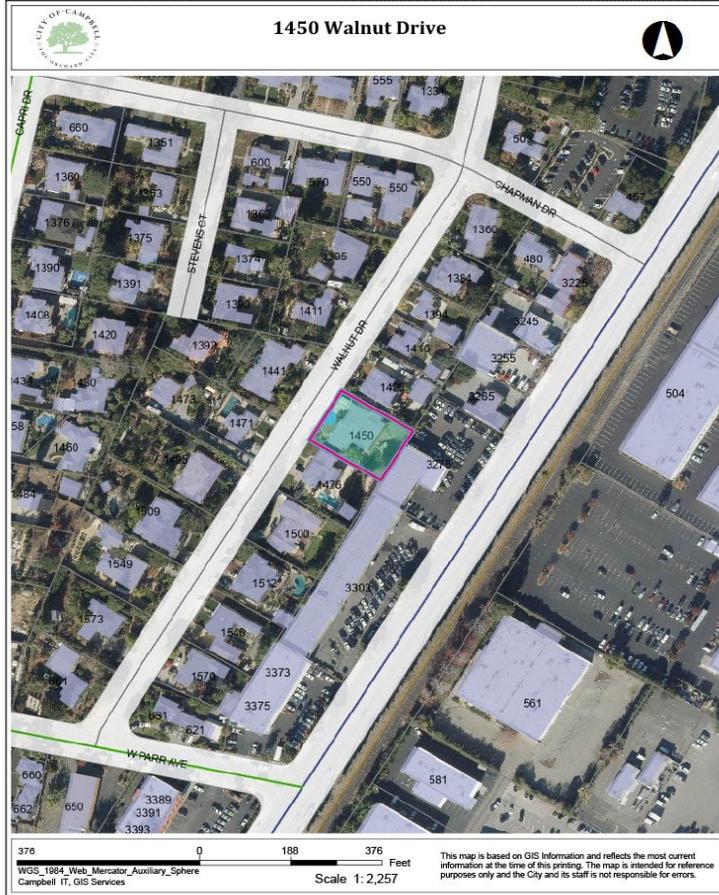


Location of Proposed Project



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

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

June 30, 2023

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

Project Address: 1450 Walnut Drive

Zoning | Area Plan: R-1-10 | STANP

Neighborhood Association(s): STACC

File No.: PLN-2022-136

APN: 406-22-016

Applicant: Diego Valencia

Property Owner: Arun Reddy Kandoor

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow the addition of 318 square-feet of floor area and conversion of 383 square-feet of existing garage into an ADU within an existing single-family dwelling.

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 **July 1, 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 10, 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.

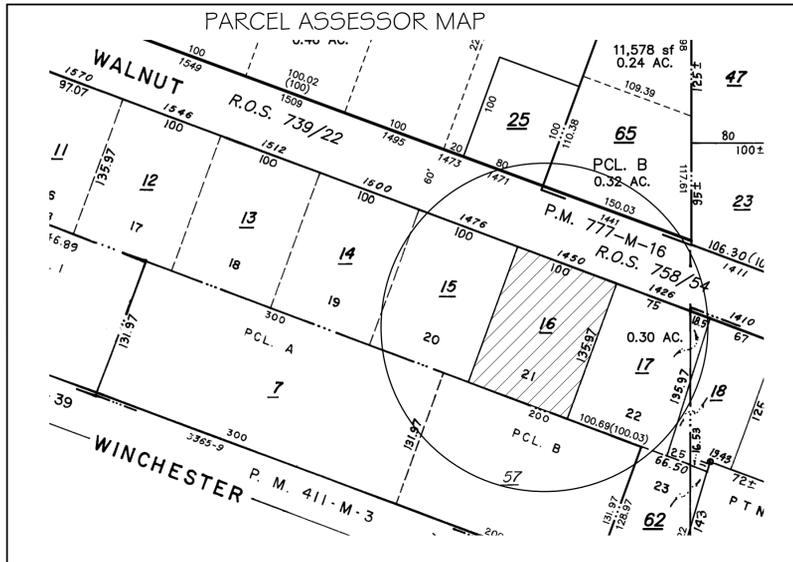


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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

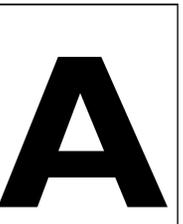
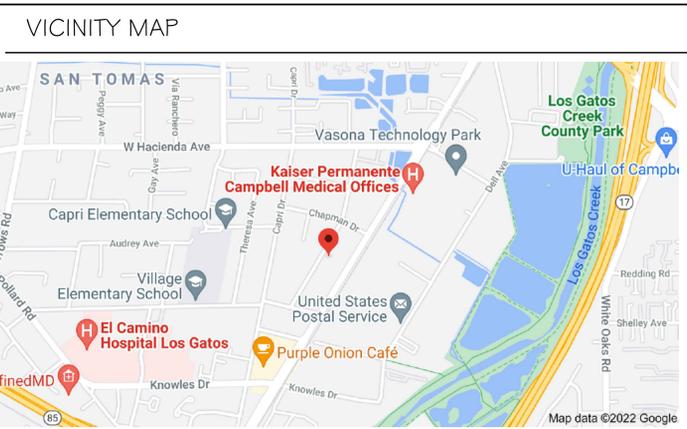
**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traduccion en Español





NOTE 1: FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

NOTE 2: EFFECTIVE JANUARY 1, 2014 ALL RESIDENTIAL BUILDINGS UNDERGOING PERMIT ALTERATION, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENTS REQUIRED PRIOR TO ISSUANCE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT SHALL BE IN ACCORDANCE WITH SECTION 1101.1, ET SEQ. FOR THE DEFINITION OF NON-COMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND IMPORTANT ENACTMENT DATES [CIVIL CODE SECTION 1101.1(a), 1101.1(b)].



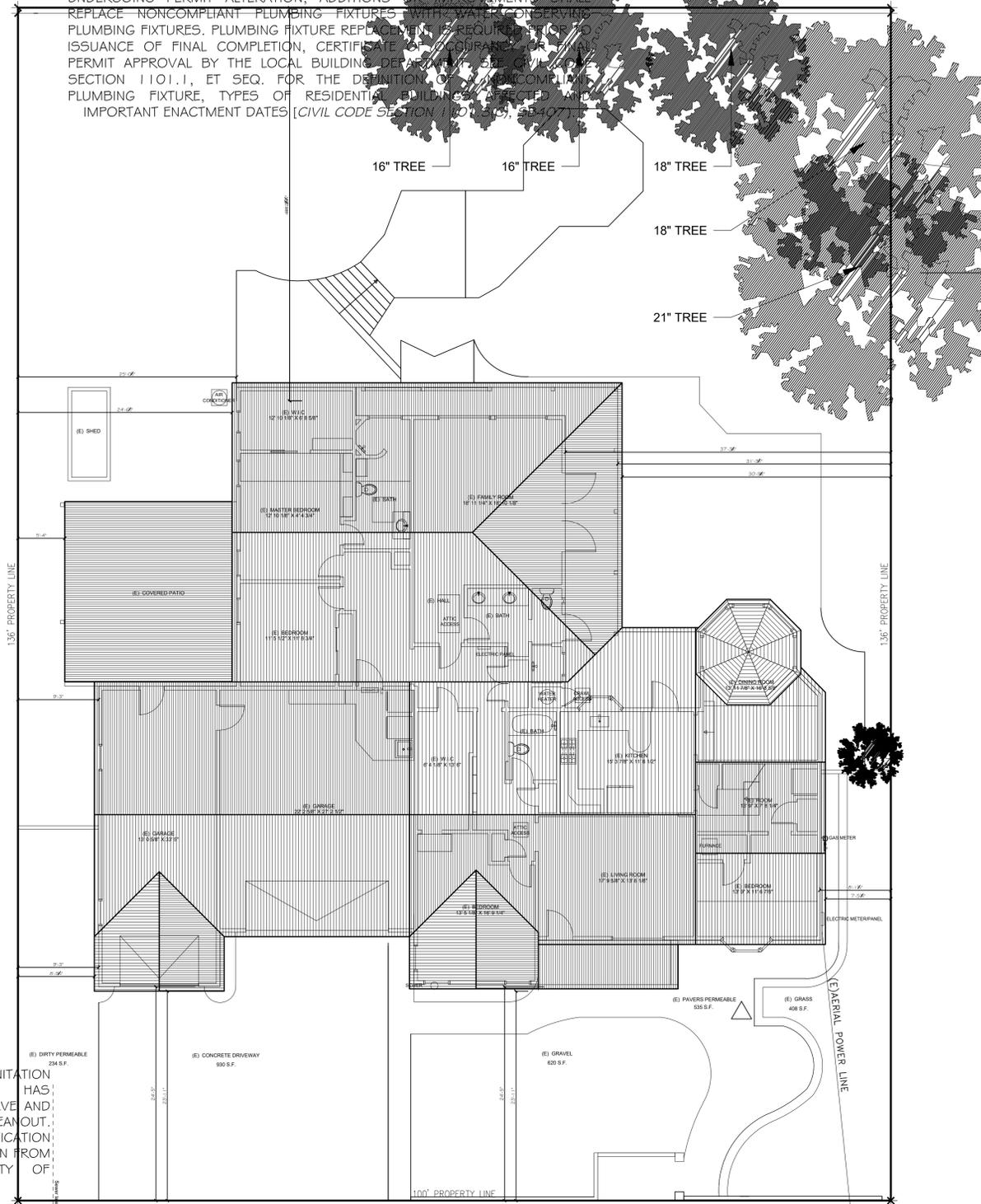
CONSTRUCTION & DOCUMENTATION SERVICES

APPLICABLE CODES

- THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
- 2019 CBC CALIFORNIA BUILDING CODE
 - 2019 CRC CALIFORNIA RESIDENTIAL CODE
 - 2019 CMC CALIFORNIA MECHANICAL CODE
 - 2019 CEC CALIFORNIA ELECTRICAL CODE
 - 2019 CPC CALIFORNIA PLUMBING CODE
 - 2019 CFC CALIFORNIA FIRE CODE
 - 2019 T24 CALIFORNIA ENERGY CODE
 - 2019 CGB5C CALIFORNIA GREEN BUILDING STANDARDS CODE
 - CAMPBELL MUNICIPAL CODE
 - ALONG WITH CITY ORDINANCES AND ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

SHEET INDEX

- A 0.0 _ TILE PAGE / (E) SITE PLAN
- A 0.1 _ (E) SITE PLAN & PICTURES
- A 0.2 _ (E) DIAGRAM
- A 0.3 _ (N) DIAGRAM
- A 0.4 _ (E) & (N) SITE PLAN
- A 0.5 _ SURVEY
- A 0.6 _ SURVEY
- A 1.0 _ (E) FLOOR PLAN
- A 1.1 _ (N) FLOOR PLAN
- A 1.2 _ (E) & (N) ELEVATIONS & PERSPECTIVES
- A 1.3 _ (E) & (N) ELEVATIONS & PERSPECTIVES
- A 1.4 _ (E) & (N) ELEVATIONS & PERSPECTIVES
- A 1.5 _ (N) ROOF LINE
- A 1.6 _ (E) & (N) SECTION
- A 2.0 _ ELECTRICAL FLOOR PLAN



"WEST VALLEY SANITATION DISTRICT (W.V.S.D) HAS REQUIRED A CHECK VALVE AND A PROPERTY LINE CLEANOUT. THE SEWER LINE MODIFICATION WILL REQUIRE INSPECTION FROM WVSD AND THE CITY OF CAMPBELL."

- NOTES PER CITY REQUIREMENT:
- CONSTRUCTION HOURS SHALL BE 8-5 M-F, 9-4 SATURDAYS, NO WORK SUNDAYS OR HOLIDAYS
 - PER CAL GREEN 4.50: THERE SHALL BE NO USE OF PRODUCTS, MATERIALS, PAINTS, SOLVENTS, PRIMERS, CAULKS, OR GLUES THAT EXCEEDS CALIFORNIA'S LIMIT ON VOLATILE ORGANIC COMPOUNDS (VOC)
 - PER R408.5: ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CRAWLSPACE AND ATTIC AREAS
 - PER CFC 505: ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" HIGH, 1/2" WIDE, PLACED VISIBLE FROM THE STREET
 - PER R401.3: FINISH GRADE SHALL BE 5% AWAY FROM FOUNDATION AND HAVE SUFFICIENT SLOPE TO RETAIN STORM WATER ON-SITE AND NOT TO FLOW TO THE NEIGHBOR'S PROPERTY OR TO THE STREET.

Walnut Dr.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA

SITE DATA AND ZONING

- PROJECT LOCATION : 1450 WALNUT DR.
- JURISDICTION : CITY OF CAMPBELL
- COUNTY OF SANTA CLARA
- A.P.N. : 406-22-016
- LOT SIZE : 13,503 S.F. / 0.31 ACRES
- PARCEL # : 40622016
- TYPE : V-B
- FIRE SPRINKLES : NO
- BUILT : 1948
- EXTERIOR WALL : HORIZONTAL WOOD SIDING
- (E) ROOF MATERIAL : COMPOSITION SHINGLE
- ZONING : R-1
- OCCUPANCY GROUP : R-3/U
- (E) BATHROOMS : 4
- (E) BEDROOMS : 3
- (E) LOT COVERAGE : % 32

SQUARE FOOTAGE

DESCRIPTION	EXISTING	ADD/DEMO PROPOSED	TOTALS
LOT As Assessor's Parcel Map			13,503 S.F.
Single Story House	2,693 S.F.		2,693 S.F.
Attached Garage	1,090 S.F.	(464 S.F.)	626 S.F.
Covered Porch	81 S.F.		81 S.F.
Covered Patio	414 S.F.	(414 S.F.)	
A.D.U.		704 S.F.	704 S.F.
TOTALS	4,278 S.F.	(53 S.F.)	4,104 S.F.
(E) LOT COVERAGE	: 32%		(4,278 S.F.)
(N) LOT COVERAGE	: 30%		(4,104 S.F.)

PROJECT INFORMATION:

- OWNER : ARUN REDDY KANDOOR
- EMAIL : karunreddy30@gmail.com
- ADDRESS : 1450 Walnut Dr, CAMPBELL, CA 95008
- DRAFTING AND DESIGN: DIEGO VALENCIA
2311 Ivy Hill Way San Ramon, Ca, 94582
valenciaconstrservices@gmail.com
408.594.8452
- STRUCTURAL ENGINEER: WILLIAM M WETTIG
6280 West Las Positas, Pleasanton, CA,
94588 Suite 201
billw@ds.eng.net
925.413.33378

SCOPE OF WORK

- DEMOLITION OF 414 S.F. (E) PATIO COVERED ON LEFT SIDE OF THE (E) HOUSE.
- (E) 464 GARAGE CONVERSION INTO LIVING SPACE.
- (N) 704 S.F. A.D.U: TWO BEDROOM, ONE BATHROOM, SOCIAL AREA, LAUNDRY ROOM. 50 GAL. ELECTRICAL TANK. PER PLAN.
- REMOVE PORTABLE SHED 52 S.F. ON LEFT REAR SIDE OF THE HOUSE.

*MECHANICAL, PLUMBING AND ELECTRICAL PER CODES

Diego Valencia

Diego Valencia
DESIGNER
Call & Text
408.594.8452
valenciaconstrservices@gmail.com

A.D.U.
1450 WALNUT DR.
CAMPBELL, CA 95008

- REVISIONS:
- DEVELOPMENT REVIEW 06/26/2022
 - DEVELOPMENT REVIEW 09/02/2022
 - DEVELOPMENT REVIEW 11/17/2022
 - DEVELOPMENT REVIEW 12/06/2022

SHEET TITLE PAGE / SITE PLAN
SCALE
DATE 05-25-2023
PRJ.No.

A_0.0

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.



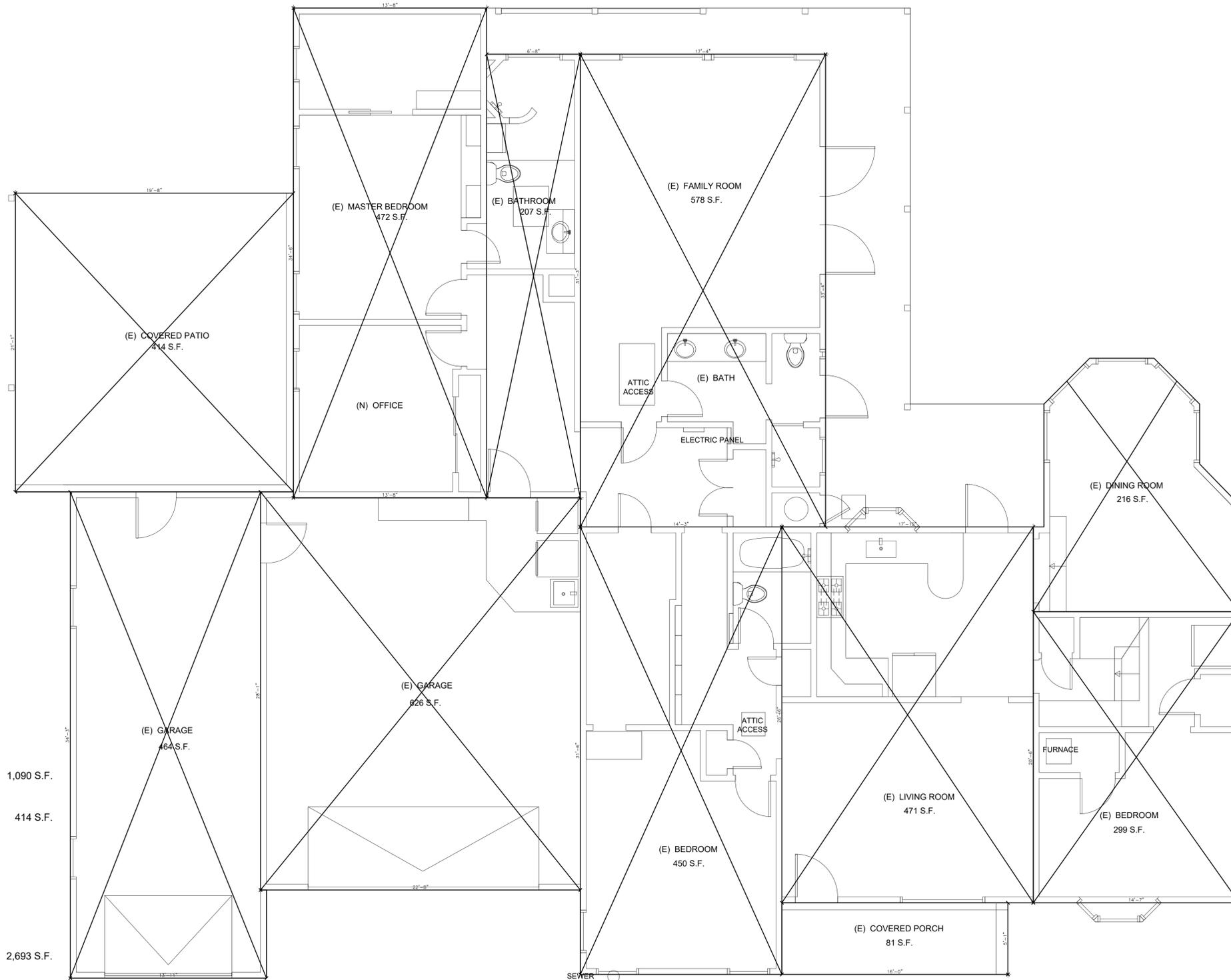
CONSTRUCTION
& DOCUMENTATION
SERVICES

A.D.U.
1450 WALNUT DR.
CAMPBELL, CA 95008

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SHEET	(E) DIAGRAM
SCALE	
DATE	05-25-2023
PRJ.No.	—

A_0.2



(E) GARAGE	626 S.F.
(E) GARAGE	464 S.F.
(E) GARAGE	1,090 S.F.
(E) COVERED PATIO	414 S.F.
(E) COVERED PATIO	414 S.F.
(E) MASTER BEDROOM	472 S.F.
(E) BATHROOM	207 S.F.
(E) FAMILY ROOM	578 S.F.
(E) DINING ROOM	216 S.F.
(E) BEDROOM	450 S.F.
(E) LIVING ROOM	471 S.F.
(E) BEDROOM	299 S.F.
(E) LIVING SPACE	2,693 S.F.
(E) COVERED PORCH	81 S.F.
(E) COVERED PORCH	81 S.F.
(E) TOTAL	4,278 S.F.

TITLE : (E) DIAGRAM

1/4" 1

PLANS ARE NOT FOR CONSTRUCTION
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BUILDING DEPARTMENT.



CONSTRUCTION & DOCUMENTATION SERVICES

Diego Valencia

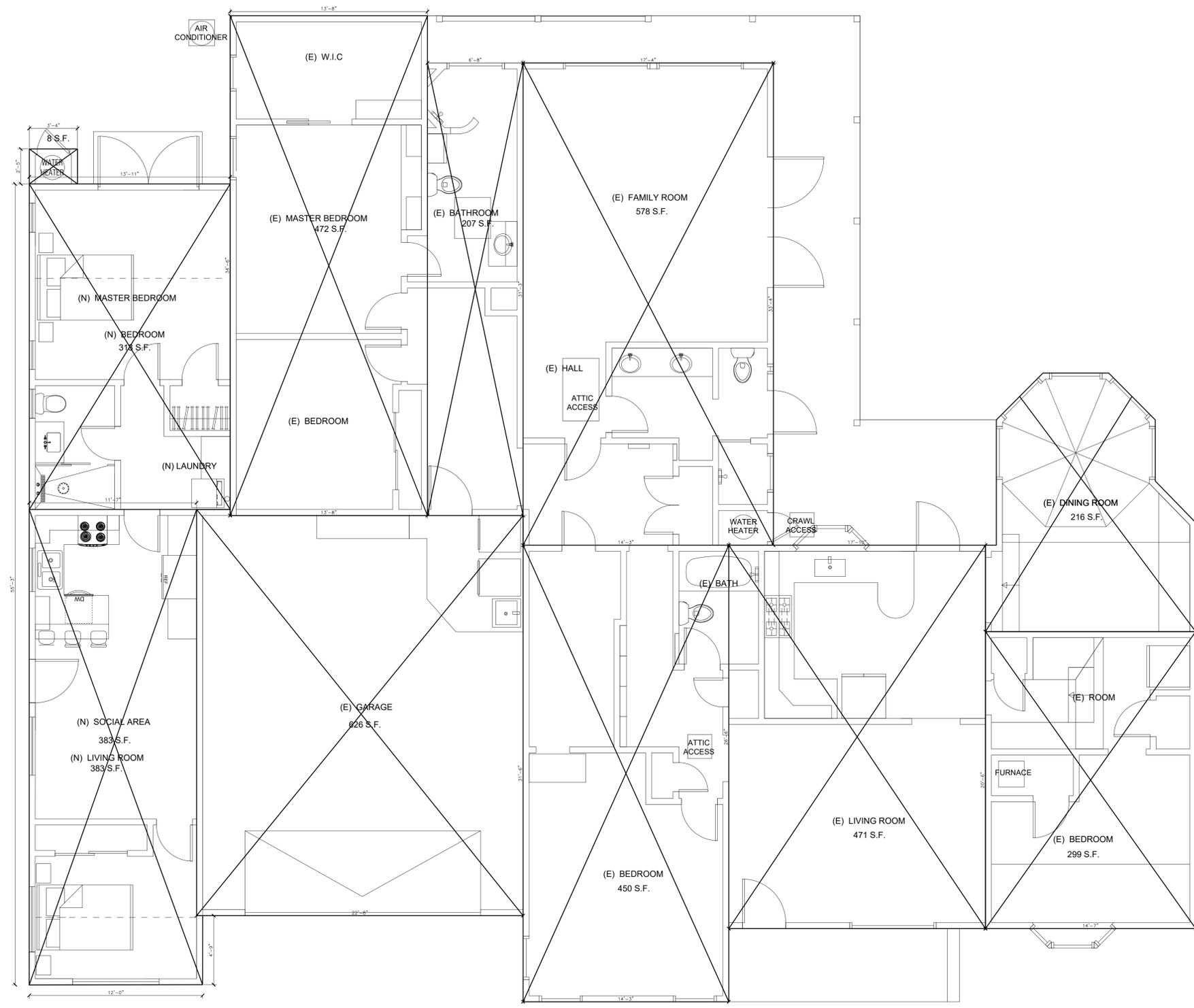
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valenciaconstruservices@gmail.com

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1450 WALNUT DR.
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△ DEVELOPMENT REVIEW 09/02/2022
△ DEVELOPMENT REVIEW 11/17/2022
△ DEVELOPMENT REVIEW 12/06/2022

SHEET (N) DIAGRAM
SCALE
DATE 05-25-2023
PRJ.No. —

A_0.3



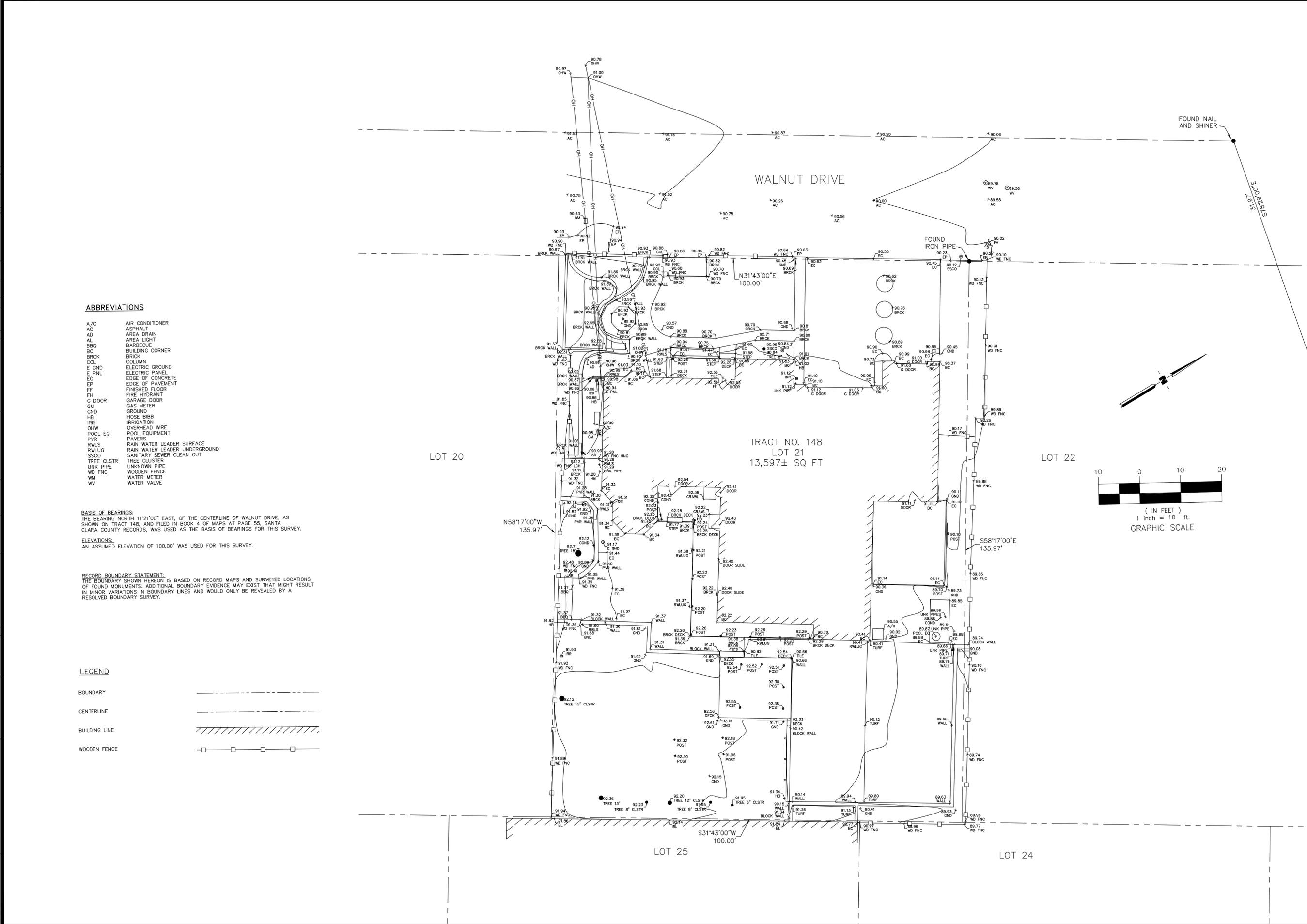
(E) GARAGE	626 S.F.	(E) GARAGE	626 S.F.
(N) WATER HEATER	8 S.F.		
(N) ADU SOCIAL	383 S.F.		
(N) ADU BEDROOM	313 S.F.	(N) A.D.U.	704 S.F.
(E) MASTER BEDROOM	472 S.F.		
(E) BATHROOM	207 S.F.		
(E) FAMILY ROOM	578 S.F.		
(E) DINING ROOM	216 S.F.		
(E) BEDROOM	450 S.F.		
(E) LIVING ROOM	471 S.F.		
(E) BEDROOM	299 S.F.		
(E) LIVING SPACE	2,693 S.F.		
(E) COVERED PORCH	81 S.F.	(E) COVERED PORCH	81 S.F.
		(E) TOTAL	4,104 S.F.

TITLE : (N) DIAGRAM

1/4" 1

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

Construction Contractor agrees that, in accordance with generally accepted construction practices, construction contractor 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 be limited to normal working hours, and construction contractor further agrees 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, excepting liability arising from the sole negligence of design professional.



ABBREVIATIONS

- | | |
|------------|-------------------------------|
| A/C | AIR CONDITIONER |
| AC | ASPHALT |
| AD | AREA DRAIN |
| AL | AREA LIGHT |
| BBQ | BARBEQUE |
| BC | BUILDING CORNER |
| BRCK | BRICK |
| COL | COLUMN |
| E GND | ELECTRIC GROUND |
| E PNL | ELECTRIC PANEL |
| EC | EDGE OF CONCRETE |
| EP | EDGE OF PAVEMENT |
| FF | FINISHED FLOOR |
| FH | FIRE HYDRANT |
| G DOOR | GARAGE DOOR |
| GM | GAS METER |
| GND | GROUND |
| HB | HOSE BIBB |
| IRR | IRRIGATION |
| OHW | OVERHEAD WIRE |
| POOL EQ | POOL EQUIPMENT |
| PVR | PAVERS |
| RWLS | RAIN WATER LEADER SURFACE |
| RWLUG | RAIN WATER LEADER UNDERGROUND |
| SSCO | SANITARY SEWER CLEAN OUT |
| TREE CLSTR | TREE CLUSTER |
| UNK PIPE | UNKNOWN PIPE |
| WD FNC | WOODEN FENCE |
| WM | WATER METER |
| WV | WATER VALVE |

BASIS OF BEARINGS:
THE BEARING NORTH 11°21'00" EAST, OF THE CENTERLINE OF WALNUT DRIVE, AS SHOWN ON TRACT 148, AND FILED IN BOOK 4 OF MAPS AT PAGE 55, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ELEVATIONS:
AN ASSUMED ELEVATION OF 100.00' WAS USED FOR THIS SURVEY.

RECORD BOUNDARY STATEMENT:
THE BOUNDARY SHOWN HEREON IS BASED ON RECORD MAPS AND SURVEYED LOCATIONS OF FOUND MONUMENTS. ADDITIONAL BOUNDARY EVIDENCE MAY EXIST THAT MIGHT RESULT IN MINOR VARIATIONS IN BOUNDARY LINES AND WOULD ONLY BE REVEALED BY A RESOLVED BOUNDARY SURVEY.

LEGEND

- | | |
|---------------|-----------|
| BOUNDARY | --- |
| CENTERLINE | - - - - |
| BUILDING LINE | |
| WOODEN FENCE | □-□-□-□-□ |

MARK	DATE	DESCRIPTION	BY

TOPOGRAPHIC SURVEY

1450 Walnut Drive

Campbell, California



DATE: 04/13/2023
 SCALE: 1" = 10'
 DRAWN BY: WAK
 DESIGNED BY: PCW
 CHECKED BY: PCW

1151 S. WINCHESTER BLVD.
 SUITE 104 - 104
 SAN JOSE, CA 95128
 TEL: 408-261-0955
 FAX: 408-261-0955
 E-MAIL: Robert@carroll-engineering.com

CARROLL ENGINEERING
engineers and surveyors

SHEET

1

JOB NO. 2998

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Construction Contractor agrees that in accordance with generally accepted construction practices, construction contractor 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 be limited to normal working hours, and construction contractor further agrees to assume liability for the performance of work on this project excepting liability arising from the sole negligence of design professional.

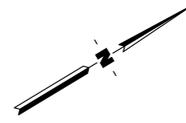
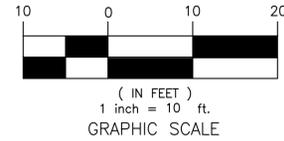
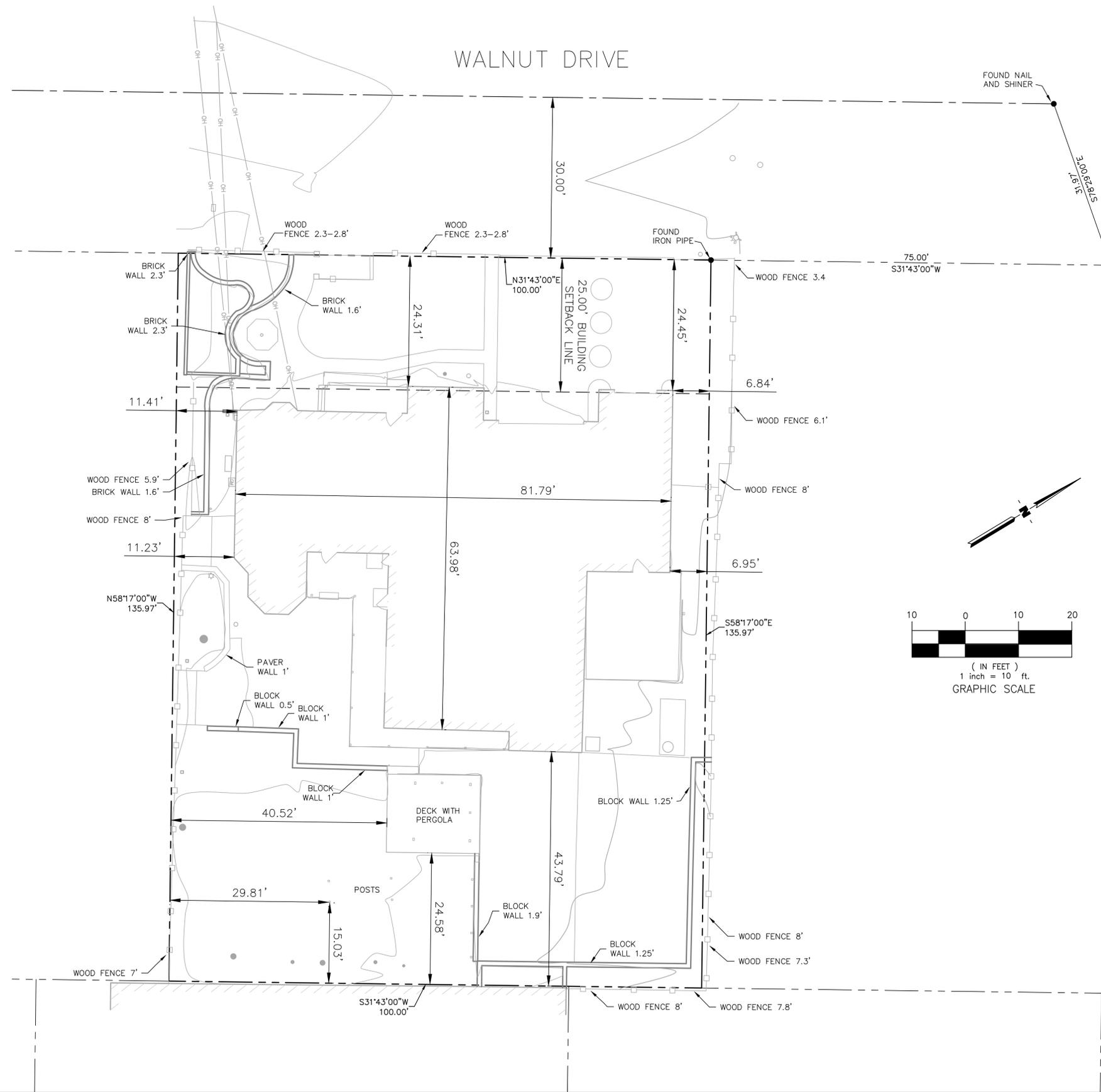
BASIS OF BEARINGS:
 THE BEARING SOUTH 31°43'00" WEST, OF THE CENTERLINE OF WALNUT DRIVE, AS SHOWN ON TRACT 148, AND FILED IN BOOK 4 OF MAPS AT PAGE 55, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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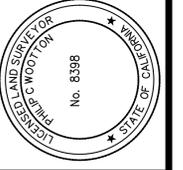
LEGEND

- BOUNDARY
- CENTERLINE
- SETBACK LINE
- BUILDING LINE
- WOODEN FENCE



MARK	DATE	DESCRIPTION	BY

SITE PLAN
1450 Walnut Drive
Campbell
California



DATE: 04/13/2023
 SCALE: 1" = 10'
 DRAWN BY: WAK
 DESIGNED BY:
 CHECKED BY: PCW
 COPYRIGHT 2023, CARROLL ENGINEERING
 ALL RIGHTS RESERVED

1101 S. WINCHESTER BLVD.
 SAN JOSE, CA 95128
 TEL: 408-261-8900
 E-MAIL: Robert@carroll-engineering.com
CARROLL ENGINEERING
engineers and surveyors

SHEET
1
 JOB NO. 2998



CONSTRUCTION & DOCUMENTATION SERVICES

Diego Valencia

Diego Valencia
DESIGNER
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valenciaconstrservices@gmail.com

A.D.U.

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- △ DEVELOPMENT REVIEW 12/06/2022

SHEET (E) FLOOR PLAN

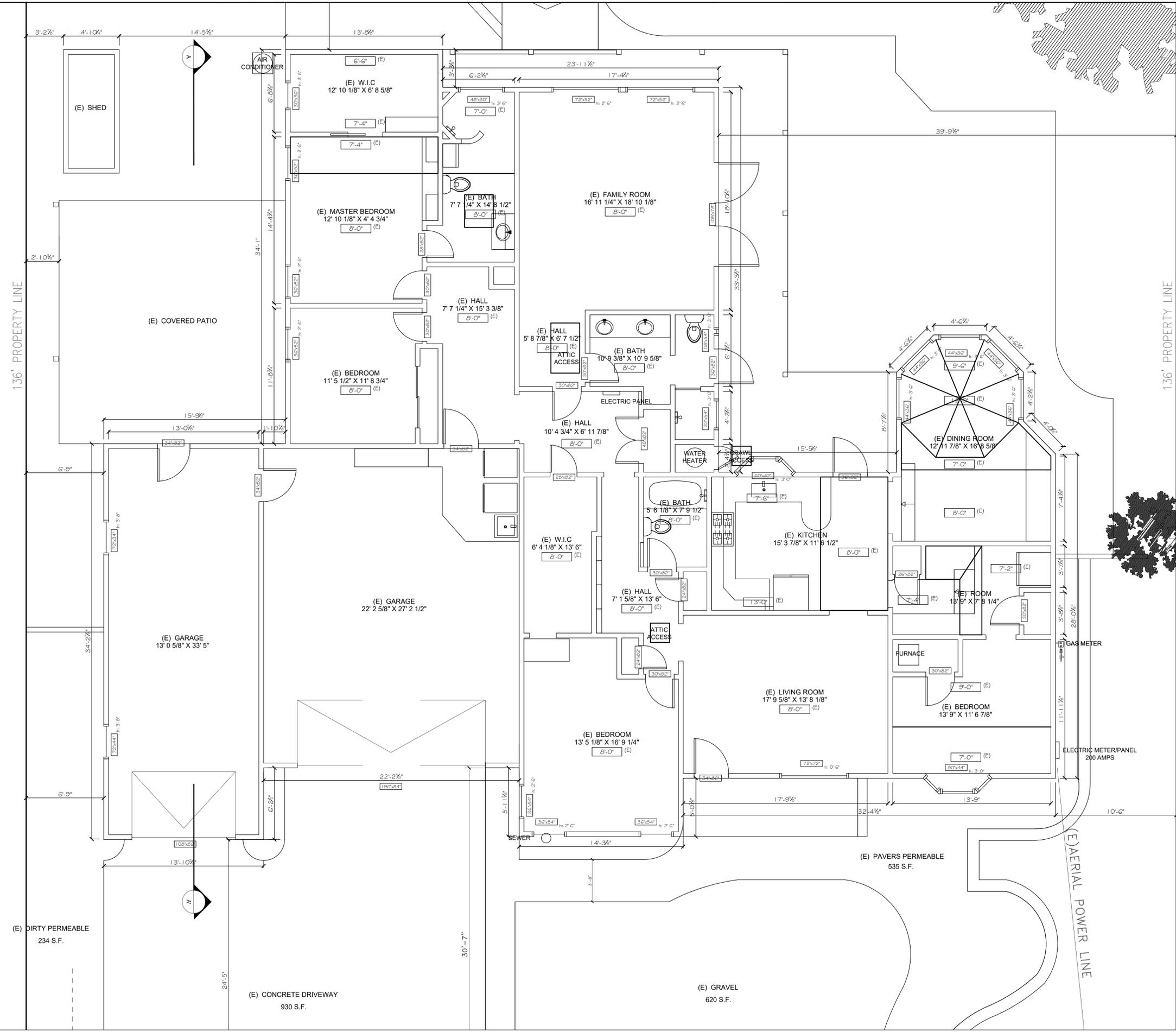
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DATE 05-25-2023

PRJ.No. —

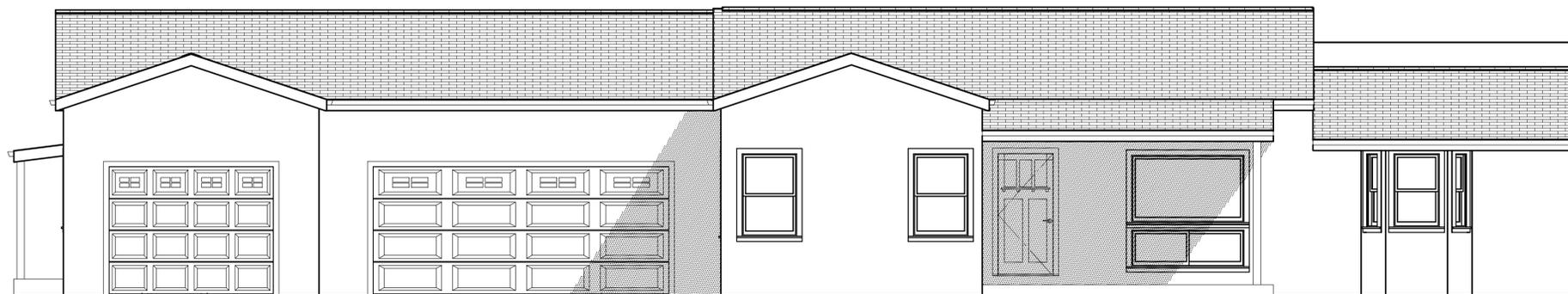
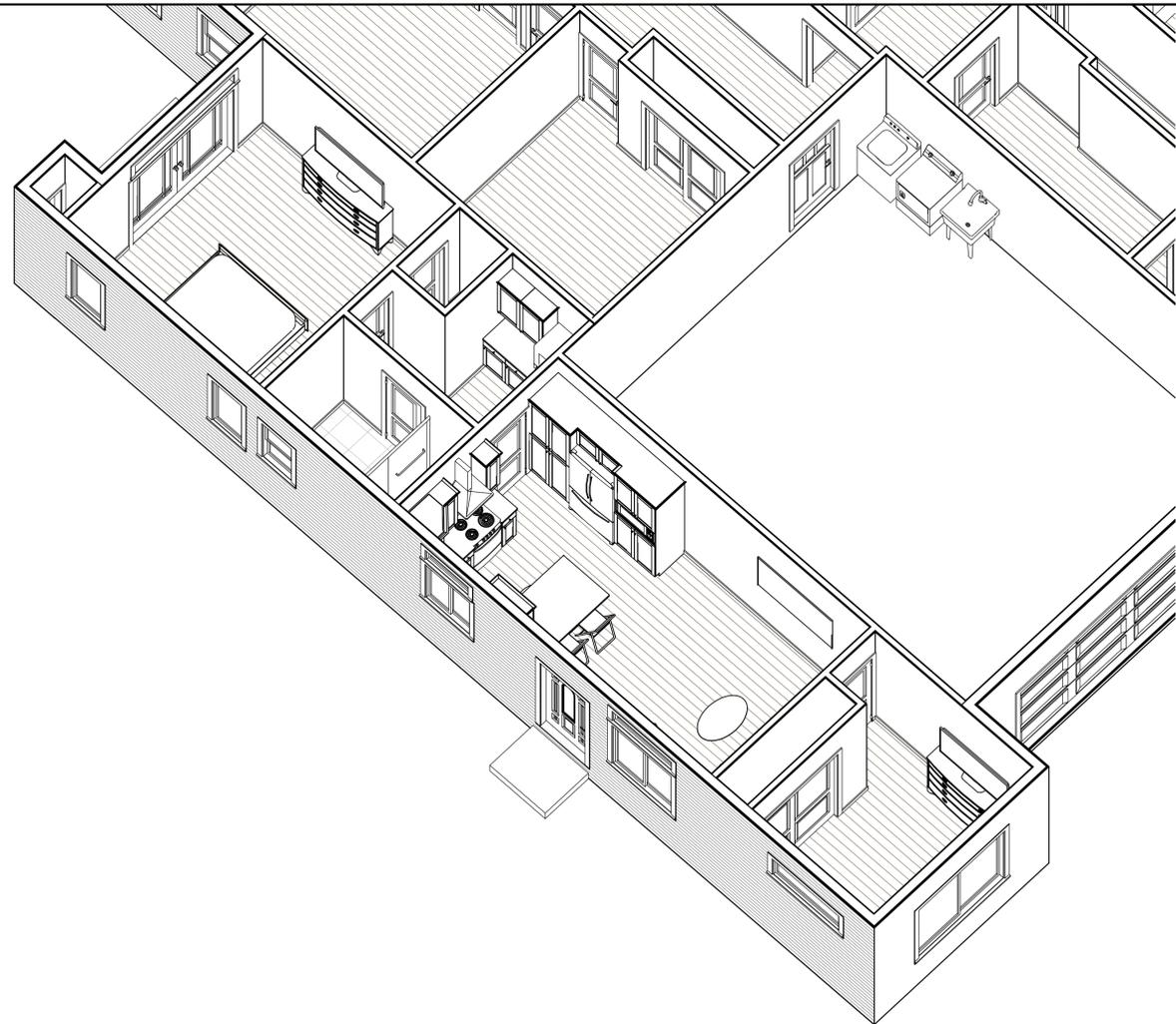
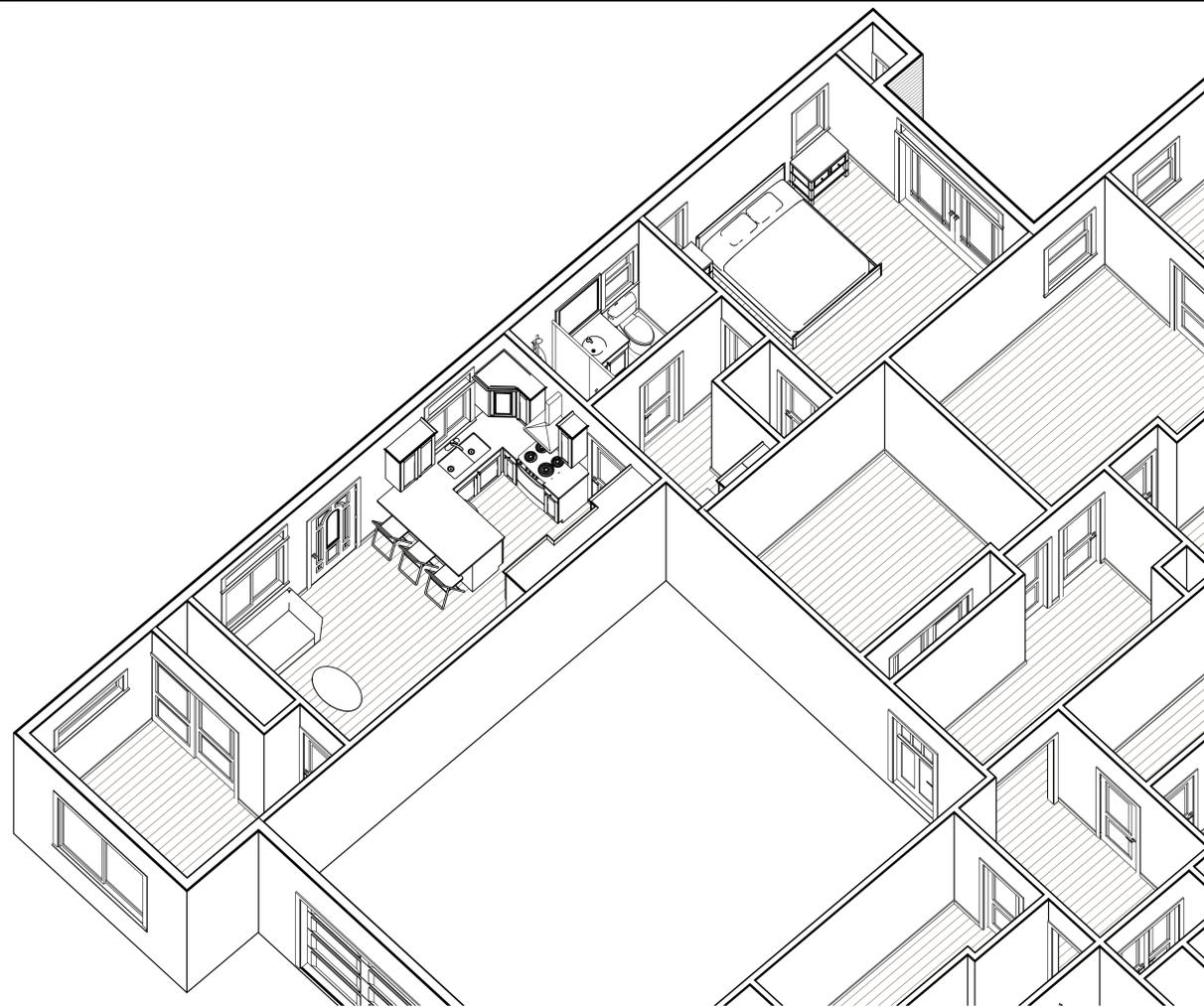
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PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

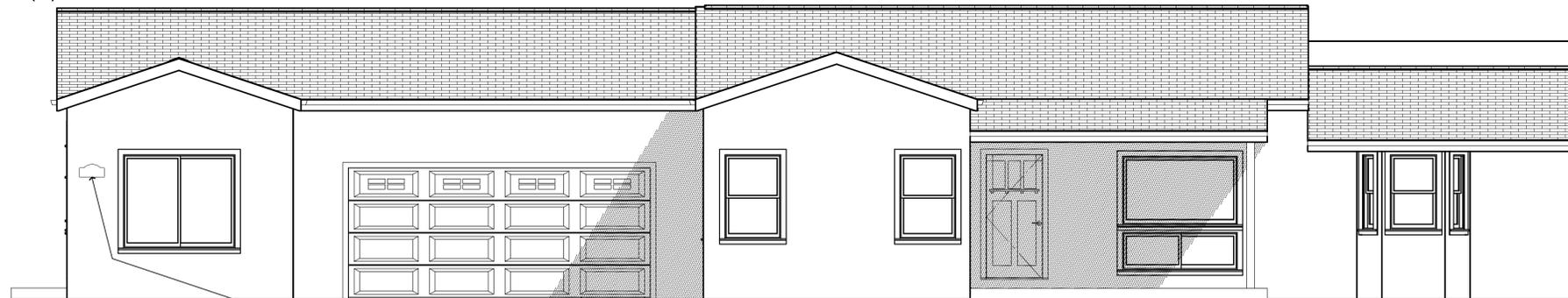


(E) FLOOR PLAN

1/4" 1



(E) FRONT ELEVATION



(N) FRONT ELEVATION

NOTE: ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. HEIGHT NO GREATER THAN 5 FEET, 6 INCHES (5' 6") ABOVE THE FINISHED FLOOR AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION. CRC R319.

(N) PERSPECTIVES

(E) & (N) ELEVATIONS

A

CONSTRUCTION
& DOCUMENTATION
SERVICES

Diego Valencia

Diego Valencia
DESIGNER
Call & Text
408.594.8452
valenciaconstruservices
@gmail.com

A.D.U.

1450 WALNUT DR.
CAMPBELL, CA 95008

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- △ DEVELOPMENT REVIEW 12/06/2022

SHEET (N) ROOF LINE

SCALE

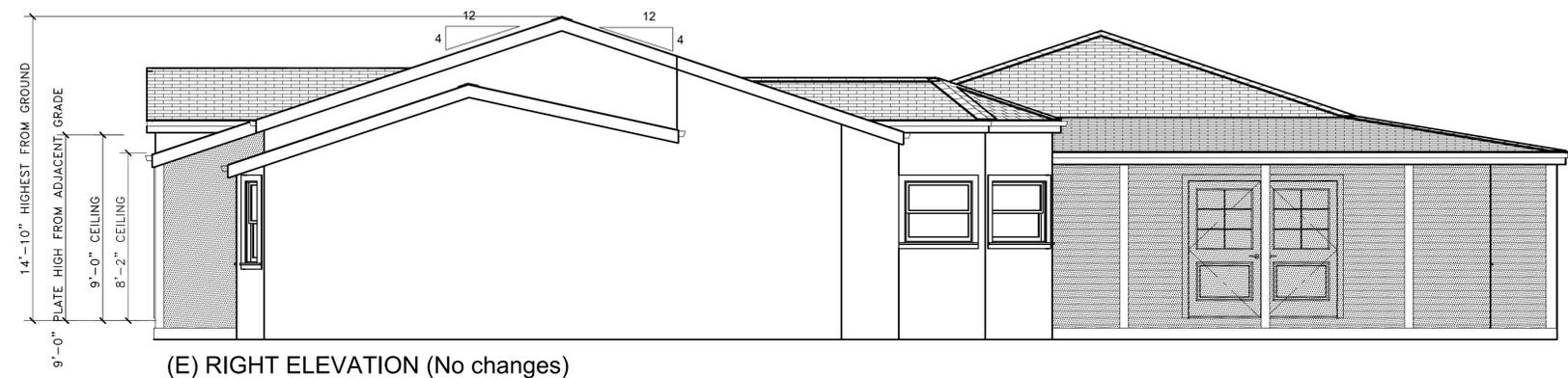
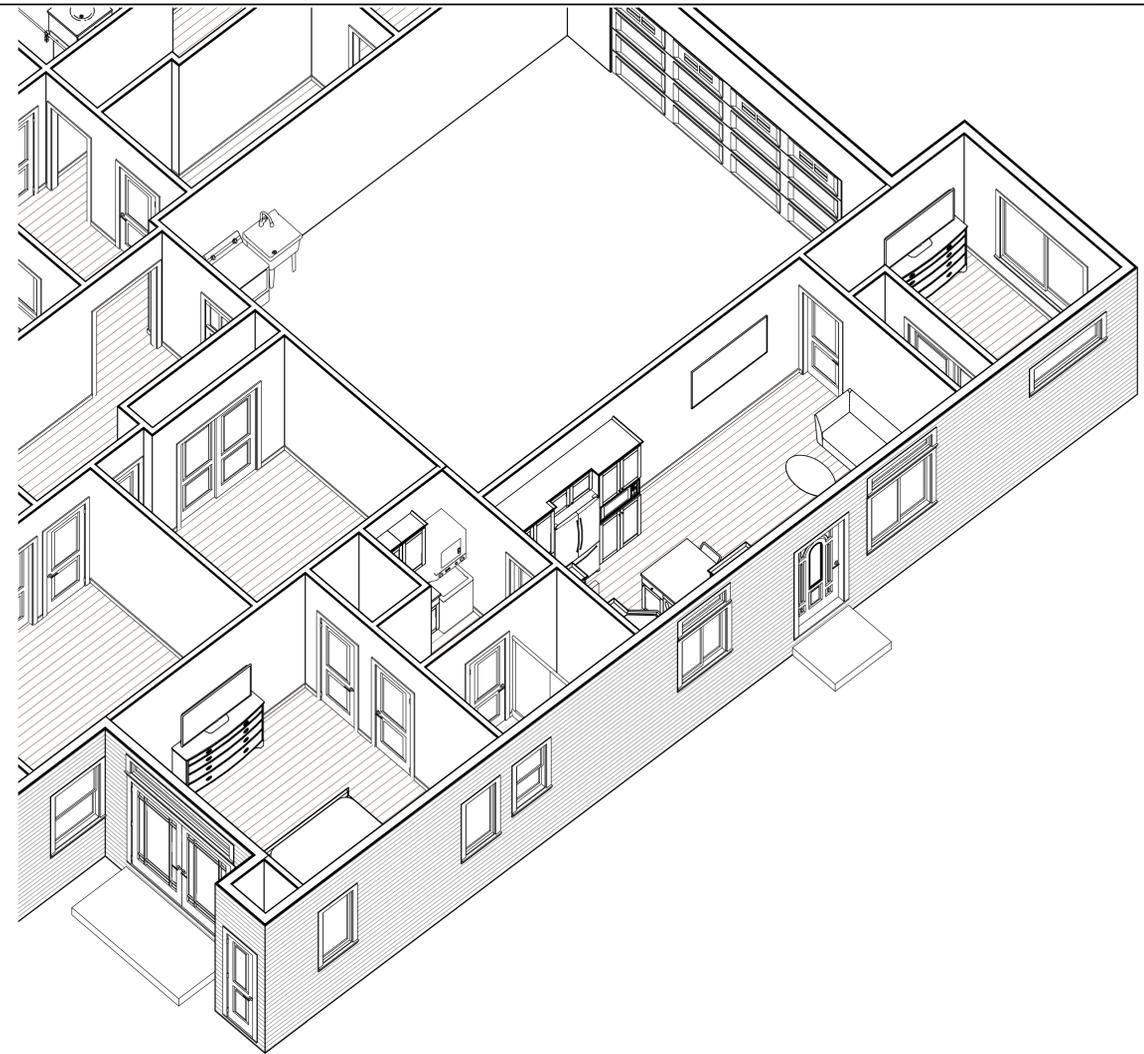
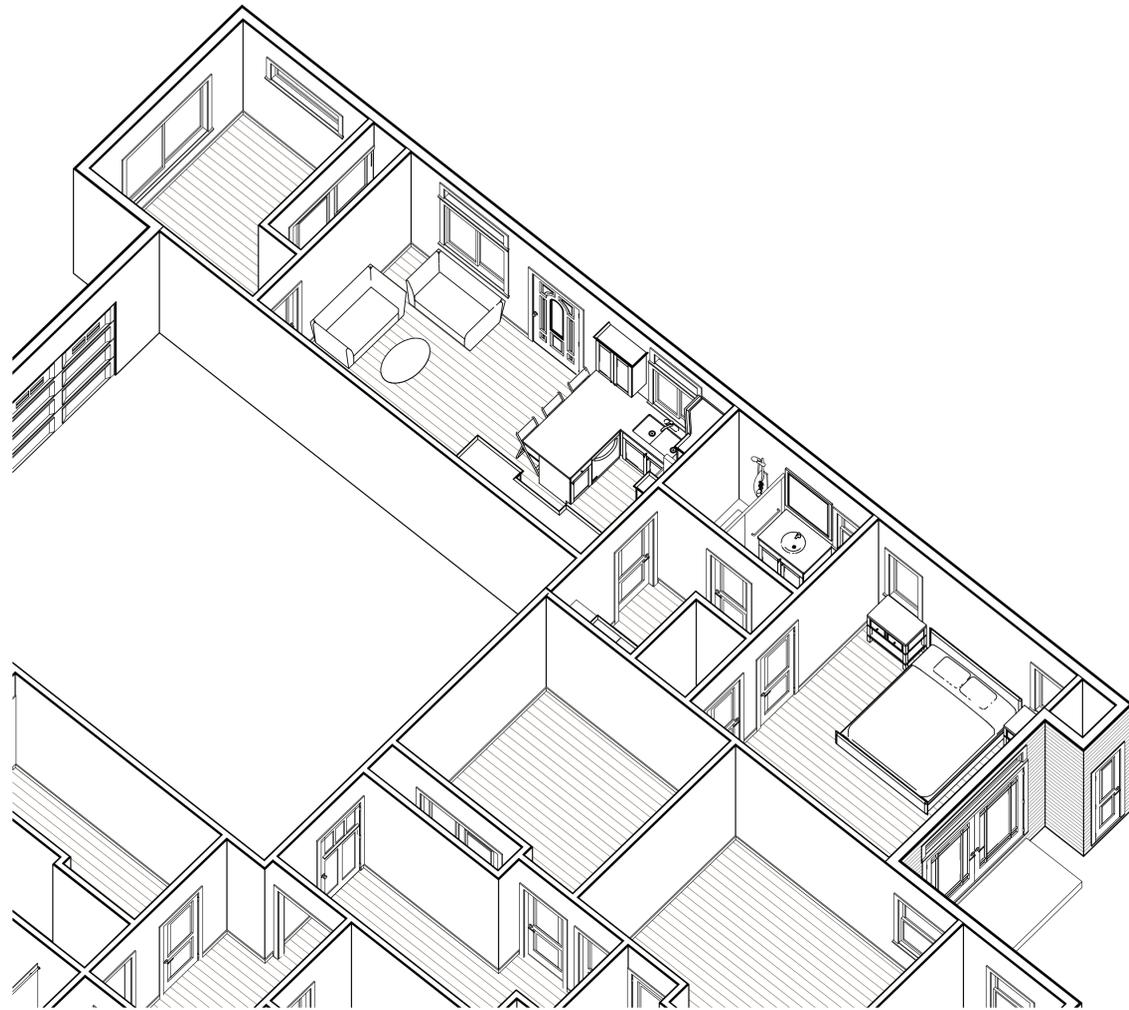
DATE 05-25-2023

PRJ.No. —

A_1.2

PLANS ARE NOT FOR CONSTRUCTION
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BUILDING DEPARTMENT.

1/4" 1



A

CONSTRUCTION
& DOCUMENTATION
SERVICES

Diego Valencia

Diego Valencia
DESIGNER
Call & Text
408.594.8452
valenciaconstruservices
@gmail.com

A.D.U.

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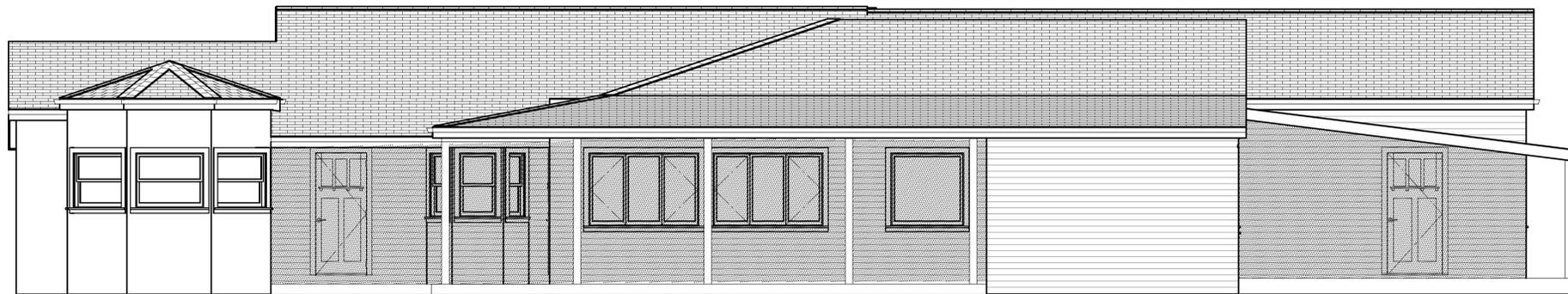
SHEET (E) & (N)
ELEVATIONS

SCALE

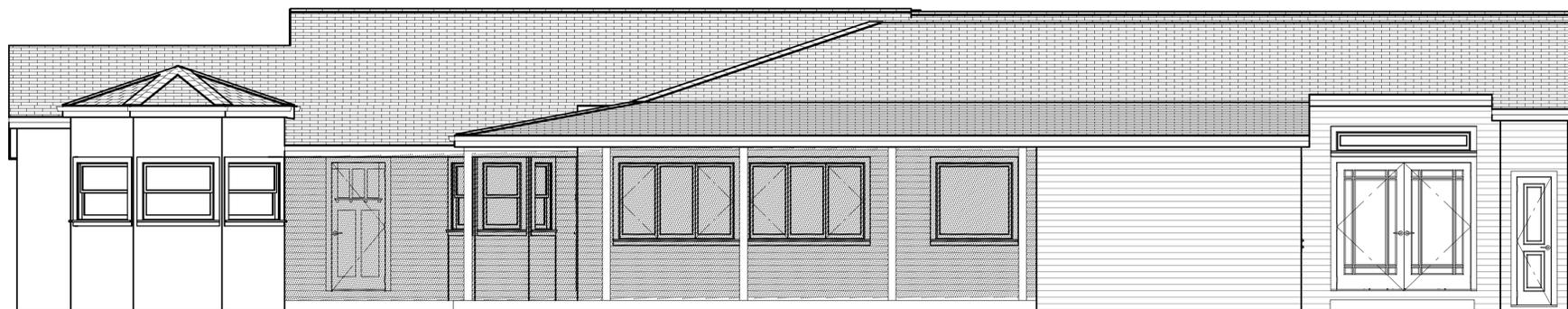
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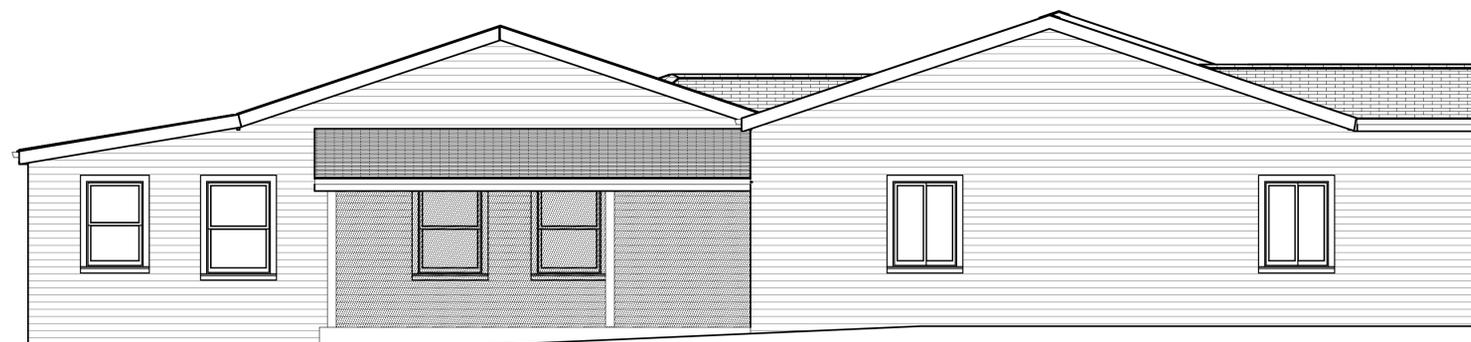
A_1.3



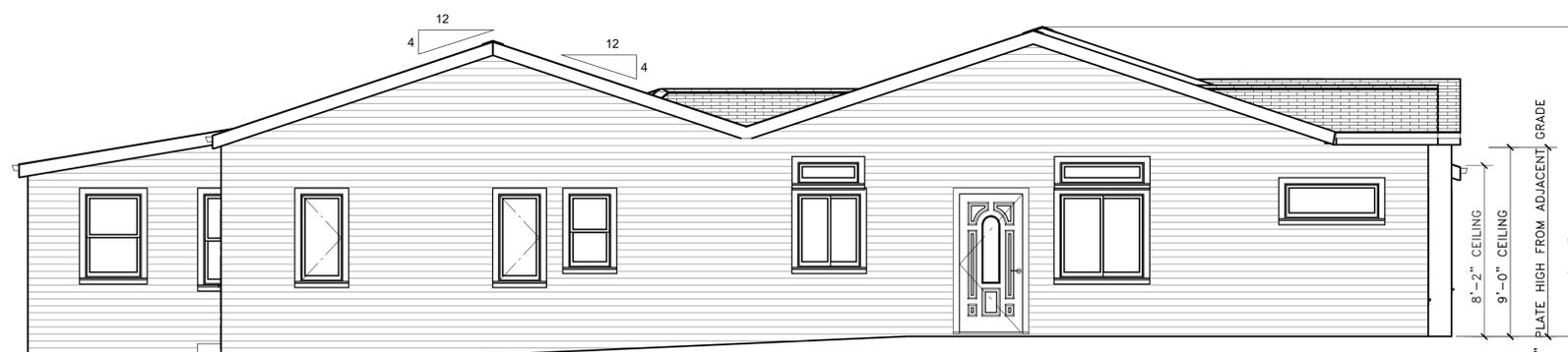
(E) BACK ELEVATION



(N) BACK ELEVATION



(E) LEFT ELEVATION



(N) LEFT ELEVATION

Diego Valencia

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@gmail.com

A.D.U.
1450 WALNUT DR.
CAMPBELL, CA 95008

REVISIONS:

△	DEVELOPMENT REVIEW	06/26/2022
△	DEVELOPMENT REVIEW	09/02/2022
△	DEVELOPMENT REVIEW	11/17/2022
△	DEVELOPMENT REVIEW	12/06/2022

SHEET (E) & (N)
ELEVATIONS

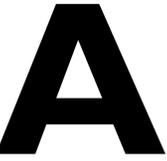
SCALE

DATE 05-25-2023

PRJ.No. _____

A_1.4

PLANS ARE NOT FOR CONSTRUCTION
UNLESS APPROVED AND STAMPED BY
BUILDING DEPARTMENT.



CONSTRUCTION & DOCUMENTATION SERVICES

Diego Valencia

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SHEET (N) ROOF LINE

SCALE

DATE

PRJ.No.

A_1.5

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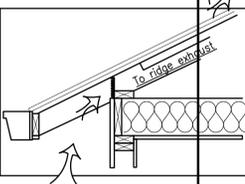
DOWNSPOUT TO ROUTE WATER 2% ROOF DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF SHALL BE DIRECTED TO AREA DRAINS. DOWNSPOUTS MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING; THEY CANNOT BE DIRECTLY CONNECTED TO THE STORM DRAIN SYSTEM. CUTTHROUGH DRAINS ARE NOT ALLOWED.

GRADE SHALL DRAIN AWAY FROM FOUNDATION WALLS A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%) OR 2 1/2 INCHES IN 10 (2%) FOR IMPERVIOUS SURFACES. AREA DRAINS OR SWALES SHALL BE DETAILED WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL DON'T ALLOW FOR THE REQUIRED GRADE DROP IN THE FIRST 10 FEET FROM NEW CONSTRUCTION.

ROOF VENTILATION

Ventilation requirements are one square foot of net free vent area per 150 square feet of attic area to be vented (1/150 rule).
 NEW ROOF AREA : 148 X 144/150 = 144 SQ. IN.
 An ideally balanced system (50% intake, 50% exhaust),
 * 72 sq. in. Exhaust NFVA (Near ridge of the roof)
 VentSure 4-Foot Strip Heat & Moisture Ridge Vent with Weather Protector Moisture Barrier 4 LINEAL FEET REQUIRED. ORDER QTY: 1 PIECES.

* 72 sq. in. Intake NFVA (On soffits / undereave)
 6"X16" VentSure Aluminum Undereave Intake Vent
 VentSure InFlow Intake Vent 2-5 PIECES REQUIRED.
 ORDER QTY: 5 4X16" PIECES



* 72 sq. in. Intake NFVA (On soffits / undereave)
 4"X16" VentSure Aluminum

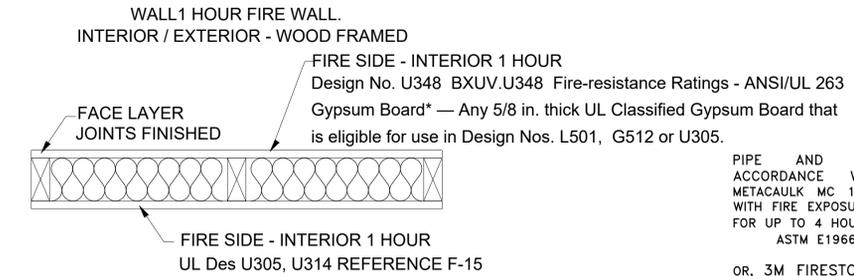
1/4" 1

KITCHEN REMODEL PERMIT REQUIREMENTS

FOLLOWING IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), AND 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS. CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION, INCLUDING REQUIREMENTS FOR NEW/ALTERED PLUMBING OR MECHANICAL (EXHAUST HOOD).

GENERAL ELECTRICAL REQUIREMENTS

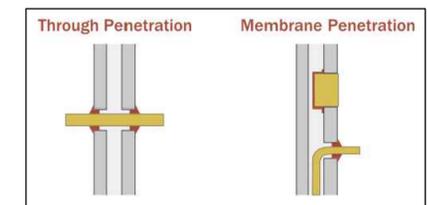
- RECEPTACLES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS: (CEC 210.8, 210.12, 210.23, 210.52, 406.12)
- GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
- ALL OUTLETS AND DEVICES (I.E. RECEPTACLES, LIGHTING, HOODS, ETC.) IN THE KITCHEN SHALL BE AFCI PROTECTED AND TAMPER-RESISTANT (TR).
- RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES.
- COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
- COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
- ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
- ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40- OR 50-AMP BRANCH CIRCUIT.
- KITCHEN RECEPTACLES SHALL BE SUPPLIED BY CIRCUITS MEETING ALL OF THE FOLLOWING REQUIREMENTS: (CEC 210.11, 210.52, 422.16)
- COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20-AMP BRANCH CIRCUITS.
- A DEDICATED CIRCUIT IS REQUIRED FOR CORD AND PLUG CONNECTED RANGE EXHAUST HOODS. SEPARATE CIRCUITS MAY BE REQUIRED FOR THE GARBAGE DISPOSAL, DISHWASHER, AND BUILT-IN MICROWAVE BASED ON THE MANUFACTURER'S REQUIREMENTS AND THE MOTOR RATING.
- ANY NEW RECEPTACLES ADDED IN THE DINING AREA, BREAKFAST ROOM, PANTRY, OR SIMILAR AREA SHALL BE SUPPLIED BY A 20-AMP CIRCUIT, THE COUNTERTOP CIRCUITS MAY BE USED TO SUPPLY THESE AREAS.
- THE EXISTING ELECTRICAL PANEL MAY NEED TO BE UPGRADED, OR A SUB-PANEL ADDED, IF THE REQUIREMENTS ABOVE CANNOT BE ACCOMMODATED.
- LIGHTING EFFICIENCY(CEES 150.0(K))
- ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED.
- UNDER CABINET LIGHTING SHALL BE ON A SEPARATE SWITCH FROM ANY OTHER LIGHTING.
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2019 (JA8-2019-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 JA8-2019-E EFFICIENCY LABEL.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS. CMC 504.5
- NEW HOOD FOR THE NEW COOKTOP HAVE A MINIMUM VENTILATION RATE OF 100 CFM.
- EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR COMBINATION SHALL BE MECHANICALLY VEFOR HUMIDITY CONTROL AND THE MINIMUM LOCAL EXHAUST RATES SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION.
- ALL PERMANENTLY INSTALLED HARD WIRED LIGHTING MUST BE HIGH EFFICACY LUMINARIES
- PROVIDE (1) 20 AMP CIRCUIT FOR BATHROOM OUTLETS AND (1) 30 AMP /220V OUTLET @ LAUNDRY ROOM/ IF DRYER IS ELECTRIC.
- ALL 125 VOLT, 15AMP AND 20 AMP OUTLETS SHALL BE LISTED TAMPER-RESINTANT RECEPTACLES / PER CEC 406.11
- A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. CEC 210.11(C)(2) & 210.52(F)
- VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 13 FILTERS OR BETTER. CEC 150.0(M)12C.



- 5/8" SHEETROCK® BRAND TYPE X EXTERIOR SHEATHING OR 5/8" FIBEROCK AQUA-TOUGH EXTERIOR SHEATHING OR SECUROCK GLASS-MAT SHEATHING
- 5/8" SHEETROCK FIRECODE CORE GYPSUM PANELS OR SHEETROCK MOLD TOUGH FIRECODE CORE GYPSUM PANELS, INTERIOR SIDE
- 2 X 4 WOOD STUDS 16" O.C.
- JOINTS EXPOSED OR FINISHED
- Optional insulation

PIPE AND CONDUIT PENETRATIONS IN ACCORDANCE WITH CRC R302.4.1.1: USE METACALK MC 150+ FIRESTOP SEALANT ACTIVATED WITH FIRE EXPOSURE. METACALK MC 150+ IS RATED FOR UP TO 4 HOURS AS PER ASTM E814 (UL1479) & ASTM E1966 (UL 2079) TEST STANDARDS.

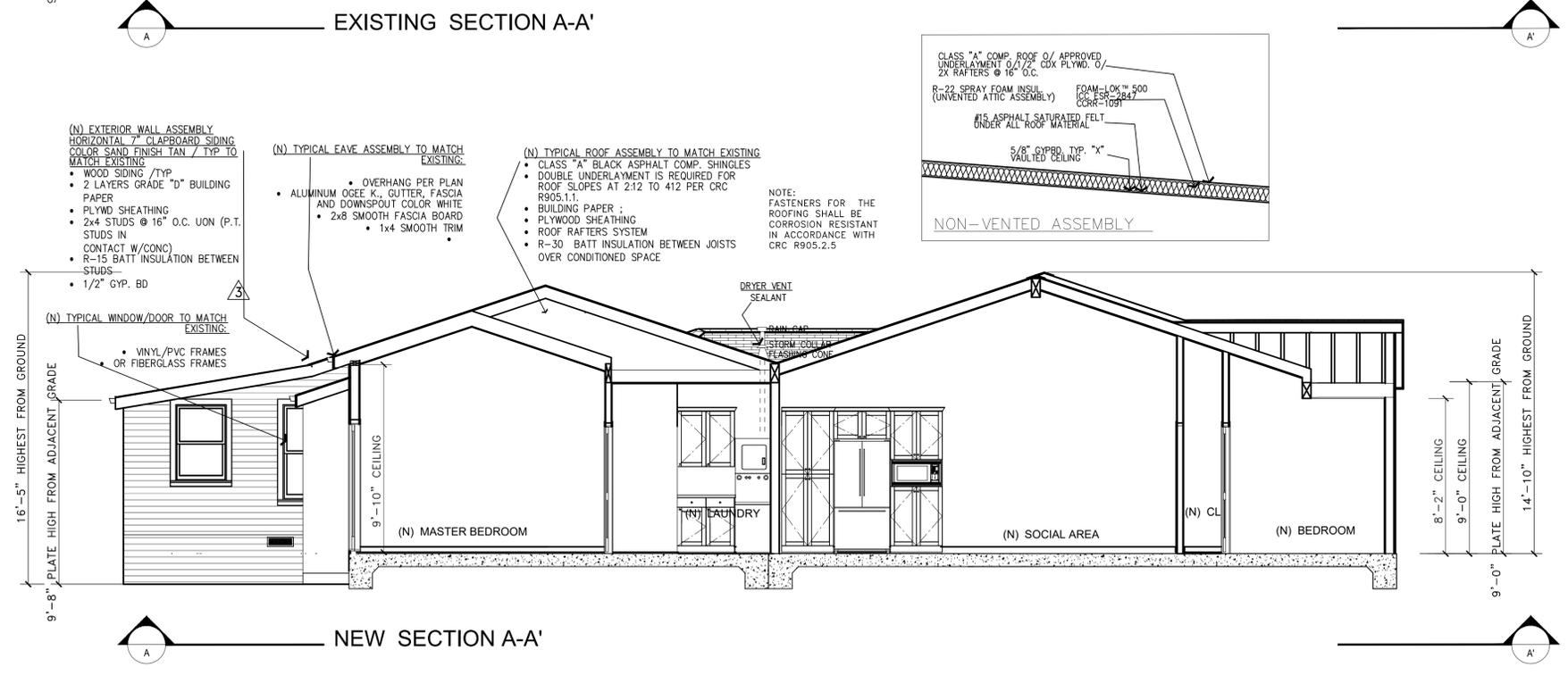
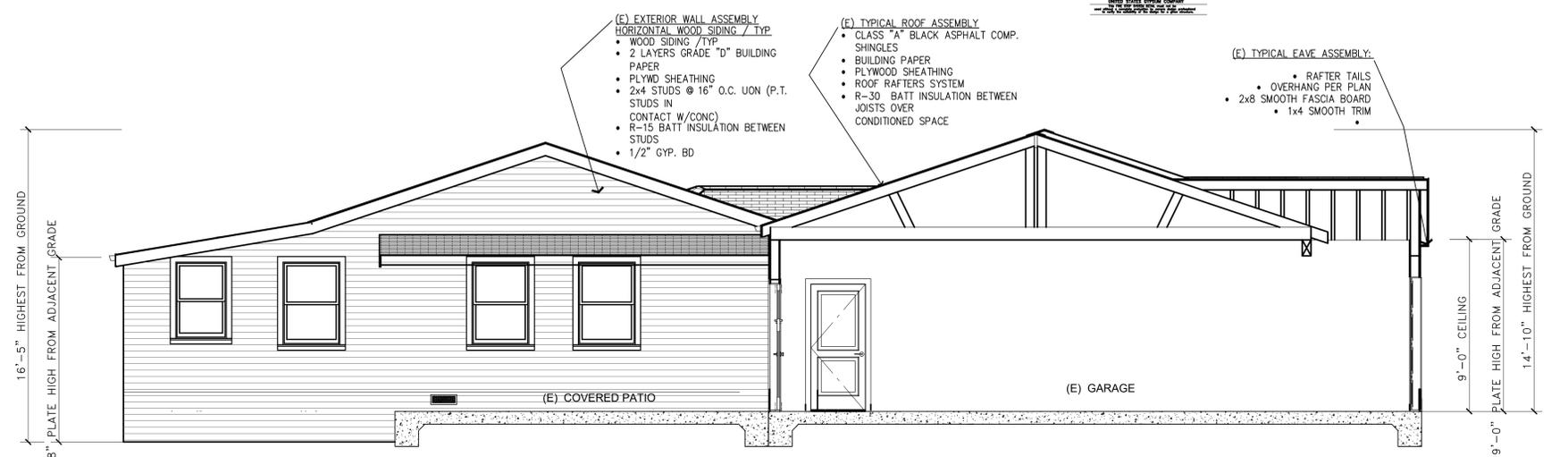
OR, 3M FIRESTOP TESTED AND RATED UP TO 2 HOURS IN ACCORDANCE WITH ASTM E814 (UL 1479) AND CAN/ULC-S115



PIPE AND CONDUIT PENETRATIONS IN ACCORDANCE WITH CRC R302.4.1.1: USE METACALK MC 150+ FIRESTOP SEALANT ACTIVATED WITH FIRE EXPOSURE, METACALK MC 150+ IS RATED FOR UP TO 4 HOURS AS PER ASTM E814 (UL1479) & ASTM E1966 (UL 2079) TEST STANDARDS.

OR, 3M FIRESTOP TESTED AND RATED UP TO 2 HOURS IN ACCORDANCE WITH ASTM E814 (UL 1479) AND CAN/ULC-S115

3M™ Fire Barrier Moldable Putty Pads MPP+ tested for through penetration and membrane applications for up to 4 hours in accordance with ASTM E 814 (UL 1479)



(E) EXTERIOR WALL ASSEMBLY HORIZONTAL WOOD SIDING / TYP.

- WOOD SIDING /TYP
- 2 LAYERS GRADE "D" BUILDING PAPER
- PLYWD SHEATHING
- 2x4 STUDS @ 16" O.C. UON (P.T. STUDS IN CONTACT W/CONC)
- R-15 BATT INSULATION BETWEEN STUDS
- 1/2" GYP. BD

(E) TYPICAL ROOF ASSEMBLY.

- CLASS "A" BLACK ASPHALT COMP. SHINGLES
- BUILDING PAPER
- PLYWOOD SHEATHING
- ROOF RAFTERS SYSTEM
- R-30 BATT INSULATION BETWEEN JOISTS OVER CONDITIONED SPACE

(E) TYPICAL EAVE ASSEMBLY.

- RAFTER TAILS
- OVERHANG PER PLAN
- 2x8 SMOOTH FASCIA BOARD
- 1x4 SMOOTH TRIM

(N) EXTERIOR WALL ASSEMBLY HORIZONTAL 7" CLAPBOARD SIDING COLOR SAND FINISH TAN / TYP TO MATCH EXISTING.

- WOOD SIDING /TYP
- 2 LAYERS GRADE "D" BUILDING PAPER
- PLYWD SHEATHING
- 2x4 STUDS @ 16" O.C. UON (P.T. STUDS IN CONTACT W/CONC)
- R-15 BATT INSULATION BETWEEN STUDS
- 1/2" GYP. BD

(N) TYPICAL EAVE ASSEMBLY TO MATCH EXISTING.

- OVERHANG PER PLAN AND DOWNSPOUT COLOR WHITE
- 2x8 SMOOTH FASCIA BOARD
- 1x4 SMOOTH TRIM

(N) TYPICAL ROOF ASSEMBLY TO MATCH EXISTING.

- CLASS "A" BLACK ASPHALT COMP. SHINGLES
- DOUBLE UNDERLAYMENT IS REQUIRED FOR ROOF SLOPES AT 2:12 TO 4:12 PER CRC R905.1.1.
- BUILDING PAPER
- PLYWOOD SHEATHING
- ROOF RAFTERS SYSTEM
- R-30 BATT INSULATION BETWEEN JOISTS OVER CONDITIONED SPACE

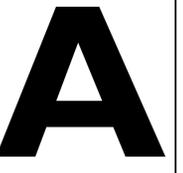
(N) TYPICAL WINDOW/DOOR TO MATCH EXISTING.

- VINYL/PVC FRAMES OR FIBERGLASS FRAMES

NON-VENTED ASSEMBLY

- CLASS "A" COMP. ROOF O/ APPROVED UNDERLAYMENT 0.7/2" CDX PLYWD. O/ 2x4 RAFTERS @ 16" O.C.
- R-22 SPRAY FOAM INSUL (UNVENTED ATTIC ASSEMBLY)
- FOAM-LOK™ 500 (CC-ESR-2847) (2" X 4" X 10')
- 1/2" ASPHALT SATURATED FELT UNDER ALL ROOF MATERIAL
- 5/8" GYPBD. TYP. "X" VAULTED CEILING

NOTE: FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5



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SHEET (E) & (N) SECTION
SCALE
DATE 05-25-2023
PRJ.No. —

A_1.6

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BATHROOM REMODEL PERMIT REQUIREMENTS

FOLLOWING IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), AND 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS. CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION, INCLUDING REQUIREMENTS FOR NEW/ALTERED PLUMBING OR MECHANICAL (EXHAUST HOOD).

- 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 BATHROOM REMODEL SHALL BE EITHER GLASS MAT/FIBER-REINFORCED GYPSUM BACKING PANELS (I.E. DENS-SHIELD, 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, OVERLAYS 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 1/4" PER FOOT TO WEEP HOLES. (CPC 408.7)
- A CURB IS REQUIRED 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 1/4" AND 1/2" PER FOOT TOWARDS TO THE DRAIN. (CPC 408.5)

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)

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.

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.
- AT LEAST ONE LIGHT FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHT FIXTURES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2019 (JA8-2019-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 JA8-2019-E EFFICIENCY LABEL. (CEES 150.0(K))

PLUMBING –KITCHEN OR BATHROOM REMODEL PERMIT REQUIREMENTS

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WATER EFFICIENT PLUMBING FIXTURES (CALGREEN 301.1.1)

ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE SHALL BE UPGRADED WHENEVER A BUILDING PERMIT IS ISSUED FOR AN ADDITION, ALTERATION, OR IMPROVEMENT. THE FOLLOWING TABLE SHOWS THE FIXTURES THAT ARE CONSIDERED TO BE NON-COMPLIANT AND THE TYPE OF WATER-CONSERVING PLUMBING FIXTURE THAT SHALL BE INSTALLED IN PLACE OF NON-COMPLIANT FIXTURES:

FIXTURE (MAXIMUM FLOW-RATES)

- WATER CLOSET (TOILET) GREATER THAN 1.6 GALLONS/FLUSH 1.28 GALLONS/FLUSH
- SHOWERHEAD GREATER THAN 2.5 GALLONS/MINUTE 1.8 GALLONS/MINUTE AT 80PSI MULTIPLE SHOWERHEADS SERVING ONE SHOWER – COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE – 1.8 GPM AT 80 PSI. CGBSC SECTION 4.303.1.3.2
- FAUCET –BATHROOM GREATER THAN 2.2 GALLONS/MINUTE 1.2 GALLONS/MINUTE AT 60 PSI
- FAUCET – KITCHEN GREATER THAN 2.2 GALLONS/MINUTE 1.8 GALLONS/MINUTE AT 60 PSI (AVERAGE)
- * RESIDENTIAL BUILDING CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT.
- 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.
- 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.

- ANY NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS MUST BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR. CEC 150.0(K)1E
- ANY LIGHT SOURCES INTEGRAL TO DRAWERS, CABINETS, AND LINEN CLOSETS MUST BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR. CEC 150.0(K)1
- COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

LEGEND

- ⊕ DUPLX CONVENIENCE RECEPTACLE GFCI, 120 V, +15" TO BOTTOM OF OUTLET TYP U.O.N.
- ⊕ DUPLX CONVENIENCE RECEPTACLE GFCI, 120 V, +8" ABOVE COUNTER, U.O.N.
- ⊕ OUTLET ABOVE FOR GARAGE DOOR OPENER
- ⊕ DATA / T.V. OUTLET +12" TYP. U.O.N.
- ⊕ 220V VOLT OUTLET
- ⊕ DUPLX CONVENIENCE RECEPTACLE 120 V, +15" TO BOTTOM OF OUTLET TYP U.O.N. ALL RECEPTACLES MUST BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI)
- ⊕ ELECTRICAL SUB PANEL
- ⊕ PUSH BUTTON FOR GARAGE DOOR OPENER
- ⊕ PUSH BUTTON FOR DOOR BELL
- ⊕ ILLUMINATED ADDRESS SIGN
- ⊕ SUPPLY DUCT
- ⊕ SINGLE POLE SWITCH +44" TYP. U.O.N.
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ CEILING SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊕ LIGHT EXHAUST FAN UNIT, WITH HUMIDISTAT CONTROL FOR FAN, EACH FUNCTION SWITCHED SEPARATELY
- ⊕ RECESSED 4" LED CEILING LIGHT FIXTURE
- ⊕ RECESSED LIGHTING AS AT AND IC RATED, RATED LISTED SAs-2019-E LUMINARIES. RECESSED LIGHTS THAT AREN'T IN HALLWAYS AND AREN'T IN CLOSETS <70 S.F. TO BE ON DIMMERS
- ⊕ VAC VACANCY SENSOR SWITCH
- ⊕ SWITCH WITH DIMMER
- ⊕ 3 WAY SWITCH
- ⊕ WALL MOUNTED FLOOR LIGHT FIXTURE
- ⊕ UNDER CABINET LIGHT FIXTURE
- ⊕ EXTERIOR WEATHER PROOF WALL LIGHT FIXTURE
- ⊕ EXTERIOR WEATHER PROOF FLOOR LIGHT FIXTURE
- ⊕ GAS
- ⊕ SMOKE DETECTOR W/ 110V POWER SOURCE (W/BATTERY BACKUP) INTERCONNECTED
- ⊕ CARBON MONOXIDE DETECTOR W/ 110V POWER SOURCE (W/BATTERY BACKUP) AS PER 2019 C.R.C. INTERCONNECTED
- ⊕ COMBO SMOKE/CARBON MONOXIDE DETECTOR W/ 110V POWER SOURCE (W/BATTERY BACKUP) AS PER 2019 C.R.C. INTERCONNECTED

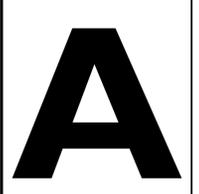
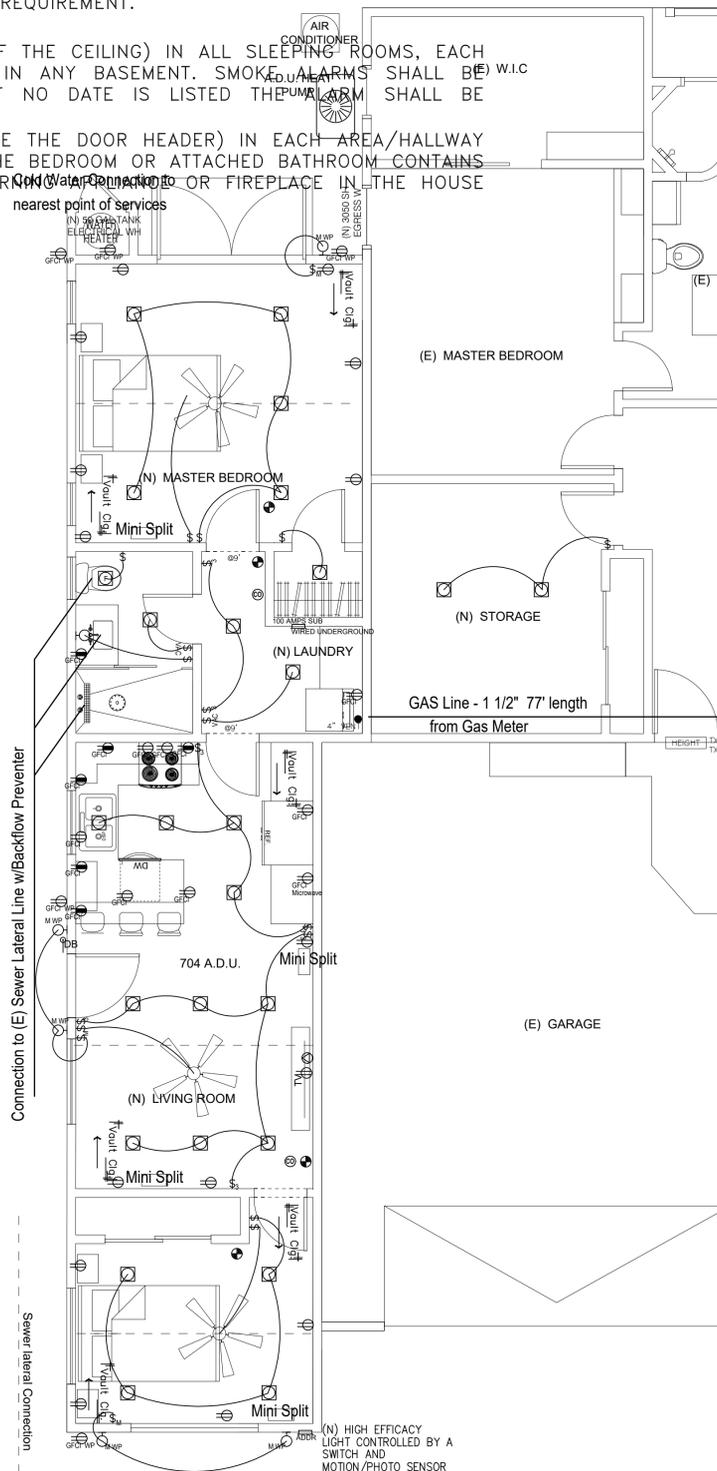
* CARBON MONOXIDE ALARMS ARE IN THE FOLLOWING LOCATIONS (BOTH IN THE SCOPE OF WORK AND OUTSIDE OF IT): CRC 1519.9 A. IN THE IMMEDIATE VICINITY OF BEDROOMS; B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS; C. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED IN THIS BEDROOM.

* TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN THAT ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOODS, DISPOSALS, DISHWASHERS, OR MICROWAVES. THEY MAY ONLY SERVE THE REQUIRED COUNTERTOP/WALL OUTLETS AND THE REFRIGERATOR. CEC 210.11(C)(1) AND 210.52(B)(1) *

* A DEDICATED 20-AMP BRANCH CIRCUIT FOR THE LAUNDRY RECEPTACLE OUTLETS. CEC 210.11(C)(2) AND 210.52(F).

* ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.12.

* THE CALIFORNIA ENERGY CODE REQUIRES REPLACEMENT WINDOW TO MEET A MAXIMUM U-FACTOR OF 0.40 AND A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.35 FOR UP TO 75 S.F. OF REPLACEMENT FENESTRATION. FOR REPLACEMENT FENESTRATION IN EXCESS OF 75 S.F. THE MAXIMUM U-FACTOR SHALL BE 0.30 AND THE MAXIMUM SHGC SHALL BE 0.23 PER CENC TABLE 150.1-A. NEW OR RELOCATED WINDOWS MUST MEET EITHER THE PRESCRIPTIVE APPROACH OR THE PERFORMANCE APPROACH OF THE T-24 ENERGY REGULATIONS.



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REVISIONS:

△ DEVELOPMENT REVIEW	06/26/2022
△ DEVELOPMENT REVIEW	09/02/2022
△ DEVELOPMENT REVIEW	11/17/2022
△ DEVELOPMENT REVIEW	12/06/2022

SHEET (N) ELECTRICAL PLAN
SCALE
DATE 05-25-2023
PRJ.No. _____

A_2.0

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.