

VICINITY MAP

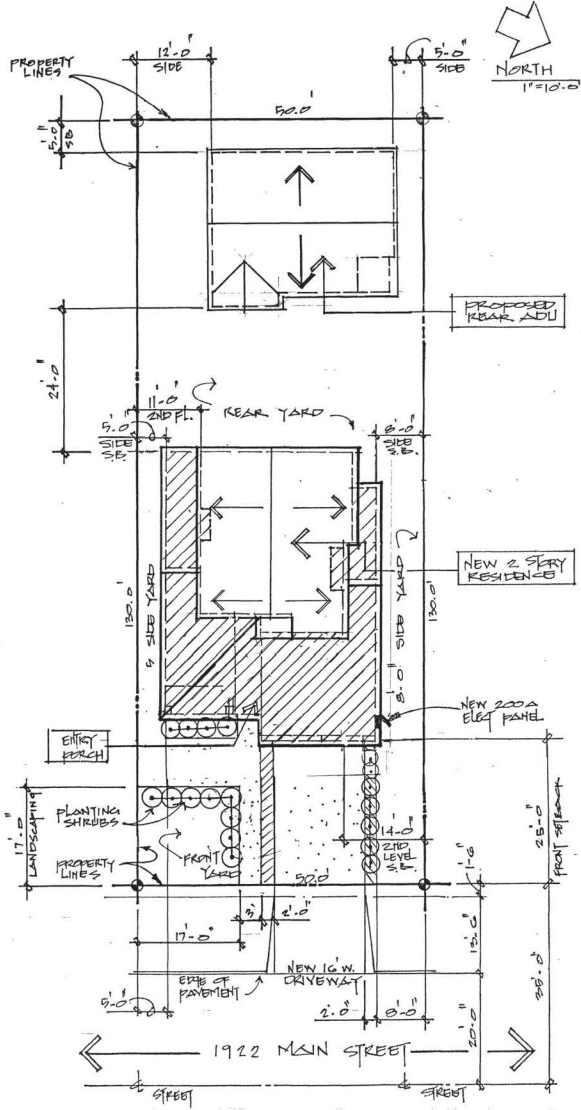
SHEET INDEX		
NO.	DATE	DESCRIPTION
1.	5/22/2020	SITE PLAN
2.	5/22/2020	ELEVATIONS
3.	5/22/2020	PROPOSED 1 ST FLOOR PLAN
4.	5/22/2020	PROPOSED 2 ND FLOOR PLAN
5.	5/22/2020	ELECTRICAL 1 ST FLOOR PLAN
6.	5/22/2020	ELECTRICAL 2 ND FLOOR PLAN
7.	5/22/2020	FOUNDATION PLAN
8.	5/22/2020	ROOF PLAN
9.	5/22/2020	CROSS SECTIONS
10.	5/22/2020	DETAIL SHEET "A"
11.	5/22/2020	DETAIL SHEET "B"
ADU PLANS		
1A.	5/22/2020	ADU ELEVATIONS
2A.	5/22/2020	ADU FLOOR PLAN
3A.	5/22/2020	ADU FOUNDATION
4A.	5/22/2020	ADU ROOF PLAN
TITLE - 24 MAIN RESIDENCE		
EN.1		TITLE - 24
EN.2		TITLE - 24
GB.1		CALGREEN
TITLE - 24 ADU		
EN.1		TITLE - 24
EN.2		TITLE - 24
GB.1		CALGREEN
STRUCTURAL		
S1.		STRUCTURAL
S2.		STRUCTURAL
S3.		STRUCTURAL
S4.		STRUCTURAL
S5.		STRUCTURAL

GENERAL NOTES	
1. THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:	
2019 CALIFORNIA BUILDING CODE	2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA RESIDENTIAL CODE	2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE	2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE	2019 CALIFORNIA GREEN BUILDING STANDARD CODE
(AND ALL STATE OF CALIFORNIA CITY, COUNTY AND MUNICIPAL CODES)	
2. INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISH AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS SHOULD ANY DIFFERENCES APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORKING OF SPECIFICATIONS AND LETTERING ON DRAWINGS. THE SPECIFICATION SHALL TAKE PRECEDENCE OVER DRAWINGS. IF ANY ERROR THAT IS NOT CORRECTED EITHER BY REFERENCES TO THE DRAWINGS OR SPECIFICATIONS BECAME APPARENT, THE CONTRACTOR SHALL REFER THEM TO THE DRAFTSMAN DESIGNER FOR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS NOT TO SCALE DRAWINGS. DRAWINGS DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.	
3. ERRORS AND OMISSIONS: IN THE EVENT THAT AN ACTIVE ERROR OR OMISSION MAY EXIST ON THE PLAN, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER/DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SO SHALL BE THE DESIGNER'S RESPONSIBILITY. COMMENCEMENT OF WORK, FAILURE TO DO SUCH WILL RELIEVE DESIGNER OF RESPONSIBILITY.	

PROJECT INFORMATION	
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:	
2019 CALIFORNIA BUILDING CODE	2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA RESIDENTIAL CODE	2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ELECTRICAL CODE	2019 CA. GREEN BUILDING STANDARD CODE
2019 CALIFORNIA MECHANICAL CODE	
(AND ALL STATE OF CALIFORNIA CITY COUNTY & MUNICIPAL CODES)	
PROJECT PROPOSAL	
1. PROPOSED NEW 2 STORY RESIDENCE WITH ATTACHED 2 CAR GARAGE	
2. PROPOSED REAR DETACHED ADU (2 ND DWELLING UNIT) WITH 2 BEDROOMS	
3. (E) SINGLE FAMILY RESIDENCE TO BE DEMOLISHED	
PROJ. LOC/OWNER	PROPERTY INFORMATION
DALJIT KAUR 1922 MAIN STREET SANTA CLARA, CA. 95050 PHONE:	A) PARCEL NUMBER 224 - 23 - 011 B) ZONING DISTRICT R-1-6L (SFR) C) CURRENT LOT SIZE 6,500 S.F.
PARKING (N) 2 MINIMUM PROVIDED	D) GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
CBC 2019 / CONSTRUCTION INFORMATION	
A) CONSTRUCTION TYPE: VB	D) OCCUPANCY GROUP: R-3/U
B) NUMBERS OF STORIES: 2	E) SPRINKLERS: REQUIRED
C) YEAR BUILT: 1948	(E) RESIDENCE TO BE DEMOLISHED
BUILDING SQ. FTG./LOT COVERAGE/FLOOR AREA RATIO (FAR)	
1) (N) 2 STORY RESIDENCE: 2,489 S.F.	A) 1 ST LEVEL: 1515 S.F.
	B) 2 ND LEVEL: 974 S.F.
2) (N) ATTACHED 2 CAR GARAGE: 441 S.F.	
3) (N) FRONT PORCH: 92 S.F.	
4) NEW DETACHED ADU: 750 S.F.	
A) MAX. FAR: N/A	A) MAX. LOT COVERAGE: 40% OR 2,600 S.F.
B) ACT. FAR: N/A	B) ACT. LOT COVERAGE: 32% OR 2,048 S.F.

SCOPE OF WORK
A) PROPOSED NEW 2 STORY RESIDENCE WITH ATTACHED 2 CAR GARAGE
B) PROPOSED REAR DETACHED ADU (2 ND DWELLING UNIT) WITH 2 BEDROOMS
C) EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISHED

LANDSCAPE / PAVING NOTE
A) A MINIMUM OF 35% OF THE MINIMUM OF 35% OF THE MINIMUM FRONT AREA TO BE RESERVED FOR LANDSCAPE OR 350 S.F. MIN. OF 20X50 OR 1000 S.F.



SPECIAL SITE DRAINAGE NOTE:
 A. THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN OF 5% FOR A MIN. DISTANCE OF 5'-0".
 B. ILLUMINATE THE ROOF DRAINAGE SYSTEM AND ITS DISCHARGE TO 3" MIN FROM FOUNDATION TO AN APPROVED DRAINAGE SYSTEM.

REVISIONS
 DATE: _____

Professional Design Consultants
 2033 INDEPENDENCE AVE. #100 SAN JOSE, CA 95131
 (408) 294-7900

QUINCY DESIGN

OWNER
 MR. DALJIT KAUR
 1922 MAIN STREET
 SANTA CLARA, CA. 95050
 (408) 210 - 9856

PROPOSED NEW 2 STORY RESIDENCE AND A DETACHED 2ND UNIT (ADU)

DATE: 5-13-2020
 SCALE: 1" = 10'-0"
 DRAWN: BRA
 JOB: _____

1

OF SHEETS

ADDITIONAL - BATHROOM FIXTURE / ELECT / PLUMBING, MECH AND INSULATION NOTES

PLUMBING

- ALL SINK FAUCETS SHOWER HEADS TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 19131 (KITCHEN FAUCETS SHALL NOT EXCEED 1.8 MAX PER FLUSH) - LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS. SHOWER HEADS SHALL NOT EXCEED 2.0 GALLONS. AND URINALS SHALL NOT EXCEED 1.0 GALLONS PER FLUSH.
- PER CPC SECTION 402.2.2 SINGLE FLUSH WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS.
- INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING WATER SAVING FIXTURES OR FLOW RESTRICTIONS TO MAINTAIN AN INSTANTANEOUS 2.0% REDUCTION IN INDOOR WATER PER CPC 403.3.
- ALL ADDITIONS OR OR AFTER JANUARY 1, 2014 SHALL REFERENCE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES.

ELECTRICAL

- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN KITCHENS, DINING ROOMS, LIVING ROOMS AND FAMILY ROOMS, BEDROOMS, LIBRARIES, DEN, HALLWAYS, RECREATION ROOMS, CLOSET OR BATHROOMS OR AREAS SHALL BE PROTECTED BY LISTED ARRESTER CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. CEC ARTICLE 210.12.
- ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLE 20% CEC 408.12.
- AT LEAST TWO 20-AMP BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES AT THE COUNTER TOP (CEC 210.52).
- ALL RECEPTACLES IN WRITTEN AREAS TO BE GFCI TAMPER PROOF NOT TO EXCEED 4'-0" O.C.
- ALL EXHAUST FANS THROUGHOUT THE RESIDENCE SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM.
- ALL KITCHEN EXHAUST SHALL BE DUCTED TO THE EXTERIOR.
- ALL RECESSED LIGHTING FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE IC INSULATION COVER AND AT AIR TIGHT RATED AND SHALL BE SEALED BETWEEN THE FIXTURE HOUSING AND THE DRY WITH A GASKET OR CAULK.

GENERAL EXTERIOR NOTES

- ASPHALT SHINGLES SHALL BE INSTALLED OVER ONE LAYER OF 15 POUND FELT ON ROOFS WITH A MIN SLOPE OF 3:12. ASPHALT SHINGLES MAY BE INSTALLED ON ROOFS WITH A MIN SLOPE OF 2:12 PROVIDED THE SHINGLES ARE APPROVED FOR USE ON ROOFS WITH A MIN SLOPE OF 2:12. THE ROOF LAYMENT SHALL CONSIST OF 4 LAYERS OF 15 POUND FELT INSTALLED SHINGLE PATTERN MAX LAYERS ON A SINGLE ROOF SHALL NOT EXCEED 3.
- ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 908.2.
- SITE ADDRESS NUMBERS - BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR OTHER ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS OR ALPHABETICAL LETTERS SHALL BE A MINIMUM OF 4" (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

EXTERIOR WEATHER PROTECTION NOTES

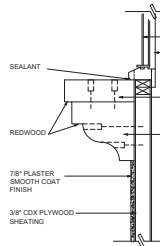
- STUDS OR SHEATHING OF ALL EXTERIOR WALLS SHALL BE WEATHER PROTECTED WITH 15 POUND ASPHALT SATURATED FELT OR OTHER APPROVED WATERPROOF PAPER. SUCH PAPER SHALL BE APPLIED IN WEATHER BOARD FASHION, LAPPED NOT LESS THAN 2" AT HORIZONTAL JOINTS AND NOT LESS THAN 4" AT VERTICAL JOINTS.
- WHERE STUCCO IS APPLIED OVER EXTERIOR SHEATHING THERE SHALL BE TWO LAYERS OF GRADE "D" BUILDING PAPER. BUILDING PAPER MAY BE OMITTED IN THE FOLLOWING:
 - WHERE THERE IS NO HUMAN OCCUPANCY
 - WHERE EXTERIOR COVERING IS OF APPROVED W.P. MATERIAL OVER WATER REPLENT SHEATHING
 - WHERE EXTERIOR COVERING IS APPROVED W.P. PANELS
- STUCCO SHALL BE 7/8" THICK AND THREE COATS APPLIED OVER APPROVED WEATHER AND TWO LAYERS OF GRADE "D" BUILDING PAPER. PROVIDE WEEP CREED.
- SIDING SHALL BE APPLIED OVER ONE LAYER OF GRADE "D" BUILDING PAPER.
- PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY.

IMPORTANT GRADING NOTE

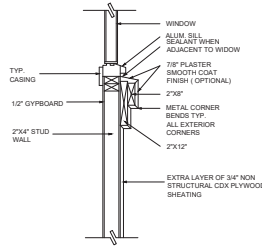
THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5 PER CENT FOR A MIN. DISTANCE OF 10 FEET (1:20 MIN RATIO)

ROOF FRAMING NOTES

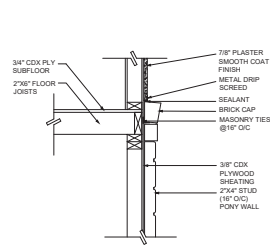
ALL FASTENERS FOR THE ROOF FRAMING SHALL CORROSION RESISTANT



D POTSHelf / CORBEL ATTACHMENT DETAIL
NOT TO SCALE



L EXTERIOR TRIM DETAIL
NOT TO SCALE



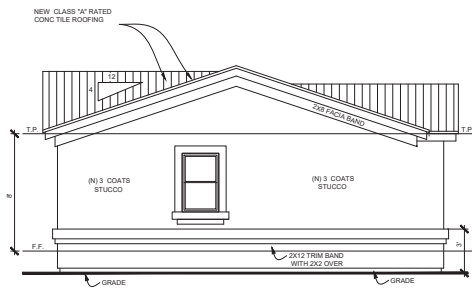
K VENEER ATTACHMENT DETAIL
NOT TO SCALE

GENERAL NOTES

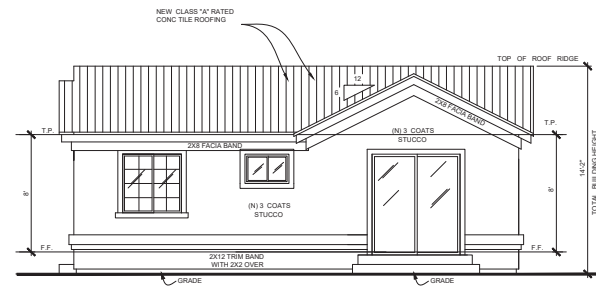
- PLANS TO COMPLY WITH CALIFORNIA BUILDING CONSTRUCTION PROVISIONS AS STATED IN 2019 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES AS AMENDED AND STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY BESSIM DESIGN CATEGORY E.)
- INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISH AND MEASUREMENTS REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DISCREPANCY APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORKING OF DRAWINGS AND LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS OR CONTRACTOR TO INFORM DRAFTSMAN DESIGNER FOR CORRECTION BEFORE PROCEEDING WITH THE WORK (CONTRACTOR IS NOT TO SCALE DRAWINGS).
- ERRORS AND OMISSIONS: IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER. DRAFTSMAN PROCEED TO THE COMMENCEMENT OF WORK. FAILURE TO DO SO SHALL WILL RELIEVE DESIGNER OF RESPONSIBILITY.
- SITE PLAN LAYOUT: IN THE EVENT THERE MAY BE DISCREPANCIES BETWEEN THE DIMENSIONS ON THE SITE PLAN AND THE ACTUAL DIMENSIONS OF THE LOT AND ITS SETBACKS, IT WILL BE THE OWNERS RESPONSIBILITY TO PROVIDE A LEGAL SURVEY TO CORRECT THE ACCURACY OF THE PROPERTY SIZE AND LAYOUT. ALL SITE PLANS, AS DRAWN ARE FOR REFERENCE AND SHOULD NOT BE LOOKED UPON AS AN OFFICIAL DOCUMENT.

EXTERIOR BUILDING NOTES

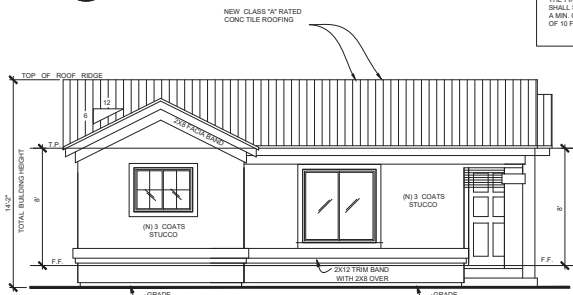
- CLEARANCE BETWEEN WOOD SIDING, FRAMING MEMBERS, INCLUDING SHEATHING, AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" OR LESS THAN 2" MEASURED VERTICALLY FROM WHERE ROOF GUTTERS ARE INSTALLED. THE DOWN SPOUTS SHALL BE PROPERLY TERMINATED WITH A SPLASH BLOCK AND SHALL CARRY WATER AWAY FROM THE FOUNDATIONS PER CITY ORDINANCE. CLARIFY IF THERE ARE NEW GUTTERS AT NEW ADDITION.



REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

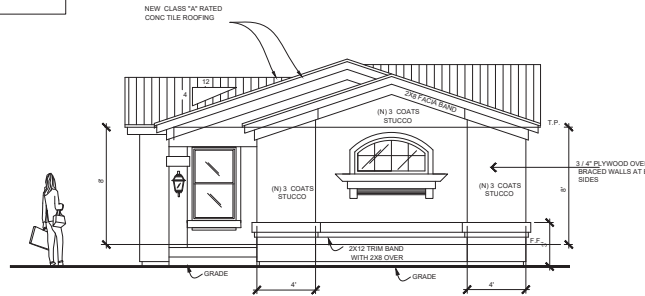


RIGHT SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

IMPORTANT GRADING NOTE
THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5 PER CENT FOR A MIN. DISTANCE OF 10 FEET (1:20 MIN RATIO)



FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

IMPORTANT GRADING NOTE

THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5 PER CENT FOR A MIN. DISTANCE OF 10 FEET (1:20 MIN RATIO)

PROPOSED 2ND UNIT ELEVATIONS
SCALE: 1/4" = 1'-0"

REVISIONS

DATE:

Professional Design Consultants
3030 WOODBURN AVENUE, SUITE 200
SANTA CLARA, CA 95050
(408) 294-7000



OWNER
DALJIT KAUR
1922 MAIN STREET
SANTA CLARA, CA 95050
PHONE: (198) 756-1311

PROPOSED NEW SINGLE FAMILY RESIDENCE AND NEW REAR DETACHED ADU

DATE: 05-15-2020

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

DRAWN: BRA

JOB:

1a

07 SHEETS

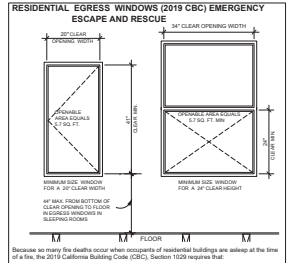
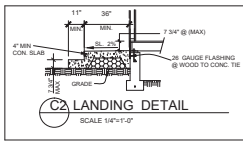
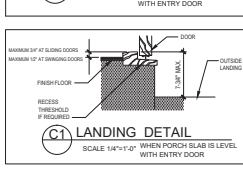
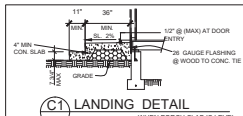
ELECTRICAL/MECHANICAL LEGEND			
	EXISTING WALLS		DRAIN
	NEW WALLS		DOORBELL PUSHBUTTON
	WALLS TO BE REMOVED		COMB EXHAUST & LIGHT FIXT
	CLOSE WALLS		ELECT. FAN
	DUPLEX RECEPTACLE OUTLET		HEAT LAMP
	DUPLEX RECEPTACLE OUTLET		HEATER REGISTER
	GROUND FAULT INTERRUPT CIRCUIT		CEILING AIR REGISTER
	DUPLEX RECEPTACLE OUTLET		WATER HEATER
	FOUR PLEX RECEPTACLE		FURNACE
	220 V RECEPTACLE OUTLET		HOSE BIBB
	RECESSED CEILING LIGHT		CARBON MONOXIDE ALARMS
	HIGH EFFICACY LIGHT		INTERCOM
	WALL LIGHT		WATERPROOF WALL LIGHT FIXTURE
	WATERPROOF WALL LIGHT FIXTURE		ELECTRICAL SUB-PANEL
	FLUORESCENT LIGHT		RECESSED LIGHT
	SMALL FLUORESCENT FIXTURE		DISPOSAL
	SPOTLIGHT		CONCRETE
	WALL SWITCH		STUCCO
	THREE-WAY SWITCH		EXISTING
	FOUR-WAY SWITCH		H.S. HORIZONTAL SLIDER
	SMOKE DETECTOR		S.H. SINGLE HUNG
	TELEPHONE OUTLET		F.X. FIXED GLASS
	TV CABLE OUTLET		

- ### GENERAL INTERIOR NOTES
- ALL LANDING AT MAIN ENTRY DOOR TO BE NOT MORE THAN 12" WITH A MINIMUM CLEARANCE OF 66" ABOVE FINISHED FLOOR PER CBC 311.1.1.
 - ALL FLOORING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CBC 300.2.
 - ALL BATHS AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH NONABSORBENT SURFACE UP TO A HEIGHT OF 6 FEET (7') ABOVE FLOOR PER CBC 307.2.
 - PROVIDE EXHAUST FAN OVER KITCHEN AREA FOR LOCAL VENTILATION. DOOR AIR QUALITY REQUIREMENTS PER 2019 CALIFORNIA ENERGY CODE SECTION 110.10 AND 110.10.2. OTHERWISE SPECIFY KITCHEN HOOD RANGE TO BE 100 CFM MINIMUM.
 - PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM PER CBC 310.3.
 - ENSURE AFCO PROTECTED RECEPTABLES IN LIVING ROOM PER CBC 210.12.
 - ALL EXTERIOR RECEPTABLES TO BE GFCO PROTECTED.
 - ALL 125-VOLT, 15- AND 20-AMPERE RECEPTABLES SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES PER CBC 408.11.
 - PROVIDE SEPARATE BATHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 110.10.2.
 - ALL NEW WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30.

- ### GENERAL NOTES
- PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2019 CALIFORNIA RESIDENTIAL PLUMBING, ELECTRICAL AND MECHANICAL CODES AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY BEST PRACTICE IN ROOM #1).
 - INTERPRETATION OF DRAWINGS: FOR AMBIGUOUS CONDITIONS, GENERAL FINISH, AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DISCREPANCY BETWEEN SCALE MEASUREMENT AND DIMENSIONS OR BETWEEN WORKING DRAWINGS AND LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY DISCREPANCY IS NOT EXPLAINED BY THE DRAWINGS, CONTRACTOR SHALL CONSULT DRAWING DESIGNER FOR CLARIFICATION TO THE DRAWINGS. CONTRACTOR SHALL CORRECT ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK (CONTRACTOR IS NOT TO SCALE DRAWINGS).
 - ERRORS AND OMISSIONS: IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLANS, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, OR AT LEAST PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SO SHALL BE THE DESIGNER'S RESPONSIBILITY.
 - SMOKE DETECTOR: PROVIDE EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS.
 - A) POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS DERIVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL BEAT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLID BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDING WHICH UNDER GO ALTERATIONS, REPAIRS OR ADDITIONS AS REGULATED BY CBC 2019.
 - B) LOCATION WITHIN DWELLING UNITS: IN DWELLING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT ON EACH LEVEL WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OR ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 34 INCHES (810 MM) OR MORE. SMOKE DETECTOR SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM ALLEGIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
 - INSULATION: CEILING: R-30 BATT INSULATION (NEW CONST. ONLY)
WALLS: R-5 BATT INSULATION (NEW CONST. ONLY)
FLOOR: R-5 FLOOR INSULATION
ACCESS UNDERLOOR: 3" x 3" MIN. SOL. (P. WOOD FLOOR)
CEILING: 3/4" x 3/4" MIN. VENT CLEAR HEIGHT
WINDOW: APPROVED DOUBLE GLAZED
 - NOTE: ALL OPERABLE ALL LOGS, WINDOWS, ETC. TO BE CALLED OR FULLY WEATHER STRIPPED.

- ### SUPPLEMENT TO TITLE 24 FOR RESIDENTIAL ADDITIONS
- ROOF SHEATHING WITH RADIANT BARRIER OR UNDERSIDE OF SHEATH TO BE INSTALLED.
 - ALL WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.45 OR LESS.
 - WALL SHEATHING & CABLE ENDS ABOVE CEILING SHALL HAVE RADIANT BARRIER PER MFR.
 - ALL SEALING TAPE ON HEAT & DUCTS SHALL BE UL-181 (LISTED AND LABELED).
 - SEALING TAPE FOR DUCTS MUST BE UL-RESISTANT AND HAVE 150 LBS. OF RUBBER STRENGTH.
- ### WINDOWS/BATHROOM NOTES
- ALL NEW WINDOW TO BE APPROVED DOUBLE GLAZED WITH BEDROOM WINDOWS HAVING A MIN. 20" x 20" SQ. OPENING. REFER TO EXISTING WINDOW DIAGRAM.
 - ALL HEADERS USED OVER DOORS, WINDOWS AND ANY NECESSARY OPENINGS TO BE 4 x 12 DFP 10 OR BETTER, UNLESS OTHERWISE SPECIFIED.
 - ALL GLAZING IN OR WITHIN 36" OF DOORS, OVER 9 SQUARE FEET AND WITHIN 36" OF FLOOR AND ALL GLAZING IN SHOWERS OR BATHS TO BE SAFETY GLASS.
 - BATHROOM FINISH NOTE: ENSURE A HARD, NONABSORBENT SURFACE ABOVE A WATER RESISTANT UNDERLAMENT TO A HEIGHT OF 12" ABOVE THE DRAIN INLET FOR SHOWER PER CBC 1211.3.
 - WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.20 GALLONS PER FLUSH.

- ### SMOKE DETECTOR NOTES
- SMOKE DETECTORS: PROVIDE 1 EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS.
 - POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS DERIVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL BEAT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLID BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDING WHICH UNDER GO ALTERATIONS, REPAIRS OR ADDITIONS AS REGULATED BY CBC 2019.
 - LOCATION WITHIN DWELLING UNITS: IN DWELLING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OR ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 34 INCHES (810 MM) OR MORE. SMOKE DETECTOR SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM ALLEGIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.



Because in many fire deaths occur when occupants of residential buildings are asleep at the time of fire, the 2019 California Building Code (CBC), Section 1009 requires that:

- Minimum in dwelling units and
- Minimum in sleeping rooms

Each sleeping unit shall open directly into a public way or to a yard or court that opens to a public way.

In addition to the above requirement, the net clear opening height dimension shall be a minimum of 24 inches. The net clear opening width dimension shall be a minimum of 20 inches. Those units with net openings will not obtain the required 5.7 square feet.

- ### ELECTRICAL NOTES
- ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING BEDROOMS, BATHS, KITCHENS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR GARAGES SHALL BE PROTECTED BY A LISTED AER-FALC CIRCUIT INTERRUPTER (CBC 210.12).
 - ALL RECEPTABLES IN BATHROOM, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTABLES SERVE COUNTER TOP SURFACES), LAUNDRY AREA, CIRCUIT INTERRUPTER (GFCI) PROTECTION (CBC 210.12).
 - IN ALL AREAS SPECIFIED IN 210.12, ALL 120-VOLT, 15- AND 20-AMPERE RECEPTABLES SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES (CBC 408.11).

- ### SPECIAL SHOWER NOTES
- SHOWER PAN DIMENSIONS TO BE A MINIMUM AREA OF 58.00 SQUARE INCHES (MINIMUM FINISH THICKNESS OF 3/8 INCHES IN ALL DIRECTIONS).
 - SHOWER DOORS SHALL OPEN TO MAINTAIN NOT LESS THAN 4.7 UNOBSTRUCTED OPENING FOR EGRESS.

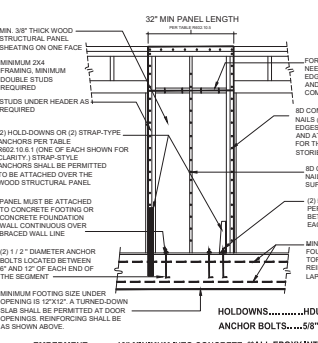
- ### ADDITIONAL... BATHROOM FIXTURE / ELECT / PLUMBING, MECH AND INSULATION NOTES
- #### PLUMBING
- ALL SINK FAUCETS, SHOWER HEADS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 1101.8. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM PER CYCLE AND SHALL NOT EXCEED 1.2 GALLONS. SHOWER HEADS SHALL NOT EXCEED 2.0 GALLONS. AND URINALS SHALL NOT EXCEED 1.5 GPM PER CYCLE.
 - PER CBC SECTION 402.2.3, SINGLE FLUSH WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS.
 - INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY USING WATER SAVING FIXTURES AND FLOOR RESTRICTIONS. WATER CONSUMPTION A 20% REDUCTION IN BASELINE WATER PER SECTION 4.303.1.
 - ALL ADDITIONS ON OR AFTER JANUARY 1, 2014 SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURES PER CBC SECTION 401.1.1. PLUMBING WATER METER REQUIREMENTS TO OBTAIN A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE BUILDING DEPARTMENT.

- #### ELECTRICAL
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTABLE OUTLETS INSTALLED IN DWELLING UNIT LIVING, DINING AND FAMILY ROOMS, PARLORS, RECREATION, LIBRARIES, DEN, HALLWAYS, RECREATION ROOM, CLOSET OR SIMILAR ROOMS OR GARAGES SHALL BE PROTECTED BY A LISTED AER-FALC CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. CBC ARTICLE 210.12.
 - ALL NEW AND REPLACED DUPLEX RECEPTABLES SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES (CBC 408.11).
 - AT LEAST TWO 20-AMP BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES AT THE COUNTER TOP (CBC 210.52).
 - ALL RECEPTABLES IN KITCHEN AREAS TO BE GFCI TAMPER PROOF NOT TO EXCEED 4'-0" O.C.
 - ALL EXHAUST FANS THROUGHOUT THE RESIDENCE SHALL BE SWITCHED REMOTELY FROM ANY LIGHTING SYSTEMS.
 - ALL KITCHEN EXHAUST SHALL BE VENTED TO THE EXTERIOR.
 - ALL RECESSED LIGHTING FIXTURES INSTALLED IN CEILING SHALL BE IN INSULATION COVER AND AIR TIGHT RATED AND SHALL BE SEALED BETWEEN THE FIXTURE HOUSING AND THE COP WITH A GASKET OR CAULK.

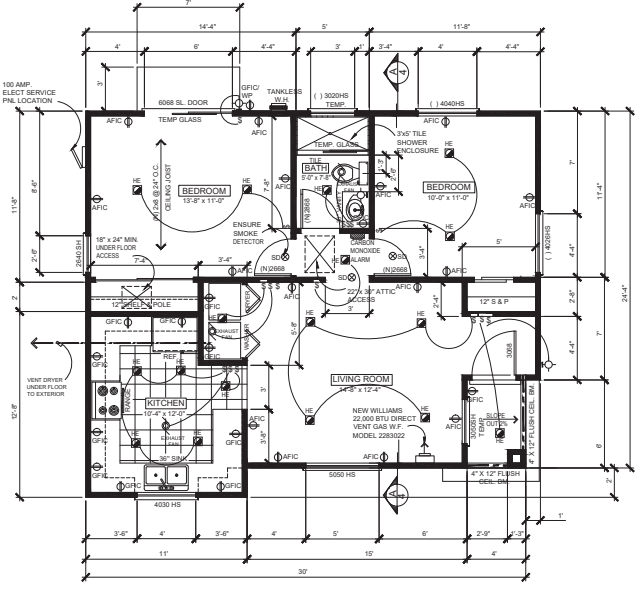
- ### BRACED WALL PANEL NOTES:
- ALL NEW CONSTRUCTION, ADDITIONS OR NEW RESIDENTIAL STRUCTURES TO CONFORM TO MINIMUM ACCEPTED BRACING PER CBC 2019 WHICH REQUIRES:
- 2" x 12" L.F. OF BRACED WALL PER EA JOIF.
 - 4" x 4" OF SOLID WALL PANELS AT ALL CORNERS PER EACH 25' LF OF WALL.
 - WALL PANELS MAY BE REDUCED TO APPROXIMATE 3" MIN WIDTH PROVIDED THEY ARE ANCHORED WITH THE APPROPRIATE STRAP OR HOLDINGS AT EACH END OF PANEL.

- ### LEGEND:
- INDICATES 3/8" MINIMUM THICK INTERIOR EXTERIOR BRACED WALL PANELS 4'-0" MIN IN LENGTH SECURED TO STUDS WITH 10" MIN DIAMETER BOLTS @ 4" O.C. AT EDGES AT EDGES FOR SINGLE STORY (SEE ALSO FLOOR PLAN).
 - INDICATES ALTERNATIVE BRACED PANEL WITH MIN. WIDTH OF 3" AT 8'-0" HEIGHT OR 12" AT 10'-0" HEIGHT.
 - HTLA... INDICATES TYPE OF HOLDOWN REQUIRED AT EACH END OF PANEL.
 - HDUL... INDICATES ALTERNATE TYPE OF HOLDOWNS @ EACH END OF PANEL.
 - 1) USE... HDUL4... HOLDOWNS OR... HTTA... HOLDOWNS IN 5/8" MIN. DIAMETER BOLTS WITH 10" MIN EMBEDMENT. SPECIAL INSULATION REQUIRED FOR HOLDOWNS INTO EXISTING FOOTING.

- ### METAL STRAPPING CONNECTION NOTES:
- ALL STRAPPING, CLIPS, HOLDOWNS, POST SUPPORT, BEAM HANGERS, AND METAL CONNECTORS TO BE SIMPSON OR EQUAL.
 - CONTRACTOR TO INSURE POSITIVE METAL CONNECTORS FROM TOP OF ROOF SHEATHING TO BOTTOM OF SILL PLATE FOR APPROPRIATE SHEAR TRANSFER (SEE ALSO SHEAR PANEL DETAIL).



2a) ALTERNATE BRACED WALL PANEL DETAIL FIG. R602.106.1



PROPOSED 2ND UNIT PLAN
SCALE: 1/4" = 1'-0"

ADDITIONAL - BATHROOM FIXTURE / ELECT / PLUMBING, MECH AND INSULATION NOTES

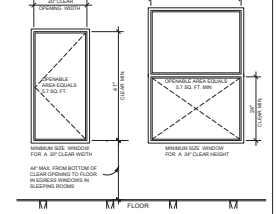
PLUMBING

1. ALL SINK FACETS SHOWER HEADS TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 1701.84 KITCHEN FACETS SHALL NOT EXCEED 1.8 GALLONS PER FLUSH - LAUNDRY FACETS SHALL NOT EXCEED 1.2 GALLONS - SHOWER HEADS SHALL NOT EXCEED 1.2 GALLONS - AND URINALS - SHALL NOT EXCEED 5 GALLONS PER FLUSH
 2. PER CPC SECTION 402.2.5 SINGLE FLOOR WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.8 GALLONS
 3. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING WATER SAVING FIXTURES OR FLOW RESTRICTIONS OR DISMANTLING A 20% REDUCTION IN BASELINE WATER PER SECTION 4.3.0.1
 4. ALL ADDITIONS ON OR AFTER JANUARY 1, 2014 SHALL REPLACE NON COMPLAINT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES
- NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURES PER CPC SECTION 301.1. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE BUILDING DEPARTMENT

ELECTRICAL

1. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT SINGLE-PHASE 15- AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN A DWELLING UNIT LIVING, DINING AND FAMILY ROOMS, HALLWAYS, BEDROOMS, LIBRARIES, GENS, HALLWAYS, RECREATION ROOM, CLOSET OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AREA-FALL-CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. CEC ART. 210.52
2. ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT - RECEPTACLE 2016 CEC ART. 408.12
3. AT LEAST TWO 20-AMP BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES AT THE COUNTER TOP (CEC 210.52)
4. ALL RECEPTACLES IN KITCHEN AREAS TO BE GFCI TAMPER PROOF NOT TO EXCEED 4'0" O.C.
5. ALL EXHAUST FANS THROUGHOUT THE RESIDENCE SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM
6. ALL KITCHEN EXHAUST SHALL BE DUCTED TO THE EXTERIOR
7. ALL RECESSED LIGHTING FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE GFCI INSULATION COVERED AND AT LEAST TAMPER PROOF AND SHALL BE SEALED BETWEEN THE FIXTURE HOUSING AND THE GYP WITH A CASNET OR CALK.

RESIDENTIAL EGRESS WINDOWS (2019 CBC) EMERGENCY ESCAPE AND RESCUE



Because so many fire deaths occur when occupants of residential buildings are asleep at the time of a fire, the 2019 California Building Code (CBC), Section 1003 requires that:

- Bedrooms in dwelling units
- Any sleeping room in a public way or in a yard or court that opens to a public way

Each sleeping room shall be provided with at least one operable window that meets the minimum height dimension shall be a minimum of 24 inches. The net clear opening width dimension shall be a minimum of 20 inches. (1003.10.1) Minimum height and width shall be a minimum of 20 inches.

ELECTRICAL NOTES

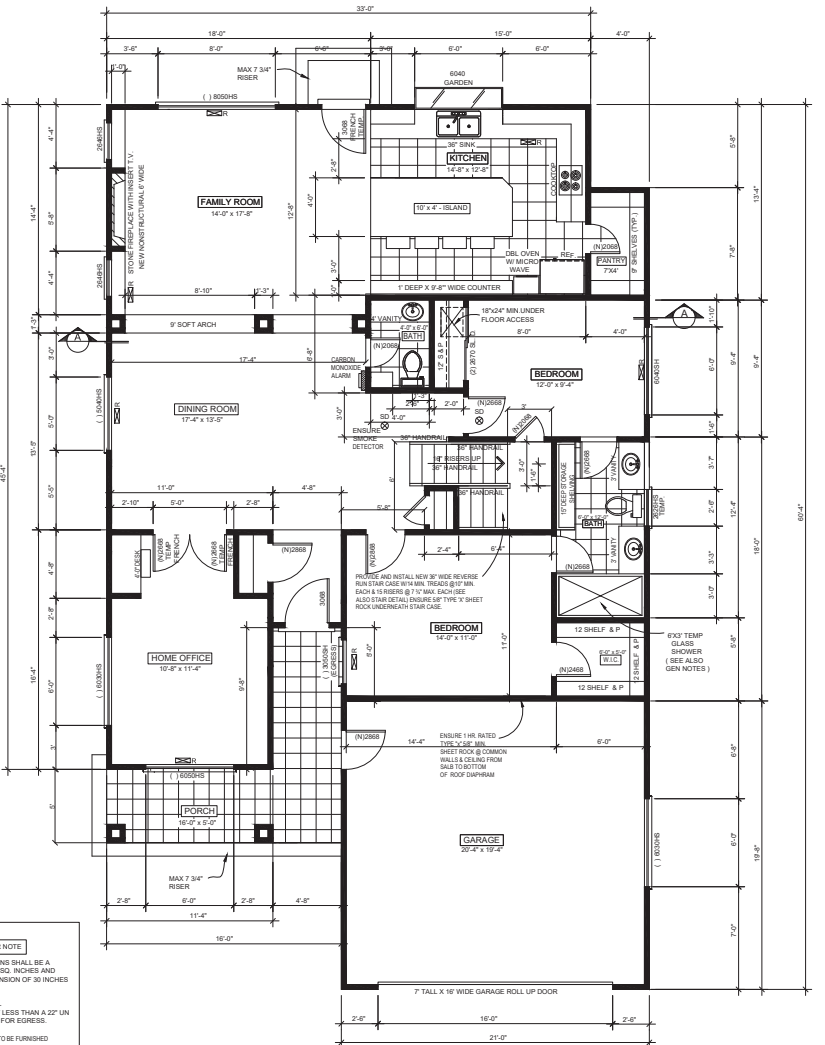
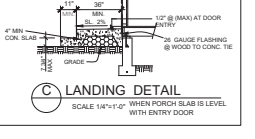
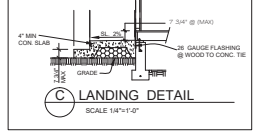
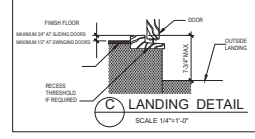
1. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, HALLWAYS, CLOSET, BEDROOMS, LIBRARIES, RECREATION ROOMS, CLOSET OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AREA-FALL-CIRCUIT INTERRUPTER (CEC 210.52)
2. ALL RECEPTACLES IN BATHROOM GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTERTOP SURFACES), LAUNDRY AREA, CIRCUIT INTERRUPTER (GFCI) PROTECTION, CEC 121.6
3. IN ALL AREAS SPECIFIED IN 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (CEC 408.12)

SPECIAL ATTENTION NOTES

1. ALL LIGHTING TO BE HIGH EFFICACY AND MEET THE REQUIREMENTS OF SECTION 190.9(A) AND JOINT APPENDIX J.A.8
2. ALL LUMINAIRES THAT ARE INSTALLED WITH UN-CERTIFIED LIGHT SOURCES NEED TO BE CONTROLLED BY A DIMMER OR VARYING DIMMER. THIS IS NOT REQUIRED FOR LIGHTING IN CLOSETS LESS THAN 75 SQ FT OR IN HALLWAYS.
3. ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY AND CONTROLLED BY ONE OF THE FOLLOWING COMBINATIONS:
 - A. PHOTOCELL AND MOTION SENSOR
 - B. PHOTOCELL AND TIME SWITCH
 - C. ASTRONOMICAL TIME CLOCK
 - D. DIMMER WITH PHOTOCELL OR ASTRONOMICAL TIME CLOCK
4. LUMINAIRES RECESSED IN INSULATED CEILINGS SHALL COMPLY WITH THE FOLLOWING:
 - A. SHALL BE ZERO CLEARANCE GFCI LISTED AND CERTIFIED AIR TIGHT
 - B. BE SEALED WITH CASNET OR CALK BETWEEN LUMINAIRE HOUSING AND CEILING AND AT ALL AIR LEAKS
 - C. SHALL NOT CONTAIN SCREW BASE SOCKETS

SPECIAL SHOWER NOTE

- A. SHOWER PAN DIMENSIONS SHALL BE A MINIMUM AREA OF 1024 SQ. INCHES AND A MINIMUM FINISH DIMENSION OF 30 INCHES IN ANY DIRECTION.
- SHOWER DOORS SHALL OPEN TO MAINTAIN NOT LESS THAN A 22" UN OBSTRUCTED OPENING FOR EGRESS.
- TELE SHOWER ENCLOSURE TO BE FINISHED WITH NON-SLIP FINISH TO 7" ABOVE DRAIN RILE (SEE ALSO GENERAL NOTES)



ELECTRICAL / MECHANICAL LEGEND

[Symbol]	EXISTING WALLS	[Symbol]	CHIME
[Symbol]	NEW WALLS	[Symbol]	DOORBELL PUSHBUTTON
[Symbol]	WALLS TO BE REMOVED	[Symbol]	COMB. EXHAUST & LIGHT FIXT
[Symbol]	CLOSE WALLS	[Symbol]	ELECT. FAN
[Symbol]	DUPLEX RECEPTACLE OUTLET	[Symbol]	HEAT LAMP
[Symbol]	GROUND FAULT INTERRUPT CIRCUIT	[Symbol]	HEATER REGIST.
[Symbol]	DUP. REC. OUTLET W/ROUND	[Symbol]	CEILING AIR REGISTER
[Symbol]	FOUR PLEX RECEPTACLE	[Symbol]	WATER HEATER
[Symbol]	220 V RECEPTACLE OUTLET	[Symbol]	FURNACE
[Symbol]	RECESSED CEILING LIGHT	[Symbol]	HOSE BIBB
[Symbol]	HIGH EFFICACY LIGHT	[Symbol]	CARBON MONOXIDE ALARMS
[Symbol]	WALL LIGHT	[Symbol]	INTERCOM
[Symbol]	WATERPROOF WALL LIGHT FIXTURE	[Symbol]	ELECT. METERS & MAIN PANEL
[Symbol]	FLUORESCENT LIGHT	[Symbol]	ELECTRICAL SUB-PANEL
[Symbol]	SMALL FLUORESCENT FIXTURE	[Symbol]	RECESSED LIGHT
[Symbol]	SPOTLIGHT	[Symbol]	DISPOSAL
[Symbol]	WALL SWITCH	[Symbol]	CONCRETE
[Symbol]	THREE-WAY SWITCH	[Symbol]	STUCCO
[Symbol]	FOUR-WAY SWITCH	[Symbol]	EXISTING
[Symbol]	SMOKE DETECTOR	[Symbol]	H.S. HORIZONTAL SLIDER
[Symbol]	TELEPHONE OUTLET	[Symbol]	S.H. SINGLE HUNG
[Symbol]	TV CABLE OUTLET	[Symbol]	FIX. FIXED GLASS

GENERAL INTERIOR NOTES

1. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CPC 908.2
2. ALL BATHUBS AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH NON-SLIP RESISTANT SURFACE UP TO A HEIGHT OF 6 FEET (7') ABOVE FLOOR PER CPC 307.2
3. PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION HOOD AIR QUALITY REQUIREMENTS PER 2019 CALIFORNIA ENERGY CODE SECTION 150.10 (J) AND AIRM 6.2.2 OTHERWISE SPECIFY KITCHEN HOOD RANGE TO THE OWNER
4. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED
5. ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 408.12
6. PROVIDE SEPARATE SWITCHES FOR ALL DOWNSTAIR BATHS IN BATHROOMS PER CALIFORNIA ENERGY CODE 150.9(K)(1) FANS AND LIGHTS TO BE SEPARATELY SWITCHED
7. ALL NEW WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30

GENERAL NOTES

1. PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2019 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY RESIDENTIAL CATEGORY E.1)
2. INTERPRETATION OF DRAWINGS: FOR ARRANGEMENT OF FLOORS, GENERAL FINISH AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DIFFERENCE APPEAR BETWEEN SCALE MEASUREMENT AND BETWEEN WORKING SPECIFICATIONS OR LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPUNDED EITHER BY REFERENCE TO THE DRAWINGS, CONTRACTOR TO INFORM DRAFTSMAN DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS NOT TO SCALE DRAWINGS.
3. ERRORS AND OMISSIONS: IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLANS IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER. DRAFTSMAN PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH WILL REQUIRE ASSUMPTION OF RESPONSIBILITY.
4. SMOKE DETECTOR: PROVIDE 1 EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT POINT CENTRALLY LOCATED IN EACH SLEEPING ROOM AND AT POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPILT INTO TWO OR MORE LEVELS. THE SMOKE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE THE SMOKE DETECTOR TO BE INSTALLED ON THE LOWER LEVEL SERVING THE BEDROOMS EXCEPT THAT OF THE HALLWAY BY 24 INCHES TO 30 INCHES FROM THE DETECTOR SHALL SOUND AN ALARM audible in ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
5. INSULATION: CEILING: R-38 BATT INSULATION (NEW CONST. ONLY) WALLS: R-19 BATT INSULATION (NEW CONST. ONLY) FLOOR: R-9 FLOOR INSULATION ACCESS UNDERLOOR: 1" x 2" MIN. SD IF WOOD FLOOR CEILING: 2" x 4" MIN. CLEAR HEIGHT WINDOW: APPROVED DOUBLE GLAZED
- NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALKED OR FULLY WEATHER STRIPPED.
7. SUPPLEMENT TO TITLE FOR RESIDENTIAL ADDITIONS:
 1. ROOF SHEATHING WITH RADIANt BARRIER ON UNDERSIDE OF SHEATH SHALL BE INSTALLED
 2. ALL WINDOWS SHALL HAVE A 30% U-FACTOR (U-FACTOR CERTIFICATION) OF 40% BETTER
 3. WALL SHEATHING & GABLE ENDS (ABOVE CEILING) SHALL HAVE RADIANt BARRIER PER MFG. INSTALLATION INSTRUCTIONS
 4. ALL BRANING TAPE OR TAPE & DUCTS SHALL BE UL181 (LISTED AND LABELED).
 5. THE WEARS FOR DUCTS MUST BE TO RESISTANT AND HAVE 150 LBS. OF BURST STRENGTH.
8. WINDOWS / BATHROOM NOTES
 1. ALL NEW WINDOWS TO BE APPROVED DOUBLE GLAZED (WITH BEDROOM WINDOWS HAVING A MIN. 24" OF GL. OPENING, REFER TO GENERAL WINDOW DIAGRAM)
 1. ALL HEADERS (USED OVER DOORS, WINDOWS AND ANY NECESSARY OPENINGS TO BE 4" x 12" DFR 1 OR BETTER, UNLESS OTHERWISE SPECIFIED.
 2. ALL GLAZING IN OR WITHIN 36" OF DOORS, OVER 8 SQUARE FEET AND WITHIN 4" OF FLOOR AND ALL GLAZING IN SHOWERS OR BATHUBS TO BE SAFETY GLASS.
 4. BATHROOM FINISH NOTE: ENSURE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MINIMUM RESISTANT INSULATION HEIGHT OF 12" ABOVE THE DRAIN INLET FOR SHOWER PER CPC 1211.3
 5. WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.28 GALLONS PER FLUSH.

REVISIONS

DATE:

Professional Design Consultants
3033 Moorpark Ave., #1, San Jose, CA 95128
(408) 298-7600



OWNER
DALJIT KAUR
1922 MAIN STREET
SANTA CLARA, CA 95050
PHONE: (196) 796-1311

PROPOSED NEW SINGLE FAMILY RESIDENCE WITH DETACHED (ADU)

DATE: REV 03/20/2022

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

DRAWN: BRA

JOB:

3
OF SHEETS

ADDITIONAL... BATHROOM FIXTURE / ELECT / PLUMBING, MECH AND INSULATION NOTES

PLUMBING

- ALL SINK FACETS, SHOWER TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 19114 (KITCHEN SINKS SHALL NOT EXCEED 1.8 GALLONS PER FLUSH... LAVATORY FACETS SHALL NOT EXCEED 1.2 GALLONS... SHOWER HEADS SHALL NOT EXCEED 1.4 GALLONS... AND URINALS SHALL NOT EXCEED 3 GALLONS PER FLUSH)
- FOR ONE SECTION AND 2 SINGLE FLUSH WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS.
- INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY USING WATER SAVING FIXTURES OR FLOW RESTRICTIONS OR COMBINATIONS. A 20% REDUCTION IN BASELINE WATER PER SECTION 4.303.1
- ALL ADDITIONS ON OR AFTER JANUARY 1, 2014 SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES.

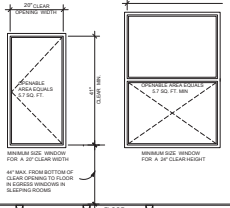
ELECTRICAL

- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN A DWELLING UNIT LIVING, DINING AND FAMILY ROOMS, PORCHES, BEDROOMS, LIBRARIES, DEN, HALLWAYS, RECREATION ROOM, CLOSET OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-Fault Circuit Interrupter (AFCI) TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. SEE ARTICLE 210.12.
- ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLE 20A, CEC 407.401.401.2.
- AT LEAST TWO 20-AMP BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES AT THE COUNTER TOP. (CEC 210.52)
- ALL RECEPTACLES IN KITCHEN AREAS TO BE GFCI TAMPER PROOF NOT TO EXCEED 40°C C.I.C.
- ALL EXHAUST FANS THROUGHOUT THE RESIDENCE SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM.
- ALL KITCHEN EXHAUST SHALL BE DUCTED TO THE EXTERIOR.
- ALL RECESSED LIGHTING FIXTURES INSTALLED IN INSULATED CEILING SHALL BE IC INSULATION COVER AND AT AIR TIGHT RATED AND SHALL BE SEALED BETWEEN THE FIXTURE HOUSING AND THE DRY WITH A GASKET OR CALK.

SMOKE DETECTOR NOTES

- SMOKE DETECTORS:**
PROVIDE 1 EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS
- POWER SOURCE:**
IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN SUCH WIRING IS DERIVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL BUILT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLICIT BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS WHICH UNDER GO ALTERATIONS, REPAIRS OR ADDITIONS AS REGULATED BY CEC 2019.
- LOCATION WITHIN DWELLING UNITS:**
IN DWELLING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS.
THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CLEARANCE FROM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

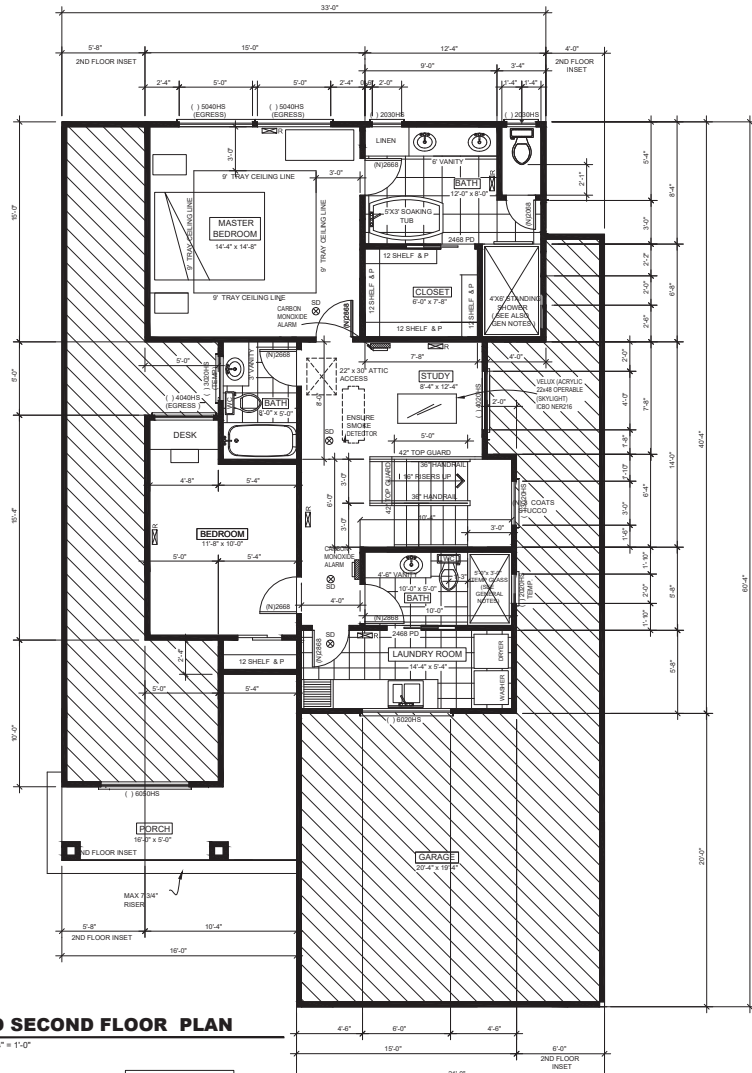
RESIDENTIAL WINDOW SIZES (2019 CBC) EMERGENCY ESCAPE AND RESCUE



Because so many the deaths occur when occupants of residential buildings are asleep at the time of a fire, the 2019 California Building Code (CBC), Section 1029 requires that...
 1. Every sleeping room shall have a window opening...
 2. The window opening shall have a minimum clear opening width of 20 inches...
 3. The window opening shall have a minimum clear opening height of 20 inches...
 4. The window opening shall have a maximum sill height of 42 inches...
 5. The window opening shall have a minimum sill height from the bottom of the clear opening to the floor of 4 inches...
 6. The window opening shall have a minimum sill height from the bottom of the clear opening to the floor of 4 inches...
 7. The window opening shall have a minimum sill height from the bottom of the clear opening to the floor of 4 inches...
 8. The window opening shall have a minimum sill height from the bottom of the clear opening to the floor of 4 inches...
 9. The window opening shall have a minimum sill height from the bottom of the clear opening to the floor of 4 inches...
 10. The window opening shall have a minimum sill height from the bottom of the clear opening to the floor of 4 inches...

PROPOSED SECOND FLOOR PLAN

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



974 SQ. FT.

SPECIAL TITLE -24 NOTES

- ALL LIGHTING TO BE HIGH EFFICACY AND MEET THE REQUIREMENTS OF SECTION 160.0K) AND JOINT APPROVAL JAB.
- ALL LUMINAIRES THAT ARE INSTALLED WITH UNCERTIFIED LIGHT SOURCES TO BE CONTROLLED BY A DIMMER OR VACUANCY SWITCH. THIS IS NOT REQUIRED FOR LIGHTING IN CLOSETS LESS THAN 10 SQ FT OR IN HALLWAYS.
- ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY AND CONTROLLED BY ONE OF THE FOLLOWING COMBINATIONS:
 A. PHOTOCELL AND MOTION SENSOR
 B. PHOTOCELL AND TIME SWITCH
 C. ASTRONOMICAL TIME CLOCK
 D. DIMS WITH FEATURES OF ASTRONOMICAL TIME CLOCK
 E. DIMS WITH FEATURES OF ASTRONOMICAL TIME CLOCK AND SENSING
 F. DIMS WITH FEATURES OF ASTRONOMICAL TIME CLOCK AND SENSING AND PHOTOCELL
 G. DIMS WITH FEATURES OF ASTRONOMICAL TIME CLOCK AND SENSING AND PHOTOCELL AND MOTION SENSOR
- LUMINAIRES RECESSED IN INSULATED CEILING SHALL COMPLY WITH THE FOLLOWING:
 A. SHALL BE ZERO CLEARANCE IC LISTED AND CERTIFIED AIR TIGHT.
 B. BE SEALED WITH GASKET OR CALK BETWEEN LUMINAIRE HOUSING AND CEILING.
 C. SHALL NOT CONTAIN SCREW BASE SOCKETS

ELECTRICAL / MECHANICAL LEGEND

EXISTING WALLS	CHIME
NEW WALLS	DOORBELL / PUSHBUTTON
WALLS TO BE REMOVED	COHM. EXHAUST & LIGHT FIXT
CLOSE WALLS	ELECT. FAN
DUPLEX RECEPTABLE OUTLET	HEAT LAMP
GROUND FAULT INTERRUPTER CIRCUIT	HEATER REGISTER
DUP. REC. OUTLET W/ROUND	CEILING AIR REGISTER
FOUR PLEX. RECEPTABLE	WATER HEATER
220 V RECEPTABLE OUTLET	FURNACE
RECESSED CEILING LIGHT	HOSE BIBB
HIGH EFFICACY LIGHT	CARBON MONOXIDE ALARMS
WALL LIGHT	INTERCOM
WATERPROOF WALL LIGHT FIXTURE	ELECT. METER & MAIN PANEL
FLUORESCENT LIGHT	ELECTRICAL SUB-PANEL
SMALL FLUORESCENT FIXTURE	RECESSED LIGHT
SPOTLIGHT	DISPOSAL
WALL SWITCH	CONCRETE
THREE-WAY SWITCH	STUCCO
FOUR-WAY SWITCH	EXISTING
SMOKE DETECTOR	H.S. HORIZONTAL SLIDER
TRIANGLE OUTLET	SINK SINGLE HANG
TV/CABLE OUTLET	F.H. FIXED GLASS

GENERAL NOTES

- PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN 2019 CALIFORNIA BUILDING CODE (CBC), SECTION 1029.1. MECHANICAL, ELECTRICAL AND ENERGY CODES AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES PROJECT LOCATED TO SPECIFY RESIDENCE CATEGORY #1
- INTERPRETATION OF DRAWINGS:** FOR ARRANGEMENT OF FLOORS, GENERAL FINISH AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DISCREPANCY APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORKING OF SPECIFICATIONS & LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPUNDED BY REFERENCE TO THE DRAWINGS, CONTRACTOR TO INFORM ARCHITECT IMMEDIATELY FOR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS NOT TO SCALE DRAWINGS.
- ERRORS AND OMISSIONS:** IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLANS, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, OR ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SO, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SMOKE DETECTOR:**
 PROVIDE 1 EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS.
A) POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN SUCH WIRING IS DERIVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL BUILT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLICIT BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS WHICH UNDER GO ALTERATIONS, REPAIRS OR ADDITIONS AS REGULATED BY CEC 2019.
B) LOCATION WITHIN DWELLING UNITS: IN DWELLING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS.
 THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CLEARANCE FROM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
 INSULATION: CEILING - R-38 BATT INSULATION (NEW CONST. ONLY)
 WALLS - R-15 BATT INSULATION (NEW CONST. ONLY)
 FLOOR - R-10 FLOOR INSULATION
 ACCESS - UNDERLOOR - 18" x 30" MIN. SQ. (IF WOOD FLOOR)
 CEILING - 12" x 30" MIN. W/OUT CLEAR HEIGHT
 WINDOW - APPROVED DOUBLE GLAZED
- SUPPLEMENT TO TITLE 24 FOR RESIDENTIAL ADDITION:**
 1. ROOF SHEATHING WITH RADIANT BARRIER ON UNDERSIDE OF SHEAT'D SHALL BE INSTALLED.
 2. WALL SHEATHING SHALL BE 5/8" ANGLE GIRD COMPOSITE 1/2" OR BETTER.
 3. WALL SHEATHING @ CABLE ENDS ABOVE CEILING SHALL HAVE RADIANT BARRIER PER MFG.
 4. INSTALL 1/2" X 4" X 1/2" MIN. W/OUT CLEAR HEIGHT.
 5. ALL SEALING TAPE ON HEAT/COLD CUTS SHALL BE UL 181 LISTED AND LABELED.
 6. THE INSULATION FOR DUCTS MUST BE UL RESISTANT AND HAVE 100 LBS. OF POUND STRENGTH.
- WINDOWS / BATHROOM NOTES**
 1. ALL NEW WINDOWS TO BE APPROVED DOUBLE GLAZED (WITH BEDROOM WINDOWS HAVING A MIN. 24" x 24" SQ. OPENING REFER TO GREEN WINDOW DIAGRAM)
 2. ALL MEASURES USED OVER DOORS, WINDOW AND ANY NECESSARY OPENINGS TO BE 4 x 12 D/F 1 OR BETTER, UNLESS OTHERWISE SPECIFIED.
 3. ALL GLAZING IN OR WITHIN 36" OF DOORS, OVER 9 SQUARE FEET AND WITHIN 18" OF FLOOR AND ALL GLAZING IN SHOWERS OR BATHTUBS TO BE SAFETY GLASS.
 4. BATHROOM FINISH NOTE - ENSURE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAMENT AT A HEIGHT OF 7" ABOVE THE DRAIN INLET FOR SHOWER PER CEC 1213.3
 5. WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.6 GALLONS PER FLUSH.

REVISIONS

DATE: REV. 05/18/2021

Professional Design Consultants
 10335 Newport Blvd., Suite 204
 Newport Beach, CA 92646
 (949) 244-7900



OWNER
DALJIT KAUR
1922 MAIN STREET
SANTA CLARA, CA 95050
PHONE: (408) 756-1311

PROPOSED NEW SINGLE FAMILY RESIDENCE WITH DETACHED (ADU)

DATE: 03/23/2022

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

DRAWN: BBA

JOB:

4

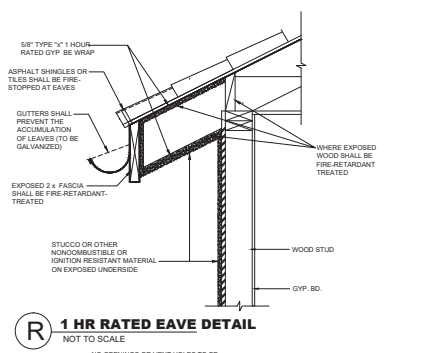
07 SHEETS

Professional Design Consultants
10300 NE 28th Street, Suite 200
Portland, OR 97219
(503) 244-7000



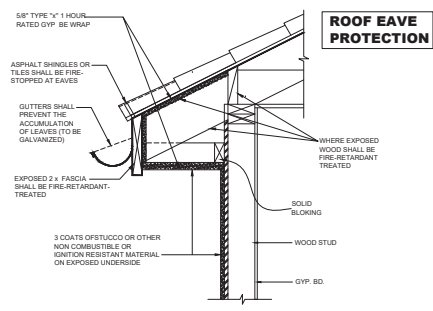
OWNER
DALJIT KAUR
1922 MAIN STREET
SANTA CLARA, CA 95050
PHONE: (415) 755-1311

PROPOSED NEW SINGLE
FAMILY RESIDENCE AND
NEW REAR DETACHED ADD



1 HR RATED EAVE DETAIL
NOT TO SCALE

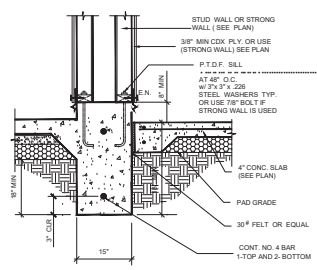
NO OPENINGS OR VENT HOLES TO BE PERMITTED WITHIN 4' OF PROPERTY LINE ANY VENTILATION TO BE PROVIDED WITH EYEBROW OR RIDGE VENTING



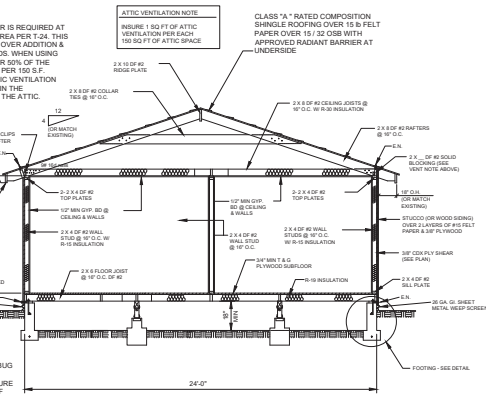
ROOF EAVE PROTECTION

1 HR RATED EAVE DETAIL
NOT TO SCALE

NO OPENINGS OR VENT HOLES TO BE PERMITTED WITHIN 4' OF PROPERTY LINE ANY VENTILATION TO BE PROVIDED WITH EYEBROW OR RIDGE VENTING



COLUMN FOOTING DETAIL

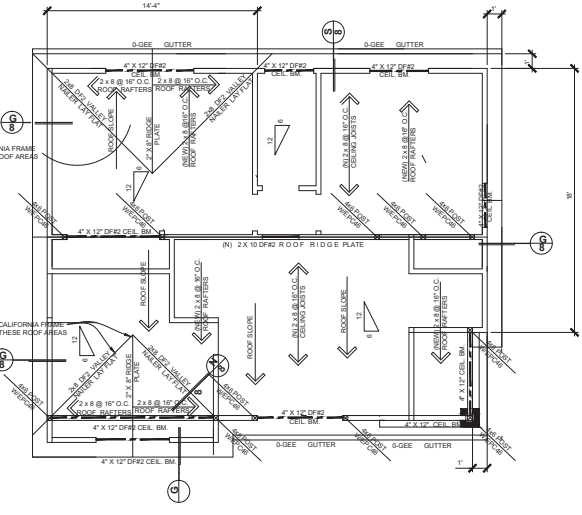


CROSS SECTION

SCALE: 1/8" = 1'-0"

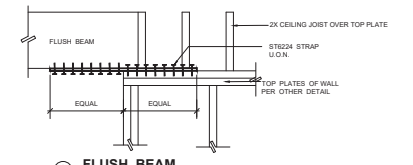
Table with ATTIC VENTILATION NOTE and FORMULA. Includes area of new attic, area of vent, and total attic vents required.

- ROOF FRAMING NOTES: 1. ROOF FRAMING AND TRUSSES SHALL BE EFFECTIVELY ANGLE-BRACED ROOF RAFTERS... 2. THE ALLOWABLE SPAN OF ROOF RAFTERS... 3. THE MAXIMUM SPAN FOR 2 X 4 PURLINS... 4. A RIDGE SHALL BE INSTALLED AT ALL RIDGES... 5. ALL VALLEY AND HIP RAFTERS... 6. WHERE CEILING JOISTS RUN OPPOSITE TO RAFTERS... 7. THE USE OF ROOF TRUSSES SHALL REQUIRE BUILDING SAFETY DIVISION APPROVAL...

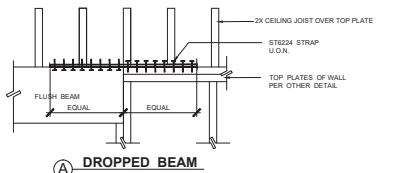


PROPOSED ROOF PLAN

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



FLUSH BEAM



DROPPED BEAM

TYPICAL SHEAR COLLECTOR STRAP
(SEE ALSO ROOF PLAN)

STRUCTURAL WOOD

- 1. ALL BOLD FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH (D.F.L.) GRADE MARKET AND CONFORM TO THE STANDARD GRADING AND DRESSING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU.

- 2. UNTRIED LUMBER SHALL BE DRY AND WELL SEASONED... 3. ALL NAILS SHOWN ON THE DRAWINGS SHALL BE COMMON WIRE NAILS... 4. MANUFACTURE HARDWARE SHALL BE ISO APPROVED... 5. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF 2019 CALIFORNIA BUILDING CODE... 6. CUTTING, NOTCHING OR DRILLING OF STUDS OR BAWN JOISTS IS TO BE PERMITTED ONLY AS DETAILED BY THE ENGINEER ARCHITECT... 7. ALL WOOD RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED... 8. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL NON-BEARING WALLS...

OTHER ENGINEERED TIMBER

- 1. FLOOR JOISTS: USE TRUSS JOIST MAC MILLAN "T1" OR APPROVED EQUIVALENT PRODUCTS... 2. BEAMS & HEADERS: LVL USE TRUSS JOIST MAC MILLAN 1 8 IS W5 MICROLAM OR APPROVED EQUIVALENT PRODUCTS... 3. USE TRUSS JOIST MAC MILLAN 1 8 IS W5 PARALLAM OR APPROVED EQUIVALENT PRODUCTS

PLYWOOD SHEATHING

- 1. ALL WOOD PRODUCT PARTS (PLYWOOD, COMPOSITE, WATER BOARD, ORIENTED STRAND BOARD, STRUCTURAL PARTICLE BOARD) SHALL COMPLY WITH THE PRODUCT STANDARD (PS) OR SHALL COMPLY WITH AMERICAN PLYWOOD ASSOCIATION STANDARDS FOR APA STRUCTURAL USE PANELS... 2. PLYWOOD FLOOR SHEATHING SHALL BE 1/2" CDX APA RATED SHEATHING EXPOSURE 1 USING NO COMMON NAILS AT 16" O.C. MAX... 3. PLYWOOD WALL SHEATHING SHALL BE 5/8" CDX APA RATED SHEATHING EXPOSURE 1 USING NO NAILS OR EQUIVALENT WOOD SCREWS AT 16" O.C. MAX... 4. PLYWOOD ROOF SHEATHING SHALL BE 3/4" CDX APA RATED SHEATHING EXPOSURE 1 USING NO NAILS OR EQUIVALENT WOOD SCREWS AT 16" O.C. MAX...

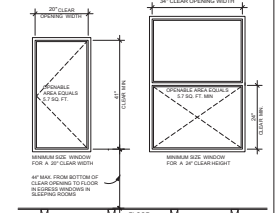
ADDITIONAL - BATHROOM FIXTURE / ELECT / PLUMBING, MECH AND INSULATION NOTES

- PLUMBING**
1. ALL RINK FACETS, SHOWER HEADS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 1913.8 (KITCHEN FACETS SHALL NOT EXCEED 1.8 MAX PER FIXTURE) - LAUNDRY FACETS SHALL NOT EXCEED 1.2 GALLONS - SHOWER HEADS SHALL NOT EXCEED 1.2 GALLONS - AND URINALS SHALL NOT EXCEED 1.0 GALLONS PER FIXTURE
 2. PER CPC SECTION 402.2.2, SINGLE FLUSH WATER CLOSETS SHALL HAVE AN EFFECTIVE FLOW VOLUME NOT TO EXCEED 1.28 GALLONS
 3. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING WATER SAVING FIXTURES OR FLOW RESTRICTIONS OR DEMONSTRATE A 20% REDUCTION IN WATER PER SECTION 4.30.1
 4. ALL ADDITIONS ON OR AFTER JANUARY 1, 2019 SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES
- NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURES PER CBC SECTION 301.1. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE BUILDING DEPARTMENT

ELECTRICAL

1. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20 AMPERE RECEPTACLES OVER 15 FEET SHALL BE RATED AND LISTED TAMPER-RESISTANT RECEPTACLE 2019 (CEC 210.62)
2. ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLE 2019 (CEC 210.62)
3. AT LEAST TWO 20-AMP BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES AT THE COUNTER TOP (CEC 210.52)
4. ALL RECEPTACLES IN KITCHEN AREAS TO BE GFCI TAMPER PROOF NOT TO EXCEED 4'-0" O.C.
5. ALL EXHAUST FANS THROUGHOUT THE RESIDENCE SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM
6. ALL KITCHEN EXHAUST SHALL BE DUCTED TO THE EXTERIOR
7. ALL RECESSED LIGHTING FIXTURES INSTALLED IN INSULATED CEILINGS SHALL BE I.C. INSULATION COVER AND AT A MIN. TIGHT RATED AND SHALL BE SEALED BETWEEN THE FIXTURE HOUSING AND THE GYP WITH A GASKET OR CALK

RESIDENTIAL EGRESS WINDOWS (2019 CBC) EMERGENCY ESCAPE AND RESCUE



Because so many the double door when occupants of residential buildings are asleep at the time of a fire, the 2019 California Building Code (CBC), Section 703 requires that:

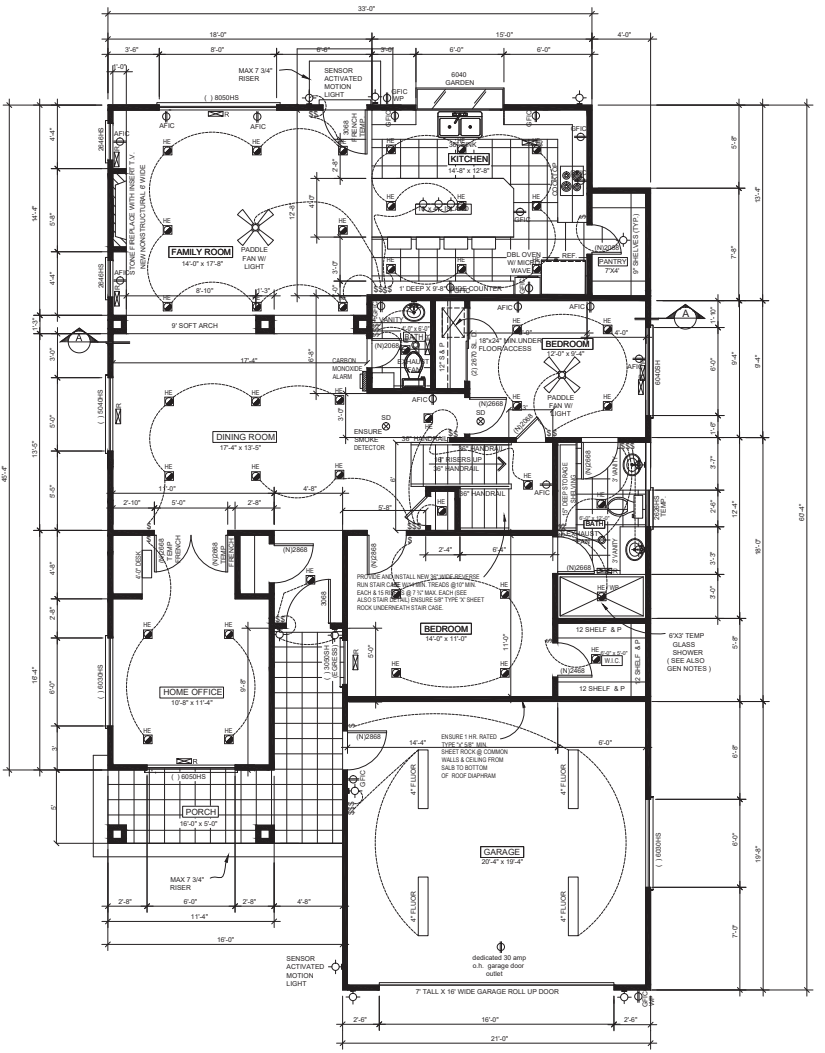
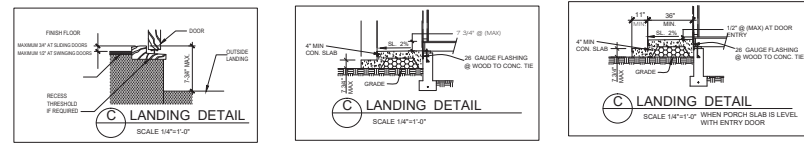
- Minimum clear opening width
- Minimum clear opening height
- Net clear opening area shall be no less than 5.7 square feet (5 square feet for grade floor openings and egress windows)

In addition to the above requirement, the net clear opening height dimension shall be a minimum of 24 inches. The net clear opening width dimension shall be a minimum of 20 inches. (Note: Using both minimum figures will not clear the required 5.7 square feet.)

ELECTRICAL NOTES

1. ALL 120 - VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENIS, BEDROOMS, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AFCI-FALC CIRCUIT INTERRUPTER (CEC 210.12)
2. ALL RECEPTACLES IN BATHROOM, GARAGE, ACCESSORY BUILDINGS, OUTDOORS, COMMON SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES BEHIND COUNTER TOP SURFACES), LAUNDRY AREA, CIRCUIT INTERRUPTER (GFCI) PROTECTION (CEC 210.8)
3. IN ALL AREAS SPECIFIED IN 210.52, ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (CEC 210.62)

NEW ELECTRICAL LIGHTING IN GARAGE, KITCHEN & LAUNDRY ROOM TO BE HIGH EFFICIENCY LUMINAIRES PER TITLE 24



ELECTRICAL 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1,515 SQ. FT.

ELECTRICAL / MECHANICAL LEGEND			
[Symbol]	EXISTING WALLS	[Symbol]	CHIME
[Symbol]	NEW WALLS	[Symbol]	DOORBELL PUSHBUTTON
[Symbol]	WALLS TO BE REMOVED	[Symbol]	COMB. EXHAUST & LIGHT FIX
[Symbol]	CLOSE WALLS	[Symbol]	ELECT. FAN
[Symbol]	DUPLEX RECEPTACLE OUTLET	[Symbol]	HEAT LAMP
[Symbol]	GROUND FAULT INTERRUPT CIRCUIT	[Symbol]	HEATER REGIST
[Symbol]	DUP. REC. OUTLET W/ROUNDER	[Symbol]	CEILING AIR REGISTER
[Symbol]	FOUR POLY. RECEPTACLE	[Symbol]	WATER HEATER
[Symbol]	220 V RECEPTACLE OUTLET	[Symbol]	FURNACE
[Symbol]	RECESSED CEILING LIGHT	[Symbol]	HOSE BIB
[Symbol]	HIGH EFFICIENCY LIGHT	[Symbol]	CARBON MONOXIDE ALARMS
[Symbol]	WALL LIGHT	[Symbol]	INTERCOM
[Symbol]	WATERPROOF WALL LIGHT FIXTURE	[Symbol]	ELECT. METER & MAIN PANEL
[Symbol]	FLUORESCENT LIGHT	[Symbol]	ELECTRICAL SUB-PANEL
[Symbol]	SMALL FLUORESCENT FIXTURE	[Symbol]	RECESSED LIGHT
[Symbol]	SPOTLIGHT	[Symbol]	DISPOSAL
[Symbol]	WALL SWITCH	[Symbol]	CONCRETE
[Symbol]	THREE-WAY SWITCH	[Symbol]	STUCCO
[Symbol]	FOUR-WAY SWITCH	[Symbol]	EXISTING
[Symbol]	SMOKE DETECTOR	[Symbol]	H.S. HORIZONTAL SLIDER
[Symbol]	TELEPHONE OUTLET	[Symbol]	S.H. SINGLE HUNG
[Symbol]	TV CABLE OUTLET	[Symbol]	FIX. FIXED GLASS

SPECIAL ELECTRICAL NOTES

- A. THE BATHROOM OUTLET IS TO BE A DEDICATED CIRCUIT, PER SECTION 210.11(C) OF THE 2019 CEC.
- B. THE KITCHEN COUNTERTOP OUTLETS TO HAVE A MIN OF 2 DEDICATED CIRCUITS, PER SECTION 210.52(D) OF THE 2019 CEC.
- C. PER SECTION 210.52(D) OF THE 2019 CEC, ELECTRICAL OUTLETS ARE REQUIRED TO BE SPACED SUCH THAT NO SECTION OF WALL IS MORE THAN 24-INCHES FROM AN OUTLET FOR KITCHEN COUNTERTOPS.
- D. ALL BEDROOM CIRCUITS SHALL BE LISTED COMBINATION TYPE AFCI-FALC CIRCUIT INTERRUPTERS PROTECTED AT THE PANEL. CIRCUITS INCLUDE LUMINARY CIRCUITS, BATH-WHIPPED SMOKE DETECTORS, AND RECEPTACLE OUTLETS. ROOMS WITH BEDROOMS (BUNK BEDS, CLOSETS AND OPEN BATHROOMS/VANITIES) SHALL ALSO BE INCLUDED, PER SECTION 210.12 (B) OF 2019 CEC.
- E. FAN AND LIGHTS TO HAVE SEPARATE SWITCHES PER CURRENT ENERGY CODE SECTION 150.4(K) (7) (B). THIS INCLUDES FANLIGHT COMBO, UNLESS EXCEPTION FROM (7) (B) IS USED. FAN CONTINUING FOR EXTENDED PERIOD OF TIME AFTER LIGHT IS SWITCH OFF.

GENERAL NOTES

1. PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVIDED AS STATED IN 2019 CALIFORNIA RESIDENTIAL BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY CODES AS AMENDED BY 2019 CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY SEISMIC DESIGN CATEGORY E.)
2. INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISH AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DISCREPANCY APPEAR BETWEEN SCALE MEASUREMENT AND FIGURES OR BETWEEN WORKING OF SPECIFICATIONS AS LETTERED OR DIMENSIONED, THE SPECIFICATION SHALL TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT DISCLOSED EITHER BY REFERENCE TO THE DRAWINGS CONTRACTOR TO INFORM OWNER IMMEDIATELY FOR CORRECTION BEFORE PROCEEDING WITH THE WORK CONTRACTOR IS NOT TO SCALE DRAWINGS.
3. ERRORS AND OMISSIONS: IN THE EVENT THAT AN AGGREGATE ERROR OR OMISSION MAY BE FOUND THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY BY THE DESIGNER IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH SHALL RELIEVE DESIGNER OF RESPONSIBILITY.
4. SMOKE DETECTOR: SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS.
 - A) POWER SOURCE: WHEN CONNECTION, INCLUDES SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMON SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS WHICH UNDER GO ALTERNATE REPAIRS OR ADDITIONS AS REGULATED BY CBC 2019
 - B) LOCATION WITHIN DWELLING UNITS: IN DWELLING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS BUT NOT TWO OR MORE LEVELS. THE SMOKE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL, WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, IN CLOSE PROXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT ON A ROOM OPEN TO THE HALLWAY OR STAIRWAY IS LESS THAN 8 FEET. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
- INSULATION: CEILING: R-38 BATT INSULATION (NEW CONST. ONLY)
WALLS: R-19 BATT INSULATION (NEW CONST. ONLY)
FLOOR: R-19 FLOOR INSULATION
ACCESS UNDER FLOOR: 1" x 24" MIN. SQ. (IF WOOD FLOOR)
CEILING: 22" x 38" MIN. W37" CLEAR HEIGHT WINDOW: APPROVED DOUBLE GLAZED
- NOTE: ALL OPENINGS, ALL DOORS, WINDOWS, ETC. TO BE CALKED OR FULLY WEATHER STRIPPED.
- SUPPLEMENT TO TITLE 24 FOR RESIDENTIAL ADDITIONS.
 1. ROOF BREATHING WITH RADIAN BARRIER ON UNDERSIDE OF SHEATH SHALL BE INSTALLED. ALL WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF .40 OR BETTER.
 2. WALLS WITH BREATHER CLADDING (ACTIVE CEILING) SHALL HAVE RADIANT BARRIER PER MFR INSTALLATION INSTRUCTIONS.
 3. ALL GLAZING SHALL BE DOUBLE GLAZED UNITS SHALL BE LISTED AND LABELED. THE WRAPS (FOR DUCTS) MUST BE UV RESISTANT AND HAVE 150 LBS. OF BURST STRENGTH.
- WINDOWS / BATHROOM NOTES
 1. ALL NEW WINDOW TO BE APPROVED DOUBLE GLAZED WITH BEDROOM WINDOWS HAVING A MIN. 24" x 24" SQ. OPENING, REFER TO GC'S WINDOW DIAGRAM
 2. ALL HEADERS USED OVER DOORS, WINDOW AND ANY NECESSARY OPENINGS TO BE 4 x 12 #2 OR BETTER UNLESS OTHERWISE SPECIFIED.
 3. ALL GLAZING IN OR WITHIN 36" OF DOORS, OVER 9 SQUARE FEET AND WITHIN 18" OF FLOOR AND ALL GLAZING IN SHOWERS OR BATHTUBS TO BE SAFETY GLASS.
 4. BATHROOM FRESH NOTE: CEILING A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN FLEET FOR SHOWER PER CBC 1213.3
 5. WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.28 GALLONS PER FLUSH.

REVISIONS

DATE:

Professional Design Consultants
2033 ROCKAWAY AVE #1 SAN JOSE, CA 95128
(408) 294-7040



DALJIT KAUR
1922 MAIN STREET
SANTA CLARA, CA 95050
PHONE: (408) 756-1311

PROPOSED NEW SINGLE FAMILY RESIDENCE WITH DETACHED (ADU)

DATE: REV 03/20/2022

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

DRAWN: BRA

JOB:

5

07 SHEETS

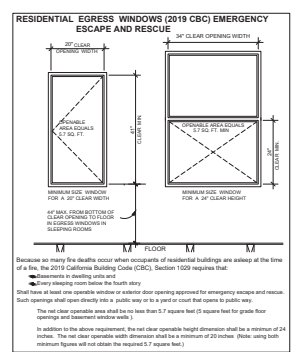
ELECTRICAL / MECHANICAL LEGEND			
[Symbol]	EXISTING WALLS	[Symbol]	CHIME
[Symbol]	NEW WALLS	[Symbol]	DOORBELL PUSHBUTTON
[Symbol]	WALLS TO BE REMOVED	[Symbol]	COMB. EXHAUST & LIGHT FIXT
[Symbol]	CLOSE WALLS	[Symbol]	ELECT. FAN
[Symbol]	DUPLEX RECEPTACLE OUTLET	[Symbol]	HEAT LAMP
[Symbol]	GROUND FAULT INTERRUPTER CIRCUIT	[Symbol]	HEATER REGISTER
[Symbol]	DUP. REC. OUTLET W/GROUND	[Symbol]	CEILING AIR REGISTER
[Symbol]	FOUR PLEX. RECEPTACLE	[Symbol]	WATER HEATER
[Symbol]	220 V RECEPTACLE OUTLET	[Symbol]	FURNACE
[Symbol]	RECESSED CEILING LIGHT	[Symbol]	HOSE BIBB
[Symbol]	HIGH EFFICIACY LIGHT	[Symbol]	CARBON MONOXIDE ALARMS
[Symbol]	WALL LIGHT	[Symbol]	INTERCOM
[Symbol]	WATERPROOF WALL LIGHT FIXTURE	[Symbol]	ELECT. METER & MAIN PANEL
[Symbol]	FLUORESCENT LIGHT	[Symbol]	ELECTRICAL SUB-PANEL
[Symbol]	SMALL FLUORESCENT FIXTURE	[Symbol]	RECESSED LIGHT
[Symbol]	SPOTLIGHT	[Symbol]	DISPOSAL
[Symbol]	WALL SWITCH	[Symbol]	CONCRETE
[Symbol]	THREE-WAY SWITCH	[Symbol]	STUCCO
[Symbol]	FOUR-WAY SWITCH	[Symbol]	EXISTINGS
[Symbol]	SMOKE DETECTOR	[Symbol]	H. S. HORIZONTAL SLIDER
[Symbol]	TELEPHONE OUTLET	[Symbol]	S. H. SINGLE HUNG
[Symbol]	TV CABLE OUTLET	[Symbol]	FIX. FIXED GLASS

SPECIAL ELECTRICAL NOTES

- THE BATHROOM OUTLET IS TO BE A DEDICATED CIRCUIT. PER SECTION 210.11(C) OF THE 2019 CEC.
- THE KITCHEN COUNTERTOP OUTLETS TO HAVE A MIN OF 2 DEDICATED CIRCUITS. PER SECTION 210.52(B) (2) OF THE 2019 CEC.
- PER SECTION 210.52(C) OF THE 2019 CEC, ELECTRICAL OUTLETS ARE REQUIRED TO BE SPACED SUCH THAT NO SECTION OF WALL IS MORE THAN 24-INCHES FROM AN OUTLET FOR KITCHEN COUNTERTOPS.
- ALL BEDROOM CIRCuits SHALL BE LISTED COMBINATION TYPE AFC-FULT CIRCUIT INTERRUPTERS PROTECTED AT THE PANEL. CIRCUITS INCLUDE LUMINAIRE CIRCUITS, HARD-WIRED SMOKE DETECTORS, AND RECEPTACLE OUTLETS. ROOMS WITHIN BEDROOMS SUCH AS CLOSETS AND OPEN BATHROOMS/VANITIES SHALL ALSO BE INCLUDED. PER SECTION 210.12 (B) OF 2019 CEC.
- FAN AND LIGHTS TO HAVE SEPARATE SWITCHES PER CURRENT ENERGY CODE SECTION 190.10 (7) (B). THIS INCLUDES FAN/LIGHT COMBO, UNLESS EXCEPTION FROM (7) (B) IS USED (FAN CONTINUING FOR EXTENDED PERIOD OF TIME AFTER LIGHT IS SWITCHED OFF).

RESIDENTIAL ENERGY LIGHTING NOTES

- RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL BE LISTED FOR ZERO CLEARANCE. SHALL BE CERTIFIED AS AIRTIGHT (INCLUDING EXHAUST FAN HOUSINGS). SHALL BE SEALED WITH A GASKET OR GASKET BETWEEN THE LUMINAIRE HOUSING AND CEILING. SHALL NOT CONTAIN SCREW BASE SOCKETS AND ALL LIGHT SOURCES SHALL BE MARKED WITH "MS-2014" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA.
- ALL FORWARD PHASE OUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SSL 7A.
- EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.
- LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
- DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES (EXCEPTION: LUMINAIRES IN CLOSETS LESS THAN 10 SF, FT. AND IN HALLWAYS).
- UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
- RESIDENTIAL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH WITH PHOTOCELL AND MOTION SENSOR.

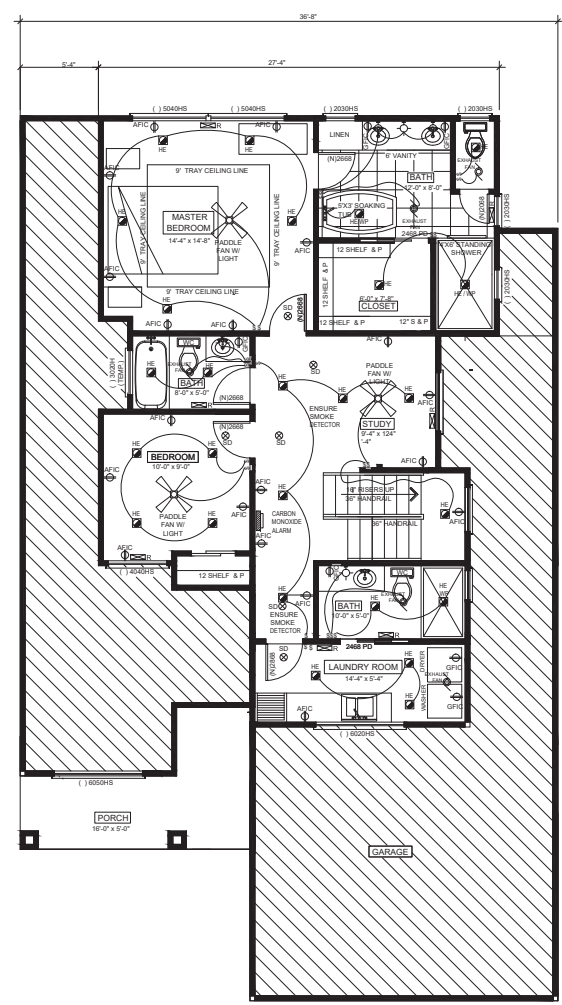


SMOKE DETECTOR NOTES

- SMOKE DETECTORS:**
 PROVIDE 1 EACH SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS
- POWER SOURCE:**
 IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECT SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. DETECTOR BATTERIES SHALL BE REPLACED BY OWNER WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS WHICH UNDERGO ALTERATIONS, REPAIRS OR ADDITIONS AS REGULATED BY CBC 2019
- LOCATION WITHIN DWELLING UNITS:**
 IN DWELLING UNITS, A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS.
 THE SMOKE DETECTOR SHALL BE INSTALLED IN THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA A DETECTOR SHALL BE INSTALLED ON EACH LEVEL WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL CLOSE PROXIMITY TO THE STAIRWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610MM) OR MORE. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

GENERAL INTERIOR NOTES

- ALL LANDING AT MAIN ENTRY DOOR SHALL BE NOT MORE THAN 12" BELOW THE DOOR THRESHOLD PER CBC 210.13.
- ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS PER CBC 908.2.
- ALL BATHUB AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 4 FEET (1219) ABOVE FLOOR PER CBC 307.2.
- PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS PER 2019 CALIFORNIA ENERGY CODE SECTION 150.10 (A) AND ASHRAE 62.2. OTHERWISE SPECIFY KITCHEN HOOD RANGE TO BE 100 CFM MINIMUM.
- PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH BEDROOM PER CBC 310.2.
- ENHANCE AFCU PROTECTED RECEPTABLES IN ALL ROOM PER CBC 210.12.
- ALL EXTERIOR RECEPTABLES TO BE GFCO PROTECTED.
- ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES PER CEC 408.11.
- PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 1009.05.
- ALL NEW WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30



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

UNDERFLOOR VENTILATION

ENSURE 1 SF MIN UNDERFLOOR VENTILATION FOR EACH 150 S.F. OF UNDERFLOOR AREA

FORMULA

AREA OF NEW UNDERFLOOR
 $597 \text{ S.F.} \times 150 \text{ S.F.} = 3,98$
 $3,98 \text{ S.F.} \times 144 \text{ S.I.} = 573$
 (144 SQUARE INCHES = 1 S.F.)

(AREA OF VENT) = (8' x 14) 84 SQ

MIN. UNDERFLOOR VENTS REQUIRED = 7 MIN.

10 NEW VENTS MIN @ 8' x 14' x 1/2" WWM 10/10 MESH EACH.

UNDERFLOOR VENTILATION

ENSURE 1 SF MIN UNDERFLOOR VENTILATION FOR EACH 150 S.F. OF UNDERFLOOR AREA

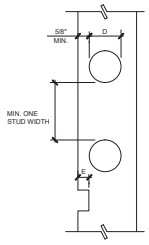
FORMULA

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(AREA OF VENT) = (8' x 14) 84 SQ

MIN. UNDERFLOOR VENTS REQUIRED = 7 MIN.

10 NEW VENTS MIN @ 8' x 14' x 1/2" WWM 10/10 MESH EACH.



NOTES:

- IF THE BORED HOLE DIAMETER EXCEEDS 40% OF THE STUD WIDTH DOUBLE UP THE STUDS, PROVIDED THAT THE HOLE DIAMETER IS LESS THAN 80% OF THE STUD WIDTH AND NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLE STUDS ARE SO BORED.
- BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

SIZE	D. IN	E. IN
2x4	1.38"	7/8"
2x6	2.3/16"	1.3/8"

D ALLOWABLE HOLES & NOTCHES IN LOAD-BEARING STUDS

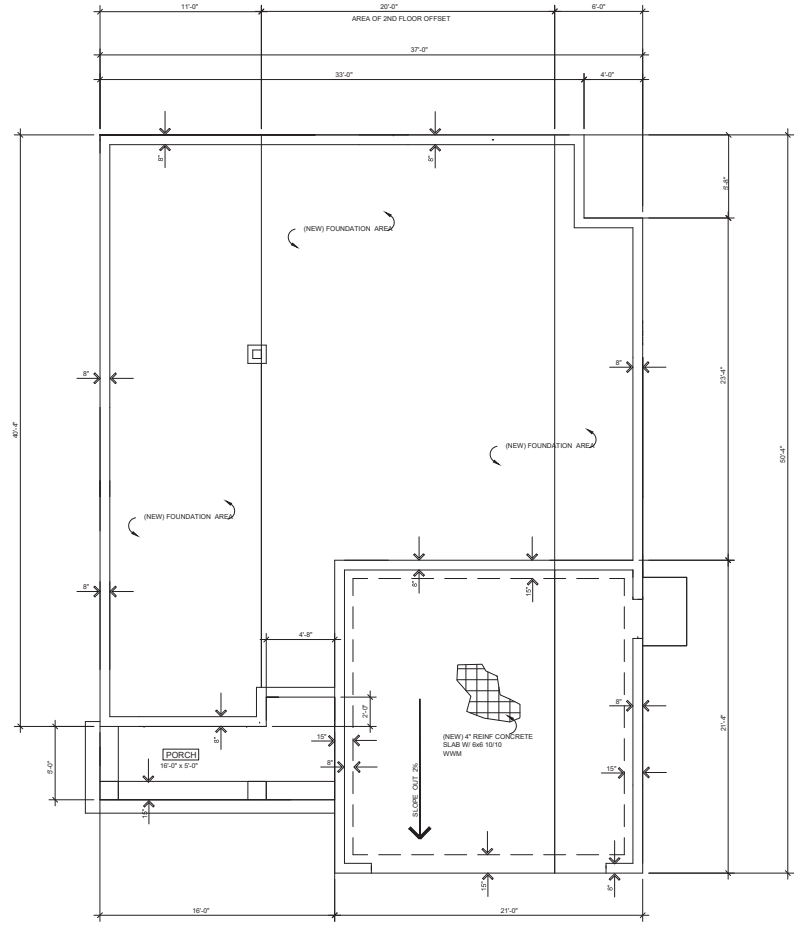
PLYWOOD FLOOR SHEATHING:

5/8" PLYWOOD FLOOR SHEATHING SHALL BE 3/4" CDX STUDS - FLOOR AREA RATED SHEATHING EXPOSURE 1 USING 1/2" NAILS OR EQUIVALENT WOOD BORINGS AT 6" O.C. MAX. EDGE NAILING, 12" O.C. MAX. FIELD NAILING. PLYWOOD TO APPLY WITH FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS BELOW. STAGGER ADJACENT PANELS BY 4 FEET.

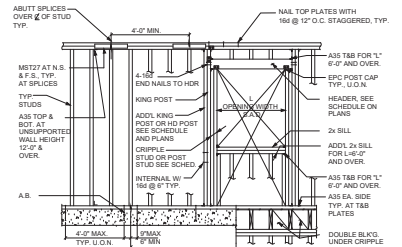
SPECIAL HOLDOWN ANCHOR NOTE:

ANCHORS TO BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION

PLEASE REFER TO BRACED WALL PANEL NOTES ON SHEET #3 FOR SHEAR WALL SCHEDULE AND NAILING SCHEDULE

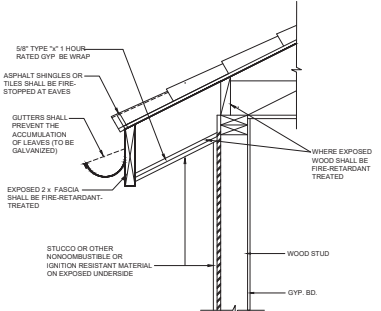


PROPOSED FOUNDATION PLAN (FOR REFERENCE ONLY - SEE ALSO STRUCTURAL)
 SCALE: 1/4" = 1'-0"



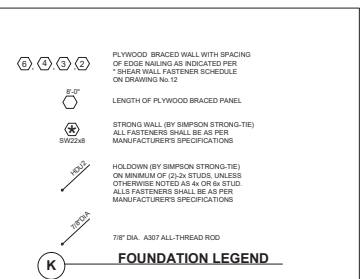
OPENING WIDTH (MAX.)	ALL WALLS KING LEVEL		EXTERIOR WALL CRIPPLE STUDS LEVEL		INTERIOR WALL CRIPPLE STUDS LEVEL	
	1ST	2ND	1ST	2ND	1ST	2ND
3'-0"	1/2x4	1/2x4	1/2x4	1/2x4	1/2x4	1/2x4
3'-6"	1/2x4	1/2x4	1/2x4	1/2x4	1/2x4	1/2x4
4'-0"	1/2x4	1/2x4	1/2x4	1/2x4	1/2x4	1/2x4
4'-6"	1/2x4	1/2x4	1/2x4	1/2x4	1/2x4	1/2x4

W TYPICAL WALL FRAMING ELEVATION
 NOT TO SCALE



R 1 HR RATED EAVE DETAIL
 NOT TO SCALE

NO OPENINGS OR VENT HOLES TO BE PERMITTED WITHIN 4'-0" OF PROPERTY LINE ANY VENTILATION TO BE PROVIDED WITH EYEBROW OR RIDGE VENTING



K FOUNDATION LEGEND

REVISIONS

DATE:

Professional Design Consultants
 3033 Moorpark Ave. # 1, San Jose, CA 95128
 (408) 294-7000



OWNER
 DALJIT KAUR
 1922 MAIN STREET
 SANTA CLARA, CA 95050
 PHONE: (415) 756-1311

PROPOSED NEW SINGLE FAMILY RESIDENCE AND REAR DETACHED ADU

DATE: 05/22/2020

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

DRAWN: BRA

JOB:

7

CP SHEETS

ROOF FRAMING NOTES

- ROOF FRAMING AND TRUSSES SHALL BE EFFECTIVELY ANGLE-BRACED. ROOF RAFTERS WHEN SUPPORTED ON A RISER, SHALL BE WELL NAILED TO THE STUDS. TRUSSES SHALL NOT BE NAILED TO INTERIOR WALLS.
- THE ALLOWABLE SPAN OF ROOF RAFTERS SHALL BE MEASURED ALONG THE RAFTER FROM PLATE TO RIDGE EXCEPT THAT WHERE RAFTERS ARE BRACED WITH PURLINS AND STRUTS TO BEARING PARTITIONS, THE SPAN SHALL BE CONSIDERED BETWEEN PURLINS.
- THE MAXIMUM SPAN FOR 2 x 4 PURLINS IS FOUR FEET. THE MAXIMUM SPAN FOR 2 x 6 PURLINS IS SIX FEET. THE MINIMUM SIZE FOR PURLINS SUPPORTS (KICKERS) IS 2 x 4. SHALL BE INSTALLED VERTICAL OR MAY BE INSTALLED AT ANGLE UP TO 45° MEASURED FROM VERTICAL. ALL PURLIN SUPPORTS (KICKERS) SHALL BE CONNECTED TO THE TOP PLATE OF A BEARING WALL. IN NO CASE SHALL A PURLIN BE LESS IN SIZE THAN THE RAFTERS IT SUPPORTS.
- A RIDGE SHALL BE INSTALLED AT ALL RIDGES AT LEAST TWO INCHES THICK NOT LESS IN DEPTH THAN THE END CUT OF THE RAFTER. WHERE THE SLOPE OF THE ROOF IS LESS THAN 3/12 THE RIDGE MEMBER SHALL BE DESIGNATED AS A LONG-DRAWN MEMBER.
- ALL VALLEY AND HIP RAFTERS SHALL BE NOT LESS THAN 2 INCHES THICK AND NOT LESS IN DEPTH THAN THE END CUT OF THE RAFTER.
- WHERE CEILING JOISTS RUN OPPOSITE TO RAFTERS, RAFTERS SHALL BE PROVIDED WITH CROSS TIES AT 48 INCHES ON CENTER PLACED NEAR THE PLATE. THE MINIMUM SIZE FOR THE CROSS TIES SHALL BE 1 INCH BY 4 INCH.
- THE USE OF ROOF TRUSSES SHALL REQUIRE BUILDING SAFETY DIVISION APPROVAL OF ENGINEERING DESIGN DETAILS AND CALCULATIONS. TRUSSES SHALL NOT BE CUT WITHOUT REVIEW AND APPROVAL FROM THE BUILDING SAFETY DIVISION.

ATTIC VENTILATION NOTE

ENSURE 1 SF MIN UNDERFLOOR VENTILATION FOR EACH 150 S.F. OF ATTIC AREA

S.F. = 150 S.F. = _____
 S.F. X 144 S.I. = _____
 (144 SQUARE INCHES = 1 S.F.)

(AREA OF VENT) = _____

TOTAL ATTIC VENTS REQUIRED: _____

NEW VENTS MIN @ 12" x 14" x 1/4" W/M 10/10 MESH EACH.

NOTE: ENSURE 50% OF TOTAL VENTILATION AT UPPER ROOF PORTION. VENTILATION CAN BE ACCOMPLISHED BY USE OF (1) UNCOVERED GABLE ROOF; (2) FRYSON VENTS AND (3) ICE VENTS. IF SO, CONTRACTOR TO INSTANT BARRIER AT BACK OF GABLE VENT AND APPROVED W/M BUG SCREEN.

ATTIC VENTILATION NOTE

ENSURE 1 SF MIN UNDERFLOOR VENTILATION FOR EACH 150 S.F. OF ATTIC AREA

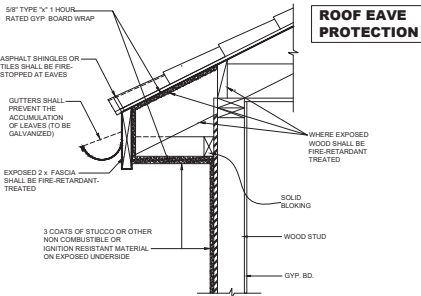
S.F. = 150 S.F. = _____
 S.F. X 144 S.I. = _____
 (144 SQUARE INCHES = 1 S.F.)

(AREA OF VENT) = _____

TOTAL ATTIC VENTS REQUIRED: _____

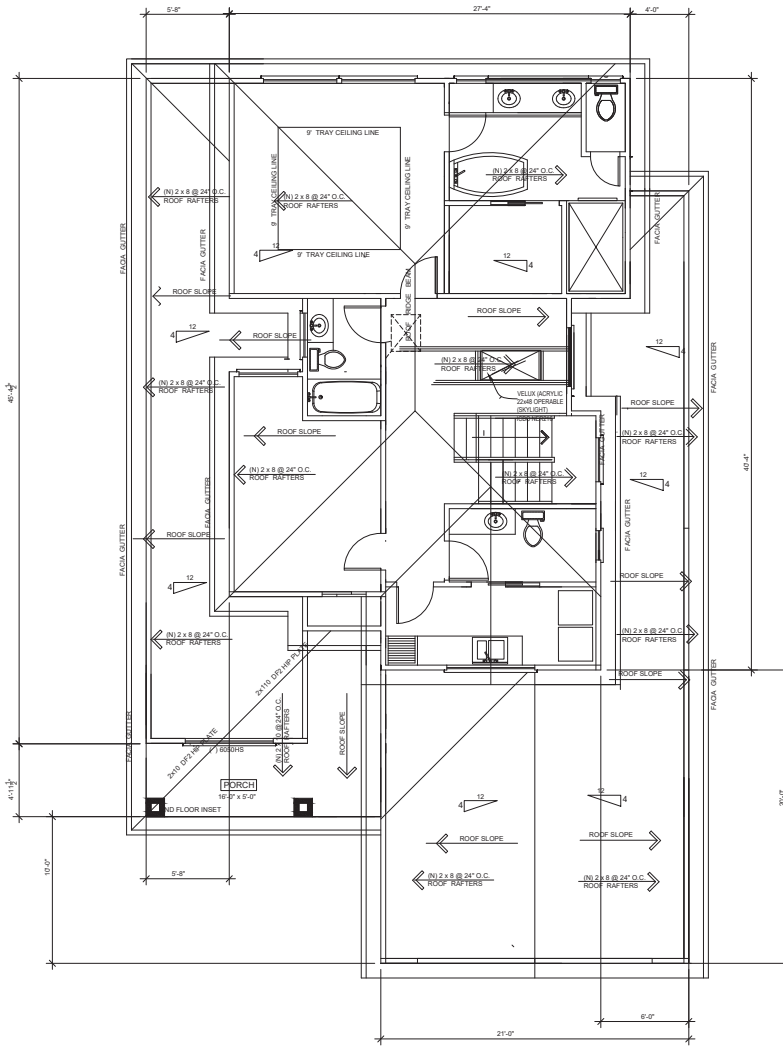
NEW VENTS MIN @ 12" x 14" x 1/4" W/M 10/10 MESH EACH.

NOTE: ENSURE 50% OF TOTAL VENTILATION AT UPPER ROOF PORTION. VENTILATION CAN BE ACCOMPLISHED BY USE OF (1) UNCOVERED GABLE ROOF; (2) FRYSON VENTS AND (3) ICE VENTS. IF SO, CONTRACTOR TO INSTANT BARRIER AT BACK OF GABLE VENT AND APPROVED W/M BUG SCREEN.

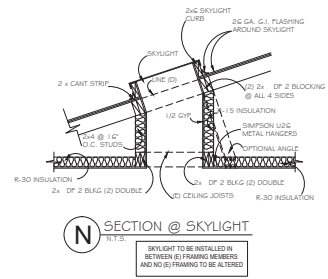


K 1 HR RATED EAVE DETAIL
 NOT TO SCALE

NO OPENINGS OR VENT HOLES TO BE PERMITTED WITHIN 4' OF PROPERTY LINE ANY VENTILATION TO BE PROVIDED WITH EGRESS OR RIDGE VENTING



PROPOSED ROOF PLAN (FOR REFERENCE ONLY..SEE ALSO STRUCTURAL)
 SCALE: 1/4" = 1'-0"



REVISIONS

DATE: _____

Professional Design Consultants
 3033 MacArthur Ave. #1, Santa Monica, CA 90405
 (408) 294-7000



OWNER
 DALJIT KAUR
 1922 MAIN STREET
 SANTA CLARA, CA 95050
 PHONE: (408) 756-1311

PROPOSED NEW SINGLE FAMILY RESIDENCE

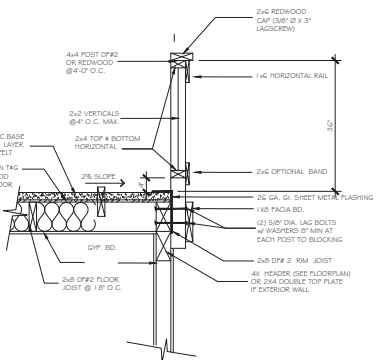
DATE: 04/22/2020

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

DRAWN: BRA

JOB: _____

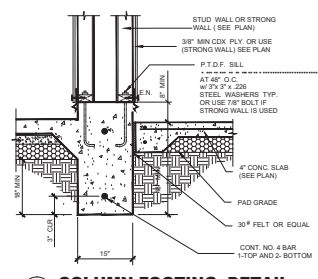
8
 OF SHEETS



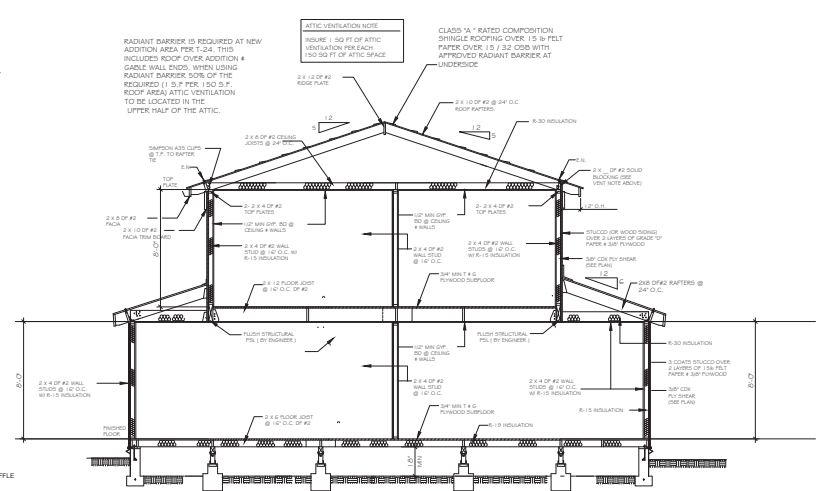
P DETAIL/ GUARD RAIL/ HAND RAIL (INTERIOR DECK)
N.T.S.



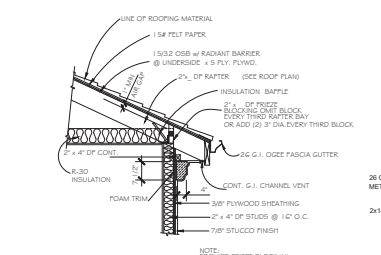
POTS/HELF / CORBEL ATTACHMENT DETAIL
NOT TO SCALE



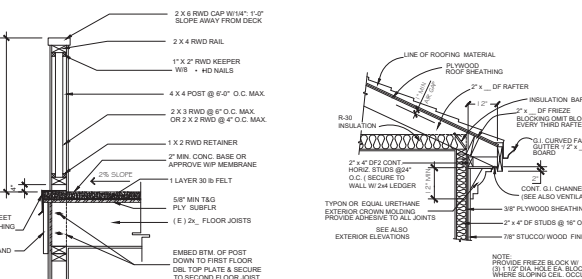
COLUMN FOOTING DETAIL



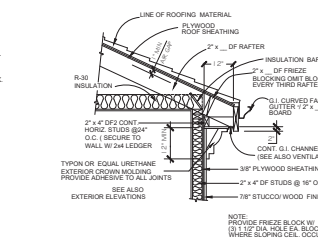
C CROSS SECTION
SCALE: 1/4\"/>



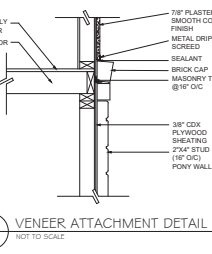
E EAVE DETAIL
NOT TO SCALE



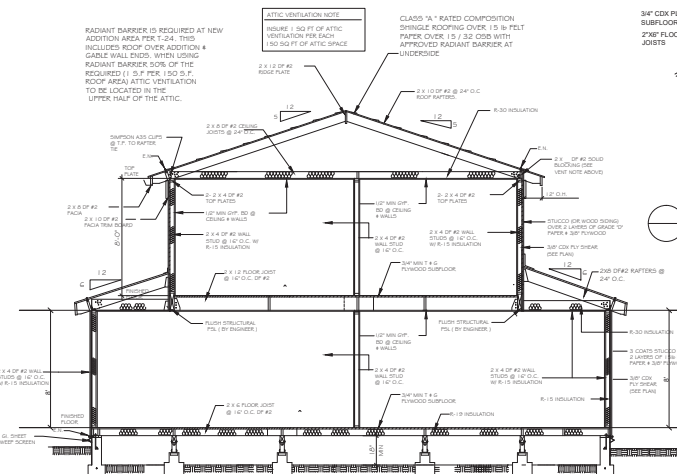
F TOP RAIL ATTACHMENT DETAIL



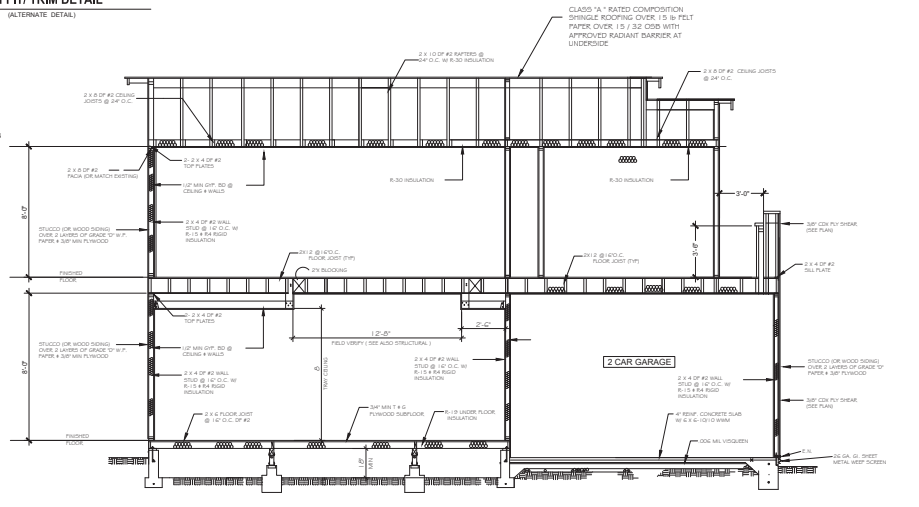
E BOX SOFFIT/ TRIM DETAIL
NOT TO SCALE (ALTERNATE DETAIL)



VENER ATTACHMENT DETAIL
NOT TO SCALE



B CROSS SECTION
SCALE: 1/4\"/>



A CROSS SECTION (FRONT TO REAR)
SCALE: 1/4\"/>

PROPOSED CROSS SECTIONS
SCALE: 1/4\"/>

REVISIONS
DATE:

Professional Design Consultants
3033 Hopywood Ave., Suite 200, Santa Clara, CA 95051
(408) 254-2000

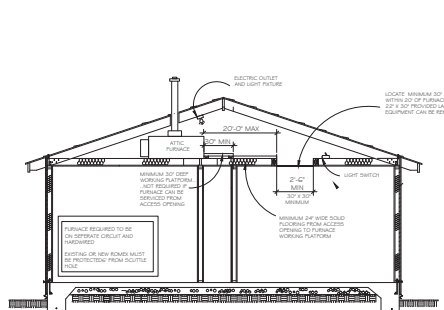


OWNER
DALJIT KAUR
1922 MAIN STREET
SANTA CLARA, CA 95050
PHONE: (909) 766-4311

PROPOSED NEW SINGLE FAMILY RESIDENCE AND NEW REAR DETACHED ADU

DATE: 05/17/2020
SCALE: 1/4\"/>

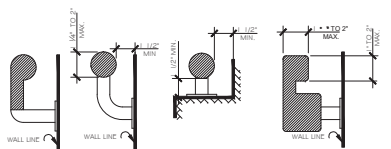
9
OF SHEETS



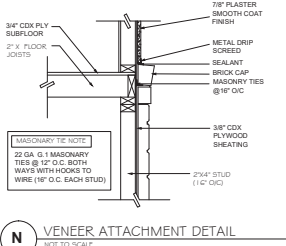
ATTIC FURNACE NOTE
PROVIDE AN ADDITIONAL WATER TIGHT PAN OF CORROSION-RESISTANT MATERIAL WITH A SEPARATE DRAIN LINE UNDERNEATH THE ATTIC MOUNTED FURNACE TO CATCH THE OVERFLOW CONDENSATE DRAIN TO A CLOGGED PRIMARY CONDENSATE DRAIN IN THE GRADE. THE SECONDARY DRAIN MUST BE LOCATED WHERE IT CAN BE READILY OBSERVED.

ATTIC FURNACE DETAIL (F)
SCALE: 1/4" = 1'-0"

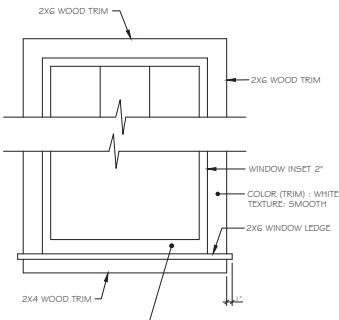
TYPICAL FOR BOTH WOOD AND SLAB FOUNDATIONS



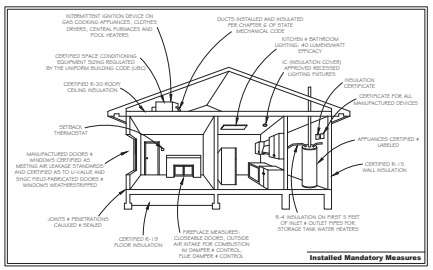
HAND RAIL OPTIONS
NOTE



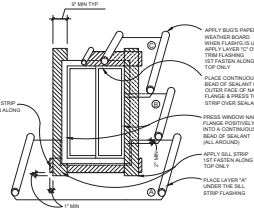
N VENEER ATTACHMENT DETAIL
NOT TO SCALE



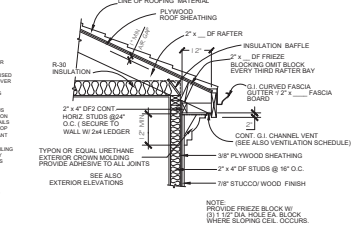
S WINDOW TRIM DETAIL
NOT TO SCALE



K COLUMN FOOTING DETAIL
NOT TO SCALE



W TYP. WINDOW, DOOR, VENT, LASHING
NOT TO SCALE



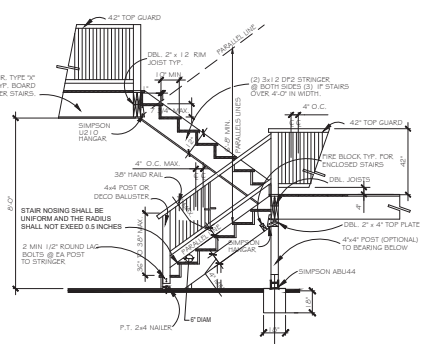
E BOX SOFFIT/TRIM DETAIL
NOT TO SCALE (ALTERNATE DETAIL)

STAIRWAYS

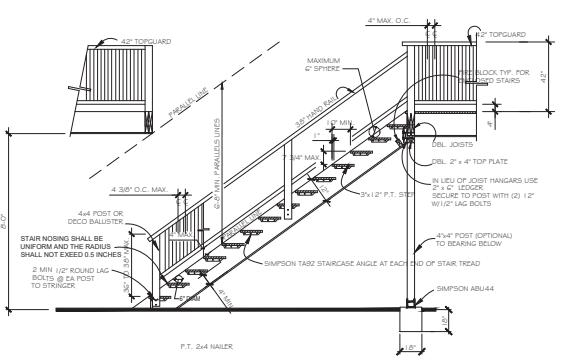
- MINIMUM WIDTH** - THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 44 INCHES (1118 MM). STAIRWAYS SERVING AN OCCUPANT LOAD OF 350 OR LESS SHALL NOT BE LESS THAN 56 INCHES (1414 MM) IN WIDTH. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH AT A DISTANCE OF 3 INCHES (76 MM) FROM EACH SIDE OF A STAIRWAY. STRINGERS AND OTHER PROJECTIONS SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES MAY PROJECT INTO THE REQUIRED WIDTH 1/2 INCHES (12.5 MM) EACH SIDE.
- RISE AND RUN** - THE RISE OF STEPS SHALL NOT BE LESS THAN 4 INCHES (102 MM) OR GREATER THAN 7 INCHES (178 MM). THE RISE SHALL NOT BE LESS THAN 1.1 INCHES (279 MM) AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLACES OF THE FURTHEST PROJECTION OF ADJACENT TREADS. THE LARGEST TREAD RUN WITH ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES (9.5 MM). THE GREATEST RISE HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES (9.5 MM), INCLUDING:

 - PRIVATE STAIRS** AND STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 10 AND ST AIRWAYS TO UNOCCUPIED ROOFS MAY BE CONSTRUCTED WITH AN 7 3/4\"/>
 - WINDING STAIRWAYS** - IN WINDERS MAY BE USED IF THE REQUIRED WIDTH OF RUN IS PROVIDED AT A POINT NOT MORE THAN 12 INCHES (305 MM) FROM THE SIDE OF THE STAIRWAY WHERE THE TREADS ARE NARROWEST, BUT NO POINT SHALL ANY WIDTH OF RUN BE LESS THAN 6 INCHES (152 MM) AT ANY POINT.
 - CIRCULAR STAIRWAYS** - CIRCULAR STAIRWAYS MAY BE USED ON DIT. PROVIDED THE MINIMUM WIDTH OF RUN IS NOT LESS THAN 12 INCHES (254 MM) AND THE SMALLER RADIUS IS NOT LESS THAN TWICE THE WIDTH OF THE STAIRWAY. THE LARGEST TREAD WIDTH OR RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES (9.5 MM).
 - SPIRAL STAIRWAYS** - SPIRAL STAIRWAYS MAY BE INSTALLED SUCH STAIRWAYS MUST BE USED FOR REQUIRED EXITS WHEN THE AREA SERVED IS LIMITED TO 400 SQUARE FEET (37.14 SQ. METERS). THE TREAD MUST PROVIDE A CLEAR WALKING AREA MEASURING AT LEAST 26 INCHES (660 MM) FROM THE OTHER EDGE OF THE SUPPORTING COLUMN TO THE INNER EDGE OF THE HANDRAIL. A RUN OF AT LEAST 7 1/2 INCHES (191 MM) IS TO BE PROVIDED AT A POINT 12 INCHES (305 MM) FROM THE HANDRAIL TO THE HANDRAIL. THE RISE MUST BE SUFFICIENT TO PROVIDE C-FOOT 6-INCHES (158 MM) HEADROOM. THE RISE SHALL NOT EXCEED 9 1/2 INCHES (241 MM).

- LANDING** - EVERY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN THE WIDTH OF THE STAIRWAY. SUCH DIMENSION NEED NOT EXCEED 44 INCHES (1118 MM) WHEN THE STAIR HAS A STRAIGHT RUN. THESE SHALL NOT BE MORE THAN 12 FEET (3658 MM) VERTICALLY BETWEEN LANDINGS. FOR LANDING WITH ADJOINING DOORS, SEE SECTION 1004.10.
- EXCEPTION** - STAIRS SERVING AN UNOCCUPIED ROOF ARE EXEMPT FROM THESE PROVISIONS.
- STAIRWAYS** - WHEN A BASEMENT STAIRWAY AND A STAIRWAY TO AN UPPER STORY TERMINATE IN THE SAME DIT ENCLOSURE, AN APPROVED BARRIER SHALL BE PROVIDED TO PREVENT PERSONS FROM CONTINUING ON TO THE STAIRWAY.
- STAIRWAYS** SHALL HAVE HANDRAILS ON EACH SIDE, AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 66 INCHES (1676 MM) IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 66 INCHES (1676 MM) OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUALLY ACROSS WITH THE OUTER WIDTH OF THE STAIRWAY.
- EXCEPTION** - STAIRWAYS LESS THAN 44 INCHES (1118 MM) IN WIDTH OR STAIRWAYS SERVING ONE INDIVIDUAL DWELLING UNIT IN GROUP F DIVISION 1 OR 3 OCCUPANCIES OR A GROUP F DIVISION 3 CONCRETE RESIDENCE MAY HAVE ONE HANDRAIL.
- PRIVATE STAIRWAY** 30 INCHES (762MM) OR LESS IN HEIGHT MAY HAVE HANDRAILS ON ONE SIDE ONLY.
- STAIRWAYS** HAVING LESS THAN FOUR RISERS AND SERVING ONE INDIVIDUAL DWELLING UNIT IN GROUP F DIVISION 1 OR 3, OR A GROUP F DIVISION 3 CONCRETE RESIDENCE OR SERVING GROUP U, OCCUPANCIES NEED NOT HAVE HANDRAILS.
- THE TOP OF HANDRAILS** AND HANDRAIL EXTENSIONS SHALL BE PLACED NOT LESS THAN 34 INCHES (863MM) OR MORE THAN 38 INCHES (965 MM) ABOVE THE NOSE OF TREADS AND LANDINGS. HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS AND EXCEPT FOR PRIVATE STAIRWAYS, AT LEAST ONE HANDRAIL SHALL EXTEND IN THE DIRECTION OF THE STAIR RUN NOT LESS THAN 12 INCHES (305MM) BEYOND THE TOP RISER AND LESS THAN 12 INCHES (305MM) BEYOND THE BOTTOM RISER. DIT SHALL BE RETURNED OR SHALL TERMINATE IN HEMM POST OR SAFETY TERMINALS.
- HANDRAIL PORTION** OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4 INCHES (31.8 MM) MORE THAN 2 INCHES (51 MM) IN CROSS-SECTIONAL DIMENSION OR THE SHAPE PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDRAIL PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.



A STANDARD STAIR SECTION (REVERSE RUN)
SCALE: 3/8" = 1'-0"



B STANDARD STAIR SECTION (STRAIGHT RUN)
SCALE: 3/8" = 1'-0"