





**SITE NOTES 1**

- a) CALL BEFORE YOU DIG! Call Underground Service (USA) at 811 or at 1-800-227-2600 at least 2 working days before excavating.
- b) Finished ground surfaces shall be graded to drain the finished site properly. Finished ground slope within five feet of the building or structure shall slope away at 2%. All exterior hard surfaces (including terraces) shall be installed with a 1% min. slope and shall drain away from the building. Drainage swales shall have a min. slope of 1.5%. Maximum allowable graded slope is 3 horizontal to 1 vertical (33%).
- c) Impervious surfaces within 10 feet of the building shall be sloped at minimum 2% away from the new foundation areas. (CRC Section R401.3)
- d) New rainwater downspouts shall be disconnected and runoff directed to a landscaped area. Downspouts may be connected to a pop-up drainage emitter in the landscaped area or may drain to splash blocks or obstructions that direct water away from the building. "Thru-curt" drains are not allowed.
- e) A separate Encroachment Permit is required for any proposed construction work within the City of SANTA CLARA right-of-way. All construction within the City of SANTA CLARA right-of-way shall conform to current City Standards and Specifications.
- f) Utility work within the City of SANTA CLARA right-of-way which is not installed by the contractor will require a separate Encroachment Permit issued by the utility agency performing the work.
- g) All contractors and subcontractors shall implement construction Best Management Practices to protect storm water quality and prevent pollutants from entering the storm draining system.

**SITE NOTES 2**

- 1. PROVIDE AN ATMOSPHERIC AND LISTED ACCESSIBLE BACK FLOW WATER VALVE INSTALLED FOR ALL NEW, REPAIRED, REPLACED OR ALTERED BUILDING SEWERS.
- 2. BUILDING SEWERS SHALL HAVE AN ATMOSPHERIC RELIEF VALVE INSTALLED UPSTREAM OF THE BACKWATER VALVE AND A CLEANOUT DOWNSTREAM OF THE BACKWATER VALVE OUTSIDE THE BUILDING IN CLOSE PROXIMITY TO THE FOUNDATION.
- 3. FINISH SLOPES SHALL BE A MINIMUM OF 5% AWAY FROM FOUNDATION WITHIN 5 FEET
- 4. PER CRC R401.3, GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET.
- 5. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN ANY TREES.
- 6. NO CONSTRUCTION MATERIALS, TOOLS OR AS SUCH MAY BE HARMFUL IS NOT TO BE LOCATED NEAR ANY TREES.
- 7. REFER TO THE CITY OF SANTA CLARA "CLEAN BAY BLUEPRINT" FOR ADDITIONAL INFORMATION.

**SITE DEVELOPMENT**

- 4.106.2 A plan is developed and implemented to manage storm water drainage during construction.
- 4.106.3 Construction plans shall indicate how site grading or drainage system will manage all surface water flows to keep water from entering the building.
- 4.106.2.1 Soil analysis is performed by a licensed design professional and findings utilized in the structural design of the building.

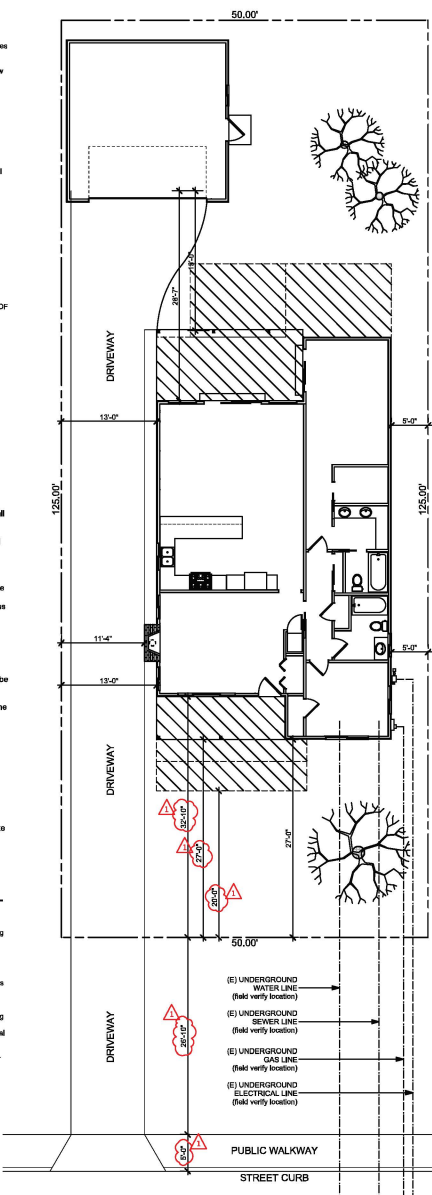
- 4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following:
  1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy.
  2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways.
  3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accept compaction methods.

**OUTDOOR WATER USE**

- 4.304.1 Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.
- 4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.
- 4.4.305.2 Recycled water piping is installed.
- 4.4.305.3 Recycled water is used for landscape.
- 4.106.3 Postconstruction landscape designs accomplish one or more of the following:
  1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns.
  2. Limit turf areas to the greatest extent possible.
    - a. Not more than 50 percent for Tier 1.
    - b. Not more than 25 percent for Tier 2.
  3. Utilize at least 75 percent native California or drought tolerant and tree species appropriate for the climate zone region.
  4. Hydrozoning irrigation techniques are incorporated into the landscape design.

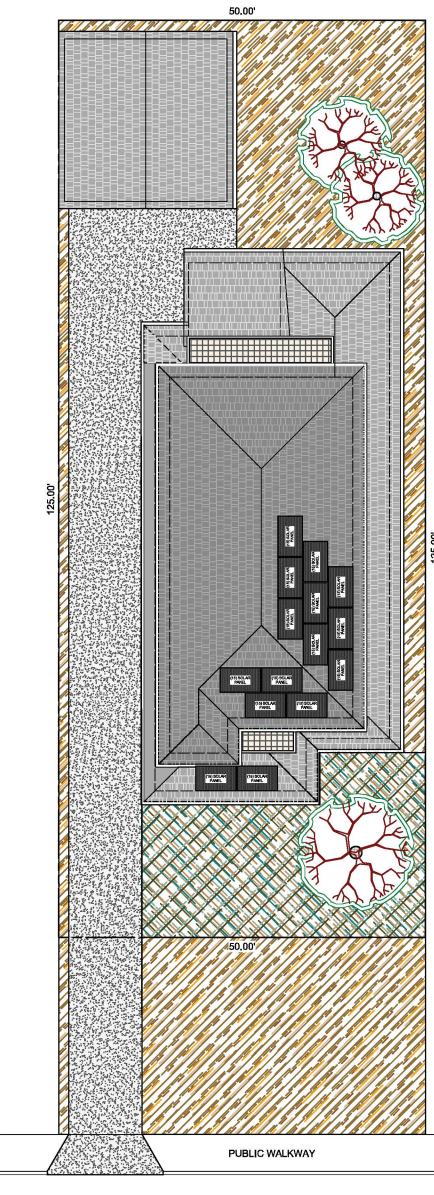
**STANDARD NOTES FOR SINGLE FAMILY HOME ADDITIONS / ACCESSORY DWELLING UNITS:**

- a. The applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project per city standard detail.
- b. The applicant shall remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage per city standard detail.
- c. All construction within the City of SANTA CLARA right-of-way shall conform to current City Standards and Specifications.
- d. Finished ground surfaces shall be graded to drain the finished site properly. Finished ground slope within five feet of the building or structure shall slope away at 2%. All exterior hard surfaces (including terraces) shall be installed with a 1% minimum slope and shall drain away from the building. Drainage swales shall have a minimum slope of 2%. Maximum allowable graded slope is 3 horizontal to 1 vertical (33%).
- e. Lot grading shall conform at the property lines and shall not slope toward property lines in a manner which would cause storm water to flow onto neighboring property. Historic drainage patterns shall not be altered in a manner to cause drainage problems to neighboring property.
- f. New rainwater downspouts shall be disconnected and runoff directed to a landscaped area. Downspouts may be connected to a pop-up drainage emitter in the landscaped area or may drain to splash blocks or obstructions that direct water away from the building. "Thru-curt" drains are not allowed.
- g. All contractors and subcontractors shall implement construction Best Management Practices to protect storm water quality and prevent pollutants from entering the storm drain system. Failure to implement and comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or orders.
- h. Contractor shall provide construction stakes at the minimum setback line in close proximity of the proposed addition. These construction stakes shall be in place when the forms are ready to be inspected by the City.
- i. Contractor shall call the Building Department and arrange for an inspection to verify that the proposed addition (A, forms) is in conformance with the approved floor plans.
- j. CALL BEFORE YOU DIG! Call Underground Service (USA) at 811 or at 1-800-227-2600 at least 2 working days before excavating.
- k. Utility work in the street right-of-way not installed by contractor will require a separate permit by the agency performing such work.



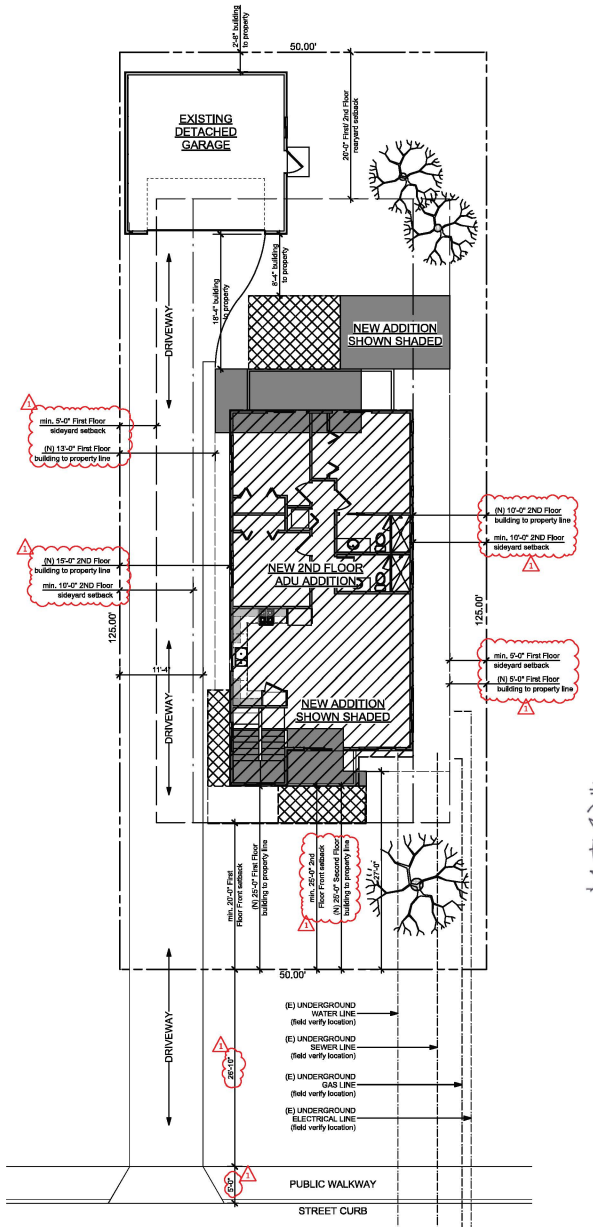
4383 CHEENEY STREET

3 EXISTING SITE PLAN  
Scale: 1/8" = 1'-0"



4383 CHEENEY STREET

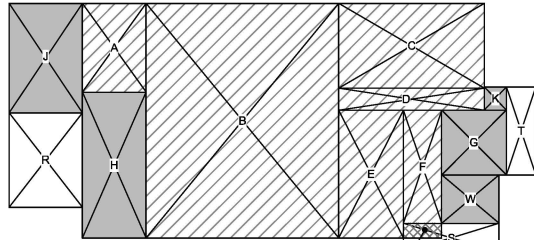
2 PROPOSED SITE PLAN - COLOR RENDERING  
Scale: 1/8" = 1'-0"



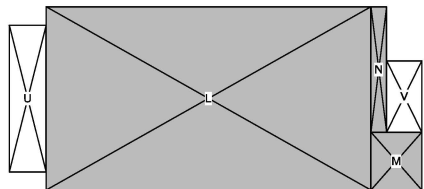
4383 CHEENEY STREET

1 PROPOSED SITE PLAN  
Scale: 1/8" = 1'-0"

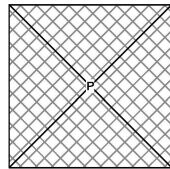
REVISIONS:  
 PROPOSED REMODEL - ACCESSORY DWELLING UNIT - 2ND FLOOR ADDITION:  
**MADHAVA REDDY**  
**SIDDAREDDY GARI**  
 4383 CHEENEY STREET  
 SANTA CLARA, CA 95054  
 APN: 104-111-034  
 SCALE: AS SHOWN  
 DRAWN BY: MW  
 APPROVED: MW  
 DATE: 08/10/2023  
**WALKER CAD DESIGN**  
 DESIGNER & PLANNING SERVICE  
 52148 ALVARADO BLVD  
 UNION CITY, CA 94668  
 EMAIL: WALKERCAD@COMCAST.NET  
 SHEET  
**A-1**



2 FIRST FLOOR DIAGRAM  
Scale: 1/8" = 1'-0"



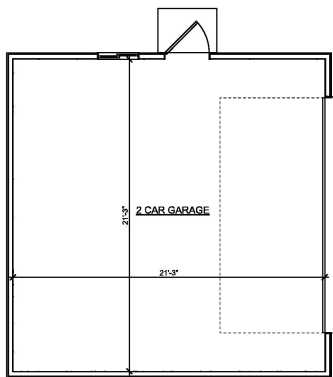
3 SECOND FLOOR DIAGRAM  
Scale: 1/8" = 1'-0"



4 GARAGE DIAGRAM  
Scale: 1/8" = 1'-0"

SECTION	DIMENSION	AREA
A	8'8"x12'11"	106 S.F.
B	26'3"x20'0"	526 S.F.
C	15'10"x11'0"	171 S.F.
D	19'10"x3'0"	58 S.F.
E	8'0"x17'0"	136 S.F.
F	5'2"x16'6"	86 S.F.
G	8'10"x8'10"	78 S.F.
H	8'0"x11'11"	90 S.F.
K	10'0"x14'11"	143 S.F.
L	3'0"x3'0"	9 S.F.
M	7'11"x9'11"	72 S.F.
N	2'11"x17'11"	38 S.F.
P	22'2"x22'2"	491 S.F.
R	10'0"x12'0"	120 S.F.
S	13'10"x9'0"	119 S.F.
T	4'0"x10'11"	44 S.F.
U	20'0"x6'0"	120 S.F.
V	9'0"x11'1"	100 S.F.

5 FLOOR AREA CALCULATION



SITE ANALYSIS	
APN:	104-11-034
ZONING:	R1-6L
LOT AREA:	6,250 SQ. FT.
BUILT IN:	1959
MAX. FIRST FLOOR BUILDING COVERAGE:	2,500 SQ. FT. (6.25% x 40%)
FRONT SET BACK:	MIN. 20'-0" FOR 1ST STORY
FRONT SET BACK:	MIN. 10'-0" FOR 2ND STORY
SIDES SET BACK:	MIN. 5'-0" FOR 1ST STORY (2 SIDES)
SIDES SET BACK:	MIN. 10'-0" FOR 2ND STORY
REAR SET BACK:	MIN. 20'-0" FOR ONE STORY
MAX. HEIGHT:	MAX. 28'-0" (2 STORY)
MINIMUM DRIVEWAY LENGTH:	MIN. 20'-0"
<b>NEW ADDITION AREA:</b>	
FIRST FLOOR:	462 SQ. FT.
DETACHED GARAGE:	0 SQ. FT.
<b>SECOND FLOOR ACCESSORY DWELLING UNIT:</b>	1,199 SQ. FT.
FRONT PORCH:	44 SQ. FT.
SIDE PATIO:	69 SQ. FT.
REAR PATIO:	125 SQ. FT.
<b>TOTAL PROPOSED AREA:</b>	
FIRST FLOOR:	1,894 SQ. FT.
DETACHED GARAGE:	490 SQ. FT.
SECOND FLOOR ACCESSORY DWELLING UNIT:	1,199 SQ. FT.
FRONT PORCH (walls on 2 sides):	50 SQ. FT.
SIDE PORCH (walls on 2 sides):	49 SQ. FT.
REAR PATIO (walls on 2 sides):	125 SQ. FT.
<b>EXISTING FLOOR AREA:</b>	
FIRST FLOOR (removed 10 sq.ft.):	1,442 SQ. FT.
TOTAL AREA:	1,442 SQ. FT.
DETACHED GARAGE:	490 SQ. FT.
COVERED ENTRY PORCH:	-102 SQ. FT.
COVERED PATIO:	-192 SQ. FT.
<b>PROPOSED INTERIOR REMODEL:</b>	1,432 SQ. FT.
<b>PROPOSED FIRST FLOOR COVERAGE:</b>	2,454 SQ. FT.
	2,384 (6,250 x 38%)
	PROPOSED RATIO BETWEEN FIRST AND SECOND FLOOR 1.106 (462/418) (2.0% (garage + house) = 0%)

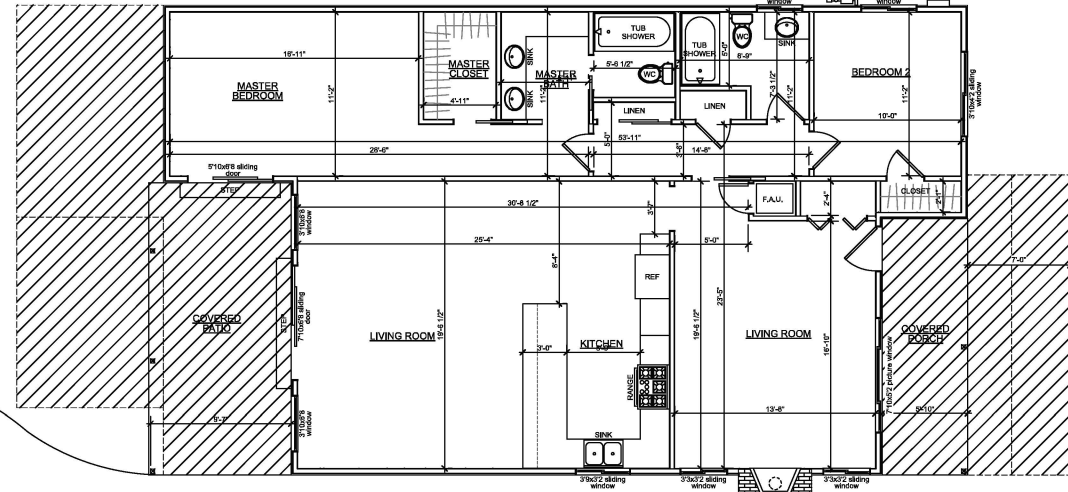
### CONSTRUCTION DEMOLITION

- During construction and demolition, there are only two options to remove construction debris from Fremont. If a Dumpster/roll off bin is required, the City's only approved debris hauler is Republic Services. No other entity is authorized to collect or transport material generated within Fremont. Contact Republic Services in Fremont at 510-851-3600. There is an exception for debris boxes containing only expanded soil, concrete, or asphalt.
- ALTERNATELY, THE CONSTRUCTION OR DEMOLITION CONTRACTOR MAY REMOVE MATERIALS FROM THE JOB SITE PREMISES, USING THEIR OWN EQUIPMENT, VEHICLES AND EMPLOYEES, AS AN INCIDENTAL PART OF A TOTAL CONSTRUCTION SERVICE OFFERED BY THAT CONTRACTOR. CONTRACTORS WHO BELIEVE THEY CAN DELIVER THE MATERIAL TO THE CITY MUST DELIVER THE MATERIAL TO AN APPROVED FACILITY AND SUBMIT THE RECEIPTS TO THE CITY.
- IF A COMPANY OTHER THAN REPUBLIC SERVICES PROVIDES DEBRIS BOX SERVICE FOR HAULING CERTAIN SEPARATED RECYCLABLE MATERIALS (ONLY SOIL, ASPHALT OR CONCRETE), EACH LOAD MUST NOT CONTAIN MORE THAN 10% GARBAGE OR OTHER NON-RECYCLABLE MATERIAL BY WEIGHT OR VOLUME.
- All organic waste must be separated from regular trash and recycled, composted, chipped for mulch, or delivered to an approved processing facility. "Organic waste" means food, green material, landscape and pruning waste, carpets, lumber, wood, and paper products.
- Diversion Requirement: During demolition and construction:
  - 100% of the asphalt and concrete must be reused or recycled, and
  - 80% of the remaining debris generated from the project must be reused or recycled. In order to receive final permit approval, Applicant/ Contractor must save all receipts from disposal and recycling to turn in at the completion of the project.
- Applicant must submit a signed construction debris hauler acknowledgment form to ensure only authorized haulers are used to remove construction debris from the job site.
- The Applicant/ Contractor must submit a CAMPBELL Waste Handling Plan. The Waste Handling Plan must:
  - provide an estimate of type of debris generated
  - list the names of the approved recycling facilities that will be used
  - indicate that 80% of the material will be reused or recycled
  - be distributed to all subcontractors on the job.
- a city of CAMPBELL business tax (license) is required of all hired persons working in CAMPBELL including all contractors, subcontractors, and vendors.
- All disposal and recycling receipts must officially list CAMPBELL as the City of origin to be counted toward the diversion requirement.
- Prior to scheduling the final inspection, the Applicant/ Contractor must submit documentation showing whether the construction/ demolition debris was reused, recycled, or disposed in accordance with the City of Fremont's debris hauler permit was used, contact Republic Services via email to request a copy of the DISPOSAL REPORT.

### DEMOLITION PLAN LEGEND

	PROPOSED STUD WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

- THE DEMOLITION PLAN IS PROVIDED AS A GUIDE TO HELP CONTRACTOR IN THE REMOVAL OF THE EXISTING AS SHOWN. CAREFULLY COORDINATE NEW PROPOSED PLANS WITH DEMOLITION PLANS.
- CONTRACTOR SHALL ANALYZE THE EXISTING BUILDING AND DETERMINE WHICH COVERED STRUCTURES WILL BE OF ANY EXISTING SUPPORTING STRUCTURES. REMOVE TO TOP QUALITY SUPPORT AT WALLS PRIOR TO REMOVAL. WHERE IN DOUBT IMMEDIATELY CONTACT THE DESIGNER.
- CAP OFF OR RE-ROUTE PLUMBING, GAS AND ELECTRICAL LINES AS NEEDED.
- CONTRACTOR SHALL REFER AND COORDINATE WITH THE SCOPE OF WORK BY THE HOME OWNERS.



1 EXISTING FIRST FLOOR - DEMOLITION PLAN  
Scale: 1/4" = 1'-0"

REVISIONS:

PROPOSED REMODEL - ACCESSORY DWELLING UNIT - 2ND FLOOR ADDITION:  
**MADHAVA REDDY**  
**SIDDAREDDY GARI**  
4883 CHEENEY STREET  
SANTA CLARA, CA 95054

APN: 104-11-034

SCALE AS SHOWN  
DRAWN BY: MW  
APPROVED: MW  
DATE: 08/10/2025

**WALKER CAD DESIGN**  
DESIGNER & PLANNING SERVICE  
UNION CITY, CA 94686  
PHONE: 510-888-3344  
EMAIL: WALKERCAD@COMCAST.NET

SHEET  
**A-2**

**FLOOR PLAN NOTES 1:**

**Indoor Water Usage**  
 4.293.1 Plumbing fixtures (water closets and urinals) and fixtures (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of sections 4.303.1.1 through 4.303.1.4.4.  
 4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.  
**Outdoor Water Usage**  
 4.34.1 Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.

**Enhanced Durability and Reduced Maintenance**  
 4.353.1 Product specification plates, electric cables, conduits or other opening in plates at exterior walls shall be preformed against the passage of rodents by closing openings with cement mortar, concrete masonry or untempered accessible to the enforcing agency.  
 4.354.3 Carpet and carpet systems shall be compliant with VOC limits.

4.354.4.0 percent of floor area requiring resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database or be certified under the Resilient Floor Covering Institute (RFCI) Floor State program; or meet California Dept. of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350)

4.354.5 Resilient, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

**Interior Moisture Control**  
 4.353.3 Moisture content of building materials. Moisture content of building used in wall and floor framing shall not to exceed 19% before enclosure. Insulation products which are water wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure.  
 4.353.2 Vapor retarder and cavity brack is installed at slab-on-grade foundations.  
 4.353.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.

4.358 Indoor air quality and exhaust.  
 Bedroom exhaust fans shall be ENERGY STAR certified, unless featuring as a component of a whole ventilation system, bathroom exhaust fans must be controlled by a humidistat between a relative humidity range of 50% - 80%.

4.357.2 Heating and air-conditioning system designs.  
 Duct system are sized, designed, and equipment is selected using the following methods.

**General**  
 4.291.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.

**Construction Waste Reduction, Disposal and Recycling**  
 4.431.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following:  
 1. Comply with a most stringent local construction and demolition waste management ordinance; or  
 2. A construction waste management plan, per Section 4.408.2; or  
 3. A waste management company, per Section 4.408.2; or  
 4. The waste stream reduction alternative, per section 4.408.4  
 5. Show compliance to local contractor (where it exists).

**Building Maintenance and Operation**  
 4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.

**Pollutant Control**  
 4.361.1 Duct openings and other related air distribution component openings shall be covered during construction.  
 4.364.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.  
 4.364.2.2 Paints, stains and other coatings shall be compliant with VOC limits.  
 4.364.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for RHC and other toxic compounds.  
 4.364.2.4 Documentation shall be provided to verify that compliant, VOC limit finish materials have been used.

**Environmental Control**  
 4.367.2 Duct systems are sized, designed, and equipment is selected using the following methods:  
 1. Calculate heat loss and heat gain values according to ANSI/ACCA 1 Manual D-2009 or equivalent.  
 2. Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equivalent.  
 3. Select heating and cooling equipment according to ANSI/ACCA 3 MANUAL S-2004 or equivalent.

**Qualifications**  
 702.1 Installer Training.  
 HVAC system installers are trained and certified in the proper installation of HVAC systems.  
 702.2 Special Inspection.  
 Special inspection employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.

703.1 Documentation.  
 Verification of compliance with this code may include construction documents, plan, specifications bulter or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

4.261.1 Scope.  
 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards

4.160.2 Storm water drainage and retention during construction.  
 A plan is developed and implemented to manage storm water drainage during construction.

4.106.3 Grading and paving.  
 Surface water shall be managed to drain away from buildings.

**FLOOR PLAN NOTES 2:**

702.1 Installer Training.  
 HVAC system installers are trained and certified in the proper installation of HVAC systems

702.2 Special Inspection.  
 The special inspector is employed by the owner or owner's agent, not the enforcing agency.

703.1 Documentation.  
 Verification of compliance with this code may include construction documents, plan, specifications bulter or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

4.261.1 Scope.  
 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards

4.160.2 Storm water drainage and retention during construction.  
 A plan is developed and implemented to manage storm water drainage during construction.

4.106.3 Grading and paving.  
 Surface water shall be managed to drain away from buildings.

**FLOOR PLAN NOTES 3:**

1. Exhaust fan.  
 Exhaust fan in the new master bathroom will be energy star compliant, terminate outside the building, and will be controlled by a humidity control capable of adjustment between a relative humidity range of 50 percent to 80 percent. (California 4.305.1)

2. Master bathroom shower.  
 Master bathroom shower is served by more than one shower head, the combined flow rate of all shower heads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. (California 4.303.2, 4.303.3)

3. New plumbing fixtures.  
 New plumbing fixtures to have maximum flow rates for the lavatory sinks (1.2 gpm @ 80 psi maximum and 0.8 gpm @ 20 psi minimum) and new showerheads (1.8 gpm @ 80 psi). (CPC Section 403.7 and CGSBC Section 4.303.2)

4. Single showerheads.  
 Single showerheads shall have a max. flow rate of not less than 1.8 gpm at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. water sense specification for showerheads.

5. Multiple showerheads serving one shower.  
 When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gpm at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

6. Residential lavatory faucets.  
 The max. flow rate of residential lavatory faucet shall not exceed 1.2 gpm at 80 psi, the min. flow rate of residential lavatory faucets shall not be less than 0.5 gpm at 20 psi. (CPC Section 403.7 and CGSBC Section 4.303.2)

7. Mating faucets.  
 Mating faucets to not deliver more than 0.2 gallons per cycle.  
 8. Kitchen faucets.  
 The max. flow rate of kitchen faucets shall not exceed 1.8 gpm at 80 psi.

**PLUMBING NOTE:**

PER CPC TABLE 703.2, ON A HORIZONTAL BRAND DR DRAIN, A 3 INCH PIPE CAN ONLY ACCOMMODATE UP TO THE 3 WATER CLOSET. ANY ADDITIONAL WATER CLOSET SHALL REQUIRE A MINIMUM 4 INCH PIPE.

**FLOOR PLAN NOTES 4:**

1. CARBON MONOXIDE ALARMS INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CRC R313.2

2. GLAZING SHALL BE DUAL PANE, LOW-E INSULATED, EXTERIOR PANE TEMPERED (MILDLAND FIRE ZONE REQUIRED)

3. BUILDER TO VERIFY ALL DOOR AND WINDOW SIZES ROUGH OPENINGS PRIOR TO PLACING ORDER, COORDINATE WITH SCOPE OF WORK

4. STEP DOWN NOT MORE THAN 7/32" LOWER THAN THRESHOLD PER CRC R311.3.1

5. PROVIDE MATERIALS APPROVED FOR ONE HOUR AT GARAGE SIDEWALL AND CEILING BETWEEN GARAGE AND RESIDENCE WITH NOT LESS THAN 60" THICK TYPE-X GYPSUM OR EQUIVALENT

6. PROVIDE MIN. 1/2" SOLID WOOD SELF-CLOSING AND TIGHT-FITTING DOOR FOR OPENING BETWEEN GARAGE AND DWELLING. DOOR SHALL BE 25-MINUTE RATED.

7. PROVIDE A LANDING, MINIMUM 36" IN THE DIRECTION OF TRAVEL, AT EACH EXTERIOR DOOR, LANDING TO HAVE 25 SLIP. CRC R311.3

8. THE CONDENSER UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3 INCH THICK SLAB OR APPROVED PLATFORM. (CMC 1109.2)

9. NEW ATTIC FURNACE, REMOVABLE. PROVIDE LIGHT CONTROLLED BY SWITCH, LOCATED AT THE ACCESS OPENING. PROVIDE 30" DEEP WORKING PLATFORM IN FRONT OF FURNACE. CATCHWALL TO UNIT MUST BE 24" WIDE AND NOT MORE THAN 24" LONG.

**WINDOW GENERAL NOTES**

1. WINDOWS IN BEDROOMS SHALL MEET THE EGRESS REQUIREMENTS OF A MIN. 20" CLEAR WIDTH AND MIN. 24" CLEAR HEIGHT WHEN OPEN. MIN. 5.7 SQUARE FEET OF OPENABLE AREA AND MAX. SILL HEIGHT OF 4'4" FROM THE FINISH FLOOR.

2. TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:  
 - WITHIN 2' ARC OF EITHER THE EDGE OF A DOOR AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS 60" ABOVE THE WALKING SURFACE

- GLAZING IN WALL ENCLOSED STAIRWAY LANDINGS OR WITHIN 8' OF THE BOTTOM AND TOP STAIRWAYS, WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.  
 - GLAZING IN A WALL ENCLOSED A TUB SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS 40" ABOVE THE STANDING SURFACE AND DRAIN INLET.

\* ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS:  
 - EXPOSED AREA OF AN INDIVIDUAL PANE ≥ 9 SQ. FT.  
 - EXPOSED BOTTOM EDGE IS 40" ABOVE THE FINISHED FLOOR.  
 - EXPOSED TOP EDGE IS 30" ABOVE THE FINISH FLOOR  
 - WITHIN 30" HORIZONTALITY OF A WALKING SURFACE.

**BATH NOTES:**

1. EXHAUST FAN IN THE NEW MASTER BATHS WILL BE ENERGY STAR COMPLIANT, TERMINATE OUTSIDE THE BUILDING, AND WILL BE CONTROLLED BY A HUMIDITY CONTROL, CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO 80 PERCENT. (CPC 405.6.1)

4. IF MORE THAN ONE SHOWER HEAD, THEN SHALL BE CONTROLLED BY SEPARATE VALVES

5. THRESHOLD AT THE SHOWER SHALL BE AT LEAST 2 INCHES HIGHER THAN THE DRAIN. (CPC 408.5)

7. PROVIDE FULLY TEMPERED GLAZING, LAMINATED SAFETY GLASS OR APPROVED PLASTIC IN SHOWERS OR BATHS ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.

8. ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2022 CALIFORNIA PLUMBING CODE, CGSBC SECTION 4.303

9. GLAZING IN ANY PORTION OF THE SHOWER, BATHTUB, OR HYDROMASSAGE TUB ENCLOSURE SHALL BE SAFETY GLAZING (I.E. TEMPERED GLASS) WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE OF THE UNIT. (CPC 408.4). SAFETY GLAZING AT ALL WINDOWS LESS THAN 60" ABOVE BOTTOM OF TUB & SHOWER FLOOR AND AT TUB AND SHOWER ENCLOSURES PANELS & DOOR OR FLOOR.

10. SHOWERS AND TUB SHOWER COMBINATIONS TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE-BALANCE TYPE PER CPC SECTION 420.0

11. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 2" CLEARANCE CPC 411.8

12. SHOWER AND TUB SHOWER WALLS TO HAVE A SMOOTH HARD, NONABSORBENT SURFACE (I.E. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (I.E. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BOARD) TO HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. (CPC SECTIONS R307.2 and R307.3)

13. SHOWERS AND TUB SHOWER COMBINATIONS TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE-BALANCE TYPE PER CPC SECTION 420.0

14. MAINTAIN MINIMUM AREA AND DIMENSIONS 70" ABOVE THE SHOWER DRAIN. CPC 411.7 EXCEPTION: THE MIN. REQUIRED AREA AND DIMENSION SHALL NOT APPLY WHERE AN EXISTING BATHTUB IS REPLACED BY A SHOWER HAVING AN OVERALL DIMENSION OF 30" WIDE BY 60" LONG. CPC 411.7

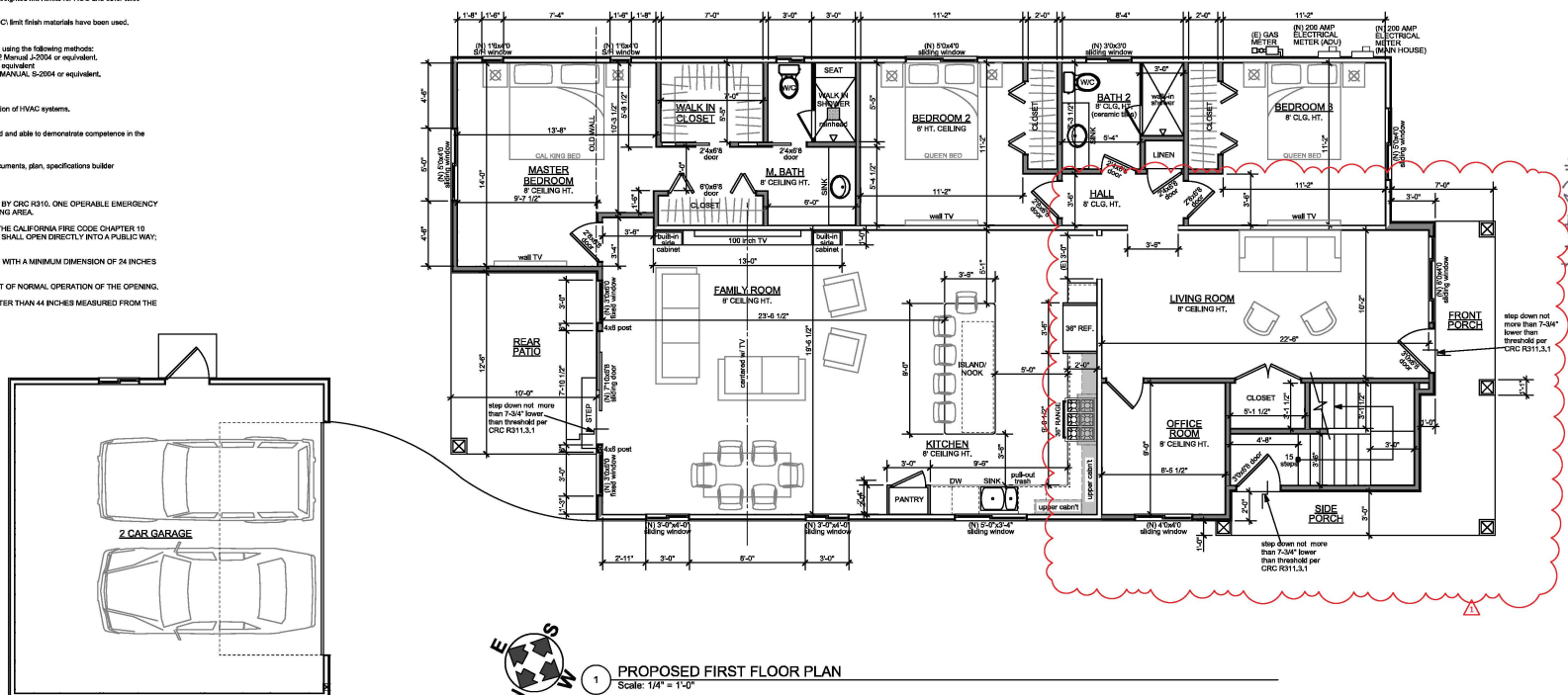
15. THRESHOLD AT THE SHOWER SHALL BE AT LEAST 2 INCHES HIGHER THAN THE DRAIN. (CPC 408.5)

16. PROVIDE CERAMIC TILE OVER WATER RESISTANT GYPSUM BOARD FULL HEIGHT AT SHOWER WALLS.

17. THE SHOWER HEAD AND HAND HELD SHOWER ARE CONTROLLED BY SEPARATE VALVES.

18. MAINTAIN MINIMUM AREA AND DIMENSIONS 70" ABOVE THE SHOWER DRAIN. CPC 411.7 EXCEPTION: THE MIN. REQUIRED AREA AND DIMENSION SHALL NOT APPLY WHERE AN EXISTING BATHTUB IS REPLACED BY A SHOWER HAVING AN OVERALL DIMENSION OF 30" WIDE BY 60" LONG. CPC 411.7

19. PROVIDE SAFETY GLASS AT WINDOW WITHIN 60" ABOVE THE BATHTUB DRAIN INLET.



1 PROPOSED FIRST FLOOR PLAN  
 Scale: 1/4" = 1'-0"

REVISIONS:  
 PROPOSED REMODEL - ACCESSORY DWELLING UNIT - 2ND FLOOR ADDITION:  
**MADHAVI REDDY**  
**SIDDAREDDY GARI**  
 4383 CHEENEY STREET  
 SANTA CLARA, CA 95054

SCALE: AS SHOWN  
 DRAWN BY: MW  
 APPROVED: MW  
 DATE: 08/10/2023

APN: 104-111-034

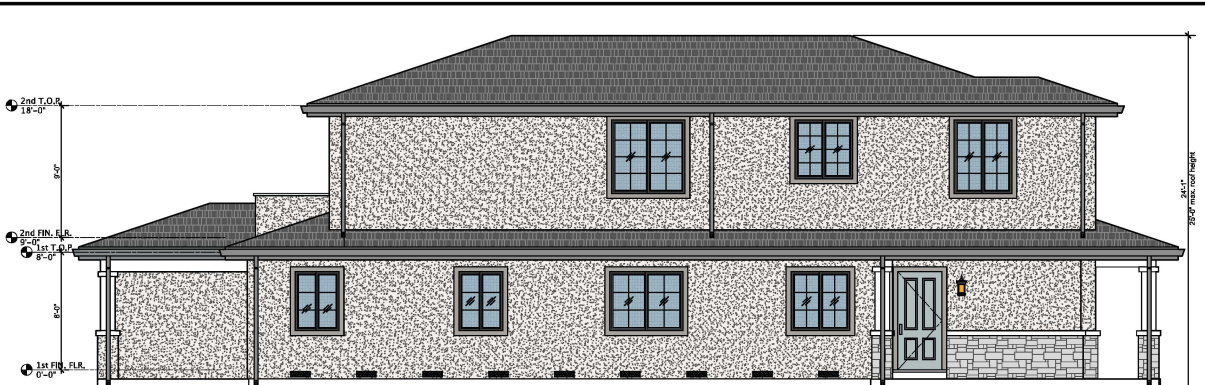
**WALKER CAD DESIGN**  
 DESIGNER & PLANNING SERVICE  
 22148 ALVARADO BLVD  
 UNION CITY, CA 94687  
 PHONE: 510-888-3344  
 EMAIL: WALKERCAD@GCOMCAST.NET

SHEET  
**A-3**

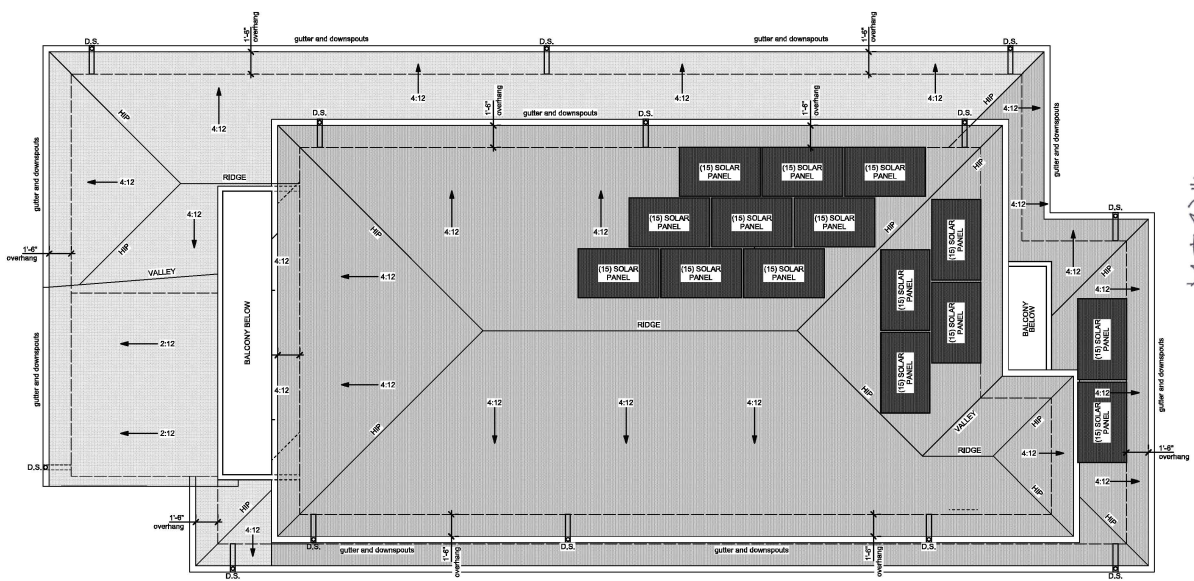
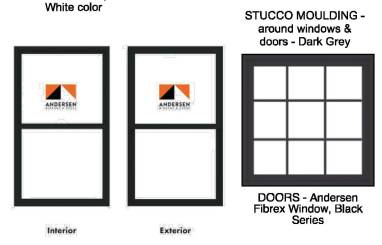
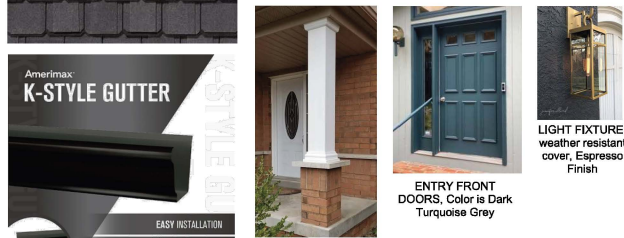




1 PROPOSED FRONT ELEVATION  
Scale: 1/4" = 1'-0"



4 PROPOSED LEFT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

REVISIONS:

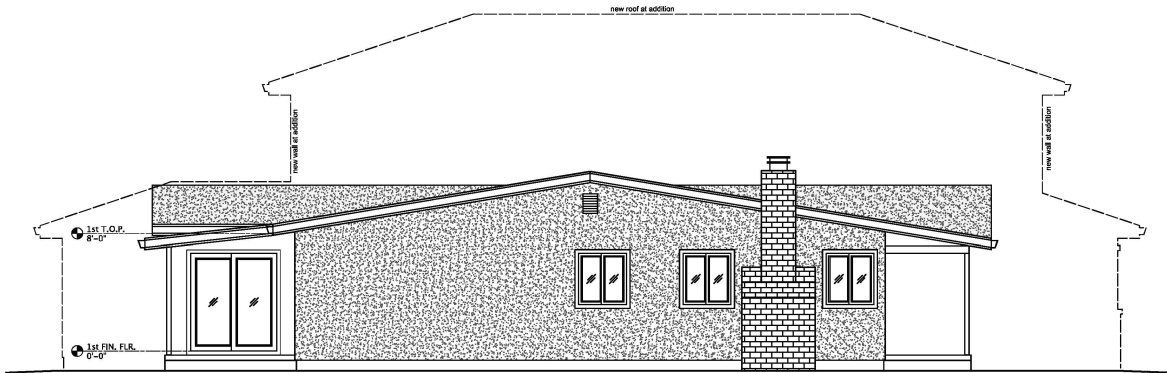
PROPOSED REMODEL - ACCESSORY DWELLING UNIT - 2ND FLOOR ADDITION:  
**MADHAVA REDDY**  
**SIDDAREDDY GARI**  
4883 CHEENEY STREET  
SANTA CLARA, CA 95054

APN: 104-11-034

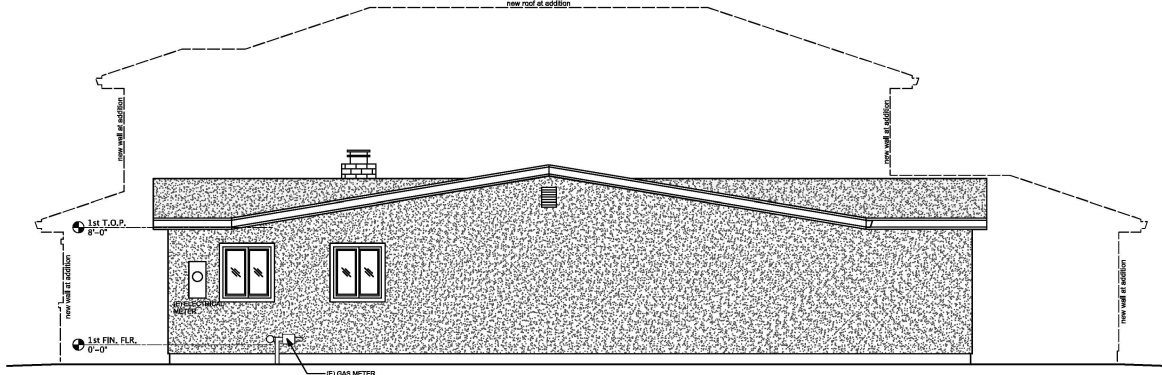
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APPROVED: MW  
DATE: 08/10/2025

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DESIGNER & PLANNING SERVICE  
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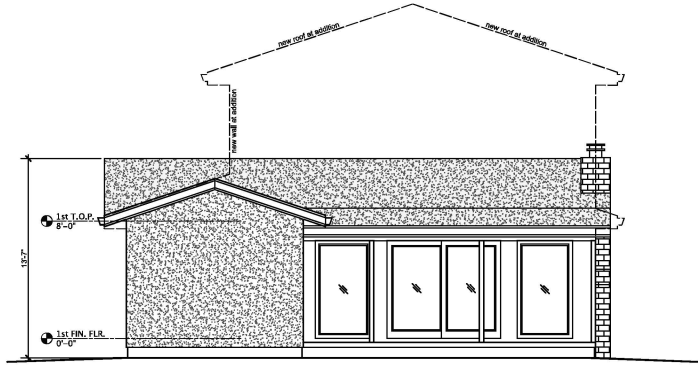
SHEET  
**A-5**



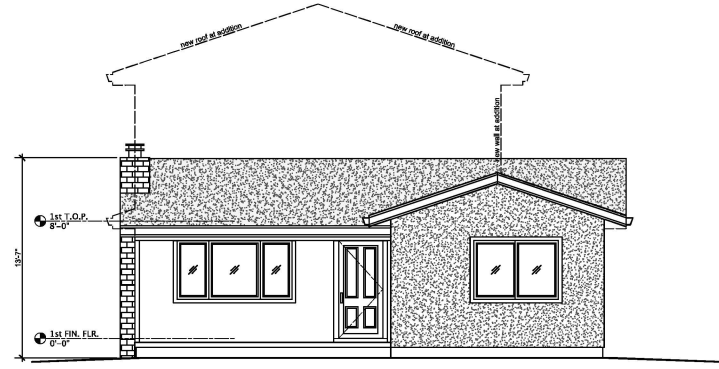
4 EXISTING LEFT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



3 EXISTING RIGHT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



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



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

REVISIONS:

PROPOSED REMODEL - ACCESSORY DWELLING UNIT - 2ND FLOOR ADDITION;  
**MADHAVA REDDY**  
**SIDDAREDDYGARI**  
4383 CHEENEY STREET  
SANTA CLARA, CA 95054

APN: 104-11-034

SCALE: AS SHOWN  
DRAWN BY: MW  
APPROVED: MW  
DATE: 08/10/2025

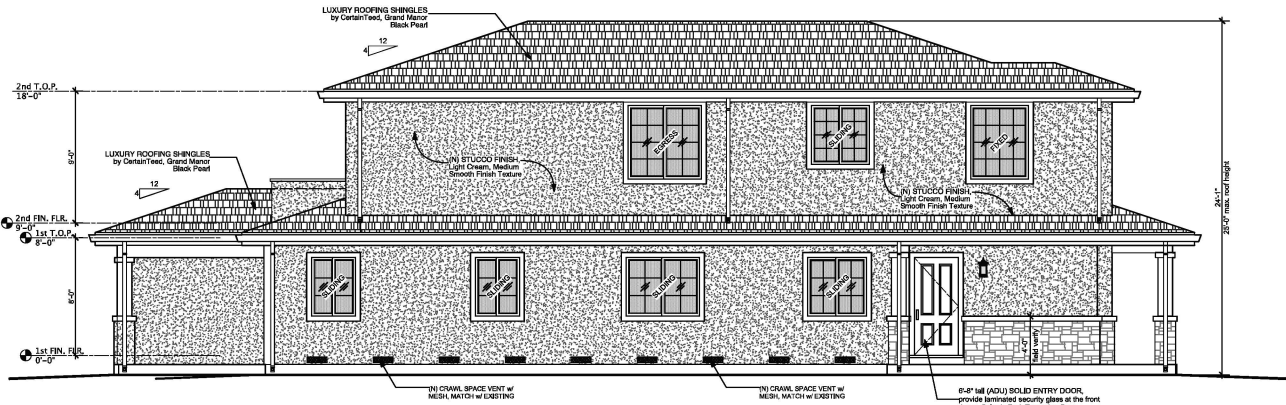
*Martin Walker*

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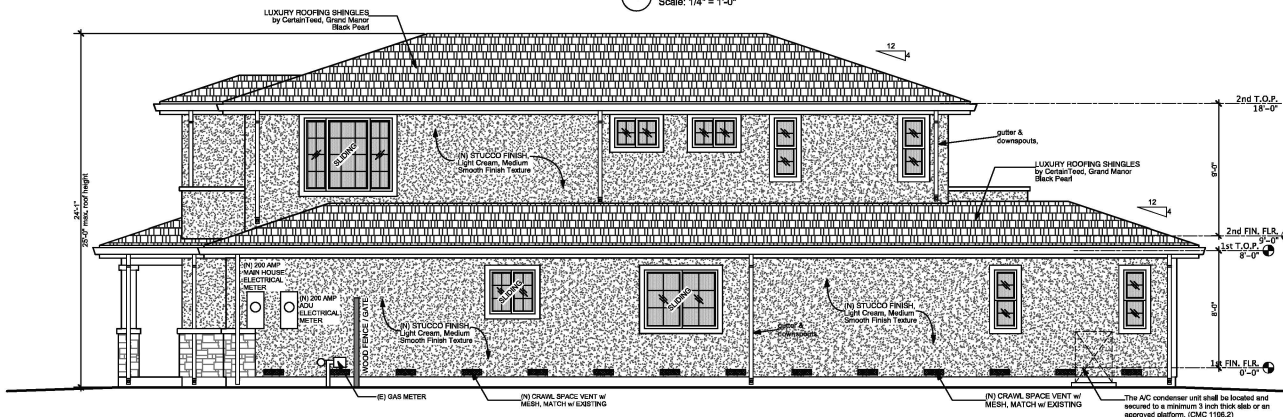


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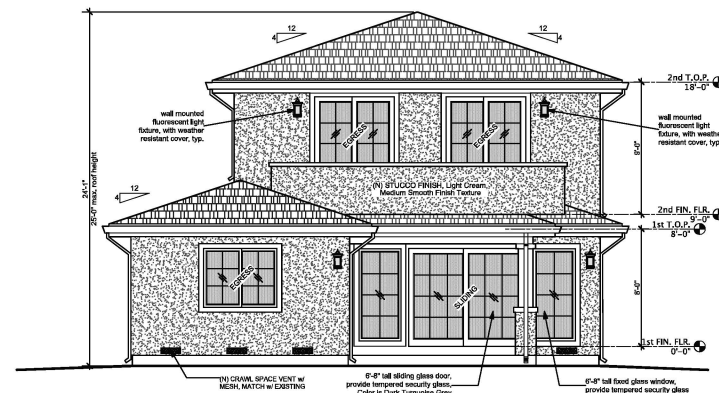
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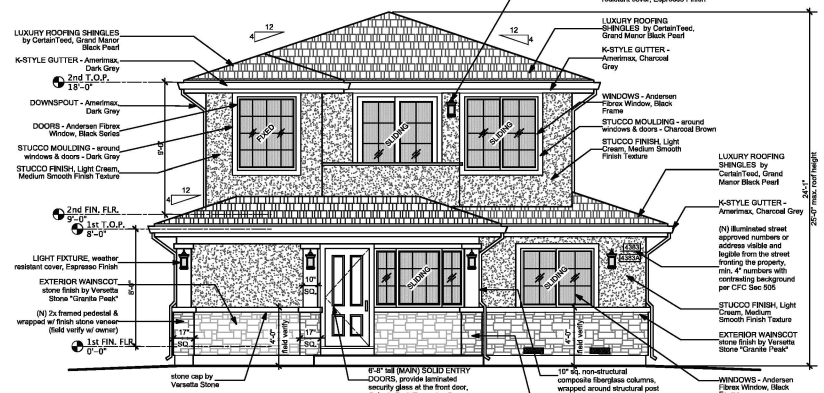
4 PROPOSED LEFT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



3 PROPOSED RIGHT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION  
Scale: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION  
Scale: 1/4" = 1'-0"

REVISIONS:

PROPOSED REMODEL - ACCESSORY DWELLING UNIT - 2ND FLOOR ADDITION:  
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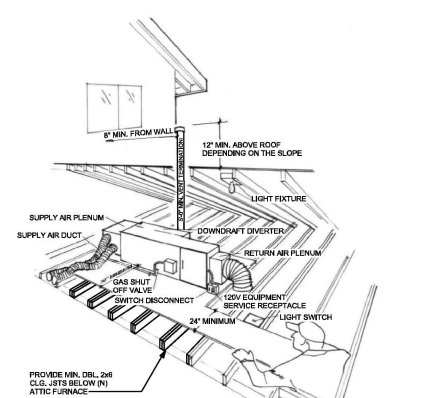
**WALKER CAD DESIGN**  
DESIGNER & PLANNING SERVICE  
UNION CITY, CA 94607  
EMAIL: WALKERCAD@COMCAST.NET  
PHONE: 510-966-6344

Martin Walker

SHEET  
A-7

**FURNACE INSTALLATION IN ATTIC**

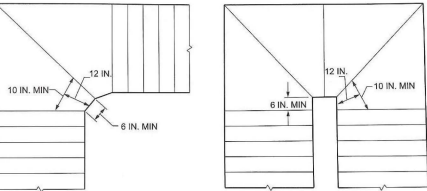
- Obtain the furnace manufacturer's installation instructions and install the furnace to their specifications. Have the instructions booklet available to the inspector at the inspection.
- Establish the level location for the installation of the forced air unit and vent.
- An attic in which a FAU is installed shall be accessible by an opening and passageway 30"x30" in size. Attic access may be reduced to 20"x30" provided the largest piece of equipment can be removed through the opening.
- Install a passageway platform of width 24" minimum. Where the height of the passageway is less than 6 feet, the distance from the passageway access to the furnace shall not exceed 20 feet measured along the center line of the passageway.
- Install a level working platform not less than 36"x36" in front of the service side of the FAU.
- Provide a permanent receptacle outlet and a lighting fixture near the furnace. The lighting fixture shall be controlled by a switch located at the entrance to the passageway.
- Install vent per furnace manufacturer's installation instructions, roof flashing and vent cap. Double wall Type B vent requires minimum one-inch clearance to combustible materials and requires a minimum 0'-2" vent termination above the highest vent color kit service.
- A means shall be provided to disconnect the FAU from the power source for servicing the appliance. See manufacturer's installation instructions for approved disconnecting method.
- An approved shut-off valve is required to be installed on the gas piping outlet, immediately ahead of the flexible connector, and must be accessible.
- Provide gas test for all new gas piping installed.
- Single wall vent pipes are not permitted in an attic space.



**RESIDENTIAL FURNACE**

- An approved, independent means of disconnection for the electrical supply to each piece of equipment shall be provided in sight of the equipment served. (CMC 303.8.6, CEC 423.31, CEC 422.30.4)
- A dedicated circuit shall be provided for the furnace. (CEC 422.12)
- A 120-volt service receptacle shall be installed near the equipment for maintenance. (CMC 304.4.4)
- A permanent switch controlled lighting fixture shall be installed for maintenance of equipment and shall be accessible. Such fixture shall provide sufficient illumination to safely approach the equipment and perform the tasks for which access is provided. Control of the lighting shall be provided at the access entrance. (CEC 210.7.0, CMC 304.4.4)
- Warm-air furnaces and unit heaters rated at less than 225,000 Btu/h shall have a minimum efficiency rating of 78% AFUE (Annual Fuel Utilization Efficiency).
- Combustion air must be maintained as required by the California Mechanical Code.
- The clear space and distance to combustible materials around the furnace shall comply with the manufacturer's installation instructions.
- If piped in with engineered manufactured trusses, it shall not be altered without stamped and signed engineering calculations and drawings.
- The furnace shall be properly anchored and supported to sustain vertical and horizontal loads within the stress limitations specified in the California Building Code.
- Furnaces located in the attic area, ceiling just under the location of the FAU unit shall be double-walled with a minimum 2x6 joists, per (CMC 304.4)
- A sediment trap shall be provided on the gas line downstream appliance shut-off valve and as close to the relief of the equipment as practical.

**R311.7.4 Walkline.** The walkline across treads shall be concentric to the curved direction of travel through the turn and located 12" (305 mm) from the side where the winders are narrower. The 12" (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.

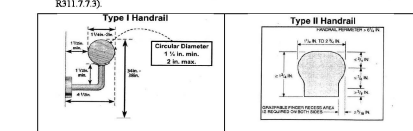


**Stairway Requirements:**

- Stairways shall not be less than 36 inches in clear width above the handrails. Handrail projections are limited to not more than 4.5 inches on either side of the stairway. (CRC Sec R311.7.1)
- Headroom shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosings. (CRC R311.7.2)
- Riser height shall not exceed 7 1/4 inches. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8". (CRC Sec R311.7.4.1)
- Tread depth (measured between the nosings) shall be at least 10 inches. The largest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8". (CRC Sec R311.7.4.2)
- Nosings not less than 0.75" but not more than 1.25" shall be provided on stairways with solid risers if the tread depth is less than 11". The radius of curvature at the nosing shall be no greater than 9/16 inch. (CRC Sec R311.7.4.3)
- Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter sphere. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches or less. (CRC Sec R311.7.4.3)

**Handrail Requirements:**

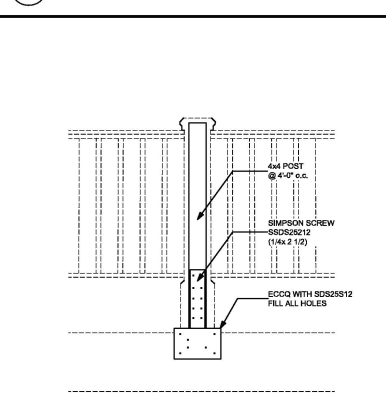
- Handrails shall be provided on at least one side of each continuous flight of stair with four or more risers. (CRC Sec R311.7.7)
- The top of handrails shall be 34 to 38 inches above the tread nosings. (CRC Sec R311.7.7.1)
- Handrails shall be grippable and shall be of one of the following types:
  - Type I. Handrails with a circular cross-section of not less than 1-1/4" nor greater than 2" in diameter. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6 1/2 inches with a maximum cross-section dimension of 2 1/4 inches. Edges shall have a minimum radius of 0.01 inch. (CRC Sec R311.7.7.3)
  - Type II. Handrails with a perimeter greater than 6 1/2 inches shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 1/4 inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch with 7/8" inches below the widest portion of the profile. This required depth shall continue for at least 3/8 inch to a level that is not less than 1-3/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches to a maximum of 2-3/4 inches. Edges shall have a minimum radius of 0.01 inch. (CRC R311.7.7.3)



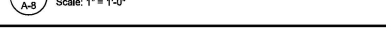
- Handrails ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inch between the wall and the handrails. (CRC Sec R311.7.7.2)

**6 STAIR DETAIL**  
Scale: 1/2" = 1'-0"

**4 STAIR RAIL DETAIL**  
Scale: 1" = 1'-0"



**5 STAIR RAIL DETAIL**  
Scale: 1" = 1'-0"

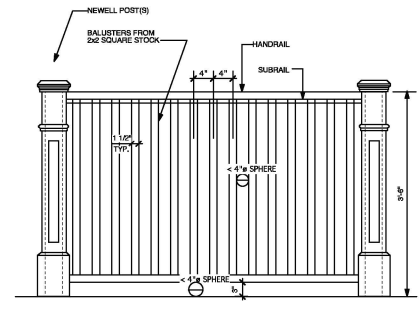
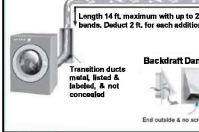
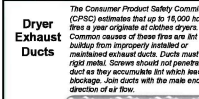
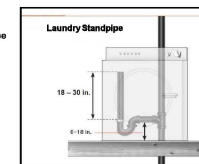


**Plumbing:**

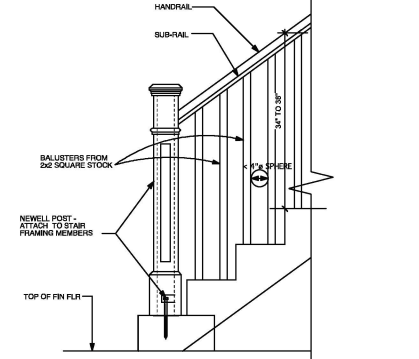
- Clothes washer standpipes shall be a 2-inch diameter. The vent of the trap shall be roughed in 6 - 18 inches above the floor; the standpipe shall be a minimum of 18 and a maximum of 30 inches above the trap (CPC 804.1).

**Mechanical:**

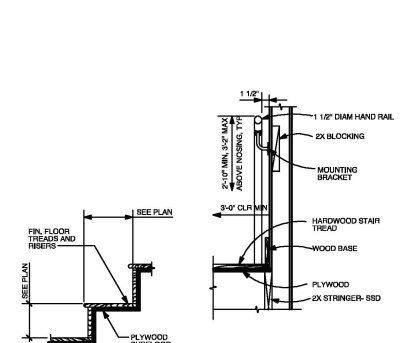
- Clothes dryers in closets require a minimum of 100 sq. in. of makeup air, which can be supplied by louvers or undercutting the door (CMC 504.4.1).
- Dryer ducts shall be smooth-walled metal 4-inch diameter and not more than 14 feet in length, with an allowance of 2 90° bends in that 14 ft. Deduct 2 ft. for each additional 90° bend in excess of 2 (CMC 504.4.2.1).
- Ducts shall not pass through plenums or be shared with other systems or vents. They shall not be connected with screws that penetrate the duct interior (CMC 504.4).
- Dryer ducts shall terminate on the building exterior in a backdraft damper. Screens or louvers shall not be installed (CMC 504.4).
- Flexible transition ducts (connectors) between the dryer and the metal duct are allowed in lengths up to 6 feet and shall not be concealed within construction (CMC 504.4.2.2 exception). They shall be UL listed and labeled (LAL) as dryer transition ducts, and shall not be plastic.



**1 INTERIOR STAIR DETAIL**  
Scale: 1" = 1'-0"



**2 INTERIOR STAIR DETAIL**  
Scale: 1" = 1'-0"



**3 INTERIOR STAIR DETAIL**  
Scale: 1" = 1'-0"

REVISIONS:

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SHEET

**A-8**