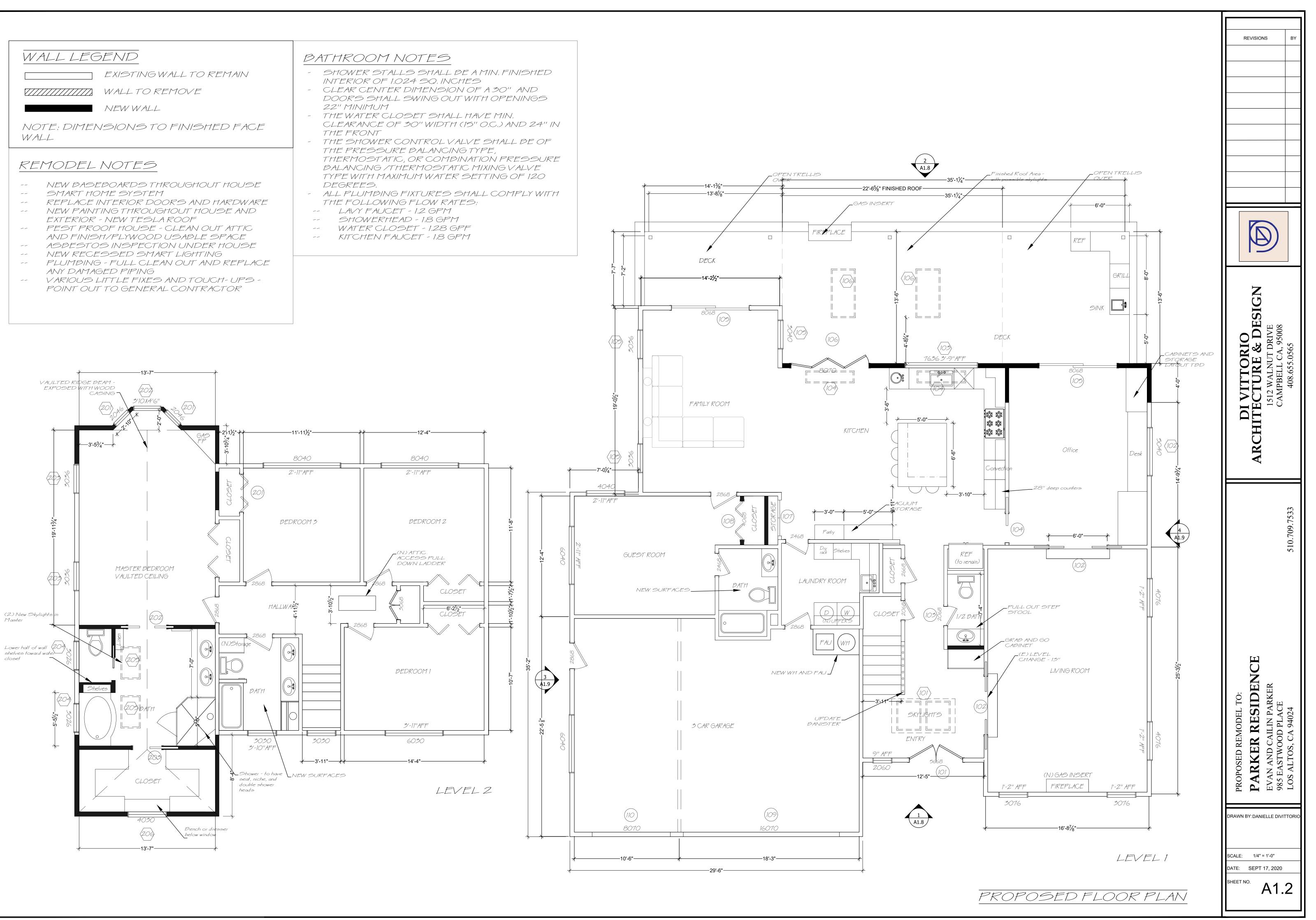
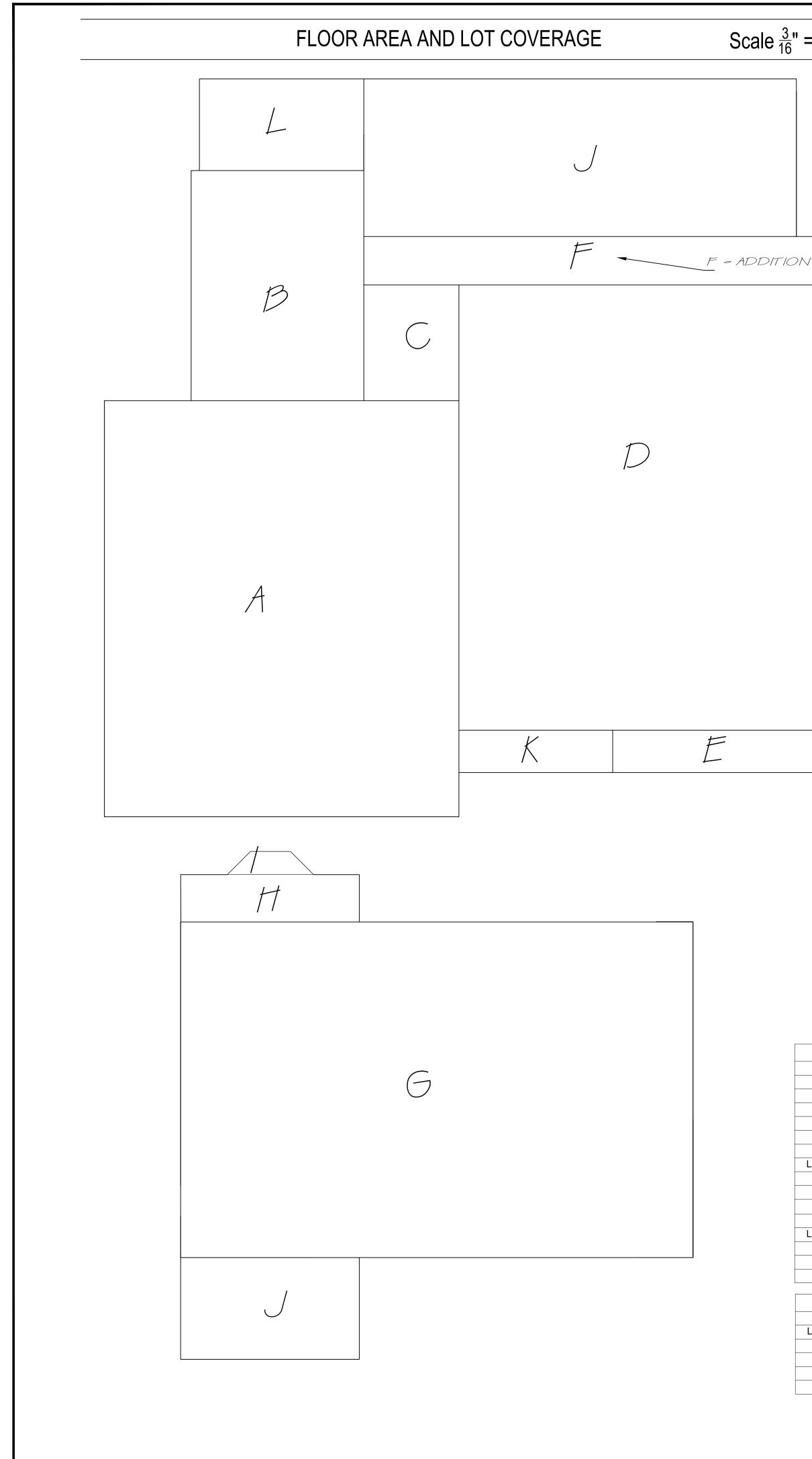


W/	1LL LEGEND						
	EXISTING WALL TO REMAIN						
	WALL TO REMOVE						
	NEWWALL						
	NOTE: DIMENSIONS TO FINISHED FACE WALL						
REI	MODEL NOTES						
	NEW BASEBOARDS THROUGHOUT HOUSE SMART HOME SYSTEM						
	REPLACE INTERIOR DOORS AND HARDWARE NEW PAINTING THROUGHOUT HOUSE AND						
	EXTERIOR - NEW TESLA ROOF PEST PROOF HOUSE - CLEAN OUT ATTIC AND FINISH/PLYWOOD USABLE SPACE						





Scale $\frac{3}{16}$ " = 1'-0"

DOOR SCHEDULE

MARK	QTY.				DOOR		GENERAL NOTES	LOCATION		
(XXX)	QTT.	WIDTH	HEIGHT	TYPE	SWING	STYLE	MATL.	GLAZING	GENERAL NOTES	LOCATION
101	1	5'-6"	6'-8"	HD	BOTH	SL	WD/GLS	S	5, 9	ENTRY
102	2	6'-0"	6'-8"	PD		SL	WOOD		8	ENTRY/OFFICE
103	1	2'-0"	6'-8"	HS	RH	SL	WOOD		8	1/2 BATH
104	1	3'-0"	6'-8"	PS		SL	WOOD		8	OFFICE
105	2	8'-0"	6'-8"	SS	LH	FL	FG/GLS		8	OFFICE/FAMILY ROOM
106	1	8'-0"	7'-0"	MA		FL	FG/GLS		8	KITCHEN
107	1	3'-8"	6'-8"	HD	BOTH	SL	WOOD		8	KITCHEN STORAGE
108	1	4'-0"	6'-8"	BD	BOTH	SL	WOOD		8	GUEST CLOSET
109	1	16'-0"	7'-0"	MA		4U	FG/GLS	S	5, 8	GARAGE
110	1	8'-0"	7'-0"	MA		4U	FG/GLS	S	5, 8	GARAGE
201	1	4'-0"	6'-8"	BD	BOTH	SL	WOOD		8	BED 3 CLOSET
202	1	4'-0"	6'-8"	PD	BOTH	SL	WOOD		8	MASTER BATH
203	1	3'-0"	6'-8"	PS		SL	WOOD		8	MASTER CLOSET

NOTE: ALL EXTERIOR DOORS TO BE FIBERGLASS OR EQUAL. OTHER DOORS NOT LISTED REMAIN AS IS,

	WINDOW SCHEDULE									
MARK	QTY.	TY. SIZE		SIZE WIDTH HEIGHT		TYPE	GLASS	SPECIAL RQMTS.	GENERAL NOTES	LOCATION
101	2	2'-6"	3'-0"	SKYLIGHT	DP	SG	4, 6	ENTRY		
102	1	5'-0"	4'-0"	SLIDER	DP		4, 6	OFFICE		
103	1	7'-6"	3'-6"	D. SLIDER	DP	SG	4, 6	KITCHEN		
104	2	5'-0"	1'-3"	SKYLIGHT	DP	SG	4, 6, 11	KITCHEN		
105	3	3'-0"	4'-0"	S. HUNG	DP		4, 6	FAMILY ROOM		
106	2	5'-0"	2'-6"	SKYLIGHT	DP	SG	4, 6	OUTDOOR PATIO		
201	2	2'-0"	4'-6"	D. HUNG	DP		4, 6	MASTER BAY WINDOW		
202	1	3'-10"	4'-6"	CASEMENT	DP	EG	4, 6	MASTER BAY WINDOW		
203	2	3'-0"	3'-6"	D. HUNG	DP		4, 6, 11	MASTER		
204	2	3'-0"	2'-6"	D. HUNG	DP	TG	4, 13	MASTER BATH		
205	2	2'-0"	3'-0"	SKYLIGHTS	DP	SG	4, 13, 11	MASTER BATH		
206	1	4'-0"	3'-0"	SLIDER	DP	TG	4, 13	MASTER CLSOET		

NOTE: ALL WINDOWS TO BE FIBERGLASS OR EQUAL. SEMI-CIRCLE WINDOW ABOVE WINDOW 106 TO REMAIN AS IS

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VENTILATION CALCS

ATTIC VENTILATION CALCULATION ADDITIC LEVEL 2 TOTAL VENT AREA REQUIRED: I SO,FT, OF NET FREE AREA FOR EVERY 150 SQ. FT. OF ATTIC FLOOR SPACE, <u>VENTING PROVIDED:</u> 195 SQ.FT / 150 SQ.F1

2 SQ, FT X 144 SQ, IN

- 288 SQ. IN.

- <u>TOTAL VENTING:</u> = (4)5.5"XI4" EVE VENTS = 77 SQ. IN PER VENT
- = (0) 14"X18" GABLE VENT = 252 SQ. INCHES
- = 4 NEW VENTS TOTAL

VENTILATION CALCULATION IN UNDER-FLOOR ADDITION: LEVEL I

VENTING REQUIRED: 144 SQ. INCHES PER 150 SQ. FT.

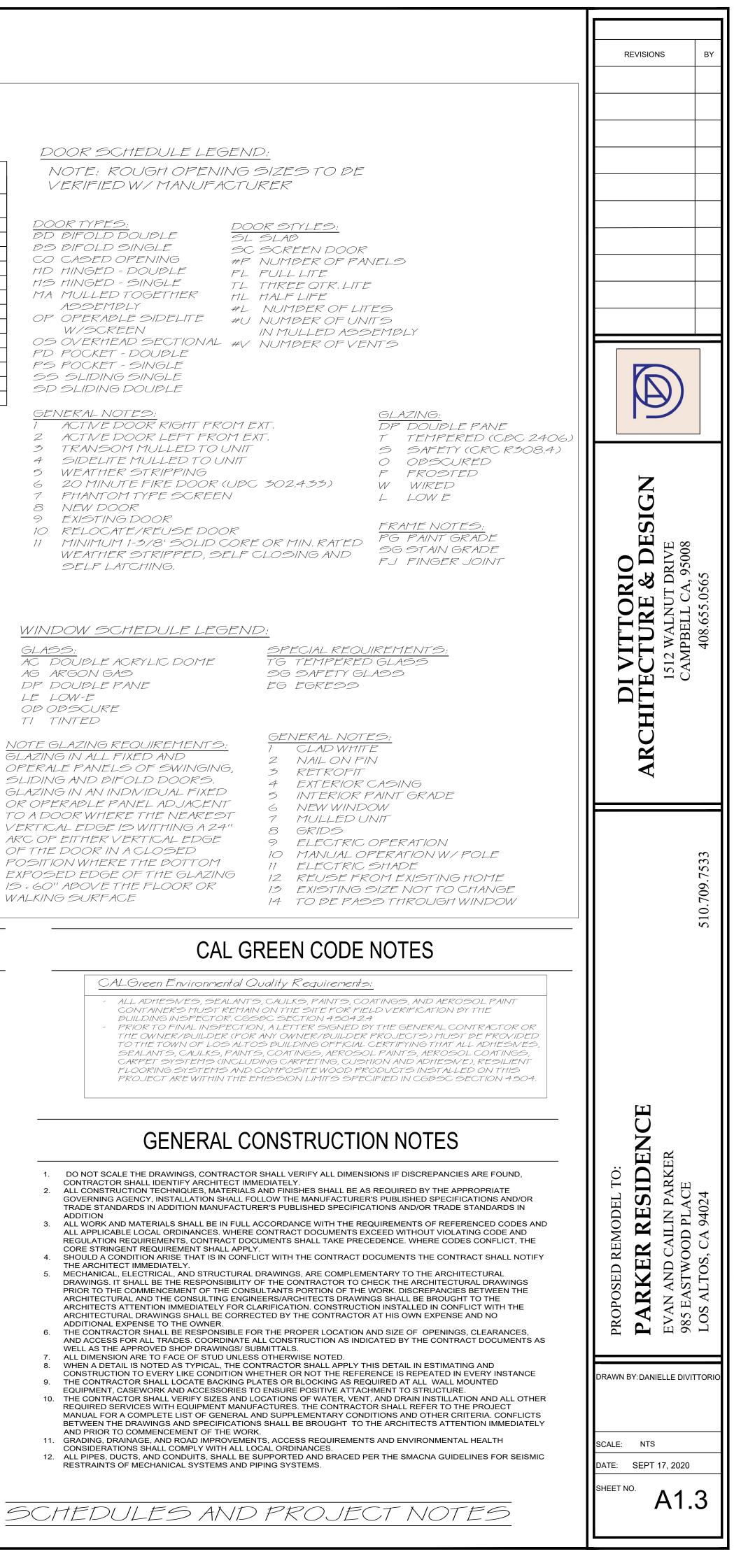
VENTING PROVIDED: = 1 X 144

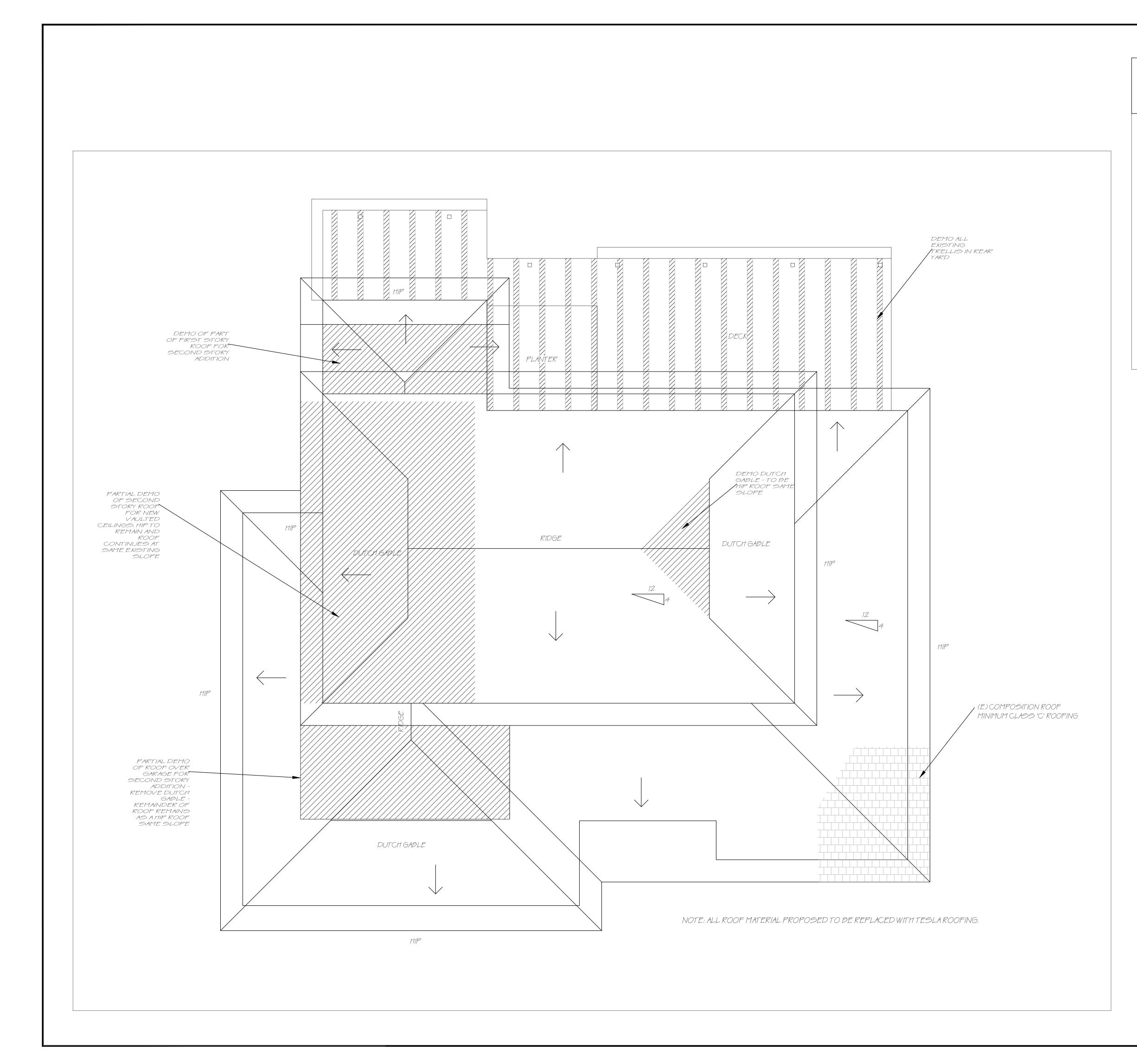
= 144 SQ. IN.

<u>TOTAL VENTING:</u> 144 SQ. INCH 7 112 SQ. INCHES - 1.29 = 2 VENTS FOR ADDITION

Total Floor Area						
SECTION	DIMENSIONS	AREA - SQ. FT.				
A	29'-6" X 35'-2"	1037				
В	14'-3" X 19'	271				
С	9'-6" X 7'-8"	73				
D	29'-6" X 36'-9"	1084				
E	17' X 3'-6"	60				
F	37'-6" X 4'	150				
LEVEL 1 TOTAL		2675				
G	42' X 27'-6"	1155				
Н	3'-10 3/4" X 14'-6"	56.50000				
I	0.7 (7'X 2')	9.80000				
J	8'-4" X 14'-6"	120.80000				
LEVEL 2 TOTAL		1343				
TOTAL		4018				

TOTAL LOT COVERAGE							
SECTION	AREA - SQ. FT.						
LEVEL 1 TOTAL		2675					
J	35'-2" X 13'	457					
K	3'-6" X 12'-6"	44					
L	7'-2" X 13'-8"	98					
Total		3274					

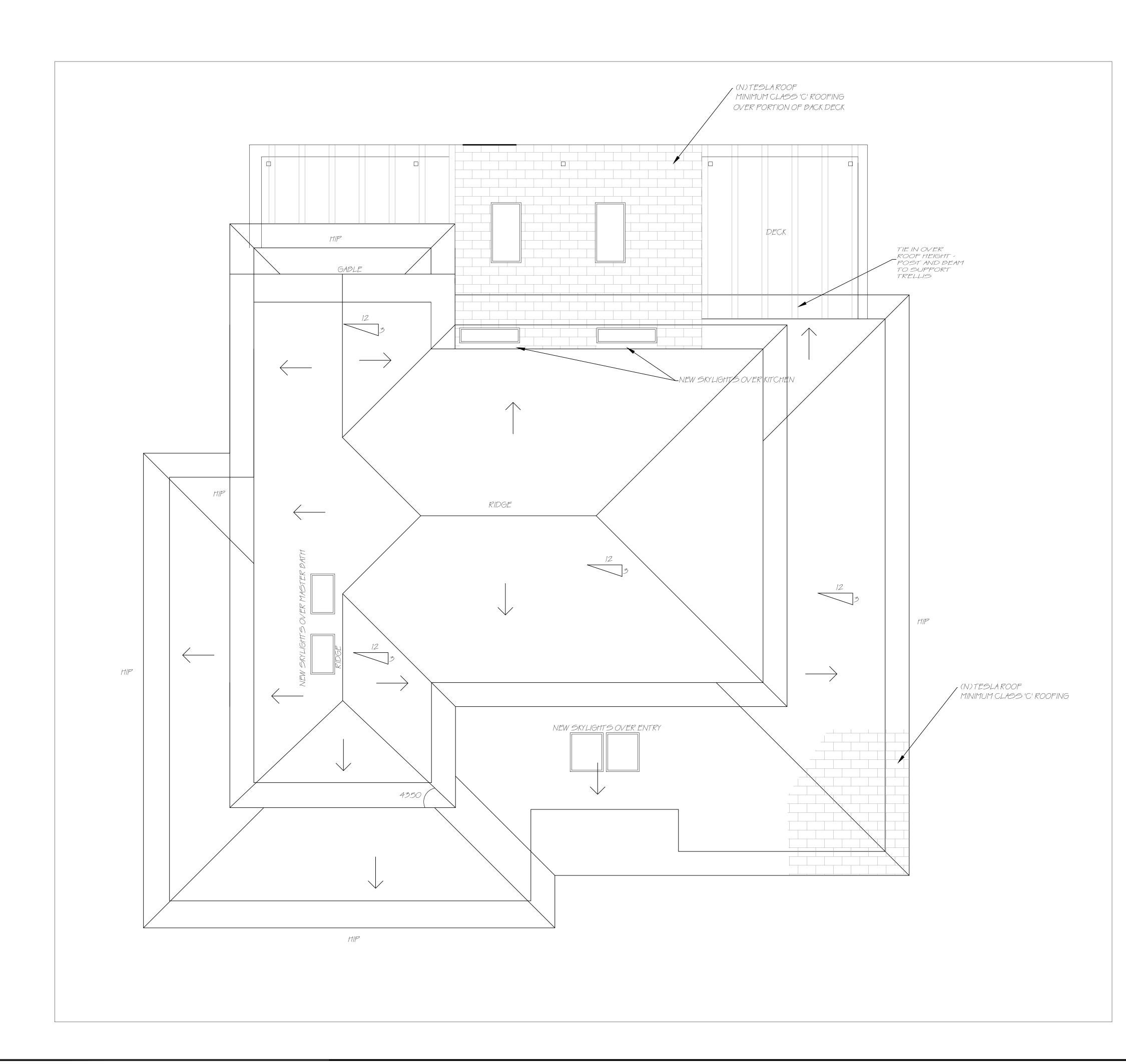


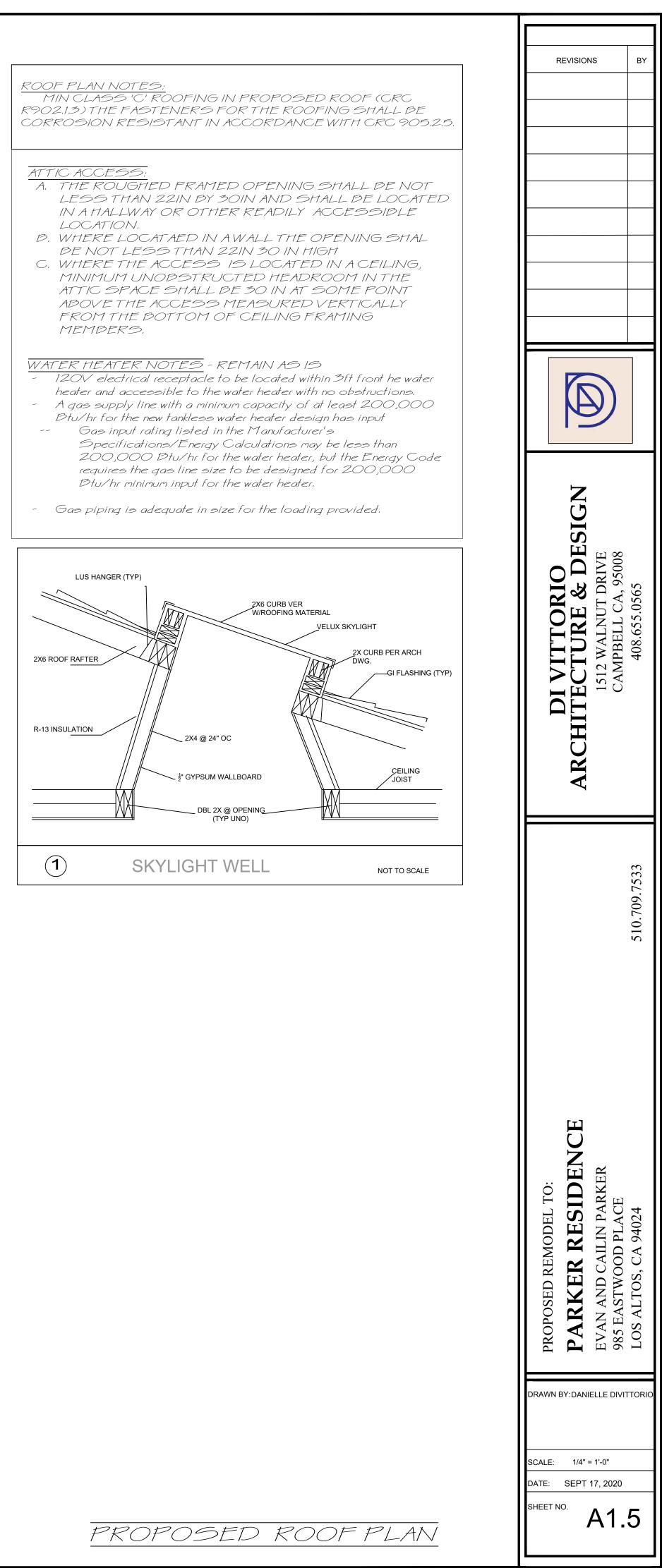


	REVISIONS	ΒY
<u>ROOF PLAN NOTES;</u> MIN CLASS 'C' ROOFING IN PROPOSED ROOF (CRC R902,1,3) THE FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRC 905,2,5,		
ATTIC ACCESS: A. THE ROUGHED FRAMED OPENING SHALL BE NOT LESS THAN 22IN BY 30IN AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. B. WHERE LOCATAED IN A WALL THE OPENING SHAL BE NOT LESS THAN 22IN 30 IN HIGH C. WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 IN AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS,		
 WATER HEATER NOTES - REMAIN AS 15 120V electrical receptacle to be located within 3ft front he water heater and accessible to the water heater with no obstructions. A gas supply line with a minimum capacity of at least 200,000 Btu/hr for the new tankless water heater design has input Gas input rating listed in the Manufacturer's Specifications/Energy Calculations may be less than 200,000 Btu/hr for the water heater, but the Energy Code 		
requires the gas line size to be designed for 200,000 Ptu/hr minimum input for the water heater. - Gas piping is adequate in size for the loading provided.	ARCHITECTURE & DESIGN 1512 WALNUT DRIVE CAMPBELL CA, 95008 408.655.0565	100.07.000
	510,709,7533	5

				510.709.7533	
PROPOSED REMODEL TO:	PARKER RESIDENCE	EVAN AND CAILIN PARKER	985 EASTWOOD PLACE	LOS ALTOS, CA 94024	
DRAWN	BY:DANI	ELLE	DIVI	ITOR	10
SCALE:	1/4" =	= 1'-0"			
DATE:	SEPT	17, 2	020		
SHEET N	IO.	Δ	1	Δ	
			Ι.		

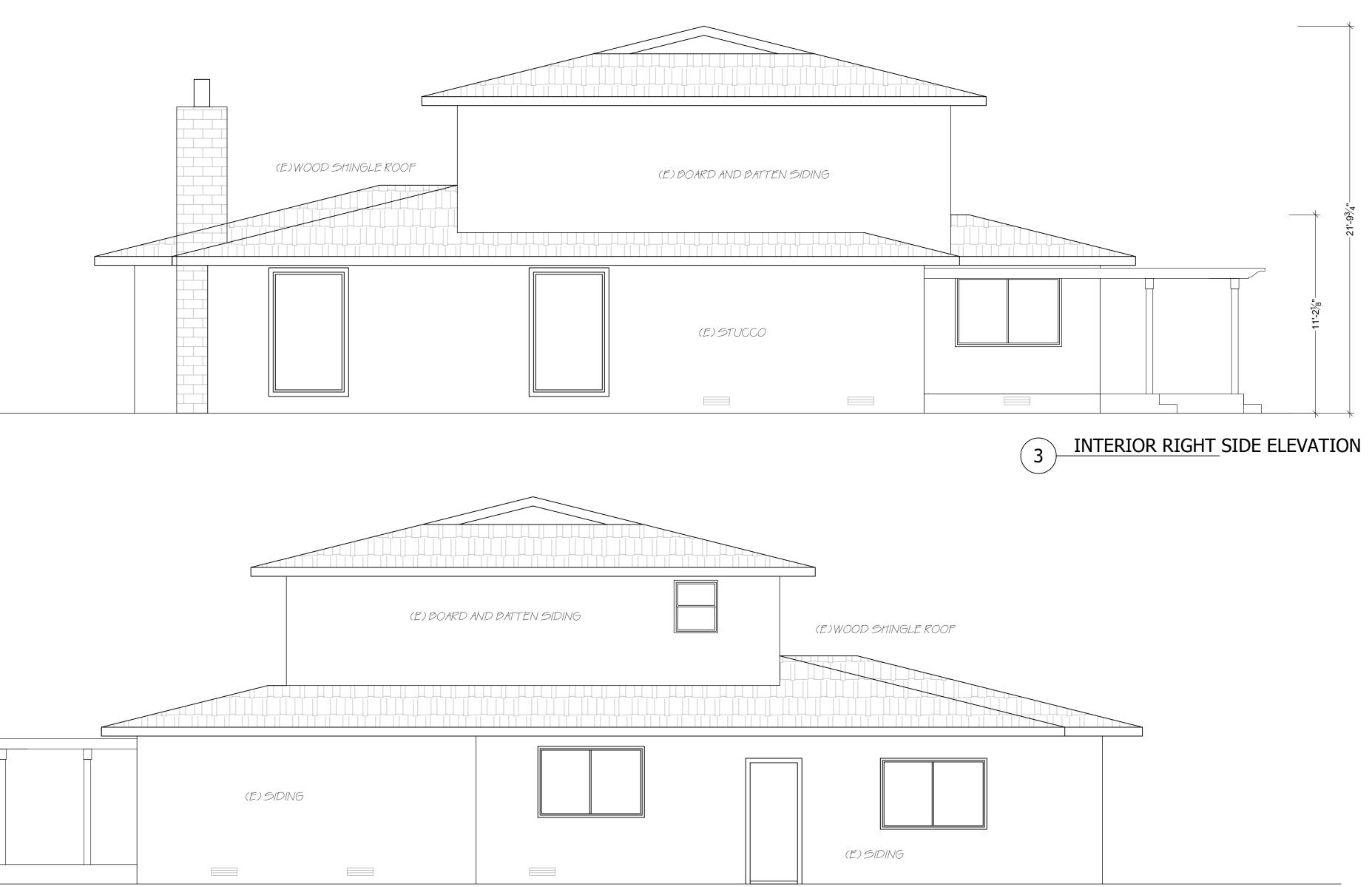
EXISTING ROOF PLAN







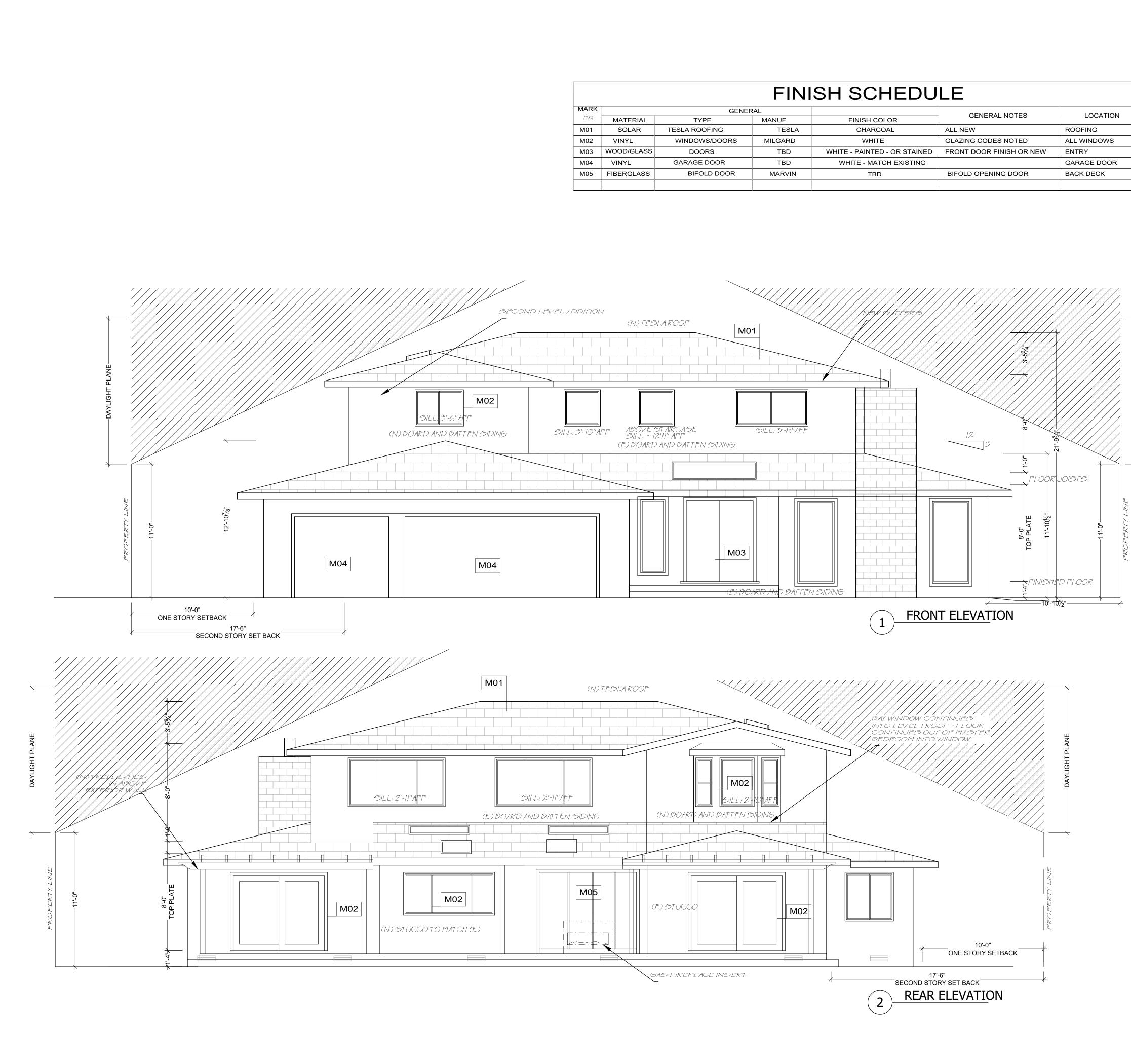
KEY	REVISIONS BY
FOUNDATION VENTS	
WOOD SHINGLE ROOF	
ATTIC VENT AT GABLE	
EXISTING SIDING	
TREAD, RISER, HANDRAIL SPECS; HAND RAILS SHALL BE 34" TO 38" ABOVE THE	
NOSING OF TREADS, ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS, HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND THE HANDRAIL.	
HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 14" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSIONS AND SHALL HAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS, SEE THE ABOVE MENTIONED CODE CHAPTER FOR ADDITIONAL INFORMATION REGARDING HANDRAIL REQUIREMENTS.	
36" DEEP LANDING AS REQUIRED; 4" MIN, 7' ² / ² " MAX STEP DOWN FOR INSWING AND SLIDING DOORS; SLOPE 2% AWAY FROM HOUSE	DESIGN UVE 5008
ALL STAIRWAYS TO BE MIN, 36" WIDE FOR RISE, RUN HANDRAIL AND GUARDRAIL REQUIREMENTS,	ITTORIC FURE & WALNUT DR IPBELL CA, 9 408.655.0565
 PLAN NOTES: A. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.7.3) B. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTAND WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.7.2) 	DI V ARCHITEC
 C. A MINIMUM 26 GA. GALV ANIZED CORROSION RESISTANT WEEP SCREED WITH (R703.7.2.1) I. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS. 2. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA. 	510.709.7533
	PROPOSED REMODEL TO: PARKER RESIDENCE EVAN AND CAILIN PARKER 985 EASTWOOD PLACE LOS ALTOS, CA 94024
EXISTING ELEVATIONS 1 & 2	SCALE: 1/4" = 1'-0" DATE: SEPT 17, 2020 SHEET NO. A1.6



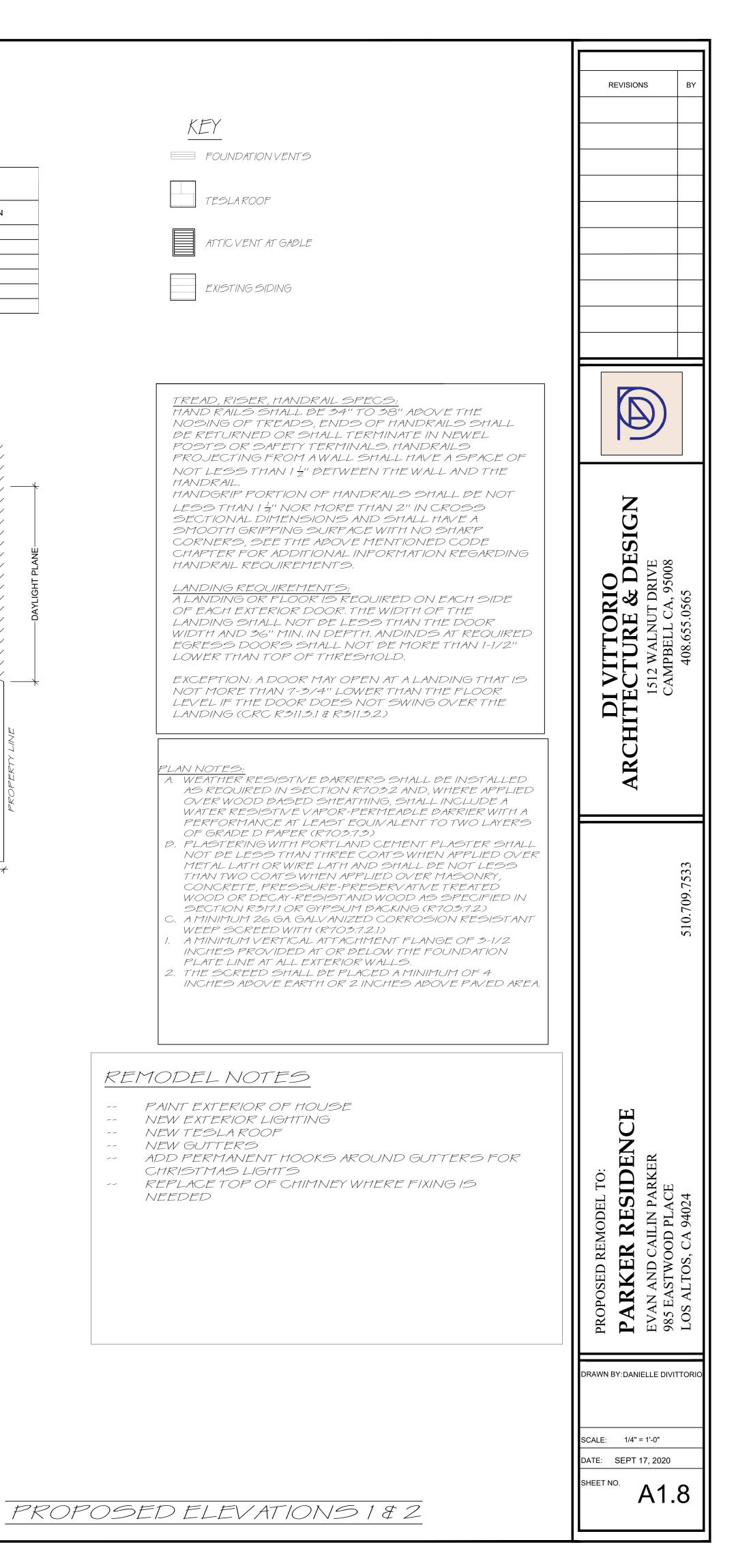


4 INTERIOR LEFT SIDE ELEVATION

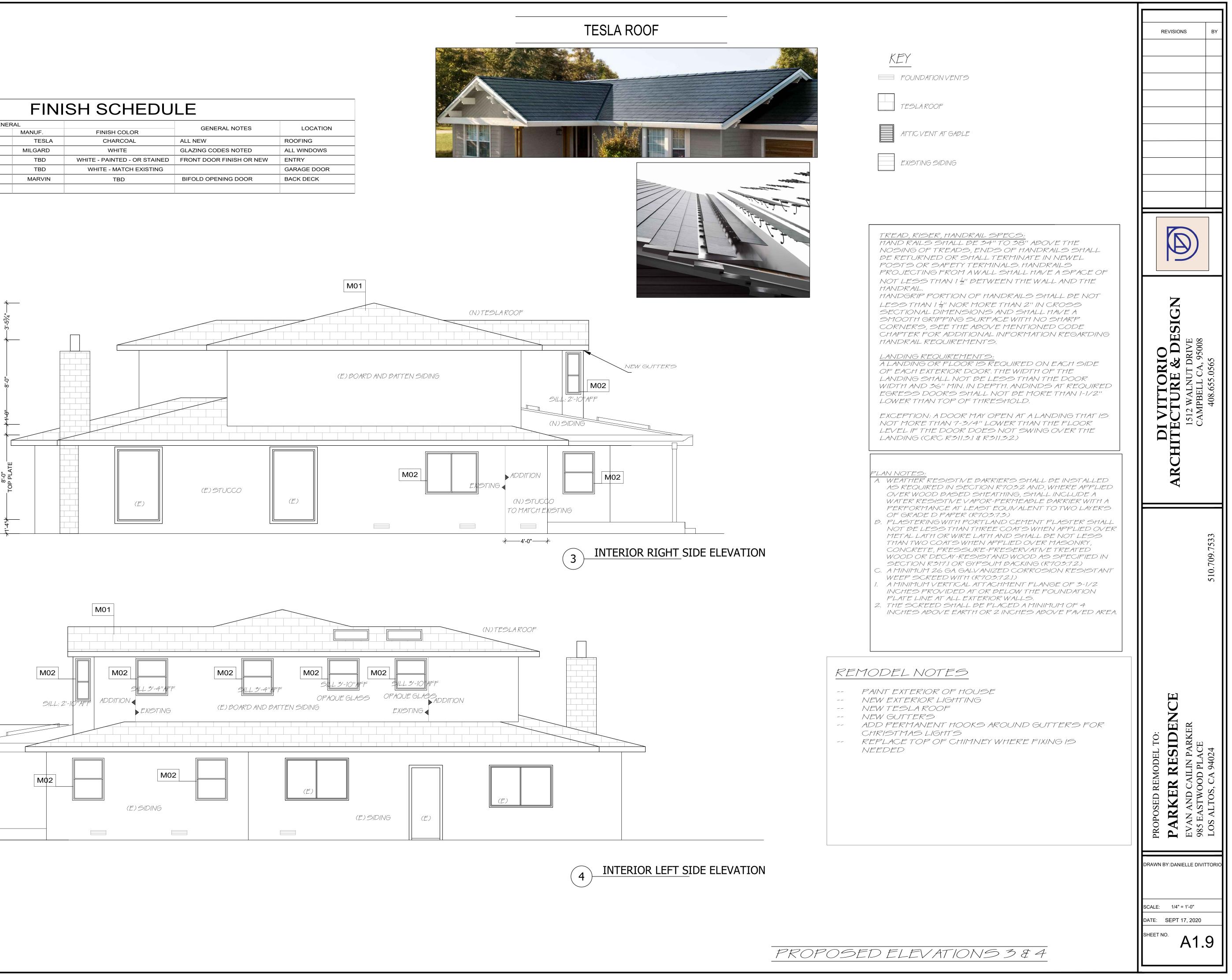
KEY	REVISIONS BY
WOOD SHINGLE ROOF	
ATTIC VENT AT GABLE	
EXISTING SIDING	
TREAD, RISER, MANDRAIL SPECS: HAND RAILS SHALL DE SATTO 38'' ABOVE THE NOSING OF TREADS, ENDS OF MANDRAILS PETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS: MANDRAILS PROJECTING PROM AWALL SHALL HAVE A SPACE OF NOT LESS THAN 15'' DETWEEN THE WALL AND THE MANDRAL MANDRAL MANDRAL SHADDER PROJECTING PROM AWALL SHALL HAVE A SPACE OF NOT LESS THAN 15'' DETWEEN THE WALL AND THE MANDRAL MANDRAL MANDRAL MANDRAL SHADDER PROTION OF HANDRALS SHALL DE NOT LESS THAN 15'' NOR MORE THAN 2'' IN CROSS SECTIONAL DIFIENSIONS AND SHALL THAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS, SEE THE APOVE MENTIONED CODE CHAPTER FOR ADDITIONAL INFORMATION REGARDING MANDRAL REQUIREMENTS. 36'' DEEP LANDING AS REQUIRED; 4'' MIN. 7\$'' MAX STEP DOWN FOR INSWING AND SLIDING DOORS; SLOPE 22 AWAY PROH HOUSE ALL STARWAYS TO DE MIN. 36'' WIDE FOR RISE, RUN MANDRAL AND GUARDRAL REQUIREMENTS. MANDRAL AND GUARDRAL REQUIREMENTS. NORBED IN SECTION RYO22 AND, WHER APPLIED	DI VITTORIO ARCHITECTURE & DESIGN 1512 WALNUT DRIVE 1512 WALNUT DRIVE CAMPBELL CA, 95008 408.655.0565
 R317.1 OR GYPSUM BACKING (R703.7.2) C. A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED WITH (R703.7.2.1) I. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS. 2. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA. 	510.709.7533
	PROPOSED REMODEL TO: PARKER RESIDENCE EVAN AND CAILIN PARKER 985 EASTWOOD PLACE LOS ALTOS, CA 94024 LOS ALTOS, CA 94024
EXISTING ELEVATIONS 3 & 4	SCALE: 1/4" = 1'-0" DATE: SEPT 17, 2020 SHEET NO. A1.7

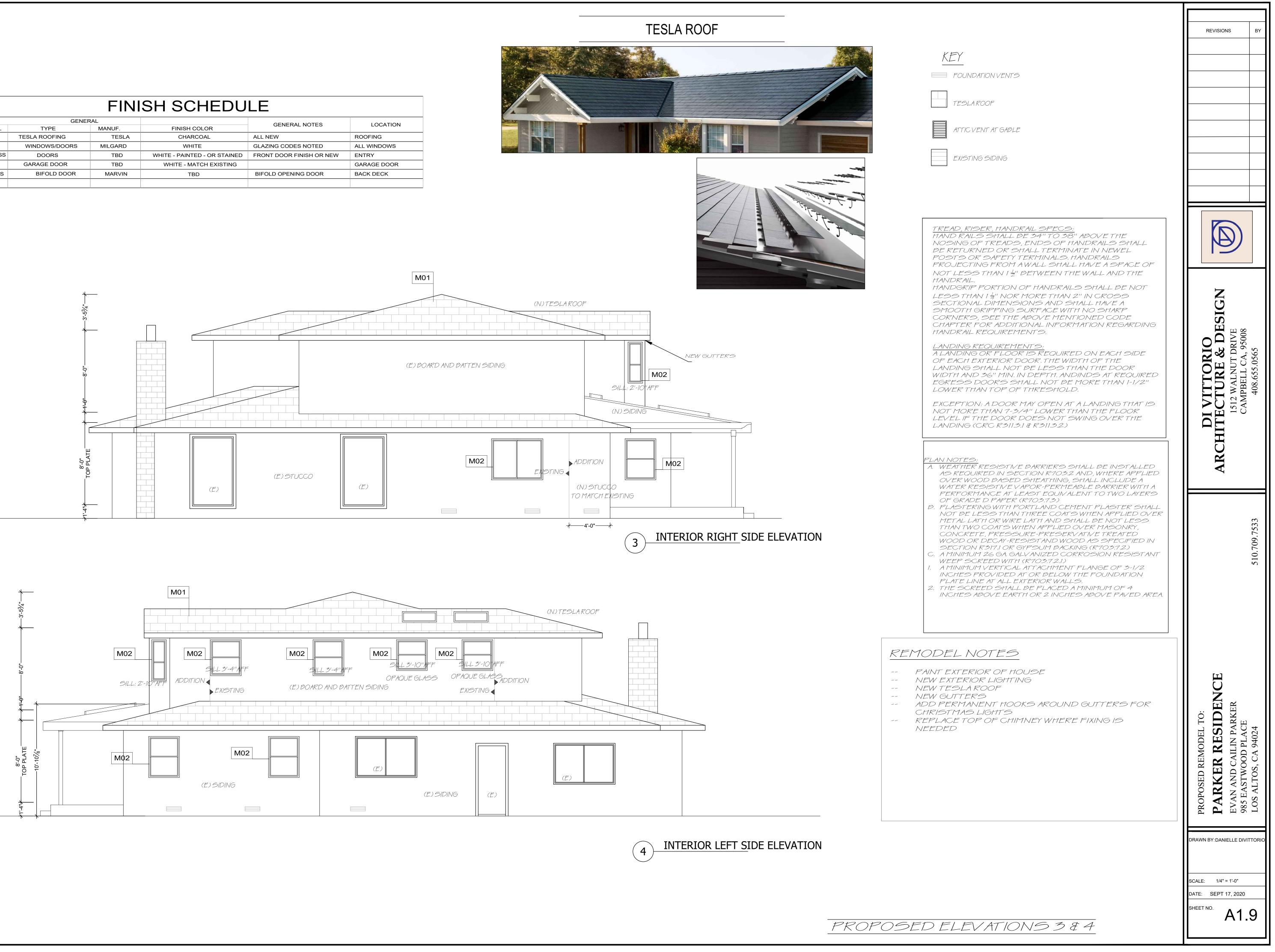


MARK		GENE	RAL		GENERAL NOTES	LOCATION
MXX	MATERIAL	TYPE	MANUF.	FINISH COLOR	GENERAL NOTES	
M01	SOLAR	TESLA ROOFING	TESLA	CHARCOAL	ALL NEW	ROOFING
M02	VINYL	WINDOWS/DOORS	MILGARD	WHITE	GLAZING CODES NOTED	ALL WINDOWS
M03	WOOD/GLASS	DOORS	TBD	WHITE - PAINTED - OR STAINED	FRONT DOOR FINISH OR NEW	ENTRY
M04	VINYL	GARAGE DOOR	TBD	WHITE - MATCH EXISTING		GARAGE DOOR
M05	FIBERGLASS	BIFOLD DOOR	MARVIN	TBD	BIFOLD OPENING DOOR	BACK DECK



				FINI	SH SCHEDU	LE
Ν	<i>I</i> ARK		GENEF	RAL		
	МХХ	MATERIAL	TYPE	MANUF.	FINISH COLOR	GENERAL NOTES
	M01	SOLAR	TESLA ROOFING	TESLA	CHARCOAL	ALL NEW
	M02	VINYL	WINDOWS/DOORS	MILGARD	WHITE	GLAZING CODES NOTED
	M03	WOOD/GLASS	DOORS	TBD	WHITE - PAINTED - OR STAINED	FRONT DOOR FINISH OR NE
	M04	VINYL	GARAGE DOOR	TBD	WHITE - MATCH EXISTING	
	M05	FIBERGLASS	BIFOLD DOOR	MARVIN	TBD	BIFOLD OPENING DOOR



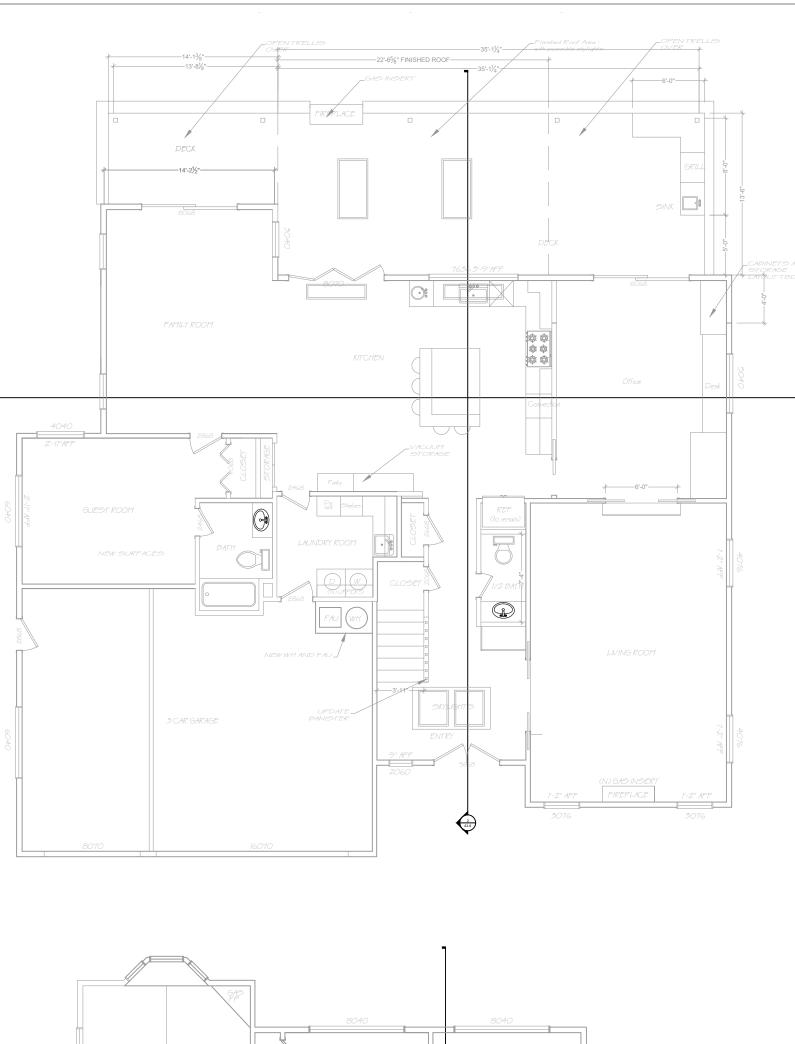


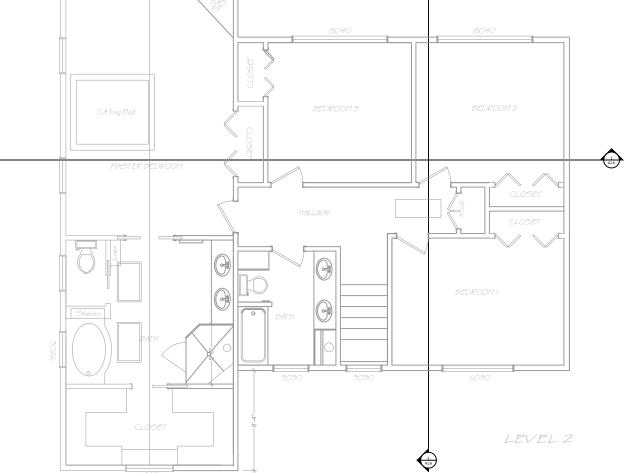
PLAN NOTES

WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.7.3)

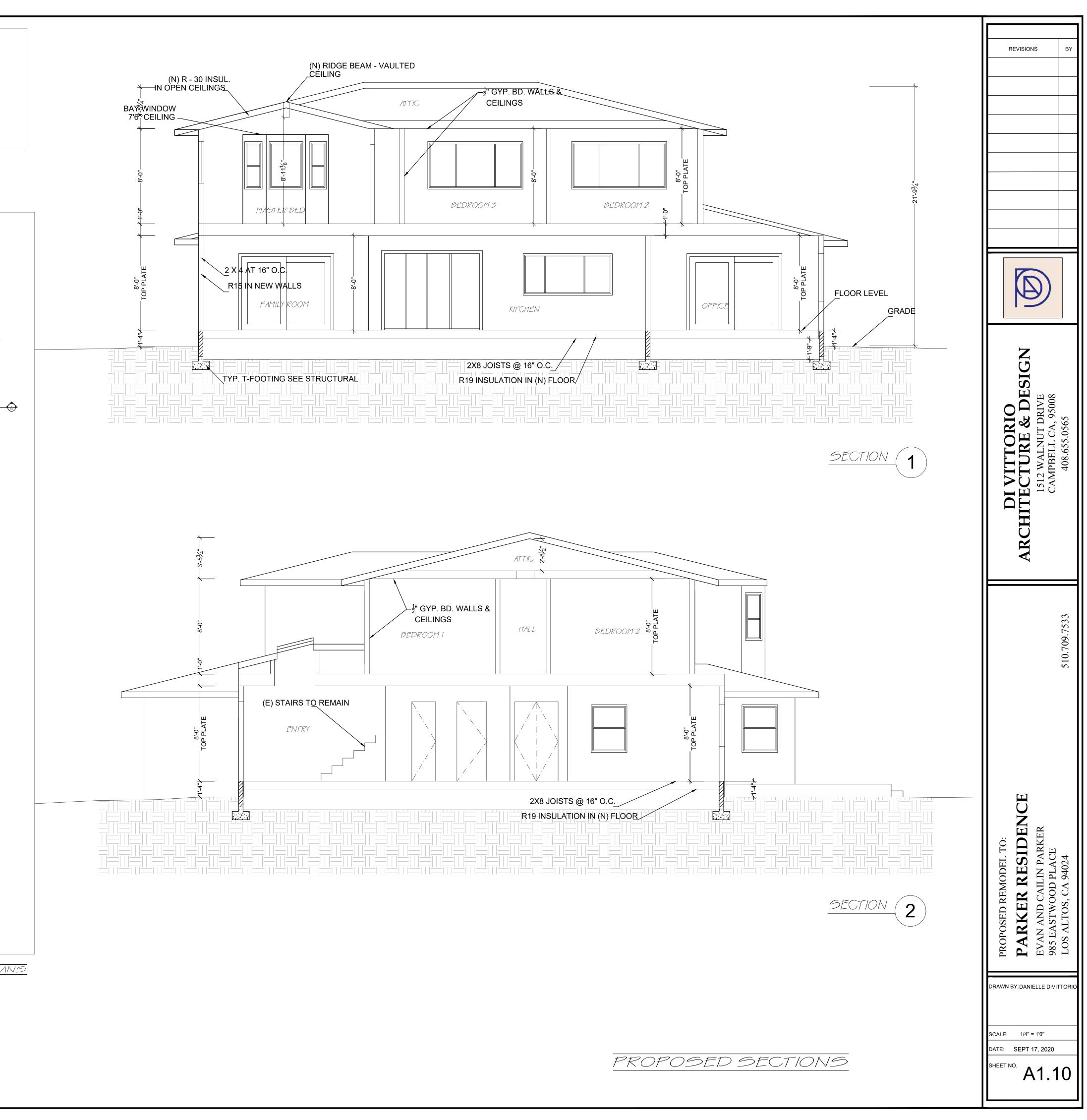
PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTAND WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.7.2) A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED WITH (R703.7.2.1) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR

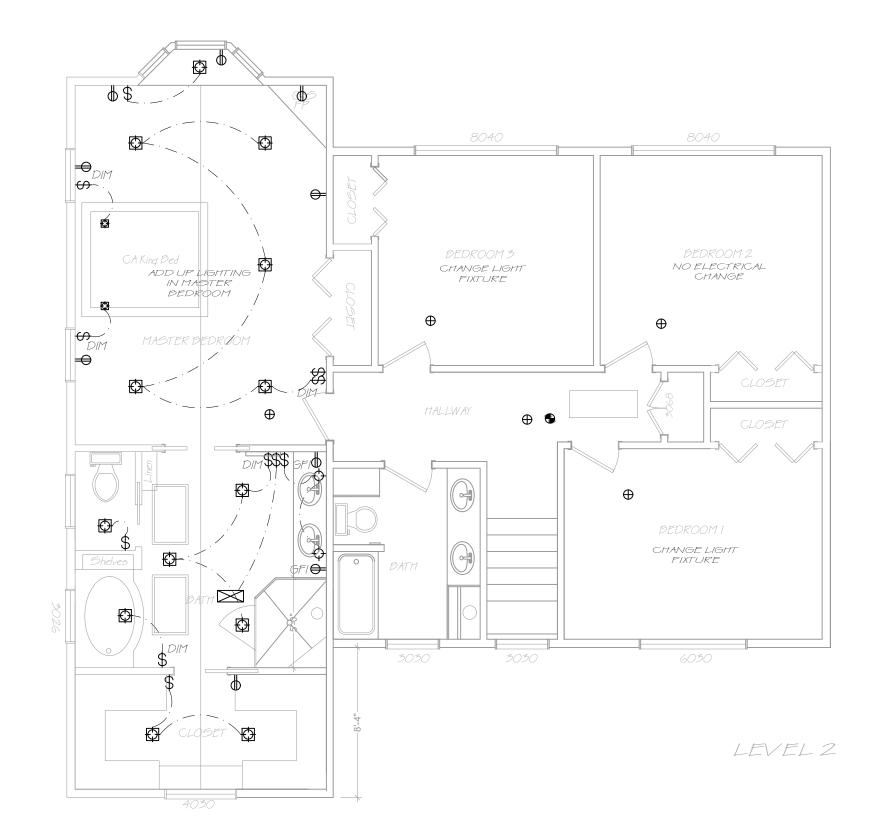
WALLS. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

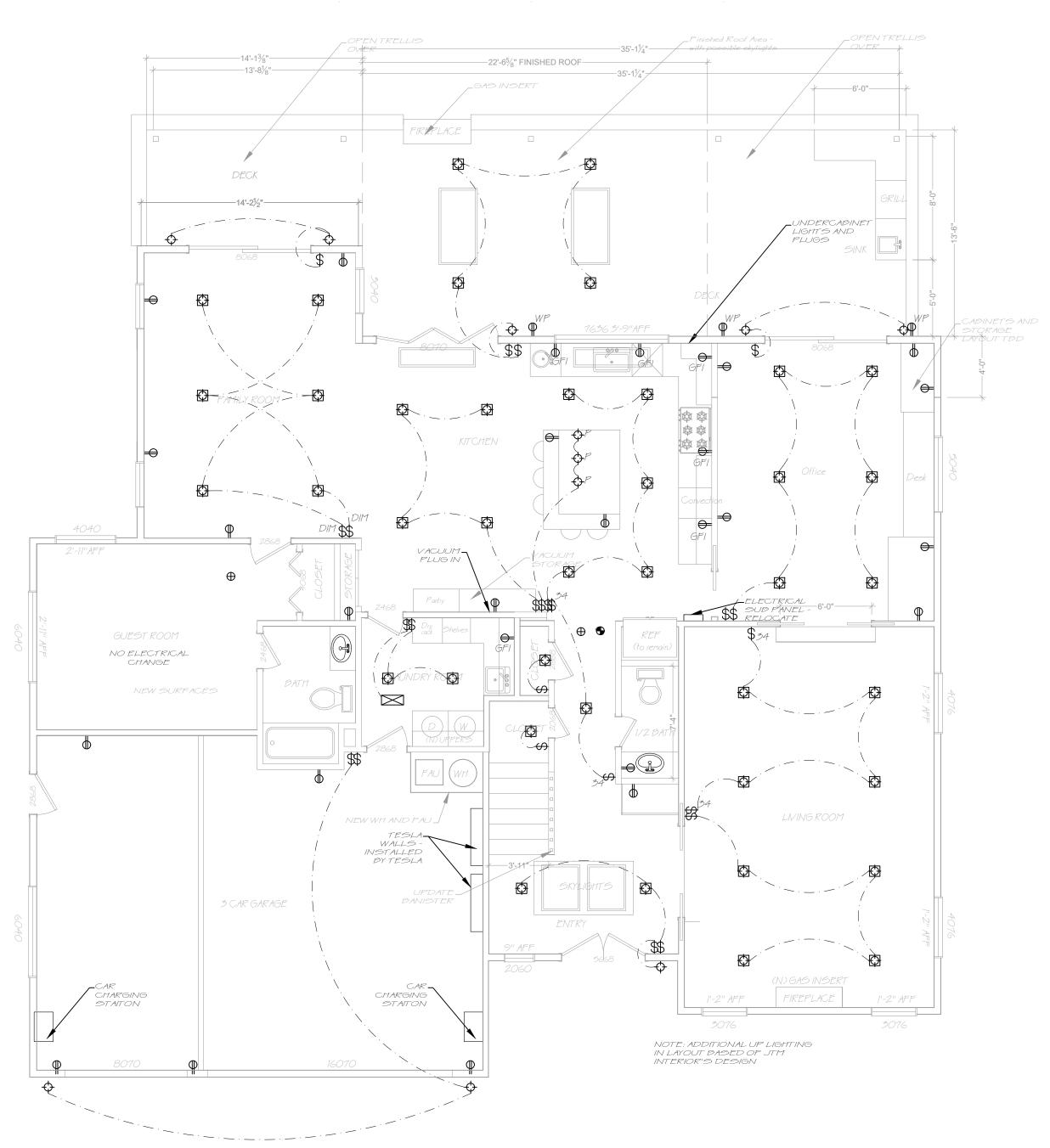




REFERENCE PLANS







ELECTRICAL LEGEND

\$	SWITCH	
\mathbf{S}^{DIM}	DIMMER SWITCH	
\$ ³⁴	3 AND 4 WAY SWITCH	
\oplus	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET	
φ	DEDICATED CIRCUIT	
${\bf F}_{\rm MB}$	WATERPROOF DUPLEX RECEPTACLE OUTLET	
${\rm F}^{\rm GFI}$	GROUND FAULT INTERRUPTER RECEPTACLE OUTLET	
${\bf h}^{\!$	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET W/ USB	
\diamond	SURFACE MOUNTED LED LIGHT FIXTURE	
$\Phi^{\mathcal{P}}$	PENDANT LOW VOLTAGE LIGHT FIXTURE	
Φ	RECESSED LED LIGHT FIXTURE	
\bowtie	VENTILATION FAN	
\bigcirc	CEILING FAN WITH LED LIGHT FIXTURE	
\oplus	SMOKE DETECTOR 110V W / 10 YEAR BATTERY BACK UP AND INTERCONNECTED	
•	CARBON MONOXIDE / SMOKE DETECTOR 110V W / 10 YEAR BATTERY BACK UP	

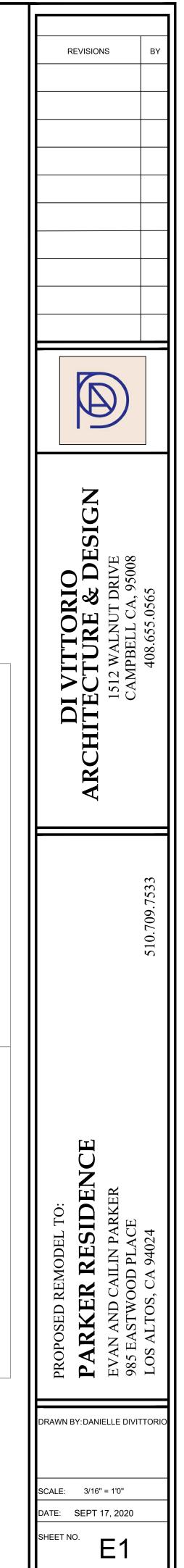
LIGHT FIXTURE NOTES;

ALL LIGHTING TO BE HIGH EFFICACY (ie pin based CFL; pulse-start MH, HPS, GU-24 sockets other than LEDs, LED luminaries with integral source)
SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS, JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2016 OR JA8-2016-E"

- -- JA8-2016-E LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES,
- THE FOLLOWING LOCATIONS TO HAVE JA8 COMPLIANT LIGHT SOURCES, CONTROLLED BY VACANCY SENSORS OR DIMMERS (exception closets less than 70SF and hallways);
 CEILING RECESSED DOWNLIGHT LUMINAIRES
- -- LED LUMINAIRES WITH INTEGRAL SOURCES -- PIN-BASED LED LAMPS
- -- GU-24 BASED LED LIGHT SOURCES
- ONE FIXTURE IN BATHROOM TO BE CONTROLLED BY VACANCY SENSOR,
- EXHAUST FANS SWITCHED SEPARATE FROM LIGHTING.
 OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND PHOTOCONTROL AND MOTION
- SENSOR, - ** COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECITON,

ELECTRICAL NOTES;

- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN, OF 3 FT, FROM ANY OPENINGS INTO THE BUILDING, (DRYERS, BATH AND UTILITY FANS, ETC, MUST BE 3 FT AWAY FROM DOORS, WINDOWS, OPENING SKY LIGHTS OR ATTIC VENTS)
- NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE, LISTED AIRGAPS SHALL BE INSTALLED WITH THE FOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER
- IS HIGHER,
 MINIMUM TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLY WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, DINING SPACE, OR SIMILAR AREAS. Note: these circuits cannot serve outside plugs, range hood, disposals, dishwashers, or microwaves -- only the required countertop/wall outlets including the refrigerator.
 ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN
- DWELLING UNIT kitchens, family rooms, dining rooms, living rooms, bedrooms, sunrooms, closets, hallwas, laundry areas or similar rooms SHALL BE BE PROTECTED BY AN ARCH FAULT CIRCUIT.



PROPOSED ELECTRICAL PLAN

2019 CALIFORNIA GREEN BUILDING CODE REQUIREMENTS (CALGreen Code or CGC)

Feature or Measure

(For full details of the code requirements see the 2019 Cal Green Code)

SITE DEVELOPMENT 4.106

- A plan has been developed and will be implemented to manage storm water drainage during construction per CGC4.106.2 AND 4.106.3 - 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING
- CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. NOTE: REFER TO THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH DISTURB ONE ACRE OR MORE OF SOIL OR ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURB ONE ACRE OR MORE OF SOIL.
- 4.106.3 GRADING AND PAVING CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. 4.106.4 - New construction shall comply with Section 4.106.4.1, 4.106.4.2, 4.106.4.3, to facilitate future installation and use of EV chargers. Electrical vehicle supply shall be installed in accordance with California Electrical Code, Article 625.

- Exceptions: - On a case by case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
- 1.1 Where there is no commercial power supply

1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit

- ADU and JADU without additional parking facilities

INDOOR WATER USE 4.303

- Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, 4.303.1.4
- 4.303.1.1 Water Closets The effective flush volume of all water closets shall not exceed 1.28 gallons per flush.
- 4.303.1.2 Urinals The effective flush volume of wall mounted urinals shall note exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush - 4.303.1.3 Showerheads. Single Shower heads shall have a max. flow rate of not
- more than 1.8 gallons per minute at 80psi. Showerheads shall be certified to the performance criteria of US EPA WaterSense Specification for showerheads. Multiple Showerheads serving one shower - the combined flow rate of all
- shower heads and/or other shower outlets controlled by a single valve shall note exceed 1.8 gallons/min at 80 psi. Or shower designed to only allow one shower outlet to be in operation at a time.
- 4.303.1.4 FAUCETS Residential lavatory faucets. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The min. flow rate shall note be less than 0.8 gallons per min at 20 psi.

4.303.1.4.4 Kitchen faucets. The max. flow rate shall note exceed 1.8 gallons per min at 60 psi. They may temporarily increase above the flow rate but not to exceed 2.2 gallons/min at 60 psi and must default to a max. flow rate of 1.8 gallons/min at 60 psi.

ENHANCED DURABILITY AND REDUCED MAINTENANCE 4,406

- Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
- CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408 - Recycle and/or salvage for reuse a min. of 65% of nonhazardous construction and demolition was in accordance with either Section 4.408.2, 4.408.3, 4.408.4 or meet a more stringent local construction and demolition waste management ordinance. Exceptions see 4.408.1.
 - 4.408.2 Construction waste management plan
 - 4.408.3 Waste management company

4.408.5 Documentation - Notes: Sample forms found in "A Guide to California Green Building Standards Code (Residential)" located at http://www.hcd.ca.gov/building-standards/calgreen/cal-green-form.shtml may be used to

assist in documenting compliance with this section.

- **BUILDING MAINTENANCE AND OPERATION 4.410** - 4.410.1 Operation and maintenance manual. At the time of final inspection, a
- manual shall be placed in the building. Manual to include what is listed 4.410.1

ENVIRONMENTAL QUALITY 4.501

- The provisions of this chapter outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

FIREPLACES 4.503

- Any installed gas fireplace shall be a direct vent sealed combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards emission limits as applicable and have permit label indicating they are certified.

POLLUTANT CONTROL 4.504

- 4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

INTERIOR MOISTURE CONTROL 4,505

- Shall meet or exceed the provisions of the California Building Standards Code - 4.505.2 Concrete Slab foundation - required to have a vapor retarder by the CBC Chapter 19 or concrete slab on ground floors require a vapor retarder by CRC Chapter 5 and comply with this section.
- 4.404.3 Moisture content of building materials Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content.

- INDOOR AIR QUALITY AND EXHAUST 4.506
- **ENVIRONMENTAL COMFORT 4.507**
- Manual J 2016
- S-2014

- TUB AND SHOWER REQUIREMENTS
- bathtubs/whirlpools shall have a temperature limiting device setat a these provisions. (CPC 408.3, 409.4)
- minimum. (CPC 408.5, 408.6) (CBC 1209 and CRC R307.2)

- 2509 and CRC R702.4)
- per foot to weep holes. (CPC 408.7)
- approved for wet locations. fire-resistancerated wall/walls shall be per R302.2.3 of the CRC. (i.e.,
- inspections on the building permit.
- WATER CLOSET REQUIREMENTS center) and 24 inches in front. (CPC 402.5)
- 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.
- above the walking surface.
- a closed position. Glazing on the hinge-side of an in-swinging door that is installed
- ELECTRICAL AND LIGHTING REQUIREMENTS

- 406.9(B)2)
- stall. (CEC 406.9(C))

- 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with listings in section 4.508.1 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Humidity controls shall be capable of adjustment between a relative humidity range of less than or equal 50% to a max. 80%.

4.507.2 Heating and air conditioning system design. Shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gains is established according to ANSI/ACCA 2

2. Duct systems sized according to ANSI/ACCA 1 Manual D - 2016 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual

RESIDENTIAL BATHROOM (2019 CRC, CPC)

- 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

maximum of 120° F. The water heater thermostat cannot be used to meet

- 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

- Shower stalls and bathtubs with shower heads installed, shall have walls finished with a nonabsorbent surface for a minimum of 6 feet above the floor.

- 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 Hydromassage tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible. (CEC 680.70) Underlayment material used as backers for wall tile or solid surface material in tub and shower enclosures shall be either glass mat/fiber-reinforced gypsum backing panels (i.e. DensShield, Dens Armor Plus), non-asbestos fiber-cement/fiber mat back board (i.e. Hardibacker, cement board). All

material shall be installed in accordance with the manufacturer's recommendations. Water-resistant gypsum board (i.e. purple board) may be used when attached directly to studs, overlaid with minimum Grade B building paper and wire lath. Tile shall be attached to the wire lath. (CBC

- 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"

- When a curb is provided at a shower, it shall be a minimum of 1 inch above the shower floor and between 2 inches and 9 inches above the top of the drain. A watertight nailing flange that extends a minimum of 1 inch high shall be installed where the shower floor meets the vertical surface of the shower compartment. The finished floor of the shower compartment shall be uniformly sloped between $\frac{1}{8}$ " and $\frac{1}{2}$ " per foot towards to the drain. (CPC 408.5) Where a curb is not provided at the shower compartment, the entire bathroom shall be considered a wet location. The flooring in the entire bathroom shall comply with the water proofing requirements described above for shower floors (previous bullet) and all lighting fixtures shall be

- If installing a tub next to an existing fire rated wall/walls (i.e. between apartment units or townhomes, etc.) the integrity of the fire rated wall/walls construction shall be maintained (i.e., fire-blocking shall be installed in the wall/walls per R302.11 and R302.11.1 of the CRC and shall be constructed per CRC 302 Fire-Resistant Construction. Continuity of such

continuity of protection shall be full height from floor to ceiling, etc.) - A Fire Permit "FP" shall be required when remodeling structures that have existing fire sprinklers. A fire inspection shall be required prior to a building rough inspection all trades and a fire final inspection shall be required before a building final can be signed-off. Fire inspectorsshall sign-off all fire

- The water closet shall have a clearance of 30 inches wide (15 inches on

- 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

• Within 60 inches of a tub/shower where the glazing is less than 60 inches

Glazing within 24 inches of either side of the door in the plane of the door in

perpendicular to a door in a closed position and within 24 inches of the door.

- All receptacles shall be GFCI protected and tamper-resistant (TR). If any new/additional outletsare 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 perable window is installed. Exhaust fans and lighting shall have separate control switches (evenif 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 orshower stall threshold shall be listed for a damp location, or listed for wet locations where subject o shower spray. (CEC 410.10) - Receptacles exceeding 20 amperes in a wet location shall have an

enclosure that is weatherproofwhen the attachment plug is removed. (CEC

- Receptacles shall not be installed within or directly over a bathtub or shower

- All installed lighting fixtures shall be high efficiency. 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 dimme

- All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens orrecessed 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), besealed/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))

WATER EFFICIENT PLUMBING FIXTURES (CALGREEN 301.1.1, 40.303)

- Residential buildings undergoing permitted alterations, additions, or remodels are required to replace all non-compliant plumbing fixtures (based on water efficiency) throughout the house with water-conserving plumbing fixtures. The following table shows what is considered to be a non-compliant plumbing fixture and the current water efficiency standards for various plumbing fixtures. All existing non-compliant plumbing fixtures shall be replaced with fixtures meeting the current standards.

- Residential building constructed after January 1, 1994 are exempt from this requirement.

Plumbing Fixture	Non-complaint Plumbing Fixture	Current Standard for the max flow Rate of newly installed plumbing fixtures
Water Closet (toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/min	1.8 gallons/min at 80 psi
Faucet - Bathroom	Greater than 2.2 gallons/min	1.2 gallons/min at 60 psi
Faucet - Kitchen	Greater than 2.2 gallons/min	1.8 gallons/min at 60 psi (average)

- SMOKE AND CARBON MONOXIDE ALARMS (CBC 907.2.10, 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 fuelburning appliance or fireplace in the house and where the garage is detached from the house.

EGRESS NOTE (CRC 2019)

- 1002.1 Maintenance Means of egress shall be maintained in accordance with the California Fire

Code. - 1003.2 Ceiling height -The means of egress shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor.

Exceptions: Sloped ceilings in accordance with Section 1207.2.

Ceilings of dwelling units and sleeping units within residential occupancies in

accordance with Section 1207.2.

Allowable projections in accordance with Section 1003.3.

Stair headroom in accordance with Section 1011.3.

Door height in accordance with Section 1010.1.1. Ramp headroom in accordance with Section 1012.5.2.

The clear height of floor levels in vehicular and pedestrian traffic areas of public and

private parking garages in accordance with Section 406.2.2. Areas above and below mezzanine floors in accordance with Section 505.2.

In Group I-2, I-2.1 and I-3 occupancies, the means of egress shall have a ceiling height of not less than 8 feet (2439 mm).

ELEVATION DETAILS (2019 CRC, CBC)

The nominal thickness and attachment of exterior wall coverings shall be in accordance with Table R703.3(1), the wall covering material requirements of this section, and the wall covering manufacturer's installation instructions. Cladding attachment over foam sheathing shall comply with the additional requirements and limitations of Sections R703.15 through R703.17. Nominal material thicknesses in Table R703.3(1) are based on a maximum stud spacing of 16 inches (406 mm) on center.

- Stucco shall be $\frac{7}{8}$ " thick and three coats applied over approved wire lath and two layers of grade D building paper. Provide Weep Screed. (CBC 2510.6/crc R703.2) - Provide spark arrestor for any new or existing chimney. (CBC 2113.9.1/CRC
- 1003.9.1) - Roof Slopes >2:12 AND <4:12 with asphalt shingles have two layers of 15 lbs felt applied shingle style (CBC 1507.2)
- Provide all under floor areas with cross ventilation at $\frac{1}{500}$ for the entire area with 50% of the required vent area be ventilators located at a minimum of 3' above eave or cornice vents. Screens over the openings shall have $\frac{1}{8}$ " to $\frac{1}{4}$ " openings. (CBC
- 1203/CRC R806) - Provide Attic Access (22"x30" min) and Under floor access (18"x24" min) for new
- areas (CRC R408.4/ CBC 1209) - Provide under-floor clearance of 18" for joists to earth and 12" clearance from girders to earth (CBC 2304.11.2/CRC R317.1)

RESIDENTIAL LIGHTING (2019 CALIFORNIA TITLE 24 SECTION 150)

Luminaire Requirement A. Luminaire Efficacy. All installed luminaires shall meet the requirements in TABLE 150.0-A.

Blank Electrical Boxes--The number of electrical boxes that are more than 5 feet В. above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a

dimmer, vacancy sensor control, or fan speed control. C. Recessed Downlight Luminaires in Ceilings -- In addition to complying with 150.0(k)1A, luminaires recessed into ceilings shall meet all of the following requirements:

i. Be listed, as defined in Section 100.1, for zero clearance insulation

contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and ii. Have a label that certifies the luminaire is airtight with air leakage less than 2.0

CFM at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing shall not be required to be certified airtight; and

iii Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a aasket or caulk: and iv. For luminaires with hardwired ballasts or drivers, allow ballast or driver

maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling; and v. Shall not contain screw base sockets.

A. Electronic Ballasts for Fluorescent Lamps. - Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.

B. Night Lights, Step Lights and Path Lights. Night lights, step lights and path lights shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.

C. Lighting Integral to Exhaust Fans - Lighting integral to exhaust fans shall meet the applicable requirements of Section 150.0(k). D. Screw based luminaires - Screw based luminaires shall contain lamps that

comply with Reference Joint Appendix JA8. EXCEPTION to Section 150.0(k)1G: Luminaires with hard-wired ballasts for high

intensity discharge lamps. E. Light Sources in Enclosed or Recessed Luminaires - Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.

Light Sources in Drawers, Cabinets and Linen Closets. Light sources internal to drawers, cabinetry or linen closets shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power and emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

2. INTERIOR LIGHTING SWITCHING DEVICES AND CONTROLS All forward phase cut dimmers used with LED light sources shall comply Α. with NEMA SSL 7A.

B. Exhaust fans shall be controlled separately from lighting systems EXCEPTION to Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.

C. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF. EXCEPTION to Section 150.0(k)2C: Ceiling fans may provide control of

integrated lighting via a remote control.

D. Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions. F

No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).

F. Lighting controls shall comply with the applicable requirements of Section 110.9.

G. An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4 meets the EMCS requirements in Section 130.0(e), and complies with all other applicable

requirements in Section 150.0(k)2. H. A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.

I. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.

J. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls. EXCEPTION 1 to Section 150.0(k)2K: Luminaires in closets less than 70 square

EXCEPTION 2 to Section 150.0(k)2K: Luminaires in hallways.

K. Undercabinet lighting shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other

ELECTRICAL NOTES (2019 CEC)

- Provide general use electrical receptacles so that no point along the floor line is more than 6' from receptacle and any wall space > 2' has a receptacle (except in bathrooms and kitchen countertops) (210.52)

- All 15-20 amp, 125 and 250 volt non locking type receptacles in the areas specified in 406.12 (1)-(7) shall be listed tamper resistant receptacles. (406.12)

- All new outlets (receptacles, switches, lighting, etc) in family, dining, livign, bedrooms, hallways, etc. shall be on circuits protected with combination arc-fault circuit interrupter (210.12)

- Smoke (with 10 year battery) and carbon monoxide alarms in new construction and additions shall hardwire with a battery back-up and interconnected (CBC 907.2 CRC R314-R315)

- Closet lights shall be fluorescent, have sealed lens, or LED listed for the storage area. (410.16)

- Provide a dedicated 20 AMP circuit for the furnace and provide a receptacle within 25' (210.63) - All lighting as high efficacy (ie pin based CFL; Pulse - start MH, HPS, GU24

sockets other than LEDS, LED Luminaires with integral source, etc) CEC table 150.0A - All compliant light sources in the following locations are controlled by

vacancy sensors or dimmers (exception closets less than 70 sf and hallways: ceiling recessed downlight luminaries ----

LED luminaries with integral sources

Pin based LED lamps GU-24 based LED light sources

--

- At least one fixture in each bathroom controlled by a vacancy sensor. CEC 150.0

- Separate switching for any under cabinet lighting (including kitchen lighting) from other lighting systems. CEC 150.

- Exhaust fans (excludes kitchen exhaust hood) switched separate from lighting (or utilize a device where lighting can be turned off while the fan is running).

- All other bathroom lights are high efficacy luminaries or controlled by a vacancy sensor that complies with CEC section 110.9 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.



REVISIONS	BY			
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PROPOSED REMODEL TO: PARKER RESIDENCE EVAN AND CAILIN PARKER 985 EASTWOOD PLACE	LOS ALTOS, CA 94024			
DRAWN BY: DANIELLE DIVI				
DATE: SEPT 17, 2020 SHEET NO.				