

JOB COPY

APPROVED BY THE COUNTY OF SANTA CLARA INSPECTION SERVICES
DATE: 3-30-06 OFFICER: PERMIT NO.

NOTICE: THESE PLANS AND SPECIFICATIONS MUST REMAIN ON THE JOB SITE AT ALL TIMES. THEY SHALL NOT BE ALTERED WITHOUT WRITTEN PERMISSION OF THE BUILDING INSPECTION DEPARTMENT.

REVISIONS	BY
△ 7-6-06	EL

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED RESIDENCE FOR
BEACH DRIVE
LOT 4 (APN 043-161-048)
APTOS CALIFORNIA

APPROVED BY
AB
Building Plan Check
on 10/17/06

DATE:	3-30-06
SCALE:	AS NOTED
DRAWN:	ELCS
JOB:	BEACH 4
SHEET:	

CBC, Title 24
Maximum Fixture Flow Rates
Water Closets 1.6 gallons/flush
Showerheads 2.5 gpm
Lavy & Sink Faucets 2.2 gpm

Counter top receptacles, accessible by appliances. In kitchens and dining areas shall be located so that no point along the wall is more than 2 ft. from a receptacle. Island and peninsula counter tops 12 inches or wider shall have one receptacle for each 4 ft. of counter space. NEG. Article 210-52(c)

UPC 410.7
Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type. Handle position stops shall be provided on such valves and shall be adjusted per manufacturer's instructions to deliver a maximum mixed water setting of 120 degrees F.

Water Heater Seismic Anchoring (01 UPC Section 510.5)
1.Straps shall be at the upper one-third and lower one-third of its vertical dimensions.
2.At lower point, maintain a minimum of four inches above the controls with the strapping.

Shower Valves (01 UPC Section 420.0)
1.Showers and tub-shower combinations shall be provided with individual pressure balance or thermostatic mixing control valves.
2.The maximum mixed water setting shall be 120 degrees Fahrenheit.
3.Water heater thermostat shall not be considered as suitable for meeting this requirement.

Notes
1.All toilets to have a maximum flush capacity of 1.6 gallons.
2.All showers to have tile wall protection to a minimum of 84" above the floor-mount tile on full mortar bed or 1/2" cement backer board.
3.All smoke detectors to be hardwired with battery backup.
4.Wooden backing (2X8 min.) shall be provided in all bathroom walls at toilet, shower, and bathtub- located at 34" from the floor to the center of the backing, suitable for the addition of grab bars.
5.Fixtures in clothes closets shall be surface-mounted or recessed incandescent fixture with a completely enclosed lamp, or a surface-mounted or recessed fluorescent fixture.

Whirlpool Bathtubs (01 UPC Section 415.0, 01 CBC Section 680-41)
1.A removable panel of sufficient dimension shall be provided to access the pump.
2.The circulation pump shall be located above the crown weir of the trap.
3.The pump and the circulation piping shall be self-draining to minimize water retention.
4.Suction fittings on whirlpool bathtubs shall comply with the listed standards.
5.Receptacles that provide power for whirlpool bathtubs shall be ground-fault circuit-interrupter protected.
6.Whirlpool bathtubs shall be hardwired with a disconnect switch within sight of the appliance. Wiring shall comply with listing on appliance.

Mechanical and Plumbing Notes
1.Installation instructions for all listed equipment shall be provided to the field inspector at time of inspection.
2.Dryer exhaust shall be smooth metal duct extending to exterior with backdraft damper.
3.All exterior hose bibs shall have non-removable backflow prevention devices.
4.Water heater shall have a pressure-relief valve with drain to exterior.
5.Provide a minimum 3" working space along each side (with a total of at least 12" on both sides combined), back and top of furnace.
6.All building water supply systems in which quick-acting valves are installed shall be provided with devices to absorb high pressures resulting from the quick closing of these valves (e.g., clothes washers and dishwashers).
7.Termination of all environmental air ducts shall be a minimum of 3 feet from any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
8.Minimum recovery capacity of water heater equivalent to not less than the first hour rating of 80 gallons.
9.Bathroom exhaust fans shall be capable of providing five air changes per hour.
10.All mechanical, plumbing, electrical, and similar penetrations of the floor or top-plates shall be caulked with a rated fire caulk with an ASTM E136 rating.

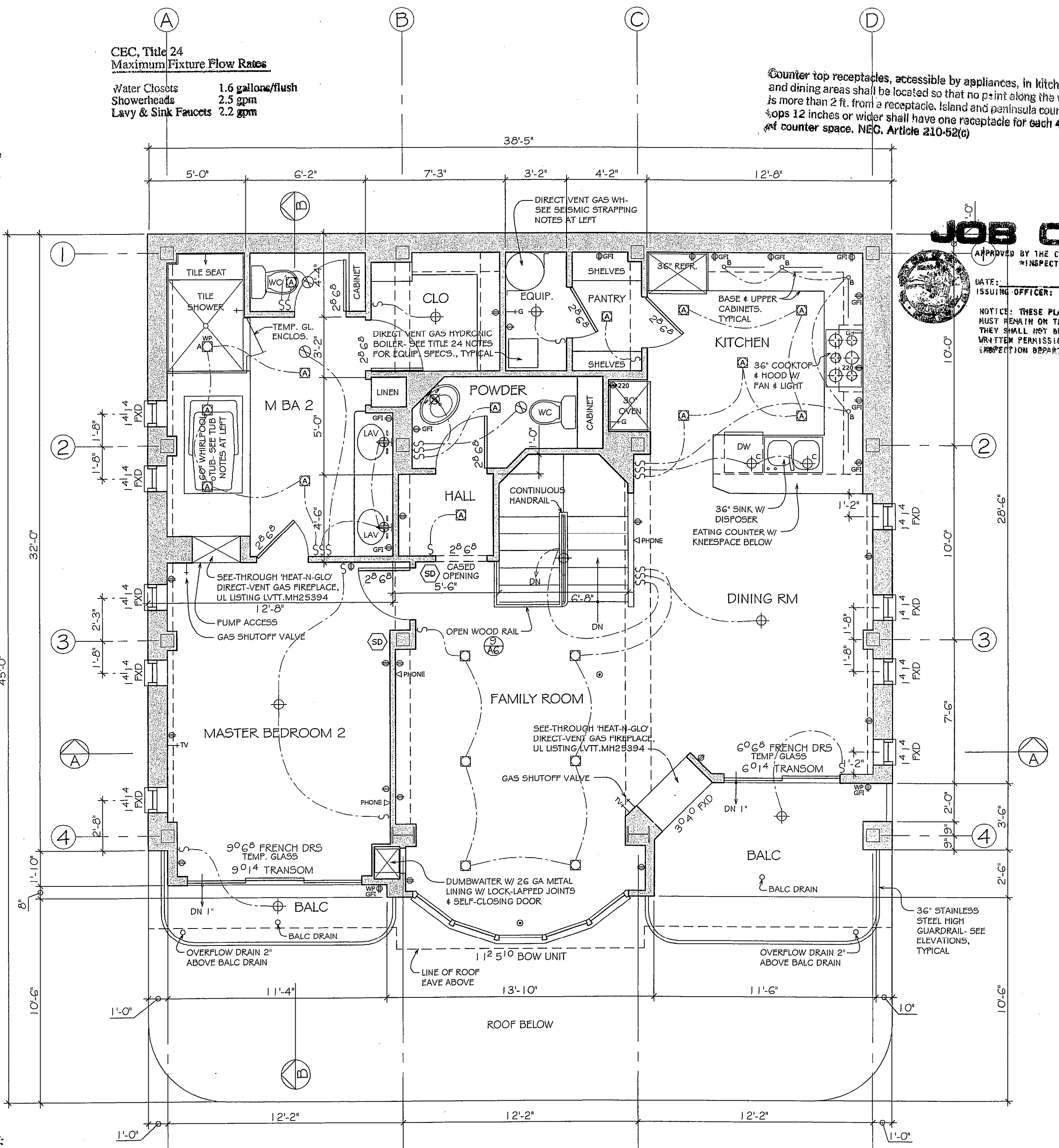
Electrical Notes
1.The required two small appliance branch circuits for the kitchen are limited to supplying wall and counter space outlets (note they cannot serve the dining room, outside plugs, range hoods, disposals, dishwashers, or microwaves- only the required countertop/wall outlets including the refrigerator.)
2.Light fixtures in tub and shower enclosures shall be listed (and labeled) as "suitable for damp locations."
3.All outlets in bedrooms shall be protected with arc-fault circuit interrupters.
4.A dedicated 20 amp branch circuit shall be provided to supply the laundry receptacle outlet.

Lighting Notes
1.Permanently installed luminaires in kitchens shall be high efficacy luminaires. Up to 50% of the total rated wattage of permanently installed luminaires (based on nominal rated wattage of high efficacy lamps) in kitchens may be in luminaires that are not high efficacy luminaires, provided that these luminaires are controlled by switches separate from those controlling the high efficacy luminaires.
2.Permanently installed luminaires in bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy luminaires OR are controlled by an occupant sensor(s) that does not turn on automatically or have an always on option.
3.Permanently installed luminaires located other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy luminaires (except closets less than 70 sq. ft.); OR controlled by a dimmer switch OR are controlled by an occupant sensor(s) that does not turn on automatically or have an always on option.
4.Luminaires providing outdoor lighting and permanently mounted to a residential building or other buildings on the same lot shall be high efficacy luminaires (not including lighting around swimming pools/water features or other Article 680 locations) OR are controlled by occupant sensors with integral photo control.

2005 Mandatory Energy Measures
Fluorescent/high efficacy, dimmer & motion sensor lighting requirements. See plans and MF-1R.
Recessed lights to be IC rated & air tight.

KITCHEN LIGHTING TABLE

SYMBOL	QTY	DESCRIPTION	WATT	TTL WATT
HIGH EFFICACY				
☐	5	COMPACT FLUORESCENT	26	130
—oB	4	21" T5 FLUORESCENT	13	52
TTL				182
INCANDESCENT				
⊕	2	MR16	55	110
TTL				110



NOTE:
Buildings for residential structures shall have a 30-inch minimum inside dimension for all doorways, through which any user thereof may pass.
-San Cruz County Ordinance No. 3182-

SECOND FLOOR PLAN 1/4" = 1'-0"