15876 SHANNON ROAD REMODELING & ADDITION

ABBREVIATIONS

&	AND	LT.	LIGHT
@	AT	LAM.	LAMINATE
#	POUND OR NUMBER	MTD.	MOUNTED
A/C	AIR CONDITIONING	MTL.	METAL
ACOUS.	ACOUSTICAL	MUL.	MULLION
ADJ.	ADJACENT	(N)	NEW
A.F.F.	ADJUSTABLE ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT
ALUM.	ALUMINUM	N.T.S.	NOT TO SCALE
APPROX.	APPROXIMATE	O.C.	ON CENTER
ARCH.	ARCHITECTURAL	OPP.	OPPOSITE
BD.	BOARD	OCC	OCCUPANCY
BLDG.	BUILDING	P.L.	PROPERTY LINE
BLK.	BLOCK	PLAM.	PLASTIC LAMINATE
BLKG.	BLOCKING	PLBG.	PLUMBING
BLW.	BELOW	PLYWD.	PLYWOOD
BM.	BEAM	R.D.	ROOF DRAIN
BOT.	BOTTOM	REF.	REFERENCE, REFRIGERATOR
CAB.	CABINET	REINF	REINFORCED
C.H.	CEILING HEIGHT	REQ'D	REQUIRED
¢ CL	CENTER LINE	RM.	ROOM
CLG.	CEILING	RWD.	REDWOOD
COL.	COLUMN	S.A.	SUPPLY AIR
CONC.	CONCRETE	SHT.	SHEET
CONST.	CONSTRUCTION	SHTG.	SHEETING
DBL.	DOUBLE	SPEC.	SPECIFCATION
DET.	DETAIL	S.S.	STAINLESS STEEL
DN.	DOWN	SL. DR.	SLIDING DOOR
DR.	DOOR	SKYLT.	SKYLIGHT
EA.	EACH	S.D.	SMOKE DETECTOR
ELEV.	ELEVATION	T.	TREAD
EQ.	EQUAL	T.A.	TREE AREA
EQUIP.	EQUIPMENT	T.B.	TOWEL BAR
EXH.	EXHAUST	T.C.	TOP OF CONCRETE
(E)	EXISTING	T.O.	TOP OF
EXP.	EXPANSION, EXPOSED	TV	TELEVISION
EXT.	EXTERIOR	TYP.	TYPICAL
FLR.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
F.D.	FLOOR DRAIN	U.O.N.	UNLESS OTHERWISE NOTED
FDN.	FOUNDATION	V.C.T.	VINYL COMPOSITION TILE
FTG.	FOOTING	VERT.	VERTICAL
FURR.	FURRING	V.I.F.	VERIFY IN FIELD
G.M.	GASMETER	W/	WITH
GYPM.	GYPSUM	W.C.	WATER CLOSET
H.B.	HOSE BIBB	WD.	WOOD
HDR.	HEADER	W.P.	WATERPROOF, WEATHERPROOF
HDWD.	HARDWOOD	WT.	WEIGHT
HORIZ.	HORIZONTAL		
INFO.	INFORMATION		
INSUL.	INSULATION		

LEGEND

- EXISTING EXTERIOR WALL
- EXISTING EXTERIOR WALL TO BE REMOVED
- EXISTING INTERIOR WALL
- EXISTING INTERIOR WALL TO BE REMOVED
- CONCRETE WALL
- CONCRETE WALL TO BE REMOVED
- NEW EXTERIOR WALL
- NEW EXTERIOR WALL - RATED
- NEW INTERIOR WALL
- NEW INTERIOR WALL - RATED
- NEW EXTERIOR HALF WALL
- oo / Aoo — SECTION KEY
- EXTERIOR ELEVATION KEY
- INTERIOR ELEVATION KEY
- oo / Aoo — DETAIL KEY
- oo — NOTE KEY
- Doo — DOOR KEY
- Woo — WINDOW KEY
- o — REVISION
- o — REFERENCE KEY

ELECTRICAL LEGEND

HE	HIGH EFFICIACY
	H.E FLUORESCENT LIGHTING FIXTURE
	5" RECESSED LIGHTING FIXTURE - CEILING MOUNTED
	LIGHTING FIXTURE, WALL MOUNTED, +84 U.O.N
	OUTDOOR LIGHTING FIXTURE, WALL MOUNTED, +84 U.O.N W/ SENSOR
$	SINGLE POLE TOGGLE SWITCH, +48", 8" ABOVE COUNTER
$D	DIMMER SWITCH, +48"
	110V DUPLEX RECEPTACLE U.O.N., 15" ABOVE FLOOR, U.O.N.
	110V DUPLEX RECEPTACLE U.O.N., 12" ABOVE COUNTER U.O.N.
220V	220V RECEPTACLE
GFCI	INDECATED DEVICE/ RECEPTACLE HAS GFCI PROTECTION
W.P	ABBREVIATION FOR " WATERFROOF"
W.P	EXHAUSTED FAN W/ FLUORESCENT HIGH EFFICIACY LIGHTING COMBO SWICTH SEPERATELY WATERPROOF
	SINGLE MULTI-FUNCTION CONTROL SWITCH, 48" ABOVE FLOOR OCCUPANCY SENSOR
	BATTERY CARBON & MONOXIDE SMOKE ALARMS, CEILING MOUNTED

PROJECT DATA

ZONING:	HR-1
APN:	0537-026-009
YEAR BUILT:	1945
TYPE OF OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	V-B
LOT AREA (GROSS):	22,965 SQ.FT.
LOT AREA (NET):	21,051 SQ.FT.
AVERAGE LOT SLOPE:	25%
EXISTING BUILDING HEIGHT:	21'6"
PROPOSED BUILDING HEIGHT:	33'5"

SCOPE OF WORK

- ADD 75 S.F. LAUNDRY AT LEFT SIDE OF EXISTING 1ST FLOOR.
- ADD 105 S.F AT RIGHT SIDE OF 1ST FLOOR TO ENLARGE DINING ROOM.
- ADD 1,759 S.F 2ND FLOOR TO HAVE 4 BEDS AND 2 BATHS.

DEFERRED SUBMITTAL:

FIRE SPRINKLER SYSTEM SHALL BE REQUIRED TO PROVIDE PROTECTION FOR THE HOUSE AND IT WILL BE THE DEFERRED SUBMITTAL ITEM.

CODE EDITIONS

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ADMINISTRATIVE CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA FIRE CODE
2013 INTERNATIONAL PROPERTY MAINTENANCE CODE
TITLE 24,PART 6, CALIFORNIA ENERGY CODE
TITLE 24 HANDICAPPED ACCESSIBILITY REGULATIONS

AREA CALCULATIONS:

(E) HOUSE:	
* 1ST FLOOR:	
(E) GARAGE:	430 SQ.FT.
(E) LIVING AREA:	1,491 SQ.FT.
(N) DECK:	331 SQ.FT.
(N) LIVING AREA:	180 SQ.FT.
* 2ND FLOOR:	
(N) LIVING AREA:	1,759 SQ.FT.
(N) OPEN TO BELOW:	145 SQ.FT.
TOTAL (E) LIVING:	1,491 SQ.FT.
TOTAL (N) LIVING: 180+1,759=	1,939 SQ.FT.
TOTAL LIVING:	3,430 SQ.FT.
(E) GUEST HOUSE:	348 SQ.FT.
TOTAL FLOOR AREA:	3,778 SQ.FT.

MAXIMUM ALLOWABLE FLOOR AREA

	REQUIRED	PROVIDED
AVERAGE LOT SLOPE	20-30%	23%
% NET LOT AREA TO BE DEDUCTED	30% PLUS 3% FOR EACH 1% OF SLOPE OVER 20%	30%+3%X3 = 39% X 21,051 SF = 8,210 SF.
NET LOT AREA TO REMAIN	UP TO 13,000 SF.	12,841 SF.
FLOOR AREA RATIO	30.7%	29.4%
ALLOWABLE FLOOR AREA	4,000 SF.	3,778 SF.

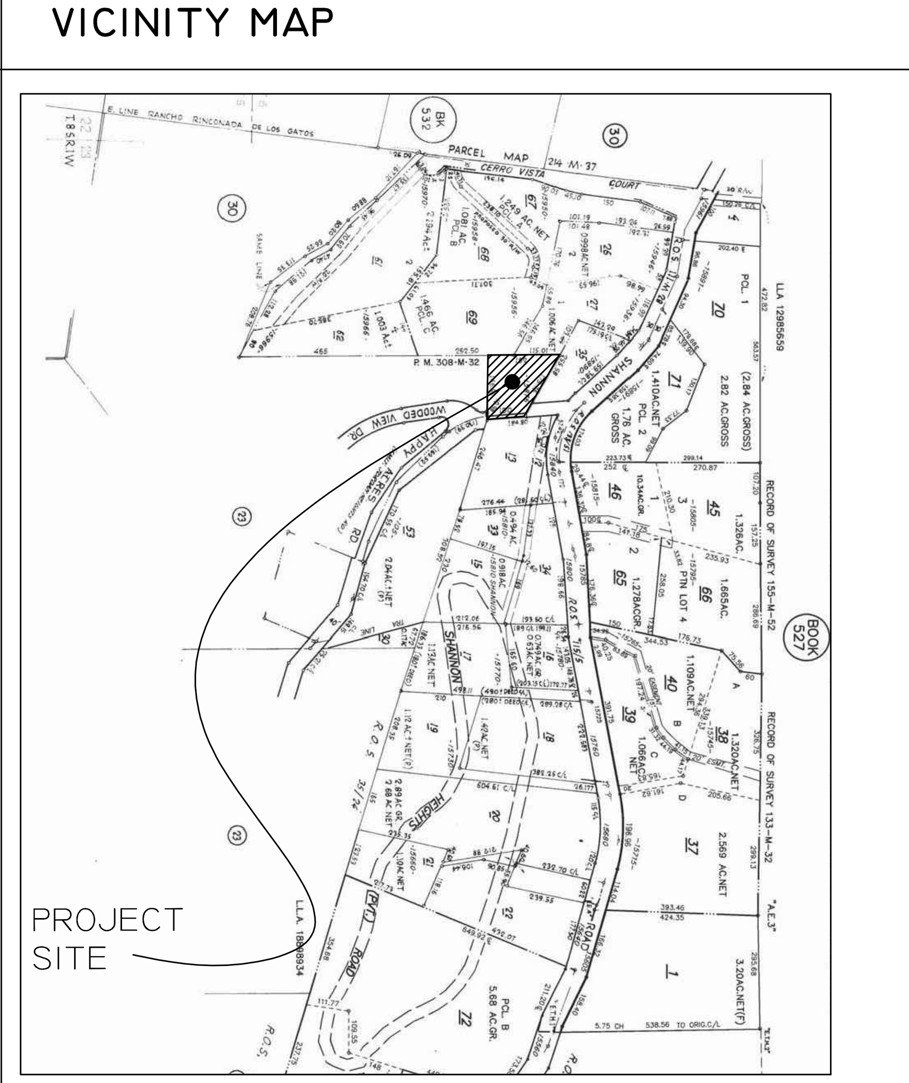
INDEX OF DRAWINGS

A.0	TITLE SHEET
A.1-1	PLOT PLAN
A.1-2	NEIGHBOR FOOTPRINT & ELEVATIONS
A.1-3	SCHEMATIC ELEVATION SECTIONS
A.2-1	EXISTING FLOOR-ROOF PLANS
A.2-2	PROPOSED FLOOR PLANS / NOTES
M.1	PROPOSED HVAC PLANS
A.3-1	EXISTING ELEVATIONS
A.3-2	PROPOSED ROOF PLAN - ELEVATIONS
A.3-3	PROPOSED ELEVATIONS
A.4	PROPOSED SECTIONS
A.5	WALL LENGTH DIAGRAM
A.6	SHADOW STUDY
T24.1	TITLE 24
T24.2	TITLE 24
S1	FOUNDATION PLAN
S2	FRAMING PLAN
SD0	STRUCT SPECS
SD1	STRUCT DETAILS

GENERAL NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL GRADES, DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING CONSTRUCTION. CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND CIVIL DRAWINGS AND NOTIFY THE ENGINEER AND THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN IN THE PLANS OR SPECIFICATIONS, ALL PHASES OF WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, LATEST ADDITION, AS WELL AS ALL APPLICABLE STATE AND LOCAL ORDINANCES AS ADOPTED BY THE CONTROLLING JURISDICTION.
3. THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN THE COMPLETED FORM. GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT ARE NOT LIMITED TO; BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, AND SHORING FOR THE STRUCTURE.
4. IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS AND/OR DETAILS. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR CLARIFICATION PRIOR TO PROCEEDING. ANY WORK INSTALLED PRIOR TO AND/OR IN CONFLICT WITH SUCH CLARIFICATION SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
5. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS, INTERIOR AND EXTERIOR WALLS SHALL BE DETERMINED FROM THE ARCHITECTURAL DRAWINGS. OTHER FLOOR, WALL AND ROOF OPENINGS AS REQUIRED FOR MECHANICAL, ELECTRICAL AND/OR SIMILAR REQUIREMENTS SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED.
6. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
7. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER DRAWINGS, AND ALL OTHER RELATED DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING THAT OF THE SUBTRADES.
8. IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
9. ALL MATERIALS SHALL BE FURNISHED AS SHOWN HEREIN UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE ARCHITECT, OWNER AND STRUCTURAL ENGINEER OF RECORD.
10. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUBCONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFICATION.
11. WHERE A DETAIL, SECTION OR NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO LIKE CASES OF CONSTRUCTION.
12. CONNECTIONS OF ALL ITEMS SUPPORTED BY THE STRUCTURE ARE THE RESPONSIBILITY OF THE DISCIPLINES WHO MAKE THESE ATTACHMENTS. REVIEW AND COORDINATE ALL THE REQUIREMENTS IN THE ARCHITECTS PROJECT SPECIFICATION AS APPLICABLE.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER INDICATED ON THE CONTRACT DRAWING OR NOT, AND TO PROTECT THEM FROM DAMAGE. REPAIR AND REPLACEMENT OF SAID WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
14. VIBRATIONAL EFFECTS OF MECHANICAL AND/OR ANY OTHER EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.
15. UNLESS NOTED OTHERWISE, ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO THE TOP OF BEAMS AND FOUNDATIONS. BEAMS DENOTED AS "DROP" HAVE THE TOP OF BEAM AT THE HEIGHT OF THE TOP PLATE. BEAMS DENOTED AS "FLUSH" HAVE THE BOTTOM OF BEAM AT THE HEIGHT OF THE TOP PLATE, U.N.O.

VICINITY MAP



FIRE DEPARTMENT NOTES

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE DWELLING. THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LGTC
2. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
3. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7
4. THE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1

CALGREEN NOTES:

PLANNING AND DESIGN

1. PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION. CGC §4.106.1.
2. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE. CGC §4.106.2.
   A. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
   B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
   C. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.
3. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   1. SWALES
   2. WATER COLLECTION AND DISPOSAL SYSTEMS
   3. FRENCH DRAINS
   4. WATER RETENTION GARDENS
   5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE. CGC §4.106.3.
   EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

ENERGY EFFICIENCY

4. FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS. CGC §4.201.1.

WATER EFFICIENCY AND CONSERVATION

5. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:
   - THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS. THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. CGC §4.303.1.1.
   - THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH. CGC §4.303.1.2.
   - **SINGLE SHOWERHEAD:** SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. CGC §4.303.1.3.1.
   - **MULTIPLE SHOWERHEADS SERVING ONE SHOWER:** WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. CGC §4.303.1.3.2.
   - **RESIDENTIAL LAVATORY FAUCETS:** THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. CGC §4.303.1.4.1.
   - **LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS:** THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI. CGC §4.303.1.4.2.
   - **METERING FAUCETS:** METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE. CGC §4.303.1.4.3.
   - **KITCHEN FAUCETS:** THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. CGC §4.303.1.4.4.
6. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE. CGC §4.303.2.
7. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
   1. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE. CGC §4.304.1.1.
   2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. CGC §4.304.1.2.

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

8. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/ BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CGC §4.406.1.
9. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE. CGC §4.408.1.
   EXCEPTIONS:
   - EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
   - ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
   - THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.
10. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY. CGC §4.408.2.
    1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE. CGC §4.408.2.1.
    2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM). CGC §4.408.2.2.
    3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN. CGC §4.408.2.3.
    4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED. CGC §4.408.2.4.
    5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH. CGC §4.408.2.5.
11. UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1. CGC §4.408.3.
12. PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED FOUR (4) LBS./SQ. FT. OF THE BUILDING AREA SHALL MEET THE MINIMUM 50 PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1. CGC §4.408.4.
    - **(HR)** PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED TWO (2) LBS./SQ. FT. OF THE BUILDING AREA, SHALL MEET THE MINIMUM 50 PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1. CGC §4.408.4.1.

BUILDING MAINTENANCE AND OPERATION

13. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING, CGC §4.410.1.:
    1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
    2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
       A. EQUIPMENT AND APPLIANCES, INCLUDING WATER SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
       B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
       C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSER AND AIR FILTERS.
       D. LANDSCAPE IRRIGATION SYSTEMS.
       E. WATER REUSE SYSTEMS.
    3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
    4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
    5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30 60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
    6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
    7. NSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.
    8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
    9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
    10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

ENVIRONMENTAL QUALITY

14. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES. CGC §4.503.1.
15. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM. CGC §4.504.1.
16. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:
    1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW. CGC §4.504.2.1.1.
    2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507. CGC §4.504.2.1.2.
17. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT- HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY. CGC §4.504.2.2.
18. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8 RULE 49. CGC §4.504.2.3.
19. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
    1. MANUFACTURER□S PRODUCT SPECIFICATION.
    2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS. CGC §4.504.2.4.
20. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING, CGC §4.504.3:
    1. CARPET AND RUG INSTITUTE□S GREEN LABEL PLUS PROGRAM.
    2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
    3. NSF/ANSI 140 AT THE GOLD LEVEL.
    4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGETM GOLD.
21. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE□S GREEN LABEL PROGRAM. CGC §4.504.3.1.
22. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1. CGC §4.504.3.2.
23. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING, CGC §4.504.4:
    1. VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
    2. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM.
    3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
    4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
24. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB□S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5. CGC §4.504.5.
25. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING, CGC §4.504.5.1:
    1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
    2. CHAIN OF CUSTODY CERTIFICATIONS.
    3. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.)
    4. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269 OR EUROPEAN 636 3S STANDARDS.
    5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.
26. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION. CGC §4.505.2.
27. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING, CGC §4.505.2.1:
    1. A 4-INCH (101.6 MM) THICK BASE OF ½ INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
    2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
    3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.
28. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING, CGC §4.505.3:
    1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR A CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
    2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
    3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
    INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.
29. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING, CGC §4.506.1:
    1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
    2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
       A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
       B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).
30. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS, CGC §4.507.2:
    1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J – 2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
    2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D – 2009 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
    3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S – 2004 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
    EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

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SEAL:
REGISTERED PROFESSIONAL ENGINEER
TUONG XUAN TRAN
NO. C056209
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

DATE: 10-23-15			
DRAWN BY: V.K.		CHECKED BY: T. T.	
REVISION	DATE	REVISION	DATE

15876 SHANNON RD ADDITION & REMODEL

15876 SHANNON RD
LOS GATOS, CA 95032

OWNER

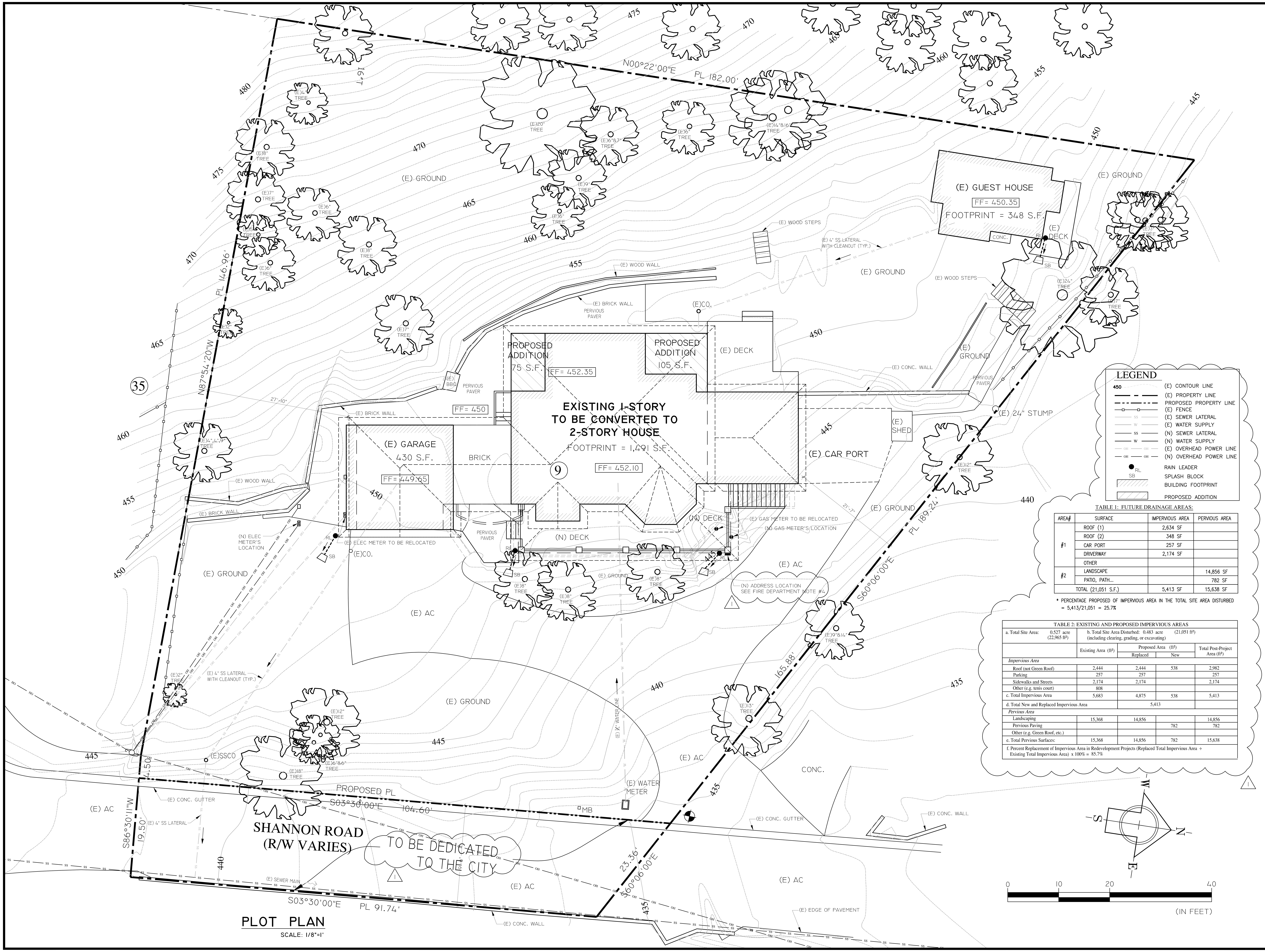
15876 SHANNON RD
LOS GATOS, CA 95032

SCALE: AS SHOWN

TITLE SHEET

PROJECT NO:

SHEET: A.0



PLOT PLAN

SCALE: 1/8"=1'

TABLE 1: FUTURE DRAINAGE AREAS:

AREA#	SURFACE	IMPERVIOUS AREA	PERVIOUS AREA
#1	ROOF (1)	2,634 SF	
	ROOF (2)	348 SF	
	CAR PORT	257 SF	
	DRIVERWAY	2,174 SF	
	OTHER		
#2	LANDSCAPE		14,856 SF
	PATIO, PATH...		782 SF
TOTAL (21,051 S.F.)		5,413 SF	15,638 SF

* PERCENTAGE PROPOSED OF IMPERVIOUS AREA IN THE TOTAL SITE AREA DISTURBED = 5,413/21,051 = 25.7%

TABLE 2: EXISTING AND PROPOSED IMPERVIOUS AREAS

a. Total Site Area: 0.527 acre (22,965 ft²)

b. Total Site Area Disturbed: 0.483 acre (21,051 ft²) (including clearing, grading, or excavating)

	Existing Area (ft²)	Proposed Area (ft²) Replaced	Proposed Area (ft²) New	Total Post-Project Area (ft²)
Impervious Area				
Roof (not Green Roof)	2,444	2,444	538	2,982
Parking	257	257		257
Sidewalks and Streets	2,174	2,174		2,174
Other (e.g. tenis court)	808			
c. Total Impervious Area	5,683	4,875	538	5,413
d. Total New and Replaced Impervious Area		5,413		
Pervious Area				
Landscaping	15,368	14,856		14,856
Pervious Paving			782	782
Other (e.g. Green Roof, etc.)				
e. Total Pervious Surfaces:	15,368	14,856	782	15,638

f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = 85.7%

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SEAL: REGISTERED PROFESSIONAL ENGINEER TUONG XUAN TRAN NO. C056209 Exp. 12/31/16 CIVIL STATE OF CALIFORNIA

DATE: 10-23-15

DRAWN BY: V.K. CHECKED BY: T. T.

REVISION	DATE	REVISION	DATE

15876 SHANNON RD ADDITION & REMODEL

15876 SHANNON RD
LOS GATOS, CA 95032

OWNER

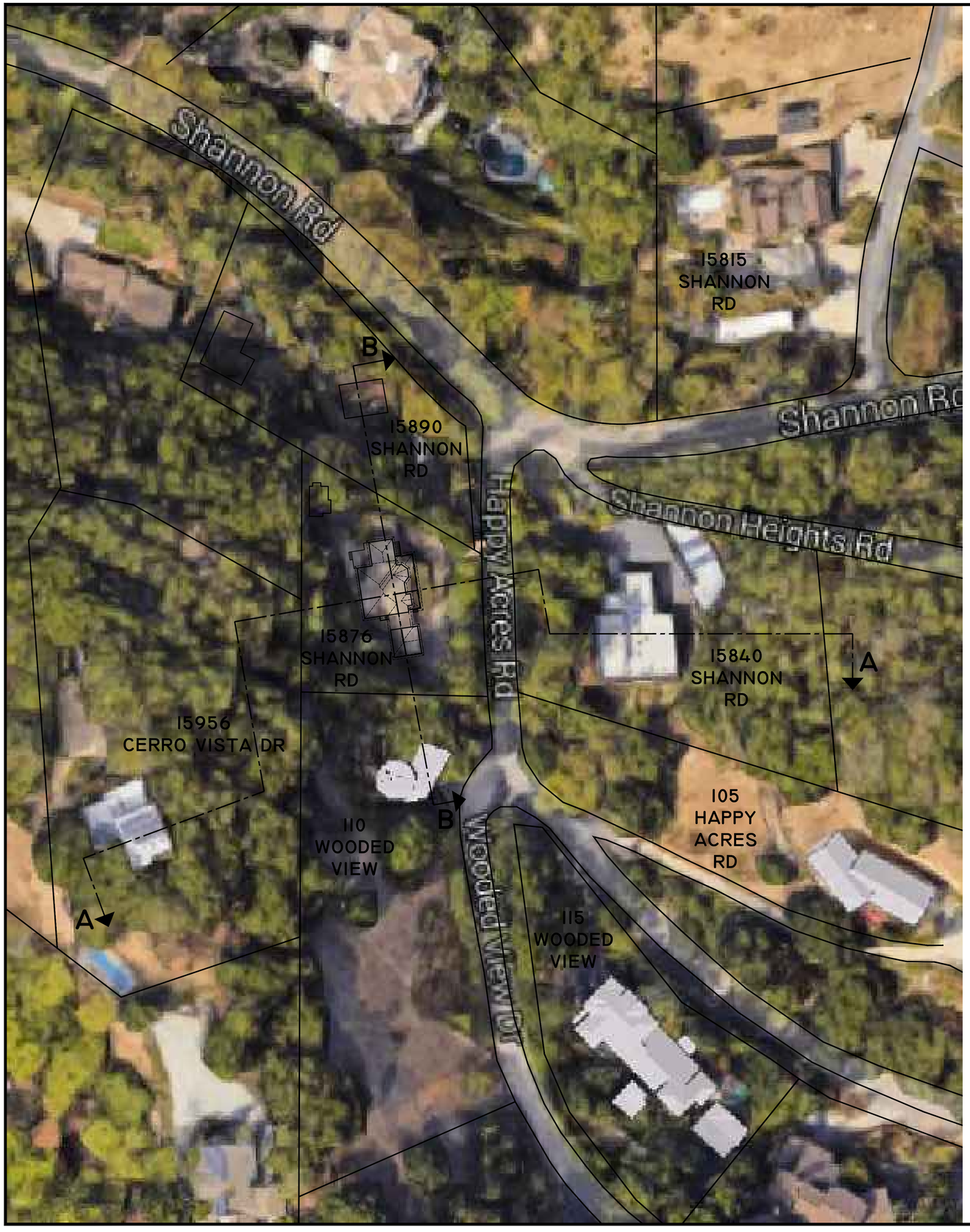
15876 SHANNON RD
LOS GATOS, CA 95032

SCALE: AS SHOWN

PLOT PLAN

PROJECT NO:

SHEET: A.1-1



15840 SHANNON RD

110 WOODED VIEW

15956 CERRO VISTA DR

105 HAPPY ACRES RD

115 WOODED VIEW

15815 SHANNON RD

15890 SHANNON RD

15890 SHANNON RD

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15876 SHANNON RD
ADDITION & REMODEL

15876 SHANNON RD
LOS GATOS, CA 95032

OWNER

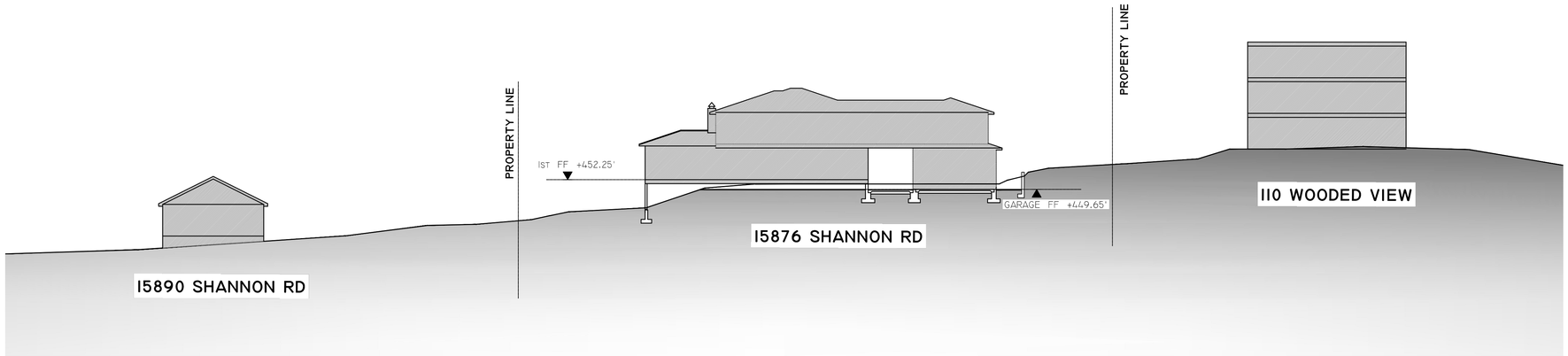
15876 SHANNON RD
LOS GATOS, CA 95032

SCALE: AS SHOWN

NEIGHBOR
FOOTPRINTS
& ELEVATIONS

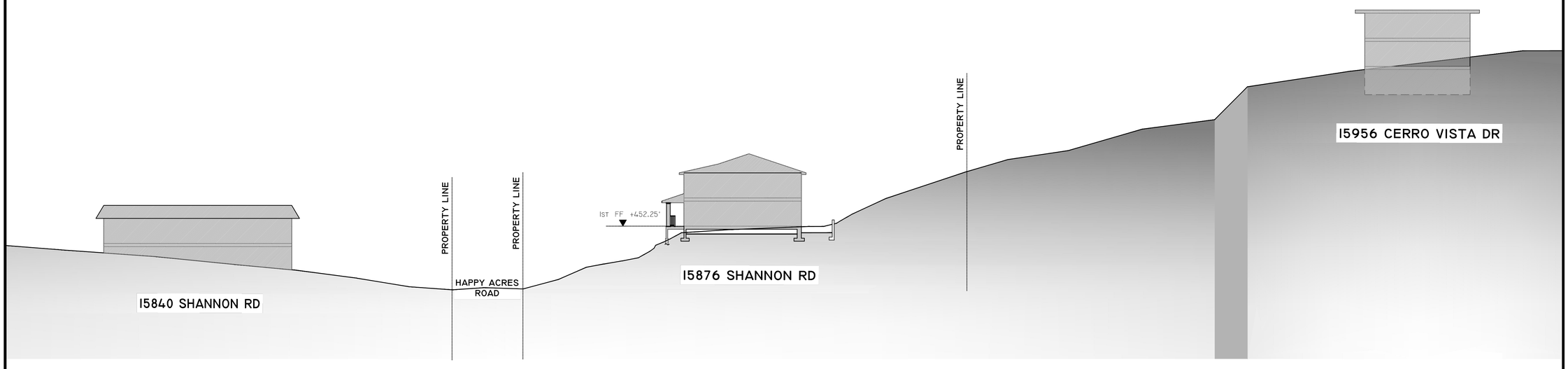
PROJECT NO:

SHEET: A.1-2



SECTION B-B (NORTH TO SOUTH)

SCALE : 1/32" = 1'



SECTION A-A (EAST TO WEST)

SCALE : 1/32" = 1'

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REVISION	DATE	REVISION	DATE

15876 SHANNON RD
ADDITION & REMODEL

15876 SHANNON RD
LOS GATOS, CA 95032

OWNER

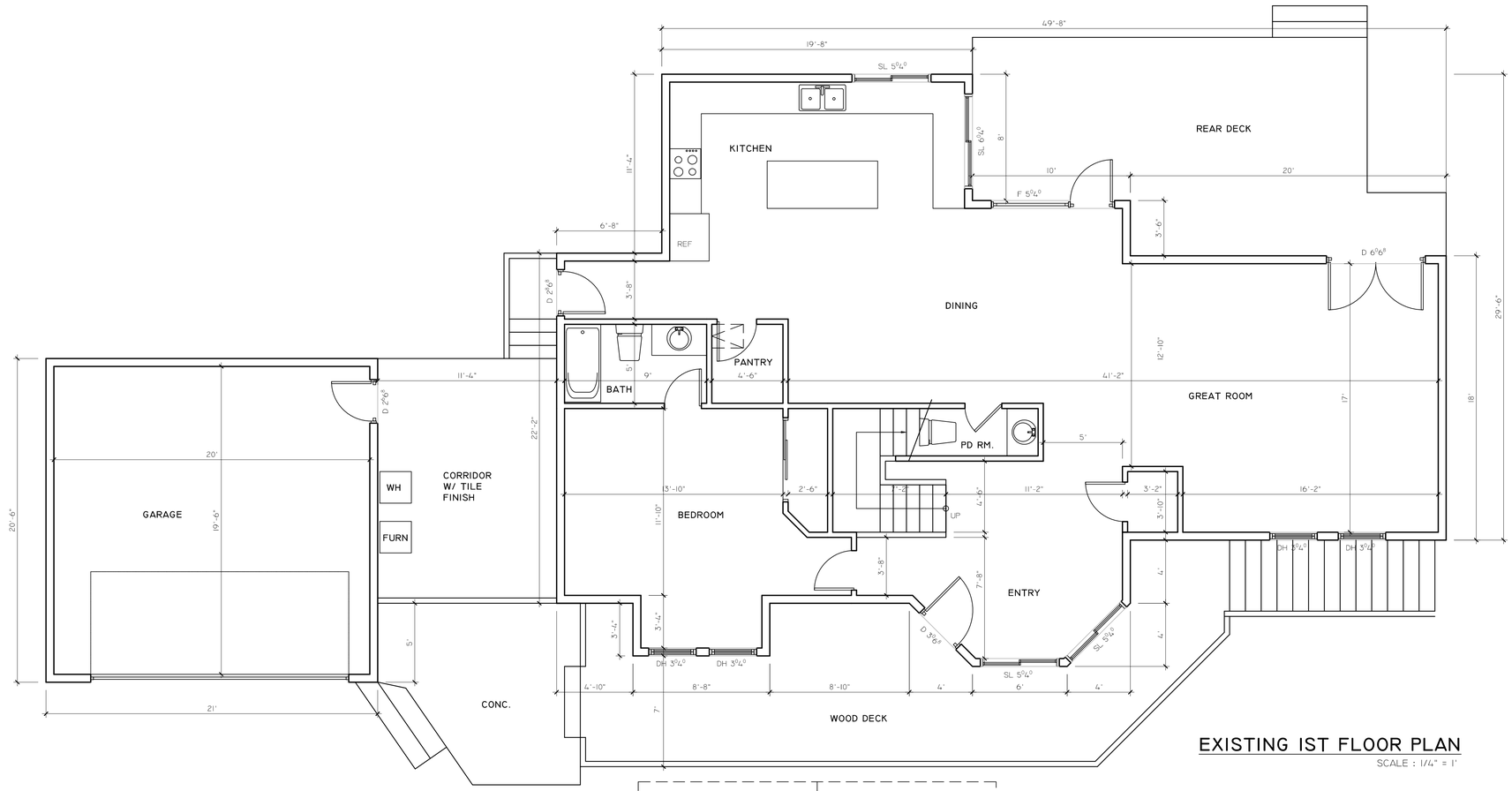
15876 SHANNON RD
LOS GATOS, CA 95032

SCALE: AS SHOWN

SCHEMATIC
ELEVATION
SECTIONS

PROJECT NO:

SHEET: A.1-3



EXISTING IST FLOOR PLAN

SCALE : 1/4" = 1'

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REVISION	DATE	REVISION	DATE

15876 SHANNON RD
ADDITION & REMODEL

15876 SHANNON RD
LOS GATOS, CA 95032

OWNER

15876 SHANNON RD
LOS GATOS, CA 95032

SCALE: AS SHOWN

EXISTING
FLOOR - ROOF
PLANS

PROJECT NO:	SHEET:
	A.2-1

LEGEND:

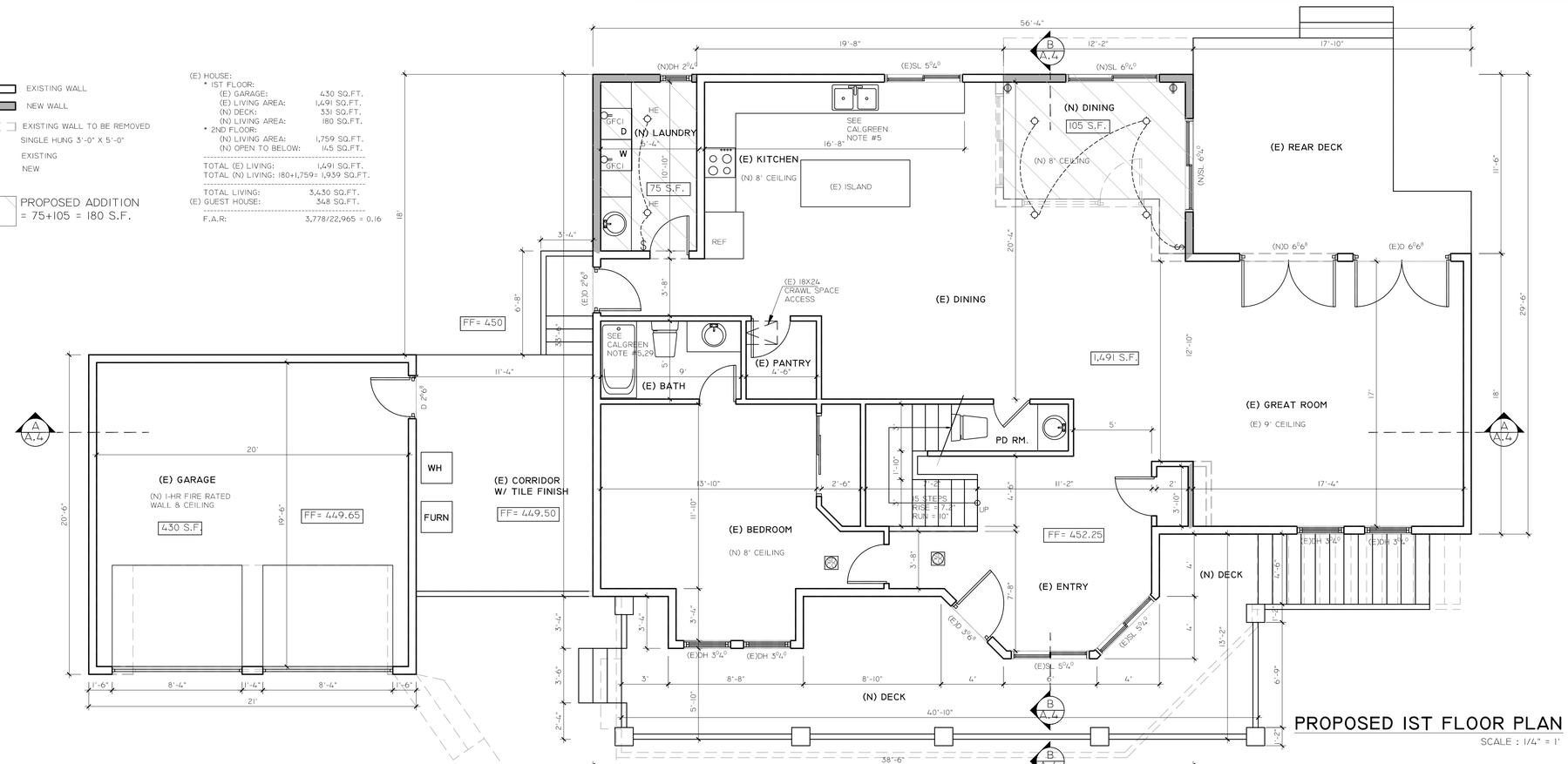
	EXISTING WALL
	NEW WALL
	EXISTING WALL TO BE REMOVED
SH 3'0"	SINGLE HUNG 3'-0" X 5'-0"
(E)	EXISTING
(N)	NEW
	PROPOSED ADDITION = 75+105 = 180 S.F.

(E) HOUSE:
- 1ST FLOOR:
  - (E) GARAGE: 430 SQ.FT.
  - (E) LIVING AREA: 1,491 SQ.FT.
  - (N) DECK: 331 SQ.FT.
  - (N) LIVING AREA: 180 SQ.FT.
- 2ND FLOOR:
  - (N) LIVING AREA: 1,759 SQ.FT.
  - (N) OPEN TO BELOW: 145 SQ.FT.

TOTAL (E) LIVING: 1,491 SQ.FT.
TOTAL (N) LIVING: 180+1,759= 1,939 SQ.FT.

TOTAL LIVING: 3,430 SQ.FT.
(E) GUEST HOUSE: 348 SQ.FT.

F.A.R: 3,778/22,965 = 0.16



PROPOSED 1ST FLOOR PLAN

SCALE : 1/4" = 1'

ELECTRICAL NOTES:

1. ALL RECEPTACLES TO BE INSTALLED MINIMUM PER CEC EVEN IF NOT SHOWN (C.E.C 210-52)
2. INSTALL DEDICATED 20-AMP CIRCUIT AT BATHROOM RECEPTACLES (C.E.C 210.52D)
3. PROVIDE STEEL ELECTRICAL BOX IN FIRE-RESISTIVE CEILING AND WALL SEPARATE ELECTRICAL BOXES BACK TO BACK IN FIRE RESISTIVE WALLS BY A MIN 24" HORIZONTALLY BOX AREA SHALL NOT EXCEED 16 SQ IN. AS PER U.B.S 709.7
4. PROVIDE CONDUCTOR WIRES WITH AN INSULATES NEUTRAL AND A FOURFRONG OUTLETS FOR DRYER AND RANGE
5. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL 125-VOLT, SINGLE PHASE, 15 AND 20 AMP RECEPTACLE IN ALL HABITABLE ROOMS (EXCEPT GARAGE, LAUNDRY ROOM AND KITCHEN) .
6. PROVIDE HARD-WIRED INTERCONNECTED SMOKE DETECTORS EQUIPPED WITH BATTERY BACK UP.
7. RECEPTACLE OUTLETS SHALL BE INSTALLED IN ALL HABITABLE ROOMS: (A) ON ALL WALL SPACES 2FT OR WIDER (B) NOT MORE THAN 6FT FROM OPENING AND (C) NOT MORE THAN 12 FT ON CENTERS
8. RECEPTACLE OUTLETS SHALL BE INSTALLED IN KITCHENS: (A) ON COUNTER SPACES 12 INCHES OR WIDER (B) NOT MORE THAN 4FT ON CENTERS, (C) NOT MORE THAN 2FT FROM AN EDGE COUNTER AND (D) ON ISLAND/PENINSULAR COUNTERTOP 12" OR WIDER (VERY 4')
9. ALL 100 VOLT, SINGLE-PHASE RECEPTACLE OUTLETS SHALL HAVE GROUND-FAULT CIRCUIT PROTECTION AT THE FOLLOWING LOCATIONS: (A) BATHROOM, ADJACENT TO BASIN, (B) GARAGE, (C) OUTSIDE AND (D) ALL KITCHEN OUTLETS.
10. PROVIDE RECEPTACLE OUTLET IN DWELLING UNIT HALLWAYS 10'-0" OR MORE IN LENGTH
11. EXTERIOR LIGHTING TO BE PROVIDED WITH MOTION AND PHOTO SENSORS

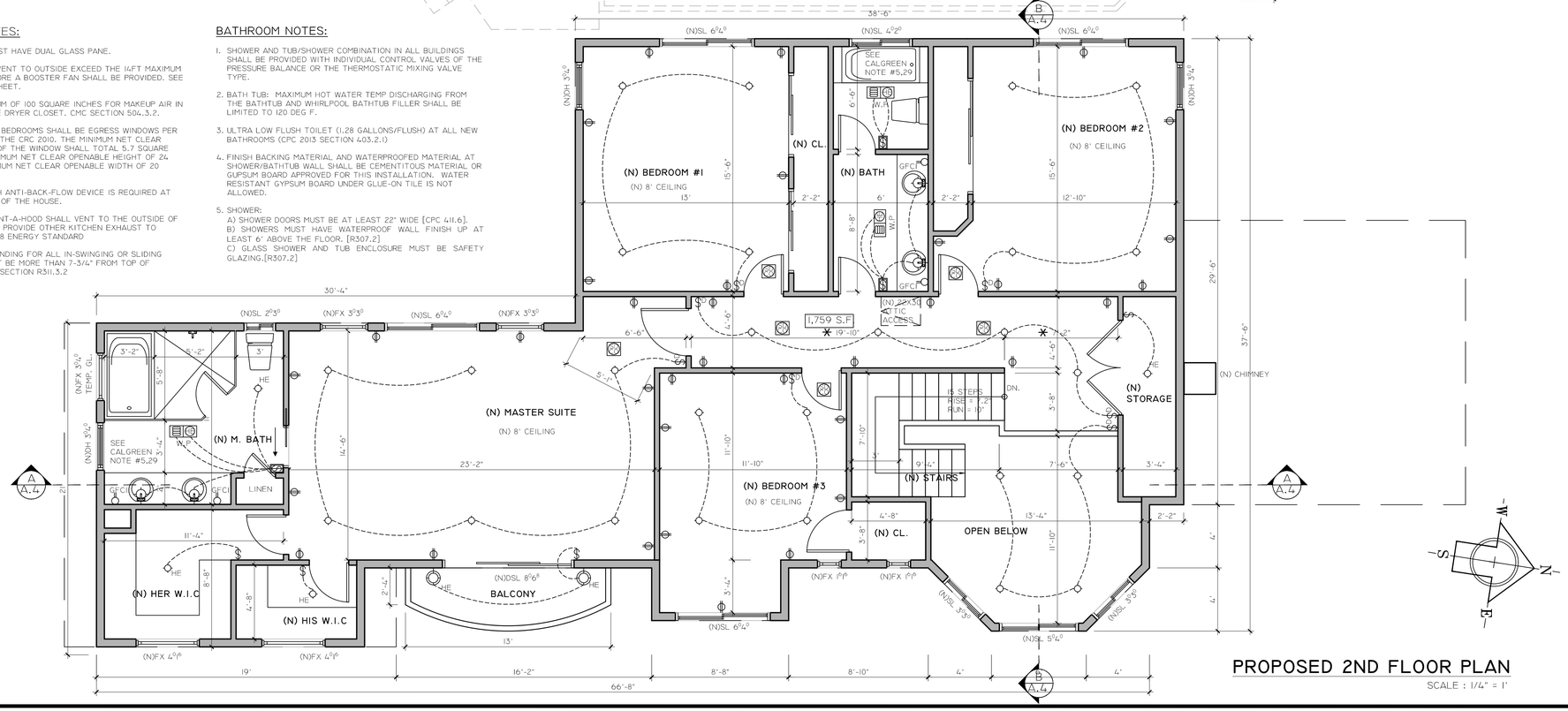
GENERAL NOTES:

1. ALL WINDOWS MUST HAVE DUAL GLASS PANE.
2. CLOTHES DRYER VENT TO OUTSIDE EXCEED THE 14FT MAXIMUM LENGTH, THEREFORE A BOOSTER FAN SHALL BE PROVIDED. SEE DETAILS SPECS SHEET.
3. PROVIDE A MINIMUM OF 100 SQUARE INCHES FOR MAKEUP AIR IN THE DOOR AT THE DRYER CLOSET. CMC SECTION 504.3.2.
4. THE WINDOWS AT BEDROOMS SHALL BE EGRESS WINDOWS PER SECTION R310 OF THE CRC 2010. THE MINIMUM NET CLEAR OPENABLE AREA OF THE WINDOW SHALL TOTAL 5.7 SQUARE FEET WITH A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24 INCHES AND MINIMUM NET CLEAR OPENABLE WIDTH OF 20 INCHES.
5. A HOSE BIBB WITH ANTI-BACK-FLOW DEVICE IS REQUIRED AT FRONT AND REAR OF THE HOUSE.
6. THE KITCHEN VENT-A-HOOD SHALL VENT TO THE OUTSIDE OF THE BUILDING, OR PROVIDE OTHER KITCHEN EXHAUST TO COMPLY WITH 2008 ENERGY STANDARD
7. THE EXTERIOR LANDING FOR ALL IN-SWINGING OR SLIDING DOORS SHALL NOT BE MORE THAN 7-3/4" FROM TOP OF THRESHOLD. CRC SECTION R311.3.2

BATHROOM NOTES:

1. SHOWER AND TUB/SHOWER COMBINATION IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
2. BATH TUB: MAXIMUM HOT WATER TEMP DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEG F.
3. ULTRA LOW FLUSH TOILET (1.28 GALLONS/FLUSH) AT ALL NEW BATHROOMS (CPC 2013 SECTION 403.2.1)
4. FINISH BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALL SHALL BE CEMENTITOUS MATERIAL OR GUPSUM BOARD APPROVED FOR THIS INSTALLATION. WATER RESISTANT GYPSUM BOARD UNDER GLUE-ON TILE IS NOT ALLOWED.
5. SHOWER:
   A) SHOWER DOORS MUST BE AT LEAST 22" WIDE [CPC 411.6].
   B) SHOWERS MUST HAVE WATERPROOF WALL FINISH UP AT LEAST 6' ABOVE THE FLOOR. [R307.2]
   C) GLASS SHOWER AND TUB ENCLOSURE MUST BE SAFETY GLAZING.[R307.2]

HE	HIGH EFFICIACY
	H.E FLUORESCENT LIGHTING FIXTURE
	5" RECESSED LIGHTING FIXTURE - CEILING MOUNTED
	LIGHTING FIXTURE, WALL MOUNTED, +84 U.O.N
	OUTDOOR LIGHTING FIXTURE, WALL MOUNTED, +84 U.O.N W/ SENSOR
$	SINGLE POLE TOGGLE SWITCH, +48", 8" ABOVE COUNTER
$D	DIMMER SWITCH, +48"
	110V DUPLEX RECEPTACLE U.O.N., 15" ABOVE FLOOR, U.O.N.
	110V DUPLEX RECEPTACLE U.O.N., 12" ABOVE COUNTER U.O.N.
220V	220V RECEPTACLE
GFCI	INDECATED DEVICE/ RECEPTACLE HAS GFCI PROTECTION
W.P	ABBREVIATION FOR " WATERFROOF"
W.P	EXHAUSTED FAN W/ FLUORESCENT HIGH EFFICIACY LIGHTING COMBO SWICTH SEPERATELY WATERPROOF
$	SINGLE MULTI-FUNCTION CONTROL SWITCH, 48" ABOVE FLOOR OCCUPANCY SENSOR
	BATTERY CARBON & MONOXIDE SMOKE ALARMS, CEILING MOUNTED
	FIRE SPRINKLER HEAD



PROPOSED 2ND FLOOR PLAN

SCALE : 1/4" = 1'

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SEAL:

REGISTERED PROFESSIONAL ENGINEER TUONG XUAN TRAN NO. C056209 Exp. 12/31/16 CIVIL STATE OF CALIFORNIA

DATE: 10-23-15			
DRAWN BY: V.K.		CHECKED BY: T. T.	
REVISION	DATE	REVISION	DATE

15876 SHANNON RD ADDITION & REMODEL

15876 SHANNON RD
LOS GATOS, CA 95032

OWNER

15876 SHANNON RD
LOS GATOS, CA 95032

SCALE: AS SHOWN

PROPOSED FLOOR PLANS

PROJECT NO:

SHEET: A.2-2

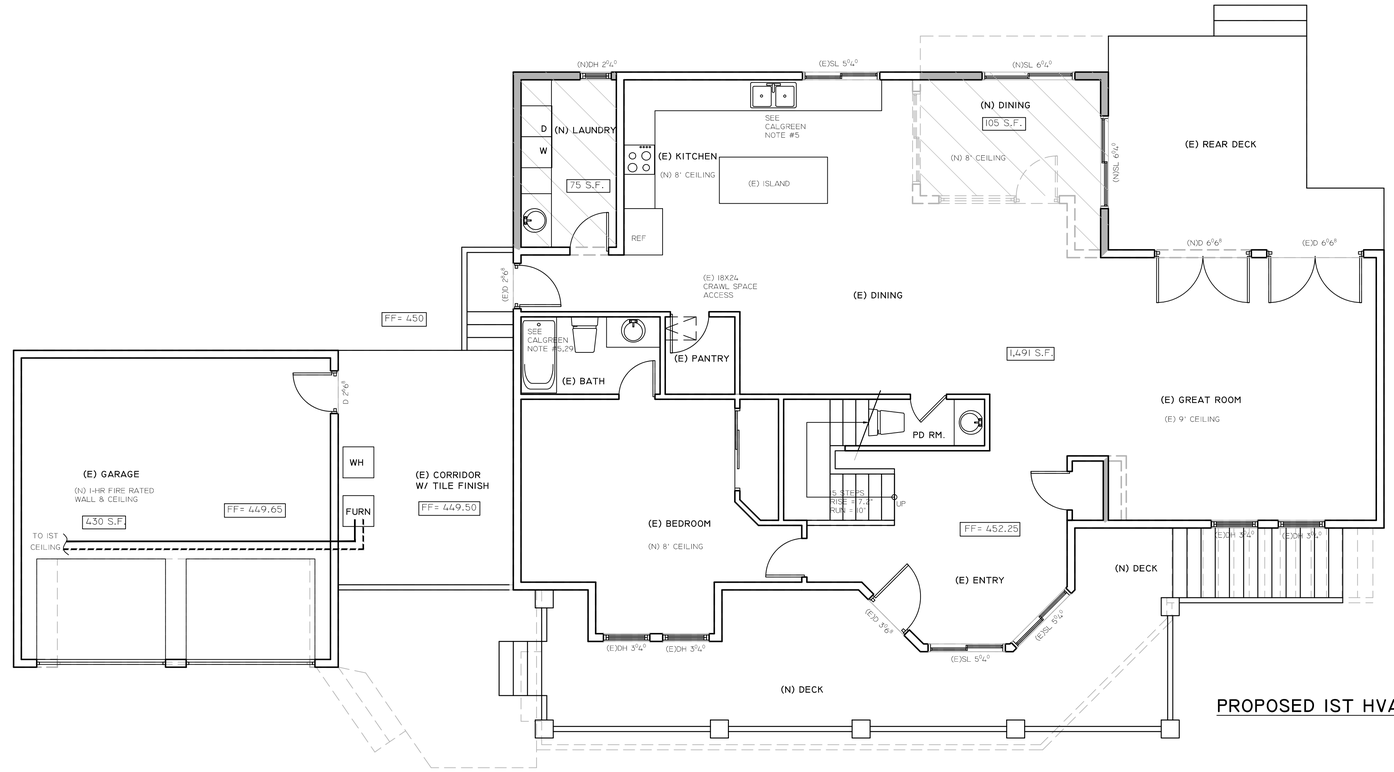
DUCTWORK	DIFFUSERS
ALUMIFLEX DUCTWORK (STRAP @ 6')	10"Ø 350 CFM — NEW SUPPLY AIR REGISTER W/ NECK SIZE & CFM - CEILING MOUNTED
GALVANIZED ROUND DUCT (STRAP @ 10')	8"Ø — NEW RETURN AIR REGISTER W/ NECK SIZE - CEILING MOUNTED
GALVANIZED SQUARE DUCT (STRAP @ 10')	10"Ø 110 CFM — NEW EXHAUST AIR REGISTER W/ NECK SIZE & CFM - CEILING MOUNTED
1.5" LINED SQUARE DUCT (STRAP @ 10")	**VAV BOXES AND MISC.**
SUPPLY AIR DROP ON RISER	EQUIPMENT TAG AND NUMBER (SEE SCHEDULE FOR DETAILS)
RETURN AIR DROP ON RISER	FSD, OR FD TAG AND NUMBER (SEE SCHEDULE FOR DETAILS)
EXHAUST DROP ON RISER	THERMOSTAT OR ZONE SENSOR
POINT OF CONNECTION	

EQUIPMENT SCHEDULE

UNIT MARK	MRF	MODEL	TYPE	DESCRIPTION
AC 1	CARRIER	50PG CENTURON	EXISTING	NOMINAL 2 TONS, 75K BTU INPUT, 15.9KW, INSTALL 7 DAY PROGRAMMABLE T-STAT.
EF 1	NUTONE	GT 110	NEW	EXHAUST FAN, CABINET TYPE, CEILING MOUNT INTAKE GRILLE, 110 CFM, 2.9 SONES

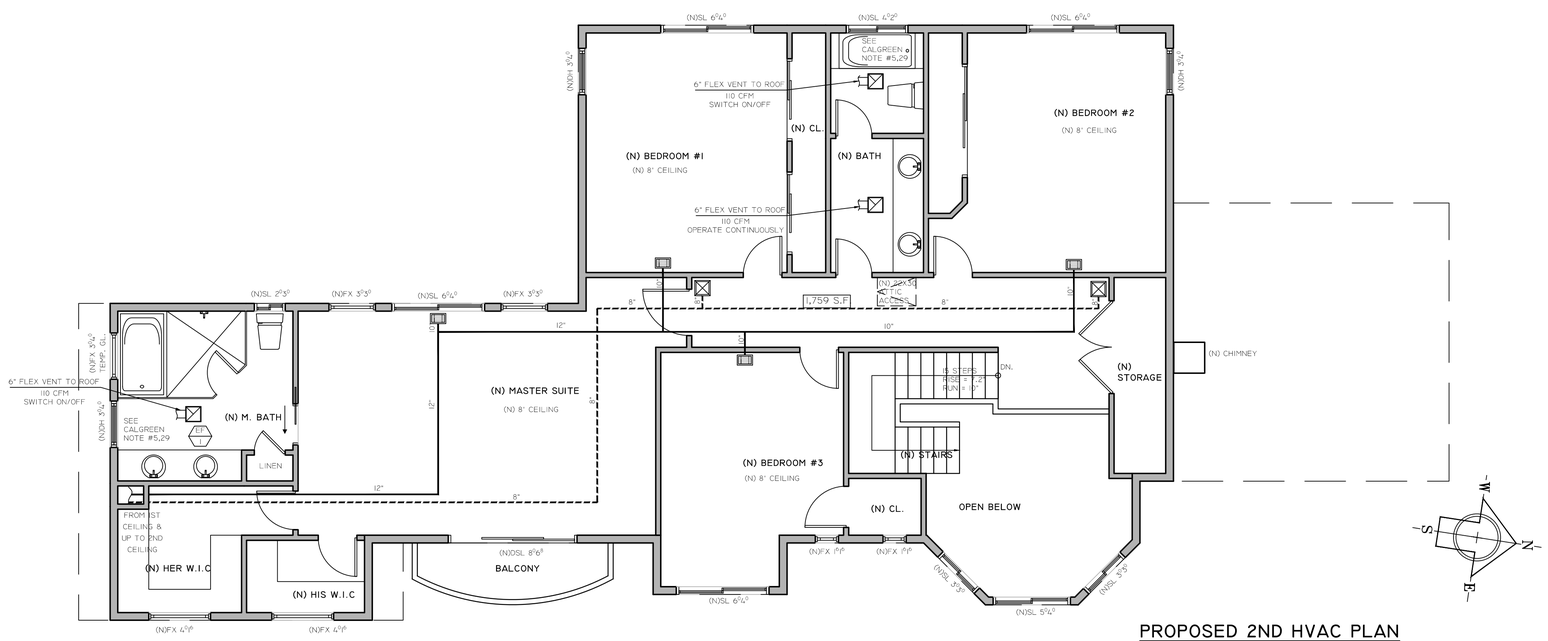
MECHANICAL NOTES

1. ALL DUCT WORK SHALL BE CONSTRUCTED, ERECTED, TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF ASHRAE, SMACNA (T20 -1 509) AND THE CALIFORNIA MECHANICAL CODE - CLASS III FLAME SPREAD RATING PROVIDE JOINT SEALS TO MEET REQUIREMENTS OF UL 181 A OR B.
2. PROVIDE TRAPPED CONDENSATE LINES INDIRECT TO MOP SINK FLOOR SINK, FLUES ~ VENTS MUST BE LOCATED 10'-0" MIN AWAY FROM ANY AIR INTAKE
3. AIR BALANCE THE ENTIRE SYSTEM TO CFMS INDICATED USE INSULATED FLEX DUCT -R 8
4. PROVIDE TOILET ROOM EXHAUST FANS WITH CFM'S INDICATED - DUCT To EXTERIOR
5. HVAC UNITS ARE EXISTING - PROVIDE HOOKUPS And NEW DUCTING AS INDICATED
6. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE COMPLETE AIR SYSTEM AS SOON AS THE SPACE IS COMPLETE
7. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS CREATED BY THE INSTALLATION OF THE MECHANICAL SYSTEM ON A DAILY BASIS.
8. CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
9. ALL WORK SHALL BE COMPLY WITH THE UMC. TITLE 24 ENERGY STANDARDS AND ALL OTHER APPLICABLE CODES AMENDMENTS.
10. AUTOMATIC SHUT - OFF IS REQUIRED FOR AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF OVER 2,000 CFM'S.
11. TYPICAL THERMOSTAT TO BE SOLID STATE PROGRAMMABLE SETBACK THERMOSTAT WITH LOCKING COVER
12. ALL EXHAUST FANS SHALL BE SOUND RATING 3 SONES OR LESS.
13. FOR INTERMITTENT LOCAL EXHAUST, THE MINIMUM BATHROOM INTERMITTENT VENTILATION AIRFLOW SHALL BE 50 CFM AND FOR KITCHEN HOOD EXHAUST SHALL BE 100 CFM (OR AS AN ALTERNATE, PROVIDE CEILING OR WALL MOUNTED EXHAUST FAN OR DUCTED VENTILATION SYSTEM THAT PROVIDES AT LEAST 5 AIR CHANGES OF THE KITCHEN VOLUME PER HOUR). ASHRAE 62.2-2007 SECTION 4.6.4.
14. FOR CONTINUOUS OPERATING BATHROOM FAN (LOCAL EXHAUST), IT MUST OPERATE AT A MINIMUM OF 20 CFM AND CONTINUOUSLY OPERATING KITCHEN FANS MUST OPERATE AT 5 AIR CHANGES PER HOUR. ASHRAE 62.2-2007 SECTION 4.6.4.
15. FOR SOUND RATING OF VENTILATION FANS, THEY SHALL BE RATED AT LESS THAN 1 SONE FOR CONTINUOUS FANS (OR 3 SONE FOR INTERMITTENT FANSUNLESS THEIR MAX RATED AIRFLOW EXCEEDS 400 CFM)



PROPOSED 1ST HVAC PLAN

SCALE : 1/4" = 1'



PROPOSED 2ND HVAC PLAN

SCALE : 1/4" = 1'

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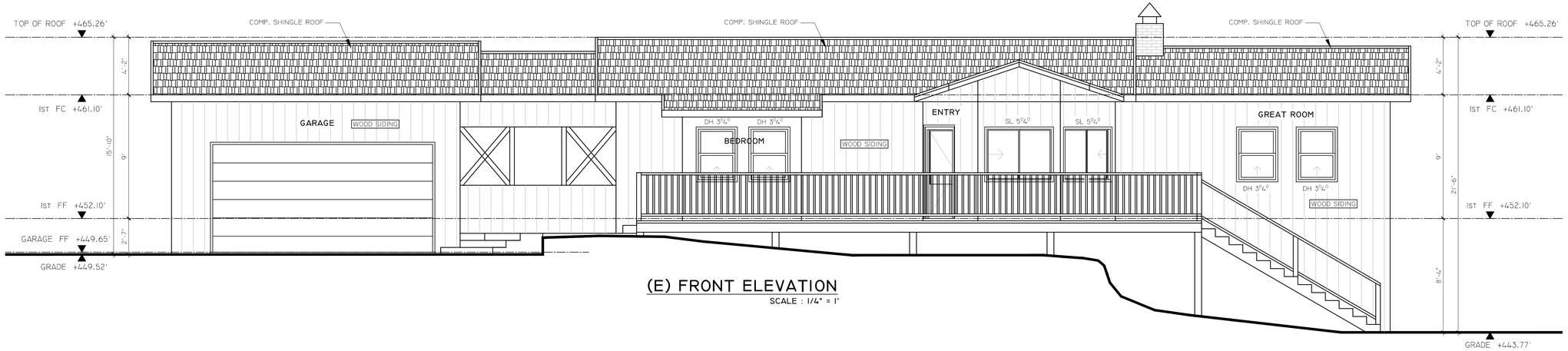
SCALE: AS SHOWN

HVAC PLANS

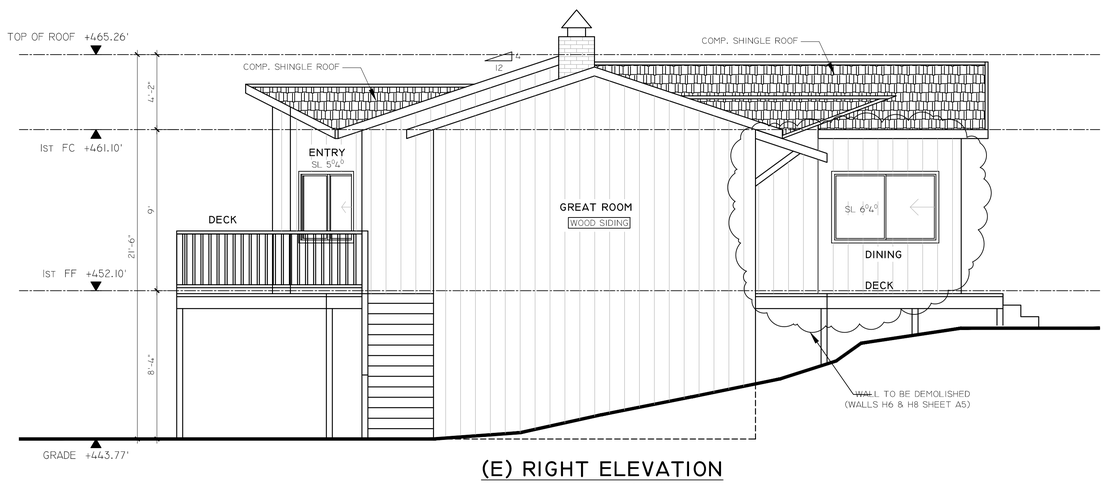
PROJECT NO:

SHEET: M.1



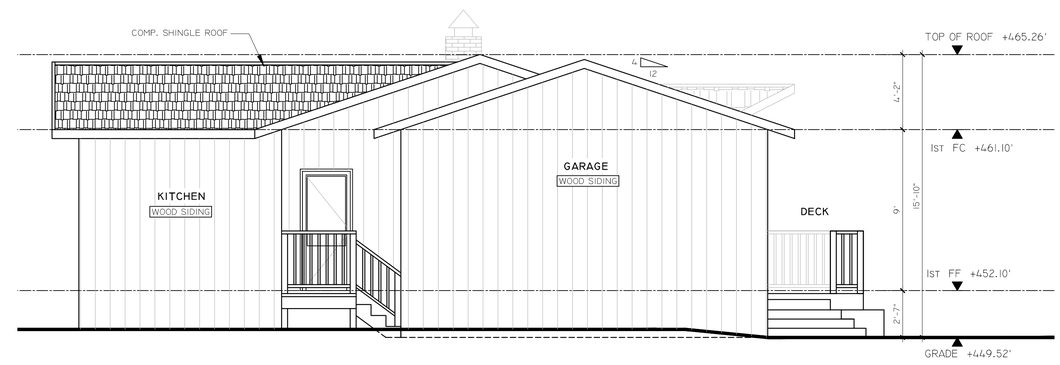
(E) FRONT ELEVATION

SCALE : 1/4" = 1'



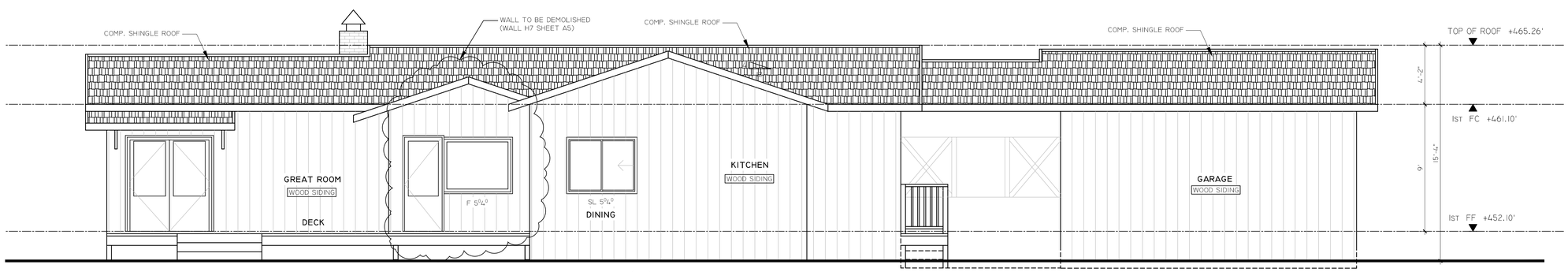
(E) RIGHT ELEVATION

SCALE : 1/4" = 1'



(E) LEFT ELEVATION

SCALE : 1/4" = 1'



(E) REAR ELEVATION

SCALE : 1/4" = 1'

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SCALE: AS SHOWN

EXISTING ELEVATIONS

PROJECT NO:

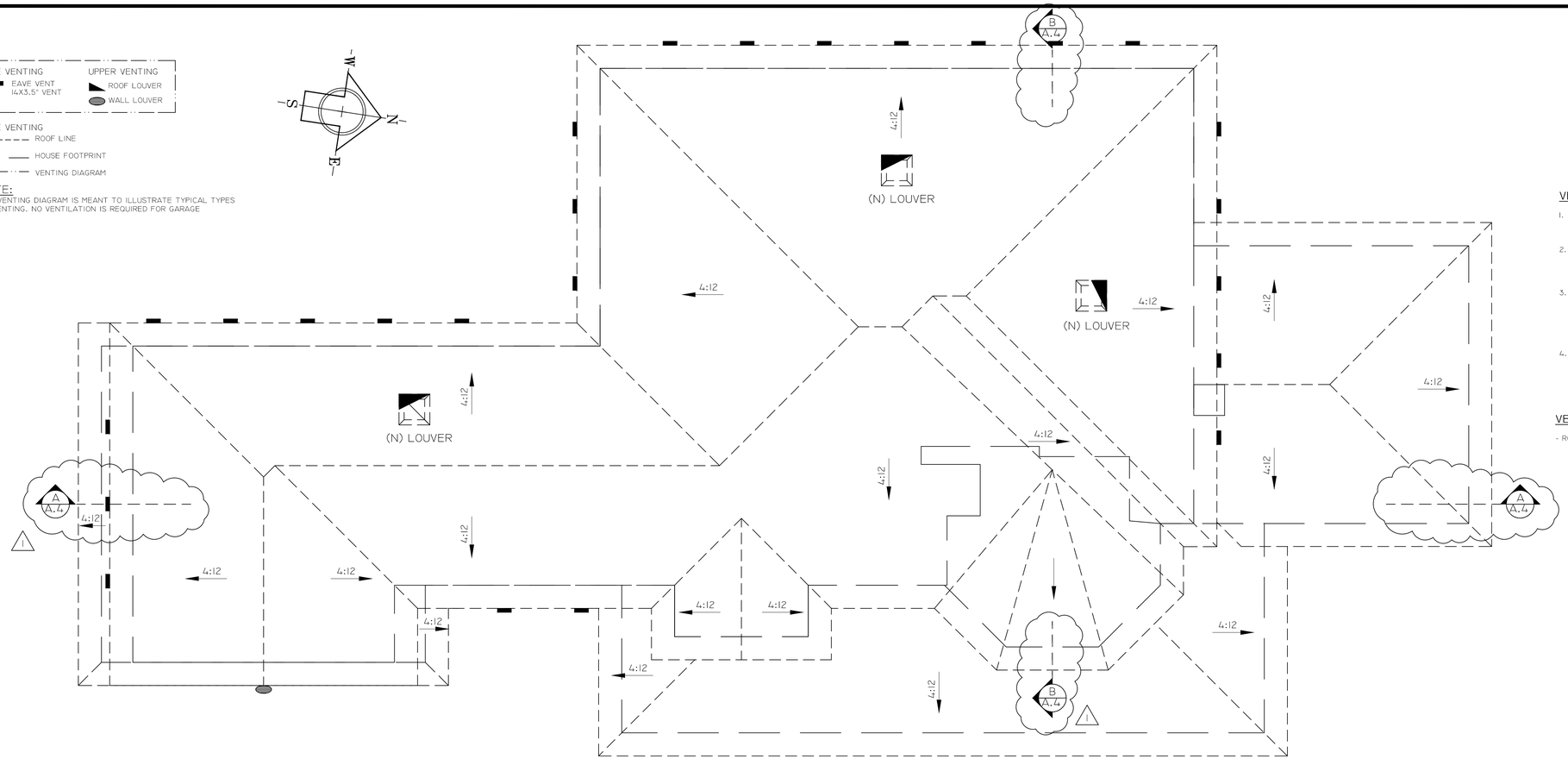
SHEET: A.3-1

EAVE VENTING
EAVE VENT 14X3.5" VENT

UPPER VENTING
ROOF LOUVER
WALL LOUVER

EAVE VENTING
ROOF LINE
HOUSE FOOTPRINT
VENTING DIAGRAM

NOTE:
THE VENTING DIAGRAM IS MEANT TO ILLUSTRATE TYPICAL TYPES OF VENTING. NO VENTILATION IS REQUIRED FOR GARAGE



PROPOSED ROOF PLAN

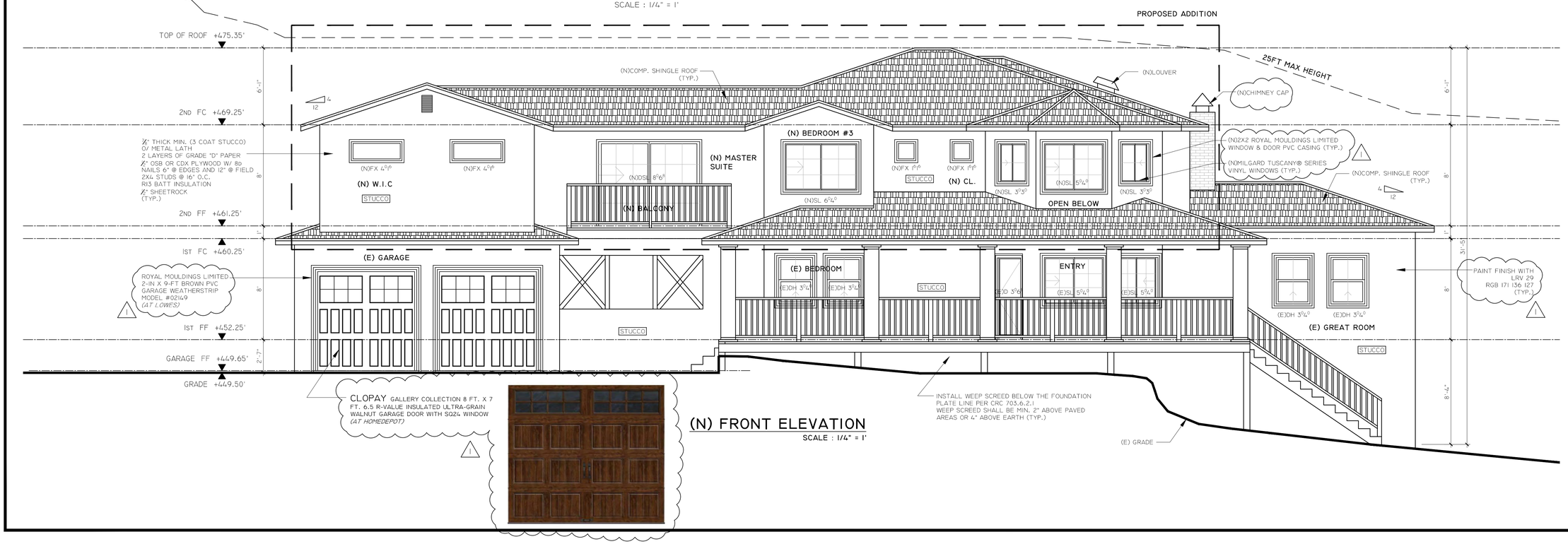
SCALE : 1/4" = 1'

VENTILATION NOTES:

1. -A MINIMUM OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING WITH ADEQUATE CROSS VENTING FOR VAULTED CEILING.
2. THE ATTIC ACCESS SHALL BE A MINIMUM OF 22" X 30". A THIRTY-INCH MINIMUM CLEAR HEAD ROOM SHALL BE PROVIDED ABOVE THE ATTIC ACCESS. ATTIC ACCESS SHALL BE LOCATED AT A READILY ACCESSIBLE LOCATION.
3. MECHANICAL VENTILATION IS NOT LESS THAN 6 AIR CHANGES PER HOUR TYPE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING. THE EXHAUST VENT SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER TO COMPLY WITH ENERGY REGULATIONS. (CRC 2013 SECTION R806).
4. PROVIDE OUTDOOR COMBUSTION AIR OPENINGS FOR THE MECHANICAL CLOSET WITH THE 2 PERMANENT OPENINGS METHOD PER CMC SECTION 701.4.1. ONE OPENING SHALL COMMENCE WITHIN12 INCHES OF THE TOP AND THE OTHER COMMENCING WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE.

VENTILATION CALCULATIONS:

- ROOF VENTILATION :
  ROOF AREA REQUIRED = 1,904 S.F.
  REQUIRE VENT AREA: 1904 X 1/47 150 = 1,828 SQ.IN.
  PROVIDE LOUVER @ WALL:
  -FRONT WALL: 16"X10" = 160 SQ.IN.
  PROVIDE "SLP150 SLANT BACK PLASTIC" LOUVERS ON ROOF:
  -FLASHING = 24"X24" = 360 SQ.IN.
  -NET FREE AREA (NFA) PER VENT = 150 SQ.IN.
  -NUMBER OF LOUVERS: 3
  -PROVIDED = 150 SQ.IN.
  *TOTAL UPPER ROOF VENTILATION PROVIDED: 450 SQ.IN.
  PROVIDE "BRANDGUARD" SOFFIT VENTS AT ROOF EAVES:
  REQUIRED: 1,218 SQ.IN.
  1 VENT = 14*3.5 = 49 SQ.IN.
  NUMBER OF BAYS REQUIRED = 1218 / 49 = 24.8 ~ 25 BAYS
  *TOTAL EAVE VENT PROVIDED = 25*49 = 1,225 SQ.IN.



(N) FRONT ELEVATION

SCALE : 1/4" = 1'

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OWNER

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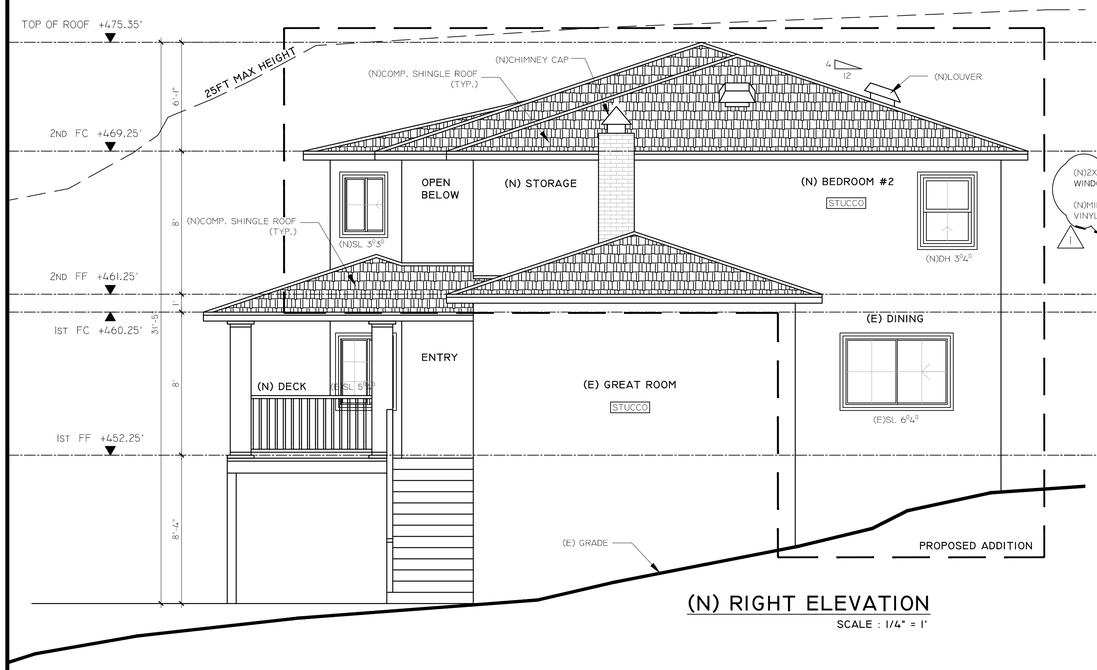
LOS GATOS, CA 95032

SCALE: AS SHOWN

PROPOSED ROOF PLAN ELEVATIONS

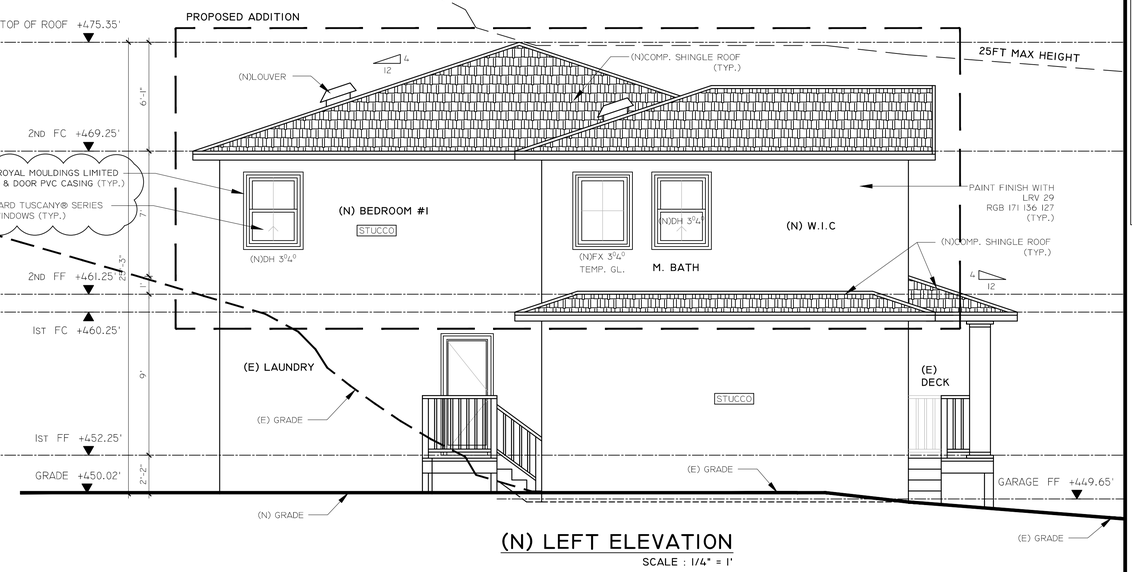
PROJECT NO:

SHEET: A.3-2



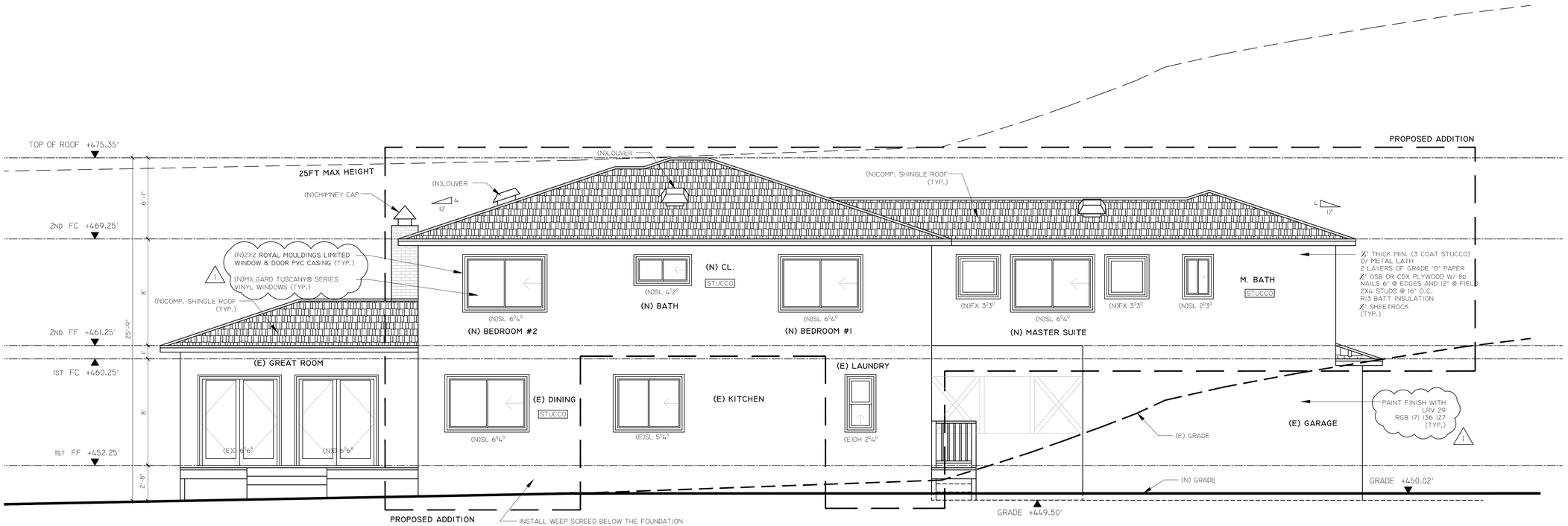
(N) RIGHT ELEVATION

SCALE : 1/4" = 1'



(N) LEFT ELEVATION

SCALE : 1/4" = 1'



(N) REAR ELEVATION

SCALE : 1/4" = 1'

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OWNER

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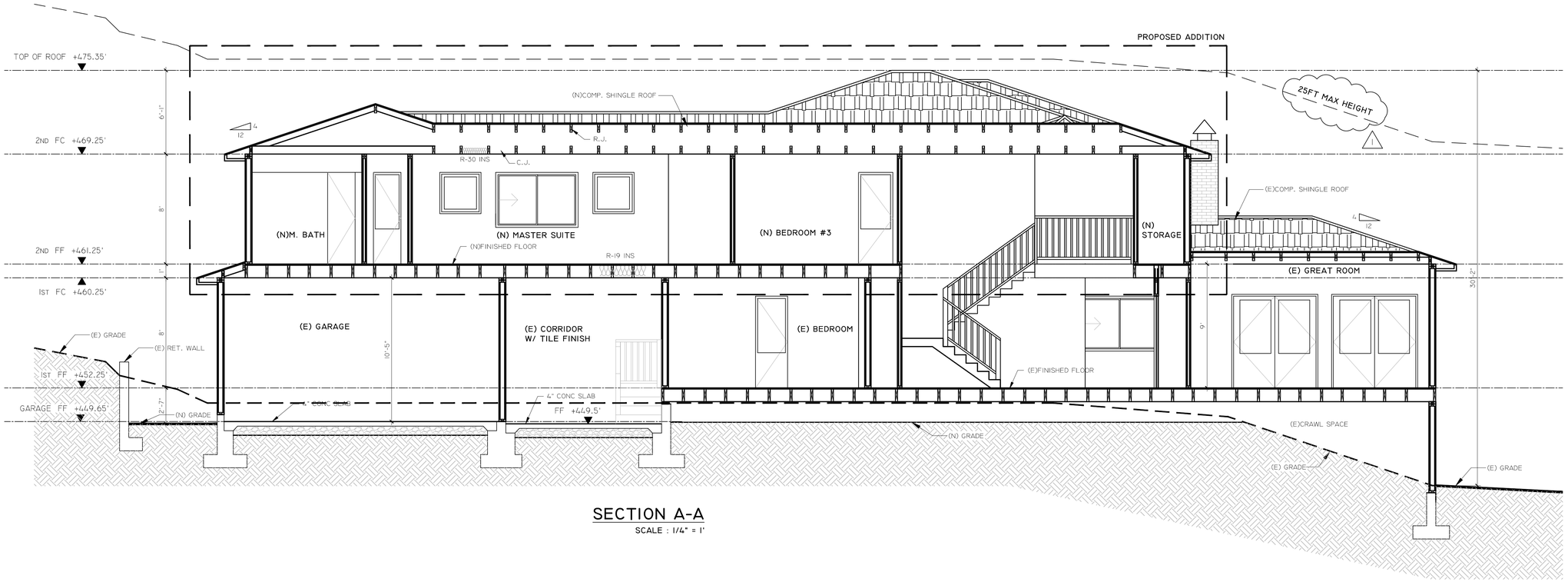
LOS GATOS, CA 95032

SCALE: AS SHOWN

PROPOSED ELEVATIONS

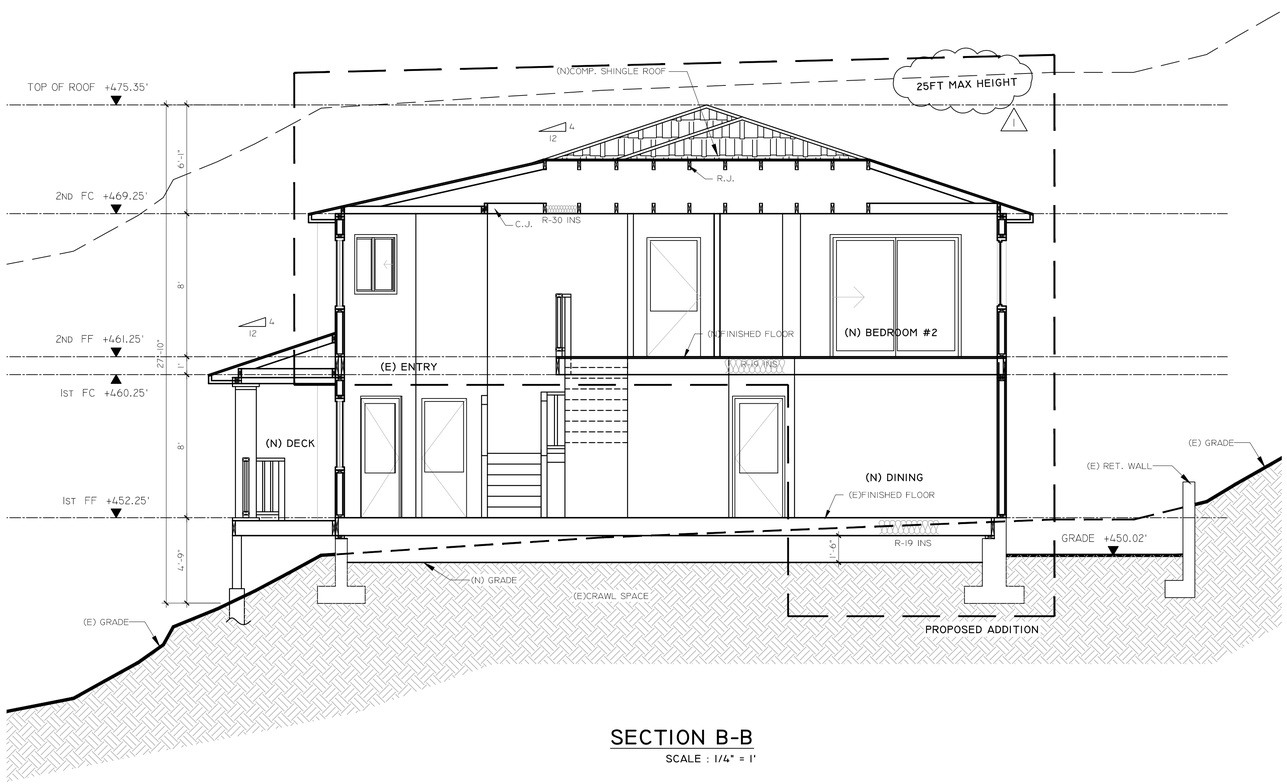
PROJECT NO:

SHEET: A.3-3



SECTION A-A

SCALE : 1/4" = 1'



SECTION B-B

SCALE : 1/4" = 1'

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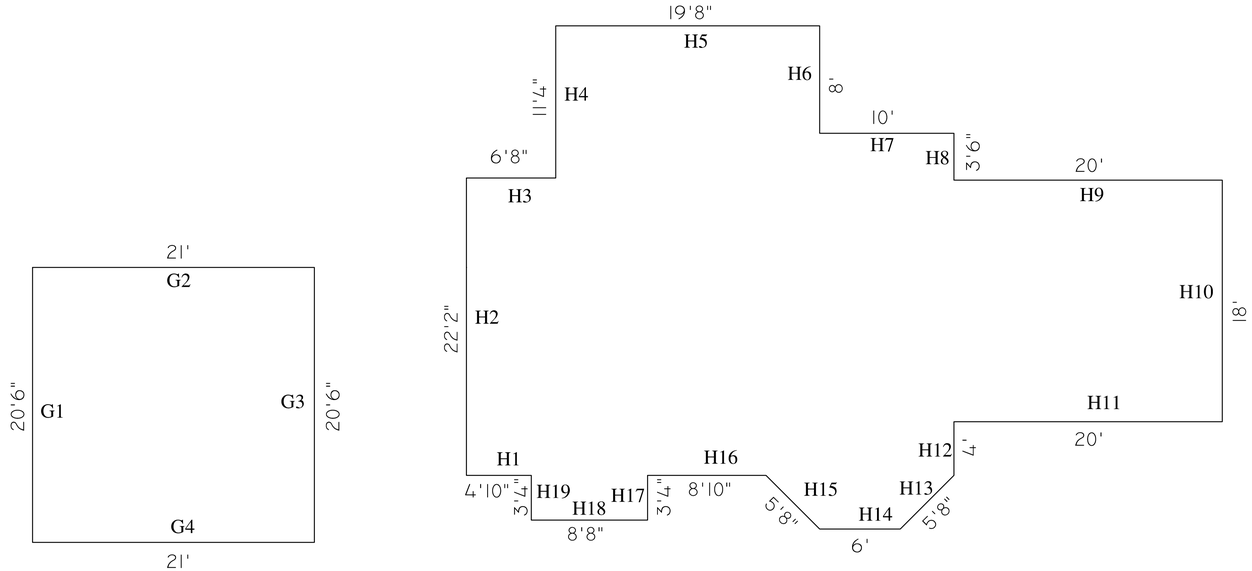
SCALE: AS SHOWN

PROPOSED
SECTIONS

PROJECT NO:

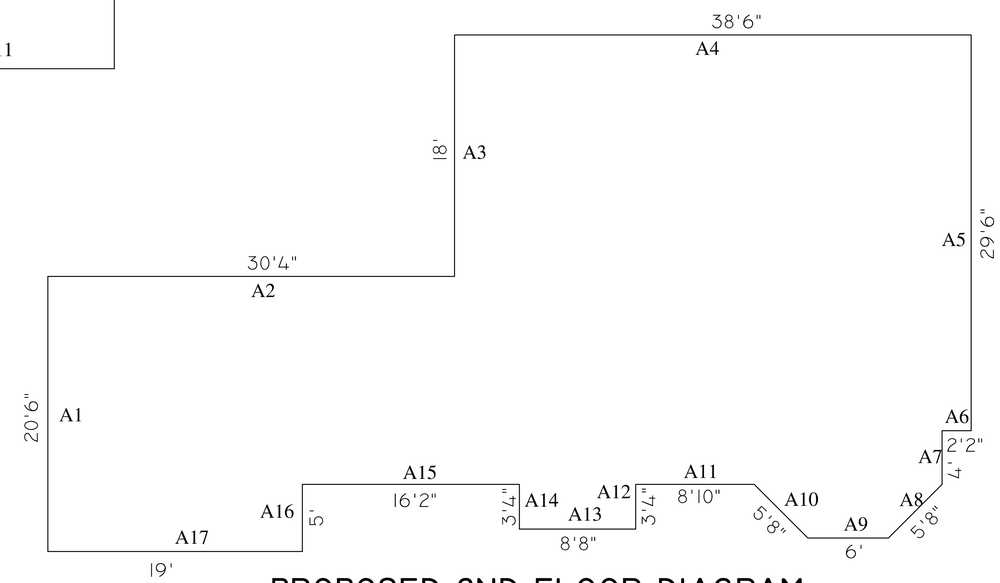
SHEET:
A.4



EXISTING IST FLOOR DIAGRAM

SCALE : 1/8" = 1'

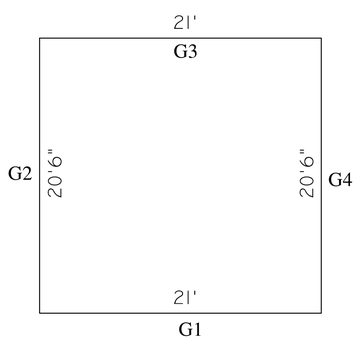
TOTAL WALL LENGTH =
G1+G2+G3+G4+H1+H2+H3+H4+H5+H6+H7+H8+H9+H10+H11+H12+H13+H14+H15+H16+H17+H18+H19= 272'-8"
WALL TO BE DEMOLISHED = H6+H7+H8 = 21'-6"

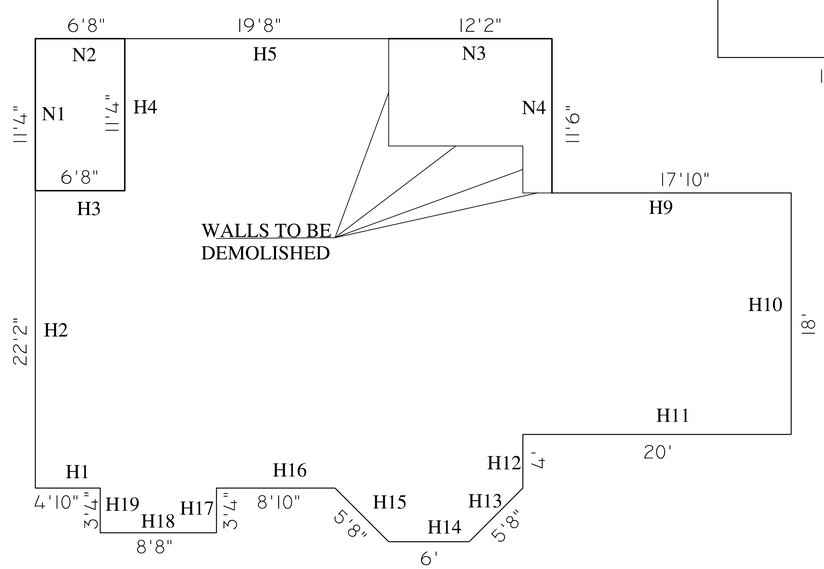


PROPOSED 2ND FLOOR DIAGRAM

SCALE : 1/8" = 1'

TOTAL PROPOSED NEW 2ND WALL LENGTH =
A1+A2+A3+A4+A5+A6+A7+A8+A9+A10+A11+A12+A13+A14+A15+A16+A17 = 224'-8"





PROPOSED IST FLOOR DIAGRAM

SCALE : 1/8" = 1'

TOTAL EXISTING 1ST WALL LENGTH =
G1+G2+G3+G4+H1+H2+H3+H4+H5+H9+H10+H11+H12+H13+H14+H15+H16+H17+H18+H19 = 249'
TOTAL PROPOSED NEW 1ST WALL LENGTH =
N1+N2+N3+N4 = 41'-8"

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LOS GATOS, CA 95032

SCALE: AS SHOWN

WALL LENGTH DIAGRAM

PROJECT NO:

SHEET: A.5

MARCH 21, 9AM

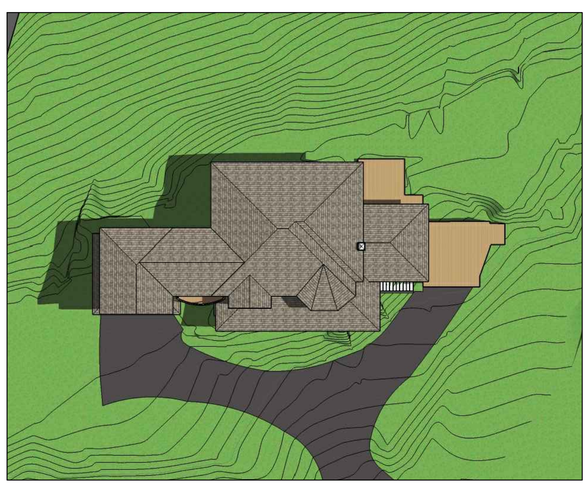
MARCH 21, 12PM

MARCH 21, 3PM

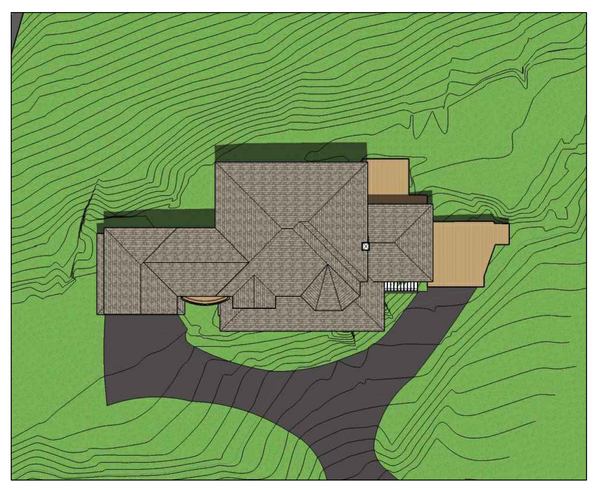
DEC 21, 9AM

DEC 21, 12PM

DEC 21, 3PM



JUNE 21, 9AM



JUNE 21, 12PM

JUNE 21, 3PM

1

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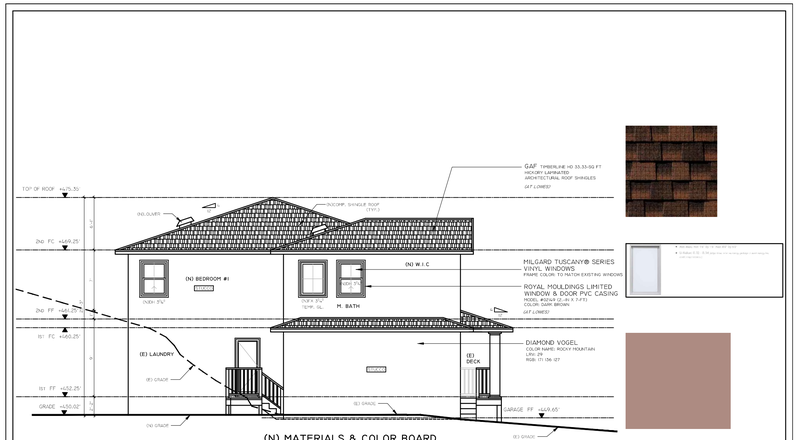
SCALE: AS SHOWN

SHADOW STUDY

PROJECT NO:

SHEET: A.6



(N) MATERIALS & COLOR BOARD

SCALE : 1/4" = 1'