MEMORANDUM

Planning Department

Date: December 11, 2025
To: Zoning Administrator
From: Sean Manalo, Associate Planner

Subject: **NEW SINGLE-STORY, SINGLE-FAMILY RESIDENCE– 125 Alton Street. – Minor Site Development Permit (P-SD25-0005):** A Minor Site Development Permit to construct a new 2,370-square-foot single-family residence and allow the demolition of an existing 1,610-square-foot single-family home on a 6,500-square foot parcel in the Single-Family (R1) Zoning District located at 125 Alton Street. The project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and on a separate and independent basis, Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning).

Location: 125 Alton Street (APN: 022-23-008)

Zoning/GP: Single-Family Residential (R1-6) Zone / Low Density Residential (LDR)

Application:

On July 10, 2025 Ali Jaber of Ali Jaber Architecture (the "Applicant") on behalf of property owner, Ajay Kumar Gupta submitted a Minor Site Development Permit application to construct a new 2,370-square-foot single-family residence to replace an existing single-family residence on a 0.10-acre lot located at 125 Alton Street (the "Project").

According to the Applicant, the existing residence was demolished following a misunderstanding with a contractor for the construction of a 120-square-foot addition at the rear of the property (filed under P-MS24-0034 / B-BP25-0172). The Project requests to legalize the demolition of the existing 1,610-square-foot single-family residence and construct a new single-story, single-family residence with increased square footage and rebuilt attached garage. The construction of new single-family dwellings not located in the "H" Hillside combining district requires a Minor Site Development Permit (MSD) to be reviewed by the Zoning Administrator, as stated per Milpitas Municipal Code (MMC) Section D.4.020 of the City's adopted Milpitas Zoning Ordinance. Maps 1 and 2 demonstrate the aerial location and zoning map of the Project site. The subject property is surrounded by residential uses to the north, south, east, and west, as demonstrated in Map 1 (Zoning Map), Map 2 (Aerial Map), and Table 1 (Surrounding Zoning and Land Uses).

Map 1: Zoning Map of 125 Alton Street

Map 2: Aerial Map of 125 Alton Street

Table 1: Surrounding Zoning and Land Uses

	General Plan	Zone	Uses
Subject Site	Low Density Residential (LDR)	R1-6, Single Family Residential	Single-Family Residence
North	Low Density Residential (LDR)	R1-6, Single Family Residential	Single-Family Residence
South	Low Density Residential (LDR)	R1-6, Single Family Residential	Single-Family Residence
East	Low Density Residential (LDR)	R1-6, Single Family Residential	Single-Family Residence
West	Low Density Residential (LDR)	R1-6, Single Family Residential	Single-Family Residence

Project Details

The existing (previous) 1,610-sq. ft. single-story, single-family residence was primarily comprised of three bedrooms and two bathrooms with a kitchen and living room with an attached 500-sq. ft. two-car garage. The Applicant is requesting a Minor Site Development (MSD) Permit to construct a new single-story residence to replace the previously demolished single-story residence.

The proposed new single-story residence will increase the living space square footage, and feature an attached two-car garage, great room with kitchen, as well as two bathrooms and four bedrooms. The master bedroom features a bathroom and walk-in closet and will be located at the rear of the building. Access to the rear yard will be provided via the master bedroom, and access to the side yard will be accessed via a side entrance and landing provided from the north side of the residence through the kitchen. The total square footage of the new residence would result in approximately 1,870-sq. ft of habitable space and a 500-sq.ft. attached garage.

No other accessory structures are proposed as part of this Site Development Permit request. The property owner intends to maintain an existing 6-foot-tall wood fence along the side and rear property lines. Additionally, no significant landscaping improvements are proposed. The proposed Project includes the removal of one existing tree in the front yard on the property, but the tree is under 56-inches in circumference and therefore does not meet the threshold for a separate tree removal permit under the City's tree removal ordinance described in

Milpitas Municipal Code Section X-2-7.01(a). The Applicant will also maintain a protected tree at the rear of the property.

Figure 1 shows the existing (previous) residence site plan and floor plan, and Figures 2-3 show the proposed Project's overall site plan and new floor plan. If the Applicant receives approval of this MSD Permit request, the Applicant will be required to subsequently obtain a demolition permit to allow for the formal demolition of the previous residence, and a building permit to allow for the construction of the proposed Project from the City's Building Department. Additionally, the Applicant may be required to obtain other potential types of permits issued by other reviewing City Departments to allow for construction of the Project as listed in the attached Resolution and Conditions of Approval (Attachment A).

Figure 1: Existing Site Plan and Floor Plan (Sheet A-001, Attachment B)

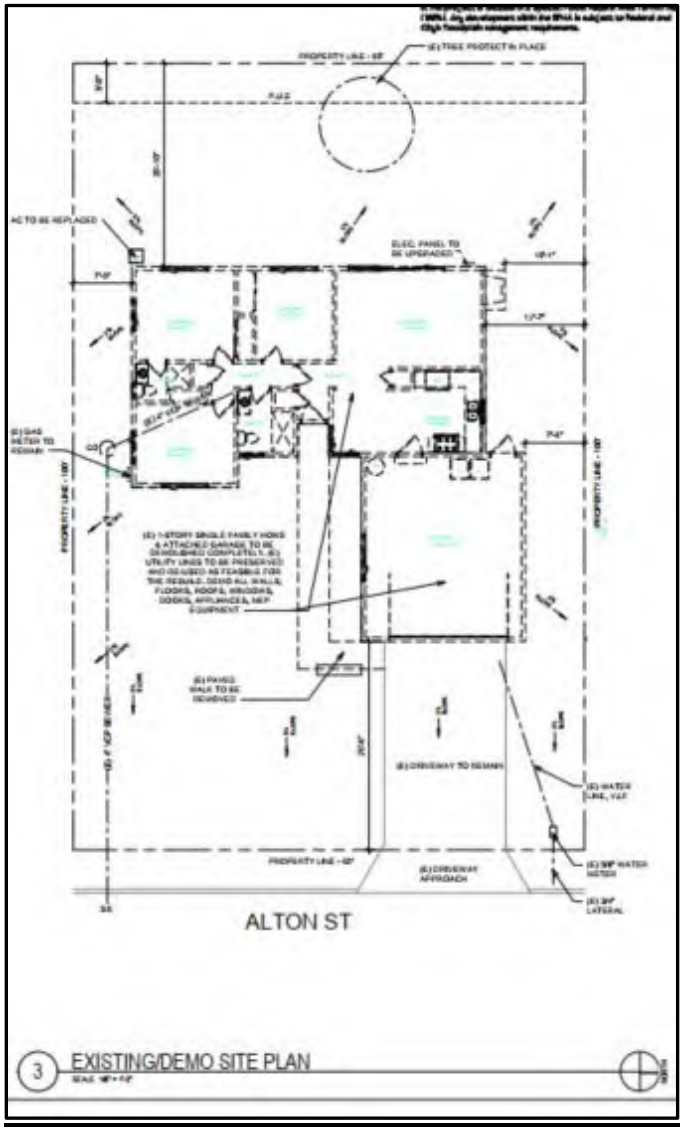


Figure 2: Proposed New Site Plan (Sheet A-100, Attachment B)

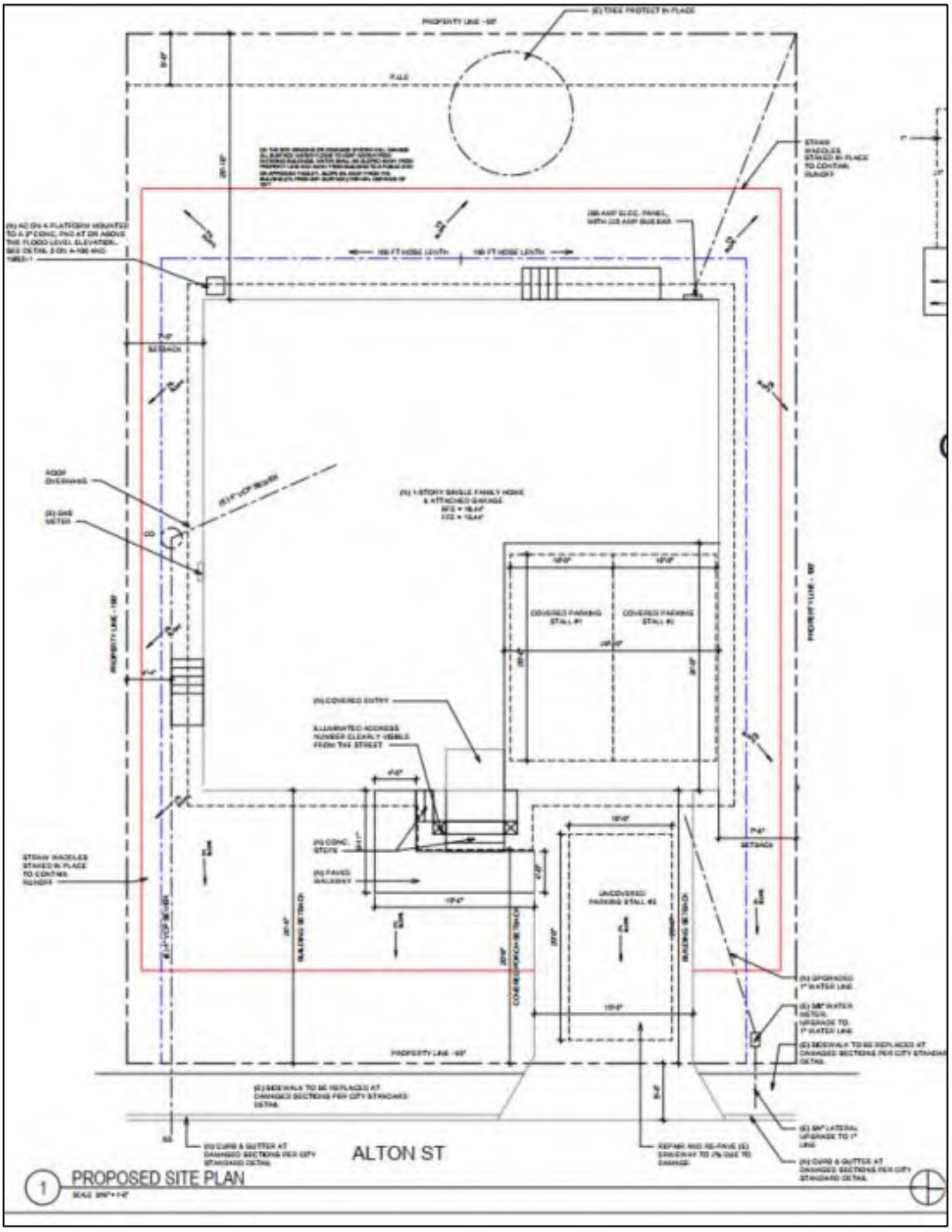
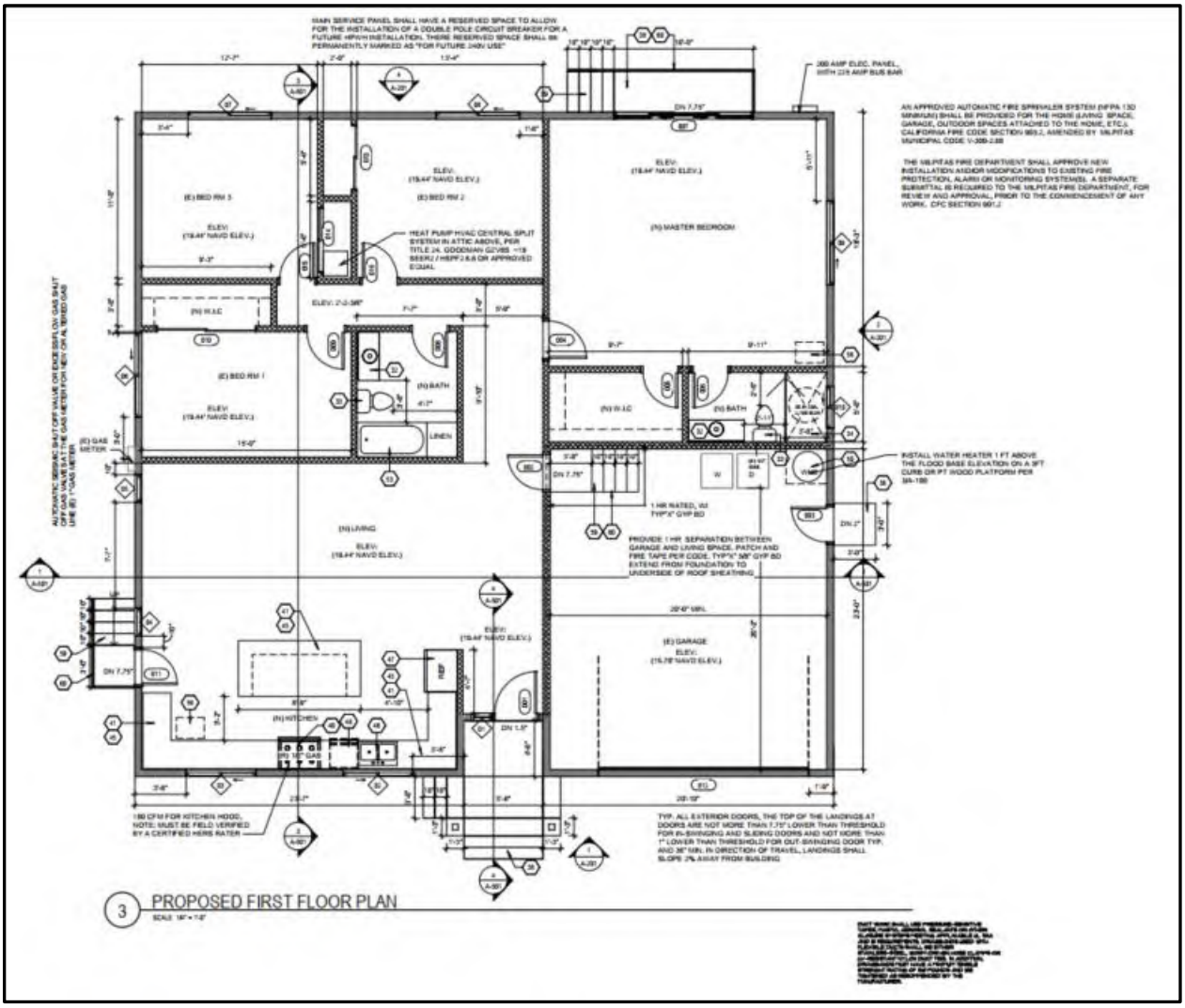


Figure 3: Proposed New Floor Plan (Sheet A-101, Attachment B)



Project Analysis

The subject site is in the R1 Zoning District. The Project wholly complies with the applicable development standards as shown in Table 2, and does not require any deviations from required standards:

Table 2: R1 Zoning District Development Standards

Standards	Required/Minimum	Proposed	Complies
Lot Area	6,000 square feet	6,500 square feet. (No Change from Existing)	Yes
Lot Width	65 feet	Appx 65 feet (No Change from Existing)	
Front Setback	20 feet	26 feet, 6 inches	Yes
Interior Side Setback	1 side adjacent to garage, minimum 6 feet Total minimum: 13 feet	7 feet, 6 inches adjacent to garage, Total Minimum, 14 feet, 10 inches	Yes
Rear Yard Setback	25 feet	25 feet	Yes
Building Height, Max	30 feet	19 feet, 4 inches (Single Story)	Yes
Front Yard Coverage	Not to exceed the width of the garage, or 50% of the lot width	Does not exceed width of garage, (includes, new 4-foot front walkway)	Yes
Parking, Min.	2 per unit	4 spaces (2 Covered, 2 Outdoor)	Yes

As proposed, the Project is consistent with the purpose and intent of the Single-Family Residential (R1) Zoning District, which is intended for a *"single-family residential development, including clustered residences, and to stabilize and protect the residential characte3r of these neighborhoods within the community"*

Parking:
The proposed Project's four total bedrooms would require two parking spaces as reflected in Table C.6.050-A. The property will maintain a two-car garage (covered parking) and driveway that can safely accommodate at least two additional vehicles for a total of four parking spaces. Therefore, the site will remain compliant with the parking standards established under Section C.6.050.

Single-Family Dwelling Standards

Section C.10.210 of the MMC also establishes standards applicable to newly constructed single-family dwellings. As proposed, the Project also complies with these additional standards as shown in Table 3, and does not require any deviations from required standards:

Table 3: Single-Family Development Standards

Standards	Required/Minimum	Proposed	Complies
Limits on Blank Walls	No wall on any level except for garages may run in a continuous plane of more than 20-feet without a window or projection, offset, or recess	No wall runs in a continuous plane of more than 20-feet without a window or projection, offset, or recess	Yes
Entrances, Orientation	Primary entrance of any single-family dwelling located along public rights-of-way must be at least partially visible from the public street.	Primary Entrance is visible to public-facing street (Alton Street), Interior Lot	Yes
Entrances, Protection	Primary entry must incorporate a projection, recess or combination at least 14 square feet in area, with a minimum depth of 3.5 feet	Appx: 20 square feet entry porch, and appx; 7 feet entry porch depth	Yes
Privacy	Second story windows that are 5 feet or less from an interior side property line or 15 feet or less from a rear property line shall protect privacy between neighbors.	N/A	N/A

Street-Facing Façade Design	All street-facing building facades must be designed at an equivalent design level to the primary façade in level of detail, quality of materials, and color scheme	Single street-facing building facades is designed at an equivalent design level to the primary façade in level of detail, quality of materials, and color scheme	Yes
Building Materials	Exterior timber must be protected from decay by stain and sealant Exterior ferrous metals must be protected from corrosion Plywood, corrugated metal, sheet metal and unfinished aluminum are prohibited	Exterior materials include smooth stucco acrylic finish.	Yes

SR: Floodplain Management Floodplain Management

The Project is in a 100-year floodplain which is considered an “AH” zone per the Federal Emergency Management agency (FEMA), and when an applicant proposes a substantial improvement to an existing structure in an “AH” zone, they must adhere to Chapter 15 Floodplain Management regulations of the MMC.

Per MMC Section XI-15-5.1(c)(1)(ii), the lowest floor elevation must be elevated at least one foot above the base flood elevation, which is approximately 18.44 feet above sea level for this specific Project. The applicant has demonstrated compliance by proposing the main floor of the residence to be at least 19.44 feet above sea level. Access to the residence from the front, side, and rear are therefore provided through elevated walkways with steps and landings.

Architecture, Colors, and Materials
The Applicant has designed the Project with a Modern Contemporary architectural style which features clean lines, minimal ornamentation, smooth stucco exteriors, and simple geometric forms. Elements of Modern Contemporary architecture may include neutral color palettes, low-pitched hip roofs, large windows emphasizing natural light, open-concept floor plans, and modern fixtures/hardware.

The front façade of the Project will include exterior stucco walls to be painted cream with dark grey accents. The proposed shingle roofing will be similar to the roof of the former residence and proposes black composite shingle roofing. The window and glass door frames will have metal black window trims.

The proposed new main house maintains a familiar visual character, with a style, proportions, orientation, and a color palette consistent with nearby homes and buildings in the immediate area. Figure 5 shows the existing front façade of the residence and Figures 6 and 7 show the proposed Project's colored renderings of the remodeled and expanded residence, including a colors and materials board.

Figure 5: Previous Front Façade of 125 Alton Street

Figure 6: Proposed Front Façade Rendering (East Elevation) (Attachment B)

Figure 7: Colors/Materials Board

Neighborhood Compatibility and Privacy

Figure 8 demonstrates that the proposed Project will be compatible to other homes in the immediate vicinity that have a light neutral painted stucco façade with front facing garages and a grayscale roof shingle color.

The Applicant has also provided a summary of neighborhood outreach that they conducted explaining the project and highlighting any concerns they received related to neighborhood compatibility, privacy, and construction impacts (See Attachment C). Single-family residences in the surrounding area are predominantly Ranch style, with low rooflines, muted earth tone colors, prominent front-facing garages, and exterior walls finished with stucco, brick and/or stone. Adjacent properties, however, have adopted more contemporary designs consistent with Transitional Modern architecture including but not limited to second stories, mixed materials, oversized and asymmetrical windows, and clean lines. While the proposed project offers a newer architectural style than immediately adjacent homes, the proposed residence will be 19 feet, 4 inches in height and will not obstruct views or adversely impact the privacy of adjacent neighbors.

Furthermore, the subject new residence, as proposed, maintains appropriate setbacks from property lines and neighboring parcels, thereby maintaining a sense of openness and preserving the low-density, single-family character of the neighborhood. The plans also describe that six-foot-tall privacy fencing will be maintained along the side and rear perimeters of the property adjacent to neighbors to the north and west. All new windows are to be installed with window shades/blinds as detailed in the elevations of the proposed plans with a window and door schedule. Figures 9 through12 provide elevations of the proposed project.

Figure 8: Aerial View of Project Site and Immediate Neighborhood

Figure 9: Proposed Project East (Front) Elevation (Attachment B)

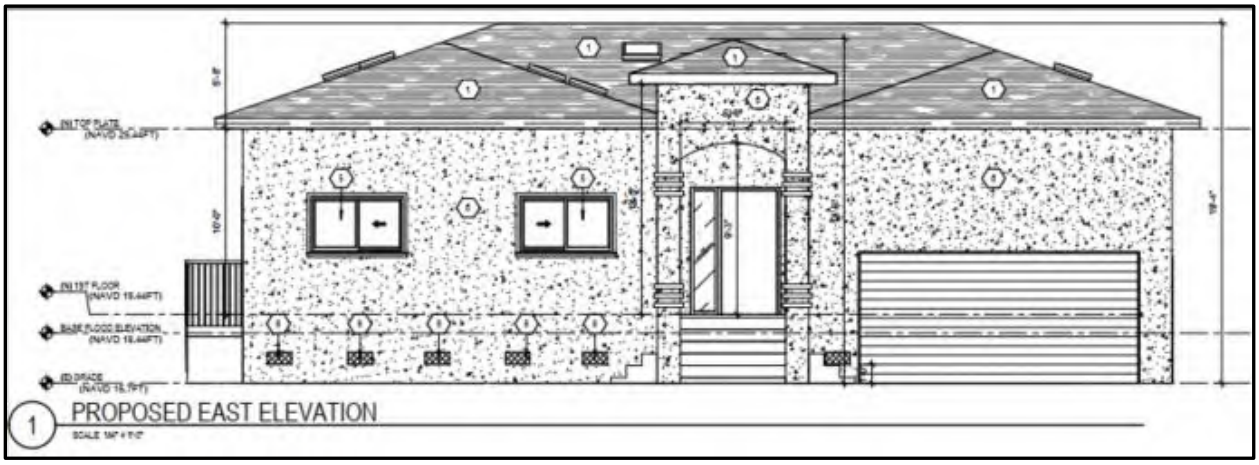


Figure 10: Proposed Project South (Side) Elevation (Attachment B)

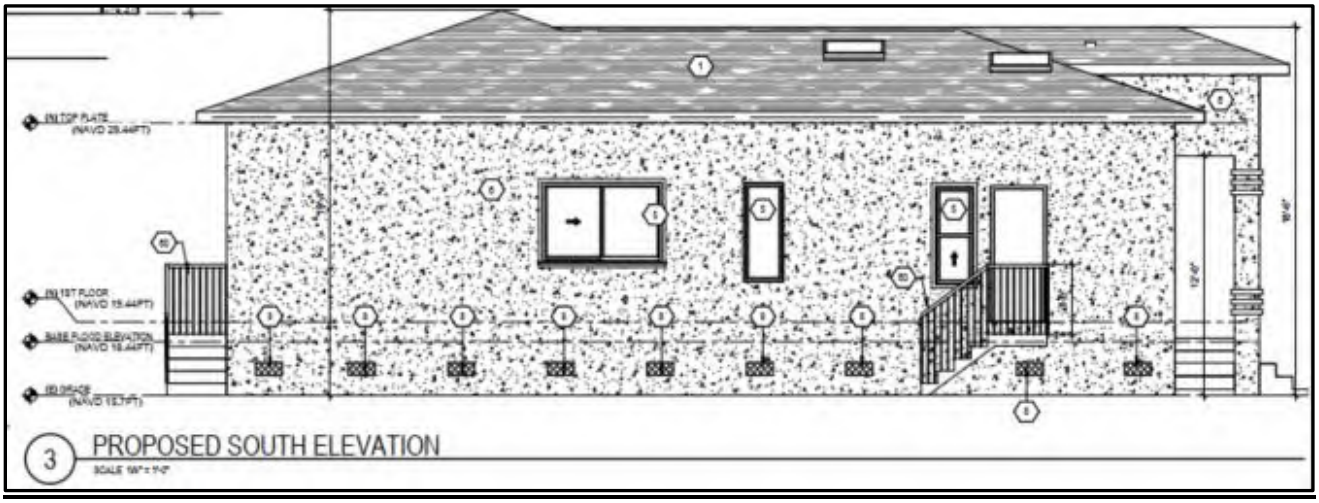


Figure 11: Proposed Project North (Side) Elevation (Attachment B)

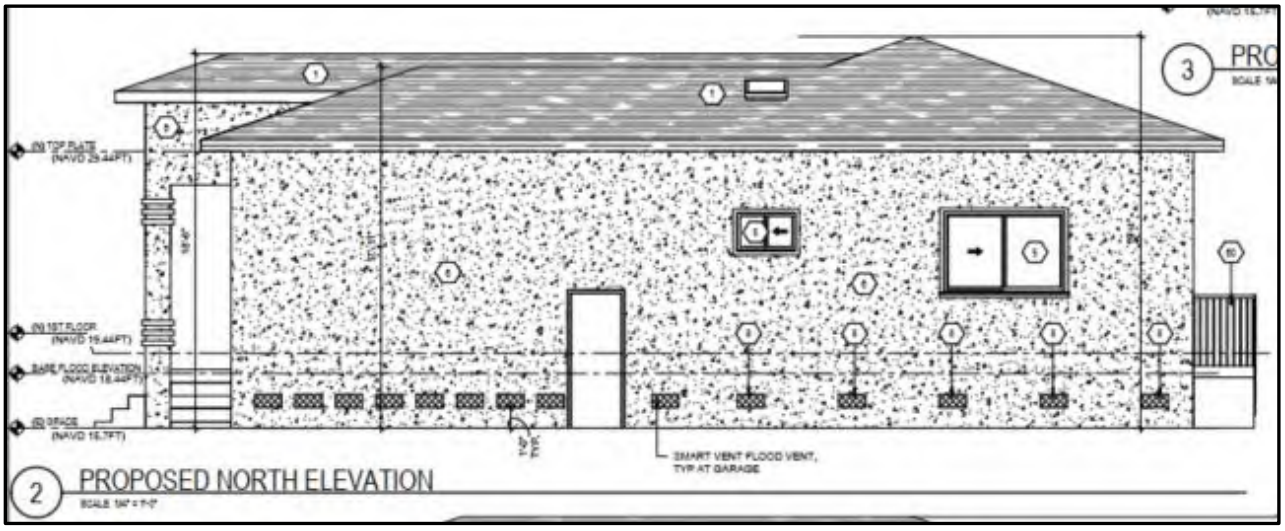
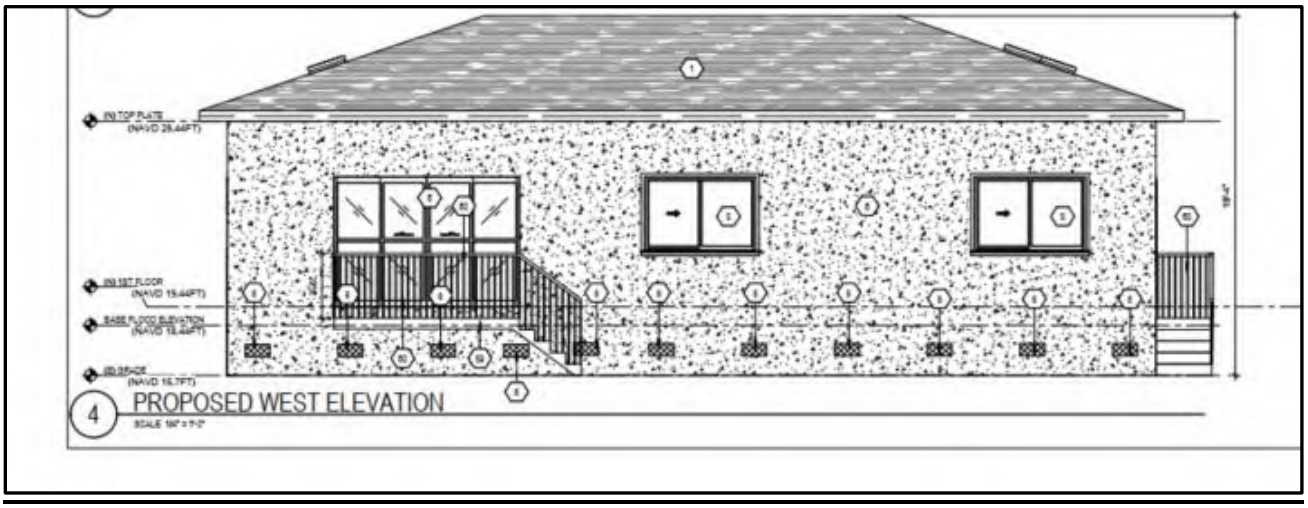


Figure 12: Proposed Project West (Rear) Elevation (Attachment B)



California Environmental Quality Act (CEQA):

The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New construction or conversion of small structures), and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The Project involves the demolition of the existing residence and proposes the construction of new single-story, single-family residence with an expanded ground floor that meets or exceeds all of the objective design standards of the R1 zoning district, as well as the new single-family dwelling standards established in MMC Section C.10.210.

Findings for Approval:

In accordance with Section D.4.020-F of the City's Zoning Ordinance, the Zoning Administrator (Review Authority) may consider and approve a Minor Site Development if the required findings can be made. Findings shall identify the rationale behind the decision to take a certain action and are analyzed below:

1. *The proposed project is consistent with this Title*

   This finding can be met. The Project involves the demolition of the existing residence and the construction of a new one-story single-family residence that will meet all R1 zoning district development standard requirements related to parking, building height, setbacks, and other standards. The site is surrounded with one- and two-story similar sized single-family homes residences. The Project's contemporary design with earthtone colors and materials respects the suburban feel of the area and supports the residential characteristics of the R1 zoning district. The architectural style will be designed similarly to neighboring properties maintaining a Modern Contemporary style design.

2. *The proposed use and project are consistent with the goals and policies of the General Plan*

   This finding can be met. Community Design Policy 3.5 of the General Plan intends to ensure that new residential development and substantial additions are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics. Furthermore, C.10.210 of the Milpitas Zoning Ordinance provides standards for new single-family residential development to supplement regulations described in MMC Section B.4.030 which provides regulations and development standards associated with location, size, height, and other details for residential development.

   The project complies with the standards described in the Milpitas Zoning Ordinance and therefore, maintains the character and development pattern of the existing residential neighborhood. The project will be permitted and deemed consistent with the objectives of the General Plan and this Title upon approval of a Minor Site Development permit.

3. *The project will not be detrimental to public health, safety, and general welfare*

   This finding can be met. Applicable life and safety codes shall be applied and implemented through the future building permit process with review by all

relevant city departments.

4. *And, the proposed project is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

   This finding can be met. The Project involves the demolition of the existing residence and proposes the construction of new single-story, single-family residence with an expanded ground floor that meets or exceeds all of the objective design standards of the R1 zoning district. The Project complies with the California Environmental Quality Act (CEQA) and is categorically exempt pursuant to CEQA Guidelines Section 15303 (New construction or conversion of small structures), and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Recommendation:

Staff recommends that the Zoning Administrator open and close the public hearing, consider the exemption from environmental review under CEQA, and approve Minor Site Development Permit No. SD25-0005 to allow the demolition of an existing 1,610-square-foot single-family home, and allow the construction of a new 2,370-square-foot single-family residence on a 6,500-square foot parcel in the Single-Family Residential (R1) Zoning District located at 125 Alton Street, subject to the findings outlined in this report and the attached Conditions of Approval.

Attachments:

A. Resolution 25-017 with Conditions of Approval
B. Project Plans
C. Neighborhood Outreach Letter Summary

ATTACHMENT A

RESOLUTION NO. 25-017

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING MINOR SITE DEVELOPMENT PERMIT NO. SD25-0005 TO ALLOW THE DEMOLITION OF AN EXISTING 1,610-SQUARE-FOOT RESIDENCE AND THE CONSTRUCTION OF A NEW 2,370-SQUARE-FOOT, SINGLE-STORY, SINGLE-FAMILY RESIDENCE ON A 0.10 -ACRE PARCEL AT 125 ALTON STREET (APN 022-23-008)

WHEREAS, On July 10, 2025 Ali Jaber of Ali Jaber Architecture (the "Applicant") on behalf of property owner, Ajay Kumar Gupta submitted a Minor Site Development (MSD) Permit application to construct a new 2,370-square-foot single-family residence to replace an existing single-family residence on a 0.10-acre lot located at 125 Alton Street (the "Project").

WHEREAS, the property (APN 022-23-008) is located within the Single Family Residential (R1) zoning district; and

WHEREAS, the Planning Division completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Zoning Administrator determine this Project is categorically exempt; and

WHEREAS, on December 11, 2025, the Zoning Administrator held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Zoning Administrator of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Smaller Structures), and; as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). As proposed, the Project involves the demolition of the existing residence and proposes the construction of new single-story, single-family residence with an expanded ground floor that meets or exceeds all of the objective design standards of the R1 zoning district.

Section 3: The Milpitas Municipal Code (MMC) requires approval of a Minor Site Development Permit (MSD) for new single-family residential buildings (Section D.4.020). In order to approve an Minor Site Development Permit, the Zoning Administrator must make the following findings, per Milpitas Zoning Ordinance Update Section D.4.020.

a. *The proposed project is consistent with this Title*

This finding can be met. The Project involves the demolition of the existing residence and the construction of a new one-story single-family residence that will meet all R1 zoning district development standard requirements related to parking, building height, setbacks, and other standards. The site is surrounded with one- and two-story similar sized single-family homes residences. The Project's contemporary design with earthtone colors and materials respects the suburban feel of the area and supports the residential characteristics of the R1 zoning district. The architectural style will be designed similarly to neighboring properties maintaining a Modern Contemporary style design.

b. *The proposed use and project are consistent with the goals and policies of the General Plan*

This finding can be met. Community Design Policy 3.5 of the General Plan intends to ensure that new residential development and substantial additions are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics. Furthermore, C.10.210 of the Milpitas Zoning Ordinance provides standards for new single-family residential development to supplement regulations described in MMC Section B.4.030 which provides regulations and development standards associated with location, size, height, and other details for residential development.

The project complies with the standards described in the Milpitas Zoning Ordinance and therefore, maintains the character and development pattern of the existing residential neighborhood. The project will be permitted and deemed consistent with the objectives of the General Plan and this Title upon approval of a Site Development permit.

c. *The project will not be detrimental to public health, safety, and general welfare*

This finding can be met. Applicable life and safety codes shall be applied and implemented through the future building process with review by all relevant city departments.

d. And, The proposed project is in compliance with the provisions of the California Environmental Quality Act (CEQA).

This finding can be met. The Project involves the demolition of the existing residence and proposes the construction of new single-story, single-family residence with an expanded ground floor that meets or exceeds all of the objective design standards of the R1 zoning district. The Project complies with the California Environmental Quality Act (CEQA) and is categorically pursuant to CEQA Guidelines Section 15303 (New construction or conversion of small structures), and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Section 4: The Zoning Administrator of the City of Milpitas hereby adopts Resolution No. 25-0017 approving Minor Site Development Permit No. SD25-0005 to allow the construction of a new 2,370-square-foot single-family residence and allow the demolition of an existing 1,610-square-foot single-family home on a 6,500-square foot parcel in the Single-Family Residential (R1) Zoning District located at 125 Alton Street. subject to the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of Milpitas on December 11, 2025.

_____ Date: _____

Jay Lee, AICP
Planning Director

ATTACHMENT A

MINOR SITE DEVELOPMENT PERMIT NO. P-SD25-0005
125 ALTON STREET (APN 022-23-008)

The City of Milpitas Zoning Administrator approves Minor Site Development Permit No. SD25-0005 0010 in accordance with Section D.4.020. of the Zoning Ordinance Update of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. This Minor Site Development Permit entitlement is to allow the issuance of building permits for the proposed development of a 2,370-square foot, single-story single-family residence, ("Project") on a 0.10-acre lot located within the Single-Family (R1) Residential Zoning District at 125 Alton Street (APN: 022-23-008), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

General Conditions of Approval:

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This Minor Site Development Permit No. SD25-0005 ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed. **(P)**

2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**

3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following: **(P)**

i. Acceptance of this Permit by Permittee; and
ii. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all the terms, obligations, and conditions of this Permit.

4. Permit Expiration. Pursuant to Section D.2.04-K.1 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section D.2.04-K.3 of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project: **(P)**

i. Completes a foundation associated with the project; or
ii. Dedicates any land or easement as required from the zoning action; or

iii. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

5. Time Extension. Pursuant to Section D.2.04-L of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**

6. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the approval of this Permit. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(CA)**

7. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Permit and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the approval of this Permit. **(P)**
8. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Permit. **(P)**
9. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
10. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(P)**
11. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses

incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(CA)**

12. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**
13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section D.2.040-J-3 of the Milpitas Zoning Code. **(P)**
14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(CA)**

15. Permittee shall develop the approved project in conformance with the approved plans (date stamped December 11, 2025), approved by the Zoning Administrator in accordance with these Conditions of Approval. **(P)**

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Zoning Administrator or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

16. Fire Department

The project/development shall comply with the requirements of the Fire Department and the California Fire Code. **(F)**

17. Building Department

The project/development shall comply with the requirements of the Building Department and the International Building Code. **(B)**

18. Engineering

The project/development shall comply with the requirements of the Engineering Division and as may be amended by the City of Milpitas. **(LD)**

a. Modifications: The Minor Site Development Plan dated November 6, 2025 is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.
b. Submittal Requirements: Permittee to ensure that all plan check submittals are in accordance with City's submittal check list for each permit type, including but not

limited to, payment of permit fees and/or fee deposit at the time of the submittal.

c. Public Improvement Design Standards: All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:

a. Milpitas Design Guidelines: (http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/design-guidelines/);
b. Standard details and specifications: (http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/standard-details-and-specifications/); and
c. Americans with Disabilities Act (ADA) requirements, where applicable.

PRIOR TO ENCROACHMENT PERMIT ISSUANCE

*The following conditions shall be met **prior to** encroachment permit issuance, unless otherwise approved by the Director of Engineering/City Engineer.* ***(E)***

a. Domestic Water and Fire Service Calculations: Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.
b. Specific Improvements: In addition to standard public improvements required under Milpitas Municipal Code (MMC) Title XI, Chapter 1, Section 7, Permittee shall install other specific improvements listed below including incidental improvements as required by the City as part of the encroachment permit.
c. Abandonment of the existing water service lateral at its tapping point at the City water main and installation of a new water service lateral and water meter if fire sprinkler flow calculations determine that the existing water service and meter size does not provide adequate flow capacity for the reconstructed residence's required fire sprinklers.
d. Abandonment of Existing City Utilities: Permittee shall cap, abandon or remove any unused existing public utilities based upon City's Abandonment Notes and to the City's satisfaction.
e. Water Service Agreement: Permittee shall complete a water service agreement to obtain water service.
f. Encroachment Permit: Prior to any work in the public right-of-way and/or public easement, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Engineering Department.

PRIOR TO BUILDING PERMIT ISSUANCE

*The following conditions shall be addressed during the building plan check process and shall be met **prior to** any building permit issuance (except demolition permit and rough grade permit), unless otherwise approved by the Director of Engineering/City Engineer.* ***(E)***

a. Easements on the Building Permit Plans: Permittee shall depict all existing easements to remain based upon current preliminary title report and depict new easements on applicable building permit plans.

DURING CONSTRUCTION

*The following conditions shall be complied with at all times **during** the construction phase of the project, unless otherwise approved by the Director of Engineering/City Engineer.* ***(E)***

b. Dewatering: If dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system.
c. Prohibition of Potable Water Usage: Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-6-5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council.

PRIOR TO FIRST OCCUPANCY

*The following conditions shall be met **prior to** first building occupancy on either lot, unless otherwise approved the Director of Engineering/City Engineer.*

a. Completion of Public Improvements: Permittee shall complete all public improvements, including but not limited to the replacement of the property's existing water service and meter if required per fire sprinkler flow calculations, as shown on City approved plans.
b. FEMA Substantial Improvement

The project/development is considered a "substantial improvement," as defined by the Federal Emergency Management Agency (FEMA). The project triggers FEMA Substantial Improvement requirements due to its scope. The project shall meet all FEMA Substantial Improvement Guidelines, as determined by the City of Milpitas Land Development Department, prior to Building Permit Issuance. **(LD)**

(P) = Planning
(F) = Fire Prevention
(B) = Building
(LD) = Land Development
(CA) = City Attorney

AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D MINIMUM) SHALL BE PROVIDED FOR THE HOME (LIVING SPACE, GARAGE, OUTDOOR SPACES ATTACHED TO THE HOME, ETC.). CALIFORNIA FIRE CODE SECTION 903.2, AMENDED BY MILPITAS MUNICIPAL CODE V-300-2.68

THE MILPITAS FIRE DEPARTMENT SHALL APPROVE NEW INSTALLATION AND/OR MODIFICATIONS TO EXISTING FIRE PROTECTION, ALARM OR MONITORING SYSTEM(S). A SEPARATE SUBMITTAL IS REQUIRED TO THE MILPITAS FIRE DEPARTMENT, FOR REVIEW AND APPROVAL, PRIOR TO THE COMMENCEMENT OF ANY WORK. CFC SECTION 901.2

NOTE:

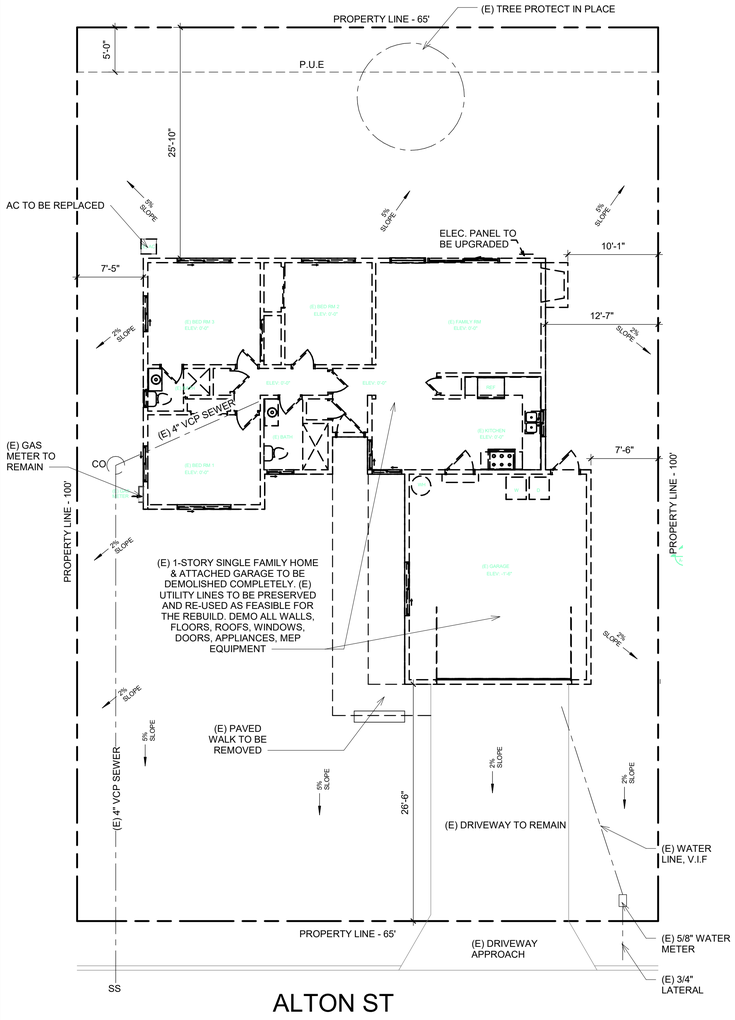
1. 811 Call Before You Dig.

2. "Prior to the construction of the new foundation, verification is required to show that the new foundation system matches the existing. Excavation at the corner of the existing building, other than the corner of garage, to expose the bottom of the footing for verification of the type of the existing foundation system by the field inspector is required at first inspection."

3. Any overhead power lines above the new addition shall be specified to meet the min. clearance requirements per CEC sec 230.24(A) and PG&E.

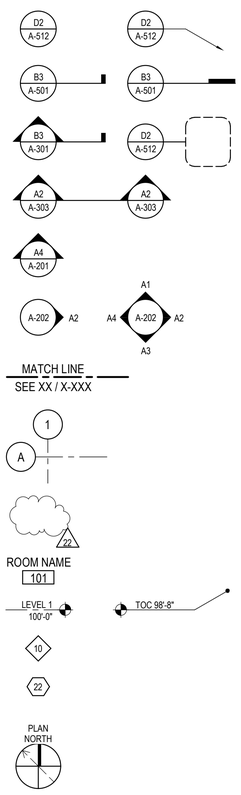
4. Per CRC R300.2, construction plan shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Water shall be sloped away from property line and away from building to a public way or approved facility. Per CBC 1804.3/CRC R401.3, slope of 5% min. away from the building (2% slope at impervious surfaces) for a minimum distance of 10 ft.

5. The project is located in a Special Flood Hazard Area (SFHA) AE (100%). Any development within the SFHA is subject to Federal and City's floodplain management requirements.

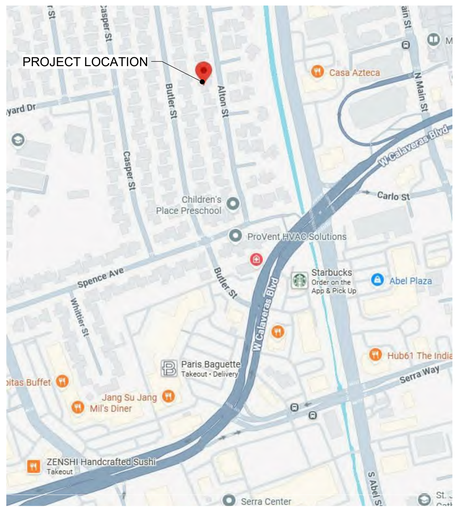


3 EXISTING/DEMO SITE PLAN
SCALE 1/8" = 1'-0"

ARCHITECTURAL SYMBOLS LEGEND



VICINITY MAP



SHEET INDEX

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SN STRUCTURAL NOTES & SPECIFICATIONS
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SD1 STRUCTURAL DETAILS
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NOTE:
HERS INSPECTION FEATURES:
- Qualityinsulation installation (QII)
- Indoorairqualityventilation
- Kitchenrangehood
- MinimumAirflow
- VerifiedSEER/SEER2
- VerifiedRefrigerant Charge
- FanEfficacyWatts/CFM
- VerifiedHSPF2
- Verifiedheatpumpratedheating capacity
- Ductleakagetesting

SPECIAL FEATURES REQUIRED:
- Insulation below roofdeck
- NorthwestEnergyEfficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

•One or more heat pump water heaters have been modeled as demand response compatible

CODES & REGULATIONS

TITLE 24: (PART 2) 2022 CALIFORNIA BUILDING CODE
TITLE 24: (PART 2.5) 2022 CALIFORNIA RESIDENTIAL CODE
TITLE 24: (PART 3) 2022 CALIFORNIA ELECTRICAL CODE
TITLE 24: (PART 4) 2022 CALIFORNIA MECHANICAL CODE
TITLE 24: (PART 5) 2022 CALIFORNIA PLUMBING CODE
TITLE 24: (PART 6) 2022 CALIFORNIA ENERGY CODE
TITLE 24: (PART 9) 2022 CALIFORNIA FIRE CODE
TITLE 24: (PART 11) 2022 CALIFORNIA GREEN BUILDING STANDARDS
CITY OF MILPITAS 2023 MUNICIPAL CODE

SCOPE OF PROJECT

PROPOSED IS THE DEMO AND COMPLETE REBUILD OF AN EXISTING SINGLE FAMILY HOME THAT HAS BEEN DEMOLISHED PER APPROVED PERMIT B-BP25-0172. THE NEW SINGLE FAMILY HOME WILL BE 1,870 SQFT OF LIVING SPACE ALONG WITH AN ATTACHED 500 SQFT GARAGE ULTIZING THE EXISTING DRIVEWAY, WATER/SEWER MAINS

PROJECT DATA

ADDRESS:
125 ALTON ST
MILPITAS, CA 95035
LEGAL DESCRIPTION:
APN # 022-23-008
LOT AREA - 6,500 SF
CONSTRUCTION TYPE - V-B
ZONE - R1.6 (RESIDENTIAL)
OCCUPANCY R-3 (RESIDENTIAL) / U (GARAGE)
FIRE SPRINKLER - YES (REQUIRED)
STORIES: 1
FLOOD ZONE: SFHA AE 100 - NAVD 1988 - 18.44 FT BASE FLOOD ELEVATION
FINISH FLOOR ELEVATION: 19.44'

EXISTING 1-STORY SINGLE FAMILY HOME FLOOR AREA (TO BE COMPLETELY DEMOLISHED):
(E) BEDROOMS: 3
(E) BATHROOMS: 2
(E) FRONT YARD SETBACK: (26'-6") / REQD: 20'
(E) FRONT YARD PAVING COVERAGE: 23.7% / 50% MAX
(E) SIDE YARD SETBACK: (7'-5") AND (7'-6") / REQD: ADJ. TO GARAGE - 6' , TOTAL 13'
(E) REAR YARD SETBACK: (25'-10") / REQD: 25'
(E) REAR YARD PAVING COVERAGE: 0% / 30% MAX
(E) TOTAL LIVING AREA: 1,110 SF
(E) GARAGE AREA: 500 SF
(E) TOTAL BUILDING AREA: 1,610 SF
(E) LOT COVERAGE: 1,610 /6500 = 24.7%
(E) FLOOR AREA RATIO (F.A.R): 1,110 / 6500 = 17.1%
(E) BUILDING HEIGHT - 14'-0" / MAX: 30'
(E) OFFSTREET PARKING - 2 COVERED, 1 UNCOVERED / REQ'D:2

NEW 1-STORY SINGLE FAMILY HOME FLOOR AREA:
(N) BEDROOMS: 4
(N) BATHROOMS: 2
(N) FRONT YARD SETBACK: (26'-6") / REQD: 20'
(N) FRONT YARD PAVING COVERAGE: 23.7% / 50% MAX
(N) SIDE YARD SETBACK: (7'-5") AND (7'-6") / REQD: ADJ. TO GARAGE - 6' , TOTAL 13'
(N) REAR YARD SETBACK: (25'-10") / REQD: 25'
(N) REAR YARD PAVING COVERAGE: 2% / 30% MAX
(N) TOTAL LIVING AREA: 1,870 SF
(N) GARAGE AREA: 500 SF
(N) TOTAL BUILDING AREA: 2,370 SF
(N) LOT COVERAGE: 2,370/6500 = 36.5%
(N) FLOOR AREA RATIO (F.A.R): 1870 / 6500 = 28.8%
(N) BUILDING HEIGHT - 19'-4" / MAX: 30'
(N) OFFSTREET PARKING - 2 COVERED, 1 UNCOVERED / REQ'D:3

PROJECT DIRECTORY

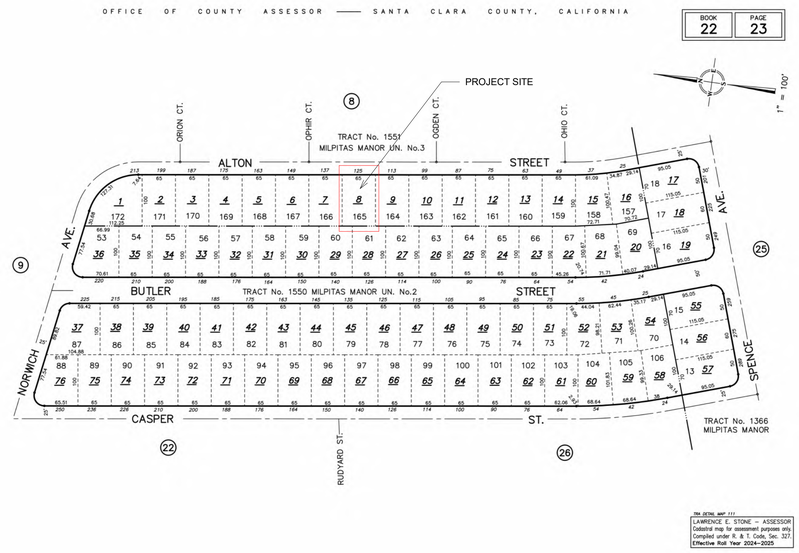
ARCHITECT/STRUCTURAL

ALI JABER ARCHITECT
949-264--3320
ali@alijaberarch.com

DEFERRED SUBMITTALS

"DEFERRED SUBMITTAL SHALL BE APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION OF ANY WORK IN THE DEFERRED SUBMITTAL ITEMS."

1- AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D)
2- SOLAR PANEL , (THE PHOTOVOLTAIC PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO THE ROUGH ELECTRICAL INSPECTION. A MINIMUM 2.59 KWDC PV SYSTEM (AS PER T-24 ENERGY COMPLIANCE FORM) WILL BE SUBMITTED UNDER SEPARATE PERMIT. THIS PERMIT WILL NOT BE FINALED UNTIL THE PHOTOVOLTAIC PERMIT IS FINALED.)



ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-27 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION
1	08/13/2025	1

TITLE
COVER SHEET

SHEET
A-001

GENERAL INFORMATION

01	**Project Name**	125 Alton St			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	125 Alton St			
04	**City**	Milpitas	05	**Standards Version**	2022
06	**Zip code**	95035	07	**Software Version**	EnergyPro 9.4
08	**Climate Zone**	4	09	**Front Orientation (deg/ Cardinal)**	90
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	4
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor**	0.32
18	**Total Cond. Floor Area (ft²)**	1870	19	**Glazing Percentage (%)**	10.39%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	All electric	23	**No Dwelling Unit:**	No

COMPLIANCE RESULTS

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

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	35.5	45.3	35.4			
Proposed Design	30.3	44.8	35.1	5.2	0.5	0.3
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 2.59 kWdc
- PV System resized to 2.59 kWdc (a factor of 2.594) to achieve 'Standard Design PV' PV scaling

Registration Number: 425-P010214126A-000-000-0000000-0000 Registration Date/Time: 07/11/2025 13:12 HERS Provider: CHEERS
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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	2.73	12.11	1.95	15.25	0.78	-3.14
Space Cooling	0.51	19.66	0.47	22.19	0.04	-2.53
IAQ Ventilation	0.35	3.74	0.35	3.74	0	0
Water Heating	1.52	16.06	0.9	9.82	0.62	6.24
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	**5.11**	**51.57**	**3.67**	**51**	**1.44**	**0.57**
Photovoltaics	-1.22	-41.83	-1.22	-41.76		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.71	7.01	0.71	7.01		
Appl. & Cooking	2.12	26.76	2.12	26.69		
Plug Loads	2.91	30.31	2.91	30.31		
Outdoor Lighting	0.19	1.7	0.19	1.7		
TOTAL COMPLIANCE	**9.82**	**75.52**	**8.38**	**74.95**		

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	14.44	12.33	2.11	14.61
Net EUI[2]	6.94	4.83	2.11	30.4

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	**Exception**	**Module Type**	**Array Type**	**Power Electronics**	**CFI**	**Azimuth (deg)**	**Tilt Input**	**Array Angle (deg)**	**Tilt: (x in 12)**	**Inverter Eff. (%)**	**Annual Solar Access (%)**
2.59	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

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

- Insulation below roof deck
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

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HERS FEATURE SUMMARY

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

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
125 Alton St	1870	1	3	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft²)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Status**
1st Floor Zone	Conditioned	New HVAC1	1870	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**
North Wall (New)	1st Floor Zone	R-15 Wall	0	Right	468	30	90
East Wall (New)	1st Floor Zone	R-15 Wall	90	Front	450	60.2	90
South Wall (New)	1st Floor Zone	R-15 Wall	180	Left	468	60.7	90
West Wall (New)	1st Floor Zone	R-15 Wall	270	Back	450	48	90

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OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**
Roof 2	1st Floor Zone	R-30 Ceiling + R-15 Roof	n/a	n/a	1838	n/a	n/a
Raised Floor	1st Floor Zone	R-19 Floor Crawlspace	n/a	n/a	1870	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Area (ft²)**	**Skylight Area (ft²)**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Cool Roof**
Roof	1st Floor Zone	R-30 Ceiling + R-15 Roof1	0	Right	32.1	32	4	0.1	0.85	No

ATTIC

01	02	03	04	05	06	07	08
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**
Attic 1st Floor Zone	Attic Roof1st Floor Zone	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft²)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
North Window (New)	Window	North Wall (New)	Right	0			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
North Window (New) 2	Window	North Wall (New)	Right	0			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
East Window (New)	Window	East Wall (New)	Front	90			1	15	0.3	NFRC	0.23	NFRC	Bug Screen

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft²)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
East Window (New) 2	Window	East Wall (New)	Front	90			1	15	0.3	NFRC	0.23	NFRC	Bug Screen
East Window (New) 3	Window	East Wall (New)	Front	90			1	10.2	0.3	NFRC	0.23	NFRC	Bug Screen
South Window (New)	Window	South Wall (New)	Left	180			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
South Window (New) 2	Window	South Wall (New)	Left	180			1	10	0.3	NFRC	0.23	NFRC	Bug Screen
South Window (New) 3	Window	South Wall (New)	Left	180			1	10	0.3	NFRC	0.23	NFRC	Bug Screen
West Window (New)	Window	West Wall (New)	Back	270			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
West Window (New) 2	Window	West Wall (New)	Back	270			1	24	0.3	NFRC	0.23	NFRC	Bug Screen
Skylight (New)	Skylight	Roof	Right	0			1	6	0.45	NFRC	0.25	NFRC	
Skylight (New) 2	Skylight	Roof	Right	0			1	6	0.45	NFRC	0.25	NFRC	
Skylight (New) 3	Skylight	Roof	Right	0			1	6	0.45	NFRC	0.25	NFRC	
Skylight (New) 4	Skylight	Roof	Right	0			1	6	0.45	NFRC	0.25	NFRC	
Skylight (New) 5	Skylight	Roof	Right	0			1	4	0.45	NFRC	0.25	NFRC	

Registration Number: 425-P010214126A-000-000-0000000-0000 Registration Date/Time: 07/11/2025 13:12 HERS Provider: CHEERS
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Schema Version: rev 20220901

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-25 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE
TITLE 24

SHEET
A-002A

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Skylight (New) 6	Skylight	Roof	Right	0			1	4	0.45	NFRC	0.25	NFRC	

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Solid Core Door	East Wall (New)	20	0.2
Solid Core Door 2	South Wall (New)	16.7	0.2

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-30 Ceiling + R-15 Roof1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	15 / None	0.023	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x4 Sheathing / Insulation: R-15 Sheathing Inside Finish: Gypsum Board
Attic Roof1st Floor Zone	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-15	None / 0	0.07	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-2.0 insul.

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.05	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6
R-30 Ceiling + R-15 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	50	Rheem	PROPH50 T2 RH37515 (50 gal, JA13)	TankZone	1st Floor Zone	1st Floor Zone

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
New HVAC1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER 2/CEER			
Heat Pump System 1	Central split HP	1	HSPF2	8.8	36000	24000	EER2SEER2	16	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Not Required	Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

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

HVAC DISTRIBUTION - HERS VERIFICATION

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

HVAC - FAN SYSTEMS

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

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	85	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Raffi Dar	Documentation Author Signature: Raffi Dar
Company: Precise Consultants Inc	Signature Date: 07/11/2025
Address: 140 Smith Dr	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Claremont, CA 91711	Phone: 818-446-6563

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: Ali Jaber	Responsible Designer Signature: Ali Jaber
Company: Ali Jaber Architect	Date Signed: 07/11/2025
Address: 4212 W Burbank Blvd	License:
City/State/Zip: Burbank, CA 91505	Phone: 9492643320

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

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 DEN 01-31-25 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE
TITLE 24

SHEET
A-002B

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
125 Alton St	☒ Single Family ☐ Multi Family	7/11/2025
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
125 Alton St Milpitas	CA Climate Zone 04	1,870	n/a	1

☐ Addition Alone ☐ Existing+ Addition/Alteration

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 15	1,637		New
Door	Opaque Door	R-5	37		New
Floor	Wood Framed w/Crawl Space	R 19	1,870		New
Roof	Wood Framed Attic	R 30	1,838	Add=R-15.0	New

FENESTRATION

Total Area: 194 | Glazing Percentage: 10.4% | New/Altered Average U-Factor: 0.32

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Right (N)	30.0	0.300	0.23	none	none	N/A	New
Front (E)	40.2	0.300	0.23	none	none	N/A	New
Left (S)	44.0	0.300	0.23	none	none	N/A	New
Rear (W)	48.0	0.300	0.23	none	none	N/A	New
Skylight	32.0	0.450	0.25	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Electric Heat Pump	8.80 HSPF2	Split Heat Pump	16.0 SEER2	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
New HVAC	Ducted	Ducted	Attic	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	50	3.50	Standard	New

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage**. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. 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 roof or ceiling which is sealed to limit infiltration and exfiltration, * as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet §150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, of no more than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch, be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(g):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper**. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts**. Insulation installed on an existing space-conditioning ducut must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 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 R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. 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 UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier 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 Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.(0)o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the in-duct space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses**., Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.(0)1CI-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.(o)1GiiLenclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.(o)oiGii-iv. Airflow must be measured by the installer per §150.(o)1Gv, and rated for sound per §150.(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems**. The airflow required per § 150.(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminalsrigities per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 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). *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(q)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(q)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(q)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(X)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(q)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(q)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 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 have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 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.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° 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 horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
125 Alton St	7/11/2025
System Name	Floor Area
New HVAC	1,870

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	36,000
Total Output (Btuh)	36,000
Total Output (Btuh/sqft)	19.3
Cooling System	
Output per System	36,000
Total Output (Btuh)	36,000
Total Output (Tons)	3.0
Total Output (Btuh/sqft)	19.3
Total Output (sqft/Ton)	623.3
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00
Note: values above given at ARI conditions	

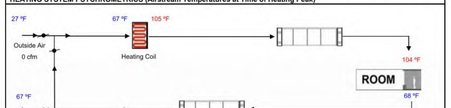
SYSTEM LOAD

	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL HTG. PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Total Room Loads	689	14,394	640	507	19,672
Return Vented Lighting		0			
Return Air Ducts		653			1,093
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		653			1,093
TOTAL SYSTEM LOAD		15,699	640		21,857

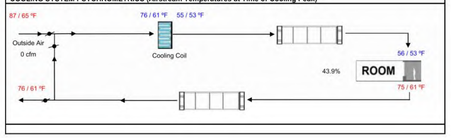
HVAC EQUIPMENT SELECTION

Heat Pump HVAC	31,403	2,585	23,102
Total Adjusted System Output (Adjusted for Peak Design conditions)	31,403	2,585	23,102
TIME OF SYSTEM PEAK	Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



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



ALI JABER ARCHITECT
LICENSED ARCHITECT ALI JABER C38901 DEN 01-31-25 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE
TITLE 24

SHEET
A-002C

CITY OF MILPITAS
Building Safety Department
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
www.milpitas.gov

2022 CALGREEN MANDATORY MEASURES CHECKLIST (RESIDENTIAL)

This checklist applies to newly constructed buildings, and additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. (301.1.1)

Parenthetical references are to the noted section of the *2022 California Green Building Code*, unless stated otherwise.

Feature or Measure	Required
RESIDENTIAL MANDATORY MEASURES	
Site Development (4.106)	
Projects less than one acre: Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. **Projects one acre or more:** Newly constructed projects or additions shall comply with Milpitas Municipal Code Title 3 Chapter 15 for erosion and sediment controls, the City of Milpitas Enforcement Response Plan for Construction Site Control, and the California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES Permit requirements.	VD
Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.	
Electric vehicle (EV) charging for new construction. New construction shall comply with sec. 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with *California Electrical Code* (CEC), Article 625.	VD
New one- and two-family dwellings and Townhouses with private garages. Each dwelling unit shall be installed with listed raceways capable of supporting EVSE.	N/A
New multifamily dwellings, hotels, and motels. **EV Capable.** 10% of the total parking spaces on a building site shall be EV spaces capable of supporting future Level II EVSE.	N/A
EV Ready. 25% of the total parking spaces shall be equipped with low power Level 2 EV charging receptacles.	N/A
20 or more units. 5% of the total parking spaces shall be equipped with Level 2 EVSE.	N/A
ENERGY EFFICIENCY (4.201)	
For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.	VD
WATER EFFICIENCY AND CONSERVATION	
Indoor Water Use (4.303)	
All noncompliant plumbing fixtures in any single-family and multi-family residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to final inspection. (See also California Civil Code sec. 1101.4 and 1101.5)	VD
Water closets. The effective flush volume of all water closets shall not exceed 1.28 gpf. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. **Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.	VD
Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gpf, and other urinals shall not exceed 0.5 gpf.	N/A

Single showerheads. Showerheads shall have a max. flow rate of not more than 1.8 gpm at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.	VD
Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gpm at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.	N/A
Residential lavatory faucets. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gpm at 20 psi.	VD
Lavatory faucets in common and public use areas. The max. flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi.	N/A
Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.	N/A
Kitchen faucets. The max. flow rate of kitchen faucets shall not exceed 1.8 gpm at 60 psi.	VD
Outdoor Water Use (4.304)	
Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.	N/A
Water Reuse Systems (4.305)	
(RESERVED)	
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	
Enhanced Durability and reduced Maintenance (4.406)	
Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency.	VD
Construction Waste Reduction, Disposal and Recycling (4.408)	
Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either sec. 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.	VD
Documentation. Documentation shall be provided to the City of Milpitas Solid Waste Division which demonstrates compliance prior to final inspection.	VD
Building Maintenance and Operation (4.410)	
O&M Manual. An operation and maintenance manual shall be available in the building at the time of final inspection.	VD
Recycling by Occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.	N/A
ENVIRONMENTAL QUALITY	
Fireplaces (4.503)	
Bay Area Air Quality Management District. Only gas fireplaces, pellet-fueled devices, or E.P.A certified wood-burning devices may be installed in new buildings, added to or replace wood-burning devices in existing buildings, or be used when reconstructing or repairing a wood-burning device [Milpitas Municipal Code II-15].	N/A
Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits.	N/A

Pollutant Control (4.504)	
Cover vent openings. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered.	VD
Finish material pollutant control. Adhesives, sealants, and caulks shall be compliant with VOC limits as shown in Table 4.504.1 or 4.504.2, as applicable.	VD
Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds (no more than 1 pound in weight no more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements.	VD
Paints and coatings. Paints, stains, and other coatings shall be compliant with VOC limits as shown in Table 4.504.3.	VD
Aerosol Paints and Coatings. Shall meet the Product-Weighted MIR limits for ROC and comply with the BAAQMD percent VOC by weight of product limits of Regulation 8, Rule 49.	VD
Carpet. All carpet and carpet cushion shall meet the requirements of the CDPH "Standard Method for the Testing of Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers".	VD
Carpet adhesive. Shall meet the requirements of Table 4.504.1.	
Resilient flooring systems. At least 80% of floor area receiving resilient flooring shall meet the requirements of CDPH "Standard Method for the Testing of Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers".	N/A
Composite wood products. Hardwood plywood, particleboard, and medium density fiberboard (MDF) used on interior or exterior of the building shall comply with formaldehyde emission limits per Table 4.504.5.	VD
Documentation. Verification of compliance hall be provided to the City building inspector.	
Interior Moisture Control (4.505)	
Concrete Slab Foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code or the California Residential Code shall have a capillary break installed in compliance with section 4.505.2.1.	N/A
Moisture content of building materials. Building materials with visible signs of water damage shall not be installed.	VD
Wall and floor framing shall not to exceed 19% moisture content at time of enclosure. Moisture content shall be verified in compliance with section 4.505.3.	VD
Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure.	VD
Indoor Air Quality and Exhaust (4.506)	
Bathroom exhaust fans. Each bathroom shall be mechanically ventilated, and exhaust fans shall be ENERGY STAR rated and ducted to terminate outside.	VD
Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control adjustable between a relative humidity range of ≤50% to max. 80%.	
Environmental Comfort (4.507)	
Heating and air-conditioning systems. Shall be sized, designed, and have their equipment selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design methods. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems) or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or other equivalent design methods.	VD

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS	
Qualifications (702)	
Installer training. HVAC system installers are trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program.	VD
Special inspection. Special inspectors employed by the owner or owner's agent shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection to be performed and shall have a certification or qualifications acceptable to the enforcing agency. **Note:** Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with CALGreen.	VD
Verifications (703)	
Documentation. Documentation used to show compliance with CALGreen shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency, which demonstrate substantial conformance.	VD

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-25 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE
TITLE 24

SHEET
A-002D

PLAN NOTES

2. LIGHT, VENTILATION, ROOM DIMENSIONS
2.1 REQUIRED WINDOW AREA FOR LIGHT SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED; THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE GLAZED AREA NEED NOT BE OPENABLE FOR VENTILATION WHEN A WHOLE-HOUSE VENTILATION SYSTEM IS INSTALLED. (R303.1)
2.2 EVERY SLEEPING ROOM AND ANY BASEMENT MUST HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, EXCEPT THE WINDOWS AT THE GRADE FLOOR SHALL HAVE A MINIMUM NET AREA OF 5.0 SQUARE FEET. THE MINIMUM NET VERTICAL OPENING DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE BOTTOM OF THE CLEAR OPENING SHALL BE NO MORE THAN 44" FROM THE FLOOR. (R 310.1)
2.3 BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL HAVE WINDOW AT LEAST 3 SQ. FEET IN AREA, HALF OF WHICH MUST BE OPENABLE, OR MECHANICAL VENTILATION MUST BE PROVIDED. (R303.3)
2.4 EACH BATHROOM CONTAINING A BATHING FACILITY SHALL BE MECHANICALLY VENTILATED FOR THE PURPOSES OF HUMIDITY CONTROL. (R303.3.1)
2.5 PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR. (CMC 802.0)
2.6 ATTIC VENTILATION: 1/150 OF ATTIC AREA. IF 40% – 50% OF THE VENTS ARE NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE ROOF AREA; THEN THE RATIO MAY BE REDUCED TO 1/300. (R806.2) UNVENTED ATTICS MAY BE ALLOWED IF MEETING THE REQUIREMENTS OF R806.5.
2.7 ENCLOSED RAFTER SPACES SHALL HAVE A MINIMUM 1" SPACE BETWEEN THE INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF ALL EAVE AND CORNICE VENTS. (R806.3)
2.8 UNDERFLOOR SPACE SHALL HAVE A VENTILATION OPENING AREA OF 1/150 SQUARE FEET OF UNDERFLOOR AREA. IF A CLASS I VAPOR RETARDER IS USED THE RATIO MAY BE REDUCED TO 1/1500. ONE OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH BUILDING CORNER. OPENINGS SHALL BE COVERED WITH A COVERING HAVING OPENINGS NO GREATER THAN 1/4". (R408.2)
2.9 HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FEET ABOVE FLOOR LEVEL AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOM. (R303.9)
2.10 AIR INFILTRATION, INSULATION, SPACE HEATING, SPACE COOLING, WATER HEATING, ETC SHALL MEET CA ENERGY COMMISSION STANDARDS.
2.11 ALL HABITABLE ROOMS EXCEPT KITCHENS SHALL BE AT LEAST 70 SQUARE FEET IN AREA AND SHALL HAVE A WIDTH OF AT LEAST 7 FEET. IN ADDITION THERE SHALL BE AT LEAST ONE ROOM WITH A MINIMUM OF 120 SQUARE FEET IN EACH DWELLING. MINIMUM CEILING HEIGHT SHALL BE 7 FEET. SEE CRC FOR EXCEPTIONS. (R304/R305)

3. DOORS, STAIRWAYS AND LANDINGS (INCLUDING DECKS)
3.1. REQUIRED EGRESS DOOR SHALL BE SIDE HINGED AND HAVE A MINIMUM NET CLEAR WIDTH OF 32" AND A MINIMUM HEIGHT OF 78". (R311.2)
3.2. THERE SHALL BE A LANDING AT EACH SIDE OF ALL DOORS NOT MORE THAN 1 1/2" LOWER THAN THE THRESHOLD AT THE REQUIRED EGRESS DOOR, AND NOT MORE THAN 7 3/4" FOR OTHER EXTERIOR DOORS. THE LANDING SHALL BE AT LEAST AS WIDE AS THE DOOR SERVED AND 36" MINIMUM LENGTH MEASURED IN THE DIRECTION OF TRAVEL. A LANDING IS NOT REQUIRED AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR OF THE DOOR, AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. (R311.3)
3.3. STAIRWAY RISE SHALL BE 4" MIN AND 7.75" MAX. RUN SHALL BE 10" MIN. HEADROOM SHALL BE 80" MINIMUM. WIDTH SHALL BE 36" MINIMUM. HANDRAILS SHALL PROVIDE GRASPABILITY AND BE 34"–38" ABOVE TREAD NOSING WITH OPENINGS LESS THAN 4 3/8" CLEAR, EXCEPT OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF THE GUARD MAY BE 6" MAXIMUM DIAMETER. (R 311.7 & R312.1.3 EX. 1 & 2)
3.4. ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS SHALL BE FINISHED WITH 1/2" MIN. TYPE X GYPSUM BOARD (R302.7)
3.5. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. (R302.11)
3.6. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. WIDTH AND LENGTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY SERVED. A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS. (R311.7.6)
3.7. GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, LANDINGS, AND DECKS, THAT ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE, MEASURED AT ANY POINT WITHIN 36" HORIZONTALLY. REQUIRED GUARDS SHALL BE NOT LESS THAN 42" ABOVE THE ADJACENT WALKING SURFACE. EXCEPT THAT HANDRAILS MAY BE CONSIDERED AS GUARDS AT STAIRWAYS. OPENINGS IN GUARDS SHALL NOT EXCEED 4". (R312)
3.8. EXTERIOR DECK SUPPORT POSTS SHALL BE CROSS BRACED IN TWO DIRECTIONS FOR LATERAL STABILITY.
3.9. FOR POSTS OVER 30" IN HEIGHT PROVIDE MECHANICAL CONNECTION AT POST BASE.
3.10. PROVIDE DETAIL AT JUNCTION OF EXTERIOR DECKING, WALL AND INTERIOR FLOOR FRAMING. SHOW ELEVATIONS, FLASHING, AND ANCHORAGE. DECK FRAMING SHALL BE POSITIVELY ATTACHED TO BUILDING FRAMING AT A MINIMUM OF 2 LOCATIONS WITHIN 24" OF EACH END OF THE DECK WITH HOLD-DOWN TENSION DEVICES HAVING AN ALLOWABLE DESIGN CAPACITY OF NOT LESS THAN 1500 POUNDS EACH, OR AT A MINIMUM OF 4 LOCATIONS WITH HOLD-DOWN TENSION DEVICES OF NOT LESS THAN 750 POUNDS ALLOWABLE DESIGN CAPACITY. (R507.2.4)
3.11. DECK FRAMING AND SUPPORT POSTS TO BE OF PRESERVATIVE TREATED OR NATURALLY DURABLE LUMBER. (R317.1) HARDWARE AND FASTENERS SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (R317.3.1)

4. WEATHER AND CORROSION DAMAGE PREVENTION MEASURES
4.1. NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
A. WOOD JOISTS AND GIRDERS CLOSER THAN 18" OR 12", RESPECTIVELY, TO THE EXPOSED GROUND.
B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8" FROM THE EXPOSED GROUND.
C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.

5. GARAGE & CARPORT
5.1. COMMON WALL BETWEEN GARAGE AND DWELLING SHALL HAVE 1/2" GYPSUM BOARD APPLIED ON THE GARAGE SIDE. GARAGE CEILING WITH HABITABLE SPACE ABOVE SHALL HAVE 5/8" TYPE X GYP BOARD APPLIED TO THE CEILING. CARPORTS WITH NO ENCLOSED USES ABOVE DO NOT NEED PROTECTION. (R302.6)
5.2. NO OPENINGS MAY BE PROVIDED BETWEEN A GARAGE AND A SLEEPING ROOM. OTHER OPENINGS SHALL BE EQUIPPED WITH SOLID WOOD OR STEEL DOORS 1 3/8" IN THICKNESS AND SHALL BE SELFCLOSING AND SELF-LATCHING. (R302.5.1)
5.3. GARAGE AND CARPORT FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. ASPHALTIC SURFACES SHALL BE PERMITTED AT GROUND LEVEL IN CARPORT. (R309.1 & R309.2)
5.4. APPLIANCES AND RECEPTACLES INSTALLED IN GARAGES AND CARPORTS GENERATING A GLOW, SPARK, OR FLAME SHALL BE LOCATED 18" MIN. ABOVE THE FLOOR UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. PROVIDE PROTECTIVE BOLLARD OR OTHER IMPACT BARRIER OR LOCATED OUT OF THE NORMAL PATH FOR VEHICLES. (CMC 305.1)

6. ELECTRICAL
6.1. DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 16 SQUARE INCHES IN RATED FIRE WALLS. GARAGE TO DWELLING UNIT SEPARATION IS NOT A RATED FIRE WALL. (R302.4.2) NEVER INSTALL ELECTRICAL PANELS IN CLOSET. MAINTAIN A CLEARANCE OF 36" IN FRONT OF THE PANELS. (CEC 110.26)
6.2. PROVIDE A MINIMUM OF ONE 20 AMP RECEPTACLE IN AREAS DESIGNATED FOR LAUNDRY EQUIPMENT. (CEC 210.52F)
6.3. KITCHENS AND DINING AREAS MUST HAVE A MINIMUM OF TWO 20 AMP CIRCUITS. KITCHEN COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4' O.C. AND WITHIN 24" OF THE END OF ANY COUNTER SPACE. (CEC 210.52)
6.4. GFCI OUTLETS ARE REQUIRED FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, IN BATHROOMS, IN UNDERFLOOR SPACES AT OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, IN LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS NOT DEDICATED TO A SINGLE DEVICE OR APPLIANCE. (CEC 210.8) ALL DWELLINGS MUST HAVE AT LEAST ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52E)
6.5. RECEPTACLES MUST BE INSTALLED AT 12' O.C. MAXIMUM IN WALLS. WALLS LONGER THAN 2 FEET AND HALLS LONGER THAN 10' MUST HAVE A RECEPTACLE. A RECEPTACLE MUST BE PROVIDED WITHIN 3' OF BATHROOM SINKS. (CEC 210.52)
6.6. BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
6.7. FURNACES INSTALLED IN ATTICS AND CRAWL SPACES MUST HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT, LIGHT SWITCH, AND RECEPTACLE IN THE SPACE. (CMC 904.10)
6.8. NEW DWELLINGS MUST HAVE A 120V POWERED SMOKE ALARM IN EVERY SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM, ON EVERY STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS. (R314.3)
6.9. WHEN MORE THAN ONE SMOKE ALARM OR CARBON MONOXIDE ALARM IS REQUIRED THE ALARM DEVICES SHALL BE INTERCONNECTED. IF THE PROPOSED SCOPE OF WORK DOES NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES EXPOSING AREAS REQUIRING INSTALLATION, IN BUILDINGS BUILT PRIOR TO JANUARY 1, 2011, DEVICES MAY BE BATTERY OPERATED. (R314.4 & R315.7)
6.10. WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRE A PERMIT OR SLEEPING ROOMS ARE ADDED OR CREATED, SMOKE ALARMS SHALL BE INSTALLED WHERE REQUIRED IN NEW DWELLINGS. (R314.2.2)
6.11. FOR NEW CONSTRUCTION AND WORK IN AN EXISTING DWELLING, WHERE AN ADDITION IS MADE TO AN EXISTING DWELLING OR A FUEL-BURNING APPLIANCE IS ADDED, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN SLEEPING ROOMS WITHIN WHICH FUEL- BURNING APPLIANCES ARE INSTALLED, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH OCCUPIABLE LEVEL. CARBON MONOXIDE ALARMS ARE NOT REQUIRED IN DWELLINGS WHERE THERE IS NO FUEL-FIRED APPLIANCE OR ATTACHED GARAGE. (R315.1; R315.2)
6.12. ALL 120-VOLT 15 AND 20 AMP BRANCH CIRCUITS IN DWELLING UNITS EXCEPT THOSE IN BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS SHALL HAVE AFCI PROTECTION. (CEC 210.12)
8.5. THICKNESS OF FOOTING 6" 6" DEPTH BELOW UNDISTURBED GROUND SURFACE 12" 12"
8.6. CONCRETE SLABS SHALL BE 3.5" THICK MINIMUM. (R506.1) 8.7. PROVIDE ADEQUATE SETBACKS FROM SLOPES GREATER THAN 33% GRADIENT EQUAL TO HALF THE HEIGHT OF THE SLOPE (NEED NOT EXCEED 15 FEET) FOR AN ADJACENT ASCENDING SLOPE SURFACE, AND ONE THIRD THE HEIGHT OF THE SLOPE (NEED NOT EXCEED 40 FEET) FOR AN ADJACENT DESCENDING SLOPE SURFACE. IF THESE SETBACKS CANNOT BE MET A GEOTECHNICAL REPORT JUSTIFYING SOIL CHARACTERISTICS AND SUITABILITY OF THE PROPOSED BUILDING SITE SHALL BE PROVIDED. (R403.1.7) THICKNESS OF FOOTING 6" 6" DEPTH BELOW UNDISTURBED GROUND SURFACE 12" 12"
8.8. ANCHOR BOLTS SHALL BE MINIMUM 1/2" X 10" PLACED AT 6' O.C. MAXIMUM. EMBED BOLTS 7" MIN. LOCATE END BOLTS NEITHER LESS THAN 3.5" NOR MORE THAN 12" FROM ENDS OF SILL MEMBERS. (R 403.1.6) PROVIDE 3" X 3" X 0.229" PLATE WASHERS ON EACH BOLT. (R602.11.1)

9. FLOORS
9.1. FLOOR JOIST SIZE, SPACING AND GRADE SHALL CONFORM TO TABLE R502.3.1; OR SHALL BE DESIGNED BY A LICENSED PROFESSIONAL. REV DATE REMARKS NOTES AND SPECIFICATIONS
D. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" FROM A HORIZONTAL CONCRETE SURFACE.
E. ALL WOOD IN CONTACT WITH THE GROUND.
F. ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
4.2. EXPOSED GLU-LAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
4.3. WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
4.4. CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6-MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6". THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
4.5. A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (CALGREEN 4.505.2.1)
4.6. THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. IMPERVIOUS SURFACES MAY BE SLOPED AT 2% MINIMUM. (R401.3)
4.7. ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION-RESISTANT. (R703.3.2) 4.8. CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.4) 4.9. ALL ROOF AREAS OF BUILDINGS SHALL BE PROVIDED WITH GUTTERS OR ROOF DRAINS. PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4" PER FOOT, MIN.) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS. PRIMARY ROOF DRAINS SHALL BE DESIGNED BASED ON A 60 MINUTE STORM WITH A 100 YEAR RETURN PERIOD, PER TABLE D OF THE CPC. SECONDARY ROOF DRAINS SHALL BE PROVIDED NOT LESS THAN 2" ABOVE THE ROOF SURFACE. (CPC 1101.12) 6.13. RECEPTACLES ON 120-VOLT 15 AND 20 AMP CIRCUITS SHALL BE TAMPER RESISTANT. EXCEPT WHEN LOCATED MORE THAN 5.5' ABOVE THE FLOOR OR WHEN PART OF A LUMINAIRE OR APPLIANCE. (CEC 406.12)

7. MISCELLANEOUS LIFE-SAFETY
7.1. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 608.3) PROVIDE SEISMIC STRAPPING OR ANCHORAGE RESISTING OVERTURNING OF WATER HEATER. (CPC 507.2, CRC R301.2.2.3.7)
7.2. LIQUEFIED PETROLEUM GAS (LPG) APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION. LPG APPLIANCES SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDERFLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDE WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS (CMC 303.7.1)
7.3. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES. (CMC CHAPTER 7)
7.4. FUEL BURNING WATER HEATER IS NOT ALLOWED IN BEDROOM OR BATHROOM UNLESS DIRECT VENT TYPE OR COMPLYING WITH CPC 504.1.
7.5. VENT CLOTHES DRYER TO OUTSIDE OF BUILDING (NOT TO UNDERFLOOR AREA). VENT LENGTH SHALL BE 14' MAXIMUM AND THE VENT DIAMETER SHALL NOT BE LESS THAN 4". (CMC 504.4.2)
7.6. WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH WITH 24" MINIMUM CLEARANCE IN FRONT. (CPC 402.5)
7.7. SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 72" ABOVE THE FLOOR. (R307.2). PROVIDE CURTAIN ROD OR APPROVED ENCLOSURE MATERIAL.
7.8. PROVIDE BACKFLOW PREVENTERS ON ALL HOSE BIBS. (CPC 603.5.7)
7.9. SAFETY GLAZING SHALL BE REQUIRED WITHIN 24" OF A DOOR EDGE OR WITHIN 36" OF A STAIRWAY, LANDING OR RAMP WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM THE FLOOR OR WALKING SURFACE. (R308.4.2 & R308.4.3)
7.10. SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS. (R308.4.1)
7.11. SAFETY GLAZING IS REQUIRED IN ENCLOSURES AND WALLS FACING HOT TUBS, SAUNAS, STEAM ROOMS, SHOWERS AND TUBS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM ANY STANDING OR WALKING SURFACE. (R308.4.5)
7.12. WOOD BURNING APPLIANCES SHALL BE EPA PHASE II CERTIFIED IN THE NORTHERN SONOMA COUNTY AIR POLLUTION CONTROL DISTRICT. IN THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT WOOD BURNING APPLIANCES ARE NOT ALLOWED. (SONOMA COUNTY ORDINANCE)
7.13. PROVIDE 18" X 24" FOUNDATION ACCESS WITHIN 5' OF ALL PLUMBING CLEANOUTS. (R408.4; CPC 707.9)
7.14. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; VERTICALLY AT FLOOR AND CEILING LEVELS, HORIZONTALLY AT INTERVALS NOT TO EXCEED 10'. (R302.11)
7.15. SHOW MINIMUM 22" X 30" ACCESS OPENING TO ATTIC. (CMC 304.4; R807.1) IN ATTICS IN WHICH AN APPLIANCE IS INSTALLED, AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE SHALL BE REQUIRED. (CMC 903.2.3)
7.16. ROOF CONSTRUCTION AND COVERING SHALL COMPLY WITH R905 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE OF CLASS A FIRE RESISTIVE MATERIAL, SUPPORTED BY SOLID SHEATHING (CHAPTER 7 SONOMA COUNTY CODE).
7.17. STORAGE USE OR PLACEMENT OF A FUEL BURNING APPLIANCE IN AN UNDERFLOOR AREA MAY TRIGGER THE REQUIREMENT FOR A 1/2 INCH GYPSUM WALLBOARD OR 5/8 INCH WOOD PANEL MEMBRANE ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. SEE SECTION R302.13 OF THE CRC FOR EXCEPTIONS.

8. FOUNDATIONS AND CONCRETE
8.1. CONCRETE SHALL BE 2500 PSI MINIMUM FOR FOUNDATION AND RETAINING WALLS (INCLUDING STEM WALLS), GARAGE FLOOR SLABS, AND PORCHES OR STEPS EXPOSED TO WEATHER AND 2500 PSI MINIMUM FOR ALL OTHER CONCRETE. (R402.2; TABLE R402.2; R608.5.1.5) UNLESS OTHERWISE NOTE ON STRUCTURAL DRAWINGS AND CALCULATIONS.
8.3. HORIZONTAL REINFORCING AT FOOTING AND STEM WALL: ONE NUMBER 4 REBAR WITHIN TOP 12" OF STEM WALL AND ONE NUMBER 4 REBAR 3–4 INCHES FROM BOTTOM OF FOOTING (R403.1.3.1)
8.4. WHEN THE STEM WALL AND FOOTING ARE NOT POURED MONOLITHICALLY A NUMBER 4 REBAR SHALL BE INSTALLED VERTICALLY AT NOT MORE THAN 4' O.C. THE VERTICAL BAR SHALL EXTEND TO 3" CLEAR FROM THE BOTTOM OF THE FOOTING, HAVE A STANDARD HOOK, AND EXTEND A MINIMUM OF 14 INCHES INTO THE STEM WALL. (R403.1.3.1) STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 10:1 (H:V). STEP FOOTING DETAIL SHALL BE SHOWN ON BUILDING ELEVATIONS AND FOUNDATION PLAN. (R403.1.5)
9.2. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED. (R502.4)
9.3. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH. (R502.4)
9.4. GIRDERS FOR SINGLE-STORY CONSTRUCTION OR SUPPORTING ONE FLOOR SHALL BE 4" X 6" FOR SPANS 6' OR LESS, WITH GIRDERS SPACED AT 8' O.C. FOR OTHER SIZES AND SPANS SEE TABLE R602.7 (1, 2, & 3).
9.5. NAIL SPACING FOR FLOOR PLYWOOD SHEATHING: 6" O.C. AT EDGES, 12" O.C. IN FIELD (UNLESS CLOSER NAILING IS SPECIFIED). TABLE R602.3(1)
9.6. PROVIDE DETAIL OF CONNECTION OF FLOOR GIRDER AT FOUNDATION WALL.
9.7. SOLID BLOCK ALL JOISTS AT ENDS AND INTERMEDIATE SUPPORTS WITH FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS. (R502.7)
9.8. AT FLOOR OPENINGS WHERE HEADER JOIST SPAN EXCEEDS 4' SHOW DOUBLE TRIMMER JOISTS AND HEADERS. APPROVED HANGERS SHALL BE USED FOR THE HEADER JOIST TO TRIMMER JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 6'. (R502.10)

10. WALLS
10.1. SHOW STUD SIZE, HEIGHT, GRADE AND SPACING. (TABLE R602.3(5)) EXTERIOR AND INTERIOR STUDS SHALL BE CONTINUOUS FLOOR TO ROOF UNLESS BRACED AT CEILING.
10.2. BALLOON FRAME GABLE END WALLS OR PROVIDE SOFTWALL BRACING DETAIL.
10.3. MINIMUM HEADER SIZES SHALL BE ACCORDING TO TABLE R602.7(1,2,&3).
10.4. DOUBLE TOP PLATES SHALL HAVE A MINIMUM LAP OF 24". NAIL WITH EIGHT 16D COMMON NAILS ON EACH SIDE OF THE JOINT, UNLESS ADDITIONAL NAILING IS SPECIFIED. PLATES AT INTERSECTIONS WITH BEARING WALLS AND CORNERS SHALL ALSO BE OVERLAPPED. (TABLE R602.3)
10.5. SOLE PLATE TO JOIST OR BLOCKING SHALL BE 16D COMMON NAILS AT 16" O.C. AND 2-16D COMMON NAILS AT 16" AT BRACED WALL PANELS. (TABLE R602.3 ITEM 14) 10.6. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDS OF THE WALL ABOVE. CRIPPLE WALLS EXCEEDING 4' IN HEIGHT SHALL BE FRAMED OF STUDS AS REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS SHALL BE SHEATHED PER R602.
10.9 & R602.10.9.1. CRIPPLE WALLS LESS THAN 14" IN HEIGHT SHALL BE CONTINUOUSLY SHEATHED OR CONSTRUCTED OF SOLID BLOCKING. (R602.9)
10.7. MINIMUM WOOD STRUCTURAL PANEL SHEATHING NAILING: 6" O.C. AT EDGES AND 12" O.C. IN FIELD. (TABLE R602.3) NAILING SHALL BE INSPECTED PRIOR TO COVERING.
10.8. PROVIDE ONE LAYER OF NO. 15 ASPHALT FELT OR OTHER APPROVED MATERIAL UNDER EXTERIOR SIDING. MATERIAL SHALL HAVE UPPER LAYER LAPPED 2" MIN OVER LOWER LAYER WITH 6" MIN LAPS AT JOINTS. (R703.2) PROVIDE 2 LAYERS OF GRADE D PAPER, OR EQUIVALENT, BETWEEN WOOD SHEATHING AND STUCCO LATH. (R703.7.3)
10.9. BRACED WALL LINES SHALL BE SIZED AND CONFIGURED IN ACCORDANCE WITH SECTION R602.10 IN ITS ENTIRETY. PROVIDE AND LABEL A LAYOUT OF ALL BRACED WALL LINES COMPLETE WITH REQUIRED VALUES FOR WIND AND SEISMIC FOR THE SPECIFIED WALL TYPE.
10.10. SPACING OF BRACED WALL LINES SHALL NOT EXCEED 25' (INTERIOR & EXTERIOR) UNLESS LENGTH OF REQUIRED BRACING, PER TABLE R602.10.3(3) IS ADJUSTED IN ACCORDANCE WITH TABLE R602.10.3(4). (R602.10.1.3)

11. ROOF
11.1. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.
11.2. NAIL RAFTERS TO ADJACENT PARALLEL CEILING JOISTS. WHERE NOT PARALLEL, USE RAFTER TIES AT 4' O.C. MAX. (R802.3.1) CONNECT TIES PER TABLE R802.5.1(9). RAFTER TIES SHALL USE ADJUSTMENT FACTOR IN FOOTNOTE H., FOR THE HEIGHT ABOVE SUPPORTING WALL AND THE LOCATION OF THE CONNECTION MUST BE IN LOWER THIRD OF ATTIC SPACE.
11.3. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED TRUSSES SHALL BE USED OR ENGINEERING SHALL BE PROVIDED. (R802.3.1 & R802.10)
11.4. SOLID BLOCK ALL RAFTERS AND TRUSSES AT EXTERIOR WALLS. (R802.8) NAIL BLOCKING TO TOP PLATE WITH (3) 8D TOE NAILS PER BLOCK OR PROVIDE CLIPS.
11.5. FOR ROOFS SHALLOWER THAN 3:12 RIDGES, HIPS AND VALLEYS SHALL REQUIRE ENGINEERING. (R802.2)
11.6. WOOD STRUCTURAL PANEL SHEATHING WHEN DESIGNED TO BE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE OF AN EXTERIOR EXPOSURE DURABILITY. WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE UNDERSIDE MAY BE IDENTIFIED AS EXPOSURE 1. (R803.2) MINIMUM NAILING PER TABLE R602.3(1) IS 6" AT EDGES AND 12" IN THE FIELD, 8D COMMON, BOX OR CASING. NAIL PANELS TO BLOCKING BETWEEN RAFTERS.

12. GREEN BUILDING AND ENERGY
12.1. NEW CONSTRUCTION AND ADDITIONS/ALTERATIONS INCREASING A BUILDING'S CONDITIONED FLOOR AREA SHALL COMPLY WITH APPLICABLE PROVISIONS OF CALGREEN. (CALGREEN 301.1) MANDATORY PROVISIONS SHALL APPLY ONLY TO THE SPECIFIC AREA OF THE ADDITION OR ALTERATION. (CALGREEN 301.1.1)
12.2. THE RESIDENTIAL CALIFORNIA GREEN BUILDING CHECKLIST SHALL BE FILLED OUT AND ALL MANDATORY AND ELECTIVE FEATURES SELECTED SHALL BE IDENTIFIED WITH ADEQUATE NOTATIONS AND DETAILS ON THE PROPOSED PROJECT PLANS. AN APPROVED 3RD PARTY CALGREEN SPECIAL INSPECTOR SHALL REVIEW THE PROPOSED CHECKLIST AND PROJECT PLANS AND PROVIDE VERIFICATION THAT ALL APPLICABLE MANDATORY AND ELECTIVE ELEMENTS IDENTIFIED IN THE CHECKLIST HAVE BEEN ADEQUATELY INCORPORATED INTO THE PROPOSED PROJECT PLANS AND DETAILS. THE FIELD VERIFICATION OF THE REQUIRED CALGREEN ELEMENTS SHALL ALSO BE ACHIEVED BY THE 3RD PARTY CALGREEN SPECIAL INSPECTOR DURING THE CONSTRUCTION AND INSPECTION PROCESS.
12.3. RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. (CALGREEN 301.1.1)
12.4. ENERGY CODE DOCUMENTATION SHALL BE PROVIDED FOR ANY ADDITIONS AND ALTERATIONS TO THE CONDITIONED ENVELOPE, SPACE-CONDITIONING SYSTEMS, OR LIGHTING SYSTEMS. ENERGY CODE DOCUMENTATION SHALL BE REGISTERED WITH THE CALIFORNIA ENERGY COMMISSION PRIOR TO PERMIT ISSUANCE. (CALIFORNIA ENERGY CODE SECTION 100(B))

13. FIRE RESISTANT CONSTRUCTION
13.1. NEW STRUCTURES AND REMODELS AND ADDITIONS TO EXISTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE PRMD PLANNING DIVISION, BASED ON PARCEL SPECIFIC ZONING, USE, AND SETBACK REQUIREMENTS.
13.2. EXTERIOR WALLS WITHIN 5' (OR 3' WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM) OF AN ADJACENT PROPERTY LINE (OR AN ASSUMED PROPERTY LINE BETWEEN STRUCTURES) SHALL BE 1 HOUR RATED.
13.3. THE EXPOSED UNDERSIDE OF PROJECTIONS FROM EXTERIOR WALLS FROM 2' TO LESS THAN 5' FROM AN ADJACENT PROPERTY LINE, OR FROM 2' TO LESS THAN 3' WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, SHALL BE 1 HOUR RATED. EXTERIOR WALL PROJECTIONS LESS THAN 2' FROM AN ADJACENT PROPERTY LINE ARE NOT ALLOWED.
13.4. WHEN A PARCEL IS LOCATED IN A STATE RESPONSIBILITY AREA (SRA) ALL NEW CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE FIRE RESISTANT CONSTRUCTION REQUIREMENTS OF CRC SECTION R337. ACCESSORY GROUP U OCCUPANCY STRUCTURES LOCATED AT LEAST 50' FROM AN APPLICABLE BUILDING AND ADDITIONS AND REMODELS TO STRUCTURES ORIGINALLY CONSTRUCTED PRIOR TO JULY 1, 2008 ARE EXEMPT FROM THESE REQUIREMENTS.
13.5. STRUCTURES WHICH ARE SUBJECT TO FIRE SAFE STANDARDS AND LOCATED IN THE SRA ON PARCELS 1 ACRE AND LARGER SHALL HAVE A MINIMUM 1 HOUR RATING AT EXTERIOR WALLS AND THE UNDERSIDE OF EXTERIOR PROJECTIONS WITHIN 10 FEET FROM AN ADJACENT PROPERTY LINE.
13.6. DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING. FIRE-RESISTANCE RATED FLOOR/CEILING ASSEMBLIES SHALL EXTEND TO THE EXTERIOR WALLS, AND THE SUPPORTING CONSTRUCTION SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATING. WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, ALTHOUGH WALL ASSEMBLIES NEED NOT EXTEND THROUGH ATTIC SPACES WHERE THE CEILING IS PROTECTED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD, AN ATTIC DRAFT STOP IS PROVIDED ABOVE AND ALONG THE WALL ASSEMBLY SEPARATING THE DWELLINGS, AND THE STRUCTURAL FRAMING SUPPORTING THE CEILING IS PROTECTED BY NOT LESS THAN ½" GYPSUM BOARD OR EQUIVALENT. (R302.3)

TURN OVER REQUIREMENTS:
1. THE G.C. SHALL COMPLETE ALL REQUIRED INSPECTIONS BY CONSTRUCTION COMPLETION DATE AND WILL FURNISH THE OWNER WITH THE CERTIFICATE OF OCCUPANCY OR/AND A NOTICE OF COMPLETE FINAL INSPECTION. IN ADDITION, THE G.C. SHALL PROVIDE A LIST OF THE NAMES, ADDRESSES AND TELEPHONE NUMBERS OF ALL SUBCONTRACTORS, AND PROOF THAT ALL PAYMENT TO SUB CONTRACTORS HAVE BEEN MADE.
2. THE G.C. SHALL TURN OVER ALL KEYS TO THE OWNER.
3. UPON COMPLETION OF THE WORK, THE G.C. SHALL PROVIDE FOR A FINAL CLEANING TO BE PERFORMED BY A PROFESSIONAL CLEANING SERVICE. THE ENTIRE STRUCTURE SHALL BE THOROUGHLY CLEANED BEFORE TURNING THE PROPERTY OVER TO OWNER.
4. SUPERINTENDENT MUST REMAIN ON JOB SITE THROUGH COMPLETION OF THE PUNCH LIST.
5. UPON COMPLETION OF WORK, THE G.C. WILL DEMONSTRATE THE OPERATION OF ALL SYSTEMS TO THE OWNER. THIS INCLUDES ELECTRICAL, MECHANICAL, PLUMBING, SOUND, SECURITY, AND THE OPERATION OF DOORS AND WINDOWS.
6. THE GC SHALL COORDINATE A WALK THROUGH WITH THE OWNER'S REPRESENTATIVE AND OBTAIN A SIGNATURE INDICATING COMPLETION AND ACCEPTANCE. SIGNED DOCUMENT SHALL BE SUBMITTED AS PART OF THE PROJECT CLOSEOUT PACKAGE.
7. THE G.C. SHALL REVIEW ALL DOCUMENTS, FIELD VERIFY ALL DRAWING DIMENSIONS, INSPECT EXISTING FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE BUILT AS SHOWN IN THE CONSTRUCTION DRAWINGS.
8. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS DRAWINGS, THE CONTRACT DOCUMENT DRAWINGS AND THE FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
9. THE G.C. SHALL, IN THE WORK OF ALL TRADES, PERFORM ALL CUTTING, PATCHING RESTORING, REPAIRING AND THE LIKE, NECESSARY TO COMPLETE THE WORK AND RESTORE ANY DAMAGED SURFACES RESULTING FROM THE WORK TO THEIR ORIGINAL CONDITION. ALL ROOF PATCHING SHALL RETURN AFFECTED AREA TO A "LIKE NEW" CONDITION. PRIOR TO PATCHING THE G.C. SHALL VERIFY ANY ROOF WARRANTIES WITH THE LANDLORD.
10.THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TRASH
11.PERMITS FOR FIRE SPRINKLER SYSTEM, FIRE ALARM, SIGNAGE OR ANY OTHER PERMITS REQUIRED BY LOCAL AUTHORITIES ARE TO BE SUBMITTED UNDER SEPARATE APPLICATIONS.

DURING CONSTRUCTION PHASE:
1.DURING THE CONSTRUCTION PHASE, THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER, WITH A UL LABEL AND RATING OF NOT LESS THAN 2-A, TO BE LOCATED WITHIN A 75 FT. TRAVEL DISTANCE OF ALL PORTIONS OF THE PREMISES. 13. A 44 IN. CLEAR EXIT AISLE THROUGH ROOMS TO EXIT DOORS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
2. FIRE DAMPERS SHALL BE PROVIDED BY THE MECHANICAL SUBCONTRACTOR WHERE DUCTS PENETRATE FIRE-RATED WALLS, FLOORS OR CEILING ASSEMBLIES.
3. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE SOILS REPORT PREPARED FOR THIS PROJECT AND APPROVED BY THE BUILDING DEPARTMENT ENGINEER.
4. TEMPORARY EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AS IDENTIFIED ON THE EROSION CONTROL PLAN. MAINTENANCE OF ONSITE DRAINAGE AND EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.
6. THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DOCUMENTS.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASE OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED UNDER THE DIRECTION OF A CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR.
8. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS AND MUD TRACKED ONTO EXISTING ROADWAYS. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY THE CONSTRUCTION.
9. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
10. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE CONSTRUCTION DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK PRIOR TO COMMENCING ANY NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE OF ANY UNKNOWN UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL MAINTAIN ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR.
12. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED LOT STAKING AND CONSTRUCTION STAKING. THE CONTRACTOR SHALL COORDINATE THROUGH THE OWNER'S DESIGNATED REPRESENTATIVE TO ASSURE THAT THE SURVEYOR IS GIVEN ADEQUATE NOTICE AND INSTRUCTION IN ORDER TO COMPLETE THE SURVEY REQUIREMENTS FOR THE VARIOUS PHASES OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF RE-SURVEYING REQUIRED DUE TO THE CONTRACTOR'S, OR SUBCONTRACTOR'S, ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH RESCHEDULING THE SURVEYOR TO ACCOMMODATE THE CONTRACTOR'S REQUESTS FOR UNSCHEDULED STAKING. 19.THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT A "TRAFFIC CONTROL PLAN" RELATED TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
13. THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL BUILDING DEPARTMENT, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS

14. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE'S AND COUNTY PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY."
15. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND /OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK

NOTE TO OWNER:
PER CALIFORNIA HEALTH & SAFETY CODE SECTION 19825, BEFORE ISSUANCE OF A BUILDING PERMIT, THE PROPERTY OWNER MUST COMPLETE AND SUBMIT THIS FORM; AN AGENT OF THE OWNER MAY NOT EXECUTE THIS FORM. PLEASE READ AND INITIAL EACH STATEMENT BELOW TO SIGNIFY THAT YOU UNDERSTAND AND VERIFY THIS INFORMATION:
1. I UNDERSTAND A FREQUENT PRACTICE OF UNLICENSED PERSONS IS TO HAVE THE PROPERTY OWNER OBTAIN AN "OWNER-BUILDER" BUILDING PERMIT THAT ERRONEOUSLY IMPLIES THAT THE PROPERTY OWNER IS PROVIDING HIS OR HER OWN LABOR AND MATERIAL PERSONALLY. I, AS AN OWNER/BUILDER, MAY BE HELD LIABLE AND SUBJECT TO SERIOUS FINANCIAL RISK FOR ANY INJURIES SUSTAINED BY AN UNLICENSED PERSON AND HIS OR HER EMPLOYEES WHILE WORKING ON MY PROPERTY. MY HOMEOWNER'S INSURANCE MAY NOT PROVIDE COVERAGE FOR THOSE INJURIES. I AM WILLFULLY ACTING AS AN OWNER-BUILDER AND AM AWARE OF THE LIMITS OF MY INSURANCE COVERAGE FOR INJURIES TO WORKERS ON MY PROPERTY.
2. I UNDERSTAND BUILDING PERMITS ARE NOT REQUIRED TO BE SIGNED BY PROPERTY OWNERS UNLESS THEY ARE RESPONSIBLE FOR THE CONSTRUCTION AND ARE NOT HIRING A LICENSED CONTRACTOR TO ASSUME THIS RESPONSIBILITY.
3. I UNDERSTAND AS AN "OWNER-BUILDER" I AM THE RESPONSIBLE PARTY OF RECORD ON THE PERMIT. I UNDERSTAND THAT I MAY PROTECT MYSELF FROM POTENTIAL FINANCIAL RISK BY HIRING A LICENSED CONTRACTOR AND HAVING THE PERMIT FILED IN HIS OR HER NAME INSTEAD OF MY OWN.
4. I UNDERSTAND CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND BONDED IN CALIFORNIA AND TO LIST THEIR LICENSE NUMBERS ON PERMITS AND CONTRACTS.
5. I UNDERSTAND IF I EMPLOY OR OTHERWISE ENGAGE ANY PERSONS, OTHER THAN CALIFORNIA LICENSED CONTRACTORS, AND THE TOTAL VALUE OF MY CONSTRUCTION IS AT LEAST $500.00, INCLUDING LABOR AND MATERIALS, I MAY BE CONSIDERED AN "EMPLOYER" UNDER STATE AND FEDERAL LAW.
6. I UNDERSTAND IF I AM CONSIDERED AN "EMPLOYER" UNDER STATE AND FEDERAL LAW, I MUST REGISTER WITH THE STATE AND FEDERAL GOVERNMENT, WITHHOLD PAYROLL TAXES, PROVIDE WORKERS' COMPENSATION DISABILITY INSURANCE, AND CONTRIBUTE TO UNEMPLOYMENT COMPENSATION FOR EACH "EMPLOYEE." I ALSO UNDERSTAND MY FAILURE TO ABIDE BY THESE LAWS MAY SUBJECT ME TO SERIOUS FINANCIAL RISK.
7. I UNDERSTAND UNDER CALIFORNIA CONTRACTORS' STATE LICENSE LAW, AN OWNER-BUILDER WHO BUILDS SINGLE-FAMILY RESIDENTIAL STRUCTURES CANNOT LEGALLY BUILD THEM WITH THE INTENT TO OFFER THEM FOR SALE, UNLESS ALL WORK IS PERFORMED BY LICENSED SUBCONTRACTORS AND THE NUMBER OF STRUCTURES DOES NOT EXCEED FOUR WITHIN ANY CALENDAR YEAR, OR ALL OF THE WORK IS PERFORMED UNDER CONTRACT WITH A LICENSED GENERAL BUILDING CONTRACTOR.
8. I UNDERSTAND AS AN OWNER-BUILDER IF I SELL THE PROPERTY FOR WHICH THIS PERMIT IS ISSUED, I MAY BE HELD LIABLE FOR ANY FINANCIAL OR PERSONAL INJURIES SUSTAINED BY ANY SUBSEQUENT OWNER(S) THAT RESULT FROM ANY LATENT CONSTRUCTION DEFECTS IN THE WORKMANSHIP OR MATERIALS.
9. I UNDERSTAND I MAY OBTAIN MORE INFORMATION REGARDING MY OBLIGATIONS AS AN "EMPLOYER" FROM THE INTERNAL REVENUE SERVICE, THE UNITED STATES SMALL BUSINESS ADMINISTRATION, THE CALIFORNIA DEPARTMENT OF BENEFIT PAYMENTS, AND THE CALIFORNIA DIVISION OF INDUSTRIAL ACCIDENTS. I ALSO UNDERSTAND I MAY CONTACT THE CALIFORNIA CONTRACTORS' STATE LICENSE BOARD (CSLB) AT 1-800-321-CSLB (2752) OR WWW.CSLB.CA.GOV FOR MORE INFORMATION ABOUT LICENSED CONTRACTORS.
10. I AM AWARE OF AND CONSENT TO AN OWNER-BUILDER BUILDING PERMIT APPLIED FOR IN MY NAME, AND UNDERSTAND THAT I AM THE PARTY LEGALLY AND FINANCIALLY RESPONSIBLE FOR PROPOSED CONSTRUCTION ACTIVITY AT THE FOLLOWING ADDRESS: SIGNATURE OF PROPERTY OWNER: DATE:
11. I AGREE THAT, AS THE PARTY LEGALLY AND FINANCIALLY RESPONSIBLE FOR THIS PROPOSED CONSTRUCTION ACTIVITY, I WILL ABIDE BY ALL APPLICABLE LAWS AND REQUIREMENTS THAT GOVERN OWNER-BUILDERS AS WELL AS EMPLOYERS.
12. I AGREE TO NOTIFY THE ISSUER OF THIS FORM IMMEDIATELY OF ANY ADDITIONS, DELETIONS, OR CHANGES TO ANY OF THE INFORMATION I HAVE PROVIDED ON THIS FORM. LICENSED CONTRACTORS ARE REGULATED BY LAWS DESIGNED TO PROTECT THE PUBLIC. IF YOU CONTRACT WITH SOMEONE WHO DOES NOT HAVE A LICENSE, THE CONTRACTORS' STATE LICENSE BOARD MAY BE UNABLE TO ASSIST YOU WITH ANY FINANCIAL LOSS YOU MAY SUSTAIN AS A RESULT OF A COMPLAINT. YOUR ONLY REMEDY AGAINST UNLICENSED CONTRACTORS MAY BE IN CIVIL COURT. IT IS ALSO IMPORTANT FOR YOU TO UNDERSTAND THAT IF AN UNLICENSED CONTRACTOR OR EMPLOYEE OF THAT INDIVIDUAL OR FIRM IS INJURED WHILE WORKING ON YOUR PROPERTY, YOU MAY BE HELD LIABLE FOR DAMAGES. IF YOU OBTAIN A PERMIT AS OWNER-BUILDER AND WISH TO HIRE CONTRACTORS, YOU WILL BE RESPONSIBLE FOR VERIFYING WHETHER OR NOT THOSE CONTRACTORS ARE PROPERLY LICENSED AND THE STATUS OF THEIR WORKERS' COMPENSATION INSURANCE COVERAGE.

SITE GRADING AS PER 2022
1804.4 SITE GRADING. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. CBC 1804.4

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN. 01-31-27 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE
GENERAL NOTES

SHEET
A-003

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

Y: ☐ N/A: ☐ RESPON. PARTY: Contractor

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

Y: ☐ N/A: ☐ RESPON. PARTY: Contractor

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

Y: ☐ N/A: ☐ RESPON. PARTY: Contractor

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

Y: ☐ N/A: ☐ RESPON. PARTY: Contractor

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

Y: ☐ N/A: ☐ RESPON. PARTY: Contractor

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y: ☐ N/A: ☐ RESPON. PARTY: X

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

Y: ☐ N/A: X RESPON. PARTY:

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

Y: ☐ N/A: X RESPON. PARTY:

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Y: ☐ N/A: X RESPON. PARTY:

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

Y: ☐ N/A: ☐ RESPON. PARTY: Contractor

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

☐ ☐

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

Y: ☐ N/A: ☐ RESPON. PARTY: Contractor

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y: ☐ N/A: X RESPON. PARTY: Contractor

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

Y: ☐ N/A: X RESPON. PARTY: Contractor

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

Y: ☐ N/A: X RESPON. PARTY: Contractor

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

Y: ☐ N/A: X RESPON. PARTY: Contractor

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

Y: ☐ N/A: X RESPON. PARTY: Contractor

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

Y: ☐ N/A: X RESPON. PARTY: Contractor

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

Y: ☐ N/A: X RESPON. PARTY: Contractor

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

Y: ☐ N/A: X RESPON. PARTY:

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-25 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE
CAL GREEN

SHEET
A-004A

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

Y: ☐ N/A: X Contractor

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

4.504 POLLUTANT CONTROL

Y: X N/A: ☐ Contractor

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

Y: X N/A: ☐ Contractor

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

Y: X N/A: ☐ Contractor

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

Y: X N/A: ☐ Contractor

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

Y: X N/A: ☐ Contractor

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

Y: X N/A: ☐ Contractor

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

Y: ☐ N/A: X Contractor

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

Y: ☐ N/A: X Contractor

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

Y: X N/A: ☐ Contractor

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

Y: X N/A: ☐ Contractor

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

Y: X N/A: ☐ Contractor

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

Y: X N/A: ☐ Contractor

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.)
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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

Y: X N/A: ☐ Contractor

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

Y: X N/A: ☐ Contractor

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

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

Y: X N/A: ☐ Contractor

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

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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

4.506 INDOOR AIR QUALITY AND EXHAUST

Y: X N/A: ☐ Contractor

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

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

Y: X N/A: ☐ Contractor

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

Y: X N/A: ☐ Contractor

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

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

Y: X N/A: ☐ Contractor

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

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

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

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

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

703 VERIFICATIONS

Y: X N/A: ☐ Contractor

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

Y: X N/A: ☐ Contractor

WATER EFFIICIENCY AND CONSERVATION ELECTIVES

A4.303.1 Kitchen faucets: 1.5 GPM @ 60 psi

A4.303.3 Appliances: Install at least one qualified ENERGY STAR dishwasher or clothes washer.

A4.303.5 Hot water recirculation system: Dwelling shall be equipped with a demand hot water recirculation system, as defined in Chapter 2. The demand hot water recirculation system shall be installed in accordance with the *California Plumbing Code*, *California Energy Code* and the manufacturer's installation instructions.

Y: X N/A: ☐ Contractor

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY ELECTIVES

A4.405.1 Prefinished building materials: Utilize prefinished building materials which do not require additional painting or staining when possible. One or more of the following building materials that do not require additional resources for finishing are used.

- Exterior trim not requiring paint or stain.
- Windows not requiring paint or stain.
- Siding or exterior wall coverings which do not require paint or stain.

A4.407.2 Roof Drainage: 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 Flashing details: Provide flashing details on the building plans.

A4.407.4 Material protection: Protect building materials delivered to the construction site from rain and other sources of moisture.

Y: X N/A: ☐ Contractor

ENVIRONMENTAL QUALITY ELECTIVE

A4.506.3 Direct-vent appliances: Direct-vent heating and cooling equipment shall be utilized if the equipment will be located in the conditioned space or install the space heating and water heating equipment in an isolated mechanical room.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-27 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE
CAL GREEN

SHEET
A-004B

BLUEPRINT FOR A CLEAN BAY

Best Management Practices for the Construction Industry

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

Preventing Pollution: It's Up to Us

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

Santa Clara Valley Urban Runo Pollution Prevention Program

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

Spill Response Agencies:

1. Dial 911
2. Santa Clara County Environmental Health Services (408) 299-6930
3. Governor's O□ce of Emergency Services Warning Center (800) 852-7550 (24 hours).

Small Business Hazardous Waste Disposal Program

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

Local Pollution Control Agencies

Santa Clara County O□ce of Toxics and Solid Waste Management (408) 441-1195

Santa Clara Valley Water District (408) 265-2600

San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300 Serving Milpitas, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Fresh Concrete and Mortar Application

Who should use this information?

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

Storm Drain Pollution from Fresh Concrete And Mortar Applications

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

Doing the Job Right
General Business Practices

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

During Construction

- ❑ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ❑ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ❑ When cleaning up after driveway or sidewalk construction, wash □hes onto dirt areas, not down the driveway or into the street or storm drain.
- ❑ Protect applications of fresh concrete and mortar from rainfall and runo□ until the material has dried.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) □ow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runo□ with temporary berms. Make sure runo□ does not reach gutters or storm drains.
- ❑ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a local recycling facility.
- ❑ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ❑ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Heavy Equipment Operation

Who should use this information?

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

Stormwater Pollution from Heavy Equipment on Construction Sites

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

Doing the Job Right
Site Planning and Preventive Vehicle Maintenance

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

Spill Cleanup

- ❑ Clean up spills immediately when they happen.
- ❑ Never hose down "dirty" pavement or impermeable surfaces where □uids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report signi□cant spills to the appropriate local spill response agencies immediately. In Milpitas, dial 9-1-1 if hazardous materials might enter the storm drain.

Earth-Moving and Dewatering Activities

Who should use this information?

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

Storm Drain Pollution from Earth-Moving Activities

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

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

Doing the Job Right
General Business Practices

- ❑ Schedule excavation and grading work during dry weather.
- ❑ Perform major equipment repairs away from the job site.
- ❑ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ❑ Remove existing vegetation only when absolutely necessary. Plant *temporary* vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runo□ around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manua l* for proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003).
- ❑ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations
Check for Toxic Pollutants

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

Detecting Contaminated Soil or Groundwater

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

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

If any of these are found follow the procedures below.

Roadwork and Paving

Who should use this information?

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

Storm Drain Pollution from Roadwork

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

Doing the Job Right
General Business Practices

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

During Construction

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

Asphalt/Concrete Removal

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

Painting and Application of Solvents and Adhesives

Who should use this information?

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Doing the Job Right
Handling Paint Products

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

Paint Removal

- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certi□ed contractor.
- ❑ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area to □nd out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Painting Cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain. Dispose of excess liquids and residue as hazardous waste.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- ❑ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary land□ll. Leave lids o□ paint cans so the refuse collector can see that they are empty. Empty, dry paint cans also may be recycled as metal.
- ❑ Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

Recycle/Reuse Leftover Paints Whenever Possible

- ❑ Donate excess water-based (latex) paint for reuse.
- ❑ Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ❑ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

General Construction and Site Supervision

Who should use this information?

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

Storm Drain Pollution from Construction Activities

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

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

Doing the Job Right
General Principles

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

Advance Planning To Prevent Pollution

- ❑ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Field Manual* , available form the Regional Water Quality Control Board San Francisco Bay Region, as a reference.
- ❑ Control the amount of runo□ crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water □ow around the site. Reduce stormwater runo□ velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make these brochures available to everyone who works on the construction site. Inform subcontractors about the stormwater requirements and their own responsibilities.

Good Housekeeping Practices

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

Materials/Waste Handling

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

Permits

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

Landscaping,Gardening, And Pool Maintenance

Who should use this information?

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

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Doing the Job Right
General Business Practices

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

Landscaping/Garden Maintenance

- ❑ Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash.
- ❑ Dispose of unused pesticides as hazardous waste.
- ❑ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost if possible.
- ❑ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on street.

Pool/Fountain/Spa Maintenance
Draining pools or spas

- ❑ **When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on □ow rate restrictions, back□ow prevention, and handling special cleaning waste (such as acid wash). Discharge □ows should be kept to the low levels typically possible through a garden hose. Higher □ow rates may be prohibited by local ordinance.**
- ❑ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ❑ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/ reuse water by draining it gradually onto a landscaped area. OR
- ❑ San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300. You may be able to discharge to the sanitary sewer by running the hose to a utility sink or sewer pipe clean-out.
- ❑ Do not use copper-based algaecides Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ❑ Never clean a □lter in the street or near a storm drain. Rinse cartridge and diatomaceous earth □lters onto a dirt area, and spade □lter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ❑ If there is no suitable dirt call San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300 for instructions on discharging □lter backwash or rinse water to the sanitary sewer.

Milpitas Municipal Code (MMC) 2017

XI-16-11 Accidental Discharge - Noti□cation of Discharge

(a) All persons shall notify the City by telephone immediately by dialing 911 upon accidentally discharging any material other than an acceptable discharge into a storm drain or watercourse to enable countermeasures to be taken by the City to minimize damage to storm drains and the receiving waters. Prohibited discharges include but are not limited to:
(1) Sewage;
(2) Discharges of wash water resulting from the cleaning of exterior surfaces and pavement, or the equipment and other facilities of any commercial business, or any other public or private facility;
(3) Discharges of runo□ from material storage areas, including containing chemicals, fuels, or other potentially polluting or hazardous materials;
(4) Discharges of pool or fountain water containing chlorine, biocides, or other chemicals; discharges of pool or fountain □lter backwash water;
(5) Discharges of sediment, pet waste, vegetation clippings, or other landscape or construction-related wastes; and
(6) Discharges of food-related wastes (e.g., grease, □sh processing, and restaurant kitchen mat and trash bin wash water, etc.).
The City, at its sole option, may direct the person or persons responsible for the discharge to perform cleanup activities when it is deemed by the City that the person or persons have the capability to perform such activities. All violations shall be corrected in a timely manner before the next rain event, but no longer than ten (10) business days after the violations are discovered.
(b) The person deemed by the City responsible for the discharge shall, within □ve (5) days of the date of occurrence, provide a detailed written statement to the City Manager or his or her designee describing the causes of the accidental discharge and the measures being taken to prevent future occurrences. Such noti□cation will not relieve persons of liability for violations of this Chapter or for any □nes imposed on the City on account thereof under Section 13350 of the California Water Code, or for violation of Section 5650 of the California Fish and Wildlife Code, or any other applicable provisions of State or federal law.
(c) Persons deemed by the City responsible for the discharge are responsible for all expenses resulting from the discharge, including, but not limited to, damages, □nes, and costs of clean-up, whether performed by their own e□orts, City e□orts, or the e□orts of a third party. Reimbursement of City e□orts shall be determined by the number of personnel required and amount of time necessary for the coordination of City e□orts and actual clean-up. All personnel costs shall be charged at their current fully-burdened rate, including overtime, plus any and all other direct costs.

XI-16-14 Enforcement and Penalties

(a) Criminal Penalties. Violations of the provisions of this Chapter shall be subject to criminal penalties as provided in Section I-1.409-1 of this Code.

(b) Judicial Civil Penalties. Any person who intentionally or negligently violates any provision of this Chapter or any provision of any permit or certi□cate issued pursuant to this Chapter shall be civilly liable to the city in a sum not to exceed twenty-□ve thousand dollars per day for each day in which such violation occurs.

(c) Administrative Citations. When the City Manager and/or his or her designee determines that one or more violations of this Chapter have occurred an administrative citation may be issued pursuant to the procedures set forth in Sections V-500-8.00 through V-500-8.06. The schedule of □nes for administrative citations issued for violations of this Chapter shall be set forth in the schedule of □nes established by resolution of the City Council.

(d) Notice of Noncompliance. If the severity of the violation warrants immediate action, a Notice of Noncompliance or Stop Work Notice shall be issued, permits may be suspended or revoked, Stormwater Pollution Prevention Plans may be found in noncompliance, and corrective actions may be implemented in accordance with Section 11 of this Chapter. For all other cases, including those sites or projects where a stormwater pollution prevention plan is not required, the City Manager or his or her designee shall issue a Notice of Noncompliance that shall enumerate the violations found. The City Manager or his or her designee shall order compliance by a date or hour certain at his or her discretion. If the violations are not abated in the time period identi□ed in the Notice of Noncompliance, the site shall be deemed to be in noncompliance with federal, State and local laws and the City Manager or his or her designee shall have the authority to issue a Stop Work Notice and/or deem the Stormwater Pollution Prevention Plan inadequate. If a Stop Work Notice is issued, corrective actions must be performed until the site has achieved compliance. Corrective actions may include revision and resubmission of any Plan, including, but not limited to, Stormwater Pollution Prevention Plan, Erosion Control Plan or Grading Plan. The City Manager or his or her designee may also require a discharger that has violated any discharge limits contained in this Chapter to install a temporary system for the capture, testing, and release of stormwater.

(e) Suspension of Utility Service. The City may, without prior notice, suspend water service, sanitary sewer service, and/or storm drain discharge access to a person discharging to the storm drain system when such suspension is necessary to stop an actual or threatened discharge which presents, or may present, imminent and substantial danger to the environment or to the health or welfare of persons; or presents, or may present, imminent and substantial danger to the storm drain system.

(f) For construction projects where a total of three or more Stop Work Notices and Notices of Noncompliance for urban runo□ violations have been issued, the City Manager or his or her designee may require the contractor to hire a Quali□ed SWPPP Developer (QSD) or Quali□ed SWPPP Practitioner (QSP) within three business days. The QSD/QSP shall establish e□ective BMPs, provide guidance for improvement for the duration of the project, and certify compliance. A Stop Work Notice shall be issued for failure to comply.

(g) Remedies Cumulative. The remedies provided in this section are cumulative and not exclusive, and shall be in addition to any other penalty provided for in this Chapter and shall be in addition to all other remedies available to the City under State and federal law.

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-25 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE
CLEAN BAY

SHEET
A-005

PERFORMANCE PLATINUM™

The new degree of comfort®

PERFORMANCE PLATINUM™ Hybrid Electric Heat Pump is the most efficient water heater available

Efficiency
- High 3.83 - 4.07 UEF reduces operating cost
- ENERGY STAR® certified

Performance
- Delivers hot water faster than most standard electric water heaters – 60-87 gallons first-hour delivery, depending on model
- Ambient operating range: 37-145° F is widest in class, offering more heat pump operation annually; designed to meet Northern Climate Spec (Tier 4)
- Quiet Operation

Easy Installation
- Universal top and side water connections
- Quick access to electrical junction box
- Duct ready design
- Easily replaces a standard electric water heater

Integration
- Electronic control for easy temperature adjustment and mode management
- Audible alarm for service alerts

EcoNet®

- EcoNet® Wi-Fi* and free mobile app gives users control over water heater, allowing for customizable temperature, vacation settings, energy savings and system monitoring at home or away.
- Demand Response Ready with built-in EcoPort™ (CTA-2045 Port)
- **Easily add leak detection and prevention with the leak sensor and shut-off valve kit (part# SP21111 sold separately)**

Operation Modes
- Energy Saver
- Heat Pump
- High Demand
- Electric
- Vacation/Away: 2-28 days (or placed on hold indefinitely)

Plus...
- Premium grade anode rod extends the life of the tank
- Dip tube diffuser reduces sediment improving efficiency and tank life
- 3/4" NPT water inlet and outlet; 3/4" condensate drain connections
- Incoloy stainless steel resistor elements
- Dry-fire protection
- Easy access, top mounted washable air filter
- 2" Non-CFC foam insulation
- Enhanced flow brass drain valve
- Temperature and pressure relief valve installed
- Design certified to NSF/ANSI 372 (Lead Content)

Warranty
- 10-Year limited warranty for tank and parts, 1-year full in-home labor warranty
  See Residential Warranty Certificate for complete information

Units meet or exceed ANSI requirements and have been tested according to D.O.E. procedures. Units meet or exceed the energy efficiency requirements of NAECA, ASHRAE standard 90, ICC Code and all state energy efficiency performance criteria.

* Wi-Fi broadband internet connection required

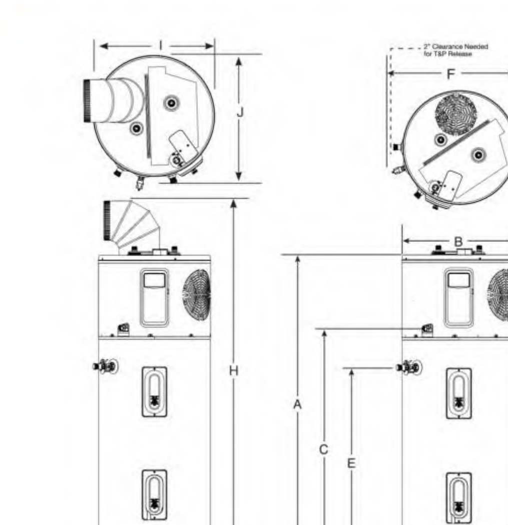
PERFORMANCE PLATINUM Hybrid Electric Heat Pump
40, 50, 65 and 80-Gallon Capacities
208-240 Volt / 1 PH
30 Amp

LEED Points = 3

See specifications chart on back.

PERFORMANCE PLATINUM™ Hybrid Electric Heat Pump Specifications

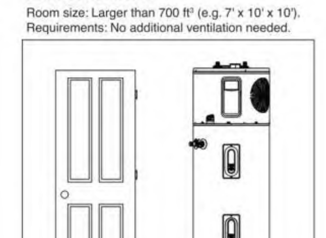
Fuel Type	Desc.	Nominal Gallon Cap.	Rated Gallon Cap.	Model Number	Electric Breaker Size	Uniform Energy Factor (UEF)	Element Wattage	Compressor Btu/H	First Hr. Rating (Gallons)	Recovery in G.P.H. 90° F Rise	Tank Height A	Diam. B	Ht. to Cold Inlet & Drain Valve	Ht. to Hot Outlet & T&P	Unit Wt. (LBS.)	Approx. Ship Wt. (LBS.)
30 AMPS																
Electric	Tall	40	36	XE40T10H45U1	30	3.83	4,500	4200	60	27	63"	20-1/4"	3-5/8"	39-5/8"	166	184
Electric	Tall	50	45	XE50T10H45U1	30	3.88	4,500	4200	67	27	62"	22-1/4"	3-5/8"	39-5/8"	185	203
Electric	Tall	65	59	XE65T10H45U1	30	4.05	4,500	4200	76.6	27	65"	24-1/4"	3-7/8"	42-3/8"	245	289
Electric	Tall	80	72	XE80T10H45U1	30	4.07	4,500	4200	87	27	75"	24-1/4"	3-7/8"	42-3/8"	261	306



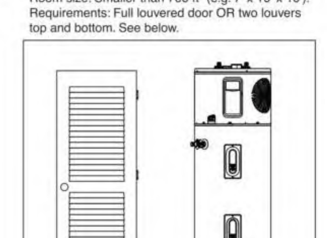
DESCRIPTION		DIMENSIONS (SHOWN IN INCHES)										
NOMINAL GALLON CAPACITY	MODEL NUMBER	A	B	C	D	E	F	G	H	I	J	K
40	XE40T10H45U1	62-5/16	20-1/4	47	3-5/8	39-5/8	23-3/8	20-1/2	78-7/8	20-1/4	23-1/4	64-15/16
50	XE50T10H45U1	61-3/4	22-1/4	47	3-5/8	39-5/8	25-3/8	22-1/2	78-5/8	22-1/4	25-9/16	64-3/8
65	XE65T10H45U1	64-3/16	24-1/4	49	3-7/8	42-3/8	27-1/2	24-5/8	81-1/8	24-1/4	27-3/8	66-13/16
80	XE80T10H45U1	74-3/16	24-1/4	59	3-7/8	42-3/8	27-1/2	24-5/8	91	24-1/4	27-3/8	76-13/16

Hybrid Electric Heat Pump Water Heater Installation Guidelines to Provide Optimal Efficiency

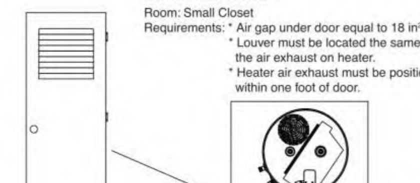
Heater: Not Ducted
Room size: Larger than 700 ft^3 (e.g. 7' x 10' x 10').
Requirements: No additional ventilation needed.



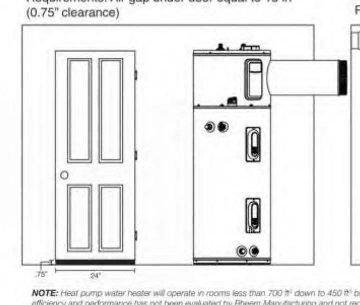
Heater: Not Ducted
Room size: Smaller than 700 ft^3 (e.g. 7' x 10' x 10').
Requirements: Full louvered door OR two louvers top and bottom. See below.



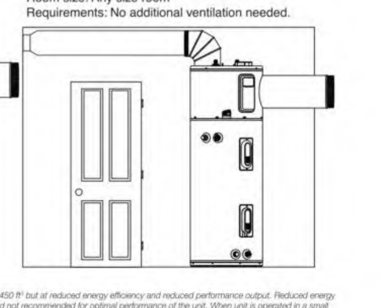
Heater: Not ducted
Room: Small Closet
Requirements: * Air gap under door equal to 18 in^2 (0.75" clearance).
* Louver must be located the same height on door as the air exhaust on heater.
* Heater air exhaust must be positioned towards louver within one foot of door.



Heater: Ducted with inlet OR outlet duct
Room size: Any size room
Requirements: Air gap under door equal to 18 in^2 (0.75" clearance)



Heater: Ducted with inlet AND outlet duct
Room size: Any size room
Requirements: No additional ventilation needed.



NOTE: Heat pump water heater will operate in rooms less than 700 ft^3 down to 450 ft^3 but at reduced energy efficiency and reduced performance output. Reduced energy efficiency and performance has not been evaluated by Rheem Manufacturing and not recommended for optimal performance of the unit. When unit is operated in a small enclosure, a door or wall with a minimum of 2.3 sq ft of louvers is recommended to provide proper air changes for unit function.

Hybrid Electric Heat Pump Accessories List

PART NUMBER	DESCRIPTION	USE FOR
AP19134	Leak Sensor	Automatic detection of internal and external leaks
AS50618A	Shutoff Valve	Automatic shut off of water supply to unit
SP20882	Earthquake Isolation Kit	Installations in seismic regions
SP20883	Vibration Isolation Kit	Installation on non-concrete floors
SP20884	8" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 8" diameter
SP20885	7" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 7" diameter
SP20886	6" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 6" diameter
SP20887	5" Diameter UL Certified Termination Kit	Termination to the outside or to the attic with 5" diameter
SP20888	8" Rheem Approved Damper Kit	Exhaust only to the outside ducting configuration (no inlet duct)
SP20889	25' Flexible 8" Diameter Duct Kit	For up to 25' of ducting
SP20890	Rigid Elbow Duct Kit	Installation in tight places where space needs to be minimized
UPGRADE KIT		
SP21111	Leak Sensor & Shutoff Valve Kit	Add leak detector and shutoff valve to protect from water damage
SP21265A	Kit - Automatically Shutoff Valve Assembly	Add shutoff valve and S.O.V extension harness for top connection setup

In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

Rheem Water Heating • 1115 Northmeadow Parkway, Suite 100
Roswell, Georgia 30076 • www.rheem.com

Goodman
Air Conditioning & Heating

GZV6S

19.0 SEER2 & 8.8 HSPF2
1½ to 5 Tons

Goodman SD (Side Discharge) High-Efficiency, Communicating, Variable-Speed, Inverter Driven R-32 Split System Heat Pump

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R32

Standard Features
- Variable-speed swing compressors
- Quiet digitally commutated fan motor
- High-density compressor sound blanket
- Compatible with Goodman GTST connected thermostat and other Goodman communicating equipment
- Proprietary control algorithmic logic
- In communicating mode, only two low-voltage wires to outdoor unit required
- Diagnostic indicator lights, seven-segment LED display, and fault code storage
- Propietary Inside intelligence for diagnostics
- Quiet-mode - provides enhanced acoustical comfort, up to 3 different sound levels (as low as 45dBA)
- Field-selectable boost mode increases compressor speed during unusually high loads
- Field-installed bi-flow filter drier
- Coil and ambient temperature sensors
- Suction pressure transducer
- Sweat connection service valves with easy access to gauge ports
- AHRI Certified; ETL Listed

Cabinet Features
- Heavy-gauge galvanized steel cabinet with grille-style sound control side design
- Custom Ivory white powder-paint finish
- High corrosion (ZAM®), unpainted steel bottom frame and legs
- 500-hour salt-spray tested
- Wire fan discharge grille
- Top and side maintenance access
- When properly anchored, meets the 2023 Florida Building Code unit integrity requirements for hurricane-type winds (Anchor bracket kits available.)

COLD CLIMATE

LIFETIME COMPRESSOR LIMITED WARRANTY* | 10 YEAR UNIT REPLACEMENT LIMITED WARRANTY* | 10 YEAR PARTS LIMITED WARRANTY*

* Complete warranty details available from your local dealer or at www.goodmanmfg.com. To receive the Lifetime Compressor Limited Warranty (good for as long as you own your home), 10-Year Unit Replacement Limited Warranty and 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Québec. The duration of warranty coverage in Texas and Florida differs in some cases.

Johns Manville
A Berkshire Hathaway Company

JM Corbond® IV
CLOSED-CELL SPRAY POLYURETHANE FOAM
IAPMO ES #0146

DESCRIPTION
JM Corbond® IV closed-cell spray polyurethane foam (SPF) is a next generation HFO blown, two-component, Class 1 rated, medium-density, SPF insulation system. JM Corbond IV is designed to insulate commercial, residential, and industrial buildings. The HFO technology allows JM Corbond IV to be produced with a low Global Warming Potential (GWP) and with an Ozone Depletion Potential (ODP) of zero. Its high yield, superior thermal and moisture performance, and exceptional sprayability and adhesion make it an ideal choice for high-performing energy efficient buildings.

RECOMMENDED USES
- Walls (exterior and interior)
- Floors
- Ceilings
- Unvented Attics
- Vented Attics
- Crawl Spaces

PERFORMANCE ADVANTAGES
- Improves Energy Efficiency
- Provides an Effective Air Barrier
- Increases Racking Strength
- Exceptional Adhesion

INSTALLER ADVANTAGES
- Superior Sprayability
- High Yield (5K BFT) ****
- Wide Processing Window
- Excellent Adhesion

PHYSICAL PROPERTIES*

Property	Test Method	Value
R-Value per inch	ASTM C518 (aged)	7.0 (°F•ft²•h/BTU)
R-Value at 2"		14 (°F•ft²•h/BTU)
R-Value at 3"		21 (°F•ft²•h/BTU)
R-Value at 3.5"		25 (°F•ft²•h/BTU)
Core Density	ASTM D1622	2.0 lb/ft³
Compressive Strength (1")	ASTM D1621	36 psi
Tensile Strength	ASTM D1623	54 psi
Closed-cell Content	ASTM D6226	> 90%
Water Absorption	ASTM D2842	0.88%
Water Vapor Permeance	ASTM E96	0.61 perm at 1.5", 1.1 perm at 1"
Air Infiltration	ASTM E283	0.001 L/s/m² @ 75 Pa
		0.001 L/s/m² @ 300 Pa
Air Permeance at 75 Pa (3.75")	ASTM E2178	0.00055 (L/s)/m
Dimensional Stability (158°F at 97% RH)	ASTM D2126	12% Change in Volume
Recycled Content of Side B		11% (pre- and post-consumer)
Fungus	ASTM C1338	No Growth
Sound Transmission Coefficient	ASTM E2179	36** (STC)
Service Temperature Maximum		180°F (82°C)
Emissions	GREENGUARD GOLD GREENGUARD	Pass Pass

FLAMMABILITY CHARACTERISTICS***

Property	Test Method	Value
Surface Burning at 4"	ASTM E84	Class 1
Flame Spread Index		Flame Spread Index < 25
Smoke Developed Index		Smoke Developed Index < 450
Commercial Fire Resistance	NFPA 285	Assembly Passed
No-Burn Plus Thermal Barrier	NFPA 286	Assembly Passed
TPR2 Thermal Barrier		
DC 315 Thermal Barrier		
Attics & Crawl Space Walls & Roof Uncoated Thickness	AC377 Appendix X	Roof 7.5" max thickness
		Wall 5.5" max thickness

** These items are provided as general information only. They are approximate values and are not part of the product specifications.*
*** Residential exterior wall with 16" o.c. 2x4 wood studs, 2.76" Corbond IV SPF, 15/32" exterior OSB sheathing, and 1/2" gypsum board.*
**** Numerical flame spread and all other data presented are not intended to reflect the hazards presented by this or any other material in actual fire situations.*
***** Average board feet applied to a dry, clean, sound (OSB) substrate at 75°F.*

HEALTH AND SAFETY
For information on Health and Safety, refer to Johns Manville Safety Data Sheets and the Spray Polyurethane Foam Alliance Health and Safety guidance documents at https://spraypolyurethane.org.

APPROVALS / COMPLIANCES
- 2021, 2018, 2015, 2012, 2009 International Building Code (IBC) Types I -V Construction
- 2021, 2018, 2015, 2012, 2009 International Residential Code (IRC)
- 2021, 2018, 2015, 2012, 2009 International Energy Conservation Code (IECC)
- IAPMO ES #0146
- ASTM C1029, Standard Specification for Spray-Applied Rigid Cellular Polyurethane Thermal Insulation
- AC377 Appendix X approval for application in unoccupied attics and crawl spaces without a prescriptive ignition barrier or coating
- GREENGUARD and GREENGUARD GOLD VOC Emission Testing Compliance
- Meets ICC-ES AC377 Acceptance Criteria for Spray-Applied Foam Plastic Insulation
- JM Corbond IV has zero Ozone Depletion Potential (ODP) and less than 2 Global Warming Potential (GWP)

REOCCUPANCY
- All occupants must vacate the building or the spray area must be cordoned off and remain separated from the occupied space for 24 hours after application
- The application area should be properly ventilated during application and for 24 hours post application
- Re-entry time for non-SPF trade workers: 12 hours
- Re-entry time for building occupants: 24 hours

PACKAGING
- 55 Gallon Drum (1,000 lbs per set)
- 250 Gallon Tote (5,000 lbs per set)

Johns Manville
A Berkshire Hathaway Company

JM Corbond® IV
CLOSED-CELL SPRAY POLYURETHANE FOAM
IAPMO ES #0146

SUGGESTED PROCESSING PARAMETERS

Drum Storage Temperature	50° – 80°F (10°C – 27°C)
Drum Temperature During Application	65° – 80°F (18°C – 27°C)
Proportioner Preheat Temperature	Side A 110°F – 130°F (43°C – 54°C) Side B 115°F – 135°F (46°C – 57°C)
Hose Temperature	110° – 135°F (43°C – 57°C)
Surface Temperature (Summer)	45° – 120°F (7°C – 49°C)
Surface Temperature (Winter)	25° – 75°F (-4°C – 24°C)

The initial settings are a guideline and ambient and substrate temperatures may require settings outside of the suggested range. Under no circumstances should a temperature of 140°F be exceeded without first contacting a JM technical representative.

STORAGE AND SHELF LIFE
JM Corbond IV SPF Side A and Side B should be stored between 50 – 75°F. Side A has a 12 month shelf life, and Side B has a 9 month shelf life when properly stored.

DRUM TEMPERATURE
Material will perform better when its temperature is between 65° – 80°F. Drums may be placed into a heated room for two days before use to acclimate.

MIXING / RECIRCULATION
Mixing or recirculating JM Corbond IV will lead to loss of blowing agent. JM Corbond IV should NOT be mixed or recirculated.

HUMIDITY
Care should be taken if the relative humidity is greater than 80%. Excessive humidity will adversely affect system performance and physical properties.

PRESSURE SETTINGS
The finished foam properties are affected by both temperature and pressure settings. The goal of 1100 psi minimum at the gun when the trigger is pulled is an important part of proper mix. To achieve, you must take into account the pressure drop from the machine to the gun. A rough rule of thumb (depending on several parameters) is that the pressure will drop approximately 1 psi per foot of hose. Therefore, set the pressure at the machine so that when the trigger is pulled, the pressure maintained is the target gun pressure plus the pressure drop across the hose length. For example, a machine with 260 feet of hose should have a dynamic spray pressure of 1360 psi.

PASS THICKNESS
JM Corbond IV may be applied in a single pass from a minimum of 0.5" to a maximum of 4".
Multiple immediate passes, with no wait time, may also be applied as follows:

R-Value	R-35	R-42	R-49
Number of Immediate Passes	2	3	4
Thickness per Pass (in)	2.5 / 2.5	2 / 2 / 2	1.75 / 1.75 / 1.75 /1.75
Maximum Total Thickness (in)	5.0	6.0	7.0

For application thicknesses above 7", wait 30 minutes between passes (e.g. for a 8" total thickness, install two 4" lifts waiting 30 minutes between the passes).

SHUT DOWN
For breaks in application longer than 60 minutes:
1. Park the proportioner according to the manufacturer's instructions.
2. Close the fluid shut off valves on the gun and grease the spray gun according to the manufacturer's instructions when applicable.

PARTIAL DRUM POUR-UP
Residual materials should be properly handled and transferred to a new drum immediately for use within 3 - 5 days. Collecting multiple partially full drums for combining later is not a recommended practice and may result in poor quality foam. Never mix different formulations together.

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Technical specifications as shown in this literature are intended to be used as general guidelines only. Please refer to the Safety Data Sheet and product label prior to using this product. The physical and chemical properties of closed-cell spray polyurethane foam listed herein represent typical, average values obtained in accordance with accepted test methods and are subject to normal manufacturing variations. They are supplied as a technical service and are subject to change without notice. Any references to numerical flame spread or smoke developed ratings are not intended to reflect hazards presented by these or any other materials under actual fire conditions. Check with the sales office nearest you for current information. **All Johns Manville products are sold subject to Johns Manville's standard Terms and Conditions, which includes a Limited Warranty and Limitation of Remedy. For a copy of the Johns Manville standard Terms and Conditions or for information on other Johns Manville insulation and systems, visit www.jm.com/terms-conditions or call 800-654-3103.**

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JM CORBOND® III AND JM CORBOND® IV PERFORMANCE INSULATION SYSTEMS

CSI Section:
07 21 00 Thermal Insulation

1.0 RECOGNITION

Johns Manville JM Corbond® III and JM Corbond® IV Performance Insulation Systems described in this report were evaluated for use as foam plastic insulation. The surface burning characteristics, thermal performance, physical, air infiltration, vapor permeance, fungal resistance, and thermal barrier properties, attic and crawl space installations, and application in Type V construction and in exterior walls of Types I through IV construction were evaluated for compliance with the following codes:

- 2021, 2018, 2015, 2012, and 2009 International Building Code® (IBC)
- 2021, 2018, 2015, 2012, and 2009 International Residential Code® (IRC)
- 2021, 2018, 2015, 2012, and 2009 International Energy Conservation Code® (IECC)
- 2021, 2018, 2015, 2012, and 2009 NFPA 5000 Building Construction and Safety Code™

2.0 LIMITATIONS

Use of the JM Corbond® III and JM Corbond® IV spray-applied foam plastic insulations described in this report is subject to the following limitations:

2.1 The products shall be installed in accordance with the manufacturer's published installation instructions, this evaluation report, and the applicable code. In the event of a conflict, the more restrictive shall govern.

2.2 JM Corbond® III and JM Corbond® IV insulations shall be separated from the interior of the building by a code-complying thermal barrier or ignition barrier as appropriate in accordance with Sections 3.3 and 3.4 of this report.

2.3 The insulation components are produced by Johns Manville under a quality control program with inspections under the supervision of UES.

2.4 JM Corbond® III and JM Corbond® IV insulations shall be installed by contractors certified by SPFA or Johns Manville.

2.5 When JM Corbond® III and JM Corbond® IV insulations are used in areas where the likelihood of termite infestation is "very heavy", they shall be installed in accordance with IBC Section 2603.9 (2009 IBC Section 2603.8) or IRC Section R318.4, as applicable.

2.5.1 When JM Corbond® III and JM Corbond® IV are used in conjunction with wood construction, in jurisdictions that have adopted NFPA 5000, and where termite infestation is known to be heavy, the foam plastic shall be installed in accordance with NFPA 5000 Section 45.6.9.5.

2.6 When used in exterior walls of buildings of Type I, II, III or IV construction, application shall be as described in Section 3.5 of this report.

3.0 PRODUCT USE

3.1 General

JM Corbond® III and JM Corbond® IV non-structural, closed cell, spray applied, polyurethane foam plastic insulations are used in wall cavities, floor assemblies, ceiling assemblies, and attics and crawl spaces. The foam plastic insulations comply with Section 2603 of the IBC, Section R316 of the IRC, and Sections C402 and R402 of the IECC (2009 IECC Sections 303 and 402) and Section 48.4 of NFPA 5000 for the specific uses described in this report. The insulation may be used in buildings of Types I, II, III, IV, or V construction per the IBC, residential structures constructed in accordance with the IRC, and buildings of Type I, II, III, IV, and V construction per NFPA 5000 when installed in accordance with Section 3.5 of this report.

3.2 Application

3.2.1 JM Corbond® III and JM Corbond® IV shall be installed by spray application using a dual component, volumetric, positive displacement proportioner to combine A- and B-components in a one-to-one volumetric ratio, as specified in the manufacturer's installation instructions.

3.2.2 JM Corbond® III and JM Corbond® IV shall not be applied to areas where the maximum service temperature is greater than 180°F (82°C). JM Corbond® III and JM Corbond® IV shall be applied to substrates that are clean, dry, and free from frost, ice, loose debris, or contaminants that will interfere with the adhesion of the spray foam insulation. JM Corbond® III and JM Corbond® IV shall not be applied in electrical outlets, junction boxes, to substrates over 120°F (49°C), or in direct contact with water, and shall be protected from the weather during application.

The product described in this Uniform Evaluation Service (UES) Report has been evaluated as an alternative material, design or method of construction in order to satisfy and comply with the intent of the provision of the code, as noted in this report, and for at least equivalence to that prescribed in the code in quality, strength, effectiveness, fire resistance, durability and safety, as applicable, in accordance with IBC Section 104.11. This document shall only be reproduced in its entirety.

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3.2.3 JM Corbond® III and JM Corbond® IV may be applied in passes of uniform thickness from a minimum of ½ inch (13 mm) to a maximum of 3½ inches (89 mm) per pass. The total thickness shall be as specified in Sections 3.3, 3.4, and 3.5 of this report.

"Flash" passes or a thin pass of less than 1 inch (25 mm) on cold surfaces are to be avoided and may result in loss of adhesion of subsequent passes. Thicknesses over 3½ inches (89 mm) require multiple passes in accordance with manufacturer's installation instructions.

3.3 Thermal Barrier

3.3.1 General: JM Corbond® III and JM Corbond® IV shall be covered with a thermal barrier except as specifically excluded by the applicable code.

3.3.2 Application with a Prescriptive Thermal Barrier: JM Corbond® III and JM Corbond® IV may be applied at any thickness in ceiling cavities and in wall cavities when separated from the interior of the building by a prescriptive thermal barrier (minimum ½-inch [12.7 mm] thick gypsum board). The gypsum board shall be installed in accordance with the applicable provisions in Section 2508 of the IBC, Section R702.3 of the IRC, or Section 48.3.3 of NFPA 5000 in such a manner that the foam plastic is not exposed.

3.3.3 Alternative Thermal Barrier Assemblies: JM Corbond® III and JM Corbond® IV may be installed without a prescriptive thermal barrier when it has been installed in accordance with one of the assemblies in Table 2 of this report.

3.4 Attics and Crawl Spaces

3.4.1 General: When installing JM Corbond® III and JM Corbond® IV in attics and/or crawl spaces and a thermal barrier is omitted in accordance with IBC Section 2603.4.1.6, IRC Sections R316.5.3 or R316.5.4 or Section 48.3.3.4 of NFPA 5000, installation shall comply with either Sections 3.4.2 or 3.4.3 of this report.

JM Corbond® III and JM Corbond® IV spray-foam insulations qualify as an air-impermeable insulation and, when installed in accordance with Sections 3.4.2 or 3.4.3 of this report, may be used to insulate unvented attics and/or unvented cathedral ceilings in accordance with 2021, 2018, and 2015 IRC Section R806.5 (2012 and 2009 IRC Section R806.4).

3.4.2 Application with a Prescriptive Ignition Barrier: When JM Corbond® III and JM Corbond® IV insulations are installed within attics and crawl spaces where entry is made only for service of utilities, the insulation, at a maximum of 4 inches (102 mm) thick, shall be covered with a prescriptive ignition barrier in accordance with IBC Section 2603.4.1.6, IRC Sections R316.5.3 and R316.5.4, or Section 48.3.3.4 of NFPA 5000, as applicable. The ignition barrier shall be consistent with the construction type of the building. The ignition barrier shall be installed in accordance with the provisions applicable to the material referenced in the IBC, IRC, or NFPA 5000 in such a manner that the foam plastic is not exposed.

Exception: The prescriptive ignition barrier may be omitted when installed in accordance with Section 3.4.3.

3.4.3 Application with an Alternative Ignition Barrier Assembly: The spray-applied foam plastic insulation may be installed without a prescriptive ignition barrier in accordance with Sections 3.4.3.1, 3.4.3.2, or 3.4.3.3 of this report, when all of the following conditions apply, as applicable:

a) Entry to the attic or crawl space is only to service utilities, and no storage is permitted.
b) Attic ventilation is provided when required by 2021 and 2018 IBC Section 1202.2, 2015 IBC Section 1203.2, or IRC Section R806, except when an air-impermeable insulation is permitted in unvented attics in accordance with Section R806.4 of the IRC. Under-floor (crawl space) ventilation is provided when required by 2021 and 2018 IBC Section 1202.4, 2015 IBC Section 1203.4 (2012 and 2009 IBC Section 1203.3), or IRC Section R408.1, as applicable.
c) The foam plastic insulation is limited to the maximum thickness and density stated in this report.
d) Combustion air is provided in accordance with the Uniform Mechanical Code (UMC) Section 701.1 or International Mechanical Code (IMC) Section 701, as applicable.
e) The installed coverage rate or thickness of coatings, if part of the insulation system, shall be equal to or greater than that which was tested.
f) Attic and crawl spaces do not have interconnected areas.
g) Air in the attic or crawl space is not circulated to other parts of the building.

3.4.3.1 Attic and Crawl Space Overhead and Vertical Surfaces Covered with an Alternative Ignition Barrier: JM Corbond® III and JM Corbond® IV spray foam insulations may be spray-applied without a prescriptive ignition barrier to overhead surfaces and/or vertical surfaces when covered with an alternative ignition barrier as described in Sections 3.4.3.1.1 or 3.4.3.1.2 (and as summarized in Table 5) of this report.

3.4.3.1.1 JM IC Ignition Barrier: Surfaces to be coated shall be dry, clean, and free of dirt, loose particles and any other substances that could interfere with adhesion of the coating. Back-rolling of sprayed material may be necessary to fill pinholes in substrates. The JM IC Ignition Barrier shall be applied with a medium-size nap roller, soft brush, or conventional airless spray equipment to a minimum dry film thickness of 3 mils (0.08 mm) (requiring an application rate of approximately 4 wet mils [0.10 mm] or 345 ft^2/gal [8.3 m^2/L]). The coating shall be applied in accordance with the JM

IB Product Data Sheet and this report. The maximum thickness of JM Corbond III® and JM Corbond® IV is limited to 5½ inches (140 mm) on overhead surfaces and 3½ inches (89 mm) on vertical surfaces.

3.4.3.1.2 JM Spider® with Adhesive: JM Spider® with adhesive shall be installed by insulation contractors who have been trained and certified by Johns Manville. Installers shall use only the JM Spider® Insulation Delivery System equipment engineered and specified by Johns Manville. JM Spider® with adhesive shall be applied in accordance with Johns Manville installation specifications. If the installation temperatures are below 50°F (10°C), the adhesive shall be heated and applied per Johns Manville specifications. JM Spider® with adhesive spray-on insulation shall be installed at a minimum 2½ inches (63.5 mm) thickness and a nominal density of 1.8 pcf (28.8 kg/m^3). The maximum thickness of JM Corbond III® and JM Corbond® IV is limited to 10 inches (254 mm) on overhead surfaces and 8 inches (203 mm) on vertical surfaces.

3.4.3.2 Attic Floors: JM Corbond® III and JM Corbond® IV insulations may be installed exposed (no coating), without an ignition barrier up to a maximum thickness of 11½ inches (292 mm) between and over the joist in attic floors. The insulation shall be separated from the interior of the building by a minimum ½-inch (12.7 mm) thick gypsum board or an approved equivalent thermal barrier, which shall be installed in accordance with the provisions set forth in the IBC, IRC, or evaluation report. The ignition barrier required by IBC Section 2603.4 and IRC Section R316.5.3 may be omitted in this case.

3.4.3.3 Attic and Crawl Space Overhead and Vertical Surfaces Without an Ignition Barrier: The JM Corbond® III and JM Corbond® IV may be installed exposed (no coating), without an ignition barrier when installed as required in this section. JM Corbond® III and JM Corbond® IV insulations may be spray-applied in attics to the underside of roof sheathing, roof rafters, and vertical surfaces, and in crawl spaces to the underside of floors and vertical surfaces. When applied to the underside of the top of the space, the thickness of the JM Corbond® III and JM Corbond® IV insulations shall not exceed 7½ inches (191 mm) and when applied to vertical surfaces, the maximum thickness shall not exceed 5½ inches (140 mm).

3.5 Exterior Walls of Types I, II, III, and IV Construction (IBC)

3.5.1 When used on exterior walls of Type I, II, III, and IV construction, JM Corbond® III and JM Corbond® IV spray-applied foam insulation shall comply with Section 2603.5 of the IBC or Section 48.4.1 of NFPA 5000, as applicable, and Section 3.5.2 of this report, and shall be installed at a maximum thickness of 3½ inches (88.9 mm). The potential heat of the JM Corbond® III and JM Corbond® IV is 1991 BTU/ft^2 (22.4 MJ/m^2) per inch of thickness when tested in accordance with NFPA 259.

3.5.2 Specific Wall Assemblies: Wall assemblies shall be constructed as described in Tables 3 and 4 of this report. Walls required to be fire resistance rated construction are beyond the scope of this report and shall comply with IBC Section 2603.5.1.

3.6 Installation

3.6.1 Installation General: JM Corbond® III and JM Corbond® IV shall be installed in accordance with the manufacturer's installation instructions, the applicable code, and this report. The installation instructions and this report shall be made available upon request.

4.0 PRODUCT DESCRIPTION

4.1 General

4.1.1 JM Corbond® III and JM Corbond® IV are two-component, spray-applied, medium-density, closed-cell polyurethane foam plastic insulation systems having a nominal core density of 2.0 pcf (32 kg/m^3). The foam plastic is generated by combining the isocyanate (A-component) and a polymeric resin (B-component) through a dual component proportioner, on site, by SPFA certified or Johns Manville certified applicators. All materials shall be stored in their original containers, which shall be kept out of direct sunlight and away from heat and moisture. When stored unopened and indoors at a temperature between 50°F (10°C) and 80°F (27°C), the shelf life for A-component isocyanate is 12 months, and B-component polymeric resin is 9 months. Prior to use, both components (A and B) shall be conditioned in a manner that results in drum temperatures between 60°F (16°C) and 75°F (24°C).

4.1.2 A-component isocyanate and B-component polymeric resin properly mixed and applied yields a Lavender® finished foam insulation product. The Lavender® color is a Federal Registered Trademark color of Johns Manville.

4.2 Surface Burning Characteristics

4.2.1 JM Corbond® III and JM Corbond® IV, when tested in accordance with ASTM E84 at a maximum thickness of 4 inches (102 mm) and a nominal core density of 2.0 pcf (32 kg/m^3), has a flame spread index of less than 25 and a smoke developed index of not more than 450.

4.2.2 Thicknesses are not limited for ceiling cavities and wall cavities when covered by a prescriptive thermal barrier (minimum ½-inch [12.7 mm] thick gypsum board) in accordance with Section 3.3.2 of this report. Thicknesses of up to 11½ inches (292 mm) for ceiling or floor cavities and 7½ inches (191 mm) for wall cavities are recognized based on testing in accordance with NFPA 286, when installed in accordance with Section 3.3.3 of this report.

4.3 Thermal Resistance: The R-value of JM Corbond® III and JM Corbond® IV is 7.0 °F.ft^2.h/Btu per inch regardless of

thickness. Table 1 of this report provides additional information on the values of thermal resistance (R-Value) for specific thicknesses.

4.4 Water Vapor Resistance: JM Corbond® III and JM Corbond® IV, when tested in accordance with Procedure A of ASTM E96, has a vapor permeance of less than 1 perm (57 ng/Pa-s-m^2) at a minimum thickness of 1.5 inches (38 mm), and qualifies as a Class II vapor retarder as defined in IBC Section 202, IRC Section R202, 2021 and 2018 NFPA 5000 Section 3.3.668, and 2015 NFPA 5000 Section 3.3.662.1 (2012 and 2009 NFPA 5000 Section 3.3.644.1).

4.5 Air Permeability: JM Corbond® III and JM Corbond® IV, when tested in accordance with ASTM E283 at a minimum thickness of 1.0 inch (25.4 mm), exhibit a maximum total air leakage rate of 0.02 L/s-m^2 (0.004 ft^3/min-ft^2) when tested at a 75 Pa pressure differential and qualifies as an air-impermeable insulation for use in attics in accordance with the applicable code.

4.6 Fungal Resistance: JM Corbond® III and JM Corbond® IV, when tested in accordance with ASTM C1338, exhibit no fungal growth.

4.7 Fire Protective Coatings

4.7.1 JM IC (aka TPR² Fireshell® IB4): JM IC ignition barrier coating is manufactured by Thermal Products Research (TPR2). The coating is water-based and available in both 5-gallon (18.9 L) and 55-gallon (208 L) containers and has a shelf life of 12 months when stored in factory-sealed containers above 45°C (7°C).

4.7.2 JM TC (aka Fireshell® F10/E/TB): JM TC thermal barrier coating is manufactured by Thermal Products Research (TPR2). The coating is water-based and available in both 5-gallon (18.9 L) and 55-gallon (208 L) containers and has a shelf life of 12 months when stored in factory-sealed containers above 45°C (7°C).

4.7.3 DC315 Fireproof Paint: DC315 Fireproof Paint, recognized in ER-499, is a water-based latex intumescent coating manufactured by International Fireproof Technology, Inc. and is supplied in 5-gallon (19 L) pails and 55-gallon (208 L) drums. When stored in factory-sealed containers at temperatures between 50°F (10°C) and 80°F (27°C), the coating has a shelf life of 12 months.

4.7.4 No-Burn® Plus ThB Coating: No-Burn Plus ThB coating, recognized in ER-305, is a water-based latex liquid manufactured by No-Burn, Inc., which exhibits intumescent properties when exposed to elevated temperatures and flame. The product is packaged in 5-gallon pails and 55-gallon drums and has a shelf life of eighteen months when stored in unopened containers between 40°F and 90°F.

4.8 JM Spider® Ignition Barrier

4.8.1 JM Spider® ignition barrier is supplied by Johns Manville Corporation. The JM Spider® loose-fill glass fiber material is mixed with an adhesive during the spraying process and adheres to the foam plastic. The JM Spider® is available in 30 lb (13.6 kg) bags. The ignition barrier shall be kept clean and dry at all times. The spray-applied fiberglass product may be installed at variable thickness levels and may be used for both wall and ceiling applications.

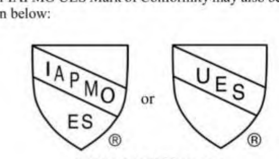
4.8.2 The JM Spider® adhesive comes in totes and 55-gallon (208 L) drums. The adhesive shall be stored in a cool, dry area in original packaging and at temperatures above 40°F (4.4°C).

5.0 IDENTIFICATION

Jobsite labeling and certification of the insulation shall comply with IRC Sections N1101.10 and 1101.10.1 (2012 IRC Sections 1101.12 and 1101.12.1 and 2009 IRC Sections N1101.4 and N1101.4.1), and IECC Sections C303.1.1 and C303.1.2, R303.1.1 and R303.1.2, as applicable. Each component for the JM Corbond® III and JM Corbond® IV is identified with the following:

- Manufacturer's name (Johns Manville), address and telephone number.
- Product trade name (JM Corbond® III and JM Corbond® IV).
- Product density.
- Flame-spread and smoke-development indices
- Evaluation report number (ER-146)

Either IAPMO UES Mark of Conformity may also be used as shown below:



IAPMO UES ER-146

6.0 SUBSTANTIATING DATA

6.1 Data in accordance with ICC-ES Acceptance Criteria for Spray-Applied Foam Plastic Insulation (AC377) Approved April 2020 (editorially revised July 2020).

6.2 Reports on air leakage tests in accordance with ASTM E283.

6.3 Reports on water vapor transmission tests in accordance with ASTM E96.

6.4 Reports on Fungal Resistance tests in accordance with ASTM C1338.

6.5 Reports on flame spread and heat release in accordance with NFPA 286.

6.6 Reports on Exterior Fire Propagation tests in accordance with NFPA 285.

6.7 Reports on Potential Heat tests in accordance with NFPA 259.

6.8 Reports on Heat Release and Flame Propagation in accordance with AC377 Appendix X.

6.9 Test Reports are from Laboratories in conformance with ISO/IEC 17025.

7.0 STATEMENT OF RECOGNITION

This evaluation report describes the results of research carried out by IAPMO Uniform Evaluation Service on Johns Manville's JM Corbond® III and JM Corbond® IV to assess their conformance to the codes shown in Section 1.0 of this report and serves as documentation of the product's certification. Products are manufactured under a quality control program with periodic inspections under the supervision of IAPMO UES.

For additional information about this evaluation report please visit www.uniform-es.org or email us at info@uniform-es.org

TABLE 1: THERMAL RESISTANCE (R-Value)[1]

Thickness (Inch)	R-Value (°F.ft^2.hr/Btu)
1.0	7.0
2.0	14
3.0	21
3.5	24.5
4.0	28
5.0	35
5.5	38.5
6.0	42
7.0	49
8.0	56
9.0	63
10.0	70
11.0	77
12.0	84

For **SI:** 1 inch= 25.4 mm; 1 °F•ft^2•hr/Btu =0.176110 °K•m^2/W.
[1] R-values are calculated based on tested k-factors at 1- and 4-inch thicknesses

TABLE 2: ALTERNATE ASSEMBLIES WITHOUT A PRESCRIPTIVE THERMAL BARRIER[1,2]

Coating	Max. Insulation Thickness Overhead Surfaces	Max. Insulation Thickness Vertical Surfaces	Dry Film Thickness	Wet Film Thickness (nominal)	Application Rate[1] (theoretical)
JM TC (aka FIRESHELL® F10E)	11.5 in. 292 mm	7.5 in. 191 mm	12 mils 0.30 mm	18 mils 0.46 mm	86 ft^2/gal 2.11 m^2/L
DC315	11.5 inches 292 mm	7.5 inches 191 mm	9 mils 0.23 mm	14 mils 0.36 mm	115 ft^2/gal 2.82 m^2/L
Plus ThB	8 inches 203 mm	6 inches 152 mm	9 mils 0.23 mm	14 mils 0.36 mm	115 ft^2/gal 2.82 m^2/gal

Notes:
[1] Theoretical coating application rates are based strictly on minimum wet film thickness requirements and shall be increased for site-specific conditions such as foam plastic surface texture, overspray loss, container and other residues, application technique and environmental conditions.
[2] The coatings shall be applied in accordance with the Product Data Sheet and this report in such a manner that the foam plastic is not exposed.

TABLE 3: NFPA 285 COMPLYING WALL ASSEMBLIES WITH JM CORBOND III® AND JM CORBOND® IV IN WALL CAVITY

WALL COMPONENTS	MATERIALS
Base Wall System[1] (Use either 1, 2 or 3)	1. Concrete wall 2. Concrete masonry wall 3. 1 layer of 5/8-inch thick Type X gypsum wallboard installed on the interior side of minimum 3-5/8-inch deep, minimum 25-gauge equivalent thick steel studs spaced a maximum of 24 inches on center. Lateral bracing installed minimum every 4 feet vertically or as required. Wall stud cavities shall be filled at each floor line with minimum 4 lb/ft^3 mineral wool (e.g. JM MinWool® Safing) friction fit between steel wall studs.
Perimeter Fire Barrier System	Perimeter fire barrier system complying with Section 715.4 of the 2015 IBC shall be installed, as applicable, to fill the void between the edge of the concrete floor slab and the interior surface of the exterior wall assembly (see note 1).
Interior Insulation (Use either 1,2, 3, 4, 5 or 6	1. None 2. Maximum 3-5/8-inch thickness of JM Corbond® III or JM Corbond® IV CC SPF applied to interior surface of Base Wall System 1 and 2 (See Note 1). 3. Full wall stud cavity depth or less of JM Corbond® III or JM Corbond® IV CC SPF applied using exterior gypsum sheathing of Base Wall System 3 as the substrate and covering the width of the cavity and the inside of the steel wall stud framing flange. 4. Fiberglass batt insulation (faced or unfaced) 5. Mineral wool insulation (faced or unfaced) 6. Hybrid Systems: spray foam and/or fiberglass insulation or mineral wool insulation (flash and bat insulation systems)
Exterior sheathing	5/8-inch-thick Type X exterior gypsum sheathing (for Base Wall System 3 above)
Exterior Wall Covering[2]	Any non-combustible exterior wall covering material using any standard installation technique
Window Closure	Minimum 0.08-inch-thick aluminum, or equivalent
Flashing of window, door and other exterior wall penetrations	As an option, flash around window, door, and other exterior penetrations with limited amounts of maximum 12-inch-wide flashing tape (acrylic, asphalt or butyl-based) or liquid applied membrane material with or without fiber mesh reinforcement.

For **SI**: 1 inch= 25.4 mm; 1.0 pcf =16 kg/m^3
Notes:
[1] Fireblocking per IBC Section 718 (2009 IBC Section 717) and thermal barrier material requirements shall be met for Base Wall Systems 1 and 2, as required by specific wall construction details when combustible concealed space is created on interior side of exterior wall assembly.
[2] Non-combustible exterior wall coverings shall be installed in accordance with manufacturer's installation requirements.

TABLE 4: NFPA 285 COMPLYING WALL ASSEMBLIES WITH CORBOND III® INSTALLED ON THE EXTERIOR

WALL COMPONENTS	MATERIALS
Base Wall System[1] (Use either 1, 2 or 3)	1. Concrete wall 2. Concrete masonry wall 3. 1 layer of 5/8-inch thick Type X gypsum wallboard installed on the interior side of minimum 3-5/8-inch deep, minimum 25-gauge equivalent thick steel studs spaced a maximum of 24 inches on center. Lateral bracing installed minimum every 4 feet vertically or as required. Wall stud cavities shall be filled at each floor line with minimum 4 lb/ft^3 mineral wool (e.g. JM MinWool® Safing) friction fit between steel wall studs.
Perimeter Fire Barrier System	Perimeter fire barrier system complying with Section 715.4 of the 2015 IBC shall be installed, as applicable, to fill the void between the edge of the concrete floor slab and the interior surface of the exterior wall assembly (see note 1).
Interior Insulation (Use either 1,2, 3, 4, 5 or 6	1. None 2. Maximum 3-5/8-inch thickness of JM Corbond® III or JM Corbond® IV CC SPF applied to interior surface of Base Wall System 1 and 2 (See Note 2). 3. Full wall stud cavity depth or less of JM Corbond® III or JM Corbond® IV CC SPF applied using exterior gypsum sheathing of Base Wall System 3 as the substrate and covering the width of the cavity ad the inside of the steel wall stud framing flange. 4. Fiberglass batt insulation (faced or unfaced) 5. Mineral wool insulation (faced or unfaced) 6. Hybrid Systems: spray foam and/or fiberglass insulation or mineral wool insulation (flash and bat insulation systems)
Exterior Sheathing (Use either 1, 2 or 3)	1. None (for Base Wall Systems 1 or 2 above) 2. ½-inch thick glass mat exterior gypsum sheathing complying with ASTM C1177 (for Base Wall System 3 above) 3. 5/8-inch-thick Type X exterior gypsum sheathing (for Base Wall System 3 above)
Exterior Insulation	Maximum 3½-inch thickness of JM Corbond® III or JM Corbond® IV CC SPF
Exterior Wall Covering (Use either 1, 2, 3, 4 or 5)	1. Brick – Standard type brick veneer anchors, installed a maximum of 24 inches on center, vertically on each stud with maximum 1-inch air gap between exterior insulation and brick. Brick to be standard nominal 4-inch-thick clay brick installed in a running bond pattern using Type S mortar. 2. Stucco – Minimum ¾-inch thick, exterior cement plaster and lath. A secondary water-resistive barrier (WRB) may be installed between the exterior insulation and the lath. The secondary WRB shall not be full-coverage asphalt or butyl-based self-adhered membranes. 3. Minimum 2-inch-thick natural stone (granite, limestone, marble, sandstone). Any standard non-open jointed installation technique may be used. 4. Minimum 1½-inch thick concrete masonry unit (CMU), precast concrete, or artificial cast stone. Any standard non-open jointed installation technique may be used. 5. Minimum 1¼-inch thick Terra Cotta non-opened jointed. Any standard non-open jointed installation technique may be used.
Window Closure	No. 14 gauge (0.078 inch) (or thicker) steel flashing, or equivalent
Flashing of window, door and other exterior wall penetrations	As an option, flash around window, door and other exterior penetrations with limited amounts of maximum 12-inch-wide flashing tape (acrylic, asphalt or butyl-based) or liquid applied membrane material with or without fiber mesh reinforcement.

For **SI:** 1 inch= 25.4 mm; 1.0 pcf =16 kg/m^3

Notes:
[1] Fireblocking per IBC Section 718 (2009 IBC Section 717) and thermal barrier material requirements shall be met for Base Wall Systems 1 and 2, as required by specific wall construction details when combustible concealed space is created on interior side of exterior wall assembly.

TABLE 5: ALTERNATE IGNITION BARRIER ASSEMBLIES

Coating/Cover	Max. Insulation Thickness Overhead Surfaces	Max. Insulation Thickness Vertical Surfaces	Dry Film Thickness	Wet Film Thickness (nominal)	Application Rate (nominal)
JM IC Ignition Barrier Coating (aka Fireshell® IB4)	5½ inches 140 mm	3½ inches 89 mm	3 mils 0.08 mm	4 mils 0.1 mm	345 ft^2/gal 8.3 m^2/L
JM Spider®	10 inches 254 mm	8 inches 203 mm	2.5 inches 64 mm	NA	NA

Notes:
NA = Not Applicable

ALI JABER ARCHITECT

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

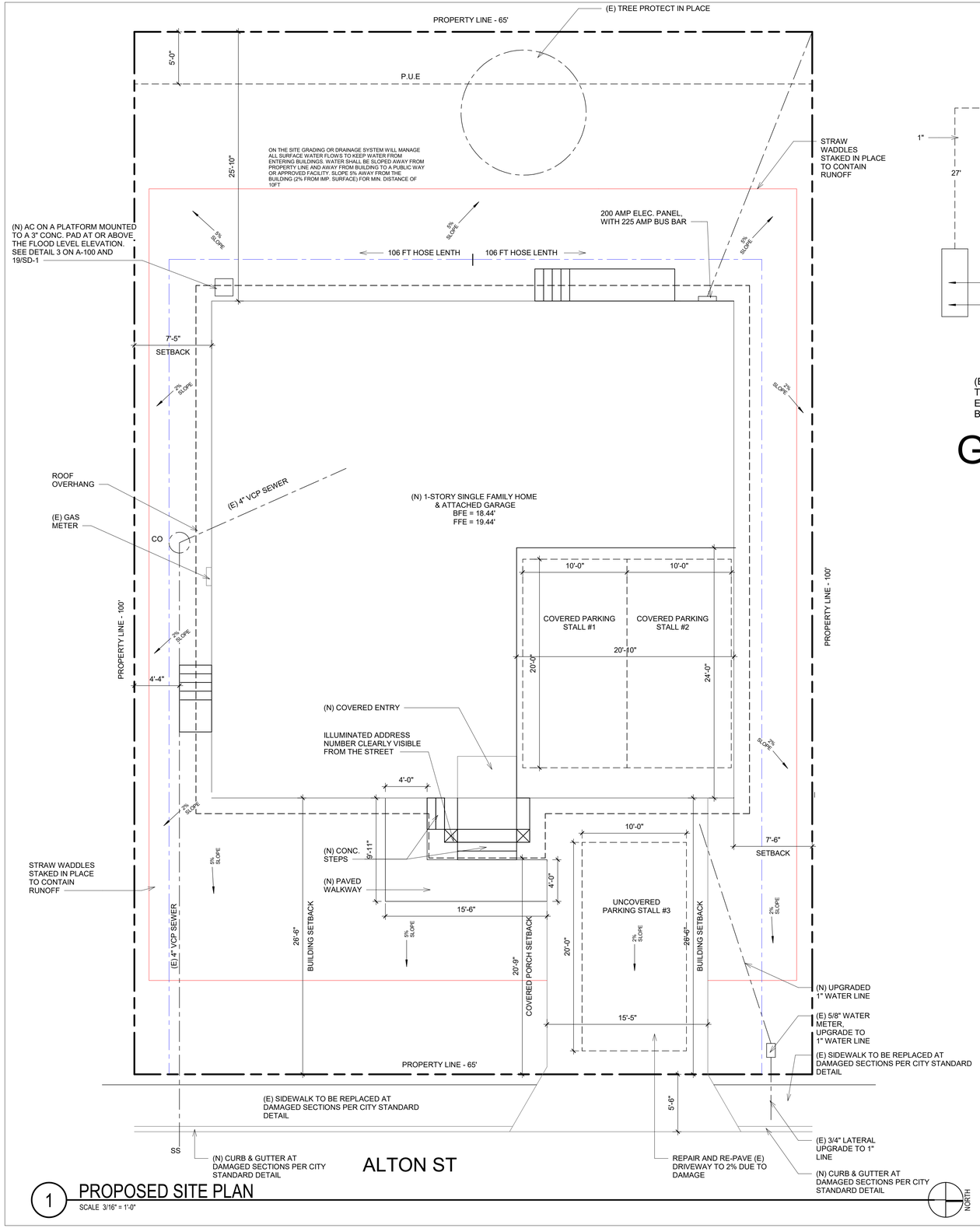
CLIENT
AJAY GUPTA

ISSUED

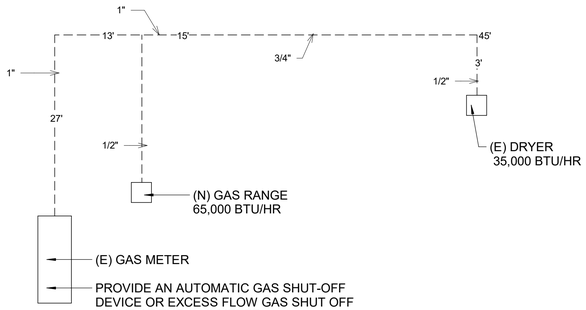
MARK	DATE	DESCRIPTION

TITLE
SPECIFICATIONS

SHEET
A-006

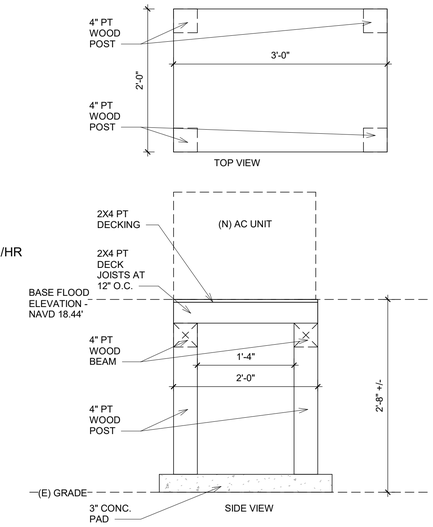


1 PROPOSED SITE PLAN
SCALE 3/16" = 1'-0"



(E) GAS METER
TOTAL DEMAND: 100,000 BTU
EXISTING GAS METER SIZE: 250,000 BTU
BASED ON THE ABOVE CALC, THE (E) GAS METER 1" IS TO REMAIN

GAS LINE DIAGRAM



3 AC MOUNTING DETAIL
NTS

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-27 STATE OF CALIFORNIA

SEAL

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PROJECT
125 ALTON ST - NEW SFR

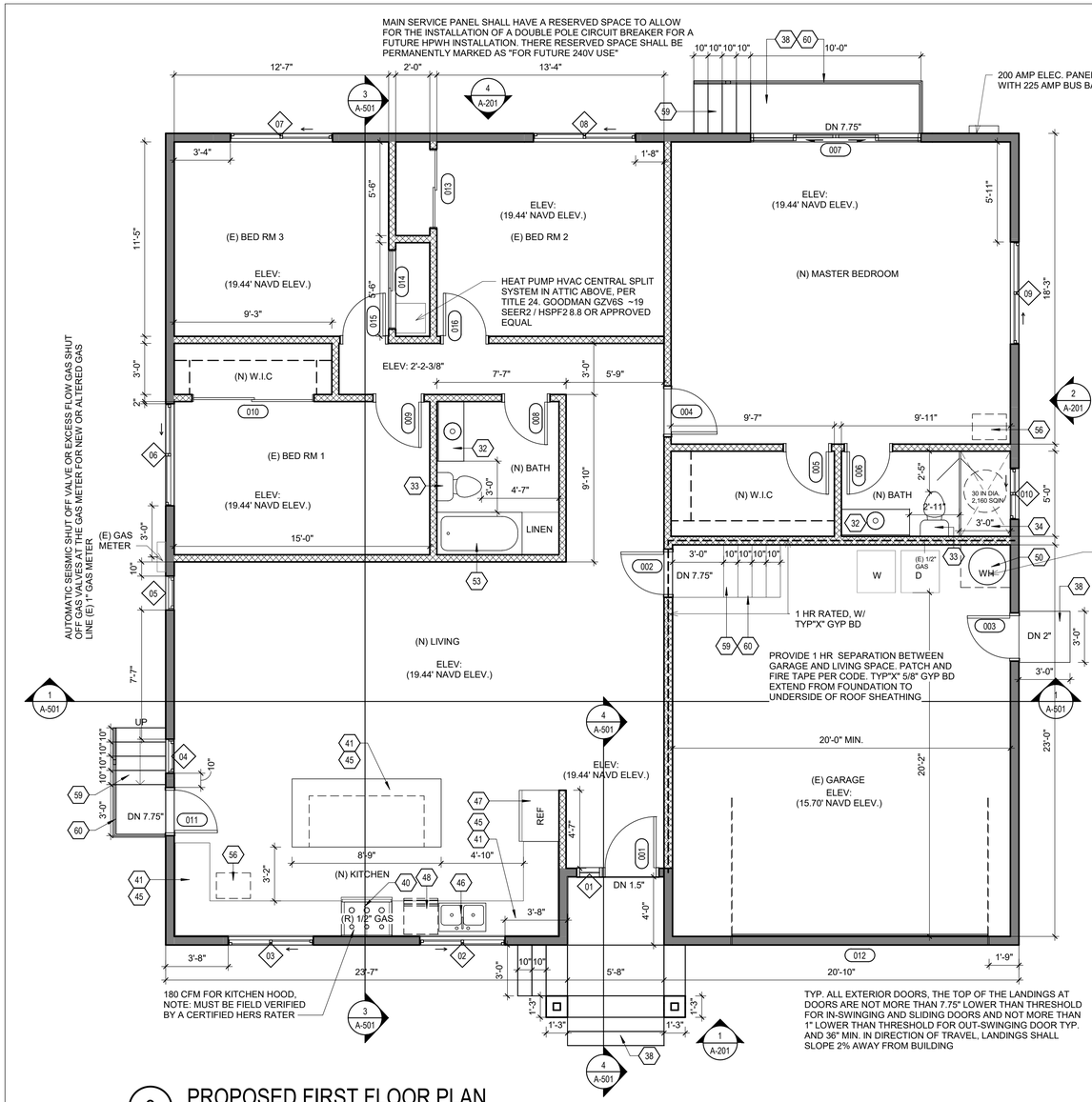
CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE
PROPOSED SITE PLAN

SHEET
A-100



3 PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

DUCT WORK SHALL USE PRESSURE-SENSITIVE TAPES, MASTIC, AEROSOL SEALANTS OR OTHER CLOSURE SYSTEMS MEETING APPLICABLE UL 181A AND 181B REQUIREMENTS. DRAWBANDS USED WITH FLEXIBLE DUCTS SHALL BE EITHER STAINLESS-STEEL, WORM-DRIVEN HOSE CLAMPS OR UV-RESISTANT NYLON DUCT TIES. IN ADDITION, DRAWBANDS MUST HAVE A MINIMUM TENSILE STRENGTH RATING OF 150 POUNDS AND BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER.

NOTES:

1. ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. 2022 CEC 210.12(A)

2. ALL SINK FAUCETS, SHOWER HEADS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 1101.1 THROUGH 1101.8 (KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALS/MIN., BATHROOM LAVATORY FAUCETS MAX. FLOW RATE FROM 1.5 TO 1.2 GPM PER 2016 CAL GREEN 4.303.1.4.1, SHOWER HEADS SHALL NOT EXCEED 1.8 GALS/MIN., TOILETS SHALL NOT EXCEED 1.28 GALS/FLUSH AND URINAL SHALL NOT EXCEED .5 GALS/FLUSH)

3. FOR EACH BATHROOM, AT LEAST ONE 20-AMP BRANCH CURCUIT SHALL BE PROVIDED TO SUPPLY ITS RECEPTACLE OUTLETS

4. RECEPTACLES TO SERVE KITCHEN COUNTERTOP SURFACES SHAL BE SUPPLIED BY NOT FEWER THAN TWO SMALL-APPLIANCE BRANCH CIRCUITS

5. VERIFY & INSTALL AS NECESSARY PROVIDE SMOKE DETECTORS FOR (E) BEDROOMS & AREA ACCESSING TO THESE ROOMS; ALL DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.

6. IAQ: THE OCCUPANT THAT THE FRESH AIR VENTILATOR IS A WHOLE HOUSE VENTILATION FAN THAT SHOULD OPERATE WHENEVER THE BUILDING IS OCCUPIED

7. Gypsum board note to specify the fire separation between garage and dwelling shall extend from foundation to underside of roof sheathing.

8. The egress openings that include all requirements in section R310 in the 2022 CRC

FLOOR PLAN LEGEND

- PARTITION TYPE INDICATOR
- 10 — WINDOW OR LOUVER IDENTIFIER
- 22 — KEYNOTE INDICATOR
- 234 — FURNITURE, FIXTURE & EQUIPMENT INDICATOR
- 11 — SIGNAGE INDICATOR
- 101A — DOOR OPENING IDENTIFIER
- PLAN NORTH — PLAN NORTH & TRUE NORTH INDICATOR
- OUTLET
- GFCI — GFCI / WEATHER PROTECT (W.P)
- QUAD OUTLET
- $ — SWITCH
- (N) DOOR

WALL ASSEMBLY LEGEND

- NEW EXTERIOR WALL OF 2X @ 16" O.C. WOOD STUDS W/ 1 LAYER OF 1/2 GYP.BD. ON THE INSIDE AND STUCCO ON THE OUTSIDE, FINISH TO MATCH (E) ADJACENT WALLS
- NEW INTERIOR WALL OF 2X @ 16" O.C. WOOD STUDS W/ 1 LAYER OF 1/2 GYP.BD. ON BOTH SIDES

NOTE:
1 HOUR RATING, TYP"X" GYP BD REQUIRED WHEN ADJACENT TO GARAGE.
MOSITURE RESISTANT GYP BD REQUIRED AT ALL WET BATHROOM WALLS

SHEET KEYNOTES

32 (N) VANITY SINK TBS BY OWNER

33 (N) TOILET & VENT ABOVE

34 (N) TILED SHOWER WITH SLIDING TEMPERED GLASS DOORS TBS BY OWNER,CONTRACTOR TO PROVIDE HOOKUPS AS REQ'D BY CODE. FINISH AND STYLE TBS BY OWNER. TEMPERED GLASS REQUIRED

38 (N) CONCRETE STEP MAX 7.75" RISER

40 (N) 36" RANGE W/ HOOD, CONTRACTOR TO PROVIDE HOOKUPS AS REQ'D, HOOD TO BE DIRECTLY VENTED TO OUTSIDE

41 (N) COUNTERTOP TBS BY OWNER

45 (N) BASE/UPPER CABINETS TBS BY OWNER

46 (N) KITCHEN SINK TBS BY OWNER, CONTRACTOR TO PROVIDE PLUMBING HOOKUPS AS REQ'D

47 (N) REFRIGERATOR, CONTRACTOR TO PROVIDE ELECTRICAL AND WATER HOOKUPS AS REQ'D

48 (N) DISHWASHER, CONTRACTOR TO PROVIDE ELECTRICAL AND WATER HOOKUPS AS REQ'D

50 (N) RHEEM 50 GALLON SMART EFFICIENCY ELECTRIC HYBRID HEAT PUMP NEEA TIER 3 WATER HEATER PER TITLE 24

SHEET KEYNOTES

53 (N) BATHTUB, CONTRACTOR TO PROVIDE PLUMBING HOOKUPS AS REQ'D, SEE SPECS ON A-006

56 (N) 18"X24" CRAWLSPACE ACCESS DOOR, FINISH AND STYLE TBS BY OWNER

59 (N) WOOD STEPS, 10" TREAD AND 7.75" MAX RISE.

60 (N) 42" WOOF GUARDRAIL AND HANDRAIL PER REQUIREMENTS ON 6/A-201 AND ATTACHMENT DETAIL 20/SD-2

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-27 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

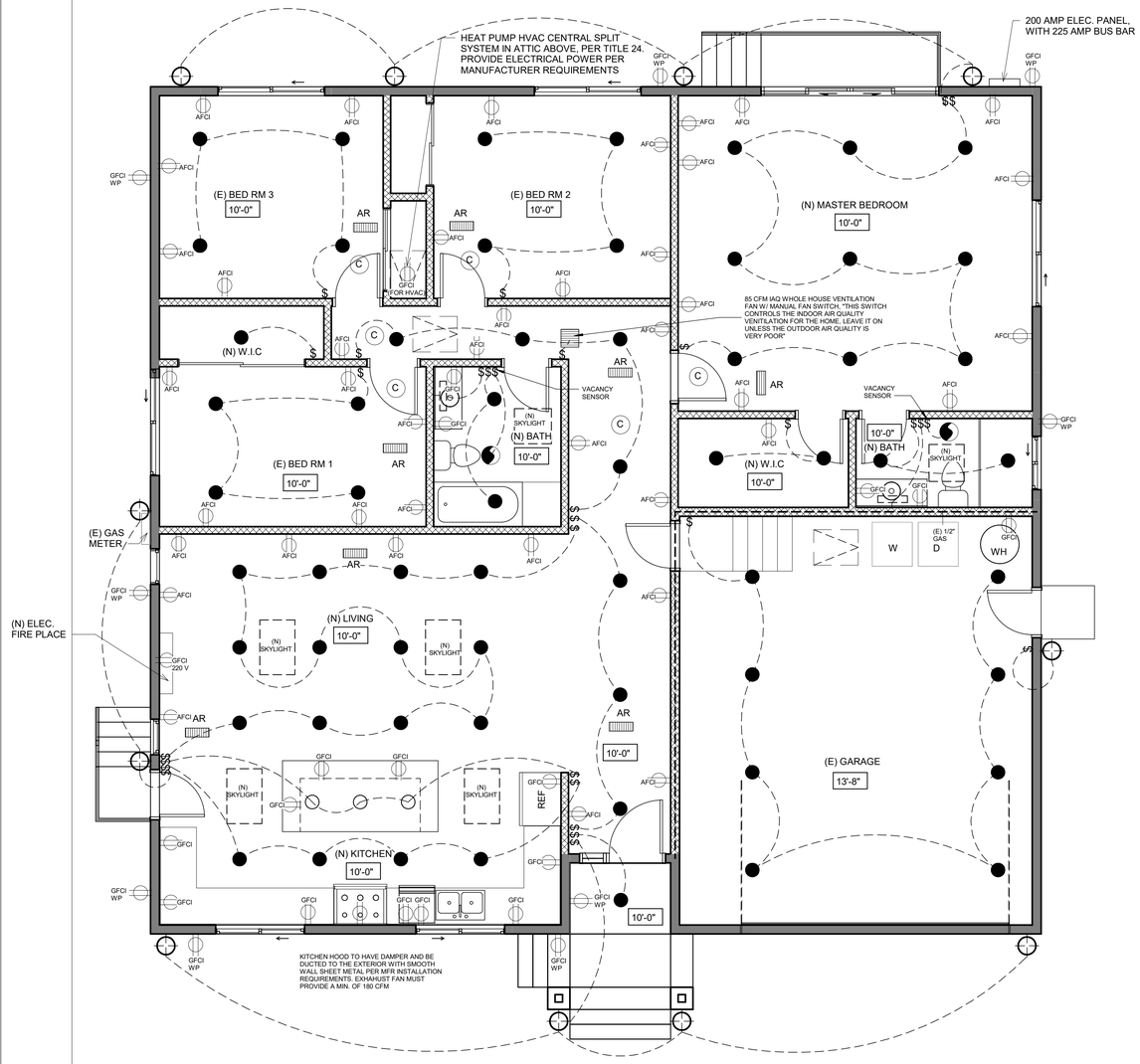
CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE
PROPOSED FLOOR PLAN

SHEET
A-101



1 PROPOSED ELECTRIC PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL NOTES:

1. SMOKE DETECTORS SHALL BE EQUIPED WITH A BATTERY BACK-UP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREA.
2. KITCHEN LIGHTING SHALL BE HIGH EFFICACY LUMINARIES.
3. RECESSED LUMINARIES INSTALLED IN INSULATED CEILING SHALL BE "IC" RATED (AIR TIGHT) AND "AT" RATED (AIR TIGHT) AND SHALL BE SEALED AND/OR GASKETED BETWEEN CEILING AND HOUSING.
4. OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL BE HIGH EFFICACY LUMINARIES AND CONROLLED BY A MOTION SENSOR WITH INTEGRATED PHOTO-CONTROL CERTIFIED TO COMPLY WITH SECTION 119(d).
5. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
6. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND MUST BE CONTROLLED WITH A VACANCY SENSOR.
7. ALL LUMINAIRS SHALL BE HIGH EFFICACY
8. VERIFY THAT A SMOKE DETECTOR IS PROVIDED IN EACH SLEEPING ROOM AND IN EACH CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREARS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
9. IN THE KITCHEN AND DINING ROOM , PROVIDE RECEPTACALE OUTLETS AT EACH WALL COUNTER SPACE 12-in OR WIDER; AND INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24-in FROM AN OUTLET
10. PROVIDE GROUND-FAULT CIRCUIT - INTERRUPTER PROTECTION (GFCI) FOR ALL 125-VOLT , SINGLE-PHASE 20 AMPERE RECEPTACLES.
11. **2022 CEC 406.12 TAMPER-RESISTANCE RECEPTACLES IN DWELLING UNITS**. IN ALL AREAS SPECIFIED IN 210.52, ALL NONLOCKING-TYPE 125 VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANCE RECEPTACLES.
12. PROVIDE A MINIMUM OF 2-20 AMP. SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS.
13. PROVIDE A MINIMUM OF 1-20 AMP. LAUNDRY BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS.
14. PROVIDE UFER OR OTHER APPROVED GROUND PER CEC 250-50.
15. 9. ALL NEW RECEPTACLES SHALL BE AS LISTED TAMPERED RESISTANCE
16. ALL BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
17. GFI OUTLETS SHALL BE PROVIDED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTSIDE, SINKS AND AT ALL KITCHEN COUNTERS AND ISLANDS.
18. ALL POWER AND LIGHTING OUTLETS IN FAMILY ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, HALLWAYS AND SIMILAR AREAS ARE TO BE PROTECTED BY A "AFCI BREAKER". KITCHEN, BATHROOMS, AND BASEMENTS ARE EXEMPT.
19. BATHROOMS AND POWDER ROOMS ARE REQUIRED TO HAVE AT LEAST ONE GFI RECEPTACLE OUTLET WITHIN 36" OF EACH LAVATORY.

NOTE:
FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE MARKED, SUITABLE FOR WET LOCATIONS.

DUCT WORK SHALL USE PRESSURE-SENSITIVE TAPES, MASTIC, AEROSOL SEALANTS OR OTHER CLOSURE SYSTEMS MEETING APPLICABLE UL 181A AND 181B REQUIREMENTS. DRAWBANDS USED WITH FLEXIBLE DUCTS SHALL BE EITHER STAINLESS-STEEL, WORM-DRIVEN HOSE CLAMPS OR UV-RESISTANT NYLON DUCT TIES. IN ADDITION, DRAWBANDS MUST HAVE A MINIMUM TENSILE STRENGHT RATING OF 150 POUNDS AND BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER.

NOTES:

1. ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTACLES. 2022 CEC 210.12(A)

2. ALL SINK FAUCETS, SHOWER HEADS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 1101.1 THROUGH 1101.8 (KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALS/MIN., BATHROOM LAVATORY FAUCETS MAX. FLOW RATE FROM 1.5 TO 1.2 GPM PER 2016 CAL GREEN 4.303.1.4.1, SHOWER HEADS SHALL NOT EXCEED 1.8 GALS/MIN., TOILETS SHALL NOT EXCEED 1.28 GALS/FLUSH AND URINAL SHALL NOT EXCEED .5 GALS/FLUSH)

3. FOR EACH BATHROOM, AT LEAST ONE 20-AMP BRANCH CURCUIT SHALL BE PROVIDED TO SUPPLY ITS RECEPTACLE OUTLETS

4. RECEPTACLES TO SERVE KITCHEN COUNTERTOP SURFACES SHAL BE SUPPLIED BY NOT FEWER THAN TWO SMALL-APPLIANCE BRANCH CIRCUITS

5. VERIFY & INSTALL AS NECESSARY PROVIDE SMOKE DETECTORS FOR (E) BEDROOMS & AREA ACCESSING TO THESE ROOMS; ALL DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.

6. IAQ: THE OCCUPANT THAT THE FRESH AIR VENTILATOR IS A WHOLE HOUSE VENTILATION FAN THAT SHOULD OPERATE WHENEVER THE BUILDING IS OCCUPIED

7. Gypsum board note to specify the fire separation between garage and dwelling shall extend from foundation to underside of roof sheathing.

8. The egress openings that include all requirements in section R310 in the 2022 CRC

CEILING LEGEND

	100 CFM FAN EXHAUSTED FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. SHALL HAVE A HUMIDISTAT CONTROLS. HUMIDISTAT CONTROL IS A HUMIDITY SENSOR
	PENDANT LIGHT, TBS BY OWNER
	RECESSED LIGHTING, TBS BY OWNER
	OUTLET
GFCI	GFCI, WEATHER PROTECT (WP)
	QUAD OUTLET
$	DIMMABLE SWITCH, VACANCY SENSOR IN BATHROOMS
C	SMOKE DETECTOR/CARBON MONOXIDE COMBO
	SWITCHING
	24" X 30" ATTIC ACCESS
	EXTERIOR HIGH EFFICACY LIGHTING, TBS BY OWNER. INCLUDE MANUAL ON/OFF SWITCH, PHOTOCONTROL AND AUTOMATICE TIME SWITCH CONTROL
8'-0" CEILING HEIGHT	CEILING TAG
	WALL MOUNTED LIGHT TBS BY OWNER
	CEILING AIR REGISTER

WALL ASSEMBLY LEGEND

	NEW EXTERIOR WALL OF 2X @ 16" O.C. WOOD STUDS W/ 1 LAYER OF 1/2 GYP.BD. ON THE INSIDE AND STUCCO ON THE OUTSIDE, FINISH TO MATCH (E) ADJACENT WALLS
	NEW INTERIOR WALL OF 2X @ 16" O.C. WOOD STUDS W/ 1 LAYER OF 1/2 GYP.BD. ON BOTH SIDES

NOTE:
1 HOUR RATING, TYP"X" GYP BD REQUIRED WHEN ADJACENT TO GARAGE.
MOSITURE RESISTANT GYP BD REQUIRED AT ALL WET BATHROOM WALLS

SHEET KEYNOTES

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-27 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

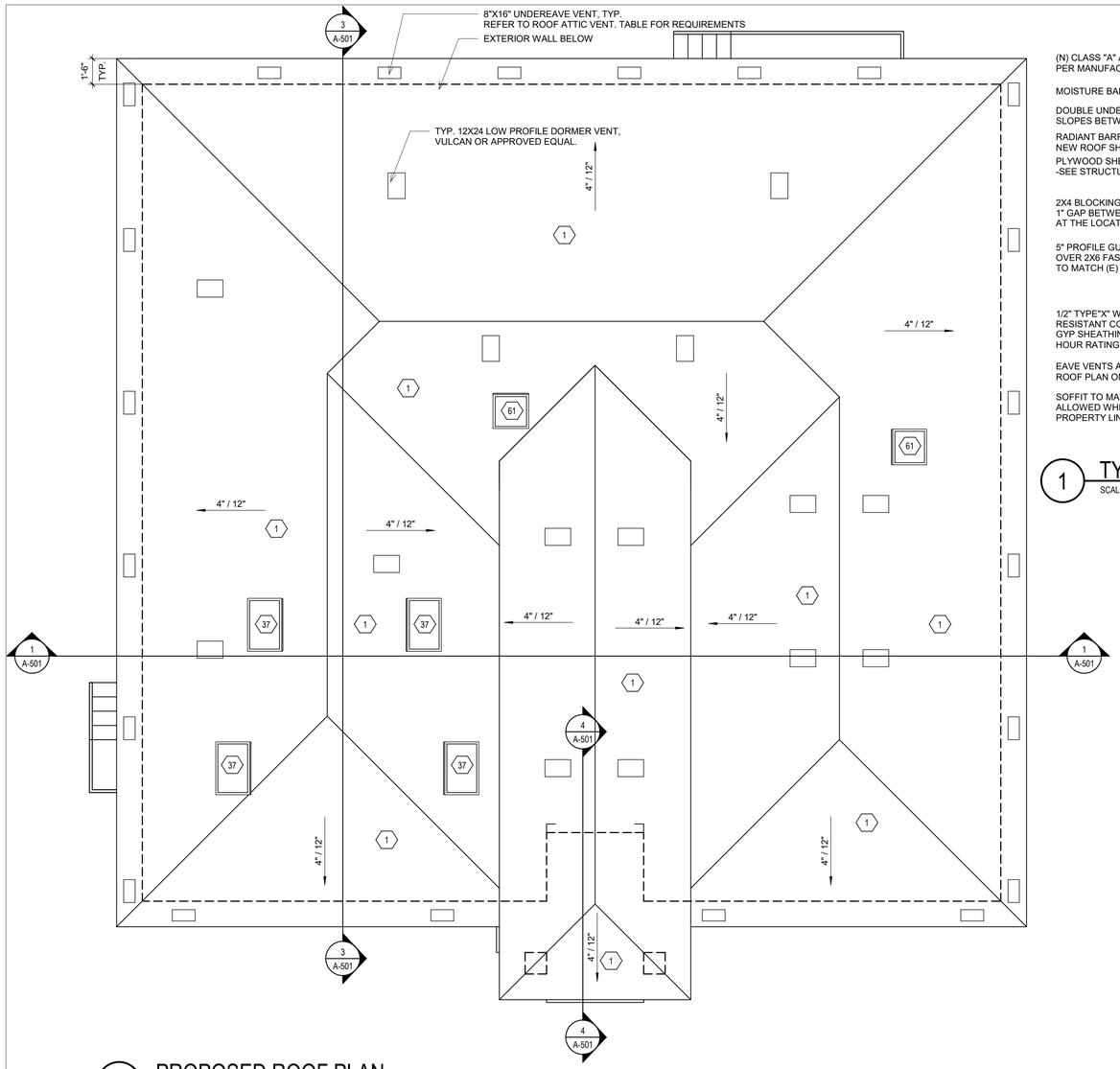
CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

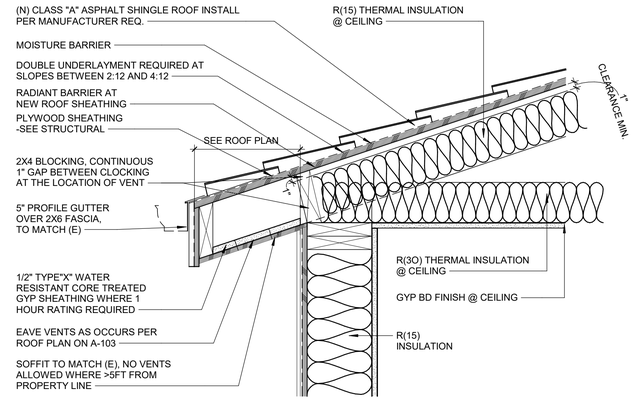
TITLE
PROPOSED ELECTRIC PLAN

SHEET
A-102



2 PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"



1 TYP EXTERIOR ROOF DETAIL

SCALE 1 1/2" = 1'-0"

SHEET KEYNOTES

1	(N) CLASS (A) ASPHALT SHINGLE ROOF, FINISH TBS BY OWNER
37	(N) NON OPERABLE 2x3 ALUMINUM SKYLIGHT, MAX U-FACTOR: 0.3, MAX SHGC OF 0.23
61	(N) NON OPERABLE 2x2 ALUMINUM SKYLIGHT, MAX U-FACTOR: 0.3, MAX SHGC OF 0.23

ROOF ATTIC VENTILATION:

VENT REQUIRED FOR ATTIC AREAS:

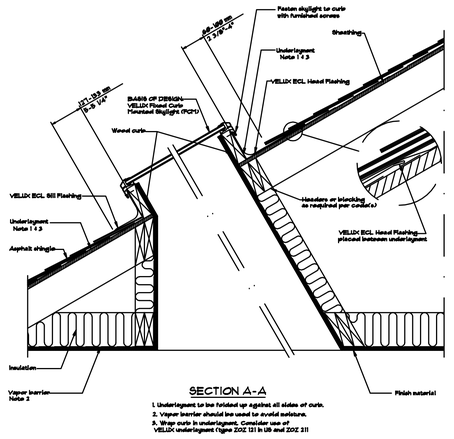
MAIN AND GARAGE ROOF = 2,370 /150 = 15.8 SF
PROPOSED VENTS :
8"x16" UNDER EAVE (0.42 s.f OF FREE AIR.) x 22 = 9.24 s.f.
12x24 VULCAN DORMER VENT (0.625 s.f. OF FREE AIR) x 11 = 6.875 s.f.

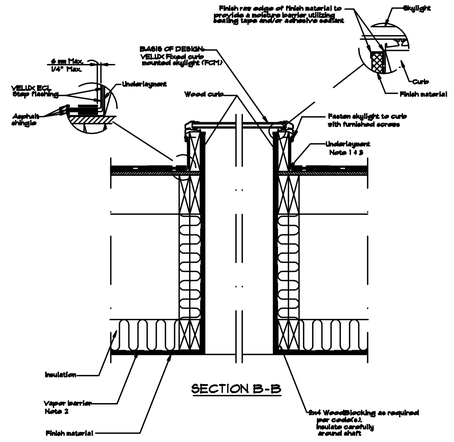
TOTAL ATTIC VENTILATION = 16.115 s.f. PROVIDED

COVERED ENCLOSED PORCH ROOF= 350 /150 = 2.33 SF
PROPOSED VENTS :
12x24 VULCAN DORMER VENT (0.625 s.f. OF FREE AIR) x 4 = 2.5 s.f.

TOTAL ATTIC VENTILATION = 2.5 s.f. PROVIDED

NOTE:
OPENINGS SHALL HAVE CORROSION-RESISTANT, WIRE MESH WITH 1/8" MIN & 1/4" MAX. OPENINGS (TYP.) CLASS (A) MATERIAL
ROOF GUTTERS SHALL BE DESIGNED TO PREVENT THE ACCUMULATIONOF LEAVES & DEBRIS A MINIMUM OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION & ROOFING SHEATHING





ALI JABER ARCHITECT

LICENSED ARCHITECT
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C38901
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125 ALTON ST - NEW SFR

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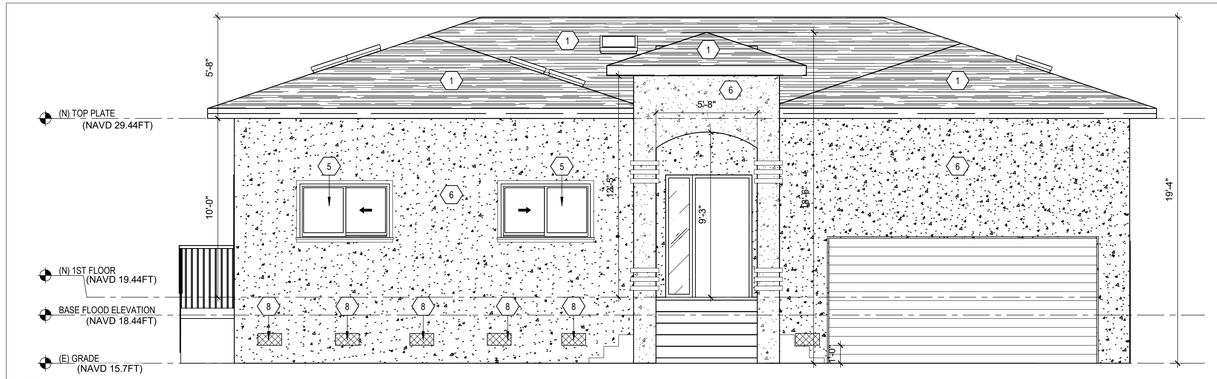
MARK	DATE	DESCRIPTION

TITLE
PROPOSED ROOF PLAN

SHEET
A-103



1 PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

CRAWL SPACE VENTILATION:

VENT REQUIRED FOR CRAWL SPACE AREAS:
(N) CRAWL SPACE AREA = 1,870 SF /150 = 12.46 SF

PROPOSED VENTS :
8"x16" VENT (0.42 s.f OF FREE AIR) x 30 = 12.6 s.f.

TOTAL CRAWL SPACE VENTILATION = 12.6 sf

NOTE:
OPENINGS SHALL HAVE CORROSION-RESISTANT, WIRE MESH WITH 1/8" MIN & 1/4" MAX. OPENINGS (TYP.) CLASS (A) MATERIAL

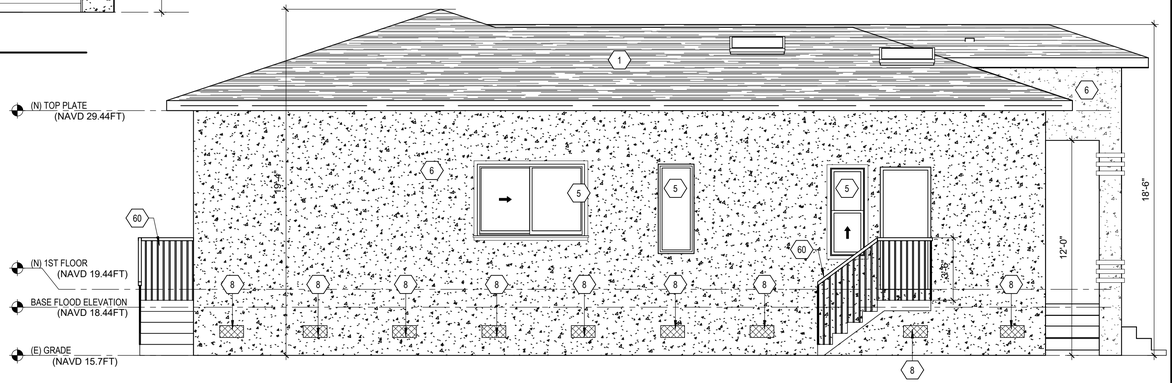
GARAGE FLOOD GATE NON ENGINEERED OPENINGS:

OPENINGS REQUIRED FOR GARAGE AREAS:
NET OPEN AREA REQUIRED = 1 SQIN /1 SQFT (ENCLOSED AREA)" = 500 SQIN / 500SQFT GARAGE

REQUIRED VENTS :
8"x16" SMART VENT (51 SQIN OF FREE AIR) x 17 = 9.8

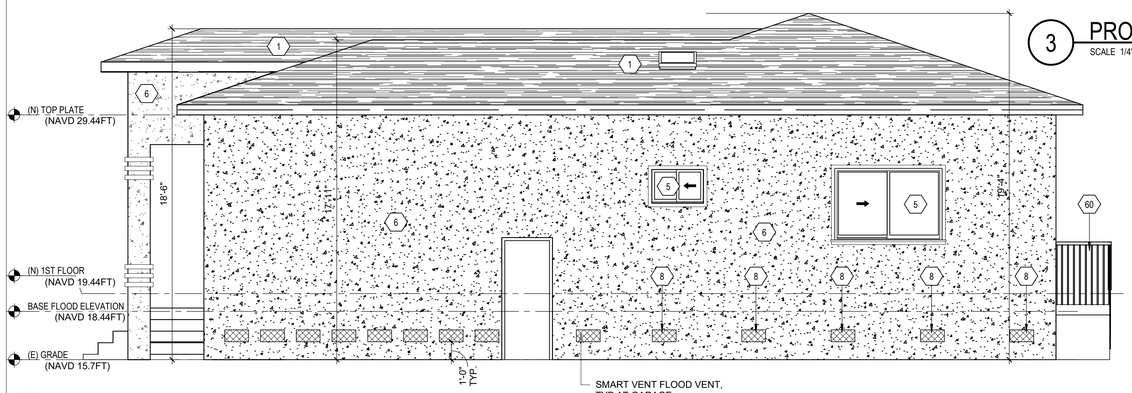
TOTAL PROVIDED VENTS = 10

NOTE:
SMART VENT ESR-2074



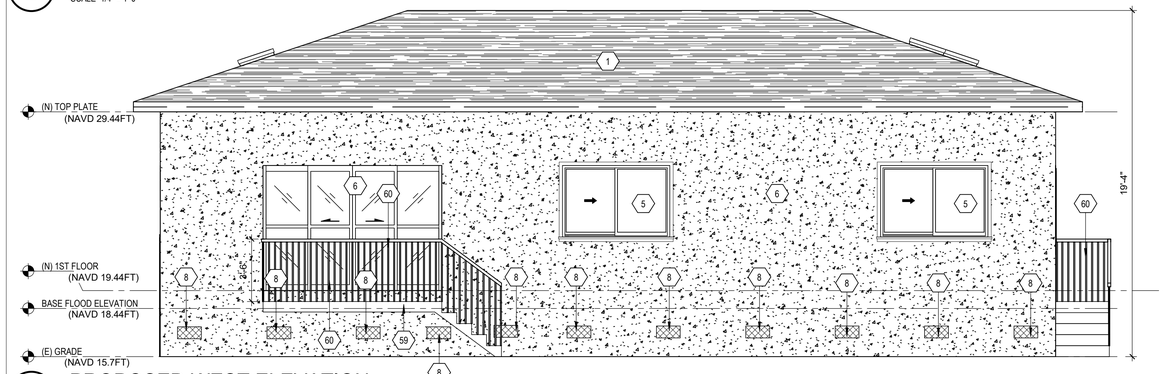
3 PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"



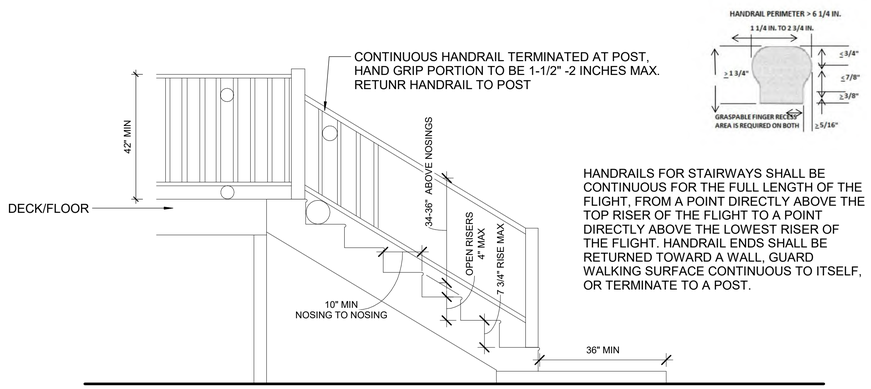
2 PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"



HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED TOWARD A WALL, GUARD WALKING SURFACE CONTINUOUS TO ITSELF, OR TERMINATE TO A POST.

STAIRWAY NOTES:
1. STAIRWAYS SHALL BE NOT LESS THAN 36" IN WIDTH
2. STAIRWAYS RISES SHALL BE NOT GREATER THAN 7 3/4"
3. STAIRWAY TREADS SHALL HAVE A MINIMUM RUN OF 10"
4. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE ENTIRE RUN OF THE STAIR
5. STAIRS ARE REQ'D TO BE ILLUMINATED
6. OPEN RISERS PERMITTED IF OPENING IS LESS THAN 4"
7. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS, AND LESS THAN 11"
8. 2x12 D.F NO. 1 STRINGER, REFER TO STURCTURAL FOR ADDITIONAL DETAILS

6 STAIR REQUIREMENTS DIAGRAM

NTS

SHEET KEYNOTES

1	(N) CLASS (A) ASPHALT SHINGLE ROOF, FINISH TBS BY OWNER
5	(N) DUAL PANE WINDOW, SEE DETAIL & SCHEDULE ON A-502. FINISH TBS BY OWNER
6	(N) EXTERIOR WAL STUCCO FINISH, SEE A-501 FOR TYPICAL DETAILS. FINISH TBS BY OWNER
8	(N) 8"x16" CRAWLSPACE VENT
59	(N) WOOD STEPS, 10" TREAD AND 7.75" MAX RISE.
60	(N) 42" WOOF GUARDRAIL AND HANDRAIL PER REQUIREMENTS ON 6/A-201 AND ATTACHMENT DETAIL 20/SD-2

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-27 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

CLIENT
AJAY GUPTA

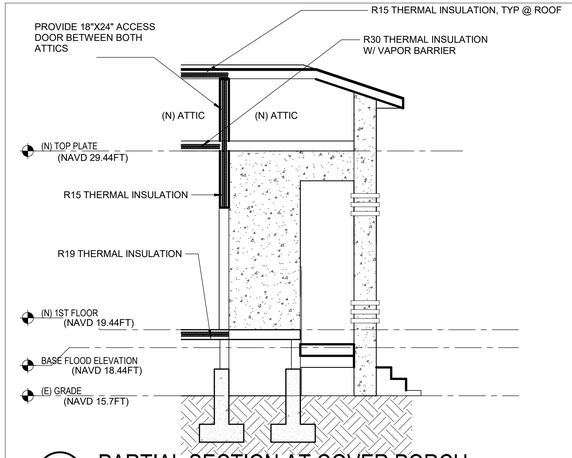
ISSUED

MARK	DATE	DESCRIPTION

TITLE
PROPOSED ELEVATIONS

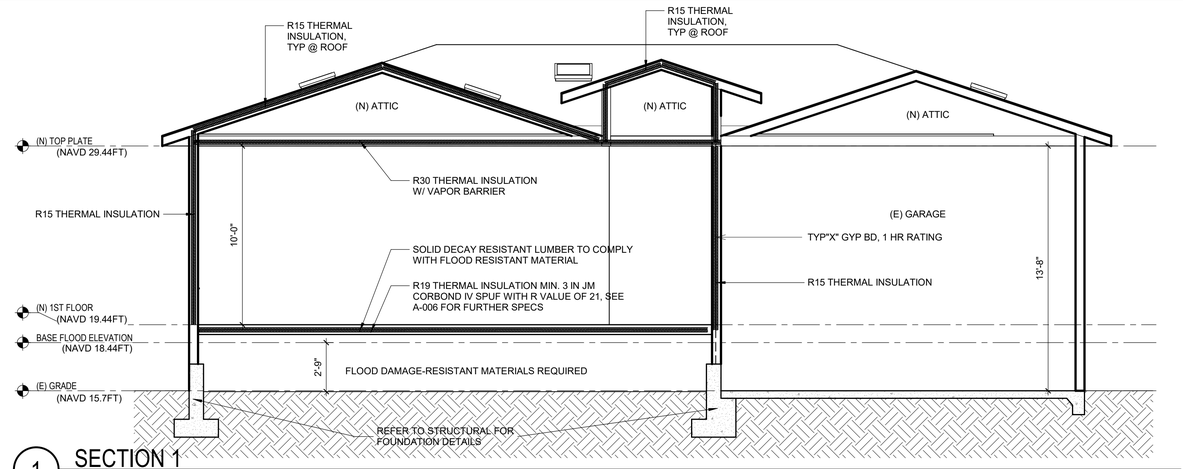
SHEET
A-201

ReRender



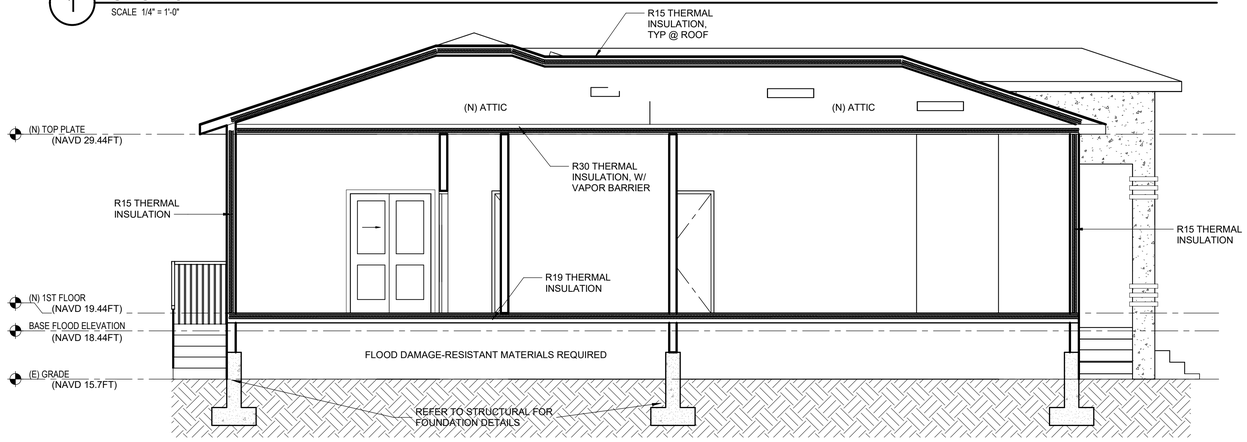
4 PARTIAL SECTION AT COVER PORCH

SCALE 1/4" = 1'-0"



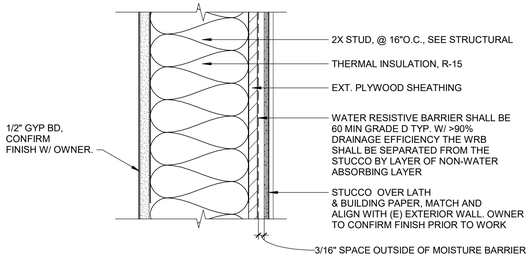
1 SECTION 1

SCALE 1/4" = 1'-0"



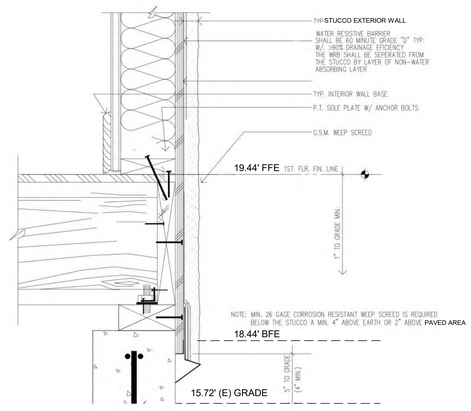
3 SECTION 2

SCALE 1/4" = 1'-0"



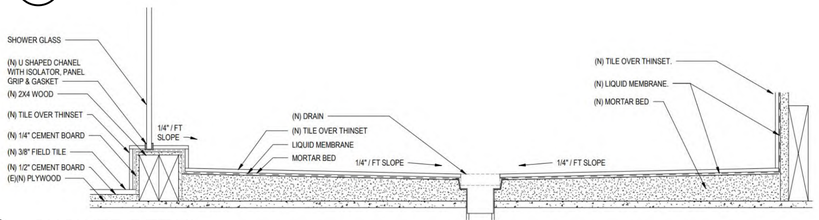
2 EXTERIOR WALL TYPE

SCALE 3" = 1'-0"



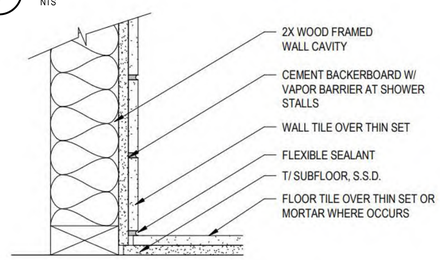
6 WEEP CREED DETAIL

NTS



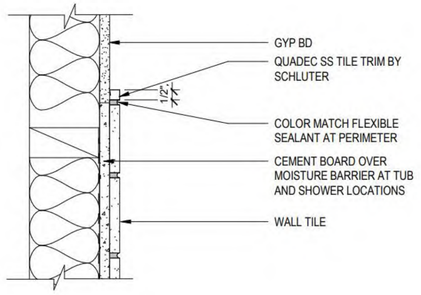
7 SHOWER DETAIL

NTS



8 TILE FLOOR TO WALL DETAIL

NTS



9 WALL TILE TRANSITION DETAIL

NTS

NOTES:

408.5 FINISHED CURB OR THRESHOLD

WHERE A SHOWER RECEPTOR HAS A FINISHED DAM, CURB, OR THRESHOLD, IT SHALL BE NOT LESS THAN 1" LOWER THAN THE SIDES AND BACK OF SUCH RECEPTOR. IN NO CASE, SHALL A DAM OR THRESHOLD BE LESS THAN 2" OR EXCEEDING 9" IN DEPTH WHERE MEASURED FROM THE TOP OF THE DAM OR THRESHOLD TO THE TOP OF THE DRAIN. EACH SUCH RECEPTOR SHALL BE PROVIDED WITH AN INTEGRAL NAILING FLANGE TO BE LOCATED WHERE THE RECEPTOR MEETS THE VERTICAL SURFACE OF THE FINISHED INTERIOR OF THE SHOWER COMPARTMENT. THE FLANGE SHALL BE WATERTIGHT AND EXTEND VERTICALLY NOT LESS THAN 1" ABOVE THE TOP OF THE SIDES OF THE RECEPTOR. THE FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN NOT LESS THAN 1/8 INCH/FT. AND NOT MORE THAN 1/2 INCH/FT..

408.7 LINING FOR SHOWERS AND RECEPTORS

SHOWER RECEPTORS BUILT ON-SITE SHALL BE WATERTIGHT AND SHALL BE CONSTRUCTED FROM APPROVED-TYPE DENSE, NONABSORBENT, AND NONCORROSIVE MATERIALS. EACH SUCH RECEPTOR SHALL BE ADEQUATELY REINFORCED, SHALL BE PROVIDED WITH AN APPROVED FLANGED FLOOR DRAIN DESIGNED TO MAKE A WATERTIGHT JOINT ON THE FLOOR, AND SHALL HAVE SMOOTH, IMPERVIOUS, AND DURABLE SURFACES.

SHOWER RECEPTORS SHALL HAVE THE SUBFLOOR AND ROUGH SIDE OF WALLS TO A HEIGHT OF NOT LESS THAN 3" ABOVE THE TOP OF THE FINISHED DAM OR THRESHOLD SHALL BE FIRST LINED WITH SHEET PLASTIC, LEAD, OR COPPER, OR SHALL BE LINED WITH OTHER DURABLE AND WATERTIGHT MATERIALS. SHOWERS THAT ARE PROVIDED WITH A BUILT IN PLACE, PERMANENT SEAT OR SEATING AREA THAT IS LOCATED WITHIN THE SHOWER ENCLOSURE, SHALL BE FIRST LINED WITH SHEET PLASTIC, LEAD, COPPER, OR SHALL BE LINED WITH OTHER DURABLE AND WATERTIGHT MATERIALS THAT EXTEND NOT LESS THAN 3"ABOVE HORIZONTAL SURFACES OF THE SEAT OR THE SEATING AREA.

LINING MATERIALS SHALL BE PITCHED 1/4 INCH/FT. TO WEEP HOLES IN THE SUBDRAIN OF A SMOOTH AND SOLIDLY FORMED SUBBASE. SUCH LINING MATERIALS SHALL EXTEND UPWARD ON THE ROUGH JAMBS OF THE SHOWER OPENING TO A POINT NOT LESS THAN 3"ABOVE THE HORIZONTAL SURFACES OF THE SEAT OR THE SEATING AREA, THE TOP OF THE FINISHED DAM OR THRESHOLD AND SHALL EXTEND OUTWARD OVER THE TOP OF THE PERMANENT SEAT, PERMANENT SEATING AREA, OR ROUGH THRESHOLD AND BE TURNED OVER AND FASTENED ON THE OUTSIDE FACE OF BOTH THE PERMANENT SEAT, PERMANENT SEATING AREA, OR ROUGH THRESHOLD AND THE JAMBS.

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-27 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT

125 ALTON ST - NEW SFR

CLIENT

AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE

BUILDING SECTIONS & TYPICAL DETAILS

SHEET

A-501

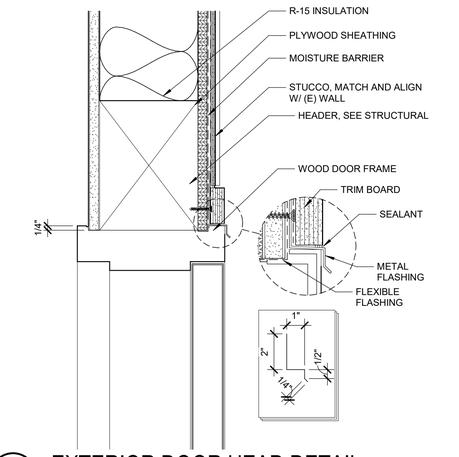
WINDOW SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	Sill Height	MATL	COMMENTS
01	1'-6"	6'-10"	0"	ALUM	FIXED WINDOW, BLACK FINISH AND STYLE TBS BY OWNER. TEMPERED GLASS REQ'D
02	5'-0"	3'-0"	3'-4"	ALUM	SLIDER WINDOW, BLACK FINISH AND STYLE TBS BY OWNER
03	5'-0"	3'-0"	3'-4"	ALUM	SLIDER WINDOW, BLACK FINISH AND STYLE TBS BY OWNER
04	2'-0"	5'-0"	1'-10"	ALUM	SINGLE HUNG WINDOW,BLACK FINISH AND STYLE TBS BY OWNER. TEMPERED GLASS REQ'D
05	2'-0"	5'-0"	2'-0"	ALUM	FIXED (NON OPERABLE) WINDOW,BLACK FINISH AND STYLE TBS BY OWNER. TEMPERED GLASS REQ'D
06	6'-0"	4'-0"	3'-0"	ALUM	SLIDER EGRESS WINDOW, BLACK FINISH AND STYLE TBS BY OWNER
07	6'-0"	4'-0"	3'-0"	ALUM	SLIDER EGRESS WINDOW, BLACK FINISH AND STYLE TBS BY OWNER
08	6'-0"	4'-0"	3'-0"	ALUM	SLIDER EGRESS WINDOW,BLACK FINISH AND STYLE TBS BY OWNER
09	6'-0"	4'-0"	3'-0"	ALUM	SLIDER EGRESS WINDOW, BLACK FINISH AND STYLE TBS BY OWNER
010	3'-0"	2'-0"	5'-0"	ALUM	SLIDER WINDOW, BLACK FINISH AND STYLE TBS BY OWNER. TEMPERED GLASS REQ'D

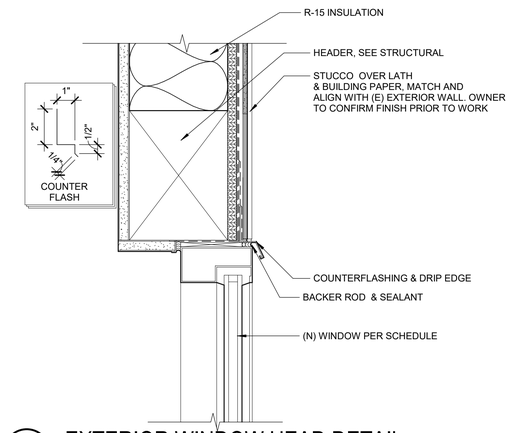
DOOR SCHEDULE

DOOR NO	WIDTH	FRAME MATERIAL	HEIGHT	COMMENTS
001	3'-0"	WOOD	6'-8"	ENTRY SWING DOOR, FINISH AND STYLE TBS BY OWNER
002	2'-6"	WOOD	6'-8"	SWING DOOR, FINISH AND STYLE TBS BY OWNER. SELF CLOSING HARDWARE AND SOLID CORE 1-3.8" MIN THICK
003	2'-6"	WOOD	6'-8"	EXTERIOR SWING DOOR, FINISH AND STYLE TBS BY OWNER
004	2'-8"	WOOD	6'-8"	SWING DOOR, FINISH AND STYLE TBS BY OWNER
005	2'-6"	WOOD	6'-8"	SWING DOOR, FINISH AND STYLE TBS BY OWNER
006	2'-6"	WOOD	6'-8"	SWING DOOR, FINISH AND STYLE TBS BY OWNER
007	10'-0"	ALUMINUM	7'-0"	DBL SLIDER DOOR PATIO GLASS DOOR, FINISH AND STYLE TBS BY OWNER. TEMPERED GLASS REQUIRED
008	2'-6"	WOOD	6'-8"	SWING DOOR, FINISH AND STYLE TBS BY OWNER
009	2'-8"	WOOD	6'-8"	SWING DOOR, FINISH AND STYLE TBS BY OWNER
010	7'-0"	WOOD	6'-8"	DBL SLIDER DOOR, FINISH AND STYLE TBS BY OWNER
011	2'-6"	WOOD	6'-8"	EXTERIOR SWING DOOR, FINISH AND STYLE TBS BY OWNER
012	15'-0"	WOOD	7'-0"	GARAGE DOOR, FINISH AND STYLE TBS BY OWNER.GARAGE DOORS SHALL BE LABELED WITH PERMANENT LABEL PROVIDED BY GARAGE DOOR MANUFACTURER AS PER CRC R609.1.1
013	4'-6"	WOOD	6'-8"	DBL SLIDER DOOR, FINISH AND STYLE TBS BY OWNER
014	4'-6"	WOOD	6'-8"	DBL SLIDER DOOR, FINISH AND STYLE TBS BY OWNER
015	2'-6"	WOOD	6'-8"	SWING DOOR, FINISH AND STYLE TBS BY OWNER
016	2'-6"	WOOD	6'-8"	SWING DOOR, FINISH AND STYLE TBS BY OWNER

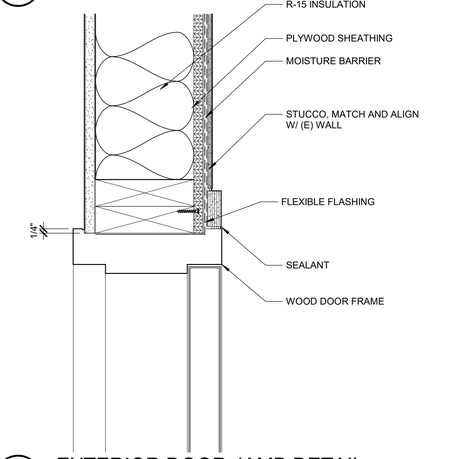
CONTRACTOR TO CONFIRM ALL DOOR STYLES, FINISHES, AND HARDWARE W/ OWNER. ALL EXTERIOR DOORS SHALL BE SOLID CORE WOOD MINIMUM 1-3/8" THICK. SEE GENERAL NOTES FOR MORE REQUIREMENTS. ALL INTERIOR DOORS SHALL HAVE A WHITE FINISH PANEL, ALL FINISHES TO BE CONFIRMED WITH OWNER PRIOR TO WORK



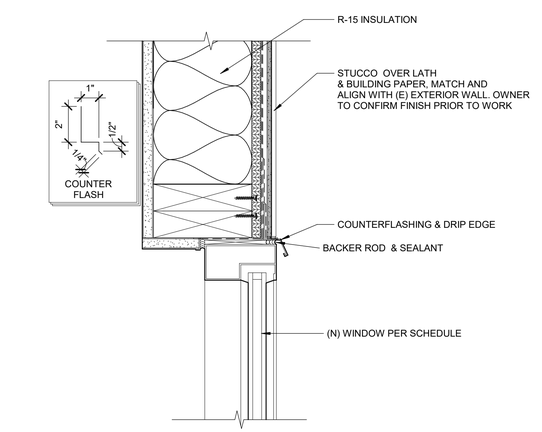
2 EXTERIOR DOOR HEAD DETAIL
SCALE 3" = 1'-0"



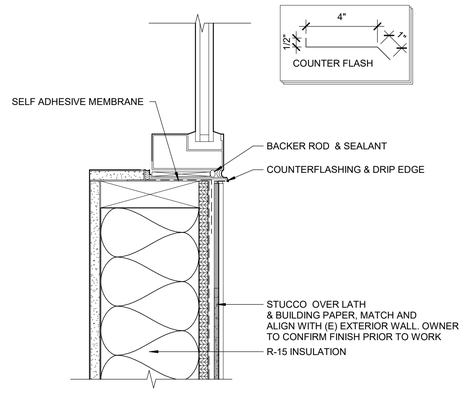
4 EXTERIOR WINDOW HEAD DETAIL
SCALE 3" = 1'-0"



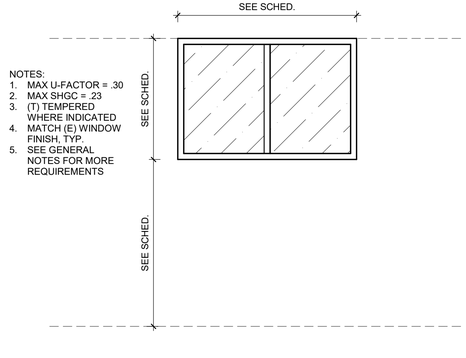
3 EXTERIOR DOOR JAMB DETAIL
SCALE 3" = 1'-0"



7 EXTERIOR WINDOW JAMB DETAIL
SCALE 3" = 1'-0"

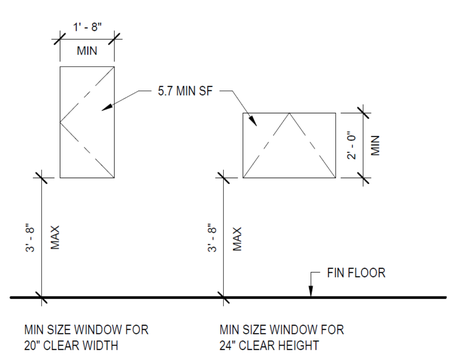


5 EXTERIOR WINDOW SILL DETAIL
SCALE 3" = 1'-0"



NOTES:
1. MAX U-FACTOR = .30
2. MAX SHGC = .23
3. (T) TEMPERED WHERE INDICATED
4. MATCH (E) WINDOW FINISH, TYP.
5. SEE GENERAL NOTES FOR MORE REQUIREMENTS

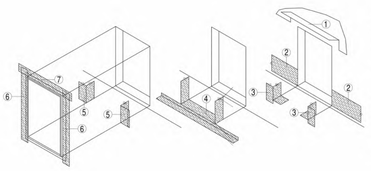
1 WINDOW TYPES LEGEND
SCALE 1/2" = 1'-0"



MIN SIZE WINDOW FOR 20" CLEAR WIDTH

MIN SIZE WINDOW FOR 24" CLEAR HEIGHT

8 EGRESS WINDOW
NTS



1. CUT, FOLD UP AND TEMPORARILY SECURE BUILDING PAPER HOUSEWRAP OR FELT (WHERE IT OCCURS)

2. APPLY FLEXIBLE FLASHING STRIP TO EXTERIOR WALL AS SHOWN. (SIZE STRIP TO RUN ENTIRE LENGTH OF DECK/SLAB

3. APPLY FLEXIBLE FLASHING STRIPS (BITUTHENE OR EQUAL) AT BOTTOM OF JAMB OPENINGS BY FIRST FOLDING STRIPS IN HALF BOTH DIRECTIONS. THEN SLICING ENDS UP TO HORIZONTAL FOLDS. WHEN SIZING STRIPS, ALLOW FOR A 6" MIN. EXTENSION FROM BOTTOM OF THRESHOLD ETC. APPLY STRIP AT INSIDE OF JAMBS FIRST. THEN WRAP DOWN AND AROUND AS SHOWN.

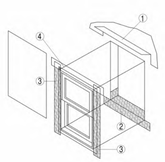
4. APPLY FLEXIBLE FLASHING STRIP (BITUTHENE OR EQUAL) TO THRESHOLD BY FIRST FOLDING STRIP INTO THIRDS TO MATCH STEP AT THRESHOLD ETC. NEXT, SLICE STRIP AT UPPER FOLD. ALLOW FOR A MINIMUM 3" OVERLAP PAST ALREADY APPLIED FLASHING AT JAMB. SIZE STRIP TO RUN ENTIRE LENGTH OF DECK/SLAB.

5. APPLY FLEXIBLE FLASHING STRIPS (BITUTHENE OR EQUAL) TO INSIDE JAMS AS SHOWN. ALLOW 3" MIN. LAP PAST ALREADY APPLIED FLASHING AT JAMBS.

6. APPLY FLEXIBLE FLASHING (BITUTHENE OR EQUAL) TO EXTERIOR JAMB OPENINGS OVER JAMB FLANGES AS SHOWN. ALLOW FOR 4" MIN. OVERLAP PAST SILL FLANGE WHEN SIZING STRIP.

7. APPLY FLEXIBLE FLASHING STRIP (BITUTHENE OR EQUAL) TO EXTERIOR WINDOW HEAD FLANGE AS SHOWN. WHEN SIZING STRIP, ALLOW FOR A MIN. OVERLAP OF 3" PAST EACH JAMB FLASHING. UNFOLD BUILDING PAPER, HOUSEWRAP OR FELT OVER FLASHING AND TAPE EDGES.

TYPICAL DOOR OPENING AT SIDING OR STUCCO



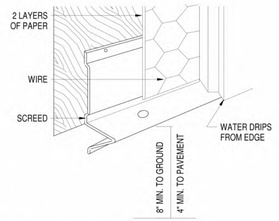
1. CUT, FOLD UP AND TEMPORARILY SECURE BUILDING PAPER HOUSEWRAP OR FELT (WHERE IT OCCURS)

2. APPLY FLEXIBLE FLASHING STRIP (BITUTHENE OR EQUAL) TO OPENING AT WINDOW SILL BY FIRST FOLDING STRIP IN HALF LENGTHWISE, THEN SLIDING ENDS ALONG FOLD. ALLOW FOR 3" MIN. OVERLAP PAST JAMB WHEN SIZING STRIP. APPLY FLASHING OVER BOTTOM WINDOW SILL AT WALL THEN FOLD INTO WINDOW OPENING AS SHOWN.

3. APPLY FLEXIBLE FLASHING STRIP (BITUTHENE OR EQUAL) TO EXTERIOR JAMB OPENINGS OVER JAMB FLANGES AS SHOWN. ALLOW FOR MIN. 3" OVERLAP PAST HEAD FLANGE AND MIN. 3" OVERLAP PAST SILL FLANGE WHEN SIZING STRIP

4. APPLY FLEXIBLE FLASHING STRIP (BITUTHENE OR EQUAL) TO EXTERIOR WINDOW HEAD OVER HEAD FLANGE AS SHOWN. WHEN SIZING STRIP, ALLOW FOR MIN. OVERLAP OF 3" PAST EACH JAMB FLASHING. UNFOLD BUILDING PAPER, HOUSE WRAP OR FELT OVER FLASHING AND TAPE EDGES.

TYPICAL WINDOW OPENING AT SIDING OR STUCCO



X FLASHING

ALI JABER ARCHITECT

LICENSED ARCHITECT ALI JABER C38901 REN 01-31-27 STATE OF CALIFORNIA

SEAL

DATE: 06/30/2025

PROJECT
125 ALTON ST - NEW SFR

CLIENT
AJAY GUPTA

ISSUED

MARK	DATE	DESCRIPTION

TITLE
DETAILS

SHEET
A-502

P-SD25-0005

Project Address
125 alton st. Milpitas,Ca 95035

Project File Number

022-23-008
APN

Color/Materials Board*

Roof

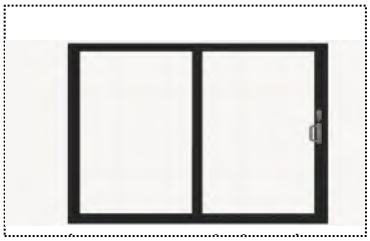
GAF 30 year Comp Shingles black

GAF Comp. shingle
Timberline HDZ

Gutters, Door & Window Frames, Railings

Anderson E series black frame

Anderson E-series or similar
Black semi-gloss



Exterior Walls

Smooth Stucco with Integrated cream color

SBP / Smooth acrylic stucco finish
Swiss coffee, LRV 88.91

Architectural landscape features

Fencing

Dark chocolate flat - wood

Paved walkway

Front yard walkway

Smooth concrete, grey finish

WINDOW SCHEDULE

A	B	C	D	E	F
MARK	SIZE WIDTH	SIZE HEIGHT	Sill Height	MATL	COMMENTS
01	1'-6"	6'-10"	0"	--	FIXED WINDOW, BLACK FINISH AND STYLE TBS BY OWNER. TEMPERED GLASS REQD
02	5'-0"	3'-0"	3'-4"		SLIDER WINDOW, BLACK FINISH AND STYLE TBS BY OWNER
03	5'-0"	3'-0"	3'-4"		SLIDER WINDOW, BLACK FINISH AND STYLE TBS BY OWNER
04	2'-0"	5'-0"	1'-10"		SINGLE HUNG WINDOW,BLACK FINISH AND STYLE TBS BY OWNER
05	2'-0"	5'-0"	2'-0"		SINGLE HUNG WINDOW,BLACK FINISH AND STYLE TBS BY OWNER
06	6'-0"	4'-0"	3'-0"		SLIDER EGRESS WINDOW, BLACK FINISH AND STYLE TBS BY OWNER
07	6'-0"	4'-0"	3'-0"		SLIDER EGRESS WINDOW, BLACK FINISH AND STYLE TBS BY OWNER
08	6'-0"	4'-0"	3'-0"		SLIDER EGRESS WINDOW,BLACK FINISH AND STYLE TBS BY OWNER
09	6'-0"	4'-0"	3'-0"		SLIDER EGRESS WINDOW, BLACK FINISH AND STYLE TBS BY OWNER
010	3'-0"	2'-0"	5'-0"		SLIDER WINDOW, BLACK FINISH AND STYLE TBS BY OWNER. TEMPERED GLASS REQD

Window schedule per A-502 of the plan set

Ajay Kumar Gupta
125 Alton St, Milpitas, CA 95035
408-495-9765

September 10, 2025

Milpitas Planning Commission
c/o Planning Department
455 E. Calaveras Blvd.
Milpitas, CA 95035
planningdepartment@milpitas.gov

Subject: Owner Submission with Neighbors Feedbacks – Proposed New Single-Family Home at 125 Alton St, Milpitas, CA 95035

Dear Chair and Members of the Planning Commission,

My name is **Ajay Kumar Gupta**, and I am the owner of the property at **125 Alton St, Milpitas, CA 95035**. I am submitting this letter in support of my application for a new single-family home on this site, along with feedback I have received from nearby neighbors. My Site Development Permit # **P-SD25-0005**

As part of preparing this project, I spoke with residents living adjacent to and near my property (mentioned below). I wanted to ensure their perspectives were heard early and respectfully incorporated into the planning process.

Neighbors contacted:

Neighbors Property address	Date Contacted	Do they have any concerns?
113 Alton St, Milpitas, CA 95035	September 8, 2025	No
137 Alton St, Milpitas, CA 95035	September 8, 2025	No
126 Butler St, Milpitas, CA 95035	September 8, 2025	No
140 Butler St, Milpitas, CA 95035	September 8, 2025	No
114 Butler St, Milpitas, CA 95035	September 8, 2025	No
112 Ogden Ct, Milpitas, CA 95035	September 8, 2025	No
84 Ogden Ct, Milpitas, CA 95035	September 8, 2025	No
90 Ogden Ct, Milpitas, CA 95035	September 8, 2025	No
96 Ogden Ct, Milpitas, CA 95035	September 8, 2025	No

Below is a summary of the key feedback received:

1. **Neighborhood Compatibility:** Neighbors expressed happiness for the design as it fits with the existing architectural style and scale of nearby homes.

2. **Privacy:** None of the neighbors expressed any sort of privacy concerns.

3. **Construction Impacts:** I assured all the neighbors that we will have minimum noise, dust, and disruptions during construction hours. None showed any concerns.

One theme that especially stood out in our conversations is the sense of *community* in this neighborhood. On learning that we have two young kids, they were very welcoming and urged us to move asap so that our children can play together with their kids.

I appreciate the Planning Commission's review of this proposal and your role in balancing neighborhood concerns with responsible growth. My goal is to build a home that contributes positively to the community while respecting the input of my neighbors.

Thank you for your time and consideration.

Sincerely,
Ajay Kumar Gupta
Owner, 125 Alton St, Milpitas, CA 95035

MEMORANDUM

Planning Department

Date: December 11, 2025
To: Zoning Administrator
From: Randy Baez, Associate Planner

Subject: **SECOND-STORY SINGLE-FAMILY ADDITION (P-MS25-0153):** A Minor Site Development Permit to add approximately 2,000-square-feet of living area to an existing 1,517-square-foot single-family home on a 6,230-square-foot parcel in the Single-Family Residential (R1-6) Zoning District located at 576 Greathouse Dr. The maximum height of the two-story residence will be 30 feet above grade level and the residence will have a living area total of 3,584-square feet of living area. The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and on a separate and independent basis, Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning).

Location: 576 Greathouse Dr. (APN: 2608090)

Zoning/GP: Single-Family Residential (R1-6) / Low Density Residential (LDR)

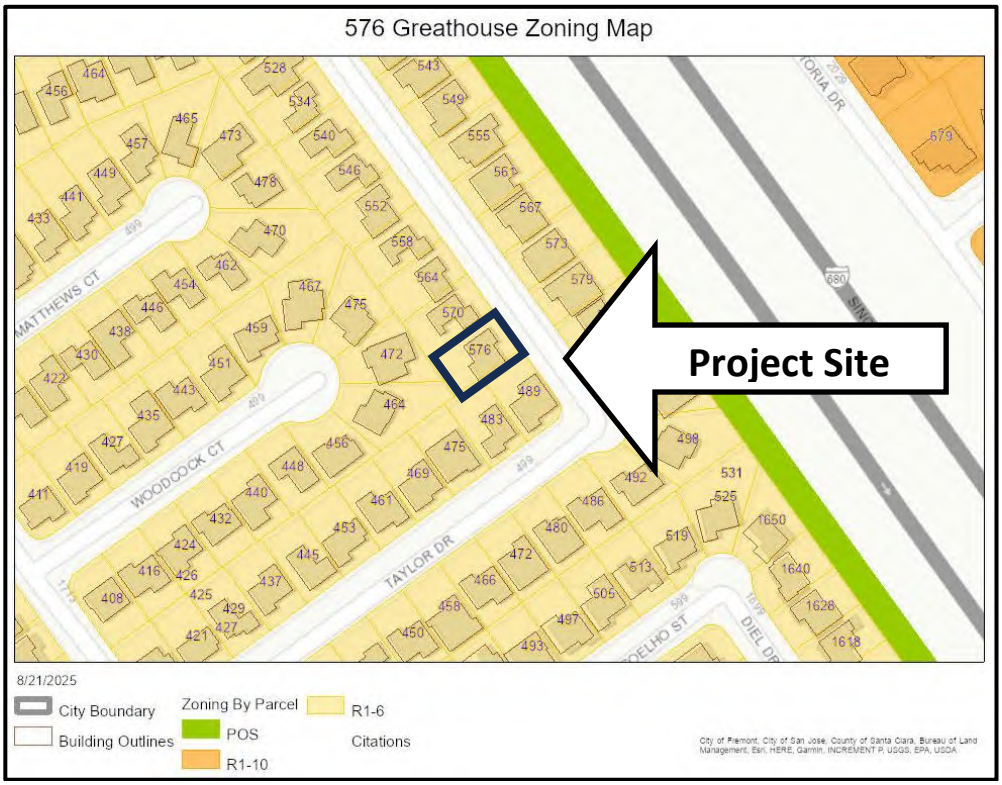
Application:

On June 20, 2025, Simranjit Dhillon (property owner) submitted a Minor Site Development (MSD) Permit application to develop a two-story, approximately 2,000-square-foot addition to an existing 1,517-square-foot single-family home within the rear yard of a 0.14-acre site located at 576 Greathouse Drive.

The proposed addition will feature a new 157-square-foot porch and a new second floor, which includes four new bedrooms, four new bathrooms, and a laundry room. The addition would also convert the existing first floor living area to an office, a media room, dining room, and family room. The existing single-story home has a building height of approximately 14 feet; the project will increase the building height to two stories and 27 feet and 6 inches. Per Milpitas Municipal Code (MMC), significant building additions may be subject to approval from the Zoning Administrator through an MSD Permit.

The Project site is surrounded by residential uses to the north, south, east, and west, as demonstrated in Map 1: Project Zoning and Map 2: Aerial View.

Map 1: Project Zoning



Map 2: Aerial View

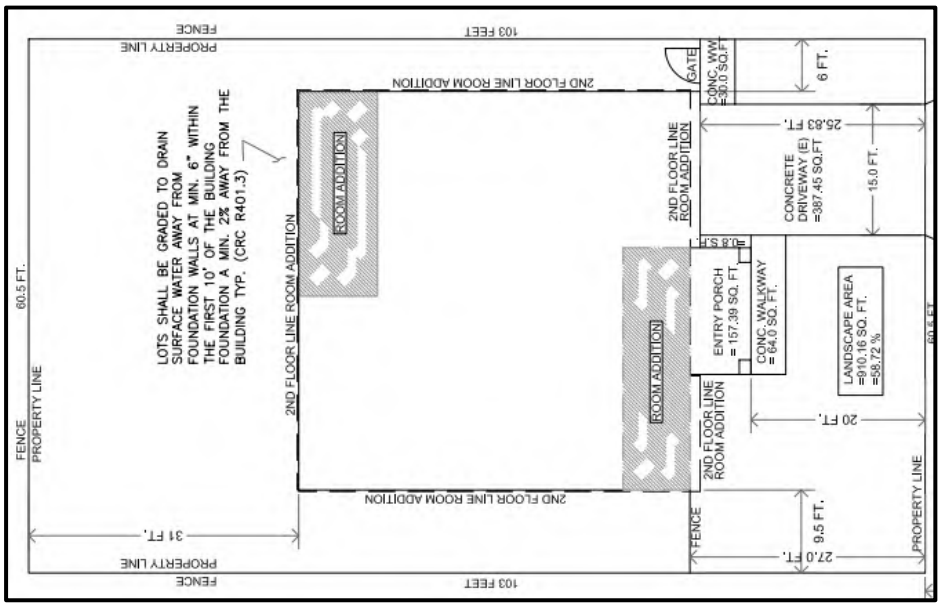
Table 1: Surrounding Zoning and Land Uses

	General Plan	Zone	Uses
Subject Site	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residential
North	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residential
South	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residential
East	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residential
West	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residential

Project Details

The existing 1,517-square-foot home is comprised of three bedrooms, a kitchen, living room, family room, exercise room, and an attached two-car garage. The majority of the 2,000-square-foot addition is proposed as a new second-story, while also adding onto the rear and front elevations of the ground floor. The Project would also redesign the first floor by providing a pantry, office, media room, and outdoor patio. The second-floor addition would relocate all bedrooms and add a fourth bedroom, as well as a new laundry room and four bathrooms. The total floor area would result in 3,584-square-feet of conditioned space. *Figure 1*: *Site Plan* shows the proposed building footprint.

Figure 1: Site Plan



Analysis

The Project site is in the Single Family Residential (R1-6) Zoning District and complies with all of the development standards of Zoning Code Chapter B.4 (Residential Zones and Standards) as shown in *Table 2*. The proposed addition is approximately 2,000 square feet and 27 feet, 6 inches in height, requires Zoning Administrator review per Zoning Code Chapter D (Administration and Procedures).

Table 2: R1-6 Development Standards

Standards	Required/Maximum	Proposed	Complies
Front Setback	20 feet	20 feet	Yes
Side Yard Setback	Adjacent to garage: 6 feet Total: 13 feet	6 feet Total:15 feet, 6 inches	Yes
Rear Yard Setback	25 feet*	31 feet	Yes
Building Height	30 feet	27 feet, 6 inches	Yes
Parking	3 parking spaces	4 spaces	Yes

Colors and Materials

The proposed addition features an alabaster white stucco exterior and composition asphalt shingle roof which will match the existing single-family dwelling. The Project also proposes façade improvements such as a new front covered porch. The existing single-family dwelling is a single-story structure, as are most other homes within the vicinity. However, there are a few homes within the neighborhood, including the property directly adjacent to the northwest of the subject site along Greathouse Drive with two-stories. *Figures 2 and 3* show the proposed floor plan, and *Figures 4 and 5* show the proposed elevations.

Figure 2: 1st Floor Plan

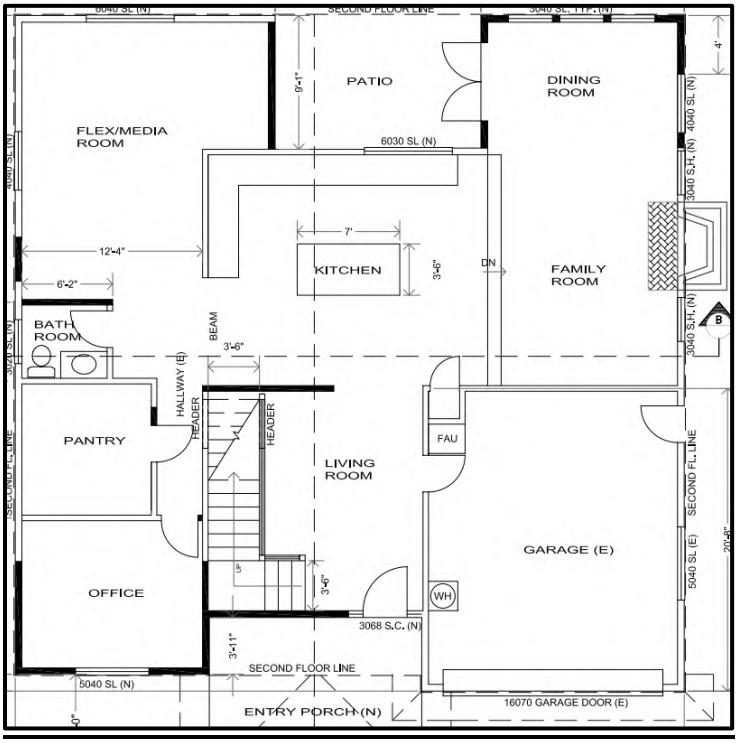


Figure 3: 2nd Floor Plan

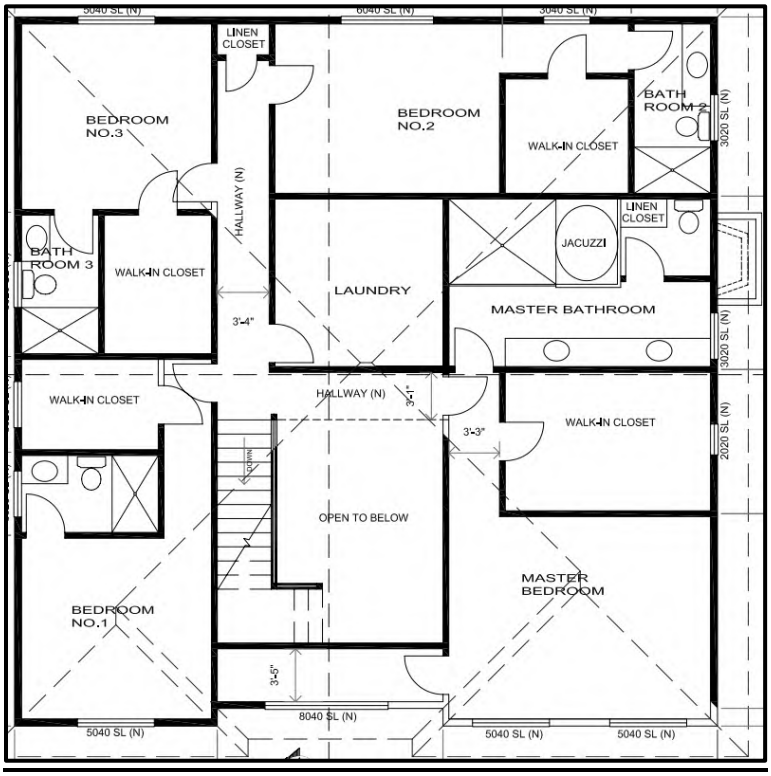
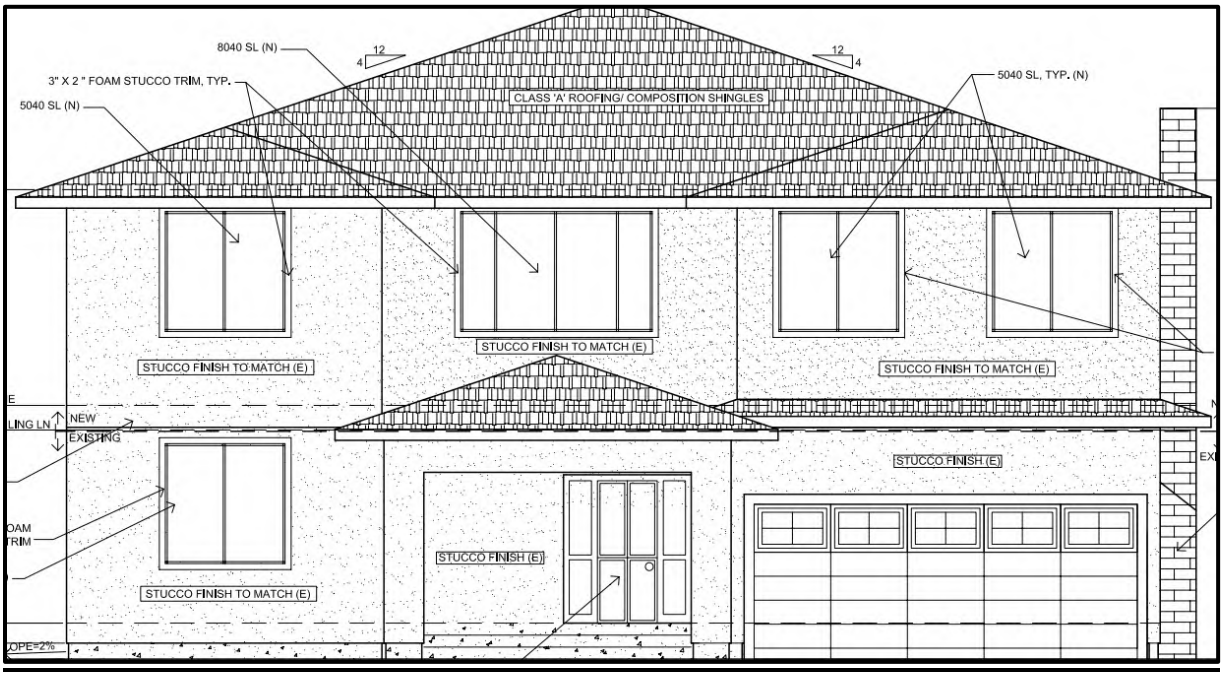


Figure 4: Front Elevation



Neighborhood Compatibility

Single-family residences in the surrounding area are predominantly Ranch style, with low rooflines, muted earth tone colors, prominent front-facing garages, and exterior walls finished with stucco and/or siding. Although the existing residence is a one-story structure, some nearby properties are two-story structures. They are located northwest of the Project site and feature traditional Ranch style elements including a pitched roof and siding. The proposed Project will maintain elements of Ranch architectural styles in the neighborhood and will remain compatible in terms of materials and colors.

The immediate neighborhood maintains residences of a similar one-story height and two-story residences that are approximately 30 feet in height along Greathouse Drive. The proposed Project will be 27 feet, 6 inches in height and will not obstruct views or adversely impact the privacy of adjacent neighbors. Furthermore, the subject new residence, as proposed, maintains appropriate setbacks from property lines and neighboring parcels, thereby preserving the low-density, single-family character of the neighborhood.

Parking

The existing dwelling has three bedrooms, with one additional bedroom proposed. Four total bedrooms and a residence of over 2,500-square-feet would require three parking spaces as reflected in Table 2 and Zoning Code Section C.6.050. The property currently has a two-car garage and a driveway that can safely accommodate at least two vehicles for a total of four parking spaces. The site will remain compliant with the parking regulations in single-family zones for four bedrooms.

Zoning Conformance
As proposed, the Project and associated use are consistent with the purpose and intent of the Single Family Residential (R1-6) zoning district, which states *"The Single-Family (R1) Zone is intended for single-family residential development, including clustered residences, and to stabilize and protect the residential character of these neighborhoods within the community,"* per Zoning Code Chapter B.4.

Findings for Approval:

In accordance with Section D.4.020 of the Milpitas Zoning Code, the Zoning Administrator may consider and approve a Minor Site Development if the required findings can be made. Findings shall identify the rationale behind the decision to take a certain action and are analyzed below:

1. *The proposed project is consistent with this Title;*

   The proposed Project features a residential addition to an existing single-family home within the R1-6 zoning district. As seen in Table 2 and Table 3 in the above report, the proposed Project meets or exceeds all development standards, including setbacks and building height. The addition has a proposed building height of 27 feet, 6 inches, which is below the maximum height of 30 feet allowed within the R1-6 Zoning District. The two-story addition is designed to be consistent with the main dwelling and other nearby residential structures. The addition will also feature light-colored stucco and siding to complement the existing dwelling and neighborhood.

2. *The proposed use and project are consistent with the goals and policies of the General Plan;*

   The proposed Project is consistent with the policies of the General Plan particularly with Goal LU-5 for "New Development". The proposed Project features a residential addition that meets or exceeds all R1-6 development standards including building height, which is consistent with Policy LU 5-3. The proposed Project is also consistent with General Plan Policy LU 5-1 in that the Project is located within an existing residential area and will integrate nicely into the fabric of the existing community rather than being self-contained. Lastly, the Project is consistent with the Low Density Residential (LDR) General Plan designation as the site will continue to be used as a single-family residence.

3. *The project will not be detrimental to public health, safety, and general welfare;*

   The proposed Project features an addition to an existing single-family residence, primarily located on the second floor and well within the required setbacks. The Project also does not involve any work within the public right of way as it will maintain use of an existing driveway approach and two-car garage. In addition, the Project is required to meet all City and State requirements, including the California Building Code.

4. *The proposed project is in compliance with the provisions of California Environmental Quality Act.*

   The proposed Project features a residential addition to an existing single-family home. Pursuant to CEQA Guidelines Section 15303, construction of small structures under 10,000 –square-feet can be considered exempt from CEQA review as long as the project area has access to public services and facilities. Furthermore, the project site is not located within an environmental sensitive area and is consistent with the General Plan.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Construction or Conversion of Small Structures). As proposed, the Project is less than 10,000-square-feet, located within an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and in an area that is not environmentally sensitive.

Recommendation:

STAFF RECOMMENDS THAT the Zoning Administrator open and close the administrative hearing, consider the exemption from environmental review under CEQA, and approve P-MS25-0153 to allow the development of an approximately 2,000-square-foot addition to an existing 1,517-square-foot residential building on a 0.14-acre site in the R1-6 Single Family Residential Zoning District located at 576 Greathouse Drive, subject to the findings outlined in this report and the attached Conditions of Approval.

Attachments:

A. Conditions of Approval
B. Project Plans

Attachment A

CONDITIONS OF APPROVAL:

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This **Minor Site Development Permit No. MS25-0153** ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed. **(P)**

2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**

3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following: **(P)**
   i. Acceptance of this Permit by Permittee; and
   ii. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.

4. Permit Expiration. Pursuant to Section D.2.040.K of the Milpitas Comprehensive Zoning Update (CZU), this Permit shall become null and void if the development is not implemented within two (2) years, or for projects submitted with tentative maps, within the time limits of the tentative map. Pursuant to Section D.2.040.K.3 of the Comprehensive Zoning Update of the City of Milpitas, implementation is defined when: **(P)**
   a. A permit or approval shall not be deemed implemented until the applicant has obtained a grading permit and/or building permit and commenced construction, or where no grading or building permit is required, has commenced the allowed use on the subject site in compliance with the approval; or
   b. Construction shall be diligently pursued towards completion. If after construction commencement, work is discontinued for a minimum period of two years, the permit or approval shall expire and be deemed void; or
   c. If a project is phased, each phase shall be subject to a time limit during which construction must commence. Each subsequent phase shall have the same length of time allowed for the previous phase. The time limit for a subsequent phase shall begin when the previous phase commences construction, unless otherwise specified in the permit of approval.
   d. "Commence construction" shall mean any of the following, whichever occurs soonest:
      i. Completes a foundation associated with the project;
      ii. Dedicates any land or easement as required from the approval; or

iii. Complies with all legal requirements necessary to commence the use or obtains a Certificate of Occupancy permit.

This permit shall become null and void if the work is added to, modified, or otherwise deviated from in any significant way from the approved site plan, building plan, floor plans, or other approved submittals as determined by the Planning Director or designee.

5. Time Extension. Pursuant to Subsection D.2.040.L (Extension of Time) of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Department prior to the expiration date of the approval. **(P)**

6. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the approval of this Permit. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(CA)**

7. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Permit and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the approval of this Permit. **(P)**

8. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Permit. **(P)**

9. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**

10. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(P)**

11. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the

discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(CA)**

12. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**

13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section D.18.070 of the Milpitas Zoning Code. **(P)**

14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(CA)**

15. Permittee shall develop the approved project in conformance with the approved plans (date stamped December 11, 2025), approved by the Zoning Administrator in accordance with these Conditions of Approval. **(P)**

    Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Zoning Administrator or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

16. Fire Department. The plans approved by the Planning Department process are not building plans and have not been reviewed nor approved for conformance to the California Building Code (CBC), California Fire Code (CFC) and the Milpitas Municipal Code (MMC). Do not consider this set of plans as final building plans approved by the Fire Department. Building plans must be submitted for review and approval before construction is to commence. The following notes are a general list of the applicable code requirements (2022) and are provided to assist with the building permit process. Please note that these are not all inclusive. All applicable Building, Fire and Municipal Code requirements must be met in advance of any building permit approvals or related construction. **(F)**

a. Electronic documents. The fire code official may require electronic base documents for all construction documents and operational permits. The fire code official shall designate the software base format for the electronic documents. CFC Section 106.1.1, added by MMC Section V-300-2.28, and CFC Section 106.1.1.

b. Premises identification. New and existing buildings shall have approved address numbers. Address numbers shall be illuminated and located where they are clearly visible from the street. Added by MMC Section V-300-2.55 and CFC Section 505.

c. Fire Department Access: Building and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of 2022 CFC 503.1.1 and shall extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
   i. Provide a site plan and show the dimension in the normal route of fire hose from fire apparatus access road to all portion of the exterior wall of the main building. Verify if future ADU meets this requirement.

d. If the building department deems this to be a new building/construction, the following water and fire sprinkler requirements apply. Required water supply (hydrants that meet the minimum City Engineering Division Design Standards). An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. CFC Section 507.1

   Provide a report showing a minimum fire flow of 1000 gpm at minimum 20 psi residual pressure based on the Type V-B sprinklered. 2022 CFC B105.1. Fire flow can be requested at MilpitasWorks@milpitas.gov

   i. An approved automatic fire sprinkler system (NFPA 13 minimum) shall be provided for the home (living space, attached to the home, etc.). California Fire Code Section 903.2.8 Automatic Fire Sprinkler System is used to comply with the requirements for unprotected openings and opening percentage to an exterior wall in buildings equipped throughout with automatic fire sprinkler system in accordance with 2022 CBC/CFC Section 903.3.1. California Building Code Section 705.8.

   ii. FIRE DEPARTMENT PERMIT – REQUIRED

   The Milpitas Fire Department shall approve new installation and/or modifications to existing fire protection, alarm or monitoring system(s), public and private hydrants. A separate submittal is required to the Milpitas Fire Department, for review and approval, prior to the commencement of any work. CFC Section 901.2

   iii. WATER SUPPLY SERVICE TO THE HOME

The water supply service to the home may need upgrading to service the automatic fire sprinkler system. All new water services shall be done as required by the City of Milpitas Engineering Division.

e. Required access. Exterior doors and openings required by the California Fire Code, or the California Building Code shall be maintained readily accessible emergency access by the fire department. An approved access walkway leading from the fire apparatus access roads to exterior openings shall be provided where required by the fire code official. 2022 CFC 504.1. Provide a 48-inch-wide pathway around the exterior opening and to the future ADU.

f. Walkway. A paved walkway shall be provided from the front public sidewalk to the front door of the new dwelling unit. The sidewalk shall be 48 inches in width minimum. The walkway shall be maintained clear and unobstructed at all times.

g. Sprinkler system supervision and alarms, and monitoring. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit in conformance to the CA Fire Code Section 903.4.

h. Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.

i. Automatic Fire Sprinkler System Riser Location. The fire sprinkler system riser shall not be located within electrical rooms or storage closets and shall be provided with clear access and working clearance. The fire sprinkler system riser location shall be approved by the fire code official.

j. R Occupancy – Smoke Alarm. Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72.

    i. Exception: For Group R occupancies. A fire alarm system with smoke detectors located in accordance with this section may be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the dwelling unit or guest room where the detector is actuated shall activate. [Ref.: CFC 907.2.10]

k. Emergency Escape and Rescue. Emergency escape and rescue shall be provided in addition to the means of egress in Group R occupancies. Basement and sleeping rooms below the fourth story above grade plane shall have not fewer than one emergency escape and rescue opening in accordance with 2022 CBC/CFC Section 1031. Such openings shall open directly into the public way or to a yard or court that opens to a public way.

17. Building Department. The permittee shall comply with the requirements of the Building, Safety and Housing Department and the California Code of Regulations Title

24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety Department. **(B)**

18. Land Development Department. The project/development shall comply with the requirements of the Engineering Division. Changes to the site plan shall be reviewed and approved by the Engineering Division. **(LD)**

(P) = Planning
(PO) = Police
(F) = Fire Prevention
(B) = Building
(LD) = Land Development
(CA) = City Attorney

_____ Date: _____
Jay Lee, AICP
Planning Director

PROPOSED 2 STORY ROOM ADDITION OF MR. AND MRS. SIMRAN DHILLON RESIDENCE.

ADDRESS: 576 GREATHOUSE DRIVE
MILPITAS, CA 95035
A.P.N. : 026-08-090

BUILDING DATA:

USE/SCOPE OF WORK: 2 STORY ROOM ADDITION (2,417.53 SQUARE FEET)

CONST. TYPE: V-B
NUMBER OF STORIES: 2
FIRE SPRINKLER: NO
OCCUPANCY GROUP: R3
ENERGY EFFECIENCY STANDARDS 2022
APPLICABLE CODES: 2022 CBC, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CALIFORNIA ENERGY CODE AND COUNTY CODES.
CITY OF MILPITAS ZONING= R1-6

BUILDING COVERAGES:

EXIST'G BLDG. AREA:
1ST FLOOR: 1,166.19 SQ. FT.
LIVING AREA TOTAL: 1,166.19 SQ. FT.
EXIST'G GARAGE AREA: 370.28 SQ. FT.
EXIST'G ENTRY PORCH: 59.21 SQ. FT.
EXIST'G TOTAL AREA COVERAGE: 1,595.68 SQ. FT.

NEW LIVING AREA:
FIRST FLOOR AREA= 1,517.26 SQ. FT.
SECOND FLOOR AREA= 2,066.46 SQ. FT.
TOTAL NEW LIVING AREA = 3,583.72 SQ. FT.

TOTAL NEW AREA:
EXISTING GARAGE =370.28 SQ. FT.
ENTRY PORCH= 157.39 SQ. FT.
NEW FIRST FLOOR AREA= 1,517.26 SQ. FT.
TOTAL AREA COVERAGE= 2,044.93 SQ. FT.

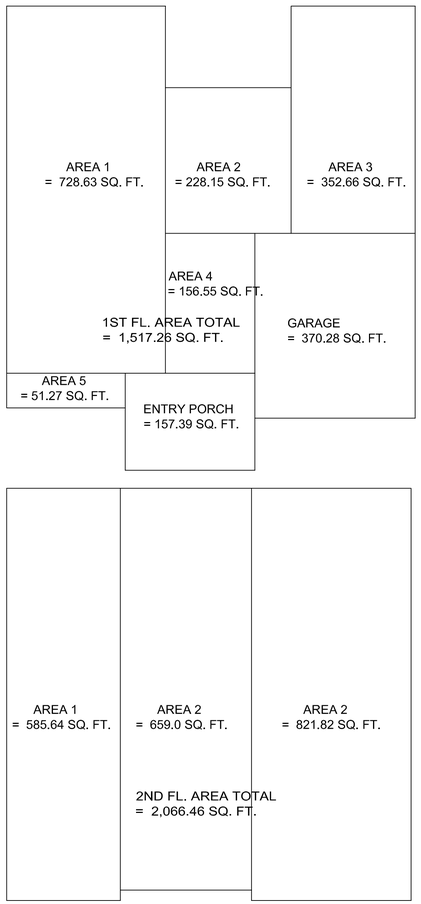
LOT COVERAGE:

LOT AREA: 6,231.50 SQ. FT.
AREA COVERAGE: 2,044.93 SQ. FT.

COVERAGES: 2,044.93 SQ. FT.
6,231.50 SQ. FT.
=32.82 %

FLR/AREA RATIO = 3,858.13
6,231.50
= 61.91 %

BLOCK ARE CALCULATION:



GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE OWNER.
2. ALL CONSTRUCTION MUST COMPLY WITH ALL LOCAL GOVERNING CODWS.
3. ALL WORKS SHALL CONFORM TO THEL LATEST APPLICABLE CODES, STANDARDS, SPECIFICATION AND DETAILS.
4. CONTRACTOR SHALL BE RESPNSIBLE FOR INITIATING, MAINTAINING AND SUPERVISION OF ALL SAFETY PRECAUTIONS.
5. VERIFY ALL MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENT BEFORE FRAMING, COVERING AND FINISHING
6. CONTRACTOR SHALL REMOVE ALLL CONSTRUCTION DEBRIS FROM THE JOBSITE AND LEAVE THE BUILDING BROOM CLEAN AT COMPLETION OF CONSTRUCTION. ANY PAINT SPECKS AND OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACE.

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COVER SHEET

REVISION	BY

A RIZON CONSTRUCTION
2670 S WHITE ROAD, SUITE 238
SAN JOSE, CA 95148PH. NO. (408) 460-4308

DRAWN BY: ANTONIO RIZON

PROJECT:PROPOSED 2 STORY ROOM ADDITION
LOCATION: 576 GREATHOUSE DRIVE
MILPITAS, CA 95035
OWNER: MR. AND MRS. SIMRAN DHILLON (408)307-3975

SHEET CONTENTS:

DATE: 04/29/22
SCALE:1/4"
DRAWN BY:AZR
JOB NO.
SHEET NO. A00

GENERAL NOTES AND CONDITIONS:

1. THE BUILDING PLANS PREPARED BY A RIZON CONSTRUCTION, THE DESIGNER, ARE INTENDED FOR USE ONLY ON THE PROPERTY FOR WHICH THEY WERE DESIGNED AND SHALL REMAIN THE PROPERTY OF A RIZON CONSTRUCTION. THE BUILIDING PLANS ARE NOT INTENDED TO BE COMPREHENSIVE AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO NOTIFY THE OWNER AND/OR THE DESIGNER FOR ANY NECESSARY CLARIFICATIONS OR MODIFICATIONS.

2. ALL INFORMATION PERTAINING TO THE SITE SHALL REMAIN THE OWNER'S RESPONSIBILITY. SITE INFORMATION SHALL INCLUDE LEGAL DESCRIPTION, DEED RESTRICTIONS, EASEMENTS, SITE SURVEYS, STREET AND UTILITY IMPROVEMENTS. GEOTECHNICAL INVESTIGATIONS AND REPORT, GRADING AND EXCAVATION, LANDSCAPING DRAINAGE, AND ALL RELATED DATA.

3. ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED. ADDITIONALLY, ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH BUILDING CODE: THE CITY/COUNTY HAS ADOPTED THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.

4. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER AND /OR ENGINEER ON RECORDS FOR ANY UNSUAL OR UNFORSEEN STRUCTURAL CONDITIONS. DISCREPANCIES OR OMISSIONS WITHIN THE CONSTRUCTION DOCUMENTS OR ANY DEVIATIONS OR CHANGES FROM THE DOCUMENTS BEFORE PROCEEDING WITH THE WORK INVOLVED; OTHERWISE THEY WILL BE CONSIDERED ADEQUATE FOR PROPER COMPLETION.

5. ADEQUATE SUPERVISION AND PERIODIC INSPECTION DURING THE CONSTRUCTION PHASE ARE RECOMMENDED. THE OWNER SHALL BE RESPONSIBLE TO INSURE THAT THIS INSPECTION AND SUPERVISION ARE PROVIDED BY QUALIFIED PERSONS.

6. THE GENERAL CONTRACTOR AND EACH SUPERVISOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND MEASUREMENTS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE DESIGNER AND OWNER'S ATTENTION PRIOR TO COMMENCING ANY WORK. IN THE EVENT WORK COMMENCED WITH FAILURE TO NOTIFY BOTH THE DESIGNER AND OWNER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY AND ALL, CORRECTIVE MEASURS OR ERRORS.

7. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER AND ENGINEER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHIC MAY BE BEYOND THE CONTROL OF THE DESIGNER OR ENGINEER.

8. NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE CONSTRUCTION DOCUMENTS AND THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CONSTRUCTION DEFICIENCIES.

9. THESE DOCUMENTS ARE INTENDED FOR USE IN NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIALS AND/ OR MANUFACTORERS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAMPLES AS REQUIRED. TO ASSIST THE OWNER IN MAKING MATERIALS OR EQUIPMENT. SELECTIONS OR COMPARISON. FOR THE PURPOSE OF ESTIMATING , THE GENERAL CONTRACTOR SHALL USE MATERIALS SELECTED BY THE OWNER. OR IN THE ABSENCE OF OWNER, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE ALL MATERIALS SPECIFIED IN THESE DOCUMENTS SHALL BE INCLUDED IN ANY ESTIMATES.

10. THE GENERAL CONTRACTOR SHALL REVIEW AND RECORD ALL EXISTING CONDITIONS. INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE PROPOSED CONSTRUCTION. ALL EXISTING ITEMS AND CONDITIONS IN GOOD CONDITION SHALL BE MAINTAINED IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

11. THE CONSTRUCTION DOCUMENTS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

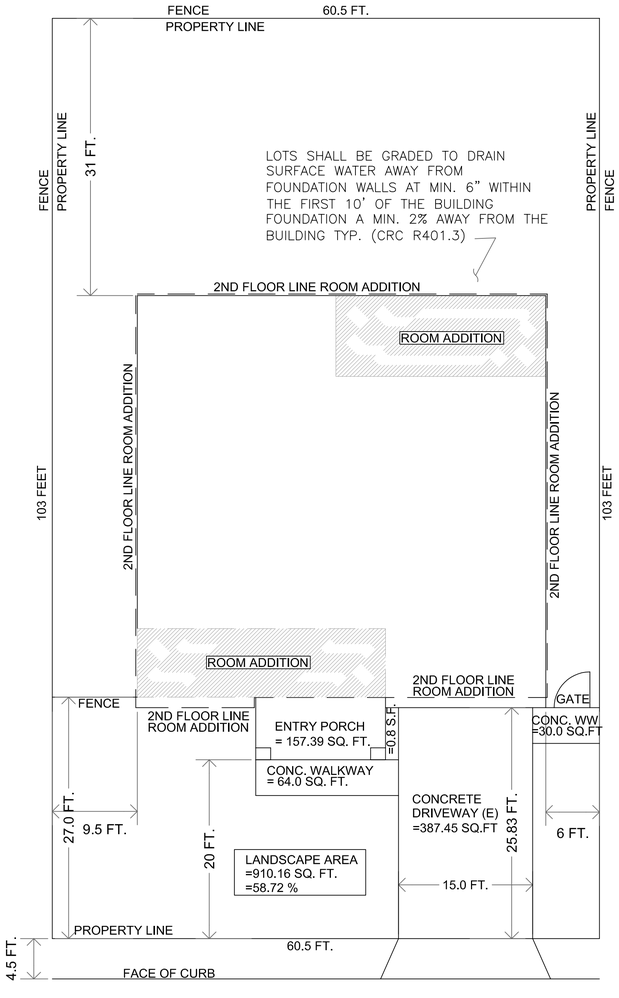
12. EXAMINATION OF SITE: THE GENERAL CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITION UNDER WHICH THE WORK IS TO BE PERFORMED. THE GENERAL CONTRACTOR SHALL VERIFY AT THESE SITE. ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR CORRRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY EXPENSES DUE TO NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.

13. EXAMINATION OF EXISTING PLUMBING AND ELECTRICAL; IN ANY CASE WHERE A NEW LINE MAY TIE INTO AN EXISTING LINE WITHIN THE LIMITS OF THE RENOVATION WORK. THE GENERAL CONTRACTOR OR HIS SUBCONTRACTOR SHALL EXAMINE THE ENTIRE EXISTING LINE AND DETERMINE WETHER THE NEW WORK WILL ADVERSELY BE AFFECTED BY IT. AND NOTIFY THE OWNER AND THE DESIGNER OF ANY SUCH DEFECT BEFORE COMMENCING WORK.

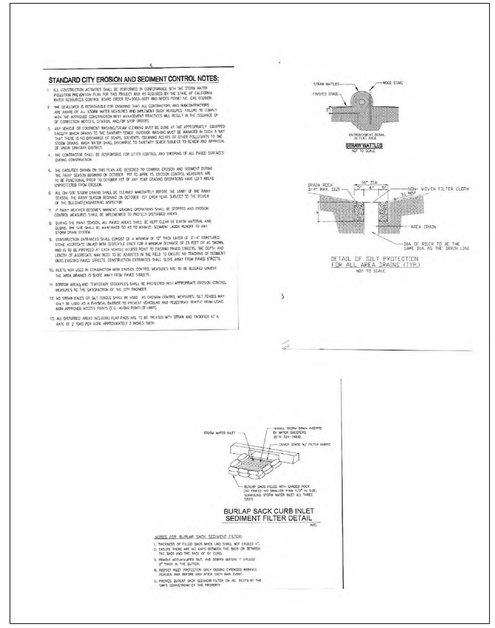
14. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR PERMIT FEES OF ANY KIND. THE DESIGNER'S AND ENGINEER'S LIABILITY IS LIMITED TO THE CORRECTION OF THE DRAWINGS.

15. THE CONTRACTOR IS REPONSIBLE FOR THE SAFETY OF HIS PERSONNEL. PUBLIC SAFETY AND COMPLIANCE WITH ALL STATE, LOCAL AND FEDERAL AGENCY.

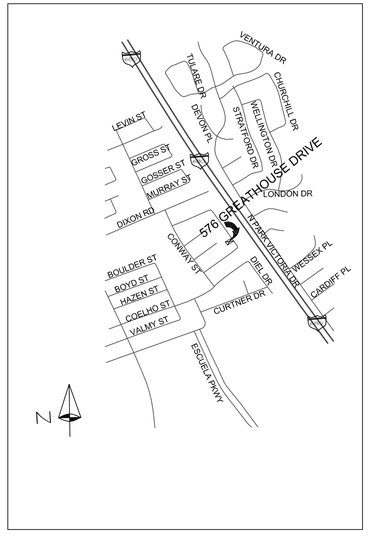
16. THESE PLAN SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEDN PERMISSION OF A RIZON CONSTRUCTION. ALWAYS USE LICENSED CONTRACTOR.



SITE PLAN
1/8"= 1'-0"



STORM WATER CONTROL DET.
NTS



VICINITY MAP
NOT TO SCALE

REVISION	BY

A RIZON CONSTRUCTION
2670 S WHITE ROAD, SUITE 238
SAN JOSE, CA 95148PH. NO. (408) 460-4308

DRAWN BY: ANTONIO RIZON

PROJECT: PROPOSED 2-STORY ROOM ADDITION
LOCATION: 576 GREATHOUSE DRIVE
MILPITAS, CA 95035
OWNER: SIMRANJIT DHILLON (408)307-3975

SHEET CONTENTS:

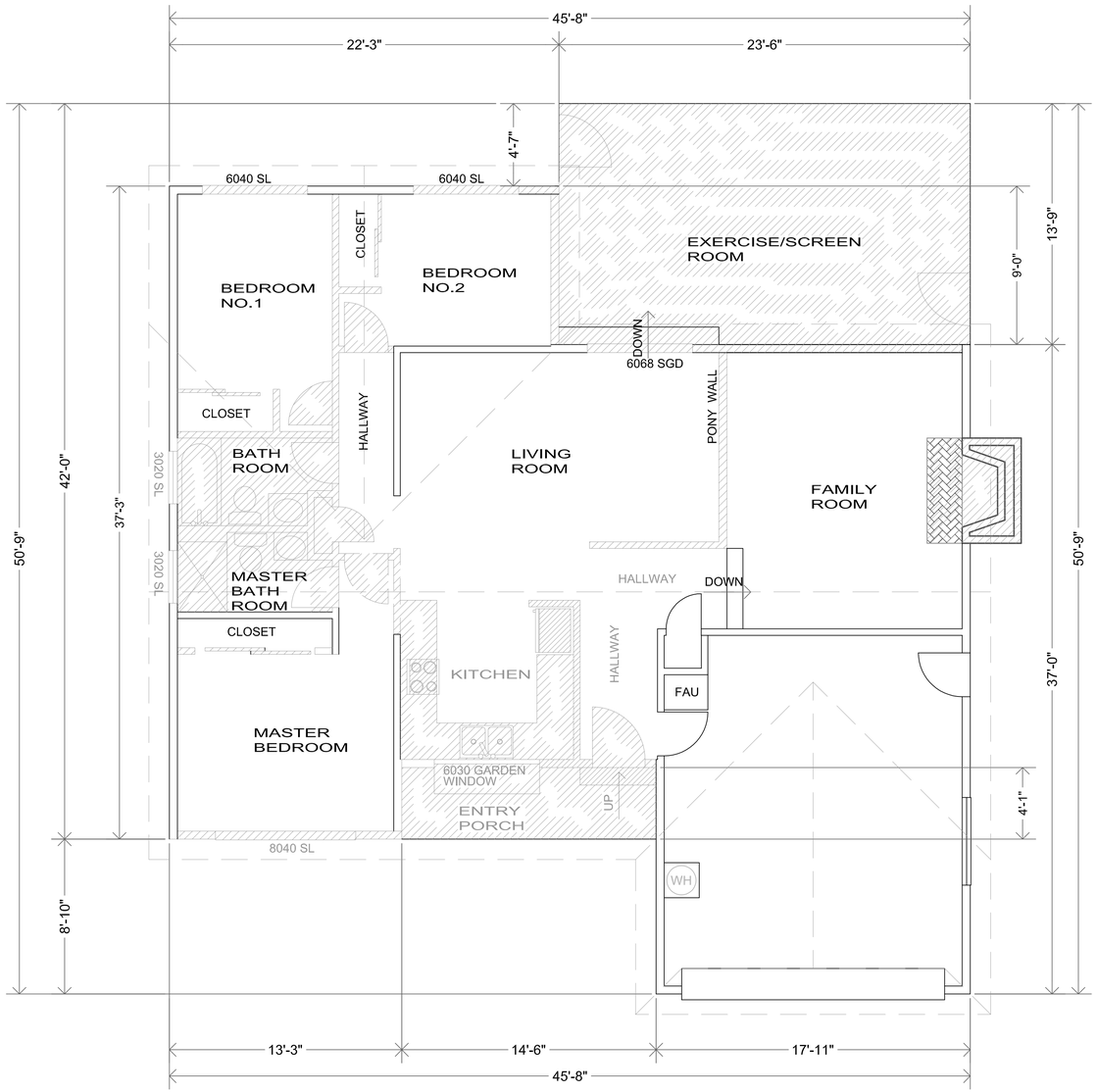
DATE: 11/1/21
SCALE:1/4"
DRAWN BY:AZR
JOB NO.
SHEET NO. AO

LEGEND:

NEW WALL

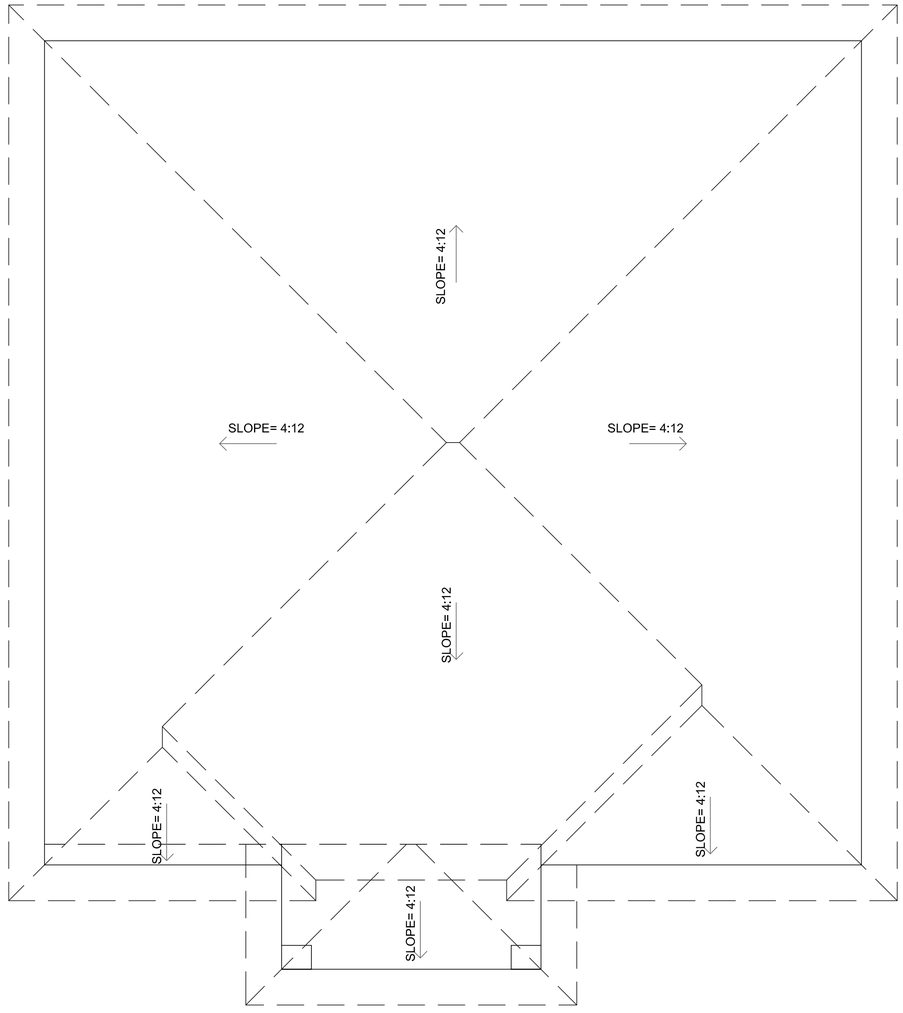
EXISTING WALL

WALL TO REMOVE



FLOOR PLAN (E)/DEMOLITION PLAN

1/4"= 1'-0"



ROOF PLAN (N)

1/4"= 1'-0"

REVISION	BY

A RIZON CONSTRUCTION

2670 S WHITE ROAD, SUITE 238

SAN JOSE, CA 95148PH. NO. (408) 460-4308

DRAWN BY: ANTONIO RIZON

PROJECT: PROPOSED 2-STORY ROOM ADDITION

LOCATION: 576 GREATHOUSE DRIVE MILPITAS, CA 95035

OWNER: SIMRANJIT DHILLON (408)307-3975

SHEET CONTENTS:

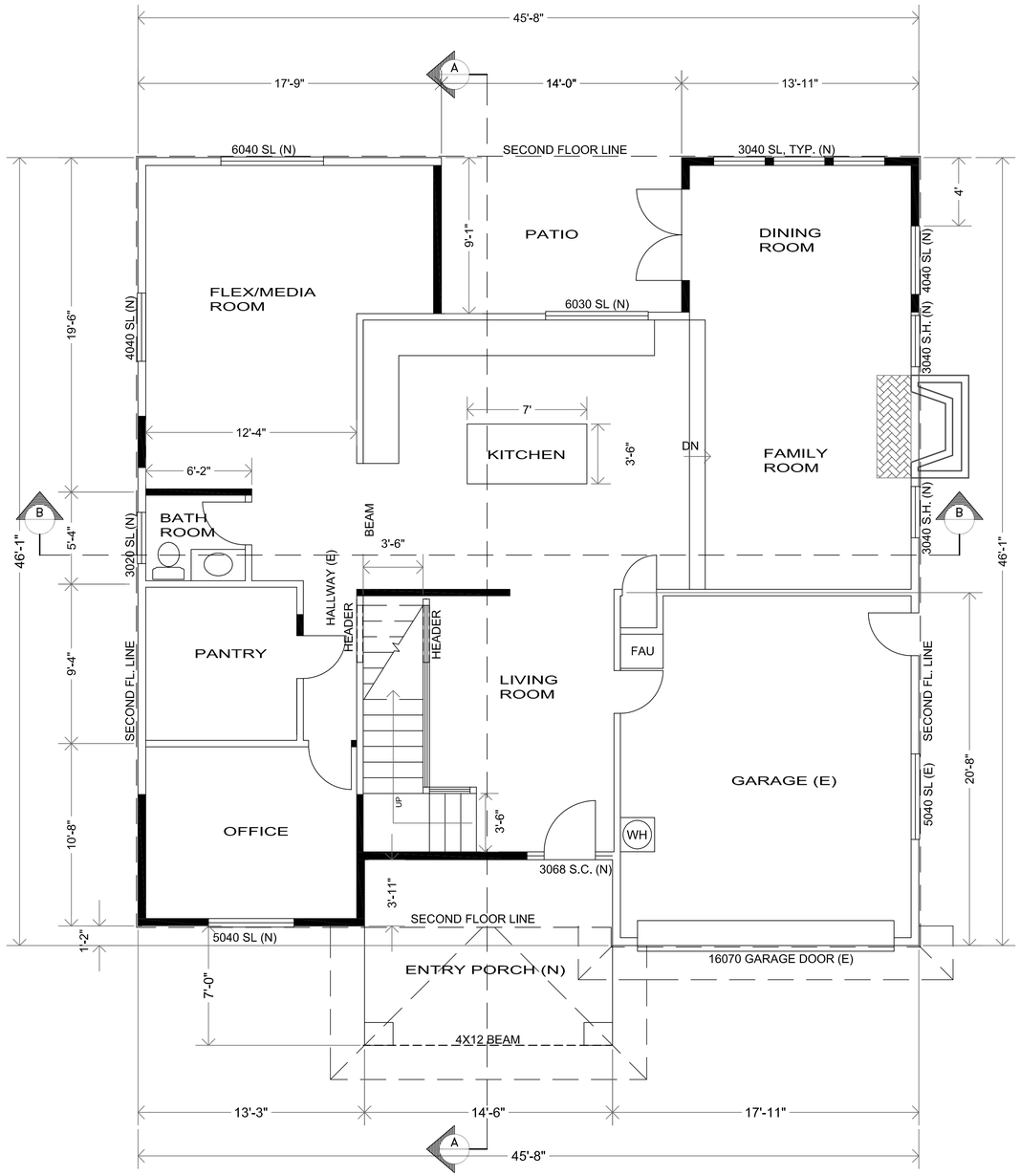
DATE: 11/1/21

SCALE:1/4"

DRAWN BY:AZR

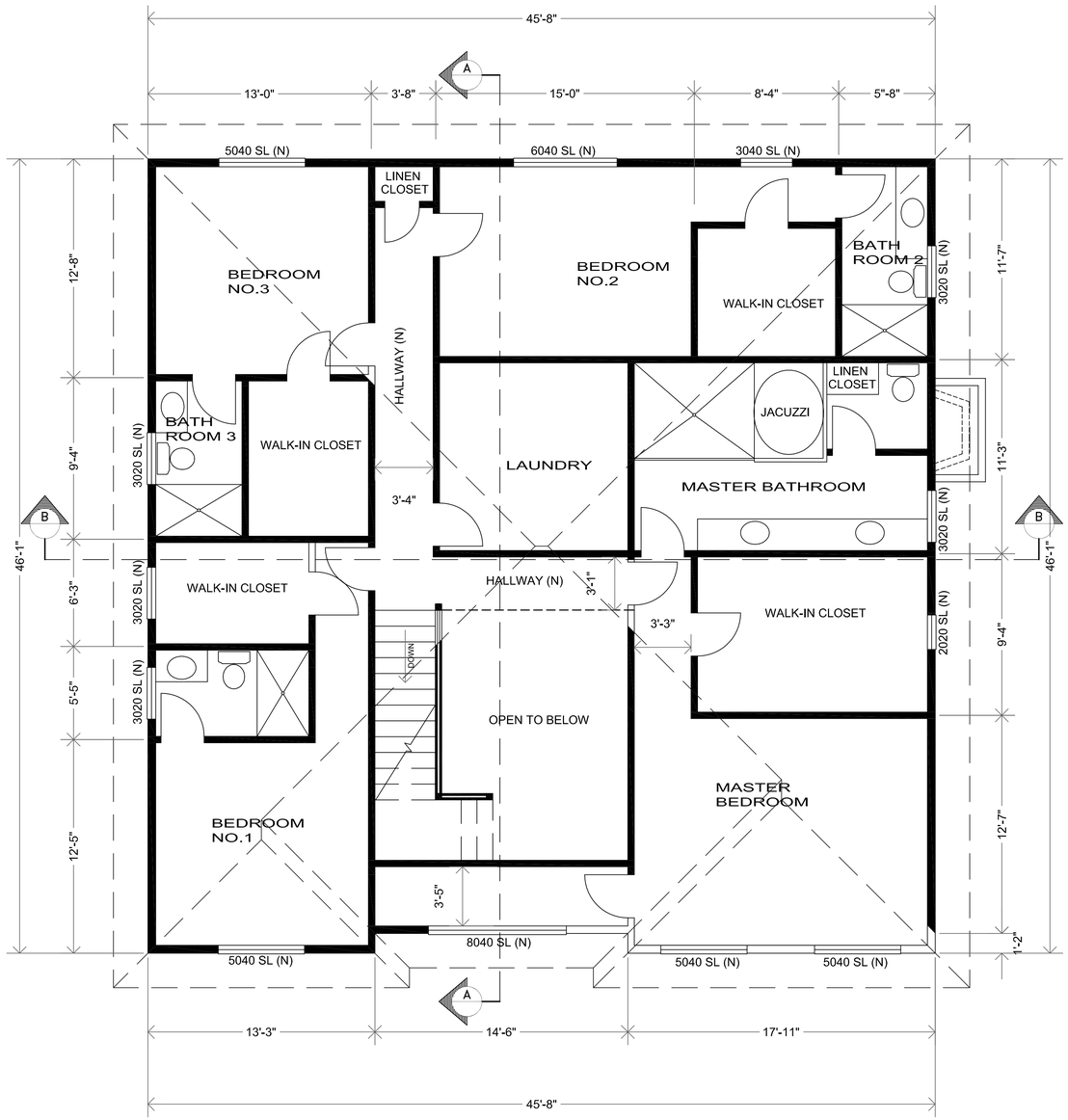
JOB NO.

SHEET NO. A0.1



PROPOSED FIRST FLOOR PLAN (E+N)

1/4"= 1'-0"



PROPOSED SECOND FLOOR PLAN (N)

1/4"= 1'-0"

REVISION	BY

A RIZON CONSTRUCTION

2670 S WHITE ROAD, SUITE 238

SAN JOSE, CA 95148PH. NO. (408) 460-4308

DRAWN BY: ANTONIO RIZON

PROJECT: PROPOSED 2-STORY ROOM ADDITION

LOCATION: 576 GREATHOUSE DRIVE MILPITAS, CA 95035

OWNER: SIMRAN DHILLON (408)307-3975

SHEET CONTENTS:

DATE: 11/1/21

SCALE:1/4"

DRAWN BY:AZR

JOB NO.

SHEET NO. A1

EXTERIOR COLORS /MATERIALS:

ROOFING:

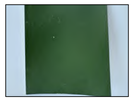
COMPOSITION ASPHALT ROOFING
CERTAINTEED LANDMARK TL PLATINUM,
ICC ESR-1389

EXTERIOR WALLS:

STUCCO FINISH
SHERWIN WILLIAMS
ALABASTER WHITE

ENTRY DOOR:

SHERWIN WILLIAMS
ROCK GARDEN



WOOD TRIMS:

ROUGH SAWN WOOD
SHERWIN WILLIAMS
TRICORN BLACK

WINDOWS:

-PELLA DUAL GLAZED, VINYL CLAD
SLIDING WINDOWS AND DOORS
- WHITE COLOR

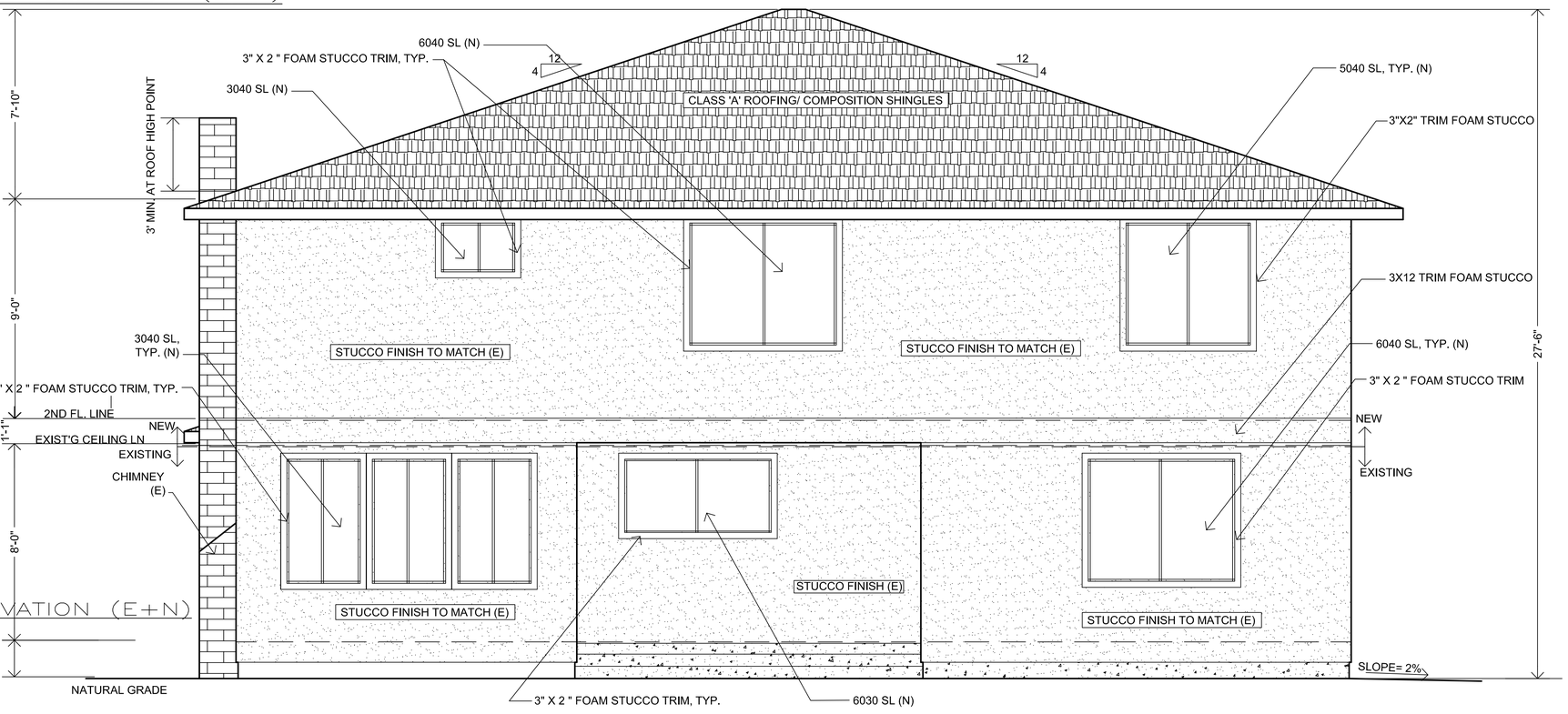
GARAGE DOOR (E):

CARRIAGE HOUSE DOOR CO. STEEL
GARAGE DOOR#4 PAINTED COLOR
SHERWIN WILLIAMS
TRICORN BLACK

GUTTER AND FACIA BOARD:

PLAIN FACIA STYLE GUTTER
-ROUGH SAWN WOOD
-SHERWIN WILLIAMS
TRICORN BLACK

PROPOSED FRONT ELEVATION (E+N)
1/4"= 1'-0"



PROPOSED REAR ELEVATION (E+N)
1/4"= 1'-0"

REVISION	BY

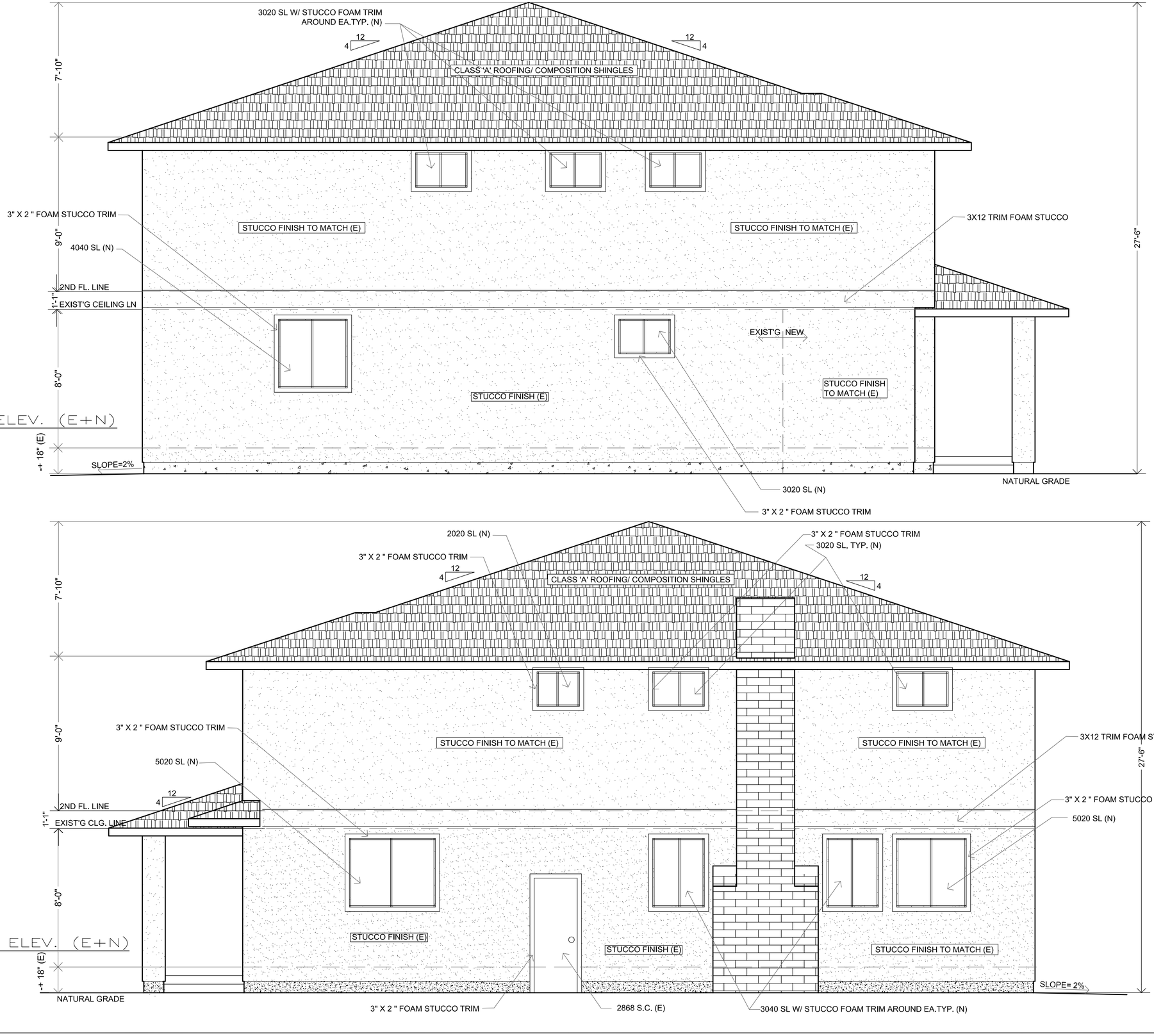
A RIZON CONSTRUCTION
2670 S WHITE ROAD, SUITE 238
SAN JOSE, CA 95148PH. NO. (408) 460-4308

DRAWN BY: ANTONIO RIZON

PROJECT: PROPOSED 2-STORY ROOM ADDITION
LOCATION: 576 GREATHOUSE DRIVE
MILPITAS, CA 95035
OWNER: SIMRANJIT DHILLON (408)307-3975

SHEET CONTENTS:

DATE: 11/1/21
SCALE:1/4"
DRAWN BY:AZR
JOB NO.
SHEET NO. A2



PROPOSED LEFT SIDE ELEV. (E+N)
1/4"= 1'-0"

PROPOSED RIGHT SIDE ELEV. (E+N)
1/4"= 1'-0"

REVISION	BY

A RIZON CONSTRUCTION
2670 S WHITE ROAD, SUITE 238
SAN JOSE, CA 95148PH. NO. (408) 460-4308

DRAWN BY: ANTONIO RIZON

PROJECT: PROPOSED 2-STORY ROOM ADDITION
LOCATION: 576 GREATHOUSE DRIVE
MILPITAS, CA 95035
OWNER: SIMRANJIT DHILLON (408)307-3975

SHEET CONTENTS:

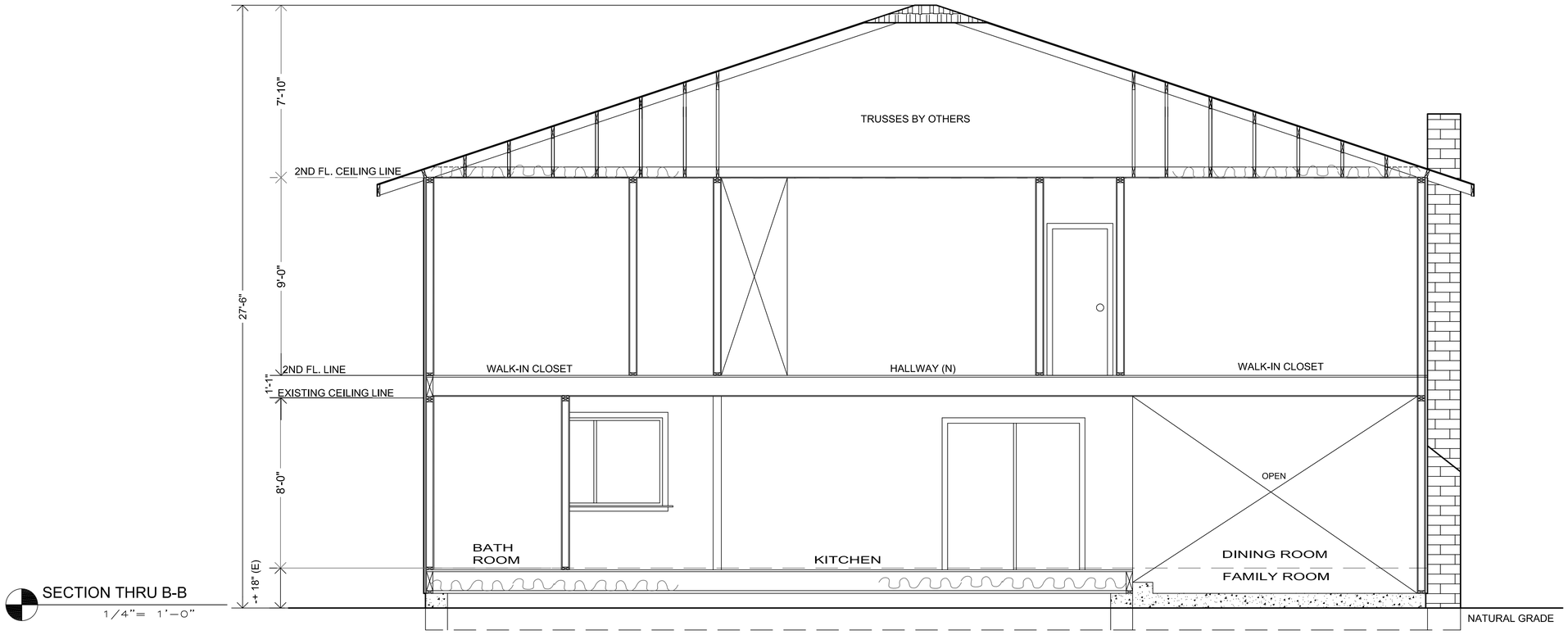
DATE: 11/1/21

SCALE:1/4"

DRAWN BY:AZR

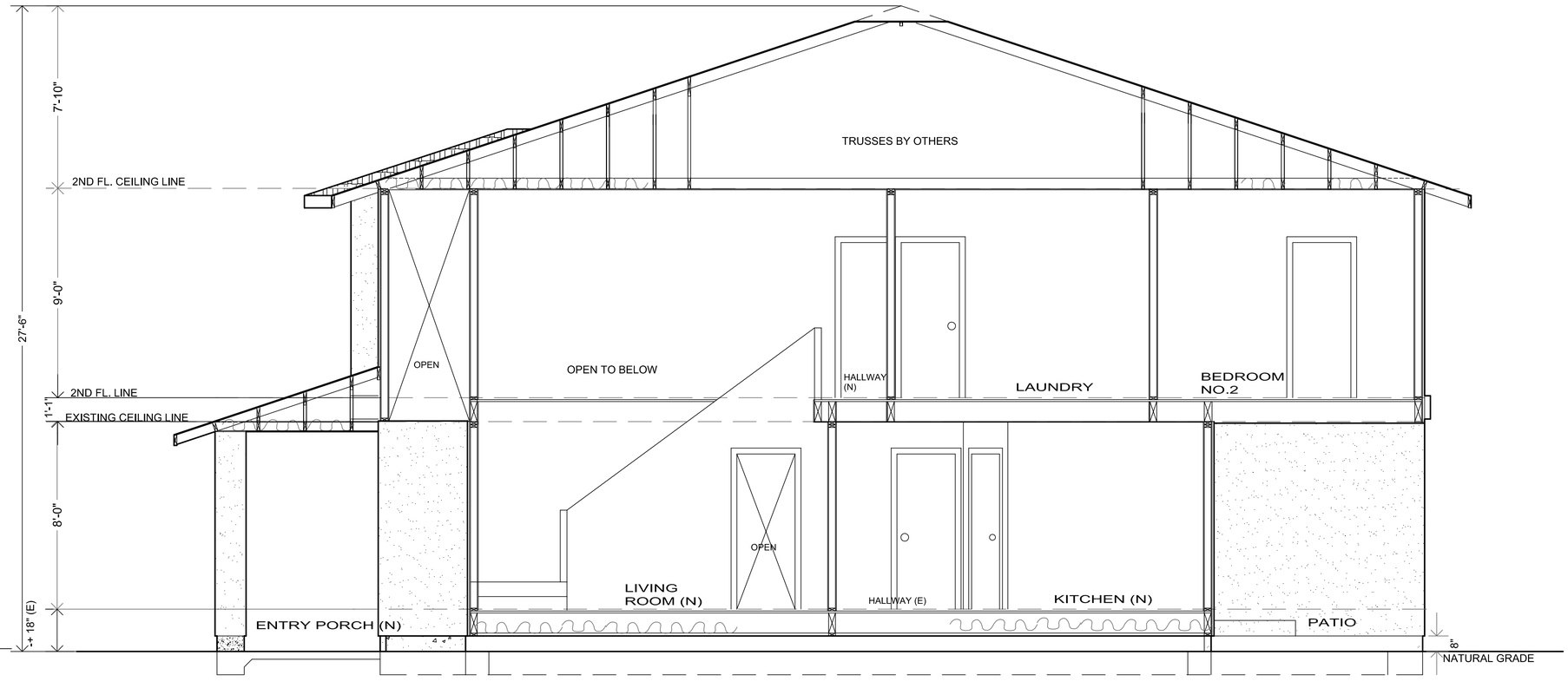
JOB NO.

SHEET NO. A3



SECTION THRU B-B

1/4"= 1'-0"



SECTION THRU A-A

1/4"= 1'-0"

REVISION	BY

A RIZON CONSTRUCTION

2670 S WHITE ROAD, SUITE 238

SAN JOSE, CA 95148PH. NO. (408) 460-4308

DRAWN BY: ANTONIO RIZON

PROJECT: PROPOSED 2-STORY ROOM ADDITION

LOCATION: 576 GREATHOUSE DRIVE
MILPITAS, CA 95035

OWNER: SIMRANJIT DHILLON (408)307-3975

SHEET CONTENTS:

DATE: 11/1/21

SCALE:1/4"

DRAWN BY:AZR

JOB NO.

SHEET NO. A4