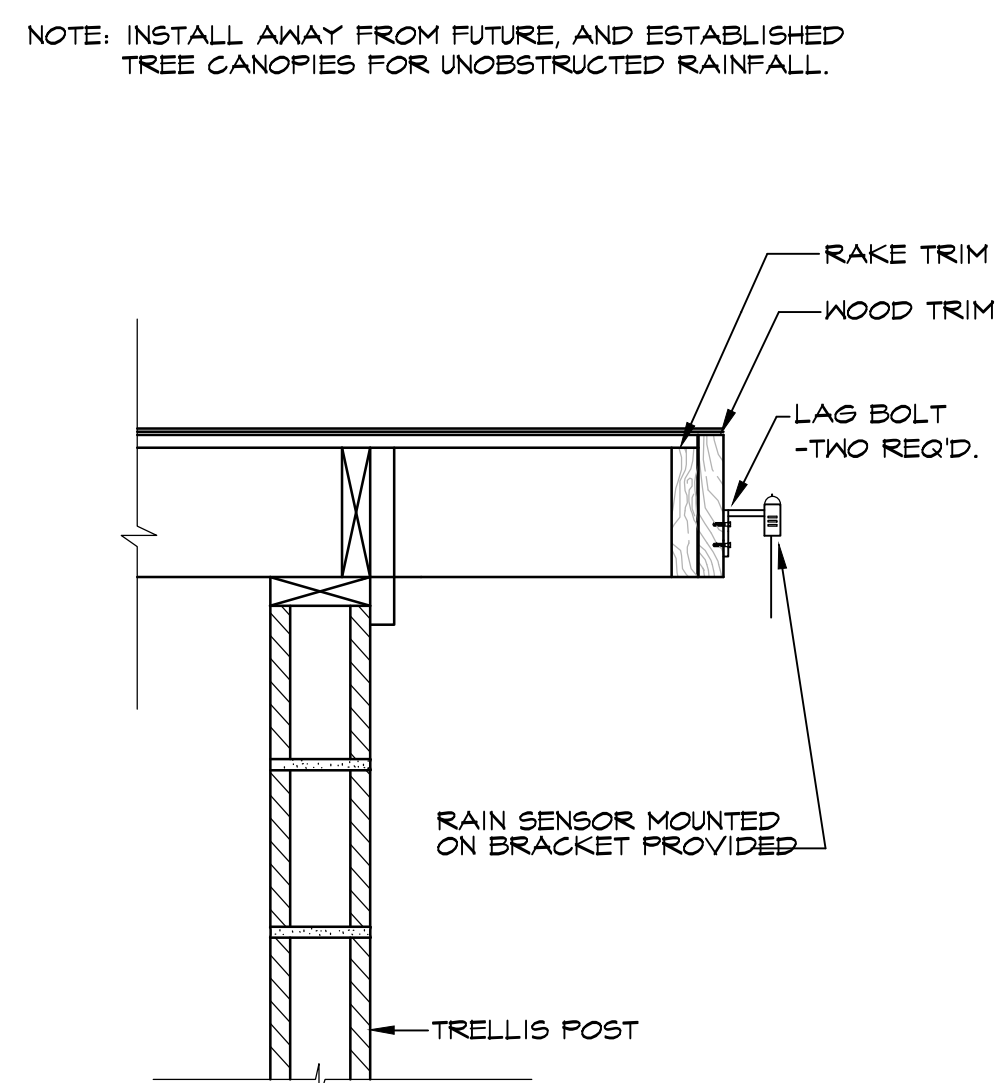
- NOTES:
1. MAXIMUM LENGTH OF DISTRIBUTION TUBE FROM EMITTER BODY TO OUTLET LOCATION SHALL NOT EXCEED TEN (10) FEET
 2. EMITTER OUTLETS SHALL BE AS FOLLOWS:
 - (i) 2-GPH EMITTER PER 1 GAL. LOW WATER USE SHRUB
 - (i) 2-GPH EMITTER PER 1 GAL. MEDIUM WATER USE SHRUB
 - (i) 2-GPH EMITTER PER 5 GAL. LOW WATER USE SHRUB
 - (i) 2-GPH EMITTER PER 5 GAL. MEDIUM WATER USE SHRUB



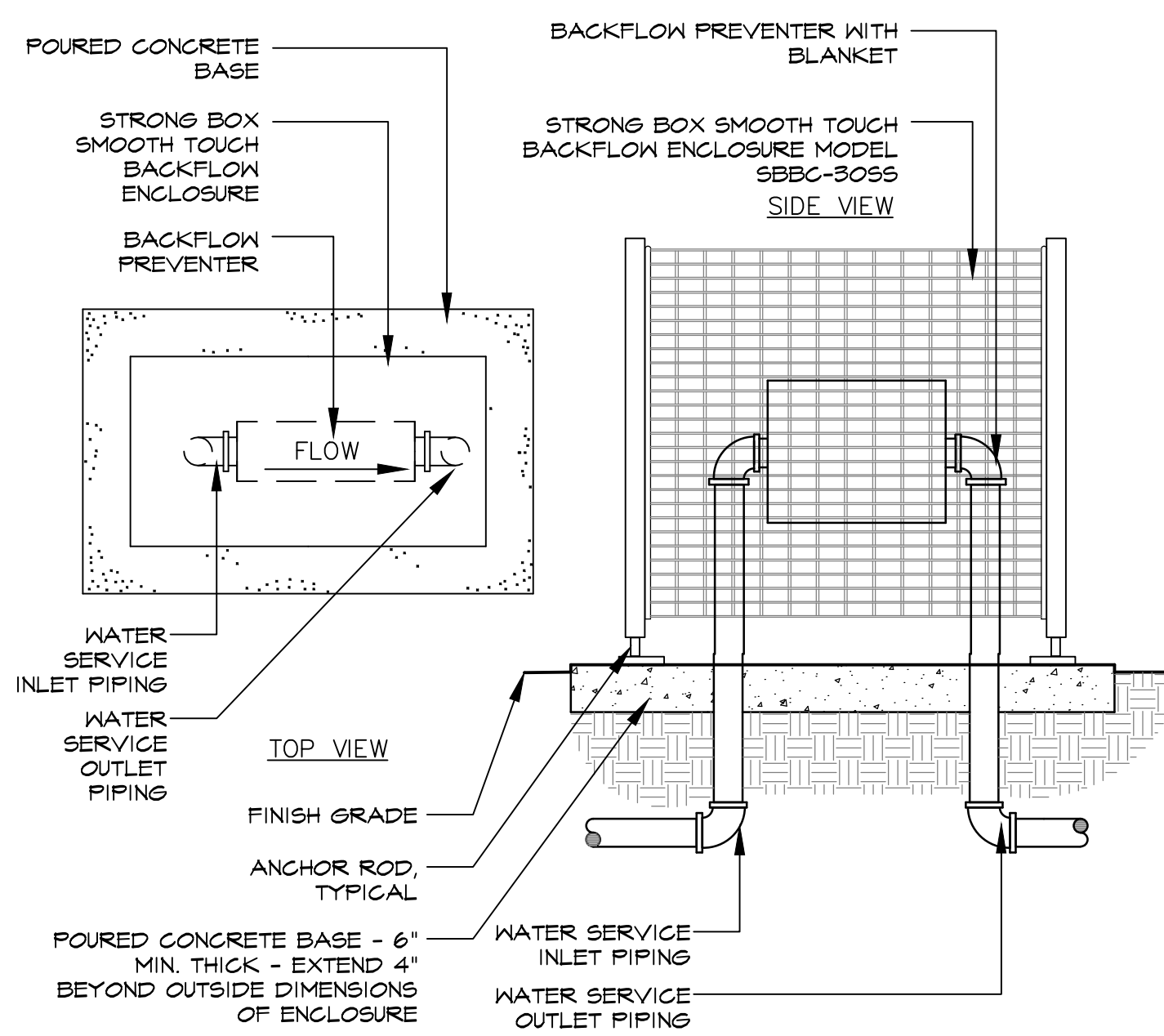
K EMITTER TUBE PLACEMENT SCALE: 3/4" = 1'-0" 016 -



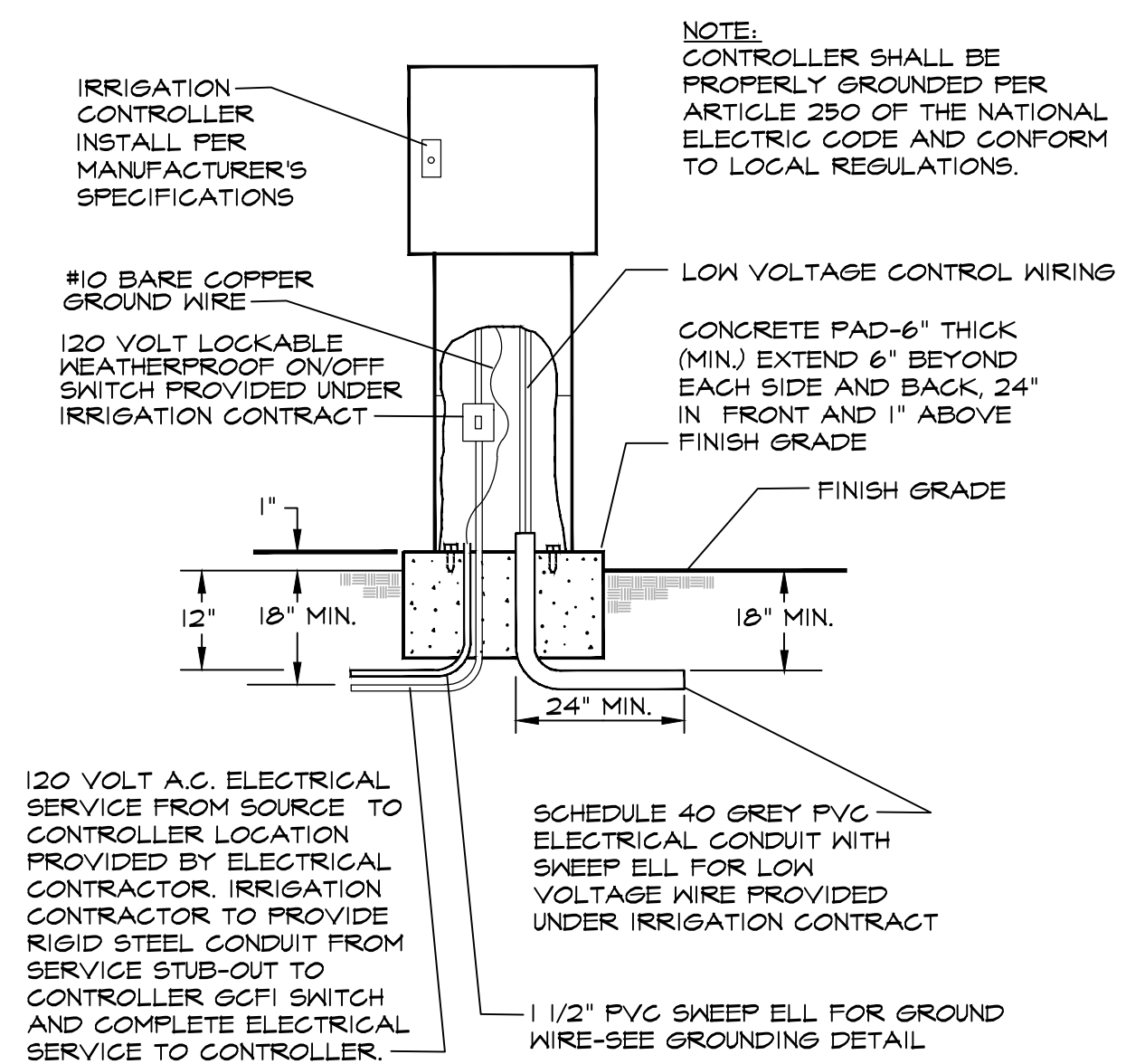
L DRIP CONTROL ASSEMBLY SCALE: NTS 024 -



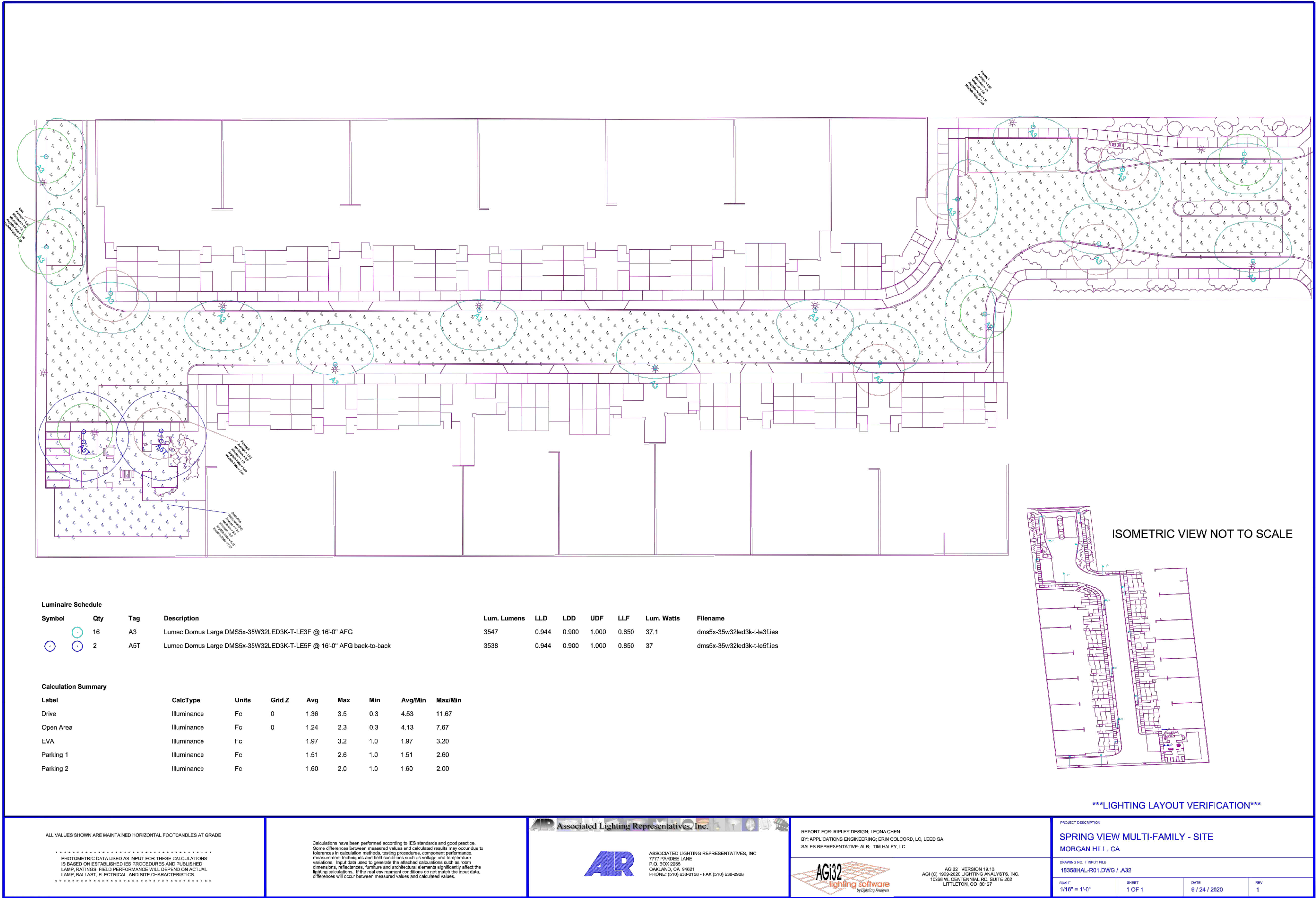
M STRUCTURE RAIN SENSOR MOUNT SCALE: NTS 016 - RANGERS



N BACKFLOW ENCLOSURE SCALE: 3/4" = 1'-0" 016 -



O PEDESTAL MOUNT CONTROLLER INSTALLATION SCALE: 1/2" = 1'-0" 024 -



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6.18.2021

SPRING VIEW
MORGAN HILL

Preliminary Photometric Plan

L11



Date	10 - 15 - 21
Scale	1/4" = 1' - 0"
Drawn	RAH
Job	20-004
Sheet	
	T-1
of	Sheets

REQUIRED PV SYSTEMS - SIMPLIFIED PLAN #1											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Adimuth (deg)	TIR Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.18	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7.12	96	100

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Indoor air quality, balanced fan
- Insulation below roof deck
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

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

- Building-level Verifications:
- Indoor air quality ventilation
 - Kitchen range hood
- Cooling System Verifications:
- Minimum Airflow
 - Fan Efficacy Watts/CFM
- Heating System Verifications:
- Verified HSPF
 - Verified heat pump rated heating capacity
- HVAC Distribution System Verifications:
- Duct leakage testing
- Domestic Hot Water System Verifications:
- None



REQUIRED PV SYSTEMS - SIMPLIFIED S.F. PLAN #2											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Adimuth (deg)	TIR Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.26	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7.12	96	100

REQUIRED SPECIAL FEATURES

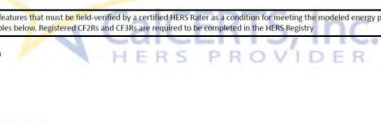
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- Cooling System Verifications:
- Minimum Airflow
 - Fan Efficacy Watts/CFM
- Heating System Verifications:
- Verified HSPF
 - Verified heat pump rated heating capacity
- HVAC Distribution System Verifications:
- Duct leakage testing
- Domestic Hot Water System Verifications:
- None



REQUIRED PV SYSTEMS - SIMPLIFIED S.F. PLAN #3											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Adimuth (deg)	TIR Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.28	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7.12	96	100

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Indoor air quality, balanced fan
- Insulation below roof deck
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- Heating System Verifications:
- Verified HSPF
 - Verified heat pump rated heating capacity
- HVAC Distribution System Verifications:
- Duct leakage testing
- Domestic Hot Water System Verifications:
- None

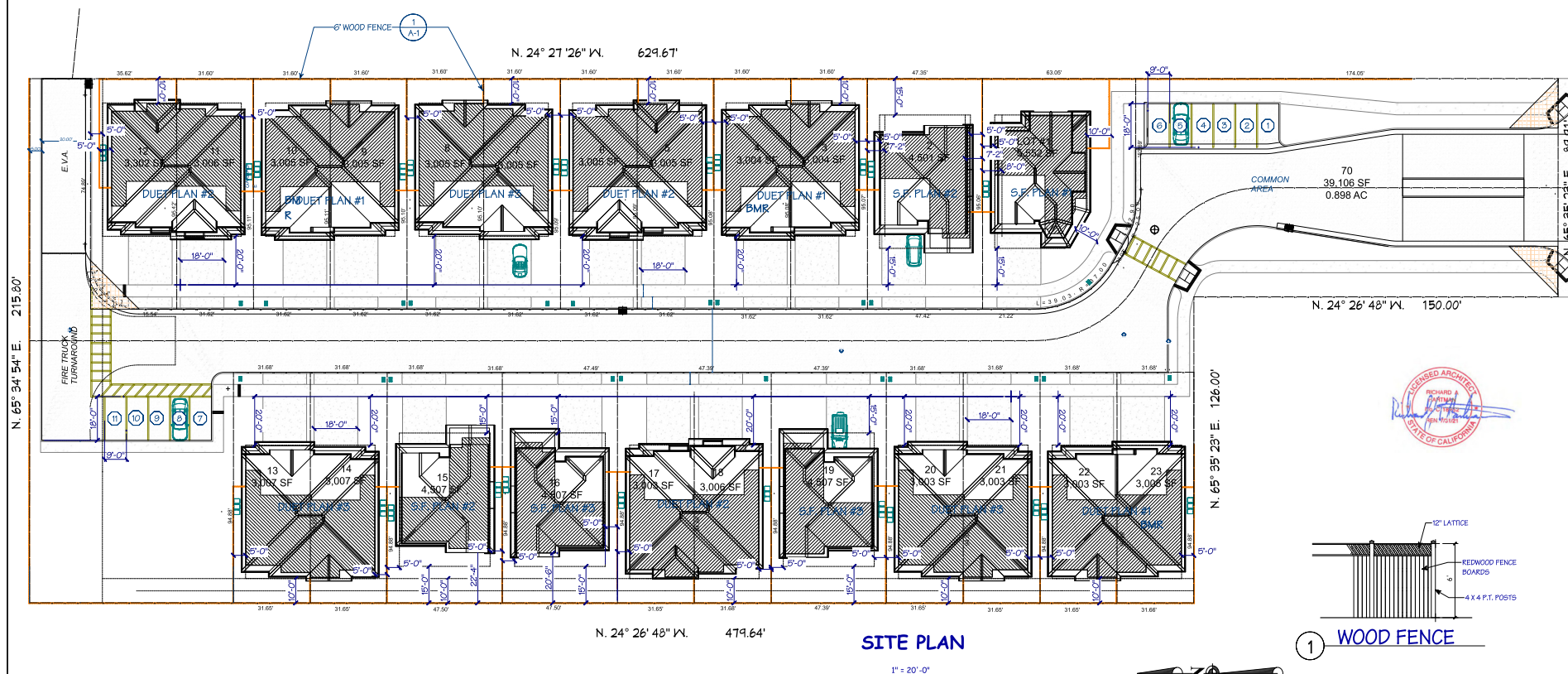


REVISIONS	BY

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NEW DEVELOPMENT FOR:
JOE GIANCOLA
SPRING AVENUE, MORGAN HILL, CA

Date	10 - 15 - 21
Scale	1/4" = 1'-0"
Drawn	RAH
Job	20-004
Sheet	T-3
of	Sheets



1. ALL DIMENSIONS ARE TO FACE OF TOOL, UNLESS NOTED OTHERWISE.
2. ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD, WHERE APPLICABLE.
3. CONTINUE TO VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.
4. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALLATION INSTRUCTIONS FOR ALL LISTS, PARTS AND ACCESSORIES SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSTALLATION.
5. PROVIDE FINEST GAUGE AT 5 MIN. FOR 10" AWAY FROM HOUSE, 25 MIN. SLOPE ON HARDSCAPE, & 6% MIN. TO AN APPROVED FACILITY.
6. PROVIDE 1/2" MIN. RIGID, NON-ABSORBENT PROTECTION AT ALL EXTERIOR HOUSE RISERS.
7. PROVIDE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER FIBER BOARD TO A MINIMUM HEIGHT OF 2' ABOVE FINISHED GRADE. INSTALL OVER EXISTING GROUT AND SHOWERS (NO GREEN BOARD). INSTALL PER MANUFACTURER'S INSTRUCTIONS.
8. SHOWER COMPARTMENTS, REGARDLESS OF SIZE, SHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1024 SQUARE INCHES. SHALL HAVE A MINIMUM PERIMETER ENCOMPASSING A 30-INCH CIRCLE, AND OUTWARD SWING 27" MIN. DOOR.
9. PROVIDE ENCLOSURE SHOWERS SHALL OPEN OUT WITH A CLEAR OPENING OF 22" MIN. IN THE OPEN POSITION.
10. A PERMANENT LABEL SHALL IDENTIFY EACH POSITION OF SAFETY GLAZING.
11. PROVIDE EGRESS/EREGRESS FROM SLEEPING ROOMS, MIN. CLEAR OPENINGS OF 24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 57 SQ. FT. MIN. AREA, WITH MINIMUM CLEARANCE OF 66" MIN. CLEAR, OREARABLE AREA, FOR WINDOW STILLS AT LESS THAN 24" ABOVE THE FLOOR, THE WINDOW SHALL BE PROVIDED WITH AN "OPENING" DEVICE" PER ASTM F2090-10.
12. EGRESS WINDOWS WITH MULTIPLE LITES SHALL HAVE ALL LITES CONNECTED AND OREARABLE FROM THE LOWEST LITING.
13. MAIN ENTRY DOOR SHALL BE OREARABLE FROM THE INSIDE OF THE BUILDING WITHOUT THE USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT.
14. ALL PENETRATIONS INTO UNCONDITIONED SPACES (ATTICS, CRAWLS, ETC.) SHALL BE PROPERLY GASKETED, WEATHERSTRIP, OR SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
15. ALL FINISHES SHALL BE TOP PLANT FLOORS, ETC. SHALL BE CALKED WITH A RESIDENTIAL FIRE RATED CALK WITH AN ASTM E136 OR R14 RATING.
16. PROVIDE LISTED I/O INTERCONNECTED WITH BATTERY BACKUP AND MONITORING GASET DETECTORS AS SHOWN (ARCH 314.3 314.5).
17. PROVIDE STATE ARCHITECT CERTIFIED CARBON MONITORING AND GASET CALIBRATES AT ALL NEW, RELOCATED, AND REPLACED GAS UTILITY METERS.
18. PROVIDE DRAFT STOPS AT CONCEALED SPACES OF FLOOR/CEILING ASSEMBLIES WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE (ARCH R302.12).
19. PROVIDE 2X8 WOOD SHAKING IN ALL BATHROOM WALLS AT TOILET, BOWKER AND BATHUR, LOCATED AT 54" FROM FLOOR TO TOP OF TOILET, BOWKER, SUITABLE FOR THE INSTALLATION OF GRAB BARS.
20. 30" MIN. CLEAR SPACE FOR TOILET (P" EACH WAY), WITH 24" CLEAR SPACE IN FRONT (TYP. @ ALL TOILETS).
21. A PORTABLE FIRE EXTINGUISHER IS REQUIRED IN THE HOUSE, PROVIDE A MINIMUM 2-A:100C EXTINGUISHER.
22. ALL INSULATION PRODUCTS SHALL BE COMPLETELY FREE FROM TOXIC FUMES AND ENCLOSURE.
23. SPACES AROUND FIBER, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN FIRE RESISTANT WALLS SHALL BE FIRE BLOCKED AND SEALED (ARCH R337.4.4). PENETRATING AIR DUCTS SHALL BE CALKED WITH FIRE RATED 26 GA. SHEET METAL, WITH NO OPENINGS IN THE GARAGE.

SLABS SHOULD BE UNDERLAIN BY A MINIMUM OF 4 INCHES OF ANGULAR GRAVEL OR CLEAN CRUSHED ROCK MATERIAL PLACED BETWEEN THE FINISHED SUBGRADE AND THE SLAB TO SERVE AS A CAPILLARY BREAK BETWEEN THE SUBSOIL AND THE SLAB. THE GRAVEL SHOULD NOT HAVE MORE THAN 10% PASSING THE NO. 4 SIEVE PER CBC SECTION 1805.4.1.

INTERIOR AND EXTERIOR SLABS AND DRIVEWAYS SHOULD BE A MINIMUM OF 5 INCHES THICK AND REINFORCED WITH A MINIMUM OF NO. 4 REBAR SPACED 18 INCHES CENTER TO CENTER, EACH WAY. THE REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE SLAB.

A VAPOR RETARDER MEMBRANE SHOULD BE INSTALLED BETWEEN THE PREPARED BUILDING PAD AND THE INTERIOR SLAB TO MINIMIZE MOISTURE CONDENSATION UNDER THE FLOOR COVERINGS AND/OR UPWARD VAPOR TRANSMISSION. THE VAPOR BARRIER MEMBRANE SHOULD BE A MINIMUM 10-MIL EXTRUDED POLYOLEFIN PLASTIC THAT COMPLIES WITH ASTM E1545 CLASS A AND HAVE A PERMEANCE OF LESS THAN 0.01 PERMS PER ASTM E96 OR ASTM F1429. IT IS NOTED THAT POLYETHYLENE FILMS (VISQUEEN) DO NOT MEET THESE SPECIFICATIONS. THE VAPOR BARRIER MUST BE ADEQUATELY TAPPED AND TAPED/SEALED AT PENETRATIONS AND SEAMS TO MEET THE MANUFACTURER'S SPECIFICATIONS. THE VAPOR RETARDER MUST BE PLACED CONTINUOUSLY ACROSS THE SLAB AREA.

COOL ROOF FOR REDUCTION OF HEAT ISLAND EFFECT. ROOF COVERING SHALL MEET OR EXCEED THE VALUES CONTAINED IN TABLE A4.106.5.1(1) FOR LOW-RISE RESIDENTIAL BUILDINGS.

POST-CONSUMER OR PRE-CONSUMER RECYCLED CONTENT VALUE (RCV) MATERIALS ARE TO BE USED ON THE PROJECT.
TIER 1: NOT LESS THAN A 10% RECYCLED CONTENT VALUE.

VERIFICATION OF COMPLIANCE WITH CAL-GREEN MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

PRIOR TO OCCUPANCY, PROVIDE A LETTER FROM A CERTIFIED "GREEN-POINT RATER" THAT VERIFIES COMPLIANCE WITH THE CHECKLIST AND THE MINIMUM POINTS WERE ACHIEVED.

PARTICLEBOARD, MDF AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

CARPET AND CARPET INSTALLATION SYSTEMS SHALL BE LOW V.O.C. COMPLIANT.

PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH V.O.C. LIMITS.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES,
CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES

AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONC. MASONRY, OR SIMILAR ACCEPTABLE METHODS. (CERSC SEC 4.406.1)

PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT. CGBSC 4.505.3

BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 - 10 IN ACCORDANCE TO CGBSC SEC. 4.410.1 SHALL BE PLACED IN THE BUILDING.

SLABS FOR DRIVEWAYS, AND EXTERIOR FLATWORK SHOULD BE PLACED STRUCTURALLY INDEPENDENT OF THE FOUNDATIONS. A 30-POUND FELT STRIP, EXPANSION JOINT MATERIAL, OR OTHER POSITIVE SEPARATOR SHOULD BE PROVIDED AROUND THE EDGE OF ALL FLOATING SLABS TO PREVENT BONDING TO THE FOUNDATION.

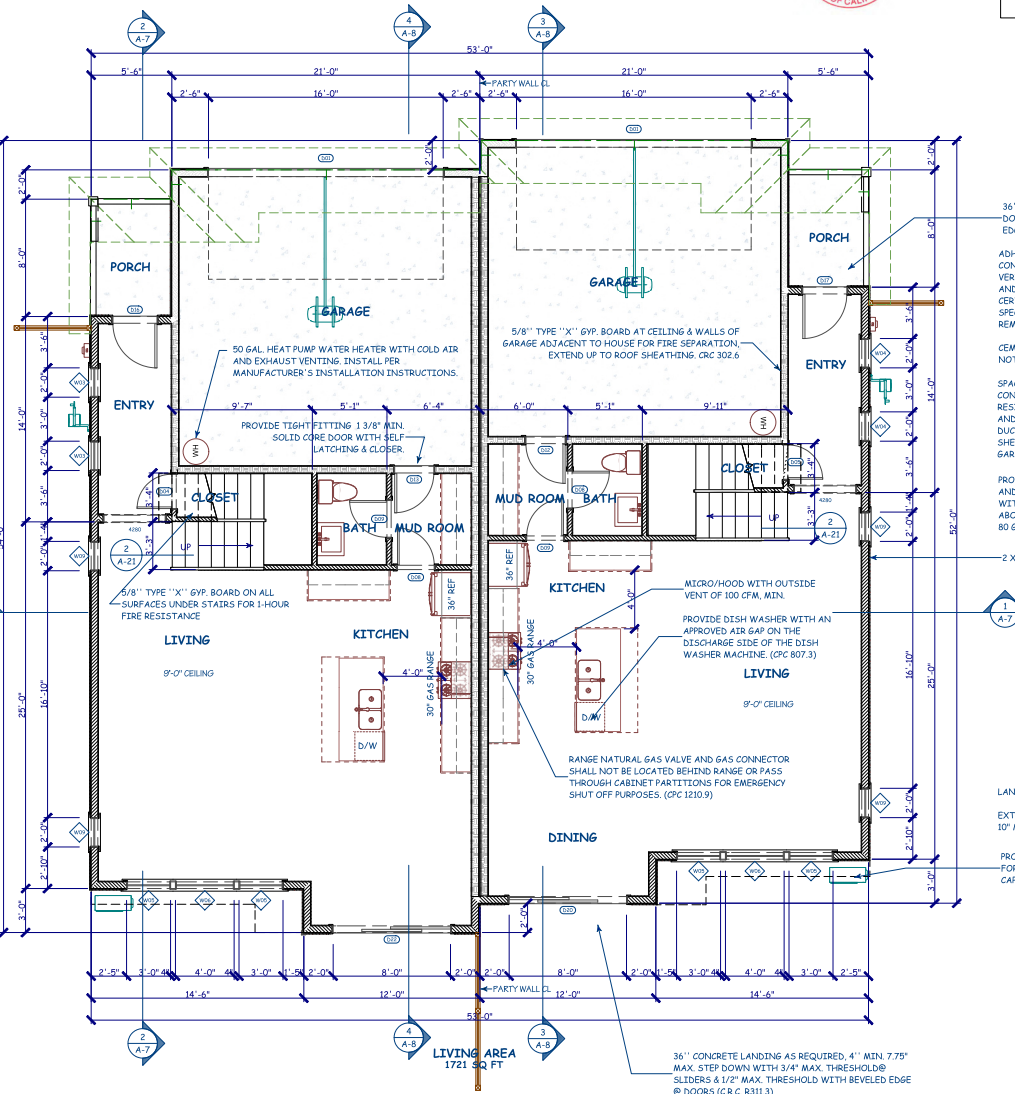
INTERIOR AND EXTERIOR SLABS SHOULD BE PROVIDED WITH CRACK CONTROL SAW CUT JOINTS OR TOOL JOINTS TO ALLOW FOR EXPANSION AND CONTRACTION OF THE CONCRETE. IN GENERAL, CONTRACTION JOINTS SHOULD BE SPACED NO MORE THAN 20 TIMES THE SLAB THICKNESS IN EACH DIRECTION. THE LAYOUT OF THE JOINTS SHOULD BE DETERMINED BY THE PROJECT ARCHITECT.

CEMENT USE IN FOUNDATION MIX DESIGN IS REDUCED. NOT LESS THAN 20% REDUCTION IN CEMENT USE.

DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION.

NOT LESS THAN 20% OF THE TOTAL PARKING, WALKING OR PATIO SURFACES SHALL BE PERMEABLE

ALL FLOOR SLABS SHALL HAVE A VAPOR RETARDER PER CRC, AND CAPILLARY BREAK PER CGBS 4.505.2.1



DUET LOTS #3, 4, 9, 10, 22, 23
DUET PLAN 1

NEW DEVELOPMENT FOR: JOE GIANCOLA SPRING AVENUE, MORGAN HILL, CA.		Date 10 - 15 - 21 Scale 1/4" = 1' - 0" Drawn RAH Job 20-004 Sheet	
 HOMETEC ARCHITECTURE, INC. RICHARD A. HARTMAN AIA 400 West 64th Home Ave. Suite 200 San Jose, CA 95126		REVISIONS BY	



PROVIDE 4" OUTSIDE VENT FOR DRYER WITH BACKDRAFT PREVENTER WITH NO SCREEN. LENGTH NOT TO EXCEED 14' WITH (2) 90° ELBOWS. EXHAUST TO TERMINATE 3' MIN. CLEAR OF ANY OPENING (CMC 504.4.2)

PROVIDE SHEET METAL PAN UNDER WASHER FOR EMERGENCY OVERFLOW PROTECTION. PROVIDE DRAIN TO DAYLIGHT.

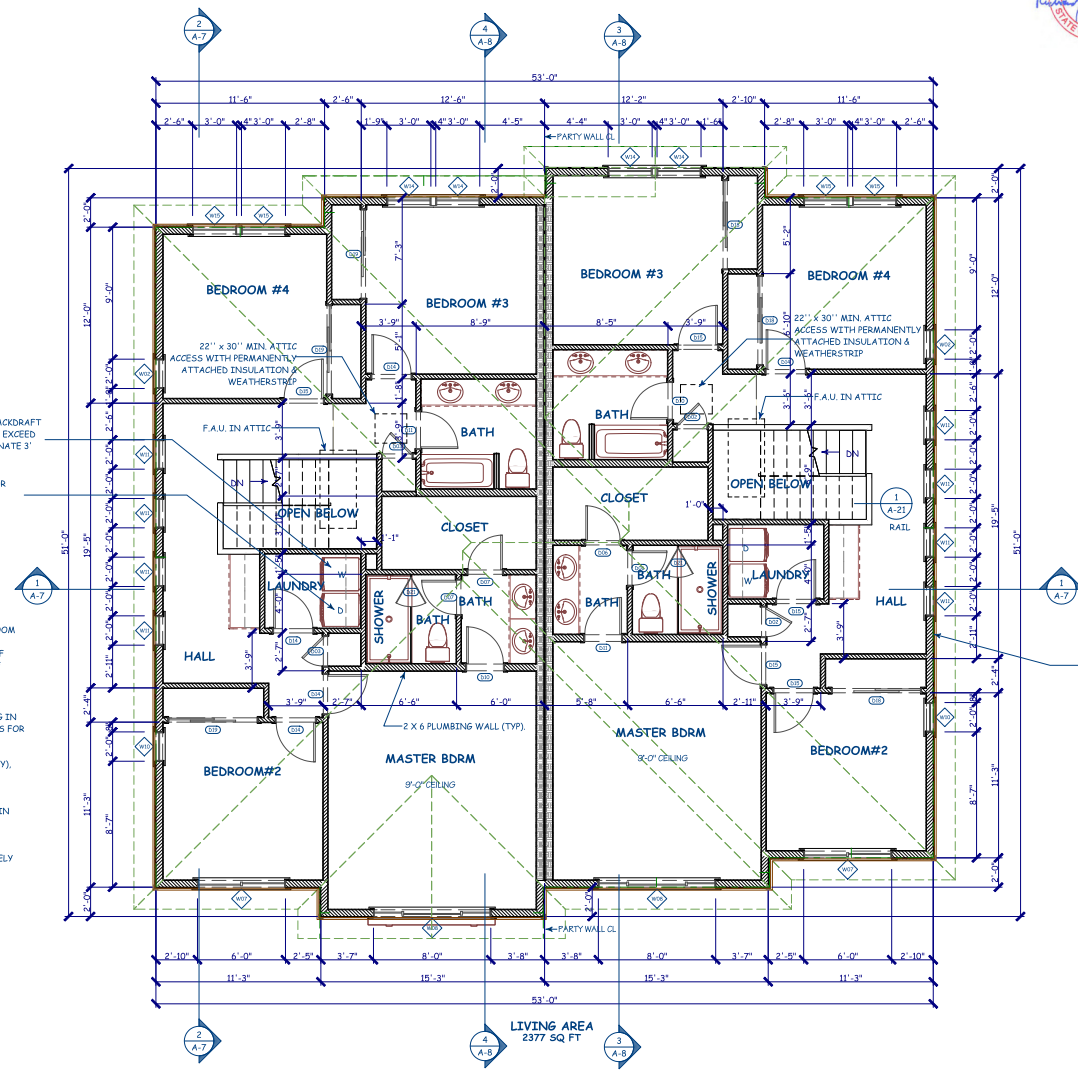
PROVIDE 2X8 WOODEN BACKING IN ALL BATHROOM WALLS AT TOILET, SHOWER AND BATHTUB. LOCATED AT 34" FROM FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE ADDITION OF GRAB BARS.

PROVIDE MIN. 100 SQ. IN. MAKE-UP AIR VENTING IN ADDITION TO MANUFACTURER'S INSTRUCTIONS FOR THE LAUNDRY CLOSET WITH A LOUVERED DOOR.

30" MIN. CLEAR SPACE FOR TOILET (15" EACH WAY), WITH 24" CLEAR SPACE IN FRONT (TYP. @ ALL TOILETS)

A PORTABLE FIRE EXTINGUISHER IS REQUIRED IN THE HOUSE. PROVIDE A MINIMUM 2-A-10BC EXTINGUISHER.

ALL INSULATION PRODUCTS SHALL BE COMPLETELY DRY PRIOR TO INSTALLATION AND ENCLOSURE.



NUMBER		FLOOR	INTENTIONS	DESCRIPTION	TERMINATION	ROOM NAME
1001	2	1	102' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1002	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1003	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1004	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1005	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1006	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1007	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1008	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1009	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1010	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1011	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1012	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1013	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1014	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1015	2	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4

NUMBER		FLOOR	INTENTIONS	DESCRIPTION	TERMINATION	ROOM NAME
1001	2	1	102' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1002	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1003	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1004	1	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1005	1	1	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1006	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1007	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1008	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1009	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1010	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1011	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1012	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1013	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1014	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4
1015	2	2	24' X 80' X 1/2"	1/2"	100'	BEDROOM #4

WOOD/WINDOW LABELS
3068 = 3'-0" WIDE, 6'-8" TALL

SECOND FLOOR PLAN

DUET LOTS #3, 4, 9, 10, 22, 23
DUET PLAN 1

REVISIONS

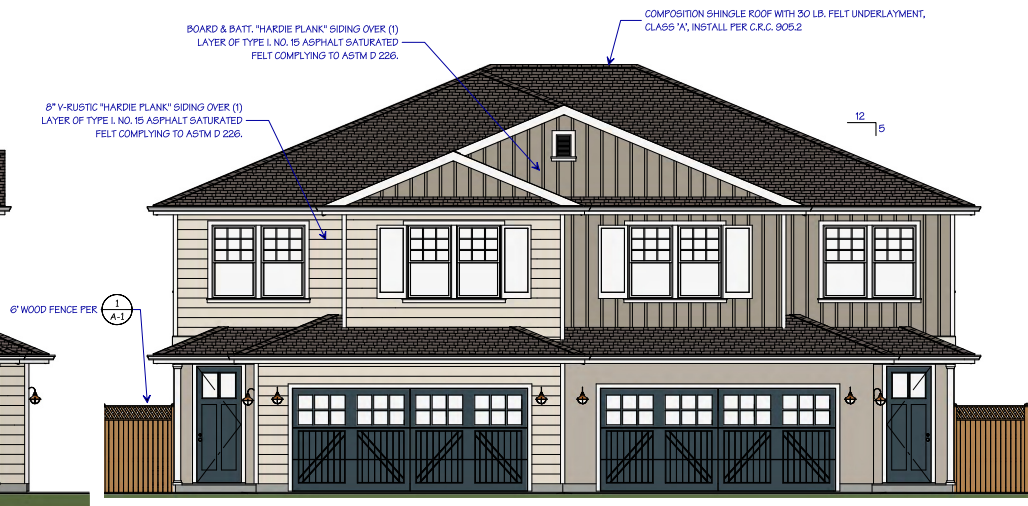
BY

NEW DEVELOPMENT FOR:
JOE GIANCOLA
SPRING AVENUE, MORGAN HILL, CA

DATE 10 - 15 - 21
SCALE 1/4" = 1'-0"
DRAWN RAH
JOB 20-004
SHEET
A-3
of Sheets

HOMETEC
ARCHITECTURE, INC.
555 4th, MERIDIAN AVENUE, SAN JOSE, CA 95126
408.995.5496
hometec@hometec.com

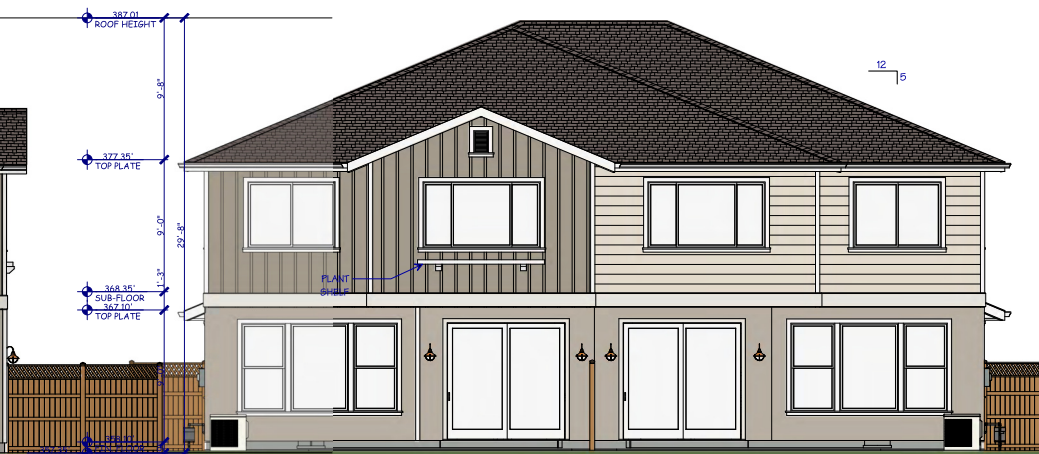
RICHARD A. HARTMAN
AIA
44809-00000000
hometec@hometec.com



FRONT ELEVATION

7/8" (3) COAT STUCCO OVER METAL
— LATH OVER (2) LAYERS GRADE "D"
BUILDING PAPER. (PER C.R.C. 703.6)

STUCCO: SHERWIN/Williams #7044 "AMAZING GRAY"
HORIZONTAL SIDING: SHERWIN/Williams #6147 "PANDA WHITE"
BOARD & BATT. SIDING: SHERWIN/Williams #7045 "INTELLECTUAL GRAY"



REAR ELEVATION

DUET LOTS #3, 4, 9, 10, 22, 23
DUET PLAN 1

[illegible]

WINOV SOURCE									
NUMBER	LABEL	QTY	QZ	QZ	QZ	QZ	QZ	QZ	QZ
001	20405H	2	2	24"60"5H	90"	SINGLE HUNG	REDECOM #A		
002	20505F	4	1	24"60"5F	96"	SINGLE HUNG	ENTRY		
003	20505H	4	2	26"60"5H	90"	SINGLE HUNG	REDECOM #A		YES
004	20505H	4	1	26"60"5H	96"	SINGLE HUNG	LIVING		
005	20605H	2	1	22"60"5H	96"	SINGLE HUNG	REDECOM #A		
006	20605H	2	2	22"60"5H	96"	SINGLE HUNG	RIGHT SLIDING		
007	204615	2	2	26"65"15	90"	TRIP & SLIDING	MASTER ROOM		
008	20405H	2	2	24"60"5H	90"	SINGLE HUNG	REDECOM #2	YES	
009	20405H	2	2	24"60"5H	90"	SINGLE HUNG	HALL		

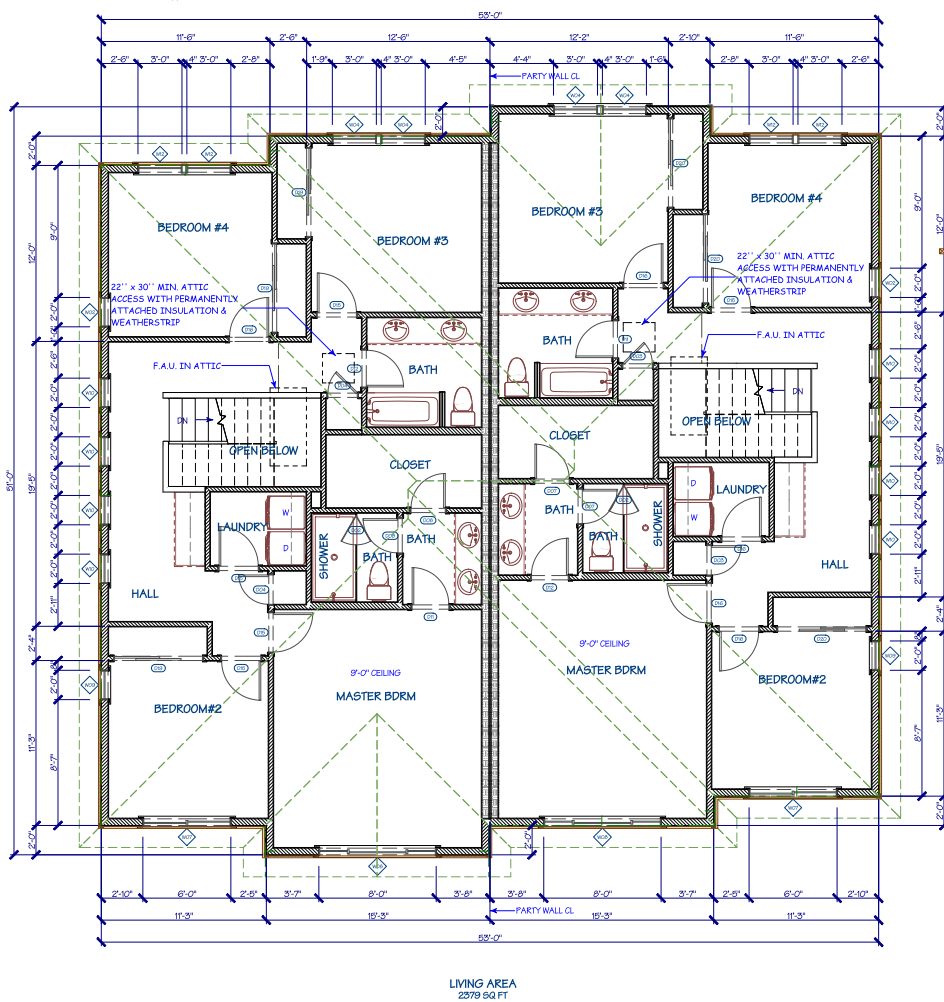


FOR FLOOR PLAN NOTES -
SEE SHEETS A-2 & A-3



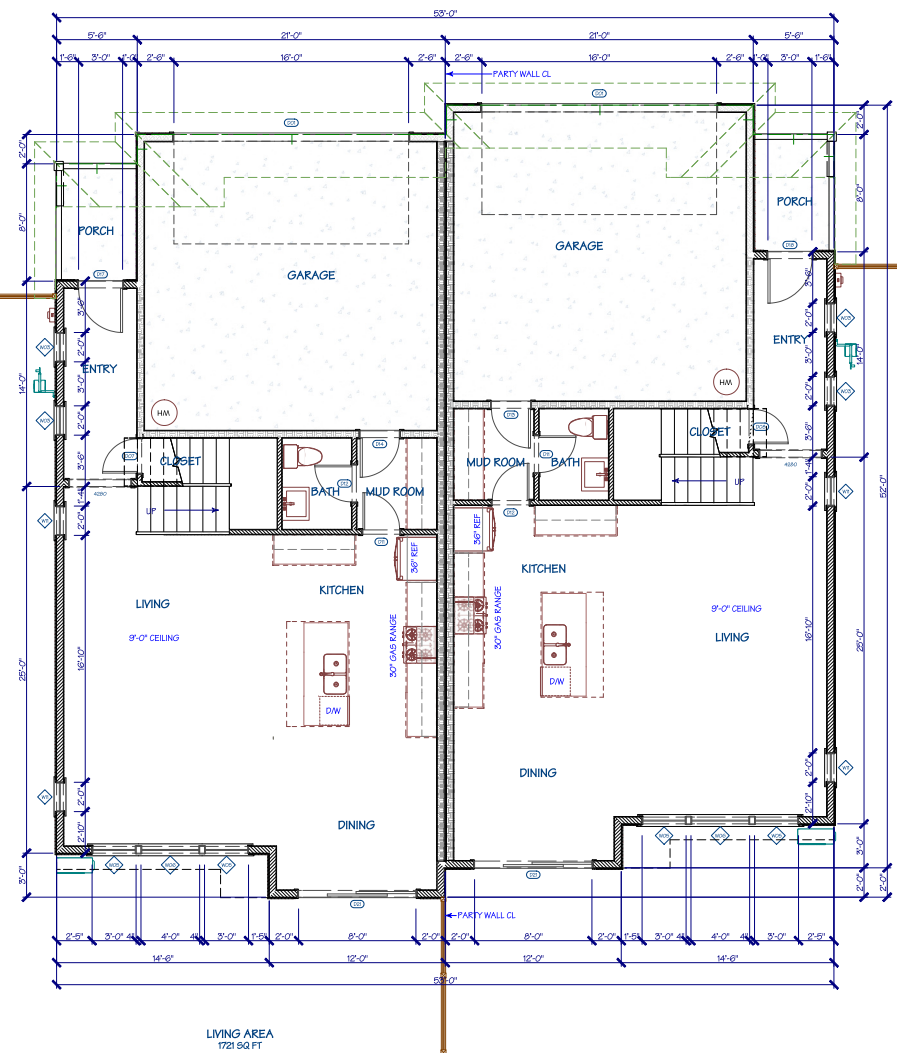
DUET LOTS #5, 6, 11, 12, 17, 18
DUET PLAN 2

MICHIGAN SCHOOLS									
INUMBER	LABEL	QTY	TY	DESCRIPTION	PERIOD	FROM NAME	TEMPERED	EXPLOS	
0001	165648	1	5	1678101	22	UNRECD			
0002	1656581	2	2	1678101	22	UNRECD			
0003	2050501	4	1	1678101	22	UNRECD			
0004	3000504	4	2	1678101	22	UNRECD			
0005	3000501	4	2	1678101	22	UNRECD			
0006	4000501	4	2	1678101	22	UNRECD			
0007	6040501	2	2	1678101	22	UNRECD			
0008	6040501	2	2	1678101	22	UNRECD			
0009	6040501	2	2	1678101	22	UNRECD			
0010	6040501	2	2	1678101	22	UNRECD			
0011	2050501	4	1	1678101	22	UNRECD			
0012	3000504	4	2	1678101	22	UNRECD			
0013	3000501	4	2	1678101	22	UNRECD			
0014	4000501	4	2	1678101	22	UNRECD			
0015	6040501	2	2	1678101	22	UNRECD			
0016	6040501	2	2	1678101	22	UNRECD			
0017	6040501	2	2	1678101	22	UNRECD			
0018	6040501	2	2	1678101	22	UNRECD			
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0041	6040501	2	2	1678101	22	UNRECD			
0042	6040501	2	2	1678101	22	UNRECD			
0043	6040501	2	2	1678101	22	UNRECD			
0044	6040501	2	2	1678101	22	UNRECD			
0045	6040501	2	2	1678101	22</				



SECOND FLOOR PLAN

FOR FLOOR PLAN NOTES -
SEE SHEETS A-2 & A-3



FIRST FLOOR PLAN

LOTS #7, 8, 13, 14, 20, 21
DUET PLAN 3

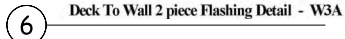
NEW DEVELOPMENT FOR:		HOMETEC ARCHITECTURE, INC. 555 11B, MERIDIAN AVENUE, SAN JOSE, CA 95126 408/994-4446 11b@hometec.com	
Date 10 - 15 - 21 Scale 1/4" = 1' - 0" Drawn RAH Job 20-004 Sheet A-7		JOE GIANCOLA SPRING AVENUE, MORGAN HILL, CA.	



DUET LOTS #5 & #6
DUET PLAN 2



8 Slider Door Threshold Detail (1 of 2) - W2A



LOTS #7, 8, 13, 14, 20, 21
DUET PLAN 3

[illegible]

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE
2. ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD, WHERE APPLICABLE.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD, WHERE APPLICABLE.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT TO THE CONTRACTOR IF ANY DISCREPANCIES ARE FOUND. NOTIFY ARCHITECT IMMEDIATELY.
4. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALLATION SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
5. SLOPE FIRESTOP GASKET: 1/8" SLOPE ON 10" AWAY FROM FIRESTOP GASKET, 1/4" SLOPE ON HARDWARE, & 3/8" MIN TO AN APPROVED FLEAD.
6. PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXHAUST FANS.
7. PROVIDE A SMOOTH, HORN, NONABRASIVE SURFACE OVER FIBER BARS TO A MINIMUM HEIGHT OF 72" ABOVE FINISH FLOOR. PROVIDE A SMOOTH, TUB-SHAPED (NO GREEN BOARD), INSTALL PER MANUFACTURER'S INSTRUCTIONS.
8. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVE A MINIMUM INTERIOR FLOOR AREA OF 1024 SQUARE INCHES. SHALL ALSO BE CAPABLE OF WITHSTANDING A MINIMUM OF 150 PSF. PROVIDE A SMOOTH 2" MIN DOOR.
9. ALL DOOR AND WINDOW DOORS SHALL OPEN OUT WITH A CLEARING OF 22" MIN. IN THE OPEN POSITION.
10. A PERMANENT LABEL SHALL IDENTIFY EACH PANE OF SAFETY GLAZING.
11. PROVIDE EMERGENCY EGRESS FROM EACH PANE OF ROOM OR BATH. PROVIDE OPENINGS OF 24" MIN. HEIGHT, 20" MIN. CLEARANCE, 57.50 FT. MIN. AREA. PROVIDE GLASS TO BOTTOM OF OPENING. PROVIDE OPERABLE AREA FOR WINDOW SILLS AT LESS THAN 24" ABOVE THE FLOOR, THE WINDOW SHALL BE PERMANENTLY OPENED TO BOTTOM OF WINDOW. PER ASTM F950-10.
12. EGRESS WINDOWS WITH MULTIPLE GLAZES SHALL BE INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH.
13. MAIN ENTRY DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY. SPECIAL KNOWLEDGE OR EFFORT.
14. ALL PENETRATIONS INTO UNCONDITIONED SPACE SHALL BE PROTECTED WITH FIRE-RESISTANT, GASKETED, WEATHERSTRIP OR SEALED TO LIMIT INTRUSION OF AIR AND WATER.
15. ALL PENETRATIONS IN TOP PLATES, FILLING SHALL BE CAULKED WITH A RESISTANT, FIRE RATED CAULK WITH AN ASTM E336 OR E844 RATING.
16. PROVIDE LISTED JOINT INTERCONNECTED WITH FIRE-RESISTANT GASKETS. PROVIDE DETECTORS AS SHOWN (CRC 314.3, 314.5).
17. PROVIDE STATE-ATTESTED CERTIFIED MECHANICAL TECHNICIAN TO INSTALL VALVES AT ALL NEW, RELOCATED, AND REPLACED GAS UTILITY METERS.
18. PROVIDE DRAFT STOPS AT CONCEALED SPACES. PROVIDE DRAFT STOP AT ALL EXHAUST FANS. USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE (CRC R302.12).
19. PROVIDE 2X8 WOODEN BACKING IN ALL BATHROOM WALLS AT TOILET, SHOWER AND BATHUB, LOCATED AT 3/4" FROM FINISH WALL. PROVIDE 2X8 WOODEN BACKING FOR THE ADDITION OF GRAB BARS.
20. 3/4" MIN. CLEAR SPACE FOR TOILET (10" EACH WAY), WITH 24" MIN. CLEAR SPACE IN FRONT (TYP. OF ALL TOILETS).
21. A PORTABLE FIRE EXTINGUISHER IS REQUIRED IN THE HOUSE. PROVIDE ONE (1) PORTABLE FIRE EXTINGUISHER.
22. ALL INSULATION PRODUCTS SHALL BE COMPLETELY DRY PRIOR TO INSTALLATION AND ENCLOSURE.
23. SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN FIRE RESISTANT WALLS SHALL BE FIRE BLOCKED AND SEALED (CRC R337.8.4). PENETRATING AIR DUCTS SHALL BE FIRE BLOCKED AND SEALED (CRC R337.8.4). METAL WITH NO OPENINGS IN THE GARAGE.

SLABS SHOULD BE UNDERLAIN BY A MINIMUM OF 4 INCHES OF ANGULAR GRAVEL OR CLEAN CRUSHED ROCK MATERIAL PLACED BETWEEN THE FINISHED SUBGRADE AND THE SLABS TO SERVE AS A CAPILLARY BREAK BETWEEN THE SUBSOIL AND THE SLAB. THE GRAVEL SHOULD NOT HAVE MORE THAN 10% PASSING THE NO. 4 SIEVE PER CBC SECTION 1805.4.1.

INTERIOR AND EXTERIOR SLABS AND DRIVEWAYS SHOULD BE A MINIMUM OF 5 INCHES THICK AND REINFORCED WITH A MINIMUM OF NO. 4 REBAR SPACED 18 INCHES CENTER TO CENTER, EACH WAY. THE REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE SLAB.

A VAPOR RETARDER MEMBRANE SHOULD BE INSTALLED BETWEEN THE PREPARED BUILDING PAD AND THE INTERIOR SLAB TO MINIMIZE MOISTURE CONDENSATION UNDER THE FLOOR COVERINGS AND/OR UPWARD VAPOR TRANSMISSION. THE VAPOR BARRIER MEMBRANE SHOULD BE A MINIMUM 10-MIL EXTRUDED POLYOLEFIN PLASTIC THAT COMPLIES WITH ASTM E1745 CLASS A AND HAVE A PERMEANCE OF LESS THAN 0.01 PERMS PER ASTM E96 TEST E1749. IT IS NOTED THAT POLYETHYLENE GLASS (VITQUEL) DOES NOT MEET THESE SPECIFICATIONS. THE VAPOR BARRIER SHOULD BE ADEQUATELY LAPPED AND TAPED SEAM AT PENETRATIONS AND SEAMS IN ACCORDANCE WITH ASTM E1643 AND THE MANUFACTURER'S SPECIFICATIONS. THE VAPOR RETARDER MUST BE PLACED CONTINUOUSLY ACROSS THE SLAB AREA.

PROVIDE A MIN. 3" CONC. SLAB UNDER THE A/C UNIT FOR ANCHORING (CMC 405.3) AND TAMPER RESISTANT CAPS FOR REFRIGERANT PORT PROTECTION.

COOL ROOF FOR REDUCTION OF HEAT ISLAND EFFECT. ROOF COVERING SHALL MEET OR EXCEED THE VALUES CONTAINED IN TABLE A4.106.5.1(1) FOR LOW-RISE RESIDENTIAL BUILDINGS.

POST-CONSUMER OR PRE-CONSUMER RECYCLED CONTENT VALUE (RCV) MATERIALS ARE TO BE USED ON THE PROJECT. TIER 1: NOT LESS THAN A 10% RECYCLED CONTENT VALUE.

VERIFICATION OF COMPLIANCE WITH CAL-GREEN MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

PRIOR TO OCCUPANCY, PROVIDE A LETTER FROM A CERTIFIED "GREEN-POINT RATER" THAT VERIFIES COMPLIANCE WITH THE CHECKLIST AND THE MINIMUM POINTS WERE ACHIEVED.

PARTICLEBOARD, MDF AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

CARPET AND CARPET INSTALLATION SYSTEMS SHALL BE LOW V.O.C. COMPLIANT.

PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH V.O.C. LIMITS.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONC. MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBSC SEC. 4.406.1

PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT. CGBSC 4.505.3

AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 - 10 IN ACCORDANCE TO CGBSC SEC. 4.410.1 SHALL BE PLACED IN THE BUILDING.

SLABS FOR DRIVEWAYS, AND EXTERIOR FLATWORK SHOULD BE PLACED STRUCTURALLY INDEPENDENT OF THE FOUNDATIONS. A 30-POUND FELT STRIP, EXPANSION JOINT MATERIAL, OR OTHER POSITIVE SEPARATOR SHOULD BE PROVIDED AROUND THE EDGE OF ALL FLOATING SLABS TO PREVENT BONDING TO THE FOUNDATION.

INTERIOR AND EXTERIOR SLABS SHOULD BE PROVIDED WITH CRACK CONTROL SAW CUT JOINTS OR TOOL JOINTS TO ALLOW FOR EXPANSION AND CONTRACTION OF THE CONCRETE. IN GENERAL, CONTRACTION JOINTS SHOULD BE SPACED NO MORE THAN 20 TIMES THE SLAB THICKNESS IN EACH DIRECTION. THE LAYOUT OF THE JOINTS SHOULD BE DETERMINED BY THE PROJECT ARCHITECT.

CEMENT USE IN FOUNDATION MIX DESIGN IS REDUCED, NOT LESS THAN 20% REDUCTION IN CEMENT USE.

DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION.

NOT LESS THAN 20% OF THE TOTAL PARKING, WALKING OR PATIO SURFACES SHALL BE PERMEABLE.

ALL FLOOR SLABS SHALL HAVE A VAPOR RETARDER PER CRC, AND CAPILLARY BREAK PER CGBS 4.505.2.1



LOT #1
SINGLE FAMILY PLAN 1

REVISIONS	BY

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HartmanArch@Gmail.com

HOMETEC
ARCHITECTURE, INC.

JOE GIANCOLA
SPRING AVENUE, MORGAN HILL, CA.

ate 10 - 15 - 21

scale $1/4" = 1'-0"$

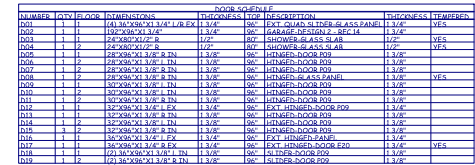
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20-004

A-11

A-11

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE
2. ALL STUD DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD, WHERE APPLICABLE
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.
4. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE POSTED AND MADE ACCESSIBLE TO THE FIELD INSPECTOR AT TIME OF INSPECTION
5. SLOPE FINISH GRADE AT 5% IN FOR 10' AWAY FROM SLOPE FENCE, 2% MIN. SLOPE ON HARDSCAPE, & 2% TO 4% TO DRAINAGE DITCH
6. PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXTERIOR LOWE BIERBS
7. PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER FIBER BOARD TO A MINIMUM HEIGHT OF 72" ABOVE FINISH GRADE. INSTALL A MINIMUM 1" RUB GROWERS (NO GREEN BOARD). INSTALL PER MANUFACTURER'S INSTRUCTIONS.

[illegible]

LOT #1
SINGLE FAMILY PLAN 1

GENERAL NOTES

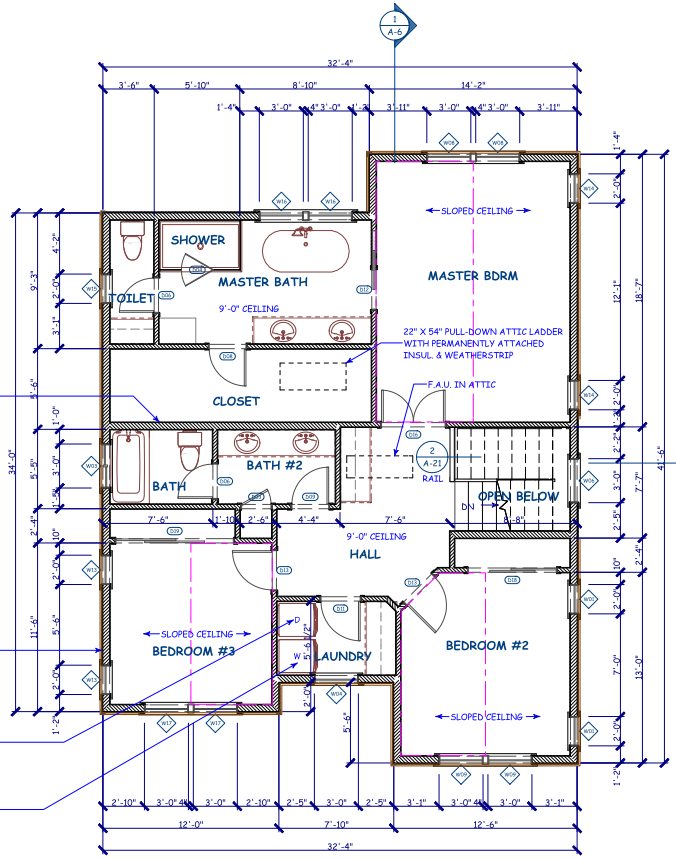
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4. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
5. SLOPE FINISH GRADE AT 5% MIN. FOR 10' AWAY FROM HOUSE. 2% MIN. SLOPE ON HARDSCAPE, & 2% MIN. TO AN APPROVED FACILITY.
6. PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXTERIOR HOSE BIBBS.
7. PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER FIBER BOARD TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET AT SHOWERS & TUBS/SHOWERS (NO GREEN BOARD). INSTALL PER MANUFACTURER'S INSTRUCTIONS.
8. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQUARE INCHES, SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE, AND OUTWARD SWING 22" MIN. DOOR.
9. SHOWER ENCLOSURE DOORS SHALL OPEN OUT WITH A CLEAR OPENING OF 22" MIN. IN THE OPEN POSITION.
10. A PERMANENT LABEL SHALL IDENTIFY EACH PANE OF SAFETY GLAZING.
11. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. WINDOW OPENINGS OF 24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 57 SQ. FT. MIN. AREA, WITH 44" MAXIMUM TO BOTTOM OF THE OPERABLE AREA FOR WINDOW STILLS AT LESS THAN 24" ABOVE THE FLOOR. THE WINDOW SHALL BE EQUIPPED WITH AN "OPENING CONTROL DEVICE" PER ASTM F2090-10.
12. EGRESS WINDOWS WITH MULTIPLE LATCHES SHALL HAVE THEM INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH.
13. MAIN ENTRY DOOR SHALL BE OPERABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
14. ALL PENETRATIONS INTO UNCONDITIONED SPACE (ATTICS, UNDER FLOORS, ETC.) SHALL BE CAULKED, GASKETED, WEATHERSTRIP, OR SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
15. ALL PENETRATIONS IN TOP PLATES, FLOORS, ETC. SHALL BE CAULKED WITH A RESIDENTIAL FIRE RATED CAULK WITH AN ASTM E338 OR E814 RATING.
16. PROVIDE LISTED 110V INTERCONNECTED WITH BATTERY BACKUP SMOKE/CARBON MONOXIDE DETECTORS AS SHOWN (CRC 314.3, 314.5).
17. PROVIDE STATE ARCHITECT CERTIFIED EARTHQUAKE-ACTUATED GAS SHUT OFF VALVES AT ALL NEW, RELOCATED, AND REPLACED GAS UTILITY METERS.
18. PROVIDE DRAFT STOPS AT CONCEALED SPACES OF FLOOR/CEILING ASSEMBLIES WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE (CRC R302.12).
19. PROVIDE 2x8 WOODEN BACKING IN ALL BATHROOM WALLS AT TOILET, SHOWER AND BATHTUB, LOCATED AT 34" FROM FLOOR TO FLOOR FROM THE CENTER OF THE BACKING, SUITABLE FOR THE ADDITION OF GRAB BARS.
20. 30" MIN. CLEAR SPACE FOR TOILET (15" EACH WAY), WITH 24" CLEAR SPACE IN FRONT (TYP. @ ALL TOILETS).
21. A PORTABLE FIRE EXTINGUISHER IS REQUIRED IN THE HOUSE. PROVIDE A MINIMUM 2-A:10BC EXTINGUISHER.
22. ALL INSULATION PRODUCTS SHALL BE COMPLETELY DRY PRIOR TO INSTALLATION AND ENCLOSURE.
23. SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN FIRE RESISTANT WALLS SHALL BE FIRE BLOCKED AND SEALED (CRC R37.8.4). PENETRATING AIR DUCTS SHALL BE CONSTRUCTED OF 26 GA. MIN. SHEET METAL WITH NO OPENINGS IN THE GARAGE.

PROVIDE 2X8 WOODEN BACKING IN ALL BATHROOM WALLS AT TOILET, SHOWER AND BATHTUB, LOCATED AT 34" FROM FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE ADDITION OF GRAB BARS.

2 X 6 STUD WALLS AT EXTERIOR (TYP.)

PROVIDE 4" OUTSIDE VENT FOR DRYER WITH BACKDRAFT PREVENTER WITH NO SCREEN. LENGTH NOT TO EXCEED 14' WITH (2) 90° ELBOWS. EXHAUST TO TERMINATE 3' MIN. CLEAR OF ANY OPENING (CMC 504.4.2)

PROVIDE SHEET METAL PAN UNDER WASHER FOR EMERGENCY OVERFLOW PROTECTION. PROVIDE DRAIN TO DAYLIGHT.



SECOND FLOOR PLAN

WALL TYPES

NEW WALLS
1-HOUR FIRE WALLS, INTERIOR - SEE 10-A-21
1-HOUR FIRE WALLS, EXTERIOR - SEE 11-A-21

DOOR SCHEDULE

NUMBER	QTY	FL	DOOR	DIMENSIONS	TYPE	DESCRIPTION	TEMPER
D01	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D02	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D03	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D04	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D05	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D06	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D07	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D08	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D09	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D10	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D11	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D12	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D13	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D14	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D15	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D16	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D17	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D18	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D19	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR
D20	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR

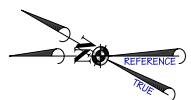
WINDOW SCHEDULE

NUMBER	QTY	FL	DOOR	DIMENSIONS	TYPE	DESCRIPTION	TEMPER	ROOM NAME
W01	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	BEDROOM #2
W02	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	BEDROOM #2
W03	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	BATH
W04	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	LAUNDRY
W05	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	UNDETERMINED
W06	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	OPENING
W07	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	MASTER BDRM
W08	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	BEDROOM #2
W09	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER
W10	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER
W11	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER
W12	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER
W13	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER
W14	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER
W15	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER
W16	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER
W17	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER
W18	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER
W19	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER
W20	1	1	24X36	3'-0" X 6'-0"	1 1/2"	DOOR	DOOR	CLUTTER

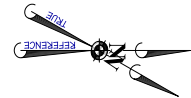
30" MIN. CLEAR SPACE FOR TOILET (15" EACH WAY), WITH 24" CLEAR SPACE IN FRONT (TYP. @ ALL TOILETS)

A PORTABLE FIRE EXTINGUISHER IS REQUIRED IN THE HOUSE. PROVIDE A MINIMUM 2-A:10BC EXTINGUISHER.

ALL INSULATION PRODUCTS SHALL BE COMPLETELY DRY PRIOR TO INSTALLATION AND ENCLOSURE.



LOT #2
SINGLE FAMILY PLAN 2



LOT #15
SINGLE FAMILY PLAN 2

REVISIONS BY

10-A-21
11-A-21

RICHARD A. HARTMAN
AIA
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rhartman@hometec.com

HOMETEC
ARCHITECTURE, INC.
555 4th, MERIDIAN AVENUE, SAN JOSE, CA 95126

NEW DEVELOPMENT FOR:
JOE GIANCOLA
SPRING AVENUE, MORGAN HILL, CA

Date 10 - 15 - 21
Scale 1/4" = 1'-0"
Drawn RAH
Job 20-004
Sheet
A-16
of Sheets



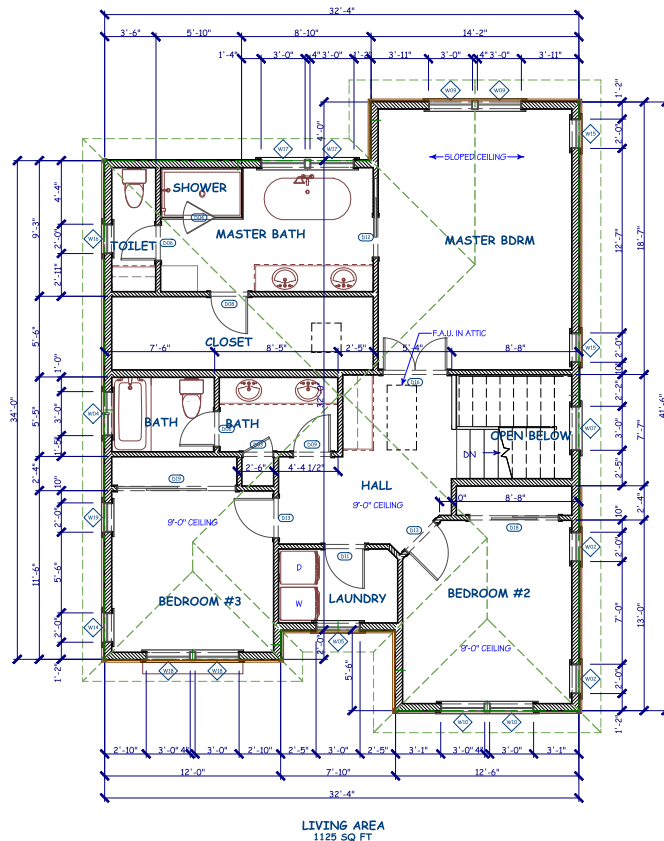
STUCCO: SHERWIN/WILLIAMS #6143 "BASKET BEIGE"
HORIZONTAL SIDING: SHERWIN/WILLIAMS #6126 "NAVAJO WHITE"
BOARD & BATT. SIDING: SHERWIN/WILLIAMS #6127 "IVOIRE"



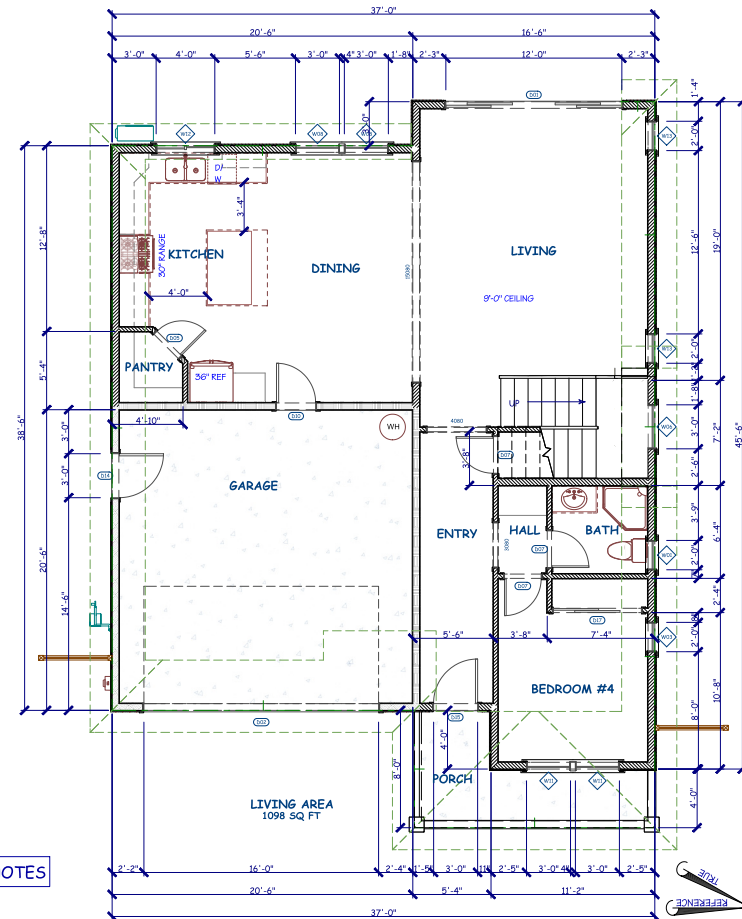
LOTS #2, 15
SINGLE FAMILY PLAN 2

[illegible]

DOOR SCHEDULE						WINDOW SCHEDULE						
NUMBER	PLY	FLOOR	DIMENSIONS	FINISHES	DESCRIPTION	MEMBER	NUMBER	PLY	FLOOR	FINISHES	DESCRIPTION	
D01	1	1	14'-0"X9'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W01	1	1	1	12'-0"X6'-0"	DOOR, EXTERIOR GLASS PART
D02	1	1	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W02	2	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D03	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W03	1	1	1	12'-0"X6'-0"	DOOR, EXTERIOR GLASS PART
D04	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W04	1	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D05	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W05	1	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D06	2	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W06	1	1	1	12'-0"X6'-0"	DOOR, EXTERIOR GLASS PART
D07	2	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W07	1	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D08	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W08	2	1	1	12'-0"X6'-0"	DOOR, EXTERIOR GLASS PART
D09	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W09	2	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D10	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W10	2	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D11	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W11	2	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D12	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W12	2	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D13	2	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W13	1	1	1	12'-0"X6'-0"	DOOR, EXTERIOR GLASS PART
D14	2	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W14	1	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D15	1	1	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W15	2	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D16	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W16	2	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D17	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W17	2	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D18	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W18	2	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART
D19	1	2	12'-0"X6'-0" 1/2" L.S. FX	1-3/8"	DOOR, EXTERIOR GLASS PART	YES	W19	1	2	2	24'-0"X8'-0"	DOOR, EXTERIOR GLASS PART

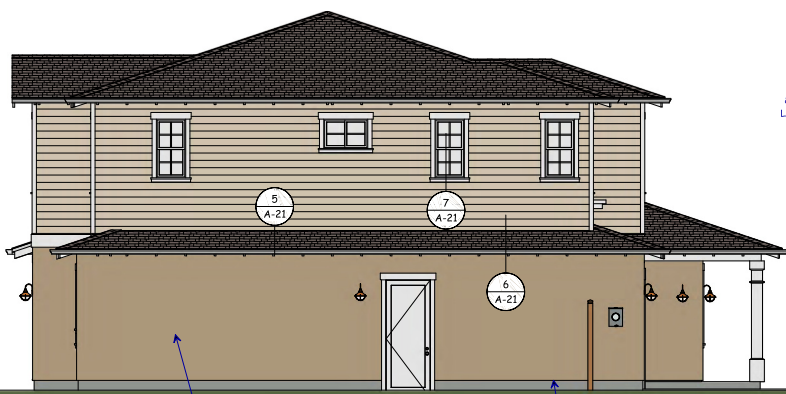


SECOND FLOOR PLAN



FIRST FLOOR PLAN

LOTS #16, 19
SINGLE FAMILY PLAN 3

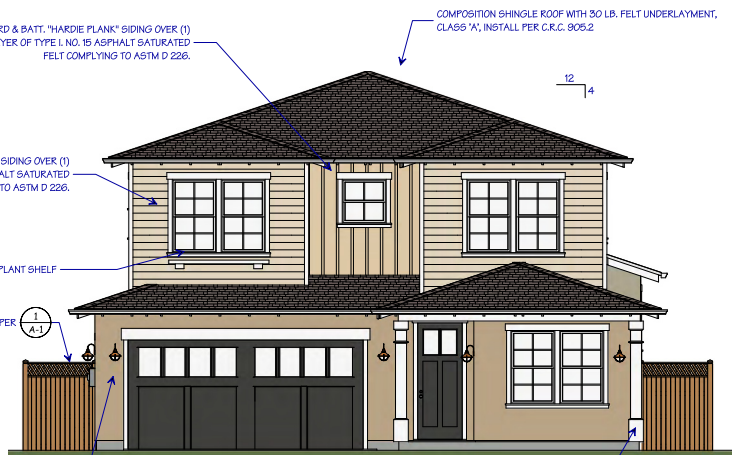


7/8" (3) COAT STUCCO OVER METAL
— LATH OVER (2) LAYERS GRADE "D"
BUILDING PAPER. (PER C.R.C. 703.6)

LEFT SIDE ELEVATION

8
A-21

26 GA. GALV. WEEP SCREED, 4" MIN.
ABOVE GRADE, 2" MIN ABOVE
CONCRETE (TYP.) PER C.R.C. R703.6.2.1

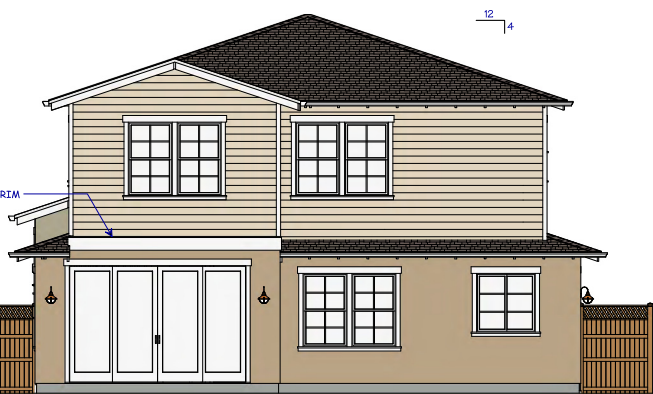


FRONT ELEVATION

STUCCO: SHERWIN/Williams #6164 "VELT SAGE"
HORIZONTAL SIDING: SHERWIN/Williams #6119 "ANTIQUE WHITE"
BOARD & BATT. SIDING: SHERWIN/Williams #6165 "CONNECTED GRAY"



RIGHT SIDE ELEVATION



REAR ELEVATION

LOTS #16, 19
SINGLE FAMILY PLAN 3

[illegible]



AIA
California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y	NA	RESPON. PARTY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g) ROG.

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94710.

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

PRODUCT-WEIGHTED MIR (PW-MIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PW-MIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

Note: PW-MIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

VOC: A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94509(a).

4.505 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

1. Adhesive, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulk that comply with local or regional air pollution control or air quality management district rules where applicable or SCAGQD Rule 116B VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 116B prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and isodurethylene), except for solvent products, as specified in Subsection 2 below.
2. Aseptic adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

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

4.504.2.3 Aseptic Paints and Coatings. Aseptic paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94520(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94520(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94500; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 45.

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

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

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

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

SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAM	50
POROUS MATERIAL (EXCEPT WOOD)	30
WOOD	50
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 116B.

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

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS₍₁₎
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	360
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY GFO COATINGS	350
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	400
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLAC	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

Y	NA	RESPON. PARTY

TABLE 4.504.5 - FORMALDEHYDE LIMITS
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARQUET BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13
1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.	
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).	

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 1330).
3. NSF ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage Gold.

4.504.1.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Plus Program.

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

4.504.2 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 1330), certified as a CHPS (Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database).
2. Products certified under LE GREENGLASS Gold (formerly the GreenGuard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 1330).

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

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2280, European ENR 35 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0225 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, at concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 6, shall also comply with this section.

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

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

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

1. Moisture content shall be determined with either a pin-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 inch (51 mm) to 4 inch (127 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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

4.506 INDOOR AIR QUALITY AND EXHAUST

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

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Unlicensed persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

702.2 SPECIAL INSPECTION [HCD].

When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

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

Notes:

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

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

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

703 VERIFICATIONS

703.1 DOCUMENTATION.

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



REVISIONS BY

DATE

10 - 15 - 21

Scale 1/4" = 1' - 0"

Drawn RAH

Job 20-004

Sheet

A-23

of Sheets

NEW DOCUMENT FOR:

JOE GIANCOLA

SPRING AVENUE, MORGAN HILL, CA

RICHARD A. HARMAN
AIA
440000-0000
RICHARD.A.HARMAN@CALIFORNIAAIA.ORG

MECHANICAL,
ELECTRICAL &
PLUMBING NOTES

MECHANICAL

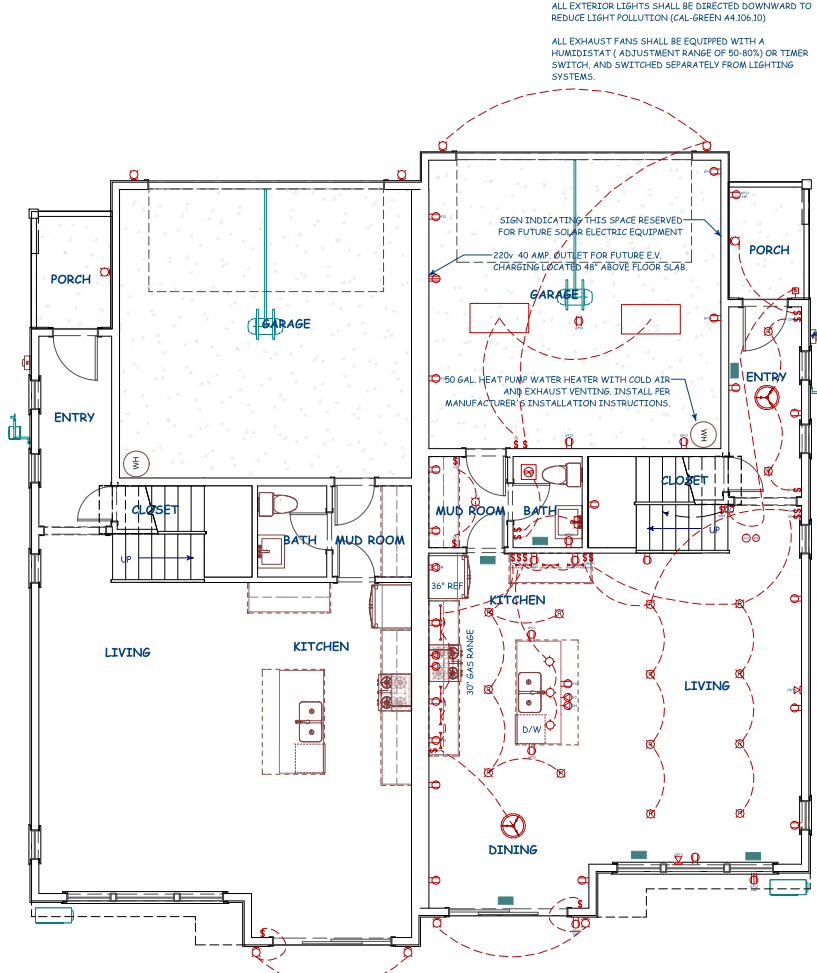
1. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION
2. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E. DRYERS, BATH & UTILITY FANS, ETC.) SHALL BE A MINIMUM OF 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS)
3. ALL AIR DUCTS PENETRATING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA. ALUMINUM
4. ALL EXHAUST FANS SHALL BE "ENERGY STAR", HAVE BACKDRAFT DAMPERS, AND SEPARATELY SWITCHED WITH TIMER OR HUMIDISTAT (50% TO 90% ADJUSTABLE) SWITCHES AND CAPABLE OF 5 AIR CHANGES PER HOUR (MIN. 50 CFM) AT BATHS, TOILETS, AND LAUNDRY. MAX. 2 SONE.
5. DRYER EXHAUST VENTS SHALL BE 4" MIN. AND PER MANUFACTURER REQUIREMENTS OR MAX. 14" IN LENGTH, TERMINATING 3' CLEAR OF ANY OPENING
6. JOINTS AND SEAMS OF DUCT SYSTEMS SHALL BE SEALED WITH UL 181 LISTED DUCT TAPE, AND INSULATED WITH R-6 MIN.
7. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE A MERV-13 FILTER OR BETTER.

ELECTRICAL

1. KITCHEN SHALL HAVE SEPARATE CIRCUITS FOR DISPOSAL, DISHWASHER, & TWO (2) 20 AMP CIRCUITS LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.
2. ELECTRIC DRYERS AND COOK TOPS SHALL HAVE A DEDICATED 30 AMP CIRCUIT. PROVIDE WIRES WITH INSULATED NEUTRAL.
3. LAUNDRY ROOM AND BATHROOM COUNTERTOP OUTLETS SHALL BE EACH SUPPLIED WITH A DEDICATED 20 AMP CIRCUIT
4. ALL ELECTRIC SWITCHES SHALL BE OF THE SCREW TYPE GROUND.
5. ALL BRANCH CIRCUITS IN ALL ROOMS OTHER THAN BATHS SHALL BE PROTECTED BY COMBINATION ARC-FAULT CIRCUIT INTERRUPTERS INSTALLED IN A READILY ACCESSIBLE LOCATION (C.E.C. 210.12(B)).
6. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR EACH FAN MOTOR (F.A.U., EXHAUST, ECT.)
7. PROVIDE A SEPARATE CIRCUIT FOR GARAGE OUTLETS.
8. ALL 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED "FAMPER-RESISTANT" RECEPTACLES (C.E.C. 406.12)
9. FOR ANY LED LIGHTS TO QUALIFY AS HIGH EFFICACY LIGHTING, THEY MUST BE CERTIFIED BY THE ENERGY COMMISSION AND LISTED ON THEIR DATABASE AT <http://www.energy.ca.gov/>. PROVIDE TO THE FIELD INSPECTOR EVIDENCE OF CERTIFICATION FOR ALL HIGH EFFICACY LED LIGHTS AS SELECTED BY THE OWNER.
10. LIGHT FIXTURES LOCATED OVER OR WITHIN 3' OF TUBS OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"
11. RECESSED LUMINAIRES IN INSULATED CEILINGS SHALL BE AT A L.C. MATED, ELECTRONIC BALLAST AND CALLED AIR-TIGHT
12. 1-24 INSTALLATION CERTIFICATE (OF 24 LYS 01-E) SHALL BE SUBMITTED TO THE FIELD INSPECTOR AT TIME OF FINAL INSPECTION.
13. ALL KITCHEN OUTLETS SHALL BE GFCI/AFCI COMBINATION PROTECTED.
14. ALL EXTERIOR LIGHTS SHALL BE DIRECTED DOWNWARD AND SHIELDED FROM NEIGHBOR'S VIEW TO REDUCE LIGHT POLLUTION (CAL-GREEN #4.106.10)
15. ALL EXHAUST FANS SHALL BE EQUIPPED WITH A HUMIDISTAT (ADJUSTMENT RANGE OF 50-80%) OR TIMER SWITCH, AND SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

PLUMBING

1. PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXTERIOR HOSE BIBBS
2. EXTERIOR PLUMBING CLEANOUTS SHALL BE PROVIDED 24" FROM BUILDING, WITH CRAWL SPACE CLEANOUTS WITHIN 5' OF THE UNDER FLOOR ACCESS, OR EXTENDED TO THE EXTERIOR (CFC 707.9, 739)
3. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCE ANTI-SCALD VALVES TO 120" MAX. PER CFC 408.3
4. ALL PLASTIC PIPE AND FITTINGS SHALL MEET THE NATIONAL SANITATION FOUNDATION' AND STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CFC (608C-4.303.2)
5. ALL PIPE, TUBE, SOLVENT, CEMENT, THREAD SEALANT, SOLDER AND/OR FLUX AND FITTINGS FOR POTABLE WATER SYSTEMS SHALL MEET THE 'NATIONAL SANITATION FOUNDATION' STANDARDS AND OF THE 2019 CFC 604.1
6. ALL GAS LINE PRESSURE TESTING SHALL BE AT 10 PSI FOR 15 MINUTES AND WELDED PIPING 15 60 PSI FOR 30 MINUTES. CFC 1213.3
7. A GAS PIPING LAYOUT PLAN SHALL BE PROVIDED TO THE FIELD INSPECTOR OR BY THE CONTRACTOR AT TIME OF INSPECTION.
8. PROVIDE STATE ARCHITECT CERTIFIED EARTHQUAKE-ACTUATED GAS SHUT OFF VALVES AT ALL NEW, RELOCATED, AND REPAIRED GAS UTILITY METERS.
9. PROVIDE 4" MIN. SEWER DRAIN PIPES FOR ALL TOILET FIXTURES.
10. PROVIDE WATER HAMMER PROTECTION AT THE DISHWASHER AND WASHING MACHINE.
11. ALL PLUMBING FIXTURES & FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CFC



SIMILAR FOR ALL DUET UNITS

LIVING AREA
1721 SQ FT

BUILDER MUST PROVIDE OWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES. (T24, PART 1, SEC. 10-103(b))

ALL INTERIOR & ATTACHED EXTERIOR LIGHTS SHALL BE HIGH EFFICACY FIXTURES WITH MANUFACTURERS LABEL. INCANDESCENT FIXTURES SHALL NOT BE USED. (CFC TABLE 150.0-A)

SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JAB (JOINT APPENDIX B) COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES MUST BE MARKED "JAB-2019" OR "JAB-2019-E". CEC150.0(K)(6)

ALL JAB COMPLIANT LIGHT SOURCES SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPT HALLWAYS AND CLOSETS LESS THAN 70 S.F.) CEC150.0(K)(2)(K)

INSTALL ELEC CONDUIT FROM ATTIC TO FUTURE SOLAR EQUIPMENT LOCATION

NEW 200 AMP ELEC PANEL WITH UFER GROUND

PROVIDE SEISMIC STRAP (TOP & BOTTOM) AND TEMPERATURE/PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE @ 24" TO 6" ABOVE GROUND.

GAS METER

ALL NEW LIGHTING FIXTURES SHALL BE HIGH EFFICACY FLUORESCENT OR LED.

ALL EXTERIOR MOUNTED LIGHTS SHALL BE HIGH EFFICACY, SWITCHED, AND WITH MOTION SENSOR/PHOTOCONTROL, OR TIMER/PHOTOCONTROL.

PROVIDE AN ELECTRICAL BOND BETWEEN THE HOT, COLD AND GAS LINES AT THE WATER HEATER

ALL GROUNDING ELECTRODES SHALL BE BONDED TOGETHER TO FORM A GROUNDING ELECTRODE SYSTEM

GARAGE DOOR OPENER SHALL BE LISTED IN ACCORDANCE WITH UL425 (CFC R309.4) AND WITH A BACK-UP BATTERY (SB 969).

GARAGE, BATHROOMS, UTILITY ROOMS & LAUNDRY ROOMS SHALL HAVE MAIN LIGHTING CONTROLLED BY A VACANCY SENSOR (CFC 150.0(K)(2)(3))

PROVIDE 250 S.F. MIN. ROOF AREA FOR PHOTOVOLTAIC SYSTEM. INSTALL ALL ELECTRICAL CONDUIT FROM THE ATTIC TO THE GARAGE.

ALL KITCHEN AND BATH OUTLETS SHALL BE GFCI PROTECTED.

HABITABLE ROOMS SHALL HAVE ELECTRICAL OUTLETS LOCATED 12" O.C. MAX. WITHIN 6' OF WALL ENDS, AND IN ANY WALL 2' OR MORE LONG. (CFC 210.52)

VENTING FOR ISLAND FIXTURES (STINKS) SHALL BE DESIGNED PER SECTION 909 OF CFC.

ALL PLUMBING FIXTURES & FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CFC

NO GAS OR PRESSURE WATER PIPES IN CONCRETE SLAB FLOORS. ALL DRAIN PIPES IN CONCRETE SHALL BE PLACED IN SLEEVES WITH SEALANT AT FLOOR PENETRATIONS.

PROVIDE 4" MIN. SEWER DRAIN PIPES FOR ALL TOILET FIXTURES.

PROVIDE WATER HAMMER PROTECTION AT THE DISHWASHER AND WASHING MACHINE.

ALL HOT WATER SUPPLY PIPING 3/4" AND GREATER SHALL BE INSULATED PER CEC 150.0(J)(2)(H)

ALL NEW HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED. CEC 150.0 (J) 2.H

ELECTRICAL SYMBOLS

- DUPLEX ARCH-FAULT OUTLET
- DUPLEX GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- WEATHERPROOF DUPLEX GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- CLOTHES WASHER OUTLET (GFCI)
- DISH WASHER OUTLET (GFCI)
- GARBAGE DISPOSAL OUTLET (GFCI)
- HOOD OUTLET (GFCI)
- REFRIGERATOR OUTLET (GFCI)
- 220 VOLT OUTLET
- WEATHER PROTECTED 220 V OUTLET
- 220 V CLOTHES DRYER OUTLET
- 220 V ELECTRIC RANGE OUTLET
- 220 V ELECTRIC OVEN OUTLET
- SINGLE POLE WALL SWITCH
- DIMMER WALL SWITCH
- VACANCY SENSOR WALL SWITCH
- TIMER / HUMIDISTAT WALL SWITCH
- GARBAGE DISPOSAL WALL SWITCH
- WEATHER PROTECTED WALL SWITCH
- DOOR BELL BUTTON
- DOOR CHIME
- WALL THERMOSTAT
- CATS / T.V. CABLE
- WALL MOUNT LIGHT FIXTURE
- CEILING SURFACE MOUNT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- TUBE LIGHT FIXTURE
- TRACK LIGHT FIXTURE
- UNDER CABINET LIGHT FIXTURE
- ENERGY STAR EXHAUST FAN
- CEILING FAN
- CO DETECTOR, HARD WIRED, INTER-CONNECTED, BATTERY BACK-UP
- SMOKE DETECTOR, HARD WIRED, INTER-CONNECTED, BATTERY BACK-UP
- FLOOR / CEILING SUPPLY REGISTER

DUET PLANS

FIRST FLOOR ELECTRICAL PLAN



REVISIONS	BY

HOMETEC
ARCHITECTURE, INC.

RICHARD A. HARTMAN
AIA
44895-0008
08/20/2024
Hartman@hometec.com

555 4th, MERRIDIAN AVENUE, SAN JOSE, CA 95126

NEW DEVELOPMENT FOR:

JOE GIANCOLA
SPRING AVENUE, MORGAN HILL, CA

Date	10 - 15 - 21
Scale	1/4" = 1'-0"
Drawn	RAH
Job	20-004
Sheet	MEP-1
of	Sheets

☐ This exhaust fan is intended to operate continuously to ensure indoor air quality.



Professional Engineer Seal for Richard A. Hartman, State of California, License No. C-18564, Exp. 7/31/21.

DUET PLANS

[illegible]

MECHANICAL,
ELECTRICAL &
PLUMBING NOTES

MECHANICAL

1. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION
2. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E. DRIVERS, BATH & UTILITY FANS, ETC.) SHALL BE A MINIMUM OF 1 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS)
3. ALL AIR DUCTS PENETRATING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 25 GA. MINIMUM
4. ALL EXHAUST FANS SHALL BE "ENERGY STAR", HAVE BACKDRAFT DAMPERS, AND SEPARATELY SWITCHED WITH TIMER OR HUMIDISTAT (50% TO 80% ADJUSTABLE) SWITCHES AND CABLE OF 5 AIR CHANGES PER HOUR (MIN. 50 CFM) AT BATHS, TOILETS, AND LAUNDRY, MAX. 2 SONE.
5. DRIVER EXHAUST VENTS SHALL BE 4" MIN. AND PER MANUFACTURER REQUIREMENTS OR MAX. 14" IN LENGTH, TERMINATING 3' CLEAR OF ANY OPENING
6. JOINTS AND SEAMS OF DUCT SYSTEMS SHALL BE SEALED WITH UL 181 LISTED DUCT TAPE, AND INSULATED WITH R-6 MIN.
7. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE A MERV-13 FILTER OR BETTER.

ELECTRICAL

1. KITCHEN SHALL HAVE SEPARATE CIRCUITS FOR DISPOSAL, DISHWASHER, & TWO (2) 20 AMP. CIRCUITS LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.
2. ELECTRIC DRYERS AND COOK TOPS SHALL HAVE A DEDICATED 30 AMP CIRCUIT, PROVIDE WIRES WITH INSULATED NEUTRAL.
3. LAUNDRY ROOM AND BATHROOM COUNTERTOP OUTLETS SHALL BE EACH SUPPLIED WITH A DEDICATED 20 AMP CIRCUIT
4. ALL ELECTRIC SWITCHES SHALL BE OF THE SCREW TYPE GROUND.
5. ALL BRANCH CIRCUITS IN ALL ROOMS OTHER THAN BATHS SHALL BE PROTECTED BY COMBINATION ARC-Fault CIRCUIT INTERRUPTERS INSTALLED IN A READILY ACCESSIBLE LOCATION (C.E.C. 210.12(B)).
6. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR EACH FAN MOTOR (F.A.U., EXHAUST, ETC.)
7. PROVIDE A SEPARATE CIRCUIT FOR GARAGE OUTLETS.
8. ALL 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (C.E.C. 406.12)
9. FOR ANY L.E.D. LIGHTS TO QUALIFY AS HIGH EFFICACY LIGHTING, THEY MUST BE CERTIFIED BY THE ENERGY COMMISSION AND LISTED ON THEIR DATABASE AT <http://www.applicases.energy.ca.gov/>. PROVIDE TO THE FIELD INSPECTOR EVIDENCE OF CERTIFICATION FOR ALL HIGH EFFICACY L.E.D. LIGHTS AS SELECTED BY THE OWNER.
10. LIGHT FIXTURES LOCATED OVER OR WITHIN 3' OF TUBS OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"
11. RECESSED LUMINAIRES IN INSULATED CEILINGS SHALL BE A.T. & T.C. RATED, ELECTRONIC BALLAST AND CALKED AIR TIGHT
12. T-24 INSTALLATION CERTIFICATE (CF-28-LTG-01-E) SHALL BE SUBMITTED TO THE FIELD INSPECTOR AT TIME OF FINAL INSPECTION.
13. ALL KITCHEN OUTLETS SHALL BE GFCI/AFCI COMBINATION PROTECTED.
14. ALL EXTERIOR LIGHTS SHALL BE DIRECTED DOWNWARD AND SHIELDED FROM NEIGHBOR'S VIEW TO REDUCE LIGHT POLLUTION (CAL-GREEN A4.106.10)
15. ALL EXHAUST FANS SHALL BE EQUIPPED WITH A HUMIDISTAT (ADJUSTMENT RANGE OF 50-80%) OR TIMER SWITCH, AND SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

PLUMBING

1. PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXTERIOR HOSE BIBBS
2. EXTERIOR PLUMBING CLEANOUTS SHALL BE PROVIDED - 24" FROM BUILDING, WITH GRAB SPACE CLEANOUTS WITHIN 5' OF THE UNDER FLOOR ACCESS, OR EXTENDED TO THE EXTERIOR (CFC 707.9, 719)
3. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE-BALANCE ANTI-SCALD VALVES TO 120F MAX. PER CFC 406.3
4. ALL PLASTIC PIPE AND FITTINGS SHALL MEET THE "NATIONAL SANITATION FOUNDATION" AND STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CPC (C685C 4.303.2)
5. ALL PIPE, TUBE, SOLVENT, CEMENT, THREAD SEALANT, SOLDER AND/OR FLUX AND FITTINGS FOR POTABLE WATER SYSTEMS SHALL MEET THE "NATIONAL SANITATION FOUNDATION" STANDARDS AND OF THE 2019 CPC 604.1
6. ALL GAS LINE PRESSURE TESTING SHALL BE AT 150 PSI FOR 15 MINUTES, AND WELDED PIPING IS 60 PSI FOR 30 MINUTES. (CFC 613.3)
7. A GAS PIPING LAYOUT PLAN SHALL BE PROVIDED TO THE FIELD INSPECTOR BY THE CONTRACTOR AT TIME OF INSPECTION.
8. PROVIDE STATE ARCHITECT CERTIFIED EARTHQUAKE-ACTUATED GAS SHUT OFF VALVES AT ALL NEW, RELOCATED, AND REPLACED GAS UTILITY METERS.
9. PROVIDE 4" MIN. SEWER DRAIN PIPES FOR ALL TOILET FIXTURES.
10. PROVIDE WATER HAMMER PROTECTION AT THE DISHWASHER AND WASHING MACHINE.
11. ALL PLUMBING FIXTURES & FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CPC

BUILDER MUST PROVIDE OWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES. (T24, PART 1, SEC. 10-103(b))

ALL INTERIOR & ATTACHED EXTERIOR LIGHTS SHALL BE HIGH EFFICACY FIXTURES WITH MANUFACTURERS LABEL. INCANDESCENT FIXTURES SHALL NOT BE USED. (C.E.C. TABLE 150.0-A)

SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JAB (JOINT APPENDIX 6) COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES MUST BE MARKED "JAB-2016" OR "JAB-2016-E". CEC150.0(K)(6)

ALL JAB COMPLIANT LIGHT SOURCES SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPT HALLWAYS AND CLOSETS LESS THAN 70 S.F.) CEC150.0(K)(2)(K)

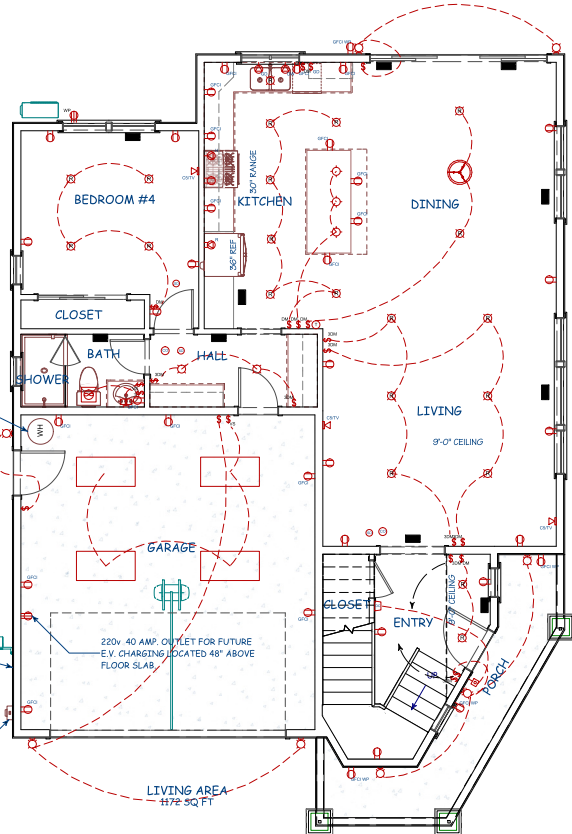
50 GAL. HEAT PUMP WATER HEATER WITH COLD AIR AND EXHAUST VENTING. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PROVIDE SEISMIC STRAP, (TOP & BOTTOM) AND TEMPERATURE/ PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE @ 24" TO 4" ABOVE GROUND. FIRST HOUR RATING TO BE 80 GALLONS

INSTALL ELEC. CONDUIT FROM ATTIC TO FUTURE SOLAR EQUIPMENT LOCATION

SIGN INDICATING THIS SPACE RESERVED FOR FUTURE SOLAR ELECTRIC EQUIPMENT

NEW 200 AMP ELEC. PANEL WITH UFER GROUND



FIRST FLOOR ELECTRICAL PLAN



THE MAXIMUM ALLOWED REDUCED FLOW RATES FOR PLUMBING FIXTURES REQUIRED TO COMPLY WITH 2019 CAL-GREEN ARE AS FOLLOWS:
1.28 GALLONS PER FLUSH FOR TOILETS
5.6 GALLONS PER FLUSH FOR URINALS
1.8 GPM FOR SHOWERHEADS
1.2 GPM FOR ANY LAV. FAUCETS
1.8 GPM FOR KITCHEN FAUCET
AN AUTOMATIC IRRIGATION CONTROL

VENTING FOR ISLAND FIXTURES (SINKS) SHALL BE DESIGNED PER SECTION 909 OF CPC.

ALL PLUMBING FIXTURES & FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CPC

NO GAS OR PRESSURE WATER PIPES IN CONCRETE SLAB FLOORS. ALL DRAIN PIPES IN CONCRETE SHALL BE PLACED IN SLEEVES WITH SEALANT AT FLOOR PENETRATIONS.

PROVIDE 4" MIN. SEWER DRAIN PIPES FOR ALL TOILET FIXTURES.

PROVIDE WATER HAMMER PROTECTION AT THE DISHWASHER AND WASHING MACHINE.

ALL HOT WATER SUPPLY PIPING 3/4" AND GREATER SHALL BE INSULATED PER CEC 150.0(J)(2)(H)

ALL NEW HOT WATER SUPPLY PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES SHALL BE INSULATED. CEC 150.0(J) 2(H)

ALL EXTERIOR LIGHTS SHALL BE DIRECTED DOWNWARD TO REDUCE LIGHT POLLUTION (CAL-GREEN A4.106.10)

ALL EXHAUST FANS SHALL BE EQUIPPED WITH A HUMIDISTAT (ADJUSTMENT RANGE OF 50-80%) OR TIMER SWITCH, AND SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

PROVIDE 250 S.F. MIN. ROOF AREA FOR PHOTOVOLTAIC SYSTEM. INSTALL ELECTRICAL CONDUIT FROM THE ATTIC TO THE GARAGE.

ALL KITCHEN AND BATH OUTLETS SHALL BE GFCI PROTECTED.

HABITABLE ROOMS SHALL HAVE ELECTRICAL OUTLETS LOCATED 12" O.C. MAX. WITHIN 6" OF WALL ENDS, AND IN ANY WALL 2' OR MORE LONG. (CEC 210.52)

ALL NEW LIGHTING FIXTURES SHALL BE HIGH EFFICACY FLUORESCENT OR L.E.D.

ALL EXTERIOR MOUNTED LIGHTS SHALL BE HIGH EFFICACY, SWITCHED, AND WITH MOTION SENSOR-PHOTOCONTROL, OR TIMER-PHOTOCONTROL.

PROVIDE AN ELECTRICAL BOND BETWEEN THE HOT, COLD AND GAS LINES AT THE WATER HEATER

ALL GROUNDING ELECTRODES SHALL BE BONDED TOGETHER TO FORM A GROUNDING ELECTRODE SYSTEM

GARAGE DOOR OPENER SHALL BE LISTED IN ACCORDANCE WITH UL425 (CFC R309.4)

GARAGE, BATHROOMS, UTILITY ROOMS & LAUNDRY ROOMS SHALL HAVE MAIN LIGHTING CONTROLLED BY A VACANCY SENSOR (CEC 150.0(K)(2)(J))

ELECTRICAL SYMBOLS

- DUPLEX ARCH FAULT OUTLET
- DUPLEX GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- WEATHERPROOF DUPLEX GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- CLOTHES WASHER OUTLET (GFCI)
- DISH WASHER OUTLET (GFCI)
- GARBAGE DISPOSAL OUTLET (GFCI)
- HOOD OUTLET (GFCI)
- REFRIGERATOR OUTLET (GFCI)
- 220 VOLT OUTLET
- WEATHER PROTECTED 220 V OUTLET
- 220 V CLOTHES DRYER OUTLET
- 220 V ELECTRIC RANGE OUTLET
- 220 V ELECTRIC OVEN OUTLET
- SINGLE POLE WALL SWITCH
- DIMMER WALL SWITCH
- VACANCY SENSOR WALL SWITCH
- TIMER / HUMIDISTAT WALL SWITCH
- GARBAGE DISPOSAL WALL SWITCH
- WEATHER PROTECTED WALL SWITCH
- DOOR BELL BUTTON
- DOOR CHIME
- WALL THERMOSTAT
- CATS / T.V. CABLE
- WALL MOUNT LIGHT FIXTURE
- CEILING SURFACE MOUNT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- TUBE LIGHT FIXTURE
- TRACK LIGHT FIXTURE
- UNDER CABINET LIGHT FIXTURE
- ENERGY STAR EXHAUST FAN
- CEILING FAN
- CO DETECTOR, HARD WIRED, INTER-CONNECTED, BATTERY BACK-UP
- SMOKE DETECTOR, HARD WIRED, INTER-CONNECTED, BATTERY BACK-UP
- FLOOR / CEILING SUPPLY REGISTER

LOT #1
SINGLE FAMILY PLAN 1

REVISIONS	BY

NEW DEVELOPMENT FOR:
JOE GIANCOLA
SPRING AVENUE, MORGAN HILL, CA

HOMETEC
ARCHITECTURE, INC.
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408-955-5000
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RICHARD A. HARTMAN
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Scale: 1/4" = 1' - 0"
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9. PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXTERIOR HOSE BIBBS
10. EXTERIOR PLUMBING CLEANOUTS SHALL BE PROVIDED TO THE FRONT OF THE BUILDING, SPACED AT LEAST 10 FEET WITHIN 5' OF THE UNDER FLOOR ACCESS, OR EXTENDED TO THE EXTERIOR TO THE STREET CURB
11. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE-BALANCED ANTI-SCALD VALVES
12. ALL PLASTIC PIPE AND FITTINGS SHALL MEET THE "NATIONAL SANITATION FOUNDATION" AND STANDARDS PERFORMANCE SPECIFICATION (NSF) (NSF 608 & 603.2)
13. ALL PPE TUBE SOLVENT CEMENT "THREAD SEALANT" SOLDER AND/OR GLUE AND FITTINGS FOR POTABLE WATER SHALL MEET THE "NATIONAL SANITATION FOUNDATION" STANDARDS AND OF THE 2019 CPVC 401
14. ALL GAS LINE PRESSURE TESTING SHALL BE AT PS1 (150 PSI) WITH 1/2" MINIMUM SCHEDULE PIPING 150 PSI FOR 30 MINUTES CPVC 1213.3
15. A GAS FIPING INSPECTION PLAN SHALL BE PROVIDED TO THE INSPECTOR BY THE CONTRACTOR AT TIME OF INSPECTION
16. PROVIDE STATE ARCHITECT CERTIFIED EARTHQUAKE RESISTANT GASEL DETECTED GAS SHUT-OFF VALVE, RELOCATED, AND REPLACED GAS UTILITY METERS
17. PROVIDE 4" MIN. DRAIN PIPING FOR ALL TOILET FIXTURES.
18. PROVIDE WATER HAMMER PROTECTION AT THE DISHWASHER AND WASHING MACHINE
19. ALL PLUMBING FIXTURES & FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CPC

SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.



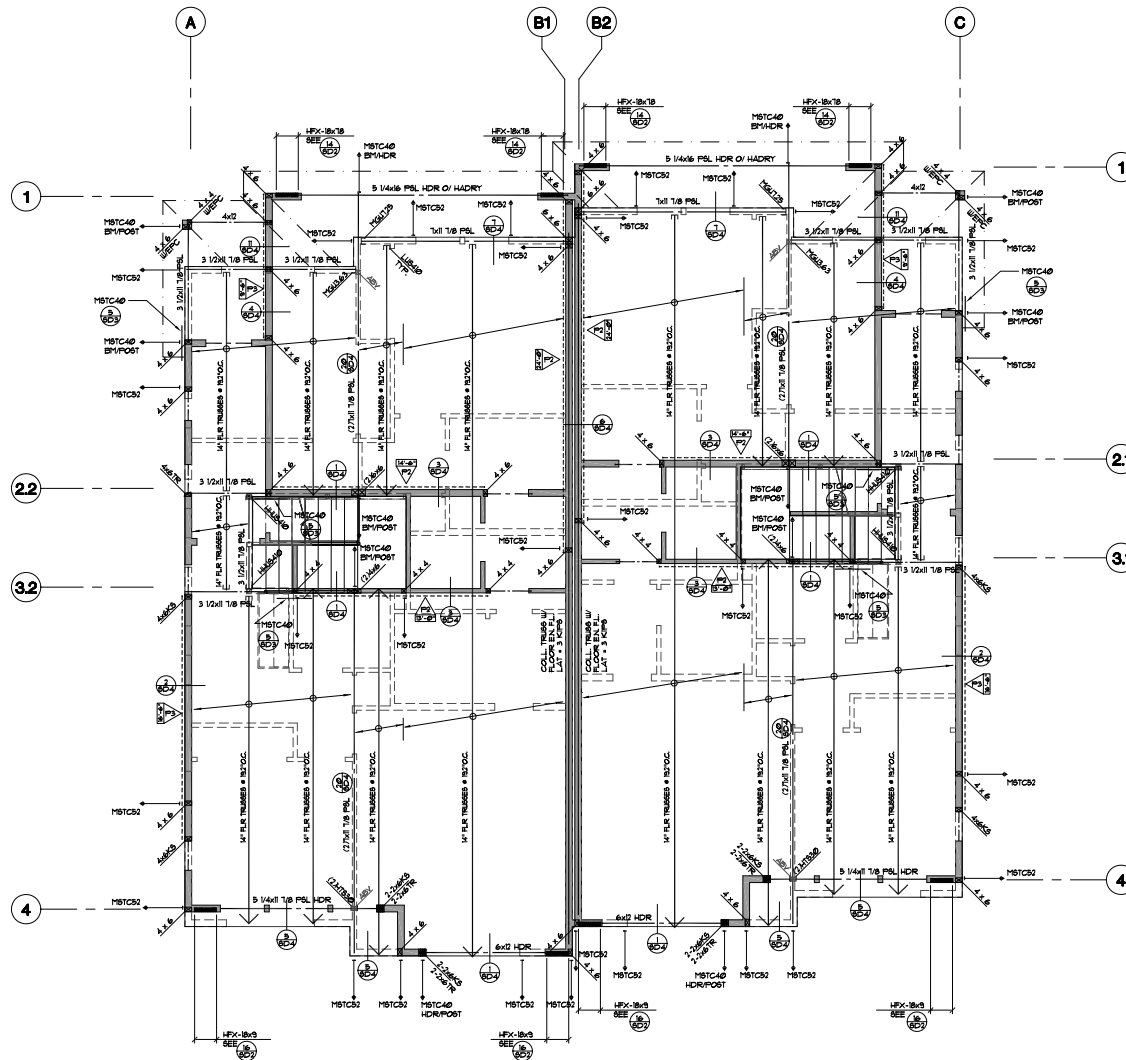
FOR INDOOR AIR VENTILATION FAN, PROVIDE A
— SWITCH LABEL THAT READS "FAN TO BE LEFT ON
FOR INDOOR AIR QUALITY"

[illegible]

NEW DEVELOPMENT FOR:
JOE GIANCOLA
SPRING AVENUE, MORGAN

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SINGLE FAMILY PLAN 2 & 3



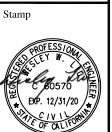
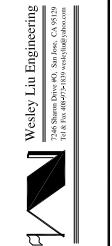
SECOND FLOOR FRAMING PLAN - DUEL 1

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

SECOND FLOOR FRAMING NOTES:

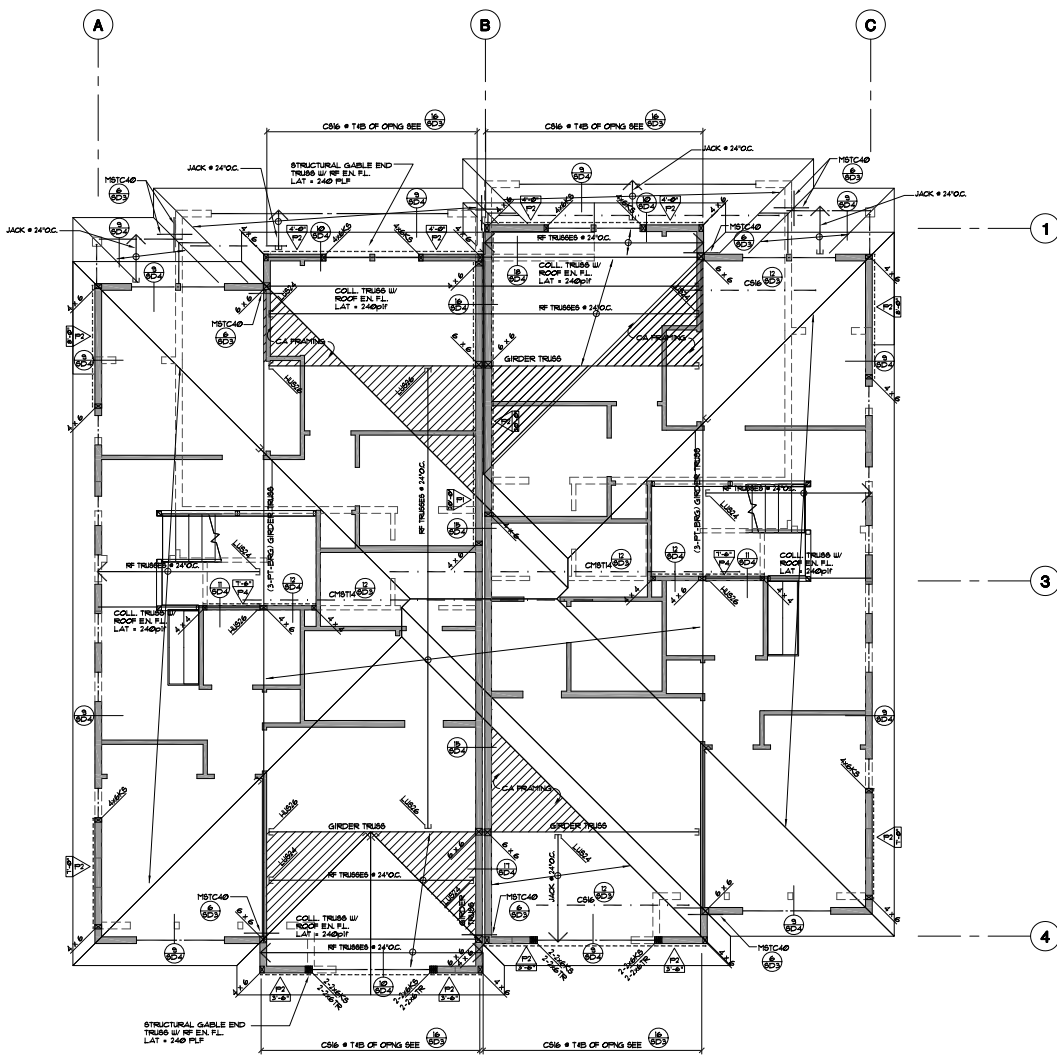
- FLOOR SHEATHING TO BE 3/4" T&G PLYWOOD GLUED & NAILED AND PLACED PER STRUCTURAL NOTES ON SHEET 02.
- U.G.M. FLOOR JOISTS SHALL BE PRE-FAB OPEN WEB FLOOR TRUSSES DESIGN BY OTHERS. MAXIMUM SPACING IS 19.2" O.C. 18" O.C. UNDER TILE FLOOR.
- U.G.M. ALL ROW JOISTS SHALL BE 1 1/2" x 18" T&G WITH 12 BLOCK @ 18" O.C. AT 1ST BAY.
- ALL EXTERIOR WALLS AND STRUCTURAL WALLS SHALL REFER TO DETAIL 1/503 FOR TOP PLATES CONTINUITY.
- U.G.M. ALL HOLDOWN INDICATED ON FLOOR FRAMING PLAN SHALL BE APPLIED ACROSS THE SECOND FLOOR. SEE DETAIL 1/7503.
- U.G.M. ALL HEADERS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE 4x12 STEEL AT 24" WALL AND 6x12 STEEL AT 24" WALLS.
- SEE ROOF FRAMING PLAN AND FLOOR FRAMING PLANS FOR ADDITIONAL POSTS AND MULTIPLE STUDS AND PROVIDE EQUAL OR LARGER SIZE MEMBERS TO SUPPORT E.
- SEE SHEAR WALL SCHEDULE AND DETAIL 2/503 FOR SHEAR WALL CONSTRUCTION.
- U.G.M. SHEAR WALL INTERIOR SHALL BE APPLIED FROM PLATES TO 18" O.C.
- U.G.M. EXTERIOR WALL HIGHER THAN 10 FEET SHALL BE 2x12 @ 18" O.C.
- U.G.M. FOR NON-BEARING WALLS 2x12 @ 18" O.C. CAN BE UP TO 14'-0" HEIGHT AND 2x12 @ 18" O.C. CAN BE UP TO 20 FEET HEIGHT.
- PROVIDE STUD BLOCK AT FLOOR BETWEEN POST ABOVE AND BELOW.
- SEE ALL PERTINENT INFORMATION IN STRUCTURAL NOTES ON SHEET 02.
- BRIP ALL EXTERIOR WALLS W/ 1/2" PLYNG OF GSB BY 6x6 @ 8" O.C. NAILING.
- CONTRACTOR SHALL REVIEW ALL TYPICAL FRAMING DETAILS (e.g. TOP PLATE SPICE, WALL CORNER CONNECTIONS, SHEAR PANEL NAILING, etc.), SILL NAILING AND BLOCK REQUIREMENTS PER FOOTNOTES IN SHEAR WALL SCHEDULE PRIOR TO STARTING ANY FRAME WORK.
- WHERE PARTITION WALLS PARALLEL TO THE FRAMING BELOW DOUBLE JOISTS SHALL BE PROVIDED BELOW THE WALL WHERE PERPENDICULAR. 2x BLOCKING SHALL BE PROVIDED BETWEEN JOISTS.

REVISIONS	BY



Joe Giancola
Spring Avenue
Morgan Hill, California

Date: 6/15/2021
Scale: 1/4" = 1'-0"
Drawn By: W.L.
Checked:
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ROOF FRAMING PLAN - DUET 1

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

ROOF FRAMING NOTES:

1. ROOF OVERHANG TO BE 1/2" CDX NAILED & PLACED PER STRUCTURAL NOTES ON SHEET 30.
2. ALL COLLECTOR TRUSSES SHALL BE DESIGNED TO CARRY THE SPECIFIED LATERAL LOAD (CARRY LOAD) FROM TOP CHORD TO BOTTOM CHORD.
3. PROVIDE ROOF EDGE NAILED (8d @ 6" O.C.) ALONG THE FULL LENGTH OF ALL THE COLLECTOR TRUSSES.
4. U/LN. ALL STRUCTURAL GABLE END TRUSSES SHALL BE DESIGNED WITH LATERAL LOAD FROM TOP CHORD TO BOTTOM CHORD.
5. PRESSURE BLOCK CAN BE USED FOR JACK WITH LENGTH EXCEED 6 FEET. OVERHANG HANGER SHALL BE USED, FOLLOW PLAN SPECIFICATION.
6. ALL CALIFORNIA ROOF FRAMING SHALL HAVE ROOF CDX AT BOTH UPPER AND LOWER ROOF.
7. ALL EXTERIOR WALLS AND STRUCTURAL WALLS SHALL REFER TO DETAIL 1/503 FOR TOP PLATE CONTINUED.
8. U/LN. ALL EXTERIOR WALL HEADERS SHALL BE 4x12 DF2 @ 2x4 WALLS OR 6x12 DFP1 AT 2x6 WALLS.
9. U/LN. ALL EXTERIOR WALL EXCEED 10 FEET IN HEIGHT SHALL BE 2x6 @ 16" O.C.
10. U/LN. FOR NON-BEARING WALL 2x4 STUD @ 16" O.C. CAN BE UP TO 14 FEET. 2x6 STUD @ 16" O.C. CAN BE UP TO 20 FEET HEIGHT.
11. U/LN. SHEAR MATERIAL (PLYWOOD) SHALL BE APPLIED UP TO ROOF.
12. SEE ALL PERTINENT INFORMATION IN STRUCTURAL NOTES ON SHEET 30.
13. WHP. ALL EXTERIOR WALLS W/ 1/2" PLATING OF CDX BY 8d @ 6" O.C. NAILING.
14. CONTRACTOR SHALL REVIEW ALL TYPICAL FRAMING DETAILS (e.g. TOP PLATE SPLICE, WALL CORNER CONNECTIONS, SHEAR WALL NAILING, etc.) ALL NAILING AND BLOCK REQUIREMENTS PER FOOTNOTES IN SHEAR WALL SCHEDULE PRIOR TO STARTING ANY FRAME WORK.

ROOF IS DESIGNED FOR COMPOSITION SHINGLE (80psf MAX)

PRE-FABRICATED TRUSS NOTES:

- 1101 THE DESIGN AND FABRICATION OF ROOF/FLOOR TRUSSES ARE TO BE PERFORMED BY THE TRUSS MANUFACTURER. CALCULATIONS SHALL BE SUBMITTED TO PROJECT ENGINEER FOR REVIEW, THEN TO BUILDING OFFICIAL PRIOR TO INSTALLATION.
- 1102 TRUSS DESIGNER SHALL NOTIFY ENGINEER WHEN UPLIFT OCCURS AT SUPPORT OF ANY TRUSS AND SUBMIT CORRESPONDING TRUSS DESIGN CALCULATION AND SHOP DRAWINGS TO ENGINEER FOR REVIEW BEFORE FABRICATION.
- 1103 U/LN. ALL TRUSSES SPANNING ACROSS 3 OR MORE SUPPORTS SHALL BE DESIGNED AS SIMPLY-SUPPORTED BEAM FROM 1 SUPPORT TO ANOTHER, EXCEPT IN CANTILEVER CONDITION.
- 1104 U/LN. ALL GABLE END TRUSSES SHALL BE STRUCTURAL AND DESIGNED TO RESIST LATERAL FORCES AS INDICATED ON PLANS.
- 1105 U/LN. ALL GIRDER TRUSSES SHALL HAVE THUS HANGER WHERE FLUSH MOUNTED.
- 1106 U/LN. ALL HP TRUSSES SHALL BE HUNG OFF OF GIRDER TRUSSES WITH LUS/LSSD HANGERS.
- 1107 WHERE TWO TRUSSES ARE PLACED TOGETHER AS A GIRDER TRUSS, THESE 2 TRUSSES SHALL BE IDENTICAL IN THEIR CONFIGURATION AND UNLESS PROPERLY CONNECTED OTHERWISE, 16d @ 4" O.C. OF FACE NAILING SHALL BE PROVIDED ALONG TOP CHORD, BOTTOM CHORD AND WEB MEMBERS TYPICAL ALL.
- 1108 ALL COLLECTOR TRUSSES, GABLE END TRUSSES AND GIRDER TRUSSES SHALL RECEIVE ROOF CDX EDGE NAILING (8d @ 6" O.C. U/LN.) ALONG ITS ENTIRE LENGTH.
- 1109 TRUSSES SHALL BE DESIGN IN ACCORDANCE WITH THE LATEST BUILDING CODE FOR ALL LOADS IMPOSED, INCLUDING LATERAL LOADS AND MECHANICAL EQUIPMENT LOADS.
- 1110 ALL TRUSS CONNECTIONS SHALL BE ICC APPROVED AND OF ADEQUATE STRENGTH TO RESIST STRESSES DUE TO THE LOADING AND SHALL BE BE DESIGNED AND SPECIFIED BY THE TRUSS MANUFACTURER.
- 1111 CROSSING BRACING AND BRACING SHALL BE PROVIDED AND DETAILED BY TRUSS MANUFACTURERS AS REQUIRED TO ADEQUATE BRACE ALL TRUSSES.
- 1112 ALL TRUSSES SHALL BE DESIGNED TO SUBSTAIN ALL VERTICAL, LATERAL AND AND OTHER PERTINENT LOADS INCLUDING BRACING W/ TOP AND BOTTOM CHORD, IN ADDITION TO ANY CONNECTIONS RELATED TO TRUSSES.
- 1113 TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADING:
ROOF TRUSS
TOP CHORD: DL=10psf LL=20psf
BOTTOM CHORD: DL=5psf LL=10psf (TOP & BOTTOM CHORD LIVE LOADS DO NOT NEED TO BE APPLIED AT THE SAME TIME.)
FLOOR TRUSS
TOP CHORD: DL=10psf LL=40psf
BOTTOM CHORD: DL=5psf LL=0psf
- 1114 MAXIMUM (DL + LL) DEFLECTION OF TRUSSES SHALL BE:
FLOOR = 1/200; ROOF = 1/240
- 1115 ROOF TRUSS DRAWINGS ARE DEFERRED SUBMITTAL. CITY APPROVAL MUST BE OBTAINED BEFORE ANY TRUSS CAN BE INSTALLED. BEFORE SUBMITTING TO THE CITY, THE ROOF TRUSS DRAWING NEED TO BE APPROVED (SHOP DRAWING STAMP) BY THE ENGINEER OF RECORD.
- 1116 TRUSS MANUFACTURER SHALL SPECIFY HANGERS FOR MULTI-PLY TRUSSES.

DEFERRED SUBMITTAL

PREFABRICATED ROOF TRUSSES CAN BE DEFERRED SUBMITTAL. TWO COPIES OF TRUSS SHOP DRAWINGS WILL FIRST BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND THEN FORWARD THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.

REVISIONS	BY



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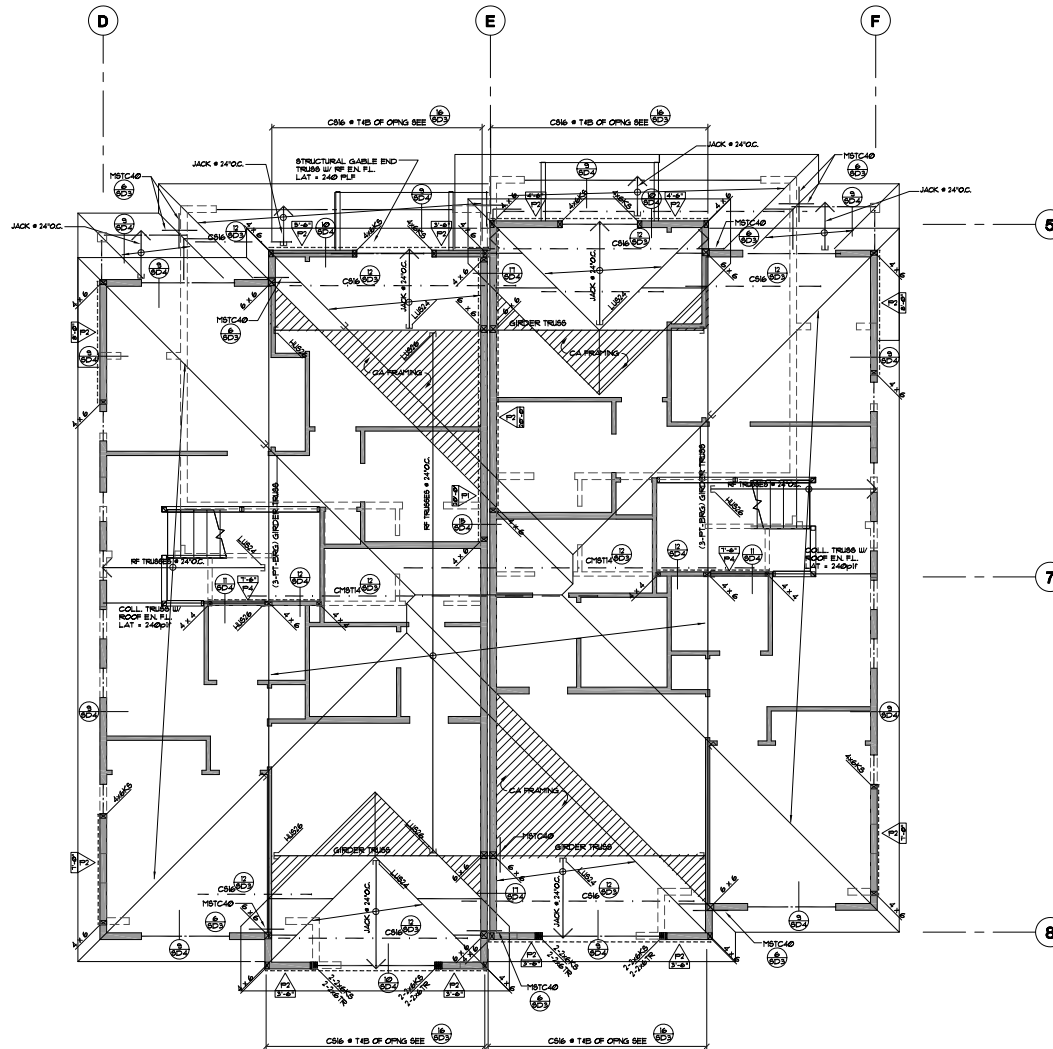


Joe Giancola
Spring Avenue
Morgan Hill, California

Date: 6/15/2021
Scale: 1/4" = 1'-0"
Drawn by: W.L.
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ROOF FRAMING PLAN - DUET 2

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

ROOF FRAMING NOTES:

1. ROOF SHEETING TO BE 1/2" CDX NAILED & PLACED PER STRUCTURAL NOTES ON SHEET 50.
2. ALL COLLECTOR TRUSSES SHALL BE DESIGNED TO CARRY THE SPECIFIED LATERAL LOAD (SHEAR U.O.A.) FROM TOP CHORD TO BOTTOM CHORD.
3. HANGING ROOF EDGE NAILED (8d @ 6" O.C.) ALONG THE FULL LENGTH OF ALL THE COLLECTOR TRUSSES.
4. U.O.A. ALL STRUCTURAL ORDER TRUSSES SHALL BE DESIGNED WITH LATERAL LOAD 2400# FROM TOP CHORD TO BOTTOM CHORD.
5. PRESSURE BLOCK CAN BE USED FOR JACK WITH LENGTH NOT EXCEED 6 FEET. OTHERWISE HANGER SHALL BE USED. FOLLOW PLAN SPECIFICATION.
6. ALL CALIFORNIA ROOF FRAMING SHALL HAVE ROOF COX AT BOTH UPPER AND LOWER ROOF.
7. ALL EXTERIOR WALLS AND STRUCTURAL WALLS SHALL REFER TO DETAIL 1/503 FOR TOP PLATE CONTINUED.
8. U.O.A. ALL EXTERIOR WALL HEADERS SHALL BE 4x12 OF 2x4 WALLS ON 6x12 OF 2x4 WALLS.
9. U.O.A. ALL EXTERIOR WALLS EXCEED 10 FEET IN HEIGHT SHALL BE 2x4 @ 16" O.C.
10. U.O.A. FOR NON-BEARING WALL 2x4 STUD @ 16" O.C. CAN BE UP TO 14 FEET AND SHEETING @ 16" O.C. CAN BE UP TO 20 FEET HEIGHT.
11. U.O.A. SHEET MATERIAL (PLYWOOD) SHALL BE APPLIED UP TO ROOF.
12. SEE ALL PERTINENT INFORMATION IN STRUCTURAL NOTES ON SHEET 50.
13. HANG ALL EXTERIOR WALLS W/ 1/2" PLANK OR COB BY 8" @ 6" O.C. NAILING.
14. CONTRACTOR SHALL REVIEW ALL TYPICAL FRAMING DETAILS (e.g. TOP PLATE, GUTTER, WALL CORNER CONNECTIONS, SHEAR PANEL NAILING, ETC.). SEE NAILING AND BLOCK REQUIREMENTS PER FOOTNOTES IN SHEAR WALL SCHEDULE PRIOR TO STARTING ANY FRAME WORK.

ROOF IS DESIGNED FOR COMPOSITION SINGLE (Slope 12:12)

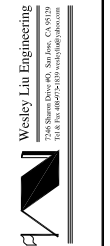
PRE-FABRICATED TRUSS NOTES:

- 1101 THE DESIGN AND FABRICATION OF ROOF/FLOOR TRUSSES ARE TO BE PERFORMED BY THE TRUSS MANUFACTURER. CALCULATIONS SHALL BE SUBMITTED TO PROJECT ENGINEER FOR REVIEW, THEN TO BUILDING OFFICIAL PRIOR TO INSTALLATION.
- 1102 TRUSS DESIGNER SHALL NOTIFY ENGINEER WHEN UPLIFT OCCURS AT SUPPORT OF ANY TRUSS AND SUBMIT CORRESPONDING TRUSS DESIGN CALCULATION AND SHOP DRAWINGS TO ENGINEER FOR REVIEW BEFORE FABRICATION.
- 1103 U.O.A. ALL TRUSSES SPANNING ACROSS 3 OR MORE SUPPORTS SHALL BE DESIGNED AS SIMPLY-SUPPORTED BEAM FROM 1 SUPPORT TO ANOTHER, EXCEPT IN CANTILEVER CONDITION.
- 1104 U.O.A. ALL CABLE END TRUSSES SHALL BE STRUCTURAL AND DESIGNED TO RESIST LATERAL FORCES AS INDICATED ON PLANS.
- 1105 U.O.A. ALL ORDER TRUSSES SHALL HAVE TRUSS HANGER WHERE FLUSH MOUNTED.
- 1106 U.O.A. ALL HIP TRUSSES SHALL BE HUNG OFF OF ORDER TRUSSES WITH LUGS/LESS HANGERS.
- 1107 TRUSSES TWO TRUSSES ARE PLACED TOGETHER AS A ORDER TRUSS, THESE 2 TRUSSES SHALL BE IDENTICAL IN THEIR CONFIGURATION AND UNLESS PROPERLY CONNECTED OTHERWISE, 16d @ 6" O.C. OF PACE NAILING SHALL BE PROVIDED ALONG TOP CHORD, BOTTOM CHORD AND WEB MEMBERS TYPICAL ALL.
- 1108 ALL COLLECTOR TRUSSES, CABLE END TRUSSES AND ORDER TRUSSES SHALL RECEIVE ROOF COX EDGE NAILING (8d @ 6" O.C.) ALONG ITS ENTIRE LENGTH.
- 1109 TRUSSES SHALL BE DESIGN IN ACCORDANCE WITH THE LATEST BUILDING CODE FOR ALL LOADS IMPOSED, INCLUDING LATERAL LOADS AND MECHANICAL EQUIPMENT LOADS.
- 1110 ALL TRUSS CONNECTIONS SHALL BE ICC APPROVED AND OF ADEQUATE STRENGTH TO RESIST STRESSES DUE TO THE LOADING AND SHALL BE BE DESIGNED AND SPECIFIED BY THE TRUSS MANUFACTURER.
- 1111 CROSSING BRIDGING AND BRACING SHALL BE PROVIDED AND DETAILED BY TRUSS MANUFACTURERS AS REQUIRED TO ADEQUATE BRACE ALL TRUSSES.
- 1112 ALL TRUSSES SHALL BE DESIGNED TO SUBSTAIN ALL VERTICAL, LATERAL AND AND OTHER PERTINENT LOADS INCLUDING BRACING OF TOP AND BOTTOM CHORD, IN ADDITION TO ANY CONNECTIONS RELATED TO TRUSSES.
- 1113 TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADING:
ROOF TRUSS
TOP CHORD: DL=10psf LL=20psf
BOTTOM CHORD: DL=5psf LL=10psf (TOP & BOTTOM CHORD LINE LOADS DO NOT NEED TO BE APPLIED AT THE SAME TIME.)
FLOOR TRUSS
TOP CHORD: DL=10psf LL=40psf
BOTTOM CHORD: DL=5psf LL=10psf
- 1114 MAXIMUM (DL + LL) DEFLECTION OF TRUSSES SHALL BE:
ROOF = L/360
FLOOR = L/500
- 1115 ROOF TRUSS DRAWINGS ARE DEFERRED SUBMITTAL. CITY APPROVAL MUST BE OBTAINED BEFORE ANY TRUSS CAN BE INSTALLED. BEFORE SUBMITTING TO THE CITY, THE ROOF TRUSS DRAWING NEED TO BE APPROVED (SHOP DRAWING STAMP) BY THE ENGINEER OF RECORD.
- 1116 TRUSS MANUFACTURER SHALL SPECIFY HANGERS FOR MULTI-PLY TRUSSES.

DEFERRED SUBMITTAL

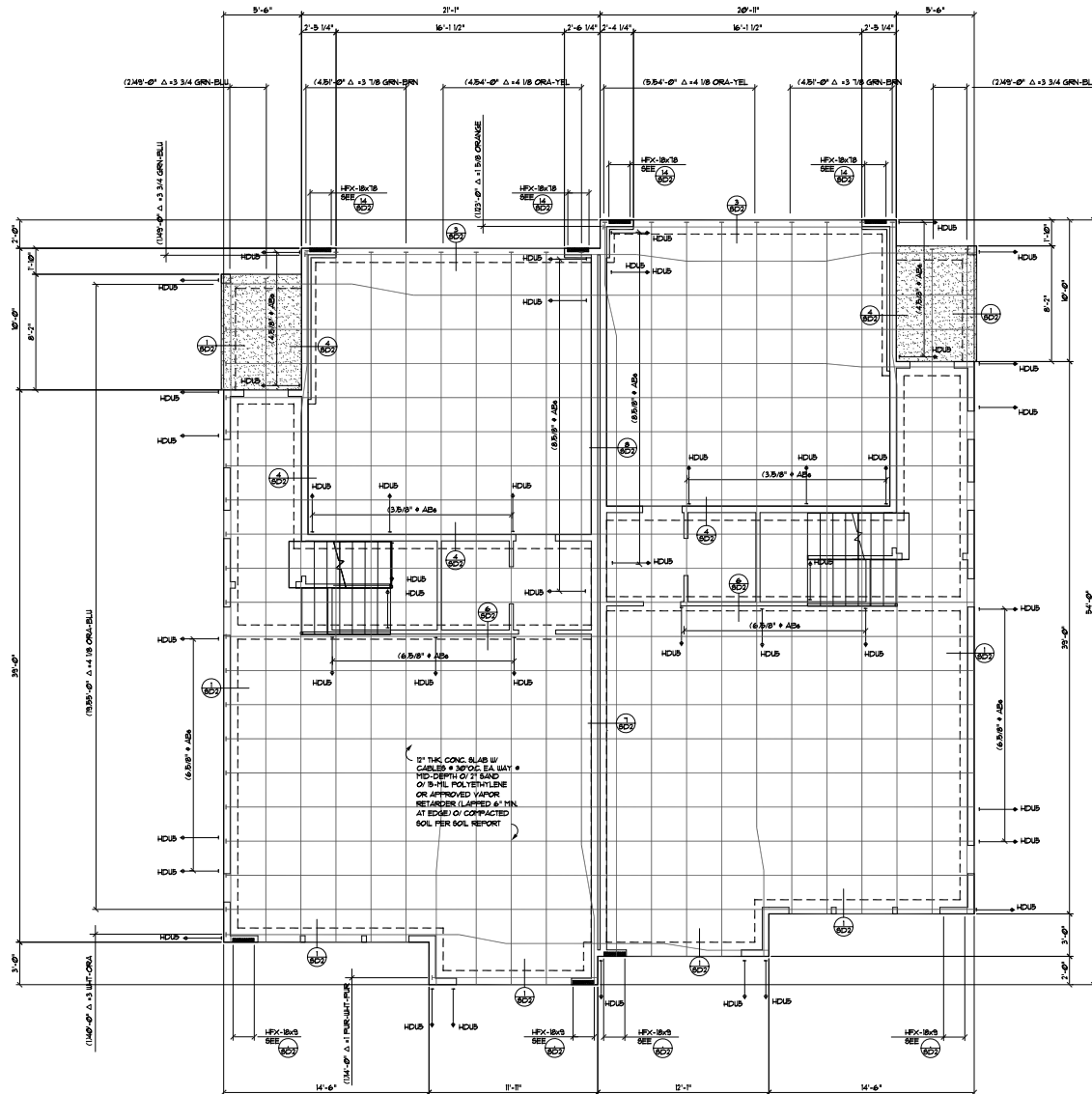
PREFABRICATED ROOF TRUSSES CAN BE DEFERRED SUBMITTAL. TWO COPIES OF TRUSS SHOP DRAWINGS WILL FIRST BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND THEN FORWARD THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.

REVISIONS	BY



Joe Giancola
Spring Avenue
Morgan Hill, California

Date	6/15/2021
Scale	1/4" = 1'-0"
Drawn By	W.L.
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Job No.	210506
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FOUNDATION PLAN - DUEL 3

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

FOUNDATION NOTES:

1. SOILS ENGINEER SHALL REVIEW FOUNDATION PLAN AND ALL DETAILS PERTINENT TO FOUNDATION.
2. SOILS ENGINEER SHALL INSPECT ALL FOUNDATION EXCAVATIONS PRIOR TO CONCRETE POURING AND OBSERVE ALL REQUIRED MOISTURE CONDITIONING OF UNDER-SLAB AREAS.
3. U.O.A. SLAB SHALL BE 12" THICK W/ CABLES @ 30" O.C. EACH WAY AT MID-DEPTH OVER 2" SAND OVER VAPOR BARRIER OVER COMPACTED SOIL PER SOIL REPORT. FIRST CABLE SHALL BE LOCATED AT 4" FROM EDGE OF SLAB.
4. PERIMETER FOOTING SHALL BE 12" WIDE AND EMBED 6" MIN. INTO FGD GRADE. SEE DETAIL 1/PT-2.
5. ALL LUMBER MEMBERS IN DIRECT CONTACT WITH CONCRETE FOUNDATION SHALL BE PRESSURE-TREATED DOUGLAS FIR.
6. U.O.A. ALL ANCHOR BOLTS SHALL BE 1/2" DIAMETER (1" MINIMUM EMBEDMENT) AT 4'-0" O.C. MAX AND TO BE EQUALLY SPACED. TWO BOLTS MINIMUM PER LENGTH OF MODEL PLATE, 12" MINIMUM AND 6" MINIMUM FROM OUT SIDE. ANCHOR BOLTS SHALL BE INSTALLED WITH SIMPSON BP 5/8-3 BEARING PLATES.
7. ANCHOR BOLTS SHALL BE A307 STEEL.
8. ANCHOR BOLTS SHALL BE PROVIDED AT ALL EXTERIOR WALLS, INTERIOR BEARING AND SHEAR WALLS AS SPECIFIED ABOVE.
9. ALL OTHER WALLS MAY BE ATTACHED WITH ALTI X-CP 73 (330-3379) OR APPROVED EQUAL SHOT PINS AT 16" O.C. WITH PLATE WASHERS. FIRST TWO PINS PLACED 6" AND 10" FROM PLATE EDGE.
10. SHOT PINS SHALL BE INSTALLED MIN. 7 DAYS AFTER THE CONCRETE IS POURED.
11. HOLDINGS SHALL NOT BE SCALED OFF OF FOUNDATION PLANS. THEY SHALL BE LOCATED BY CLOSE CALCULATION OF ARCHITECTURAL FLOOR PLANS AND FRAMING PLANS ABOVE.
12. HOLDOWN RODS OF STRAPS MUST BE SET IN PLACE WITHIN THE FORMS PRIOR TO FOUNDATION INSPECTION.
13. HOLDOWN RODS MAY BE SIMPSON S8" BOLTS, REFER TO MANUFACTURE SPECIFICATIONS FOR EMBED, COVERAGE AND OTHER REQUIREMENTS.
14. U.O.A. HTU, HDU AND STD HOLDOWNS SHALL BE ATTACHED TO 4x4 POST MINIMUM WITH SHEAR EDGE MAKING ALONG FULL HEIGHT OF POST.
15. SEE DETAILS 12/16/PT-2 FOR TYPICAL HOLDOWNS AT FOUNDATION.
16. SEE ALL PERTINENT INFORMATION IN STRUCTURAL NOTES ON SHEET SO.
17. SEE OTHER DRAWINGS FOR HEIGHTS OF DRIVEWAY, SIDEWALKS, STAIRS.
18. SLOPE FINISH GRADE AWAY FROM BUILDING.
19. FASTENERS, HARDWARES IN CONTACT WITH PRESSURE-TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL.
20. SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICE DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER SOIL REPORT RECOMMENDATIONS AND THAT INSPECTION AND TESTING REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

REVISIONS	BY

Wesley Lin Engineering

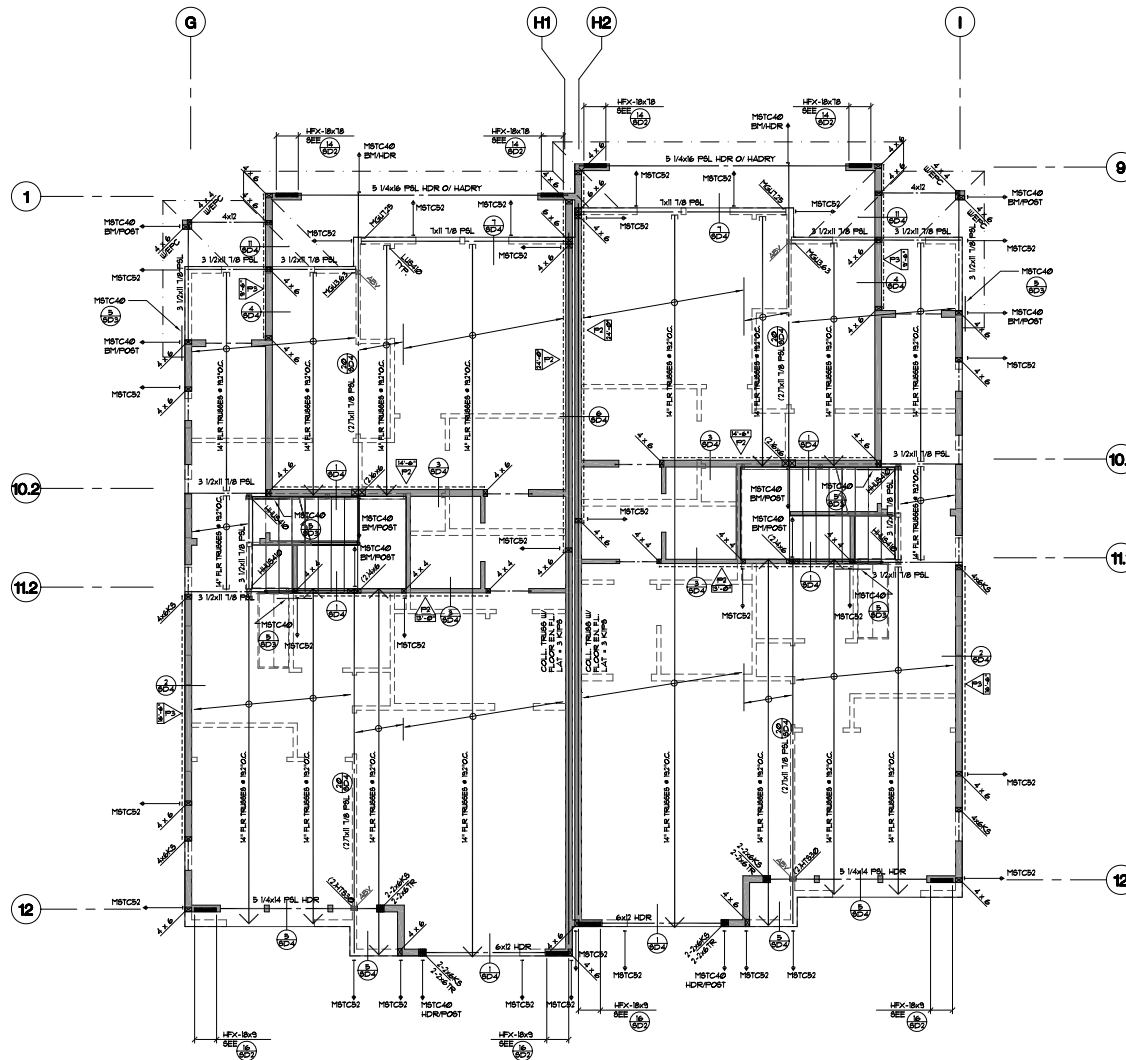


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Joe Giancola
Spring Avenue
Morgan Hill, California

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SECOND FLOOR FRAMING PLAN - DUEL 3

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

SECOND FLOOR FRAMING NOTES:

- FLOOR SHEATHING TO BE 3/4" T&G PLYWOOD GLUED & NAILED AND PLACED PER STRUCTURAL NOTES ON SHEET 30.
- U.G.N. FLOOR JOISTS SHALL BE FIRE-RATED OPEN WEB FLOOR TRUSSES DESIGN BY OTHERS. MAXIMUM SPACING IS 19'-0". 18" T&G UNDER THE FLOOR.
- U.G.N. ALL ROW JOISTS SHALL BE 1 3/4" LSL WITH 12 BLOCK @ 18" O.C. AT 1ST BAY.
- ALL EXTERIOR WALLS AND STRUCTURAL WALLS SHALL REFER TO DETAIL 1/203 FOR TOP PLATES CONTINUITY.
- U.G.N. ALL HOLDINGS INDICATED ON FLOOR FRAMING PLAN SHALL BE APPLIED ACROSS THE SECOND FLOOR. SEE DETAIL 12/503.
- U.G.N. ALL HEADERS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE 4x12 OFFER AT 2x4 WALL AND 6x12 OFFER AT 2x6 WALLS.
- SEE ROOF FRAMING PLAN AND FLOOR FRAMING PLANS FOR ADDITIONAL POSTS AND MULTIPLE STUDS AND PROVIDE EQUAL OR LARGER SIZE MEMBER TO SUPPORT IT.
- SEE SHEAR WALL SCHEDULE AND DETAIL 5/203 FOR SHEAR WALL CONSTRUCTION.
- U.G.N. SHEAR WALL MATERIAL SHALL BE APPLIED FROM PLATES TO PLATES.
- U.G.N. EXTERIOR WALL HIGHER THAN 10 FEET SHALL BE 2x6 @ 18" O.C.
- U.G.N. FOR NON-BEARING WALL 2x4 STUD @ 18" O.C. CAN BE UP TO 14'-0" HEIGHT AND 2x6 STUD @ 18" O.C. CAN BE UP TO 20 FEET HEIGHT.
- PROVIDE SOLID BLOCK AT FLOOR BETWEEN POST ABOVE AND BELOW.
- SEE ALL POSTING INFORMATION IN STRUCTURAL NOTES ON SHEET 30.
- WIND UP ALL EXTERIOR WALLS W/ 1/2" PLYWOOD OR OSB W/ 5/8" @ 6" O.C. WALLING. NAILING AND BLOCK REQUIREMENTS PER POSTNOTES IN SHEAR WALL SCHEDULE PRIOR TO STARTING ANY FRAME WORK.
- WHERE PARTITION WALLS PARALLEL TO THE FRAMING BELOW, DOUBLE JOISTS SHALL BE PROVIDED BELOW THE WALL WHERE PERPENDICULAR, 2x4 BLOCKING SHALL BE PROVIDED BETWEEN JOISTS.

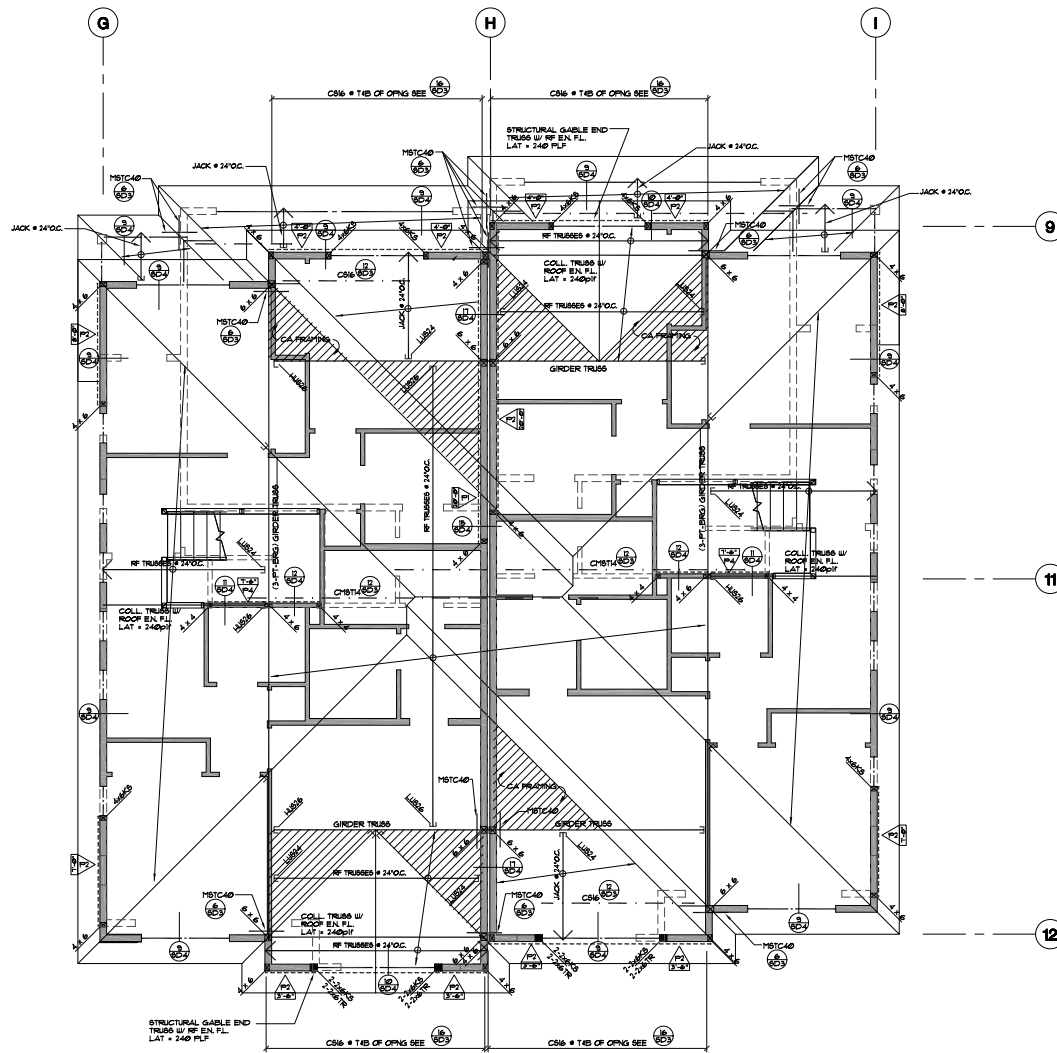
REVISIONS	BY

Wesley Lin Engineering
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Joe Giancola
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 Morgan Hill, California

Date	6/15/2021
Scale	1/4" = 1'-0"
Drawn By	W.L.
Checked	
Job No.	210506
Sheet	



ROOF FRAMING PLAN - DUET 3

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

ROOF FRAMING NOTES:

1. ROOF SHEETING TO BE 1/2" CDX NAILED & PLACED PER STRUCTURAL NOTES ON SHEET 53.
2. ALL COLLECTOR TRUSSES SHALL BE DESIGNED TO CARRY THE SPECIFIED LATERAL LOAD (240PLF U.O.A.) FROM TOP CHORD TO BOTTOM CHORD.
3. PRINCIPAL ROOF TRUSSES SHALL BE 4x12 @ 24' O.C. ALONG THE FULL LENGTH OF ALL THE COLLECTOR TRUSSES.
4. U.O.A. ALL TRUSSES SPANNING ACROSS 3 OR MORE SUPPORTS SHALL BE DESIGNED AS SIMPLY-SUPPORTED BEAM FROM 1 SUPPORT TO ANOTHER, EXCEPT IN CANTILEVER CONDITION.
5. PRESSURE BLOCK CAN BE USED FOR JACK WITH LENGTH NOT EXCEED 6 FEET. OTHERWISE HANGER SHALL BE USED. FOLLOW PLAN SPECIFICATION.
6. ALL CALIFORNIA ROOF FRAMING SHALL HAVE ROOF CEILING AT BOTH UPPER AND LOWER ROOF.
7. ALL EXTERIOR WALLS AND STRUCTURAL WALLS SHALL REFER TO DETAIL 1/503 FOR TOP PLATE CONTINUITY.
8. U.O.A. ALL EXTERIOR WALL HANGERS SHALL BE 4x12 @ 24' O.C. OR 2x4 WALLS OR 6x12 @ 24' O.C. AT 24' O.C.
9. U.O.A. ALL EXTERIOR WALL DECKS 10 FEET IN HEIGHT SHALL BE 2x4 @ 16" O.C.
10. U.O.A. FOR NON-BEARING WALL, 2x4 STUD @ 16" O.C. CAN BE UP TO 14 FEET AND 2x6 TOP @ 16" O.C. CAN BE UP TO 20 FEET HEIGHT.
11. U.O.A. SHEAR MATERIAL (PLYWOOD) SHALL BE APPLIED UP TO ROOF.
12. SEE ALL PERTINENT INFORMATION IN STRUCTURAL NOTES ON SHEET 53.
13. BRAP ALL EXTERIOR WALLS W/ 1/2" PLYWOOD OR OSB W/ 6x @ 6/12 NAILING.
14. CONTRACTOR SHALL REVIEW ALL TYPICAL FRAMING DETAILS (e.g. TOP PLATE, SPLICE, WALL CORNER CONNECTIONS, SHEAR PANEL NAILING, Etc.) SEE NAILING AND BLOCK REQUIREMENTS PER FOOTNOTES IN SHEAR WALL SCHEDULE PRIOR TO STARTING ANY FRAME WORK.

ROOF IS DESIGNED FOR COMPOSITION SHINGLE (30psf MAX)

PRE-FABRICATED TRUSS NOTES:

- 1101 THE DESIGN AND FABRICATION OF ROOF/FLOOR TRUSSES ARE TO BE PERFORMED BY THE TRUSS MANUFACTURER. CALCULATIONS SHALL BE SUBMITTED TO PROJECT ENGINEER FOR REVIEW, THEN TO BUILDING OFFICIAL PRIOR TO INSTALLATION.
- 1102 TRUSS DESIGNER SHALL NOTIFY ENGINEER WHEN UPLIFT OCCURS AT SUPPORT OF ANY TRUSS AND SUBMIT CORRESPONDING TRUSS DESIGN CALCULATION AND SHOP DRAWINGS TO ENGINEER FOR REVIEW BEFORE FABRICATION.
- 1103 U.O.A. ALL TRUSSES SPANNING ACROSS 3 OR MORE SUPPORTS SHALL BE DESIGNED AS SIMPLY-SUPPORTED BEAM FROM 1 SUPPORT TO ANOTHER, EXCEPT IN CANTILEVER CONDITION.
- 1104 U.O.A. ALL GABLE END TRUSSES SHALL BE STRUCTURAL AND DESIGNED TO RESIST LATERAL FORCES AS INDICATED ON PLANS.
- 1105 U.O.A. ALL GABLE TRUSSES SHALL HAVE 1/4" HANGER WHERE FLUSH MOUNTED.
- 1106 U.O.A. ALL HIP TRUSSES SHALL BE HUNG OFF OF GABLE TRUSSES WITH 1/4" LUGS HANGERS.
- 1107 TRUSSES TWO TRUSSES ARE PLACED TOGETHER AS A GABLE TRUSS. THESE 2 TRUSSES SHALL BE IDENTICAL IN THEIR CONFIGURATION AND UNLESS PROPERLY CONNECTED OTHERWISE, 16d @ 8" O.C. OF FACE NAILING SHALL BE PROVIDED ALONG TOP CHORD, BOTTOM CHORD AND WEB MEMBERS TYPICAL.
- 1108 ALL COLLECTOR TRUSSES, GABLE END TRUSSES AND GABLE TRUSSES SHALL RECEIVE ROOF CEILING NAILING (6x @ 6" O.C. U.O.A.) ALONG ITS ENTIRE LENGTH.
- 1109 TRUSSES SHALL BE DESIGN IN ACCORDANCE WITH THE LATEST BUILDING CODE FOR ALL LOADS IMPOSED, INCLUDING LATERAL LOADS AND MECHANICAL EQUIPMENT LOADS.
- 1110 ALL TRUSS CONNECTIONS SHALL BE ICC APPROVED AND OF ADEQUATE STRENGTH TO RESIST STRESSES DUE TO THE LOADING AND SHALL BE BE DESIGNED AND SPECIFIED BY THE TRUSS MANUFACTURER.
- 1111 CROSSING BRIDGING AND BRACING SHALL BE PROVIDED AND DETAILED BY TRUSS MANUFACTURER AS REQUIRED TO ADEQUATE BRACE ALL TRUSSES.
- 1112 ALL TRUSSES SHALL BE DESIGNED TO SUBSTAIN ALL VERTICAL, LATERAL AND OTHER PERTINENT LOADS INCLUDING BRIDGING OF TOP AND BOTTOM CHORD, IN ADDITION TO ANY CONNECTIONS RELATED TO TRUSSES.
- 1113 TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADING:
ROOF TRUSS
TOP CHORD: DL=10psf LL=20psf
BOTTOM CHORD: DL=5psf LL=10psf (TOP & BOTTOM CHORD LINE LOADS DO NOT NEED TO BE APPLIED AT THE SAME TIME.)
FLOOR TRUSS
TOP CHORD: DL=10psf LL=40psf
BOTTOM CHORD: DL=5psf LL=0psf
- 1114 MAXIMUM (DL + LL) DEFLECTION OF TRUSSES SHALL BE:
FLOOR = 1/360, ROOF = 1/240.
- 1115 ROOF TRUSS DRAWINGS ARE DEFERRED SUBMITTAL. CITY APPROVAL MUST BE OBTAINED BEFORE ANY TRUSS CAN BE INSTALLED. BEFORE SUBMITTING TO THE CITY, THE ROOF TRUSS DRAWING NEED TO BE APPROVED (SHOP DRAWING STAMP) BY THE ENGINEER OF RECORD.
- 1116 TRUSS MANUFACTURER SHALL SPECIFY HANGERS FOR MULTI-PLY TRUSSES.

DEFERRED SUBMITTAL

PREFABRICATED ROOF TRUSSES CAN BE DEFERRED SUBMITTAL. TWO COPIES OF TRUSS SHOP DRAWINGS WILL FIRST BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND THEN FORWARD THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.

REVISIONS BY

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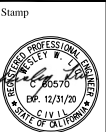
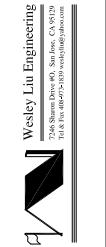
Stamp



Joe Giancola
Spring Avenue
Morgan Hill, California

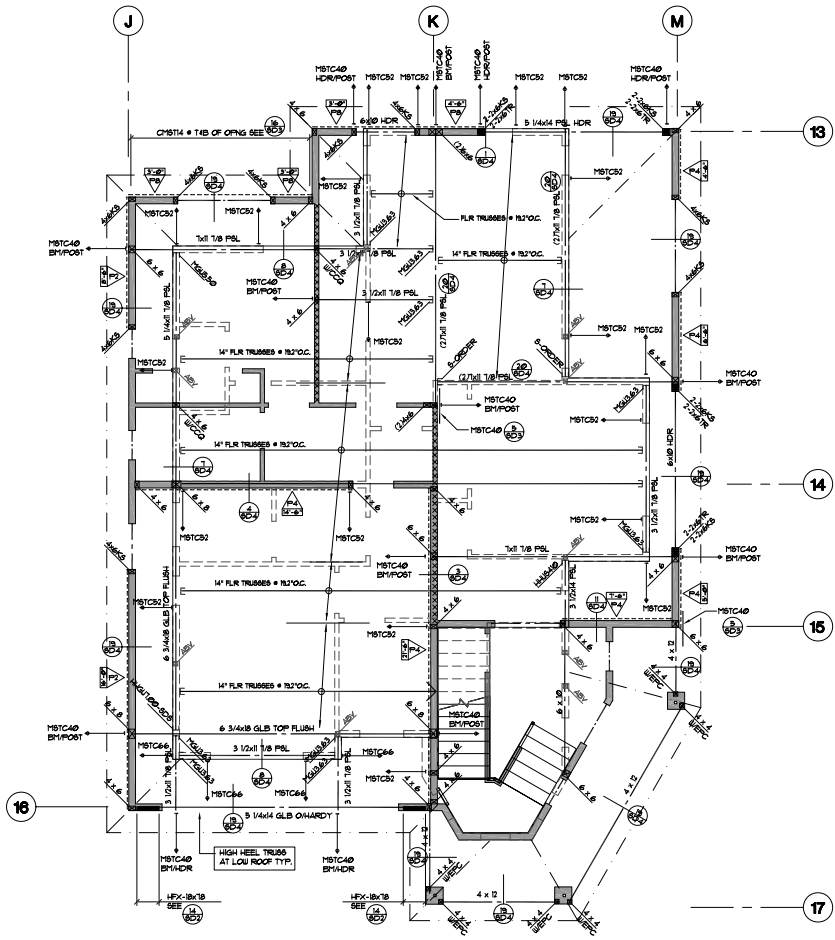
Date: 6/15/2021
Scale: 1/4" = 1'-0"
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REVISIONS	BY



Joe Giancola
Spring Avenue
Morgan Hill, California

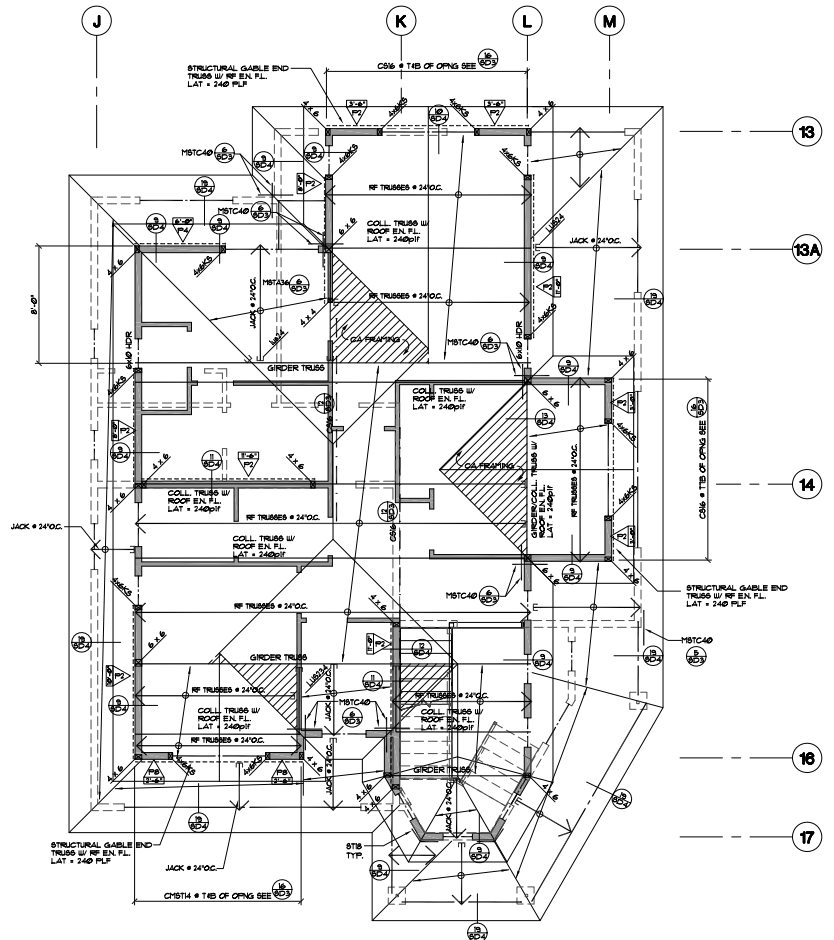
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SECOND FLOOR FRAMING PLAN - PLAN 1
SCALE: 1/4" = 1'-0"

SECOND FLOOR FRAMING NOTES:

- FLOOR SHEATHING TO BE 3/4" TAG PLYWOOD GLUED & NAILED PLACED PER STRUCTURAL NOTES ON SHEET 50.
- U.O.N. FLOOR JOISTS SHALL BE PRE-FAB OPEN WEB FLOOR TRUSSES DESIGN BY OTHERS. MAXIMUM SPACING IS 19.2" O.C. 18" O.C. UNDER TILE FLOOR.
- U.O.N. ALL F.W. JOISTS SHALL BE 1 3/4" I.S. WITH 12 BLOCK @ 18" O.C. AT 1ST BAY.
- ALL EXTERIOR WALLS AND STRUCTURAL WALLS SHALL REFER TO DETAIL 1/503 FOR TOP PLATE CONTINUITY.
- U.O.N. ALL HOLDOWN INDICATED ON FLOOR FRAMING PLAN SHALL BE APPLIED ACROSS THE SECOND FLOOR. SEE DETAIL 17/503.
- U.O.N. ALL HEADERS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE 4X12 DFP @ 2'4" WALL AND 6X12 DFP @ 2'4" WALLS.
- SEE ROOF FRAMING PLAN AND FLOOR FRAMING PLAN FOR ADDITIONAL POSTS AND MULTIPLE STUDS AND PROVIDE EQUAL OR LARGER SIZE MEMBERS TO SUPPORT IT.
- SEE SHEAR WALL SCHEDULE AND DETAIL 2/503 FOR SHEAR WALL CONSTRUCTION.
- U.O.N. SHEAR WALL MATERIAL SHALL BE APPLIED FROM PLATES TO PLATES.
- U.O.N. EXTERIOR WALL HIGHER THAN 10 FEET SHALL BE 2W @ 18" O.C.
- U.O.N. FOR NON-BEARING WALL 2W STUD @ 18" O.C. CAN BE UP TO 14'-0" HEIGHT AND 2W STUD @ 18" O.C. CAN BE UP TO 20 FEET HEIGHT.
- PROVIDE SOLID BLOCK AT FLOOR BETWEEN POST ABOVE AND BELOW.
- SEE ALL PERMIT INFORMATION IN STRUCTURAL NOTES ON SHEET 50.
- MINOR ALL EXTERIOR WALLS BY 1/2" PLNG OR OSB BY 8 @ 8 1/2" NAILING.
- CONTRACTOR SHALL REVIEW ALL TYPICAL FRAMING DETAILS (e.g. TOP PLATE SPLICE, WALL CORNER CONNECTIONS, SHEAR PANEL NAILING, etc.), SILL NAILING AND BLOCK REQUIREMENTS PER FOOTNOTES IN SHEAR WALL SCHEDULE PRIOR TO STARTING ANY FRAMING WORK.
- WHERE PARTITION WALLS PARALLEL TO THE FRAMING BELOW, DOUBLE JOISTS SHALL BE PROVIDED BELOW THE WALL WHERE PERPENDICULAR. 2x BLOCKING SHALL BE PROVIDED BETWEEN JOISTS.

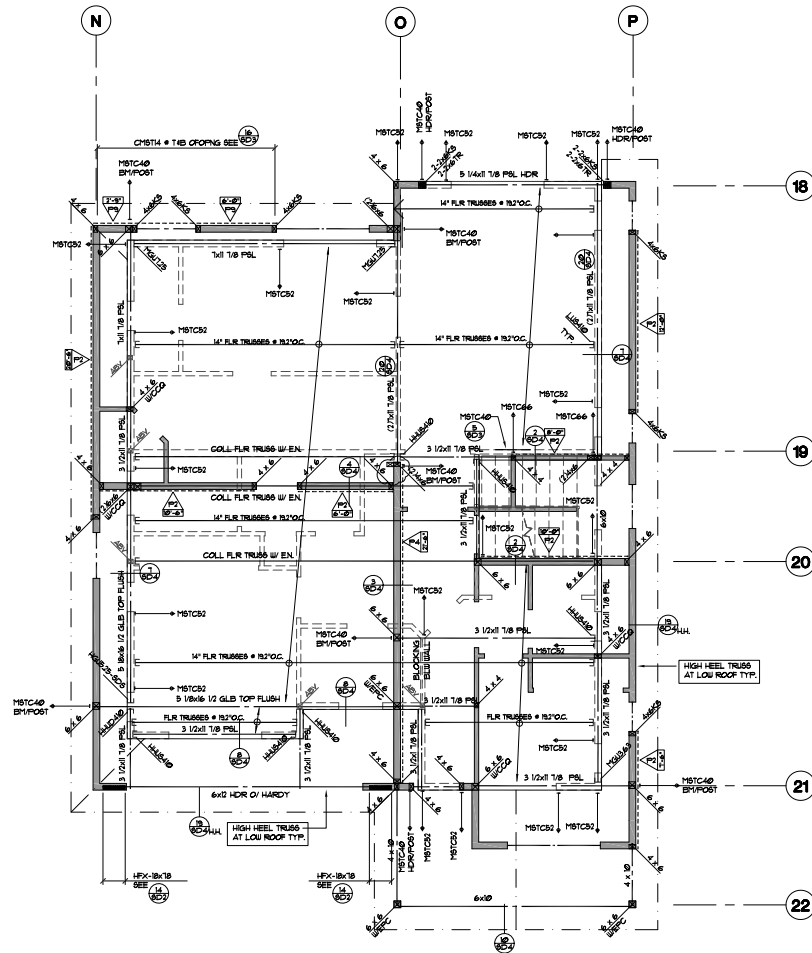


ROOF FRAMING PLAN - PLAN 1
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES:

- ROOF SHEATHING TO BE 1/2" CDX NAILED & PLACED PER STRUCTURAL NOTES ON SHEET 50.
- ALL COLLLECTOR TRUSSES SHALL BE DESIGNED TO CARRY THE SPECIFIED LATERAL LOAD (24KIP/L FROM TOP CHORD TO BOTTOM CHORD).
- PROVIDE ROOF EDGE NAIL (EN @ 8" O.C.) ALONG THE FULL LENGTH OF ALL THE COLLLECTOR TRUSSES.
- U.O.N. ALL STRUCTURAL GABLE END TRUSSES SHALL BE DESIGNED WITH LATERAL LOAD 24KIP FROM TOP CHORD TO BOTTOM CHORD.
- PRESSURE BLOCK CAN BE USED FOR JACK WITH LENGTH NOT EXCEED 6 FEET. OTHERWISE HANGER SHALL BE USED. FOLLOW PLAN SPECIFICATION.
- ALL CALIFORNIA WALLS AND STRUCTURAL WALLS SHALL REFER TO DETAIL 1/503 FOR TOP PLATE CONTINUITY.
- ALL CALIFORNIA WALLS AND STRUCTURAL WALLS SHALL REFER TO DETAIL 1/503 FOR TOP PLATE CONTINUITY.
- U.O.N. ALL EXTERIOR WALLS HIGHER THAN 10 FEET IN HEIGHT SHALL BE 2W @ 18" O.C. U.O.N. FOR NON-BEARING WALL 2W STUD @ 18" O.C. CAN BE UP TO 14 FEET AND 2W STUD @ 18" O.C. CAN BE UP TO 20 FEET HEIGHT.
- U.O.N. SHEAR MATERIAL (PLYWOOD) SHALL BE APPLIED UP TO ROOF.
- SEE ALL PERMIT INFORMATION IN STRUCTURAL NOTES ON SHEET 50.
- MINOR ALL EXTERIOR WALLS BY 1/2" PLNG OR OSB BY 8 @ 8 1/2" NAILING.
- CONTRACTOR SHALL REVIEW ALL TYPICAL FRAMING DETAILS (e.g. TOP PLATE SPLICE, WALL CORNER CONNECTIONS, SHEAR PANEL NAILING, etc.), SILL NAILING AND BLOCK REQUIREMENTS PER FOOTNOTES IN SHEAR WALL SCHEDULE PRIOR TO STARTING ANY FRAMING WORK.

ROOF IS DESIGNED FOR COMPOSITION SHINGLE (Type 1 MAX)

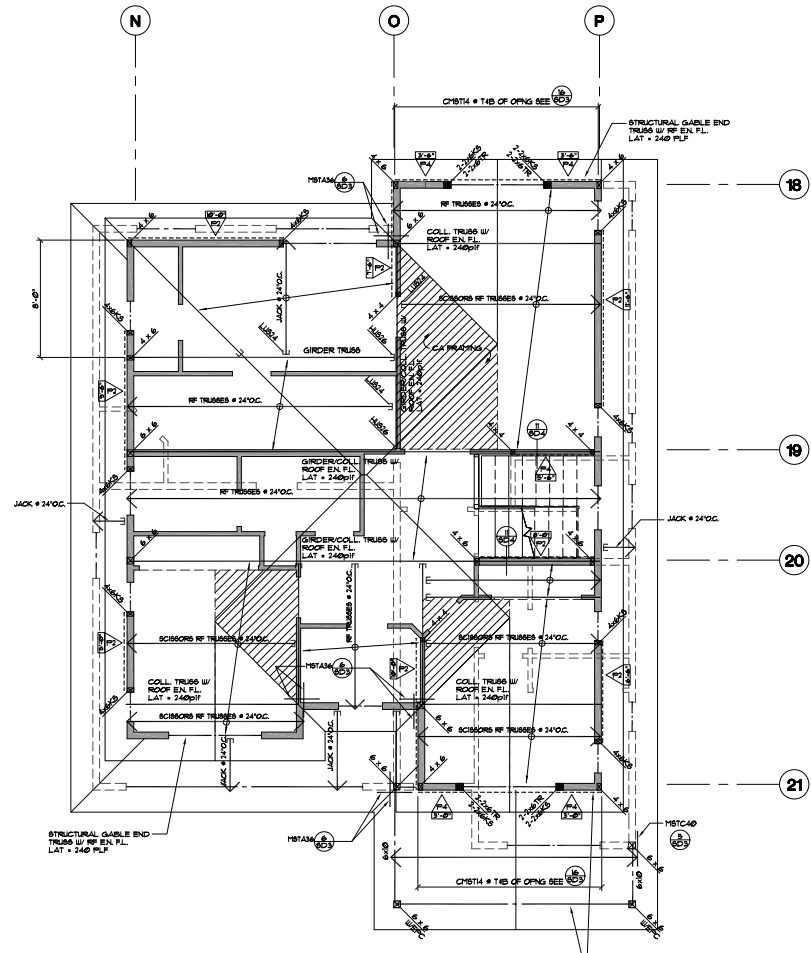


SECOND FLOOR FRAMING PLAN - PLAN 2

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

SECOND FLOOR FRAMING NOTES:

- FLOOR SHEATHING TO BE 3/4" TAG PLYWOOD GULDED & NAILED AND PLACED PER STRUCTURAL NOTES ON SHEET 50.
- U.O.A. FLOOR JOISTS SHALL BE PRE-FAB OPEN WEB FLOOR TRUSSES DESIGNED BY OTHERS. MAXIMUM SPACING IS 19.2" O.C. 16" O.C. UNDER TILE FLOOR.
- U.O.A. ALL RM JOISTS SHALL BE 1 3/4" L.S. WITH 18 BLOCK @ 16" O.C. AT 1ST BAY.
- ALL EXTERIOR WALLS AND STRUCTURAL WALLS SHALL REFER TO DETAIL 1/503 FOR TOP PLATES CONTINUITY.
- U.O.A. ALL HOLDOWN INDICATED ON FLOOR FRAMING PLAN SHALL BE APPLIED ACROSS THE SECOND FLOOR. SEE DETAIL 1/2/353.
- U.O.A. ALL HEADERS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE 6x12 OFF AT 2x4 WALL AND 6x12 OFF AT 2x4 WALLS.
- SEE ROOF FRAMING PLAN AND FLOOR FRAMING PLANS FOR ADDITIONAL POSTS AND MULTIPLE STUDS AND PROVIDE EQUAL OR LARGER SIZE MEMBER TO SUPPORT IT.
- SEE SHEAR WALL SCHEDULE AND DETAIL 2/203 FOR SHEAR WALL CONSTRUCTION.
- U.O.A. SHEAR WALL MATERIAL SHALL BE APPLIED FROM PLATES TO PLATES.
- U.O.A. EXTERIOR WALL HIGHER THAN 10 FEET SHALL BE 2x4 @ 16" O.C.
- U.O.A. FOR NON-BEARING WALL, 2x4 STUD @ 16" O.C. CAN BE UP TO 14'-0" HEIGHT AND 2x4 STUD @ 16" O.C. CAN BE UP TO 20 FEET HEIGHT.
- PROVIDE SOLID BLOCK AT FLOOR BETWEEN POST ABOVE AND BELOW.
- SEE ALL PERTINENT INFORMATION IN STRUCTURAL NOTES ON SHEET 50.
- WHERE ALL EXTERIOR WALLS BY 1/2" PLUMB OR OSB W/ R# @ 6x12 NAILING.
- CONTRACTOR SHALL REVIEW ALL TYPICAL FRAMING DETAILS (e.g. TOP PLATE SPLICE, WALL CORNER CONNECTIONS, SHEAR PANEL NAILING, etc.), SILL NAILING AND BLOCK REQUIREMENTS PER FOOTNOTES IN SHEAR WALL SCHEDULE PRIOR TO STARTING ANY FRAME WORK.
- WHERE PARTITION WALLS PARALLEL TO THE FRAMING BELOW, DOUBLE JOISTS SHALL BE PROVIDED BELOW THE WALL WHERE PERPENDICULAR, 2x BLOCKING SHALL BE PROVIDED BETWEEN JOISTS.



ROOF FRAMING PLAN PLAN 2

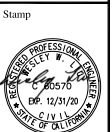
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES:

- ROOF SHEATHING TO BE 1/2" OSB NAILED & PLACED PER STRUCTURAL NOTES ON SHEET 50.
- ALL COLLECTOR TRUSSES SHALL BE DESIGNED TO CARRY THE SPECIFIED LATERAL LOAD (240PLF U.O.A.) FROM TOP CHORD TO BOTTOM CHORD.
- PROVIDE ROOF EDGE WALL (2x4 @ 16" O.C.) ALONG THE FULL LENGTH OF ALL THE COLLECTOR TRUSSES.
- U.O.A. ALL STRUCTURAL GABLE END TRUSSES SHALL BE DESIGNED WITH LATERAL LOAD 240PLF FROM TOP CHORD TO BOTTOM CHORD.
- PRESSURE BLOCK CAN BE USED FOR JACK WITH LENGTH NOT EXCEED 6 FEET. OTHERWISE HANGER SHALL BE USED. FOLLOW PLAN SPECIFICATION.
- ALL CALIFORNIA ROOF FRAMING SHALL HAVE ROOF CDS AT BOTH UPPER AND LOWER ROOF.
- ALL EXTERIOR WALLS AND STRUCTURAL WALLS SHALL REFER TO DETAIL 1/503 FOR TOP PLATE CONTINUITY.
- U.O.A. ALL EXTERIOR WALL HEADERS SHALL BE 6x12 OFF @ 2x4 WALLS OR 6x12 OFF AT 2x4 WALLS.
- U.O.A. FOR NON-BEARING WALL, 2x4 STUD @ 16" O.C. CAN BE UP TO 14 FEET AND 2x4 STUD @ 16" O.C. CAN BE UP TO 20 FEET HEIGHT.
- U.O.A. SHEAR MATERIAL (PLYWOOD) SHALL BE APPLIED UP TO ROOF.
- SEE ALL PERTINENT INFORMATION IN STRUCTURAL NOTES ON SHEET 50.
- WHERE ALL EXTERIOR WALLS BY 1/2" PLUMB OR OSB W/ R# @ 6x12 NAILING.
- CONTRACTOR SHALL REVIEW ALL TYPICAL FRAMING DETAILS (e.g. TOP PLATE SPLICE, WALL CORNER CONNECTIONS, SHEAR PANEL NAILING, etc.), SILL NAILING AND BLOCK REQUIREMENTS PER FOOTNOTES IN SHEAR WALL SCHEDULE PRIOR TO STARTING ANY FRAME WORK.

ROOF IS DESIGNED FOR COMPOSITION SINGLE (50# MAX.)

REVISIONS	BY



Joe Giancola
Spring Avenue
Morgan Hill, California

Date	6/15/2021
Scale	1/4" = 1'-0"
Drawn By	W.L.
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			TECHNICAL PARAMETERS NOTES: – DEFORMED MILD REINFORCING STEEL – SHALL CONFORM TO ASTM A-615 – STRANDS SHALL CONFORM TO ASTM A-416 – PROPERTIES OF 7-WIRE STRAND – 10u (ULTIMATE) – AREA-SQUARE INCHES – F (ULTIMATE) – POUNDS – E – psi – MAXIMUM FORCE (.8 10u) TO OVERCOME FRICTION – MAXIMUM ANCHOR FORCE (.7 10u) – UNIT ELONGATION PER FOOT GRADE 40 (43 #4, #5) GRADE 60 (#6 & LARGER) 1/2"9 270 ksi 15.5 41,500# 28,500,000 # 31,000# 28,000# 0.07% (#4 #12 INCH) AREA E STRUCTURAL DESIGN NOTES: 1. DESIGN PARAMETERS FOR THE ANALYSIS OF THE POST-TENSION SLAB ON GRADE IS BASED ON THE INFORMATION PROVIDED BY: SILICON VALLEY SOIL ENGINEERING Project No. SV2125 11/10/2020 1918 O'Toole Way, San Jose, California NOTE: DEVELOPER AND/OR CONTRACTOR SHALL SUBMIT DESIGN DOCUMENTS FOR THE FOUNDATION TO THE SOILS ENGINEER. THEY SHALL BE REVIEWED BY THE SOILS ENGINEER PRIOR TO THE START OF THE CONSTRUCTION. <table><tr><td></td><td>CENTER LIFT</td><td>EDGE LIFT</td><td>ALLOWABLE SOIL BEARING PRESSURE</td><td>MAX. DIFFERENTIAL SETTLEMENT</td></tr><tr><td>Em</td><td>5 FT</td><td>3 FT</td><td>1500 PSF</td><td></td></tr><tr><td>Ym</td><td>3.9 INCH</td><td>1.3 INCH</td><td></td><td></td></tr></table> 2. CONCRETE TO BE MINIMUM F'c = 3000 psi at 28 DAYS 4" MAXIMUM SLUMP. 1 1/2" MAXIMUM AGGREGATE. DESIGN BASED ON F'c=3000 psi SEE CONCRETE PLACEMENT NOTES FOR MORE INFORMATION. SPECIAL INSPECTION IS REQUIRED FOR CONCRETE WITH F'c > 2500 psi 3. TENDON ANCHORS SHALL BE AS MANUFACTURED BY PRECISION SCREW PRODUCTS CO. INC. APPROVED BY L.C.B.O. #4597 OR VSL CORP. APPROVED BY L.C.B.O. # 3000 OR OTHER EQUAL. 4. SEE ARCHITECTURAL OR MANUFACTURERS DRAWINGS FOR MASONRY OR PRECAST FIREPLACE FOUNDATION DETAILS, IF NOT SHOWN ON POST-TENSION PLANS. 5. PRIOR TO FABRICATION AND INSTALLATION OF PRESTRESSING STEEL TENDONS, MANUFACTURER SHALL SUBMIT DESIGN SHOP DRAWING AND CALCULATIONS TO PROJECT ENGINEER OF RECORD FOR REVIEW AND APPROVAL, THEN TO CITY BUILDING DEPARTMENT.			CENTER LIFT	EDGE LIFT	ALLOWABLE SOIL BEARING PRESSURE	MAX. DIFFERENTIAL SETTLEMENT	Em	5 FT	3 FT	1500 PSF		Ym	3.9 INCH	1.3 INCH			CONCRETE PLACEMENT NOTES: 1. CONCRETE SHALL BE TO THE STRENGTH AND SLUMP AS SPECIFIED PER DESIGN NOTES AND CONSIST OF: PORTLAND CEMENT ASTM C-150 TYPE I, 8" MAX AGGREGATE PER ASTM C-125. WATER TO BE CLEAN AND POTABLE. CORROSIVE ADDITIVES SUCH AS CALCIUM CHLORIDE SHALL NOT BE USED. NOTE: VERIFY WITH LATEST SOILS REPORT TO DETERMINE IF TYPE V CEMENT IS REQUIRED PRIOR TO CONSTRUCTION. 2. PLACEMENT SHALL BE IN ONE CONTINUOUS OPERATION UNLESS OTHERWISE SPECIFIED AND SLAB SURFACE SHALL BE CURED WITH HUNTS COMPOUND OR EQUAL OR OTHER METHODS IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES AT CONTRACTOR'S OPTION. 3. CONTRACTOR SHALL DAMPEN SLAB UNDERLAYMENT OF SAND/MEMBRANE JUST PRIOR TO CONCRETE PLACEMENT TO ASSIST UNIFORM CONCRETE CURING. 4. THE BOTTOM OF FOOTING EXCAVATIONS SHALL BE LEVEL, CLEAN, AND FREE OF LOOSE MATERIAL OR WATER WHEN CONCRETE IS PLACED. OVER EXCAVATION SHALL BE FILLED WITH CONCRETE AS FOR THE FOOTING. BACK FILL SHALL NOT BE PLACED UNTIL SUPPORTING FOUNDATIONS, WALLS AND SLABS HAVE ATTAINED SUFFICIENT STRENGTH TO SUPPORT LATERAL SOIL PRESSURE. 5. CONCRETE SHALL BE UNIFORMLY PLACED, TAMPED, AND VIBRATED AROUND ANCHORAGES. SLABS SHALL BE POURED MONOLITHICALLY WITH THE FOOTINGS UNLESS NOTED OTHERWISE. 6. A MINIMUM OF THREE (3) CYLINDERS/SLAB SHALL BE TAKEN TO DETERMINE CONCRETE STRENGTH. PREPARATION FOR STRESSING: 1. REMOVE POCKET FORMER. 2. CHECK INSIDE EACH POCKET HOLE, MAKING SURE THAT EXPOSED PORTION OF ANCHORAGE IS CLEAN, IF A FILM OF CEMENT PASTE HAS INTRUDED, REMOVE IT WITH A SCRAPER OR SCREWDRIVER. 3. INSERT A PAIR OF GRIPPERS BY HAND INTO EACH ANCHORAGE. 4. PUT A CRAYON MARK ON THE STRAND AT THE EDGE OF THE SLAB, OR AT A CONSTANT DIMENSION FROM THE EDGE OF THE SLAB. A YELLOW CRAYON AND WOODEN GRIPPERS RULE ARE RECOMMENDED. TENDON STRESSING PROCEDURE NOTES: 1. THE STRESSING OPERATION MUST BE UNDER THE IMMEDIATE CONTROL OF A PERSON EXPERIENCED IN THIS TYPE OF WORK, HE/SHE MUST EXERCISE CLOSE-UP CHECK AND HOLD CONTROL OF ALL OPERATIONS. 2. THE STRESSING OPERATION SHALL NOT COMMENCE UNTIL CONCRETE TEST CYLINDERS, CURED UNDER JOBSITE CONDITIONS, HAVE BEEN TESTED AND INDICATE THAT THE CONCRETE IN THE MEMBER HAS ATTAINED THE STRENGTH CALLED FOR ON THE STRUCTURAL DRAWINGS OR 2000psi (MIN). 3. ALL PRESTRESSING STEEL SHALL BE STRESSED BY MEANS OF DSL, VSL, OR OTHER EQUAL HYDRAULIC JACKS, EQUIPPED WITH ACCURATE READING, CALIBRATED HYDRAULIC PRESSURE GAUGES. A CALIBRATION CHART SHALL ACCOMPANY EACH JACK. 4. THE POST-TENSIONING OPERATION WILL BE SO CONDUCTED THAT ACCURATE ELONGATION OF THE PRESTRESSING STEEL CAN BE RECORDED AND COMPARED WITH COMPUTATIONS SUBMITTED AND APPROVED BY THE STRUCTURAL ENGINEER. 5. INDEPENDENT INSPECTOR TO RECORD ALL JACKING FORCES AND ELONGATIONS AND SUBMIT REPORTS TO STRUCTURAL ENGINEER FOR THEIR APPROVAL. 6. THE MAXIMUM JACKING FORCE TO OVERCOME FRICTION SHALL NOT EXCEED BOX OF THE ULTIMATE FORCE OF THE TENDON. (41.3 x .7 = 33 KIPS). 7. TENDONS SHALL BE ANCHORED AT A FORCE NOT TO EXCEED 70% OF THE ULTIMATE FORCE OF THE TENDON. (41.3 x .7 = 28.0 KIPS) 8. THE STRESSING OPERATION PROCEEDS AS FOLLOWS: – REMOVE GROMETTES AT THE STRESSING ENDS. CHECK INSIDE EACH GROMET HOLE TO MAKE SURE THAT THE ANCHORAGES ARE FREE FROM CEMENT PASTE. IF NOT, REMOVE PASTE FROM ANCHORAGE WITH A SCREWDRIVER. – INSERT WEDGES, SIDE BY SIDE, BY HAND INTO ANCHORAGE. – PUT A PAINT MARK ON EACH STRAND AT THE SLAB EDGE OR AT A FIXED DISTANCE FROM THE EDGE OF THE SLAB. – STRESS THE STRAND AT 33 KIPS. – SEAT THE WEDGES IN THE ANCHORAGE USING THE HYDRAULIC SEATING DEVICE BUILT INTO THE RAM. – REMOVE THE RAM. – MEASURE FINAL ELONGATION. RECORD ELONGATION. 9. IF INCONSISTENCIES BETWEEN THE CALCULATED ELONGATION, THE MEASURED ELONGATION, AND THE JACK GAUGE READING OCCUR, THE JACK-GAUGE-PUMP UNIT SHALL BE RECALIBRATED. AN AGREEMENT OF WITHIN 7% UNDER TO 7% OVER SHALL BE SATISFACTORY. 10. TENDONS STRESSED FROM ONE END ONLY SHALL BE SO INDICATED ON THE PLACING DRAWINGS. TENDON THAT ARE STRESSED FROM BOTH ENDS NEED NOT BE STRESSED FROM BOTH ENDS SIMULTANEOUSLY IF IT CAN BE SHOWN THAT THE WEDGES ON THE OPPOSITE END ARE PRE-SEATED AND CAUSE NO SURPRISE OF THE TENDON. THESE TENDONS MAY HAVE MORE ELONGATION AT ONE END THAN AT THE OPPOSITE END. ELONGATION FROM BOTH ENDS MUST TOTAL THE ELONGATION SHOWN ON THE PLACING DRAWINGS. TENDONS EXCEEDING 100 FEET IN LENGTH MAY NEED TWO-WAY STRESSING. 11. PARTIAL STRESSING (OR EARLY STRESSING) OF TENDONS, WHEN REQUIRED AND NOTED ON PLAN, SHALL CONSIST OF INITIALLY STRESSING SUCH DESIGNATED TENDONS TO FORCE 80% LB AT 1/2 - 2 DAYS AFTER CONCRETE PLACEMENT AND THEN FOLLOWING UP WITH FINAL STRESSING. 12. ELONGATIONS SHOWN ARE BASED ON .70 10u. MEASURED ELONGATION 7% UNDER TO 7% OVER IS ACCEPTABLE. IF MEASURED ELONGATION EXCEEDS TOLERANCE, CONTACT THE STRUCTURAL ENGINEER. 13. TAKE SAFETY PRECAUTIONS AS NECESSARY; DO NOT PERMIT WORKMAN TO STAND BEHIND JACKS WHILE STRESSING TENDONS.	
	CENTER LIFT	EDGE LIFT	ALLOWABLE SOIL BEARING PRESSURE	MAX. DIFFERENTIAL SETTLEMENT																	
Em	5 FT	3 FT	1500 PSF																		
Ym	3.9 INCH	1.3 INCH																			

[illegible]

CONT. HDR.

ST6236 BENT 90°

2x4 BLOCK/G

ST6224 W/10-110x3/4" 18x SELF TAPPING SCREWS INTO FRAME 16-1/4" TO HEADER AT EA. END ON FACE OF FRAME

1/4"x1/2" LONG SCREWS PER SCHED. PER PLAN

HARDY FRAME

2x4 KING STUD

1 1/8" ATR

RAISED STEM IF REQ'D

20" MIN.

ADOT. 2-1/8" TAB 48" FAST TO EA. SIDE OR END TO 1/2" WALL

3"x50x1/2" THK. PL. W/DEB. NUTS

WAP BARS AROUND BOLTS & EXTEND 48" INTO PERPENDICULAR FOOTING AT CORNER CONDITION

HARDY FRAME

ADDITIONAL BARS

20"

20"

WIDENED FOOTING SHALL EXTEND 20" PASS HD. EACH END

CORNER CONDITION

SECTION A-A

The diagram illustrates the required clearances for a tendon around a corner and an opening. For a typical corner, the tendon must maintain a minimum clearance of 6 inches (12 inches maximum) from the corner. For an opening, the tendon must maintain a minimum clearance of 6 inches (12 inches maximum) from the opening, with a 1:6 slope requirement. The tendon is labeled as 1/2" TENDON.

NOTE: MAINTAIN MINIMUM CLEARANCE BENDS AROUND PLUMBING AND SEWER LINES

1/2" TENDON

TYPICAL CORNER

1 : 6 MAX.

6" MIN. 12" MAX.

6" MIN. 12" MAX.

6" MIN. 12" MAX. TRANSITION CURVE AT CORNERS TYP.

PLUMBING AND SEWER LINE OPENINGS

The image contains two technical drawings of wall details. The top drawing is labeled 'EXTERIOR' and shows a cross-section of a wall at the slab perimeter. It includes a 'SLAB PERIMETER' line, a '12" BELOW PAD GRADE' dimension, and a '1/2" Ø STRAND' reinforcement bar. The wall is shown with a 'SEE PLAN' view. The bottom drawing is labeled 'INTERIOR' and shows a cross-section of a wall. It includes a '1/2" Ø STRAND' reinforcement bar, a '4" Ø 12" O.C. E.W. BOTT.' (Expanded Wire Mesh) detail, and a '2" SAND' layer. The wall is shown with a 'SEE PLAN' view.

INSTALL 5/8" ABs
W/ SIMPSON BP 5/8-2
WASHER TYP.

INTERIOR SHEAR WALL OR
BEARING WALL

P.T. MUDDSL W/ 5/8" ABs

17"

ADDT. 2-#5 TABS BELOW
SHEAR WALL & BEARING WALL

DEEPEN INTERIOR SLAB AT
HOLDINGS FOR MIN. REED
EMBEDMENTS: SEE DETAIL
17/- & 18/-.

VARIES S.A.D.

6" MIN. A.B.V.

8" CURE ALL

6" CURB ALL

PARCHING TYPE

8"

12"

12"

ADD 1#-4 x 5'-0" LONG CENTERED AT STRIPS OR HO'S WHERE OCCURS

PROVIDE #4 @ 18" O.C. IF STEM EXCEEDS 6" TALL

18" RETURN

1"

20" MIN.

6"

FINISH GRADE

LOWEST ADJACENT COMPACTED GRADE

9" MORTENED SAND /O/ 10 MIL VISQUEUR (OR EQUAL) /O/ COMPACTED GRADE TYPE

1/2" # STRAND

2#-5 CONT. AT BOTTOM.

POST PER PLAN

REFER TO PLANS AND TABLE AT RIGHT FOR CONN. TYPE

ADD 1-#4 x 5'-0" IN STEM WALL TOP CENTERED AT STRAPS OR HD'S WHERE COUPLING AT STEM WALL CONDITION

REFER TO TYP. INT. FIG. DETAIL 6/P- FOR MORE INFO.

INTERIOR

EXTERIOR

REFER TO TYP. EXT. FIG. DETAIL 1/P-2 FOR MORE INFO.

SIMPSON HOLDOWN	IN
PA-18	4"
PA-23	4"
PA-28	4"
PA-35	4"
HPA-28	6"
HPA-35	8 1/4"
PHD-42	6 3/8"
MP40	8"
HP40D2	10"
STD10	10"

NOTE: VERIFY WITH LATEST SIMPSON CATALOG FOR HOLDOWN INSTALLATION SPECIFICATION.

NOTE: P.T. SLAB AND FOOTINGS TO BE POURED MONOLITHICALLY (U.O.G.)

ISLAND CABINET

1/2" GAS PIPE

2" PIPE SLEEVE-
ABS WRAPPED W/ FOAM
2 1/2" & 3/4" GAS
PIPE IS REQ'D

#4 @ 24" O.C.

1'-0"

EXP. MAT'L

DRIVEWAY

U.C. C.B. ALL ANCHORS TYP.

20" MIN.

6"

FINISH GRADE

12"

1-#4/20" LONG BAR BACK UP BARS TYP. @ ANCHORS (18" ON EA. SIDE OF TENSION) (ALTERNATIVE: 1-#4 CONT. TOP OR BOT. OPPOSITE TO SLAB EDGE TENSION)

1/2" # 8 STRAND

1"

LOWEST ADJACENT COMPACTED GRADE

2" MOISTENED SAND 0/ 10 ML. MOSQUEEN (OR EQUAL) 0/ COMPACTED GRADE TYP.

ADD 2-#5 CONT. AT BOTTOM.

NOTE:

- 1- ADD 1-#4 x 5'-0" CENTERED AT STRIPS OR WITHIN SHEAR CONE, OMIT #4 IF TENDON OR CONTINUOUS REBAR EXIST RIGHT AT THIS LOCATION.
- 2- ADD 1-#4 x 5'-0" IN STEM WALL TOP CENTERED AT STRIP OR NOT WHERE OCCURS AT STEM WALL CONDITION.

1/2"x STRAND OR REBAR IN FIGS PER PLAN

- INSTALL HOLDINGS AND PROVIDE MIN. EDGE & CORNER DISTANCE PER LATEST SIMPSON CATALOG AND/OR STRUCTURAL ENGINEERS DETAILS AND REQUIREMENTS.
 - PLANS AND TABLE AT RIGHT FOR CONNECTION TYPE
 - # IS FROM OLD JOINT IN TWO-FOUR FOUNDATION SYSTEMS
 - FORTHENING AS REQUIRED TO ACHIEVE 1" COVER
 - REFER TO MFR. SPEC. FOR INSTALLATION TO WOOD MEMBER
 - 18" SD. MIN. X (w + e) + 3" MIN. DEEP PAD TO BE PROVIDED AT W'S FOUNDATION ON INTERIOR, S' SLAB AND BOTH INTERIOR AND EXTERIOR EDGES OF 10", 11" & 12" MAT SLABS.

HOLLOW SCHEDULE		EMBED(A) @ EDGE		EMBED(A) @ INT.	
HOLLOW ANCHOR BOLT					
W15X100S	SMS/B&A	18"	8"		
H011	SMTL20	24"	10"		
H011	SMTL20	24"	10"		
H011	SMTL20	24"	12"		

NOTE: VERIFY WITH LATEST SIMPSON CATALOG FOR HOLLOW ANCHOR BOLT

Diagram illustrating a cross-section of a wall assembly. Key components and dimensions include:

- 14"**: Total width of the wall assembly.
- 3"**: Thickness of the P.T. MUDDSHILL W/ 5/8" ABs.
- 1 1/2"**: Thickness of the CONC. STEM WALL.
- 1"**: Thickness of the CONC. SLAB.
- VARIES**: Dimension for the STUD WALL, indicating it varies.
- 12"**: Total height of the wall assembly.
- 15"**: Width of the base foundation.
- Labels**:
 - P.T. MUDDSHILL W/ 5/8" ABs
 - CONC. STEM WALL
 - CONC. SLAB
 - SHEAR WALL WHERE STUD WALL
 - SIMPSON BPS/8-3

Technical drawing of a table base showing side and top views with dimensions and callouts.

Side View Dimensions:

- Overall width: 15"
- Overall height: 15"
- Top surface width: 7 1/2"
- Leg diameter: 2"
- Base diameter: 12" TYP.
- Clearance from floor: 5 1/2" CLEAR
- Clearance from wall: 2" CLR.

Top View Dimensions:

- Overall length: 18"
- Overall width: 15"
- Top surface length: 10"
- Top surface width: 7 1/2"
- Base length: 12"
- Base width: 12" TYP.

Callouts:

- ADD'L #5 CONT. IF D=13"-18"
- 7 1/2" x 14" TABLE NEW
- ADD'L #5 IF D=13"-18"
- ADD'L #5 IF 18" O.C.
- ADD'L #5 IF 13"-18"

4 TYPICAL SLAB STEP DETAIL

[illegible]

Wesley Liu Engineering



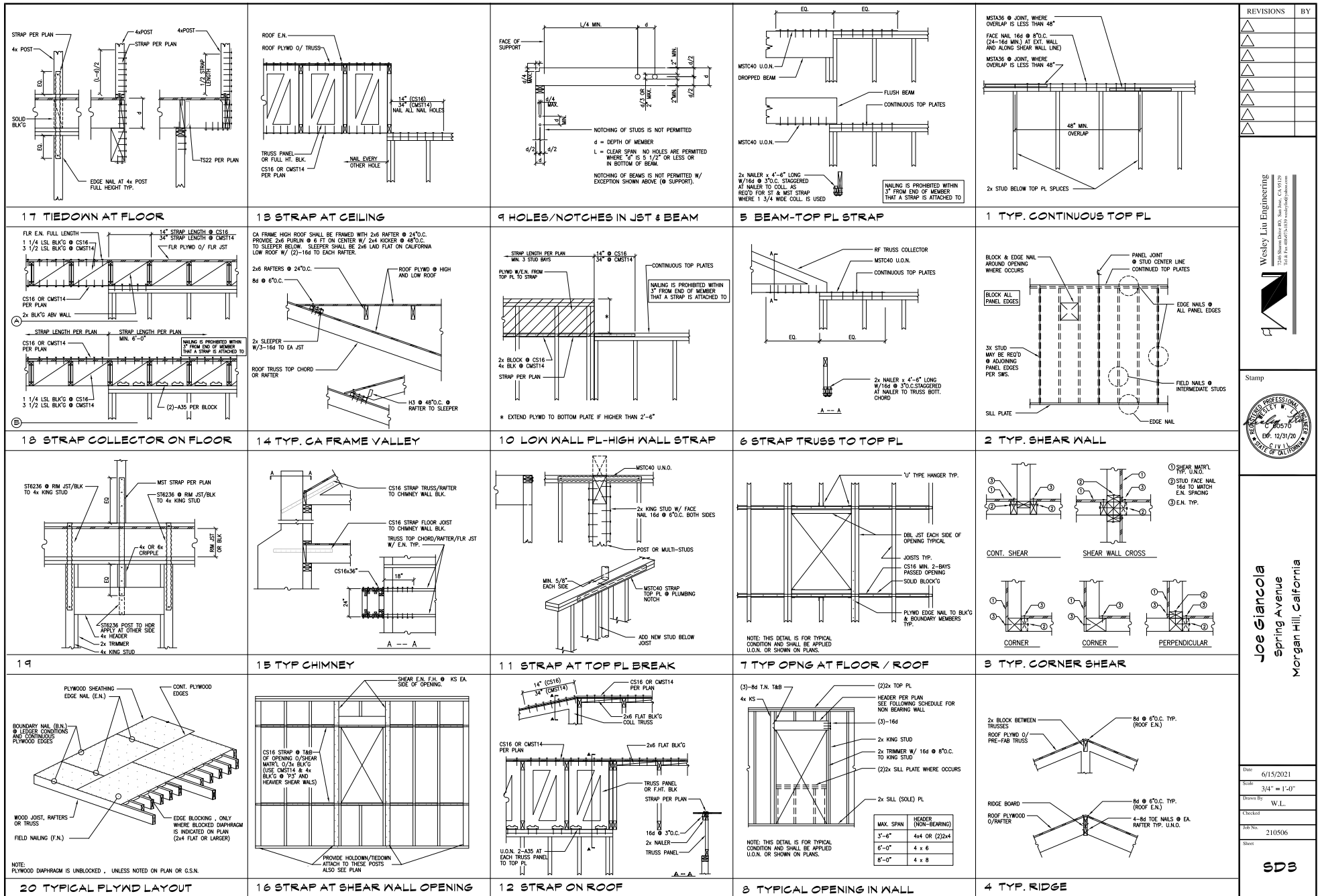
Stamp



Joe Stancola
Spring Avenue
Morgan Hill, California

Date	6/15/2021
Size	3/4" = 1'-0"
Drawn By	W.L.
Checked	
Job No.	210506
Sheet	

SD 2



					<table><tr><th>REVISIONS</th><th>BY</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	REVISIONS	BY														
REVISIONS	BY																				
					Wesley Lin Engineering 7246 Shattuck Drive #3, Suite 100, CA 94720 For & Info: 415-252-2272 wesleylin.com PROFESSIONAL ENGINEER WESLEY LIN NO. 65570 EXP. 12/31/20 STATE OF CALIFORNIA Stamp PROFESSIONAL ENGINEER WESLEY LIN NO. 65570 EXP. 12/31/20 STATE OF CALIFORNIA																
					Joe Giancola Spring Avenue Morgan Hill, California Date: 6/15/2021 Scale: 3/4\" = 1'-0" Drawn By: W.L. Checked: Job No: 210506 Sheet:																
					Joe Giancola Spring Avenue Morgan Hill, California Date: 6/15/2021 Scale: 3/4\" = 1'-0" Drawn By: W.L. Checked: Job No: 210506 Sheet:																
					Joe Giancola Spring Avenue Morgan Hill, California Date: 6/15/2021 Scale: 3/4\" = 1'-0" Drawn By: W.L. Checked: Job No: 210506 Sheet:																

CERTIFICATE OF COMPLIANCE				Calculation Date/Time: 2023-03-18 17:11:43-03:00:00				CRS Form 458			
Project Name: 01 Floor 1				Input File Name: 011127000001 Spring Ave 51' Floor 1.xlsx				Page 4 of 113			
Project Description: 7000 20 Analysis											
CRACK RESULTS											
ES	GS	CS	CR	OR	OR	GS Area (ft ²)	GS Perimeter Area (ft)	TSR (ft)			
East Wall	1st Floor	0.12 MPa	120	120	East	153.1	0	0			
East Wall	2nd Floor	0.12 MPa	220	120	East	153.1	0	0			
East Wall	3rd Floor	0.12 MPa	0	0	East	153.1	144	0			
East Wall	4th Floor	0.12 MPa	0	0	East	153.1	144	0			
1st Wall	1st Floor	0.12 MPa	220	120	1st	0	0	0			
1st Wall	2nd Floor	0.12 MPa	220	120	1st	0	0	0			
East Wall 2	2nd Floor	0.12 MPa	120	120	East	243.2	0	0			
East Wall 2	3rd Floor	0.12 MPa	0	0	East	243.2	144	0			
East Wall 2	4th Floor	0.12 MPa	0	0	East	243.2	144	0			
East Wall 2	5th Floor	0.12 MPa	0	0	East	243.2	144	0			
East Wall 2	6th Floor	0.12 MPa	0	0	East	243.2	144	0			
1st Wall 2	1st Floor	0.12 MPa	120	120	1st	0	0	0			
1st Wall 2	2nd Floor	0.12 MPa	120	120	1st	0	0	0			
1st Wall 2	3rd Floor	0.12 MPa	0	0	1st	0	0	0			
1st Wall 2	4th Floor	0.12 MPa	0	0	1st	0	0	0			
1st Wall 2	5th Floor	0.12 MPa	0	0	1st	0	0	0			
1st Wall 2	6th Floor	0.12 MPa	0	0	1st	0	0	0			
2nd Wall	1st Floor	0.12 MPa	120	120	2nd	0	0	0			
2nd Wall	2nd Floor	0.12 MPa	120	120	2nd	0	0	0			
2nd Wall	3rd Floor	0.12 MPa	0	0	2nd	0	0	0			
2nd Wall	4th Floor	0.12 MPa	0	0	2nd	0	0	0			
2nd Wall	5th Floor	0.12 MPa	0	0	2nd	0	0	0			
2nd Wall	6th Floor	0.12 MPa	0	0	2nd	0	0	0			
2nd Wall 2	2nd Floor	0.12 MPa	120	120	2nd	400	0	0			
2nd Wall 2	3rd Floor	0.12 MPa	120	120	2nd	400	0	0			
2nd Wall 2	4th Floor	0.12 MPa	0	0	2nd	400	0	0			
2nd Wall 2	5th Floor	0.12 MPa	0	0	2nd	400	0	0			
2nd Wall 2	6th Floor	0.12 MPa	0	0	2nd	400	0	0			
2nd Wall 2	7th Floor	0.12 MPa	0	0	2nd	400	0	0			
CRACK SUMMARY: CRACKED RESULTS											
ES	GS	CS	CR	OR	OR	GS Area (ft ²)	GS Perimeter Area (ft)	TSR (ft)			
Name	Zone	Orientation	Admitts	Orientation	Admitts	Admitts Area (ft ²)	Admitts Perimeter Area (ft)	Ref. Distance	Cost Ratio		
North Wall	2nd Floor	0.12 MPa	120	120	120	0	4	0.1	0.01		

CONTRACTORS OF COMPLIANCE										CZSPR-008	
Project Name: 07-191										Page 6 of 113	
Contract Number: 7019 20 Auditors											
Report File Name: C:\1211070000\07191 Spring 08 3P.doc 14/03/2008											
ES	EE	ES	EE	ES	EE	ES	EE	ES	EE	ES	EE
Name	Name	Division/Type	Division/Type	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Compost Distribution	Compost Distribution	Water Distribution	Water Distribution
ES001 001	ES001 001	Domestic Water Meter (SMB)	Domestic Water Meter (SMB)	Domestic Water (1/2)	Domestic Water (1/2)	Domestic Water (1/2)	Domestic Water (1/2)	N/A	N/A	N/A	N/A
WATER SERVICES											
ES	EE	ES	EE	ES	EE	ES	EE	ES	EE	ES	EE
Name	Name	System Type	System Type	2-4 inch	2-4 inch	Strongly Disposed	Strongly Disposed	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)
ES001 001	ES001 001	Domestic Water Meter (SMB)	Domestic Water Meter (SMB)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WATER SERVICES											
ES	EE	ES	EE	ES	EE	ES	EE	ES	EE	ES	EE
Name	Name	System Type	System Type	2-4 inch	2-4 inch	Strongly Disposed	Strongly Disposed	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)
ES001 001	ES001 001	Domestic Water Meter (SMB)	Domestic Water Meter (SMB)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WATER SERVICES											
ES	EE	ES	EE	ES	EE	ES	EE	ES	EE	ES	EE
Name	Name	System Type	System Type	2-4 inch	2-4 inch	Strongly Disposed	Strongly Disposed	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)
ES001 001	ES001 001	Domestic Water Meter (SMB)	Domestic Water Meter (SMB)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WATER SERVICES											
ES	EE	ES	EE	ES	EE	ES	EE	ES	EE	ES	EE
Name	Name	System Type	System Type	2-4 inch	2-4 inch	Strongly Disposed	Strongly Disposed	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)
ES001 001	ES001 001	Domestic Water Meter (SMB)	Domestic Water Meter (SMB)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WATER SERVICES											
ES	EE	ES	EE	ES	EE	ES	EE	ES	EE	ES	EE
Name	Name	System Type	System Type	2-4 inch	2-4 inch	Strongly Disposed	Strongly Disposed	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)
ES001 001	ES001 001	Domestic Water Meter (SMB)	Domestic Water Meter (SMB)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WATER SERVICES											
ES	EE	ES	EE	ES	EE	ES	EE	ES	EE	ES	EE
Name	Name	System Type	System Type	2-4 inch	2-4 inch	Strongly Disposed	Strongly Disposed	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)
ES001 001	ES001 001	Domestic Water Meter (SMB)	Domestic Water Meter (SMB)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WATER SERVICES											
ES	EE	ES	EE	ES	EE	ES	EE	ES	EE	ES	EE
Name	Name	System Type	System Type	2-4 inch	2-4 inch	Strongly Disposed	Strongly Disposed	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)
ES001 001	ES001 001	Domestic Water Meter (SMB)	Domestic Water Meter (SMB)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WATER SERVICES											
ES	EE	ES	EE	ES	EE	ES	EE	ES	EE	ES	EE
Name	Name	System Type	System Type	2-4 inch	2-4 inch	Strongly Disposed	Strongly Disposed	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)	Water Meter (Area) (sq)
ES001 001	ES001 001										

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

§ 150.0(h)(3A)	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)(3B)	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

Requirements for Ventilation and Indoor Air Quality:

§ 150.04(2)(g) **Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.9, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.0(e), and meets all other requirements in § 150.04(2).

Project Name	Date
Spring Ave Single Family Plan 1	8/17/2021
System Name	Floor Area
HVAC System	2,208

[illegible][illegible][illegible]

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

Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC 400. ASTM E332 or ASTM E331. © 2011 NFRC.

- [illegible]

Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.

Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

- [illegible]

Requirements for Ventilation and Indoor Air Quality: All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality (Manufactured Buildings in Use by the occupants as residential use) 2010.

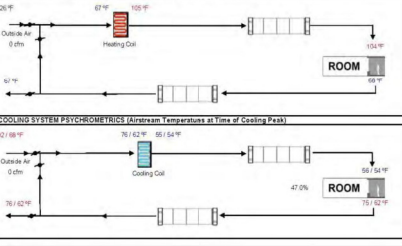
- [illegible]

Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.2, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.0(e), and meets all other requirements in § 150.0(a)(2).

- [illegible]

Project Name Crescent Ave. Single Family, Blk 2	Date 8/17/2021
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System Name	Floor Area
VAC System	2,223

[illegible]

[illegible][illegible]

CHANGES OF COMPANICE Previous Form 313-1 Declaration Description Title 2 Analysis		Calculation Date/Time: 2018-03-23 17:02:20.000 Input File Name: 02327023P3 Spring Sea 313-1 023270		03-28-2018 Page 1 of 10
CONSEQUENCE-IMPACTED ENVIRONMENT 1. I certify that this Certificate of Consequence-impacted Environment is accurate and complete.				
Nicholas Bognanni FFE Environmental, LLC 211 N. Hamilton Ave. Chicago, CA 60608		Signature/Author Signature 2021-08-17 12:07:44 211 N. Hamilton Ave. CHG 60608 (Certificate Number of signature) N/A 490-860-1020		
RESPONSIBLE PERSON'S DECLARATION STATEMENT I am the following person and/or of persons who own this project of pipeline:				
1. I certify that this Certificate of Consequence-impacted Environment is accurate and complete. 2. I certify that this Certificate of Consequence-impacted Environment is based on the requirements of the law, the best and the best of the following data and information, including but not limited to the following data and information:				
I am the following person and/or of persons who own this project of pipeline:				
Richard Hartman HOMETEC Architecture 616 N 101 ST ST. JOSE, CA 95112		Signature/Author Signature 2021-08-17 12:08:00 616 N 101 ST N/A 490-895-0496		

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

§ 150.0(h)(3A)	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)(3B)	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

Requirements for Ventilation and Indoor Air Quality:

§ 150.04(c)(2). **Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.9, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.0(e), and meets all other requirements in § 150.04(c)(2).

Project Name	Date
Spring Ave Single Family Plan 3	8/17/2021
System Name	Floor Area
HVAC System	2,223

26 年 67 年 105 年



[illegible]

CRITERIA OF COMPLIANCE										CRS-PR-268	
Project Name: Surf Line 1 Unit 1401					Calculation Date/Time: 2024.01.17 12:53:30 EDT					Page 4 of 133	
Project Number: 2024-01-001					Report File Name: 20240117_125330_Surf_Line_1_Unit_1401.crsr						
CRITERIA COMPLIANCE SYSTEM											
CR	IS	CS	ES	ES	ES	ES	ES	ES	ES	ES	ES
Name	Category	Subcategory	Subcategory	Subcategory	Subcategory	Subcategory	Subcategory	Subcategory	Subcategory	Subcategory	Subcategory
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1	CR1.1.1.1.1.1.1.1.1.1.1.1
CR1	CR1.1	CR1.1.1	CR1.1.1.1	CR1.1.1.1.1	CR1.1.1.1.1.1	CR1					

[illegible]

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

§ 150.0(d)(3A) Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.

§ 150.0(d)(3B) Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

Requirements for Ventilation and Indoor Air Quality: All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality (Manufactured Buildings in Use by the occupants as residential use) 2010.

§ 150.0(a)(2)(g) Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.9, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.0(e), and meets all other requirements in § 150.0(a)(2).

SPRING AVE DP 1LEFT UNIT
SPRING AVE
MORGAN HILL, CA 95037

FRI Energy Consultants, LLC
21 N. Harrison Avenue, Suite 210
Campbell, Ca. 95008
Phone: 408-866-1620 Fax: 408-866-6832

Project Name	Date
Spring Ave Duet Plan 1 Left Unit	8/17/2021

System Name	Floor Area
HVAC System	2.049

COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)

The diagram illustrates the air conditioning process during a cooling peak. It shows the path of air from outside to a room, passing through a cooling coil. Key data points include:

- Outside Air (OA):** Enters at 82°F / 68°F (dry-bulb / wet-bulb) and 0.010 moisture ratio.
- Cooling Coil:** The air is cooled and dehumidified. The coil surface temperature is 55°F / 54°F.
- Room Air:** The conditioned air enters the room at 76°F / 62°F (dry-bulb / wet-bulb) and 0.010 moisture ratio. The room conditions are 76°F / 62°F (dry-bulb / wet-bulb) and 0.010 moisture ratio.
- Return Air:** Air from the room is returned to the cooling coil at 76°F / 62°F (dry-bulb / wet-bulb) and 0.010 moisture ratio.
- Supply Air:** The air leaving the cooling coil is at 55°F / 54°F (dry-bulb / wet-bulb) and 0.010 moisture ratio.

CERTIFICATE OF COMPLIANCE
Project Name: Unit 101 Right Unit
Calculation Date/Time: 2023-08-17 12:54:07-0700
Calculation Description: Title 24 Analysis
Input File Name: C:\23\0324\1 Spring Ave DP 1 Right Submittals
C23-PFV-036 (Page 8 of 13)

CERTIFICATE OF COMPLIANCE
Project Name: Unit 101 Right Unit
Calculation Date/Time: 2023-08-17 12:54:07-0700
Calculation Description: Title 24 Analysis
Input File Name: C:\23\0324\1 Spring Ave DP 1 Right Submittals
C23-PFV-036 (Page 1 of 13)

CERTIFICATE OF COMPLIANCE
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C23-PFV-036 (Page 1 of 13)

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C23-PFV-036 (Page 8 of 13)

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Calculation Description: Title 24 Analysis
Input File Name: C:\23\0324\1 Spring Ave DP 1 Right Submittals
C23-PFV-036 (Page 5 of 13)

CERTIFICATE OF COMPLIANCE
Project Name: Unit 101 Right Unit
Calculation Date/Time: 2023-08-17 12:54:07-0700
Calculation Description: Title 24 Analysis
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C23-PFV-036 (Page 1 of 13)

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C23-PFV-036 (Page 1 of 13)

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C23-PFV-036 (Page 8 of 13)

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C23-PFV-036 (Page 5 of 13)

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C23-PFV-036 (Page 1 of 13)

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C23-PFV-036 (Page 1 of 13)

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Project Name: Unit 101 Right Unit
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Calculation Description: Title 24 Analysis
Input File Name: C:\23\0324\1 Spring Ave DP 1 Right Submittals
C23-PFV-036 (Page 8 of 13)

FRI Energy Consultants, LLC
21 N. Harrison Avenue, Suite 210
Campbell, Ca. 95008
Phone: 408-866-6832
SPRING AVE DP 1 RIGHT UNIT
MORGAN HILL, CA 95037

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

§ 150.0(h)(34) **Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.

§ 150.0(h)(35) **Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

Requirements for Ventilation and Indoor Air Quality: All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Indoor Air Quality, as published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. (ASHRAE). The requirements of ASHRAE Standard 62.2-2010 shall apply.

Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 150.0(c), meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.0(e), and meets all other requirements in § 150.0(d).

Project Name	Date
Spring Ave Duet Plan 1 Right Unit	8/17/2021
System Name	Floor Area
HVAC System	2,049

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[illegible]

PROJECTS OF COMPLEXITY Project Name: Shree Jyoti Jyoti Calculation Period: 01/01/2023 to 31/03/2023		Calculation Date/Time: 2023-03-27 12:47:05 Input File: C:\Users\ADMIN\Documents\20230327\20230327.gm	CFR/PFR Size Page 1 of 12	
ENERGY USE SUMMARY				
Energy (on BTU/WH) (wt)	Standard Usage	Proposed Design	Compliance Margin	Percent Improvement
Steam Heating	25.53	25.13	33.33	34
Steam Cooling	76.93	76.93	0.00	0
Water Heating	13.75	13.75	-0.75	-5
Water Heating	19.61	19.61	1.0	5
Water Heating	19.61	19.61	0	0
Heating/ Cooling Compliance Total	69.68	69.68	0.00	0
Steam Heating	25.53	25.04	33.33	32.8
Steam Cooling	76.93	76.93	0.00	0
Water Heating	13.75	13.75	-0.75	-5
Water Heating	19.61	19.61	1.0	5
Water Heating	19.61	19.61	0	0
Heating/ Cooling Compliance Total	69.68	69.68	0.00	0
Steam Heating	25.53	22.79	1.54	5.9
Steam Cooling	76.93	76.93	0.00	0
Water Heating	13.75	13.75	-0.75	-5
Water Heating	19.61	19.61	1.0	5
Water Heating	19.61	19.61	0	0
Heating/ Cooling Compliance Total	69.68	66.08	3.60	5.2
Steam Heating	25.53	22.03	1.50	5.9
Steam Cooling	76.93	76.93	0.00	0
Water Heating	13.75	13.75	-0.75	-5
Water Heating	19.61	19.61	1.0	5
Water Heating	19.61	19.61	0	0
Heating/ Cooling Compliance Total	69.68	65.38	4.30	6.2
Water Heating Compliance Total	67.88	67.88	0.00	0
Water Heating Compliance Total	67.88	67.88	0.00	0

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CERTIFICATE OF COMPLETION				Calculation Date/Time: 2023-03-17 13:37:13.38 CDT		CERES-PDF-03	
Registration Number: 2023-03-17 13:37:13.38 CDT				Registration Date/Time: 2023-03-17 13:37:13.38 CDT			
Calculation Description: 100% 24 Assets				Input File Name: C:\Users\j\Documents\2023-03-17 13:37:13.38 CDT			
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Loan Origination Verification	Post Lending (Target %)	Verified Post Lending	Verified Post Lending	Barred Debt	Excluded Barred Debt	Low Leverage At-Risk Assets
As of Date/Time	100%	7.5%	100%	100%	100%	0%	100%
System / User	System / User						
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	02	03	04	05	06	07	08
Name	Target %	Target %	Target %	Target %	Target %	Target %	Target %
As of Date/Time	100%	100%	100%	100%	100%	100%	100%
ASIC - CREDIT VERIFICATION							
01	0						

DESCRIPTION OF COMPANIE Registration Name: East Peak Land 2018 Calculation Description: Title 28 Analysis	Calculation Date/Time: 2021-08-17 12:35:57 PM Input File Name: C:\STDP\STDP\3rd Party Air\2018\2018	018-018-PW-001 Page 11 of 11
RESPONSE REPORT SELLER'S REGISTRATION STATEMENT		
1. I, the undersigned, hereby certify that the information contained herein is accurate and complete.		
Nicholas Rignand FRI Energy Consultants, LLC 21 N. Hampton Ave. Campbell, CA 95008	<i>Nicholas Rignand</i> 201-08-17 12:35:58 201-08-17 12:35:58 408-866-1620	
RESPONSE REPORT BUYER'S REGISTRATION STATEMENT		
1. I, the undersigned, hereby certify that the information contained herein is accurate and complete.		
Nicholas Rignand FRI Energy Consultants, LLC 21 N. Hampton Ave. Campbell, CA 95008	<i>Nicholas Rignand</i> 201-08-17 12:35:58 201-08-17 12:35:58 408-866-1620	
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Nicholas Rignand FRI Energy Consultants, LLC 21 N. Hampton Ave. Campbell, CA 95008	<i>Nicholas Rignand</i> 201-08-17 12:35:58 201-08-17 12:35:58 408-866-1620	
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Nicholas Rignand FRI Energy Consultants, LLC 21 N. Hampton Ave. Campbell, CA 95008	<i>Nicholas Rignand</i> 201-08-17 12:35:58 201-08-17 12:35:58 408-866-1620	
RESPONSE REPORT BUYER'S REGISTRATION STATEMENT		
1. I, the undersigned, hereby certify that the information contained herein is accurate and complete.		
Nicholas Rignand FRI Energy Consultants, LLC 21 N. Hampton Ave. Campbell, CA 95008	<i>Nicholas Rignand</i> 201-08-17 12:35:58 201-08-17 12:35:58 408-866-1620	
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Building Envelope Measures:

- Air Leakage:** Manufacture and installation of exterior doors, and minor pel doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E2178 or AIAA/CES/IBCA 1016 S.2040-2011.*

Storage Tank Insulation: Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.

- Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 12911 of the California Plumbing Code. In addition, the following piping conditions must have a minimum

Single Family Detached Dwelling Units: Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with

- § 150.0(q)(1C): other dwelling units, habitable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(q)(1C).

§ 150.09(2): Interior Switches and Controls. A multi-scene programmable controller may be used to comply with dimmer requirements in § 150.09(1) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.09(2).

- Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces may be controlled by an occupant sensor or a vacancy sensor providing automatic off functionality. If an occupant sensor is installed, it must be

Project Name	Date
Spring Ave Duet Plan 2 Left Unit	8/17/2021

ENGINEERING CHECKS		SYSTEM LOAD	
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Number of Systems	1	COIL COOLING PEAK			COIL HTO. PEAK	
		CFM	Sensible	Latent	CFM	Sensible

CFM per System	HVAC EQUIPMENT SELECTION				
Airflow (cfm)	0	Standard Heat Pump	1	0	37.4



CERTIFICATE OF COMPLIANCE
Project Name: Unit 101 Right 1/20
Calculation Date/Time: 2023-08-17 12:38:56 (PDT)
Input File Name: C:\101010101\Spring Ave DP 2 Right 1/20 Analysis
C:\101010101\Spring Ave DP 2 Right 1/20 Analysis
Page 1 of 13

CERTIFICATE OF COMPLIANCE
Project Name: Unit 101 Right 1/20
Calculation Date/Time: 2023-08-17 12:38:56 (PDT)
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Calculation Date/Time: 2023-08-17 12:38:56 (PDT)
Input File Name: C:\101010101\Spring Ave DP 2 Right 1/20 Analysis
C:\101010101\Spring Ave DP 2 Right 1/20 Analysis
Page 1 of 13

FRI Energy Consultants, LLC
21 N. Harrison Avenue, Suite 210
Campbell, Ca. 95008
Phone: 408-866-6832
Fax: 408-866-6832
SPRING AVE DP 2 RIGHT UNIT
MORGAN HILL, CA 95037

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

§ 150.0(h)(3A)	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)(3B)	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

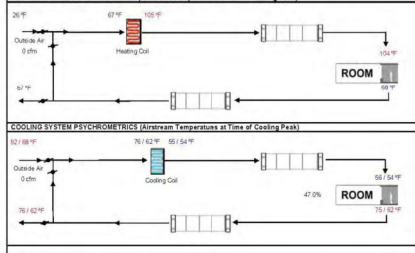
Requirements for Ventilation and Indoor Air Quality:

Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.9, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.0(e), and meets all other requirements in § 150.0(a)(2).

Energy Consultants, LLC
N. Harrison Avenue, Suite 210
Campbell, Ca. 95008
Phone: 408-866-1620 Fax: 408-866-6832

Project Name	Date
Spring Ave Dual Plan 2 Right Unit	8/17/2021
System Name	Floor Area
MAC System	2,048

Air System		HVAC EQUIPMENT SELECTION		
CFM per System	0	Ducted Heat Pump	1	37.47
Airflow (cfm)	0.00			
Airflow (cfm/hp)	0.00			
Airflow (cfm/ton)	0.00			
Outside Air (%)	0.00	Total Adjusted System Output	1	37.47
Outside Air (cfm/hp)	0.00	(% for Peak Cooling Capacity)		
Note: values shown above at 24°C conditions		TIME OF SYSTEM PEAK		Aug 3 PM Jan 1 AM
PEAKING SYSTEM PSYCHROMETRICS		Anstream Temperatures at Time of Heating Peak		



CERTIFICATE OF COMPLIANCE		Calculation Date/Time: 2023/08/17 17:54:30.07 EDT		C236-FR-00	
Project Name: Over Flow 1 (4.0) Unit		Input File Name: C:\236\FR\00\Spring Area Top 1.dwg		Project 1 of 1	
Calculation Description: (16.0) Analysis					
01	Project Name	Over Flow 1 (4.0) Unit			
02	Site Title	Site Title (3 Max)			
03	Project Location	Project Location			
04	City/County	City/County (80)	05	Standard Version	2017
06	City/County	City/County	06	Software Version	2023.0.2
07	Owner Name	Owner Name	07	Front Orientation (deg / Cardinal)	0.0
08	Building Name	Building Name	08	Number of Bedrooms	0
09	Project Number	Project Number	09	Number of Bathrooms	0
10	Address Code	Address Code (25)	10	Number of Stories	0
11	Building Code	Building Code (25)	11	Foundation Foundation Type	1.0
12	Final Code	Final Code (25)	12	Living Percentage (%)	10.00%
13	Is historical Area?	Is historical Area?	13	Allow Combined Floor Area (%)	0.00%
COMPLIANCE SUMMARY:					
01	Building Complies with Companion Reference				
02	Companion Reference: (16.0) Analysis				
03	This building incorporates one or more Special Features: (16.0) Analysis				

CERTIFICATE OF COMPLIANCE		Calculation Date/Time: 2023/08/18 17:13:54 32 bit OS		CRM No.
Project Name: Jui Tai 3rd Flyoff		Input File Name: 2023072019 Jui Tai 3rd Flyoff.b7c7b7c		Page 2 of 2
ANALYST DESIGN SERIES		Design Temperature:		
		Min/Max (°C)	Surf (°C)	
Standard Design		53.3	53.3	
Proposed Design				
North Facing	54.7	55.4	2.4	2.6
East Facing	54.9	55.3	1.2	0.5
South Facing	55.7	56.1	2.6	2.7
West Facing	56.5	56.9	6.6	6.7
DESIGN TEMPERATURE				
These ESE calculations incorporate the building envelope as shown above and are computer generated. They are not intended to be used for design purposes. They are not intended to be used for design purposes. They are not intended to be used for design purposes. 1. ESE calculations are based on the following assumptions: 2. ESE calculations are based on the following assumptions: 3. ESE calculations are based on the following assumptions: 4. ESE calculations are based on the following assumptions: 5. ESE calculations are based on the following assumptions:				

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PREFILL INFORMATION				Calculation Day/Year: 2021-2022				Page # 1 of 2			
Project Name: (Just first 3 char)				Project Name: (Just first 3 char)				Page # 1 of 2			
Project Name: (Just first 3 char)				Project Name: (Just first 3 char)				Page # 1 of 2			
REQUIRED INPUTS - COMPLETED											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWp)	Description	Module Type	Array Type	Power Electronics	AC Voltage (V)	AC Type	AC Array Type	AC Voltage (V)	AC Type	AC Array Type	AC Voltage (V)
0.12	0.12	Monocryst	Fixed	None	240	Single	0.12	0.12	0.12	0.12	0.12
REQUIRED INPUTS - REMAINING											
The following information must be provided in order to perform the required energy performance for this computer and array.											
1. Estimate of system losses (Wp)											
2. Estimated system losses (Wp)											
3. Estimated system losses (Wp)											
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CHARACTERISTICS OF COMPARISON Project Name: Juch 3rd Phase 3rd LPH Location: Cebu, Philippines				Calculation Date/Time: 2023-03-08 17:12:54 02:07:00 Input File Name: 20230308 Juch3rd Phase 3rd LPH 3rd LPH Results				CRM File Name:			
ETEC											
01	02	03	04	05	06	07	08	09	10	11	12
Category	Time	Location	Time	Point (Lat, Lon)	Point	Flow	Flow	Flow	Flow	Flow	Flow
0001	00:00	0001	00:00	0001	00:00	0.0	0.0	0.0	0.0	0.0	0.0
PRESTRESSING BEAMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Location	Area (m ²)	Volume (m ³)	Weight (kg)	Volume (m ³)	Volume (m ³)	Volume (m ³)	Volume (m ³)	Volume (m ³)
Beam-01	Beam	Rectangular	Point 01	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-02	Beam	Rectangular	Point 02	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-03	Beam	Rectangular	Point 03	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-04	Beam	Rectangular	Point 04	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-05	Beam	Rectangular	Point 05	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-06	Beam	Rectangular	Point 06	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-07	Beam	Rectangular	Point 07	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-08	Beam	Rectangular	Point 08	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-09	Beam	Rectangular	Point 09	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-10	Beam	Rectangular	Point 10	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-11	Beam	Rectangular	Point 11	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-12	Beam	Rectangular	Point 12	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-13	Beam	Rectangular	Point 13	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-14	Beam	Rectangular	Point 14	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-15	Beam	Rectangular	Point 15	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-16	Beam	Rectangular	Point 16	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-17	Beam	Rectangular	Point 17	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-18	Beam	Rectangular	Point 18	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-19	Beam	Rectangular	Point 19	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-20	Beam	Rectangular	Point 20	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-21	Beam	Rectangular	Point 21	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-22	Beam	Rectangular	Point 22	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-23	Beam	Rectangular	Point 23	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-24	Beam	Rectangular	Point 24	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-25	Beam	Rectangular	Point 25	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-26	Beam	Rectangular	Point 26	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-27	Beam	Rectangular	Point 27	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33
Beam-28	Beam	Rectangular	Point 28	1.00	0.33	0.33	0.33	0.33	0.33	0.33	0.33

PROJECT INFORMATION Project Name: Outer Ring 1, L240 Calculation Version: 2023.03.26.04.04			Calculation Dates: From: 2023.03.26.07.32.54 To: 2023.03.26.07.32.54 Input File Name: C:\Users\user\Desktop\Outer Ring 1, L240\Buckling.tbl			CRASH FILE Page 1 of 1	
CRASH SCENARIO CONSTRUCTIONS							
SC	IS	DS	DS	DS	DS	DS	
Construction Name	Surface Type	Construction Type	Opening	Number of Elements Deleted	Number of Elements Deleted	Assembly Name	
A.11 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.12 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.13 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.14 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.15 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.16 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.17 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.18 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.19 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.20 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.21 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.22 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.23 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.24 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.25 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.26 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.27 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.28 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.29 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.30 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.31 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.32 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.33 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.34 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.35 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.36 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.37 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.38 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.39 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.40 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.41 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.42 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.43 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.44 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.45 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.46 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.47 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.48 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.49 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.50 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.51 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.52 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.53 Steel	Isotropic	Welded Beam-Flange	2nd 0.5% of IS	0	None	5.00%	Assembling 1st and 2nd Floor
A.54 Steel	Isotropic	Welded Beam-Flange	2nd 0.				

[illegible]

CERTIFICATE OF COMPLIANCE Project Name: West Palm 1 LPH LPH Calculation Description: (File 24) analysis										Calculation Date/Time: 2/23/2018 17:12:54-30:07:00 Input File Name: C:\E:\DTP\Spring Ave 1 LPH LPH\analysis\	CS-345-001 Page 9 of 12
FILE: WEST PALM	01	02	03	04	05	06	07	08	09	10	
Name	System Type	Number of Units	Unit	Flowing	Flowing	Flowing	Flowing	Flowing	Flowing	Flowing	
				gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	
West Palm Springs Station	Circle 4 with 80'	1	0	000000	000000	14	12.7	Not Used	Single Suction	West Palm Springs Station 1-inch NPSH	
FILE: WEST PALM - VERIFIED FLOW											
Name	System Type	Active Flow	Verified Flow	Verified Flow	Verified Flow	Verified Flow	Verified Flow	Verified Flow	Verified Flow	Verified Flow	
			gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	
West Palm Springs Station	Reduced	0.00	Not Recorded	Not Recorded	Not Recorded	Not Recorded	Not Recorded	Not Recorded	Not Recorded	Not Recorded	
FILE: DISTRIBUTION SYSTEMS											
Name	Type	Design Flow	Supply	Supply	Supply	Supply	Supply	Supply	Supply	Supply	
		gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	gpm/1000	
West Palm Springs Station	Unrecorded (not used)	Not Recorded	0.0	0.0	0.00	0.00	0.00	0.00	0.00	0.00	

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CERTIFICATE OF COMPLETION Project Name: East 1st St Calculation Description: TSS, 28 Analysis	Calculator Date/Time: 2021-08-17 17:40:10 File Name: 20210817TSS28 17:40:10 File Path:
DOCUMENTATION AUTHOR'S DECLARATION (SIGNATURE) I declare that this Declaration of Completion is accurate and complete.	
Documentation Author Name: Nicholas Rignand FRI Energy Consultants, LLC 414 N. Harrison Ave. Corvallis, CA 97338	Documentation Author Signature:  Signature Date: 2021-08-17 17:52:20 (Add EOC verification identification to signature)
RESPONSIBLE PROJECT DESIGNER (SIGNATURE) I declare that the design of project complies with the local jurisdiction.	RESPONSE DATE: 2021-08-17 12:29:20 (Add EOC verification identification to signature)

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CERTIFICATE OF COMPLIANCE										COP-Form-006 Sheet # of 113																																								
Customer Name: Dairi Plus Right Line Calculation Date/Time: 2024-08-24 14:24:04										Calculation Date/Time: 2024-08-24 14:24:04 Input File Name: C:\Users\100013676\OneDrive\My Documents\100013676\100013676																																								
HEATING SYSTEMS <table border="1"> <thead> <tr> <th>NO</th> <th>01</th> <th>02</th> <th>03</th> <th>04</th> <th>05</th> <th>06</th> <th>07</th> <th>08</th> <th>09</th> <th>10</th> <th>11</th> <th>12</th> </tr> </thead> <tbody> <tr> <td>Name</td> <td>System Type</td> <td>System Type</td> <td>Distribution Type</td> <td>Water Source Name (S)</td> <td>Water Supply Name</td> <td>Controlled Distribution</td> <td>Controlled Distribution</td> <td>Controlled Distribution</td> <td>Controlled Distribution</td> <td>Controlled Distribution</td> <td>Controlled Distribution</td> <td>Controlled Distribution</td> </tr> <tr> <td>000001</td> <td>000001</td> <td>000001</td> <td>000001</td> <td>000001</td> <td>000001</td> <td>000001</td> <td>000001</td> <td>000001</td> <td>000001</td> <td>000001</td> <td>000001</td> <td>000001</td> </tr> </tbody> </table>												NO	01	02	03	04	05	06	07	08	09	10	11	12	Name	System Type	System Type	Distribution Type	Water Source Name (S)	Water Supply Name	Controlled Distribution	Controlled Distribution	Controlled Distribution	Controlled Distribution	Controlled Distribution	Controlled Distribution	Controlled Distribution	000001	000001	000001	000001	000001	000001	000001	000001	000001	000001	000001	000001	000001
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CERTIFICATE OF COMPLIANCE Project Name: Fort Purr 1 & 2 Calculation Reference: Twp 24, Section 4 Documentation Author's Declaration Statement I, the undersigned, as the author of this Certificate of Compliance, declare that the information and data contained herein are true and correct, and that I am not aware of any information or data that would render this Certificate of Compliance false or misleading.		Calculation Date/Time: 2021-08-07 12:14:48 -05:00 Printed Name: <u>CEC/20210707 Spring Ave 2 P 3 Spring Ave 2</u> Signature: 		C19-P-016 (Page 11 of 11)	
Registration Authority's Declaration Statement I, the undersigned, as the registration authority, declare that the information and data contained herein are true and correct, and that I am not aware of any information or data that would render this Certificate of Compliance false or misleading.		Registration Authority: 			
PRO Engineering, LLC 1000 Highway 40 Suite 200 Cambridge, MA 02142 Phone: 617-552-1000 Fax: 617-552-1001 Email: info@pro-engineering.com Website: www.pro-engineering.com		Registration Date/Time: 2021-08-07 12:14:48 Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority:  Registration Authority: 			

Building Envelope Measures:

Air Leakage: Manufactured ventilation, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AIAA/NCMA/CSA 1011.5.2/A40-2011.*

Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-10 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.

Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Code Section 11 of the California Building Code. In addition, the following piping systems must have a minimum

Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with

§ 150.0(j)1C: other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(j)1C.

Interior Switches and Controls. A multi-scene programmable controller may be used to comply with dimmer requirements in § 150.0(p) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(p)(2).

Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces may be controlled by an occupant sensor or a vacancy sensor providing automatic off functionality. If an occupant sensor is installed, it must be:

Project Name London Ave Dual Bus 3 Right Lane	Date 8/17/2023
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VAC System	2.049
ENGINEERING CHECKS	SYSTEM LOAD

Number of Systems	1		COIL COOLING PEAK	COIL HTO. PEAK

