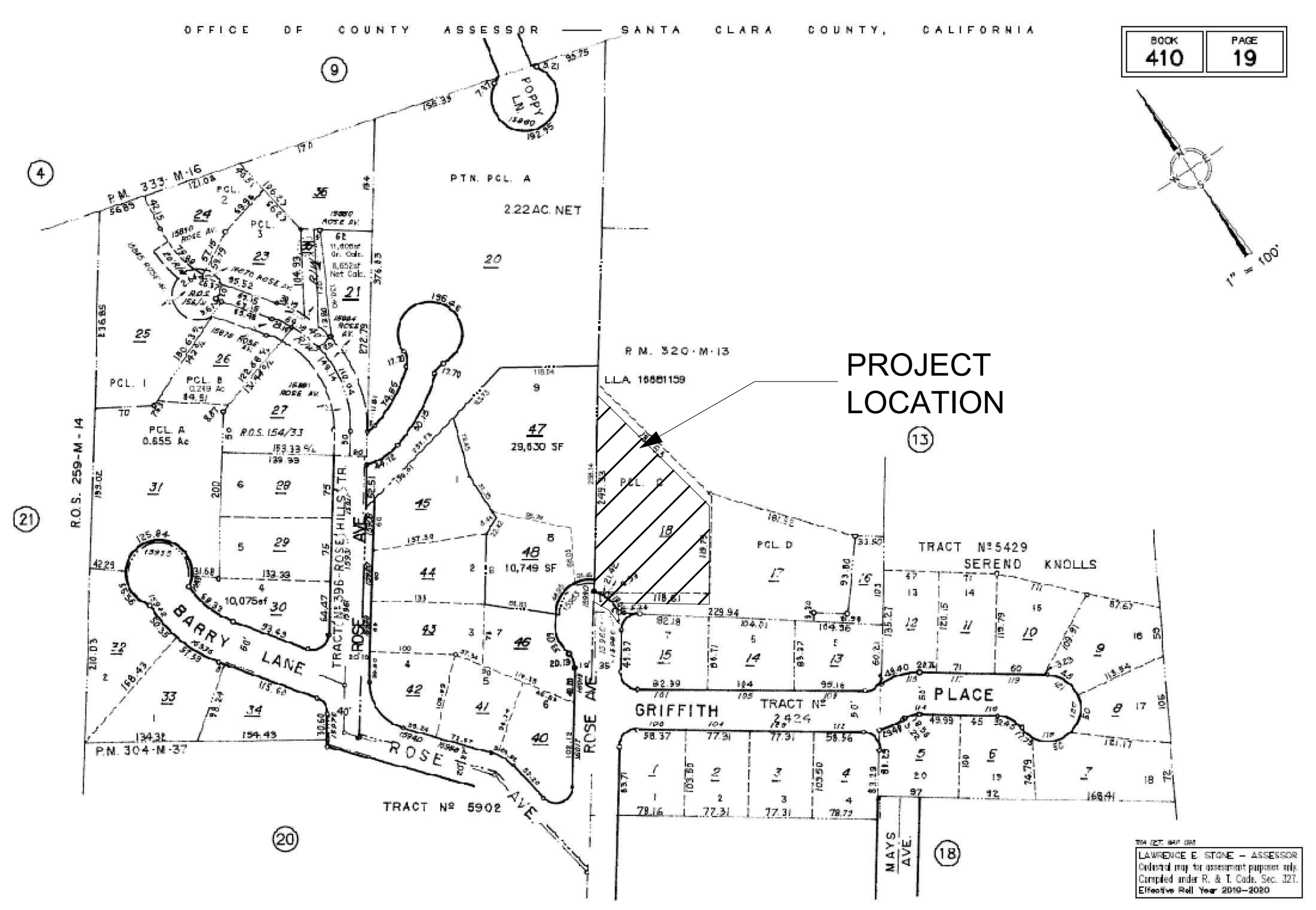
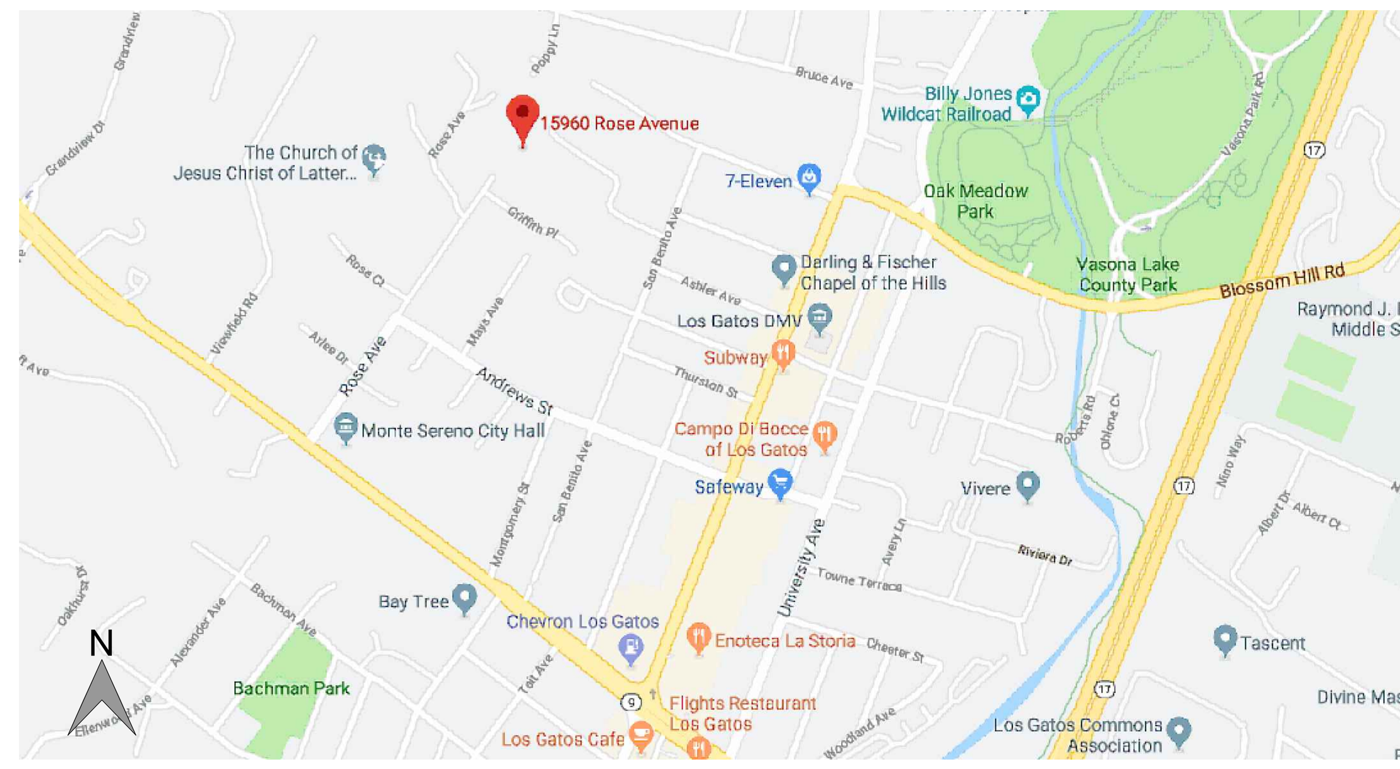
DOCTOROW RESIDENCE

PARCEL MAP



LOCATION MAP



NOTES:
- There are no Town of Los Gatos Community Development Department Conditions of Approval for this project.

- This project includes plumbing. Verify a backwater valve is installed. Town Code Section 6.40.020 requires an approved backwater valve on drainage piping serving fixtures that have flood level rims less than 12" above the elevation of the next upstream manhole. (CPC 710.0)

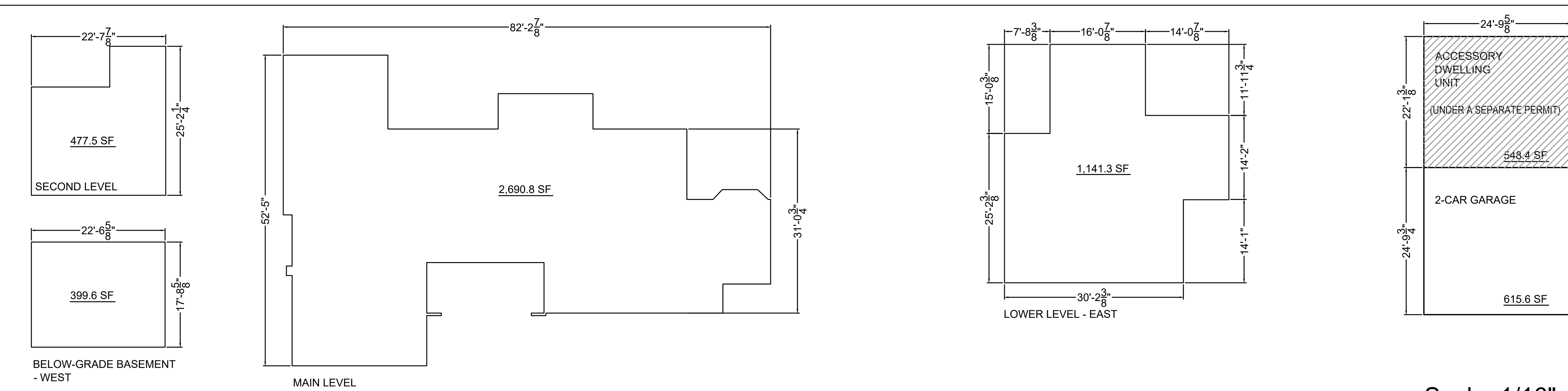
- Prior to final inspection, completed CF2R-LTG-01-E form must be provided to the Town Building Inspector.

- Documentation shall be provided, prior to first inspection, confirming compliance to the waste management plan provided to the jurisdiction. (CGBSC Section 4.408.2.1)

- All adhesives, sealants, caulk, paints, coatings, and aerosol paint containers must remain on the site for field verification by the Building Inspector. (CGBSC Section 4.50 4.2.4)

- Prior to final inspection, a letter signed by the general contractor or the owner/builder (for any owner builder projects) must be provided to the Town of Los Gatos building official certifying that all adhesives, ceilings, caulks, paints, coatings, aerosol paint, aerosol coatings, carpet systems (including carpeting, cushion and adhesive), resilient flooring systems, and composite wood products installed on this project are within the emission limits specified in CGBSC section 4.504.

AREA ANALYSIS



Scale: 1/16"=1'-0"

SCOPE OF WORK:

NEW DETACHED 2-CAR GARAGE.

PROJECT DATA

ZONING	R-1
OCCUPANCY TYPE	R-3
BUILDING TYPE	V-B NON-SPRINKLERED
APN	410-19-018
GROSS LOT SIZE	25,469 SF
AVG. SITE SLOPE	11.4 %
NET LOT SIZE	22,209 SF
FLOOR AREA (MAIN HOUSE):	
(E) SECOND LEVEL	477.5 SF
(E) MAIN LEVEL	2,690.8 SF
(E) LOWER LEVEL	1,141.3 SF
(E) FAR	4,309.6 SF < MAX. 4,716 SF
(E) BASEMENT (BELOW-GRADE)	399.6 SF
(E) GARAGE	0 SF < MAX. 1,151 SF
(N) GARAGE	615.6 SF < MAX. 1,151 SF
PROPOSED LOT COVERAGE:	
(N) GARAGE **	615.6 SF < MAX. 2,414 SF (1)
(N) TOTAL	3,306.6 SF
	12.98 % < MAX. 40 %
STORIES	2 (MAIN HOUSE)
	1 (GARAGE)

** DO NOT OCCUPY MORE THAN 15 PERCENT OF THE LOT, TO BE CALCULATED EXCLUSIVE OF THE REQUIRED BUILDING SETBACKS.

PROJECT DIRECTORY

PROPERTY OWNER:
DAVID & SARAH DOCTOROW
15960 ROSE AVE
LOS GATOS, CA 95030
(917)415-4522

STRUCTURAL ENGINEER:
GEORGE WONG
33 MULRYAN CT.
SAN MATEO, CA 94403
(650)678-8483

DESIGNER/CONTRACTOR:
DE MATTEI CONSTRUCTION, INC.
1794 THE ALAMEDA
SAN JOSE, CA. 95126
(408) 295-7516

ENERGY CONSULTING:
IGOR PLACHINKO
ENERGY CONSULT LLC.
411 N. HAARBOR BLVD. STE. #205
SAN PEDRO, CA 90731

CIVIL ENGINEER
ED Y. R. WU
WEC AND ASSOCIATES, INC.
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94301
(650)823-6466

SHEET INDEX

CONSTRUCTION SHALL CONFORM TO:
2016 California Building Code
2016 California Residential Code
2016 California Plumbing Code
2016 California Mechanical Code
2016 California Electrical Code
2016 Energy Code
2016 Green Building Code
2016 California Fire Code
2016 California Reference Standards Code

PERMIT PROGRESS SET 7/29/2019

DISCLAIMER:
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BY	DATE

NO.	DESCRIPTION

SHEET TITLE:
COVER SHEET

PROJECT DESCRIPTION:
DOCTOROW RESIDENCE
15960 Rose Avenue,
Los Gatos, CA 95030

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

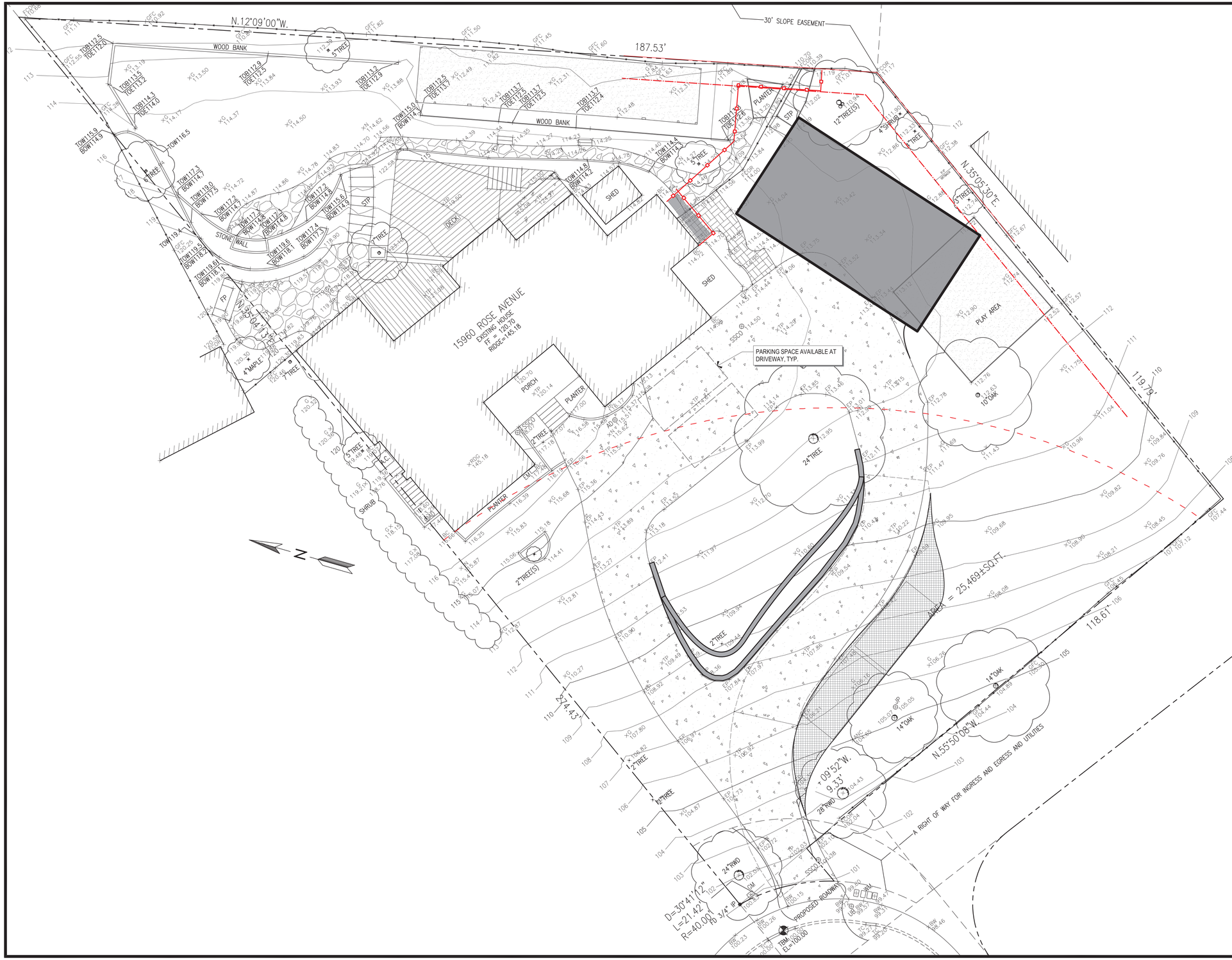
DATE:
7/29/2019

SCALE:
As Shown

DRAWN BY:
LL

SHEET:
CS

EXHIBIT 10



LEGEND:

AC	ASPHALT CONCRETE
BC	BUILDING CORNER
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CRN	CROWN
DW	DRIVEWAY
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FCOR	FENCE CORNER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
FW	FRONT OF WALK
G	GROUND
GC	GARAGE CORNER
GF	GARAGE FACE/FRONT
GFC	GROUND AT FENCE
GM	GAS METER
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
O/H	OVERHEAD
PC	PROPERTY CORNER
RW	RETAINING WALL
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK ROLLED CURB
TC	TOP OF CURB
TOB	TOP OF BANK
TOE	TOE OF BANK
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

BASIS OF BEARINGS:

THE BEARING, N35°02'35"E, OF THE MONUMENT LINE OF ROSE AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 383 OF MAPS AT PAGE 43, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES. SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

NOTE:

1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING

2. SINCE A COPY OF TITLE REPORT WAS NOT PROVIDED, ONSITE EASEMENT WAS NOT EVALUATED.

AVERAGE SLOPE:

CONTOUR	L (FT)	CONTOUR	L (FT)
101	19.7	116	180.1
102	21.8	117	161.6
103	46.3	118	137.0
104	63.0	119	96.1
105	80.8		
106	103.1		
107	126.2		
108	145.9		
109	147.5		
110	148.5		
111	152.4		
112	345.1		
113	362.7		
114	284.6		
115	270.0		

TOTAL CONTOUR LINE LENGTH (FT)	2892.4
CONTOUR INTERVAL (FT)	1
LOT AREA (SF)	25,469
LOT AREA (ACRE)	0.585
AVERAGE SLOPE =	11.4%

MUNSON RESIDENCE

15960 ROSE AVENUE
LOS GATOS, CA
APN: 410-19-018

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

LICENSED LAND SURVEYOR
MICHAEL RAN WU
EXP. 12/31/15
L. 8235
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: OCT 1, 2015
SCALE: 1"=10'
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

© WEC

GENERAL NOTES

ARCHITECTURAL

WALL AND FLOOR FLASHING: ALL FLASHING AT WALLS, FLOORS, AND ROOF JUNCTURES TO VERTICAL SURFACES SHALL BE 26 GA. G.I. UNLESS NOTED OTHERWISE ON PLANS. FORM FABRICATE AND INSTALL FLASHING AS SHOWN ON DETAILS. SET ALL FLASHING IN PLASTIC CEMENT AND SET JOINTS IN BUTYL MASTIC. FLASHING SECTIONS SHALL HAVE AN END LAP OF 4" MIN.

DOORS: ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED, CERTIFIED AND LABELED FOR COMPLIANCE TO ENERGY CONSERVATION REGULATIONS. ALL FRENCH DOORS SHALL BE PAINT GRADE WOOD WITH TEMPERED, DOUBLE GLASS PANELS ARRANGED AS SHOWN ON PLANS AND DOOR SCHEDULE.

WINDOWS: ALL WINDOWS SHALL BE FULLY WEATHER-STRIPPED, CERTIFIED AND LABELED FOR COMPLIANCE TO ENERGY CONSERVATION REGULATIONS. ALL WINDOWS ARE TO BE WOOD OR VINYL FRAMED. DOUBLE GLAZED WITH PANES AS SHOWN ON PLANS AND WINDOW SCHEDULE AND A MAXIMUM U-VALUE AS SET FORTH IN THE T-24 ENERGY CALCULATIONS.

BATH COUNTER TOPS: ALL BATH COUNTERTOPS AND SPLASHES SHALL BE CERAMIC TILE AS SELECTED BY OWNER UNLESS NOTED OTHERWISE ON THE PLANS. USE GRANITE OR MARBLE TILES OR SLAB WHERE NOTED ON PLANS AND INTERIOR ELEVATIONS.

WEATHER BARRIER: ALL WEATHER EXPOSED WALL SURFACES SHALL BE PROTECTED WITH AN UNDERLAYMENT OF (2) LAYERS GRADE "D" BUILDING PAPER OVER PLYWOOD WALL SHEATHING. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION WITH MIN. 2" LAP AT HORIZONTAL JOINTS AND MIN. 6" LAP AT VERTICAL JOINTS. UNDERLAYMENT SHALL BE FREE OF HOLES AND BREAKS OTHER THAN THOSE FROM NAILING TO PLYWOOD SHEATHING OR WALL STUDS.

INSULATION: FIBERGLASS BATT INSULATION SHALL BE INSTALLED ACCORDING TO THE T-24 REPORT. SEE T-24 REPORT FOR INSULATION VALUES.

CAULKING: ALL JOINTS AND PENETRATIONS AT EXTERIOR WALLS, CEILINGS AND FLOOR ASSEMBLIES SHALL BE FULLY CAULKED AND SEALED.

TUBS & SHOWERS: SHOWERS SHALL BE A MIN. SIZE OF 1024 SQ.IN AND ACCOMMODATE AT 30" CIRCLE. BACKER FOR SHOWER AND TUB SHOWER WALLS TO BE FIBER-CEMENT, FIBER REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS TO A MIN. HEIGHT OF 72" ABOVE THE FLOOR. SHOWER WALLS SHALL BE FINISHED WITH CERAMIC TILE OF OTHER SMOOTH, HARD NON-ABSORBENT COVERING. ALL TUB AND SHOWER GLAZING SHALL BE MADE OF SHATTER-RESISTANT TEMPERED GLASS. SWING DOORS SHALL OPEN OUTWARD WITH A MIN. OPENING CLEARANCE OF 22".

PRE-FABRICATED FIREPLACES: PRE-FABRICATED METAL FIREPLACES SHALL BE INSTALLED WITH INSULATED CHIMNEY FLUE, SPARK ARRESTOR AND ACCESSORIES ACCORDING TO MANUFACTURERS SPECIFICATIONS. FIREPLACE OPENING SHALL BE EQUIPPED WITH A TIGHT FITTING, CLOSEABLE METAL OR GLASS DOOR. FIREPLACE SHALL HAVE A FLUE DAMPER AND AN OUTSIDE AIR INTAKE WITH DAMPER. ONLY GAS APPLIANCE FIREPLACES ARE TO BE USED.

GLAZING: ALL GLAZING SHALL CONFORM TO FEDERAL GLAZING REGULATIONS AND THE CALIFORNIA RESIDENTIAL CODE. GLAZING IN HAZARDOUS LOCATIONS SHALL BE FULLY TEMPERED GLASS OR APPROVED PLASTIC AND IS PERMANENTLY IDENTIFIED BY THE MANUFACTURER OR INSTALLER.

MECHANICAL ROOM DOORS: ACCESS DOORS OF THE MECHANICAL ROOM SHALL BE SOLID CORE WITH MINIMUM 100 SQ. IN. LOUVERED VENT AT TOP OF DOORS AND MINIMUM 100 SQ. IN. LOUVERED VENT AT BOTTOM OF DOORS.

GYPSUM WALLBOARD: ALL INTERIOR WALL AND CEILING FACES ARE TO BE SHEATHED WITH 1/2" GYPSUM WALLBOARD EXCEPT WHERE NOTED TO USE 5/8" TYPE "X" WALLBOARD. TAPE, TEXTURE AND PAINT GYP. BOARD ACCORDING TO FINISH SCHEDULE. ALL GAPS AND PENETRATIONS AT 5/8" TYPE "X" WALLBOARD SHALL BE FILLED WITH TAPING CEMENT. NAIL ALL GYP. BOARD TO WALL STUDS, PLATES, BLOCKING, ETC., AS FOLLOWS:

1/2" WALLBOARD 4d CEMENT COATED BOX NAIL OR 1-3/8" x 14 GA. ACID-ETCHED, PHOSPHATE COATED NAIL OR 4d "DRYVITE" NAIL AT 7" O.C.

5/8" TYPE "X" WALLBOARD 6D "COOLER" NAILS AT 7" O.C.

ROOF VENTILATION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE OR 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ALL VENT OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT, NON-COMBUSTIBLE METAL MESH WITH MESH OPENINGS OF AT LEAST 1/16" AND A MAXIMUM OF 1/8" DIMENSION. VENTS SHALL BE LOCATED SO AS TO PROVIDE CROSS VENTILATION OF EACH SEPARATE ATTIC SPACE AND SHALL PROTECT AGAINST THE ENTRANCE OF RAIN AND SNOW.

STAIR HANDRAILS: EVERY STAIRWAY OF 4 OR MORE RISERS SHALL HAVE AT LEAST ONE HANDRAIL AND EVERY OPEN SIDE OF A STAIRWAY SHALL HAVE A GUARDRAIL. HANDRAILS MOUNTED ON A WALL SHALL HAVE A MIN. 1-1/2" SPACE BETWEEN THE WALL AND THE HANDRAIL. THE HANDGRIP PORTION OF HANDRAILS SHALL BE BETWEEN 1-1/4' AND 2" CROSS SECTION DIMENSION AND SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. ALL HANDRAILS ARE TO BE PLACED 34" AND 38" ABOVE TREAD NOSING AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.

GUARDRAILS: GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD, ADJACENT WALKING SURFACE OR ADJACENT SEATBOARD. GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO THE APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILL ERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO ONE SQUARE FOOT, INCLUDING OPENING AND SPACE BETWEEN RAILS. OPEN GUARDRAIL AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS, BALUSTERS, PICKETS, ETC., ARRANGED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH THE OPENINGS.

ARCHITECTURAL (CONT.)

SKYLIGHTS: ALL SKYLIGHTS ARE TO BE PRE-MANUFACTURED PLASTIC DOME TYPES WITH ANODIZED ALUMINUM FRAMES MOUNTED ON WOOD CURBS OR DIRECTLY TO ROOF DECK. FRAME COLOR IS TO MATCH OR BE SIMILAR TO THE ROOF COLOR. CURB HEIGHT ABOVE THE ADJACENT ROOF SURFACE IS TO BE 4" MINIMUM. THE DOME HEIGHT IS TO BE MINIMUM 5" OR 10% OF THE MAXIMUM SPAN OF THE DOME. SKYLIGHT UNITS SHALL MEET TITLE 24 REQUIREMENTS. SKYLIGHTS WITH INSTALLED GLAZING 12' ABOVE THE WALKING SURFACE SHALL BE CONSTRUCTED OF LAMINATED GLASS WITH A POLYVINYL BUTYRAL INTERLAYER AND A MINIMUM THICKNESS OF 0.030 INCHES (.76 mm)

EXTERIOR PLASTER LATH: EXTERIOR PLASTER LATH SHALL BE OF AN APPROVED, PAPER-BACKED, CORROSION RESISTANT METAL OR WIRE FABRIC AND SHALL BE SELF FURRING. (1/4" MIN.) APPLY LATH OVER WALL UNDERLAYMENT WITH THE LONG DIMENSION HORIZONTAL AND LAP A MIN. 1/2" AT THE SIDES AND MIN. 1" AT THE ENDS. WHERE END LAPS OF SHEETS DO NOT OCCUR OVER SUPPORTS, THEY SHALL BE SECURELY TIED TOGETHER WITH A MIN. 18 GA. WIRE. REINFORCEMENT SHALL BE USED AT ALL CORNERS OR THE LATH SHALL BE CARRIED AROUND CORNERS AT LEAST ONE SUPPORT. A WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION LINE ON ALL EXTERIOR STUD WALLS A MIN. OF 4" ABOVE HIGHEST ADJACENT GRADE. THE SCREED SHALL ALLOW TRAPPED WATER TO DRAIN TO THE OUTSIDE. BOTH THE METAL LATH AND PAPER UNDERLAYMENT SHALL TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. NAILING OF METAL LATH SHALL BE AT A MAX. OF 6 O.C. EACH WAY USING EITHER 11 GA. X 1-1/2" LONG X 7/16" HEAD NAILS OR 16 GA. STAPLES WITH 7/8" LEGS.

EXTERIOR PLASTER: EXTERIOR PLASTER SHALL BE PORTLAND CEMENT APPLIED IN THREE COATS TO A MIN. THICKNESS OF 7/8". SEE EXTERIOR ELEVATIONS FOR TEXTURE VARIATIONS.

APPLIANCES: THE CONTRACTOR SHALL PROVIDE RESIDENTIAL EQUIPMENT WHICH IS U.L. LABELED. PROVIDE, TO THE OWNER, ALL MANUFACTURER'S STANDARD WRITTEN WARRANTIES, OWNER'S MANUALS, AND STANDARD ACCESSORIES. CONTRACTOR SHALL INSTALL THE APPLIANCES WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY ALL CODES AND LISTINGS. APPLIANCE TYPES, STYLES, COLORS, ETC., SHALL BE SELECTED BY OWNER.

EMERGENCY EGRESS ESCAPE AND RESCUE WINDOWS: BASEMENTS OF DWELLING UNITS AND EVERY BEDROOM BELOW THE 4TH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE AND RESCUE DIRECTLY TO EXTERIOR. THE UNITS SHALL BE OPERABLE TO PROVIDE FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS AND HAVE A NET CLEAR OPENING OF NO LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING HEIGHT SHALL BE A MINIMUM OF 24" AND THE WIDTH SHALL BE A MINIMUM OF 20" WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72” ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM 24” ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER WHERE SUCH OPENING ARE LOCATED WITHIN 24” OF THE FINISHED FLOOR. WHERE SUCH WINDOW OPENINGS DO NOT COMPLY, WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS THAT COMPLY WITH ASTM F 2090, SHALL BE PROVIDED.

STREET ADDRESS: NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1 /2 INCH.

SPARK ARRESTORS: SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS INCLUDING OUTSIDE FIREPLACES.

GARAGE: 1-HR SEPARATION BETWEEN DWELLING AND GARAGE PER CRC SECTION R302.6. 20 MINUTE, 1-3/4" SOLID WOOD FIRE RATED DOOR WITH SELF CLOSING AND SELF LATCHING DEVICES PER CRC SECTION R302.5

DIMENSIONS: ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

ELECTRICAL

CODES: ALL ELECTRICAL EQUIPMENT, WIRING AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE NATIONAL ELECTRICAL CODE, CALIFORNIA TITLE 24 STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS.

LISTINGS: ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

RECESSED FIXTURES: PROVIDE RECESSED FIXTURE CLEARANCE PER CODE. RECESSED FIXTURES IN INSULATED CEILINGS SHALL BE "IC" APPROVED FIXTURES.

DRYER LOADS: CLOTHES DRYER LOADS SHALL BE DETERMINED ON A LOAD OF 5000 WATTS PER APPLIANCE OR BY NAMEPLATE RATING.

ELECTRICAL BOXES: ELECTRIC SWITCH AND OUTLET BOXES ON EXTERIOR WALLS SHALL HAVE RUBBER GASKETS FOR MEDIUM INFILTRATION CONTROL.

KITCHEN AND BATH FIXTURES: ALL GENERAL LIGHTING FIXTURES AND BULBS IN KITCHEN AND BATH AREAS SHALL HAVE AN EFFICACY RATING OF 40 LUMENS PER WATT OR GREATER. FLUORESCENT FIXTURES WITH PLUG-IN (NOT SCREW-IN) FLUORESCENT LAMPS SHALL BE USED.

CLOSET LIGHTS: LIGHT FIXTURES IN CLOSETS/WARDROBES SHALL HAVE A MIN. 18" HORIZONTAL CLEARANCE TO SHELVES.

TUB/SHOWER LIGHTS: LIGHT FIXTURES MOUNTED WITHIN 5' OF A SPA/TUB SHALL BE MOUNTED AT LEAST 7'6" ABOVE THE MAXIMUM WATER LEVEL OF THE SPA/TUB AND SHALL BE GFCI PROTECTED.

DRYER/COOKING UNIT OUTLETS: CLOTHES DRYERS AND COOKING UNITS SHALL HAVE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND FOUR-PRONG OUTLET.

OUTDOOR OUTLETS: PROVIDE OUTSIDE RECEPTACLES AT THE FRONT AND REAR OF THE HOME WITHIN 6'-6" OF GRADE WHICH ARE WATERPROOF AND GFCI PROTECTED. SEE PLAN FOR LOCATIONS.

KITCHEN BRANCH CIRCUITS: SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS. PROVIDE (2) SMALL APPLIANCE BRANCH CIRCUITS IN THE KITCHEN WHICH ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS. THESE OUTLETS CANNOT SERVE DINING ROOM, OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES. ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS (INCLUDING REFRIGERATOR).

BATHROOM OUTLET CIRCUITS: REQUIRED BATHROOM OUTLETS SHALL BE ON A DEDICATED 20 AMP CIRCUIT WHICH CANNOT SERVE ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.

TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS: ALL NEW NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES THAT ARE WITHIN 5 1/2' ABOVE FINISH FLOOR SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

ARC-FAULT AND GROUND FAULT OUTLETS: ARC-FAULT (AFCI) REQUIRED IN FAMILY ROOMS , DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) IS REQUIRED IN BATHROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, BASEMENTS, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS, AND LAUNDRY AREAS.

MECHANICAL

CODES: ALL HVAC EQUIPMENT, DUCT WORK AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CURRENT MECHANICAL CODE, CALIFORNIA TITLE 24 STANDARDS AND MANUFACTURER'S SPECIFICATIONS. ALL PLUMBING WORK SHALL CONFORM WITH THE CURRENT CALIFORNIA PLUMBING CODE.

LISTINGS: ALL HVAC EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

EXHAUST FANS: ALL INTERIOR EXHAUST FANS SHALL PROVIDE 5 AIR CHANGES PER HOUR OR MORE. EXHAUST FANS AND FAN SYSTEMS SHALL HAVE BACK-DRAFT DAMPER CONTROLS.

1 HOUR WALLS: HVAC DUCTS PENETRATING ONE HOUR WALLS (GARAGE/HOUSE WALL) SHALL BE MINIMUM 26 GAUGE GALVANIZED STEEL. 1 HOUR SEPARATION BETWEEN DWELLING AND GARAGE PER CRC SECTION R302.6.

GAS PIPING: GAS PIPING SHALL NOT BE IMBEDDED IN OR BELOW CONCRETE SLABS

SEWER PIPING: PLASTIC OR PVC SEWER LINE SHALL BE PLACED WITH MIN. 6" OF SAND BASE AND COVER.

FORCED AIR UNIT: FORCED AIR UNIT(S) SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND THOSE OF THE STRUCTURAL ENGINEER WHEN INSTALLED IN AN ATTIC SPACE.

GAS APPLIANCES: ALL GAS APPLIANCES AND EQUIPMENT SHALL HAVE INTERMITTENT IGNITION DEVICES WITH NO CONTINUOUS BURNING PILOTS. ALL APPLIANCES SHALL COMPLY WITH THE CURRENT CALIFORNIA MECHANICAL CODE.

WATER HEATERS: WATER HEATERS SHALL BE INSULATED WITH EXTERNAL BLANKETS OF R-12 OF GREATER. INSULATE HOT WATER INLET AND OUTLET PIPES (FIRST FIVE FEET IN UNCONDITIONED SPACES) WITH EXTERNAL WRAPPING OF R-4 OR GREATER. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. WATER HEATERS LOCATED IN NON-LIVING SPACES SHALL BE INSTALLED ON A PLATFORM SUCH THAT BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN EIGHTEEN INCHES ABOVE THE FINISHED FLOOR.

TANKLESS WATER HEATERS: TANKLESS WATER HEATER SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

DRYER VENT: CLOTHES DRYERS SHALL VEaNT TO THE OUTSIDE OF THE BUILDING AND SHALL BE A MAXIMUM 14' IN LENGTH WITH TWO FEET REDUCTION FOR EACH 90 DEGREE ELBOW OVER TWO.

PLUMBING VENTS: ALL PLUMBING VENTS SHALL BE MINIMUM 10 FEET FROM OPERABLE SKYLIGHTS.

THERMOSTATS: ONLY "SETBACK" THERMOSTATS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION SHALL BE USED.

HOSE BIBS: HOSE BIBS AND WATER OUTLETSa WITH HOSE ATTACHMENTS SHALL HAVE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES.

FORCED AIR UNIT CLEARANCES: LISTED FURNACES SHALL BE INSTALLED IN CONFORMANCE WITH THE CONDITIONS OF THEIR LISTING. THE FURNACE INSTALLER SHALL LEAVE THE MANUFACTURER'S INSTALLATION AND OPERATING INSTRUCTIONS ATTACHED TO THE APPLIANCE, CLEARANCES OF LISTED FURNACES FROM COMBUSTIBLES SHALL BE AS SPECIFIED IN THE LISTING OR ON THE FURNACE RATING PLATE. UNLISTED FURNACES SHALL HAVE THE FOLLOWING CLEARANCES FROM COMBUSTIBLES:

ABOVE TOP OF CASING OR FURNACE	6"
FROM TOP AND SIDES OF WARM-AIR BONNET OR PLENUM	6"
FROM FRONT (UNLESS ACCESS REQUIREMENTS GREATER	18"
FROM BACK OF FURNACE	6"
FROM SIDES OF FURNACE	6"

DISHWASHERS: DISHWASHING MACHINES CONNECTED DIRECTLY TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSAL SHALL HAVE AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK/DRAIN BOARD, WHICH EVER IS HIGHER.

TUB AND SHOWER VALVES: TUB AND SHOWER VALVES SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE

QUICK ACTING VALVES: ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK ACTING VALVES ARE INSTALLED (SUCH AS DISHWASHERS, CLOTHES WASHERS, ETC.) SHALL BE APPROVED WITH DEVICES AS CLOSE TO QUICK ACTING VALVES AS POSSIBLE TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.

DUCT TERMINATIONS: ALL ENVIRONMENTAL AIR DUCT TERMINATIONS SHALL BE A MINIMUM OF (3) FEET FROM PROPERTY LINES AND/OR ANY OPENINGS INTO THE BUILDING.

DISCLAIMER:
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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
GENERAL NOTES

PROJECT DESCRIPTION:
DOCTOROW RESIDENCE
15960 Rose Avenue,
Los Gatos, CA 95030

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DATE: 7/29/2019

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SHEET: A0.0

2016 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.*
(Original 08/2016)

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/ft² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products 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 and 110.6-B for compliance and must be caulked and/or weatherstripped.*
§ 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 specified or installed must meet Standards for Insulating Material.
§ 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) when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** A radiant barrier 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 (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.*
§ 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%; have a water vapor permeance no greater than 2.0 perm/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 1-16, 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:	
§ 150.0(e)1A:	**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)1B:	**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)1C:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 150.0(e)2:	**Pilot Light.** Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
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 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 unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)5:	**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)5.
§ 110.3(c)7:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing 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 (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by 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 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 and cooling system line insulation.** For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.*
§ 150.0(j)2B:	**Water piping and cooling system line insulation.** All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.*
§ 150.0(j)2C:	**Water piping and cooling system line insulation.** Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*
§ 150.0(j)3:	**Insulation Protection.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(j)3A:	**Insulation Protection.** Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(j)3B:	**Insulation Protection.** Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(n)1:	**Gas or Propane Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; 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 2 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/hr.
§ 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) 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 be installed, sealed, and insulated to meet the requirements of 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 higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). 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 for conveying 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 of the ducts.*
§ 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 Dampers.** All fan systems that exchange air between the conditioned space and the outside of the building 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, including that due to 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 duct 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)11and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(m)12.

§ 150.0(m)13:	**Duct System Sizing and Air Filter Grille Sizing.** Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.*
§150.0(o):	**Ventilation for Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(o)1A:	**Field Verification and Diagnostic Testing.** Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
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 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.*
§ 110.9(e):	**JA8 High Efficacy Light Sources.** To qualify as a JA8 high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 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. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	**Electronic Ballasts.** 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.** Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 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 not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Enclosed Luminaires.** Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E."
§ 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 switched separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched 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.** No control must bypass a dimmer 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.
§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** A multiscene 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)2J:	**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 a vacancy sensor.
§ 150.0(k)2K:	**Interior Switches and Controls.** Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.*
§ 150.0(k)2L:	**Interior Switches and Controls.** Undercabinet lighting must be switched separately from other 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)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aiii (photo control and automatic time switch control, astronomical time clock, or EMCS).
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 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, outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3D:	**Residential Outdoor Lighting.** Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 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 §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multi-Family 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 high efficacy luminaires and controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multi-Family 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 in that building must: i. Comply with the applicable requirements in §§ 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 ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multi-family Buildings.** Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum 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.*
§ 110.10(b)2:	**Orientation.** All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 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 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 for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); and a pathway for routing of 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: positioned at the opposite (load) end from the input feeder location or main circuit location; and permanently marked as "For Future Solar Electric".

PERMIT PROGRESS SET 7/29/2019

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
TITLE 24

PROJECT DESCRIPTION:
DOCTOROW RESIDENCE
15960 Rose Avenue,
Los Gatos, CA 95030

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE:
7/29/2019

SCALE:
As Shown

DRAWN BY:
LL

SHEET:
A0.1a

GENERAL INFORMATION

01	Project Name	15960 Rose ADU			
02	Calculation Description	Title 24 Analysis			
03	Project Location	15960 Rose Ave			
04	City	Los Gatos, CA	05	Standards Version	Compliance 2017
06	Zip Code	95030	07	Compliance Manager Version	BEMCmpMgr 2016.3.1 (1149)
08	Climate Zone	CZ4	09	Software Version	CBECC-Res 2016.3.1 (1019)
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	285
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft^2)	548	15	Number of Zones	1
16	Slab Area (ft^2)	548	17	Number of Stories	1
18	Addition Cond. Floor Area(ft^2)	n/a	19	Natural Gas Available	No
20	Addition Slab Area (ft^2)	n/a	21	Glazing Percentage (%)	21.3%

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.**

ENERGY USE SUMMARY

04	05	06	07	08
Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	14.58	17.53	-2.95	-20.2%
Space Cooling	10.52	16.66	-6.14	-58.4%
IAQ Ventilation	1.79	1.79	0.00	0.0%
Water Heating	45.35	35.08	10.27	22.6%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	**72.24**	**71.06**	**1.18**	**1.6%**

REQUIRED SPECIAL FEATURES

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

NO SPECIAL FEATURES REQUIRED

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 components tables below.

Building-level Verifications:
- **IAQ mechanical ventilation**

Cooling System Verifications:
- **Minimum Airflow**
- **Verified Refrigerant Charge**
- **Fan Efficacy Watts/CFM**

HVAC Distribution System Verifications:
- **Duct Sealing**

Domestic Hot Water System Verifications:
- **-- None --**

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
15960 Rose ADU	548	1	1	1	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
House	Conditioned	HVAC System 1	548	8	DHW System 1	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window & Door Area (ft^2)	Tilt (deg)
Wall-n-F	House	Wall new	285	Front	178	49.32	90
Wall-n-L	House	Wall new	15	Left	200	20	90
Wall-n-B	House	Wall new	105	Back	178	47.32	90
Interior Wall-n to Garage	House>>Garage	Wall Int new	n/a	n/a	200	0	n/a
Ceiling-n	House	Ceiling attic new	n/a	n/a	548	n/a	n/a
GWall-n-F	Garage	Wall Gar	285	Front	200	144.6	90
GWall-n-B	Garage	Wall Gar	105	Back	200	0	90
GWall-n-R	Garage	Wall Gar	195	Right	200	0	90
GCeiling-n	Garage	Ceiling attic Gar	n/a	n/a	616	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic	Asphalt Shingle Roof RB	Ventilated	5	0.1	0.85	Yes	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft^2)	U-factor	SHGC	Exterior Shading
Wind-n-W3	Window	Wall-n-F (Front-285)	9.3	4.0	1	37.3	0.32	0.25	Insect Screen (default)
Wind-n-W1	Window	Wall-n-F (Front-285)	3.0	4.0	1	12.0	0.32	0.25	Insect Screen (default)
GlDoor-n-D1	Window	Wall-n-L (Left-15)	----	----	1	20.0	0.32	0.25	Insect Screen (default)
Wind-n-W2	Window	Wall-n-B (Back-105)	2.5	4.0	1	10.0	0.32	0.25	Insect Screen (default)
Wind-n-W4	Window	Wall-n-B (Back-105)	9.3	4.0	1	37.3	0.32	0.25	Insect Screen (default)

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
GarDoor-n-D7	GWall-n-F	72.3	1.00
GarDoor-n-D8	GWall-n-F	72.3	1.00

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
Asphalt Shingle Roof RB	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	• *Cavity / Frame: no insul. / 2x4 Top Chrd* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle)*
Ceiling attic new	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 30	0.032	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-9.1 / 2x4* • *Over Ceiling Joists: R-20.9 insul.*
Ceiling attic Gar	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O.C.	none	0.472	• *Inside Finish: Gypsum Board* • *Cavity / Frame: no insul. / 2x4*
Wall new	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 21	0.062	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-21 / 2x6* • *Sheathing / Insulation: Wood Siding/sheathing/decking* • *Exterior Finish: Wood Siding/sheathing/decking*
Wall Gar	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.387	• *Inside Finish: Gypsum Board* • *Cavity / Frame: no insul. / 2x4*
Wall Int new	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 21	0.064	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-21 / 2x6* • *Other Side Finish: Gypsum Board*

SLAB FLOORS

01	02	03	04	05	06	07
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab On Grade-n	House	548	69	None	0.8	No
GSlab On Grade-n	Garage	616	75	None	0	No

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW System 1	DHW	Standard	WH HP (1)	1	n/a

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
WH HP	Heat Pump	n/a	1	50	3 EF	<= 12 kW	R-0/R-0	n/a	n/a	n/a	Garage

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
HVAC System 1	Heat Pump Heating and Cooling System	Heat Pump System 1	Heat Pump System 1	Fan new	Duct new

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11
	System	Number of	Heating			Cooling		Zonally	Compressor	HERS
Name	Type	Units	HSPF/COP	Cap 47	Cap 17	SEER	EER	Controlled	Type	Verification
Heat Pump System 1	SplitHeatPump	1	8.2	24000	19200	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Heat Pump System 1-hers-cool	Required	350	Not Required	Not Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Duct new	DuctsAttic	Sealed and tested	8	Attic	None	Duct new-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Duct new-hers-dist	Required	5.0	Not Required	Not Required	Not Required	Not Required	n/a

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
Fan new	Single Speed PSC Furnace Fan	0.58	Fan new-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
Fan new-hers-fan	Required	0.58

IAQ (Indoor Air Quality) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	20	0.25	Default	0	Required

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Igor Pichko	Documentation Author Signature: *Igor Pichko*
Company: Energy Consult LLC	Signature Date: 2019-04-09 16:22:22
Address: 1252 w 22nd st #2	CEA/HERS Certification Identification (If applicable): R16-14-20025
City/State/Zip: San Pedro, CA 90731	Phone: 424-247-7658

CABEC — California Association of Building Energy Consultants — CERTIFIED ENERGY ANALYST

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: Randolph B Popp	Responsible Designer Signature: *Randolph B Popp*
Company: Randolph Popp, Architect	Date Signed: 2019-04-09 16:28:39
Address: 212 High Street	License: na
City/State/Zip: Palo Alto, CA 94301	Phone: 650-427-0026

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: TITLE 24

PROJECT DESCRIPTION: DOCTOROW RESIDENCE
15960 Rose Avenue,
Los Gatos, CA 95030

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 7/29/2019
SCALE: As Shown
DRAWN BY: LL
SHEET: A0.1b

PERMIT PROGRESS SET 7/29/2019

DIVISION A4.6 – TIER 1 AND TIER 2—

SECTION A4.602
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST
July 1, 2015 SUPPLEMENT

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES Mandatory	Prerequisites and electives[1] Tier 1	 Tier 2	VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD Enforcing Agency ☐ All	 Installer or Designer ☐ All	 Third party ☐ All
PLANNING AND DESIGN						
Site Selection						
A4.103.1 A site which complies with at least one of the following characteristics is selected: 1. An infill site is selected. 2. A greyfield site is selected. 3. An EPA-recognized Brownfield site is selected.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
A4.103.2 Facilitate community connectivity by one of the following methods: 1. Locate project within a 1/4-mile true walking distance of at least 4 basic services; 2. Locate project within 1/2-mile true walking distance of at least 7 basic services; 3. Other methods increasing access to additional resources.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
Site Preservation						
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.		☐	☐	☐	☐	☐
Deconstruction and Reuse of Existing Materials						
A4.105.2 Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused: 1. Light fixtures 2. Plumbing fixtures 3. Doors and trim 4. Masonry 5. Electrical devices 6. Appliances 7. Foundations or portions of foundations		☐	☐	☐	☐	☐
Site Development						
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	☒					
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	☒					
4.106.4 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces, as specified, for multifamily dwellings.	☒	☐	☐	☐	☐	
A4.106.1 Reserved.		☐	☐	☐	☐	☐
A4.106.2.1 Soil analysis is performed by a licensed design professional and the findings utilized in the structural design of the building.		☐	☐	☐	☐	☐
A4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following: 1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. 2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. 3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section. Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion. Tier 2. The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.		☒[2]	☒[2] ☒[2]	☐	☐	☐
A4.106.3 Postconstruction landscape designs accomplish one or more of the following: 1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns. 2. Limit turf areas to the greatest extent possible. a. Not more than 50 percent for Tier 1. b. Not more than 25 percent for Tier 2. 3. Utilize at least 75 percent native California or drought tolerant plant and tree species appropriate for the climate zone region. 4. Hydrozoning irrigation techniques are incorporated into the landscape design.		☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
A4.106.4 Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following: Tier 1. Not less than 20 percent of the total parking, walking or patio surfaces shall be permeable. Tier 2. Not less than 30 percent of the total parking, walking or patio surfaces shall be permeable.		☒[2]	☒[2]	☐ ☐	☐ ☐	☐ ☐
A4.106.5 Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in Tables A4.106.5.1(1) and A4.106.5.1(2) for low-rise residential buildings and Tables A4.106.5.1(3) and A4.106.5.1(4) for high rise residential buildings. **Low-rise Residential** **Tier 1** roof covering shall meet or exceed the values contained in Table A4.106.5.1(1). **Tier 2** roof covering shall meet or exceed the values contained in Table A4.106.5.1(2). **High-rise Residential, Hotels and Motels** Tier 1 roof covering shall meet or exceed the values contained in Table A4.106.5.1(3). Tier 2 roof covering shall meet or exceed the values contained in Table A4.106.5.1(4).		☒[2] ☒[2]	☒[2] ☒[2]			
A4.106.6 Install a vegetated roof for at least 50 percent of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the *California Building Code*, Chapters 15 and 16.		☐	☐	☐	☐	☐
A4.106.7 Reduce nonroof heat islands for 50 percent of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.		☐	☐	☐	☐	☐
A4.106.8.1 Tier 1 and Tier 2 for one- and two-family dwellings and townhouses with attached private garages. Install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.		☒[2]	☒[2]	☐	☐	☐
A4.106.8.2 Tier 1 and Tier 2 for multifamily dwellings. Provide capability for future electric vehicle charging in 5 percent of total parking spaces, as specified.		☒[2]	☒[2]	☐	☐	☐
A4.106.9 Provide bicycle parking facilities as noted below or meet a local ordinance, whichever is more stringent. Number of bicycle parking spaces may be reduced, as approved by the enforcing agency, due to building site characteristics, including but not limited to, isolation from other development. 1. Provide short-term bicycle parking, per Section A4.106.9.1. 2. Provide long-term bicycle parking for multifamly buildings, per Section A4.106.9.2. 3. Provide long-term bicycle parking for hotel and motel buildings, per Section A4.106.9.3.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐
A4.106.10 [HR] Outdoor lighting systems shall be designed and installed to comply with: 1. The minimum requirements in the *California Energy Code* for Lighting Zones 1-4; and 2. Backlight, Uplight and Glare (BUG) ratings as defined in IES TM-15-11; and 3. Allowable BUG ratings not exceeding those shown in Table A4.106.10; or Comply with a lawfully enacted local ordinance, whichever is more stringent.		☐ ☐	☐ ☐	☐ ☐	☐ ☐	☐ ☐
Innovative Concepts and Local Environmental Conditions						
A4.108.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
ENERGY EFFICIENCY						
General						
4.201.1 Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*[3].		☒[2]	☒[2]	☐	☐	☐
Performance Approach for Newly Constructed Buildings						
A4.203.1.1.1 An Energy Design Rating for the Proposed Design Building is included in the Certificate of Compliance documentation.		☒[2]	☒[2]	☐	☐	☐
A4.203.1.1.2 QII procedures specified in the Building Energy Efficiency Standards Reference Residential Appendix RA3.5 are completed.		☒[2]	☒[2]	☐	☐	☐
A4.203.1.1.3 All permanently installed lighting is high efficiency and has required controls.		☒[2]	☒[2]	☐	☐	☐
A4.203.1.2.1 The Energy Budget is no greater than 85 percent of the Title 24, Part 6, Energy Budget for the Proposed Design Building.		☒[2]		☐	☐	☐
A4.203.1.2.2 The Energy Budget is no greater than 70 percent of the Title 24, Part 6, Energy Budget for the Proposed Design Building.			☒[2]	☐	☐	☐
Performance Approach for Additions and Alterations						
A4.204.1.1.1 All newly installed, permanently installed lighting is high efficacy and has required controls.		☒[2]	☒[2]	☐	☐	☐
A4.204.1.2.1 When one and only one mechanical system is added or modified, the Energy Budget is no greater than 95 percent of the Title 24, Part 6, Energy Budget for the Proposed Design Building. When two or more mechanical systems are added or modified, the Energy Budget is no greater than 90 percent of the Title 24, Part 6, Energy Budget for the Proposed Design Building.		☒[2]		☐	☐	☐
A4.204.1.2.2 When one and only one mechanical system is added or modified, the Energy Budget is no greater than 90 percent of the Title 24, Part 6, Energy Budget for the Proposed Design Building. When two or more mechanical systems are added or modified, the Energy Budget is no greater than 85 percent of the Title 24, Part 6, Energy Budget for the Proposed Design Building.			☒[2]	☐	☐	☐
WATER EFFICIENCY AND CONSERVATION						
Indoor Water Use						
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	☒			☐	☐	☐
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code,* and shall meet the applicable referenced standards.	☒			☐	☐	☐
A4.303.1 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 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 1.5 gallons per minute at 60 psi. **Note:** Where complying faucets are available, aerators or other means may be used to achieve reduction.		☐	☐	☐	☐	☐
A4.303.2 Alternate water source for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the *California Plumbing Code.*		☐	☐	☐	☐	☐
A4.303.3 Appliances. Dishwashers and clothes washers in residential buildings shall comply with the following: Install at least one qualified ENERGY STAR appliance with maximum water use as follows: 1. Standard Dishwashers - 4.25 gallons per cycle. 2. Compact Dishwashers - 3.5 gallons per cycle. 3. Clothes Washers - water factor of 6 gallons per cubic feet of drum capacity.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
A4.303.4 Nonwater supplied urinals or waterless toilets are installed.		☐	☐	☐	☐	☐
Outdoor Water Use						
4.304.1 Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.	☒			☐	☐	☐
A4.304.1 Install a low-water consumption irrigation system which minimizes the use of spray type heads.		☐	☐	☐	☐	☐
A4.304.2 A rainwater capture, storage and re-use system is designed and installed.		☐	☐	☐	☐	☐
A4.304.3 A water budget shall be developed for landscape irrigation.		☒[2]	☒[2]	☐	☐	☐
A4.304.6 For new water service connections, landscaped irrigated areas more than 2,500 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.		☐	☐	☐	☐	☐
A4.304.4 Provide water efficient landscape irrigation design that reduces the use of potable water. Tier 1. Does not exceed 65 percent of *ETo* times the landscape area. Tier 2. Does not exceed 60 percent of *ETo* times the landscape area.		☒[2]	☒[2]	☐	☐	☐
A4.304.5 A landscape design is installed which does not utilize potable water.		☐	☐	☐	☐	☐
A304.6 For new water service connections, landscaped irrigated areas more than 2,500 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.		☐	☐	☐	☐	☐
WATER REUSE SYSTEMS						
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.		☐	☐	☐	☐	☐
A4.305.2 Recycled water piping is installed.		☐	☐	☐	☐	☐
A4.305.3 Recycled water is used for landscape irrigation.		☐	☐	☐	☐	☐
Innovative Concepts and Local Environmental Conditions						
A4.306.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY						
Foundation Systems						
A4.403.1 A Frost-protected Shallow Foundation (FPSF) is designed and constructed.		☐	☐	☐	☐	☐
A4.403.2 Cement use in foundation mix design is reduced. Tier 1. Not less than a 20 percent reduction in cement use. Tier 2. Not less than a 25 percent reduction in cement use.		☒[2]	☒[2]	☐	☐	☐
Efficient Framing Techniques						
A4.404.1 Beams and headers and trimmers are the minimum size to adequately support the load.		☐	☐	☐	☐	☐
A4.404.2 Building dimensions and layouts are designed to minimize waste.		☐	☐	☐	☐	☐
A4.404.3 Use premanufactured building systems to eliminate solid sawn lumber whenever possible.		☐	☐	☐	☐	☐
A4.404.4 Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.		☐	☐	☐	☐	☐
Material Sources						
A4.405.1 One or more of the following building materials, that do not require additional resources for finishing are used: 1. Exterior trim not requiring paint or stain 2. Windows not requiring paint or stain 3. Siding or exterior wall coverings which do not require paint or stain		☐	☐	☐	☐	☐
A4.405.2 Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete floors.		☐	☐	☐	☐	☐
A4.405.3 Postconsumer or preconsumer recycled content value (RCV) materials are used on the project. Tier 1. Not less than a 10-percent recycled content value. Tier 2. Not less than a 15-percent recycled content value.		☒[2]	☒[2]	☐	☐	☐
A4.405.4 Renewable source building products are used.		☐	☐	☐	☐	☐
Enhanced Durability and Reduced Maintenance						
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	☒			☐	☐	☐
Water Resistance and Moisture Management						
A4.407.1 Install foundation and landscape drains.		☐	☐	☐	☐	☐
A4.407.2 Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.		☐	☐	☐	☐	☐
A4.407.3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.		☐	☐	☐	☐	☐
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture.		☐	☐	☐	☐	☐
A4.407.5 In Climate Zone 16 an ice/water barrier is installed at roof valleys, eaves and wall to roof intersections.		☐	☐	☐	☐	☐
A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.		☐	☐	☐	☐	☐
A4.407.7 A permanent overhang or awning at least 2 feet in depth is provided.		☐	☐	☐	☐	☐
Construction Waste Reduction, Disposal and Recycling						
4.408.1 Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4.The waste stream reduction alternative, per Section 4.408.4.	☒			☐	☐	☐
A4.408.1 Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following: 1. Tier 1 at least a 65 percent reduction. 2. Tier 2 at least a 75 percent reduction. **Exception:** Equivalent waste reduction methods are developed by working with local agencies.		☒[2]	☒[2]	☐ ☐	☐ ☐	☐ ☐
Building Maintenance and Operation						
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	☒			☐	☐	☐
Innovative Concepts and Local Environmental Conditions						
A4.411.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
ENVIRONMENTAL QUALITY						
Fireplaces						
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	☒			☐	☐	☐
Pollutant Control						
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	☒			☐	☐	☐
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	☒			☐	☐	☐
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.	☒			☐	☐	☐
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	☒			☐	☐	☐
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.	☒					
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	☒			☐	☐	☐
A4.504.1 Use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.		☐	☐	☐	☐	☐
A4.504.2 Install VOC compliant resilient flooring systems. Tier 1. At least 90 percent of the resilient flooring installed shall comply. Tier 2. At least 100 percent of the resilient flooring installed shall comply.		☒[2]	☒[2]	☐	☐	☐
A4.504.3 Thermal insulation installed in the building shall meet the following requirements: **Tier 1.** Install thermal insulation in compliance with VOC limits. **Tier 2.** Install insulation which contains No-Added Formaldehyde (NAF) and is in compliance with Tier 1.		☒[2]	☒[2]	☐	☐	☐
Interior Moisture Control						
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	☒			☐	☐	☐
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	☒			☐	☐	☐
Indoor Air Quality and Exhaust						
A4.506.1 Return air filters with a value greater than MERV 6 shall be installed on HVAC systems. Pressure drop across the filter shall not exceed 0.1 inches water column.		☐	☐	☐	☐	☐
A4.506.2 [HR] Provide filters on return air openings rated MERV 6 or higher during construction when it is necessary to use HVAC equipment.		☐	☐	☐	☐	☐
A4.506.3 Direct-vent appliances shall be used when equipment is located in conditioned space; or the equipment must be installed in an isolated mechanical room.		☐	☐	☐	☐	☐
Environmental Comfort						
4.507.1 Reserved.						
4.507.2. is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2004 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.	☒			☐	☐	☐
Outdoor Air Quality **Reserved**						
Innovative Concepts and Local Environmental Conditions						
A4.509.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
Installer and Special Inspector Qualifications						
Qualifications						
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	☒			☐	☐	☐
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	☒			☐	☐	☐
Verifications						
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	☒			☐	☐	☐

1. Green building measu
101.7.
2. Required prerequisite
3. These measures are cu

PERMIT PROGRESS SET 7/29/2019

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
GREEN BUILDING MANDATORY MEASURES

PROJECT DESCRIPTION:
DOCTOROW RESIDENCE
15960 Rose Avenue,
Los Gatos, CA 95030

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose, CA. 95126
P: (408) 295-7516
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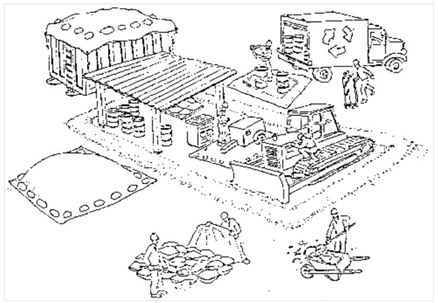
LIC.# B-478455

DATE: 7/29/2019
SCALE: As Shown
DRAWN BY: LL
SHEET: A0.2

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
BLUE PRINT FOA A CLEAN BAY

PROJECT DESCRIPTION:
DOCTOROW RESIDENCE
15960 Rose Avenue,
Los Gatos, CA 95030

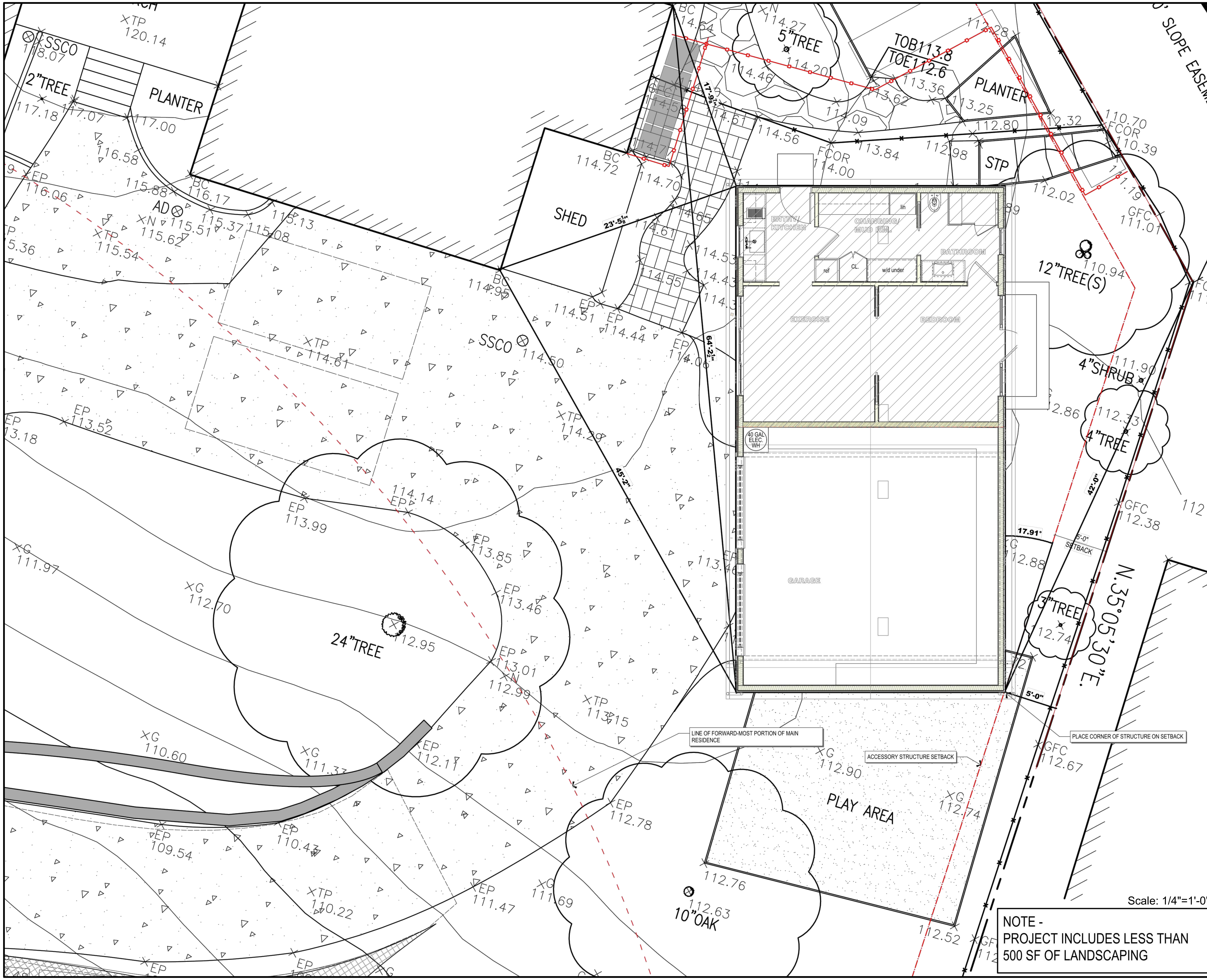
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE:
7/29/2019

SCALE:
As Shown

DRAWN BY:
LL

SHEET:
A0.3



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

NOTE -
PROJECT INCLUDES LESS THAN 500 SF OF LANDSCAPING

PERMIT PROGRESS SET 7/29/2019

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ARCHITECTURAL SITE PLAN

PROJECT DESCRIPTION:
DOCTOROW RESIDENCE
15960 Rose Avenue,
Los Gatos, CA 95030

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
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LIC.# B-478455

DATE: 7/29/2019

SCALE: As Shown

DRAWN BY: LL

SHEET: A1.0

GENERAL NOTES

1. See Title-24 documentation for insulation requirements at exterior ceilings, floors above crawl space and exterior walls.
2. All dimensions of lower cabinets are to face of cabinet unless noted otherwise. See interior elevations for missing dimensions.
3. Center floor vents on adjacent windows, walls or cabinets typ., unless noted otherwise. Position centerline of floor vents 6" off face of wall finish typ.
4. All equipment clearances shall be per manufacturer's listings.
5. Gas vents and noncombustible piping in walls shall be firestopped at each floor or ceiling.
6. Water heaters and gas appliances shall be strapped per California Plumbing Code requirements. Straps to occur at points within the upper and lower one third of vertical dimension. Lower strap shall be located to maintain a minimum distance of 4" above the controls. Water heater and boiler to be located on a stand with drip pan as required. Dryer moisture exhaust duct shall be a minimum of 4" diameter and be provided with backdraft damper. Dryer vent shall terminate at least 3' from openings into building.
7. Provide temperature and pressure relief valve with drain to outside for the water heater.
8. Showers and tub/shower combinations shall be provided with individual control valves of the thermostatic mixing or pressure balancing type. 120 Degree Max.
9. Exhaust fans must terminate 3' from any openings into the building and must be provided with backdraft dampers.
10. All building envelope measures outlined in Title-24 MF-1R document shall be complied with as noted.
11. Unless noted otherwise, doors not located by dimension shall be centered in the wall or located 6" from finish wall to face of door jamb.
12. All exterior doors shall be weather-stripped and have thresholds with door shoes/drip.
13. All glazing in doors shall be tempered.
14. Contractor shall provide a certificate for all exterior doors indicating compliance with Title-24 requirements
15. Align top of door trim with top of window trim,typ.
16. There shall be a landing on each side of each exterior door as wide as the door and 36 in the direction of travel. The exterior landing shall not be more than 7¾" below top of threshold if the door does not swing over the landing. Required egress doors shall not be more than 1½" below top of threshold. A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway. Storm and screen doors shall be permitted to swing over all exterior stairs and landings.
17. Clear tempered glazing required at glass within 24" of a door, glass at a tub or shower that is below 60" from the floor and glass that is both larger than 9 sf. and also within 18" of the floor walking surface.
18. All glazing to be insulated clear with UV protection as outlined in the Title-24 requirements.
19. Contractor shall provide a certificate for all exterior windows indicating compliance with Title-24 requirements.
20. Align top of window with top of door and or opening/casework, typ.
21. The contractor shall coordinate with the architect for the selection of all plumbing fixtures including: toilets, tub, shower, lavatory, sink and all appropriate faucets, trim and drains. The architect shall select all colors and finishes.
22. Finish and options: the contractor shall coordinate with the architect for the selection of all electrical light fixtures (including color, type and finish), switch plates and outlets.
23. Coordinate location and height of all outlets, lighting fixtures etc. with framing to ensure dimensions noted can be achieved.
24. The contractor shall coordinate with the architect for the selection of all appliances (color, type and options). The contractor shall coordinate with the architect for the selection and proper location of all bathroom specialties including, but not limited to: medicine cabinets, mirrors, towel bars and hooks, toilet paper dispenser, shower niche, etc.
25. The contractor shall coordinate with the architect for the selection of all interior finishes including: carpet, ceramic tile, wood floor, paint colors, etc.
26. The contractor shall coordinate with the architect for the selection of all door hardware including, but not limited to: door latches, hinges, cabinet hardware including their types and finishes.
27. All new gypsum board to be 1/2" Type 'X' @ walls and 5/8" Type 'X' @ ceiling , unless noted otherwise.
28. All gypsum board to be water resistant at kitchen wet areas and bathrooms. At bathtub and shower floors and walls above bathtubs w/installed shwoer heads and in shower compartments non-absorbent surface to be 72" AFF min.
29. All wall tile surfaces to be adhered to cementitious backer board in dry set, or latex portland cement, mortar bond coat.
30. All shower wall tile surfaces to be adhered to cementitious backer board in pre-sanded dry set or latex portland cement mortar (TCA Handbook #B415)
31. All referenced rated wall assemblies to be constructed as specified in the California Building Code or Gypsum Association Fire Resistance Design Manual.
32. For roof penetrations, all vent flues and ducts to be consolidated in flue enclosures, typ to reduce the number of roof penetrations to a minimum. Coordinate "ALL" roof penetration locations with architect prior to installation.
33. Where determined necessary by the building official due to atmospheric or climactic conditions, and at enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters there shall be cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Then net free ventilating area shall not be less than 1/150 of the area of the space ventilated. Where eave or cornice vents are installed, installation shall not block the free flow of air. A minimum of 1" of airspace shall be provided between the insulation and roof sheeting. Openings for ventilation shall be covered with corrosion resistant metal mesh with openings of no more than 1/4" in dimension. Exceptions: The opening area may be 1/300 of the area of the space ventilated provided a vapor barrier not exceeding 1 PERM is installed on the warm side of the attic insulation.
34. Provide .065 SF of free area per rafter bay (3, 2" dia. holes for eave ventilation).
35. Provide a vapor barrier with maximum transmission of1 PERM to be installed on the warm side of the attic insulation.
36. Toilets to be 1.28 GPF, Shower head to be 2.5 GPM and Faucets to be 2.2 GPM at all new bathrooms.

Door Schedule with Images

Image	Mark		Width	Height	Dr Thick	Door Operation	Comments
			Nominal Size				
	D-	1	3'0"	7'0"	1 1/2"	Swing Simple	Exterior Outswing
	D-	3	2'8"	7'0"	1 3/4"	Swing Simple	
	D-	4	2'8"	7'0"	1 1/2"	Pocket Simple	
	D-	5	2'8"	7'0"	1 3/4"	Swing Simple	
	D-	6	5'8"	7'0"	1 1/2"	Pocket Bi-part	
	D-	7	8'6"	8'6"	1 3/4"	Overhead	Jackshaft Opener
	D-	8	8'6"	8'6"	1 3/4"	Overhead	Jackshaft Opener
	D-	9	3'0"	7'0"	1 3/4"	Swing Simple	Exterior Outswing

Window Schedule

Image	Mark			Width	Height	Sash Operation	Comments
				Nominal Size			
	W-	1		3'0"	4'0"	Double Hung	
	W-	2		2'6"	4'0"	Double Hung	Obscure Glass
	W-	3		9'4"	4'0"	Custom	
	W-	5		7'0"	2'6"	Fixed Glass	
	W-	6		7'0"	2'6"	Fixed Glass	

RCP LEGEND

- WALL SCONCE - (ALL EXTERIOR LIGHTING SHALL BE DOWN DIRECTED TO COMPLY WITH TOWN CODE).
- RECESSED DOWNLIGHT
- CEILING MOUNTED FIXTURE
- LINEAR LED
- OUTDOOR SECURITY LIGHT
- BATH EXHAUST FAN
- CEILING FAN
- SMOKE/CO SENSOR - HARDWIRE, INTERCONNECT
- DUPLEX OUTLET
- SPECIAL PURPOSE, VERIFY REQUIREMENTS
- DATA/COMMUNICATION/POWER COMBINATION
- HOSE BIB
- WALL SWITCH, SINGLE OR MULTI-POLE
- TIMER
- DIMMER
- OCCUPANCY SENSOR
- WIRELESS ACCESS POINT W/POWER AND (1) CAT6E, RJ-45
- IN-WALL/CEILING SPEAKER

WALL LEGEND

EXTERIOR
2x6 WD STUD WITH 5/8" GYP AT INTERIOR
1/2" SHEATING, HOUSEWRAP, AND
WOOD SIDING AT EXTERIOR
INSULATE W/ R-21 BATT MIN.

GARAGE/LIVING SEPARATION WALL
2x6 WD STUD WITH 5/8" GYP AT EA SIDE
INSULATE WITH R-21 BATT MIN.

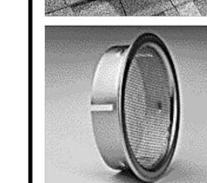
INTERIOR WALL
2x4 WD STUD WITH 5/8" GYP AT EA SIDE

ATTIC VENTILATION

Minimum net free area shall be 1/300 of the area of the space ventilated. Provide a vapor retarder with a transmission rate not exceeding 1 perm. 50% of the vents to be in the upper portion of the roof area. Balance of venting to be provided by cornice or eave vents. Openings to be protected by corrision-resistant wire cloth 1/8" min and 1/4" max. Insulation baffles shall be installed to maintian 1" air space for eave/cornice vents.

Acceptable vents are:

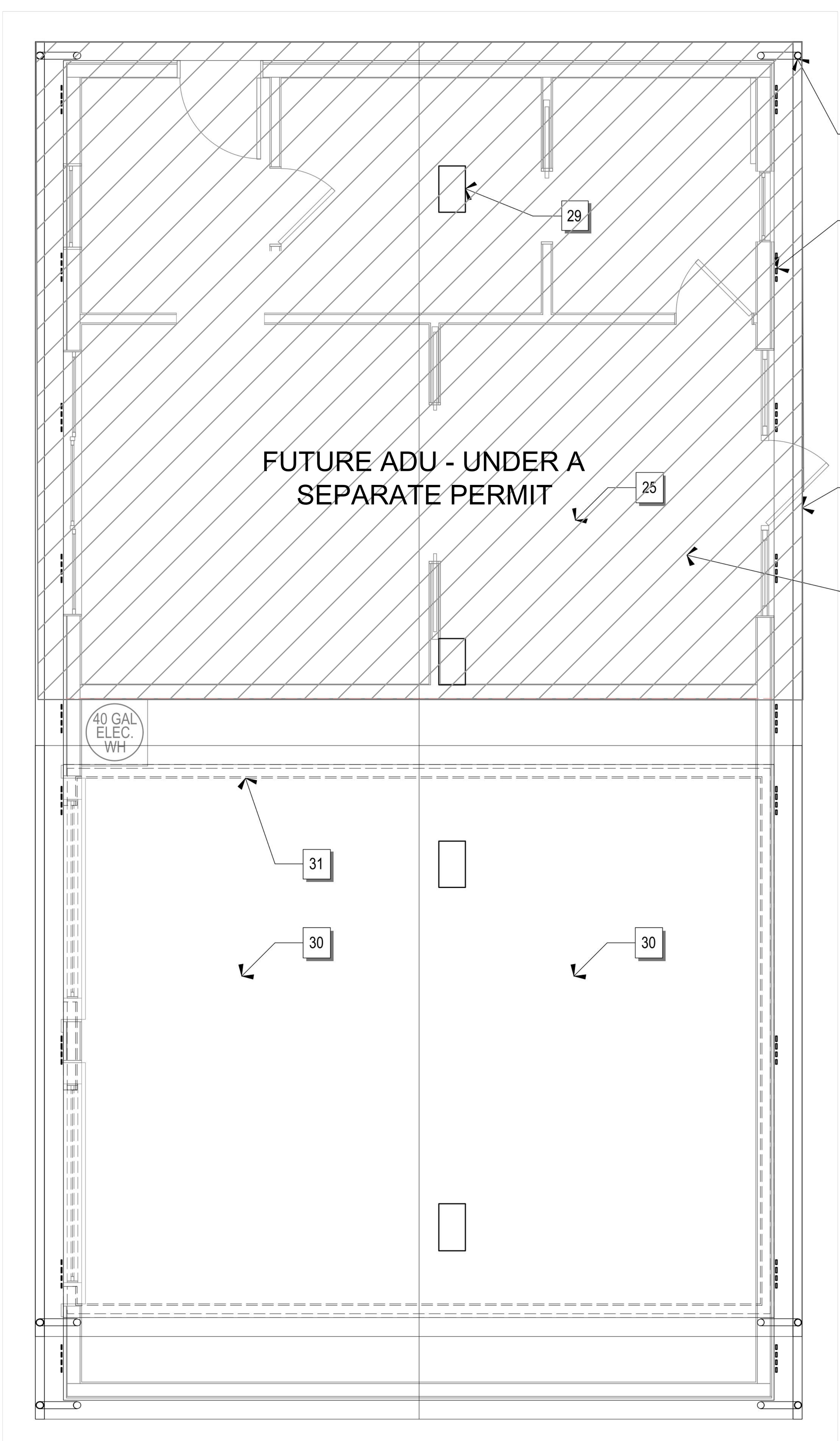
O'Hagin tapered low-profile vent:
1 vent = 72 sq. in. net free vent area



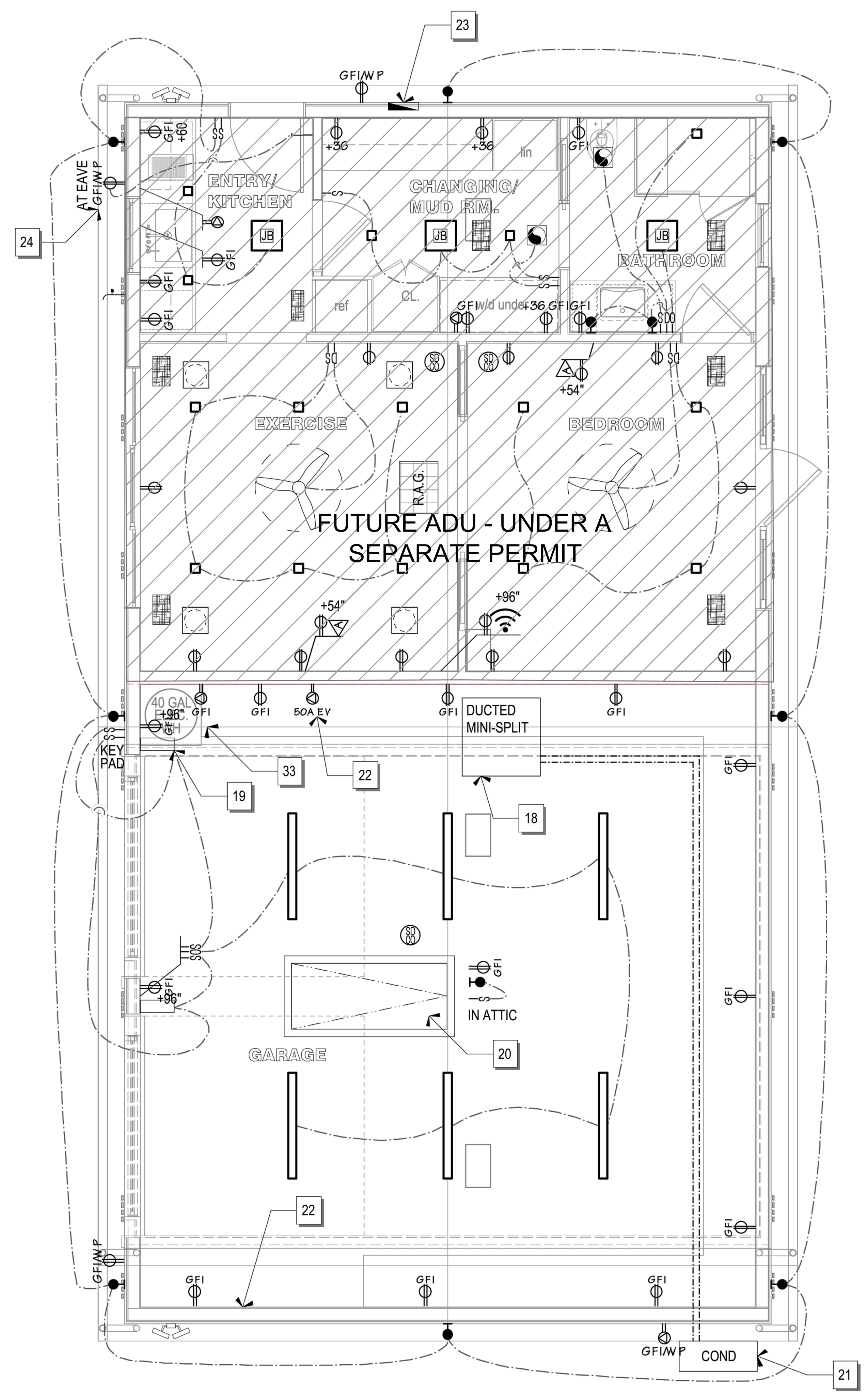
Midget Louver LD Series Alum. Louver:
3" Dia = 4.10 sq. in. net free vent area

ATTIC VENTILATION CALCULATION
1,176 SF ÷ 300 = 3.92 SF (565 SQ. IN.) ÷ 2 = 283 SQ. IN. HIGH/LOW

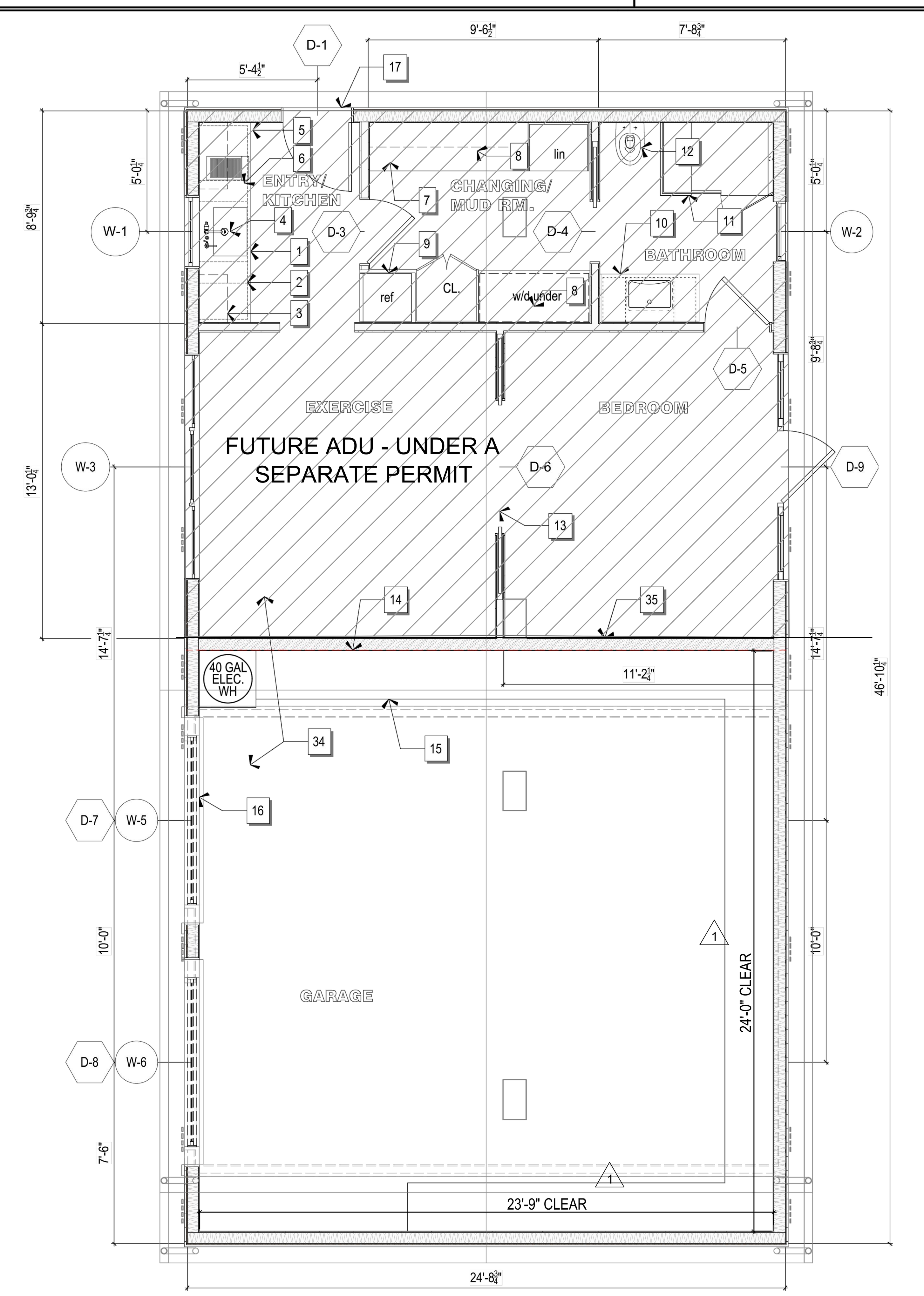
283 ÷ 72 = 4 O'Hagin Vents or equal area
283 ÷ 4.1 = 69 Midget Louvers @ 4/bay = 18 bays



ROOF PLAN 3
1/4" = 1'-0"



REFLECTED CEILING AND UTILITY PLAN 2
1/4" = 1'-0"



CONSTRUCTION PLAN 1
1/4" = 1'-0"

Notes

1. BASE CABINET W/ COUNTER
2. DISHWASHER
3. UPPER CABINET
4. DISPOSER AT SINK
5. REF/FRZ
6. 2-BURNER INDUCTION COOKTOP
7. STACK WASHER/DRYER
8. BENCH WITH SHELVES ABOVE
9. OPEN SHELVES
10. VANITY WITH UNDERMOUNT SINK OVER SINGLE DOOR BASE AND DRAWER STACK AT RIGHT
11. FRAMELESS GLASS ENCLOSURE AT CURBLESS SHOWER WITH RECESSED TRENCH DRAIN
12. WALL-HUNG TOILET AT 19"
13. BI-PARTING POCKET DOORS ON HEAVY-DUTY TRACK
14. STEP IN FOUNDATION AT WALL
15. BUILT-IN SHELVING ALL AROUND ROOM
16. WINDOWS AT GARAGE AT UPPER ROOF AREA
17. 1/2" THRESHOLD AT EXTERIOR DOOR TO WALKWAY - SLOPE 2% AWAY FROM STRUCTURE, TYP.
18. MINI-SPLIT HEAT PUMP UNIT - SEER 14 MIN. MOUNT UNIT TO UNDERSIDE OF GARAGE CEILING ALL DUCTS TO BE R-8 INSULATED MIN
19. JACKSHAFT OPENER, TYP.
20. PULL-DOWN LADDER AT ATTIC ACCESS
21. CONDENSER ON CONCRETE PAD - SUITCASE HIGH-EFFICIENCY, LOW NOISE UNIT
22. PROVIDE ELECTRIC VEHICLE CHARGING - VERIFY WITH OWNER
23. ELECTRICAL SUBPANEL
24. ~~WIRE OUTLET TO TIMER SWITCH FOR HOLIDAY LIGHTING~~ 1
25. CLASS "A" COMP. ROOF SYSTEM TO MATCH MAIN HOUSE.
26. 6" HALF-ROUND GUTTER
27. DOWNSPOUT LEADER - 3" ROUND
28. MIDGET LOUVERS AT EAVE BLOCK
29. O'HAGIN VENT AT UPPER AREA OF ROOF
30. DORMER ROOF AREA
31. KNEE WALL FRAMING AT DORMER ROOF
32. INSULATE ATTIC WITH R-30 BATT INSULATION MIN
33. HEAT PUMP WATER HEATER 3.2-EF MIN.
34. INSTALL VAPOR BARRIER UNDER SLAB
35. EXTEND WALL FULL HEIGHT TO UNDERSIDE OF ROOF SHEATHING. PROVIDE ACCESS TO ATTIC SPACE ABOVE ADU AS SOLID CORE, SELF CLOSING AND LATCHING PANEL

PERMIT PROGRESS SET 7/29/2019

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NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	07/29/2019

SHEET TITLE:
PROPOSED FLOOR PLANS

PROJECT DESCRIPTION:
DOCTOROW RESIDENCE
15960 Rose Avenue,
Los Gatos, CA 95030

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
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P: (408) 295-7516
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LIC.# B-478455

DATE:
7/29/2019

SCALE:
As Shown

DRAWN BY:
LL

SHEET:
A2.1

TYPICAL NOTES:

BATHROOM ELECTRICAL:

PROVIDE 20AMP DEDICATED BRANCH CIRCUIT TO SUPPLY THE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED).

KITCHEN ELECTRICAL:

ALL BRANCH CIRCUITS TO BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(AFCI).
PROVIDE GFCI PROTECTION AT ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS.
AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12", LOCATE A RECEPTACLE SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTACLE. COUNTERTOP RECEPTACLES REQUIRED WITHIN 24" EACH SIDE OF A BREAK IN THE CONTINUOUS COUNTERTOP SURFACE (SINKS-STOVES).
REQ'D RECEPTACLES MOUNTED ON THE SIDES OF CABINETS SHALL BE A MAXIMUM OF 12" BELOW THE COUNTERTOP SURFACE WITH A MAXIMUM OF 6" COUNTERTOP OVERHANG.
PROVIDE AT LEAST TWO (2) 20 AMP CIRCUITS FOR COUNTER RECEPTACLES.

LAUNDRY ELECTRICAL:

ALL BRANCH CIRCUITS TO BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER(AFCI).
PROVIDE 20AMP DEDICATED BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET.
MINIMUM 30 AMP DEDICATED CIRCUIT FOR DRYER PER CEC 220.54.

LAUNDRY/BATHROOM VENTILATION:

FOR LAUNDRY ROOMS AND BATHROOMS WITHOUT AN OPERABLE WINDOW:
PROVIDE MECHANICAL VENTILATION SYSTEM CAPABLE OF 5 AIR CHANGES/HR. TO EXTERIOR.
USE SMOOTH METAL DUCT FOR DRYER EXHAUST WITH A MAX. LENGTH OF 14', TO OUTSIDE WITH BACKDRAFT DAMPER AND TWO 90° ELBOWS AND A MIN. OF 4" DIA.
TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (i.e., DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).
EXHAUST FANS SHALL HAVE A MIN. OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION AND BE ENERGYSTAR COMPLIANT AND BE EQUIPPED WITH A HUMIDISTAT AND HUMIDITY CONTROL.

HIGH EFFICACY LIGHTING:

ALL LIGHTING SHALL BE HIGH EFFICACY AS DEFINED BY CEC TABLE 150.0-A
ALL PERMANENTLY INSTALLED SCREW-BASED LIGHT FIXTURES SHALL CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS AND BE MARKED AS JA8-2016 OR JA8-2016-E. CEC 150.0(k)G
ALL JA8 COMPLIANT LIGHT FIXTURES INSTALLED IN CEILING RECESSED DOWNLIGHTS, LED LUMINARIES WITH INTEGRAL SOURCES, PIN-BASED LED LAMPS, AND GU24 BASED LED LIGHT SOURCES SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
AT LEAST ONE FIXTURE IN EACH BATRHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A VACANCY SENSOR.
ALL LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS (EXCEPT FOR KITCHEN EXHAUST HOODS).
ALL UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
GARAGE, LAUNDRY, AND UTILITY ROOMS: LIGHTING INSTALLED IN GARAGES, LAUNDRY, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSORS.
HIGH EFFICACY LIGHTING IS NOT REQUIRED IN CLOSETS OF LESS THAN 70 SF.
OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING SHALL BE HIGH EFFICACY AND CONTROLLED WITH A MANUAL ON/OFF SWITCH AND BY PHOTO CONTROL AND A MOTION SENSOR.
ALL OTHER ROOMS: LIGHTING INSTALLED IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.

SMOKE DETECTORS:

SMOKE DETECTOR SYSTEM SHALL BE HARD WIRED, INTERCONNECTED TO SOUND SIMULTANEOUSLY AND EQUIPPED WITH BATTERY BACKUP.
INSTALL DETECTORS IN EACH BEDROOM, AT EACH CORRIDOR/AREA NEXT TO THE BEDROOM, AT THE TOP OF STAIRS AND EACH STORY AND BASEMENT.
MULTIPLE SMOKE DETECTORS ARE REQUIRED WHEN CEILING LEVELS/ELEVATIONS CHANGE OR ARE INTERRUPTED BY ARCHITECTURAL ELEMENTS (CASED OPENINGS, ARCHWAYS, SKYLIGHT WELLS, ETC.) .
SMOKE DETECTORS SHALL BE LISTED AND COMPLY WITH UL 217 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURERS INSTRUCTIONS.

CARBON MONOXIDE ALARMS:

CARBON MONOXIDE ALARMS REQUIRED BY SECTION 420.6.2 SHALL BE INSTALLED AND MAINTAINED IN THE FOLLOWING LOCATIONS:
OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM (S).
ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
IN GROUP R-1 OCCUPANCIES; ON THE CEILING OF EVERY SLEEPING UNIT OR OTHER LOCATIONS WITHIN THE SLEEPING UNIT IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
CARBON MONOXIDE ALARMS SHALL BE LISTED AND COMPLY WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURERS INSTRUCTIONS.

PLUMBING:

ALL NEW TOILETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS PER FLUSH.
ALL NEW LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI.
ALL NEW SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE AT 80 PSI.
ALL NEW KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 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.

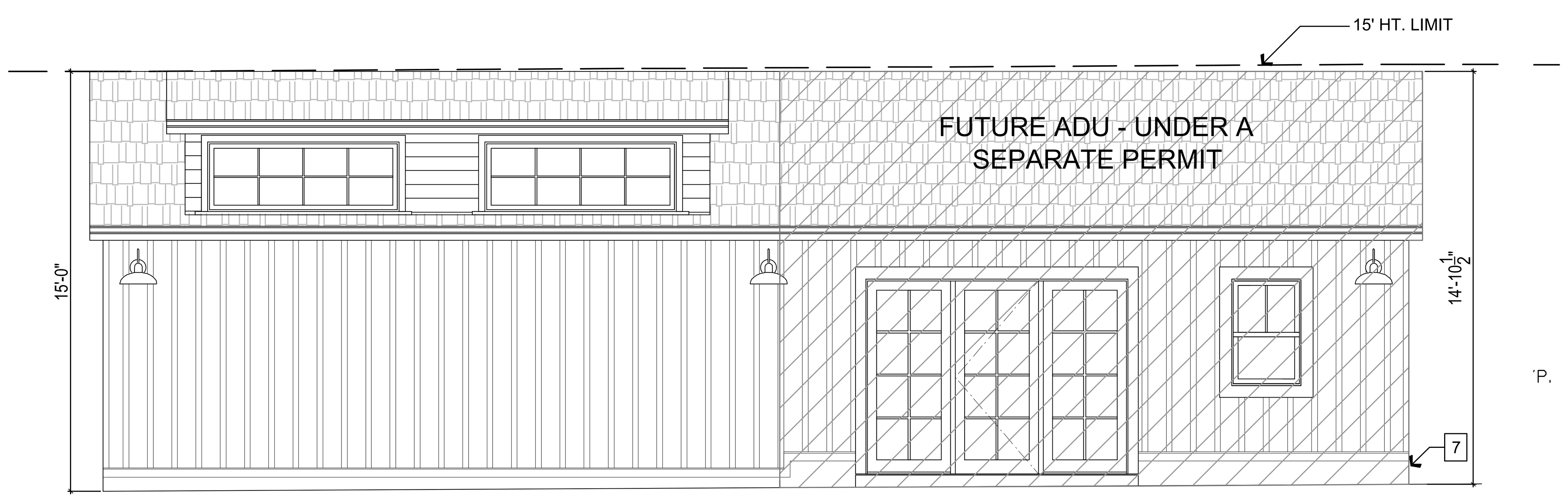
BATHROOM:

WATER CLOSETS SHALL BE LOCATED IN SPACES NOT LESS THAN 30" IN WIDTH AND 24" IN FRONT.
WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER. CRC 702.3.8.1
BACKER FOR SHOWER AND TUB SHOWER WALLS TO BE FIBER-CEMENT, FIBER REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS TO A MIN HEIGHT OF 72" ABOVE THE FLOOR.
USE 2X8 WOODEN BACKING IN ALL BATHROOM WALLS AT WATER CLOSET SHOWER AND BATHTUB, LOCATED AT 34" FROM FLOOR TO CENTER OF THE BACKING SUITABLE FOR THE ADDITION OF GRAB BARS.
DOORS AND PANELS OF TUB AND SHOWER ENCLOSURES SHALL BE FULLY TEMPERED LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
SHOWER COMPARTMENTS SHALL HAVE MIN INTERIOR FLOOR AREA OF 1024 SQ IN AND ABLE TO CONTAIN A 30" DIA. CIRCLE.
SHOWER AND TUB SHOWER COMBINATION IN ALL BUILDING SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

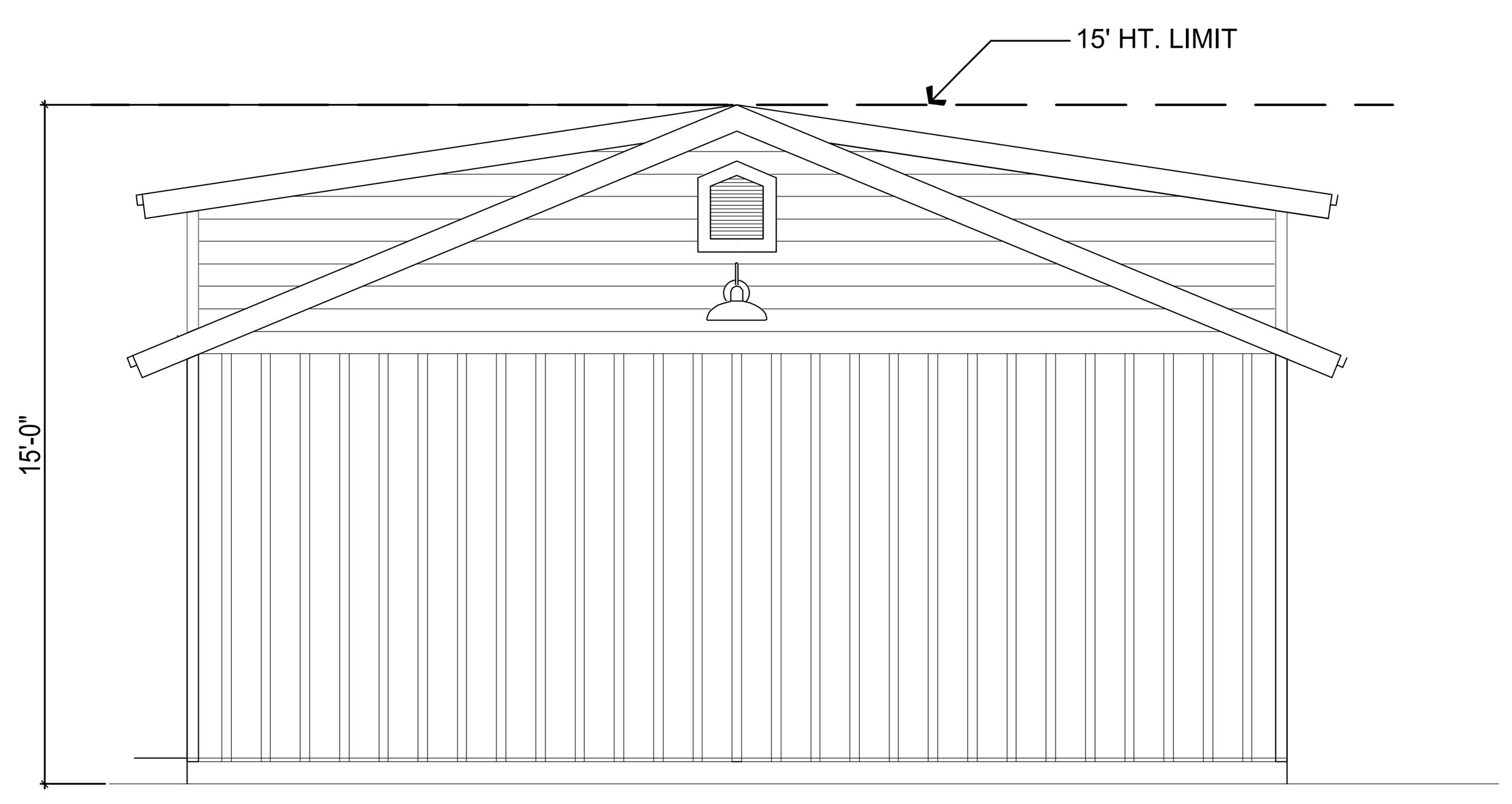
ATTIC/UNDERFLOOR INSTALLED FAU:

UNIT SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE UNIT AND NOT LESS THAN 22"x30"
THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE UNIT SHALL NOT EXCEED 20'
THE WIDTH OF THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ENTRANCE OPENING TO THE UNIT.
A LEVEL WORKING PLATFORM NOT LESS THAN 30" BY 30" SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE UNIT.
A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE UNIT. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY.

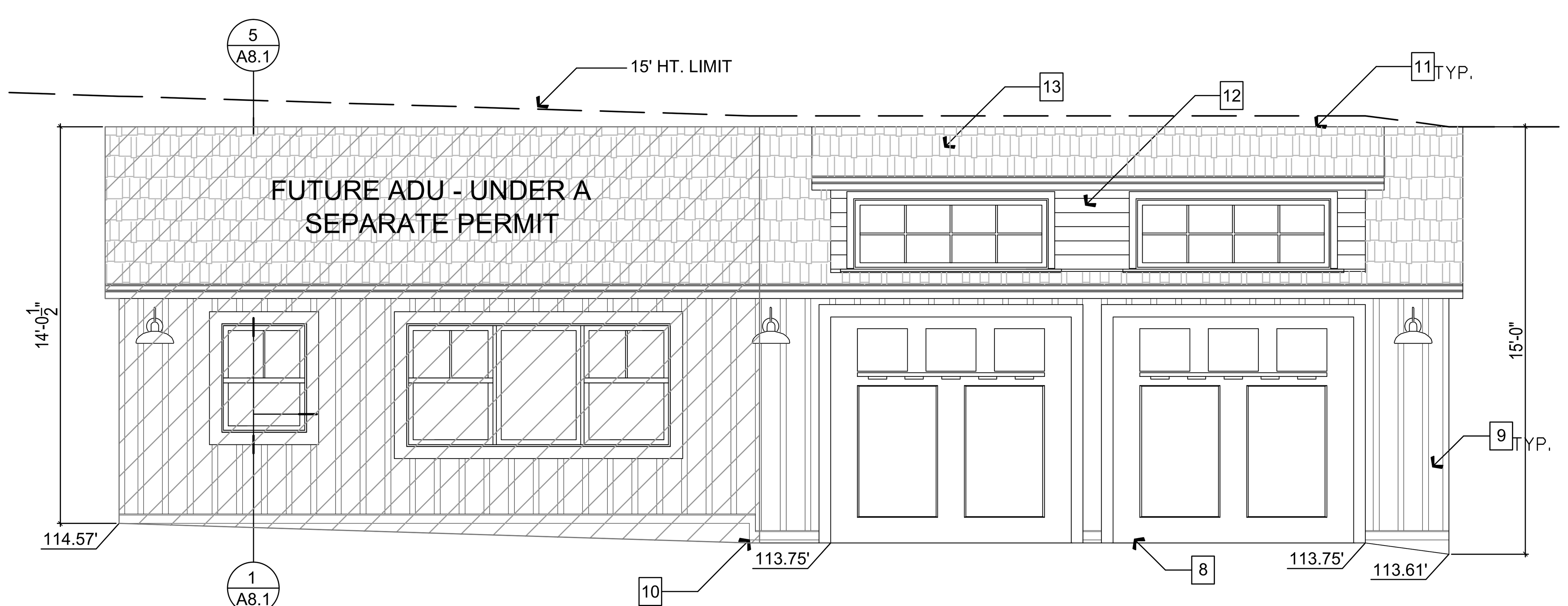
NOTES:
1. WOOD SIDING OVER HOUSEWRAP
2. DECORATIVE GABLE VENT
3. FASCIA AT EAVE
4. HALF-ROUND GUTTER
5. TRIM AT FENESTRATION
6. LIGHT FIXTURE - SEE A2.1 - NIGHT SKY COMPLIANT WITH LIGHTING DIRECTED DOWN
7. MAINTAIN 2" MIN SEPARATION BETWEEN SIDING AND HARDSCAPE
8. SECTIONAL GARAGE DOOR
9. BOARD AND BATTEN SIDING
10. NOTE STEP IN FOUNDATION
11. CLASS "A" COMP. ROOF SYSTEM TO MATCH MAIN HOUSE. ROOF PITCH AT 5:12 TYP.
12. DECORATIVE WINDOW TO ATTIC
13. SHED DORMER



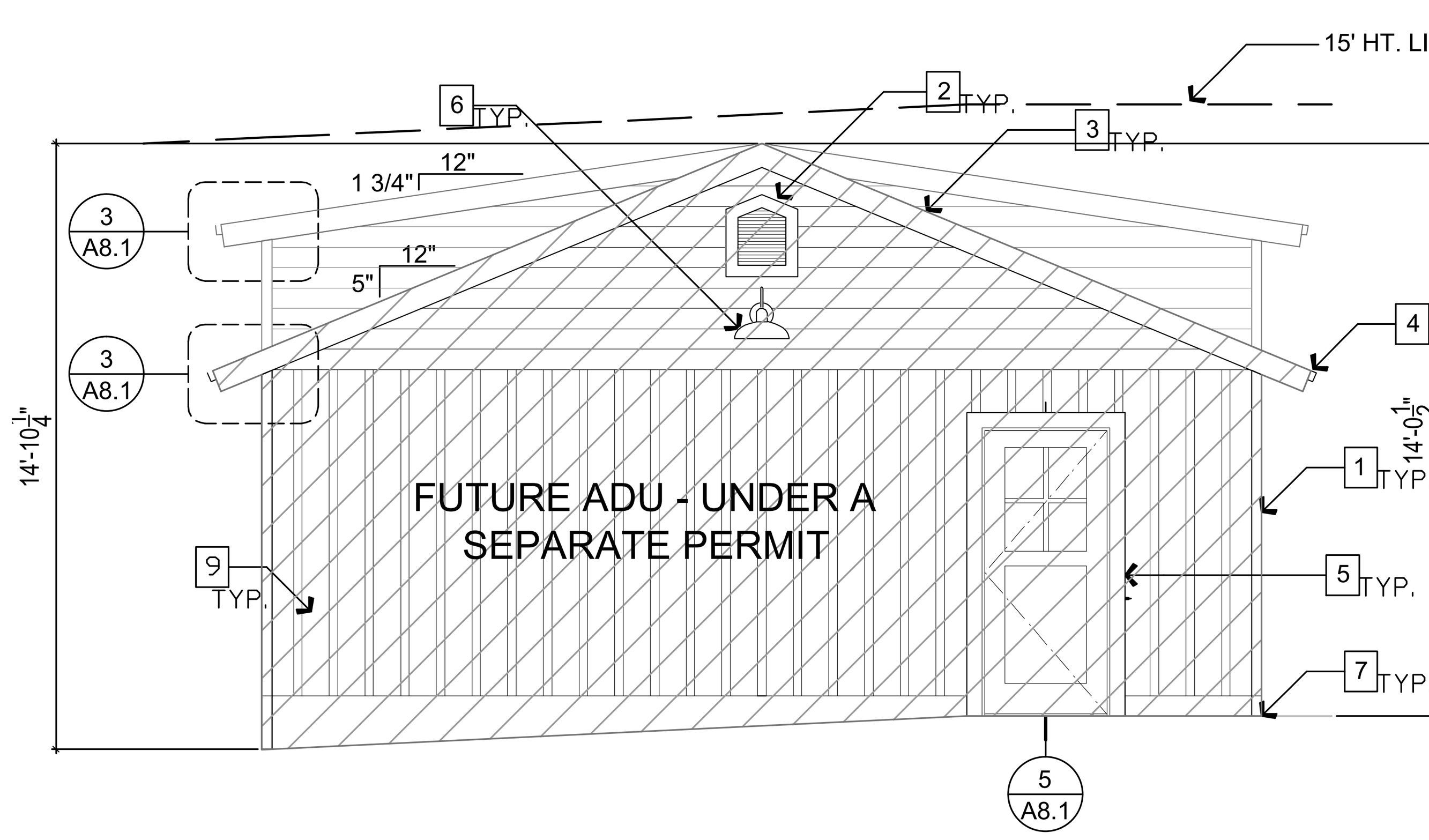
EAST ELEVATION 4
1/4"=1'-0"



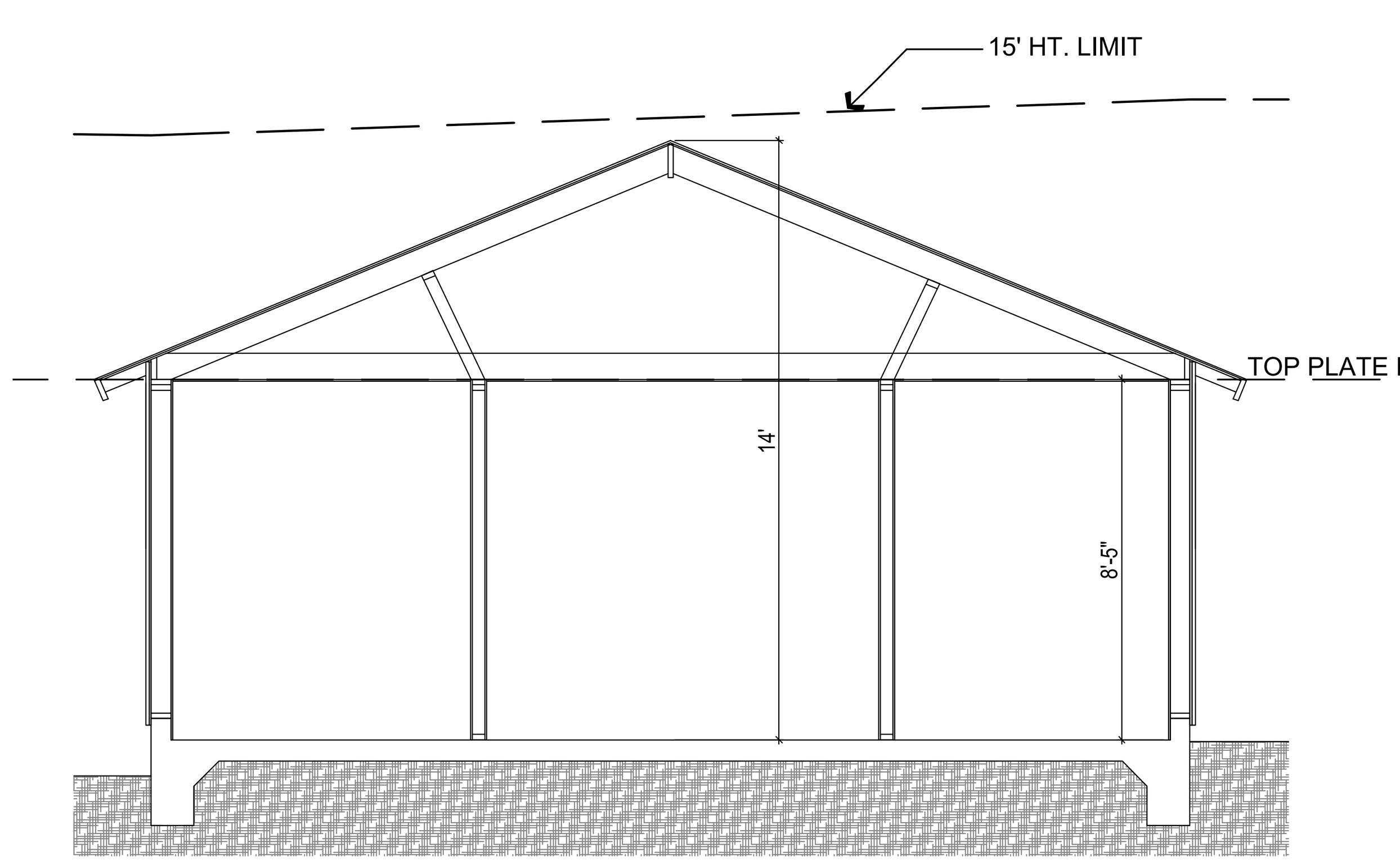
SOUTH ELEVATION 3
1/4"=1'-0"



WEST ELEVATION 2
1/4"=1'-0"



NORTH ELEVATION 1
1/4"=1'-0"



ADU SECTION 5
1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE
1	RESPONSES TO PLAN CHECK COMMENTS	LL	07/29/2019

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT DESCRIPTION:
DOCTOROW RESIDENCE
15960 Rose Avenue,
Los Gatos, CA 95030

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
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P: (408) 295-7516
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LIC.# B-478455

DATE:
7/29/2019
SCALE:
As Shown
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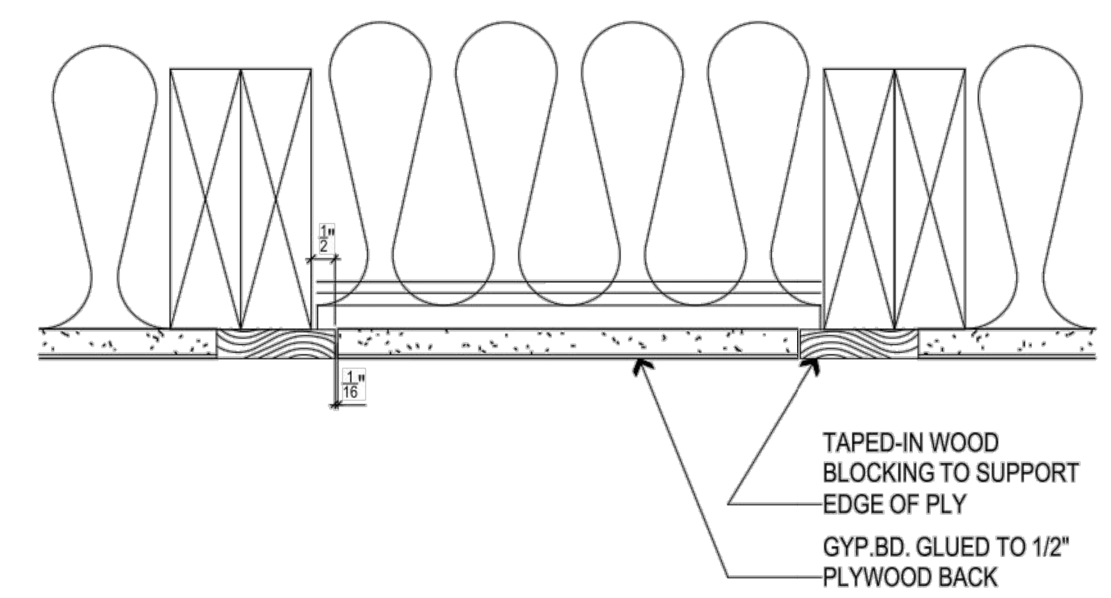
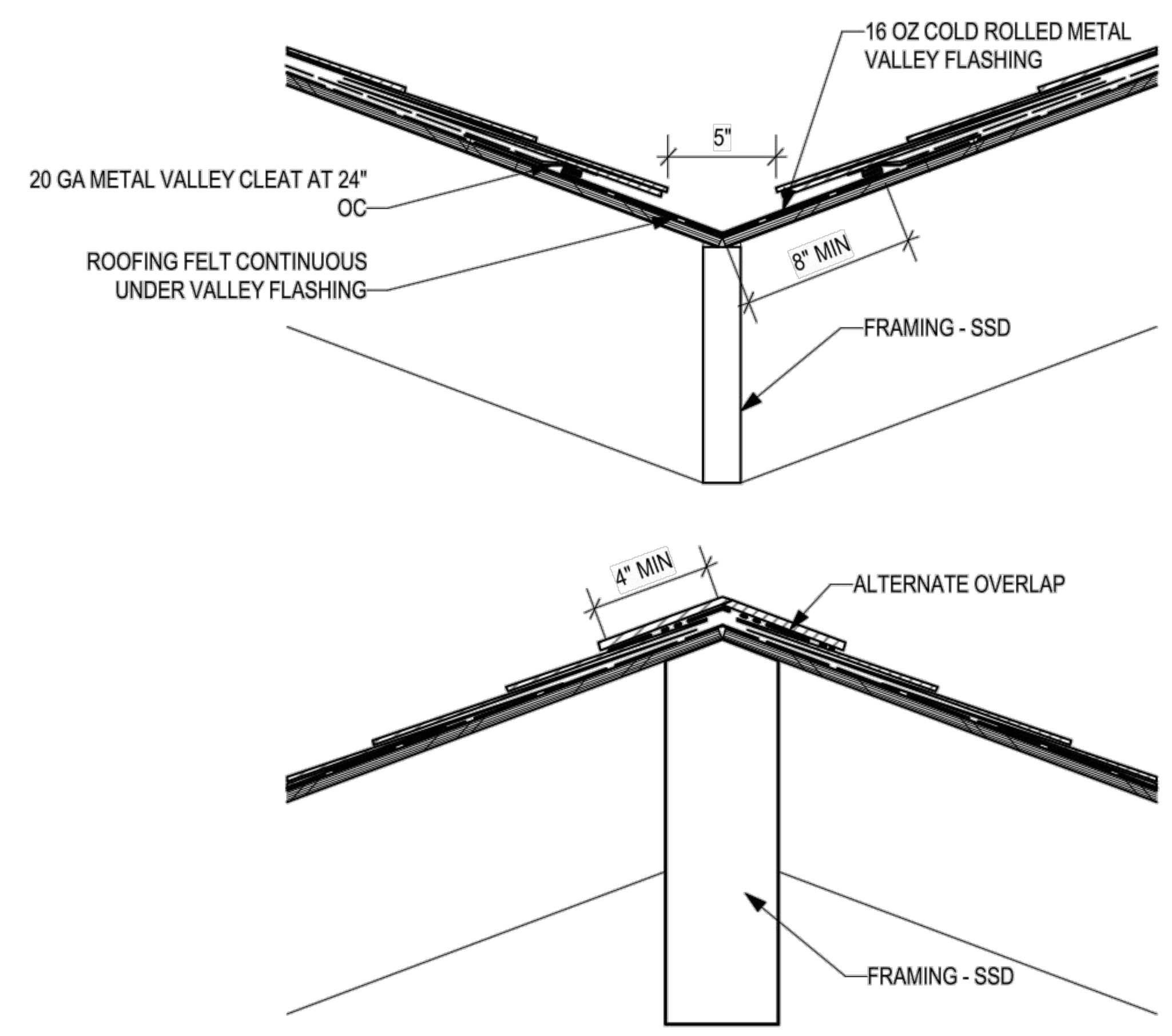
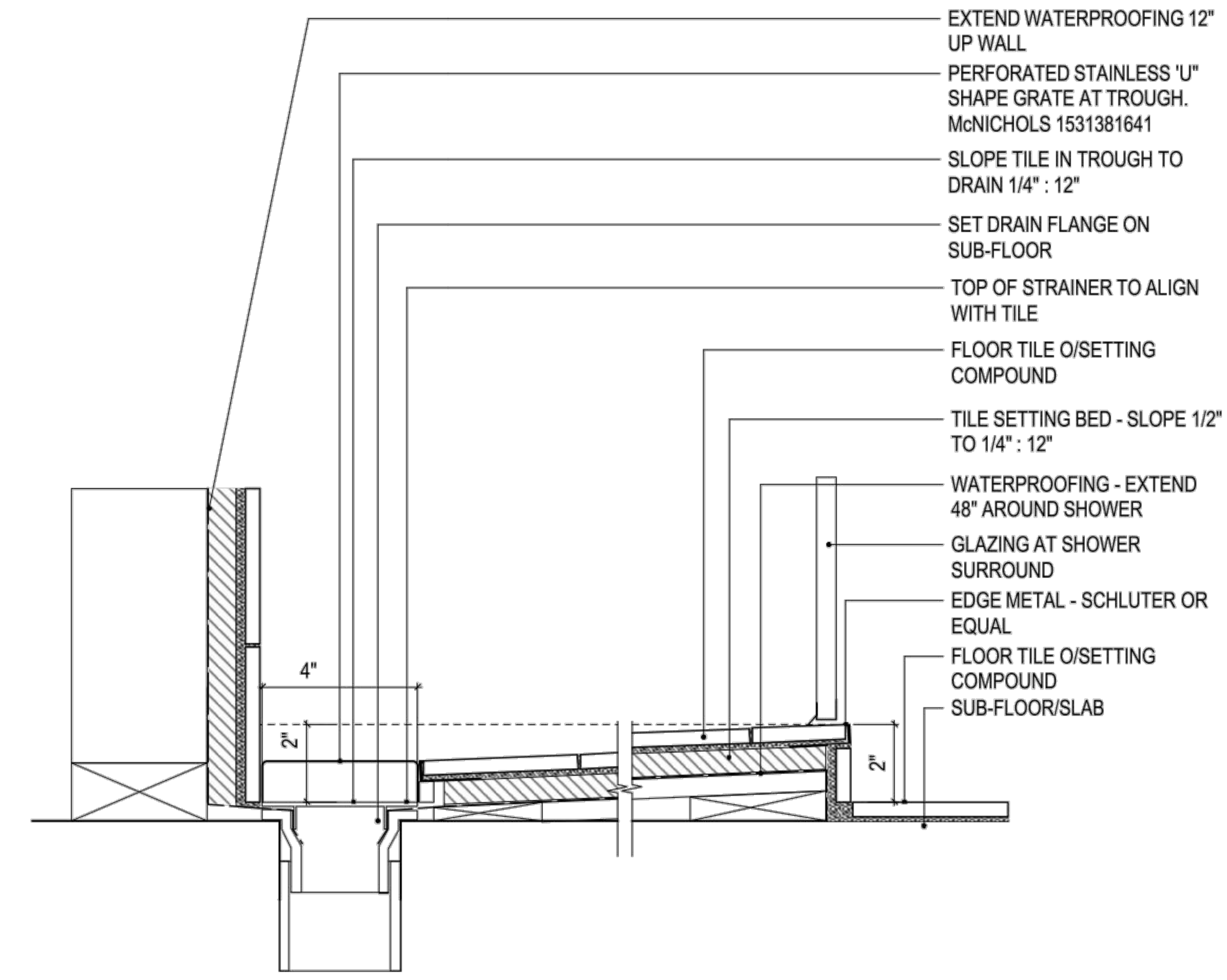
LL
SHEET:
A3.1



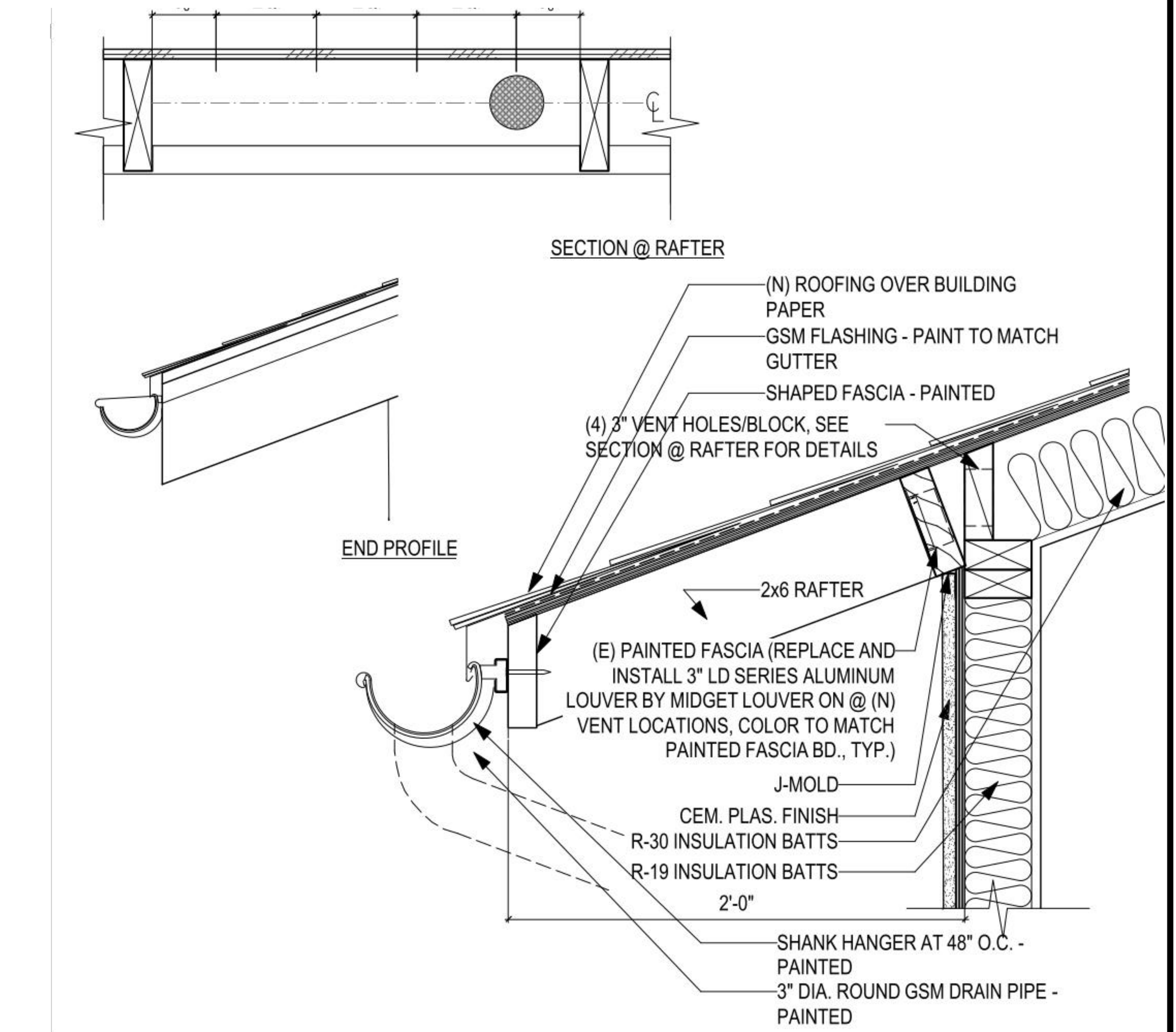
TYPICAL BLIND ATTIC ACCESS
SCALE: 3"= 1'-0"
12



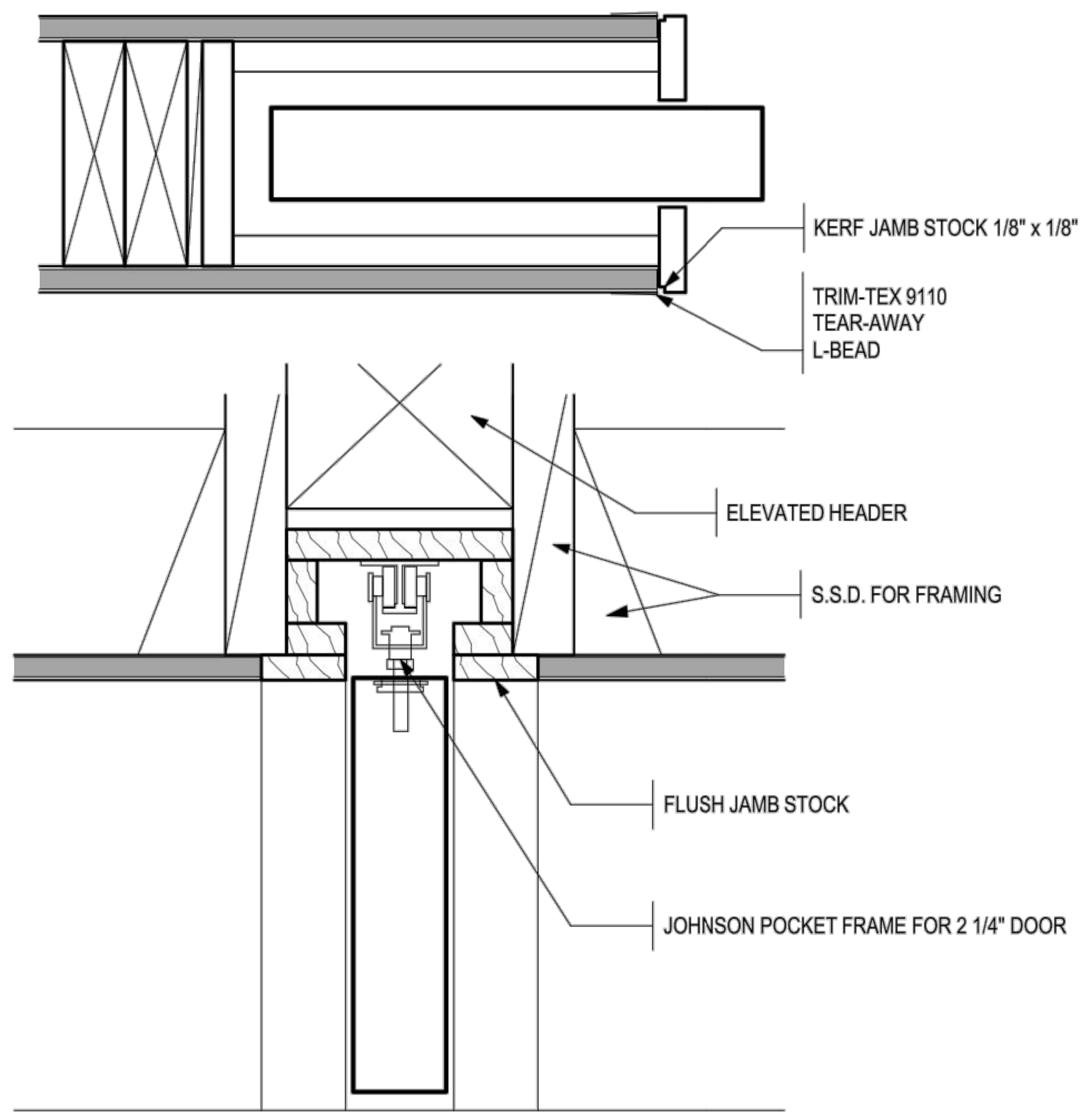
TYPICAL ROOF VALLEY AND RIDGE
SCALE: 1 1/2"= 1'-0"
9



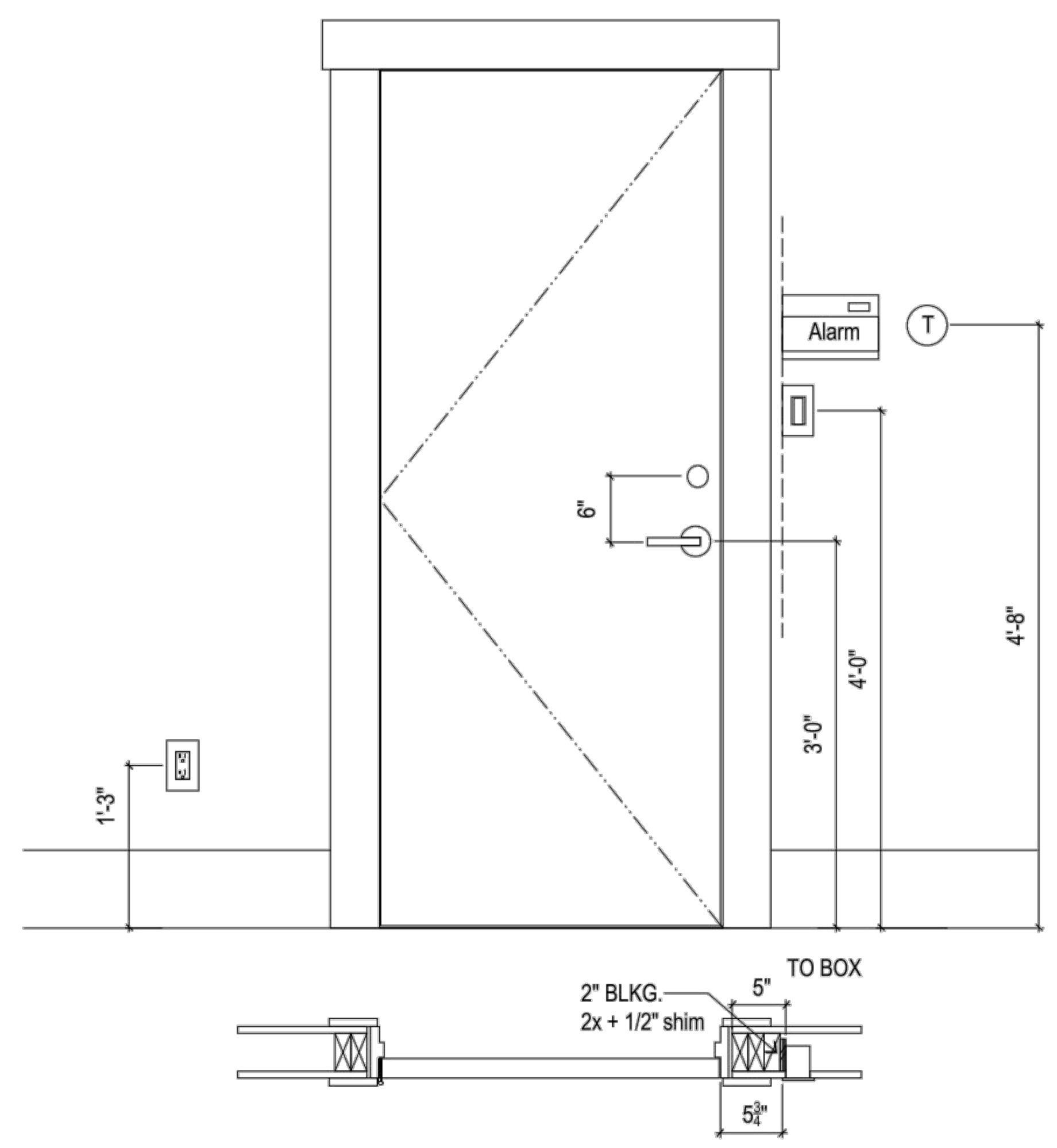
TYPICAL SHOWER WITH TRENCH DRAIN
SCALE: 3"= 1'-0"
6



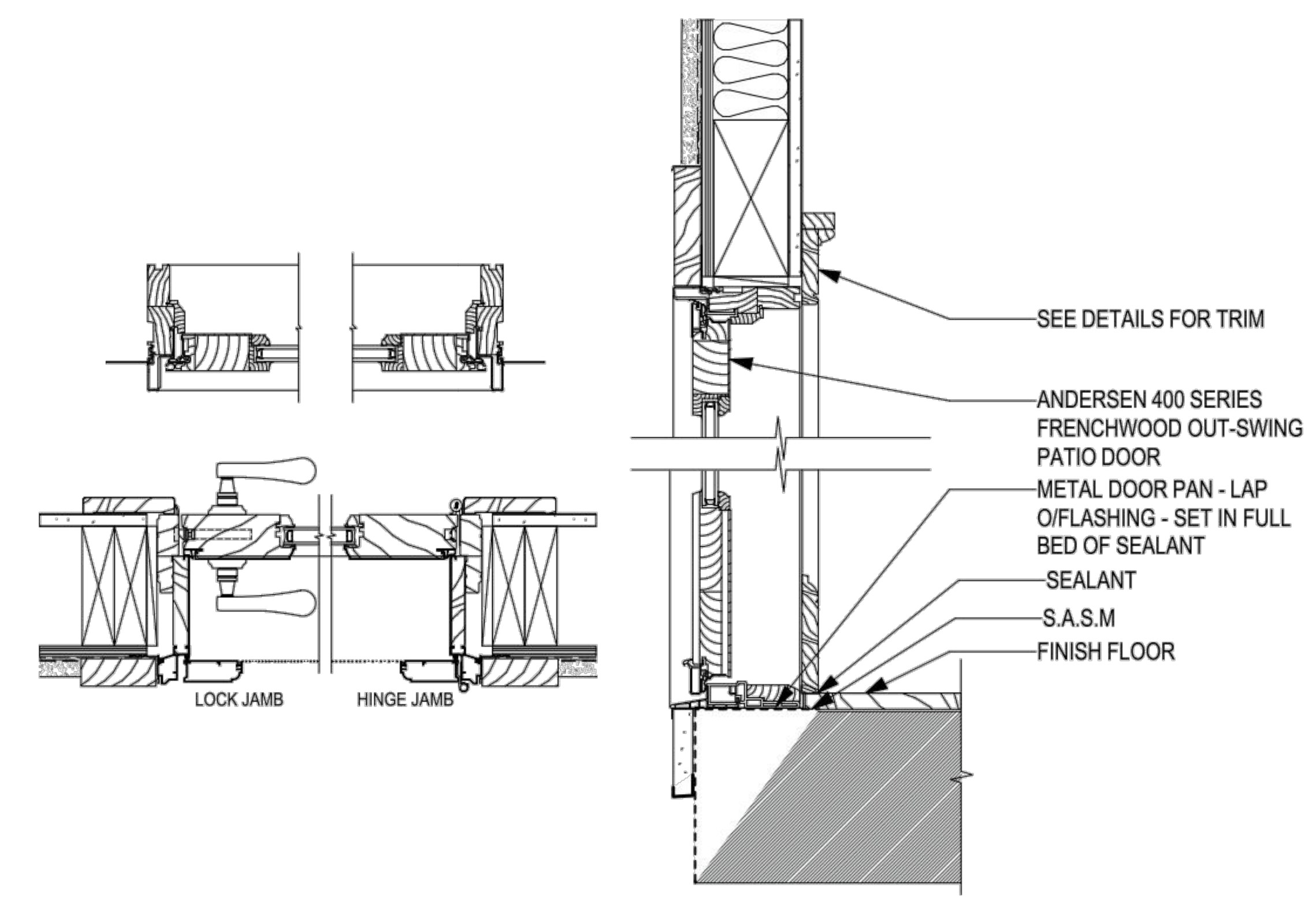
TYPICAL EAVE
SCALE: 1 1/2"= 1'-0"
3



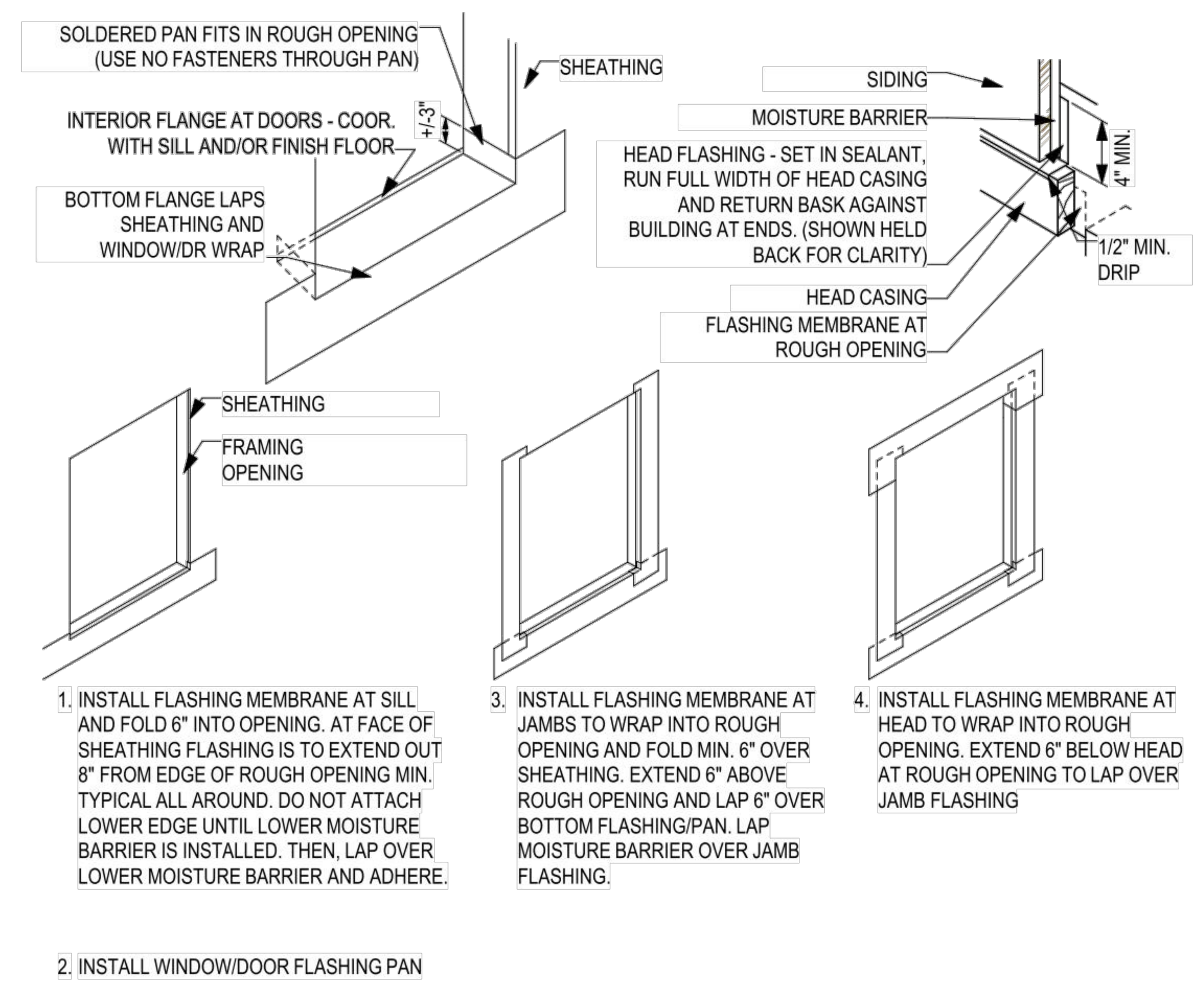
TYPICAL CONCEALED POCKET DOOR
SCALE: 3"= 1'-0"
11



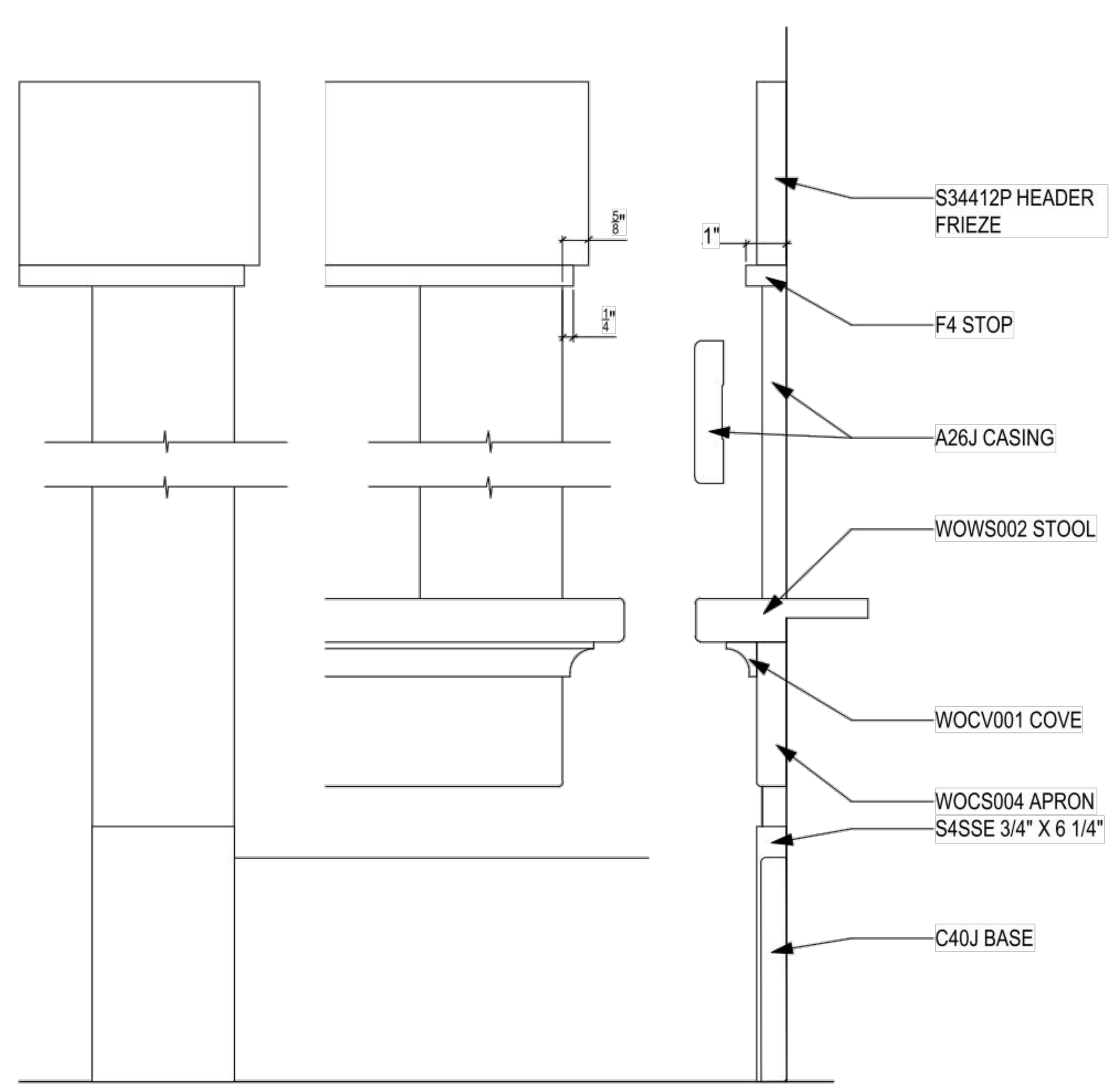
TYPICAL DEVICE LOCATIONS
SCALE: 3/4"= 1'-0"
8



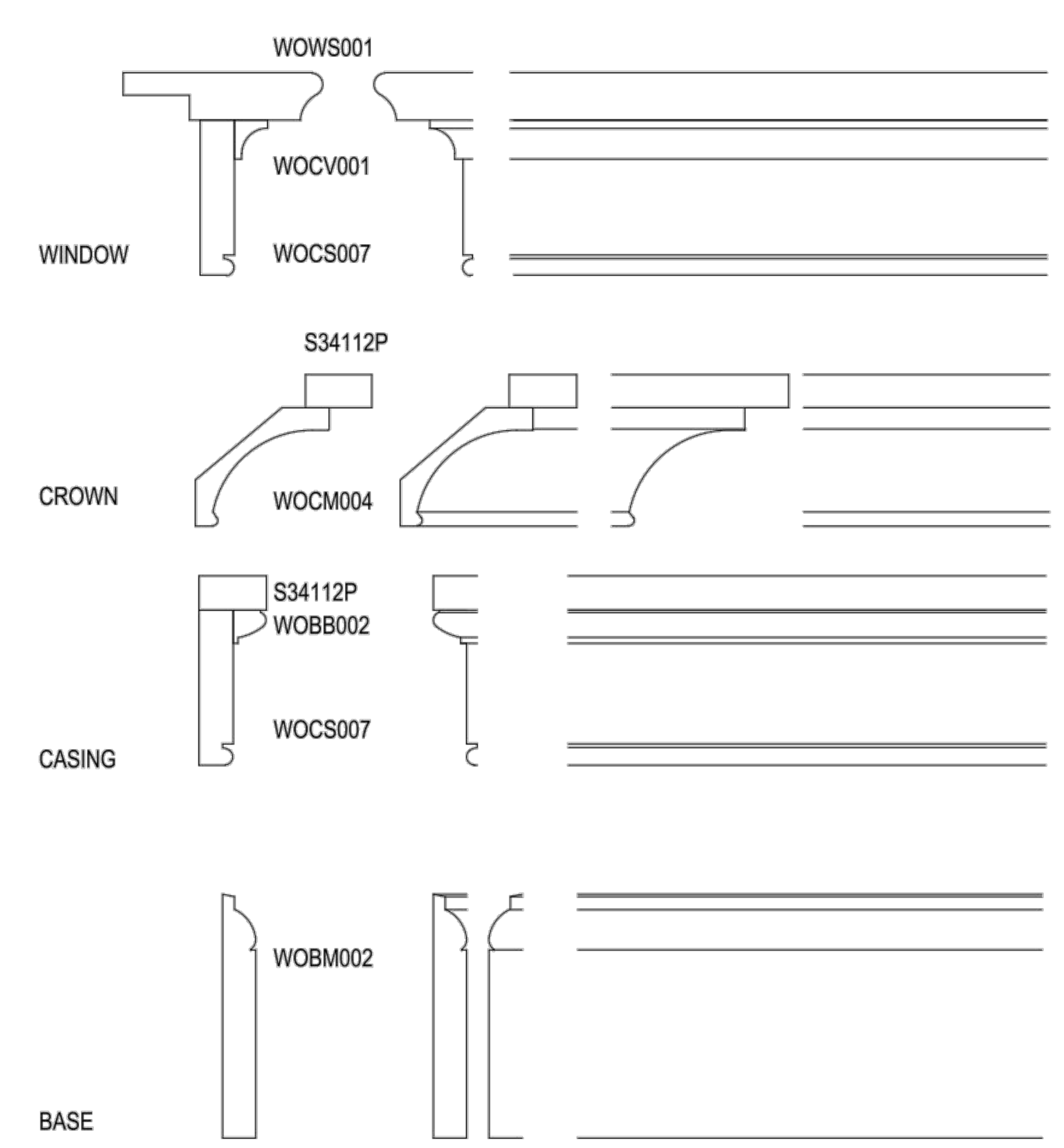
TYPICAL DOOR HEAD/SILL AND JAMB
SCALE: 1 1/2"= 1'-0"
5



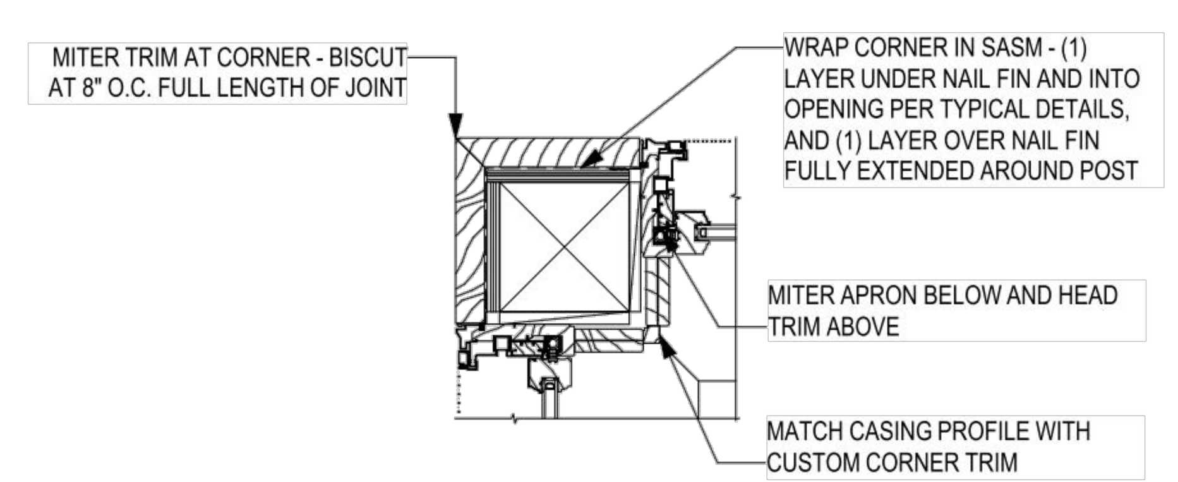
TYPICAL WINDOW HEAD/SILL AND JAMB
SCALE: 1 1/2"= 1'-0"
2



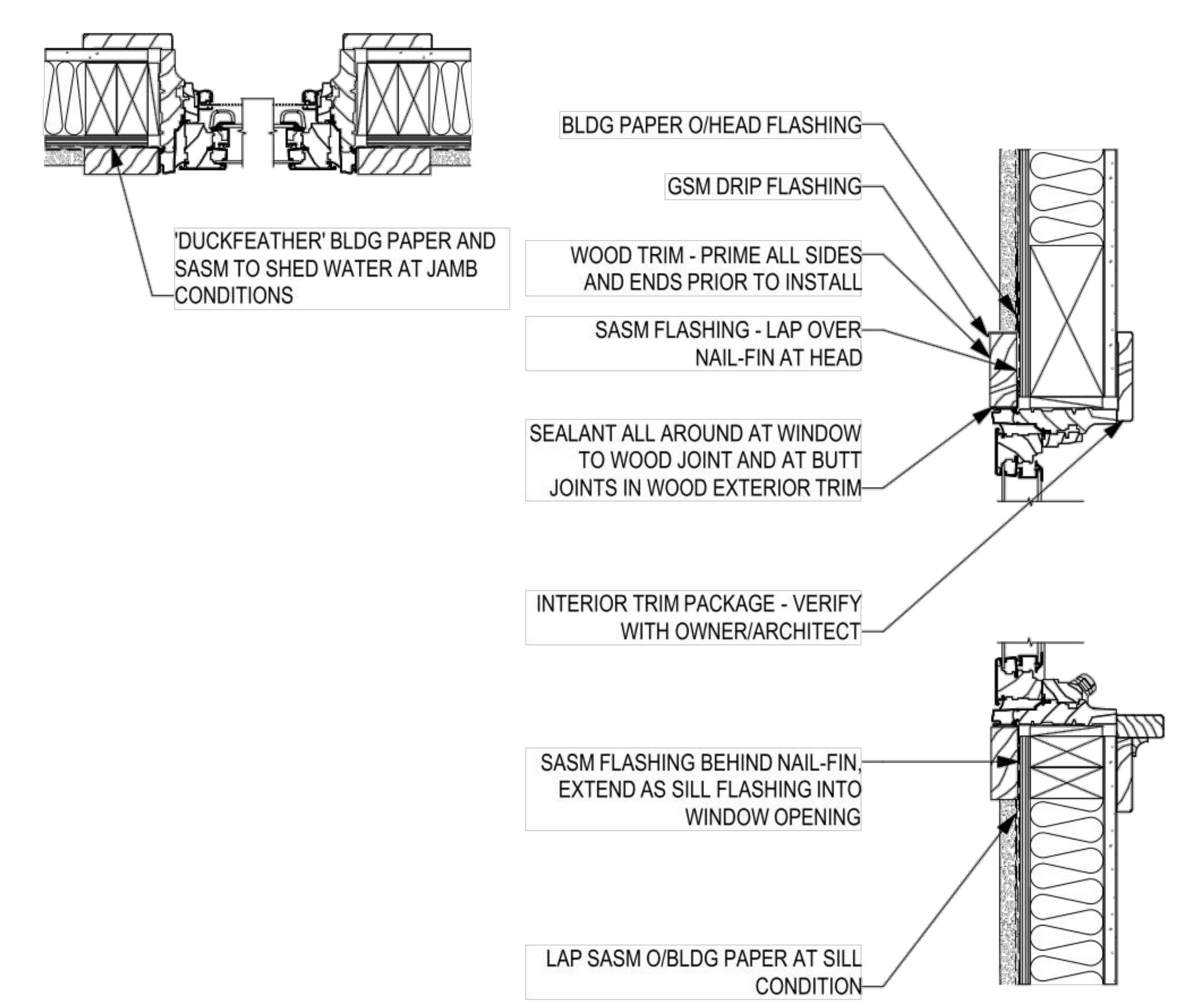
TYPICAL TRIM ASSEMBLY
SCALE: 3"= 1'-0"
10



TYPICAL TRIM PACKAGE
SCALE: 3"= 1'-0"
7



TYPICAL WINDOW CORNER POST
SCALE: 1 1/2"= 1'-0"
4



TYPICAL WINDOW HEAD/SILL AND JAMB
SCALE: 1 1/2"= 1'-0"
1

PERMIT PROGRESS SET 7/29/2019

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: DETAILS

PROJECT DESCRIPTION:
DOCTOROW RESIDENCE
15960 Rose Avenue,
Los Gatos, CA 95030

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DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
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LIC.# B-478455

DATE: 7/29/2019
SCALE: As Shown
DRAWN BY: LL
SHEET: A8.1

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