

# LINCOLN ST., RESIDENCE

SANTA CLARA, CA 95050

## VICINITY MAP:



## PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 269-12-041  
PROJECT TYPE: ADDITION AND REMODEL  
PROJECT LOCATION: 1176 LINCOLN ST., SANTA CLARA, CA 95050  
ZONING: RESIDENTIAL R3-36D  
OCCUPANCY GROUP: R-3U  
CONSTRUCTION TYPE: V-B  
NUMBER OF FLOORS: 1  
FIRE PROTECTION: NO FIRE SPRINKLER  
BEDROOM: 3 TOTAL  
BATHROOM: 2 FULL BATH  
GARAGE: DETACHED  
LOT AREA: 6260 SQ.FT

## CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL 2022 EDITION  
B. CALIFORNIA BUILDING 2022 EDITION  
C. CALIFORNIA GREEN BUILDING 2022 EDITION  
D. CALIFORNIA MECHANICAL 2022 EDITION  
E. CALIFORNIA PLUMBING 2022 EDITION  
F. CALIFORNIA ELECTRICAL 2022 EDITION  
G. CALIFORNIA ENERGY: 2022 EDITION  
H. CALIFORNIA FIRE: 2022 EDITION  
ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS. 2022 EDITION  
I. CITY OF SANTA CLARA MUNICIPAL CODE: 2022 EDITION

## GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.

## PROJECT CONTACT:

OWNER: --  
1176 LINCOLN ST.  
SANTA CLARA, CA 95050  
TEL: --  
DESIGNER: RAMIN ZOHOOOR  
DONE RIGHT HOME REMODELING  
1825 DE LA CRUZ BLVD. #206  
SANTA CLARA, CA 95050  
TEL: (408) 497-5071  
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM  
LIC. 1002689  
STRUCTURAL: JOSE C. FERNANDEZ  
8839 N CEDAR AVE. #27  
FRESNO, CA 93730  
TEL: (408) 650-6500  
EMAIL: JFPLANS@GMAIL.COM  
BUILDER: DONE RIGHT HOME REMODELING  
1825 DE LA CRUZ BLVD. #203  
SANTA CLARA, CA 95050  
(408) 497-5071  
LIC. 1002689  
EMAIL: Donerightremodeling1@gmail.com  
ENERGY: CARSTAIRS ENERGY INC  
2238 BAYVIEW HEIGHTS DR.  
SUITE E  
LOS OSOS, CA 93402  
TEL. (805) 904-9048

## DRAWING INDEX:

ARCHITECTURAL PLAN:  
A-00.01: COVER SHEET  
A-S1: SITE PLAN CONDITIONS  
A-01: FLOOR PLAN CONDITIONS  
A-02: ROOF PLAN CONDITIONS  
A-03: SCHEDULES  
A-04: ARCH NOTES / DETAILS  
A-05: ELECTRICAL PLAN SET  
A-06: EXISTING ELEVATIONS  
A-07: PROPOSED ELEVATIONS  
A-08: CAL GREEN CHECKLIST (SANTA CLARA)  
S1 STRUCTURAL SHEET 1  
S2 STRUCTURAL SHEET 2  
S3 STRUCTURAL SHEET 3  
T24.1 ENERGY REPORT SHEET 1  
T24.2 ENERGY REPORT SHEET 2

## AREA CALCULATION:

EXISTING CONDITION:  
"E" LIVING SPACE: 786 SQF  
"E" GARAGE: 218 SQF  
"E" FRONT PORCH: 79 SQF  
NEW ADDITION  
"N" ADDITION: 286 SQF (HABITABLE)  
PROPOSED CONDITION:  
"N" LIVING SPACE: 1052 SQF  
"E" GARAGE: 218 SQF  
"E" FRONT PORCH: 79 SQF  
LOT AREA: 6260 SQF  
LOT COVERAGE:  
LIVING SPACE + GARAGE + PORCH + COVERED PATIO / LOT AREA  
1052+218+79 / 6260 = 22.0 %

## SCOPE OF WORK:

- REAR AND SIDE ADDITION TO THE EXISTING SINGLE FAMILY HOME.  
- ADDITION TO BE 286 SQ.FT OF HABITABLE SPACE.  
- NEW REAR SIDE MASTER BEDROOM, WALK IN CLOSET, MASTER BATHROOM.  
- NEW LAUNDRY ROOM SPACE WITH STORAGE.  
- KITCHEN REMODEL AT 110 SQ.FT INCLUDING WALL REMOVAL CREATING OPEN CONCEPT KITCHEN WITH NEW ISLAND, APPLIANCES AND LAYOUT.  
- NO CHANGE TO EXISTING FURNACE UNIT.  
- NO CHANGE TO EXISTING GAS METER.  
- EXISTING ELECTRICAL PANEL TO REMAIN AS IS. NO WORK.  
- EXISTING TANK WATER HEATER TO REMAIN AS IS. INSIDE CRAWLSPACE BASEMENT

## PLUMBING NOTES: (IMPORTANT READ)

All existing non-compliant plumbing fixtures in the dwelling unit shall be replaced with water conserving fixtures as listed in the table below. Note the requirements on plans.

Fixture Type	Non-Compliant (Flow rate over)	Conserving Fixtures (Max flow rate)
Kitchen Faucet	2.2 Gal/min	1.8 Gal/min @ 60 psi
Other Faucets	2.2 Gal/min	1.2 Gal/min @ 60 psi
Shower*	2.5 Gal/min	1.8 Gal/min @ 80 psi
Water Closet	1.6 Gal/flush	1.28 Gal/flush

\*Flow rates combined for all showerheads and/or other outlets controlled by a single valve. (CGBS 4.303, California CIV 1101.4)

## PERMIT NOTES:

- Applications for which no permit is issued with 180 days following the date of application shall automatically expire, per CRC R105.3.2.
- Every permit issued shall become invalid unless work authorized is commenced within 180 days or if the work authorized is suspended or abandoned for a period of 180 days. A successful inspection must be obtained within 180 days. A permit may be extended if a written request stating justification for extension and an extension fee is received prior to expiration of the permit and granted by the Building Official. No more than ONE extension may be granted. Permits which have become invalid shall pay a reactivation fee of approximately 50% of the original permit fee amount when the permit has been expired for up to 6 months. When a permit has been expired for a period in excess of 1 year, the reactivation fee shall be approximately 100% of the original permit fee, per CRC R105.5.

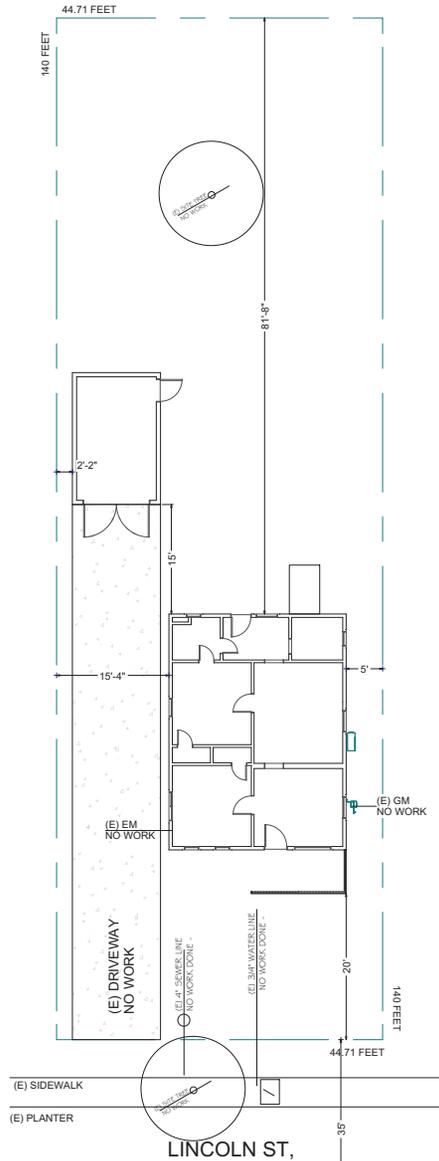
REMODELING FOR: <b>LINCOLN ST, RESIDENCE</b> 1176 LINCOLN ST. SANTA CLARA, CA 95050
REVISION TABLE: △ _____ _____ _____ _____ _____ _____ _____
 <b>DONE RIGHT HOME REMODELING</b> DESIGNER: RAMIN ZOHOOOR DONE RIGHT HOME REMODELING 1825 DE LA CRUZ BLVD. #206 SANTA CLARA, CA 95050 TEL. (408) 497-5071 EMAIL: ZOHOOOR.RAMIN@GMAIL.COM
SHEET TITLE: <b>COVER SHEET</b>
PROJECT ID: _____ DATE: _____ NOV 2023 SCALE: _____ DRAWN BY: DONE RIGHT HOME REMODEL (RZ)
SHEET NUMBER: <b>A-00.01</b>
OWNER'S: _____

**GRADING and DEMO NOTES:**

- CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
- ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- THE CONTRACTOR SHALL REVIEW STD. DETAIL 6.4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- UTILIZE BEST MANAGEMENT PRACTICES (BMPs), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
- ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDER GROUND.
- TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
- ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
- PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
- PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL, WITH EXCEPTION:
- IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
- (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

**TREE PROTECTION NOTES:**

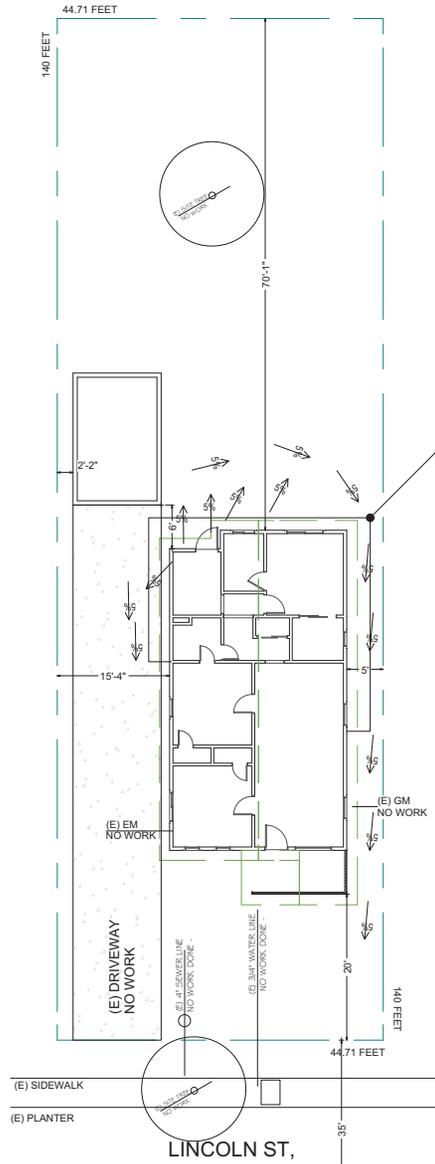
- A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
- ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
- NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
- IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
- TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
- THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN, NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
- FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
- THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
- ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
- NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
- TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.



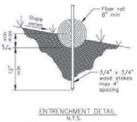
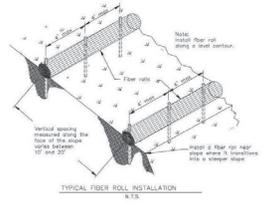
1 EXISTING SITE PLAN CONDITIONS  
SC: 1/8" = 1'-0"



NORTH



2 PROPOSED SITE PLAN CONDITIONS  
SC: 1/8" = 1'-0"



FIBER ROLL AT ADDITION AREA - FOR DRAINAGE

REMODELING FOR:  
**LINCOLN ST, RESIDENCE**  
1176 LINCOLN ST,  
SANTA CLARA, CA 95050

REVISION TABLE

1	

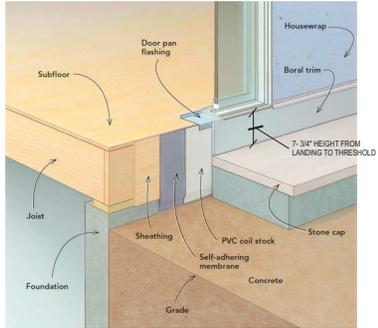
**DONE RIGHT HOME REMODELING**  
DESIGNER:  
RAMIN ZOHOOOR  
DONE RIGHT HOME REMODELING  
1825 DE LA CRUZ BLVD, #206  
SANTA CLARA, CA 95050  
TEL: 408-487-5071  
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

SHEET TITLE:  
**SITE PLAN CONDITIONS**

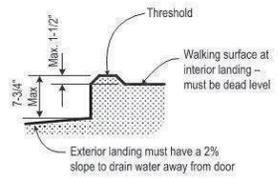
PROJECT ID: \_\_\_\_\_  
DATE: NOV 2023  
SCALE: \_\_\_\_\_  
DRAWN BY: DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:  
**A-S1**

OWNER/SP: \_\_\_\_\_



**TYPICAL AT ALL LANDINGS: (DETAIL D1)**  
 AT EACH LANDING FOR EXTERIOR DOOR: MINIMUM 36 INCH DEEP LANDING AND NOT MORE THAN 7-3/4 INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOOR AND NOT MORE THAN 1 1/2\"/>

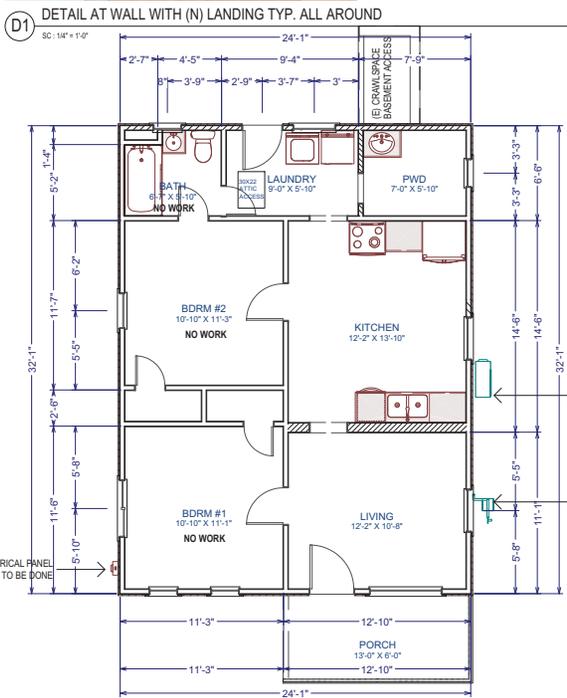


- ALL BATHROOMS TYP. NOTES:**
- \* **SHOWER WITH CURB**
  - 1. PROPOSED SHOWER HEAD AND CONTROL VALVE LOCATION
  - 2. SHOWER DOOR MUST BE SIZED AND OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING. GLASS DOORS MUST BE TEMPERED.
  - 3. SHOWERS AND TUB/SHOWERS ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
  - 4. SHOWER AND TUB/SHOWERS WALLS HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE (E.G. CERAMIC TILE) OVER AN APPROVED MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET.
  - 5. A MINIMUM INTERIOR FLOOR AREA OF 1.034 SQ.FT. INCHES.
  - 6. CAPABLE OF ENCOMPASSING 30-INCH CIRCLE.
  - 7. THE FINISHED FLOOR OF THE RECEPTOR MUST SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/4\"/>
- SHOWER TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE CPC 408.3

**NOTE:**  
 Salvage the existing siding from the rear elevation for reuse in patching the existing

**LEGEND:**

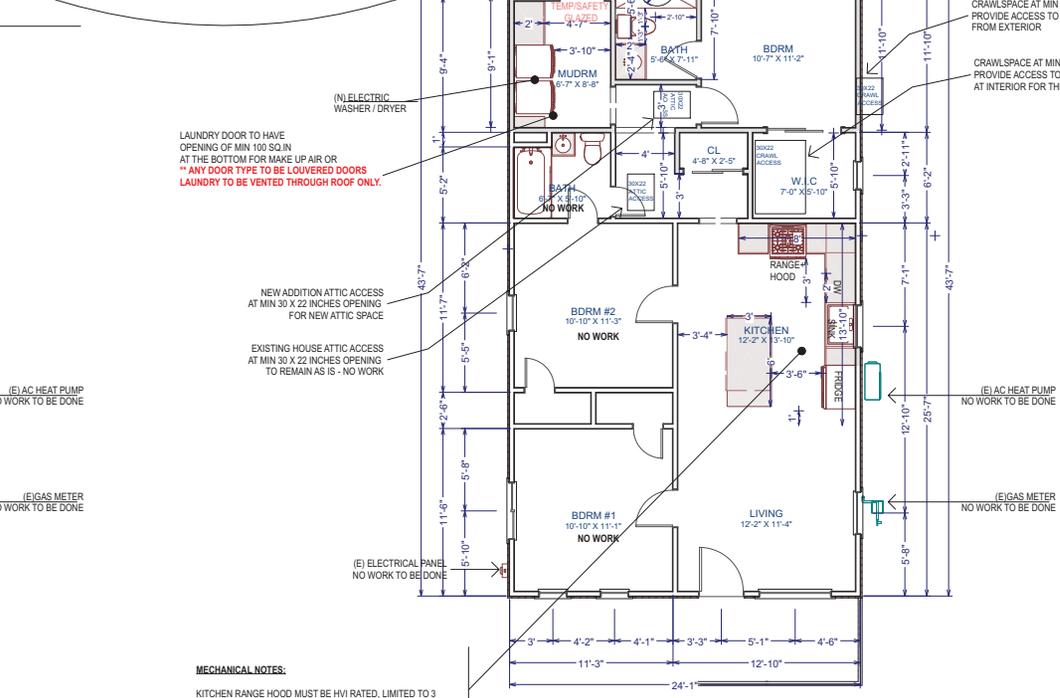
- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION WALL



**HOUSE NUMBER NOTES:**

EXISTING HOUSE NUMBER : APPROVED ADDRESS NUMBER SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)

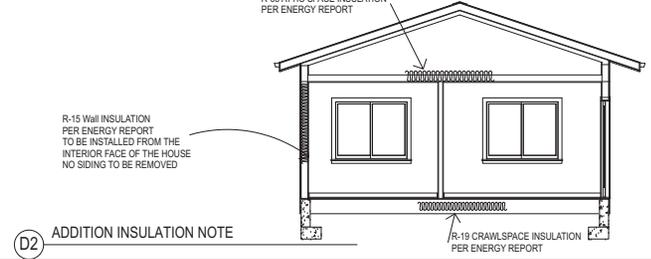
**1 EXISTING FLOOR PLAN - MAIN LEVEL**  
 SC: 1/4" = 1'-0"



LAUNDRY DOOR TO HAVE OPENING OF MIN 100 SQ.IN AT THE BOTTOM FOR MAKE UP AIR OR ANY DOOR TYPE TO BE LOUVERED DOORS LAUNDRY TO BE VENTED THROUGH ROOF ONLY.

- MECHANICAL NOTES:**
- KITCHEN RANGE HOOD MUST BE HVJ RATED, LIMITED TO 3 SONE, AND WITH A MINIMUM AIRFLOW AS SPECIFIED IN ASHRAE 62.2 PER ROOM 4.6.4.7, VENTED RANGE HOODS INCLUDING PER TABLE 150.0-G DWELLING UNIT WITH FLOOR AREA OF GREATER THAN 1500 AND HOOD OVER NATURAL GAS RANGE WITH 180 CFM OR 70% CE REQUIRED.
  - KITCHEN HOOD:** PER TABLE 150.0-G DWELLING UNIT WITH FLOOR AREA OF GREATER THAN 1500 AND HOOD OVER NATURAL GAS RANGE WITH 180 CFM OR 70% CE REQUIRED.
  - VENT 3 FT AWAY FROM ANY OPENINGS

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



**D2 ADDITION INSULATION NOTE**

**REMODELING FOR:**  
**LINCOLN ST, RESIDENCE**  
 1176 LINCOLN ST,  
 SANTA CLARA, CA 95050

**REVISION TABLE:**

NO.	DESCRIPTION

**DONE RIGHT HOME REMODELING**

DESIGNER:  
 RAMIN ZOHOOOR  
 DONE RIGHT HOME REMODELING  
 1825 DE LA CRUZ BLVD, #206  
 SANTA CLARA, CA 95050  
 TEL: 408-497-5071  
 EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

**EXISTING FLOOR PLAN CONDITIONS**

PROJECT ID: NOV 2023  
 DATE: NOV 2023  
 SCALE: DRAWN BY: DONE RIGHT HOME REMODEL (RZ)  
 SHEET NUMBER: **A-01**  
 OWNER: SP

Eave vents shall not be located underside of roof eave is required to be fire resistance rated.

**NEW AREA CALCULATION**  
**ATTIC VENTILATION**  
 NEW LIVING SPACE : 266 SQ.FT (HABITABLE SPACE)  
 $266 * 1/150 = 1.77 * 144 = 255$  SQ.IN REQUIRED  
 (1) ROUND GABLE END VENT (19"Wx19"H) - FREE NET AREA = 283  
 Model # GVPRO14X1401FUN

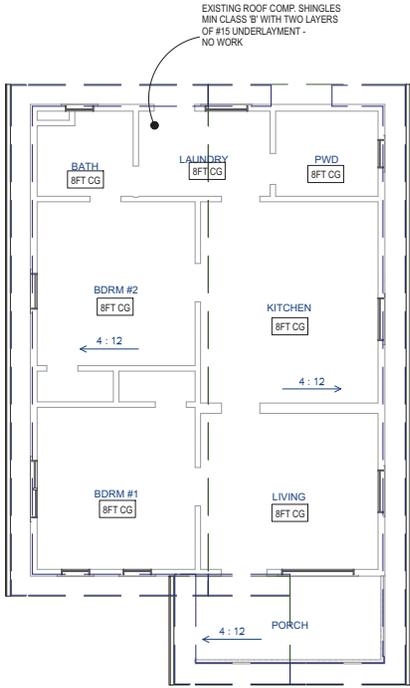
VENT MODEL : GAF MASTER FLOW (MODEL#SSB960AWFBL)

**CRAWLSPACE VENTILATION**  
 NEW LIVING SPACE : 266 SQ.FT (HABITABLE SPACE)  
 $266 * 1/150 = 1.77 * 144 = 255$  SQ.IN REQUIRED  
 FLOOR VENTS : 6X16 = 51 SQ.IN NET FREE VENT \* (6) =306 SQ.IN OK

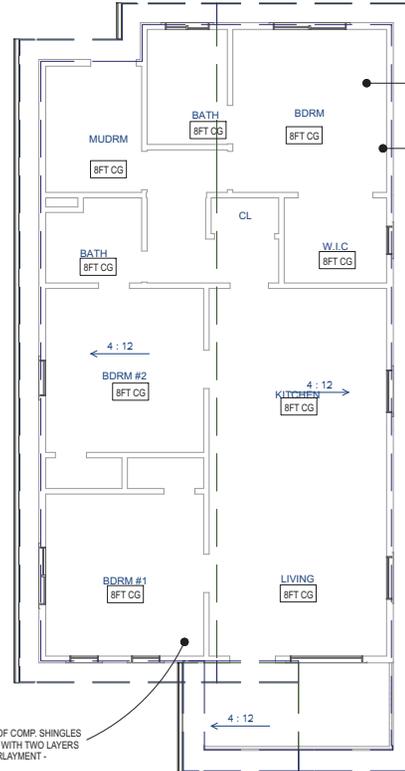
VENT MODEL : GIBRALTAR BUILDING PRODUCTS (MODEL#VD616G)

**LEGEND:**

WALLS



1 EXISTING ROOF PLAN - 4:12 ROOF PITCH NO CHANGE  
 SC: 1/8" = 1'-0"



2 PROPOSED ROOF PLAN - 4:12 ROOF PITCH TO MATCH (E)  
 SC: 1/8" = 1'-0"

REMODELING FOR:  
**LINCOLN ST, RESIDENCE**  
 1176 LINCOLN ST,  
 SANTA CLARA, CA 95050

REVISION TABLE:

△	

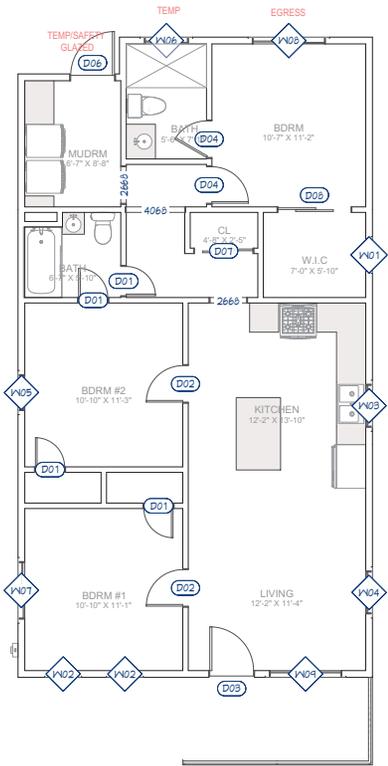
**DONE RIGHT HOME REMODELING**  
 DESIGNER:  
 RAMIN ZOHOOOR  
 DONE RIGHT HOME REMODELING  
 1825 DE LA CRUZ BLVD, #206  
 SANTA CLARA, CA 95050  
 TEL: 408-497-5071  
 EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

SHEET TITLE:  
**ROOF PLAN CONDITIONS**

PROJECT ID :  
 DATE : NOV 2023  
 SCALE :  
 DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:  
**A-02**

OWNER'SHP:



Door Schedule							
Number	Label	Qty	Width	Height	Description	Comments	
D01	2068	4	24"	80"	Hinged-Door P04	EXISTING	
D02	2668	2	30"	80"	Hinged-Door P04	EXISTING	
D03	3068	1	36"	80"	ext. Hinged-Glass Panel	EXISTING	
D04	2668	2	30"	80"	Hinged-Door P04	NEW	
D06	3068	1	36"	80"	ext. Hinged-Glass Panel	NEW	
D07	4068	1	48"	80"	Slider-Door P04	NEW	
D08	5068	1	60"	80"	Slider-Door P04	NEW	

Window Schedule									
Number	Label	Qty	Width	Height	Egress	Tempered	Description	Bottom	Comments
W01	11121OSH	1	23 1/4"	34 1/4"			Single Hung	45 3/4"	EXISTING
W02	21121OSH	2	23 1/4"	53"			Single Hung	27"	EXISTING
W03	21145SH	1	35"	34 1/4"			Single Hung	45 3/4"	NEW
W04	21145SH	1	35"	52 3/4"			Single Hung	27 1/4"	EXISTING
W05	2545SH	1	29 1/4"	53"			Single Hung	27"	EXISTING
W06	302LS	1	36"	24"		Yes	Left Sliding	56"	NEW
W07	31115RS	1	47"	16 1/2"			Right Sliding	63 1/2"	EXISTING
W08	5040LS	1	60"	48"	Yes		Left Sliding	32"	NEW
W09	5044FX	1	59 1/2"	51 1/2"			Fixed Glass	28 1/2"	EXISTING
W10	2020	1	24"	24"			Louvered-ct	16 7/16"	
W11	1220	1	14"	24"			Louvered	17 3/4"	

**WINDOWS AND DOORS FLASHING NOTES:**

—FASTEN WINDOW TO WALL PER MANUFACTURE  
 —ADHESION TO OSB CAN BE A PROBLEM IF IT IS EVEN SLIGHTLY DAMP OR DUSTY— PRIME OSB OR PLYWOOD SHEATHING PROPER TO SAWN INSULATION WITH 800 PPS INDEX BY PROTECTO—WRAP. SEE SHEET ALSO FOR SPECIFICATIONS.  
 —SASM (SELF-ADHERING FLASHING STRIP)—PM 100/40 AIR/VAPOR BARRIER BY PROTECTO—WRAP. SEE SHEET AS TO SPECIFICATIONS. USE ROLLER AT ALL TIMES TO INSTALL SASM.  
 —SILL PAN SHALL BE COPPER OR STAINLESS STEEL AND PROVIDE SLOPE TO DRAIN TO EXTERIOR OF STRUCTURE.  
 —SEALANTS, PENETRAHANE SM 7108 BY SOHNE—MORHEAD. CLEAN ALL METAL FLASHING OF OIL, DIRT PRIOR TO INSTALLATION OF SEALANTS—SEALS SHALL BE MADE OF HIGH COMPRESSION PLASTIC OR HARDWOOD.  
 —ALL MATERIALS SUCH AS, BUT NOT LIMITED TO, COATINGS, FLASHING AND SEALANTS THAT COME INTO CONTACT WITH EACH OTHER SHALL EXHIBIT CHEMICAL COMPATIBILITY AND ADHESION FOR THE INTENDED PURPOSE.  
 —ON THE INTERIOR SIDE, APPLY BACKER ROD AND A CONTINUOUS INTERIOR PERIMETER BEAD OF SEALANT, OR AN EQUAL FOAM SEALANT WITHOUT BACKER ROD. THIS EFFECTIVELY FORMS A BACK DAM TO PREVENT WATER INTRUSION INTO THE INTERIOR.  
 —AFTER INSTALLATION, RECHECK THE SEAL BETWEEN THE SILL OF THE WINDOW AND THE UP-TURNED LEG OF THE SILL PAN AND RESEAL AS NEEDED.  
 —NAIL THE WINDOW SILL AND TOP FINIS FROM THE CENTER TO EDGE EVERY OTHER HOLE ON LARGER WINDOWS, AND A SINGLE NAIL AT THE CENTER OF THE BOTTOM FIN WITH A SEALANT RING AT THE BACK OF THE FIN AT THE WALL.  
 —C.B.C. 1403.1 CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHER PROOF. SINCE C.B.C. DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE "NO-DUST" FLASHING BY FORTIFIBER CORP., OR EQUAL WHENEVER POSSIBLE FOR FLASHING MATERIAL. CAULK BACK OF THE WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATER TIGHT.  
 —STUCCO FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR.  
 —LINE WIRE WHEN USED AS BACKING TO SUPPORT WATER-RESISTANT BUILDING PAPER OR FELT —BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS ARE PRACTICE.  
 —NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL.  
 —PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER WIRE BACKING.

**FLASHING AT WINDOW OPENINGS**  
 SCALE: 1/4"

**FLASHING AT DOOR OPENINGS**  
 SCALE: 1/4"

**GENERAL GUIDELINES WHEN FLASHING OPENINGS:**  
 ALL LAPS OF FLASHING MATERIALS SHALL BE A MINIMUM OF 3 INCHES (WHERE POSSIBLE). ALL LAPS SHOULD SHED WATER (TOP MEMBRANE SHOULD BE APPLIED OVER BOTTOM LAYER, ETC.) MECHANICALLY FASTEN STRIPS AS NECESSARY AT VERTICAL TERMINATIONS.  
 VERIFY MANUFACTURER LISTED COMPATIBILITY OF FLASHING STRIPS WITH WEATHER RESISTIVE BARRIER (BUILDING PAPER, HOUSEWRAP, FELT, ETC.) AND ALL CAULKING AND SEALANT MATERIALS.

**WINDOW NOTES:**

Every sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall open directly into a public way, or to a yard or court that opens to a public way. (R310.2).

The opening shall comply with the following minimums:

- Minimum net clear operable dimension of 24 inches in height (R310.2.1).
- Minimum net clear operable dimension 20 inches in width (R310.2.1).
- Minimum net clear operable dimension of 5.7 square feet in area. Grade floor or below grade openings shall have a minimum net clear opening of 5 sq ft (R310.2.1).
- The bottom of the clear opening shall not be greater than 44 inches measure from the floor. (R310.2.2).

**\*\* NEWLY INSTALLED WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND A MAXIMUM SHGC OF 0.23.**

**1 PROPOSED OPENING SCHEDULES**  
 SC: 1/4" = 1'-0"

REMODELING FOR:  
**LINCOLN ST, RESIDENCE**  
 1176 LINCOLN ST,  
 SANTA CLARA, CA 95050

REVISION TABLE:

NO.	DESCRIPTION

**DONE RIGHT HOME REMODELING**

DESIGNER:  
 RAMIN ZOOHOOR  
 DONE RIGHT HOME REMODELING  
 1825 DE LA CRUZ BLVD, #206  
 SANTA CLARA, CA 95050  
 TEL: 408-487-5071  
 EMAIL: ZOOHOOR.RAMIN@GMAIL.COM

**OPENING SCHEDULE**

PROJECT ID: \_\_\_\_\_  
 DATE: NOV 2023  
 SCALE: \_\_\_\_\_  
 DRAWN BY: DONE RIGHT HOME REMODELING

SHEET NUMBER:  
**A-03**

OWNER: \_\_\_\_\_

**IMPORTANT READ:**  
Termination of all environmental air ducts shall be a minimum of 3 feet from any openings into the building. CMC 502.2.1

TYP. ALL EXTERIOR  
GFCI W/ BUBBLE COVER

TYP. EXTERIOR LIGHTS  
W/ ATMS/PC FOR ASTRONOMICAL  
TIME CLOCK,  
MOTION SENSOR OR PHOTO CELL

In the bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire shall be controlled by a vacancy sensor.

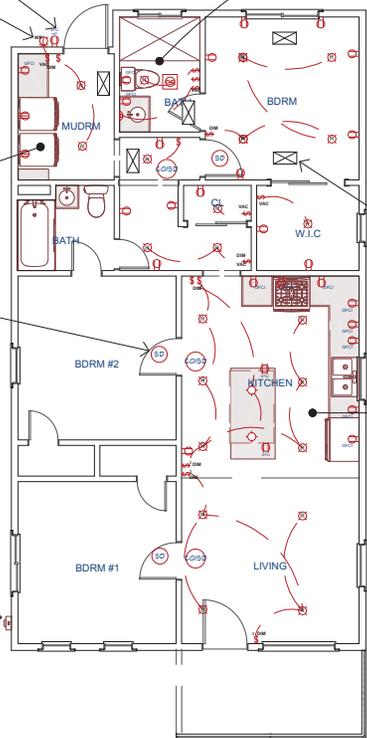
**TYPICAL NOTE:**

BATTERY OPERATED SMOKE AND CARBON MONOXIDE ALARMS TO EXISTING BEDROOMS AND ADJACENT SPACES FROM BEDROOM AND AT EACH LEVEL (CRC 315.5 EXCEPTION 4)

**TYPICAL NOTE:**

HARDWIRED AND INTERCONNECTED 110 VOLT WITH BATTERY BACKUP SMOKE AND CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION (CRC 315.5)

MAIN HOUSE  
ELECTRICAL PANEL  
TO REMAIN AT THE SAME LOCATION



TYP. BATHROOM FAN: SHALL HAVE MINIMUM 50 CFM EXHAUST RATE, AND FAN TO HAVE BACKDRAFT DAMPER. IF FAN IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2, MAXIMUM SOUND RATING OF 3-SONES IS ALLOWED AT 100 CFM.

**FAN NOTE:**  
BATHROOM FANS SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM, OR AN APPROVED EXHAUST FAN WITH AN INTEGRAL "HIGH EFFICACY" LIGHTING CAN BE ON THE SAME SWITCH BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO BE CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME (CENC 150(K)(2)(B)) \_ ENERGY STAR

**CONTRACTOR READ NOTE:**  
EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN EXHAUST FAN CONTROLLED BY A HUMIDITY CONTROL.

TYP. ALL showerhead and control valves in all remodeled new bathrooms. Controls for the showerhead shall be located on the sidewall of the shower compartment so that the showerhead does not discharge directly at the entrance to the compartment so that the bather can adjust the valves before stepping into the shower spray per CPC 408.9.

LIGHT OVER TUBS AND SHOWERS ARE MARKED FOR DAMP LOCATIONS OR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10(D))

LUMINAIRES LOCATED ABOVE A BATHTUB OR SHOWER SHALL BE LISTED FOR WET LOCATIONS. (410.10(D)(CEC))

TYP. REGISTER HEATING & COOLING IN CEILING LOCATION

**KITCHEN RECEPTACLES:**  
ALL RECEPTACLES SERVING THE KITCHEN COUNTER TOPS SHALL BE GFCI/AFCI PROTECTED AND TAMPER RESISTANT. CEC 210.8(A)(6), 210.12(A) AND 406.12

NO POINT ALONG THE COUNTER SHALL BE MORE THAN 2 FT FROM AN OUTLET OR ADDITIONAL OUTLETS ARE REQUIRED. CEC 210.52 (a)(1)

**MECHANICAL NOTES:**

KITCHEN RANGE HOOD MUST BE HVJ RATED, LIMITED TO 3 SONE, AND WITH A MINIMUM AIRFLOW AS SPECIFIED IN ASHRAE 62.2. PER RCM 4.6.4.7, VENTED RANGE HOODS INCLUDING PER TABLE 150.0-G DWELLING UNIT WITH FLOOR AREA OF GREATER THAN 1500 AND HOOD OVER NATURAL GAS RANGE WITH 180 CFM OR 70% CE REQUIRED.

**KITCHEN HOOD:**  
PER TABLE 150.0-G DWELLING UNIT WITH FLOOR AREA OF GREATER THAN 1500 AND HOOD OVER NATURAL GAS RANGE WITH 180 CFM OR 70% CE REQUIRED.

\* VENT 3 FT AWAY FROM ANY OPENINGS

Receptacle outlets at the peninsula shall be provided per the following: CEC 210.52(C) (2)  
i. At least one receptacle outlet shall be provided for the first 9 ft or fraction of the countertop.  
ii. A receptacle outlet shall be provided for every additional 18 ft or fraction of the countertop.  
iii. At least one receptacle outlet shall be located within 2ft of the outer end of a peninsula countertop or work surface per CEC 210.52(C)(2).

**REQUIRED LIGHTING NOTES:**

- A) ALL LIGHTING TO BE HIGH EFFICACY (I.E. PIN BASED CFL; PULSE-START MH, HPS, GU24 SOCKETS OTHER THAN LEDS, LED LUMINAIRES WITH INTEGRAL SOURCE, ETC) CEC TABLE 150.0A
- B) PER CENC 150.0(K)(1)(H) Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.  
PER CENC 150.0(K)(1)(C) Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
- C) ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
  - I) CEILING RECESSED DAM LIGHT LUMINAIRES.
  - II) LED LUMINAIRES WITH INTEGRAL SOURCES.
  - III) PIN-BASED, LED LAMPS (MR16, AR-III, ETC.)
  - IV) G0-24 BASED LED LIGHT SOURCES.
- D) AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR. CEC 150(K)2.J.
- E) AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM CONTROLLED BY VACANCY SENSOR. 150(K)2.J.
- F) ALL OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING IN ACCORDANCE WITH CEC 150.0(K)3:
  - I) PHOTO CONTROL AND MOTION SENSOR.
  - II) PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL.
  - III) ASTRONOMICAL TIME SWITCH CONTROL.
  - IV) ENERGY MANAGEMENT CONTROL SYSTEMS.
- G) LUMINAIRES RECESSED IN INSULATED CEILINGS SHALL COMPLY WITH THE FOLLOWING: 150(K) 1C
  - 1. SHALL BE ZERO CLEARANCE IC LISTED AND CERTIFIED AIR TIGHT.
  - 2. BE SEALED WITH GASKET OR CAULK BETWEEN LUMINAIRES HOUSING AND CEILING AND AT ALL AIR LEEK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
  - 3. SHALL NOT CONTAIN SCREW BASE SOCKETS.

**2022 GENERAL ELECTRICAL REQUIREMENTS:**

- 1) PROVIDE ARC-FAULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED INDWELLING HABITABLE AND NON-HABITABLE ROOMS. (AFCI) (CEC 210.12(A))
- 2) ALL 15-AN 20-AMPERE RECEPTACLE INSTALLED WITHIN NEW THE NEW CONSTRUCTION AND ALTERATION SHALL BE LISTED TAMPER RESISTANT RECEPTACLES (CEC 406.12)
- 3) PROVIDE AT LEAST ONE WEATHER-RESISTANT TYPE RECEPTACLE IN A WEATHERPROOF ENCLOSURE AT THE FRONT AND BACK OF THE DWELLING. (CEC 210.52 (E)(1) & 406.8(B)(1))
- 4) ALL 15 AND 20 AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGE AND ACCESSORY BUILDING, CRAWLSPACE, UNFINISHED BASEMENTS, KITCHENS, SINKS, OUTLETS INSTALLED WITHIN 6 FEET OF A BATHTUBS OR SHOWER STALL, LAUNDRY AREAS & IN EXTERIOR LOCATION ON THE BUILDING, SHALL BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER (GFCI) (CEC 210.8)
- 5) COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20-AMP BRANCH CIRCUITS. CEC 210.52
- 6) A DEDICATED CIRCUIT IS REQUIRED FOR CORD AND PLUG CONNECTED RANGE EXHAUST HOODS. SEPARATE CIRCUITS MAY BE REQUIRED FOR THE GARBAGE DISPOSAL, DISHWASHER, AND BUILT-IN MICROWAVE BASE ON THE MANUFACTURER'S REQUIREMENTS AND THE MOTOR RATING. CEC 210.52

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted CONTROLLED BY HUMIDITY CONTROL.
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	SMOKE DETECTORS
	CARBON MONOXIDE / SMOKE DETECTORS
	Switches: VACANCY SENSOR
	Switches: DIMMER SENSOR

In the bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire shall be controlled by a vacancy sensor.

**SMOKE AND CARBON MONOXIDE ALARM DETECTOR REQUIREMENTS**

SMOKE ALARMS AT THE FOLLOWING LOCATIONS PER (CRC 314.3)

- INSIDE EACH SLEEPING ROOM;
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS; ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS
- SMOKE ALARMS SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM DOOR OR OPENING OF A BATHROOM THAT CONTAIN A TUB OR SHOWER UNLESS IT WOULD PREVENT PLACEMENT OF THE REQUIRED SMOKE ALARM.

CARBON MONOXIDE ALARMS LOCATED AT THE FOLLOWING LOCATION PER (CRC 315.3)

- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY LEVEL OF THE BUILDING INCLUDING BASEMENTS.
- WHERE A FUEL BURNING APPLIANCE IS LOCATED IN A BEDROOM OR IN AN ATTACHED BATHROOM THEN A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN THE BEDROOM.

**CONTRACTOR READ NOTE:**

\*\* SMOKE ALARM WITHIN 20 FEET OF THE KITCHEN COOKING APPLIANCE SHALL BE AN IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE INSTALLED A MINIMUM OF 10 FEET FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. CRC R314.

REMODELING FOR:  
**LINCOLN ST,  
RESIDENCE**  
1176 LINCOLN ST,  
SANTA CLARA, CA 95050

REVISION TABLE:


**DONE RIGHT HOME REMODELING**  
DESIGNER:  
RAMIN ZOHOOOR  
DONE RIGHT HOME REMODELING  
1825 DE LA CRUZ BLVD, #206  
SANTA CLARA, CA 95050  
TEL: 408-497-5071  
EMAIL: ZHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

**ELECTRICAL PLAN**

PROJECT ID: \_\_\_\_\_  
DATE: NOV 2023  
SCALE: \_\_\_\_\_  
DRAWN BY: DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:  
**A-04**

OWNER/SP: \_\_\_\_\_

1 PROPOSED ELECTRICAL PLAN  
SC: 1/4" = 1'-0"

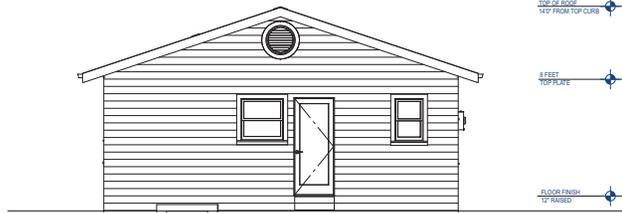
\* HEATING AND COOLING NOTES

ALL HEATING AND COOLING TO BE ACHIEVED VIA ATTIC DUCTING. EXISTING DUCT TO REMAIN. NEW DUCT IN ATTIC AND NEW REGISTERS IN CEILING.

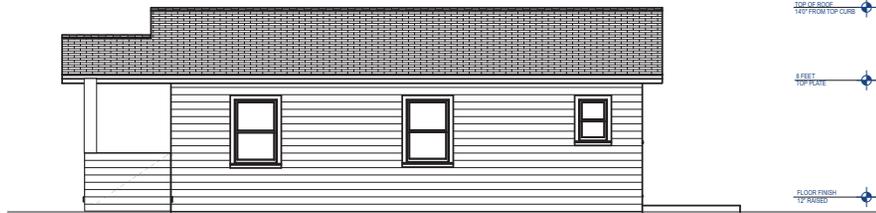




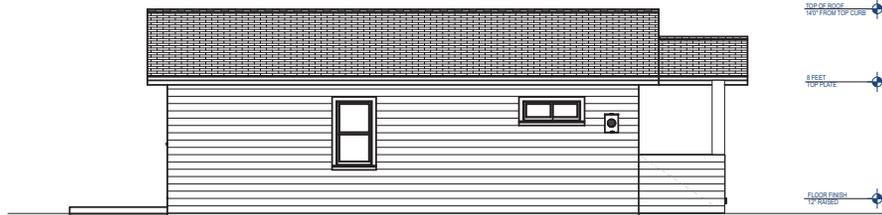
EXISTING FRONT ELEVATION  
 SC: 1/4" = 1'-0"



EXISTING REAR ELEVATION  
 SC: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION  
 SC: 1/4" = 1'-0"



EXISTING LEFT ELEVATION  
 SC: 1/4" = 1'-0"

REMODELING FOR:  
**LINCOLN ST,  
 RESIDENCE**  
 1176 LINCOLN ST,  
 SANTA CLARA, CA 95050

REVISION TABLE:

△	

**DONE RIGHT HOME REMODELING**

DESIGNER:  
 RAMIN ZOHOOOR  
 DONE RIGHT HOME REMODELING  
 1825 DE LA CRUZ BLVD, #206  
 SANTA CLARA, CA 95050  
 TEL: 408-487-5071  
 EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

SHEET TITLE:  
**EXISTING  
 ELEVATION**

PROJECT ID: \_\_\_\_\_  
 DATE: NOV 2023  
 SCALE: \_\_\_\_\_  
 DRAWN BY: DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:  
**A-06**

OWNERSHIP:

**NEW AREA CALCULATION  
ATTIC VENTILATION**

NEW LIVING SPACE : 266 SQ.FT (HABITABLE SPACE)  
 $266 \times 1/150 = 1.77 \times 144 = 255 \text{ SQ.IN REQUIRED}$   
 (1) ROUING GABLE END VENT (19"WX19"H) - FREE NET AREA = 283  
 Model # GVPRO14X1401FUN

**VENT MODEL : GAF MASTER FLOW (MODEL#SSB960AWFBL)**

**CRAWLSPACE VENTILATION**

NEW LIVING SPACE : 266 SQ.FT (HABITABLE SPACE)  
 $266 \times 1/150 = 1.77 \times 144 = 255 \text{ SQ.IN REQUIRED}$   
 FLOOR VENTS : 6X16 = 51 SQ.IN NET FREE VENT \* (6) = 306 SQ.IN OK

**VENT MODEL : GIBRALTAR BUILDING PRODUCTS (MODEL#VD616G)**



**PROPOSED FRONT ELEVATION**

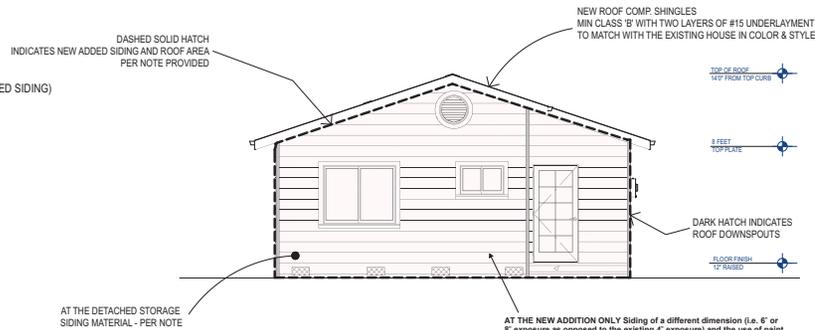
SC : 1/4" = 1'-0"

EXTERIOR WALL WATER-RESISTIVE BARRIER NOTE: (ONLY AT THE ADDITION OR REPLACED SIDING)

ONE LAYER OF NO.15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT THAN 6 INCHES. THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1

**PROPOSED REAR ELEVATION**

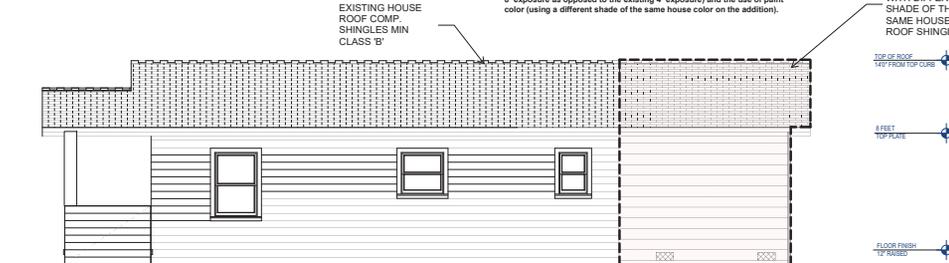
SC : 1/4" = 1'-0"



PROPOSED ROOF COMP. SHINGLES WITH DIFFERENT SHADE OF THE SAME HOUSE ROOF SHINGLES.

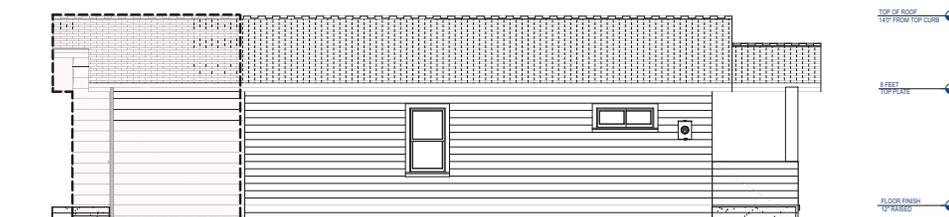
**PROPOSED RIGHT ELEVATION**

SC : 1/4" = 1'-0"



**PROPOSED LEFT ELEVATION**

SC : 1/4" = 1'-0"



REMODELING FOR:

**LINCOLN ST,  
RESIDENCE**

1176 LINCOLN ST,  
SANTA CLARA, CA 95050

REVISION TABLE:

1	



**DONE RIGHT HOME REMODELING**

DESIGNER:  
RAMIN ZOHOOOR  
DONE RIGHT HOME REMODELING  
1825 DE LA CRUZ BLVD, #206  
SANTA CLARA, CA 95050  
TEL: 408-497-5071  
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

SHEET TITLE:

**PROPOSED  
ELEVATION**

PROJECT ID :  
DATE : NOV 2023  
SCALE :  
DRAWN BY : DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:

**A-07**

OWNER:


**City of Santa Clara**  
 The Center of What's Possible  
 Building Division: 408-615-2440  
 Email: [Building@sanclara.gov](mailto:Building@sanclara.gov)  
 Permit Center: 408-615-2420  
 Email: [PermitCenter@sanclara.gov](mailto:PermitCenter@sanclara.gov)  
 Automated Inspection Scheduling System: 408-615-2400

**2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGC)**  
**RESIDENTIAL CHECKLIST**

*New residential buildings shall be designed to achieve the green building mandatory measures specified in this checklist. This checklist shall also be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditional area, volume, or size. The requirements shall apply only to the specific area of the addition or alteration.*

BUILDING PERMIT NO.: BLDZ MANDATORY MEASURES SPECIFIED (Please check boxes below)  
 ADDRESS: 1176 LINCOLN ST

Feature or Measure	Yes
<b>SITE DEVELOPMENT (CGC 4.106)</b>	
<b>Storm water drainage and retention during construction.</b> A plan shall be developed and shall be implemented to manage storm water drainage during construction per CGC 4.106.2.	<input checked="" type="checkbox"/>
<b>Grading and paving.</b> Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings per CGC 4.106.3.	<input checked="" type="checkbox"/>
<b>Electric vehicle (EV) charging for new one- and two-family dwellings and town-houses with attached private garages and/or parking spaces not assigned to a dwelling unit, and ADJUDU without additional parking but with electrical panel upgrades or new panels.</b> Provide capability for electric vehicle charging with minimum required Level 1 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready as specified in CGC 4.106.4.1 as amended by City of Santa Clara Resol. Code Ordinance No.2020 (CSC 2020 Resol. Code) section 15.38.040.	<input type="checkbox"/>
<b>Identification.</b> The accessory termination location shall be permanently and visibly marked as "Level 2 EV-READY" per CGC 4.106.4.1.1 as amended by CSC 2023 Resol. Code section 15.38.040.	<input type="checkbox"/>
<b>Electric vehicle (EV) charging for new multifamily dwellings, affordable housing, hotels, motels, and new residential parking facilities.</b> Provide electric vehicle infrastructure and capability for electric vehicle charging with minimum required Level 1 EV Charger, Level 1 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready, EV Capable as specified in CGC 2023 Resol. Code section 15.30.040 and 2022 California Green Code section 4.106.4.2, whichever is more stringent.	<input type="checkbox"/>
<b>110v Electrical Outlet at Bicycle Parking.</b> All multifamily residential developments shall include secured bicycle parking with 110v electrical outlets per CGC 2023 Resol. Code section 15.38.040.	<input type="checkbox"/>
<b>Location.</b> EVCS shall be located adjacent to an accessible parking space, and/or on an accessible route, per CGC 4.106.4.2.2.1.1.	<input type="checkbox"/>
<b>Dimension.</b> Each EV ready space or EVCS shall be minimum 18 ft long and 9 ft wide. One in every 25 charging spaces, but not less than one, shall have an 8 ft wide access aisle. A 5 ft wide minimum aisle shall be permitted provided the minimum width of the EV space is 7 feet. Surface slope for this EV space and the aisle shall not exceed 2.083% slope in any direction, per CGC 4.106.4.2.2.1.2.	<input type="checkbox"/>
<b>Accessibility.</b> EV Ready and EVCS spaces shall comply with the accessibility provision for EV Charging stations in California Building Code Chapter 11A (section 1108A) and Chapter 11B, per CGC 4.106.4.2.2.1.3.	<input type="checkbox"/>
<b>EV Ready Space Signage.</b> EV ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Marking) or its successor(s), per CGC 4.106.4.2.4.	<input type="checkbox"/>
<b>Automatic load management system (ALMS)</b> may be installed to increase the number of EV chargers or the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS, per CGC 4.106.4.2.2 as amended by CSC 2023 Resol. Code section 15.38.040.	<input type="checkbox"/>

BLD Permit No.:

<b>Electric vehicle (EV) charging for additions or alterations of parking facilities serving existing multifamily buildings.</b> When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, minimum 10% of total additional/renovated parking spaces shall be electrical vehicle charging spaces capable of supporting future Level 2 electric vehicle supply equipment (EVSE) per CGC 4.106.4.3.	<input type="checkbox"/>
<b>ENERGY EFFICIENCY (CGC 4.201)</b>	
<b>California Energy Code.</b> The building's construction shall meet or exceed the requirements of the 2022 California Building Energy Efficiency Standards per CGC 4.201.1.	<input checked="" type="checkbox"/>
<b>WATER EFFICIENCY AND CONSERVATION</b>	
<b>INDOOR WATER USE (CGC 4.303)</b>	
<b>Water conserving plumbing fixtures and fittings.</b> Plumbing fixtures (water closets and urinals) and fittings (faucets, showerheads, pre-rinse spray valves) shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.5.	<input checked="" type="checkbox"/>
<b>Water closets:</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (CGC 4.303.1.1).	<input checked="" type="checkbox"/>
<b>Urinals:</b> The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.5 gallons per flush (CGC 4.303.1.2).	<input checked="" type="checkbox"/>
<b>Showerheads.</b> The flow rate for single showerhead and multiple showerheads serving one shower shall not exceed 1.8 gallons per minute at 80 psi and shall be certified to the performance criteria of the U.S. EPA WaterSense Specification (CGC 4.303.1.3).	<input checked="" type="checkbox"/>
<b>Residential lavatory faucets.</b> The flow rate shall not be more than 1.2 gallons per minute at 60 psi, and no less than 0.8 gallons per minute at 20 psi (CGC 4.303.1.4.1).	<input checked="" type="checkbox"/>
<b>Lavatory faucets in common and public use areas.</b> The flow rate shall not exceed 0.5 gallons per minute/60 psi (CGC 4.303.1.4.2).	<input checked="" type="checkbox"/>
<b>Metering Faucets.</b> The flow rate shall not deliver more than 0.2 gallons per cycle (CGC 4.303.1.4.3).	<input checked="" type="checkbox"/>
<b>Kitchen Faucets.</b> The flow rate shall not exceed 1.8 gallons per minute at 60 psi (CGC 4.303.1.4.4).	<input checked="" type="checkbox"/>
<b>Pre-rinse Spray Valves.</b> When installed, shall meet the requirements of Title 20 of the California Code of Regulations, and shall be equipped with an integral automatic shutoff (CGC 4.303.1.4.5).	<input checked="" type="checkbox"/>
<b>Submeters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings.</b> Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code per CGC 4.303.2.	<input type="checkbox"/>
<b>Standards for plumbing fixtures and fittings.</b> Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code per CGC 4.303.3.	<input checked="" type="checkbox"/>
<b>OUTDOOR WATER USE (CGC 4.304)</b>	
<b>Outdoor potable water use in landscape areas.</b> Residential developments shall comply with the City's Water Service and Use Rules and Regulations, Item No 24, as adopted by Santa Clara City Code Section 13.15.180, or the California Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, per CGC 4.304.1.	<input checked="" type="checkbox"/>
<b>ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.406)</b>	
<b>Rodent proofing.</b> Annular spaces around pipes, electric cables, conduits or other openings in sole-bottom plates at exterior walls shall be rodent proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the City per CGC 4.406.1.	<input checked="" type="checkbox"/>
<b>CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGC 4.408)</b>	
<b>Construction waste management.</b> Recycle and/or salvage for reuse a minimum of 60% of nonhazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance (CGC 4.408.1).	<input checked="" type="checkbox"/>
<b>BUILDING MAINTENANCE AND OPERATION (CGC 4.410)</b>	
<b>An operation and maintenance manual</b> shall be provided to the building occupant or owner per CGC 4.410.1.	<input checked="" type="checkbox"/>

BLD Permit No.:

<b>Recycling by occupants.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that are identified for use and are intended for depositing, storage and collection of non-hazardous materials for recycling per CGC 4.102.2.	<input checked="" type="checkbox"/>
<b>ENVIRONMENTAL QUALITY (CGC 4.503)</b>	
<b>Gas fireplaces.</b> Any installed gas fireplaces shall be a direct-vent sealed-combustion type per CGC 4.503.1.	<input checked="" type="checkbox"/>
<b>Woodstoves.</b> 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 per CGC 4.503.1. Woodstoves and pellet stoves shall also comply with Santa Clara City Code Chapter 15.65.	<input checked="" type="checkbox"/>
<b>POLLUTANT CONTROL (CGC 4.504)</b>	
<b>Covering of duct openings and protection of mechanical equipment during construction.</b> 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 or distribution component openings shall be covered with tape, plastic, sheetrock, or other methods acceptable to the City to reduce the amount of water, dust or debris, which may enter the system per CGC 4.504.1.	<input checked="" type="checkbox"/>
<b>Adhesives, sealants and caulks</b> shall meet the VOC or other toxic compound limits per CGC 4.504.2.1.	<input checked="" type="checkbox"/>
<b>Paints, stains and other coatings</b> shall comply with VOC limits per CGC 4.504.2.2.	<input checked="" type="checkbox"/>
<b>Aerosol paints and coatings</b> shall meet the product-weighted MIR limits for ROG and other requirements per CGC 4.504.2.3.	<input checked="" type="checkbox"/>
<b>Verification.</b> Documentation shall be provided, at the request of the Building Division, to verify that compliant VOC-limit finish materials have been used per CGC 4.504.2.4.	<input checked="" type="checkbox"/>
<b>Carpet systems.</b> All carpet installed in the building interior shall meet the testing and product requirements of CGC 4.504.3.	<input checked="" type="checkbox"/>
<b>Resilient flooring systems.</b> Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with the requirements of CGC 4.504.4.	<input checked="" type="checkbox"/>
<b>Composite wood products.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with low formaldehyde emissions standards and requirements per CGC 4.504.5.	<input checked="" type="checkbox"/>
<b>INTERIOR MOISTURE CONTROL (CGC 4.505)</b>	
<b>Concrete slab foundations.</b> Vapor retarder and capillary break shall be installed if a slab-on-grade foundation system is used. The use of a 4" thick base of 1/2" or larger clean aggregate under a 10-mil vapor retarder with joints lapped not less than 6" shall be provided per CGC 4.505.2, CRC R506.2.2, CRC R506.2.3 and CDS Section 1605.	<input checked="" type="checkbox"/>
<b>Moisture content of building material.</b> Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall be inspected when the framing members exceed 18% moisture content. Moisture content shall be checked prior to finish material being applied per CGC 4.505.3.	<input checked="" type="checkbox"/>
<b>INDOOR AIR QUALITY AND EXHAUST (CGC 4.506)</b>	
<b>Bathroom exhaust fans.</b> Each bathroom shall be mechanically ventilated using ENERGY STAR compliant fans ducted to the exterior and equipped with humidity controls system per CGC 4.506.1.	<input checked="" type="checkbox"/>
<b>ENVIRONMENTAL COMFORT (CGC 4.507)</b>	
<b>Heating and air-conditioning system</b> shall be sized, designed and have their equipment selected using the following methods per CGC 4.507.2:	<input checked="" type="checkbox"/>
1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016, ASHRAE handbook or equivalent.	
2. Duct systems are sized according to ANSI/ACCA 1 Manual D-2016, ASHRAE handbook or equivalent.	
3. Select heating and cooling equipment in accordance with ANSI/ACCA 3 Manual S-2014 or equivalent.	
<b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 702)</b>	
<b>Installer training.</b> HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program per CGC 702.1.	<input checked="" type="checkbox"/>
<b>Special inspection.</b> Special inspectors employed by the City must be qualified and able to demonstrate competence in the discipline they are inspecting per CGC 702.2.	<input checked="" type="checkbox"/>

BLD Permit No.:

VERIFICATION (CGC 703)	
Documentation. Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance per CGC 703.1.	<input checked="" type="checkbox"/>

Responsible Designer's Declaration Statement	Contractor Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2022 California Green Building Standards Code.	I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: RAMIN ZOHOOOR	Name: RAMIN ZOHOOOR
Signature: 	Signature: 
Date: 05.01.2023	Date: 05.01.2023
Company: DONE RIGHT HOME REMODEL	License: 1002689
Address: 1825 DE LA CRUZ BLVD #206	Address: 1825 DE LA CRUZ BLVD #206
City: SANTA CLARA, State: CA Zip: 95050	City: SANTA CLARA, State: CA Zip: 95050

REMODELING FOR:  
**LINCOLN ST,  
 RESIDENCE**  
 1176 LINCOLN ST,  
 SANTA CLARA, CA 95050

REVISION TABLE:

1	

  
**DONE RIGHT HOME REMODELING**  
 DESIGNER:  
 RAMIN ZOHOOOR  
 DONE RIGHT HOME REMODELING  
 1825 DE LA CRUZ BLVD, #206  
 SANTA CLARA, CA 95050  
 TEL: 408-497-5071  
 EMAIL: ZOHOOOR@GMAIL.COM

**CAL GREEN  
 CHECKLIST**

PROJECT ID: \_\_\_\_\_ NOV 2023  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DRAWN BY: DONE RIGHT HOME REMODEL (RZ)

SHEET NUMBER:  
**A-08**

OWNER: \_\_\_\_\_





BY	
REVISION	

PROJECT  
**LINCOLN STREET ADDITION**  
 1176 Lincoln St,  
 Santa Clara, CA 95050

SHEET TITLE:  
**FOUNDATION AND  
 FRAMING PLANS**

DRAWINGS PROVIDED BY:  
**J.F. Design & Engineering**  
 8839 N. Cedar Ave #27  
 Fresno, CA 93720  
 408.512.8400  
 jfplans@gmail.com



DATE: 12.04.2023

SCALE: As Noted

JOB NO: 23120101

REVIEWED BY: JCF



**S-2**

**PARTIAL FOUNDATION NOTES:**

- CONCRETE:**
  - Concrete shall be of normal weight and  $f'_c = 2500$  psi minimum at 28 days.
    - \* Cement to be Portland cement ASTM C 150 Type I or II. Type V may be required, see General Notes for additional requirements.
    - \* Aggregate per ASTM C 33.
    - \* Water to be clean and potable.
    - \* High alumina cement must not be used in concrete because of high sulfate contents.
    - \* No admixtures containing calcium chlorides or other chlorides shall be added to the concrete.
  - Unless shown otherwise on plans, cold joints are not allowed.
  - Concrete placement shall be in one continuous operation, uniformly placed and must be vibrated and well consolidated.
  - Concrete shall be cured per ACI 318-18 section 5.11 and ACI "Standard Practice for Curing Concrete".
- REBAR:**
  - Reinforcing steel may be ASTM A615 Grade 40 or Grade 60.
  - Reinforcing bars to be welded shall be ASTM A706.
  - Lap all reinforcing splices a minimum 48 bar diameters but in no cases less than 24".
- HOLDOWN NOTES:**
  - Holddown rods/straps shall be set in place prior to foundation inspection and concrete placement.
  - At the strap holdowns, a #4 rebar by 48" long must be centered and wired over the holddown return hook.
  - Simpson "SSTP" bolts shall be used if so specified on plans or details. Where not specified, holdown rods may be standard "I" or "U" bolts, or threaded rod with double nut and washer at bottom.
  - Through bolts for HSA/HO Holdowns shall be ASTM A307 Grade A machine bolts. All threaded rods shall not be used in place of machine bolts or specified on plan.
- POST BASE U.O.N. ANCHOR BOLTS:**
  - Unless noted otherwise on the foundation plans, all plates for all the exterior walls, interior bearing walls and interior shearwalls shall be anchored to the foundation with 5/8" Ø anchor bolts at a maximum spacing of 6 feet on center.
  - Each anchor bolt shall be mounted on a mud/sill plate with an iron plate washer of 3"x7"x.025".
- SUB-BASE:**
  - SUB-BASE preparation, see soils report or plan for sub-base and vapor barrier requirements.
  - Where no soils report, place slab over a 2" sand fill over a 6 MIL Polyethylene-vapor barrier, lapped and taped at joints.
  - Foundations shall be founded on native soil and/or Engineered fill. See soils report for required specifications for Engineered fill.
- FRAMING ISSUES:**
  - Unless specified otherwise, all holdowns (strap and rod) shall be attached to a 4x post which receives shear wall edge railing along full height.
  - Where multiple studs are approved as a holdown post, the multiple pieces shall be interlaced together with a minimum of 16d at 6" o.c.
  - ICC-ES approved powder driven anchor pins (shot pins) may be used at all interior non-Shear Wall locations. Shot pins shall be used in conjunction with plate washers and shall be spaced no more than 36" o.c. (See Detail "B").

**PARTIAL ROOF FRAMING NOTES:**

- HEADERS:** The following Header Schedule shall be used where header size is not specified on the plans. Unless noted otherwise, all headers shall be DF-Larch #2 or better.
 

Supporting ROOF Load only:	2x4 Wall	2x6 Wall
up to 4' span	4x6	6x6
4' to 8' span	4x8	6x8
8' to 12' span	6x10	6x10
- Trusses should not be cut or modified in any way without prior approval of structural engineer or truss manufacturer.
- Roof sheathing may be OSB or GSB and shall be the following:
  - \* 1/2" with 16" O.C. span rating (TABLE 2304.8(3))
  - \* 5/8" with 24" O.C. span rating (TABLE 2303.3)
  - \* 3/4" with 30" O.C. span rating (TABLE 2304.8(3))
- Roof edge-railing of 8d at 6" o.c. shall be applied along the full length of the collector trusses and collector rafters.
- CALIFORNIA FRAMING:** All California Framing shall have roof sheathing covering both the upper and the lower roofs. Rafter Framing for the California Framing area shall meet the following schedule:
  - \* 2x4 at 24" o.c. for a minimum span of 6'-6"
  - \* 2x6 at 24" o.c. for a minimum span of 10'-0"
  - \* 2x8 at 24" o.c. for a minimum span of 12'-0"
  - \* 2x4 at 16" o.c. for a minimum span of 7'-9"
  - \* 2x6 at 16" o.c. for a minimum span of 11'-0"
  - \* 2x8 at 16" o.c. for a minimum span of 14'-0"
- STUDS:**
  - Exterior Walls & Interior Bearing/Shear Walls
    - \* When supporting 2 stories above, regardless the height, use 2x6 DF-Larch #2 or better at 16" o.c.
    - \* Up to 10' Tall: 2x4 studs at 16" o.c. may be DF-Larch of 3rd Grade or better.
    - \* More than 10' Tall: 2x6 studs shall be DF-Larch #2 or better unless called out differently on plans.
  - Interior Non-Bearing Walls:
    - \* Up to 14' Tall: 2x4 studs May be DF-Larch of 3rd Grade or better spaced 16" or 24" o.c.
    - \* More than 14' Tall: all studs shall be 2x6 DF-Larch #2 grade or better spaced at 16" o.c. unless called out differently on plans.
  - Plumbing Walls: studs with holes greater than 2.5" in diameter shall be 2x6. For exterior walls, bearing walls and shearwalls, studs with holes greater than 1.5" in diameter shall be 2x6.
- PLATES:**
  - All exterior walls and interior structural bearing/shear walls shall have double top plates and be spliced for continuity.
  - Top & side plates shall be DF-Larch 3rd grade or better.

**LEGEND**

- (E) SLAB TO REMAIN
- (E) FTS TO REMAIN
- NEW FTS AS PER DETAIL
- FRAME WALLS

