

GENERAL EXTERIOR NOTES

1. ASPHALT SHINGLES SHALL BE INSTALLED OVER ONE LAYER OF 18 POUND FELT OR ROOFING WITH A MIN SLOPE OF 3:12. ASPHALT SHINGLES MAY BE INSTALLED ON ROOFS WITH A MIN SLOPE OF 1:12 PROVIDED THE SHINGLES ARE APPROVED SELF SEALING OR ARE HAND SEALED AND THE UNDER LAYMENT SHALL CONSIST OF 2 LAYERS OF 15 POUND FELT. INSTALLED SHINGLE FASHION MAY VARY ON A SHINGLE ROOF SHALL NOT EXCEED 3
2. ALL NUMBERED VENTS TO BE A MINIMUM 12" FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPENABLE SIGHTLIGHTS PER UPC 808.3.
3. 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 ON ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS OF ALPHABETICAL LETTERS NUMBERS 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 DISPLAY THE STRUCTURE.

EXTERIOR WEATHER PROTECTION NOTES

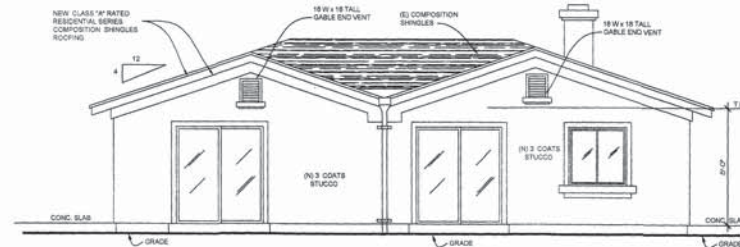
1. STUCCO OR SHEATING OF ALL EXTERIOR WALLS SHALL BE WEATHER PROTECTED WITH 15 POUND ASPHALT SATURATED FELT OR OTHER APPROVED WATERPROOF PAPER. SLOP PAPER SHALL BE APPLIED IN WEATHER BOARD FASHION, LAPPED NOT LESS THAN 2" AT VERTICAL JOINTS AND NOT LESS THAN 6" AT VERTICAL JOINTS.
2. WHERE STUCCO IS APPLIED OVER EXTERIOR SHEATING THERE SHALL BE TWO LAYERS OF GRADE "C" BUILDING PAPER. BUILDING PAPER MAY BE OMITTED IN THE FOLLOWING...
 - A. WHERE THERE IS NO MAJOR DISCONTINUITY
 - B. WHERE EXTERIOR COVERING IS OF APPROVED W.P. MATERIAL OVER WATER REPLENT SHEATING
 - C. WHERE EXTERIOR COVERING IS APPROVED W.P. PANELS
3. STUCCO SHALL BE 7/8" THICK AND THREE COATS APPLIED OVER APPROVED W.P. LATH AND TWO LAYERS OF GRADE "C" BUILDING PAPER. PROVIDE VENT CHASES
4. SORRO SHALL BE APPLIED OVER ONE LAYER OF GRADE "C" BUILDING PAPER
5. PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY

GENERAL NOTES

1. PLANS TO COMPLY WITH CONSTRUCTION PROVISIONS AS STATED IN 2018 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODES AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO SPECIFY RESUME 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 DIMENSIONS OR BETWEEN DIMENSIONS OF DIMENSIONS AND LETTERING IN DRAWINGS, THE DIMENSIONS SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT EXPLAINED OTHER BY REFERENCE TO THE DRAWINGS CONTRACTOR TO INQUIRE QUANTITIES DESIGNER, FOR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS NOT TO SCALE DRAWINGS.
3. FINISHES AND DIMENSIONS. IN THE EVENT THAT AN ALIEN ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER. CHARTERMAN PRICE TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH WILL RELIEVE DESIGNER OF RESPONSIBILITY.
4. 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 SUBDIVISION, IT SHALL BE THE OWNER'S RESPONSIBILITY TO PROVIDE A LEGAL SURVEY TO CONFIRM THE ACCURACY OF THE PROPERTY SIZE AND LAYOUT. ALL SITE PLANS AND DRAWINGS ARE FOR REFERENCE AND SHOULD NOT BE LOOKED UPON AS AN OFFICIAL DOCUMENT.

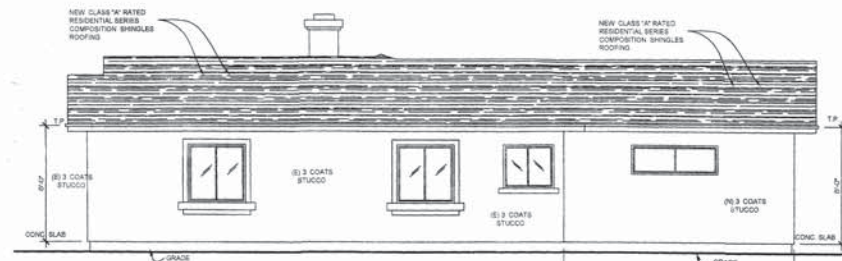
EXTERIOR BUILDING NOTES

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



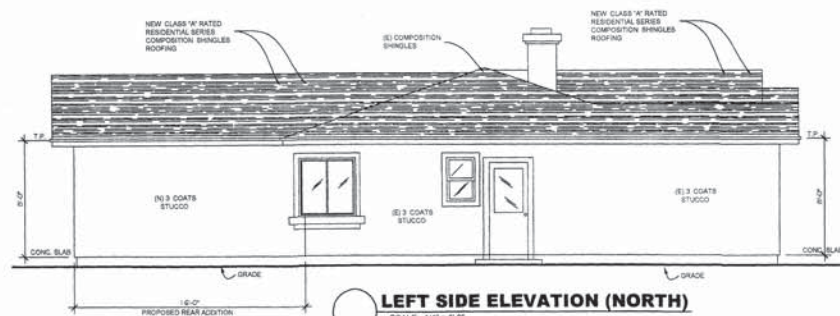
REAR ELEVATION (EAST)

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



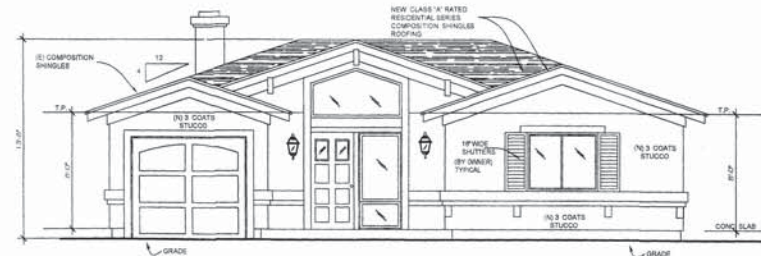
RIGHT SIDE ELEVATION (SOUTH)

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



LEFT SIDE ELEVATION (NORTH)

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



FRONT ELEVATION (WEST)

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

REVISIONS

DATE:

Professional Design Consultants
3333 Newport Ave., #1 San Jose, CA 95128
(408) 294-7500



OWNER
JIE WEI & JIABIN ZHANG
741 ENRIGHT AVENUE
SANTA CLARA, CA 95050
PHONE: (317) 970-8591

PROPOSED REAR AND FRONT ADDITIONS

DATE: 4-27-2018

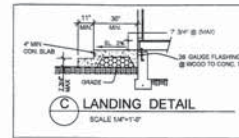
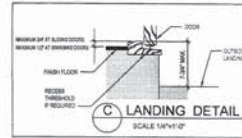
SCALE: 1/4" = 1'-0"

DRAWN:

JOB:

2

OF SHEETS



ELECTRICAL/ MECHANICAL LEGEND	
EXISTING WALLS	CHIME
NEW WALLS	DOORBELL PUSHBUTTON
WALLS TO BE REMOVED	COMB. EXHAUST & LIGHT FAN
CLOSE WALLS	ELECT. FAN
GROUND RECEPTABLE OUTLET	HEAT LAMP
GRAND FAULT INTERRUPT CIRCUIT	HEATER REGIST.
400V AC OUTLET W/REGROUND	CEILING AIR REGISTER
400V AC RECEPTABLE	WATER HEATER
320V RECEPTABLE OUTLET	FURNACE
RECESSED CEILING LIGHT	HOT TUB
HIGH EFFICIENCY LIGHT	CARBON MONOXIDE ALARM
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	P.B. HORIZONTAL SLIDER
TELEPHONE OUTLET	B.H. SHIELD HANG
TV CABLE OUTLET	FIX. FIXED GLASS

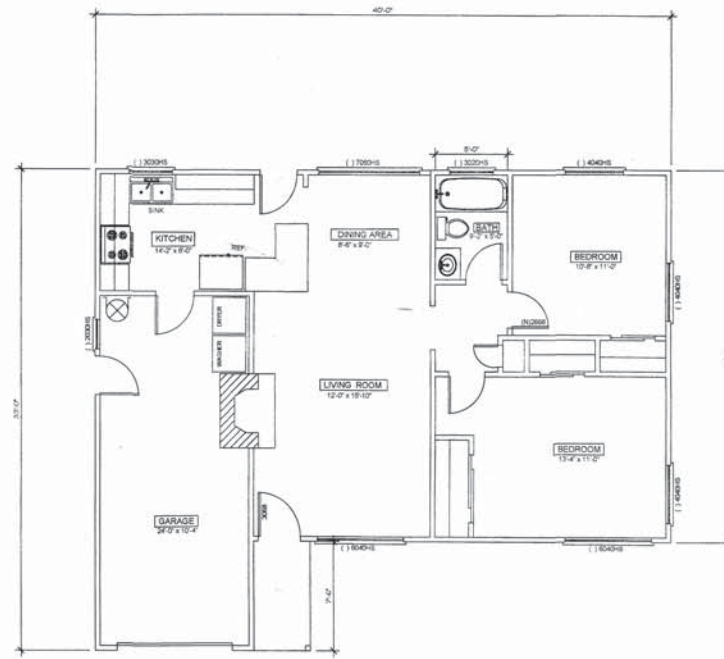
GENERAL INTERIOR NOTES

- ALL PLUMBING VENTS TO BE A MINIMUM 12 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPENABLE EXHAUST PER UPC 905.2.
- ALL BATHTUBS AND SHOWER FLOORS AND WALLS TO BE FINISHED WITH A NON-SKID SURFACE UP TO A HEIGHT OF 8 FEET (7'6") ABOVE FLOOR PER IRC 307.2.
- PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INSIDE AN AREA QUALITY REQUIREMENTS PER 2019 CALIFORNIA ENERGY CODE SECTION 120.15 AND 120.16.2.2. OTHERWISE, SPECIFY KITCHEN HOOD RANGE TO BE OF THE FOLLOWING:
- ALL EXTERIOR RECEPTABLES TO BE GFCI PROTECTED.
- ALL 120V-15 AMP AND 240V RECEPTABLES SHALL BE LISTED TYPICAL ASSISTANT RECEPTABLES PER NEC 404.11.
- PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHTUBS PER CALIFORNIA ENERGY CODE 120.16.2.2.2. FANS AND LIGHTS TO BE SEPARATELY SWITCHED.
- ALL NEW WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.32.

GENERAL NOTES

- 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 & COUNTY CODES (PROJECT LOCATED TO SPECIFY RESIDENTIAL DESIGN CATEGORY &).
- INTERPRETATION OF DRAWINGS: FOR ARRANGEMENT OF FLOORS, GENERAL FINISH AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. INDICATE ANY DIFFERENCE APPAR BETWEEN SCALE MEASUREMENT AND FINISHES OR BETWEEN WORKING OF PROVISIONS & ALL EXISTING WORK SHALL BE REFERENCED TO THE DRAWINGS. CONTRACTOR TO INFORM DRAFTER/DESIGNER FOR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR IS NOT TO SCALE DRAWINGS.
- WINDOWS AND DOORS: 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. DRAFTER/DESIGNER PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH, WILL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
- SMOKE DETECTORS: PROVIDE 1 SMOKE DETECTOR IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN AN AREA DURING 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 HAVE A BATTERY WHEN THE BATTERIES ARE LOW. WIRING SHALL BE "PERMANENT AND RETROFIT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTORS MAY BE SOLID BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR A BUILDING WITHOUT COMMERCIAL POWER OR IN BUILDING WIRING UNDER ALTERATION. 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 DURING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENT 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 DETECTOR HEIGHT OF A ROOM OPEN TO THE HALLWAY BEYOND 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 BE LOCATED AT A MINIMUM 4 INCHES (102 MM) ABOVE THE CEILING OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
- INSULATION:

INSULATION: CEILING	— R-19 BATT INSULATION (MINIMUM ONLY)
WALLS	— R-19 BATT INSULATION (MINIMUM ONLY)
FLOOR	— R-19 FLOOR INSULATION
ACCESS: UNDER FLOOR	— 3/4" x 3/4" MIN. SQ. OF WOOD FLOOR
CEILING	— 2" x 2" MIN. VENT CLEAR HEIGHT
WINDOW	— APPROXIMATE DOUBLE GLAZED
- NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALKED OR FULLY WEATHER STRIPPED.
- SUPPLEMENT TO TITLE FOR RESIDENTIAL ADDITIONS:
 - ROOF WEATHERING WITH EXISTING BARRIER OR UNDERLAYER OF SHEATH SHALL BE INSTALLED.
 - ALL WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT OF .40 OR BETTER.
 - WALL WEATHERING IS DOUBLE EXHAUST EXHAUST SHALL HAVE RADANT BARRIER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - ALL SEALING TAPE OR WEATHER COATS SHALL BE UL-181 LISTED AND LABELED.
 - THE WRAPS FOR DOORS MUST BE UL-181 RESISTANT AND HAVE 150 LBS OF BURST STRENGTH.
- WINDOWS (BATHROOM) NOTES:
 - ALL NEW WINDOWS TO BE APPROVED DOUBLE GLAZED (WITH BEDROOM WINDOWS HAVING A MIN. 24" x 36" SQ. OPENING. REFER TO SPECIFICATIONS WINDOW DAMAGE).
 - ALL WINDOWS USED OVER DOORS, WINDOWS AND ANY NECESSARY OPENINGS TO BE 4 x 10 OR 10 OR BETTER, UNLESS OTHERWISE SPECIFIED.
 - ALL GLAZING IN OR WITHIN 18" OF DOORS, OVER 8 SQUARE FEET AND WITHIN 18" OF FLOOR AND ALL GLAZING IN SHOWERS OR BATHTUBS TO BE SAFETY GLASS.
 - BATHROOM FRESH NOTE: SURETY A SMOOTH, HARD, NON-ABRASIVE SURFACE OVER A MINIMUM RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN INLET FOR BATHROOM PER CEC 120.13.1.
 - WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.6 GALLONS PER FLUSH.



EXISTING FLOOR PLAN

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

REVISIONS

DATE:

Professional Design Consultants
1033 Rosemead Blvd., Suite 100
Rosemead, CA 91768
(626) 294-7000



OWNER
JIE WEI & JIABIN ZHANG
741 ENRIGHT AVENUE
SANTA CLARA, CA. 95050
PHONE: (415) 979-1891

PROPOSED REAR AND FRONT ADDITIONS

DATE: 2-24-18

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

DRAWN: BBA

JOB:

3

OF SHEETS

PLUMBING

- ELECTRICAL

-

GENERAL NOTES

-
- This architectural floor plan depicts a three-story residential building with a complex layout. The plan includes the following rooms and features:
- Overall Dimensions:** The building measures 40'-0" in width and 33'-0" in depth, with various setbacks and extensions noted.
 - Rooms and Dimensions:**
 - Kitchen:** 9'-0" x 12'-0" (includes island, sink, and stove area)
 - Dining Area:** 10'-0" x 12'-0" (includes island and seating area)
 - Living Room:** 12'-0" x 17'-0" (includes fireplace and large windows)
 - Family Room:** 14'-0" x 11'-0" (includes fireplace and large windows)
 - Bedroom (Top):** 15'-0" x 12'-0" (includes closet and window seat)
 - Bedroom (Middle):** 10'-0" x 11'-0" (includes closet and window seat)
 - Bedroom (Bottom):** 12'-0" x 17'-0" (includes closet and window seat)
 - Entry/Foyer:** 10'-0" x 12'-0" (includes coat closet and entryway)
 - Garage:** 20'-0" x 12'-0" (includes car lift and storage area)
 - Entry Porch:** 10'-0" x 12'-0" (includes steps and landing)
 - Key Features and Annotations:**
 - Windows:** Numerous windows are shown with dimensions and notes such as "27" DIAMETER VELUX", "24" x 36" VELUX", and "24" x 36" VELUX".
 - Doors:** Various door types are indicated, including "3000 BL. DOOR", "3000 BL. DOOR (TEMP)", and "3000 BL. DOOR (TEMP)".
 - Lighting:** Light fixtures are shown with labels like "PADDLE FAN W/ LIGHT", "PADDLE FAN W/ LIGHT", and "PADDLE FAN W/ LIGHT".
 - Structural Elements:** Notes include "REMOVE 1/2\"

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

ELECTRICAL/ MECHANICAL LEGEND

	EXISTING WALLS		CHIME
	NEW WALL		DOORBELL PUSHBUTTON
	WALLS TO BE REMOVED		CONCRETE EXHAUST & LIGHT FAN
	CLOSE WALLS		ELECT FAN
	DUPLEX RECEPTABLE OUTLET		HEAT LAMP
	GROUND FAULT INTERRUPT CIRCUIT		HEATER RESIST
	CLIP REC. OUTLET W/ROUND		CEILING AIR REGISTER
	DUPLEX RECEPTABLE		FURNACE
	DUPLEX RECEPTABLE OUTLET		HOSE BIB
	RECESSED CEILING LIGHT		CARBON MONOXIDE ALARM
	HIGH EFFICIENCY LIGHT		INTERCOM
	WALL LIGHT		ELECT. METER & MAIN PANEL
	WATERPROOF WALL LIGHT FIXTURE		ELECTRICAL SUB-PANEL
	FLUORESCENT LIGHT		RECESSED LIGHT
	SMALL FLUORESCENT FIXTURE		CEILING
	PULL-OUT		CONCRETE
	WALL SWITCH		STUCCO
	THREE-WAY SWITCH		EXISTING
	FOUR-WAY SWITCH		SMOKE DETECTOR
	SMOKE DETECTOR		SINGLE HUNG
	TELEPHONE OUTLET		FIXED GLASS
	TV CABLE OUTLET		

GENERAL INTERIOR NOTES

6. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 3 FEET ABOVE ANY OPERABLE SIGHTGLASS FOR CFC 606.2.
7. ALL BATHTUBS AND SHOWER FLOORS SHALL TO BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6 FEET (72") ABOVE FINISH FLOOR FOR CFC 606.2.
8. PROVIDE EXHAUST FAN KITCHEN AREA FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS PER 2014 CALIFORNIA ENERGY CODE SECTION 110.1(S) AND AIRMASS 2.5 OTHERMARE SINGLY KITCHEN RANGE TO BE 100 CUBIC INCHES.
9. ALL EXTERIOR RECEPTABLES TO BE GFCO PROTECTED.
10. ALL 125-VOLT, 15- AND 20-AMPERE RECEPTABLE OUTLETS SHALL BE LIMITED NUMBER OF RESISTANT RECEPTABLES PER CFC 608.11.
11. PROVIDE SEPARATE SWITCHES FOR ALL EXHAUST FANS IN BATHROOMS PER CALIFORNIA ENERGY CODE 190906. (FANS AND LIGHTS TO BE SEPARATELY SWITCHED.)
12. HAVE NEW WINDOWS SHALL HAVE A MINIMUM U-VALUE OF 0.32.

④ LANDING DE

SCALE 1/8"=1'-0" WHEN PORCH SLAB IS LEVEL WITH ENTRY DOOR

(E) LANDING DETAIL

LANDING DETAIL
SCALE 1/4" = 1'-0"

RESIDENTIAL EGRESS WINDOWS (2018 CBC) EMERGENCY



Because of many fire incidents where occupants of residential buildings are asleep at the time of a fire, the 2016 California Building Code (CBC), Section 1209 requires that:

- **Intercomms in dwelling units and**
- **Every sleeping room in the building**

shall have at least one operable window or window door opening approved for emergency escape and rescue.

Such openings shall open directly into a public way or a yard or court but shall not open to public way.

The net clear opening area shall be not less than 5.7 square feet (5 square feet for grade floor openings) and unobstructed width.

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

REVISIONS

DATE: _____

Professional Design Consultants
3033 Moorpark Ave., #1 San Jose, CA 95128
(408) 294-7060

**AUGUSTINE
DESIGNS**

OWNER
JIE WEI & JIABIN ZHANG
741 ENRIGHT AVENUE
SANTA CLARA, CA. 95050
PHONE: (217) 979 - 8591

PROPOSED REAR AND FRONT ADDITIONS

DATE: 2-24-18

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

DEAR: 32A

STATION: 80A

JOB: _____

4

OF SHEETS: