CITY OF PLEASANTON BUILDING DIVISION

PLANS REVIEWED BY
As Required

	Initials/Date
1. Building:	FOR: WC3 - LA
2. Engineering:	FOR: KAUSHIK - LA
3. Fire:	N/A
4. Landscape:	FOR: MATT G. - LA
5. Planning:	FOR: ERIC - LA
6. Traffic:	N/A
7. Other:	N/A

PATEL RESIDENCE/RUBY HILL SAMP HOUSE

1989 TICINO COURT, PLEASANTON, CA, 94566

MEDITERRANEAN ARCHITECTURAL STYLE

B20-1140

THIS PERMIT REQUIRES A WASTE MANAGEMENT PLAN THAT WILL NEED TO BE ACTIVATED THROUGH GREEN HALO SYSTEMS

Prior to your initial inspection request, you must create and submit an account through Green Halo Systems at www.greenhalosystems.com. The Building Division will approve your account submittal and that will allow you to schedule your inspections. Prior to your final inspection, you must upload recycling/salvage tickets to your account and submit back to the Building Division for final approval. Again, when approved you will be allowed to schedule your final inspection. For additional information, contact Green Halo Systems at (888) 525-1301 or the City of Pleasanton Building Division at (925) 931-5300.

RECEIVED
By DeBara Senn at 3:01 pm, Nov 10, 2020

SUB 3

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE AMENDMENTS (BUILDING STANDARD CODE) TITLE 24.

ALL CODES REFERENCED SHALL BE CALIFORNIA EDITIONS. THE CODES REFERENCED IN THESE PLANS ARE AS FOLLOWS:

1. 2018 IBC AS AMENDED BY THE 2019 CALIFORNIA BUILDING CODE
2. 2018 UMC AS AMENDED BY THE 2019 CALIFORNIA MECHANICAL CODE;
3. 2017 NEC AS AMENDED BY THE 2019 CALIFORNIA ELECTRICAL CODE.
4. 2018 UMC AS AMENDED BY THE 2019 CALIFORNIA MECHANICAL CODE.
5. 2018 UPC AS AMENDED BY 2019 CALIFORNIA PLUMBING CODE.
6. 2019 CALIFORNIA ENERGY CODE (2019 BUILDING ENERGY EFFICIENCY STANDARDS)
7. 2019 CALFIORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
8. 2019 INTERNATIONAL PROPERTY MAINTENANCE CODE
9. NATIONAL FIRE CODES (NFPA)

B. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK.

C. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

D. ALL DIMENSIONS INDICATED ON THE PLANS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION.

E. IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE APPROPRIATE AUTHORITIES ARE TO BE NOTIFIED BY THE CONTRACTOR. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.

F. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.

I. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE LOCAL GOVERNING AGENCY, THE ARCHITECT, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING THE SAFETY REGULATIONS.

J. THE CALIFORNIA ENERGY CONSERVATION STANDARDS FOR RESIDENTIAL BUILDINGS HAVE BEEN REVIEWED AND THE BUILDING DESCRIBED ON THE DRAWINGS IS IN SUBSTANTIAL CONFORMANCE. REFER TO ENERGY COMPLIANCE FORMS IN THIS SET.

K. THE OWNER SHALL SELECT ALL ELECTRICAL LIGHT FIXTURES (COLOR, TYPE & FINISH), SWITCHPLATES, OUTLETS (COLOR & TYPE) AND SHALL VERIFY ALL LOCATIONS AND HEIGHTS OF OUTLETS, LIGHTING FIXTURES, ETC.

L. ALL WORK LOCATED IN THE PUBLIC RIGHT-OF-WAY OR JURISDICTION OF THE CITY UTILITIES AND PUBLIC WORKS DEPARTMENTS WILL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARDS AND STANDARD SPECIFICATIONS.

M. OMISSIONS FROM THE DRAWINGS AND SPECIFICATION OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PREFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDECRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.



PROJECT DESCRIPTION

THIS PROJECT PROPOSES A 15,800 SQUARE FOOT, TWO-STORY SINGLE FAMILY HOME ON VACANT LOT 15 ON TICINO COURT, PLEASANTON, CA.

PROJECT STATISTICS

APN:	950-28-22
ADDRESS:	1989 TICINIO COURT PLEASANTON, CA 94566
SITE AREA:	0.6 ACRES
FIRE HAZARD ZONE:	
ZONING:	PUD-A/OS/LDR
USE:	SINGLE FAMILY RESIDENTIAL
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYPE V-B
FIRE SPRINKLERS:	NFPA-13D
# OF STORIES:	2-STORY
BUILDING HEIGHT ALLOWED:	
BUILDING HEIGHT PROPOSED:	34'-0"
BUILDING AREA	
FIRST FLOOR: (LIVING AREA)	6,650 SF
SECOND FLOOR:	6,478 SF
GARAGE #1:	641 SF
GARAGE #2:	670 SF
COVERED FRONT ENTRY:	47 SF
COVERED REAR PATIO:	461 SF
TOTAL SQ. FOOTAGE:	14,967 SF

PROJECT DIRECTORY

OWNER:
SOUTHERN HOSPITALITY SERVICES, LLC. DEVELOPMENT INC.
300 GATEWAY BLVD.
SOUTH SAN FRANCISCO, CA 94080
PHONE: (650)-616-6185
FAX:
CONTACT: VISHAL BJ PATEL
EMAIL: BJ@SHSHOTELUS.COM

ARCHITECT:
ARRIS STUDIO ARCHITECTS
1327 ARCHER STREET
SAN LUIS OBISPO, CA 93401
PHONE: (805) 547-2240
FAX: (805) 547-2241
CONTACT: THOM JESS
EMAIL: TJESS@ARRIS-STUDIO.COM

STRUCTURAL:
ASHLEY & VANCE ENGINEERING
1413 MONTEREY ST.
SAN LUIS OBISPO, CA 93405
PHONE: (805) 545-0010
FAX:
CONTACT: TRUITT VANCE
EMAIL: TRUITT@ASHLEYVANCE.COM

CIVIL ENGINEER:
BELLECCI & ASSOCIATES
2290 DIAMOND BOULEVARD, SUITE 100
CONCORD, CA 94520
PHONE: (925) 685-4569
FAX:
CONTACT:
EMAIL: FRANK@BELLECCI.COM

LANDSCAPE DESIGNER:
SIERRA DESIGNS INC.
113 N. CHURCH ST. #310
VISALIA, CA 93291
PHONE: (559) 733-3690
FAX:
CONTACT: KAY HUTMACHER
EMAIL: KHUTMACHER@SIERRADESIGNSLA.COM

GEOTECHNICAL ENGINEER:
EARTH PACIFIC SYSTEMS
48511 WARM SPRINGS BLVD. SUITE 210
FREMONT, CA 94539
PHONE: (510) 353-3833
FAX:
CONTACT: KIRA ORTIZ
EMAIL:

AGENCIES / UTILITIES

PLANNING DEPARTMENT
200 OLD BERNAL AVENUE
PLEASANTON, CA 94566
PHONE: (925) 931-5600

BUILDING DEPARTMENT
200 OLD BERNAL AVENUE
PLEASANTON, CALIFORNIA 94566
PHONE: (925) 931-5300

FIRE DEPARTMENT
3560 NEVADA ST.
PLEASANTON, CA 94566
PHONE: (925) 454-2361

POLICE DEPARTMENT
4833 BERNAL AVENUE
PLEASANTON, CA 94566
PHONE: (925) 931-5100

WATER SERVICE
3333 BUSCH ROAD
PLEASANTON, CA 94566
PHONE: (925) 931-5500

GAS SERVICE
SO CAL GAS
PHONE: 1-877-238-0092

ELECTRICAL SERVICE
PG&E
PHONE: 1-800-743-5000

CABLE SERVICE
PHONE:

PHONE SERVICE
PHONE:

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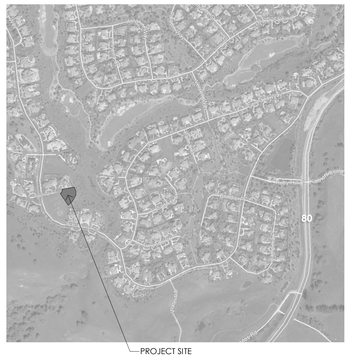
CIVIL

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FIRE DEPARTMENT NOTES

ADDRESS NUMBERS
1. PLANS FOR ADDRESS NUMBERS ON EVERY STRUCTURE SHALL MEET THE FOLLOWING REQUIREMENTS:
   1.1. NUMBERS SHALL BE PLAINLY VISIBLE FROM THE FRONTAGE STREET.
   1.2. ALL RESIDENTIAL NUMBERS SHALL BE A MINIMUM OF SIX (6) INCHES IN HEIGHT.
   1.3. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

EXITING
1. ALL EGRESS AND EXITING REQUIREMENTS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE TO PROVIDE EGRESS FROM THE BUILDING TO THE PUBLIC WAY. ALL BEDROOMS MUST HAVE ESCAPE/RESCUE WINDOWS.

SMOKE DETECTORS
1. SMOKE DETECTORS SHALL BE PROVIDED CONFORMING TO STATE FIRE MARSHALL STANDARD 12-72-2 AND CFC AND CBC.
2. DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTRUCTIONS.

AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM
1. THREE SETS OF PLANS AND TWO SETS OF CALCULATIONS SHALL BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. RESIDENTIAL/COMMERCIAL WATER SERVICE/FIRE SERVICE LATERALS AND METERS SERVING THE PROPERTY SHALL BE SIZED TO MEET THE MINIMUM DEMAND FOR DOMESTIC AND FIRE FLOW REQUIREMENTS.
3. SPRINKLERS SHALL BE REQUIRED IN ATTICS, CRAWL SPACES AND OTHER CONCEALED SPACES THAT ARE INTENDED FOR LIVING PURPOSES OR STORAGE.
4. FORCED AIR UNIT(S) OR OTHER OPEN FLAME APPLIANCES LOCATED IN CONCEALED AREAS (I.E. ATTICS, SUB-FLOOR AREAS) SHALL BE PROTECTED BY SPRINKLERS.
5. PROVIDE A MINIMUM OF SIX SPARE SPRINKLERS AND A WRENCH IN THE SPARE HEAD BOX LOCATED AT OR NEAR THE FIRE RISER.

FIRE SAFETY DURING CONSTRUCTION
1. PRIOR TO CONSTRUCTION, AN OPERATIONAL WATER SUPPLY SYSTEM AND ESTABLISHED ACCESS ROADS MUST BE INSTALLED. CFC SECTION 902 & 903. DURING CONSTRUCTION ALL APPLICABLE PUBLIC RESOURCES CODES MUST BE COMPLIED WITH TO PREVENT A WILDFIRE. THESE WILL INCLUDE SPARK ARRESTERS, CLEARANCE AROUND WELDING OPERATIONS, SMOKING RESTRICTIONS AND EXTINGUISHERS ON SITE. THE INDUSTRIAL OPERATIONS FIRE PREVENTION FIELD GUIDE WILL ASSIST THE APPLICANT.

INSULATION SCHEDULE

ROOF	R-38 BATTS
EXTERIOR WALLLS	R-19 BATTS

NOTES:
1, SEE TITLE 24 REPORT FOR ADDITIONAL INFORMATION
2. SEE ENERGY NOTES ON THIS SHEET FOR ADDITIONAL INFORMATION

COUNTY NOTES

1. A SOIL OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IS IN SUBSTAINTIAL CONFORMANCE WITH THE APPROVED PLANS ANS IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.

DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED AND APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD. A COPY OF STAMPED OR APPROVED DOCUMENTS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT WITH NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED AND APPROVED BY THE BUILDING DEPT. PRIOR TO INSTALLATION. DEFERRED SUBMITTALS ARE LISTED BELOW:

1. FIRE SPRINKLERS
2. PV SOLAR SYSTEM (1)

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED AND ADOPTED BY THE JURISDICTION.
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NON LOCAL REGULATION.

BY: CH, SM DATE: 11/16/2020
WEST COAST CODE CONSULTANTS, INC. (WCC)

THE INCLUDED DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS & ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF ARRIS STUDIO ARCHITECTS AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ARRIS STUDIO ARCHITECTS. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. SUBMITTAL OF THESE DOCUMENTS FOR PUBLIC AGENCY REVIEW SHALL NOT BE CONSIDERED A WAIVER OF ARRIS STUDIO ARCHITECTS' RIGHTS. **ARRIS STUDIO ARCHITECTS COPYRIGHT 2018**

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Architect of Record/Consultant

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Client
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SOUTH SAN FRANCISCO, CA 94080
650-616-6185

Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
COVER SHEET

NO.	REVISION	DATE
1	PLAN CHECK #1	07/20/2020

Project A18067
Date 05/01/2020
Sheet **A1.0**

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CALIFORNIA GREEN BUILDING STANDARDS - RESIDENTIAL

CHAPER 1 - ADMINISTRATION

SECTION 101 - GENERAL

101.1 TITLE. THESE REGULATIONS SHALL BE KNOWN AS THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND MAY BE CITED AS SUCH AND WILL BE REFERRED TO HEREIN AS "THIS CODE." IT IS INTENDED THAT IT SHALL ALSO BE KNOWN AS THE CALGREEN CODE. THE CALIFORNIA GREEN BUILDING STANDARDS CODE IS PART 11 OF TWELVE PARTS OF THE OFFICIAL COMPILATION AND PUBLICATION OF THE ADOPTION, AMENDMENT AND REPEAL OF BUILDING REGULATIONS TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, ALSO REFERRED TO AS THE CALIFORNIA BUILDING STANDARDS CODE.

101.2 PURPOSE. THE PURPOSE OF THIS CODE IS TO IMPROVE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE BY ENHANCING THE DESIGN AND CONSTRUCTION OF BUILDINGS THROUGH THE USE OF BUILDING CONCEPTS HAVING A REDUCED NEGATIVE IMPACT OR POSITIVE ENVIRONMENTAL IMPACT AND ENCOURAGING SUSTAINABLE CONSTRUCTION PRACTICES IN THE FOLLOWING CATEGORIES:

1. PLANNING AND DESIGN
2. ENERGY EFFICIENCY
3. WATER EFFICIENCY AND CONSERVATION
4. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
5. ENVIRONMENTAL QUALITY

101.3 SCOPE. THE PROVISIONS OF THIS CODE SHALL APPLY TO THE PLANNING, DESIGN, OPERATION, CONSTRUCTION, USE AND OCCUPANCY OF EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE, UNLESS OTHERWISE INDICATED IN THIS CODE, THROUGHOUT THE STATE OF CALIFORNIA.

IT IS NOT THE INTENT THAT THIS CODE SUBSTITUTE OR BE IDENTIFIED AS MEETING THE CERTIFICATION REQUIREMENTS OF ANY GREEN BUILDING PROGRAM.

SECTION 102 - CONSTRUCTION DOCUMENTS & INSTALLATION VERIFICATION

102.1 SUBMITTAL DOCUMENTS. CONSTRUCTION DOCUMENTS AND OTHER DATA SHALL BE SUBMITTED IN ONE OR MORE SETS WITH EACH APPLICATION FOR A PERMIT, WHERE SPECIAL CONDITIONS EXIST, THE ENFORCING AGENCY IS AUTHORIZED TO REQUIRE ADDITIONAL CONSTRUCTION DOCUMENTS TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL AND MAY BE SUBMITTED SEPARATELY.

EXCEPTION: THE ENFORCING AGENCY IS AUTHORIZED TO WAIVE THE SUBMISSION OF CONSTRUCTION DOCUMENTS AND OTHER DATA NOT REQUIRED TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL.

102.2 INFORMATION ON CONSTRUCTION DOCUMENTS. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND SCOPE OF THE PROPOSED GREEN BUILDING FEATURE AND SHOW THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE, THE CALIFORNIA BUILDING STANDARDS CODE AND OTHER RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS AS DETERMINED BY THE ENFORCING AGENCY.

102.3 VERIFICATION. DOCUMENTATION OF CONFORMANCE FOR APPLICABLE GREEN BUILDING MEASURES SHALL BE PROVIDED TO THE ENFORCING AGENCY. ALTERNATE METHODS OF DOCUMENTATION SHALL BE ACCEPTABLE WHEN THE ENFORCING AGENCY FINDS THAT THE PROPOSED ALTERNATE DOCUMENTATION IS SATISFACTORY TO DEMONSTRATE SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE PROPOSED GREEN BUILDING MEASURE.

CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 - PLANNING AND DESIGN

SECTION 4.106 - SITE DEVELOPMENT

4.106.1 GENERAL. PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION GARDENS
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE

4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL COMPLY WITH SECTIONS 4.106.4.1 AND 4.106.4.2 TO FACILITATE FUTURE INSTALLATION AND USE OF EVE CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE AUFORNIA ELECTRICAL CODE, ARTICLE 625.

DIVISION 4.3 - WATER EFFICIENCY AND CONSERVATION

SECTION 4.303 - INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES & FITTINGS. PLUMBING FIXTURES (WATER CLOSETS & URINALS) AND FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3 SHOWERHEADS.

4.303.1.3.1 SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS.

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF A RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

SECTION 4.303 - INDOOR WATER USE CONTINUED

4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE.

SECTION 4.304 OUTDOOR WATER USE

4.304.1 IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

1. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

NOTE: MORE INFORMATION REGARDING IRRIGATION CONTROLLER FUNCTION AND SPECIFICATIONS IS AVAILABLE FROM THE IRRIGATION ASSOCIATION.

DIVISION 4.4 - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

EXCEPTIONS:

1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE OR BULK MIXED.
3. IDENTIFY DIVERSION FACILITIES WHERE THE MATERIAL COLLECTED WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED.
5. SPECIFY THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LOW RISE). PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED FOUR (4) LBS/SQ. FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 65 PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. AS ABOVE, BUT WHICH DO NOT EXCEED TWO (2) LBS/SQ. FT. OF THE BUILDING AREA

4.408.5 DOCUMENTATION. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

NOTES:

1. SAMPLE FORMS FOUND IN CHAPTER 8 MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THE WASTE MANAGEMENT PLAN.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CAIRECYCLE).

SECTION 4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
   A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
   B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
   C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
   D. LANDSCAPE IRRIGATION SYSTEMS.
   E. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

DIVISION 4.5 - ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 SCOPE. THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

SECTION 4.503 FIREPLACES

4.503.1 GENERAL. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

SECTION 4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (NON-AEROSOL PRODUCTS), LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

4.504.2.2 PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504.2.3 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520, AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

4.504.2.4 VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY.DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350).
3. NSF/ANSI 140 AT THE GOLD LEVEL.
4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™GOLD.

4.504.3.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.

4.504.3.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

1. PRODUCTS COMPLIANT WITH COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS
2. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD.
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350 VERSION 1.1 FEBRUARY 2010.

4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5.

4.504.5.1 DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS
2. CHAIN OF CUSTODY CERTIFICATIONS
3. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

TABLE 5.504.4.1 ADHESIVE VOC LIMIT

ADHESIVES-ARCHITECTURAL APPLICATIONS	VOC LIMIT G/L
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVE	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVE NOT SPECIFICALLY 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 AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

TABLE 5.504.4.2 SEALANT VOC LIMIT

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

TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

COATING CATEGORY	VOC LIMIT, G/L
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS: CLEAR	730
SHELLACS: OPAQUE	550
SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

TABLE 5.504.4.5 FORMALDEHYDE LIMITS

PRODUCT	CRRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	.011
THIN MEDIUM DENSITY FIBERBOARD	.013

CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES - CONT.

SECTION 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, CCR, TITLE 24, PART 2, CHAPTER 19, 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 CURLING, 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

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 1 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

GENERAL INFORMATION					
01	Project Name	Patel Residence			
02	Run Title	Title 24 Analysis			
03	Project Location	1989 Ticino Court			
04	City	Pleasanton	05	Standards Version	2019
06	Zip code	94566	07	Software Version	EnergyPro 8.1
08	Climate Zone	12	09	Front Orientation (deg/ Cardinal)	270
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	NewConstruction	13	Number of Bedrooms	11
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	2
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	13128	19	Glazing Percentage (%)	15.79%
20	ADU Bedroom Count	0	21	ADU Conditioned Floor Area	0
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 2 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

ENERGY DESIGN RATING				
	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	Total[2] (EDR)	Efficiency[1] (EDR)	Total[2] (EDR)
Standard Design	35.8	25.3		
Proposed Design	30.9	20.5	4.9	4.8
RESULT: [3] COMPLIES				

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero.

- Standard Design PV Capacity: 6.43 kWdc
- Proposed PV kWh output exceeds proposed electricity use by 3.3% which may violate NEM rules. Contact local utility.
- PV System resized to 6.43 kWdc (a factor of 6.432) to achieve 'Standard Design PV' PV Credit

ENERGY USE SUMMARY				
Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	28.82	22.36	6.46	22.4
Space Cooling	12.2	8.73	3.47	28.4
IAQ Ventilation	0.79	0.85	-0.06	-7.6
Water Heating	2.33	3.73	-1.4	-60.1
Self Utilization Credit	n/a	0	0	n/a
Compliance Energy Total	**44.14**	**35.67**	**8.47**	**19.2**

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 3 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

REQUIRED PV SYSTEMS - SIMPLIFIED											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
6.43	NA	Standard	Fixed (roof mount)	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
- Cool roof
- Insulation below roof deck
- Window overhangs and/or fins
- Exposed slab floor in conditioned zone
- Non-standard duct location (any location other than attic)

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:
- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Fan Efficacy Watts/CFM

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

Domestic Hot Water System Verifications:
- Pipe Insulation, All Lines

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 4 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Patel Residence	13128	1	11	7	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Living Area 1.1	Conditioned	F-1 & CC-11	2224	12	DHW Sys 1	N/A
Living Area 1.2	Conditioned	F-2 & CC-22	2770	12	DHW Sys 1	N/A
Living Area 1.3	Conditioned	F-3 & CC-33	1650	12	DHW Sys 1	N/A
Living Area 2.4	Conditioned	F-4 & CC-44	1418	10	DHW Sys 1	N/A
Living Area 2.5	Conditioned	F-5 & CC-55	1900	10	DHW Sys 1	N/A
Living Area 2.6	Conditioned	F-6 & CC-66	2410	10	DHW Sys 1	N/A
Living Area 2.7	Conditioned	MS-17	750	10	DHW Sys 1	N/A

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Living Area 1.1	R21 Wall	270	Front	552	104	90
Left Wall	Living Area 1.1	R21 Wall	0	Left	348	60	90
Rear Wall	Living Area 1.1	R21 Wall	90	Back	408	96	90
Right Wall	Living Area 1.1	R21 Wall	180	Right	60	0	90
SW Wall	Living Area 1.1	R21 Wall	225	n/a	72	0	90
NW Wall	Living Area 1.1	R21 Wall	315	n/a	72	16	90

Registration Number: Registration Date/Time: HERS Provider:

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 5 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Front Wall 2	Living Area 1.2	R21 Wall	270	Front	24	0	90
Left Wall 2	Living Area 1.2	R21 Wall	0	Left	180	40.5	90
Rear Wall 2	Living Area 1.2	R21 Wall	90	Back	768	376.5	90
Right Wall 2	Living Area 1.2	R21 Wall	180	Right	84	48	90
NE Wall	Living Area 1.2	R21 Wall	45	n/a	120	61.5	90
SE Wall	Living Area 1.2	R21 Wall	135	n/a	84	42	90
Front Wall 3	Living Area 1.3	R21 Wall	270	Front	384	48	90
Rear Wall 3	Living Area 1.3	R21 Wall	90	Back	288	84	90
Right Wall 3	Living Area 1.3	R21 Wall	180	Right	516	105	90
SE Wall 2	Living Area 1.3	R21 Wall	135	n/a	156	0	90
Front Wall 4	Living Area 2.4	R21 Wall	270	Front	555	145.981	90
Left Wall 3	Living Area 2.4	R21 Wall	0	Left	400	36	90
Rear Wall 4	Living Area 2.4	R21 Wall	90	Back	280	36	90
Right Wall 4	Living Area 2.4	R21 Wall	180	Right	10	0	90
SW Wall 2	Living Area 2.4	R21 Wall	225	n/a	60	16	90
NW Wall 2	Living Area 2.4	R21 Wall	315	n/a	60	0	90
NE Wall 2	Living Area 2.4	R21 Wall	45	n/a	130	54	90
Rear Wall 5	Living Area 2.5	R21 Wall	90	Back	760	282.046	90
Front Wall 5	Living Area 2.6	R21 Wall	270	Front	590	129	90
Left Wall 4	Living Area 2.6	R21 Wall	0	Left	280	32	90
Rear Wall 6	Living Area 2.6	R21 Wall	90	Back	260	36	90
Right Wall 5	Living Area 2.6	R21 Wall	180	Right	690	108	90
SE Wall 3	Living Area 2.6	R21 Wall	135	n/a	150	54	90
Front Wall 6	Living Area 2.7	R21 Wall	270	Front	240	63	90
Left Wall 5	Living Area 2.7	R21 Wall	0	Left	305	36	90
Right Wall 6	Living Area 2.7	R21 Wall	180	Right	295	32	90

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 4 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Patel Residence	13128	1	11	7	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Living Area 1.1	Conditioned	F-1 & CC-11	2224	12	DHW Sys 1	N/A
Living Area 1.2	Conditioned	F-2 & CC-22	2770	12	DHW Sys 1	N/A
Living Area 1.3	Conditioned	F-3 & CC-33	1650	12	DHW Sys 1	N/A
Living Area 2.4	Conditioned	F-4 & CC-44	1418	10	DHW Sys 1	N/A
Living Area 2.5	Conditioned	F-5 & CC-55	1900	10	DHW Sys 1	N/A
Living Area 2.6	Conditioned	F-6 & CC-66	2410	10	DHW Sys 1	N/A
Living Area 2.7	Conditioned	MS-17	750	10	DHW Sys 1	N/A

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Living Area 1.1	R21 Wall	270	Front	552	104	90
Left Wall	Living Area 1.1	R21 Wall	0	Left	348	60	90
Rear Wall	Living Area 1.1	R21 Wall	90	Back	408	96	90
Right Wall	Living Area 1.1	R21 Wall	180	Right	60	0	90
SW Wall	Living Area 1.1	R21 Wall	225	n/a	72	0	90
NW Wall	Living Area 1.1	R21 Wall	315	n/a	72	16	90

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 8 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
B1	Window	Left Wall	Left	0			1	24	0.3	NFRC	0.21	NFRC	Bug Screen
A1 3	Window	Rear Wall	Back	90			1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 4	Window	Rear Wall	Back	90			1	18	0.3	NFRC	0.21	NFRC	Bug Screen
Door 23	Window	Rear Wall	Back	90			1	60	0.3	NFRC	0.21	NFRC	Bug Screen
A2	Window	NW Wall		315			1	16	0.3	NFRC	0.21	NFRC	Bug Screen
B5	Window	Left Wall 2	Left	0			1	19.5	0.3	NFRC	0.21	NFRC	Bug Screen
B4	Window	Left Wall 2	Left	0			1	21	0.3	NFRC	0.21	NFRC	Bug Screen
B5 2	Window	Rear Wall 2	Back	180			1	19.5	0.3	NFRC	0.21	NFRC	Bug Screen
B4 2	Window	Rear Wall 2	Back	90			1	21	0.3	NFRC	0.21	NFRC	Bug Screen
Door 25	Window	Rear Wall 2	Back	90			1	60	0.3	NFRC	0.21	NFRC	Bug Screen
Door 26	Window	Rear Wall 2	Back	90			1	60	0.3	NFRC	0.21	NFRC	Bug Screen
Door 27	Window	Rear Wall 2	Back	90			1	60	0.3	NFRC	0.21	NFRC	Bug Screen
B1 2	Window	Rear Wall 2	Back	90			1	24	0.3	NFRC	0.21	NFRC	Bug Screen
B1 3	Window	Rear Wall 2	Back	90			1	24	0.3	NFRC	0.21	NFRC	Bug Screen
Door 28	Window	Rear Wall 2	Back	90			1	60	0.3	NFRC	0.21	NFRC	Bug Screen
B1 4	Window	Rear Wall 2	Back	90			1	24	0.3	NFRC	0.21	NFRC	Bug Screen
B1 5	Window	Rear Wall 2	Back	90			1	24	0.3	NFRC	0.21	NFRC	Bug Screen
B4 3	Window	Right Wall 2	Right	180			1	21	0.3	NFRC	0.21	NFRC	Bug Screen
Door 24	Window	Right Wall 2	Right	180			1	27	0.3	NFRC	0.21	NFRC	Bug Screen
B5 3	Window	NE Wall		45			1	19.5	0.3	NFRC	0.21	NFRC	Bug Screen
B4 4	Window	NE Wall		45			1	21	0.3	NFRC	0.21	NFRC	Bug Screen
B4 5	Window	NE Wall		45			1	21	0.3	NFRC	0.21	NFRC	Bug Screen
B4 6	Window	SE Wall		135			1	21	0.3	NFRC	0.21	NFRC	Bug Screen
B4 7	Window	SE Wall		135			1	21	0.3	NFRC	0.21	NFRC	Bug Screen
A1 5	Window	Front Wall 3	Front	270			1	18	0.3	NFRC	0.21	NFRC	Bug Screen

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 9 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
A1 6	Window	Front Wall 3	Front	270			1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B2	Window	Front Wall 3	Front	270			1	6	0.3	NFRC	0.21	NFRC	Bug Screen
B2 2	Window	Front Wall 3	Front	270			1	6	0.3	NFRC	0.21	NFRC	Bug Screen
B1 6	Window	Rear Wall 3	Back	90			1	24	0.3	NFRC	0.21	NFRC	Bug Screen
B1 7	Window	Rear Wall 3	Back	90			1	24	0.3	NFRC	0.21	NFRC	Bug Screen
A1 7	Window	Rear Wall 3	Back	90			1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 8	Window	Rear Wall 3	Back	90			1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 9	Window	Right Wall 3	Right	180			1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1.10	Window	Right Wall 3	Right	180			1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B1 8	Window	Right Wall 3	Right	180			1	24	0.3	NFRC	0.21	NFRC	Bug Screen
B1 9	Window	Right Wall 3	Right	180			1	24	0.3	NFRC	0.21	NFRC	Bug Screen
A2 2	Window	Front Wall 4	Front	270	4	4	1	16	0.3	NFRC	0.21	NFRC	Bug Screen
E	Window	Front Wall 4	Front	270	3	7	1	21	0.3	NFRC	0.21	NFRC	Bug Screen
Door 75	Window	Front Wall 4	Front	270	5.33	8	1	42.98	0.3	NFRC	0.21	NFRC	Bug Screen
C	Window	Front Wall 4	Front	270	4	6	1	24	0.3	NFRC	0.21	NFRC	Bug Screen
B2 3	Window	Front Wall 4	Front	270	2	3	1	6	0.3	NFRC	0.21	NFRC	Bug Screen
A1 11	Window	Front Wall 4	Front	270	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 12	Window	Front Wall 4	Front	270	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 13	Window	Left Wall 3	Left	0	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 14	Window	Left Wall 3	Left	0	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 15	Window	Rear Wall 4	Back	90	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 16	Window	Rear Wall 4	Back	90	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A2 3	Window	SW Wall 2		225	4	4	1	16	0.3	NFRC	0.21	NFRC	Bug Screen
B3	Window	NE Wall 2		45	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B3 2	Window	NE Wall 2		45	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 4 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Patel Residence	13128	1	11	7	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Living Area 1.1	Conditioned	F-1 & CC-11	2224	12	DHW Sys 1	N/A
Living Area 1.2	Conditioned	F-2 & CC-22	2770	12	DHW Sys 1	N/A
Living Area 1.3	Conditioned	F-3 & CC-33	1650	12	DHW Sys 1	N/A
Living Area 2.4	Conditioned	F-4 & CC-44	1418	10	DHW Sys 1	N/A
Living Area 2.5	Conditioned	F-5 & CC-55	1900	10	DHW Sys 1	N/A
Living Area 2.6	Conditioned	F-6 & CC-66	2410	10	DHW Sys 1	N/A
Living Area 2.7	Conditioned	MS-17	750	10	DHW Sys 1	N/A

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Living Area 1.1	R21 Wall	270	Front	552	104	90
Left Wall	Living Area 1.1	R21 Wall	0	Left	348	60	90
Rear Wall	Living Area 1.1	R21 Wall	90	Back	408	96	90
Right Wall	Living Area 1.1	R21 Wall	180	Right	60	0	90
SW Wall	Living Area 1.1	R21 Wall	225	n/a	72	0	90
NW Wall	Living Area 1.1	R21 Wall	315	n/a	72	16	90

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 10 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
B3 3	Window	NE Wall 2		45	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B3 4	Window	Rear Wall 5	Back	90	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
Door 73	Window	Rear Wall 5	Back	90	6	8	1	48	0.3	NFRC	0.21	NFRC	Bug Screen
B3 5	Window	Rear Wall 5	Back	90	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B7	Window	Rear Wall 5	Back	90	2.67	7	1	19.01	0.3	NFRC	0.21	NFRC	Bug Screen
B7 2	Window	Rear Wall 5	Back	90	2.67	7	1	19.01	0.3	NFRC	0.21	NFRC	Bug Screen
B7 3	Window	Rear Wall 5	Back	90	2.67	7	1	19.01	0.3	NFRC	0.21	NFRC	Bug Screen
B7 4	Window	Rear Wall 5	Back	90	2.67	7	1	19.01	0.3	NFRC	0.21	NFRC	Bug Screen
B7 5	Window	Rear Wall 5	Back	90	2.67	7	1	19.01	0.3	NFRC	0.21	NFRC	Bug Screen
B7 6	Window	Rear Wall 5	Back	90	2.67	7	1	19.01	0.3	NFRC	0.21	NFRC	Bug Screen
B3 6	Window	Rear Wall 5	Back	90	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
Door 57	Window	Rear Wall 5	Back	90	6	8	1	48	0.3	NFRC	0.21	NFRC	Bug Screen
B3 7	Window	Rear Wall 5	Back	90	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 17	Window	Front Wall 5	Front	270	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 18	Window	Front Wall 5	Front	270	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
C 2	Window	Front Wall 5	Front	270	4	6	1	24	0.3	NFRC	0.21	NFRC	Bug Screen
B2 4	Window	Front Wall 5	Front	270	2	3	1	6	0.3	NFRC	0.21	NFRC	Bug Screen
E 2	Window	Front Wall 5	Front	270	3	7	1	21	0.3	NFRC	0.21	NFRC	Bug Screen
E 3	Window	Front Wall 5	Front	270	3	7	1	21	0.3	NFRC	0.21	NFRC	Bug Screen
E 4	Window	Front Wall 5	Front	270	3	7	1	21	0.3	NFRC	0.21	NFRC	Bug Screen
A2 4	Window	Left Wall 4	Left	0	4	4	1	16	0.3	NFRC	0.21	NFRC	Bug Screen
A2 5	Window	Left Wall 4	Left	0	4	4	1	16	0.3	NFRC	0.21	NFRC	Bug Screen
A1 19	Window	Rear Wall 6	Back	90	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 20	Window	Rear Wall 6	Back	90	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A1 21	Window	Right Wall 5	Right	180	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

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Client
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SOUTH SAN FRANCISCO, CA 94080
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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
TITLE 24 DOCUMENTS

NO.	REVISION	DATE

Project A18067
Date 05/01/2020
Sheet **A1.2**

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

9/16/2020 12:28 PM
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CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 11 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
A1 22	Window	Right Wall 5	Right	180	4	4.5	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B3 8	Window	Right Wall 5	Right	180	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B3 9	Window	Right Wall 5	Right	180	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B3 10	Window	Right Wall 5	Right	180	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B3 11	Window	Right Wall 5	Right	180	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B3 12	Window	SE Wall 3		135	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B3 13	Window	SE Wall 3		135	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B3 14	Window	SE Wall 3		135	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
E 5	Window	Front Wall 6	Front	270	3	7	1	21	0.3	NFRC	0.21	NFRC	Bug Screen
E 6	Window	Front Wall 6	Front	270	3	7	1	21	0.3	NFRC	0.21	NFRC	Bug Screen
E 7	Window	Front Wall 6	Front	270	3	7	1	21	0.3	NFRC	0.21	NFRC	Bug Screen
B3 15	Window	Left Wall 5	Left	0	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
B3 16	Window	Left Wall 5	Left	0	3	6	1	18	0.3	NFRC	0.21	NFRC	Bug Screen
A2 6	Window	Right Wall 6	Right	180	4	4	1	16	0.3	NFRC	0.21	NFRC	Bug Screen
A2 7	Window	Right Wall 6	Right	180	4	4	1	16	0.3	NFRC	0.21	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
1	Front Wall	48	0.5
13	Right Wall 3	21	0.5
6	Interior Surface	24	0.5
19	Interior Surface	24	0.5
8	Interior Surface 4	24	0.5

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 12 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
A2 2	2	0.1	2	2	0	0	0	0	0	0	0	0	0
E	2	0.1	2	2	0	0	0	0	0	0	0	0	0
Door 75	2	0.1	2	2	0	0	0	0	0	0	0	0	0
C	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B2 3	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 11	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 12	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 13	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 14	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 15	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 16	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A2 3	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 2	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 3	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 4	2	0.1	2	2	0	0	0	0	0	0	0	0	0
Door 73	2	0.1	2	2	0	0	0	0	0	0	0	0	0

Registration Number: Registration Date/Time: HERS Provider:

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CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

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Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
B3 5	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B7	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B7 2	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B7 3	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B7 4	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B7 5	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B7 6	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 6	2	0.1	2	2	0	0	0	0	0	0	0	0	0
Door 57	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 7	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 17	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 18	2	0.1	2	2	0	0	0	0	0	0	0	0	0
C 2	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B2 4	2	0.1	2	2	0	0	0	0	0	0	0	0	0
E 2	2	0.1	2	2	0	0	0	0	0	0	0	0	0
E 3	2	0.1	2	2	0	0	0	0	0	0	0	0	0
E 4	2	0.1	2	2	0	0	0	0	0	0	0	0	0

Registration Number: Registration Date/Time: HERS Provider:

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OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
A2 4	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A2 5	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 19	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 20	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 21	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A1 22	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 8	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 9	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 10	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 11	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 12	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 13	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 14	2	0.1	2	2	0	0	0	0	0	0	0	0	0
E 5	2	0.1	2	2	0	0	0	0	0	0	0	0	0
E 6	2	0.1	2	2	0	0	0	0	0	0	0	0	0
E 7	2	0.1	2	2	0	0	0	0	0	0	0	0	0
B3 15	2	0.1	2	2	0	0	0	0	0	0	0	0	0

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OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
B3 16	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A2 6	2	0.1	2	2	0	0	0	0	0	0	0	0	0
A2 7	2	0.1	2	2	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07
Name	Zone	Area (ft2)	Perimeter (ft)	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	Living Area 1.1	2224	126	None	0%	No
Slab 2	Living Area 1.2	2776	105	None	0%	No
Slab 3	Living Area 1.3	1650	112	None	0%	No
Slab 4	__Garage__	1311	240	None	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R21 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
R-0 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic RoofLiving Area 1.1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-13	None / None	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 insul.
Attic RoofLiving Area 1.2	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-13	None / None	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 insul.
Attic RoofLiving Area 2.4	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-13	None / None	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 insul.

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic RoofLiving Area 2.5	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-13	None / None	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 insul.
Attic RoofLiving Area 2.6	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-13	None / None	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 insul.
Attic RoofLiving Area 2.7	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-13	None / None	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 insul.
R-38 HP Attic Option B	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.049	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Ceiling Below Finish: Gypsum Board

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BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	HERS Verified Pipe Insulation credit	DHW Heater # (4)	n/a	None	DHW Sys 1-hers-dhw

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (int/ext)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	4	0	0.81-UEF	200000-Btu/Hr	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/4	Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

Registration Number: Registration Date/Time: HERS Provider:

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SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
F-1 & CC-11	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1
F-2 & CC-22	Heating and cooling system other	Heating Component 2	Cooling Component 2	HVAC Fan 2	Air Distribution System 2	Setback	New	NA	1	1
F-3 & CC-33	Heating and cooling system other	Heating Component 3	Cooling Component 3	HVAC Fan 3	Air Distribution System 3	Setback	New	NA	1	1
F-4 & CC-44	Heating and cooling system other	Heating Component 4	Cooling Component 4	HVAC Fan 4	Air Distribution System 4	Setback	New	NA	1	1
F-5 & CC-55	Heating and cooling system other	Heating Component 5	Cooling Component 5	HVAC Fan 5	Air Distribution System 5	Setback	New	NA	1	1
F-6 & CC-66	Heating and cooling system other	Heating Component 6	Cooling Component 6	HVAC Fan 6	Air Distribution System 6	Setback	New	NA	1	1
MS-17	Heating and cooling system other	Heating Component 7	Cooling Component 7	HVAC Fan 7	Air Distribution System 7	Setback	New	NA	1	1

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Client
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SOUTH SAN FRANCISCO, CA 94080
650-616-6185

Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
TITLE 24 DOCUMENTS

NO.	REVISION	DATE

Project A18067
Date 05/01/2020
Sheet **A1.3**

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

9/16/2020 1:42:29 PM
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HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-95
Heating Component 2	Central gas furnace	1	AFUE-95
Heating Component 3	Central gas furnace	1	AFUE-95
Heating Component 4	Central gas furnace	1	AFUE-95
Heating Component 5	Central gas furnace	1	AFUE-95
Heating Component 6	Central gas furnace	1	AFUE-95
Heating Component 7	Central gas furnace	1	AFUE-95

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool
Cooling Component 2	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 2-hers-cool
Cooling Component 3	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 3-hers-cool
Cooling Component 4	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 4-hers-cool
Cooling Component 5	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 5-hers-cool
Cooling Component 6	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 6-hers-cool

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HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 7	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 7-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Not Required
Cooling Component 2-hers-cool	Required	350	Not Required	Not Required	Not Required
Cooling Component 3-hers-cool	Required	350	Not Required	Not Required	Not Required
Cooling Component 4-hers-cool	Required	350	Not Required	Not Required	Not Required
Cooling Component 5-hers-cool	Required	350	Not Required	Not Required	Not Required
Cooling Component 6-hers-cool	Required	350	Not Required	Not Required	Not Required
Cooling Component 7-hers-cool	Required	350	Not Required	Not Required	Not Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditio ned Zone	Conditio ned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution

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HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
											System 1-hers-dist
Air Distribution System 2	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditio ned Zone	Conditio ned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist
Air Distribution System 3	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditio ned Zone	Conditio ned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 3-hers-dist
Air Distribution System 4	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 4-hers-dist
Air Distribution System 5	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 5-hers-dist
Air Distribution System 6	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 6-hers-dist
Air Distribution System 7	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 7-hers-dist

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Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 3-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 4-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 5-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 6-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 7-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan
HVAC Fan 2	HVAC Fan	0.45	HVAC Fan 2-hers-fan
HVAC Fan 3	HVAC Fan	0.45	HVAC Fan 3-hers-fan

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

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CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 24 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 4	HVAC Fan	0.45	HVAC Fan 4-hers-fan
HVAC Fan 5	HVAC Fan	0.45	HVAC Fan 5-hers-fan
HVAC Fan 6	HVAC Fan	0.45	HVAC Fan 6-hers-fan
HVAC Fan 7	HVAC Fan	0.45	HVAC Fan 7-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45
HVAC Fan 2-hers-fan	Required	0.45
HVAC Fan 3-hers-fan	Required	0.45
HVAC Fan 4-hers-fan	Required	0.45
HVAC Fan 5-hers-fan	Required	0.45
HVAC Fan 6-hers-fan	Required	0.45
HVAC Fan 7-hers-fan	Required	0.45

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE
SFam IAQVentRpt 1-1	250	0.092	Balanced HRV	90	n/a
SFam IAQVentRpt 2-1	250	0.092	Balanced HRV	90	n/a

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

This Certificate of Compliance is not registered

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Patel Residence **Calculation Date/Time:** 2020-05-14T08:49:13-07:00 **(Page 25 of 25)**

Calculation Description: Title 24 Analysis **Input File Name:** Patel Residence (Ticino Court) 2019.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Timothy Carstairs, CEA, HERS, GPR	Documentation Author Signature:
Company: Carstairs Energy Inc.	Signature Date: 5/14/2020
Address: 2238 Bayview Heights Drive, Suite E	CEA/ HERS Certification Identification (If applicable): R16-06-10042
City/State/Zip: Los Osos, CA 93402	Phone: (805) 904-9048

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Company: Arris Studio Architects	Date Signed:
Address: 1306 Johnson Ave.	License:
City/State/Zip: San Luis Obispo, CA 93401	Phone: (805) 547-2240

This Certificate of Compliance is not registered

Registration Number: Registration Date/Time: HERS Provider:

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-14 08:54:42

RESIDENTIAL MEASURES SUMMARY RMS-1

Project Name	Building Type			Date
Patel Residence	☑ Single Family ☐ Multi Family	☐ Addition Alone ☐ Existing+ Addition/Alteration		*5/14/2020*
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
1989 Ticino Court Pleasanton	*CA Climate Zone 12*	*13,128*	*n/a*	*1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	*Wood Framed*	*R 21*	*7,916*		*New*
Door	*Opaque Door*	*- no insulation*	*69*		*New*
Roof	*Wood Framed Attic*	*R 38*	*7,944*	*Add+R-13.0 Cool Roof*	*New*
Slab	*Unheated Slab-on-Grade*	*- no insulation*	*6,650*	*Perim = 343'*	*New*
Demising	*Wood Framed*	*- no insulation*	*3,826*		*New*
Demising	*Wood Framed w/o Crawl Space*	*- no insulation*	*5,090*		*New*
Demising	*Wood Framed w/o Crawl Space*	*R 19*	*1,388*		*New*

FENESTRATION Total Area: *2,073* Glazing Percentage: *15.8 %* New/Altered Average U-Factor: *0.30*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (W)	*104.0*	*0.300*	*0.21*	*none*	*none*	*N/A*	*New*
Left (N)	*100.5*	*0.300*	*0.21*	*none*	*none*	*N/A*	*New*
Rear (E)	*556.5*	*0.300*	*0.21*	*none*	*none*	*N/A*	*New*
Front (NW)	*16.0*	*0.300*	*0.21*	*none*	*none*	*N/A*	*New*
Right (S)	*132.0*	*0.300*	*0.21*	*none*	*none*	*N/A*	*New*
Left (NE)	*61.5*	*0.300*	*0.21*	*none*	*none*	*N/A*	*New*
Rear (SE)	*42.0*	*0.300*	*0.21*	*none*	*none*	*N/A*	*New*
Front (W)	*338.0*	*0.300*	*0.21*	*2.0*	*none*	*N/A*	*New*
Left (N)	*104.0*	*0.300*	*0.21*	*2.0*	*none*	*N/A*	*New*
Rear (E)	*354.0*	*0.300*	*0.21*	*2.0*	*none*	*N/A*	*New*
Right (SW)	*16.0*	*0.300*	*0.21*	*2.0*	*none*	*N/A*	*New*
Left (NE)	*54.0*	*0.300*	*0.21*	*2.0*	*none*	*N/A*	*New*
Right (S)	*140.0*	*0.300*	*0.21*	*2.0*	*none*	*N/A*	*New*
Rear (SE)	*54.0*	*0.300*	*0.21*	*2.0*	*none*	*N/A*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	*Central Furnace*	*95% AFUE*	*Split Air Conditioner*	*14.0 SEER*	*Setback*	*New*
1	*Central Furnace*	*95% AFUE*	*Split Air Conditioner*	*14.0 SEER*	*Setback*	*New*
1	*Central Furnace*	*95% AFUE*	*Split Air Conditioner*	*14.0 SEER*	*Setback*	*New*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
F-1 & CC-1	*Ducted*	*Ducted*	*Conditioned*	*6.0*	*New*
F-2 & CC-2	*Ducted*	*Ducted*	*Conditioned*	*6.0*	*New*
F-3 & CC-3	*Ducted*	*Ducted*	*Conditioned*	*6.0*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
4	*Small Instantaneous Gas*	*0*	*0.97*	*All Pipes Ins (HERS)*	*New*

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RESIDENTIAL MEASURES SUMMARY RMS-1

Project Name	Building Type			Date
Patel Residence	☑ Single Family ☐ Multi Family	☐ Addition Alone ☐ Existing+ Addition/Alteration		*5/14/2020*
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
1989 Ticino Court Pleasanton	*CA Climate Zone 12*	*13,128*	*n/a*	*1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status

FENESTRATION Total Area: *2,073* Glazing Percentage: *15.8 %* New/Altered Average U-Factor: *0.30*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	*Central Furnace*	*95% AFUE*	*Split Air Conditioner*	*14.0 SEER*	*Setback*	*New*
1	*Central Furnace*	*95% AFUE*	*Split Air Conditioner*	*14.0 SEER*	*Setback*	*New*
1	*Central Furnace*	*95% AFUE*	*Split Air Conditioner*	*14.0 SEER*	*Setback*	*New*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
F-4 & CC-4	*Ducted*	*Ducted*	*Attic*	*8.0*	*New*
F-5 & CC-5	*Ducted*	*Ducted*	*Attic*	*8.0*	*New*
F-6 & CC-6	*Ducted*	*Ducted*	*Attic*	*8.0*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 8.1 by EnergySoft User Number: 6249 ID: 19-022110 Page 29 of 34

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

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Consultant

Client
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DEVELOPMENT INC.
300 GATEWAY BLVD.
SOUTH SAN FRANCISCO, CA 94080
650-616-6185

Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
TITLE 24 DOCUMENTS

NO.	REVISION	DATE

Project A18067

Date 05/01/2020

Sheet **A1.4**

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RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type		Date
Patel Residence	☑ Single Family ☐ Multi Family	☐ Addition Alone ☐ Existing+ Addition/Alteration	*5/14/2020*
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INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status

FENESTRATION — Total Area: *2,073* Glazing Percentage: *15.8 %* New/Altered Average U-Factor: *0.30*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	*Central Furnace*	*95% AFUE*	*Split Air Conditioner*	*14.0 SEER*	*Setback*	*New*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
MS-1	*Ducted*	*Ducted*	*Attic*	*8.0*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

2019 Low-Rise Residential Mandatory Measures Summary

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

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

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures."
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labelled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA 006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.'
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service."
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3."

2019 Low-Rise Residential Mandatory Measures Summary

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

2019 Low-Rise Residential Mandatory Measures Summary

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

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
TITLE 24 DOCUMENTS

NO.	REVISION	DATE

Project A18067
Date 05/01/2020
Sheet **A1.5**

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NEW HOME RATING SYSTEM, VERSION 7.0

SINGLE FAMILY CHECKLIST

GreenPointRated — A PROGRAM OF BUILD IT GREEN

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H5.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. This is the public version of the Checklist and cannot be used for certification.

Points Achieved: **76**

Certification Level: **Certified**

POINTS REQUIRED

	Community	Energy	IAQ/Health	Resources	Water
Minimum Points	2	25	6	6	6
Achieved Points	8.0	23.2	13.5	20.0	11.0

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Patel Residence

Points Achieved	Community	Energy	IAQ/Health	Resources	Water	MEASURES	NOTES
			Possible Points				
						CALGreen	
4		1	1	1	1	Yes — CALGreen Res **(REQUIRED)**	
						A. SITE	
1				1		Yes — **A1. Construction Footprint**	
						A2. Job Site Construction Waste Diversion	
2				2		Yes — A2.1 75% C&D Waste Diversion **(Including** Alternative Daily Cover)	
2				2		≥65% — A2.2 65% C&D Waste Diversion **(Excluding** Alternative Daily Cover)	
				1		TBD — A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	
				1		TBD — **A3. Recycled Content Base Material**	
		1				TBD — **A4. Heat Island Effect Reduction (Non-Roof)**	
			1			TBD — **A5. Construction Environmental Quality Management Plan Including Flush-Out**	
						A6. Stormwater Control: Prescriptive Path	
1					1	Yes — A6.1 Permeable Paving Material	
					1	TBD — A6.2 Filtration and/or Bio-Retention Features	
1					1	Yes — A6.3 Non-Leaching Roofing Materials	
	1					TBD — A6.4 Smart Stormwater Street Design	
					3	TBD — **A7. Stormwater Control: Performance Path**	
						B. FOUNDATION	
1				1		Yes — **B1. Fly Ash and/or Slag in Concrete**	
			2			TBD — **B2. Radon-Resistant Construction**	
				2		TBD — **B3. Foundation Drainage System**	
			1			TBD — **B4. Moisture Controlled Crawlspace**	
						B5. Structural Pest Controls	
				1		TBD — B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	
				1		TBD — B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	
						C. LANDSCAPE	
						0.00% — Enter the landscape area percentage	
					1	TBD — **C1. Plants Grouped by Water Needs (Hydrozoning)**	
1					1	Yes — **C2. Three Inches of Mulch in Planting Beds**	
						C3. Resource Efficient Landscapes	
				1		TBD — C3.1 No Invasive Species Listed by Cal-IPC	
				1		TBD — C3.2 Plants Chosen and Located to Grow to Natural Size	
					3	TBD — C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	
						C4. Minimal Turf in Landscape	
					2	TBD — C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	
					2	TBD — C4.2 Turf on a Small Percentage of Landscaped Area	
		1	1		1	TBD — **C5. Trees to Moderate Building Temperature**	
					2	TBD — **C6. High-Efficiency Irrigation System**	
					2	TBD — **C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	

New Home Single Family Version 7.0

TBD	C8. Rainwater Harvesting System					3	
TBD	C9. Recycled Wastewater Irrigation System					1	
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation					2	
TBD	C11. Landscape Meets Water Budget					1	
	C12. Environmentally Preferable Materials for Site						
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing				1		
TBD	C13. Reduced Light Pollution		1				
TBD	C14. Large Stature Tree(s)		1				
TBD	C15. Third Party Landscape Program Certification					1	
TBD	C16. Maintenance Contract with Certified Professional					1	
	D. STRUCTURAL FRAME AND BUILDING ENVELOPE						
	D1. Optimal Value Engineering						
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1	
TBD	D1.3 Advanced Framing Measures					2	
TBD	D2. Construction Material Efficiencies					1	
	D3. Engineered Lumber						
Yes	D3.1 Engineered Beams and Headers	1				1	
TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1	
TBD	D3.3 Engineered Lumber for Roof Rafters					1	
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1	
TBD	D3.5 OSB for Subfloor					0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5	
TBD	D4. Insulated Headers			1			
	D5. FSC-Certified Wood						
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6	
TBD	D5.2 Panel Products					3	
	D6. Solid Wall Systems						
TBD	D6.1 At Least 90% of Floors					1	
TBD	D6.2 At Least 90% of Exterior Walls			1		1	
TBD	D6.3 At Least 90% of Roofs			1		1	
Yes	D7. Energy Heels on Roof Trusses	1		1			
24 inches	D8. Overhangs and Gutters	2		1		1	
	D9. Reduced Pollution Entering the Home from the Garage						
TBD	D9.1 Detached Garage				2		
TBD	D9.2 Mitigation Strategies for Attached Garage				1		
	D10. Structural Pest and Rot Controls						
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1	
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1	
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1	
	E. EXTERIOR						
TBD	E1. Environmentally Preferable Decking					1	
TBD	E2. Flashing Installation Third-Party Verified					2	
TBD	E3. Rain Screen Wall System					2	
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
TBD	E6. Vegetated Roof		2	2			
	F. INSULATION						
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
TBD	F1.1 Walls and Floors					1	
TBD	F1.2 Ceilings					1	
	F2. Insulation that Meets the CDPH Standard Method – Residential for Low Emissions						
TBD	F2.1 Walls and Floors				1		
TBD	F2.2 Ceilings				1		
	F3. Insulation That Does Not Contain Fire Retardants						

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TBD	F3.1 Cavity Walls and Floors				1		
TBD	F3.2 Ceilings				1		
TBD	F3.3 Interior and Exterior				1		
	G. PLUMBING						
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hot Water Pipes	1		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution					2	
	G2. Install Water-Efficient Fixtures						
Yes	G2.1 WaterSense Showerheads 1.8gpm with Matching Compensation Valve	2				2	
Yes	G2.2 WaterSense Bathroom Faucets 1.0 gpm	1				1	
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1				2	
TBD	G3. Pre-Plumbing for Greywater System					1	
TBD	G4. Operational Greywater System					3	
TBD	G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout					1	
	H. HEATING, VENTILATION, AND AIR CONDITIONING						
	H1. Sealed Combustion Units						
Yes	H1.1 Sealed Combustion Furnace	1			1		
Yes	H1.2 Sealed Combustion Water Heater	2			2		
TBD	H2. High Performing Zoned Hydronic Radiant Heating System				1	1	
	H3. Effective Ductwork						
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
TBD	H3.2 Pressure Balance the Ductwork System			1			
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1		
	H5. Advanced Practices for Cooling						
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				2		
TBD	H6.3 Outdoor Air is Filtered and Tempered				1		
	H7. Effective Range Hood Design and Installation						
TBD	H7.1 Effective Range Hood Ducting and Design				1		
TBD	H7.2 Automatic Range Hood Control				1		
TBD	H8. High Efficiency HVAC Filter (MERV 13+)				1		
TBD	H9 Advanced Refrigerants				1		
Yes	H10. No Fireplace or Sealed Gas Fireplace	1			1		
TBD	H11. Humidity Control Systems				1		
TBD	H12. Register Design Per ACCA Manual T				1		
	I. RENEWABLE ENERGY						
TBD	I1. Pre-Plumbing for Solar Water Heating			1			
Yes	I2. Preparation for Future Photovoltaic Installation	1		1			
0.50%	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25			
	I4. Net Zero Energy Home						
TBD	I4.1 Near Zero Energy Home			2			
TBD	I4.2 Net Zero Electric			4			
TBD	I5. Energy Storage System			1			
	J. BUILDING PERFORMANCE AND TESTING						
TBD	J1. Third-Party Verification of Quality of Insulation Installation				1		
Yes	J2. Supply and Return Air Flow Testing	2		1	1		
Yes	J3. Mechanical Ventilation Testing	1			1		
TBD	J4. Combustion Appliance Safety Testing				1		
	J5. Building Energy Performance						
0.08%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	5.16		60			
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1			
TBD	J8. ENERGY STAR for Homes			1			

New Home Single Family Version 7.0

No	J9. EPA Indoor airPlus Certification	0			2		
TBD	J10. Blower Door Testing				3		
	K. FINISHES						
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
Yes	K1.1 Individual Entryways	1			1		
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2		
Yes	K3. Low-VOC Caulks and Adhesives	1			1		
	K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2		
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes	0			1		
	L. FLOORING						
≥50%	L1. Environmentally Preferable Flooring	2				3	
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method – Residential				3		
Yes	L3. Durable Flooring	1				1	
Yes	L4. Thermal Mass Flooring	1		1			
	M. APPLIANCES AND LIGHTING						
Yes	M1. ENERGY STAR® Dishwasher	1					1
	M2. Efficient Laundry Appliances						
CEE Tier 2	M2.1 CEE-Rated Clothes Washer	2		1			2
Yes	M2.2. Energy Star Dryer	2		2			
TBD	M2.3. Solar Dryer/ Laundry Lines			0.5			
<25 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	1		2			
	M4. Permanent Centers for Waste Reduction Strategies						
Yes	M4.1 Built-In Recycling Center	1				1	
TBD	M4.2 Built-In Composting Center					1	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
TBD	M6. Electric Vehicle Charging Stations and Infrastructure		1				
	N. COMMUNITY						
	N1. Smart Development						
TBD	N1.1 Infill Site		1			1	
TBD	N1.2 Designated Brownfield Site		1			1	
TBD	N1.3 Conserve Resources by Increasing Density			2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
	N2. Home(s)/Development Located Near Transit						
TBD	N2.1 Within 1 Mile of a Major Transit Stop		1				
TBD	N.2.2. Within 1/ 2 mile of a Major Transit Stop		2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				

New Home Single Family Version 7.0

Yes	N3.3 Traffic Calming Strategies	2	2				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
Yes	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1				
	N5. Social Interaction						
Yes	N5.1 Residence Entries with Views to Callers	1	1				
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1				
Yes	N5.3 Porches Oriented to Street and Public Space	1	1				
	N6. Passive Solar Design						
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
	N7. Adaptable Building						
TBD	N7.1 Universal Design Principles in Units		1		1		
TBD	N7.2 Full-Function Independent Rental Unit		1				
	N8. Resiliency						
TBD	N8.1 Assessment		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	
	N9. Social Equity in Community		1				
TBD	N9.1 Diverse Workforce		1			1	
TBD	N9.2 Community Location		1		1		
	O. OTHER						
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5
Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	2		0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
	O5. Home System Monitors						
Yes	O5.1 Energy Home System Monitors	1		1			
TBD	O5.2. Water Home System Monitors						1
	O6. Green Building Education						
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	

Summary						
Total Available Points in Specific Categories	361.5	31	134.5	60	87	49
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	75.7	8.0	23.2	13.5	20.0	11.0

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Licensed Architect — Thomas E. Jess — 21 License #C-27068 Expires 9/2019 — State of California

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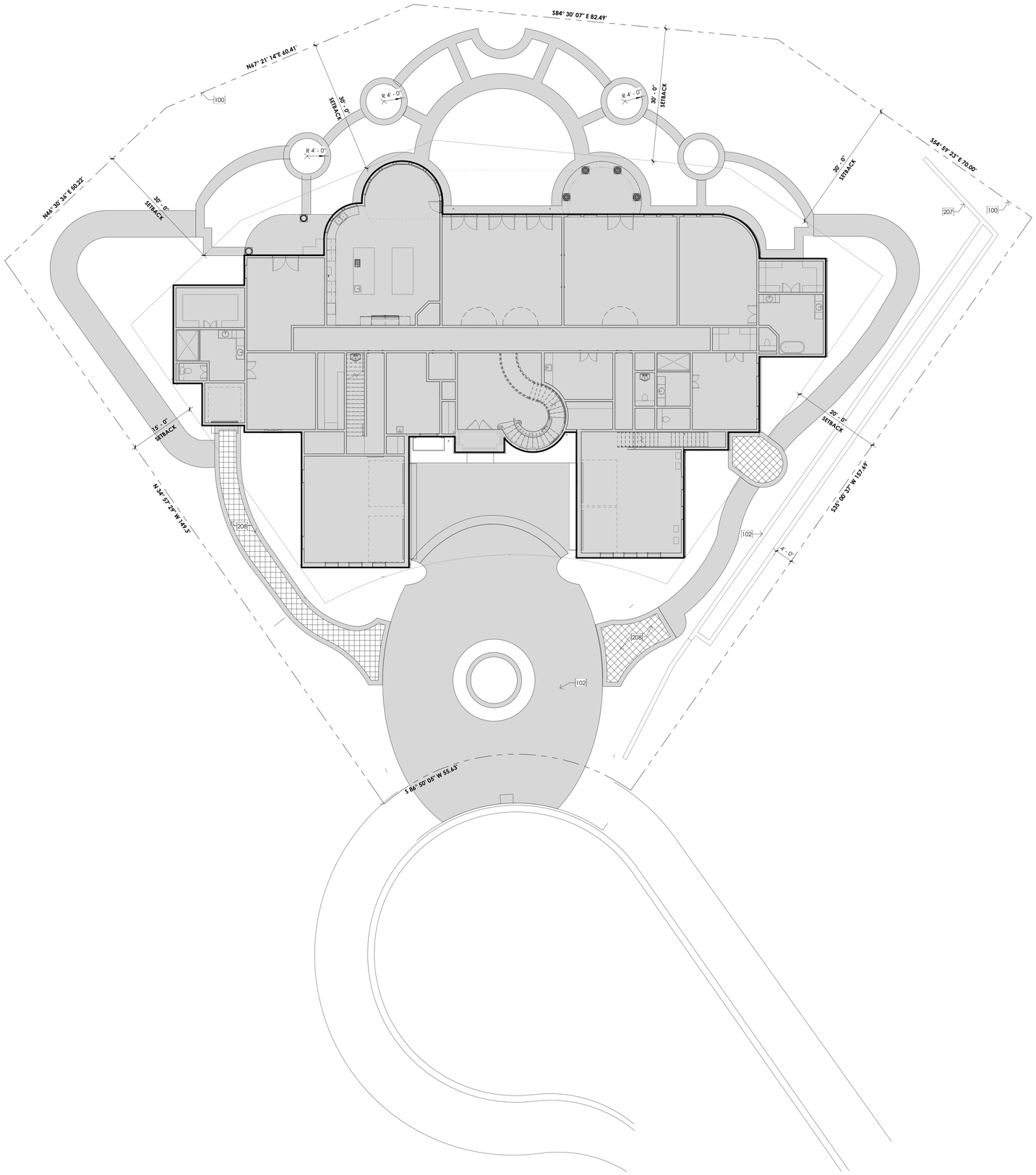
Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
GREEN POINT RATED CHECKLIST

NO.	REVISION	DATE

Project A18067
Date 05/01/2020
Sheet **A1.6**

PLAN REVIEW ACCEPTANCE
Nov 16 2020
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GENERAL NOTES

A. REFER TO LANDSCAPE & CIVIL DRAWINGS FOR MORE INFORMATION.

REFERENCE NOTES

100	PROPERTY LINES. S.C.D.
102	CONCRETE DRIVEWAY. S.C.D.
207	SITE RETAINING WALL. S.S.D, S.C.D.
208	PERMEABLE PAVERS. S.C.D.

K12 | **ARCHITECTURAL SITE PLAN**
1" = 10'-0"

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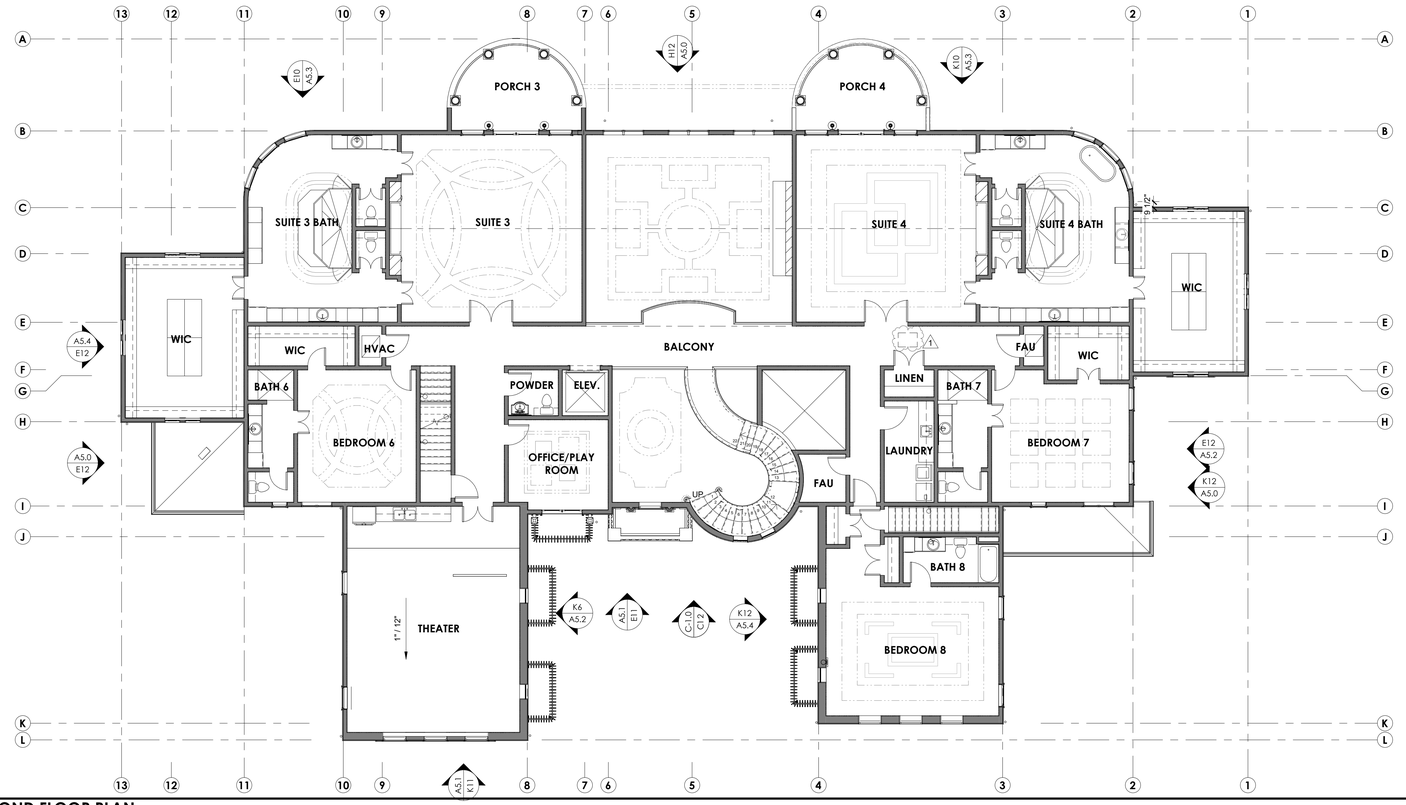
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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
ARCHITECTURAL SITE PLAN

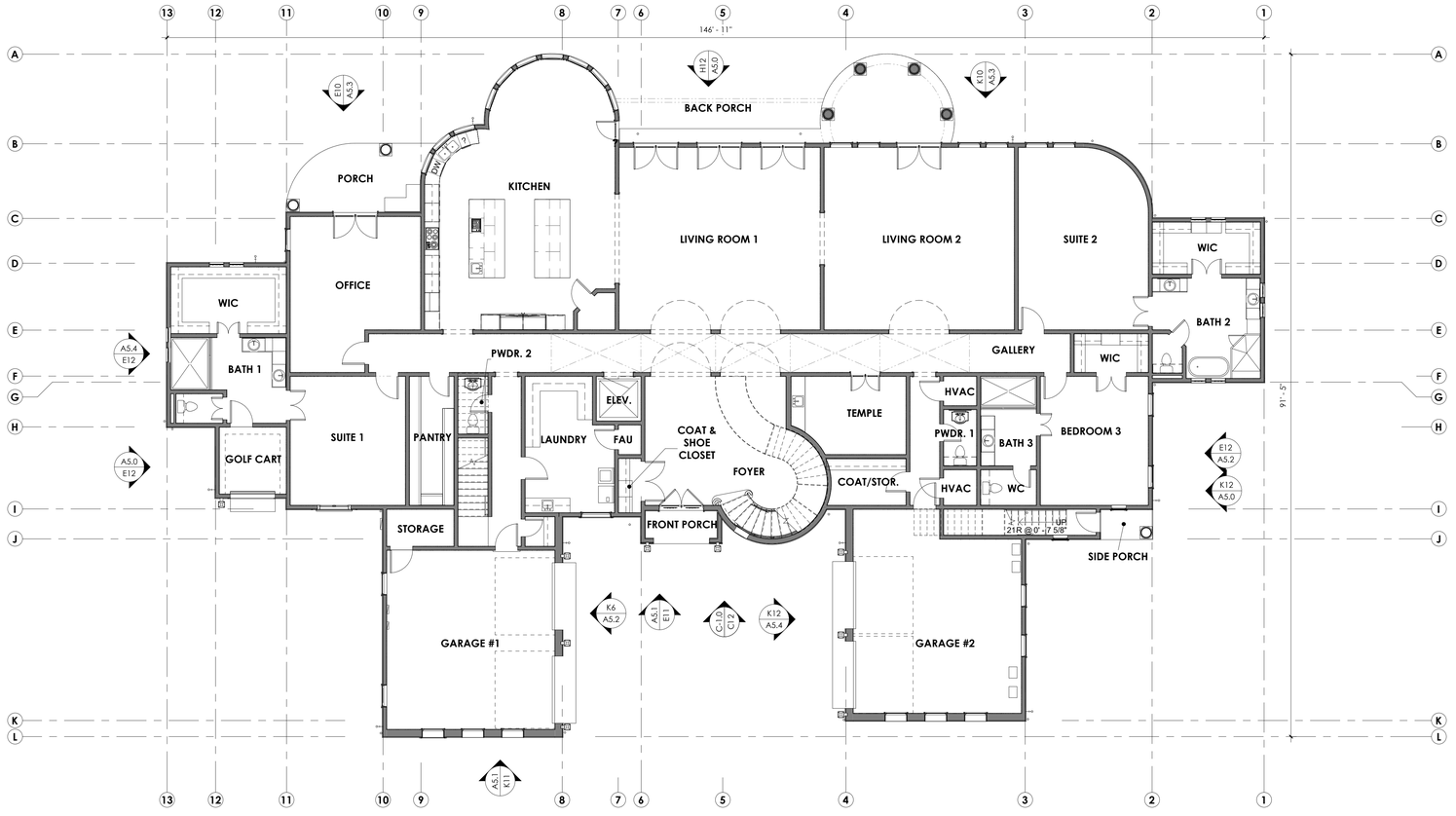
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Project A18067
Date 05/01/2020
Sheet **A2.0**

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E11 SECOND FLOOR PLAN
1/8" = 1'-0"



K11 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO STRUCTURAL FOW WALL FRAMING INFORMATION, U.N.O
2. 6" EXTERIOR WALLS SHALL HAVE R-19 INSULATION (4" WALLS SHALL HAVE R-13), ROOFS SHALL HAVE R-30 INSULATION. VERIFY WITH TITLE 24 REPORT.
3. FIRE BLOCKING SHALL BE PROVIDED.
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
   D. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS
4. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE 2019 CBC IN THE FOLLOWING AREAS:
   A. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS
   B. WITHIN TUB ENCLOSURES
   C. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
   D. GLAZING IN STAIR LANDINGS AND WITHIN 5'-0" OF THE BOTTOM AND TOP THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
5. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL
6. ALL WALLS TO BE 1/2" SHEET ROCK WITH KNOCKDOWN FINISH.
7. ALL FINISHES TO BE SPECIFIED BY OWNER.
8. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
9. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTI LAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
10. EXTERIOR DOORS: EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE WOOD NOT LESS THAN 1-3/4-INCH-THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE IN ACCORDANCE WITH SECTION R-3.106.G.7
11. HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
    A. TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
    B. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS
    C. HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL
12. DRYER VENT SHALL BE VENTED TO THE OUTSIDE AND SHALL NOT EXCEED 14 FEET DISTANCE w/ MAX (2) 90° ELBOWS. EACH ADDITIONAL ELBOW SHALL REDUCE THE MAX LENGTH BY 2 FEET. TERMINATION OF VENT SHALL COMPLY WITH SECTION 806.6 OF THE UNIFORM MECHANICAL CODE.
13. SHOWERS AND SHOWER/TUB SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
14. IF APPLICABLE, FIXTURES LOCATED BELOW THE NEXT UPSTREAM MANHOLE REQUIRE BACKWATER CHECK VALVES. UPPER LEVEL FIXTURES NOT TO DRAIN THROUGH VALVE.
15. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2
16. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
17. PER CRC R311.3.1, LANDINGS AT EXTERIOR SIDE OF ALL EXTERIOR DOORS SHALL BE NO MORE THAN 7.75" BELOW THE DOOR THRESHOLD.

WALL LEGEND

	WALL TYPE	FIRE RATING (SEE FLOOR PLAN) — WALL TYPE / STUD SIZE (VARIES, SEE FLOOR PLAN)	DETAIL
EXTERIOR	EX-W1	FULL HEIGHT NON-RATED WOOD STUD WALL	K6 / A8.0
INTERIOR	IN-W1	FULL HEIGHT HEIGHT NON-RATED WOOD STUD PARTITION	F4 / A8.0

TANKLESS WH SCHEDULE

TANKLESS HIGH EFFICIENCY CONDESING WATER HEATING						
MANUF.	MODEL	FUEL	GAS LINE	BTU	ENERGY FACTOR	MAX GPM
RINNAI	RU-98e	GAS	3/4"	199,000	0.95	9.80

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

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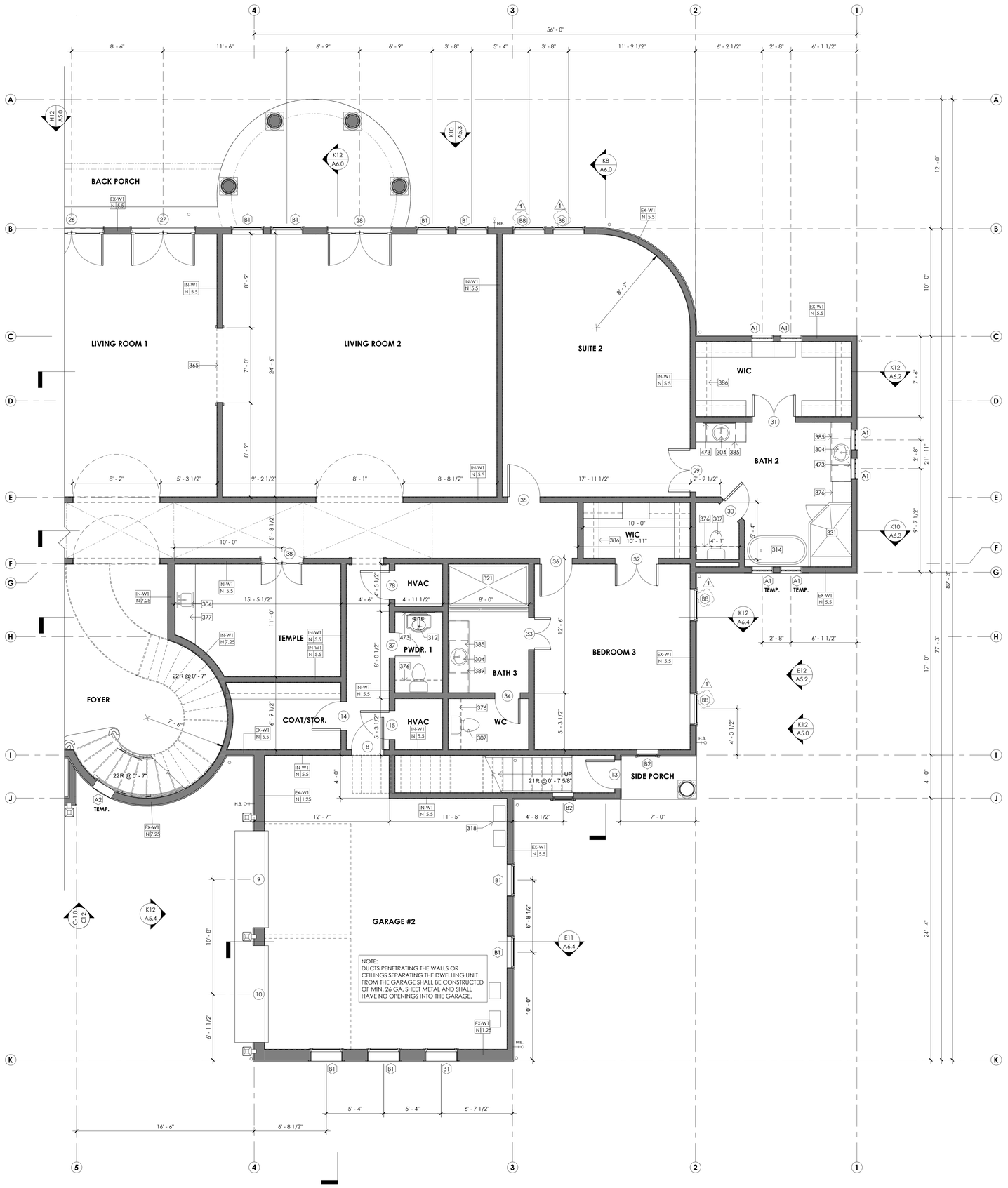
Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
OVERALL FLOOR PLANS

NO.	REVISION	DATE
1	PLAN CHECK #1	07/20/2020

Project A18067
Date 05/01/2020
Sheet **A3.0**

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K12 GROUND FLOOR PLAN - RIGHT

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO STRUCTURAL FOW WALL FRAMING INFORMATION, U.N.O
2. 6" EXTERIOR WALLS SHALL HAVE R-19 INSULATION (4" WALLS SHALL HAVE R-13). ROOFS SHALL HAVE R-30 INSULATION. VERIFY WITH TITLE 24 REPORT.
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   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
   D. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS
4. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
   A. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS
   B. WITHIN TUB ENCLOSURES
   C. WITHIN HOT-TUB WHIRLPOOLS. SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
   D. GLAZING IN STAIR LANDINGS AND WITHIN 5'-0" OF THE BOTTOM AND TOP THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
5. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL
6. ALL WALLS TO BE 1/2" SHEET ROCK WITH KNOCKDOWN FINISH.
7. ALL FINISHES TO BE SPECIFIED BY OWNER.
8. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
9. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTI LAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
10. EXTERIOR DOORS: EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE WOOD NOT LESS THAN 1-3/4-INCH-THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE IN ACCORDANCE WITH SECTION 8-3.106.G.7
11. HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
   A. TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
   B. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS
   C. HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL
12. DRYER VENT SHALL BE VENTED TO THE OUTSIDE AND SHALL NOT EXCEED 14 FEET DISTANCE w/ MAX (2) 90° ELBOWS. EACH ADDITIONAL ELBOW SHALL REDUCE THE MAX LENGTH BY 2 FEET. TERMINATION OF VENT SHALL COMPLY WITH SECTION 806.6 OF THE UNIFORM MECHANICAL CODE.
13. SHOWERS AND SHOWER/TUB SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
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16. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
17. PER CRC R311.3.1, LANDINGS AT EXTERIOR SIDE OF ALL EXTERIOR DOORS SHALL BE NO MORE THAN 7.75" BELOW THE DOOR THRESHOLD.
18. SHOWERS & SHOWER/TUB SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE THAT PROVIDES SCALE & THERMAL SHOCK PROTECTION.

REFERENCE NOTES

304	SINK - OWNER SELECTED. INSTALL PER MANUF. SPECS. - PROVIDE HOT & COLD WATER.
307	TOILET - OWNER SELECTED.
312	BATHROOM LAVATORY @ + 34" HIGH MAXIMUM.
314	FREE STANDING TUB - OWNER SELECTED.
318	DIRECT VENT TANKLESS WATER HEATER - SEE WATER HEATER SCHEDULE. INSTALL PER MANUF. SPECS.
321	SHOWER WITH PREFABRICATED PAN AND SURROUND - OWNER SELECTED
331	WALK-IN SHOWER W/ SMOOTH TILE SURFACE TO A MIN. OF 70" ABOVE THE DRAIN INLET.
365	TWO WAY RIBBON VENTLESS GAS FIREPLACE - OWNER SELECTED - INSTALL PER MANUFACTURER'S SPECS
376	LINEN STORAGE.
377	COUNTERTOP - OWNER SELECTED.
385	LAVATORY COUNTERTOP @ 34" A.F.F.
386	SHELF AND POLE. PAINT TO MATCH INTERIOR (VERIFY COLOR W/ OWNER).
389	21" DEEP VANITY BASE CABINET.
473	MIRROR.

WALL LEGEND

	WALL TYPE	FIRE RATING (SEE FLOOR PLAN) — WALL TYPE / STUD SIZE (VARIES, SEE FLOOR PLAN)	DETAIL
EXTERIOR / INTERIOR	EX-W1	FULL HEIGHT NON-RATED WOOD STUD WALL	K6 / A8.0
	IN-W1	FULL HEIGHT HEIGHT NON-RATED WOOD STUD PARTITION	F4 / A8.0

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

TANKLESS WH SCHEDULE

TANKLESS HIGH EFFICIENCY CONDENSING WATER HEATING						
MANUF.	MODEL	FUEL	GAS LINE	BTU	ENERGY FACTOR	MAX GPM
RINNAI	RUC98i	GAS	3/4"	199,000	0.95	9.80

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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
GROUND FLOOR PLAN

NO.	REVISION	DATE
1	PLAN CHECK #1	07/20/2020

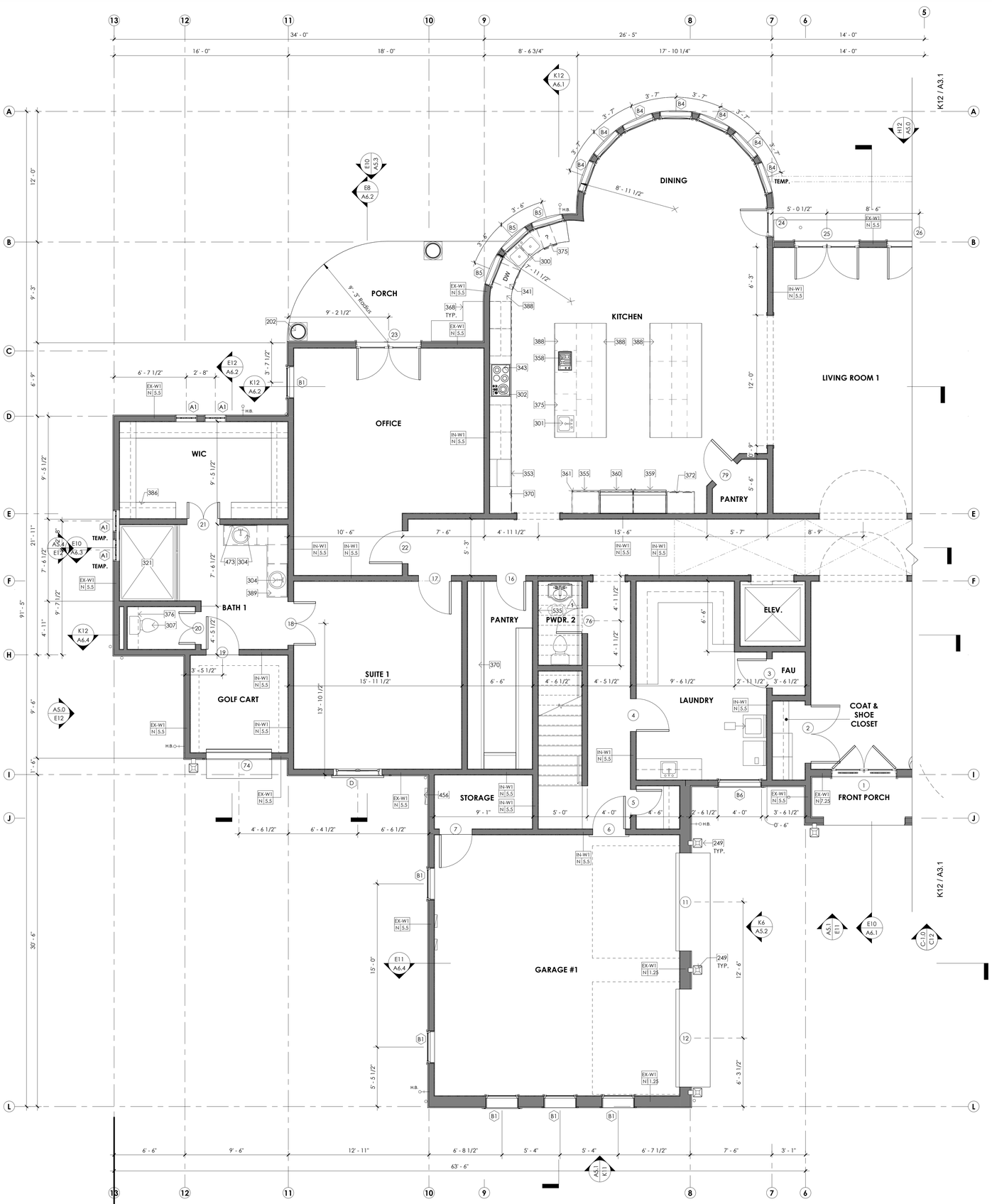
Project A18067

Date 05/01/2020

Sheet **A3.1**

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GENERAL NOTES

1. REFER TO STRUCTURAL FOW WALL FRAMING INFORMATION, U.N.O
2. 6" EXTERIOR WALLS SHALL HAVE R-19 INSULATION (4" WALLS SHALL HAVE R-13), ROOFS SHALL HAVE R-30 INSULATION. VERIFY WITH TITLE 24 REPORT.
3. FIRE BLOCKING SHALL BE PROVIDED.
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
   D. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
4. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
   A. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS
   B. WITHIN TUB ENCLOSURES
   C. WITHIN HOT-TUB WHIRLPOOLS. SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
   D. GLAZING IN STAIR LANDINGS AND WITHIN 5'-0" OF THE BOTTOM AND TOP THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
5. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL
6. ALL WALLS TO BE 1/2" SHEET ROCK WITH KNOCKDOWN FINISH.
7. ALL FINISHES TO BE SPECIFIED BY OWNER.
8. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
9. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTI LAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
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11. HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
    A. TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
    B. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS
    C. HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL
12. DRYER VENT SHALL BE VENTED TO THE OUTSIDE AND SHALL NOT EXCEED 14 FEET DISTANCE w/ MAX (2) 90° ELBOWS. EACH ADDITIONAL ELBOW SHALL REDUCE THE MAX LENGTH BY 2 FEET. TERMINATION OF VENT SHALL COMPLY WITH SECTION 806.6 OF THE UNIFORM MECHANICAL CODE.
13. SHOWERS AND SHOWER/TUB SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
14. IF APPLICABLE, FIXTURES LOCATED BELOW THE NEXT UPSTREAM MANHOLE REQUIRE BACKWATER CHECK VALVES. UPPER LEVEL FIXTURES NOT TO DRAIN THROUGH VALVE.
15. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2
16. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
17. PER CRC R311.3.1, LANDINGS AT EXTERIOR SIDE OF ALL EXTERIOR DOORS SHALL BE NO MORE THAN 7.75" BELOW THE DOOR THRESHOLD.

1

REFERENCE NOTES

202	ROUND TUSCAN COLUMN - OWNER SELECTED, S.S.D.
249	EXTERIOR LIGHT FIXTURE - OWNER SELECTED
300	KITCHEN SINK WITH GARBAGE DISPOSER - OWNER SELECTED
301	PREPARATION SINK - OWNER SELECTED
302	ELECTRIC COOKTOP - OWNER SELECTED
304	SINK - OWNER SELECTED, INSTALL PER MANUF. SPECS. - PROVIDE HOT & COLD WATER.
307	TOILET - OWNER SELECTED.
321	SHOWER WITH PREFABRICATED PAN AND SURROUND - OWNER SELECTED
341	ENERGY STAR DISHWASHER, OWNER SELECTED.
343	ELECTRIC COOKTOP, OWNER SELECTED.
353	MICROWAVE & STEAMER, OWNER SELECTED.
355	DOUBLE OVENS, OWNER SELECTED.
358	TWO BURNER GAS COOKTOP - OWNER SELECTED
359	SUB ZERO FREEZER. ROUGH PLUMBING PER MANUFACTURER SPECS.
360	SUB ZERO REFRGERATOR. ROUGH PLUMBING PER MANUFACTURER SPECS.
361	WARMING DRAWER.
368	OUTDOOR KIITCHEN AREA.
370	PANTRY CABINETRY.
372	STORAGE.
375	UNDER CABINET FOR TRASH.
376	LINEN STORAGE.
386	SHELF AND POLE. PAINT TO MATCH INTERIOR (VERIFY COLOR W/ OWNER).
388	KITCHEN COUNTERTOPS WITH SEATING AREA @ 36" A.F.F.
389	21" DEEP VANITY BASE CABINET.
456	200 AMP ELECTRICAL PANEL & CATV SERVICE. S.E.D.
473	MIRROR.
1 535	ENCLOSED USABLE SPACE TO BE PROTECTED W/ 1/2" GYP. BOARD PER CRC R302.7.

WALL LEGEND

	WALL TYPE	FIRE RATING (SEE FLOOR PLAN) — WALL TYPE / STUD SIZE (VARIES, SEE FLOOR PLAN)	DETAIL
EXTERIOR	EX-W1	FULL HEIGHT NON-RATED WOOD STUD WALL	K6 / A8.0
INTERIOR	IN-W1	FULL HEIGHT HEIGHT NON-RATED WOOD STUD PARTITION	F4 / A8.0

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

TANKLESS WH SCHEDULE

TANKLESS HIGH EFFICIENCY CONDESING WATER HEATING						
MANUF.	MODEL	FUEL	GAS LINE	BTU	ENERGY FACTOR	MAX GPM
RINNAI	RU-98e	GAS	3/4"	199,000	0.95	9.80

TRUE NORTH

PROJEC T NORTH

K12 GROUND FLOOR PLAN - LEFT
1/4" = 1'-0"

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Project

PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
GROUND FLOOR PLAN

NO.	REVISION	DATE
1	PLAN CHECK #1	07/20/2020

Project A18067

Date 05/01/2020

Sheet **A3.2**

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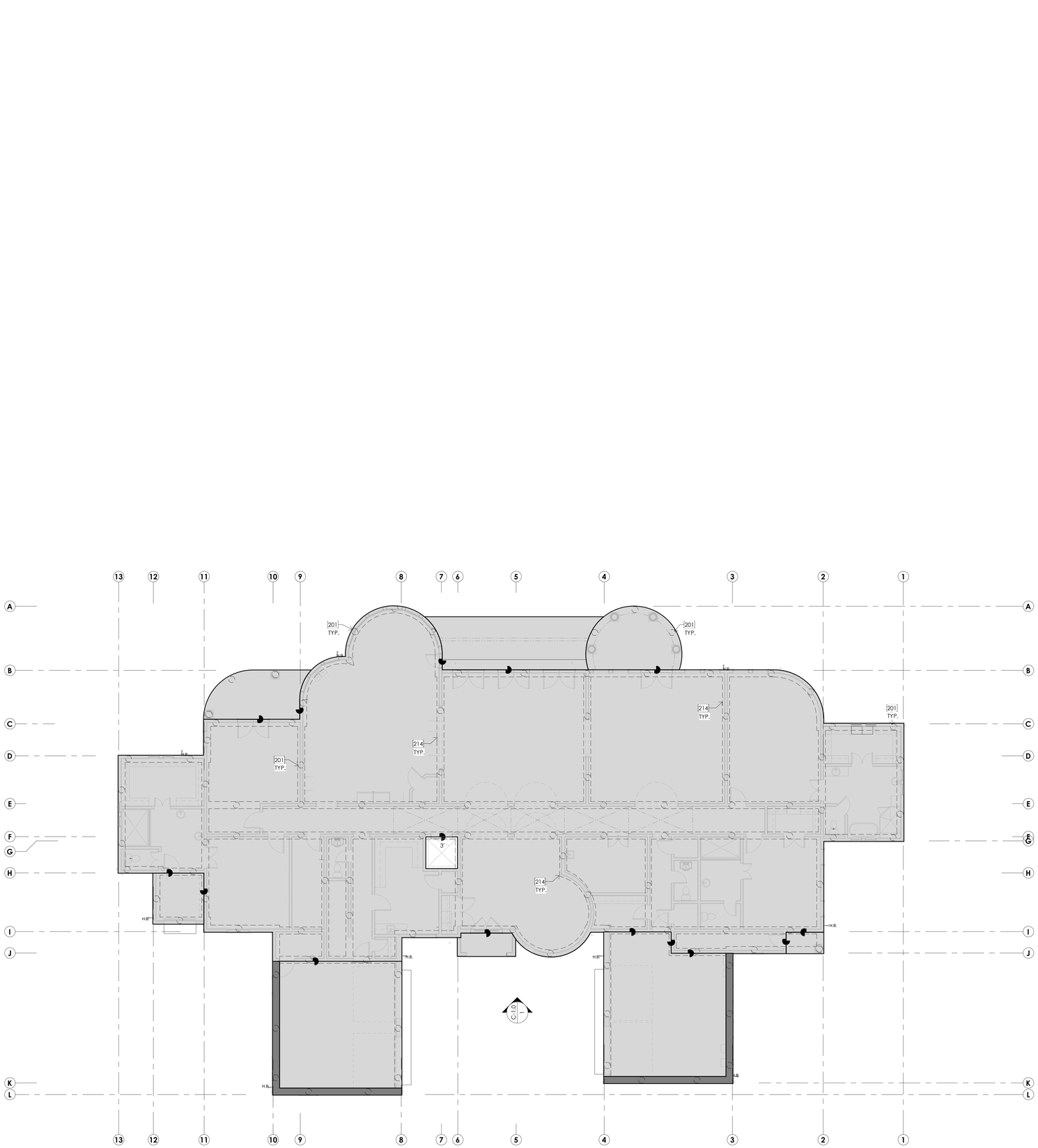
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GENERAL NOTES

REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.

REFERENCE NOTES

201 CONCRETE COLUMNS, S.S.D.
214 LINE OF BEAM BELOW (SHOWN DASHED), S.S.D.



K12 SLAB PLAN
1/8" = 1'-0"

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

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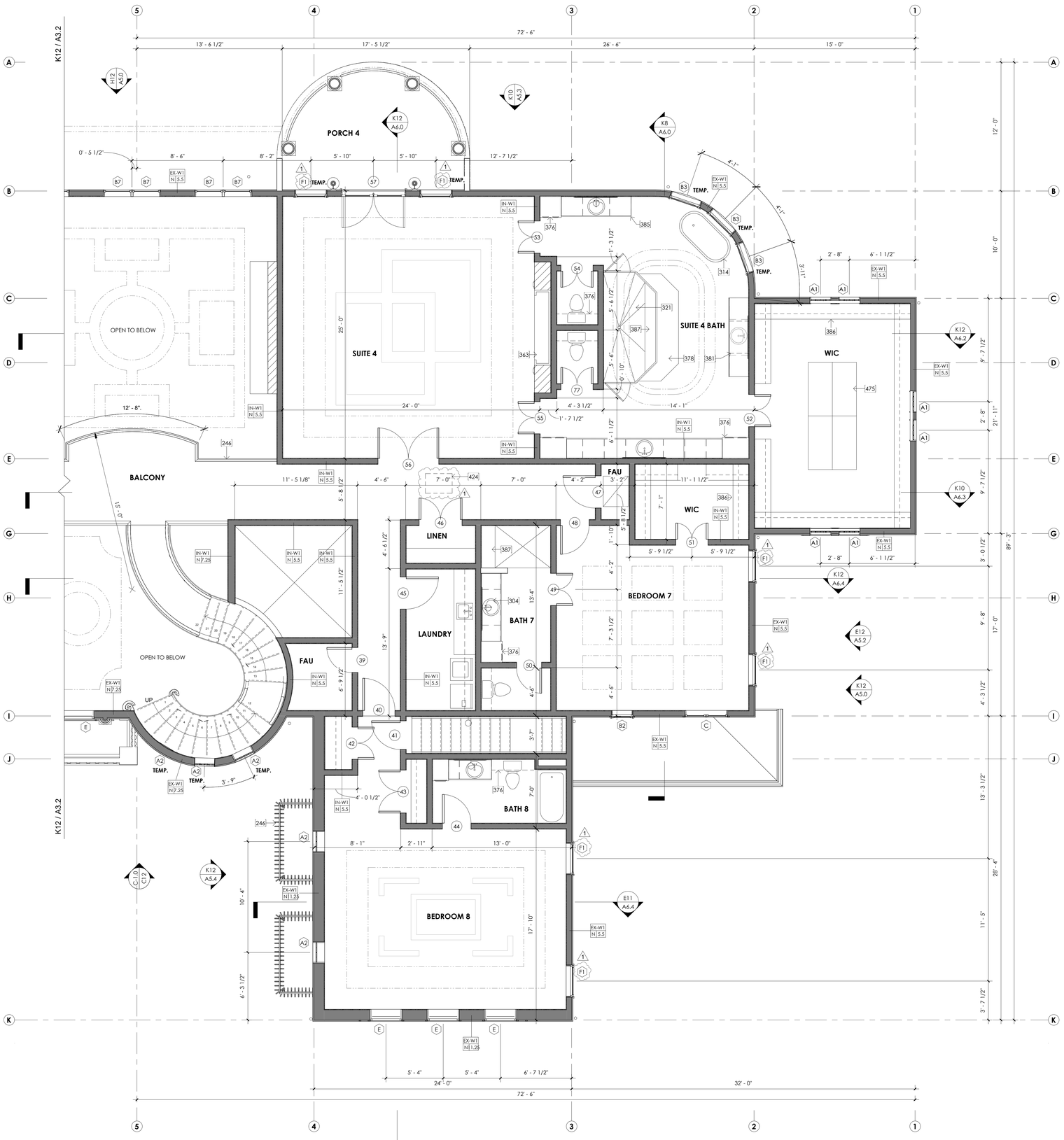
Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
GROUND FLOOR SLAB PLAN

NO.	REVISION	DATE

Project A18067
Date 05/01/2020
Sheet **A3.3**

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16. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
17. PER CRC R311.3.1, LANDINGS AT EXTERIOR SIDE OF ALL EXTERIOR DOORS SHALL BE NO MORE THAN 7.75" BELOW THE DOOR THRESHOLD.

REFERENCE NOTES

246	IRON RAILING - OWNER SELECTED
304	SINK - OWNER SELECTED. INSTALL PER MANUF. SPECS. - PROVIDE HOT & COLD WATER.
314	FREE STANDING TUB - OWNER SELECTED.
321	SHOWER WITH PREFABRICATED PAN AND SURROUND - OWNER SELECTED
363	ONE WAY RIBBON VENTLESS GAS FIRE PLACE - OWNER SELECTED - INSTALL PER MANUFACTURER'S SPEC.
376	LINEN STORAGE.
378	STORAGE BENCH - OWNER SELECTED.
381	BATHROOM VANITY w/ KNEE SPACE UNDER COUNTER.
385	LAVATORY COUNTERTOP @ 34" A.F.F.
386	SHELF AND POLE. PAINT TO MATCH INTERIOR (VERIFY COLOR W/ OWNER).
387	BUILT-IN SHOWER SEAT - OWNER SELECTED
424	22"X33" ATTIC ACCESS HATCH.
475	DRAWERS

WALL LEGEND

	WALL TYPE	FIRE RATING (SEE FLOOR PLAN) — WALL TYPE / STUD SIZE (VARIES, SEE FLOOR PLAN)	DETAIL
EXTERIOR	EX-W1	FULL HEIGHT NON-RATED WOOD STUD WALL	K6 / A8.0
INTERIOR	IN-W1	FULL HEIGHT HEIGHT NON-RATED WOOD STUD PARTITION	F4 / A8.0

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

TANKLESS WH SCHEDULE

TANKLESS HIGH EFFICIENCY CONDESING WATER HEATING						
MANUF.	MODEL	FUEL	GAS LINE	BTU	ENERGY FACTOR	MAX GPM
RINNAI	RU-98e	GAS	3/4"	199,000	0.95	9.80

TRUE NORTH / PROJECT NORTH

K12 SECOND FLOOR PLAN - RIGHT
1/4" = 1'-0"

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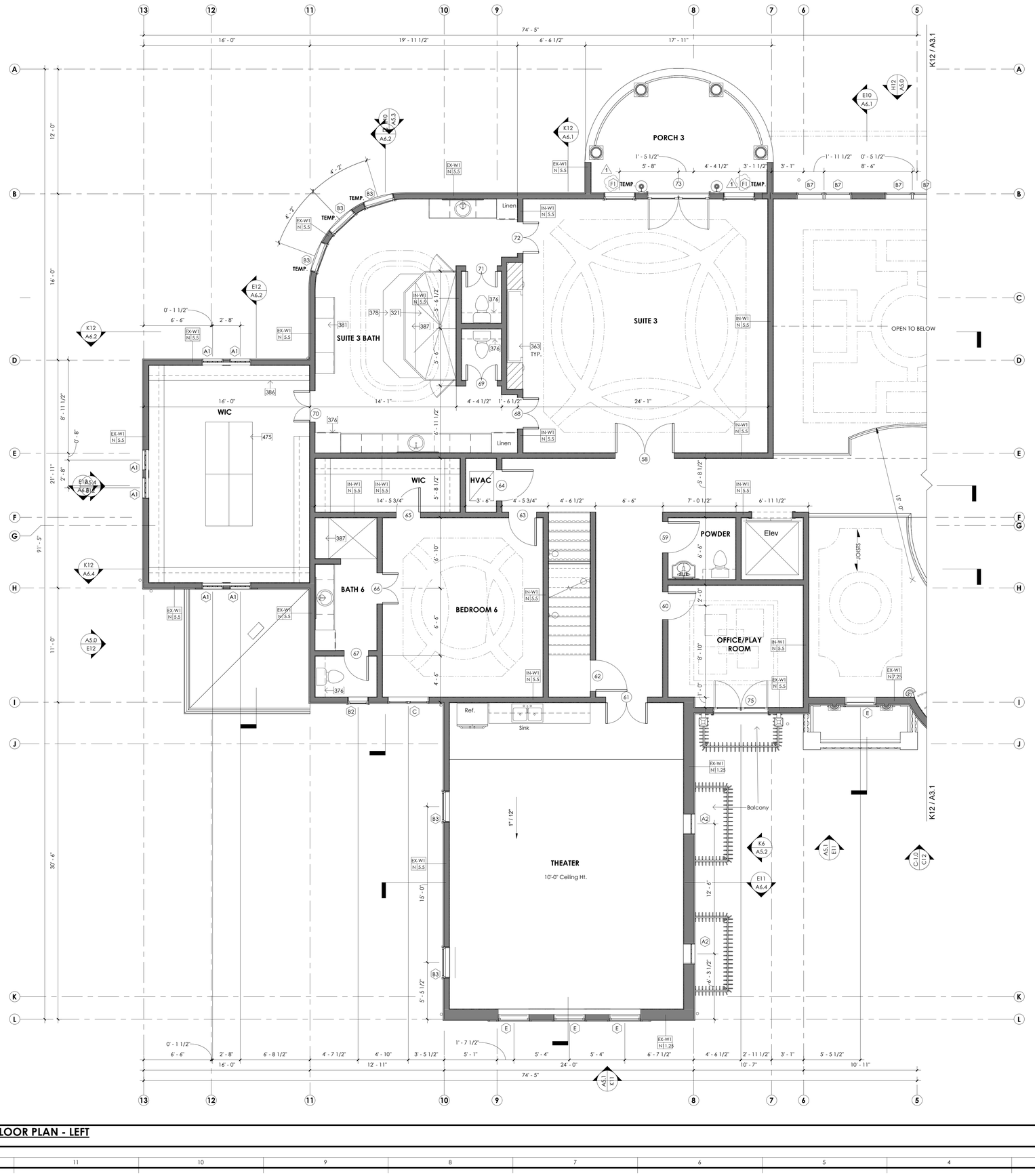
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PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
SECOND FLOOR PLAN

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1	PLAN CHECK #1	07/20/2020

Project A18067
Date 05/01/2020
Sheet **A3.4**

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K12 SECOND FLOOR PLAN - LEFT

1/4" = 1'-0"

TRUE NORTH

PROJECT NORTH

GENERAL NOTES

1. REFER TO STRUCTURAL FOW WALL FRAMING INFORMATION, U.N.O
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10. EXTERIOR DOORS: EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE WOOD NOT LESS THAN 1-3/4-INCH-THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE IN ACCORDANCE WITH SECTION 8-3.106.G.7
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    A. TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
    B. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS
    C. HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL
12. DRYER VENT SHALL BE VENTED TO THE OUTSIDE AND SHALL NOT EXCEED 14 FEET DISTANCE w/ MAX (2) 90° ELBOWS, EACH ADDITIONAL ELBOW SHALL REDUCE THE MAX LENGTH BY 2 FEET. TERMINATION OF VENT SHALL COMPLY WITH SECTION 806.6 OF THE UNIFORM MECHANICAL CODE.
13. SHOWERS AND SHOWER/TUB SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
14. IF APPLICABLE, FIXTURES LOCATED BELOW THE NEXT UPSTREAM MANHOLE REQUIRE BACKWATER CHECK VALVES. UPPER LEVEL FIXTURES NOT TO DRAIN THROUGH VALVE.
15. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2
16. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
17. PER CRC R311.3.1, LANDINGS AT EXTERIOR SIDE OF ALL EXTERIOR DOORS SHALL BE NO MORE THAN 7.75" BELOW THE DOOR THRESHOLD.

REFERENCE NOTES

321	SHOWER WITH PREFABRICATED PAN AND SURROUND - OWNER SELECTED
363	ONE WAY RIBBON VENTLESS GAS FIRE PLACE - OWNER SELECTED - INSTALL PER MANUFACTURER'S SPEC.
376	LINEN STORAGE.
378	STORAGE BENCH - OWNER SELECTED.
381	BATHROOM VANITY W/ KNEE SPACE UNDER COUNTER.
386	SHELF AND POLE. PAINT TO MATCH INTERIOR (VERIFY COLOR W/ OWNER).
387	BUILT-IN SHOWER SEAT - OWNER SELECTED
475	DRAWERS

WALL LEGEND

	WALL TYPE	FIRE RATING (SEE FLOOR PLAN) — WALL TYPE / STUD SIZE (VARIES, SEE FLOOR PLAN)	DETAIL
EXTERIOR	EX-W1	FULL HEIGHT NON-RATED WOOD STUD WALL	K6 / A8.0
INTERIOR	IN-W1	FULL HEIGHT HEIGHT NON-RATED WOOD STUD PARTITION	F4 / A8.0

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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TANKLESS WH SCHEDULE

TANKLESS HIGH EFFICIENCY CONDESING WATER HEATING						
MANUF.	MODEL	FUEL	GAS LINE	BTU	ENERGY FACTOR	MAX GPM
RINNAI	RU-98e	GAS	3/4"	199,000	0.95	9.80

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Project

PATEL RESIDENCE

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CITY OF PLEASANTON, CALIFORNIA 94566

SECOND FLOOR PLAN

NO.	REVISION	DATE
1	PLAN CHECK #1	07/20/2020

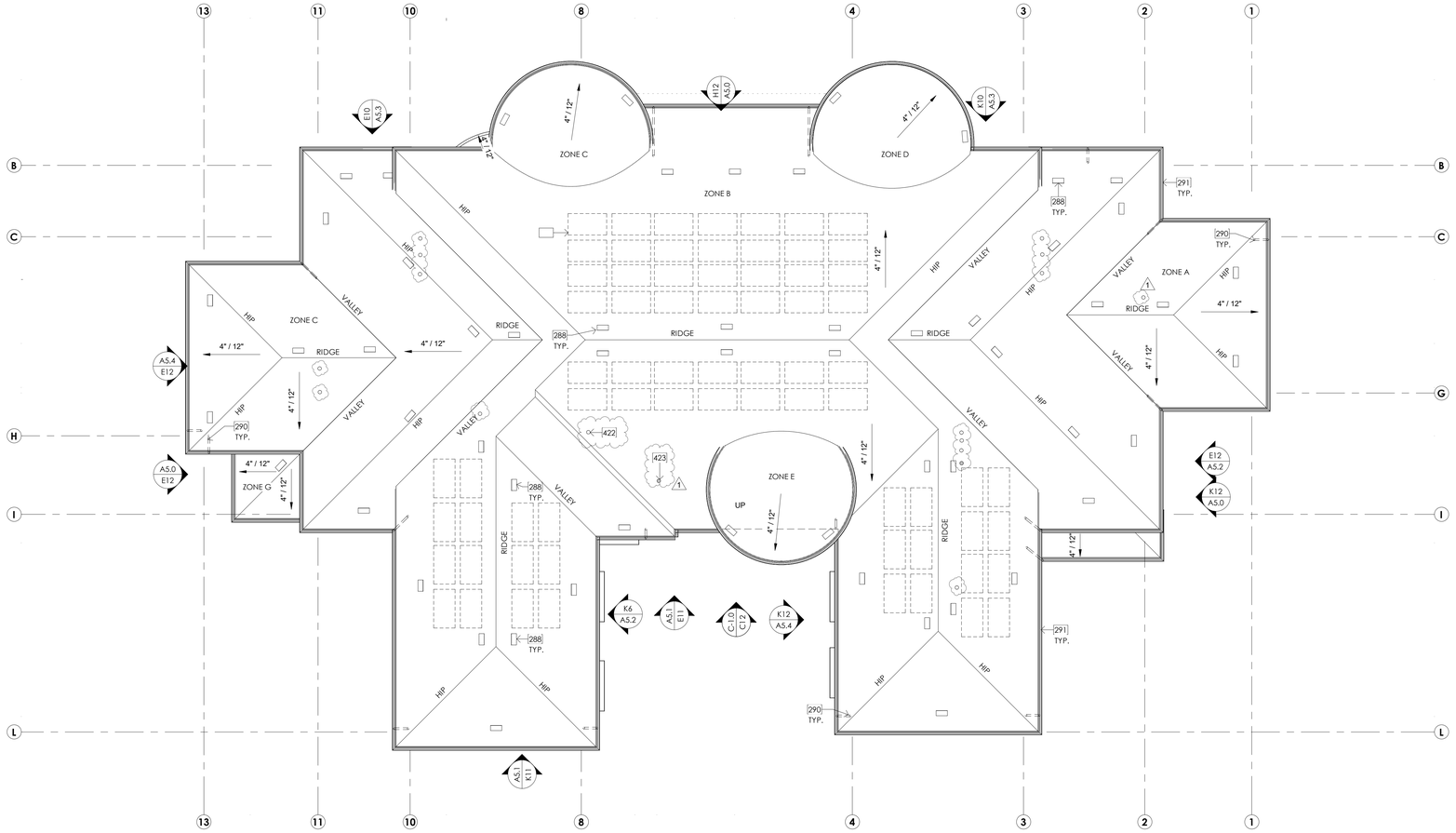
Project A18067

Date 05/01/2020

Sheet **A3.5**

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GENERAL ROOF NOTES

A. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
B. VALLEY FLASHING SHALL NOT BE LESS THAN 0.019 INCHES (NO.26 GALVANIZED SHEET GAUGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
C. **PER THE SLO COUNTY GREEN BUILDING ORDINANCE FOR ALL NEW CONSTRUCTION, ROOF SHEATHING SHALL BE RADIANT BARRIER.**

ATTIC VENT CALCS.

ZONE	ATTIC AREA	RATIO	NFVA REQ'D	VENT TYPE	VENT AREA	VENTS	NFVA PROVIDED
A	588 SF	1/300	283 SF	O'HAGIN	86 S.I.	4	344 S.I.
B	7,415 SF	1/300	3,560 S.I.	O'HAGIN	86 S.I.	42	3,612 S.I.
C	588 SF	1/300	283 S.I.	O'HAGIN	86 S.I.	4	516 S.I.
D	298 SF	1/300	143 S.I.	O'HAGIN	86 S.I.	2	172 S.I.
E	298 SF	1/300	143 S.I.	O'HAGIN	86 S.I.	2	172 S.I.
F	298 SF	1/300	143 S.I.	O'HAGIN	86 S.I.	2	172 S.I.
H	113 SF	1/300	54 S.I.	O'HAGIN	86 S.I.	1	86 S.I.
					TOTAL PROVIDED		5,160 S.I.

NOTES:

A. ALL VENTS SHALL BE BACKED WITH CORROSION-RESISTANT METAL MESH WITH 1/16"- 1/8" OPENINGS.
B. 50% OF REQUIRED VENT AREA SHALL BE IN THE UPPER PORTION OF THE ROOF
C. GABLE AND DORMER VENTS SHALL BE INSTALLED A MIN. OF 36" ABOVE EAVES TO QUALIFY AS "UPPER" VENTILATION.
D. CONFIRM FREE VENT AREA OF ACTUAL VENTS PRIOR TO INSTALLATION. ADJUST SIZE AND/OR NUMBER OF VENTS INSTALLED TO MEET REQUIRED MINIMUMS.
E. VENTS SHALL BE EVENLY SPACES AND LOCATED TO PROVIDE CROSS VENTILATION.

REFERENCE NOTES

288	O'HAGIN, INC. TAPERED, LOW-PROFILE ROOF VENT (MATCH ROOFING COLOR)
290	ALUMINUM DOWNSPOUT TO SPLASH BLOCK BELOW. (MATCH EXTERIOR COLOR)
291	EXTRUDED ALUMINUM GUTTER.
422	EXHAUST VENT TO COMPLY W/ CMC 502.2.
423	CLOTHES DRYER EXHAUST VENT EQUIPPED W/ BACK DRAFT DAMPER PER CMC 504.4.

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ROOF PLAN

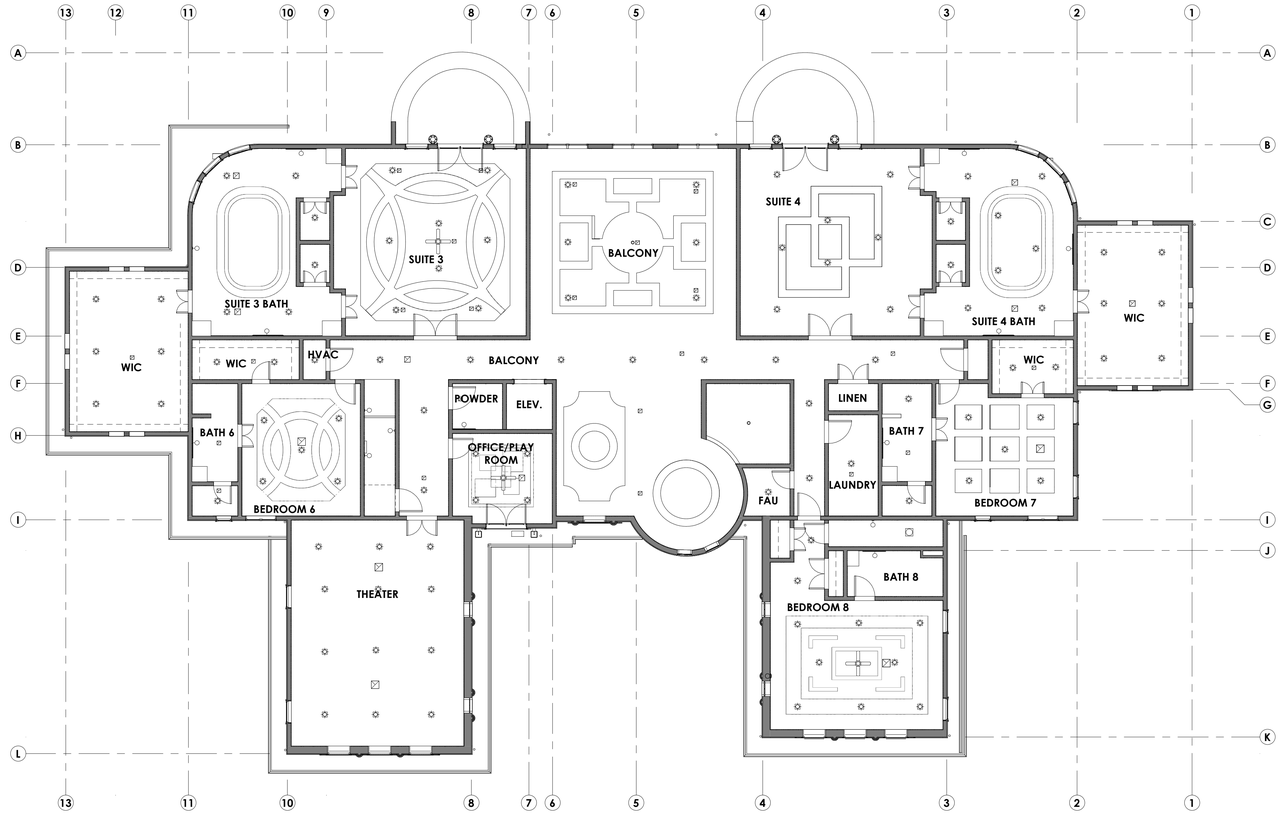
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Project A18067
Date 05/01/2020
Sheet **A3.6**

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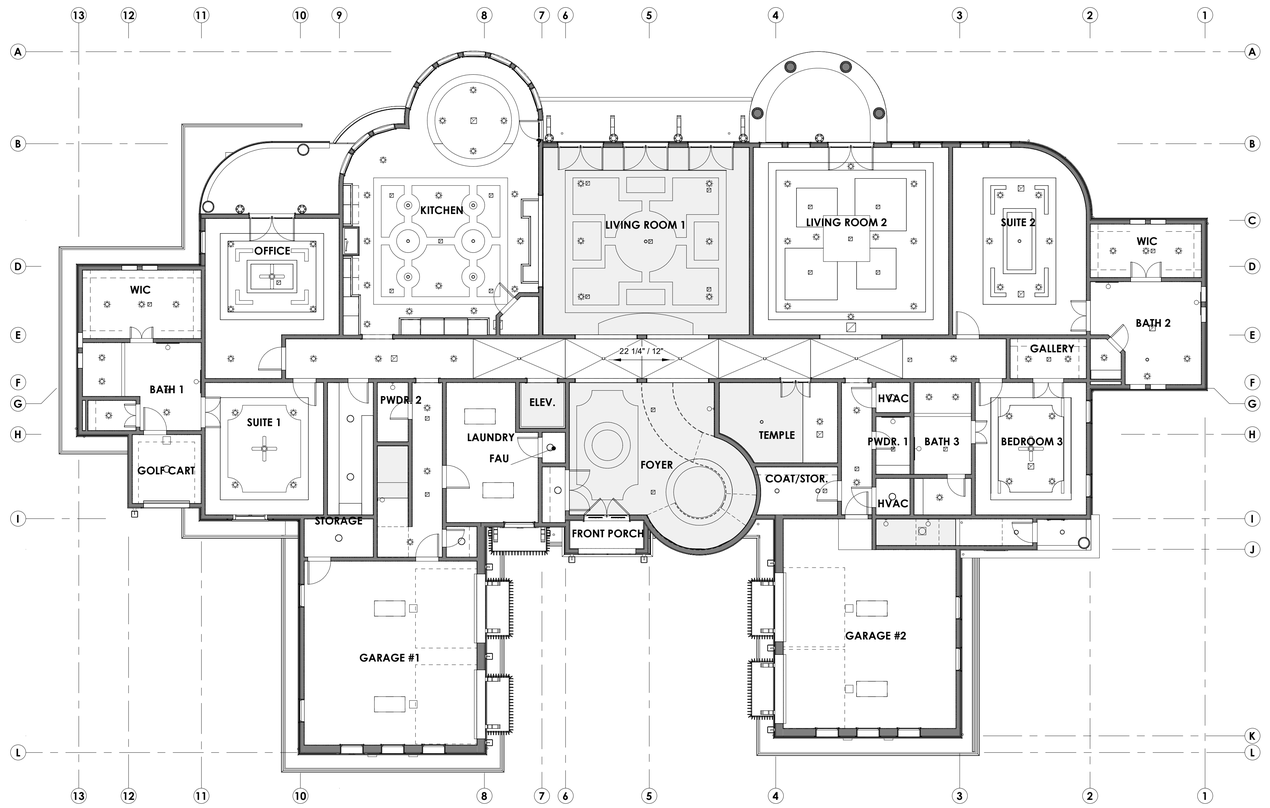
K12 ROOF PLAN
1/8" = 1'-0"

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E10 SECOND FLOOR RCP - OVERALL

1/8" = 1'-0"



K10 FIRST FLOOR RCP - OVERALL

1/8" = 1'-0"

GENERAL NOTES

A. REFER TO MECHANICAL & ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

RCP LEGEND

- SPOT ELEVATION MARKER
- MECHANICAL SUPPLY DIFFUSER, S.M.D.
- MECHANICAL RETURN REGISTER, S.M.D.
- RECESSED DOWNLIGHT, S.E.D.
- 4" SURFACE MOUNTED, S.E.D.
- EXTERIOR WALL MOUNTED LIGHT, S.E.D.
- STANDARD LIGHT W/ OPTIONAL CEILING FAN, S.E.D.
- WALL MOUNTED LIGHT, S.E.D.
- 6" SURFACE MOUNTED LED, S.E.D.
- FLOURESCENT STRIP LIGHT, S.E.D.

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CITY OF PLEASANTON, CALIFORNIA 94566

OVERALL REFLECTED CEILING PLANS

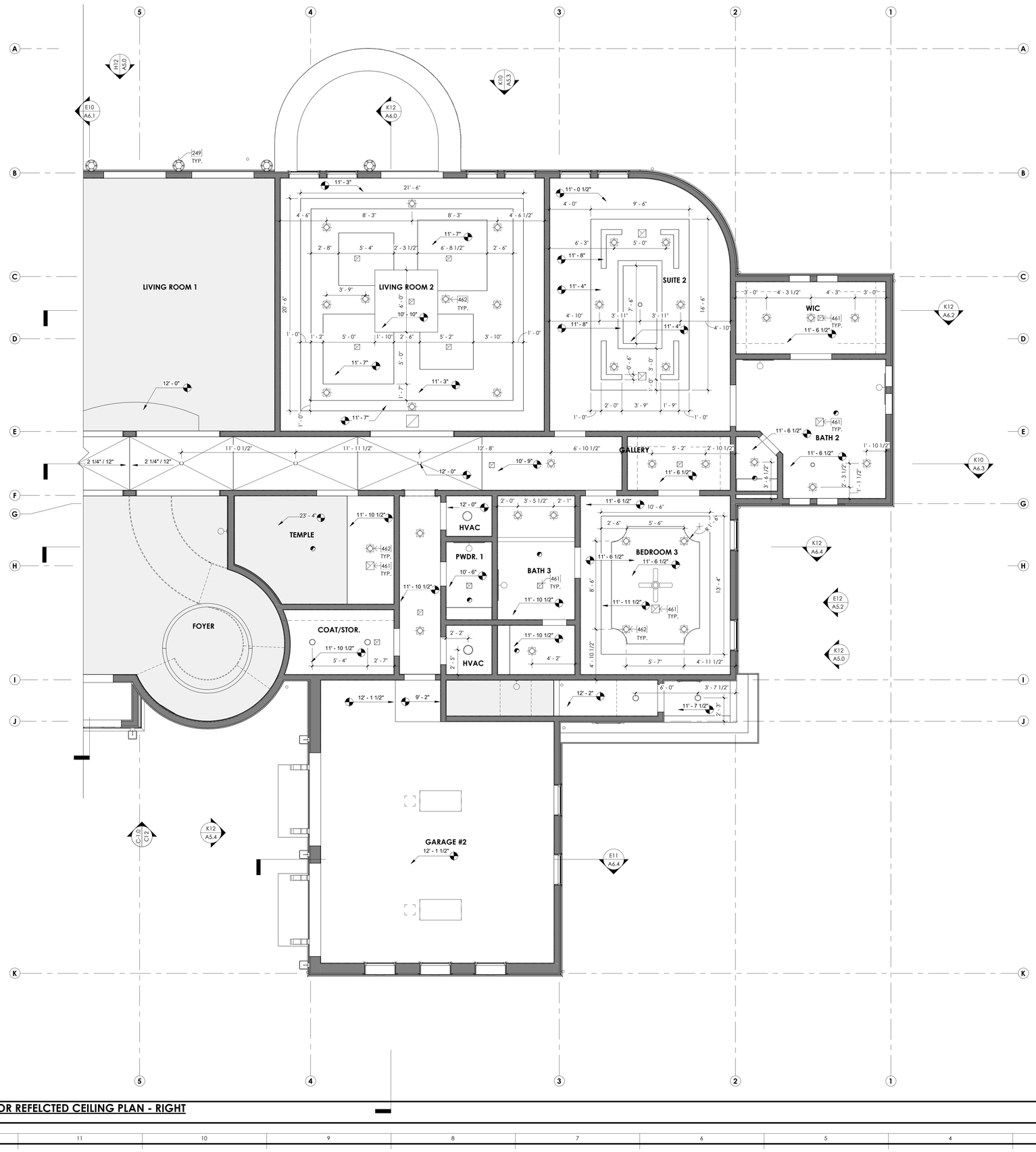
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Date 05/01/2020

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GENERAL NOTES

A. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR MORE INFORMATION.

REFERENCE NOTES

249	EXTERIOR LIGHT FIXTURE - OWNER SELECTED
461	MECHANICAL DIFFUSER, S.M.D.
462	INTERIOR LIGHT FIXTURE, S.E.D.

RCP LEGEND

- SPOT ELEVATION MARKER
- MECHANICAL SUPPLY DIFFUSER, S.M.D.
- MECHANICAL RETURN REGISTER, S.M.D.
- RECESSED DOWNLIGHT, S.E.D.
- 4" SURFACE MOUNTED, S.E.D.
- EXTERIOR WALL MOUNTED LIGHT, S.E.D.
- STANDARD LIGHT W/ OPTIONAL CEILING FAN, S.E.D.
- WALL MOUNTED LIGHT, S.E.D.
- 6" SURFACE MOUNTED LED, S.E.D.
- FLOURESCENT STRIP LIGHT, S.E.D.
- EXHAUST FAN, S.E.D.

K12 FIRST FLOOR REFELCTED CEILING PLAN - RIGHT

1/4" = 1'-0"

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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Project

PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON CALIFORNIA 94566
-GROUND FLOOR REFLECTED CEILING- PLAN

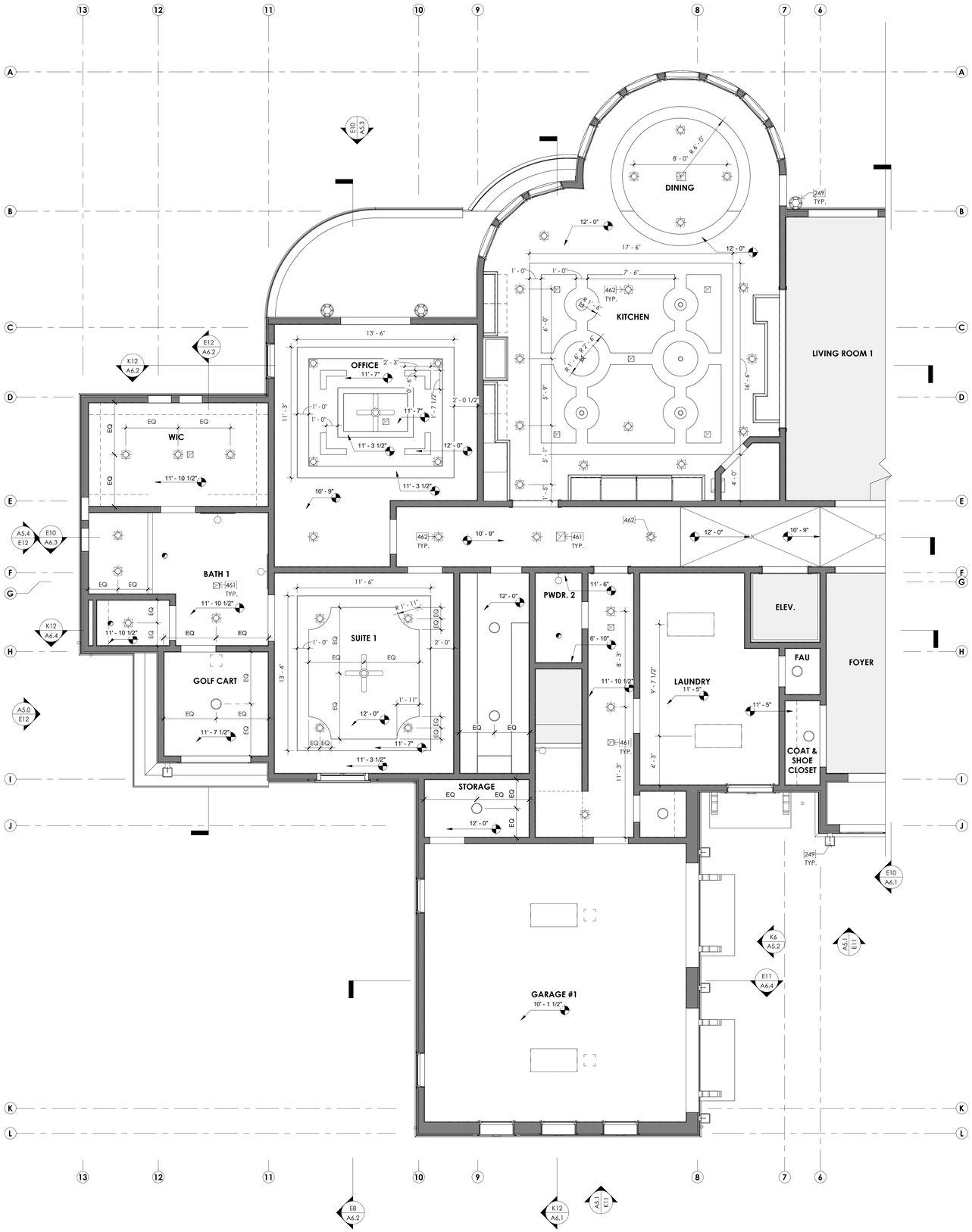
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Project A18067

Date 05/01/2020

Sheet **A4.1**

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K12 FIRST FLOOR REFELCTED CEILING PLAN - LEFT

1/4" = 1'-0"

GENERAL NOTES

A. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR MORE INFORMATION.

REFERENCE NOTES

249	EXTERIOR LIGHT FIXTURE - OWNER SELECTED
461	MECHANICAL DIFFUSER, S.M.D.
462	INTERIOR LIGHT FIXTURE, S.E.D.

RCP LEGEND

- SPOT ELEVATION MARKER
- MECHANICAL SUPPLY DIFFUSER, S.M.D.
- MECHANICAL RETURN REGISTER, S.M.D.
- RECESSED DOWNLIGHT, S.E.D.
- 4" SURFACE MOUNTED, S.E.D.
- EXTERIOR WALL MOUNTED LIGHT, S.E.D.
- STANDARD LIGHT W/ OPTIONAL CEILING FAN, S.E.D.
- WALL MOUNTED LIGHT, S.E.D.
- 6" SURFACE MOUNTED LED, S.E.D.
- FLOURESCENT STRIP LIGHT, S.E.D.

PLAN REVIEW ACCEPTANCE

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CITY OF PLEASANTON CALIFORNIA 94566
-GROUND FLOOR REFLECTED CEILING- PLAN

NO.	REVISION	DATE

Project A18067

Date 05/01/2020

Sheet **A4.2**

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GENERAL NOTES

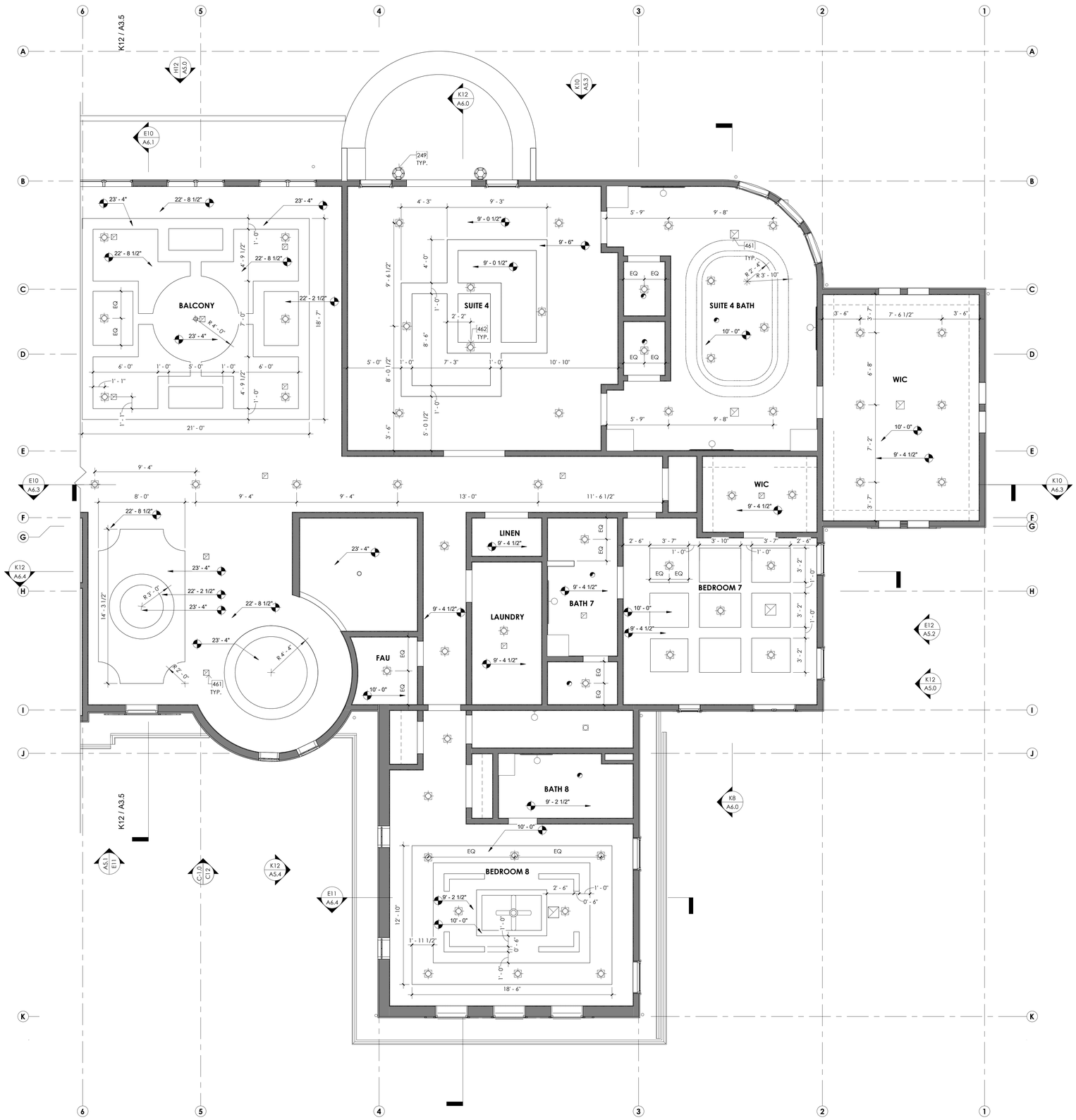
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REFERENCE NOTES

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461	MECHANICAL DIFFUSER, S.M.D.
462	INTERIOR LIGHT FIXTURE, S.E.D.

RCP LEGEND

- SPOT ELEVATION MARKER
- MECHANICAL SUPPLY DIFFUSER, S.M.D.
- MECHANICAL RETURN REGISTER, S.M.D.
- RECESSED DOWNLIGHT, S.E.D.
- 4" SURFACE MOUNTED, S.E.D.
- EXTERIOR WALL MOUNTED LIGHT, S.E.D.
- STANDARD LIGHT W/ OPTIONAL CEILING FAN, S.E.D.
- WALL MOUNTED LIGHT, S.E.D.
- 6" SURFACE MOUNTED LED, S.E.D.
- FLOURESCENT STRIP LIGHT, S.E.D.



K12 L02 - SECOND FLOOR RCP - RIGHT

1/4" = 1'-0"

TRUE NORTH | PROJECT NORTH

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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Project

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-SECOND FLOOR REFLECTED CEILING- PLAN

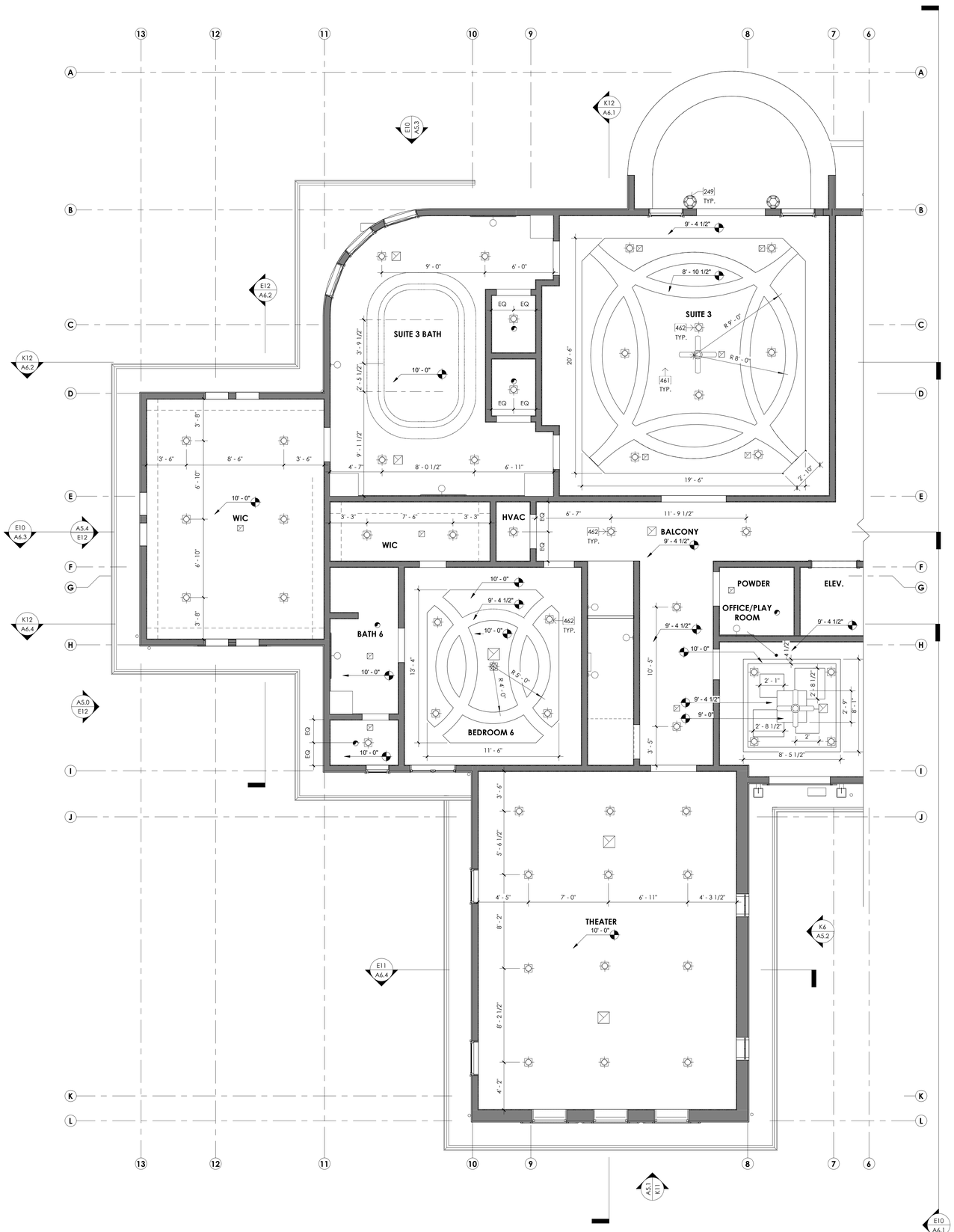
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Project A18067

Date 05/01/2020

Sheet **A4.3**

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GENERAL NOTES

A. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR MORE INFORMATION.

REFERENCE NOTES

249	EXTERIOR LIGHT FIXTURE - OWNER SELECTED
461	MECHANICAL DIFFUSER, S.M.D.
462	INTERIOR LIGHT FIXTURE, S.E.D.

RCP LEGEND

- SPOT ELEVATION MARKER
- MECHANICAL SUPPLY DIFFUSER, S.M.D.
- MECHANICAL RETURN REGISTER, S.M.D.
- RECESSED DOWNLIGHT, S.E.D.
- 4" SURFACE MOUNTED, S.E.D.
- EXTERIOR WALL MOUNTED LIGHT, S.E.D.
- STANDARD LIGHT W/ OPTIONAL CEILING FAN, S.E.D.
- WALL MOUNTED LIGHT, S.E.D.
- 6" SURFACE MOUNTED LED, S.E.D.
- FLOURESCENT STRIP LIGHT, S.E.D.

K12 L02 - SECOND FLOOR RCP - LEFT

1/4" = 1'-0"

TRUE NORTH | PROJECT NORTH

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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–SECOND FLOOR REFLECTED CEILING– PLAN

NO.	REVISION	DATE

Project A18067

Date 05/01/2020

Sheet **A4.4**

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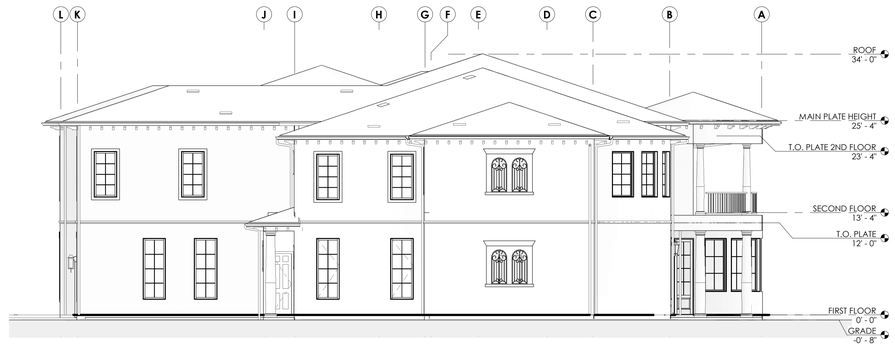
C12 FRONT ELEVATION OVERALL
1/8" = 1'-0"



E12 LEFT ELEVATION OVERALL
1/8" = 1'-0"



H12 REAR ELEVATION OVERALL
1/8" = 1'-0"



K12 RIGHT ELEVATION OVERALL
1/8" = 1'-0"

GENERAL NOTES

A. ARCHITECTURAL STYLE: MEDITERRANEAN

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
OVERALL EXTERIOR ELEVATIONS

NO.	REVISION	DATE

Project A18067

Date 05/01/2020

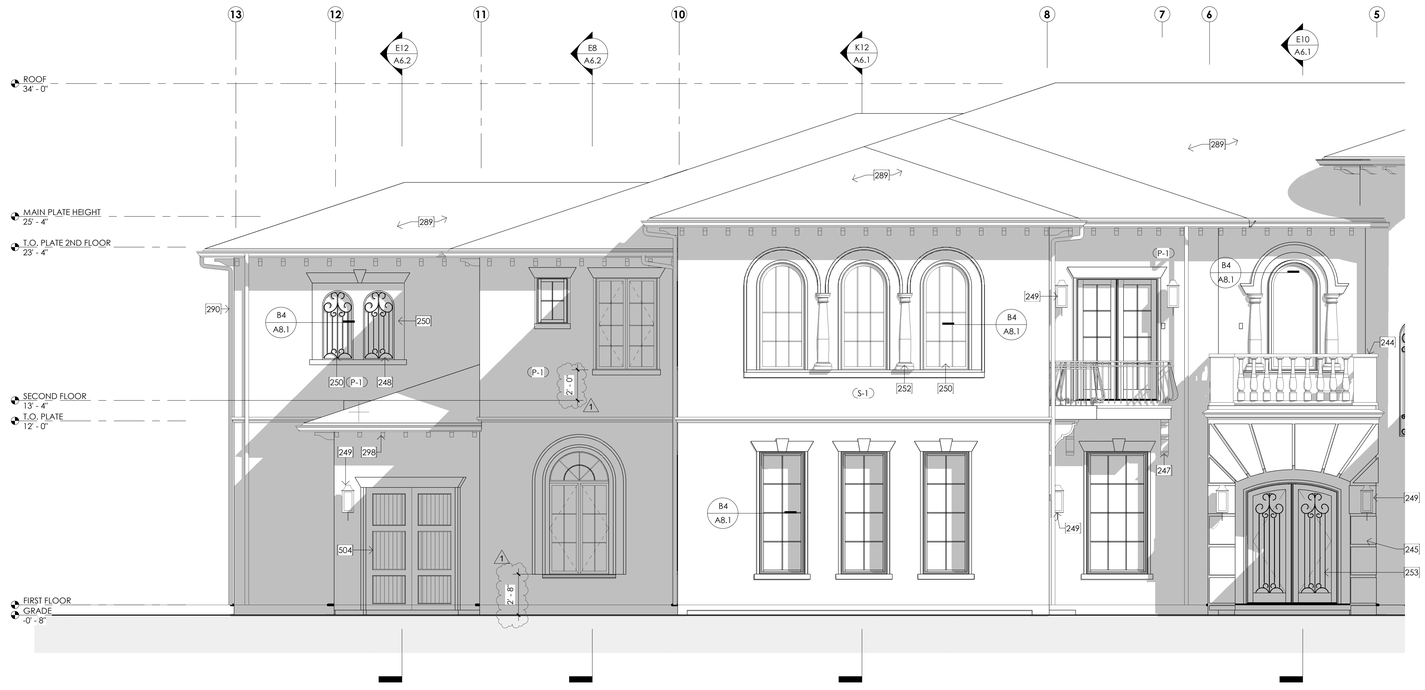
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E11 FRONT ELEVATION - RIGHT

1/4" = 1'-0"



K11 FRONT ELEVATION - LEFT

1/4" = 1'-0"

GENERAL NOTES

A. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAIL GRADES AND DRAINAGE.
B. REFER TO COLOR & MATERIALS FOR EXTERIOR FINISHES.

REFERENCE NOTES

202	ROUND TUSCAN COLUMN - OWNER SELECTED, S.S.D.
243	CLAY TILE ROOFING.
244	PRECAST BALUSTER - OWNER SELECTED
245	WINDOW TRIM - OWNER SELECTED
246	IRON RAILING - OWNER SELECTED
247	DECORATIVE CORBEL - OWNER SELECTED
248	DECORATIVE IRON WINDOW DETAILING - OWNER SELECTED
249	EXTERIOR LIGHT FIXTURE - OWNER SELECTED
250	VINYL WINDOW - OWNER SELECTED
252	DECORATIVE COLUMN - OWNER SELECTED
253	ENTRY DOOR - OWNER SELECTED
289	CLASS 'A' CLAY 'S-TILE ROOFING o/2 LAYERS OF 30# FELT.
290	ALUMINUM DOWNSPOUT TO SPLASH BLOCK BELOW. (MATCH EXTERIOR COLOR)
298	FAUX RAFTER TAIL.
504	OVERHEAD ROLL UP DOOR - OWNER SELECTED, SEE DOOR SCHEDULE
P-1	SHERWIN WILLIAMS SW7008 "ALABASTER."
S-1	BORAL EL DORADO STONE - SIERRACUT24 - "ZENITH GREY"
W-1	SHERWIN WILLIAMS SW7540 "ARTISAN TAN" ANDERSON 400 SERIES

COLORS & MATERIALS

P-1	SHERWIN WILLIAMS SW7008 "ALABASTER"
W-1	SHERWIN WILLIAMS SW7540 "ARTISAN TAN" ANDERSON 400 SERIES
S-1	BORAL EL DORADO STONE - SIERRACUT24 - "ZENITH GREY"
R-1	BORAL VILLA 900 - "SEDONA GOLD"

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
EXTERIOR ELEVATIONS

NO.	REVISION	DATE
1	PLAN CHECK #1	07/20/2020

Project A18067
Date 05/01/2020
Sheet **A5.1**

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E12 RIGHT ELEVATION

1/4" = 1'-0"



K6 EXTERIOR ELEVATION - GARAGE #1

1/4" = 1'-0"

GENERAL NOTES

A. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAIL GRADES AND DRAINAGE.
B. REFER TO COLOR & MATERIALS FOR EXTERIOR FINISHES.

REFERENCE NOTES

202	ROUND TUSCAN COLUMN - OWNER SELECTED, S.S.D.
245	WINDOW TRIM - OWNER SELECTED
246	IRON RAILING - OWNER SELECTED
247	DECORATIVE CORBEL - OWNER SELECTED
248	DECORATIVE IRON WINDOW DETAILING - OWNER SELECTED
249	EXTERIOR LIGHT FIXTURE - OWNER SELECTED
250	VINYL WINDOW - OWNER SELECTED
252	DECORATIVE COLUMN - OWNER SELECTED
289	CLASS 'A' CLAY S-TILE ROOFING o/2 LAYERS OF 30# FELT.
290	ALUMINUM DOWNSPOUT TO SPLASH BLOCK BELOW. (MATCH EXTERIOR COLOR)
298	FAUX RAFTER TAIL.
504	OVERHEAD ROLL UP DOOR - OWNER SELECTED. SEE DOOR SCHEDULE
P-1	SHERWIN WILLIAMS SW7008 "ALABASTER."

COLORS & MATERIALS

P-1	SHERWIN WILLIAMS SW7008 "ALABASTER"
W-1	SHERWIN WILLIAMS SW7540 "ARTISAN TAN" ANDERSON 400 SERIES
S-1	BORAL EL DORADO STONE - SIERRACUT24 - "ZENITH GREY"
R-1	BORAL VILLA 900 - "SEDONA GOLD"

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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Project

PATEL RESIDENCE

LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566

EXTERIOR ELEVATIONS

NO.	REVISION	DATE

Project A18067

Date 05/01/2020

Sheet **A5.2**

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E10 REAR ELEVATION - RIGHT

1/4" = 1'-0"



K10 REAR ELEVATION - LEFT

1/4" = 1'-0"

TRUE NORTH

PROJECT NORTH

GENERAL NOTES

A. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAIL GRADES AND DRAINAGE.
B. REFER TO COLOR & MATERIALS FOR EXTERIOR FINISHES.

REFERENCE NOTES

202	ROUND TUSCAN COLUMN - OWNER SELECTED, S.S.D.
243	CLAY TILE ROOFING.
245	WINDOW TRIM - OWNER SELECTED
246	IRON RAILING - OWNER SELECTED
247	DECORATIVE CORBEL - OWNER SELECTED
248	DECORATIVE IRON WINDOW DETAILING - OWNER SELECTED
249	EXTERIOR LIGHT FIXTURE - OWNER SELECTED
250	VINYL WINDOW - OWNER SELECTED
289	CLASS 'A' CLAY S-TILE ROOFING o/2 LAYERS OF 30# FELT.
290	ALUMINUM DOWNSPOUT TO SPLASH BLOCK BELOW. (MATCH EXTERIOR COLOR)
298	FAUX RAFTER TAIL.
P-1	SHERWIN WILLIAMS SW7008 "ALABASTER."

COLORS & MATERIALS

P-1	SHERWIN WILLIAMS SW7008 "ALABASTER"
W-1	SHERWIN WILLIAMS SW7540 "ARTISAN TAN" ANDERSON 400 SERIES
S-1	BORAL EL DORADO STONE - SIERRACUT24 - "ZENITH GREY"
R-1	BORAL VILLA 900 - "SEDONA GOLD"

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
EXTERIOR ELEVATIONS

NO.	REVISION	DATE
1	PLAN CHECK #1	07/20/2020

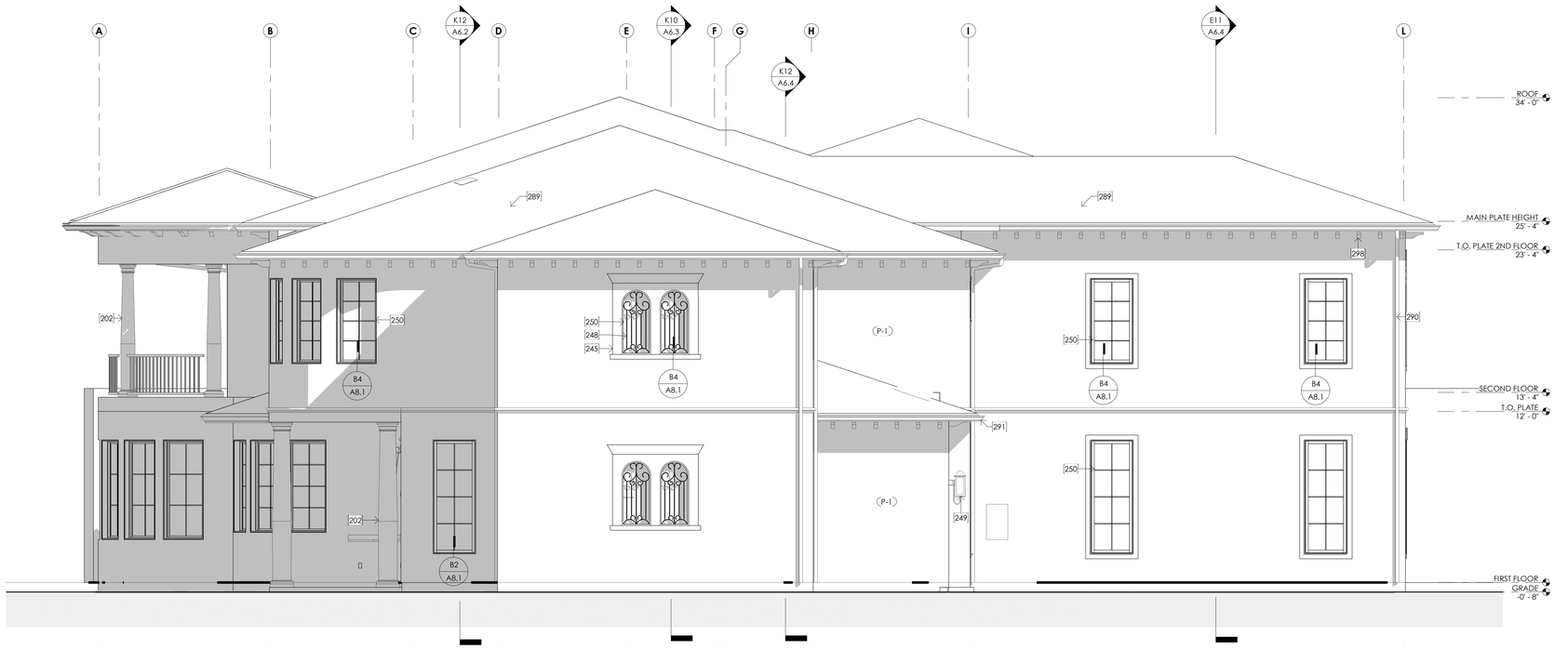
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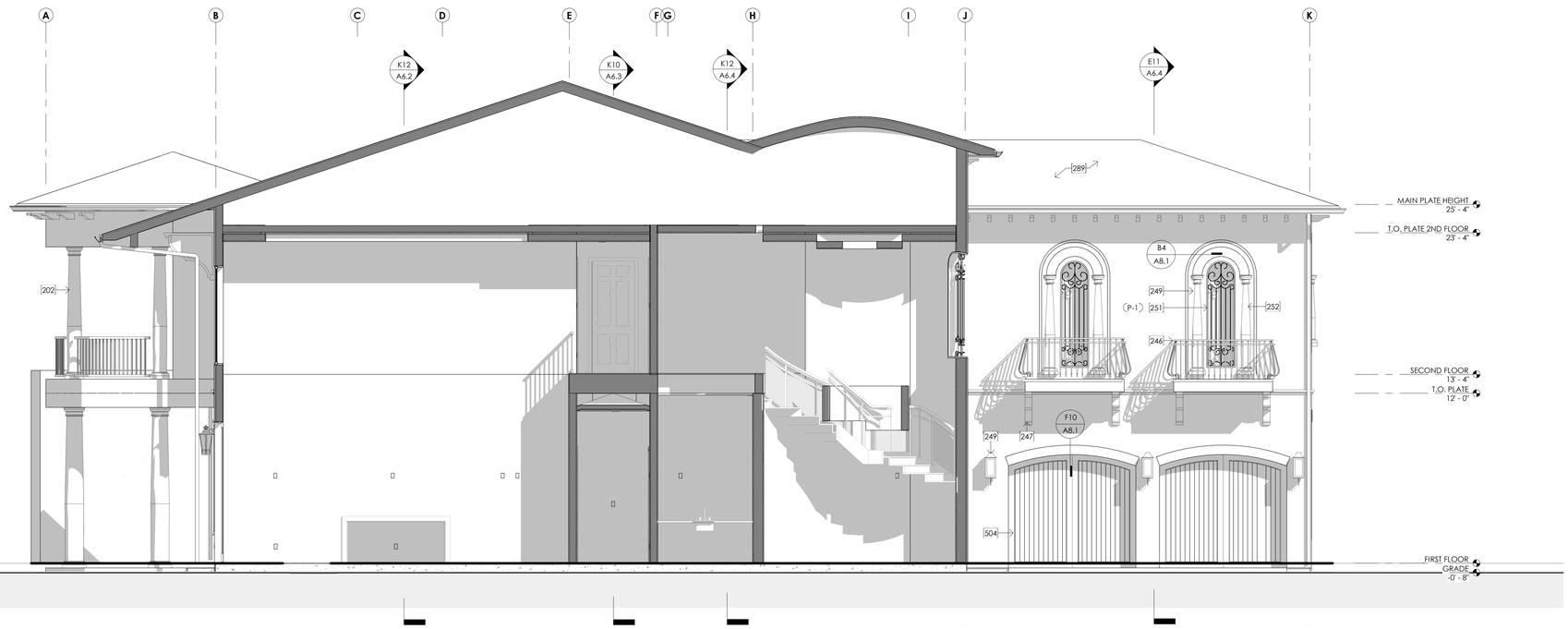
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E12 LEFT ELEVATION
1/4" = 1'-0"



K12 EXTERIOR ELEVATION - GARAGE #2
1/4" = 1'-0"

GENERAL NOTES

A. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAIL GRADES AND DRAINAGE.
B. REFER TO COLOR & MATERIALS FOR EXTERIOR FINISHES.

REFERENCE NOTES

202	ROUND TUSCAN COLUMN - OWNER SELECTED, S.S.D.
245	WINDOW TRIM - OWNER SELECTED
246	IRON RAILING - OWNER SELECTED
247	DECORATIVE CORBEL - OWNER SELECTED
248	DECORATIVE IRON WINDOW DETAILING - OWNER SELECTED
249	EXTERIOR LIGHT FIXTURE - OWNER SELECTED
250	VINYL WINDOW - OWNER SELECTED
251	DECORATIVE STONE VENEEER.
252	DECORATIVE COLUMN - OWNER SELECTED
289	CLASS 'A' CLAY S-TILE ROOFING o/2 LAYERS OF 30# FELT.
290	ALUMINUM DOWNSPOUT TO SPLASH BLOCK BELOW. (MATCH EXTERIOR COLOR)
291	EXTRUDED ALUMINUM GUTTER.
298	FAUX RAFTER TAIL.
504	OVERHEAD ROLL UP DOOR - OWNER SELECTED. SEE DOOR SCHEDULE
P-1	SHERWIN WILLIAMS SW7008 "ALABASTER."

COLORS & MATERIALS

P-1	SHERWIN WILLIAMS SW7008 "ALABASTER"
W-1	SHERWIN WILLIAMS SW7540 "ARTISAN TAN" ANDERSON 400 SERIES
S-1	BORAL EL DORADO STONE - SIERRACUT24 - "ZENITH GREY"
R-1	BORAL VILLA 900 - "SEDONA GOLD"

PLAN REVIEW ACCEPTANCE
Nov 16 2020
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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
EXTERIOR ELEVATIONS

NO.	REVISION	DATE

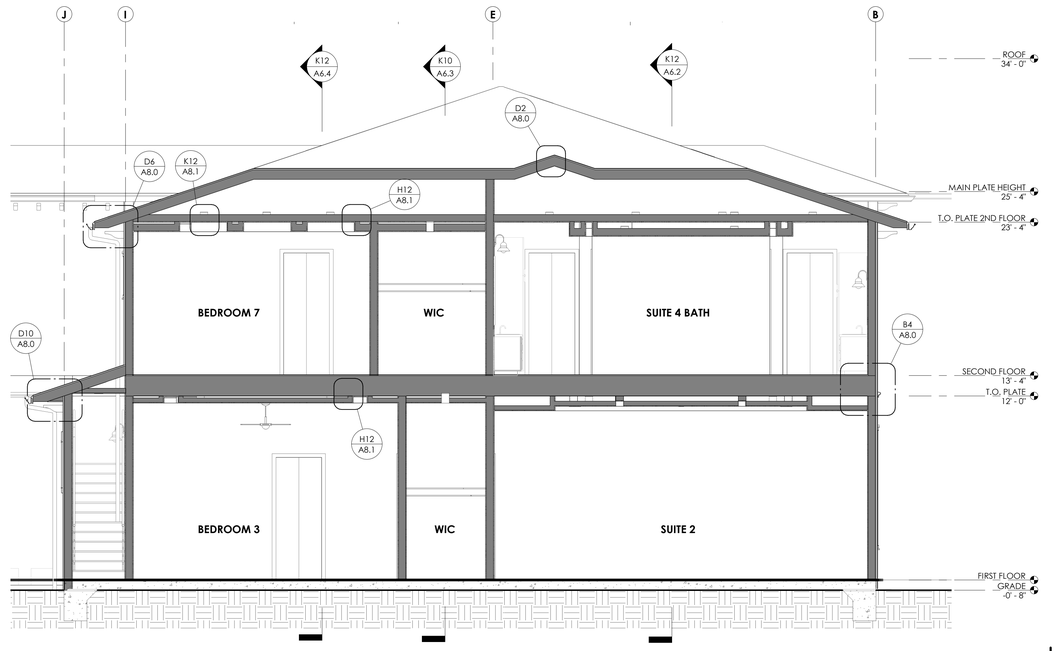
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Date 05/01/2020
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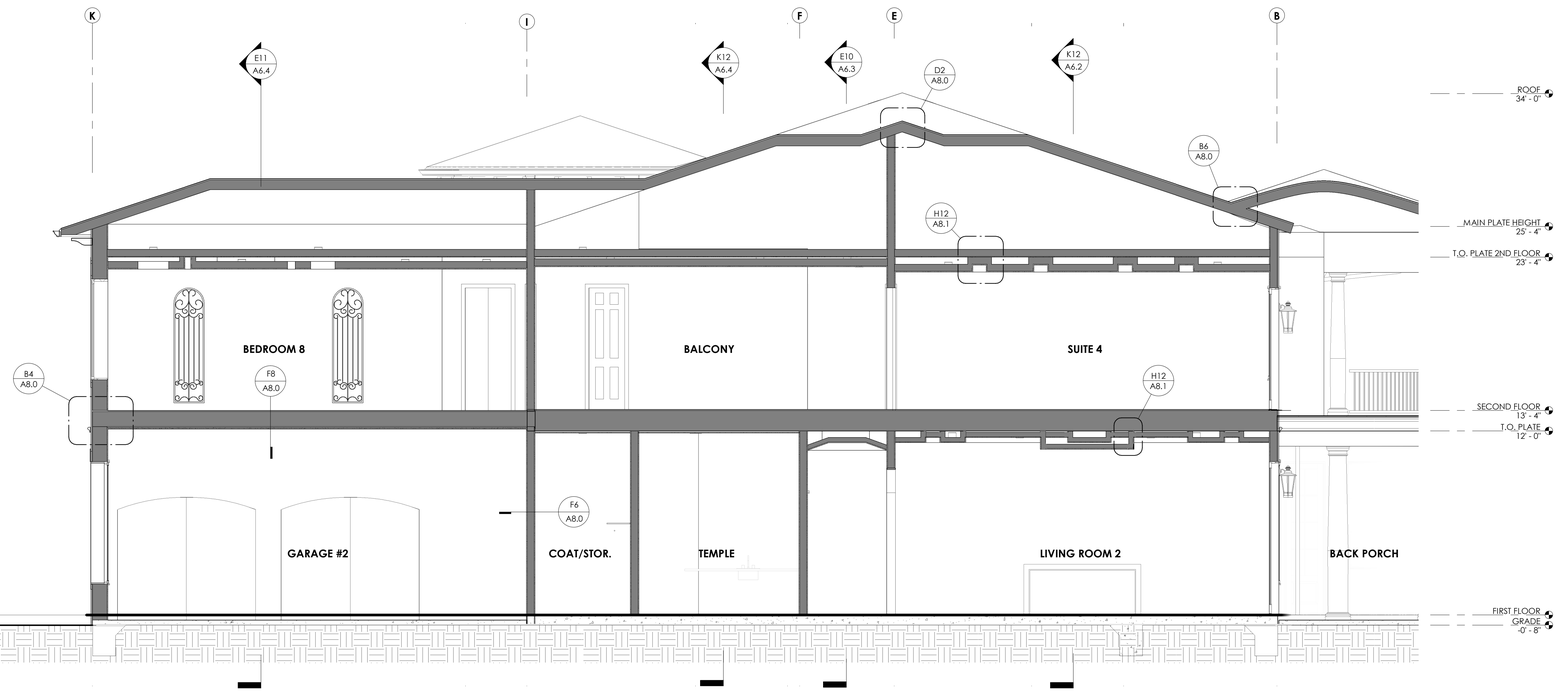
GENERAL NOTES

1. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAIL GRADES AND DRAINAGE

REFERENCE NOTES



K8 BUILDING SECTION 1 - LOOKING EAST
1/4" = 1'-0"



K12 BUILDING SECTION 2 - LOOKING EAST
1/4" = 1'-0"

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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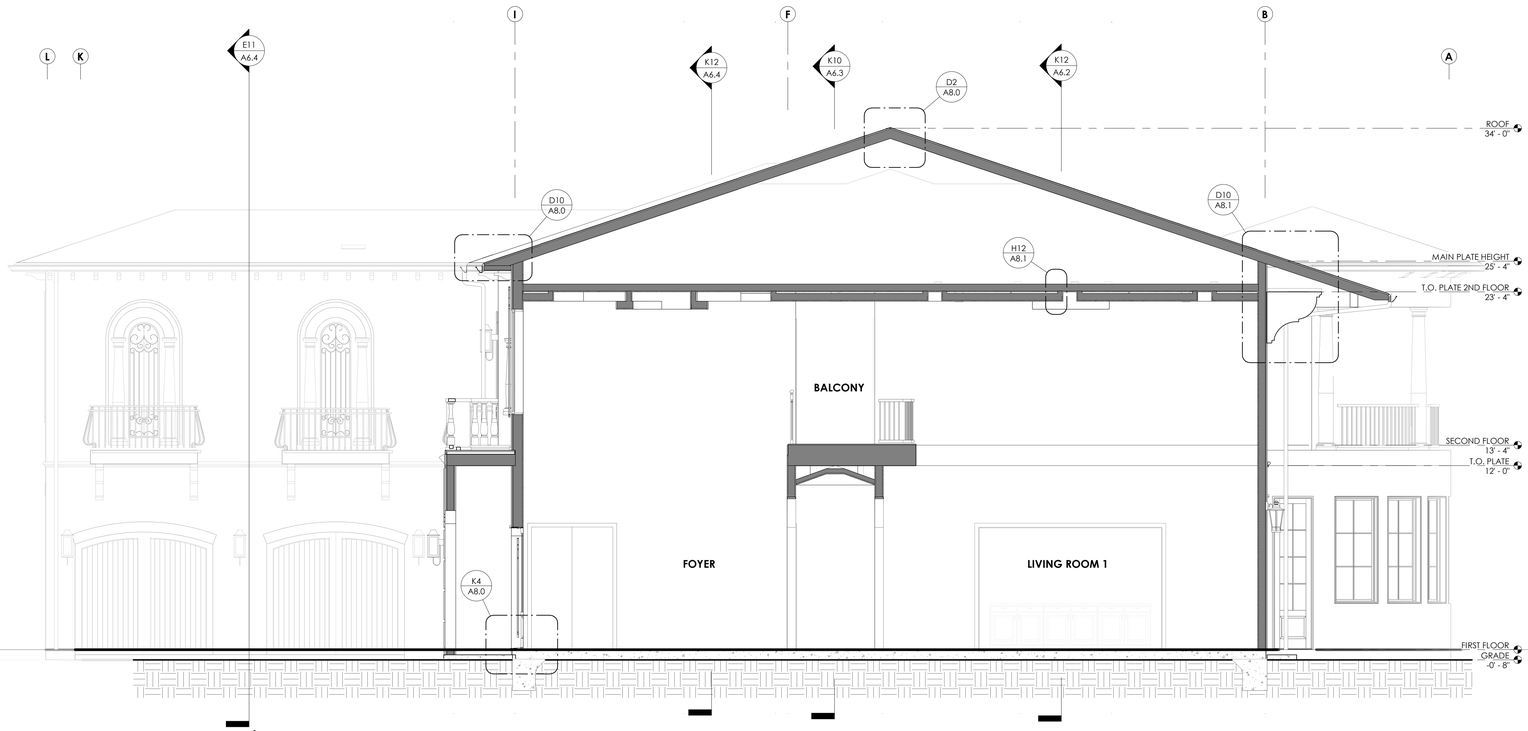
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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
BUILDING SECTIONS

NO.	REVISION	DATE

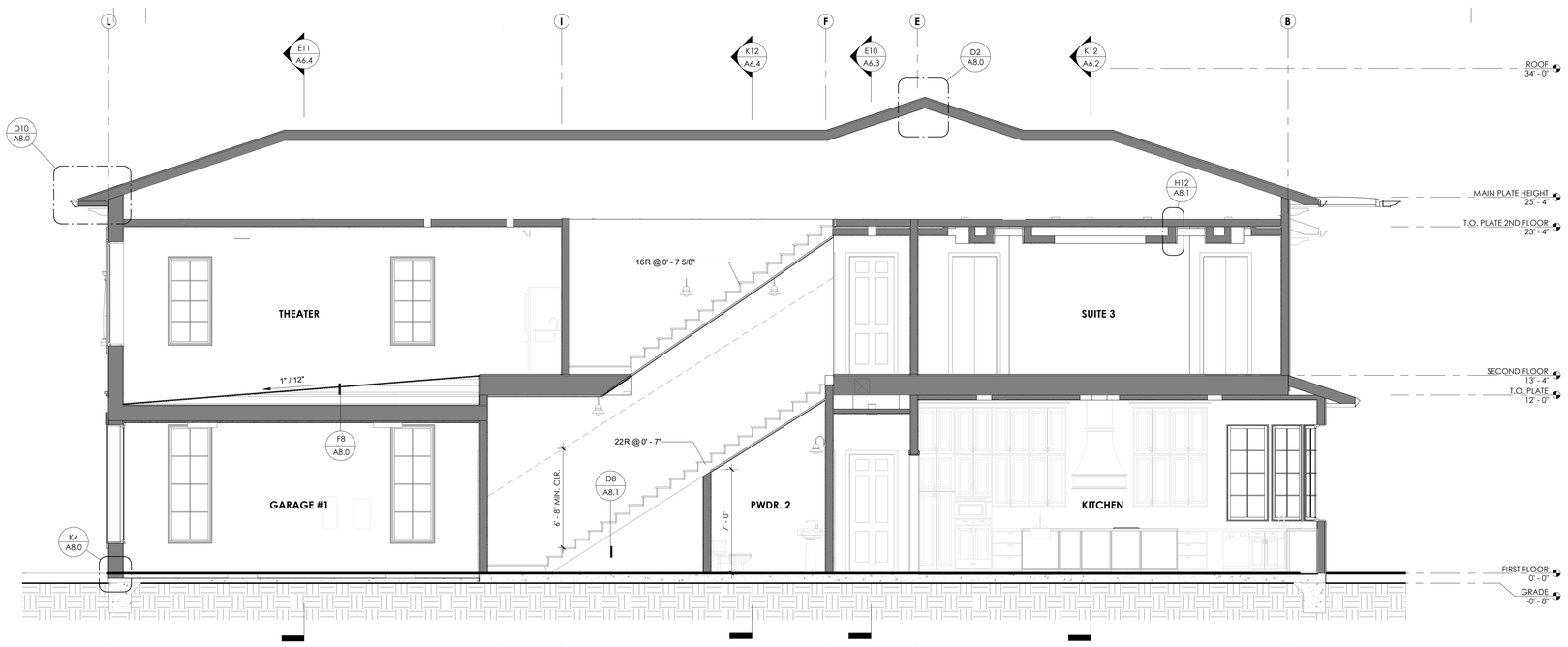
Project A18067
Date 05/01/2020
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E10 BUILDING SECTION 1 - LOOKING SOUTH

1/4" = 1'-0"



K12 BUILDING SECTION 1 - LOOKING WEST

1/4" = 1'-0"

GENERAL NOTES

1. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAIL GRADES AND DRAINAGE

REFERENCE NOTES

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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BUILDING SECTIONS

NO.	REVISION	DATE

Project A18067

Date 05/01/2020

Sheet **A6.1**

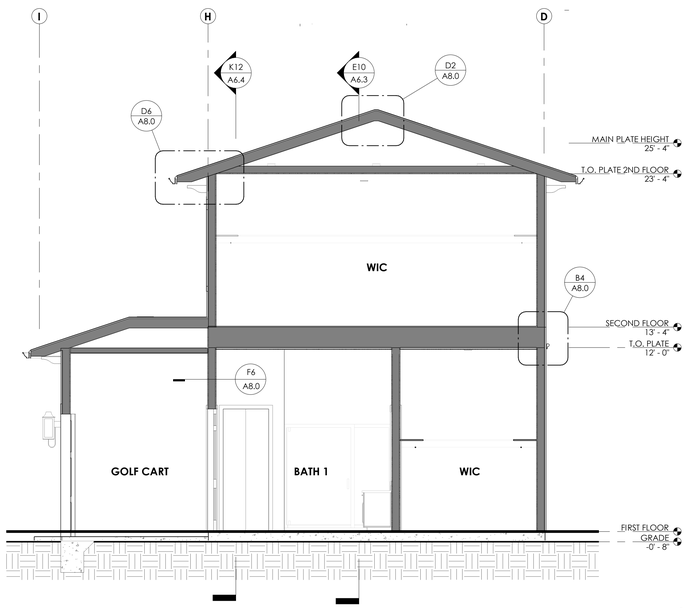
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GENERAL NOTES

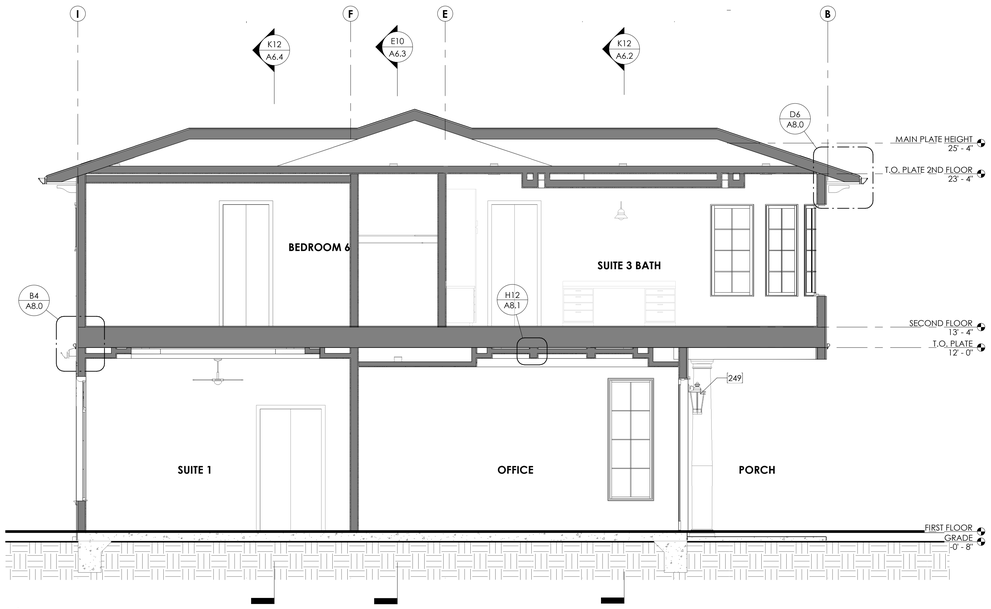
1. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAIL GRADES AND DRAINAGE

REFERENCE NOTES

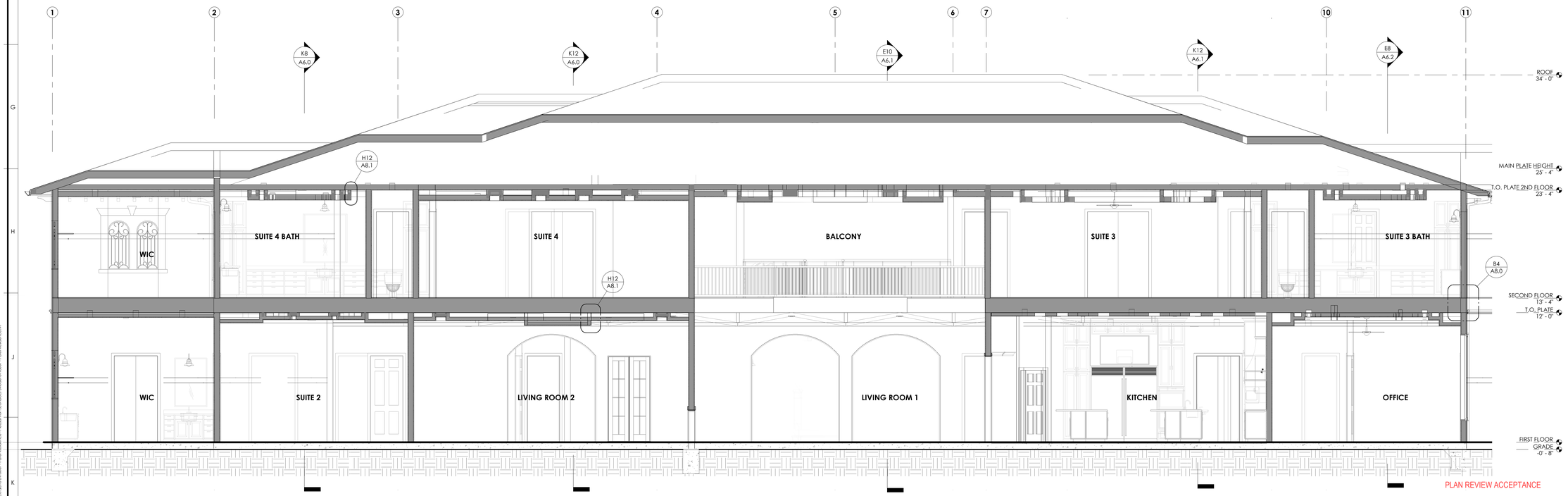
249	EXTERIOR LIGHT FIXTURE - OWNER SELECTED



E12 BUILDING SECTION 3 - LOOKING EAST
1/4" = 1'-0"



E8 BUILDING SECTION 4 - LOOKING EAST
1/4" = 1'-0"



K12 BUILDING SECTION 3 - LOOKING SOUTH
1/4" = 1'-0"

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

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Expires 9/2019
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300 GATEWAY BLVD.
SOUTH SAN FRANCISCO, CA 94080
650-616-6185

Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
BUILDING SECTIONS

NO.	REVISION	DATE

Project A18067
Date 05/01/2020
Sheet **A6.2**

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GENERAL NOTES

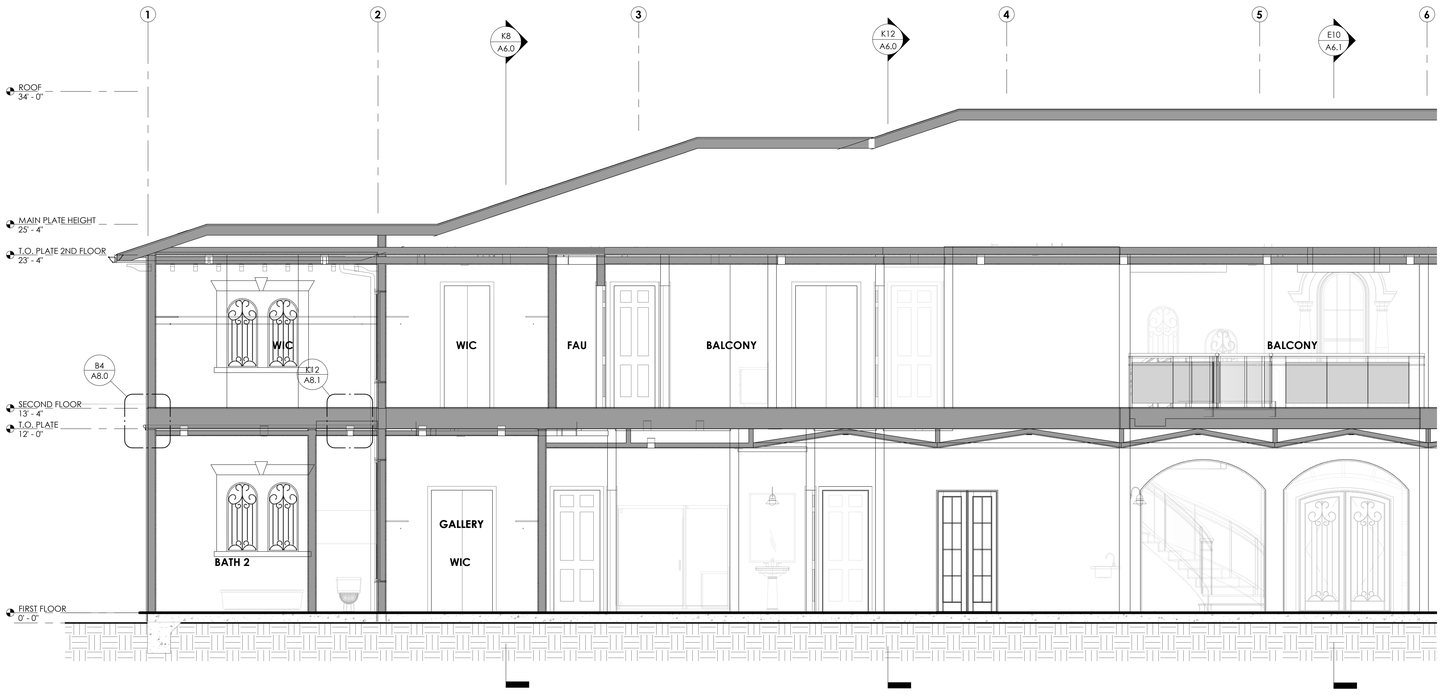
1. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAIL GRADES AND DRAINAGE

REFERENCE NOTES



E10 BUILDING SECTION 4 - LOOKING SOUTH

1/4" = 1'-0"



K10 BUILDING SECTION 5 - LOOKING SOUTH

1/4" = 1'-0"

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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Project

PATEL RESIDENCE

LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566

BUILDING SECTIONS

NO.	REVISION	DATE

Project A18067

Date 05/01/2020

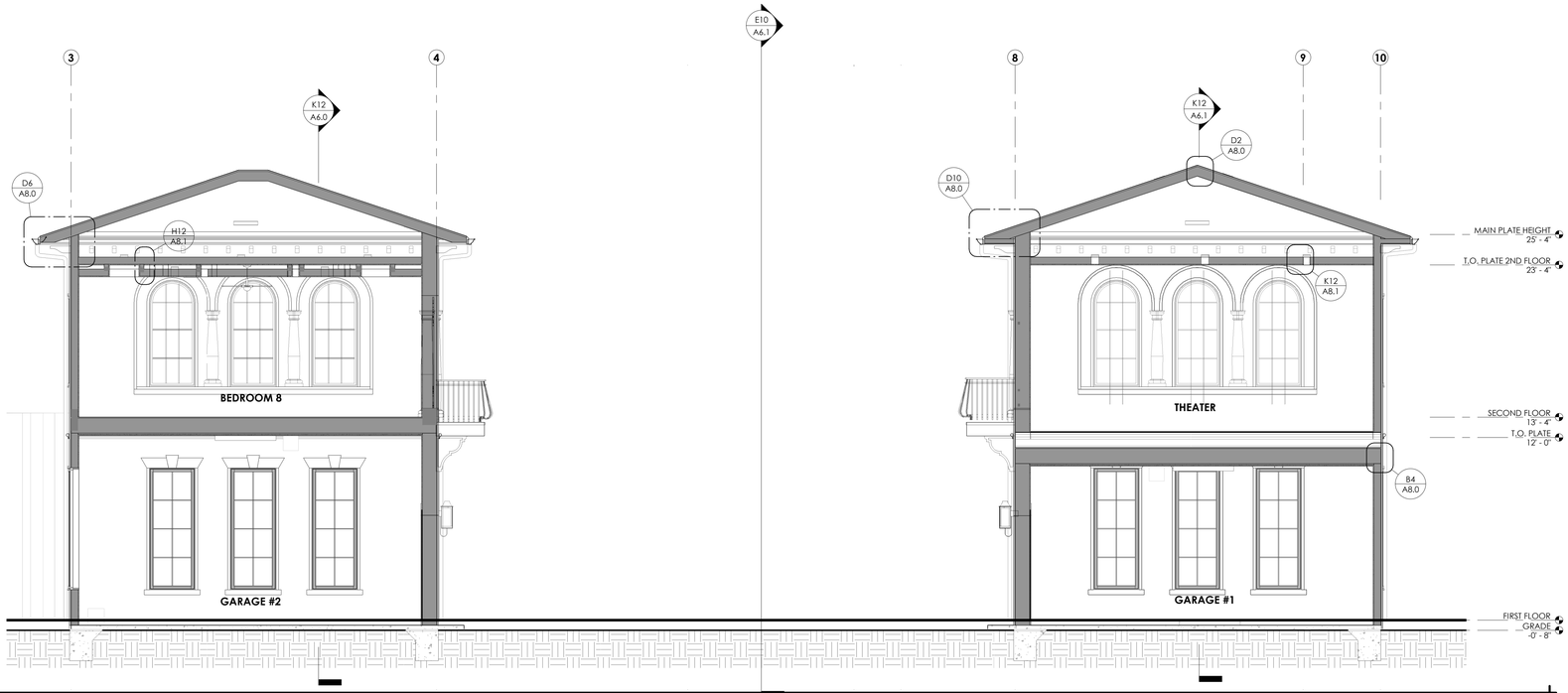
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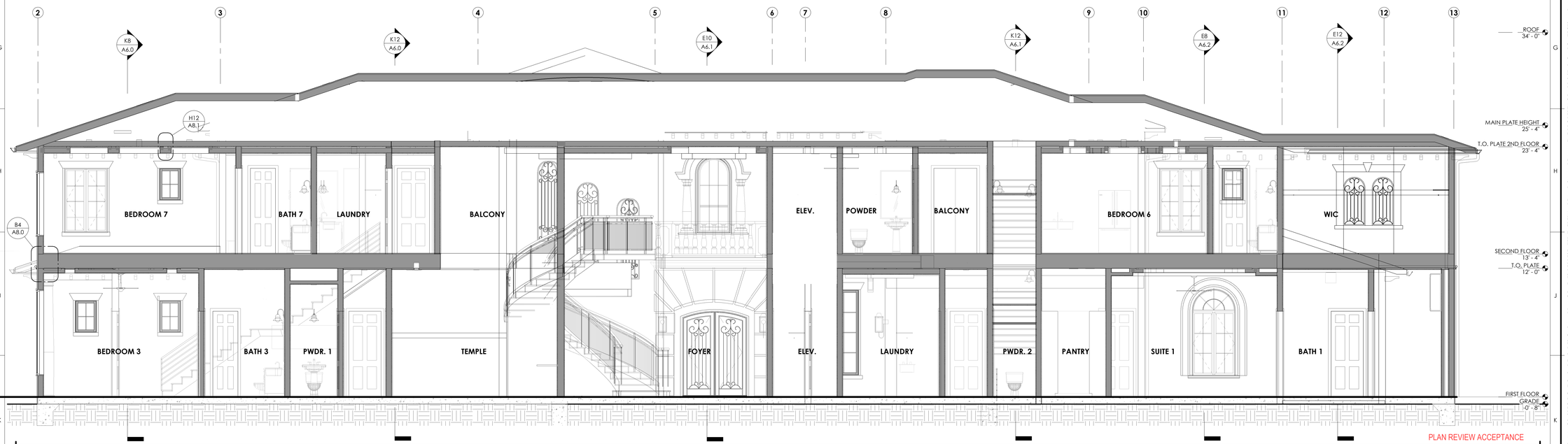
GENERAL NOTES

1. GRADES SHOWN AS SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAIL GRADES AND DRAINAGE

REFERENCE NOTES



E11 BUILDING SECTION - 10
1/4" = 1'-0"



K12 BUILDING SECTION 6 - LOOKING SOUTH
1/4" = 1'-0"

PLAN REVIEW ACCEPTANCE
Nov 16 2020
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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
BUILDING SECTIONS

NO.	REVISION	DATE

Project A18067
Date 05/01/2020
Sheet **A6.4**

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DOOR SCHEDULE

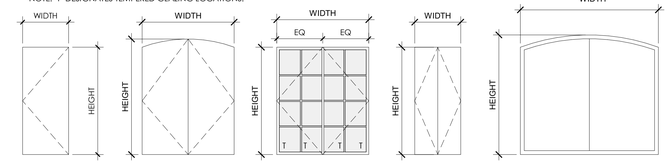
NO.	TYPE	SIZE W	SIZE H	NOTES
1	B	6' - 0"	8' - 0"	
2	D	5' - 4"	8' - 0"	
3	A	2' - 8"	8' - 0"	
4	A	3' - 0"	8' - 0"	
5	A	2' - 4"	8' - 0"	
6	A	3' - 0"	8' - 0"	1,2,3
7	A	3' - 0"	8' - 0"	
8	A	3' - 0"	8' - 0"	1,2,3
9	E	9' - 0"	8' - 0"	
10	E	9' - 0"	8' - 0"	
11	E	9' - 0"	8' - 0"	
12	E	9' - 0"	8' - 0"	
13	A	2' - 8"	8' - 0"	
14	A	2' - 8"	8' - 0"	
15	A	2' - 8"	8' - 0"	
16	A	2' - 8"	8' - 0"	
17	A	3' - 0"	8' - 0"	
18	D	4' - 0"	8' - 0"	
19	A	3' - 0"	8' - 0"	
20	D	3' - 0"	8' - 0"	
21	D	3' - 0"	8' - 0"	
22	A	3' - 0"	8' - 0"	
23	C	6' - 0"	10' - 0"	
24	F	2' - 8"	10' - 0"	
25	C	6' - 0"	10' - 0"	
26	C	6' - 0"	10' - 0"	
27	C	6' - 0"	10' - 0"	
28	C	6' - 0"	10' - 0"	
29	D	4' - 0"	8' - 0"	
30	A	2' - 4"	8' - 0"	
31	D	4' - 0"	8' - 0"	
32	D	4' - 0"	8' - 0"	
33	D	3' - 0"	8' - 0"	
34	A	2' - 4"	8' - 0"	
35	A	3' - 0"	8' - 0"	
36	A	3' - 0"	8' - 0"	
37	A	2' - 4"	8' - 0"	
38	C	4' - 0"	8' - 0"	
39	A	2' - 4"	8' - 0"	
40	A	3' - 0"	8' - 0"	
41	A	2' - 8"	8' - 0"	
42	D	3' - 0"	8' - 0"	
43	D	4' - 0"	8' - 0"	
44	A	2' - 8"	8' - 0"	
45	A	3' - 0"	8' - 0"	
46	D	4' - 0"	8' - 0"	
47	A	3' - 0"	8' - 0"	
48	A	2' - 8"	8' - 0"	
49	D	3' - 0"	8' - 0"	
50	A	2' - 4"	8' - 0"	
51	D	3' - 0"	8' - 0"	
52	D	3' - 0"	8' - 0"	
53	D	3' - 0"	8' - 0"	
54	D	3' - 0"	8' - 0"	
55	D	3' - 0"	8' - 0"	
56	D	5' - 8"	8' - 0"	
57	C	6' - 0"	8' - 0"	
58	D	5' - 8"	8' - 0"	
59	A	3' - 0"	8' - 0"	
60	A	2' - 8"	8' - 0"	
61	D	4' - 0"	8' - 0"	
62	A	3' - 0"	8' - 0"	
63	A	2' - 8"	8' - 0"	
64	A	3' - 0"	8' - 0"	
65	A	2' - 4"	8' - 0"	
66	D	3' - 0"	8' - 0"	
67	A	2' - 4"	8' - 0"	
68	D	3' - 0"	8' - 0"	
69	D	3' - 0"	8' - 0"	
70	D	3' - 0"	8' - 0"	
71	D	3' - 0"	8' - 0"	
72	D	3' - 0"	8' - 0"	
73	C	6' - 0"	8' - 0"	
74	E	6' - 0"	8' - 0"	
75	C	5' - 4"	8' - 0"	
76	A	2' - 4"	8' - 0"	
77	D	3' - 0"	8' - 0"	
78	A	2' - 8"	8' - 0"	
79	A	2' - 8"	6' - 8"	

GENERAL DOOR NOTES

1. PROVIDE SMOKE SEALS.
2. PROVIDE SELF CLOSER.
3. SOLID CORE DOOR.

DOOR TYPES

NOTE: "T" DESIGNATES TEMPERED GLAZING LOCATIONS.



TYPE A
FLUSH PANEL

TYPE B
DOUBLE DOOR ENTRY

TYPE C
FRENCH DOUBLE DOORS

TYPE D
DOUBLE FLUSH PANEL

TYPE E
OVERHEARD GARAGE DOOR

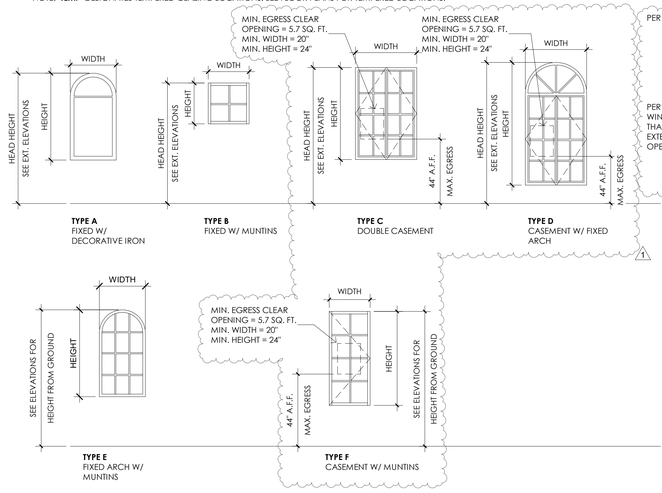
TYPE F
FRENCH SINGLE DOOR

WINDOW SCHEDULE

TYPE	SIZE W	SIZE H	Comments
A1	4' - 0"	4' - 6"	FIXED WINDOW W/ DECORATIVE IRON WORK
A2	4' - 0"	4' - 0"	FIXED WINDOW W/ DECORATIVE IRON WORK
B1	3' - 0"	8' - 0"	FIXED ARCH TOP W/ INSULATED GLASS
B2	2' - 0"	3' - 0"	FIXED W/ INSULATED GLASS
B3	3' - 0"	6' - 0"	CASEMENT W/ INSULATED GLASS
B4	3' - 0"	7' - 0"	CASEMENT W/ INSULATED GLASS
B5	3' - 0"	6' - 6"	CASEMENT W/ INSULATED GLASS
B6	4' - 0"	8' - 0"	FIXED W/ INSULATED GLASS
B7	2' - 8"	7' - 0"	FIXED W/ INSULATED GLASS
B8	3' - 0"	8' - 0"	CASEMENT W/ INSULATED GLASS
C	4' - 0"	6' - 0"	FRENCH CASEMENT W/ INSULATED GLASS
D	4' - 0"	6' - 0"	FRENCH CASEMENT W/ FULL ARCH TRANSOM & INSULATED GLASS
E	3' - 0"	7' - 0"	FIXED W/ INSULATED GLASS
F1	3' - 0"	6' - 0"	CASEMENT W/ INSULATED GLASS

WINDOW TYPES

NOTE: "**TEMP**" DESIGNATES TEMPERED GLAZING LOCATIONS. SEE FLOOR PLANS FOR TEMPERED LOCATIONS.



TYPE A
FIXED W/ DECORATIVE IRON

TYPE B
FIXED W/ MUNTINS

TYPE C
DOUBLE CASEMENT

TYPE D
CASEMENT W/ FIXED ARCH

TYPE E
FIXED ARCH W/ MUNTINS

TYPE F
CASEMENT W/ MUNTINS

GLAZING TYPES

1/4" DUAL GLAZED, CLEAR - TEMPERED AS NOTED. * SEE PLAN FOR ADDITIONAL LOCATIONS

GENERAL WINDOW NOTES

GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH SECTION 2406.4 (SEE EXCEPTIONS):

1. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

2. INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS:
   a. EXPOSED ARE OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FEET,
   b. EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND:
   c. EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR.

PER CRC R310.1, ONE EMERGENCY ESCAPE OR RESCUE OPENING IS REQUIRED AT EVERY SLEEPING ROOM:
A. OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES, MEASURED FROM THE FLOOR.
B. THE NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET MINIMUM (GRADE FLOOR OPENINGS MAY HAVE A NET CLEAR OPENING OF 5.0 SQ. FEET MINIMUM).
C. THE NET CLEAR HEIGHT SHALL BE 24" MIN.
D. THE NET CLEAR WIDTH SHALL BE 20" MIN.

PER CRC R312.2.2, IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL BE PROVIDED WITH AN OPENING CONTROL DEVICE WHICH COMPLIES WITH CRC R312.2.2.
A. THE WINDOW OPENING CONTROL DEVICE SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW AS REQUIRED BY R310.2.1.

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
DOOR & WINDOW SCHEDULE

NO.	REVISION	DATE
1	PLAN CHECK #1	07/20/2020

Project A18067
Date 05/01/2020
Sheet **A7.0**

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CLAY & CONCRETE TILE ROOFING INSTALLATION NOTES (CRC R905.3)

DECK REQUIREMENTS
CONCRETE & CLAY TILE SHALL BE INSTALLED ONLY OVER SOLID SHEATHING OR SPACED STRUCTURAL SHEATHING BOARDS.

UNDERLAYMENT
LOW SLOPE ROOFS (LESS THAN 4:12) UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS OF ASTM 6380 CLASS M MINERAL SATURATED ROLL ROOFING APPLIED PER MANUFACTURER'S REQUIREMENTS.

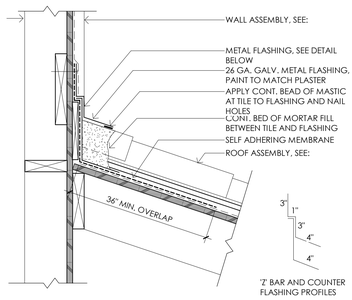
HIGH SLOPE ROOFS (4:12 AND GREATER) UNDERLAYMENT SHALL BE A MINIMIM OF ONE LAYER OF ASTM 6380 CLASS M SATURATED ROLL ROOFING APPLIED PER MANUFACTURER'S REQUIREMENTS.

FASTENERS
NAILS SHALL BE CORROSION RESISTANT AND NOT LESS THAN 11 GUAGE, 5/16" HEAD AND OF SUFFICIENT LENGTH TO PENETRATE THE DECK A MINIMUM OF 3/4" OR THROUGH THE THICKNESS OF THE DECK, WHICHEVER IS LESS. ATTACHING WIRE FOR CLAY OR CONCRETE TILE SHALL NOT BE SMALLER THANK 0.083". PERIMETER FASTENING AREAS INCLUDE THREE TILE COURSES BUT NOT LESS THANK 36" FROM EITHER SIDE OF HIPS OR RIDGES AND EDGES OF EAVES AND GALBE RAKES.

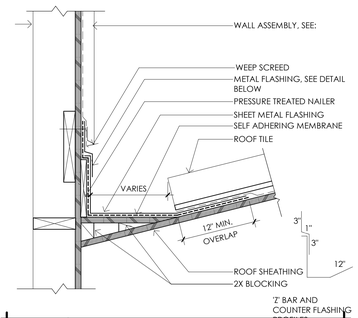
APPLICATION
SHALL BE PER MANUFACTURER'S AND CRC REQUIREMENTS

FLASHING
SHALL BE PER MANUFACTURER'S REQUIREMENTS AND PER DETAILS ON THIS SHEET.

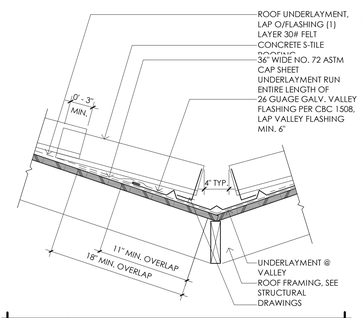
B12 ROOFING NOTES 12" = 1'-0"



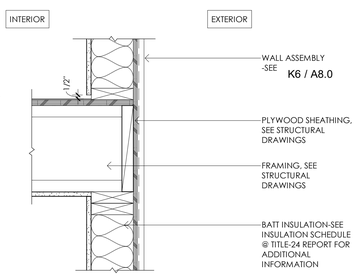
B10 ROOF @ HEADWALL 1 1/2" = 1'-0"



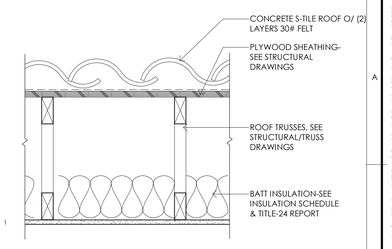
B8 ROOF @ HEADWALL 1 1/2" = 1'-0"



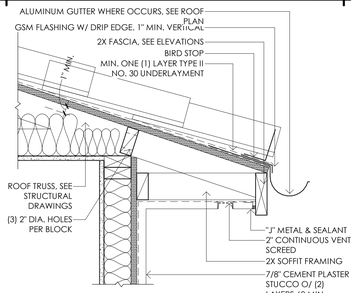
B6 ROOF VALLEY 1 1/2" = 1'-0"



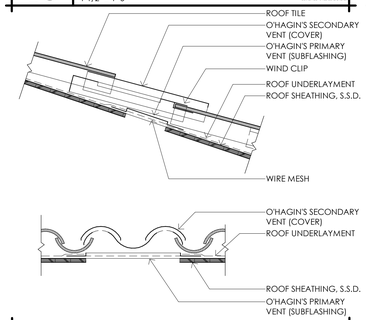
B4 NON-RATED FLOOR/CLG. AT WALL 1 1/2" = 1'-0"



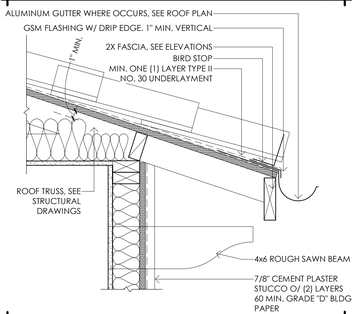
B2 NON-RATED ROOF/CLG ASSEMBLY 1 1/2" = 1'-0"



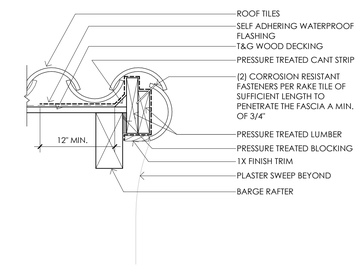
D10 ROOF EAVE W/ SOFFIT 1 1/2" = 1'-0"



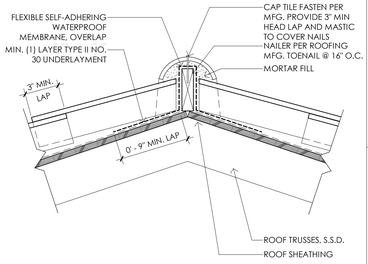
D8 ROOF-OHAGIN-M-TILE 1" = 1'-0"



D6 ROOF EAVE 1 1/2" = 1'-0"



D4 ROOF RAKE 1 1/2" = 1'-0"



D2 ROOF HIP/RIDGE 1 1/2" = 1'-0"

NOTE: INSTALL VINYL FLOORING PER MFR'S REQUIREMENTS.

F10 NON-RATED FLR/CLG ASSEMBLY 1 1/2" = 1'-0"

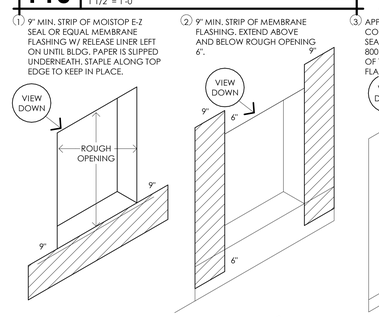
SEPARATION REQUIREMENT PER CBC 406.3.4

F8 FLR/CLG ASSEMBLY AT GARAGE 1 1/2" = 1'-0"

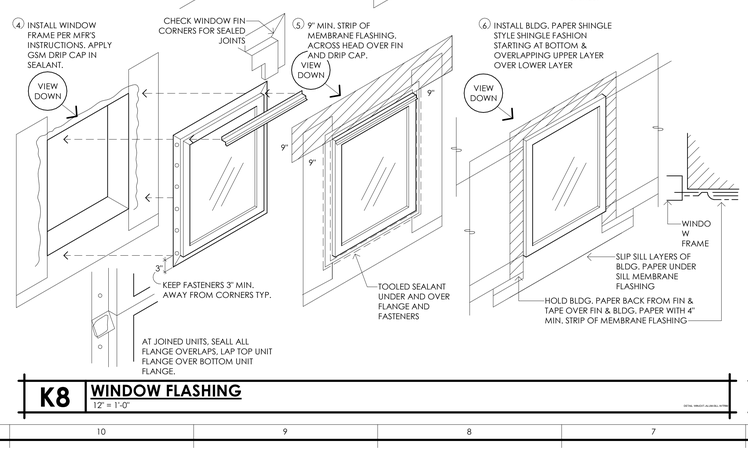
F6 INTERIOR WALL @ GARAGE 1 1/2" = 1'-0"

F4 NON-RATED INTERIOR WALL 1 1/2" = 1'-0"

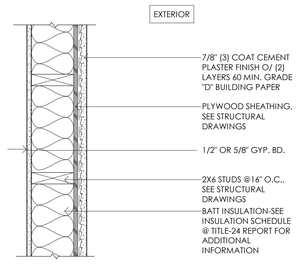
F2 BATHTUB @ WALL 1 1/2" = 1'-0"



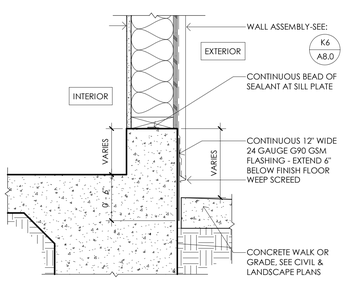
NOTES:
1. DETAIL REFERS TO WINDOWS AND SIMILAR FLANGE MOUNTED ASSEMBLIES.
2. REFER TO ASTM E2112 AND AAMA-10 STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH MOUNTING FLANGES IN STUD CONSTRUCTION FOR ADD'L REQMNTS.
3. APPLY FLASHING OVER SOLID BACKING, TYP.
4. SELF-ADHERED FLASHING SHOULD BE APPLIED WITH A J-ROLLER MADE OF STEEL OR HARD RUBBER.
5. LATH OR TRIM FASTENERS SHALL NOT PENETRATE WINDOW AND SDG ATTACHMENT FLANGES.
6. ALL PRODUCTS, INCLUDING FLASHING AND SEALANTS, SHOULD BE CHEMICALLY COMPATIBLE AND INSTALLED WITHIN THE TEMPERATURE RANGE AND CONDITIONS RECOMMENDED.
7. VERTICAL LAPS IN WATER-RESISTIVE BARRIER SHALL BE PROHIBITED ABOVE AND BELOW WINDOWS AND WITHIN 24" OF JAMBS.



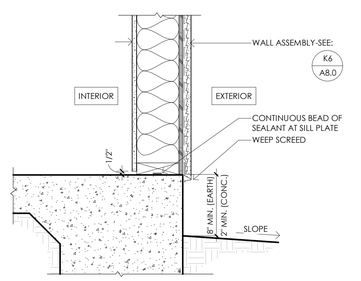
K8 WINDOW FLASHING 12" = 1'-0"



K6 NON-RATED EXT. WALL - STUCCO 1 1/2" = 1'-0"



K4 EXT WALL @ CONCRETE W/ CURB 1 1/2" = 1'-0"



K2 EXT WALL @ GRADE-STUCCO 1 1/2" = 1'-0"

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

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State of California
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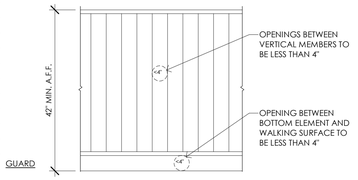
Client
SOUTHERN HOSPITALITY SERVICES, LLC.
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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
ARCHITECTURAL DETAILS

NO.	REVISION	DATE

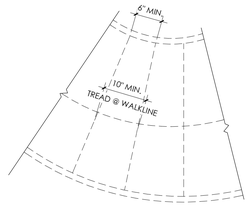
Project A18067
Date 05/01/2020
Sheet **A8.0**

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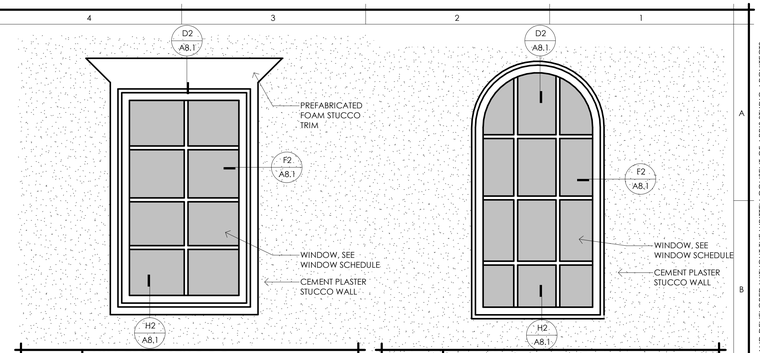
GUARDRAIL TO COMPLY WITH CRC R312.2 & R312.3.

B12 EXTERIOR RAILING
3/4" = 1'-0"



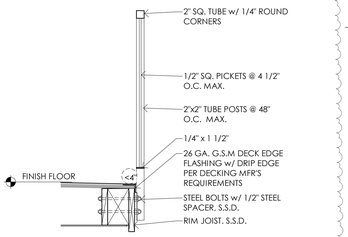
NOTES:
1. PER CRC 311.7.5.2.1, WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10" MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A MIN. 6" TREAD DEPTH AT ANY POINT WITHIN CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIR, THE LARGEST WINDER TREAD DEPTH AT THE WALKINE SHALL NOT EXCEED THE SMALLEST WINDER TREAT BY MORE THAN 3/8".

B10 INTERIOR WINDER STAIR
NOT TO SCALE

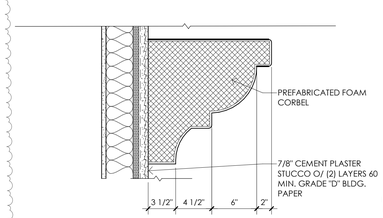


B4 WIN-TRIM-STUCCO
3" = 1'-0"

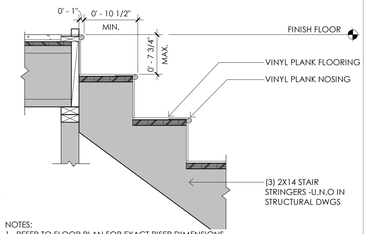
B2 WIN-TRIM-STUCCO
3" = 1'-0"



D12 GUARDRAIL-WROUGHT IRON1
3/4" = 1'-0"

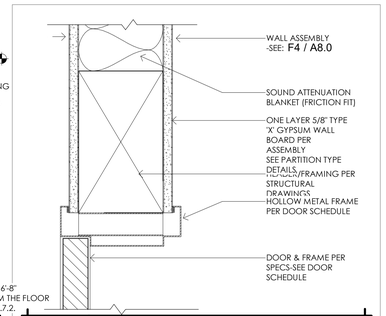


D10 CORBEL UNDER EAVE
1 1/2" = 1'-0"

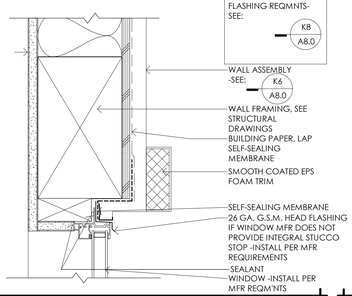


NOTES:
1. REFER TO FLOOR PLAN FOR EXACT RISER DIMENSIONS.
2. RISERS AND TREADS TO BE GLUED AND SCREWED TO STRINGERS
3. INSTALL VINYL PLANK FLOORING PER MFR'S REQUIREMENTS.
4. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRYWAY SHALL NOTE BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FORM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY, PER R311.7.2.

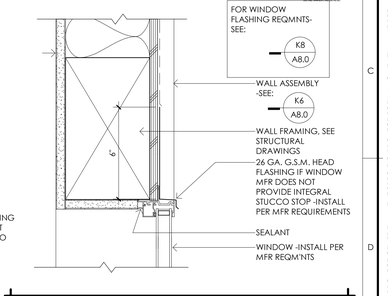
D8 INTERIOR RESIDENTIAL STAIR
1" = 1'-0"



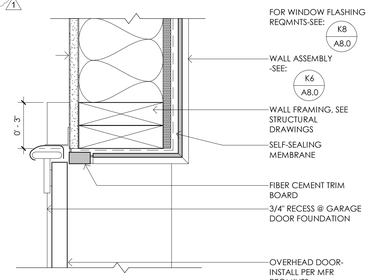
D6 DOOR-INT-WD-HEAD
3" = 1'-0"



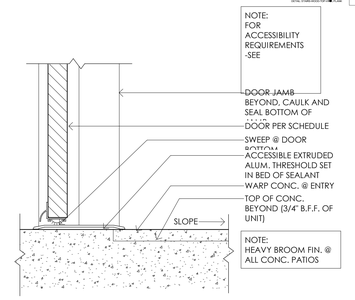
D4 WINDOW HEAD
3" = 1'-0"



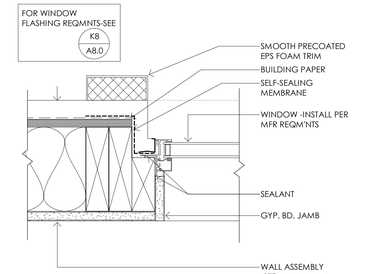
D2 WINDOW HEAD
3" = 1'-0"



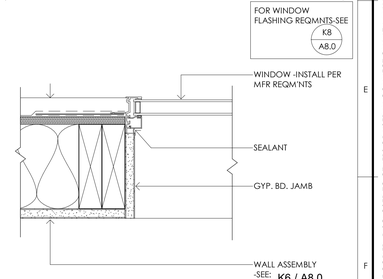
F10 GARAGE DOOR RECESS
3" = 1'-0"



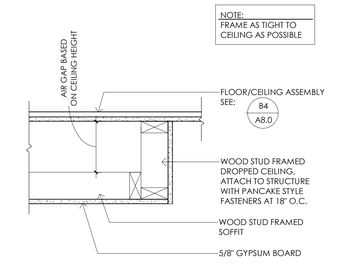
F8 EXTERIOR DOOR THRESHOLD
3" = 1'-0"



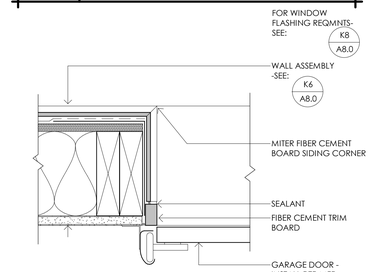
F4 WINDOW JAMB
3" = 1'-0"



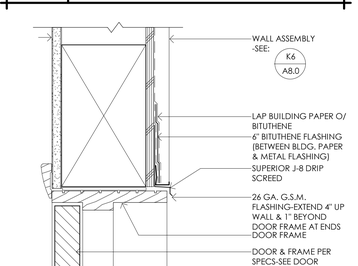
F2 WINDOW JAMB
3" = 1'-0"



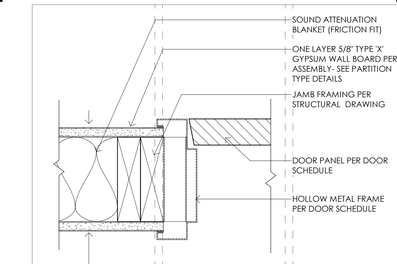
H12 DROPPED CEILING
1 1/2" = 1'-0"



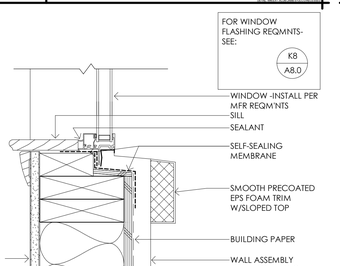
H10 GAR. DOOR JAMB-FIB CMT SIDING
3" = 1'-0"



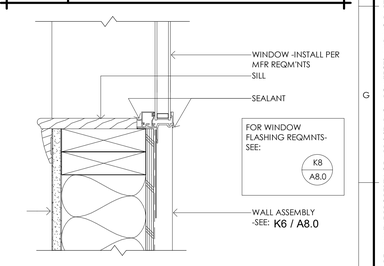
H8 EXTERIOR DOOR HEAD
3" = 1'-0"



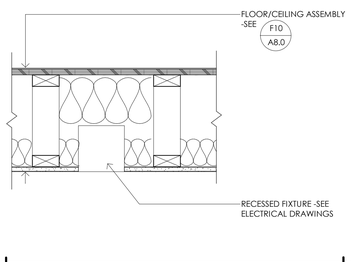
H6 DOOR-INT-WD-JAMB
3" = 1'-0"



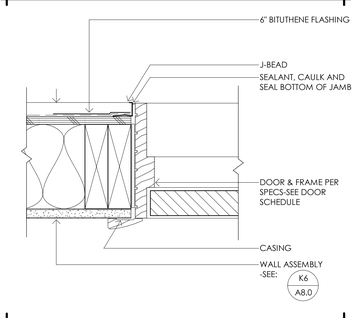
H4 WINDOW SILL
3" = 1'-0"



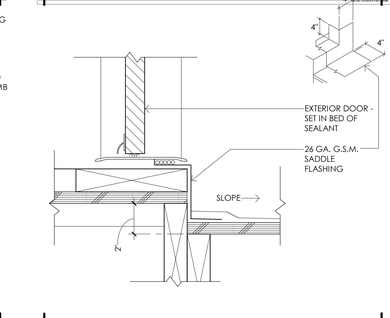
H2 WINDOW SILL
3" = 1'-0"



K12 CAN LIGHT IN NON-RATED FLR/CLG
1 1/2" = 1'-0"



K8 EXTERIOR DOOR JAMB
3" = 1'-0"

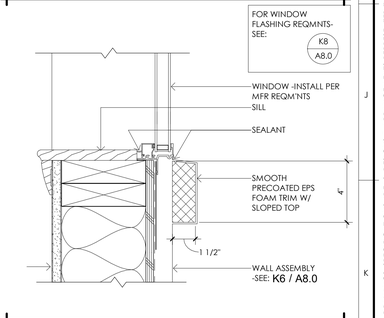


K6 DOOR-THRESHOLD-STEP
3" = 1'-0"

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K2 WINDOW SILL W/ TRIM
3" = 1'-0"

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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
ARCHITECTURAL DETAILS

NO.	REVISION	DATE
1	PLAN CHECK #1	07/20/2020

Project A18067
Date 05/01/2020
Sheet **A8.1**

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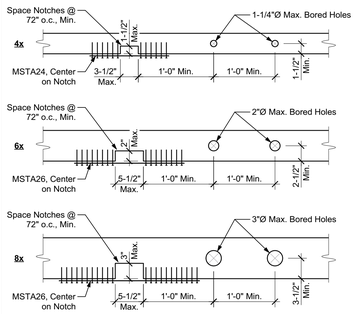
Patel Residence

1989 Ticino Court
Pleasanton, CA

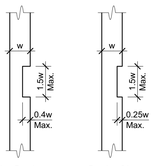
STANDARD DETAILS

9 TYPICAL NOTCHING & BORING

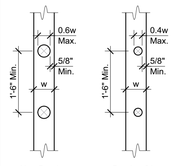
PENETRATIONS IN TOP PLATES & SILL PLATES



NOTCHING LIMITS FOR WOOD STUDS

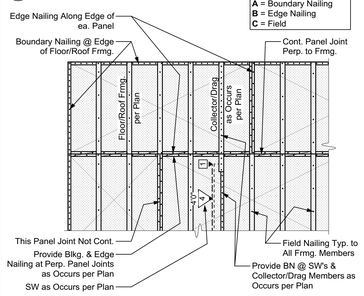


BORING LIMITS FOR WOOD STUDS

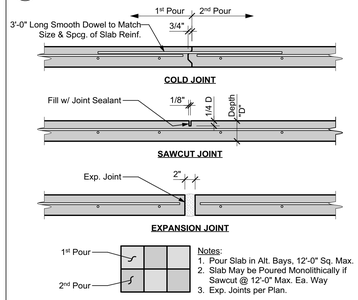


6 TYPICAL FLOOR / ROOF NAILING

Nailing per Plan w/ Spcg. Denoted as **@ A", B", C"**
A = Boundary Nailing
B = Edge Nailing
C = Field

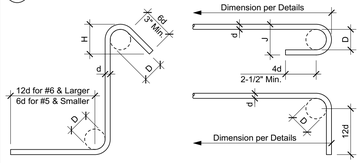


4 TYPICAL CONCRETE SLAB JOINTS



Notes:
1. Pour Slab in Alt. Bays, 12'-0" Sq. Max.
2. Slab May be Poured Monolithically if Sawcut @ 12'-0" Max. Ea. Way
3. Exp. Joints per Plan.

1 TYPICAL REINFORCING BAR BENDS



STANDARD TIES & STIRRUPS

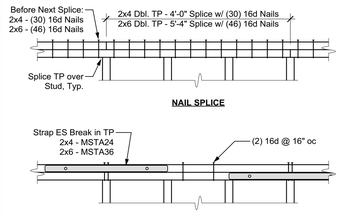
Bar Size	D	H (Approx.)
#3	1-1/2"	3"
#4	2"	3"
#5	2-1/2"	3-3/4"
#6	4-1/2"	4-1/2"
#7	5-1/4"	5-1/4"
#8	6"	6"

STANDARD END HOOKS

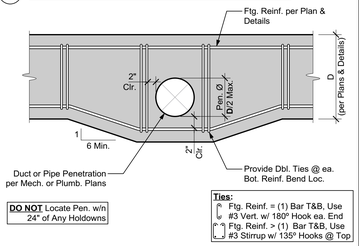
Bar Size	D	J
#3	2-1/4"	3"
#4	3"	4"
#5	3-3/4"	5"
#6	4-1/2"	6"
#7	5-1/4"	7"
#8	6"	8"

Note:
All Bar Bend Diameters & End Lengths Must Conform to the CRSI Manual of Standard Practice

7 TYPICAL 2x TOP PLATE SPLICE



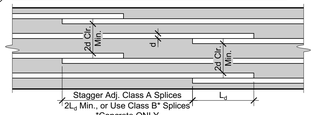
5 TYP. PENETRATION THROUGH FOUNDATION



DO NOT Locate Pen. w/in 24" of Any Holdowns

Ties:
Ftg. Reinf. = (1) Bar T&B, Use #3 Vert. w/ 180° Hook ea. End
Ftg. Reinf. > (1) Bar T&B, Use #3 Stirrup w/ 135° Hooks @ Top

2 STD. DEVELOPMENT LENGTHS & LAP SPLICES



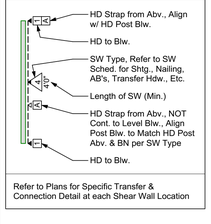
CONCRETE			
Bar Size	Length of Lap, L_d Class A	Class B	Embed. of Hook, L_{dh}
#3	16"	21"	7"
#4	22"	28"	9"
#5	27"	35"	11"
#6	32"	42"	14"
#7	38"	49"	16"
#8	43"	56"	18"

MASONRY		
Bar Size	Length of Lap, L_d	Embed. of Hook, L_{dh}
#3	15"	5"
#4	26"	7"
#5	40"	9"
#6	74"	10"
#7	101"	12"
#8	131"	13"

TYPICAL SHEAR WALL FRAMING NOTES:

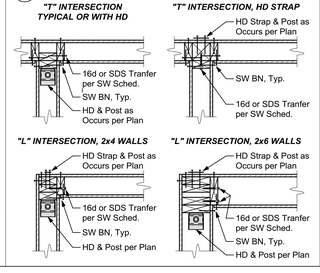
1. Single sided shear walls may be placed on EITHER side of the framed wall.
2. Sill plates on masonry or concrete to be pressure treated per Timber / Lumber specifications. Sill plate thickness per SW Sched.
3. Wall studs and blkg. are required at all adjoining panel edges. Thickness of wall studs and blkg. at panel edges per SW Sched.
4. Where plywood is applied on both faces of a wall, edge nails shall be staggered on adjacent panel edges OR panel joints shall be offset to fall on different framing members. Plywood joint and sill plate nailing shall be staggered in all cases.
5. Plywood panels shall butt along centerlines of framing members. Minimum plywood dimension for shearwall shall be 12".
6. Nails shall be located at least 3/8" from all panel edges.
7. The use of pnuematic nail guns for shear wall nailing is subject to continued satisfactory jobsite performance and subject to the review and approval by the Engineer of Record and/or Building Inspector. If the nail heads penetrate the outer ply more than would be normal for a hand held hammer, or if the minimum edge distances are not maintained, the performance will be deemed as unsatisfactory and the continued use of pneumatic nail for shear wall nailing will not be permitted.
8. At all bearing walls (both exterior and interior walls) not noted as shear walls, continuous full depth blocking shall be provided between joists and rafters with LTP4 or A35 to top plates @ 16" oc at floors and 24" oc at roofs, unless noted otherwise per plan.
9. Refer to material specifications for additional framing requirements.

SHEAR WALL LEGEND

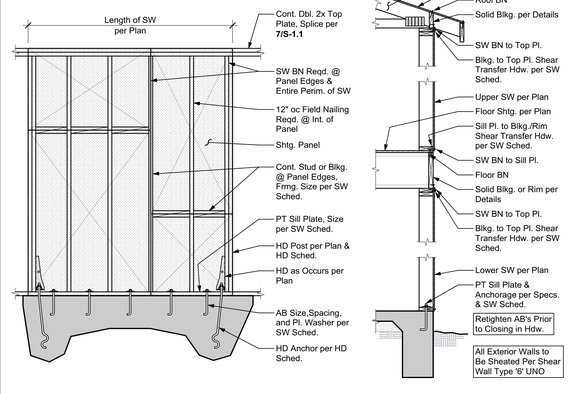


Refer to Plans for Specific Transfer & Connection Detail at each Shear Wall Location

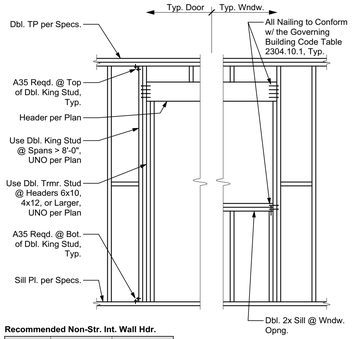
10 TYPICAL SHEAR WALL INTERSECTIONS



8 TYPICAL SHEAR WALL FRAMING



3 TYPICAL WOOD FRAMED OPENING



Recommended Non-Str. Int. Wall Hdr.

Span	2x4 Wall	2x6 Wall
< 4'-0"	Dbl. 2x4 Flat	Dbl. 2x6 Flat
< 6'-0"	4x4	4x6 Flat
< 8'-0"	4x6	6x6
> 8'-0"	Span in Feet Equals Beam Depth in Inches	

ABBREVIATIONS

AB	Anchor Bolt	Mas.	Masonry
A&B	Above and Below	Max.	Maximum
Abv.	Above	MB	Machine Bolt
Adn.	Addition (al)	MF	Moment Frame
Adj.	Adjacent, Adjustable	Mfr.	Manufacture(r)
Alt.	Alternate (ive)	Min.	Minimum, Minute
Appd.	Approved	Mod.	Modif(y), (ication)
Arch.	Architect(ural)	Mtl.	Metal
Avg.	Average	(N)	New
Bdry.	Boundary	N/A	Not Applicable
Bldg.	Building	Nat.	Natural
Blk(g).	Block (ing)	NTS	Not to Scale
Bm.	Beam	o/	Over
BN	Boundary Nailing	oc	On Center
B-O	Bottom of	OD	Outside Diameter
BO	By Others	Opng.	Opening
Bot.	Bottom	Opp.	Opposite
Brg.	Bearing	Opt.	Optional
Btwn.	Between	Para.	Parallel
BW	Both Ways	PCF	Lbs per Cubic Ft.
Cant.	Cantilever(ed)	Pen.	Penetrate, (tion)
CIP	Cast in Place	Perf.	Perforated
CJ	Ceiling Joist	Perim.	Perimeter
CJP	Complete Joint Penetration	Perp.	Perpendicular
		PI	Panel Index
CL	Center Line	PJP	Partial Joint Pen.
Clg.	Ceiling	PL	Plate
CMU	Conc. Masonry Unit	PLF	Lbs per Linear Ft.
Col.	Column	Pl.	Plate
Com.	Common	Ply.	Plywood
Comp.	Component	Prep.	Prepare, (tion)
Conc.	Concrete	Press.	Pressure
Conn.	Connection	Proj.	Project
Const.	Construction	Prop.	Property
Cont.	Continue (ous)	PSF	Lbs per Square Ft.
Ctr.	Center	PSI	Lbs per Square In.
d	Penny	PT	Pressure-Treated
Dbl.	Double	R	Radius
Defl.	Deflection	Rec(s).	Recommendation(s)
Deg.	Degree	Rect.	Rectangular
Demo.	Demolish (tion)	Ref.	Reference
Dep.	Depress(ed)	Reinf.	Reinforce(d), (ment), (ing)
DF	Douglas Fir		
Dia.	Diameter	Req(d).	Require(d)
Diaph.	Diaphragm	Reqs.	Requirements
Dif.	Different	Ret.	Retain(ing)
Dim.	Dimension	RJ	Roof Joist
Dist.	Distance	RR	Roof Rafter
DJ	Deck Joist	RW	Redwood
DL	Dead Load	SAD	See Arch Dwg's
Dwg.	Drawing	Sched.	Schedule
(E)	Existing	Sgl.	Single
Ea.	Each	Shtg.	Sheathing
EF	Each Face	Sim.	Similar
EFP	Equivalent Fluid Pressure	SIP	Str. Insulated Panel
		SM	Sheet Metal
Elev.	Elevator, Elevation	SMS	Sheet Metal Screw
Embed.	Embed(ed), (ment)	SOG	Slab on Grade
Engr.	Engineer	Spec.	Specifi(ed), (cations)
EOR	Engineer of Record	Std.	Standard
Eq.	Equal, Equivalent	Stl.	Steel
ES	Each Side	Struc.	Structure, (al)
EW	Each Way	SW	Shear Wall
Exp.	Expand, Expansion	Sym.	Symmet(ry), (rical)
Ext.	Exterior	T&B	Top and Bottom
Fdn.	Foundation	T&G	Tongue and Groove
FF	Finished Floor	Temp.	Temporary
FJ	Floor Joist	Thk.	Thick(ness)
Flr(g).	Floor (ing)	Thru	Through
FOC	Face of Concrete	TN	Toe-Nail
FOM	Face of Masonry	TP	Top Plate
FOS	Face of Studs	T-O	Top of
FOW	Face of Wall	TOB	Top of Beam
Frmg.	Framing	TOC	Top of Concrete
Ft.	Foot, Feet	TOG	Top of Grade
Ftg.	Footing	TOM	Top of Masonry
Ga.	Gage, Gauge	TOS	Top of Steel
Galv.	Galvanized	TOW	Top of Wall
GB	Grade Beam	TRU	To Remain Unchanged
GC	General Contractor		
Gyp.	Gypsum	Trmr.	Trimmer Stud
Hldn.	Holdown	Typ.	Typical
Hdr.	Header	UNO	Unless Noted Otherwise
Hdw.	Hardware		
Hgr.	Hanger	Vert.	Vertical
Hor(iz).	Horizontal	VIF	Verify in Field
Ht.	Height	VWA	Verify with Arch
ID	Inside Diameter	w/	With
In.	Inch(es)	w/n	Within
Insp.	Inspect(ion)	w/o	Without
Int.	Interior	WS	Wood Screw
Inv.	Invert, Inverted	Wndw.	Window
Jst.	Joist	Wt.	Weight
K	Kips (1,000 pounds)	WWF	Welded Wire Fabric
KLF	Kips per Linear Ft.	Yd.	Yard
King	King Stud		
KP	King Post	@	At
KSF	Kips per Square Ft.	°	Degrees
KSI	Kips per Square In.	>	Greater Than
Lb(s).	Pound(s)	<	Less Than
LL	Live Load	#	Number, Pound(s)
Loc.	Location	/	Per
LW	Light Weight	%	Percent(age)
		±	Plus or Minus

PROJECT INFORMATION

CLIENT:
Roy Patel c/o Akshar Development, Inc.
2834 El Camino Real
Redwood City, Califmia

ARCHITECT / DESIGNER:
Arris Studio Architects
1327 Archer Street
San Luis Obispo, CA 93401
(805) 547-2240

SOILS/GEO. ENGINEER:
Earth Systems Pacific
48511 Warm Springs Blvd., Suite 210
Fremont, CA 94539

DESIGN PARAMETERS

GENERAL PARAMETERS

Building Code	2019 CBC *
Roof Loads	
Dead Loads (DL)	28 psf
Live Loads (LL)	20 psf
Floor Loads - Typ.	
Dead Loads (DL)	34 psf
Live Loads (LL)	40 psf
Floor Loads - Decks/Balconies	
Dead Loads (DL)	34 psf
Live Loads (LL)	60 psf

SOILS VALUES (Soils Report)

Residence:	
Skin Friction	600 psf
Passive EFP	300 pcf
Site Retaining Walls:	
Soil Bearing	2500 psf
Active EFP	50 pcf
At-reft EFP	70 pcf

WIND DESIGN BASIS

Ultimate Wind Speed, V_{ULT}	110 mph
Nominal Wind Speed, V_{ASD}	85 mph
Risk Category	II
Exposure	B
Importance Factor, I_w	1.00

SEISMIC DESIGN BASIS

Seismic Design Category	D
Site Class	D
Seismic Factors	
S_S / S_1	1.913 / 0.600
S_{DS} / S_{D1}	1.530 / 0.680
Risk Category	II
Importance Factor, I_e	1.00
Resisting System:	Wood Shear Walls
Response Mod. Coefficient, R	6.5
Design Base Shear	V = 0.235W
Analysis Procedure:	Eqv. Lateral Force (ASCE 7-10, T. 12.6-1)

* The 2019 California Building Code (CBC), based on the 2018 International Building Code (IBC), is the governing code in the State of California.

SHEET INDEX

S-1.1	Structural Title Sheet
S-1.2	Structural Specifications & Special Inspections
S-2.1a	Foundation Plan Right
S-2.1b	Foundation Plan Left
S-2.2a	Floor Framing Plan Right
S-2.2b	Floor Framing Plan Left
S-2.3a	Roof Framing Plan Right
S-2.3b	Roof Framing Plan Left
S-3.1	Structural Details
S-3.2	Structural Details
S-3.3	Structural Details
S-3.4	Structural Details

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Oakland, CA 94612
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www.ashleyvance.com
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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER
SCOTT G. VANCE
C 67732
CIVIL
STATE OF CALIFORNIA

Patel Residence
1989 Ticino Court
Pleasanton, CA

Revisions:

	Permit Set	20 July 2020
	Plan Check #1	15 Sept. 2020
△		
△		
△		
△		
△		
△		
△		
△		
△		
△		

Proj. Engr.: T. Holmes Phone Ext.: 152
Proj. Mngr.: T. Vance Phone Ext.: 112
Date: 20 July 2020 Scale: NTS
A&V Job No.: 18219

STRUCTURAL TITLE SHEET

S-1.1

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

Sep 15, 2020
2:49:45 PM

DEFERRED SUBMITTALS

1) Manufactured Roof and Floor Trusses

Prior to installation of manufactured roof and floor trusses, fully-detailed shop drawings and calculations shall be submitted to the EOR for review & approval. Final approved shop drawings shall be submitted to the Building Department for review and approval prior to fabrication.

Manufactured Trusses shall be designed for the following minimum criteria:

Roof Trusses

Top Chord DL:	15 psf
Bot. Chord DL:	10 psf
Top Chord LL:	20 psf
Bot. Chord LL:	20 psf
Live Load Defl:	L/240
Total Load Defl:	L/180

Floor Trusses

Top Chord DL:	18 psf
Bot. Chord DL:	6 psf
Top Chord LL:	40 psf
Live Load Defl:	L/360
Total Load Defl:	L/240

Floor Trusses @ Deck/ Balconies

Top Chord DL:	18 psf
Bot. Chord DL:	6 psf
Top Chord LL:	60 psf
Live Load Defl:	L/360
Total Load Defl:	L/240

2) Steel Spiral Stair

Prior to installation of steel spiral stair at the foyer, fully-detailed shop drawings and calculations shall be submitted to the EOR for review & approval. Final approved shop drawings shall be submitted to the Building Department flor review and approval prior to fabrication.

STATEMENT OF SPECIAL INSPECTIONS, 2016 CBC

1. This Statement of Special Inspection is submitted in fulfillment of the requirements of the Governing Building Code, section 1704 and 1705.
2. Special Inspections and Testings will be preformed in accordance with the approved plans and specifications, this statement and the Governing Building Code, Section 1704 , 1705 , 1707 , and 1708.
3. The schedule of Special Inspections summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.
4. Interim reports will be submitted to the Building Official and the Registered Design Professional in Responsible Charge in accordance with the Governing Building Code Section 1704.2.4.
5. A Final Report of Special Inspections documenting required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy (Section 1704.2.4). The Final Report will document:
   (a) Required special inspections.
   (b) Correction of discrepancies noted in inspections.
6. The Owner recognizes his or her obligation to ensure that the construction complies with the approved permit documents and to implement this program of special inspections. In partial fulfillment of these obligations, the Owner will retain and directly pay for the Special Inspections as required in the Governing Building Code, Section 1704.2.
7. 1704.4 Contractor responsibility. Each contractor responsible for the construction of a main wind- or Seismic-force-resisting system, designated seismic system or a wind- or seismic-resisting component listed in The statement of special inspections shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain acknowledgement of awareness of the special requirements contained in the statement of special inspection.

NOTE: The Engineer of Record Shall Observe the Following Items:
1) Reinforcing Placement
2) Shearwalls and Floor Systems Used as Shear Diaphragms
3) Holdowns and Anchor Bolts

*At the Discretion of the Building Department, the Engineer of Record may be Retained to Perform the Required Visual Special Inspection for Epoxy Anchors

SEISMIC REQUIREMENTS (Section 1705.12)

Description of seismic-force-resisting system and designated seismic systems subject to special inspections per Section 1705.1.1:

Light-framed walls sheathed with wood structural panels rated for shear resistance or steel sheets (ASCE 7, Table 12.2-1, Line A.15)

The extent of the main seismic-force-resisting system is defined in more detail in the construction documents.

SCHEDULE OF SPECIAL INSPECTIONS

Column Header Notation Used in Table:
- C Indicates continuous inspection is required.
- P Indicates periodic inspections are required. The notes and/or contract documents should clarify.

Box Entry Notation Used in Table:
- X Is placed in the appropriate column to denote either "C" continuous or "P" periodic inspections.
- -- Denotes a one-time activity or one whose frequency is defined in some other manner.

Additional details regarding inspections are provided in the project specifications or notes on the drawings.

Verification & Inspection	C	P	Notes
1705.6 - Soils			
1. Verify materials below shallow footings are adequate to achieve the desired bearing capacity		X	
2. Verify excavations are extended to proper depth and have reached proper material		X	
3. Perform classification and testing of compacted fill materials		X	
4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of compacted fill	X		
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly		X	
1705.8 - Cast-in-Place Deep Foundations			
1. Inspect drilling operations and maintain complete and accurate records for each element	X		
2. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes	X		
3. For concrete elements, perform tests and additional inspections in accordance with Section **1705.3**	--	--	
1705.12.2 - Seismic Resistance - Structural Wood			
1. Inspect field gluing operations of elements of the main seismic force-resisting system			
2. Inspect nailing, bolting, anchoring, and other fastening of elements of the main seismic force-resisting system, including wood shear walls, wood diaphragms, collectors (drag struts), braces, shear panels, and hold-downs		X	Inspection of shear walls and diaphragms with fasteners spaced greater than 4" oc is not required
1705.2 - Steel			
1. Material verification of high-strength bolts, nuts, and washers		X	
a. Identification markings to conform to ASTM standards specified in the approved construction documents		X	
b. Manufacturer's certificate of compliance required		X	
2. Inspection of high-strength bolting:			
a. Bearing-type connections			
b. Slip-critical connections			
3. Material verification of structural steel:			
a. Identification markings to conform to ASTM standards specified in the approved construction documents	--	--	
b. Manufacturer's mill test reports	--	--	
4. Material verification of weld filler materials:			
a. Identification markings to conform to AWS designation listed in the WPS	--	--	
b. Manufacturer's certificate of compliance required	--	--	
5. Inspection of Welding: a. Structural Steel			
1) Complete and partial penetration groove welds			
2) Multi-pass fillet welds			
3) Single-pass fillet welds > 5/16"			
4) Single-pass fillet welds < 5/16"		X	
5) Floor and roof deck welds			
b. Reinforcing Steel			
1) Verification of weldability of reinforcing steel other than ASTM A706			
2) Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls, and shear reinforcement			
3) Shear reinforcement			
4) Other reinforcing steel			
6. Inspection of steel frame joint details for compliance with approved construction documents (bracing & stiffening, member locations, application of joint details at each connection, etc.)			
7. Welded studs when used for structural diaphragms		X	
8. Welding of cold formed sheet steel framing members			
9. Welding of stairs and railing systems		X	

GENERAL NOTES

1. The following notes, details, schedules & specifications shall apply to all phases of this project unless specifically noted otherwise. Notes and details on the structural plans shall take precedence over general notes and typical details. Where no details are given, construction shall be as shown for similar work.
2. All drawings are considered to be part of the contract documents. The Contractor shall be responsible for the review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies shall be brought to the attention of the Engineer prior to the start of construction so that a clarification can be issued. Any work performed in conflict with the contract documents or any applicable code requirements shall be corrected by the Contractor at no expense to the Owner or Engineer.
3. All information on existing conditions shown on the structural plans are based on best present knowledge available, but without guarantee of accuracy. The Contractor shall be responsible for the verifications of all dimension and conditions at the site. Any discrepancies between actual site conditions and information shown on the drawings or in the specifications shall be brought to the attention of the EOR prior to the start of construction.
4. Refer to the Architectural plans for the following:
   (a) Dimensions
   (b) Size and location of all interior and exterior wall locations.
   (c) Size and location of all floor, roof and wall openings
   (d) Size and location of all drains, slopes, depressions, steps, etc.
   (e) Specification of all finishes & waterproofing
   (f) All other non-structural elements
5. Refer to the mechanical, electrical and plumbing plans for the following:
   (a) Size and location of all equipment
   (b) Pipe runs, sleeves, hangers and trenches
   (c) All other mechanical, electrical or plumbing related elements
6. **DO NOT** scale structural plans. Contractor shall use all written dimensions on Architectural plans.
7. Construction materials shall be uniformly spread out if placed on floor or roof so as to not overload the framing. Load shall not exceed the design live load per square foot. It is the Contractor's responsibility to provide adequate shoring and/or bracing as required.
8. Specifications and detailing of all waterproofing and drainage items, while sometimes shown on the structural plans for general information purposes only, are solely the design responsibility of others.
9. The Engineer will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction delineated by these plans. It should be understood that the Contractor or his/her agent(s) shall supervise and direct all work and shall be solely and completely responsible for all construction means, methods, techniques, sequences, procedures and conditions on the job site, including safety of all persons and property during the entire period of construction. Periodic observations by the Engineer, his staff or representatives are not intended to include verification of dimensions or review the adequacy of the Contractor's safety measures on or near the construction site.
10. Modifications of the plans, notes, details and specifications shall not be permitted without prior approval from the Engineer.
11. All workmanship shall conform to the best practice prevailing in the various trades performing the work. The Contractor shall be responsible for coordinating the work of all trades.
12. It is the Contractor's responsibility to assure that only approved structural plans are used during the course of construction. The use of unapproved documents shall be at the contractor's own risk. Corrections of all work based on such documents shall be performed at the Contractor's expense.
13. These plans and specifications represent the structural design only. No information nor warranty is provided for the work of any other Consultant (Architect, Mechanical, Electrical, etc.). This includes, but is not limited to, waterproofing, drainage, ventilation, accessibility, or dimensions.

FOUNDATIONS

1. Refer to Structural Design Parameters section on sheet S-1.1 for all soil design values used in calculations.
2. Soils values per geologic/geotechnical report (or "soils report") by Earth Systems, File No. 302712-001, dated December 27th, 2018. This report and all recommendations contained therein are to be considered a part of these plans.
3. It is the Contractor's responsibility to obtain a copy of the soils report from the Owner. A copy of the soils report shall be on the job site during the course of construction.
4. Unexpected Soil Conditions: Allowable values and subsequent foundation designs are based on soil conditions which are shown by test borings. Actual soil conditions which deviate appreciably from that shown in the test borings shall be reported to the Engineer immediately.
5. All compaction, fill, backfilling and site preparation shall be performed in accordance with project soils report or the Governing Building Code Chapter 18 & Appendix J. All such work shall be performed per the recommendations of the project soils engineer.
6. Excavate to required depths and dimensions (as indicated in the drawings), cut square and smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbance of soils around high elevation.
7. Foundations shall be poured in neat excavations.
8. Excavate all foundations to required depths into compacted fill or natural soil (as per plans and details) and as verified by the building official and/or soils engineer.
9. All foundations shall be inspected and approved by the appropriate building official and/or a representative of the soils engineer prior to forming and placement of reinforcing or concrete.
10. Foundations shall not be poured until all required reinforcing steel, framing hardware, sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the appropriate building official/inspector(s).
11. It is the responsibility of the contractor in charge of framing to properly position all holdown bolts, anchor bolts, column bases, and all other cast-in-place hardware. Refer to typical details. All hardware to be secured prior to foundation inspections.
12. The sides and bottoms of dry excavations must be moistened just prior to placing concrete. Conversely, de-water footings as required to remove standing water and to maintain optimum working conditions.
13. The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all federal, state and local safety ordinances. The Contractor shall provide for the design and installation of all cribbing, bracing and shoring required.

STRUCTURAL STEEL

1. All structural steel and connections shall be fabricated and erected in accordance with AISC specifications, Seismic Provisions Supplements No. 1 and 2, and Code of Standard Practice as amended to date.
2. Steel fabrication shop drawings shall be submitted for review by the Architect and Engineer prior to fabrication.
3. Special Inspection: Continuous special inspection of structural welding is required by an inspector pre-qualified by the Building Department. The following exceptions arepermitted for welds not in Special Moment-Resisting Frames:
   (a) Welding performed in an approved fabricator's shop in accordance with latest edition of the the Governing Building Code, Section 1704.2.
   (b) The inspector need not be continuously present during welding of the following items, provided the materials, welding procedures, and welders qualifications are verified prior to the start of work; Periodic inspections are made of work in progress; and visual inspection of all completed welds is made prior to shipment:
      i. Single-pass fillet welds not exceeding 5/16"
      ii. Floor and roof steel deck welding
      iii. Welded studs shear nailers, diaphragms or composite deck systems)
      iv. Welded light gauge cold-formed frmmaming members (studs, joists, etc.)
      v. Welding of stairs and railing systems
4. Testing Procedures: All complete joint penetration welds (aka full penetration, FP, or CJP) groove or butt welded joints and splices in Special Moment-Resisting Frames shall be tested 100 percent in accordance with AISC Seismic Part I, Section 16 by either ultrasonic testing ("UT") or radiography (x-ray). The following exceptions are permitted:
   (a) Ultrasonic or radiographic testing is not required for all complete joint penetration welds on material less than 5/16" thick; continuous visual inspection is required.
   (b) At the discretion of the Building Official, the ultrasonic or radiographic testing rate for an individual welder may be reduced to 25% provided the reject rate is no more than 5% for all welds tested for that individual welder.
   (c) At the discretion of the Building Official, the ultrasonic or radiographic testing may be performed in the shop of an approved fabricator by a qualified inspector of their employ.
   (d) It is the responsibility of the Contractor to verify all the testing requirements of the local Building Department as the requirements vary with each governing agency. The testing procedures outlined above apply on to those complete joint penetration welds specified in Special Moment-Resisting Frames only; Ordinary Moment-Resisting Frames are exempt.
5. Materials:
   (a) Wideflange (W) sections shall conform to ASTM A992 except in moment frames.
   (c) Hollow Steel Sections sections (HSS) shall conform to ASTM A500 Gr. B.
   (d) Pipe sections shall be welded seamless pipe conforming to ASTM A53 Gr. B.
      i. STD indicates Standard Wall
      ii. EXT indicates Extra Strong
      iii. DBL indicates Double Extra Strong
   (e) All other material(plate, bars, etc.) shall conform to ASTM A36, UNO specifically.
   (f) All plate material specified in steel moment frame connections shall conform to ASTM A572 Gr. 50 or ASTM A992.
6. Bolts:
   (a) All bolts shall be ASTM A307 Gr. A, UNO specifically on the structural plans.
   (b) High strength bolts complying with ASTM A325 and A490, when specified, shall require special inspection in accordance with the Governing Building Code, Section 1704.3.3.
   (c) Threaded rod, where specified, shall conform with ASTM A307 unless specifically noted otherwise on the structural plans.
   (d) Bolt holes shall be drilled 1/32" to 1/16" larger than the specified bolt diameter.
7. Welding:
   (a) All welding shall be performed using SMAW, GMAW or FCAW processes.
   (b) All welded connections to be in accordance with the latest edition of the AWS D1.1.
   (c) All welding shall be performed by certified welders.
   (d) All welding shall be performed with E70XX electrodes with a minimum CVN toughness of 20 ft-lb at -20ºF.
   (e) Weld lengths specified on the plans are the net effective length required. Where fillet weld overlap is given without indication of size, use the minimum size welds as specified in section 1.17.2 of the AISC Manual of Steel Construction 9th Ed.
   (f) No field welding shall be permitted, UNO specifically on the plans or details.
8. No holes other than those specifically detailed shall be allowed through structural steel members. Burning or torfaching of holes is not permitted under any circumstances.
9. All structural steel shall be painted one shop coat and touched-up in the field with read lead (or approved zinc chromate primer) as necessary.
10. Any steel member interfacing with wood framing shall have 1/2" diameter nelson studs at 24" oc for attachment of wood nailers. Thru-bolting of nailers shall not be permitte dunless specifically noted on the plans or details.
11. Provide hot dip galvanizing or 3" min. concrete cover around all structural steel below grade.

CONCRETE

1. All codtrete shall have:
   (a) an ultimate compressive strength (f'c) of 3,000 psi at 28 days (UNO).
   (b) a maximum slump of 5" at point of placement.
   (c) a W/C ratio of 0.55 or less for all slabs, walls, and columns, and 0.60 or less for all foundations.
   (d) a normal dry-weight density (UNO).
2. Special inspection is NOT required as the foundations have been *designed* with f'c = 2,500 psi in accordance with the Governing Building Code, section 1705.3, exceptions 1, 2.1, and 2.3, unless explicitly specified herein, on the structural plans.
   As a minimum, special inspection is always required on:
   (a) structural slabs, mat plates
   (b) walls, columns, beams
   (c) piles, caissons
   (d) welding of reinforcement, installation of mechanical bar splice devices, epoxy application

   When required or specified, special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require the special inspection requirements [Section 1704.1 and 1704.4] . Nothing in these plans waives the Building Department's right to require special inspection at any point and on any material.
3. Testing of materials used in concrete construction must be performed as noted on structural plans or at the request of the Building Department to determine if materials are quality specified. Tests of materials and of concrete shall be made by an approved agency and at the expense of the contractor; such tests shall be made in accordance with the standards listed in the Governing Building Code, Table 1704.4. When testing of concrete is required, four (4) test cylinders shall be taken from each 150 yards, or fraction thereof, poured in any one day. One (1) cylinder shall be tested at seven (7) days, two (2) at 28 days; one (1) shall be held in reserve. If Contractor elects to have additional tests performed for "early-break" results, additional test cylinders must be taken. At no time shall the Contractor instruct the testing agency to perform tests on a schedule different than above without the prior authorization of the Engineer. Contractor is responsible for complying with applicable testing requirements of theBuilding Department. Copies of all test reports shall be provided to Engineer and Building Department for review in a timely manner.
4. The Contractor shall remove and replace any concrete which fails to attain specified 28 day compressive strength if so directed by the Engineer. Any defects in the hardened concrete shall be repaired to the satisfaction of the Engineer and/or Architect or the hardened concrete shall be replaced at the Contractor's expense.
5. All concrete work shall confirm with the Governing Building Code, Chapter 19.
6. All cement shall be Portland Cement Type I or II and shall conform to ASTM C 150.
7. All aggregates shall conform to ASTM C33. Maximum aggregate sizes:
   (a) Footings: 1-1/2"
   (b) All other work: 3/4"
8. Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:
   (a) Permanently exposed to earth or weather
      i. Cast against earth: 3"
      ii. Cast against forms: 2"
   (b) Not exposed to earth or weather
      i. Slabs, walls, joists: 3/4"
      ii. Beams, girders, columns: 1-1/2"
9. The minimum lap splice length for all reinforcing steel shall be as noted in the typical details on sheet S-1.1. All lap splices to be staggered.
10. All reinforcing steel, anchor bolts, dowels, inserts, and any other hardware to be cast in concrete shall be well secured in position prior to foundation inspection. All hardware to be installed in accordance with respective manufacturer's specifications. Refer to architectural and structural plans for locations of embedded items.
11. Locations of all construction joints, other than specified on the structural plans, shall be approved by the Architect and Engineer prior to forming. Construction joints shall be thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates. All surfaces to receive fresh concrete shall be maintained continuously wet at least three (3) hours in advance of concrete placement. Unless specifically detailed or otherwise noted, construction and control joints shall be provided in all concrete slabs-on-grade. Joints shall be located such that the area does not exceed 400 sq. feet.
12. The Architect, Engineer and appropriate inspectors shall be notified in a timely manner for a reinforcement inspection prior to the placement of any concrete.
13. The Contractor shall obtain approval from the Architect and the Engineer prior to placing sleeves, pipes, ducts, chases, coring and opening on or through structural concrete beams, walls, floors, and roof slabs unless specifically detailed or noted on the plans. All piles or conduits passing through concrete members shall be sleeved with standard steel pipe sections.
14. The Contractor is responsible for design, installation, maintenance and removal of all formwork. Forms shall be properly constructed, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed to support concrete. Joints in formwork shall be tightly fitted and blocked, and shall produce a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to ensure conformance with design intent.
15. Remove form work in accordance with the following schedule:
   (a) Forms at slab edge: 1 day
   (b) Side forms at footings: 2 days
   (c) All other vertical surfaces: 7 days
   (d) Beams, columns, girders: 15 days
   (e) Elevated slabs: 28 days

   Engineer reserves the right to modify removal schedule above based on field observations, concrete conditions, and/or concrete test results.
16. All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed. Vibrator to be operated by experienced personnel. The vibrator shall be used to consolidate the concrete. The vibrator shall not be used to convey concrete, nor shall it be placed on reinforcing and/or forms.
17. Concrete shall be maintained in a moist condition for a min. of five (5) days after placement.
18. Concrete shall not be permitted to free fall more than six (6) feet. For heights greater than six (6) feet, use tremie, pump or other method consistent with applicable standards.
19. When specified ultimate compressive strength is greater than 2500 psi, Contractor shall submit mix designs to Architect and Engineer for approval seven (7) days prior tolpacement. Mix designs shall be prepared by an approved testing laboratory. Sufficient data must be provided for all admixtures.
20. Refer to Architectural plans for locations of all dimensions, slab depressions, slopes, drains, curbs, and control joints.

REINFORCEMENT

1. Reinforcing steel shall be to deformed, clean, free of rust, grease or any other material likely to impair concrete bond.
2. All bars shall conform to ASTM A615, Grade 60 minimum (UNO on structural plans). All weld wire fabric (WWF) shall conform to ASTM A185.
3. Reinforcing steel that is to be welded shall conform to ASTM A706. All welding of reinforcement shall be subject to special inspection.
4. Contractor shall take necessary steps (standard ties, anchorage devices, etc.) to secure all reinforcing steel in their true position and prevent displacement during concrete placement.
5. Fabrication, placement and installation of reinforcing steel shall conform to:
   (a) Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice
   (b) the Governing Building Code, Section 1907.
6. Shop drawings for fabrication of reinforcing steel shall be approved by the Contractor and submitted to the Architect and Engineer for review and approval prior to fabrication. Shop drawings are not required for slabs-on-grade or foundations unless specifically noted on the structural plans.
7. Heating of reinforcing steel to aid in bending and shaping of bars is not permitted. All bends in reinforcing steel are to be made cold. All bend radii shall conform to CRSI Manual of Standard Practice.
8. Refer to Concrete and Masonry notes for specific minimum splice length and splice staggering requirements. Lap welded wire fabric (WWF) reinforcement two (2) modules minimum (UNO). All splices are to be staggered.

TRUSSES

1. Refer to the structural and architectural plans for additional design loads and conditions. Bottom chords shall be designed to resist a minimum ceiling live load of 10 psf.
2. Truss calculations and details shall be submitted to the Architect/Engineer and the building department for review and approval prior to fabrication.
3. All trusses shall be fabricated in the shop of a licensed fabricator approved by the governing building department.
4. Each truss shall be legibly branded, marked or otherwise have permanently affixed thereto the following information located within 2 feet of the center of the span on the face of the bottom chord:
   (a) Identity of the company manufacturing the truss
   (b) the design load, and
   (c) the spacing of the trusses.
5. Walls:
   (a) Trusses shall bear on exterior walls only unless specifically noted otherwise.
   (b) All interior walls shall be non-bearing unless specifically noted otherwise.
   (c) All approved interior bearing locations shall be specifically noted on the structural plans.
6. Bearing:
   (a) Securing of bearing walls, unless noted otherwise, trusses shall be secured at all bearing points with Simpson seismic anchors (e.g. H1) .
   (b) Interior non-bearing walls shall be isolated from the trusses with Simpson truss clips (e.g. STC, DTC, HTC4) or approved equal.
   (c) Trusses to be manufactured with necessary camber to account for dead load deflections and eliminate accidental bearing on interior non-bearing walls.
7. Blocking and bracing shall be installed per manufacturer's recommendations. As a minimum, the trusses shall be blocked at the following locations:
   (a) All bearing points
   (b) Along ridge
8. Erect trusses according to the approved shop drawings. Lift members only at designated lift points. Provide erection bracing to keep the members straight and plumb as required to assure adequate lateral support for individual members and the entire system until the sheathing is applied.

ROUGH CARPENTRY

1. Refer to latest edition of the the Governing Building Code, Table 2304.10.1. for all minimum nailing requirements, shown below for reference.
2. Refer to individual sections for applicable material specifications.
3. Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plywood with joints true, tight, and well-nailed, screwed or bolted as required, all members to have solid bearing without being shimmed, unless noted otherwise. Set horizontal members subject to bending with the crown up. Install framing plumb, square, true and cut for full bearing. Splices are not permitted between bearings. Use full lengths unless otherwise specified.
4. Metal framing angles, anchor, clips, straps, ties, holdowns, etc. shall be mfg by Simpson Strong-Tie Co. No substitutions shall be permitted without prior approval of the Engineer.
5. All walls are to have continuous double 2x top plates splced as followings unless specifically noted otherwise on the plans and details.
6. Wall Studs:
   (a) Unless specifically noted on the plan and details, use the following guidelines for wall framing:
      i. Use 2x4 studs at 16" oc for walls less than 9'-0" tall.
      ii. Walls 9'-0" to 16'-0" tall shall be constructed of 2x6 studs at 16" oc
      iii. Request specifically engineered wall details for walls greater that 16'-0" tall.
7. Blocking:
   (a) Provide min. one row of nominal 2" thick blocking of same width as stud, fitted snugly and spiked into studs at mid-height of partitions or walls over 8' high.
   (b) All foundation cripple walls (or "pony walls") less than 14" in height shall be solid blocking.
   (c) Refer to shearwall section for additional blocking requirements.
8. Notching:
   (a) Is not permitted of any structural member without prior approval
   (b) In exterior and bearing walls, notches shall not exceed 25% of the stud depth.
   (c) Non-bearing partition walls, notches shall not exceed 40% of the stud depth.
   (d) Successive notches in the same member shall be spaced a min of 18" apart.
9. Boring:
   (a) Is not permitted of any structural member without prior approval
   (b) In exterior and bearing walls, holes shall not exceed 40% of the stud depth.
   (c) Non-bearing partition walls, may be drilled not greater than 60% of stud depth.
   (d) Successive holes in the same member shall be spaced a minimum of 18" apart.
10. Bearing:
   (a) Provide a min. of 1-1/2" of bearing for all 2x joists and hdrs 4x10 / 6x8 & smaller.
   (b) Provide a min. of 3" of bearing for all beams and hdrs 4x12 / 6x10 & larger, UNO on plans.
   (c) Members bearing on prefabricated hangers are to have full bearing and nailing per manufacturer's specifications.
11. Posts:
   (a) Posts inside walls shall bear on sill plates and shall be continuous between top and bottom plates, unless specifically noted otherwise.
   (b) Provide posts under all beams, girders or double joists equal to the width of the supported member.
   (c) Posts on upper levels are to be stacked on posts of equal size at levels below, unless a larger post is specified on the plans.
   (d) Vertically oriented blocking ("squash blocking") shall be used to fully transfer the post area through floors to foundation. Vertical blocking shall be equal to floor thickness plus 1/16".
   (e) Headers framing into continuous posts without trimmer studs shall be supported in Simpson HUC hangers unless noted otherwise on the plans.
   (f) Posts when isolated, shall be seated in Simpson post or column bases, unless noted otherwise on the plans
12. Roof Framing:
   (a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
   (b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
   (c) Provide full depth solid 2x blkg or cross-bridging between the joists at 8' oc max.
   (d) Provide all cricket framing required to achieve positive drainage per Arch.
   (e) Install plywood panels with the face grain across the framing and close joints and nail at each support. Fully nail all edges over supports.
   (f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
   (g) Provide Simpson "PSCL" clips at all plywood joints perpendicular to framing. Provide clips midway between framing members at the unsupported edges of plywood when members are spaced at 24" oc or greater. If clips are not used, provide solid blocking for joints perpendicular to framing.
13. Floor Framing:
   (a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
   (b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
   (c) Provide full depth solid 2x blkg or cross-bridging between the joists at 8' oc max. For floors framed with I joists, refer to the mfg's spec's for bkg requirements.
   (d) Provide full depth solid 2x blocking between the joists under all walls and partitions where the wall or partition is perpendicular to the floor framing (including floors framed with I joists)
   (e) Install plywood sheathing with the face grain across supports, end supports staggered, and the edges of sheets centered over supports. If T&G plywood issued, blocking need not be provided at all plywood edges (UNO per plan). If T&G plywood is not used, blocking shall be provided at all plywood edges. Glue plywood to joists and fully nail with common nails per the plans.
   (f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
14. Shear Walls:
   (a) Refer to plans for all shearwall locations, length type and nailing.
   (b) Refer to Shearwall Schedule on title sheet for additional information.
   (c) Shear wall lengths specified on plans are minimum required.
   (d) Shear walls to be nailed with common nails. All nails to have minimum 3/8" edge distance to panel or framing member.
   (e) Where 3x framing is required per the shear wall schedule, stagger edge nailing.
   (f) Oriented Strand Board (OSB) may be used in lieu of plywood.

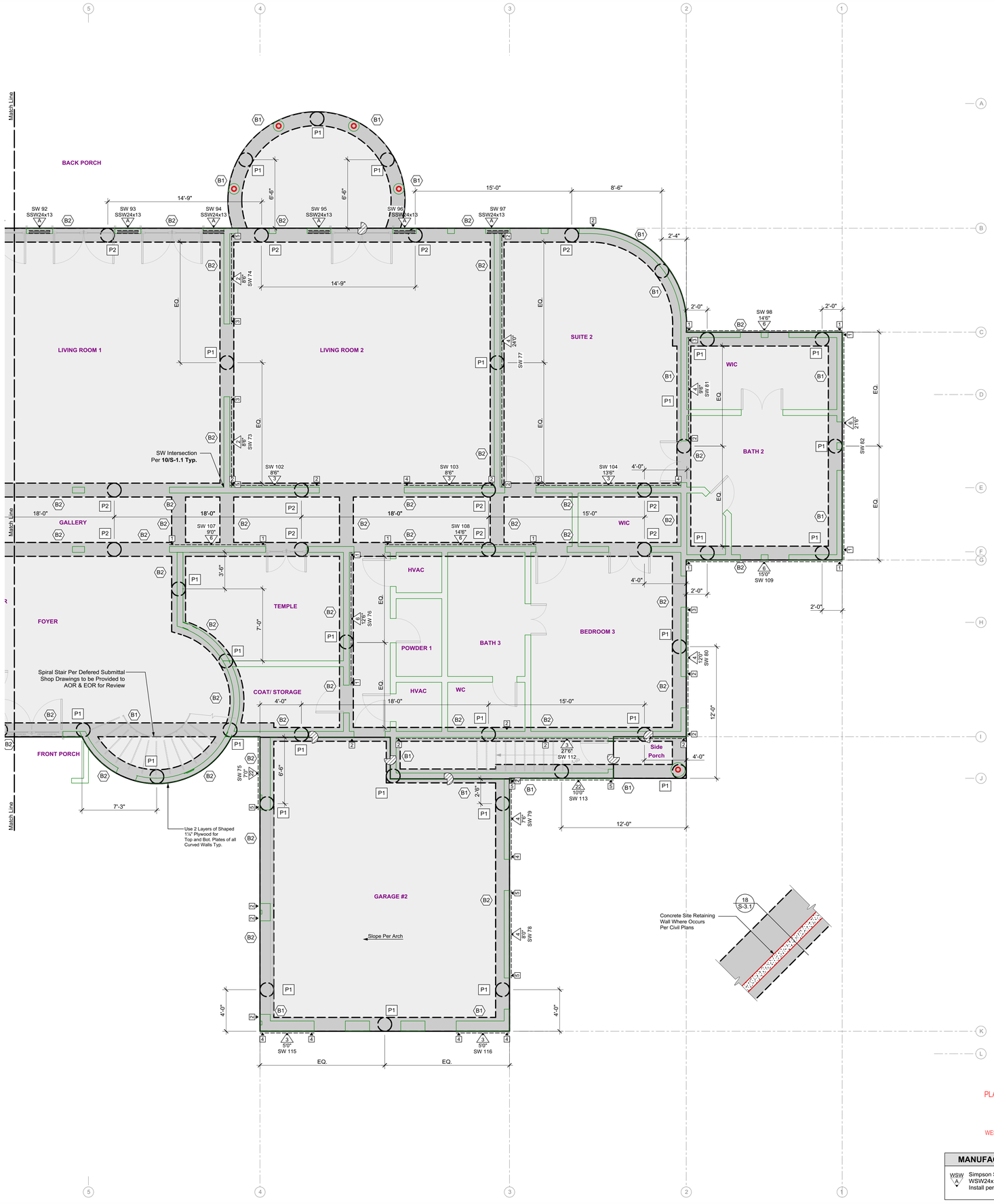
2019 CBC TABLE 2304.10.1
FASTENING SCHEDULE

	CONNECTION	FASTENING [a,h]
1.	Blocking between joists or rafters to top plate, toenail	3-8d
2.	Ceiling joists to plate, toenail	3-8d
3.	Ceiling joists, laps over partitions, face nail	3-16d
4.	Ceiling joists to parallel rafters, face nail	Per CBC Table 2308.7.3.1
5.	Collar tie to rafter, face nail	3-10d
6.	Rafter or roof truss to plate, toenail	3-10d
7.	Roof rafters to ridge valley or hip, toe nail / end nail Roof rafter to 2x ridge beam, toe nail / end nail	3-10d / 2-16d
8.	Double studs, face nail	16d at 24" oc
9.	Built-up corner studs	16d @ 16" oc
10.	Continuous header, two pieces	16d at 16" oc along each edge
11.	Continuous header to stud, toenail	4-8d
12.	Double top plates, typical face nail	16d at 16" oc
13.	Double top plates, lap splice	8-16d
14.	Sole plate to joist or blocking, typical face nail	16d at 16" o.c.
15.	Sole plate to joist or blocking at braced wall panels	2-16d @ 16" o.c.
16.	Stud to to or bottom plate	4-8d, toenail or 2-16d, end nail
17.	Top or bottom plate to stud, end nail	2-16d
18.	Top plates, laps and intersections, face nail	2-16d
19.	1" diagonal brace to each stud and plate, face nail	2-8d
20.	1" x 6" sheathing each bearing (or less), face nail	2-8d
21.	1" x 8" and wider sheathing to each bearing, face nail	3-8d
22.	Joist to sill or girder, toenail	3-8d
23.	Rim joist to top plate, toenail	8d at 6" oc
24.	1" x 6" subfloor or less to each joist, face nail	2-8d
25.	2" subfloor to joist or girder, blind and face nail	2-16d
26.	2" planks, face nail	2-16d at each bearing
27.	Built-up girder and beams, face nail	20d at 32" oc at top and bottom staggered on opposite sides and 2-20d at ends and at each splice
28.	Ledger strip, face nail	3-16d
29.	Joist to band joist, end nail at each joist	3-16d
30.	Bridging to joist, toenail each end	2-8d
31.	Wood structural panels and particleboard: [b] Subfloor and wall sheathing (to framing): 1/2" and less 19/32" - 3/4" 7/8" - 1 1/4" Single Floor (combination subfloor-underlayment to framing): 3/4" and less 7/8" - 1" 1 1/8" - 1 1/4"	6d[c] 8d[c] or 6d 8d 10d[c] or 8d 6d[c] or 8d[c] 8d 10d[c] or 8d[c]
32.	Panel siding (to framing): 1/2" or less 5/8"	6d[c] 8d[c]
33.	Fiberboard sheathing: [i] 1/2" 25/32"	No. 11 ga.[k] 6d No. 16 ga.[k] No. 11 ga.[k] 8d No. 16 ga.[k]
34.	Interior paneling: 1/4" (6.4 mm) 3/8" (9.5 mm)	4d[l] 6d[l]

a Common or box nails may be used except where otherwise stated.
b Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing may be common, box or casing.
c Common or deformed shank (6d - 2"x0.113"; 8d - 2 1/2"x0.131"; 10d - 3"x0.148").
d Common (6d - 2"x0.113"; 8d - 2 1/2"x0.131"; 10d - 3"x0.148").
e Deformed shank (6d - 2"x0.113"; 8d - 2 1/2"x0.131"; 10d - 3"x0.148").
f Corrosion-resistant siding (6d - 1 7/8"x0.106"; 8d - 2 3/8"x0.128") or casing (6d - 2"x0.099"; 8d - 2 1/2"x0.113") nails.
g Fasteners spaced 3 inches oc at exterior edges and 6 inches oc at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches oc on the edges and 12 inches oc at intermediate supports for nonstructural applications.
h Corrosion-resistant roofing nails with 7/16" diameter head and 1 1/2" length for 1/2" sheathing and 1 3/4" length for 25/32" sheathing.
i Corrosion-resistant staples with nominal 7/16" crown or 1" crown and 1 1/4" length for 1/2" sheathing and 1 1/2" length for 25/32" sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
j Casing (1 1/2"x0.080") or finish (1 1/2"x0.072") nails spaced 6" on panel edges, 12" at intermediate supports.
k Panel supports at 24". Casing or finish nails spaced 6" on panel edges, 12" at intermediate supports.
l For roof sheathing applications, 8d nails (2 1/2"x0.113") are minimum required for wood structural panels.
m Staples shall have a minimum crown width of 7/16".
n For roof sheathing applications, fasteners spaced 4 inches on center at edges, 6 inches at intermediate supports.
o Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

ENGINEERED LUMBER

1. Glu-laminated Beams (GLB):
   (a) shall be 24F-V4 for simple single spans and 24F-V8 for beams that are cantilevered &/or continuous over interior supports. They shall have the following min. properties:
      i. Fb = 2400 psi
      ii. Fv = 265 psi
      iii. Fc = 650 psi
      iv. E = 1800 ksi
   (b) shall not be notched, cut or drilled without prior approval from the Engineer
   (c) shall have exterior glue and weather-treatment prior to installation
   (d) shall be fabricated by an approved manufacturer. An A.I.T.C. Certificate of Compliance shall be given to the building inspector prior to installation
   (e) shall have factory standard camber, except where noted otherwise on the plans
2. Laminated Veneer Lumber (LVL) :
   (a) shall be 1-3/4" minimum thickness with the following minimum properties:
      i. E = 2000 ksi
      ii. Fb = 2600 psi
      iii. Fv = 285 psi
      iv. Fc (parallel) = 2500 psi
      v. Fc (perp.) = 750 psi
      vi. Ft (parallel) = 1500 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:



GRADE BEAM SCHEDULE

MARK	LONGITUNDAL REINFORCEMENT	SHEAR REINFORCEMENT	DETAILS
B1	3 - #5 T&B	#3 @ 9" o.c.	Typical Exterior Grade Beam: 2/S-3.1
B2	5 - #5 T&B	#3 @ 9" o.c.	Typical Interior Grade Beam: 3/S-3.1

DRILLED PIER SCHEDULE

MARK	EMBEDMENT	DETAILS
P1	16'-0"	Typical Pier: 5/S-3.1
P2	20'-0"	Typical Pier to Grade Beam: 6/S-3.1

All embedments are in to competent material as determined by the soils engineer.
Total pier length will vary.
All Piers are centered on grade beams UNO.
If Drilling Refusal met prior to reaching these depths, contact the Soils and Structural EOR for further instruction.

GENERAL FOUNDATION NOTES

Please see Soils Report for additional specifications and recommendations. It is the contractor's responsibility to obtain a copy of the soils report from the owner or owners representative.

Prior to the contractor requesting a Building Department foundation inspection, the Soils Engineer shall advise the building inspector in writing that:

a) Building pad was prepared in accordance with soils report
b) Utility trenches have been properly backfilled and compacted, and
c) Foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

Denotes step in slab. Step per Architecturals

BX — Concrete Grade Beam or Footing, **1'-4"** x **2'-0"** min. U.N.O per plan. Reinf. per schedule and details

PX — **16"** diameter drilled concrete pier, embedment and reinforcing per sched. Typical U.N.O.

Wood Frame Wall Above (See S-2.2)

6" Slab-on-Grade w/ #5 @ 16" o.c. Ea. Way

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	CS14	(2) 2x	N/A	**Holdowns**
B	CMSTC16	(2) 2x	N/A	**Ext. Ftg.** 9/S-3.1
C	CMST14	4x6	N/A	**Int. Ftg.** 10/S-3.1
D	CMST12	4x6	N/A	**Hdr.** 24/S-3.2
E	MSTC66B3	(2) 2x	N/A	**Steel Beam** 23/S-3.2
1	HDU4	(2) 2x	Per Details	**Wood Beam** 22/S-3.2
2	HDU8	4x6	Per Details	**Floor to Floor** 21/S-3.2
3	HDU11	6x6	Per Details	**Straps**
4	HDU14	6x6	Per Details	**Floor to Floor** 21/S-3.3
5	HD19	6x6	Per Details	

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)

SHEARWALL SCHEDULE

No.	MATERIALS	DESCRIPTION 2 SIDES	SILL PLATE	DESCRIPTION B'DRY	NAILING SIZE	NAILING SPACING	TRANSFERS[4] (2x - 1455lf) (3x - 1935lf) 5/8" dia.[2] AB	SDS[3] Screw (282lf)[6]	A-35 / LTP4/LTP5 (538lf)[6]	RBC (356lf)[6]	16d[5] (139lf)[6]
6	15/32" STRUC I PLY	N	2x	2x	10d	6"	48"	9"	18"	12"	4"
4	15/32" STRUC I PLY	N	2x	3x	10d	4"	35"	6"	12"	8"	3"
3	15/32" STRUC I PLY	N	2x	3x	10d	3"	26"	5"	9"	6"	-
2	15/32" STRUC I PLY	N	2x	3x	10d	2"	20"	3"[8,9]	7"	-	-
4V	15/32" STRUC I PLY	Y	3x	3x	10d	4"	17"	3"[8,9]	6"	-	-
2V	15/32" STRUC I PLY	Y	3x	3x	10d	2"	10"	2"[8,9]	3"[10]	-	-

FOOTNOTES:
1 All nails to be COMMONS. Do NOT use box type nails. All "field" nailing to be 12" o.c., U.N.O.
2 All shearwalls to have 5/8" AB's with 3" x 3" x .229" thick plate washers, minimum. Washers shall be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [CBC 2308.12.8 & 2308.12.9] [AF&PA SDPWS 4.3.6.4.3]
3 Simpson SDS 1/4"x4-1/2" Screws through 2x sill, or SDS 1/4"x6" Screws through 3x sill or double plates. [ICC ER-5268]
4 All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" o.c., stagger clips on each side of wall.
5 16d common nails through the sill plate to rim member or blocking.
6 Capacity reduced by plan irregularity factor(ASCE 12.3.3.4).
7 See details for permitted transfer clip types and locations.
8 Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
9 Install screws into Glulams or solid sawn member, LSL, LVL, or PSL members are NOT acceptable, UNO.
10 Provide both A35 and LTP4 clips on opposite sides of shearwall in order to acheive net spacing requirement.

MANUFACTURED SHEAR WALLS

WSW/A — Simpson Strong-Wall Wood Shearwall
WSW24x12 w/ WSW-AB1 x 30
Install per Mfr. Specs. & ICC-ES ESR-2652

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

Ashley&Vance ENGINEERING, INC.
1729B Telegraph Avenue
Oakland, CA 94612
(510) 473-2221
www.ashleyvance.com
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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER — SCOTT G. VANCE — C 67732 — CIVIL — STATE OF CALIFORNIA

Patel Residence

1989 Ticino Court
Pleasanton, CA

Revisions:

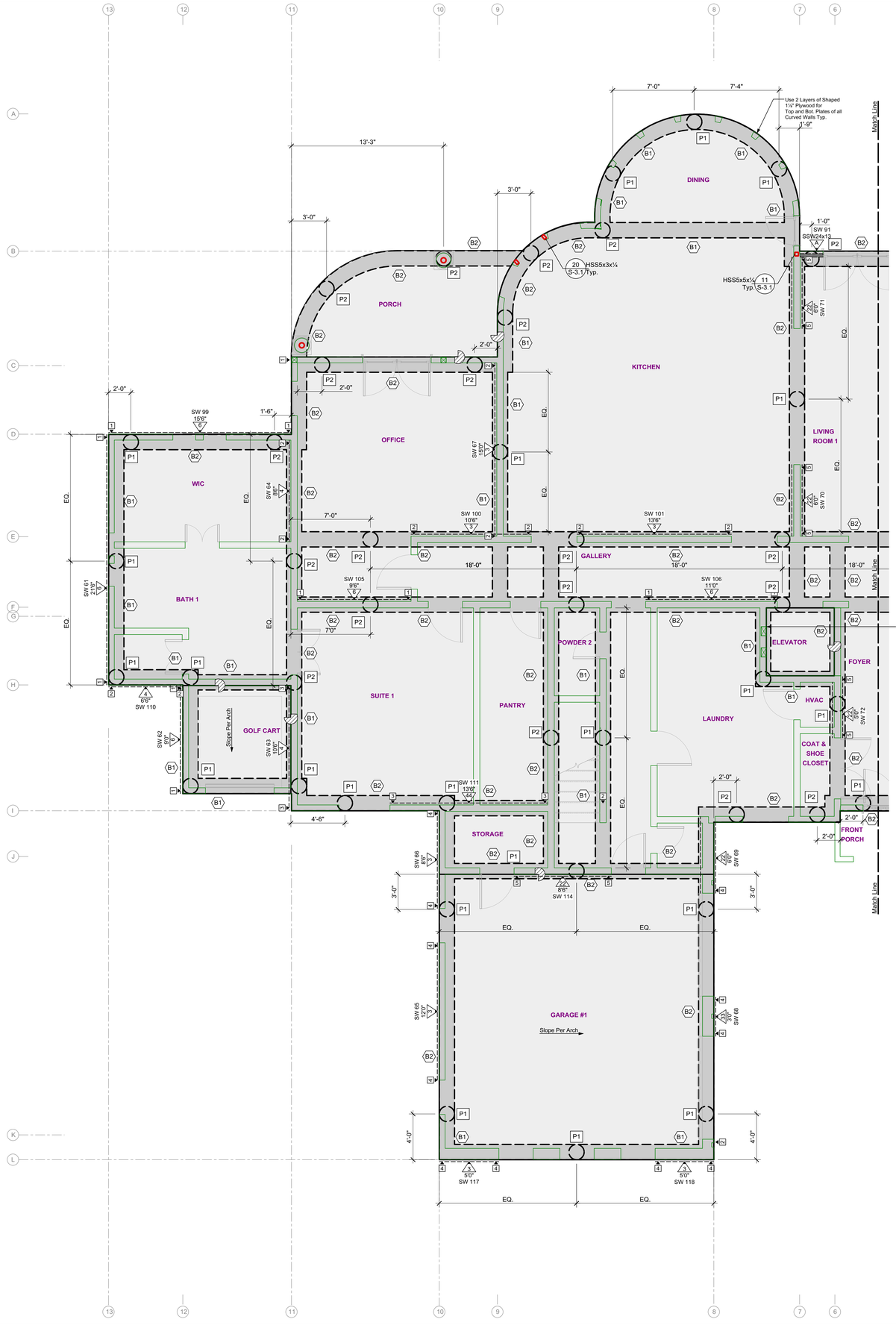
	Permit Set	20 July 2020
	Plan Check #1	15 Sept. 2020

Proj. Engr.: T. Holmes Phone Ext.: 152
Proj. Mngr.: T. Vance Phone Ext.: 112
Date: 20 July 2020 Scale: 1/4"=1'-0"
A&V Job No.: 18219

FOUNDATION PLAN

S-2.1a

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



GRADE BEAM SCHEDULE

MARK	LONGITUNDAL REINFORCEMENT	SHEAR REINFORCEMENT	DETAILS
B1	3 - #5 T&B	#3 @ 9" o.c.	Typical Exterior Grade Beam: 2/S-3.1
B2	5 - #5 T&B	#3 @ 9" o.c.	Typical Interior Grade Beam: 3/S-3.1

DRILLED PIER SCHEDULE

MARK	EMBEDMENT	DETAILS
P1	16'-0"	Typical Pier: 5/S-3.1
P2	20'-0"	Typical Pier to Grade Beam: 6/S-3.1

All embedments are in to competent material as determined by the soils engineer.
Total pier length will vary.
All Piers are centered on grade beams UNO.
If Drilling Refusal met prior to reaching these depths, contact the Soils and Structural EOR for further instruction.

GENERAL FOUNDATION NOTES

Please see Soils Report for additional specifications and recommendations. It is the contractor's responsibility to obtain a copy of the soils report from the owner or owners representative.

Prior to the contractor requesting a Building Department foundation inspection, the Soils Engineer shall advise the building inspector in writing that:

a) Building pad was prepared in accordance with soils report
b) Utility trenches have been properly backfilled and compacted, and
c) Foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

Denotes step in slab. Step per Architecturals

BX Concrete Grade Beam or Footing, **1'-4"** x **2'-0"** min. U.N.O per plan. Reinf. per schedule and details

PX **16"** diameter drilled concrete pier, embedment and reinforcing per sched. Typical U.N.O.

Wood Frame Wall Above (See S-2.2)

6" Slab-on-Grade w/ #5 @ 16" o.c. Ea. Way

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	CS14	(2) 2x	N/A	**Holdowns**
B	CMSTC16	(2) 2x	N/A	**Ext. Ftg.** 9/S-3.1
C	CMST14	4x6	N/A	**Int. Ftg.** 10/S-3.1
D	CMST12	4x6	N/A	**Hdr.** 24/S-3.2
E	MSTC66B3	(2) 2x	N/A	**Steel Beam** 23/S-3.2
1	HDU4	(2) 2x	Per Details	**Wood Beam** 22/S-3.2
2	HDU8	4x6	Per Details	**Floor to Floor** 21/S-3.2
3	HDU11	6x6	Per Details	**Straps**
4	HDU14	6x6	Per Details	**Floor to Floor** 21/S-3.3
5	HD19	6x6	Per Details	

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)

SHEARWALL SCHEDULE

	DESCRIPTION				NAILING		TRANSFERS[4]				
							(2x - 14SW) (3x - 16SW)	(282#)[6]	(536#)[6]	(356#)[6]	(139#)[6]
No.	MATERIALS	2 SIDES	SILL PLATE	B'DRY	SIZE	SPACING	5/8" dia.[2] AB	SDS [3] Screw	A-35 /[5] LTP4/LTP5	RBC	16d [5]
6	15/32" STRUC I PLY	N	2x	2x	10d	6"	48"	9"	18"	12"	4"
4	15/32" STRUC I PLY	N	2x	3x	10d	4"	35"	6"	12"	8"	3"
3	15/32" STRUC I PLY	N	2x	3x	10d	3"	26"	5"	9"	6"	-
2	15/32" STRUC I PLY	N	2x	3x	10d	2"	20"	3"[8,9]	7"	-	-
4V	15/32" STRUC I PLY	Y	3x	3x	10d	4"	17"	3"[8,9]	6"	-	-
2V	15/32" STRUC I PLY	Y	3x	3x	10d	2"	10"	2"[8,9]	3"[10]	-	-

FOOTNOTES:
1 All nails to be COMMONS. Do NOT use box type nails. All "field" nailing to be 12" o.c., U.N.O.
2 All shearwalls to have 5/8" AB's with 3" x 3" x .229" thick plate washers, minimum. Washers shall be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [CBC 2308.12.8 & 2308.12.9] [AF&PA SDPWS 4.3.6.4.3]
3 Simpson SDS 1/4"x4-1/2" Screws through 2x sill, or SDS 1/4"x6" Screws through 3x sill or double plates. [ICC ER-5268]
4 All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" o.c., stagger clips on each side of wall.
5 16d common nails through the sill plate to rim member or blocking.
6 Capacity reduced by plan irregularity factor(ASCE 12.3.3.4).
7 See details for permitted transfer clip types and locations.
8 Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
9 Install screws into Glulams or solid sawn member, LSL, LVL, or PSL members are NOT acceptable, UNO.
10 Provide both A35 and LTP4 clips on opposite sides of shearwall in order to acheive net spacing requirement.

MANUFACTURED SHEAR WALLS

WSW/A Simpson Strong-Wall Wood Shearwall
WSW24x12 w/ WSW-AB1 x 30
Install per Mfr. Specs. & ICC-ES ESR-2652

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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Revisions:

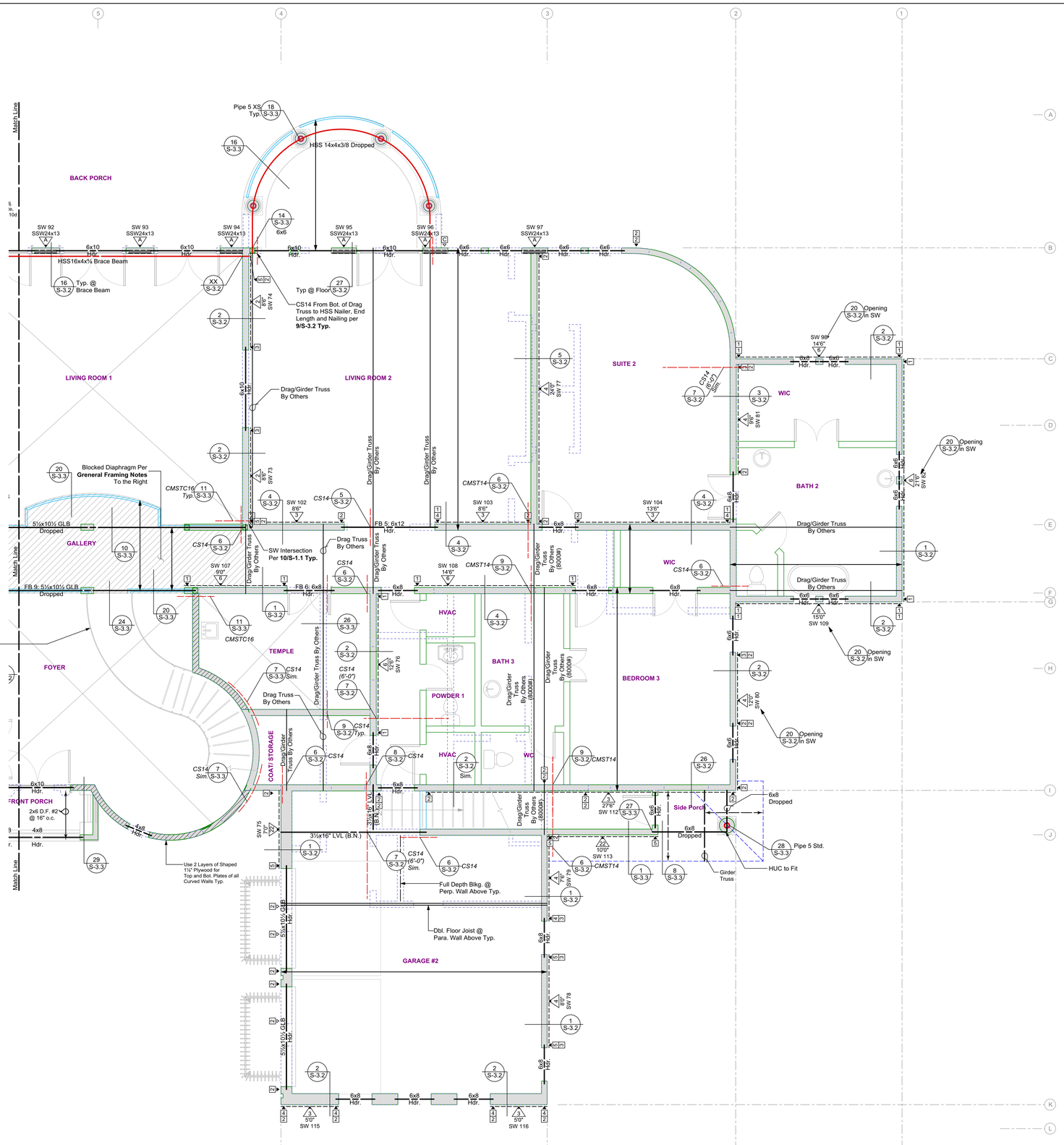
	Permit Set	20 July 2020
	Plan Check #1	15 Sept. 2020

Proj. Engr.: T. Holmes Phone Ext.: 152
Proj. Mngr.: T. Vance Phone Ext.: 112
Date: 20 July 2020 Scale: 1/4"=1'-0"
A&V Job No.: 18219

FOUNDATION PLAN

S-2.1b

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



TRUSS DRAWINGS
Manufactured truss (i.e. prefabricated truss) drawings are required. Truss drawings must be received by the Architect (or designer) in time to ensure adequate coordination with Structural Engineer. Refer to the Material Specifications for additional requirements. Truss drawings shall include (but are not limited to) the following:

1. All connections related to trusses (i.e. truss to truss, conventional framing to truss, truss to top plate, etc.
2. All related bracing for trusses.
3. Any camber needed to minimize excessive deflection.
4. Adequate design to prevent any lateral movement.
5. Adequate design to sustain any vertical load.
6. The builder agrees to hold the Architect (or Designer) & the Engineer harmless for omissions due to delayed receipt of truss drawings.

All truss engineering, drawings, truss types, and detailed shop drawings shall be approved by the project engineer prior to the installation of the trusses.

GENERAL FRAMING NOTES

Beams (per Call-out)

All Beams to Bear on Plates w/ Indicated Post or Doubler Below Unless Noted Otherwise

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

Floor sheathing to be 3/4" plywood or OSB, T & G, PI 40/20, glued and nailed w/ 10d commons at 6", 6", 12"

Blocked Diaphragm: (Where Occurs Per Plan)
Floor sheathing to be 3/4" plywood or OSB, T & G, PI 40/20, glued and nailed w/ 10d commons at 6", 6", 12". Block Diaphragm w/ 2x4 Flat Min. Blocking at All Panel Joints.

All Walls to have Continuous Double Top Plates,
All Splices to be per Detail **7/S-1.1**

All **Drag Trusses** to be **Boundary nailed full-length** and designed for a minimum drag force of **5000 lbs**, UNO per Plan

Pre-Fabricated Roof Trusses (by Others) @ 24" oc
All Truss to Truss Hangers per Mfr., Typ. (UNO)

16" Floor Trusses by Others
in Hangers by Others as Req'd

Denotes Step in Framing.
Step Ht. & Extent per Arch.

Waterproofing, flashing, & finish details per Architecturals.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

WALL SCHEDULE

Stud wall locations per Architecturals.

Non-Bearing Wood-Framed Wall, Thk. per Arch.
2x4 D.F. Stud @ 16" oc, Min.

Struc. Wood-Framed Wall, Thk. per Arch.
2x6 D.F. Stud @ 16" oc, Min.

(N) Struc. Balloon-Framed Wall, Thk. per Arch.
2x8 D.F. #2 @ 16" oc, Min.

Provide wall length continuous full depth solid blocking (where floor joists perpendicular) or double floor joist (where joists parallel) for all walls above.

Walls above
(shown for clarity)

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	CS14	(2) 2x	N/A	**Holdowns**
B	CMSTC16	(2) 2x	N/A	**Ext. Ftg.** 9/S-3.1
C	CMST14	4x6	N/A	**Int. Ftg.** 10/S-3.1
D	CMST12	4x6	N/A	**Hdr.** 24/S-3.2
E	MSTC66B3	(2) 2x	N/A	**Steel Beam** 23/S-3.2
1	HDU4	(2) 2x	Per Details	**Wood Beam** 22/S-3.2
2	HDU8	4x6	Per Details	**Floor to Floor** 21/S-3.2
3	HDU11	6x6	Per Details	**Straps**
4	HDU14	6x6	Per Details	**Floor to Floor** 21/S-3.3
5	HD19	6x6	Per Details	

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)

SHEARWALL SCHEDULE

	DESCRIPTION				NAILING		TRANSFERS[4]				
		2 SIDES	SILL PLATE	B'DRY			(2x - 14566) (3x - 19556)	(2826)[6]	(5366)[6]	(3566)[6]	(1336)[6]
No.	MATERIALS				SIZE	SPACING	5/8" dia.[2] AB	SDS[3] Screw	A-35 /[7] LTP4/LTP5	RBC	16d[5]
6	15/32" STRUC I PLY	N	2x	2x	10d	6"	48"	9"	18"	12"	4"
4	15/32" STRUC I PLY	N	2x	3x	10d	4"	35"	6"	12"	8"	3"
3	15/32" STRUC I PLY	N	2x	3x	10d	3"	26"	5"	9"	6"	-
2	15/32" STRUC I PLY	N	2x	3x	10d	2"	20"	3"[8,9]	7"	-	-
HD	15/32" STRUC I PLY	Y	3x	3x	10d	4"	17"	3"[8,9]	6"	-	-
HD	15/32" STRUC I PLY	Y	3x	3x	10d	2"	10"	2"[8,9]	3"[10]	-	-

FOOTNOTES:
1 All nails to be COMMONS. Do NOT use box type nails. All "field" nailing to be 12" o.c., U.N.O.
2 All shearwalls to have 5/8" A/B's with 3" x 3" x .229" thick plate washers, minimum. Washers shall be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [CBC 2308.12.8 & 2308.12.9] [AF&PA SDPWS 4.3.6.4.3]
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4 All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" o.c., stagger clips on each side of wall.
5 16d common nails through the sill plate to rim member or blocking.
6 Capacity reduced by plan irregularity factor(ASCE 12.3.3.4).
7 See details for permitted transfer clip types and locations.
8 Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
9 Install screws into Glulams or solid sawn member, LSL, LVL, or PSL members are NOT acceptable, UNO.
10 Provide both A35 and LTP4 clips on opposite sides of shearwall in order to acheive net spacing requirement.

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

MANUFACTURED SHEAR WALLS

WSW/A Simpson Strong-Wall Wood Shearwall
WSW24x12 w/ WSW-AB1 x 30
Install per Mfr. Specs. & ICC-ES ESR-2652

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER — SCOTT G. VANCE — C 67732 — CIVIL — STATE OF CALIFORNIA

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Revisions:

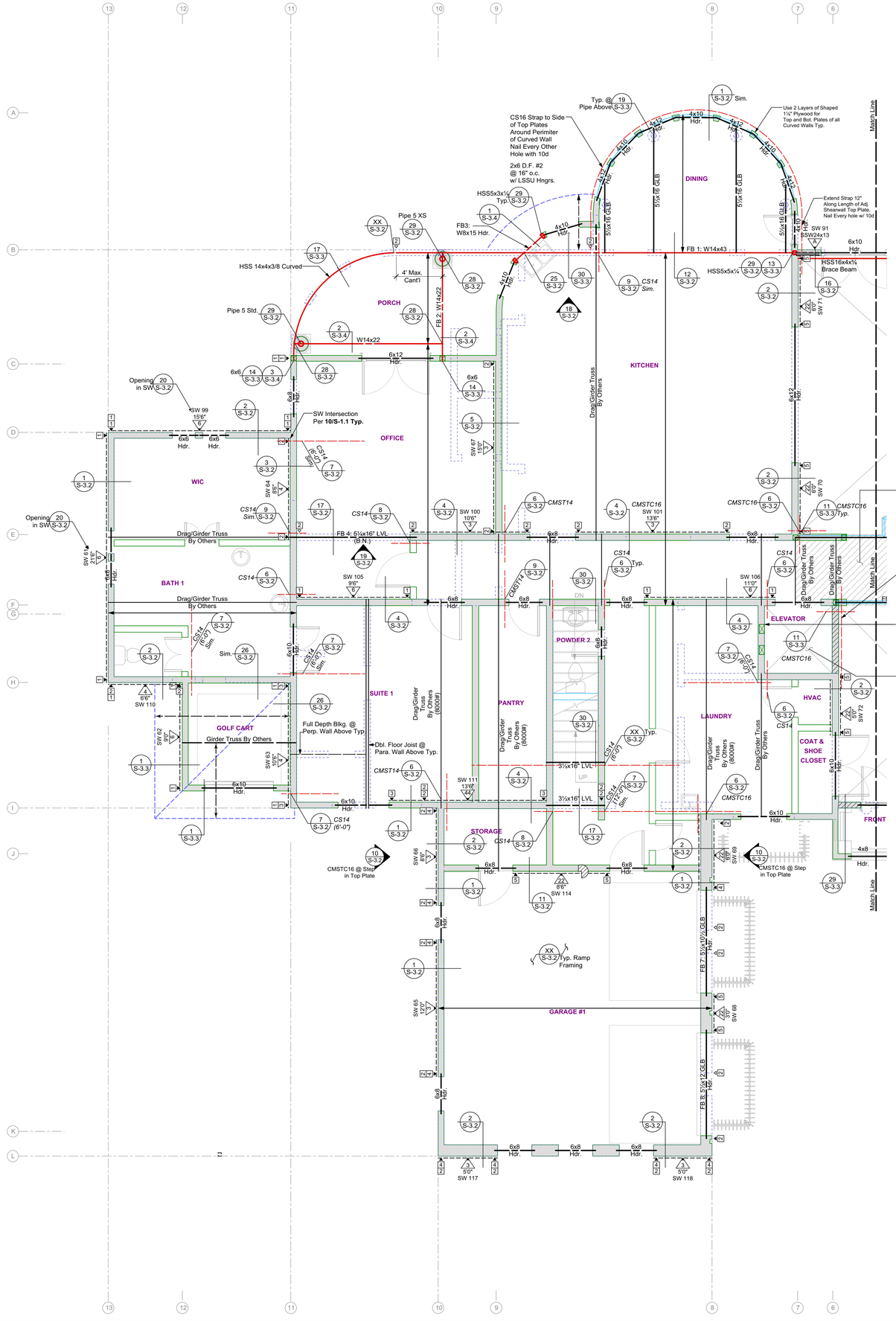
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Proj. Engr.: T. Holmes Phone Ext.: 152
Proj. Mngr.: T. Vance Phone Ext.: 112
Date: 20 July 2020 Scale: 1/4"=1'-0"
A&V Job No.: 18219

FLOOR FRAMING PLAN

S-2.2a

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5. Adequate design to sustain any vertical load.
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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY G. VANCE
C 67732
CIVIL
STATE OF CALIFORNIA

GENERAL FRAMING NOTES

Beams (per Call-out)

All Beams to Bear on Plates w/ Indicated Post or Doubler Below Unless Noted Otherwise

All Lumber 4x8, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

Floor sheathing to be 3/4" plywood or OSB, T & G, PI 40/20, glued and nailed w/ 10d commons at 6", 6", 12"

Blocked Diaphragm: (Where Occurs Per Plan)
Floor sheathing to be 3/4" plywood or OSB, T & G, PI 40/20, glued and nailed w/ 10d commons at 6", 6", 12". Block Diaphragm w/ 2x4 Flat Min. Blocking at All Panel Joints.

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

All **Drag Trusses** to be **Boundary nailed full-length** and designed for a minimum drag force of **5000 lbs**, UNO per Plan

Pre-Fabricated Roof Trusses (by Others) @ 24" oc
All Truss to Truss Hangers per Mfr., Typ. (UNO)

16" Floor Trusses by Others
in Hangers by Others as Req'd

Denotes Step in Framing. Step Ht. & Extent per Arch.

Waterproofing, flashing, & finish details per Architecturals.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

WALL SCHEDULE

Stud wall locations per Architecturals.

Non-Bearing Wood-Framed Wall, Thk. per Arch.
2x4 D.F. Stud @ 16" oc, Min.

Struc. Wood-Framed Wall, Thk. per Arch.
2x6 D.F. Stud @ 16" oc, Min.

(N) Struc. Balloon-Framed Wall, Thk. per Arch.
2x8 D.F. #2 @ 16" oc, Min.

Provide wall length continuous full depth solid blocking (where floor joists perpendicular) or double floor joist (where joists parallel) for all walls above.

Walls above
(shown for clarity)

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
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C	CMST14	4x6	N/A	**Int. Ftg.** 10/S-3.1
D	CMST12	4x6	N/A	**Hdr.** 24/S-3.2
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5	HD19	6x6	Per Details	

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)

SHEARWALL SCHEDULE

	DESCRIPTION				NAILING		TRANSFERS[4] (2x - 14698) (2x - 19556) (2828)[6] (3356)[6] (3356)[6] (1356)[6]				
No.	MATERIALS	2 SIDES	SILL PLATE	B'DRY	SIZE	SPACING	5/8" dia.[2] AB	SDS[3] Screw	A-35 // LTP4/LTP5	RBC	16d[5]
6	15/32" STRUC I PLY	N	2x	2x	10d	6"	48"	9"	18"	12"	4"
4	15/32" STRUC I PLY	N	2x	3x	10d	4"	35"	6"	12"	8"	3"
3	15/32" STRUC I PLY	N	2x	3x	10d	3"	26"	5"	9"	6"	-
2	15/32" STRUC I PLY	N	2x	3x	10d	2"	20"	3"[8,9]	7"	-	-
4	15/32" STRUC I PLY	Y	3x	3x	10d	4"	17"	3"[8,9]	6"	-	-
2	15/32" STRUC I PLY	Y	3x	3x	10d	2"	10"	2"[8,9]	3"[10]	-	-

FOOTNOTES:
1 All nails to be COMMONS. Do NOT use box type nails. All "field" nailing to be 12" o.c., U.N.O.
2 All shearwalls to have 5/8" AB's with 3" x 3" x .229" thick plate washers, minimum. Washers shall be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend w/thin 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [CBC 2308.12.8 & 2308.12.9] [AF&PA SDPWS 4.3.6.4.3]
3 Simpson SDS 1/4"x4-1/2" Screws through 2x sill, or SDS 1/4"x6" Screws through 3x sill or double plates. [ICC ER-5268]
4 All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" o.c., stagger clips on each side of wall.
5 16d common nails through the sill plate to rim member or blocking.
6 Capacity reduced by plan irregularity factor(ASCE 12.3.3.4).
7 See details for permitted transfer clip types and locations.
8 Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
9 Install screws into Glulams or solid sawn member, LSL, LVL, or PSL members are NOT acceptable, UNO.
10 Provide both A35 and LTP4 clips on opposite sides of shearwall in order to acheive net spacing requirement.

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

MANUFACTURED SHEAR WALLS

WSW A — Simpson Strong-Wall Wood Shearwall
WSW24x12 w/ WSW-AB1 x 30
Install per Mfr. Specs. & ICC-ES ESR-2652

Patel Residence

1989 Ticino Court
Pleasanton, CA

Revisions:

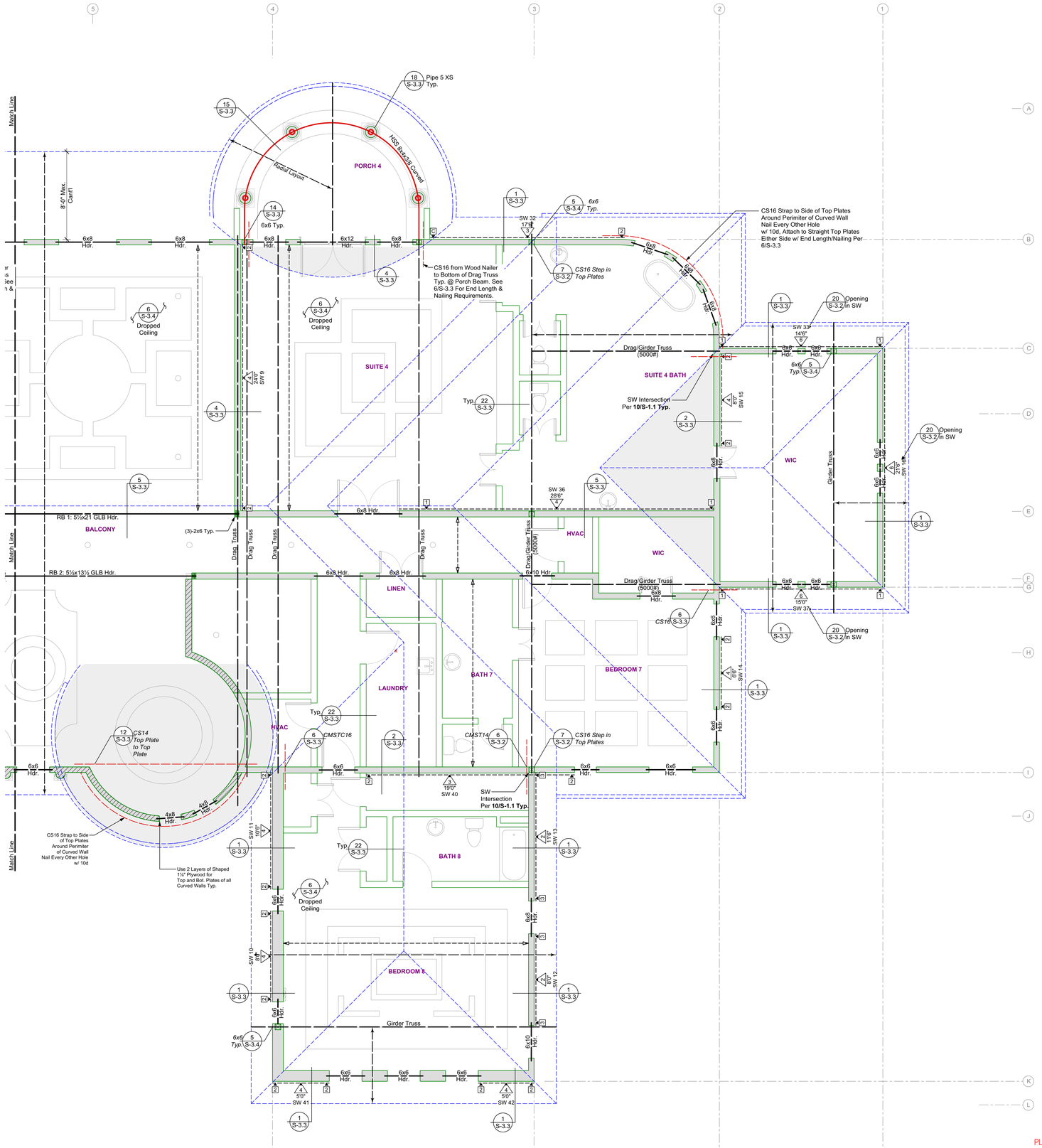
	Permit Set	20 July 2020
	Plan Check #1	15 Sept. 2020

Proj. Engr.: T. Holmes Phone Ext.: 152
Proj. Mngr.: T. Vance Phone Ext.: 112
Date: 20 July 2020 Scale: 1/4"=1'-0"
A&V Job No.: 18219

FLOOR FRAMING PLAN

S-2.2b

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



Denotes Approximate Areas of Overbuild. Overbuild Framing Consists of 2x8 Ridge, 2x6 Rafters, with 2x4 Vertical Supports @ 48" o.c., Staggered.

TRUSS DRAWINGS

Manufactured truss (i.e. prefabricated truss) drawings are required. Truss drawings must be received by the Architect (or designer) in time to ensure adequate coordination with Structural Engineer. Refer to the Material Specifications for additional requirements. Truss drawings shall include (but are not limited to) the following:

1. All connections related to trusses (i.e. truss to truss, conventional framing to truss, truss to top plate, etc.
2. All related bracing for trusses.
3. Any camber needed to minimize excessive deflection.
4. Adequate design to prevent any lateral movement.
5. Adequate design to sustain any vertical load.
6. All required blocking at ridges, hips, and valleys.
7. The builder agrees to hold the Architect (or Designer) & the Engineer harmless for omissions due to delayed receipt of truss drawings.

All truss engineering, drawings, truss types, and detailed shop drawings shall be approved by the project engineer prior to the installation of the trusses.

GENERAL FRAMING NOTES

Beams (per Call-out)

Girder/Drag Truss By Others
Approx. Locations Shown

All Beams to Bear on Plates w/ Indicated Post or Doubler Below Unless Noted Otherwise

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

Roof sheathing to be 5/8" plywood or OSB PI 32/16, glued and nailed w/ 10d commons at 6", 6", 12"

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

All **Drag Trusses** to be **boundary nailed full-length** and designed for a minimum drag force of **5000 lbs**, UNO

Pre-Fabricated Roof Trusses (by Others) @ 24" oc
All Truss to Truss Hangers per Mfr., Typ. (UNO)

Roof Joists -- 2x10 D.F. #2 @ 16" oc
in Simson LSSU Hangers. (UNO)

Ceiling Joists -- 2x8 D.F. #1 @ 24" oc
in Simpson LU Hangers. (UNO)

Waterproofing, flashing, & finish details per Architecturals.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

WALL SCHEDULE

Stud wall locations per Architecturals.

Non-Bearing Wood-Framed Wall, Thk. per Arch.
2x4 D.F. Stud @ 16" oc, Min.

Struc. Wood-Framed Wall, Thk. per Arch.
2x6 D.F. Stud @ 16" oc, Min.

(N) Struc. Balloon-Framed Wall, Thk. per Arch.
2x8 D.F. Stud @ 16" oc, Min.

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
A	CS14	(2) 2x	N/A	**Holdowns**
B	CMSTC16	(2) 2x	N/A	**Ext. Ftg.** 9/S-3.1
C	CMST14	4x6	N/A	**Int. Ftg.** 10/S-3.1
D	CMST12	4x6	N/A	**Hdr.** 24/S-3.2
E	MSTC66B3	(2) 2x	N/A	**Steel Beam** 23/S-3.2
1	HDU4	(2) 2x	Per Details	**Wood Beam** 22/S-3.2
2	HDU8	4x6	Per Details	**Floor to Floor** 21/S-3.2
3	HDU11	6x6	Per Details	**Straps**
4	HDU14	6x6	Per Details	**Floor to Floor** 21/S-3.3
5	HD19	6x6	Per Details	

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)

SHEARWALL SCHEDULE

	DESCRIPTION				NAILING		TRANSFERS[4] (2x - 14566# / 3x - 18556#)				
No.	MATERIALS	2 SIDES	SILL PLATE	B'DRY	SIZE	SPACING	5/8" dia.[2] AB	SDS[3] Screw (2826#)[6]	A-35 /[7] LTP4/LTP5 (3384#)[6]	RBC (3384#)[6]	16d[5] (1336#)[6]
6	15/32" STRUC I PLY	N	2x	2x	10d	6"	48"	9"	18"	12"	4"
4	15/32" STRUC I PLY	N	2x	3x	10d	4"	35"	6"	12"	8"	3"
3	15/32" STRUC I PLY	N	2x	3x	10d	3"	26"	5"	9"	6"	-
2	15/32" STRUC I PLY	N	2x	3x	10d	2"	20"	3"[8,9]	7"	-	-
4Y	15/32" STRUC I PLY	Y	3x	3x	10d	4"	17"	3"[8,9]	6"	-	-
2Y	15/32" STRUC I PLY	Y	3x	3x	10d	2"	10"	2"[8,9]	3"[10]	-	-

FOOTNOTES:
1 All nails to be COMMONS. Do NOT use box type nails. All "field" nailing to be 12" o.c., U.N.O.
2 All shearwalls to have 5/8" AB's with 3" x 3" x .229" thick plate washers, minimum. Washers shall be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [CBC 2308.12.8 & 2308.12.9] [AF&PA SDPWS 4.3.6.4.3]
3 Simpson SDS 1/4"x4-1/2" Screws through 2x sill, or SDS 1/4"x6" Screws through 3x sill or double plates. [ICC ER-5268]
4 All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" o.c., stagger clips on each side of wall.
5 16d common nails through the sill plate to rim member or blocking.
6 Capacity reduced by plan irregularity factor(ASCE 12.3.3.4).
7 See details for permitted transfer clip types and locations.
8 Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
9 Install screws into Glulams or solid sawn member, LSL, LVL, or PSL members are NOT acceptable, UNO.
10 Provide both A35 and LTP4 clips on opposite sides of shearwall in order to acheive net spacing requirement.

MANUFACTURED SHEAR WALLS

WSW A — Simpson Strong-Wall Wood Shearwall
WSW24x12 w/ WSW-AB1 x 30
Install per Mfr. Specs. & ICC-ES ESR-2652

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

Ashley&Vance ENGINEERING, INC.
1729B Telegraph Avenue
Oakland, CA 94612
(510) 473-2221
www.ashleyvance.com
CIVIL • STRUCTURAL

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER — SCOTT G. VANCE — C 67732 — CIVIL — STATE OF CALIFORNIA

Patel Residence

1989 Ticino Court
Pleasanton, CA

Revisions:

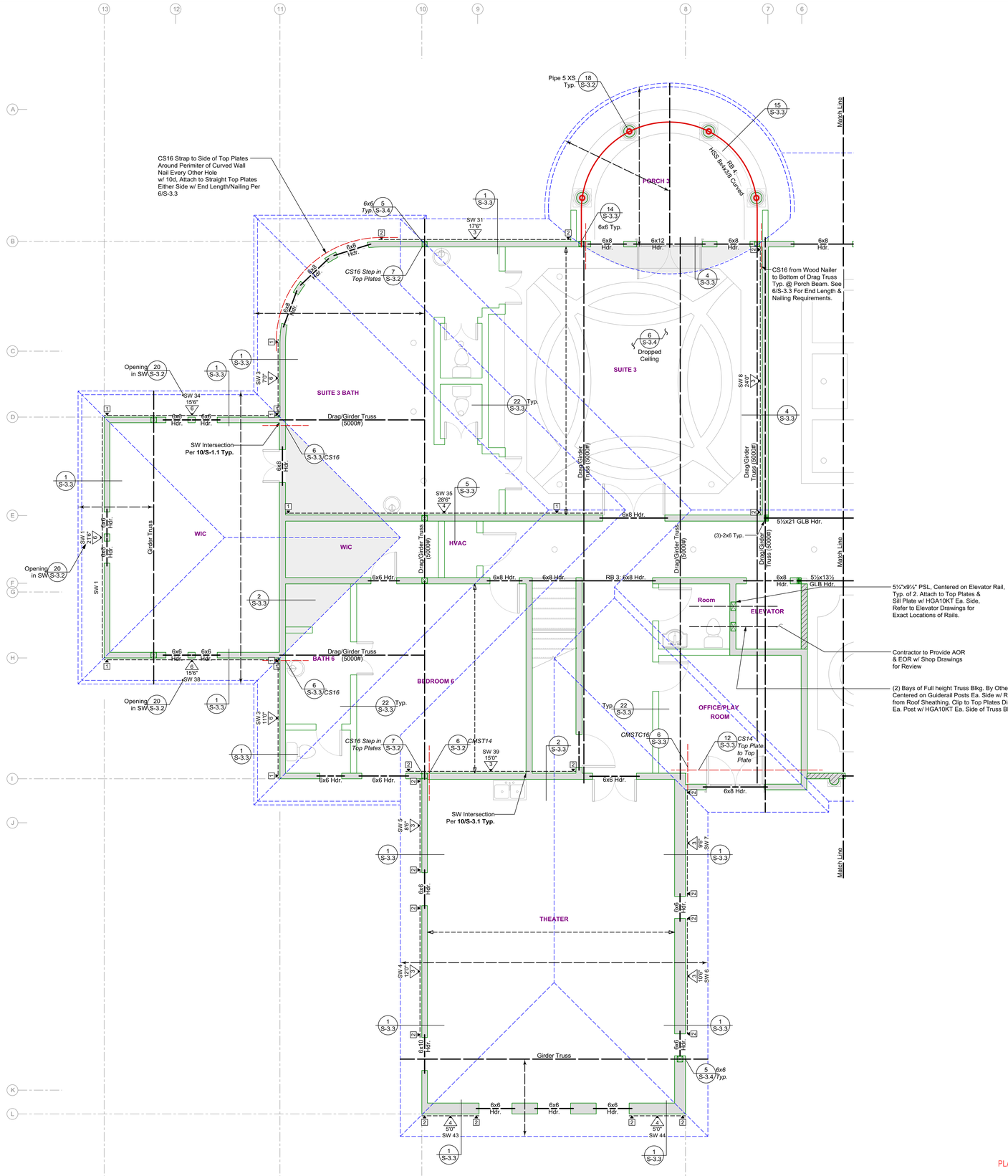
	Permit Set	20 July 2020
	Plan Check #1	15 Sept. 2020

Proj. Engr.: T. Holmes Phone Ext.: 152
Proj. Mngr.: T. Vance Phone Ext.: 112
Date: 20 July 2020 Scale: 1/4"=1'-0"
A&V Job No.: 18219

ROOF FRAMING PLAN

S-2.3a

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



Denotes Approximate Areas of Overbuild. Overbuild Framing Consists of 2x8 Ridge, 2x6 Rafters, with 2x4 Vertical Supports @ 48" o.c., Staggered.

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GENERAL FRAMING NOTES

Beams (per Call-out)

Girder/Drag Truss By Others
Approx. Locations Shown

All Beams to Bear on Plates w/ Indicated Post or Doubler Below Unless Noted Otherwise

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

Roof sheathing to be 5/8" plywood or OSB PI 32/16, glued and nailed w/ 10d commons at 6", 6", 12"

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

All **Drag Trusses** to be **boundary nailed full-length** and designed for a minimum drag force of **5000 lbs**, UNO

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All Truss to Truss Hangers per Mfr., Typ. (UNO)

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Waterproofing, flashing, & finish details per Architecturals.

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Stud wall locations per Architecturals.

Non-Bearing Wood-Framed Wall, Thk. per Arch.
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2x6 D.F. Stud @ 16" oc, Min.

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TYPE	HOLDOWN[1]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
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D	CMST12	4x6	N/A	**Hdr.** 24/S-3.2
E	MSTC66B3	(2) 2x	N/A	**Steel Beam** 23/S-3.2
1	HDU4	(2) 2x	Per Details	**Wood Beam** 22/S-3.2
2	HDU8	4x6	Per Details	**Floor to Floor** 21/S-3.2
3	HDU11	6x6	Per Details	**Straps**
4	HDU14	6x6	Per Details	**Floor to Floor** 21/S-3.3
5	HD19	6x6	Per Details	

FOOTNOTES:
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SHEARWALL SCHEDULE

No.	DESCRIPTION: MATERIALS	2 SIDES	SILL PLATE	B'DRY	NAILING: SIZE	NAILING: SPACING	TRANSFERS[4] (2x - 1468#) (3x - 1935#): 5/8" dia.[2] AB	(2824#)[6] SDS[3] Screw	(5360#)[6] A-35 // LTP4/LTP5	(3564#)[6] RBC	(1336#)[6] 16d[5]
6	15/32" STRUC I PLY	N	2x	2x	10d	6"	48"	9"	18"	12"	4"
4	15/32" STRUC I PLY	N	2x	3x	10d	4"	35"	6"	12"	8"	3"
3	15/32" STRUC I PLY	N	2x	3x	10d	3"	26"	5"	9"	6"	-
2	15/32" STRUC I PLY	N	2x	3x	10d	2"	20"	3"[8,9]	7"	-	-
11	15/32" STRUC I PLY	Y	3x	3x	10d	4"	17"	3"[8,9]	6"	-	-
22	15/32" STRUC I PLY	Y	3x	3x	10d	2"	10"	2"[8,9]	3"[10]	-	-

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PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

MANUFACTURED SHEAR WALLS

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WSW24x12 w/ WSW-AB1 x 30
Install per Mfr. Specs. & ICC-ES ESR-2652

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER — TIMOTHY G. VANCE — C 67732 — CIVIL — STATE OF CALIFORNIA

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Revisions:

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Date: 20 July 2020 Scale: 1/4"=1'-0"
A&V Job No.: 18219

ROOF FRAMING PLAN

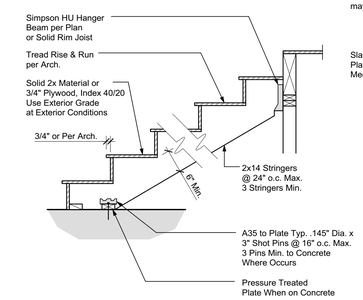
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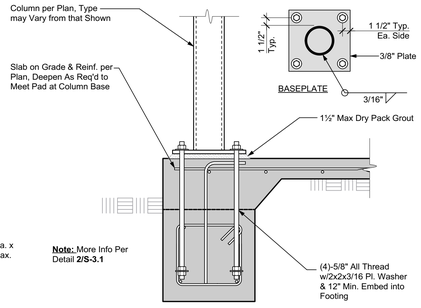
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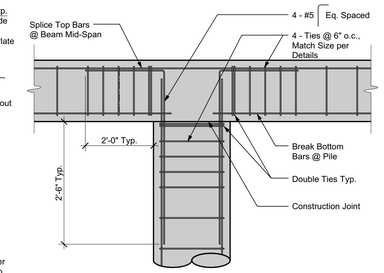
16 TYP. WOOD STAIR CONSTRUCTION



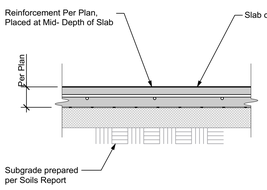
11 PIPE COLUMN TO GRADE BEAM



6 TYPICAL GRADE BEAM TO PIER



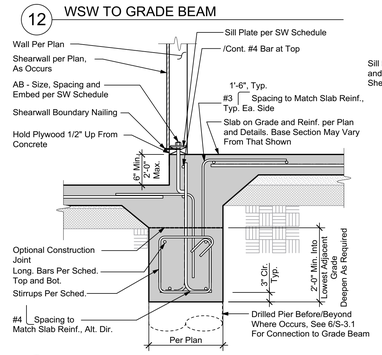
1 TYPICAL SLAB ON GRADE



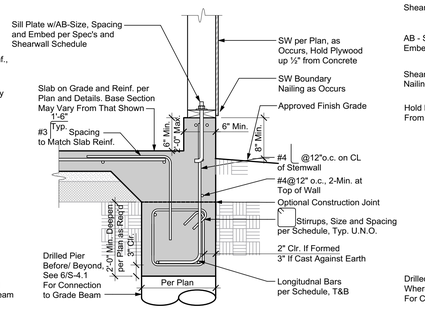
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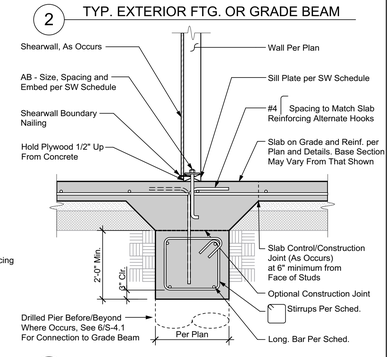
12 WSW TO GRADE BEAM



7 FOUNDATION AT GARAGE DOOR



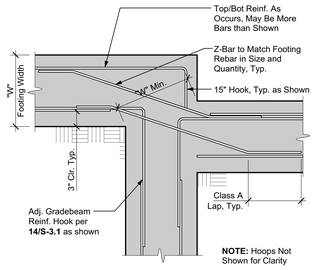
2 TYP. EXTERIOR FTG. OR GRADE BEAM



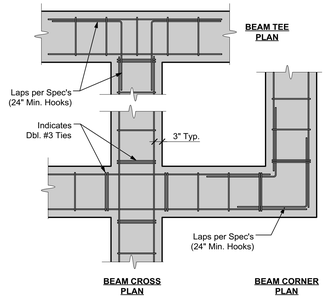
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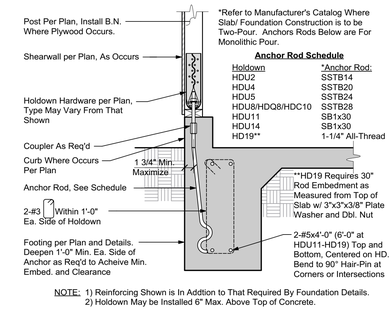
18 CONCRETE RETAINING WALL W/ KEY



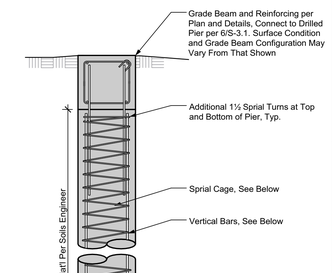
13 FOOTING AT STEP IN SLAB



8 EXTERIOR GRADE BEAM W/ CURB



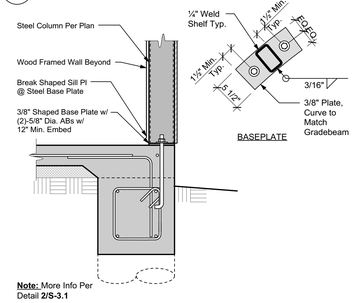
3 TYP. INTERIOR FTG. OR GRADE BEAM



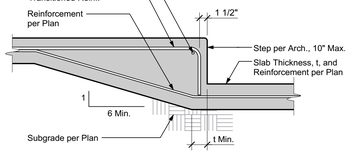
29 NOT USED

24 NOT USED

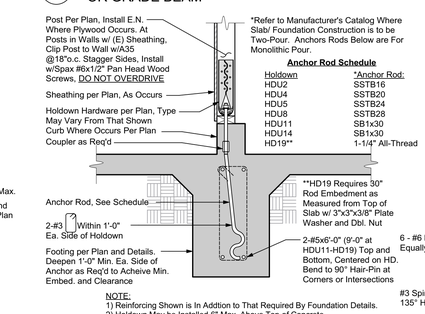
19 GRADEBEAM INTERSECTION



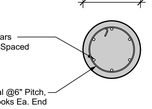
14 BEAM TO BEAM CONNECTIONS



9 HOLDOWN AT EXTERIOR FOOTING OR GRADE BEAM



4



30 NOT USED

25 NOT USED

20 TYP. EXTERIOR FTG. OR GRADE BEAM

15 STEP IN SLAB

10 HOLDOWN AT INTERIOR FOOTING OR GRADE BEAM

5 TYPICAL DRILLED PIER

** Embed Wall Footing into approved material per Soils Report. Contact EOR if retained heights exceed those on this schedule.

H	W	B	A8	Dk	Ak
4'-0"	8"	3'-0"	#4 @ 12	1'-0"	#5 @ 12
6'-0"	8"	4'-0"	#5 @ 12	1'-6"	#5 @ 12
8'-0"	10"	5'-0"	#5 @ 12	2'-6"	#5 @ 12
10'-0"	12"	7'-0"	#5 @ 8	3'-6"	#5 @ 12

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER
SCOTT G. VANCE
C 67732
CIVIL
STATE OF CALIFORNIA

Patel Residence
1989 Ticino Court
Pleasanton, CA

Revisions:

	Permit Set	20 July 2020
	Plan Check #1	15 Sept. 2020

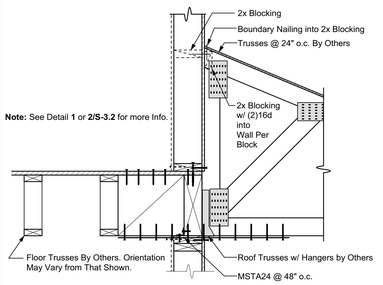
Proj. Engr.: T. Holmes Phone Ext.: 152
Proj. Mngr.: T. Vance Phone Ext.: 112
Date: 20 July 2020 Scale: NTS
A&V Job No.: 18219

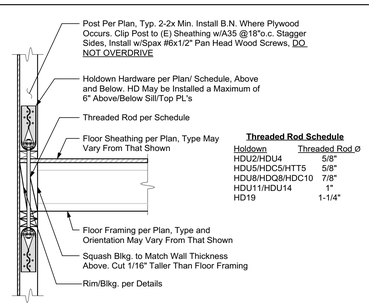
STRUCTURAL DETAILS

S-3.1

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

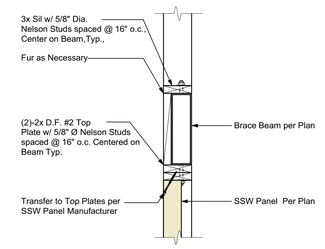
DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

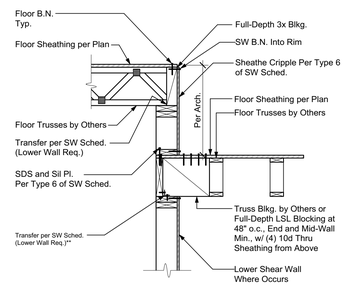




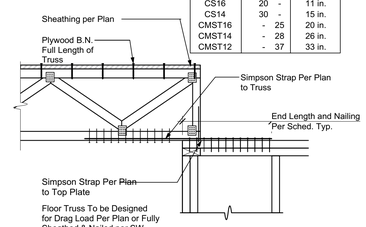
Threaded Rod Schedule

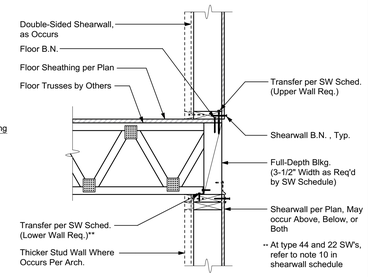
Holdown	Threaded Rod Ø
HDU2/HDU4	5/8"
HDU5/HDC5/HTT5	5/8"
HDU8/HDQ8/HDC10	7/8"
HDU11/HDU14	1"
HD19	1-1/4"



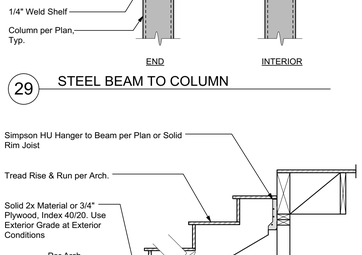


Strap	'N' 10d/16d	End Length
CS22	10 -	7 in.
CS20	12 -	8 in.
CS18	16 -	9 in.
CS16	20 -	11 in.
CS14	30 -	15 in.
CMST16	- 25	20 in.
CMST14	- 28	26 in.
CMST12	- 37	33 in.

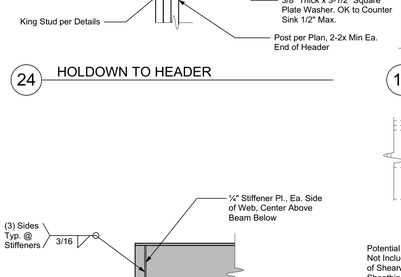




26 LOW ROOF TO FLOOR



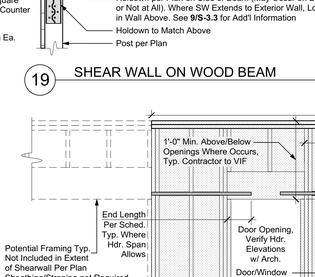
21 FLOOR-TO-FLOOR HOLDOWN



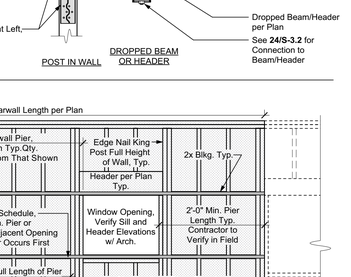
Threaded Rod Schedule

Holdown	Threaded Rod Ø
HDU2/HDU4	5/8"
HDU5/HDC5/HTT5	5/8"
HDU8/HDQ8/HDC10	7/8"
HDU11/HDU14	1"
HD19	1-1/4"

16 SHEAR TRANSFER AT BRACE BEAM

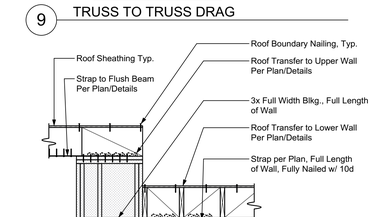


11 SHEAR TRANSFER AT STEP IN FRAMING

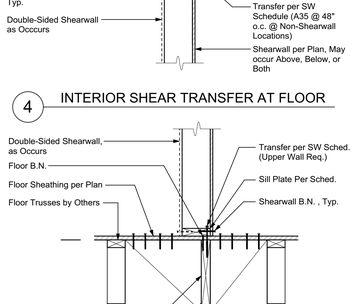


6 DRAG TO FLOOR TRUSS

Strap	'N' 10d/16d	End Length
CS22	10 -	7 in.
CS20	12 -	8 in.
CS18	16 -	9 in.
CS16	20 -	11 in.
CS14	30 -	15 in.
CMST16	- 25	20 in.
CMST14	- 28	26 in.
CMST12	- 37	33 in.



1 TYPICAL SHEAR TRANSFER AT FLOOR



27 SHEAR TRANSFER AT WSW

NOTE:
1) Beams May Occur One Side or Both
2) Where Beam is Deeper Than Girder, Use No. of Bolts Based on Girdger Depth
3) Bolts Shall be 7/8" Dia. A325N
4) Install Bolts in Standard Holes
5) Install and Tighten Bolts as Shear/Pretenioned Connections

"d" = bolt diamter

At Skewed or Multiple-Beam Connections, Extend Shear PL as Req'd for Bolt Installation, Entering and Tightening Access and to Meet the Minimum Dimennsions Shown

At Collectors, Noted Thus: WYYxZZ(*), Install 2 Rows of Bolts w/3" Between Rows, Extend PL Dim's as Req'd

Beam Size	No. Bolts.	Shear PL	Weld
C/MC8x, W8x, W10x	2	3/8"	5/16"
C/MC12x, W12x, W14x	3	3/8"	5/16"
C15x, W16x, W18x	4	3/8"	5/16"
W21x	5	3/8"	5/16"
W24x	6	3/8"	5/16"
W27x	7	3/8"	5/16"
W30x	8	3/8"	5/16"
W33x	9	1/2"	3/8"
W36x	10	1/2"	3/8"

22 HOLDOWN AT WOOD BEAM

NOTE: Intersecting/Adjacent Framing Not Shown for Clarity

Threaded Stud Schedule

Holdown	Threaded Stud Ø	Weld Size
HDU2/HDU4	5/8"	3/16"
HDU5/HDC5/HTT5	5/8"	3/16"
HDU8/HDQ8/HDC10	7/8"	1/4"
HDU11/HDU14	1"	5/16"
HD19	1-1/4"	5/16"

17 SHEAR TRANSFER TO BEAM

NOTE: Intersecting Framing and Attachments Not Shown for Clarity

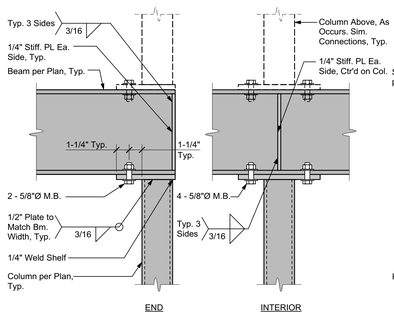
12 SHEAR TRANSFER TO STEEL BEAM

7 DRAG TO PERP. FLOOR TRUSSES

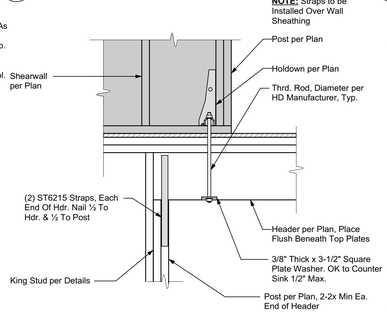
Strap	'N' 10d/16d	End Length
CS16	20 -	11 in.
CS14	30 -	15 in.
CMST16	- 25	20 in.
CMST14	- 28	26 in.
CMST12	- 37	33 in.

2 TYPICAL SHEAR TRANSFER AT FLOOR

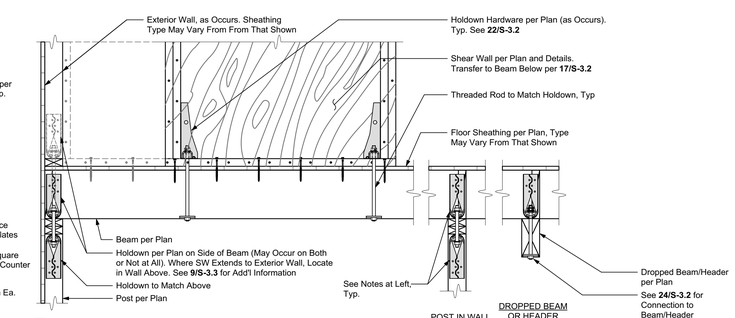
28 STEEL BEAM CONNECTION SCHEDULE



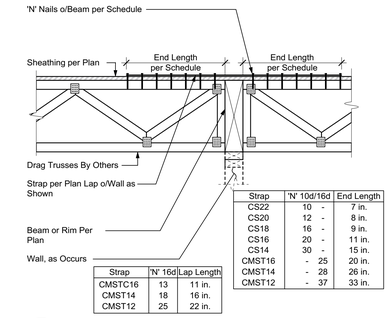
23 HOLDOWN AT STEEL BEAM



18 SHEAR WALL ON STEEL BEAM



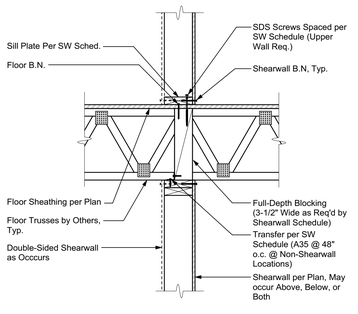
8 DRAG STRAP TO WALL



Strap	'N' 10d/16d	End Length
CS22	10 -	7 in.
CS20	12 -	8 in.
CS18	16 -	9 in.
CS16	20 -	11 in.
CS14	30 -	15 in.
CMST16	- 25	20 in.
CMST14	- 28	26 in.
CMST12	- 37	33 in.

Strap	'N' 16d	Lap Length
CMSTC16	13	11 in.
CMST14	18	16 in.
CMST12	25	22 in.

3 INTERIOR SHEAR TRANSFER AT FLOOR



29 STEEL BEAM TO COLUMN

24 HOLDOWN TO HEADER

19 SHEAR WALL ON WOOD BEAM

SW Type	Strap	'N' 10d/16d	End Length
6	CS18	16 -	9 in.
4	CS16	20 -	12 in.
3	CS14	30 -	15 in.

NOTE:
1)Condition Similar at Walls With Sloping Top Plates
2) Opening Qty/Configuration May Vary From That Shown
3) Straps to be Installed Over Wall Sheathing

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

9 TRUSS TO TRUSS DRAG

NOTE: Straps to be Installed Over Wall Sheathing

4 INTERIOR SHEAR TRANSFER AT FLOOR

30 TYPICAL WOOD STAIR CONSTRUCTION

25 FLUSH BEAM TO DROPPED BEAM

20 TYPICAL OPENINGS IN SHEARWALLS

10 STEP IN TOP PLATES

5 INTERIOR SHEAR TRANSFER AT FLOOR

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Engineer of Record:



Patel Residence
1989 Ticino Court
Pleasanton, CA

Revisions:

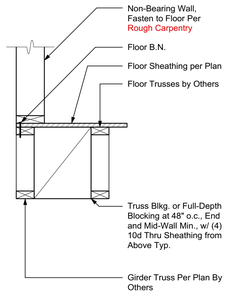
	Permit Set	20 July 2020
	Plan Check #1	15 Sept. 2020

Proj. Engr.:	T. Holmes	Phone Ext.:	152
Proj. Mngr.:	T. Vance	Phone Ext.:	112
Date:	20 July 2020	Scale:	NTS
A&V Job No.:	18219		

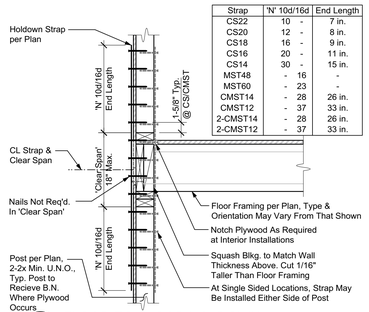
STRUCTURAL DETAILS

S-3.2

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

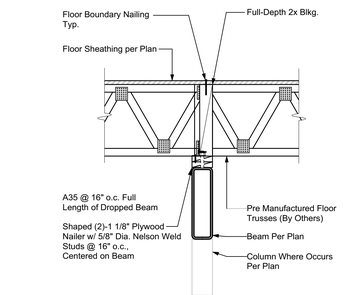


26 NON-BEARING WALL @ GIRDER TRUSS

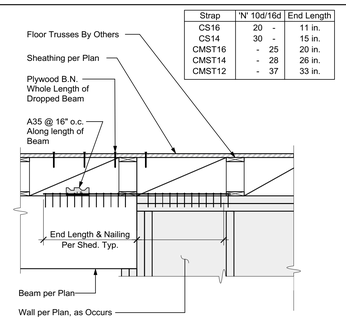


Strap	'N' 10d/16d	End Length
CS22	10 -	7 in.
CS20	12 -	8 in.
CS18	16 -	9 in.
CS16	20 -	11 in.
CS14	30 -	15 in.
MST48	- 16	-
MST60	- 23	-
CMST14	- 28	26 in.
CMST12	- 37	33 in.
2-CMST14	- 28	26 in.
2-CMST12	- 37	33 in.

21 FLOOR-TO-FLOOR HOLDOWN

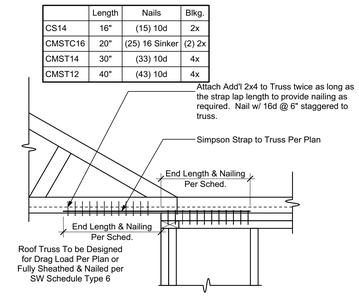


16 (N) STEEL BEAM AT PORCH FRAMING



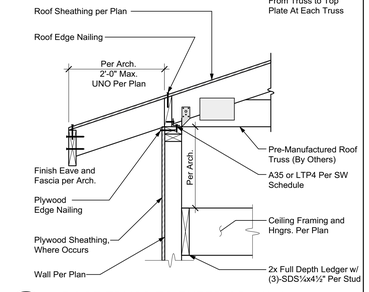
Strap	'N' 10d/16d	End Length
CS16	20 -	11 in.
CS14	30 -	15 in.
CMST16	- 25	20 in.
CMST14	- 28	26 in.
CMST12	- 37	33 in.

11 DRAG STRAP TO WALL

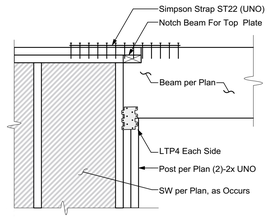


	Length	Nails	Blkg.
CS14	16"	(15) 10d	2x
CMSTC16	20"	(25) 16 Sinker	(2) 2x
CMST14	30"	(33) 10d	4x
CMST12	40"	(43) 10d	4x

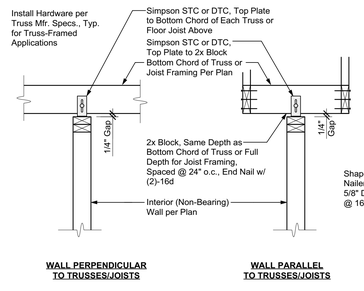
6 DRAG STRAP: TRUSS TO WALL



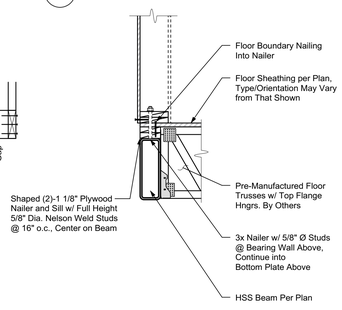
1 ROOF TRUSS TO EXTERIOR WALL



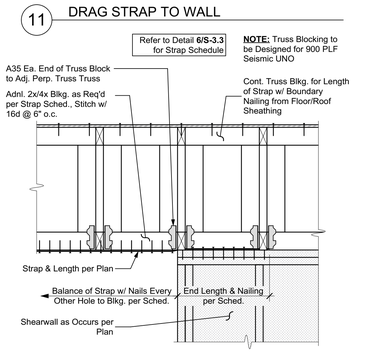
27 STRAP AT BEAM POCKET



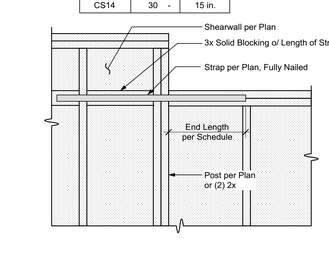
22 TYP. INTERIOR WALL TO TRUSSES



17 FRAMING AT STEEL BEAM

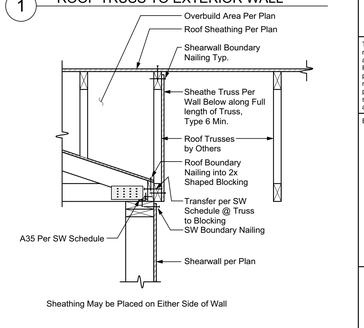


12 DRAG STRAP: BLOCKING TO WALL



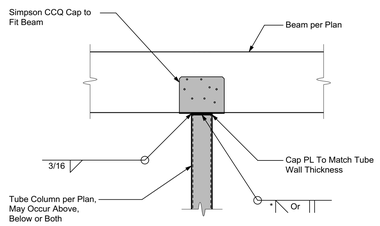
Strap	'N' 10d/16d	End Length
CS22	10 -	7 in.
CS20	12 -	8 in.
CS18	16 -	9 in.
CS16	20 -	11 in.
CS14	30 -	15 in.

7 STEP IN TOP PLATES



Sheathing May be Placed on Either Side of Wall

2 SHEAR TRANSFER TO TRUSSES

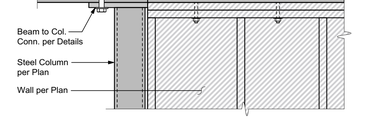


28 WOOD BEAM TO TUBE COLUMN

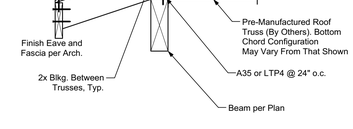
23



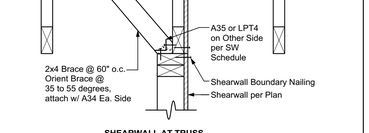
18 STEEL COLUMN AT HSS BEAM



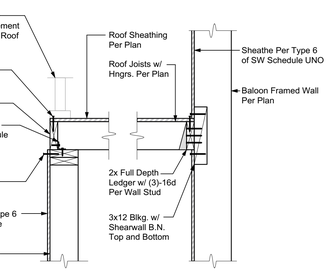
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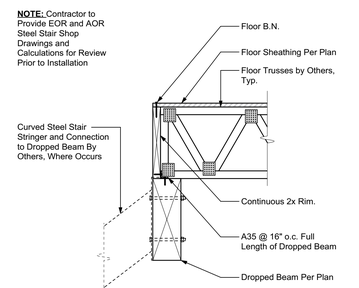
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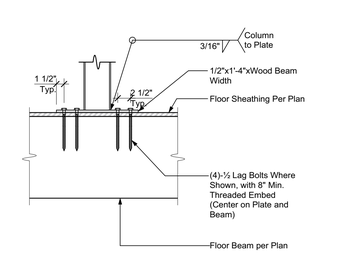
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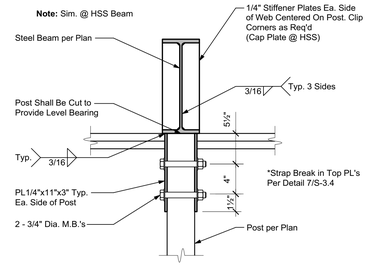
29 WOOD FRAMING @ FRONT PORCH



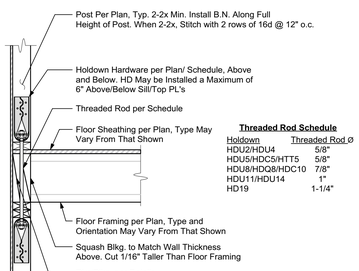
24 INTERIOR TRANSFER AT BALCONY



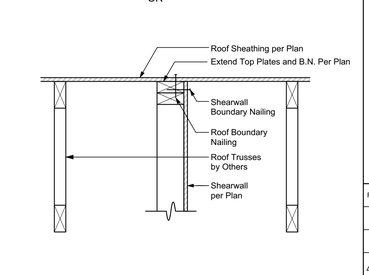
19 PIPE COLUMN TO FLOOR BEAM



14 STEEL BEAM AT WOOD POST



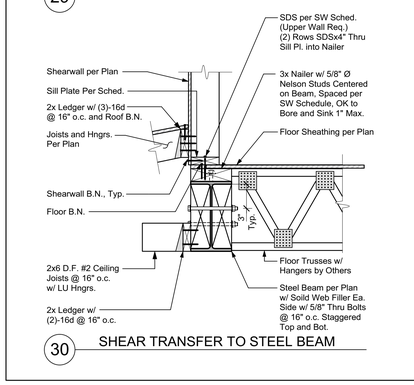
9 FLOOR-TO-FLOOR HOLDOWN



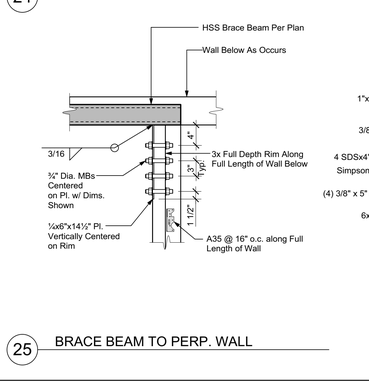
SHEARWALL BETWEEN TRUSSES

- OR -

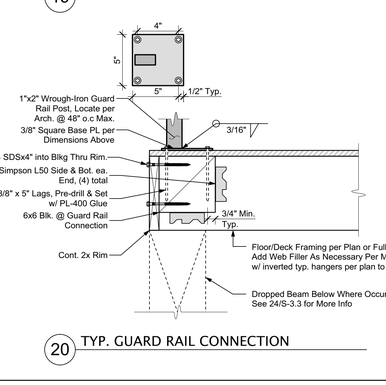
4 INTERIOR SHEAR TRANSFER (PARALLEL)



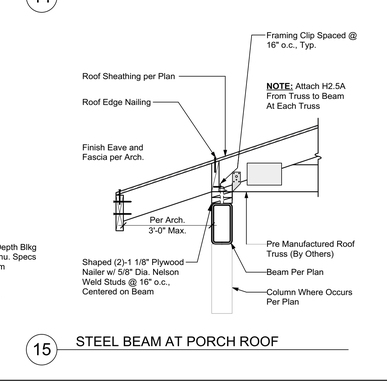
30 SHEAR TRANSFER TO STEEL BEAM



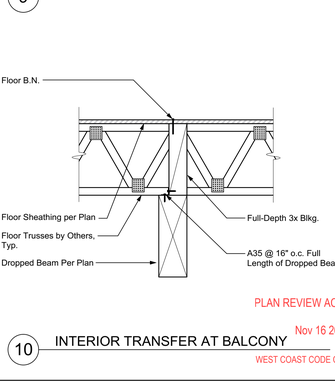
25 BRACE BEAM TO PERP. WALL



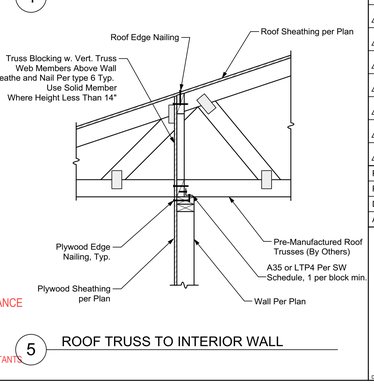
20 TYP. GUARD RAIL CONNECTION



15 STEEL BEAM AT PORCH ROOF



10 INTERIOR TRANSFER AT BALCONY



5 ROOF TRUSS TO INTERIOR WALL

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

Ashley&Vance ENGINEERING, INC.
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CIVIL
STATE OF CALIFORNIA

Patel Residence
1989 Ticino Court
Pleasanton, CA

Revisions:

	Permit Set	20 July 2020
	Plan Check #1	15 Sept. 2020

Proj. Engr.:	T. Holmes	Phone Ext.:	152
Proj. Mngr.:	T. Vance	Phone Ext.:	112
Date:	20 July 2020	Scale:	NTS
A&V Job No.:	18219		

STRUCTURAL DETAILS

S-3.3

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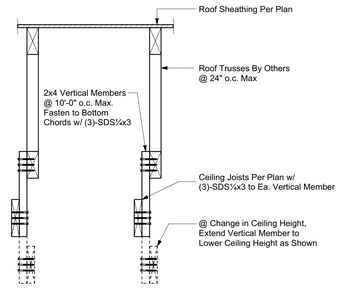
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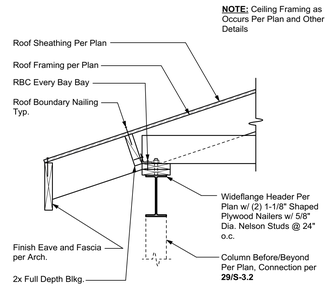
16 NOT USED

11

6 COFFERED CEILING AT ROOF TRUSSES



1 WF HEADER @ ROOF FRAMING



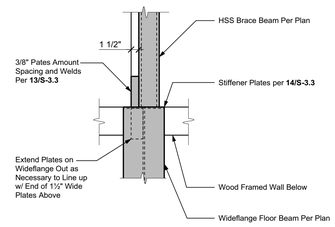
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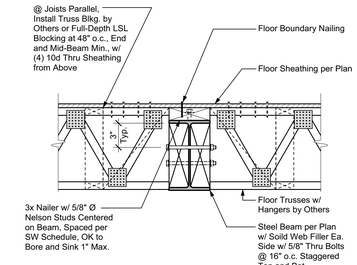
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7 BRACE BEAM TO WIDEFLANGE



2 SHEAR TRANSFER TO STEEL BEAM



28 NOT USED

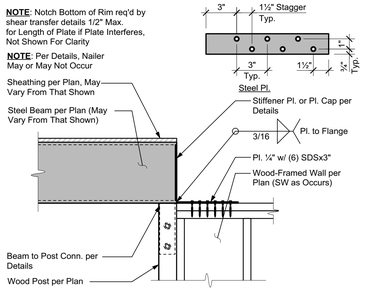
23 NOT USED

18 NOT USED

13

8

3 STEEL BEAM DRAG TO WALL



29 NOT USED

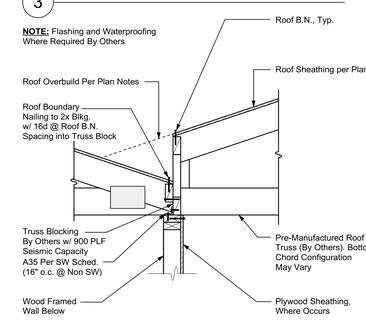
24 NOT USED

19 NOT USED

14

9

4 ROOF TRUSS TO INTERIOR WALL



30 NOT USED

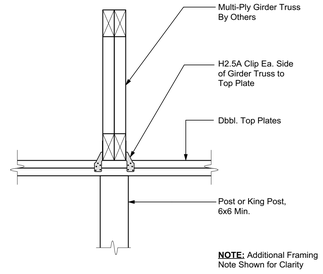
25 NOT USED

20 NOT USED

15

10

5 STEEL BEAM DRAG TO WALL



PLAN REVIEW ACCEPTANCE

Nov 16 2020

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Revisions:

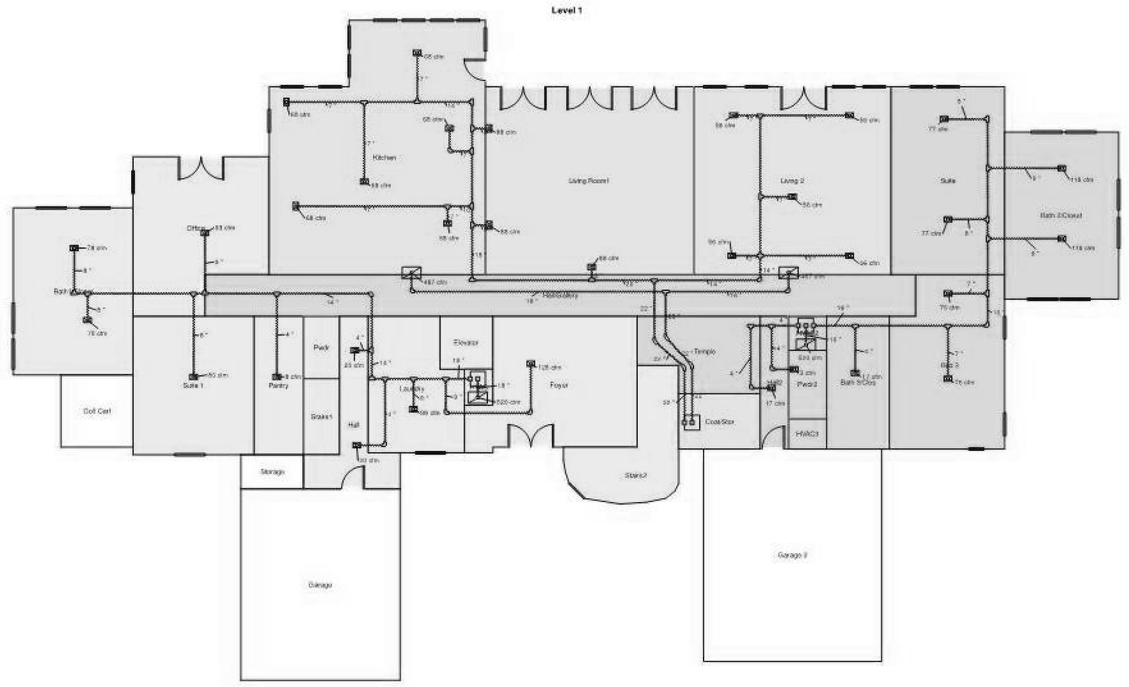
	Permit Set	20 July 2020
	Plan Check #1	15 Sept. 2020
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Proj. Engr.:	T. Holmes	Phone Ext.:	152
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Date:	20 July 2020	Scale:	NTS
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STRUCTURAL DETAILS

S-3.4

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



E12 MECHANICAL - 1st Floor
NOT TO SCALE

GENERAL ELEC. NOTES

1. SMOKE DETECTORS SHALL BE PROVIDED IN AREAS LEADING TO BEDROOMS & WITHIN EACH BEDROOM
2. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE.
3. LIGHT SWITCHES MUST BE EFFECTIVELY GROUNDED, PER NEC 380-9(b)
4. PER NEC ART.210-11(c)3, PROVIDE BATHROOM CIRCUITING WHERE AT LEAST ONE 20 AMPERE CIRCUIT SHALL SUPPLY BATHROOM RECPTACLES OUTLET(S)
5. PROVIDE TWO 20 AMP BRANCH CIRCUITS TO SUPPLY COUNTERTOP RECEPTACLES FOR KITCHEN, DINING ROOM, AND SIMILAR ROOMS.
6. KITCHEN LIGHTING TO COMPLY WITH MF-1R OF TITLE 24.LIGHTING MUST BE OF HIGH EFFICACY LUMINAIRES.
7. MECHANICAL SYSTEM (INCLUDING DUCTING FOR FAU, DRYER, AND GAS FIREPLACES) SHALL BE DESIGN/BUILD. CONTRACTOR TO SUBMIT CUTSHEETS OF SPECIFIC BOOSTER FANS TO COUNTY PRIOR TO INSTALLATION.
8. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR
9. AT ROOMS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS (EXCEPT CLOSETS LESS THAN 70 SF) ALL LUMINAIRES SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A DIMMER SWITCH OR AN OCCUPANT SENSOR THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.
10. ALL OUTDOOR LIGHTING LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION.
11. ELECTRICAL SERVICE PANEL SHALL BE GROUNDED PER CALIFORNIA ELECTRICAL CODE REQUIREMENTS. PROVIDE 1/2 DIA. 8' LONG COPPER GROUNDING ROD
12. ALL OUTLETS IN RATED PROPERTY LINE WALLS SHALL BE IN RATED BOXES AND SEALED WITH FIRE RATED CAULK.
13. EXHAUST FANS IN PRIVATE TOILET ROOMS SHALL PROVIDE A MINIMUM OF 50 CFM, AND BE CONTROLLED BY A HUMIDISTAT. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE EXTERIOR, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO A MAX. OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OF AUTOMATIC MEANS OF ADJUSTMENT. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT-IN).
14. PROVIDE ARC-FUALT CIRCUIT INTERRUPTER PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) FOR ALL DWELLING UNIT FAMILY ROOMS, DINING ROOMS, KITCHENS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS
15. PER CRC R315.3 CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE OF EACH SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS, ON EVERY LEVEL INCLUDING THE BASEMENT.
16. CARBON MONOXIDE ALARMS SHALL RECEIVE POWER FROM THE BUILDING WIRING (WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE) AND SHALL BE EQUIPPED WITH A BATTERY BACKUP PER CRC R315.1.1, INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE ALL PER CRC R315.1.2
17. CARBON MONOXIDE ALARMS SHALL BE LISTED PER UL 2034 AND CARBON MONOXIDE DETECTORS SHALL BE LISTED PER UL 2075
18. FOR OUTLET BOXES IN A COMMON WALL WITH THE GARAGE, SUCH BOXES ON OPPOSITE SIDES OF THE WALL OR PARTITION SHALL BE SEPARATED AS FOLLOWS:
18.1 BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES.
18.2 BY SOLID FIRE BLOCKING IN ACCORDANCE WITH SECTION 717.2.1
18.3 BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS
19. ALL DWELLING UNIT RECEPTACLES REQUIRED BY 210.52 ARE REQUIRED TO BE LISTED TAMPER-RESISTANT RECEPTACLES (PER CBC 406.11)
20. LIGHTING INSTALLED IN ATTACHED & DETACHED GARAGES, LAUNDRY ROOMS & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS
21. LIGHTING FIXTURES PERMITTED IN CLOSETS:
21.1. A SURFACE MOUNTED OR RECESSED INCANDESCENT FIXTURE WITH A COMPLETELY ENLCOSED LAMP
21.2. A SURFACE MOUNTED OR RECESSED FLOURESCENT FIXTURE.
21.3. INCANDESCENT LUMINAIRES WITH OPEN OR PARTIALLY ENCLOSED LAMPS & PENDANT LUMINAIRES OR LAMPHOLDERS SHALL NOT BE PERMITTED IN CLOSET
22. IN ALL HABITABLE ROOMS, AN ELECTRICAL OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL OR SPACE IS MORE THAN 6'-0" MEASURED HORIZONTALLY FROM ANY OUTLET IN THAT SPACE. INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH, THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS AND FIXED ROOM DIVIDERS.
23. RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM THE WEATHER OR IN OTHER DAMP LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSED). PER CEC 406.9 /1

ELECTRICAL LEGEND

ALL LIGHTING FIXTURES SHALL BE HIGH EFFICACY LUMINAIRES

ALL LIGHT FIXTURES LOCATED IN TUB OR SHOWER SHALL BE SUITABLE FOR WET LOCATIONS PER CEC 410.10(A). /1

	DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER	$	ELECTRICAL SWITCH
220V	DUPLEX OUTLET 220 VOLTS	$3	ELECTRICAL SWITCH-THREE WAY
GFI	DUPLEX OUTLET GROUND FAULT INTERRUPTER	$4	ELECTRICAL SWITCH-FOUR WAY
GFI WP	DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER	EF / EF/LT	EXHAUST FAN EXHAUST FAN/LIGHT COMBINATION
	DUPLEX OUTLET AFCI-HALF HOT	P	PENDANT LIGHT
PB	DOOR BELL BUTTON/GARAGE DOOR OPENER BUTTON		SURFACE MOUNTED LIGHT
		FL	SURFACE MOUNTED FLOURESCENT LIGHT
TV	CABLE TELEVISION LOCATION		RECESSED DOWNLIGHT
SD	SMOKE DETECTOR/ALARM	FL	RECESSED FLOURESCENT DOWNLIGHT
CO	CARBON MONOXIDE DETECTOR/ALARM		WALL MOUNTED LIGHT
	FORCED AIR UNIT, PROVIDE LIGHT, SWITCH, DEDICATED 110 OUTLET IN ATTIC	FL	WALL MOUNTED FLOURESCENT LIGHT
		VS	VACANCY SENSOR
CW	COLD WATER STUB OUT	M	MOTION SENSOR
HW	HOT WATER STUB OUT		FLOURESCENT STRIP LIGHT
HB	WATER HOSE BIBB		UNDER CABINET FLOURESCENT LIGHT
G	GAS STUB OUT		STANDARD LIGHT W/ OPTIONAL CEILING FAN

ASHRAE STANDARD CALC.

EQUATION 4.1a FROM ASHRAE 62.2

Q-FAN = 0.01 x A-FLOOR + 7.5 x (N-BR + 1)

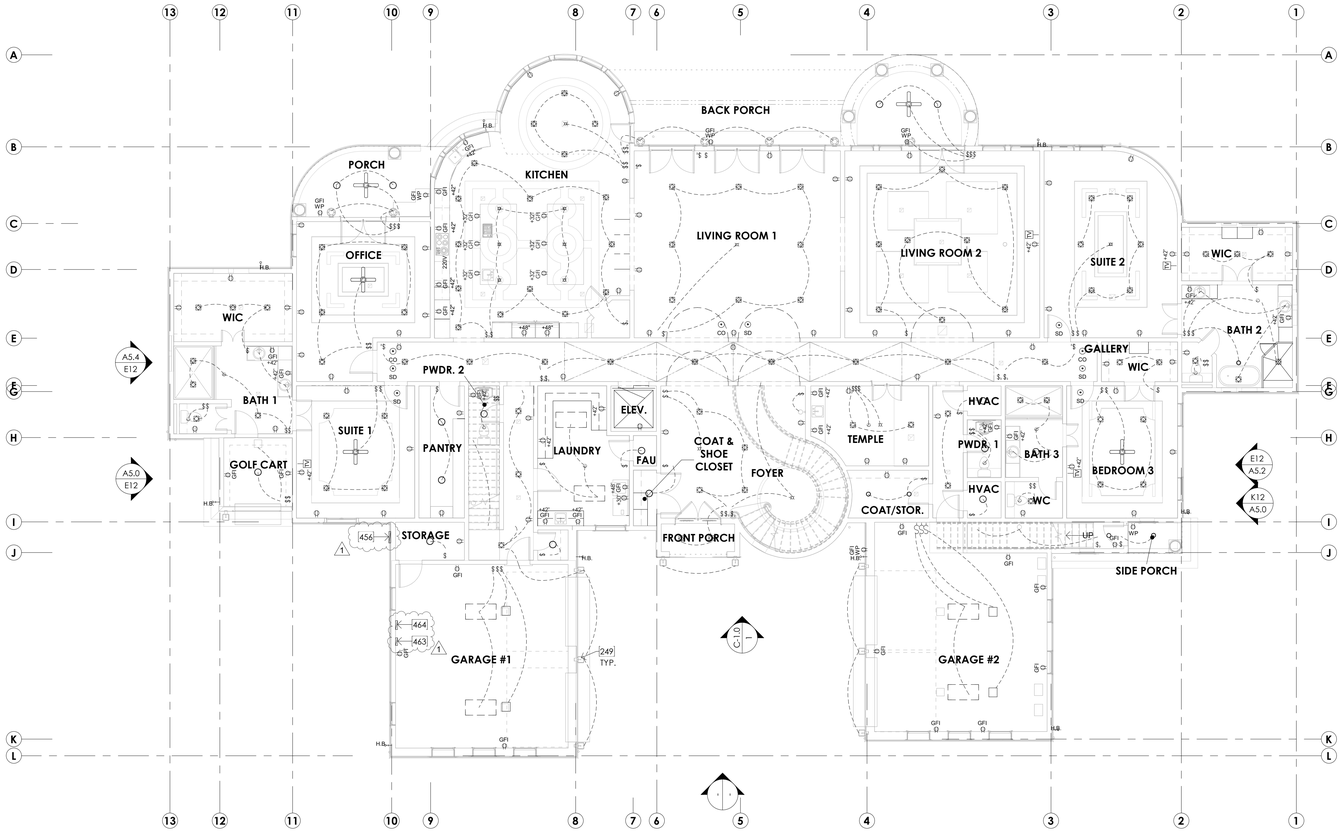
Q-FAN = 0.01 x 13,128 SF + 7.5 x (8 + 1)

Q-FAN = 198.78 CFM

RESULT:
PROVIDE WHOLE HOUSE FAN W/ 198.78 CFM MINIMUM

REFERENCE NOTES

249 EXTERIOR LIGHT FIXTURE - OWNER SELECTED
456 200 AMP ELECTRICAL PANEL & CATV SERVICE. S.E.D.
463 RACEWAY DEDICATED TO ACCOMMODATE 208/240 VOLT BRANCH CIRCUIT 1" IN DIAMETER FOR FUTURE EV CHARGING. SERVICE PANEL SHALL PROVIDE CAPACITY TO INSTALL 40-AMP MIN. DEDICATED BRANCH CIRCUIT & PERMIT FUTURE INSTALLATION OF BRANCH CIRCUIT OVERCURRENT PROTECTION DEVICE LABELED "EV CAPABLE." RACEWAY TO ORIGINATE AT MAIN PANEL & TERMINATE IN BOX PERMANENTLY LABELED "EV CAPABLE" (CGBC 4.106.4.1).
464 FUTURE 1" CONDUIT FOR PV SOLAR SYSTEM (PER TABLE 19.08.040(H)(1))



K12 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL MECH. NOTES

1. PLAN OUTLINE BASIC ROUTING AND LAYOUT. CONTRACTOR TO SIZE EQUIPMENT AND REFINE LAYOUT.
2. PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS SHALL EITHER BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-4.2 OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE.
3. THE KITCHEN EXHAUST FAN SHALL BE DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
4. THE WHOLE HOUSE FAN SHALL HAVE A CONTIUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDING TO ASHRAE STANDARD 62.2 EQUATION 4.1. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. **ONE OF THE LOCAL EXHAUST FANS IN A BATHROOM OR KITCHEN MAY BE USED. PROVIDED THE EXHAUST FAN MEETS THE MINIMUM VENTILATION RATES FOR BOTH THE LOCAL AND WHOLE HOUSE VENTILATION REQUIREMENTS.** (SEE CALCULATIONS ON THIS SHEET)
5. DUCT PENETRATIONS OF THE FIRE-RESISTIVE CEILING OR WALL MATERIALS AT THE GARAGE SHALL BE 26 GA. SHEET METAL PER SECTION R302.5.2 CRC
6. ALL OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL SHALL BE SEALED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
7. **PROVIDE 100 SQ IN. OPENING FOR MAKE UP AIR IN LAUNDRY ROOM PER SECTION CMC 504.4.1.**
8. ALL EXHAUST FANS SHALL BE ENERGY STAR RATED AND DUCTED TO TERMINATE OUTSIDE THE BUILDING. PER CMC 502.2.1, AIR DUCTS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINE, 10 FEET FROM FORCED AIR INLET, AND 3 FEET FROM OPENINGS INTO BUILDING. /1

GREEN POINT RATED NOTES

1. DISWASHER SHALL BE AN ENERGY STAR APPLIANCE PER GREEN POINT RATED (GPR) CHECKLIST M.1.
2. CLOTHES WASHER SHALL BE AN ENERGY STAR CLOTHES WASHER APPLIANCE PER GPR CHECKLIST M.2.A.
3. ALL LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LIGHITNG FIXTURES PER GPR CHECKLIST M.5.A.
4. INSTALL ONLY HIGH EFFICIENCY PLUMBING FIXTURES AND TOILETS PER GPR CHECKLIST CATEGORY G:
   A. HIGH EFFICIENCY SHOWERHEADS ≤ 1.8 GALLONS PER MIN
   B. HIGH EFFICIENCY BATHROOM FAUCETS ≤ 1.0 GPM
   C. HIGH EFFICIENCY KITCHEN & UTILITY FACUETS <1.8 GPM
   D. INSTALL ONLY DUAL FLUSH OR 1.28 GALLONS PER FLUSH TOILETS.
5. HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED PER ACCA MANUAL J, D, AND S RECOMMENDATIONS, AND SHALL BE IN COMPLIANCE WITH ASHRAE 62.2 MECHANICAL VENTILATION STANDARDS AS ADOPTED IN TITLE 24 PART 6, PER GPR CHECKLIST CATEGORY H.
6. INSTALL SEALED COMBISTION UNITS PER GPR CHECKLIST H.1.
7. PROVIDE DUCT MASTIC ON DUCT JOINTS AND SEAMS PER GPR CHECKLIST H.3.1.
8. INSTALL HIGH EFFICIENCY HVAC FILTER (MERV 6+, PER GPR CHECKLIST H.6.
9. BATHROOM FANS SHALL BE ENERGY STAR FANS ON TIMER OR HUMIDSTAT, PER GPR CHECKLIST H.8.

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Nov 16 2020
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Licensed Architect Thomas E. Jess License #C-27068 Expires 9/2019 State of California
Consultant

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DEVELOPMENT INC.
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650-616-6185

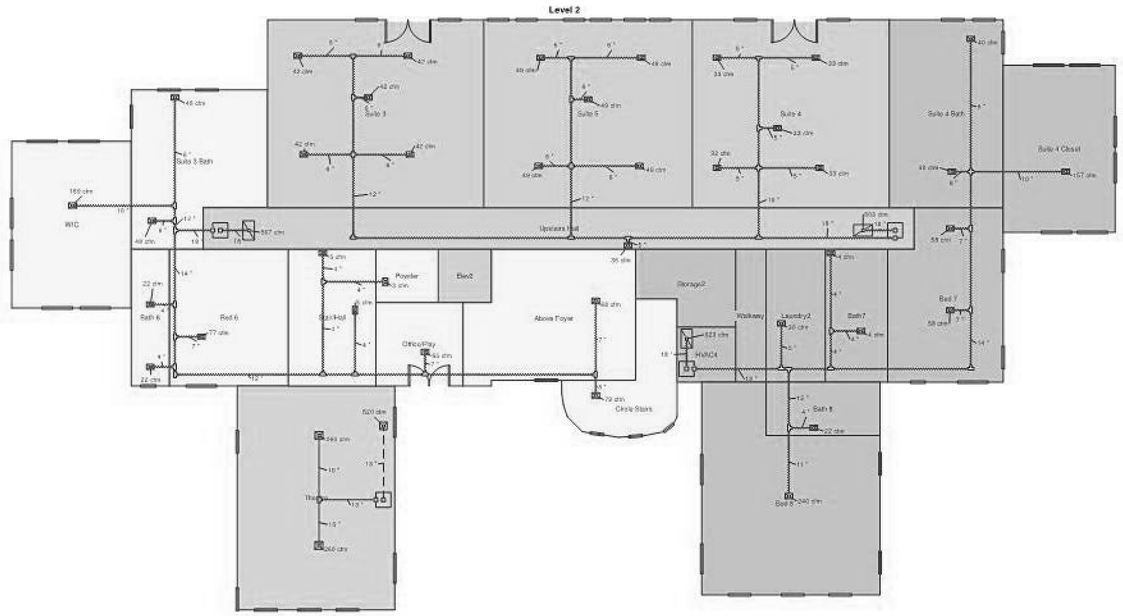
Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
GROUND FLOOR ELECTRICAL PLAN

NO.	REVISION	DATE
1	PLAN CHECK #1	07/20/2020

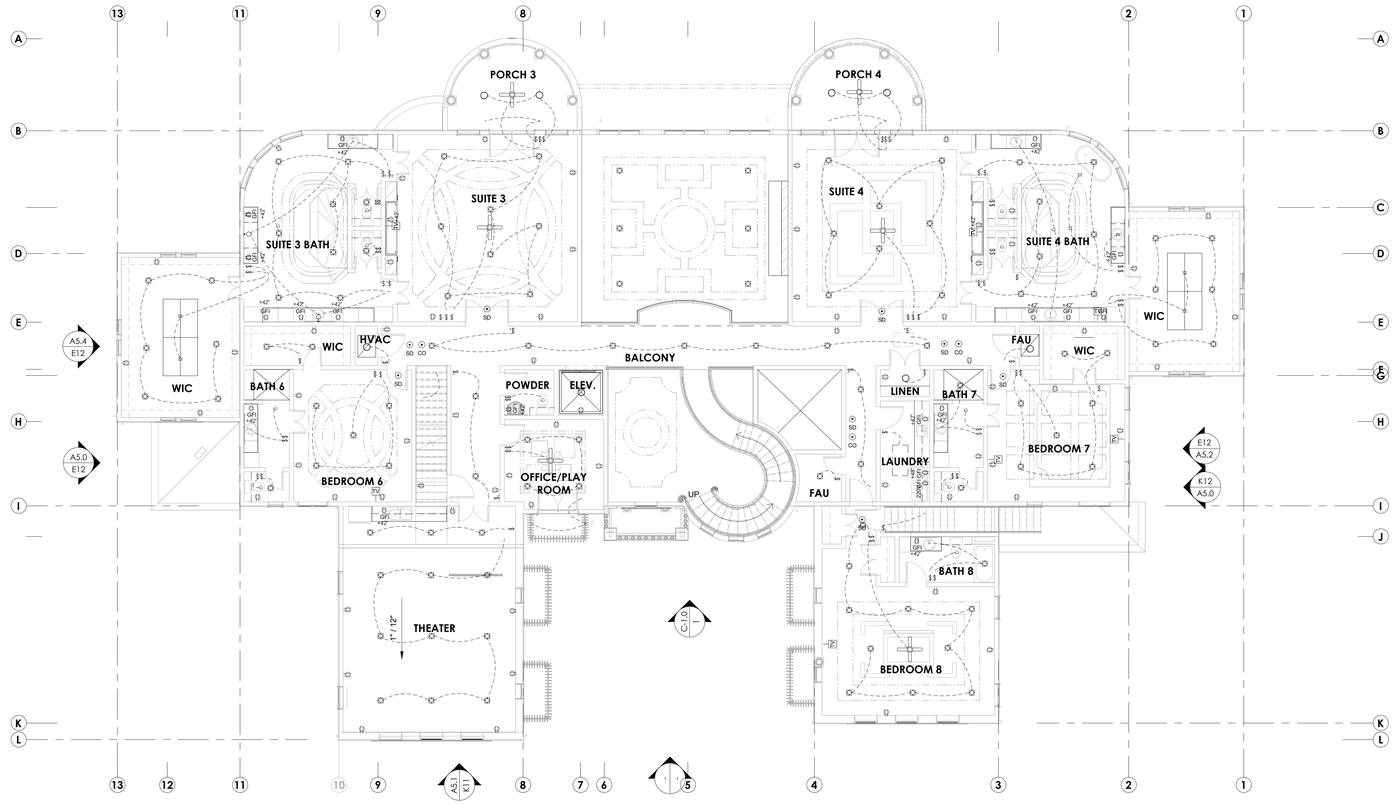
Project A18067
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E12 HVAC LAYOUT - 2ND FLOOR
NOT TO SCALE



K12 SECOND FLOOR PLAN
1/8" = 1'-0"

GENERAL ELEC. NOTES

1. SMOKE DETECTORS SHALL BE PROVIDED IN AREAS LEADING TO BEDROOMS & WITHIN EACH BEDROOM
2. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE.
3. LIGHT SWITCHES MUST BE EFFECTIVELY GROUNDED, PER NEC 380-9(b)
4. PER NEC ART.210-11(c)3, PROVIDE BATHROOM CIRCUITING WHERE AT LEAST ONE 20 AMPERE CIRCUIT SHALL SUPPLY BATHROOM RECPTACLES OUTLET(S)
5. PROVIDE TWO 20 AMP BRANCH CIRCUITS TO SUPPLY COUNTERTOP RECEPTACLES FOR KITCHEN, DINING ROOM, AND SIMILAR ROOMS.
6. KITCHEN LIGHTING TO COMPLY WITH MF-1R OF TITLE 24.LIGHTING MUST BE OF HIGH EFFICACY LUMINAIRES.
7. MECHANICAL SYSTEM (INCLUDING DUCTING FOR FAU, DRYER, AND GAS FIREPLACES) SHALL BE DESIGN/BUILD. CONTRACTOR TO SUBMIT CUTSHEETS OF SPECIFIC BOOSTER FANS TO COUNTY PRIOR TO INSTALLATION.
8. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR
9. AT ROOMS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS (EXCEPT CLOSETS LESS THAN 70 SF) ALL LUMINAIRES SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A DIMMER SWITCH OR AN OCCUPANT SENSOR THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.
10. ALL OUTDOOR LIGHTING LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION.
11. ELECTRICAL SERVICE PANEL SHALL BE GROUNDED PER CALIFORNIA ELECTRICAL CODE REQUIREMENTS. PROVIDE 1/2 DIA. 8' LONG COPPER GROUNDING ROD
12. ALL OUTLETS IN RATED PROPERTY LINE WALLS SHALL BE IN RATED BOXES AND SEALED WITH FIRE RATED CAULK.
13. EXHAUST FANS IN PRIVATE TOILET ROOMS SHALL PROVIDE A MINIMUM OF 50 CFM, AND BE CONTROLLED BY A HUMIDISTAT. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE EXTERIOR, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO A MAX. OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OF AUTOMATIC MEANS OF ADJUSTMENT. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT-IN).
14. PROVIDE ARC-FUALT CIRCUIT INTERRUPTER PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) FOR ALL DWELLING UNIT FAMILY ROOMS, DINING ROOMS, KITCHENS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS
15. PER CRC R315.3 CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE OF EACH SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS, ON EVERY LEVEL INCLUDING THE BASEMENT.
16. CARBON MONOXIDE ALARMS SHALL RECEIVE POWER FROM THE BUILDING WIRING (WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE) AND SHALL BE EQUIPPED WITH A BATTERY BACKUP PER CRC R315.1.1, INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE ALL PER CRC R315.1.2
17. CARBON MONOXIDE ALARMS SHALL BE LISTED PER UL 2034 AND CARBON MONOXIDE DETECTORS SHALL BE LISTED PER UL 2075
18. FOR OUTLET BOXES IN A COMMON WALL WITH THE GARAGE, SUCH BOXES ON OPPOSITE SIDES OF THE WALL OR PARTITION SHALL BE SEPARATED AS FOLLOWS:
18.1 BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES.
18.2 BY SOLID FIRE BLOCKING IN ACCORDANCE WITH SECTION 717.2.1
18.3 BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS
19. ALL DWELLING UNIT RECEPTACLES REQUIRED BY 210.52 ARE REQUIRED TO BE LISTED TAMPER-RESISTANT RECEPTACLES (PER CBC 406.11)
20. LIGHTING INSTALLED IN ATTACHED & DETACHED GARAGES, LAUNDRY ROOMS & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS
21. LIGHTING FIXTURES PERMITTED IN CLOSETS:
21.1. A SURFACE MOUNTED OR RECESSED INCANDESCENT FIXTURE WITH A COMPLETELY ENLCOSED LAMP
21.2. A SURFACE MOUNTED OR RECESSED FLOURESCENT FIXTURE.
21.3. INCANDESCENT LUMINAIRES WITH OPEN OR PARTIALLY ENCLOSED LAMPS & PENDANT LUMINAIRES OR LAMPHOLDERS SHALL NOT BE PERMITTED IN CLOSET
22. IN ALL HABITABLE ROOMS, AN ELECTRICAL OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL OR SPACE IS MORE THAN 6'-0" MEASURED HORIZONTALLY FROM ANY OUTLET IN THAT SPACE. INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH, THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS AND FIXED ROOM DIVIDERS.
23. RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM THE WEATHER OR IN OTHER DAMP LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSED). PER CEC 406.9

ELECTRICAL LEGEND

ALL LIGHTING FIXTURES TO BE HIGH EFFICACY LUMINAIRES.
ALL LIGHT FIXTURES LOCATED IN TUB OR SHOWER SHALL BE SUITABLE FOR WET LOCATIONS PER CEC 410.10(A).

- DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
- 220V DUPLEX OUTLET 220 VOLTS
- GFI DUPLEX OUTLET GROUND FAULT INTERRUPTER
- GFI WP DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- DUPLEX OUTLET AFCI-HALF HOT
- PB DOOR BELL BUTTON/GARAGE DOOR OPENER BUTTON
- TV CABLE TELEVISION LOCATION
- SD SMOKE DETECTOR/ALARM
- CO CARBON MONOXIDE DETECTOR/ALARM
- FORCED AIR UNIT, PROVIDE LIGHT, SWITCH, DEDICATED 110 OUTLET IN ATTIC
- DW COLD WATER STUB OUT
- HW HOT WATER STUB OUT
- HB WATER HOSE BIBB
- G GAS STUB OUT
- $ ELECTRICAL SWITCH
- $3 ELECTRICAL SWITCH-THREE WAY
- $4 ELECTRICAL SWITCH-FOUR WAY
- EF EXHAUST FAN EXHAUST FAN/LIGHT COMBINATION
- P PENDANT LIGHT
- SURFACE MOUNTED LIGHT
- FL SURFACE MOUNTED FLOURESCENT LIGHT
- RECESSED DOWNLIGHT
- FL RECESSED FLOURESCENT DOWNLIGHT
- WALL MOUNTED LIGHT
- FL WALL MOUNTED FLOURESCENT LIGHT
- VS VACANCY SENSOR
- MS MOTION SENSOR
- FLOURESCENT STRIP LIGHT
- UNDER CABINET FLOURESCENT LIGHT
- STANDARD LIGHT W/ OPTIONAL CEILING FAN

ASHRAE STANDARD CALC.

EQUATION 4.1a FROM ASHRAE 62.2

Q-FAN = 0.01 x A-FLOOR + 7.5 x (N-BR + 1)

Q-FAN = 0.01 x 13,128 SF + 7.5 x (8 + 1)

Q-FAN = 198.78 CFM

RESULT:
PROVIDE WHOLE HOUSE FAN W/ 198.78 CFM MINIMUM

REFERENCE NOTES

GENERAL MECH. NOTES

1. PLAN OUTLINE BASIC ROUTING AND LAYOUT. CONTRACTOR TO SIZE EQUIPMENT AND REFINE LAYOUT.
2. PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS SHALL EITHER BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-4.2 OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE.
3. THE KITCHEN EXHAUST FAN SHALL BE DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1
4. THE WHOLE HOUSE FAN SHALL HAVE A CONTIUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDING TO ASHRAE STANDARD 62.2 EQUATION 4.1. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. **ONE OF THE LOCAL EXHAUST FANS IN A BATHROOM OR KITCHEN MAY BE USED. PROVIDED THE EXHAUST FAN MEETS THE MINIMUM VENTILATION RATES FOR BOTH THE LOCAL AND WHOLE HOUSE VENTILATION REQUIREMENTS.** (SEE CALCULATIONS ON THIS SHEET)
5. DUCT PENETRATIONS OF THE FIRE-RESISTIVE CEILING OR WALL MATERIALS AT THE GARAGE SHALL BE 26 GA. SHEET METAL PER SECTION R302.5.2 CRC
6. ALL OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL SHALL BE SEALED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
7. **PROVIDE 100 SQ IN. OPENING FOR MAKE UP AIR IN LAUNDRY ROOM PER SECTION CMC 504.4.1.**
8. ALL EXHAUST FANS SHALL BE ENERGY STAR RATED AND DUCTED TO TERMINATE OUTSIDE THE BUILDING. PER CMC 502.2.1, AIR DUCTS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINE, 10 FEET FROM FORCED AIR INLET, AND 3 FEET FROM OPENINGS INTO BUILDING.

GREEN POINT RATED NOTES

1. DISWASHER SHALL BE AN ENERGY STAR APPLIANCE PER GREEN POINT RATED (GPR) CHECKLIST M.1.
2. CLOTHES WASHER SHALL BE AN ENERGY STAR CLOTHES WASHER APPLIANCE PER GPR CHECKLIST M.2.A.
3. ALL LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LIGHITNG FIXTURES PER GPR CHECKLIST M.5.A.
4. INSTALL ONLY HIGH EFFICIENCY PLUMBING FIXTURES AND TOILETS PER GPR CHECKLIST CATEGORY G:
   A. HIGH EFFICIENCY SHOWERHEADS ≤ 1.8 GALLONS PER MIN
   B. HIGH EFFICIENCY BATHROOM FAUCETS ≤ 1.0 GPM
   C. HIGH EFFICIENCY KITCHEN & UTILITY FACUETS <1.8 GPM
   D. INSTALL ONLY DUAL FLUSH OR 1.28 GALLONS PER FLUSH TOILETS.
5. HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED PER ACCA MANUAL J, D, AND S RECOMMENDATIONS, AND SHALL BE IN COMPLIANCE WITH ASHRAE 62.2 MECHANICAL VENTILATION STANDARDS AS ADOPTED IN TITLE 24 PART 6, PER GPR CHECKLIST CATEGORY H.
6. INSTALL SEALED COMBISTION UNITS PER GPR CHECKLIST H.1.
7. PROVIDE DUCT MASTIC ON DUCT JOINTS AND SEAMS PER GPR CHECKLIST H.3.1.
8. INSTALL HIGH EFFICIENCY HVAC FILTER (MERV 6+, PER GPR CHECKLIST H.6.
9. BATHROOM FANS SHALL BE ENERGY STAR FANS ON TIMER OR HUMIDSTAT, PER GPR CHECKLIST H.8.

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Thomas E. Jess
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State of California
Consultant

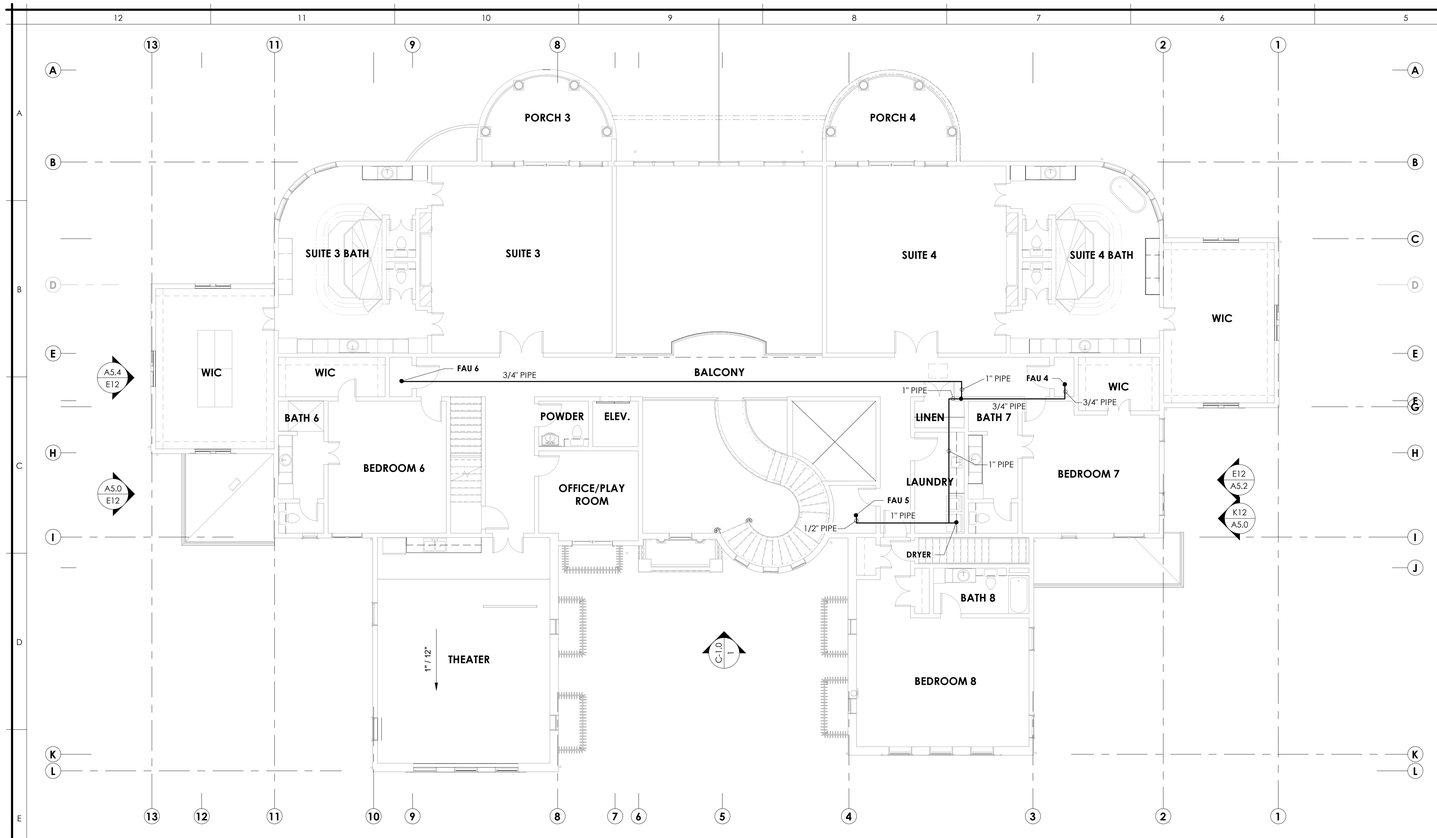
Client
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300 GATEWAY BLVD.
SOUTH SAN FRANCISCO, CA 94080
650-616-6185

Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
SECOND FLOOR ELECTRICAL PLAN

NO.	REVISION	DATE
1	PLAN CHECK #1	07/20/2020

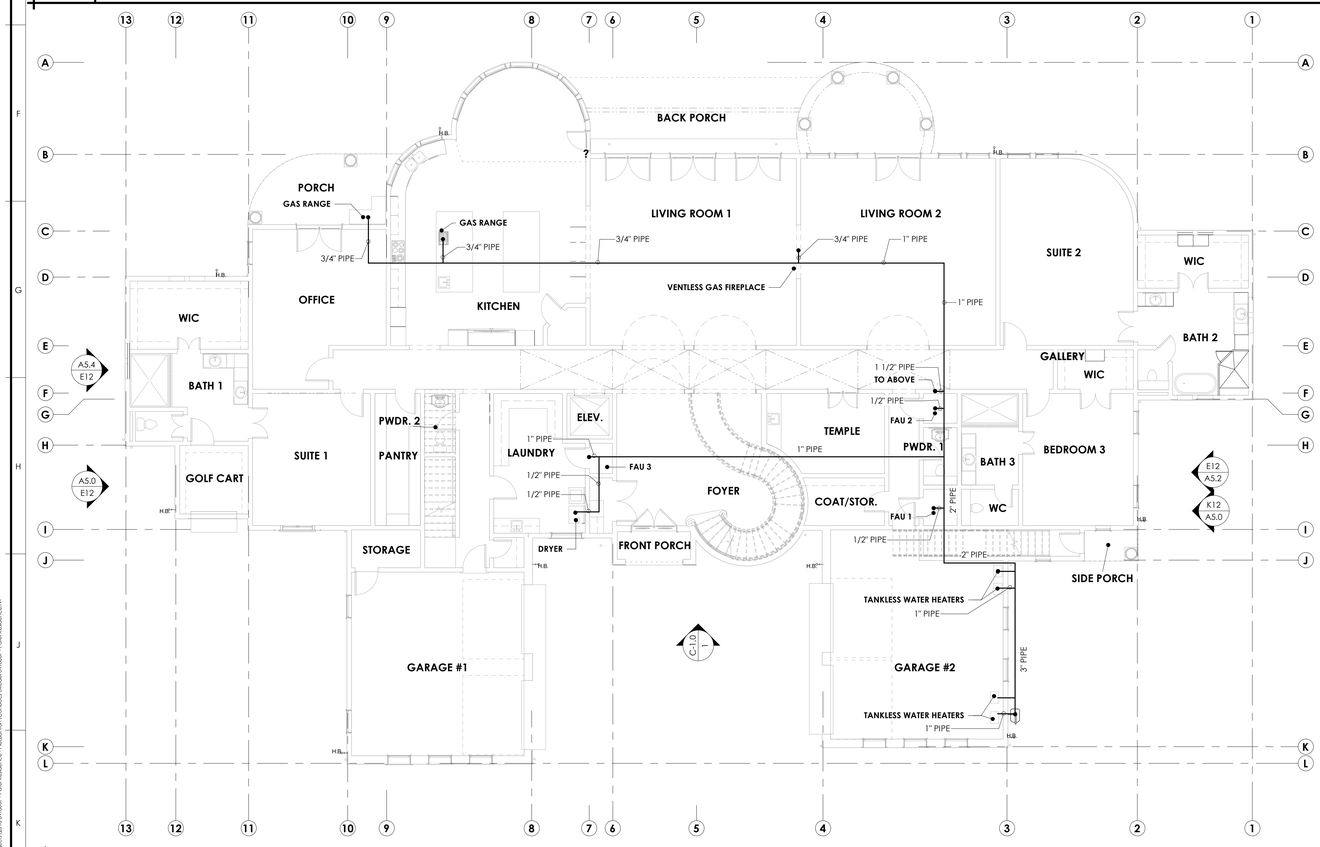
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Date 05/01/2020
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E12 SECOND FLOOR PLAN

1/8" = 1'-0"



K12 FIRST FLOOR PLUMBING DIAGRAM

1/8" = 1'-0"

GENERAL NOTES

A. PLUMBING DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL VERIFY PIPE SIZE CALCULATIONS & DIMENSIONS BEFORE INSTALLATION AND ADJUST PIPE SIZES ACCORDINGLY.
B. VERIFY ALL GAS LINE CONNECTIONS TO APPLIANCES W/ MANUFACTURER'S REQUIREMENTS PRIOR TO GAS LINE INSTALLATION AND ADJUST PIPE SIZES ACCORDINGLY.

GAS LINE CALCULATIONS

LONGEST RUN IS FROM SERVICE TO THE FAU - 2ND FLOOR - 6 @ 121'
[ACTUAL VALUES ROUNDED FOR TABLE 1216.2[27]]

APPLIANCES	DISTANCE	#BTUs
*WATER HEATER	3'	200,000 BTU
*WATER HEATER	5'	200,000 BTU
*WATER HEATER	18'	200,000 BTU
*WATER HEATER	20'	200,000 BTU
RANGE	117'	65,000 BTU
RANGE	130'	65,000 BTU
FAU - 1ST FLOOR - 1	17'	100,000 BTU
FAU - 1ST FLOOR - 2	30'	100,000 BTU
FAU - 1ST FLOOR - 3	68'	100,000 BTU
FAU - 2ND FLOOR - 4	60'	100,000 BTU
FAU - 2ND FLOOR - 5	73'	100,000 BTU
FAU - 2ND FLOOR - 6	121'	100,000 BTU
DRYER - 1ST FLOOR - 1	75'	35,000 BTU
DRYER - 2ND FLOOR - 2	62'	35,000 BTU
VENTLESS FIRE PLACE	68'	40,000 BTU
TOTAL		**1,640,000 BTU**

CONVERT BTU's TO CFH 975,000/(1100 NATURAL GAS) 1,490 CFH

(SCHEDULE 40 METALLIC PIPE)
TOTAL CFH ALLOWED ON **3" SIZE PIPE** @ 150' 2,610 CFH

NOTES:
1. TOTAL ALLOWABLE CFH &APPLIANCE LOADS ARE BASED OFF 2019 CPC TABLE 208.1 & TABLE 1216.2(11).
   CONTRACTOR SHALL VERIFY LOADS, CALCULATIONS, & DIMENSIONS & ADJUST SIZING TO COMPLY W/ 2019 CPC BEFORE INSTALLATION.
2. ACTUAL DISTANCE VALUES ARE ROUNDED UP FOR CALCULATIONS.
3. PLUMBING DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL VERIFY PIPE SIZE CALCULATIONS & DIMENSIONS PRIOR TO INSTALLATION AND ADJUST PIPE SIZES ACCORDINGLY.
4. VERIFY ALL GAS LINE CONNECTIONS TO APPLIANCES W/MANUFACTURER'S REQUIREMENTS PRIOR TO GAS LINE INSTALLATION AND ADJUST PIPE SIZES ACCORDINGLY.
5. UNDERGRAOUND GAS PIPING TO BE POLYETHYLENE

* CALCULATIONS SHOWN LOAD SIZED FOR TANKLESS WATER HEATER OPTION.

K4

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Project
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA 94566
GAS SIZING CALCULATIONS

NO.	REVISION	DATE

Project A18067
Date 05/01/2020
Sheet **P1.0**

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GAS LINE CALCULATIONS

LONGEST RUN IS FROM SERVICE TO THE FAU - 2ND FLOOR - 6 @ 121'
[ACTUAL VALUES ROUNDED FOR TABLE 1216.2(27)]

APPLIANCES	DISTANCE	#BTUs
*WATER HEATER	3'	200,000 BTU
*WATER HEATER	5'	200,000 BTU
*WATER HEATER	18'	200,000 BTU
*WATER HEATER	20'	200,000 BTU
RANGE	117'	65,000 BTU
RANGE	130'	65,000 BTU
FAU - 1ST FLOOR - 1	17'	100,000 BTU
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FAU - 1ST FLOOR - 3	68'	100,000 BTU
FAU - 2ND FLOOR - 4	60'	100,000 BTU
FAU - 2ND FLOOR - 5	73'	100,000 BTU
FAU - 2ND FLOOR - 6	121'	100,000 BTU
DRYER - 1ST FLOOR - 1	75'	35,000 BTU
DRYER - 2ND FLOOR - 2	62'	35,000 BTU
VENTLESS FIRE PLACE	68'	40,000 BTU
TOTAL		**1,640,000 BTU**

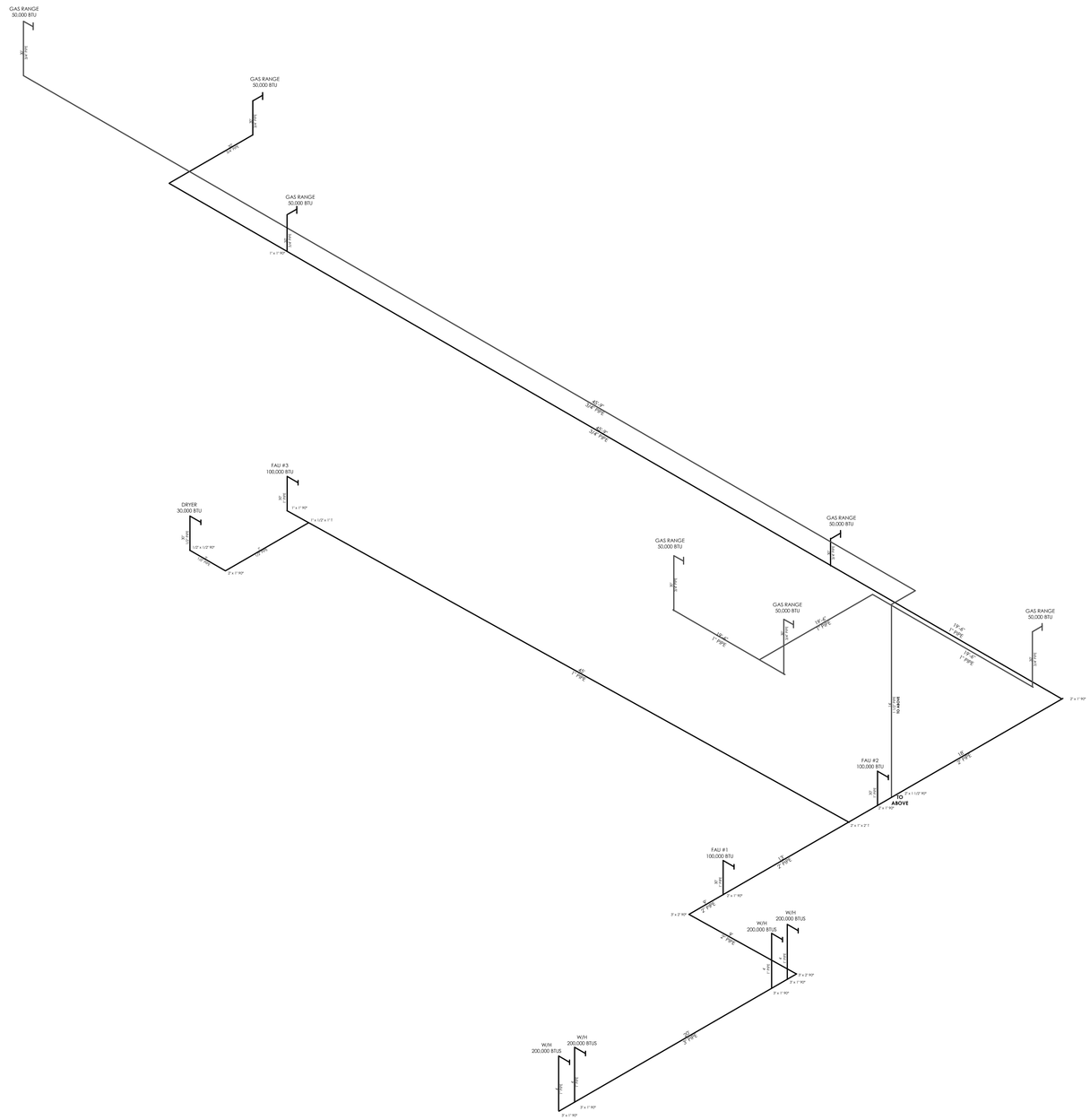
CONVERT BTU's TO CFH 975,000/(1100 NATURAL GAS) 1,490 CFH

(SCHEDULE 40 METALLIC PIPE)
TOTAL CFH ALLOWED ON **3" SIZE PIPE** @ 150' 2,610 CFH

NOTES:

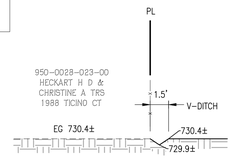
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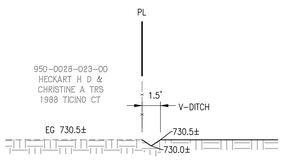

GAS RANGE
50,000 BTU
3/4" PIPE
24" W.C.
1" PIPE
1" PIPE
1" PIPE

Call Two Working Days Before You Dig

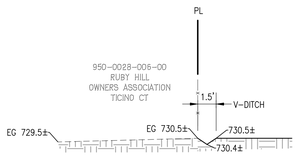
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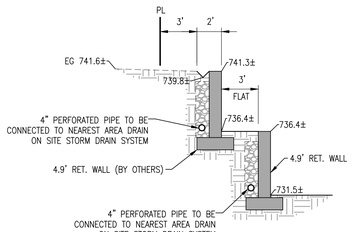
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
EG	EXISTING GROUND
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FGBW	FINISH GRADE @ BASE OF WALL
FL	FLOWLINE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PL	PROPERTY LINE
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL

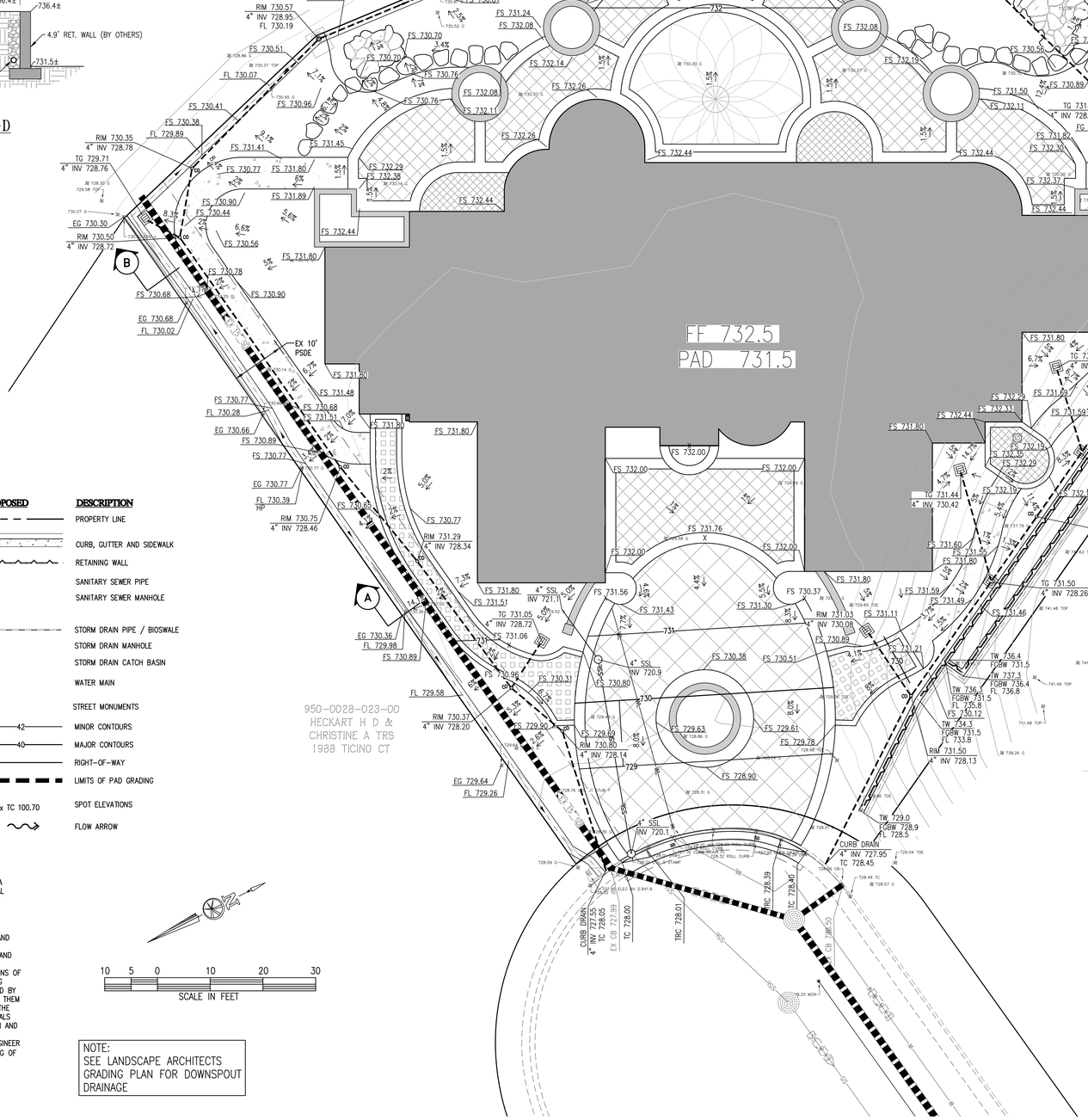
LEGEND

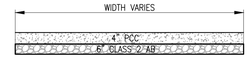
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CURB, GUTTER AND SIDEWALK
		RETAINING WALL
SS	SS	SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
SD	SD	STORM DRAIN PIPE / BIOSWALE
		STORM DRAIN MANHOLE
		STORM DRAIN CATCH BASIN
W	W	WATER MAIN
		STREET MONUMENTS
42	42	MINOR CONTOURS
40	40	MAJOR CONTOURS
		RIGHT-OF-WAY
		LIMITS OF PAD GRADING
x 100.0	x TC 100.70	SPOT ELEVATIONS
		FLOW ARROW

GRADING NOTES

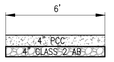
1. ALL EXCAVATION AND GRADING SHALL COMPLY WITH EXCAVATION AND GRADING, FROM THE 2016 CALIFORNIA BUILDING CODE LATEST EDITION AND THE GEOTECHNICAL REPORT PREPARED BY EARTH SYSTEMS PACIFIC TITLED GEOTECHNICAL ENGINEERING STUDY FOR ROY PATEL RESIDENCE DATED DECEMBER 27, 2018.
2. A SOILS REPORT FOR THIS PROJECT WAS PREPARED AND SHALL BECOME A PART OF THESE PLANS. SITE PREPARATION, EXCAVATION, GRADING FILL PLACEMENT, AND COMPACTION SHALL CONFORM WITH THE PROJECT GEOTECHNICAL REPORT AND WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. FIELD OBSERVATION AND TESTING DURING THE GRADING OPERATIONS SHALL BE APPROVED BY REPRESENTATIVES OF THE SOILS ENGINEER TO ENABLE THEM TO FORM AN OPINION REGARDING THE ADEQUACY OF THE SITE PREPARATION, THE ACCEPTABILITY OF FILL MATERIALS AND THE EXTENT TO WHICH THE EARTH CONSTRUCTION AND THE DEGREE OF COMPACTION COMPLY WITH THE SPECIFICATION REQUIREMENTS. NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING OF WORK.

NOTE:
SEE LANDSCAPE ARCHITECTS GRADING PLAN FOR DOWNSPOUT DRAINAGE

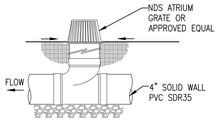




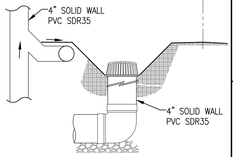
MAIN DRIVEWAY / SERVICE DRIVEWAY DETAIL
NOT TO SCALE



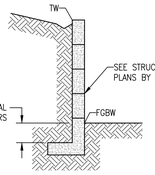
WALKWAY DETAIL
NOT TO SCALE



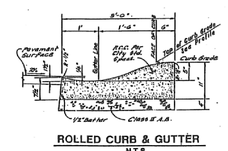
CLEAN OUT DETAIL
NOT TO SCALE



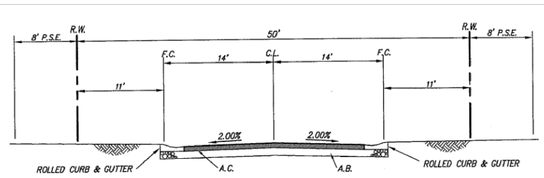
ATRIUM GRATE DETAIL
NOT TO SCALE



WALL HEIGHT CALLOUT LEGEND
NOT TO SCALE



ROLLED CURB & GUTTER
N.T.S.
NOTE: Construct City Standard Vertical Curb & Gutter or Curb Returns at Intersections and Storm Water Inlets.



TYPICAL STREET SECTION
CANOSA COURT, MADDALENA COURT, MANZANO COURT, TICINO COURT
N.T.S.

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2290 Diamond Boulevard, Suite 100 Concord, CA 94520
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PLAN REVIEW ACCEPTANCE
Nov 16 2020
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650-616-6185

PROJECT
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA

GRADING PLAN

#	REVISION	DATE

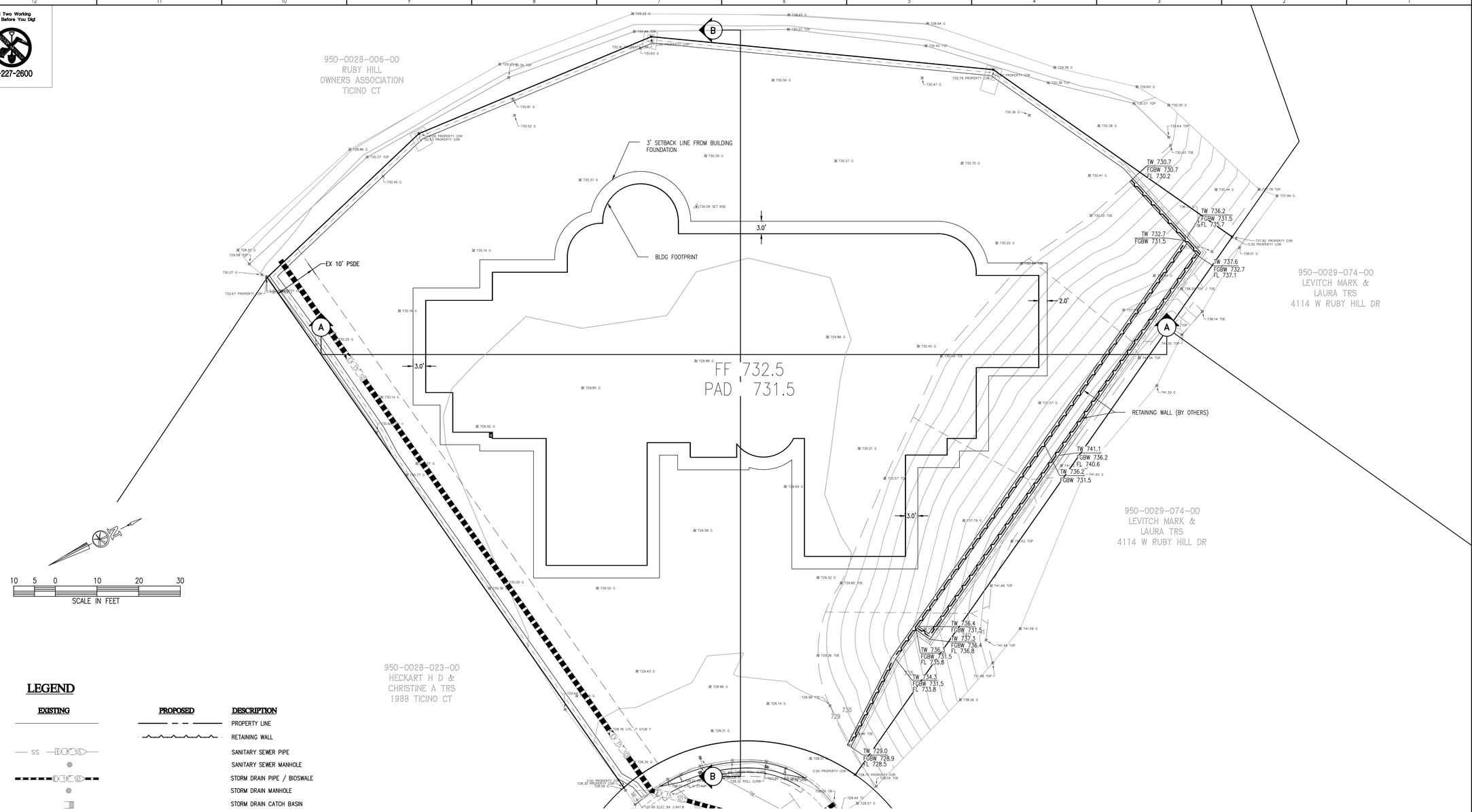
PROJECT
18159
DATE
NOVEMBER 10, 2020
SHEET
C1 OF C4

PATEL RESIDENCE - CIVIL PLANS 11/10/2020

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10 5 0 10 20 30

SCALE IN FEET

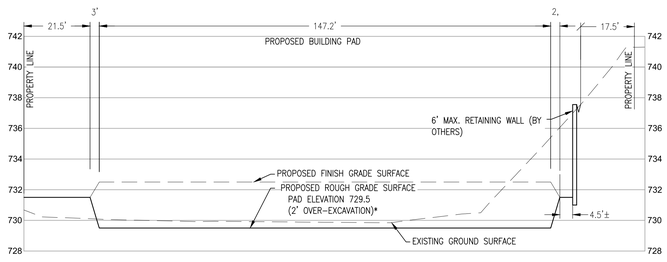
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RETAINING WALL
SS — EXIST SS		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
EXIST SD		STORM DRAIN PIPE / BIOSWALE
		STORM DRAIN MANHOLE
		STORM DRAIN CATCH BASIN
W — EXIST W		WATER MAIN
		STREET MONUMENTS
		RIGHT-OF-WAY

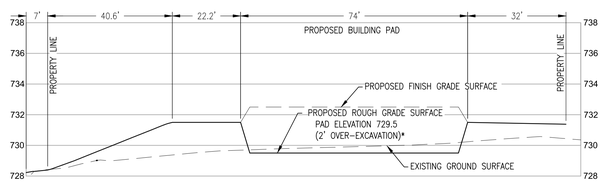
ABBREVIATIONS

BW	BOTTOM OF WALL
EX	EXISTING
FF	FINISH FLOOR
PSDE	PUBLIC STORM DRAIN EASEMENT
TW	TOP OF WALL

*NOTE: DEPTH OF OVER-EXCAVATION ASSUMED AS A CONSERVATIVE ESTIMATE. OVER-EXCAVATION DEPTHS ARE TO BE CONFIRMED IN THE FIELD DURING GRADING OPERATIONS BY SOILS ENGINEER.



SECTION A-A



SECTION B-B

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PLAN REVIEW ACCEPTANCE

Nov 16 2020

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SOUTH SAN FRANCISCO, CA 94080
650-616-6185

PROJECT
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA
ROUGH GRADING PLAN

#	REVISION	DATE

PROJECT 18159

DATE NOVEMBER 10, 2020

SHEET C2 OF C4

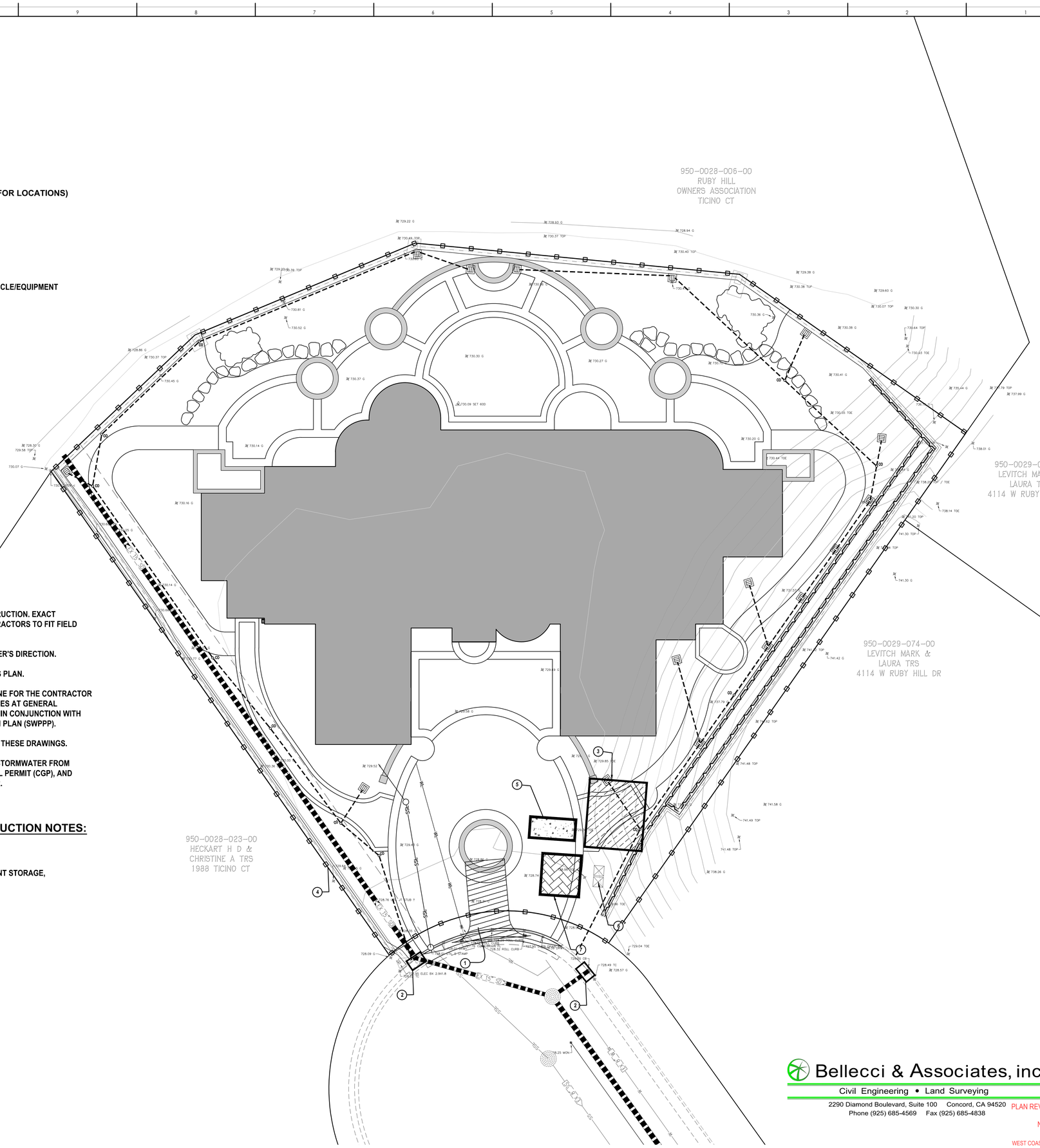
PATEL RESIDENCE - CIVIL PLANS 11/10/2020

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LEGEND

- PROJECT & CONSTRUCTION BOUNDARY
- FR — TEMPORARY FIBER ROLLS (PER CITY INSPECTOR FOR LOCATIONS)
- TEMPORARY SILT FENCE
- STORM DRAIN INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- WM-8, CONCRETE WASHOUT AREA
- CONSTRUCTION STAGING, MATERIALS STORAGE, AND VEHICLE/EQUIPMENT STORAGE, CLEANING, & MAINTENANCE AREA.
- RECYCLABLE MATERIALS STOCKPILE AREA.
- WM-9, PORTABLE TOILETS.



SWPPP GENERAL NOTES:

1. BMP(S) APPLICABLE THROUGHOUT THE PROJECT LIMITS DURING CONSTRUCTION. EXACT LOCATION AND ORIENTATION OF BMPS CAN BE ADJUSTED BY THE CONTRACTORS TO FIT FIELD CONDITION.
2. ALL TEMPORARY BMPS WILL BE IMPLEMENTED AS PER THE CITY ENGINEER'S DIRECTION.
3. STAGING AREA FOR THIS PROJECT WILL BE LOCATED AS SHOWN ON THIS PLAN.
4. THE INFORMATION ON THIS PLAN IS INTENDED TO BE USED AS A GUIDELINE FOR THE CONTRACTOR AND SUBCONTRACTORS TO INSTALL WATER POLLUTION CONTROL DEVICES AT GENERAL LOCATIONS THROUGHOUT THE SITE. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE NARRATIVE SECTION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
5. FIELD AND WEATHER CONDITIONS MAY NECESSITATE MODIFICATIONS TO THESE DRAWINGS.
6. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR PROTECTING THE STORMWATER FROM CONTAMINATION, WITH CONFORMING WITH THE CONSTRUCTION GENERAL PERMIT (CGP), AND EROSION CONTROL DEVICES AS NEEDED TO PROTECT THE STORMWATER.

STORM WATER POLLUTION PREVENTION CONSTRUCTION NOTES:

1. TC-1, CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL
2. SE-10, CONSTRUCT STORM DRAIN INLET PROTECT PER DETAIL
3. CONSTRUCTION STAGING, MATERIALS STORAGE, AND VEHICLE/EQUIPMENT STORAGE, CLEANING, & MAINTENANCE
4. INSTALL TEMPORARY SILT FENCE PER DETAIL
5. WM-8, CONCRETE WASHOUT AREA PER DETAIL
6. WM-9, PORTABLE TOILETS
7. RECYCLABLE MATERIALS STOCKPILE AREA

10 5 0 10 20 30
SCALE IN FEET

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650-616-6185

PROJECT
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA
EROSION CONTROL PLAN

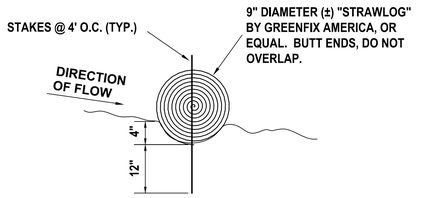
#	REVISION	DATE

PROJECT 18159
DATE NOVEMBER 10, 2020
SHEET C3 OF C4

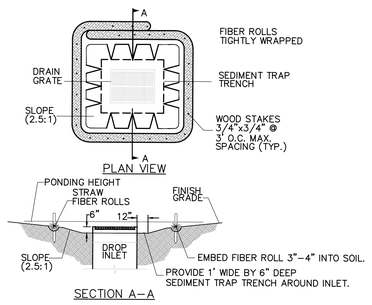
PATEL RESIDENCE - CIVIL PLANS 11/10/2020

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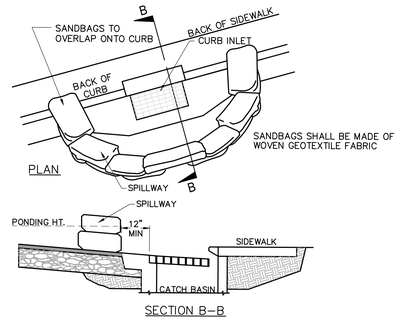
1-800-227-2600



SE-5 TEMPORARY FIBER ROLL
NOT TO SCALE



DROP INLET FIBER ROLLS SEDIMENT BARRIER - ALL INLETS (TYP)
NTS



CURB INLET SEDIMENT BARRIER
NTS

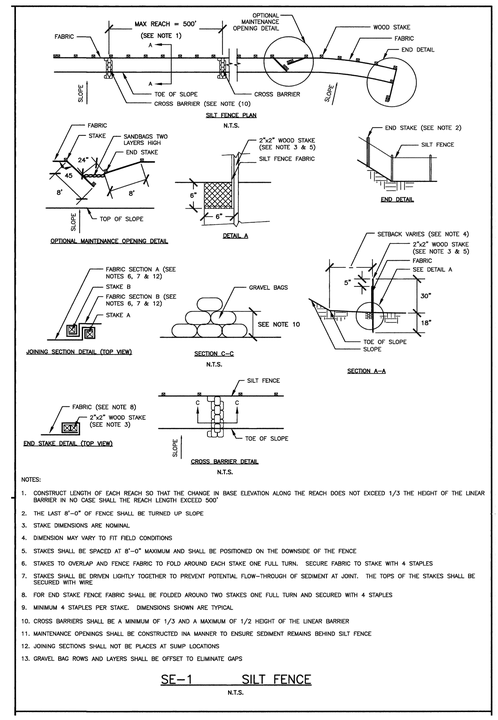
NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. (FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.)
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

DROP INLET PROTECTION

CURB INLET PROTECTION

SE-10 TEMPORARY DRAIN INLET PROTECTION
NOT TO SCALE

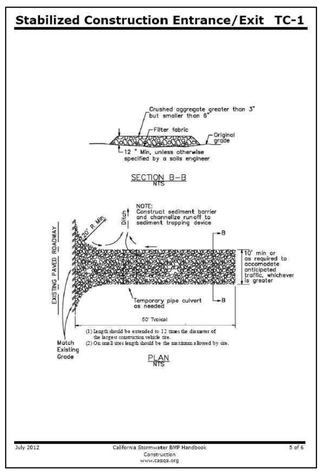


NOTES:

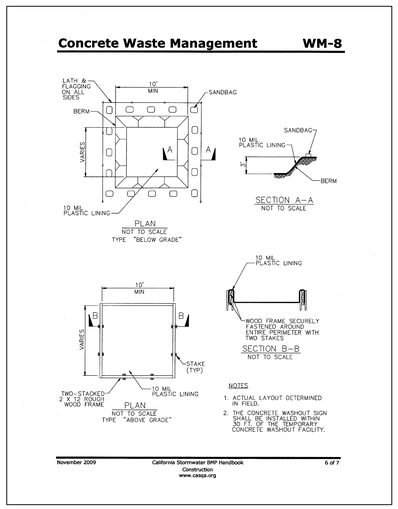
1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'–0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'–0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW–THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. GRAVEL BAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

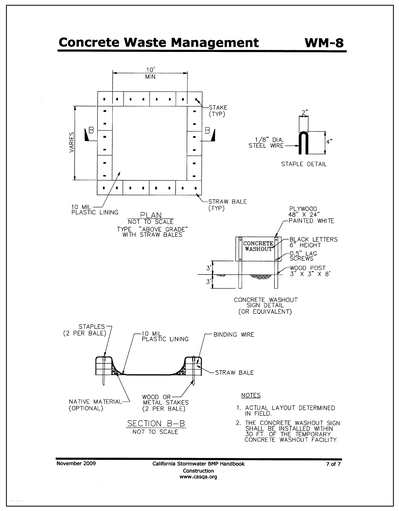
SE–1 SILT FENCE
N.T.S.

SE-1 SILT FENCE
NOT TO SCALE



TC-1 TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE





WM-8 CONCRETE WASHOUT
NOT TO SCALE

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PROJECT
PATEL RESIDENCE
LOT 15, RUBY HILLS
CITY OF PLEASANTON, CALIFORNIA
EROSION CONTROL PLAN DETAILS

#	REVISION	DATE

PROJECT 18159
DATE NOVEMBER 10, 2020
SHEET C4 OF C4

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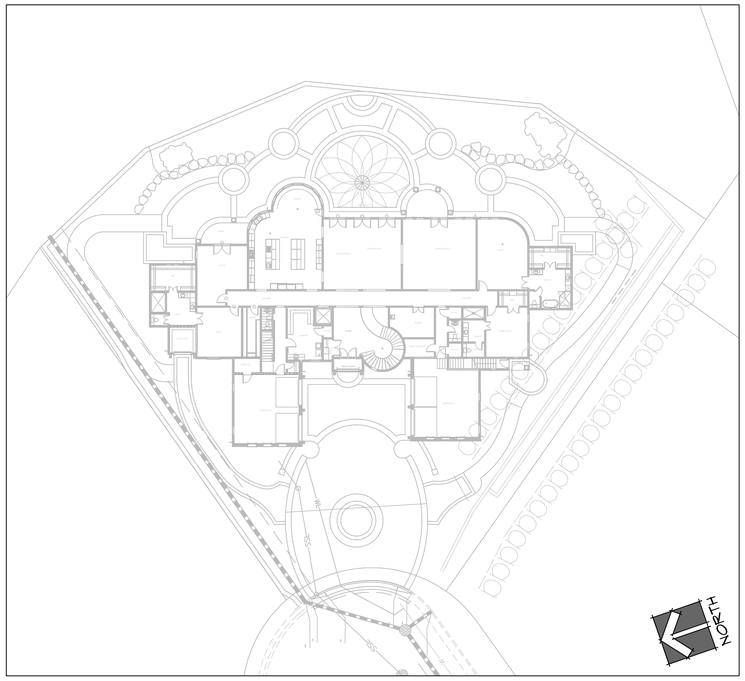
Patel Residence

1989 Ticino Ct. - Pleasanton, CA

Landscape Plan

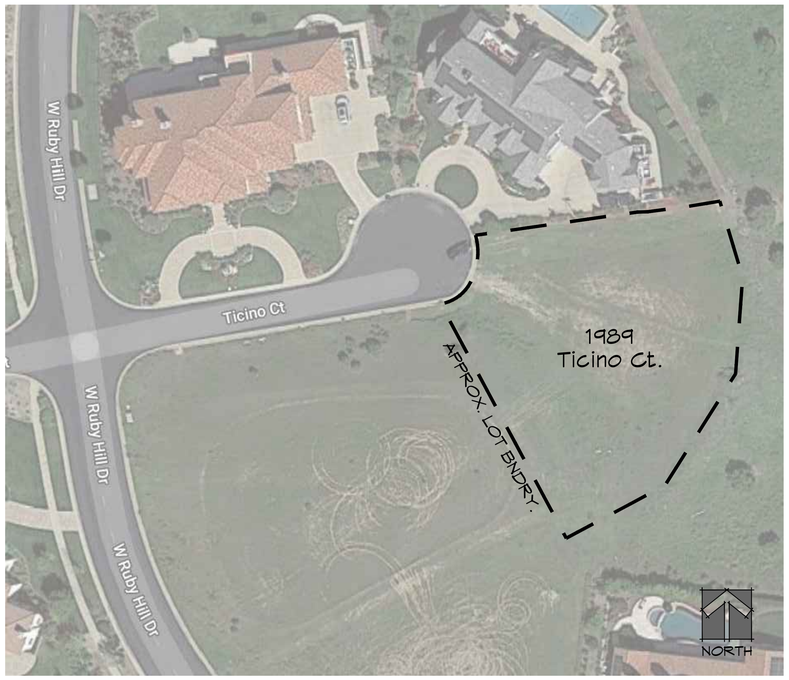
Site Plan

NTS



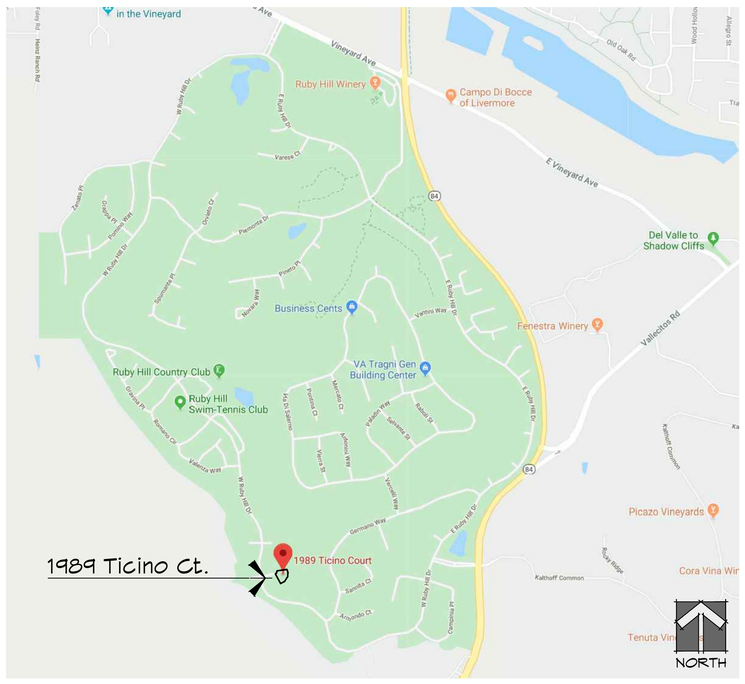
Site Aerial Map

NTS



Vicinity Map

NTS



4 Prior to Completion: Contractor to Provide the Following

A) A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
B) A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
C) AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
D) A LANDSCAPE WASTE DIVERSION PLAN SHALL BE COMPLETED AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

4 Additional Submittals Required by the Contractor at Construction Completion

1) CERTIFICATE OF COMPLETION
2) LANDSCAPE DIVERSION REPORT
(CAN BE SUBMITTED SEPARATELY IF BUILDING CONSTRUCTION IS PART OF THE PROJECT.)
3) AS-BUILTS OR RECORD DRAWINGS, IF CHANGES ARE MADE TO APPROVED LANDSCAPE DOCUMENTS.
4) IRRIGATION SCHEDULE, LANDSCAPE MAINTENANCE SCHEDULE, LANDSCAPE IRRIGATION AUDIT REPORT.
5) SOIL MANAGEMENT REPORT IF NOT SUBMITTED PREVIOUSLY.

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

4 Project Information

A) DATE: OCTOBER 26, 2020

B) PROJECT APPLICANT: RAMESH PATEL/ VISHAL 'BJ' PATEL

C) PROJECT ADDRESS: 1989 TICINO CT.
PLEASANTON, CA 94566

D) TOTAL LANDSCAPE AREA: 7,427 SF
E) PROJECT TYPE: NEW RESIDENTIAL

F) WATER SUPPLY TYPE: CITY OF PLEASANTON, POTABLE WATER

G) NA

H) PROJECT CONTACTS:

PROJECT APPLICANT: RAMESH PATEL/ VISHAL 'BJ' PATEL
550 GATEWAY BLVD.
SOUTH SAN FRANCISCO, CA 94080
C: 650-280-1475
BJ@SHSHOTELUS.COM

PROPERTY OWNER: RAMESH PATEL
84 GRAND VIEW CIRCLE
BRANDON, MS 39047
C: 601-940-0020
ROY@SHSHOTELUS.COM

I) "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WELO (WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

_____
SIGNATURE

_____
DATE

Sheet List

L0.0	COVER SHEET
L1.1	LAYOUT PLAN
L2.1	GRADING PLAN
L3.1	IRRIGATION PLAN
L4.1	TREE PLANTING PLAN
L4.2	SHRUB PLANTING PLAN
L5.1	IRRIGATION DETAILS
L5.2	HARDSCAPE DETAILS
L5.3	PLANTING & LIGHTING DETAILS
L6.1	LIGHTING PLAN
L6.2	LIGHTING CUT SHEETS
L6.3	LIGHTING CUT SHEETS
L7.1	FINISH SCHEDULE

4 3

CITY OF PLEASANTON REQUIREMENTS:
1) SUBMITTAL OF A CERTIFICATE OF COMPLETION TO THE CITY IS REQUIRED PRIOR TO FINAL ACCEPTANCE PER SECTION 4412.9 OF THE PLEASANTON LANDSCAPE ORDINANCE.
2) AN IRRIGATION AUDIT IS REQUIRED PRIOR TO FINAL ACCEPTANCE.
3) SOILS ANALYSIS (IF NOT ALREADY SUBMITTED) SHALL BE SUBMITTED AS PART OF THE CERTIFICATE OF COMPLETION.

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Landscape Architecture • Planning
113 N. Church Street Suite 310
Visalia, CA 93291
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F: 559.733.5694
khatmacher@sierradesignsla.com
dan@sierradesignsla.com

Revision/Issued for:
- 2019/08/13: HOA SUBMITTAL SET
- 2019/12/16: RUBY HILL HOA REVIEW SET
- 1 2020/01/21: DRC COMMENTS
- 2 2020/03/05: DRC COMMENTS
- 2020/03/06: PERMIT SET
- 3 2020/10/2: CITY OF PL. COMMENTS
- 4 2020/11/09: CITY OF PL. COMMENTS

Professional Seal:



Project Name:

PATEL RESIDENCE

1989 Ticino Ct.
Pleasanton, CA

Architectural Design Review:

RUBY HILL OWNERS ASSOCIATION

2900 E. RUBY HILL DR.
PLEASANTON, CA 94566

A Project For:

SOUTHERN HOSPITALITY SERVICES, LLC.

300 GATEWAY BLVD.
SAN FRANCISCO, CA
650.616.6185

Sheet Title:

COVER SHEET

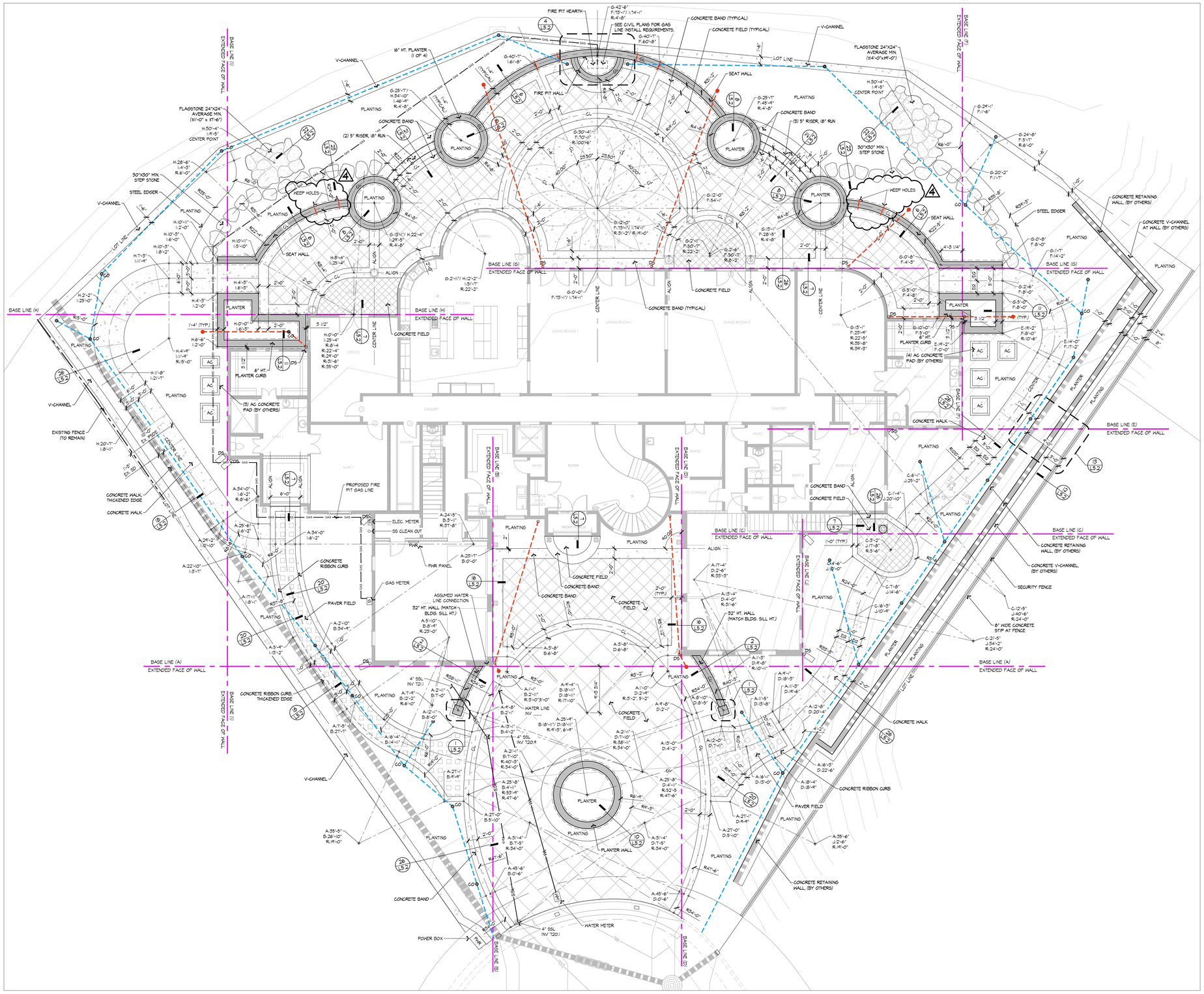
SDI Job No:19-031
Project Manager: DV
Drawn By: MAL

Sheet: 4 3

L0.0

1 of 13 Sheets

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DRAINAGE LEGEND

	CATCH BASIN	-
DS	DOWN SPOUT	-
CO	CLEAN OUT	-
	DRAIN LINE	(SEE CIVIL FOR SIZE/ TYPE) AREA DRAIN
	3" DRAIN LINE	CL200 PVC (GLUE OR GASKET) DOWN SPOUT
	EXISTING 15" STORM DRAIN	(SEE CIVIL PLANS)

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

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

0 4 8 16 FT

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Revision/Issued for:

2019/08/15. HOA SUBMITTAL SET
2019/12/16. RUBY HILL HOA REVIEW SET
2020/03/06. PERMIT SET
4. 2020/11/04. CITY OF PL. COMMENTS

Professional Seal:

LICENSED LANDSCAPE ARCHITECT — KUT MACHER — EXP. 5/2021 — STATE OF CALIFORNIA

LICENSED LANDSCAPE ARCHITECT — DANIEL M. SAYRE — EXPIRATION DATE: 05/06/2020 — STATE OF CALIFORNIA

Project Name:

PATEL RESIDENCE

1989 Ticino Ct.
Pleasanton, CA

Architectural Design Review:

RUBY HILL OWNERS ASSOCIATION

2900 E. RUBY HILL DR.
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94566

A Project For:

SOUTHERN HOSPITALITY SERVICES, LLC.

300 GATEWAY BLVD.
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650.616.6185

Sheet Title:

LAYOUT PLAN

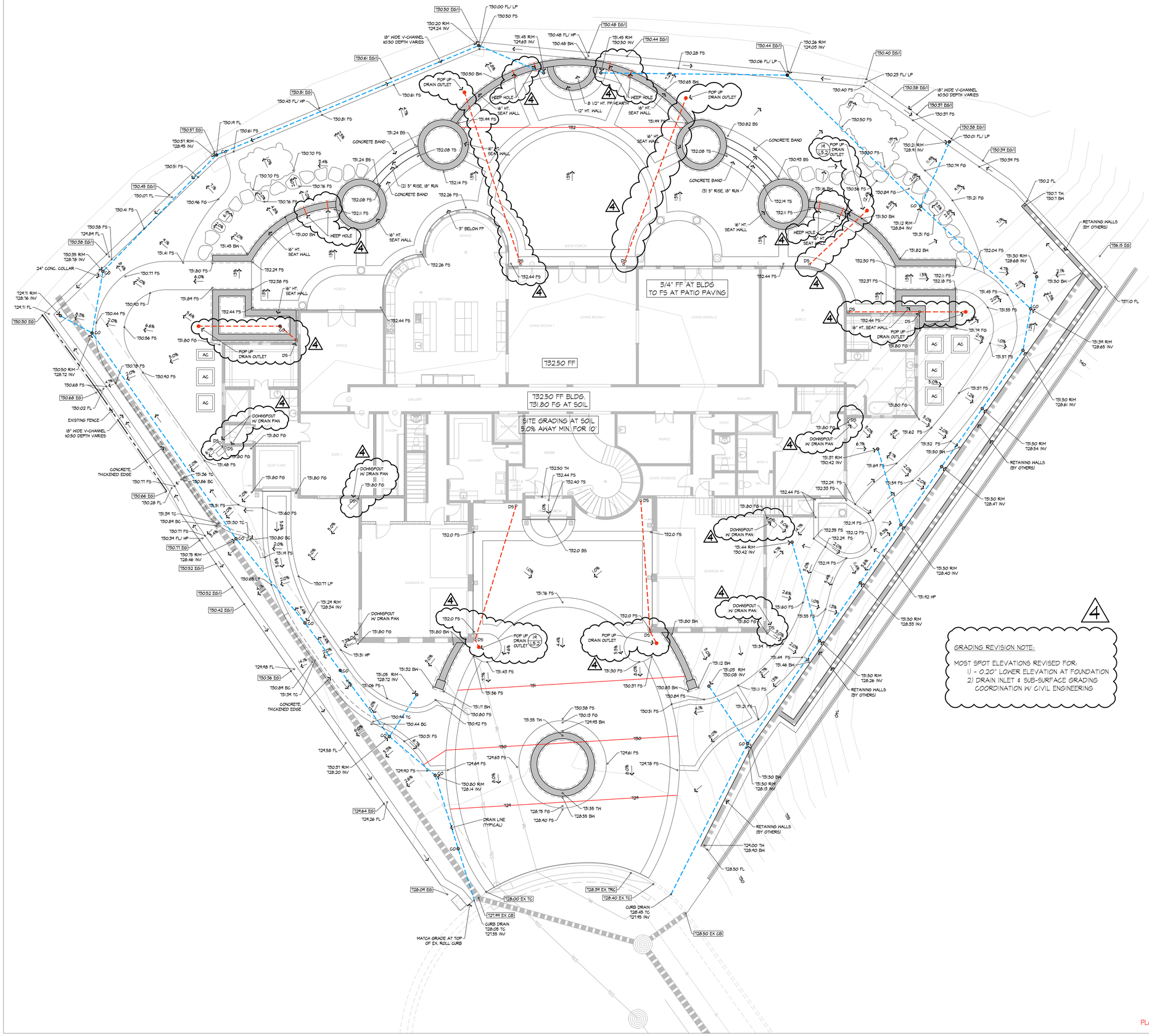
SDI Job No:19-031
Project Manager: DV
Drawn By: MAL

Sheet: 4

L1.1

2 of 13 Sheets

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GRADING LEGEND

ES	EXISTING SURFACE GRADE
EG	EXISTING GRADE
EG//	EXISTING GRADE INTERPOLATED
FS	FINISH SURFACE GRADE
TC	TOP OF CURB FINISH GRADE
TC//	TOP OF CURB FINISH GRADE INTERPOLATED
TW	TOP OF WALL FINISH GRADE
INV	INVERT SUBSURFACE DRAINAGE
RIM	AREA DRAIN RIM FINISH GRADE
1.4%	SURFACE SLOPE
OUT	SUBSURFACE DRAIN LINE OUTFALL
WM	WATER METER BOX LID FINISH SURFACE
PWR	POWER BOX LID FINISH SURFACE
730	EXISTING GRADE (TYPICAL)
730	PROPOSED GRADE (TYPICAL)

DRAINAGE LEGEND

	CATCH BASIN	-
DS	DOWN SPOT	-
CO	CLEAN OUT	-
	DRAIN LINE	(SEE CIVIL FOR SIZE/ TYPE) AREA DRAIN
	3" DRAIN LINE	CL200 PVC (GLUE OR GASKET) DOWN SPOT
	EXISTING 15" STORM DRAIN	(SEE CIVIL PLANS)

4

GRADING COORDINATION NOTE:

1) SEE CIVIL ENGINEERING PLANS FOR ADDITIONAL GRADING INFORMATION. RESOLVE ANY CONFLICTS BETWEEN CIVIL PLANS AND THIS PLAN.

4

GRADING REVISION NOTE:

MOST SPOT ELEVATIONS REVISED FOR:
1) ~ 0.20" LOWER ELEVATION AT FOUNDATION
2) DRAIN INLET & SUB-SURFACE GRADING COORDINATION W/ CIVIL ENGINEERING

WELO - LANDSCAPE ARCHITECTURE SIGNATURE:

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE & APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN."

SIGNATURE

2020/11/09

DATE

4

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

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

0 4 8 16 FT

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2019/08/15: HOA SUBMITTAL SET
2019/12/19: RUBY HILL HOA REVIEW SET
2020/05/06: PERMIT SET
4, 2020/11/09: CITY OF PL COMMENTS

Professional Seal:

LICENSED LANDSCAPE ARCHITECT — DANIEL M. JAY — No. 5426 — EXP. 5/2021 — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF

LICENSED LANDSCAPE ARCHITECT — DANIEL M. JAY — No. 5426 — EXPIRATION DATE: 05/31/2020 — STATE OF CALIFORNIA

Project Name:

PATEL RESIDENCE

1989 Ticino Ct.
Pleasanton, CA

Architectural Design Review:

RUBY HILL OWNERS ASSOCIATION
2900 E. RUBY HILL DR.
PLEASANTON, CA
94566

A Project For:

SOUTHERN HOSPITALITY SERVICES, LLC.
300 GATEWAY BLVD.
SAN FRANCISCO, CA
650.616.6185

Sheet Title:

GRADING PLAN

SDI Job No:19-031
Project Manager: DV
Drawn By: MAL

Sheet: 4

L2.1

3 of 13 Sheets

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IRRIGATION LEGEND

SYM.	SUPPLIER	DESCRIPTION	PRODUCT INFORMATION	DETAIL
M	UNKNOWN	WATER METER	1" BY OTHERS (SEE CIVIL)	
	WILKINS	BACKFLOW PREVENTER	375XL 1" LEAD FREE REDUCED PRESSURE	1 L5.1
MV	RAINBIRD	MASTER VALVE	PESB	2 L5.1
FL	RAINBIRD	FLOW SENSOR	FS100P 1" PVC FLOW SENSOR	2 L5.1
C	RAINBIRD	CONTROLLER	ESP4MTE	3 L5.1, 4 L5.1
	RAINBIRD	WEATHER SENSOR	WR2-RC	
F	EZ FLO	FERTIGATION SYSTEM	EZ001-GX (1.5 GALLON 5-8 ZONES)	5 L5.1
	KBI	LOW TORQUE BALL VALVE VALVE BOX COVER	MATCH LINE SIZE COLOR: LAVENDER TO DENOTE NON-POTABLE WATER FROM FERTIGATION	6 L5.1
	-	HOSE BIB	-	11 L5.1
SP	RAINBIRD	SURGE PROTECTOR	1 SPIKE/UNIT LINE SURGE PROTECTOR EVERY 500 FEET OR 8 DECODERS	14 L5.1
	RAINBIRD	CONTROL VALVE	200/150/200 PRESS-REG-D, SIZE PER PLAN, OR PER LINE SIZE PEDESTAL ONE PER VALVE PRESS-REG OPTION ON EVERY VALVE 20 PSI SET AT VALVE	7 L5.1, 8 L5.1
	RAINBIRD	DECODER PRESSURE REGULATOR DESIGN PRESSURE	XCZ-PRS-KIT 10-2-10 GPM 20 PSI SET AT VALVE	12 L5.1
	RAINBIRD	CONTROL ZONE KIT PRESSURE REGULATOR DESIGN PRESSURE	XCZ-P-100-KIT 10-2-10 GPM 20 PSI SET AT VALVE	12 L5.1
SM	-	LANDSCAPE SUB-METER	SELECTED BY CONTRACTOR	

SYM.	SUPPLIER	DESCRIPTION	PRODUCT INFORMATION	DETAIL
	HUNTER	BUBBLER AT TREES APPLICATION RATE DESIGN PRESSURE	MSBN-250 TWO @ 2.25GPM PER TREE 0.5GPM @ 60 MTHR) 20 PSI SET AT VALVE MOUNTED ON PRS-D-B BODY HOV OPTION REQ'D ON ALL LOW POINT HEADS	20 L5.1, 21 L5.1, 23 L5.1
		CHECK VALVE		
	HUNTER	BUBBLER AT SHRUBS APPLICATION RATE DESIGN PRESSURE	MSBN-250 0.25 GPM (1.665 M³/HR) 20 PSI SET AT VALVE MOUNTED ON PRS-D-B BODY HOV OPTION REQ'D ON ALL LOW POINT HEADS	20 L5.1, 23 L5.1
		CHECK VALVE		
	RAINBIRD	1" QUICK POINT 'A' BALL VALVE	TRUE UNION BALL VALVE	5 L5.1
	RAINBIRD	AIR RELIEF VALVE	ARV050	16 L5.1
	RAINBIRD	OPERATION INDICATOR	OPERND	14 L5.1
	RAINBIRD	WIRE	14 AWG DIRECT BURIAL COPPER	13 L5.1, 11 L5.1
	RAINBIRD	DRIP LINE	XFS-CV-06-12 APPLICATION RATE DESIGN PRESSURE	12" OC X 12" EMITTER SPACING, BUILT IN CHECK VALVE 2.8 GPH (.59 IN/HR) 20 PSI SET AT VALVE	13 L5.1
	RAINBIRD	DRIP LINE	XFS-CV-06-18 APPLICATION RATE DESIGN PRESSURE	18" OC X 18" EMITTER SPACING, BUILT IN CHECK VALVE 2.8 GPH (.59 IN/HR) 20 PSI SET AT VALVE	13 L5.1
	MAINLINE		CL. 200 GASKETED PVC FOR 6"+ USE SCH 40 FOR 1" -4" MAINLINE BURY 18"-24" UNDER DRIVING LANES. MIN. SIZE SHOWN IF UNLESS OTHERWISE NOTED ON PLAN. SEE DETAILS FOR THRUST BLOCKS.	9 L5.1
	LATERAL LINES		SCH 40 PVC, BURY 12"-24" UNDER DRIVING SURFACE. MIN. SIZE SHOWN IT UNLESS OTHERWISE NOTED ON PLAN. IN NO CASE MAY VELOCITY EXCEED 5 FPS.S	9 L5.1
	LATERAL SLEEVING		SCH. 40 PVC, 2 TIMES LARGER THAN IRRIGATION LINE. BURY 24" UNDER DRIVING SURFACE. (SEE DETAILS)	10 L5.1

DRIP LINE DATA:

ZONE	SF	GPM
A	755	6.5
B	1165	5.5
C	865	4.0
D	910	8.0
E	600	3.0
F	310	1.9
G	735	3.2
H	200	1.0
I	825	4.0
TOTAL		51.1

TREE BUBBLER	24.5 GPM
SHRUB BUBBLER	11.0 GPM
TOTAL	67.2 GPM

DRIP LINE PER SF MULTIPLIER:

RAINBIRD LANDSCAPE DRIP ZONE CALC
SUB SURFACE
CLAY LOAM
NOT SLOPED
50 PSI
XFCV-06-12
0.6 GPH
12" EMITTER SPACING
14" ROW SPACING
0.0086 GPM / PER SF
GROUND COVER

RAINBIRD LANDSCAPE DRIP ZONE CALC
SUB SURFACE
CLAY LOAM
NOT SLOPED
50 PSI
XFCV-06-18
0.6 GPH
18" EMITTER SPACING
18" ROW SPACING
0.0044 GPM / PER SF
SHRUBS

IRRIGATION NOTES:

VERIFICATION:
The system is based on 50 P.S.I. and 30 G.P.M. available at the discharge outlet of the meter or other point of connection. The Contractor shall verify the same at the award of the contract. The Contractor shall notify the Architect immediately if the data is significantly different and would adversely affect the operation of the system. Such notice shall be in writing and shall occur within 5 days of contract award for projects anticipated to take two weeks or longer or 72 hours prior to commencement for projects anticipated to take two weeks or less.

SCHEMATIC:
The system features are shown schematically for graphic clarity. Install all piping and valves in common trenches where feasible and inside planting areas. Valves and main lines shall be located in planter areas.

UTILITIES:
No utility survey has been performed. Contractor shall be responsible for contacting Underground Service Alert two (2) days prior to the start of work. Phone: 1-800-227-2600. During trenching operations, contractor shall protect existing utilities in place. In the event of conflict between utilities and trenching operations, contractor shall hand dig trench to avoid damage to existing utilities.

CODES:
The irrigation system and all other mechanical, electrical and structural systems shall be installed in accordance with all Federal, State and Local codes and manufacturer's specifications, recommendations and requirements. All electrical equipment shall be U.L. listed. Notify the Architect immediately in writing prior to signing a contract owner of any conflicts. Conflicts noted after signing or after the commencement of work shall be the sole responsibility of the contractor.

MATERIALS:
All materials shall be installed in accordance with manufactures recommendations. Notify Architect prior to bidding in the event of conflicts between manufactures recommendations, plans, details, notes, or site features.

INSTALLATION:
Examine areas and conditions under which irrigation work is to be performed. Do not proceed with work until unsatisfactory conditions have been corrected.

No part of this system shall be installed in any location or manner which may endanger the health, safety, or welfare of the public. Open excavations shall be barricaded or covered. Provide and maintain all lights, warning signs, barricades, etc., as may be required or necessary to protect the public. All above ground equipment shall be installed adjacent to structures, fences, or walls, or it shall be permanently barricaded in such a way as to prevent tripping over it or running into it inadvertently.

Protect buildings, walks, walls and other property from damage. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to the owner. Restore disturbed areas to original conditions. Expenses due to vandalism before final acceptance shall be borne by the Contractor.

Install any sleeving under asphalt of concrete paving wider than 5' prior to paving operations to accommodate lateral piping. Compact back fill around sleeves to 95 % Modified Proctor Density within 2 % of optimum moisture content in accordance with ASTM D1557 or as directed by Civil Engineer. Any settling of back filled trenches which a occur during guarantee period shall be repaired at no expense to the Owner, including complete restoration of damaged property.

Trench excavation shall follow, as much as possible, layout shown on drawing.

Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades. Snake pipe in trench as much as possible to allow for expansion and contraction. Do not install pipe with air temperature is below 40F. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug of cap. Flush each line completely before inserting nozzles. Perform work in accordance with good practice prevailing in piping trades.

HEAD ALLOWANCE:
The contractor is required to provide the owner with a complete project. He/she shall Install any additional heads, nozzle changes, valves, irrigation lines, wire, etc., as necessary to accommodate any necessary field changes. The contractor shall make all needed changes as directed by the Landscape Architect and provide the owner with a complete project at no additional cost to the owner.

CHECK VALVES:
Install check valves at the base of any heads that display low end drainage. These shall be included in the contractors price and shall be added as directed by the Architect and provide the owner with a complete project with no additional cost to the owner.

SLEEVING:
The contractor shall be responsible for providing adequately sized sleeving for all irrigation, lighting and other landscape components. The drawings are intended to be a guide only. Sleeves shall be clearly marked during construction and shall occur under all paved areas wider than 5' and shall extend 1' minimum beyond all paving.

ELECTRICAL SERVICE:
All exposed 110v wires shall be placed in rigid metal conduit and hard wired directly to 110v service. All exposed low voltage wire for irrigation shall also be placed in rigid metal conduit.

TEST:
While trenches are open, place all lines under working pressure for 2 hours under observation of Owner's representative. Repair or replace any defective elements and repeat test until all visible leaks stop.

FINAL ACCEPTANCE:
Operate each irrigation zone for the Landscape Architect. Items deemed not acceptable shall be repaired or replaced to satisfaction.

WARRANTY/GUARANTEE:
Manufacturers shall warranty materials against defects for a minimum period of one year from date of Final Acceptance. Installer shall guarantee workmanship for the same period.

PHASING:
The Contractor shall be responsible to inform themselves and perform the work in accordance with the project phasing. The Contractor shall coordinate all installation such that either permanent or temporary irrigation is continously provided for plant material within and adjacent lot he construction site to maintain existing trees, shrubs and vines to remain. The contractor shall also insure that all prior phases are not adversely affect by the work of later phases and that irrigation supply is continuously maintained to all completed phases.

WATER EFFICIENT LANDSCAPE WORKSHEET

PATEL RESIDENCE LANDSCAPE PLAN Date: 12/19/2019

Reference Evapotranspiration	46.2	Pleasanton, CA
MAWA Allowance	0.55	
(.45 for Commercial, .55 for Residential, .65 DSA)		

entered data
result

Hydrozone # and Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency *	ETAF (PF/IE)	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use (ETWU)
REGULAR LANDSCAPE AREAS							
dry shrub at ret. Wall	0.16	drip	0.81	0.20	557	110.02	3151.55
dry shrub & tree bed	0.20	drip	0.81	0.25	1459	360.25	10318.91
shrubs, gc, & trees bed	0.55	drip	0.81	0.68	3986	2706.54	77526.22
shrub, gc, & tree bed shade	0.44	drip	0.81	0.54	1160	630.12	18049.26
rose bed	0.40		0.81	0.49	390	192.59	5516.62
			1	0.00		0.00	0.00
				Totals	7552	3999.53	
SPECIAL LANDSCAPE AREAS							
-		spray	0.75	1	0	0.00	0
-		drip	0.81	1	0	0.00	0
-				1	0	0.00	0
				Totals	0	0	
						ETWU Total	114562.56
				Maximum Allowed Water Allowance (MAWA)			118975.72

ETAF Calculations

REGULAR LANDSCAPE AREA	
Total ETAF x Area	3999.53
Total Area	7552
Average ETAF	0.53

ALL LANDSCAPE AREAS	
Total ETAF x Area	3999.53
Total Area	7552
Sitewide ETAF	0.53

*IE
drip = .81
spray = .75

Project Information

Project:	Patel Residence	Total Landscape Area:	7,427
Location:	1989 Ticino ct., Pleasanton, CA	Project Type:	Residential
Applicant:		Water Source:	City

WELO NOTES:
1) PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
2) CHECK VALVES OR ANTI-DRAIN VALVES AREA REQUIRED ON ALL HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
3) IRRIGATION SYSTEM IS DESIGNED TO PREVENT RUNNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS.

WELO - LANDSCAPE ARCHITECTURE SIGNATURE:

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE & APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

SIGNATURE

2020/11/09
DATE

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

SCALE: 1/8" = 1'-0"
0 4 8 16 FT

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2020/03/06: PERMIT SET
2020/10/21: CITY OF PL. COMMENTS
2020/11/09: CITY OF PL. COMMENTS

Professional Seal:

LICENSED LANDSCAPE ARCHITECT MATTHEW A. SHEETS No. 5426 EXP. 5/2021 CALIFORNIA
PRELIMINARY
LICENSED LANDSCAPE ARCHITECT DANIEL M. JAY No. 6446 EXPIRATION DATE: 05/31/2020 STATE OF CALIFORNIA

Project Name:

PATEL RESIDENCE

1989 Ticino Ct.
Pleasanton, CA

Architectural Design Review:

RUBY HILL OWNERS ASSOCIATION
2900 E. RUBY HILL DR.
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A Project For:

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SAN FRANCISCO, CA
650.616.6185

Sheet Title:

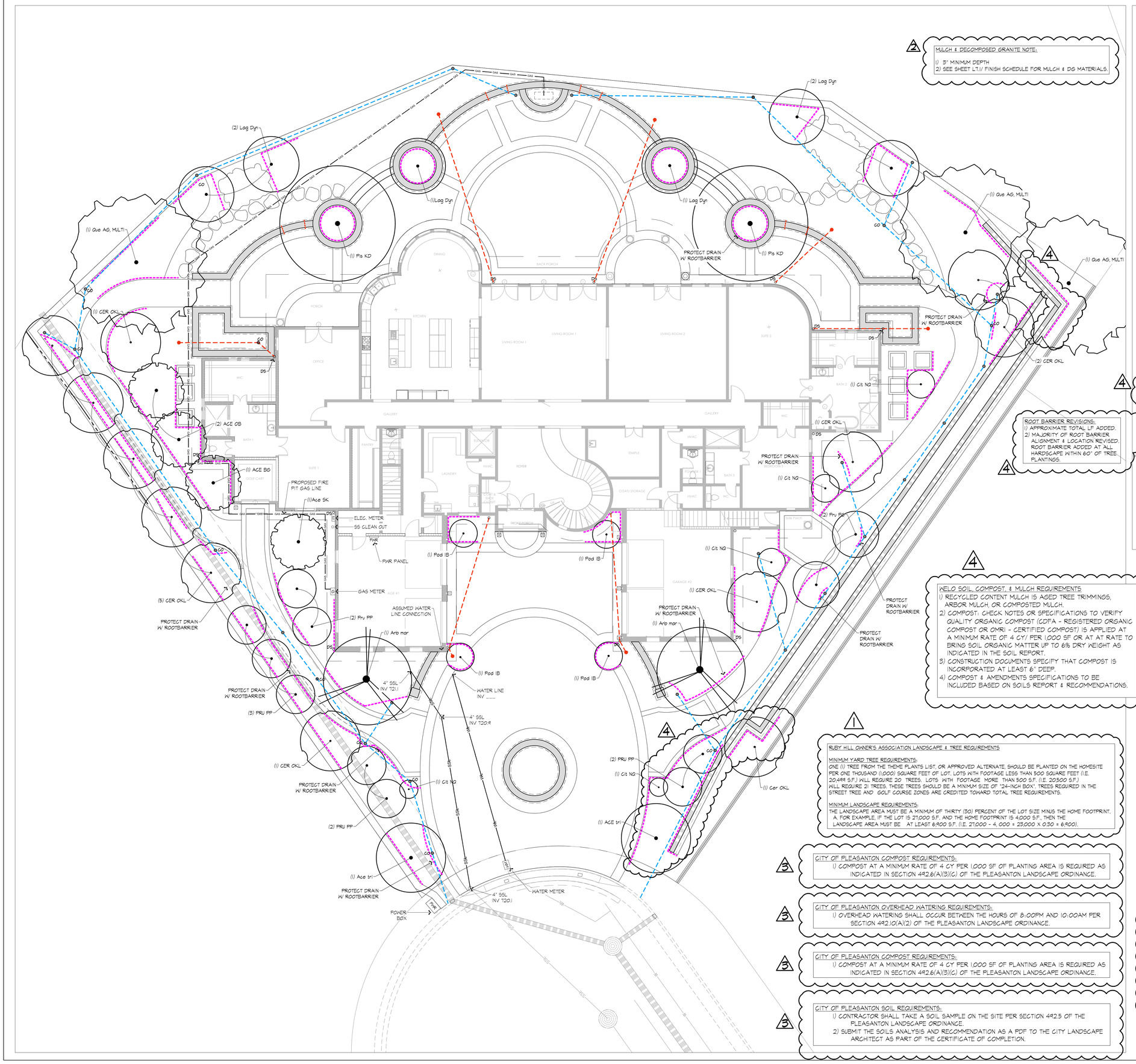
IRRIGATION PLAN

SDI Job No:19-051
Project Manager:DV
Drawn By:MAL

Sheet: L3.1

4 of 13 Sheets

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2 MULCH & DECOMPOSED GRANITE NOTE:

1) 3" MINIMUM DEPTH
2) SEE SHEET LT1/ FINISH SCHEDULE FOR MULCH & DG MATERIALS.

PLANTING LEGEND

Trees

Code	Scientific Name	Common Name	Size	Water	Qty	Supplier	Mature Size Dia.
Ace tri	Acer buergeranum	Trident Maple	24" box	M	2		20'
Ace SK	Acer j. 'Sango Kaku'	Sango Kaku Japanese Maple	24" box	M	1		12'
Ace OB	Acer j. 'Ohshi Beni'	Ohshi Beni Japanese Maple	24" box	M	1		15'
Ace BG	Acer p. Bloodgood	Bloodgood Japanese Maple	24" box	M	2		15'
Arb Mar	Arbutus 'Marina' multi	Marina Madrone - Multi	48" box	M/L	2		20'
Cer Okl	Cercis 'Oklahoma'	Oklahoma Redbud	24" box	L	2		15'
Cit NQ	Citrus japonica	Kumquat	24" Box	M	10		6'
Log Dyn	Lagerstroemia i. 'Dynamite'	Dynamite Crepe Myrtle	24" box	M	6		12'
Pis KD	Pistacia c. 'Keith Davies'	Keith Davies Chinese Pistache HH	36" box	M	2		50'
Pod IB	Podocarpus e. 'Icee Blue'	Icee Blue Yellow-Wood	36" box	M	4		8'
Pru PC	Prunus s. 'Pink Cloud'	Pink Cloud Flw. Cherry	24" box	M	2		12'
Pru PP	Prunus c. 'Purple Pony'	Purple Pony Plum	24" box	M/L	9		15'
Que ag	Quercus agrifolia multi	Multi Trunk Coast Live Oak	36" box	VL	3		50'

Shrubs

Code	Scientific Name	Common Name	Size	Water	Qty	Supplier	Mature Size Dia.
Arc Sun	Arctostaphylos 'Sunset'	Sunset Manzanita	5 Gal	L	14	LP	6'
Bux sem	Buxus sempervirens	English Boxwood	5 Gal	M	88		5'
Bux GTT	Buxus s. 'Green Tower'	Green Tower Spiral Boxwood	15 Gal	M	2	MON	2'
Cam sas	Camellia sasanqua 'Yule Tide'	Yule Tide Sasanqua Camellia	15 Gal	M	8		6'
Ceo TF	Ceanothus var 'Yankee Point'	Yankee Point California Lilac	24" box	VL	2		10'
Cha TN	Chaenomeles 'Toyo-Nishiki'	Toyo-Nishiki Flowering Quince	5 Gal	L	12	MON	5'
Erg sar	Erigeron karvinskianus	Santa Barbara Daisy	1 Gal	M	48		2'
Eur VIS	Eurypps 'Viridis'	Green Leaf Eurypa	1 Gal	L	16		4'
Gor Vet	Gardenia j. 'Veitchii'	Everbloom Gardenia	5 Gal	M	3		4'
Hem GM	Hemerocallis 'Ginger Bread Man'	Ginger Bread Man Day Lilly	5 Gal	M	21	GHDL	15'
Hem RR	Hemerocallis 'Russian Rhapsody'	Russian Rhapsody Day Lilly	5 Gal	M	40	GHDL	15'
Hem SB	Hemerocallis 'Sue Booth'	Sue Booth Day Lilly	5 Gal	M	21	GHDL	15'
Heu san	Heuchera sanguinea	Coralbells	5 Gal	M	14		15'
Lan NG	Lantana 'New Gold'	New Gold Lantana	5 Gal	L/VL	16		4'
Mah rep	Mahonia repens	Creeping Mahonia	5 Gal	L	21		15'
Mah nev	Mahonia nevinii	Nevin's Barberry	5 Gal	L	2	LP	6'
Nan SS	Nandina 'Sienna Sunrise'	Nandina Sienna Sunrise	5 Gal	M	TT	MON	2'
Pen AB	Penstemon h. 'Apple Blossom'	Apple Blossom Penstemon	5 Gal	M	5		2'
Rib vib	Ribes viburnifolium	Evergreen Currant	5 Gal	L	5	LP	6'
Ros TB	Rosmarinus o. 'Tuscan Blues'	Tuscan Blue Rosemary	15 Gal	L	7	MON	4'
Ros IR	Rosmarinus o. 'Irene'	Irene Trailing Rosemary	5 Gal	L	152	SMG	3'
Ros AD	Rosa 'Meimiroti'	Apricot Drift Groundcover Rose	5 Gal	M	29	OTTO	25'
Ros noa	Rosa 'NOAR7402A'	Amber Groundcover Rose	5 Gal	M	6	OTTO	25'
Ros PD	Rosa 'Popcorn Drift'	Popcorn Drift Groundcover Rose	2 Gal	M	31	OTTO	2'
Ros ST	Rosa - Tree Form	Tree Form Rose	5 Gal	M	41		9'

Ground Covers

Symbol	Scientific Name	Common Name	Size	Water	S.F.	Supplier
Ach KdI	Achillea 'king george'	King George Hoolly Yarrow	2" Plugs	LIM	535	
Ach DM	Achillea ' Dwf Moonshine'	Dwarf Moonshine Yarrow	1 Gal	LIM	280	
Ach mil	Achillea millefolium	California Yarrow	Flats (6 per Pop-Up Outlet)	L	42	

Annuals

Annual Planting by Season (310 sf)

Known Suppliers

Code	Nursery	Web Address
GHDL	GREENWOOD DAYLILY GARDENS	GREENWOODS.COM
MBN	MONTEREY BAY NURSERY	MONTEREYBAYNSY.COM
TN	TAYLOR NURSERY	TAYLORNURSERY.COM
MON	MONROVIA NURSERY	MONROVIA.COM
LP	LAS PILITAS NURSERY	LASPILITAS.COM
OTTO	OTTO & SONS NURSERY	OTTOANDSONSNURSERY.COM

4 PLANT DATA SOURCE

1) PLANT WATER USE INFORMATION IS TAKEN FROM THE CURRENT WUCOLS LIST.
2) MATURE PLANT SIZE TAKEN FROM: WHOLESALE NURSERY CATALOGS, & SUNSET GARDEN BOOK.

ROOT BARRIER REVISIONS.
1) APPROXIMATE TOTAL LF ADDED.
2) MAJORITY OF ROOT BARRIER ALIGNMENT & LOCATION REVISED. ROOT BARRIER ADDED AT ALL HARDSCAPE WITHIN 60" OF TREE PLANTINGS.

Root Barrier

VESPRO 24" ROOT GUIDE 2 BARRIER - EXTRUDED POLYETHYLENE PANELS ANTICIPATED REQUIRED LOCATIONS - CONTRACTOR SHALL BE RESPONSIBLE FOR ROOT BARRIERS AT ALL LOCATIONS REQUIRED BY DETAILS & SPECS. ± 960 LF TOTAL

Plant Availability:
The Contractor shall IMMEDIATELY after award of the MASTER CONTRACT to the GENERAL CONTRACTOR confirm the source and availability of all plants and shall order, tie up, or otherwise obtain and secure availability during the projected construction period for all the plant material listed in the legend and shown on the plans. The Contractor shall within 2 weeks of the award of the Master Contract inform the Landscape Architect of all plant material sources and confirmation that the Contractor has secured the plant material. Should the Contractor not be able to locate any of the plant material, he/she shall immediately contact, in writing, the Landscape Architect with a list of plants that are not available along with a list of nursery sources the Contractor has contacted in search of the plant material. The Landscape Architect, at their discretion, may search for additional sources or specify a substitute. Should the Landscape Architect locate a source for the plant from a wholesale, reatwholesale or broker/supplier within California, Oregon, Nevada or Arizona the Contractor is obligated to purchase those plants from that source, or in the alternative locate another source. If the Landscape Contractor does not locate and confirm availability and secure the specified plant material and notify the Landscape Architect of non availability within 30 days, from Master Contract Award, then the Landscape Contractor shall be required to purchase the plants from as many RETAIL sources as necessary to complete the planting. If the plants are not available at Retail sources, then the contractor shall provide a bond or cash to the owner in the amount of 200% of the Landscape Architects estimate for the cost to secure, contract grow, deliver, plant and maintain the plant material in the following year. The Contractor shall sign a separated agreement (prior to planting the project) to deliver, plant and maintain the plant material once it becomes available. Or in the alternative the Contractor may forfeit the amount of the bond or Cash to the Owner prior to the completion of the original Contract.

DRAINAGE LEGEND

	CATCH BASIN	-
DS	DOWN SPOT	
CO	CLEAN OUT	-
	3" DRAIN LINE AREA DRAIN	CL200 PVC (GLUE OR GASKET)
	3" DRAIN LINE DOWN SPOT	CL200 PVC (GLUE OR GASKET)
	EXISTING 15" STORM DRAIN	

4 WELO SOIL, COMPOST, & MULCH REQUIREMENTS

1) RECYCLED CONTENT MULCH IS AGED TREE TRIMMINGS, ARBOR MULCH, OR COMPOSTED MULCH.
2) COMPOST: CHECK NOTES OR SPECIFICATIONS TO VERIFY QUALITY ORGANIC COMPOST (CDFA - REGISTERED ORGANIC COMPOST OR OMRI - CERTIFIED COMPOST) IS APPLIED AT A MINIMUM RATE OF 4 CY/ PER 1,000 SF OR AT RATE TO BRING SOIL ORGANIC MATTER UP TO 6% DRY WEIGHT AS INDICATED IN THE SOIL REPORT.
3) CONSTRUCTION DOCUMENTS SPECIFY THAT COMPOST IS INCORPORATED AT LEAST 6" DEEP.
4) COMPOST & AMENDMENTS SPECIFICATIONS TO BE INCLUDED BASED ON SOILS REPORT & RECOMMENDATIONS.

1 RUBY HILL OWNER'S ASSOCIATION LANDSCAPE & TREE REQUIREMENTS

MINIMUM YARD TREE REQUIREMENTS:
ONE (1) TREE FROM THE THEME PLANTS LIST, OR APPROVED ALTERNATE, SHOULD BE PLANTED ON THE HOMESITE PER ONE THOUSAND (1,000) SQUARE FEET OF LOT. LOTS WITH FOOTAGE LESS THAN 500 SQUARE FEET (I.E. 20,449 S.F.) WILL REQUIRE 20 TREES. LOTS WITH FOOTAGE MORE THAN 500 S.F. (I.E. 20,500 S.F.) WILL REQUIRE 21 TREES. THESE TREES SHOULD BE A MINIMUM SIZE OF "24-INCH BOX". TREES REQUIRED IN THE STREET TREE AND GOLF COURSE ZONES ARE CREDITED TOWARD TOTAL TREE REQUIREMENTS.

MINIMUM LANDSCAPE REQUIREMENTS:
THE LANDSCAPE AREA MUST BE A MINIMUM OF THIRTY (30) PERCENT OF THE LOT SIZE MINUS THE HOME FOOTPRINT.
A. FOR EXAMPLE, IF THE LOT IS 27,000 S.F. AND THE HOME FOOTPRINT IS 4,000 S.F., THEN THE LANDSCAPE AREA MUST BE AT LEAST 6,900 S.F. (I.E. 27,000 - 4, 000 = 23,000 X 0.30 = 6,900).

3 CITY OF PLEASANTON COMPOST REQUIREMENTS:

1) COMPOST AT A MINIMUM RATE OF 4 CY PER 1,000 SF OF PLANTING AREA IS REQUIRED AS INDICATED IN SECTION 492.6(A)(3)(C) OF THE PLEASANTON LANDSCAPE ORDINANCE.

3 CITY OF PLEASANTON OVERHEAD WATERING REQUIREMENTS:

1) OVERHEAD WATERING SHALL OCCUR BETWEEN THE HOURS OF 8:00PM AND 10:00AM PER SECTION 492.10(A)(2) OF THE PLEASANTON LANDSCAPE ORDINANCE.

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1) CONTRACTOR SHALL TAKE A SOIL SAMPLE ON THE SITE PER SECTION 492.5 OF THE PLEASANTON LANDSCAPE ORDINANCE.
2) SUBMIT THE SOILS ANALYSIS AND RECOMMENDATION AS A PDF TO THE CITY LANDSCAPE ARCHITECT AS PART OF THE CERTIFICATE OF COMPLETION.

RUBY HILL OWNER'S ASSOCIATION
LANDSCAPE & TREE REQUIREMENTS

	SF	
LOT SIZE	25,842	
	SF	%
FOOTPRINT	8,058	31.1%
HARDSCAPE	10,407	40.2%
LANDSCAPE "GROSS"	7,421	28.7%
TOTAL	25,842	100.0%

TREES REQUIRED	
25,842 SF / 1000 SF =	26
TREES PROPOSED =	56

1

LANDSCAPE REQUIRED	SF	%
LOT - FOOTPRINT =	17,834	
17,834 X 30% =	5,350	30.0%
LANDSCAPE PROPOSED =	7,421	41.6%

WELO - LANDSCAPE ARCHITECTURE SIGNATURE:

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE & APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANSCAPE DESIGN PLAN."

SIGNATURE

2020/11/09
DATE

4 PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

SCALE: 1/8" = 1'-0"
0 4 8 16 FT

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dan@sierradesignsla.com

Revision/Issued for:

2019/08/13. HOA SUBMITTAL SET
2019/12/19. RUBY HILL HOA REVIEW SET
1 2020/01/21. DRC COMMENTS
2 2020/05/05. DRC COMMENTS
2020/05/06. PERMIT SET
2 2020/10/2. CITY OF PL. COMMENTS
4 2020/11/09. CITY OF PL. COMMENTS

Professional Seal:



Project Name:

PATEL RESIDENCE

1989 Ticino Ct.
Pleasanton, CA

Architectural Design Review:

RUBY HILL OWNERS ASSOCIATION
2900 E. RUBY HILL DR.
PLEASANTON, CA
94566

A Project For:

SOUTHERN HOSPITALITY SERVICES, LLC.
300 GATEWAY BLVD.
SAN FRANCISCO, CA
650.616.6185

Sheet Title:

TREE PLANTING PLAN

SDI Job No.19-031
Project Manager:DV
Drawn By:MAL

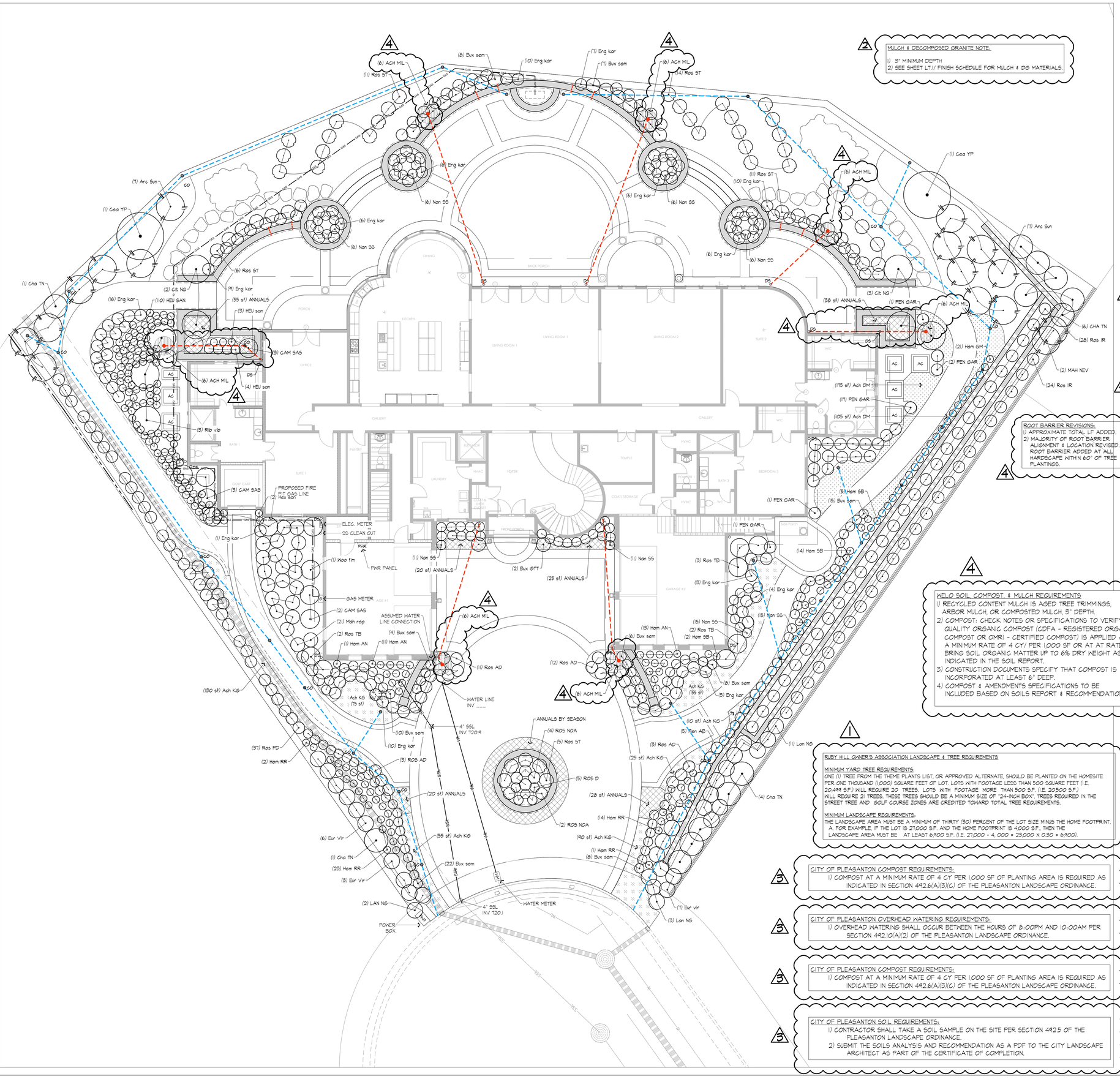
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5 of 13 Sheets

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C:\Users\miclo\Documents\Sierra Designs Inc\Patel Residence\SDI\2020-11-09 Patel PLANTING.dwg, L4.1 planting - trees, 11/10/2020 11:27:23 AM



MULCH & DECOMPOSED GRANITE NOTE:

1) 3" MINIMUM DEPTH
2) SEE SHEET L1.1/ FINISH SCHEDULE FOR MULCH & DG MATERIALS.

PLANTING LEGEND

Trees

Code	Scientific Name	Common Name	Size	Water	Qty	Supplier	Mature Size Dia.
Ace tri	Acer buergeranum	Trident Maple	24" box	M	2		20'
Ace SK	Acer j. 'Sango Kaku'	Sango Kaku Japanese Maple	24" box	M	1		12'
Ace OB	Acer j. 'Oshio Beni'	Oshio Beni Japanese Maple	24" box	M	1		12'
Ace BG	Acer p. 'Bloodgood'	Bloodgood Japanese Maple	24" box	M	2		15'
Arb Mar	Arbutus 'Marina' multi	Marina Madrone - Multi	48" box	M/L	2		20'
Cer Okl	Cercis 'Oklahoma'	Oklahoma Redbud	24" box	L	12		15'
Cit NG	Citrus japonica	Kumquat	24" Box	M	10		6'
Lag Dyn	Lagerstroemia i. 'Dynamite'	Dynamite Crepe Myrtle	24" box	M	6		12'
Pis HH	Pistacia c. 'Keith Davies'	Keith Davies Chinese Pistache HH	36" box	M	2		30'
Pod IB	Podocarpus e. 'Icee Blue'	Icee Blue Yellowwood	36" box	M	4		8'
Pru PC	Prunus s. 'Pink Cloud'	Pink Cloud Flw. Cherry	24" box	M	2		12'
Pru PP	Prunus c. 'Purple Pony'	Purple Pony Plum	24" box	M/L	4		10'
Que ag	Quercus agrifolia multi	Multi Trunk Coast Live Oak	36" box	VL	5		30'

Shrubs

Code	Scientific Name	Common Name	Size	Water	Qty	Supplier	Mature Size Dia.
Arc Sun	Arctostaphylos 'Sunset'	Sunset Manzanita	5 Gal	L	14	LP	6'
Bux sem	Buxus sempervirens	English Boxwood	5 Gal	M	88		5'
Bux GTT	Buxus s. 'Green Tower'	Green Tower Spiral Boxwood	15 Gal	M	2	MON	2'
Cam sas	Camellia sasanqua 'Yule Tide'	Yule Tide Sasanqua Camellia	15 Gal	M	8		6'
Cea YP	Ceanothus var 'Yankee Point'	Yankee Point California Lilac	24" box	VL	6		10'
Cng TN	Chaenomeles 'Toyo-Nishiki'	Toyo-Nishiki Flowering Quince	5 Gal	L	12	MON	5'
Erg kar	Erigeron karvinskianus	Santa Barbara Daisy	1 Gal	M	88		1'
Eur VIG	Euryops 'Viridis'	Green Leaf Euryps	1 Gal	L	16		4'
Gar Ver	Gardenia j. 'Veluti'	Evergreen Gardenia	5 Gal	M	5		4'
Hem GM	Hemerocallis 'Ginger Bread Man'	Ginger Bread Man Day Lilly	5 Gal	M	21	GHDL	1.5'
Hem RR	Hemerocallis 'Russian Rhapsody'	Russian Rhapsody Day Lilly	5 Gal	M	40	GHDL	1.5'
Hem SB	Hemerocallis 'Sue Booth'	Sue Booth Day Lilly	5 Gal	M	21	GHDL	1.5'
Heu san	Heuchera sanguinea	Coralbells	5 Gal	M	18		1.5'
Lan NG	Lantana 'New Gold'	New Gold Lantana	5 Gal	L/VL	16		4'
Mah rep	Mahonia repens	Creeping Mahonia	5 Gal	L	21		1.5'
Mah nev	Mahonia nevinii	Nevin's Barberry	5 Gal	L	2	LP	6'
Nan SS	Nandina 'Sienna Sunrise'	Nandina Sienna Sunrise	5 Gal	M	71	MON	4'
Pen AB	Penstemon n. 'Apple Blossom'	Apple Blossom Penstemon	5 Gal	M	9		1'
Rib vib	Ribes viburnifolium	Evergreen Currant	5 Gal	L	3	LP	6'
Ros TB	Rosmarinus o. 'Tuscan Blues'	Tuscan Blue Rosemary	15 Gal	L	9	MON	4'
Ros IR	Rosmarinus o. 'Irene'	Irene 'Trailing Rosemary	5 Gal	L	52	SHG	5'
Ros AD	Rosa 'Meimirost'	Apricot Drift Groundcover Rose	5 Gal	M	29	OTTO	2.5'
Ros noa	Rosa 'NOATAGOA'	Amber Groundcover Rose	5 Gal	M	21	OTTO	2.5'
Ros PD	Rosa 'Poppam Drift'	Popcorn Drift Groundcover Rose	2 Gal	M	57	OTTO	2'
Ros ST	Rosa - Tree Form	Tree Form Rose	5 Gal	M	47		9'

Ground Covers

Symbol	Scientific Name	Common Name	Size	Water	S.F.	Supplier
Ach KG	Achillea 'king george'	King George Woolly Yarrow	2" Plugs	L/M	535	
Ach DM	Achillea 'Dwf Moonshine'	Dwarf Moonshine Yarrow	1 Gal	L/M	280	
Ach mil	Achillea millefolium	California Yarrow	Flats (6 per Pop-Up Outlet)	L	42	

Annuals

Annual Planting by Season (350 sf)

Known Suppliers

Code	Nursery	Web Address
GHDL	GREENWOOD DAYLILY GARDENS	GREENWOODDAYLILY.COM
MBN	MONTEREY BAY NURSERY	MONTEREYBAYNSY.COM
TN	TAYLOR NURSERY	TAYLORNURSERY.COM
MON	MONROVIA NURSERY	MONROVIA.COM
LP	LAS PILITAS NURSERY	LASPILITAS.COM
OTTO	OTTO 4 SONS NURSERY	OTTO4SONSNURSERY.COM

PLANT DATA SOURCE

1) PLANT WATER USE INFORMATION IS TAKEN FROM THE CURRENT WUCOLS LIST
2) MATURE PLANT SIZE TAKEN FROM: WHOLESALE NURSERY CATALOGS & SUNSET GARDEN BOOK.

Root Barrier

VESPRO 24" ROOT GUIDE 4 BARRIER - EXTRUDED POLYETHYLENE PANELS ANTICIPATED REQUIRED LOCATIONS - CONTRACTOR SHALL BE RESPONSIBLE FOR ROOT BARRIERS AT ALL LOCATIONS REQUIRED BY DETAILS & SPECS. ± 980 LF TOTAL

ROOT BARRIER REVISIONS:

1) APPROXIMATE TOTAL LF ADDED.
2) MAJORITY OF ROOT BARRIER ALIGNMENT & LOCATION REVISED. ROOT BARRIER ADDED AT ALL HARDSCAPE WITHIN 60" OF TREE PLANTINGS.

Plant Availability:
The Contractor shall IMMEDIATELY after award of the MASTER CONTRACT to the GENERAL CONTRACTOR confirm the source and availability of all plants and shall order, tie up, or otherwise obtain and secure availability during the projected construction period for all the plant material listed in the legend and shown on the plans. The Contractor shall within 2 weeks of the award of the Master Contract inform the Landscape Architect of all plant material sources and confirmation that the Contractor has secured the plant material. Should the Contractor not be able to locate any of the plant material, he/she shall immediately contact, in writing, the Landscape Architect with a list of plants that are not available along with a list of nursery sources the Contractor has contacted in search of the plant material. The Landscape Architect, at their discretion, may search for additional sources or specify a substitute. Should the Landscape Architect locate a source for the plant from a wholesale, resale/retail or broker/supplier within California, Oregon, Nevada or Arizona the Contractor is obligated to purchase those plants from that source, or in the alternative locate another source. If the Landscape Contractor does not locate and confirm availability and secure the specified plant material and notify the Landscape Architect of non availability within 30 days, from Master Contract Award, then the Landscape Contractor shall be required to purchase the plants from as many RETAIL sources as necessary to complete the planting. If the plants are not available at Retail sources, then the contractor shall provide a bond or cash to the owner in the amount of 200% of the Landscape Architects estimate for the cost to secure, contract grow, deliver, plant and maintain the plant material in the following year. The Contractor shall sign a separated agreement (prior to planting the project) to deliver, plant and maintain the plant material once it becomes available. Or in the alternative the Contractor may forfeit the amount of the bond or Cash to the Owner prior to the completion of the original Contract.

DRAINAGE LEGEND

	CATCH BASIN	-
DS	DOWN SPOT	
CO	CLEAN OUT	-
	3" DRAIN LINE AREA DRAIN	CL200 PVC (GLUE OR GASKET)
	3" DRAIN LINE DOWN SPOT	CL200 PVC (GLUE OR GASKET)
	EXISTING 15" STORM DRAIN	

WELO SOIL, COMPOST, & MULCH REQUIREMENTS

1) RECYCLED CONTENT MULCH IS AGED TREE TRIMMINGS, ARBOR MULCH, OR COMPOSTED MULCH, 3" DEPTH.
2) COMPOST: CHECK NOTES OR SPECIFICATIONS TO VERIFY QUALITY ORGANIC COMPOST (CDFA - REGISTERED ORGANIC COMPOST OR OMRI - CERTIFIED COMPOST) IS APPLIED AT A MINIMUM RATE OF 4 CY/ PER 1,000 SF OR AT RATE TO BRING SOIL ORGANIC MATTER UP TO 6% DRY WEIGHT AS INDICATED IN THE SOIL REPORT.
3) CONSTRUCTION DOCUMENTS SPECIFY THAT COMPOST IS INCORPORATED AT LEAST 6" DEEP.
4) COMPOST & AMENDMENTS SPECIFICATIONS TO BE INCLUDED BASED ON SOILS REPORT & RECOMMENDATIONS.

RUBY HILL OWNER'S ASSOCIATION LANDSCAPE & TREE REQUIREMENTS

MINIMUM YARD TREE REQUIREMENTS:
ONE (1) TREE FROM THE THEME PLANTS LIST, OR APPROVED ALTERNATE, SHOULD BE PLANTED ON THE HOMESITE PER ONE THOUSAND (1,000) SQUARE FEET OF LOT. LOTS WITH FOOTAGE LESS THAN 500 SQUARE FEET (I.E. 20,499 S.F.) WILL REQUIRE 20 TREES. LOTS WITH FOOTAGE MORE THAN 500 S.F. (I.E. 20,500 S.F.) WILL REQUIRE 21 TREES. THESE TREES SHOULD BE A MINIMUM SIZE OF "24-INCH BOX", TREES REQUIRED IN THE STREET TREE AND GOLF COURSE ZONES ARE CREDITED TOWARD TOTAL TREE REQUIREMENTS.

MINIMUM LANDSCAPE REQUIREMENTS:
THE LANDSCAPE AREA MUST BE A MINIMUM OF THIRTY (30) PERCENT OF THE LOT SIZE MINUS THE HOME FOOTPRINT.
A. FOR EXAMPLE, IF THE LOT IS 27,000 S.F. AND THE HOME FOOTPRINT IS 4,000 S.F., THEN THE LANDSCAPE AREA MUST BE AT LEAST 6,900 S.F. (I.E. 27,000 - 4, 000 = 23,000 X 0.30 = 6,900).

CITY OF PLEASANTON COMPOST REQUIREMENTS:

1) COMPOST AT A MINIMUM RATE OF 4 CY PER 1,000 SF OF PLANTING AREA IS REQUIRED AS INDICATED IN SECTION 492.6(A)(3)(C) OF THE PLEASANTON LANDSCAPE ORDINANCE.

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RUBY HILL OWNER'S ASSOCIATION
LANDSCAPE & TREE REQUIREMENTS

	SF	
LOT SIZE	25,892	
	SF	%
FOOTPRINT	8,058	31.1%
HARDSCAPE	10,407	40.2%
LANDSCAPE "GROSS"	7,427	28.7%
TOTAL	25,892	100.0%

TREES REQUIRED	
25,892 SF / 1,000 SF =	26
TREES PROPOSED =	56

LANDSCAPE REQUIRED	SF	%
LOT - FOOTPRINT =	17,834	
17,834 x 30% =	5,350	30.0%
LANDSCAPE PROPOSED =	7,427	41.6%

WELO - LANDSCAPE ARCHITECTURE SIGNATURE:

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE & APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANSCAPE DESIGN PLAN."

SIGNATURE

2020/11/09
DATE

PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

SCALE: 1/8" = 1'-0"
0 4 8 16 FT

Sierra Designs, inc
Landscape Architecture • Planning
113 N. Church Street Suite 310
Visalia, CA 93291
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F: 559.733.3694
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dan@sierradesignsla.com

Revision/Issued for:

2019/08/15. HOA SUBMITTAL SET
2019/12/16. RUBY HILL HOA REVIEW SET
1 2020/01/21. DRC COMMENTS
2 2020/05/05. DRC COMMENTS
2020/05/06. PERMIT SET
2 2020/10/21. CITY OF PL. COMMENTS
4 2020/11/09. CITY OF PL. COMMENTS

Professional Seal:



Project Name:

PATEL RESIDENCE

1989 Ticino Ct.
Pleasanton, CA

Architectural Design Review:

RUBY HILL OWNERS ASSOCIATION
2900 E. RUBY HILL DR.
PLEASANTON, CA
94566

A Project For:

SOUTHERN HOSPITALITY SERVICES, LLC.
300 GATEWAY BLVD.
SAN FRANCISCO, CA
650.616.6185

Sheet Title:

SHRUB PLANTING PLAN

SDI Job No:19-081
Project Manager:DV
Drawn By:MAL

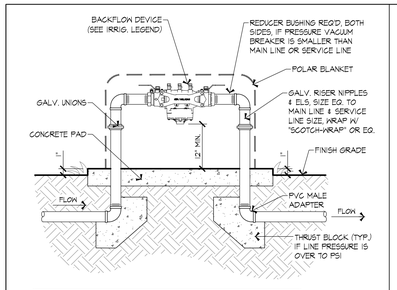
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6 of 13 Sheets

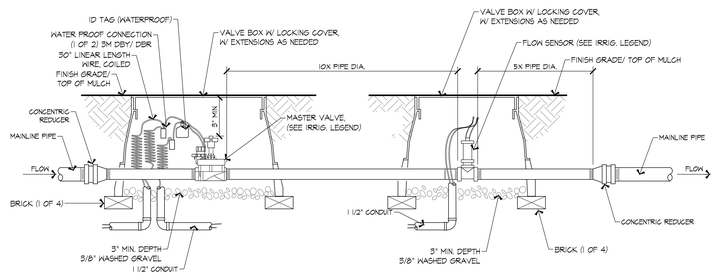
© Sierra Designs, Inc., 2019

C:\Users\miclo\Documents\Sierra Designs Inc\Patel Residence\SDI\2020-11-09 Patel PLANTING.dwg, L4.2 planting - shrubs, 11/10/2020 11:27:43 AM



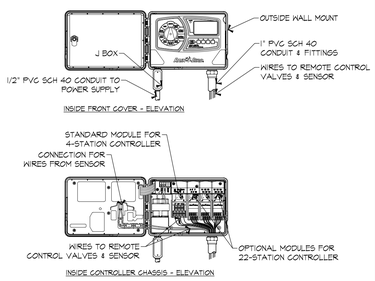
NOTE:
1. ALL THREADED JOINTS TO BE WRAPPED WITH TEFLON TAPE
2. CONTRACTOR TO PROVIDE POLAR BARRIER BLANKET WITH GROMMETS TO FIT.

1 BACK FLOW DEVICE 'LEAD FREE' - SECTION NTS



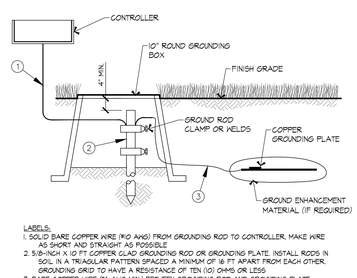
NOTE: SEE MFR. INSTALLATION INSTRUCTIONS.

2 MASTER VALVE 2 WIRE / FLOW SENSOR - SECTION NTS



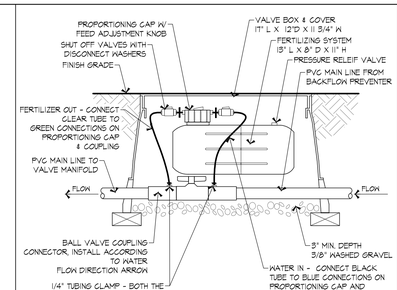
NOTE: WIRE LENGTH FROM CONTROLLER TO SENSOR NOT TO EXCEED 200 FEET.

3 SMART CONTROL/ OUTDOOR - DETAIL NTS

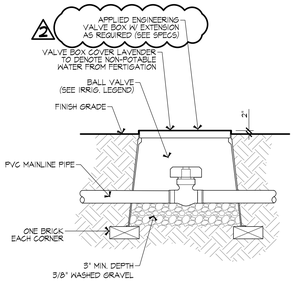


LABELS:
1. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
2. 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIAGULAR PATTERN SPACED A MINIMUM OF 6 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
3. BARE COPPER WIRE (#6 AWG MIN.) BETWEEN GROUNDING ROD AND GROUNDING PLATE

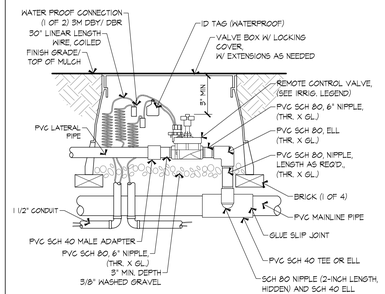
4 CONTROLLER GROUNDING DETAIL - SECTION NTS



5 FERTIGATION SYSTEM - SECTION NTS

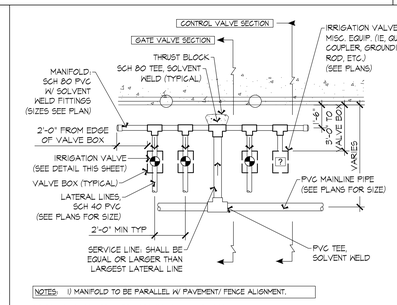


6 LOW FLOW BALL VALVE - SECTION NTS



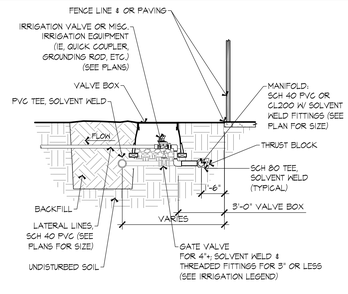
NOTE: SEE MFR. INSTALLATION INSTRUCTIONS.

7 REMOTE CONTROL VALVE W/ 2 WIRE DECODER - SECTION NTS

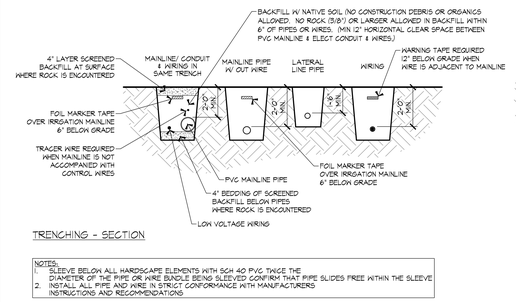


NOTES: 1) MANIFOLD TO BE PARALLEL W/ PAVEMENT/ FENCE ALIGNMENT.

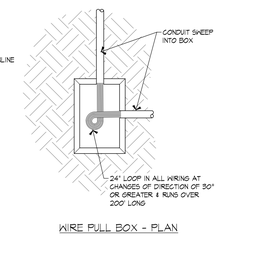
IRRIGATION VALVE MANIFOLD - PLAN



CONTROL VALVE - SECTION



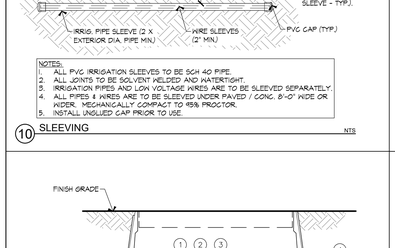
TRENCHING - SECTION



WIRE PULL BOX - PLAN

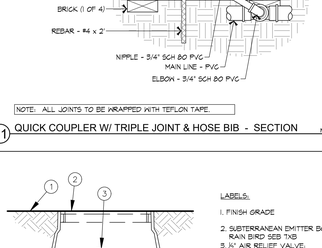
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC THICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE BEING SLEEVED CONFIRM THAT PIPE SLIDES FREE WITHIN THE SLEEVE
2. INSTALL ALL PIPE AND WIRE IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS

9 TRENCHING NTS



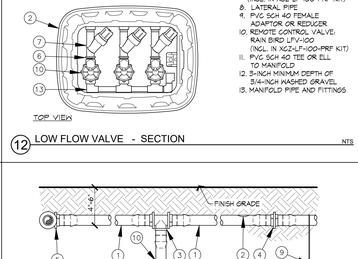
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. IRRIGATION PIPES AND LOW VOLTAGE WIRES ARE TO BE SLEEVED SEPARATELY.
4. ALL PIPES & WIRES ARE TO BE SLEEVED UNDER PAVED / CONC. 8'-0" WIDE OR WIDER MECHANICALLY COMPACT TO 95% PROCTOR.
5. INSTALL UNGLUED CAP PRIOR TO USE.

10 SLEEVING NTS



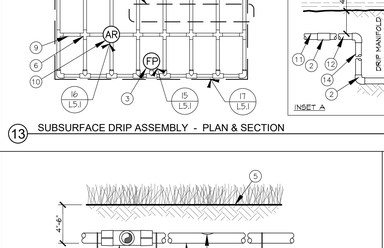
NOTE: ALL JOINTS TO BE WRAPPED WITH TEFLON TAPE.

11 QUICK COUPLER W/ TRIPLE JOINT & HOSE BIB - SECTION NTS



LABELS:
1. FINISH GRADE
2. STANDARD VALVE BOX W/ COVER.RAIN BIRD VB-STD
3. WATERPROOF CONNECTION. RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. 1" X 3/4" REDUCING COUPLING (INCL. IN XCZ-LF-100-PRF KIT)
7. PRESSURE REGULATING FILTER; RAIN BIRD PRF-100-RBY (INCL. IN XCZ-LF-100-PRF KIT)
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE; RAIN BIRD LFV-100 (INCL. IN XCZ-LF-100-PRF KIT)
11. PVC SCH 40 TEE OR ELL TO MANIFOLD
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. MANIFOLD PIPE AND FITTINGS

12 LOW FLOW VALVE - SECTION NTS



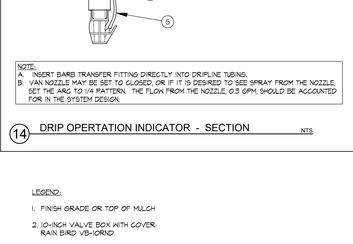
NOTES:
A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
B. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
C. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
D. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
E. USE RAINBIRD FITTINGS ONLY.

LABELS:
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
5. NA
6. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER
8. SUB-SURFACE DRIPLINE:
9. RAIN BIRD XF SERIES BLANK TUBING
10. 3/4" AIR RELIEF VALVE.
11. PVC SUPPLY MANIFOLD.
12. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
14. PVC SCH 40 RISER PIPE

XFS Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

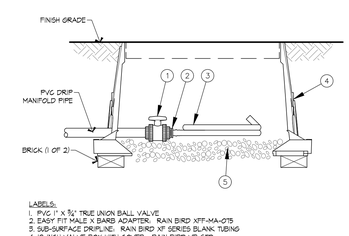
13 SUBSURFACE DRIP ASSEMBLY - PLAN & SECTION NTS



LEGEND:
1. FINISH GRADE
2. OPERATION INDICATOR (SEE LEGEND)
3. SUB-SURFACE DRIPLINE: (SEE LEGEND)
4. BARB TRANSFER FITTING
5. 1/4" TUBING

NOTE:
A. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
B. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN. THE FLOW FROM THE NOZZLE, 03 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

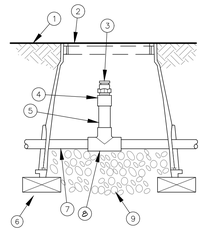
14 DRIP OPERTATION INDICATOR - SECTION NTS



LABELS:
1. PVC 1" X 3/4" TRUE UNION BALL VALVE
2. EASY FIT MALE X BARB ADAPTER. RAIN BIRD XFF-MA-075
3. SUB-SURFACE DRIPLINE. RAIN BIRD XF SERIES BLANK TUBING
4. 12-INCH VALVE BOX WITH COVER. RAIN BIRD VB-STD
5. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

NOTE:
1) LOCATE PER MANUFACTURER'S SPECIFICATIONS.

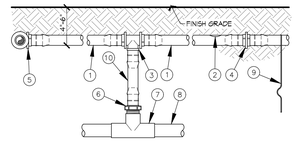
15 DRIPLINE FLUSH POINT - SECTION
BALL VALVE NTS



LABELS:
1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 1XB
3. 3/4" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

NOTE:
1) LOCATE PER MANUFACTURER'S SPECIFICATIONS.

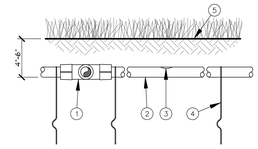
16 DRIPLINE AIR/ VACUUM RELIEF VALVE - SECTION NTS



LABELS:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTING-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

6. BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050
17mm X 3/4" MPT RAIN BIRD XFF-MA-075
7. PVC TEE 5x5x1
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. RAIN BIRD XF SERIES BLANK TUBING

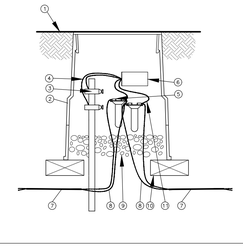
17 DRIPLINE RISER ASSEMBLY - SECTION NTS



LEGEND:
1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCTEE
2. SUB-SURFACE DRIPLINE: XFS DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKES: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:
A. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
B. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
C. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

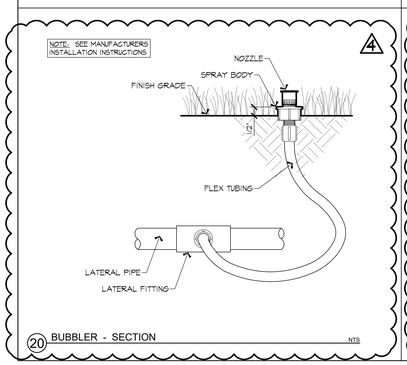
18 DRIP LINE BURIAL - SECTION NTS



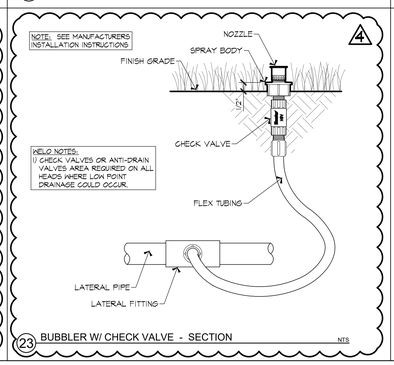
LEGEND:
1. FINISH GRADE OR TOP OF MULCH
2. 10-INCH VALVE BOX WITH COVER: RAIN BIRD VB-10ROD
3. GROUNDING ROD: 10 OHMS OR LESS
4. GREEN/YELLOW WIRE FROM LSP-ITURFTURF TO GROUNDING ROD BRASS CLAMPS (1 OF 2)
5. DB SERIES WIRE CONNECTOR: RAIN BIRD DBTWG25 (1 OF 2)
6. LINE SURGE PROTECTOR: RAIN BIRD LSP-ITURF MOODB
7. TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR ESP-LXD CONTROLLER)
8. COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR ESP-LXD CONTROLLER)
9. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
10. BRICK (1 OF 2)
11. BLUE WIRE FROM LSP-ITURF TO DB SERIES WIRE CONNECTOR

NOTES:
A. LSP-ITURF SHOULD BE INSTALLED EVERY 500-FEET OR FOR EVERY EIGHT DECODERS ON TWO-WIRE PATH.
B. LSP-ITURF TO BE INSTALLED AT END OF WIRE RUN THAT TERMINATES IN THE FIELD (STAR CONFIGURATION).
C. RAIN BIRD FD-401TURF AND FD-601TURF FIELD DECODERS COME WITH LSP-ITURF'S BUILT-IN FD-101TURF, FD-102TURF AND FD-202TURF REQUIRE SEPARATE LSP-ITURF PROTECTION.

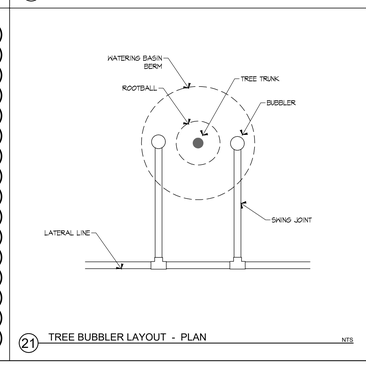
19 SURGE PROTECTOR - SECTION NTS



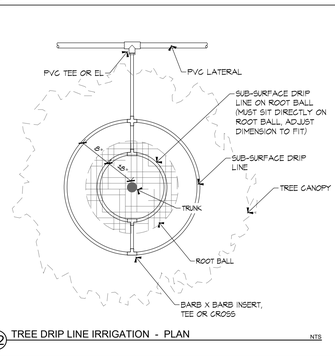
20 BUBBLER - SECTION NTS



23 BUBBLER W/ CHECK VALVE - SECTION NTS



21 TREE BUBBLER LAYOUT - PLAN NTS



22 TREE DRIP LINE IRRIGATION - PLAN NTS

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Revision/Issued for:
20/11/09/13. HOA SUBMITTAL SET
20/12/14. RUBY HILL HOA REVIEW SET
2. 2020/05/05. DRC COMMENTS
2020/05/06. PERMIT SET
4. 2020/11/09. CITY OF PL. COMMENTS

Professional Seal:

LICENSED LANDSCAPE ARCHITECT KURT MACHER EXP. 5/2021 CALIFORNIA STATE OF CALIFORNIA
PRELIMINARY
LICENSED LANDSCAPE ARCHITECT MICHAEL M. LEE EXP. 08/31/2020 STATE OF CALIFORNIA

Project Name:

PATEL RESIDENCE

1989 Ticino Ct.
Pleasanton, CA

Architectural Design Review:

RUBY HILL OWNERS ASSOCIATION
2900 E. RUBY HILL DR.
PLEASANTON, CA 94566

A Project For:

SOUTHERN HOSPITALITY SERVICES, LLC.
300 GATEWAY BLVD.
SAN FRANCISCO, CA
650.616.6185

Sheet Title:

IRRIGATION DETAILS

SDI Job No.:19-031
Project Manager:DV
Drawn By:MAL

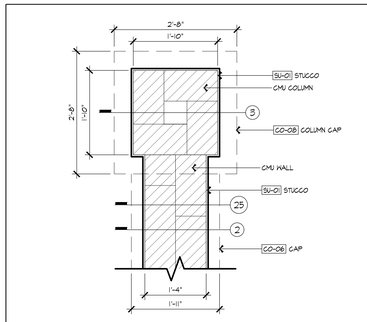
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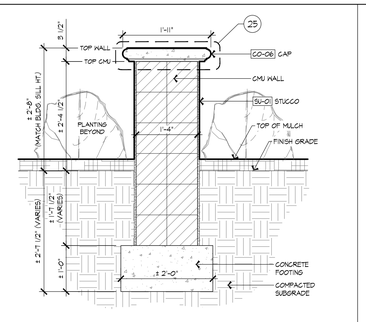
7 of 13 Sheets

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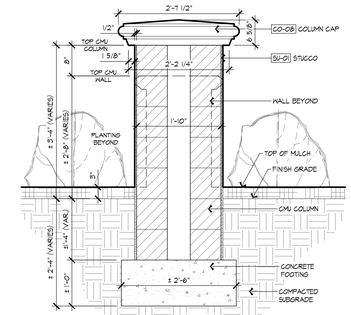
PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS



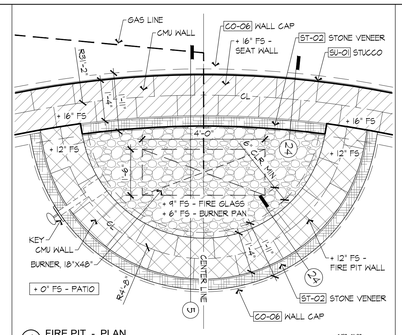
1 COURTYARD WALL - ENLARGED PLAN 3/4"=1'-0"



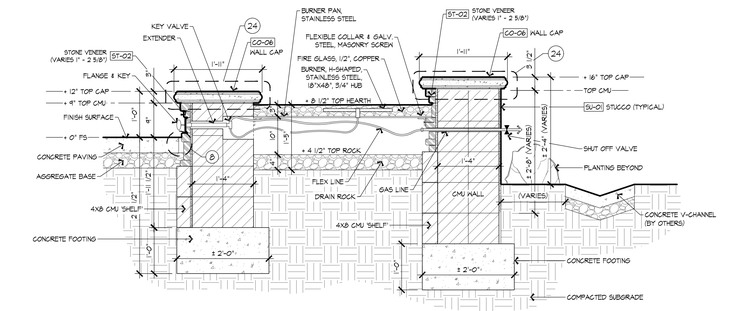
2 COURTYARD WALL - SECTION 3/4"=1'-0"



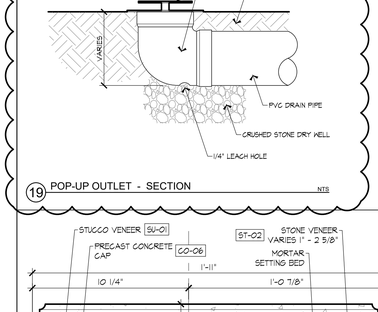
3 COURTYARD COLUMN - SECTION 3/4"=1'-0"



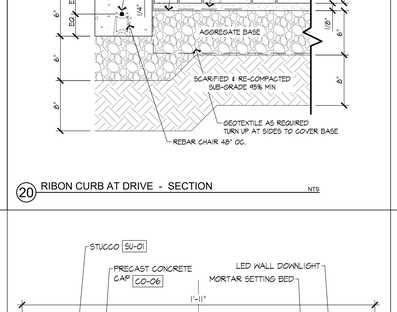
4 FIRE PIT - PLAN 1/2"=1'-0"



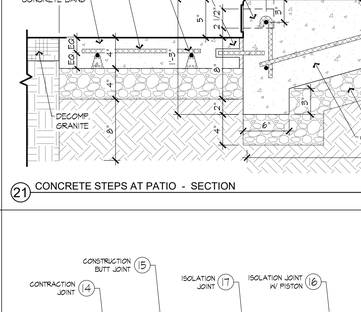
5 FIRE PIT - SECTION 3/4"=1'-0"



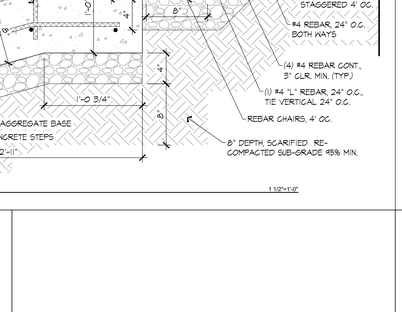
6 SEAT WALL - SECTION 3/4"=1'-0"



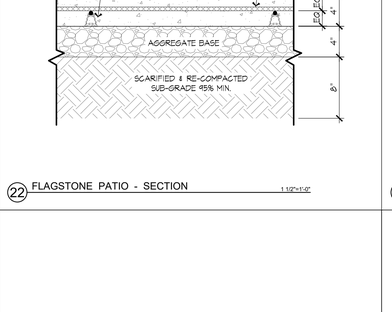
7 PISTON JOINT AT FOUNDATION - SECTION 3"=1'-0"



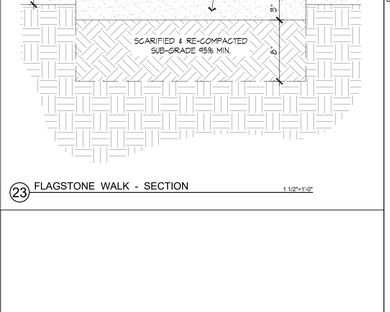
8 PAVING ISOLATION JOINT AT CMU WALLS 3"=1'-0"



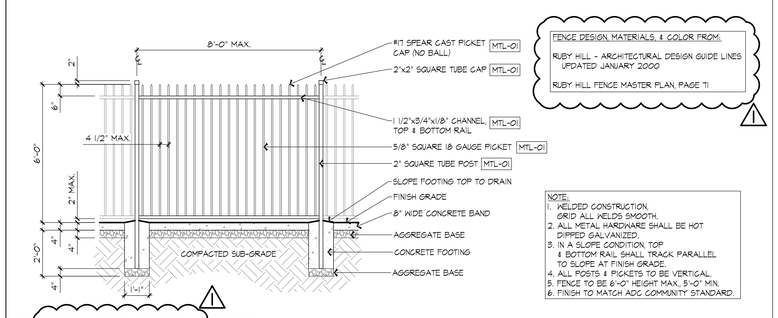
9 RAISED PLANTER WALL @ PATIO - SECTION 3/4"=1'-0"



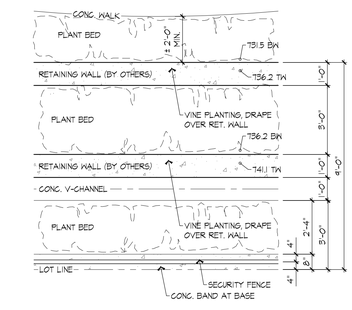
10 RAISED PLANTER @ COURTYARD - SECTION 3/4"=1'-0"



11 PLANTER CURB - SECTION 3/4"=1'-0"

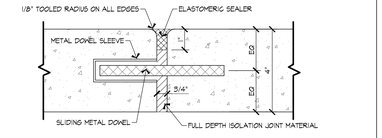


12 RUBY HILL FENCE MASTER PLAN - SECTION 3/8"=1'-0"

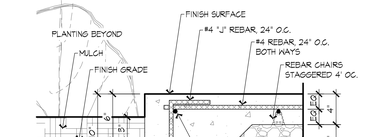


13 SECURITY FENCE AT RETAINING WALLS - ENLARGED PLAN 3/8"=1'-0"

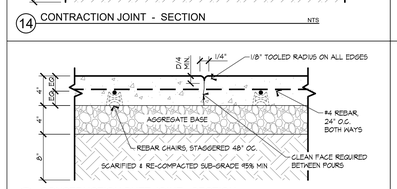
14 CONTRACTION JOINT - SECTION NTS



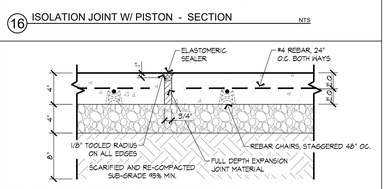
16 ISOLATION JOINT W/ PISTON - SECTION NTS



18 CONCRETE WALK THICKENED EDGE - SECTION 1 1/2"=1'-0"



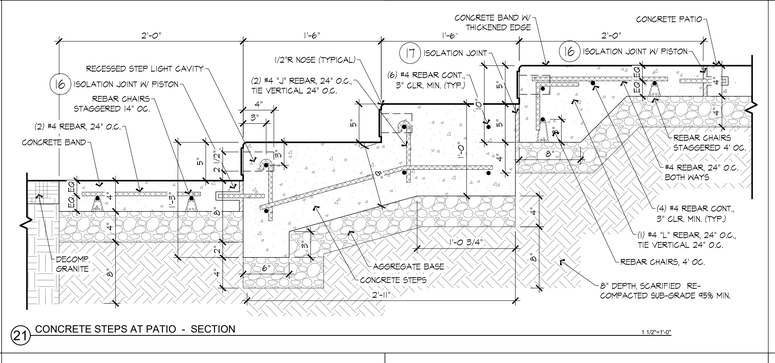
15 CONSTRUCTION BUTT JOINT - SECTION (cold joint between pours) NTS



17 ISOLATION JOINT/ ELASTOMERIC SEALER - SECTION NTS

19 POP-UP OUTLET - SECTION NTS

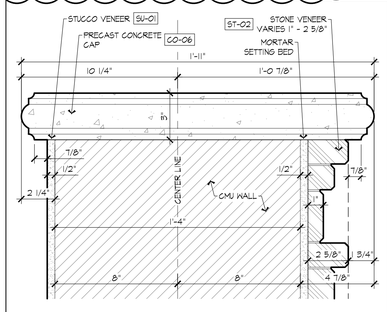
20 RIBON CURB AT DRIVE - SECTION NTS



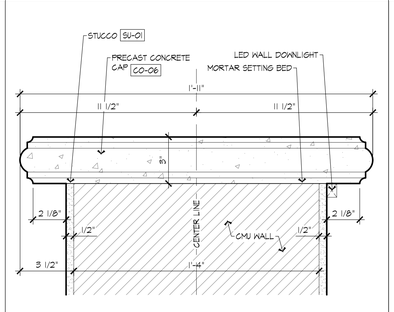
21 CONCRETE STEPS AT PATIO - SECTION 1 1/2"=1'-0"

22 FLAGSTONE PATIO - SECTION 1 1/2"=1'-0"

23 FLAGSTONE WALK - SECTION 1 1/2"=1'-0"



24 WALL CAP & STONE VENEER - SECTION 3"=1'-0"



25 WALL CAP & STUCCO - SECTION 3"=1'-0"

26 CONCRETE PAVING - SECTION NTS

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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dan@sierradesignsla.com

Revision/Issued for:

20/11/08/13. HOA SUBMITTAL SET
20/12/14. RUBY HILL HOA REVIEW SET
2020/01/21. DRC COMMENTS
2020/03/06. PERMIT SET
4. 2020/11/04. CITY OF PL. COMMENTS

Professional Seal:

LICENSED LANDSCAPE ARCHITECT — DANIEL M. JAY MATHER — EXP. 5/2021 — STATE OF CALIFORNIA

PRELIMINARY

LICENSED LANDSCAPE ARCHITECT — DANIEL M. JAY MATHER — EXPIRATION DATE: 05/31/2020 — STATE OF CALIFORNIA

Project Name:

PATEL RESIDENCE

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Pleasanton, CA

Architectural Design Review:

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Sheet Title:

HARDSCAPE DETAILS

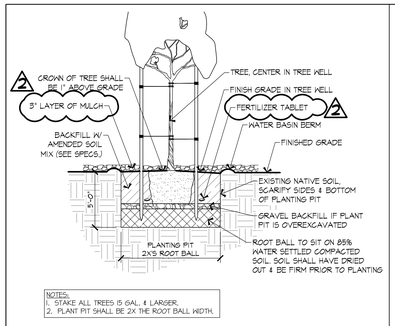
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Project Manager: DV
Drawn By: MAL

Sheet: 4 1

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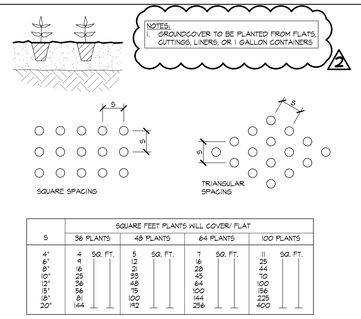
8 of 13 Sheets

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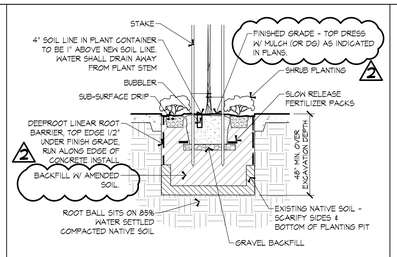
NOTES:
1. STAKE ALL TREES 15 GAL. & LARGER.
2. PLANT PIT SHALL BE 2X THE ROOT BALL WIDTH.

1 TREE PLANTING IN MULCH NTS



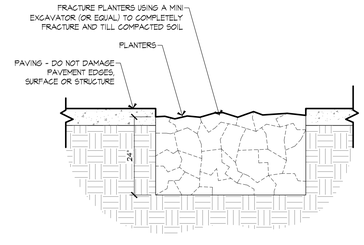
S	SQUARE FEET PLANTS WILL COVER/ FLAT							
	36 PLANTS		48 PLANTS		64 PLANTS		100 PLANTS	
4"	4	SQ. FT.	5	SQ. FT.	7	SQ. FT.	11	SQ. FT.
6"	4		12		16		25	
8"	16		21		28		44	
10"	25		33		45		70	
12"	36		48		64		100	
15"	56		75		100		156	
18"	81		100		144		225	
20"	144		192		256		400	

2 GROUND COVER SPACING NTS



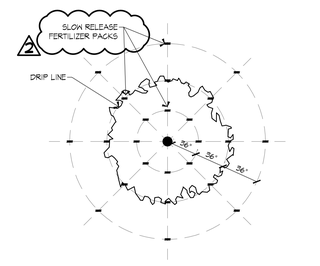
NOTE:
1. DO NOT ALLOW THE ROOT BALL TO SETTLE BELOW THE ADJACENT FINISHED GRADE - IF THE TREE SETTLES THE CONTRACTOR SHALL REPLANT AND/OR REPLACE THE TREE IF THE ROOTBALL IS DAMAGED.
2. TOP OF ROOT BALL SHALL BE 1" MIN. ABOVE FINISHED GRADE LEVEL. ALL WATER SHALL DRAIN AWAY FROM PLANT STEM.

3 OVER EXCAVATION TREE PLANTERS - SECTION NTS



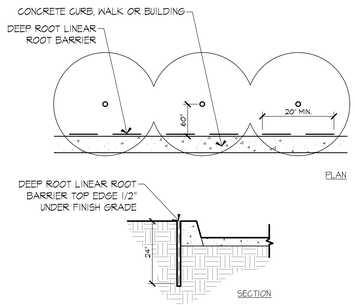
NOTE: FRACTURE PLANTING BEDS WHEN COMPACTION IS 87% OR GREATER

4 FRACTURED PLANTING BED - SECTION (before over compaction) NTS

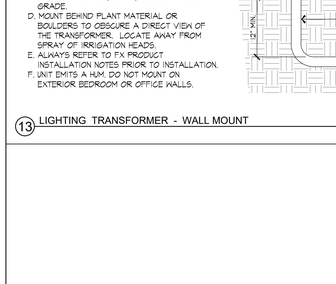


NOTE:
1. ONE FERTILIZRE PACK PER 1" OF TREE TRUNK DIAMETER EQUALLY SPACED STARTING 3' FROM TREE TRUNK TO 3' OUTSIDE THE DRIPLINE
2. INSTALL 4" BELOW THE FINISHED SOIL GRADE

5 FERTILIZER PACKS - DETAIL NTS

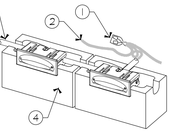


6 LINEAR ROOT BARRIER NTS

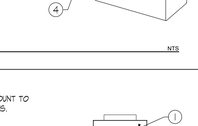


7 SHRUB PLANTING - SECTION NTS

NOTES:
A. WATERPROOF SLEEVE END TO PREVENT WATER FROM SEEPING THROUGH THE WALL INTO THE LAMP HOUSING. LEAVE 12" SERVICE LOOP COILED INSIDE THE SLEEVE.
B. THIS FIXTURE IS DESIGNED FOR DOWN LIGHTING ONLY. DO NOT USE IN UP LIGHT POSITION.

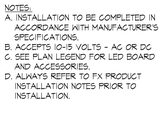


LEGEND
1. FX LITESPLICE
2. 12 GA MAINLINE CABLE
3. BLUE OR GRAY ENT CONDUIT WITH STRANDED THHN WIRE SIZED TO MATCH WATTAGE LOAD
4. IF WALL IS STUCCOED OR COATED USE THE 'REUSABLE CONSTRUCTION' COVER TO KEEP CAVITY CLEAN AND CLEAR OF DEBRIS.
5. LEVEL ADJUSTING FACEPLATE
6. (2) 10 WATT MAXIMUM LAMPS



8 STEP LIGHT - DETAIL NTS



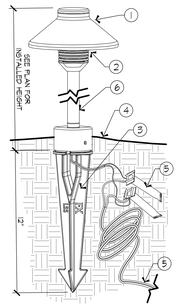


LEGEND:
1. FX LUMINAIRE LF FIXTURE. SEE PLAN LEGEND FOR WATTAGE, BEAM SPREAD AND ACCESSORIES.
2. WALL WITHIN LANDSCAPE. SEE PLANS AND LANDSCAPE DETAILS FOR TYPE OF CONSTRUCTION MATERIAL.
3. STONE CAPSTONE OR BENCH.
4. 3/4" ELECTRICAL CONDUIT PER LOCAL CODE.
5. UF/UL COPPER, LOW VOLTAGE CABLE. SPLICE WIRES ACCORDIN TO FX RECOMMENDATIONS.

NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. ACCEPTS 10-15 VOLTS - AC OR DC
C. SEE PLAN LEGEND FOR LED BOARD AND ACCESSORIES.
D. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.

9 WALL LIGHT - DETAIL NTS

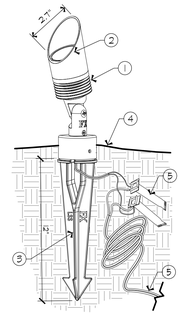
LEGEND:
1. FX LUMINAIRE JS FIXTURE. SEE PLAN LEGEND FOR WATTAGE, BEAM SPREAD & ACCESSORIES.
2. TWIST TOP ASSEMBLY CLOCKWISE ONTO RISER, UNTIL THE GAP BETWEEN THE LENS & BRASS REDUCER IS COMPLETELY SEALED.
3. FX LUMINAIRE SUPER J-BOX MOUNT.
4. FINISHED GRADE.
5. DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH 3M DBRY-6 DIRECT BURY SPLICE KIT. LEAVE 18" MINIMUM WIRE LOOP COILED BELOW FIXTURE FOR SERVICE.
6. GRA MOUNT, SEE PLAN FOR HEIGHT.



NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. ACCEPTS 10-15 VOLTS - AC OR DC
C. SEE PLAN LEGEND FOR LED BOARD AND ACCESSORIES.
D. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.

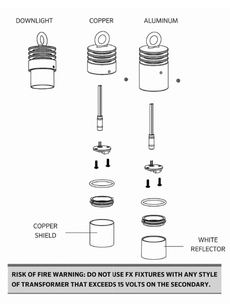
10 PATH DOWN LIGHT - NTS

LEGEND:
1. FX LUMINAIRE NP FIXTURE. SEE PLAN LEGEND FOR WATTAGE, BEAM SPREAD AND ACCESSORIES.
2. AIM FIXTURE A MINIMUM OF 10° OFF VERTICAL TO ALLOW WATER AND DIRT TO DRAIN OFF LENS CAP.
3. FX LUMINAIRE SUPER J-BOX MOUNT.
4. FINISHED GRADE.
5. DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH 3M DBRY-6 DIRECT BURY SPLICE KIT. LEAVE 18" MINIMUM WIRE LOOP COILED BELOW FIXTURE FOR SERVICE.



NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. ACCEPTS 10-15 VOLTS - AC OR DC
C. SEE PLAN LEGEND FOR LED BOARD AND ACCESSORIES.
D. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.

11 TREE UP LIGHT - DETAIL NTS



RISK OF FIRE WARNING: DO NOT USE FX FIXTURES WITH ANY STYLE OF TRANSFORMER THAT EXCEEDS 15 VOLTS ON THE SECONDARY.

Securing the LE
The LE should always be faced light opening down. Use the Rize™ stainless steel cable, loop the cable around the top eyelet and secure as shown below. Do not hang from the socket wire.

Make sure that the cable assembly is securely fastened and tight. Failure to do so may cause the fixture to come loose and fall. Follow all local building codes for the haging of this type of fixture.

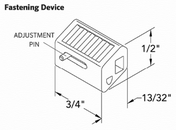
Copper/Brass LE
To remove filters, loosen the set screw on the outside of the brass top. Remove the coper shield. The lens can now be removed with a small screw driver by prying the side or witha suction cup tool.

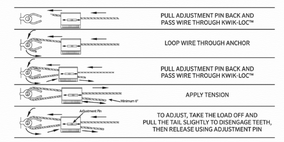
Aluminum LE
To remove filters, loosen the set screw on the outside of the case. The inner white reflector will fall loose and should be removed to access the filter. The lens can now be removed with a small screw driver by prying the side or witha suction cup tool.

To install lenses, add the o-ring from the original lens to the new lens and reverse the uninstall process. Make sure that the lens is fully seated and the set screw is snug, nut not over tightened, which can cause binding. Failure to do so may cause water instruction.

Removal of the lens assembly will allow access to the LED board, which is secured with two screws if needing replacement.

Fastening Device

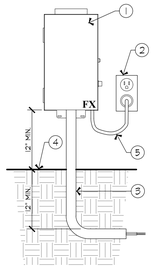




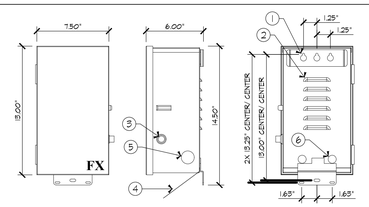
12 TREE MOON LIGHT - DETAIL NTS

LEGEND:
1. FX LUMINAIRE FX TRANSFORMER. MOUNT TO WALL WITH STAINLESS STEEL SCREWS.
2. GFI PROTECTED 120V POWER WITH WATERPROOF OUTLET COVER
3. INSTALL LOW VOLTAGE CABLES INSIDE 15" DIA. GRAY PVC CONDUIT UNTIL CABLE IS 12" BELOW FINISHED GRADE.
4. FINISHED GRADE
5. TRANSFORMER POWER CABLE AND PLUG

NOTES:
A. FX LUMINAIRE EX TRANSFORMER. SEE LIGHTING PLAN FOR WATTAGE, SIZE AND SWITCHING TYPE.
B. ALL METAL PARTS MUST BE GROUNDED IN ACCORDANCE TO NEC GUIDELINES.
C. BOTTOM OF TRANSFORMER CABINET TO BE A MINIMUM OF 12" [30 CM] ABOVE FINISHED GRADE.
D. MOUNT BEHIND PLANT MATERIAL OR BOULDERS TO OBSCURE A DIRECT VIEW OF THE TRANSFORMER. LOCATE AWAY FROM SPRAY OF IRRIGATION HEADS.
E. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.
F. UNIT EMITS A HUM. DO NOT MOUNT ON EXTERIOR BEDROOM OR OFFICE WALLS.



13 LIGHTING TRANSFORMER - WALL MOUNT NTS



FRONT ELEVATION SIDE ELEVATION BACK ELEVATION

LEGEND:
1. 1/4" FASTENER KEY HOLE
2. REQUIRED VENTILATION
3. PHOTO SENSOR
4. BOTTOM ACCESS DOOR
5. 1" KNOCK OUT EACH SIDE
6. 5x 1/2" KNOCK OUTS, TWO ON THE BACK, TWO ON THE BOTTOM, ONE ON EACH SIDE FOR PHOTO SENSOR

NOTES:
1. USE SUPPLIED HARDWARE FOR MOUNTING

14 LIGHTING TRANSFORMER - ENLARGED DETAIL NTS

PLAN REVIEW ACCEPTANCE

Nov 16 2020

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Sheet Title:

PLANTING & LIGHTING DETAILS

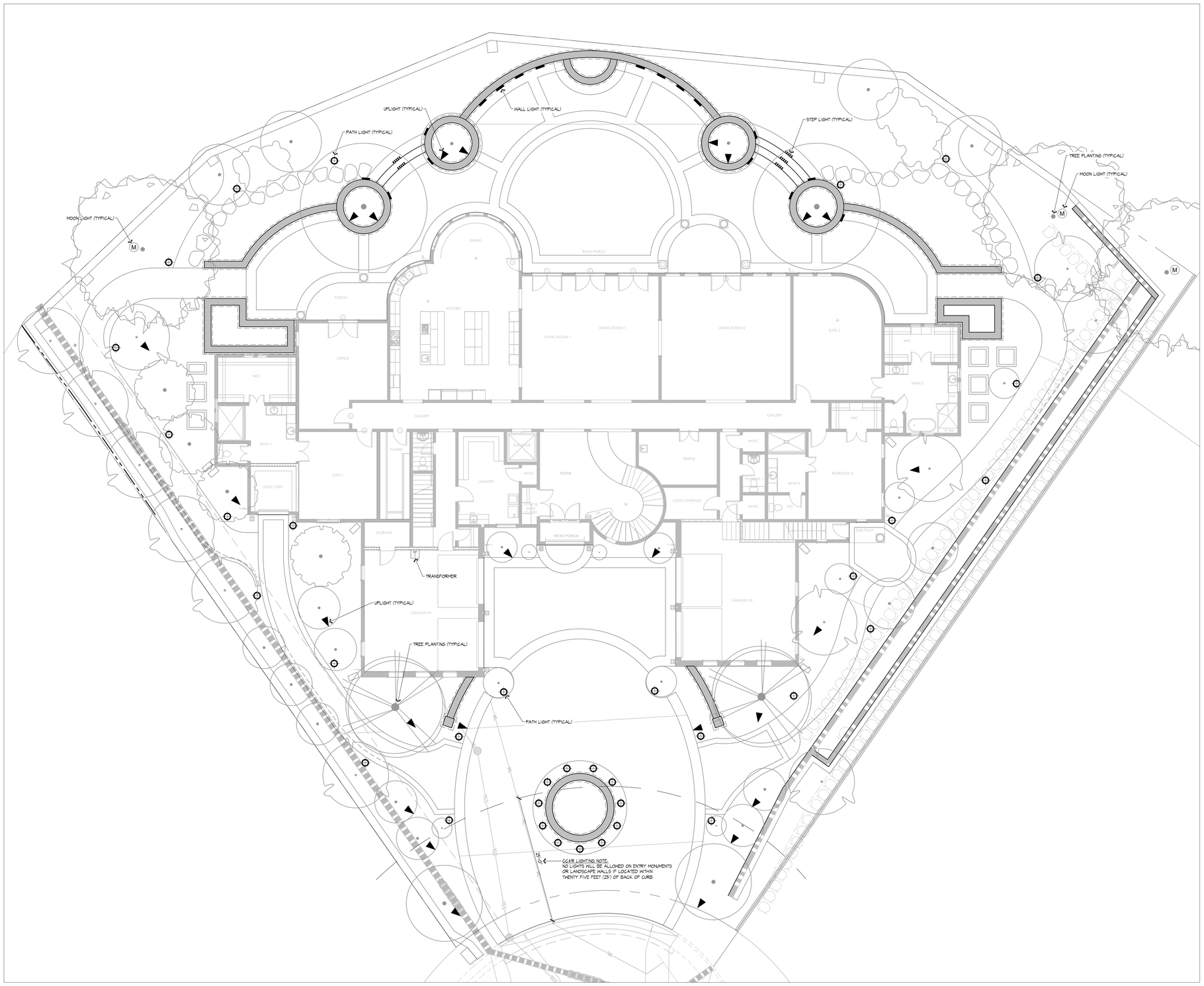
SDI Job No.19-031
Project Manager DV
Drawn By MAL

Sheet:

L5.3

9 of 13 Sheets

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LIGHTING LEGEND

	MANUFACTURER	ITEM	WATTS/VA	MODEL	QTY	VA	DETAIL
◀	FX LUMINAIRE	UP LIGHT	8.2/ 9.7	NP-6LED-LS-FB, MOUNTING OPT: SUPER J-BOX	25	243	11 L5.3
M	FX LUMINAIRE	MOON LIGHT	2.0/ 2.4	LE-1LED-FB	3	8	12 L5.3
⊖	FX LUMINAIRE	PATH LIGHT	4.2/ 4.5	JS-3LED-1DRA-FB, MOUNTING OPT: SUPER J-BOX	36	162	10 L5.3
▬	FX LUMINAIRE	WALL LIGHT	2.0/ 2.4	LF-1LED-AL	17	41	a L5.3
	FX LUMINAIRE	STEP LIGHT	4.2/ 4.5	FD-2LED-AL	5	23	b L5.3
T	FX LUMINAIRE	TRANSFORMER		PX-600-TPC-SS	1		13 L5.3

TOTAL VA 477

LIGHTING COUNT NOTE:
LANDSCAPE LIGHT LOCATIONS ARE DIAGRAMMATIC AND MAY BE INCREASED AT THE OWNER'S DISCRETION.

TRANSFORMER SIZING NOTE:
TRANSFORMERS TO BE SIZED PER THE OVERALL VOLT AMPS (VA) NOT PER WATTS USED.

LED WATTAGE CONSUMPTION NOTE:
1 LED = 2.0 WATTS / 2.4 VOLT-AMPERE
LED20W = 4.0 WATTS / 4.2 VOLT-AMPERE
LED35W = 5.0 WATTS / 5.5 VOLT-AMPERE
LED50W = 6.0 WATTS / 6.5 VOLT-AMPERE

GENERAL LIGHTING NOTES:

1. THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.

2. FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHOW FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.

3. ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.

4. ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT +/- 6" BELOW FINISH GRADE PER ELECTRICAL CODE.

5.IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS DRIVEWAYS AND WALLS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE.

7. ALL UNDERGROUND SPLICES SHALL BE UL-486RATED AND INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12 INCHES OF EXCESS WIRE SLACK.

8.ALL EXTERIOR 120 - VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE

9.ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS.

10. ALL PLUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.

11. ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.

12. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.

13. CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST FIXTURE FOR OPTIMAL OPERATION.

14. CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE and VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.

15. ALL WIRE CONNECTIONS AT FIXTURES SHALL BE MADE USING WATER TIGHT CONNECTIONS.

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

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

0 4 8 16 FT

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Revision/Issued for:
2019/08/15: HOA SUBMITTAL SET
2019/12/19: RUBY HILL HOA REVIEW SET
1 2020/01/21: DRC COMMENTS
2020/03/06: PERMIT SET

Professional Seal:

LICENSED LANDSCAPE ARCHITECT
MATTHEW L. HATMAKER
No. 5426
EXP. 5/2021
DATE: 03/06/2020
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF
LICENSED LANDSCAPE ARCHITECT
DANIEL M. VINK
No. 6145
EXPIRATION DATE: 03/06/2020
STATE OF CALIFORNIA

Project Name:

PATEL RESIDENCE

1989 Ticino Ct.
Pleasanton, CA

Architectural Design Review:

RUBY HILL OWNERS ASSOCIATION
2900 E. RUBY HILL DR.
PLEASANTON, CA
94566

A Project For:

SOUTHERN HOSPITALITY SERVICES, LLC.
300 GATEWAY BLVD.
SAN FRANCISCO, CA
650.616.6185

Sheet Title:

LIGHTING PLAN

SDI Job No:19-031
Project Manager: DV
Drawn By: MAL

Sheet:

L6.1

10 of 13 Sheets

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FXLuminaire.

LED Up Lights



PROJECT

CATALOG #

TYPE

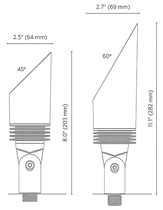
NOTES

NP Up Light DESIGNER PLUS

Expertly engineered with 45° or 60° shroud options to illuminate a variety of spaces in 3, 6, or 9 LED. An RGBW version is also available for use with Luxor® ZDC systems.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- ProAim™ adjustability
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING

NP Up Light ORDERING INFORMATION

Fixture	Luxor Option	Output	Compliance	Shroud	Finish
NP*	~~[default] Zone~~	3LED 135 Lumens	~~[default] ½" (13 mm) thread UL-Listed~~	[default] Standard Shroud (45°)	BZ Bronze Metallic
	ZD Zone/Dim	~~6LED 280 Lumens~~	e Bracket Mount CE Approved	LS Long Shroud (60°)	DG Desert Granite
		9LED 360 Lumens			WI Weathered Iron
	ZDC Zone/Dim/Color	[default] 110 Lumens			SB Sedona Brown
					~~FB Black~~
					FW Flat White
					WG White Gloss
					AL Almond
					SV Silver

EXAMPLE FIXTURE CONFIGURATION: NP-ZD-6LED-BZ
*Ships with Super Slot Spike (753900)

NP - _ - 6LED - _ - LS - FB

LANDSCAPE LIGHTING

NP Up Light ORDERING INFORMATION

MOUNTING OPTIONS: Specify Separately

Mounts	Catalog No.
SUPER SLOT SPIKE 2.5" (64 mm) x 10" (254 mm)	753900
LONG SLOT SPIKE 2.5" (64 mm) x 12" (305 mm)	2500115840000
~~SUPER J-BOX~~ 2.5" (64 mm) x 12" (305 mm)	SJ-XX*
POST MOUNT 2.5" (64 mm) x 13" (330 mm)	PM-XX*
JUNCTION BOX SPIKE KIT 3.35" (85 mm) x 12" (305 mm)	EKITSPIKE
GROUND MOUNT 2.7" (67 mm) Diameter	GM-XX*
VERSABOX® 2.2" (57 mm) x 1.5" (39 mm)	VB-050-XX*
MINI J-BOX 3.5" (89 mm) x 1.3" (34 mm)	MJ-050-XX*
TREEBOX 5.4" (138 mm) x 1.9" (49 mm)	TB-XX*
GUTTER MOUNT 4.0" (102 mm) x 4.0" (102 mm)	GM-SS
WALL PLATES 3.4" (85 mm) x 5.1" (129 mm)	WP-1G-050-XX*
WALL PLATES 5.0" (127 mm) Diameter	WP-RD-050-XX*

RISER OPTIONS: Specify Separately

Riser	Code
RISER 0.8" (21 mm) Diameter	YY-R-XX*
SIGN LIGHT RISER 0.8" (21 mm) Diameter w/ 45° Inward Curve	YY-R-SL-XX*

*YY = riser height in inches (6" increments between 6" and 36"; 150 mm increments between 150 mm and 900 mm), XX = finish code

COUPLING OPTIONS: Specify Separately

Couplings	Code
STRAIGHT 1.3" (32 mm) x 2.0" (51 mm)	COUP-XX*
90° ELBOW 1.3" (32 mm) x 2.0" (51 mm)	ELBW-050-XX*
T-MOUNT 3.0" (76 mm) x 2.2" (57 mm)	TMNT-050-XX*

LENS ACCESSORIES: Specify Separately

Item	Code
HEX BAFFLE MR-16 Size	2500115260000
LINEAR SPREAD LENS MR-16 Size	2500113550000
SOLITE SPREAD LENS MR-16 Size	2500115240000

BEAM ANGLE LENSES: Specify Separately

Lens Options	1LED	3LED	6/9LED
DIFFUSER 18° (preassembled)	770600	771300	771600
FLOOD LENS 35° (1 notch)	1LEDFLLENS	3LEDFLLENS	9LEDFLLENS
WIDE FLOOD LENS 60° (2 notches)	1LEDWFLLENS	3LEDWFLLENS	9LEDWFLLENS

LIGHTING LEGEND

	MANUFACTURER	ITEM	WATTS/VA	MODEL	QTY	VA	DETAIL
◀	RFX LUMINAIRE	UP LIGHT	8.2/ 9.7	NP-6LED-LS-FB, MOUNTING OPT: SUPER J-BOX	25	243	11 L5.3
M	FX LUMINAIRE	MOON LIGHT	2.0/ 2.4	LE-1LED-FB	3	8	12 L5.3
O	FX LUMINAIRE	PATH LIGHT	4.2/ 4.5	JS-3LED-12RA-FB, MOUNTING OPT: SUPER J-BOX	36	162	10 L5.3
▬	FX LUMINAIRE	WALL LIGHT	2.0/ 2.4	LF-1LED-AL	17	41	9 L5.3
	FX LUMINAIRE	STEP LIGHT	4.2/ 4.5	FD-2LED-AL	5	23	8 L5.3
T	FX LUMINAIRE	TRANSFORMER		FX-600-TPC-SS	1		13 L5.3
					TOTAL VA	477	

FXLuminaire.

LED Down Lights

MOON LIGHT



Thanks to its unique hook design, the innovative LE can illuminate a space from above without the need for a large mount. Create a moonlight effect over seating areas, under table umbrellas, or even under tree branches. Use the four color filters included for enhanced lighting effects.

LE: Down Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	22.6
MAX LUMENS:	55
CCT (Ra)	80.8



MOON LIGHT

ORDERING INFORMATION LED



LE: Down Light LE-1LED-FB

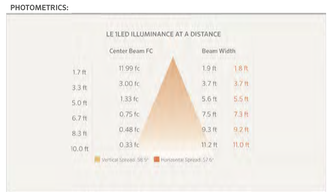
< ALUMINUM

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	LE
~~2~~	~~OPTIONAL ZD~~	~~ZD (Refer to the Luxor page in the Lighting Control section)~~
3	LAMP	1LED (50,000 avg. life hours)
4	FINISH	AB*; AT*; CU, NP*; WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: LE-ZD-1LED-BZ = LE - ZD Option - 1 LED Board - Bronze Metallic Finish

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires.
Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum.

METALS

- AB = Antique Bronze*
- AT = Antique Tumbled*
- CU = Copper
- NP = Nickel Plate*

POWDER COAT

- WG = White Gloss
- FW = Flat White
- AL = Almond
- BZ = Bronze Metallic
- DG = Desert Granite
- WI = Weathered Iron
- VF = Verde Speckle
- SB = Sedona Brown
- FB = Flat Black

The LE includes a 1LED board, choice of finish, a stainless steel hanging cable and 23 ft. lead wire.

All LE down lights come standard with amber, green, blue and frosted filters

*May require longer lead time

cULus LISTED 3YU8

FXLuminaire.

LED Path Lights



PROJECT

CATALOG #

TYPE

NOTES

JS Path Light DESIGNER PREMIUM

Sleek hat area light in 1 or 3 LED. Copper and brass construction. RGBW capable with Luxor® system.

Quick Facts

- Copper/brass construction
- Natural, powder coated, or antiqued copper/brass
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING

JS Path Light ORDERING INFORMATION

Fixture	Luxor Option	Output	Riser	Finish	
JS*	~~[default] Zone~~	1LED 30 Lumens	08RA 8" (203 mm) Riser	CU Natural Copper	FW Flat White
	ZD Zone/Dim	~~3LED 90 Lumens~~	~~12RA 12" (305 mm) Riser~~	BZ Bronze Metallic	AL Almond
		3LEDT** Wildlife-Friendly Amber (585-595 nm)	18RA 18"(457 mm) Riser	DG Desert Granite	SV Silver
	ZDC Zone/Dim/Color	[default] 66 Lumens	24RA 24" (610 mm) Riser	WI Weathered Iron	AB Antique Bronze
			36RA 36" (914 mm) Riser	~~FB Black~~	AT Antique Tumbled
				WG White Gloss	NP Nickel Plate

EXAMPLE FIXTURE CONFIGURATION: JS-ZD-3LED-24RA-SV
*Ships with Long Slot Spike (2500115840000)
**Available with ZD Luxor option and CU, AB, or AT finishes only.

JS - _ - 3LED - 12RA - FB

MOUNTING OPTIONS: Specify Separately

Mounts	Code
~~SUPER J-BOX~~ 2.5" (64 mm) x 12" (305 mm)	SJ-XX*
POST MOUNT 2.5" (64 mm) x 13" (330 mm)	PM-XX*
GROUND MOUNT 2.7" (67 mm) Diameter	GM-XX*
VERSABOX® 2.2" (57 mm) x 1.5" (39 mm)	VB-050-XX*
PROAIM RATCHETING SPIKE 4.0" (102 mm) x 4.0" (102 mm)	PARS
3-PRONG SPIKE 5.1" (129 mm) x 9" (229 mm)	2500200-20000

RISER OPTIONS: Specify Separately

Riser	Code
COPPER RISER 1.0" (25 mm) Diameter	YY-R-GT-XX*

*YY = riser height in inches (6" increments between 6" and 36"; 150 mm increments between 150 mm and 900 mm), XX = finish code)

PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

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dan@sierradesignsla.com

Revision/Issued for:

- 2019/08/13: HOA SUBMITTAL SET
- 2019/12/19: RUBY HILL HOA REVIEW SET
- 1 2020/01/21: DRC COMMENTS
- 2020/03/06: PERMIT SET

Professional Seal:





Project Name:

PATEL RESIDENCE

1989 Ticino Ct.
Pleasanton, CA

Architectural Design Review:

RUBY HILL OWNERS ASSOCIATION

2900 E. RUBY HILL DR.
PLEASANTON, CA
94566

A Project For:

SOUTHERN HOSPITALITY SERVICES, LLC.

300 GATEWAY BLVD.
SAN FRANCISCO, CA
650.616.6185

Sheet Title:

LIGHTING PLAN - CUT SHEETS

SDI Job No: 19-031
Project Manager: DV
Drawn By: MAL

Sheet:

L6.2

11 of 13 Sheets

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FXLuminaire.

LED Wall Lights

PROJECT

CATALOG #

TYPE

NOTES

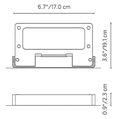


LF Wall Light

Under-the-cap hardscape wall light with modular bracket design for easy installation. Available in brass, copper, stainless steel, and aluminum.

Quick Facts

- Die-cast brass
- Stainless steel, brass, or copper faceplate as natural metal, powder coated, or antiqued
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING

LF Wall Light ORDERING INFORMATION

Fixture-Size	Luxor Option	Output	Finish			
LF	~~[blank]~~ Zone	1LED 78 Lumens	[blank] No Faceplate		WG White Gloss	
	ZD Zone/Dim		BZ Bronze Metallic		FW Flat White	
	ZDC Zone/Dim/Color	(default ZDC option) 34 Lumens	FB Flat Black		~~AL~~ Almond	
			BS Natural Brass		DG Desert Granite	
			BSAB Antique Bronze on Brass		SB Sedona Brown	
			BSAT Antique Tumbled on Brass		WI Weathered Iron	
			CU Natural Copper		CUAB Bronze Metallic on Copper	
			CUAT Antique Tumbled on Copper		SS Stainless Steel	

EXAMPLE FIXTURE CONFIGURATION: LF-ZD-1LED-BSAT

LF - - - 1LED - AL

LANDSCAPE LIGHTING

LIGHTING LEGEND

	MANUFACTURER	ITEM	WATTS/VA	MODEL	QTY	VA	DETAIL
◀	RFX LUMINAIRE	UP LIGHT	8.2/ 9.7	NP-6LED-L5-FB, MOUNTING OPT: SUPER J-BOX	25	243	11 L5.3
M	FX LUMINAIRE	MOON LIGHT	2.0/ 2.4	LE-1LED-FB	3	8	12 L5.3
O	FX LUMINAIRE	PATH LIGHT	4.2/ 4.5	JS-3LED-DRA-FB, MOUNTING OPT: SUPER J-BOX	36	162	10 L5.3
▬	FX LUMINAIRE	WALL LIGHT	2.0/ 2.4	LF-1LED-AL	17	41	9 L5.3
	FX LUMINAIRE	STEP LIGHT	4.2/ 4.5	PD-2LED-AL	5	23	8 L5.3
T	FX LUMINAIRE	TRANSFORMER		FX-600-TPC-SS	1		13 L5.3
					TOTAL VA		477

FXLuminaire.

STEP LIGHT

LED Wall Lights

PROJECT

CATALOG #

TYPE

NOTES

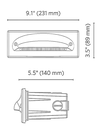


PD Wall Light DESIGNER PREMIUM

Subtle, curved design elements adds style to this recessed wall light. 2 LED. Available in brass.

Quick Facts

- Die-cast brass construction
- Natural, powder coated, or antiqued brass finish
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING

PD Wall Light ORDERING INFORMATION

STEP LIGHT

Fixture	Luxor Option	Output	Finish	
PD*	~~[default]~~ Zone	~~2LED~~ 26 Lumens	BS Natural Brass	
	ZD Zone/Dim		BZ Bronze Metallic	
			DG Desert Granite	
			WI Weathered Iron	
			SB Sedona Brown	
			FB Black	
			WG White Gloss	
			FW Flat White	
			~~AL~~ Almond	
			SV Silver	
			NP Nickel Plate	
			AB Antique Bronze	
			AT Antique Tumbled	

EXAMPLE FIXTURE CONFIGURATION: PD-ZD-2LED-BZ
*Includes Sleeve With Cover (250022030000)

PD - - - 2LED - AL

ACCESSORIES: Specify Separately

Accessories	Code
WALL LIGHT CONNECTION KIT	EXITWALL

LANDSCAPE LIGHTING

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PLEASANTON, CA 94566

A Project For:

SOUTHERN HOSPITALITY SERVICES, LLC.
300 GATEWAY BLVD.
SAN FRANCISCO, CA
650.616.6185

Sheet Title:

LIGHTING PLAN - CUT SHEETS

SDI Job No: 19-031
Project Manager: DV
Drawn By: MAL

Sheet:

L6.3

12 of 13 Sheets

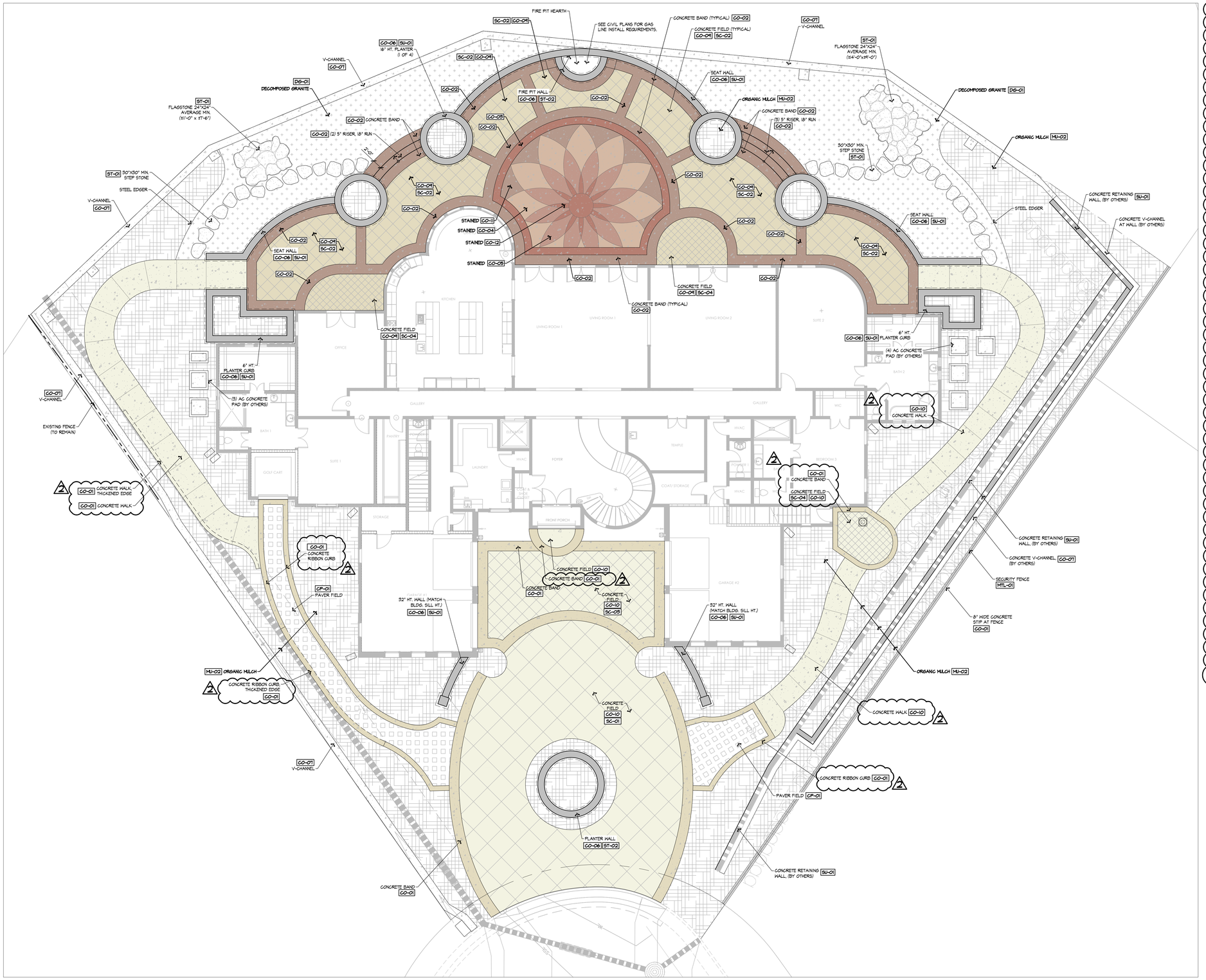
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PLAN REVIEW ACCEPTANCE

Nov 16 2020

WEST COAST CODE CONSULTANTS

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FINISH SCHEDULE

PAVING & GR. SURFACING			
NON-PERVIOUS	BROOM	CO-01	CONCRETE INTEGRAL COLOR PAVING COLOR: TRAVERTINE BEIGE TEXTURE: MEDIUM BROOM FINISH MFR: BOMANITE.COM
NON-PERVIOUS	BROOM	CO-02	CONCRETE INTEGRAL COLOR PAVING COLOR: SALMON TEXTURE: MEDIUM BROOM FINISH MFR: BOMANITE.COM
NON-PERVIOUS	BROOM	CO-03	CONCRETE INTEGRAL COLOR PAVING COLOR: FRANCISCAN RED TEXTURE: MEDIUM BROOM FINISH MFR: BOMANITE.COM
NON-PERVIOUS	STAIN	CO-04	CONCRETE PAVING STAINED COLOR COLOR: PAINTED DESERT TEXTURE: MEDIUM BROOM FINISH MFR: BOMANITE.COM
NON-PERVIOUS	STAIN	CO-05	CONCRETE PAVING STAINED COLOR COLOR: PAPRIKA TEXTURE: MEDIUM BROOM FINISH MFR: BOMANITE.COM
N.A.		CO-06	CONCRETE WALL CAP COLOR: WHITE CEMENT SIZE: 3 1/2" X 23" MATERIAL: PRECAST CONCRETE MFR: JVCGSTONE.COM
N.A.		CO-07	CONCRETE PAVING COLOR: STANDARD TEXTURE: SMOOTH TROWEL FINISH
N.A.		CO-08	CONCRETE COLUMN CAP COLOR: WHITE CEMENT SIZE: 1' X 32" X 32" MATERIAL: PRECAST CONCRETE MFR: JVCGSTONE.CO
NON-PERVIOUS	IMPRINT	CO-09	CONCRETE INTEGRAL COLOR PAVING COLOR: CAFE AU LAIT RELEASE COLOR: DRY SHAKE, FRANCISCAN RED TEXTURE: ENGLISH SLATE, RANDOM STONE PATTERN MFR: BOMANITE.COM
NON-PERVIOUS	IMPRINT	CO-10	CONCRETE INTEGRAL COLOR PAVING COLOR: CREAM RELEASE COLOR: DRY SHAKE, HORN LIMESTONE TEXTURE: ENGLISH SLATE, RANDOM STONE PATTERN MFR: BOMANITE.COM
NON-PERVIOUS	STAIN	CO-11	CONCRETE PAVING STAINED COLOR COLOR: SALMON TEXTURE: MEDIUM BROOM FINISH MFR: BOMANITE.COM
NON-PERVIOUS	STAIN	CO-12	CONCRETE PAVING STAINED COLOR COLOR: FRANCISCAN RED TEXTURE: MEDIUM BROOM FINISH MFR: BOMANITE.COM
PERVIOUS		CP-01	CONCRETE PAVER AT CART DRIVE COLOR: CREAM, BROWN, CHARCOAL PATTERN: BISHOPS HAT PARQUET SIZE: 8"X8" SQUARE MFR: ANSELUSPAVINGSTONES.COM
NON-PERVIOUS		ST-01	STONE PAVER AT OVERLOOK PATTERN: NATURAL FLAGSTONE MATERIAL: SANDSTONE COLOR: CAMEREN FLAGSTONE MFR: PENINSULA BUILDING MATERIALS
N.A.		ST-02	STONE VENEER AT LANDSCAPE WALLS FINISH: MATCH ARCHITECTURE (S-1: OLD COUNTRY FIELDSTONE') COLOR: MATCH ARCHITECTURE (S-1: OLD COUNTRY FIELDSTONE') MFR: ROMANA
N.A.		SU-01	STUCCO AT LANDSCAPE WALLS FINISH: MATCH ARCHITECTURE (P-1: ALABASTER, SW7008) COLOR: MATCH ARCHITECTURE (P-1: ALABASTER, SW7008) MFR: SHERWIN WILLIAMS
N.A.		MTL-01	LANDSCAPE LIGHTS & SECURITY FENCE FINISH: MATCH ARCHITECTURE (M-1: FLAT BLACK) COLOR: MATCH ARCHITECTURE (M-1: FLAT BLACK) MFR: FX LIGHTING
N.A.		MTL-02	LANDSCAPE WALL LIGHTING TYPE: WALL MOUNTED & STEP NICHE COLOR: ALMOND MFR: FX LIGHTING
N.A.		SC-01	SCORE JOINT PATTERN: 48"X48" SQUARE ON 45°
N.A.		SC-02	SCORE JOINT PATTERN: 24"X24" SQUARE ON 45
N.A.		SC-03	SCORE JOINT PATTERN: 12"X12" SQUARE ON 45
N.A.		DG-01	DECOMPOSED GRANITE SIZE: 3/8" MINUS, OR SCREENED COLOR: CARAMEL MACCHIATO MFR: EARTH STONE ROCK (2" MINIMUM DEPTH)
N.A.		MU-01	RECYCLED CONTENT WOOD MULCH TYPE: RECYCLED CONTENT MULCH IS AGED TREE TRIMMINGS. ARBOR MULCH OR COMPOSTED MULCH. COLOR: NATURAL COLOR ONLY NO DIE AND NO 'RED MULCH' DEPTH: 3" MINIMUM DEPTH

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Revision/Issued for:

- 2019/08/15. HOA SUBMITTAL SET
- 2019/12/16. RUBY HILL HOA REVIEW SET
- 2020/05/05. DRC COMMENTS
- 2020/05/06. PERMIT SET
- 2020/11/04. CITY OF PL. COMMENTS

Professional Seal:

LICENSED LANDSCAPE ARCHITECT MATTHEW L. HATMAKER No. 5426 EXP. 5/2021 CALIFORNIA
PRELIMINARY
LICENSED LANDSCAPE ARCHITECT DANIEL M. SIMS No. 6130 EXP. 08/31/2020 STATE OF CALIFORNIA

Project Name:

PATEL RESIDENCE

1989 Ticino Ct.
Pleasanton, CA

Architectural Design Review:

RUBY HILL OWNERS ASSOCIATION
2900 E. RUBY HILL DR.
PLEASANTON, CA
94566

A Project For:

SOUTHERN HOSPITALITY SERVICES, LLC.
300 GATEWAY BLVD.
SAN FRANCISCO, CA
650.616.6185

Sheet Title:

FINISH SCHEDULE

SDI Job No.19-031
Project Manager.DV
Drawn By.MAL

Sheet: L7.1

13 of 13 Sheets

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PLAN REVIEW ACCEPTANCE
Nov 16 2020
WEST COAST CODE CONSULTANTS

SCALE: NTS
- - - - FT

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