





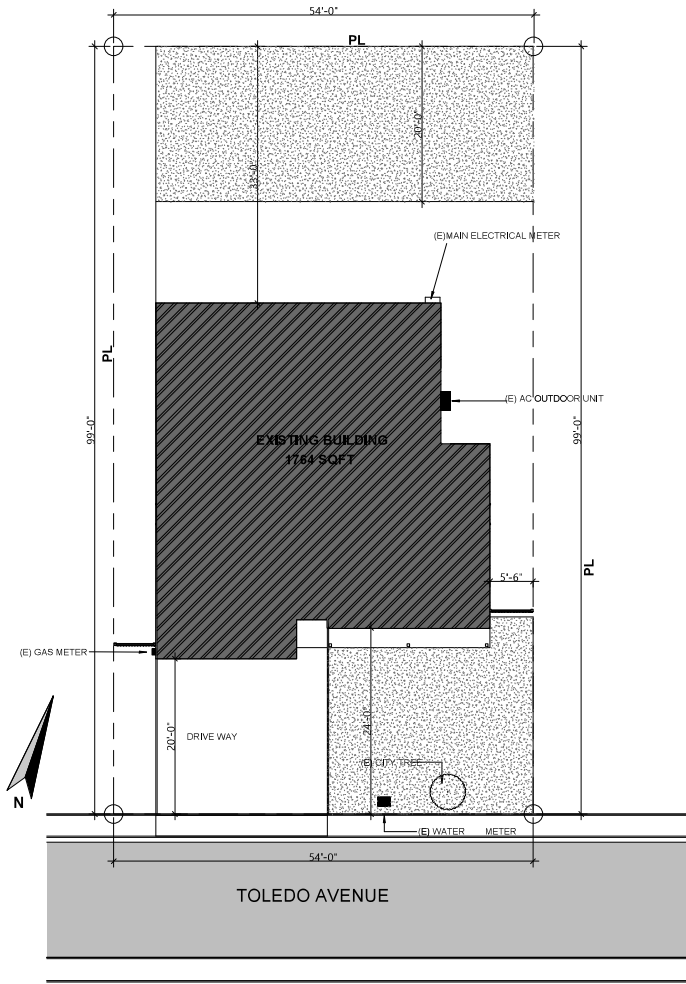


**SITE PREPARATION NOTES:**

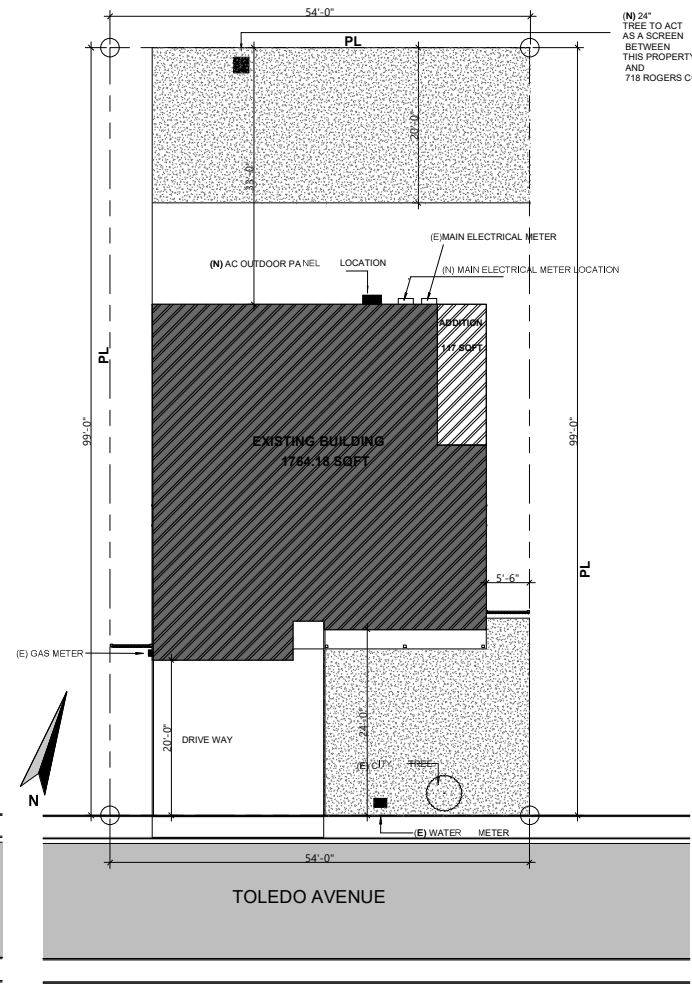
1. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.
2. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR SITE PREPARATION AS DESCRIBED IN THIS SECTION INCLUDING UTILITY CONNECTIONS. PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS.
3. BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS OR LUMPS OVER 6 INCHES (2 INCHES AT UTILITY TRENCHES) COMPACT BACKFILL TO AT LEAST 90 PERCENT RELATIVE COMPACTION PER ASTM D-1587; IN LIFTS NOT EXCEEDING 8 INCHES UNCOMPACTED.
4. DEPRESSION FROM REMOVAL OF OBSTRUCTIONS SHALL BE OPENED TO WORKING SIZE; REMOVE DEBRIS AND SOFT MATERIAL, BACKFILL AND COMPACT AS NECESSARY.
5. TRENCHING SHALL BE TRUE TO GRADES INDICATED. EXTEND UTILITY TRENCHES TO BE SUFFICIENT DEPTH STANDARDS AND LOCAL CODES. PROPERLY SUPPORT TRENCHES.
6. UNUSUAL CONDITIONS NOT COVERED IN THE PROJECT. IF ENCOUNTERED, SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT'S CONTACT AND RESOLVED ACCORDING TO APPLICABLE CODES.
7. IF DEEMED NECESSARY, HAZARDOUS WASTE TESTING SHALL BE CONDUCTED INCLUDING ASBESTOS TESTING.
8. AVOID LAND-DISTURBING WORK DURING ANY WET WEATHER SEASON. PROJECT CONTACT TO VERIFY CLIMATE AND WEATHER FORECASTS PRIOR TO COMMENCING THE LAND-DISTURBING WORK.
9. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED. INSTALL APPROPRIATE/PROTECTIVE FENCING/ PERIMETER CONTROLS PRIOR TO COMMENCING WORK.
10. ALL IMPERVIOUS SURFACES SHALL BE SWEEPED (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT.
11. ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY. NO MATERIAL SHALL BE WASHED INTO THE STREET.
12. PROJECT CONTACT AND SUBCONTRACTORS MUST ENSURE ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET.

**LEGEND**

-  NEW STRUCTURE
-  GRASS
-  EXSITING STRUCTURE
-  CONCRETE



**1** 01 SITE PLAN EXISTING  
1/8" = 1'-0"

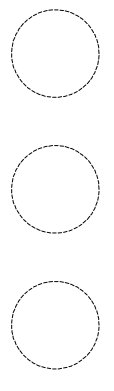


**2** 01 SITE PLAN PROPOSED FIRST FLOOR  
1/8" = 1'-0"



REVISION TABLE	
DATE	DESCRIPTION

STAMP



**2693 Toledo Ave, Santa Clara, CA 95051**

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:**  
SITE PLAN

Scale: 1/8" = 1'-0"  
DATE: 1/21/2025





Drawn by: ALEX

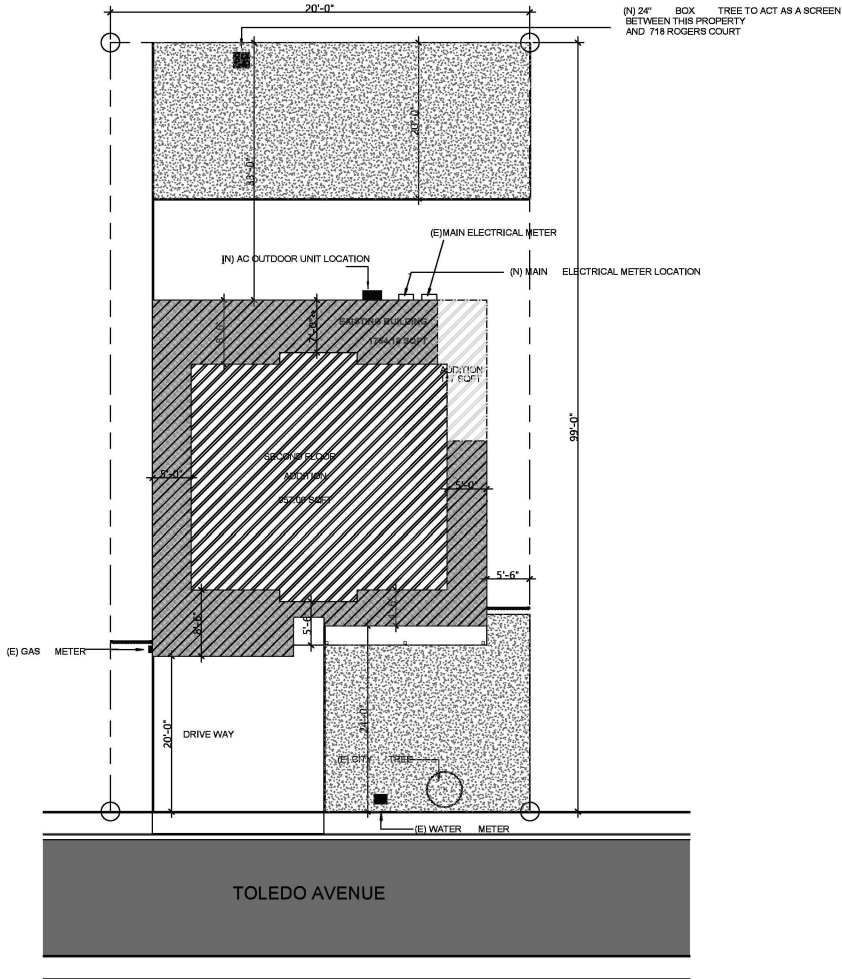
**A-101**

**SITE PREPARATION NOTES:**

1. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.
2. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR SITE PREPARATION AS DESCRIBED IN THIS SECTION INCLUDING UTILITY CONNECTIONS. PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS.
3. BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS OR LUMPS OVER 6 INCHES (2 INCHES AT UTILITY TRENCHES) COMPACT BACKFILL TO AT LEAST 90 PERCENT RELATIVE COMPACTION PER ASTM D-1587; IN LIFTS NOT EXCEEDING 8 INCHES UNCOMPACTED.
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**LEGEND**

-  NEW STRUCTURE
-  GRASS
-  EXSITING STRUCTURE
-  CONCRETE

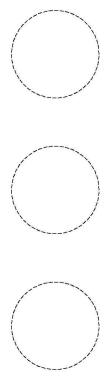


**01 SITE PLAN PROPOSED SECOND FLOOR LAYOUT**  
 1/8" = 1'-0"



REVISION TABLE	
DATE	DESCRIPTION

STAMP



**2693 Toledo Ave, Santa Clara, CA 95051**

**OWNER:**  
 EDMOND HUI & BENA CHANG

**TITLE:**  
 SITE PLAN SECOND FLOOR

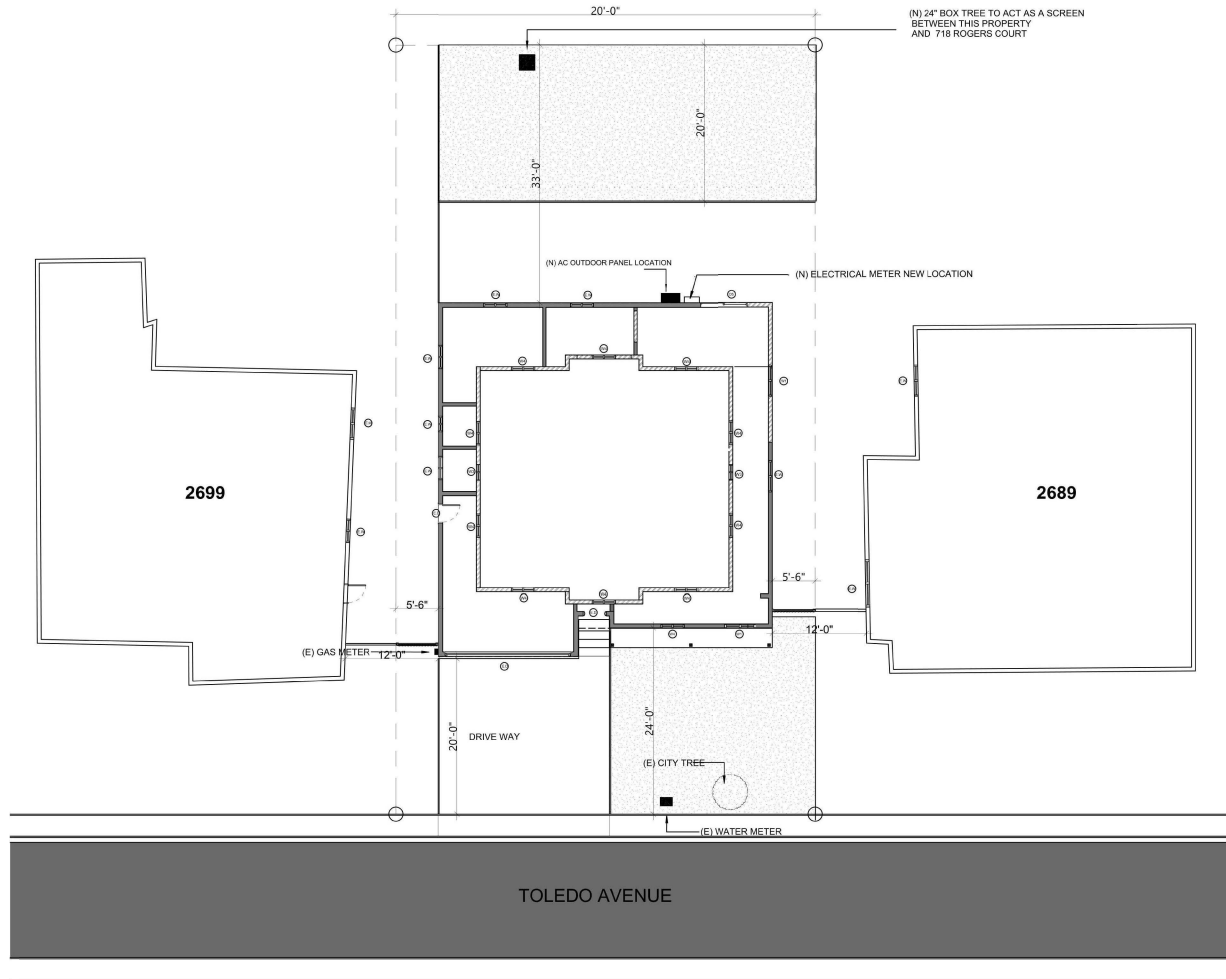
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 DATE: 1/24/2025

Drawn by: ALEX





**A-101.1**

**SITE PREPARATION NOTES:**

1. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.
2. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR SITE PREPARATION AS DESCRIBED IN THIS SECTION INCLUDING UTILITY CONNECTIONS. PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS.
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**LEGEND**

-  NEW STRUCTURE
-  GRASS
-  EXSITING STRUCTURE
-  CONCRETE



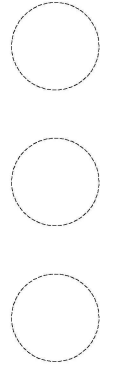
**01 SITE PLAN PROPOSED SECOND FLOOR LAYOUT**

1/8" = 1'-0"



REVISION TABLE	
DATE	DESCRIPTION

**STAMP**



**2693 Toledo Ave, Santa Clara, CA 95051**

**OWNER:**  
EDMOND HUI & BENA CHANG

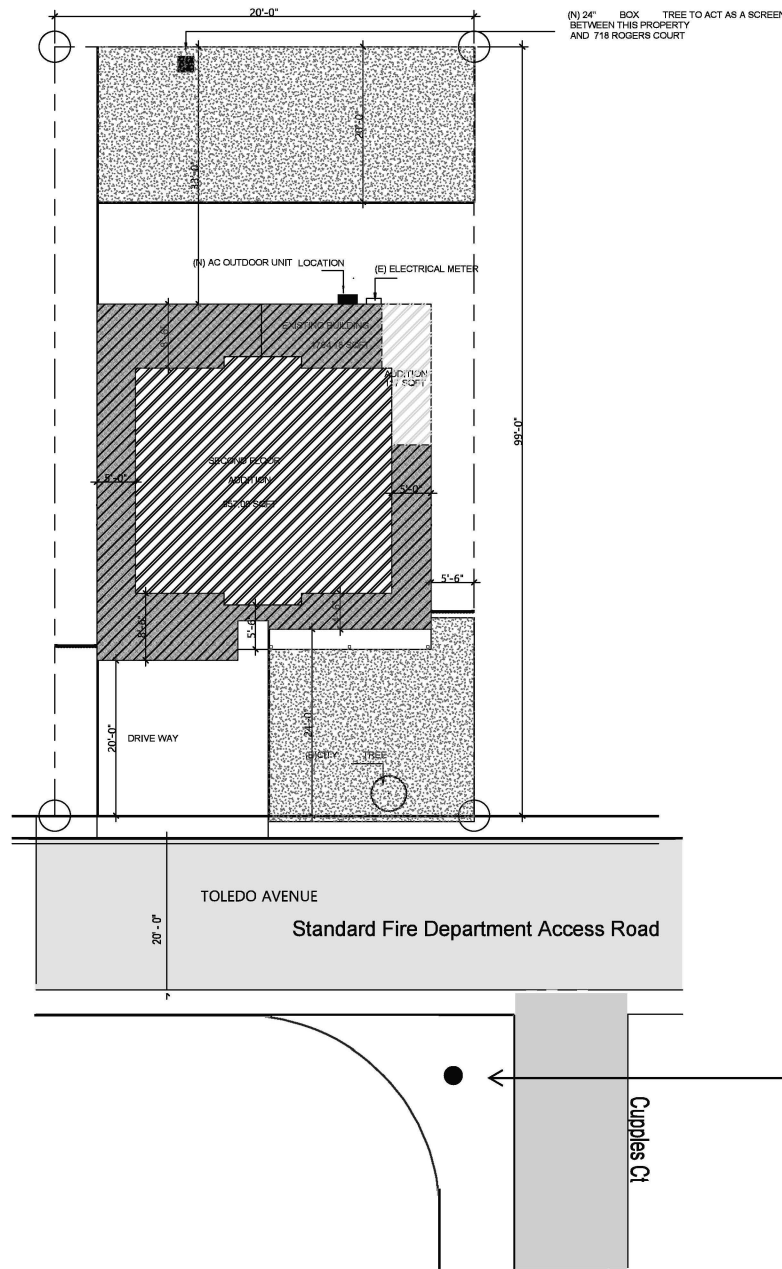
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ADJACENT PROPERTY PLAN  
Scale 1/8" = 1'-0"  
DATE: 1/27/2026

Drawn by ALEX

**A-101.2**

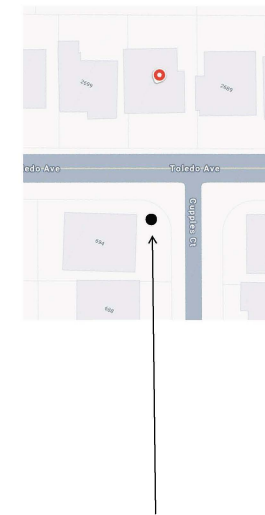
NOTE:

1. All portions of proposed buildings are within 150 feet of proposed access roads.
2. Public street meets minimum width requirement (existing city street).
3. Existing driveway provides unobstructed vertical clearance exceeding 13'-6". No structures, gates, or overhangs above fire access route.
4. Project height is under 30 feet from grade to roof eave. Aerial apparatus access road not required. Existing public street and driveway provide compliant fire department access.
5. Project consists of a two-story addition to an existing single-family residence. No new private access roads, easements, or grading changes proposed. Existing public street access meets Fire Department requirements for grade and load capacity.
6. All required emergency escape and rescue openings are shown on floor plans and elevations (A101-A202). Standard egress windows provided at each bedroom..
7. Existing city tree within front setback; minimal impact on ladder access. No additional obstructions proposed.
8. Existing city tree to remain; subject to Fire Dept. review



LEGEND

- NEW STRUCTURE
- GRASS
- EXSITING STRUCTURE
- CONCRETE
- CONCRETE



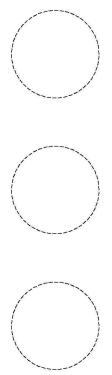
EXISTING FIRE HYDRAND LOCATION

EXISTING FIRE HYDRAND LOCATION



REVISION TABLE	
DATE	DESCRIPTION

STAMP



**2693 Toledo Ave, Santa Clara, CA 95051**

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:** detailing fire department access roads

Scale 1/8" = 1'-0"  
Date 8/22/2025

Drawn by ALEX

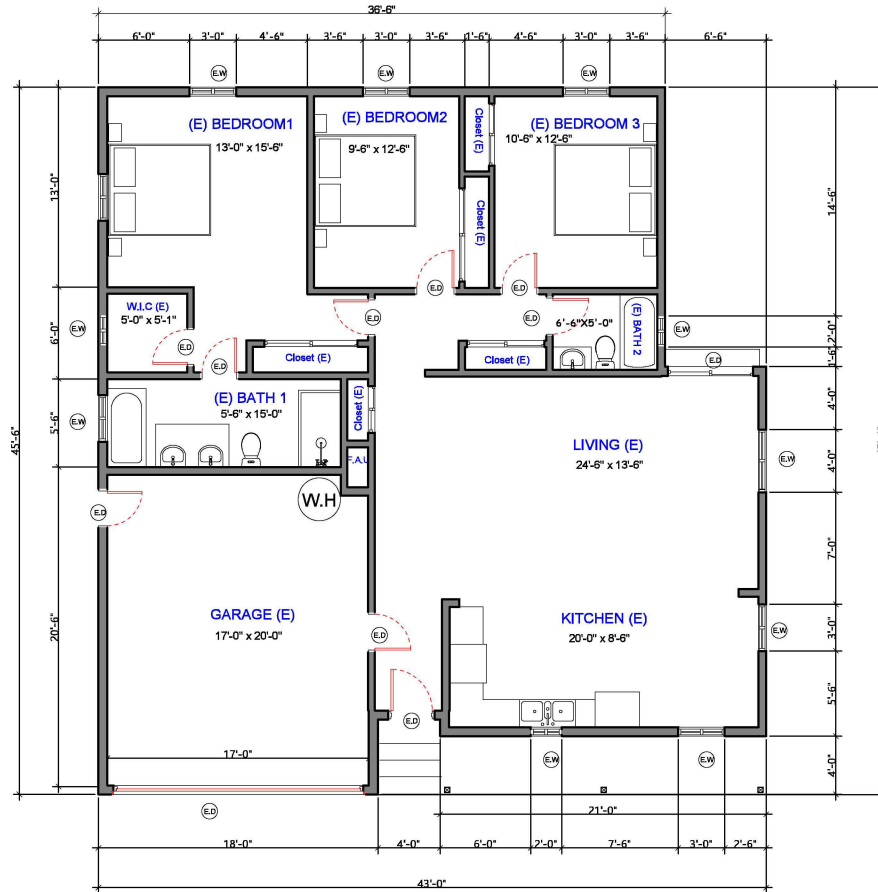
**A-101.3**

**FLOOR PLAN NOTES:**

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (S) UNLESS OTHERWISE NOTED.
2. COLUMN GRID ALIGNS WITH FACE OF CONCRETE FOUNDATION, WOOD FRAMING INSET FROM FACE OF CONCRETE TO PROVIDE FLUSH ALIGNMENT OF EXTERIOR PLYWOOD SHEATHING AND CONCRETE FOUNDATION. REFER TO ASSOCIATED DETAILS.
3. DO NOT SCALE FROM DRAWINGS.
4. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING UNLESS OTHERWISE NOTED.
6. ALL NON-DIMENSIONED WINDOWS TO BE FLUSH TO ADJOINING WALL UNLESS OTHERWISE NOTED.
7. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
8. SOUND INSULATION PROVIDED AT ALL INTERIOR WALLS.
9. WATER HEATERS MUST BE STRAPPED TO WALL. (SEC 507.3, PC)
10. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL.
11. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
12. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES SO AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
13. ALL NON-DIMENSIONED DOORS SHALL BE OFFSET FROM THE HINGE-SIDE WALL TO ALLOW FOR (2) 2X4 STUDS AT THE JAMB (AP).
14. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THE LANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD. (91.1003.3.1.6)
15. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
16. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DIAGRAM 3/E1.0. REFER TO DIAGRAM WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.
17. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE AC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION
18. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
19. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2).
20. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).
21. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

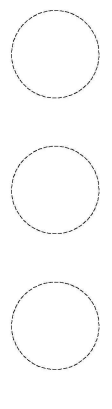
LEGEND	
EXISTING WALL	
NEW WALL	
DEMO	
WINDOW TYPE	
EXISTING WINDOW	
DOOR TYPE	
EXISTING DOOR	

**1** MAIN LEVEL FLOOR PLAN EXISTING  
1/4" = 1'-0"



REVISION TABLE	
DATE	DESCRIPTION

STAMP



2693 Toledo Ave, Santa Clara, CA 95051

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:**  
EXISTING FLOOR PLAN  
Scale 1/4" = 1'-0"  
Date 9/22/2025

Drawn by ALEX

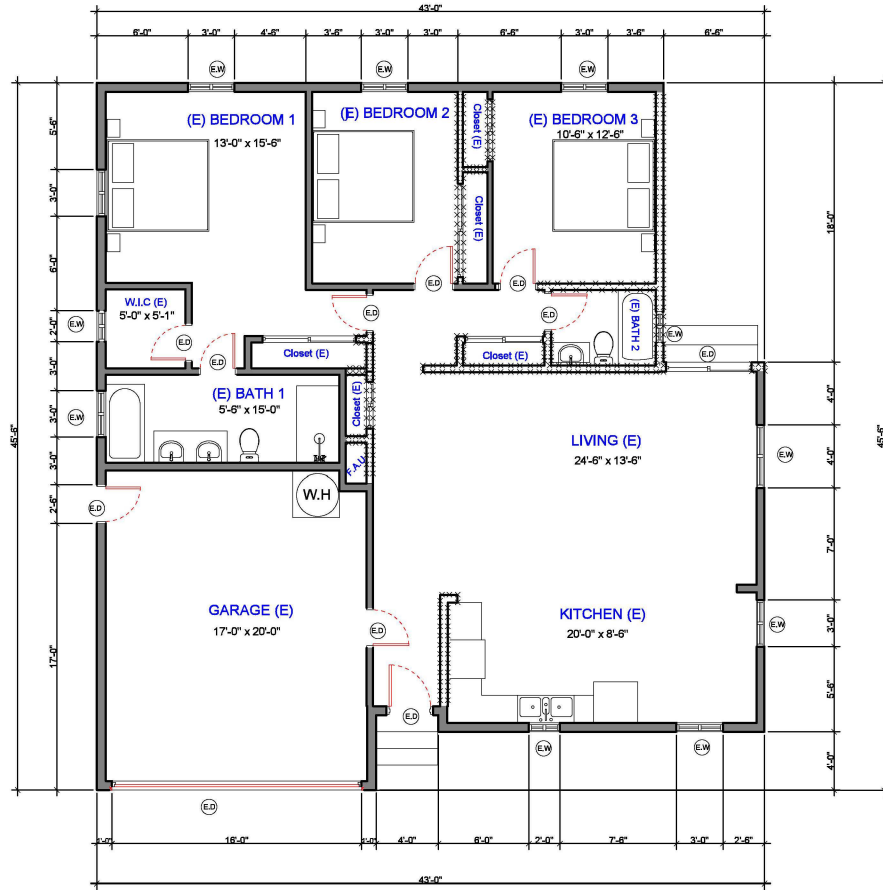
**A-102**

**FLOOR PLAN NOTES:**

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (S) UNLESS OTHERWISE NOTED.
2. COLUMN GRID ALIGNS WITH FACE OF CONCRETE FOUNDATION, WOOD FRAMING INSET FROM FACE OF CONCRETE TO PROVIDE FLUSH ALIGNMENT OF EXTERIOR PLYWOOD SHEATHING AND CONCRETE FOUNDATION. REFER TO ASSOCIATED DETAILS.
3. DO NOT SCALE FROM DRAWINGS.
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8. SOUND INSULATION PROVIDED AT ALL INTERIOR WALLS.
9. WATER HEATERS MUST BE STRAPPED TO WALL. (SEC 507.3, PC)
10. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL.
11. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
12. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES SO AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
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14. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THE LANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD. (91.1003.3.1.6)
15. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
16. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DIAGRAM 3/E1.0. REFER TO DIAGRAM WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.
17. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE AC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
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20. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).
21. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

**LEGEND**

EXISTING WALL	
NEW WALL	
DEMO	
WINDOW TYPE	
EXISTING WINDOW	
DOOR TYPE	
EXISTING DOOR	



**1 MAIN LEVEL FLOOR PLAN EXISTING DEMO**  
1/4" = 1'-0"



REVISION TABLE	
DATE	DESCRIPTION

STAMP

**2693 Toledo Ave, Santa Clara, CA 95051**

**OWNER:**  
EDMOND HUI & BENA CHANG

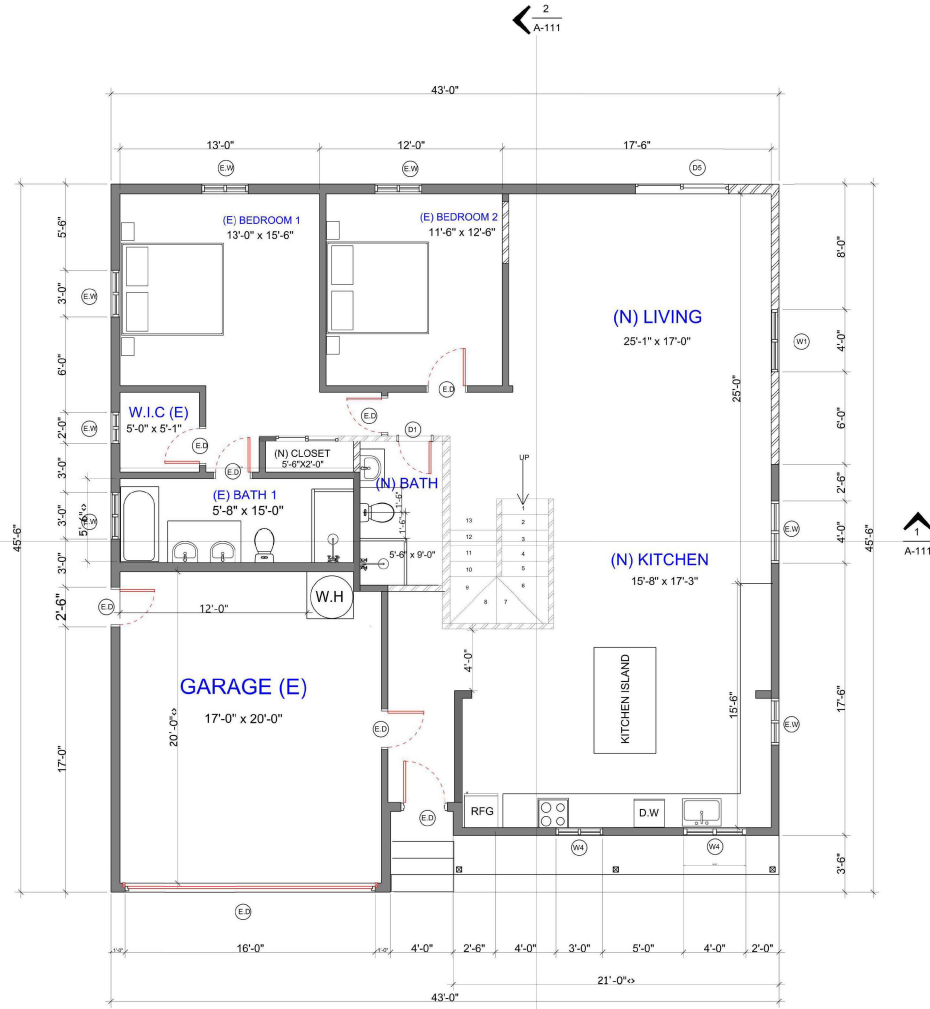
**TITLE:**  
EXISTING FLOOR PLAN DEMO  
Scale 1/4" = 1'-0"  
Date 9/22/2025

Drawn by ALEX

**A-103**

**FLOOR PLAN NOTES:**

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15. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
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17. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER, R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE, ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE AC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION
18. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
19. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)
20. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).
21. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)



**1 MAIN LEVEL FLOOR PLAN PROPOSED**  
1/4" = 1'-0"

**WINDOW SCHEDULE**

SYM.	WIDTH	HEIGHT	QUANTITY	SHGC	NOTES
①	4'-0"	4'-0"	1	0.24	HORIZONTAL SLIDING SASH
④	3'-0"	3'-0"	2	0.24	HORIZONTAL SLIDING SASH

**DOOR SCHEDULE**

SYM.	WIDTH	HEIGHT	QUANTITY	CORE	NOTES
①	2'-4"	6'-8"	1	0.24	HINGE DOOR
⑤	6'-0"	6'-8"	1	0.24	SLIDING DOOR

**LEGEND**

EXISTING WALL	
NEW WALL	
DEMO	
WINDOW TYPE	
EXISTING WINDOW	
NEW DOOR	
EXISTING DOOR	



REVISION TABLE	
DATE	DESCRIPTION

STAMP

**2693 Toledo Ave, Santa Clara, CA 95051**

**OWNER:**

EDMUND HUI & BENA CHANG

**TITLE:**

PROPOSED FIRST FLOOR PLAN

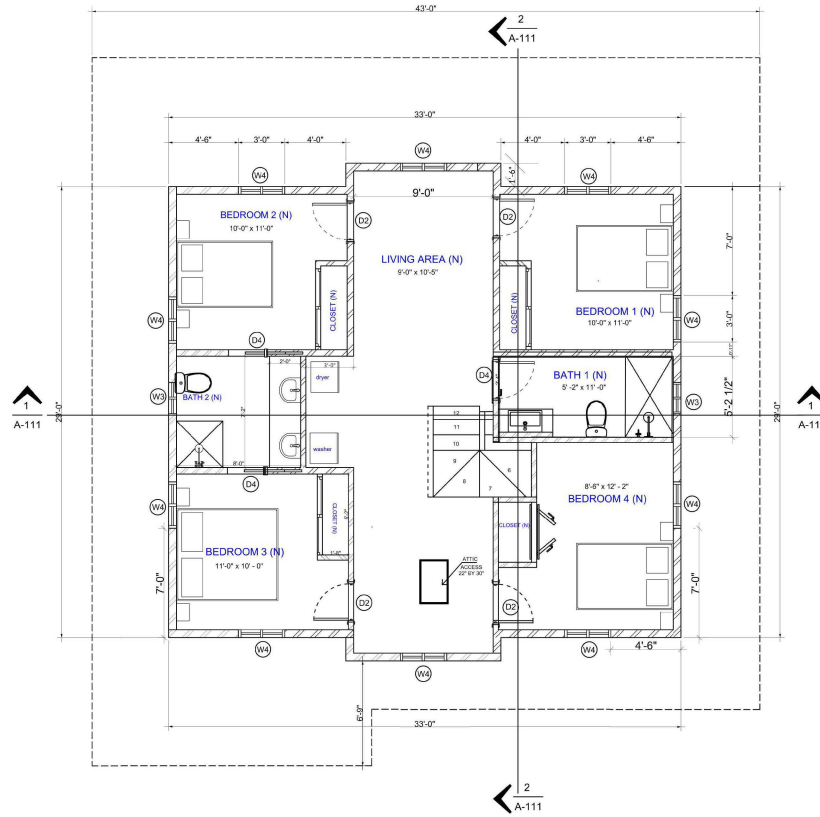
Scale 1/4" = 1'-0"  
Date 8/22/2025

Drawn by ALEX

**A-104**

**FLOOR PLAN NOTES:**

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (S) UNLESS OTHERWISE NOTED.
2. COLUMN GRID ALIGNS WITH FACE OF CONCRETE FOUNDATION, WOOD FRAMING INSET FROM FACE OF CONCRETE TO PROVIDE FLUSH ALIGNMENT OF EXTERIOR PLYWOOD SHEATHING AND CONCRETE FOUNDATION. REFER TO ASSOCIATED DETAILS.
3. DO NOT SCALE FROM DRAWINGS.
4. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING UNLESS OTHERWISE NOTED.
6. ALL NON-DIMENSIONED WINDOWS TO BE FLUSH TO ADJOINING WALL UNLESS OTHERWISE NOTED.
7. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
8. SOUND INSULATION PROVIDED AT ALL INTERIOR WALLS.
9. WATER HEATERS MUST BE STRAPPED TO WALL. (SEC 507.3, PC)
10. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL.
11. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
12. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES SO AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
13. ALL NON-DIMENSIONED DOORS SHALL BE OFFSET FROM THE HINGE-SIDE WALL TO ALLOW FOR (2) 2X4 STUDS AT THE JAMB (AP).
14. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THE LANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD. (§1.1003.3.1.6)
15. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
16. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DIAGRAM 3/ E1.0. REFER TO DIAGRAM WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.
17. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE AC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION
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19. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2)
20. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).
21. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)



**LEGEND**

EXISTING WALL	
NEW WALL	
DEMO	
WINDOW TYPE	(W)
EXISTING WINDOW	(EW)
NEW DOOR	(D)
EXISTING DOOR	(ED)

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

**WINDOW SCHEDULE**

SYM.	WIDTH	HEIGHT	QUANTITY	SHGC	NOTES
2	2'-0"	1'-0"	2	0.24	HORIZONTAL SLIDING SASH
4	3'-0"	3'-0"	5	0.24	HORIZONTAL SLIDING SASH

**DOOR SCHEDULE**

SYM.	WIDTH	HEIGHT	QUANTITY	CORE	NOTES
2	2'-6"	6'-8"	4	0.24	SOLID CORE DOOR
4	2'-6"	6'-8"	3	0.24	POCKET DOOR



REVISION TABLE	
DATE	DESCRIPTION

STAMP

**2693 Toledo Ave, Santa Clara, CA 95051**

**OWNER:**  
EDMOND HUI & BENA CHANG

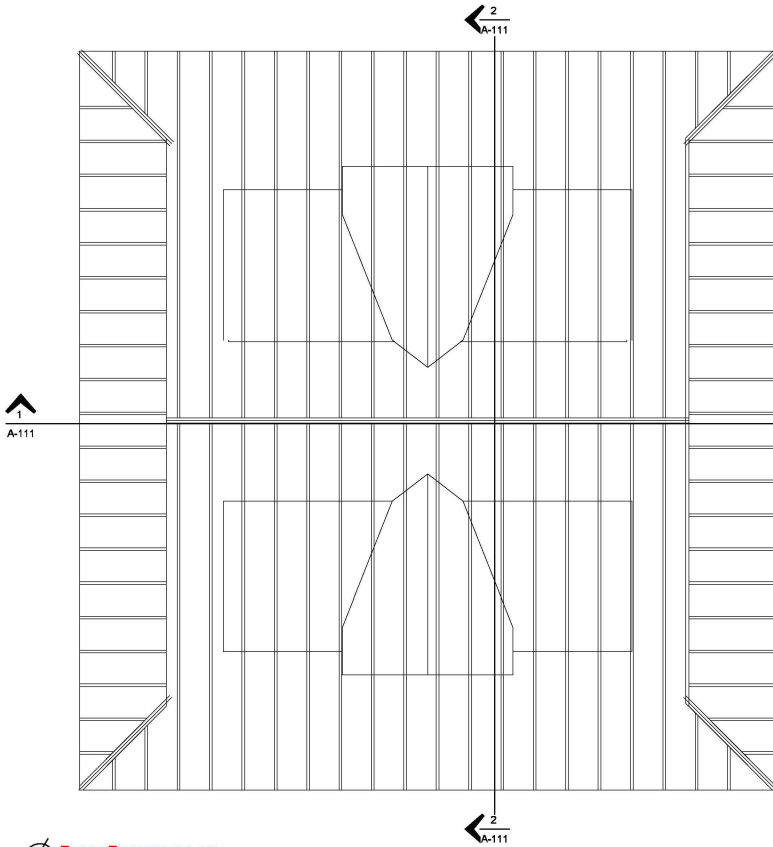
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PROPOSED SECOND FLOOR  
Scale 1/4" = 1'-0"  
Date 8/22/2025

Drawn by ALEX

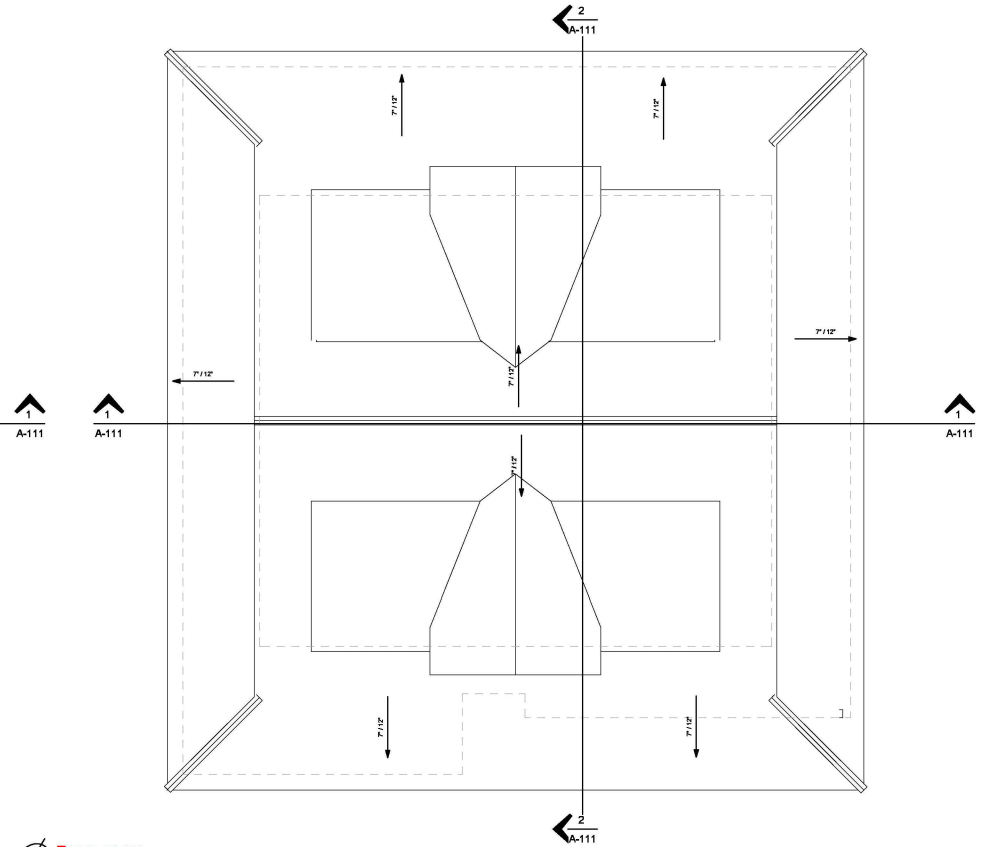
**A-105**

REVISION TABLE	
DATE	DESCRIPTION

STAMP



**2 ROOF FRAMING PLAN**  
1/4" = 1'-0"



**1 ROOF PLAN**  
1/4" = 1'-0"

**FLOOR PLAN NOTES:**

- ALL DIMENSIONS ARE TO FACE OF STRUCTURE (S) UNLESS OTHERWISE NOTED.
- COLUMN GRID ALIGNS WITH FACE OF CONCRETE FOUNDATION. WOOD FRAMING INSET FROM FACE OF CONCRETE TO PROVIDE FLUSH ALIGNMENT OF EXTERIOR PLYWOOD SHEATHING AND CONCRETE FOUNDATION. REFER TO ASSOCIATED DETAILS.
- DO NOT SCALE FROM DRAWINGS.
- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING UNLESS OTHERWISE NOTED.
- ALL NON-DIMENSIONED WINDOWS TO BE FLUSH TO ADJOINING WALL UNLESS OTHERWISE NOTED.
- ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
- SOUND INSULATION PROVIDED AT ALL INTERIOR WALLS.
- WATER HEATERS MUST BE STRAPPED TO WALL. (SEC 507.3, PC)
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- CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
- CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES SO AS TO AT LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
- ALL NON-DIMENSIONED DOORS SHALL BE OFFSET FROM THE HINGE-SIDE WALL TO ALLOW FOR (2) 2X4 STUDS AT THE JAMB (AP).
- EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THE LANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD. (91.1003.3.1.6)
- AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DIAGRAM 3/ E1.0. REFER TO DIAGRAM WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.
- PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE AC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION
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**OWNER:**

TITLE: ROOF PLAN

Scale 1/4" = 1'-0"  
Date

Drawn by Author

**A-106**

**GENERAL ELECTRICAL NOTES**

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT INSTALLED IN LOCATION EXPOSED TO MOISTURE OR THE ELEMENTS SHALL BE WEATHERPROOF - WHETHER OR NOT SHOWN AND NOTED.
2. ALL 120 VOLT BRANCH CIRCUITS EXTENDING 100 OR MORE FEET (200 FEET FOR 208V OR ABOVE) IN LENGTH FROM THAT CIRCUIT'S PANEL C/B TO THE LAST DEVICE OR CONNECTION ON THE RUN, SHALL BE PROVIDED WITH CONDUCTORS OF A W.G. AMPACITY RATING MINIMUM ONE SIZE LARGER THAN THE AMPACITY OF THAT CIRCUIT'S C/B SIZE. IE. 20A, C/B, 30A, WIRE SIZE, ETC, WHETHER OR NOT SHOWN AND NOTED.
3. PROVIDE ALL CONDUITS FOR COMMUNICATIONS WITH CAT 5 DATA/TELEPHONE CABLE. COORDINATE WITH OWNER FOR FINAL CONNECTIONS IN BASEMENT TELEPHONE ROOM.
4. PROVIDE (2) 4" DIAMETER CONDUITS EXITING FROM TELE/COMM TV ROOM AT LOWER LEVEL THROUGH ALL FLOORS AND TERMINATING AT TOP OF CHASE ROOF AND/OR STAIR ROOF. PROVIDE DRAG AND PULL LINE IN CONDUITS. ASSUME LOCATION FOR CONDUITS WITHIN VERTICAL CHASE; PURPOSE OF THESE CONDUITS IS TO PROVIDE A VERTICAL PATH FOR FUTURE INSTALLATION OF SATELLITE TV AND/OR SIMILAR COMMUNICATION SYSTEM TO INDIVIDUAL UNITS. ANY PENETRATIONS THROUGH SHAFT WALL INTO UNITS SHALL BE WITH Y OR SIMILAR SWEEPS; PENETRATIONS THROUGH SHAFT SHALL BE FULLY FIRE CAULKED.
5. ALL DISCONNECT SWITCHES SHALL BE HEAVY DUTY, 240 VOLT RATED, NEMA 1 IN DRY LOCATIONS, NEMA 3R WHERE INSTALLED IN ANY LOCATION EXPOSED TO THE ELEMENTS.
6. THIS CONTRACTOR SHALL EXTEND WIRE TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO SAME, BEFORE ROUGHING-IN OUTLETS, THE LOCATION AND TYPE OF OUTLET SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. ALL OUTLETS AND CONNECTIONS TO EQUIPMENT SHALL BE MADE FROM THE WALLS EXCEPT WHERE SPECIAL FLOOR OUTLETS ARE INDICATED. PROVIDE A FLUSH JUNCTION BOX IN THE WALL BENEATH THE OPERATING LEVEL OF THE EQUIPMENT AND CONNECT TO THE EQUIPMENT WITH FLEXIBLE CONDUIT. DO NOT RUN ANY CONDUIT EXPOSED. EQUIPMENT HAVING BUILT-IN SWITCHES SHALL BE COMPLETELY WIRED AS REQUIRED. PLUGS AND CORDS ON THE EQUIPMENT SHALL BE REPLACED, SHORTENED OR LENGTHENED AS REQUIRED BY THIS CONTRACTOR TO SUIT THE OUTLETS FURNISHED. PROVIDE A SEPARATED GROUND WIRE AND CONNECTION FOR ALL EQUIPMENT. THE CONTRACTOR SHALL COORDINATE TO INSURE THAT EACH PIECE OF EQUIPMENT IS SUITABLE FOR THE VOLTAGE CHARACTERISTIC A THE POINT OF CONNECTION.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TELECATV/OUTLET BOXES IN LOCATIONS AS SHOWN ON THE DRAWINGS. WHETHER SHOWN OR NOT SHOWN ON ELECTRICAL DRAWINGS, PROVIDE SLEEVES AS REQUIRED AND FIRE SEAL SLEEVES AFTER ALL CABLES ARE INSTALLED.
8. ALL ABOVE COUNTER RECEPTACLES LOCATED WITHIN 6"-8" (MEASURED HORIZONTALLY) OF A SINK, SHALL BE GFCI TYPE (WHETHER OR NOT SHOWN AND NOTED).
9. PROVIDE TOGGLE SWITCH FOR FAN CONTROL AND ALL ASSOCIATED INTERLOCK/INTERCONNECTIONS. VERIFY EXACT LOCATION OF CONNECTION AND SWITCH LOCATION IN FIELD.
10. CONTRACTOR TO VERIFY THE SPECIAL SINGLE RECEPTACLES NEMA CONFIGURATION REQUIRED BY EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL PROVIDE LABELS FOR DISCONNECTS COMPLYING WITH NEC 110.22 AND 408.4. RELATIVE TO PANEL BOARD CIRCUIT DIRECTORY ENTRIES, SUFFICIENT DESCRIPTION SHALL BE GIVEN TO DETERMINE THE LOAD SERVED BY THE CIRCUIT. THIS DESCRIPTION SHALL BE UNIQUE AND ALLOW THE CIRCUIT TO BE DISTINGUISHED FROM ALL OTHER CIRCUITS SERVED BY THE PANEL.
12. CONTRACTOR SHALL COMPLY WITH NEC 110.14 (C)(1) + (2) THE CONTRACTOR SHALL COORDINATE TO INSURE THAT EACH PIECE OF EQUIPMENT IS SUITABLE FOR THE VOLTAGE CHARACTERISTIC A THE POINT OF CONNECTION.
13. CONTRACTOR SHALL CONFIRM THAT THE CONSTRUCTION DOCUMENTS ARE COORDINATED WITH MECHANICAL AND PLUMBING DISCIPLINES AND COMPLIANCE WITH NEC 110.28(F) IS ACHIEVED. CONFIRM SERVICE EQUIPMENT MOUNTING LOCATION PROVIDES COMPLIANCE WITH NEC 110.28(A), (D), (E), + (F)(2).
14. CONTRACTOR SHALL COMPLY WITH 300.5(B), 300.7(A), 300.9, AND

**ELECTRICAL NOTES**

1. THE 200 AMP MAIN ELECTRICAL PANEL HAS MINIMUM BUSBAR RATING OF 225 AMPS.
2. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH WITHIN 3' OF THE MAIN PANELBOARD.
3. FACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
4. INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 80 AMPS.
5. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED FEEDING: REFRIGERATOR ONE LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS, A SLEEPING ROOM OUTLET AND ONE OTHER
6. FURNACE, COOKTOP, CLOTHES DRYER ARE TO BE GAS OR PROPANE APPLANCES.
7. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE APPLIANCE LOCATION AND ACCESSIBLE TO THE APPLIANCE LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY" ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
8. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC APPLIANCE INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

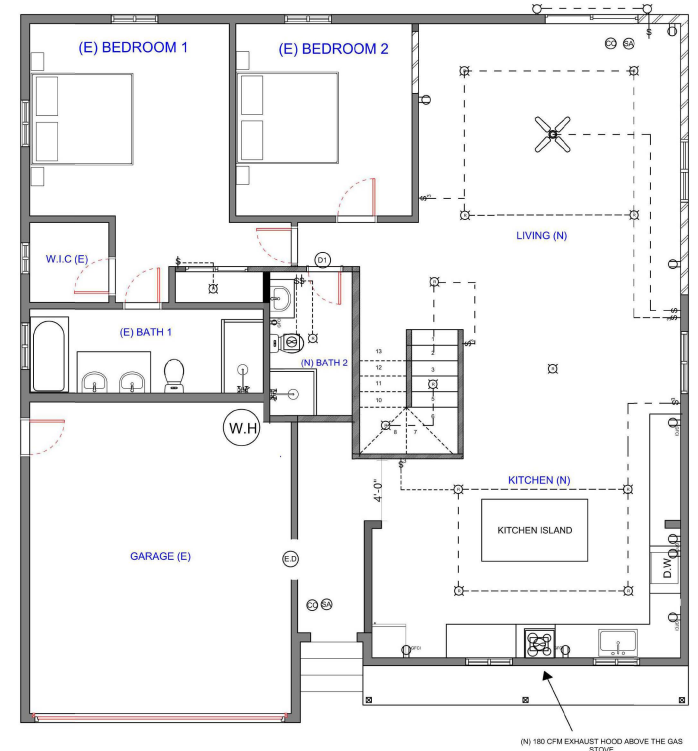
**IAQ NOTES**

PROVIDE IAQ (INDOOR AIR QUALITY) EXHAUST FAN: MINIMUM CAPACITY OF 51 CFM, RATED FOR CONTINUOUS USE AND LABELED TO INDICATE IT IS INTENDED TO OPERATE CONTINUOUSLY WHILE THE HOUSE IS OCCUPIED WITH SOUND RATING NOT TO EXCEED 1 SONE.

REVISION TABLE	
DATE	DESCRIPTION

STAMP

ELECTRICAL LEGEND		
S.NO	SYMBOLS	DESCRIPTION
1		110V VOLT OUTLET
2		GROUND FAULT PROTECTED OUTLET
3		240 VOLT OUTLET
4		SWITCH
5		3-WAY SWITCH
6		CEILING DOWN LIGHT RECESSED
7		CEILING MOUNTED LED LIGHTING FIXTURE
8		WALL MOUNTED LIGHT FIXTURE
9		EXHAUST FAN
10		FAN
11		SMOKE DETECTOR & CARBON MONOXIDE ALARM
12		Condenser
13		Evaporator



**1 MAIN LEVEL FLOOR PLAN ELECTRICAL**  
1/4" = 1'-0"

2693 Toledo Ave, Santa Clara, CA 95051

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:**  
MAIN FLOOR ELECTRICAL PLAN

Scale As indicated  
Date 8/22/2025

Drawn by ALEX

**A-107**

**GENERAL ELECTRICAL NOTES**

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT INSTALLED IN LOCATION EXPOSED TO MOISTURE OR THE ELEMENTS SHALL BE WEATHERPROOF - WHETHER OR NOT SHOWN AND NOTED.
2. ALL 120 VOLT BRANCH CIRCUITS EXTENDING 100 OR MORE FEET (200 FEET FOR 208V OR ABOVE) IN LENGTH FROM THAT CIRCUITS PANEL C/B TO THE LAST DEVICE OR CONNECTION ON THE RUN, SHALL BE PROVIDED WITH CONDUCTORS OF A.W.G AMPACITY RATING MINIMUM ONE SIZE LARGER THAN THE AMPACITY OF THAT CIRCUIT'S C/B SIZE. IE. 20A, C/B, 30A, WIRE SIZE, ETC, WHETHER OR NOT SHOWN AND NOTED.
3. PROVIDE ALL CONDUITS FOR COMMUNICATIONS WITH CAT 5 DATA/TELEPHONE CABLE, COORDINATE WITH OWNER FOR FINAL CONNECTIONS IN BASEMENT TELEPHONE ROOM.
4. PROVIDE (2) 4" DIAMETER CONDUITS EXITING FROM TELE/COMM TV ROOM AT LOWER LEVEL THROUGH ALL FLOORS AND TERMINATING AT TOP OF CHASE ROOF AND/OR STAIR ROOF. PROVIDE DRAG AND PULL LINE IN CONDUITS. ASSUME LOCATION FOR CONDUITS WITHIN VERTICAL CHASE; PURPOSE OF THESE CONDUITS IS TO PROVIDE A VERTICAL PATH FOR FUTURE INSTALLATION OF SATELLITE TV AND/OR SIMILAR COMMUNICATION SYSTEM TO INDIVIDUAL UNITS. ANY PENETRATIONS THROUGH SHAFT WALL INTO UNITS SHALL BE WITH Y OR SIMILAR SWEEPS; PENETRATIONS THROUGH SHAFT SHALL BE FULLY FIRE CAULKED.
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6. THIS CONTRACTOR SHALL EXTEND WIRE TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO SAME. BEFORE ROUGHING-IN OUTLETS, THE LOCATION AND TYPE OF OUTLET SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. ALL OUTLETS AND CONNECTIONS TO EQUIPMENT SHALL BE MADE FROM THE WALLS EXCEPT WHERE SPECIAL FLOOR OUTLETS ARE INDICATED. PROVIDE A FLUSH JUNCTION BOX IN THE WALL BENEATH THE OPERATING LEVEL OF THE EQUIPMENT AND CONNECT TO THE EQUIPMENT WITH FLEXIBLE CONDUIT. DO NOT RUN ANY CONDUIT EXPOSED. EQUIPMENT HAVING BUILT-IN SWITCHES SHALL BE COMPLETELY WIRED AS REQUIRED. PLUGS AND CORDS ON THE EQUIPMENT SHALL BE REPLACED, SHORTENED OR LENGTHENED AS REQUIRED BY THIS CONTRACTOR TO SUIT THE OUTLETS FURNISHED. PROVIDE A SEPARATED GROUND WIRE AND CONNECTION FOR ALL EQUIPMENT. THE CONTRACTOR SHALL COORDINATE TO INSURE THAT EACH PIECE OF EQUIPMENT IS SUITABLE FOR THE VOLTAGE CHARACTERISTIC AT THE POINT OF CONNECTION.
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8. ALL ABOVE COUNTER RECEPTACLES LOCATED WITHIN 8'-0" (MEASURED HORIZONTALLY) OF A SINK, SHALL BE GFCI TYPE (WHETHER OR NOT SHOWN AND NOTED).

9. PROVIDE TOGGLE SWITCH FOR FAN CONTROL AND ALL ASSOCIATED INTERLOCK/INTERCONNECTIONS. VERIFY EXACT LOCATION OF CONNECTION AND SWITCH LOCATION IN FIELD.
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6. FURNACE, COOKTOP, CLOTHES DRYER ARE TO BE GAS OR PROPANE APPLIANCES.
7. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE APPLIANCE LOCATION AND ACCESSIBLE TO THE APPLIANCE LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
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SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC APPLIANCE INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

**IAQ NOTES**

PROVIDE IAQ (INDOOR AIR QUALITY) EXHAUST FAN: MINIMUM CAPACITY OF 51 CFM, RATED FOR CONTINUOUS USE AND LABELED TO INDICATE IT IS INTENDED TO OPERATE CONTINUOUSLY WHILE THE HOUSE IS OCCUPIED WITH SOUND RATING NOT TO EXCEED 1 SONE.

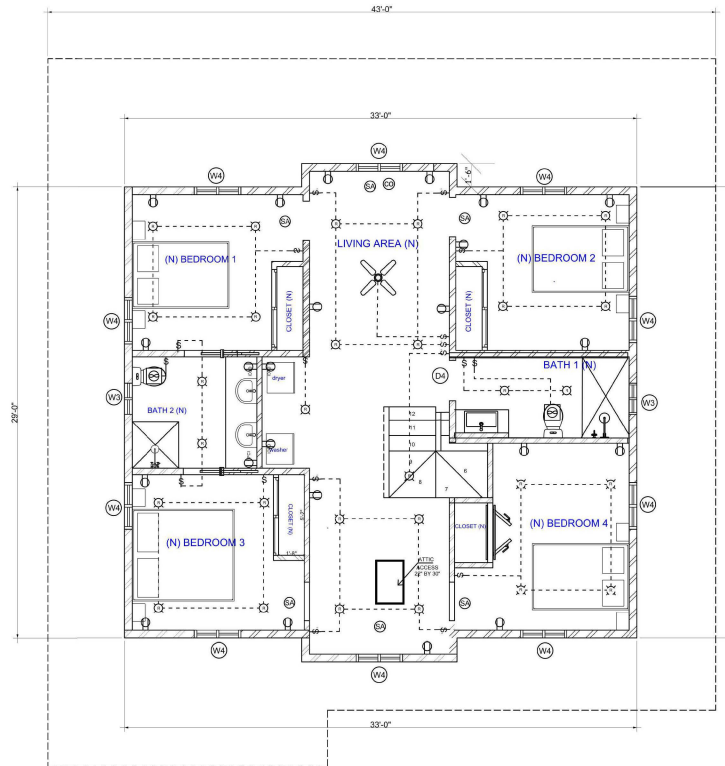
ISLD Plans and Design

REVISION TABLE	
DATE	DESCRIPTION

STAMP

**ELECTRICAL LEGEND**

S.NO	SYMBOLS	DESCRIPTION
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2		GROUND FAULT PROTECTED OUTLET
3		240 VOLT OUTLET
4		SWITCH
5		3-WAY SWITCH
6		CEILING DOWN LIGHT RECESSED
7		CEILING MOUNTED LED LIGHTING FIXTURE
8		WALL MOUNTED LIGHT FIXTURE
9		EXHAUST FAN
10		FAN
11		SMOKE DETECTOR & CARBON MONOXIDE ALARM
12		Condenser
13		Evaporator



**1 SECOND FLOOR PLAN PROPOSED ELECTRICAL**  
1/4" = 1'-0"

2693 Toledo Ave, Santa Clara, CA 95051

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:**  
SECOND FLOOR ELECTRICAL PLAN

Scale: As indicated  
Date: 8/23/2025

Drawn by: ALEX

**A-108**

**GENERAL ELECTRICAL NOTES**

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT INSTALLED IN LOCATION EXPOSED TO MOISTURE OR THE ELEMENTS SHALL BE WEATHERPROOF - WHETHER OR NOT SHOWN AND NOTED.
2. ALL 120 VOLT BRANCH CIRCUITS EXTENDING 100 OR MORE FEET (200 FEET FOR 208V OR ABOVE) IN LENGTH FROM THAT CIRCUITS PANEL C/B TO THE LAST DEVICE OR CONNECTION ON THE RUN, SHALL BE PROVIDED WITH CONDUCTORS OF A.W.G AMPACITY RATING MINIMUM ONE SIZE LARGER THAN THE AMPACITY OF THAT CIRCUIT'S C/B SIZE. IE. 20A, C/B, 30A, WIRE SIZE, ETC, WHETHER OR NOT SHOWN AND NOTED.
3. PROVIDE ALL CONDUITS FOR COMMUNICATIONS WITH CAT 5 DATA/TELEPHONE CABLE, COORDINATE WITH OWNER FOR FINAL CONNECTIONS IN BASEMENT TELEPHONE ROOM.
4. PROVIDE (2) 4" DIAMETER CONDUITS EXITING FROM TELE/COMM TV ROOM AT LOWER LEVEL THROUGH ALL FLOORS AND TERMINATING AT TOP OF CHASE ROOF AND/OR STAIR ROOF. PROVIDE DRAG AND PULL LINE IN CONDUITS. ASSUME LOCATION FOR CONDUITS WITHIN VERTICAL CHASE; PURPOSE OF THESE CONDUITS IS TO PROVIDE A VERTICAL PATH FOR FUTURE INSTALLATION OF SATELLITE TV AND/OR SIMILAR COMMUNICATION SYSTEM TO INDIVIDUAL UNITS. ANY PENETRATIONS THROUGH SHAFT WALL INTO UNITS SHALL BE WITH Y OR SIMILAR SWEEPS; PENETRATIONS THROUGH SHAFT SHALL BE FULLY FIRE CAULKED.
5. ALL DISCONNECT SWITCHES SHALL BE HEAVY DUTY, 240 VOLT RATED, NEMA 1 IN DRY LOCATIONS, NEMA 3R WHERE INSTALLED IN ANY LOCATION EXPOSED TO THE ELEMENTS.

6. THIS CONTRACTOR SHALL EXTEND WIRE TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO SAME. BEFORE ROUGHING-OUT OUTLETS, THE LOCATION AND TYPE OF OUTLET SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. ALL OUTLETS AND CONNECTIONS TO EQUIPMENT SHALL BE MADE FROM THE WALLS EXCEPT WHERE SPECIAL FLOOR OUTLETS ARE INDICATED. PROVIDE A FLUSH JUNCTION BOX IN THE WALL BENEATH THE OPERATING LEVEL OF THE EQUIPMENT AND CONNECT TO THE EQUIPMENT WITH FLEXIBLE CONDUIT. DO NOT RUN ANY CONDUIT EXPOSED, EQUIPMENT HAVING BUILT-IN SWITCHES SHALL BE COMPLETELY WIRED AS REQUIRED. PLUGS AND CORDS ON THE EQUIPMENT SHALL BE REPLACED, SHORTENED OR LENGTHENED AS REQUIRED BY THIS CONTRACTOR TO SUIT THE OUTLETS FURNISHED, PROVIDE A SEPARATED GROUND WIRE AND CONNECTION FOR ALL EQUIPMENT. THE CONTRACTOR SHALL COORDINATE TO INSURE THAT EACH PIECE OF EQUIPMENT IS SUITABLE FOR THE VOLTAGE CHARACTERISTIC AT THE POINT OF CONNECTION.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TELE/CAT/OUTLET BOXES IN LOCATIONS AS SHOWN ON THE DRAWINGS. WHETHER SHOWN OR NOT SHOWN ON ELECTRICAL DRAWINGS, PROVIDE SLEEVES AS REQUIRED AND FIRE SEAL SLEEVES AFTER ALL CABLES ARE INSTALLED.
8. ALL ABOVE COUNTER RECEPTACLES LOCATED WITHIN 8'-6" (MEASURED HORIZONTALLY) OF A SINK, SHALL BE GFCI TYPE (WHETHER OR NOT SHOWN AND NOTED).

9. PROVIDE TOGGLE SWITCH FOR FAN CONTROL AND ALL ASSOCIATED INTERLOCK/INTERCONNECTIONS. VERIFY EXACT LOCATION OF CONNECTION AND SWITCH LOCATION IN FIELD.
10. CONTRACTOR TO VERIFY THE SPECIAL SINGLE RECEPTACLES NEMA CONFIGURATION REQUIRED BY EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL PROVIDE LABELS FOR DISCONNECTS COMPLYING WITH NEC 110.22 AND 408.4. RELATIVE TO PANEL BOARD CIRCUIT DIRECTORY ENTRIES, SUFFICIENT DESCRIPTION SHALL BE GIVEN TO DETERMINE THE LOAD SERVED BY THE CIRCUIT. THIS DESCRIPTION SHALL BE UNIQUE AND ALLOW THE CIRCUIT TO BE DISTINGUISHED FROM ALL OTHER CIRCUITS SERVED BY THE PANEL.
12. CONTRACTOR SHALL COMPLY WITH NEC 110.14 (C)(1) + (2)
13. CONTRACTOR SHALL CONFIRM THAT THE CONSTRUCTION DOCUMENTS ARE COORDINATED WITH MECHANICAL AND PLUMBING DISCIPLINES AND COMPLIANCE WITH NEC 110.28(F) IS ACHIEVED. CONFIRM SERVICE EQUIPMENT MOUNTING LOCATION PROVIDES COMPLIANCE WITH NEC 110.28(A), (D), (E), + (F)(2).
14. CONTRACTOR SHALL COMPLY WITH 300.5(B), 300.7(A), 300.9, AND

**ELECTRICAL NOTES**

1. THE 200 AMP MAIN ELECTRICAL PANEL HAS MINIMUM BUSBAR RATING OF 225 AMPS.
2. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH WITHIN 9' OF THE MAIN PANEL BOARD.
3. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
4. INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 80 AMPS.
5. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED FEEDING: REFRIGERATOR ONE LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS, A SLEEPING ROOM OUTLET AND ONE OTHER

6. FURNACE, COOKTOP, CLOTHES DRYER ARE TO BE GAS OR PROPANE APPLIANCES.
7. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE APPLIANCE LOCATION AND ACCESSIBLE TO THE APPLIANCE LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
8. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED

SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC APPLIANCE INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

**ELECTRICAL LEGEND**

S.NO	SYMBOLS	DESCRIPTION
1		110V VOLT OUTLET
2		GROUND FAULT PROTECTED OUTLET
3		240 VOLT OUTLET
4		SWITCH
5		3-WAY SWITCH
6		CEILING DOWN LIGHT RECESSED
7		CEILING MOUNTED LED LIGHTING FIXTURE
8		WALL MOUNTED LIGHT FIXTURE
9		EXHAUST FAN
10		FAN
11		SMOKE DETECTOR & CARBON MONOXIDE ALARM
12		Condenser
13		Evaporator

**(N) AC OUTDOOR PANEL LOCATION**



**1 MAIN LEVEL FLOOR PLAN ELECTRICAL**  
1/4" = 1'-0"

ISLD Plans and Design	
REVISION TABLE	
DATE	DESCRIPTION
STAMP	

**2693 Toledo Ave, Santa Clara, CA 95051**

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:** FIRST FLOOR MECHANICAL PLAN

Scale: As indicated  
Date: 8/23/2025

Drawn by: ALEX

**A-108.1**

**GENERAL ELECTRICAL NOTES**

1. ALL ELECTRICAL MATERIALS AND EQUIPMENT INSTALLED IN LOCATION EXPOSED TO MOISTURE OR THE ELEMENTS SHALL BE WEATHERPROOF - WHETHER OR NOT SHOWN AND NOTED.
2. ALL 120 VOLT BRANCH CIRCUITS EXTENDING 100 OR MORE FEET (200 FEET FOR 208V OR ABOVE) IN LENGTH FROM THAT CIRCUITS PANEL C/B TO THE LAST DEVICE OR CONNECTION ON THE RUN, SHALL BE PROVIDED WITH CONDUCTORS OF A.W.G AMPACITY RATING MINIMUM ONE SIZE LARGER THAN THE AMPACITY OF THAT CIRCUIT'S C/B SIZE. IE. 20A, C/B, 30A, WIRE SIZE, ETC, WHETHER OR NOT SHOWN AND NOTED.
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6. THIS CONTRACTOR SHALL EXTEND WIRE TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO SAME. BEFORE ROUGHING-IN THE OUTLETS, THE LOCATION AND TYPE OF OUTLET SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. ALL OUTLETS AND CONNECTIONS TO EQUIPMENT SHALL BE MADE FROM THE WALLS EXCEPT WHERE SPECIAL FLOOR OUTLETS ARE INDICATED. PROVIDE A FLUSH JUNCTION BOX IN THE WALL BENEATH THE OPERATING LEVEL OF THE EQUIPMENT AND CONNECT TO THE EQUIPMENT WITH FLEXIBLE CONDUIT. DO NOT RUN ANY CONDUIT EXPOSED. EQUIPMENT HAVING BUILT-IN SWITCHES SHALL BE COMPLETELY WIRED AS REQUIRED. PLUGS AND CORDS ON THE EQUIPMENT SHALL BE REPLACED, SHORTENED OR LENGTHENED AS REQUIRED BY THIS CONTRACTOR TO SUIT THE OUTLETS FURNISHED. PROVIDE A SEPARATED GROUND WIRE AND CONNECTION FOR ALL EQUIPMENT. THE CONTRACTOR SHALL COORDINATE TO INSURE THAT EACH PIECE OF EQUIPMENT IS SUITABLE FOR THE VOLTAGE CHARACTERISTIC AT THE POINT OF CONNECTION.
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**ELECTRICAL NOTES**

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8. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED

SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC APPLIANCE INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

**IAQ NOTES**

PROVIDE IAQ (INDOOR AIR QUALITY) EXHAUST FAN: MINIMUM CAPACITY OF 51 CFM, RATED FOR CONTINUOUS USE AND LABELED TO INDICATE IT IS INTENDED TO OPERATE CONTINUOUSLY WHILE THE HOUSE IS OCCUPIED WITH SOUND RATING NOT TO EXCEED 1 SONE.

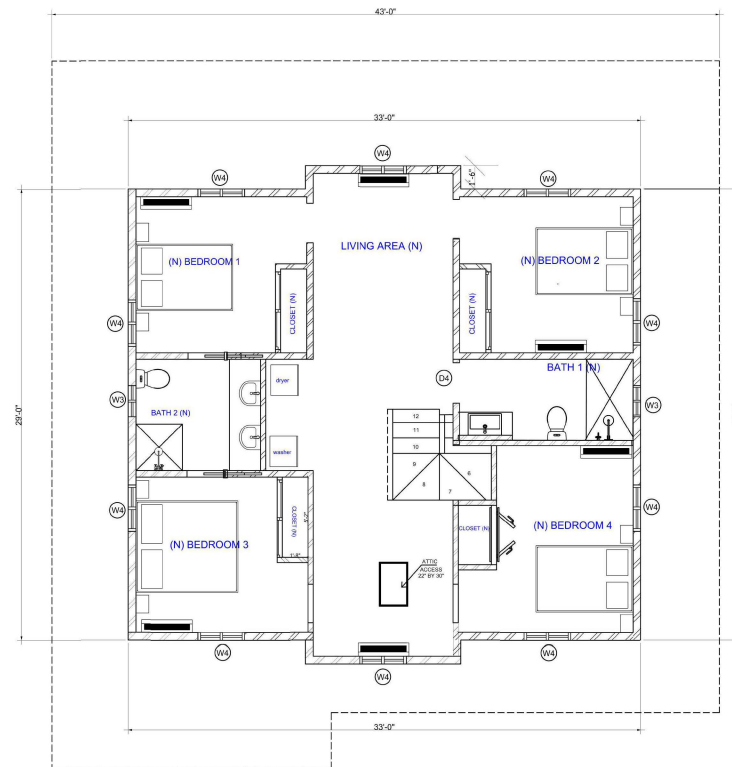
ISLD Plans and Design

REVISION TABLE	
DATE	DESCRIPTION

STAMP

**ELECTRICAL LEGEND**

S.NO	SYMBOLS	DESCRIPTION
1		110V VOLT OUTLET
2		GROUND FAULT PROTECTED OUTLET
3		240 VOLT OUTLET
4		SWITCH
5		3-WAY SWITCH
6		CEILING DOWN LIGHT RECESSED
7		CEILING MOUNTED LED LIGHTING FIXTURE
8		WALL MOUNTED LIGHT FIXTURE
9		EXHAUST FAN
10		FAN
11		SMOKE DETECTOR & CARBON MONOXIDE ALARM
12		Condenser
13		Evaporator



**1 SECOND FLOOR PLAN PROPOSED ELECTRICAL**  
1/4" = 1'-0"

2693 Toledo Ave, Santa Clara, CA 95051

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:** SECOND FLOOR MECHANICAL PLAN

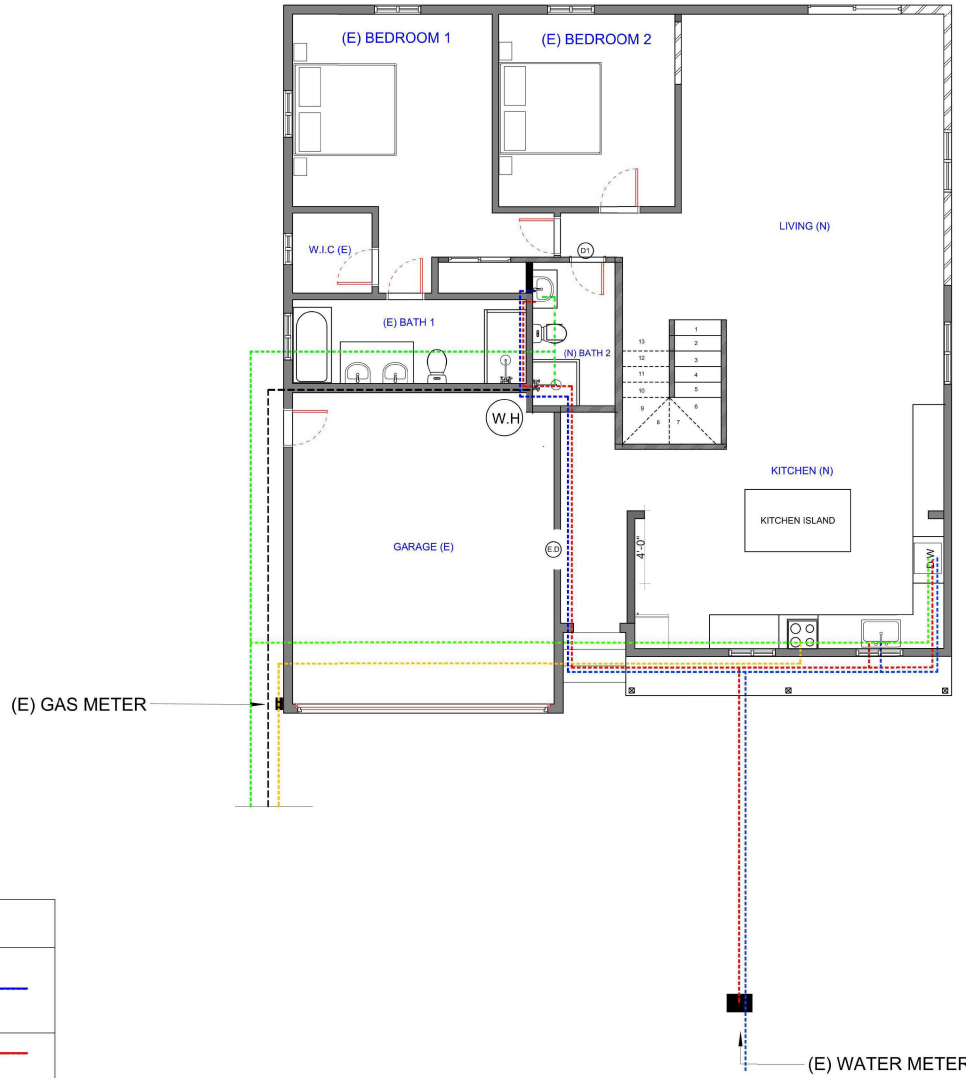
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Date: 8/22/2025

Drawn by: ALEX

**A-108**

**GENERAL PLUMBING NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE LOCAL PLUMBING CODE.
2. THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY AND PUBLIC WELFARE REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION AND MAINTENANCE OR USE OF PLUMBING EQUIPMENT
3. ALL PLUMBING SYSTEMS, MATERIALS AND APPURTENANCES, BOTH EXISTING AND NEW, AND ALL PART THEREOF SHALL BE MAINTAINED IN PROPER CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFEGUARDS REQUIRED BY THIS CODE SHALL BE MAINTAINED IN COMPLIANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. PLUMBING NOTES
4. MINOR ADDITIONS, ALTERATIONS, RENOVATIONS AND REPAIRS TO EXISTING PLUMBING SYSTEMS SHALL BE PERMITTED IN THE SAME MANNER AND ARRANGEMENT AS IN THE EXISTING SYSTEM, PROVIDED THAT SUCH REPAIRS OR REPLACEMENT ARE NOT HAZARDOUS AND ARE NOT APPROVED.
5. FINAL INSPECTION SHALL BE MADE AFTER THE BUILDING IS COMPLETE, ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY. THE HOLDER OF THE PLUMBING SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTIONS.
6. HOT AND COLD WATER PIPE GAS PIPE, GOES AROUND THE ADU THE ROOF
7. BLACK WATER PIPES WILL GO UNDER GROUND
8. WATER SUPPLY. EACH DU SHALL HAVE A 1" WATER SUPPLY WITH A "T" CONNECTION AFTER THE WATER AND BEFORE DELIVERY TO EACH SEPARATE OR INSTALL A NEW WATER METER.



PLUMBING LEGEND	
3/4" PEX COLD WATER SUPPLY LINES, PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH RELEVANT CODES	
3/4" PEX HOT WATER SUPPLY LINES, PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH RELEVANT CODES	
1 1/2" PVC FIXTURE DRAIN WITH 1/4" - 1' MIN FALL TO SANITARY DRAIN	
3/4" GAS PIPE LINE	
BLACK WATER PIPE 4"	

ISLD Plans and Design

REVISION TABLE	
DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:**  
MAIN FLOOR PLUMBING PLAN

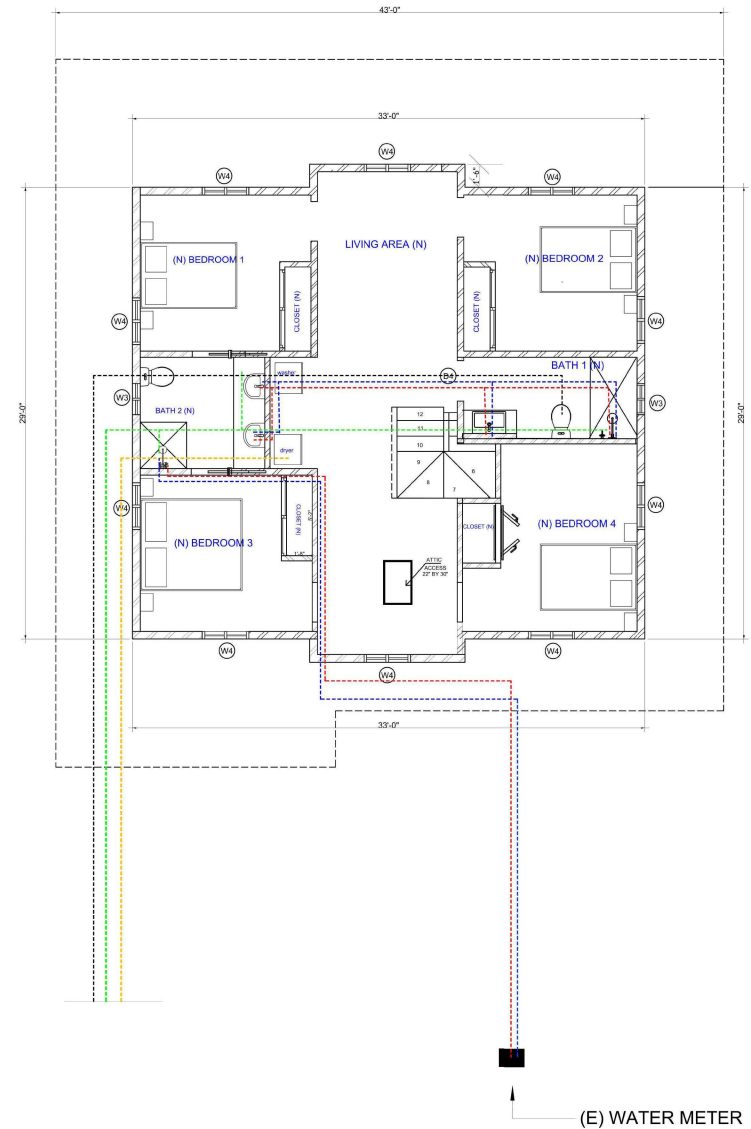
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Date 8/22/2025

Drawn by ALEX

**A-109**

**GENERAL PLUMBING NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE LOCAL PLUMBING CODE.
2. THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY AND PUBLIC WELFARE REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION AND MAINTENANCE OR USE OF PLUMBING EQUIPMENT
3. ALL PLUMBING SYSTEMS, MATERIALS AND APPURTENANCES, BOTH EXISTING AND NEW, AND ALL PART THEREOF SHALL BE MAINTAINED IN PROPER CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFEGUARDS REQUIRED BY THIS CODE SHALL BE MAINTAINED IN COMPLIANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. PLUMBING NOTES
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6. HOT AND COLD WATER PIPE GAS PIPE, GOES AROUND THE ADU THE ROOF
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8. WATER SUPPLY. EACH DU SHALL HAVE A 1" WATER SUPPLY WITH A "T" CONNECTION AFTER THE WATER AND BEFORE DELIVERY TO EACH SEPARATE OR INSTALL A NEW WATER METER.



PLUMBING LEGEND	
3/4" PEX COLD WATER SUPPLY LINES, PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH RELEVANT CODES	
3/4" PEX HOT WATER SUPPLY LINES, PIPES, JOINTS AND CONNECTIONS TO COMPLY WITH RELEVANT CODES	
1 1/2" PVC FIXTURE DRAIN WITH 1/4" - 1' MIN FALL TO SANITARY DRAIN	
3/4" GAS PIPE LINE	
BLACK WATER PIPE 4"	

**1 SECOND FLOOR PLAN PROPOSED ELECTRICAL PLUMBING**  
 1/4" = 1'-0"



REVISION TABLE	
DATE	DESCRIPTION

STAMP

**2693 Toledo Ave, Santa Clara, CA 95051**

**OWNER:**  
 EDMOND HUI & BENA CHANG

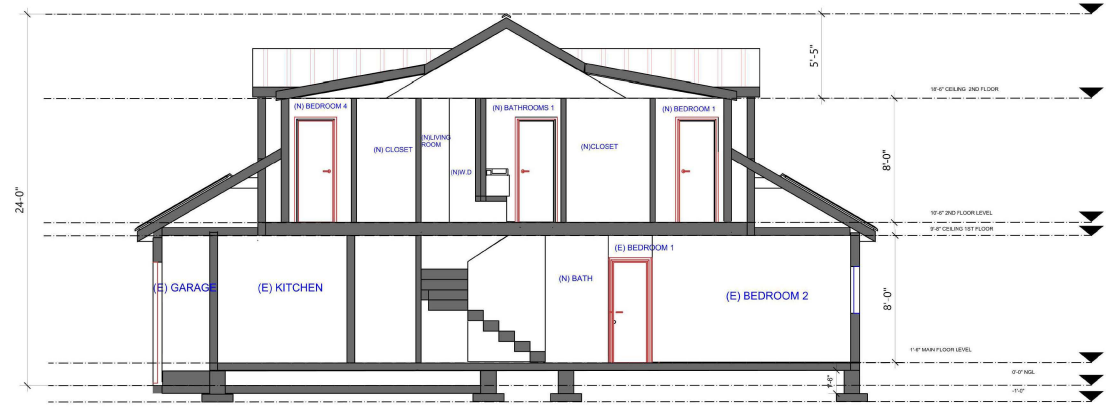
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 Scale As indicated  
 Date 8/22/2025

Drawn by ALEX

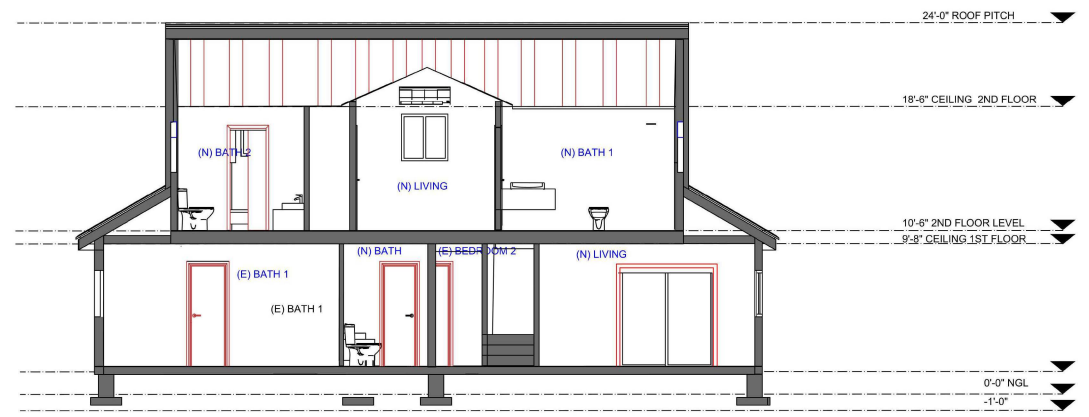
**A-110**

REVISION TABLE	
DATE	DESCRIPTION

STAMP



**SECTION 1**  
1/4" = 1'-0"



**SECTION 2**  
1/4" = 1'-0"

2693 Toledo Ave, Santa Clara, CA 95051

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:**  
SECTIONS

Scale 1/4" = 1'-0"  
Date 8/22/2025

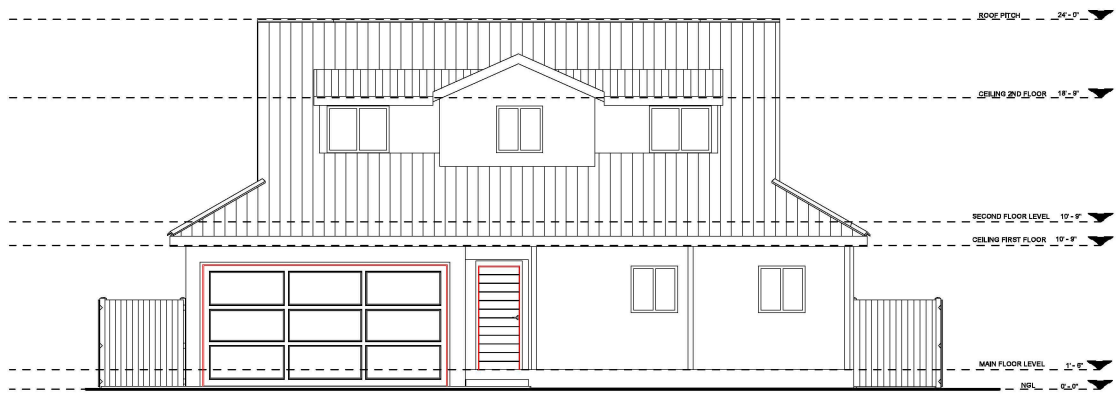
Drawn by ALEX

**A-111**

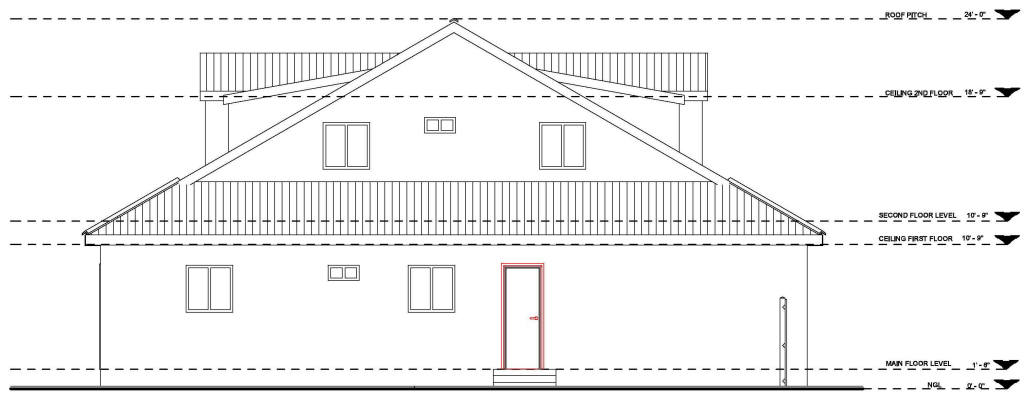


REVISION TABLE	
DATE	DESCRIPTION

STAMP



**1 SOUTH ELEVATION**  
1/4" = 1'-0"



**2 WEST ELEVATION**  
1/4" = 1'-0"

**2693 Toledo Ave, Santa Clara, CA 95051**

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:**  
ELEVATIONS

Scale 1/4" = 1'-0"  
Date 8/22/2025

Drawn by ALEX

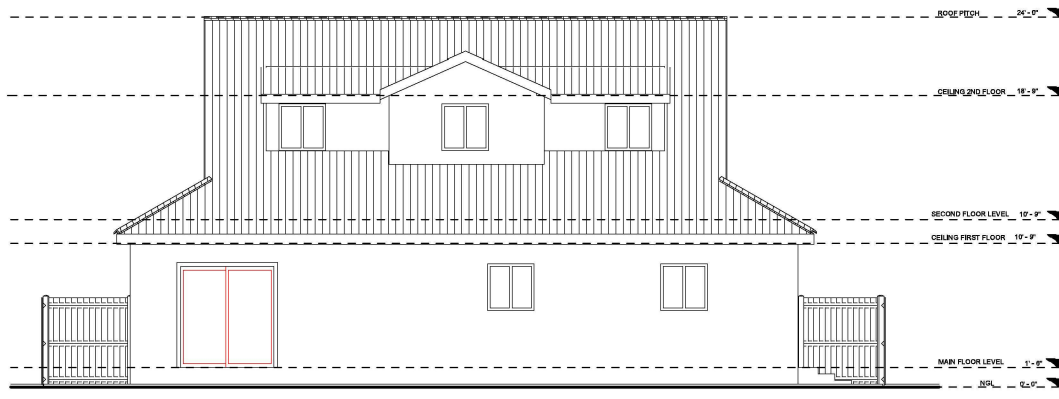
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REVISION TABLE

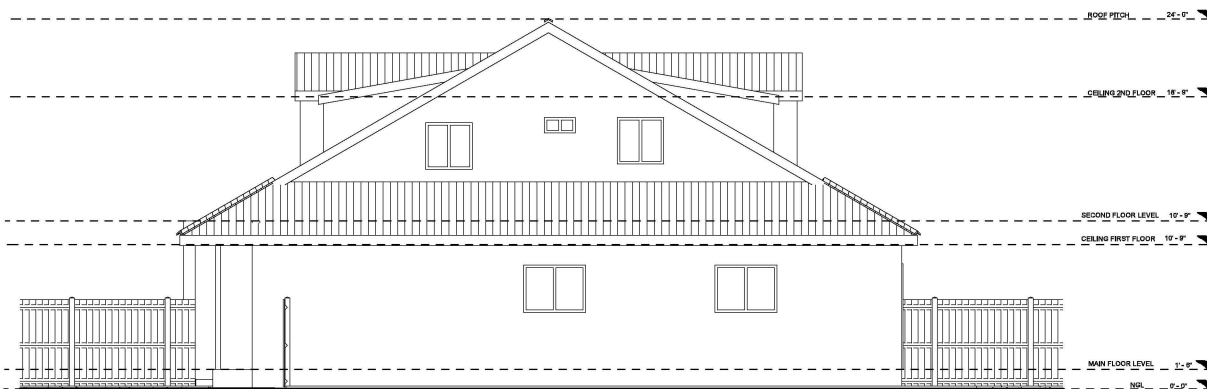
DATE	DESCRIPTION

STAMP

**1 NORTH ELEVATION**  
1/4" = 1'-0"



**2 EAST ELEVATION**  
1/4" = 1'-0"



2693 Toledo Ave, Santa Clara, CA 95051

OWNER:

EDMOND HUI & BENA CHANG

TITLE:

ELEVATIONS

Scale 1/4" = 1'-0"

Date 8/22/2025

Drawn by ALEX

**A-113**



Weathered Teak With Black Accents Exterior Slat Wall Paneling, Cladding, Siding for Outdoors  
To replace brick wainscoting



Owens Corning Oakridge Onyx black Architectural Roof Shingles



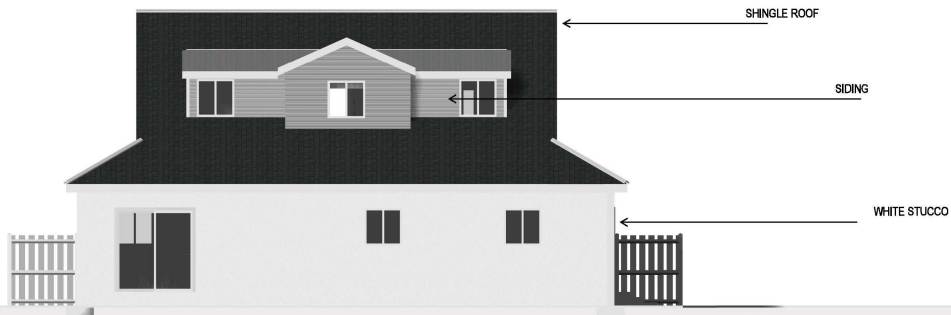
white stucco



Hardie® Fiber Cement Siding



**1 SOUTH ELEVATION**  
1/4" = 1'-0"



**1 NORTH ELEVATION**  
1/4" = 1'-0"

REVISION TABLE	
DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:**  
MATERIAL BOARD AND ELEVATIONS

Scale 1/4" = 1'-0"  
Date 8/22/2025

Drawn by ALEX

**A-114**

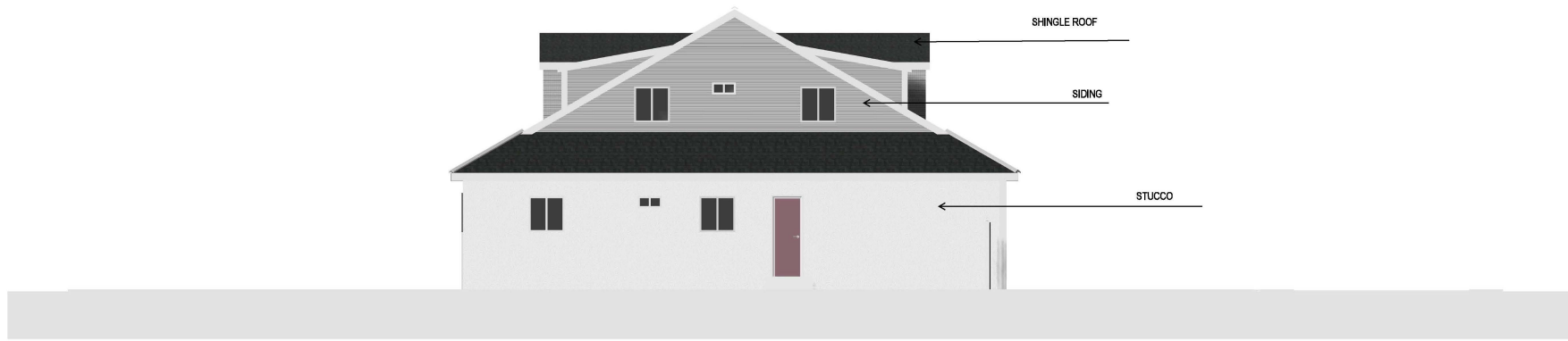


REVISION TABLE	
DATE	DESCRIPTION

STAMP



**2 EAST ELEVATION**  
1/4" = 1'-0"



**2 WEST ELEVATION**  
1/4" = 1'-0"

2693 Toledo Ave, Santa Clara, CA 95051

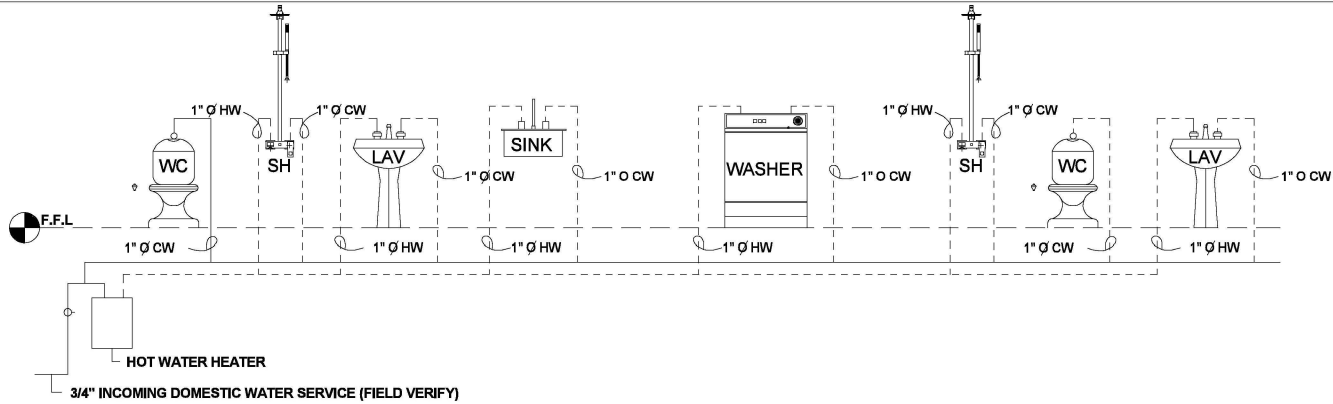
**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:**  
MATERIAL BOARD AND ELEVATIONS

Scale 1/4" = 1'-0"  
Date 8/22/2025

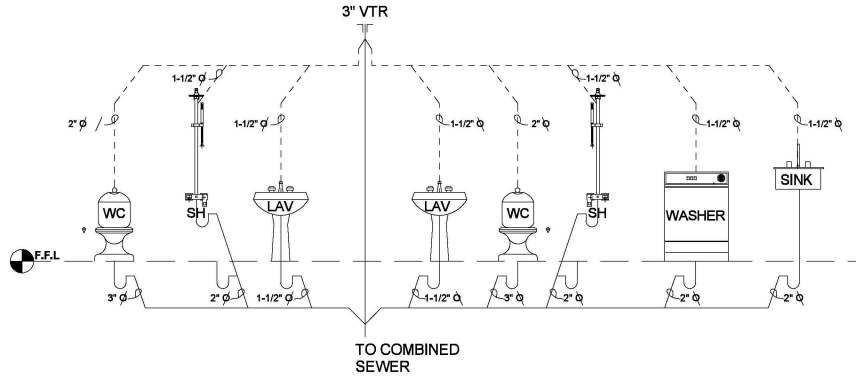
Drawn by ALEX

**A-115**



**WATER SUPPLY DIAGRAM - NEW**

ALL TRAPS INSTALLED IN FLOOR/CEILING (TUB & SHOWER) AND WALL (CLOTHES WASHING MACHINE) SPACES SHALL NOT BE OF THE SLIP JOINT TYPE OR SHOW PROPER ACCESS TO THE TRAP



**WASTE / VENT DIAGRAM - NEW**

**GENERAL PLUMBING NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE LOCAL PLUMBING CODE.
2. THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY AND PUBLIC WELFARE REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION AND MAINTENANCE OR USE OF PLUMBING EQUIPMENT.
3. ALL PLUMBING SYSTEMS, MATERIALS AND APPURTENANCES, BOTH EXISTING AND NEW, AND ALL PART THEREOF SHALL BE MAINTAINED IN PROPER CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFEGUARDS REQUIRED BY THIS CODE SHALL BE MAINTAINED IN COMPLIANCE WITH THE CODE EDITION UNDER WHICH INSTALLED.
4. MINOR ADDITIONS, ALTERATIONS, RENOVATIONS AND REPAIRS TO EXISTING PLUMBING SYSTEMS SHALL BE PERMITTED IN THE SAME MANNER AND ARRANGEMENT AS IN THE EXISTING SYSTEM, PROVIDED THAT SUCH REPAIRS OR REPLACEMENT ARE NOT HAZARDOUS AND ARE NOT APPROVED.
5. FINAL INSPECTION SHALL BE MADE AFTER THE BUILDING IS COMPLETE, ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY. THE HOLDER OF THE PLUMBING SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTIONS.

**PLUMBING CONNECTION SCHEDULE**

MARK	FIXTURE	PIPE CONNECTION					
		VENT	WASTE	DFU	HW	CW	SFU
WC	WATER CLOSET FT	2"	3"	3"		1"	2"
LAV	LAVATORY WALL (MTD)	1-1/2"	1-1/2"	1"	1"	1"	1"
TUB	BATH TUB	1-1/2"	2"	2"	1"	1"	10"
SH	SHOWER	1-1/2"	2"	2"	1"	1"	5"
GM	WASH MACHINE	1-1/2"	2"	3"	1"	1"	3"
BS	BAR SINK	1-1/2"	1-1/2"	1"	1"	1"	1"

**PLUMBING SYMBOLS**

AAV	AIR ADMITTANCE VALVE	WASH.	WASHER
V.T.R.	VENT THRU ROOF	HPIU.	HEAT PUMP INDOOR UNIT
SH	SHOWER	○	WATER SHUT OFF VALVE
LAV	LAVATORY	CW	COLD WATER
WC	WATER CLOSET	HW	HOT WATER

**PLUMBING NOTES**

**PLUMBING LEGEND**



REVISION TABLE	
DATE	DESCRIPTION

STAMP

2693 Toledo Ave, Santa Clara, CA 95051

**OWNER:**  
EDMOND HUI & BENA CHANG

**TITLE:**  
PLUMBING DETAILS

Scale 3/8" = 1'-0"  
Date 9/23/2025

Drawn by ALEX

**A-116**



# 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2

**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) mixture" per weight of compound added, expressed to hundredths of a gram (g) (9% ROG).  
 Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94751.

**MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

**PRODUCT-WEIGHTED MIR (PWMIIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).  
 Note: PWMIIR is calculated according to equations found in CCR, Title 17, Section 94821 (a).

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

**VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(b).

**4.500 FIRE PLACES**  
 4.500.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

**4.504 POLLUTANT CONTROL**  
 4.504.1 COVERS OF COLD DRAINWELLS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. 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, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

**4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

**4.504.3 Adhesives, Sealants and Caulks.** Adhesive, sealant and caulk 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. Adhesive, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulk shall comply with local or regional air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.3, or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibitions on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and hydrocarbons), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, net packaging, which do not weigh more than 1 pound and do not contain 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 94027.

**4.504.3.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the AIA Architectural Suggested Control Measures, 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 coating 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, 4.32, and 4.37 of the 2017 California Air Resources Board, Suggested Control Measures, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

**4.504.3.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROG in Section 94520(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94520(a)(1) and (b)(1) of California Code of Regulations, Title 17, commencing with Section 94020, 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 4.1, Rule 45.

**4.504.4 Verification.** 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.

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	80
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	90
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	290
ADHESIVE PRIMER FOR PLASTIC	650
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	200
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.  
 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	780
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	650
MARINE DECK	780
OTHER	750

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BARRETT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	90
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY GFO COATINGS	100
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS:	120
MAGNETIC CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	600
MULTICOLOUR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLAC	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFRESH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340
1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS	
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THIS TABLE.	
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.	

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD:	0.13
1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.	
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 0.1".	

**DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)**  
 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Carpeted Interiors" (California Indoor Source Living Environmental Chamber), Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CID/DCDC/DCDC/DCDC/DCDC/Pages/VOC.aspx>

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Carpeted Interiors" (California Indoor Source Living Environmental Chamber), Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CID/DCDC/DCDC/DCDC/DCDC/Pages/VOC.aspx>

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources" (California Indoor Source Living Environmental Chamber), Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CID/DCDC/DCDC/DCDC/DCDC/Pages/VOC.aspx>

4.504.5 COMPOSITE WOOD PRODUCTS. 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 defined in ASHRAE 62.1-2009, European EN 350 standards, and Canadian CSA 0121, CSA 0181, CSA 0183 and CSA 0325 standards.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labels and invoices 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 2999, European EN 350 standards, and Canadian CSA 0121, CSA 0181, CSA 0183 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

**4.505 INTERIOR MOISTURE CONTROL**  
 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by the California Residential Code, Chapter 19, or otherwise required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete tie design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-09.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 0113.1 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 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 waxy wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Waxed insulation products shall follow the manufacturer's drying recommendations prior to enclosure.

**4.506 INDOOR AIR QUALITY AND EXHAUST**  
 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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 less than or equal to 50% to a maximum of 80%. 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).
- Note:
1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or lavatory combination.
  2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

**4.507 ENVIRONMENTAL COMFORT**  
 4.507.1 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment installed using the following:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual - 2011 (Residential Load Calculation), ASHRAE handbook or other equivalent design software or methods.
  2. Duct systems are sized according to ANSI/ACCA 1 Manual - 2014 (Residential Duct Systems), ASHRAE handbook or other equivalent design software or methods.
  3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.
- Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

### CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

**702 QUALIFICATIONS**  
 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor trained to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship program.
2. Public utility training program.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence in the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
  2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
  3. Successful completion of a third party apprentice training program in the appropriate trades.
- Note:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
  2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence in the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be directly related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

### 703 VERIFICATIONS

**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.