PROJECT DIRECTORY

OWNER: **MIKE MOINEE**
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DESIGNER: **KRISTEN LE**
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KLE@LCENGINEERING.NET

STRUCTURAL ENGINEER: **NAME**
ADDRESS
PHONE #:
EMAIL

SURVEYOR / CIVIL ENGINEER: **NINH LE**
598 EAST SANTA CLARA ST
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SOILS ENGINEER: **ASSOCIATED TERRA CONSULTANTS, INC.**
GEOTECHNICAL / GEOLOGIC SERVICES
(408) 866-1607
OFFICE@ATERRACON.COM

ENERGY CONSULTANT: **CARSTAIRS ENERGY**
2238 BAYVIEW HEIGHTS DRIVE
LOS OSOS, CA 93402
title24@yahoo.com

PROJECT DATA

PROJECT ADDRESS & ZONING:
ADDRESS: 15560 LORI ANNE LN, SAN JOSE, CA, 95127
APN#: 612-13-018
ZONING: UNINCORPORATED, SOI: SAN JOSE
ZONING DISTRICT: RR-d1 (100%)

PROJECT DESCRIPTION:
1. A NEW 2,728 SF 4 BED / 4 BATH MAIN HOUSE AND 3-CAR TANDEM GARAGE
2. A NEW 1,198 SF 3 BED / 2 BATH BASEMENT ADU

--SEE SITE PLAN FOR ADDITIONAL INFORMATION.

OTHER INFO:

HCP AREA:	YES
FIRE RESPONSIBILITY AREA:	YES (LRA, 100%)
HISTORIC PARCEL:	NO
FEMA FLOOD ZONE:	YES (D 90.5%)
WATERSHED	SAN FRANCISCO BAY
GEOHAZARD:	YES (COUNTY FAULT RUPTURE HAZARD ZONE)
SANITARY DISTRICT:	COUNTY SANITATION DISTRICT 2-3 (PROPERTY LINE CLEAN OUT REQUIRED)

BUILDING CODE INFORMATION:

OCCUPANCY TYPE:	R-3
CONST. TYPE:	V
STORIES:	2-STORY & BASEMENT
TOTAL NEW FLOOR AREA (INCL. NEW GARAGE):	4683 SF

ZONING REQUIREMENTS:
EXISTING LOT SIZE: 11,761 SF OR 0.3 ACRES

SETBACKS FOR MAIN RESIDENCE:
FRONT: 30'
SIDE: 30' (OR 15'*)
REAR: 30'
*DUE TO SPECIAL SETBACK EXCEPTION (4.20.110C SCC CODE OF ORDINANCES) THE SIDE SETBACKS MAY BE REDUCED TO 15' ON THIS LOT.

PROPOSED FLOOR AREA:

MAIN FLOOR:	1,791 SF
UPPER FLOOR:	937 SF
BASEMENT (ADU):	1,198 SF
TOTAL LIVING AREA:	**3,926 SF**
MAIN HOUSE GARAGE:	756 SF
DECKS & PORCHES:	52 SF
TOTAL UNFINISHED AREA:	**808 SF**
GROSS AREA:	4734 SF

FLOOR AREA RATIO

LOT SIZE:	11,761 SF
FAR:	3,926 / 11,761 = 0.33

TOTAL LIVING AREA < 5,000 SF, THEREFORE PROJECT QUALIFIES FOR A TIER 1 DESIGN REVIEW.

MAXIMUM HEIGHT:
MAXIMUM BUILDING HEIGHT FOR 2 STORY STRUCTURE: 35'-0"

DEFERRED SUBMITTALS:

FIRE SPRINKLERS: THE BUILDING SHALL BE EQUIPPED WITH A NFPA 13 FIRE SPRINKLER SYSTEM. PLANS AND SPECIFICATIONS FOR THE FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE COUNTY OF SANTA CLARA FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ALL REQUIRED INSPECTIONS AND WITNESSING OF TESTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION AND OCCUPANCY OF THE BUILDING.

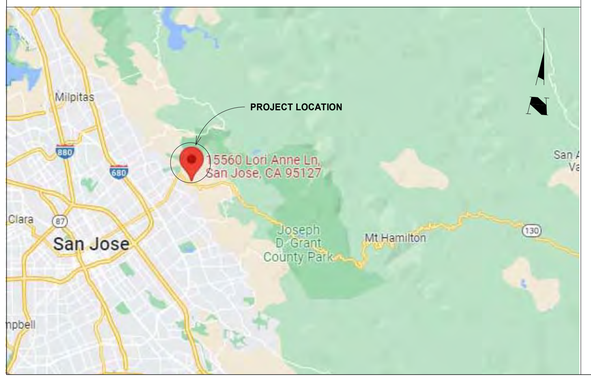
SHEET INDEX

REVISIONS | DATE | BY

LEGEND

- (P) 5 1/2" STUD WALL
- (P) 3 1/2" STUD WALL
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- 1 — DOOR SYMBOL, SEE SCHEDULE
- 1 — WINDOW & SKYLIGHT SYMBOL, SEE SCHEDULE
- 1 / A7-0 — DETAIL NUMBER / SHEET NUMBER
- 1 / A101 — ELEVATION NUMBER / SHEET NUMBER
- 2 / A6-0 — SECTION NUMBER / SHEET NUMBER
- **ROOM NAME** / 50 SF — ROOM NAME / ROOM AREA
- X — SPECIFIC OR KEY NOTE
- X — REVISION
- ℄ — CENTER LINE
- DATUM LINE

VICINITY MAP



ABBREVIATIONS

A.B	ANCHOR BOLT
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH	ASPHALT
BSMT.	BASEMENT
BD.	BOARD
BTWN.	BETWEEN
BLDG.BLKG.	BUILDING BLOCKING
BM.	BEAM
BN.	BULLNOSE
BOT.	BOTTOM
CAB.	CABINET
C.B.	CEILING BEAM OR CATCH BASIN
CEM.	CEMENT
C.G.	CORNER GUARD
C.J.	CEILING JOIST
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT OR CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	COLLAR TIE
C.W.	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DW.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
D.	DRYER
E.	EAST
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ELVR.	ELEVATOR
E/M/P	ELECTRICAL / MECHANICAL / PLUMBING
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.O.S	EDGE OF SLAB
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
(E) OR EXIST.	EXISTING
EXT.	EXTERIOR
E.J.	EXPANSION JOINT
F.A.	FIRE ALARM
FAB.	FABRICATE
F.A.U.	FORCED AIR UNIT
F.O.C.	FACE OF CURB
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FLOOR GIRDER
FIN.	FINISH
FIXT.	FIXTURE
FLASH	FLASHING
FLR.	FLOOR(ING)
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FP.	FIREPLACE
FPRF.	FIREPROOF
F.S.	FULL SIZE
(') OR FT.	FEET OR FOOT
FTG.	FOOTING
FURN.	FURNACE
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GB.	GRAB BAR
B.D.	GARBAGE DISPOSAL
GL.	GLASS
G.L.B.	GLUED LAMINATED BEAM
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.BD.	GYPSUM BOARD
HB.	HOSE BIB
H.C.	HOLLOW CORE
HD.	HEAD
HDWR.	HARDWARE
HORIZ.	HORIZONTAL
HT.	HEIGHT
HTR.	HEATER
H.W.	HOT WATER
HWD.	HARDWOOD
I.D.	INSIDE DIAMETER
IN. OR (")	INCH
INCL.	INCLUDE
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
J.H.	JOIST HANGER
JST.	JOIST
JT.	JOINT
KD.	KILN-DRIED
KIT.	KITCHEN
K.P.	KICK PLATE
LAM.	LAMINATED
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MED.	MEDIUM
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N.	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.OR #	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
OA.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	(DIM.) OFFICE
OH.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
PL.	PROPERTY LINE OR PLATE
P.LAM.	PLATIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PREFAB.	PREFABRICATED
PROJ.	PROJECT
PROP.	PROPERTY
PT.	POINT
P.T.	PRESSURE-TREATED
PART.	PARTITION
QUAL.	QUALITY
R	RADIUS OR RISER
R.B.	ROOF BEAM
R.D.	ROOF DRAIN
REF.	REFRIGERATOR
REQD.	REQUIRED
RGTR.	REGISTER
R.H.	ROBE HOOK
RM.	ROOM
R.O.W.	RIGHT OF WAY
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER or SMOKE DETECTOR
SDG.	SIDING
SECT.	SECTION
SEL.	SELECT
SH.	SHELF OR SHELVING
SHWR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SI.	SKYLIGHT
SPEC.	SPECIFICATION [S]
SQ.	SQUARE
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SURF.	SURFACE
SYM.	SYMBOL
SYS.	SYSTEM
T.B.D.	TO BE DETERMINED
T & B	TOP & BOTTOM
T.B.	TOWEL BAR
TEL.	TELEPHONE
T.V.	TELEVISION
THK.	THICK (NESS)
THR.	THROUGH
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WINDOW
T.P.H.	TOILET PAPER HOLDER
T.	TREAD
TYP.	TYPICAL
U.L.	UNDERWRITER'S LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.P.	VENT PIPE
W.	WASHING MACHINE OR WEST OR
W/	WIDTH
W/O	WITH
W.C.	WITHOUT
WD.	WATER CLOSET
W.H.	WOOD
WP.	WATER HEATER
WS.	WATERPROOF
W.W.F.	WEATHERSTRIPPING
YD.	WELDED WIRE FABRIC
	YARD

STAMPS - APPROVALS

GENERAL NOTES

1. ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL STEEL FRAMING AND SUB-CONTRACTORS SHALL ACT IN DESIGN / BUILD CAPACITY. tHEY SHALL PROVIDE, SEPARATELY, ANY DRAWINGS, SPECIFICATIONS, OR INFORMATION REQUIRED BY BUIDLING DEPARTMENTS.
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LOCAL ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS:
   - CALFIORNIA BUILDING CODE 2019 EDITION (CBC)
   - CALIFORNIA PLUMBING CODE, 2019 EDITION
   - CALIFORNIA MECHANICAL CODE, 2019 EDITION
   - CALIFORNIA ELECTRICAL CODE, 2019 EDITION
   - CALIFORNIA EXISTING BUILDING CODE 2019 EDITION
   - CALIFORNIA FIRE CODE 2019 EDITION
   - INTERNATIONAL EXISTING BUILDING CODE 2019 EDITION
   - CALIFORNIA RESIDENTIAL CODE 2019 EDITION
   - CALIFORNIA GREEN BUILDING STANDARDS, (CALGREEN) 2019 EDITION (REFERRED TO AS CGBC)
   - 2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24
   - SANTA CLARA COUNTY MUNICIPAL CODE
3. STRUCTURAL ENGINEER SHALL FIELD INSPECT FOUNDATION FOOTINGS AND WALLS PRIOR TO CONCRETE POUR AND ALL SHEAR WALLS, HOLD-DOWNS AND FRAMING
4. ALL TELPHONE, ELECTRIC WIRES, AND OTHER SUCH SERVICE FACILITIES TO NEW CONSTRUCTION SHALL MEET CITY REQUIREMENTS.
5. ANY OMISSION, CONFLICT, OR AMBIGUITY FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK
6. ALL EQUIPMENT SHALL BE LISTED BY THE APPROVED LISTING AGENCY AND INSTALLED PER MANUFACTURER SPECIFICAITONS

CERTIFICATIONS

1. **"HERS" VERIFICATION REQUIRED** FOR THE HVAC HEATING & COOLING, DISTRIBUTION, AND VAN SYSTEM. PROVIDE EVIDENCE OF 3RD PARTY VERIFICTION (VERS) TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
2. VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN **CIVIL CODE SECTION 1101.1-1101.8** SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO IFNAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITH THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.
3. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.
4. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OF THE OWNER/BUILDER MUST BE PROVIDED TO THE CITY BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS AND AEROSOL COATINGS, CARPET SYSTEMS, RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN **CGBSC SECTION 4.504.**

STAMP SPACE

Mike Moinee
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LE ENGINEERING
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Fax: (408) 583-4006

LORI ANNE LN HOUSE
APN: 612-13-018
SAN JOSE | CALIFORNIA
Project No: | Designed: KL | Checked: NL | Date: 3/14/2022

PROJECT INFORMATION

A0-0

9/6/2023 11:36:55 AM

GENERAL NOTES

SMOKE DETECTORS & CARBON MONOXIDE REQUIREMENTS:

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
- ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

POWER AND INTERCONNECTION:

- POWER MUST BE SUPPLIED BY THE BUILDINGS PRIMARY POWER SOURCE FOR BOTH SMOKE AND CARBON MONOXIDE DETECTORS AND THEY MUST HAVE A BATTERY BACK-UP.
- FOR EXISTING BUILDINGS WHERE WALLS ARE NOT BEING OPENED A BATTERY ONLY DEVICE MAY BE USED
- WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED THEY MUST BE INTERCONNECTED.
- WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS INSTALLED THEY MUST BE INTERCONNECTED
- INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.

FIRE DEPARTMENT REQUIREMENTS:

1. THE APPLICANT SHALL MEET ALL REQUIREMENTS IN THE 2019 FIRE CODE AND **CITY/COUNTY FIRE DEPARTMENT DISTRICT.**

2. **THE APPLICANT SHALL INSTALL AN APPROVED AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D COMPLYING WITH LOCAL AMENDMENTS.** RESIDENCE SPRIKLER HEADS SHALL BE USED IN THE DWELLING / GUEST PORTIONS OF THE BUILDING. THE SPRINKLER SYSTEM SHALL PROVIDE PROTECTION TO AT LEAST ALL OF THE FOLLOWING AREAS: GARAGES, CARPORTS, BATHROOMS, CONCEALED SPACES, WATER HEATER / FURNACE ROOMS, CLOSETS, LAUNDRY ROOMS, ATTIC SPACES, UNDER WALKS, OR OVERHANGS, BALCONIES OR DECKS GREATER THAN FOUR FEET IN DEPTH, FLOOR LANDINGS IF WHOLLY OR PARTIALLY ENCLOSED, COVERED GUEST CARPORTS OR OTHER AREAS AS REQUIRED. FIRE SPRINKLER TEST WATER MUST DRAIN TO AN APPROPRIATELY-SIZED LANDSCAPED AREA. PLANS SHOWING PIPING OF AFES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

3. **A SEPARATE PERMIT IS REQUIRED FOR THE FIRE SPRINKLER SYSTEM.** A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE SAN JOSE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. A COPY OF THE PLAN CHECK COMMENTS SHALL BE REQUIRED AT THE TIME OF THE PERMIT APPLICATION. THIS WILL BE A DEFERRED SUBMITTAL (AFTER BUILDING PERMIT IS ISSUED).

4. THE INSPECTION, HYDROSTATIC TEST, AND FLUSHING OF THE AFES SHALL BE WITNESS BY THE BUILDING INSPECTOR FIRE SPECIALIST, AND NO PIPING SHALL BE COVERED OR HIDDEN FROM VIEW UNTIL AN INSPECTION HAS BEEN COMPLETED. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY SMC.

5. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUB-CONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

6. THE MINIMUM SIZE WATER METER WHICH CAN BE USED WITH A SPRINKLER SYSTEM IS 3/4 INCH. LARGER WATER METERS MAY BE REQUIRED.

7. WATER SUPPLIES AND FIRE HYDRANTS - THE REQUIRED FIRE FLOW SHALL BE NOT LESS THAN 1,000 GALLONS PER MINUTE AT 20 PSI. THE FIRE FLOW SHALL BE AVAILABLE FROM ONE (1) FIRE HYDRANT. THE MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT IS 250 FEET.
   - **PLEASE OBTAIN FIRE FLOW INFORMATION FROM THE WATER COMPANY.** FIRE FLOW INFORMATION FOR THE SITE IS REQUIRED AT TIME OF SUBMITTING YOUR SPRINKLER PERMIT.

8. FIRE HYDRANT LOCATION - WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CHIEF.
   - THE NEW STRUCTURE MUST COMPLY WITH DISTANCE TO FH REQUIREMENT PER ABOVE.

9. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP.33.

10. ADDRESS IDENTIFICATION - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. SUBUNITS OF ANY BUILDING OR COMPLEX, NOT HAVING INDIVIDUAL ADDRESSES, SHALL BE IDENTIFIED IN A CONSISTENT MANNER, EITHER NUMERICALLY OR ALPHABETICALLY, USING A LOGICAL SEQUENCE. UNIT NUMBERS OR LETTER SHALL BE AFFIXED NEAR THE MAIN ENTRANCE OF EACH OCCUPANCY IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE.

11. FIRE ACCESS - THE FIRE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

12. THE APPLICANT MUST IMMEDIATELY NOTIFY THE FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.

PLUMBING NOTES:

1. GENERAL: ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2016 CALIFORNIA PLUMBING CODE. (CGBSC **SECTION 4.303.3.2)**

2. **SHOWER & SHOWER / TUB COMBINATIONS:** SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR THE COMBINATION OF THE TWO TYPES, TO PROVIDE SCALD AND THERMAL SHOCK PROTECTION (CPC 418.0).
   - MINIMUM INTERIOR DIMENTION = 30"
   - MINIMUM INTERIOR AREA = 1,024 SQUARE INCHES
   - WATERPROOF WALL FINISHES MUST EXTEND A MINIMUM 70" ABOVE SHOWER DRAIN.
   - SHOWER HEADS MUST DISCHARGE BELOW THE TOP EDGE OF WATERPROOF WALL FINISH.
   - HINGED SHOWER DOORS MUST SWING OUTWARD WITH 22 INCH NET OPENING.

3. **SHOWERS AND TUBS WITH SHOWERS:** REQUIRE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72-INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. (CRC SECTIONS R307.2 AND R702.3.8)

4. WATER CLOSETS: TO BE A MAX. 1.28 GAL. PER FLUSH (CPC 402.2.2), PROVIDE A CLEAR WIDTH OF 30" MIN. PREFERABLY 36" WITH A FRONTAL CLEAR ACCESS OF 24" MIN. (CPC 407.6)

5. PIPING: PROVIDE R-3 INSULATION ON ALL HOT WATER PIPES IN UNCONDITIONED SPACES & ON ALL HOT WATER RE-CIRCULATING PIPES. DOMESTIC WATER LINES WITHIN BUILDING SHALL BE COPPER. NATURAL GAS PIPING, EXPOSED TO WEATHER SHALL BE GALVANIZED. PROVIDE "DIELECTRIC" UNIONS "FPCO" @ ALL DISSIMILAR MATERIAL CONNECTIONS. PROVIDE A SOFT WATER LOOP WITH (2) GATE VALVES AS APPLICABLE. HEATED WATER SHALL HAVE A CONTINUOUS LOOP SYSTEM. ALL HOSE BIBS & LAWN SPRINKLER SYSTEMS SHALL HAVE AN APPROVED BACK-FLOW PREVENTION DEVICE.

6. WHIRLPOOL TUBS: A REMOVABLE PANEL SHALL BE INSTALLED FOR SERVICE ACCESS TO THE MOTOR / PUMP. THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE WIRE OF THE TRAP. THE PUMP FITTINGS ON WHIRLPOOL TUBS SHALL COMPLY WITH THE LISTED STANDARDS. RECEPTACLES THAT PROVIDE POWER FOR THE WHIRLPOOL TUBS SHALL BE GFCI PROTECTED. WHIRLPOOL BATHTUBS SHALL BE "HARD-WIRED" WITH A DISCONNECT SWITCH WITHIN SIGHT OF THE APPLIANCE. WIRING SHALL COMPLY WITH THE LISTING ON THE FIXTURE.
   a. ALL ELECTRIC SPA OR HOT TUB HEATERS SHALL BE LISTED (NEC 680-41-h).
   b. PROVIDE ACCESS TO HYDRO-MASSAGE TUB MOTOR AND JUNCTION BOX BY AN ACCESS PANEL (UPC 413.0).
   c. ALL RECEPTACLES LOCATED WITHIN 10 FEET OF THE INSIDE WALLS OF A SPA / HOT TUB SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT-INTERRUPTER (NEC 680-41-B-1).
   d. ALL LIGHTING FIXTURES AND LIGHTING OUTLETS OVER THE SPA OR WITHIN 5 FEET OF THE INSIDE WALLS SHALL BE A MIN. OF 7'-6" ABOVE THE MAXIMUM WATER LEVEL AND SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT-INTERRUPTER (NEC 680-41-a-2).
   e. HYDRO-MASSAGE TUB CONTRULS AND WALL SWITCHES SHALL BE LOCATED A MIN. OF 5 FT. FROM THE TUB (NEC 680-41-c).
   f. RECEPTACLES THAT PROFIDE POWER FOR A SPA OR HOT TUB SHALL BE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTED (NEC 680-41-a-3).

7. WATER HEATER: ALL WATER HEATER APPLIANCES SHALL BE DETERMINED BY THE PLUMBING CONTRACTOR AND / OR T24 REQUIREMENTS. SEE PLAN FOR LOCATION OF APPLICANCES. PROVIDE A MIN. (2) SEISMIC STRAPS @ THE UPPER 1/2 OF ITS DIMENSION. PROVIDE R-12 INSULATION BLANKET @ WATER HEATER. HOT WATER INLET & OUTLET PIPES SHALL BE INSULATED WITH R-3 INSULATION MIN. STEEL OR HARD DRAWN COPPER TO THE EXTERIOR OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MIN. @ 24" ABOVE THE GRADE POINTED DOWNWARD TO THE TERMINATION - UNTHREADED. PROVIDE RE-CIRCULATION SYSTEM LOOP FOR THE HOT WATER SIDE. PROVIDE 24" MIN. ACCESS DOOR.
   A. PROVIDE WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE AT TERMINATION TO OUTSIDE OF BUILDING (CPC 608, SOP P10.008).
   B. PROVIDE A WATER HEATER AS SPECIFIED IN THE ELECTRICAL, MECHANICAL, AND PLUMBING PLANS FOR THIS PROJECT IN COMPLIANCE WITH THE TITLE 24 SHEETS, CEC APPROVED.
   C. PROVIDE "EARTHQUAKE" STRAPPING: 1 1/2" X 16 GAUGE STRAPS AT TOP & BOTTOM WITH 3/8" Ø. X 3" LONG LAG BOLT AT EACH END. (CPC 308.2).
   D. PROVIDE AN 120V ELECTRICAL RECEPTACLE LOCATED WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
   E. PROVIDE A CATEGORY II OR IV VENT. OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.
   F. PROVIDE A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMPS ASSISTANCE.
   G. PROVIDE A GAS SUPPLY LINE WITH A MINIMUM CAPACITY OF AT LEAST 200,000 BUT/HR FOR EACH NEW WATER HEATER DESIGN GAS INPUT. CEC SECTION 150.0(N).
   H. PROVIDE DOCUMENTATION TO SHOW THAT THE GAS PIPING IS ADEQUATE IN SIZE FOR THE LOADING PROVIDED. INCLUDE APPLICANCE BTU RATING AND LENGTHS OF PIPING FROM THE METER TO THE MOST REMOTE OUTLET (CPC 1216.0).

8. PLUMBING VENT TERMINATION: EACH VENT SHALL TERMINATE NOT LESS THAN 10 FEET HORIZONTALLY FROM, AND 3 FEET ABOVE ANY OPERABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY OR STREET. (CPC 906.2).

9. DISHWASHER: NO DISWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE FLOOD LEVEL OF SINK OR DRAIN BOARD, WHICHEVER IS HIGHER.

10. PROVIDE ANTI-SIPHON VALVES ON LL HOSE BIBS (CPC 603.4.7).

MECHANICAL NOTES:

APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLICANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL & HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUIDLING CODE. CMC 303.4.

LISTED HEATING & COOLING EQUPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

DWELLINGS ARE TO MEET CALIFORNIA ENERGY COMMISSION (CEC) STANDARDS. PROVIDE COMPLIANCE DOCUMENTATION AND MANDATORY FEATURES.

BATHROOMS: ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED. ROOMS CONTAINING A WATER CLOSET SHALL HAVE AN EXHAUST FAN WITH A MINIMUM RATING OF 50 CFM. (CMC TABLE 4-4). PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR (CMC 801.1).

BATHROOM EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH CGBS 4.506 AND SHALL COMPLY WITH THE FOLLOWING:
   a. ENERGY STAR
   b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDTY OF 50% TO 80%.

ENVIRONMENTAL COMFORT: HEATING SYS. IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FT. ABOVE FLOOR LEVEL IN ALL HABITABLE ROOMS. (R303.8)

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS (SECTION CGBS 4.507):
   A. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO AIR CONDITIONING CONTRACTOS OF AMERICA (ACCA) MANUAL J OR EQUIVALENT.
   B. SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-3 (MANUAL D) OR EQUIVALENT.
   C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-2 (MANUAL S) OR EQUIVALENT.

WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2. (SECTION CGBS 4.507)

HVAC SYSTEM INSTALLERS: ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. (SECTION CGBS 702)

ALL RESIDENTIAL PROJECTS CURRENTLY SUBJECT TO CAL GREEN REGULATIONS TO TEST HEATING AND COOLING DUCTS FOR LEAKAGE. DUCT LEAKAGE TESTING IS NOT REQUIRED IF THE DUCTS ARE INSTALLED WITHIN THE CONDITIONED ENVELOPE OF THE BUILDING.

VERIFICATIONS: 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. **(SECTION CGBS 703)**

HEATING EQUIPMENT THAT MAY GENERATE A GLOW, SPARK OR FLAME SHALL HAVE BURNERS OR PILOTS 18" ABOVE THE GARAGE FLOOR (CMC 308.1).

SUFFICIENT ACCESS SHALL BE PROVIDED TO ALL MECHANICAL EQUIPMENT FOR SERVICING (CMC 305).

RANGES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30" TO UNPROTECTED COMBUSTIBLE MATERIAL (CMC 916.2).

ATTICS CONTAINING EQUIPMENT REQUIRING ACCESS SHALL PROVIDE AN ACCESS OPENING LARGE ENOUGH FOR THE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30" X 22"; HAS CONTINUOUS SOLID FLOORING 24" WIDE; AND A LEVEL SERVICE SPACE 30" X 30" IN FRONT OF EQUIPMENT.

PROVIDE ADEQUATE AIR FOR COMBUSTION, VENTILATION, AND DILUTION OF FLUE GASES FOR ALL GAS-FIRED APPLIANCES PER CMC 701.1.1.

PROVIDE CLOTHES DRYER VENT TO OUTSIDE OF BUILDING (NOT TO UNDERFLOOR AREA) WITH A MAXIMUM LENGTH OF 14 FEET, EQUIPPED WITH A BACK-DRAFT DAMPER INCLUDING TWO 90-DETREE ELBOWS AND A MINIMUM DIAMETER OF **4-INCHES (CMC 405.3.2.2).**

MECHANICAL DUCTS: TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 504.45.

FLEXIBLE DUCTWORK: IN ATTICS OR UNDER-FLOOR AREAS SHALL BE SUPPORTED AT MANUFACTURER'S RECOMMENDED INTERVALS, BUT NO GREATER THAN 4 FEET ON CENTER.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS: SHALL PROTECT AGAINST THE PASSAGE OF RODENCE BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD PER SECTION CGBS 4.406.

AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION CGBS 4.410.

INSTALLED GAS FIREPLACE(S) SHALL BE A DIRECT-VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE PER CGBS 4.503.
   a. A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE A CLOSABLE METAL OR GLASS COVERING THE ENTIRE OPENING OF THE FIREBOX **(CEC 150 (e)).**

ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH 'VOC" AND OTHER TOXIC COMPOUND LIMITS PER CGBS SECTION 4.504:
   A. PAINT, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
   B. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
   C. DOCUMENTATION SHALL BE PROFIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
   D. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
   E. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THTE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
   F. PARTICLEBOARD, MEDIUM DENSITY FIRBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

INTERIOR MOISTURE CONTROL ELEMENTS PER CGBS SECTION 4.505:
   A. VAPOR RETARDER AND CAPILLAR BREAK IS REQUIRED TO BE INSTALLED AT THE SLAB ON GRADE FOUNDATIONS
   B. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE MINIMUM REQUIREMENTS BEFORE ENCLOSURE.

ELECTRICAL NOTES:

GENERAL: CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT AND PROVIDE ALL LABOR REQUIRED FOR A COMPLETE INSTALLATION READY FOR OPERATION.

MAIN PANEL SIZE: MAINTAIN EXISTING ELECTRICAL SERVICE. (PANEL MUST BE MINIMUM SIZE 3-WIRE, 100-AMP. PANEL. CEC 230-70(a) AND 230-79(c).) SEE SITE AND ELECTRIC PLANS FOR LOCATION.

VERIFY WITH LOCAL SERVICE PROVIDER AS REQUIRED. DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 100 SQ. IN. IN FIRE WALLS. NEVER INSTALL ELECTRICAL PANELS IN CLOSETS. MAINTAIN A CLEARANCE OF 36 IN. IN FRONT OF THE PANELS (CEC 110.26).

ARC-FAULT CIRCUIT INTERRUPTERS REQUIRED: ALL NEW BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. (CEC 210.12.(B)).

ALL 15 AMP & 20 AMP DWELLING UNIT RECEPTACLE OUTLETS: SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC ARTICLE 406.12 CEC 2016)

KITCHEN: TWO SMALL 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. THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOODS, DISPOSALS, DISHWASHERS OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP / WALL OUTLETS INCLUDING THE REFRIGERATOR. CEC 210-11 (c) 1) AND 210-52 (b).

BATHROOMS: 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 (D).)

LAUNDRY: PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY ROOM OUTLET. (CEC 210-11 (c) (2) AND 210-52 (f).)

BATHROOMS: ALL RECEPTACLES SHALL HAVE GFCI PROTECTION WITH AT LEAST ONE RECEPTACLE WITHIN 36" OF EACH SINK. (CEC SECTION 210.8 & 210.52 (D))

OUTLETS, TYPICAL: UNLESS OTHERWISE NOTED, HEIGHT OF OUTLETS AND SWITCHES WILL BE AS FOLLOWS:
- OUTLETS: CENTER 12: A.F.F.
- SWITCHES: CENTER 48: A.F.F.
- ABOVE COUNTER OUTLETS SHALL BE CENTERED 6" ABOVE COUNTER, BUT NOT MORE THAN 20" ABOVE THE COUNTERTOP (CEC SECTION 210.52(C)(5).

LIGHTING NOTES:

KEY TERMS PERTAINING TO T24 LIGHTING COMPLIANCE INCLUDE:

- ADDITIONS: INCLUDES ANY ADDITION OF NEW SQUARE FOOTAGE, WHERE NEW LUMINAIRES ARE INSTALLED.
- ALTERATIONS: INCLUDES MODIFICATIONS WHERE EXISTING LUMINAIRES ARE RE-USED.
- PERMANENTLY INSTALLED LIGHTING: INCLUDES CEILING LUMINAIRES, CHANDELIERS, VANITY LAMPS, WALL SCONCES, UNDER-CABINET LUMINAIRES, AND ANY OTHER TYPE OF LUMINAIRE THAT IS ATTACHED TO THE DWELLING.

LIGHTING PER TITLE 24: ALL NEW OR ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

RECESSED DOWNLIGHT LUMINAIRE REQUIREMENTS;
- MUST BE LISTED, AS DEFINED IN SECTION 100.1 FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UL O ROTHER NATIONALLY RECOGNIZED LAB.
- HAVE A LABEL THAT CERTIFIES THE LUMINAIR IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283
- BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK
- SHALL NOT CONTAIN SCREW BASE SOCKETS.
- SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCES JOINT APPENDIX JA8.

SCREW BASED LUMINAIRE REQUIREMENTS:
- SHALL NOT BE RECESSED DOWNLIGHT IN CEILINGS.
- SHALL CONTAIN LAMPS THAT COMPLY W/ REFERENCE JOINT APPENDIX JA8.
- SHALL BE MARKED WITH JA8-2016 OR JA8-2016-E AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.

SWITCHING CONTROL REQUIREMENTS:
- EXHAUST FANS SHALL BE SWITCHED SEPARATELY, EXCEPT WHEN LIGHTING INTEGRAL TO THE FAN MAY BE ON THE SAME SWITCH AS THE FAN PROVIDED. THE LIGHTING CAN BE SWITCHED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0 (K)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.
- LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
- LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
- DIMMERS OR VACANCY SENSORS SHALL CONTROLL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
  - CEILING RECESSED DOWNLIGHT LUMINAIRES
  - LED LUMINAIRES WITH INTEGRAL SOURCES
  - PIN-BASED LED LAMPS
  - GU-24 BASED LED LIGHT SOURCES
- LUMINAIRES IN CLOSETS LESS THAN 70 SF AND HALLWAY LUMINAIRES NEED NOT HAVE DIMMERS OR VACANCY SENSORS.
- UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHITNG SYSTEMS.

BATHROOM LIGHTING: LIGHTS OVER TUB ANS SHOWER SHALL BE LISTED FOR WET OR DAMP LOCATION. (CEC SECTION 410.4)

CLOSET LIGHTING: ALL FIXTURES SHALL HAVE A COMPLETELY ENCLOSED LAMP OR BE RECESSED.

ELECTRICAL BOXES: LIMIT THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR TO NOT GREATER THAN THE NUMBER OF BEDROOMS. ALL SUCH ELECTRICAL BOXES SHALL BE CONTROLLED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.

EXTERIOR LIGHTING: MUST MEET THE CRITERIA OF SECTION 150.0 (K)A CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO "ON" THE AUTOMATIC ACTIONS OF ONE OF THE FOLLOWING:
- PHOTOCELL AND MOTION SENSOR
- PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
- ASTRONOMICAL TIME CLOCK
- ENERGY MANAGEMENT CONTROL SYSTEM

GENERAL BUILDING CODE NOTES:

UNDERFLOOR VENTS (AS APPLICABLE): MINIMUM 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA. LOCATE 1-VENT WITHIN 3 FEET OF EACH CORNER. COVER OPENINGS WITH CORROSION RESISTANT WIRE MESH WITH AN OPENING SIZE NOT EXCEEDING 1/2 INCH (CERE 408).

AREA UNDER STAIRWAY AND COMMON WALL BETWEEN GARAGE AND HOUSE SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD AND SOLID CORE TIGHT FIGHTING AND SELF-CLOSING DOOR.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED WITH A MINIMUM NO. 26 GAGE (0.48mm) SHEET STEEL OR OTHER APPROVED MATERIAL AND HAVE NO OPENINGS INTO THE GARATE (R302.5.2).

ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA FOR LIGHT NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED; THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED (CRC R303.1).

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AN AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF MUST BE OPENABLE.

EXCEPTION: WHEN ARTIFICIAL LIGHT AND MECHANICAL VENTILATION SYSTEM IS PROVIDED AT 50 CFM INTERMITTENT OR 25 CFM CONTINUOUSLY. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. (CRC303.3).

INTERIOR SPACE DIMENSIONS (CRC SECTIONS 304 & 305):
- HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL NOT BE LESS THAN 7 FEET IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.
- OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET, 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE & LAUNDRY ROOMS SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
- MINIMUM WIDTH OF HALLWAY IS 3 FEET.
- MINIMUM ROOM SIZES:
  - 70 SF FOR HABITABLE ROOMS
  - MINIMUM OF ONE 120 SF ROOM IN EACH DWELLING
  - 7 FEET WIDTH FOR HABITABLE ROOMS OTHER THAN KITCHENS.

PROVIDE TEMPERED SAFETY GLAZING AT THE FOLLOWING LOCATIONS (CRC 308.4):
- WINDOWS LOCATED WITHIN 24" ARC OF THE VERTICAL EDGE OF DOORS.
- ALL GLAZED DOORS WITH SIDELIGHTS
- WINDOWS GREATER THAN 9 SQ. FT. WITHIN 18" OR LESS OF A FLOOR AND 30" WITHIN A WALKING SURFACE.
- WINDOWS AT MID-LANDING OF STAIRS.
- WINDOWS OVER A TUB OR SHOWER.
- ALL GLASS SHOWER ENCLOSURES.
- SEE LOCATIONS ON PLAN.

PERMITTED MATERIALS FOR UNIT SKYLIGHTS (CRC 308.6.2):LAMINATED GLASS WITH A MIN. 0.015 INCH POLYVINYL BUTYRAL INTERLATER FOR GLASS PANES 16 SQ. FT. OR LESS IN AN AREA LOCATED SUCH THAT THE HIGHEST POINT IS NOT MORE THAN 12 FT. ABOVE WALKING SURFACE.
- FULLY TEMPERED GLASS
- HEAT STRENGTHED GLASS
- WIRED GLASS
- APPROVED RIGID PLASTIC

EVERY SLEEPING ROOM AND EVERY BASEMENT MUST HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH THESE MINIMUM DIMENSIONS (CRC SECTION 310);
- MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., AND MINIMUM 5 SQ. FT. AT GRADE.
- MINIMUM NET CLEAR HEIGHT OPENING OF 20 INCHES.
- MINIMUM NET CLEAR WIDTH OPENING OF 24 INCHES.
- THE BOTTOM OF THE CLEAR WINDOW OPENING SHALL BE NO MORE THAN 44 INCHES FROM THE FLOOR.

MEANS OF EGRESS (SECTION R311):
R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36 INCHES MINIMUM MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOP NOT EXCEEDING 1/4" PER FOOT SLOPE OR 2%.

R311.3.1 LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.
EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. WHEN EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.

R311.3.2 DOORS OTHER THAN THE REQUIRED EGRESS DORRS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD.

STAIRWAYS (CRC 311.7)
- RISER SHALL BE 4" MIN. & 7-3/4" MAX.
- TREAD SHALL BE 10" MIN.' WINDER TREAD 6" MIN. AND 10" MIN. AT WALK LINE.
- VARIATION BETWEEN RISER HEIGHTS AT 3/8" MAX.
- HEADROOM SHALL BE 80" MIN.
- WIDTH SHALL BE 36" MIN., AND 36" x 36" LANDING REQUIRED.
- FIREBLOCKING IS REQUIRED IN CONCEALED SPACES BETWEEN STAIR STRINGS AT THE TOP AND BOTTOM OF THE RUN (CRC 302.11)
- ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD (CRC 302.7)
- THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. WIDTH AND LENGTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY. INTERIOR STAIRS FROM HOSUE TO GARAGE NEED NOT HAVE A LANDING PROVIDED DOOR DOES NOT SWING OVER STAIRS.

HANDRAILS & GUARDS (SECTION CRC 313)
- HANDRAILS SHALL HAVE A 1-1/2" TO 2" GRIPPABLE CROSS-SECTION WITH NO SHARP EDGES.
- HEIGHT SHALL BE 34" TO 38" ABOVE NOSING.
- CLEARANCE BETWEEN HANDRAIL AND ADJACENT WALL IS 1-1/2"/
- GUARD SHALL BE 42" MIN. HEIGHT WITH OPENINGS LESS THAN 4" CLEAR.
- GUARDS ARE REQUIED IF EXTERIOR DECK OR FLOOR IS OVER 30" ABOVE GRADE.
- GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT: SEE STRUCTURAL DRAWINGS.

TUB / SHOWER WALLS: (SECTION CRC R702.4.2)
FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C1178 OR C 1278 RESPECTIVELY AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SHALL BE USED AAS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

STAMP SPACE

REVISIONS | DATE | BY

REGISTERED PROFESSIONAL ENGINEER
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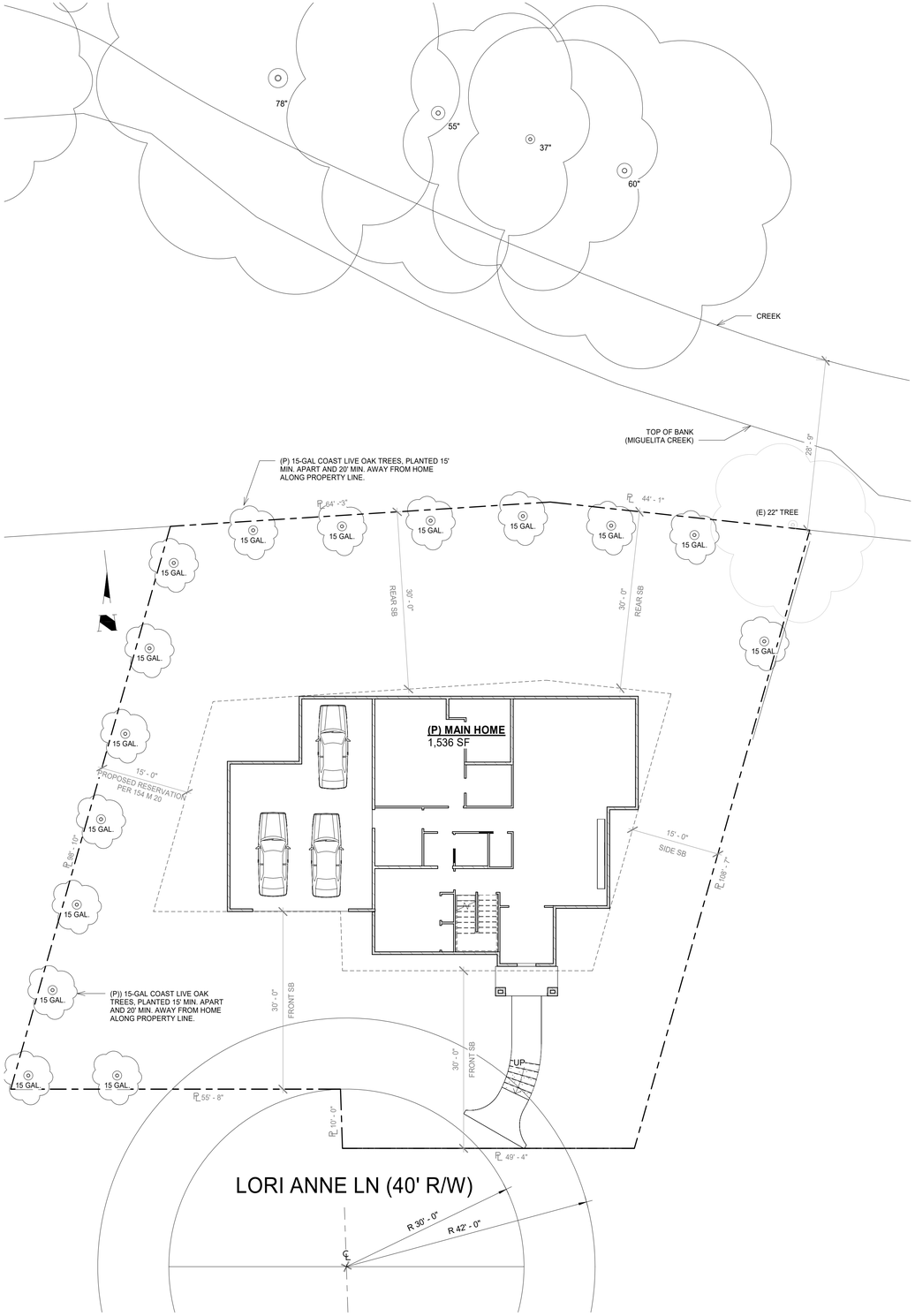
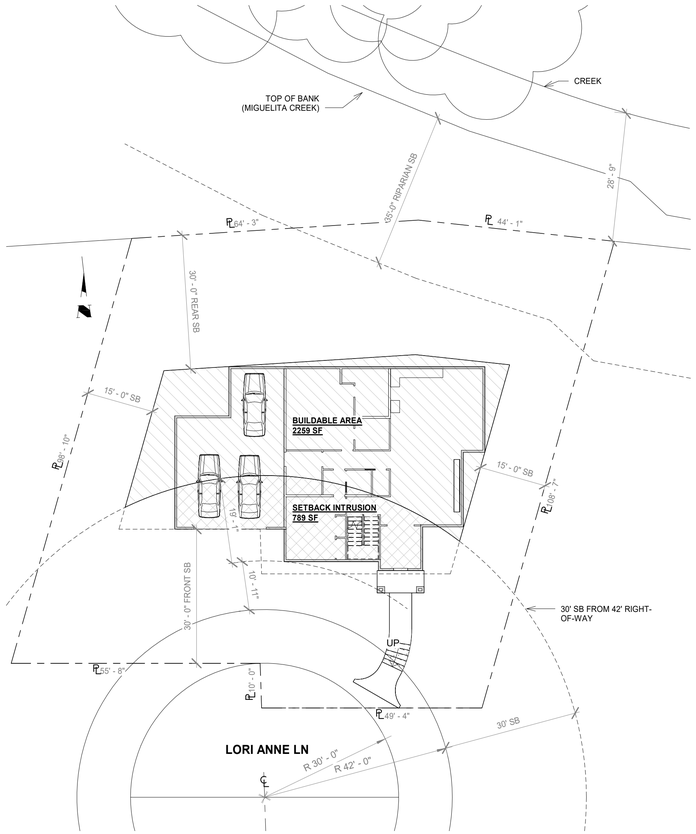
GENERAL NOTES

A0-1

9/6/2023 11:36:55 AM



1 PROPOSED SITE PLAN
3/32" = 1'-0"



2 SITE PLAN SETBACK EXHIBIT
1/16" = 1'-0"

SITE PLAN GENERAL NOTES

1. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
2. BEFORE ANY EXCAVATION, COORDINATE LOCATION OF ALL EXISTING SITE UTILITIES.
3. EXCAVATION, FILLS, AND UTILITIES FOR ALL BUILDINGS OR STRUCTURES SHALL BE SO CONSTRUCTED OR PROTECTED THAT THEY DO NOT ENDANGER LIFE OR PROPERTY.
4. CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN DURING EXCAVATION AND CONSTRUCTION, U.O.N. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
5. SEE GRADING & DRAINAGE PLANS FOR ALL FINISH GRADES, SLOPES, AND EXTERIOR HARD SURFACES INCLUDING PATIOS AND PORCHES.
6. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY. SEE GRADING & DRAINAGE PLANS.
7. IMPLEMENTATION OF "BEST MANAGEMENT PRACTICES" SHALL BE USED TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION "BEST MANAGEMENT PRACTICES" WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS. SEE GRADING & DRAINAGE PLANS.
8. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARDS. SEE GRADING AND DRAINAGE PLANS.
9. TRENCHES SHALL BE LOCATED OUTSIDE OF THE DRIP LINES OF EXISTING TREES IN ORDER TO MINIMIZE NEGATIVE IMPACTS.
10. SEE COVER SHEET, FLOOR PLAN, AND BEST PRACTICES MANAGEMENT SHEET FOR ADDITIONAL PROJECT INFORMATION.
11. NATURAL GRADE AND VEGETATION SHALL BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. SEE GRADING AND DRAINAGE PLANS.
12. SEE ROOF PLAN FOR ROOF OVERHANGS.

RETAINING WALL: SEE CIVIL ENGINEERING PLANS FOR RETAINING WALL DETAILS.

*NO LANDSCAPING DESIGN

STAMP SPACE

REVISIONS	DATE	BY

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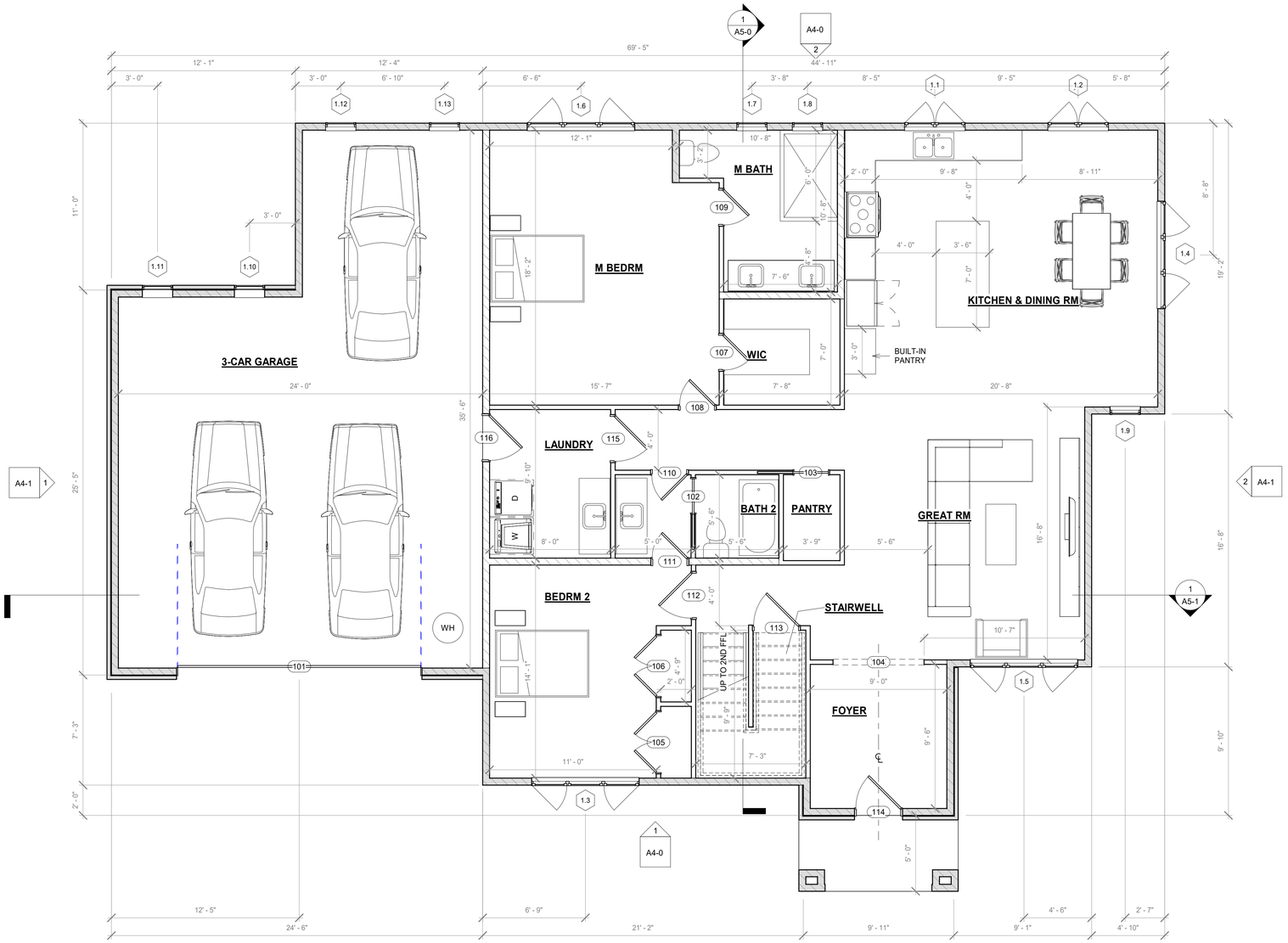
APN: 612-13-018
SAN JOSE CALIFORNIA

Designed: KL | Checked: NL | Date: 3/14/2022
Project No:

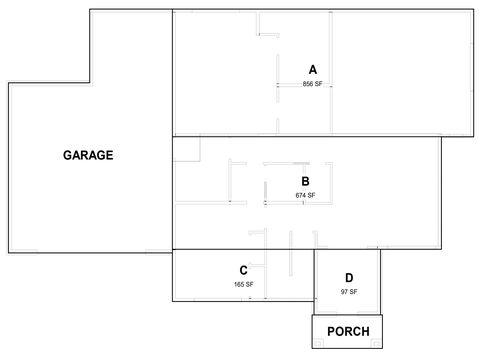
SITE PLAN

A1-0

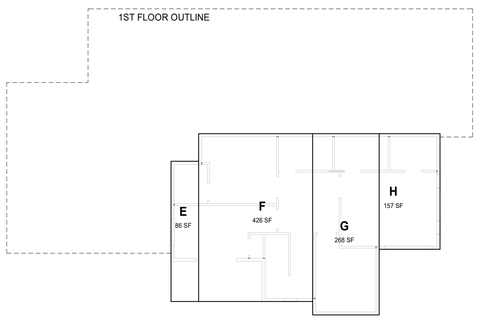
9/6/2023 11:36:57 AM



1 1ST FFL
1/4" = 1'-0"



2 1ST FFL AREA PLAN
3/32" = 1'-0"



4 2ND FFL
3/32" = 1'-0"

MH AREA SCHEDULE			
NAME	WIDTH	LENGTH	AREA
1ST FFL			
A	19' - 0 1/2"	44' - 11"	856 SF
B	16' - 9 1/2"	40' - 1 1/2"	674 SF
C	7' - 9 1/2"	21' - 1 1/2"	164 SF
D	9' - 9 1/2"	9' - 11"	97 SF
			1791 SF
2ND FFL			
E	4' - 1 1/2"	20' - 11"	86 SF
F	17' - 0"	25' - 0 1/2"	426 SF
G	9' - 11"	27' - 0 1/2"	268 SF
H	9' - 1"	17' - 3"	157 SF
			937 SF
UNFINISHED			
GARAGE	17' - 5"	43' - 5"	756 SF
PORCH	5' - 0"	10' - 6"	52 SF
			808 SF
GRAND TOTAL			3537 SF

FLOOR PLAN NOTES

1. **ALL PROPOSED (P) WALLS** DIMENSIONED TO FACE OF STUD.
ALL EXISTING (E) WALLS DIMENSIONED TO FINISHED FACE.

(P) 2 x 6 EXTERIOR STUD WALL
(P) 2 x 6 STUD WALL
(P) 2 x 4 STUD WALL
(P) ALUM BLOCK BASMENT WALL

EXTERIOR WALLS WITH STUCCO FINISH: (6" WALLS) TO BE 2X6 STUDS @ 16" O.C. W/ DBL SILL PLATE AND DBL 2X6 TOP PLATES AS INDICATED ON STRUCTURAL PLANS, TYP., W/ 3-LAYER STUCCO FINISH, TYP.

TYPICAL INTERIOR WALLS: TO BE 2 X 4 STUDS @ 16" O.C. TYP., U.N.O. WITH 5/8" GYP. BD., EACH SIDE, PLASTER FINISH TYPICAL U.N.O.

PROVIDE 2X6 PLUMBING WET WALLS AS REQUIRED.

GARAGE / RESIDENCE COMMON WALL AND CEILING - PROVIDE A 5/8" GYPSUM BOARD FROM FLOOR TO UNDERSIDE OF ROOF SHEATHING (GARAGE MUST BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ENTIRE GARAGE CEILINGS WITH HABITABLE ROOMS ABOVE AND 5/8" GYPSUM BOARD AT WALLS SUPPORTING THIS FLOOR/CEILING. FIRE SEPARATION PER CRC SEC 302.6. AND TABLE R302.6.

2. **ALL TOILETS** SHALL HAVE A MINIMUM CLEAR WIDTH OF 34".

3. **EGRESS WINDOW REQ.:**

- AN OPENING FOR EMERGENCY THAT IS AT LEAST 5.7 SF IN OPENING AREA
- MINIMUM OPENING SIZE IS 20" WIDTH X 24" HIGH
- HAVE EGRESS OPENING NO MORE THAN 44" A.F.F.
- IN ORDER TO MEET THE REQUIRED 5.7 SF TOTAL, EITHER THE WIDTH OR HEIGHER, OR BOTH MOST EXCEED THE MINIMUM DIMENSION.

MH ROOM SCHEDULE	
NAME	AREA
1ST FFL	
3-CAR GARAGE	713 SF
BATH 2	58 SF
BEDRM 2	183 SF
FOYER	84 SF
GREAT RM	366 SF
KITCHEN & DINING RM	374 SF
LAUNDRY	77 SF
M BATH	87 SF
M BEDRM	261 SF
PANTRY	20 SF
STAIRWELL	67 SF
WIC	52 SF
2ND FFL	
BATH 3	39 SF
BATH 4	39 SF
BEDRM 4	103 SF
BONUS ROOM	109 SF
M BEDRM 3	156 SF
OFFICE	91 SF
WIC 2	34 SF
WIC 3	28 SF
	2942 SF
GRAND TOTAL	2942 SF

FLOOR VENT CALCULATIONS	
MAIN FLOOR ATTIC SPACE	
AREA REQ. FLOOR VENT:	[] SF
VENTILATION REQ'D @ 1/150 SF	[] SF
VENTILATION PROVIDED	
PROVIDE 6"X14" 28-GA. GALVANIZED STEEL VENTS W/ 1/4" GALV. MESH SIZE, MAX. 62 SQ. IN. OR 0.43 SF EA.	[] SF
TOTAL VENTILATION PROVIDED:	[] SF

NOTES:
1. DESIGN 50 / 50 HIGH & LOW VENTS

REVISIONS | DATE | BY

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Project No:

FLOOR PLAN

A2-0

9/6/2023 11:37:00 AM

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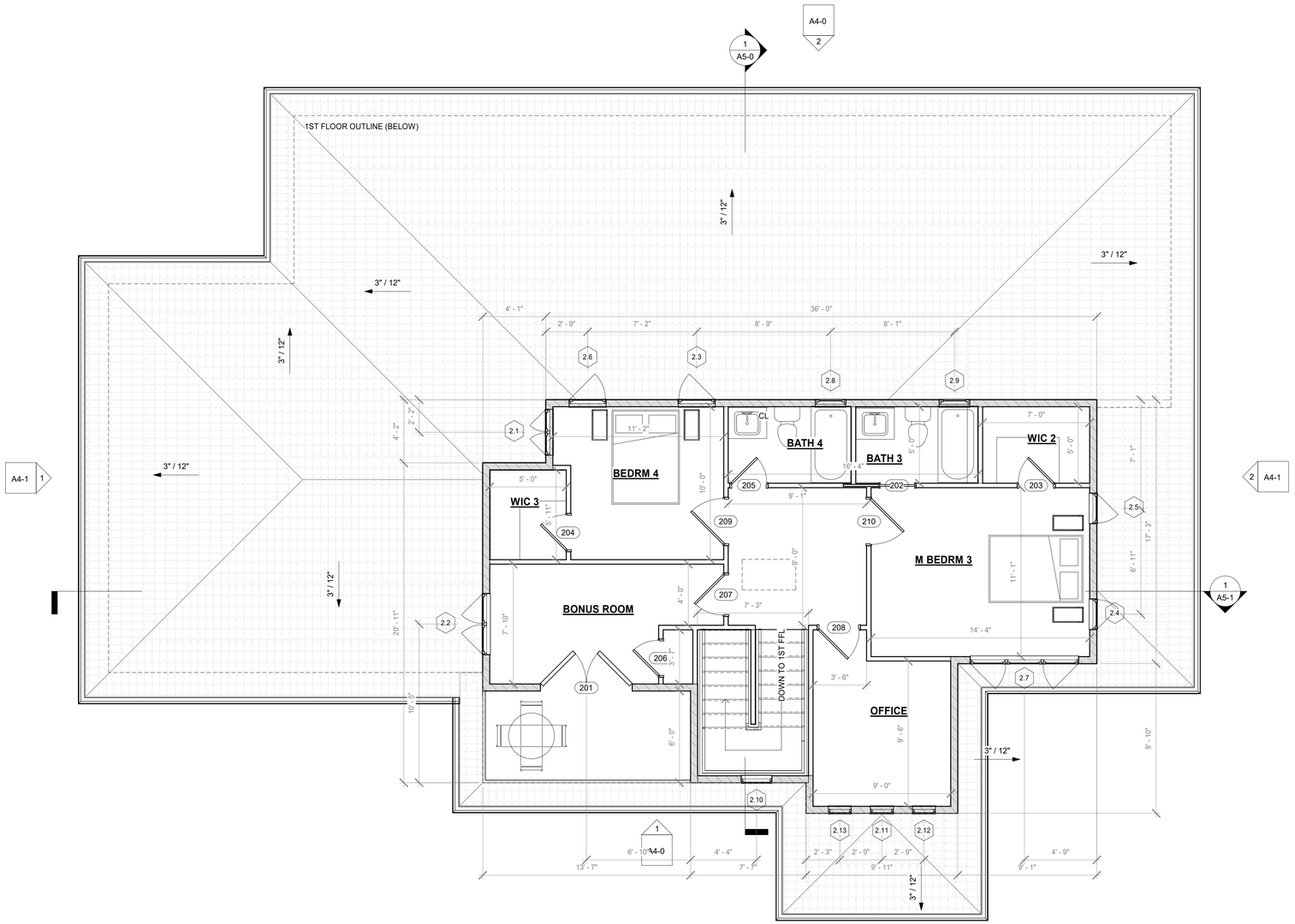

1 2ND FFL
1/4" = 1'-0"

FLOOR PLAN NOTES

1. SEE NOTES ON SHEET A2-0
2. FOR FIRST FLOOR ROOF, SEE NOTES ON A3-0.

REVISIONS | DATE | BY

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SECOND FLOOR PLAN

A2-1

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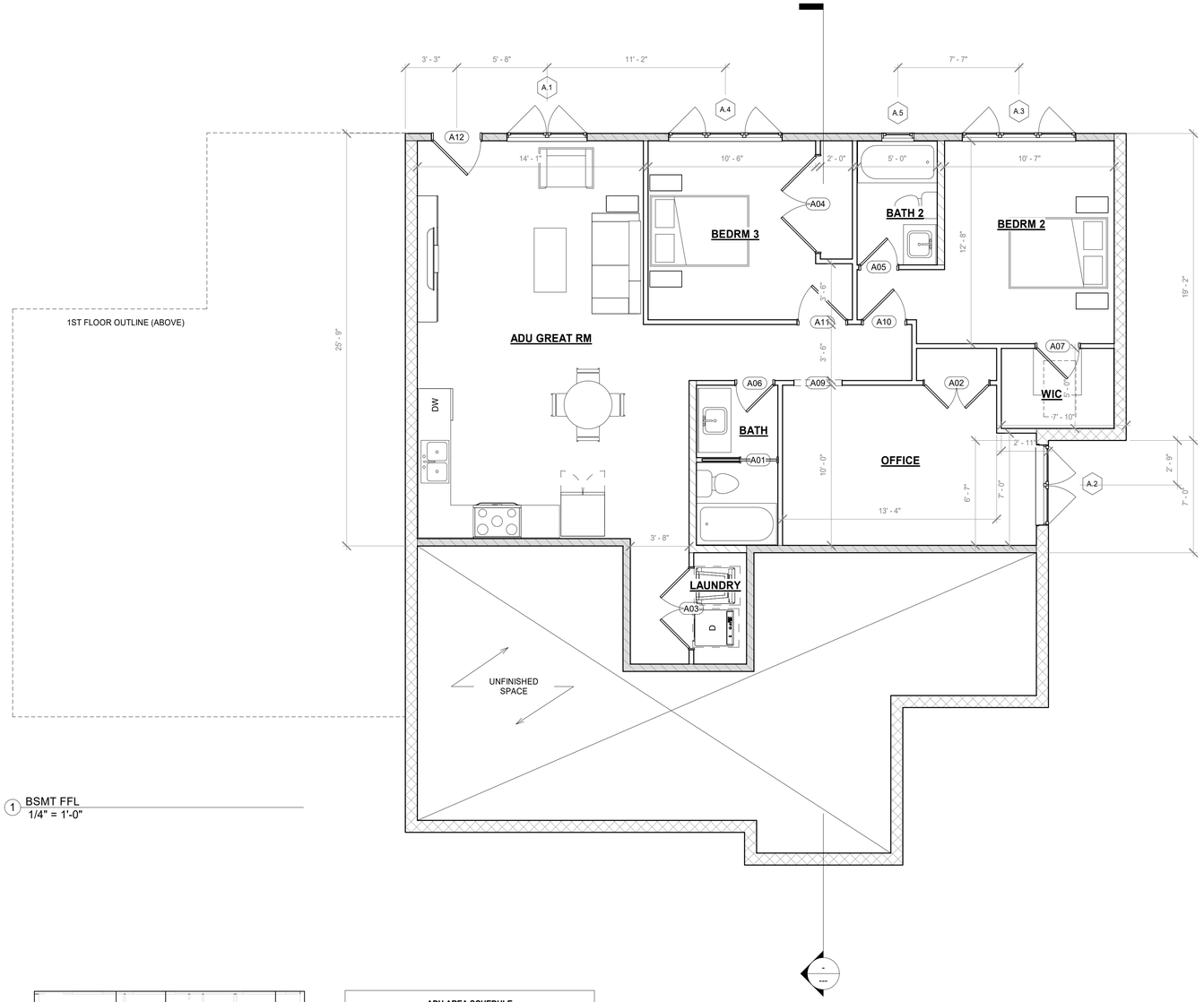
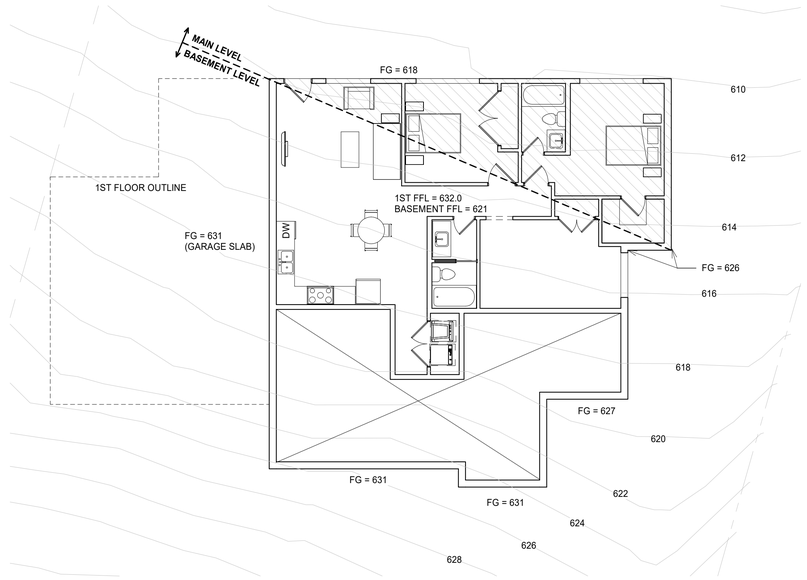
FLOOR PLAN NOTES

1. SEE NOTES ON SHEET A2-0



1 BSMT FFL
1/4" = 1'-0"



3 BSMT STUDY
1/8" = 1'-0"

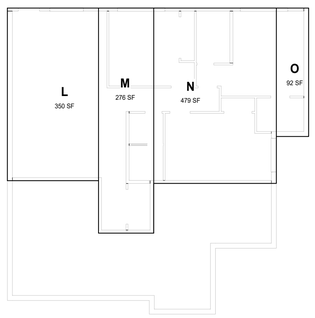
1

BASEMENT AREA CALCULATION*

TOTAL BASEMENT AREA:	1198 SQ. FT.
EXPOSED BASEMENT AREA: (WHERE THE MAIN LEVEL FINISHED FLOOR IS GREATER THAN 6 FT ABOVE GRADE)	432.13
EXPOSED BASEMENT AREA / TOTAL BASEMENT AREA:	432.13/1198 = 0.36, **36%**

THE PERCENTAGE OF EXPOSED BASEMENT AREA IS <50%, THEREFORE, THIS FLOOR MAY BE CONSIDERED A BASEMENT.

*SEE GRADING PLAN FOR FURTHER INFORMATION



2 BSMT FFL
3/32" = 1'-0"

ADU AREA SCHEDULE

NAME	WIDTH	LENGTH	AREA
ADU			
L	13' - 7 1/2"	25' - 9"	351 SF
M	8' - 3"	33' - 7"	276 SF
N	18' - 3 1/2"	26' - 2"	479 SF
O	4' - 9 1/2"	19' - 2"	92 SF
GRAND TOTAL			1198 SF

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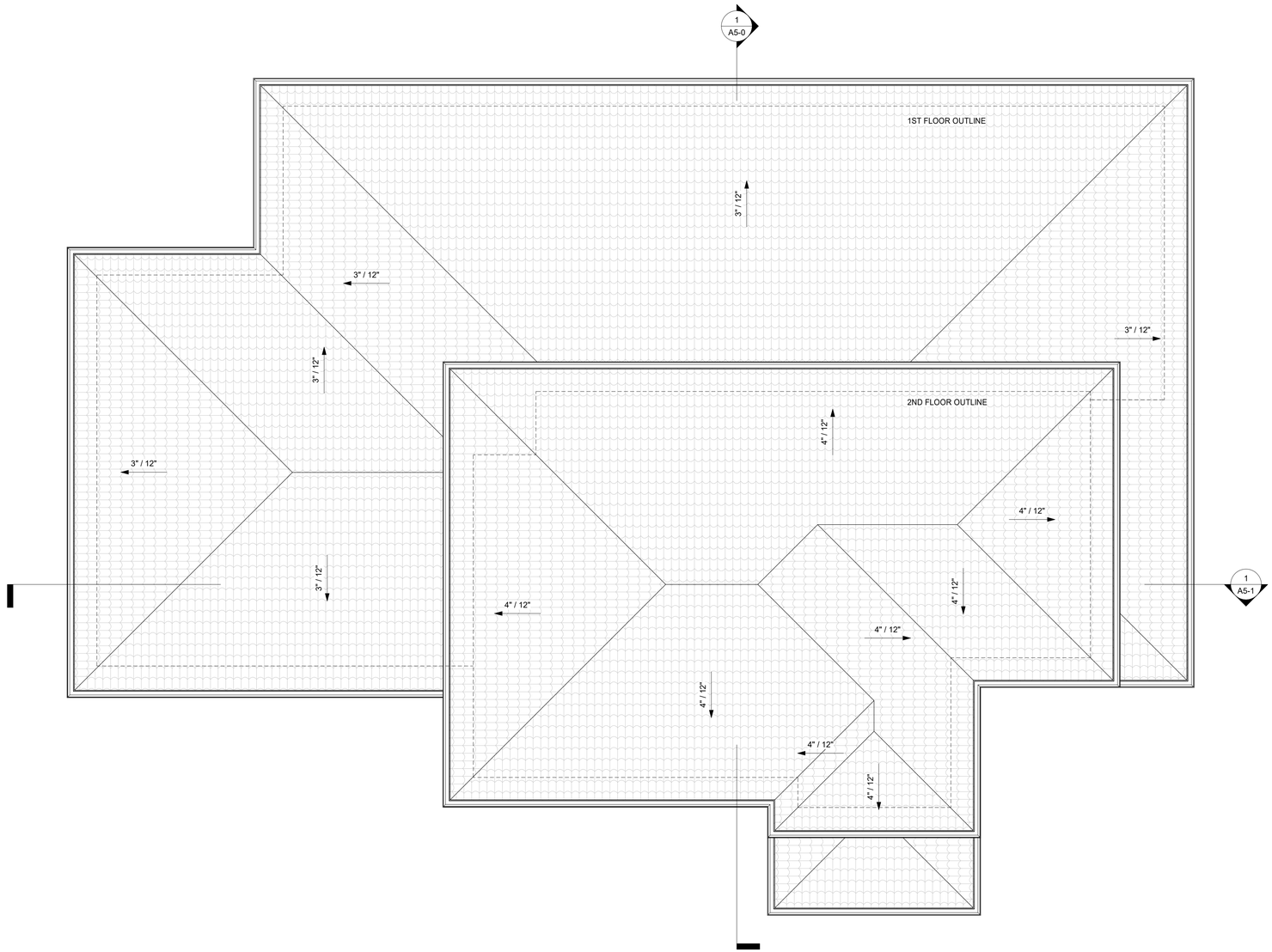
Project No:

ADU FLOOR PLAN

GA-0

9/6/2023 11:37:04 AM

STAMP SPACE



1 TOR
1/4" = 1'-0"

ROOF PLAN NOTES

1. 0ROOF OVERHANG IS 1' - 6" U.N.O.
2.
3. ALL ROOF PROJECTIONS WITH A FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 2' AND LESS THAN 5' SHALL BE FIRE-RESISTANCE RATED PER TABLE R302.1(1) (CRC R302). SEE SHEET 7-1, DETAIL 6 FOR CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
5. PROVIDE ROOF SLOPE AS INDICATED ON PLANS. THE GENERAL CONTRACTOR SHALL VERIFY IN THE FIELD.
6. FOR ROOF COVERING, PROVIDE [] "CLASS A" ROOF COVERING. STYLE AND COLOR TO BE DETERMINED BY OWNER.
7. CONTRACTOR SHALL PROVIDE A COPY OF THE ICC REPORT FOR THE ROOF COVERING AT THE TIME OF INSPECTION.
8. PROVIDE ALUMINUM METAL GUTTERS AND DOWNSPOUTS THAT SHALL BE PAINTED. GUTTERS SHALL BE PAINTED TO MATCH TRIM COLOR AND DOWNSPOUTS (RAIN WATER LEADERS: RWL) SHALL MATCH BODY COLOR.
9. PROVIDE ATTIC VENTILATION AT ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF.
10. FRAMING MEMBERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MIMIMUM OF (1) INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATION SHALL BE A MINIMUM OF NOT LESS THAN (1) SQ. FT. FOR EACH (150) SQ. FT. OF ATTIC AREA WITH (50) PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED LOCATED NEAR THE UPPER PORTION.

STAMP SPACE

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Project No:	Designed: KL	Checked: NL	Date: 3/14/2022

MAIN HOUSE
ROOF PLAN

A3-0

9/6/2023 11:37:06 AM

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

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

ELEVATION NOTES

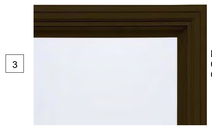
1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION
2. SEE ROOF PLAN SHEET FOR ADDITIONAL INFORMATION ON ROOF COVERING, GUTTERS & DOWNSPOUTS.
3. EXTERIOR WALL COVERING: (SEE EXTERIOR ELEVATIONS FOR LOCATION OF MATERIALS, AND DETAILS FOR ADDITIONAL INFORMATION).
4. GENERAL CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL BY OWNER AND ARCHITECT.
5. **TRIMS, EXTERIOR DOORS, SHUTTERS, CORBALS AND OTHER MISC. ACCENTS:** PAINTED COLOR FINISH: SHALL BE SELECTED BY OWNER AND ARCHITECT.
6. **EXTERIOR ENTRY DOOR, OVERHEAD GARAGE DOOR:** PROVIDE A PAINT-GRADE FRONT ENTRY DOOR BY "SIMPSON" OR "JELD-WEN" OR SIMILAR BRAND; COLOR TO BE DETERMINED BY OWNER AND ARCHITECT.
7. **PATIO DOORS & WINDOWS:** BY MARVIN WINDOW OR SIMILAR; ALUMINUM CLAD EXTERIOR FINISH; PRIMED WOOD INTERIOR FINISH.

   COLOR AND HARDWARE TO BE DETERMINED. SEE WINDOW AND DOOR SCHEDULE, DETAILS, AND FLOOR PLANS FOR ADDITIONAL INFORMATION.
8. PROVIDE VAPOR BARRIER (TYVEK OR EQUAL) OVER THE WALL SHEATHING. SEE DETAILS FOR ADDITIONAL INFORMATION.

COLORS & MATERIALS

1 SHERWIN-WILLIAMS SUPERPAINT, CORK WEDGE SW 7539, LRV 42 OR SIM. W/ LRV <45.

2 CERTAINTEED ASPHALT ROOF SHINGLE, LANDMARK CLIMATEFLEX STYLE, BURNT SIENNA COLOR OR SIM.

3  MILGARD ULTRA C650, BARK COLOR OR SIM.

4  DELTA THIN STONE VENEER, MAOUNTAIN VALLEY STONE QUARRY BLEND OR SIM.

STAMP SPACE

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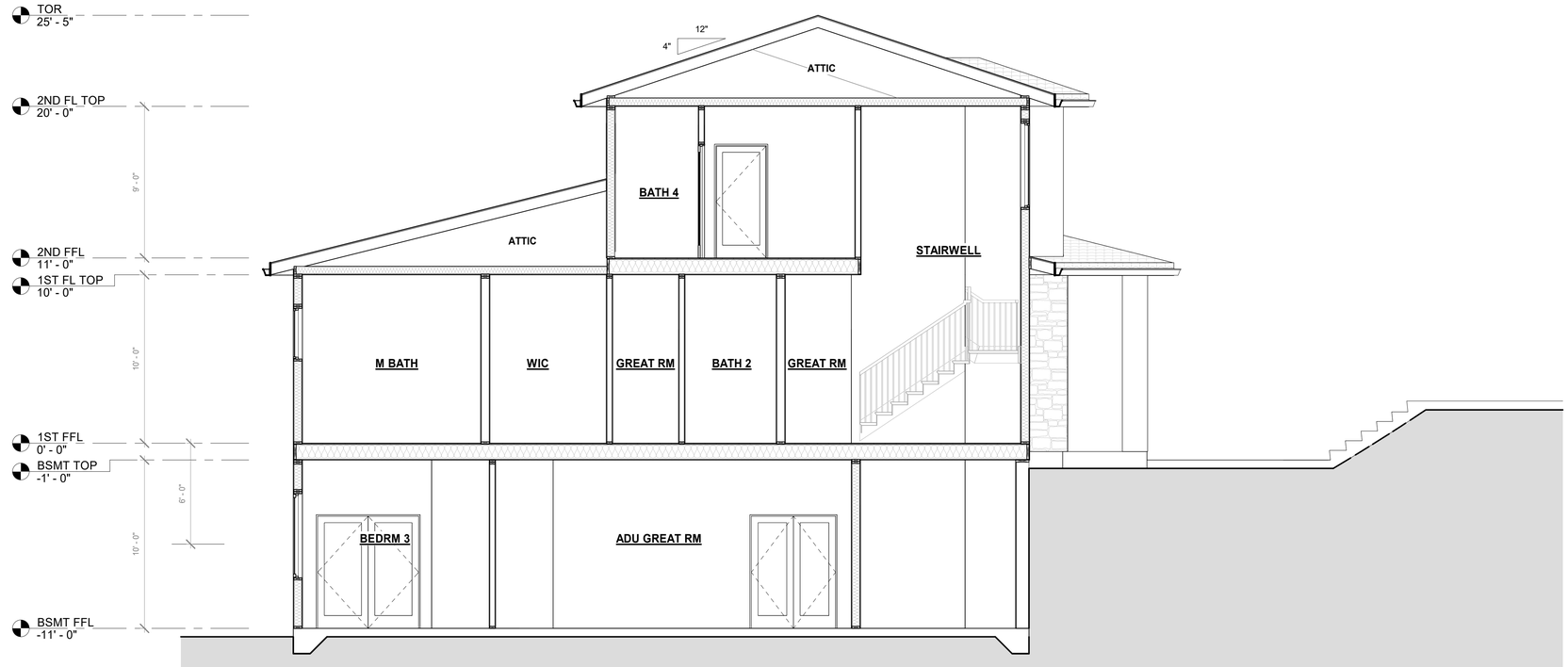
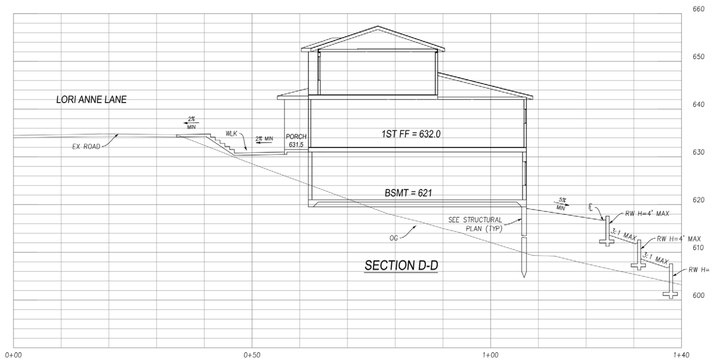
PROPOSED ELEVATIONS

A4-0

9/6/2023 11:37:20 AM



1 SECTION A
1/4" = 1'-0"



1

HEIGHT CALCULATIONS:

IN THIS SECTION, AT THE REAR FACE OF THE HOUSE MEETS THE PROPOSED GRADE AT AN ELEVATION OF 620.

AT THE FRONT FACE, THE HIGH POINT, THE PROPOSED GRADE IS AT 630.

AVERAGING THE TWO NUMBERS RESULTS IN THE PROJECTED SURFACE SITTING AT A HYPOTHETICAL ELEVATION OF 625. THE TOP OF RIDGE IS AT ELEVATION 658.

658 - 625 = 33

THE AVERAGE HEIGHT OF THE STRUCTURE IS 33', PER ZONING ORDINANCE (1.30.030).

1

2 HEIGHT CALCULATIONS

SECTION NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION
2. SEE STRUCTURAL DRAWINGS AND DETAILS FOR CONSTRUCTION INFORMATION
   A. SEE STRUCTURAL DRAWINGS FOR (E) WALL TO (P) WALL CONNECTION DETAILS
3. SEE ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION

FIRE BLOCKING: PROVIDE FIREBLOCKING PER C.R.C. SECTION R301.11 AT THE FOLLOWING COMBUSTIBLE CONSTRUCTION LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS PER C.R.C. SECTION R302.11 AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES THAT OCCUR, SUCH AS AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS PER C.R.C. SECTION R302.11.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN PER C.R.C. SECTION R302.11.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES SEE C.R.C. SECTION R1003.19.
6. FACTORY BUILT FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127 PERCC.B.C. SECTION 717.2.5.1.
7. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
8. WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE COMBUSTIBLE CONSTRUCTION PER C.B.C. SECTION 1406, OR WHERE ERECTED WITH COMBUSTIBLE FRAMES AT MAXIMUM INTERVALS OF 20 FEET, SO THAT THERE WILL BE NO OPEN SPACE EXCEEDING 100 SQUARE FEET PER C.B.C. SECTION 717.26
9. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE ON AN APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF CONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH 4-INCH MINIMUM SEPARATION BETWEEN SECTIONS PER C.B.C. SECTION 717.2.6.

   EXCEPTIONS: (PER C.B.C. 717.2.6)

10. FIREBLOCKING SHALL NOT BE REQUIRED WHERE INSTALLED ON NONCOMBUSTIBLE FRAMING AND THE FACE OF THE EXTERIOR WALL FINISH EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERIALS:
    A. ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH.
    B. CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS NOT LESS THAN 0.016 INCH AT ANY POINT.
    C. OTHER APPROVED NONCOMBUSTIBLE MATERIALS.

STAMP SPACE

REVISIONS | DATE | BY

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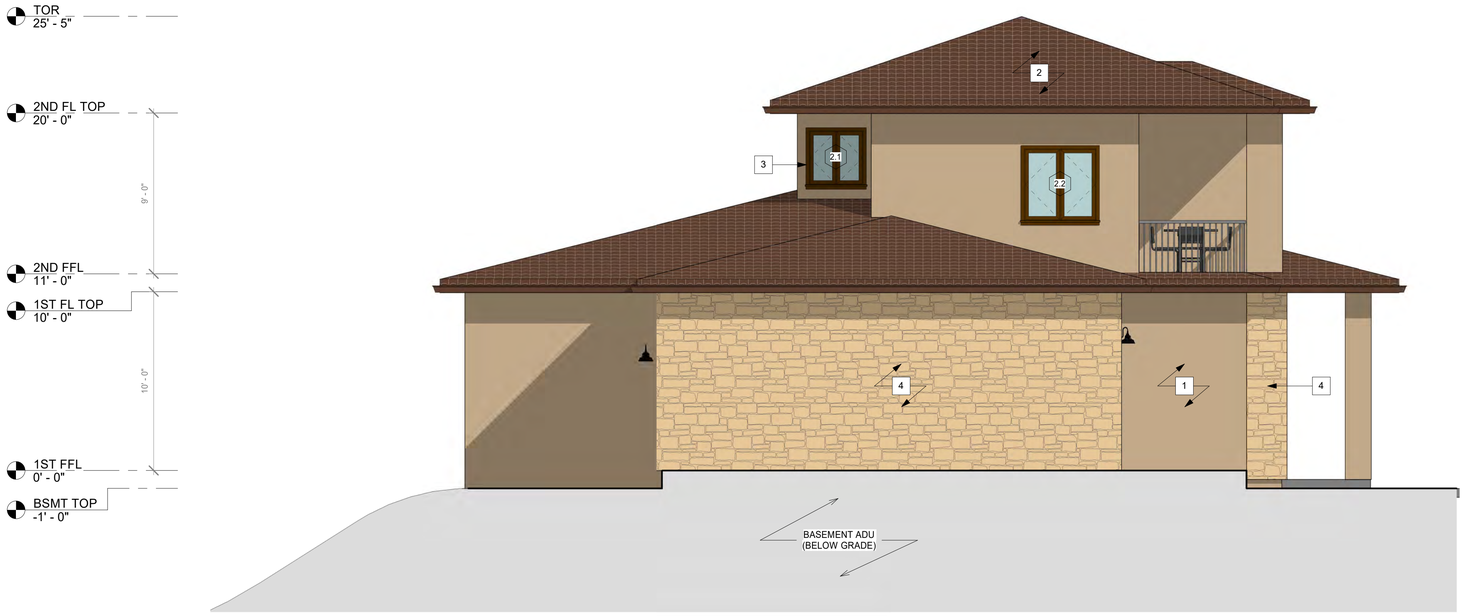
APN: 612-13-018
SAN JOSE CALIFORNIA

Project No: | Designed: KL | Checked: NL | Date: 3/14/2022

PROPOSED SECTIONS

A5-0

9/6/2023 11:37:22 AM



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

2 RIGHT ELEVATION
1/4" = 1'-0"

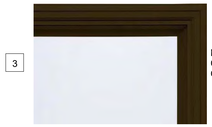
ELEVATION NOTES

1. SEE NOTES ON SHEET A4-0

COLORS & MATERIALS

1 SHERWIN-WILLIAMS SUPERPAINT, CORK WEDGE SW 7539, LRV 42 OR SIM. W/ LRV <45.

2 
CERTAINTEED ASPHALT ROOF SHINGLE, LANDMARK CLIMATEFLEX STYLE, BURNT SIENNA COLOR OR SIM.

3 
MILGARD ULTRA C650, BARK COLOR OR SIM.

4 
DELTA THIN STONE VENEER, MAOUNTAIN VALLEY STONE QUARRY BLEND OR SIM.

STAMP SPACE

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Fax: (408) 583-4006

LORI ANNE LN HOUSE
APN: 612-13-018
SAN JOSE CALIFORNIA

Project No:
Designed: KL
Checked: NL
Date: 3/14/2022

PROPOSED ELEVATIONS

A4-1

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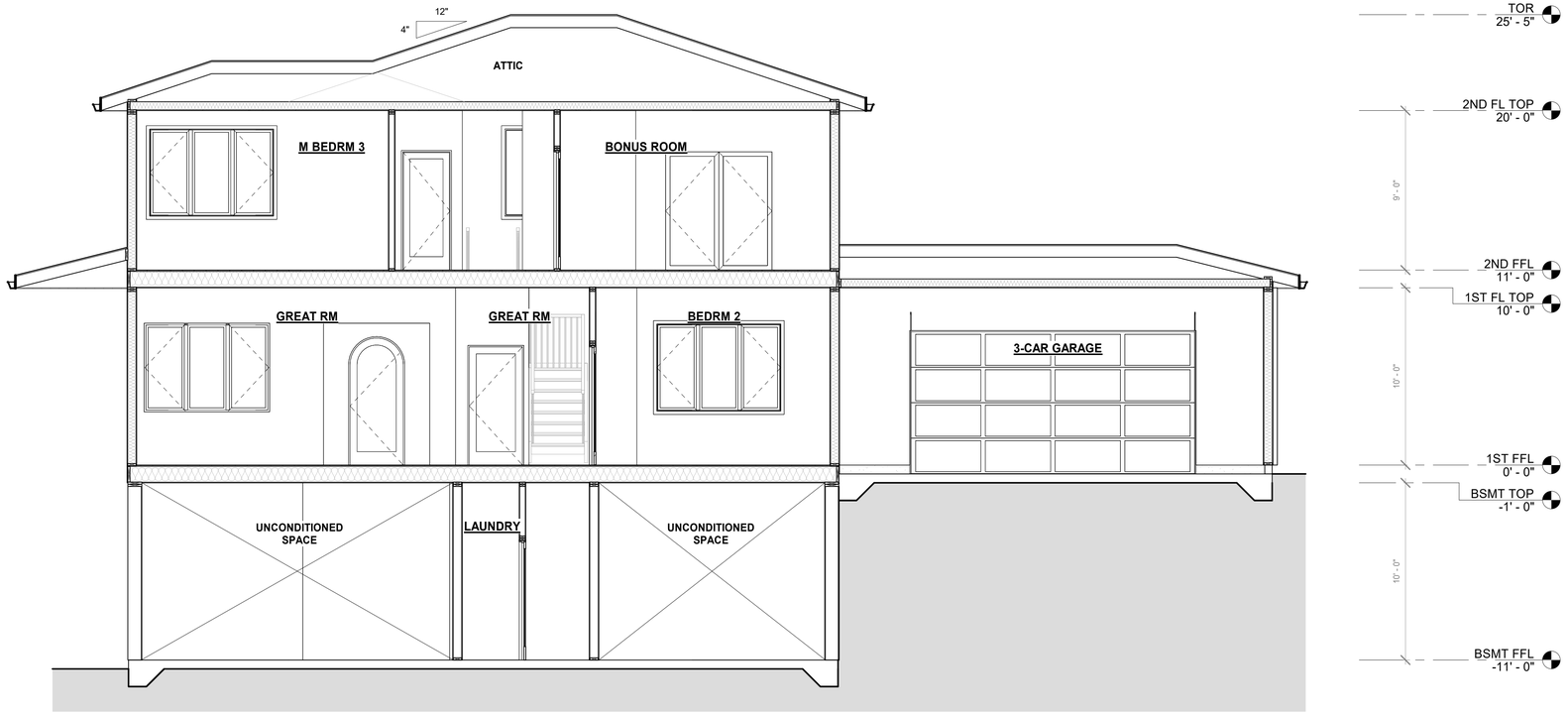

1 SECTION B
1/4" = 1'-0"

SECTION NOTES

1. SEE NOTES ON SHEET A5-0.

REVISIONS | DATE | BY

REGISTERED PROFESSIONAL ENGINEER
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CIVIL
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15560 Lori Anne Ln, San Jose, CA, 95127

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LORI ANNE LN HOUSE
APN: 612-13-018
SAN JOSE CALIFORNIA

Project No: | Designed: KL | Checked: NL | Date: 3/14/2022

PROPOSED SECTIONS

A5-1

9/6/2023 11:37:33 AM

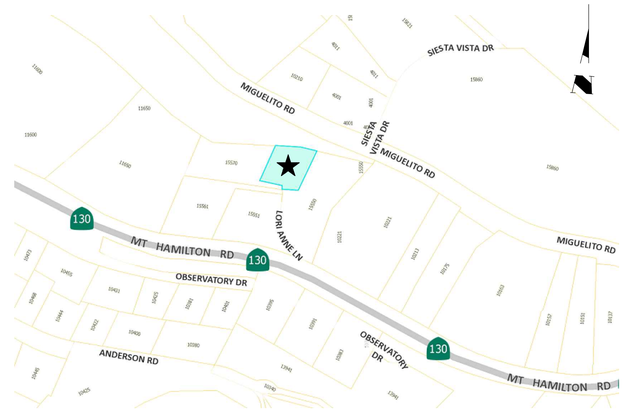
STAMP SPACE

LEGEND

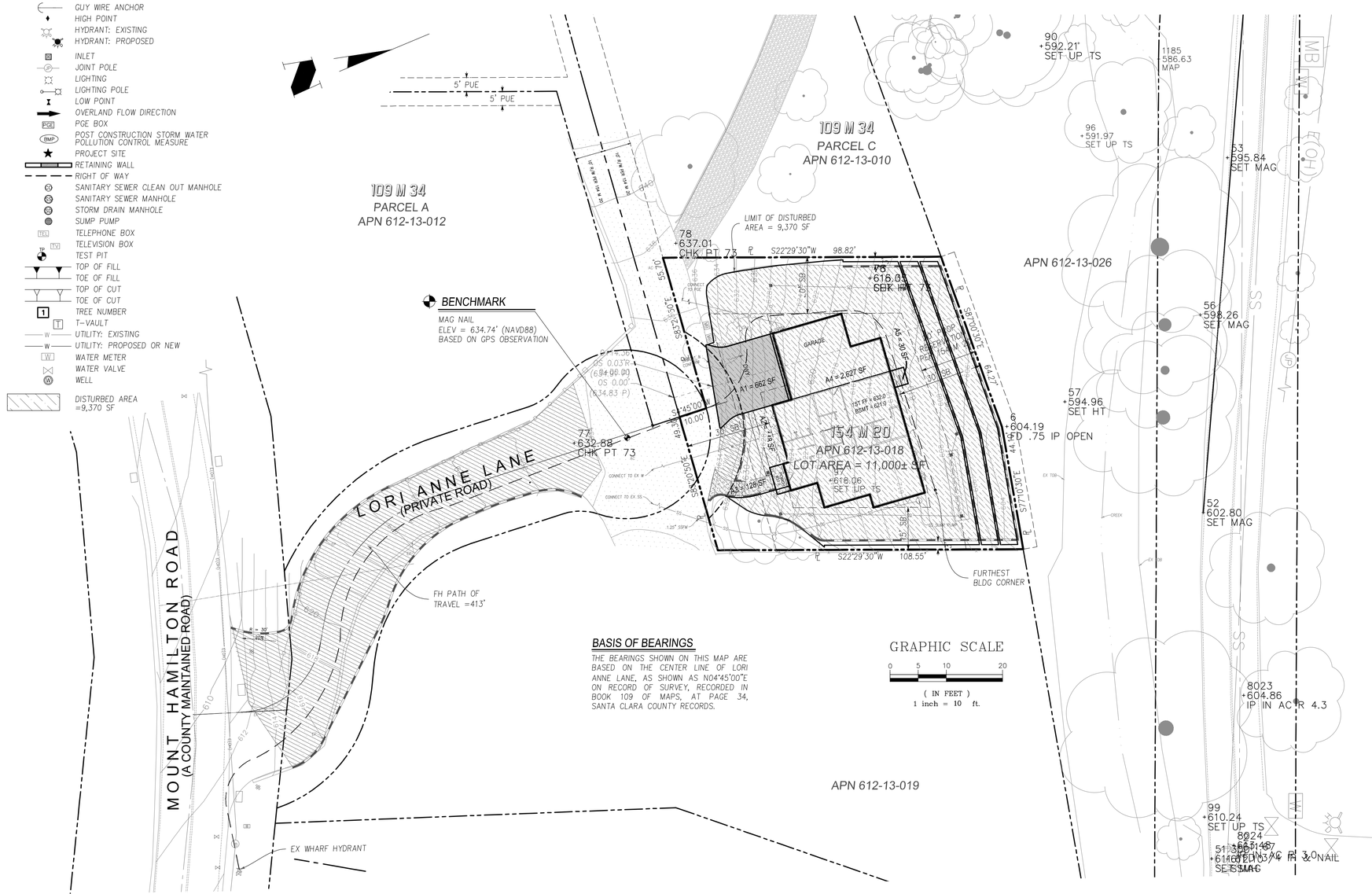
- AREA DRAIN
- BENCHMARK
- BOUNDARY
- CB — CATCH BASIN
- CRED — COBBLE ROCK ENERGY DISSIPATOR
- CONCRETE
- 550 — EXISTING CONTOUR AFTER GRADING
- 550 — ORIGINAL GROUND PRIOR TO GRADING
- 100.46 — DESIGN GRADE
- DOWNSPOUT WITH SPLASHBLOCK
- DE — DRAINAGE EMITTER
- DIV — DIVERSION VALVE
- BACKWATER VALVE
- DRAINAGE SWALE
- EASEMENT LINE
- +101.70 OR (101.70) — EXISTING ELEVATION
- EXISTING FENCE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- FOUND IRON PIPE AT PROPERTY CORNER
- FIBER ROLLS
- GM — GAS METER
- GV — GAS VALVE
- GRADE TO DRAIN
- GUY POLE
- GUY WIRE ANCHOR
- HIGH POINT
- HYDRANT: EXISTING
- HYDRANT: PROPOSED
- INLET
- JP — JOINT POLE
- LIGHTING
- LIGHTING POLE
- LOW POINT
- OVERLAND FLOW DIRECTION
- PGE — PGE BOX
- BMP — POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
- PROJECT SITE
- RETAINING WALL
- RIGHT OF WAY
- SS — SANITARY SEWER CLEAN OUT MANHOLE
- SANITARY SEWER MANHOLE
- SD — STORM DRAIN MANHOLE
- SUMP PUMP
- TEL — TELEPHONE BOX
- TV — TELEVISION BOX
- TEST PIT
- TOP OF FILL
- TOE OF FILL
- TOP OF CUT
- TOE OF CUT
- 1 — TREE NUMBER
- T — T-VAULT
- W — UTILITY: EXISTING
- W — UTILITY: PROPOSED OR NEW
- W — WATER METER
- WATER VALVE
- W — WELL
- DISTURBED AREA =9,370 SF

ABBREVIATIONS

AB	AGGREGATE BASE	EM	ELECTRIC METER	MIN	MINIMUM	SE	SLOPE EASEMENT
AC	ASPHALT CONCRETE	E(OH)	ELECTRIC OVERHEAD	N&S	NAIL AND SILVER	SS	SANITARY SEWER/LATERAL
AD	AREA DRAIN	E(UG)	ELECTRIC UNDERGROUND	NTS	NOT TO SCALE	SSE	SANITARY SEWER EASEMENT
AE	ANCHOR EASEMENT	EP	EDGE OF PAVEMENT	OH	OVERHEAD	STA	STATION
BB	BUBBLER BOX	EX	EXISTING	OG	ORIGINAL GROUND	STD	STANDARD CITY DETAIL
BLDG	BUILDING	FC	FACE OF CURB	P	PAVEMENT FINISH GRADE	SW	SIDEWALK
BSL	BUILDING SETBACK LINE	FD	FOUND	PAD	PAD ELEVATION	TB	TOP OF BANK
BW	BOTTOM OF WALL/BACK OF WALK	FF	FINISH ELEVATION OF SUBFLOOR	℄	PROPERTY LINE	TC	TOP OF CURB
CG	CURB & GUTTER	FG	GROUND FINISH GRADE	PEE	PEDESTRIAN EQUESTRIAN EASEMENT	TEMP	TEMPORARY
℄	CENTERLINE	FH	FIRE HYDRANT	PERF	PERFORATED	TOC	TOP OF COVER
CLF	CHAIN LINK FENCE	FL	FLOW LINE	PP	POWER POLE PROP PROPOSED	TOE	TOE OF BANK
CO	SANITARY SEWER CLEANOUT	G	GARAGE SLAB ELEVATION/GAS LINE	PSE	PUBLIC SERVICE EASEMENT	TG	TOP OF GRATE
COP	CURB OPENING	GPE	GENERAL PUBLIC EASEMENT	PUE	PUBLIC UTILITY EASEMENT	TPF	TREE PROTECTION FENCE
CONC	CONCRETE	GSB	GRADING SETBACK	PVMT	PAVEMENT	TW	TOP OF WALL
CSD	COUNTY STANDARD DETAIL	GM	GAS METER	PVC	POLYVINYL CHLORIDE	TYP	TYPICAL
DE	DRAINAGE EMITTER	HP	HI POINT	R	RADIUS	VG	VALLEY GUTTER
DI	DRAINAGE INLET	INV	INVERT	RW	RETAINING WALL	W	WATER
DS	DOWNSPOUT	LIP	LIP OF GUTTER	REM	REMOVE	WCE	WIRE CLEARANCE EASEMENT
DWY	DRIVEWAY	LS	LANDSCAPED AREA	R/W	RIGHT OF WAY	WLK	WALKWAY
EA	EASEMENT	MAX	MAXIMUM	SD	STORM DRAIN	WM	WATER METER
ELEV	ELEVATION	MH	MANHOLE	SDE	STORM DRAIN EASEMENT	WOE	WIRE OVERHANG EASEMENT
						WV	WATER VALVE



VICINITY MAP
NTS



BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTER LINE OF LORI ANNE LANE, AS SHOWN AS N04°45'00"E ON RECORD OF SURVEY, RECORDED IN BOOK 109 OF MAPS, AT PAGE 34, SANTA CLARA COUNTY RECORDS.

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

PROJECT DATA:

1. SITE ADDRESS: 15560 LORI ANNE LANE, SAN JOSE CA 95127
2. APN: 612-13-018
3. LOT SIZE ARE: 11,000± SQ.FT / 0.25± ACRES
4. ZONING: RR-D1 (100%)
5. HCP RURAL DEVELOPMENT AREAS: IN
6. FIRE RESPONSIBILITY AREA: LRA (100%)
7. WILDLAND URBAN INTERFACE: IN
8. FIRE PROTECTION DISTRICT: SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT
9. GEOHAZARD: COUNTY FAULT RUPTURE HAZARD ZONE
10. FEMA FLOOD ZONE: D (100%)
11. WATERSHED: SAN FRANCISCO BAY
12. RAIN ISOHYET: 15.5 INCHES
13. IMPERVIOUS AREA: 3,565 SQ.FT

POST - DEVELOPMENT

ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
A1	DWY	NEW	662 SF	
A2	WALK	NEW	148 SF	
A3	WALK	NEW	128 SF	
A4	MAIN HOUSE	NEW	2,627 SF	
A5	BACK PORCH	NEW	30 SF	
A6	FRONT PORCH	NEW	50 SF	
	LANDSCAPE			7,355 SF
	TOTAL		3,645 SF	7,355 SF

SHEET INDEX

REVISIONS | BY | DATE

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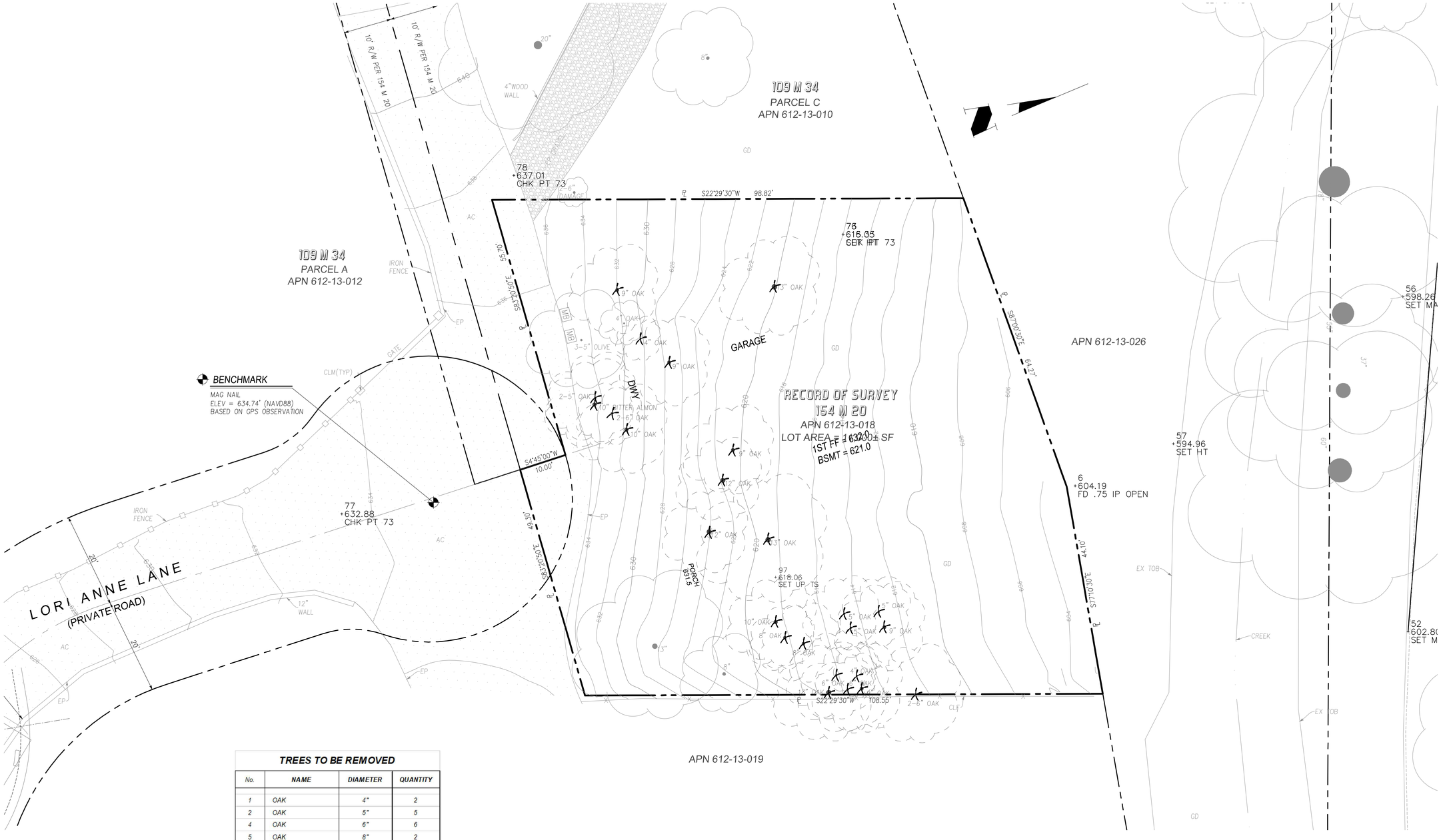
SITE GRADING PLAN
15560 LORI ANNE LN
APN 612-13-018
SAN JOSE CALIFORNIA

Project No: | Designed: PT | Checked: NL | Date: 03/30/22

SHEET
C1

FILE #



TREES TO BE REMOVED

No.	NAME	DIAMETER	QUANTITY
1	OAK	4"	2
2	OAK	5"	5
4	OAK	6"	6
5	OAK	8"	2
6	OAK	9"	5
7	OAK	10"	2
8	BITTER ALMON	10"	1
9	OAK	12"	2
10	OAK	13"	3
	TOTAL		28

REVISIONS | BY | DATE

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DEMOLITION PLAN
15560 LORI ANNE LN
APN 612-13-018

SAN JOSE | CALIFORNIA
Project No: | Designed: PT | Checked: NL | Date: 03/30/22

SHEET
C2

FILE #
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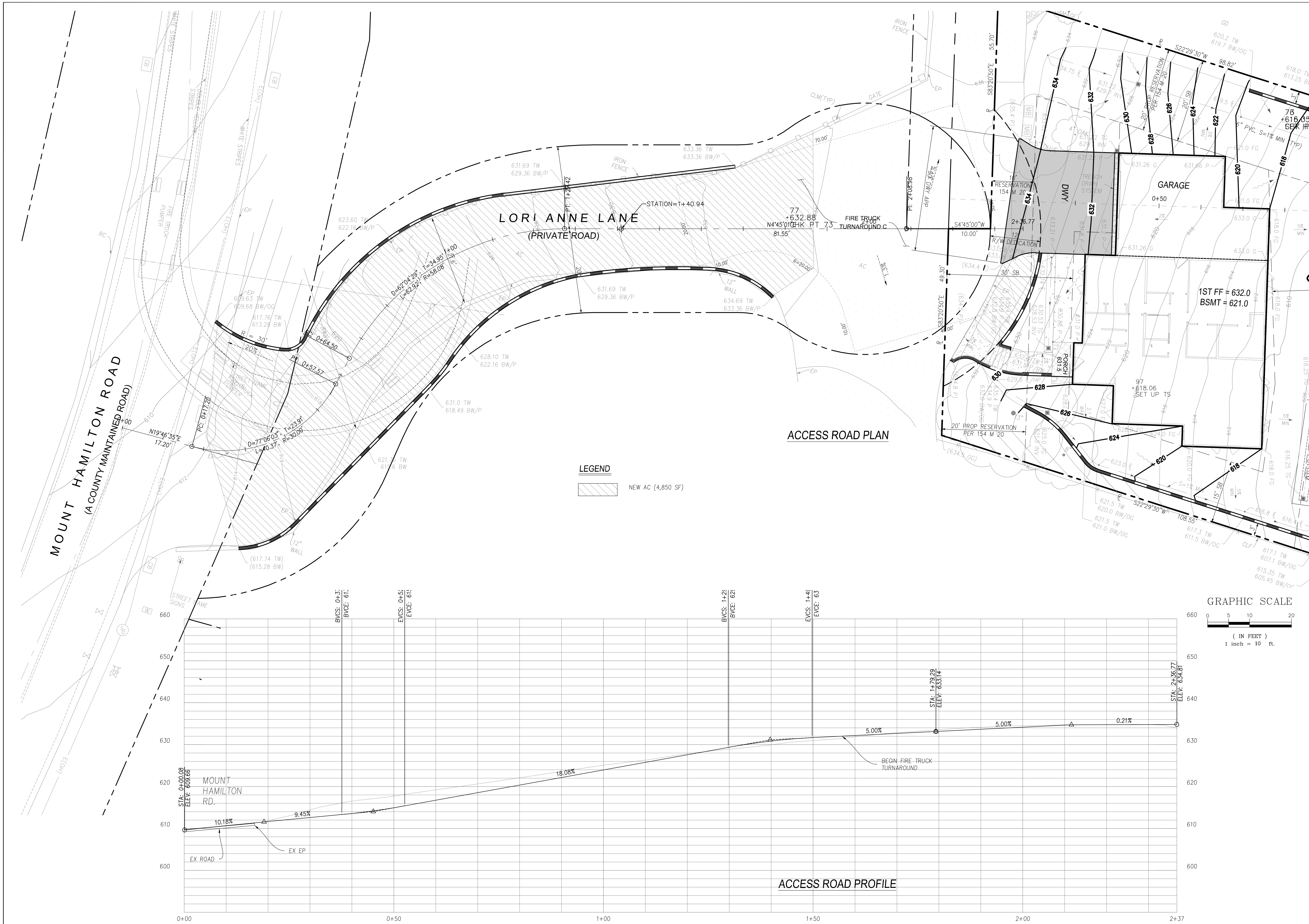

REVISIONS

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EXISTING ACCESS ROAD
15560 LORI ANNE LN
APN 612-13-018

SAN JOSE | CALIFORNIA

Project No.: | Designed: PT | Checked: NL | Date: 03/30/22

SHEET
C3

FILE #
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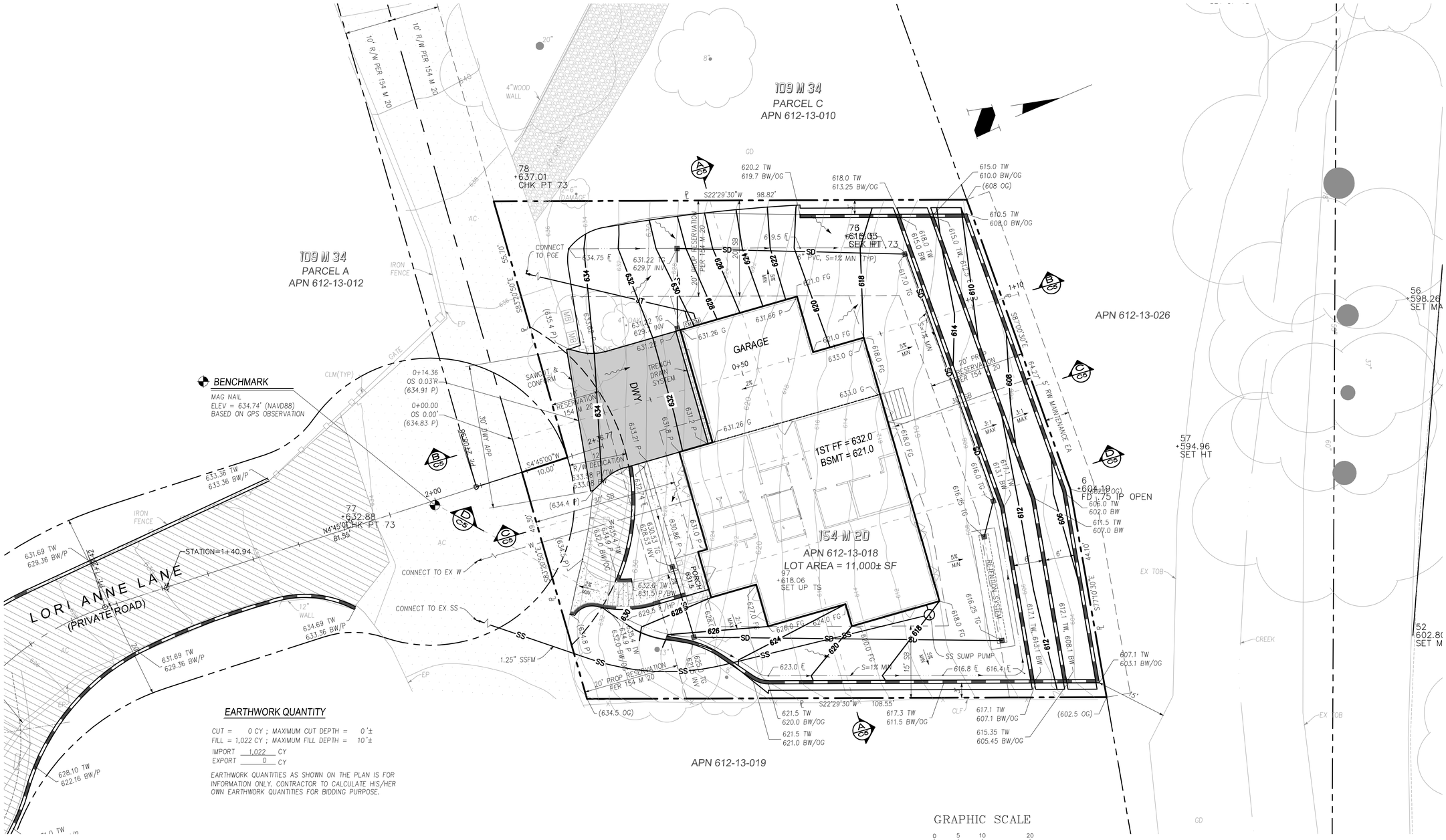

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SITE GRADING PLAN
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APN 612-13-018

SAN JOSE | CALIFORNIA

Project No.: | Designed: PT | Checked: NL | Date: 03/30/22

SHEET
C4

FILE #
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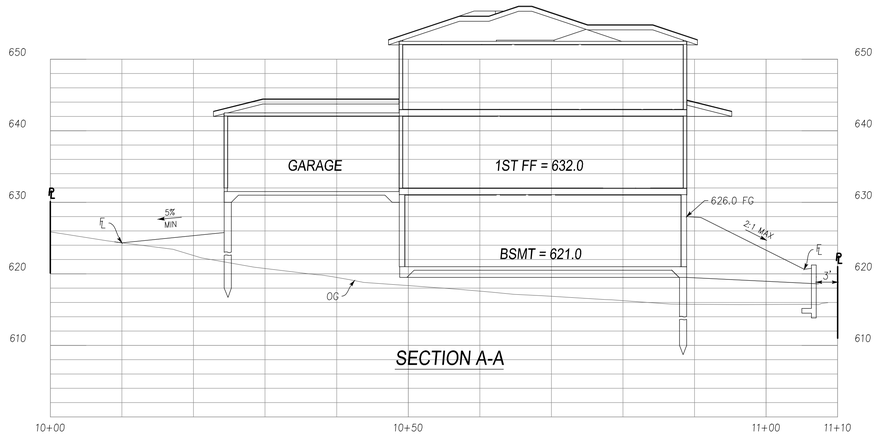
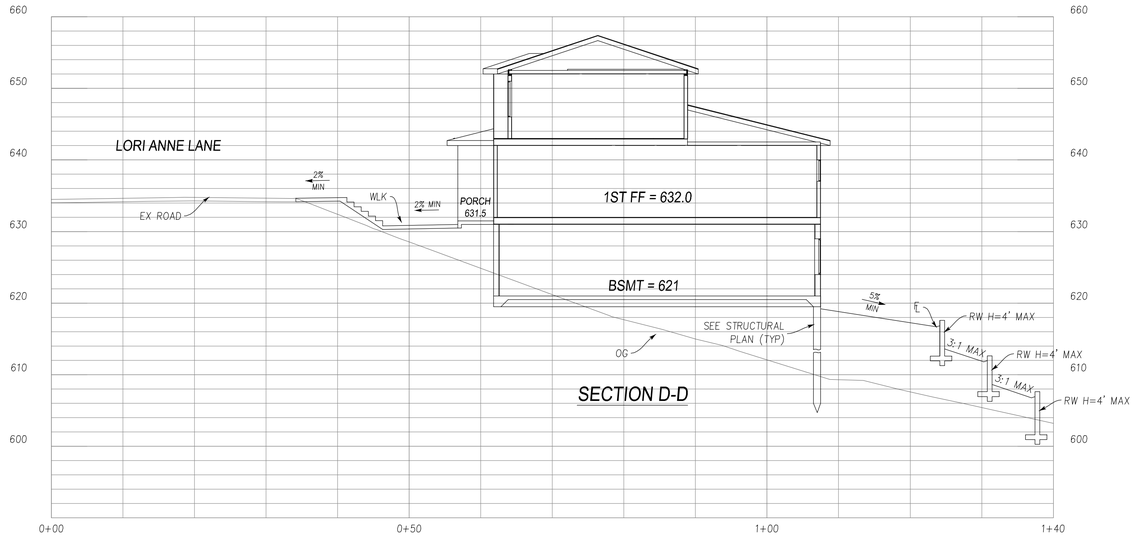
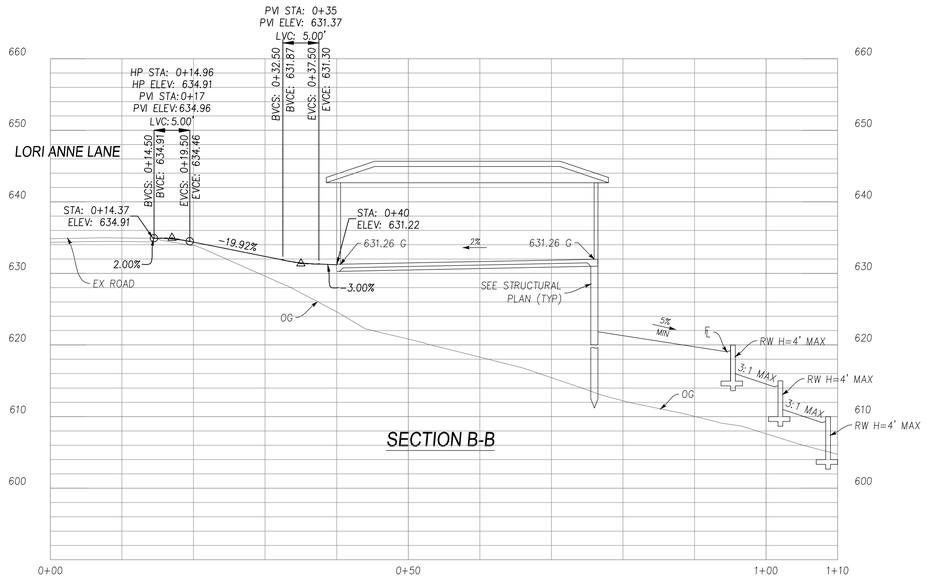


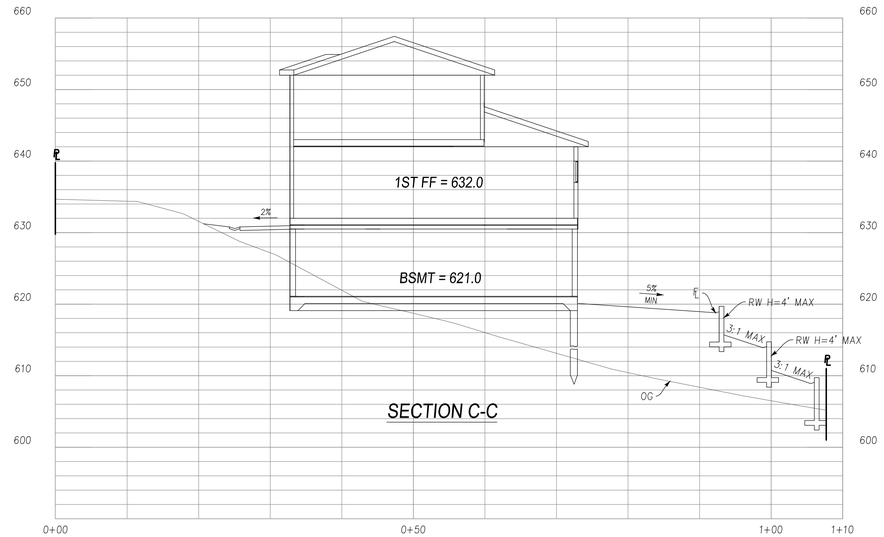
SECTION A-A



SECTION D-D



SECTION B-B



SECTION C-C

EARTH WORK QUANTITY

No.	STATION		AREA (SQUARE FEET) CUT	AREA (SQUARE FEET) FILL	DISTANCE (FEET)	VOLUME (CUBIC YARD) CUT	VOLUME (CUBIC YARD) FILL
1	A-A	(LEFT)		11.00	70.00	0.00	28.52
2	B-B	(LEFT)		36.00	30.00	0.00	40.00
3	C-C	(LEFT)		8.00	65.00	0.00	54.17
4	D-D	(LEFT)		37.00			
5	A-A	(RIGHT)		46.00	70.00	0.00	119.26
6	B-B	(RIGHT)		205.00	40.00	0.00	303.70
7	C-C	(RIGHT)		225.00	65.00	0.00	476.67
8	D-D	(RIGHT)		171.00			
					TOTAL	0.00	1,022.32

REVISIONS | BY | DATE

REGISTERED PROFESSIONAL ENGINEER M. LE No. 47518 CIVIL STATE OF CALIFORNIA

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DRIVEWAY PROFILE & SECTIONS
15560 LORI ANNE LN
APN 612-13-018
SAN JOSE CALIFORNIA

Project No.: | Designed: PT | Checked: NL | Date: 03/30/22

SHEET
C5

FILE #
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