

1. Site Review: Contractor shall verify all conditions and dimensions at the job site. If any discrepancies are found, Contractor shall notify the Architect/Project Coordinator.

2. Code Compliance: The work shall comply with and conform to all laws, rules, codes, ordinances, etc., of the governing body having jurisdiction over the work, as well as the rules and regulations of the various utility companies serving the building. Nothing in these drawings shall be construed as directions to perform work contrary to these requirements. Applicable codes include, but are not limited to, the following: "California Building Code" 2016 edition, State and local building codes.

3. Job Site Conditions: Contractor by accepting contract and beginning the work shall assume sole and complete responsibility for job site conditions during the course of construction including safety or all persons and property. This requirement shall apply continuously and not be limited to normal working hours. Contractor shall defend, indemnify and hold the Architect, Engineer and Landlord harmless from any and all liability, real or alleged, in connection with the performance or work on this Project. Contractor shall show proof of Worker's Compensation Insurance, as required prior to issuing a permit.

4. Fire Protection: Additional on Site Fire Protection during construction to be provided as required by Fire Inspector or Department.

5. Stored Materials: All materials stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.

6. Utilities: Contractor shall be responsible for locating, maintaining, relocating and/or removing existing utilities as required.

7. Changes, Additions and Revisions: Prior to the start of any construction work, the General Contractor shall layout the work in conformity with these drawings. Any changes and/or revisions of the structure due to relocation or addition shall be brought to the attention of the Architect prior to the commencement of said change or revisions. Structural members or elements that require changing or relocation shall be the responsibility of the trade or trades involved. The Architect or Owner shall not be liable for cost of the changes or revisions required.

8. Workmanship and Materials: All workmanship materials are subject to the approval of the Architect and the Owner.

9. Accessibility: All portions of the work shall be accessible to persons with disabilities as required by Chapter 11B, of the California Building Code 2016 Edition, and Federal Laws, Rules and Regulations.

10. Details: Where certain construction features are not fully shown, the construction shall repeat similar conditions shown elsewhere.

11. Coordination: The General Contractor must coordinate all phases of the project, including work done by others, to insure the smooth progress of the project. The General Contractor is also responsible for the receiving and safekeeping of all items shipped to the job site for the project for his use or others.

12. Guarantee: All work is to be done in a first class workmanship manner. All work done by the General Contractor or subcontractors must be guaranteed for a minimum of one year and prompt repair or replacement of defective items must be provided at the notice of the Owner.

13. Safety Measures: At all times, the Contractor shall be solely and completely responsible for conditions of the job site including the safety of persons and property and for all necessary independent engineering and/or architectural review of these conditions. The Contractor shall also provide and maintain fire extinguishers and other equipment as required by local codes for proper fire protection during construction.

14. Job Site Maintenance: The General Contractor shall maintain the premises in a clean and orderly fashion during the entire construction period, removing all trash and rubbish from the job site. Upon completion of all construction, the General Contractor shall perform a general clean-up of the premises in order to facilitate the turnover to the Tenant.

15. Mechanical: Any of the work shall be on a DESIGN/BUILD basis. The contractor shall submit all plans and other necessary information to the local Building Officials to their satisfaction. All work on the mechanical system shall conform to the requirements of the "California Mechanical Code", 2016 adopted edition, California's Title 24 and state and local codes.

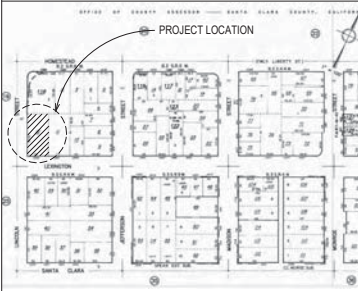
16. Plumbing: Any of the work shall be on a DESIGN/BUILD basis. The contractor shall submit all plans and other necessary information to the local Building Officials to their satisfaction. All work on the plumbing system shall conform to the requirements of the "California Plumbing Code", 2016 adopted edition, California's Title 24 and state and local codes.

17. Electrical: Any of the work shall be on a DESIGN/BUILD basis. The contractor shall submit all plans and other necessary information to the local Building Officials to their satisfaction. All work on the electrical system shall conform to the requirements of the "California Electrical Code", 2016 adopted edition, California's Title 24 and state and local codes.

VICINITY



LOT MAP



ABBREVIATIONS

AFF ABOVE FINISH FLOOR (EXISTING)	N.A. NOT APPLICABLE
FD FLOOR DRAIN	NTS NOT TO SCALE
FOB FACE OF BLOCK	PLBR PLUMBER
FOC FACE OF CONCRETE	RO ROUGH OPENING
FOF FACE OF MASONRY	S.A.D. SEE ARCHITECTURAL DRWGS
FOS FACE OF STUD	S.C.D. SEE CIVIL DRAWINGS
FOF FACE OF WALL	S.E.D. SEE ELECTRICAL DRWGS
	S.M.D. SEE MECHANICAL DRWGS
	S.I.D. SEE INTERIOR DESIGN DRWGS
GC GEN. CONTRACTORS.	P.D. SEE PLUMBING DRAWINGS
MFR MANUFACTURER	S.S.D. SEE STRUCTURAL DRAWINGS
(N) NEW	U.N.O. UNLESS NOTED OTHERWISE

SYMBOLS

	EXISTING TO BE REMOVED		SPOT ELEVATION
	NEW 2X4 WALL		REVISION TAG
	NEW 2X6 WALL		WINDOW TAG
	5/8" GYP BD TYPE 'X' ON THE GARAGE & STAIR SIDE 1 HOUR FIRE PROTECTION SEPARATION BETWEEN GARAGE & UNIT		DOOR TAG
	DETAIL NUMBER		Room name
	SHEET NUMBER		ROOM TAG
	DETAIL NUMBER		ROOM TAG
	SHEET NUMBER		ROOM TAG

SYMBOLS

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

NEW ACCESSORY DWELLING UNIT AND NEW TWO CAR GARAGE AT REAR OF THE PROPERTY AND BASEMENT CONVERSION AT MAIN HOUSE w/ MECHANICAL ROOM

APN # 220-07-098

PROJECT TEAM

OWNER: Fawzy Ismail
1593 Lexington St
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Fax: 408-
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ENGINEERING: G+M Engineers
Mohamed Genidy
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SCOPE OF WORK

-NEW 1,178 S.F. ACCESSORY DWELLING UNIT
-2 REGULAR BEDROOM w/ CLOSET.
-BATHROOM & LAUNDRY.
-OPEN SPACE BTW LIVING, DINING AND KITCHEN.
-450 SQ FT NEW TWO CAR GARAGE.
-UTILITY ROOM.
AT EXISTING MAIN HOUSE:
-BASEMENT CONVERSION OF 1,080 SF TO LIVING AREA w/ MASTER BEDROOM WITH WALK-IN CLOSET AND SHARED FULL BATH.
-REMAIN 216 SF UTILITY AREA FOR MECHANICAL AND UTILITY ROOM.

APPLICABLE CODES

BUILDING NOTES:
1. ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED. ADDITIONALLY, ALL WORKSHAL COMPLY WITH APPLICABLE CODES & TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING THE: SANTA CLARA Local Ordinances .
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARD CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 BUILDING ENERGY EFFICIENCY STANDARDS
2016 CALIFORNIA HISTORICAL BUILDING

PROJECT DATA

BUILDING OCCUPANCY: "R3-U1" USE SFR "R-1."
STORIES : PROPOSED 1
APN: 269-26-012 **TRACT No** **BLK** **LOT**
LOT SIZE: 11,343 SF
YEAR BUILT: 1912
EXISTING STRUCTURE:
MAIN FLOOR LIVING AREA 1,856 SF
GARAGE AREA 280 SF
EXISTING BASEMENT (UNCONDITIONED) 1,296 SF
EXISTING COVERED PATIO 286 SF
PROPOSED STRUCTURE
DETACHED ADU 1,178 SF
NEW CAR GARAGE 450 SF
NEW BASEMENT UNDER ADU 789 SF
NEW TOTAL AREA 2,417 SF
LOT COVERAGE: 3,770 SF / 11,343 * 100= 33.2%



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ACCESSORY DWELLING UNIT
AND NEW TWO CAR GARAGE
1593 LEXINGTON ST
SANTA CLARA, CA 95050

No.	Description	Date

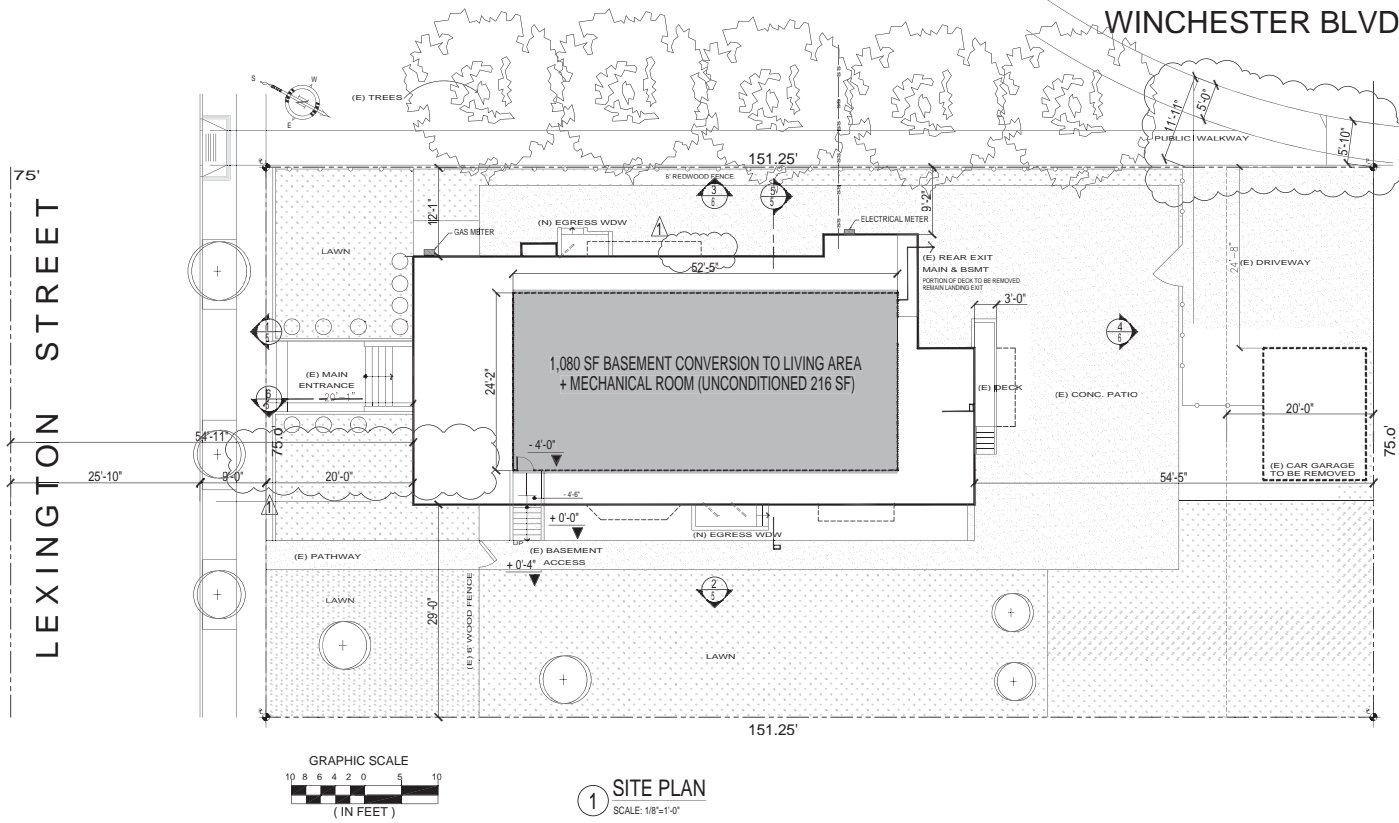
ISMAIL FAWZY A ; ELMKAWY
HEKMAH H
GENERAL INFORMATION ADU
PROJECT

Project number 117-2017
Date 04/2017
Drawn by Author
Checked by Checker

1

Scale 1/4" = 1'-0"

PLN2017-12695



SCOPE OF WORK:
1. CONVERSION OF 1,080 SQ FT UTILITY BASEMENT AREA TO LIVING SPACE WITH
-MASTER BEDROOM WITH FULL BATH AND WET BAR AND WALKING CLOSET
-MUST BE ADDED EGRESS WINDOWS AT SLEEPER ROOMS.
"HOUSE WILL BE RAISED 16" FROM GROUND."

SCOPE OF WORK
PROJECT DESCRIPTION:
BUILDING OCCUPANCY: RESIDENTIAL SFR "R3-U1"
TYPE OF CONSTRUCTION: V
STORIES: 1 + BASEMENT
PROPERTY ADDRESS: 1593 LEXINGTON STREET
SANTA CLARA CA 95050
APN: 269-26-0123 TRACT No. BLK LOT
LOT SIZE: 11,343 SF
SPRINKLER: NO YEAR BUILT: 1912

EXISTING STRUCTURE:
EXISTING FIRST FLOOR 1,856 SF
EXISTING CAR GARAGE 280 SF
EXISTING BASEMENT (UNCONDITIONED) 1,296 SF
EXISTING COVERED PATIO 286 SF

PROPOSED STRUCTURE:
NEW FLOOR-CONDITIONED LIVING AREA 1,080 SF
EXISTING TO BE 1HR FIRE RATED 216 SF
HABITABLE AREA ADDITION 1,080 SF



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**BASEMENT CONVERSION
TO LIVING AREA
1593 LEXINGTON ST
SANTA CLARA, CA 95050**

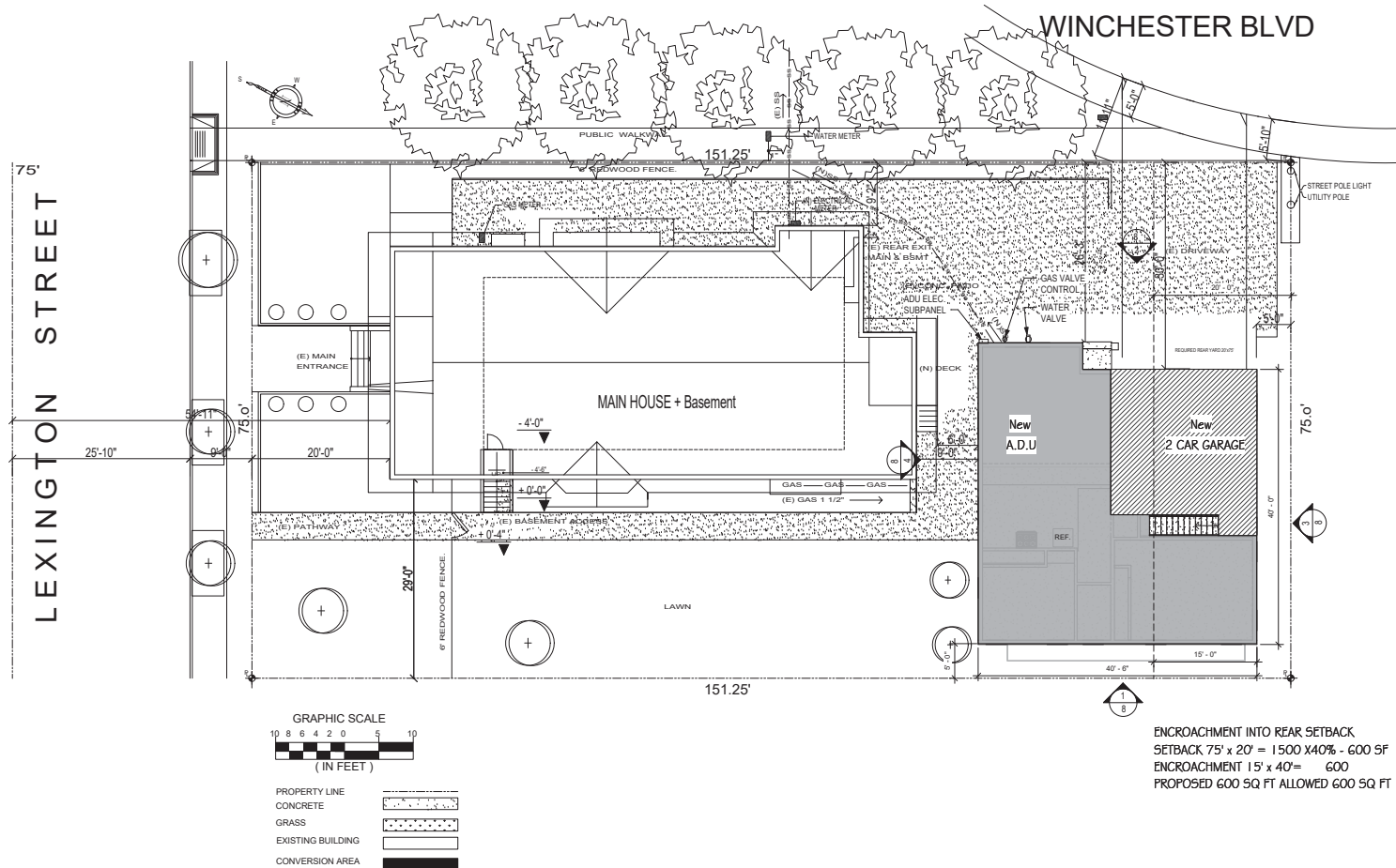
No.	Description	Date
1	Planning	A.M.

**ISMAIL FAWZY A ; ELMKEAWY
HEKMAH H
MAIN HOUSE - SITE PLAN**

Project number: 117-2017
Date: 04/2017
Drawn by: Author
Checked by: Checker

2

Scale
Planning 02/27/2018



2 NEW SITE PLAN

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



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ACCESSORY DWELLING UNIT
AND NEW TWO CAR GARAGE
1593 LEXINGTON ST
SANTA CLARA, CA 95050

No.	Description	Date

ISMAIL FAWZY A ; ELMKAWY
HEKMAH H
NEW ADU SITE PLAN

Project number: 117-2017
Date: 04/2017
Drawn by: Author
Checked by: Checker

3
Scale: 1/8" = 1'-0"

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**BASEMENT CONVERSION
TO LIVING AREA**
1593 LEXINGTON ST
SANTA CLARA, CA 95050

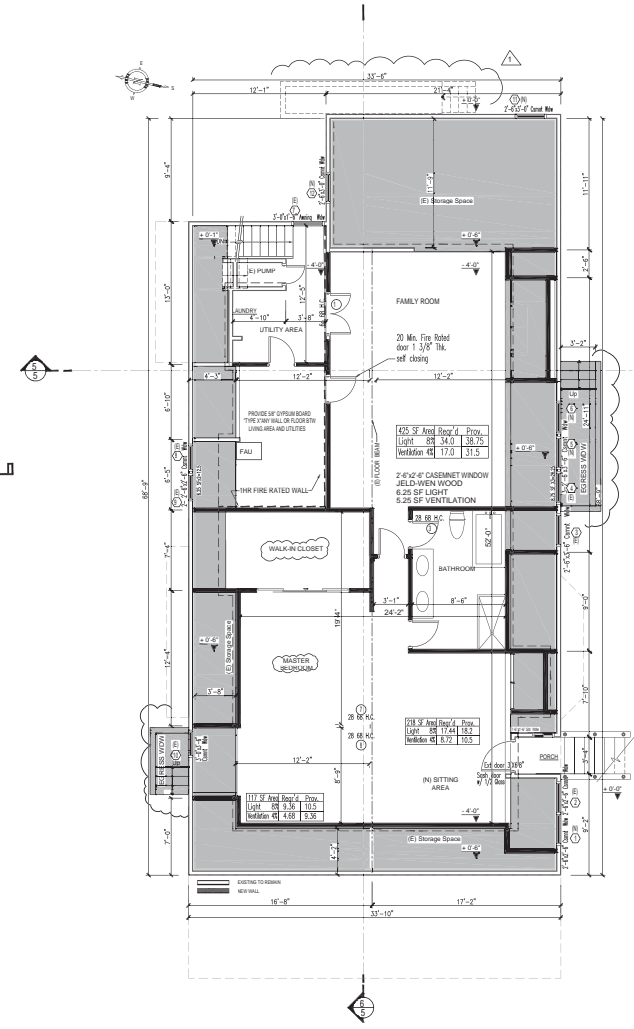
No.	Description	Date
1	Planning	A.M.

**ISMAIL FAWZY A ; ELMEKAWY
HEKMAH H**
**PROPOSED BASEMENT CONVERSION
EXISTING MAIN FLOOR & ROOF PLAN**

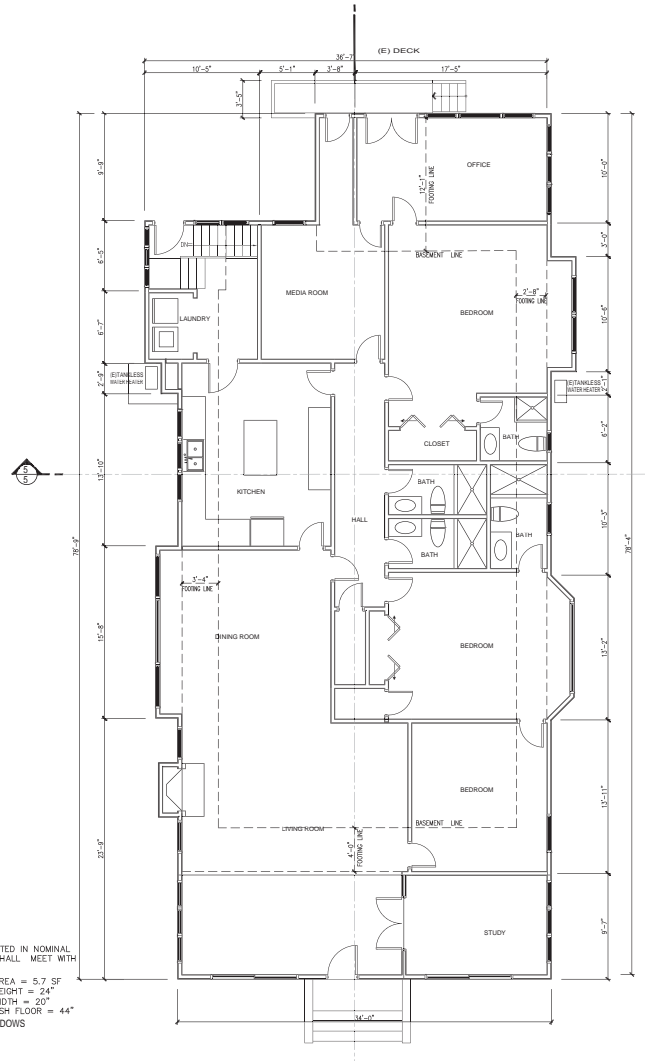
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Date 04/2017
Drawn by Author
Checked by Checker

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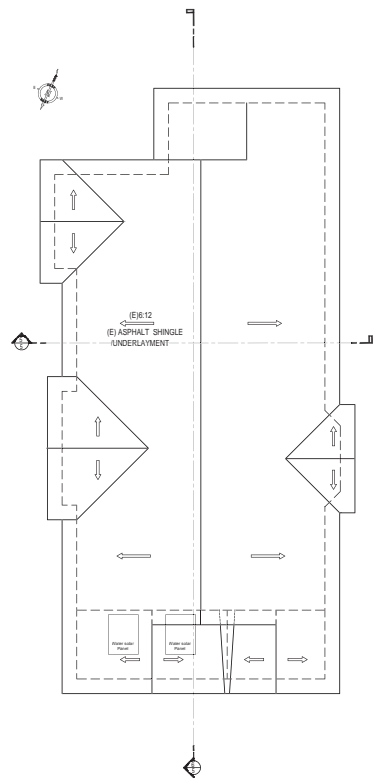
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Planning 02/2/2018



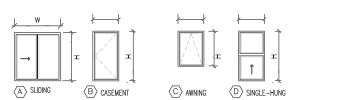
1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"




2 EXISTING MAIN FLOOR PLAN
SCALE: 3/16"=1'-0"



3 EXISTING ROOF PLAN
SCALE: 1/8"=1'-0"



WINDOW SCHEDULE				
SYM.	SIZE	TYPE	GLAZING	REMARK
(1) (2) (3) (4) (5)	2'-6" W x 2'-6" H	WOODEN/INSULATED	DBL. GLASS	
(4) (5) (6)	2'-6" W x 3'-6" H	WOODEN/INSULATED	DBL. GLASS	EGRESS WINDOW
(7)	3'-0" W x 1'-6" H	WOODEN/INSULATED	DBL. GLASS	
(8) (9)	3'-0" W x 3'-9" H	WOODEN/INSULATED	DBL. GLASS	EGRESS WINDOW

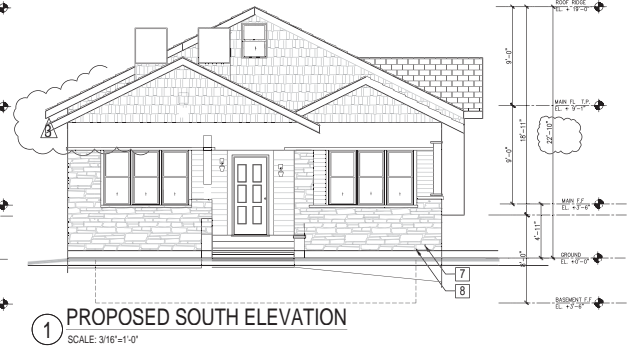
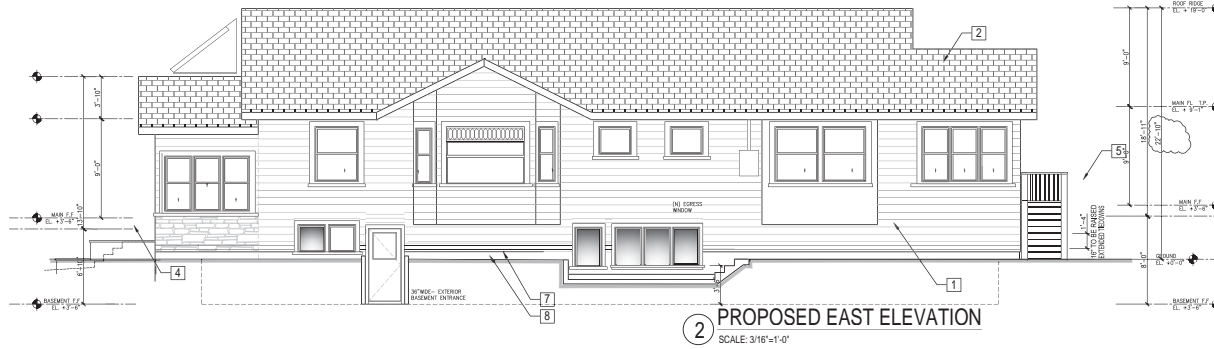
DOOR SCHEDULE						
SYM	SIZE	DESCRIPTION	TYPE	HARDWARE	REMARKS	
⑤	3'-0"Wx6'-8"H	EXTERIOR	SOLID CORE		TEMPER / SECURITY GLASS	
		INTERIOR DOORS	HOLLOW CORE	SEE FLOOR PLAN		
②	6'-0"Wx6'-8"H	INTERIOR	H.C. DBL. DOOR			
⑦ ⑧ ⑨	2'-6"Wx6'-8"H	INTERIOR	SWING - HOLLOW CORE		FRENCH	
PANEL	2'-6"Wx6'-8"H	INTERIOR	CLOSET		HOLLOW CORE	
						
FLUSH	N / FINES	N / FINES	SINGLE LEAF DOOR	DOUBLE LEAF DOOR	LINED	FINES
④					⑦	⑧
					⑨	⑩
					⑪	⑫
					⑬	⑭

GLAZING CODES:
SCHEDULED WINDOWS ARE LISTED IN NOMINAL SIZES. ALL SLEEPING ROOMS SHALL MEET WITH THE FOLLOWING CRITERIA:
MIN. NET CLEAR OPENABLE AREA = 5.7 SF
MIN. NET CLEAR OPENABLE HEIGHT = 24"
MIN. NET CLEAR OPENABLE WIDTH = 20"
MAX. SILL HEIGHT ABOVE FINISH FLOOR = 44"
LOW-E, JELD-WEN WOODEN WINDOWS TO MATCH w/ EXISTING

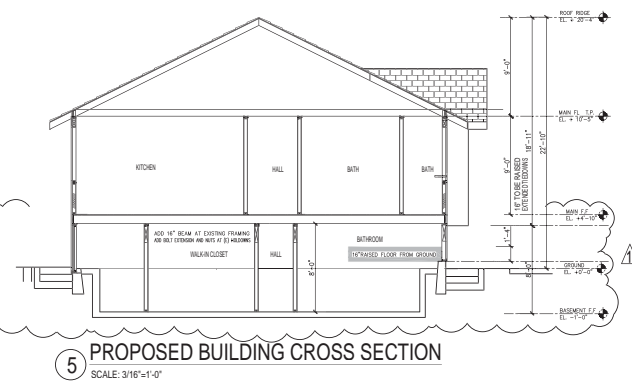
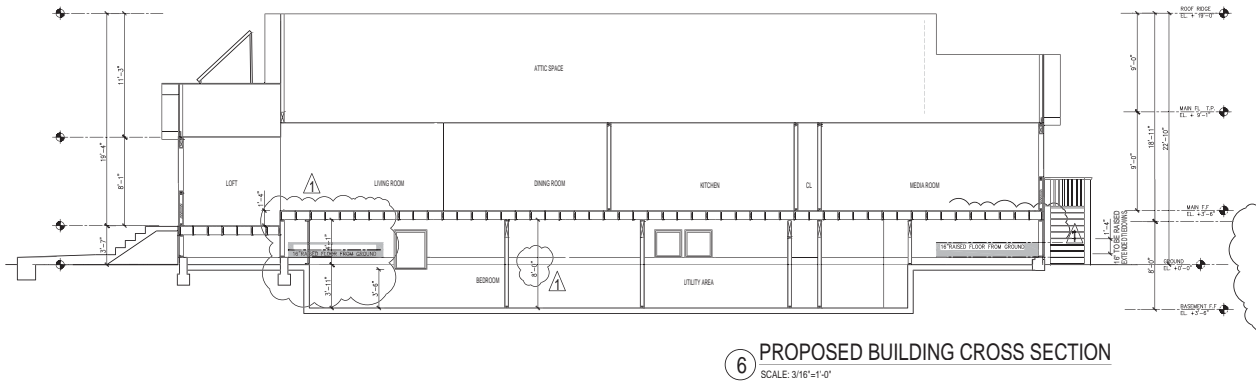
DOORS NOTES:
1. EXTERIOR DOOR SHALL BE SELF-CLOSING, TIGHT FITTING 1 3/8" MIN. THICKNESS, SOLID CORE & WEATHER STRIPPED.
2. ALL DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE THE NON-REMOVABLE TYPE.
3. EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A LATCH AND KEY OPERATED DEADBOLT OR DEAD LATCH TYPE KEY LOCKING DEVICE. DEADBOLTS SHALL HAVE A HARDENED RESIST. 1" MIN. THROW AND 5/8" JAMB EMBLEMED.
4. EXTERIOR IN-SWINGING DOORS WITH WOOD JAMBS SHALL HAVE ONE PIECE OR HINGED DOOR STOPS. SPINDLES IN WOOD DOORS SHALL BE MIN 5/8" THICK AND NOT MORE THAN 30 SQ. IN. AREA. STILES AND RAILS SHALL BE MINIMUM 1 3/4" THICK AND 17" IN. MIN.
5. RAIL GLASS DOORS AND DOOR PANELS SHALL BE SAFETY-GLAZED WITH TEMPERED GLASS. IN ADDITION ALL GLASS USED WITHIN 24" OF DOORS SHALL BE TEMPERED.
6. TOWHEARD AND/OR SLIDING GARAGE DOOR SHALL BE SECURED WITH A CUMBER LOCK OR PADLOCK EQUIVALENT WHEN NOT ENERGIZED LOCKED BY ELECTRIC POWER OPERATION. JAMB LOCKS SHALL BE PROVIDED ON BOTH SIDES FOR DOORS EXCEEDING 9'-0" IN. WIDTH.

Carbon Monoxide Alarms
CARBON MONOXIDE ALARMS
Single station carbon monoxide alarms shall be listed as complying with UL2034 and shall be installed in accordance with code and the manufacturer's installation instructions.

SMOKE DETECTOR



- EXTERIOR ELEVATION NOTES**
- Existing 8" Lap - Redwood Siding. Remain in original conditions. No changes or alterations to be done on siding.
 - Roofing: Composite Shingle with same color and pattern of the original condition of the House.
 - Windows: Double Hung glass windows. No changes or Alterations.
 - Windows Trims: 6" woodtrim. No changes or Alterations.
 - AL SIDING AND TRIM WORK TO REMAIN AS ORIGINAL CONDITIONS.
 - Existing Concrete at front entrance.
 - Deck area in rear to remain as original condition.
 - Back door to crawl space shown, to remain original conditions.
 - Broken boards on House.
 - a.- Boards to be replaced with exact same material (8 inches Siding).
 - b.- Steps to be replaced or securely fastened.
 - c.- STEPS TO BE ADDED AS HOME BE RAISED.
 - CRIPPLE WALL: TO BE RAISED 16" AND THE ADDED SIDING SIMILAR AS POSSIBLE.



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**BASEMENT CONVERSION
TO LIVING AREA**

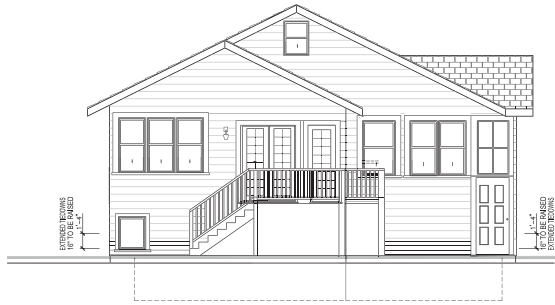
No.	Description
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**ISMAIL FAWZY A ; ELMEKAWY
HEKMAH H**

Project number
Date
Drawn by
Checked by

5

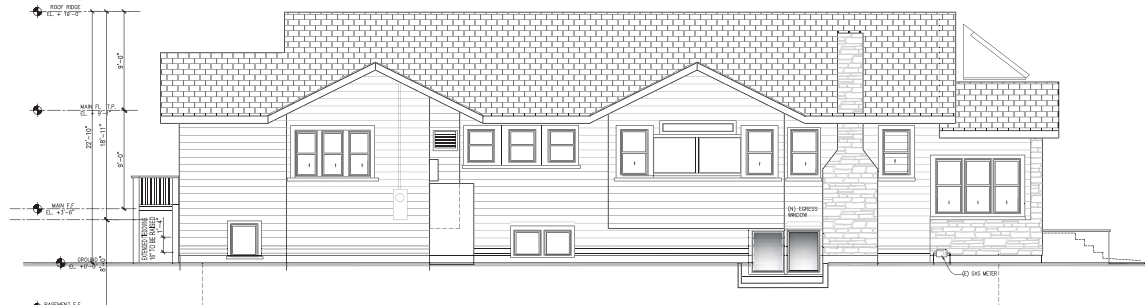
Scale
Continued on next



4 PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"



4a EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"



3a EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"



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**BASEMENT CONVERSION
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SANTA CLARA, CA 95050**

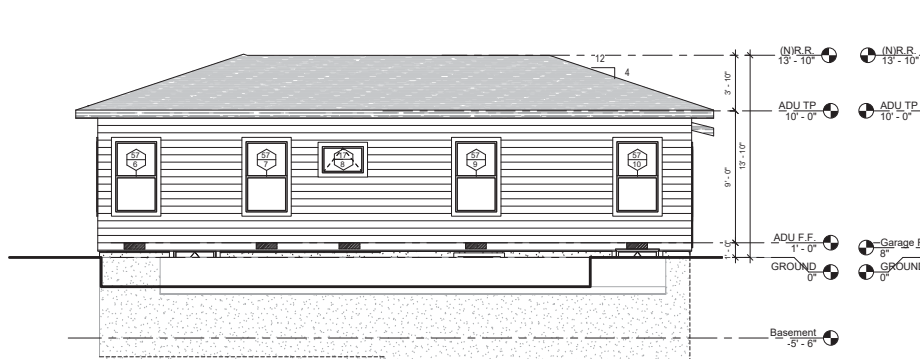
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1	Planning	A.M.

**ISMAIL FAWZY A ; ELMEKAWY
HEKMAH H
EXISTING ELEVATIONS**

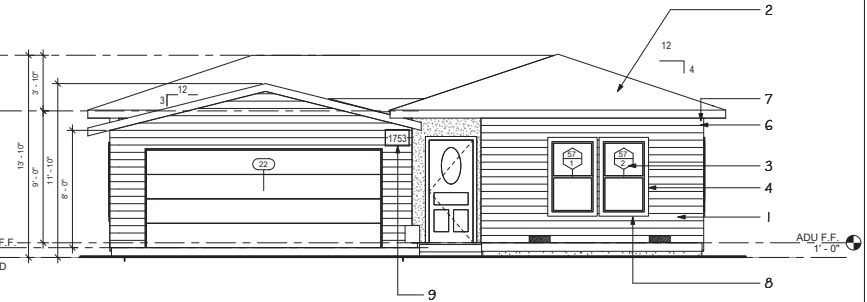
Project number : 117-2017
Date : 04/2017
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Checked by : Checker

6

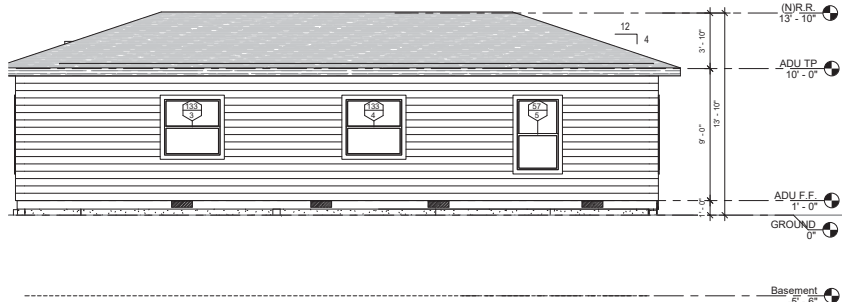
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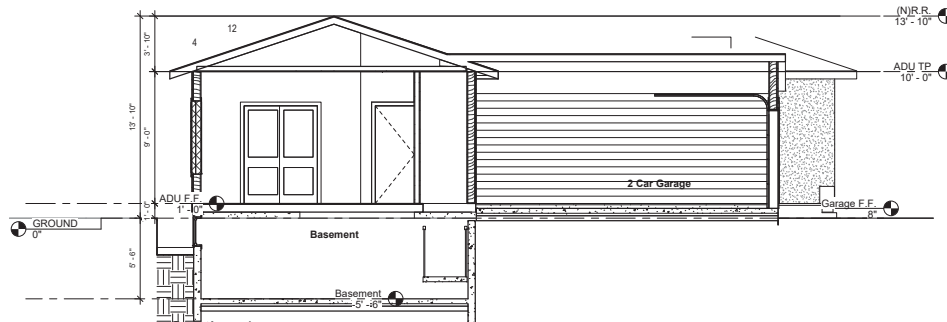
1 Proposed North Elevation
scale: 1/4" = 1'-0"



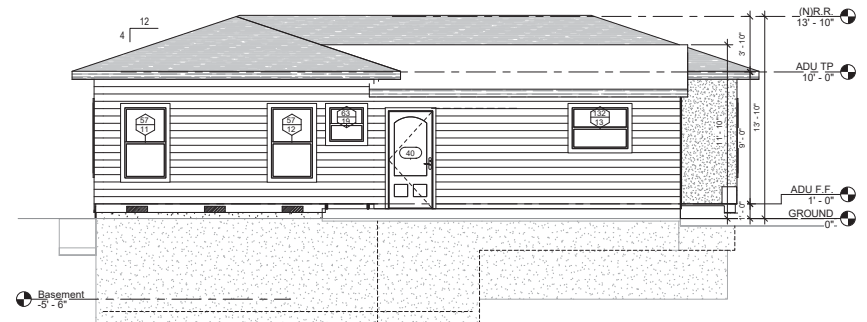
2 Proposed South Elevation
scale: 1/4" = 1'-0"



4 Proposed East Elevation
scale: 1/4" = 1'-0"



5 Section 1
scale: 1/4" = 1'-0"



3 Proposed West Elevation
scale: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. 8" Lap wood siding over Underlayment **TO MATCH WITH EXISTING HOUSE**
2. Roofing: Composition Shingle CertainTeed, Weathered Wood-color 40 Years -color: Mn Class "B"
3. Windows: "Jeld-Wen" dual glazed windows. **TO MATCH WITH EXISTING HOUSE**
4. Windows Trim: Wood trim, color and material. **TO MATCH WITH EXISTING HOUSE**
5. Fascia Gutter: G.I. Fascia gutter painted.
6. Fascia Board painted. **TO MATCH w/ EXISTING**
7. Window Sill: Wood trim, size & color to match Main House.
8. G.I. wall to roof Flashing painted.
9. Address shall be internally lit during non daylight hours. Switching shall be controlled by the clock or photo sensor.

Address numbers shall read from left to right with 4" high minimum on a contrasting background.

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**ACCESSORY DWELLING UNIT
AND NEW TWO CAR GARAGE
1593 LEXINGTON ST
SANTA CLARA, CA 95050**

No.	Description	Date

**ISMAIL FAWZY A ; ELMEKAWY
HEKMAH H
NEW ADU ELEVATIONS & BLD'G
SECTION**

Project number: 117-2017
Date: 04/2017
Drawn by: Author
Checked by: Checker

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

BLD Permit No.:

ENVIRONMENTAL COMFORT (CGC 4.507)	
Heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods per CGC 4.507.2:	
1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2011 or equivalent;	
2. Duct systems are sized according to ANSI/ACCA 1, Manual D-2014 or equivalent;	
3. Select heating and cooling equipment in accordance with ANSI/ACCA 3, Manual S-2014 or equivalent.	
Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program per CGC 702.1.	
Special Inspection. Special Inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting per CGC 702.2.	
Verification (CGC 703)	
Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance per CGC 703.1.	

Responsible Designer's Declaration Statement	Contractor Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2016 California Green Building Standards Code.	I hereby certify, as the builder or installer under the permit noted herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: ADOLFO M MARTINEZ	Name:
Signature: <i>Adolfo M Martinez</i>	Signature:
Date: 10-22-2017	Date:
Company: HOUSE CAD DRAFTING	License:
Address: 24301 SOUTHLAND DRIVE	Address:
City: HAYWARD CA 94545	City: State: Zip:

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City of Santa Clara	Building Division
Building Division 1500 Warburton Ave Santa Clara, CA 95050 www.santacleara.gov	Building Division: 408-615-2440 Email: Building@santacleara.gov Permit Center: 408-615-2420 Email: PermitCenter@santacleara.gov Automated Inspection Scheduling System: 408-615-2400
2016 CALIFORNIA GREEN BUILDING STANDARD CODE (CGC) RESIDENTIAL CHECKLIST	

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

Feature or Measure	Yes
SITE DEVELOPMENT (CGC 4.106)	
Storm water drainage and retention during construction. A plan has been developed and will be implemented to manage storm water drainage during construction per CGC 4.106.2.	
Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings per CGC 4.106.3.	
Electric vehicle (EV) charging for new construction. Provide capacity for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3% of total parking spaces, as specified, for multifamily dwellings per CGC 4.106.4.	
ENERGY EFFICIENCY (CGC 4.201)	
Building meets or exceeds the requirements of the California Building Energy Efficiency Standards per CGC 4.201.1.	
WATER EFFICIENCY AND CONSERVATION	
INDOOR WATER USE (CGC 4.303)	
Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.4.	
Water closets: The effective flush volume of shall not exceed 1.28 gallons per flush (CGC 4.303.1.1).	
Urinals: The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.5 gallons per flush (CGC 4.303.1.2).	
Showerheads: The flow rate for single showerhead and multiple showerheads serving one shower shall not exceed 2.0 gallons per minute at 80 psi, and shall be certified to the performance criteria of the U.S. EPA WaterSense Specification (CGC 4.303.1.3).	
Residential lavatory faucets. The flow rate shall not be more than 1.2 gallons per minute at 60 psi, and less than 0.8 gallons per minute at 20 psi (CGC 4.303.1.4.1).	
Lavatory faucets in common and public. The flow rate shall not exceed 0.5 gallons per minute at 60 psi (CGC 4.303.1.4.2).	
Metering Faucets. The flow rate shall not deliver more than 0.25 gallons per cycle (CGC 4.303.1.4.3).	
Kitchen Faucets. The flow rate shall not exceed 1.8 gallons per minute at 60 psi (CGC 4.303.1.4.4).	
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code per CGC 4.303.2.	

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BLD Permit No.:

OUTDOOR WATER USE (CGC 4.304)	
Outdoor potable water use in landscape areas. New residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with CGC 4.304.1.	
ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.406)	
Redden proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be rodded provided by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency per CGC 4.406.1.	
CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGC 4.408)	
Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction and demolition waste management (CGC 4.408.1).	
BUILDING MAINTENANCE AND OPERATION (CGC 4.410)	
An operation and maintenance manual shall be provided to the building occupant or owner per CGC 4.410.1.	
Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for depositing, storage and collection of nonhazardous materials for recycling per CGC 4.410.2.	
ENVIRONMENTAL QUALITY (CGC 4.503)	
Gas fireplace. Any installed gas fireplace shall be a direct vent sealed-combustible type per CGC 4.503.1.	
Woodstoves. Any installed woodstove or pellet stove shall comply with U.S. EPA new Source Performance standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits per CGC 4.503.1.	
POLLUTANT CONTROL (CGC 4.504)	
Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution components openings shall be covered with tape, plastic, sheet metals, or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris, which may enter the system per CGC 4.504.1.	
Adhesive, sealants and caulks shall meet the VOC or other toxic compound limits per CGC 4.504.2.1.	
Paints, stains and other coatings shall comply with VOC limits per CGC 4.504.2.2.	
Aerosol paints and coatings shall meet the product-weighted MIR limits for ROG and other requirements per CGC 4.504.2.3.	
Verification. Documentation shall be provided, at the request of the Building Division, to verify compliance with VOC fresh materials per CGC 4.504.2.4.	
Carpet systems. All carpet installed in the building interior shall meet the testing and product requirement per CGC 4.504.3.	
Resilient flooring systems. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the requirements per CGC 4.504.4.	
INTERIOR MOISTURE CONTROL (CGC 4.505)	
Concrete slab foundations. Vapor retarder and capillary break shall be installed if a slab on grade foundation system is used. The use of a 4" thick base of 1/2" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" shall be provided per CGC 4.505.2 and CRC R509.2.3.	
Moisture content of building material. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be checked prior to finish material being applied per CGC 4.505.3.	

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ACCESSORY DWELLING UNIT
AND NEW TWO CAR GARAGE
1593 LEXINGTON ST
SANTA CLARA, CA 95050

No.	Description	Date

ISMAIL FAWZY A ; ELMEKAWY
HEKMAH H
2016 CALGREEN BUILDING
STANDARD

Project number : 117-2017
Date : 04/2017
Drawn by : Author
Checked by : Checker

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Scale