"KIZOLOGLU's HOME ADDITION "
5196 HUMMINGBIRD RD
PLEASANTON CA 94566

APN # 946-3311-35

APPLICABLE CODES:

1. ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN A 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 & TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING THE:

2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA ENERGY CODE AKA Energy Efficiency Standards (EES).
2013 CALIFORNIA FIRE CODE
CITY OF HAYWARD CODES AND ORDINANCES.

ABBREVIATIONS

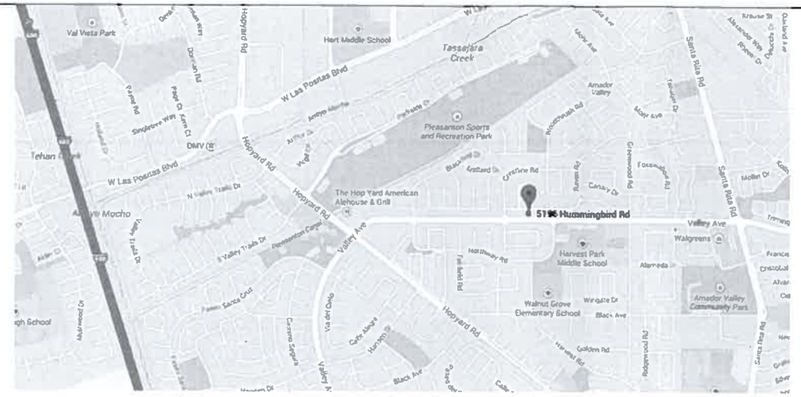
℄	CENTER LINE	FIN.	FACE(IN) MASONRY	PT	PRESSURE TREATED
PL	PROPERTY LINE	F.O.S.	FACE OF STUD	R	RISER
@	AT	FP	FIREPLACE	R.D.	ROOF DRAIN
ACC	ACCESS	FT.	FOOT	R.O.	ROUGH OPENING
A.F.F.	ABOVE FIN. FLOOR	FURN.	FURNACE	RAD.	RADIUS
BD	BOARD	FURR.	FURRING	REFRIG.	REFRIGERATOR
BLDG.	BUILDING	G.A.	GAUGE	REINF.	REINFORCED
BLKG.	BLOCKING	GALV.	GALVANIZED	REQ'D	REQUIRED
BM.	BEAM	G.F.I.	GROUND FAULT INTERRUPT	RM.	ROOM
BRG	BEARING	GL.	GLASS	RDWD.	REDWOOD
B.O.W.	BOTTOM OF WALL	G.S.M.	GALV. SHEET METAL	RWL.	RAINWATER LEADER
C.M.U.	CONC. MASONRY UNIT	GYP	GYPSUM	S.S.	STAINLESS STEEL
CLG	CEILING	H.B.	HOSE BIBB	SECT.	SECTION
CLKG.	CAULKING	HDR.	HEADER	SHT.	SHEET
CONC.	CONCRETE	HDWD	HARDWOOD	SIM.	SIMILAR
CONSTR.	CONSTRUCTION	HDWE.	HARDWARE	SPEC.	SPECIFICATION
CONT	CONTINUOUS	HGT.	HEIGHT	SQ.	SQUARE
D	DRYER	HORIZ.	HORIZONTAL	STD.	STANDARD
DBL.	DOUBLE	INSUL.	INSULATION	STRUCT	STRUCTURE
D.F.	DOUGLAS FIR	INT.	INTERIOR	SYM	SYMMETRICAL
DIA.	DIAMETER	JST.	JOIST	T	TREAD
DN	DOWN	JT.	JOINT	T&G	TORQUE & GROOVE
D.S.	DOWNSPOUT	MAX.	MAXIMUM	T.O.C.	TOP OF CONCRETE
DRWG.	DRAWING	MECH.	MECHANICAL	T.O.P.	TOP OF PARAPET
DW	DISHWASHER	MEMB.	MEMBRANE	T.O.W.	TOP OF WALL
(E)	EXISTING	MTL.	METAL	THK.	THICK
EA.	EACH	MFGR	MANUFACTURER	TYP	TYPICAL
EL.	ELEVATION	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
ELEC.	ELECTRICAL	MTD.	MOUNTED	VERT.	VERTICAL
EQ	EQUAL	(N)	NEW	V.I.F.	VERIFY IN FIELD
EXT	EXTERIOR	N.I.C.	NOT IN CONTRACT	W	WASHER
F.D.	FLOOR DRAIN	NO.	NUMBER	W/	WITH
FIN.	FINISH	NOM	NOMINAL	W/O	WITHOUT
FLASH	FLASHING	OC	OVER	WC	WATER CLOSET
FLR	FLOOR	O.C.	ON CENTER	WOOD	WOOD
F.D.C.	FACE OF CONCRETE	OPNG.	OUTSIDE DIAMETER	WH	WATER HEATER
		PLAS	OPENING	W.W.F.	WELDED WIRE FABRIC
		P.L.	PLASTER	WND	WINDOW
		PLYWD	PLATE LINE		
			PLYWOOD		

SYMBOLS

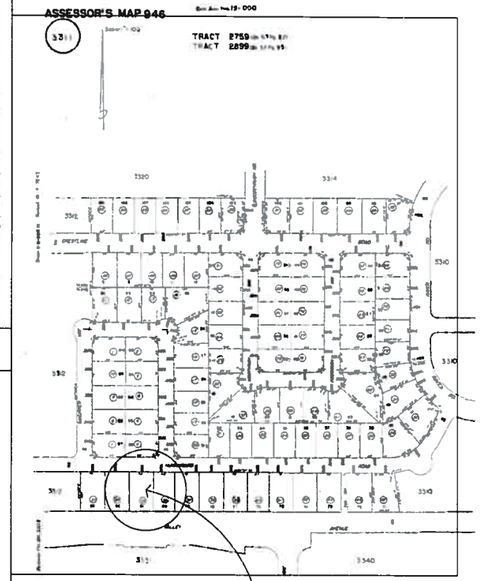
A2 XX.X — Drawing No. System Discipline prefix Sheet number
Original Ground Level OG.
Property Line
Column Identification
Reference Symbol Title Cross-Ref & Scale Reference Number
Section Indentification Reference Number Sheet number
Ext. Elevation Indentification Reference Number Sheet number
Reference Symbol
Room Name Ceiling Finish Floor Finish — Wall Finish Base Material
Detail Indentification Reference Number Sheet number
Int. Elevation Indentification Reference Number Sheet number
Window Indentification Item Number
Door Indentification Item Number
900.00 Datum of Work Control Point
Appliance Symbol
Fixture/Fitting Symbol Item Number
Accesory Symbol Item Number
REVISION CLOUD
EXISTING 2X WALL TO REMAIN
EXISTING 2X WALL TO BE REMOVED
NEW 2 X 4 STUD WALL TYP. U.O.N.
BATT INSULATION
SMOKE DETECTOR
SAFETY GLAZING

GENERAL NOTATION

THE INTENT OF THESE DRAWINGS IS TO PROJECT DESIGN PLANNING CONCEPTS OF THIS HOUSE FOR CONSTRUCTION PURPOSES EVERY EFFORT HAS BEEN MADE TO AVOID ERRORS AND OMISSIONS. IT IS THECONTRACTOR'S RESPONSIBILITY TO VERIFY ALL SPECIFICATIONS OF PRODUCTS USED WITH FIELD DIMENSIONS, MEASUREMENTS, AND CONDITIONS, AS WELL AS CONFORMITY WITH ALL CURRENT AND APPLICABLE BUILDING CODES



ASSESSOR'S MAP 946



SITE LOCATION.

BLDG DATA: ZONING R-1 / TYPE VN, GROUP R3, U

PROJECT ADDRESS:	5196 HUMMINGBIRD ROAD PLEASANTON, CA 94588
Description of use:	Single Family Residence
Construction Type:	Type - V
Occupancy:	R3
No of Stories:	2 Stories
Sprinklered System:	No
LOT AREA =	8,760 SF
AVERAGE SLOPE	FLAT

EXISTING BUILDING AREA:
FIRST FLOOR
LIVING AREA (Conditioned) 1,343 SQ FT
GARAGE 470 SQ FT
SECOND FLOOR
LIVING AREA 1,195 SQ FT
FRONT PORCH 265 SQ FT
TOTAL LIVING AREA 2,538 SQ FT

PROPOSED BUILDING AREA:
FRONT PORCH TO BE RAISED 243 SQ FT.
NEW FIRST FLOOR ((E) 1,343 + (N) 297) _____1,640 SQ FT

SECOND FLOOR ((E) 1,195 + 558)_____1,753 SQ FT.
BALCONY AT UPPER FLOOR 155 SQ FT.

TOTAL LIVING AREA ADDITION 855 SQ FT

LOT COVERAGE:
(1,640 + 470 + 155)=2,265 SQ FT
2,265 SQ FT / 8,760 SQ FT *100 = 25.85%

F.A.R._2,538 + 855 / 8,760 = 38.73

SCOPE OF WORK

INTERIOR REMODELING AND ADDITION OF THE HOUSE
MAIN FLOOR:
-NEW KITCHEN ADDITION & REMODELING
-NEW FAMILY ROOM ADDITION & REMODELING
-NEW FOYER ADDITION & REMODELING
-NEW STAIRCASE
-EXISTING PORCH TO BE RAISED
-REMOVE & RELOCATE POOL EQUIPMENT
UPPER FLOOR
-NEW MASTER BEDROOM, MASTER BATHROOM, RETREAT AND BALCONY ADDITION
-NEW LAUNDRY (REMODELING)
-NEW BATHROOM (REMODELING)
-REMODELING OF EXISTING BEDROOMS
-NEW DORMERS ON THE EXISTING ROOF

CONTACT LIST

OWNER
KIZILOGLU, KURZAD; ZARINA NOORZAD
5196 HUMMINGBIRD RD,
PLEASANTON CA 94566-5312
Home: 925-872-4110 Fax :

CONTRACTOR: T.B.D.
-
-
-
Office: Fax

STRUCTURAL ENGINEER:
BAY AREA STRUCTURAL ENGINEERS
JULIO SILVA
7615-B CANYON MEADOW CIR
PLEASANTON CA 94588
925-550-1404

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KIZILOGLU ADDITION
5196 HUMMINGBIRD RD
PLEASANTON CA 94566

No.	Description	Date

KURSAD & ZARINA KIZILOGLU

TITLE SHEET

Project number	055-2014
Date	Issue Date
Drawn by	Author
Checked by	Checker

A-100

Scale

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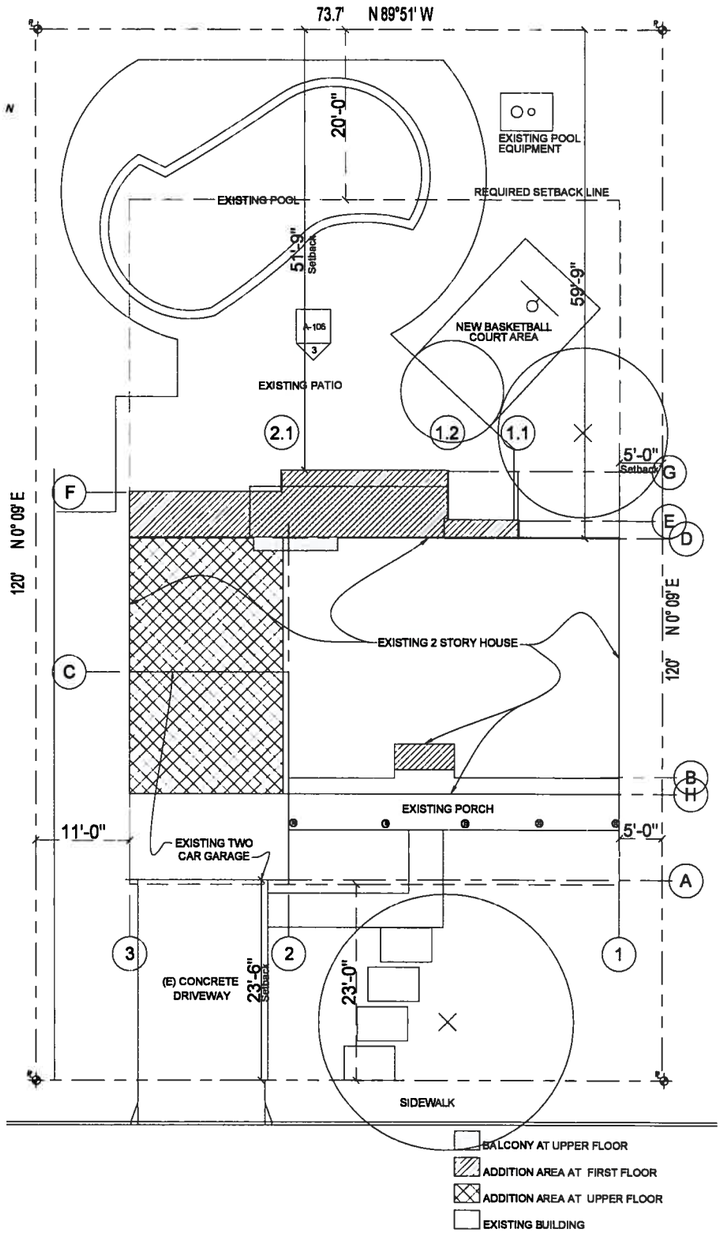
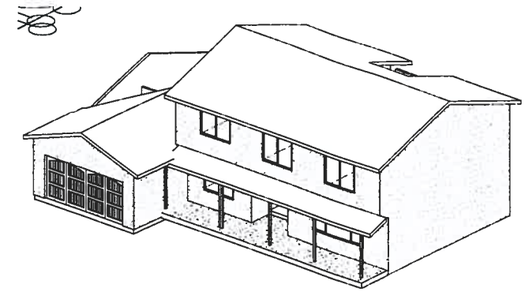
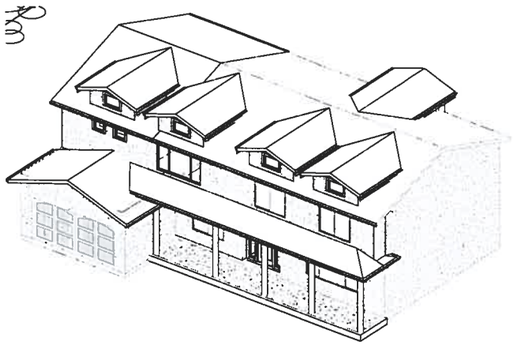


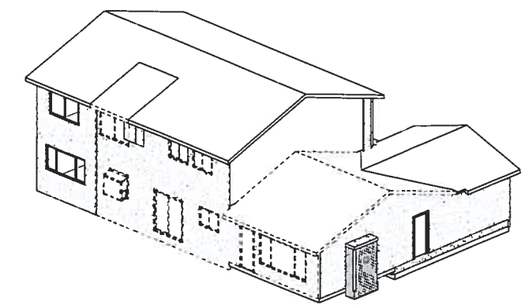
2 PROPOSED SITE PLAN
1/8" = 1'-0"



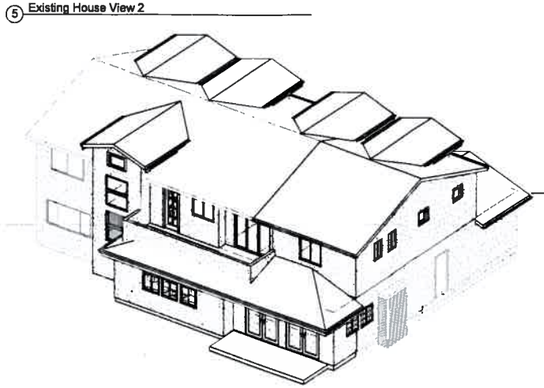
3 Existing House View 1



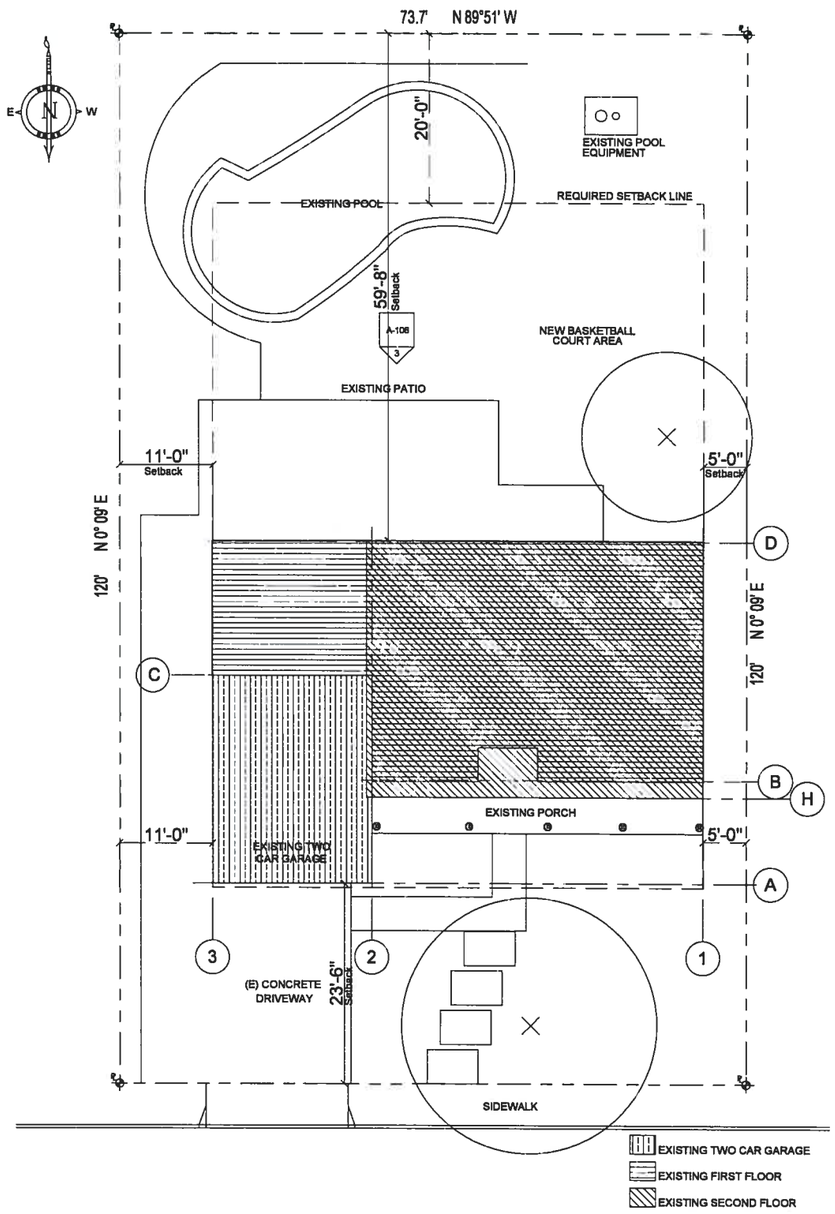
4 New House View 1



5 Existing House View 2



6 New HouseView 2



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

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KIZILOGLU ADDITION
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PLEASANTON CA 94566

No.	Description	Date

KURSAD & ZARINA KIZILOGLU

SITE PLAN

Project number	055-2014
Date	Issue Date
Drawn by	Author
Checked by	Checker

A-101

Scale 1/8" = 1'-0"

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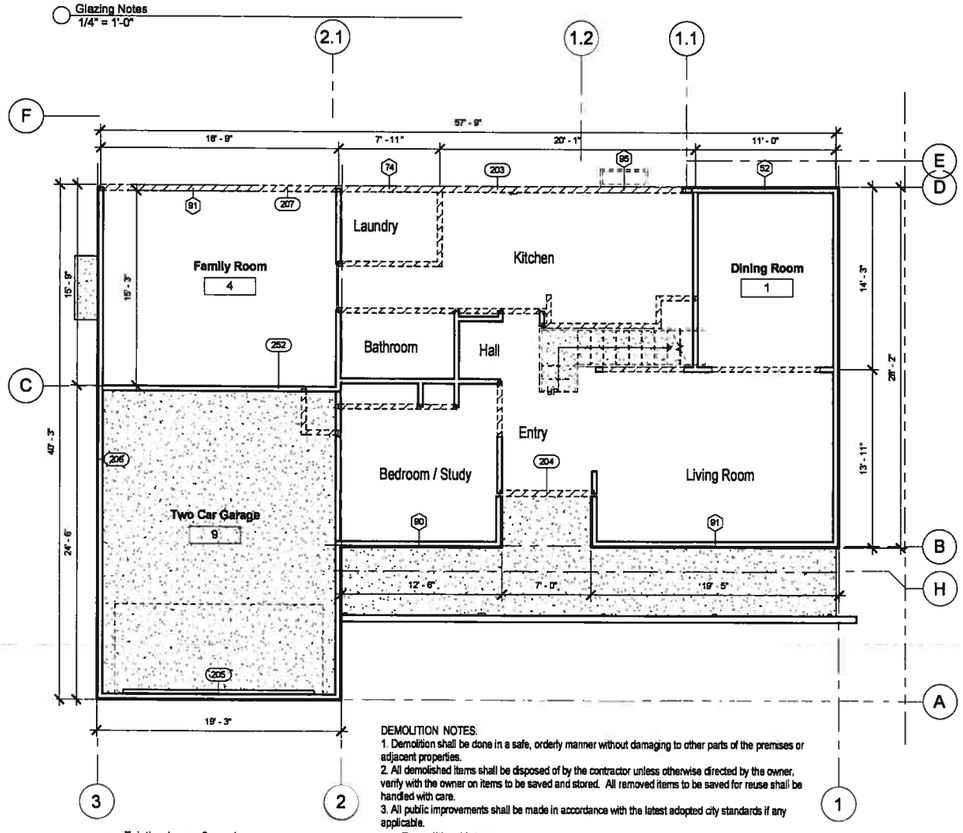
Window Schedule

Type Mark	Type	Width	Height	Level	Sill Height	Phase Created	U Value	Comments
90	70" x60"	5' - 10"	5' - 0"	(N) Lower Floor	2' - 0"	Existing	0	
91	116"x60"-Dbl-Sld	9' - 8"	4' - 11"	(N) Lower Floor	1' - 10"	Existing	0	
52	96"x48"-Dbl-Sld	8' - 0"	4' - 0"	(N) Lower Floor	2' - 10"	Existing	0	
77	72" x48"	6' - 0"	4' - 0"	(N) Upper Floor	3' - 0"	Existing	0	
90	70" x60"	5' - 10"	5' - 0"	(N) Upper Floor	2' - 3"	Existing	0	
90	70" x60"	5' - 10"	5' - 0"	(N) Upper Floor	2' - 3"	Existing	0	
75	36" x 36	3' - 0"	3' - 0"	(N) Lower Floor	3' - 0"	New Construction	0.36	
75	36" x 36	3' - 0"	3' - 0"	(N) Lower Floor	3' - 0"	New Construction	0.36	
75	36" x 36	3' - 0"	3' - 0"	(N) Lower Floor	3' - 0"	New Construction	0.36	
83	24" x36"	2' - 0"	3' - 0"	(N) Upper Floor	4' - 0"	New Construction	0.36	
87	48" x48"	4' - 0"	4' - 0"	(N) Upper Floor	3' - 0"	New Construction	0.36	
83	24" x36"	2' - 0"	3' - 0"	(N) Upper Floor	4' - 0"	New Construction	0.36	
74	48" x 36	4' - 0"	3' - 0"	(N) Upper Floor	3' - 11"	New Construction	0.36	
33	24" x 24"	2' - 0"	2' - 0"	(N) Upper Floor	5' - 0"	New Construction		
33	24" x 24"	2' - 0"	2' - 0"	(N) Upper Floor	5' - 0"	New Construction		
76	96"x60"-Dbl-Sld	8' - 0"	5' - 0"	(N) Upper Floor	2' - 3"	New Construction	0.36	
81	16" x 80"	1' - 4"	6' - 8"	(N) Lower Floor	4"	New Construction		
81	16" x 80"	1' - 4"	6' - 8"	(N) Lower Floor	4"	New Construction		
100	48" x 60"	4' - 0"	5' - 0"	(N) Upper Floor	2' - 0"	New Construction	0.36	
100	48" x 60"	4' - 0"	5' - 0"	(N) Lower Floor	5' - 0"	New Construction	0.36	
33	24" x 24"	2' - 0"	2' - 0"	(N) Upper Floor	5' - 0"	New Construction		
33	24" x 24"	2' - 0"	2' - 0"	(N) Upper Floor	5' - 0"	New Construction		
75	36" x 36	3' - 0"	3' - 0"	(N) Lower Floor	3' - 5"	New Construction	0.36	
75	36" x 36	3' - 0"	3' - 0"	(N) Lower Floor	3' - 5"	New Construction	0.36	
47	36" x 24"	3' - 0"	2' - 0"	(N) Roof Plan	1' - 4"	New Construction		
47	36" x 24"	3' - 0"	2' - 0"	(N) Roof Plan	1' - 5"	New Construction		
47	36" x 24"	3' - 0"	2' - 0"	(N) Roof Plan	8"	New Construction		
47	36" x 24"	3' - 0"	2' - 0"	(N) Roof Plan	1' - 4"	New Construction		
47	36" x 24"	3' - 0"	2' - 0"	(N) Roof Plan	1' - 4"	New Construction		

GLAZING CODES:
SCHEDULED WINDOWS ARE LISTED IN NOMINAL SIZES.ALL SLEEPING ROOMS SHALL MEET WITH THE FOLLOWING CRITERIA:
MIN. NET CLEAR OPENABLE AREA = 5.7 SF
MIN. NET CLEAR OPENABLE HEIGHT = 24"
MIN. NET CLEAR OPENABLE WIDTH = 20"
MAX. SILL HEIGHT ABOVE FINISH FLOOR = 44"
CLASSIC VINYL/INSULATED DBL GLASS/SUNCOAT LOW-E WITH GRIDS
FOR MILGARD WINDOWS PROVIDE A 1/4"(6.35mm)
SPACE BETWEEN WINDOW FRAME & ROUGH OPENING

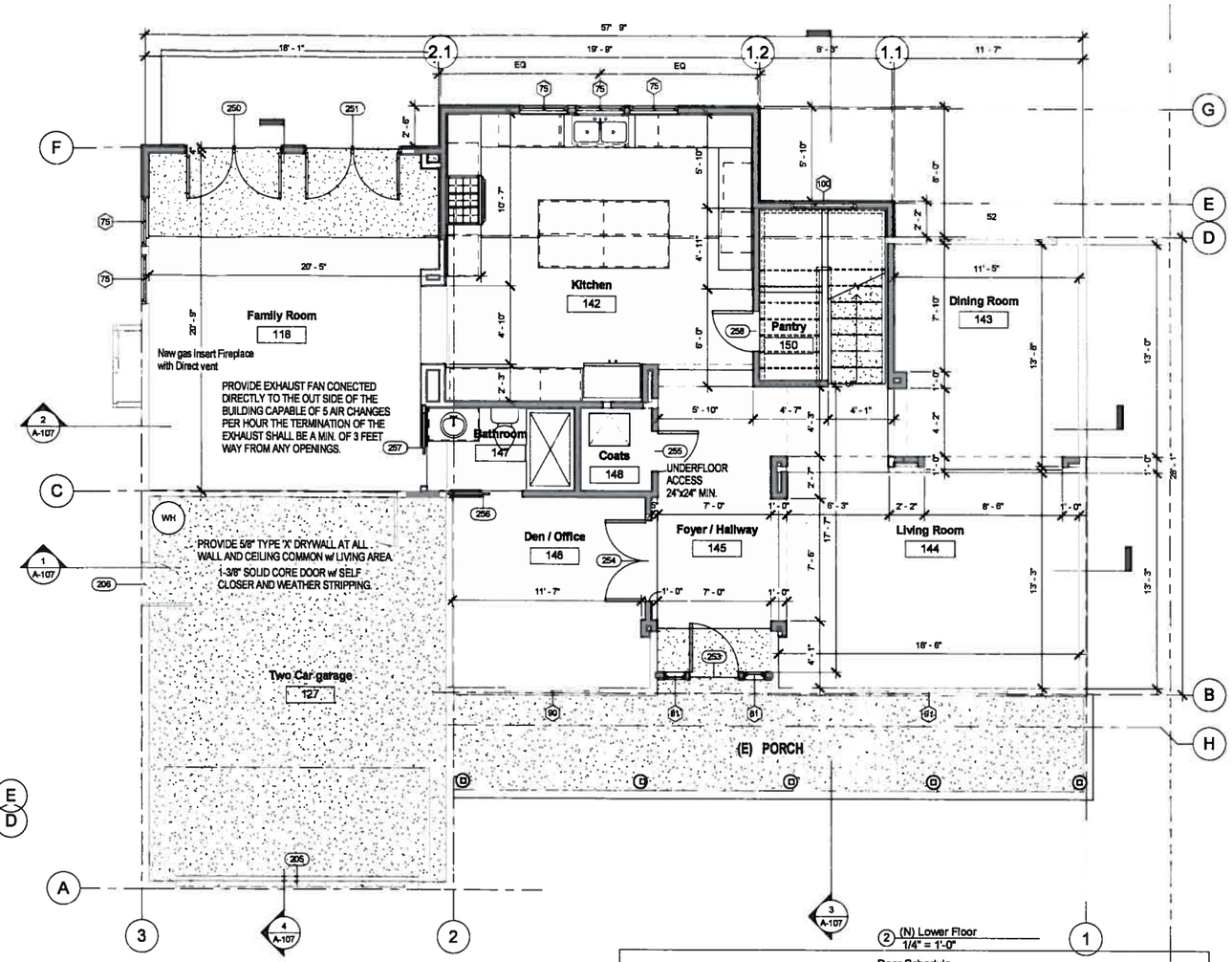
Glazing Notes
1/4" = 1'-0"



1 Existing Lower floor plan
3/16" = 1'-0"

DEMOLITION NOTES.
1. Demolition shall be done in a safe, orderly manner without damaging to other parts of the premises or adjacent properties.
2. All demolished items shall be disposed of by the contractor unless otherwise directed by the owner, verify with the owner on items to be saved and stored. All removed items to be saved for reuse shall be handled with care.
3. All public improvements shall be made in accordance with the latest adopted city standards if any applicable.

Demolition Notes
1/4" = 1'-0"



2 (N) Lower Floor
1/4" = 1'-0"

GREEN REMODELING NOTES:
1. IMPLEMENT CONSTRUCTION SITE STORM WATER PRACTICES.
2. MINIMIZE DISCRUPTION OF EXISTING PLANTS & TREES.
3. PROTECT THE NATIVE SOIL.
4. RECYCLE JOB SITE CONSTRUCTION AND DEMOLITION WASTE.
5. SALVAGE REUSABLE BUILDING MATERIALS.
6. PROVIDE FOR ON SITE WATER CATCHMENTS / RETENTION.
7. RE-USE MATERIALS OR USE RECYCLED-CONTENT MATERIAL FOR LANDSCAPE AREAS.

EXTERIOR DOOR SHALL BE SELF-CLOSING. TIGHT FITTING 1 3/8" MIN, THICKNESS, SOLID CORE & WEATHER STRIPPED.
2.ALL DOOR HINGE PINS ACCESIBLE FROM THE OUTSIDE SHALL BE THE NON-REMOVABLE TYPE.
3.EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A LATCH AND KEY OPERATED DEADBOLT OR DEAD LATCH TYPE KEY LOCKING DEVICE. DEADBOLTS SHALL HAVE A HARDENED INSERT, 1" MIN. THROW AND 5/8" JAMB EMBEDMENT.
4. EXTERIOR IN-SWINGING DOORS WITH WOOD JAMB SHALL HAVE ONE PIECE OR RABBETED DOOR STOPS.
5.PANELS IN WOOD DOORS SHALL BE MIN. 9/16" THICK AND NOT MORE THAN 30 SQ. IN. AREA.STILES AND RAILS SHALL BE MIN/MUN 1 3/8" THICK AND 3" IN WIDTH.
6.ALL GLASS DOORS AND DOOR PANELS SHALL BE SAFETY-GLAZED WITH TEMPERED GLASS. IN ADDITION ALLL GLASS USED WITHIN 24" OF DOORS SHALL BE TEMPERED.
7.OVERHEAD AND/OR SLIDING GARAGE DOOR SHALL BE SECURED WITH A CYLINDER LOCK OR PADLOCK EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OPERATION. JAMB LOCKS SHALL BE PROVIDED ON BOTH JAMBS FOR DOORS EXCEEDING 9'-0" IN WIDTH.

Door Notes
1/4" = 1'-0"

Door Schedule

Mark	Width	Height	Level	Function	Phase Created	Comments
205	15' - 0"	7' - 0"	Ground	Interior	Existing	
206	2' - 8"	8' - 8"	(N) Lower Floor	Interior	Existing	
221	5' - 0"	6' - 8"	(N) Upper Floor	Interior	Existing	
226	2' - 8"	6' - 8"	(N) Upper Floor	Interior	Existing	
237	2' - 6"	6' - 8"	(N) Upper Floor	Interior	New Construction	
239	2' - 8"	6' - 8"	(N) Upper Floor	Interior	New Construction	
240	5' - 0"	8' - 8"	(N) Upper Floor	Interior	New Construction	
241	2' - 8"	8' - 8"	(N) Upper Floor	Interior	New Construction	
242	2' - 6"	8' - 8"	(N) Upper Floor	Interior	New Construction	
243	2' - 6"	6' - 8"	(N) Upper Floor	Interior	New Construction	
248	2' - 8"	6' - 8"	(N) Upper Floor	Interior	New Construction	
250	6' - 0"	7' - 0"	(N) Lower Floor	Exterior	New Construction	
251	6' - 0"	7' - 0"	(N) Lower Floor	Exterior	New Construction	
252	3' - 0"	6' - 8"	(N) Lower Floor	Interior	Existing	
253	3' - 0"	7' - 0"	(N) Lower Floor	Exterior	New Construction	
254	5' - 0"	6' - 8"	(N) Lower Floor	Interior	New Construction	
255	2' - 6"	6' - 8"	(N) Lower Floor	Interior	New Construction	
256	2' - 6"	6' - 8"	(N) Lower Floor	Interior	New Construction	
257	2' - 6"	6' - 8"	(N) Lower Floor	Interior	New Construction	
258	2' - 6"	6' - 8"	(N) Lower Floor	Interior	New Construction	
259	2' - 6"	6' - 8"	(N) Upper Floor	Interior	New Construction	
260	2' - 6"	6' - 8"	(N) Upper Floor	Interior	New Construction	
261	5' - 0"	6' - 8"	(N) Upper Floor	Interior	New Construction	
262	6' - 8"	6' - 8"	(N) Upper Floor	Exterior	New Construction	
263	2' - 6"	7' - 0"	(N) Upper Floor	Interior	New Construction	
264	2' - 4"	6' - 8"	(N) Upper Floor	Interior	New Construction	
265	2' - 6"	6' - 8"	(N) Upper Floor	Interior	New Construction	
269	5' - 0"	6' - 8"	(N) Upper Floor	Interior	New Construction	

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KIZILOGLU ADDITION
5196 HUMMINGBIRD RD
PLEASANTON CA 94566

No.	Description	Date

KURSAD & ZARINA KIZILOGLU

Existing & New Lower floor plan

Project number	055-2014
Date	Issue Date
Drawn by	Author
Checked by	Checker

A-102

Scale As indicated

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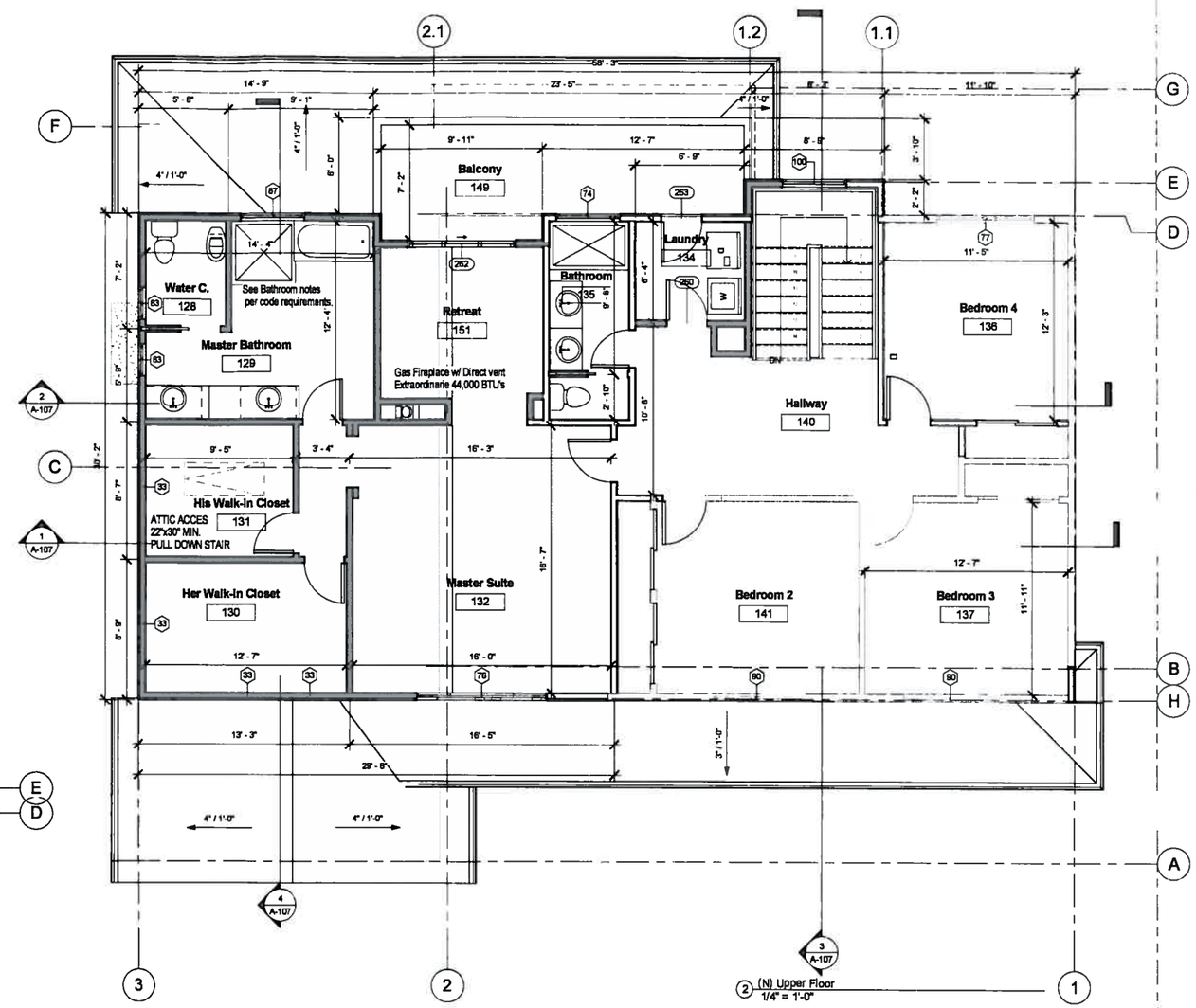
BUILDING
1. Minimum ceiling height in a bathroom is 7' clear, from the finished floor to the finished ceiling.
2. Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and
unconditioned space, such as exteriors, garages, crawl spaces and attics. Type or insulation typically required: Walls: 2x4 R-13 or 2x6 R-19 Ceiling R-30 – Floor R-19)
3. Water resistant drywall (green-board (GB)) must be installed at all wet locations (Not recommended for direct tile application in a shower stall). GB must be installed to a point a min. of 72" above the shower drain. Do not install a vapor barrier behind GB. Do not install the GB on the ceiling unless the ceiling joist are no greater that 12" apart.
4. Concrete board requires a vapor barrier to installed between it and the drywall and or framing. Corrosion resistant fasteners must be used.
5. Bathrooms with steam showers shall have a min. sloped ceilings 1"to 2" per foot. Walls and ceilings shall have an approved Water proofing system installed. GB PROHIBITED IN STEAM SHOWERS for tile backing.
6. Windows within 60" of the tub or shower drain require safety glazing. Windows within 24" of doorjambs shall be safety glazing.
7. All shower and tub door assemblies and glass splashguards shall be safety glazing.
8. Bathrooms, which open into kitchen, must have tight fitting doors.
ELECTRICAL
9. The 20-amp bathroom circuit shall only serve receptacles within the bathroom. The circuit may serve the receptacles and lights in stand-alone bathrooms. The circuit may serve multiple bathrooms for receptacles ONLY. *No motors loads shall be on the bathroom circuit.
10. Receptacles are to be located within 36" from the edge of the sink.
11. High efficacy fixtures are required or Low efficacy fixtures may be installed but only if they are equipped with an occupancy sensor that is manual-ON and automatic-OFF.
12. Hydromassage Bathtubs are required to be GFIC protected and the disconnect must be within sight of the motor. The motor must be accessible.
13. Light fixtures located in wet location must be listed for wet location and require water resistant trims.
14. Electrical panels are prohibited in bathrooms
PLUMBING
15. A listed anti-scald/ pressure balance valve is required in all bathtub and shower compartments.
16. The toilet must be a 1.28-gallon flush.
17. Shower waste pipe must be a minimum of 2."
18. Shower pans: minimum size 1,024 sq inches min. interior diameter 30".
19. Plastic liners and underlayment must be sloped a minimum of ¼" to the drain and be wrapped up the wall a minimum of 3 inches above the dam. A water test is required to verify the pan does not leak and to verify the weep holes are draining correctly.
20. All new plumbing piping is required to be tested with 10' head of water above the highest fixture or an air test of 5lbs
21. Toilets require a net clear area of 30" measured from the center of the toilet and 24 " clear space in front.
22. Toilets and all plumbing fixtures must be sealed at all wall and floor penetrations
MECHANICAL
23. Mechanical ventilation will be required in the bathroom if no operable windows or skylights with a net clear opening of a least
5% of the floor area and equaling a minimum of 1.5 sq ft are not provided.
24. Back draft damper are required on ventilation systems exhausting to the exterior. All exhaust must be a minimum of 3' from
windows and doors
25. The following items are not permitted to be located in a bathrooms: *Furnace, *water heaters and return air plenums
(* Ok if located is an adjoining closet and direct vent units or electrical appliances)

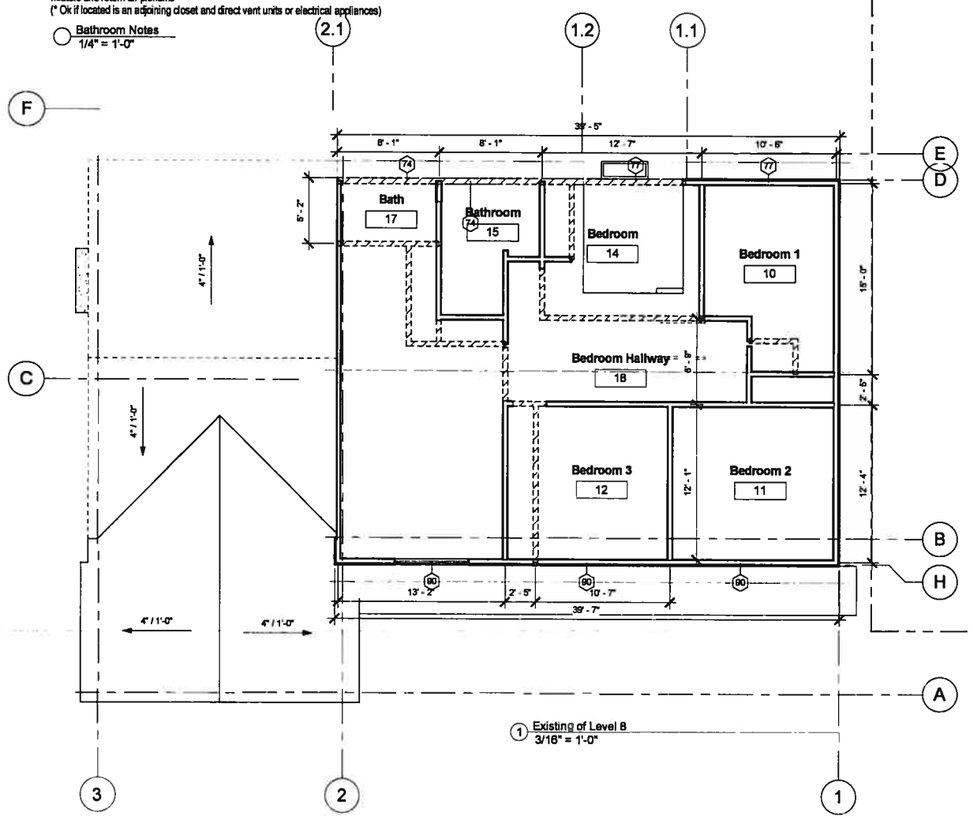
Bathroom Notes
1/4" = 1'-0"

FOUNDATION
-**PROPER SURFACE DRAINAGE** SHOULD BE MAINTAINED AT ALL TIMES TO KEEP WATER AWAY FROM BUILDING
-**SEE STRUCTURAL PLANS FOR**FOUNDATION CONCRETE STRENGTH FOUNDATION AND STEEL SPEC.
-ALL SILL PLATES USED IN DIRECT CONTACT WITH CONCRETE OR BLOCK FOOTINGS MUST BE PRESSURE TREATED. USE APPROVED SQUARE WASHERS.(3"x3"x1.25").
-A **WEEP SCREED** IS REQUIRED AROUND THE BUILDING PERIMETER MINIMUM 4 INCHES ABOVE ADJANCENT NATURAL GRADE OR TWO INCHES ABOVE A CONCRETE SLAB OR IMPROVED WALKWAY WITH ADEQUATED SLOPE FOR ALL WATER TO DRAIN.
ATTIC VENTILATION & ACCESS
-ATTIC ACCESS OPENING SHALL BE 22"X30" MINIMUM, WITH 30" CLEAR HEADROOM ABOVE ACCESS OPENINGS. DOUBLE CEILING JOIST AT FRAMING OF OPENING.
SEE ATTIC VENTILATION CALCS OR NOT LESS THAN 1 sq. FT. FOR EACH 150 sq FT. OF ATTIC AREA TO BE VENTILATED.
PLUMBING
-PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBS CONNECTIONS.
STEPS & STAIRS
-DIMENSION THE DROP (7 1/2" MAX FOR IN-SWINGING DOORS & 1" MAX. FOR OUT-SWINGING DOORS) FROM THE TOP OF THE THRESHOLD TO THE LANDING AT ALL EXTERIOR DOORS.
-PROVIDE LANDING SHALL HAVE A WITH NOT LESS THAN THE WIDHT OF THE DOOR AND A LENGH NOT LESS THAN 36".
STAIR AND DECKS.
-MIN.36" CLEAR SPACE ABOVE ESCAPE OR RESCUE OPENINGS.
-GRIPPABLE HANDRAIL REQUIRED.
-HEIGHT TO TOP MIN 34", MAX 38 IN.
-MIN 1-1/2"BETWEEN WALL & HAND RAIL, ENDS MUST RETURN.
GUARDS:
MIN. HEIGHT 36", MEASURE HEIGHT VERTICALY FROM FIXED SEATING. OPENING MUST NO ALLOWPASSAGE OF 4" SPHERE (6 in SPHERE AT SPACE BETWEEN RISER, TREAD & RAIL - 4-38 in SPHERE AT OPEN SIDE OF STAIRS).
LIGHTING:
REQUIRED FOR ALL STAIRWAYS; SWITCH REQUIRED TOP AND BOTTOM OF INTERIOR STAIRS.

Mandatory Building
1/4" = 1'-0"



(N) Upper Floor
1/4" = 1'-0"



Existing of Level 8
3/16" = 1'-0"

REA 1 ATTIC VENTILATION	ATTIC VENTS.	
ATTIC AREA		250.00
VENT AREA CALCULATIONS	AREA/150x144	
REQUIRED AREA		240.00
AT LOW		
50% OF AREA REQ'D		120.00
VENTING PROVISION (3"x22")SQ IN		66.00
AREA / 66 SQ IN		1.81
USE 2 EAVE VENTS SEE ROOF PLAN		
AT HIGH		
50% OF AREA REQ'D		240.00
USE 24"(88 SQ IN NET)		
STEALTH EYEBROW VENTS		88.00
TOTAL MIN. EYEBROW VENT REQ'D		2.72
USE 3 VENTS SEE ROOF PLAN		

AREA CRAWL SPACE VENTS.	
CRAWL SPACE	558.16
CALCULATION AREA/150x144	
REQUIRED AREA	392.72
VENTING PROVISION (5"x14")SQ IN	70.00
AREA / 66 SQ IN	5.95
SEE VENT AT ELEVATIONS DWGS.	
PROVIDE SAME QTY OF (E)VENTS +3 EA SIDE	

Smoke Alarms shall be installed in the following locations:
- In each sleeping room.
- Outside each sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics

Carbon Monoxide Alarms shall be installed in the following locations:
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
- On every level of a dwelling unit including basements.

Power and Interconnection
- Power must be supplied by the buildings primary power source for both smoke and carbon monoxide detectors and they must have a battery back up.

For existing buildings where walls are not being opened a battery only device may be used.
- Where more than one smoke detectors is installed they must be interconnected
- Where more than one Carbon monoxide alarm is installed they must be interconnected

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KIZILOGLU ADDITION
5196 HUMMINGBIRD RD
PLEASANTON CA 94566

No.	Description	Date

KURSAD & ZARINA KIZILOGLU

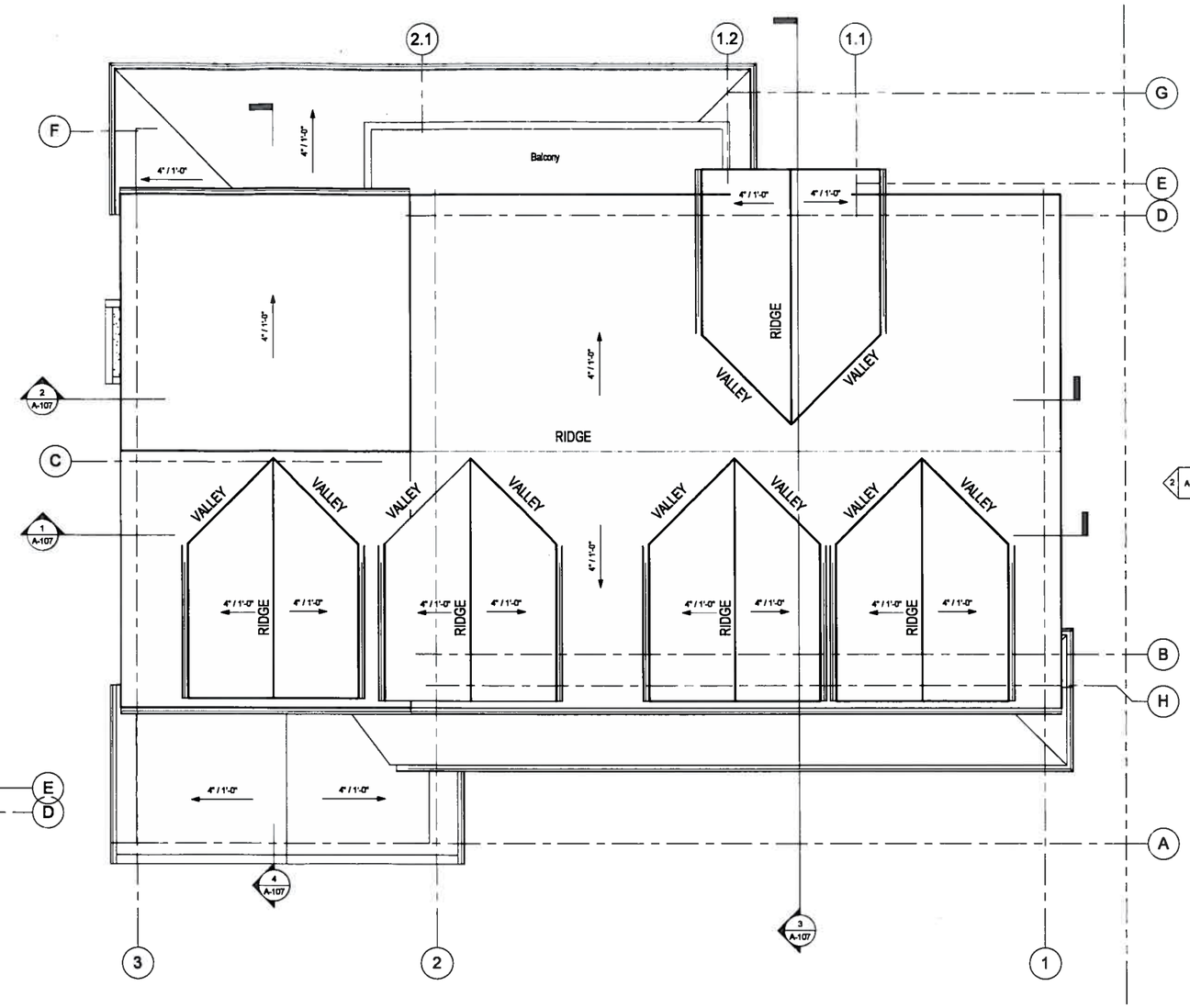
Existing & New Upper Floor Plan

Project number	055-2014
Date	Issue Date
Drawn by	Author
Checked by	Checker

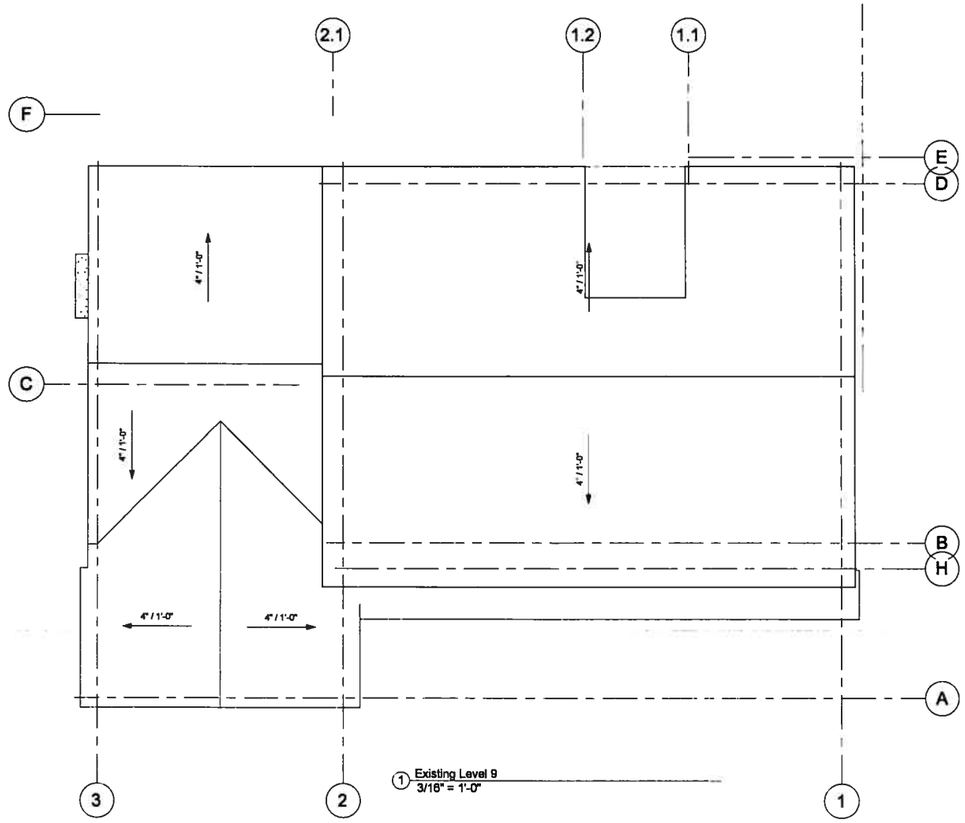
A-103

Scale As indicated

1/29/2015 4:17:55 AM



2 (N) Roof Plan
1/4" = 1'-0"



1 Existing Level 9
3/16" = 1'-0"

REA 1 ATTIC VENTILATIONATTIC VENTS.

ATTIC AREA	1,682.00
VENT AREA CALCULATIONS AREA/150x144	
REQUIRED AREA	1,614.87
AT LOW	
50% OF AREA REQ'D	807.43
VENTING PROVISION (3"x22")SQ IN	66.00
AREA / 66 SQ IN	12.23
USE 6 EAVE VENTS EA SIDE SEE ROOF PLAN	
AT HIGH	
50% OF AREA REQ'D	807.43
USE 24"(88 SQ IN NET)	
STEALTH EYEBROW VENTS	88.00
TOTAL MIN. EYEBROW VENT REQ'D	9.17
USE 5 VENTS SEE ROOF PLAN	

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KIZILOGLU ADDITION
5196 HUMMINGBIRD RD
PLEASANTON CA 94566

No.	Description	Date

KURSAD & ZARINA KIZILOGLU

Existing & New Roof Plan

Project number	055-2014
Date	Issue Date
Drawn by	Author
Checked by	Checker

A-104

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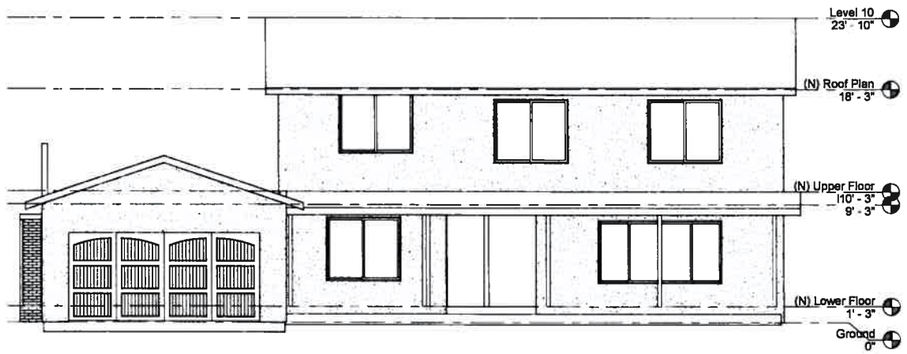
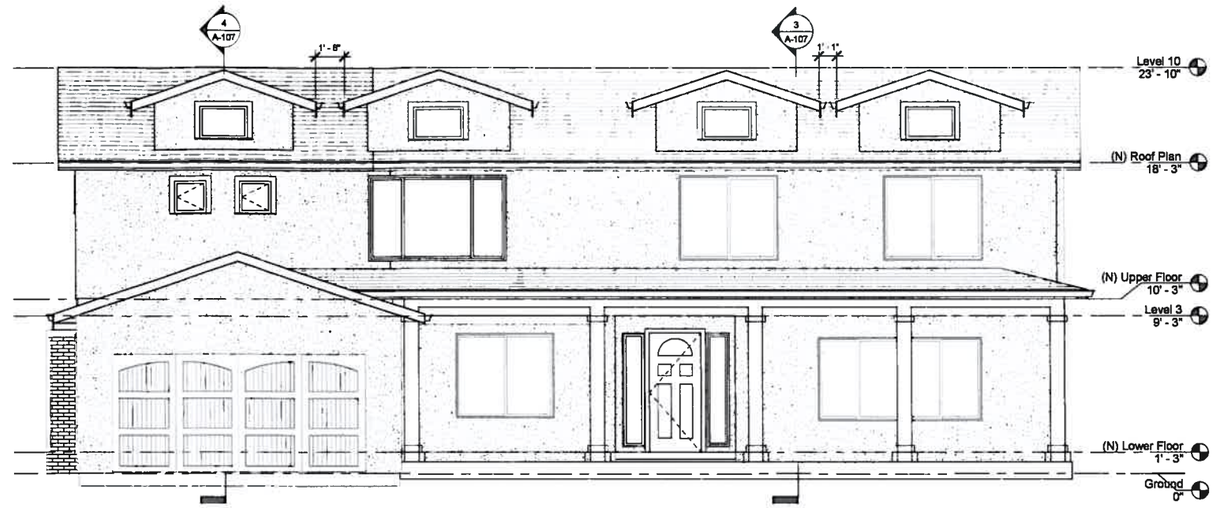


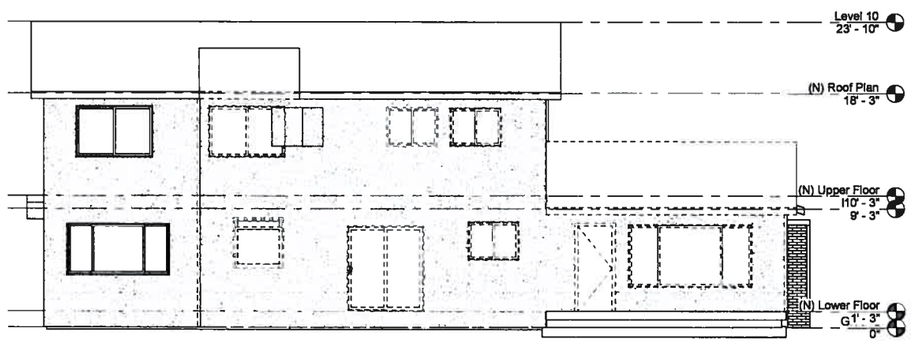
1 Existing North View
3/16" = 1'-0"



2 New North View
1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. 7/8" Cement plaster, 3 coats o/ metal lath o/ layers of "D" building paper o/ ply sheathing (LaHabra , Pacific sand x97 base 200) match with existing.
2. Roofing: Composition Shingle CertainTeed. Wetherwed Wood-color.40 Years. -color.
3. Windows: 'Millard' vinyl dual glazed windows, color white.
4. Windows Trims: Cement plaster o/ 2x4 foam trim, color to match building
5. Weep Screed: @+4" min above finished grade or +2" above conc. Porch.
6. Fascia Gutter: G.I. Fascia gutter painted.
7. Fascia Board painted, color same as gutter
8. Window Sill: Cement plasters o/ foam trim, color to match building.
9. G.I. wall to roof Flashing painted
10. Address shall be internally lit during non daylight hours Switching shall be controlled by the clock or photo sensor. Address numbers shall read from left to right with 4" hight minimun on a contrastting background.



4 Existing South View
3/16" = 1'-0"

3 New South View
1/4" = 1'-0"

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KIZILOGLU ADDITION
5196 HUMMINGBIRD RD
PLEASANTON CA 94566

No.	Description	Date

KURSAD & ZARINA KIZILOGLU

Existing & New North & South Elevations

Project number	055-2014
Date	Issue Date
Drawn by	Author
Checked by	Checker

A-105

Scale As indicated

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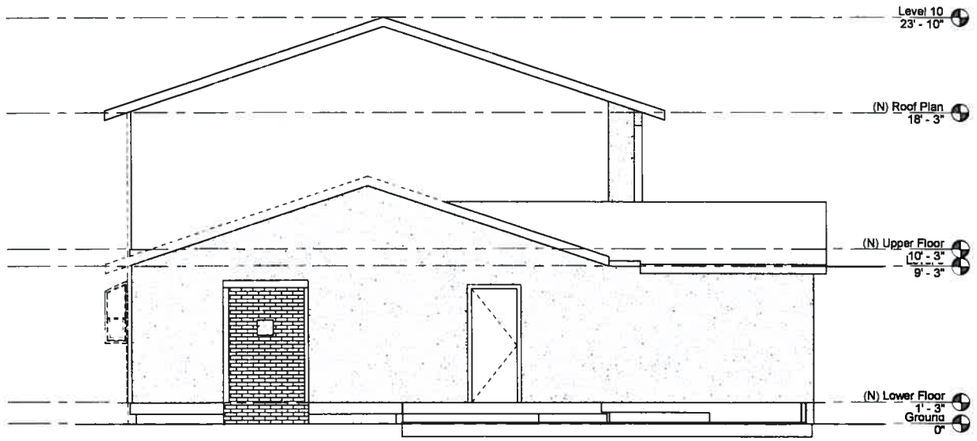
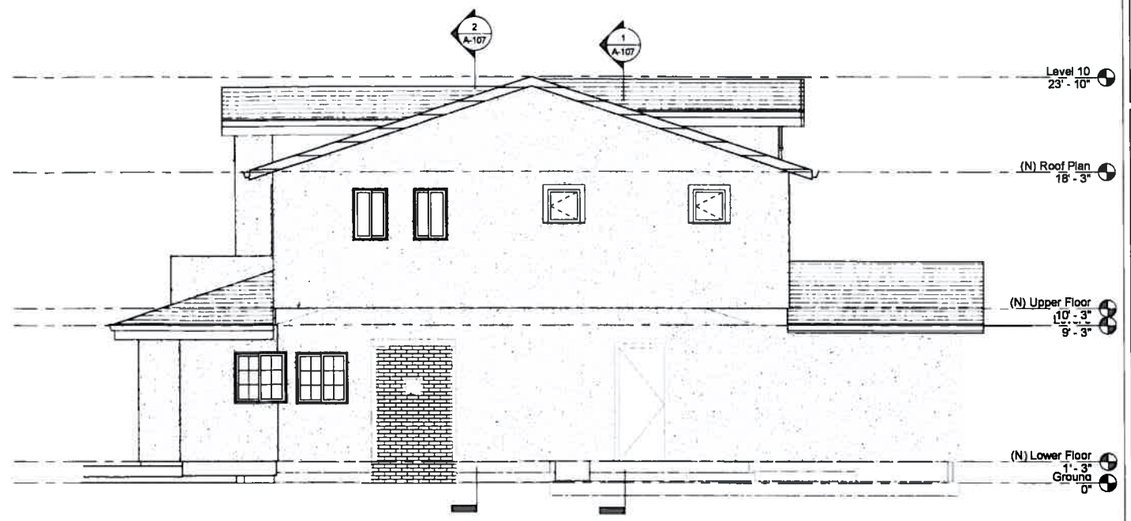
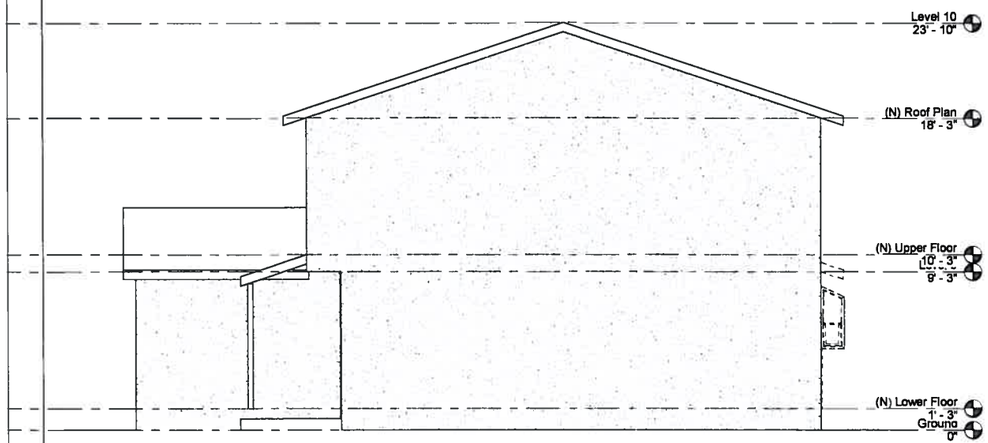


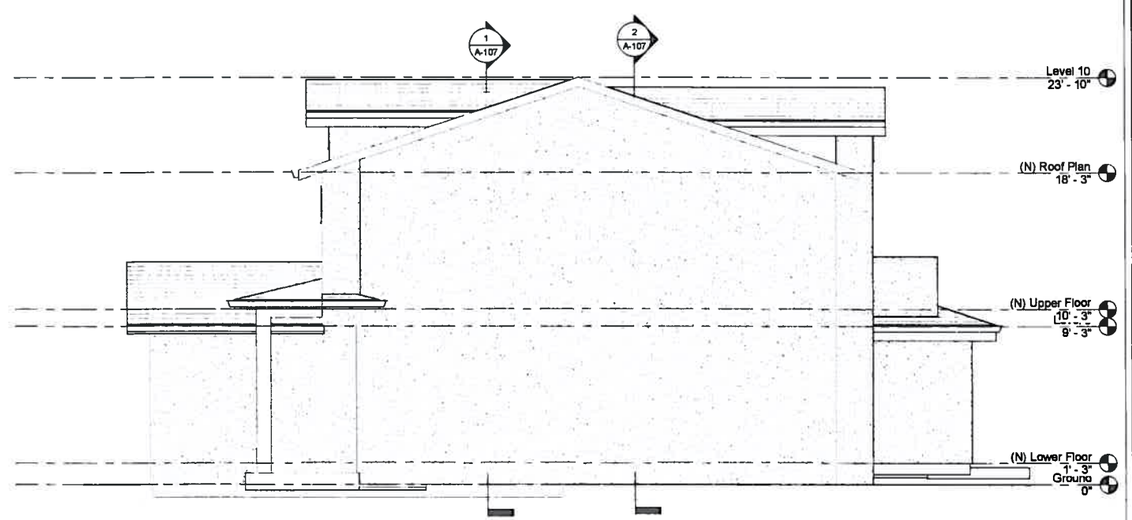
4 Existing East Elevation
1/4" = 1'-0"



1 New East Elevation
1/4" = 1'-0"



3 Existing West View
1/4" = 1'-0"



2 New West Elevation
1/4" = 1'-0"

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KIZILOGLU ADDITION
5196 HUMMINGBIRD RD
PLEASANTON CA 94566

No.	Description	Date

KURSAD & ZARINA KIZILOGLU

Existing & New East & West Elevations

Project number	055-2014
Date	Issue Date
Drawn by	Author
Checked by	Checker

A-106

Scale 1/4" = 1'-0"

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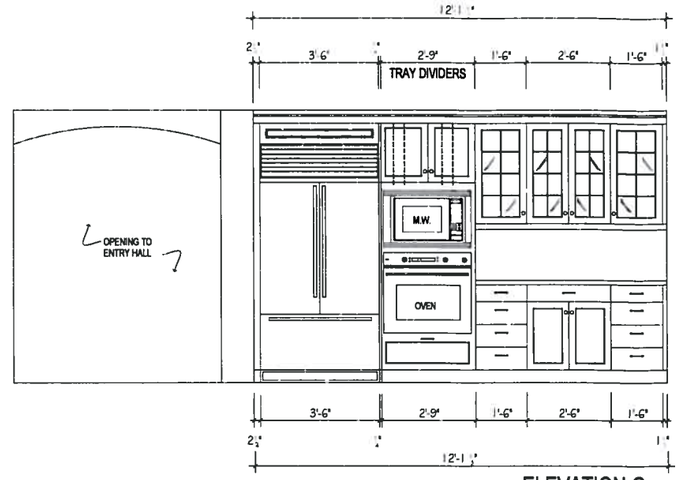
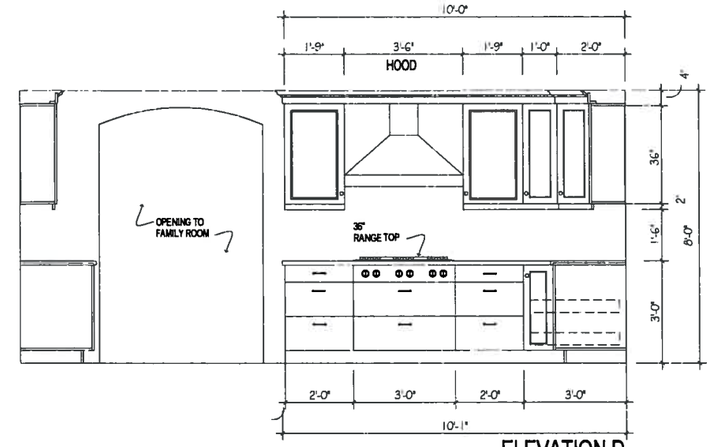
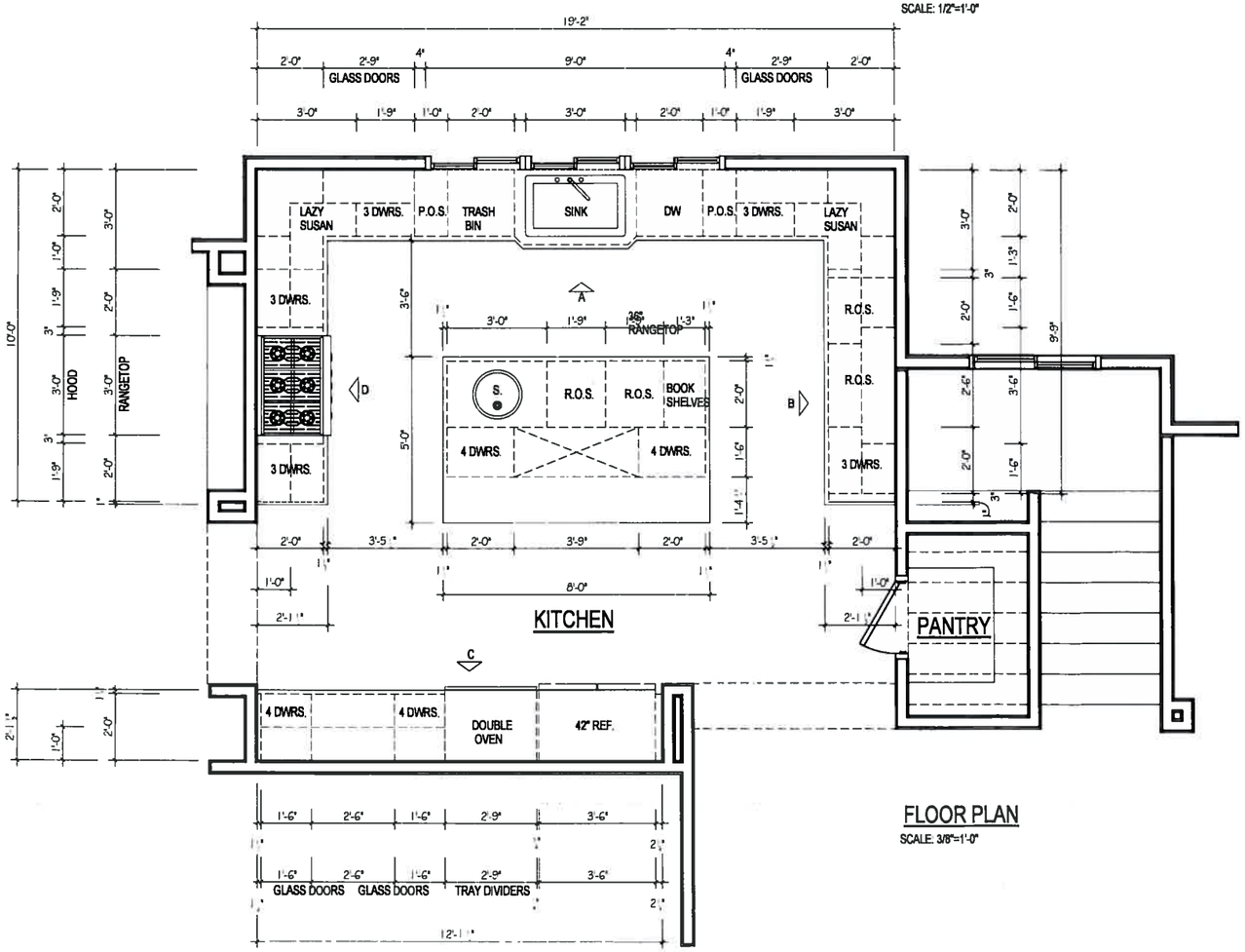


ELEVATION C
SCALE: 1/2"=1'-0"

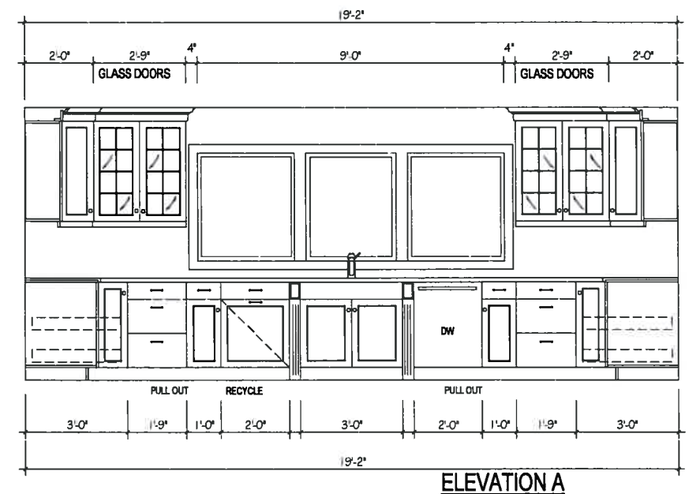


ELEVATION D
SCALE: 1/2"=1'-0"

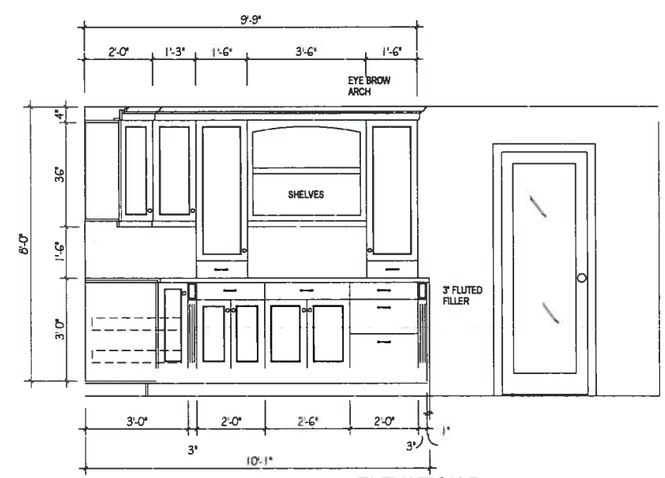


KITCHEN

FLOOR PLAN
SCALE: 3/8"=1'-0"



ELEVATION A
SCALE: 1/2"=1'-0"



ELEVATION B
SCALE: 1/2"=1'-0"

1 KITCHEN LAYOUT
1/2" = 1'-0"

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KIZILOGLU ADDITION
5196 HUMMINGBIRD RD
PLEASANTON CA 94566

No.	Description	Date

KURSAD & ZARINA KIZILOGLU

Kitchen Layout

Project number	055-2014
Date	Issue Date
Drawn by	Author
Checked by	Checker

K-101

Scale 1/2" = 1'-0"

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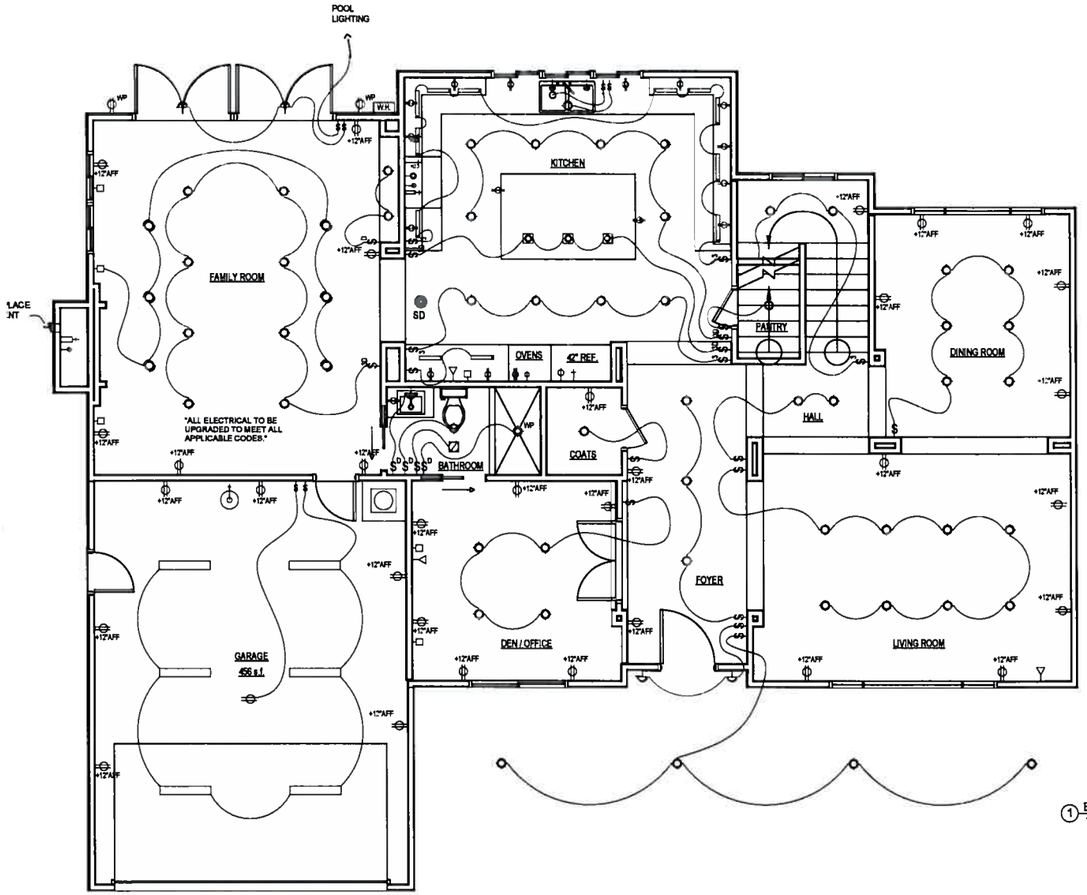

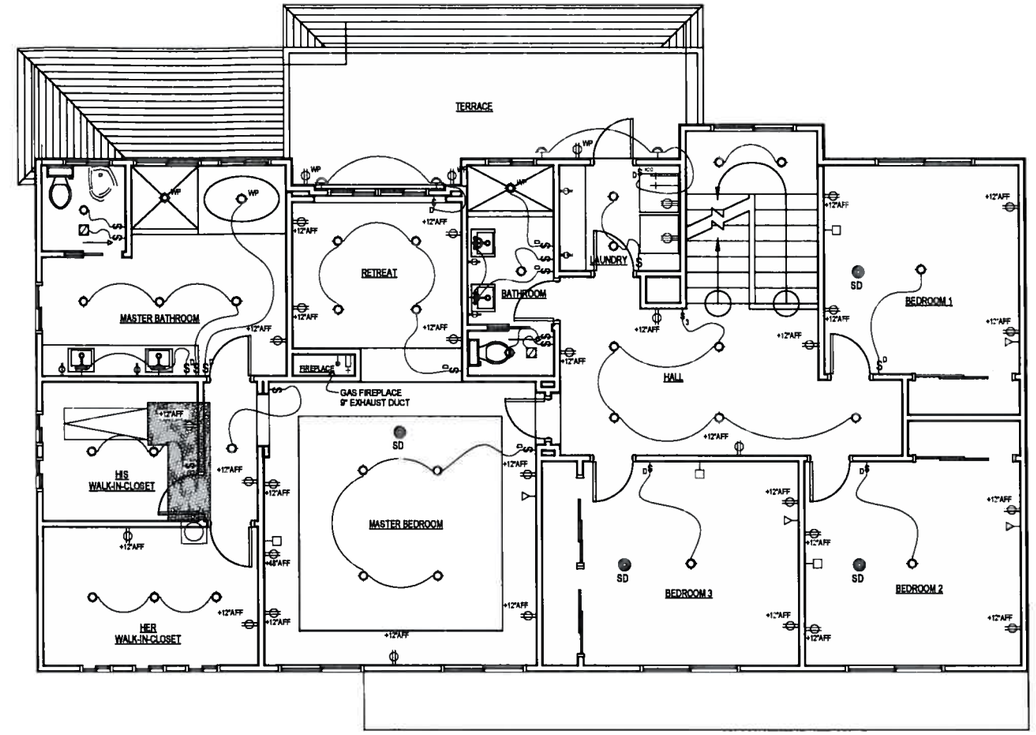

1 Electrical Layout
1/4" = 1'-0"

ELECT. NOTES:

1. Electrical plans is a sugeggested layout. Consult with owner for specialty electrical features such as central vacuum system, intercom, security system, outlets, cable television, phone outlets, special lighting, etc., prior to construction.
2. Exterior receptacles must be within 6'-6" of grade.
3. A dedicated 20 amp circuit shall be provided to serve the required bathroom outlets.
   This circuit cannot supply any other receptacles, lights fans, etc.
4. Exterior outlets shall be G.F.C.I. and Waterproof.
5. All electrical and mechanical fixtures to be installed according to manufacturers specifications.
6. All electrical outlets shall be located with a diminision to the bottom of the box unless noted otherwise. All electrical outlets shall be 12" abv. the subfloor
7. Outlets located over counters shall be 2" above the height of the splash to the bottom of the box mounted horiz. typ., or 6" where splash is not used unless otherwise noted.
8. provide G.F.I. for all outlets installed in bathrooms, garages, outdoors, and areas where water may be present.
9. Provide min. two separate 20 amp. circuits for small kitchen appliances per N.E.C. 220-4(B).
10. Provide min. one separate circuit to laundry appliance per N.E.C. 220-4(B)
11. Under cabinet flourescent lights shall be switched together.
12. A mechanical ventilationsystem capable of providing five air changes per hour shall be provided in the master bath toilet room and the powder room, as per C.M.C 1203.4.2.1
13. Installation instruction for all listed equipment shall be provided to the field at time of inspection
14. Conductor wires with an insulated neutral and four-prong outlet are required for dryers and cooking units.
15. All switches to low-voltage / incandescent fixtures shall be dimmable unless otherwise noted.
16. Lighting in bathroom garage, laundry room and utility room shall be either high efficacy or controlled by small be either high efficacy or controlled by an occupant sensor
17. Family room, nook, bonus room, nook, dining room, bedroom, halways, stairway andliving roomshall be high efficacy or shall be controlled by an occupant sensor or dimmers.
18. Outdoor lighting attached to the buildings shall be High efficacy or controlled by motion sensor plus photocontrol
19. Kitchen area shall be High efficacy or up to 50% of the total wattage can be low efficacy. All highefficacy and low efficacy lighting must be controlled separately.

Article 210 Branch Circuits:
210.4(A) and (B) Each multiwire branch circuits shall be provided with a means that will simultaneously disconnect all ungrounded conductors of that circuit.
210.5(C) - Identification of conductors by phase and voltage required.
210.8(A)(2) & (A)(5) – GFCI protection required for all receptacles located in a garage or basements. The exceptions have been deleted.
210.8(B) - Outdoor receptacles at other then dwelling units are required to be GFCI protected.
210.12(B) - In dwellings, AFCI protection is now required in all rooms except kitchens, baths and garages.

406.11 – All dwelling unit receptacles required by 210.52 are required to be listed tamper-resistant receptacles.
Additional Notes:
AS 12AE 82.2 & 2013 cec
whole house fan ventilation
ALL 110-Volt single phase receptacle outlets shall have ground fault circuit protection at the kitchen counter tops.

Field Verify electrical service entry grounding and bonding. Provide UFER ground if one is not present. Bond grounding conductor to metal pipes (water and gas service) with approved clamps. [CEC 250-24 and 250-104]

ELECTRICAL LEGEND

$	SINGLE SWITCH
$3	3 WAYS SWITCH
$OC	SWITCH OCCUPANCY SENSOR
$D	SINGLE SWITCH W/ DIMMER
$3D	3 WAYS SWITCH W/ DIMMER
$	AIR SWITCH ON COUNTER TOP
	OUTLET W/ARC FAULT CIRCUIT INTERRUPTER
	OULET W/ GROUND FAULT CIRCUIT INTERRUPTER
	220 V DEDICATED CIRCUIT FOR WASHER MACHINE
	220 V DEDICATED CIRCUIT FOR DRYER
	220 V DEDICATED CIRCUIT FOR OVEN
	110 V DEDICATED CIRCUIT FOR MICROWAVE
	110 V DEDICATED CIRCUIT FOR DISHWASHER
	110 V DEDICATED CIRCUIT FOR GARBAGE DISPOSAL
	110 V DEDICATED CIRCUIT FOR REFRIGERATOR
	110 V DEDICATED CIRCUIT FOR HOOD
	PHONE OULET
	5" COMPACT LEAD DOWN LIGHT
	5" RECESSED CAN LIGHT
	PENDANT LIGHT
	SCONCE LIGHT
48"	FLUORESCENT LIGHT
	CABLE OUTLET
	IGNITION SYSTEM
	UNDER CABINET FLUORESCENT LIGHT
	WATER SOFTENER EQUIPMENT
H2O	WATER LINE
	1/2" GAS SUPPLY WITH ACCESSIBLE SHUT OFF OF VALVE
H2O	HOT WATER (KITCHEN SINK)
SD	SMOKE DETECTOR
	EXHAUST VENT
	TV CABLE OUTLET
	PHONE OUTLET
CO SD	SMOKE & MONOXIDE CARBON DETECTOR
	SOUND SYSTEM CONNECTION
	SOUND SYSTEM
WH	TANKLESS WATER HEATER (KITCHEN)
	HEATER FOR FIRST FLOOR
	HEATER FOR SECOND FLOOR

Hallway(s)	YES	N/A	NO
All light fixtures are high efficacy.	■	□	□
Incandescent fixtures are switched with manual-on/automatic-off occupancy sensors OR dimmer switch.	■	□	□
Recessed fixtures installed in insulated ceilings are rated ICAT and certified ASTM E283 or equivalent. Installation is airtight(caulking, gaskets).	■	□	□
High-efficacy and low-efficacy fixtures are switched separately.	□	□	□

Entry Area / Foyer	YES	N/A	NO
All light fixtures are high efficacy	■	□	□
Incandescent fixtures are switched with manual-on/automatic-off occupancy sensors OR dimmer switch.	■	□	□
Recessed fixtures installed in insulated ceilings are rated ICAT and and certified ASTM E283 or equivalent. Installation is airtight(caulking, gaskets).	■	□	□
High-efficacy and low-efficacy fixtures are switched separately.	□	□	□

Outdoor Space	YES	N/A	NO
All light fixtures are high efficacy. Incandescent fixtures are controlled by motion sensor with a manual on/off switch and photo control.	■	□	□

Kitchen — YES N/A NO

At least 50% of the total wattage is high efficacy:

Fixture Type	High efficacy	Relamping x	Quantity=	High efficacy	Low efficacy	(q/in)	wattage		wattage
				26		4		104	
				32		1		32	

(Comply if A> B) Total A. 104 B: 32

Additional requirments	YES	N/A	NO
Recessed fixtures installed in insulated ceilings are rated ICAT and certified ASTM E283 or equivalent. Installation is airtight(caulking, gaskets).	■	□	□
High-efficacy and low-efficacy fixtures are switched separately.	■	□	□

Bathroom(s)	YES	N/A	NO
All light fixtures are high efficacy.	■	□	□
Incandescent fixtures are switched with manual-on/automatic-off occupancy sensors OR dimmer switch.	■	□	□
Recessed fixtures installed in insulated ceilings are rated ICAT and certified ASTM E283 or equivalent. Installation is airtight(caulking, gaskets).	■	□	□
High-efficacy and low-efficacy fixtures are switched separately.	■	□	□

Garage	YES	N/A	NO
All light fixtures are high efficacy.	■	□	□
Incandescent fixtures are switched with manual-on/automatic-off occupancy sensors.	■	□	□
Recessed fixtures installed in insulated ceilings are rated ICAT and certified ASTM E283 or equivalent. Installation is airtight(caulking, gaskets).	■	□	□
High-efficacy and low-efficacy fixtures are switched separately	■	□	□

Bed room (5)	YES	N/A	NO
All light fixtures are high efficacy.	■	□	□
Incandescent fixtures are switched with manual-on/automatic-off occupancy sensors OR dimmer switch.	■	□	□
Recessed fixtures installed in insulated ceilings are rated ICAT and certified ASTM E283 or equivalent. Installation is airtight(caulking, gaskets).	■	□	□
High-efficacy and low-efficacy fixtures are switched separately.	□	□	□

Living Room I Dining Room	YES	N/A	NO
All light fixtures are high efficacy	■	□	□
Incandescent fixtures are switched with manual-on/automatic-off occupancy sensors OR dimmer switch.	■	□	□
Recessed fixtures installed in insulated ceilings are rated ICAT and certified ASTM E283 or equivalent. Installation is airtight(caulking, gaskets).	■	□	□
High-efficacy and low-efficacy fixtures are switched separately.	□	□	□

www.HouseCADrafting.com
Designer : Adolfo M Martinez
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Hayward CA 94545
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KIZILOGLU ADDITION
5196 HUMMINGBIRD RD
PLEASANTON CA 94566

No.	Description	Date

KURSAD & ZARINA KIZILOGLU

ELECTRICAL LAYOUT

Project number	055-2014
Date	Issue Date
Drawn by	Author
Checked by	Checker

E-101

Scale 1/4" = 1'-0"

1/29/2015 4:18:03 AM

STRUCTURAL SPECIFICATIONS

PLYWOOD
ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS 1-95, AMERICAN PLYWOOD ASSOC. EACH SHEET SHALL BE STAMPED WITH THE PS AND/OR APA GRADEMARK.

ROOF PLYWOOD
SHALL BE 5 PLY EXPOSURE 1, (CDX), GROUP IDENTIFICATION INDEX 32/16, SPECIES GROUP 2 OR BETTER.

WALL PLYWOOD
SHALL BE 5 PLY EXPOSURE 1, (CDX), GROUP IDENTIFICATION INDEX 24/16, SPECIES GROUP 2 OR BETTER.

FLOOR PLYWOOD
SHALL BE 23/32" OR 3/4" THICK APA RATED T & G SHEATHING, 48/24 SPAN RATING EXPOSURE 1, (CDX).

ALL PLYWOOD PERMANENTLY EXPOSED TO WEATHER SHALL BE EXTERIOR TYPE PLYWOOD VS. EXPOSURE 1 PLYWOOD AS REFERENCED ABOVE.

SAWN LUMBER
DOUGLAS FIR-LARCH (TYP), OR REDWOOD (WHERE NOTED), CONFORMING TO WEST COAST LUMBER INSPECTION BUREAU STANDARD GRADING AND DRESSING RULE NO. 17 AS AMENDED TO DATE INCLUDING SUPPLEMENTS VII & VIII.
MOISTURE CONTENT FOR STUDS, SILLS, RAFTERS, & BLOCKING SHALL BE LESS THAN 19%, AND LESS THAN 15% FOR HEADERS, LEDGERS, AND BEAMS. W. CEDAR HIPS, RIDGES, AND RAFTERS SHALL BE LESS THAN 19%.

1. 2x,3x,4x, PLATES, JOISTS, PURLINS, AND RAFTERS, NO. 2 (900F-b), PARA. 123-b UNO. ON THE DRAWINGS.
2. 2x,3x,4x, HEADERS AND BEAMS, NO. 1 (1000F-b), PARA. 123-BB, UNO. ON THE DRAWINGS.
3. 6x & LARGER BEAMS , DENSE NO. 1 (1350F-b), PARA. 130-BB. WHEN BEAM WIDTH IS NOT MORE THAN 2" GREATER THAN THICKNESS, THE MEMBER SHALL NOT CONFORM TO ITEM 1 BELOW.
4. 2x,3x,4x, LEDGERS, NO. 1 & BTR. (1200F-b), PARA. 123-b, UNO. ON THE DRAWINGS.
5. 4x4 POSTS, NO. 2 (1350F-c), PARA. 124-b, UNO. ON THE DRAWINGS.
6. 4x6 POSTS, NO. 2 (1350F-c), PARA. 123-b, UNO. ON THE DRAWINGS.
7. 6x6 AND LARGER POSTS, NO. 1 (1200F-c), PARA. 131-bb WHEN POST WIDTH IS MORE THAN 2" GREATER THAN THICKNESS, THE MEMBER SHALL CONFORM TO ITEM 3 ABOVE.
8. 2x4, 3x4, STUDS, NAILERS, AND BLOCKING, CONSTRUCTION GRADE, (1000F-b), PARA. 122-b.
9. 2x6 OR LARGER STUDS AND BLOCKING, NO. 1 (1000F-b), PARA. 123-b.
10. FOUNDATION PLATES: PRESSURE TREATED DOUGLAS FIR, NO. 2 UNO. ON THE DRAWINGS.

STRUCTURAL COMPOSITE LUMBER
COMPOSITE LUMBER SHALL BE IN CONFORMANCE WITH ASTM D5456-98 AND ICBO ER-4979.
MEMBERS SHALL BE IDENTIFIED BY A STAMP INDICATING THE PRODUCT TYPE AND GRADE, ICBO REPORT NUMBER, MANUFACTURER'S NAME, PLANT NUMBER, AND INSPECTION AGENCY'S LOGO.
COMPOSITE LUMBER CERTIFICATES TO BE SUBMITTED TO BUILDING DEPARTMENT.
PARALLAM PSL
2.0E (2900F-b) TYP UNO
PARALAMS AT ROOF TRUSSES SHALL BE ARCHITECTURAL GRADE, SANDED AND FILLED.
THEY SHALL NOT HAVE VISABLE GRADE STAMPS.

PRESERVATIVE TREATED WOOD
PRESSURE TREATED LUMBER FOR EXTERIOR APPLICATIONS SHALL BE ACQ-C OR ACQ-D. ACZA SHALL NOT BE USED.
BORATE (SBX OR NON-DOT) TREATED WOOD MAY BE USED FOR INTERIOR APPLICATIONS.

LIGHT GAUGE METAL CONNECTORS
LIGHT GAUGE METAL CONNECTORS SHALL BE BY SIMPSON STRONG-TIE CO, INC UNO. G90 GALVANIZATION SHALL NOT BE USED @ EXTERIOR APPLICATIONS NOR WITH PRESSURE TREATED WOOD OTHER THAN SBX. EXTERIOR APPLICATIONS SHALL USE ZMAX, HOT-DIP OR STAINLESS CONNECTORS.

FASTENERS
FASTENERS FOR PRESSURE PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. STRUCTURAL CONNECTORS AND STRAPS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE ZINC-COATED GALVANIZED AS WELL AS THEIR FASTENERS.

CONCRETE
ALL CONCRETE SHALL HAVE PROPERTIES AS LISTED BELOW.

USED FOR	28 DAY COMPRESSIVE STRENGTH	MAX. W/C RATIO	MAX. SLUMP	MAX SLUMP w/ PLASTICIZER	MAX COARSE AGGREGATE SIZE
FOOTINGS	3000 psi	.55	4"	NA	1 1/2"

APPROXIMATELY 3 OUNCES PER SACK OF CEMENT OF POZZOLITH 300R OR APPROVED EQUAL MAY BE USED AS A WATER DISPERSING ADDITIVE. SLUMP MAY BE INCREASED TO 6" W/ PLASTICIZER ADDED ON SITE. DO NOT ADD WATER TO PLASTIC CONCRETE AT SITE. USE APPROPRIATE MOISTURE LOSS PREVENTION METHOD FOR CURING.

REINFORCING STEEL
BARS FOR REINFORCING SHALL BE GRADE 60 DEFORMED BARS CONFORMING TO ASTM A- 615 INCLUDING SUPPLEMENT S1. LAP SPICES SHALL BE IN ACCORDANCE WITH ACI 318-95 UNLESS NOTED OTHERWISE ON THE PLANS. REINFORCING BARS THAT ARE WELDED SHALL BE A706 TYP. UNO. DO NOT BEND BARS EMBEDDED IN CURED CONCRETE OR MASONRY.

EPOXY
EPOXY RESIN ADHESIVE SHALL BE "SET-XP" AS MANUFACTURED BY SIMPSON STRONG TIE. (ICC REPORT ICC-ES-ESR-2508). THE TYPE AND PROPORTIONS SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR FOR THE CONDITION AND USE. PREPARATION OF CONCRETE INCLUDING DRILLING OF HOLES FOR ANCHORS, AS WELL AS EPOXY AND ANCHOR INSTALLATION SHALL BE AS RECOMMENDED BY THE MANUFACTURER.

MACHINE BOLTS
COMMON BOLTS: ASTM A307, GRADE A, Fu=60KSI (TYP UNO).
HIGH-STRENGTH BOLTS: ASTM A325 (WHERE NOTED) 1/2"ϕ TO 1"ϕ: Fu=120KSI
THREADED AND SMOOTH RODS: ASTM A449: 1/4"ϕ TO 1"ϕ: Fu=120KSI

EARTHWORK
THERE IS NO SOILS REPORT FOR THIS PROJECT. THE MINIMUM SOILS CAPACITIES PER CODE WILL BE USED FOR DESIGN.

REQUIRED OBSERVATIONS BY STRUCTURAL ENGINEER OF RECORD:
1. CONCRETE REINFORCING.
2. HOLDOWNS INCLUDING WALL SHEATHING.

CONTRACTOR SHALL NOTIFY ENGINEER A MINIMUM OF 2 WORKING DAYS PRIOR TO THE TIME WHEN HIS PRESENCE IS REQUIRED. PLEASE NOTE THAT THESE OBSERVATIONS ARE INDEPENDENT OF INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT.
COPIES OF ALL FIELD REPORTS SHALL BE SUBMITTED TO THE CONTRACTOR, ARCHITECT/OWNER, AND BUILDING OFFICIAL.

SPECIAL INSPECTION
THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR FOR THE FOLLOWING ITEMS:
(STRUCTURAL ENGINEER SHALL RECEIVE COPIES OF ALL SPECIAL INSPECTION REPORTS.)

1. CONCRETE
DURING THE TAKING OF TEST SPECIMENS AND PERIODCALLY DURING THE PLACING OF ALL REINFORCED CONCRETE. (REFER TO 2010 CBC, SECTION 1704A4), EXCEPT FOR:
1. NON-STUD BEARING WALLS (EXCLUDING CONCRETE PIERS)
2. FOUNDATIONS WITH f'c EQUAL TO 2500 PSI OR LESS.
3. NON-STRUCTURAL SLABS ON GRADE.

2. ADHESIVE ANCHORS
VISUAL INSPECTION DURING HOLDOWN ADHESIVE ANCHORING INSTALLATIONS (EPOXY RESIN).

SPECIAL INSPECTOR
THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE HIS COMPETENCE TO THE SATISFATCTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF A CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR
THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPLICABLE DESIGN DRAWINGS AND SPECIFICATIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD, AND ANY OTHER DESIGNATED PERSONS ON A WEEKLY BASIS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WEATHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF HIS KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISION OF THIS CODE.

SHOP DRAWINGS
FOR THE ENGINEERS REVIEW THE FOLLOWING WILL BE REQUIRED
1. MIX DESIGNS FOR ALL CONCRETE WORK

CONTRACTOR SHALL SUBMIT THREE SETS OF PRINTS FOR REVIEW.
FABRICATION SHALL NOT PROCEED NOR SUBMIT TO CITY OFFICIAL UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND STAMPED BY ENGINEER. TEN DAYS MINIMUM SHOULD BE ALLOWED FOR ENGINEERING REVIEW OF ALL SHOP DRAWINGS.

GENERAL NOTES:

1. CONSIDER GENERAL NOTES AS APPLYING ALL DRAWINGS.
2. DO ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES IN EFFECT AT PLACE AND TIME OF CONSTRUCTION.
3. PROVIDE SPECIAL INSPECTION AS REQUIRED BY STRUCTURAL SPECIFICATIONS.
4. CONSTRUCT THOSE FEATURES OF THE PROJECT, WHICH MAY NOT BE FULLY SHOWN, IN MANNER SIMILAR TO THAT USED FOR SIMILAR FEATURES.
5. OMISSION OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWING, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED PRIOR TO THE PROCEEDING WITH THE WORK.
6. CONTRACTOR SHALL REVIEW THE NEED FOR TEMPORARY , SHORING, CHEMICAL GROUTING OR UNDERPINNING PRIOR TO EXCAVATION. CONTRACTOR SHALL DESIGN AND INSTALL ALL TEMPORARY BRACING, ETC. REQUIRED DURING ALL STAGES OF WORK.
7. CONTRACTOR SHALL SUBMIT IN WRITING, ANY REQUEST FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED.
8. ALL CONSTRUCTION WORK SHALL CONFORM TO THE CALIFORNIA BUILDING CODE. 2013 EDITION.
9. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FIELD PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION & NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
10. RETURN TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF OPENINGS AND PENETRATIONS. NO NEW OPENING SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
11. REFER TO ARCH, MECH, AND ELECTRICAL DRAWINGS FOR LOCATION AND SIZE OF BLOCK OUT, INSERTS, OPENINGS, AND CURBS. DIMENSIONS ARE NOT SHOWN OR STRUCTURAL DRAWINGS.
12. GENERAL CONTRACTORS SHALL VERIFY WITH STRUCTURAL ENGINEER ALL MECH. UNIT LOCATIONS PRIOR TO INSTALLATIONS.
13. CONSTRUCTION LIABILITY:
CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION PRACTICES, ONTRACTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE ND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONTRACTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY & THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

CONVENTIONAL CONSTRUCTION PROVISIONS
THE REQUIREMENTS CONTAINED IN THIS SECTION ARE INTENDED FOR CONVENTIONAL, LIGHT FRAME CONSTRUCTION. OTHER METHODS MAY BE USED, PROVIDED A SATISFACTORY DESIGN IS SUBMITTED SHOWING COMPLIANCE WITH OTHER PROVISIONS OF THE INTERNATIONAL BUILDING CODE.

GIRDERS: GIRDER END JOINTS SHALL OCCUR OVER A SUPPORT. WHEN A GIRDER IS SPLICED OVER A SUPPORT, AN ADEQUATE TIE SHALL BE PROVIDED. THE END BEAMS OR GIRDERS SUPPORTED ON MASONRY OR CONCRETE SHALL NOT HAVE LESS THAN 3 INCHES OF BEARING.

BEARING.: EXCEPT WHERE SUPPORTED ON A 1 INCH BY 4 INCH RIBBON STRIP AND NAILED TO THE ADJOINING STUD, THE ENDS OF EACH JOIST SHALL NOT HAVE LESS THAN 1 1/2 INCHES OF BEARING ON WOOD OR METAL, OR LESS THAN 3 INCHES ON MASONRY.

FRAMING DETAILS: JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR BY OTHER APPROVED MEANS. SOLID BLOCKING SHALL NOT BE LESS THAN 2 INCHES IN THICKNESS AND THE FULL DEPTH OF JOIST.

NOTCHES ON THE END OF JOISTS: SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.

JOIST FRAMING: JOIST FRAMING INTO THE SIDES OF THE BEAM, GIRDER OR PARTITION SHALL BE LAPPED AT LEAST 3 INCHES OR THE OPPOSING JOISTS SHALL BE TIED TOGETHER IN AN APPROVED MANNER. JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES.

FRAMING AROUND OPENINGS: TRIMMER AND HEADER JOISTS SHALL BE DOUBLED, OR OF LUMBER OF EQUIVALENT CROSS SECTION, WHEN THE SPAN OF THE HEADER EXCEEDS 4 FEET. THE ENDS OF HEADER JOISTS MORE THAN 6 FEET LONG SHALL BE SUPPORTED BY FRAMING ANCHORS OR JOIST HANGERS UNLESS BEARING ON A BEAM, PARTITION OR WALL.

SUPPORTED BEARING PARTITIONS: BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTED GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH. JOISTS UNDER AND PARALLEL TO BEARING PARTITION SHALL BE DOUBLED.

WALL FRAMING: FRAMING DETAILS: STUDS SHALL BE PLACED WITH THEIR WIDE DIMENSION PERPENDICULAR TO THE WALL. NOT LESS THAN THREE STUDS SHALL BE INSTALLATION EACH END CORNER OF AN EXTERIOR WALL.

BEARING & EXTERIOR WALL: SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES.

STUD PIPES IN WALLS: STUD PARTITIONS CONTAINING PLUMBING, HEATING, OR OTHER PIPES SHALL BE SO FRAMED AND THE JOISTS UNDERNEATH SO SPACED AS TO GIVE PROPER CLEARANCE FOR THE PIPING. WHERE A PARTITION CONTAINING SUCH PIPING RUNS PARALLEL TO THE FLOOR JOISTS UNDERNEATH SUCH PARTITIONS SHALL BE DOUBLE AND SPACED TO PERMIT PASSAGE OF SUCH PIPES AND SHALL BE BRIDGED, WHERE PLUMBING OR HEATING PIPES ARE PLACED IN OR PARTLY IN A PARTITION, NECESSITATING THE CUTTING OF THE SOLES OR PLATES, A PARTITION, A METAL TIE NOT LESS THAN 1/8" THICK AND 1 1/2 INCHES WIDE SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 16d NAILS.

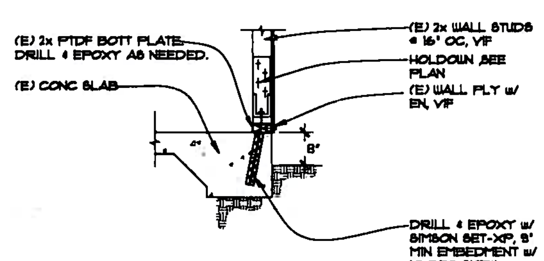
BORED HOLES: IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

DESIGN DATA:

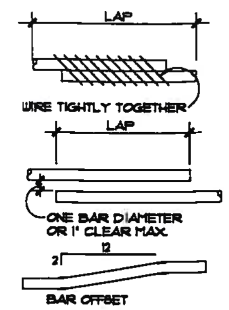
GRAVITY LOADS :
ROOF DEAD LOAD = 10 PSF
ROOF LIFE LOAD = 20 PSF
FLOOR DEAD LOAD = 10 PSF
FLOOR LIVE LOAD = 40 PSF

WIND DESIGN :
WIND SPEED = 110 MPH
EXPOSURE = C
MEAN ROOF HEIGHT = 23 FT
RISK CATEGORY = II

SEISMIC DESIGN :
LATITUDE = 37.6710
LONGITUDE = -121.8864
SEISMIC DESIGN CATEGORY = E
I = 1.00 R = 6.5
Fa = 1.00 Fv = 1.50
S1 = 0.759 Ss = 2.003
SM1 = 1.138 SMS = 2.003
SD1 = 0.759 SDS = 1.335



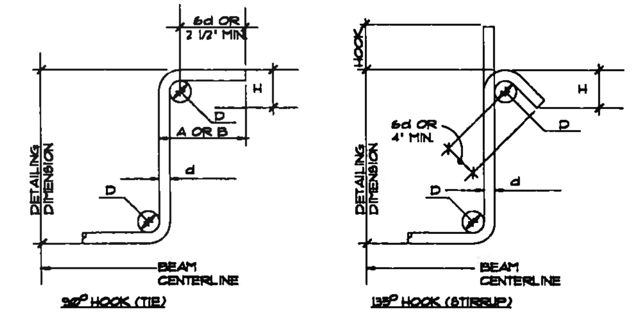
TYPICAL HOLDOWN AT (E) SLAB (6/S0.0)
N.T.S.



CONCRETE		
MINIMUM LAP LENGTH FOR REINFORCING BARS (UNLESS OTHERWISE NOTED)		
BAR SIZE	LAP : FT.-IN.	
	TOP BARS	OTHER BARS
#3	1'-9"	1'-3"
#4	2'-5"	1'-8"
#5	3'-0"	2'-2"
#6	3'-6"	2'-8"

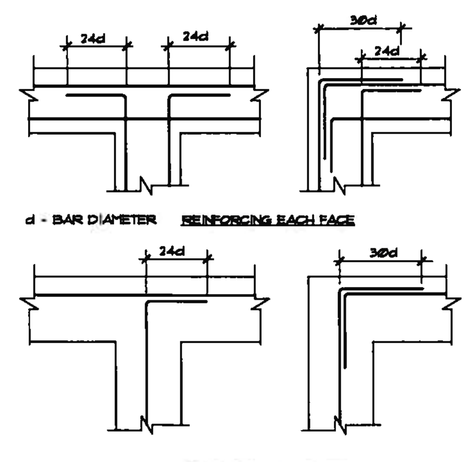
NOTES:
1. TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BARS.
2. LAP LENGTHS ARE BASED ON F'_c - 3000 PSI AND FY - 60 KSI

TYPICAL REBAR SPLICES (1/S0.0)
NTS

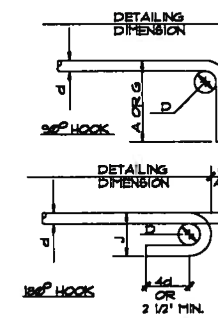


STIRRUP OR TIE SIZE	D	90° HOOK	135° HOOK	
		HOOK A OR G	HOOK A OR G	H APPROX.
#3	1 1/2"	4"	4"	2 1/2"
#4	2"	4 1/2"	4 1/2"	3"
#5	2 1/2"	6"	5 1/2"	3 3/4"

STIRRUP OR TIE STANDARD HOOKS (2/S0.0)
NTS



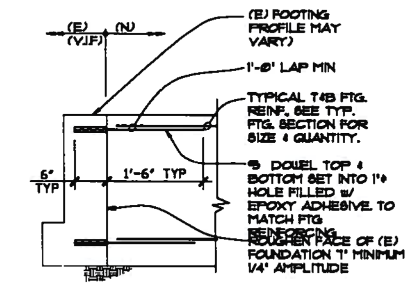
CONC. FTG. AND WALL INTERSECT. (3/S0.0)
NTS



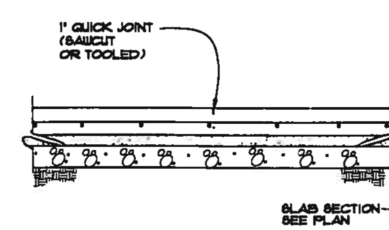
D - 6d FOR #3 THROUGH #8
D - 8d FOR #9, #10, AND #11
D - 10d FOR #14 AND #18

BAR SIZE	180° HOOK		90° HOOK
	A OR G	J	A OR G
#3	5"	3"	6"
#4	6"	4"	8"
#5	7"	5"	10"

REBAR STD HOOKS (4/S0.0)
NTS



SECTION (5/S0.0)
NTS



TYPICAL CONTROL JOINT (7/S0.0)
3/4"=1'-0"

PLAN CHECK SET
NOT FOR CONSTRUCTION

DESIGN PROFESSIONAL:
BAY AREA STRUCTURAL ENGINEERS
7615-B CANYON MEADOW CIR
PLEASANTON, CA 94588
PHONE: (925) 550 1404
EMAIL: jcsilvape@gmail.com

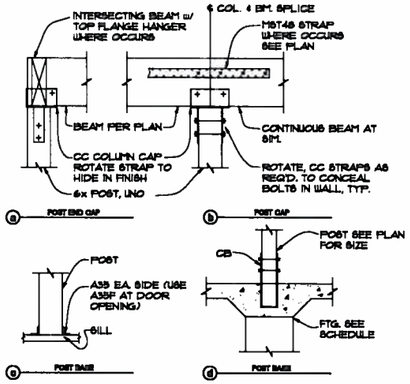
REMODEL AT
KIZILOGLU RESID
5196 HUMMINGBIRD ROAD, PLEASANTON, CA 94566

REVISIONS	BY

STRUCTURAL SPECIFICATIONS SCHEDULES AND TYPICAL DETAILS

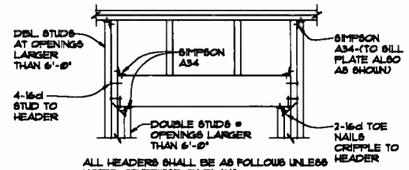
DATE	12/01/14
SCALE	AS NOTED
DRAWN	JCS
JOB	14014
SHEET	S0.0

1 OF 7 SHEETS



BEAM AND POST CONNECTION (1 / S0.1)

3/4"=1'-0"



ALL HEADERS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS:

OPENING SIZE	HEADER SIZE 2x4 WALL	HEADER SIZE 2x6 WALL
4'-0" MAX.	4x6	6x6
6'-0" MAX.	4x8	6x8
8'-0" MAX.	4x10	6x10
12'-0" MAX.	4x12	6x12

NOTE: A34 CLIPS TYPICAL @ EXTERIOR EXPOSURE ONLY.

TYP. HEADER DETAILS (2 / S0.1)

N.T.S.

HOLDOWN SCHEDULE

MARK	HOLDOWN TYPE (2)	ANCHOR ROD INTO (E) CONC. DIAM	EMBED	MIN POST SIZE
1	HDU2 - SDS2.5	5/8"	12"	2-2x
2	HDU4 - SDS2.5	5/8"	16"	2-2x
3	HDU8 - SDS2.5	5/8"	16"	2-2x
6	HDU11 - SDS2.5	1"	20"	6x

(1) SEE PLAN FOR HOLDOWN TYPE & LOCATION.
(2) INSTALL HOLDOWNS PER MANUFACTURERS' RECOMMENDATIONS.
(3) BOUNDARY ELEMENTS AT SHEAR WALLS 2-2x STUDS TYP. U.N.O. ON PLANS. PROVIDE TWO ROWS OF WALL PLYWOOD EDGE NAILING ALONG CONTINUOUS LENGTH OF POST.
(4) PLAN SHOWS LOCATIONS OF HOLDOWNS. IF HOLDOWN IS EXISTING AND DOES NOT MEET THE MINIMUM SIZE SPECIFIED, REPLACE IT, OTHERWISE IT SHALL REMAIN IN PLACE.

HOLDOWN SCHEDULE (3 / S0.1)

N.T.S.

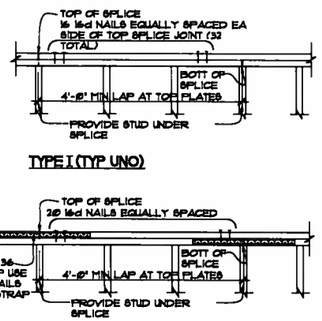
WALL PLYWOOD NAILING SCHEDULE

MARK	PLYWOOD SIZE(2) AND NAILING	SILL BOLT SPACING (3) SINGLE SIDED PLY
1	1/2" PLYW'D NAILED WITH 8d AT 6" o.c. EDGES AND 8d AT 12"o.c. FIELD. (1)	48" OC
2	1/2" PLYW'D NAILED WITH 8d AT 4" o.c. EDGES AND 8d AT 12"o.c. FIELD. (1) (2)	32" OC
3	1/2" PLYW'D NAILED WITH 8d AT 3" o.c. EDGES AND 8d AT 12"o.c. FIELD. (1) (2)	24" OC

(1) NEW SILL PLATES SHALL BE 2x PTDF TYP.
(2) FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCHES NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED.
(3) SILL BOLT SPACING IS BASED ON 5/8" DIAMETER X 12 IN. ANCHOR BOLT AND A 2 1/2 SILL PLATE. USE 2x2x5/16" WASHER TYP. DRILL & EPOXY WHERE MISSING.
(4) 1 DENOTES LENGTH OF SHEAR WALL, TYP.
(5) WHERE (E) 2x SILL PLATES ARE IN GOOD CONDITION AND SHALL REMAIN 2x BLOCKING SHALL BE ADDED BETWEEN STUD BAYS & NEW ANCHOR BOLTS DRILLED THRU BOTH SILL & BLOCK. EACH SHALL RECEIVE 1/2 THE REQUIRED EDGE NAILING.
(6) SHEATH EXTERIOR FACE OF ALL PERIMETER AND PARAPET NEW WALLS USING 1 TYPE SHEATHING, TYP, UNO.

SHEAR SCHEDULE (4 / S0.1)

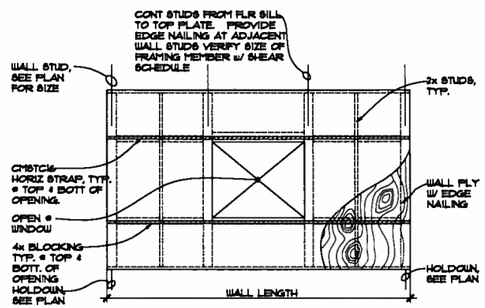
N.T.S.



NOTE:
WHERE (N) AND (E) TOP PLATES MEET, USE MSTC28 STRAP AT SPLICE JOINT, TYP

TOP PLATE SPLICE (5 / S0.1)

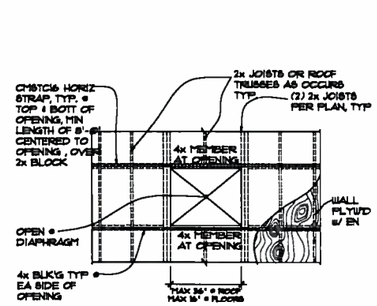
N.T.S.



N.T.S.

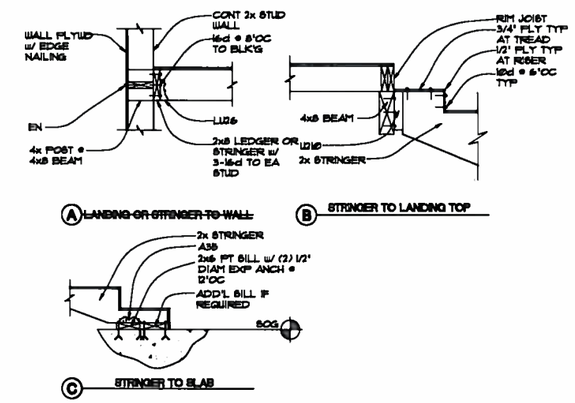
OPNG AT SHR WALL (6 / S0.1)

N.T.S.



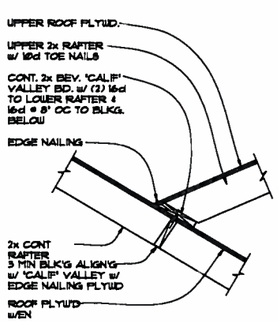
OPNG AT DIAPHRAGM (7 / S0.1)

N.T.S.



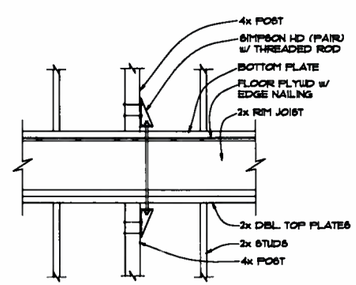
TYPICAL STAIR DETAILS (8 / S0.1)

3/4"=1'-0"



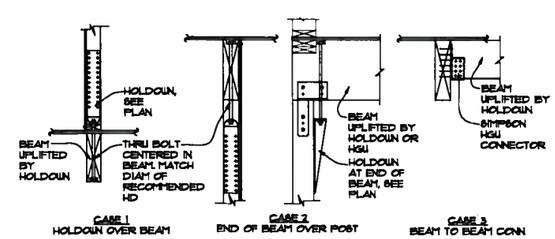
SECTION (9 / S0.1)

3/4"=1'-0"



SECTION (10 / S0.1)

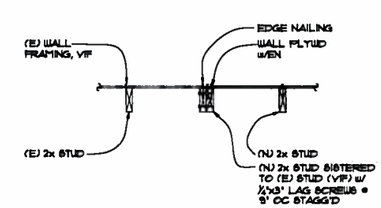
3/4"=1'-0"



NOTES:
1. PROVIDE BLOCKING W/ EN FROM FLOOR PLY ABOVE @ ENDS OF BEAM & HOLDOWN LOCATIONS 1 ADJACENT BAY EACH SIDE OF BEAM.
2. FOR THRU BOLTS, USE MAX 1" COUNTERSUNK NUT.
3. FOR INFO NOT SHOWN IN CASE 2, SEE 10 / S0.1

SECTION (11 / S0.1)

3/4"=1'-0"



SECTION (12 / S0.1)

3/4"=1'-0"

PLAN CHECK SET
NOT FOR CONSTRUCTION

DESIGN PROFESSIONAL:
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REMODEL AT
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REVISIONS	BY

SCHEDULES AND TYPICAL DETAILS

DATE 12/01/14
SCALE AS NOTED
DRAWN JCS
JOB 14014
SHEET S0.1
2 OF 7 SHEETS

FOUNDATION AND FLOOR FRAMING NOTES:

1. SEE S0.0 FOR SPECIFICATIONS AND TYPICAL DETAILS.
2. DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL LAYOUTS AND DIMENSIONS.
4. VERIFY ALL OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.
6. BEARING PRESSURE IS BASED ON 1,500 PSF, PER CBC.
7. EXTERIOR STUDS SHALL BE 2x4 @ 16" OC TYP UNO.
8. INTERIOR BEARING WALLS SHALL BE 2x4 @ 16" OC. SAD FOR NON-BEARING WALLS.
9. FLOOR PLYWOOD SHALL BE 15/32" O.S.B. w/ 8d NAILS AT 6" OC EDGES AND 12" OC FIELD
10. ALL HOLDOWN AB'S SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS.
11. STEEL POST CONNECTOR, ANCHORS, FASTENERS INSTALLED IN PRESSURE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
12. FASTENERS NOT INSTALLED ON TREATED WOOD BUT EXPOSED TO THE ELEMENTS SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL OR ALUMINUM ALLOY WIRE FASTENER.
13. HATCH DENOTES NEW FOOTING. CONTINUOUS FOOTINGS: USE CONT 3-#5 BARS AT BOTTOM AND (1) CONT #4 BAR AT TOP OF FOOTING, PLUS #4 HOOK BARS @ 18" OC.
14. FOR VENTS AND OPENINGS IN CONCRETE, SEE DETAIL 9/S2.0, SAD FOR LOCATIONS
15. PROVIDE INVERTED SIMPSON PC POST CAP AT ALL KING POST TO HEADER CONNECTIONS.
16. HOLD-DOWN ANCHORS TO BE SET AND POSITIONED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
17. MINIMUM NAILING REQUIREMENTS SHALL BE PER TABLE 23-II-B-1 OF THE 2013 CBC.
18. NOT LESS THAN THREE STUDS SHALL BE PLACED AT EACH WALL CORNER.

FOUNDATION FRAMING SYMBOLS:

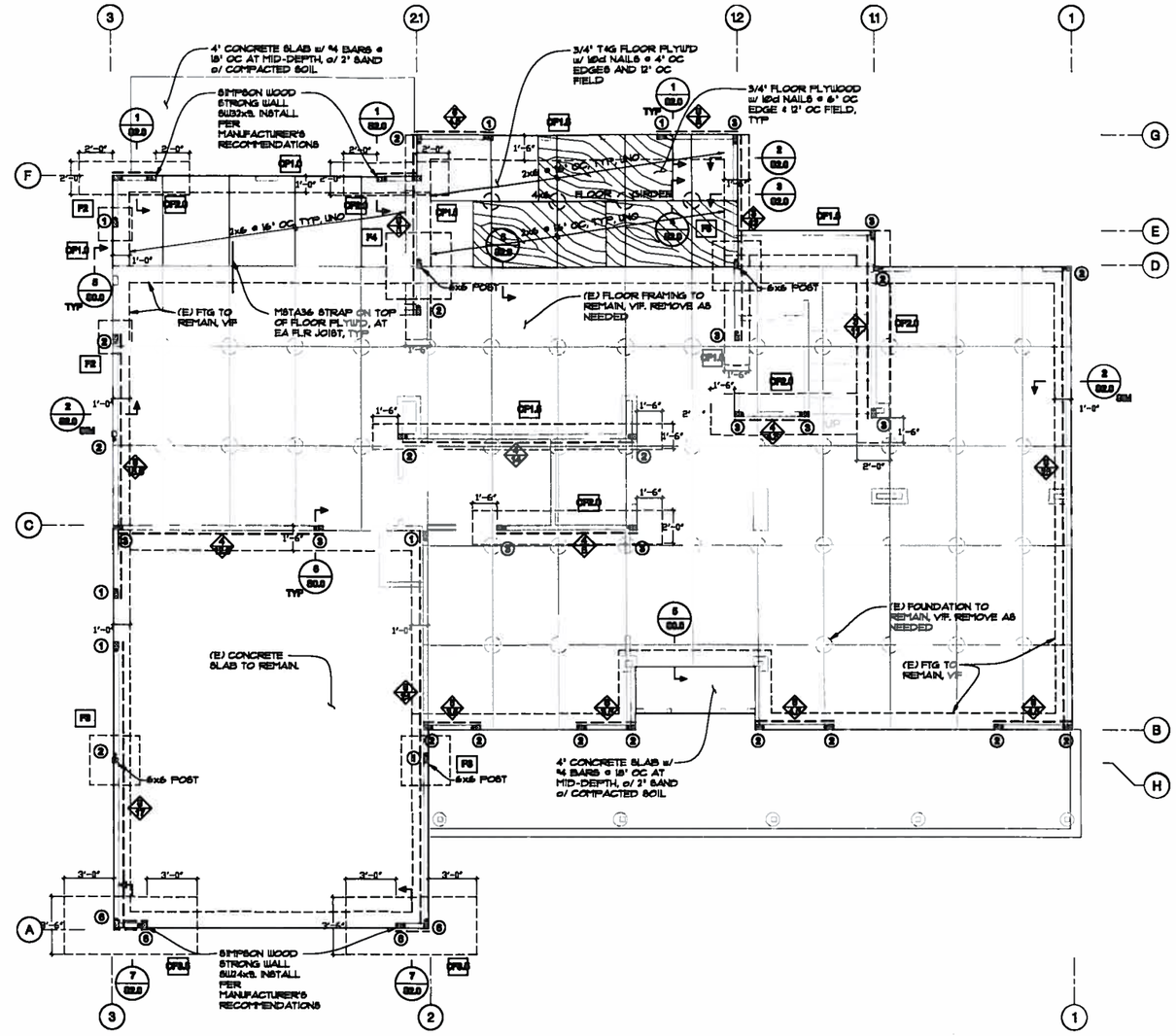
1. — — — — — — DENOTES WALL PLY NAILING, SEE 4/S0.1 FOR NAILING SCHEDULE.
2. ⊠ DENOTES 4x4 WOOD POST BELOW (4x6 AS OCCURS), SEE PLAN. USE SIMPSON POST CAPS & BASES, TYP-UNO.
3. □ DENOTES NON-CONTINUOUS WOOD POST, SEE PLAN.

SHEAR WALL SYMBOLS:

1. (HD) DENOTES HOLDOWN, SEE 3/S0.1 FOR HOLDOWN SCHEDULE. MIN OF (3)-2x8 AS BOUNDARY ELEMENT, UNO. TRIMMER MAY NOT BE COUNTED AS ONE.
2. ⊠ DENOTES 4x4 WOOD POST, TYP UNO ON PLAN. USE SIMPSON COLUMN CAPS & BASES (CC AND CB), TYP-UNO.
3. ◇ DENOTES WALL PLY NAILING, SEE 4/S0.1 FOR NAILING SCHEDULE.
4. SHEATHING AT OTHER WALLS SHALL BE ◇

FOUNDATION SCHEDULE

MARK	FOUNDATION SIZE	REINFORCING	
		DIAM	SPACING
CF1.0	CONT 1'-0" WIDE x 2'-0" DP	2-#5 AT BOTT	EQ
CF1.5	CONT 1'-6" WIDE x 2'-0" DP	3-#5 AT BOTT	EQ
CF2.0	CONT 2'-0" WIDE x 2'-0" DP	3-#5 AT BOTT	EQ
CF2.5	CONT 2'-6" WIDE x 2'-6" DP	3-#5 AT BOTT EW	EQ
CF3.5	CONT 3'-6" WIDE x 3'-0" DP	7-#5 AT BOTT EW	EQ
F2	2'-0" x 2'-0" x 2'-0" DP	4-#5 AT BOTT EW	EQ
F3	3'-0" x 3'-0" x 2'-0" DP	4-#5 AT BOTT EW	EQ
F4	4'-0" x 4'-0" x 2'-0" DP	5-#5 AT BOTT EW	EQ



FOUNDATION PLAN

1/4"=1'-0"

PLAN CHECK SET
NOT FOR CONSTRUCTION

DESIGN PROFESSIONAL:
BAY AREA STRUCTURAL ENGINEERS
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REVISIONS	BY

FOUNDATION AND GROUND FLOOR FRAMING PLAN AND NOTES

DATE 12/01/14
SCALE AS NOTED
DRAWN JCS
JOB 14014
SHEET S1.0
3 OF 7 SHEETS

FLOOR FRAMING NOTES:

1. SEE S0.0 FOR SPECIFICATIONS AND TYPICAL DETAILS.
2. DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL LAYOUTS AND DIMENSIONS.
4. VERIFY ALL OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.
6. NOT LESS THAN THREE STUDS SHALL BE PLACED AT EACH WALL CORNER.
7. EXTERIOR STUDS SHALL BE 2x4 's @ 16" OC TYP UNO.
8. INTERIOR BEARING WALLS SHALL BE 2X4 's @ 16" OC. SAD FOR NON-BEARING WALLS.
9. ROOF PLYWOOD SHALL BE 19/32" O.S.B. w/ 8d NAILS AT 6" OC EDGES AND 12" OC FIELD
10. WALLS SHOWN DASHED ARE AT LEVEL BELOW (i.e. WALLS BELOW ROOF FRAMING PLAN)
11. FOR FLAT OR VAULTED CEILING AREAS. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING HEIGHTS.
12. REFER TO ARCH DWGS FOR REQUIRED VENTING TO VAULTED CEILING AREAS & ATTIC AREAS.
13. FOR FRAMING AROUND DIAPHRAGMS WITH OPENINGS, SEE DETAIL 7/S0.1
14. FOR VENTS AND OPENINGS IN CONCRETE, SEE DETAIL 9/S2.0, SAD FOR LOCATIONS
15. PROVIDE INVERTED SIMPSON PC POST CAP AT ALL KING POST TO HEADER CONNECTIONS.
16. FACE NAIL ALL DOUBLE RAFTERS OR JOISTS AS OCCUR USING 16d AT 12" OC STAGGERED.
17. MINIMUM NAILING REQUIREMENTS SHALL BE PER TABLE 23-II-B-1 OF THE 2013 CBC.
18. OVER-HANG AT ROOF RAFTERS AND RIDGES PER ARCH. MAXIMUM = 3'-0", UNO ON PLAN.
19. FOR STRONG SPECIAL MOMENT FRAMES, SEE SCHEDULE BELOW AND DETAILS ON PROPRIETARY SHEETS SMF-1, SMF-2, SMF3, AND SMF4 FROM SIMPSON.

ROOF AND FLOOR FRAMING SYMBOLS:

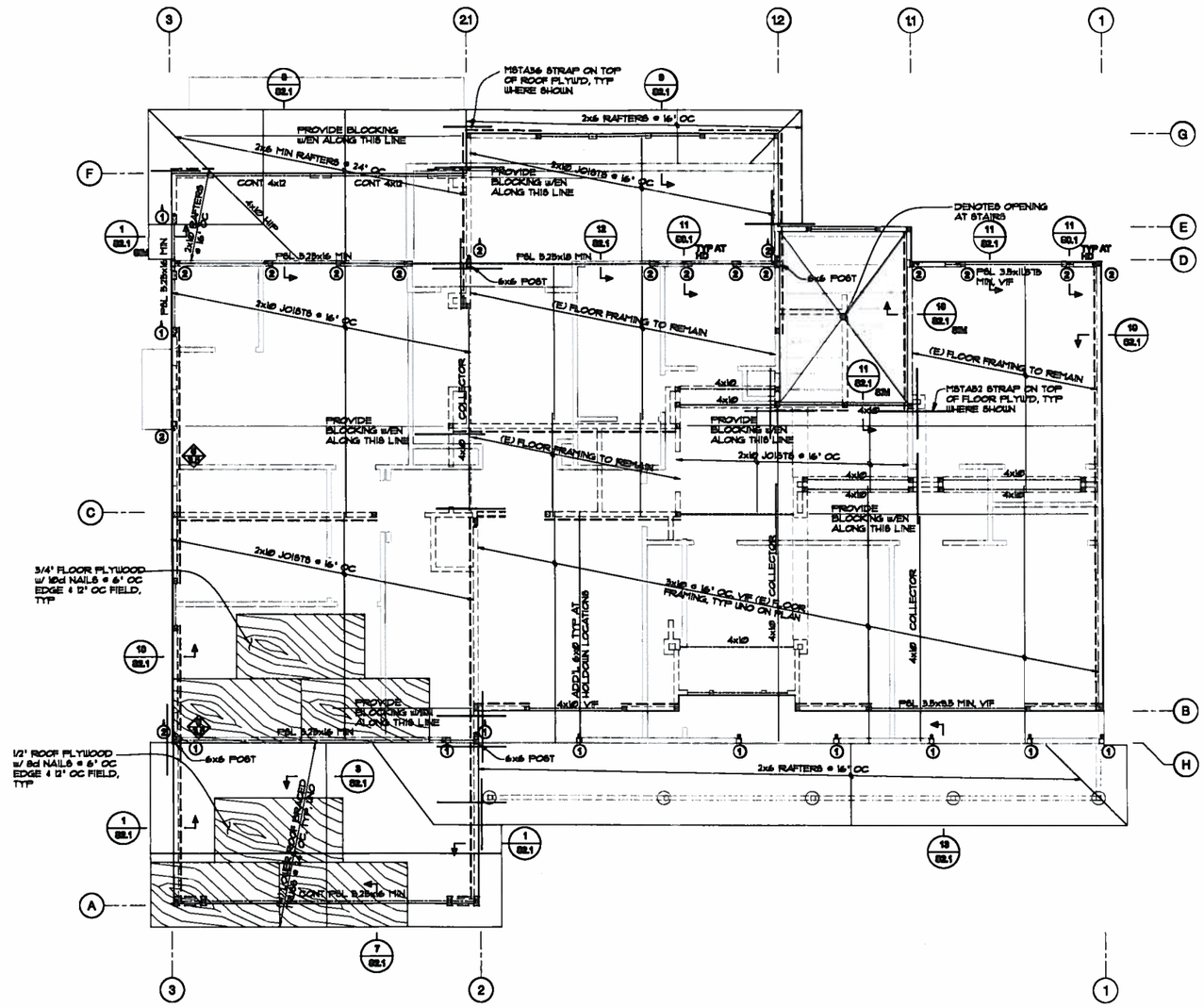
1. — — — — — DENOTES WALL PLY NAILING, SEE 4/S0.1 FOR NAILING SCHEDULE.
2. ⊠ DENOTES 4x4 WOOD POST BELOW (4x6 AS OCCURS), SEE PLAN. USE SIMPSON POST CAPS & BASES, TYP-UNO.
3. □ DENOTES NON-CONTINUOUS WOOD POST, SEE PLAN.
4. ⊥ DENOTES TOP FLANGE HANGER AT BEAM/BEAM CONNECTIONS, WITH SLOPED SEATS AS NEEDED, UNO WHERE INDICATED ON PLAN.
5. ——— DENOTES BEAM OR HEADER

SHEAR WALL SYMBOLS:

1. (B) DENOTES HOLDOWN, SEE 3/S0.1 FOR HOLDOWN SCHEDULE. COUPLED AS OCCUR, MIN OF (2)-2x10 AS BOUNDARY ELEMENT, UNO. TRIMMER MAY NOT BE COUNTED AS ONE.
2. (B) DENOTES INVERTED HOLDOWN AT END OF UPLIFTED BEAM
2. ⊠ DENOTES 4x4 WOOD POST, TYP UNO ON PLAN. USE SIMPSON COLUMN CAPS & BASES (CC AND CB), TYP-UNO.
3. ◇ DENOTES WALL PLY NAILING, SEE 4/S0.1 FOR NAILING SCHEDULE.
4. SHEATHING AT OTHER WALLS SHALL BE ◇

STRONG MOMENT FRAMES

MARK	SPECIAL MOMENT FRAME	MEMBERS	
		BEAM	COLUMN
SMF-A	SMF 10 D - 14x5 - L	W12x35	W14x34
SMF-D	SMF 10 D - 8x5 - L	W12x35	W14x30
SMF-F	SMF 10 D - 16x5 - L	W12x35	W14x30



SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

REF. NORTH

PLAN CHECK SET
NOT FOR CONSTRUCTION

DESIGN PROFESSIONAL:
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REVISIONS	BY

SECOND LEVEL
FLOOR FRAMING PLAN
AND FRAMING NOTES

DATE 12/01/14
SCALE AS NOTED
DRAWN JCS
JOB 14014
SHEET S1.1
4 OF 7 SHEETS

ROOF FRAMING NOTES:

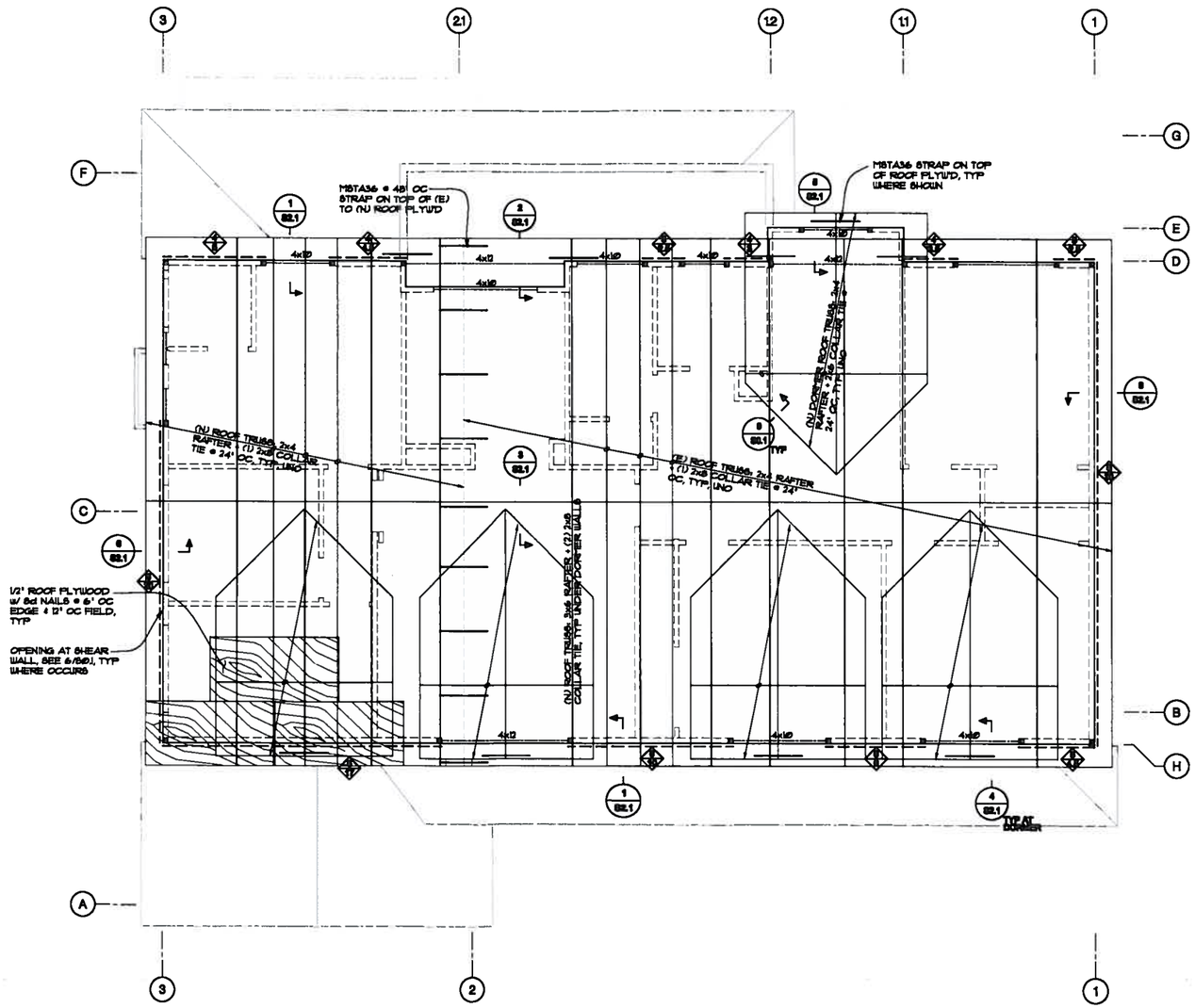
1. SEE S0.0 FOR SPECIFICATIONS AND TYPICAL DETAILS.
2. DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL LAYOUTS AND DIMENSIONS.
4. VERIFY ALL OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.
6. NOT LESS THAN THREE STUDS SHALL BE PLACED AT EACH WALL CORNER.
7. EXTERIOR STUDS SHALL BE 2x4 's @ 16" OC TYP SAD.
8. INTERIOR BEARING WALLS SHALL BE 2x4 's @ 16" OC. SAD FOR NON-BEARING WALLS.
9. ROOF PLYWOOD SHALL BE 15/32" O.S.B. w/ 8d NAILS AT 6" OC EDGES AND 12" OC FIELD
10. WALLS SHOWN DASHED ARE AT LEVEL BELOW (i.e. WALLS BELOW ROOF FRAMING PLAN)
11. FOR FLAT OR VAULTED CEILING AREAS. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING HEIGHTS.
12. REFER TO ARCH DWGS FOR REQUIRED VENTING TO VAULTED CEILING AREAS & ATTIC AREAS.
13. FOR FRAMING AROUND DIAPHRAGMS WITH OPENINGS, SEE DETAIL 1/S0.1
14. FOR VENTS AND OPENINGS IN CONCRETE, SEE DETAIL 9/S2.0, SAD FOR LOCATIONS
15. PROVIDE INVERTED SIMPSON PC POST CAP AT ALL KING POST TO HEADER CONNECTIONS.
16. FACE NAIL ALL DOUBLE RAFTERS OR JOISTS AS OCCUR USING 16d AT 12" OC STAGGERED.
17. MINIMUM NAILING REQUIREMENTS SHALL BE PER TABLE 23-II-B-1 OF THE 2013 CBC.
18. OVERHANG AT ROOF RAFTERS AND RIDGES PER ARCH. MAXIMUM = 3'-0", UNO ON PLAN.

ROOF AND FLOOR FRAMING SYMBOLS:

1. — — — — — DENOTES WALL PLY NAILING, SEE 4/S0.1 FOR NAILING SCHEDULE.
2. ⊠ DENOTES 4x4 WOOD POST BELOW (4x6 AS OCCURS), SEE PLAN. USE SIMPSON POST CAPS & BASES, TYP-UNO.
3. □ DENOTES NON-CONTINUOUS WOOD POST, SEE PLAN.
4. ⊥ DENOTES TOP FLANGE HANGER AT BEAM/BEAM CONNECTIONS, WITH SLOPED SEATS AS NEEDED, UNO WHERE INDICATED ON PLAN.
5. ——— — ——— DENOTES BEAM OR HEADER

SHEAR WALL SYMBOLS:

1. (8) DENOTES HOLDOWN, SEE 3/S0.1 FOR HOLDOWN SCHEDULE. MIN OF (2)-2x's AS BOUNDARY ELEMENT, UNO. TRIMMER MAY NOT BE COUNTED AS ONE.
2. ⊠ DENOTES 4x4 WOOD POST, TYP UNO ON PLAN. USE SIMPSON COLUMN CAPS & BASES (CC AND CB), TYP-UNO.
3. ◇ DENOTES WALL PLY NAILING, SEE 4/S0.1 FOR NAILING SCHEDULE.
4. SHEATHING AT OTHER WALLS SHALL BE ◇



ROOF FRAMING PLAN

1/4"=1'-0"

REF. NORTH

PLAN CHECK SET
NOT FOR CONSTRUCTION

DESIGN PROFESSIONAL:
BAY AREA STRUCTURAL ENGINEERS
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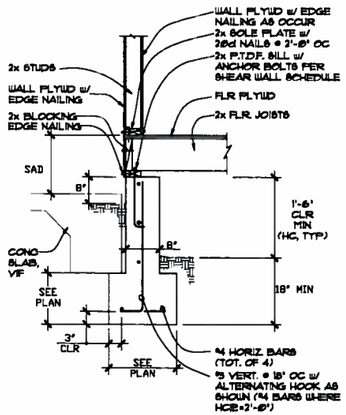
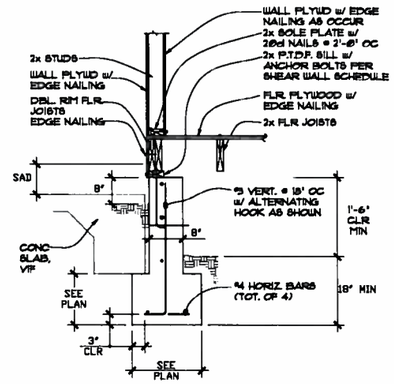
REVISIONS	BY

ROOF AND DORMER ROOFS
FRAMING PLAN
AND FRAMING NOTES

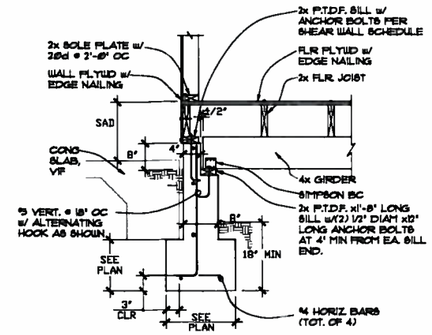
DATE 12/01/14
SCALE AS NOTED
DRAWN JCS
JOB 14014
SHEET S1.2
5 OF 7 SHEETS



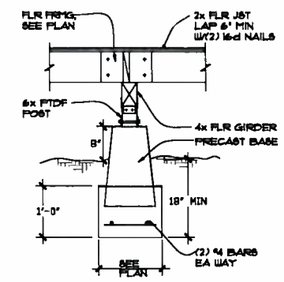
SECTION 1 / S2.0
3/4"=1'-0"



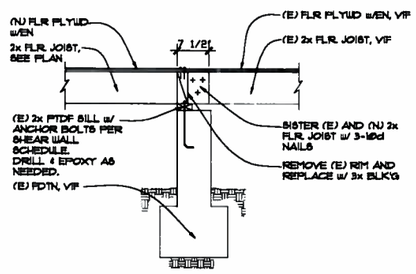
SECTION 2 / S2.0
3/4"=1'-0"



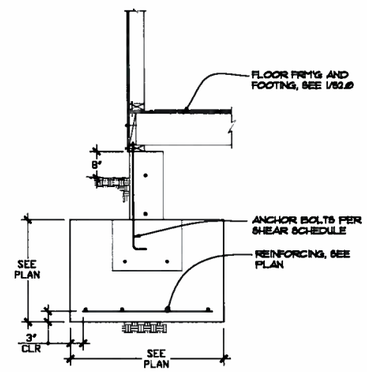
SECTION 3 / S2.0
3/4"=1'-0"



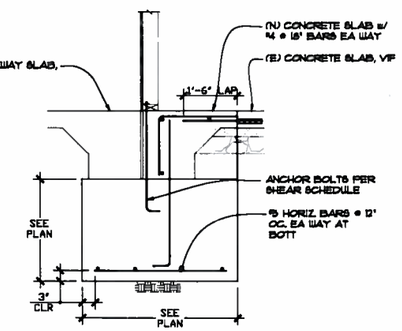
SECTION 4 / S2.0
3/4"=1'-0"



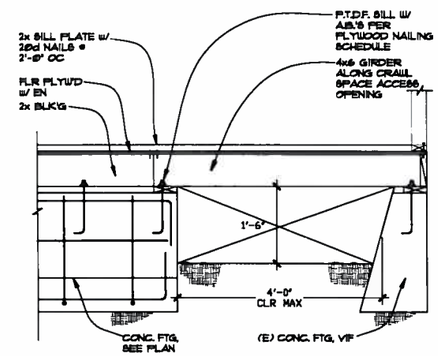
SECTION 5 / S2.0
3/4"=1'-0"



SECTION 6 / S2.0
3/4"=1'-0"



SECTION 7 / S2.0
3/4"=1'-0"



SECTION 8 / S2.0
3/4"=1'-0"

PLAN CHECK SET
NOT FOR CONSTRUCTION

DESIGN PROFESSIONAL:
BAY AREA STRUCTURAL ENGINEERS
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PLEASANTON, CA 94588
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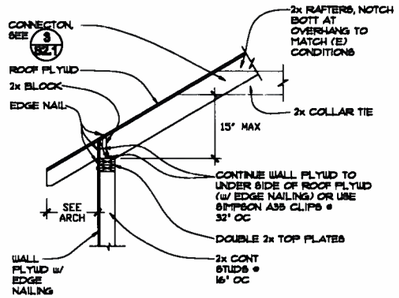
5196 HUMMINGBIRD ROAD, PLEASANTON, CA 94566

REVISIONS	BY

FOUNDATION DETAILS

DATE 12/01/14
SCALE AS NOTED
DRAWN JCS
JOB 14014
SHEET S2.0
6 OF 7 SHEETS



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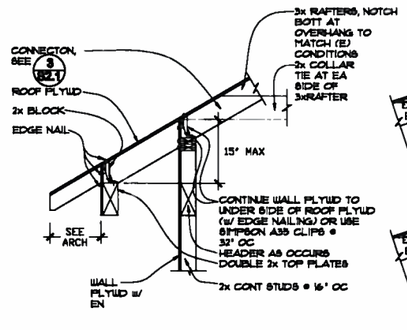

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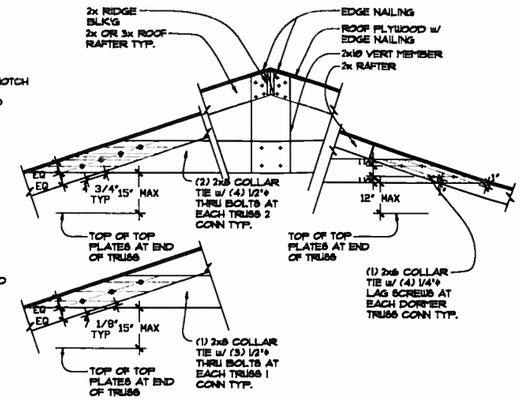

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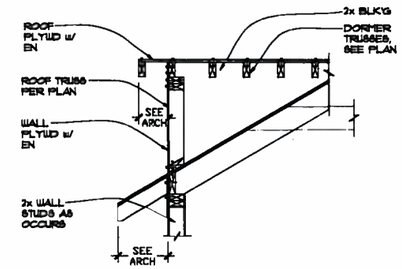

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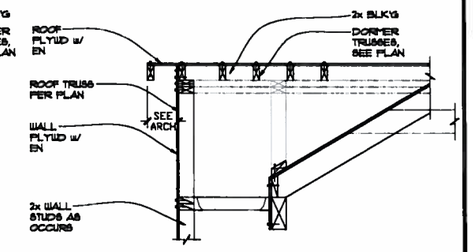

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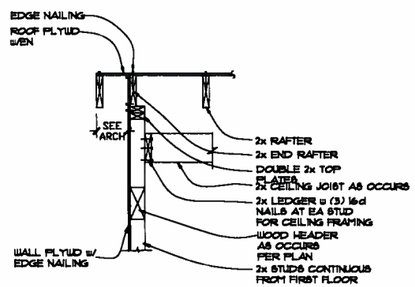

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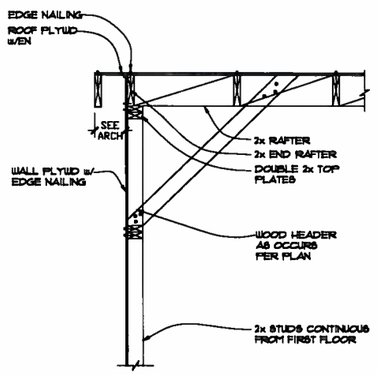

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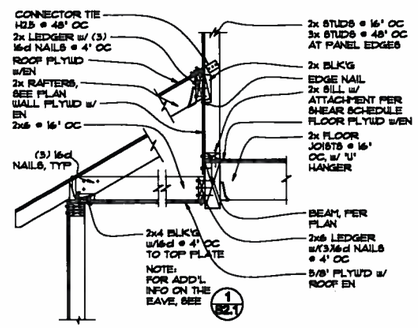

SECTION 8/S2.1
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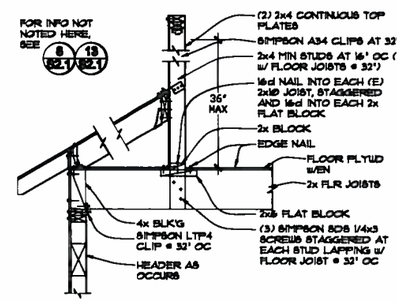

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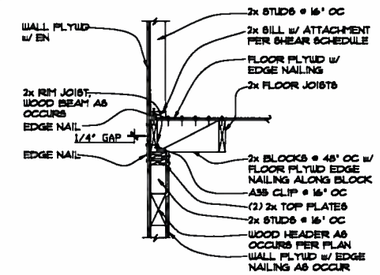

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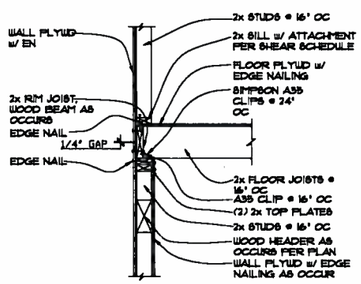

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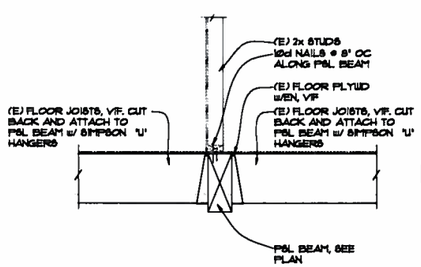

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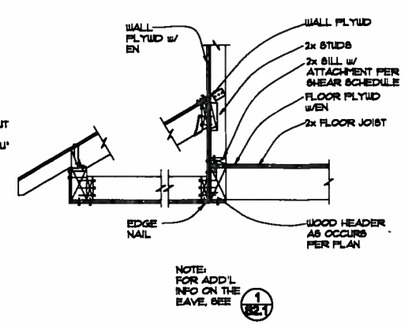

SECTION 13/S2.1
3/4"=1'-0"

PLAN CHECK SET
NOT FOR CONSTRUCTION

DESIGN PROFESSIONAL:
BAY AREA STRUCTURAL ENGINEERS
7815-B CANYON MEADOW CIR
PLEASANTON, CA 94588
PHONE: (925) 550 1404
EMAIL: jcsilvape@gmail.com

BASE

REMODEL AT
KIZILOGLU RESID
5196 HUMMINGBIRD ROAD, PLEASANTON, CA 94566

REVISIONS	BY

ROOF AND FLOOR FRAMING DETAILS

DATE 12/01/14
SCALE AS NOTED
DRAWN JCS
JOB 14014
SHEET S2.1
7 OF 7 SHEETS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: Kizlioglu Residence — Calculation Date/Time: 17:53, Tue, Nov 25, 2014 — Page 5 of 8
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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05
Construction Name	Surface Type	Framing	Total Cavity R-value	Assembly Layers
Attic Roof Cons	Attic Roofs	2x4 Top Chord of Roof Truss @ 24 in. O.C.	no insulation	• Cavity / Frame: no insul. / 2x4 Top Chrd • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
R-0 Wall	Exterior Walls	2x4 @ 16 in. O.C.	no insulation (vertical)	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 • Exterior Finish: Wood Siding/sheathing/decking
R-0 Wall1	Interior Walls	2x4 @ 16 in. O.C.	no insulation (vertical)	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 • Other Side Finish: Gypsum Board
R-11 Roof Attic	Ceilings (below attic)	2x4 @ 24 in. O.C.	R-11	• Inside Finish: Gypsum Board • Cavity / Frame: R-9.1 / 2x4 • Over Floor Joists: R-1.9 insul.
R-30 Roof Attic	Ceilings (below attic)	2x4 @ 24 in. O.C.	R-30	• Inside Finish: Gypsum Board • Cavity / Frame: R-9.1 / 2x4 • Over Floor Joists: R-20.9 insul.
R-13 Wall	Exterior Walls	2x4 @ 16 in. O.C.	R-13	• Inside Finish: Gypsum Board • Cavity / Frame: R-13 / 2x4 • Exterior Finish: Wood Siding/sheathing/decking
R-19 Floor No Crawlspace	Interior Floors	2x6 @ 16 in. O.C.	R-19	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: R-19 / 2x6 • Ceiling Below Finish: Gypsum Board

SLAB FLOORS

01	02	03	04	05	06	07	08	09
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	Existing	1343	91	- none -	0.8	No	Existing	No
Slab-on-Grade 2	Addition	297	70	- none -	0.8	No	New	No

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	ACH @ 50 Pa
Not Required	Not Required	Not Required	--

Registration Number: 214-A0149050A-000000000-0000 — Registration Date/Time: 2014-12-01 09:36:47 — HERS Provider: CalCERTS inc.
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
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OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Status	Verified Existing Condition
Front Walls	Existing	R-0 Wall	0	Front	300	77	90	Existing	No
Left Walls	Existing	R-0 Wall	90	Left	155	9	90	Existing	No
Rear Walls	Existing	R-0 Wall	180	Back	108	32	90	Existing	No
Right Walls	Existing	R-0 Wall	270	Right	270		90	Existing	No
Front Walls 2	Existing	R-0 Wall	0	Front	320	98	90	Existing	No
Rear Walls 2	Existing	R-0 Wall	180	Back	320	98	90	Existing	No
Right Walls 2	Existing	R-0 Wall	270	Right	226		90	Existing	No
Interior Surface	Existing>>Garage	R-0 Wall1			267			Existing	No
Roof 2	Existing	R-11 Roof Attic			1195			Existing	No
Front Walls 3	Addition	R-13 Wall	0	Front	65	18	90	New	N/A
Left Walls 2	Addition	R-13 Wall	90	Left	74	9	90	New	N/A
Rear Walls 3	Addition	R-13 Wall	180	Back	429	131	90	New	N/A
Right Walls 3	Addition	R-13 Wall	270	Right	74		90	New	N/A
Front Walls 4	Addition	R-13 Wall	0	Front	148	8	90	New	N/A
Left Walls 3	Addition	R-13 Wall	90	Left	244	20	90	New	N/A
Rear Walls 4	Addition	R-13 Wall	180	Back	148	16	90	New	N/A
Right Walls 4	Addition	R-13 Wall	270	Right	16		90	New	N/A
Roof 3	Addition	R-30 Roof Attic			297			New	N/A
Roof 4	Addition	R-30 Roof Attic			558			New	N/A
Interior Surface 3	Addition>>Garage	R-19 Floor No Crawlspace			228			New	N/A
Front Walls 5	Garage	Garage Ext Wall	0	Front	175		90	Existing	No
Left Walls 4	Garage	Garage Ext Wall	90	Left	233		90	Existing	No
Rear Walls 5	Garage	Garage Ext Wall	180	Back	175		90	Existing	No
Right Walls 5	Garage	Garage Ext Wall	270	Right	233		90	Existing	No

Registration Number: 214-A0149050A-000000000-0000 — Registration Date/Time: 2014-12-01 09:36:47 — HERS Provider: CalCERTS inc.
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
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Calculation Description: Title 24 Analysis — Input File Name: 23305-martinez-5196 Hummingbird Rd.xml

GENERAL INFORMATION

01	Project Name	Kizlioglu Residence			
02	Calculation Description	Title 24 Analysis			
03	Project Location	5196 Hummingbird Rd			
04	CA City	Pleasanton	05	Standards Version	Compliance 2014
06	Zip code	94566	07	Compliance Manager Version	BEMCmpMgr 2013.3 (651)
08	Climate Zone	CZ 12	09	Software Version	EnergyPro 6.3
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	0
12	Project Scope	Addition and/or Alteration	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (FT2)	3393	15	Number of Zones	2
16	Slab Area (FT2)	1343	17	Number of Stories	2
18	Addition Cond. Floor Area	855	19	Natural Gas Available	Yes
20	Addition Slab Area (FT2)	297	21	Glazing Percentage (%)	15.2%

COMPLIANCE RESULTS

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

ENERGY USE SUMMARY

04	05	06	07	08
Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	38.29	33.15	5.14	13.4%
Space Cooling	37.89	40.06	-2.17	-5.7%
IAQ Ventilation	0.00	0.00	0.00	0.0%
Water Heating	9.19	9.19	0.00	0.0%
Photovoltaic Offset	----	0.00	0.00	----
TOTAL	85.37	82.40	2.97	3.5%

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WATER HEATING SYSTEMS

01	02	03	04	05	06
Name	Distribution Type	Number of Heaters	Solar Fraction (%)	Status	Verified Existing Condition
DHW Sys 1	Standard	1	Annual	Existing	No

WATER HEATERS

01	02	03	04	05	06	07	08
Name	Heater Element Type	Tank Type	Tank Volume (gal)	Energy Factor or Efficiency	Input Rating	Tank Exterior Insulation R-value	Standby Loss (Fraction)
DHW Heater 1	Natural Gas	Small Storage	50	0.58 EF	40000-Btu/hr	0	0

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Point-of-Use	Recirculation with Manual Control	Recirculation with Sensor Control
DHW Sys 1	n/a	n/a	n/a	n/a	n/a	n/a

HVAC SYSTEMS

01	02	03		04		05	06	07	08	09
		Heating System		Cooling System						
Name	System Type	Name	Ducted	Name	Ducted	Distribution System	Fan System	Floor Area Served	Status	Verified Existing Condition
Res HVAC1	Other Heating and Cooling System	Heating Component 1	Yes	Cooling Component 1	Yes	Air Distribution System 1	HVAC Fan 1	3393	New	No

HVAC - HEATING SYSTEMS

01	02	03
Name	Type	Efficiency
Heating Component 1	CntrlFurnace - Fuel fired central furnace	80 AFUE

Registration Number: 214-A0149050A-000000000-0000 — Registration Date/Time: 2014-12-01 09:36:47 — HERS Provider: CalCERTS inc.
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
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ATTIC

01	02	03	04	05	06	09	10	11
Name	Construction	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic	Attic Roof Cons	4	0.1	0.85	No	No	Existing	No

WINDOWS

01	02	03	04	05	06	07	08	09	10	11
Name	Side of Building	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
Front Windows	Front Walls	---	---	1	77.0	0.36	0.36	Insect Screen (default)	New	N/A
Left Windows	Left Walls	---	---	1	9.0	0.36	0.36	Insect Screen (default)	New	N/A
Rear Windows	Rear Walls	---	---	1	32.0	0.36	0.36	Insect Screen (default)	New	N/A
Front Windows 2	Front Walls 2	---	---	1	98.0	0.36	0.36	Insect Screen (default)	New	N/A
Rear Windows 2	Rear Walls 2	---	---	1	98.0	0.36	0.36	Insect Screen (default)	New	N/A
Front Windows 3	Front Walls 3	---	---	1	18.0	0.36	0.36	Insect Screen (default)	New	N/A
Left Windows 2	Left Walls 2	---	---	1	9.0	0.36	0.36	Insect Screen (default)	New	N/A
Rear Windows 3	Rear Walls 3	---	---	1	131.0	0.36	0.36	Insect Screen (default)	New	N/A
Front Windows 4	Front Walls 4	---	---	1	8.0	0.36	0.36	Insect Screen (default)	New	N/A
Left Windows 3	Left Walls 3	---	---	1	20.0	0.36	0.36	Insect Screen (default)	New	N/A
Rear Windows 4	Rear Walls 4	---	---	1	16.0	0.36	0.36	Insect Screen (default)	New	N/A

DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
Door	Interior Surface	21.0	0.50	Existing	No
Door 2	Front Walls 3	21.0	0.50	New	No

Registration Number: 214-A0149050A-000000000-0000 — Registration Date/Time: 2014-12-01 09:36:47 — HERS Provider: CalCERTS inc.
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REQUIRED SPECIAL FEATURES

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

NO SPECIAL FEATURES REQUIRED

PROJECT HERS FEATURES

The following are project-level features that must be field verified as a condition for meeting the modeled energy performance for this computer analysis. These, plus any additional HERS features listed in the building components tables below, require field verification by a certified HERS Rater.

Building-level Verifications:
• -- None --
Cooling System Verifications:
• Fan Efficacy Watts/CFM
HVAC Distribution System Verifications:
• Duct Sealing
Domestic Hot Water System Verifications:
• -- None --

ENERGY DESIGN RATING

This is the sum of the annual TDV energy consumption for energy use components included in the performance compliance approach for the Standard Design Building (Energy Budget) and the annual TDV energy consumption for lighting and components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics) and accounting for the annual TDV energy offset by an on-site renewable energy system.

	Reference Energy Use	Energy Design Rating	Margin	Percent Improvement
Total Energy (kTDV/ft²)*	127.35	124.38	2.97	2.3%

* includes calculated Appliances and Miscellaneous Energy Use (AMEU)

BUILDING FEATURE INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (sft)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Kizlioglu Residence	3393	1	4	2	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	Water Heating System 2
Existing	Conditioned	Res HVAC1	2538	8.6879	DHW Sys 1	
Addition	Conditioned	Res HVAC1	855	8.45158	DHW Sys 1	

Registration Number: 214-A0149050A-000000000-0000 — Registration Date/Time: 2014-12-01 09:36:41 — HERS Provider: CalCERTS inc.
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www.HouseCADrafting.com
Designer: Adolfo M Martinez
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Hayward CA 94545
Phone 510-828-3033
Fax 510-783-4523
e-mail adolfo@housecadrafting.com

KIZILOGLU ADDITION
5196 HUMMINGBIRD RD
PLEASANTON CA 94566

No.	Description	Date

KURSAD & ZARINA KIZILOGLU

Energy Calculation

Project number 055-2014
Date Issue Date
Drawn by Author
Checked by Checker

T-24-1

Scale

1/28/2015 4:18:05 AM

MANDATORY MEASURES SUMMARY: Residential (Page 3 of 3) MF-1R

Project Name: *Kizilogiu Residence* — Date: *11/25/2014*

§150.0(k)1F Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150.0(k).

§150.0(k)2 All switching devices and controls shall meet the requirements of §150.0(k)2.

§150.0(k)3 A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy
EXCEPTION Up to 50 watts for dwelling units less than or equal to 2,500 ft² or 100 watts for dwelling units larger than 2,500 ft² may be exempt from the 50 percent high efficacy requirement when all lighting in the kitchen is controlled in accordance with the applicable provisions in Section 150.0(k)2, and is also controlled by vacancy sensors or dimmers.

§150.0(k)4 Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.

§150.0(k)5 Lighting installed in bathrooms shall meet the following requirements
A. A minimum of one high efficacy luminaire shall be installed in each bathroom, and
B. All other lighting installed in each bathroom shall be high efficacy or controlled by vacancy sensors.

§150.0(k)6 Lighting installed in attached and detached garages, laundry rooms, and utility rooms shall be high efficacy luminaires and controlled by vacancy sensors.

§150.0(k)7 Lighting installed in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy, or shall be controlled by either dimmers or vacancy sensors.
EXCEPTION 1 Luminaires in closets less than 70 square feet
EXCEPTION 2 Lighting in detached storage building less than 1000 square feet located on a residential site.

§150.0(k)8 Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory, and have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283, and be sealed with a gasket or caulk between the luminaire housing and ceiling.

§150.0(k)9A For single-family residential buildings, outdoor lighting permanently mounted to a residential building or other buildings on the same lot shall be high efficacy, or may be low efficacy if it meets all of the following requirements
- i. Controlled by a manual ON and OFF switch that does not override to ON the automatic actions of items ii or iii below, and
- ii. Controlled by a motion sensor not having an override or bypass switch that disables the motion sensor, or controlled by a motion sensor having a temporary override switch which temporarily bypasses the motion sensing function and automatically reactivates the motion sensor within 6 hours
- iii. Controlled by one of the following methods
  - a. Photocontrol not having an override or bypass switch that disables the photocontrol; or
  - b. Astronomical time clock not having an override or bypass switch that disables the astronomical time clock, and which is programmed to automatically turn the outdoor lighting OFF during daylight hours; or
  - c. Energy management control system which meets all of the following requirements: At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9, meets the Installation Certification requirements in Section 130.4, meets the requirements for an EMCS in Section 130.5, does not have an override or bypass switch that allows the luminaire to be always ON, and, is programmed to automatically turn the outdoor lighting OFF during daylight hours

§150.0(k)9A For low-rise multi-family residential buildings, outdoor lighting for private patios, entrances, balconies, and porches, and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site shall comply with one of the following requirements
i. Shall comply with Section 150.0(k)9A; or
ii. Shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0
§150.0(k)9 For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by Section 150.0(k)9B or Section 150.0(k)9D shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0
§150.0(k)9D Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.

§150.0(k)10 Internally illuminated address signs shall comply with Section 140.8; OR not contain a screw-base socket, and consume no more than five watts of power as determined according to §130.0(d).

§150.0(k)11 Lighting for residential parking garages for eight or more vehicles shall comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

§150.0(k)12A In a low-rise multi-family residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building shall be high efficacy luminaires or controlled by an occupant sensor.
§150.0(k)12B In a low-rise multi-family residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building shall
- i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and
- ii. Lighting installed in corridors and stairwells shall be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors shall be capable of turning the light fully On and Off from all designed paths of ingress and egress.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

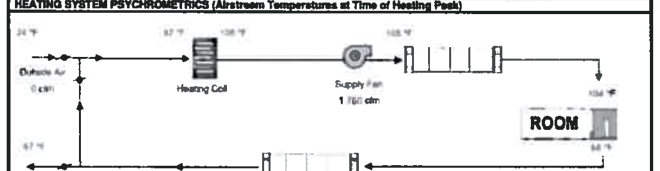
Project Name: Kizilogiu Residence — Date: 11/25/2014
System Name: Res HVAC — Floor Area: 3,393

ENGINEERING CHECKS	
Number of Systems	1
Heating System	
Output per System	70,000
Total Output (Btuh)	70,000
Output (Btuh/sqft)	20.6
Cooling System	
Output per System	60,000
Total Output (Btuh)	60,000
Total Output (Tons)	5.0
Total Output (Btuh/sqft)	17.7
Total Output (sqft/Ton)	678.6
Air System	
CFM per System	1,750
Airflow (cfm)	1,750
Airflow (cfm/sqft)	0.52
Airflow (cfm/Ton)	350.0
Outside Air (%)	0.0 %
Outside Air (cfm/sqft)	0.00
Note: values above given at ARI conditions	

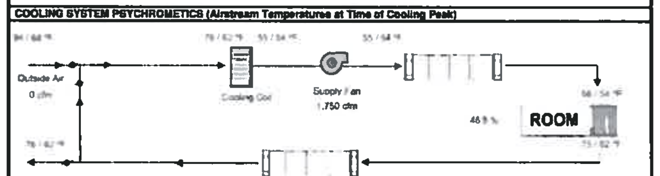
SYSTEM LOAD	COIL COOLING PEAK CFM	Sensible	Latent	COIL HTG. PEAK CFM	Sensible
Total Room Loads	1,648	33,607	1,290	1,196	53,169
Return Vented Lighting		0			
Return Air Ducts		1,414			2,359
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		1,414			2,359
TOTAL SYSTEM LOAD		36,435	1,290		57,877

HVAC EQUIPMENT SELECTION			
Res HVAC	45,011	10,549	70,000
Total Adjusted System Output (Adjusted for Peak Design conditions)	45,011	10,549	70,000
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)



MANDATORY MEASURES SUMMARY: Residential (Page 1 of 3) MF-1R

Project Name: *Kizilogiu Residence* — Date: *11/25/2014*

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R-ADD, or CF-1R-ALT Form) shall supersede the items marked with an asterisk (*) below. This Mandatory Measures Summary shall be incorporated into the permit documents, and the applicable features shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary. Submit all applicable sections of the MF-1R Form with plans.

Building Envelope Measures:

§110.6(a)1 Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.
§110.6(a)4 Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).
§110.7 Exterior doors and windows are weather-stripped; all joints and penetrations are caulked and sealed.
§110.8(a) Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-2R Form.
§110.8(i) The thermal emittance and solar reflectance values of the cool roofing material meets the requirements of §110.8(i) when the installation of a Cool Roof is specified on the CF-1R Form.
*§150.0(a) Minimum R-30 (R-19 for Additions/Alterations) insulation in wood-frame ceiling or equivalent U-factor.
§150.0(b) Loose fill insulation shall conform with manufacturer's installed design labeled R-Value.
*§150.0(c) Minimum R-13 insulation in 2x4 wood-frame wall (R-19 in 2x6) or equivalent U-factor.
*§150.0(d) Minimum R-19 insulation in raised wood-frame floor or equivalent U-factor.
§150.0(f) Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.
§150.0(g) Mandatory Vapor barrier installed in Climate Zones 14 or 16.
§150.0(l) Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%; water vapor permeance rate is no greater than 2.0 perm/inch and shall be protected from physical damage and UV light deterioration.
§150.0(q) Fenestration Products. Fenestration separating conditioned space from unconditioned space or outdoors shall meet the requirements of either item 1 or 2 below
1. Fenestration, including skylight products, must have a maximum U-factor of 0.58.
2. The weighted average U-factor of all fenestration, including skylight products, shall not exceed 0.58.

EXCEPTION to Section 150.0(q)1: Up to 10 square feet of fenestration area or 0.5 percent of the Conditioned Floor Area, whichever is greater, is exempt from the maximum U-factor requirement.
§150.0(r) Solar Ready Buildings. Shall meet the requirements of Section 110.10 applicable to the building project.

Fireplaces, Decorative Gas Appliances and Gas Log Measures:

§150.0(e)1A. Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.
§150.0(e)1B Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a with a readily accessible, operable, and tight-fitting damper and or a combustion-air control device.
§150.0(e)2 Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.

Space Conditioning, Water Heating and Plumbing System Measures:

§110.0-§110.3 HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission.
§110.3(c)5 Water heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §110.3(c)5.
§110.5 Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces, household cooking appliances (appliances with an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.
§150.0(h) Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.
§150.0(i) Heating systems are equipped with thermostats that meet the setback requirements of Section 110.2(c).
§150.0(j)1A Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater.
§150.0(j)1B Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating system, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.

MANDATORY MEASURES SUMMARY: Residential (Page 2 of 3) MF-1R

Project Name: *Kizilogiu Residence* — Date: *11/25/2014*

§150.0(j)2A All domestic hot water system piping conditions listed below, whether buried or unburied, must be insulated per TABLE 120.3-A.
- i. The first 5 feet (1.5 meters) of hot and cold water pipes from the storage tank.
- ii. All piping with a nominal diameter of 3/4 inch (19 millimeter) or larger.
- iii. All piping associated with a domestic hot water recirculation system regardless of the pipe diameter.
- iv. Piping from the heating source to storage tank or between tanks.
- v. Piping buried below grade.
- vi. All hot water pipes from the heating source to the kitchen fixtures.

§150.0(j)2 Pipe insulation for steam hydronic heating systems or hot water systems >15 psi meets the requirements of Standards Table 120.3-A.
§150.0(j)3A Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§150.0(j)4: Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation.
§150.0(m)1: All air-distribution system ducts and plenums installed, are sealed and insulated to meet the requirements of CMC Sections 601, 602, 603, 604, 605 and Standard 6-5, supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-6 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used.
§150.0(m)1: Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.
§150.0(m)2D: Joints and seams of duct systems and their components shall 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)7: Exhaust fan systems have back draft or automatic dampers.
§150.0(m)8: Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.
§150.0(m)9: Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.
§150.0(m)10: Flexible ducts cannot have porous inner cores.
§150.0(n)1: Systems using gas or propane water heaters, whether tank or on-demand, to serve individual dwelling units shall include all the following components
A. A 120V electrical receptacle that is within 3 feet from the water heater and accessible to the water heater with no obstructions;
B. A Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed.
C. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assist.
D. A gas supply line with a capacity of at least 200,000 Btu/hr.
§150.0(o): All dwelling units shall meet the requirements of ANSI/ASHRAE Standard 62.2 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings. Window operation is not a permissible method of providing the Whole Building Ventilation required in Section 4 of that Standard.

Pool and Spa Heating Systems and Equipment Measures:

§110.4(a) Any pool or spa heating system shall be certified to have a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating or a pilot light.
§110.4(b)1 Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating.
§110.4(b)2 Outdoor pools or spas that have a heat pump or gas heater shall have a cover.
§110.4(b)3 Pools shall 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.
§150.0(p) Residential pool systems or equipment meet the pump sizing, flow rate, piping, filters, and valve requirements of §150.0(p).

Residential Lighting Measures:

§150.0(k)1A Installed luminaires shall be classified as high-efficacy or low-efficacy for compliance with Section 150.0(k) in accordance with TABLE 150.0-A or TABLE 150.0-B, as applicable.
§150.0(k)1C The wattage of permanently installed luminaires shall be determined as specified by §130.0(c).
§150.0(k)1D Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
§150.0(k)1E Permanently installed night lights and night lights integral to installed luminaires or exhaust fans shall be rated to consume no more than five watts of power per luminaire or exhaust fan as determined in accordance with Section 130.0(c). Night lights shall not be required to be controlled by vacancy sensors.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: Kizilogiu Residence — Calculation Date/Time: 17:53, Tue, Nov 25, 2014 — Page 7 of 8
Calculation Description: Title 24 Analysis — Input File Name: 23305-martinez 5196 Hummingbird Rd.xml

HVAC - COOLING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Efficiency EER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	SplitAirCond - Split air conditioning system	11.3	13	No	No	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

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

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	08
Name	Type	Duct Leakage	Insulation R-value	Supply Duct Location	Return Duct Location	Bypass Duct	Status	Verify Existing Condition	HERS Verification
Air Distribution System 1	Ducts located in attic	Sealed and tested	6	Attic	Attic	None	New	No	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06
				Verified Duct Design	
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Return	Supply
Air Distribution System 1-hers-dist	Required	6.0	--	--	--

HVAC - FAN SYSTEMS & HERS VERIFICATION

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	Required

Registration Number: 214-A01490504-000000000-0000 — Registration Date/Time: 2014-12-01 09:36:47 — HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version - CF1R-10172014-651 — Report Generated at 2014-11-25 17:53:24

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01
Project Name: Kizilogiu Residence — Calculation Date/Time: 17:53, Tue, Nov 25, 2014 — Page 8 of 8
Calculation Description: Title 24 Analysis — Input File Name: 23305-martinez 5196 Hummingbird Rd.xml

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Michael Kunz	Documentation Author Signature: *Michael Kunz*
Company: Energy Performance Services	Signature Date: 2014-12-01 09:26:55
Address: P.O. Box 7483	CEA/HERS Certification Identification (if applicable):
City/State/Zip: South Lake Tahoe, CA 96158	Phone: (888)828-9488

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: Adolfo M Martinez	Responsible Designer Signature: *Adolfo M Martinez*
Company: HouseCADrafting HomeDesign	Date Signed: 2014-12-01 09:36:47
Address: 26088 Kay Ave #312	License: n/a
City/State/Zip: Hayward, CA 94545	Phone: 510-828-3033

Digitally signed by CalCERTS. 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.

Registration Number: 214-A01490504-000000000-0000 — Registration Date/Time: 2014-12-01 09:36:47 — HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2013 Residential Compliance — Report Version - CF1R-10172014-651 — Report Generated at 2014-11-25 17:53:24

HouseCADrafting
www.HouseCADrafting.com
Designer: Adolfo M Martinez
Address: 26088 Kay Ave# 312
Hayward CA 94545
Phone: 510-828-3033
Fax: 510-783-4523
e-mail: adolfo@housecadrafting.com

KIZILOGLU ADDITION
5196 HUMMINGBIRD RD
PLEASANTON CA 94566

No.	Description	Date

KURSAD & ZARINA KIZILOGLU

Energy Calculation

Project number	055-2014
Date	Issue Date
Drawn by	Author
Checked by	Checker

T-24-2

Scale

1/28/2015 4:18:08 AM

2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1

AIA|CC CALIFORNIA COUNCIL

INSPECTOR SIGNOFF

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.

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.

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
DIVISION 4.1 PLANNING AND DESIGN

4.106 SITE DEVELOPMENT

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

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

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

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from 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.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

Exception: Additions and alterations not altering the drainage path.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE (MINIMUM STANDARDS FOR ENERGY EFFICIENCY). For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

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

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

4.303.1.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to 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 1.5 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 0.25 gallons per cycle.

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

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

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code.

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)	2.0 GMP	PS
LA ATORY AUCETS RESIDENTIAL	MAX GPM M N 8 GP	60 PSI 20
LAVATORY FA CETS IN COMMON & PUBLIC USE AREAS	0.5 GPM	PSI
K TCHEN FAUCETS	GPM	SI
METERING FAUCETS	.25 GAL/CYCLE	
WATER CLOSET	1.28 GAL/FLUSH	
URINALS	0.5 GAL/FL SH	

4.304 OUTDOOR WATER USE

4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 50 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.

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.

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.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed four (4) lbs./sq.ft. of the building area shall meet the minimum 50% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. [HR] Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed two (2) lbs./sq.ft. of the building area shall meet the minimum 50% construction waste reduction requirement in Section 4.408.1.

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, 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 [*California Green Building Standards*] code.

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final 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.

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

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and 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.

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

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT [1, 2]

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

ARCHITECTURAL APPLICATIONS	CURRENT 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 N TR ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PL ROOF ME BRANE AD SIVES	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
STR CTURAL WOOD MEM E ADHE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC F MS	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 4.504.5 - 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).

TABLE 4.504.2 - SEALANT VOC LIMIT

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

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [1, 2, 3]

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

COATING CATEGORY	CURRENT 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.

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No.	Description	Date

KURSAD & ZARINA KIZILOGLU

CalGreen Building Standards

Project number	055-2014
Date	Issue Date
Drawn by	Author
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2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2

AIA|CC CALIFORNIA COUNCIL

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DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

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

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

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

1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program.
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

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

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 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, 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.

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.

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

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

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

4.507.2 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 - 2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2009 (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 - 2004 (Residential Equipment Selection), or other equivalent design software or methods.

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

INSPECTOR SIGNOFF

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. 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

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

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.

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