ESBER RESIDENCE

ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA, CALIFORNIA

CALGREEN MANDATORY MEASURES

A4.1 PLANNING & DESIGN-SITE DEVELOPMENT
4.106.2: A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.
4.106.3: THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.
A4.2 ENERGY EFFICIENCY
4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.
A4.3 WATER EFFICIENCY & CONSERVATION
4.303.1: INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.
4.403.2: WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES
4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
OUTDOOR WATER USE:
4.304.1 AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOILED-BASED.
A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY
4.406.1: JOINTS & OPENINGS.
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4.408.1: A MINIMUM OF 75% OR THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PER-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.
4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
4.410.1 AN OPERATION & MAINTENANCE MANUAL WHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
A4.5 ENVIRONMENTAL QUALITY
POLLUTANT CONTROL
4504.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.
4.504.2.2: PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
4.504.2.3: ALL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS.
4.504.2.4: DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
4.504.3: CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
4.504.4: 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAMS.
4.504.5: PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH.
4.505.2: VAPOR RETARDER & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
4.505.3: MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
INDOOR AIR QUALITY & EXHAUST
4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM. CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
ENVIRONMENTAL COMFORT
4.507.1: WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R-4.2.
4.507.2: DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19-D (MANUAL D) OR EQUIVALENT.
3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.
INSTALLER & SPECIAL INSPECTOR QUALILIFICATIONS
702.11: HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
702.2: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
703.1: 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.

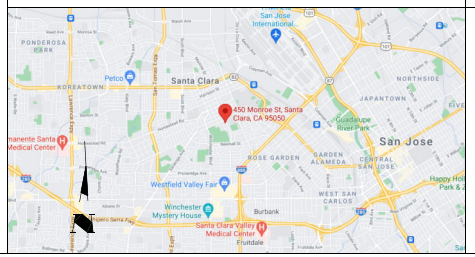
FIRE DEPARTMENT NOTES

. THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".
. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

SPECIAL INSPECTIONS

ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.
. RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD.
THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).

VICINITY MAP



GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2019, CALIFORNIA BUILDING CODE (CBC) 2019, CALIFORNIA MECHANICAL CODE (CMC) 2019, CALIFORNIA PLUMBING CODE (CPC) 2019, CALIFORNIA FIRE CODE (CFC) 2019, CALIFORNIA ELECTRICAL CODE (CEC) 2019, CALIFORNIA GREEN BUILDING CODE (CGBC) 2019, ENERGY EFFICIENCY STANDARDS TITLE 24.
2. INSULATION AT ALL EXTERIOR WALLS, WALLS BETWEEN HOUSE AND GARAGE, WOOD FLOOR, FLOOR ABOVE GARAGE, AND CEILINGS SHALL BE (PER T.24 CALCS): FLOOR: R-19. WALLS: R-13 PAPERFACED FIBERGLASS BATT, CEILING (FLAT): R-30 FIBERCEL BLOWN. STAPLE CERTIFICATE ADJACENT TO OVERHEAD DOOR ON INTERIOR OF GARAGE.
3. VENTILATION REQUIRED: ATTIC MINIMUM OF 1/300 OF ATTIC SPACE. PROVIDE A MINIMUM OF 50% AT ROOF WITH DORMER VENTS WITH THE BALANCE OF THE REQUIRED VENTING AT EAVES.
4. SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.
5. FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
6. SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
7. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
8. PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.
9. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-16d EACH END.
10. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12' O.C. (MINIMUM).
11. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.
12. POWER DRIVEN FASTENERS: ICBO #1290, PIN #DN72 AS MANUFACTURED BY "HILTI". SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.
13. EXTERIOR FINISH TO BE HORIZONTAL SIDING AT 1st FLOOR AND SHINGLE SIDING AT THE 2nd FLOOR- SEE EXTERIOR ELEVATIONS.
14. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/ LATH AND LAMB, MILCOR #66/EXTERIOR COMEDR, MILCOR #1 EXP. JOINT, INTERIOR CORNER, MILCOR #30 EXP. JOINT.
15. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.
16. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED. H.S.=HORIZONTAL SLIDER, S.H.=SINGLE HUNG, OBS.=OBSCURE, FXD.=FIXED, TEMP.=TEMPERED, HLF. RND.=HALF ROUND.
17. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.
18. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.
19. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.
20. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.
21. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.

DEFERRED SUBMITTAL

SHEET INDEX

PROJECT DATA

PROJECT ADDRESS:	450 MONROE STREET
ASSESSOR PARCEL NUMBER:	269-410-92
CONSTRUCTION TYPE:	V-B (NO FIRE SPRINKLERS) (DOES NOT EXIST IN MAIN RESIDENCE)
OCCUPANCY TYPE:	R-3/U
LOT SIZE:	7,625 S.F.
EXISTING HOUSE:	1,310 S.F.
PROPOSED ADDITION:	528.42 S.F.
PROPOSED EXISTING BASEMENT CONVERSION:	566.4 S.F.

HABITABLE FLOOR AREA (CONDITIONED):	EXISTING	CHANGE IN	TOTAL
MAIN RESIDENCE			
1ST FLOOR		528.42 S.F.	528.42 S.F.
EXISTING BASEMENT CONVERSION		566.4 S.F.	566.4 S.F.
TOTAL MAIN RESIDENCE	1,310 S.F.	1,094.82 S.F.	2,404.82 S.F.
ACCESSORY DWELLING			
1ST FLOOR	337 S.F.	0 S.F.	337 S.F.
2ND FLOOR	460 S.F.	0 S.F.	460 S.F.
TOTAL ACCESSORY DWELLING	797 S.F.	0 S.F.	797 S.F.

NON-HABITABLE FLOOR AREA (UNCONDITIONED):	EXISTING	CHANGE IN	TOTAL PROPOSED
BASEMENT STORAGE	566.4 S.F.	566.4 S.F.	0 S.F.
DETACHED 1 CAR GARAGE	311 S.F.	0 S.F.	0 S.F.
DETACHED STORAGE SHEDS	170 S.F.	79.06 S.F.	90.94 S.F.
CARPORT	0 S.F.	200 S.F.	200 S.F.
WATER HEATER CLOSET	26 S.F.	26 S.F.	0 S.F.
TOTAL	1,073.4 S.F.	671.46 S.F.	601.94 S.F.

COVERED PORCHES & DECKS	EXISTING	CHANGE IN	TOTAL PROPOSED
FRONT ENTRY PORCH	102 S.F.	0 S.F.	102 S.F.
FRONT SIDE PORCH	63 S.F.	0 S.F.	63 S.F.
REAR COVERED PATIO	80 S.F.	123.42 S.F.	123.42 S.F.
WOOD DECK > 30" ABOVE GRADE	402 S.F.	402 S.F.	0 S.F.
TOTAL	647 S.F.	525.42 S.F.	288.42 S.F.

LOT COVERAGE:	EXISTING	CHANGE IN	ALLOWED
	2,153 S.F. (28.2%)	2,984.18 S.F. (39.1%)	3,050 S.F. (40%)

SCOPE OF WORK:
CONSTRUCT A NEW ADDITION ADJACENT TO THE EXISTING KITCHEN WITH A FAMILY ROOM, BEDROOM, BATH, LAUNDRY, COVERED PATIO AND CONVERTING EXISTING UNCONDITIONED BASEMENT INTO GAME ROOM FOR THE KIDS WITH BATH. PROVIDE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL AS NECESSARY AND SHOWN ON PLANS.

PROPOSED ADDITION IS DESIGNED TO FLOW WITH THE EXISTING HISTORICAL HOME, WITH THE UNDERSTANDING THAT THE CITY OF SANTA CLARA HISTORICAL LANDMARKS COMMISSION WOULD LIKE IT TO NOT MATCH PERFECTLY IN THE INTERESTS OF PRESERVING A DELINEATION OF THE ORIGINAL HOME FROM THIS PROPOSED ADDITION. ALL DOORS, BOARDS AND SIDING THE ARE IN REUSABLE CONDITION TO BE SALVAGED AND STORED IN EXISTING HISTORICAL SHED ON SITE FOR FUTURE USE, MAINTENANCE & REPAIR NEEDS.

WARREN DESIGN
579 E. CAMPBELL AVE CAMPBELL, CA 95008 P. 650.469.3760

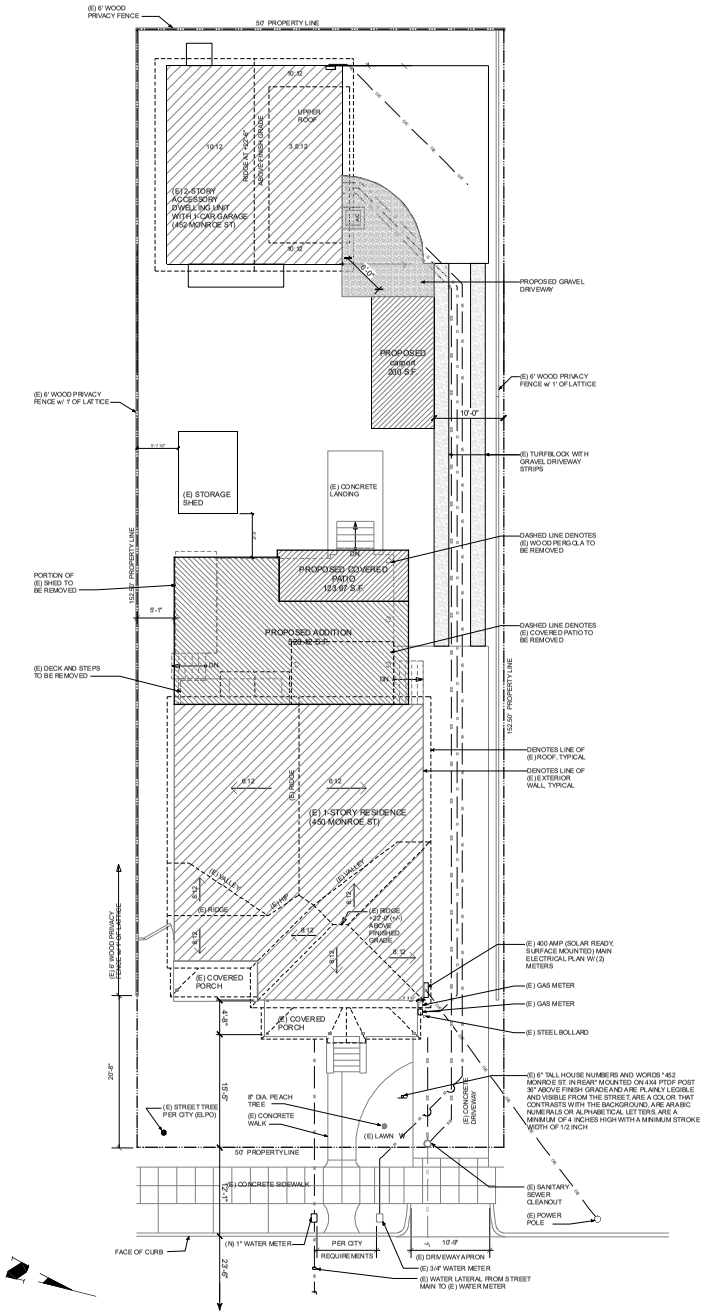
ESBER RESIDENCE
ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA CALIFORNIA

Date: 04/19/2021
Drawn By: ACJ
Revisions:

TITLE SHEET
SHEET INDEX
PROJECT DATA
VICINITY MAP
GENERAL NOTES

Project No: 2118

Sheet No: **T-1**



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

0 8 16 24 32

Site Plan

Project No:	2118
Sheet No:	A-1
	2 of 12
	SITE PLAN
Revisions:	
Drawn By:	ACJ
Date:	04/19/2021

ESBER RESIDENCE

ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA CALIFORNIA

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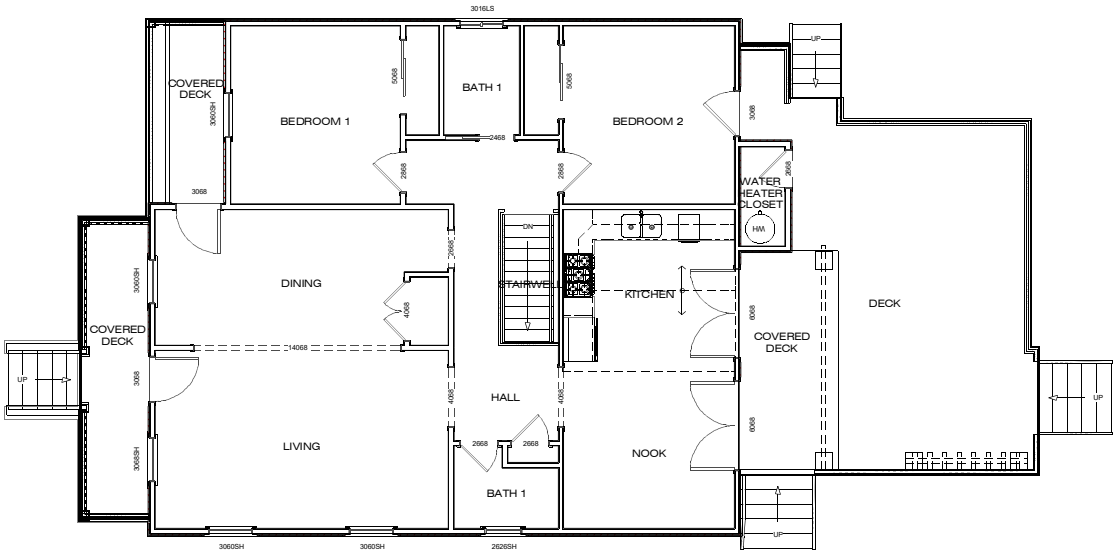
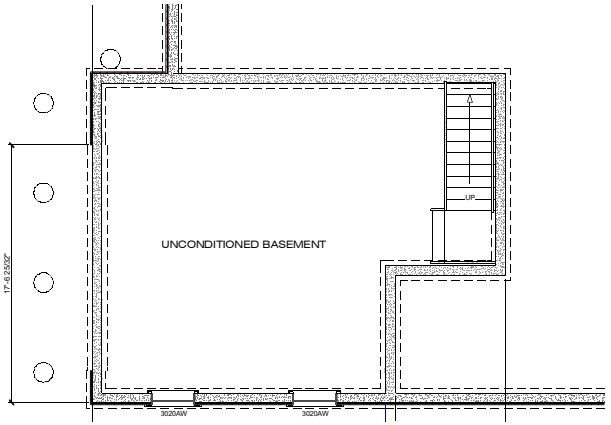


Existing Floor Plan



Basement Plan

ALL DOORS, BOARDS AND SIDING THE ARE IN REUSABLE CONDITION TO BE SALVAGED AND STORED IN EXISTING HISTORICAL SHED ON SITE FOR FUTURE USE, MAINTENANCE & REPAIR NEEDS.

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ESBER RESIDENCE
ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA CALIFORNIA

Date: 04/19/2021
Drawn By: ACJ
Revisions:

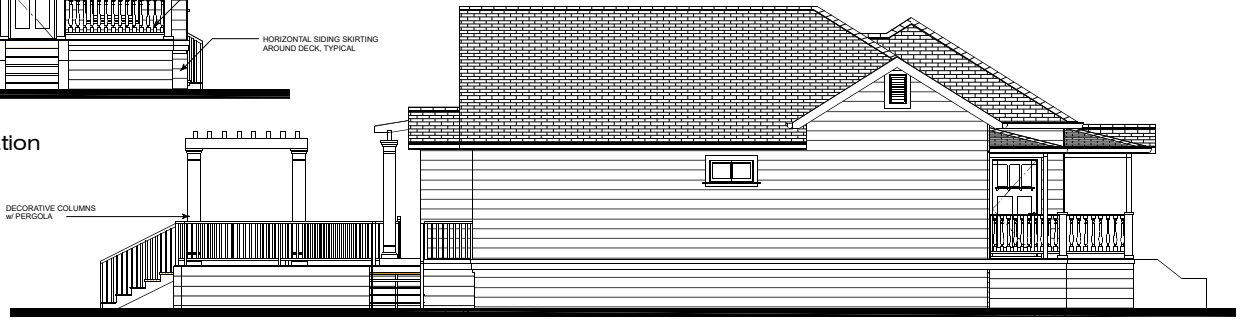
EXISTING FLOOR PLAN

Project No: 2118

Sheet No: A-2

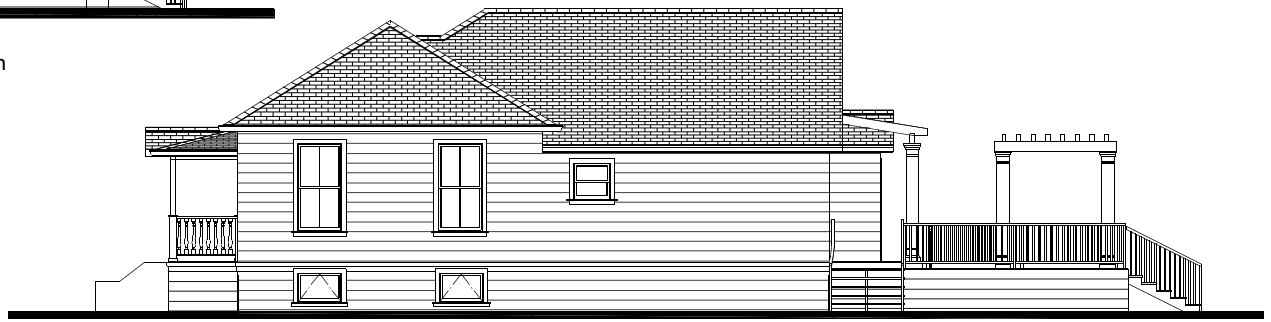
Front Elevation

ALL DOORS, BOARDS AND SIDING THE ARE IN REUSABLE CONDITION TO BE SALVAGED AND STORED IN EXISTING HISTORICAL SHED ON SITE FOR FUTURE USE, MAINTENANCE & REPAIR NEEDS.



Left Elevation

Rear Elevation



Right Elevation

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ESBER RESIDENCE
ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA CALIFORNIA

Date: 04/19/2021
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Revisions:

EXISTING ELEVATIONS

Project No: 2118

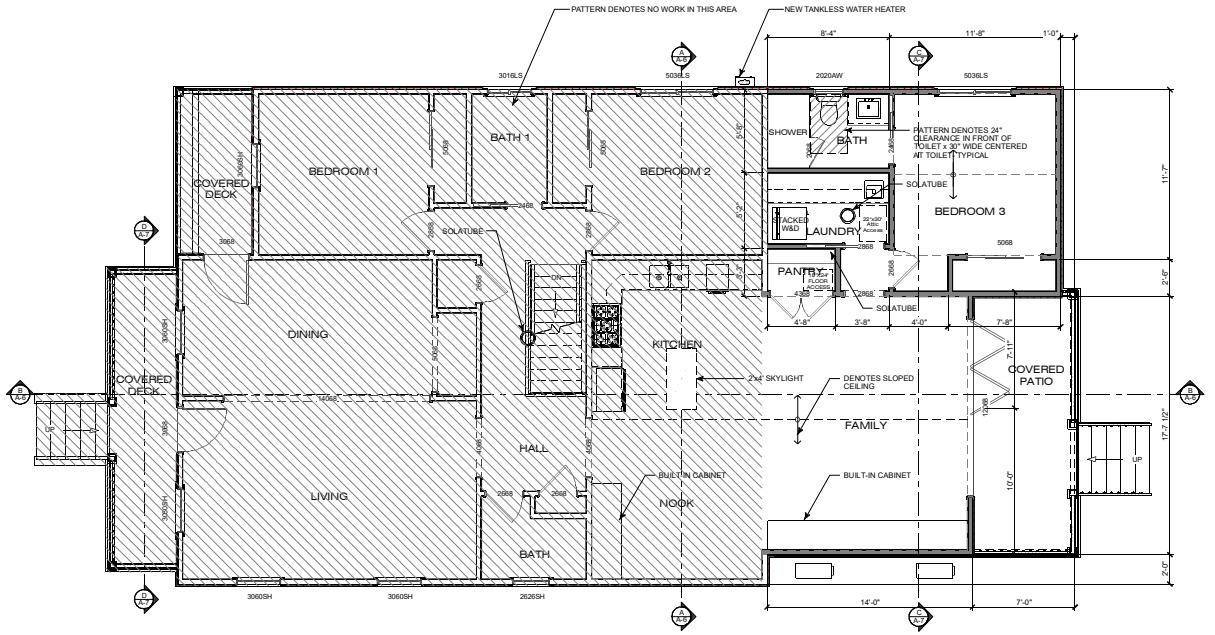
Sheet No: A-3

GENERAL NOTES:

1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
2. ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 1 3/4" THICK
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH SILL & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
8. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

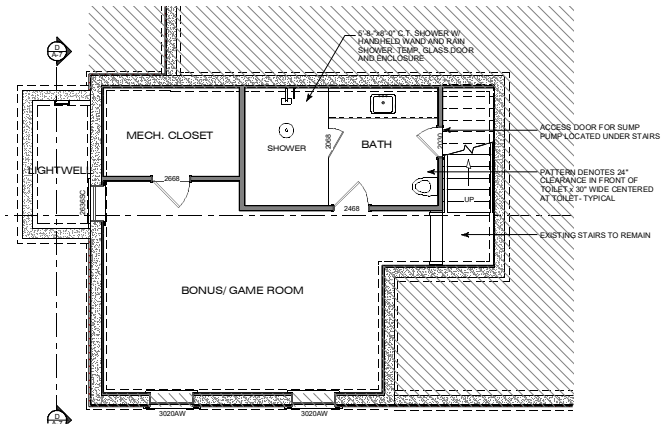
FIXTURE REPLACED WITH	IF THE WATER USAGE EXCEEDS	IT MUST BE
WATER CLOSET	1.6 GAL / FLUSH	1.28 GAL / FLUSH
SHOWER HEAD	2.5 GAL / MINUTE	1.8 GAL / MINUTE
LAVATORY FAUCET	2.2 GAL / MINUTE	1.2 GAL / MINUTE
KITCHEN FAUCET	2.2 GAL / MINUTE	1.8 GAL / MINUTE
URINAL	1.0 GAL /FLUSH	.125 GAL / FLUSH

9. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
10. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
11. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
12. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
13. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
14. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
15. PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
16. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
17. LANDINGS NO MORE THAN 7.75" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 11/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0 DEEP MIN.
18. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O
19. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
20. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CEnC SECTION 117).
21. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150)(J2) CEnC)
22. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2019 CALIFORNIA PLUMBING CODE.



Floor Plan

SCALE: 1/4 = 1'-0"



Basement Plan

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	2X4 NEW EXTERIOR
	2X4 EXTERIOR EXISTING
	2X4 INTERIOR EXISTING
	2X4 NEW INTERIOR
	8" CONCETE 2" INT. WALL EXT SIDING
	8" CONCETE 2" INT. WALL
	8" CONCETE EXT SIDING

WARREN DESIGN
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ESBER RESIDENCE
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SANTA CLARA CALIFORNIA

Date: 04/19/2021
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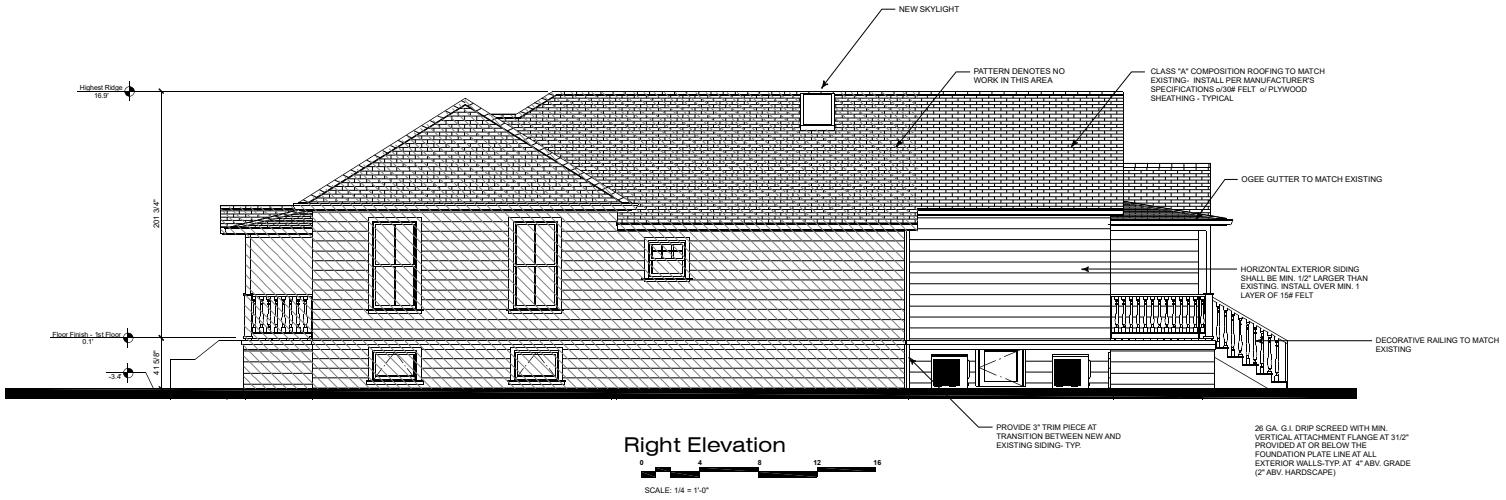
Revisions:

PROPOSED FLOOR PLAN

Project No: 2118
Sheet No: A-4



Right Elevation

SCALE: 1/4 = 1'-0"

Rear Elevation

WARREN DESIGN
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ESBER RESIDENCE
ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA CALIFORNIA

Date: 04/19/2021
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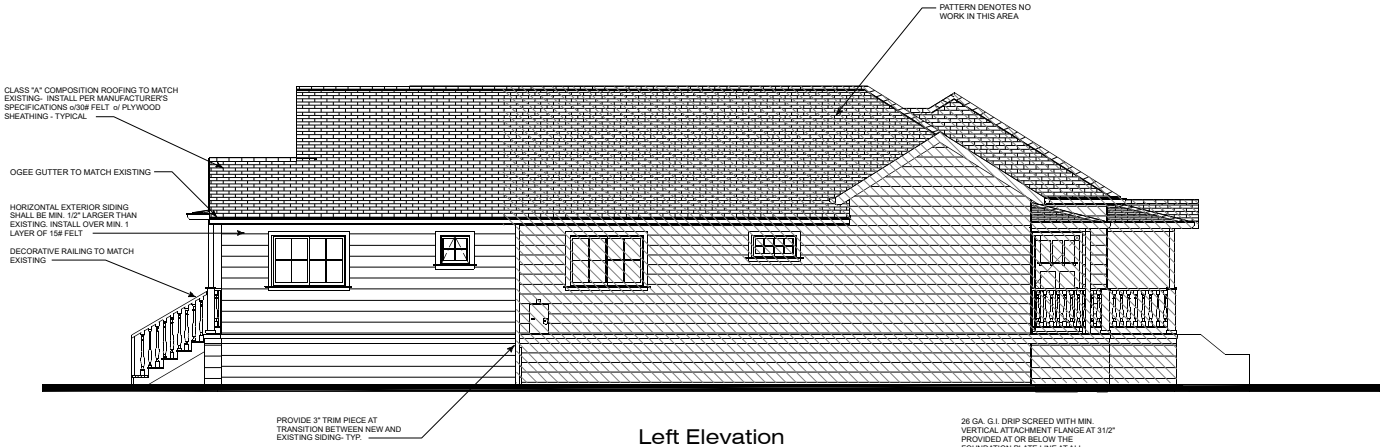
EXTERIOR ELEVATIONS

Project No: 2118

Sheet No: A-5



Left Elevation

SCALE: 1/4 = 1'-0"

Front Elevation

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EXTERIOR ELEVATIONS

Project No: 2118

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ROOF PLAN NOTES:

ARROWS INDICATE DIRECTION OF ROOF SLOPE.
OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.)
PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
INSTALL "OGEE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.
ALL MATERIALS BELOW BFE SHALL BE RESISTANT TO FLOOD DAMAGE.

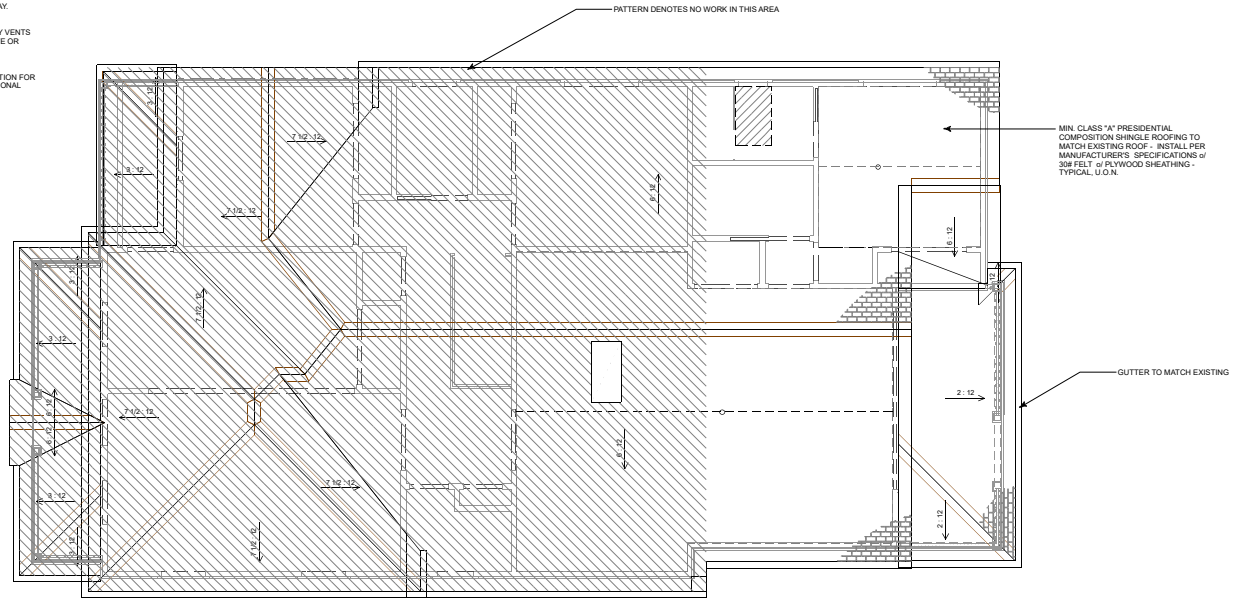
ATTIC VENTILATION:

2,434.69 S.F. OF ATTIC SPACE / 300 = 7.4 S.F.
8.12 S.F. x 144 SQ. INCHES = 1,169.28 SQ. INCHES REQ'D
1,169.28 SQ. INCHES / 2 = 584.64 SQ. INCHES

584.64 SQ. INCHES REQ'D / 72 SQ. INCHES = 9 - 32"x24" O'HAGIN FLAT ROOF VENTS.
PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
584.64 SQ. INCHES REQ'D / 9 SQ. INCHES = 65 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

NOTE:
AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.R.C.

FOUNDATION VENTILATION:
8"X16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS. WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS
2,261.26 S.F. / 150 S.F. = 14 S.F.
8"X16" = .72 S.F.
15.0 S.F. / .72 = 21 VENTS MIN. REQ'D



Roof Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

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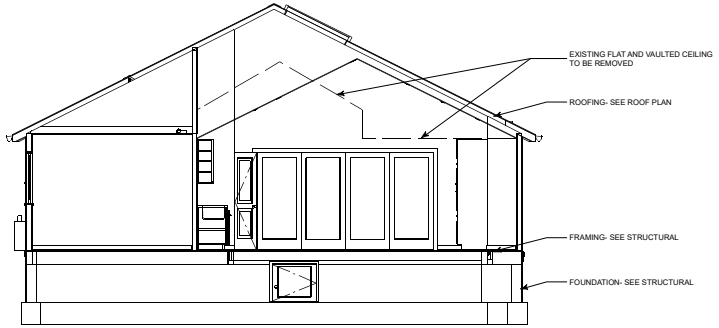
ROOF PLAN

Project No: 2118

Sheet No: A-7



Section A-A

0 4 8 12 16

SCALE: 1/4 = 1'-0"

GENERAL NOTES:

1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC:
2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
2.b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
2.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 STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
2.d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
2.e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

INSULATION REQUIREMENTS:

WALL INSULATION:	R-21
FLOOR INSULATION:	R-19
ATTIC INSULATION:	R-38

PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF AND GABLE END WALLS PER TITLE-24

Section B-B

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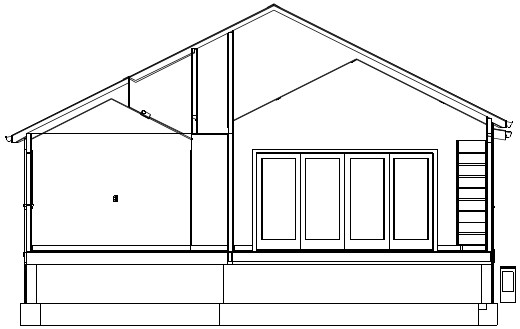
Date: 04/19/2021
Drawn By: ACJ
Revisions:

SECTIONS

Project No: 2118

Sheet No: A-8



Section C-C

Section D-D

WARREN DESIGN
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ADDITION / REMODEL
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SANTA CLARA CALIFORNIA

Date: 04/19/2021
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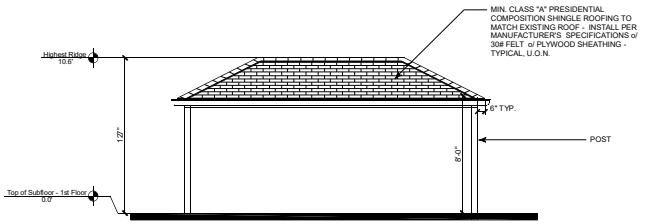
Revisions:

SECTIONS

Project No: 2118

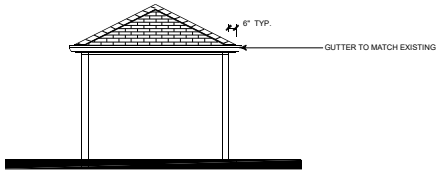
Sheet No: A-9



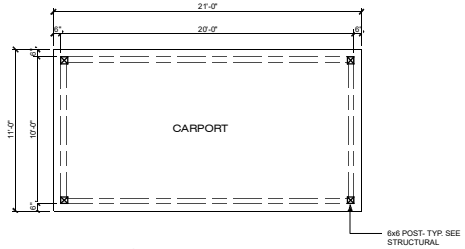
Front Elevation (Rear Similar)

0 4 8 12 16

SCALE: 1/4 = 1'-0"



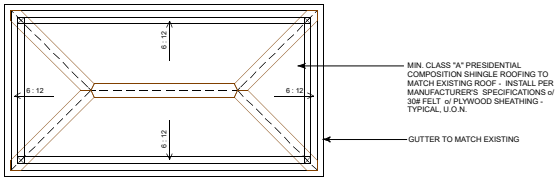
Left Elevation (Right Similar)



Carport Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"



Framing Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

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ADDITION / REMODEL
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SANTA CLARA CALIFORNIA

Date: 04/19/2021
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CARPORT
PLAN
ELEVATIONS
FRAMING PLAN

Project No: 2118

Sheet No: A-10

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Ceiling Fan	DM	Switches: Dimmer, Timer
		AV Control	Audio Video: Control Panel, Switch
	Ventilation Fans: Ceiling Mounted, Wall Mounted	CS	Speakers: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage	CAT/TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce		Telephone Jack
	Chandelier Light Fixture	CO	Carbon Monoxide Alarm: Ceiling Mounted, Wall Mounted
	LED Light Fixture		Gas
	240V Receptacle		Door Chime, Door Bell Button
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI	SA	Smoke Alarm: Ceiling Mounted, Wall Mounted
WP	Switches: Single Pole, Weather Proof, 3-Way, 4-Way	EP	Electrical Breaker Panel

ELECTRICAL GENERAL NOTES:

1. PROVIDE AT LEAST (1)-20 AMP BRANCH CIRCUIT FOR BATHROOM & LAUNDRY ROOM OUTLETS WITH NO ADDITIONAL LIGHTS, OUTLETS, FANS, ETC. CONNECTED PER CEC.
2. PROVIDE (2) OR MORE 20-AMP BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN AREAS PER CEC 220-4(B) & 210-52(B).
3. ARC FAULT (AFCI) ARE REQUIRED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC. ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) ARE REQUIRED AT BATH ROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/ GFCI ARE REQUIRED IN KITCHENS, AND LAUNDRY AREAS. 2019 CEC 210.8 & 210.12
4. ALL RECESSED INCANDESCENT FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL.
5. PROVIDE GFI PROTECTION FOR ALL WEATHERPROOF RECEPTACLE OUTLETS PER CEC 210.52.
6. ALL MULTIWIRE BRANCH CIRCUITS, (DISHWASHER & GARBAGE DISPOSAL CIRCUITS) WILL DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. 2019 CEC 210.4
7. PROVIDE A DEDICATED CIRCUIT FOR THE FURNACE. 2019 CEC 422.12.
8. BRANCH CIRCUITS FOR LIGHTING & APPLIANCES, INCLUDING MOTOR-OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH 2019 CEC ARTICLE 220.10 IN ADDITION, BRANCH CIRCUITS SHALL BE PROVIDED FOR SPECIFIC LOADS NOT COVERED BY 220.10 WHERE REQUIRED ELSEWHERE IN THIS CODE & FOR DWELLING UNIT LOADS AS SPECIFIED FOR 2019 CEC ARTICLE 210.11. (C) BRANCH CIRCUITS REQUIRED.
9. THE NUMBER OF BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD & THE SIZE OF RATING OF THE CIRCUITS USED. IN ALL INSTALLATIONS, THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAX. SPECIFIED BY 2019 CEC ARTICLE 220.18 NUMBER OF BRANCH CIRCUITS.
10. PROVIDE A DEDICATED 20-AMP CIRCUIT 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) CEC 210.11(C)(3) AND 210.52.
11. ELECTRICAL, LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL & MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER FOR FINAL APPROVAL AND/OR REVISIONS.
12. SEE OWNER FOR LOW VOLTAGE SWITCHING.
13. VERIFY PHONE & T.V. JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL
14. ALL ELECTRICAL FIXTURES & APPLIANCES MAKE AND MODELS PER OWNERS SPECIFICATIONS.
15. ALL DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTACLES".
16. LIGHTS IN CLOSETS MUST HAVE AN ENCLOSED BULB TYPICAL
17. LIGHTS OVER SHOWER AND TUBS MUST BE LABELED "SUITABLE FOR DAMP LOCATIONS" PER CEC
18. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ALL SMOKE DETECTORS TO BE 110V INTERCONNECTED AND BE WIRED TO THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACK-UP (TYPICAL). SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE PER CBC. APPROVED COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING BASEMENTS IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND ALARMS SHALL BE INTERCONNECTED.
19. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM TWO (2) FOR SMALL KITCHEN APPLIANCES PER CEC
20. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM ONE (1) FOR LAUNDRY APPLIANCES PER CEC
21. ALL RECESSED FIXTURES IN CEILINGS THAT ARE REQUIRED TO BE INSULATED MUST BE I.C. TYPE FIXTURES.
22. ALL NEWLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY COMPLIANT TO TABLE 150.0A CEC, INCLUDING SCREW-BASED WHICH MUST CONTAIN JA8 COMPLAINT LAMPS. JA8 COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
23. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTS.
24. AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM/AREA(S) MUST BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION) CEC 150.0(k)2.J.
25. NEW OUTDOOR LIGHTING MUST BE HIGH-EFFICACY AND INCLUDE A MANUAL ON/OFF SWITCH AS WELL AS ONE OF THE FOLLOWING: PHOTOCONTROL AND MOTION SENSOR PER ENERGY 110.9.
26. EXTERIOR LIGHTS SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9.
27. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING

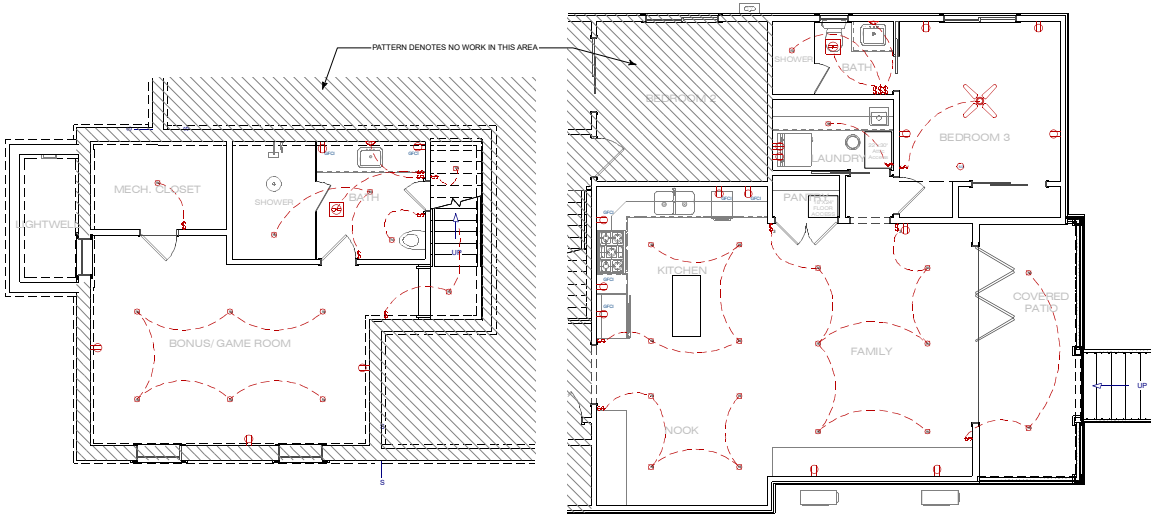
MECHANICAL GENERAL NOTES:

1. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (BATH FANS, DOMESTIC RANGE VENT, ETC.) SHALL BE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING (CMC SEC. 504.5)
2. THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14'-0", MIN. OF 4" DIAMETER WITH A BACKDRAFT DAMPER TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE WITHOUT SCREWS. DUCT SHALL TERMINATE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING.
3. MECHANICAL CONTRACTOR TO INSTALL A COMPLETE & OPERATING HEAT SYSTEM TO MEET ALL APPLICABLE CODE REQUIREMENTS.
4. MECHANICAL CONTRACTOR SHALL DETERMINE LOCATIONS OF THERMOSTATS & COLD AIR RETURNS.
5. PROVIDE COMBUSTION AIR FOR FUEL-BURNING EQUIPMENT PER C.M.C.
6. ALL VENT TERMINATIONS MUST BE 4' AWAY HORIZONTAL AND VERTICAL FROM ANY DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO ANY BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.2)
7. BATHROOM REQUIRE 50 CFM MINIMUM HUMIDITY CONTROLLED EXHAUST FANS (BY FAN OR SWITCH) PER R405.6 AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
8. THE VENT TERMINAL OF A DIRECT-VENT APPLIANCE WITH AN INPUT OF 10,000 BTU/H OR LESS SHALL BE LOCATED AT LEAST 6" FROM ANY AIR OPENING INTO A BUILDING, AND SUCH AN APPLIANCE WITH AN INPUT OVER 10,000 BTU/H BUT NOT OVER 50,000 BTU/H SHALL BE INSTALLED WITH A 9" OF VENT TERMINATION CLEARANCE, AND AN APPLIANCE WITH AN INPUT OVER 50,000 BTU/H SHALL HAVE AT LEAST A 12" OF VENT TERMINATION CLEARANCE. THE BOTTOM OF THE VENT TERMINAL AND THE AIR INTAKE SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.3)
9. KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MANUFACTURER'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM.
10. THE SCOPE OF THIS PROJECT TRIGGERS THE REQUIREMENTS FOR A HERS HVAC TESTING.
11. HEATING VENTILATION AND AIR CONDITIONING SYSTEM SHALL HAVE MERV 13 FILTERS OR BETTER. CEC 150.0(m)12c.

1. PLUMBING GENERAL NOTES:
   1. PROVIDE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERETO. AN APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING 2019 CMC 1312.3
   2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER) 2019 CPC 609.10
   3. IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (i.e. ABOVE WINDOWS OR DOORS). CMC 310.2
   4. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
   5. PROVIDE DBL. SEISMIC STRAPPING AT ALL WATER HEATERS
   6. PLUMBING CONTRACTOR SHALL PROVIDE T& P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C
   7. IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC
   8. NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR , OR CRAWL HOLE PER CPC
   9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE. GAS PIPE SIZING TO BE PER TABLE 12-8 2019 CPC 1217. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.
   10. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)
   11. EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A UV RESISTANT TAPE (150 CEC)
   12. DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURE'S INSTALLATION GUIDELINES ALLOW.
   13. ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.
   14. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

FIXTURE	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.6 GAL / FLUSH	1.28 GAL / FLUSH
SHOWER HEAD	2.5 GAL/ MINUTE	1.8 GAL/ MINUTE
LAVATORY FAUCET	2.2 GAL/ MINUTE	1.2 GAL/ MINUTE
KITCHEN FAUCET	2.2 GAL/ MINUTE	1.8 GAL/ MINUTE

   15. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
   16. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
   17. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
   18. THE FIRST 5'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(j)(2) CEnC).



Basement Electrical Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

Electrical Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

FLOOR PLAN

ASHRAE Standard 62.2 Equation 4.1(a)
The whole-building exhaust shall provide a minimum ventilation rate according to Equation 4
1(a) below:

= 0.01A +7.5 (N+1) Q = 0.01 (2499 ft) +7.5 (4+1)
Q = 25 + 7.5(5)
Q = 25 + 37.5
Q = 62.5 cfm

Where:
Q_{fan} = fan flow rate
A_{fl} = conditioned floor area. ft
N_{br} = number of bedrooms; not to be less than one

WHOLE-BUILDING VENTILATION RATE SUMMARY

CONTINUOUS FAN FLOW (cfm) = 62.5

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR THE SELECTION OF THE WHOLE BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

WARREN DESIGN
579 E. CAMPBELL AVE CAMPBELL, CA 95008 P. 650.465.3760

ESBER RESIDENCE
ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA CALIFORNIA

Date: 04/19/2021
Drawn By: ACJ
Revisions:

ELECTRICAL PLAN

Project No: 2118

Sheet No: E-1