MR & MRS KOLAPPA ADDITION

PROPOSED NEW RESIDENCE

BUILDING CODES AND REGULATIONS

2019 CRC CALIFORNIA RESIDENTIAL CODE
2019 CBC CALIFORNIA BUILDING CODE
2019 CPC CALIFORNIA PLUMBING CODE
2019 CMC CALIFORNIA MECHANICAL CODE
2019 CEC CALIFORNIA ELECTRIC CODE
2019 CALIFORNIA CODE FOR BUILDING CONSERVATION
(NOTE: CHAPTER 5 AND APPENDIX 1, 5 & 6 ADOPTED)
2019 BUILDING ENERGY EFFICIENCY STANDARDS
2019 CGBC CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CFC CALIFORNIA FIRE CODE
ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

SCOPE OF WORK

- A 1,154.7 S.F. ADDITION TO EXISTING SINGLE FAMILY HOME CONSISTING ADDING A SECOND STORY WITH (2) NEW BATHROOMS FOR A TOTAL OF (4) BEDROOMS, (4) BATHROOMS, 2-CAR GARAGE, FAMILY ROOM, LIVING ROOM, DINNING ROOM, KITCHEN AND NEW COVERED OUTSIDE 326.0 S.F. DECK ON SECOND LEVEL.

SHEET INDEX

SITE DATA

A.P.N.	101-27-009
LOT SIZE	6,000 S.F.
ZONING	R-1-8
SLOPE IS <10%	YES
CONSTRUCTION TYPE	V-B
OCCUPANCY	R-3
DEMOLITION/RENOVATION JOB#	BAAQMD A58115692
(E) LIVING AREA	1,656.9 S.F.
(E) GARAGE	448.0 S.F.
TOTAL AREA	2,105.9 S.F.
(N) 1st FLOOR LIVING AREA	283.7 S.F.
(N) 2nd FLOOR LIVING AREA	966.4 S.F.
TOTAL (N) LIVING AREA	1,250.1 S.F.
(E) LIVING AREA	1,656.9 S.F.
TOTAL LIVING AREA	2,907.0 S.F.
(E) GARAGE	448.0 S.F.
(N) REAR DECK	326.0 S.F.
TOTAL SQUARE FOOTAGE	3,664.0 S.F.
(E) LIVING AREA	1,656.9 S.F.
(E) GARAGE	448.0 S.F.
(N) 1st FLOOR LIVING AREA	283.7 S.F.
TOTAL 1st LEVEL SQUARE FOOTAGE	2,388.6 S.F.

APPROVAL AND STAMP AREA

All work within the public right-of-way, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Street Opening Permit issued by the City Engineering Department.

Issuance of the Street Opening Permit and payment of all appropriate fees shall be completed by the developer prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

SITE PLAN NOTES

PROVIDE POSITIVE DRAINAGE AWAY FROM NEW FOUNDATION. (SLOPE FINISH GRADE AWAY MINIMUM 2 % TYPICAL).

IF ANY EARTH WORK AND/OR GRADING IS DONE ON THE PROPERTY OR ANY ACCESS ROADS, OWNER OR CONTRACTOR SHALL MAINTAIN AN UNINTERRUPTED FLOW OF WATER IN SWALES AND NATURAL COURSES, UPON COMPLETION OF THE PROJECT. PROPERTY OWNER IS RESPONSIBLE FOR THE ADEQUACY OF ANY DRAINAGE FACILITIES AND FOR THE CONTINUED MAINTENANCE THEREOF IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY.

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

RECYCLE AND / OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.

POST CONSUMER OR PRE CONSUMER RECYCLED CONTENT VALUE (RCV) MATERIALS ARE USED ON THE PROJECT. TIER 1 NOT LESS THAN A 10 PERCENT RECYCLED CONTENT VALUE.

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
80 PERCENT OF FLOOR AREA RECEIVING 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 (FRCI) FLOORSCORE PROGRAM, OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350.

MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% AND SHALL BE CHECKED BEFORE ENCLOSURE.

SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

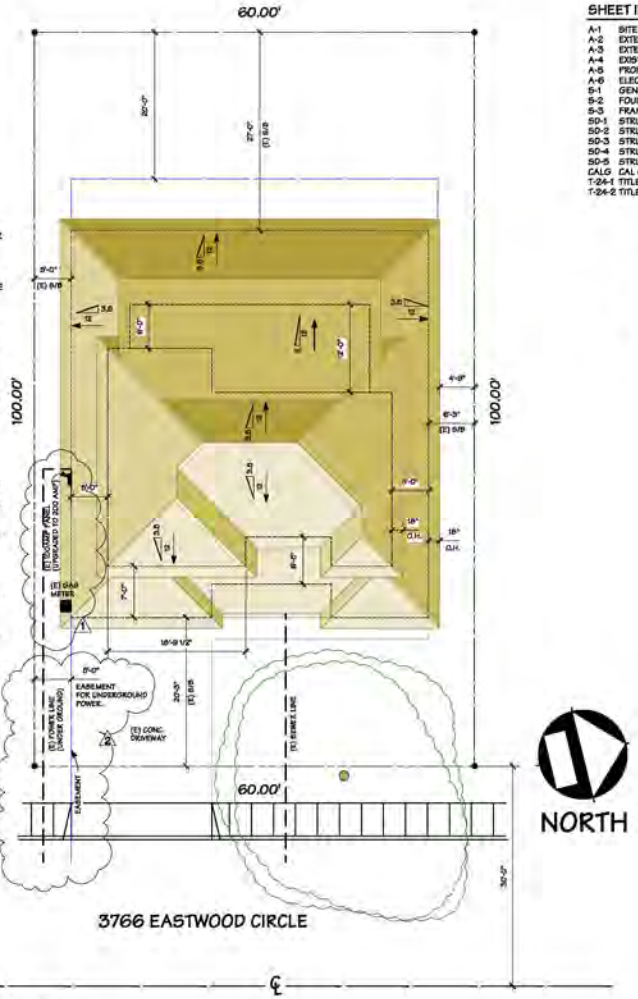
PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN
PER CALGREEN 4.408.2
1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

PRIOR TO ANY GRADING, SCRAPING OR TRENCHING WITHIN / UNDER THE CANOPY OF A PROTECTED TREE, A CERTIFIED ARBORIST SHALL BE RETAINED TO PROVIDE SUPERVISION AND RECOMMENDATIONSTO MINIMIZE POSSIBLE DAMAGE TO THE TREE. THE PROPOSED TRENCHING SHALL BE APPROVED BY THE CITY OF SARATOGA PLANNING DEPARTMENT PRIOR TO COMMENCING DIGGING.
THE CITY OF SARATOGA ARBORIST IS: KATE BEAR, (408)868-1276

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER SHALL PROVIDE FIELD INSPECTION REPORT IN WRITTING BEFORE REQUESTING CITY INSPECTION OF FOUNDATION.

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLAN, SPECIFICATIONS AND INVESTIGATION.

APN MAP 101-27-009



SITE W/ ROOF PLAN

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

VICINITY MAP

OWNER: MR & MRS KOLAPPA
3766 EASTWOOD CIRCLE
SANTA CLARA, CA. 95054

DESIGN BY:

REVISION:
1. PRE CITY COMMENTS DATED 08/05/2020
2. PRE CITY COMMENTS DATED 09/09/2020
3. PRE FIELD CHANGE DATED 09/09/2020

SITE W/ ROOF PLAN
VICINITY MAP
PLAN NOTES

DRAWN BY	Michael S. Radu
CHECKED BY	PBD
JOB NO.	19-05
DATE	06/15/2021
SCALE	AS SHOWN
SHEET	A-1

EXTERIOR ELEVATION NOTES

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. SUCH BARRIER SHALL BE EQUAL TO THAT PROVIDED FOR IN THE C.B.C. STANDARDS AND APPLIED DIRECTLY OVER STUDS OR SHEATHING AT ALL EXTERIOR WALLS. BARRIERS SHALL BE INSTALLED HORIZONTALLY, WEATHERBOARD FASHION, WITH UPPER LAYER LAPPED OVER LOWER LAYER NOT LESS THAN 2 INCHES. WHERE VERTICAL JOINTS OCCUR LAP BARRIER NOT LESS THAN 6 INCHES. PER C.R.C.

EXTERIOR STUCCO FINISH SHALL BE A 3-COAT SYSTEM, 7/8 INCH MINIMUM THICK, HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). PER C.R.C. R703.7, R703.7.2.1 AND R703.7.3

NOTE: PAPERBACK STUCCO WIRE IS EQUIVALENT TO 1 LAYER OF GRADE D PAPER.

FLASH ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER WITH SHEET METAL OR APPROVED WATERPROOF PAPER. EXTEND AT LEAST 3" UNDER BUILDING PAPER BEHIND EXTERIOR WALL COVERING. ALL PENETRATIONS SHALL BE THOROUGHLY CAULKED AND SEALED. PER C.R.C.

WHERE REQUIRED, PROVIDE 26 GA. G.I. STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS, CRICKET FLASHING AT ALL CHIMNEYS, AND SADDLE FLASHING AT ALL SKYLIGHTS (UNLESS SELF FLASHING).

PROVIDE 26 GA. GI FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

STAIRS AND STEP RISER HEIGHT SHALL BE NOT MORE THAN 73/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).
RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).
PER C.R.C SECTIONS R311.7.5.1 RISERS AND R311.7.5.2 TREADS.

ANCHORED MASONRY VENEER SHALL BE 22 GA GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING NO. 9 GA CONTINUOUS WIRE JOINT REINFORCEMENT) TO RESULT IN ONE ANCHOR PER 2-SQ. FT. OF MASONRY VENEER (E.G., SPACED @ 24" O.C. MAXIMUM HORIZONTAL AND 12" O.C. MAXIMUM VERTICAL).
PER C.R.C. SECTION R703.8, TABLE R703.3(1) AND FIGURE R703.8, AND R703.12

ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9
ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R905.4.

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.
3. MANUAL S-2004 OR EQUIVALENT.

NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS.
NUMBERS SHALL NOT BE SPELLED OUT. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION
SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.
PER C.R.C. SECTION 319.1

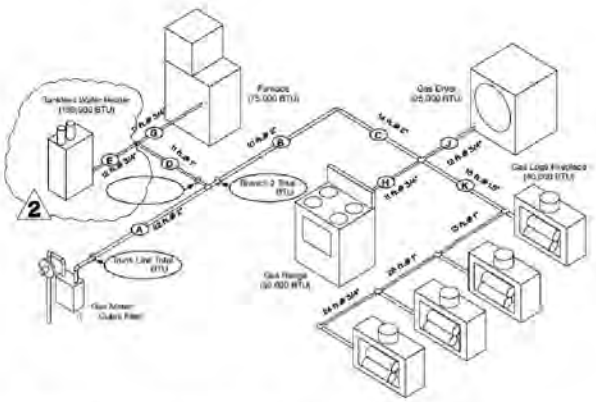
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.
PER C.R.C. SECTION 317.1.2

AN 18" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF FLOOR JOISTS. FURTHER, SPECIFY A 12" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF GIRDERS. PER C.R.C. SECTION 317.1

USE PTDF AT FOUNDATION, PER C.R.C. SECTION 317.1 ITEM 5

CONCRETE PEDESTAL WITHIN THE CRAWLSPACE, PROJECTING 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER.
PROJECTING 6" MINIMUM ABOVE EXPOSED EARTH.
PER C.R.C. 317.1.4 EXCEPTION 1

CONCRETE PIERS PROJECT 8" MINIMUM ABOVE EXPOSED EARTH, SHALL BE COVERED BY AN IMPERVIOUS MOISTURE BARRIER.
PER C.R.C. R317.1.4 EXCEPTION 2.

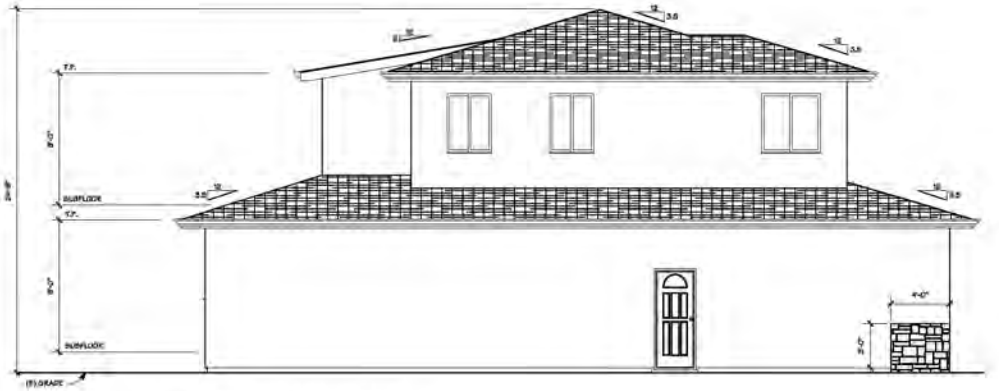


SINGLE LINE GAS PIPING

1

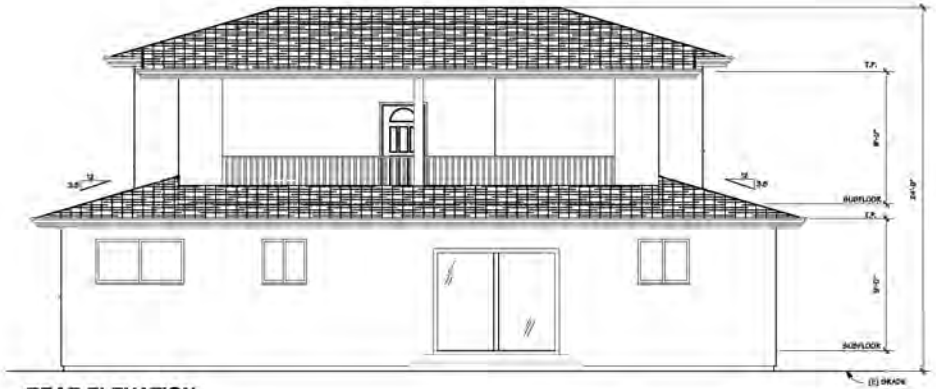
FRONT ELEVATION

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



LEFT SIDE ELEVATION

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



REAR ELEVATION

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

OWNER: MR & MRS KOLAPPA
3766 EASTWOOD CIRCLE
SANTA CLARA, CA. 95054

DESIGN BY:

REVISION:
1. PER CITY COMMENTS DATED 09/15/2021
2. PER CITY COMMENTS DATED 09/20/2021
3. PER FIELD CHANGE DATED 09/20/2021

EXTERIOR ELEVATIONS
PLAN NOTES

DRAWN BY: Michael S. Radu
CHECKED BY: PBD
JOB NO.: 19-05
DATE: 06/15/2021
SCALE: AS SHOWN
SHEET: A-2

SECTION NOTES

CONVENTIONAL LIGHT-FRAME CONSTRUCTION PROVISIONS OF THE CALIFORNIA RESIDENTIAL CODE CHAPTERS 3, 4, 6 AND 8 SHALL APPLY TO THIS PROJECT.

ANY AND ALL ELEMENTS OF THE PREPARED PLANS THAT EXCEED THE MINIMUM STANDARDS REQUIRED BY CODE OR A PROJECT STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE OVER SUCH MINIMUM STANDARDS AND REQUIREMENTS.

ALL LUMBER TO BE USED IN THE CONSTRUCTION AND REMODELING OF THIS STRUCTURE SHALL BE DOUGLAS FIR - LARCH (COAST REGION) GRADE #2 OR BETTER (SEE ALSO PLANS AND SPECS.).

ALL HEADERS INSTALLED OVER DOORS, WINDOWS, AND ANY NECESSARY OPENINGS ARE TO BE 4X12 DF # 2 OR BETTER (U. N. O.)

PROVIDE DOUBLE TRIMMER OR POST AT EACH SIDE OF OPENINGS 8'-0" OR GREATER (TYP.).

ALL INTERIOR NON-BEARING WALL BRACING TO BE MIN. EITHER A 1X4 DF # 2 CONTINUOUS LET-IN, OR SIMPSON 'WB' STRAPS AT 45 = MIN. / 60= MAX. TYPICAL.

ALL EXTERIOR WALL BRACING SHALL BE MIN. 3/8" CDX SOLID PLYWOOD SHEATHING WITH 8d NAILS AT 6" O.C. (EDGES) & 12" O.C. (FIELD) TYPICAL UNLESS NOTED OTHERWISE.

EXTERIOR FINISH, WHERE APPLIC., SHALL BE MINIMUM 7/8" STANDARD 3 COAT APPLICATION CEMENT PLASTER (STUCCO) OVER LAYER OF PAPERBACK METAL OR WIRE LATH WITH DRIP SCREED AT BASE. WEATHER-RESISTIVE BARRIERS SHALL BE INSTALLED UNDER LATH AS DESCRIBED ABOVE, AND WHEN APPLIED OVER WOOD BASED SHEATHING SHALL INCLUDE 2 LAYERS OF GRADE D PAPER. PER C.R.C.

NOTE: PAPERBACK STUCCO WIRE IS EQUIVALENT TO 1 LAYER OF GRADE D PAPER.

WALL FRAMING SHALL BE 2X4 STUDS AT 16" O.C. MAX. PROVIDE DOUBLE TOP PLATE WITH MINIMUM 48" LAP SPLICE WITH (2) ROWS OF 16d AT EVERY 6" (TYPICAL).

INSULATE ALL NEW WALLS WITH R-15, CEILINGS WITH R-38, AND UNDERFLOOR AREAS WITH R-19 MINIMUM BATT INSULATION PER TITLE 24 REQUIREMENTS.

PROVIDE SOLID BLOCKING AT ENDS OF ALL CEILING JOISTS AND RAFTERS WITH SCREENED EAVE VENTS INSTALLED IN PER C.R.C.

PROVIDE CONTINUOUS SCREENED VENT STRIP AT SOFFITED EAVE WITH 2X SOLID BLOCKING AT ENDS OF CEILING JOISTS. DRILL MIN. OF (3) 2" DIA. HOLES IN EACH BLOCK FOR PROPER VENTILATION REQUIREMENTS PER C.R.C.

PROVID WEATHER-RESISTIVE BARRIER AT EXTERIOR WALLS (E.G., WOOD SIDING OVER BUILDING PAPER, ETC.), PER 2016 C.R.C. R703.2

ALL NAILING SHALL COMPLY WITH C.R.C. U.N.O. ON THE PLANS OR STRUCTURAL CALCULATIONS.

ADHERED OR ANCHORED VENEER SHALL BE INSTALLED OVER 1" MIN. MORTAR GROUT BACKING, OVER PAPERBACKED STUCCO WIRE, AND WHEN APPLIED TO SOLID SHEATHING A CONTINUOUS WEATHER RESTRICTIVE BARRIER MUST FIRST BE INSTALLED. PER C.R.C.

ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9 ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R905.4.

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.
3. MANUAL S-2004 OR EQUIVALENT.

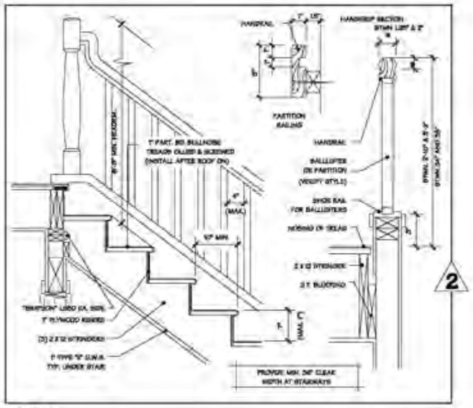
1/2" MINIMUM GYPSUM BOARD (SHEETROCK) TO BE INSTALLED AT ALL WALLS AND FLAT CEILING AREAS WITH 6d NAILS @ 7" O.C. MAX. EACH WAY. REFER TO C.R.C.

5/8" MINIMUM GYPSUM BOARD (SHEETROCK) TO BE INSTALLED AT ALL SLOPED CEILING AREAS WITH 6d NAILS @ 7" O.C. EACH WAY TYPICAL. REFER TO C.R.C.

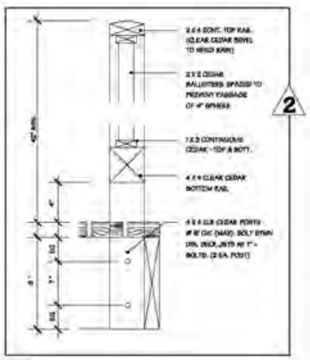
PROVIDE DBL. 2X SOLID BLOCKING ABOVE AND BELOW ALL BEARING AND NON-BEARING PARTITIONS.

INSTALL DBL. 2X FRAMING WITH SIMPSON METAL HANGERS (O.A.E.) AT ALL SKYLIGHT OPENINGS (TYPICAL).

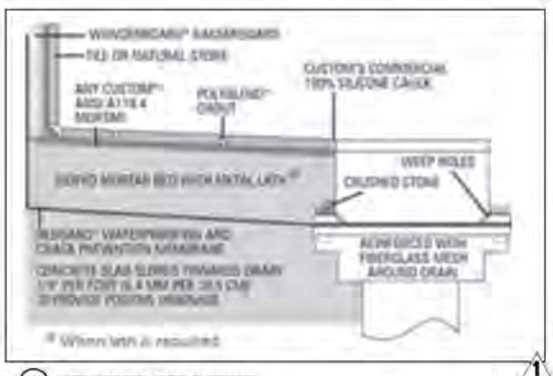
DRAFT STOPPING SHALL BE INSTALLED WHERE THE AREA OF THE CONCEALED SPACES IN THE ATTIC, FLOOR AND / OR WALLS EXCEED 1,000 SQ. FT. PER SECTION R302.12, DIVIDING THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.



(2) STAIR DETAIL



(3) DECK RAILING



(1) WATER PROOF DETAIL AT DECK ON 2ND FLOOR.

FOUNDATION VENTILATION
UNDERFLOOR AREAS SHALL BE VENTILATED BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. THE REQUIRED NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.093 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDERFLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING. THEY SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH MATERIALS PER SECTION C.R.C. 408.2

FORMULA
UNDERFLOOR AREA (UA) ÷ 150 SQ. FT. = REQUIRED OPEN AREA OF FOUNDATION VENTILATION (RGA)

(UA) / 150 SQ. FT. = (RGA) ÷ FREE VENT AREA (FVA) = NUMBER OF VENTS REQUIRED

(UA) / 150 SQ. FT. = (RGA) / (FVA) = NUMBER OF VENTS REQUIRED

3,027.3 / 150 SQ. FT. = 20.1 / .65 = MIN. OF 32 NEW VENTS REQUIRED. VENT SIZE 16"x6" R.O.

ATTIC VENTILATION
ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY OPENINGS TO THE EXTERIOR (TYPICALLY AT THE EAVE LINE) COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION. THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED PER CRC SECTION 806 AND 806.2

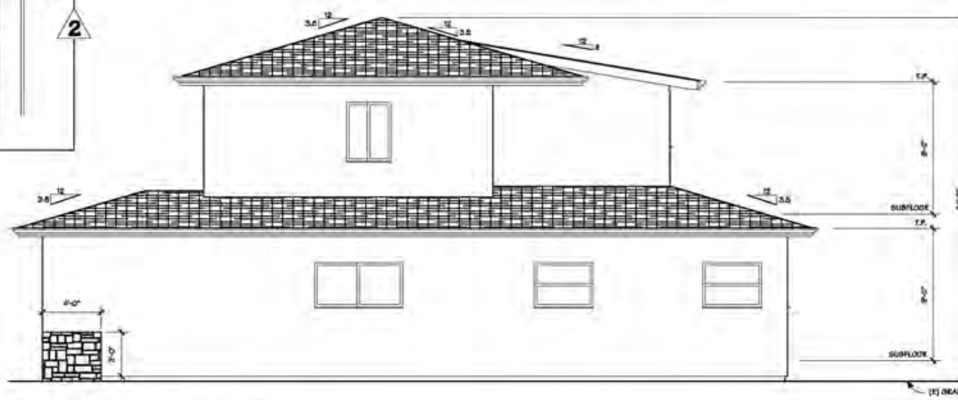
FORMULA
ATTIC AREA AD ÷ 150 SQ. FT. = REQUIRED OPEN AREA OF ATTIC VENTILATION (RDA)

(AA) / 150 SQ. FT. = (RDA) ÷ FREE VENT AREA (FVA) = NUMBER OF VENTS REQUIRED

(AA) / 150 SQ. FT. = (RDA) / (FVA) = NUMBER OF VENTS REQUIRED

3,027.3 / 150 SQ. FT. = 20.1 / .7 = MIN. OF 29 NEW VENTS REQUIRED. VENT SIZE 24" X 6" R.O.

EXCEPTION:
THE REQUIRED EAVE VENT AREA MAY BE REDUCED TO 1/300 OF THE TOTAL SPACE TO BE VENTILATED – PROVIDED A MIN. OF 50% OF THE REQUIRED VENT AREA IS SUPPLIED BY GABLE, OR OTHER TYPE ROOF VENTS INSTALLED AT LEAST THREE FEET ABOVE EAVE VENTILATORS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS.



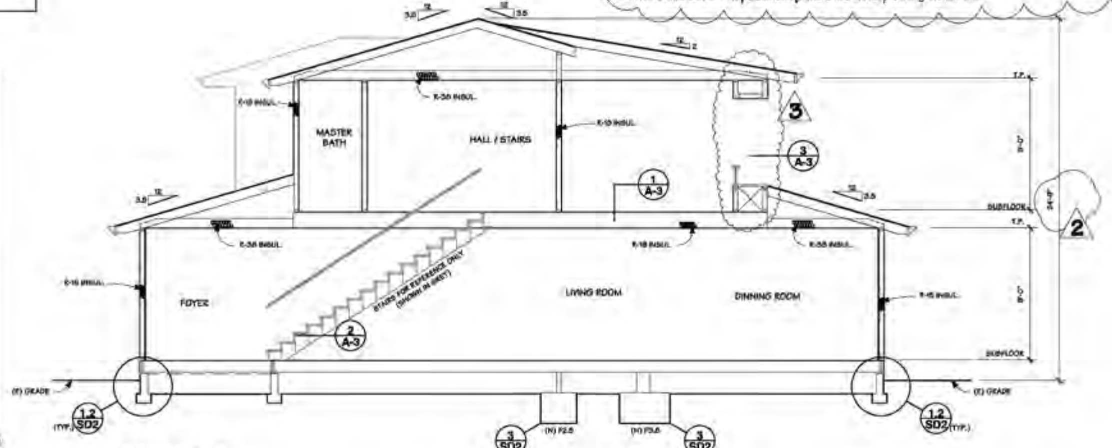
RIGHT SIDE ELEVATION

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

NOTE:
USE OF ONE OF THE FOLLOWING IS TO BE USED FOR MOISTURE BARRIOR OF 2ND FLOOR DECK.

1. ICC ESR#1413 – RedGard Waterproofing and Crack Prevention Membrane, C- Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti- Fracture Membrane, and Jambo Waterproofing Membrane
2. ICC ESR #2417 – LATICRETE Hydro Ban
3. ICC ESR #2785 – Polycoat-Aquatight and Flexideck
4. ICC ESR#3474 – Mapelastic AquaDefense Waterproofing Membrane

1



SECTION A

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

OWNER: MR & MRS KOLAPPA
3766 EASTWOOD CIRCLE
SANTA CLARA, CA. 95054

DESIGN BY:

REVISION:
1. PER CITY COMMENTS DATED
2. PER CITY COMMENTS DATED
3. PER FIELD CHANGE DATED

ELEVATION
SECTIONS
PLAN NOTES

DRAWN BY: Michael S. Radu

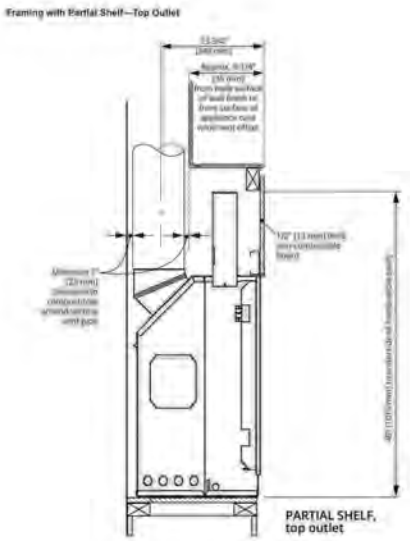
CHECKED BY: PBD

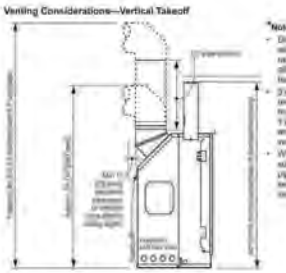
JOB NO. 19-05

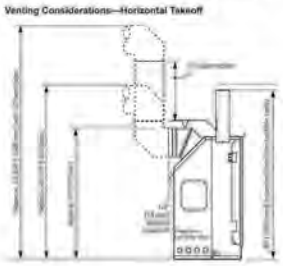
DATE 06/15/2021

SCALE AS SHOWN

SHEET A-3







Notes—ALL venting considerations

- Dimensions of venting are based on using Duravent elbows. Elbow center radius dimensions will vary when using other brands. In general, tiles brands have slightly bigger radius.
- 3 inches clearance to combustibles required above enclosed rose. Rose horizontal side covers 1-4 inch per side. 1 inch covers required around outer and bottom of horizontal pipe and around vertical pipe.
- When calculating effective pipe length, subtract approximately 1-1/2 feet for pipe from 90 degree elbow. For example, a 10 inches pipe section will add approximately 10-1/2 inches overall.

Top or Rear Outlet

This unit is supplied with a 90 degree flat vent outlet which can be field converted to a rear vent outlet. See installation section for more information.

Vent Material

This unit is approved for installation using 4 x 8 (UL) inch (or equivalent) horizontal or vertical vent as listed in the Approved Venting Components section on page 28 of this manual. Follow the installation instructions supplied with the individual venting components.

This unit may also be converted to a 6 inch (3 x 6 in) venting for use in wood framing thickness and clearance using systems and accessories listed in the Approved Venting Components section on page 28 of this manual.

Vent Sealing

Conduit joints, cement pipe, and elbow joints, including cement elbow joints, using high quality, high temperature 2 inch wide self adhesive aluminum foil tape (Duravent 300 A tape or similar). Wrap the tape completely around all joints and press firmly down all.

A high temperature black silicone sealant may be used to locally protect a vulnerable to foil tape.

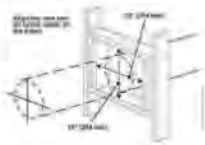
Ensure all the pipe joints have a minimum of 1 ½ inch overlap.

Wall Thickness

The appliance vent is suitable for penetrating a combustible wall assembly up to 4 inches in thickness, a non-combustible wall (or air gap thickness up to the maximum thickness (or) of vent pipe allowed for the particular installation.

Framing Vent in Combustible Walls & Ceilings

When penetrating through combustible walls and ceilings, frame a minimum of 10 in x 10 in opening and ensure that the insulation is kept clear of the vent pipe using either a wall thimble or an attic insulation shield. Follow the installation instructions supplied with the individual venting components.



Important Installer Notice – Weather Sealing & Vapor Barriers

It is the installer's responsibility to ensure that vent installations through exterior walls are caulked and weatherproofed in such a manner as to:

- Prevent rain water from entering the wall from the weather side by adequately caulking the outer vent plate to the exterior wall surface.
- Prevent moisture inside the home from penetrating into the wall structure by ensuring the interior wall plate is adequately sealed to the inside vapor barrier.
- Prevent rain water and moisture from entering the walls by sealing the joints between the outer vent tube and the inner and outer wall plates.

We recommend the use of a high quality silicone rubber sealant.

All horizontal pipe runs must be sloped ¼ inch per foot upwards in the direction of the outside flue. The final pipe length, when terminating through the wall, may be angled downwards slightly to connect with the elbow.

FRAMING AND VENTING OF FIREPLACES - DETAILS

2

EXISTING FLOOR PLAN

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

WALL LEGEND

- EXISTING WALL
- NEW WALL
- REMOVED WALL
- PATCH / CLOSE WALL

OWNER: MR & MRS KOLAPPA
3766 EASTWOOD CIRCLE
SANTA CLARA, CA. 95054

DESIGN BY:

REVISION:
A PER CITY COMMENTS DATED 09/03/2020
A PER CITY COMMENTS DATED 09/20/2020
A PER FIELD CHANGE DATED 05/05/2021

DEMO FLOOR PLAN

DRAWN BY	Michael S. Radu
CHECKED BY	PBD
JOB NO.	19-05
DATE	06/15/2021
SCALE	AS SHOWN
SHEET	A-4

FLOOR PLAN NOTES

PROVIDE EMERGENCY EGRESS WINDOWS WITH MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. DIMENSIONS SHALL BE 24" MIN. HIGH BY 20" MIN. WIDE, WITH A MAXIMUM FINISH SILL HEIGHT OF 44" ABOVE THE SUBFLOOR. C.R.C.

GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED, LABELED "SAFETY GLASS", AND COMPLY WITH C.R.C. AS FOLLOWS:

- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND GLAZING IN ANY PORTION OF A WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- GLAZING IN INDIVIDUALLY FIXED OR OPERABLE PANELS (OTHER THAN ABOVE) THAT MEET ALL OF THE FOLLOWING CONDITIONS: GLAZING GREATER THAN 9 SQ. FT. IN AREA; BOTTOM EXPOSED EDGE LESS THAN 18" & TOP EXPOSED EDGE GREATER THAN 36" ABOVE THE FLOOR; AND WITHIN 36" HORIZONTALLY OF ANY WALKING SURFACE.

PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.

SLIDING GLASS WINDOWS SHALL BE DESIGNED AND INSTALLED SO AS TO PREVENT THEIR REMOVAL BY RAISING THE MOVABLE PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. SLIDING UNITS SHALL ALSO HAVE AN APPROVED PRIMARY AND AUXILIARY LOCKING DEVICE PERMANENTLY MOUNTED AND NOT ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING. THE MOVABLE SECTION OF THE SLIDING UNITS SHALL BE MOUNTED ON THE INSIDE TRACK.

ALL DOORS AND WINDOWS ARE TO BE FULLY WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS.

ALL JOINTS AND PENETRATIONS ARE TO BE PROPERLY CAULKED AND SEALED PER TITLE 24 REQUIREMENTS.

PROVIDE 26 GA. GI FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

ALL STEPS AND STAIRWAYS RISERS SHALL NOT BE LESS THAN 4" MIN. OR GREATER THAN 7.75" MAX. ALL TREADS SHALL BE 10" WIDE (BUT, NOT LESS THAN 9" MIN.) TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS. C.R.C.

SHOWER AND TUB WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE, SUCH AS TILE OR OTHER APPROVED MATERIAL, TO A MINIMUM HEIGHT OF 70" ABOVE THE DRAIN INLET. APPLY NON-ABSORBENT MATERIAL TO WATER-PROOF BUILDING PAPER AND WIRE LATH, INSTALLED OVER WATER-RESISTANT GYP. BOARD APPLIED DIRECTLY TO STUDS. C.R.C.

PROVIDE MIN. 24" CLEAR AT FRONT AND MIN. 30" CLEAR WIDTH AT ALL WATER CLOSETS.

SEISMIC STRAP WATER HEATER TO BUILDING AND INSTALL A MIN. R-12 INSULATION BLANKET. C.P.C. SECTION 510.5, & TITLE 24 REQUIREMENTS.

EXHAUST FANS IN BATHROOMS, LAUNDRY ROOMS, AND SIMILAR ROOMS SHALL BE VENTED DIRECTLY TO THE OUTSIDE AND CAPABLE OF PROVIDING A MINIMUM OF FIVE COMPLETE AIR CHANGES PER HOUR. C.R.C.

ALL TOILETS SHALL HAVE A LOW FLUSH RATE OF 1.28 GALLONS PER FLUSH

MECHANICAL AND PLUMBING PENETRATIONS PASSING ENTIRELY THROUGH BOTH PROTECTIVE MEMBRANES OF BEARING WALLS REQUIRED TO HAVE A FIRE-RESISTANCE RATING, AND WALLS REQUIRING PROTECTED OPENINGS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE BLOCKS SUITABLE FOR THE METHOD OF PENETRATION. PER C.R.C.

PROVIDE FIREBLOCKING IN THE FOLLOWING LOCATIONS PER C.R.C.

(A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.

(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.

(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

(D) IN OPENINGS OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

(E) AT OPENINGS BETWEEN ATTIC SPACES & CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

5/8" TYPE 'X' ONE HOUR FIRE RATED GYP. BOARD SHALL BE INSTALLED ON ALL WALLS AND CEILING AT GARAGE SIDE WHICH ARE COMMON TO ANY LIVING AREAS, ALSO INSTALL FIRE RATED GYPSUM BOARD AT UNDERSIDE OF ANY ENCLOSED STAIRWAYS. PER C.R.C.

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVE, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

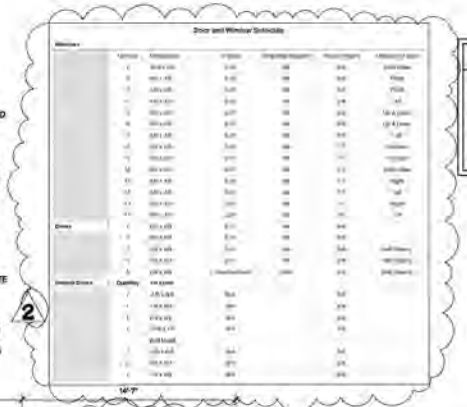
80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (FRCI) FLOORSCORE PROGRAM, OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350.

SHOWER AND OR TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NOABSORBENT SURFACE (E.G. CERAMIC TILE, FIBERGLASS ECT.) OVER MOISTURE RESISTANT UNDERLAYMENT (E.G. WATER RESISTANT GYPSUM BOARD, GREEN BOARD ECT.) TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR. PER C.R.C. 307.2, R702.4 AND R702.5.7

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWELDGE OR EFFORT. PER C.R.C. SECTION R311.2

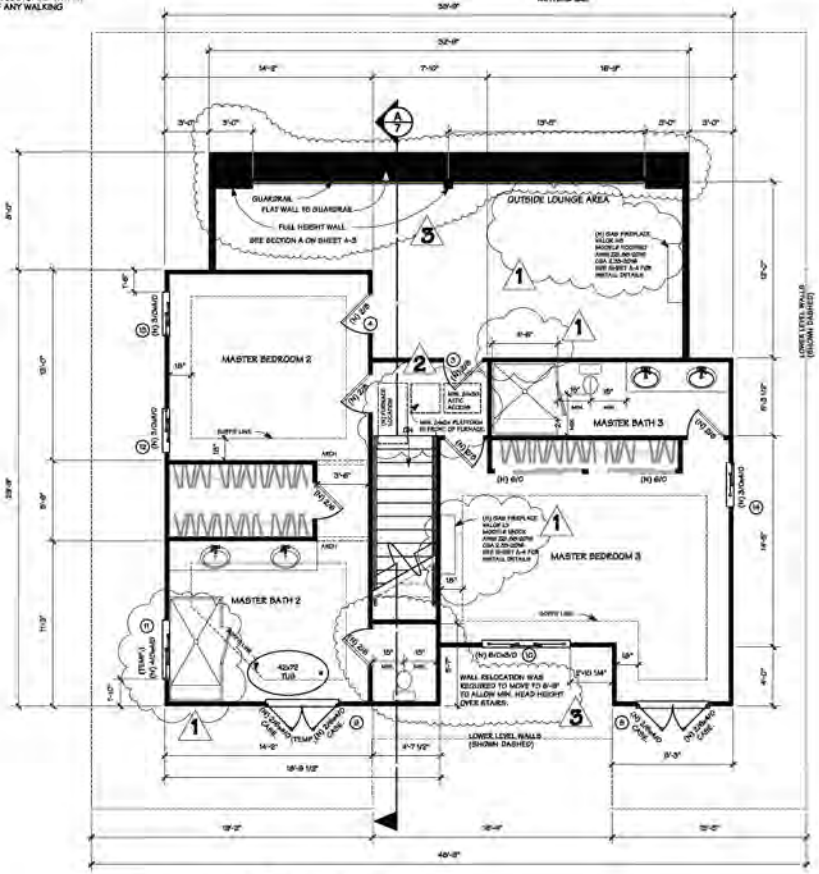
ALL EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUACTURE, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440

EXTERIOR SWED-HINGED DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA/WDMA/CSA 101/I.S.2/A440 OR COMPLY WITH SECTION R609.1 AND R609.3 OR COMPLY WITH C.R.C. SECTION R609.



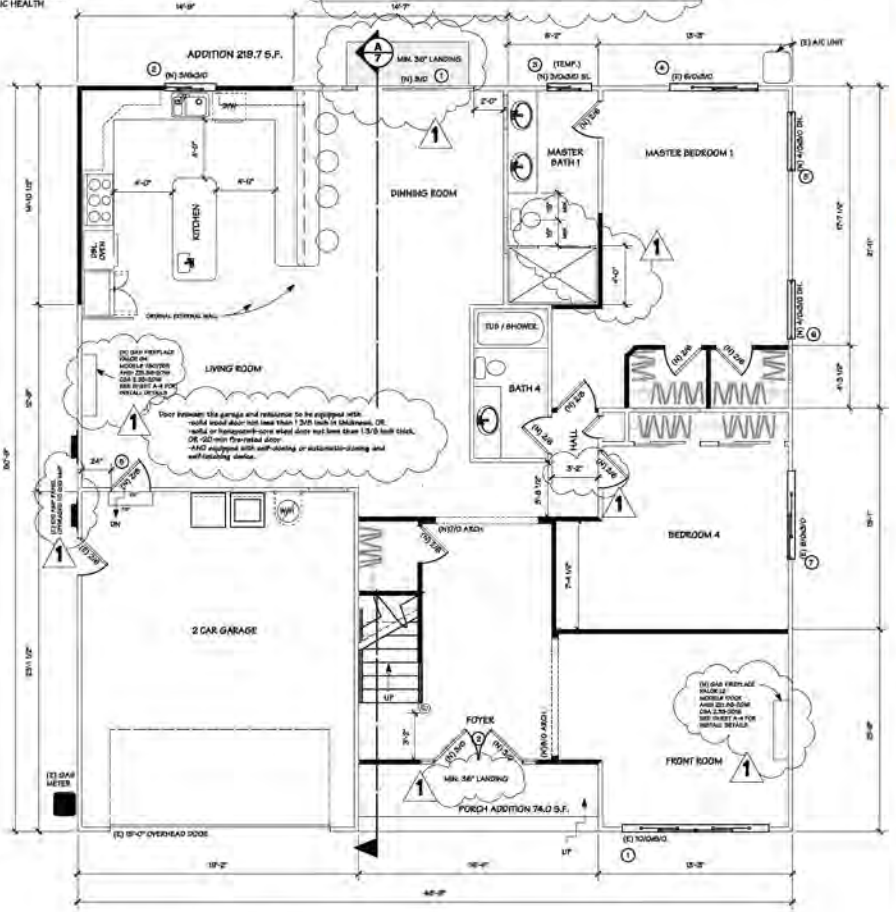
WALL LEGEND

- EXISTING WALL
- NEW WALL
- REMOVEL WALL
- PATCH / CLOSE WALL



PROPOSED 2ND FLOOR PLAN

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



PROPOSED 1ST FLOOR PLAN

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

OWNER: MR & MRS KOLAPPA
3766 EASTWOOD CIRCLE
SANTA CLARA, CA. 95054

DESIGN BY:

REVISION:
1. PER CITY COMMENTS DATED 08/17/2021
2. PER CITY COMMENTS DATED 09/20/2021
3. PER FIELD CHANGES DATED 09/22/2021

1ST LEVEL FLOOR PLAN
2ND LEVEL FLOOR PLAN
PLAN NOTES

DRAWN BY	Michael S. Radu
CHECKED BY	PBD
JOB NO.	19-05
DATE	06/15/2021
SCALE	AS SHOWN
SHEET	A-5

ELECTRICAL / MECHANICAL / PLUMBING NOTES

PROVIDE ELECTRICAL SYSTEM GROUNDING PER SECTION 250 OF THE CALIFORNIA ELECTRICAL CODE TYPICAL.

SMOKE DETECTORS IN DWELLING UNITS SHALL BE HARDWIRED AND MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IF THE DWELLING UNIT HAS MORE THAN ONE STORY A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN ANY BASEMENT IF APPLICABLE. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. REFER TO C.E.C.

IN EVERY HABITABLE ROOM, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE. INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREE-STANDING BAR-TYPE COUNTERS, SHALL BE INCLUDED IN THE SIX FOOT MEASUREMENT. C.E.C.

ATTICS AND ROOF AREAS THAT ARE ACCESSIBLE, THE ELECTRICAL CABLE WITHIN SEVEN (7) FEET OF OPENING SHALL BE PROCTECTED PER C.E.C. 320.23

CARBON MONOXIDE ALARMS

(A) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THIS DWELLING PER C.R.C R315
(B) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE "LISTED" AS COMPLYING WITH UL2034 AND UL2075 PER C.R.C. R315.3

RECEPTACLES SHALL,
(A) NOT BE OVER 6' FROM OPENINGS INCLUDING ANY WALL SPACE 2' OR WIDER.

(B) NOT BE MORE THAN 12' O.C. INCLUDING SLIDING GLASS DOORS.

(C) BE G.F.I. CIRCUTS WHEN INSTALLED WITHIN 6' OF SINKS AND WHEN INSTALLED OUTDOORS PER C.E.C. ARTICLE 210-8(a).

(D) HAVE WATERPROOF COVERS WHEN INSTALLED OUTDOORS.

A 22" x 30" MINIMUM ACCESS TO FURNACE
LOCATED IN THE ATTIC IS REQUIRED. IN ADDITION THE OPENING AND PASSAGEWAY MUST BE AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE.

A SOLID 24" MIN. WIDE PLATFORM PATH FROM THE ACCESS OPENING TO THE FURNACE, WITH A RECEPTACLE AT THE FAU AND LIGHT, SWITCHED FROM THE ACCESS OPENING. PER C.M.C. 904.11

PROVIDE AN ADDITIONAL WATERTIGHT CORROSION RESISTANT METAL PAN BELOW CONDENSATE PRODUCING EQUIPMENT (IE. FURNACE) INSTALLED IN ATTIC. A SECONDARY DRAIN LINE MUST BE LOCATED AT A POINT WHERE IT CAN BE READILY OBSERVED. PER C.M.C. 310.2

ACCESS DOOR TO THE FURNACE/COOLING EQUIPMENT / COMPARTMENT SHALL BE A MINIMUM OF 24" WIDE AND A MINIMUM OF 30" CLEAR WORKING SPACE (OF A HEIGHT EQUAL TO THAT OF THE EQUIPMENT OR 6.5 FEET) ON THE FIREBOX SIDE.

SMOKE DETECTORS SHALL BE INTERCONNECTED 110V WITH BATTERY BACKUP, WHICH ARE AUDIBLE IN ALL SLEEPING AREAS AT THE FOLLOWING LOCATIONS:
(1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS, (4) AT LEAST ONE AT EVERY LEVEL AND (5) FARTHER THAN 3 FEET HORIZONTAL DISTANCE FROM THE BATHROOM DOOR CONTAINING A BATHTUB OR SHOWER. PER C.R.C. R314.3, R314.4, R314.5.

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF CGBC SECTION 4.303.1.1 THROUGH 4.303.1.4.4

PLUMBING FIXTURES AND FITTINGS REQUIRED IN CGBC SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE C.P.C AND SHALL MEET THE APPLICABLE REFERENCD STANDARDS.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OR RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

HVAC SYSYTEM INSTALLERS ARE TRAINED AND CERTIFED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL 120-VOLT, SINGLE PHASE, 15-AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS.
PER C.E.C. 210.12(A)

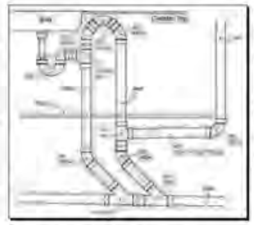
TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES — ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR.
PER C.E.C. 210-11(C)(1) AND 210-52 (B)

A DEDICATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.)
PER C.E.C. 210.52 (C)(3) AND EXCEPTION: CEC210.23(A)(1) AND (A)(2).

A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET.
PER C.E.C. 210.11(C)(2) AND 210.52(F)

A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE), LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES (I.E., DISHWASHER, WASHING MACHINE, ETC.).
PER C.P.C. 609.10

EXHAUST OUTLETS SHALL BE LOCATED A MINIMUM OF 10-FT FROM DOORS, OCCUPIED AREAS AND OPERABLE WINDOWS.
PER C.M.C. 407.2.2



LOOP VENT DETAIL @ ISLAND IN KITCHEN

NOTE:
ISLAND COUNTER SPACES. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 600 MM (24 IN.) OR GREATER AND A SHORT DIMENSION OF 300 MM (12 IN.) OR GREATER. WHERE A RANGETOP OR SINK IS INSTALLED IN AN ISLAND COUNTER AND THE WIDTH OF THE COUNTER BEHIND THE RANGETOP OR SINK IS LESS THAN 300 MM (12 IN.), THE RANGETOP OR SINK IS CONSIDERED TO DIVIDE THE ISLAND INTO TWO SEPARATE COUNTERTOP SPACES AS DEFINED IN 210.52(C)(4).

Recessed luminaries with the following features per CA Energy Code 150.0(k)1C:
a. IC-rated,
b. Airtight (AT) per ASTM E283,
c. Sealed with gasket or caulk,
d. Accessible ballast or drivers from below the ceiling,
e. Without screw base sockets, and
f. Light sources compliant with JC8-2016-E.

NOTES FOR HIGH EFFICACY LIGHTING:
A. BATHROOM LIGHTING SHOWN ON SHEET A-7 (INCLUDING THE POWDER ROOMS), TO HAVE HIGH EFFICACY LIGHTING, OR ARE PROVIDED WITH A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J

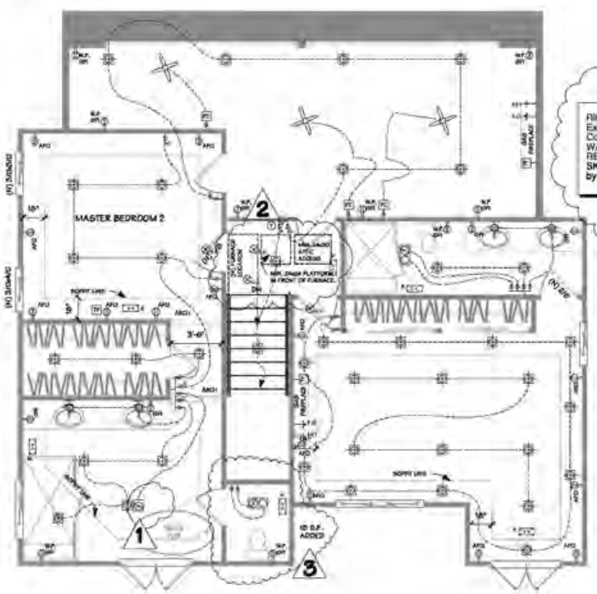
B. GARAGE, LAUNDRY ROOM AND/OR UTILITY ROOM LIGHTING SHALL BE HIGH EFFICACY, OR HAVE A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J

C. INDICATE THAT OTHER AREAS IN THE HOME, I.E., BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC., SHALL HAVE HIGH EFFICACY LIGHTING CONTROLLED BY DIMMERS OR VACANCY SENSOR FOR LIGHTING CONTROL, EXCEPT CLOSETS SMALLER THAN 70 SQUARE FEET AND HALLWAYS. CA ENERGY CODE 150.0(K)1A, 2K AND TABLE 150.0-A

D. OUTDOOR LIGHTING ATTACHED TO THE BUILDING, MUST BE HIGH EFFICACY, OR CONTROLLED BY BOTH MOTION SENSOR AND PHOTO-CONTROL DEVICES. NOTE THAT LIGHTING NOT ATTACHED TO THE BUILDING (I.E., LANDSCAPER LIGHTING) IS EXEMPT. CA ENERGY CODE 150.0(K)3A

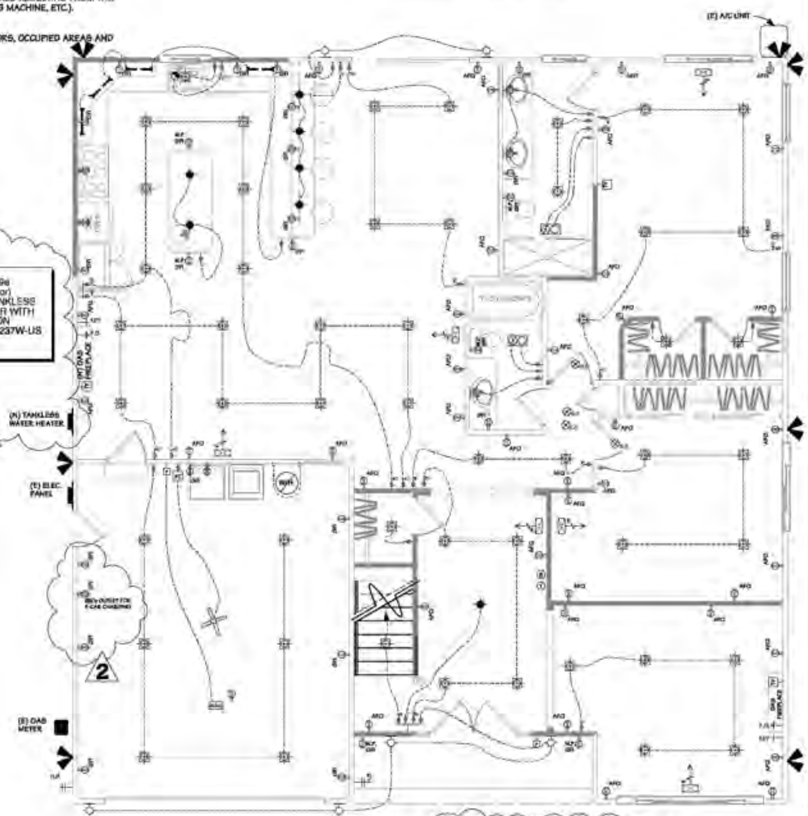
ELECTRICAL/MECHANICAL SYMBOL LEGEND

- LIGHT SWITCH, SINGLE POLE; +48" U.O.N.
- LIGHT SWITCH, 3-WAY; +48" U.O.N.
- LIGHT SWITCH, DIMMABLE; +48" U.O.N.
- CEILING FAN/LIGHT CONTROL
- OUTLET, DUPLEX CONVENIENCE - 20A, 120V; +12" U.O.N.
- OUTLET, SAME AS ABOVE EXCEPT GFI TYPE
- OUTLET, SAME AS ABOVE EXCEPT GFI & WATER PROOF
- OUTLET, ARC-FAULT CIRCUIT INTERRUPTER
- OUTLET, IN CAB FACE, GFI IN KITCHEN
- SWITCHED OUTLET, 1/2 HOT - 20A, 120V; +12" U.O.N.
- OUTLET, FOURPLEX CONVENIENCE - 20A, 120V +12" U.O.N.
- OUTLET, INDIVIDUAL APPLIANCE - 20A, 220V
- UNDER-COUNTER OUTLET
- COUNTER-TOP OUTLET
- FLOOR OUTLET - 20A, 120V
- DOT ADJACENT TO SYMBOL INDICATES MOUNTING ABOVE COUNTER TOP
- PENDANT MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- LOW VOLTAGE RECESSED FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- RECESSED FLOURESCENT CEILING LIGHT FIXTURE
- ACCENT LIGHT
- WALL MOUNTED LIGHT FIXTURE
- WALL SCONCE
- FLOURESCENT FIXTURE, UNDER CAB MNTD. DIRECT WIRE, LENGTH VARIES
- SURFACE MOUNTED FLUORESCENT FIXTURE
- FAN/FLUORESCENT LIGHT
- EXHAUST FAN (CEILING UNIT U.O.N.) (TO PROVIDE MIN. 5 AIR CHANGES/HR PER UBC 1203.3)
- DISPOSAL
- TELEPHONE OUTLET +12" U.O.N.
- FLOOR MOUNTED TELEPHONE JACK
- TELEVISION HOOKUP
- PUSH BUTTON
- DOORBELL CHIME
- THERMOSTAT
- JUNCTION BOX
- MOTOR CONNECTION
- APPROVED SMOKE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
- APPROVED CARBON MONOXIDE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
- GARAGE DOOR OPENER
- GAS OUTLET
- F.G. KEY
- HOSE BIB w/ VACUUM BREAKER
- AIR RETURN
- AIR REGISTER AT FLOOR
- AIR REGISTER @ WALL
- AIR REGISTER @ CEIL.
- MOTION / SOLOR FLOOD LIGHT
- CEILING FAN



2ND FLOOR ELEC. /MECH. /PLUMB. PLAN

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



NOTE:
ALL EXTERIOR LIGHTING SHALL BE MADE FOR EXTERNAL USE.

PROPOSED 1ST FLOOR PLAN

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

OWNER: MR & MRS KOLAPPA
3766 EASTWOOD CIRCLE
SANTA CLARA, CA. 95054

DESIGN BY:

REVISION:
1 PER CITY COMMENTS
2 PER CITY COMMENTS
3 PER FIELD CHANGE

ELEC. / MECH. / PLUMB. PLANS
PLAN NOTES

DRAWN BY: Michael S. Radu

CHECKED BY: PBD

JOB NO.: 19-05

DATE: 06/15/2021

SCALE: AS SHOWN

SHEET: A-6