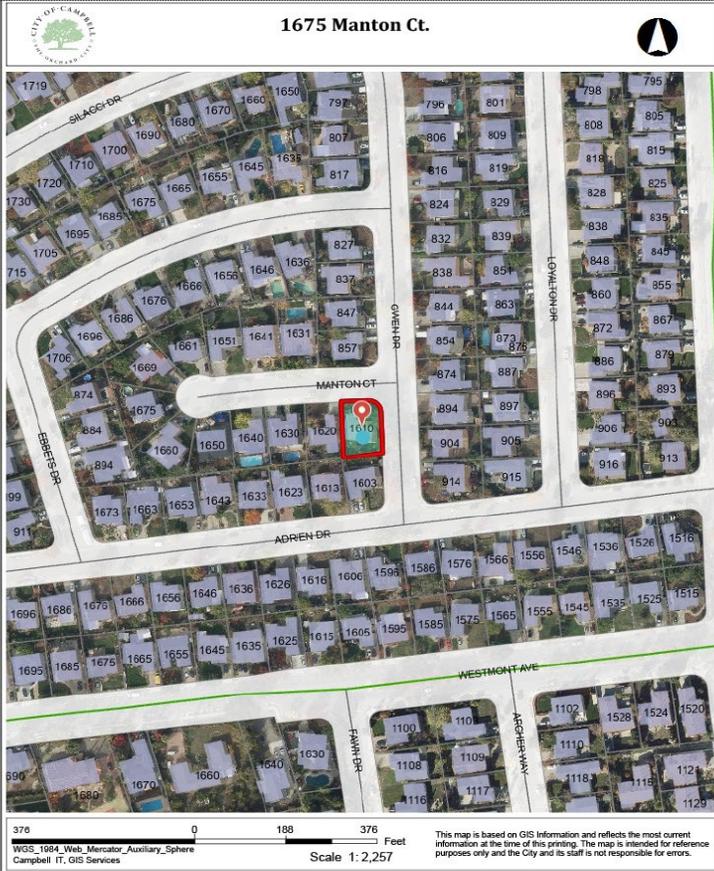
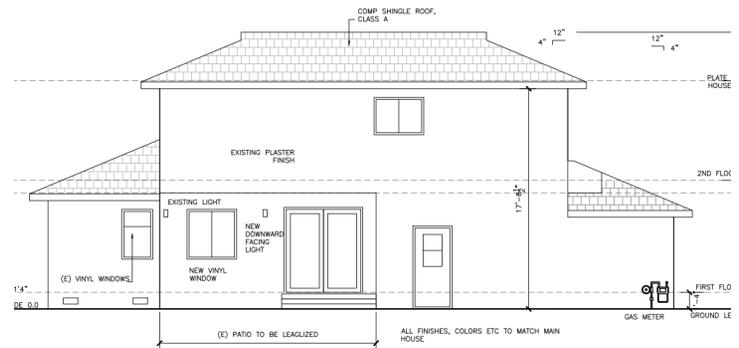


## Location of Proposed Project



City of Campbell  
70 North First Street  
Campbell, CA 95008 -1423

## Project Image



# Notice of Decision on Proposed Project

Dear Campbell Resident,

June 23, 2023

The Community Development Director will be rendering a decision on the following project.

**Project Address:** 1675 Manton Ct.

**Zoning | Area Plan:** R-1-6 | STANP

**Neighborhood Association(s):** N/A

**File No:** PLN-2023-90

**APN:** 403-43114

**Applicant:** Archana Jain

**Property Owner:** Archana Jain

**Application Type:** Administrative Site and Architectural Review Permit

**Project Planner:** Nishant Seoni, Associate Planner

**Email Contact:** nishantS@campbellca.gov

## Project Description:

To allow the legalization of approximately 278 square feet family room at an existing single-family residence

## Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **June 23, 2023**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 3, 2023**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

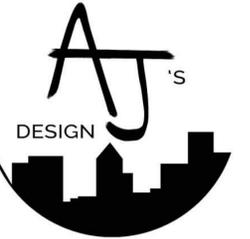
**Note:** Applications may change after initial application submittal.  
To view the project plans, please scan the QR code.

\*\*Asistencia en Español disponible,  
Simplemente marque (408) 866-2140 y pida traduccion en Español



# Maitreyee & Sandeep Residence

1675 Manton Court  
Campbell, CA 95008



Maitreyee & Sandeep Residence

1675 Manton Court  
Campbell, CA 95008

## GENERAL CONDITIONS/NOTES

- All material stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.
- All construction and materials shall be as specified and/or as required by the adopted edition of the California Building Code and all local and national codes and authorities which are applicable.
- All products, materials and finishes to be installed per manufacturers specifications--no exceptions.
- All required Exit doors shall be operable from the inside without the use of a key or special knowledge or effort.
- The General Contractor shall verify all dimensions and site conditions prior to commencing any work. The General Contractor shall notify the Architect / Owner of any discrepancy of these plans and specifications.
- The General Contractor shall maintain the job site in a clean, orderly condition free of debris and litter. Each subcontractor immediately upon completion of each phase of his work shall remove all trash and debris as a result of his operation. The job site shall be left clean and swept each day by the end of work that day.
- No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been reviewed and acted upon by the Architect / Owner. All such portions of work shall be in accordance with the reviewed shop drawings and samples.
- The contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the contract documents, and shall not unreasonably encumber the site with any material or equipment.
- Should an error appear in specifications or drawings, or in work done by others, affecting this work, notify the Architect at once for instructions as to procedure. If contractor proceeds with work affected without instructions from the Architect, the contractor shall make good any resulting damage or defect.
- Should conflict occur in or between drawings and specifications or where detail references on contract drawings have been omitted, contractor is deemed to have estimated the most expensive materials and construction involved unless he shall have asked for and obtained written decision from Architect as to which method or materials will be required.
- All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces
- See documents prepared by the Civil Engineering, if applicable, for all finish grades, drainage and site details. Review all site utility documents, landscape and irrigation documents prior or commencement of any under grounding or trenching. Notify the Architect immediately of any discrepancies of the contract documents.
- Construction contractor and his subcontractors agree that in accordance with generally accepted construction practices, construction contractor and his subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not limited to normal working hours, and construction contractor and his subcontractors further agree to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional as identified in item # 14 of these general conditions.
- General Contractors, Sub-contractors, Builders, and Owner are to check all drawings for errors and omissions prior to commencement of construction. Any errors and/or omissions must be reported immediately to the Architect in writing prior to commencement of construction. The Architect will not take liability for any errors and/or omissions not reported immediately in writing prior to commencement of construction. The Architect's liability for the total project shall not exceed one thousand dollars.
- All screws/nails in finish woodwork to be countersunk and filled smooth with putty to match finish.
- If the manufacturer's specifications and applicable codes are not consistent with each other, notify the architect immediately prior to commencement of any work and await direction or contractor accepts full responsibility of work completed..
- All gypsum board to be a minimum of 5/8" TYPE "X" sheetrock, smooth finish or as otherwise indicated on drawings. Install as needed to meet applicable codes. Use radiused corners.
- Electrical, Mechanical, Plumbing, Fire Extinguishing System and Fire Alarm System to be Design/Build.
- A delta ("x") symbol located at the top right hand corner of any drawing indicates that drawing has been significantly revised and should be treated as an entirely new drawing.
- Contractor to protect all interior spaces (as required) from any weather, theft, or vandalism.
- All walls floors and ceilings are to be finished to match existing adjacent surfaces. All new finishes and fixtures are to be approved by owner or architect, prior to installation.
- Relocate or install new plumbing, gas, and electrical lines (as required) for the new construction.
- Contractor to dispose of all debris at an approved dump site per all Town, County, State and Federal regulations.
- Contractor to notify owner and architect if he suspects that any asbestos is on site and stop work immediately until authorities have proved the work to be safe.
- Smoke detectors shall be installed in all bedrooms and halls.
- All roof flashings to be primed and painted with rust proof paint.
- Bidding  
- The contractor needs to examine all the drawings and the site conditions if they are different from the drawings verify all the existing conditions on site and notify the architect prior to any construction

Please bid for max. of 10 colors in a bid, not exceeding 4 colors in any given room at a time.

28. All wood coming in contact with concrete must be pressure treated, typical.

29. Contractor & sub-contractor's responsibility to make sure that all materials installation & craftsmanship for this project meets all applicable codes.

30. Incorporate best management practice (cbmp's) into construction plans & incorporate post construction water run-off measures into project plans in accordance with the city's urban run-off pollution prevention program.

31. All exterior plaster finish shall be 7/8" smooth cement plaster finish unless otherwise noted.

32. Plaster expansion joints should meet the following criteria or as shown on the drawings.  
a. no length should be greater than 18 ft. in either direction.  
b. no panel should exceed 144 sq. ft. for vertical applications  
c. no panel should exceed 100 sq. ft. for horizontal, curved, or angular sections d. no length-to-width ratio should exceed 2 1/2 to 1 in any given panel.

33. Flashing provider to prime and paint with rust proof paint all flashings.

## PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 403-43-114  
ZONING: R1-6  
NAME OF OWNER: KARMAKAR FAMILY TRUST  
MAITREYEE REYKAR AND  
SANDEEP KARMAKAR  
(408) 601-9495  
rmaitreyee@gmail.com  
NET SQUARE FOOTAGE OF LOT: 7,909.00 SF  
EXISTING FIRST FLOOR AREA: 1,144.25 SF  
EXISTING SECOND FLOOR AREA: 533.50 SF  
EXISTING GARAGE AREA: 365.90 SF  
EXISTING PATIO TO BE CONVERTED TO FAMILY ROOM AREA: 277.15 SF  
**TOTAL HOUSE AREA WITHOUT GARAGE: 1,954.90 SQ.FT.**  
**TOTAL HOUSE AREA WITH GARAGE: 2,320.80 SQ.FT.**  
FRONT PORCH 45.00 SQ.FT.  
HEIGHT (FROM LOWEST NATURAL GRADE) 22'-3" <28' MAX ALLOWED  
NO. OF FLOORS: 2  
TYPE OF CONSTRUCTION: V-B  
OCCUPANCY GROUP: R-3 / U  
HOUSE IS FIRE SPRINKLERED NO  
FAR 2365.80 SF = 30% < 0.45% ALLOWED  
LOT COVERAGE 1832.30 = 23% SF <40% ALLOWED  
FLOOD ZONE NO  
WUI NO

PART 1.0, CALIFORNIA ADMINISTRATIVE CODE  
PART 2.0, 2022 CALIFORNIA BUILDING CODE (CBC)  
PART 2.5, 2022 CALIFORNIA RESIDENTIAL CODE (CRC)  
PART 3.0, 2022 CALIFORNIA ELECTRIC CODE (CEC)  
PART 4.0, 2022 CALIFORNIA MECHANICAL CODE (CMC)  
PART 5.0, 2022 CALIFORNIA PLUMBING CODE  
PART 6.0, 2022 CALIFORNIA ENERGY CODE  
PART 9.0, 2022 CALIFORNIA FIRE CODE  
PART 11.0, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2022 CITY OF CAMPBELL REACH CODES

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF CAMPBELL AND CAMPBELL MUNICIPAL CODE

## NOTE:

THE USE OF COPPER METAL ROOFING, COPPER GRANULE CONTAINING ASPHALT SHINGLES, COPPER GUTTERS AND DOWNSPOUTS, AND/OR OTHER EXTERIOR ORNAMENTAL COPPER IS STRONGLY DISCOURAGED FOR ALL RESIDENTIAL BUILDING PROJECTS. THE AFOREMENTIONED COPPER APPLICATIONS ARE NOT PERMITTED FOR USE ON ANY COMMERCIAL OR INDUSTRIAL BUILDINGS DUE TO THE POTENTIAL FOR WATER POLLUTION FROM COPPER EXPOSED STORMWATER RUNOFF.

I AM THE RESPONSIBLE ARCHITECT OF RECORD ON THIS PROJECT AND WILL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING DEFERRED SUBMITTALS, FOR COMPATIBILITY WITH THE OVERALL DESIGN OF THE BUILDING.

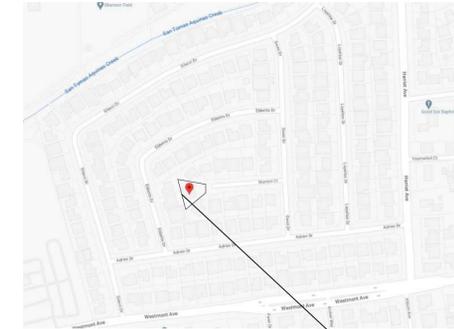
## SHEET INDEX

**ARCHITECTURAL SHEETS**  
A0.1 COVER SHEET  
A0.1A AREA CALCULATION  
A0.1B FIRE SAFETY NOTES  
A0.2 GENERAL NOTES  
A0.3 GENERAL NOTES  
A1.1 EXISTING SITE PLAN  
A1.2 PROPOSED CONSTRUCTION PLAN  
WATER RETENTION PLAN  
A2.0 EXISTING FIRST FLOOR PLAN  
A2.0A EXISTING 2ND FLOOR PLAN  
A2.0B EXISTING ROOF PLAN  
A2.0C DEMO FLOOR PLANS  
A2.1 PROPOSED FIRST FLOOR PLAN  
A2.2 PROPOSED 2ND FLOOR PLAN  
A3.0 EXISTING ELEVATIONS  
A3.1 EXISTING & PROPOSED ELEVATIONS  
A3.2 EXISTING & PROPOSED ELEVATIONS

BLUEPRINT FOR CLEAN BAY

## SCOPE OF WORK

CONVERT EXISTING PATIO WHICH HAS BEEN ALREADY CONVERTED TO FAMILY ROOM TO A LEGALLY FAMILY ROOM, RAISE FAMILY ROOM TO MATCH MAIN HOUSE  
ADD FULL BATH IN 2ND FLOOR BEDROOM.  
CONVERT BEDROOM TO DINING ROOM



LOCATION MAP

SITE

THIS PROJECT WILL REQUIRE THAT A SURVEYOR APPROVE THE FOUNDATION FORMS IN TERMS OF SETBACK ACCURACY AND FLOOR LEVEL HEIGHTS PRIOR TO PLACING CONCRETE. LANGUAGE FOR THE LETTER MUST BE AS WRITTEN AS PER CAMPBELL'S SURVEYOR HANDOUT AVAILABLE THROUGH THE BUILDING DEPARTMENT.

THE SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION, COMPACTION, AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION TO VERIFY ELEMENTS OF THE SOILS REPORT. SITE VISIT REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT INSPECTOR OF RECORD (IOR)

WASTE MANAGEMENT STATEMENT  
CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS. PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION. THERE SHALL BE NO USE OF PRODUCTS INCLUDING MATERIALS, PAINTS, SOLVENTS, PRIMERS, CAULKS, OR GLUES THAT EXCEEDS CALIFORNIA'S LIMIT ON VOLATILE ORGANIC COMPOUNDS (VOC) ON THIS PROJECT.

OR CALL WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

BUILDER MUST PROVIDE THE HOMEOWNER WITH AN OPERATION AND MAINTENANCE MANUAL PER CAL GREEN 5.410.4.5 THAT INCLUDED WARRANTEE AND OPERATION INSTRUCTION FOR ANY NEW EQUIPMENT, APPLIANCES, OR FIXTURES INSTALLED, AND A LUMINAIRE SCHEDULE. THE MANUAL MUST ALSO INCLUDE THE LOCATION OF RECYCLING CENTERS AND PUBLIC TRANSIT DEPOTS (THIS REQOMT IS IN THE MM'S BUT OFTEN OVERLOOKED).

A PERMIT FOR A NFPA 13D RESIDENTIAL FIRE SUPPRESSION SPRINKLER SYSTEM SHALL BE APPLIED FOR AS A DEFERRED SUBMITTAL. SUBMIT CALCULATIONS AND DESIGN DIRECT TO SANTA CLARA COUNTY FIRE DEPARTMENT (SCCFD), 14700 WINCHESTER BLVD, LOS GATOS (408) 378-4010. IF THE DEFERRED SUBMITTAL IS NOT APPLIED FOR AND APPROVED BEFORE THE ROUGH TRADE INSPECTIONS, THE PROJECT WILL BE PUT ON-HOLD UNTIL THE SUBMITTAL IS APPROVED

CAL GREEN REQUIRES EVERY PROJECT TO HAVE A WASTE MANAGEMENT PLAN AND THAT NORMAL TRASH CREATION IS REDUCED 65% THROUGH BETTER EFFICIENCIES, YIELD, AND RECYCLING POLICIES. CONSTRUCTION TRASH MAY BE SOURCE SEPARATED ON-SITE OR HAULED OFF BY AN APPROVED COLLECTION RECYCLER. PROVISIONS NEED TO BE IN PLACE SO THAT RAIN WATER DOES NOT ENTER A TRASH PILE AND THEN RUN OFF INTO THE PUBLIC STORM SYSTEM OR THE NEIGHBOR'S PROPERTY. THIS IS A REQUIREMENT PLACED ON ALL PROJECTS AND SUBCONTRACTORS; MANAGED BY THE OWNER OR GENERAL CONTRACTOR.



## GENERAL NOTES :

- THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
- PLEASE DO NOT SCALE THE DWG.
- ANY DISCREPANCY OR ERROR IN DWG AND FIELD NEED TO BE BROUGHT TO THE ATTENTION OF ARCHITECT PRIOR TO CONSTRUCTION.
- THESE PLANS AND PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.
- COPYRIGHT © OF ARCHANA JAIN.

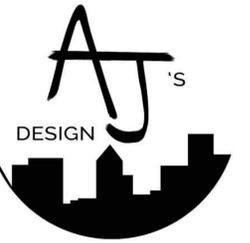
## SHEET NAME :

COVER SHEET

REVISIONS	BY

<b>DRAWN:</b>	
<b>CHECKED:</b>	
<b>DATE:</b>	5/5/2023
<b>SCALE:</b>	AS SHOWN
<b>JOB No.:</b>	
<b>SHEET No.:</b>	

A0.1



# Maitreyee & Sandeep Residence

1675 Manton Court  
Campbell, CA 95008



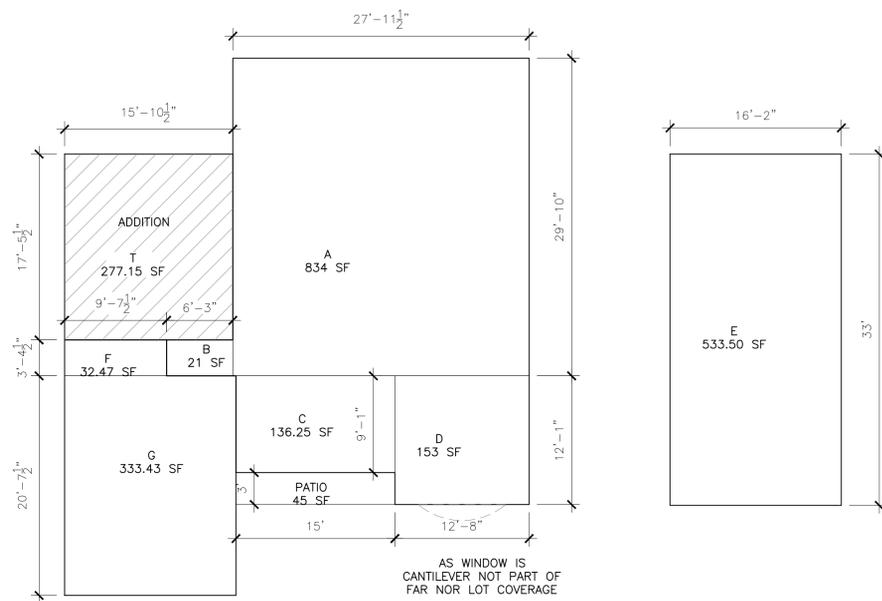
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 5. COPYRIGHT © OF ARCHANA JAIN.

**SHEET NAME :**  
 CONSTRUCTION SAFETY

REVISIONS	BY

**DRAWN:**  
**CHECKED:**  
**DATE:** 5/5/2023  
**SCALE:** AS SHOWN  
**JOB No.:**  
**SHEET No.:**

A0.1A



FIRST FLOOR PLAN

2ND FLOOR PLAN

SCALE 1/8" = 1"

FAR CALCULATIONS				
<b>EXISTING FIRST FLOOR HABITABLE</b>				
A	834	<b>TOTAL HOUSE AREA</b>	<b>ALLOWED</b>	<b>PROVIDED</b>
B	21			
C	136.25	<b>FAR (45%)</b>	<b>3559.05</b>	<b>2365.80</b>
D	153			<b>0.30</b>
				INCLUDES PORCH
<b>EXISTING HABITABLE AREA</b>	<b>1144.25</b>	<b>LOT SIZE</b>	<b>7909</b>	
		<b>LOT COVERAGE (40%)</b>	<b>3163.6</b>	<b>1832.3</b>
				<b>0.23</b>
<b>GARAGE AREA</b>				
F	32.47			
G	333.43			
<b>GARAGE</b>	<b>365.9</b>			
<b>EXISTING 2ND FLOOR HABITABLE AREA</b>				
E	533.5			
<b>HABITABLE AREA - 2ND FLOOR</b>	<b>533.5</b>			
<b>ADDITION AREA</b>				
T	277.15			
<b>ADDITION AREA</b>	<b>277.15</b>			
<b>S-CANTILEVER WINDOW</b>	<b>8.5</b>			
<b>TOTAL HABITABLE AREA</b>	<b>1954.9</b>			
<b>PATIO</b>	<b>45</b>			
<b>TOTAL HOUSE W/ GARAGE</b>	<b>2320.8</b>			



**FIRE DEPARTMENT  
SANTA CLARA COUNTY**

14700 Winchester Blvd., Los Gatos, CA. 95032-1818  
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org



Internationally Accredited  
Agency

**STANDARD DETAILS & SPECIFICATIONS**

SUBJECT: Construction Site Fire Safety

Spec No	SI-7
Rev. Date	04/30/09
Eff. Date	12/17/02
Approved By	_____
Page	1 of 9

**SCOPE**

This Standard is intended to prescribe minimum safeguards for new building construction, demolition or significant building alteration projects in order to provide a reasonable degree of safety to life and property from fire. This Standard is based on the provisions for fire safety during building construction or demolitions as set forth in the 2007 California Fire Code Chapter 14 and National Fire Protection Association Standard 241. This Standard shall not be construed to be in lieu of other applicable State or Federal laws and regulations related to construction site safety. The general contractor (or other designee of the building owner) shall be responsible for compliance with the provisions of this Standard. When the term "shall" is used in this Standard, it means a mandatory requirement.

**REQUIREMENTS**

**I. Fire Protection Plan**

A written Fire Protection Plan shall be developed for significant or complex construction projects at the discretion of the fire department. The plan shall be approved by the fire department prior to proceeding past foundation work for new buildings or commencement of demolition work in alteration projects. The written plan shall be consistent with the fire safety precautions as specified in this Standard. The general contractor is responsible for carrying out the provisions of the Fire Protection Plan and communicating it to all subcontractors. Additionally, the Fire Marshal shall be notified of any change affecting the utilization of information contained in the Fire Protection plan. The Fire Protection Plan shall include the following:

- A. Procedures for reporting emergencies to the Fire department.
- B. Procedures for emergency notification, evacuation and/or relocation of all persons in the building under construction and on the site.
- C. Procedures for hot work operations, management of hazardous materials and removal of combustible debris and maintenance of emergency access roads.
- D. Floor plans identifying the locations of exits, exit stairs, exit routes and portable fire extinguishers.
- E. Site plans identifying the designated exterior assembly areas for each evacuation route.
- F. Site plans identifying required fire apparatus access roadways and on-site fire hydrants.

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*Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga*

G. The name and contact phone number of the person(s) responsible for compliance with the Fire Protection Plan.

**II. General Safety Requirements**

A. **Fire Department Access Roadways:** All construction sites shall be accessible by fire department apparatus by means of roadways having an all-weather driving surface of not less than 20ft. of unobstructed width. The roads shall have the ability to withstand the live loads of fire apparatus, and have a minimum 13ft. 6 in. of vertical clearance. Dead end fire access roads in excess of 150 ft. in length shall be provided with approved turnarounds.

When approved by the Chief, temporary access roadways may be utilized until such time that the permanent roadways are installed. As a minimum, the roadway shall consist of a compacted sub base and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95%. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary. The integrity of the roadway shall be maintained at all times.

**Key boxes:** Key boxes and/or approved padlocks shall be required when necessary for access through locked gates or structures.

B. **Fire hydrants:** Where underground water mains and hydrants are required for the building(s) under construction, they shall be installed, completed, and in service prior to combustible construction materials accumulating on site.

C. **Telephone service:** Provisions shall be provided at the construction site for emergency notification of the fire department via telephone. The street address of the construction site shall be posted adjacent to the telephone, along with the number for the public safety answering point.

D. **Premises identification:** The address numbers of the property or project location shall be plainly visible and legible from the street or road fronting the property at the fire apparatus access point or as otherwise approved.

E. **Combustible debris:** Wood, cardboard, packing material, form lumber and similar combustible debris shall not be accumulated within buildings. Such debris, rubbish and waste material shall be removed from buildings on a daily basis.

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F. **Oily rags:** Oily rags and similar material shall be stored in metal or other approved containers equipped with tight-fitting covers.

G. **Temporary heating equipment:** Temporary heaters, such as those that are LPG fueled, shall be listed and shall be installed, used, and maintained in accordance with the manufacturer's instructions (See LPG storage and use requirements below). Heating devices shall be secured properly and kept clear from combustible materials. Refueling operations shall be conducted in an approved manner.

H. **Smoking:** Smoking is prohibited anywhere inside or on the roof of new buildings under construction or in the project work area of buildings undergoing alteration. A suitable number of 'No Smoking' signs shall be posted to ensure that smoking is controlled.

I. **Vehicle parking:** All vehicles shall be parked a minimum of 20 feet from new buildings under construction.

- Exceptions:**
- 1. Vehicles that are temporarily parked for loading/unloading or other construction related operations. Such vehicles shall not be left unattended.
  - 2. Private vehicles may be parked in parking garages of Type I construction if the automatic fire sprinkler system is in service and vertical openings are protected.

J. **Combustible material storage:** Combustible construction materials shall be stored a minimum of 20 feet from buildings under construction or undergoing remodel.

- Exceptions:**
- 1. Materials that are staged for installation on a floor level.
  - 2. When approved by the Fire Department, materials may be stored in parking garages of Type I construction if the automatic fire sprinkler system is in service and vertical openings are protected.

**III. Fire Protection Systems**

A. **Fire Sprinkler Systems:** Where automatic fire sprinkler systems are required to be installed in new buildings, the system shall be placed in service as soon possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the Fire department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be

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installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior alarm bell can be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.

For buildings equipped with fire sprinkler systems that are undergoing alterations, the sprinkler system(s) shall remain in service at all times except when system modifications are necessary. Fire sprinkler systems undergoing modifications shall be returned to service at the end of each workday unless otherwise approved by the fire department. The General contractor or his/her designee shall check the sprinkler control valve(s) at the end of each workday to confirm that the system has been restored to service.

B. **Standpipes:** Where standpipes are required, the standpipes shall be installed when the progress of construction is not more than 35 ft. in height above the lowest level of the fire department access. Standpipes shall be provided with fire department hose connections and outlets at accessible locations adjacent to usable stairs. The standpipe system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. Each floor shall be provided a 2 1/2-inch valve outlet for fire department use. Where construction height requires installation of a Class III standpipe, fire pumps and water main connections shall be provided to serve the standpipe.

C. **Fire Extinguishers:** Portable fire extinguishers shall be provided and shall be mounted on a wall or post at each usable stairway and such that the travel distance to any extinguisher does not exceed 75 ft. Mounting height to the top of the extinguisher shall not exceed 5 feet. Extinguishers shall not have less than a 2A10BC rating or as otherwise directed by the fire department. The general contractor shall ensure that an adequate number of individuals are trained in the proper use of portable fire extinguishers. Fire extinguishers shall also be located in storage sheds and contractor trailers.

D. **Fire Alarm Systems:** Fire alarm systems shall be maintained operational at all times during building alterations. When an alteration requires modification to a portion of the fire alarm system, the portion of the system requiring work shall be isolated and the remainder of the system shall be kept in service whenever practical. When it is necessary to shut down an entire fire alarm system a fire watch or other mitigation approved by the fire department shall be implemented by the general contractor until the system is returned to full service.

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**IV. Means of Egress Requirements**

A. **Minimum number of Exits:** All new buildings under construction shall have a least one unobstructed exit. All exits shall be identified on the Fire Protection Plan.

B. **Multi-Story Buildings:** Each level above the first story in new multi-story buildings shall be provided with at least two usable exit stairs after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls/windows are in place. Exit stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

**Exception:** For new multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

C. **Assembly Points:** Designated exterior assembly points shall be established for all construction personnel to relocate to upon evacuation. The assembly points shall also be identified in the Fire Protection Plan.

**V. Area Separation Walls**

When area separation walls are required, the wall construction shall be completed (with all openings protected) immediately after the building is sufficiently weather-protected at the location of the wall(s).

**VI. Special Operation Requirements**

A. **Hot Work:** Hot work includes any work involving operations capable of initiating fires or explosions, including cutting, welding, brazing, soldering, grinding, thermal spraying, thawing pipe, torch applied roofing, or any other similar activity. The use of hot work equipment shall be in accordance with the following guidelines, including a pre-site inspection, fire watch and post inspection procedures.

1. **Pre-site Inspection:** An inspection of the hot work site shall be conducted by the General Contractor or his/her designee prior to hot work operations to ensure:

- (a) the hot work site is clear of combustibles or that combustibles are protected;
- (b) exposed construction is of noncombustible materials or that combustible materials are protected;
- (c) openings are protected;
- (d) there are no exposed combustibles on the opposite side of partitions, walls, ceilings, floors, etc.;
- (e) fire extinguishers are available, fully charged and operable; and
- (f) fire watch personnel are assigned, equipped and trained.

2. **Fire Watch:** The sole duty of fire watch personnel shall be to watch for the occurrence of fire during and after hot work operations. Individuals designated to fire watch duty shall have fire extinguishing equipment readily available and shall be trained in the use of such equipment. Personnel assigned to fire watch shall be responsible for extinguishing spot fires and communicating an alarm. Fire watch personnel shall be provided with at least one means for notification of the fire department. Hot work conducted in areas with vertical and horizontal fire exposures that cannot be observed by a single individual shall have additional personnel assigned to fire watches to ensure that all exposed areas are monitored.

3. **Post-inspection:** The fire watch shall be maintained a minimum of 30 minutes after the conclusion of the work to look out for leftover sparks, slag or smoldering combustibles.

B. **Asphalt and tar kettles:** Asphalt kettles shall not be located within 20 feet of any combustible material, combustible building surface or building opening. With the exception of thermostatically controlled kettles, an attendant shall be within 100 feet of a kettle when the heat source is operating. Ladders or similar obstacles shall not form a part of the route between the attendance and the kettle. Kettles shall be equipped with tight-fitting covers. A minimum 3A 40-B:C rated portable fire extinguisher shall be located within 30 feet of each asphalt kettle when the heat source is operating. Minimum 3A 40-B:C rated portable fire extinguishers also shall be located on roofs during asphalt coating operations.

C. **Motor Equipment:** Motorized equipment including internal-combustion-powered construction equipment shall be used in accordance with the following:

- 1) Equipment shall be located so that exhausts do not discharge against combustible materials.
- 2) When possible, exhausts should be piped to the outside of the building.

- 3) Equipment shall not be refueled while in operation.
- 4) Fuel for equipment shall be stored in an approved area outside of the building.

(Ref: CFC Articles 87 & 13 – also 49, 79 and 11)

**VII. Hazardous Materials**

A. **Liquefied Petroleum Gas (LP-Gas) - Storage and use shall comply with the following:**

1. Propane containers may be used in buildings under construction or undergoing major renovation as a fuel source for temporary heating for curing concrete, drying plaster and similar applications in accordance with the following:

- (a) Heating elements (other than integral heater-container units) shall be located at least 6 feet from any LP-Gas container.
- (b) Integral heater-container units specifically designed for the attachment of the heater to the container, or to a supporting standard attached to the container, may be used provided they are designed and installed so as to prevent direct or radiant heat application to the LP-Gas container.
- (c) Blower and radiant type units shall not be directed toward any LP-Gas container within 20 feet.
- (d) Heat producing equipment shall be installed with clearance to the combustibles in accordance with the manufacturer's installation instructions.
- (e) Cylinders shall comply with DOT cylinder specifications and shall be secured in an upright position.
- (f) Regulators shall be approved for use with LP-Gas. Fittings shall be designed for at least 250 psig service pressure.
- (g) Hose shall be designed for a working pressure of at least 350 psig (unless limited to 5 psig) and shall be a maximum of 6 feet in length.
- (h) Portable heaters shall be equipped with an approved automatic device to shut off the flow of gas to the main burner and to the pilot in the event of flame extinguishment or combustion failure. Portable heaters with an input of more than 50,000 Btu/hr shall be equipped with either a pilot that must be proved before the main burner can be turned on or an approved electronic ignition system.

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2. In addition to the above, for LPG storage/use in buildings undergoing alteration and that are fully or partially occupied, the following shall also apply:

- (a) Specific approval must be obtained from the fire department prior to bringing LP-Gas containers on-site.
- (b) The maximum water capacity of individual containers shall be 5-gallon water capacity and the number of containers in the building shall not exceed the number of workers assigned to using the LP-Gas.
- (c) Containers having a water capacity greater than 2 1/2 lb. [1 quart] shall not be left unattended.

**B. Storage, Use and Dispensing of Flammable and Combustible Liquids**

- 1. Storage areas for flammable and combustible liquids shall be kept free of weeds and extraneous combustible material. Open flames and smoking are prohibited in flammable or combustible liquid storage areas.
- 2. Tanks and containers shall be marked with the name of the product and FLAMMABLE-KEEP FIRE AND FLAME AWAY. Tanks (containers in excess of 60 gallons) shall also be labeled KEEP 50 FEET FROM BUILDINGS.
- 3. Metal containers for Class I or II liquids shall be in accordance with DOT requirements or shall be of an approved design. Discharge devices shall not cause an internal pressure on the container. Individual containers shall not be interconnected and shall be kept closed when not in use.
- 4. Secondary containment or a means of spill control, drainage control, and diking is required for large containers (such as 55 gallon drums) and tanks as approved by the fire department.
- 5. Plans for the installation/use of any aboveground storage tank (containers greater than 60 gallons) shall be submitted to the fire department for review and permit prior to the proposed tank arriving at the site.

**C. Compressed Gases**

- 1. Gas cylinders shall be marked with the name of the contents.
- 2. Gas cylinders shall be stored upright and secured to prevent falling.
- 3. When not in use, valve protective caps shall be in place.
- 4. Gas cylinders shall be protected against physical damage.
- 5. When stored, gas cylinders shall be separated from each other based on their hazard classes.
- 6. Combustible materials shall be kept a minimum of 10 feet from gas containers.
- 7. Gas cylinders shall not be placed near elevators, unprotected platform edges or other areas where they would drop more than 2 feet.

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- 8. Gas cylinders shall not be placed in areas where they may be damaged by falling objects.
- 9. Ropes, chains or slings shall not be used to suspend gas cylinders, unless the cylinder was manufactured with appropriate lifting attachments.



**Maitreyee & Sandeep Residence**

1675 Mantion Court  
Campbell, CA 95008



**GENERAL NOTES :**  
1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.  
2. PLEASE DO NOT SCALE THE DWG.  
3. ANY DISCREPANCY OR ERROR IN DWG AND FIELD NEED TO BE BROUGHT TO THE ATTENTION OF ARCHITECT PRIOR TO CONSTRUCTION.  
4. THESE PLANS AND PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.  
5. COPYRIGHT © OF ARCHANA JAIN.

**SHEET NAME :**

**CONSTRUCTION SAFETY**

REVISIONS	BY

**DRAWN:**

**CHECKED:**

**DATE:** 5/5/2023

**SCALE:** AS SHOWN

**JOB No.:**

**SHEET No.:**

A0.1B

**TUB/SHOWER REQUIREMENTS**

- THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120° F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPools SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (CPC 408.3, 409.4)
- NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6)
- SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NON-ABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)
- HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (CEC 680.70)
- UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER-REINFORCED GYPSUM BACKING PANELS (I.E. DENSShield, DENS ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBACKER, CEMENT BOARD). ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAYED WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (CBC 2509 AND CRC R702.4)
- SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MOP). ON-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED ¼" PER FOOT TO WEEP HOLES. (CPC 408.7)
- WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 9 INCHES ABOVE THE TOP OF THE DRAIN. A WATERTIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN ¼" AND ½" PER FOOT TOWARDS TO THE DRAIN. (CPC 408.5) WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.

**WATER CLOSET REQUIREMENTS**

- THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)
- WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)

**DOORS, STAIRWAYS, LANDINGS AND GUARDRAILS**

1. TO PROVIDE OPENING PROTECTION BETWEEN THE DWELLING AND AN ATTACHED GARAGE, SHOW ONE OF THE FOLLOWING MEASURES. NOTE THAT DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. CRC R302.5.1- SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK; - SOLID OR HONEYCOMBED CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK; OR - A 20-MINUTE FIRE RATED DOOR

A LANDING OR FLOOR IS REQUIRED ON EACH SIDE OF EACH EXTERIOR DOOR. THE LANDING WIDTH SHALL BE EQUAL OR GREATER THAN THE DOOR WIDTH AND 36" MINIMUM IN DEPTH. LANDINGS AT REQUIRED EGRESS DOORS SHALL BE NO MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1 AND R311.3.2

SPECIFY RISE (MAXIMUM 7-3/4") AND RUN (MINIMUM 10") FROM NOSING TO NOSING. WHERE TREAD DEPTH IS LESS THAN 11", A NOSING OF 3/4" MINIMUM TO 1-1/4" MAXIMUM IS REQUIRED.

STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6'-8".

LOCATE HANDRAILS 34" MINIMUM AND 38" MAXIMUM FROM PLANE PARALLEL TO LINE AT FACE OF TREADS; RETURN HANDRAILS TO THE WALL OR TERMINATE AT NEWEL POST.

LANDINGS TOP AND BOTTOM OF EACH STAIRWAY SHALL HAVE A WIDTH PERPENDICULAR TO THE DIRECT OF TRAVEL NO LESS THAN THE WIDTH OF THE FLIGHT SERVED AND A DEPTH IN THE DIRECTION OF TRAVEL NOT LESS THAN 36 INCHES.

FOR INTERIOR STAIRS, USE 1/2" GYPSUM BOARD TO PROTECT WALLS AND SOFFITS ON THE ENCLOSED SIDE (E.G. CLOSET, PANTRY, POWDER ROOM, ETC.) CRC R302.7

1. GUARD RAILS. PROVIDE 42" MINIMUM HIGH GUARD RAILS AT BALCONIES AND PORCHES GREATER THAN 30" ABOVE FINISHED GRADE, WHICH IS MEASURED AS MUCH AS 3 FEET OUT. SPECIFY DISTANCE BETWEEN BALUSTRADE SO THAT A 4-INCH SPHERE CANNOT PASS THROUGH. PROVIDE STRUCTURAL DETAILS AND CALCULATIONS PER CRC R312.

**VENTILATION**

FOR NEW RESIDENCES OR ADDITIONS GREATER THAN 1000 SF, THE METHOD OF HOUSE VENTILATION THAT IS REQUIRED BY ENERGY COMPLIANCE STANDARDS TITLE 24, PART 6 #150(O) MANDATORY MEASURES AND THE ASHRAE 62.2 STANDARDS.

**HEAT PUMP SPACE HEATER**

IF A NATURAL OR PROPANE GAS FURNACE IS INSTALLED:

1. A DEDICATED, 240-VOLT BRANCH CIRCUIT RATED AT 30 AMPS MINIMUM MUST BE INSTALLED WITHIN 3 FT OF THE INSTALLED FURNACE, ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS AND LABELED "240V READY."
2. THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER THAT IS PERMANENTLY LABELED "FOR FUTURE 240V USE."

**STORMWATER**

CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING THE BUILDING. CONTOUR LINES, ELEVATION POINTS, AND/OR SLOPE ARROWS MAY BE USED TO SHOW COMPLIANCE WITH THIS REQUIREMENT. THERE IS AN EXCEPTION TO ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS, OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDING AND AID IN GROUNDWATER RECHARGE. (CALGREEN 4.106.3)

**SAFETY GLAZING**

TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1, R308.4) TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).

- WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
- WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.

GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 60" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.

GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF DOOR IN A CLOSED POSITION.2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN INSWING DOOR. SEE R308.4.2 FOR EXCEPTIONS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SF; - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; - THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND - ONE OR MORE WALKING SURFACES ARE WITHIN 36" OF THE GLAZING AS MEASURED HORIZONTALLY.

ALL GLAZING IN GUARDS OR RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.

**WATER EFFICIENT PLUMBING FIXTURES (CALGREEN 301.1.1)**

RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR REMODELS ARE REQUIRED TO REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE WITH WATER-CONSERVING PLUMBING FIXTURES. THE FOLLOWING TABLE SHOWS WHAT IS CONSIDERED TO BE A NON-COMPLIANT PLUMBING FIXTURE AND THE CURRENT WATER EFFICIENCY STANDARDS FOR VARIOUS PLUMBING FIXTURES. ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH FIXTURES MEETING THE CURRENT STANDARDS. \*

- PIPE INSULATION: INSTALL ≥1" FOAM INSULATION ON ENTIRE RUN OF HOT WATER AND RECIRCULATION PIPING WITH A DIAMETER OF ≤1"; PIPES OF DIAMETER >1" - <2" TO HAVE INSULATION AT LEAST AS THICK AS THE DIAMETER OF THE PIPE; ≥2" INSULATION ON PIPES ≥2" DIAMETER. INCLUDE INSULATION ON PIPES IN WALLS. INSULATE 5' OF COLD WATER PIPING ADJACENT TO WATER HEATER. (ENERGY CODE § 150 (J) 2; PLUMBING CODE § 609.11)
- RECIRC.: NO HOT WATER RECIRCULATION PUMP UNLESS INDICATED ON CF1R.
- 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. (CALGREEN 4.303.2)

Plumbing Fixture	Current Standard for the Maximum Flow Rate of Newly Installed Plumbing Fixtures
Water Closet (Toilet)	1.28 gallons/flush
Showerhead	1.8 gallons/minute at 80psi
Faucet -Bathroom	1.2 gallons/minute At 60 psi
Faucet - Kitchen	1.8 gallons/minute at 60 psi (average)

**SMOKE AND CARBON MONOXIDE ALARMS (CBC 907.2.11, CRC 314 AND 315)**

SMOKE ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (BETWEEN 4" AND 12" OF THE CEILING) IN ALL SLEEPING ROOMS. EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH STORY OF THE BUILDING, AND IN ANY BASEMENT. SMOKE ALARMS SHALL BE REPLACED 10 YEARS AFTER THE DATE OF MANUFACTURE LISTED ON THE ALARM (IF NO DATE IS LISTED THE ALARM SHALL BE REPLACED). NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY.

SHOW AND SPECIFY SMOKE ALARMS IN THE FOLLOWING LOCATIONS CRC R314: - IN EACH SLEEPING ROOM - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS - ON EVERY OCCUPIABLE LEVEL OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS- IN THE BEDROOM WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN IT OR ITS ATTACHED BATHROOM

CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (ABOVE THE DOOR HEADER) IN EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH OCCUPIABLE STORY, AND WITHIN A BEDROOM IF THE BEDROOM OR ATTACHED BATHROOM CONTAINS A FUEL-BURNING APPLIANCE. CO ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL-BURNING APPLIANCE OR FIREPLACE IN THE HOUSE AND WHERE THE GARAGE IS DETACHED FROM THE HOUSE.

SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE LISTED BY THE CALIFORNIA STATE FIRE MARSHAL. TO CONFIRM IF A CERTAIN DEVICE IS LISTED, REFER TO THE FOLLOWING WEB PAGE: [HTTP://OSFM.FIRE.CA.GOV/LICENSINGLISTINGS/LICENSelistings\\_BML\\_SEARCHCOTEST](http://osfm.fire.ca.gov/licensinglistings/licenselistings_bml_searchcotest)

**FIRE PREVENTION SPECIFICATIONS**

ALL STRUCTURAL ELEMENTS SUPPORTING THE FLOOR/CEILING ASSEMBLIES USED AS A FIRE-RATED SEPARATION SHALL HAVE 1/2" GYPSUM BOARD PROTECTION. CRC TABLE R302.6

PROVIDE FIRE-BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. CRC R302.11

**TABLE 4.504.5 COMPOSITE WOOD PRODUCT VOC LIMITS (PARTS PER MILLION)**

Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard Max thickness of 5/16 inches (8mm)	0.13

**GARAGE**

USE 1/2" GYPSUM BOARD SEPARATION ON THE GARAGE SIDE OF WALLS ADJOINING THE DWELLING. CRC TABLE R302.6

USE A MINIMUM 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT FOR SEPARATION BETWEEN THE GARAGE OR CARPORT AND ANY HABITABLE ROOMS ABOVE THE GARAGE/CARPORT. CRC TABLE R302.6

ROOMS, WINDOWS, AND EGRESS

SPECIFY A MINIMUM CEILING HEIGHT OF 7 FEET FOR ALL HABITABLE ROOMS. CRC R305.1 INCLUDES EXCEPTIONS.

NO HABITABLE ROOM OTHER THAN A KITCHEN SHALL BE LESS THAN 7 FEET IN ANY DIMENSION AND LESS THAN 70 SF IN AREA. CRC R304.2 AND R304.3

EXTERIOR GLAZED OPENING AREA (WINDOW) MUST BE AT LEAST 8% OF THE FLOOR AREA OF ALL HABITABLE ROOMS. CRC R303.1 INCLUDES EXCEPTIONS.

OPENABLE EXTERIOR OPENING AREA MUST BE 4% OF THE FLOOR AREA. CRC R303.1 SEE ALSO INFORMATION ON PLANS FOR ASHRAE 62.2 FOR APPLICABLE ENERGY COMPLIANCE REQUIREMENTS.

BASEMENTS AND SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY EXIT OR RESCUE THAT OPENS ONTO A YARD, ALLEY, OR PUBLIC WAY. THE WINDOW SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" ABOVE FINISHED FLOOR, 5.7 SF OF OPENABLE AREA, 24" NET CLEAR OPENING HEIGHT, AND 20" NET CLEAR OPENING WIDTH. CRC R310 EXCEPTION: GRADE FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SF.

HABITABLE LEVELS OR BASEMENTS LOCATED MORE THAN ONE STORY ABOVE OR BELOW AN EGRESS DOOR ARE LIMITED TO A MAXIMUM TRAVEL DISTANCE OF 50 FEET FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGRESS FROM SUCH HABITABLE LEVEL OR BASEMENT. CRC R311.4

REQUIRED EGRESS DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR WIDTH (MEASURED WITH DOOR OPEN 90° AND NOT LESS THAN 6'-6" CLEAR IN HEIGHT. CRC R311.2

**ELECTRICAL AND LIGHTING REQUIREMENTS**

HEAT PUMP WATER HEATER READY: INSTALL A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. IN ADDITION, ALL OF THE FOLLOWING: (I) BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND (II) A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE". (ENERGY CODE §150.0(N))

RANGE HOOD: RANGE HOOD TO BE LISTED AT HVL.ORG OR AHAM.ORG; MIN. FLOW RATE 180 CFM FOR GAS RANGE OR 110 CFM FOR ELECTRIC RANGE, OR HERS-VERIFIED CAPTURE EFFICIENCY OF 70% FOR GAS RANGE OR 50% FOR ELECTRIC RANGE, MAX. 3 SONES AT ONE OR MORE AIRFLOW SETTINGS ≥100 CFM; NO SOUND LIMIT IF LOWEST FLOW RATE ≥400 CFM

- LIGHTING, INDOOR AND OUTDOOR:

- 1.LIGHTING EFFICACY: ALL LIGHTS MUST EITHER COMPLY WITH COLUMN A OF TABLE 150.0-A OR CONTAIN JA8 HIGH EFFICACY LIGHT SOURCES MARKED JA8 OR JA8-E. SEE TABLE 150.0-A.
- 2.OUTDOOR LIGHTING: MUST BE HIGH EFFICACY.
- 3.RECESSED LIGHTS: SHALL NOT HAVE SCREW-BASE SOCKETS; MUST HAVE IC/AT LABEL; SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING; SHALL CONTAIN JA8 LIGHT SOURCE, OR JA8-E IF ENCLOSED.
- 4.ENCLOSED LUMINAIRES: LIGHT SOURCES NOT MARKED JA8-E SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES.
- 5.NIGHT LIGHTS: MAX. 5 WATTS EACH.
- 6.BLANK ELECTRICAL BOXES: NUMBER OF ELECTRICAL BOXES >5" ABOVE FINISHED FLOOR, THAT DO NOT CONTAIN A LIGHT OR OTHER DEVICE, IS LIMITED TO NO MORE THAN THE NUMBER OF BEDROOMS. SUCH BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. (RES. ENERGY CODE 150.0(k)(1))
- 7.PROVIDE A SCHEDULE OF ALL JA8 LAMPS, TO BE INCLUDED IN OPERATIONS MANUAL. (ENERGY CODE 10-103(B))



**Maitreyee & Sandeep Residence**

1675 Manton Court  
Campbell, CA 95008



**GENERAL NOTES :**  
 1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.  
 2. PLEASE DO NOT SCALE THE DWG.  
 3. ANY DISCREPANCY OR ERROR IN DWG AND FIELD NEED TO BE BROUGHT TO THE ATTENTION OF ARCHITECT PRIOR TO CONSTRUCTION.  
 4. THESE PLANS AND PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY.  
 5. COPYRIGHT © OF ARCHANA JAIN.

**SHEET NAME :**

**NOTES**

REVISIONS	BY

**DRAWN:**  
**CHECKED:**  
**DATE:** 5/5/2023  
**SCALE:** AS SHOWN  
**JOB No.:**  
**SHEET No.:**

A0.2

– LIGHTING CONTROLS:

- EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
- IN BATHROOMS, WALK-IN CLOSET, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LIGHT SHALL BE CONTROLLED BY A VACANCY SENSOR TO TURN THE LIGHTS OFF AUTOMATICALLY WITHIN 20 MINUTES.
- LIGHTING IN HABITABLE SPACES (INC. LIVING ROOM, DINING ROOM, KITCHEN, AND BEDROOM) SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS. EXCEPTIONS: LIGHTING CONTROLLED BY VACANCY SENSOR; REMOTE CONTROL INTEGRATED LIGHTING IN CEILING FAN; LIGHTING ON CIRCUIT WITH LESS THAN 20 WATTS OF LIGHTING POWER; NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS; LIGHTING INTERNAL TO DRAWERS AND CABINETS WITH OPAQUE FRONTS OR DOORS WITH AUTOMATIC OFF CONTROLS.
- UNDERCABINET LIGHTING, UNDERSHELF LIGHTING, INTERIOR LIGHTING OF DISPLAY CABINETS, AND SWITCHED OUTLETS\* SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING. (ENERGY CODE 150.0(K)2))
- OUTDOOR LIGHTING: ALL OUTDOOR LIGHTING ATTACHED TO BUILDING MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC FUNCTION OF ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: (1) PHOTOCONTROL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR (2) ASTRONOMICAL TIME CLOCK CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS.

– BATHROOM EXHAUST: BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING. (CALGREEN 4.506.1)

– FAN CONTROLS:

- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN OR EQUAL TO 50 PERCENT TO A MAXIMUM OF 80 PERCENT. (CALGREEN 4.506.1)
- CONTINUOUSLY-OPERATING FAN(S): APPLY PERMANENT LABEL READING "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR." (ENERGY CODE §150.0(O)1)

– FOR NEW CONSTRUCTION ELECTRIC VEHICLE CHARGING READINESS: PROVIDE EACH OF THE FOLLOWING FOR EACH RESIDENCE, IN CLOSE PROXIMITY TO ON-SITE PARKING:

A. A LEVEL 2 EV READY CIRCUIT IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE CALIFORNIA ELECTRICAL CODE, WIRING, AND EITHER A) A RECEPTACLE LABELED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A ½" FONT ADJACENT TO THE PARKING SPACE, OR B) ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WITH A MINIMUM OUTPUT OF 30 AMPERES. THE RACEWAY TERMINATION LOCATION AND BREAKER SHALL BE PERMANENTLY AND VISIBLY MARKED AS "LEVEL 2 EV-READY"

B. A LEVEL 1 EV READY CIRCUIT IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 110/120 VOLT, 20-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE CALIFORNIA ELECTRICAL CODE, WIRING, AND EITHER A) A RECEPTACLE AND BREAKER LABELED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A ½" FONT ADJACENT TO THE PARKING SPACE, OR B) ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WITH A MINIMUM OUTPUT OF 30 AMPERES. THE RACEWAY TERMINATION LOCATION AND BREAKER SHALL BE PERMANENTLY AND VISIBLY MARKED AS "LEVEL 1 EV-READY"

OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. IF AIR CONDITIONING IS INSTALLED, MANUAL S CALCULATIONS MUST BE PROVIDED SHOWING THE SELECTED EQUIPMENT TOTAL COOLING CAPACITY IS NOT MORE THAN 115% OF TOTAL CALCULATED COOLING LOAD (OR NEXT AVAILABLE SIZE ABOVE 100%, OR THE SMALLEST AVAILABLE SIZE – 1.5 TONS). IF NO AC IS INSTALLED, MANUAL S CALCULATIONS MUST BE PROVIDED SHOWING THE SELECTED EQUIPMENT TOTAL HEATING CAPACITY IS NOT MORE THAN 140% OF TOTAL CALCULATED HEATING LOAD (OR SMALLEST AVAILABLE SIZE – 40 KBUTH). GENERAL CONTRACTOR TO PROVIDE COPY OF ACCA MANUAL J, D, AND S CALCULATIONS. (CALGREEN 4.507.2)

– DUCT AND EQUIPMENT PROTECTION: ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE MUNICIPALITY UNTIL THE FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT. (CALGREEN 4.504.1)

– HVAC 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. (CALGREEN 702.1)

FINISHES

– ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1– 4.504.3. (CALGREEN 4.504.2.1 – 4.504.2.3)

– CARPET: ALL CARPET INSTALLED IN THE BUILDING INTERIOR TO MEET THE REQUIREMENTS OF 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 OF VOCs (SPECIFICATION 01350), (3) NSF/ANSI 140 AT THE GOLD LEVEL, OR (4) SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD. ALL CARPET CUSHION TO MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. ALL CARPET ADHESIVE TO MEET CALGREEN TABLE 4.504.1 LIMITS. (CALGREEN 4.504.3)

– RESILIENT FLOORING: WHERE RESILIENT FLOORING (CORK, LINOLEUM, SHEET VINYL, RUBBER, ETC.) IS INSTALLED, 100% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS OF ONE OF THE FOLLOWING: (1) COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE, (2) GREENGUARD CHILDREN & SCHOOLS CERTIFICATION, (3) RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE CERTIFICATION, OR (4) MEET CALIFORNIA DEPT. OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOCs (SPECIFICATION 01350)." (CALGREEN 4.504.4)

– COMPOSITE WOOD: NEW NON-STRUCTURAL HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET CALIFORNIA AIR RESOURCES BOARD FORMALDEHYDE LIMITS (\*CARB PHASE 2\*). SEE TABLE A4.504.1. (CALGREEN 4.504.5)

ELECTRICAL AND LIGHTING REQUIREMENTS

- ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (CEC 210.8, 210.11, 406.12)
  - EXHAUST FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. (CEES 150.0(K), 150.0(O))
- LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10)
- ALL INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY.

ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JAB (JAB-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.

RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JAB EFFICIENCY LABEL. (CEES 150.0(K))

(A) DWELLING UNITS. GFCI PROTECTION IS REQUIRED FOR ALL 15A AND 20A, 125V RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS:

(7) SINKS. GFCI PROTECTION IS REQUIRED FOR ALL 15A AND 20A, 125V RECEPTACLES LOCATED WITHIN AN ARC MEASUREMENT OF 6 FT. FROM THE OUTSIDE EDGE OF A SINK

(9) BATHTUBS OR SHOWER STALLS. GFCI PROTECTION IS REQUIRED FOR ALL 15A AND 20A, 125V RECEPTACLES LOCATED WITHIN 6 FT. OF THE OUTSIDE EDGE OF A BATHTUB OR SHOWER STALL.

(10) LAUNDRY AREAS. ALL 15A AND 20A, 125V RECEPTACLES INSTALLED IN LAUNDRY AREAS OF A DWELLING UNIT MUST BE GFCI PROTECTED.

(D) DWELLING UNIT DISHWASHERS. OUTLETS SUPPLYING DISHWASHERS IN A DWELLING UNIT MUST BE GFCI PROTECTED CEC210.8(D)

COMBINATION AFCI PROTECTED OUTLET REQUIREMENT 210.12(A) ALL 120V, 15A AND 20A CIRCUITS KITCHENS, FAMILY ROOMS, DINING, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS EXCEPT INDIVIDUAL CIRCUIT TO A FIRE ALARM SYSTEM INSTALLED RMC, IMC, EMT, MC OR STEEL ARMORED CABLE

LAUNDRY AREA AND WITHIN 6 FEET OF SINK FOR REFRIGERATOR AND GARBAGE DISPOSAL

PROVIDE ONE 50 AMP CIRCUIT FOR ELECTRIC CAR CHARGER.

SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

EXCEPTION: IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10 FEET (3M) OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6 FEET (1.8 M) FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE

KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FT DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE

KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FT DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. SMOKE ALARMS LISTED FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING APPLIANCE.

(11) INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT (0.91 M) HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CODE.

(12) SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 IN. (910 MM) HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS.

(13) SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 IN. (910 MM) HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED (PADDLE) FAN.

(14) WHERE STAIRS LEAD TO OTHER OCCUPIED LEVELS, A SMOKE ALARM OR SMOKE DETECTOR SHALL BE LOCATED SO THAT SMOKE RISING IN THE STAIRWAY CANNOT BE PREVENTED FROM REACHING THE SMOKE ALARM OR SMOKE DETECTOR BY AN INTERVENING DOOR OR OBSTRUCTION.

– HEAT PUMP WATER HEATERS

CONDENSATE DRAIN. CONDENSATE MUST DRAIN TO AN APPROVED PLUMBING FIXTURE OR TO A DRYWELL

STRAPPING. WATER HEATERS REQUIRE BRACING IN PROPORTION TO THEIR SIZES:  
 \* UP TO 52-GALLON SIZE – REQUIRES 2 STRAPS:  
 UPPER STRAP – PLACE 9 INCHES FROM THE TOP OF THE UNIT OR WITHIN THE UPPER ONE-THIRD OF THE UNIT.  
 LOWER STRAP – PLACE AT LEAST 4 INCHES ABOVE THE CONTROLS AND WITHIN THE LOWER ONE-THIRD OF THE UNIT.  
 \* 75-GALLON UNIT – REQUIRES 3 STRAPS  
 \* 100-GALLON UNIT – REQUIRES 4 STRAPS  
 \* ANOTHER STRAP MUST BE ADDED FOR EVERY ADDITIONAL 25 GALLONS IN SIZE.

WHEN A GAS OR PROPANE WATER HEATER IS USED, A SPACE AT LEAST 2.5 FT X 2.5 FT X 7 FT TALL FOR A FUTURE HEAT PUMP WATER HEATER (HPWH) IS REQUIRED MEETING EITHER OF THE REQUIREMENTS BELOW (MEETING ALL APPLICABLE CALIFORNIA ELECTRICAL CODE REQUIREMENTS):

- IF THE HPWH SPACE IS WITHIN 3 FT OF THE INSTALLED WATER HEATER, THE FOLLOWING ARE REQUIRED:
  - A DEDICATED, 125-VOLT, 20-AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240-VOLT 3 CONDUCTOR, 10-AWG COPPER BRANCH CIRCUIT WITHIN 3 FT OF THE WATER HEATER
  - LABELING BOTH ENDS OF THE UNUSED CONDUCTOR "SPARE" AND ISOLATING THEM ELECTRICALLY
  - A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN I ABOVE AND LABEL IT "FUTURE 240V USE"
  - A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE ALLOWING FOR NATURAL DRAINING
- IF THE HPWH SPACE IS >3 FT FROM THE INSTALLED WATER HEATER, THE FOLLOWING ARE REQUIRED:
  - A DEDICATED, 240-VOLT BRANCH CIRCUIT RATED AT 30 AMPS MINIMUM INSTALLED WITHIN 3 FT OF THE SPACE LABELED AS "240V READY"
  - RESERVED SPACE IN THE MAIN ELECTRICAL SERVICE PANEL TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER PERMANENTLY LABELED "FOR FUTURE 240V USE"

iii. DEDICATED COLD WATER SUPPLY TO (OR COLD WATER SUPPLY RUNNING THROUGH) THE HPWH SPACE BEFORE IT SERVES THE INSTALLED WATER HEATER

iv. HOT WATER SUPPLY FROM THE INSTALLED WATER HEATER THAT IS ROUTED TO THE HPWH SPACE BEFORE SERVING ANY FIXTURES

v. HOT AND COLD WATER SUPPLY THAT ARE EXPOSED AND READILY ACCESSIBLE FOR FUTURE HPWH

vi. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE ALLOWING FOR NATURAL DRAINING

GREEN BUILDING NOTES

- OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE OWNER
- ALL DUCT OPENINGS AND EQUIPMENT SHALL BE PROTECTED DURING CONSTRUCTION
- ALL WALLS AND FLOORS WILL BE CHECKED FOR MOISTURE CONTENT BEFORE THE WALLS AND FLOORS ARE SEALED

– WASTE: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 80 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. (CALGREEN 4.408.1)

– CAPILLARY BREAK: CONCRETE SLAB FOUNDATIONS MUST HAVE A VAPOR RETARDER AND CAPILLARY BREAK. INSTALL ¾-INCH-THICK BASE OF ¾" CLEAN AGGREGATE WITH ¼ MIL. VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. (CALGREEN 4.505.2.1)

– MOISTURE CONTENT: 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 PRIOR TO ENCLOSURE. (CALGREEN 4.505.3)

– FIREPLACE: FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE, ANY WOODSTOVE OR PELLET STOVE MUST COMPLY WITH U.S EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS). (CALGREEN 4.503.1)

– RODENT-PROOF: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHODS. (CALGREEN 4.406.1)

– OPERATIONS MANUAL: AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, DIGITAL MEDIA, OR WEB-BASED REFERENCE SHALL BE AVAILABLE IN THE BUILDING, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1; A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS, INCLUDING HERS CERTIFICATES (CALGREEN 4.410.1); A SCHEDULE OF ALL JAB-2022 LAMPS. (ENERGY CODE 10-103(B))

WASTE: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 80 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION A4.408.1. DOCUMENTATION SHALL BE PRESENTED TO THE C&D PLANNER BOTH PRIOR TO PERMIT ISSUANCE AND PRIOR TO FINAL INSPECTION USING GREEN HALO SYSTEM. WWW.GREENHALOSYSTEMS.COM . (CALGREEN 4.408.1, 4.408.3, PAMC 16.14.260)

MATERIAL PROTECTION: PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE. (A4.407.4) STORE WOOD AT LEAST 4" ABOVE DIRT.

– FURNACE, COOKTOP AND DRYER NOTES:

- HEAT PUMP READY: PROVIDE DEDICATED 240V, 30 AMP BRANCH CIRCUIT WITHIN 3' OF FURNACE , WITH BLANK COVER LABELED "240V READY". RESERVE BREAKER SPACE, LABELED "FUTURE 240V USE".
- ELECTRIC COOKTOP READY: PROVIDE DEDICATED 240V, 50 AMP BRANCH CIRCUIT WITHIN 3' OF GAS COOKTOP, WITH BLANK COVER LABELED "240V READY". RESERVE BREAKER SPACE, LABELED "FUTURE 240V USE".
- ELECTRIC DRYER READY: PROVIDE DEDICATED 240V, 30 AMP BRANCH CIRCUIT WITHIN 3' OF DRYER, WITH BLANK COVER LABELED "240V READY". RESERVE BREAKER SPACE, LABELED "FUTURE 240V USE".

Section 150.0 - MANDATORY FEATURES AND DEVICES																	
<p><b>150.0X1</b> <b>Luminaire Requirements</b></p> <p>Table 150.0-A has been revised.</p> <p>Requirements are put in a new order; otherwise, the changes are minimal.</p> <p>There are new exceptions to the high-efficacy requirements of Table 150.0-A.</p>	<p><b>A. Luminaire Efficacy:</b> All installed luminaires must meet the requirements in Table 150.0-A.</p> <table border="1"> <thead> <tr> <th colspan="2">Table 150.0-A Classification of High Luminous Efficacy Light Sources</th> </tr> <tr> <th>Automatically considered high luminous efficacy (does NOT require JAB certification)</th> <th>Must be JAB certified/marked</th> </tr> </thead> <tbody> <tr> <td>1. LED light sources installed outdoors</td> <td>7. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires must not have screw base sockets regardless of lamp type, as specified in 150.0A.1C.</td> </tr> <tr> <td>2. Inexpensive solid state lighting (SSL) luminaires containing colored light sources that are installed to provide decorative lighting</td> <td>8. Anything not listed in this table</td> </tr> <tr> <td>3. Pin-based linear fluorescent or compact fluorescents with electronic ballasts</td> <td></td> </tr> <tr> <td>4. High-intensity discharge (HID) light sources including pulse start metal halide and high-pressure sodium light sources</td> <td></td> </tr> <tr> <td>5. Luminaires with a hardwired, high-frequency generator and induction lamp</td> <td></td> </tr> <tr> <td>6. Ceiling fan lights also subject to federal appliance regulations</td> <td></td> </tr> </tbody> </table> <p>EXCEPTIONS:</p> <ol style="list-style-type: none"> <li><b>Integrated Device Lighting:</b> Lighting integral to exhaust fans, kitchen range hoods, both vanity mirrors and garage door openers</li> <li><b>Navigation Lighting:</b> Lighting such as night lights, step lights and path lights less than 5 watts</li> <li><b>Cabinet Lighting:</b> Lighting integral to drawers, cabinetry and lower cabinets with an efficacy of 85 lumens per watt or greater</li> <li><b>Screw-based Luminaires:</b> Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JAB</li> <li><b>Recessed Downlight Luminaires in Ceilings:</b> There is a new exception to the airtight labeling and installation requirements for recessed luminaires that are either required for use in fire-rated installations or are installed in non-insulated ceilings.</li> <li><b>Light Sources in Enclosed or Recessed Luminaires:</b> No change, although this section has been reorganized.</li> <li><b>Blank Electrical Boxes:</b> Language is added about how the blank electrical boxes must be served for dimmer, vacancy sensor control, low voltage wiring or fan speed control.</li> </ol>	Table 150.0-A Classification of High Luminous Efficacy Light Sources		Automatically considered high luminous efficacy (does NOT require JAB certification)	Must be JAB certified/marked	1. LED light sources installed outdoors	7. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires must not have screw base sockets regardless of lamp type, as specified in 150.0A.1C.	2. Inexpensive solid state lighting (SSL) luminaires containing colored light sources that are installed to provide decorative lighting	8. Anything not listed in this table	3. Pin-based linear fluorescent or compact fluorescents with electronic ballasts		4. High-intensity discharge (HID) light sources including pulse start metal halide and high-pressure sodium light sources		5. Luminaires with a hardwired, high-frequency generator and induction lamp		6. Ceiling fan lights also subject to federal appliance regulations	
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Automatically considered high luminous efficacy (does NOT require JAB certification)	Must be JAB certified/marked																
1. LED light sources installed outdoors	7. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires must not have screw base sockets regardless of lamp type, as specified in 150.0A.1C.																
2. Inexpensive solid state lighting (SSL) luminaires containing colored light sources that are installed to provide decorative lighting	8. Anything not listed in this table																
3. Pin-based linear fluorescent or compact fluorescents with electronic ballasts																	
4. High-intensity discharge (HID) light sources including pulse start metal halide and high-pressure sodium light sources																	
5. Luminaires with a hardwired, high-frequency generator and induction lamp																	
6. Ceiling fan lights also subject to federal appliance regulations																	
<p><b>Section 150.0 - MANDATORY FEATURES AND DEVICES (continued)</b></p> <p><b>150.0X2</b> <b>Interior Lighting Controls</b></p> <p>Revised</p>	<p>A-5. Minor changes to support clean-up.</p> <p><b>1. Automatic Off Controls:</b> Blank or credits have been added in addition to bathrooms, garages, laundry room and utility rooms as spaces requiring an occupancy/vacancy sensor with automatic off functionality. It was clarified that lighting in opaque frontal drawers and cabinetry must be controlled with automatic off when a drawer or door is closed.</p> <p><b>2. Dimming Controls:</b> Dimmers that are required for lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens and bedrooms) must have readily accessible dimming controls. Forward phase-cut dimmers controlling LED light sources in these spaces must comply with NEMA IES, I.A. EXCEPTIONS:</p> <ol style="list-style-type: none"> <li>Ceiling fans with integrated lighting may use remote control.</li> <li>Luminaires connected to a circuit in which the controlled lighting power is &lt;=5 watts (0% controlled) by an occupancy/vacancy sensor providing automatic off functionality.</li> <li>Lighting within 6 inches for navigation (e.g., night lights, step lights and path lights), or lighting is integral to opaque frontal drawers and cabinetry which may alternatively use automatic off controls).</li> </ol> <p><b>3. Independent Controls:</b> The following must be controlled independently:</p> <ul style="list-style-type: none"> <li>Integrated lighting of exhaust fans from the fan handler</li> <li>Undercabinet lighting</li> <li>Unswitched lighting</li> <li>Interior lighting of display cabinets</li> <li>Switched outlets</li> </ul>																



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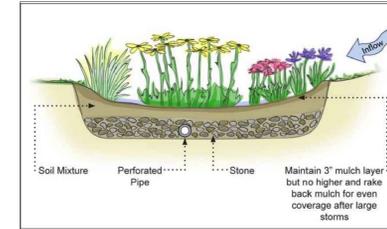
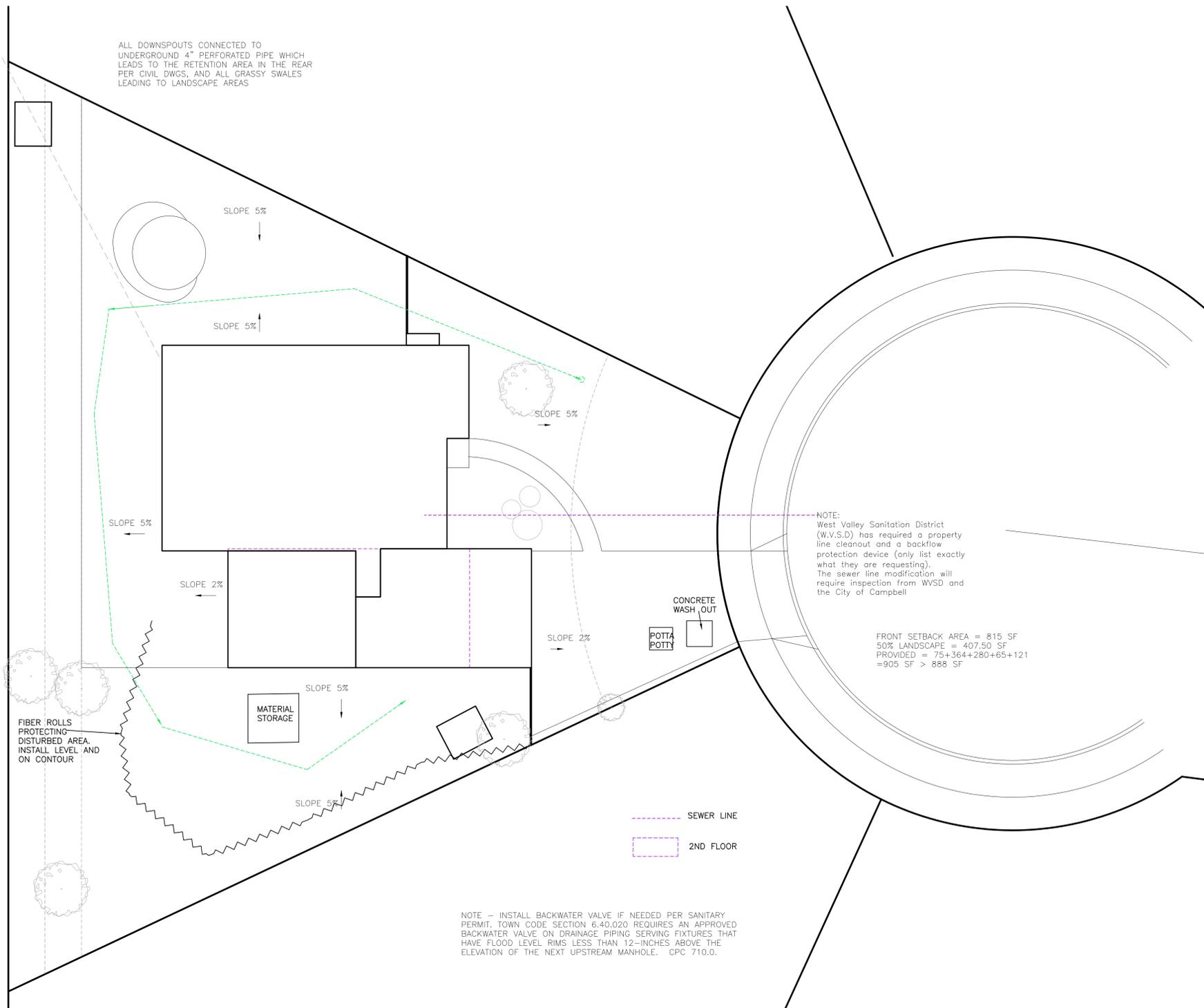
**NOTES**

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<b>SCALE:</b> AS SHOWN
<b>JOB No.:</b>
<b>SHEET No.:</b>

A0.3





WASTE MANAGEMENT STATEMENT  
CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION. THERE SHALL BE NO USE OF PRODUCTS INCLUDING MATERIALS, PAINTS, SOLVENTS, PRIMERS, CAULKS, OR GLUES THAT EXCEEDS CALIFORNIA'S LIMIT ON VOLATILE ORGANIC COMPOUNDS (VOC) ON THIS PROJECT. OR CALL WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.



1 CONSTRUCTION PLAN  
WATER RETENTION PLAN

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



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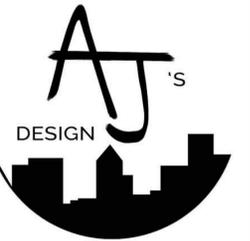
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PROPOSED  
CONSTRUCTION PLAN

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A1.2



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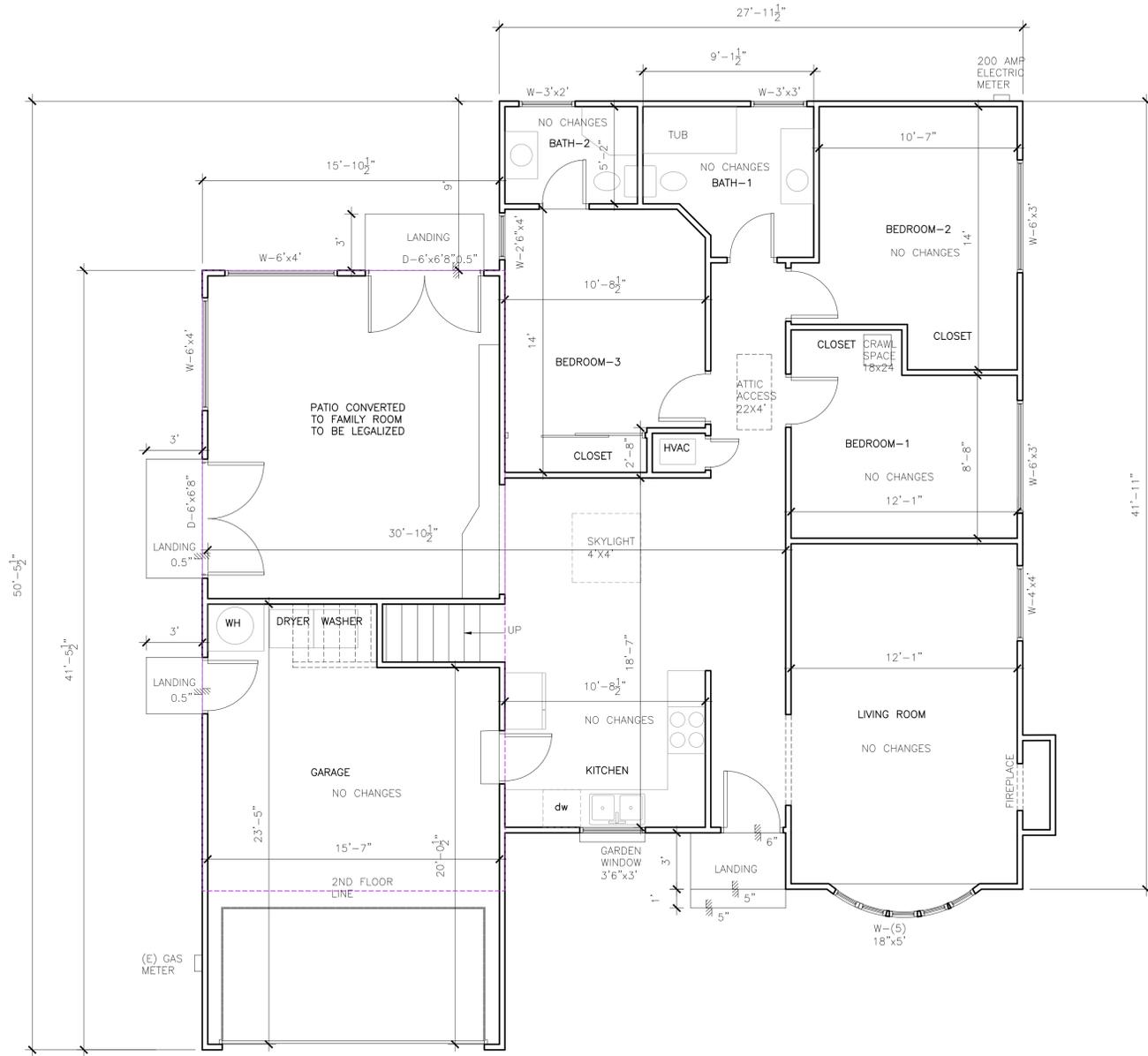
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**SHEET NAME :**  
 EXISTING FIRST FLOOR PLAN

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**DATE:** 5/5/2023  
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**JOB No.:**  
**SHEET No.:**

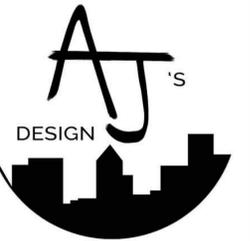
A2.0



1 EXISTING FIRST FLOOR PLAN

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





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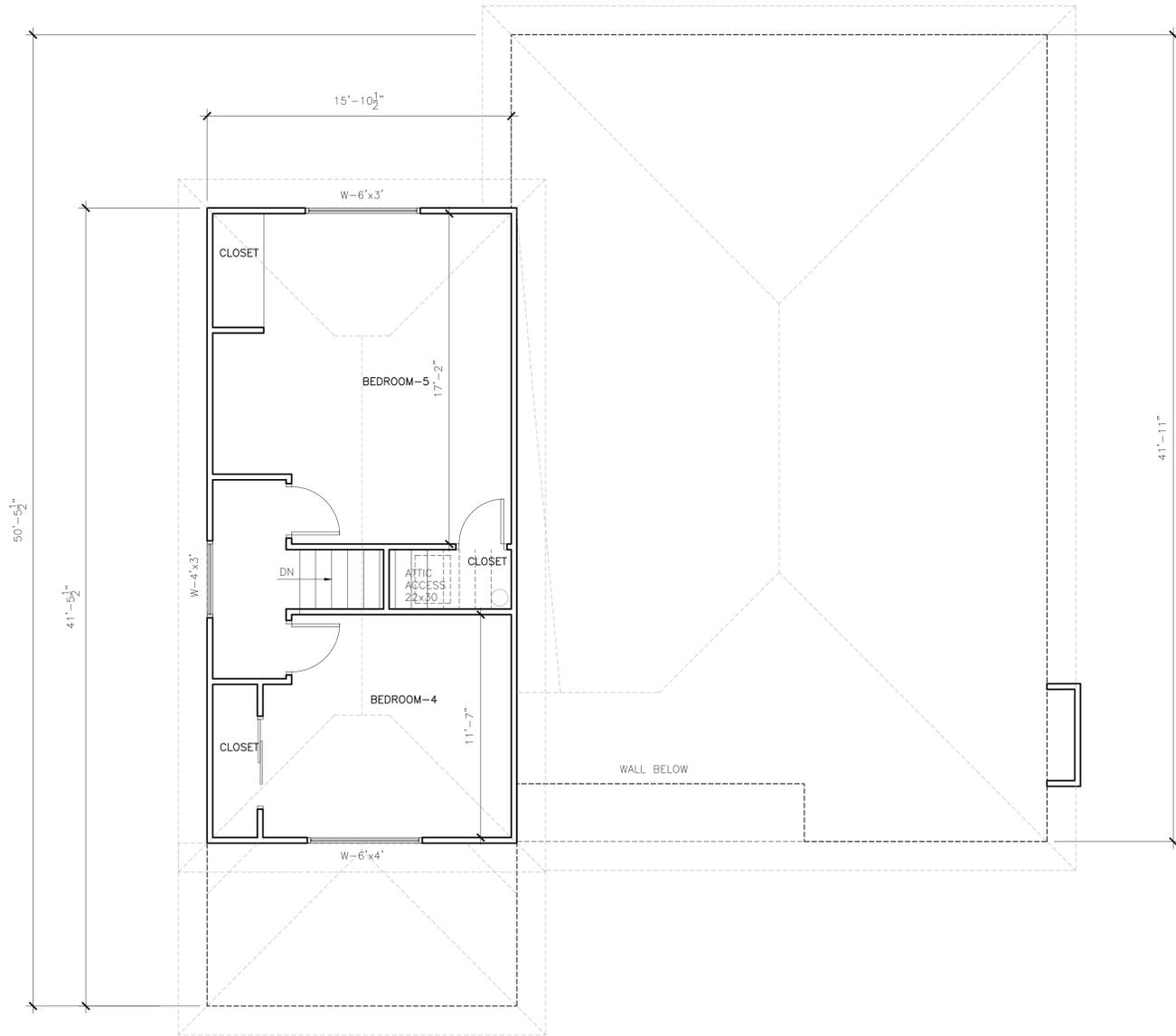
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EXISTING SECOND FLOOR PLAN

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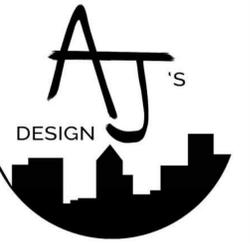
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A2.0A



1 EXISTING SECOND FLOOR PLAN

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



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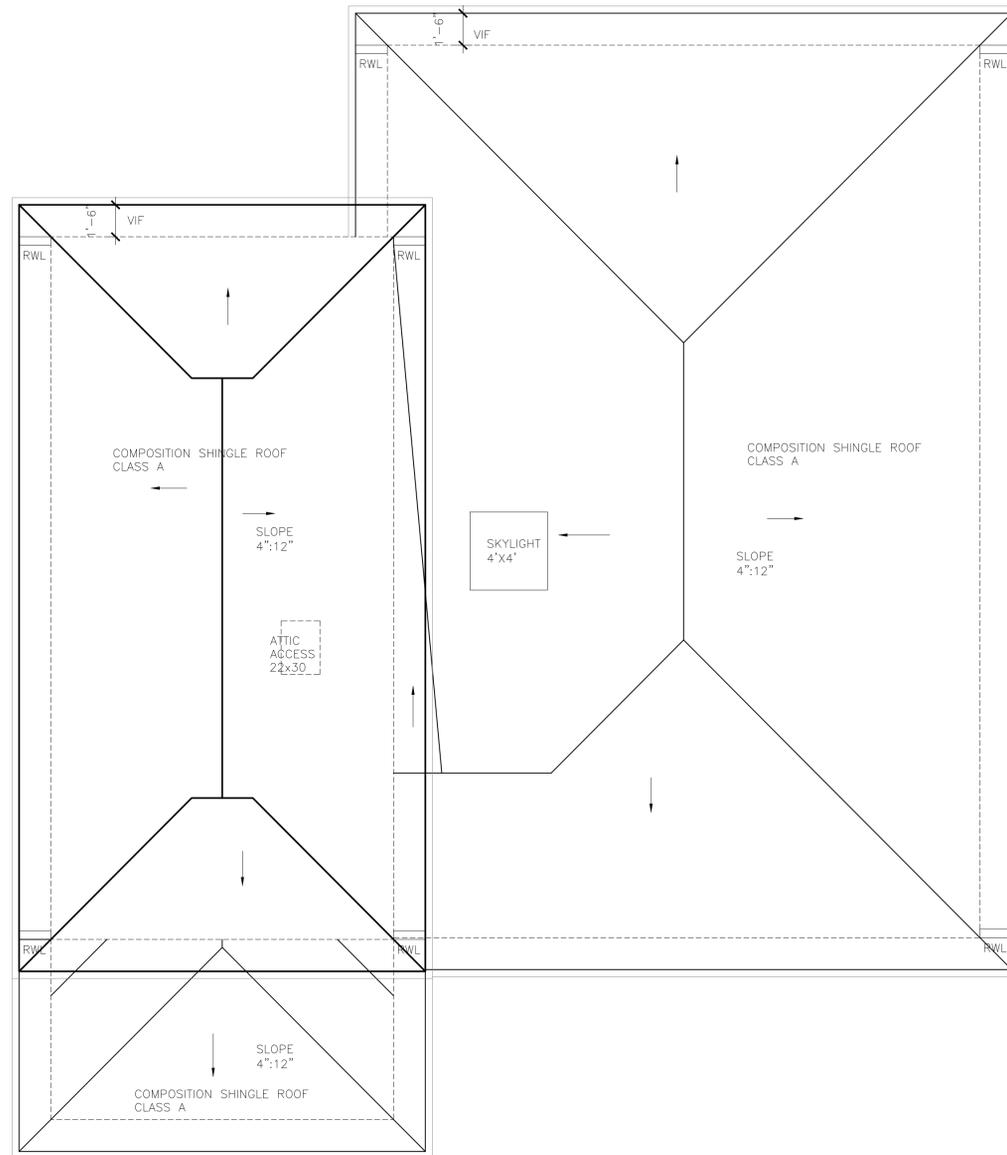
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**EXISTING ROOF PLAN**

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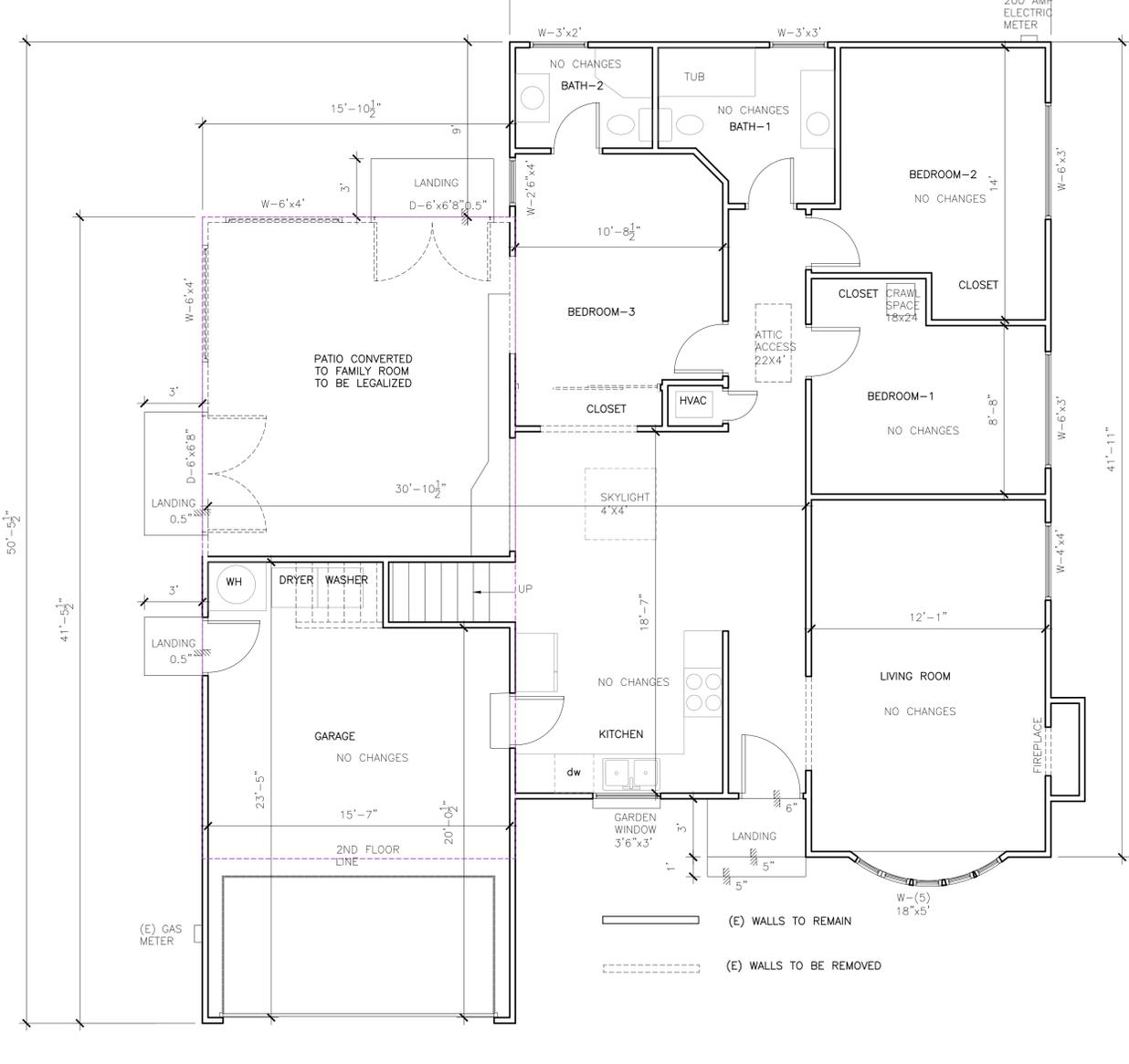
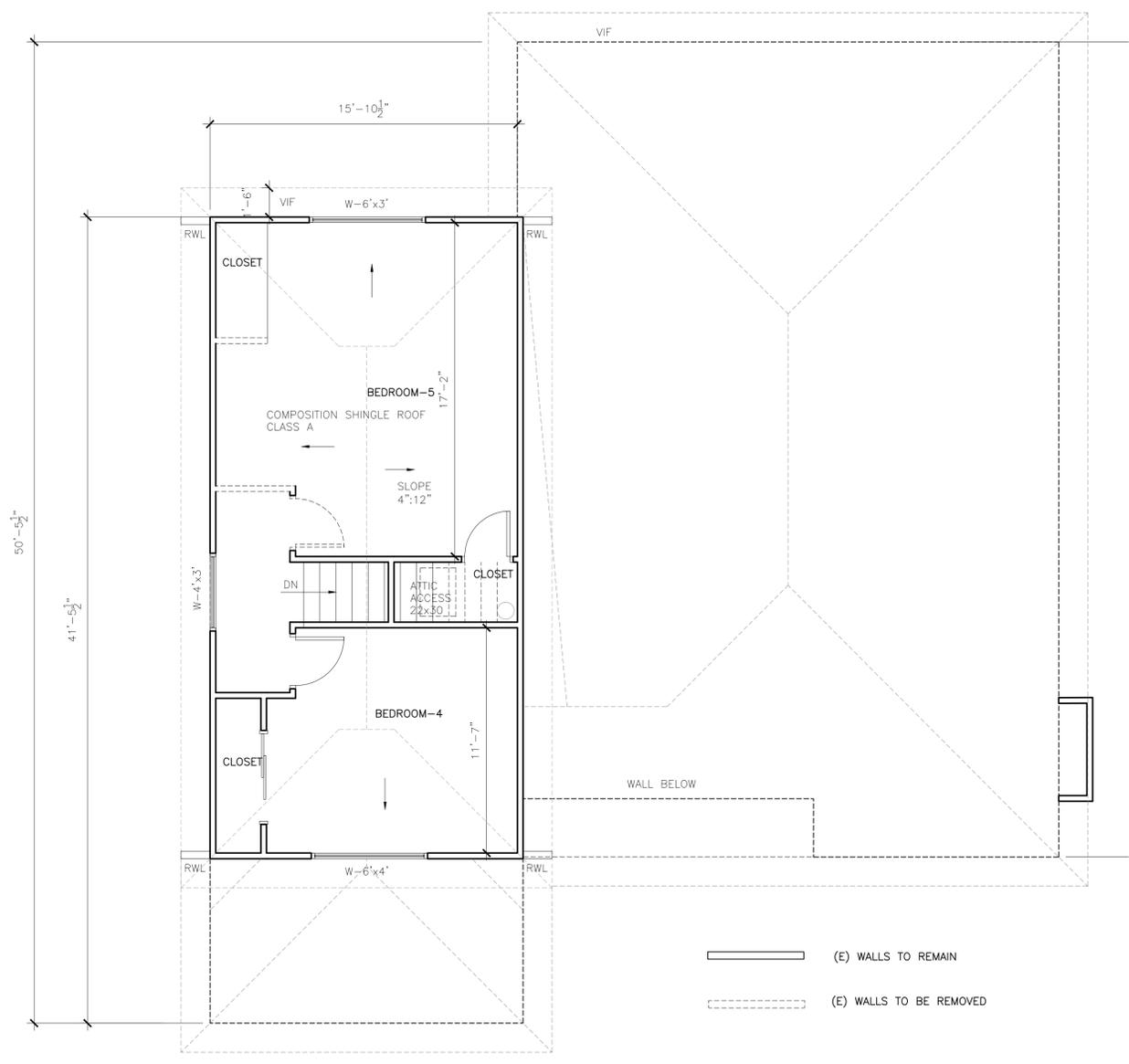
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A2.0B



2 EXISTING ROOF PLAN

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



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**SHEET NAME :**  
 DEMO FLOOR PLANS

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A2.0C



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- SEAL ALL PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF FOUNDATION WALLS BOTH ABOVE AND BELOW GRADE.
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- SHEETROCK THE INSIDE OF FIREPLACE WITH 5/8" TYPE 'X' SHEETROCK AND FIRETAPE PRIOR TO INSTALLING FIREPLACE. TYPICAL
- LAVATORY FAUCETS MAX 1.2 GPM MEASURED AT 60 PSI, MIN 0.8 GPM AT 20 PSI PER SECTION 402.1.2 CPC 2022 AND SECTION 4.303.1.4 OF 2022 CGBC
- KITCHEN FAUCETS MAX 1.8 GPM MEASURED AT 60 PSI, PER SECTION 402.1.2 CPC 2022, 4.303.1.4.4 OF 2022 CGBC, AND A4.303.1 OF 2022 CGBC.
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**CRAWL SPACE VENT CALCULATIONS:**

NO CRAWL SPACE IS BEING ADDED - NO CRAWL SPACE VENTILATION CALCULATIONS

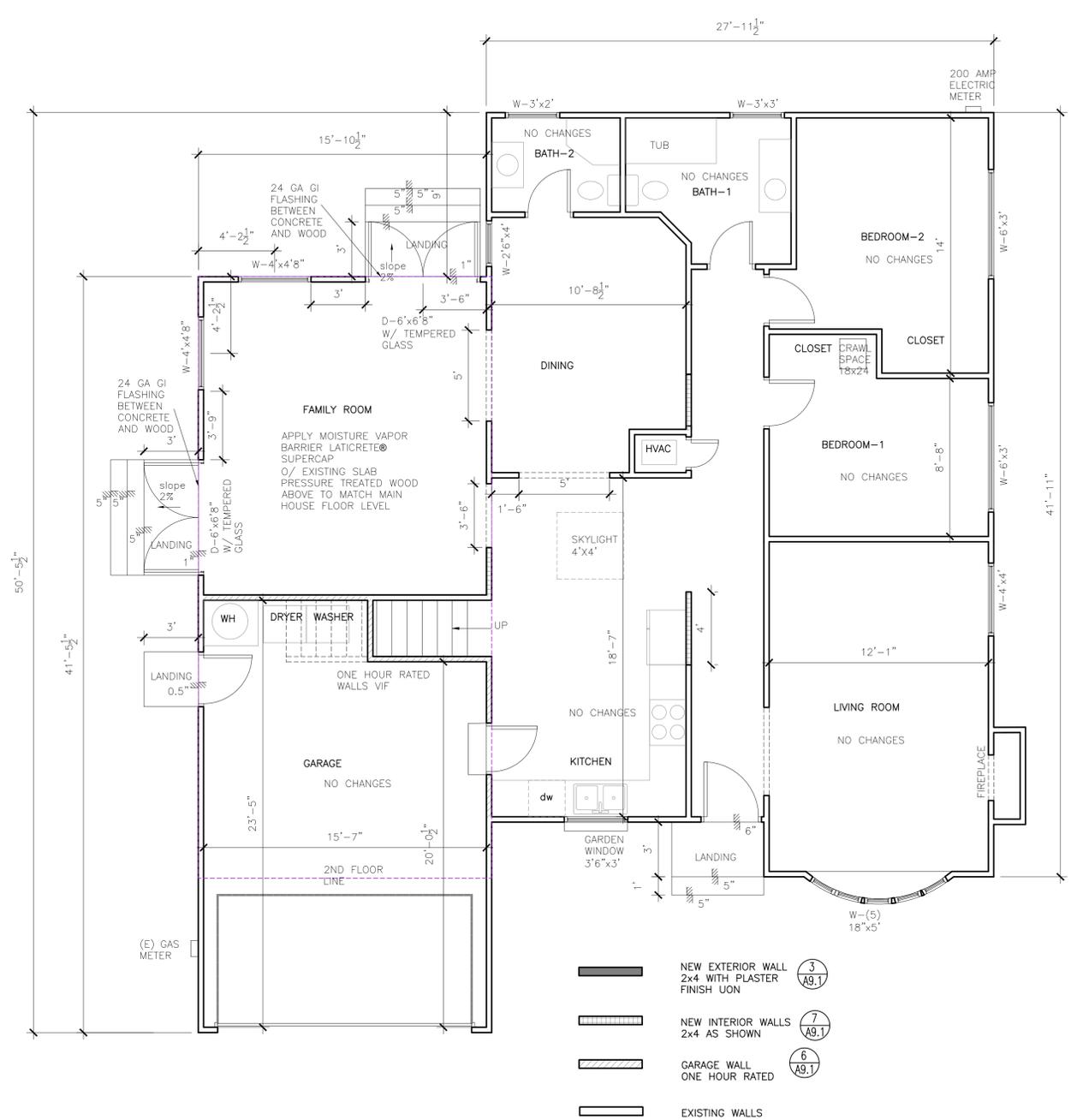
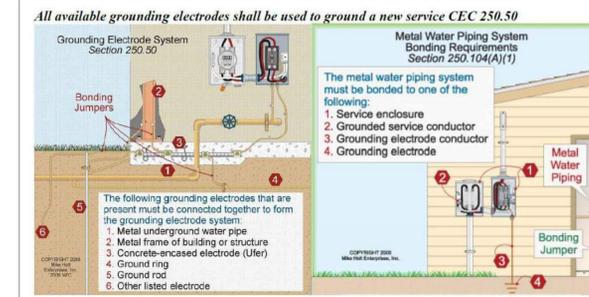
**NOTE**

PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED. CPC 906.2

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".



1 PROPOSED FIRST FLOOR PLAN

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



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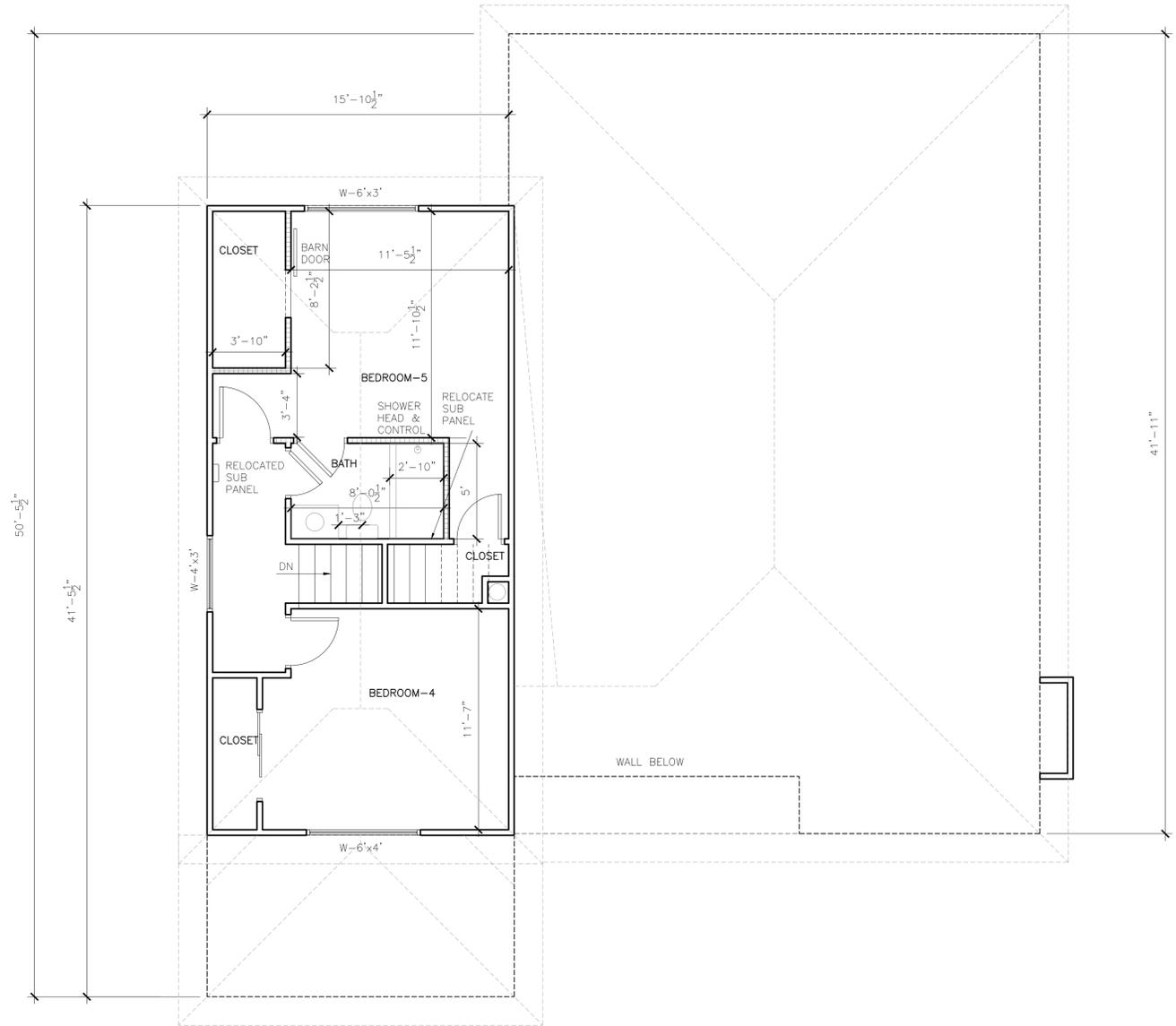
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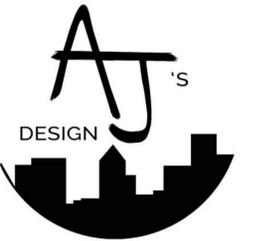
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1 PROPOSED FIRST FLOOR PLAN

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



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PROPOSED FIRST FLOOR PLAN

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A2.1

- LEGEND**
- CHANDELIER/PENDANT
  - SURFACE MOUNTED FIXTURE
  - WATERPROOF SURFACE MOUNTED FIXTURE
  - UNDER-CABINET LED STRIP
  - ⊗ LED PANEL - FLUSH MOUNTED PROVIDED BY CLIENT
  - ⊗ AUTOMATE CONTROL FOR EXTERIOR LIGHTS
  - ⊗ LIGHT SWITCH
  - ⊗ DIMMER SWITCH
  - ⊗ 4" LED DOWN LIGHTS - HIGH EFFICACY- CA TITLE 24 COMPLIANT - LITHONIA 4BPMW LED 30K 90CRI 2700K
  - ⊗ EXTERIOR LIGHTS 3"
  - ⊗ ADJUSTABLE DOWNLIGHT
  - ⊗ WALL SCONCE
  - ⊗ EXTERIOR CALIFORNIA T-24 COMPLIANT
  - ⊗ EXHAUST FAN W/ LED LIGHT PANASONIC WHISPER QUIET, NIGHT LIGHT, HUMIDISTAT - 50-80% HUMIDITY LIGHT TO BE CONTROLLED BY SEPARATE SWITCH AND FAN ON SEPARATE SWITCH 50 CFM MIN OR 25 CFM CONT
  - ⊗ EXHAUST FAN - PANASONIC QUIET HUMIDISTAT - BATHROOMS REQUIRE 50 CFM MINIMUM OR 25 CFM CONT HUMIDITY CONTROLLED
  - ⊗ EXHAUST FANS (BY FAN OR SWITCH) PER R405.6, AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS
  - ⊗ COOKTOP FAN
  - ⊗ DUPLEX OUTLET AFCI- TAMPER RESISTANT RECEPTACLES
  - ⊗ GFCI OUTLET- TAMPER RESISTANT RECEPTACLES
  - ⊗ GFCI WATER PROOF OUTLET FOR EXTERIOR TAMPER RESISTANT RECEPTACLES
  - ⊗ SMOKE DETECTOR
  - ⊗ 220V OUTLET
  - ⊗ CEILING HEIGHT
  - ⊗ GARBAGE DISPOSAL
  - ⊗ CARBON MONOXIDE SMOKE DETECTOR
  - ⊗ CEILING FAN
  - ⊗ DOOR BELL CHIME
  - ⊗ VACANCY SENSOR
  - ⊗ ALL BATHROOM EXHAUST FANS ARE FROM PANASONIC WHISPER QUIET- AIR VOLUME - 100 CFM OR HIGHER, VERIFY W/ CLIENT
  - ⊗ BROAN S50QKE080
  - ⊗ 80 CFM - WHISPER QUIET
  - ⊗ REGISTER

- BATHROOM REMODEL REQUIREMENTS:**
- PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS
  - BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT [CEC 210.11(C) (3)] WITH AT LEAST ONE GFCI WALL RECEPTACLE WITHIN 36 IN. OF EACH BASIN [CEC 210.8(A)(1); CEC 210.52(D)].
  - ALL BATHROOM LIGHTING WILL BE HIGH EFFICACY LUMINAIRE EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. (CEES 150.0 (O))
  - EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. (CA ENERGY EFFICIENCY STANDARDS SECTION 150)
  - EXHAUST FANS SHALL TERMINATE A MIN OF 3' FROM OPENINGS INTO THE BUILDING. (CMC 504.5) EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. (CEC 210) UNLESS FUNCTIONING AS A COMPONENT OF THE WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
  - SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22" CLEARANCE (CPC 408.5) SHOWER COMPARTMENT SHALL BE MIN 1024 SQ. IN. ENCOMPASSING A 30" CIRCLE (CPC 408.6)

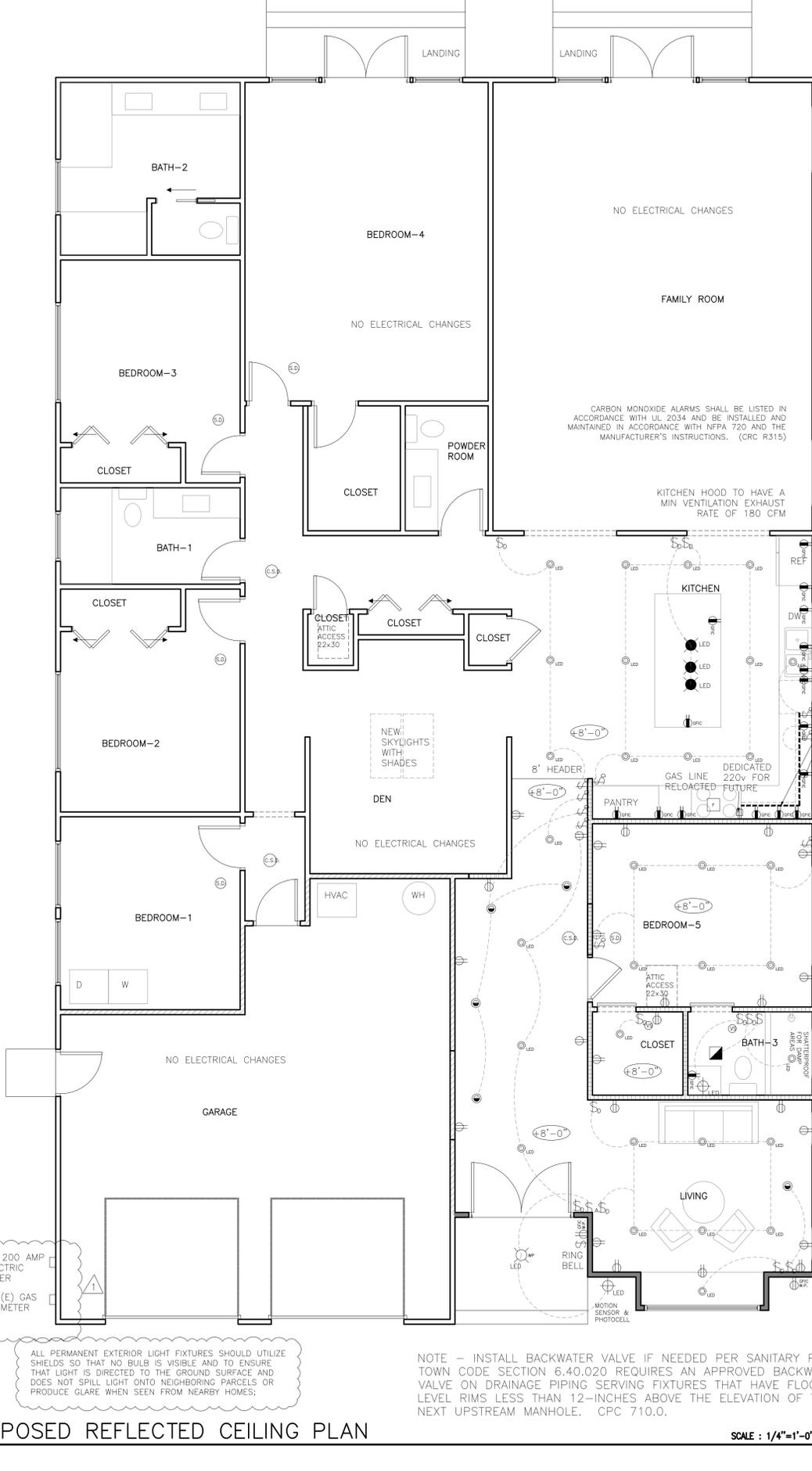
**Table 150.0-A Classification of High Efficacy Light Sources**

High Efficacy Light Sources	Light sources in this column shall be certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JAB
1. Pin-based linear or compact fluorescent light sources using electronic ballasts.	8. All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlights shall not have screw bases regardless of lamp type as described in Section 150.0A(1)(C).
2. Pulse-start metal halide.	9. GU-24 sockets containing LED light sources.
3. High pressure sodium.	10. Any light source not otherwise listed in this table and certified to the Commission as complying with Joint Appendix JAB.
4. GU-24 sockets containing light sources other than LEDs.	
5. Luminaires with hardwired high frequency generator and induction lamp.	
6. Inseparable SSL luminaires that are installed outdoors.	
7. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	

Notes:  
a. GU-24 sockets containing light sources such as compact fluorescent lamps and induction lamps.  
b. California Title 20 Section 1605.3(b)(4) does not allow incandescent sources to have a GU-24 base.

- ELECTRICAL NOTES:**
1. MICROWAVE TO BE ON DEDICATED CIRCUIT
  2. ALL EXTERIOR OUTLETS TO BE GFCI & WATERPROOF OUTLETS
  3. IN ADDITION TO WHAT IS INDICATED ON KITCHEN FLOOR PLANS CONTRACTOR SHALL ENSURE THAT NO POINT ALONG COUNTER WALL IS OVER 24" FROM GFCI TYPE RECEPTACLE AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12" PER CEC CODE 210-52(C) CONTRACTOR AND SUB-CONTRACTOR TO CHECK WITH ALL APPLICABLE CURRENT CODES AND MAKE NECESSARY CHANGES ALL KITCHEN OUTLETS TO BE AT 48" O.C. PER NEC 210-52
  4. KITCHEN ISLAND - OUTLETS ARE REQUIRED BUT OUTLET CANNOT BE PLACED BELOW COUNTER IF THE COUNTER IF THE COUNTER HAS AN OVERHANG OF MORE THAN 6" BEYOND THE COUNTER SUPPORT WALL AND CANNOT BE MORE THAN 12" BELOW THE COUNTERTOP, PER SECTION 210.52C - 2022 CEC. KNEE SPACE -10" MAX.
  5. IN ADDITION TO WHAT IS INDICATED ON FLOOR PLANS IN BEDROOMS AND LIVING SPACES CONTRACTOR SHALL ENSURE THAT NO POINT ALONG PERIMETER WALLS (MEASURED HORIZONTALLY) IS OVER 6" FROM RECEPTACLES AND ON ANY WALL 24" OR MORE IN WIDTH PER CEC CODE 210-52 (A)(1)(2)
  6. PER CPC 609.10: CLOTHING AND DISH WASHING MACHINES SHALL BE FITTED WITH WATER HAMMER ARRESTORS
  7. ALL MECHANICAL, PLUMBING, ELECTRICAL AND SIMILAR PENETRATIONS OF THE FLOOR OR TOP PLATES SHALL BE CAULKED WITH A RESIDENTIAL RATED FIRE CAULK WITH AN ASTM E136 RATING
  8. ALL BATHROOM RECEPTACLES, OUTDOOR & KITCHEN, COUNTER RECEPTACLES SHALL BE GFCI. PROVIDE (1) DEDICATED CIRCUIT FOR BATHROOM RECEPTACLES ONLY.
  9. ALL PLASTIC CONDUIT OR CABLE IN 1 HOUR WALL SHALL BE "F" RATING.
  10. LAYOUT IS FOR "MUST HAVES", CONTRACTOR TO ADD PLUGS AS NEEDED TO COMPLY WITH CODE.
  11. ALL BRANCH CIRCUIT THAT SUPPLY 120 VOLT, SINGLE PHASE, 15 AND 20AMP BRANCH CIRCUIT SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CEC 210.12
  12. ALL VENTILATION HEATING AND AIR CONDITIONING SYSTEMS TO HAVE MERV 13 FILTERS OF BETTER.
  13. KITCHEN RANGE HOODS: HERS-VERIFIED MIN. VENTILATION AIRFLOW PER ASHRAE 62.2, SECTION 5 AND MAX. SOUND RATING PER ASHRAE 62.2, SECTION 7.2 (3) SONES AT ONE OR MORE AIRFLOW SETTINGS ≥ 180 CFM). VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MFG'S INSTALLATION REQUIREMENTS.
  15. ALL ELECTRICAL RECEPTACLES SHALL BE TAMPER PROOF PER ARTICLE 406.12 AND 210.52 CEC 2022- ALL 125 V, 15 AND 20 AMP RECEPTACLES FOR ALL AREAS OF SINGLE FAMILY HOME.
  16. EAVES TO HAVE WP OUTLETS AND HOOKS FOR CHRISTMAS LIGHTS.
  17. PER CRC 314.2.2: HARDWIRED SMOKE DETECTION IS REQUIRED IN EACH BEDROOM, COMBINATION SMOKE AND CARBON MONOXIDE DETECTION IS REQUIRED OUTSIDE EACH BEDROOM AND ON EACH FLOOR. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS. (CRC R315)
  18. ALL SHOWER LIGHTS TO BE SHATTERPROOF AND DAMPROOF FOR WET LOCATIONS.
  19. ALL BATHROOMS, WALK-IN-CLOSETS, GARAGE, LAUNDRY WILL HAVE HIGH EFFICACY LUMINAIRES AS SHOWN, AND CONTROLLED BY VACANCY SENSOR - 150.0(K)2.J
  20. BATHROOM FANS A MIN 50 CFM MIN HUMIDITY EXHAUST RATE PER R405.6, AND FAN TO HAVE BACKDRAFT DAMPER. IF FAN IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2, MAX SOUND RATING IS ALLOWED AT 100 CFM, PER ASHRAE 62.2 AND 2022 ENERGY CODE.
  21. CENTRAL HEATING EQUIPMENTS TO HAVE DEDICATED CIRCUITS. A/S ARE PERMITTED TO USE THE SAME CIRCUIT - SECTION 422.12 OF 2022 CEC.
  22. DINING ROOM, KITCHEN, BREAKFAST ROOM AND KITCHEN COUNTERTOP OUTLETS ARE REQUIRED TO BE ON AT LEAST 2 DEDICATED CIRCUITS, PER SECTION 210.52B(2) OF THE 2022 CEC.

- NOTES:**
- A. DRYER VENT CLOTHES DRYER EXHAUST VENT PER 504.3 2022 CMC. THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14" MIN OF 4" DIA WITH A BACKDRAFT DAMPER TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE W/O SCREWS. DUCT SHALL TERMINATE AT LEAST 3' FROM OPENINGS INTO THE BUILDING.
- B. ALL CLOTHING AND DISH WASHING MACHINES SHALL BE FITTED WITH WATER HAMMER ARRESTORS
- C. "WHERE COMBUSTION APPLIANCES OR SOLID-FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 SQ. FT. OF OCCUPIABLE SPACE, WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUT-DOOR AIRFLOW (NOTE: IF MAKE-UP AIR FAN IS INSTALLED IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN)". ASHRAE 62.2, SECTION 6.4
- D. GARAGE WALL ADJOINING THE HOME SHALL BE 1/2" TYPED SHEETROCK. CONCRETE TO -RAFTERS; METAL ELECTRIC BOXES (16 SQ IN MAX) SHALL NOT TOTAL MORE THAN 100 SQ IN WITHIN A 100 SQ FT AREA. BOXES ON OPPOSITE WALLS SHALL HAVE 24" SEPARATION. CEILINGS BELOW LIVING SPACE SHALL BE 5/8" TYPE X SHEETROCK
- E. COORDINATE LOCATION OF RETURNS, SUPPLY AND REGISTERS ON SITE WITH CONTRACTOR AND MECHANICAL SUB CONTRACTOR.
- ALL FURNACES AND DUCTS TO BE SIZED PER MANUAL J, D & S
- F. A PERMIT FOR A PHOTOVOLTAIC SOLAR SYSTEM WILL BE APPLIED FOR AS A DEFERRED SUBMITTAL. IF THE DEFERRED SUBMITTAL IS NOT APPLIED FOR AND BEFORE THE ROUGH TRADE INSPECTIONS, THE PROJECT WILL BE PUT ON-HOLD UNTIL THE SUBMITTAL IS APPROVED. MAKE AN ADDITIONAL NOTATION ON THE MEP: PLUMBING AND ATTIC VENTING SHALL BE PLACED CLEAR FROM FUTURE SOLAR PANELS
- G. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE (0.48MM) SHEET STEEL OR OTHER APPROVED MATERIAL (R302.5.2).
- EXHAUST DUCT TERMINATION SHALL BE 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 502.2.



- NOTE FOR CLOTHES DRYER**
1. DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING, NOT LESS THAN 3 FEET FROM OPENINGS INTO THE BUILDING.
  2. DUCTS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.
  3. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION
  4. DUCTS SHALL NOT BE CONNECTED OR INSTALLED WITH SHEET METAL SCREWS OR OTHER FASTENERS THAT WILL OBSTRUCT THE FLOW.
  5. DUCTS SHALL BE OF METAL AND HAVE SMOOTH INTERIOR SURFACES.
  6. DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90-DEGREE ELBOWS.

**HVAC SIZING: HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS; DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS; SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. IF AIR CONDITIONING IS INSTALLED, MANUAL S CALCULATIONS MUST BE PROVIDED SHOWING THE SELECTED EQUIPMENT TOTAL COOLING CAPACITY IS NOT MORE THAN 115% OF TOTAL CALCULATED COOLING LOAD. (CALGREEN 4.507.2)"**

**WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR(4) INCHES (102 MM) SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.**



ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2022 CALIFORNIA PLUMBING CODE. CGSBC SECTION 4.303.2

KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MFG'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM

ALL CLOTHING AND DISH WASHING MACHINES SHALL BE FITTED WITH WATER HAMMER ARRESTORS

ALL BATHROOMS, GARAGE, LAUNDRY WILL HAVE HIGH EFFICACY LUMINAIRE AS SHOWN, AND CONTROLLED BY VACANCY SENSOR - 150.0(K)2.J

NOTE:  
ALL NIGHT LIGHTS, STEP LIGHTS AND PATH LIGHTS MUST BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSOR CEC150.0(K)1E

ALL LIGHTS INTEGRAL TO DRAWERS CABINETS AND LINEN CLOSETS MUST BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSOR CEC150.0(K)1E

COMPLETED CF2R-LT-01E FORM MUST BE PROVIDED TO CITY BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.

PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATER. CPC 504.6

"ALL EXTERIOR LIGHTING WILL BE DOWNWARD DIRECTED AND BULBS SHIELDED FROM NEIGHBORING VIEW TO COMPLY WITH TOWN CODE.

NOTE - INSTALL BACKWATER VALVE IF NEEDED PER SANITARY PERMIT. TOWN CODE SECTION 6.40.020 REQUIRES AN APPROVED BACKWATER VALVE ON DRAINAGE PIPING SERVING FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12-INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE. CPC 710.0.

**DESIGN**

**Maitreyee & Sandeep Residence**

1675 Mantion Court  
Campbell, CA 95008

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**SHEET No.:**

A2.2

ROOF PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL ROOF OPENINGS AND EQUIPMENT PLATFORMS REQUIRED.
2. DUCT ALL ROOF EXHAUST VENTS/FANS TO THEIR RESPECTIVE OPENINGS IN ROOM BELOW
3. ALL ROOF AREAS SHALL SLOPE A MINIMUM OF 1/4":12"
4. CONTRACTOR SHALL CONFIRM THAT ALL ROOF AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING. ALL ROOF DRAINS SHALL BE LOCATED AT THE LOWEST POINT OF THE ROOF TAKING INTO CONSIDERATION THE CAMBER OF BEAMS AND DEFLECTION OF CANTILEVERS.
5. PROVIDE FLASHING AND COUNTER FLASHING AT MECHANICAL EQUIPMENT CURBS.
6. ROOFING CONTRACTOR SHALL PROVIDE A CERTIFICATE STATING THAT THE ROOF HAS BEEN APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
7. REFER TO PLUMBING DRAWINGS FOR PLUMBING VENTS AND PIPES THROUGH ROOF THAT MAY NOT BE SHOWN ON THIS PLAN. PROVIDE FLASHING AND COUNTER FLASHING AT MECHANICAL EQUIPMENT CURBS AND TOILET VENTS. ALL FLASHINGS AND VENTS TO BE PAINTED WITH RUST PROOF PAINT.
8. REFER TO MECHANICAL DRAWINGS FOR OPENING DUCTS AND VENTS THROUGH ROOF WHICH MAY NOT BE SHOWN ON THIS ROOF
9. ALL OPENINGS ON ROOF LARGER THAN 8'X8' SHALL BE PROTECTED WITH BURGLAR BARS PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. THE BARS SHALL NOT EXCEED 5" O.C.
10. ROOFING CONTRACTOR SHALL PROVIDE A 10 YEAR ROOF WARRANTY FOR NEW ROOF INSTALLED.
11. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING
12. ALL ROOF MATERIALS AND ACCESSORIES ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
13. ALL ROOF PENETRATIONS ARE TO BE INSTALLED PER MANUFACTURER DETAILS.
14. ALL BATHROOM AND KITCHEN VENTS TO BE LOCATED AWAY FROM THE FRONT ELEVATION – FRONT PART OF ROOF AND GARAGE, AS MUCH AS POSSIBLE.

NOTE:

1. ALL FLASHINGS WILL BE 26 GA GI U.O.N
2. ALL GUTTERS WILL BE 26 GA GI U.O.N
3. ALL ROOFS, TERRACES AND DECKS WILL BE CLASS "A"
4. ALL RAIN WATER LEADERS IN THE WALLS AND POSTS TO BE OF CAST IRON
5. ALL VALLEY FLASHINGS TO BE 26 GA GI INSTALLED OVER A MIN. 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY
6. ALL GUTTERS TO HAVE SCREENS
7. FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER CRC R905.2.5

ROOF VENT CALCULATIONS:

ATTIC SPACE ADDED = 458 SQ.FT.

$458/150 = 3$  SQ.FT

$3 \times 144 = 432$  SQ.IN. REQUIRED

ADD 5% FOR SCREENS ETC = 453 SQ.IN

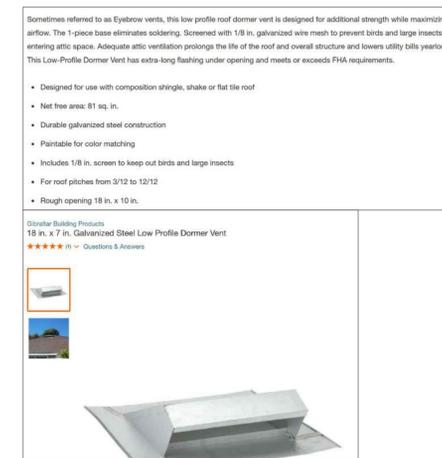
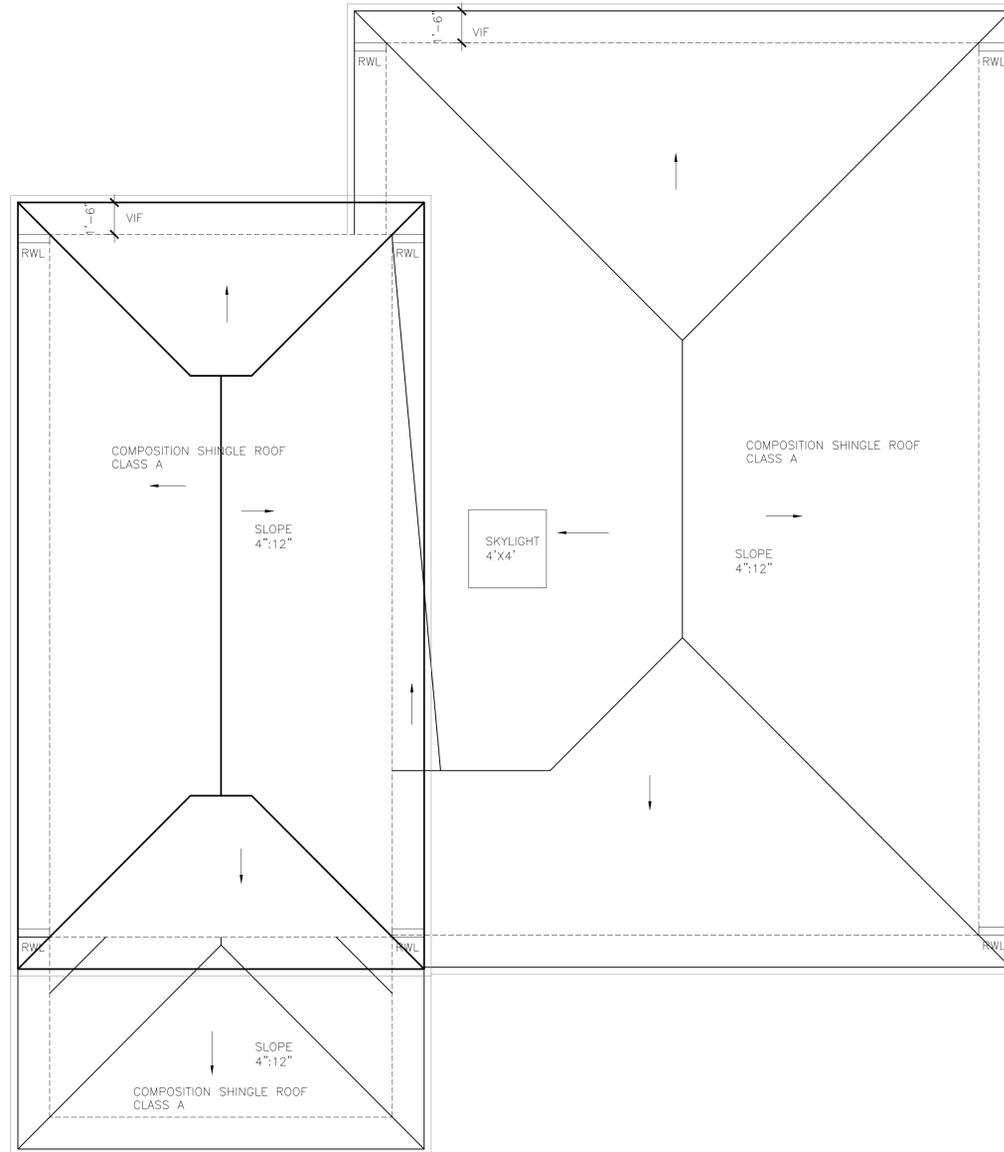
50% VENTING ACHIEVED BY THE LOW PROFILE DORMER VENTS AT A HEIGHT OF ABOVE 3' FROM THE EAVE

LOW PROFILE EACH VENT = 81 SQ.IN

6 LOW PROFILE VENTS = 486 SQ.IN

TOTAL VENT = 486 SQ.IN. PROVIDED

PROVIDE ADDITION LOW PROFILE VENTS FOR VENTS BEING CLOSED IN EXISTING ROOF FOR ADDITION



1 PROPOSED ROOF PLAN – NO CHANGES

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



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 PROPOSED  
 ROOF PLAN

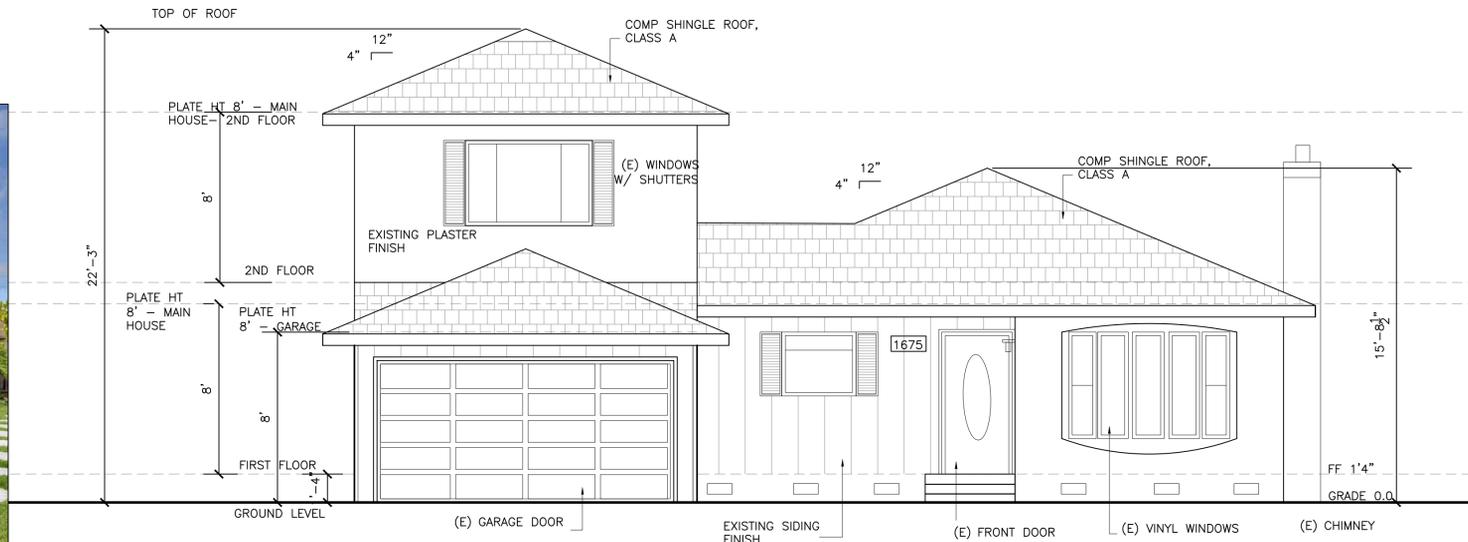
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**SHEET No.:**

A2.3



FRONT ELEVATION - EXISTING - NO CHANGE



① EXISTING FRONT EAST ELEVATION  
NO CHANGES

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

NOTE  
FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTION, WHEREVER THERE IS A CHANGE IN ROOF SLOPE, OR DIRECTION AND AROUND ROOF OPENINGS PER CRC 903.2.1 AND CRC R703.4. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OR NOT LESS THAN 0.019" OR NO. 26 GALVANIZED SHEET.

NOTE FOR ADDRESSING

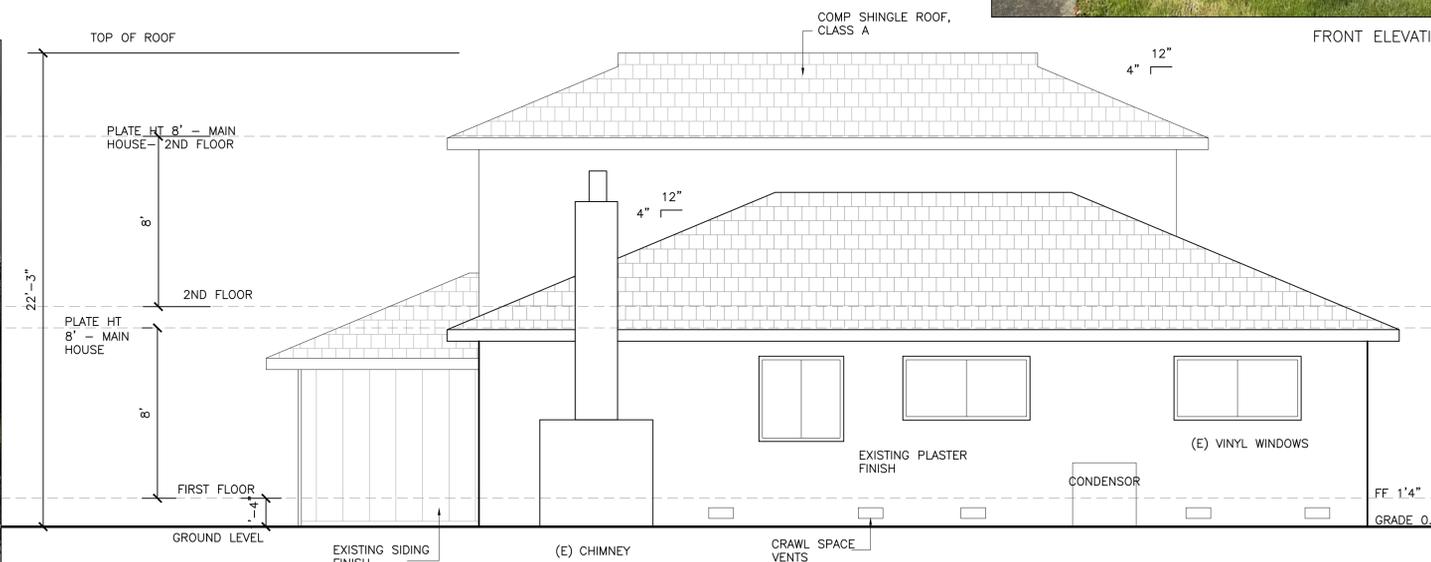
THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)



FRONT ELEVATION - EXISTING - NO CHANGE

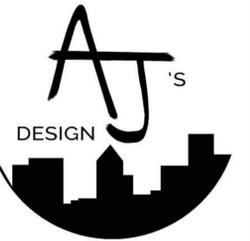


SIDE AND REAR - EXISTING - NO CHANGE



② EXISTING NORTH SIDE - RIGHT ELEVATION  
NO CHANGES

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



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EXISTING ELEVATIONS

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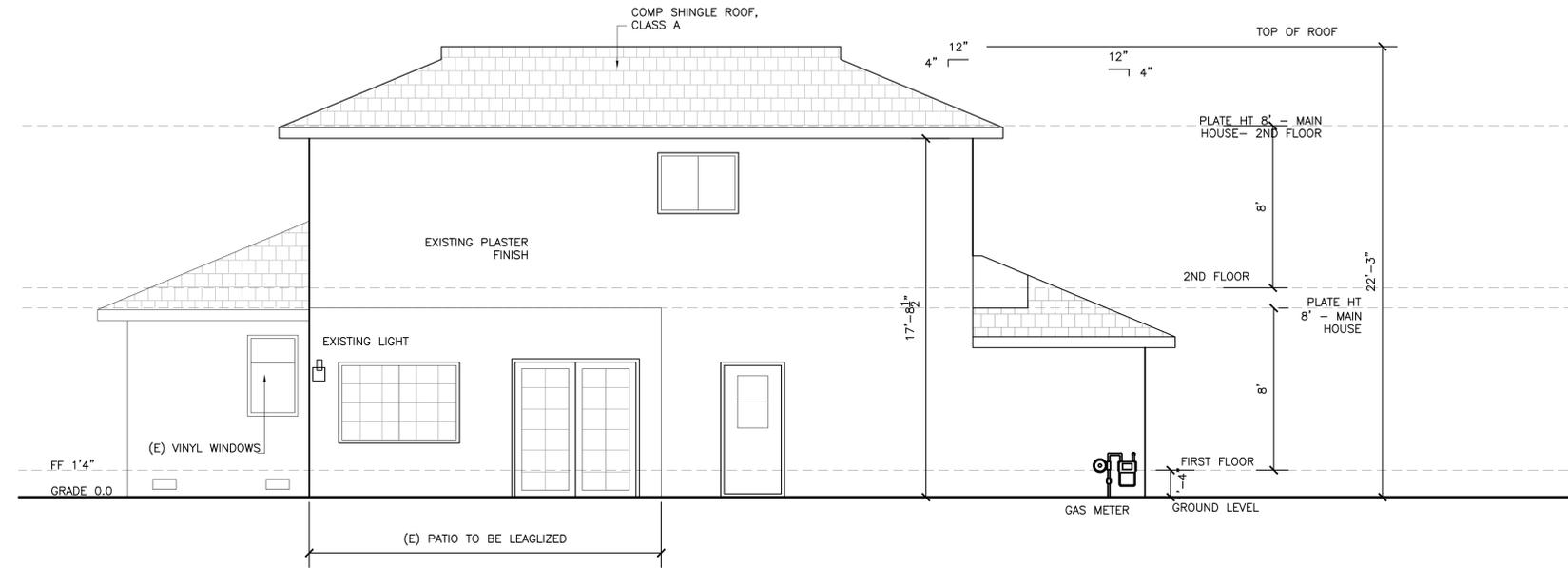
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A3.0

NOTE  
FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTION, WHEREVER THERE IS A CHANGE IN ROOF SLOPE, OR DIRECTION AND AROUND ROOF OPENINGS PER CRC 903.2.1 AND CRC R703.4. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OR NOT LESS THAN 0.019" OR NO. 26 GALVANIZED SHEET.

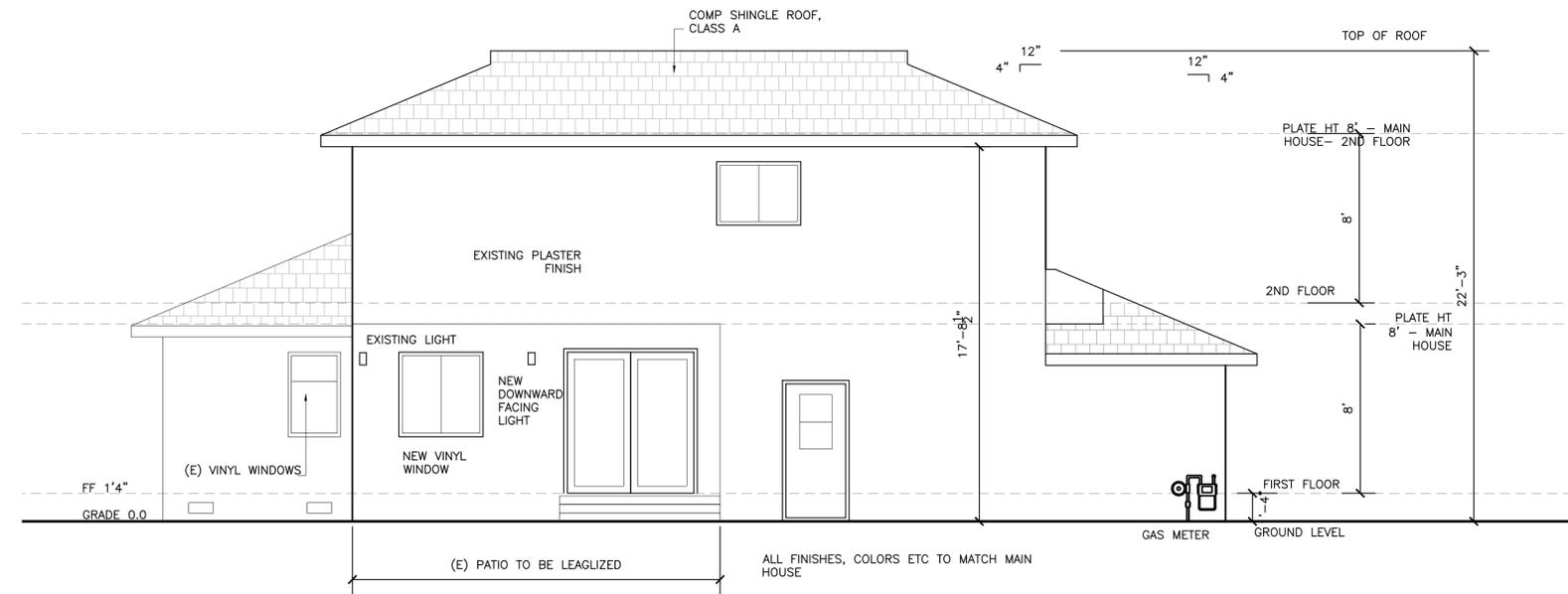


SIDE AND REAR - EXISTING



① EXISTING SIDE SOUTH- LEFT ELEVATION

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

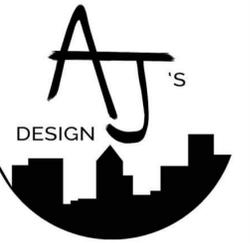


② PROPOSED SIDE SOUTH- LEFT ELEVATION

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



RIGHT SIDE ELEVATION



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EXISTING & PROPOSED ELEVATIONS

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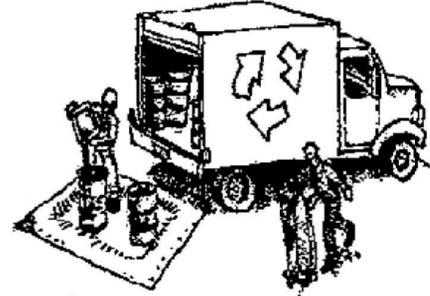
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A3.1

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



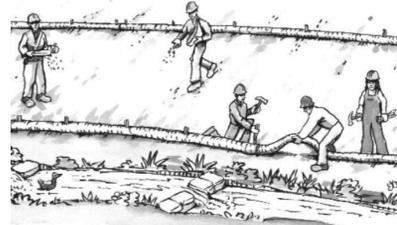
### Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

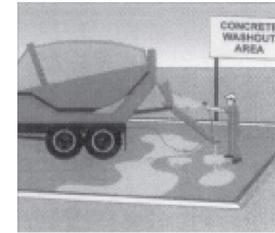
### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

### Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering



### Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



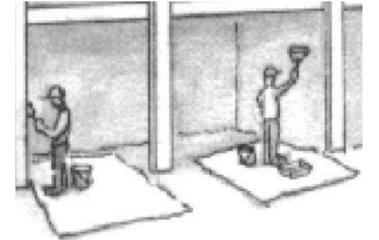
### Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

### Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

## Painting & Paint Removal



### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



**Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program**

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**