



CITY OF CAMPBELL
Community Development Department

June 21, 2016

NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site & Architectural Review Permit for the following project proposal:

File No.:	PLN2016-207
Applicant:	Brian Herman
Project Address:	505 Sobrato Dr.
Property Owner:	Mak and Therese Polentz
Zoning District:	R-1-6 (Single-Family Residential)
General Plan:	Low Density Residential
Project Description:	A 144 square-foot single-story addition to the rear of a single-family residence.

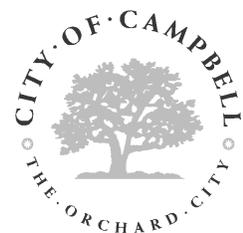
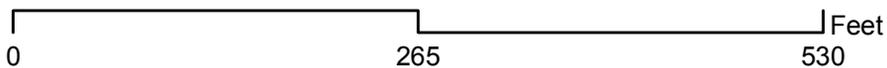
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on June 21, 2016 and ends on July 1, 2016. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 1, 2016**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Associate Planner, in the Community Development Department, at (408) 866-2193 or by email danielf@cityofcampbell.com.

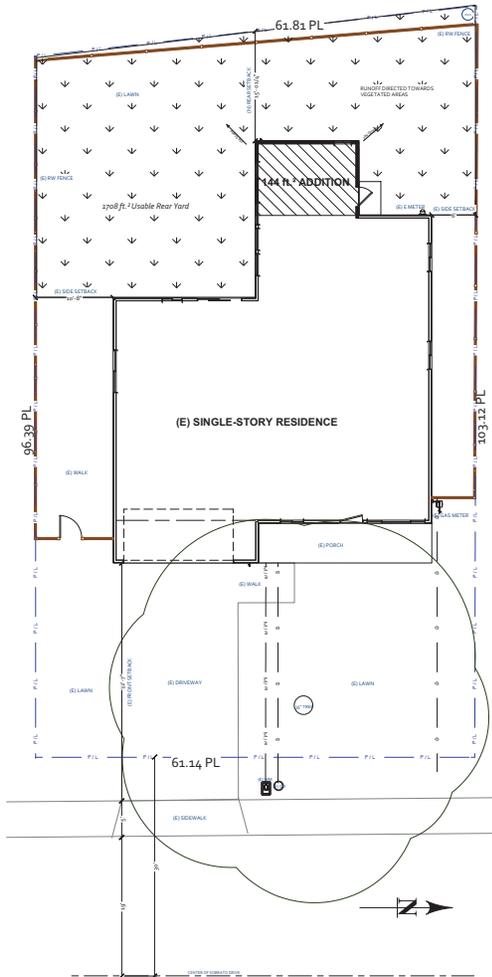
Project Location Map



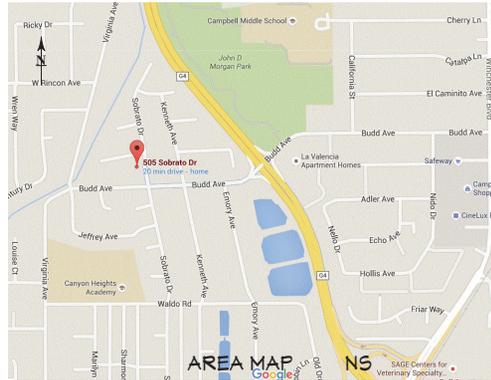
Project Location: 505 Sobrato Dr.
Application Type: Admin Site and Arch. Permit
Planning File No.: PLN2016-207



Community Development Department
Planning Division



SITE PLAN 1/8" = 1'



CALGREEN NOTES

- 1) 5.20 1.1 SCOPE - BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
- 2) 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION - A PLAN IS DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.
- 3) 4.106.3 GRADING AND PAVING - SURFACE WATER SHALL BE MANAGED TO DRAIN AWAY FROM BUILDINGS.
- 4) 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS - PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS FAUCETS SHALL BE INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4303.1.1 THROUGH 4303.1.4.4.
- 5) WATER CLOSETS - THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GPF. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- 6) URINALS - THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GPF.
- 7) SINGLE SHOWERHEADS - SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.0 GPM AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
- 8) MULTIPLE SHOWERHEADS SERVING ONE SHOWER - WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY SINGLE VALVE SHALL NOT EXCEED 2.0 GPM AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
- 9) RESIDENTIAL LAVATORY FAUCETS - THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GPM AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.5 GPM AT 20 PSI.
- 10) LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS - THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GPM AT 60 PSI.
- 11) METERING FAUCETS - METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.
- 12) KITCHEN FAUCETS - THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI.
- 13) 4.304.1 IRRIGATION CONTROLLERS - AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
- 14) 4.406.1 RODENT PROOFING - ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLE, CONDUITS OR OTHER OPENINGS IN SOLEBOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- 15) 4.408.1 CONSTRUCTION WASTE MANAGEMENT - RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING: 1) COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE; OR 2) A CONSTRUCTION WASTE MANAGEMENT PLAN, PER SECTION 4.408.2; OR 3) A WASTE MANAGEMENT COMPANY, PER SECTION 4.408.3; OR 4) THE WASTE STREAM REDUCTION ALTERNATIVE, PER SECTION 4.408.4.
- 16) 4.410.1 OPERATION AND MAINTENANCE MANUAL - AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
- 17) 4.503.1 FIREPLACE - ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- 18) 4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- 19) 4.504.1 ADHESIVES, SEALANTS AND CAULKS - ADHESIVE, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
- 20) 4.504.2.2 PAINTS AND COATINGS - PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- 21) 4.504.2.4 VERIFICATION - DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
- 22) 4.504.3 CARPET SYSTEMS - ALL CARPET SHALL MEET THE TESTING AND PROJECT REQUIREMENTS PER SECTION 4.504.3. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTES GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.
- 23) 4.504.4 RESILIENT FLOORING SYSTEMS - AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE REQUIREMENTS PER SECTION 4.504.4.
- 24) 4.504.5 COMPOSITE WOOD PRODUCTS - HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD (MDF) USED ON INTERIOR OR EXTERIOR OF THE BUILDING SHALL COMPLY WITH FORMALDEHYDE EMISSION LIMITS PER TABLE 4.504.5.
- 25) 4.505.2 CONCRETE SLAB FOUNDATIONS - VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
- 27) 4.503.3 MOISTURE CONTENT OF BUILDING MATERIALS - MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% BEFORE ENCLOSURE. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE.
- 28) 4.506 INDOOR AIR-QUALITY AND EXHAUST. BATHROOM EXHAUST FAN SHALL BE ENERGY STAR DUCTED TO OUTSIDE. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT BETWEEN A RELATIVE HUMIDITY RANGE OF 50%-80%.
- 29) 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN - DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS: 1) ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 3 MANUAL D-2009 OR EQUIVALENT; 2) SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 3 MANUAL D-2009 OR EQUIVALENT; 3) SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2004 OR EQUIVALENT.
- 30) 702.1 INSTALLER TRAINING - HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATIONS OF HVAC SYSTEMS.
- 31) 702.2 SPECIAL INSPECTION - SPECIAL INSPECTIONS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
- 32) 703.1 DOCUMENTATION - VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

SCOPE OF WORK

ALTERATIONS
144 ft. ² REAR MASTER BEDROOM
SUITE ADDITION

NOT CHANGING
UTILITIES
SEWER CONNECTION
TREES
GRADING

VENTILATION REQUIREMENTS

ADDITION ATTIC: 144 ft. ² + 150 ft. ² = 96 FT. ² X 144 in. ² = 139.2 in. ² REQUIRED VENTILATION
50% OF REQUIRED VENTILATION AREA TO BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE AT LEAST 3 FEET ABOVE EYES OR CORNICE VENTS; 50% = 69.2 in. ².

ABOVE THE EYES: UTILIZE A MINIMUM OF ONE 7x10 GABLE VENT OR EQUIVALENT = 50 in. ². THIS EXCEEDS THE 69.2 in. ² REQUIREMENT.

IN THE EYES: UTILIZE A TOTAL OF ONE - 10 VENT BLOCK WITH 3-2 1/2" SCREEN HOLES IS 147.2 in. ² WHICH EXCEEDS THE 69.2 in. ² REQUIREMENT.

ADDITION FOUNDATION: 144 ft. ² + 150 ft. ² = 96 FT. ² X 144 in. ² = 139.2 in. ² REQUIRED VENTILATION

10 VENT BLOCK WITH 3-2 1/2" SCREEN HOLES = 147.2 in. ². UTILIZE ONE THE 10 VENT BLOCK = 147.2 in. ² WHICH EXCEEDS THE 139.2 in. ² SUBFLOOR VENTILATION REQUIREMENT.

(E) FOUNDATION SCREEN VENTS AT ADDITION ATTACHMENT ARE TO BE OPENED TO COMMUNICATE WITH SUBFLOOR AREA UNDER THE ADDITION. AIR WILL CIRCULATE THROUGHOUT THE ADDITION & THE EXISTING GRADSPANAGE.

CONTRACTOR TO MAKE SURE THAT NO VENTS ARE LOCATED IN SHEER WALL.

APPLICABLE CODES:
2013 CBC, 2013 CPC, 2013 CM, 2013 CEC, 2013 CRC,
2013 Green Building Standards Code, 2013 Energy Code,
and County of Santa Clara applicable codes

ZONING DATA

ZONING: R-1-6
MAX FLOOR AREA: 45%
MAX LOT COV: 40%
CONSTRUCTION TYPE: VB
LOT SIZE: 6622 ft. ²
APN: 404-24-032

(E) LIVING AREA - 1008 ft. ²
(E) FAMILY ROOM - 270 ft. ²
(E) GARAGE - 440 ft. ²
(E) PORCH - 130 ft. ²
(E) TOTAL FLR AREA - 1718 ft. ²
(E) FAR - 26.0 %
(E) TOTAL LOT COV - 1848 ft. ²
(E) LOT COV - 28 %

ADDITION: 144 sq. ft.

(N) LIVING AREA - 1152 ft. ²
(E) FAMILY ROOM - 270 ft. ²
(ENCLOSED PATIO)
(E) GARAGE - 440 ft. ²
(E) PORCH - 130 ft. ²
(N) TOTAL FLR AREA - 1862 ft. ²
(N) FAR - 28 %
(N) TOTAL LOT COV - 1992 ft. ²
(N) LOT COV: 30 %

10 FOOT REAR YARD SETBACK CALCULATIONS:

20 x 61.81 Yard width = 1,236 sq. ft. Min Requirement
Actual Usable Rear Yard = 1708 ft. ²

PLAN INDEX

- ARCHITECTURAL**
- Pg A1 - SITE PLAN
 - AREA MAP
 - SCOPE OF WORK
 - ZONING DATA
 - VENTILATION REQUIREMENTS
 - CALGREEN NOTES
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 - PROPOSED FLOOR PLAN
 - Pg A3 - EXTERIOR ELEVATIONS
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 - Pg A4 - ELECTRICAL PLAN
 - ROOF PLAN
 - Pg A5 - GENERAL NOTES
 - T24.1 - TITLE 24
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- STRUCTURAL ENGINEERING**
- S1 - GENERAL NOTES
 - S1 - FOUNDATION & 1ST FLOOR PLAN
 - S2 - ROOF FRAMING PLAN
 - S2 - DETAILS

DACK DEVELOPMENT & ENGINEERING
38870 ALTURA STREET
FREMONT, CA 94536
510-793-1130

DESIGNER:
GRIDLEY COMPANY
122 Orchard City Dr.,
Campbell, CA 95008
408-374-0900

AREA MAP, SITE PLAN, SCOPE OF WORK, ZONING DATA, VENTILATION REQUIREMENTS, CALGREEN NOTES, PLAN INDEX

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SCALE:

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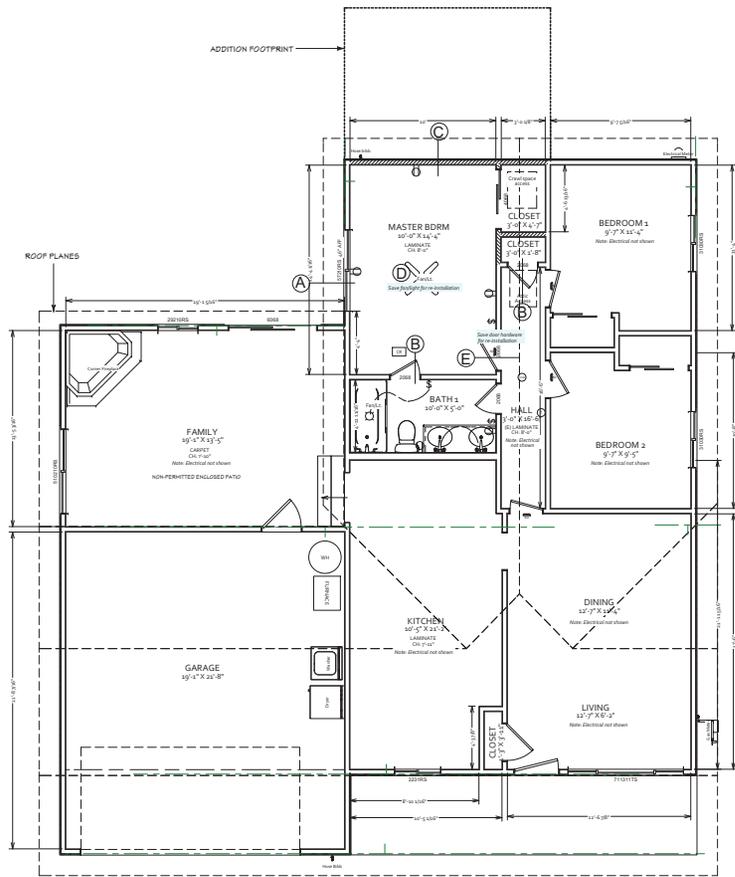
A1

REVISION:
6-15-16

APN: 404-24-032
505 SOBRATO DRIVE, CAMPBELL, CA 95008

JOB ADDRESS:

MATT & THERESE POLENTZ



DEMOLITION LEGEND

REMOVE WALL = [Hatched Line]

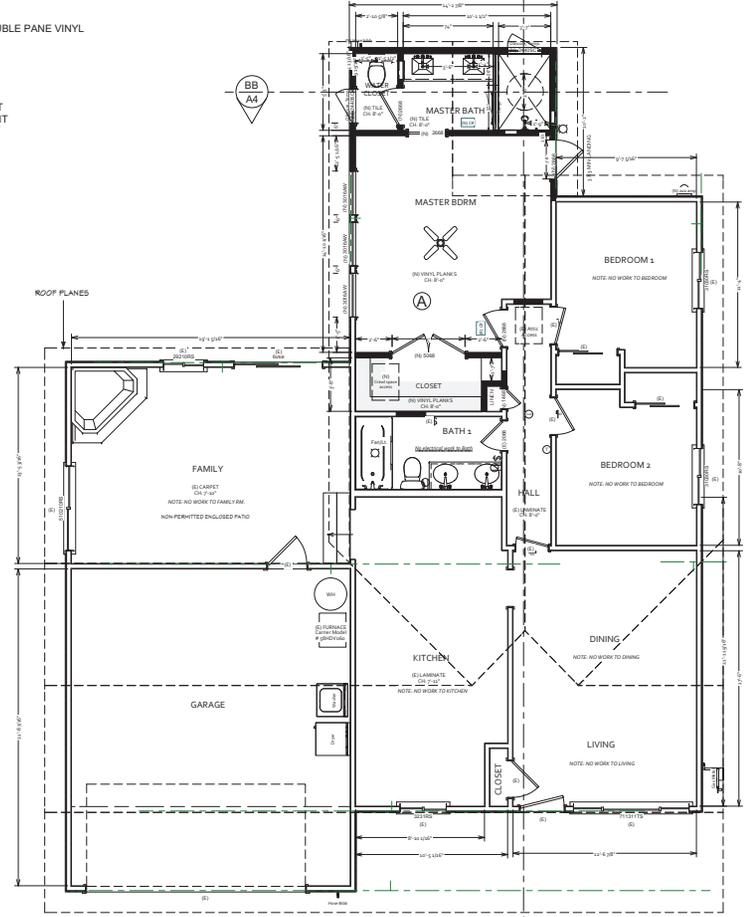
A - DEMO WINDOW & FRAME FOR NEW WINDOWS
 B - DEMO DOOR & FRAME IN OPENING
 C - DEMO SIDING AT ADDITION
 D - REMOVE CEILING FAN & SAVE FOR REUSE
 E - DEMO DOOR & SAVE HARDWARE FOR REUSE

AS BUILT & DEMO PLAN

WINDOW LEGEND:
 ALL WINDOWS ARE DOUBLE PANE VINYL
 RS = RIGHT SLIDING
 LS = LEFT SLIDING
 TS = TRIPLE SLIDING
 SH = SINGLE HUNG
 DH = DOUBLE HUNG
 FX = FIXED
 SC = SINGLE CASEMENT
 DC = DOUBLE CASEMENT
 TC = TRIPLE CASEMENT
 SA = SINGLE AWNING
 DA = DOUBLE AWNING
 TA = TRIPLE AWNING

PROPOSED NOTES:

- NONABSORBENT WALL FINISH TO A HEIGHT OF 6 FEET ABOVE FLOOR IN SHOWER AREA AND WALLS AT TUB IN SHOWER AREA.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (i.e. BATH FANS, VENT PIPES, ETC.) SHALL BE AT LEAST 3 FEET FROM OPENINGS INTO THE BUILDING.
- UTILIZE AN ANTI-SCALDING VALVE ON ADDITION SHOWER.
- UTILIZE RODENT PROOFING PER GPS SEE 4.406.
- MAX FLOW RATE FOR ALL NEW PLUMBING FIXTURES SHALL BE: SHOWERHEADS-2 G PER MINUTE, FAUCETS-1.5 G PER MINUTE, & WATER CLOSETS 1.28 G PER FLUSH.
- THE BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80% SIDE.
- ALL BATHS MUST HAVE FANS WITH BACK DRAFT DAMPERS. CGBSC SECTION 8.
- BATHROOMS
 - PROVIDE A MIN 30" CLEARANCE AT SHOWER
 - PROVIDE A MIN 15" AT THE SIDE OF TOILET AND
 - 24" MIN CLEARANCE IN FRONT OF TOILET
 - SHOWER DOORS TO BE TEMPERED
- WATER CONSERVING PLUMBING FIXTURES-EXISTING NON-COMPLYING FIXTURES, EVEN IF NOT IN THE AREA OF WORK, SHALL ALSO BE REPLACED AS NEEDED TO COMPLY WITH CIVIL CODE SECTION 1101.3 (CALGreen 301.1)
- SEE SAFETY GLAZING NOTES ON SHEET 5.



PROPOSED LEGEND

NEW WALL = [Dashed Line]

(N) = NEW
(E) = EXISTING

A - BUILD ADDITION: NEW MASTER BEDROOM, BATHROOM, & CLOSET

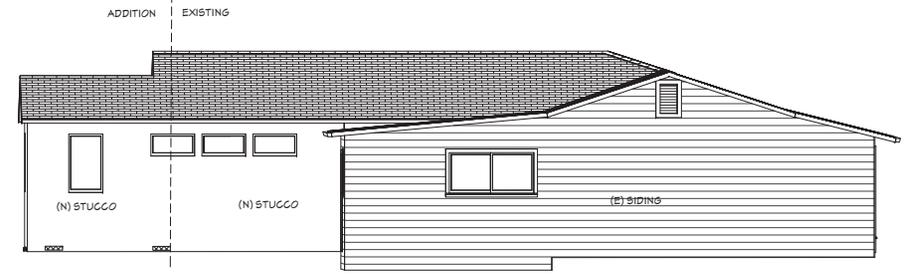


FINISH NOTES:
 DOORS, WINDOWS, DOOR & WINDOW TRIM, SHEETROCK, TEXTURE TO MATCH EXISTING. SEE GRIDLEY COMPANY SCOPE OF WORK.

PROPOSED FLOOR PLAN



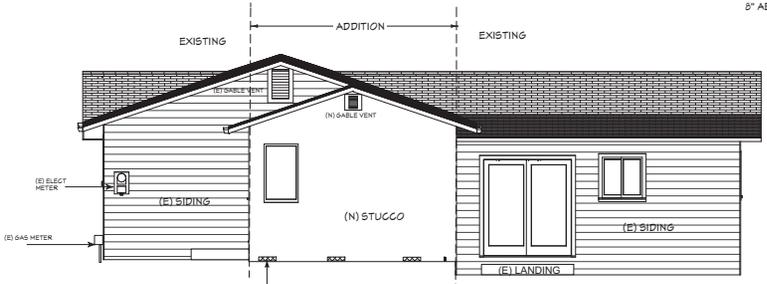
FRONT (EAST) No Change



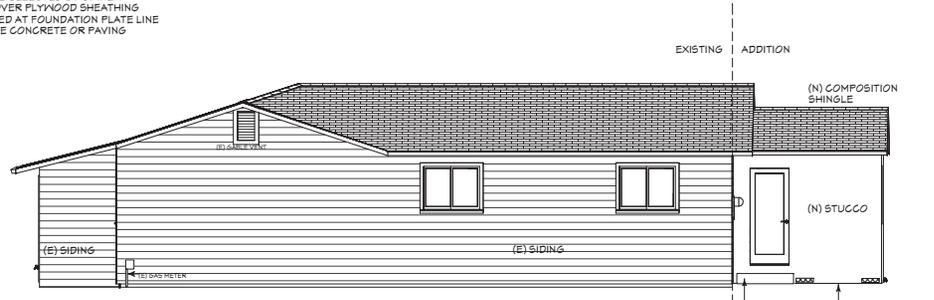
LEFT SIDE (SOUTH)

ALL MATERIALS & FINISHES TO MATCH EXISTING:
 -SIDING
 -COMPOSITION SHINGLES
 -WINDOW & DOOR TRIM
 -EAVES, GUTTERS & FACIA

NEW STUCCO
 3 COATS STUCCO WITH TEXTURE SELECTED BY OWNER
 2 LAYERS OF GRADE D PAPER OVER PLYWOOD SHEATHING
 26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE
 8" ABOVE GRADE OR 4" ABOVE CONCRETE OR PAVING



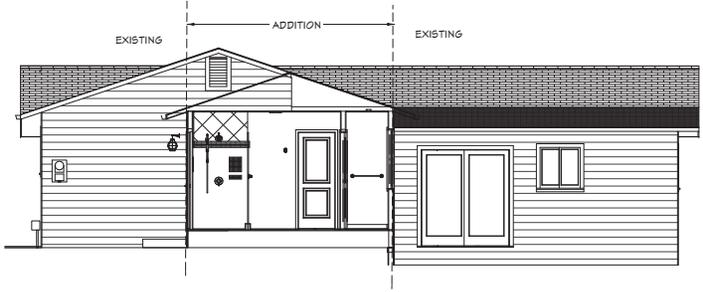
REAR (WEST)



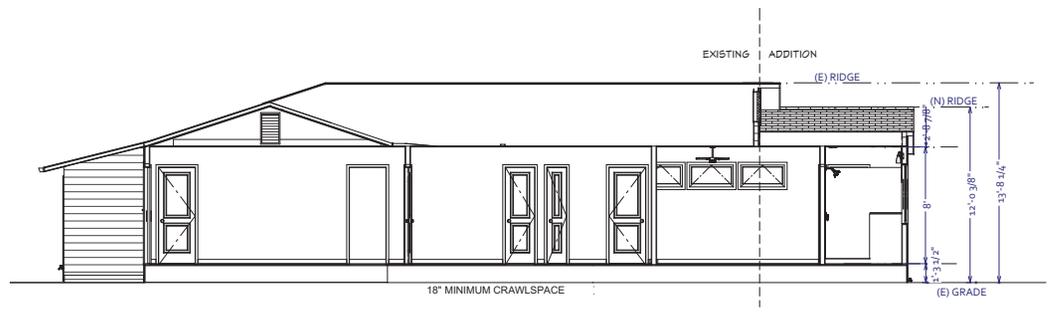
RIGHT SIDE (NORTH)

MIN 3X3 LANDING; LANDING SHALL NOT EXCEED 7 3/4" LOWER THAN DOOR THRESHOLD

26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING

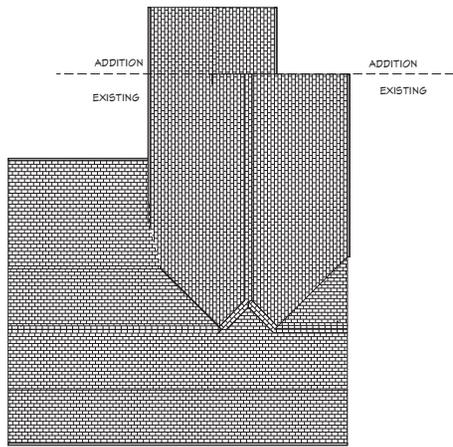
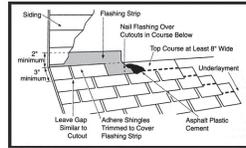
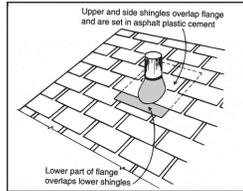


CROSS-SECTION AA



CROSS-SECTION BB

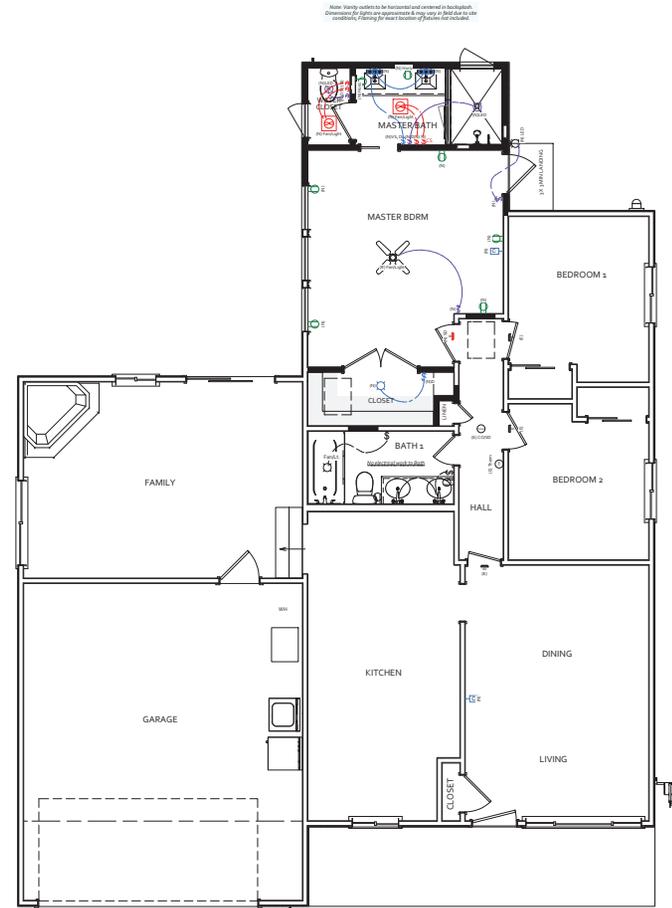
UTILIZE A MINIMUM OF CLASS "C" ROOFING WITH CORROSION RESISTANT FASTENERS IN ACCORDANCE WITH CRC R 905.2.5 OVER #30 FELT EACH COURSE OVER ONE HALF" PLYWOOD SHEETING. ROOF COVERING SHALL UTILIZE A MINIMUM OF A CLASS "C" ROOFING AND THE FASTENERS FOR THE ROOF SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R 905.2.5.



ROOF NOTES:
 4:12 PITCH TO MATCH (E)
 COMPOSITION SHINGLE TO MATCH (E)
 EAVES TO MATCH (E)
 FACIA & GUTTERS TO MATCH (E)
 (N) GABLE VENT ON ADDITION
 SEE VENTILATION REQUIREMENTS SHEET A1

ROOF PLAN 1/8" = 1'

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Fluorescent, Heat Lamp, Line Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Under Cabinet, Chandelier Light Fixtures
	Fluorescent Light Fixtures
	240V Receptacles: 240V Oven Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer, 3-Way W/Dimmer
	Audio Video Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5e, TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	Motion Detector/Daylight Sensor
	Control Switch
	110V Receptacles: Wire, Ref, Microwave Or
	Chime/Sensor: Warning Sensor
	LED: Waterproof
	110V Receptacles: Hood, Countop
	110V Receptacles: Dishwasher
	Track Chandelier
	Combination Sensor Switch
	Television Cable



UNO ALL ELECTRICAL DISPLAYED IS NEW



ELECTRICAL PLAN

DESIGNER:
GRIDLEY COMPANY
 122 Orchard City Dr.,
 Campbell, CA 95008
 408-374-0900

ON THIS PAGE OF LAYOUT:
ROOF PLAN & ELECTRICAL PLAN

SCALE:
 1/4" = 1'

PAGE #
A4

REVISION:
 6-15-16

JOB ADDRESS:
 APN: 404-24-032
 505 SOBRATO DRIVE, CAMPBELL, CA 95008

OWNER NAME:
MATT & THERESE POLENTZ

A. GENERAL NOTES

- CONSTRUCTION WILL FOLLOW 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA BUILDING, MECHANICAL, AND PLUMBING CODES; WILL FOLLOW 2013 CEC ELECTRICAL CODE, 2013 ENERGY CODES; WILL FOLLOW THE 2013 CALIFORNIA GREEN BUILDING CODE WITH LOCAL AMENDMENTS; 2008 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS; 2012 INTERNATIONAL CODE FOR PROPERTY MAINTENANCE; & 2012 INTERNATIONAL EXISTING BUILDING CODE, CHAPTERS 9, 14 AND APPENDICES A1, A2, A3, A4 & A5
- EACH CONTRACTOR AND SUPPLIER IS RESPONSIBLE THAT HIS WORK AND MATERIALS CONFORM TO ALL APPLICABLE CODES, REGULATIONS, ACCEPTABLE PRACTICES, AND IS ACCEPTABLE TO THE BUILDING DEPARTMENT AND OWNER.
- THE CONTRACTORS AND SUBCONTRACTORS SHALL PROVIDE EVERYTHING NECESSARY AND REASONABLY INCIDENTAL FOR THE PROPER AND WORKMANLIKE EXECUTION OF THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, WHETHER SPECIFICALLY MENTIONED OR NOT. UPON COMPLETION THE STRUCTURE SHALL BE FULLY OCCUPIED WHILE USABLE, AS INTENDED.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL STUDY THE DRAWINGS, VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND AT THE JOB SITE PRIOR TO BIDDING, ORDERING MATERIALS, EQUIPMENT, AND FIXTURES OR COMMENCING WORK.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR, OWNER, AND DESIGNER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS AND/OR SPECIFICATIONS.
- THERE SHALL BE NO CHANGES TO THE DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER AND DESIGNER.
- THESE DRAWINGS ARE MINIMUM. ALL CONDITIONS NOT SPECIFICALLY NOTED OR DETAILED ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTORS INVOLVED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ENERGY STANDARDS OF TITLE 24.
- ALL PERMITS ARE THE RESPONSIBILITY OF THE OWNER.

B. EXCAVATION
1. EXCAVATE FOOTINGS & EXPORT SOIL.

- CONCRETE AND REINFORCING STEEL (ALSO SEE STRUCTURAL ENGINEERING REQUIREMENTS)
- ALL CONCRETE SHALL BE 2500 PSI WITHIN 20 DAYS UNLESS NOTED OTHERWISE ON THE PLANS.
- MINIMUM AGGREGATE SIZE SHALL BE 3/4", AND MAXIMUM SLUMP SHALL BE 4 1/2" UNLESS NOTED OTHERWISE ON THE PLANS.
- ANCHOR BOLTS, HOLD-DOWN BOLTS, DOWNELS, AND OTHER REQUIRED INSERTS, SHALL BE POSITIONED AND FIRMLY SECURED IN PLACE, BEFORE CONCRETE IS POURED.
- CONTRACTOR SHALL TAKE ALL THE NECESSARY MEASURES TO PROVIDE A PROPER IMPACTION OF THE CONCRETE.
- SOIL AT BOTTOM OF FOOTINGS AND UNDER SLABS SHALL BE UNDISTURBED OR, IF DISTURBED, COMPACTED TO 95% PRIOR TO THE POUR.
- REINFORCING STEEL SHALL BE DEFORMED BARS, CONFORMING TO ASTM A 615-40 REQUIREMENTS AND WELDED WIRE MESH PER ASTM SPECIFICATIONS A-185.
- REINFORCING STEEL BARS #4 AND SMALLER SHALL BE OF GREAT 40, AND BARS #5 AND LARGER SHALL BE OF GREAT 50.
- ALL REINFORCING BARS SHALL BE CLEAN OF ANY RUST, OR FOREIGN MATERIALS.
- ALL REINFORCING SPLICES OR SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS BUT NO LESS THAN 24" PER CRC TABLE R611.5.4(1).
- CONCRETE COVERAGE FOR REINFORCING STEEL SHALL BE: 3" WHERE POURED AGAINST THE EARTH; 2" WHERE POURED AGAINST FORMS; 1" FOR REBAR; & 1/2" FOR JOINT FORMS.
- ANCHOR BOLTS SHALL BE LOCATED WITHIN 12" FROM CORNERS AND BUTT JOINTS.

D. STRUCTURAL STEEL
1. STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. (A-36) SPECIFICATIONS AND TO THE A.S.U.C.

- FRAMING (CONVENTIONAL FRAMING IN ACCORDANCE WITH UBC) AND LUMBER
- WOOD MEMBERS LESS THAN 4" IN WIDTH SHALL BE DOUGLAS FIR #2.
- WOOD MEMBERS 4" OR LARGER WIDTH SHALL BE DOUGLAS FIR #1, UNLESS NOTED OTHERWISE ON THE PLANS.
- UNLESS SPECIFIED OTHERWISE ON THE PLANS, ALL NAILING SHALL BE PER UNIFORM BUILDING CODE.
- ALL CONNECTING HARDWARE SHALL BE SIMPSON COMPANY TYPE OR EQUAL, AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS, UNLESS NOTED OTHERWISE ON THE PLANS.
- GLUE-LAMINATED BEAMS SHALL BE OF A COMBINATION PROVIDING A MINIMUM R = 2400 PSI. CAMBER AS INDICATED ON THE PLANS.
- ROOF SHEATHING SHALL BE A MINIMUM 1/2" CDX WITH EXTERIOR GLUE, GROUP #2 OR EQUIVALENT OSB.
- EXPOSED SHEATHING AT ROOF OVERHANG SHALL BE AS INDICATED ON THE ARCHITECT'S PLANS.
- WALL SHEATHING TO BE A MINIMUM OF 3/8" CDX PLYWOOD WITH EXTERIOR GLUE, GROUP #2 OR EQUIVALENT OSB. UTILIZE UCB SHEER NAILING PATTERN UNLESS SPECIFIED OTHERWISE IN THE PLANS.
- FLOOR SHEATHING SHALL BE T&G INT-APA WITH EXTERIOR GLUE, GROUP #2.
- BEARING AND NONBEARING WALLS SHALL HAVE DOUBLE TOP PLATES, LAPPED AT INTERSECTION. PLAYED JOINTS SHALL BE STAGGERED 4'-0" MINIMUM AS INDICATED ON THE STRUCTURAL DETAILS.
- UNLESS NOTED OTHERWISE ON PLANS, WALLS SHALL BE OF 2 X 4 STUDS (STUD GRADE OR BETTER) AT 16" ON CENTER.
- PRESSURE TREATED LUMBER OR FOUNDATION GRADE REDWOOD SHALL BE UTILIZED FOR WOOD IN CONTACT WITH CONCRETE OR MASONRY.
- HOLES FOR BOLTS SHALL BE BORED WITH A BIT 1/16" LARGER THAN THE NOMINAL OLD DIAMETER. ALL BOLTS SHALL BE RETIGHTENED PRIOR TO APPLICATION OF PLYWOOD, GYP-BOARD, ETC.
- ROOF EAVES TO MATCH EXISTING EAVES.
- ALTERNATIVE ROOF FRAMING, USE ENGINEERED ROOF TRUSSES.
- STRUCTURAL MEMBER SHALL NOT BE CUT OR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED.
- 2X SOLID BEARING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
- ALL BOLTS BLOCKING ON WOOD SHALL HAVE STD CUT WASHERS HUNDRED HEAD AND NUT, UNO.

F. ROOFING
1. NEW COMPOSITION SHINGLES

- STUCCO
- 3 COATS STUCCO WITH TEXTURE SELECTED BY OWNER
- 2 LAYERS OF GRADE D PAPER OVER PLYWOOD SHEATHING
- 26 GA GALVANIZED WEEP SCREEN AT FOUNDATION FLATE LINE 8" ABOVE GRADE OR 4" ABOVE CONCRETE OR PAVING

H. WINDOWS & GLAZING

- ALL WINDOWS SHALL BE VINYL DOUBLE GLAZED MINIMUM WITH LOW-E OPTIONAL.
- DOOR GLAZING & WINDOW GLAZING SHALL BE TEMPERED WHEN LOCATED WITHIN 24 INCHES OF EITHER EDGE OF A DOOR.
- WINDOWS FOR BEDROOMS SHALL: HAVE A MIN NET CLEAR OPENING OF 5 1/2 FT. (GRADE-FLOOR OPENINGS SHALL BE A MIN 5 FT.); MIN NET CLEAR OPENING HEIGHT OF 24 INCHES; AND MIN NET CLEAR WIDTH OF 20 INCHES; BOTTOM OF CLEAR OPENING NOT TO EXCEED 44 INCHES ABOVE FLOOR AND OPENS DIRECTLY TO STREET, PUBLIC ALLEY, YARD OR COURT THAT OPENS TO PUBLIC WAY. CBC SECTION 1026.
- DOORS OF SHOWER AND BATH TUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CBC 2406.3
- GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CBC SECTIONS 2406.3.
- MINIMUM WINDOW GLAZED AREA MUST EQUAL 8% OF ROOM FLOOR AREA AND MINIMUM 4% OPENABLE.
- SAFETY GLASS REQUIREMENTS
- DOORS AND PANELS OF SHOWER AND BATH TUB ENCLOSURES SHALL BE TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER CBC SECTION 2406.3.
- SAFETY (TEMPERED) GLAZING SHALL BE UTILIZED AT THE FOLLOWING LOCATIONS PER CBC SECTION 2406.3. A. WINDOWS ADJACENT TO AND WITHIN 24 INCHES OF EITHER EDGE OF THE DOOR. B. WINDOWS IN DOORS. C. WINDOWS IN THE STAIRWAY WITHIN 5 FEET OF WALKING SURFACE.

J. ELECTRICAL

- NO CHANGE IN EXISTING 200 AMP PANEL.
- MEET LIGHTING ENERGY EFFICIENCY REQUIREMENTS PER TITLE 24
- TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, AND SIMILAR AREAS. THE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES - ONLY THE REQUIRED COUNTERTOPS. OUTLETS INCLUDING THE REFRIGERATOR.
- A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY ROOM RECEPTACLE OUTLET.
- A DEDICATED 20 AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTABLES, LIGHTS, FANS, ETC. EXCEPT WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLY.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED ANYWHERE IN THE DWELLING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER EXCEPT OUTLETS AT KITCHEN COUNTERS, IN BATHROOMS, IN GARAGE AND IN UNFINISHED BASEMENTS.
- SMOKE DETECTORS SHALL BE LOCATED IN ALL BEDROOMS & IN HALLWAYS IN THE IMMEDIATE VICINITY OUTSIDE OF BEDROOMS. SMOKE DETECTORS IN THE REMODEL AND ADDITION SHALL BE HARDWIRED WITH A BATTERY BACKUP.
- BATHROOMS & LAUNDRY AREA SHALL UTILIZE HIGH EFFICIENCY LUMINARIES OR SHALL HAVE A MANUAL-OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119 (D) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.
- BEDROOMS, HALLWAYS, FAMILY ROOM, DINING ROOM, AND LIVING ROOM SHALL UTILIZE HIGH EFFICIENCY LUMINARIES UNLESS THEY COMPLY WITH THE FOLLOWING EXCEPTIONS: (1) THEY HAVE A DIMMER SWITCH; (2) A MANUAL-OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119 (D) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON; (3) CLOSETS LESS THAN 10 FT. ARE EXEMPT FROM LIGHTING REQUIREMENTS.
- ALL RECESSED LUMINARIES IN INSULATED CEILINGS SHALL BE IC RATED AN AIRTIGHT (AT) AND ELECTRONIC BALLAST SHALL BE UTILIZED FOR ALL FLUORESCENT LUMINARIES.
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE RESIDENCE OR OTHER BUILDINGS SHALL BE HIGH EFFICIENCY LUMINARIES OR COMPLY WITH THE FOLLOWING EXCEPTIONS: (1) LIGHTS ARE TO BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL; (2) LIGHTING NOT ATTACHED TO THE BUILDINGS ARE EXEMPT.
- GFCI REQUIREMENTS: ALL BATHROOMS, OUTDOOR RECEPTABLES, KITCHEN AND COUNTERTOP RECEPTABLES, AND COUNTERTOP RECEPTABLES WITHIN 6 FEET OF THE SECOND FLOOR LAUNDRY; KNET BAR SINK (IF ANY) SHALL BE GFCI PROTECTED PER CEC SECTION 210.8.
- LIGHT FIXTURE IN TUB/SHOWER ENCLOSURES SHALL BE "SUITABLE FOR DAMP LOCATION" PER CEC SECTION 410.0.4(A).
- RECEPTABLES SHALL BE: a. IN BEDROOMS - 12' O.C. MAXIMUM, AND WITHIN 6' OF THE END OF WALLS; b. IN KITCHEN AND DINING AREA COUNTERSPACE WIDER THAN 12 INCHES - LOCATE RECEPTABLES SO NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTABLE; c. IN BATHROOM - AT LEAST ONE RECEPTABLE IS WITHIN 36" OF THE OUTSIDE EDGE OF EACH BASIN AND ON THE WALL THAT IS ADJACENT TO THE BASIN; d. FRONT AND REAR EXTERIOR RECEPTABLES - SHALL BE LOCATED WITHIN 60" OF GRADE AND WATERPROOF; e. LAUNDRY - MINIMUM OF ONE RECEPTABLE; PER CEC SECTION 210.52.
- GFCI PROTECTION IS REQUIRED FOR ALL RECEPTABLES SERVING KITCHEN COUNTERTOPS AND KITCHEN ISLAND.
- ALL KITCHEN LIGHTING SHALL BE HIGH EFFICIENCY LUMINARIES OR COMPLY WITH THE EXCEPTIONS AS FOLLOWS: a. AT LEAST 50% OF THE INSTALLED WATTAGE MUST BE HIGH EFFICIENCY; b. HIGH EFFICIENCY LIGHTING MUST BE SWITCHED SEPARATELY FROM LOW EFFICIENCY LIGHTING.
- ALL ELECTRICAL RECEPTABLES SHALL BE "TAMPER-PROOF."
- ALL BATHROOM LIGHTING SHALL BE HIGH EFFICIENCY LUMINARIES OR COMPLY WITH THE FOLLOWING EXCEPTION: - PROVIDE A MANUAL-OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119 (D) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE ALWAYS ON.
- ALL LIGHTING, EXCEPT AS INDICATED FOR KITCHEN AND BATHROOMS, SHALL BE HIGH EFFICIENCY LUMINARIES OR COMPLY WITH THE FOLLOWING EXCEPTIONS: a. PROVIDE A DIMMER SWITCH; b. PROVIDE A MANUAL-OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119 (D) AND SHALL NOT HAVE A CONTROL.
- THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON: a. CLOSETS LESS THAN 10 FT. ARE EXEMPT FROM LIGHTING REQUIREMENTS.
- FOR OUTDOOR LIGHTING, ALL LIGHTS PERMANENTLY MOUNTED TO THE RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICIENCY LUMINARIES OR COMPLY WITH THE FOLLOWING EXCEPTIONS: b. LIGHTS ARE TO BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL; c. LIGHTING NOT ATTACHED TO THE BUILDINGS (I.E. LANDSCAPE LIGHTING) ARE EXEMPT.
- FOR KITCHEN, FLUORESCENT AND INCANDESCENCE FIXTURES SHALL BE SWITCHED ON/OFF SEPARATELY.
- ALL OUTLETS NOT REQUIRED TO BE GFCI AS INDICATED IN J12 SHALL USE AFCI BREAKERS.
- CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE AND IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). ALL CARBON MONOXIDE ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING'S PERMANENT ELECTRICAL SOURCE WITHOUT A DISCONNECTING SWITCH OTHER THAN THE OVER CURRENT PROTECTION (CIRCUIT BREAKER) AND SHALL HAVE A BATTERY BACKUP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.

K. SHEETROCK

- 1/2" SHEETROCK IN HOUSE
- TEXTURE TO MATCH EXISTING

L. VENTILATION (SEE VENTILATION REQUIREMENTS SHEET #44)

M. INSULATION

- R-13 IN WALLS IN THE ADDITIONAL/TERRED WALLS
- R-30 IN CEILING TO ATTIC IN THE ADDITION/EXISTING HOUSE
- R-19 IN TRUE VAULTED CEILING IN THE ADDITION
- ALL NEW WINDOW GLASS TO BE DUAL PANE LOW-E

N. LANDING AREAS

- EXTERIOR DOORS TO HAVE A MIN 3X3 LANDING OR LANDING AREA; LANDINGS SHALL NOT EXCEED 1 3/4" LOWER THAN DOOR THRESHOLD. CBC SECTIONS 1008.1.4 & 1008.1.5.

O. ENVIRONMENTAL AIR DUCTS

- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS (DOORS, WINDOWS, SKYLIGHTS OR ATTIC VENTS) INTO THE BUILDING PER CBC SECTION 504.5.
- DRYER EXHAUST SHALL TERMINATE OUTSIDE BUILDING. DRYERS MUST BE EQUIPPED WITH A BACK DRAFT DAMPER WITH NO SCREEN. DRYER DUCTS ARE LIMITED TO 14 FEET IN LENGTH WITH TWO 90° ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2 FEET CMG SECTION 504.3.

P. STAIRS & RAILINGS (NOT APPLICABLE TO THIS PROJECT)

Q. PLUMBING

- WATER HEATER SHALL BE STRAPPED TO OPEN/PARTIAL BASEMENT WALL PER UPC 510.5 & SHALL BE LOCATED ON 18" HIGH PLATFORM PER UPC 510.1
- WATER CLOSETS TO BE MAXIMUM 1.26 GALLONS PER FLUSH PER CFC SECTION 402.2.
- SHOWER AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE PER CFC SECTION 418.0.
- PRESSURE REDUCTION VALVE REQUIRED RISER.
- REQUIRED FOR AUTOMATIC SPRINKLER SYSTEM PRIOR TO PRESSURE REDUCTION VALVE.
- UTILIZE A 1" PVC SUPPLY LINE FROM A 1" WATER METER.

R. SHOWER & TUB/SHOWER MOISTURE RESISTANT REQUIREMENTS (NOT APPLICABLE TO THIS PROJECT)

- SHOWER AND TUB/SHOWER SHALL UTILIZE A MOISTURE RESISTANT UNDERLAYMENT (I.E. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 10 INCHES ABOVE THE DRAIN INLET. NOTE THAT WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATH TUB COMPARTMENTS PER CBC SECTION 1210.3 AND 2504.

S. HALLWAYS & CORRIDORS

- HALLWAYS & CORRIDORS SHALL BE A MINIMUM OF 36" WIDE.

T. HOUSE NUMBERS

- BUILDING ADDRESS SHALL BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET, METAL NUMBERS, MINIMUM OF 4 INCHES HIGH, AND CONTRAST WITH THEIR BACKGROUND.

U. WOOD SIDING

- 2 LAYERS OF GRADE D PAPER OVER PLYWOOD SHEATHING

V. HEATING & AIR CONDITIONING

- NEW AIR EXCHANGER IN ATTIC
- NEW HEAT PUMP BEHIND GARAGE
- RELOCATE COLD AIR RETURN

W. ENHANCED DURABILITY & REDUCED MAINTENANCE

- ANGULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AND EXTERIOR WALLS WILL BE RODENT PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, OR CONCRETE MASONRY, PER SEAT CGC 4.40.6.1

X. POLLUTION CONTROL

- AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE, DUCT COMPONENTS AND FLENUM OPENINGS WILL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS THAT WILL REDUCE THE AMOUNT OF DUST OR DEBRIS, WHICH MAY BE COLLECTED IN THE SYSTEM PRIOR TO FINAL PER CGC 4.504.1.
- ADHESIVES, SEALANTS AND CAULKING WILL BE COMPLIANT WITH VOC OR OTHER TOXIC COMPOUND LIMITS PER CGC 4.504.2.1.
- PAINTS, STAIN AND OTHER COATINGS WILL BE COMPLIANT WITH VOC LIMITS PER SEAT CGC 4.50 4.2.2.
- AEROSOL PAINTS AND COATINGS WILL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS PER CGC 4.50 4.2.3.4.2.3.
- DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DEPARTMENT, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC FOUR. 504

Y. INTERIOR MOISTURE CONTROL

- A CAPILLARY BREAK WILL BE INSTALLED IF A SLAB ON GRADE FOUNDATION IS USED. The use of a 4" thick base of 1/2" or larger clean aggregate under a 6 mL vapor retarder with joint lapped not less than 6" will be provided per CGC 4.505.2 and CRC R 506.2.3.
- Moisture content of building materials used in walls and flooring will be checked prior to finish material is applied per CGC 4.505.3.

DESIGNER:
GRIDLEY COMPANY

122 Orchard City Dr.,
Campbell, CA 95008
408-374-0900

ON THIS PAGE OF LAYOUT:

GENERAL NOTES

SCALE:
1/4" = 1'

PAGE #
A5

OWNER NAME:
MATT & THERESE POLENTZ

JOB ADDRESS:

APN: 404-24-032
505 SOBRATO DRIVE, CAMPBELL, CA 95008

REVISION:
6-15-16

A. GENERAL NOTES

- CONSTRUCTION WILL FOLLOW 2010 CALIFORNIA RESIDENTIAL CODE, 2010 CALIFORNIA BUILDING, MECHANICAL, AND PLUMBING CODES, WILL FOLLOW 2010 CEC ELECTRICAL CODE, AND 2011 ENERGY CODES. WILL FOLLOW THE 2010 CALIFORNIA GREEN BUILDING CODE WITH LOCAL AMENDMENTS.
- EACH CONTRACTOR AND SUPPLIER IS RESPONSIBLE THAT HIS WORK AND MATERIALS CONFORM TO ALL APPLICABLE CODES, REGULATIONS, ACCEPTABLE PRACTICES, AND IS ACCEPTABLE TO THE BUILDING DEPARTMENT AND OWNER.
- THE CONTRACTORS AND SUBCONTRACTORS SHALL PROVIDE EVERYTHING NECESSARY AND REASONABLY INCIDENTAL FOR THE PROPER AND WORKMANLIKE EXECUTION OF THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, WHETHER SPECIFICALLY MENTIONED OR NOT. UPON COMPLETION THE STRUCTURE SHALL BE FULLY OCCUPIED WHILE USABLE, AS INTENDED.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL STUDY THE DRAWINGS, VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND AT THE JOB SITE PRIOR TO BIDDING, ORDERING MATERIALS, EQUIPMENT, AND FIXTURES OR COMMENCING WORK.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR, OWNER, AND DESIGNER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS AND/OR SPECIFICATIONS.
- THERE SHALL BE NO CHANGES TO THE DRAWINGS OR SPECIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER AND DESIGNER.
- THESE DRAWINGS ARE MINIMUM. ALL CONDITIONS NOT SPECIFICALLY NOTED OR DETAILED ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTORS INVOLVED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ENERGY STANDARDS OF TITLE 24.
- ALL PERMITS ARE THE RESPONSIBILITY OF THE OWNER.

- B. EXCAVATION (SEE STRUCTURAL ENGINEERING PLAN REQUIREMENTS)
- EXCAVATE BASEMENT, FOOTINGS, & EXPORT SOIL PER ENGINEERING PLANS.

- C. CONCRETE AND REINFORCING STEEL (ALSO SEE STRUCTURAL ENGINEERING REQUIREMENTS)
- ALL CONCRETE SHALL BE 2500 PSI WITHIN 28 DAYS UNLESS NOTED OTHERWISE ON THE PLANS.
 - MINIMUM AGGREGATE SIZE SHALL BE 3/4, AND MAXIMUM SLUMP SHALL BE 4 1/2" UNLESS NOTED OTHERWISE ON THE PLANS.
 - ANCHOR BOLTS, HOLD-DOWN BOLTS, DOWELS, AND OTHER REQUIRED INSERTS, SHALL BE POSITIONED AND FIRMLY SECURED IN PLACE, BEFORE CONCRETE IS POURED.
 - CONTRACTOR SHALL TAKE ALL THE NECESSARY MEASURES TO PROVIDE A PROPER IMPACTION OF THE CONCRETE.
 - SOIL AT BOTTOM OF FOOTINGS AND UNDER SLABS SHALL BE UNDISTURBED OR, IF DISTURBED, COMPACTED TO 95% PRIOR TO POUR.
 - REINFORCING STEEL SHALL BE DEFORMED BARS; CONFORMING TO ASTM A 615-40 REQUIREMENTS AND WELDED WIRE MESH PER ASTM SPECIFICATIONS A-185.
 - REINFORCING STEEL BARS #4 AND SMALLER SHALL BE OF GREAT 40, AND BARS #5 AND LARGER SHALL BE OF GRADE 60.
 - ALL REINFORCING BARS SHALL BE CLEAN OF ANY RUST, OR FOREIGN MATERIALS.
 - ALL REINFORCING SPICES OR SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS BUT NO LESS THAN 24" PER CRC TABLE R611.5.4(1).
 - CONCRETE COVERAGE FOR REINFORCING STEEL SHALL BE: 3" WERE POURED AGAINST THE EARTH; 2" WERE POURED AGAINST FORMS; 1" FOR SLAB POURED AGAINST FORMS.
 - ANCHOR BOLTS SHALL BE LOCATED WITHIN 12" FROM CORNERS AND BUTT JOINTS.
 - STRUCTURAL STEEL (STRUCTURAL ENGINEERING PLANS SUPERSEDE THIS REQUIREMENT)
 - STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. (A-36) SPECIFICATIONS AND TO THE A.S.I.C.

- E. FRAMING (SEE STRUCTURAL ENGINEERING PLAN REQUIREMENTS)
- WOOD MEMBERS LESS THAN 4" IN WIDTH SHALL BE DOUGLAS FIR #2.
 - WOOD MEMBERS 4" OR LARGER WIDTH SHALL BE DOUGLAS FIR #1, UNLESS NOTED OTHERWISE ON THE PLANS.
 - UNLESS SPECIFIED OTHERWISE ON THE PLANS, ALL NAILING SHALL BE PER UNIFORM BUILDING CODE.
 - ALL CONNECTING HARDWARE SHALL BE SIMPSON COMPANY TYPE OR EQUAL, AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS, UNLESS NOTED OTHERWISE ON THE PLANS.
 - GLUE-LAMINATED BEAMS SHALL BE OF A COMBINATION PROVIDING A MINIMUM fb = 2400 PSI. CAMBER AS INDICATED ON THE PLANS.
 - ROOF SHEATHING SHALL BE A MINIMUM 1/2" CDX WITH EXTERIOR GLUE, GROUP #2 OR EQUIVALENT OSB. EXPOSED SHEATHING AT ROOF OVERHANG SHALL BE AS INDICATED ON THE ARCHITECT'S PLANS.
 - WALL SHEATHING TO BE A MINIMUM OF 3/8" CDX PLYWOOD WITH EXTERIOR GLUE, GROUP #2 OR EQUIVALENT OSB. UTILIZE UCS SHEER NAILING PATTERN UNLESS SPECIFIED OTHERWISE IN THE PLANS.
 - FLOOR SHEATHING SHALL BE T&G INT-APA WITH EXTERIOR GLUE, GROUP #2.
 - BEARING AND NONBEARING WALLS SHALL HAVE DOUBLE TOP PLATES, LAPPED AT INTERSECTION. PLAYED JOINTS SHALL BE STAGGERED 4'-0" MINIMUM AS INDICATED ON THE STRUCTURAL DETAILS.
 - UNLESS NOTED OTHERWISE ON PLANS, WALLS SHALL BE OF 2 X 4 STUDS (STUD GRADE OR BETTER) AT 16" ON CENTER.
 - PRESSURE TREATED LUMBER OR FOUNDATION GRADE REDWOOD SHALL BE UTILIZED FOR WOOD IN CONTACT WITH CONCRETE OR MASONRY.
 - HOLES FOR BOLTS SHALL BE BORED WITH A BIT 1/16" LARGER THAN THE NOMINAL OLD DIAMETER. ALL BOLTS SHALL BE RETIGHTENED PRIOR TO APPLICATION OF PLYWOOD, GYP-BOARD, ETC.
 - ROOF EAVES TO MATCH EXISTING EAVES.
 - ALTERNATIVE ROOF FRAMING, USE ENGINEERED ROOF TRUSSES.
 - STRUCTURAL MEMBER SHALL NOT BE CUT OR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED.
 - 2X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
 - ALL BOLTS BEARING ON WOOD SHALL HAVE STD CUT WASHERS HUNDRED HEAD AND NUT, UNO.

- F. ROOFING
- CLAY S-TILE (SEE SHEET #5)
- G. STUCCO
- 3 COATS STUCCO WITH LIGHT TEXTURE (SEE SHEET #5)

- 2 LAYERS OF GRADE D PAPER OVER PLYWOOD SHEATHING
 - 28 GA GALVZINZED & WINDOW GLAZING SHALL BE TEMPERED WHEN LOCATED WITHIN 24 INCHES OF EITHER EDGE OF A DOOR.
 - AT LEAST ONE WINDOW FOR BEDROOMS SHALL HAVE A MIN NET CLEAR OPENING OF 5.7 FT.² (GRADE-FLOOR OPENINGS SHALL BE A MIN 5 FT.); MIN NET CLEAR OPENING HEIGHT OF 24 INCHES; AND MIN NET CLEAR WIDTH OF 20 INCHES; BOTTOM OF CLEAR OPENING NOT TO EXCEED 44 INCHES ABOVE FLOOR AND OPENS DIRECTLY TO STREET, PUBLIC WALKWAY, YARD OR COURT THAT OPENS TO PUBLIC WAY.
 - DOORS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
 - GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
 - MINIMUM WINDOW GLAZED AREA MUST EQUAL 8% OF ROOM FLOOR AREA AND MINIMUM 4% OPENABLE.
- I. SAFETY GLASS REQUIREMENTS
- DOORS AND PANELS OF SHOWER AND BATH TUB ENCLOSURES SHALL BE TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
 - SAFETY (TEMPERED) PLACING SHALL BE UTILIZED AT THE FOLLOWING LOCATIONS: A. WINDOWS ADJACENT TO AND WITHIN 24 INCHES OF EITHER EDGE OF THE DOOR. B. WINDOWS IN DOORS. C. WINDOWS IN THE STAIRWAY WITHIN 5 FEET OF WALKING SURFACE. D. WINDOWS IN BATHROOMS ABOVE TUBS OR SINKS.

- J. ELECTRICAL
- ELECTRICAL PANEL - (E) 200 AMPS NO CHANGE
 - MEET LIGHTING ENERGY EFFICIENCY REQUIREMENTS PER TITLE 24
 - TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SURPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, AND SIMILAR AREAS. THE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR.
 - A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY ROOM RECEPTACLE OUTLET.
 - A DEDICATED 20 AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. EXCEPT WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLY.
 - ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED ANYWHERE IN THE DWELLING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER EXCEPT OUTLETS AT KITCHEN COUNTERS, IN BATHROOMS, IN GARAGE AND IN UNFINISHED BASEMENTS.
 - SMOKE DETECTORS SHALL BE LOCATED IN ALL BEDROOMS & IN HALLWAYS IN THE IMMEDIATELY VICINITY OUTSIDE OF BEDROOMS. SMOKE AND CARBON MONOXIDE DETECTORS TO BE UL AND CA STATE FIRE MARSHAL LISTED AND APPROVED.
 - BATHROOMS & LAUNDRY AREA SHALL UTILIZE HIGH EFFICIENCY LUMINARIES OR SHALL HAVE A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119 (D) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.
 - ALL RECESSED RECEPTACLES SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER EXCEPT OUTLETS AT KITCHEN COUNTERS, IN BATHROOMS, IN GARAGE AND IN UNFINISHED BASEMENTS.
 - SMOKE DETECTORS SHALL BE LOCATED IN ALL BEDROOMS & IN HALLWAYS IN THE IMMEDIATELY VICINITY OUTSIDE OF BEDROOMS. SMOKE AND CARBON MONOXIDE DETECTORS TO BE UL AND CA STATE FIRE MARSHAL LISTED AND APPROVED.
 - BATHROOMS & LAUNDRY AREA SHALL UTILIZE HIGH EFFICIENCY LUMINARIES OR SHALL HAVE A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119 (D) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.
 - ALL RECESSED LUMINARIES IN INSULATED CEILINGS SHALL BE IC RATED AN AIRTIGHT (AT) AND ELECTRONIC BALLAST SHALL BE UTILIZED FOR ALL FLUORESCENT LUMINARIES.
 - OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE RESIDENCE OR OTHER BUILDINGS SHALL BE HIGH EFFICIENCY LUMINARIES OR COMPLY WITH THE FOLLOWING EXCEPTIONS: (1) LIGHTS ARE TO BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL; (2) LIGHTING NOT ATTACHED TO THE BUILDINGS ARE EXEMPT.
 - GFCI REQUIREMENTS: ALL BATHROOMS, OUTDOOR RECEPTACLES, KITCHEN AND COUNTERTOP RECEPTACLES, AND COUNTERTOP RECEPTACLES; WET BAR SINK (IF ANY) SHALL BE GFCI PROTECTED.
 - LIGHT FIXTURE IN TUB/SHOWER ENCLOSURES SHALL BE "SUITABLE FOR DAMP LOCATION."
 - RECEPTACLES SHALL BE: a. IN BEDROOMS - 12" O.C. MAXIMUM, AND WITHIN 6" OF THE END OF WALLS; b. IN KITCHEN AND DINING AREA COUNTERSPACE WIDER THAN 12 INCHES - LOCATE RECEPTACLES SO NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTACLE; c. IN BATHROOM - AT LEAST ONE RECEPTACLE IS WITHIN 36" OF THE OUTSIDE EDGE OF EACH BASIN AND ON THE WALL THAT IS ADJACENT TO THE BASIN; d. FRONT AND REAR EXTERIOR RECEPTACLES - SHALL BE LOCATED WITHIN 66" OF GRADE AND WATERPROOF; e. LAUNDRY - MINIMUM OF ONE RECEPTACLE; GFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS AND KITCHEN ISLAND.
 - ALL KITCHEN LIGHTING SHALL BE HIGH EFFICIENCY LUMINARIES OR COMPLY WITH THE EXCEPTIONS AS FOLLOWS: a. AT LEAST 50% OF THE INSTALLED WATTAGE MUST BE HIGH EFFICIENCY; b. HIGH EFFICIENCY LIGHTING MUST BE SWITCHED SEPARATELY FROM LOW EFFICIENCY LIGHTING.
 - ALL ELECTRICAL RECEPTACLES SHALL BE "TAMPER-PROOF."
 - ALL BATHROOM LIGHTING SHALL BE HIGH IF EFFICIENCY LUMINARIES OR COMPLY WITH THE FOLLOWING EXCEPTION: -PROVIDE A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119 (D) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.
 - ALL LIGHTING, EXCEPT AS INDICATED FOR KITCHEN AND BATHROOMS, SHALL BE HIGH EFFICIENCY LUMINARIES OR COMPLY WITH THE FOLLOWING EXCEPTIONS: a. PROVIDE A DIMMER SWITCH; b. PROVIDE A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119 (D) AND SHALL NOT HAVE A CONTROL.

- THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON: a. CLOSETS LESS THAN 70 FT.² ARE EXEMPT FROM LIGHTING REQUIREMENTS.
- FOR OUTDOOR LIGHTING, ALL LIGHTS PERMANENTLY MOUNTED TO THE RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICIENCY LUMINARIES OR COMPLY WITH THE FOLLOWING EXCEPTIONS: b. LIGHTS ARE TO BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL; b. LIGHTING NOT ATTACHED TO THE BUILDINGS (I.E. LANDSCAPE LIGHTING) ARE EXEMPT.
- FOR KITCHEN, FLUORESCENT AND INCANDESCENCE FIXTURES SHALL BE SWITCHED ON/OFF SEPARATELY.
- ALL OUTLETS NOT REQUIRED TO BE GFCI AS INDICATED IN J12 SHALL USE AFCI BREAKERS.
- CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE AND IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). ALL CARBON MONOXIDE ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING'S PERMANENT ELECTRICAL SOURCE WITHOUT A DISCONNECTING SWITCH OTHER THAN THE OVER CURRENT PROTECTION (CIRCUIT BREAKER) AND SHALL HAVE A BATTERY BACKUP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED. SMOKE AND CARBON MONOXIDE DETECTORS TO BE UL AND CA STATE FIRE MARSHAL LISTED AND APPROVED.

- K. SHEETROCK
- 1/2" SHEETROCK IN HOUSE
 - 5/8" SHEETROCK ON GARAGE WALLS WITHIN 3 FEET OF FENCE AS A COMPONENT OF OR CREATING ONE HOUR FIRE RESISTIVE WALL
 - TEXTURE TO BE SMOOTH
 - UTILIZE ROUNDED CORNERS

- L. VENTILATION (SEE VENTILATION REQUIREMENTS SHEET #9)
- GABLE, RIDGE, &/OR EYEBROW ATTIC VENTS OR EQUIVALENT AS NEEDED
 - RAFTER VENTILATION @ EVERY OTHER BAY
 - PER CA ENERGY CODE SECTION 159 (D), PROVIDE VENTILATION REQUIREMENT VENTILATION RATE = 1 CMF/100 CU FT OF VOLUME +7.5 CMF X (NO. OF BEDROOMS +1). A NOTE NEEDS TO BE PROVIDED NEXT TO THE WHOLE HOUSE FAN THAT NEAR THE CONTROL SWITCH A LABEL OR SIGN MUST READ "FAN TO BE LEFT ON FOR INDOOR AIR QUALITY"

- M. INSULATION (MINIMUMS)
- R-19 MINIMUM IN WALLS PER ENERGY REPORT
 - R-30 IN CEILING TO ATTIC IN THE ADDITION/EXISTING HOUSE
 - R-19 IN TRUE VAULTED CEILING IN THE ADDITION
 - ALL NEW WINDOW GLASS TO BE DUAL PANE LOW-E

- N. LANDING AREAS & BALCONY
- EXTERIOR DOORS TO HAVE A MIN 3X3 LANDING OR LANDING AREA; LANDINGS SHALL NOT EXCEED 7 3/4" LOWER THAN DOOR THRESHOLD.

- O. ENVIRONMENTAL AIR DUCTS
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS (DOORS, WINDOWS, SKYLIGHTS OR ATTIC VENTS) INTO THE BUILDING.
 - DRYER EXHAUST SHALL TERMINATE OUTSIDE BUILDING. DRYERS MUST BE EQUIPPED WITH A BACK DRAFT DAMPER WITH NO SCREEN. DRYER DUCTS ARE LIMITED TO 14 FEET IN LENGTH WITH TWO 90° ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2.

- P. STAIRS & RAILINGS
- MINIMUM BALCONY RAILING HEIGHT IS 42".
 - MINIMUM STAIRWAY WIDTH IS 36".
 - MAX DECK RAILING PICKET WIDTH IS 3 3/4" SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN THEM.
 - GUARD RAILS SHALL BE CAPABLE OF RESISTING 200 PLF APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.
 - BOTTOM RAIL MAXIMUM HEIGHT FROM THE STAIR SURFACE SHALL BE 2".
 - STAIR STEPS SHALL BE 7 3/4" MAXIMUM RISE & 10" MAXIMUM RUN.
 - WALLS & SOFFIT OF ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE COVERED WITH 1/2" GYPSUM BOARD.
 - HEADROOM AT STAIRWAY SHALL BE A MINIMUM OF 6'6".
 - HANDRAILS SHALL HAVE 1 1/4" - 2" GRIPPABLE CROSS-SECTION, NO SHARP CORNERS, ARE AT A HEIGHT OF 34 INCHES TO 38 INCHES ABOVE NOSING, AND EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER, AND TERMINATE AT NEWL POSTS OR RETURN TO WALLS.
 - HANDRAILS MAY PROJECT IN TO THE REQUIRED WIDTH OF THE STAIRWAY 4 1/2" AND SHALL PROVIDE 1 1/2" SPACE BETWEEN THE WALL AND HANDRAIL.
 - A GUARD IS REQUIRED ON THE OPEN SIDE OF THE STAIRWAY AT A HEIGHT OF 34" TO 38" AND SHALL HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE OF 4 3/8" IN DIAMETER CANNOT PASS THROUGH.
 - GUARDS SHALL BE PROVIDED AT THE SECOND FLOOR OPEN AREAS TO BELOW, WHICH ARE MORE THAN 30 INCHES ABOVE THE FLOOR BELOW. GUARDS SHALL BE A MINIMUM HEIGHT OF 42 INCHES WITH INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4 INCH IN DIAMETER CANNOT PASS THROUGH.

- Q. PLUMBING (SEE FIRE SPRINKLER PLAN REQUIREMENTS)
- WATER HEATER SHALL BE STRAPPED TO OPEN/PARTIAL BASEMENT WALL & SHALL BE LOCATED ON 18" HIGH PLATFORM.
 - WATER CLOSETS TO BE MAXIMUM 1.28 GPM PER CALIFORNIA GREEN BUILDING CODE
 - SHOWER AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
 - PRESSURE REDUCTION VALVE IS REQUIRED AT RISER.
 - T REQUIRED FOR AUTOMATIC SPRINKLER SYSTEM PRIOR TO PRESSURE REDUCTION VALVE.
 - UTILIZE A 1" PVC SUPPLY LINE FROM A 1" WATER METER.
 - UTILIZE RADIANT HEATING SYSTEM ON ALL FLOORS WITH WATER HEATING IN BASEMENTS UTILITY ROOM.
 - SHOWERS FLOW RATE SHALL BE 2.0 2 GPM MAXIMUM.
 - SINK FAUCETS FLOW RATE SHALL BE 1.5 GPM MAXIMUM.

- R. SHOWER & TUB/SHOWER MOISTURE RESISTANT REQUIREMENTS.
- SHOWER AND TUB/SHOWER SHALL UTILIZE A MOISTURE RESISTANT UNDERLAYMENT (I.E. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET. NOTE THAT WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATH TUB COMPARTMENTS.

- S. HALLWAYS & CORRIDORS
- HALLWAYS & CORRIDORS SHALL BE A MINIMUM OF 36" WIDE.

- T. HOUSE NUMBERS
- BUILDING ADDRESS SHALL BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET, METAL NUMBERS, MINIMUM OF 4 INCHES HIGH, AND CONTRAST WITH THEIR BACKGROUND.

- U. WOOD SIDING (NOT APPLICABLE TO THIS PROJECT)
- 2 LAYERS OF GRADE D PAPER OVER PLYWOOD SHEATHING

- V. FORCED AIR UNIT WITH AC PREP
- SHALL BE LOCATED IN THE ATTIC ON PLATFORM CLOSE TO ATTIC ACCESS OPENING
 - SHALL UTILIZE R-6 MIN INSULATED DUCTS
 - COMBUSTION AIR IS DRAIN FROM ATTIC

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ON THIS PAGE OF LAYOUT: GENERAL NOTES

SCALE:

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