

code summary & project data

ADDRESS: 248 DEVONSHIRE BLVD, SAN CARLOS, CA
 CODES : CBC 2019 CPC 2019 CRC 2019
 CMC 2019 CEC 2019 2019 TITLE 24 CALIFORNIA ENERGY CODE
 CONSTRUCTION TYPE: V-B (CBC 602.5-VB & TABLE 601)
 OCCUPANCY: R3 & U ZONING: R1 APN: 049110380
 JURISDICTION: PLANNING and BUILDING; CITY OF SAN CARLOS
 EXISTING USE: SINGLE FAMILY HOME - NON SPRINKLERED
 LOT SIZE: 6,752 S.F. -
 LOT COVERAGE: 50% x 6759 S.F. = 3,379.5 S.F.
 FLOOR AREA COVERAGE: 21(6752 + 5000) + 2000 = 2367.92 SF
 MAIN HOUSE:
 A. (E) HOUSE: 1642.60 S.F.
 B. (E) GARAGE: 490.5 S.F.
 C. AREA OF WORK: 1642 S.F.
 D. NEW ADDITION: 522 S.F.
 NEW TOTAL FLOOR AREA COVERAGE = 1642.60 + 522 = 2,164.6 S.F. < 2,367.92 SF.
 NEW TOTAL LOT COVERAGE = 1642.60 + 490.5 + 522 = 2,655.6 < 3,379 S.F.

SCOPE OF WORK:
 1. REMOVE EXISTING FOYER, BREAKFAST, KITCHEN, DINING AND LIVING ROOM. CREATE NEW FOYER, KITCHEN, GREAT ROOM AND DINING ROOM.
 2. REMOVE EXISTING BEDROOM. CREATE NEW PRIMARY BEDROOM.
 3. REMOVE EXISTING OFFICE. CREATE NEW PRIMARY BATHROOM.
 4. REMOVE EXISTING HALL AND CLOSETS. CREATE NEW HALL, LAUNDRY AND BATHROOM.
 5. REMOVE EXISTING HALL, BEDROOM AND BATHROOMS. CREATE NEW BEDROOM, CLOSET AND WALK-IN-CLOSET.
 6. REMOVE EXISTING LAUNDRY. CREATE NEW MUDROOM.
 7. PROVIDE NEW ADDITION TO INCLUDE NEW FOYER, SUNKEN READING ROOM AND BEDROOM.
 8. REMOVE EXISTING DOOR.

general notes

- SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL WORK, MECHANICAL WORK AND PLUMBING WORK.
- WINDOWS MUST PROVIDE: (CBC 1026.2, 1026.3 and 1026.5)
 - A MINIMUM 5.7 SQUARE FEET OR CLEAR OPENABLE AREA.
 - A MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24".
 - A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
 - DIRECT OPENING TO PUBLIC WAY OR YARD/COURT OPENING TO PUBLIC WAY.
- SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED (CBC 2406.3) FOR WINDOWS:
 - ADJACENT TO BATHUBS, SHOWERS, HOT TUBS, WHIRLPOOLS, AND SAUNAS, AND WITHIN 60" OF THE FLOOR.
 - WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 60" OF THE FLOOR.
 - WITHIN 18" VERTICALLY AND 36" HORIZONTALLY OF A WALKING SURFACE, WHERE THE INDIVIDUAL PANE IS GREATER THAN 9 FT. AND THE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR;
 - ADJACENT TO STAIRWAYS, RAMPS, AND LANDINGS, OR WITHIN 5'-0" HORIZONTALLY OF THE BOTTOM OF STAIRWAYS, WHERE THE BOTTOM EDGE IS WITHIN 60" OF THE WALKING SURFACE.

electrical notes

- WALL RECEPTACLES. ELECTRICAL RECEPTACLES SHALL BE PROVIDED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE, 2'-0" OR MORE IN WIDTH, IS MORE THAN 6'-0" FROM OUTLET. FIXED GLAZED PANELS IN EXTERIOR WALLS ARE CONSIDERED WALL SPACE. CEC ARTICLE 210-52(g).
- BATHROOM RECEPTACLES. AT LEAST ONE WALL RECEPTACLE SHALL BE INSTALLED IN EACH BATHROOM WITHIN 36" OF THE OUTSIDE EDGE OF THE LAVATORY. CEC ARTICLE 210-52(g).
- OUTDOORS RECEPTACLES. FOR A SINGLE-FAMILY DWELLING AND EACH DWELLING UNIT OF A DUPLEX, AT LEAST ONE ELECTRICAL RECEPTACLE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE LEVEL SHALL BE INSTALLED AT FRONT AND BACK OF BUILDING. CEC ARTICLE 210-52(e).
- HEIGHT ABOVE FINISHED FLOOR OR WORKING SURFACE. THE CENTER OF 15, 20, AND 30-AMPERE RECEPTACLES SHALL BE INSTALLED NOT LESS THAN 12" ABOVE THE FLOOR OR WORKING SURFACE. CEC ARTICLE 210-52(a), TITLE 24 AMENDMENT.
- GROUND-FAULT CIRCUIT INTERRUPTERS (GFCI). GFCI PROTECTED RECEPTACLES SHALL BE INSTALLED IN BATHROOMS, GARAGES, NON-HABITABLE ACCESSORY BUILDING WITH ELECTRICAL POWER, UNFINISHED BASEMENT, OUTDOOR WITH DIRECT ACCESS TO GRADE, ROOF TOPS, AT KITCHEN COUNTERTOPS AND WITHIN 6'-0" OF A WET BAR SINK. CEC ARTICLE 210-8.
- WEATHER PROTECTION. ELECTRICAL RECEPTACLES INSTALLED OUTDOORS WHERE EXPOSED TO WEATHER OR IN OTHER WET LOCATIONS SHALL BE IN A WEATHERPROOF ENCLOSURE. CEC ARTICLE 410-51.
- LIGHTING. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET IS REQUIRED IN EACH HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, GUEST ROOM, ATTACHED GARAGE AND DETACHED GARAGE WITH ELECTRICAL POWER, AND AT OUTDOOR ENTRANCES. IN HABITABLE ROOMS OTHER THAN KITCHEN AND BATHROOMS ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH ARE PERMITTED. CEC ARTICLE 210-70(g).
- HALLWAY RECEPTACLES. AN ELECTRICAL OUTLET SHALL BE PROVIDED IN EACH HALLWAY OF 10'-0" OR MORE IN LENGTH. HALLWAY LENGTH IS AS MEASURED ALONG THE CENTERLINE WITHOUT PASSING THROUGH A DOORWAY. CEC ARTICLE 210-52(g).
- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 & 20 AMPERE RECEPTACLE AND GFCI PROTECTED OUTLETS INSTALLED IN DWELLING UNITS, SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROTECT THE ENTIRE BRANCH CIRCUIT PER CEC.
- ALL PHONE LINES TO BE (2) CATEGORY 5 TWISTED PAIR LINES & CABLE LINES ARE TO BE HOME RUN TO BOX IN RESIDENCE. COORDINATE SYSTEM WITH OWNER.
- LIGHT FIXTURES OVER TUB SHALL BE PROTECTED BY A GFCI & MEET THE FOLLOWING REQUIREMENTS: RECESSED FIXTURES WITH A GLASS OR PLASTIC LENS & NONMETALLIC OR ELECTRICALLY ISOLATED TRIM, & SHALL BE SUITABLE FOR USE IN DAMP LOCATION.
- ALL LIGHTING AS HIGH EFFICACY (I.E. PIN-BASED CFL; PULSE-START MH; HPS, GU-24 SOCKETS OTHER THAN LEDS, LED LUMINAIRES WITH INTEGRAL SOURCE, ETC.). CEC TABLE 150.0-A
- LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PROVIDED THE OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION). CEC 150.0(k)(2)
- ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL HAVE MOTION-SENSOR & PHOTO-CONTROL.
- ALL 125-VOLT 15 & 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.12.
- BATHROOM EXHAUST FANS SHALL BE SEPARATELY SWITCHED FROM ANY LIGHTING PER TITLE 24 SECTION 150.0(k)(2b).
- LIGHTING IN GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE HIGH EFFICACY & CONTROLLED BY VACANCY SENSORS PER TITLE 24 SECTION 150.0(k)(6).
- SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JAB (JOINT APPENDER (J) COMPLIANT LAMPS, JAB COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JAB-2019" OR "JAB-2019-E" ("JAB-2019-E" LUMINAIRE S ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES). ADVISORY: "JAB-20 16-E" MARKED LUMINAIRES ARE STILL ALLOWED FOR USE THROUGH THE END OF THE 2019 CODE CYCLE. CEC 150.0(k)(6)
- AMEND THE NOTES TO SPECIFY ALL JAB C O MP LIA NT LIGHT SOURCES IN THE FOLLOWING LOC ATION S ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPT TO N CLOSETS LESS THAN 70 SF AND HALLWAYS). CEC 150.0(k)(2)(c):
 - CEILING RECESSED DOWNLIGHT LUMINAIRES.
 - LED LUMINAIRES WITH INTEGRAL SOURCES.
 - PIN-BASED LED LAMPS (I.E. MRL 6, AR-111, E T.C.)
 - GU-24 BASED LED LIGHT SOURCES.
- AT LEAST ONE FIXTURE IN THE GARAGE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PROVIDED THE OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMED LIKE A VACANCY SENSOR (M A NUA L-ON OPERATION). CEC 150.0(k)(2)
- AT LEAST ONE FIXTURE IN EACH UTILITY ROOM CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PROVIDED THE OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION). CEC 150.0(k)(2)

plumbing notes

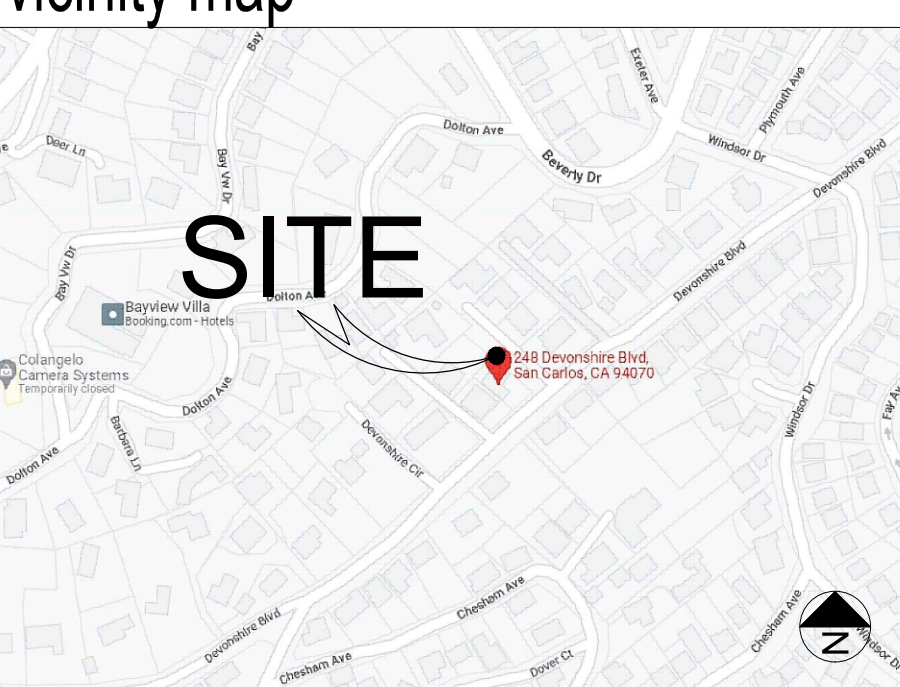
- PROVIDE 24" CLEAR IN FRONT OF TOILET AND 30" MINIMUM WIDE TOILET COMPARTMENT. CBC SECTION 290.4, CPC SECTION 408.6.
- PROVIDE MINIMUM 1,024 SQUARE INCH AREA AND 30" DIAMETER IN SHOWER COMPARTMENT. CPC SECTION 412.7.
- WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 72" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 80" ABOVE THE DRAIN. CBC SECTION 251.2, CPC SECTION 412.7.
- PROVIDE A 12" MINIMUM ACCESS PANEL TO BATHUB TRAP CONNECTION UNLESS PLUMBING IS WITHOUT SLIP JOINTS. CPC SECTION 405.2
- PROVIDE LOW FLOW TOILETS (1.28 GALLON PER FLUSH), SHOWERHEADS (1.8 GPM) AND FAUCETS: KITCHEN: 1.8 GPM; LAVATORY: 1.2 GPM. CPC SECTION 402.
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 408.9

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ARCHITECTURAL

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A2.0	ELEVATIONS
A4.0	SECTIONS, DETAIL AND DOOR AND WINDOW SCHEDULE
A5.0	3D VIEW
C1.0	CALGREEN REQUIREMENTS
C2.0	CALGREEN REQUIREMENTS

vicinity map



project team

OWNER
 TERENCE CHAN & LISA HOTRAN
 248 DEVONSHIRE BLVD,
 SAN CARLOS, CA

DESIGNER
 SU-LING SLATON
 37200 PASEO PADRE PKWY #239
 FREMONT, CA 94536 (510)377.8802 main

STRUCTURAL ENGINEER
 LADC ENGINEERING INC.
 1590 OAKLAND RD., STE #112, C. (408) 752-2777
 SAN JOSE, CA 95131 BO@LADC-ARCH.COM

legend

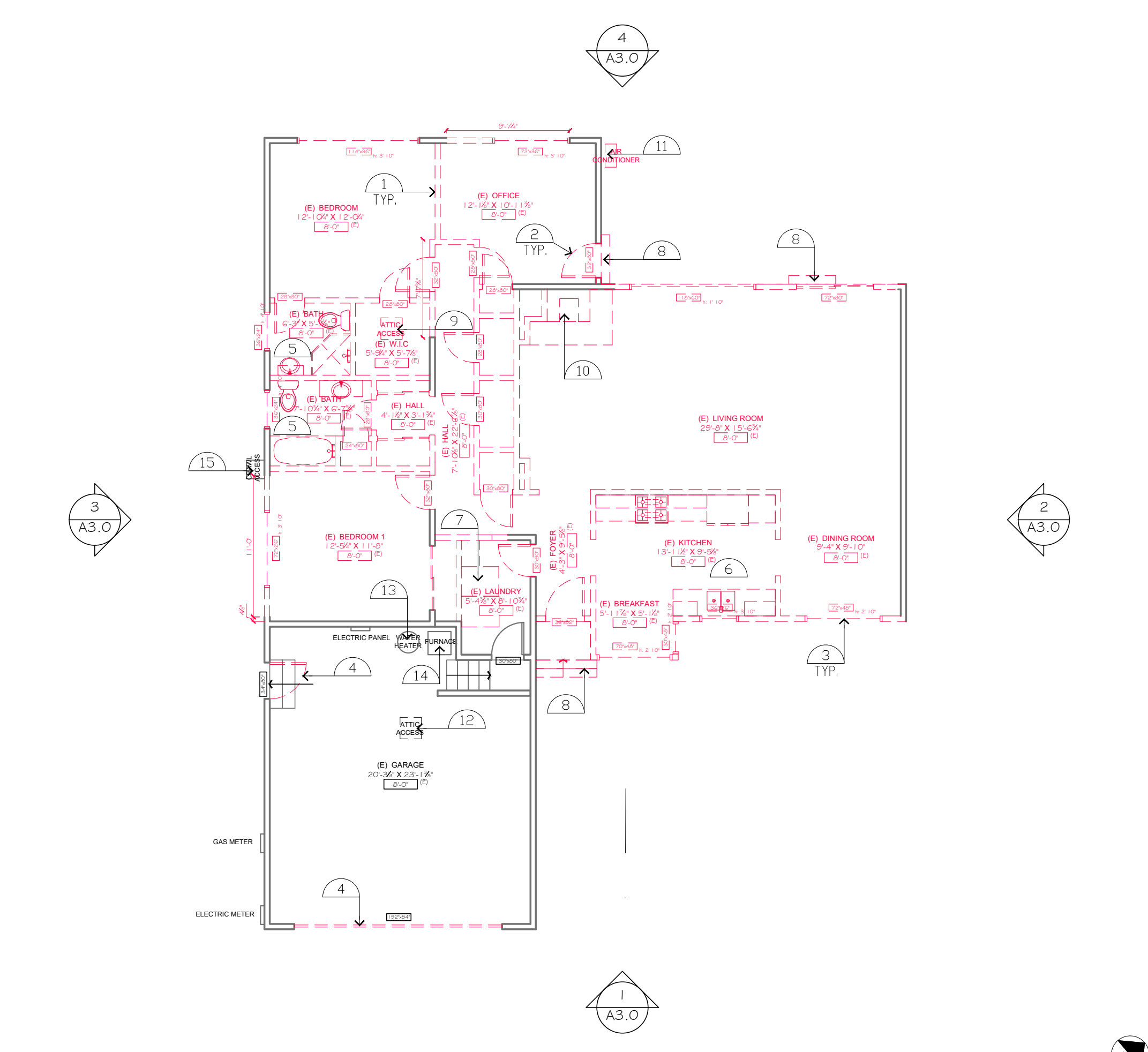
- (E) WALL TO REMAIN
- (E) WALL, DOORS AND WINDOWS TO REMOVE
- EXTERIOR ELEVATION REFERENCE TAG
- DETAIL NUMBER
- SHEET NUMBER

sheet notes

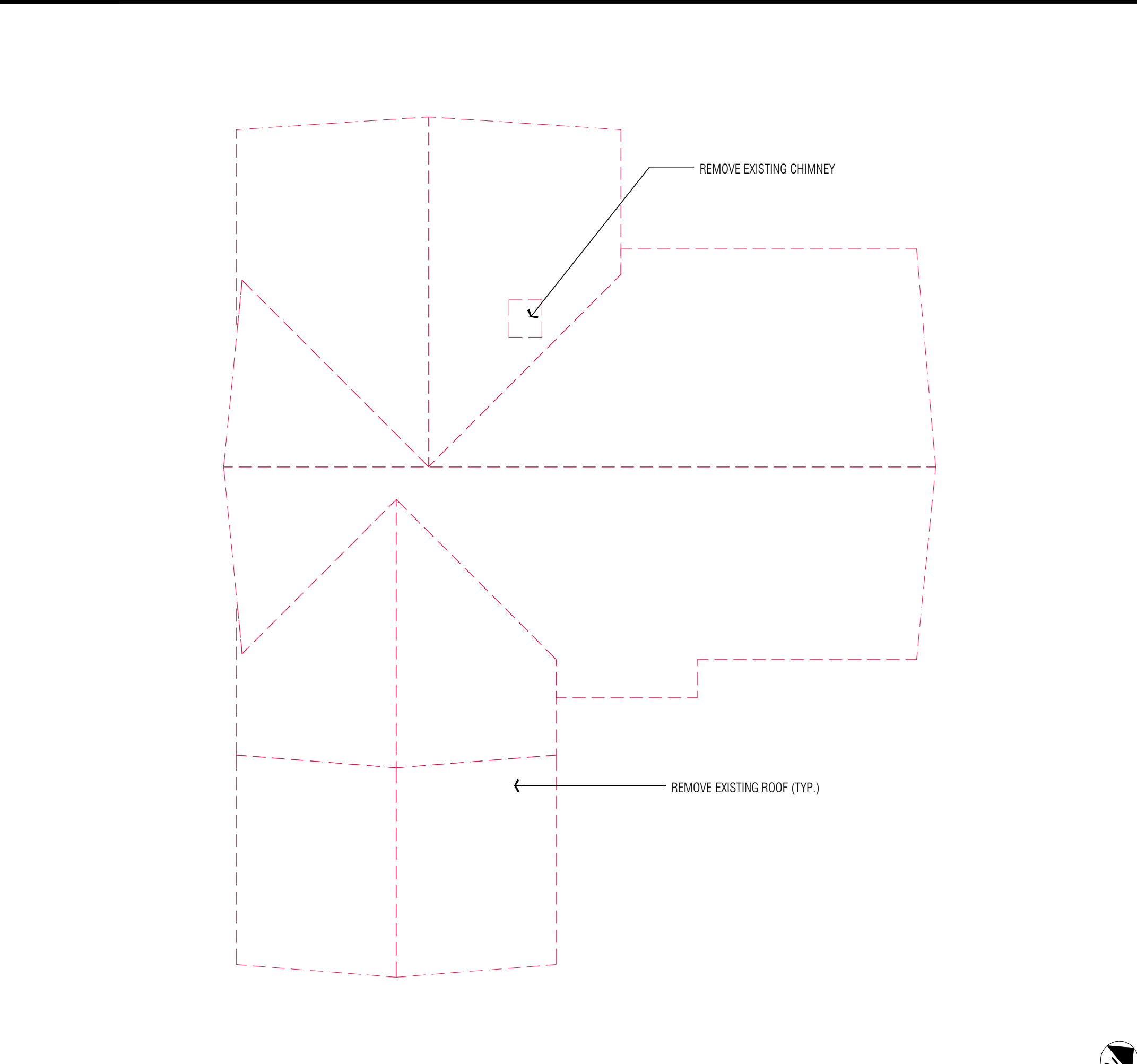
- REMOVE THIS PORTION OF EXISTING WALL (SHOWN DASHED).
- REMOVE EXISTING DOORS (SHOWN DASHED).
- REMOVE EXISTING WINDOWS (SHOWN DASHED).
- REMOVE EXISTING DOORS (SHOWN DASHED). REPLACE WITH NEW DOORS (SAME SIZE).
- REMOVE PLUMBING FIXTURE AND ACCESSORIES. CAP PLUMBING LINES BEHIND WALLS/UNDER FLOOR.
- REMOVE (E) KITCHEN UPPER & LOWER CABINET, COUNTERTOP, FAUCET, STOVE, REFRIGERATOR, DISHWASHER, DISPOSAL, & OVEN, CAP & SALVAGE (E) PLUMBING & GAS LINE FOR NEW APPLIANCES. SEE PROPOSED FLOOR PLAN FOR NEW LOCATION.
- REMOVE EXISTING WASHER AND DRYER. CAP PLUMBING LINES BEHIND WALLS/UNDER FLOOR.
- REMOVE EXISTING STEPS.
- REMOVE EXISTING ATTIC ACCESS.
- REMOVE EXISTING FIREPLACE.
- REMOVE EXISTING AIR CONDITIONING.
- (E) ATTIC ACCESS TO REMAIN.
- (E) WATER HEATER TO REMAIN
- (E) FURNACE TO REMAIN.
- (E) CRAWL SPACE TO REMAIN.

plumbing notes

- PROVIDE 24" CLEAR IN FRONT OF TOILET AND 30" MINIMUM WIDE TOILET COMPARTMENT. CBC SECTION 290.4, CPC SECTION 408.6.
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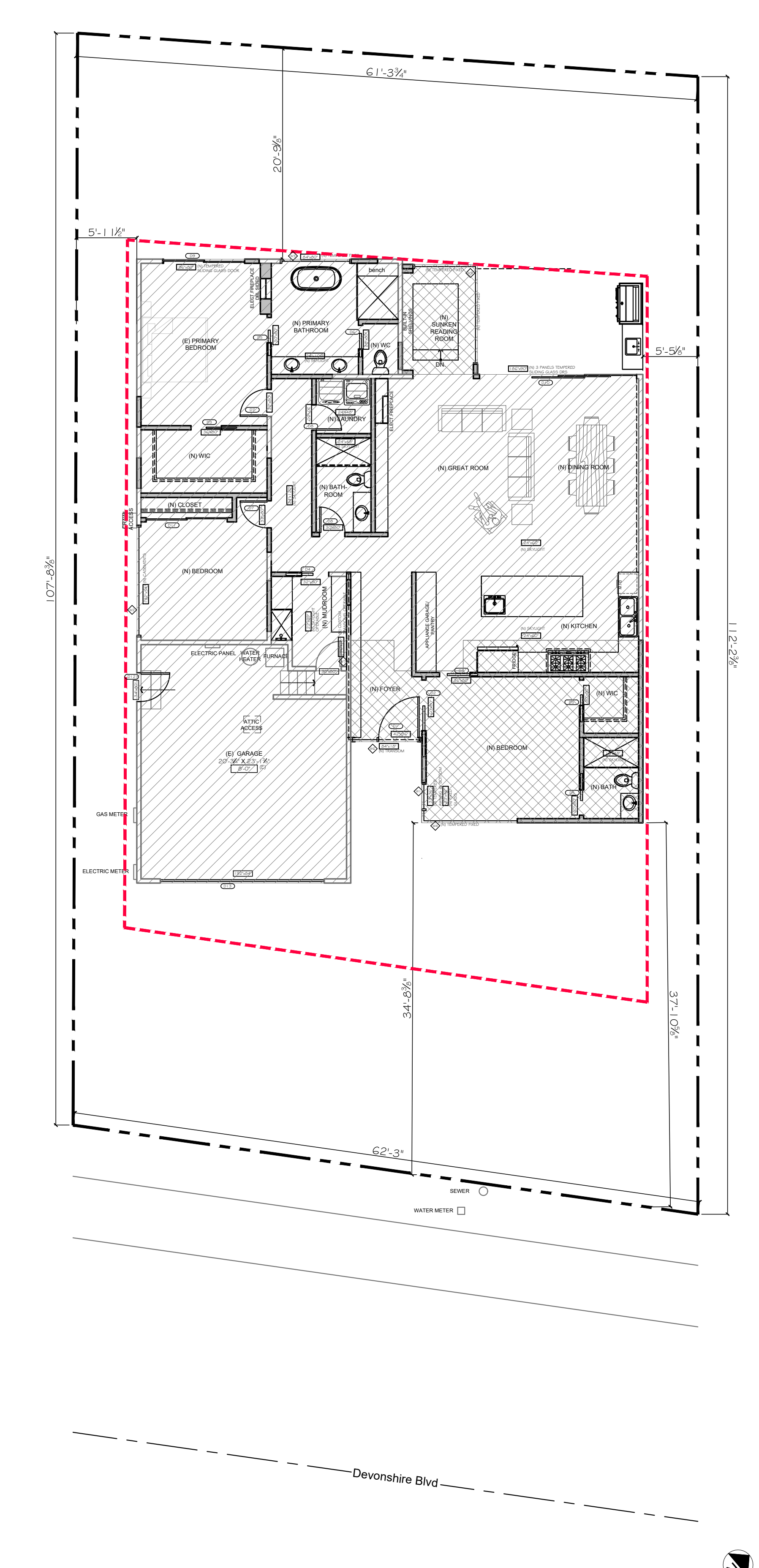
existing and demo floor plan



demo roof plan

Site Plan Legend

- PROPERTY LINE
- SETBACK LINE
- AREA OF WORK WITHIN EXISTING HOUSE
- NEW ADDITION



site plan with new floor plan

slcdesign

37200 Paseo Padre Parkway #239
 Fremont, CA 94536
 Phone: (510) 377-8802

consultant

Terence Chan & Lisa HoTran's Residence

Remodeling and Addition

248 Devonshire Blvd,
 San Carlos, CA

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plan check	
bidding	
construction	

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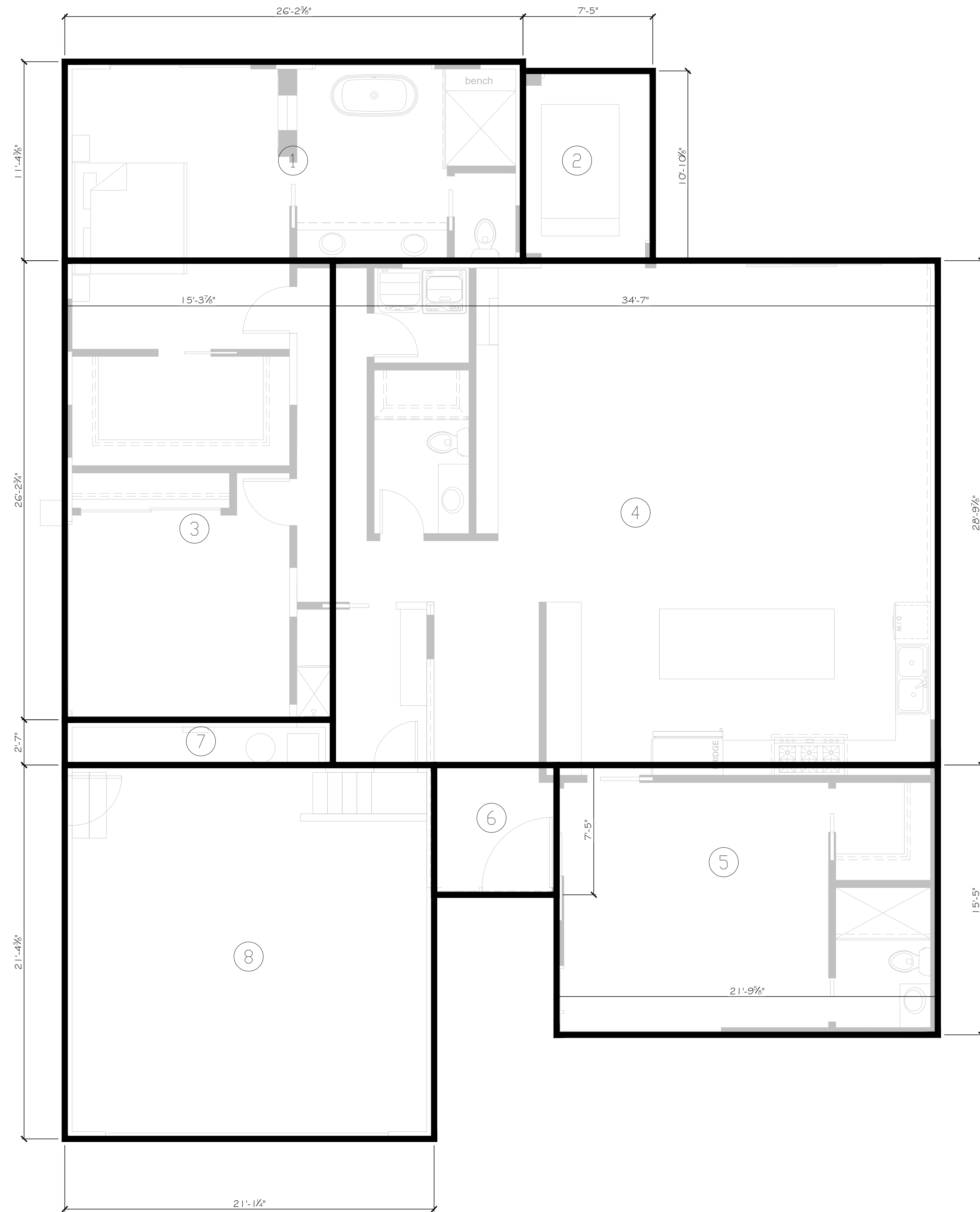
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PROJECT DATA, SITE PLAN, EXISTING AND DEMO FLOOR PLAN AND DEMO ROOF PLAN

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main floor plan

NEW MAIN FLOOR			
1	26'-2 3/8" X 11'-4 3/8"	297.74	SQ. FT.
2	7'-5" X 10'-10 1/8"	80.43	SQ. FT.
3	15'-3 7/8" X 26'-2 3/4"	402	SQ. FT.
4	34'-7" X 28'-9 7/8"	996.57	SQ. FT.
5	21'-9 5/8" X 15'-5"	335.98	SQ. FT.
6	7'-0" X 7'-5"	51.88	SQ. FT.
TOTAL MAIN FLOOR		2,164.60	SQ. FT.

EXISTING GARAGE			
7	15'-3 7/8" X 2'-7"	39.65	SQ. FT.
8	21'-1 1/4" X 21'-4 3/8"	450.85	SQ. FT.
TOTAL GARAGE		490.5	SQ. FT.

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 phone # 510-377-8802

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general notes
 1. This sheet is part of a set and is not to be used alone.
 2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
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Terence Chan & Lisa HoTran's Residence

Remodeling and Addition

248 Devonshire Blvd, San Carlos, CA

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AREAS DIAGRAM

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 A1.1

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

legend

- (E) WALL TO REMAIN
- (N) 2x STUD WALL - EXTERIOR WALL TO RECEIVE 2X6 WITH R-13 BATT. INSULATION SEE TITLE 24 FOR MORE INFO.
- EXTERIOR ELEVATION REFERENCE TAG
- DETAIL NUMBER
- SHEET NUMBER

sheet notes

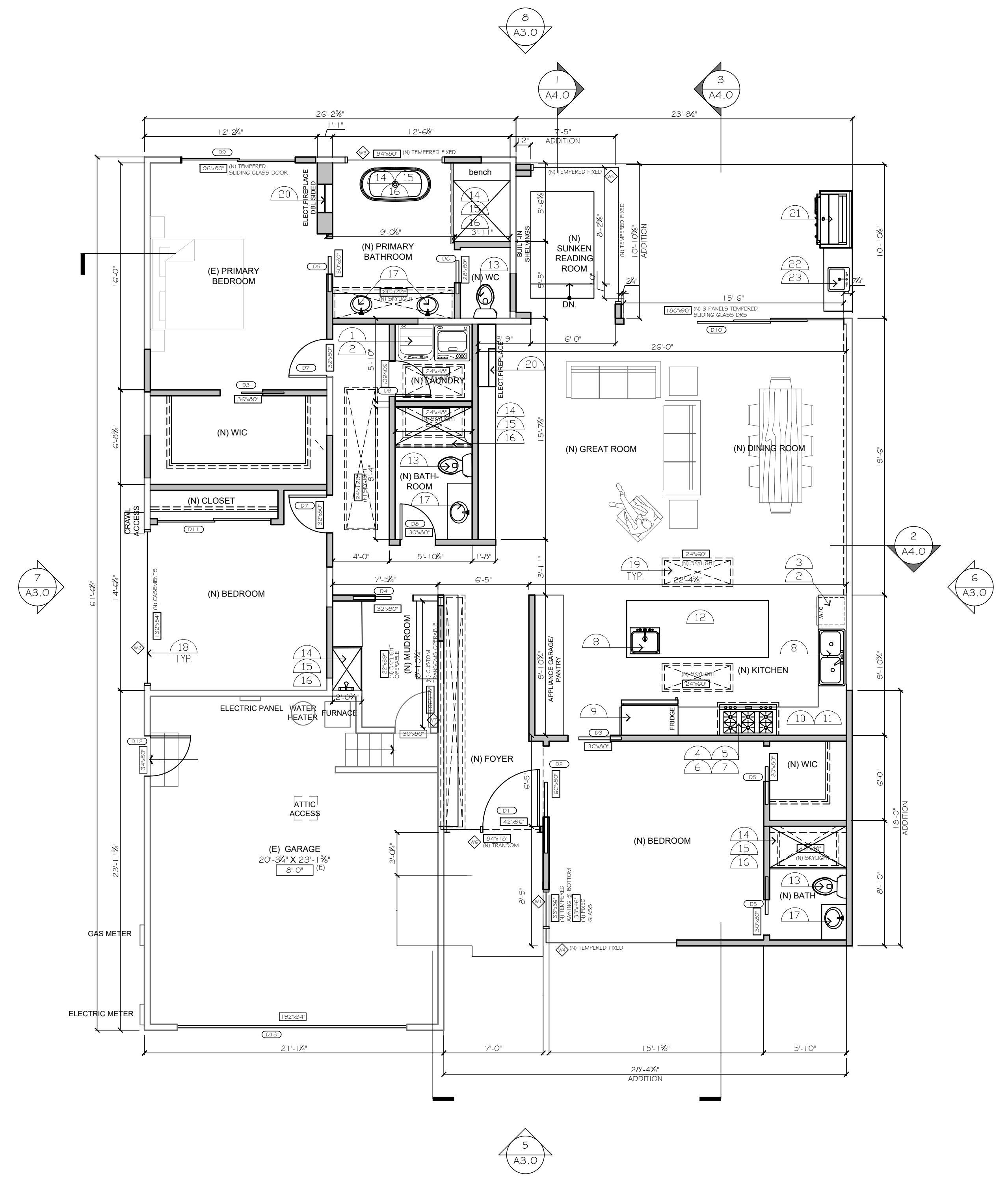
- NEW WASHER AND DRYER. PROVIDE POWER AND GAS LINE.
- PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (I.E. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 201903C 609.10
- PROVIDE NEW DISHWASHER. PROVIDE POWER AND PLUMBING. ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 807.3.
- PROVIDE NEW GAS COOKING RANGE (PROVIDE POWER) WITH NEW EXHAUST HOOD (PROVIDE POWER) WITH A MIN. VENTILATION EXHAUST RATE OF 100 CFM. HOODS/EXHAUST APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY - 30" NOT TO COMBUSTIBLE MATERIAL OR METAL CABINETS, EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. (CMC 900.1.2)
- RANGE HOODS SHALL BE PERMITTED TO BE CORO-AND-PLUS-CONNECTED WITH A FLEXIBLE COORD IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET: THE FLEXIBLE COORD IS TERMINATED WITH A GROUNDING-TYPE ATTACHMENT PLUG. THE LENGTH OF THE COORD IS 18 INCHES TO 4 FEET. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE COORD. THE RECEPTACLE IS ACCESSIBLE. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
- ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40- OR 50-AMP BRANCH CIRCUIT.
- INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 230.79. EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATED ARCHITECT AS CONFORMING TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12.016 ET. SHALL BE INSTALLED IN ALL NEW BUILDINGS AND IN EXISTING BUILDINGS THAT UNDERGO ALTERATIONS OR ADDITIONS THAT EXCEED \$10,000.
- PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
- NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
- NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS.
- COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
- NEW SOLID SURFACE COUNTER KITCHEN ISLAND AND BAR COUNTER WITH BASE CABINET.
- PROVIDE WATER CLOSURES TO BE MAX. 1.28 GAL. PER FLUSH.
- SHOWER/TUB W/ FULL HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BRUSHNICK 4,000 WATERPROOFING MEMBRANE OVER 1/2" WOODER BOARD & WALLS, CEILING, & FLOOR.
- NEW SOLID SURFACE (NON-SLP RESISTANT) SHOWER PAN AND WALLS.
- PROVIDE SHOWER FINISHED TO 7/2" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALVE @ SHOWER AND JACOZZI/TUB, WHICH LIMITS WATER TEMPERATURE TO 120°F. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
- NEW SINK AND FAUCET. PROVIDE FAUCET TO BE MAX. 1.2 GPM AT 60 PSI. WATERING FAUCETS SHALL NOT EXCEED 0.2 GALLONS PER WATERING CYCLE.
- WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS. SHALL HAVE A U-FACTOR EQUAL TO 0.30.
- PROVIDE NEW SKYLIGHTS.
- PROVIDE NEW ELECTRIC REFRIGERATE.
- PROVIDE NEW COAL BURNING BRD.
- PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET.
- PROVIDE MIN. 1.5" VENT FOR SINK. AN AIR ADMITTANCE VALVE MAY BE USED IF VENT CANNOT EXTEND ABOVE ROOF LINE. (EXTERIOR ONLY).

- KITCHEN GENERAL NOTES [2019 CBC REQUIREMENTS]:**
- WATER CONSERVING PLUMBING FIXTURE REQUIREMENTS:**
- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE. BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE. (CGSBC 4.303.1.4.4)
 - BEFORE FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE 11011.1. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.
- ELECTRICAL REQUIREMENTS:**
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. (CEC 210.52(C)(1))
 - RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. (CEC 210.52(C)(1))
 - AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERSPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. (CEC 210.52(C)(2) AND 210.52(C)(3))
 - ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS AND DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. (CEC 210.8(A)(D))
 - AT LEAST TWO SEPARATE 50-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC. (CEC 210.11(C)(1) AND 210.52(B)(3))
 - ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AND SHALL BE ARC FAULT PROTECTED. (CEC 408.12)

- 2019 BATHROOM REMODEL REQUIREMENTS:**
- PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.
 - ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMP BRANCH CIRCUIT. (CEC 210.8(A), 210.8(B), 210.8(C))
 - ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY. (1.6A ENERGY EFF. STANDARDS, SECTION 150(K))
 - EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. (CEC 300.3)
 - EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES, EVEN IF A COMBINATION UNIT IS INSTALLED. THE EXHAUST FAN MUST BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. (CEC 150.1(K)(2))
 - EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3' FROM PROPERTY LINE AND 3' FROM OPENINGS INTO A BUILDING. (CMC 302.1)
 - SHOWER FANS AT SHOWER SHALL BE LISTED FOR THE LOCATION AND SHALL BE GFCI PROTECTED. (CEC 210.8)
 - SHOWER ENCLOSURE DOORS SHALL OPEN UPWARD AND MAINTAIN 22" CLEARANCE. (CEC 408.5)
 - SHOWER COMPARTMENT SHALL BE A MINIMUM 1.04 SQUARE INCHES ENCOMPASSING A 30" CIRCLE. (CPC 408.6)
 - WATER CLOSURES (MAXIMUM 1.28 GPM). A SHALL BE CLEAR 30 INCHES WIDE 15 INCHES ON CENTER AND 24 INCHES IN FRONT. (CPC 402.5)
 - SHOWER HEADS (MAXIMUM 1.8 GPM). CPC 408.2 & FAUCETS (MAXIMUM 1.2 GPM). CPC 407.2
 - BATHUBS/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. (CPC 408.3)

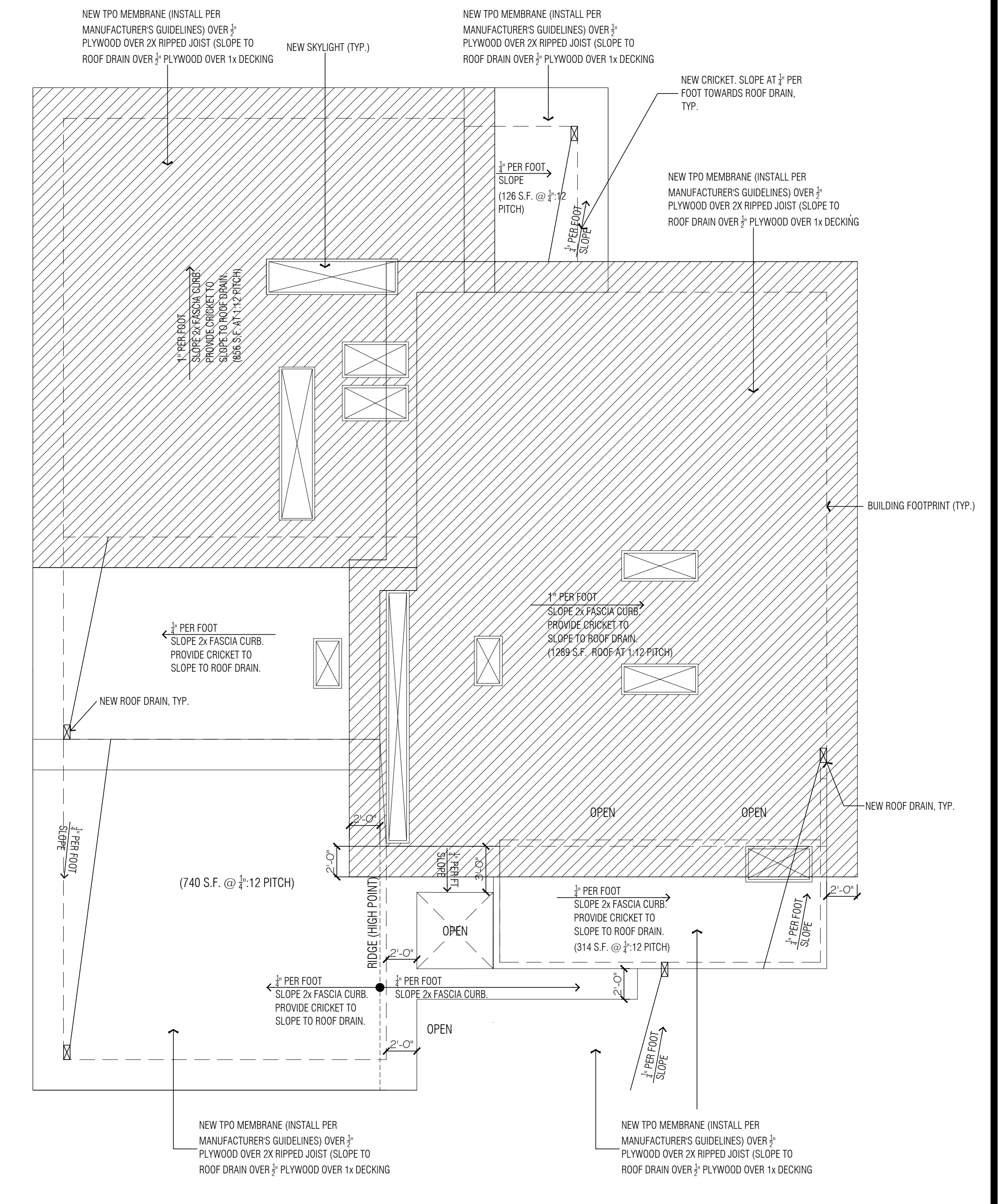
- VENTILATION REQUIREMENTS:**
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3 FEET FROM PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. (CMC 302.2.1)
 - WHOLE-BUILDING VENTILATION: KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CUBIC FEET PER MINUTE OR MORE FOR INTERMEDIATE SYSTEMS OR 5 AIR CHANGES PER HOUR FOR CONTINUOUS SYSTEMS. (ASHRAE 62.2)

- BUILDING ENVELOPE MODIFICATIONS:**
- EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-20 (2X6 WALL), R-19 (FLOOR), AND R-19 (ATTIC/ROOF) INSULATION. (CEC 150(A)(C)(D))



new proposed floor plan

SCALE: 3/16" = 1'-0" 1



ROOF PITCH AT 1:12 = 1289 + 856 = 2145 S.F.
 ROOF PITCH AT 3:12 = 740 + 314 + 126 = 1180 S.F.
 TOTAL ROOF MASS: 3325 S.F. / 2145 = 64.5% (PER COUNTY DESIGN STANDARD - ROOF MUST BE 50% @ 1:12 SLOPE TO MEET)

SCALE: 3/16" = 1'-0" 2

roof plan

slcdesign

slc design
 • using station • 37200 pasco parkway #239
 • phone # 510-577-8802

consultant

Terence Chan & Lisa HoTran's Residence

Remodeling and Addition

248 Devonshire Blvd, San Carlos, CA

11.30.2022

revision history

#	description	date
1		
2		
3		
4		
5		

client review

plan check

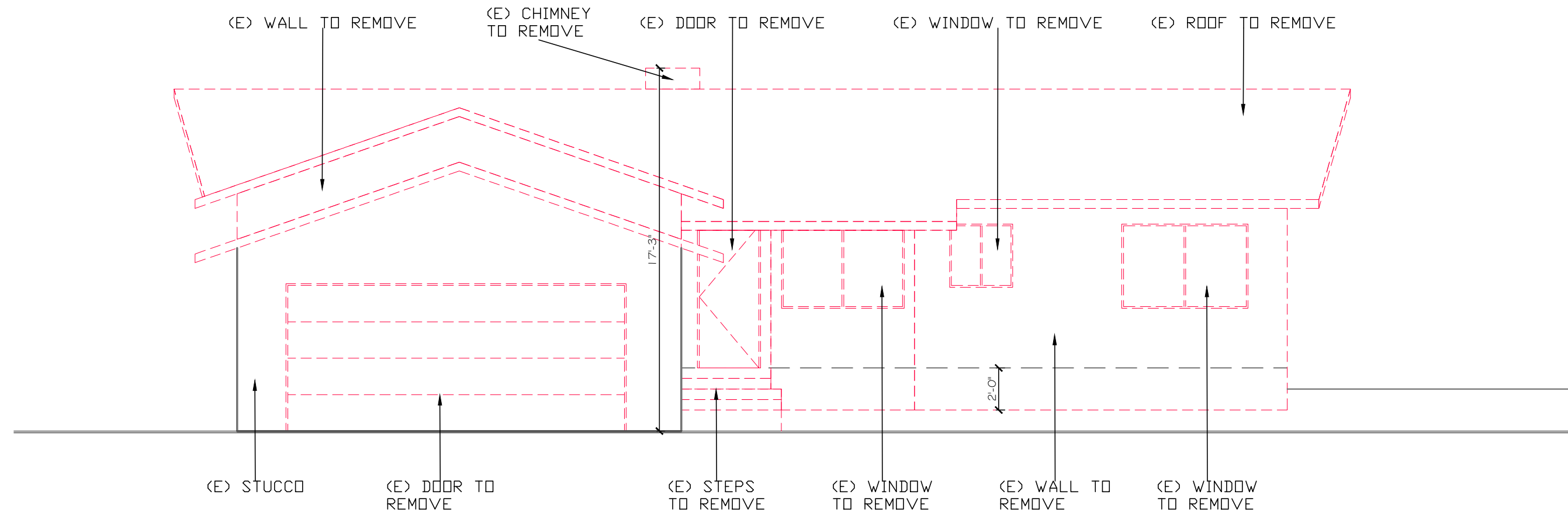
bidding

construction

scale AS NOTED

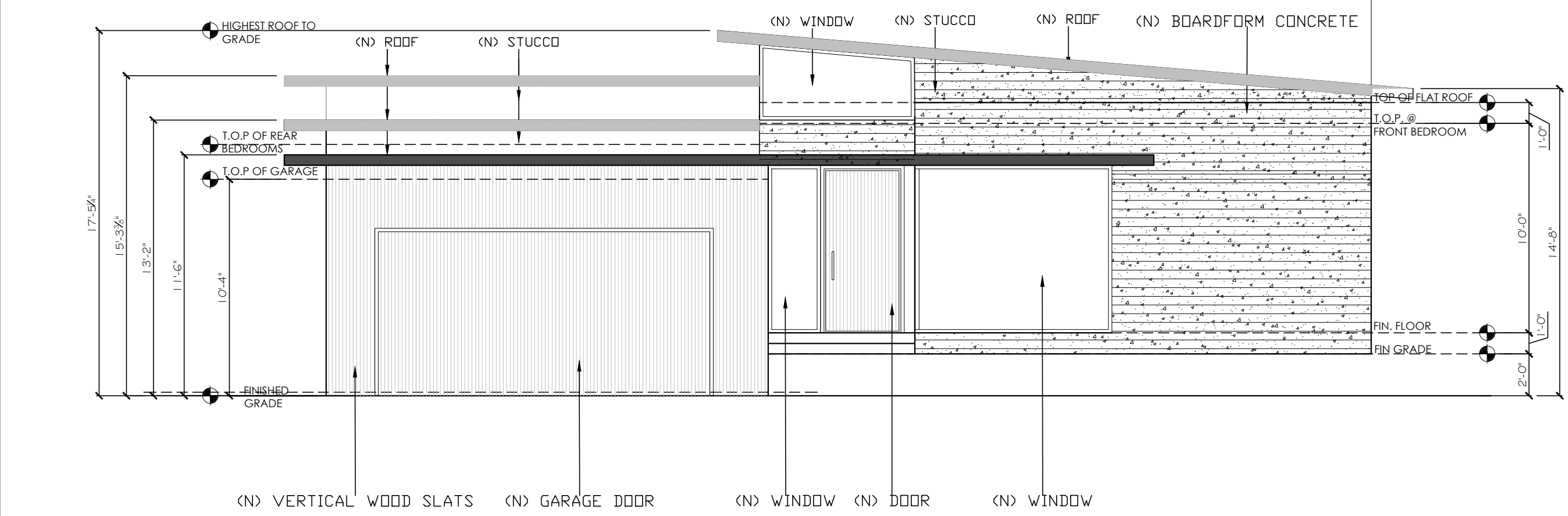
NEW FLOOR PLAN AND ROOF PLAN

sheet number A2.0



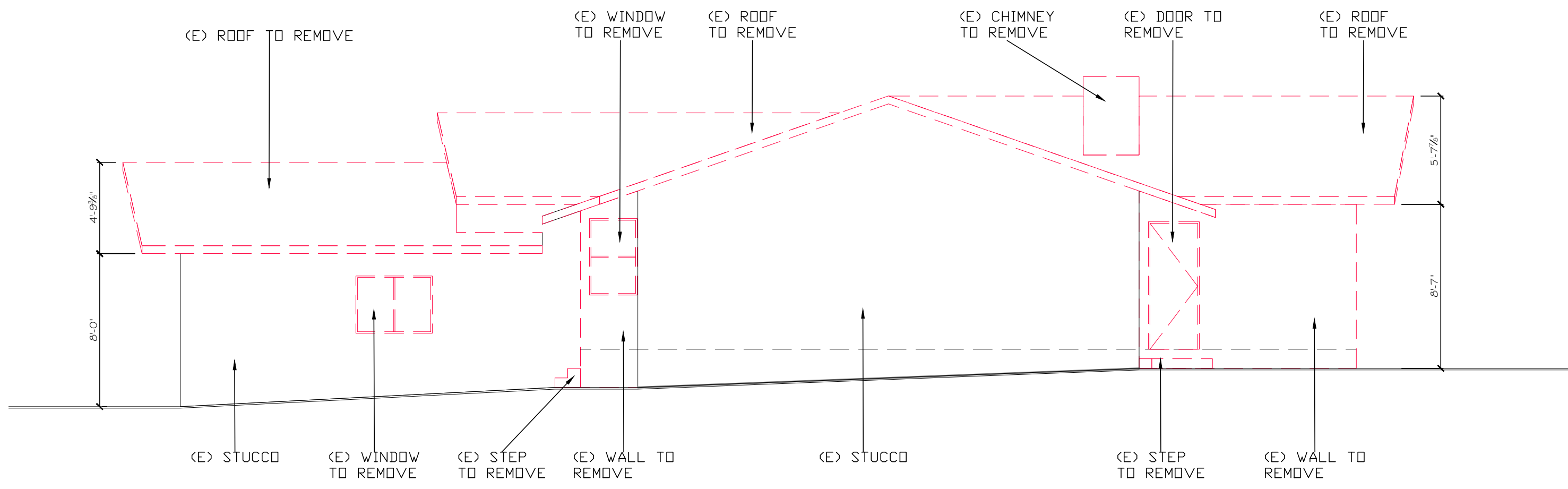
demo elevation - front

SCALE: 3/16" = 1'-0" 1



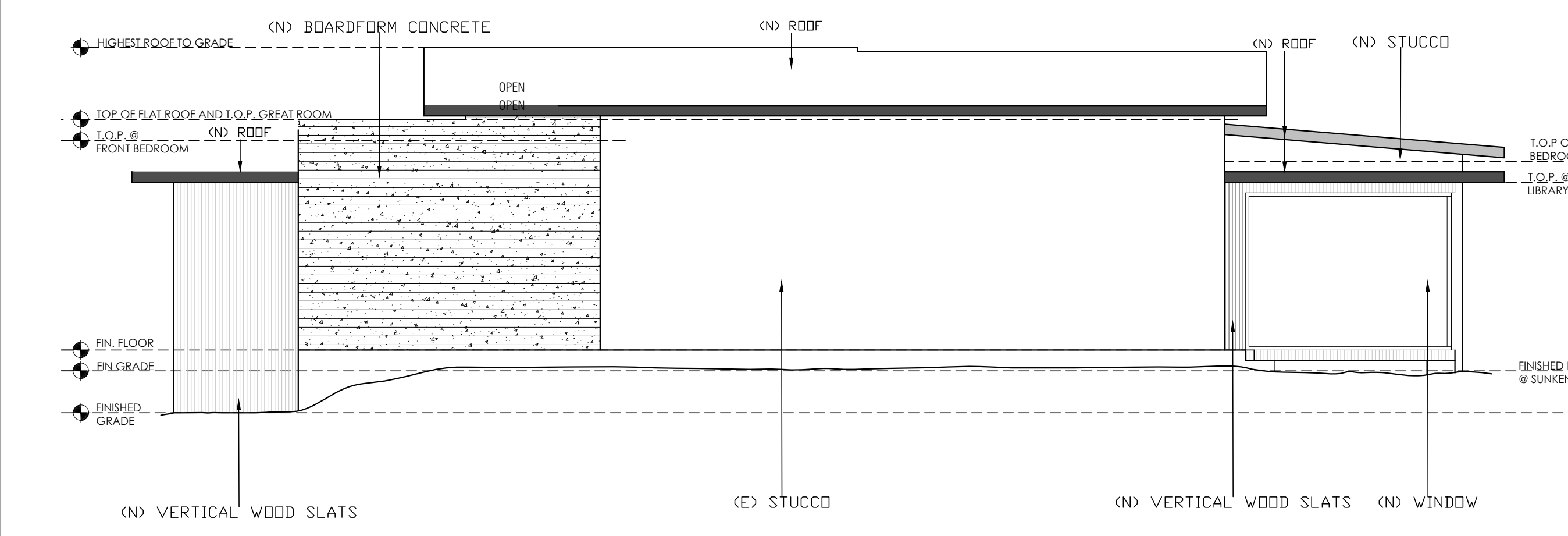
new elevation - front

SCALE: 3/16" = 1'-0" 5



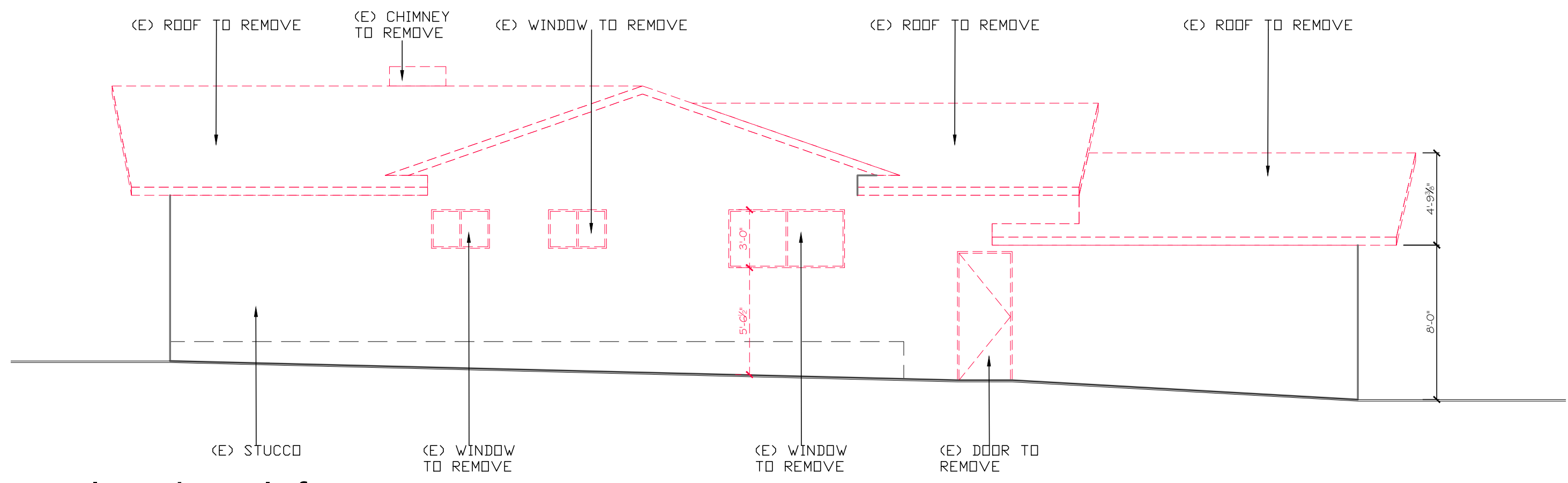
demo elevation - right

SCALE: 3/16" = 1'-0" 2



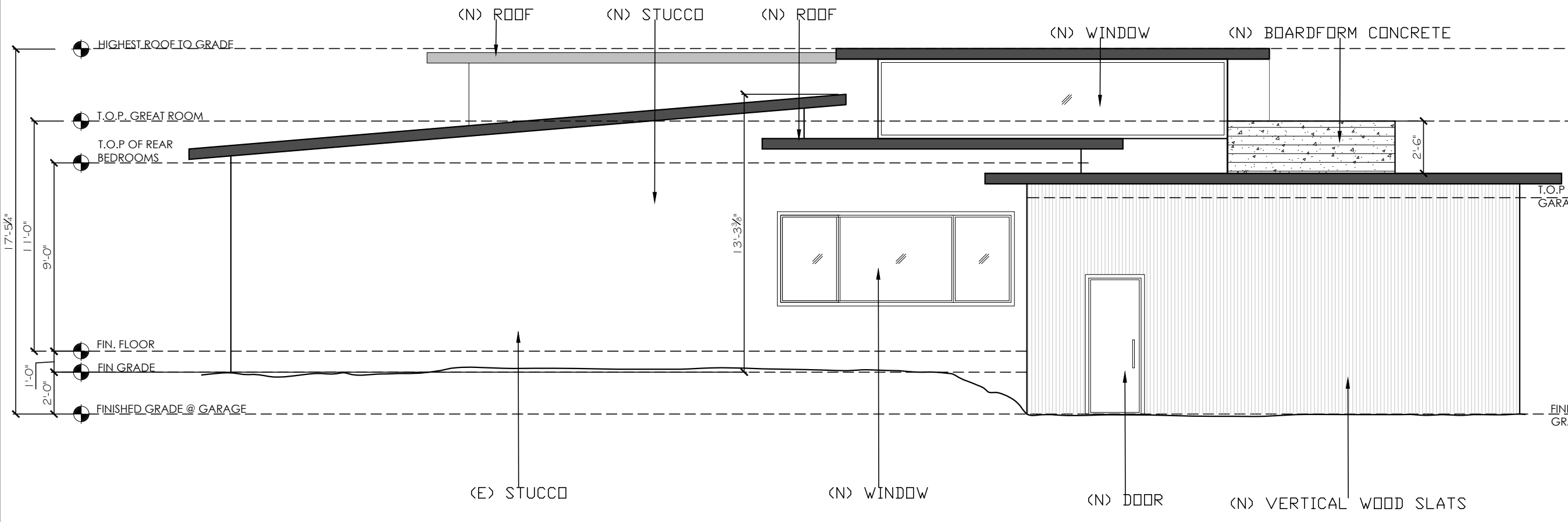
new elevation - right

SCALE: 3/16" = 1'-0" 6



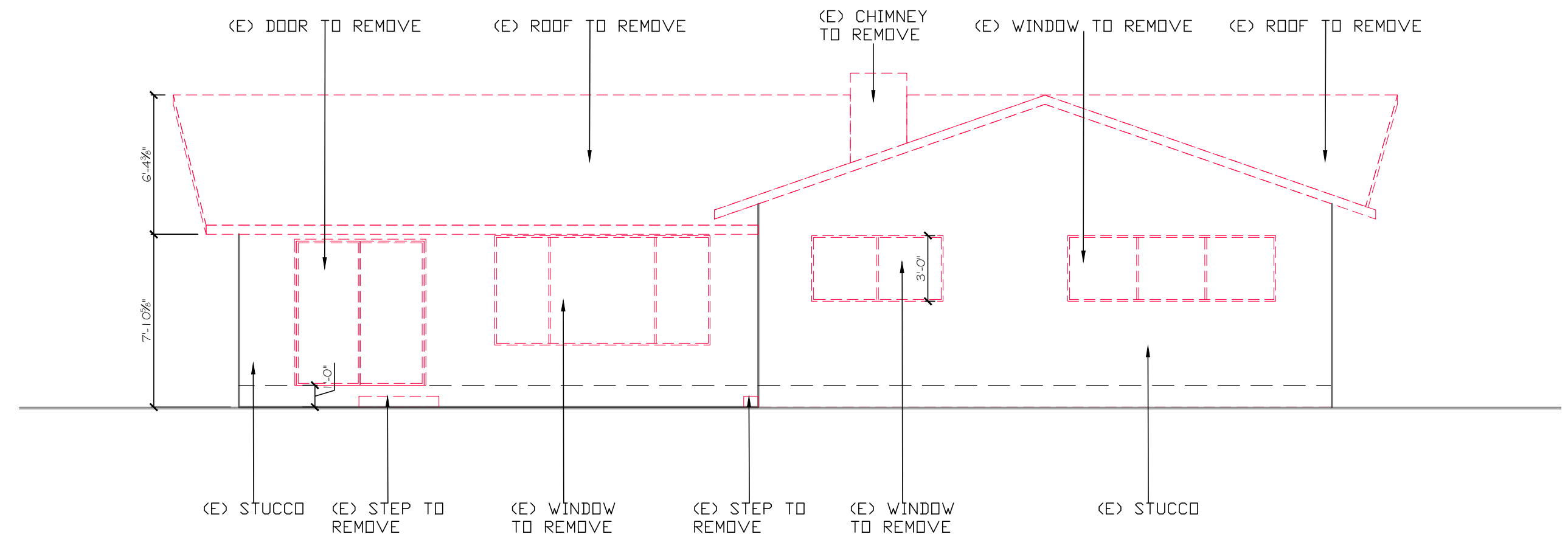
demo elevation - left

SCALE: 3/16" = 1'-0" 3



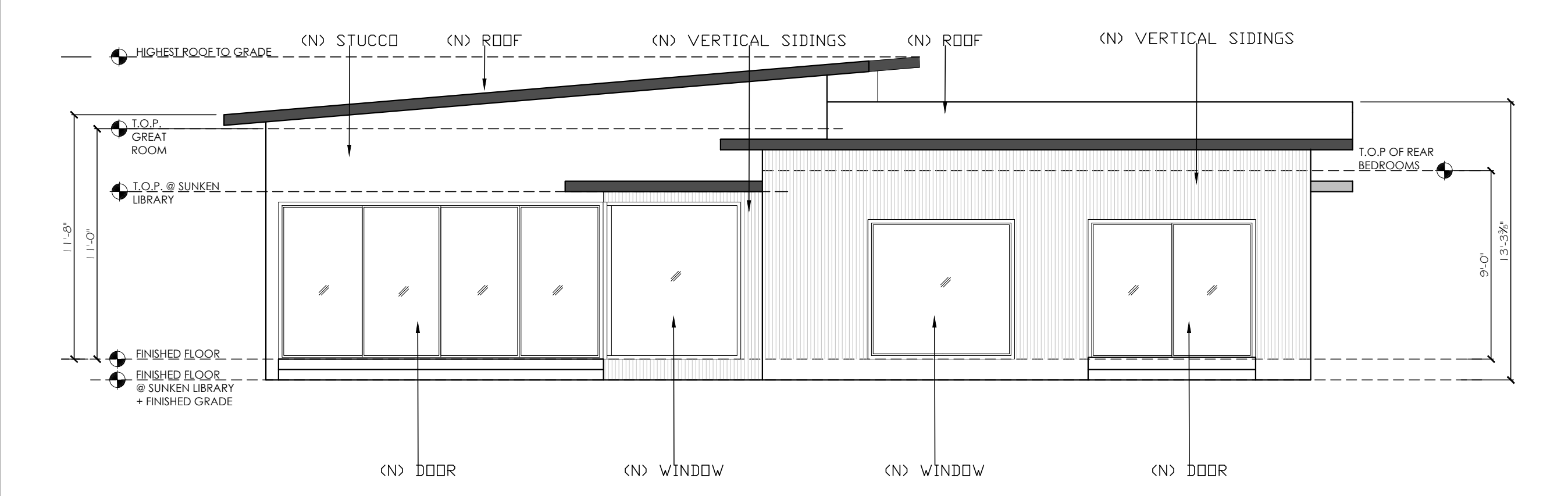
new elevation - left

SCALE: 3/16" = 1'-0" 7



demo elevation - rear

SCALE: 3/16" = 1'-0" 4



new elevation - rear

SCALE: 3/16" = 1'-0" 8

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Remodeling and Addition

248 Devonshire Blvd, San Carlos, CA

#	description	date
1		
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4		

revision history

date	client review
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drawing release status

date	plan check	bidding	construction
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date 11.30.2022

proj num

proj mgr

proj arch

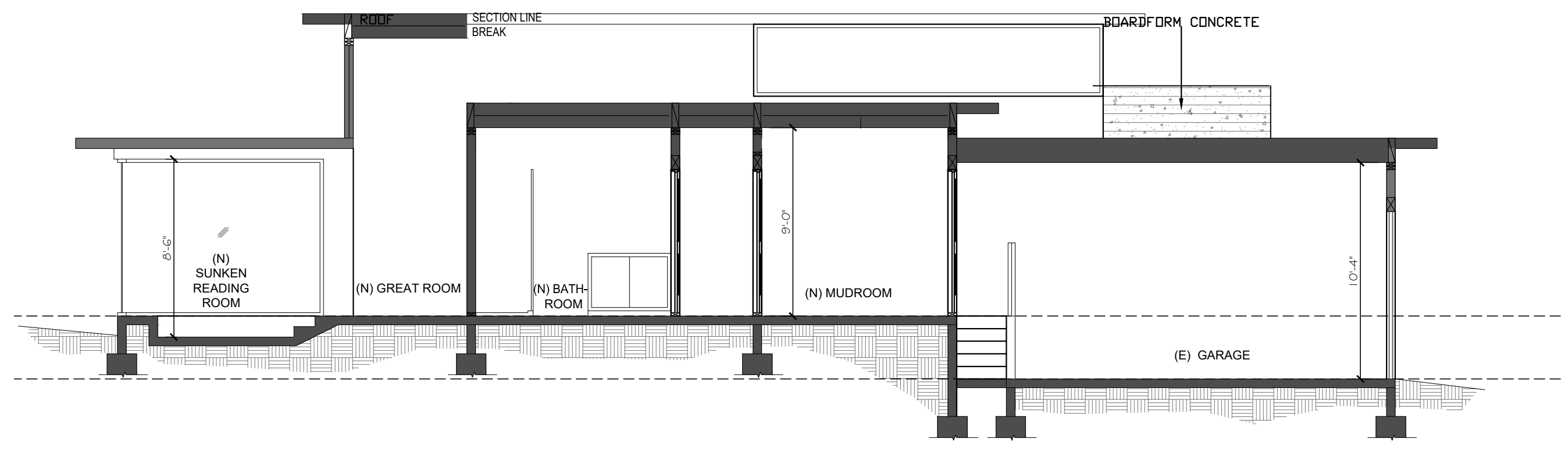
scale AS NOTED

ELEVATIONS

sheet number **A3.0**

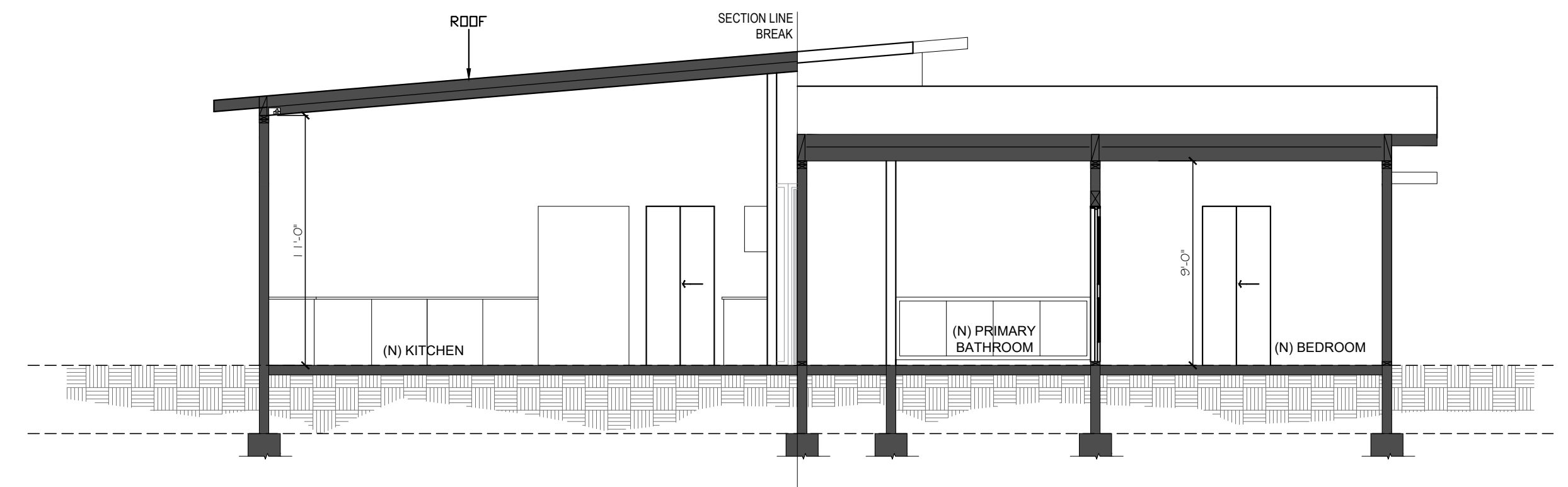
• serving station - 37000 pasano pasano pkwy #239
 • phone # 510-377-8802

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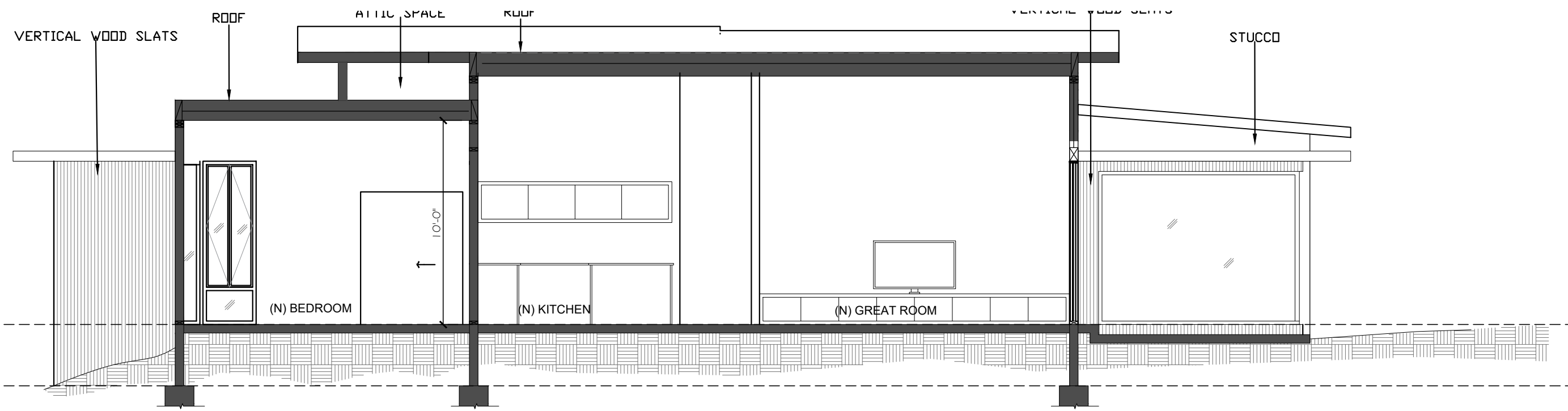
section 1

SCALE: 3/16" = 1'-0" 1



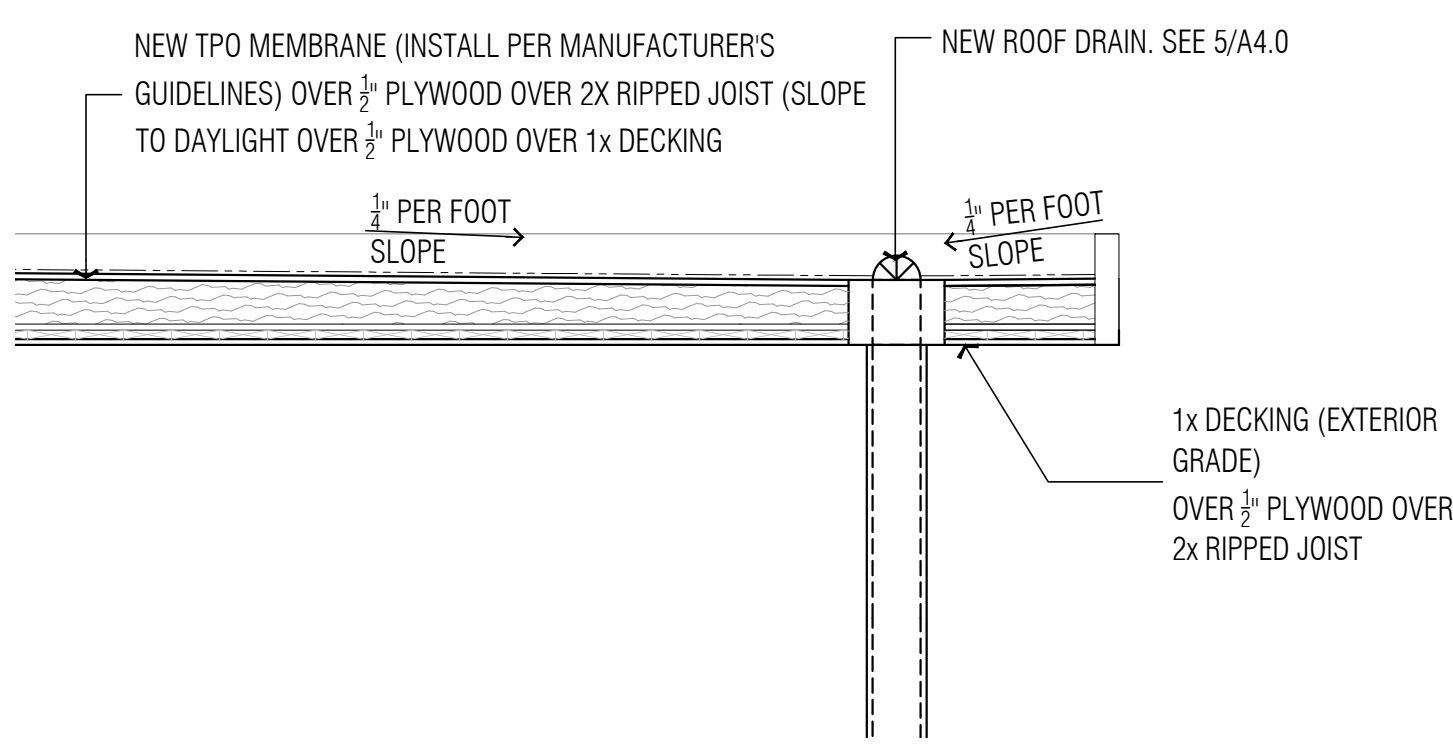
section 2

SCALE: 3/16" = 1'-0" 2



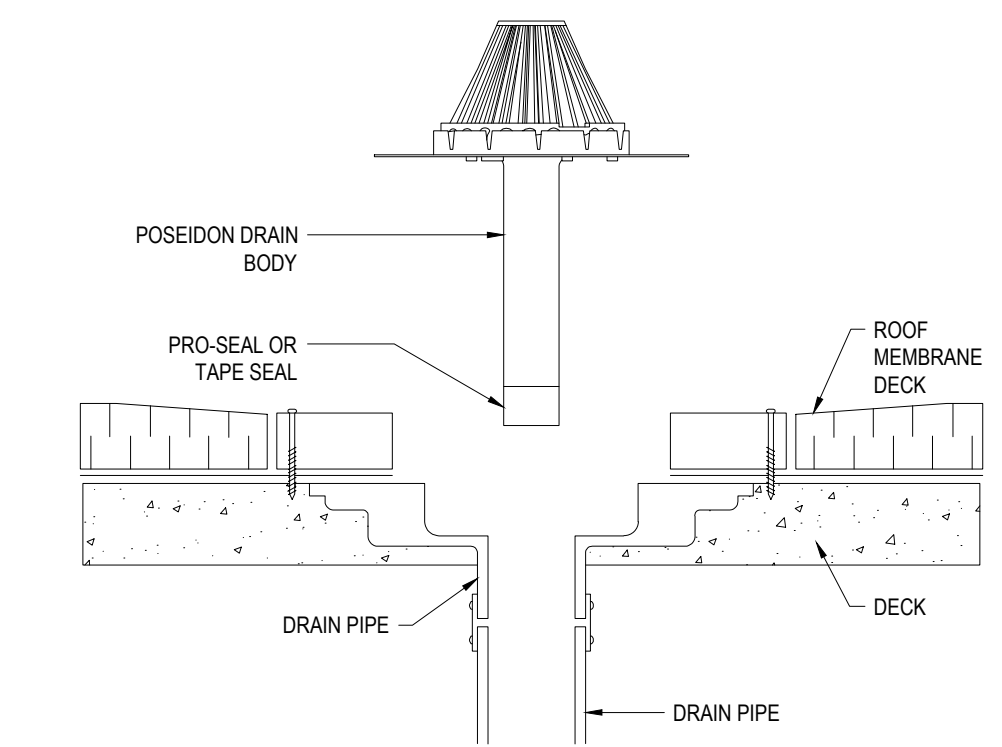
section 3

SCALE: 3/16" = 1'-0" 3



flat roof detail

SCALE: 3/4" = 1'-0" 4



roof drain detail

SCALE: NIL 5

DOOR SCHEDULE														
MARK	(D1)	(D2)	(D3)	(D4)	(D5)	(D6)	(D7)	(D8)	(D9)	(D10)	(D11)	(D12)	(D13)	
WIDTH	6' - 9"	5' - 0"	3' - 0"	2' - 8"	2' - 6"	2' - 4"	2' - 8"	2' - 6"	8' - 0"	15' - 6"	8' - 0"	2' - 10"	16' - 2"	
HEIGHT	8' - 0"	6' - 8"	6' - 8"	6' - 8"	6' - 8"	6' - 8"	6' - 8"	6' - 8"	6' - 8"	6' - 8"	6' - 8"	6' - 8"	6' - 8"	
LOCATION	(N) FOYER	(N) BEDROOM	(N) KITCHEN (N) W.I.C	(N) MUDROOM	(N) BATHROOMS (N) W.I.C	(N) WC	(N) BEDROOM	(N) BATHROOM (N) LAUNDRY	(E) PRIMARY BEDROOM	(N) GREAT ROOM/DINING ROOM	(N) CLOSET	(E) GARAGE	(E) GARAGE	
QUANTITY	1	1	2	1	3	1	2	2	1	1	1	1	1	
COMMENTS	42"x96" SINGLE PANEL SOLID DOOR WITH 33"x96" SIDELITE	POCKET DOOR					SINGLE PANEL SOLID DOOR			TEMPERED SLIDING GLASS DOOR	3 PANEL SLIDING GLASS DOOR	SLIDING WOOD DOOR	SINGLE PANEL DOOR	GARAGE DOOR

WINDOW SCHEDULE							
MARK	(W1)	(W2)	(W3)	(W4)	(W5)	(W6)	(W7)
WIDTH	2' - 9"	11' - 0"	7' - 0"	9' - 5" 1' - 2 1/2"	6' - 4 1/2" 9' - 10 1/8"	7' - 0"	16' - 3 3/4"
HEIGHT	6' - 8"	4' - 6"	6' - 8"	8' - 0" 8' - 0"	7' - 6" 7' - 6"	1' - 6"	1' - 6"
LOCATION	(N) BEDROOM	(N) BEDROOM	(N) PRIMARY BATHROOM	(N) BEDROOM	(N) SUNKEN READING ROOM	(N) FOYER	(N) FOYER
QUANTITY	1	1	1	1	1	1	1
COMMENTS	33"x36" TEMPERED AWNING WITH 33"x46" FIXED WINDOW	CASEMENT WINDOW	TEMPERED FIXED WINDOW	TEMPERED FIXED CORNER WINDOW		TRANSOM WINDOW	TRANSOM OPERABLE WINDOW

door and window schedule

SCALE: NIL 6

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 • phone #: 510-577-8802

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Terence Chan & Lisa HoTran's Residence

Remodeling and Addition

248 Devonshire Blvd, San Carlos, CA

#	description	date
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revision history

drawing release status	date
<input type="radio"/> client review	
<input type="radio"/> plan check	
<input type="radio"/> bidding	
<input type="radio"/> construction	

date 11.30.2022

proj num _____

proj mgr _____

proj arch _____

scale AS NOTED

SECTIONS, DETAIL AND DOOR AND WINDOW SCHEDULE

A4.0

sheet number

STUCCO ON THE SIDES OF THE HOUSE (STUCCO NOT SHOWN ON RENDERING)
 STUCCO COLOR: "GRAY WHITE" 3013L (61) IN THIS PAREX CHART -
<https://lahabrastucco.com/parexusa-color-collection.shtml>

ROOF TRIM COLOUR: BENJAMIN
 MOORE WROUGHT IRON

UNDERSIDE OF OVERHANG:
 OAK, NATURAL STAIN

NATURAL BOARD FORM CONCRETE



ENGINEERED WOOD EXTERIOR SIDING
 (NATURAL OAK COLOR)
 POSSIBLE BRAND: <https://thermoryusa.com/>

FRONT DOOR: OAK,
 NATURAL STAIN

WINDOWS (TYP): BLACK
 FRAME

3D view

SCALE: NIL 1

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Remodeling and
 Addition

248 Devonshire Blvd,
 San Carlos, CA

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revision history	date
<input type="radio"/>	client review
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<input type="radio"/>	construction

date	11.30.2022
proj num	
proj mgr	
proj arch	
scale	AS NOTED

3D VIEW
 W/ FINISH MATERIALS

sheet number
A5.0

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

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.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 11011, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

ABBREVIATION DEFINITIONS:

HCD Department of Housing and Community Development
 BSC California Building Standards Commission
 DSH-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

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- 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.
- Compliance with a lawfully enacted storm water management ordinance.

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

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

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:

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

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

- On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - Where there is no commercial power supply.
 - Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit.
- Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

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

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

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

- The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
- The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1 and Section 4.106.4.2.2, Item 3.

Note: Electric vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486 mm).
- The minimum width of each EV space shall be 9 feet (2743 mm).
- One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
 - Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

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

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

- Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486mm).
- The minimum width of each EV space shall be 9 feet (2743mm).

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the California Building Code, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 11011, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

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

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

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

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

4.303.2 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 1701.1.1 of the California Plumbing Code.

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

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

4.304 OUTDOOR WATER USE

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

NOTES:

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

Y = YES
 N/A = NOT APPLICABLE
 RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, DIVISION 4.4 MATERIAL CONSERVATION, WATER EFFICIENCY, ETC.)

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annual 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 reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

- Excavated soil and land-clearing debris.
- 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.
- 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.

- 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.
- Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material collected will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- 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 [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 34 lbs/sqft of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

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

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

- Sample forms found in "A Guide to the California Green Building Standards Code (CALGreen)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
- 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:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
 - Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - Roof and yard drainage, including gutters and downspouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- 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.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspections verifications required by the enforcing agency or this code.

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

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope

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

SECTION 4.502 DEFINITIONS

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

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

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

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

slcdesign
 37000 paseo palme parkway #239
 phone # 410-377-8802

consultant

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Terence Chan & Lisa HoTran's Residence

Remodeling and Addition

248 Devonshire Blvd, San Carlos, CA

#	description	date
1		
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10		

revision history

client review

plan check

bidding

construction

date 11.30.2022

proj num

proj mgr

proj arch

scale AS NOTED

calgreen checklist

sheet number C1.0

