

NEW CONSTRUCTION FOR  
JOYCE STEINFELD  
2366 RAINBOW COURT

| CODE COMPLIANCE  | SHEET INDEX  | SQUARE FOOTAGE SUMMARY  | PROJECT TEAM  |
|--|--|---|---|
| COMPLIES WITH THE 2016 CBC, CRC, CMC, CPC, CEC, AND TITLE 24 ENERGY REQUIRMENTS & CAL GREEN. | <b>DRAWING LIST</b><br><br>CS COVER SHEET<br><br>TOPOGRAPHICAL SURVEY<br><br>L1.0 SITE PLAN<br><br>CO1 GRADING PLAN<br><br>L2.0 LANDSCAPE<br><br>L3.0 IRRIGATION<br><br>L4.0 PLANTING<br><br>1 ELEVATIONS<br><br>2 ELEVATIONS<br><br>3 FIRST FLOOR PLAN<br><br>4 SECOND FLOOR PLAN | LOT AREA 14375 S.F.<br>1ST FLOOR 1184 S.F.<br>2ND FLOOR 1516 S.F.<br>GARAGE SPACE 528 S.F.<br>COVERED PORCH 56 S.F.<br>REAR DECK 168 S.F.<br>LOT COVERAGE 13.3%<br><br>ASSESSORS PARCEL NO.<br><br>425-0410-027<br><br>DEFERRED SUBMITTAL<br><br>SPRINKLERS | <b>Civil Engineer</b><br>Ambrose Wong<br>PE, QSD<br>Green Civil Engineering, Inc.<br>1900 S. Norfolk St. # 350<br>San Mateo, CA. 94403<br>650-931-2514<br><a href="mailto:awong@green-ce.com">awong@green-ce.com</a><br><br><b>Land Surveyor</b><br>Keith Nofield, PLS.<br>5178 Wowry Ave. Ste. #2151<br>Fremont, CA. 94538<br>510-468-2703<br><a href="mailto:kno77393@gmail.com">kno77393@gmail.com</a><br><br><b>Geologist</b><br>Barry Milstone<br>17020 Melody Lane<br>Los Gatos, CA. 95033<br>408-353-6528 phone<br>802-448-1025 fax<br><a href="mailto:bsm@milstonegeo.com">bsm@milstonegeo.com</a><br><a href="http://www.milstonegeo.com">www.milstonegeo.com</a><br><br><b>Landscape Architect</b><br>Jeni Webber + Associates<br>1743 Alcatraz Ave.<br>Berkeley, CA. 94703<br>Jeni Webber<br>510-841-3311 phone<br>510-450-9091 fax<br><a href="mailto:jeni@jenwebber.com">jeni@jenwebber.com</a><br><br><b>Structural Engineer</b><br>Norman Scheel Structural Engineer<br>5022 Sunrise Blvd.<br>Fair Oaks CA 95628<br>916-536-9585 |
| SCOPE OF WORK  |  |   |   |
| SINGLE FAMILY RESIDENCE OF APPROXIMATELY 2700 S.F. LIVING SPACE WITH ATTACHED GARAGE.        |  |   |   |

OCCUPANCY GROUP R-3/U TYPE OF CONSTRUCTION V-B

REVISIONS

BY

PACIFIC MODERN HOMES

P.O. BOX 670  
ELK GROVE, CA.  
95759  
PHONE: (916) 685-9514

COVER SHEET

REFERENCE FOR:

JOYCE STEINFELD #9422

ENGINEERED 2366 RAINBOW COURT

MANCHESTER HAYWARD, CA 94542

DATE

5/11/18

SCALE

N.T.S.

DRAWN BY

HW

PLAN NO.

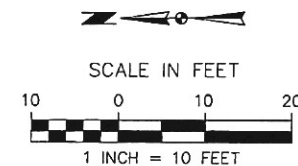
9422

SHEET:

CS

# LEGEND:

|          |                                   |
|----------|-----------------------------------|
| —        | SUBJECT PROPERTY LINE             |
| —        | PROPERTY LINE                     |
| - - -    | 2' CONTOUR LINE                   |
| - - -    | 10' CONTOUR LINE                  |
| SS       | SANITARY SEWER                    |
| ~~~~~    | LIMITS OF HEAVY VEGETATION/TREES  |
| ⊙        | STANDARD CITY STREET MONUMENT     |
| AC       | ASPHALT CONCRETE                  |
| ACP      | AGGREGATE CONCRETE PIPE           |
| EL       | ELEVATION                         |
| ⊕        | FIRE HYDRANT                      |
| INV.     | INVERT                            |
| S.F.     | SQUARE FEET                       |
| SSMH     | SANITARY SEWER HANHOLE            |
| VCP      | VETRIFIED CLAY PIPE               |
| WM       | WATER METER                       |
| • WV     | WATER VALVE                       |
| 12"      | TREE DIAMETER (SPECIES SPECIFIED) |
| CONCRETE | CONCRETE                          |



## NOTES

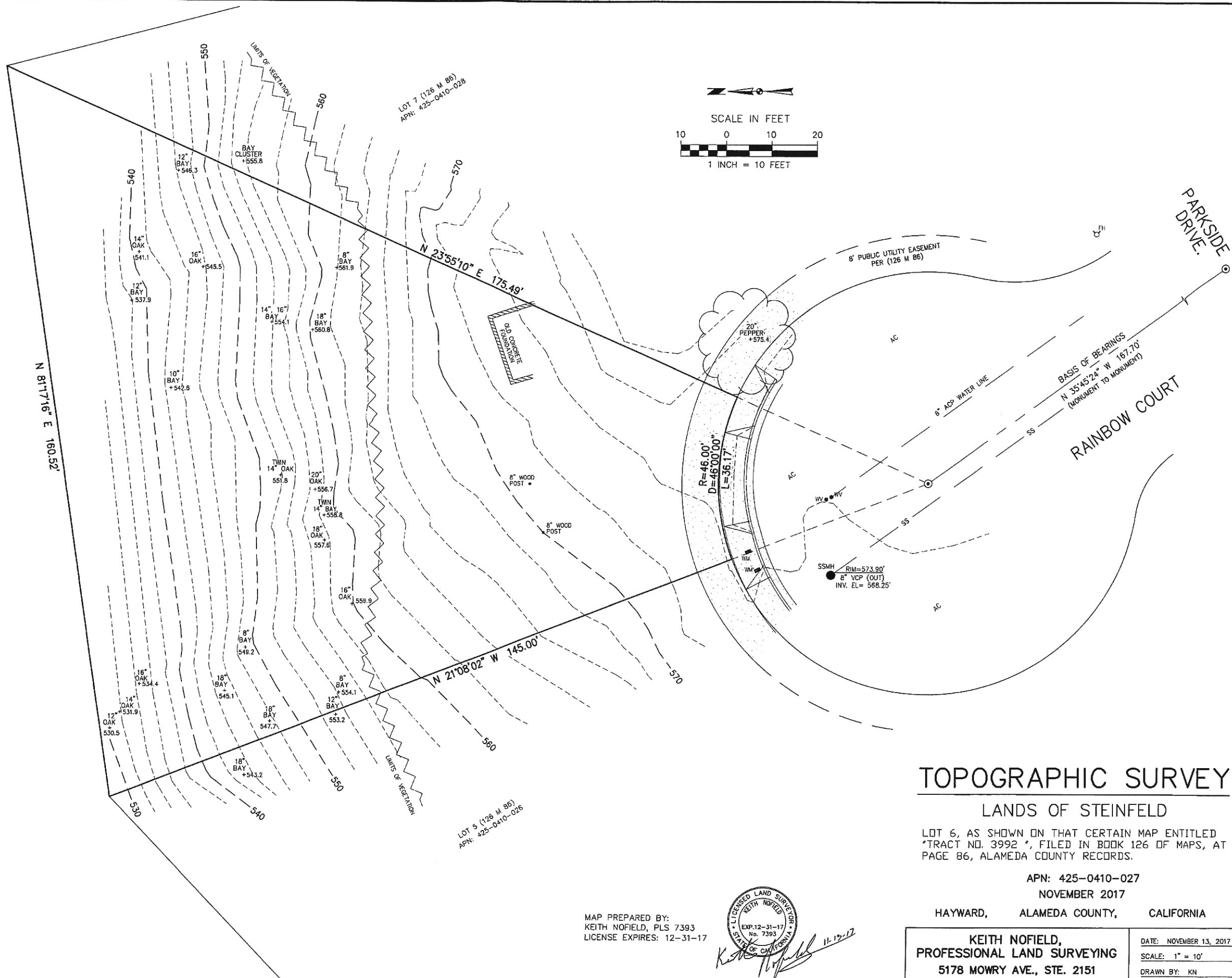
- UTILITY LOCATIONS ARE ONLY APPROXIMATE AND NOT INTENDED FOR USE WITH CONSTRUCTION. INFORMATION WAS ACQUIRED FROM A FIELD SURVEY. CONTACT "USA" AT 1-800-642-2440 FOR ASSISTANCE WITH LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DISTANCE AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 14,139± S.F.
- FEMA FLOOD ZONE (ZONE X - UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ADDRESS OF SUBJECT SITE IS: 2366 RAINBOW COURT
- SITE REPRODUCTION OF THIS MAP WITH OUT MY PROFESSIONAL LAND SURVEYOR'S SEAL AND SIGNATURE, IS NOT CONSIDERED AN ORIGINAL

## BASIS OF BEARINGS:

THE BEARING OF N 35°45'24" W, FOR THE MONUMENT LINE OF RAINBOW COURT, ESTABLISHED FROM THE FOUND STREET MONUMENTS IN RAINBOW COURT, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 3992" FILED IN BOOK 126 OF MAPS, AT PAGE 86, WAS USED AS THE BASIS FOR THIS MAP.

## BENCHMARK:

A TEMPORARY BENCHMARK "TBM" WITH THE ELEVATION OF 573.47' (NAVD 88 DATUM) WAS ESTABLISHED BY GPS METHODS, ON THE TOP OF A STANDARD CITY OF HAYWARD BRASS DISK IN MONUMENT WELL AT THE CENTER OF CUL-DE-SAC OF RAINBOW COURT.



## TOPOGRAPHIC SURVEY

### LANDS OF STEINFELD

LOT 6, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 3992", FILED IN BOOK 126 OF MAPS, AT PAGE 86, ALAMEDA COUNTY RECORDS.

APN: 425-0410-027

NOVEMBER 2017

HAYWARD, ALAMEDA COUNTY, CALIFORNIA

KEITH NOFIELD,  
PROFESSIONAL LAND SURVEYING  
5178 MOWRY AVE., STE. 2151  
FREMONT, CA 94538  
510/468-2703

DATE: NOVEMBER 13, 2017  
SCALE: 1" = 10'  
DRAWN BY: KN  
CHECKED BY: KN  
JOB NUMBER: 17-126

MAP PREPARED BY:  
KEITH NOFIELD, PLS 7393  
LICENSE EXPIRES: 12-31-17





Steinfeld Gardens

2366 Rainbow Court, Hayward, CA. 94542  
LOT 6 TRACT NO 3992 BOOK 126 OF MAPS PAGE 56 ALAMEDA COUNTY RECORDS

## LANDSCAPING PLANS

OWNERS

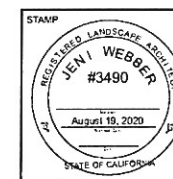
Steinfeld

ASSOCIATE ARCHITECT

---

STRUCTURAL ENGINEER

CONSULTANT

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SHEET TITLE

## Site Plan

| PROJECT NUMBER | PROJECT NAME |
|----------------|--------------|
|----------------|--------------|

Steinfeld

SCALE

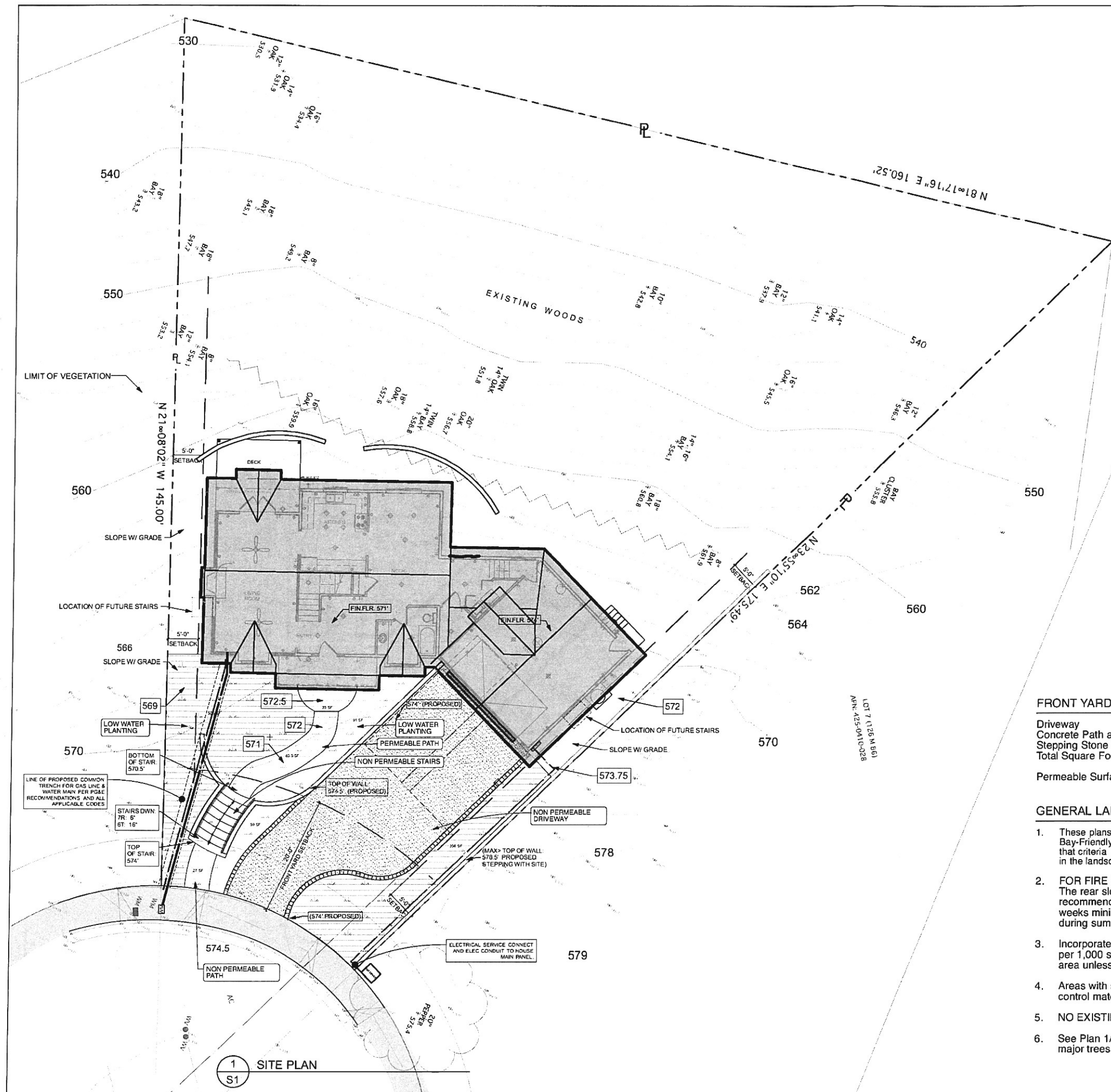
3/16 inch = 1 Foot

NORTH

SHEET NUMBER






L1





|                              |               |
|------------------------------|---------------|
| TOTAL LOT SIZE:              | 14,140 SQ.FT. |
| TOTAL FRONT YARD SIZE:       | 2,251 SQ.FT.  |
| TOTAL PERMEABLE: (FRONT)     | 1,197 SQ.FT.  |
| TOTAL NON PERMEABLE: (FRONT) | 1,054 SQ.FT.  |


## PERMEABILITY KEY NOTES

|   |                |
|---|----------------|
|  | PERMEABLE      |
|  | NON PERMEABLE  |
|  | CITY SIDE WALK |

SYMBOLS KEY

 PROPOSED GRADE  
 ---XXX'--- EXISTING CONTOUR

**KEY**

PROPERTY LINE —  —  
BUILDING SETBACK LINE —

FRONT YARD PERMEABLE/IMPERMEABLE SURFACES:

|                                       |             |                  |
|---------------------------------------|-------------|------------------|
| Driveway                              | Impermeable | 918 Square Ft.   |
| Concrete Path and Walls               | Impermeable | 136 Square Ft.   |
| Stepping Stone Path and Planting Beds | Permeable   | 1,197 Square Ft. |
| Total Square Footage                  |             | 2,251 Square Ft. |

|                               |            |
|-------------------------------|------------|
| Permeable Surfaces Percentage | 53 Percent |
|-------------------------------|------------|

## GENERAL LANDSCAPING NOTES

1. These plans comply with the criteria of 'City of Hayward Bay-Friendly Water Efficient Landscape Ordinance' and that criteria has been applied for the efficient use of water in the landscape and irrigation design plans.
2. **FOR FIRE SAFETY AND SUPPRESSION:**  
The rear slope will be thinned as per fire zone safety recommendations the plants will be watered every three weeks minimum. The native grasses will be cut to 4" ht. during summer months.
3. Incorporate compost at the rate of at least 4 cubic yards per 1,000 square feet to a depth of 6" into the landscape area unless counter-indicated by a soil test).
4. Areas with slopes greater than 3:1 to receive erosion control material.
5. **NO EXISTING TREES WILL BE REMOVED.**
6. See Plan 1/L1 for dimensions noting distances from major trees to proposed Line of Disturbance.






## OWNERS

ASSOCIATE ARCHITECT

STRUCTURALENGINEER

CONSULTANT

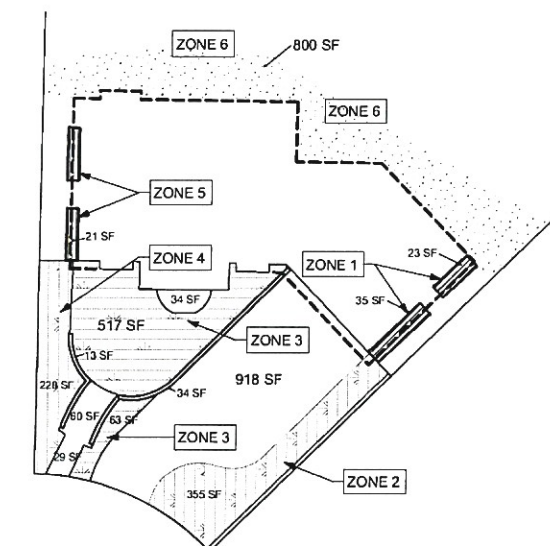
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|--|---|
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|--|---|

| PROJECT NUMBER | PROJECT NAME |
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| 99             | 99           |
| 100            | 100          |

SCALE

3/16 inch = 1 Foot

|       |              |
|-------|--------------|
| NORTH | SHEET NUMBER |
|-------|--------------|



2 HYDRO-ZONE DIAGRAM  
L1 1/16" = 1 FOOT

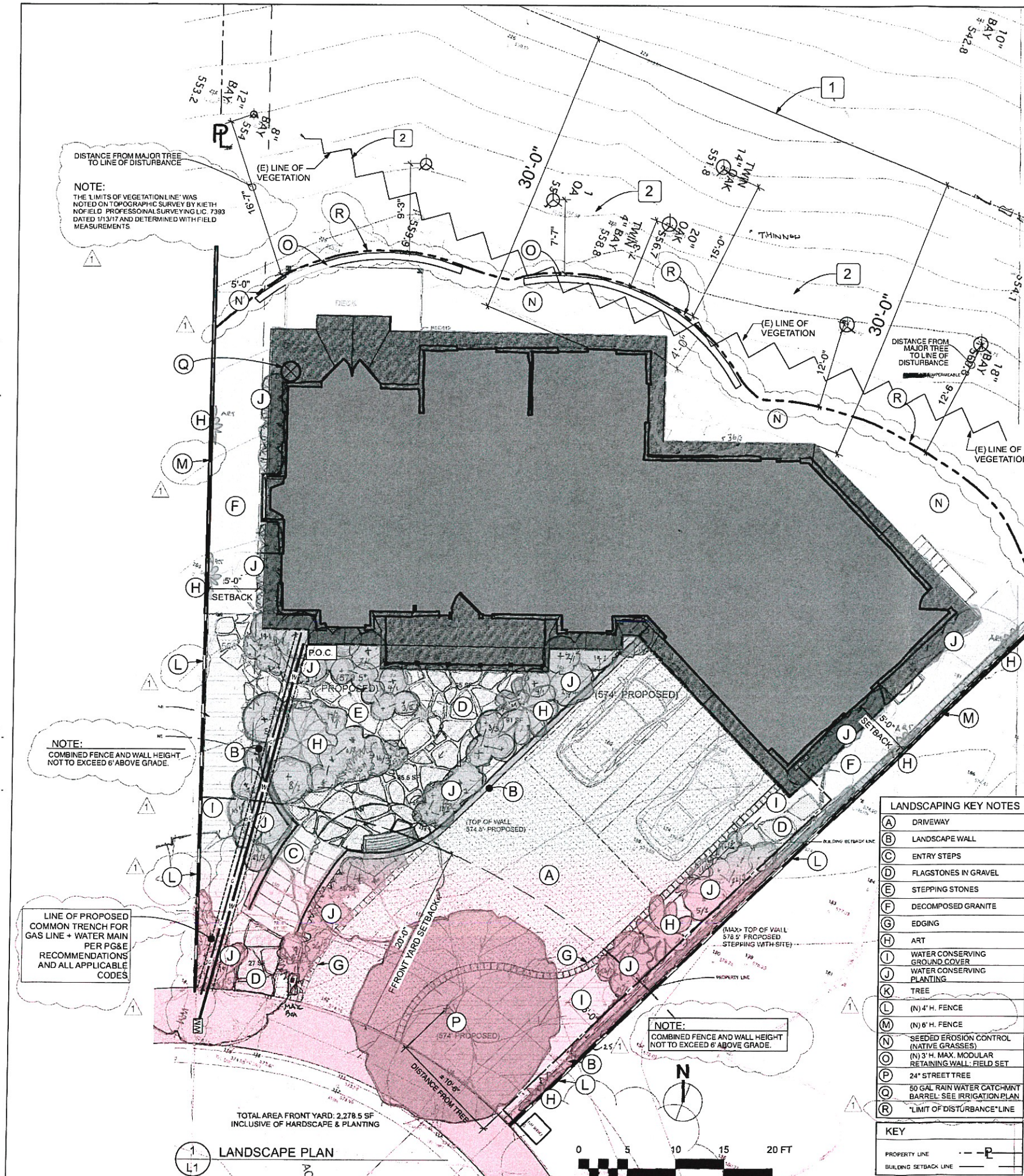
| HYDROZONE#/PLANTING DESCRIPTION | PLANT FACTOR/PF              | IRRIGATION METHOD | IRRIGATION EFFICIENCY (IE) | ETAF (PF/IE)                | LANDSCAPE AREA (SQ FT) | ETAF X AREA | ESTIMATED TOTAL WATER USAGE (ETWU) |
|---------------------------------|------------------------------|-------------------|----------------------------|-----------------------------|------------------------|-------------|------------------------------------|
| 1- MODERATE WATER               |                              | 0.4 DRIP          |                            | 0.81                        | 0.49 45 SQ FT          | 22.05       | 604                                |
| 2- LOW WATER                    |                              | 0.3 DRIP          |                            | 0.81                        | 0.37 355 SQ FT         | 131.35      | 3599                               |
| 3- MODERATE WATER               |                              | 0.4 DRIP          |                            | 0.81                        | 0.49 901 SQ FT         | 441.49      | 12083                              |
| 4- LOW WATER                    |                              | 0.3 DRIP          |                            | 0.81                        | 0.37 231 SQ FT         | 85.47       | 2342                               |
| 5- MODERATE WATER               |                              | 0.4 DRIP          |                            | 0.81                        | 0.49 42 SQ FT          | 20.58       | 564                                |
| 6- VERY LOW WATER               |                              | 0 NONE            | NA                         | NA                          |                        |             |                                    |
|                                 |                              |                   |                            |                             | 1574 SQ FT             | 710.94      | 19192                              |
| SITE WIDE ETAF                  | 700.94 DIV. BY 1574= .445324 |                   |                            | (EXCEEDS REQUIRED .55 ETAF) |                        |             |                                    |

|                                       |             |                  |
|---------------------------------------|-------------|------------------|
| Driveway                              | Impermeable | 918 Square Ft.   |
| Concrete Path and Walls               | Impermeable | 136 Square Ft.   |
| Stepping Stone Path and Planting Beds | Permeable   | 1,193 Square Ft. |
| Total Square Footage                  |             | 2,281 Square Ft. |

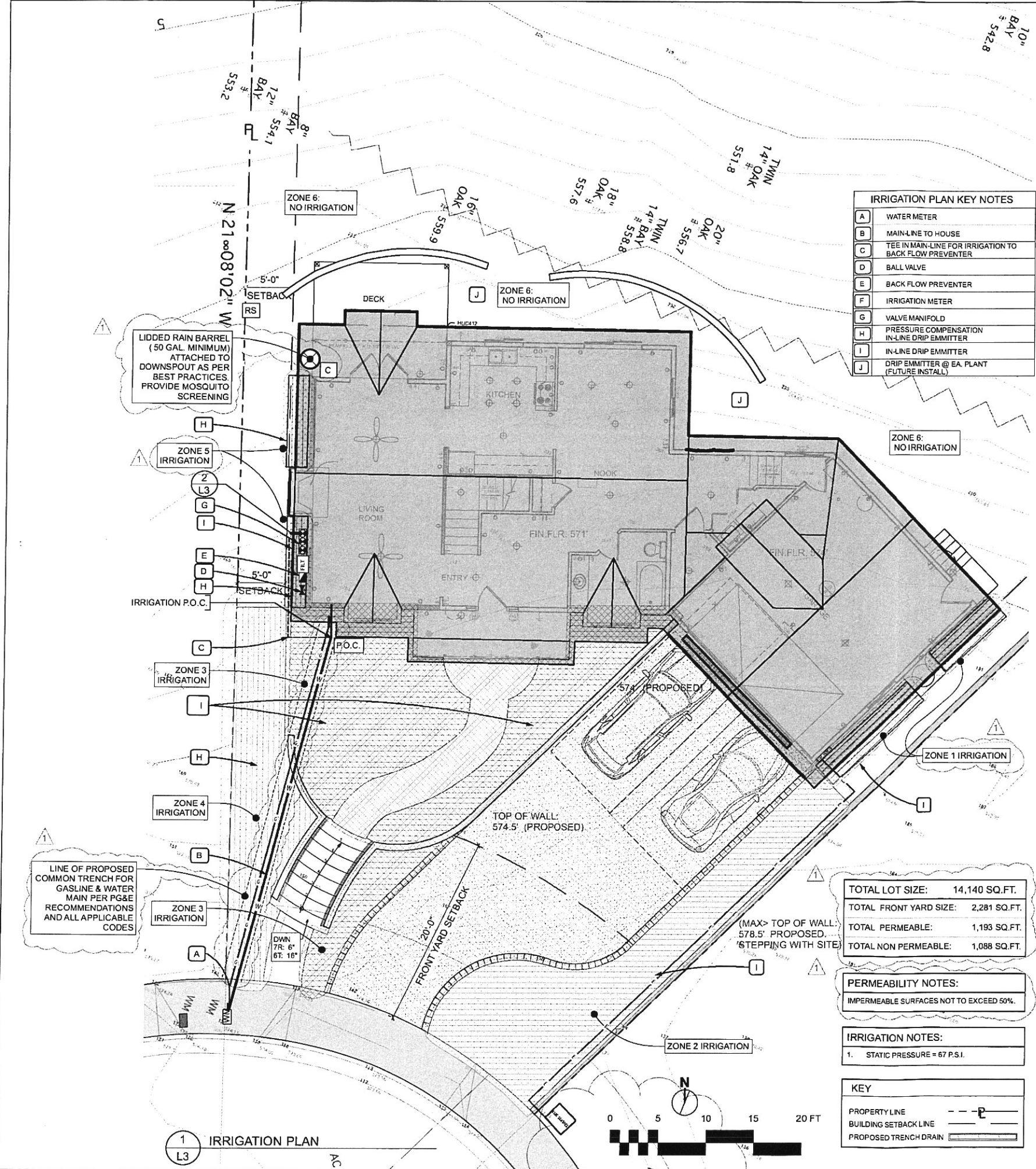
|                               |            |
|-------------------------------|------------|
| Permeable Surfaces Percentage | 53 Percent |
|-------------------------------|------------|

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2. **FOR FIRE SAFETY AND SUPPRESSION:**  
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6. See Plan 1/L1 for dimensions noting distances from major trees to proposed Line of Disturbance.





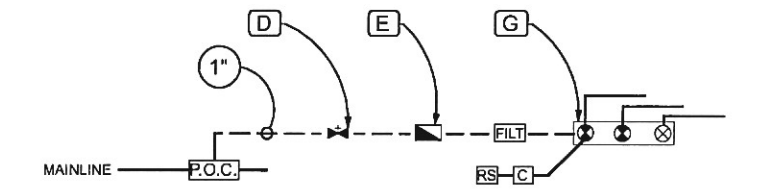


IRRIGATION PLAN KEY NOTES

|   |  |
|---|--|
| A | WATER METER  |
| B | MAIN LINE TO HOUSE                                     |
| C | TEE IN MAIN LINE FOR IRRIGATION TO BACK FLOW PREVENTER |
| D | BALL VALVE   |
| E | BACK FLOW PREVENTER                                    |
| F | IRRIGATION METER                                       |
| G | VALVE MANIFOLD   |
| H | PRESSURE COMPENSATION IN-LINE DRIP EMMITTER            |
| I | IN-LINE DRIP EMMITTER                                  |
| J | DRIP EMMITTER @ EA. PLANT (FUTURE INSTALL)             |

IRRIGATION LEGEND

| SYMBOL | EQUIPMENT   | MANUFACTURER  | NOTES/DETAIL |
|--------|---|---|--------------|
| P.O.C. | POINT OF CONNECTION - FIELD VERIFY EXACT LOCATION   | SEE SPECIFICATIONS  |              |
| WM     | WATER METER   |   |              |
| BFPA   | BACK-FLOW PREVENTER ASSEMBLY                        | "FEBCO" REDUCED PRESSURE SERIES #60-1   |              |
| C      | IRRIGATION CONTROLLER                               | "IRRIROL"   |              |
| BV     | BALL VALVE, BRONZE, SAME SIZE AS MAINLINE           | "NIBCO"   |              |
| NV     | NUMBER OF VALVE (PLACEMENT OF STUB-UP)              |   |              |
| STUB   | STUB UP WITH THREADED CAP IN LOCKABLE 10" ROUND BOX | SEE SPECIFICATIONS  |              |
| RS     | RAIN SENSOR   | "IRRIROL: CLIMATE LOGIC"  |              |
| PR     | PRESSURE REDUCER                                    |   |              |
| FILT   | FILTER, SEE SPECIFICATIONS FOR SIZE                 | "AMADY, 1" COMPACT FOR CONSTANT PRESSURE, W/220 MICRON MESH IN DURA ECONOMY BOX |              |
| VALV   | VALVES (SEE IRRIGATION DETAILS)                     | SIZE VARIES SEE SPECS.  |              |



2 IRRIGATION DIAGRAM

WATER EFFICIENT LANDSCAPE WORK SHEET

| HYDROZONE/PLANTING DESCRIPTION | PLANT FACTOR/PF | IRRIGATION METHOD | IRRIGATION EFFICIENCY (IE) | ETAF (PF/IE) | LANDSCAPE AREA (SQ FT) | ETAF X AREA | ESTIMATED TOTAL WATER USAGE (ETWU) |
|--------------------------------|-----------------|-------------------|----------------------------|--------------|------------------------|-------------|------------------------------------|
| 1- MODERATE WATER              | 0.4             | DRIP              | 0.81                       | 0.49         | 45 SQ FT               | 22.05       | 604                                |
| 2- LOW WATER                   | 0.3             | DRIP              | 0.81                       | 0.37         | 355 SQ FT              | 131.35      | 3599                               |
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| 5- MODERATE WATER              | 0.4             | DRIP              | 0.81                       | 0.49         | 42 SQ FT               | 20.58       | 564                                |
| 6- VERY LOW WATER              | 0               | NONE              | NA                         | NA           |                        |             |                                    |
|                                |                 |                   |                            |              | 1574 SQ FT             | 700.94      | 19192                              |
| SITE WIDE ETAF                 |                 |                   |                            |              | 700.94 DIV. BY 1574 =  | 443324      | (EXCEEDS REQUIRED .55 ETAF)        |

THIS INFORMATION BELOW NOT TO BE INCLUDED JUST FOR ME:  
ESTIMATED TOTAL WATER USAGE (ETWU) ETO X.62 X ETAF X AREA  
44.2 FOR UNION CITY 44.2 X .62 X (27.4) .....  
PLANT FACTOR VERY LOW 0-0.1 LOW 0.1-0.3 MODERATE 0.4-0.6 HIGH 0.7-1.0

IRRIGATION LINE KEY

|   |   |
|---|---|
| MAIN LINE - COPPER, TYPE K, AS SIZED                    |   |
| SCHEDULE 40 PVC MAINLINE TO VALVE (SEE PLAN FOR SIZING) |   |
|   | "AGRIFIRM" IN-LINE DRIP EMMITTER TUBING 12" SPACING ALONG LINES 12" ROW SPACING .5 GPM FLOW |
|   | "AGRIFIRM" IN-LINE DRIP EMMITTER TUBING 12" SPACING ALONG LINES 12" ROW SPACING .5 GPM FLOW |

**Jeni Webber and Associates**  
1743 Alcatraz Avenue  
Berkeley, CA 94703  
T: 510-914-5822  
F: 510-450-9091  
CLA 3490

PROJECT  
**Steinfeld Gardens**  
2366 Rainbow Court, Hayward, CA. 94542  
LOT 6, TRACT NO. 2392, BOOK 126 OF MAPS, PAGE 66 ALAMEDA COUNTY RECORDS

LANDSCAPING PLANS

OWNERS

**Steinfeld**

ASSOCIATE ARCHITECT

STRUCTURAL ENGINEER

CONSULTANT

ISSUES/REVISIONS

| # | DATE   | DESCRIPTION | DRAWN |
|---|--------|-------------|-------|
| 2 | 181103 |             |       |
| 1 | 181204 |             |       |

STAMP  
JENI WEBBER  
#3490  
August 19, 2020  
STATE OF CALIFORNIA

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SHEET TITLE  
**Irrigation Plan**

PROJECT NUMBER PROJECT NAME  
Steinfeld

SCALE  
3/16 inch = 1 Foot

NORTH

SHEET NUMBER  
**L3**









WINDOWS TO BE MILGARD DUAL GLAZED LOW E - VINYL TUSCANY

FRONT ELEVATION

SCALE 1/4" = 1'-0"

BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL BE 5" MIN. AND CONTRAST WITH THE BACKGROUND.



LEFT ELEVATION

SCALE 1/4" = 1'-0"

| REVISIONS | BY |
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PACIFIC MODERN HOMES  
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95759-9514  
PHONE: (916) 685-9514



PAGE TITLE

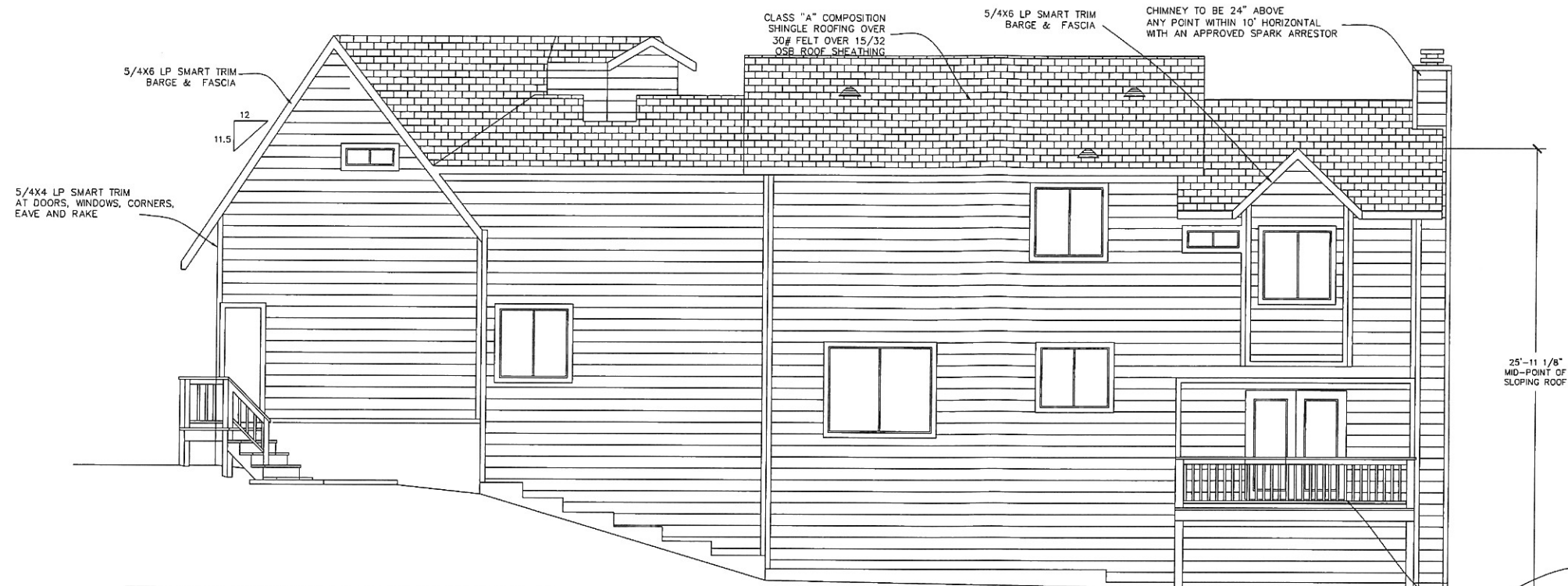
ELEVATIONS

RESIDENCE FOR:  
JOYCE STEINFELD #9422  
2366 REINBOW COURT  
HAYWARD, CA 94542

PRE-ENGINEERED  
MANCHESTER

DATE: 5/11/18  
SCALE: 1/4" = 1'-0"  
DRAWN BY: HV  
PLAN NO: 9422  
SHEET: 1

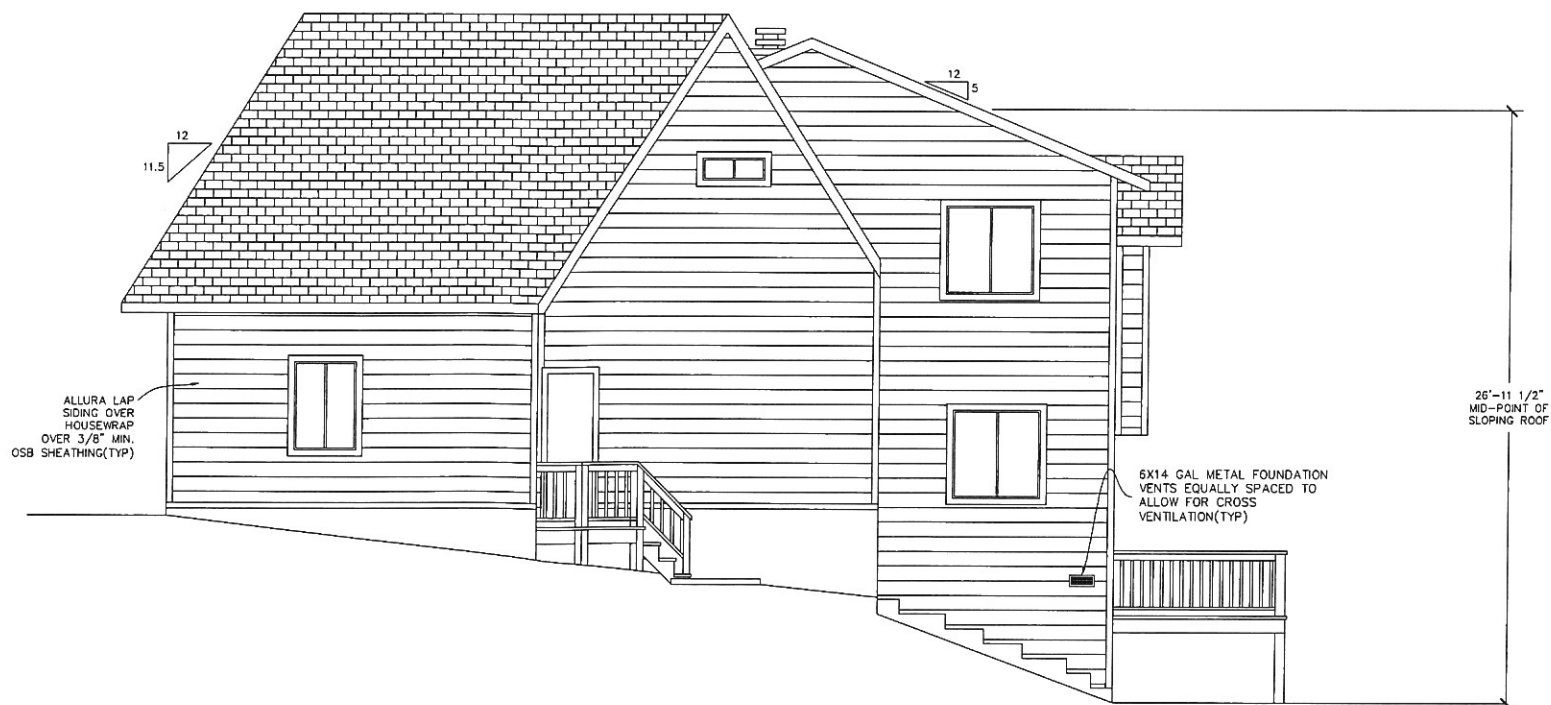




WINDOWS TO BE MILGARD DUAL GLAZED LOW E - VINYL TUSCANY

REAR ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

| REVISIONS | BY |
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PACIFIC MODERN HOMES  
P.O. BOX 670  
ELK GROVE, CA.  
95759-9514  
PHONE: (916) 685-9514



PAGE TITLE

ELEVATIONS

RESIDENCE FOR:  
JOYCE STEINFELD #9422  
2366 RAINBOW COURT  
HAYWARD, CA 94542

PRE-ENGINEERED  
MANCHESTER

DATE: 5/11/18  
SCALE: 1/4" = 1'-0"  
DRAWN BY: hv  
PLAN NO.: 9422

SHEET: 2



# RESIDENTIAL LIGHTING REQUIRMENTS

**LIGHTING CONTROLS & COMPONENTS.** ALL LIGHTING CONTROL DEVICES & SYSTEMS, BALLASTS & LUMINAIRES MUST MEET THE APPLICABLE REQUIREMENTS OF 110.9

**JAB HIGH EFFICACY LIGHT SOURCES.** TO QUALIFY AS A JAB HIGH EFFICACY LIGHT SOURCE FOR COMPLIANCE WITH 150.0(k), A RESIDENTIAL LIGHT SOURCE MUST BE CERTIFIED TO THE ENERGY COMMISSION ACCORDING TO THE JOINT APPENDIX JAB.

**LUMINAIRE EFFICACY.** ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

**BLANK ELECTRICAL BOXES.** THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE FINISHED FLOOR & DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE MUST BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.

**RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.** LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT, (IC) LABELING, AIR LEAKAGE, SEALING MAINTENANCE, & SOCKET & LIGHT SOURCE AS DESCRIBED IN 150.0(k) 1C, A JAB-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWN LIGHT LUMINAIRES IN CEILINGS.

**ELECTRONIC BALLASTS.** BALLASTS FOR FLOURESCENT LAMPS RATED 13 WATTS OR GREATER MUST BE ELECTRONIC AND MUST HAVE AN OUTPUT FREQUENCY NO LESS THAN 20KHZ.

**NIGHT LIGHTS.** PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS MUST BE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN AS DETERMINED IN ACCORDANCE WITH 130.0(c). NIGHT LIGHTS DO NOT NEED TO BE CONTROLLED BY VACANCY SENSORS.

**LIGHTING INTEGRAL TO EXHAUST FANS.** LIGHTING INTEGRAL TO EXHAUST FANS(EXCEPT WHEN INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS) MUST MEET THE APPLICABLE REQUIREMENTS OF 150.0(k)

**SCREW BASED LUMINAIRES.** SCREW BASED LUMINAIRES MUST NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS AND MUST CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB. INSTALLED LAMPS MUST BE MARKED WITH "JAB-2016" OR JAB-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JAB.

**ENCLOSED LUMINAIRES.** LIGHT SOURCES INSTALLED IN ENCLOSED LUMINAIRES MUST BE JAB COMPLIANT AND MUST BE MARKED WITH "JAB-2016-E"

**INTERIOR SWITCHES AND CONTROLS.** ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES MUST COMPLY WITH NEMA SSL 7A. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.

**CONTROLS AND EQUIPMENT** MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSATLLED TO COMPLY WITH 150.0(k)

**LIGHTING CONTROLS** MUST COMPLY WITH THE APPLICABLE REQUIREMENTS OF 110.9. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IF IT FUNCTIONS AS A DIMMER ACCORDING TO 110.9; MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS OF 130.4; MEETS THE EMCS REQUIREMENTS OF 130.5(f); AND MEETS ALL OTHER REQUIREMENTS IN 150.0(k)2.

**AN EMCS MAY BE USED TO COMPLY WITH VACANCY SENSOR REQUIREMENTS IN 150.0(k) IF IT MEETS ALL OF THE FOLLOWING:** IT FUNCTIONS AS A VACANCY SENSOR ACCORDING TO 110.9; THE INSTALLATION CERTIFICATE REQUIREMENTS OF 130.4; THE EMCS REQUIREMENTS OF 130.5(f); AND ALL OTHER REQUIREMENTS IN 150.0(k)2.

**A MULTIScene PROGRAMMABLE CONTROLLER** MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN 150.0(k) IF IT PROVIDES THE FUNCTIONALITY OF A DIMMER ACCORDING TO 110.9, AND COMPIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN 150.0(k)2.

**IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS,** AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS.

**UNDERCABINET LIGHTING** MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

**RESIDENTIAL OUTDOOR LIGHTING.** FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM 150.0(k)3A(ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(k)3A(PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(k)3A(1)PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS.)

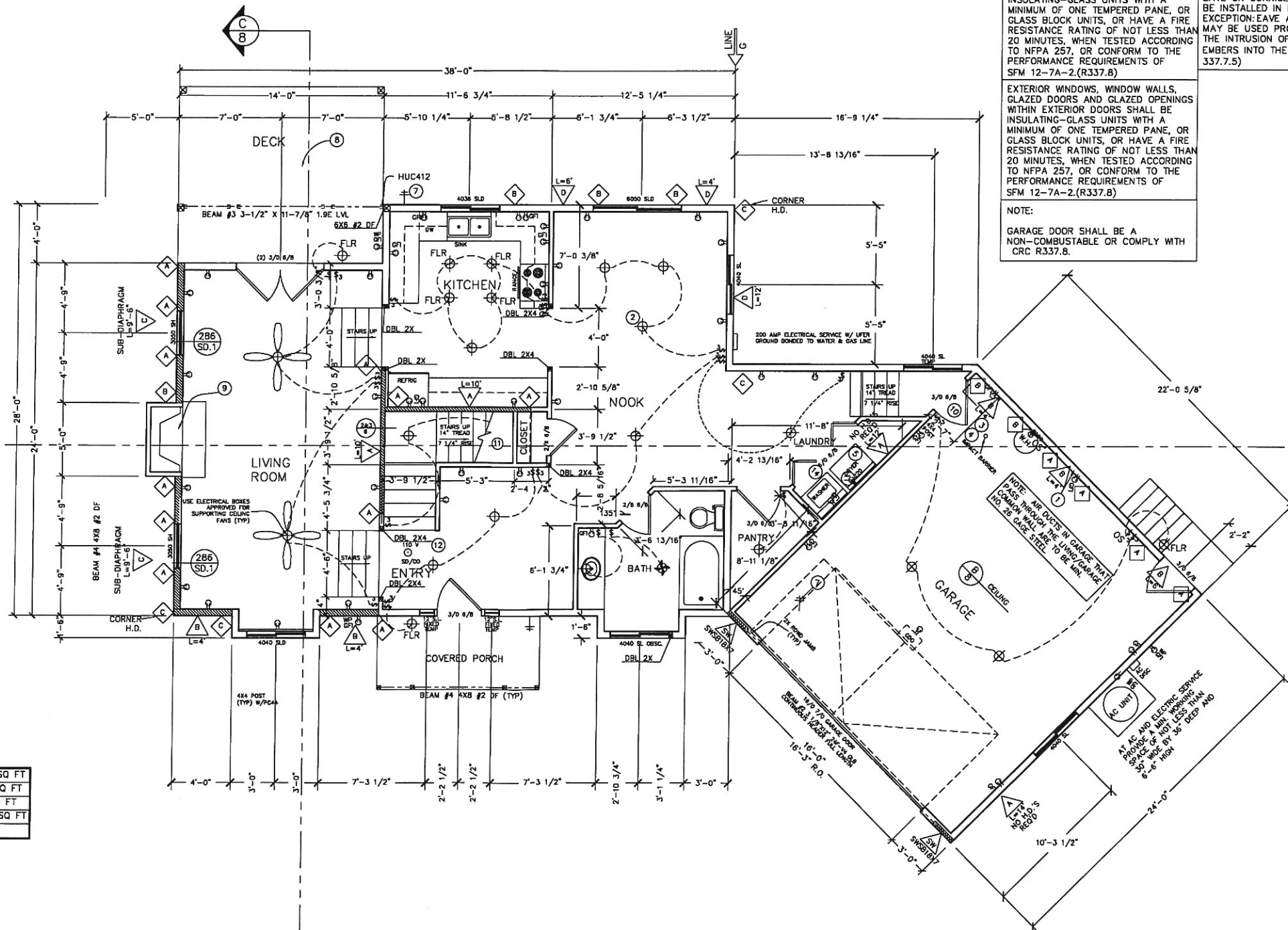
NOTE:  
SEE TITLE 24 SHEETS FOR RESIDENTIAL LIGHTING REQUIREMENTS.

NOTE: ALL EGRESS WINDOWS TO HAVE MAX SILL HEIGHT OF 44 INCHES. MIN CLEAR WIDTH SHALL BE 20 INCHES. MIN CLEAR HEIGHT SHALL BE 24 INCHES. MIN OPENABLE AREA SHALL BE 5.7 SQ FT.

SAFETY GLAZING TO BE IN ALL DOORS AND ANY WINDOWS WITHIN 24 INCHES OF DOOR. ALSO IN ALL WINDOWS SILLS WITHIN 18 INCHES OF FLOOR AND 60 INCHES FROM ANY TUB OR SHOWER DRAIN.

## SQUARE FOOTAGE

|              |            |
|--------------|------------|
| 1ST FLOOR    | 1184 SQ FT |
| 2ND FLOOR    | 1516 SQ FT |
| TOTAL LIVING | 2700 SQ FT |
| GARAGE       | 528 SQ FT  |
| CVRD PORCH   | 56 SQ FT   |



THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE. (R337.7.6 THROUGH R337.7.9)

EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1.(R337.7.3).

EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM12-7A-1 OR SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILE AND RAILS NOT LESS THAN 1 1/2 INCHES THICK WITH INTERIOR FILL PANEL THICKNESS NO LESS THAN 1 1/2 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252. (R337.8)

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.(R337.8)

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.(R337.8)

NOTE:  
GARAGE DOOR SHALL BE A NON-COMBUSTIBLE OR COMPLY WITH CRC R337.8.

EAVE AND SOFFIT PROTECTION SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON EXPOSED UNDERSIDE.(R337.7.4 AND 337.7.5)

ROOF VALLEYS WHEN PROVIDED, VALLEY FLASHINGS SHALL NOT BE LESS THAN 0.019-INCH (0.48 MM)(NO.26 GALVANIZED SHEET GAUGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 3/8 INCH WIDE (9.14 MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO.72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF VALLEY.(R337.5)

ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.(R337.5)

ATTIC VENTILATION IN ACCORDANCE WITH SECTION 1203, ROOF AND VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH MIN OF 1/8 INCH (1.6MM) & MAX 1/2 INCH (3.2MM) OPENINGS .(R337.6)

EAVE OR CORNICE VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES EXCEPTION:EAVE AND CORNICE VENTS MAY BE USED PROVIDED THEY RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC.(R337.7.4 AND 337.7.5)



FIRST FLOOR PLAN

RESIDENCE FOR:  
JOYCE STEINFELD #9422  
2366 RAINBOW COURT  
HAYWARD, CA 94542

PRE-ENGINEERED  
MANCHESTER

DATE: 5/11/18  
SCALE: 1/4" = 1'-0"  
DRAWN BY: HV  
PLAN NO.: 9422  
SHEET: 3

RESIDENTIAL LIGHTING REQUIREMENTS

**LIGHTING CONTROLS & COMPONENTS.** ALL LIGHTING CONTROL DEVICES & SYSTEMS, BALLASTS & LUMINAIRES MUST MEET THE APPLICABLE REQUIREMENTS OF 110.9.

**JAB HIGH EFFICACY LIGHT SOURCES.** TO QUALIFY AS A JAB HIGH EFFICACY LIGHT SOURCE FOR COMPLIANCE WITH 150.0(k), A RESIDENTIAL LIGHT SOURCE MUST BE CERTIFIED TO THE ENERGY COMMISSION ACCORDING TO THE JOINT APPENDIX JAB.

**LUMINAIRE EFFICACY.** ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

**BLANK ELECTRICAL BOXES.** THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE FINISHED FLOOR & DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE MUST BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.

**RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.** LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT, (IC) LABELING, AIR LEAKAGE, SEALING MAINTENANCE, & SOCKET & LIGHT SOURCE AS DESCRIBED IN 150.0(k) 1C. A JAB-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWN LIGHT LUMINAIRES IN CEILINGS.

**ELECTRONIC BALLASTS.** BALLASTS FOR FLOURESCENT LAMPS RATED 13 WATTS OR GREATER MUST BE ELECTRONIC AND MUST HAVE AN OUTPUT FREQUENCY NO LESS THAN 20KHZ.

**NIGHT LIGHTS.** PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS MUST BE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN AS DETERMINED IN ACCORDANCE WITH 130.0(c). NIGHT LIGHTS DO NOT NEED TO BE CONTROLLED BY VACANCY SENSORS.

**LIGHTING INTEGRAL TO EXHAUST FANS.** LIGHTING INTEGRAL TO EXHAUST FANS(EXCEPT WHEN INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS) MUST MEET THE APPLICABLE REQUIREMENTS OF 150.0(k).

**SCREW BASED LUMINAIRES.** SCREW BASED LUMINAIRES MUST NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS AND MUST CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB. INSTALLED LAMPS MUST BE MARKED WITH "JAB-2016" OR JAB-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JAB.

**ENCLOSED LUMINAIRES.** LIGHT SOURCES INSTALLED IN ENCLOSED LUMINAIRES MUST BE JAB COMPLIANT AND MUST BE MARKED WITH "JAB-2016-E".

**INTERIOR SWITCHES AND CONTROLS.** ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES MUST COMPLY WITH NEMA SSL 7A.

**EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.** LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.

**CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.** NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH 150.0(k).

**LIGHTING CONTROLS MUST COMPLY WITH THE APPLICABLE REQUIREMENTS OF 110.9.**

**AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IF IT FUNCTIONS AS A DIMMER ACCORDING TO 110.9; MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS OF 130.4; MEETS THE EMCS REQUIREMENTS OF 130.5(f); AND MEETS ALL OTHER REQUIREMENTS IN 150.0(k)2.**

**AN EMCS MAY BE YUSED TO COMPLY WITH VACANCY SENSOR REQUIREMENTS IN 150.0(k) IF IT MEETS ALL OF THE FOLLOWING: IT FUNCTIONS AS A VACANCY SENSOR ACCORDING TO 110.9; THE INSTALLATION CERTIFICATE REQUIREMENTS OF 130.4; THE EMCS REQUIREMENTS OF 130.5(f); AND ALL OTHER REQUIREMENTS IN 150.0(k)2.**

**A MULTISCENE PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN 150.0(k) IF IT PROVIDES THE FUNCTIONALITY OF A DIMMER ACCORDING TO 110.9, AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN 150.0(k)2.**

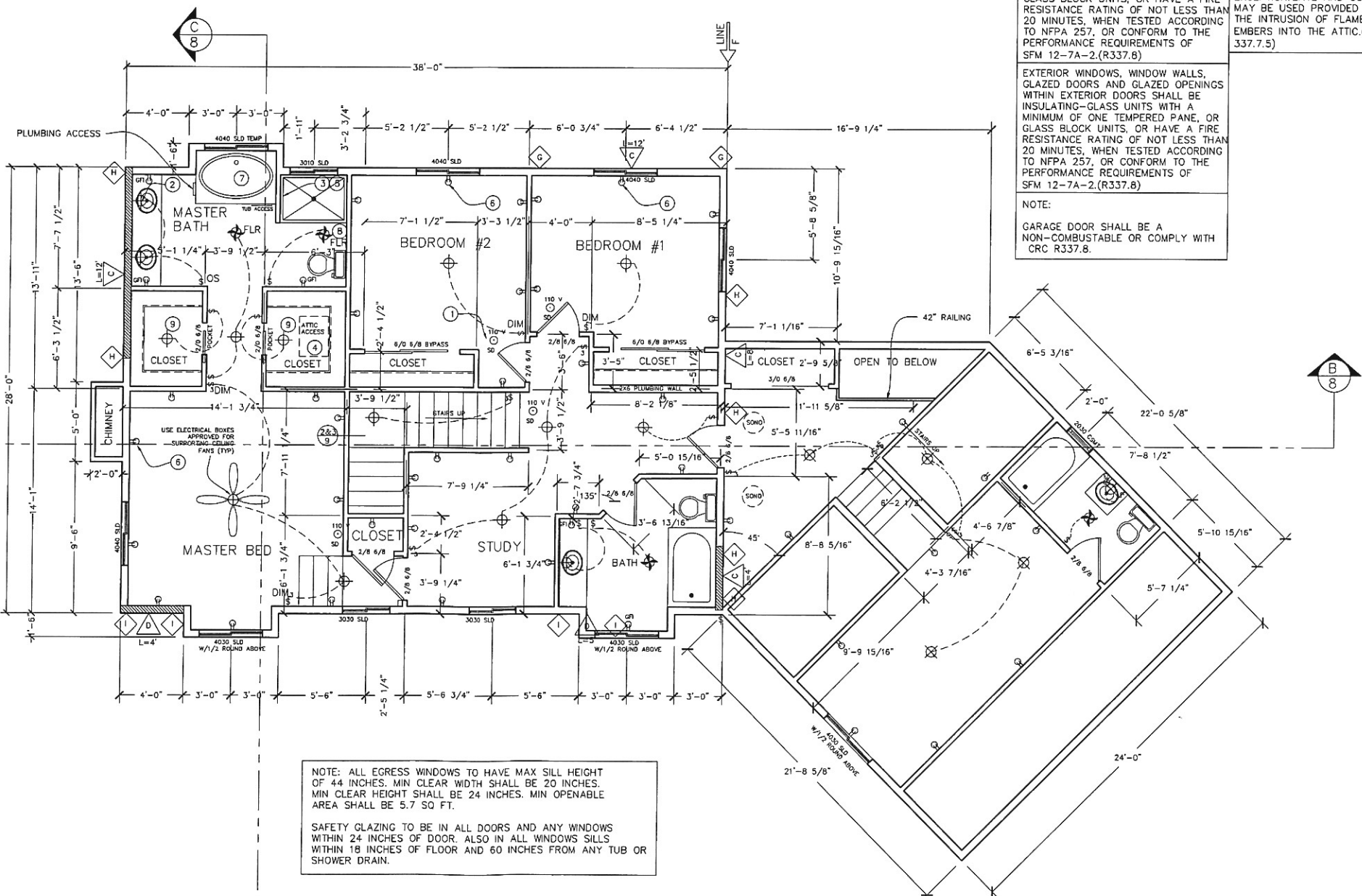
**IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.**

**DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS.**

**UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.**

**RESIDENTIAL OUTDOOR LIGHTING.** FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM 150.0(k)3A(ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(k)3AII(PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(k)3AIII(PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS.)

NOTE:  
SEE TITLE 24 SHEETS FOR RESIDENTIAL LIGHTING REQUIREMENTS.



NOTE: ALL EGRESS WINDOWS TO HAVE MAX SILL HEIGHT OF 44 INCHES. MIN CLEAR WIDTH SHALL BE 20 INCHES. MIN CLEAR HEIGHT SHALL BE 24 INCHES. MIN OPENABLE AREA SHALL BE 5.7 SQ FT.

SAFETY GLAZING TO BE IN ALL DOORS AND ANY WINDOWS WITHIN 24 INCHES OF DOOR. ALSO IN ALL WINDOWS SILLS WITHIN 18 INCHES OF FLOOR AND 60 INCHES FROM ANY TUB OR SHOWER DRAIN.

THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE. (R337.7.6 THROUGH R337.7.9)

EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1.(R337.7.3).

EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM12-7A-1 OR SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILE AND RAILS NOT LESS THAN 1 1/2 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/2 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252. (R337.8)

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.(R337.8)

NOTE:  
GARAGE DOOR SHALL BE A NON-COMBUSTIBLE OR COMPLY WITH CRC R337.8.

EAVE AND SOFFIT PROTECTION SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON EXPOSED UNDERSIDE.(R337.7.4 AND 337.7.5)

ROOF VALLEYS WHEN PROVIDED, VALLEY FLASHINGS SHALL NOT BE LESS THAN 0.019-INCH (0.48 MM)(NO.26 GALVANIZED SHEET GAUGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36 INCH WIDE (914 MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO.72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF VALLEY.(R337.5)

ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.(R337.5)

ATTIC VENTILATION IN ACCORDANCE WITH SECTION 1203, ROOF AND VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH MIN OF 1/8 INCH (1.6MM) & MAX 1/4 INCH (3.2MM) OPENINGS. (R337.6)

EAVE OR CORNICE VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES EXCEPT: EAVE AND CORNICE VENTS MAY BE USED PROVIDED THEY RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC.(R337.7.4 AND 337.7.5)



SECOND FLOOR PLAN

RESIDENCE FOR  
JOYCE STEINFELD #9422  
2366 RAINBOW COURT  
HAYWARD, CA 94542

PRE-ENGINEERED  
MANCHESTER

DATE: 5/11/18  
SCALE: 1/4" = 1'-0"  
DRAWN BY: MV  
PLAN NO.: 9422  
SHEET: 4