

CAL GREEN

PER SECTION 4.410, AT THE TIME OF FINAL INSPECTION, A MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER OR OCCUPANTS WHICH INCLUDES THE FOLLOWING REQUIREMENTS:

DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF

OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENTS AND APPLIANCES, ROOF AND YARD DRAINAGE, SPACE CONDITIONING SYSTEM, LANDSCAPE IRRIGATION SYSTEMS AND WATER REUSE SYSTEMS.

INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION INCLUDING RECYCLE PROGRAMS, PUBLIC TRANSPORTATION AND OR CAR POOL OPTIONS AVAILABLE IN THE AREA, PLUS ITEMS COVERED UNDER CGBC SECTION

DOCUMENTATION AND COMPLIANCE VERIFICATION ON POLLUTION CONTROL MEASURES FOR PAINT, CARPETS OR ANY COMPOSITE WOOD PRODUCTS SHALL BE PROVIDED AT THE REQUEST OF THE BUILDING DEPARTMENT. SEE THE ATTACHED "VOC" AND FORMALDEHYDE LIMITATION TABLES FOR REFERENCE USE. CGBC SECTION 4.504.

FOR BATHROOM EXHAUST FAN PER CGBC SECTION 4.506, FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF BUILDING, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BECAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80% AND READILY

PROVIDE STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION IN COMPLIANCE WITH

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD. CGBC SECTION 4.406.

NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURES PER CGBC SECTION 301.1.1. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVED BY THE BUILDING DEPARTMENT. NON-COMPLIANT PLUMBING FIXTURE MEANS ANY OF THE FOLLOWING:

ANY WATER CLOSETS MANUFACTURED TO USE MORE THAN 1.6 GALLONS OD WATER PER

ANY SHOWER HEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER/MIN.

ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER/MIN.

PER CGBC SECTION 4.303, PROVIDE THE FOLLOWING WATER CONSERVING PLUMBING FIXTURES AND FITTINGS IN ACCORDANCE WITH

SHOWERHEAD = 2.GPM @ 80PSI  
LAVATORY FAUCET = 1.2 GPM @60 PSI  
KITCHEN FAUCET = 1.8 GPM @60 PSI  
WATER CLOSETS = 1.28 GPM PER FLUSH

BATHROOM LIGHTING NOTE:

PERMANENTLY INSTALLED LIGHT FIXTURES IN BATHROOMS SHALL BE HIGH-EFFICACY (FLOURESCENT/LED) LUMINARIES.

OCCUPANCY SENSOR MUST BE MANUAL ON/OFF AND AUTOMATIC OFF. THE MAXIMUM TIME DELAY TO TURN OFF IS 30 MINUTES AFTER THE LAST DETECTED MOTION. SENSORS CANNOT HAVE A OVERRIDE ALLOWING THE LIGHT FIXTURE TO BE CONTINUOUSLY ON.

MASTER BATH WHIRLPOOL/SPA PER CEC ARTICLE 680.43(B):

i. LIGHT FIXTURES INSTALLED ABOVE AND WITHIN 5'-0" FROM THE INSIDE WALLS OF THE WHIRLPOOL/SPA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

ii. WITHOUT GFCI PROTECTION: AT LEAST 12'-0" ABOVE MAX. WATER LEVEL.  
WITH GFCI PROTECTION: NOT LESS THAN 7'-6" ABOVE MAX. WATER LEVEL. IF LESS THAN 7'-6", COMPLY WITH THE FOLLOWING:

(1) RECESSED FIXTURES MUST HAVE A GLASS OR PLASTIC LENS, NONMETALLIC OR ELECTRICALLY ISOLATED METAL TRIM, AND SUITABLE FOR USE IN DAMPED LOCATIONS.

(2) SURFACE MOUNTED FIXTURES MUST HAVE A GLASS OR PLASTIC GLOBE. A NONMETALLIC BODY ISOLATED FROM CONTRACT, AND SUITABLE FOR USE IN DAMPED LOCATIONS.;

b. WALL SWITCHES SHALL BE LOCATED AT LEAST 5 FT MEASURED HORIZONTALLY FROM THE INSIDE WALLS OF THE WHIRLPOOL/SPA. CEC ARTICLE 680.43(C)

c. INDICATE THE LOCATION OF THE MOTOR ACCESS FOR THE WHIRLPOOL/SPA. CPC SECTION 414.1.

d. OUTLET FOR THE WHIRLPOOL/SPA'S MOTOR SHALL BE GFI PROTECTED. CEC ARTICLE 680.43(A)(3).

OUTLET WITHIN 10'-0" OF THE INSIDE WALLS OF A WHIRLPOOL/SPA SHALL BE PROTECTED BY A GFCI. CEC ARTICLE 680.43(A)(2).:

ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBS, BOTH INTERIOR AND EXTERIOR, EXCEPT THE CLOTHES WASHER CONNECTION. THIS IS TO PREVENT THE POSSIBLE BACK FLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.

NO BUILDING SEWER OR OTHER DRAINAGE PIPE, OR PART THEREOF CAN BE CONSTRUCTED OF MATERIALS OTHER THAN CAST IRON, COPPER, STAINLESS STEEL 326L, SCH 40 ABS, DWV, SCH 40 PVC DWV, OR EXTRA STRENGTH VITRIFIED CLAY PIPE WHEN INSTALLED UNDER OR WITHIN 2' OF ANY BUILDING STRUCTURE, OR LESS THAN 1' BELOW THE SURFACE GROUND. THE MINIMUM DEPTH OF THE BUILDING SEWER IS 12" BELOW THE GRADE TO THE TOP OF THE GALVANIZED STEEL, GALVANIZED WROUGHT IRON PIPE AND STAINLESS STEEL 302 CANNOT BE USED UNDERGROUND AND MUST BE AT LEAST 6" ABOVE GROUND.

SHOWERS AND TUB/SHOWER COMBOS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCING TYPE

SINGLE FLUSH WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS.

WATER OUTLETS WITH HOSE ATTACHMENTS MUST HAVE APPROVED NON-REMOVABLE TYPE BACK-FLOW PREVENTER INSTALLED

MINIMUM OPENING OF 100 SQUARE INCHES MAKEUP AIR SHALL BE PROVIDED IN DOOR OR BY OTHER APPROVED MEANS FOR GAS BURNED HOT WATER HEATER

SOUND RATING OF VENTILATION FANS SHALL BE RATED AT LESS THAN 1 SONE FOR CONTINUOUS FANS OR 3 SONE FOR INTERMITTENT FANS UNLESS THEIR MAX RATED AIR FLOW EXCEEDS 400 CFM.

MINIMUM BATHROOM INTERMITTENT VENTILATION AIRFLOW SHALL BE 50 CFM

FOR AIRFLOW RATING, PRESCRIPTIVE FAN DUCT SIZING REQUIREMENTS PER ASHRAE 62.2 SECTION 7.3 SHALL COMPLY WITH TABLE 7-1 OR MANUFACTURES DESIGN CRITERIA.

ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED IN A DWELLING UNIT LIVING, DINING, AND FAMILY ROOMS, PARLORS, BEDROOMS, LIBRARIES, DENS, HALLWAYS, RECREATION ROOM, CLOSET OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

PROVIDE PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE OPENING AT OR NEAR THE FURNACE.

ELECTRICAL DISCONNECTS FOR EQUIPMENT SUCH AS HVAC UNITS, SEPTIC PUMPS, ETC SHALL BE WITHIN SIGHT OF THE EQUIPMENT AND NOT OVER 50' FROM THE UNIT.

PROVIDE SEPARATE CONTROL SWITCHES AT FLUORESCENT LIGHT FIXTURE AND EXHAUST FAN COMBO UNITS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM THE LIGHT FIXTURE OR FOR AN EXHAUST FAN WITH AN INTEGRATED LIGHTING SYSTEM, THE LIGHTING SYSTEM MUST BE ABLE TO BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.

CARBON MONOXIDE AND SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BACK UP BATTERY.

ENERGY

GARAGE, BATHROOMS, UTILITY AND LAUNDRY ROOMS SHALL HAVE HIGH EFFICACY LUMINARIES. AT LEAST ONE OF THE FIXTURES IN THE ROOM/SPACE SHALL BE CONTROLLED BY VACANCY SENSOR. CEC SECTION 150.0(K)(2)(J).

VACANCY SENSORS OR DIMMERS SHALL BE PROVIDED FOR ALL LUMINARIES REQUIRED TO HAVE LIGHT SOURCES COMPLAINT WITH REFERENCE JOINT APPENDIX JAS SUCH AS GU-24 SOCKETS CONTAINING LED LIGHT SOURCES, EXCEPT FOR HALLWAYS AND CLOSETS LESS THAN 70 SF. CEC SECTION 150.0(K)(2)(K).

OUTDOOR LIGHTS ATTACHED TO THE BUILDING SHALL BE HIGH EFFICACY CONTROLLED BY MOTION SENSOR AND PHOTO-CELL, OR CONTROLLED BY PHOTO CONTROL AND AUTOMATIC TIME SWITCH, BY AN ASTRONOMICAL TIME CLOCK OR BY AN ENERGY MANAGEMENT SYSTEM. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO "ON" THE AUTOMATIC ACTIONS OF THE FEATURES MENTIONED ABOVE. CEC SECTION 150.0(K)(3)(A).

ALL LIGHT FIXTURES IN BATHROOMS SAME AS IN THE NEW AND REMODELING AREAS SHALL BE HIGH EFFICACY.

LEGEND

RECESS LED LIGHT

WALL MOUNTED LED LIGHT

SINGLE SWITCH

3 WAY SWITCH

OCCUPANCY SENSOR SWITCH

HUMIDITY SENSOR SWITCH

LOW VOLTAGE LED STRIP LIGHTS

OUTLET SPECIFIED HEIGHT IN INCHES

GFI OUTLET

EXHAUST FAN TO BE ENERGY STAR AND EQUIPPED WITH A HUMIDITY SENSOR PER CEC 4.506.1

AIR SUPPLY REGISTER

AIR RETURN

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

TELECOM

POT FILLER AT STOVE

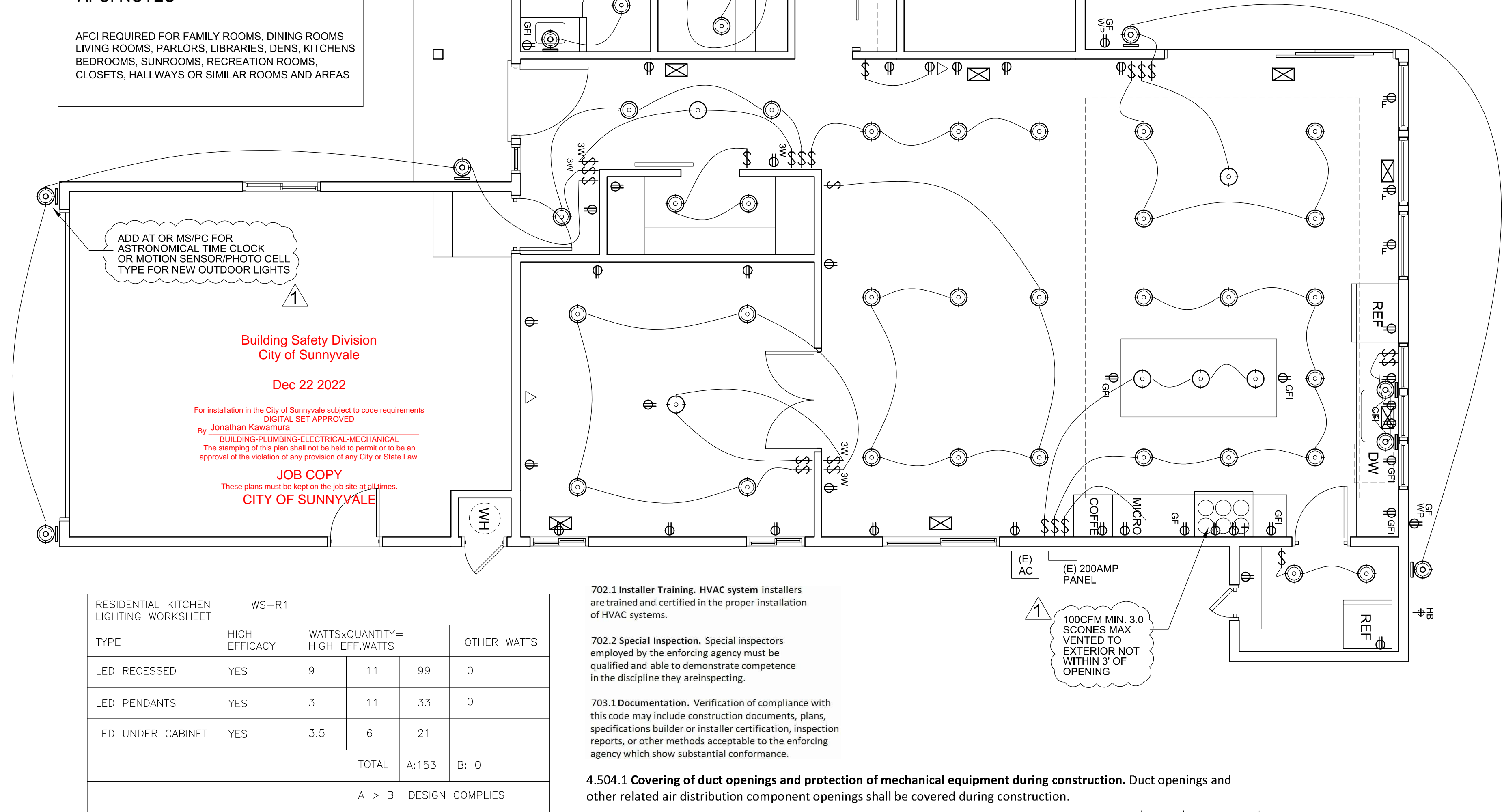
PLAN NOTES

ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPERED RESISTANT RECEPTACLES PER CEC 406.12

2. LED STRIP LIGHTING UNDER SHELVING

AFCI NOTES

AFCI REQUIRED FOR FAMILY ROOMS, DINING ROOMS LIVING ROOMS, PARLORS, LIBRARIES, DENS, KITCHENS BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS AND AREAS



4.507.2 Heating andair-conditioning system design. Duct systems are sized, designed, and equipment is selected using the following methods:

1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 Manual D-2014 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.

**Bathroom Exhaust Fans**

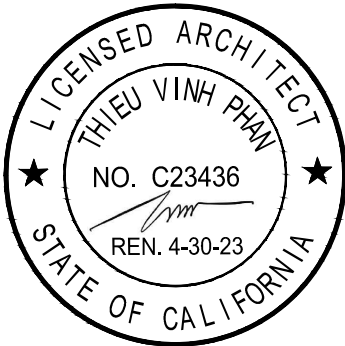
- Each bathroom shall be mechanically ventilated with a minimum 50 CFM for intermittent ventilation or 20 CFM for continuous ventilation
- Exhaust air shall be exhausted directly to the outdoors
- NOTE: Window operation is not permissible method of providing bathroom exhaust for humidity control (2019 CBC R303.3.1)
- Fans shall be ENERGY STAR compliant and ducted to terminate to the outside
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by humidity control
- Humidity controls shall be capable of adjustment between a relative humidity rate of 40 to 60% to a maximum of 80% by manual or automatic means
- Humidity controls may be a separate component to the exhaust fan and is not required to be built-in. (2019 CBCS 4.506)
- Single-family and duplex bathroom remodels need the sensor. Condominiums do not if it is strictly a bathroom remodel.

**MISCELLANEOUS ELECTRICAL NOTES - 2019 CEC**

- ☐ Provide general use electrical receptacles so that no point along the floor line is more than 6' from a receptacle & any wall space >2' has a receptacle (except in bathrooms and kitchen countertops) (210.52)
- ☐ New receptacles shall be tamper-resistant (TR) (406.12)
- ☐ Receptacles installed in the following locations must be GFCI protected: exterior, garage, bathrooms, above the kitchen countertop, within six feet of a sink, and laundry areas. (210.8)
- ☐ All new outlets (receptacles, switches, lighting, etc.) in kitchens, family, dining, living, bedrooms, hallways, etc. shall be GFCI protected. (210.12)
- ☐ Provide a dedicated 20 amp circuit for the laundry. (210.11)(6)
- ☐ Provide a dedicated 20 amp circuit for the furnace and provide a receptacle within 2' (210.63)
- ☐ Any new exterior electrical receptacles installed must be GFCI protected, water resistant, and in a waterproof enclosure. (210.8 and 406.8)
- ☐ Smoke (with a 10-year battery) and carbon monoxide alarms in new construction and additions shall be hardwired with a battery back-up and interconnected. (CBC 907.2.11, CBC R314.4 CBC 8013.5)

PHAN ARCHITECTS

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PROJECT:  
**721 GLENCOE CT. ADDITION**

ADDRESS:  
**721 GLENCOE CT. SUNNYVALE CA 94087**

TITLE:  
**NEW MEP PLAN**

REV.	DATE	REMARKS
01	11.22.2022	BUILDING

NOTES:

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SUBMITTAL:  
**BUILDING**

DRAWN BY:  
**PP**  
DATE:  
**JUNE 16 2022**

SCALE:

SHEET NUMBER:

NEW MEP PLAN

A

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

0

2'

4'

8'

12'

E01