



LEE RESIDENCE

523 FLANNERY STREET, SANTA CLARA, CA 95051

PROJECT TEAM	PROJECT DATA	DRAWING INDEX	CITY STAMPS
<p>PROPERTY OWNER:</p> <p>HYOUNG LEE 523 FLANNERY STREET, SANTA CLARA, CA 95051 TEL: (408) 244-1110 EMAIL: tyhyoung@gmail.com</p> <p>ARCHITECT:</p> <p>BYOUNG CHOI 3375 ARLING STREET, PALO ALTO, CA 94306 TEL: (650) 847-6037 EMAIL: cchoi@bchoi100@gmail.com</p> <p>STRUCTURE</p> <p>BO ZHANG, BEAMABLE ENGINEERING INC. 201 H STERNING CREEK BLVD., SUITE 278 CUPERTINO, CA 95014 TEL: (408) 762-2777 EMAIL: bob@beamable.com</p>	<p>ASSESSOR'S PARCEL NUMBER: <u>292-15-005</u></p> <p>ZONING DISTRICT: <u>R1-SL</u></p> <p>SITE AREA: <u>7,590</u> SQ. FT.</p> <p>FIRE SPRINKLER: <u>FULLY FIRE SPRINKLER SYSTEM</u></p> <p>YEAR BUILT: <u>1993</u></p> <p>EXISTING TO BE DEMOLISHED:</p> <p>LIVING SPACE: <u>1,749</u> SQ. FT.</p> <p>GARAGE: <u>432</u> SQ. FT.</p> <p>TOTAL EXISTING AREA: <u>2,181</u> SQ. FT.</p> <p>(E) PORCH: <u>187</u> SQ. FT.</p> <p>(E) LOT COVERAGE: <u>2,368 (31.20 %)</u> SQ. FT.</p> <p>PROPOSED:</p> <p>(N) NEW LIVING SPACE: <u>2,528</u> SQ. FT.</p> <p>(N) NEW TWO- CAR GARAGE: <u>437</u> SQ. FT.</p> <p>TOTAL PROPOSED FLOOR AREA: <u>2,965</u> SQ. FT.</p> <p>(N) PORCH: <u>68</u> SQ. FT.</p> <p>(N) LOT COVERAGE: <u>3,033 (39.96 %)</u> SQ. FT.</p> <p>MAX. LOT COVERAGE: <u>3,036 (40.00 %)</u> SQ. FT.</p> <p>TOTAL EXISTING BED AND BATHROOM: <u>4 BEDS 2.4 BATH</u></p> <p>TOTAL NEW BED AND BATHROOM: <u>4 BEDS 3.4 BATH</u></p> <p>BUILDING HEIGHT: <u>17'-3 3/4"</u></p> <p>BUILDING SET BACK:</p> <p>FRONT YARD: <u>20 FT</u></p> <p>SIDE YARD (INTERIOR): <u>5 FT</u></p> <p>REAR YARD: <u>20 FT</u></p> <p>TYPE OF CONSTRUCTION:</p> <p>OCCUPANCY: <u>V-B</u></p> <p>C.B.C: <u>2022</u></p> <p>C.R.C: <u>2022</u></p> <p>C.M.D: <u>2022</u></p> <p>C.P.D: <u>2022</u></p> <p>C.E.C: <u>2022</u></p> <p>C.F.C: <u>2022</u></p> <p>CALIFORNIA ENERGY CODE: <u>2022</u></p> <p>CAL. GREEN CODE: <u>2022</u></p> <p>SANTA CLARA MUNICIPAL CODE: <u>2022</u></p>	<p>G-0 COVER SHEET, PROJECT DATA, DRAWING INDEX</p> <p>A-0 EXISTING AND PROPOSED SITE PLANS</p> <p>A-1 EXISTING GRADE, FLOOR PLAN & AREA CALCULATION</p> <p>A-2 PROPOSED FLOOR PLAN AND NOTES</p> <p>A-3 PROPOSED ROOF PLAN</p> <p>A-4 PROPOSED ELECTRICAL PLAN</p> <p>A-5 PROPOSED ELEVATIONS</p> <p>A-6 PROPOSED ELEVATIONS</p> <p>A-7 PROPOSED SECTIONS</p>	
SCOPE OF WORK	<p>* THIS PROJECT IS 3,033 SF NEW ONE-STORY SINGLE FAMILY HOUSE WITH DEMOLISHING EXISTING ONE STORY HOUSE WITH NEW LIGHTING, ELECTRICAL & MECHANICAL.</p> <ul style="list-style-type: none">• DEMOLISH (E) HOUSE STRUCTURE• BUILD (N) ONE-STORY SINGLE FAMILY HOUSE• BUILD ATTACHED TWO-CAR GARAGE• (N) 200 AMP ELECTRICAL PANEL(OVERHANG)• RELOCATE GAS METER AND UPGRADE• MODIFY DRIVEWAY AND ENLARGE THE DRIVEWAY CURB CUT• (N) FIRE SPRINKLER SYSTEM WITH BACKFLOW PREVENTER.		
DEFERRED APPROVAL	<p>1. FIRE SPRINKLER SYSTEM: FIRE SPRINKLER TO BE DESIGN & BUILT BY C-16 FIRE PROTECTION CONTRACTOR.</p> <p>2. ROOF PV SYSTEM SHALL BE SUBMITTED UNDER SEPARATE PERMIT.</p>		
SYMBOL & ABBREVIATIONS	VICINITY MAP		
<p>B SECTION</p> <p>A5 SHEET NUMBER</p> <p>B DETAIL</p> <p>A5 SHEET NUMBER</p> <p>E COLUMN GRID</p> <p>E EXISTING DOOR</p> <p>NO DOOR NUMBER</p> <p>ALT DOOR SCHEDULE</p> <p>B INTERIOR ELEVATIONS</p> <p>A5 DOOR TYPE</p> <p>(E) EXISTING</p> <p>(R) REVISED</p> <p>(N) NEW</p> <p>A.F.F. ABOVE FINISH FLOOR</p> <p>BD. BOARD</p> <p>BLDG. BUILDING</p> <p>BTW. BETWEEN</p> <p>CALC. CALCULATION</p> <p>C.L.G. CEILING</p> <p>CAB. CABINET</p> <p>C.O. CLEAN OUT</p> <p>CONC. CONCRETE</p> <p>DR. DOOR</p> <p>D.S DOWN SPOUT</p> <p>ELECT. ELECTRICAL</p> <p>F.P FIRE PLACE</p> <p>F.S FIRE SPRINKLER</p> <p>GYP. GYPSUM</p> <p>H. HEIGHT</p> <p>INT. INTERIOR</p> <p>INS. INSULATION</p> <p>MED. MEDICAL</p> <p>NTS NOT TO SCALE</p> <p>REF. REFRIGERATOR</p> <p>SL. SLIDING</p> <p>SH SINGLE HUNG</p> <p>S.S SANITARY SEWER</p> <p>S.S.D. SEE STRUCT. DWG</p> <p>TEMP. TEMPERED</p> <p>TYP. TYPICAL</p> <p>WD. WOOD</p> <p>W. WITH</p> <p>WIN. WINDOW</p>			

PROJECT

LEE RESIDENCE

523 FLANNERY STREET
SANTA CLARA, CA 95051

DRAWING TITLE

TITLE SHEET & PROJECT DATA

REVISIONS

DATE

DRAWN: EC

CHE NO.

JOB NO. 1112254

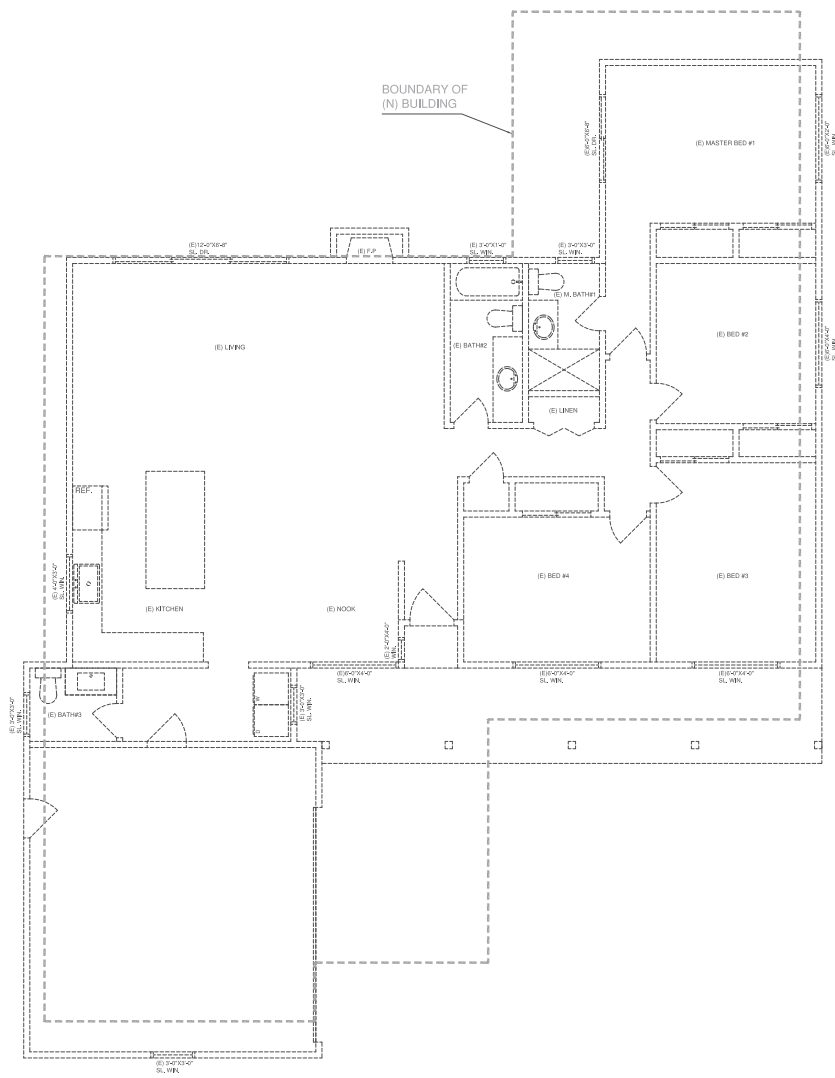
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SITE NOTES	NTS	3
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LEGEND

— EXISTING WALLS, WINDOWS, DOORS
TO REMAIN & REPAIR AS REQUIRED

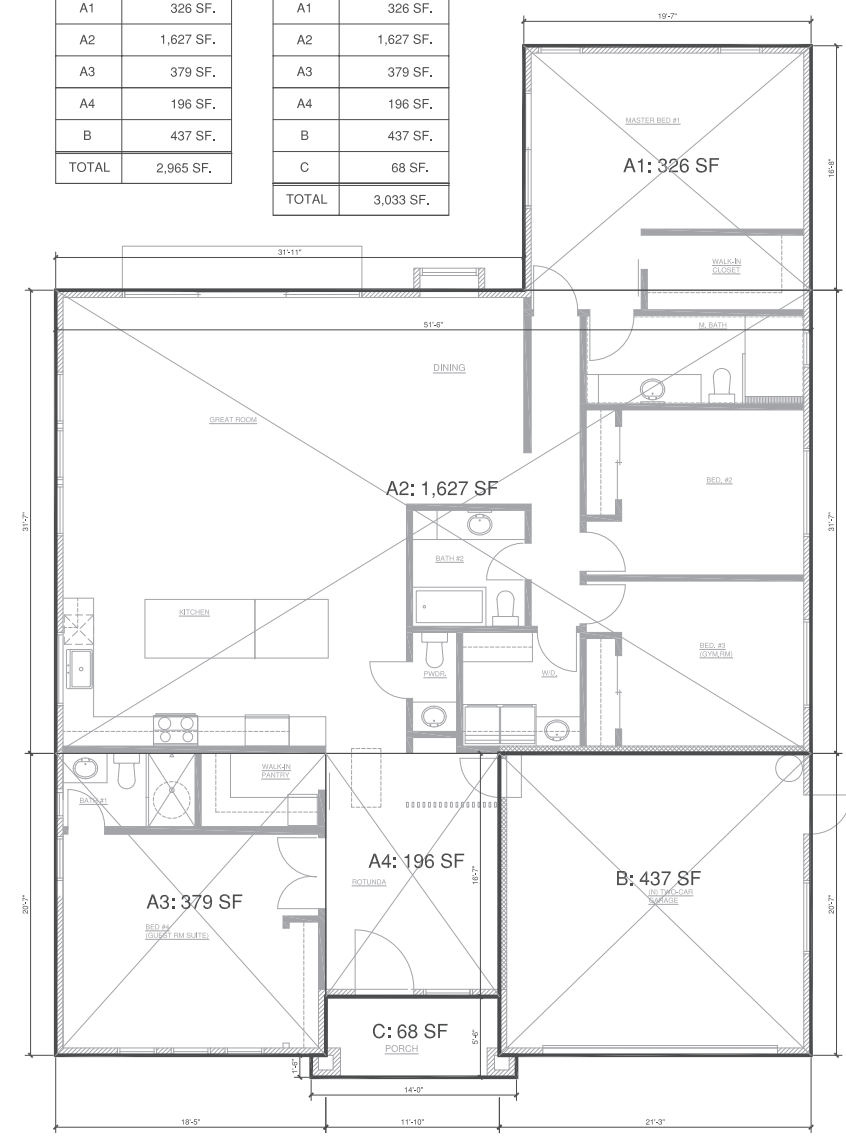
- - - EXISTING WALLS, FIXTURES, WINDOWS
& DOORS TO BE DEMOLISHED

FLOOR AREA (F.A.)

A1	326 SF.
A2	1,627 SF.
A3	379 SF.
A4	196 SF.
B	437 SF.
TOTAL	2,965 SF.

LOT COVERAGE

A1	326 SF.
A2	1,627 SF.
A3	379 SF.
A4	196 SF.
B	437 SF.
C	68 SF.
TOTAL	3,033 SF.



DEMOLITION PLAN



PROJECT

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DRAWING TITLE

DEMOLITION PLAN

REVISIONS

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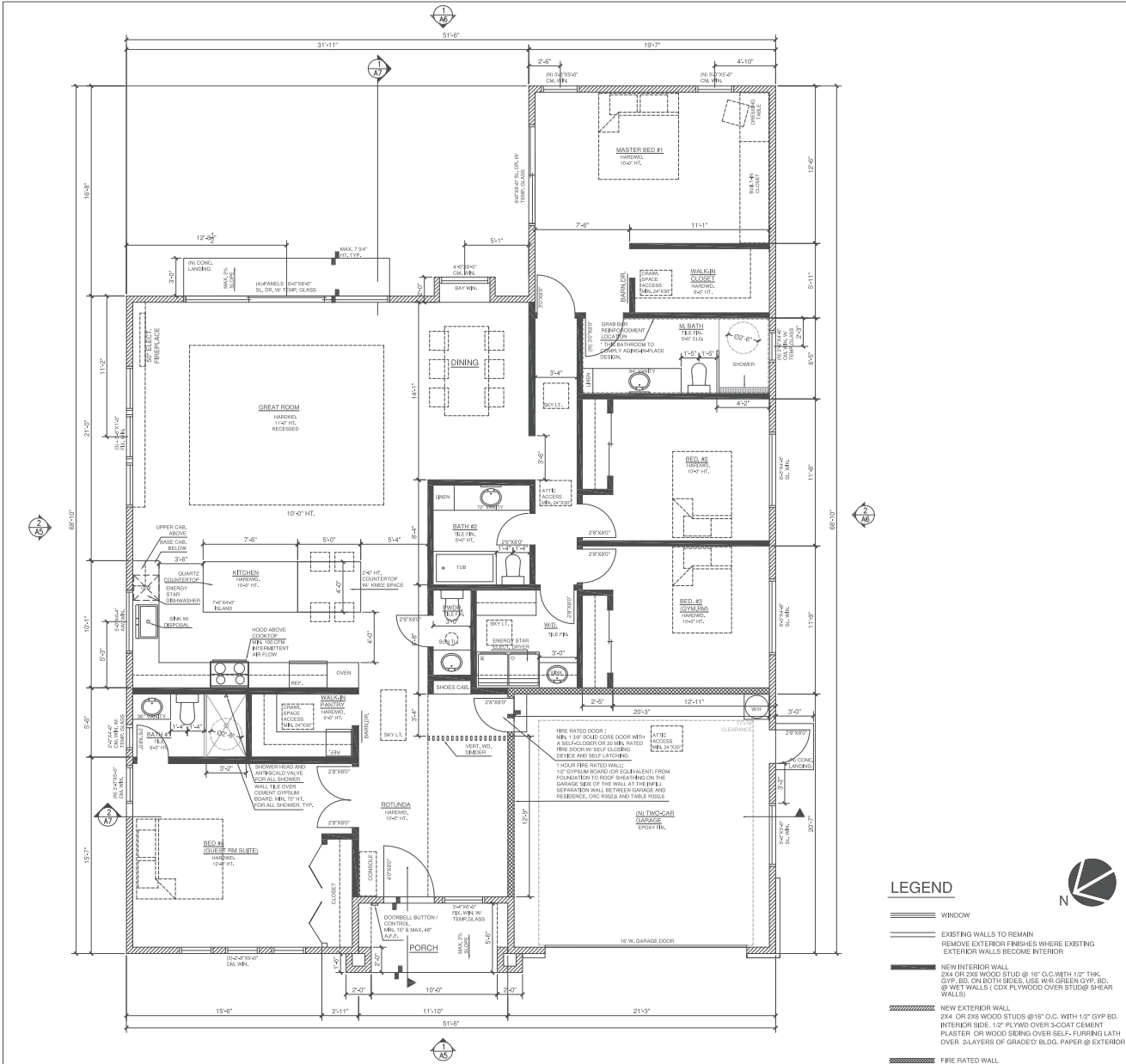
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CHE. NO.

JOB NO. 1112224

SCALE: AS SHOWN

SHEET NO.



LEGEND

WINDOW

EXISTING WALLS TO REMAIN
REMOVE EXTERIOR FINISHES WHERE EXISTING
EXTERIOR WALLS BECOME INTERIOR

NEW INTERIOR WALL
2X4 OR 2X6 WOOD STUD @ 16" O.C. WITH 1/2" THK.
GYP. BD. ON BOTH SIDES, USE W/6 GREEN GYP. BD.
@ RET WALLS (CDX PLYWOOD OVER STUDS @ SHEAR
WALLS)

NEW EXTERIOR WALL
2X4 OR 2X6 WOOD STUDS @ 16" O.C. WITH 1/2" GYP. BD.
INTERIOR SIDE, 1/2" PLYWOOD OVER 3-COAT CEMENT
PLASTER OR WOOD SIDING OVER SELF-FINISHING LATH
OVER 3-LAYERS OF GRADED BLDG. PAPER @ EXTERIOR

FIRE RATED WALL

* All escape or rescue windows shall have a minimum net clear operable area of 5.7 square feet. The minimum net clear operable height dimension shall be 24". The minimum net clear operable width dimension shall be 20". When windows are provided as a means of escape or rescue, the bottom of the clear opening shall not be greater than 44 inches measure from the floor.(R310.1)

CAL GREEN CODE NOTES:

- USE LOW-VOC INTERIOR WALL/CEILING PAINTS (≤50 GRAMS PER LETTER(GPL) VOCs REGARDLESS OF SHEEN, C0850.4.504.2.2
- UNDER THE PRESCRIPTIVE USE A MAXIMUM FLOW RATE AS FOLLOWS PER TABLE 4.303.1:

SHOWERHEADS	<1.8 GALLON PER MINUTE(GPM) @ 80 PSI
LAVATORY FAUCET	<1.2 GPM @ 60 PSI
KITCHEN AND UTILITY FAUCETS	<1.8 GPM
WATER CLOSET	<1.28 GALLON PER FLUSH
- PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED PER THE CALIFORNIA PLUMBING CODE.
- RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).
- RODENT PROOFING JOINTS AND OPENINGS PROTECTED WITH APPROPRIATE METHOD AGAINST THE PASSAGE OF RODENTS.
- RECYCLE AND / OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.
- SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN.
- OPERATION AND MAINTENANCE MANUAL SHALL BE AVAILABLE AT THE TIME OF FINAL INSPECTION PER C0850 SECTION 4.410.
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- FINISH MATERIAL POLLUTANT CONTROL ADHESIVES, SEALANTS & CAULKS SHALL COMPLY W/ VOC LIMIT (TABLE 4.504.1 & 4.504.2)
- FINISH MATERIAL POLLUTANT CONTROL, PAINTS AND COATINGS SHALL COMPLY WITH VOC (TABLE 4.504.3)
- FINISH MATERIAL POLLUTANT CONTROL, AEROSOL PAINTS AND COATINGS SHALL COMPLY WITH MFR LIMITS FOR VOC & COV.
- VERIFICATION OF COMPLIANCE DOCUMENTATION PER CALGREEN SEC. 4.304.2.4
- FINISH MATERIAL POLLUTANT CONTROL, COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH FORMALDEHYDE LIMITS REQUIREMENTS, TABLE 4.504.5 & VERIFICATION.
- HEATING AND AIR-CONDITIONING SYSTEM DESIGN SHALL BE SEED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED.
- INSTALLER TRAINING HVAC INSTALLERS TRAINED AND CERTIFIED.
- SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
- VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLAN, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.
- A PLAN IS DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.
- CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.
- ADHESIVES, SEALANTS AND CAULKS, ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
- PAINTS AND COATINGS, PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- AEROSOL PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MFR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
- VERIFICATION, DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
- 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 AIA'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 9320 ET SEQ.)

BATHROOM NOTES:

- PROVIDE W/6 GREEN GYP. BD. @ AROUND SHOWER AND TUBS.
- ALL ESCAPE WINDOWS TO COMPLY 2022 CALIFORNIA RESIDENTIAL CODE, SECTION R310.
- ALL SHOWER OR TUB GLASS DOOR SHALL BE TEMPERED GLASS.
- SHOWER AND TUB/SHOWER WALLS TO BE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS-MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET, CFC R307 AND R302.3.8.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (IE, DRYERS, BATH AND UTILITY FANS, ETC.) MUST BE 3 FEET WAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS, CFC 902.2
- WATER CLOSETS TO BE A MAXIMUM 3.8 GALLONS PER FLUSH, CFC 402.2.
- SHOWER AND TUB/SHOWER COMBINATIONS SHALL HAVE REMOVAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE, CFC 410.5.

ARCH. NOTES:

- TYPICAL ALL PLUMBING WALLS, BEARING WALLS AND WALL EXCEED 10'-0" HIGH SHALL BE 2X6 @ #2 STUDS @ 16" O.C.
- ALL PLUMBING WALLS TO BE 2X6 @ 16" O.C.
- ALL WALLS TO BE SMOOTH FINISH
- CONTRACTOR TO INCLUDE ALL FINISH AND COLOR SPECIFICATIONS BY OWNER AND INTERIOR DESIGNER.
- CONTRACTOR TO INCLUDE INSULATION OF CLOSET ORGANIZER, (SELECTED BY OWNER)
- CONTRACTOR TO VERIFY ALL OWNER'S APPLIANCE MANUAL SPEC. PRIOR TO CONSTRUCTION.
- DESIGN BUILT CABINET TO FIT
- CONTRACTOR TO VERIFY W/ OWNER'S INTERIOR DESIGNER FOR MATERIAL SELECTION AND COLOR PRIOR TO FINAL PRICING AND CONSTRUCTION.
- ALL INTERIOR, DOOR, WINDOW SIDE, HEAD AND SILL TO BE WOOD MOLDED.
- ADD 3/8" CDX PLYWOOD THROUGH-OUT @ OUTSIDE FACE OF WALL
- BUILDING ADDRESS TO COMPLY WITH SECTION R319 C.R.C. 2016
- REQUIRED FIRE BLOCKING TO BE INSTALLED IN LOCATIONS PER R302.11 C.R.C. 2022



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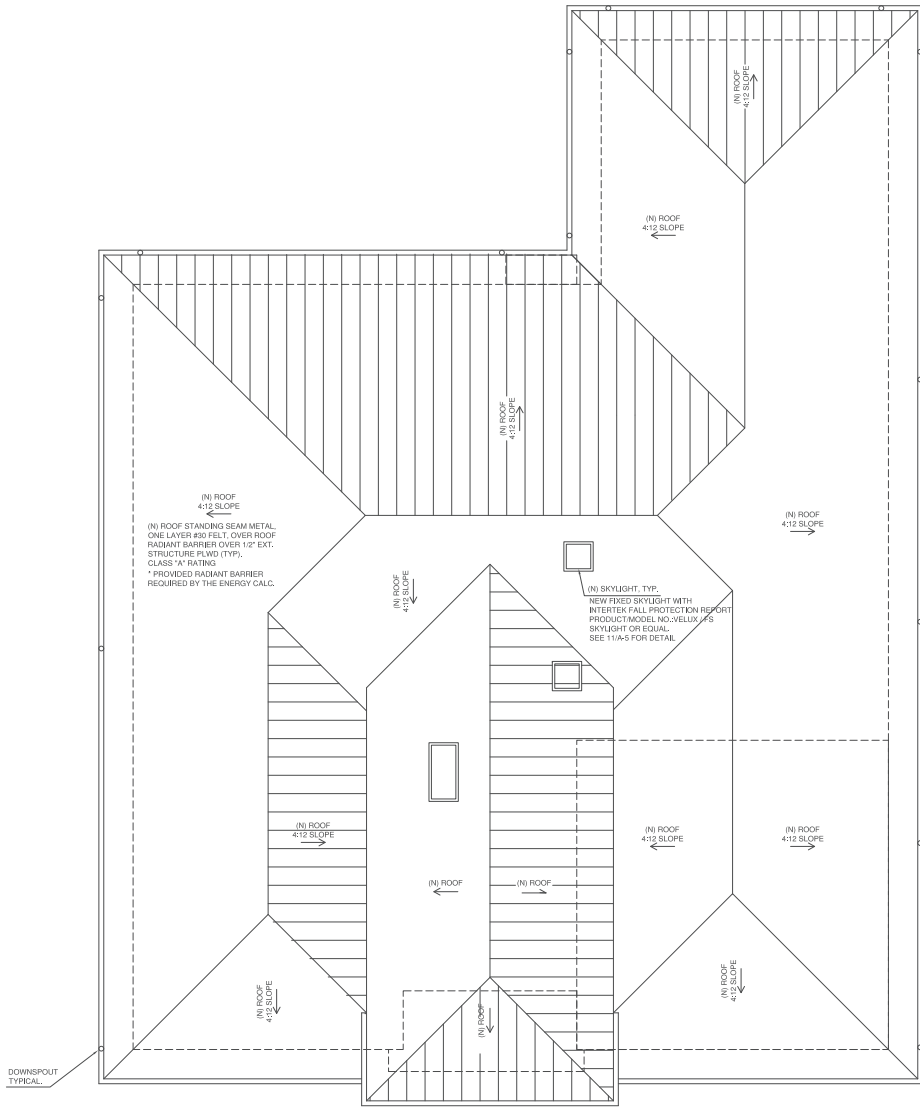
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PROPOSED FLOOR PLAN

REVISIONS

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SCALE: AS SHOWN
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NOTES:

1. MAINTAIN VENTS A MIN. 10'-0" AWAY FROM THE OPERABLE SKYLIGHT OR 36" ABOVE THE OPERABLE SKYLIGHTS PER 905.2.CPC.
2. PROVIDE TWO-LAYER OF 15# FELT UNDER ALL ROOFING MATERIALS WHEN THE ROOF SLOPE IS LESS THAN 4:12, OR PER THE ROOFING MANUFACTURER'S INSTALLATION REQUIREMENTS.
3. INSTALL SPLASH BLOCKS AT ALL DOWNSPOUTS TO ENSURE ROOF WATER IS DIRECTED AWAY FROM THE FOUNDATION, ANY EXISTING DOWNSPOUTS THAT CONNECTED TO DIRECTLY TO STORM DRAIN SYSTEM SHALL BE DISCONNECTED AND DIRECTED TOWARD LANDSCAPED AREAS.



PROPOSED ROOF PLAN

1/4" 1



PROJECT

LEE RESIDENCE

DRAWING TITLE

PROPOSED ROOF PLAN

REVISIONS

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CHE NO.

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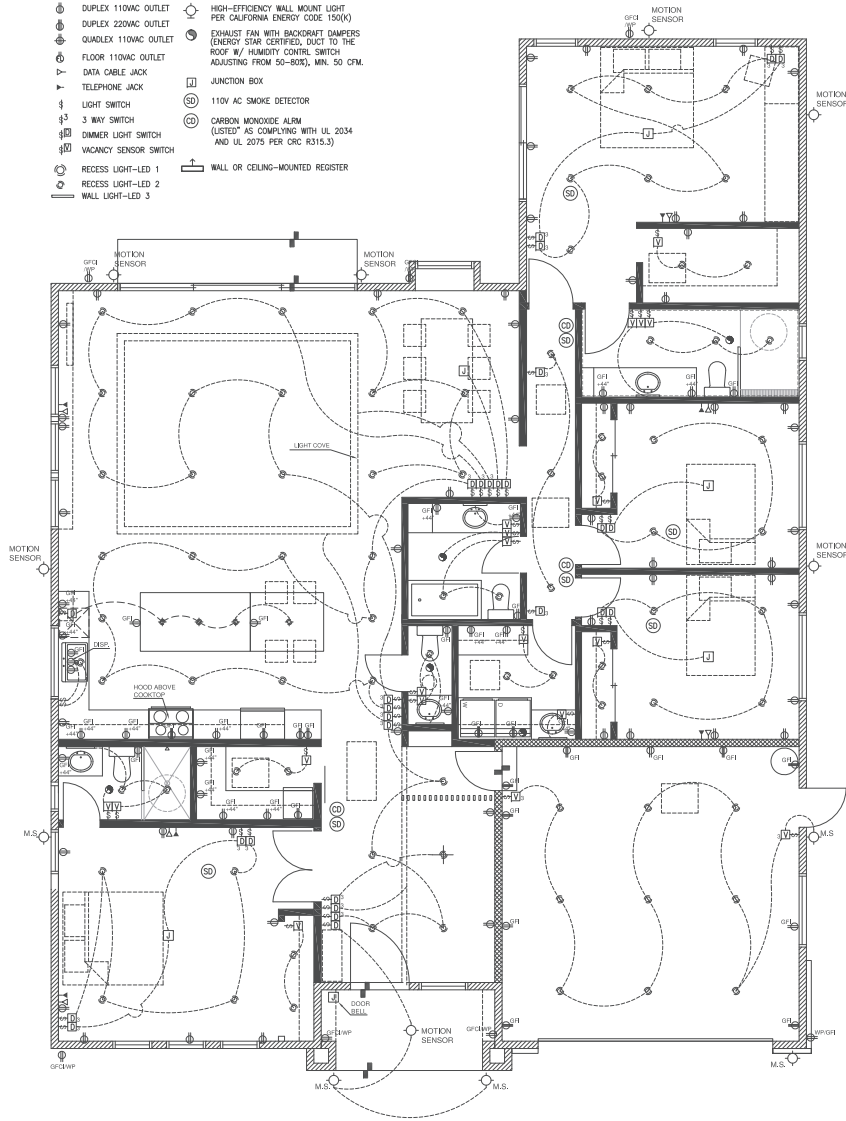
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A-3

ELECTRICAL LEGEND

- Ⓛ DUPLEX 110VAC OUTLET
Ⓛ DUPLEX 220VAC OUTLET
Ⓛ QUADPLEX 110VAC OUTLET
Ⓛ FLOOR 110VAC OUTLET
Ⓛ DATA CABLE JACK
Ⓛ TELEPHONE JACK
Ⓛ LIGHT SWITCH
Ⓛ 3 WAY SWITCH
Ⓛ DIMMER LIGHT SWITCH
Ⓛ VACANCY SENSOR SWITCH
Ⓛ RECESS LIGHT-LED 1
Ⓛ RECESS LIGHT-LED 2
Ⓛ WALL LIGHT-LED 3
Ⓛ HIGH-EFFICIENCY WALL MOUNT LIGHT PER CALIFORNIA ENERGY CODE 150(K)
Ⓛ EXHAUST FAN WITH BACKDRAFT DAMPERS (ENERGY STAR CERTIFIED, DUCT TO THE ROOF W/ HUMIDITY CONTRL SWITCH ADJUSTING FROM 50-80%_{MIN} 50 CFM)
Ⓛ JUNCTION BOX
Ⓛ 110V AC SMOKE DETECTOR
Ⓛ CARBON MONOXIDE ALARM (LISTED* AS COMPLYING WITH UL 2034 AND UL 2075 PER CRC R315.3)
Ⓛ WALL OR CEILING-MOUNTED REGISTER



ELECTRICAL GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL OWNERS APPLIANCE MANUAL SPEC. PRIOR TO CONSTRUCTION. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION PER UEC 303.1
- PROVIDE RECEPTACLE OUTLETS 12 FEET O.C. MAX. AND WITHIN 6 FEET OF THE END OF WALLS AND AT ANY WALL SPACE 2 FT OR MORE IN WIDTH. CEC 310-52(b) (1) AND 210-52(b) (2) (b) AND (c).
- CONTRACTOR TO WIRE ALL ELECTRICAL TO COMPLY CURRENT CODE
- CONTRACTOR TO INCLUDE INSTALL LIGHT FIXTURE PRICE IN ESTIMATE. OWNER SHALL PROVIDE LIGHT FIXTURE.
- FLOOR OUTLETS MAY BE USED AS REQUIRED WALL OUTLETS WHEN LOCATED WITHIN 18" OF THE WALL IN ACCORDANCE WITH NEC SECTION 210-52(b).
- ALL BATHROOM LIGHTS SHALL BE FLUORESCENT LIGHTS.
- ALL 120 VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CALIFORNIA ELECTRICAL CODE ARTICLE 210.13(A), ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION, (A) DWELLING UNITS.
- IN ANY OF THE AREAS SPECIFIED IN 210.13(A) ABOVE, WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED, OR EXTENDED, THE BRANCH-CIRCUIT SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
(1) A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT.
(2) A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH CIRCUIT.
PER CALIFORNIA ELECTRICAL CODE ARTICLE 210.12(B), ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION, (B) BRANCH CIRCUIT EXTENSIONS OR MODIFICATIONS-DWELLING UNITS.
- NEW 120 VOLT, 15- AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11
- AFCI RECEPTACLES ON ALL WALLS TO BE 2 FEET, WITHIN 6 FEET OF DOOR AND MAXIMUM 12 FEET ON CENTER PER CEC ARTICLE 210.12
- ALL LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE SUITABLE FOR DAMP LOCATIONS PER UEC 410-49
- A GROUNDING ELECTRODE SYSTEM SHALL BE PROVIDED PER NEC 250-60
- INTERCONNECT 110V SMOKE DETECTORS, WITH BATTERY BACKUP, WHICH ARE AUDIBLE IN ALL SLEEPING AREAS AT THE FOLLOWING LOCATIONS: (1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS; (3) ABOVE TOPS OF STAIRS; AND (4) AT LEAST ONE AT EVERY LEVEL. CRC R314.3
- PROVIDE AT LEAST ONE 20AMP CIRCUIT TO SERVE BATHROOM OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. CEC ARTICLE 210.12
- OTHER AREAS OF THIS HOME MUST ALSO HAVE HIGH EFFICACY LIGHTING, OR BE PROVIDED WITH A MANUAL TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT WITHIN THE ROOM AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. (CLOSETS LESS THAN 70 SF ARE EXEMPT FROM LIGHTING REQUIREMENT)
- ALL DUCT WORK SHALL USE PRESSURE-SENSITIVE TAPES, MASTICS, AEROSOL SEALANTS OR OTHER CLOSURE SYSTEMS MEETING APPLICABLE UL 181A AND B REQUIREMENTS. DRAWBRANDS USED WITH FLEXIBLE DUCTS SHALL BE EITHER STAINLESS-STEEL, WORK-DRIVEN HOSE CLAMPS OR UL-RESISTANT NYLON DUCT TIES. IN ADDITION, DRAWBRANDS MUST HAVE A MINIMUM TENSILE STRENGTH RATING OF 150 POUNDS AND BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER, PER ENERGY STANDARDS, ARTICLE 1.3
- NO DUCT WORK SHALL BE PLACED BELOW THE BFE.
- ALL UNIQUE LIGHTING TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR
- ALL ABOVE COUNTER RECEPTACLES IN THE KITCHEN SHALL NOT EXCEED 4" ON CENTER AND GFCI PROTECTED
- MAINTAIN REQUIRED WORKING CLEARANCES AT THE AC EXTERIOR ELECTRICAL DISCONNECT.
- THE RECEPTACLE IS GFCI PROTECTED PER ARTICLE 210.8 #10 CEC IN LAUNDRY AREAS.
- THE RECEPTACLE IS GFCI PROTECTED PER ARTICLE 210.8 (D) DISHWASHER LOCATION.
- ALL LIGHTING CONTROLS ARE DIMMER OR VACANCY SENSOR SWITCHES AS SHOWN ON THE PLAN

MECHANICAL NOTES:

- ALL EXHAUST FANS ARE EQUIP WITH BACKDRAFT DAMPERS.

PLUMBING NOTES:

- THE ISLAND SINKS TO COMPLY WITH SECTION 909 CPC.
- INSTALL MINIMUM 80 FIRST HOUR RATING GALLONS PER 2002 CPC TABLE 501.1(1).
- IF THE WATER HEATER IS MOVED DUE TO THE CONSTRUCTION, PROVIDE A NOTE FOR 3" STEEL POST TO PROVIDE VEHICULAR PROTECTION PER SECTION 907.13.1 CPC.
- IF THE WATER HEATER IS MOVED DUE TO THE CONSTRUCTION, ADD A NOTE TO INSTALL WITH TWO SEISMIC STEEL STRAPS, MAINTAIN 4" TO THE CONTROLS PER SECTION 907.2 CPC.
- IF THE WATER HEATER IS MOVED DUE TO THE CONSTRUCTION, ADD A NOTE TO ELEVATE A MINIMUM 18" STAND AFF PER SECTION 907.13 CPC.
- IF THE WATER HEATER IS MOVED DUE TO THE CONSTRUCTION, ADD A NOTE ON THE PLANS FOR THE PRESSURE RELIEF PIPING SERVING THE WATER HEATER TO BE PIPED TO THE EXTERIOR OF THE BUILDING PER SECTIONS 504.6 & 609.5 CPC. THE TERMINATION OF SUCH PIPE SHALL BE AT A MINIMUM 6" AFF AND MAXIMUM OF 24" AFF

ELECTRICAL LEGEND

- Ⓛ DUPLEX 110VAC OUTLET
Ⓛ DUPLEX 220VAC OUTLET
Ⓛ DATA CABLE JACK
Ⓛ TELEPHONE JACK
Ⓛ LIGHT SWITCH
Ⓛ 3 WAY SWITCH
Ⓛ DIMMER LIGHT SWITCH
Ⓛ VACANCY SENSOR
Ⓛ RECESS LIGHT-LED 1
Ⓛ RECESS LIGHT-LED 2 (WATER PROOF)
Ⓛ WALL LIGHT-LED 3
Ⓛ HIGH-EFFICIENCY WALL MOUNT LIGHT PER CALIFORNIA ENERGY CODE 150(K)
Ⓛ HIGH-EFFICIENCY CEILING MOUNT LIGHT PER CALIFORNIA ENERGY CODE 150(K)
Ⓛ EXHAUST FAN WITH BACKDRAFT DAMPERS (ENERGY STAR CERTIFIED, DUCT TO THE ROOF W/ HUMIDITY CONTRL SWITCH ADJUSTING FROM 50-80%_{MIN} 50 CFM)
Ⓛ JUNCTION BOX
Ⓛ 110V AC SMOKE DETECTOR
Ⓛ CARBON MONOXIDE ALARM (LISTED* AS COMPLYING WITH UL 2034 AND UL 2075 PER CRC R315.3)
Ⓛ WALL OR CEILING-MOUNTED REGISTER



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DRAWING TITLE

PROPOSED ELECTRICAL PLAN

REVISIONS

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3	
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5	

DATE

BY

CHK NO.

JOB NO.

SCALE

SHEET NO.



EXTERIOR FINISH MATERIAL

ROOFING:
STANDING SEAM METAL ROOFING
MANUFACTURER: TAYLOR METAL PRODUCT
PRODUCT: STREAMLINE-STANDING SEAM
COLOR: CHARCOAL GREY
SOLAR REFLECTIVE INDEX (SRI): 25



WINDOW AND PATIO DOOR:
MANUFACTURER: MILGARD
PRODUCT: V100 TRINISC SERIES
COLOR: BLACK EXTERIOR FRAME



ENTRY DOOR:
MANUFACTURER: THERMATRU
PRODUCT: T1 FIBERGLASS EXT. SINGLE DOOR
COLOR: EBONY COLOR



DECORATIVE SIDING:
MANUFACTURER: NEW TECH WOOD SIDING
PRODUCT: BRAZILIAN IPE (PI)
COLOR: NORWEGIAN BROWN



GARAGE DOOR:
MANUFACTURER: CLOPAY OVERHEAD DOOR
PRODUCT: MODERN STEEL
COLOR: LUSTRIA FINISH/BLACK



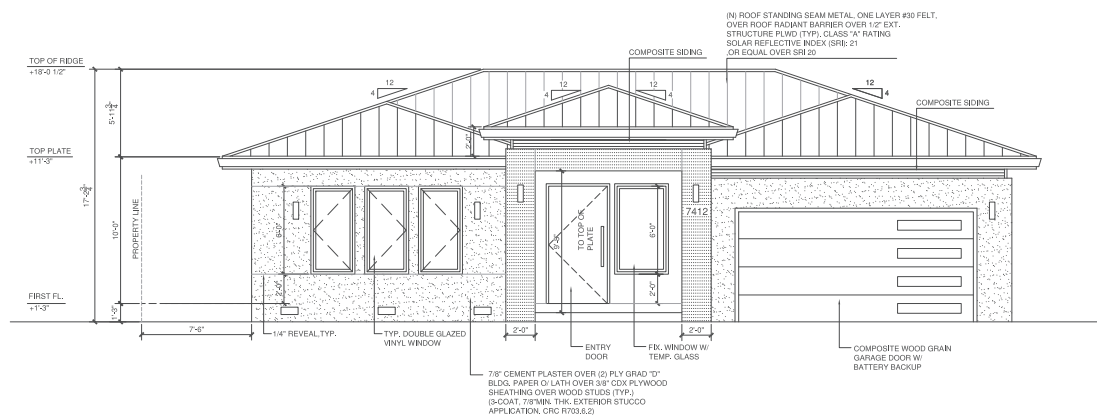
EXTERIOR WALL PAINT:
MANUFACTURER: SHERWIN-WILLIAMS
PRODUCT: SW 7570
COLOR: EGRET WHITE



OUTDOOR LIGHTING:
MANUFACTURER: WATERTON
PRODUCT: ALUMINUM LED WALL LIGHT
COLOR: BLACK

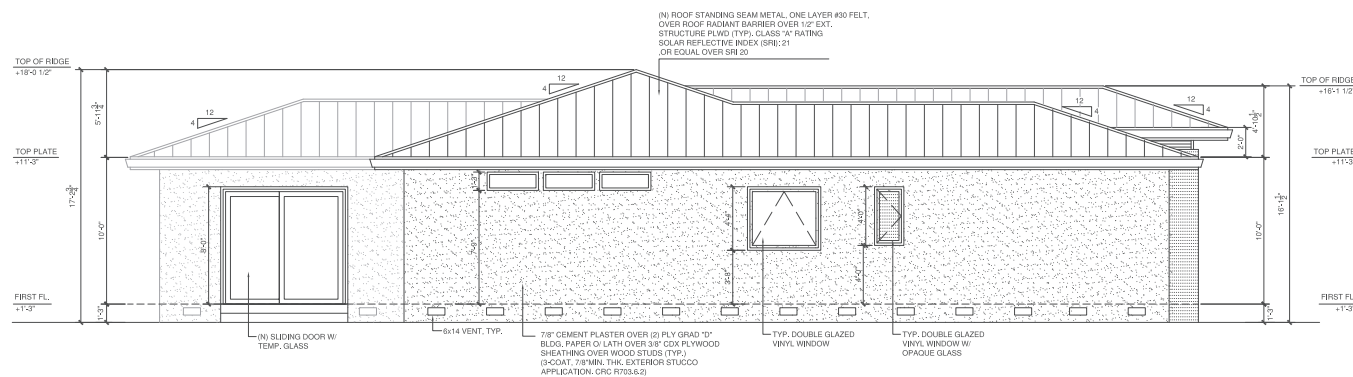


DRIVEWAY:
MANUFACTURER: MEGARD
PRODUCT: MELVILLE PLANK PAVER



PROPOSED FRONT ELEVATION (NORTHWEST)

1/4" 1



PROPOSED SIDE ELEVATION (NORTHEAST)

1/4" 2

LEE RESIDENCE

522 FLANNERY STREET
SANTA CLARA, CA 95051

DRAWING TITLE

PROPOSED ELEVATIONS

REVISIONS



DATE

DRAWN

CHE NO.

JOB NO.

SCALE

SHEET NO.

A-5



PROJECT

LEE RESIDENCE

523 FLANNERY STREET
SANTA CLARA, CA 95051

DRAWING TITLE

PROPOSED ELEVATIONS

REVISIONS

△	
△	
△	
△	
△	

DATE

DRAWN: EC

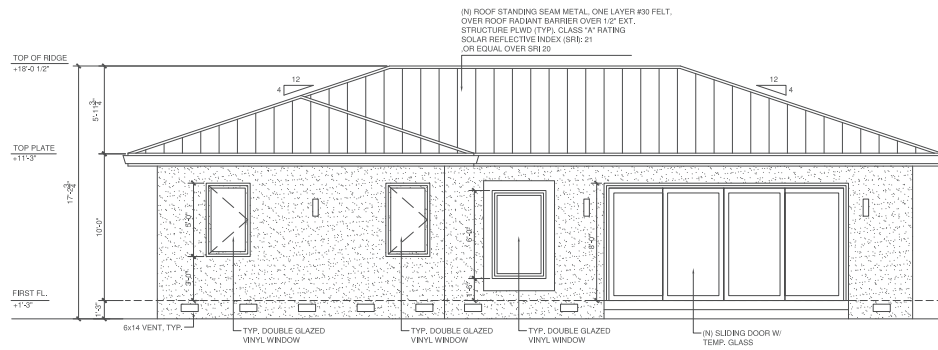
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JOB NO. 1112224

SCALE: AS SHOWN

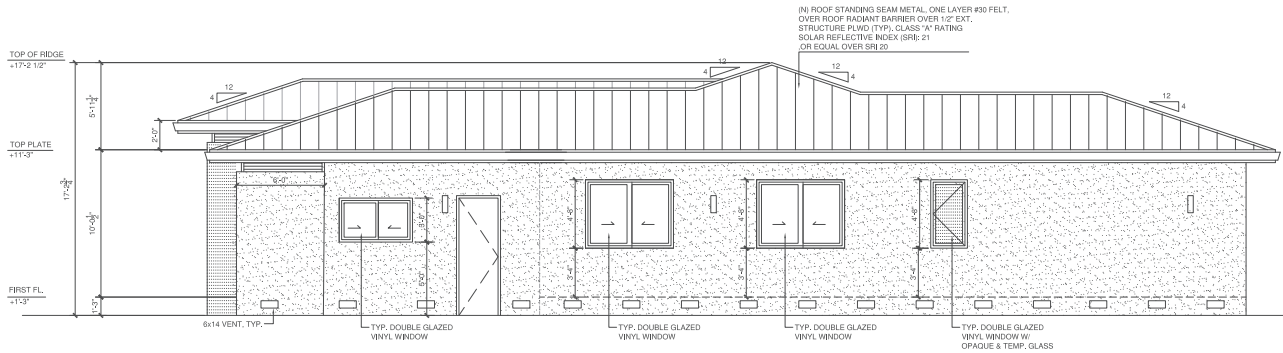
SHEET NO.

A-6



PROPOSED REAR ELEVATION (SOUTEAST)

1/4" 1



PROPOSED SIDE ELEVATION (SOUTHWEST)

1/4" 2



PROJECT

LEE RESIDENCE

523 FLANNERY STREET
SANTA CLARA, CA 95051

DRAWING TITLE

PROPOSED SECTIONS

REVISIONS

△	
△	
△	
△	
△	

DATE

DRAWN

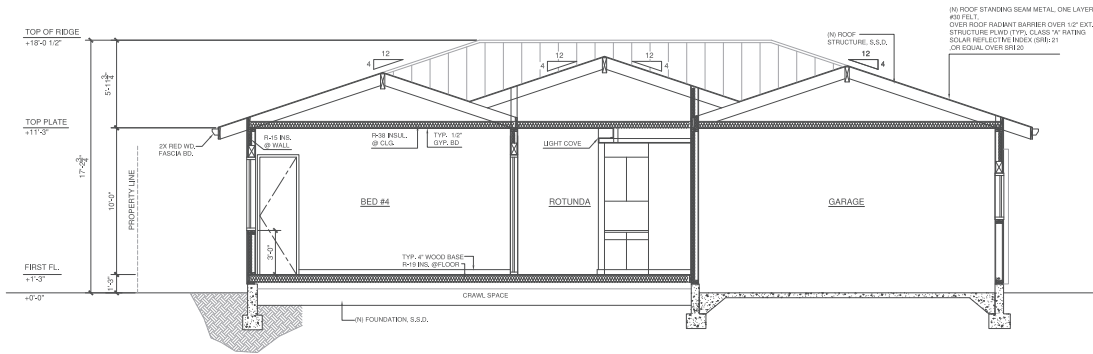
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JOB NO.

SCALE

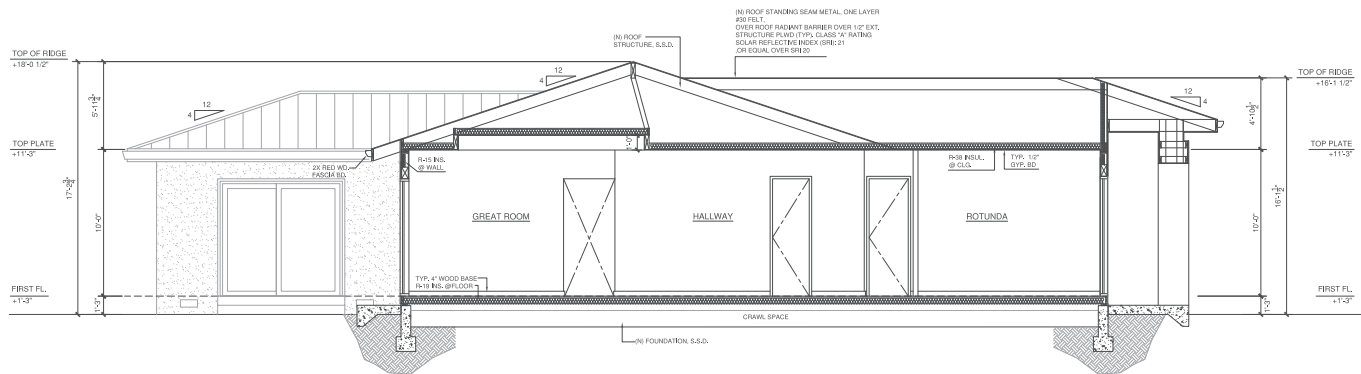
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A-7



PROPOSED SECTION

1/4" 1



PROPOSED SECTION

1/4" 2