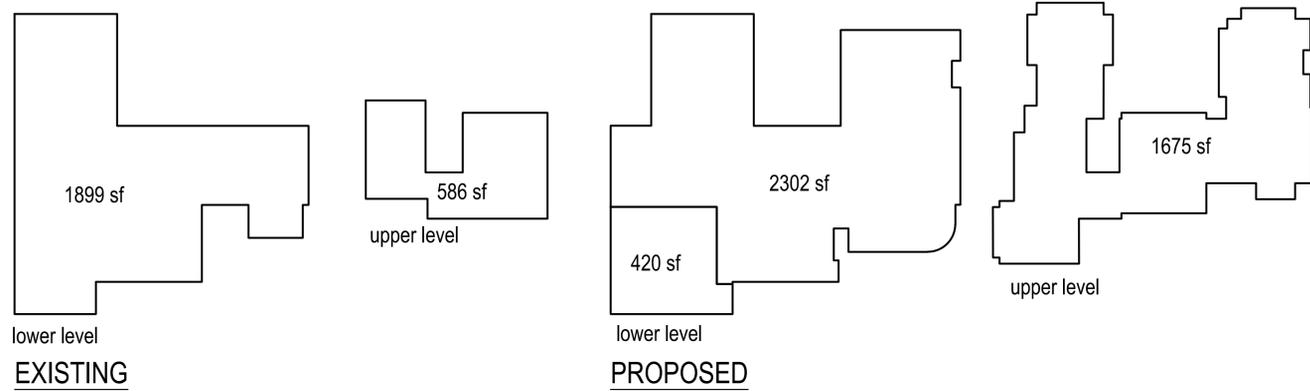


AREA CALCULATIONS SCALE: 1/16" = 1'



PROJECT DATA

**A.P.N. 532-08-054**  
**LOT AREA** (FROM PARCEL MAP) 12,215 SF (GROSS + NET)  
**ZONING** = R1-8  
**YEAR BUILT** = 1947  
**SLOPE** = (AT BUILDING EDGE) 1%  
 (FOR SITE) FLAT LOT (SITE UNDULATES +/- 1% ACROSS ENTIRE LOT)  
**FLOOD ZONE** = NONE  
**HISTORIC ZONE** = NONE  
**OCCUPANCY** = R3 SINGLE FAMILY DWELLING  
**CONSTRUCTION TYPE** = V-B

**REQUIRED PARKING:** 2 COVERED GARAGE SPACES

	ALLOWED	EXISTING	PROPOSED
<b>SETBACKS:</b>			
FRONT SETBACK:	25'-0"	25'-6"	25'-6"
RIGHT SIDE SETBACK:	10'-0"	11'-4"	11'-4"
LEFT SIDE SETBACK:	8'-0"	8'-0"	8'-0"
REAR SETBACK:	20'-0"	45'-0"	45'-0"
<b>BUILDING HEIGHT:</b>	30'-0"	22'-1"	25'-7"

**F.A.R.**  
**HABITABLE HOUSE:** EXISTING = 2,480 SF  
 PROPOSED = 3,977 SF  
**GARAGE:** EXISTING = 500 SF\*  
 PROPOSED = 420 SF  
 -80 SF

**ALLOWABLE F.A.R.** = .35 - ((12,215 - 5) X .20) = .29228 or 29%  
 25

**TOTAL F.A.R.** = 3,977 SF / 12,215 SF = .326 or 33%

**TOTAL SITE COVERAGE:** 6,183 / 12,215 = .506 or 51%

**HABITABLE HOUSE:** 3,977 SF  
**GARAGE:** 420 SF  
**DRIVEWAY:** 835 SF  
**WALKWAYS-BRICK:** 422 SF  
**DECK/PATIO:** 477 SF  
**PORCH:** 52 SF

**HOA/CCR:** NONE

**WELO REQUIREMENTS:** NOT APPLICABLE, UNDER 3,600 SF OF IRRIGATED TURF AND NO PROPOSED POOL OR FOUNTAIN ON SITE.

\*detached garage to be demolished, and replaced by an attached garage

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- T-2 Title 24
- GB1 Blueprint for a Clean Bay
- GP1 GreenPoint Rated Checklist
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- A2.1 Existing + Demo Lower Level Floor Plan
- A2.2 Existing + Demo Upper Level Floor Plan
- A2.3 Existing Roof Plan
- A2.4 Proposed Lower Level Floor Plan
- A2.5 Proposed Upper Level Floor Plan
- A2.6 Proposed Roof Plan
- A3.1 Existing + Proposed Front Exterior Elevations
- A3.2 Existing + Proposed Right Exterior Elevations
- A3.3 Existing + Proposed Rear Exterior Elevations
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- C-2 Civil Grading & Drainage Plan
- C-3 Civil Cross Sections & Misc. Details
- C-4 Civil Erosion Control Plan

PROJECT INFO.

**Owner:**  
 Meena and Anand Nathan  
 16755 Littlefield Lane  
 Los Gatos, California 95032

**Designer:**  
 Studio 3 Design  
 Contact: Bess Wiersema  
 1585 The Alameda #200  
 San Jose, California 95125  
 ph: (408) 292-3252  
 fax: (253) 399-1125

**Contractor:**  
 Mehus Construction  
 Contact: Aaron Avolung  
 211 San Mateo Ave.  
 Los Gatos, California 95030  
 ph: (408) 395-2388  
 fax: (253) 395-7029

**Civil:**  
 NNR Engineering  
 Contact: Nadim Raffoul  
 535 Weybridge Drive  
 San Jose, California 95123  
 ph: (408) 348-7813

**Structural Engineer:**  
 4x Engineering  
 Efe Sozkesen  
 4340 Stevens Creek Blvd, Suite #172  
 San Jose, California 95129  
 ph: (408) 642-5464  
 fax: (408) 642-5447

**Title 24:**  
 FRI Energy Consultants, LLC  
 Contact: Nick Bignardi  
 21 N. Harrison Ave., Suite 210  
 Campbell, CA 95008  
 ph: (408) 866-6832  
 email: nick@friconsulting.com



INTERIORS  
 REMODELS +  
 ADDITIONS  
 NEW CONSTRUCTION

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 SUITE 200  
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SHADOW STUDY



FINISH MATERIALS

**ASPHALT SHINGLE ROOFING:**  
 'CertainTeed' Designer Series,  
 Highland Slate, color: Fieldstone

**METAL ROOFING:**  
 'Clicklock' Standing Seam  
 Color: Deep Charcoal

**SIDING:**  
 'Hardiplank'  
 Lap siding & shingles

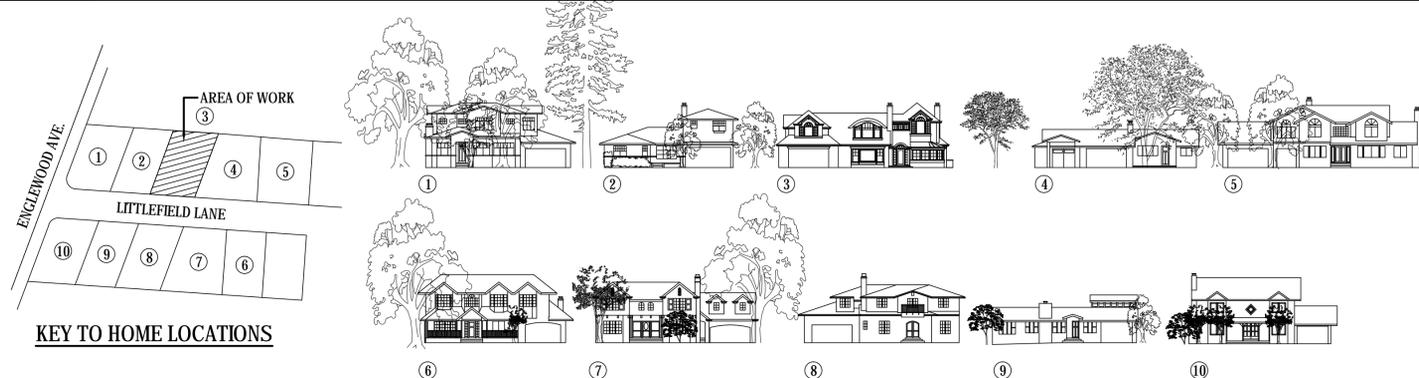
**CHIMNEY:**  
 Red Brick

**TRIMS/FASCIA/GUTTERS:**  
 Benjamin Moore, Simply White  
 # OC-117

**BODY:**  
 Benjamin Moore, Van Deusen Blue  
 # HC-156

**WINDOWS:**  
 'Jeld Wen', Clad  
 Color: White

NEIGHBORHOOD STREET SCAPE



STREET SCAPE



GENERAL NOTES

1. The contractor shall furnish all materials, labor and equipment required for the full performance of the work herein, unless specifically noted otherwise. All work shall be performed in a good and workman-like manner and conform to all pertinent regulations and instructions.
2. Before starting any portion of work, the Contractor shall verify any and all existing conditions as shown on the drawings against the actual existing conditions at the site. Any discrepancies shall be brought to the attention of the Designer. If the Contractor proceeds with the work without verifying existing conditions and discovers after the work has started any discrepancies, he shall proceed to perform whatever work is required to correct the discrepancies and bring about the proper execution of the project to the satisfaction of the Designer, at no extra cost to the owner.
3. The Contractor shall be responsible for cutting, fitting and patching as required to make the several parts fit together properly.
4. All work shall be in accordance with all applicable Local or State codes and regulations.
5. All material, equipment and products shall be installed in accordance with the respective manufacturer's latest printed instructions.
6. All dimensions are rough unless otherwise noted. All cabinetry, tile and the like need to be field verified prior to installation.
7. Do not scale the drawings. All dimensional discrepancies shall be brought to the attention of the Designer as soon as they are discovered.
8. No extra compensation shall be allowed for extra work resulting from lack of coordination between trades or failure of the Contractor to verify locations and measurements on the job.
9. The Contractor is responsible for obtaining separate permits for electrical, mechanical, plumbing, grading, or other permits as may be required by the local authorities. Issuance of a building permit based on these Drawings does not constitute granting of these separate permits.
10. The Contractor shall be responsible for coordinating with the Structural Engineer for any site visits or special testing as needed to complete all structural work as directed by the Structural Engineer.
11. The Contractor shall be responsible for forwarding all shop drawings to the designer for review and approval. No fabrication shall commence until both designer and owner have reviewed and approved by signature all shop drawings.

CODES USED

The following codes are currently in effect:

- 2013 California Building Code
- 2013 California Residential Code
- 2013 California Plumbing Code
- 2013 California Mechanical Code
- 2013 California Electrical Code
- 2013 California Fire Code
- 2013 California Existing Building Code
- 2012 International Existing Building Code
- 2013 California Energy Code
- 2013 California Green Building Standards Code

PROJECT DESCRIPTION

This project includes the remodel and addition to an existing two-story single family home, including the removal of an existing detached garage and carport.

The additions increase the existing lower level by 403 square feet, plus a 420 square foot garage, and the upper level by 1,089 square feet for a total of 1,492 square feet.

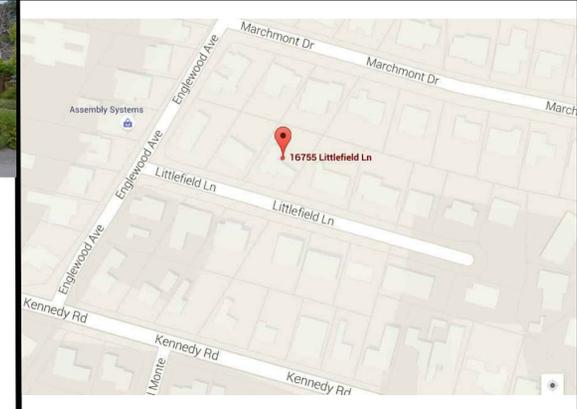
Some renovation/remodel work to the remaining floor area of the existing house is proposed and the unaffected area is approximately 1,503 square feet, with approximately 982 square feet being affected.

The exterior siding is to be replaced with new siding and the wood shake roof to be replaced with asphalt tile and standing seam metal roofing in spot locations. The existing chimney will be refaced and a new chimney will match.

PARCEL MAP



LOCATION MAP



NATHAN  
 16755 LITTLEFIELD LANE  
 LOS GATOS  
 CALIFORNIA  
 95032

A.P.N. 532-08-054

29 JUNE 2016  
 PLANNING APPLICATION

SCALE: NTS

COVER SHEET

A1.1

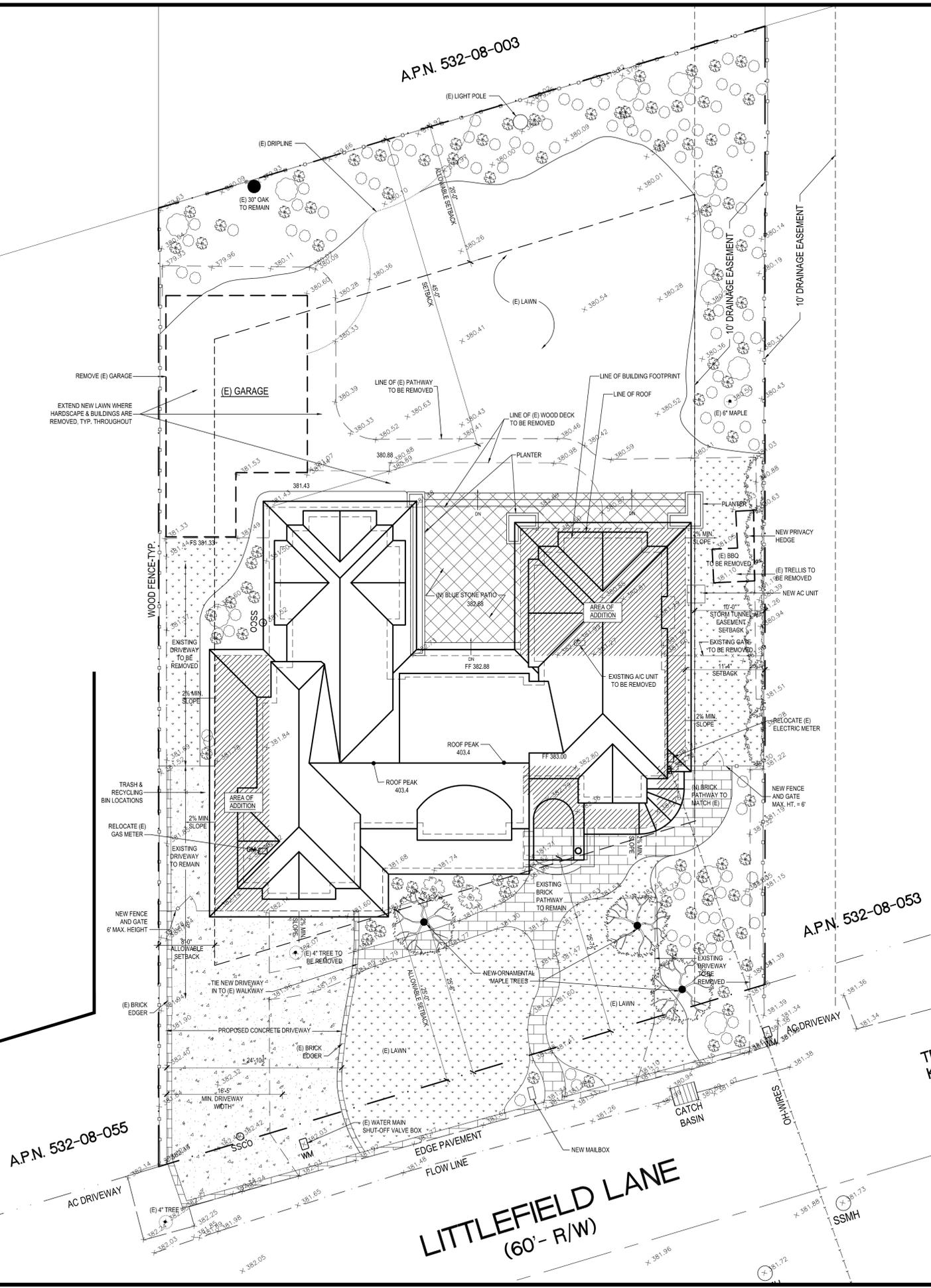


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- TREE PROTECTION SHALL BE NO LESS THAN 5'-0" HIGH CHAIN LINK FENCE FOR DURATION OF PROJECT AS REQD.
- CONTRACTOR TO INSTALL A STREET NUMBER @ ROADSIDE IN FRONT OF PROJECT.
- NOTE: SITE PLAN TAKEN FROM PARCEL MAP
- 4.408.1 RECYCLE AND/OR SALVAGE FOR REUSE A MIN. OF 50% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
- BUILDING SEWERS SHALL HAVE AN ATMOSPHERIC RELIEF VALVE INSTALLED UPSTREAM OF THE BACK WATER VALVE AND A CLEANOUT DOWNSTREAM OF THE BACK WATER VALVE OUTSIDE THE BUILDING IN CLOSE PROXIMITY TO THE FOUNDATION
- PROVIDE STATE ARCHITECT CERTIFIED EARTHQUAKE-ACTUATED GAS SHUT-OFF VALVES AT ALL NEW GAS UTILITY METERS
- PROVIDE A LISTED ACCESSIBLE BACK FLOW WATER VALVE AT ALL NEW BUILDING SEWER AND SEWER REPLACEMENTS AS REQD.
- UTILITIES DO NOT NEED TO UNDERGROUND AS THE HOUSE DOES NOT EXCEEDING THE 50% MARKER FOR ALTERATIONS AND ADDITIONS AND THE EXISTING POWER CONNECTION IS TO A POLE IN THE REAR YARD AND THE LOT THAT ONLY HAS ONE PUBLIC RIGHT OF WAY FRONTAGE
- 4.304.1 AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
- ADD NEW LANDING WITH ONE STEP +/- 6" TALL LEADING FROM HOUSE, TYP.
- THE LANDING SHALL NOT BE MORE THAN 7'-1/2" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1" AT DOORS SWINGING OVER THE LANDING.
- LANDING LENGTH NEED NOT EXCEED 36" CBC 1008.1.6, WITH A WIDTH EQUAL THAT OF THE ADJACENT OPENING.



TRACT NO. 328  
KENWOOD ACRES  
10 - M - 56  
LOT 16

EXISTING / DEMO +  
PROPOSED SITE PLAN

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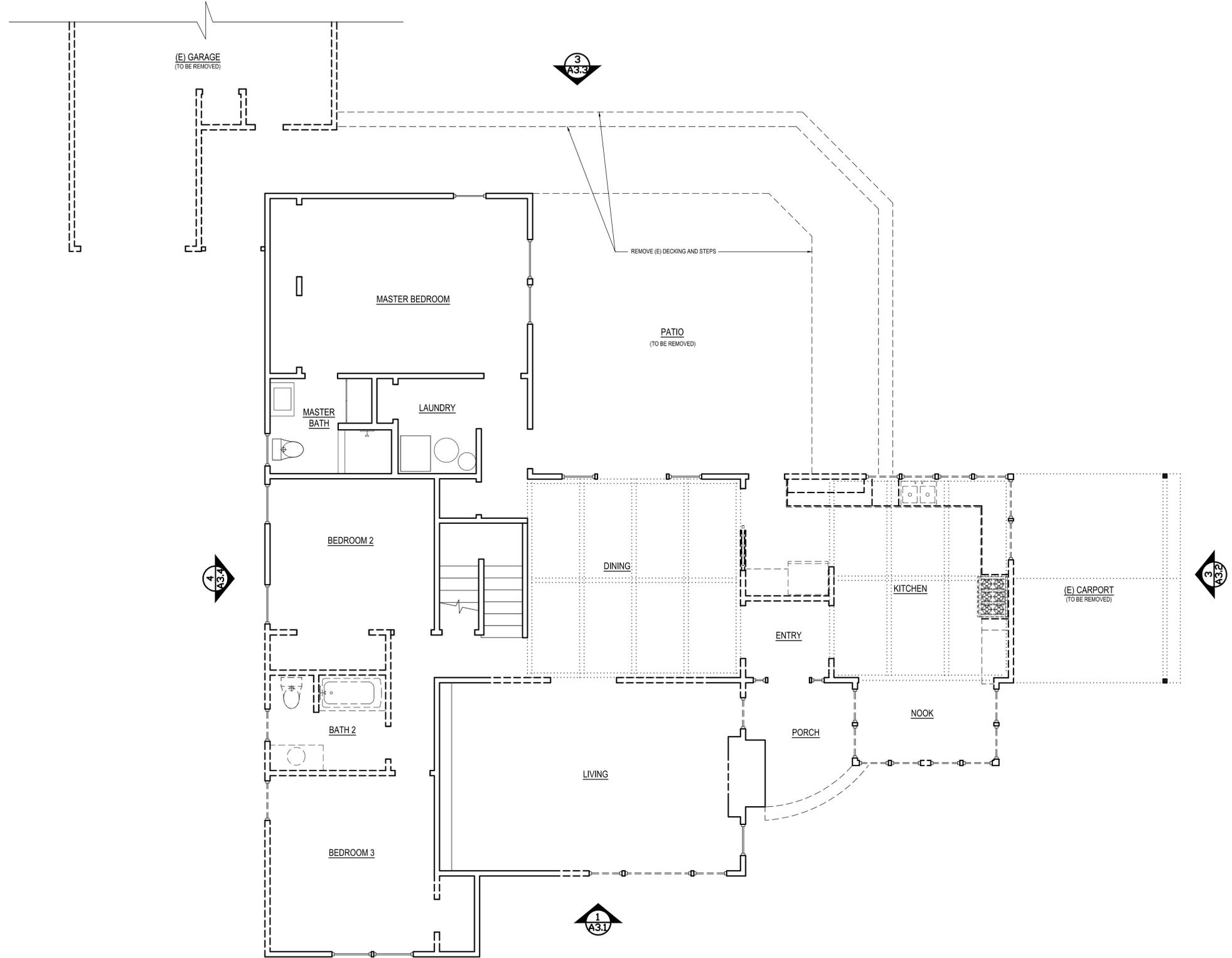
SCALE: 1/8" = 1'

EXISTING / DEMO +  
PROPOSED  
ARCHITECTURAL SITE PLAN

**A1.3**



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**EXISTING + DEMO FLOOR PLAN**

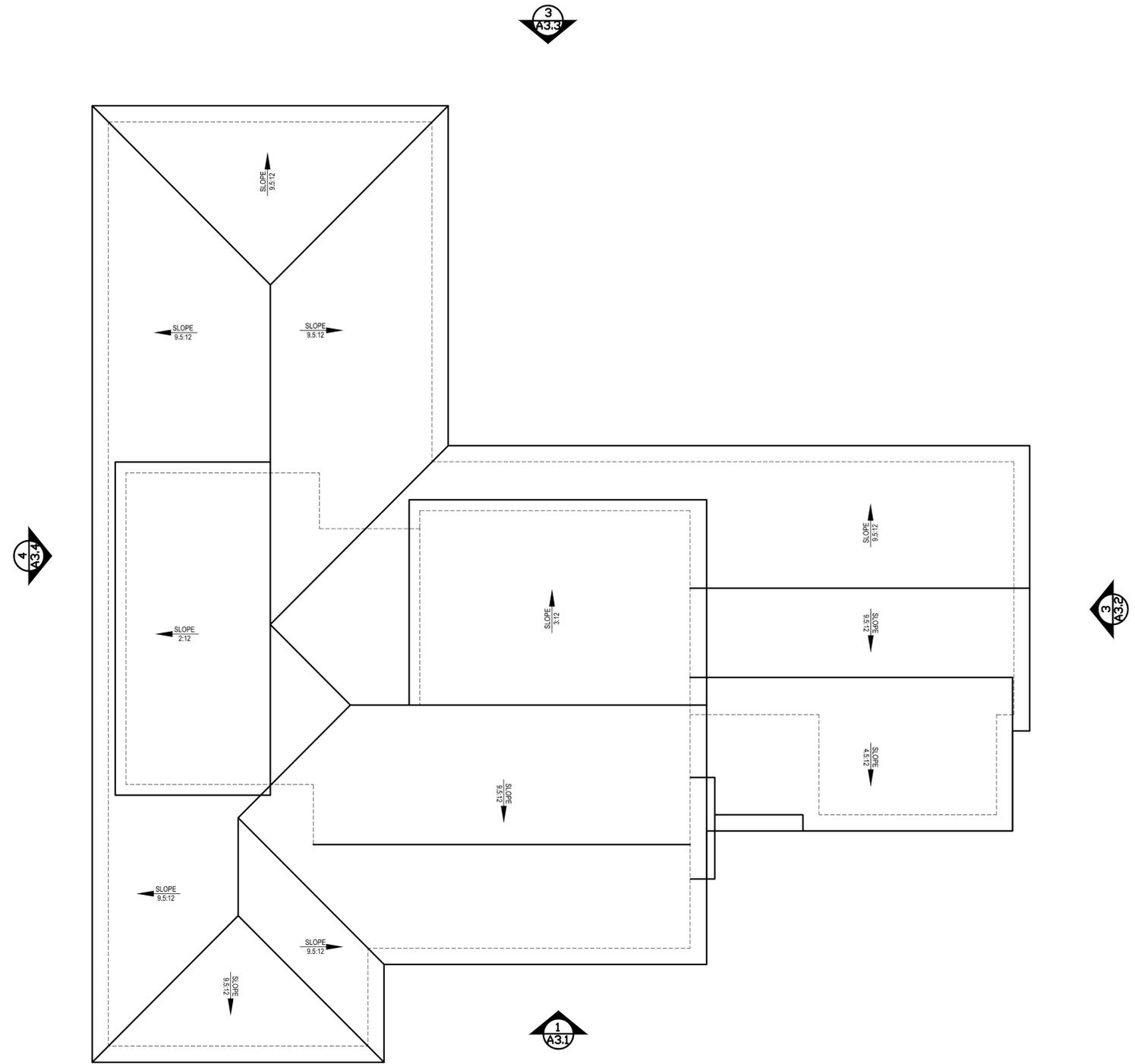
NORTH

WALL LEGEND	
	WALLS TO REMAIN
	WALLS TO BE REMOVED
	AREA OF ADDITION
	AREA TO BE REMOVED

SCALE: 1/4" = 1'  
 EXISTING + DEMO LOWER  
 LEVEL FLOOR PLANS



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 ADDITIONS  
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 NORTH  
 EXISTING ROOF PLAN

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 CALIFORNIA  
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 PLANNING APPLICATION

SCALE: 1/4" = 1'

EXISTING ROOF PLAN

**A2.3**



INTERIORS  
REMODELS +  
ADDITIONS  
NEW CONSTRUCTION

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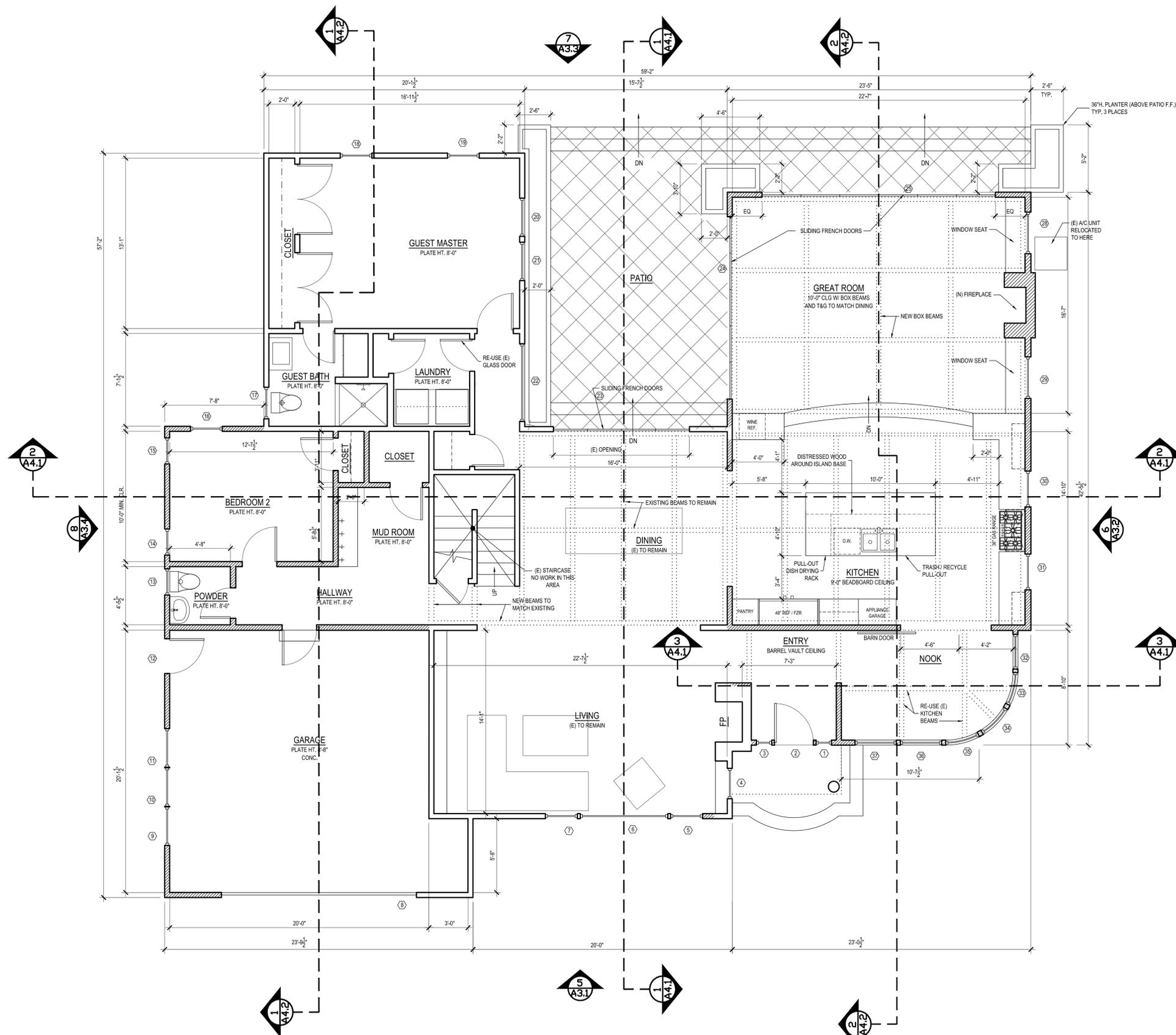
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PLANNING APPLICATION

SCALE: 1/4" = 1'

PROPOSED LOWER LEVEL  
FLOOR PLAN

A2.4



PROVIDE INSULATION AT ALL INTERIOR BEDROOM WALLS

ENCLOSED USEABLE SPACES UNDER STAIRWAYS SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD, CBC 1009.6.3

WINDOW GLAZING FOR ALL NEW WINDOWS TO BE MAX. 40 U-FACTOR AND S.H.G.C.

CONTRACTOR TO ENSURE ALL APPROPRIATE WATER HEATER STRAPPING AND REQUIRED INSULATION ARE INSTALLED

1012.2 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE MIN. 34" AND MAX. 38".

1012.4 HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

EXCEPTIONS:  
-HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN OR LANDING.  
-WITHIN A DWELLING UNIT, THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL IS ALLOWED OVER THE LOWEST TREAD.

1012.5 HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

1012.6 HANDRAILS WITHIN A DWELLING UNIT NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER.

1012.7 CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MIN. 1/2" ADJACENT SURFACES SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

FIREPLACE SURROUND TO BE NON-COMBUSTIBLE MATERIAL AT LEAST 1" AROUND OPENING @ TOP + SIDES, AND PROTRUDING AT LEAST 2" OUT FROM WALL

UTILITY STANDARDS:  
ALL NEW AND REPLACEMENT WATER SUPPLY AND SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE 1) INFILTRATION OF FLOOD WATERS INTO THE SYSTEM, AND 2) DISCHARGE FROM THE SYSTEMS INTO THE FLOOD WATERS. ON-SITE WASTE DISPOSAL SYSTEMS SHALL BE LOCATED TO AVOID IMPAIRMENT TO THEM, OR CONTAMINATION FROM THEM DURING FLOODING.

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FT. FROM ANY OPENINGS INTO THE BUILDING

R302.5.1 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 1/2" INCHES (38 MM) IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 1/2" INCHES (38 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

EXCEPTION: WHERE THE RESIDENCE AND THE PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS R302.6 AND R313, OTHER DOOR OPENINGS BETWEEN THE PRIVATE GARAGE AND THE RESIDENCE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. THIS EXCEPTION SHALL NOT APPLY TO ROOMS USED FOR SLEEPING PURPOSES.

R302.5.2 DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

PROVIDE A LISTED ACCESSIBLE BACK FLOW WATER VALVE AT ALL NEW BUILDING SEWER AND SEWER REPLACEMENTS AS REQ'D.

ADD NEW LANDING WITH ONE STEP +/- 6" TALL LEADING FROM HOUSE, TYP.

THE LANDING SHALL NOT BE MORE THAN 7-1/2' LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1" AT DOORS SWINGING OVER THE LANDING.  
LANDING LENGTH NEED NOT EXCEED 36" CBC 1008.1.6, WITH A WIDTH EQUAL THAT OF THE ADJACENT OPENING.

ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 S.F.. THE MINIMUM NET CLEAR OPERABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.

ALL NEW TOILETS TO BE 1.6 GAL PER FLUSH TYP. OF ALL

MINIMUM REQUIREMENTS PER TITLE 24 COMPLIANCE:  
-INSULATE ROOF IN ADDITION TO AT LEAST R-30.  
-INSULATE ALL EXTERIOR WALLS IN ADDITION TO AT LEAST R-13.  
-INSULATE ALL EXTERIOR RAISED FLOORS IN ADDITION TO AT LEAST R-18.  
-ALL NEW WINDOWS TO BE DOUBLE-GLAZED WITH NON-METAL FRAMES.  
-FURNACE TO HAVE A MINIMUM AFUE RATING OF 80%.

WALL COVERINGS SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 70" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS WITH MIN. 22" TEMPERED DOOR TO SWING OUT OF THE SHOWER STALL

A PERMANENT LABEL PER SECTION R308.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.

**WALL LEGEND**

	WALLS TO REMAIN
	NEW WALLS

R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED THE FOLLOWING LOCATIONS:  
-IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:  
-VERTICALLY AT THE CEILING AND FLOOR LEVELS.  
-HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

-AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.

-IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

-AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

R311.7.7 HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT, TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

HANDRAIL ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAILS. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/2". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". EXTERIOR WOOD/PLASTIC COMPOSITE HANDRAILS, WOOD/PLASTIC COMPOSITE HANDRAILS SHALL COMPLY WITH THE PROVISIONS OF SECTION R317.4.

AT FURNACE LOCATION PROVIDE CONTINUOUS FLOORING 24 IN. IN WIDTH ON THREE SIDES OF THE EQUIPMENT AND 30 IN. ON THE CONTROL SIDE TO SERVICE REQ'D. CONTROLS AND VALVES (SEE CHART ON SHEET MPE-1).

STUCCO TO BE 3 COATS W/ TWO LAYERS OF BUILDING PAPER GRADE 'D' WHEN STUCCO IS APPLIED OVER WOOD BASE SHEATHINGS. PROVIDE CONTINUOUS KEEL SCREED AT FOUNDATION PLATE LINE ON ALL STUCCO BASES MIN. 2" ABOVE PAVED AREAS AND 8" ABOVE FINISHED GRADE

FOUNDATION VENT CALCS:  
OPENINGS FOR UNDER-FLOOR VENTILATION, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67 M2 FOR EACH 100 M2) OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/2 INCH (8 MM), CBC 1203.3.1

OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2 SQUARE FEET (0.135 M2) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/8 INCH (3.2 MM) NOR MORE THAN 1/4 INCH (3.2 MM) IN ANY DIMENSION, CBC 1203.3.1 [SPCR]

3/16" X 43 SF = 2.9 SF / 42 SF = 7 VENTS

4.384.1 AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.

4.408.1 RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

4.586.4 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

402.1.1 SHOWER HEADS SHALL BE DESIGNED AND INSTALLED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.5 GALLONS (9.4 LITERS) PER MINUTE MEASURED AT 80 PSI.

402.1.2 FAUCETS AT KITCHENS, LAVATORIES, WETBARS, LAUNDRY SINKS, OR OTHER SIMILAR USE FIXTURES SHALL BE DESIGNED AND MANUFACTURED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.2 GALLONS (8.3 LITERS) PER MINUTE MEASURED AT 80 PSI.

402.2.2 SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES. REQUIREMENTS FOR WATER CLOSETS AND URINALS. DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES. REQUIREMENTS FOR WATER CLOSETS AND URINALS. DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES. REQUIREMENTS FOR WATER CLOSETS AND URINALS. DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES. 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ENCLOSED USEABLE SPACES UNDER STAIRWAYS SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD. CBC 1009.6.3

WINDOW GLAZING FOR ALL NEW WINDOWS TO BE MAX. .40 U-FACTOR AND S.H.G.C.

CONTRACTOR TO ENSURE ALL APPROPRIATE WATER HEATER STRAPPING AND REQUIRED INSULATION ARE INSTALLED

1012.2 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS OR FINISH SURFACE OF RAMP SLOPE, SHALL BE MIN. 34" AND MAX. 38".

1012.4 HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

1012.5 HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN OR LANDING.

1012.6 HANDRAILS WITHIN DWELLING UNITS NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER.

1012.7 CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MIN. 1 1/2" ADJACENT SURFACES SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

FIREPLACE SURROUND TO BE NON-COMBUSTIBLE MATERIAL AT LEAST 1' AROUND OPENING @ TOP + SIDES, AND PROTRUDING AT LEAST 2" OUT FROM WALL

UTILITY STANDARDS:  
ALL NEW AND REPLACEMENT WATER SUPPLY AND SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE: 1) INFILTRATION OF FLOOD WATERS INTO THE SYSTEM, AND 2) DISCHARGE FROM THE SYSTEMS INTO THE FLOOD WATERS. ON-SITE WASTE DISPOSAL SYSTEMS SHALL BE LOCATED TO AVOID IMPAIRMENT TO THEM, OR CONTAMINATION FROM THEM DURING FLOODING.

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FT. FROM ANY OPENINGS INTO THE BUILDING

R302.5.1 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 1/2" INCHES (38 MM) IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 1/2" INCHES (38 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

EXCEPTION: WHERE THE RESIDENCE AND THE PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS R309.6 AND R313, OTHER DOOR OPENINGS BETWEEN THE PRIVATE GARAGE AND THE RESIDENCE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. THIS EXCEPTION SHALL NOT APPLY TO ROOMS USED FOR SLEEPING PURPOSES.

R302.5.2 DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL, OR OTHER APPROVED MATERIAL, AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

PROVIDE A LISTED ACCESSIBLE BACK FLOW WATER VALVE AT ALL NEW BUILDING SEWER AND SEWER REPLACEMENTS AS REQ'D.

ADD NEW LANDING WITH ONE STEP +/- 6" TALL LEADING FROM HOUSE, TYP.

THE LANDING SHALL NOT BE MORE THAN 7-1/2" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1" AT DOORS SWINGING OVER THE LANDING.

LANDING LENGTH NEED NOT EXCEED 36" CBC 1008.1.6, WITH A WIDTH EQUAL THAT OF THE ADJACENT OPENING.

ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 S.F.. THE MINIMUM NET CLEAR OPERABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.

ALL NEW TOILETS TO BE 1.6 GAL PER FLUSH TYP. OF ALL

MINIMUM REQUIREMENTS PER TITLE 24 COMPLIANCE:  
-INSULATE ROOF IN ADDITION TO AT LEAST R-30.  
-INSULATE ALL EXTERIOR WALLS IN ADDITION TO AT LEAST R-13.  
-INSULATE ALL EXTERIOR RAISED FLOORS IN ADDITION TO AT LEAST R-19.  
-ALL NEW WINDOWS TO BE DOUBLE - GLAZED WITH NON - METAL FRAMES.  
-FURNACE TO HAVE A MINIMUM AFUE RATING OF 80%.

WALL COVERINGS SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 7' ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS WITH MIN. 22" TEMPERED DOOR TO SWING OUT OF THE SHOWER STALL

A PERMANENT LABEL PER SECTION R308.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.

WALLS TO REMAIN

NEW WALLS

R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED THE FOLLOWING LOCATIONS:

-IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:  
-VERTICALLY AT THE CEILING AND FLOOR LEVELS.  
-HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

-AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.

-IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

-AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

R311.7.7 HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPE PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38"

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAILS. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2".

IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/2". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". EXTERIOR WOOD/PLASTIC COMPOSITE HANDRAILS, WOOD/PLASTIC COMPOSITE HANDRAILS SHALL COMPLY WITH THE PROVISIONS OF SECTION R314.4.

AT FURNACE LOCATION PROVIDE CONTINUOUS FLOORING 24 IN. IN WIDTH ON THREE SIDES OF THE EQUIPMENT AND 30 IN. ON THE CONTROL SIDE TO SERVICE REQ'D. CONTROLS AND VALVES (SEE CHART ON SHEET MPE-1).

STUCCO TO BE 3 COATS W/ TWO LAYERS OF BUILDING PAPER GRADE 'D' WHEN STUCCO IS APPLIED OVER WOOD BASE SHEATHINGS. PROVIDE CONTINUOUS WEEP SCREED AT FOUNDATION PLATE LINE ON ALL STUCCO WALLS A MIN. 2" ABOVE PAVED AREAS AND 8" ABOVE FINISHED GRADE

FOUNDATION VENT CALCS:  
OPENINGS FOR UNDER-FLOOR VENTILATION: THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67 M2 FOR EACH 100 M2) OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6 MM). CBC 1203.3.1

OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2 SQUARE FEET (0.135 M2) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/8 INCH (3.2 MM) NOR MORE THAN 1/4 INCH (6.4 MM) IN ANY DIMENSION. CBC 1203.3.1 [SPCR]

1/2" X 433 SF = 2.9 SF / 42 SF = 7 VENTS

4.304.1 AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-OR SOIL-MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.

4.488.1 RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

402.1.1 SHOWER HEADS SHALL BE DESIGNED AND INSTALLED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.5 GALLONS (9.4 LITERS) PER MINUTE MEASURED AT 80 PSI.

402.1.2 FAUCETS AT KITCHENS, LAVATORIES, WETBARS, LAUNDRY SINKS, OR OTHER SIMILAR USE FIXTURES SHALL BE DESIGNED AND MANUFACTURED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.2 GALLONS (8.3 LITERS) PER MINUTE MEASURED AT 60 PSI.

402.2.2 SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES.

REQUIREMENTS FOR WATER CLOSETS AND URINALS: DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES REQUIREMENTS FOR WATER CLOSETS AND URINALS, AND ASME A112.19.14, STANDARD FOR SIX-LITER WATER CLOSETS EQUIPPED WITH A DUAL FLUSHING DEVICE.

4.303.2 WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS PER VALVE SHALL NOT EXCEED THE MAXIMUM FLOW RATE OF 2.5 GPM

4.303.1 ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY AT LEAST 20 PERCENT

PROPOSED UPPER LEVEL FLOOR PLAN

WALL LEGEND

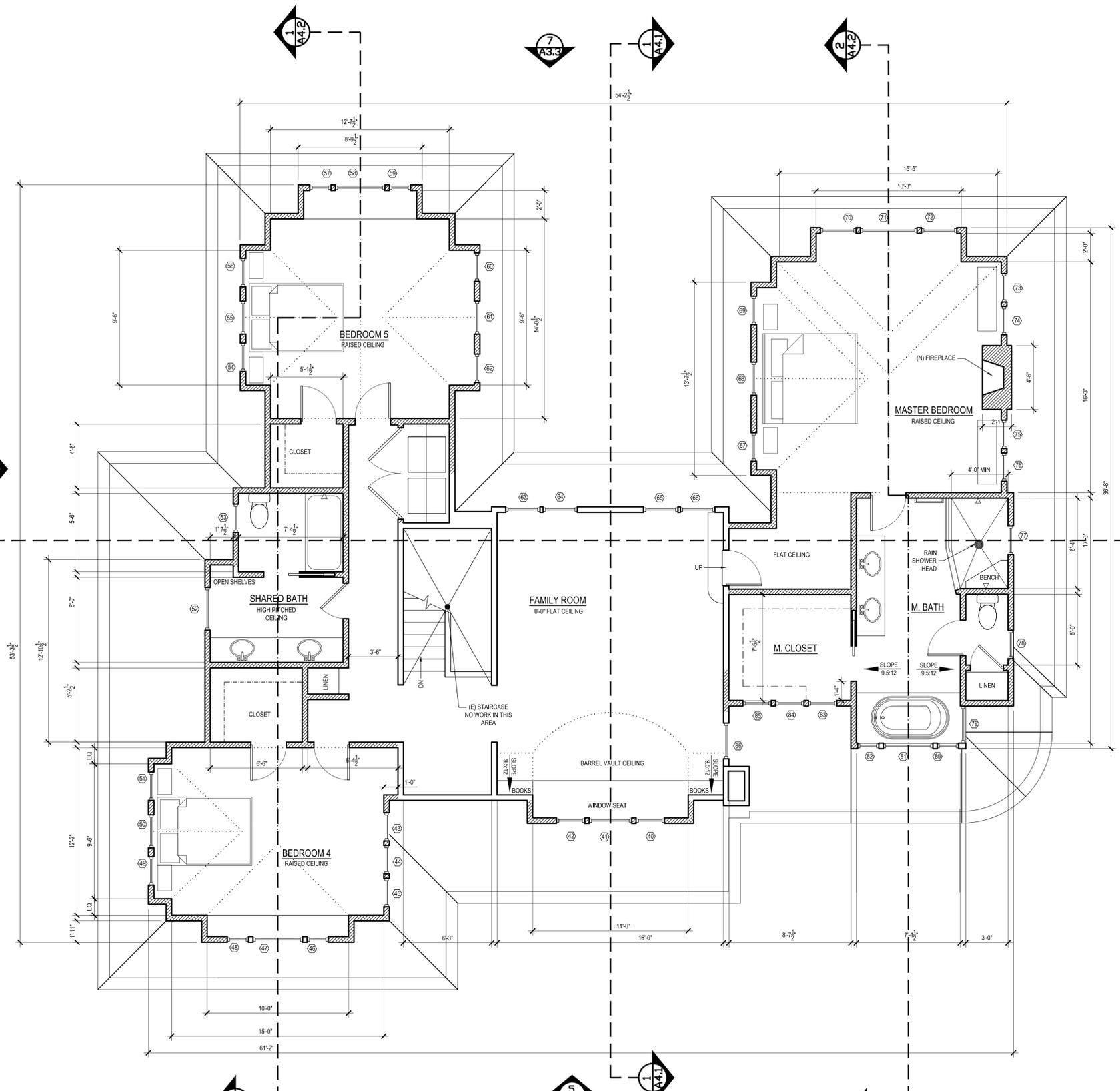
	WALLS TO REMAIN
	NEW WALLS

WALLS TO REMAIN

NEW WALLS

WALLS TO REMAIN

NEW WALLS



A PERMANENT LABEL PER SECTION R308.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.

WALLS TO REMAIN

NEW WALLS

WALLS TO REMAIN

NEW WALLS



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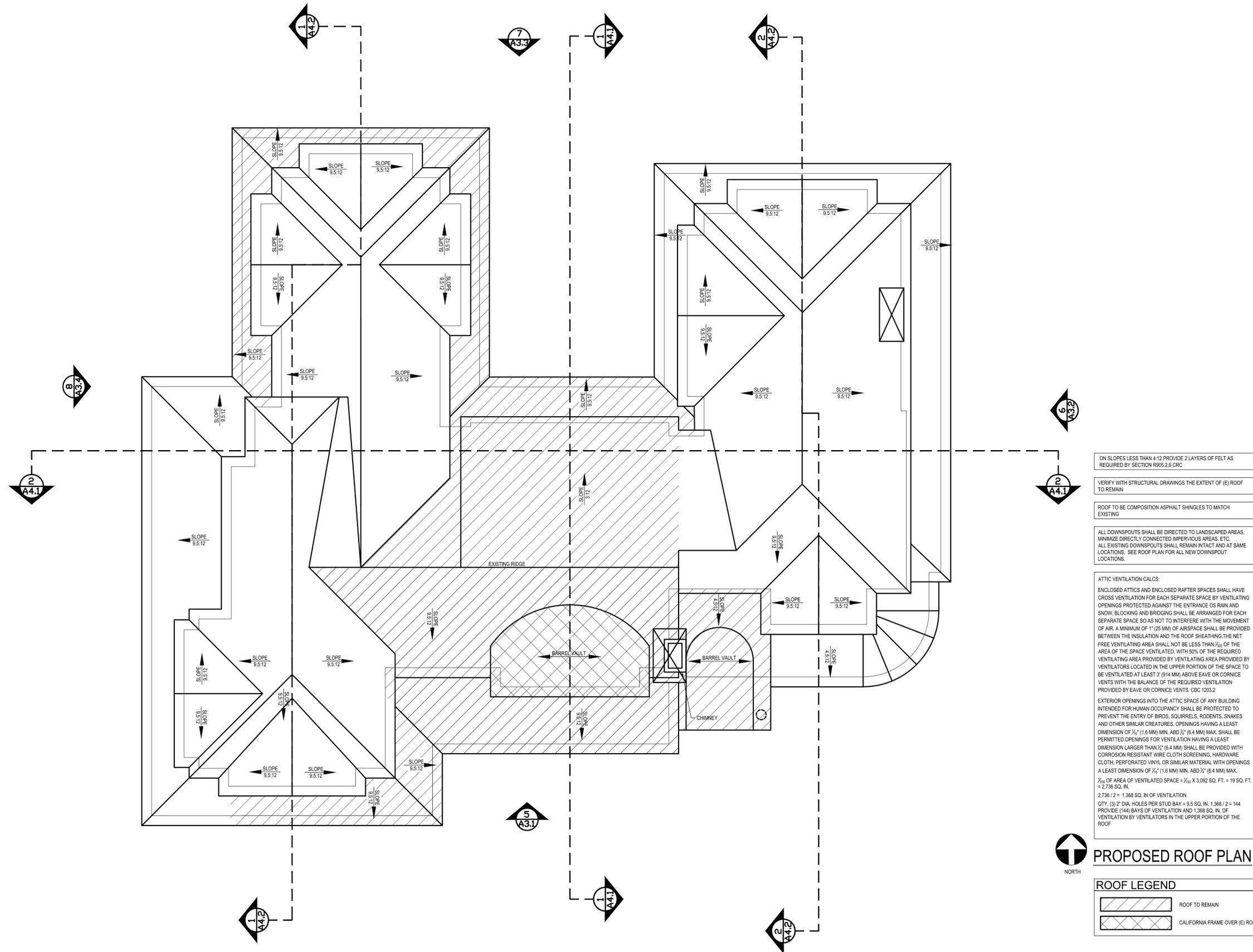
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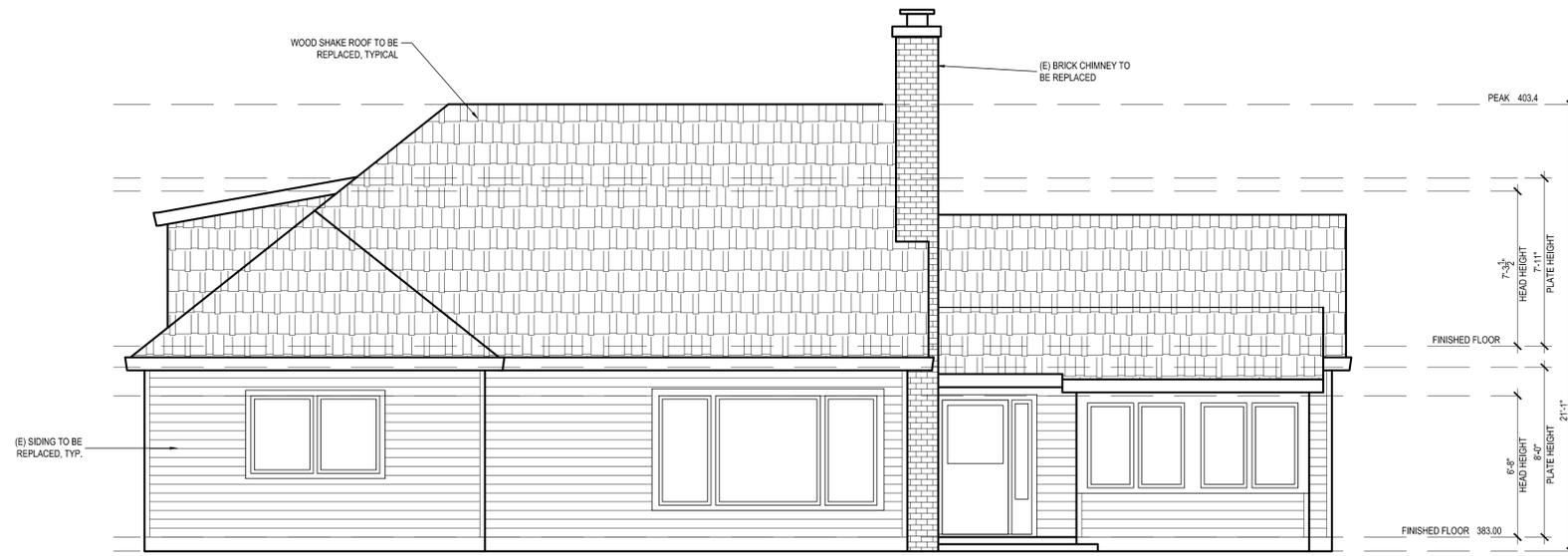
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SCALE: 1/4" = 1'

PROPOSED ROOF PLAN

A2.6





1- EXISTING FRONT ELEVATION

ALL NEW SIDING TO BE HARDI OR APPROVED EQUAL.

WINDOW GLAZING FOR ALL NEW WINDOWS TO BE MAX. 40 U-FACTOR AND S.H.G.C.

1012.2 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE MIN. 34" AND MAX. 38".

1012.4 HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

-EXCEPTIONS:  
-HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN OR LANDING.

-WITHIN A DWELLING UNIT, THE USE OF A VOLUTE TURNOUT, STARTING EASING OR STARTING NEWEL IS ALLOWED OVER THE LOWEST TREAD.

1012.5 HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. 1012.6 HANDRAILS WITHIN A DWELLING UNITS NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER.

1012.7 CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MIN. 1 1/2". ADJACENT SURFACES SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

CONTRACTOR TO INSTALL A STREET NUMBER @ ROADSIDE IN FRONT OF PROJECT.

TREE PROTECTION SHALL BE NO LESS THAN 5'-0" HIGH CHAIN LINK FENCE FOR DURATION OF PROJECT AS REQ'D.

ON SLOPES LESS THAN 4:12 PROVIDE 2 LAYERS OF FELT AS REQUIRED BY SECTION 1507.2.8 CBC

STUCCO SYSTEM SHOULD BE 3 COATS THICK WITH 2 LAYERS OF "D" PAPER AND A CONTINUOUS WEEP SCREED.

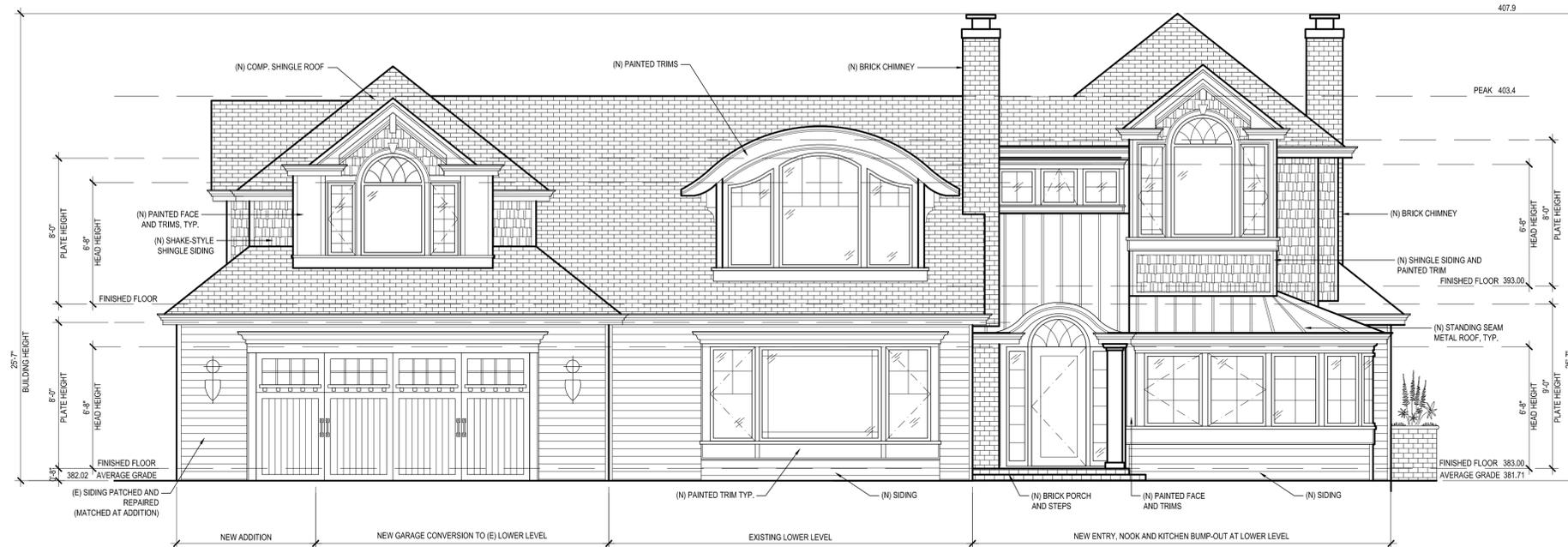
A PERMANENT LABEL PER SECTION R036.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.

**FOUNDATION VENT CALCS:**

**OPENINGS FOR UNDER-FLOOR VENTILATION.** THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.87 M2 FOR EACH 100 M2) OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH, PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4" INCH (6 MM). CBC 1203.3.1

OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2" SQUARE FEET (0.135 M2) FOR EACH 25 LINEAR FEET (7.620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/4" INCH (6.4 MM) NOR MORE THAN 1/2" INCH (13 MM) IN ANY DIMENSION. CBC 1203.3.1.1 [SPCB]

1/2" x 2.416 SF = 36.24 SF / 42 SF = 86 VENTS



5- PROPOSED FRONT ELEVATION

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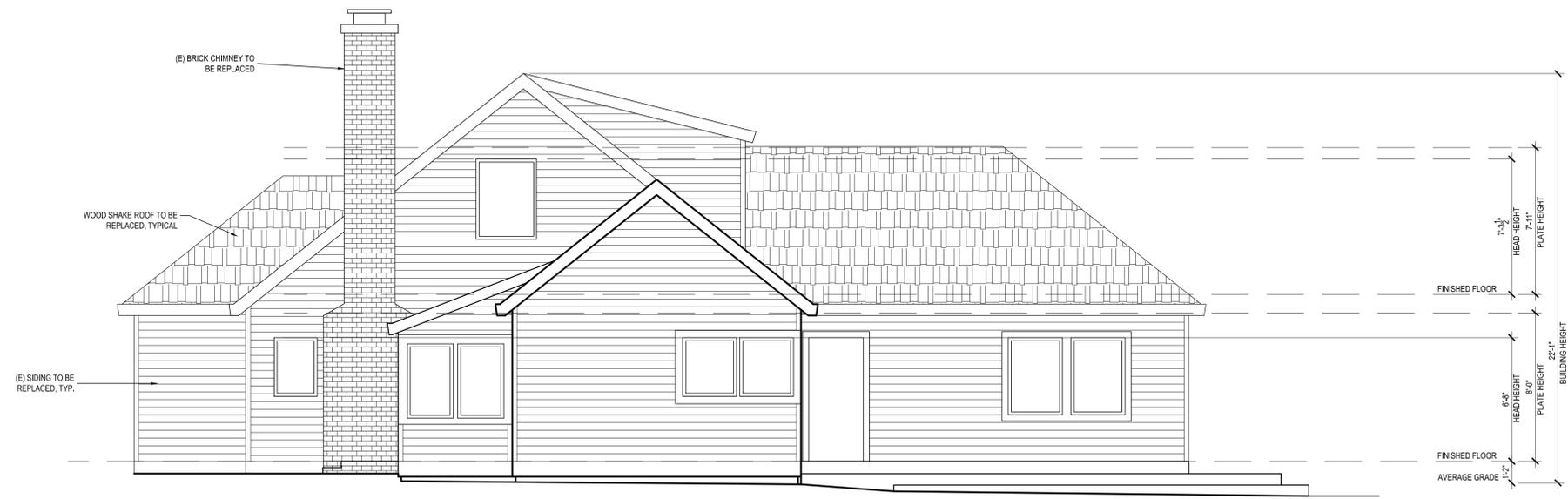
SCALE: 1/4" = 1'

EXISTING + PROPOSED  
FRONT EXTERIOR  
ELEVATIONS

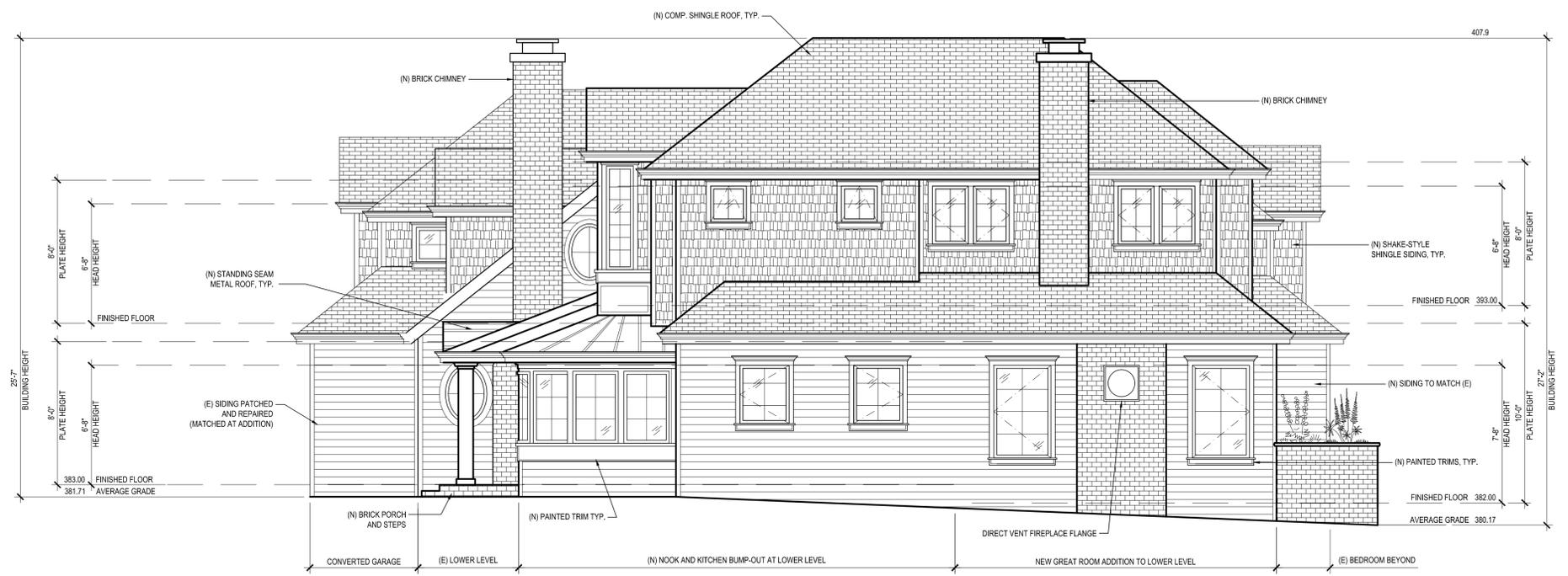
A3.1



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2- EXISTING RIGHT ELEVATION



6- PROPOSED RIGHT ELEVATION

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EXISTING + PROPOSED  
 RIGHT EXTERIOR  
 ELEVATIONS

A3.2



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3- EXISTING REAR ELEVATION



7- PROPOSED REAR ELEVATION

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SCALE: 1/4" = 1'

EXISTING + PROPOSED  
REAR EXTERIOR  
ELEVATIONS

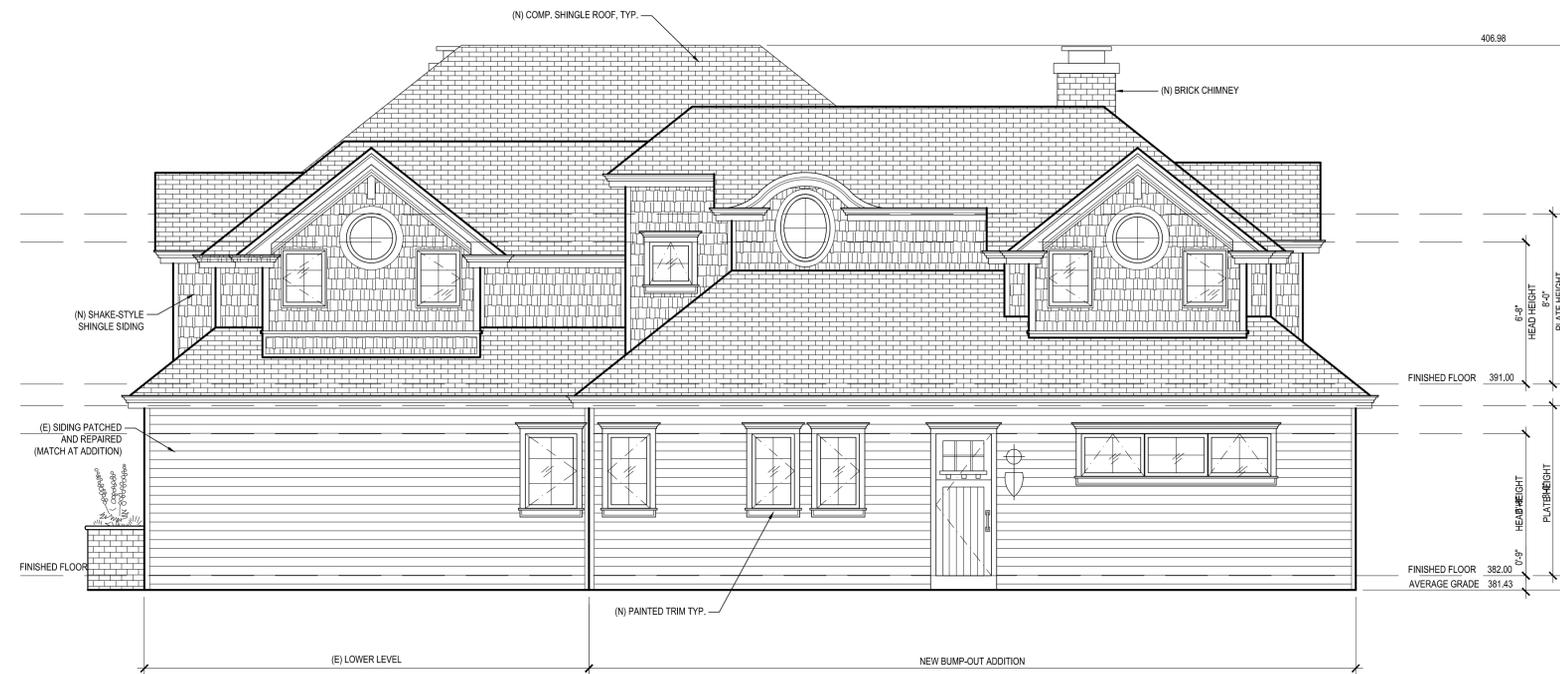
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4- EXISTING LEFT ELEVATION



8- PROPOSED LEFT ELEVATION

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SCALE: 1/4" = 1'

EXISTING + PROPOSED  
 LEFT EXTERIOR  
 ELEVATIONS

A3.4



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SCALE: 1/4" = 1'

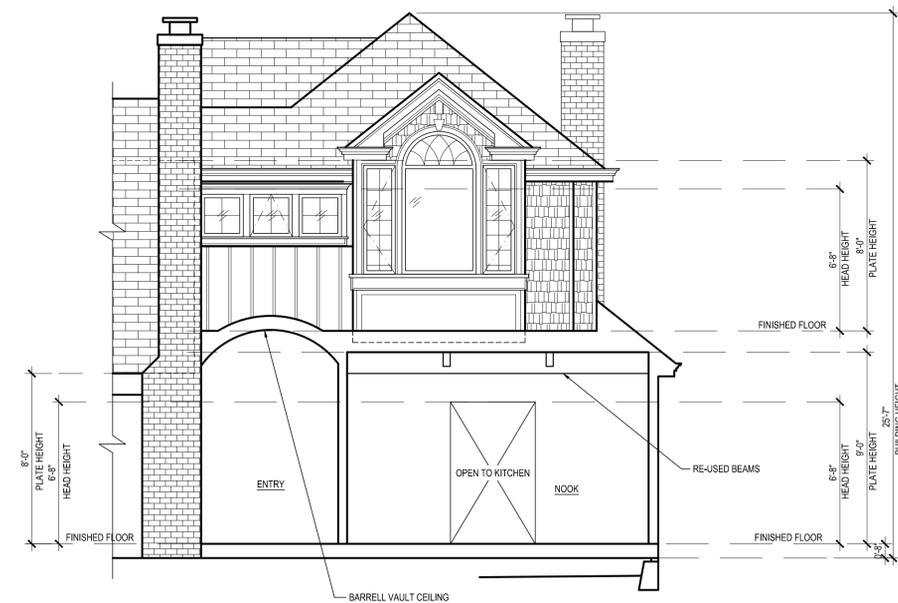
SECTIONS

A4.1



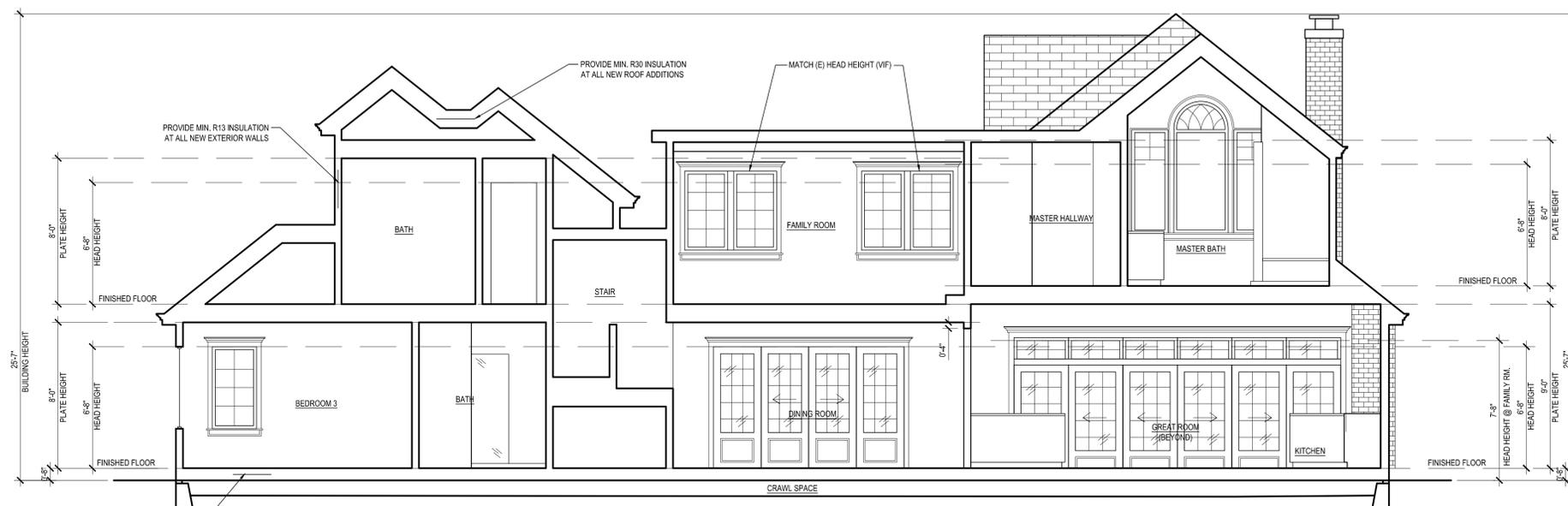
1- PROPOSED SECTION

REFER TO STRUCTURAL  
DRAWINGS FOR FOUNDATION  
DETAILS



3- PROPOSED PARTIAL SECTION

REFER TO STRUCTURAL  
DRAWINGS FOR FOUNDATION  
DETAILS

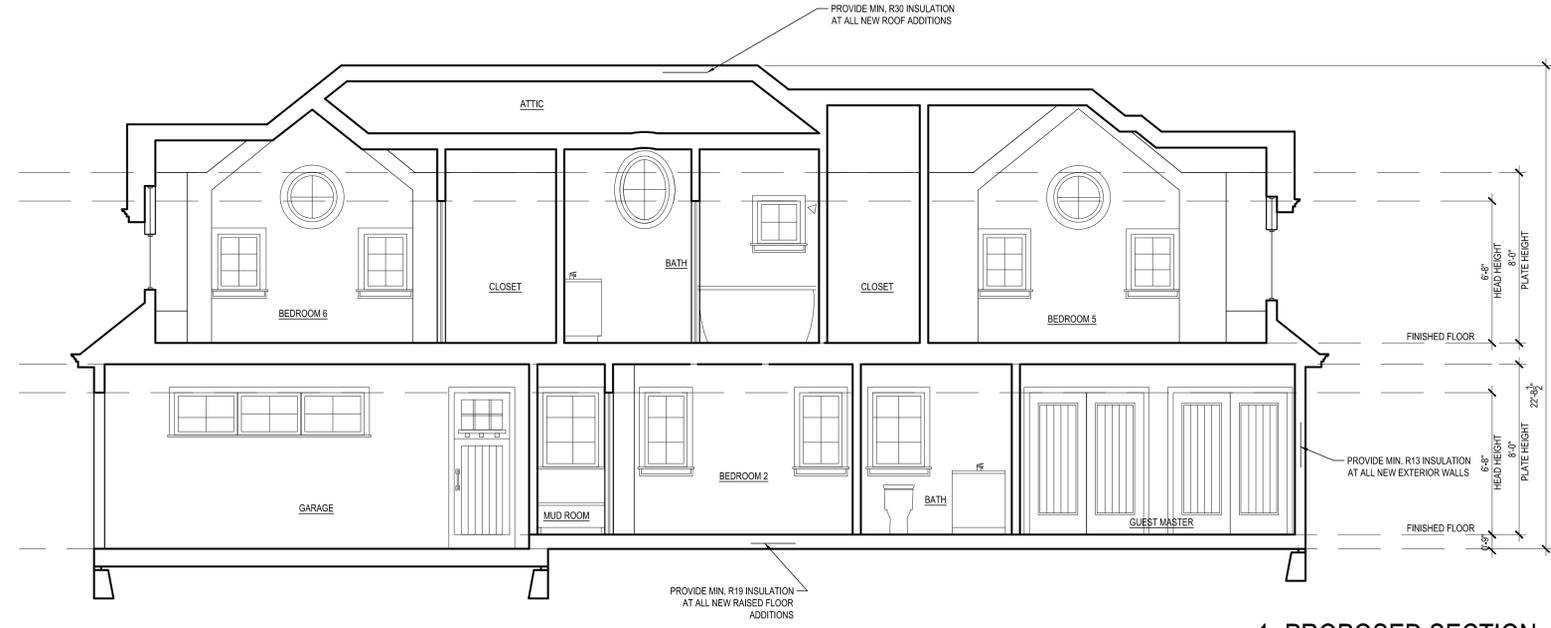


2- PROPOSED SECTION

REFER TO STRUCTURAL  
DRAWINGS FOR FOUNDATION  
DETAILS

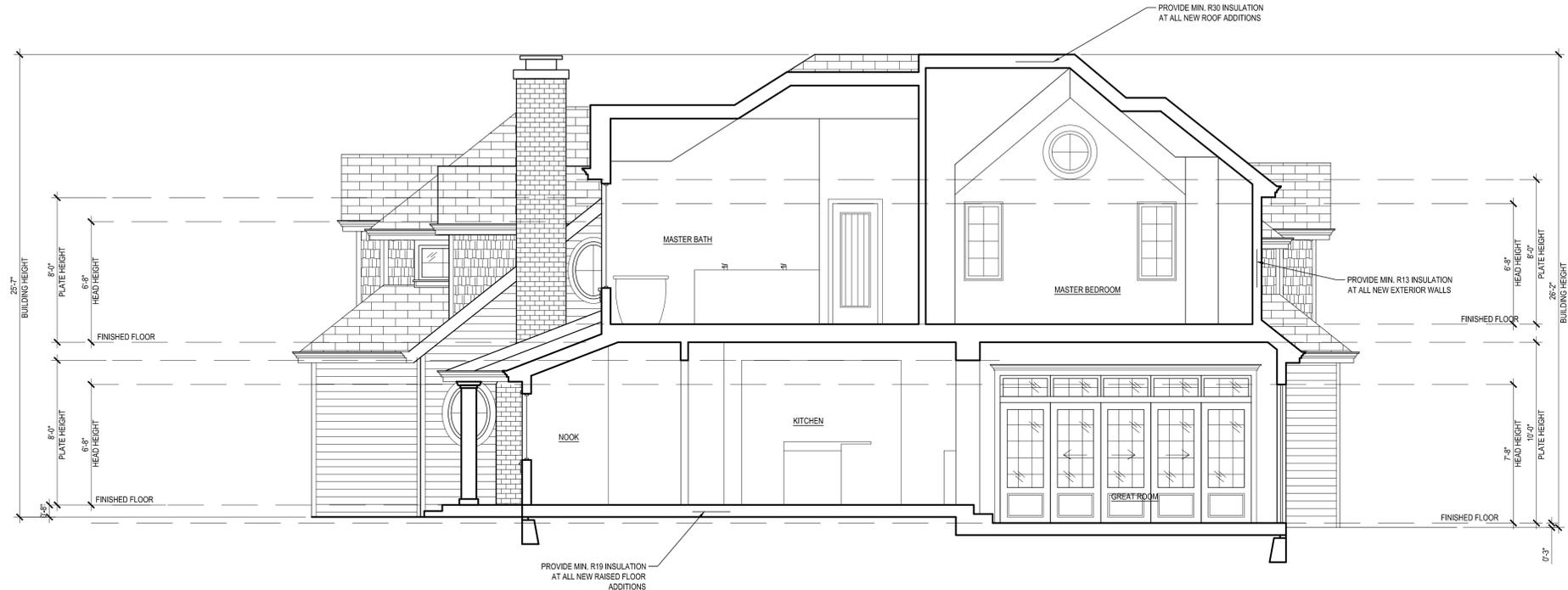


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 ADDITIONS  
 NEW CONSTRUCTION  
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1- PROPOSED SECTION

REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS



2- PROPOSED SECTION

REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS

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SCALE: 1/4" = 1'

SECTIONS

ALL LED LIGHTING THAT IS TO BE USED TO COMPLY AS HIGH EFFICACY LIGHTING SHALL BE LISTED BY THE STATE OF CALIFORNIA ENERGY COMMISSION AS HIGH EFFICACY.

UPPER GROUND INSTALLED IN THE FOUNDATION NEAR ELECTRICAL SERVICES.

MECHANICAL CONTRACTOR TO ENSURE LOCATIONS AND CALCULATIONS FOR REQUIRED COMBUSTION AIR SERVING THE MECHANICAL ROOM NEXT TO BASEMENT TO COMPLY WITH CHAPTER 7 C.M.C. FURNACE AND VENTILATION SYSTEM T.B.D.

**4.506.1 BATHROOM EXHAUST FANS.** MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

**LIGHTING ENERGY EFFICIENCY NOTES**

KITCHEN	ELECTRONIC BALLAST FOR ALL LAMPS RATED 13 WATTS OR GREATER	ALTERNATE OPTION: UP TO 50% OF REFLUMING RATED WATTAGE CAN BE OTHER THAN HIGH EFFICACY
BATHROOM, GARAGE, LAUNDRY ROOM, UTILITY ROOM	LUMINAIRES IN ALL INSULATED CEILING APPROVED FOR ZERO CLEARANCE	ALTERNATE OPTION: MANUAL ON OCCUPANT SENSOR
ALL OTHER INTERIOR ROOMS (IE: HALLWAY, DINING ROOM, BEDROOM)	INSULATION COVER (IC AND CERTIFIED AIR TIGHT)	ALTERNATE OPTION: MANUAL ON OCCUPANT SENSOR OR DIMMER
OUTDOOR LIGHTING ATTACHED TO BUILDINGS	SWITCH ALL HIGH EFFICACY LIGHTING SEPARATE FROM LOW EFFICACY LIGHTING	ALTERNATE OPTION: MOTION SENSOR PLUS PHOTO CONTROL

**MECHANICAL NOTES**

**COMBUSTIBLE AIR:** VERIFY OUTSIDE COMBUSTIBLE AIR AT GAS FIRED FURNACES, BOILERS AND WATER HEATERS AS REQUIRED PER 2010 CMC TYPICAL.  
**COLD AIR RETURN:** PROVIDE/INSTALL LOW WALL OR FLOOR MOUNTED COLD AIR RETURN REGISTERS WHERE SHOWN ON PLAN. VERIFY LOCATION WITH OWNER/DESIGNER IN FIELD, TYPICAL.  
**DESIGNER TESTING BALANCE:** IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO DESIGN, SPECIFY ALL DUCT SIZES, DAMPERS, THERMOSTATS, ETC FOR A PROPER DISTRIBUTING OF HEATING AND VENTILATION.  
**EXHAUST VENTS:** ALL NEW EXHAUST VENTS SHALL BE LOCATED A MINIMUM OF 4" FROM OR 1" ABOVE ALL ROOF OR WALL OPENINGS PER 2010 CMC. PROVIDE NEOPRENE GASKETS, FOR G.I. ROOF JACKS AND RAIN CAPS AND LOCATES WHERE NOT VISIBLE FROM STREET WHEN POSSIBLE. TYPICAL.  
**DUCTWORK:** ALL DUCT WORK SHALL BE TIED AND STRAPPED W/ SECURED R-4.2 INSULATION AND UL181 TAPE AND SEALANT AT CONNECTIONS. ALL DUCTWORK PENETRATING SEPARATION BETWEEN THE GARAGE WALL AND FLOOR OF LIVING SPACE SHALL BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE GALVANIZED STEEL AND BE CONTINUOUS WITH OUT OPENINGS OR NON METALLIC CONNECTIONS. PENETRATIONS OF THE FLOOR OR TOP PLATES SHALL BE CALKED WITH RESIDENTIAL RATED FIRE CALK WITH AN ASTM E184 RATING.

**GENERAL ELECTRICAL NOTES:**

- ELECTRICAL PLANS IS A SUGGESTED LAYOUT. CONSULT WITH OWNER FOR SPECIALTY ELECTRICAL FEATURES SUCH AS CENTRAL VACUUM SYSTEM, INTERCOM, SECURITY SYSTEM, OUTLETS, CABLE TELEVISION, PHONE OUTLETS, SPECIAL LIGHTING, ETC. PRIOR TO CONSTRUCTION.
- EXTERIOR RECEPTACLES MUST BE WITHIN 6'-6" OF GRADE.
- A DEDICATED 20 AMP CIRCUIT SHALL BE PROVIDED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.
- EXTERIOR OUTLETS SHALL BE G.F.C.I. AND WATERPROOF.
- CEILING MOUNTED SMOKE DETECTORS SHALL BE 110V HARDWIRED WITH BATTERY BACKUP, AS REQUIRED BY CRC R314.3 SMOKE DETECTORS SHALL BE INTERCONNECTED AS PER, SO THAT ONE ALARM ACTIVATED WILL SOUND ALL ALARMS IN THE DWELLING UNIT.
- ALL ELECTRICAL OUTLETS SHALL BE LOCATED WITH A DIMENSION TO THE BOTTOM OF THE BOX UNLESS NOTED OTHERWISE. ALL ELECTRICAL OUTLETS SHALL BE 12" ABV. THE SUB FLOOR.
- ALL ELECTRICAL AND MECHANICAL FIXTURES TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- OUTLETS LOCATED OVER COUNTERTOPS SHALL BE 2" ABOVE THE HEIGHT OF THE SPLASH TO THE BOTTOM OF THE BOX MOUNTED HORIZ. TYP. OR 2" WHERE SPLASH IS TO BE USED UNLESS OTHERWISE NOTED.
- PROVIDE G.F.I. FOR ALL OUTLETS INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, AND AREAS WHERE WATER MAY BE PRESENT.
- PROVIDE MIN. ONE SEPARATE CIRCUIT TO LAUNDRY APPLIANCE PER N.E.C. 220-4(B).
- PROVIDE MIN. TWO SEPARATE 20 AMP/ CIRCUITS FOR SMALL KITCHEN APPLIANCES PER N.E.C. 220-4(B).
- UNDER CABINET FLOUORESCENT LIGHTS SHALL BE SWITCHED TOGETHER.
- A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 25 CFM/25 UNIT SHALL BE PROVIDED IN ANY BATHROOM CONTAINING A BATHTUB, SHOWER OR SIMILAR BATHING UNIT, AS PER CMC TABLE 4-4.
- INSTALLATION INSTRUCTION FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD AT TIME OF INSPECTION.
- PROVIDE SMOOTH METAL DUCT FOR EXHAUST EXHAUST EXTENDING TO OUTSIDE WITH BACK DRAFT DAMPER.
- CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS.
- WATER HEATER TEMPERATURE/ PRESSURE RELIEF VALVE SHALL BE ATTACHED TO A PIPE WHICH RUNS OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6 AND 24 INCHES ABV. GRADE AND POINTED DOWN.
- WATER HEATER SHALL BE SECURED TO RESIST EARTHQUAKES WITH ONE STRAP AT THE LOWER ONE-THIRD OF VERTICAL DIMENSION WITH THE LOWER STRAP A MIN. OF 6" ABV. THE CONTROLS.
- ALL SWITCHES TO LOW-VOLTAGE/ INCANDESCENT FIXTURES SHALL BE DIMABLE UNLESS OTHERWISE NOTED.
- AT LEAST 50% OF KITCHEN WATTAGE MUST BE HIGH EFFICACY.
- HIGH EFFICACY LIGHTING MUST BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING.
- ALL RECESSED LUMINAIRES, IN INSULATED CEILING, MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND MUST BE CERTIFIED AIRTIGHT.(CAN LIGHTS TO BE IC, AT RATED.)
- IN ALL BATHROOMS, ALL HARDWIRED LIGHTING MUST BE HIGH EFFICACY, OR CONTROLLED BY A MANUAL NON-OCCUPANT SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO-ONE IS PRESENT, THEN AS NORMALLY DONE WHEN LIGHTING IS NEEDED, MUST BE TURNED ON MANUALLY WITH A SWITCH.
- LIGHTING IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS MUST ALL MEET THE SAME REQUIREMENTS AS APPLY TO BATHROOMS.
- ALL OUTDOOR LIGHTING ATTACHED TO BUILDINGS MUST BE HIGH EFFICACY, OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTOSENSOR CONTROL. LIGHTING NOT ATTACHED TO A BUILDING, LIKE LANDSCAPE LIGHTING IS EXEMPT FROM THIS REQUIREMENT.
- RECESSED CAN LIGHTS TO BE UL LISTED AND APPROVED, IC AND AT RATED.
- PROVIDE SEPARATE CIRCUITS FOR: DISPOSAL, DISHWASHER, FAU, (2) 20 AMP SMALL APPLIANCES, 20 AMP FOR BATH AND 20 AMP FOR LAUNDRY ROOMS, FOR JACUZZI MOTOR.
- ALL BEDROOMS TO HAVE COMBO TYPE ARC-FULT PROTECTION AS REQUIRED BY ARTICLE 210.12 CEC. ADDITIONALLY, ALL CIRCUITS EXCEPT FOR KITCHEN AND BATHROOM SHALL BE PROTECTED BY COMBINATION AFCI DEVICES.
- ALL HARDWIRED LIGHTING TO COMPLY WITH CALIFORNIA ENERGY CODE, CHAPTER 7 SECTIONS 150(K)(2) THROUGH 150(K)(5) AND BE HIGH EFFICACY OR SWITCHED APPROPRIATELY ON DIMMERS OR MOTION SENSORS PER CODE.
- SMOKE ALARMS: CRC R314 INSTALL SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM, AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS.
- CARBON MONOXIDE ALARMS: CRC 315 INSTALL CO ALARMS OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS

**ELECTRICAL & MECHANICAL LEGEND**

GAS	GAS CONNECTION	TELEPHONE / DATA LINE CONNECTION
F	SUPPLY FLOOR REGISTER	ETHER NET LINE CONNECTION
TS	SUPPLY CABINET TOE SPACE REGISTER	FIXTURE, RECESSED CAN
C	SUPPLY CEILING REGISTER	FIXTURE, WET-PROOF (AIR TIGHT + RATED FOR WET LOCATIONS)
LW	SUPPLY LOW WALL REGISTER	HIGH EFFICACY FIXTURE, FLUORESCENT OR LED
HV	SUPPLY HIGH WALL REGISTER	FIXTURE, SURFACE MTD.
CAR	COLD AIR RETURN	FIXTURE, WALL MOUNTED
T	THERMOSTAT	TRACK LIGHT
INTEGRAL FLUOR. LIGHT & FAN COMBINATION		UNDER CABINET LED LIGHT
OUTLET	DEDICATED OUTLET	OUTDOOR FLOOD LIGHTS ON MOTION SENSOR
OUTLET, 4-PLEX		
OUTLET, WATER PROOF, GROUND FAULT INTERRUPTED		
OUTLET DEDICATED FOR LANDSCAPING LIGHTING		
SWITCH	CENTRAL VAC	
SWITCH, 3-WAY	CABLE TELEVISION CONNECTION	
SWITCH, DIMMER OCCUPANT SENSOR	SMOKE DETECTOR, W/ BATTERY BACK-UP (AC/DC AND INTERCONNECTED)	
VERTICAL ROPE LIGHT IN CABINET	CARBON MONOXIDE DETECTOR, W/ BATTERY BACK-UP (AC/DC AND INTERCONNECTED)	
CABLE LIGHT	DECORATIVE FAN/LIGHT	
UNDER CABINET PUCK LIGHT		

INTERSYSTEM BONDING DEVICE TO BE INSTALLED NEAR THE ELECTRICAL SERVICE.

PROVIDE A SELF CLOSING DOOR FOR THE WATER HEATER STORAGE CLOSET/ ROOM. (NFPA 806.1.4.2) CPC 505.1.1  
PROVIDE 12" CLEAR SPACE ON ALL SIDES OF UNLISTED WATER HEATERS. COMBUSTIBLE FLOORS UNDER UNLISTED WATER HEATERS SHALL BE PROTECTED IN AN APPROVED MANNER. (NFPA 54:10.28.2.2) CPC 505.3.2  
PROVIDE APPROVED, LISTED A PRESSURE LIMITING DEVICE, TEMPERATURE LIMITING DEVICE, TEMPERATURE/ PRESSURE/ VACUUM RELIEF DEVICES. (NFPA 54:10.28.3) CPC 505.4, (NFPA 54:10.28.4) CPC 505.5, (NFPA 54:10.28.5) CPC 505.6

CPC 508.2 WATER HEATERS SHALL BE ANCHORED OR STRAPPED OR RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION, STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSION, AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES (102 MM) SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.  
CPC 508.3 A WATER HEATER SUPPORTED FROM THE GROUND SHALL REST ON LEVEL CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN THREE (3) INCHES (76 MM) ABOVE THE ADJOINING GROUND LEVEL.

**PLUMBING NOTES**

- PROVIDE BALANCING VALVE FOR TUB/ SHOWERS.
- EXTEND THE PT FROM THE WATER HEATER TO THE EXTERIOR OF THE BUILDING.
- PROVIDE A MAXIMUM 1.28 GAL. WATER CLOSETS.
- EXTEND ALL CLEAN OUTS TO THE EXTERIOR IF MORE THAN 20'-0" TO THE CRAWL SPACE

210.12 ARC FAULT CIRCUIT INTERRUPTER PROTECTION:  
-120V, 15 AND 20 AMP BRANCH CIRCUITS IN DWELLING UNITS ARE NOW REQUIRED TO BE AFCI PROTECTED.  
-THE EXCEPTION HAS BEEN MODIFIED TO ELIMINATE THE 6' REQUIREMENT FOR METAL RACEWAY OR CABLE WITH A METALLIC SHEATH.  
-2 NEW FINE POINT NOTES PROVIDE INFORMATIONAL REFERENCES FOR SMOKE DETECTORS AND FIRE ALARM SYSTEMS..

210.12 ARC FAULT CIRCUI LOCATIONS:  
-APPLIES TO 120V, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNITS, EVERY FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, CLOSETS, HALLWAYS, OR SIMILAR ROOM OR AREA.  
-EXCLUDES KITCHEN, BATHROOM, GARAGE, EXTERIOR AREAS, BASEMENT, ATTICS AND FIRE ALARMS MEETING EXCEPTION NO. 2.  
-SHALL BE COMBINATION TYPE TO RECOGNIZE SERIES AND PARALLEL FAULTS.

408.11 TAMPER RESISTANT RECEPTACLES IN DWELLING UNITS:  
-APPLIES TO AREAS REQUIRED IN 210.52 120V 15 AND 20 AMP RECEPTACLES: EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECEPTION ROOM, OR SIMILAR ROOM OR AREA, BATHROOM, OUTDOOR, LAUNDRY, BASEMENT, GARAGE.  
-EXCLUDES INDOOR RECEPTACLES ABOVE 6" RECEPTACLES NOT READILY ACCESSIBLE IN KITCHENS, AND OUTDOOR LOCATIONS ABOVE 6".

TERMINATION OF ENVIRONMENTAL AIR DUCTS. ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE A MINIMUM OF THREE (3) FEET (914 MM) FROM PROPERTY LINE AND THREE (3) FEET (914 MM) FROM OPENINGS INTO THE BUILDING. CMC 504.5

ALL MECHANICAL, PLUMBING, ELECTRICAL AND SIMILAR PENETRATIONS OF THE FLOOR OR TOP PLATES SHALL BE CALKED WITH A RESIDENTIAL RATED FIRE CALK WITH AN ASTM E814 RATING.

ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES OR FOUNDATIONS SHALL BE PROTECTED AGAINST RODENTS BY CLOSING THE OPENINGS WITH CEMENT MORTAR OR CONCRETE MASONRY.

ELECTRICAL RECEPTACLES IN GARAGE ARE A MINIMUM OF 18" ABOVE THE FINISHED SLAB

BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE 2007 CALIFORNIA MECHANICAL CODE (CBC 1203.4.2.1)

LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL, CERTIFIED TO COMPLY WITH SECTION 119(D), (150)(K)(6)

PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(D) THAT DOES NOT TURN ON AUTOMATICALLY AS AN OPTION. (150)(K)(3)

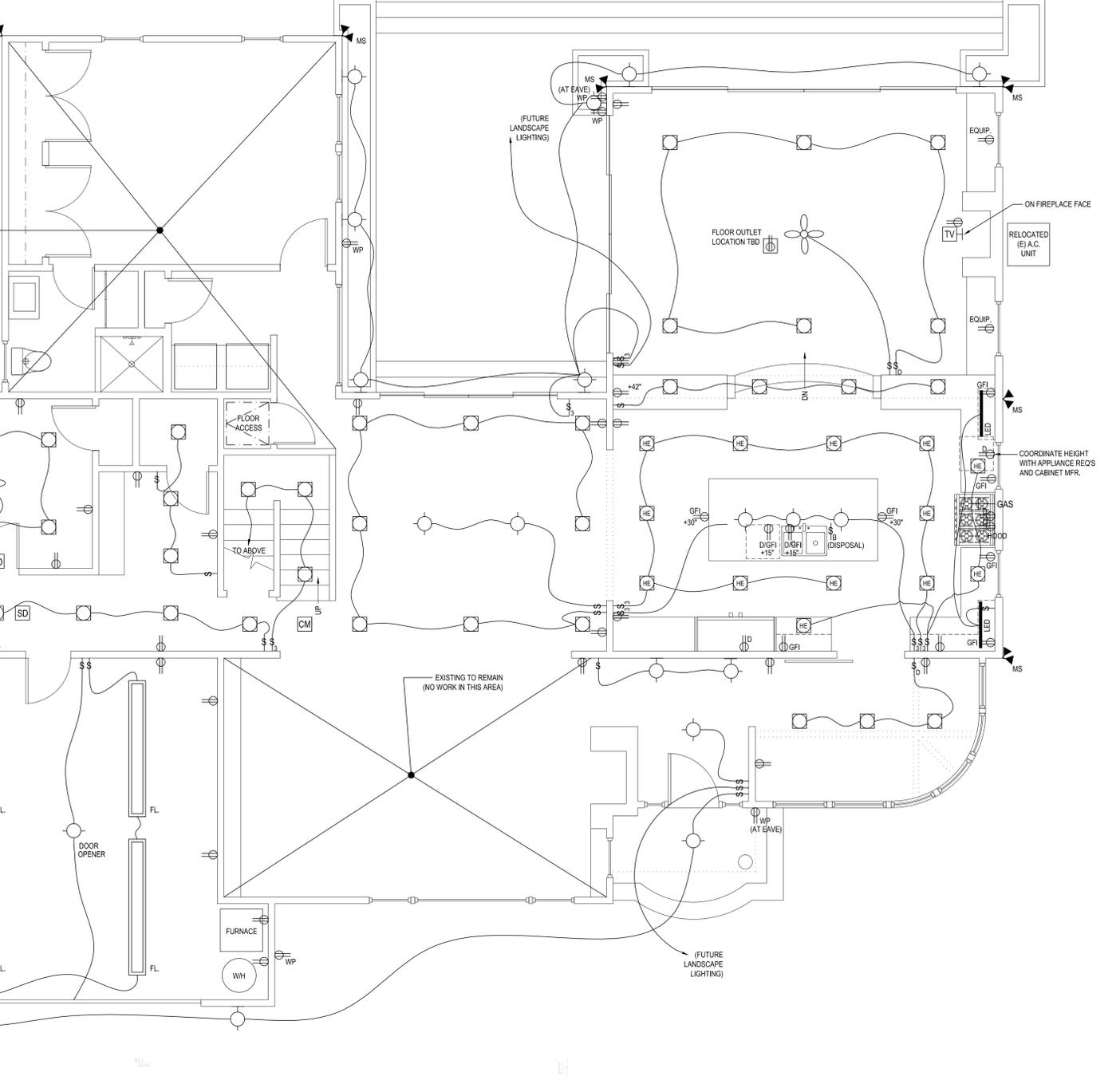
ARC-FAULT CIRCUIT INTERRUPTER (NEW)  
SECTION 210-12 OF THE NATIONAL ELECTRICAL CODE REQUIRES AFCI PROTECTION FOR ALL DWELLING UNIT BEDROOM BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS. THIS SECTION IS APPLICABLE TO THE FOLLOWING CONDITIONS:  
1. THE ADDITION OF NEW BEDROOM(S)  
2. THE EXTENSION OF EXISTING CIRCUITS TO NEW BEDROOM(S)  
3. THE ADDITION OF NEW RECEPTACLES IN EXISTING BEDROOM(S)  
4. CHANGE OF USE/OCCUPANCY

PROVIDE A LISTED ACCESSIBLE BACK FLOW WATER VALVE AT ALL NEW BUILDING SEWER AND SEWER REPLACEMENTS AS REQUIRED.

PER SECTIONS 904.11 CMC PROVIDE NECESSARY ACCESS AND ELECTRICAL OUTLET AND LIGHTING FOR FURNACE LOCATION AS REQUIRED

VERIFY ALL EXISTING SWITCH AND FIXTURE LOCATIONS

EXISTING TO REMAIN (NO WORK IN THIS AREA)



**RESIDENTIAL KITCHEN LIGHTING WORKSHEET** WS-SR

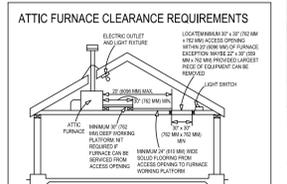
Project Title: NATHAN RENOVATION / ADDITION Date: 26 APRIL 2016

At least 50% of the total rated wattage of permanently installed luminaires in the kitchen must be in luminaires that are high efficacy luminaires as defined in Table 150-C. Luminaires that are not high efficacy must be switched separately.

Kitchen Lighting Schedule. Provide the following information for all luminaires to be installed in kitchens.

Luminaire Type	High Efficacy?	Watts	x	Quantity	=	High Efficacy Wats	or	Other Wats	
5' CAN LIGHT	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	12	x	13	=	156	or		
PENDANT LIGHT	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	65	x	2	=		or	130	
LED STRIP LIGHT	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	14	x	2	=	28	or		
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		x		=		or		
	Yes <input type="checkbox"/> No <input type="checkbox"/>		x		=		or		
Total: A: 184							B: 130		

COMPLIES IF A ≥ B Yes  No



ALL LED LIGHTING THAT IS TO BE USED TO COMPLY AS HIGH EFFICACY LIGHTING SHALL BE LISTED BY THE STATE OF CALIFORNIA ENERGY COMMISSION AS HIGH EFFICACY.

UPPER GROUND INSTALLED IN THE FOUNDATION NEAR ELECTRICAL SERVICES.

MECHANICAL CONTRACTOR TO ENSURE LOCATIONS AND CALCULATIONS FOR REQUIRED COMBUSTION AIR SERVING THE MECHANICAL ROOM NEXT TO BASEMENT TO COMPLY WITH CHAPTER 9 CMC. FURNACE AND VENTILATION SYSTEM TBD.

**4.506.1 BATHROOM EXHAUST FANS.** MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

**LIGHTING ENERGY EFFICIENCY NOTES**

KITCHEN	ELECTRONIC BALLAST FOR ALL LAMPS RATED 10 WATTS OR GREATER	ALTERNATE OPTION: UP TO 50% OF RELAMPING RATED WATTAGE CAN BE OTHER THAN HIGH EFFICACY
BATHROOM, GARAGE, LAUNDRY ROOM, UTILITY ROOM	RECESSED LUMINARIES IN ALL INSULATED CEILINGS APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC AND CERTIFIED AIR TIGHT)	ALTERNATE OPTION: MANUAL OR OCCUPANT SENSOR
ALL OTHER INTERIOR ROOMS (IE: HALLWAY, DINING ROOM, BEDROOM)	SWITCH ALL HIGH EFFICACY LIGHTING SEPARATE FROM LOW EFFICACY LIGHTING	ALTERNATE OPTION: MOTION SENSOR OR DIMMER
OUTDOOR LIGHTING ATTACHED TO BUILDINGS	ALL HARDWIRED LIGHTING MUST BE HIGH EFFICACY	ALTERNATE OPTION: PHOTO CONTROL

**MECHANICAL NOTES**

COMBUSTIBLE AIR: VERIFY OUTSIDE COMBUSTIBLE AIR AT GAS FIRED FURNACES, BOILERS AND WATER HEATERS AS REQUIRED PER 2010 CMC, TYPICAL.  
COLD AIR RETURN: PROVIDE INSULATED LOW WALL OR FLOOR MOUNTED COLD AIR RETURN REGISTERS WHERE SHOWN ON PLAN. VERIFY LOCATION WITH OWNER/DESIGNER IN FIELD, TYPICAL.  
DESIGNER/TESTING/BALANCE: IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO DESIGN, SPECIFY ALL DUCT SIZES, DAMPERS, THERMOSTATS, ETC FOR A PROPER DISTRIBUTING OF HEATING AND VENTILATION.  
EXHAUST VENTS: ALL NEW EXHAUST VENTS SHALL BE LOCATED A MINIMUM OF 4' FROM ROOF OR WALL OPENINGS PER 2010 CMC. PROVIDE NEOPRENE GASKETS, FOR G.I. ROOF JACKS AND RAIN CAPS AND LOCATES WHERE NOT VISIBLE FROM STREET WHEN POSSIBLE, TYPICAL.  
DUCTWORK: ALL DUCT WORK SHALL BE TIED AND STRAPPED W/ SECURED R-4.2 INSULATION AND UL181 TAPE AND SEALANT AT CONNECTIONS. ALL DUCTWORK PENETRATING SEPARATION BETWEEN THE GARAGE WALL AND FLOOR OF LIVING SPACE SHALL BE CONSTRUCTED OF 1/4" GALV. STEEL, AND BE CONTINUOUS WITH OUT OPENINGS OR NON METALLIC PENETRATIONS. PENETRATIONS OF THE FLOOR OR TOP PLATES SHALL BE CALKED WITH RESIDENTIAL RATED FIRE CAULK WITH AN ASTM E136 RATING.

**GENERAL ELECTRICAL NOTES:**

- ELECTRICAL PLANS IS A SUGGESTED LAYOUT. CONSULT WITH OWNER FOR SPECIALTY ELECTRICAL FEATURES SUCH AS CENTRAL VACUUM SYSTEM, INTERCOM, SECURITY SYSTEM, OUTLETS, CABLE TELEVISION, PHONE OUTLETS, SPECIAL LIGHTING, ETC. PRIOR TO CONSTRUCTION.
- EXTERIOR RECEPTACLES MUST BE WITHIN 6'-6" OF GRADE.
- A DEDICATED 20 AMP CIRCUIT SHALL BE PROVIDED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.
- EXTERIOR OUTLETS SHALL BE G.F.C.I. AND WATERPROOF.
- CEILING MOUNTED SMOKE DETECTORS SHALL BE 110V HARDWIRED WITH BATTERY BACKUP, AS REQUIRED BY CRC R314.3 SMOKE DETECTORS SHALL BE INTERCONNECTED AS PER, SO THAT ONE ALARM ACTIVATED WILL SOUND ALL ALARMS IN THE DWELLING UNIT.
- ALL ELECTRICAL OUTLETS SHALL BE LOCATED WITH A DIMENSION TO THE BOTTOM OF THE BOX UNLESS NOTED OTHERWISE. ALL ELECTRICAL OUTLETS SHALL BE 12" ABV, THE SUB FLOOR.
- ALL ELECTRICAL AND MECHANICAL FIXTURES TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- OUTLETS LOCATED OVER COUNTERTOPS SHALL BE 2" ABOVE THE HEIGHT OF THE SPLASH TO THE BOTTOM OF THE BOX MOUNTED HORIZ. TYP. OR 6" WHERE SPLASH IS TO BE USED UNLESS OTHERWISE NOTED.
- PROVIDE G.F.I. FOR ALL OUTLETS INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, AND AREAS WHERE WATER MAY BE PRESENT.
- PROVIDE MIN. ONE SEPARATE CIRCUIT TO LAUNDRY APPLIANCE PER N.E.C. 220-4(B).
- PROVIDE MIN. TWO SEPARATE 20 AMP CIRCUITS FOR SMALL KITCHEN APPLIANCES PER N.E.C. 220-4(B).
- UNDER CABINET FLUORESCENT LIGHTS SHALL BE SWITCHED TOGETHER.
- A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 25 CFM / 25 UNIT SHALL BE PROVIDED IN ANY BATHROOM CONTAINING A BATHTUB, SHOWER OR SIMILAR BATHING UNIT, AS PER CMC TABLE 4-4.
- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD AT TIME OF INSPECTION.
- PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACK DRAFT DAMPER.
- CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS AND COOKING UNITS.
- WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE SHALL BE ATTACHED TO A PIPE WHICH RUNS OUTSIDE THE BUILDING WITH THE END OF THE PIPE BE 6" AND 24 INCHES ABV, GRADE AND POINTED DOWN.
- WATER HEATER SHALL BE SECURED TO RESIST EARTHQUAKES WITH ONE STRAP AT THE LOWER ONE-THIRD OF VERTICAL DIMENSION WITH THE LOWER STRAP A MIN. OF 6" ABV, THE CONTROLS.
- ALL SWITCHES TO LOW VOLTAGE INCANDESCENT FIXTURES SHALL BE DIMMABLE UNLESS OTHERWISE NOTED.
- AT LEAST 50% OF KITCHEN WATTAGE MUST BE HIGH EFFICACY.
- HIGH EFFICACY LIGHTING MUST BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING.
- ALL RECESSED LUMINARIES, IN INSULATED CEILINGS, MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND MUST BE CERTIFIED AIRTIGHT (CAN LIGHTS TO BE IC, AT RATED).
- IN ALL BATHROOMS, ALL HARDWIRED LIGHTING MUST BE HIGH EFFICACY, OR CONTROLLED BY A MANUAL NON-OCCUPANT SENSOR (MUST TURN OFF AUTOMATICALLY WHEN NO-ONE IS PRESENT, THEN AS NORMALLY DONE WHEN LIGHTING IS NEEDED, MUST BE TURNED ON MANUALLY WITH A SWITCH).
- LIGHTING IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS MUST ALL MEET THE SAME REQUIREMENTS AS APPLY TO BATHROOMS.
- ALL OUTDOOR LIGHTING ATTACHED TO BUILDINGS MUST BE HIGH EFFICACY, OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTOSENSOR CONTROL. LIGHTING NOT ATTACHED TO A BUILDING, LIKE LANDSCAPE LIGHTING IS EXEMPT FROM THIS REQUIREMENT.
- RECESSED CAN LIGHTS TO BE UL LISTED AND APPROVED, IC AND AT RATED.
- PROVIDE SEPARATE CIRCUITS FOR: DISPOSAL, DISHWASHER, FAU, (2) 20 AMP SMALL APPLIANCES, 20 AMP FOR BATH AND 20 AMP FOR LAUNDRY ROOMS, FOR JACUZZI MOTOR.
- ALL BEDROOMS TO HAVE COMBO TYPE ARCH FAULT PROTECTION AS REQUIRED BY ARTICLE 210-12 CEC. ADDITIONALLY, ALL CIRCUITS EXCEPT FOR KITCHEN AND BATHROOM SHALL BE PROTECTED BY COMBINATION AFCI DEVICES.
- ALL HARDWIRED LIGHTING TO COMPLY WITH CALIFORNIA ENERGY CODE, CHAPTER 9 SECTIONS 150(K)2 THROUGH 150(K)5 AND BE HIGH EFFICACY OR SWITCHED APPROPRIATELY ON DIMMERS OR MOTION SENSORS PER CODE.
- SMOKE ALARMS: CRC R314 INSTALL SMOKE ALARMS IN EACH SLEEPING ROOM; OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM; AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS.
- CARBON MONOXIDE ALARMS: CRC 315 INSTALL CO ALARMS OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS

**ELECTRICAL & MECHANICAL LEGEND**

GAS CONNECTION	TELEPHONE / DATA LINE CONNECTION
SUPPLY FLOOR REGISTER	ETHER NET LINE CONNECTION
SUPPLY CABINET TOE SPACE REGISTER	FIXTURE, RECESSED CAN
SUPPLY CEILING REGISTER	FIXTURE, WET-PROOF (AIR TIGHT + RATED FOR WET LOCATIONS)
SUPPLY LOW WALL REGISTER	HIGH EFFICACY FIXTURE, FLUORESCENT OR LED
SUPPLY HIGH WALL REGISTER	FIXTURE, SURFACE MTD.
COLD AIR RETURN	FIXTURE, WALL MOUNTED
THERMOSTAT	TRACK LIGHT
INTEGRAL FLUOR. LIGHT & FAN COMBINATION	UNDER CABINET FLUORESCENT OR LED LIGHT
OUTLET	OUTDOOR FLOOD LIGHTS
OUTLET, 4-PLEX	CENTRAL VAC
OUTLET, WATER PROOF, GROUND FAULT INTERRUPTED	CABLE TELEVISION CONNECTION
OUTLET DEDICATED FOR LANDSCAPING LIGHTING	SMOKE DETECTOR, W/ BATTERY BACK-UP (AC/DC AND INTERCONNECTED)
SWITCH	CARBON MONOXIDE DETECTOR, W/ BATTERY BACK-UP (AC/DC AND INTERCONNECTED)
SWITCH, 3-WAY	DECORATIVE FAN LIGHT
SWITCH, DIMMER/OCCUPANT SENSOR	
VERTICAL ROPE LIGHT IN CABINET	
CABLE LIGHT	
UNDER CABINET PUCK LIGHT	

402.1.1 SHOWER HEADS SHALL BE DESIGNED AND INSTALLED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.5 GALLONS (9.4 LITERS) PER MINUTE MEASURED AT 80 PSI.

402.1.2 FAUCETS AT KITCHENS, LAVATORIES, WETBARS, LAUNDRY SINKS, OR OTHER SIMILAR USE FIXTURES SHALL BE DESIGNED AND MANUFACTURED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.2 GALLONS (8.3 LITERS) PER MINUTE MEASURED AT 80 PSI.

402.2.2 SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES REQUIREMENTS FOR WATER CLOSETS AND URINALS. DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES REQUIREMENTS FOR WATER CLOSETS AND URINALS, AND ASME A112.19.14, STANDARD FOR SIX-LITER WATER CLOSETS EQUIPPED WITH A DUAL FLUSHING DEVICE.

4.303.2 WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS PER VALVE SHALL NOT EXCEED THE MAXIMUM FLOW RATE OF 2.5 GPM.

4.303.1 ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY AT LEAST 20 PERCENT.

**PLUMBING NOTES**

- PROVIDE BALANCING VALVE FOR TUB/SHOWERS.
- EXTEND THE PT FROM THE WATER HEATER TO THE EXTERIOR OF THE BUILDING.
- PROVIDE A MAXIMUM 1.28 GAL. WATER CLOSETS.
- EXTEND ALL CLEAN OUTS TO THE EXTERIOR IF MORE THAN 20'-0" TO THE CRAWL SPACE.

210.12 ARC FAULT CIRCUIT INTERRUPTER PROTECTION: -MOST 120V, 15 AND 20 AMP BRANCH CIRCUITS IN DWELLING UNITS ARE NOW REQUIRED TO BE AFCI PROTECTED. -THE EXCEPTION HAS BEEN MODIFIED TO ELIMINATE THE 6' REQUIREMENT FOR METAL RACEWAY OR CABLE WITH A METALLIC SHEATH.

210.12 ARC FAULT LOCATIONS: -APPLIES TO 120V, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNITS, EVERY FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, CLOSETS, HALLWAYS, OR SIMILAR ROOM OR AREA. -EXCLUDES KITCHEN, BATHROOM, GARAGE, EXTERIOR AREAS, BASEMENT, ATTICS AND FIRE ALARMS MEETING EXCEPTION NO. 2. -SHALL BE COMBINATION TYPE TO RECOGNIZE SERIES AND PARALLEL FAULTS.

408.11 TAMPER RESISTANT RECEPTACLES IN DWELLING UNITS: -APPLIES TO AREAS REQUIRED BY 210.52 120V, 15 AND 20 AMP RECEPTACLES, EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECEPTION ROOM, OR SIMILAR ROOM OR AREA, BATHROOMS, OUTDOOR, LAUNDRY, BASEMENT, GARAGE. -EXCLUDES INDOOR RECEPTACLES ABOVE 6', RECEPTACLES NOT READILY ACCESSIBLE IN KITCHENS, AND OUTDOOR LOCATIONS ABOVE 6'.

TERMINATION OF ENVIRONMENTAL AIR DUCTS: ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE A MINIMUM OF THREE (3) FEET (914 MM) FROM PROPERTY LINE AND THREE (3) FEET (914 MM) FROM OPENINGS INTO THE BUILDING, CMC 504.5

CEC 408.11 TAMPER RESISTANT RECEPTACLES IN DWELLING UNITS: -120V, 15 AND 20 AMP RECEPTACLES REQUIRED BY SECTION 210.52 INSTALLED IN DWELLING UNITS SHALL BE LISTED AS TAMPER RESISTANT.

ALL MECHANICAL, PLUMBING, ELECTRICAL AND SIMILAR PENETRATIONS OF THE FLOOR OR TOP PLATES SHALL BE CALKED WITH A RESIDENTIAL RATED FIRE CAULK WITH AN ASTM E814 RATING.

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABELS, CONDUITS OR OTHER OPENINGS IN PLATES OR FOUNDATIONS SHALL BE PROTECTED AGAINST RODENTS BY CLOSING THE OPENINGS WITH CEMENT MORTAR OR CONCRETE MASONRY.

ELECTRICAL RECEPTACLES IN GARAGE ARE A MINIMUM OF 18" ABOVE THE FINISHED SLAB

BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE 2007 CALIFORNIA MECHANICAL CODE (CBC 1203.4.2.1)

LUMINARIES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR ARE CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(D), (150)(K)(6)

PERMANENTLY INSTALLED LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES OR ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 199 (D) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE ASN ALWAYS ON OPTION. (150)(K3)

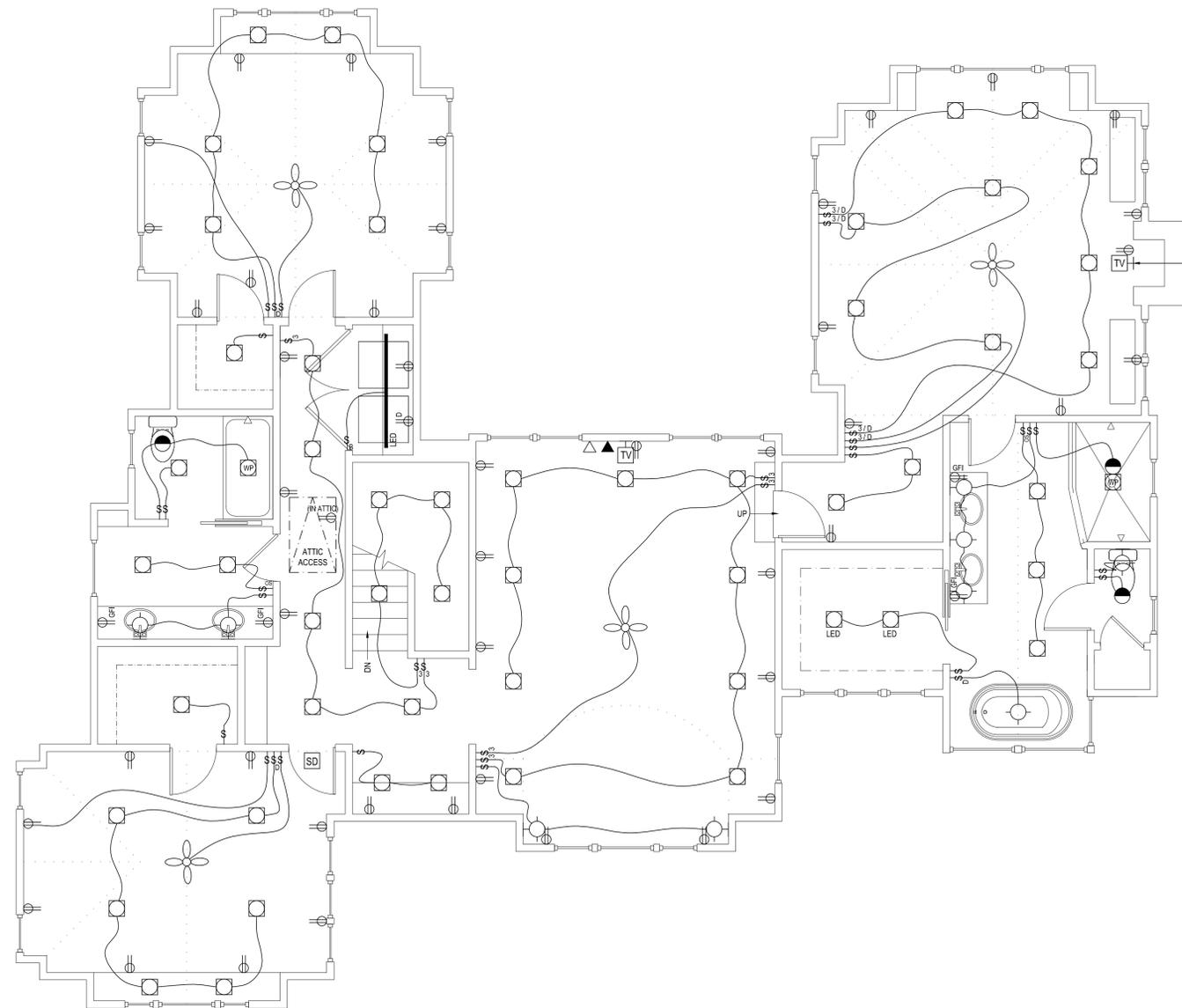
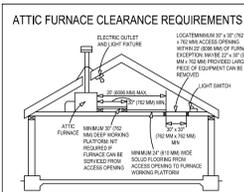
ARC-FAULT CIRCUIT INTERRUPTER (NEW) SECTION 210-12 OF THE NATIONAL ELECTRICAL CODE REQUIRES AFCI PROTECTION FOR ALL DWELLING UNIT BEDROOM BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS. THIS SECTION IS APPLICABLE TO THE FOLLOWING CONDITIONS:

- THE ADDITION OF NEW BEDROOM(S)
- THE EXTENSION OF EXISTING CIRCUITS TO NEW BEDROOM(S)
- THE ADDITION OF NEW RECEPTACLES IN EXISTING BEDROOM(S)
- CHANGE OF USE/OCCUPANCY

PROVIDE A LISTED ACCESSIBLE BACK FLOW WATER VALVE AT ALL NEW BUILDING SEWER AND SEWER REPLACEMENTS AS REQUIRED.

PER SECTIONS 904.11 CMC PROVIDE NECESSARY ACCESS AND ELECTRICAL, OUTLET AND LIGHTING FOR FURNACE LOCATION AS REQUIRED

VERIFY ALL EXISTING SWITCH AND FIXTURE LOCATIONS



VERIFY TV LOCATION ON FACE OF FP?

**EXTERIOR WINDOW AND DOOR SCHEDULE**

No.	LOCATION	TYPE	MANUFACTURER	SIZE	FINISH		GLAZING	HARDWARE	REMARKS
					INTERIOR	EXTERIOR			

FIRST FLOOR									
1	ENTRY	FIXED	PELLA (ALT. JELDWN)	1'-2.25"W x 6'-8"H	PAINT GRD	CLAD	LOWE		SIDELITE
2	ENTRY	DOOR	PELLA (ALT. JELDWN)	3'-0"W x 6'-8"H	PAINT GRD	CLAD	LOWE		W/ ARCHED TRANSOM 1'-8"H
3	ENTRY	FIXED	PELLA (ALT. JELDWN)	1'-2.25"W x 6'-8"H	PAINT GRD	CLAD	LOWE		SIDELITE
4	LIVING ROOM	CASEMENT	PELLA (ALT. JELDWN)	2'-4"W x 3'-2"H	PAINT GRD	CLAD	LOWE		OVAL
5	LIVING ROOM	FIXED	PELLA (ALT. JELDWN)	1'-6"W x 5'-2"H	PAINT GRD	CLAD	LOWE		
6	LIVING ROOM	CASEMENT	PELLA (ALT. JELDWN)	6'-9"W x 5'-2"H	PAINT GRD	CLAD	LOWE		
7	LIVING ROOM	CASEMENT	PELLA (ALT. JELDWN)	1'-6"W x 5'-2"H	PAINT GRD	CLAD	LOWE		
8	GARAGE	DOOR	PELLA (ALT. JELDWN)	15'-0"W x 7'-6"H	PAINT GRD	STAIN GRD	LOWE		
9	GARAGE	AWNING	PELLA (ALT. JELDWN)	2'-11.5"W x 2'-0"H	PAINT GRD	CLAD	LOWE		
10	GARAGE	FIXED	PELLA (ALT. JELDWN)	2'-11.5"W x 2'-0"H	PAINT GRD	CLAD	LOWE		
11	GARAGE	AWNING	PELLA (ALT. JELDWN)	2'-11.5"W x 2'-0"H	PAINT GRD	CLAD	LOWE		
12	GARAGE	DOOR	PELLA (ALT. JELDWN)	2'-8"W x 7'-4"H	PAINT GRD	CLAD	LOWE		
13	POWDER ROOM	CASEMENT	PELLA (ALT. JELDWN)	2'-0"W x 3'-6"H	PAINT GRD	CLAD	LOWE		
14	BEDROOM 2	CASEMENT	PELLA (ALT. JELDWN)	2'-0"W x 3'-6"H	PAINT GRD	CLAD	LOWE		
15	BEDROOM 2	CASEMENT	PELLA (ALT. JELDWN)	2'-0"W x 3'-6"H	PAINT GRD	CLAD	LOWE		
16	BEDROOM 2	FIXED	PELLA (ALT. JELDWN)	2'-6"W x 4'-6"H	PAINT GRD	CLAD	LOWE		
17	GUEST BATH	CASEMENT	PELLA (ALT. JELDWN)	2'-6"W x 3'-6"H	PAINT GRD	CLAD	LOWE		
18	GUEST MASTER	CASEMENT	PELLA (ALT. JELDWN)	2'-6"W x 4'-6"H	PAINT GRD	CLAD	LOWE		
19	GUEST MASTER	CASEMENT	PELLA (ALT. JELDWN)	2'-6"W x 4'-6"H	PAINT GRD	CLAD	LOWE		
20	GUEST MASTER	CASEMENT	PELLA (ALT. JELDWN)	3'-0"W x 4'-6"H	PAINT GRD	CLAD	LOWE		
21	GUEST MASTER	CASEMENT	PELLA (ALT. JELDWN)	3'-0"W x 4'-6"H	PAINT GRD	CLAD	LOWE		
22	LAUNDRY	FIXED	PELLA (ALT. JELDWN)	6'-0"W x 3'-6"H	PAINT GRD	CLAD	LOWE		
23	DINING	FOLDING FRENCH DOOR SYSTEM	TBD	10'-6"W x 6'-8"H	PAINT GRD	CLAD	LOWE		
24	GREAT ROOM	FOLDING FRENCH DOOR SYSTEM	TBD	14'-0"W x 6'-8"H	PAINT GRD	CLAD	LOWE		
25	GREAT ROOM	FOLDING FRENCH DOOR SYSTEM	TBD	18'-0"W x 8'-0"H	PAINT GRD	CLAD	LOWE		
26									
27									
28	GREAT ROOM	CASEMENT	PELLA (ALT. JELDWN)	3'-2.25"W x 5'-2"H	PAINT GRD	CLAD	LOWE		
29	GREAT ROOM	CASEMENT	PELLA (ALT. JELDWN)	3'-2.25"W x 5'-2"H	PAINT GRD	CLAD	LOWE		
30	KITCHEN	CASEMENT	PELLA (ALT. JELDWN)	2'-9"W x 3'-3"H	PAINT GRD	CLAD	LOWE		
31	KITCHEN	CASEMENT	PELLA (ALT. JELDWN)	2'-9"W x 3'-3"H	PAINT GRD	CLAD	LOWE		
32	NOOK	FIXED	PELLA (ALT. JELDWN)	2'-8"W x 4'-0"H	PAINT GRD	CLAD	LOWE		
33	NOOK	FIXED	PELLA (ALT. JELDWN)	2'-6.75"W x 4'-0"H	PAINT GRD	CLAD	LOWE		CURVED
34	NOOK	FIXED	PELLA (ALT. JELDWN)	2'-7.5"W x 4'-0"H	PAINT GRD	CLAD	LOWE		CURVED
35	NOOK	FIXED	PELLA (ALT. JELDWN)	2'-7.5"W x 4'-0"H	PAINT GRD	CLAD	LOWE		CURVED
36	NOOK	CASEMENT	PELLA (ALT. JELDWN)	3'-2.25"W x 4'-0"H	PAINT GRD	CLAD	LOWE		
37	NOOK	CASEMENT	PELLA (ALT. JELDWN)	3'-2.25"W x 4'-0"H	PAINT GRD	CLAD	LOWE		

**DATE**

No.	LOCATION	TYPE	MANUFACTURER	SIZE	FINISH		GLAZING	HARDWARE	REMARKS
					INTERIOR	EXTERIOR			

SECOND FLOOR									
40	FAMILY ROOM	FIXED	PELLA (ALT. JELDWN)	2'-0"W x 5'-5.25"H	PAINT GRD	CLAD	LOWE		INVERTED ARCH
41	FAMILY ROOM	FIXED	PELLA (ALT. JELDWN)	4'-6"W x 6'-3.5"H	PAINT GRD	CLAD	LOWE		ARCHED
42	FAMILY ROOM	FIXED	PELLA (ALT. JELDWN)	2'-0"W x 5'-5.25"H	PAINT GRD	CLAD	LOWE		INVERTED ARCH
43	BEDROOM 4	FIXED	PELLA (ALT. JELDWN)	2'-0"W x 1'-11.5"H	PAINT GRD	CLAD	LOWE		
44	BEDROOM 4	FIXED	PELLA (ALT. JELDWN)	2'-0"W x 1'-11.5"H	PAINT GRD	CLAD	LOWE		
45	BEDROOM 4	FIXED	PELLA (ALT. JELDWN)	2'-0"W x 1'-11.5"H	PAINT GRD	CLAD	LOWE		
46	BEDROOM 4	CASEMENT	PELLA (ALT. JELDWN)	1'-6"W x 3'-1.5"H	PAINT GRD	CLAD	LOWE		
47	BEDROOM 4	FIXED	PELLA (ALT. JELDWN)	3'-6"W x 3'-1.5"H	PAINT GRD	CLAD	LOWE		W/ ARCHED TRANSOM 1'-7"H
48	BEDROOM 4	CASEMENT	PELLA (ALT. JELDWN)	1'-6"W x 3'-1.5"H	PAINT GRD	CLAD	LOWE		
49	BEDROOM 4	CASEMENT	PELLA (ALT. JELDWN)	2'-0"W x 2'-7.25"H	PAINT GRD	CLAD	LOWE		
50	BEDROOM 4	FIXED	PELLA (ALT. JELDWN)	2'-4"W x 2'-4"H	PAINT GRD	CLAD	LOWE		ROUND
51	BEDROOM 4	CASEMENT	PELLA (ALT. JELDWN)	2'-0"W x 2'-7.25"H	PAINT GRD	CLAD	LOWE		
52	BATH	FIXED	PELLA (ALT. JELDWN)	2'-4"W x 3'-2"H	PAINT GRD	CLAD	LOWE		OVAL
53	BATH	AWNING	PELLA (ALT. JELDWN)	2'-0"W x 2'-0"H	PAINT GRD	CLAD	LOWE		
54	BEDROOM 5	CASEMENT	PELLA (ALT. JELDWN)	2'-0"W x 2'-7.25"H	PAINT GRD	CLAD	LOWE		
55	BEDROOM 5	FIXED	PELLA (ALT. JELDWN)	2'-4"W x 2'-4"H	PAINT GRD	CLAD	LOWE		ROUND
56	BEDROOM 5	CASEMENT	PELLA (ALT. JELDWN)	2'-0"W x 2'-7.25"H	PAINT GRD	CLAD	LOWE		
57	BEDROOM 5	CASEMENT	PELLA (ALT. JELDWN)	1'-6"W x 3'-1.5"H	PAINT GRD	CLAD	LOWE		
58	BEDROOM 5	FIXED	PELLA (ALT. JELDWN)	2'-0"W x 2'-7.25"H	PAINT GRD	CLAD	LOWE		W/ ARCHED TRANSOM 1'-7"H
59	BEDROOM 5	CASEMENT	PELLA (ALT. JELDWN)	1'-6"W x 3'-1.5"H	PAINT GRD	CLAD	LOWE		
60	BEDROOM 5	CASEMENT	PELLA (ALT. JELDWN)	1'-6"W x 3'-1.5"H	PAINT GRD	CLAD	LOWE		
61	BEDROOM 5	FIXED	PELLA (ALT. JELDWN)	2'-0"W x 2'-7.25"H	PAINT GRD	CLAD	LOWE		W/ ARCHED TRANSOM 1'-7"H
62	BEDROOM 5	CASEMENT	PELLA (ALT. JELDWN)	1'-6"W x 3'-1.5"H	PAINT GRD	CLAD	LOWE		
63	FAMILY ROOM	CASEMENT	PELLA (ALT. JELDWN)	2'-4.25"W x 4'-4"H	PAINT GRD	CLAD	LOWE		
64	FAMILY ROOM	CASEMENT	PELLA (ALT. JELDWN)	2'-4.25"W x 4'-4"H	PAINT GRD	CLAD	LOWE		
65	FAMILY ROOM	CASEMENT	PELLA (ALT. JELDWN)	2'-4.25"W x 4'-4"H	PAINT GRD	CLAD	LOWE		
66	FAMILY ROOM	FIXED	PELLA (ALT. JELDWN)	2'-4.25"W x 4'-4"H	PAINT GRD	CLAD	LOWE		
67	MASTER BEDROOM	CASEMENT	PELLA (ALT. JELDWN)	1'-6"W x 3'-1.5"H	PAINT GRD	CLAD	LOWE		
68	MASTER BEDROOM	FIXED	PELLA (ALT. JELDWN)	2'-0"W x 2'-7.25"H	PAINT GRD	CLAD	LOWE		W/ ARCHED TRANSOM 1'-7"H
69	MASTER BEDROOM	CASEMENT	PELLA (ALT. JELDWN)	1'-6"W x 3'-1.5"H	PAINT GRD	CLAD	LOWE		
70	MASTER BEDROOM	CASEMENT	PELLA (ALT. JELDWN)	2'-6"W x 5'-8"H	PAINT GRD	CLAD	LOWE		
71	MASTER BEDROOM	FIXED	PELLA (ALT. JELDWN)	4'-0"W x 5'-8"H	PAINT GRD	CLAD	LOWE		W/ ARCHED TRANSOM 2'-3/4"H
72	MASTER BEDROOM	CASEMENT	PELLA (ALT. JELDWN)	2'-6"W x 5'-8"H	PAINT GRD	CLAD	LOWE		
73	MASTER BEDROOM	CASEMENT	PELLA (ALT. JELDWN)	2'-0"W x 3'-3"H	PAINT GRD	CLAD	LOWE		
74	MASTER BEDROOM	CASEMENT	PELLA (ALT. JELDWN)	2'-0"W x 3'-3"H	PAINT GRD	CLAD	LOWE		
75	MASTER BEDROOM	CASEMENT	PELLA (ALT. JELDWN)	2'-0"W x 3'-3"H	PAINT GRD	CLAD	LOWE		
76	MASTER BEDROOM	CASEMENT	PELLA (ALT. JELDWN)	2'-0"W x 3'-3"H	PAINT GRD	CLAD	LOWE		
77	MASTER BATH	AWNING	PELLA (ALT. JELDWN)	2'-0"W x 2'-0"H	PAINT GRD	CLAD	LOWE		
78	MASTER BATH	AWNING	PELLA (ALT. JELDWN)	2'-0"W x 2'-0"H	PAINT GRD	CLAD	LOWE		
79	MASTER BATH	FIXED	PELLA (ALT. JELDWN)	1'-6"W x 5'-9.25"H	PAINT GRD	CLAD	LOWE		
80	MASTER BATH	CASEMENT	PELLA (ALT. JELDWN)	1'-6"W x 5'-9.25"H	PAINT GRD	CLAD	LOWE		
81	MASTER BATH	FIXED	PELLA (ALT. JELDWN)	3'-6"W x 5'-9.25"H	PAINT GRD	CLAD	LOWE		W/ ARCHED TRANSOM 1'-7"H
82	MASTER BATH	CASEMENT	PELLA (ALT. JELDWN)	1'-6"W x 5'-9.25"H	PAINT GRD	CLAD	LOWE		
83	MASTER CLOSET	FIXED	PELLA (ALT. JELDWN)	2'-0"W x 2'-0"H	PAINT GRD	CLAD	LOWE		
84	MASTER CLOSET	AWNING	PELLA (ALT. JELDWN)	2'-0"W x 2'-0"H	PAINT GRD	CLAD	LOWE		
85	MASTER CLOSET	FIXED	PELLA (ALT. JELDWN)	2'-0"W x 2'-0"H	PAINT GRD	CLAD	LOWE		
86	FAMILY ROOM	FIXED	PELLA (ALT. JELDWN)	2'-4"W x 3'-2"H	PAINT GRD	CLAD	LOWE		OVAL
87									
88									

NOTE: A permanent label per section 2406.2 shall identify each light of safety glazing.  
 Schedule based on current drawing set. Contractor to submit order summary with shop drawings for approval prior to purchasing.



INTERIORS  
 REMODELS +  
 ADDITIONS  
 NEW CONSTRUCTION  
 1585 THE ALAMEDA  
 SUITE 200  
 SAN JOSE  
 CALIFORNIA  
 95126  
 T 408.292.3252  
 F 253.399.1125

NATHAN  
 16755 LITTLEFIELD LANE  
 LOS GATOS  
 CALIFORNIA  
 95032

A.P.N. 532-08-054

29 JUNE 2016  
 PLANNING APPLICATION

SCALE: NTS

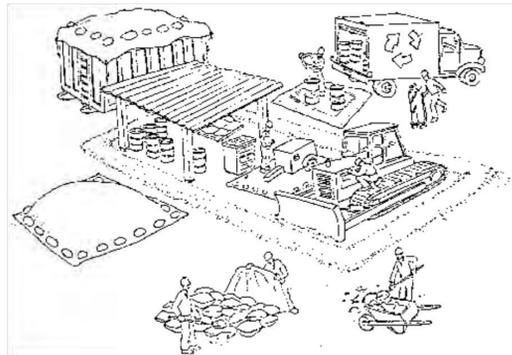
EXTERIOR DOOR & WINDOW  
 SCHEDULE

**A6.1**

# Pollution Prevention — It's Part of the Plan

## Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



### Materials storage & spill cleanup

#### Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

#### Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

#### Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

### Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



### Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



### Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

### Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.



### Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

### Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



### Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



