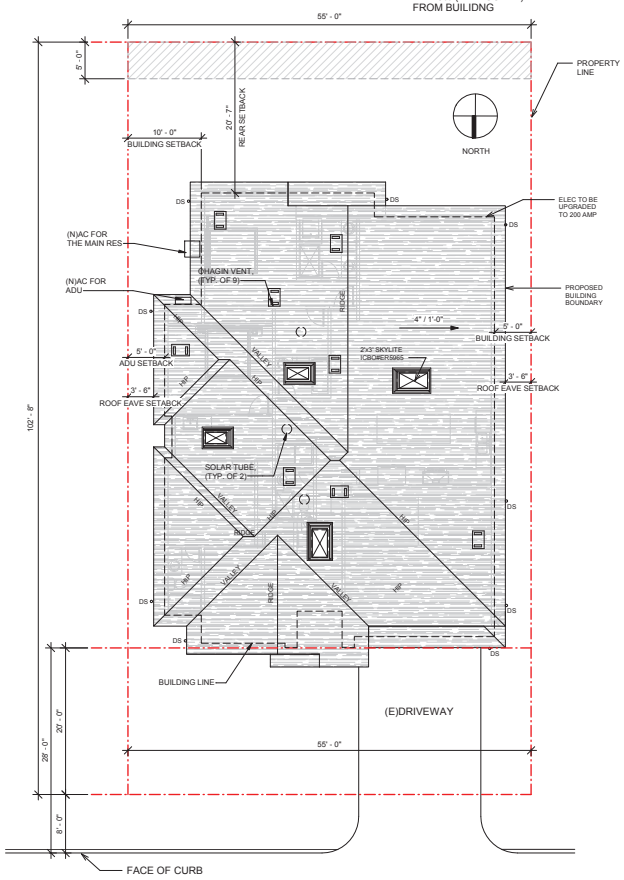
GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
THESE DRAWINGS AREA INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE
NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.
ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODE (UBC), UNIFORM MECHANICAL CODE (UMC), NATIONAL ELECTRICAL CODE (NEC), NATIONAL PLUMBING CODE (NPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.

SITE PLAN LEGEND:

- P.U.E EASEMENT
- W.C.E EASEMENT
- BAYWINDOW AREA
- FRONT YARD
- DRAINAGE DIRECTION MIN SLOPE 2% (IMPERVIOUS) AND 5% (LANDSCAPE) AWAY FROM BUILIDNG



2 PROPOSED SITE / ROOF PLAN
1/8" = 1'-0"

NOTE:

1. PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS FROM ALL PARTS OF THE ROOF.

2. D.S. ° INDICATES 2'x3" 26 GA. G.I. DOWNSPOUTS LOCATED AS SHOWN.

3. PROVIDES 5" - 26 GA. G.I. OGEE GUTTER OVER 2x8 SPRUCE FASCIA BLARD - TYP.

4. ROOF PITCH TO MATCH EXISTING ROOF TYP. - U.N.O.
5. ROOF MATERIAL To MATCH EXISTING ROOF OVER 30# FELT - TYP.

6. PROVIDE NECESSARY FLASHING AT ALL ROOF AND WALL CONNECTIONS AS REQUIRED.

7. PROVIDE 3/4" THICK T&G PLANKS @ ROOF OVERHANG AREA.

NOTE:
Applications for which no permit is issued with 180 days following the date of application shall automatically expire, per CRC R105.3.2.
Every permit issued shall become invalid unless work authorized is commenced within 180 days or if the work authorized is suspended or abandon for a period of 180 days. A successful inspection must be obtained within 180 days. A permit may be extended if a written request stating justification for extension and an extension fee is received prior to expiration of the permit and granted by the Building Official. No more than ONE extension may be granted. Permits which have become invalid shall pay a reactivation fee of approximately 50% of the original permit fee amount when the permit has been expired for up to 6 months. When a permit has been expired for a period in excess of 1 year, the reactivation fee shall be approximately 100% of the original permit fee, per CRC R105.5.

NOTE:
Fences or gates that serve as a component of the mean of egress for the ADU shall be equipped with a night latch, dead bolt, or security chain, provided such devices are openable from the inside without the use of a key or tool per CBC section 1010.2 and 1010.1.9.4 (4).

PROJECT SCOPE:

CREATE A NEW SINGLE STORY RESIDENCE WITH 1,719 SF LIVING AREA, 412 SF ATTACHED GARAGE AND 493 SF ATTACHED ADU.

PROPOSED MAIN RESIDENCE:
TWO BEDROOMS AND THREE BATHROOMS.
PROPOSED ATTACHEd ADU:
TWO BEDROOMS AND ONE BATHROOMS.

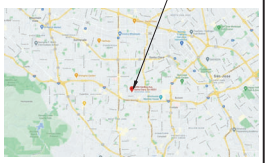
TOTAL BUILDING AREA: 2,624 SF
MAIN: 1,719 + 412 SF = 2,131 SF
ADU: 493 SF

PROJECT INFORMATION

PROPERTY:	3054 Harding Ave, Santa Clara, CA 95051
APN:	296-37-005
OWNER:	Dan Suo
LOT SIZE:	5,500 SF
ZONING	R-1
TYPE OF CONSTRUCTION:	TYPE V-B, SPRINKLERED
OCCUPANCY:	R-3/U
EXISTING LIVING AREA:	1,024 SF
EXISTING GARAGE AREA:	473 SF
EXISTING GROSS FLOOR AREA:	1,497 SF
EXISTING FAR:	1,497/5,500 = 27.2%

MAXIMUM ALLOWED COVERAGE: 0.40 (2,200 SF)
PROPOSED MAIN RES LIVING AREA: 1,719 SF
PROPOSED GARAGE: 412 SF
PROPOSED COVERAGE: 2,131/5,500=0.39
PROPOSED ATTACHED ADU: 493 SF

VICINITY MAP



APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRIC CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE (PART 9 OF TITLE 24)
2019 CALIFORNIA GREEN BUILDING CODE

SYMBOLS

A 1 — GRID LINE NUMBER OR LETTER	GRID LINE
1 A-501 — DETAIL NUMBER; SHEET WHERE DETAIL IS DRAWN. SAME DISCIPLINE	DETAIL
1 A-301 — SECTION NUMBER; SHEET WHERE SECTION IS DRAWN. SAME DISCIPLINE	SECTION
1 — DELTA; SEE DESCRIPTION BLOCK ON SAME SHEET FOR DATE & DESCRIPTION	DRAWING REVISION
1 — KEYED NOTES SEE DESCRIPTION LIST ON SAME SHEET	KEYNOTE
NORTH — FILLED LINE INDICATES PLAN NORTH; DASHED ARROW INDICATES TRUE NORTH	NORTH ARROW

DRAWING INDEX

A0.0	SITE PLAN
A0.1	EXISTING PLAN AND ELEVATIONS
A0.2	PROPOSED FLOOR PLAN
A0.2-a	CALGREEN/KITCHEN NOTES
A0.2-b	BATHROOM NOTES
A0.2-e	PROPOSED ELECTRICAL PLAN
A0.3	PROPOSED BUILDING ELEVATIONS
A0.4	BUILDING SECTIONS
A0.6	DETAILS
A0.7	FLASHING DETAILS 1
A0.8	FLASHING DETAILS II
S0	STRUCTRUAL GENERAL NOTES
S1	FOUNDATION PLAN
S2	FOUNDATION DETAIL
S3	FRAMING PLAN
S4	FRAMING DETAILS
T1	TITLE 24

Dan Suo

(OWNER)

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yinsu2002@gmail.com

KEY PLAN

NO.	DESCRIPTION	DATE
	PERMIT SUBMITTAL	05.28.2021

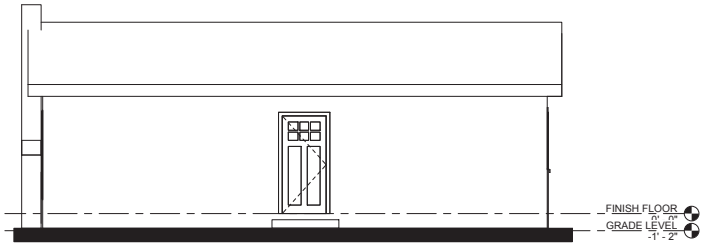
PROJECT NO.

SCALE 1/8" = 1'-0"

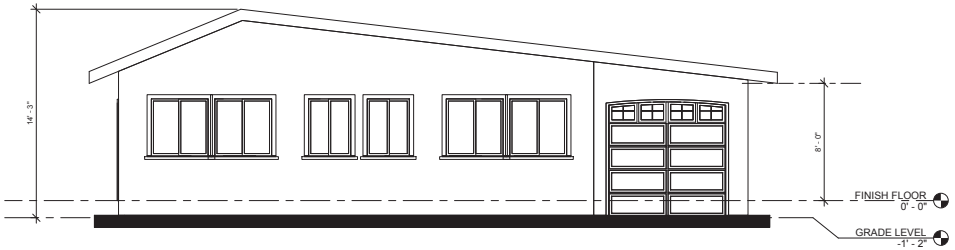
TITLE
SITE PLAN

A0.0

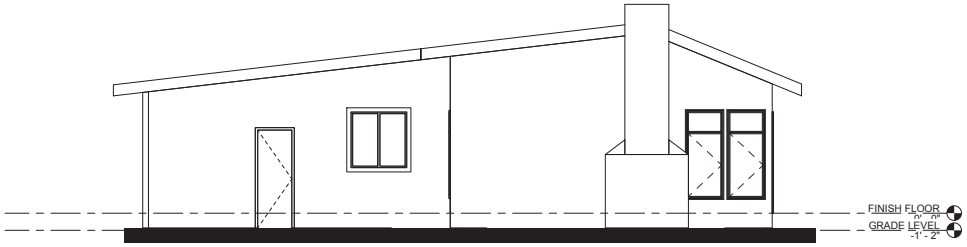
2013 ©



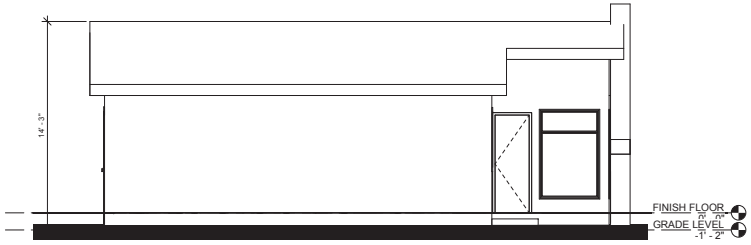
4 EXISITING LEFT ELEVATION
1/4" = 1'-0"



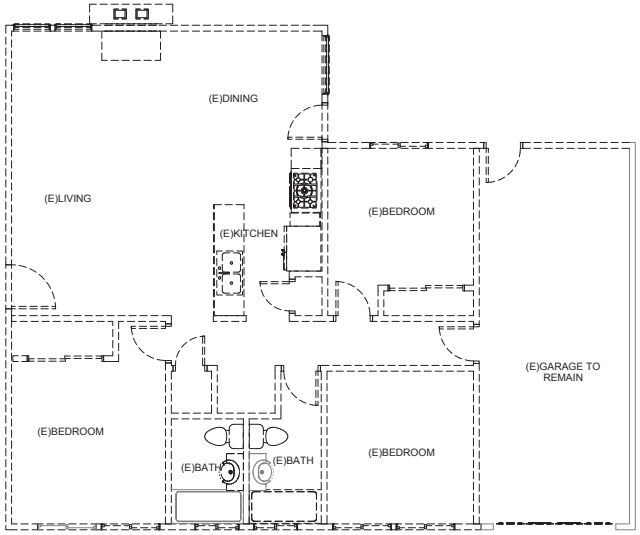
2 EXISTING FRONT ELEVATION
1/4" = 1'-0"



3 EXISTING REAR ELEVATION
1/4" = 1'-0"



5 EXISTING RIGHT ELEVATION
1/4" = 1'-0"



EXISTING MAIN BUILDING FLOOR PLAN/
1 DEMOLITION PLAN
1/4" = 1'-0"

Dan Suo

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yinsu2002@gmail.com

KEY PLAN

NO.	DESCRIPTION	DATE
	PERMIT SUBMITTAL	05.28.2021

PROJECT NO.

SCALE 1/4" = 1'-0"

TITLE
EXISTING PLAN AND ELEVATIONS

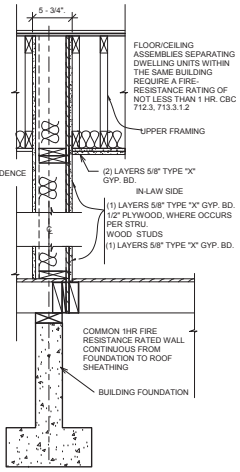
A0.1

2013 ©

WALL LEGEND:

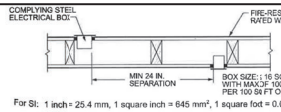
- 2X4 WD. STUD INTERIOR WALL
- 2X4 WD STUD GARAGE SEPARATION WALL w/ NOT LESS THAN 1/2- INCH GYPSUM BOARD AT THE GARAGE SIDE.
- 2X6 WD. STUD EXTERIOR WALL
- 2X6 INTERIOR WALL **WITH 2x4 STAGGERED WD. STUD**- 1-HOUR FIRE-RESISTANCE RATING IS REQUIRED PER SECTION R302.3. A SOUND TRANSMISSION RATING OF STC 50 OR HIGHER CBC 1027
- 2X6 INTERIOR WALL **WITH 2x4 STAGGERED WD. STUD** SEPARATION WALL- A SOUND TRANSMISSION RATING OF STC 50 OR HIGHER PER OWNER

BUILDING GREEN NOTES:
1. WATER CLOSET SHALL NOT EXCEED 1.28 GALLONS PER FLUSH
2. SINGLE SHOWERHEAD SHALL HAVE MAXIMUN FLOW OF 2.0 GPM (gal/min) AT 80 PSI.
3. LAVATORY FAUCET SHALL NOT EXCEED 1.5 GPM AT 60 PSI
4. AUTOMATIC IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL MOISURE BASED.
5. RODENT PROOFING: JOINTS AND OPENINGS FILLED
6. OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO OWNER
7. DUCT OPENING COVERED AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.
8. VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER COMPOUNDS.(TABLE 4.504.1)
9. PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS. (TABLE 4.504.3)
10. AEROSOLS AND COATINGS COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS
11. VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS
12. VOC COMPLIANCE - CARPET & CARPET SUSTEM
13. 80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC-EMISSION LIMITS PER CHIPS
14. PARTICLEBOARD, MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
15. MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE.
16. BATHROOM EXHAUST FANS TERMINATE OUTSIDE BUILDING AND CONTROLLED BY HUMIDITY CONTROL
17. DUCT SYSTEM ARE SIZED AND DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING:
ESTABLISHED HEAT LOSS AND GAIN ACCORDING TO ANSI/ACCA MANUAL J
DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA MANUAL D-2009
SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA MANUAL S-2004
18. HVAC INSTALLERS TRAINED AND CERTIFIED.



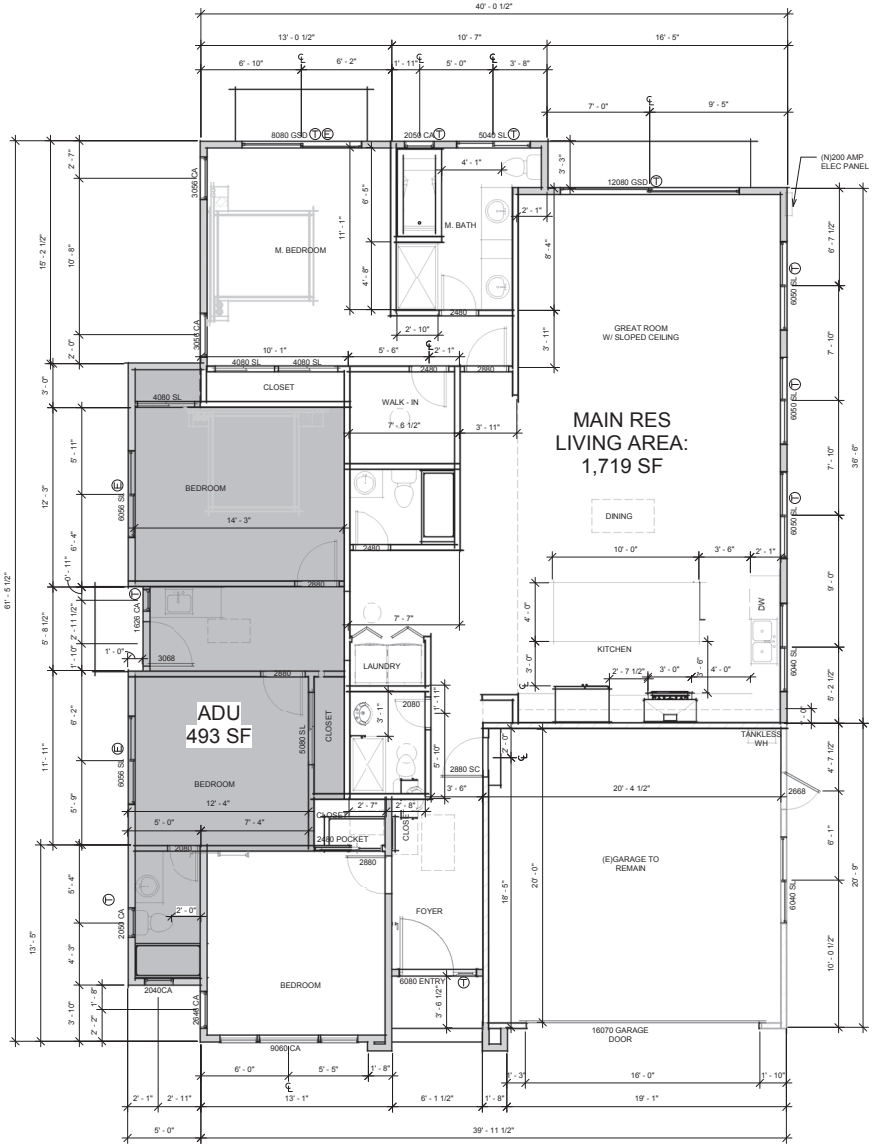
1 SEPARATION WALL DETAIL
1" = 1'-0"

1 Hour Fire-Rated Construction	Loadbearing	
Construction Detail	Description	Test Number
	■ 5/8" Sheetrock Firecock Core gypsum panels – 2x4 wood studs 24" o.c. – joints finished – optional insulation – optional plywood or OSB for shear purposes	JL Des U344



For SI: 1 inch = 25.4 mm, 1 square inch = 645 mm², 1 square foot = 0.0929 m².

PLAN SECTION OF WALL
STEEL ELECTRICAL OUTLET BOX PENETRATION
MEMBRANE PENETRATION BY OUTLET BOX R302.4.2(1)



2 PROPOSED FLOOR PLAN..
1/4" = 1'-0"

FLOOR PLAN NOTES:

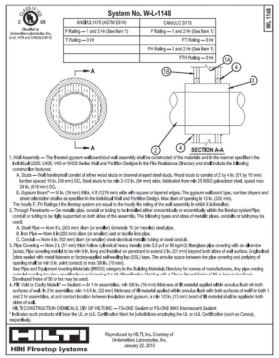
GLAZING NOTES
3050 FX - OPERATION
HEIGHT (FT'-IN") I.e.5'-0"
WIDTH (FT'-IN") I.e. 3'-0"
OPERATION ABBREVIATIONS
FX = FIXED CS = CASEMENT
SH = SINGLE HUNG AW= AWNING
SL = SLIDER HP = HOPPER
DH =DOUBLE HUNG XOX = XOX SLIDER
I. ALL GLAZIN6 IS DUAL PANE INSULATING GLASS.
2. WINDOW MARKED WITH A (E) SHALL BE VERIFIED TO MEET EGRESS BY THE MANUFACTURER
3. GLAZING MARKED WITH A (T) SHALL BE 3/16" THICK TEMPERED SAFETY GLASS
4. HEADER HEIGHT:
1st FLOOR = 8'-0" U.O.N.
2nd FLOOR = 8'-0" U.O.N.

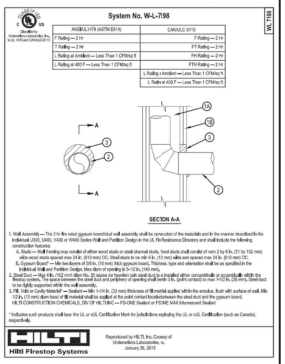
DOOR NOTES
3080 SC - OPERATION OR TYPE
HEIGHT (FT'-IN") I.e.5'-0"
WIDTH (FT'-IN") I.e. 3'-0"
OPERATION OR TYPE ABBREVIATIONS
SC= SOLID CORE HM = HOLLOW METAL
FR = FRENCH PR = PAIR
PKT = POGKET SGD = SLIDING GLASS DOOR

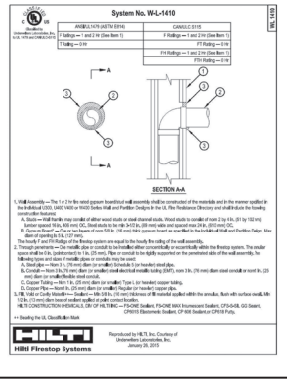
I. ALL DOORS ARE HOLLOW CORE, U.O.N.
2. DOOR SIZE INDICATED IS THE ROUGH OPENING-VERIFY ROUGH OPENING-REQUIREMENTS W/ DOOR MFR.
3. DOORS THAT APPEAR TO BE CENTERED ARE INTENDED TO BE CENTERED, U.O.N. .
4. MINIMUM DOOR JAMB IS 4" FROM ADJACENT ROUGH FRAMING TO ROUGH OPENING, U.O.N.
5. WHEN DOORS ARE LOCATED, THEY ARE LOCATED FROM THE ADJACENT ROUGH FRAMING TO THE CENTERLINE OF THE ROUGH OPENING, U.O.N.
6. ALL DOOR GLAZING IS DUAL PANE INSULATING GLASS.
7. DOORS MARKED WITH A T SHALL HAVE 3/16" THICK TEMPERED SAFETY GLASS.

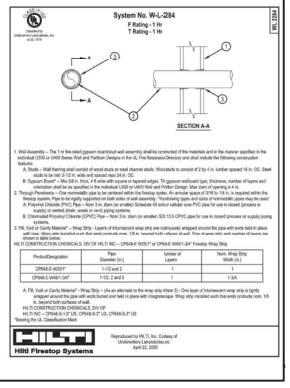
UNDER-FLOOR SPACE VENTILATION:

1. UNDER-FLOOR VENTILATION PER CRC SECTION R408.1
2. GROUND SURFACE TO BE COVERED BY CLASS 1 VAPOR RETARDER MATERIAL.
3. FREE AREA REQUIRED IS 1 SF PER 1,50 SF OF UNDER-FLOOR AREA.
4. SEE ELEVATIONS FOR LOCATIONS









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KEY PLAN

NO.	DESCRIPTION	DATE
	PERMIT SUBMITTAL	05.28.2021

PROJECT NO.

SCALE As indicated

TITLE
PROPOSED FLOOR PLAN

A0.2

2013 ©

BLD Permit No.: _____

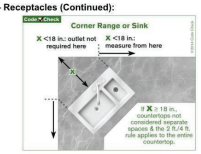
OUTDOOR WATER USE (CGC 4.304)	
Outdoor potable water use in landscape areas. Residential developments shall comply with the City Water Service and Use Rules and Regulations, Item No. 24, or the California Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, per CGC 4.304.1.	☐
ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.406)	
Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be rodent proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the City 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 fireplaces shall be a direct-vent sealed-combustion 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 City 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 ROC 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 finish materials per CGC 4.504.2.4.	☐
Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of CGC 4.504.3.	☐
Resilient flooring systems. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with the requirements of CGC 4.504.4.	☐
Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with the formaldehyde requirements of 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 ½" 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 R506.2.3.	☐
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.	☐

BLD Permit No.: _____

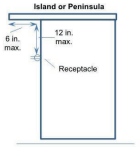
ENVIRONMENTAL COMFORT (CGC 4.507)	
Heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods per CGC 4.507.2: 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016 or equivalent; 2. Duct systems are sized according to ANSI/ACCA 1 Manual D-2016 or equivalent; 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3 Manual S-2014 or equivalent.	☐
INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 702)	
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 City 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 2019 California Green Building Standards Code.	I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: Yin Su	Name:
Signature:	Signature:
Date: 04/28/2021	Date:
Company:	License:
Address: POBOX 940391	Address:
City: MV State: Ca Zip: 94039	City: State: Zip:

Kitchen Electrical – Receptacles (Continued):



- Corner sinks separate the space on each side when the distance between the corner and the sink is < 18 inches. If ≥ 18 in., the 2 ft. / 4 ft. rule continues behind the sink [CEC 210.52C4].
- The 24-inch/48-inch rule does not apply to island or peninsular countertops. These require only one receptacle per countertop space, regardless of length [CEC 210.52C2&3]. An island or peninsula is considered divided into separate countertop spaces when a sink or range is installed and does not have 12 inches of space behind it. See the diagram on page 2.
- On islands and peninsulas only, receptacles are allowed on the side of the cabinet, not more than 12 inches below the countertop and with no overhanging countertop greater than 6 inches [CEC 210.52C5 exc.]
- Bar-type counters are considered wall space. Wall spaces ≥ 2 ft. require receptacles so that no portion of the wall is more than 6 ft. from a receptacle outlet, measured at the floor/wall line [CEC 210.52A1&2].
- A range hood / microwave combination can be cord-and-plug connected if the circuit is an individual (dedicated) branch circuit. The receptacle outlet shall be a single type, not a duplex receptacle that would accept two plugs [CEC 422.16B4].



Kitchen Plumbing:

- Dishwashers shall be connected with an approved drainage air gap devices located above the flood level rim of the sink [CPC 807.3].
- Newly installed kitchen faucets shall not exceed 1.8 gallons per minute [GRN 4.303.1.4.4]. All Existing plumbing fixtures not included in the scope of new work shall be replaced if necessary to comply with SB407 Plumbing Fixtures Replacement requirements – See Water Conservation Certification Form.
- All piping ¾ inch or more in diameter and all hot water pipes from the heating source to the kitchen fixtures must be insulated with min. 1-inch thick insulation [CNC 150.0(j)2]. Existing inaccessible piping does not require insulation.

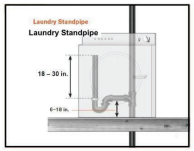
Kitchen Mechanical:

- A mechanical permit is required to replace a kitchen exhaust hood that includes an outside air vent. The vent must terminate on the building exterior at least 3 ft. from other openings into the building [CMC502.2.1]. Flexible (corrugated) ducting is not allowed for exhaust hoods [CMC 504.3].

Laundry Rooms

Electrical:

- All new or altered lighting shall be high efficacy. [CNC 150.0(k)1A]
- At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor). [CNC 150.0(k)2A.J (**new in 2016 codes**)
- All 125-volt receptacles in laundry areas GFCI protection, including the clothes washer receptacle. [CEC 210.8A10]. (**new in 2016 codes**)
- Receptacle outlets shall be tamper-resistant except those within dedicated space for an appliance not easily moved from one place to another (behind clothes washer). [CEC 406.12A]
- A separate 20-amp circuit is required for the laundry equipment. The lights and other receptacles in the room cannot be on that circuit [CEC 210C2].
- All circuits supplying outlets or devices in the laundry area (including laundry areas in garages) must be AFCI protected [CEC210.12A] (**new in 2016 codes**)

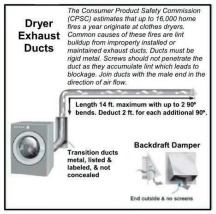


Plumbing:

- Clothes washer standpipes must be 2-inch diameter. The weir of the trap must be roughed in 6 – 18 inches above the floor; the standpipe must 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 must 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 may not pass through plenums or be shared with other systems or vents. They cannot be connected with screws that penetrate the duct interior [CMC 504.4].
- Dryer ducts must terminate on the building exterior in a backdraft damper. Screens or louvers cannot 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 cannot be concealed within construction [CMC 504.4.2.2 exception]. They must be UL listed and labeled (L&L) as dryer transition ducts, and cannot be plastic.



City of Santa Clara
Building Division
1500 Warburton Ave.
Santa Clara, CA 95050
www.santaclaraca.gov

Building Division: 408-615-2440
Email: Building@santaclaraca.gov
Permit Center: 408-615-2420
Email: PermitCenter@santaclaraca.gov
Automated Inspection Scheduling System: 408-615-2400

2019 California Codes • Residential Remodels and Additions

icable Codes:

rmit applications after January 1, 2020, the applicable codes are the 2019 editions of the California ential Code (CRC), Electrical Code (CEC), Plumbing Code (CPC), Mechanical Code (CMC), Energy Code), and Green Building Standards Code (GRN).

its:

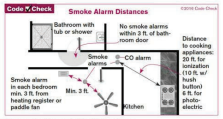
A permit is required for any added or new building, electrical, plumbing, or mechanical work.
Exceptions: a) No mechanical permit is required for replacement of a recirculating hood/fan that does not have an outside air vent.
b) No electrical permit is required for replacement of existing receptacles, switch devices or cord connected appliances in the same locations.
c) No building permit is required for re-facing of existing cabinets.
A building permit is required if lower cabinets or more than 32 square feet of wall and/or ceiling finishes are removed and replaced.
An Electrical permit is required for receptacle alterations if the removal and replacement of cabinets and countertops is a change of the existing layout.
A Plumbing Fixtures Certificate of Compliance is required.

nittal Requirements

A complete, written scope of work.
An existing floor plan and a proposed floor plan, which include the layout of cabinets, electrical receptacles, light fixtures, plumbing fixtures, fans, and built-in appliances.

ke and Carbon Monoxide Alarms

Smoke alarms must be located in the same areas that are required for new dwellings – in each sleeping room, outside each sleeping area (e.g., hallways), and on each story. [CRC 314.3]. In dwellings with split levels without an intervening door the upper level alarm shall suffice for the lower level provided the lower level is less than one full story below the upper level. Smoke alarms must be at least 3 feet from the door or opening of a bathroom that contains a tub or shower unless this would prevent placement of a required smoke alarm. Distances to cooking appliances shall be as in the figure above.



Carbon Monoxide Alarms are required in dwellings equipped with gas appliances or a fireplace or an attached garage. They must be located outside each sleeping area (e.g., hallways) and on each floor level. If a fuel-burning appliance is installed in a bedroom, a carbon monoxide alarm must also be installed in that bedroom. [CRC 315.2.2 & 315.3]

Alarms require a *hardwired power source with battery backup* and *interconnection* so that if one alarm activates all are activated. New hardwired alarms must be on a circuit protected by an AFCI circuit breaker. Hard-wiring and interconnection is required for remodeling, additions, or alterations that have an accessible attic space usable for alarm wiring or that include removal of existing wall or ceiling finishes that can be used for alarm wiring. Battery-only alarms are allowed for alterations solely on the exterior (re-roofing, decks, new windows) and for work limited to alteration or repair of plumbing, mechanical, or

electrical systems (such as furnace replacement or panel upgrades). Battery-only alarms are allowed for projects where this is no removal of ceiling finishes and no accessible attic. [CRC 314.4&6, 315.5Exc.4].

LIGHTING;

Electrical - Lighting:

All installed lighting shall be high efficacy. [CNC 150.0(k)1A]
Under-cabinet lighting must be switched separately from other lighting.[CNC 150.0(k)2L]

CHENS

trical - Lighting:

All installed lighting shall be high efficacy. [CNC 150.0(k)1A] (**new in 2016 codes**)
Under-cabinet lighting must be switched separately from other lighting.[CNC 150.0(k)2L]

trical – Branch Circuits:

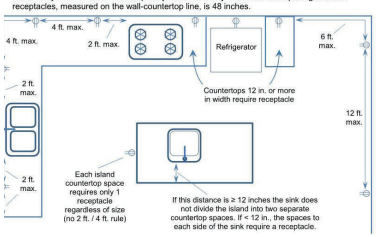
A minimum of two 20-amp small appliance branch circuits are required to serve countertop and wall receptacles in the kitchen, pantry and dining room [CEC 210.11A]. No built-in appliances are allowed on these circuits (except an electric clock or the ignition of a gas range).

Individual (dedicated) circuits are required for garbage disposals, microwaves, compactors, and dishwashers. [CEC210.19A1b]

AFCI (arc-fault circuit-interrupter) protection is required for all 120V 15-& 20-amp kitchen circuits. [CEC210.12A] (**new in 2016 codes**)

trical – Receptacles:

Receptacles shall be installed at each countertop space ≥ 12 in. in width [CEC 210.52C1]. Receptacles shall be installed so that no point along the wall line is more than 24 inches horizontally from an outlet in that space [CEC 210.52C1]. The maximum spacing between receptacles, measured on the wall-countertop line, is 48 inches.



All receptacles serving kitchen countertop surfaces shall have GFCI protection [210.8A6].

- Countertop receptacles shall not be installed in a face up position [CEC 406.5E]. Listed "pop-up" receptacles are allowed [CEC 210.52C5]. Receptacles or strip outlets can be installed on the underside of the cabinet above the countertop if within 20 inches of the countertop.
- Dishwashers require GFCI protection, including 240-volt dishwashers. (**new in 2016 codes**)
- All GFCI device controls must be in readily accessible locations. Outlets behind a dishwasher are not readily accessible. GFCI protection can be provided by using a GFCI circuit breaker.
- All general purpose and countertop receptacles must be tamper-resistant. [CEC 406.12A]

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KEY PLAN

NO.	DESCRIPTION	DATE
	PERMIT SUBMITTAL	05.28.2021

PROJECT NO.

SCALE

TITLE
CALGREEN/KITCHEN NOTES

A0.2-a

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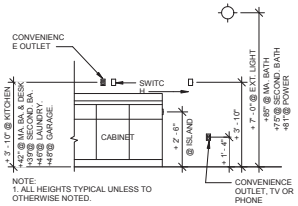
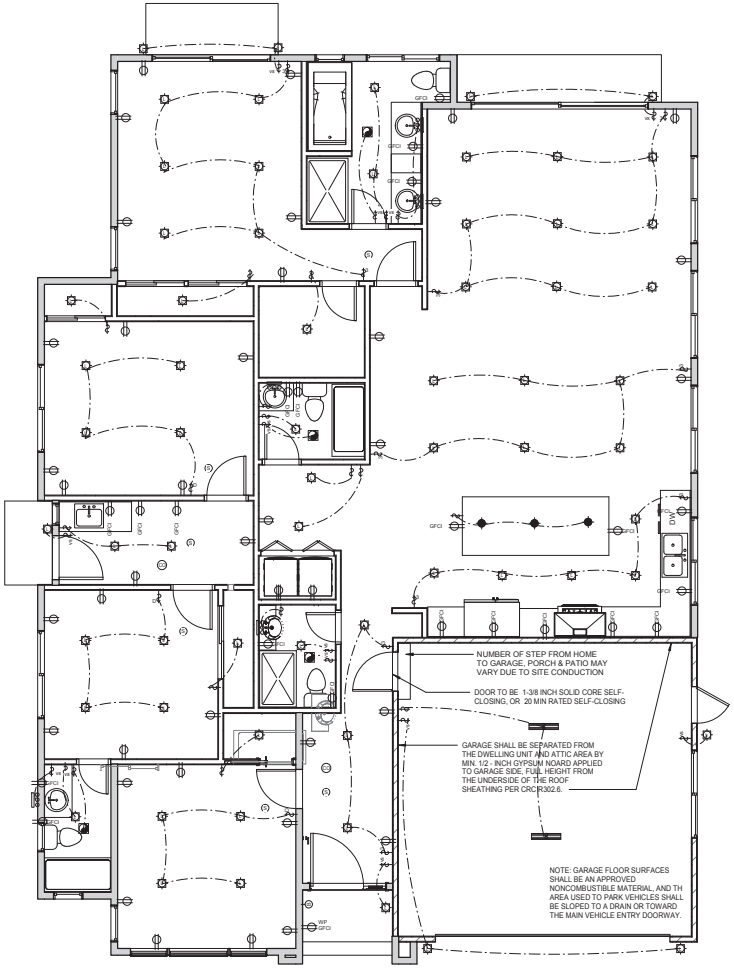
ELECTRICAL SYMBOLS

- CABLE TV
- HOSE BIB
- HB W/ SHUT-OFF — HOSE BIB W/ SHUT OFF VALVE
- C — COLD WATER STUB OUT
- GAS KEY
- FUEL GAS W/SHUTOFF VALVE
- TELE. OUTLET At 8" ABOVE FLOOR/COUNTER
- 120V DUPLEX CONVENIENCE OUTLET
- 120V 4-PLEX CONVENIENCE OUTLET
- HIDDEN OUTLET
- WP GFCI — 120V WEATHERPROOF DUPLEX RECEPTACLE W/GFCI
- GFCI — 120V DUPLEX GFCI OUTLET
- 220V OUTLET
- 120V DUPLEX CONVENIENCE OUTLET, 1/2 HOT
- 120V DUPLEX CONVENIENCE FLOOR OUTLET,
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- VOLUME CONTROL SWITCH
- DIMMER SWITCH
- 3-WAY DIMMER SWITCH
- 4-WAY DIMMER SWITCH
- SWITCH W/ VACANCY SENSOR
- CABLE TV SERVICE
- PHONE SERVICE
- MAIN ELECTRICAL PANEL
- GAS SERVICE $ METER
- CEILING MTD. FAN, 4 OR 5 BLADE SWITCH CONTROLLED
- RECESSED EXHAUST FAN
- RECESSED COMBINATION OF EXHAUST FAN & LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- CEILING MTD. SMOKE DETECTOR. I.C.B.O. APPROVED. (ALL SMOKE DETECTOR S SHALL BE INTERCONNECTED)
- CARBON MONOXIDE DETECTOR (ALL CARBON MONOXIDE DETECTOR SHALL BE INTERCONNECTED)
- SPEAKER
- RECESSED CAN LIGHT - INCANDESCENT (VERIFY SWITCH REQUIREMENTS)
- RECESSED CAN LIGHT - FLUORESCENT (OR OTHER HIGH EFFICACY)
- SURFACE MTD. FIXTURE - INCANDESCENT (VERIFY SWITCH REQUIREMENTS)
- SURFACE MTD. FIXTURE - INCANDESCENT (VERIFY SWITCH REQUIREMENTS)
- HANGING FIXTURE - INCANDESCENT (VERIFY SWITCH REQUIREMENTS)
- HANGING FIXTURE - FLUORESCENT (OR OTHER HIGH EFFICACY)
- SURFACE MTD. 12X48 FLUORESCENT FIXTURE
- SURFACE MTD. 24X48 FLUORESCENT FIXTURE
- UNDER CABINET MOUNTED 24" FLUORESCENT STRIP
- WALL MTD. LIGHT BAR - FLUORESCENT (OR OTHER HIGH EFFICACY)
- WALL MTD. LIGHT BAR - INCANDESCENT (W/ OCCUPANCY SENSOR SWITCH)
- WALL MTD. FIXTURE - FLUORESCENT (OR OTHER HIGH EFFICACY)
- WALL MTD. FIXTURE - INCANDESCENT (w/ MOTION SENSOR & PHOTO CONTROL)
- WALL SCONCE - INCANDESCENT (VERIFY SWITCH REQUIREMENTS)
- WALL SCONCE - FLUORESCENT (OR OTHER HIGH EFFICACY)
- JUNCTION BOX
- DOOR CHIME
- DOOR CHIME PUSH BUTTON
- THERMOSTAT (LOCATED BY MECH. CONTRACTOR)
- GARAGE DOOR PUSH BUTTON
- ILLUMINATED ADDRESS +78" ABOVE T.O.C. (U.O.N.)



NOTE:
1. ALL HEIGHTS TYPICAL UNLESS TO OTHERWISE NOTED.

TYPICAL INSTALLATION HTS.



1 PROPOSED ELEC PLAN
1/4" = 1'-0"

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KEY PLAN

NO.	DESCRIPTION	DATE
	PERMIT SUBMITTAL	05.28.2021

PROJECT NO.

SCALE AS SHOWN

TITLE

PROPOSED ELECTRICAL PLAN

A0.2-e

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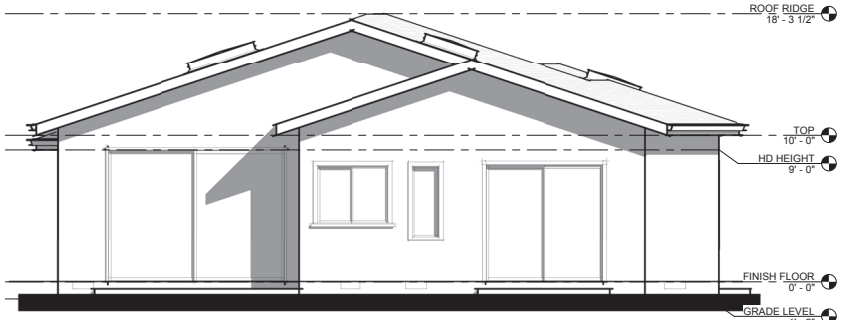
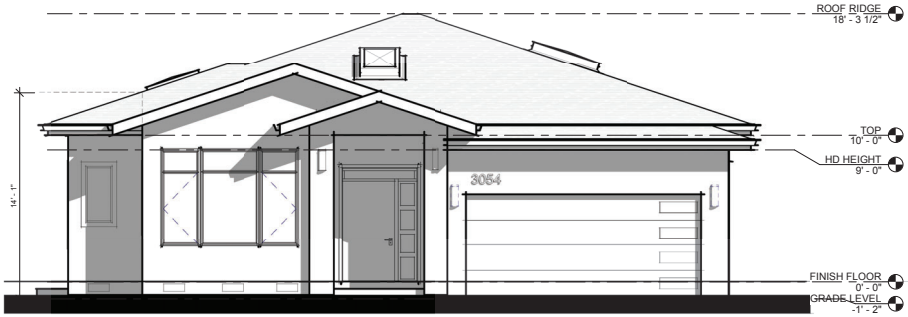


2 PROPOSED REAR ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

1. NEW COMPOSITION SHINGLE ROOF, MATERIAL AND COLOR TO MATCH EXISTING.
2. THREE COAT STUCCO FINISH, COLOR TO MATCH EXISTING.
3. WOOD TRIM @ EAVE W/ GUTTER.
4. 14.5"x5.5" UNDER FLOOR VENT.
5. DECORATIVE 14"x18" GABLE VENT W 4" TRIM.
6. EXISTING ROOF TO REMAIN.
7.WEEP SCREED. A MIN OF 26 GA. CORROSION - RESISTANT WEEP SCREED W/ A MIN VERTICAL ATTACHMENT FLAGE OF FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS W/STUCCO. THE SCREED SHALL BE PLACED A MIN OF 4" ABOVE THE EARTH OR 2" ABOCE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER To DRAIN TO THE EXTERIOR OF THE BUILDING.

ATTIC VENTILATION

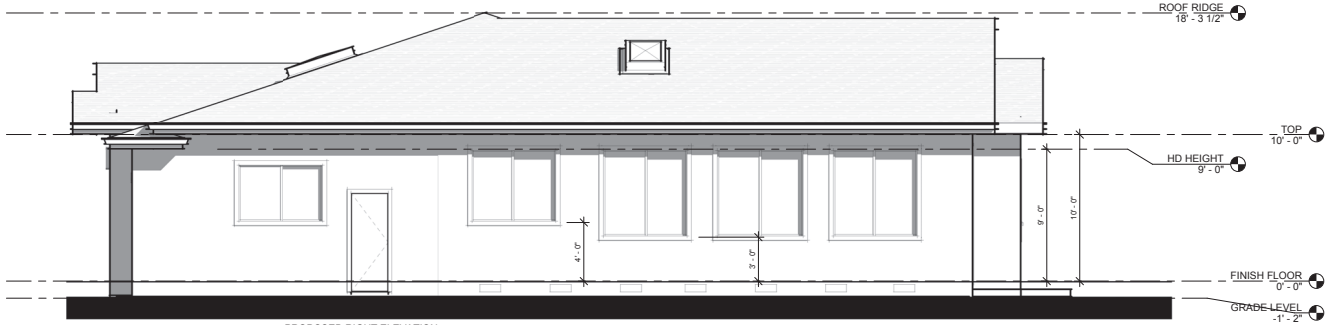
REQUIRED:
2800 SF/150 =18.7SF x144= 2,688 SI
30% TOP = 2,688x30%=806.4 SI
70% BOTTOM = 2,688x70%=1,881.6 SI

PROPOSED:
OHAGIN VENT 9@97.5 SI=877.5 SI
ROOF EAVE VENT 25@14.5x5.5=1,993 SI
TOTAL : 2,770.5 SI

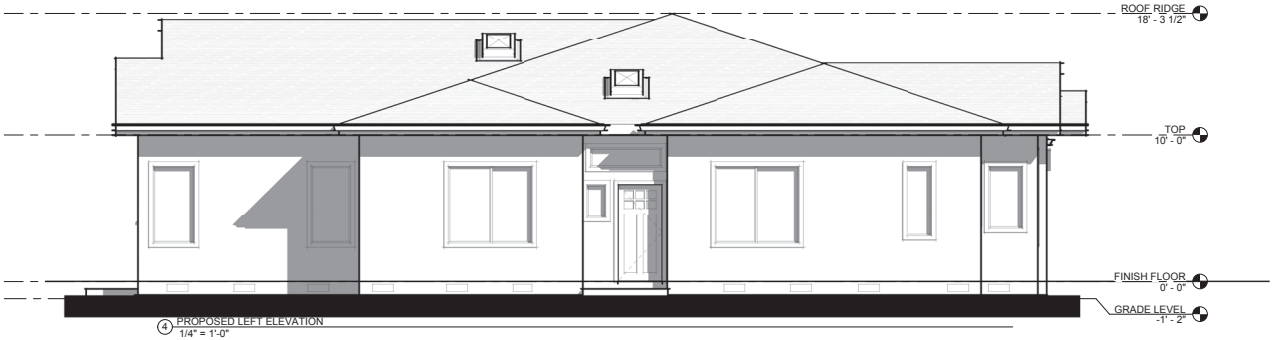
UNDER FLOOR VENTILATION

REQUIRED:
2800 SF/150 =18.7SF x144= 2,688 SI
PROPOSED:
VENTS 32@85 SI NET(14.5x5.5)=2,720 SI

NOTE:
ROOFS SHALL BE COVERED WITH MINIMUM CLASS B ROOFING.



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



4 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

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KEY PLAN

NO.	DESCRIPTION	DATE
	PERMIT SUBMITTAL	05.28.2021

PROJECT NO.

SCALE 1/4" = 1'-0"

TITLE
PROPOSED BUILDING ELEVATIONS

A0.3

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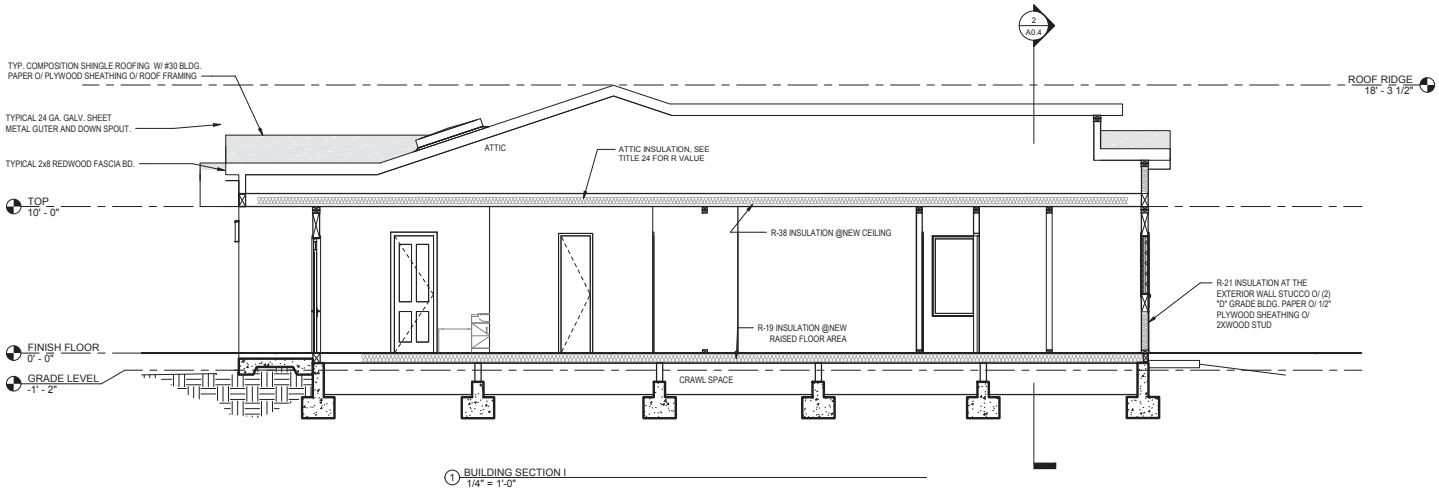
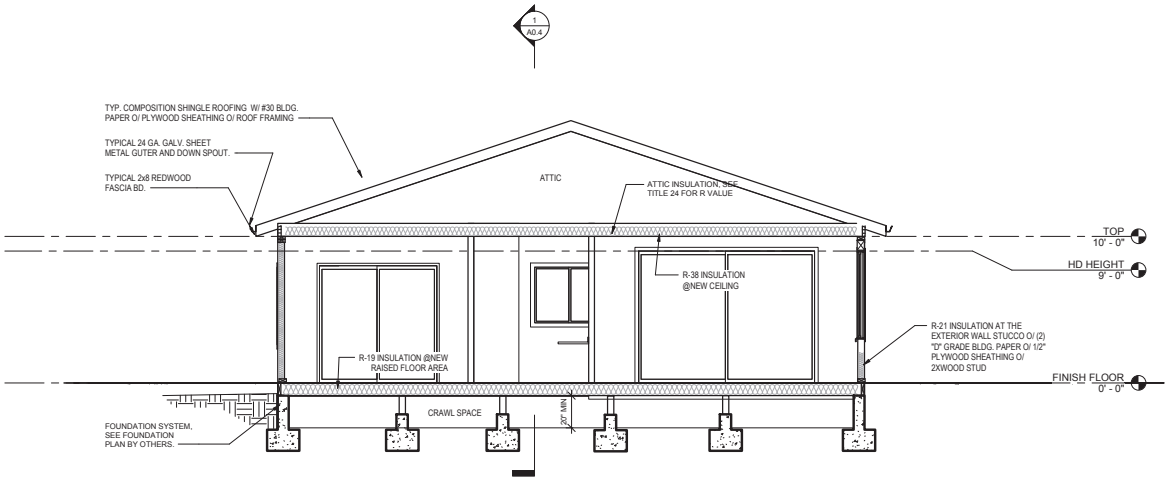


1 BUILDING SECTION I
1/4" = 1'-0"



2 BUILDING SECTION II
1/4" = 1'-0"

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KEY PLAN

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PROJECT NO.

SCALE 1/4" = 1'-0"

TITLE
BUILDING SECTIONS

A0.4

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