MUCKLO RESIDENCE

Project Location : SOELRO COURT SANTA CLARA COUNTY CA 94560
For : Matt and Hosanna Mucklo

ABBREVIATIONS

ABV	ABOVE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADD	ADDENDUM
ADJ	ADJACENT, ADJUSTABLE
ABV	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT, ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
B.M.	BENCH MARK
BN	BOUNDARY NAILING
BO	BOTTOM OF
BRDG	BRIDGING
BRG	BEARING
BTU	BRITISH THERMAL UNIT
BTWN	BETWEEN
CB	CATCH BASIN
CFM	CUBIC FOOT PER MINUTE
CLG	CEILING
CP	CEMENT PLASTER
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
COMP	COMPOSITE, COMPOSITION
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
CY	CUBIC YARD
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL, DIAGRAM
DIM	DIMENSIONS
DL	DEAD LOAD
DN	DOWN
DP	DEEP
DR	DOOR
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION, ELEVATOR
ENCL	ENCLOSURE
ENGR	ENGINEER
EQ	EQUAL
EQPMT	EQUIPMENT
EST	ESTIMATE
EXH	EXHAUST
EXT	EXTERIOR
FBGL	FIBERGLASS
FCB	FIBER CEMENT BOARD
FCP	FIBER CEMENT PANEL
FCT	FIBER CEMENT TRIM
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FIN	FINISH, FINISHED
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FLR	FLOOR
FLUOR	FLUORESCENT
FOB	FACE OF BEAM
FOC	FACE OF CONCRETE
FOCB	FACE OF CURB
FOF	FACE OF FINISH
FOFRMG	FACE OF FRAMING
FOM	FACE OF MASONRY
FRMG	FRAMING
FT	FEET, FOOT
FTG	FOOTING
F.V.	FIELD VERIFY
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GL	GLASS
GLB	GLUE LAMINATED BEAM
GPM	GALLONS PER MINUTE
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HANDICAP
HDR	HEADER
HCMD	HOLLOW CORE METAL DOOR
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTG	HEATING
HW	HOT WATER
IFOF	INSIDE FACE OF FRAMING
INSUL	INSULATION
INT	INTERIOR
JCT	JUNCTION
JST	JOIST
JNT	JOINT
KP	KICK PLATE
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FEET
LL	LIVE LOAD
MAX	MAXIMUM
MBR	MEMBER
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
MULL	MULLION
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NIP	NOT IN PERMIT
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFVI	OWNER FURNISHED, VENDER INSTALLED
OPNG	OPENING
OPP	OPPOSITE
OVHD	OVERHEAD
OZ	OUNCE
O/	OVER
PRL	PARALLEL
PCF	POUNDS PER CUBIC FOOT
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
P.L.	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAR FOOT
PLUMB	PLUMBING
PLYWD	PLYWOOD
POC	POINT OF CONNECTION
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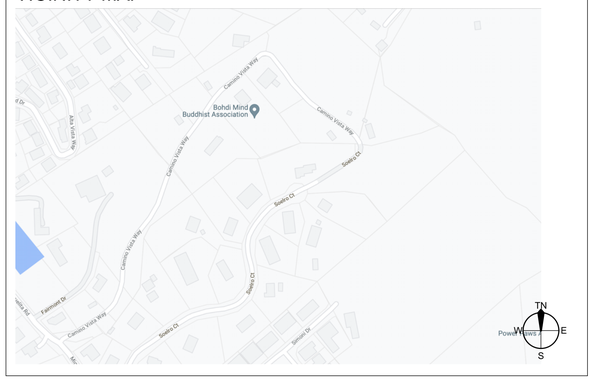
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTDF	PRESSURE TREATED DOUGLAS FIR
PVC	POLYVINYL CHLORIDE
QTR	OUARTER
R	RADIUS, RISER
RBR	RUBBER
RND	ROUND
RD	ROOF DRAIN
REF	REFERENCE
REG	REGULATION
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVERSE, REVISION
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
SCWD	SOLID CORE WOOD DOOR
SCHED	SCHEDULE
SECT	SECTION
SCD	SEE CIVIL DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SEL	SELECT
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB-ON-GRADE
SGD	SLIDING GLASS DOOR
SGW	SLIDING GLASS WINDOW
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TMPD	TEMPERED
TEMP	TEMPORARY
T&G	TONGUE AND GROOVE
THK	THICK(NESS)
THRES	THRESHOLD
TOAP	TOP OF ASPHALT PAVING
TOCB	TOP OF CURB
TOCP	TOP OF CONCRETE PAVING
TOP	TOP OF PAVING
TOPL	TOP OF PLATE
TOW	TOP OF WALL
TOWK	TOP OF SIDEWALK
TS	TUBE STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
W/	WITH
WD	WOOD
WH	WATER HEATER, EWH (ELEC), GWH (GAS)
W/O	WITHOUT
WP	WATERPROOF(ING)
WWF	WELDED WIRE FABRIC
YD	YARD

VICINITY MAP



IMAGE

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CURRENTLY ADOPTED EDITION OF THE NATIONAL AND STATE BUILDING, ELECTRICAL MECHANICAL, PLUMBING AND FIRE CODES AND ORDINANCES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BEFORE COMMENCING WITH WORK. IF DIMENSION IS OMITTED, OR ANY DISCREPANCIES OCCUR, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING OR CONTINUING ANY CONSTRUCTION IN THE AREA OF CONCERN. DO NOT SCALE THESE DRAWINGS.
3. ALL DIMENSIONS ON DRAWINGS ARE TO THE FACE OF OR CENTERLINE OF FRAMING UNLESS NOTED OTHERWISE.
4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND INSPECT CONDITIONS OF PRIOR WORK BEFORE PROCEEDING WITH ANY NEW WORK. PROCEEDING WITH NEW WORK SHALL CONSTITUTE ACCEPTANCE OF PRIOR WORK.
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GENERAL BUILDING ANALYSIS

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Zoning District : HS - d1 (100%)
Seismic Design Category : D

Applicable Codes :
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2019 California Plumbing Code (CPC)
2019 California Mechanical Code (CMC)
2019 California Fire Code (CFC)
2019 California Health and Safety Code amendments
2019 California Green Building Standards Code (CGC)
California Electric Code (CEC)
California Energy Code Energy Efficiency Standards

Soil Classification : See Geotech Report
Occupancy Group : R / U
Construction Type : V-B
Floor Area : 3,575 SF
Garage Area : 1,400 SF
Fire Sprinklered : Yes

STRUCTURAL ENGINEERING COORDINATION

STRUCTURAL ENGINEERING COORDINATION IS IN ACCORDANCE WITH CBC SECTION 106.3.4.1. THE PROJECT ARCHITECT FOR TRILOGY ARCHITECTURE, JOSH CUTHBERTSON, HAS REVIEWED AND COORDINATED ALL SUBMITTAL DOCUMENTS PREPARED BY THE SEPARATE ENGINEERS NOTED ON THIS PROJECT.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND / OR ENGINEER FOR REVIEW AND COORDINATION. FOLLOWING THE COMPLETION OF PROJECT ARCHITECT / ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY SHALL BE MADE (FOR CITY REVIEW AND APPROVAL), WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARDS TO GEOMETRY, LOAD CONDITION, ETC.) WITH NO EXCEPTIONS. ITEMS SCHEDULED FOR DEFERRED SUBMITTAL ARE AS FOLLOWS:

1. POOL AND POOL EQUIPMENT
2. FIRE SPRINKLER SYSTEM

SYMBOLS LEGEND

1	REFERENCE GRID NUMBER OR LETTER
1 A8.1	DETAIL NUMBER
1 A6.1	SECTION NUMBER
1 A6.1	ELEVATION NUMBER
101 A6.1	INTERIOR ELEVATION NUMBER
	AREA SHOWN DETAILED
KITCHEN 101	ROOM NAME AND NUMBER
D101	DOOR SYMBOL
W1	WINDOW SYMBOL
1	KEYNOTE SYMBOL
A	CASEWORK SYMBOL
a	ACCESSORY SYMBOL
A. F.H.	WALL TYPE SYMBOL
	ELEVATION DATUM
	ALIGN FINISHES
	AREA REVISED
1	REVISION NUMBER

RELATED PERMITS

1. FILE: 8298-00LA
2. FILE: 17S77.2
3. PLN21-062-PRE

SHEET INDEX

T1.0 TITLE SHEET

A0.1 CAL GREEN CHECKLIST
A0.2 CAL GREEN CHECKLIST

ARCHITECTURAL

A1.1 SITE PLAN
A1.1.a SITE PLAN - ENLARGED GROUND FLOOR
A1.2 SITE DETAILS

A2.0a SCHEDULES - ASSEMBLIES/ FINISHES
A2.0b SCHEDULES - DOORS/ WINDOWS
A2.0c SCHEDULES - CURTAIN WALL
A2.1 GROUND FLOOR PLAN - OVERALL
A2.1a GROUND FLOOR PLAN - AREA 'A'
A2.1b GROUND FLOOR PLAN - AREA 'B'
A2.2 2ND FLOOR PLAN - OVERALL
A2.2.a 2ND FLOOR PLAN - AREA 'A'
A2.2b 2ND FLOOR PLAN - AREA 'B'
A2.3 ROOF PLAN - OVERALL
A2.4 GROUND FLOOR POWER PLAN - OVERALL
A2.4a GROUND FLOOR SWITCH PLAN - OVERALL
A2.5 2ND FLOOR POWER PLAN - OVERALL
A2.5a 2ND FLOOR SWITCH PLAN - OVERALL

A3.1 GROUND FLOOR RCP - OVERALL
A3.1a GROUND FLOOR RCP - AREA 'A'
A3.1b GROUND FLOOR RCP - AREA 'B'
A3.2 2ND FLOOR RCP - OVERALL
A3.2a 2ND FLOOR RCP - AREA 'A'
A3.2 2ND FLOOR RCP - AREA 'B'

A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS
A4.3 EXTERIOR ELEVATIONS

A5.1 SECTIONS
A5.2 SECTIONS
A5.3 SECTIONS

A6.1 ENLARGED PLANS & INTERIOR ELEVATIONS
A6.2 ENLARGED PLANS & INTERIOR ELEVATIONS
A6.3 ENLARGED PLANS & INTERIOR ELEVATIONS
A6.4 ENLARGED PLANS & INTERIOR ELEVATIONS
A6.5 ENLARGED PLANS & INTERIOR ELEVATIONS

A8.1 DETAILS - ROOF
A8.2 DETAILS - FOUNDATION/FLOOR
A8.3 DETAILS - MISC.
A8.4 DETAILS - WINDOW
A8.5 DETAILS - DOOR
A8.6 DETAILS - STAIRS

STRUCTURAL

S0.00 GENERAL STRUCTURAL NOTES
S0.01 GENERAL NOTES & SCHEDULES
S0.10 TYPICAL FOUNDATION DETAILS
S0.11 TYPICAL STEEL DETAILS
S0.12 TYPICAL SHEAR DETAILS
S0.13 TYPICAL WOOD DETAILS

S1.00 FOUNDATION PLAN (AREA A)
S1.01 FOUNDATION PLAN (AREA B)
S1.02 UPPER FLOOR FRAMING PLAN (AREA A)
S1.03 UPPER FLOOR FRAMING PLAN (AREA B)
S1.04 ROOF FRAMING PLAN (AREA A)
S1.05 ROOF FRAMING PLAN (AREA B)

S2.00 FOUNDATION DETAILS
S2.01 FOUNDATION DETAILS
S2.10 WOOD FRAMING DETAILS
S2.11 WOOD FRAMING DETAILS
S2.12 WOOD FRAMING DETAILS

PROJECT DESCRIPTION

(N) SINGLE FAMILY HOME W/ ATTACHED GARAGE AND JADU

DESIGN TEAM

ARCHITECT :
TRILOGY ARCHITECTURE
2055 PINE STREET
REDDING, CA 96001
530.243.3000
CONTACT : JOSH CUTHBERTSON

STRUCTURAL :
RIVERSTONE STRUCTURAL CONCEPTS
671 E. RIVERPARK LN., STE. #150
BOISE, ID 83706
208.343.2092
CONTACT: JAKE TIMMONS

RELEASE DATE

COUNTY PERMIT SUBMITTAL #1 - 2022.9.9

trilogy

2055 PINE STREET, REDDING, CALIFORNIA 96001
t: (530) 243-3000 l:www.trilogyarch.com

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START DATE:	SEP 2020
CURRENT DWG SET DATE:	COUNTY PERMIT SUBMITTAL #1 - 2022.9.9
CURRENT SHEET DATE:	2022.9.9
DRAWN BY:	JC
CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

LICENSED ARCHITECT
JOSH CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

CONSTRUCTION DWGS

CD

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:32 AM

MUCKLO RESIDENCE

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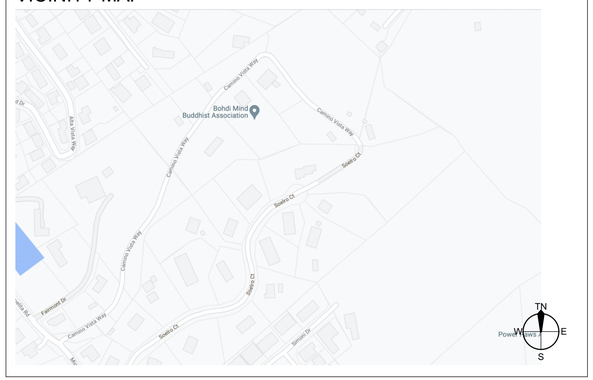

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STRUCTURAL ENGINEERING COORDINATION IS IN ACCORDANCE WITH CBC SECTION 106.3.4.1. THE PROJECT ARCHITECT FOR TRILOGY ARCHITECTURE, JOSH CUTHBERTSON, HAS REVIEWED AND COORDINATED ALL SUBMITTAL DOCUMENTS PREPARED BY THE SEPARATE ENGINEERS NOTED ON THIS PROJECT.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND / OR ENGINEER FOR REVIEW AND COORDINATION. FOLLOWING THE COMPLETION OF PROJECT ARCHITECT / ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY SHALL BE MADE (FOR CITY REVIEW AND APPROVAL), WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARDS TO GEOMETRY, LOAD CONDITION, ETC.) WITH NO EXCEPTIONS. ITEMS SCHEDULED FOR DEFERRED SUBMITTAL ARE AS FOLLOWS:

1. POOL AND POOL EQUIPMENT
2. FIRE SPRINKLER SYSTEM

SYMBOLS LEGEND

1	REFERENCE GRID NUMBER OR LETTER
1 / A8.1	DETAIL NUMBER
1 / A8.1	SECTION NUMBER
1 / A8.1	ELEVATION NUMBER
1 / A8.1	INTERIOR ELEVATION NUMBER
	AREA SHOWN DETAILED
KITCHEN 101	ROOM NAME AND NUMBER
D101	DOOR SYMBOL
W1	WINDOW SYMBOL
1	KEYNOTE SYMBOL
A	CASEWORK SYMBOL
a	ACCESSORY SYMBOL
A / F.H.	WALL TYPE SYMBOL
	ELEVATION DATUM
	ALIGN FINISHES
	AREA REVISED
1	REVISION NUMBER

RELATED PERMITS

1. FILE: 8298-00LA
2. FILE: 17577.2
3. PLN21-062-PRE

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PROJECT DESCRIPTION

(N) SINGLE FAMILY HOME W/ ATTACHED GARAGE AND JADU

DESIGN TEAM

ARCHITECT :
TRILOGY ARCHITECTURE
2055 PINE STREET
REDDING, CA 96001
530.243.3000
CONTACT : JOSH CUTHBERTSON

STRUCTURAL :
RIVERSTONE STRUCTURAL CONCEPTS
671 E. RIVERPARK LN., STE. #150
BOISE, ID 83706
208.343.2092
CONTACT: JAKE TIMMONS

RELEASE DATE

COUNTY PERMIT SUBMITTAL #1 - 2022.9.9

trilogy
2055 PINE STREET, REDDING, CALIFORNIA 96001
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START DATE:	SEP 2020
CURRENT DWG SET DATE:	COUNTY PERMIT SUBMITTAL #1 - 2022.9.9
CURRENT SHEET DATE:	2022.9.9
DRAWN BY:	JC
CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

LICENSED ARCHITECT
JOSH CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

TITLE SHEET

T1

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

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

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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PROJECT NO:	R1140
PHASE:	SD

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

☐ ☐ **4.503.1 GENERAL**. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

☐ ☐ **4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

☐ ☐ **4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

☐ ☐ **4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

☐ ☐ **4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

☐ ☐ **4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

☐ ☐ **4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

Y | N/A | RESPON. PARTY

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

Y | N/A | RESPON. PARTY

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

☐ ☐ **4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

☐ ☐ **4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

☐ ☐ **4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

☐ ☐ **4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

☐ ☐ **4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

☐ ☐ **4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

☐ ☐ **4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

☐ ☐ **4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

☐ ☐ **4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

☐ ☐ **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code.*

4.507 ENVIRONMENTAL COMFORT

☐ ☐ **4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

Y | N/A | RESPON. PARTY

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

☐ ☐ **702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

☐ ☐ **702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

☐ ☐ **703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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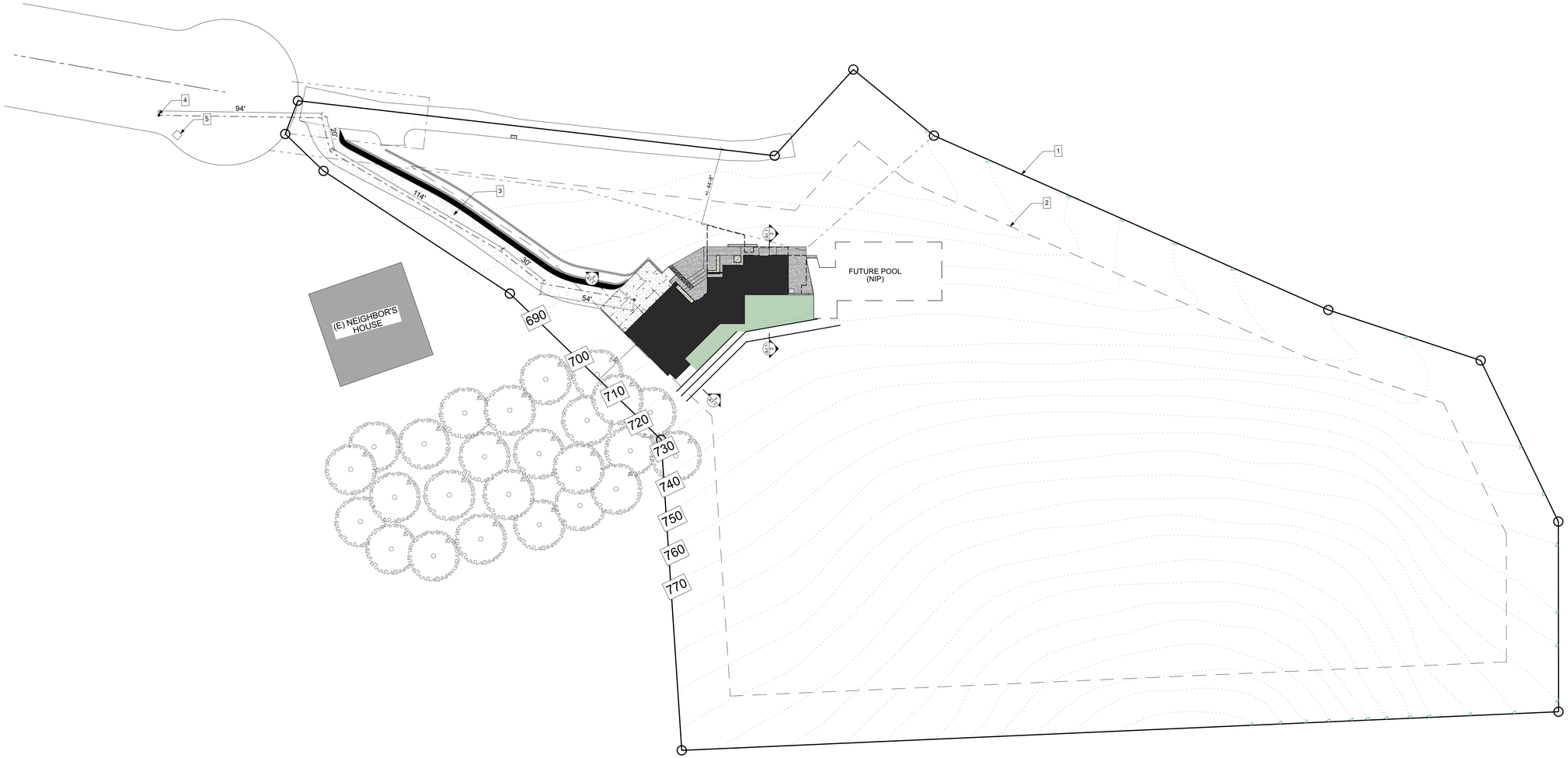
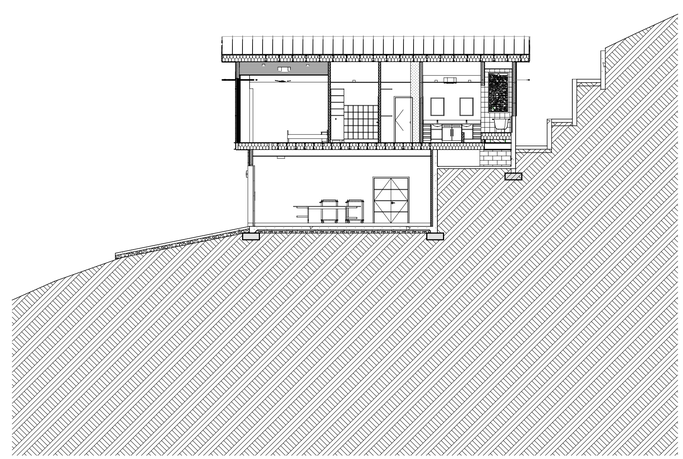
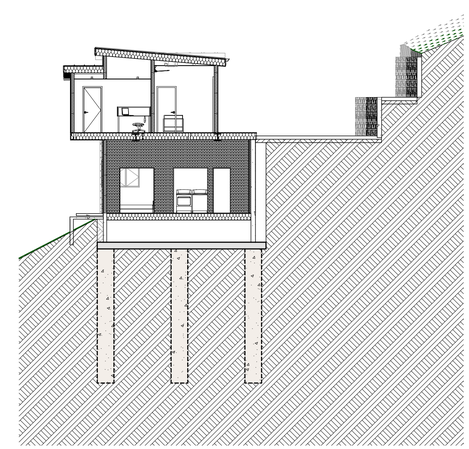




3 SITE SECTION - GARAGE / MASTER SUITE

SCALE: 3/32" = 1'-0"



2 SITE SECTION - JADU / BEDROOM

SCALE: 3/32" = 1'-0"

SITE PLAN - OVERALL

1/32" = 1'-0", 3/32" = 1'-0" INCH

KEYNOTES

1. (E) PROPERTY LINE.
2. 30' MIN. PLANNING SETBACK
3. (E) FIRE HYDRANT 312' FROM (N) RESIDENCE
4. (E) TRANSFORMER

GENERAL NOTES

A. -.

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SITE PLAN - OVERALL

A1.1

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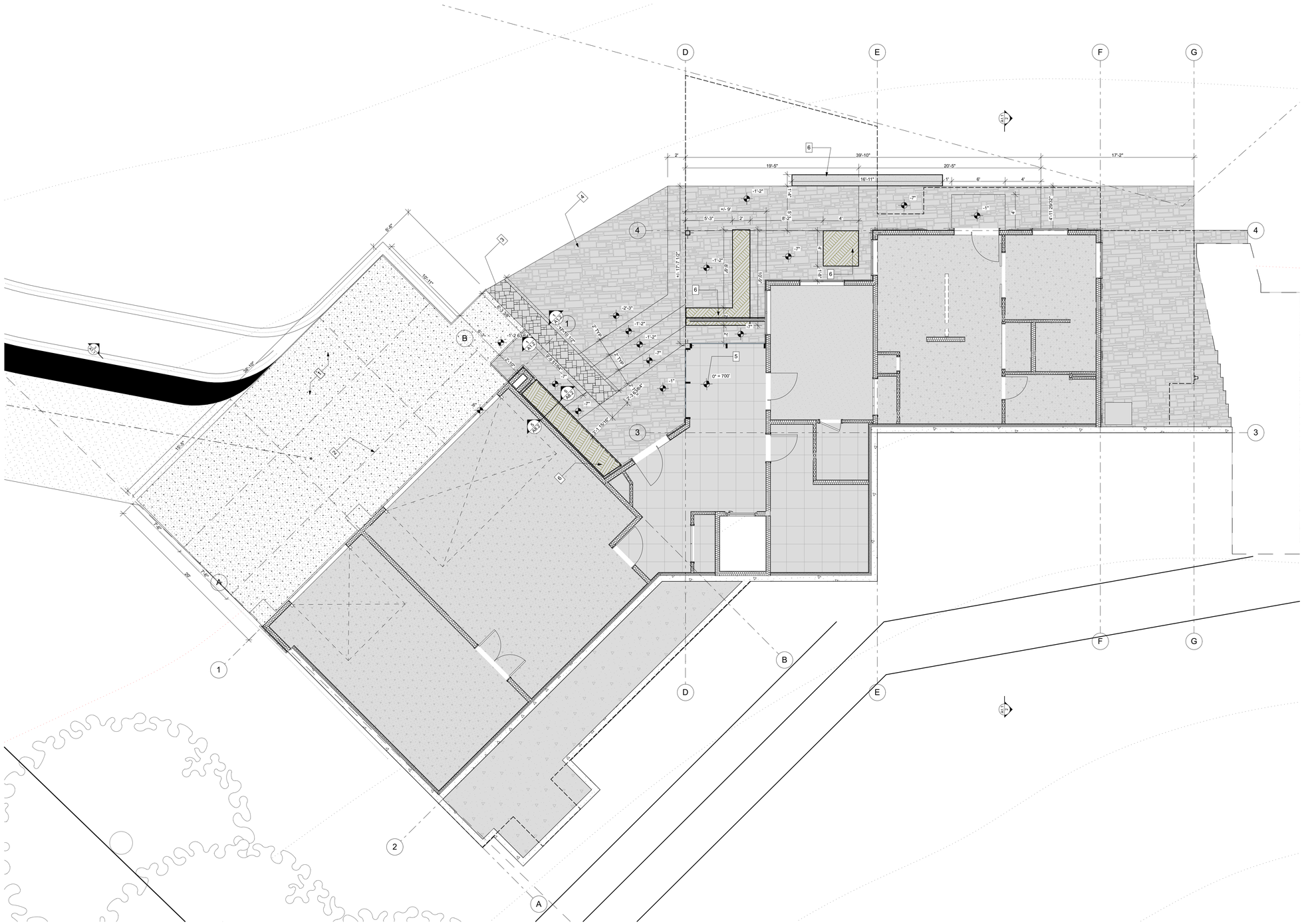

KEYNOTES

1. CONC. DRIVEWAY PAD
2. CONC. SCORE LINES
3. CMU WALL W/ STONE VENEER AND SIGN TO READ "MUCKLO"
4. FLAGSTONE PAVERS
5. APPROXIMATE ELEV. - SCD
6. STEEL PLANTER BOX W/ PLANTING SOIL & BUILT-IN DRAIN WEEPS

GENERAL NOTES

A. SEE SHEET A2.1a & A2.1b FOR GRIDLINE DIMENSIONS.

SITE PLAN - ENLARGED GROUND FLOOR

3/16" = 1'-0"
1 INCH

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START DATE:	SEP 2020
CURRENT DWG SET DATE:	
COUNTY PERMIT SUBMITTAL #1 - 2022.9.9	
CURRENT SHEET DATE:	
	2022.9.9
	####
	####
DRAWN BY:	JC
CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

LICENSED ARCHITECT
JOHN CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

SITE PLAN - ENLARGED GROUND FLOOR

A1.1a

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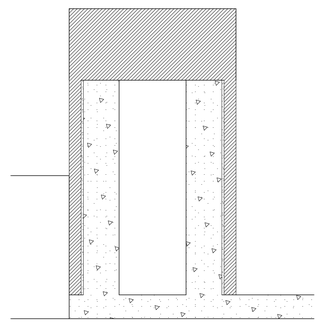
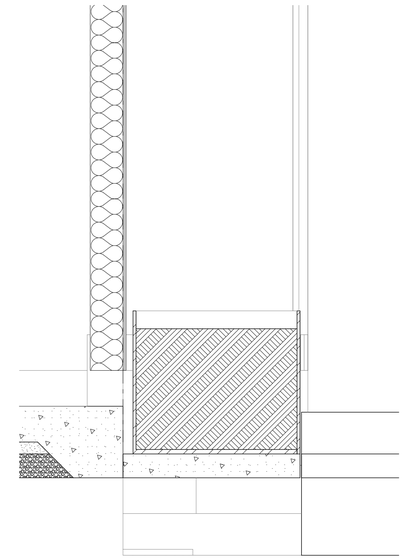


1 SITE WALL W/ STONE VENEER DETAIL
SCALE: 1" = 1'-0"



2 STEEL PLANTER BOX DETAIL
SCALE: 1" = 1'-0"

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SITE DETAILS

A1.2

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FINISH SCHEDULE

ROOM		FLOOR	WALLS	BASE	CEILING	COUNTERTOPS	NOTES
ZONE #	NAME						
000	JADU						JADU FINISHED TO BE DONE BY OWNER.
100	WD. SHOP	F3	W3	B1	C3		
101	2-CAR GARAGE	F3	W3	B1	C3	CT1	
102	ENTRY HALL	F1	W1	B1	C1		
103	UTILITY RM.	F3	W1	B1	C1		
104	BATH	F2		B2	C1	CT1	
105	EXERCISE RM.	F4	W1	B1	C1		
200	2ND FLOOR ENTRY	F1	W1	B1	C1		
201	HALLWAY	F4	W1	B1	C1		
202	LAUNDRY	F2	W2	B2	C1	CT1	
203	GALLERY	F4	W1	B1	C1 / C2	CT1	
204	BEDROOM 1	F4	W1	B1	C1 / C2		
204a	BATHROOM 1	F4	W2	B2	C1	CT1	
204b	BEDROOM CLOSET 1	F4	W1	B1	C1		
205	BEDROOM 2	F4	W1	B1	C1 / C2		
205a	BATHROOM 2	F2	W2	B2	C1	CT1	
205b	BEDROOM CLOSET 2	F4	W1	B1	C1		
206	M. BEDROOM	F4	W1	B1	C2		
206a	M. CLST	F4	W1	B1	C2		
206b	M. CLST	F4	W1	B1	C2		
206c	M. BATH	F2	W1 / W2	B2	C1	CT1	
300	KITCHEN	F2	W1 / W2	B1	C1 / C2	CT1	TILE FLOOR FINISH TO MATCH, AS CLOSE AS POSSIBLE, TO WD. FLOOR
300a	PANTRY	F1	W1	B1	C1		
301	DINING	F1	W1	B1	C1 / C2		
302	LIVING RM.	F1	W1	B1	C1		SEE INT. ELEVATIONS FOR WALL W/ FIREPLACE WALL FINISHES
303	HALL	F1	W1	B1	C2		
304	BATH	F2	W2	B2	C1		
305	BEDROOM 4 / OFFICE	F4	W1	B1	C1		
305a	CLOSET	F4	W1	B1	C1		
306	MEDIA RM.	F4	W1	B1	C1		

FINISH SCHEDULE KEY

FLOORS
- F1 SOLID OR ENGINEERED WOOD
- F2 'DALTILE' TILE, PRICE GROUP 1
- F3 CONCRETE, UNSEALED
- F4 CARPET

WALL BASE
- B1 MDF
- B2 'DALTILE' TILE, PRICE GROUP 1

WALLS
- W1 GYPSUM WALL BOARD, LEVEL 4 FINISH, PAINTED / PREPCOAT BY DRYWALL - ACRYLIC PAINT TO INCLUDE 1 COAT PRIMER AND 2 FINISH COATS
- W2 'DALTILE' TILE, PRICE GROUP 1
- W3 GYPSUM WALL BOARD, LEVEL 3 FINISH, TAPE AND SEAL

CEILINGS
- C1 GYPSUM WALL BOARD, LEVEL 4 FINISH, PAINTED / PREPCOAT BY DRYWALL - ACRYLIC PAINT TO INCLUDE 1 COAT PRIMER AND 2 FINISH COATS
- C2 WOOD, 1X6 T&G, STAIN GRADE
- C3 5/8" TYPE 'X' GWB - O/ WD. DROP FRAMING

COUNTERTOPS
- CT1 'SILESTONE' OR 'CORIAN' QUARTZ AGGLOMERATE, COLOR TBD

* SEE INTERIOR ELEVATIONS FOR DETAILED LAYOUTS OF FINISHES.

FINISH GENERAL NOTES

A. INTERIOR FINISH MATERIALS SHALL BE A MINIMUM OF CLASS C, FLAME SPREAD 76-200, SMOKE DEVELOPED FOR 0-450 FOR ALL AREAS PER CBC 803.11.

B. CALGREEN COMPLIANCE - ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS, AEROSOL PAINTS AND OTHER COATINGS, CARPET AND CARPET SYSTEMS AND RESILIENT FLOOR COVERINGS SHALL NOT EXCEED THE VOC LIMITS AS DEFINED BY CALGREEN 2016. ALL PARTICLE BOARD, MDF AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

C. ALL CASEWORK SHALL BE CUSTOM GRADE WITH WOOD VENEER EXTERIOR AND WOOD INTERIOR. FINISH TBD BY OWNER.

ROOF-CEILING & FLOOR-CEILING TYPE ASSEMBLIES

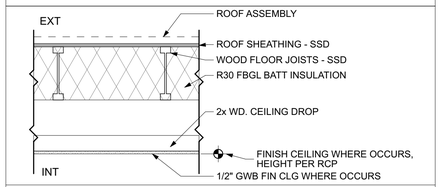
GENERAL NOTES
- A. MEMBRANE ROOFING SYSTEM - CLASS C - MIN, 'GAF' EVERGUARD TPO, WHITE, 60 MIL, FULLY ADHERED, 20 YR WARRANTY, OR EQUAL.
- B. RIGID INSULATION - POLYISO FOAM, MECHANICALLY FASTENED PER MANU. SPECS.
- C. SOUND-RATED CEILINGS ARE THOSE CEILINGS SHOWN WITH INSULATION. SEE ACOUSTICAL TREATMENTS SPECIFICATIONS FOR ADDITIONAL CRITERIA.

R-C & F-C TYPES TAG LEGEND

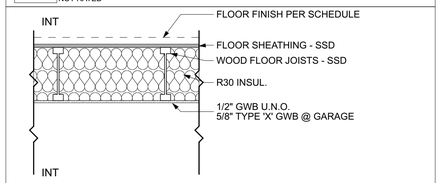
WALL ASSEMBLY TYPE & FIRE RATING
EW1.0 = NON-RATED
EW1.1 = 1 HR RATED
EW1.2 = 2 HR RATED

FC1.1/*3

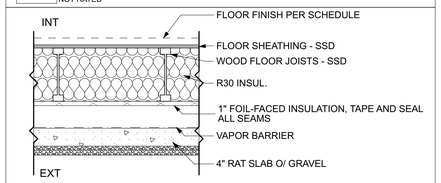
SEE R-C & F-C TYPE KEYNOTES BELOW



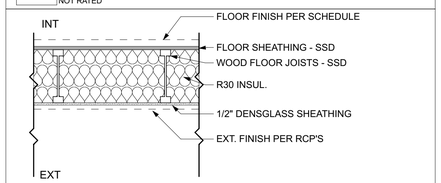
RC1 EXT/INT ROOF - CEILING ASSEMBLY @ TJI JOISTS
NOT RATED



FC1 TYPICAL FLOOR / CEILING ASSEMBLY @ TJI JOISTS
NOT RATED



FC2 TYPICAL FLOOR / CRAWL SPACE ASSEMBLY
NOT RATED



FC3 TYPICAL FLOOR / EXT. CEILING ASSEMBLY
NOT RATED

WALL TYPES ASSEMBLIES

WALL TYPES GENERAL NOTES
- A. ALL WALL HEIGHTS ARE FROM TOP OF SLAB, OR TOP OF CRAWL SPACE STEM WALL.
- B. EXTERIOR GYPSUM SHEATHING - 5/8" GYPSUM SHEATHING WITH GLASS MATS BOTH SIDES, WATER-RESISTANT TREATED CORE, 'GEORGIA PACIFIC' DENSGLAS GOLD FIRE GUARD OR EQUAL.
- C. CEMENT PLASTER - 7/8" THICK, 3 COAT CEMENT PLASTER W/ DEFS FINISH COAT.
- D. SEE SHEET A7.0b FOR ADDITIONAL ACOUSTIC DETAILING REQ'S.
- F. WHERE ASSEMBLIES SHOW MORE GWB LAYERS THAN REQ'D FOR FIRE RATING, THESE EXTRA LAYERS ARE FOR ACOUSTIC VALUE.
- G. SOUND-RATED WALLS ARE THOSE WALLS SHOWN WITH INSULATION. SEE ACOUSTICAL TREATMENTS SPECIFICATIONS FOR ADDITIONAL CRITERIA.

WALL TYPES TAG LEGEND

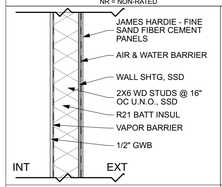
WALL ASSEMBLY TYPE & FIRE RATING
EW1.0 = NON-RATED
EW1.1 = 1 HR RATED
EW1.2 = 2 HR RATED

VERTICAL ASSEMBLY TYPE
FW = FIRE WALL
FB = FIRE BARRIER
FP = FIRE PARTITION
BW = (RATED) BEARING WALL
EW = (RATED) EXTERIOR WALL
NR = NON-RATED

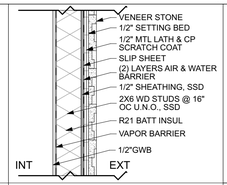
WA.1/FB/6CL/*3

SEE WALL TYPE KEYNOTES BELOW

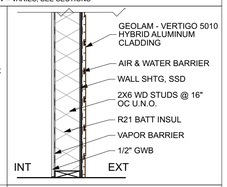
WALL HEIGHT
FHS = FULL HEIGHT TO (NON-RATED) STRUCTURE ABOVE
FHR = FULL HEIGHT TO HORIZONTAL ASSEMBLY ABOVE
FHP = FULL HEIGHT TO PARAPET ABOVE
10'-6 " AFF = HEIGHT ABOVE FINISH FLOOR
6CL = 6" (NOMINAL) ABOVE FINISH CEILING
UCL = FULL HEIGHT TO UNDERSIDE OF CEILING
V = VARIES, SEE SECTIONS



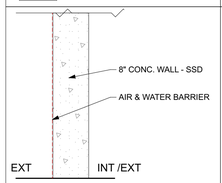
EW1 EXT. WD STUD WALL
-NON RATED



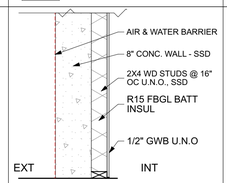
EW2 EXT. WD VENEER STONE
-NON RATED



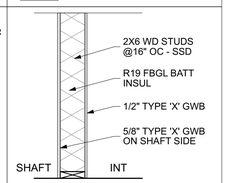
EW3 EXT. WD STUD WALL
-NON RATED



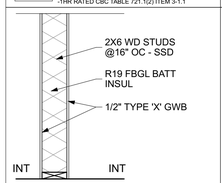
EW4 EXT. CONC. WALL
-NON RATED
-1HR RATED CBC TABLE 721.1(2) ITEM 3-1.1



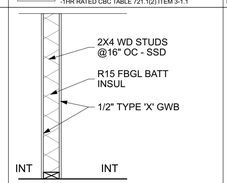
EW5 EXT. WD-CONC. WALL
-NON RATED
-1HR RATED CBC TABLE 721.1(2) ITEM 3-1.1



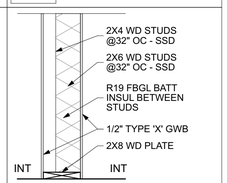
SW1 INT. SHAFT WALL



IW1 INT. WOOD STUD WALL



IW2 INT. WOOD STUD WALL



IW3 INT. WOOD STAGGER STUD WALL

WALL TYPES KEYNOTES
- *1. WALL SITS ATOP 6" CONC. CURB
- *2. OMIT DRYWALL ON CONCEALED SIDE OF WALL.
- *3. WALL ABOVE. WALL BELOW IS EW5.0. SEE 2/A4.2 FOR WALL HEIGHTS OF EW5.0 WALL BELOW.
- *4. OMIT FURRING WALL AT THIS LOCATION AND SWAP FOR WALL TAG PER PLAN.
- *5. COORDINATE T.O.W. TO B.O. STRUCTURAL BEAM - SSD.
- *6. WALL HEIGHT IS FROM T.O. CRAWL SPACE SLAB.
- *7. ALL WALLS INTERIOR TO THE MEDIA RM. - ADD RESILIENT CHANNEL AND (2) LAYERS OF 5/8" GWB.

PRODUCT SUBMITTALS

THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR THE FOLLOWING PRODUCTS:

FOUNDATION AND SLAB CONCRETE MIX DESIGN
- PRODUCT DATA

ADHERED STONE VENEER
- PRODUCT DATA
- MOCK UP PANEL PRIOR TO INSTALLTION

EXPOSED WOOD PANELING AND MILLWORK
- MOCK UP FOR FINISHES

CABINETRY AND HARDWARE
- PRODUCT DATA
- SHOP DRAWINGS
- MOCK UP FOR FINISHES

ROOF AND WALL ASSEMBLY AIR & WATER BARRIERS
- PRODUCT DATA
- SAMLES

METAL ROOFING
- PRODUCT DATA
- SHOP DRAWINGS
- SAMPLES - COLOR CHIPS

FIBER CEMENT SIDING AND TRIMS
- PRODUCT DATA

DOORS
- PRODUCT DATA
- SHOP DRAWINGS
- SAMPLES - COLOR CHIPS

WINDOWS
- PRODUCT DATA
- SHOP DRAWINGS
- SAMPLES - COLOR CHIPS

DOOR HARDWARE
- PRODUCT DATA
- SHOP DRAWINGS

FLOORING, WALL AND BASE FINISHES
- PRODUCT DATA
- SAMPLES

PAINTING AND STAINING
- PRODUCT DATA
- BRUSH OUTS

WINDOW SHADES
- PRODUCT DATA
- SHOP DRAWINGS

ALL PRODUCTS SPECIFICATIONS TO BE PROVIDED ARE CONTAINED WITHIN THESE DRAWINGS. BIDS SHALL BE PER PLANS AND SPECS. ANY PROPOSED PRODUCT SUBSTITUTIONS FROM THOSE SPECIFIED OR WHERE 'OR EQUAL' IS NOTED AS ACCEPTABLE ON THESE DRAWINGS SHALL BE DISCLOSED PRIOR TO OR WITH THE CONTRACTOR'S BID.

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C36915
Exp.
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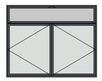
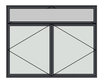
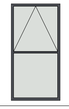
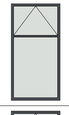
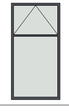
STATE OF CALIFORNIA

SCHEDULES - ASSEMBLIES, FINISHES

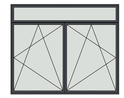
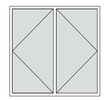
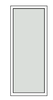
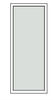
A2.0a

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:33 AM

WINDOW SCHEDULE

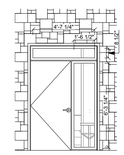
ID	SIZE W	SIZE H	OPERATION	EXT. VIEW	NOTES
W000a	4'	4'	CASEMENT		
W000b	4'	4'	CASEMENT		
W000c	4'	4'	CASEMENT		
W105a	5'	4'	CASEMENT		
W105b	5'	4'	CASEMENT		
W200	5'	4'	CASEMENT W/ HOPPER		
W202	3'	6'	UPPER PANE HOPPER		
W204	5'	4'	FIXED UPPER PANE W/ SLIDING LOWER PANES		
W206	5'	4'	FIXED UPPER PANE W/ SLIDING LOWER PANES		
W207a	3'	6'	UPPER PANE HOPPER		
W207b	3'	6'	UPPER PANE HOPPER		
W209	4'	4'	UPPER PANE HOPPER		

WINDOW SCHEDULE

ID	SIZE W	SIZE H	OPERATION	EXT. VIEW	NOTES
W300	6'	5'	CASEMENT W/ HOPPER		
W304	3'	3'	UPPER PANE HOPPER		
W304a	5'	3'	FIXED		
W305b	5'	5'	CASEMENT		
W306a	2'	3'	FIXED		
W306b	2'	5'	CASEMENT W/ HOPPER		
W306c	2'	3'	FIXED		
W306d	2'	5'	CASEMENT W/ HOPPER		

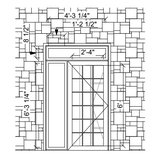
DOOR AND FRAME SCHEDULE

ID	SIZE W	SIZE HT	SIZE THK	TYPE	MATERIAL FRAME	MATERIAL DOOR	HEAD	JAMB	SILL	HDW. SET NO.	NOTES
D000a	3'	6'-8"	1 3/4"	A	ACWD	ACWD	4/A8.5	3/A8.5	4/A8.5		#1
D000b	5'	6'-8"	1 3/4"	F	WD	WD					
D000c	5'	6'-8"	1 3/4"	H	WD	WD					
D000d	2'-6"	6'-8"	1 3/4"	E	WD	WD					
D000e	1'-6"	6'-8"	1 3/4"	E	WD	WD					
D100a	9'	9'	1 3/4"	I		FG					
D100b	1'8"	9'	1 3/4"	J		FG					
D100c	5'	6'-8"	1 3/4"	F	WD	WD					
D102a	3'	6'-8"	1 3/4"	B	ACWD	ACWD	2/A8.5	1/A8.5	2/A8.5		#1
D102b	3'	6'-8"	1 3/4"	D	WD	WD					
D102c	3'	6'-8"	1 3/4"	D	WD	WD					
D102d	4'	6'-8"	1 3/4"	H	WD	WD					
D105	3'	6'-8"	1 3/4"	C	ACWD	ACWD	4/A8.5	3/A8.5	4/A8.5		SILL CONDITION VARIES - USE INT. THRESHOLD IN LIEU OF EXT. - #1
D105a	2'-4"	6'-8"	1 3/4"	E	WD	WD					
D105b	4'	6'-8"	1 3/4"	H	WD	WD					
D201	3'	6'-8"	1 3/4"	D	WD	WD					
D204	3'	6'-8"	1 3/4"	D	WD	WD					
D204a	2'-6"	6'-8"	1 3/4"	E	WD	WD					
D204b	2'-6"	6'-8"	1 1/2"	G	WD	WD					
D205	3'	6'-8"	1 3/4"	D	WD	WD					
D205a	2'-6"	6'-8"	1 3/4"	E	WD	WD					
D205b	2'-6"	6'-8"	1 1/2"	G	WD	WD					
D206	3'	6'-8"	1 3/4"	D	WD	WD					
D206a	2'-6"	6'-8"	1 3/4"	E	WD	WD					
D206b	2'-6"	6'-8"	1 3/4"	E	WD	WD					
D206c	2'-6"	6'-8"	1 3/4"	K	WD	WD					
D206d	2'	6'-8"	1 3/4"	H	WD	WD					
D208a	2'	6'-8"	1 3/4"	H	WD	WD					
D304	2'-6"	6'-8"	1 3/4"	E	WD	WD					
D304b	2'-6"	6'-8"	1 3/4"	E	WD	WD					
D305	2'-6"	6'-8"	1 3/4"	E	WD	WD					
D305a	2'-6"	6'-8"	1 3/4"	E	WD	WD					
D306a	2'-6"	6'-8"	1 3/4"	E	WD	WD					
D306b	12'	8'	1 3/4"		ACWD	ACWD	8/A8.5	7/A8.5	8/A8.5		



TYPE A

SCALE: 3/16" = 1'-0"



TYPE B

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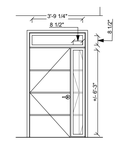

TYPE C

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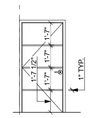

TYPE D

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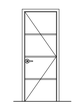

TYPE E

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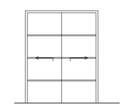
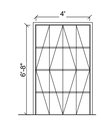


TYPE F

SCALE: 3/16" = 1'-0"

TYPE G

SCALE: 3/16" = 1'-0"



TYPE H

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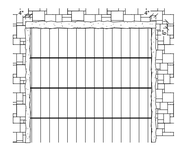

TYPE I

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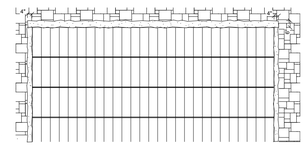
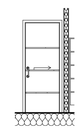


TYPE J

SCALE: 3/16" = 1'-0"



TYPE K

SCALE: 3/16" = 1'-0"

DOOR & WNDW TYPES KEY

ACWD EXTERIOR DOORS - ALUMINUM CLAD WOOD 'SIERRA PACIFIC' DOORS.

WD INTERIOR WOOD DOORS - SOLID CORE WOOD, VENEER, STAIN-GRADE 'SIERRA PACIFIC'.

GD FIBERGLASS GARAGE DOORS.

ACWW EXTERIOR NAIL-FIN WINDOWS - 'SIERRA PACIFIC' URBAN CLAD SERIES U.N.O.

DOOR & WINDOW GENERAL NOTES

A. EXTERIOR INSULATED GLAZING SHALL HAVE 0.25 MAX. U-FACTOR, 0.23 MAX. (R)SHGC.

B. ALL EXTERIOR GLAZING, INCLUDING BUT NOT LIMITED TO THAT IN EXTERIOR WINDOWS AND DOORS, SHALL EITHER BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

C. ALL EXTERIOR DOORS SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1, OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANELS NOT LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.

D. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CRC R308.4, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18 INCHES OF A WALKING SURFACE AND GLAZING LESS THAN 60 INCHES AFF AND WITHIN 60 INCHES OF A BATHTUB OR SHOWER.

E. INT. DOOR JAMB DETAILS TO BE 5/A8.5 U.N.O. & INT. DOOR HEAD & SILL DETAILS TO BE 6/A8.5 U.N.O.

WINDOW SCHEDULE NOTES

1. SPECIFIED WINDOWS TO MEET MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. WITH MINIMUM CLEAR OPENING HEIGHT OF 24" AND MINIMUM CLEAR OPENING WIDTH OF 20" FOR EMERGENCY ESCAPE AND RESCUE OPENINGS PER CBC 1030. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE LOCATED MORE THAN 44" FROM THE FINISHED FLOOR.
2. SPECIFIED WINDOW TO HAVE SAFETY GLAZING.
3. -

DOOR SCHEDULE NOTES

1. PROVIDE SAFTEY GLAZING AT DOOR SIDELITE

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CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

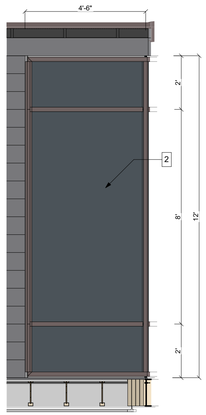
PROJECT:

MUCKLO RESIDENCE

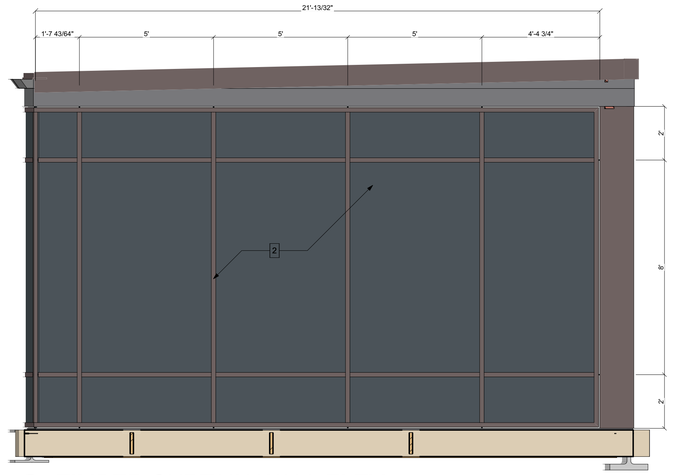
SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

SCHEDULES - DOORS, WINDOWS

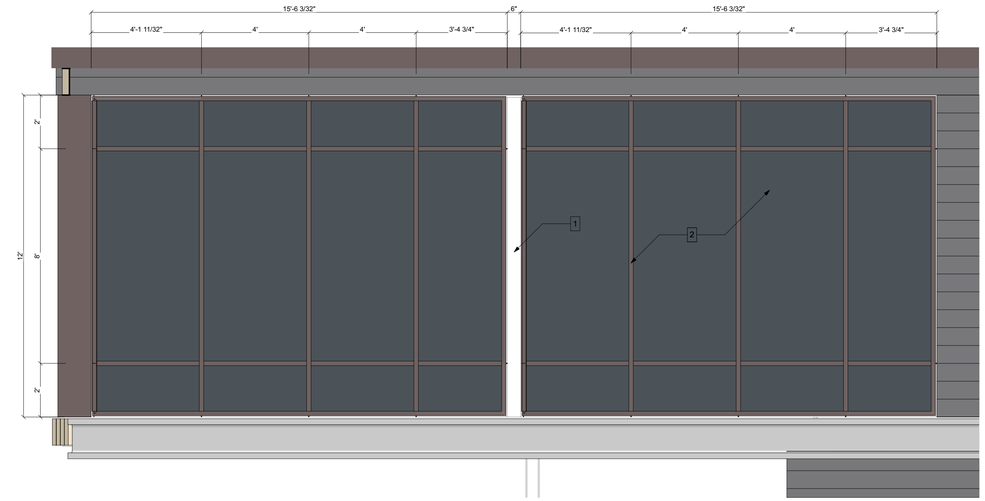
A2.0b



3 TIMBER CURTAIN WALL ELEV.
SCALE: 3/8" = 1'-0"



2 TIMBER CURTAIN WALL ELEV.
SCALE: 3/8" = 1'-0"



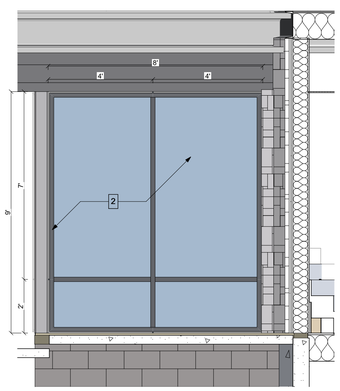
1 TIMBER CURTAIN WALL ELEV.
SCALE: 3/8" = 1'-0"

KEYNOTES

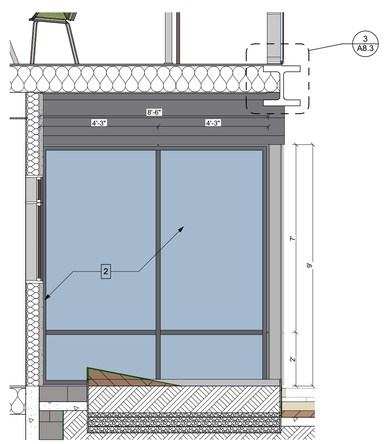
1. COLUMN - SSD.
2. TIMBER CURTAIN WALL - 'SIERRA PACIFIC' W/ METAL CLAD EXTERIOR AND STAIN GRADE DOUGLAS FIR INTERIOR

GENERAL NOTES

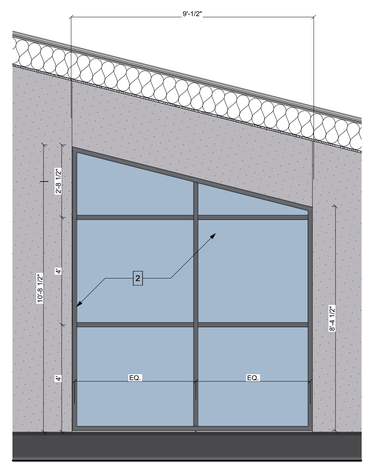
A. -.



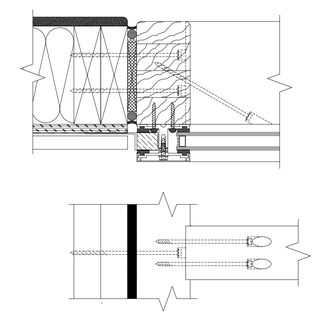
4 TIMBER CURTAIN WALL ELEV.
SCALE: 3/8" = 1'-0"



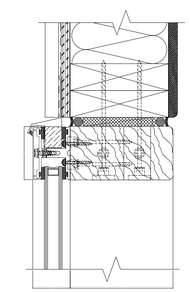
5 TIMBER CURTAIN WALL ELEV.
SCALE: 3/8" = 1'-0"



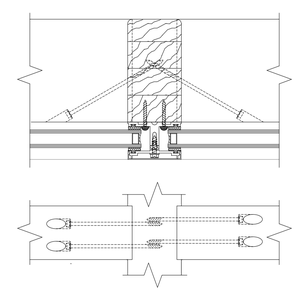
6 TIMBER CURTAIN WALL ELEV.
SCALE: 3/8" = 1'-0"



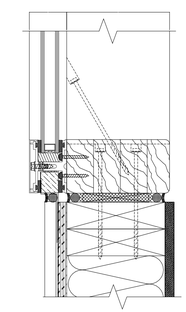
9 TYP. END POST WALL CONN.
SCALE: 3" = 1'-0"



7 TYP. FLUSH HEADER @END POST WALL CONN.
SCALE: 3" = 1'-0"



10 INT. POST @ MULLION - 5.75" GLULAMS
SCALE: 3" = 1'-0"



8 TYP. FLUSH SILL & END POST NN.
SCALE: 3" = 1'-0"

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	2022.9.9
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DRAWN BY:	JC
CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

SOELRO COURT, SANTA CLARA COUNTY, CA, 94560

LICENSED ARCHITECT
JOHN CUTHBERTSON
C36915
Exp
8-31-23
STATE OF CALIFORNIA

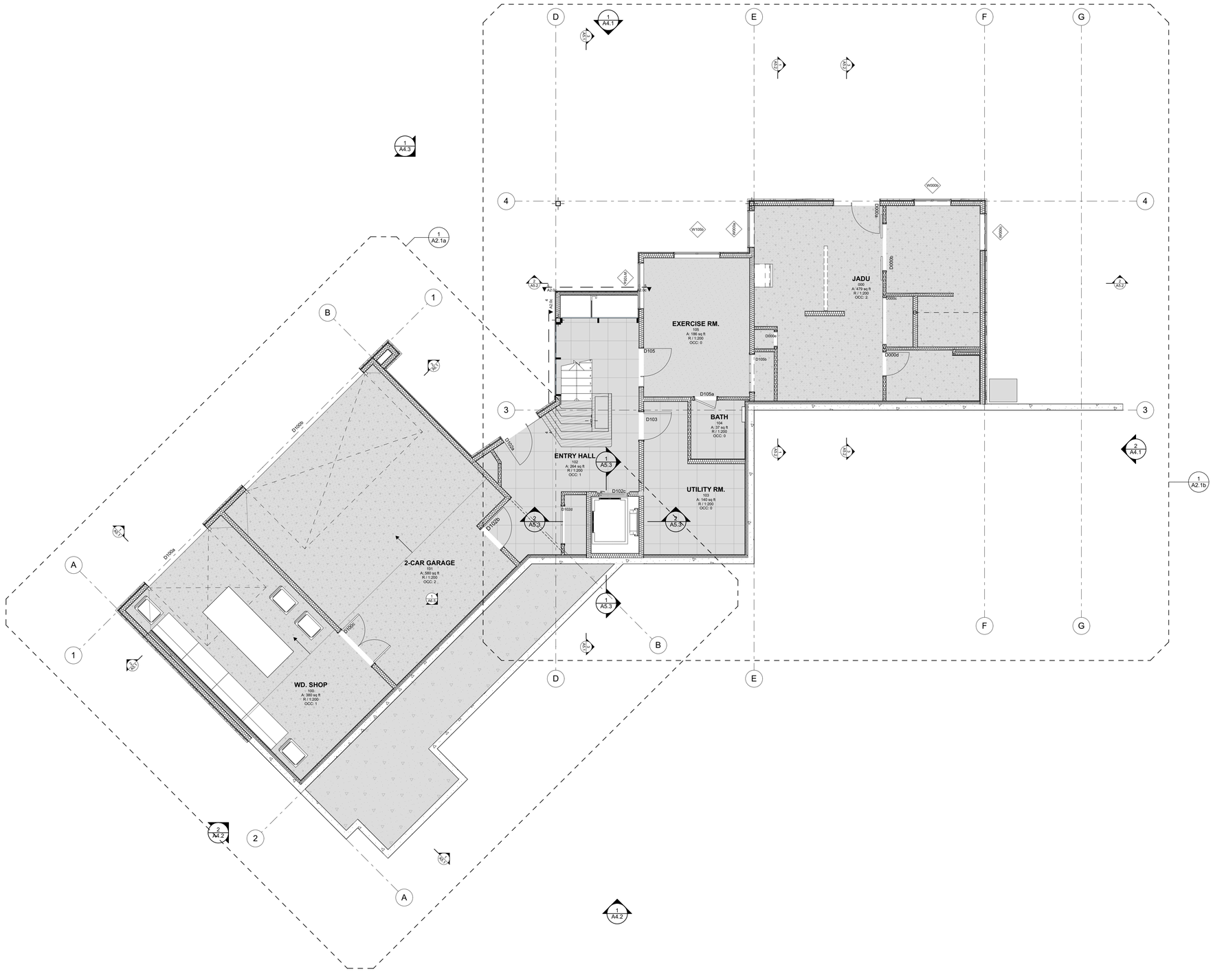
SCHEDULES - CURTAIN WALL

A2.0c

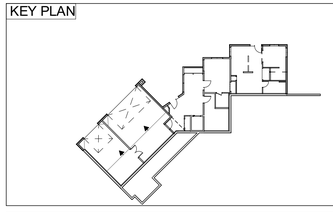
BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:33 AM

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:33 AM

KEYNOTES



KEY PLAN



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CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

LICENSED ARCHITECT
JOHN CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

GROUND FLOOR PLAN - OVERALL

A2.1

GROUND FLOOR PLAN - OVERALL

3/16" = 1'-0"

1 INCH

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:33 AM

KEYNOTES

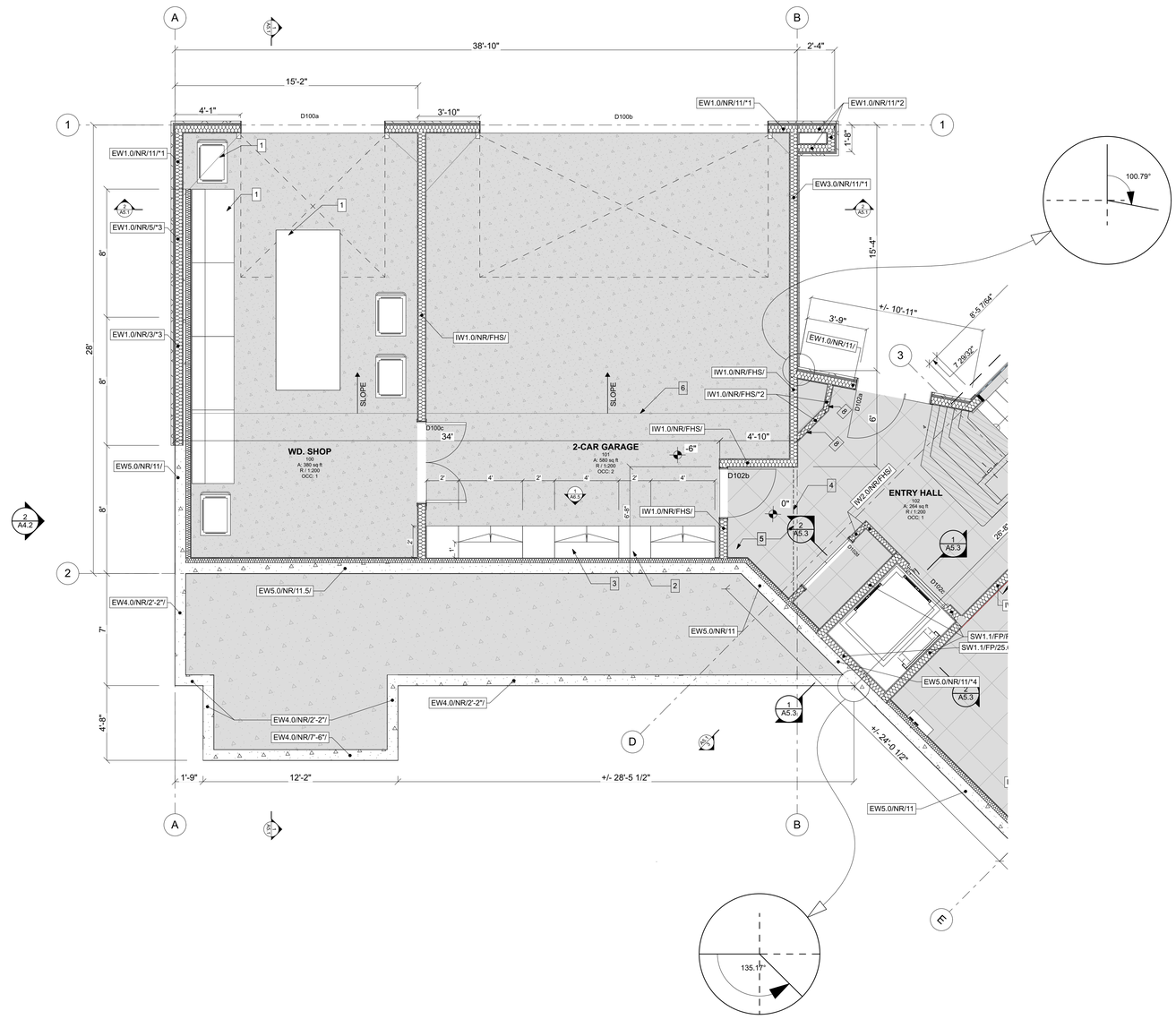
1. SHOP TABLES - BY OWNER
2. CASEWORK - BASE CABINETS
3. CASEWORK - UPPER CABINETS
4. GRADE BEAM BELOW - SSD
5. FLOOR FRAMING O/ STRUCTURAL SLAB IS 2X6 WD. W/ 1/2" PLY
6. SLOPE GARAGE FLOOR 1/8 : 12

GENERAL NOTES

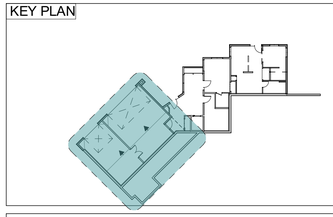
A. FOR FIXTURE AND EQUIPMENT NOTES SEE A6 DRAWINGS

B. DIMENSIONS ARE TO FACE OF STUD, U.N.O.

C. OPENING DIMENSIONS ARE TO OUTSIDE FACE OF WINDOW OR DOOR FRAME, ADD SPACE FOR ROUGH OPENING PER MFR REQUIREMENTS.



KEY PLAN



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COUNTY PERMIT SUBMITTAL #1 - 2022.9.9	
CURRENT SHEET DATE:	
	2022.9.9
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DRAWN BY:	JC
CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

LICENSED ARCHITECT
JOHN CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

GROUND FLOOR PLAN - AREA A

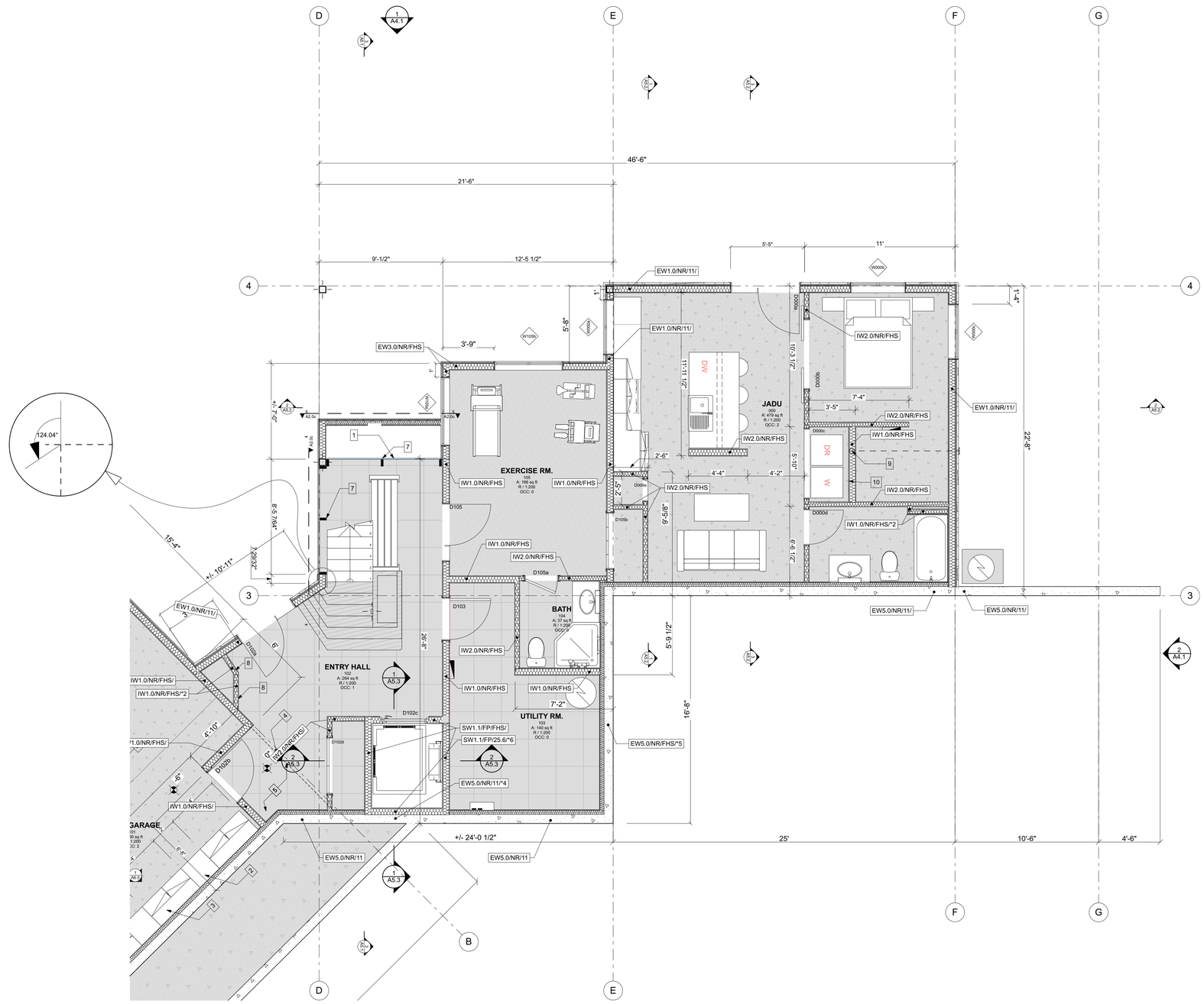
A2.1a

GROUND FLOOR PLAN - AREA A

1/4" = 1'-0"

1 INCH

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:33 AM



KEYNOTES

1. SHOP TABLES - BY OWNER
2. CASEWORK - BASE CABINETS
3. CASEWORK - UPPER CABINETS
4. GRADE BEAM BELOW - SSD
5. FLOOR FRAMING O/ STRUCTURAL SLAB IS 2X6 WD. W/ 1/2" PLY
6. SLOPE GARAGE FLOOR 1/8 : 12
7. TIMBER CURTAIN WALL - SEE A2.0c
8. EMPTY CHASE - FRAME AS OR IF NEEDED. OMIT PER OWNER'S DIRECTION IF NO CONSTRUCTION ITEMS RUN THROUGH THIS AREA.
9. DRYER VENT - VENT UP THROUGH WALL TO DROP CEILING AND DAYLIGHT OUT SIDEWALL.
10. WATER LINE - HOT / COLD

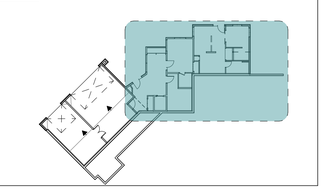
GENERAL NOTES

A. FOR FIXTURE AND EQUIPMENT NOTES SEE A6 DRAWINGS

B. DIMENSIONS ARE TO FACE OF STUD, U.N.O.

C. OPENING DIMENSIONS ARE TO OUTSIDE FACE OF WINDOW OR DOOR FRAME, ADD SPACE FOR ROUGH OPENING PER MFR REQUIREMENTS.

KEY PLAN



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GROUND FLOOR PLAN - AREA B

A2.1b

GROUND FLOOR PLAN - AREA B

1/4" = 1'-0"

1 INCH

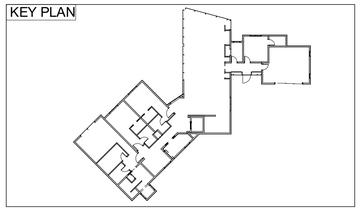
KEYNOTES

2ND FLOOR PLAN - OVERALL

3/16" = 1'-0"

1 INCH

KEY PLAN



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2ND FLOOR PLAN - OVERALL

A2.2

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KEYNOTES

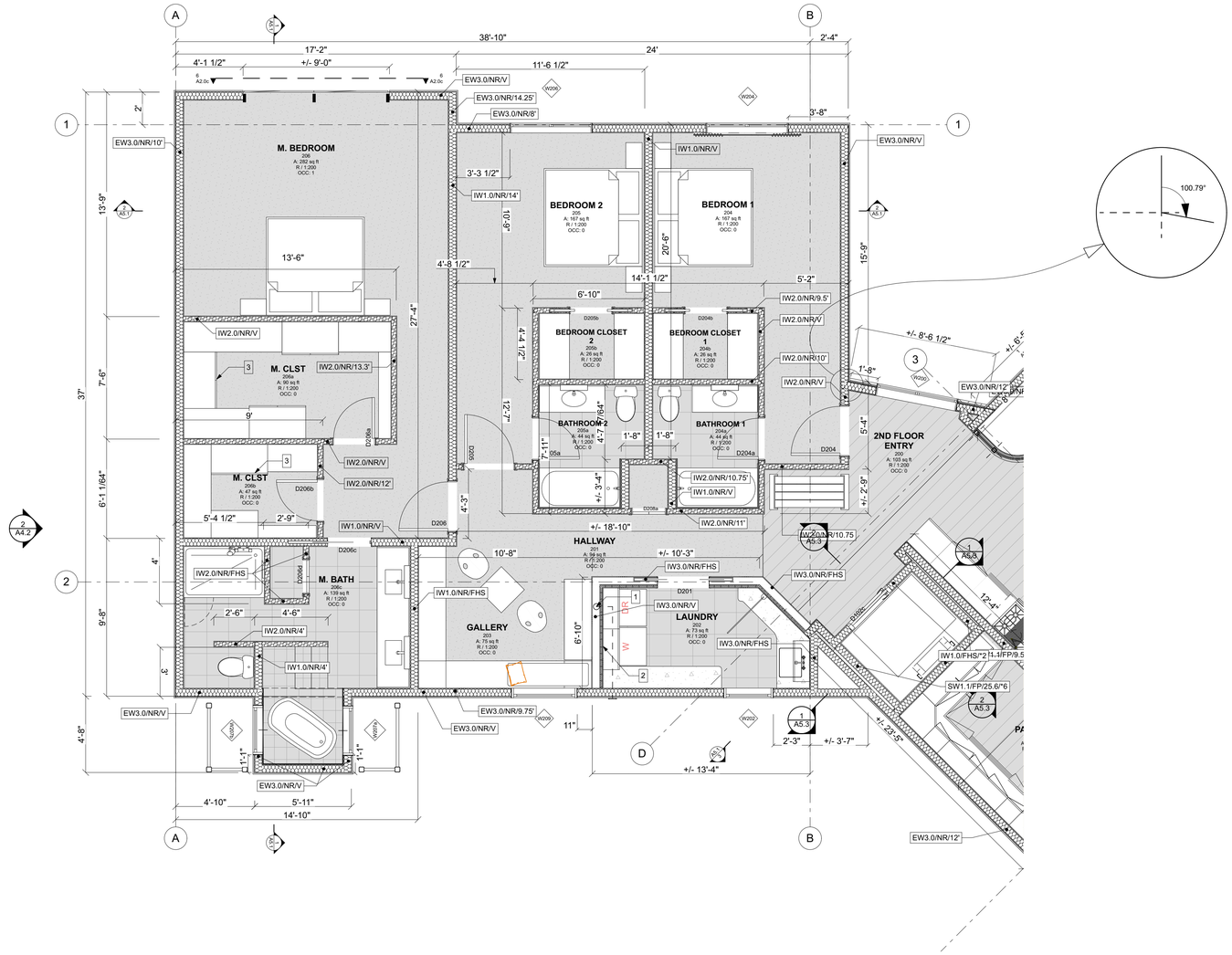
1. DRYER VENT - VENT UP THROUGH WALL TO DROP CEILING AND DAYLIGHT OUT SIDEWALL
2. WATER LINE - HOT / COLD
3. CLOSET SYSTEMS - BY OWNER

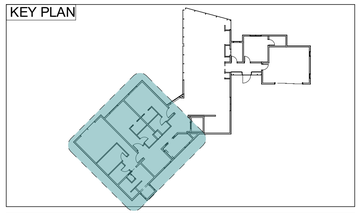
GENERAL NOTES

A. FOR FIXTURE AND EQUIPMENT NOTES SEE A6 DRAWINGS

B. DIMENSIONS ARE TO FACE OF STUD, U.N.O.

C. OPENING DIMENSIONS ARE TO OUTSIDE FACE OF WINDOW OR DOOR FRAME, ADD SPACE FOR ROUGH OPENING PER MFR REQUIREMENTS.





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JOHN CUTHBERTSON
C36915
Exp. 8-31-23
STATE OF CALIFORNIA

2ND FLOOR PLAN - AREA A

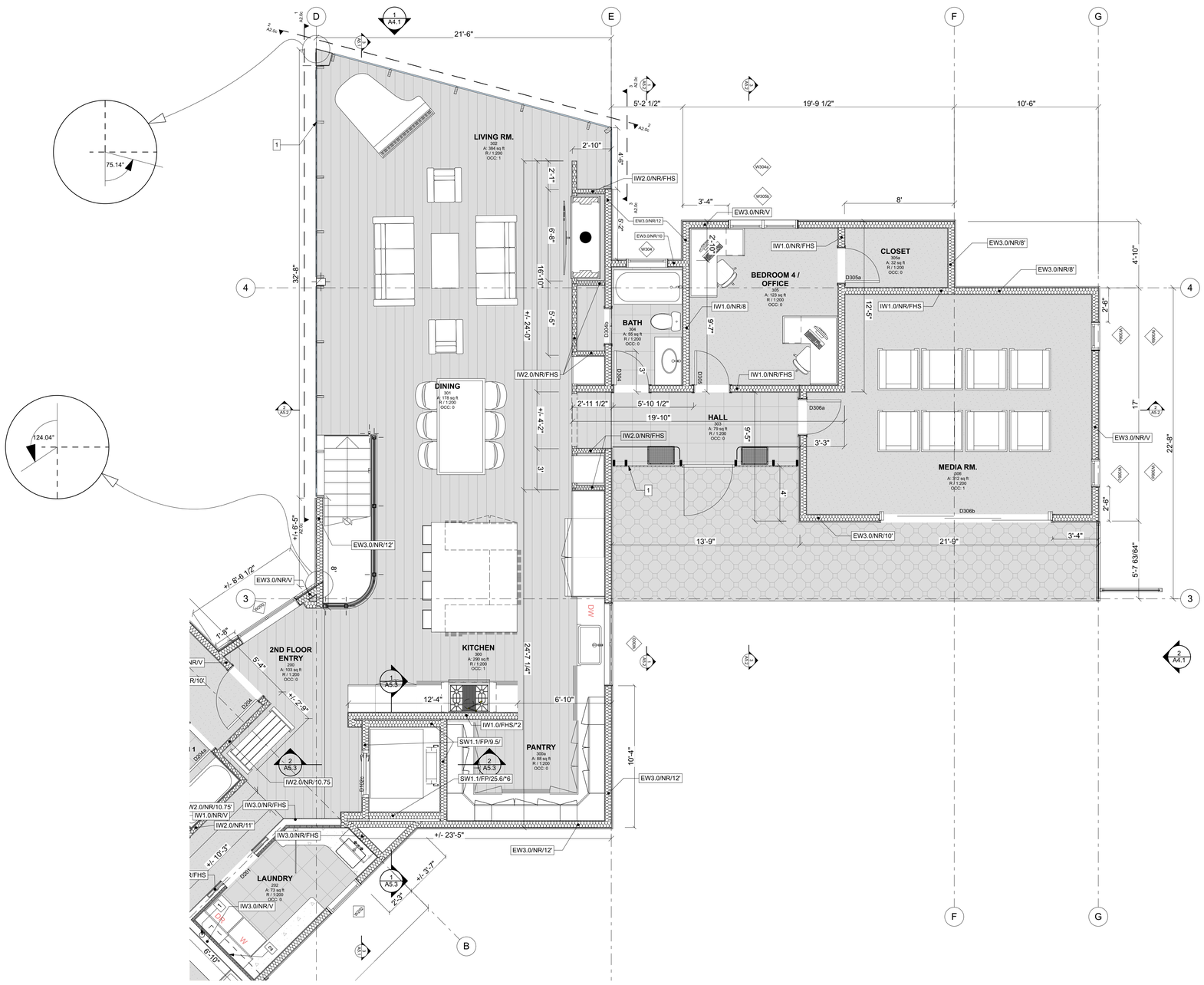
A2.2a

2ND FLOOR PLAN - AREA A

1/4" = 1'-0"

1 INCH

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:34 AM



KEYNOTES

1. TIMBER CURTAIN WALL - SEE A2.0c

GENERAL NOTES

A. FOR FIXTURE AND EQUIPMENT NOTES SEE A6 DRAWINGS

B. DIMENSIONS ARE TO FACE OF STUD, U.N.O.

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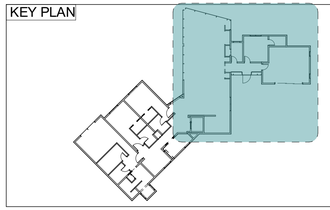
KEY PLAN



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2ND FLOOR PLAN - AREA B

A2.2b

2ND FLOOR PLAN - AREA B

1/4" = 1'-0"

1 INCH

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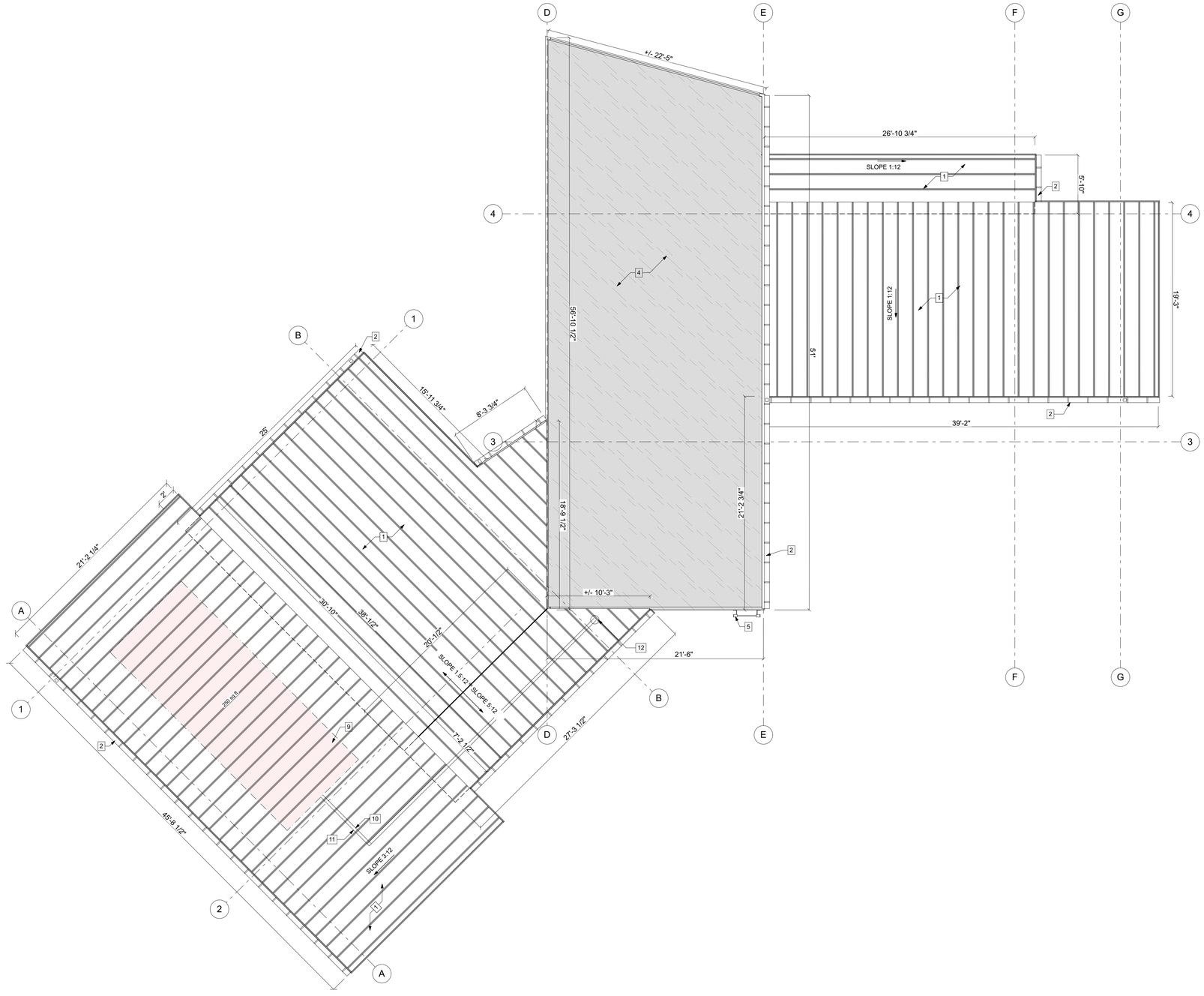

KEYNOTES

1. STANDING SEAM MTL. ROOF
2. GSM GUTTER - 6"W X 4"H, W/ REMOVABLE DEBRIS SCREEN, PRE-FINISHED METAL TO MATCH ROOF
3. SINGLE PLY ROOF O/ WOOD JOISTS. RIP WD. TO SLOPE FOR DRAINAGE
4. SLOPED INSULATION O/ FLAT ROOF - SSD.
5. ROOF ACCESS LADDER - ALACO MODEL 561 OR EQUAL
6.
7. FUTURE SOLAR
8. WALL LINE BELOW
9. FUTURE SOLAR ZONE PER C.E.C. 2019 110.10(B)
10. CONDUIT ROUTE TO SERVICE CONNECTION FOR FUTURE SOLAR ZONE PER C.E.C. 2019 110.10(C)
11. PLUMBING ROUTE TO SOLAR ZONE FROM WATER HEATING SYSTEM PER C.E.C. 2019 110.10(C)
12. CHASE ROUTE FOR CONDUIT

GENERAL NOTES

A. NO ROOF CALCS OR VENTING - PROJECT PATH IS PER CRC SECTION R806.5.

B.

KEY PLAN

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ROOF PLAN - OVERALL

A2.3

ROOF PLAN - OVERALL

3/16" = 1'-0"

1 INCH

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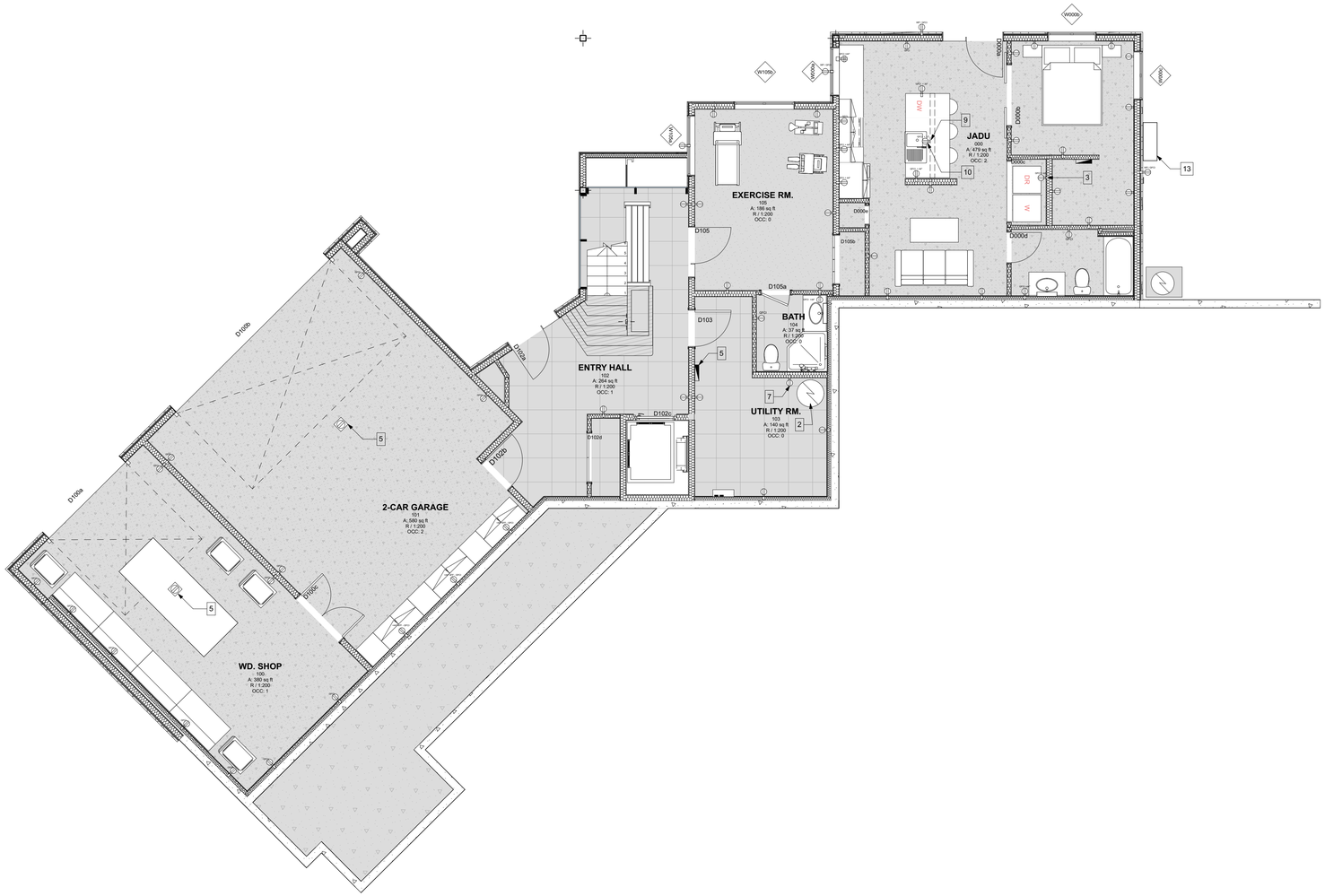

KEYNOTES

1. 120V DUPLEX OUTLET - HEIGHT 12" A.F.F. U.N.O - TYP. GFCI AS NOTED ON PLAN.
2. HYBRID ELECTRIC WATER HEATER - AO SMITH MODEL HP10-80H45DV OR EQUAL
3. WASHER / DRYER OUTLET - DEDICATED CIRCUIT 20AMP MIN.
4. 200A ELECTRICAL PANEL.
5. 120V DUPLEX OUTLET IN CEILING FOR GARAGE DOOR OPENER. GFCI PROTECTION REQUIRED.
6. 120V DUPLEX OUTLET - FLUSH W/ FLOOR.
7. 120V DUPLEX OUTLET - WITHIN 3' OF WATER HEATER AND ACCESSIBLE TO WATER HEATER WITHOUT OBSTRUCTION.
8. 120V QUADRUPLEX OUTLET - 12" A.F.F. U.N.O.
9. DISHWASHER RECEPTACLE - COORDINATE WITH MILLWORK.
10. DISPOSAL RECEPTACLE - COORDINATE WITH MILLWORK.
11. "EV CAPABLE" SERVICE PANEL - RACEWAY TO ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT WHICH TERMINATES AT THE CABINET.
12. -
13. AC DISCONNECT - SHALL BE WITHIN 50' OF THE UNIT AND WITHIN SIGHT PER CEC 430.102(b) - SEE RCPS FOR HVAC INFORMATION

GENERAL NOTES

A. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION IN ALL FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, BEDROOMS, AND SIMILAR AREAS PER CEC 210.12.

B. OUTLET LOCATIONS PER CEC 210.52.

C. GFCI OUTLET REQ'D LOCATIONS PER CEC 210.8.

D. OUTLET FOR DISHWASHER AND GARBAGE DISPOSAL TO BE UNDER THE COUNTERTOP NOT MORE THAN 36" AWAY FROM APPLIANCE.

E. BATHROOM AND LAUNDRY OUTLETS REQUIRE A DEDICATED 20AMP CIRCUIT PER CEC 210.11b.

F. OUTLETS IN ISLAND TO COMPLY WITH CEC 210.52c.

G. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR PER CEC 2016, SECTION 150.0(k)2J.

H. LUMINARIES PROVIDING OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND EITHER BY PHOTOCELL AND MOTION SENSOR, PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM PER CALIFORNIA ENERGY CODE ENERGY EFFICIENCY STANDARDS 150.0(k)3A. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE SYSTEM TO ITS NORMAL OPERATION WITHIN 6 HOURS.

I. BRANCH CIRCUIT(S) SERVING THE GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE OF THE GARAGE PER CEC 210.52(G)(1).

J. ALL 125V, 15 AND 20 AMP RECEPTACLES INSTALLED IN A RESIDENCE OR ACCESSORY STRUCTURE SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES. NO EXCEPTIONS FOR RECEPTACLES LISTED IN CEILINGS, ABOVE COUNTERS, OR BEHIND APPLIANCES PER CEC 406.12.

K. PROVIDE MINIMUM DEDICATED CIRCUITS AS FOLLOWS: 2 BRANCH CIRCUITS SERVING THE KITCHEN, PANTRY, DINING, AND BREAKFAST ROOMS; 1 FOR THEE LAUNDRY ROOM, 1 FOR ONLY THE BATHROOMS PER CEC 210.11(C).

L. PROVIDE AN INTERSYSTEM BONDING ELECTRODE WHICH INCLUDES AT LEAST THREE GROUND OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATIONS SYSTEMS TO BE INSTALLED EXTERNALLY AT THE ENTRANCE PANEL SPECIFIED IN CEC 800.100(B) AND 250.94.

GROUND FLOOR POWER - OVERALL

3/16" = 1'=0"

1 INCH

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GROUND FLOOR POWER - OVERALL

A2.4

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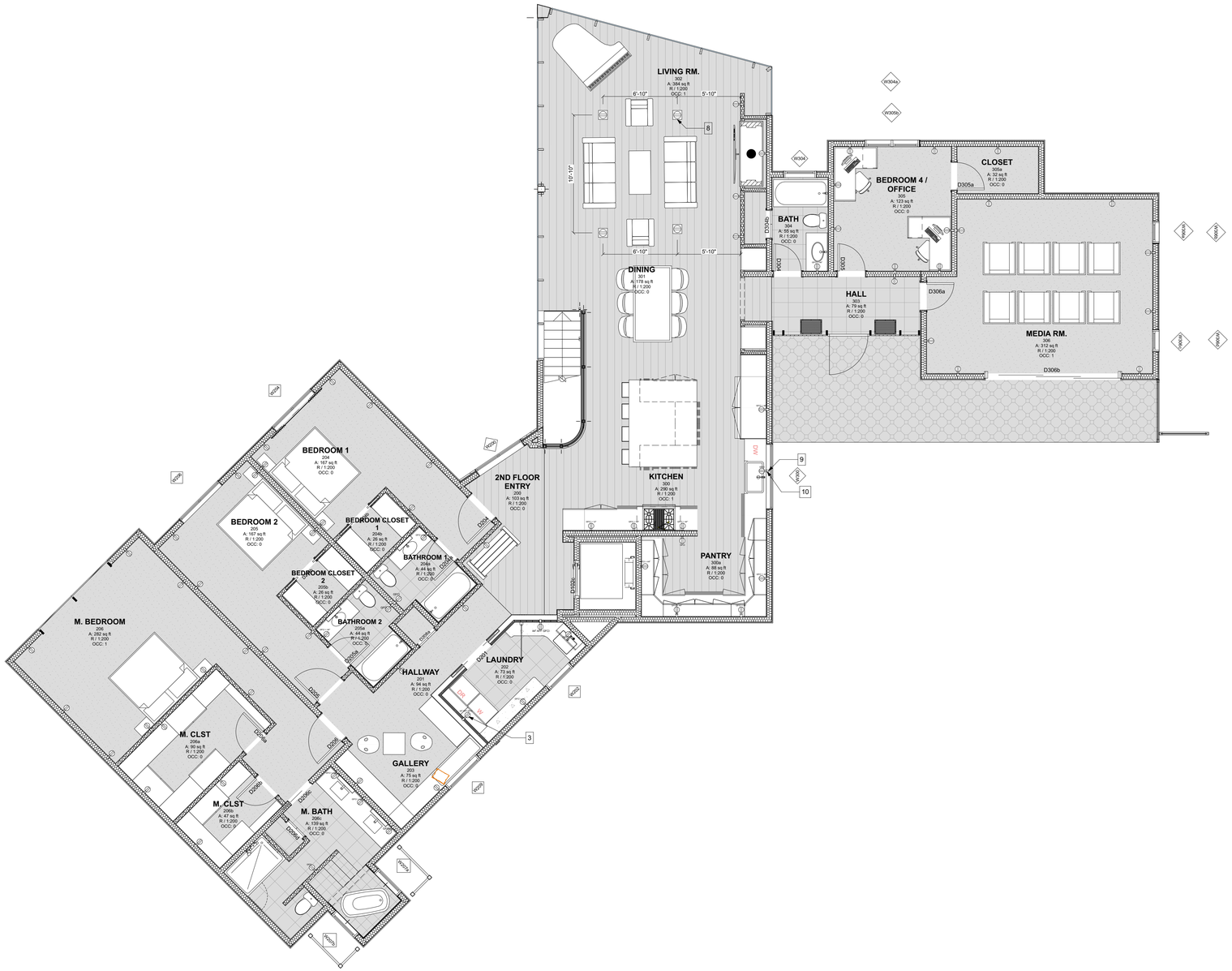

KEYNOTES

1. 120V DUPLEX OUTLET - HEIGHT 12" A.F.F. U.N.O - TYP. GFCI AS NOTED ON PLAN.
2. HYBRID ELECTRIC WATER HEATER - AO SMITH MODEL HP10-80H45DV OR EQUAL
3. WASHER / DRYER OUTLET - DEDICATED CIRCUIT 20AMP MIN.
4. 200A ELECTRICAL PANEL.
5. 120V DUPLEX OUTLET IN CEILING FOR GARAGE DOOR OPENER. GFCI PROTECTION REQUIRED.
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GENERAL NOTES

A. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION IN ALL FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, BEDROOMS, AND SIMILAR AREAS PER CEC 210.12.

B. OUTLET LOCATIONS PER CEC 210.52.

C. GFCI OUTLET REQ'D LOCATIONS PER CEC 210.8.

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E. BATHROOM AND LAUNDRY OUTLETS REQUIRE A DEDICATED 20AMP CIRCUIT PER CEC 210.11b.

F. OUTLETS IN ISLAND TO COMPLY WITH CEC 210.52c.

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KEY PLAN

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	2022.9.9
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DRAWN BY:	JC
CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

LICENSED ARCHITECT
JOHN CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

2ND FLOOR POWER - OVERALL

A2.5

2ND FLOOR POWER - OVERALL

3/16" = 1'-0"

1 INCH

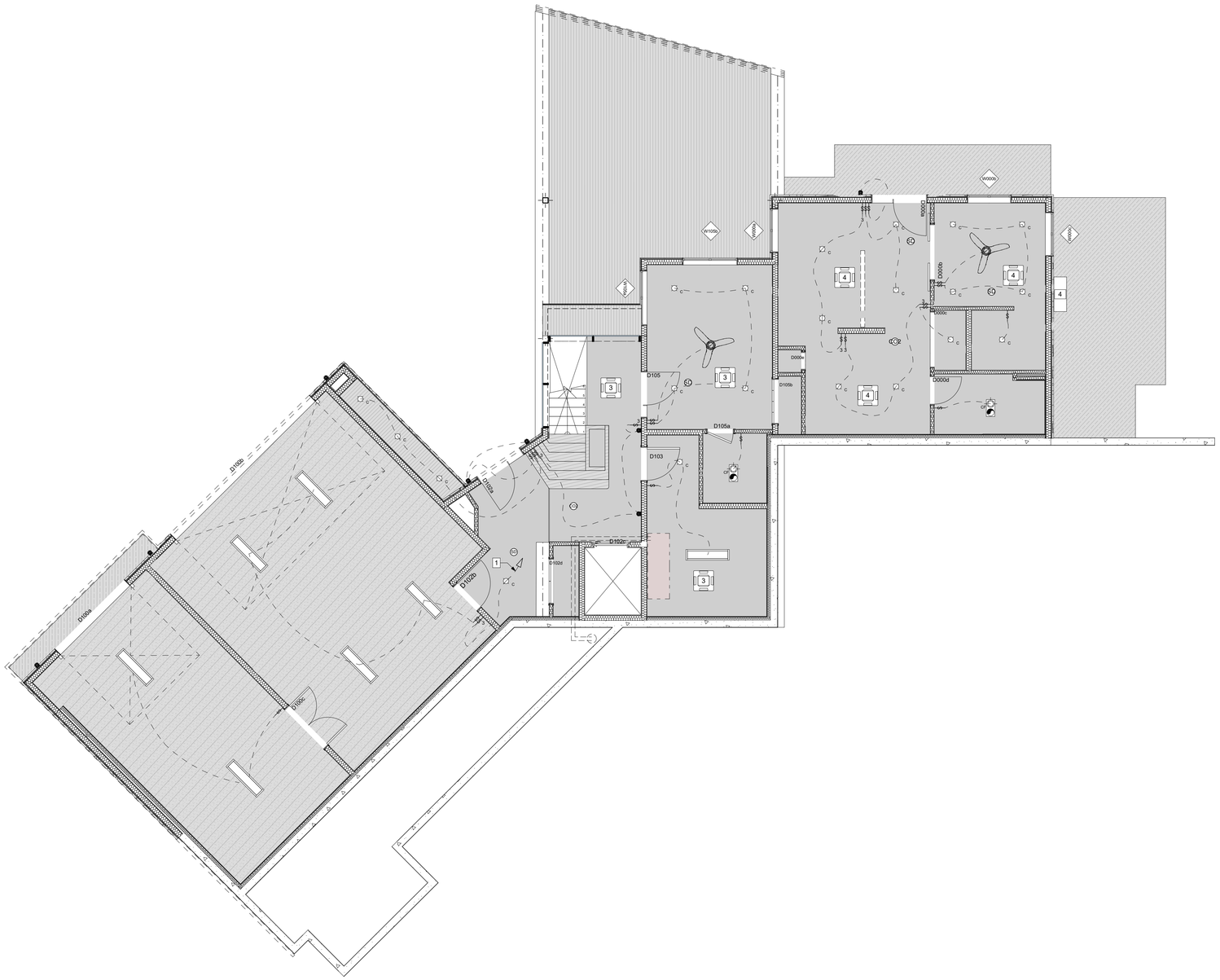
BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:34 AM

KEYNOTES

1. SECOND SWITCH FOR THIS LOCATION ON A2.7

GENERAL NOTES

A. FOR FIXTURE TYPES / LEGEND SEE A3 SERIES OF REFLECTED CEILING PLANS.



SWITCH PLAN SYMBOLS

SWITCH

3-WAY SWITCH

SWITCHED LIGHT CONNECTION

GROUND FLOOR SWITCH PLAN - OVERALL

3/16" = 1'=0"

1 INCH

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MUCKLO RESIDENCE

SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

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JOHN CUTHBERTSON
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GROUND FLOOR SWITCH PLAN - OVERALL

A2.6

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:34 AM

KEYNOTES

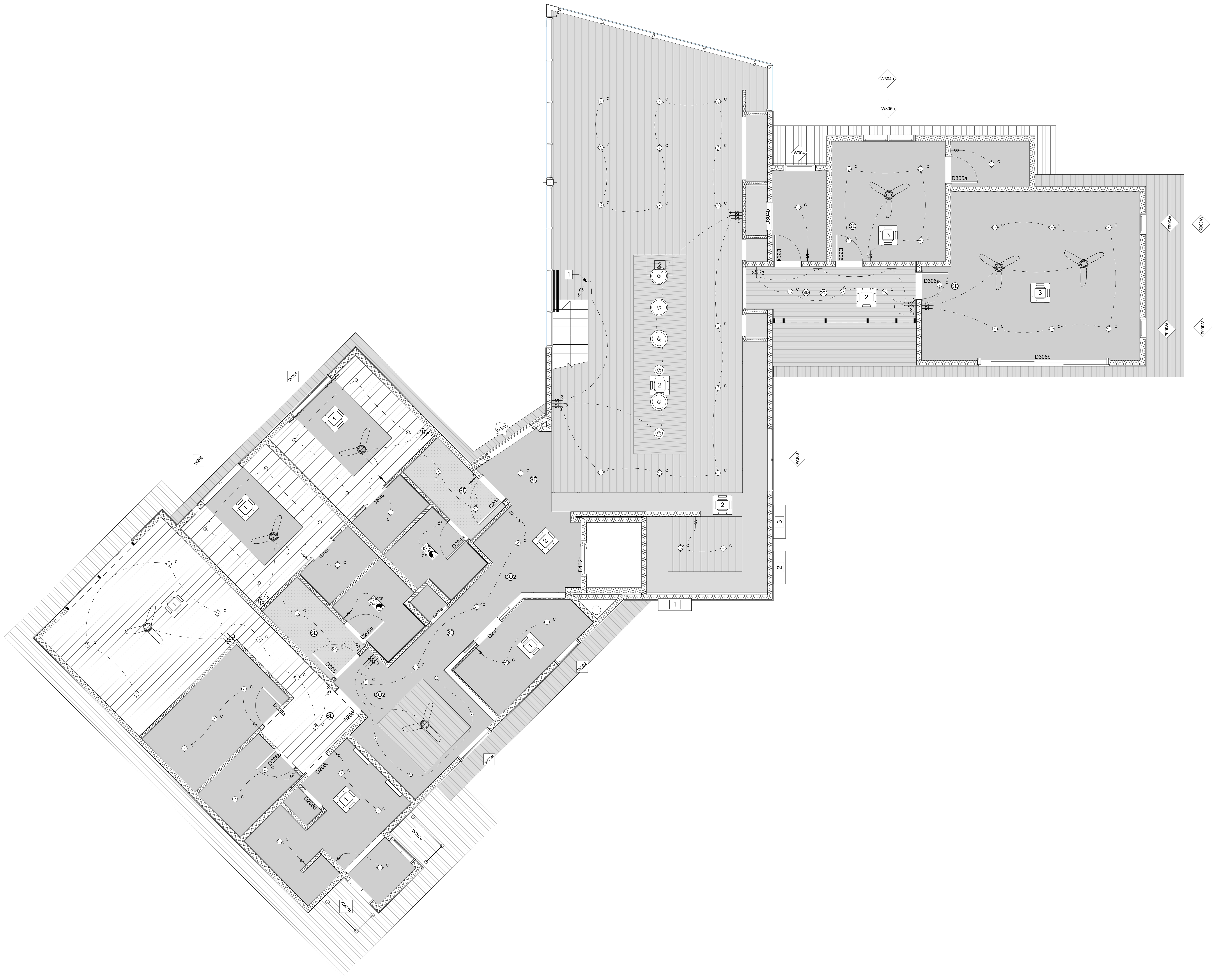
1. SECOND SWITCH FOR THIS LOCATION ON A2.6

GENERAL NOTES

A. FOR FIXTURE TYPES / LEGEND SEE A3 SERIES OF REFLECTED CEILING PLANS.

SWITCH PLAN SYMBOLS

$	SWITCH
$3	3-WAY SWITCH
	SWITCHED LIGHT CONNECTION



KEY PLAN

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PHASE:	SD

PROJECT:

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STATE OF CALIFORNIA

2ND FLOOR SWITCH PLAN- OVERALL

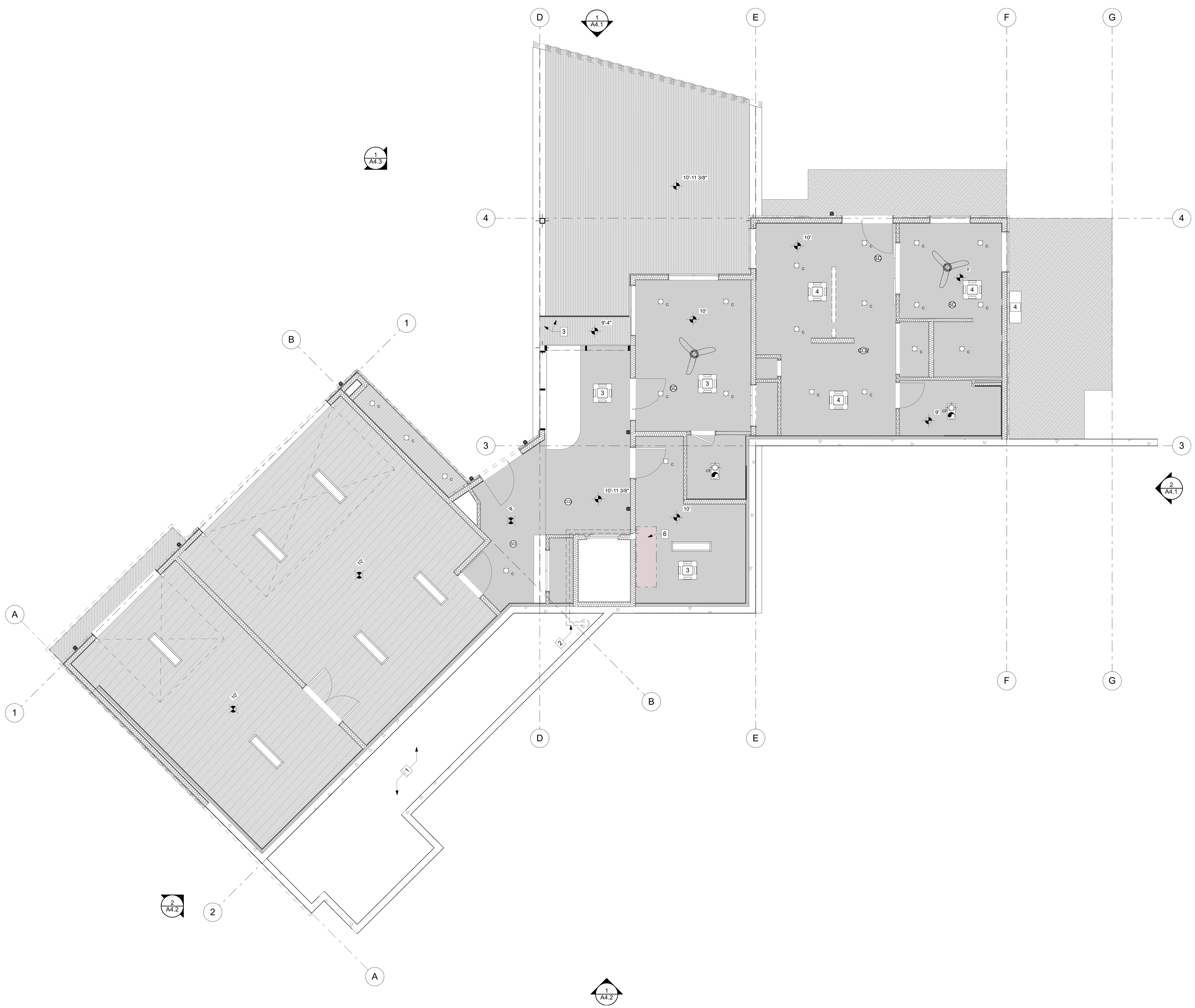
3/16" = 1'-0"
1 INCH

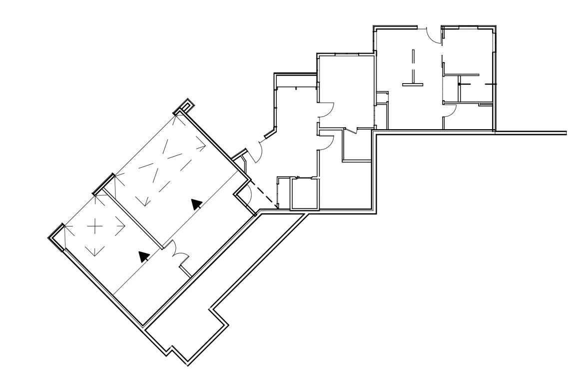
2ND FLOOR SWITCH PLAN- OVERALL

A2.7

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:34 AM

KEYNOTES





GROUND FLOOR RCP - OVERALL

3/16" = 1'=0"

1 INCH

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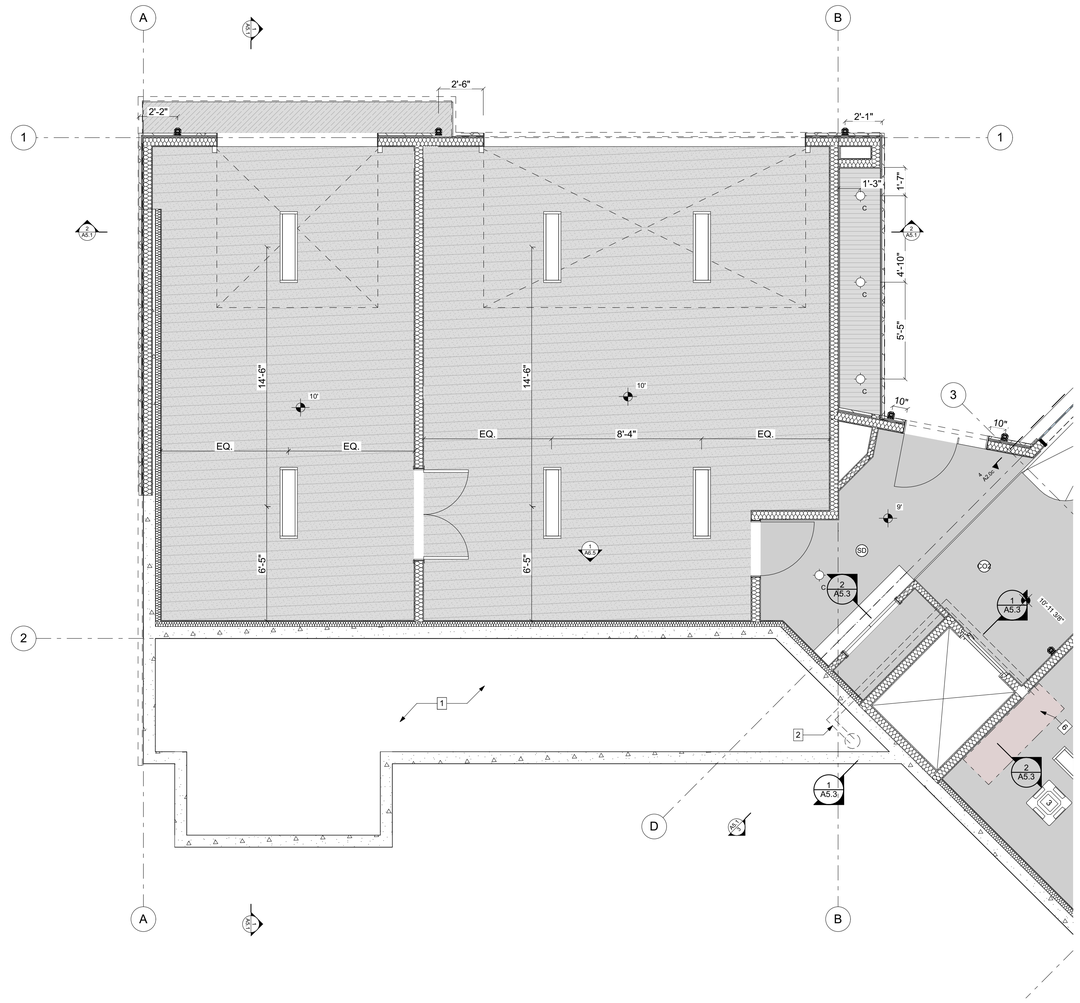
GROUND FLOOR RCP - OVERALL

A3.1

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:34 AM



KEYNOTES

1. FOIL-FACED INSULATION PER FC2 ON A2.0A
2. C.E.C. 2019 110.10(c) CONDUIT ROUTE FROM SOLAR ZONE TO SERVICE CONNECTION & C.E.C. 2019 110.10(c) PLUMBING ROUTE FROM SOLAR ZONE TO WATER HEATING SYSTEM
3. -
4. -
5. -
6. C.E.C. 110.10(c) FUTURE INVERTERS AND METER EQUIPMENT, 2'X6'
7. LOW-PROFILE DUCTED UNIT - PANASONIC, CS-E12SD3UAW

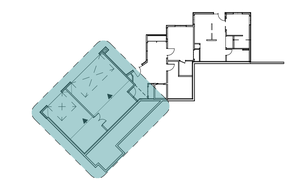
GENERAL NOTES

A. CARBON MONOXIDE ALARMS AND SMOKE DETECTORS, SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

REFLECTED CEILING PLAN SYMBOLS

- CARBON MONOXIDE DETECTOR - HARDWIRE AND INTERCONNECT PER CRC 315.7.
- SMOKE DETECTOR - HARDWIRE AND INTERCONNECT PER CRC 314.4
- LF2 - LED LIGHT FIXTURE - WALL SCONCE, HIGH EFFICACY.
- LF3 - LED LIGHT FIXTURE - CEILING MOUNTED, HIGH EFFICACY.
- PENDANT LIGHT - LARGE
- PENDANT LIGHT - MEDIUM
- PENDANT LIGHT -SMALL
- CF1- CEILING FAN WITH LED LIGHTING, HIGH EFFICACY.
- LED LIGHTING, HIGH EFFICACY.
- CEILING CASSETTE - PANASONIC CS-E12RB4UW - MULTI-ZONE NUMBER INDICATES WHICH ZONE / CONDENSER UNIT
- SPLIT HEAT PUMP - PANASONIC CS-E12RB4UW - MULTI-ZONE NUMBER INDICATES ZONE / ASSOCIATED CASSETTES
- FIRE RATED GWB - 5/8" TYPE 'X'
- FIBER CEMENT SOFFIT PANELS - JAMES HARDIE, SMOOTH, NON-VENTED.
- WOOD PANELING - TYPE 1
- 1/2" GWB
- WOOD PANELING - TYPE 2
- WOOD PANELING - TYPE 3

1 CEILING LEGEND
SCALE: 3/16" = 1'-0"



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DRAWN BY:	JC
CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

GROUND FLOOR RCP - AREA A

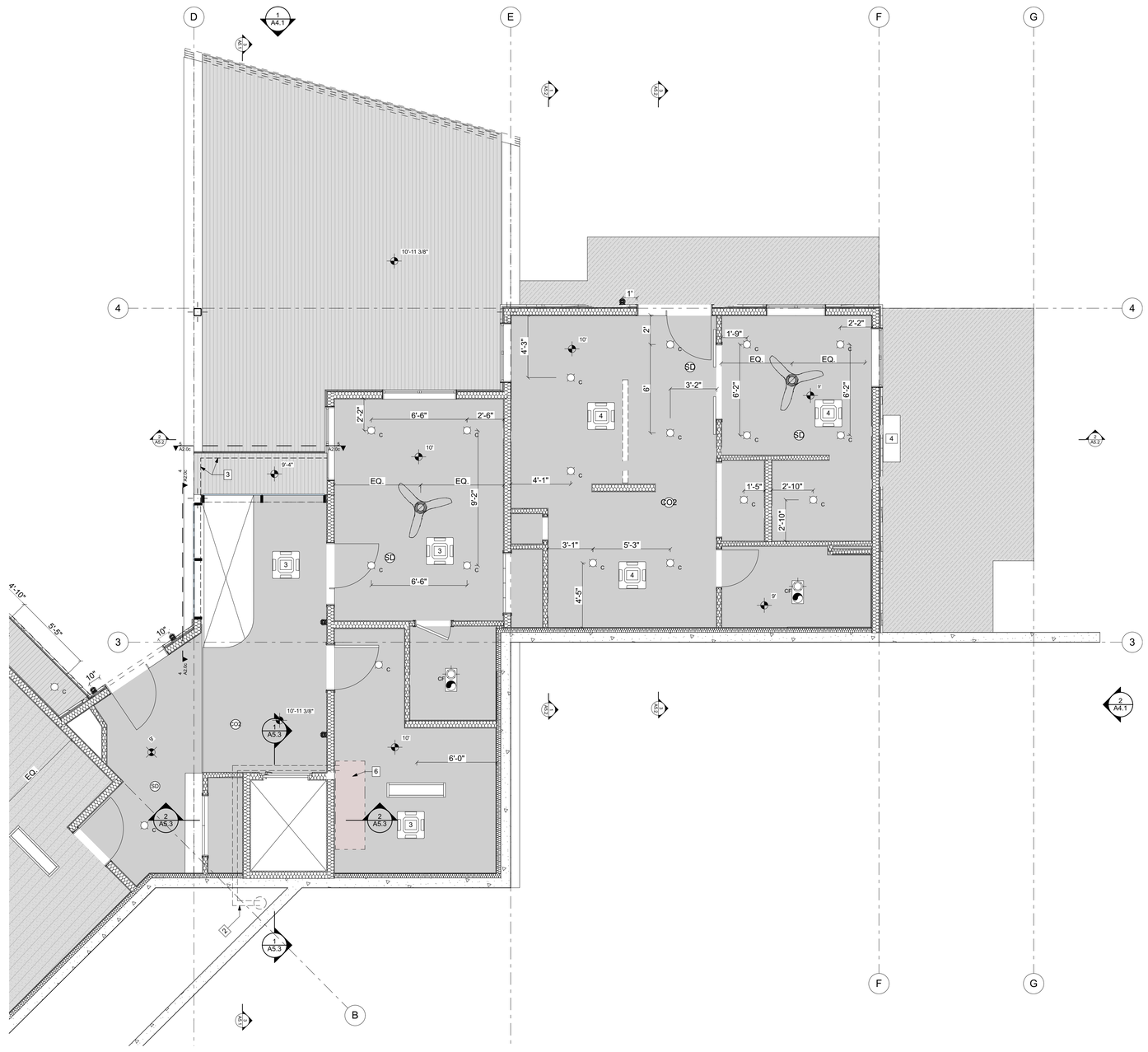
1/4" = 1'=0"
1 INCH

LICENSED ARCHITECT
JOSH CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

GROUND FLOOR RCP - AREA A

A3.1a

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:34 AM



KEYNOTES

1. FOIL-FACED INSULATION PER FC2 ON A2.0A
2. C.E.C. 2019 110.10(c) CONDUIT ROUTE FROM SOLAR ZONE TO SERVICE CONNECTION & C.E.C. 2019 110.10(c) PLUMBING ROUTE FROM SOLAR ZONE TO WATER HEATING SYSTEM
3. WALL TYPE EW3.0/NR/FHS/"8 AT BEYOND SOFFIT
4. -
5. -
6. C.E.C. 110.10(c) FUTURE INVERTERS AND METER EQUIPMENT, 2'X6'
7. LOW-PROFILE DUCTED UNIT - PANASONIC, CS-E12SD3UAW

GENERAL NOTES

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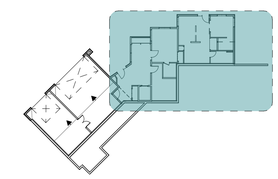

- FIRE RATED GWB - 5/8" TYPE 'X'
- FIBER CEMENT SOFFIT PANELS - JAMES HARDIE, SMOOTH, NON-VENTED.
- WOOD PANELING - TYPE 1
- 1/2" GWB
- WOOD PANELING - TYPE 2
- WOOD PANELING - TYPE 3

1 CEILING LEGEND
SCALE: 3/16" = 1'-0"

GROUND FLOOR RCP - AREA B
1/4" = 1'=0"
1 INCH

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PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

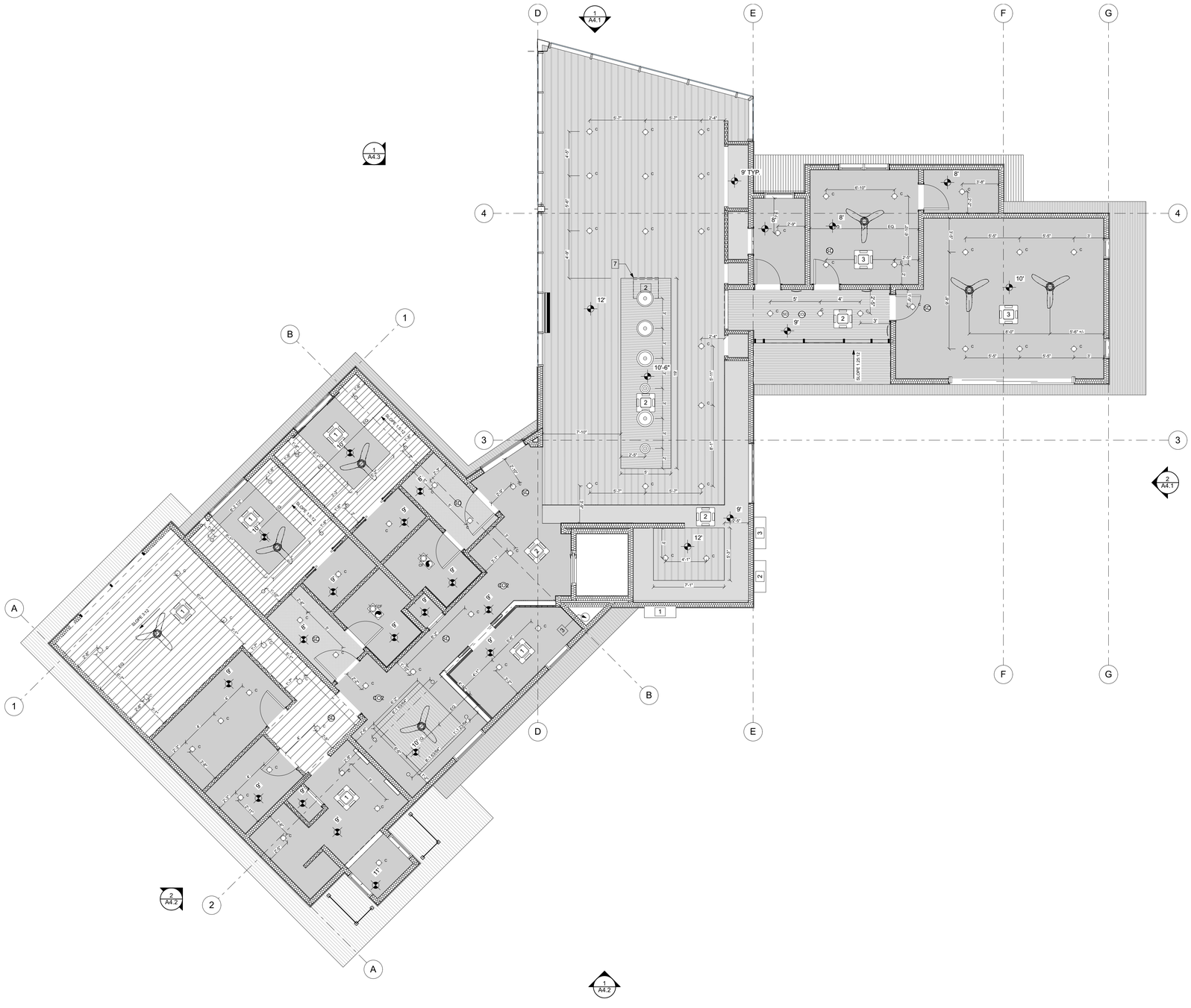
SOELRO COURT, SANTA CLARA COUNTY, CA, 94560

LICENSED ARCHITECT
JOHN CUTHBERTSON
C36915
Exp. 8-31-23
STATE OF CALIFORNIA

GROUND FLOOR RCP - AREA B

A3.1b

KEYNOTES



2ND FLOOR RCP - OVERALL

3/16" = 1'=0"

1 INCH

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SOELRO COURT, SANTA CLARA COUNTY, CA, 94560

LICENSED ARCHITECT
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C36915
Exp.
8-31-23
STATE OF CALIFORNIA

2ND FLOOR RCP - OVERALL

A3.2

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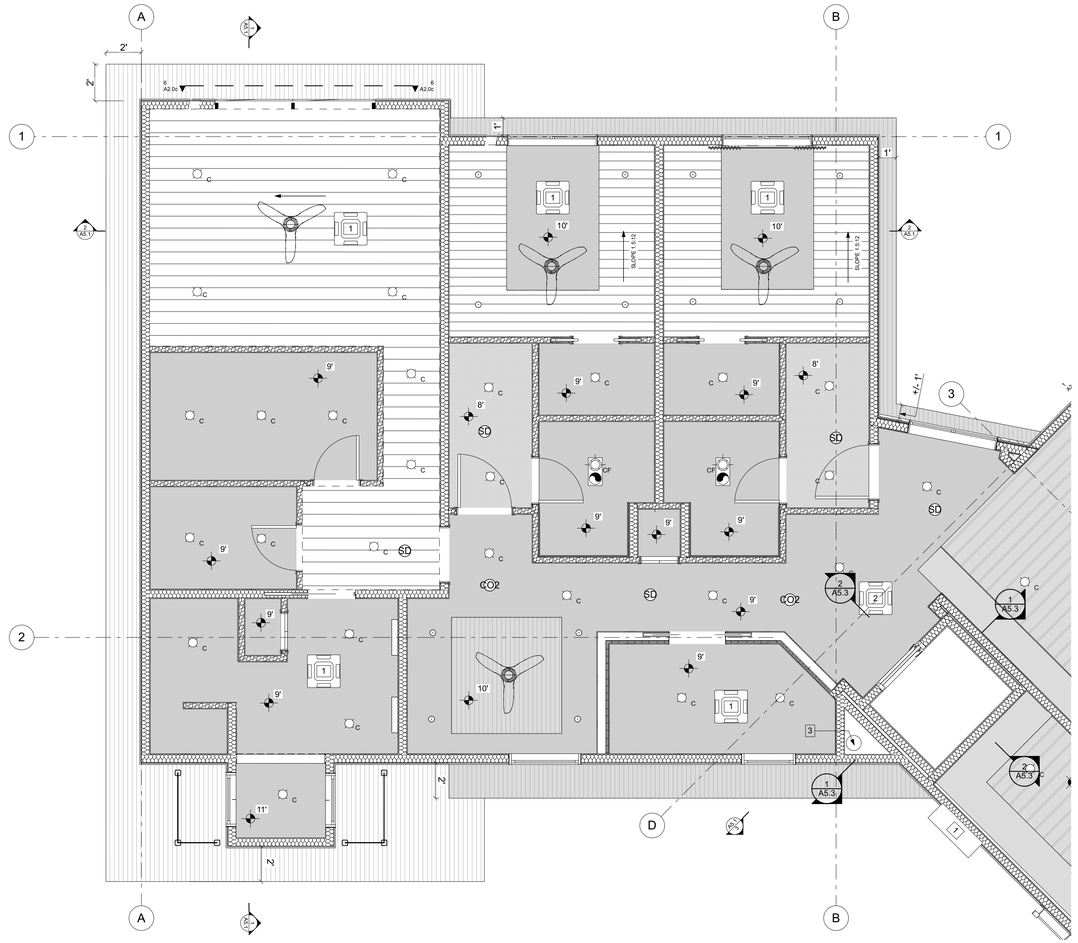
BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:34 AM



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- 1/2" GWB
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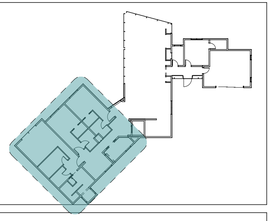
- WOOD PANELING - TYPE 3

1 CEILING LEGEND
SCALE: 3/16" = 1'-0"

2ND FLOOR RCP - AREA A

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

KEY PLAN



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PROJECT:

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8-31-23
STATE OF CALIFORNIA

2ND FLOOR RCP - AREA A

A3.2a

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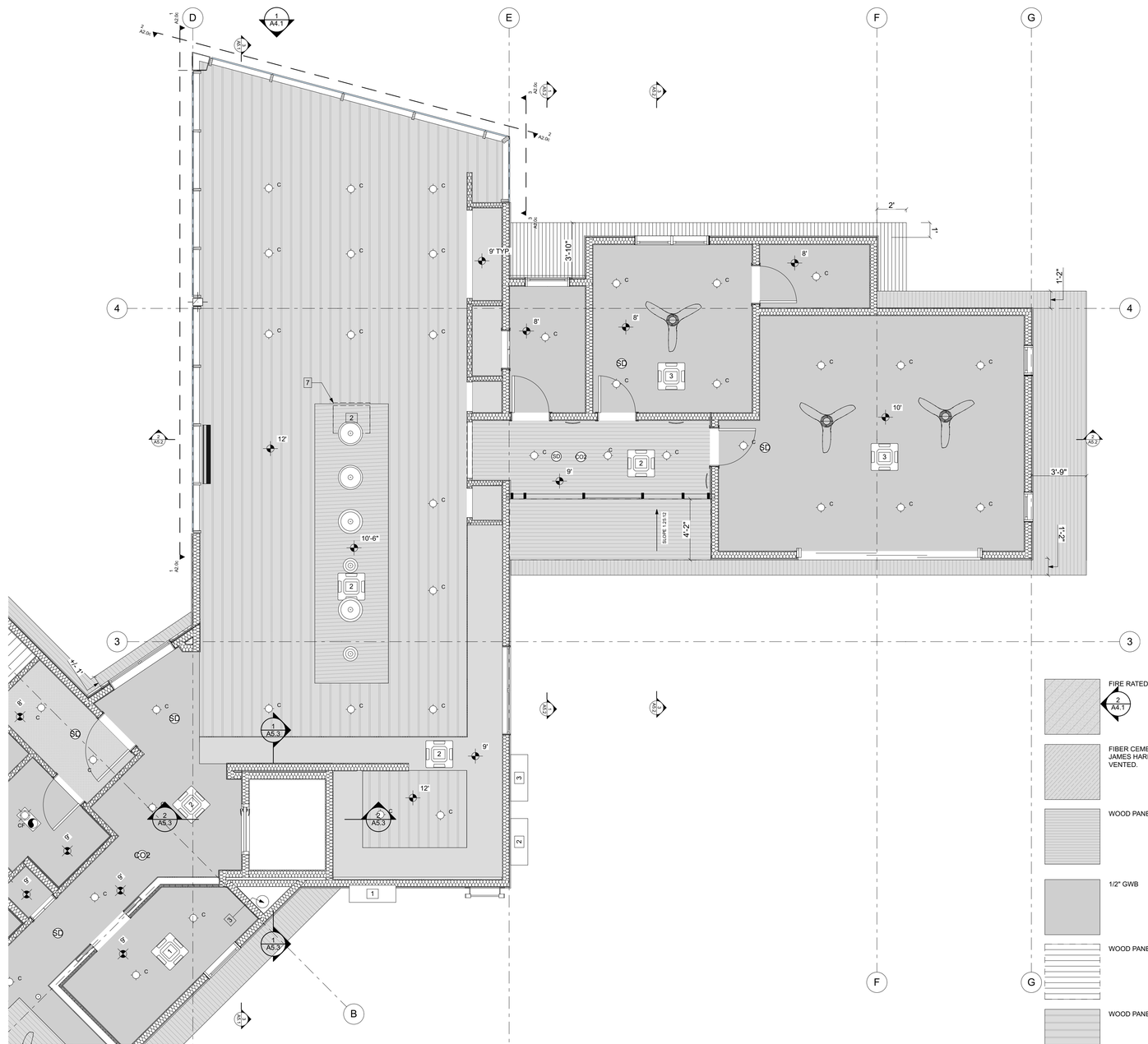

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GENERAL NOTES

A. CARBON MONOXIDE ALARMS AND SMOKE DETECTORS, SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

REFLECTED CEILING PLAN SYMBOLS

- CARBON MONOXIDE DETECTOR - HARDWIRE AND INTERCONNECT PER CRC 315.7.
- SMOKE DETECTOR - HARDWIRE AND INTERCONNECT PER CRC 314.4
- LF2 - LED LIGHT FIXTURE - WALL SCONCE, HIGH EFFICACY.
- LF3 - LED LIGHT FIXTURE - CEILING MOUNTED, HIGH EFFICACY.
- PENDANT LIGHT - LARGE
- PENDANT LIGHT - MEDIUM
- PENDANT LIGHT -SMALL
- CF1- CEILING FAN WITH LED LIGHTING, HIGH EFFICACY.
- LED LIGHTING, HIGH EFFICACY.
- CEILING CASSETTE - PANASONIC CS-E12RB4UW - MULTI-ZONE NUMBER INDICATES WHICH ZONE / CONDENSER UNIT
- SPLIT HEAT PUMP - PANASONIC CS-E12RB4UW - MULTI-ZONE NUMBER INDICATES ZONE / ASSOCIATED CASSETTES

- FIRE RATED GWB - 5/8" TYPE 'X'
- FIBER CEMENT SOFFIT PANELS - JAMES HARDIE, SMOOTH, NON-VENTED.
- WOOD PANELING - TYPE 1
- 1/2" GWB
- WOOD PANELING - TYPE 2
- WOOD PANELING - TYPE 3

1 CEILING LEGEND

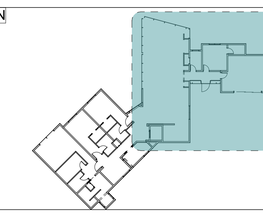
SCALE: 3/16" = 1'-0"

2ND FLOOR RCP - AREA B

1/4" = 1'-0"

1 INCH

KEY PLAN



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CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

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SOELRO COURT, SANTA CLARA COUNTY, CA, 94560

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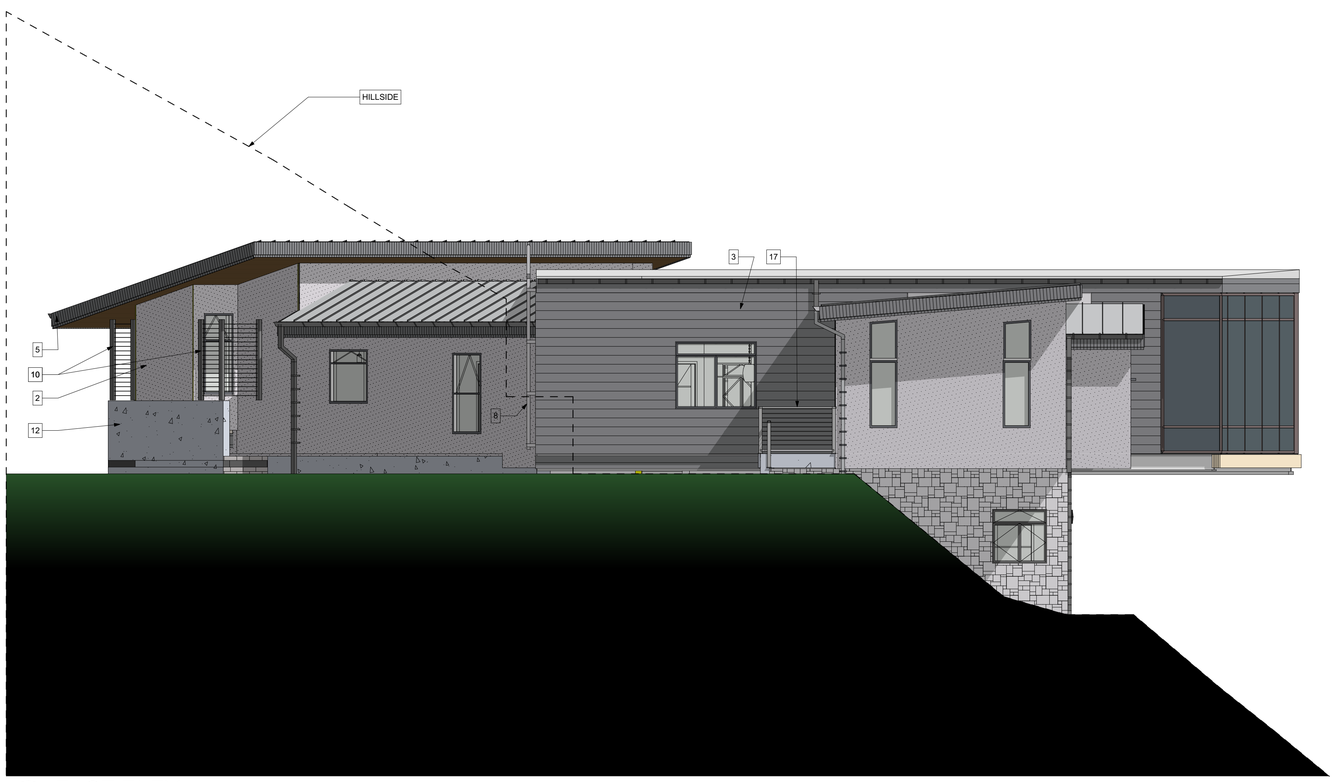
C36915
Exp. 8-31-23
STATE OF CALIFORNIA

2ND FLOOR RCP - AREA B

A3.2b

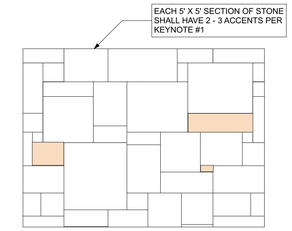
1 NORTH ELEV.

SCALE: 3/16" = 1'-0"



2 EAST ELEV.

SCALE: 3/16" = 1'-0"



3 STONE ACCENT RATIO

NTS

KEYNOTES

1. SIDING, STONE VENEER - EL DORADO STONE, CLIFFSTONE LINE, COLOR TO BE WHITEBARK. INTERMIX CLIFFSTONE, COLOR CAMBRIA. SEE DETAIL 3/A4.1 FOR RATIO.
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3. SIDING, GEOLAM - ALUMINUM CLADDING VERTIGO 5010 - TEAK
4. CURTAIN WALL - TIMBER, SIERRA PACIFIC.
5. FASCIA - GEOLAM - ALUMINUM FASCIA - PLANEO 4048 AND SOLEO 6029 - TEAK
6. GUTTER - GSM
7. DOWNSPOUT - GSM
8. ROOF ACCESS LADDER
9. HVAC CONDENSER - WALL MOUNTED
10. STL. AND CABLE TRELLIS
11. CONC. W/ BITUTHENE FINISH
12. CONC. - SEALED, EXPOSED - NO FINISH
13. MTL. ROOFING
14. STL. TRIM - SEE 6/A8.1
15. HORIZONTAL FIREPLACE TERMINATION CAP
16. DRYER EXHAUST GRILL
17. STL. AND CABLE RAILING
18. SOFFIT PER RCPS

GENERAL NOTES

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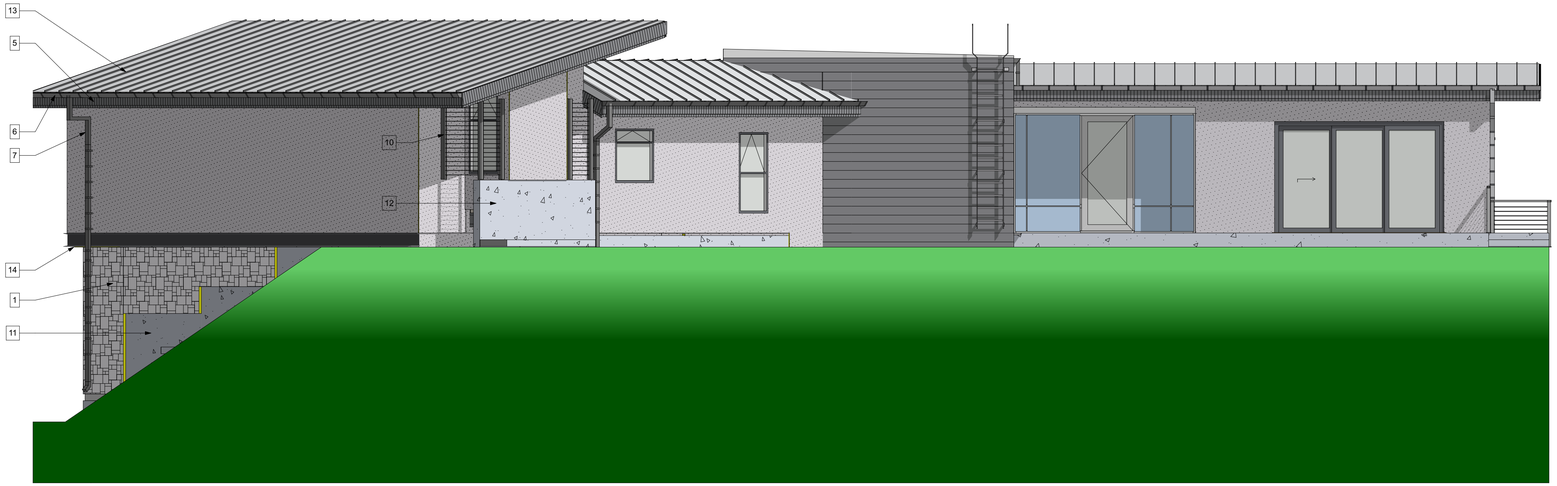
EXTERIOR ELEVATIONS

A4.1

EXTERIOR ELEVATIONS

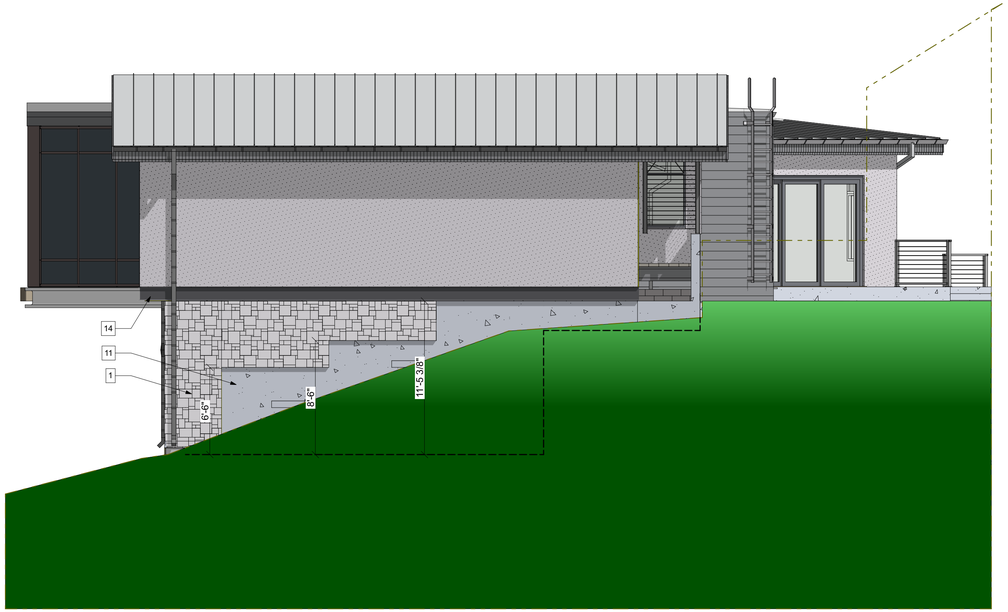
3/16" = 1'-0"

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:35 AM



1 SOUTH ELEV.

SCALE: 3/16" = 1'-0"



2 WEST ELEV.

SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

3/16" = 1'-0"

KEYNOTES

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EXTERIOR ELEVATIONS

A4.2

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1 ENTRY ELEV.
SCALE: 3/16" = 1'-0"

KEYNOTES

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EXTERIOR ELEVATIONS
3/16" = 1'-0"

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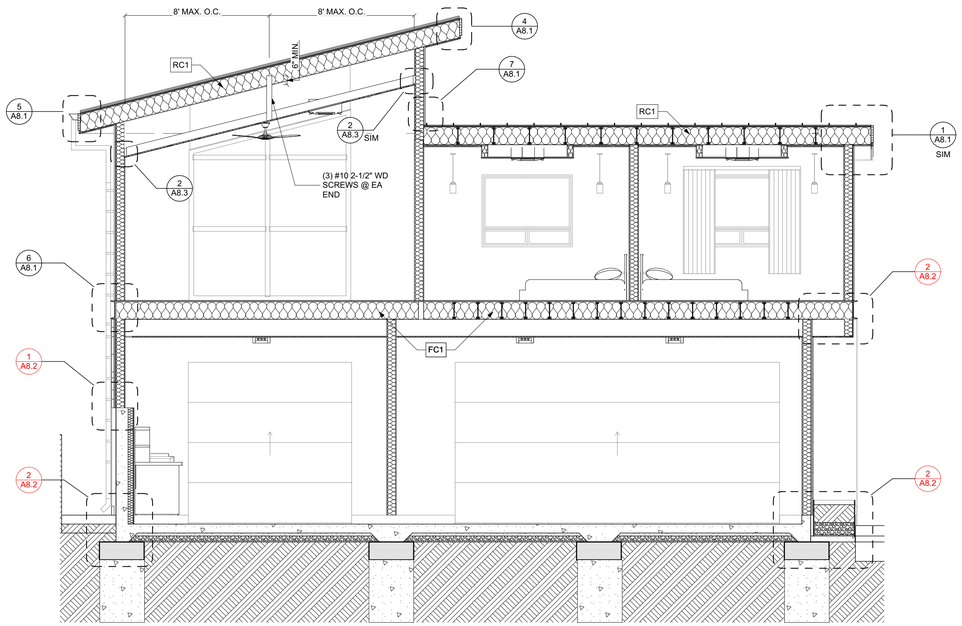
EXTERIOR ELEVATIONS

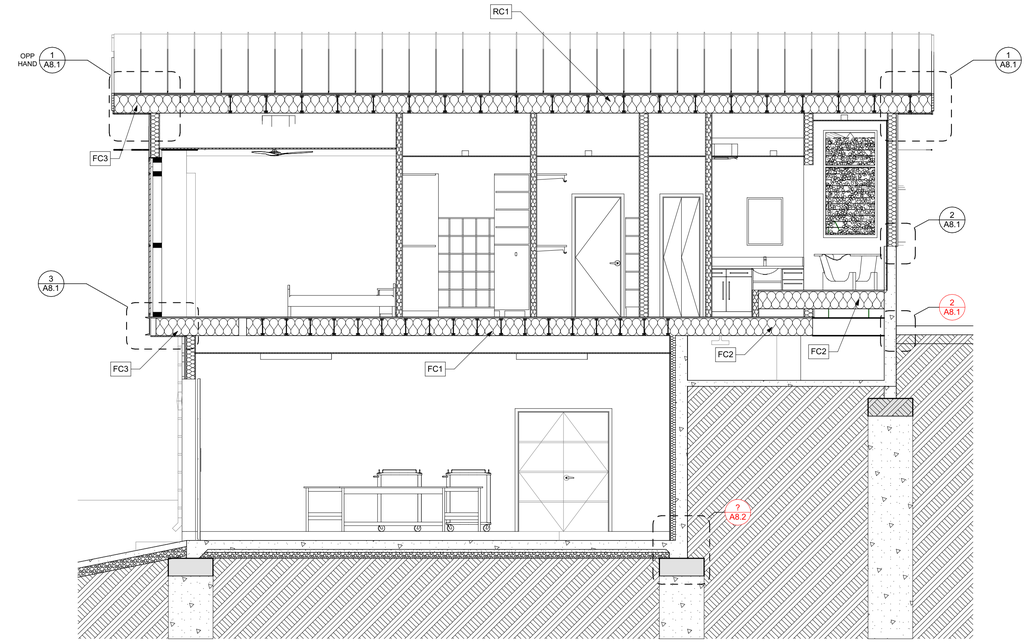
A4.3

KEYNOTES



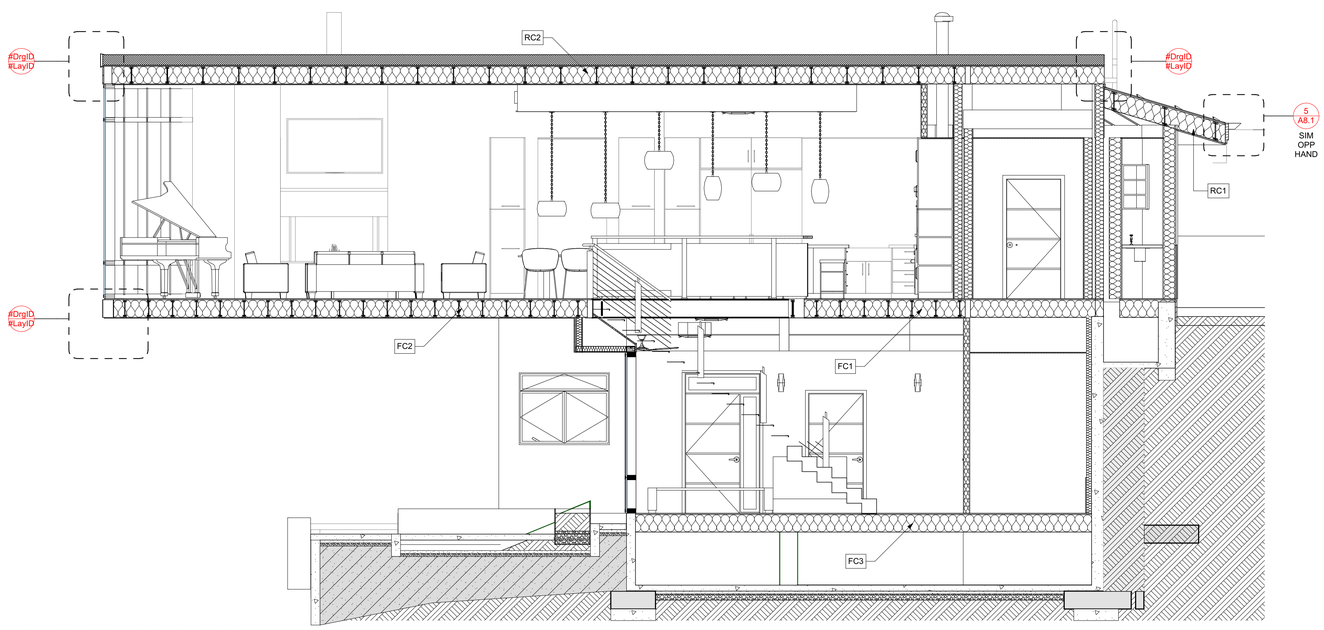
2 GARAGE/BEDROOM SECTION

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



1 SHOP/BEDROOM SECTION

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



3 ENTRY/LIVING SECTION

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

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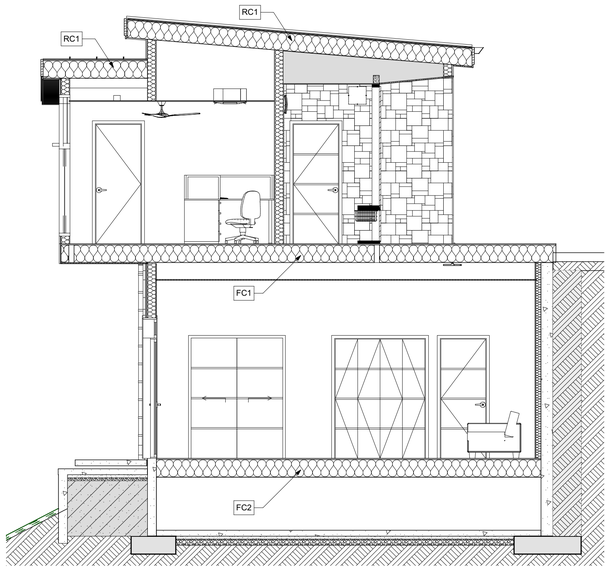
SECTIONS

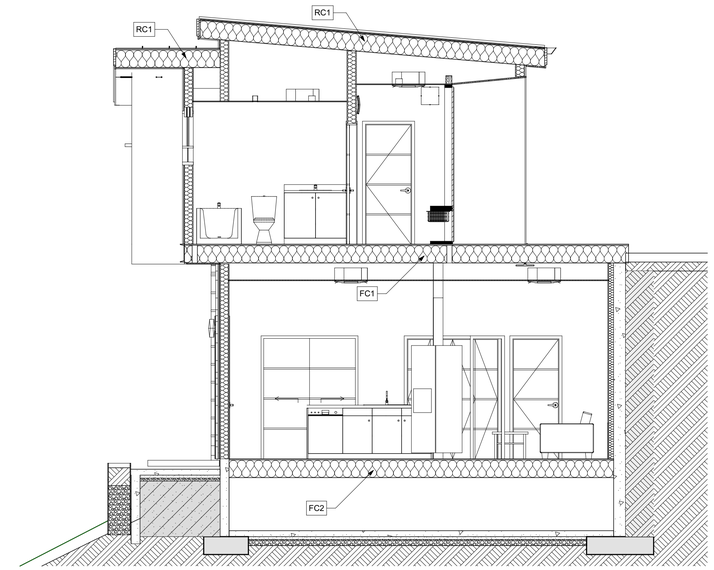
A5.1

KEYNOTES



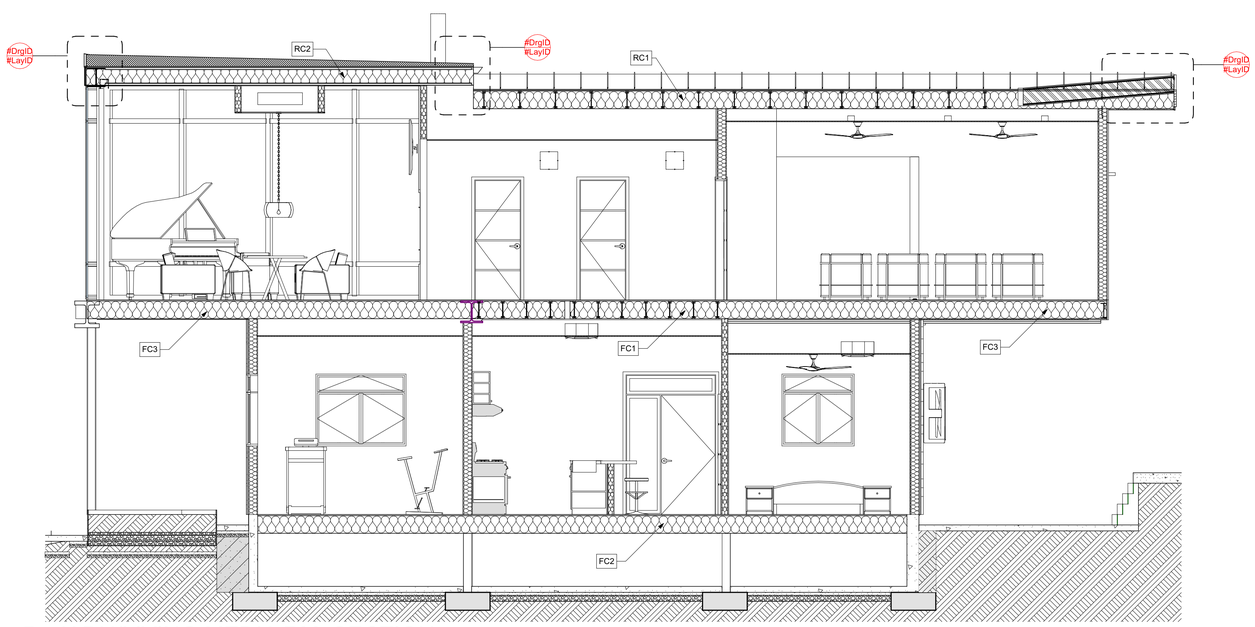
3 JADU/BEDROOM SECTION

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



1 JADU/BATHROOM SECTION

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



2 JADU/LIVING MEDIA RM. SECTION

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

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SECTIONS

A5.2

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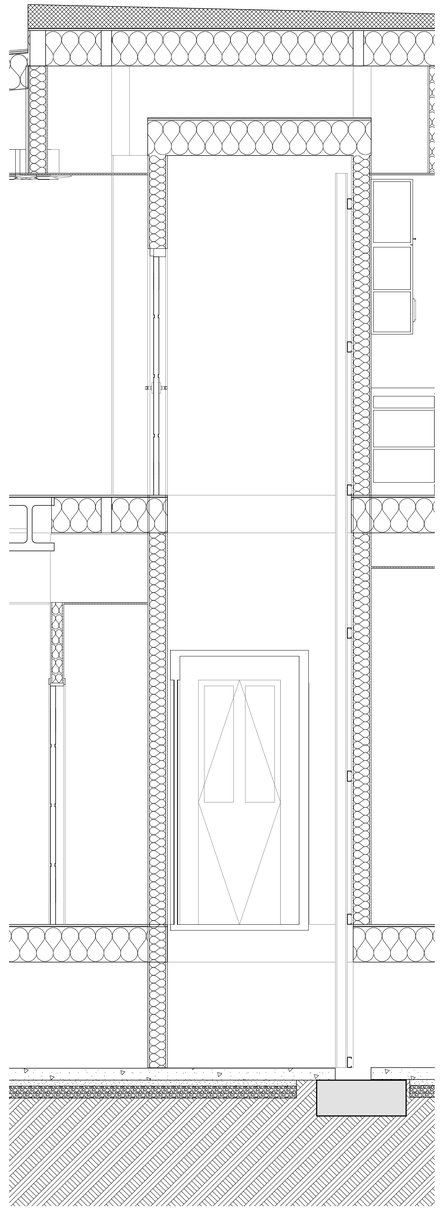
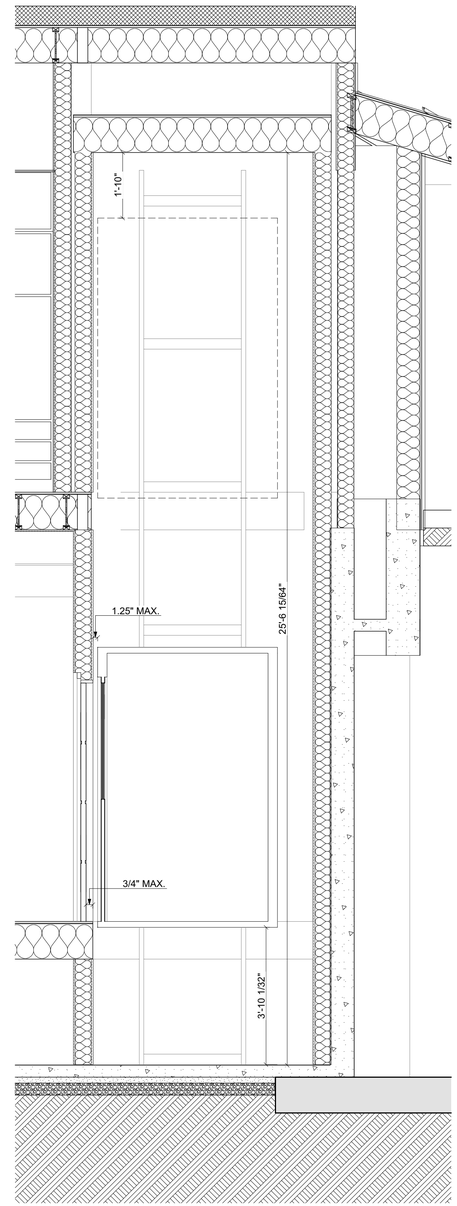
BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:36 AM

KEYNOTES



2 ELEVATOR Section

SCALE: 1/2" = 1'-0"



1 ELEVATOR Section

SCALE: 1/2" = 1'-0"

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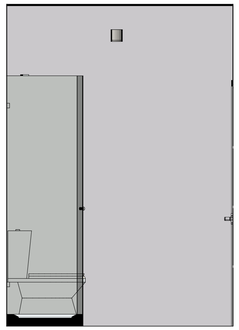
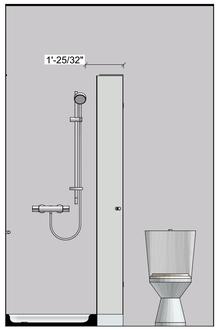
SECTIONS

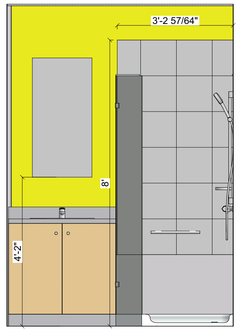
A5.3



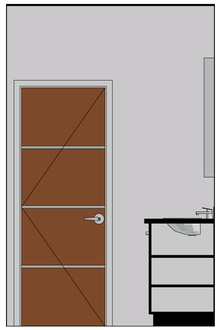
5 BATH 104
SCALE: 1/2" = 1'-0"



4 BATH 104
SCALE: 1/2" = 1'-0"



3 BATH 104
SCALE: 1/2" = 1'-0"



2 BATH 104
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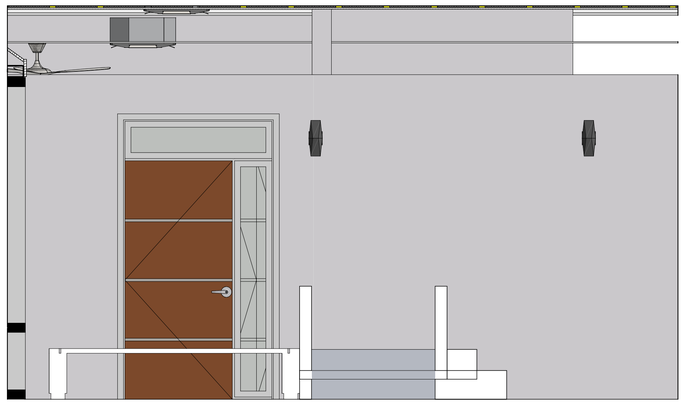
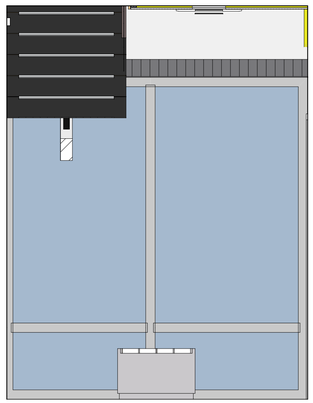
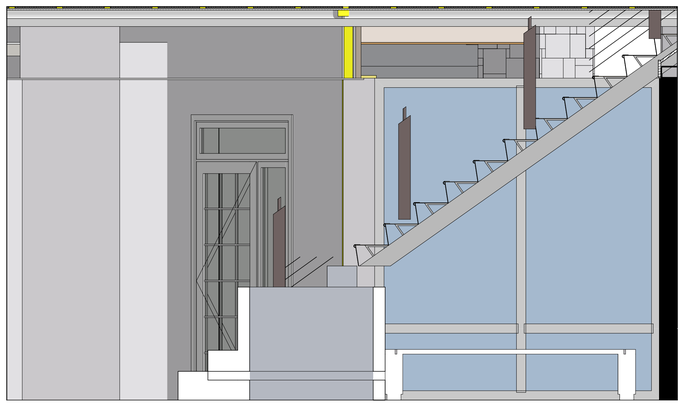


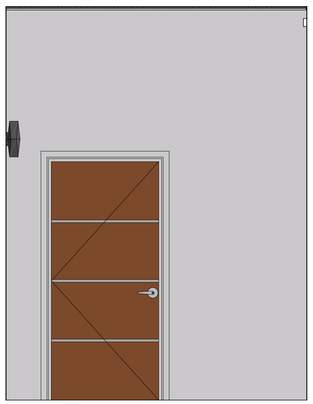
7 ENTRY HALL 102
SCALE: 1/2" = 1'-0"



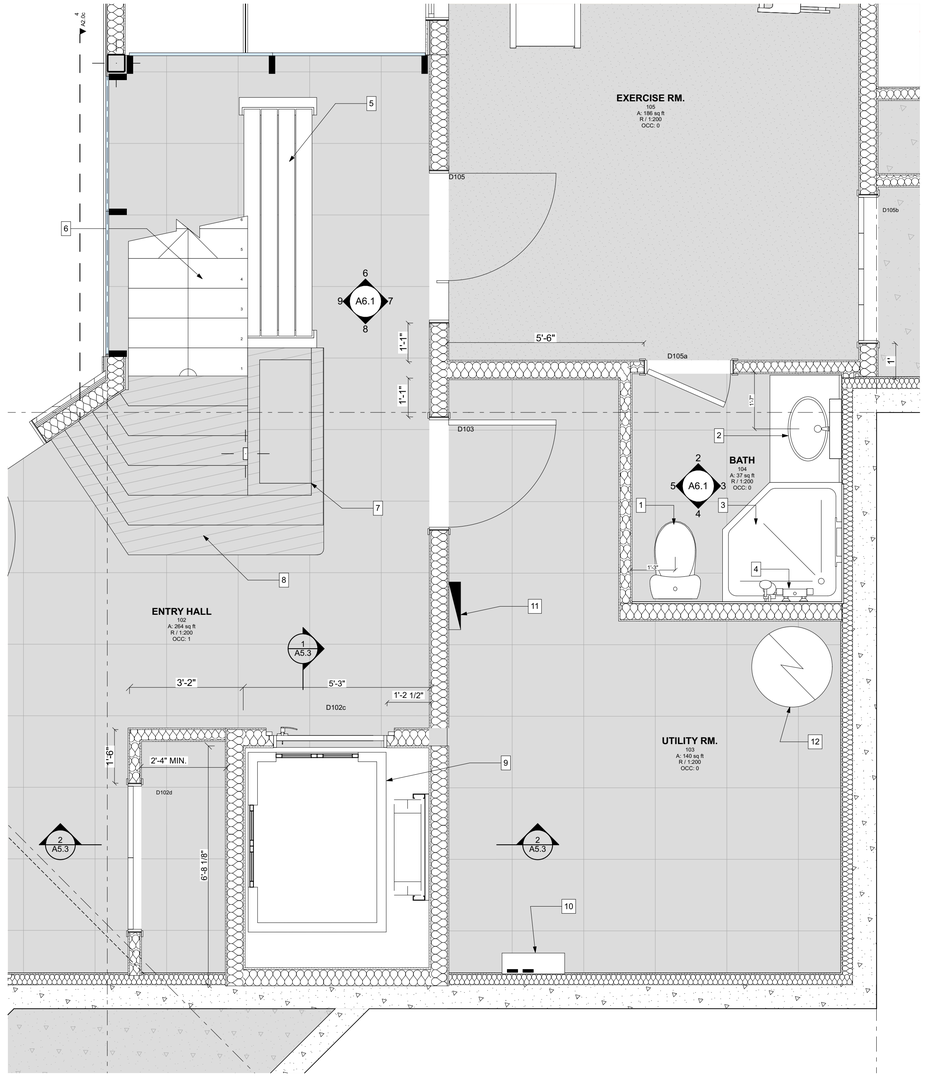
6 ENTRY HALL 102
SCALE: 1/2" = 1'-0"



9 ENTRY HALL 102
SCALE: 1/2" = 1'-0"



8 ENTRY HALL 102
SCALE: 1/2" = 1'-0"



1 ENLARGED ENTRY / BATH
SCALE: 1/2" = 1'-0"

KEYNOTES

1. TOILET - WOODBRIDGE T-0019, DUAL FLUSH ELONGATED ONE PIECE
2. VANITY SET - REPOSE 36" - MVREP-36W. MIRROR TO BE KOHLER, MAXSTOW MEDICINE CABINET, 20" X 40" K-81148
3. SHOWER PAN - 40" X 40" CORNER - REDI-NEO W/ TRENCH DRAIN & OIL RUBBED BRONZE GRATE. SKU: RT40LNeo-PVC-OB. SHOWER KIT TO BE DREAMLINE PRISM SERIES FRAMLESS NEO-ANGLE PIVOT W/ OIL RUBBED BRONZE
4. SHOWER FIXTURE - KOHLER AWAKE G90 - K-98361, BRUSHED NICKEL
5. BENCH - BY OWNER
6. STAIRS - VIEWRAIL MONO-STRINGER W/ CABLE RAILINGS, TREAD MOUNTED RAILING POSTS AND LED STAIR LIGHTING.
7. CONCRETE FOUNTAIN
8. CONCRETE STEPS W/ WOOD INLAY.
9. ELEVATOR - SAVARIA. ECLIPSE TYPE 3 W/ PANEL FOLD DOORS. 40" X 54" CAB SIZE W/ BRONZE ANODIZED ALUMINUM FIXTURES AND BIRCH WALLS / CEILING. FLOOR TO BE SUGAR MAPLE.
10. ELEVATOR CONTROLLER MODULE BY SAVARIA
11. MAIN SERVICE PANEL - 200AMP
12. WATER HEATER HYBRID ELECTRIC HEAT PUMP BY VOLTEX Model FPTU-50 OR EQUAL.

GENERAL NOTES

A. -.

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CURRENT DWG SET DATE:	
COUNTY PERMIT SUBMITTAL #1 - 2022.9.9	
CURRENT SHEET DATE:	
	2022.9.9
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DRAWN BY:	JC
CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

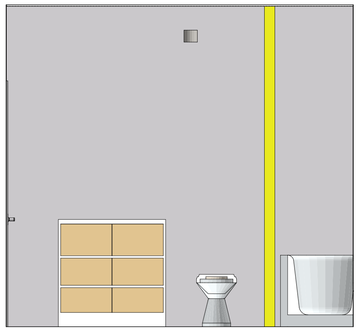
SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

LICENSED ARCHITECT
JOHN CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

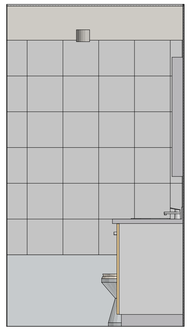
ENLARGED PLANS & INTERIOR ELEVATIONS

A6.1

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:37 AM



1 BATH 000
SCALE: 1/2" = 1'-0"



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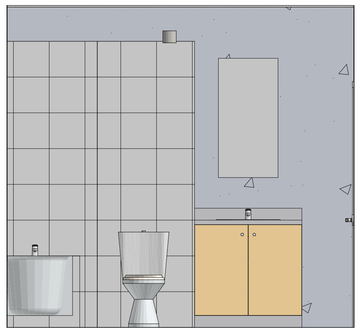

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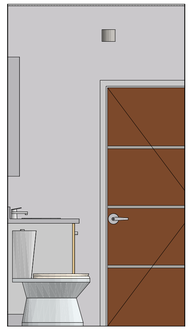

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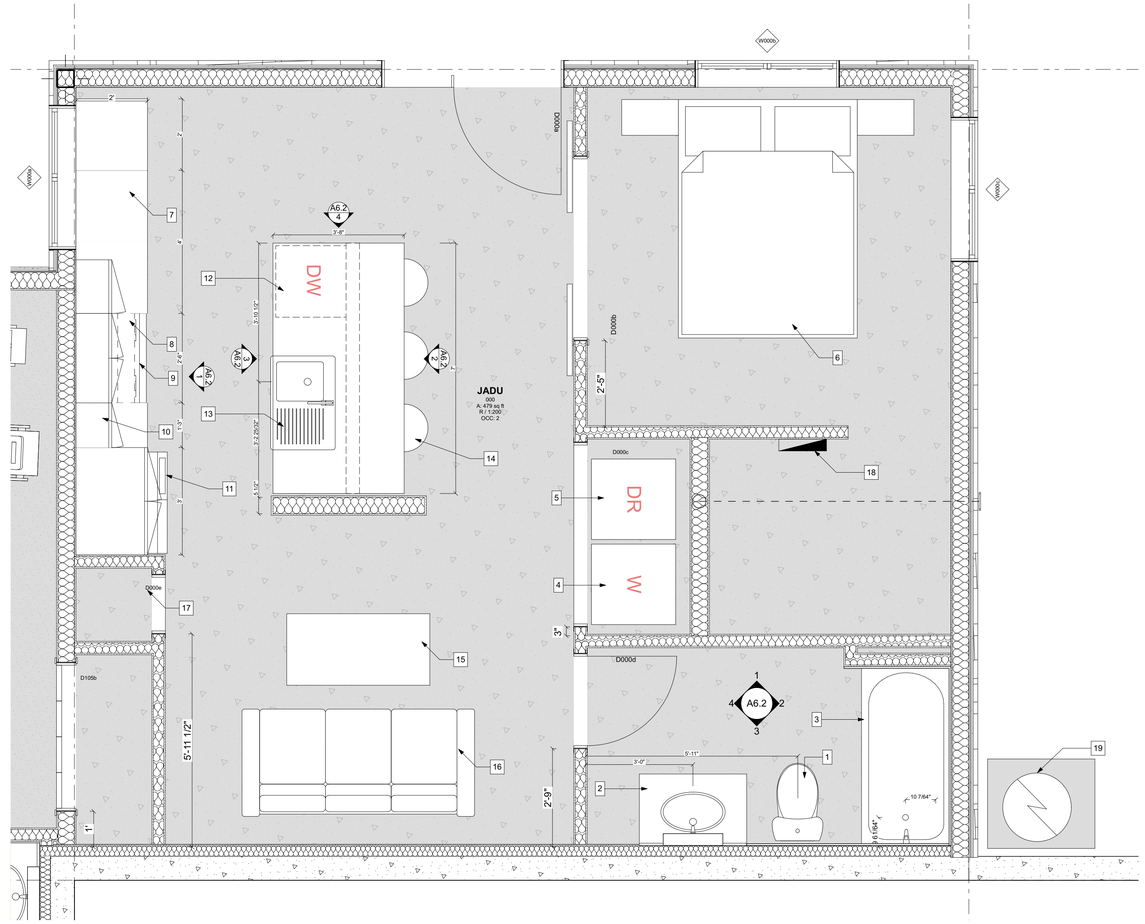


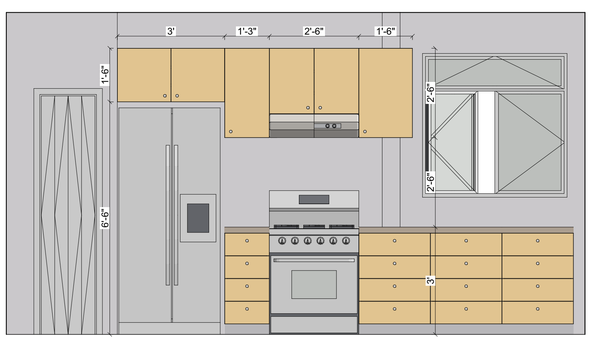
1 ENLARGED JADU PLAN
SCALE: 1/2" = 1'-0"

KEYNOTES

1. TOILET - WOODBRIDGE T-0019, DUAL FLUSH ELONGATED ONE PIECE
2. VANITY SET - REPOSE 36" - MVREP-36W. MIRROR TO BE KOHLER, MAXSTOW MEDICINE CABINET, 20" X 40" K-81148
3. TUB AND SHOWER W/ CURTAIN AND ROD - DEVELOPER GRADE.
4. WASHER - ELECTRIC - BY OWNER
5. DRYER - ELECTRIC - BY OWNER
6. BED - BY OWNER
7. CASEWORK AND COUNTERTOP BY IKEA
8. UNDERMOUNTED HOOD VENT
9. STOVE AND RANGE - ELECTRIC
10. UPPER CABINETRY - IKEA
11. FRIDGE / FREEZER - BY OWNER
12. DISHWASHER - DEVELOPER GRADE
13. SINK CABINET - DEVELOPER GRADE
14. CHAIRS - BY OWNER
15. COFFEE TABLE - BY OWNER
16. COUCH - BY OWNER
17. WD. SHELVING MOUNTED TO PERIMETER WD. BLOCKING.
18. ELEC. SERVICE PANEL - BRANCH PANEL - 60AMP
19. WATER HEATER - ELECTRIC, PROLINE® XE 50ga Model PXGS-50 OR EQUAL

GENERAL NOTES

A. INTERIOR CASEWORK IN JADU TO BE OWNER FURNISHED OWNER INSTALLED.



1 KITCHEN 000
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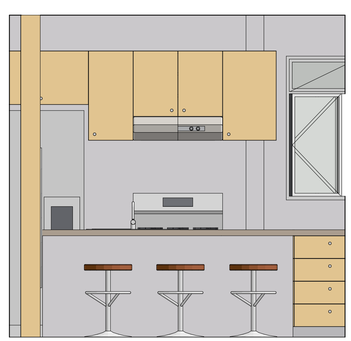

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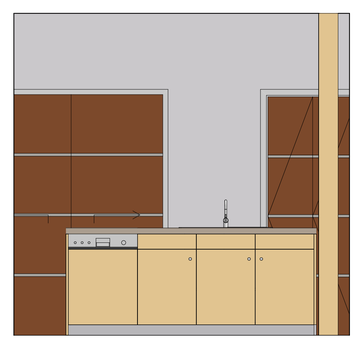

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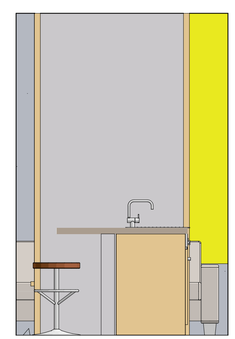

4 KITCHEN 000
SCALE: 1/2" = 1'-0"

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DRAWN BY:	JC
CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

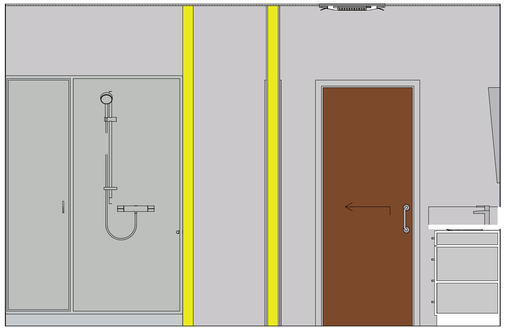
SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

LICENSED ARCHITECT
JOSH CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

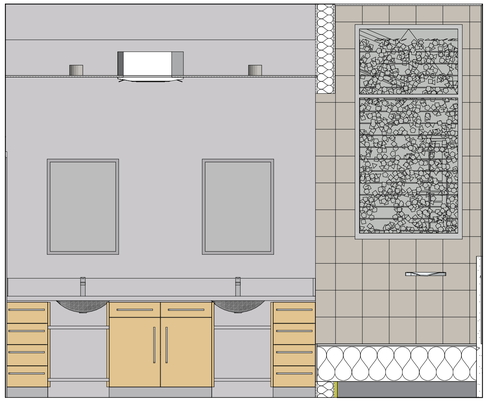
ENLARGED PLANS & INTERIOR ELEVATIONS

A6.2

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:37 AM



1 M. BATH 206c
SCALE: 1/2" = 1'-0"



2 M.BATH206c
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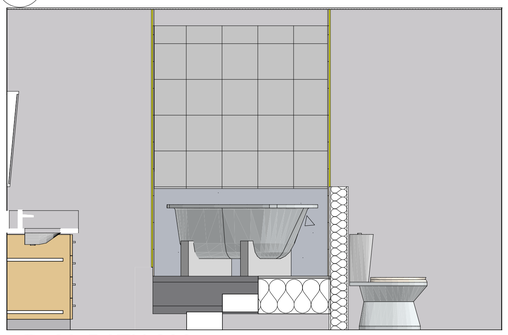

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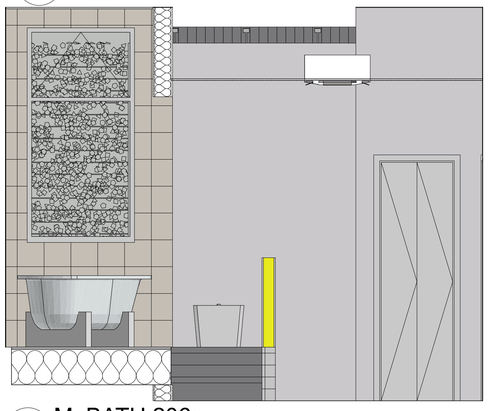


4 M. BATH 206c
SCALE: 1/2" = 1'-0"

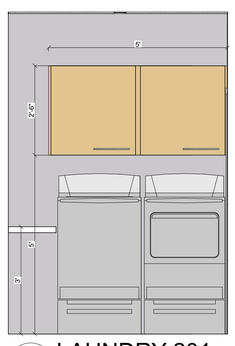
5 M. BATH 206c
SCALE: 1/2" = 1'-0"

1 ENLARGED MASTER BATH, GALLERY, & LAUNDRY
SCALE: 1/2" = 1'-0"

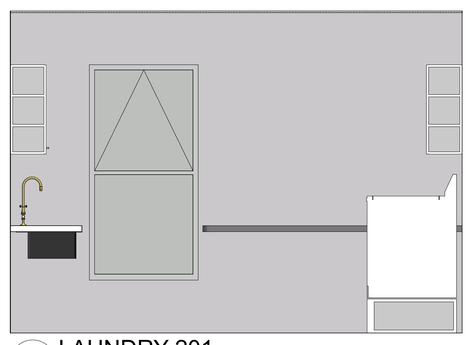
6 GALLERY 203
SCALE: 1/2" = 1'-0"

8 GALLERY 203
SCALE: 1/2" = 1'-0"

7 GALLERY 203
SCALE: 1/2" = 1'-0"



9 LAUNDRY 201
SCALE: 1/2" = 1'-0"



10 LAUNDRY 201
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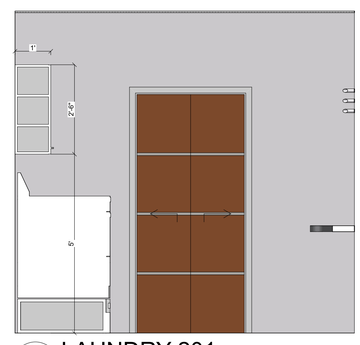

11 LAUNDRY 201
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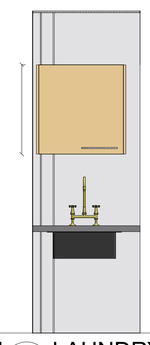

12 LAUNDRY 201
SCALE: 1/2" = 1'-0"

13 LAUNDRY 201
SCALE: 1/2" = 1'-0"

KEYNOTES

1. CASEWORK - CUSTOM - SEE INT. ELEVATIONS FOR DETAILS.
2. BY OWNER
3. -
4. SINK - KENNON, UNDERMOUNT SINK BOWL, NEOROC K-28003-1
5. DRYER - ELECTRIC, BY OWNER
6. WASHING MACHINE - ELECTRIC, BY OWNER
7. -
8. -
9. SOLID SURFACE COUNTERTOP, BRACKET MOUNTED. 36" A.F.F. BRACKETS TO BE @ 16" O.C. OWNER TO PROVIDE COLOR.
10. DRYING RACK - RETRACTABLE - COLOR, BLACK ITEM #3z-b01
11.

GENERAL NOTES

A. -.

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CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

SOELRO COURT, SANTA CLARA COUNTY. CA, 94560

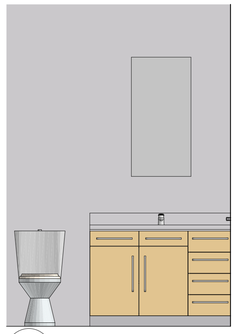
LICENSED ARCHITECT
JOHN CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

ENLARGED PLANS & INTERIOR ELEVATIONS

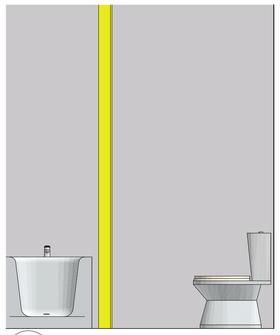
A6.3

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:37 AM

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:38 AM



1 BATH 204a
SCALE: 1/2" = 1'-0"



2 BATH 204a
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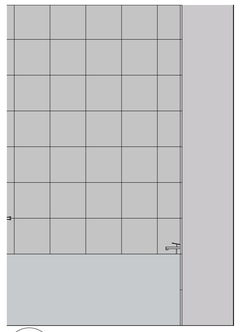

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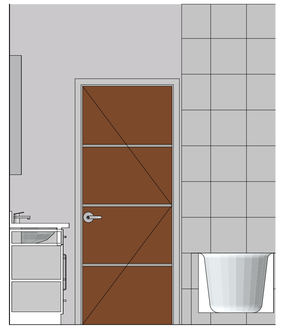

4 BATH 204a
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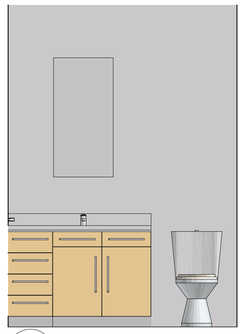

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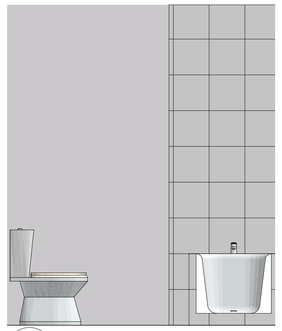

6 BATH 205a
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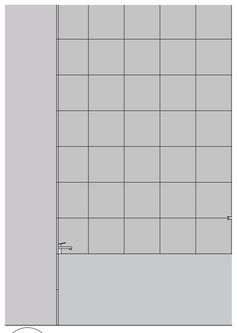

7 BATH 205a
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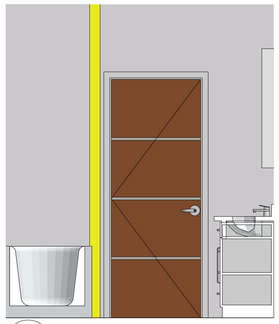
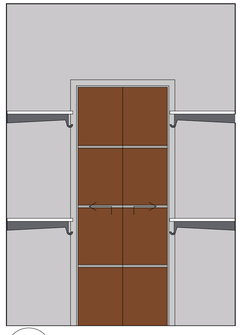


8 BATH 205a
SCALE: 1/2" = 1'-0"



1 BR. CLOSET 204b & 205b
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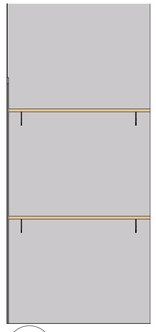

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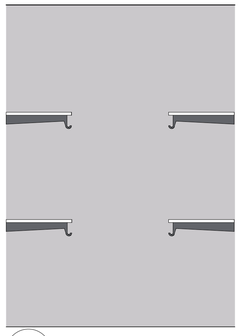

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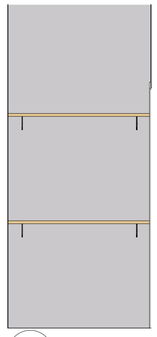
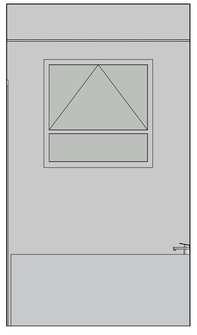
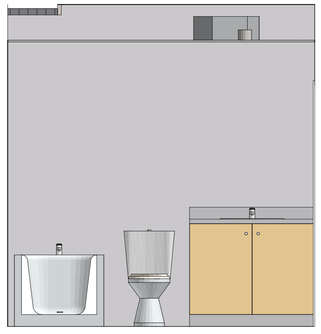


4 BR. CLOSET 204b & 205b
SCALE: 1/2" = 1'-0"

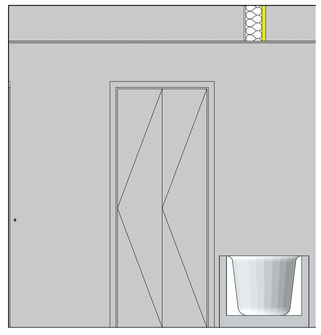
1 BATH 304
SCALE: 1/2" = 1'-0"



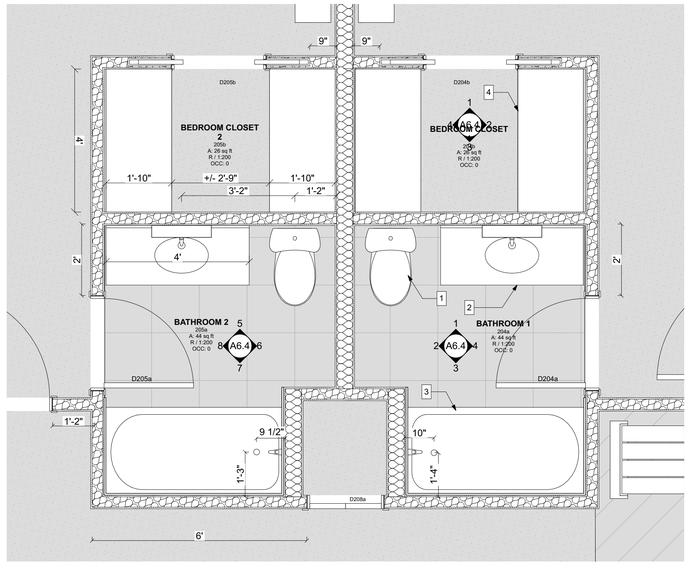
2 BATH304
SCALE: 1/2" = 1'-0"



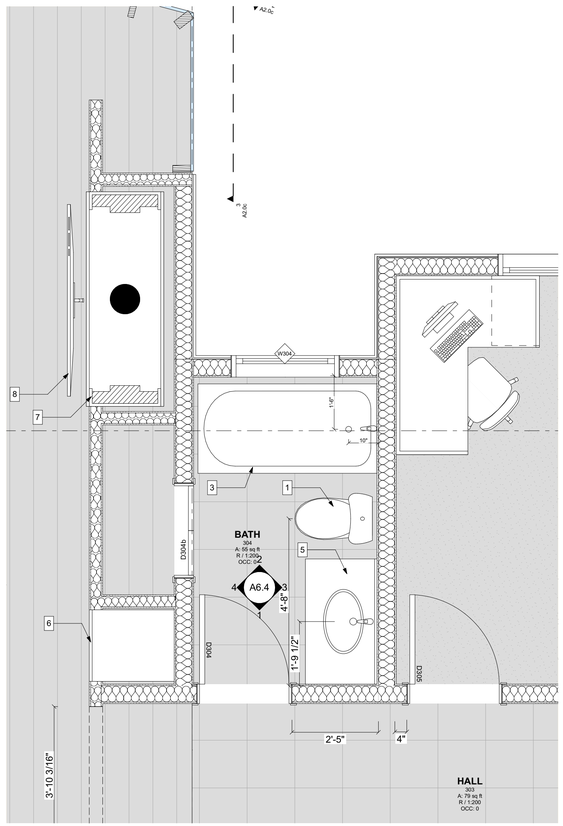
3 BATH 304
SCALE: 1/2" = 1'-0"



4 BATH 304
SCALE: 1/2" = 1'-0"



1 CONCEPT SECTION
SCALE: 1/2" = 1'-0"



2 CONCEPT SECTION
SCALE: 1/2" = 1'-0"

KEYNOTES

1. TOILET - WOODBRIDGE T-0019, DUAL FLUSH ELONGATED ONE PIECE
2. VANITY SET - ALISTAIR BY VINNOVA 48" - 789048B-NO-GW-NM - NORTH AMERICAN OAK W/ MATTE BLACK HARDWARE. MIRROR TO BE 36" DIA BACKLIT ROUND VANITY MIRROR, FRAMELESS
3. TUB AND CURTAIN ROD
4. CLOSET SHELVING KIT - BY OWNER
5. VANITY SET - ALISTAIR BY VINNOVA 42" - 789042B-NO-GW-NM - NORTH AMERICAN OAK W/ MATTE BLACK HARDWARE. MIRROR TO BE 24" DIA BACKLIT ROUND VANITY MIRROR, FRAMELESS
6. CUSTOM CASEWORK
7. FIREPLACE INSERT - GAS - DIRECT VENT
8. TV - BY OWNER

GENERAL NOTES

A. -.

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CHECKED BY:	JC
PROJECT NO:	R1140
PHASE:	SD

PROJECT:

MUCKLO RESIDENCE

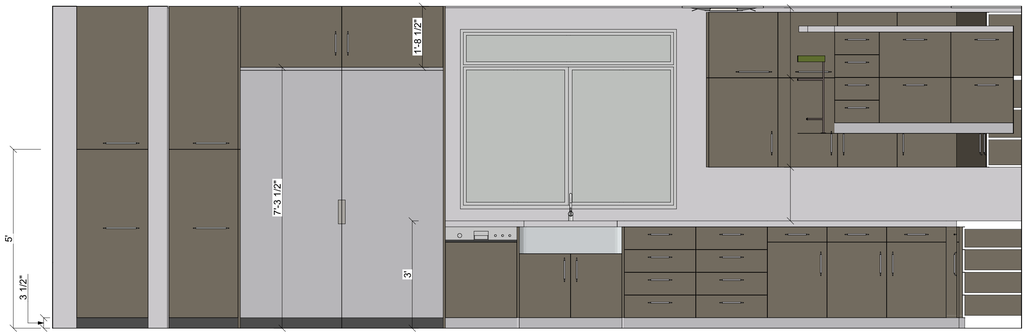
SOELRO COURT, SANTA CLARA COUNTY, CA, 94560

LICENSED ARCHITECT
JOHN CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

ENLARGED PLANS & INTERIOR ELEVATIONS

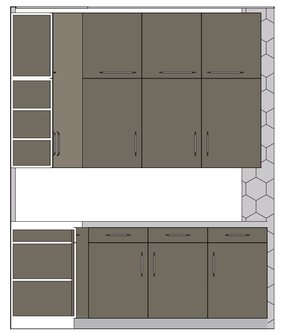
A6.4

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:38 AM

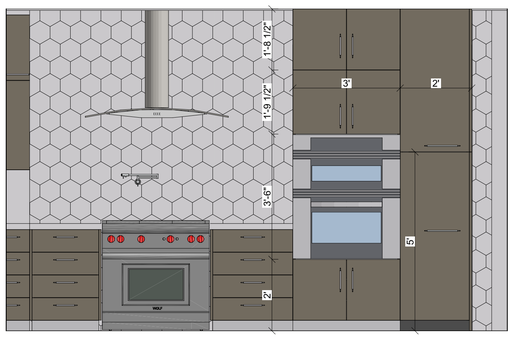


1 KITCHEN 300
SCALE: 1/2" = 1'-0"

2 PANTRY 300a
SCALE: 1/2" = 1'-0"



3 PANTRY 300a
SCALE: 1/2" = 1'-0"

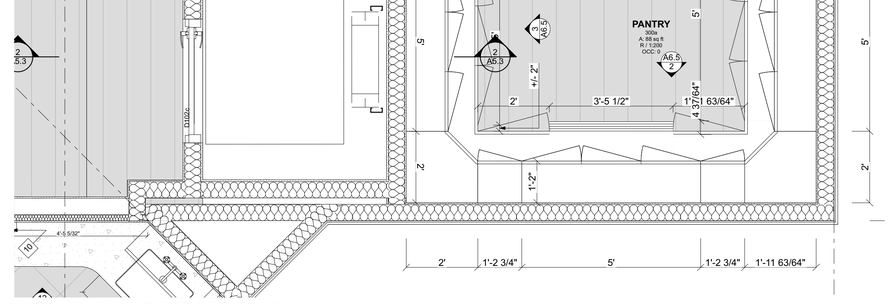


4 KITCHEN 300
SCALE: 1/2" = 1'-0"

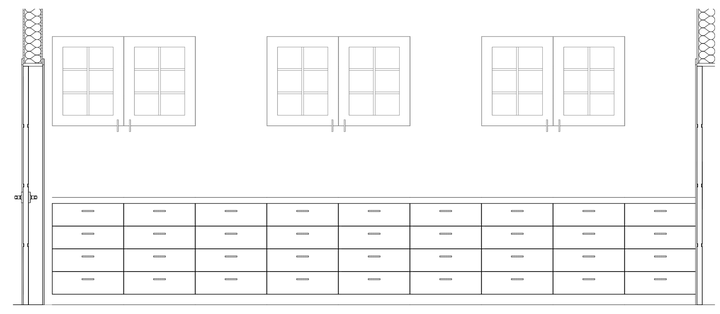
5 KITCHEN 300
SCALE: 1/2" = 1'-0"

6 KITCHEN 300
SCALE: 1/2" = 1'-0"

7 KITCHEN 300
SCALE: 1/2" = 1'-0"



9 ENLARGED KITCHEN PLAN
SCALE: 1/2" = 1'-0"



1 GARAGE CABINET ELEVATION
SCALE: 1/2" = 1'-0"

KEYNOTES

1. TOILET
2. SINK
3. SHOWER
4. SHOWER FIXTURE - KOHLER AWAKE G90 - K-98361
5. SOAKING TUB - KOHLER TERCET 60" x 60" CORNER BATH - K-1161
6.
7. TOILET - KOHLER SANTA ROSA - K-3810
8. WARDROBE CLOSETS
9.
10. SINK - UNDERMOUNT - KOHLER VERTICYL - K2882-95, WITH KOHLER FAUCET PURIST - K-14406-4.
11. WARDROBE CLOSETS
12.
13. SINK - UNDERMOUNT - KOHLER VERTICYL - K2882-95, WITH KOHLER FAUCET PURIST - K-14406-4.
14. DRYER
15. WASHING MACHINE
16.
17. CABINENT
18. CABINENT
19.
20.
21. CABINENT
22. OWNER WILL CHOOSE

GENERAL NOTES

A. -.

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C36915
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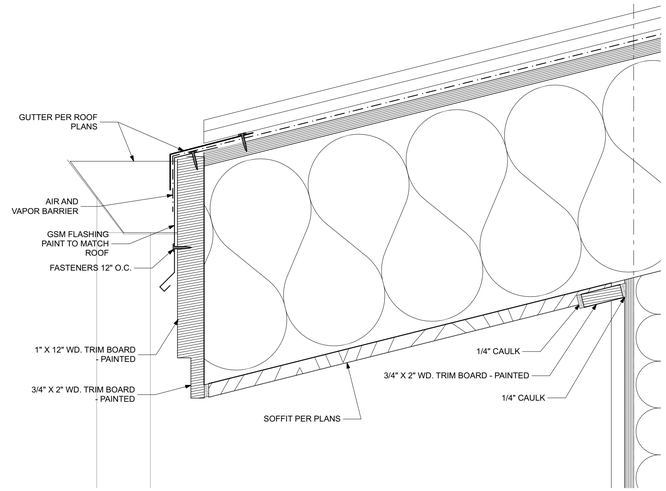
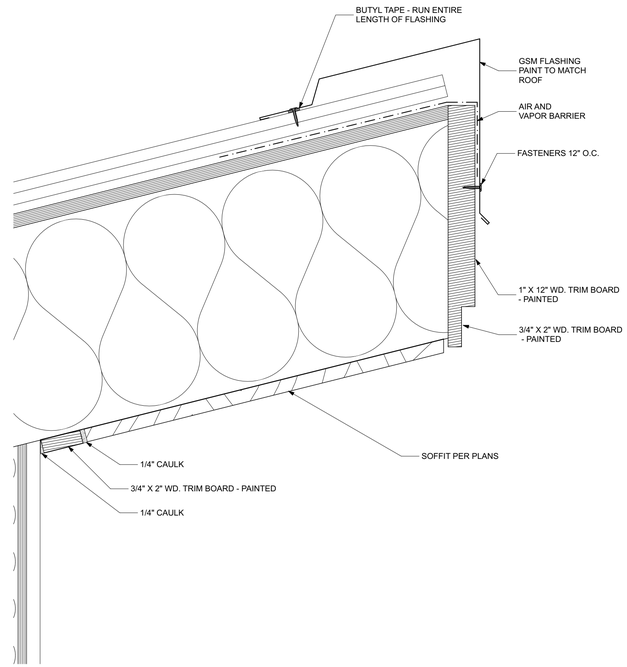
ENLARGED PLANS & INTERIOR ELEVATIONS

A6.5

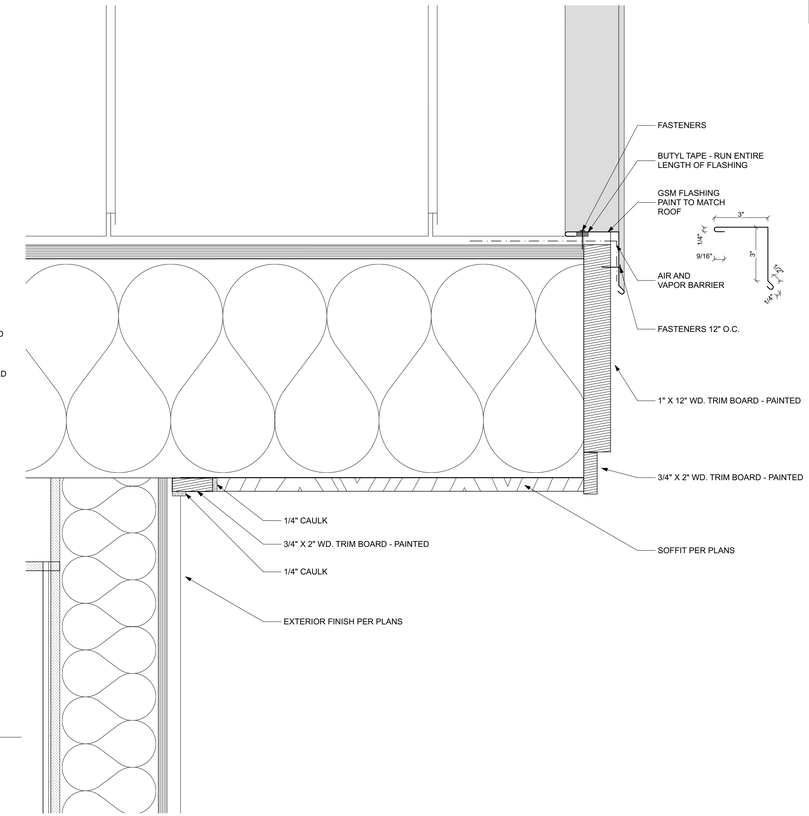
BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:38 AM



5 METAL ROOF LOW EAVE
SCALE: 3" = 1'-0"



4 METAL ROOF HIGH EAVE
SCALE: 3" = 1'-0"



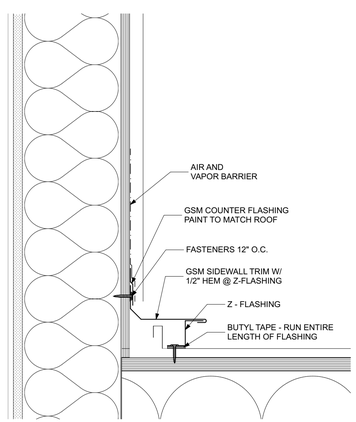
1 METAL ROOF RAKE
SCALE: 3" = 1'-0"

KEYNOTES

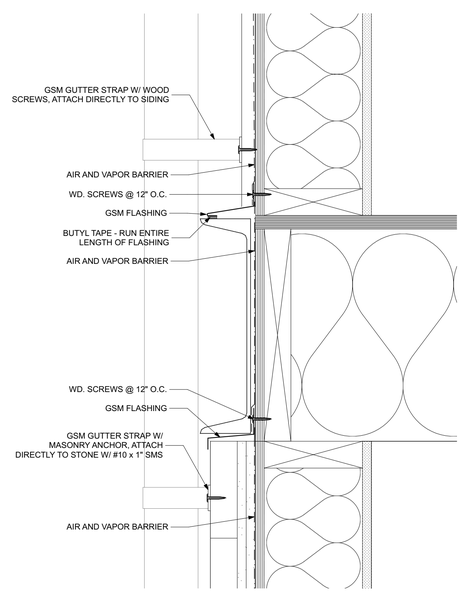
1. -.

GENERAL NOTES

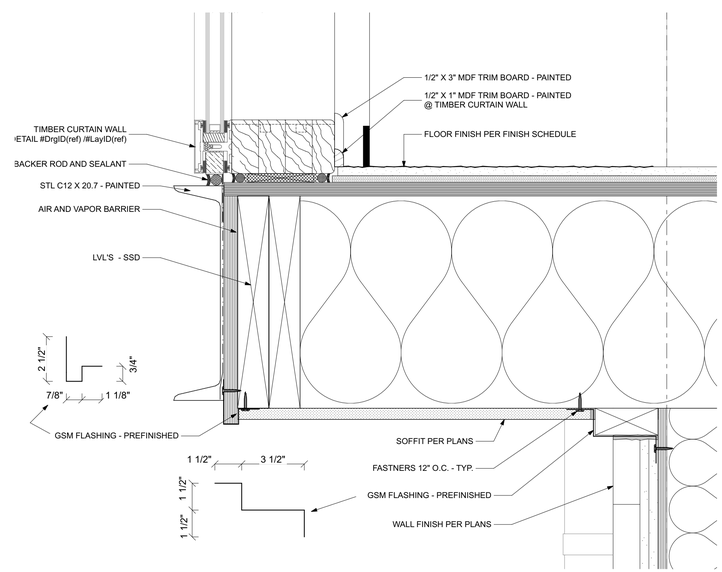
A. -.



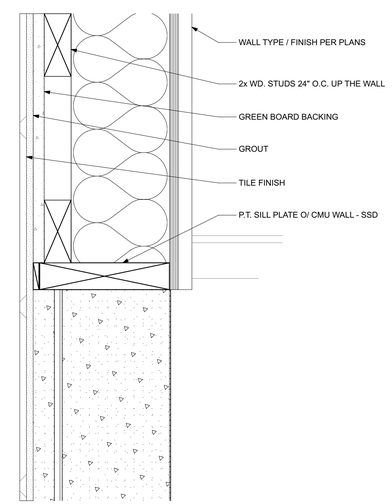
7 WOOD WALL @ METAL ROOF RAKE
SCALE: 3" = 1'-0"



6 MID-LINE CHANNEL
SCALE: 3" = 1'-0"



3 2ND FLOOR SOFFIT
SCALE: 3" = 1'-0"



2 WD WALL TRANSITION TO CMU @ MASTER BATH
SCALE: 3" = 1'-0"

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PHASE:	SD

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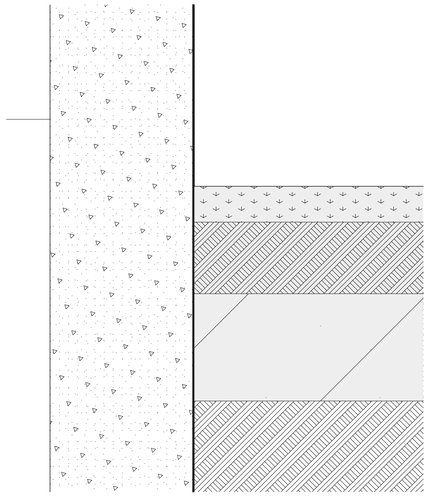
C36915
Exp. 8-31-23
STATE OF CALIFORNIA

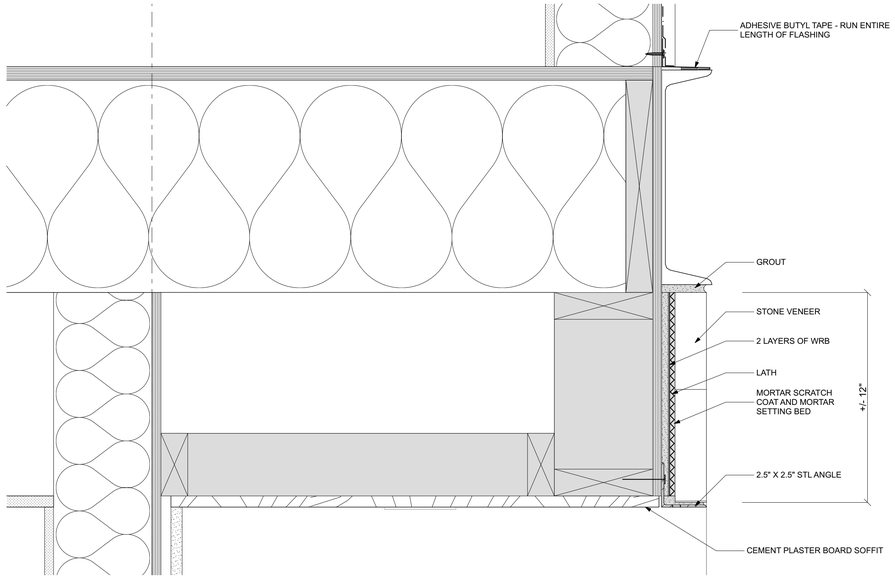
DETAILS- ROOF

A8.1

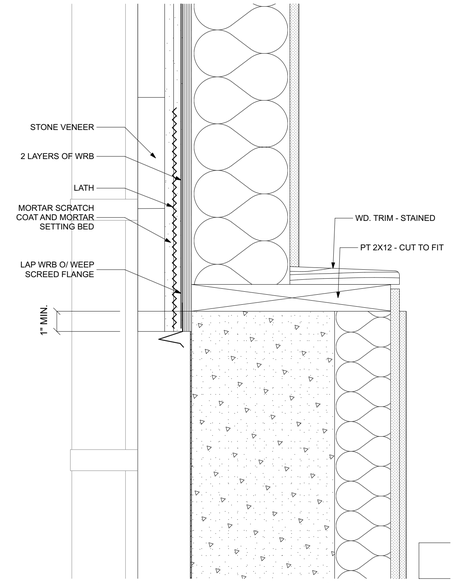
BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:38 AM



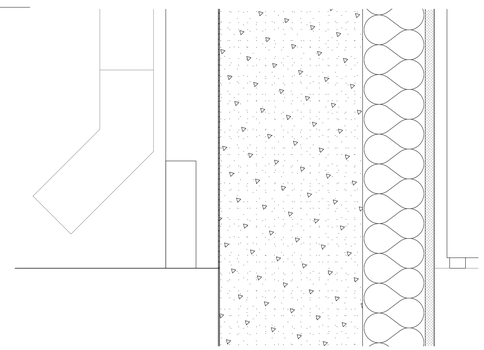
3 BASE OF WALL @ PAVING
SCALE: 3" = 1'-0"



4 2ND FLOOR SOFFIT
SCALE: 3" = 1'-0"



1 BASE OF WOOD WALL @ CONC. WALL
SCALE: 3" = 1'-0"



2 BASE OF CONC. WALL @ GRADE
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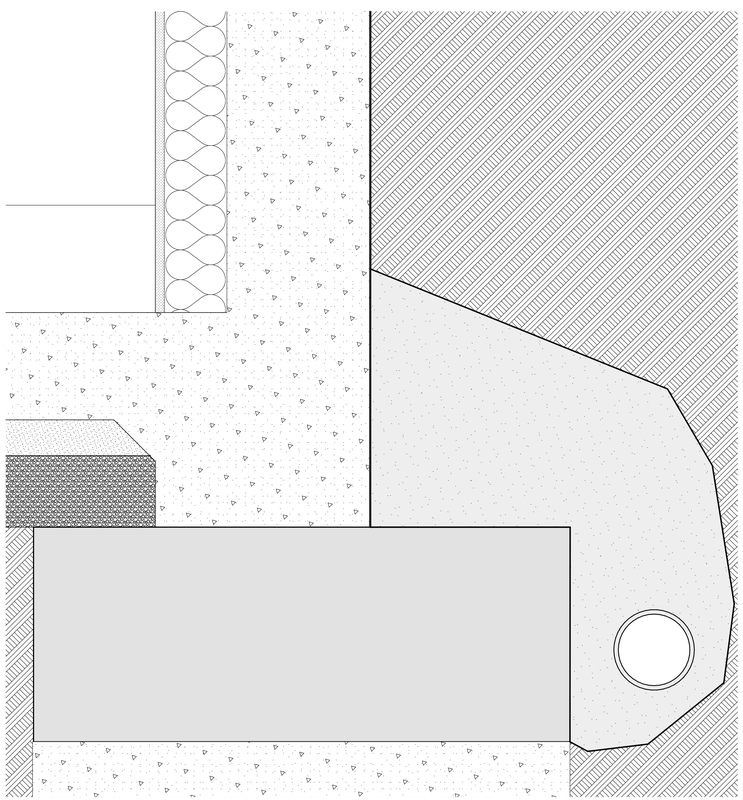
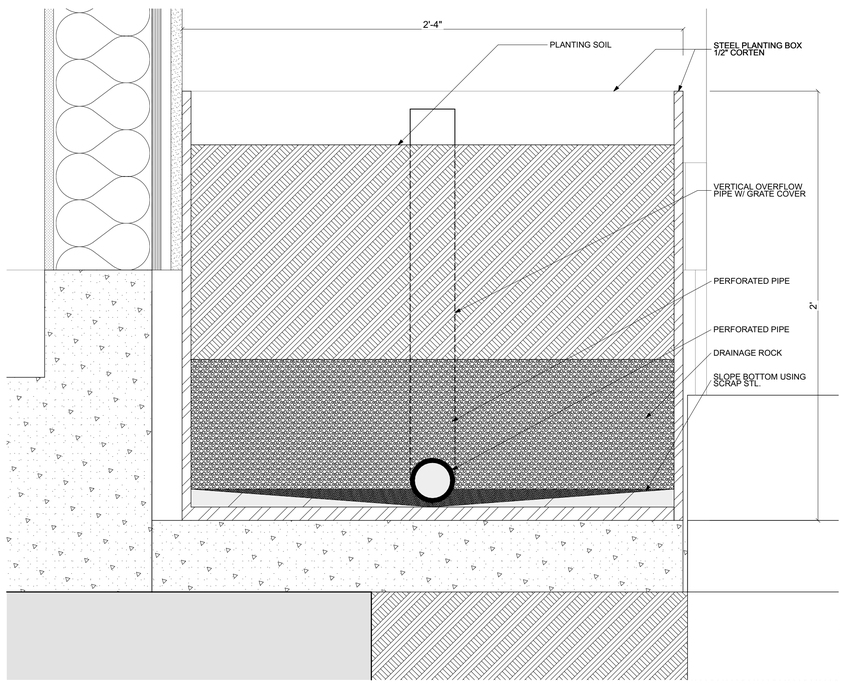


? BASE OF WALL @ BURIED DRAINAGE
SCALE: 3" = 1'-0"



5 BASE OF WALL @ PLANTER
SCALE: 3" = 1'-0"

KEYNOTES

1. -.

GENERAL NOTES

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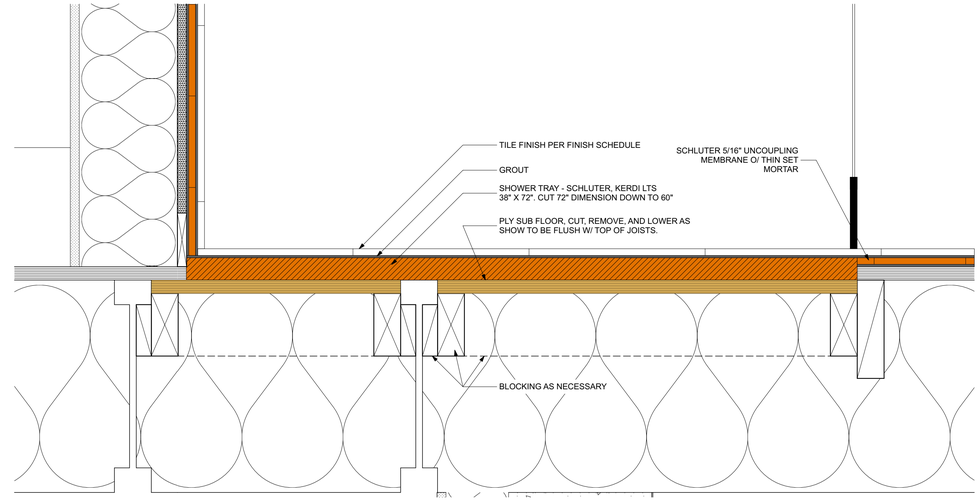
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

DETAILS - FOUNDATION/ FLOOR

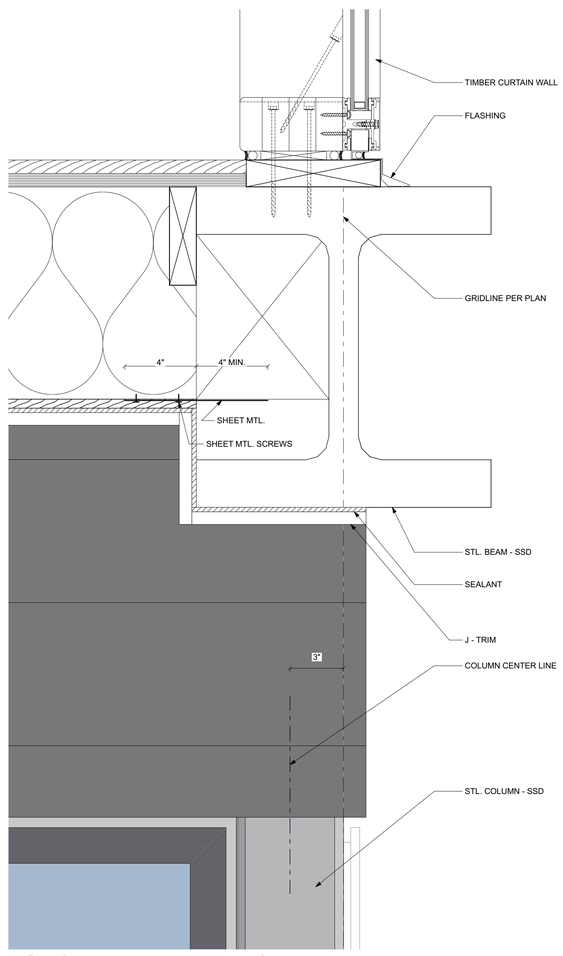
A8.2

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:39 AM



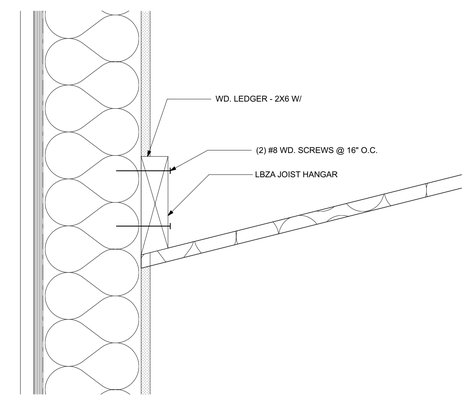
1 MASTER SHOWER SECTION

SCALE: 3" = 1'-0"



3 STEEL WRAP FINISH DETAIL

SCALE: 3" = 1'-0"



2 TYP. DROP SOFFIT DETAIL

SCALE: 3" = 1'-0"

KEYNOTES

1. -.

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C36915
Exp
8-31-23
STATE OF CALIFORNIA

DETAILS - MISC.

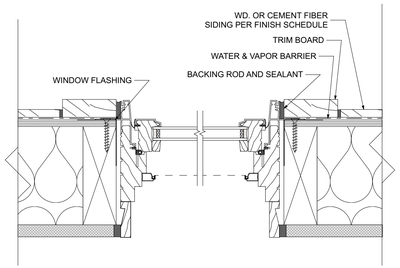
A8.3

KEYNOTES

1. -.

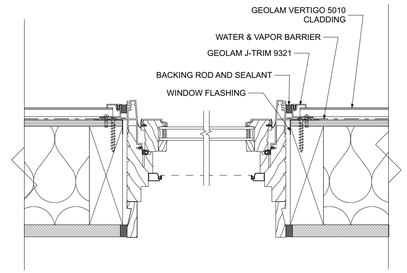
GENERAL NOTES

A. -.



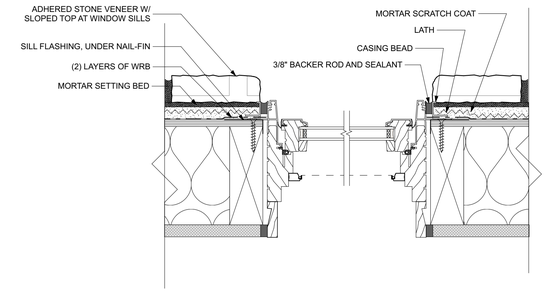
5 WINDOW JAMB DEAILS
WOOD / FIBER CEMENT SIDING

SCALE: 3" = 1'-0"



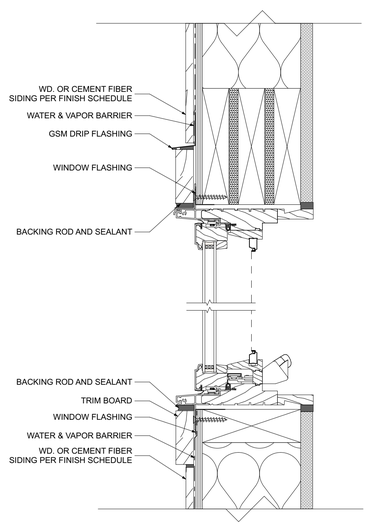
3 WINDOW JAMB DETAILS
GEOLAM SIDING

SCALE: 3" = 1'-0"



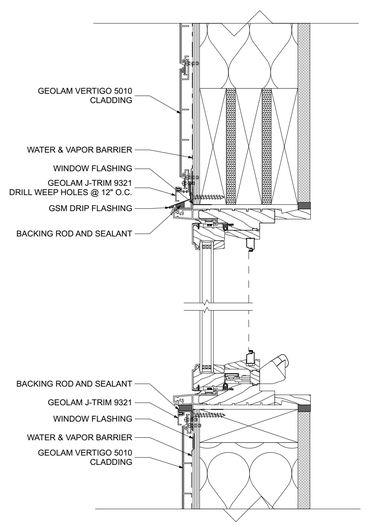
1 WINDOW JAMB DETAILS - STONE

SCALE: 3" = 1'-0"



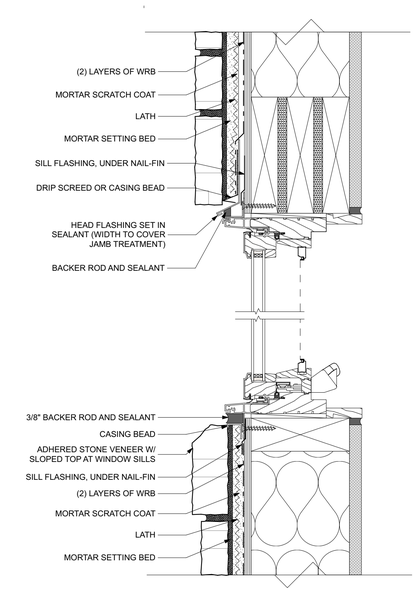
6 WINDOW HEADER/SILL DETAILS
WOOD / FIBER CEMENT SIDING

SCALE: 3" = 1'-0"



4 WINDOW HEADER/SILL DETAILS
GEOLAM SIDING

SCALE: 3" = 1'-0"



2 WINDOW HEADER/SILL DETAILS - STONE

SCALE: 3" = 1'-0"

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LICENSED ARCHITECT
JASON CUTHBERTSON
C36915
Exp.
8-31-23
STATE OF CALIFORNIA

DETAILS - WINDOWS

A8.4

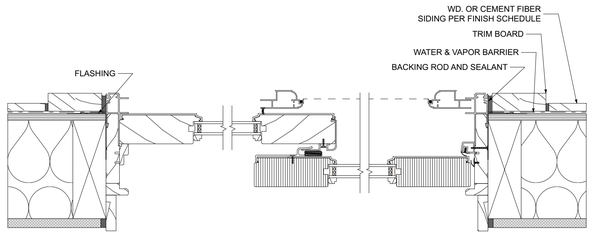
BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:39 AM

KEYNOTES

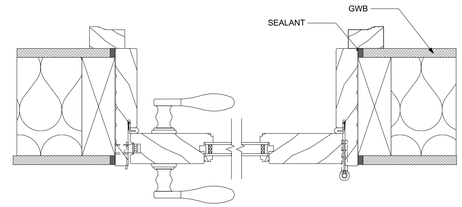
1. -.

GENERAL NOTES

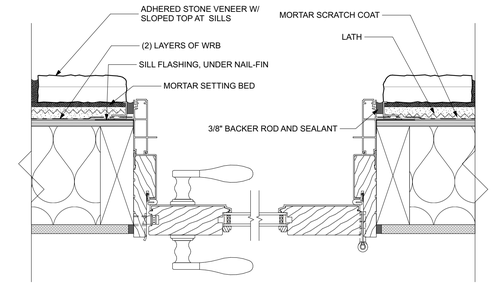
A. -.



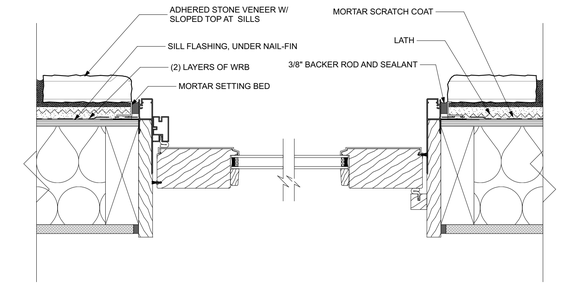
7 EXT. SLIDING DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



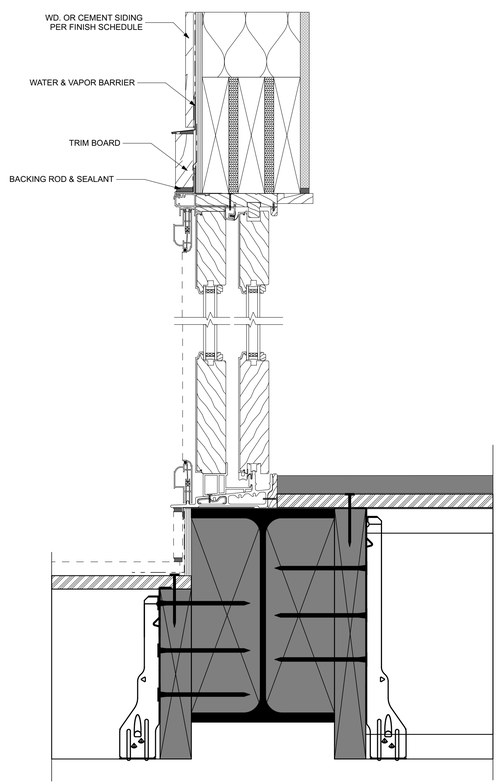
5 TYP. INT. DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



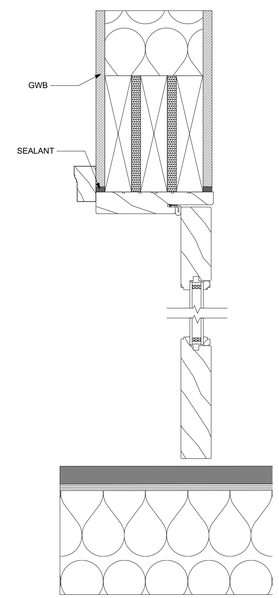
3 EXT. DOOR - CLAD - JAMB DETAIL
SCALE: 3" = 1'-0"



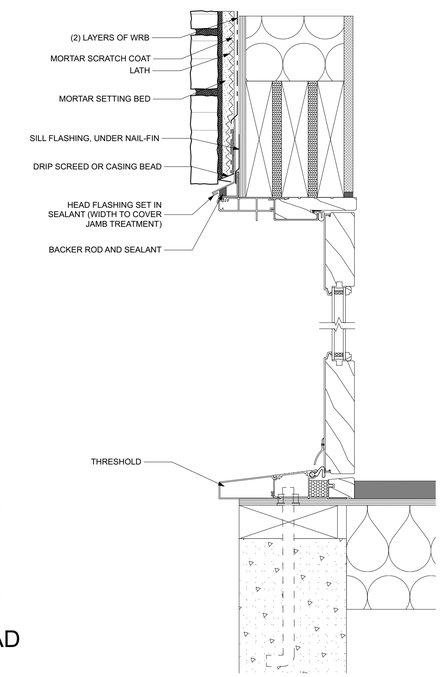
1 PIVOT DOOR - RIGHT INSWING
SCALE: 3" = 1'-0"



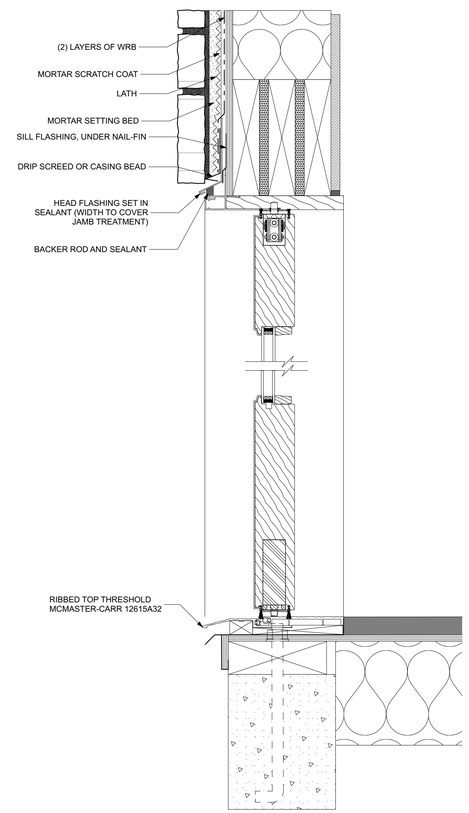
8 EXT. SLIDING DOOR HEAD & SILL DETAIL
SCALE: 3" = 1'-0"



6 TYP. INT. DOOR HEAD & SILL DETAIL
SCALE: 3" = 1'-0"



4 EXT. DOOR - CLAD - HEAD & SILL DETAIL
SCALE: 3" = 1'-0"



2 PIVOT DOOR - RIGHT INSWING- HEAD & SILL
SCALE: 3" = 1'-0"

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PHASE:	SD

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MUCKLO RESIDENCE

SOELRO COURT, SANTA CLARA COUNTY, CA, 94560

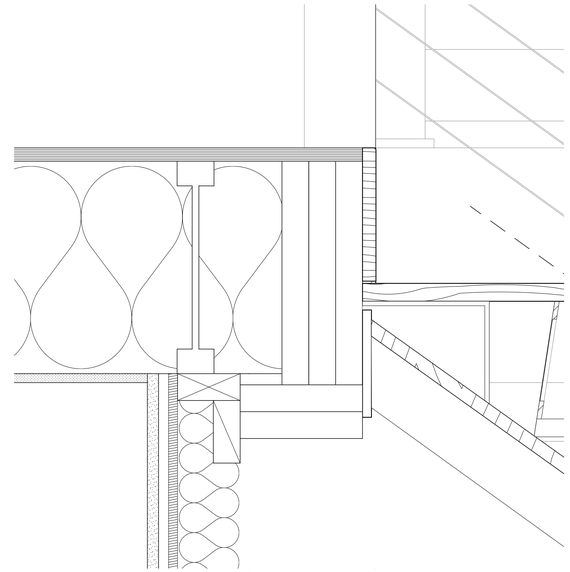
LICENSED ARCHITECT
JOHN CUTHBERTSON
C36915
Exp. 8-31-23
STATE OF CALIFORNIA

DETAILS - DOORS

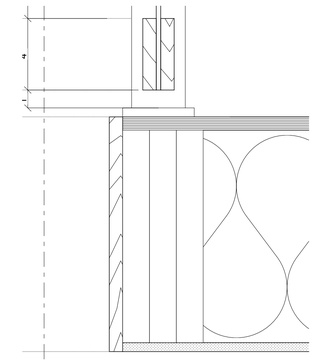
A8.5

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:39 AM

BIMcloud: BIM-Server.local - BIMcloud Basic for ARCHICAD 23/R1140-MUCKLO - 10/14/22 - 8:39 AM



4 STAIR HEAD DETAIL
SCALE: 3" = 1'-0"



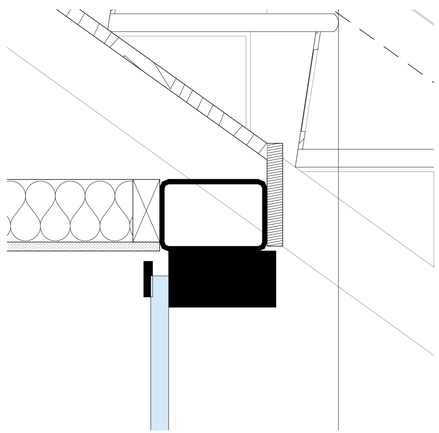
3 TYP. GUARD RAIL DETAIL
SCALE: 3" = 1'-0"

KEYNOTES

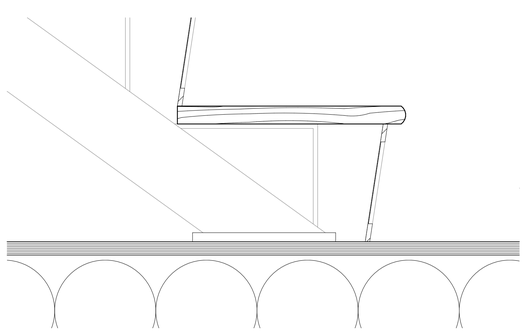
1. -.

GENERAL NOTES

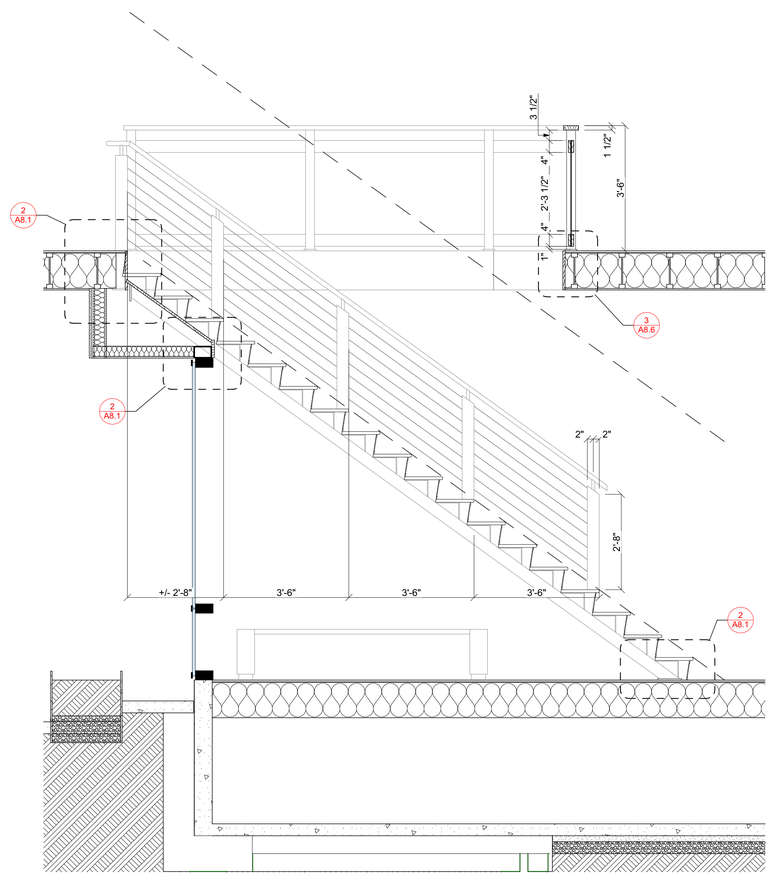
A. -.



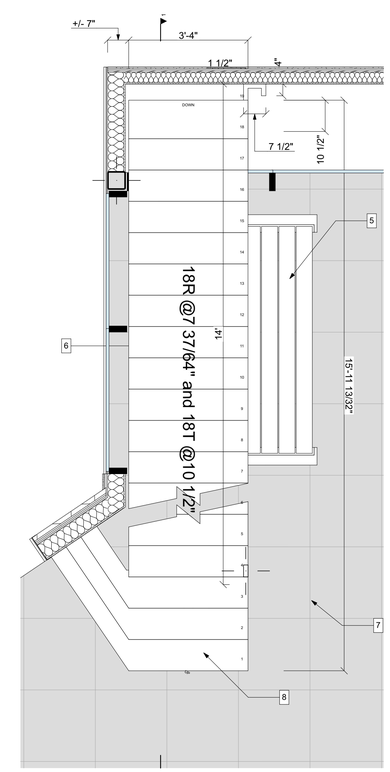
5 STAIR / CURTAIN WALL INTERSECTION
SCALE: 3" = 1'-0"



6 STAIR TREAD / RISER
SCALE: 3" = 1'-0"



2 ENLARGED STAIR SECTION
SCALE: 1/2" = 1'-0"



1 ENLARGED STAIR PLAN
SCALE: 1/2" = 1'-0"

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DETAILS - STAIRS

A8.6