

HARRISON PROJECT - GARAGE ADDITION

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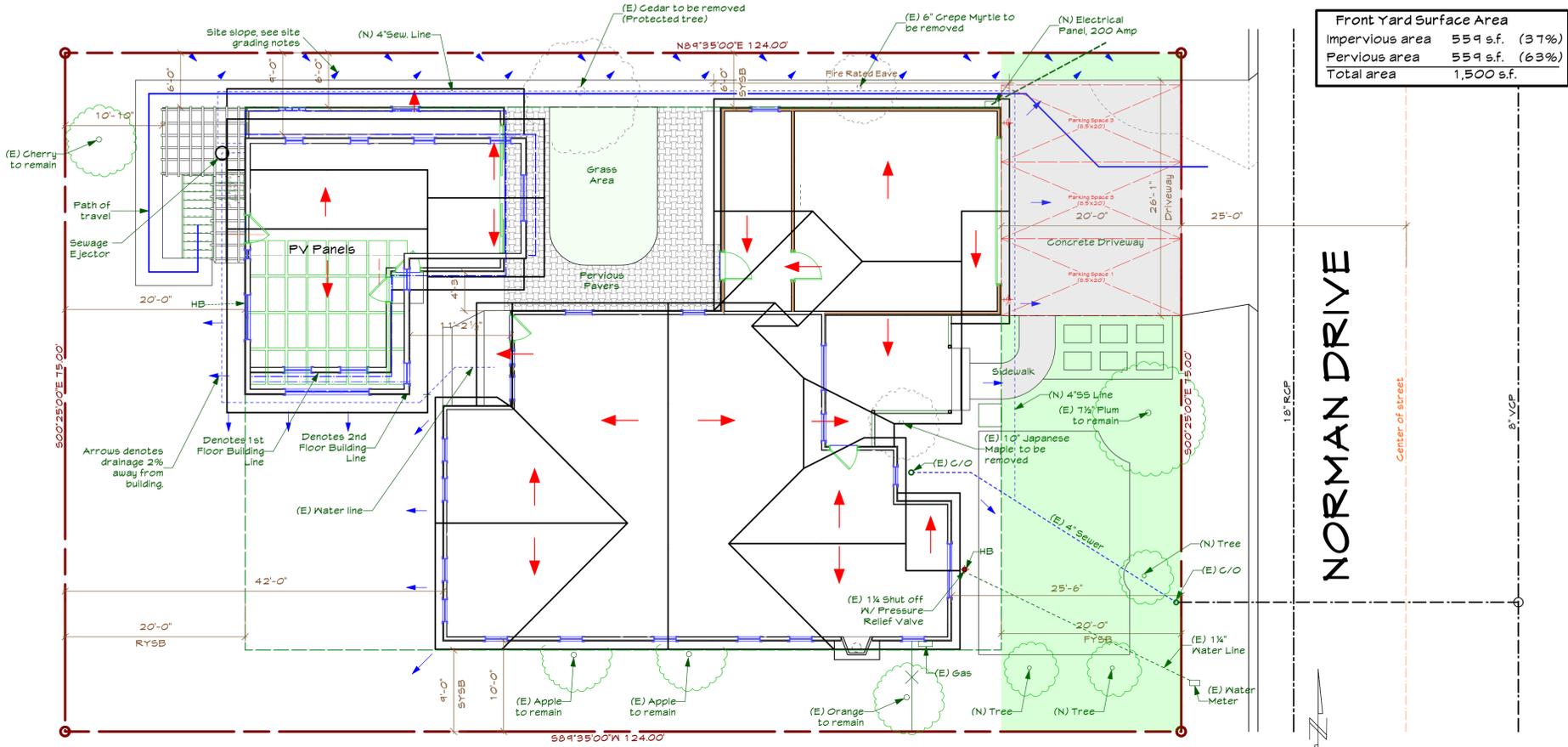
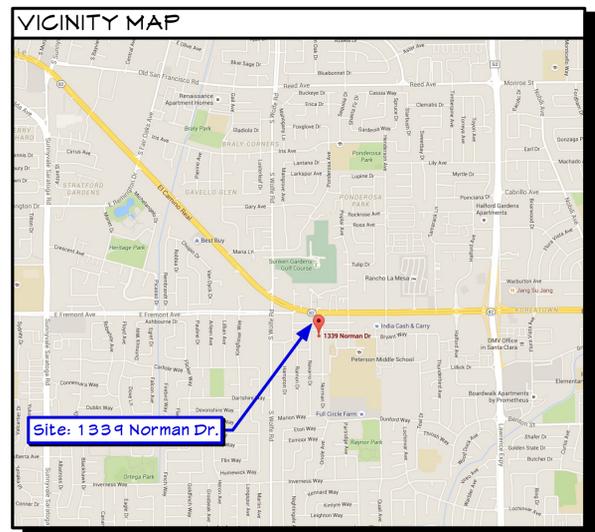
DESIGN

Paladin
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SYMBOL LEGEND

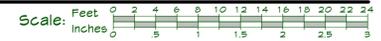
- Reference North
- Detail Number
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- Detail Reference
- Section Letter
- Section Reference
- Benchmark Title
- Benchmark Elevation
- Elevation Number
- View
- Interior Elevation Reference
- Revision Symbol (See title block for date and type of revision)



Front Yard Surface Area

Impervious area	559 s.f. (37%)
Pervious area	559 s.f. (63%)
Total area	1,500 s.f.

PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"



PROJECT INFORMATION

Designer #	Paladin Design & Engineering	Client:	George & Sue Harrison
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Title 24:	Contact - Jason Mundy jason@paladin-design.net	APN:	313-12-002
Contractor	T.B.D.	Zoning:	R1
		Occupancy:	R-3/U
		TYPE:	V-B
		Stories	1
		Sprinklers:	Not Required
		Year Built:	1997
		Applicable Codes:	2013 CA Building Code 2013 CA Residential Code 2013 CA Mechanical Code 2013 CA Plumbing Code 2013 CA Electrical Code 2013 CA Energy Code 2013 CalGreen Code

AREA CALCULATIONS

	Existing Area	Proposed Demolition	Proposed New	Total
Lot				9,300 SF
Main House				
1st Floor	1,741 SF	0 SF	0 SF	1,741 SF
Garage	0 SF	0 SF	712 SF	712 SF
Porch	78 SF	0 SF	93 SF	171 SF
Accessory Structure				
1st Floor	0 SF	0 SF	707 SF	707 SF
2nd Floor	695 SF	0 SF	0 SF	695 SF
Garage	707 SF	707 SF	0 SF	0 SF
Balcony	101 SF	0 SF	0 SF	101 SF
Total	3,322 SF	707 SF	1,512 SF	4,127 SF
Floor Area	3,244 SF	707 SF	1,419 SF	3,956 SF
F.A.R.	34.88%	7.60%	15.26%	42.54%
Lot Cover	2,627 SF	707 SF	1,512 SF	3,432 SF
%	28.25%	7.60%	16.26%	36.90%

DRAWING INDEX

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- SCOPE OF WORK**
- New**
- New 712 attached Garage addition to include 185 SF Utility Room & 527 SF Garage.
 - New 93 SF Front Porch addition.
- Alterations**
- Replace Door in Bedroom #2 with New Window. (See Window schedule).
 - Remodel 518 SF Detached Garage into 370 SF Office; 63 SF Utility Room; 75 SF Bath.
 - Remodel 190 SF Storage Room into Office
 - Replace Overhead Garage door with (N) Glass Sliding Door (See Door Schedule)

Site Grading Note:
The finish grade around the structure shall slope away from the foundation a minimum of 5% for a minimum distance of 10 feet (CBC 1804.3).

On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at a point of discharge (or the inlet of an approved drainage device), a minimum of 12 inches plus 2%.



REVISIONS

NO.	REVISIONS	DATE

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Sunnyvale, CA 94087

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DATE: May 27, 16	DRAWN: JM/QP/BC
SCALE: AS NOTED	FILE: 15-008

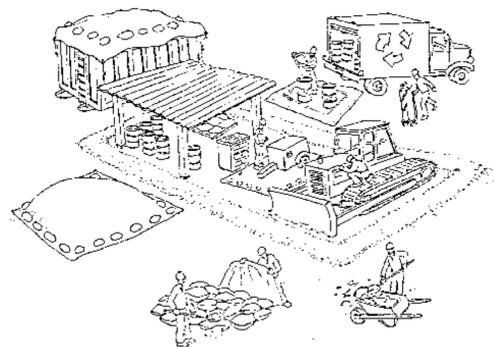
COVER SHEET & SITE PLAN

A0.0

Sheet 1 of 8 Sheets
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Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



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BLUEPRINT FOR A CLEAN BAY
AO.2
Sheet 2 of 8 Sheets
HARRISON PROJECT

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

PROJECT NOTES

ARTICLE 1 - FLOOR PLAN NOTES

- A. At raised floor area, provide 18"x24" minimum under floor access(s) as indicated on plan or in a central location as needed and approved by home owner. (R408.4)
- B. Provide rough frame 22"x30" minimum attic access(s) as indicated on plan or other readily accessible location to any attic area >= 30" high air and approved by home owner. (R807.1)
- C. The min width of a hallway shall not be not < 3 feet from finish to finish.
- D. Toilets shall be a located 15" from centerline of toilet to finish material at each side and there shall be a minimum 24" clearance in front of toilet.
- E. Exterior Landing at Door - (R311.3)
 1. Provide landing at all exterior doors, if transition from top of threshold to exterior surface is >.75", provide the door does not swing over the landing.
 2. Landings at doors that swing over the landing shall not be greater than 1 1/2 inch below top of threshold.
 3. Minimum 36 inches length in the direction of travel of the landing
 4. Landing height shall be equal distance from top of threshold and exterior surface, unless noted otherwise.
 5. Landing shall be sloped at 1/4" per foot away from wall with anti-slip surface.
 6. Landings with more than one additional step shall be provided with handrail.
 7. A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway. (R311.3.2)
- F. All habitable rooms are provided with net glazed area not less than 8% of the floor area of the room served, and minimum openable area to the outdoors of 4% of the floor area being ventilated (R303.1)
- G. Provide min 18"x18" access panel to motor
- H. Skylights installed on < 3:12 slope shall have 4-inch minimum curb (CRC R308.6.8)

ARTICLE 2 - DIMENSION NOTES

- A. Dimensions at hallways & water closets, represent minimum requirements
- B. All interior dimensions are from finished surface to finished surface
- C. All exterior dimensions are to the edge of wall sheathing.
- D. Centerline dimensions are approximate. Use locations of structures and new surface finishes to maintain true centerline relationship.

ARTICLE 3 - EXTERIOR NOTES

- A. Roofing shall be a Class "C" composition asphalt shingle - See elevations for texture and color. Installed over 30# building under-lament staggered as per code over roof surfaces per plan. Roofing shall be fastened with corrosion resistant fasteners in accordance with CRC R805.2.5
- B. 26 ga. G.I. gutter continuous at all eave overhangs where indicated. New gutters may be of aluminum, extruded
- C. 3", 28ga. G.I. downspouts as needed. Provide splash blocks and ends that slope away from building a minimum of 2% slope.
- D. Water resistive barrier - one layer of No. 15 asphalt felt minimum, free from holes or breaks, complying with ASTM D226 for Type 1 felt, or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches (R703.2)
- E. New 7/8" min. stucco (3-coat) of white lath of two layers of Grade D paper under stucco where occurs over plywood sheathing. Finish texture to be selected by owner or to match existing. Provide 26 ga. galvanized weed screen at foundation plate line at least 4" above grade (or 2 inches above concrete or paving). CRC R703.6
- F. 3/4" siding installed over 1/2" CDX ply or OSB sheathing unless structural plan specifies otherwise.
- G. Wood trim shall be pre-primed or painted Redwood or equal. Cut end of trim shall be primed prior to installation.
- H. Exposed roof eave material shall material shall match existing or shall be 1x8 V-Rustic Pine or equal U.O.N.O.
- I. Dual glaze, low-E, windows to be installed with approved building flashing - use fortifiber flashing per federal spec. UU-B-790A, style 4, grade A.B.C. or equal.
- J. Building address to be clearly visible from street as per city standards.
- K. Light fixtures exposed to exterior to be weather proofed using an approved sealant. Fixture type and location as noted on electrical plan.
- L. Electrical outlets exposed to exterior to be installed in approved "Bubble" type weather proofed box using a self closing cover. Outlet type and location as noted on electrical plan.
- M. All adhered masonry veneer shall be installed in accordance with the manufacturer's instructions. CRC R703.12

ARTICLE 4 - INSULATION NOTES

- A. Insulation at walls, floors, and ceilings shall be fiberglass rolled or batts where exposed from construction. At vaulted ceilings Sprayable Polyurethane foam shall be install per manufacturers specs, if applicable.
- B. Attic insulation shall be installed so as to maintain 1-inch clearance between insulation and roof sheathing as per R806.3. EXCEPTION 1: Unvented attics EXCEPTION 2: Unvented roof assemblies per R806.5
- C. All exterior openings and openings between heated and unheated areas shall be weather stripped.
- D. Typical insulation provisions (Verify on T24 calculations):
 - R-19 - Floors
 - R-13 - Walls
 - R-30 - Flat Ceilings
 - R-30 - Vaulted Ceilings
- E. Provide continuous bead of caulking under sole plate
- F. See Title 24 calculations for additional information.

ARTICLE 5 - ENERGY NOTES

- A. All plumbing fixtures are to be low flow energy saving low water usage products.
- B. Contractor to size hot water heater and mechanical systems as required by Title 24 documentation
- C. Silicon caulking, sealant and weatherstripping to be used at all openings and penetrations through building envelope.
- D. See Title 24 calculations for additional information.

ARTICLE 6 - DOOR NOTES

- A. See Article 1 for Exterior Landing requirements
- B. Required exit doorway shall not be less than 32 inch in width and 6 feet, 8 inches in height. (R311.2)
- C. Swing of door is determined by viewing closed door from the hinge side of the door.
- D. Tempered glass shall be permanently identified by the manufacturer, see R308
- E. All exterior doors shall have integrated weather stripping.
- F. Manufactured glazing in doors shall have a label attached certified by the National Fenestration Council (NFC) and show energy standards. Label to remain affixed to glazing until project has passed the governing Jurisdictions final inspection.

ARTICLE 7 - GLAZING NOTES

- A. Egress compliance (R310.1): All escape or rescue windows from sleeping rooms shall have the following minimum requirements:
 1. Net clear opening 5.7 x 5.7 (5.0 at grade level)
 2. Net clear height 24 in (R310.1.2)
 3. Net clear width 20 in (R310.1.3)
 4. Bottom of clear opening 44 in Max (R310.1)
- B. 'X' Denotes operable panel, 'O' denotes fixed panel Operable/Fixed panel is determined by viewing window from exterior.
- C. Tempered glass shall be permanently identified by the manufacturer, see R308
- D. All exterior windows shall have integrated weatherstripping
- E. Manufactured glazing in windows shall have a label attached certified by the National Fenestration Council (NFC) and show energy standards. Label to remain affixed to glazing until project has passed the governing jurisdictions final inspection.
- F. Contractor and/or homeowner to the verify that proposed windows meet the egress requirements prior to ordering and/or purchasing windows. If there is a discrepancy, Paladin Design & Engineering shall be contacted immediately for resolution of issue.

ARTICLE 8 - FIRE-RESISTIVE CONSTRUCTION

- A. One-hour fire-resistive construction shall be provided at on the garage side of framing including all horizontal separations.
- B. Firewall shall be constructed with 1/2" gypsum continuous to underside of roof sheathing or to ceiling if located under second floor at garage. 5/8" gypsum shall be used at the underside of second floor framing.
- C. All openings thru firewall shall be sealed with approved method or fire caulking.
- D. Electrical panels may NOT be located in a firewall, but may be surface mounted.
- E. Door openings between garage and the dwelling unit shall be equipped with either solid wood doors or solid honeycomb core steel doors not less than 1 3/8 inches thick or 20-min fire-rated doors, equipped self-closing and self-latching devices. (CRC R302.5.1)
- F. HVAC air ducts passing thru firewall shall be a minimum 26 gauge in thickness with no openings or an approved fire damper shall be provided.
- G. Provide 1/2" Gypsum at useable space under stairs. Typical

ARTICLE 9 - PLUMBING NOTES

- A. Existing Water Heater:
 1. Existing unit to remain
 2. Verify existing water heater is braced to side walls with approved seismic straps at upper & lower 1/3 of heater body
- B. New Water Heater
 1. New unit as per the Title 24 calculations.
 2. Provide water heater bracing. Bracing shall be to side walls with approved seismic straps at upper & lower 1/3 of heater body.
 3. Provide R-12 rated insulating blanket approved for WH.
 4. Pressure and temp relief valve line shall terminate outside the building.
- C. Pilots, burners, or heating elements of the water shall be elevated 18" min above the floor level.
- D. Provide protection barrier (such as a bollard) in front of water heater located at garage in the normal path of vehicles.
- E. Water Lines: Type 'M' copper lines to be sized by plumbing contractor. Compression style shut-off valves or equal installed at all wall exit points. Provide insulation wrap on all pipes exposed at exterior wall. Pressure test under working pressure (50 p.s.i. min.).
- F. Insulate condensate return piping, hot water inlet and outlet piping (first five feet in unconditioned space w/ R-4 insulation min. for distribution and return) and recirculating hot water piping in attics, crawl spaces, or unheated spaces other than between floors and interior walls. Insulation is 3/4" R-4 flexible insulation for service hot water pipes.
- G. Kitchen: The hot water pipe from heating source to kitchen sink is required to be thermally insulated with minimum 1" thick pipe insulation.
- H. Shower controls shall be equipped with approved water pressure balance valve. Shower heads shall have a water flow not to exceed 2.0 gallons per minute (CALGreen 4.303.1.2)
- I. Hose bib(s) shall be equipped with backflow prevention device at all new & existing hose bib(s).
- J. Waste Lines in-wall shall be 2" ABS increased to 4" A.B.S. at junction of main waste line with 1/4" per foot fall required for proper drainage.
- K. Vent Pipes shall be 1 1/2" to 2" ABS exiting points to be weather sealed using suitable boot style roof jacks. Coat pipe exposure to sunlight with latex paint. Color to match roof color.
- L. Center of water closet shall be a minimum of 15 inches to vertical surface of sides. The clear space in front of a water closet shall not be less than 24 inches [CPC 408.6]
- M. Provide an approved backwater valve on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole shall be installed per CPC 710.0.
- N. All building water supply systems in which quick-acting valves are installed shall be provided with devices to absorb the hammer caused by high pressures resulting from the quick closing of these valves. These devices shall be installed per CPC 609.10
- O. If a recirculating system is to be installed, provide hot water line from water heater to each plumbing area with pump, check valves, expansion tank & insulation on copper lines.
- P. All under floor cleanouts shall be extended to exterior of building, if more than 20ft from nearest access
- Q. Under floor access at foundation stem shall not be used for Mechanical or Plumbing chase unless designed for this purpose.

ARTICLE 10 - SHOWER STALL NOTES

- A. Rough Framing: Shall have min. finished interior of 1,024 sq. in. and also encompass a 30 in. circle. Area & dimensions are measured at the top of the threshold and maintained to 72 in. min. above the drain with no protrusions other than fixture valves, shower head and safety bars or rails. Provide building paper 6 ft. min. high on face of studs for all walls of shower enclosure.
- B. Shower Valves:
 1. Showers shall be provided with individual pressure balance or thermostatic mixing control valves.
 2. The maximum mixed water setting shall be 120(f) degrees.
 3. Water heater thermostat shall not be considered as suitable for meeting this requirement.
- C. Shower Walls: Shall be a smooth, hard, nonabsorbent surface (e.g., ceramic tile or fiberglass) over a moisture resistant underlayment (e.g., cement, fiber cement, or glass mat gypsum backer) to a height of 72 inches above the drain inlet. Please note that Water-resistant gypsum backing board shall not be used over a vapor retarder in shower or bathtub compartments. CRC R307.2
- D. Shower Doors & Panels: Enclosures shall be fully tempered, laminated safety glass or approved plastic per R308.1
- E. Shower doors: Shall be outswinging and have a 22" minimum unobstructed opening for egress (CPC 408.6)

ARTICLE 11 - EQUIPMENT NOTES

- A. Identification of equipment shall be provided when more than one heating, cooling, ventilating or refrigeration system is installed on a roof or within a building it shall be permanently identified as to the area or space served by the equipment.
- B. Provide UL listing or ICC# for gas appliances (No wood burning appliances)
- C. All fuel burning equipment shall be provided with adequate combustion air supply as per CMC Chap 7

ARTICLE 12 - GENERAL LIGHTING NOTES

- A. If lights are installed in a shower or bath compartments, they shall be listed for wet location and equipped with gasketed cover, Typ.
- B. Switches to be grounded type, Typ.

ARTICLE 13 - ELECTRICAL NOTES

- A. All electrical indicated is new and shall comply with the applicable code as noted on the cover sheet.
- B. If electrical service is new, add circuit breakers as required. Label circuits with permanent ink. If subpanel to be installed, it shall not be located in the vicinity of easily ignitable material(s) such as clothes closets, in bathrooms, or behind doors.
- C. Provide and/or verify that service panel has a grounding electrode, if not provide 8ft copper grounding rod near (E) Service panel. Provide conductor from panel to rod sized according to CEC and provide "Acorn" type connector rated for contact with soil.
- D. If electrical service is in area of new foundation, provide UFER grounding electrode and bonding of gas and water lines.
- E. All wiring to be NM type minimum.
- F. Provide nail plates at all studs where wire penetration is within 1-1/2" of framing member surface.
- G. Staple wire 12" max. from metal boxes & 8" max. from plastic boxes & spaced 12" o.c. typical U.O.N.
- H. Arc-Fault Circuit Interruption (AFCI) CEC 210-12. Protection is required for all 120-volt, single phase, 15- and 20 ampere branch circuits installed in every habitable areas of the house. AFCIs will not be required in bathrooms, kitchens, laundry rooms, unfinished basements, garages, attics or outdoors.
- I. Branch Circuits: [CEC - Article 210.11(C)(1)] Small- Appliance Branch Circuits. In addition to the number of branch circuits required by other parts of this section, two or more 20-ampere small-appliances branch circuits shall be provided for all receptacle outlets specified by Section 210-52(b).
- J. Dwelling Unit Receptacle Outlets: [CEC - Article 210.11(C)(3) & 210.52(b)] In the Kitchen, Pantry, Breakfast Room, Dining Room or similar area of a dwelling unit, the two or more 20-ampere small-appliance receptacle outlets required by Section 210-11(c)(1) shall serve all receptacle outlets covered by Sections 210-52(a) and (c) and receptacle outlets for Refrigeration equipment.
- K. Laundry Branch Circuit: [CEC - Article 210.11(C)(2) & 210.52(F)]. A dedicated 30-ampere branch circuit shall be provided to supply all laundry receptacle outlets.
- L. Bathroom Outlets: [CEC - Article 210.11(C)(3) & 210.52(C)] All bathroom receptacles to be supplied by a dedicated 20Amp circuit with GFCI protection. The circuit cannot supply any other receptacles, lights, fans, etc. (Exception-where the circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied.)
- M. Kitchen:
 1. Provide Min. of two (2) 20-Amp small appliance circuits supplying kitchen and dining room.
 2. Provide separate circuit for dishwasher. Receptacle must be accessible and will not be located behind unit.
 3. Provide separate circuit for disposal.
 4. Provide separate circuit for microwave. Receptacle must be accessible and will not be located behind unit.
 5. Provide separate circuit for refrigerator.
- N. Cooktop: Cooking unit shall be provided with four conductor wires with an insulated neutral and a four-pronged outlet. NEC 250-60
- O. Install ground fault circuit interrupt outlets at bathrooms, garage and other locations as indicated. Test G.F.C.I. device for proper operation. Light at shower shall operate from G.F.C.I. outlet at bath vanity.
- P. All lighting locations to be switched at walls where indicated. Install all light fixtures per manufacturer's instructions.
- Q. Exhaust fan / Light combination units shall be, 70 CFM min. exhaust fan and light with Manufacturers control switch as Manufactured by Broan or equal. Installed in bath where indicated and vented directly through roof. Entire unit to be wired through dual GFCI protected circuit. Exhaust fans in bathrooms shall be capable of providing five air changes per hour.
- R. All 125-volt, 15 and 20-ampere receptacle outlets shall be listed tamper-resistant receptacles per CEC 408.11
- S. Smoke detectors shall be 110v interconnected w/battery backup and installed as per R314.5
- T. Carbon Monoxide Alarm Note (R315) An approved Carbon Monoxide Alarm (CMA) shall be installed in area leading to bedrooms. CMA is required on every level of a dwelling unit, including basements. If installed in new area, CMA shall receive power supply from building wiring. Where more than one CMA is required to be installed in new area, units shall be interconnected. CMA combined with Smoke Alarm shall comply with R315

ARTICLE 14 - MECHANICAL NOTES

- A. Mechanical system shall be designed and installed by Mechanical contractor as per California Mechanical Code (CMC)
- B. Provide proper clearance to vents from fuel burning appliances from opening into building as per CMC 806.6
- C. All ducting supply or return air for heating, cooling shall be conducted through a duct system as per CMC 602.1
- D. Environmental ducts shall terminate a minimum of 3ft from property line and opening into building
- E. Under floor access at foundation stem shall not be used for Mechanical chase unless designed for this purpose.
- F. Single-wall metal pipe shall not be used as a vent in dwellings and residential occupancies per CMC 802.7.3

ARTICLE 16 - DRYER VENT NOTES

- A. Exhaust rough-in is required during new construction.
- B. Exhaust duct shall have a smooth metal interior
- C. Male ends of duct must face direction of airflow and shall have sealed joints with NO screws protruding into Airflow.
- D. Exhaust duct shall terminate at exterior of structure and be equipped with a back-draft damper with NO screen.
- E. Exhaust vent shall terminate not less than 3ft other building openings
- F. DRYER VENT LESS THAN 14" WITH TWO 90° BENDS MAX = Minimum diameter of 4". 1/4" maximum length includes two 90° bends, each additional bend shall decrease the allowed length by 2 feet.
- G. DRYER VENT GREATER THAN 14" & LESS THAN 25' Provide 5" rigid ducting. 25' maximum length includes two 90° bends, each additional 45° bend shall decrease the allowed length by 2 feet and each additional 90° bend shall decrease the allowed length by 5 feet.

ARTICLE 17 - GENERAL FRAMING NOTES

- A. All Simpson or equal fasteners and ties shall be installed as per manufacturers specifications. If the specified fastener or tie is unavailable or unable to be installed as per manufacturers specifications, see engineer of record for acceptable alternatives.
- B. Any Lumber within 6' of soil or in contact with concrete shall be 2x Pressure Treated Douglas Fir or Redwood
- C. Provide solid shim between trimmers and Headers as needed
- D. Roof Ventilation shall be provided as per roof ventilation calculations
- E. 2x4 D.F. blocking shall be used where required by code for fire blocking, cabinet installation and gypsum board nailing. Contractor shall determine all blocking locations prior to installing gypsum board.
- F. All cutting, notching and bored holes shall comply with R602.6
- G. Occupancy separation between living space and garage shall conform to the following requirements per R302
- H. Protection of wood and wood based products against decay - Location required. Protection of wood and wood based products from decay shall be provided in the following locations by the use of a naturally durable wood or wood that is preservative-treated:
 - i. Wood joist or the bottom of a wood structural floor when closer than 18 inches or wood girders when closer than 12 inches to the exposed ground in crawl spaces or areas with in the foundation area.
 - ii. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
 - iii. Sills sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from the slab by an impervious moisture barrier.
 - iv. The ends of wood girders entering exterior masonry or concrete walls have clearances less than 1/2 inch on tops, sides and ends.
 - v. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete slabs, porch slabs, and similar horizontal surfaces exposed to the weather.
 - vi. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
 - vii. Wood framing strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the framing strips or framing members.

ARTICLE 18 - INTERIOR WALL FRAMING NOTES

- A. Interior walls shall be constructed from 2x4 D.F. studs @ 16" o.c. with double top plates and a single bottom plate.
- B. Walls shall be covered with 1/2" gypsum board on all faces. Wall surfaces in water splash area shall be covered 1/2" water resistant gypsum per R702
- C. Walls shall be framed with crown of all studs on same side of wall.
- D. Prior to installation of gypsum walls shall be examined and modified as necessary to eliminate excessive warping or transitions which will result in unlevel or warped finish surfaces.
- E. Provide 2x blocking as necessary for cabinetry, plumbing fixtures, etc..
- F. Provide flat 2x blocking in walls at ceiling line if not located at double top plates.
- G. All openings from wall cavity to underfloor or attic area shall be sealed with expansive foam.
- H. Fire blocking - Provide fire-blocking to cut off all concealed draft openings (vertical and horizontal) form an effective fire barrier between stories, and between a top story and the roof space. (CRC R302.11)

ARTICLE 19 - EXTERIOR WALL FRAMING NOTES

- A. 2x D.F. studs @ 16" o.c. w/dbl top plates and single bottom plates. Wall interior covered by 1/2" gypsum board - typical.
- B. Wall exterior covered per siding specifications shown on elevations
- C. Provide continuous 1/4" bead of sub-floor adhesive between sole plate and subfloor plywood.

ARTICLE 20 - FIRE DEPARTMENT NOTES

- A. One- and two- family dwellings and garage as follows: in all new one- and two-family dwellings when additions are made that increase the building area to more than 3600 sq. ft. Exception: a one-time addition to an existing building that does not total more than 1,000 sq ft of building area.
- B. The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required.
- C. Covered porches, patios, balconies and attic spaces may require fire sprinkler coverage.
- D. A state of California licensed (c-16) fire protection contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work.
- E. Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor. final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s).
 - i. Controlled by a manual ON and OFF switch that does not override the automatic controls.
 - ii. Controlled by a motion sensor not having an override or bypass switch that disables the motion sensor, or controlled by a motion sensor having a temporary override switch which temporarily bypasses the motion sensing function and automatically reactivates the motion sensor within 6 hours
 - iii. Controlled by one of the following methods:
 - a. Photocell not having an override or bypass switch that disables the photocell; or
 - b. Astronomical time clock not having an override or bypass switch that disables the astronomical time clock, and which is programmed to automatically turn the outdoor lighting OFF during daylight hours; or
 - c. Energy management control system which meets all of the following requirements:
 - At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9; meets the Installation Certification requirements in Section 130.4; meets the requirements for an EMCS in Section 130.5; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.
- F. Premises identification: approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background.
- G. Construction site fire safety: construction site must comply with applicable provisions of the CFC Chapter 14 and Santa Clara County Fire Department Standard detail and specification 31-7.

2013 TITLE 24 MANDATORY MEASURES

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R-ADD, or CF-1R-ALT Form) shall supersede the measures listed on this Certificate. This Mandatory Measures shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary.

Building Envelope Measures:

- §110.6(a)1: Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.
- §110.6(a)4: Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).
- §110.7: Exterior doors and windows are weather-stripped, and all joints and penetrations are caulked and sealed.
- §110.8(a): Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-2R Form.
- §110.8(b): The thermal emittance and solar reflectance values of the cool roofing material meets the requirements of §110.8(b) when the installation of a Cool Roof is specified on the CF-2R Form.
- *§150.0(a): Minimum R-30 (R-19 for Additions/Alterations) insulation in wood-frame ceiling or equivalent U-Factor.
- §150.0(b): Loose fill insulation shall conform with manufacturer's installed design labeled R-Value.
- *§150.0(c): Minimum R-19 insulation in wood frame wall (R-19 in wall) or equivalent U-Factor.
- *§150.0(d): Minimum R-19 insulation in raised wood-frame floor or equivalent U-Factor.
- §150.0(f): Air retarding vapor is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.
- §150.0(g): Mandatory Vapor Retarder installed in Climate Zones 14 or 16.
- §150.0(h): Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%; water vapor permeance rate is no greater than 2.0 perm-inch and shall be protected from physical damage and UV light deterioration.
- §150.0(i) Fenestration Products: Fenestration separating conditioned space from unconditioned space or outdoors shall meet the requirements of either Item i or 2 below.
 1. Fenestration, including skylight products, must have a maximum U-factor of 0.58.
 2. The weighted average U-factor of all fenestration, including skylight products, shall not exceed 0.58.
- §150.0(j): Fenestration Products: Fenestration separating conditioned space from unconditioned space or outdoors shall meet the requirements of either Item i or 2 below.
 1. Fenestration, including skylight products, must have a maximum U-factor of 0.58.
 2. The weighted average U-factor of all fenestration, including skylight products, shall not exceed 0.58.
- §150.0(r) Solar Ready Buildings: Shall meet the requirements of Section 110.10 applicable to the building project.

Fireplaces, Decorative Gas Appliances and Gas Log Measures:

- §150.0(e)1A: Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.
- §150.0(e)1B: Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tighting damper and/or a combustion-air control device.
- §150.0(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.

Space Conditioning, Water Heating and Plumbing System Measures:

- §110.9: HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission.
- §110.3(c)5: Water heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §110.3(c)5.
- §110.5: Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooling appliances (appliances with an electrical supply voltage and/or control voltage greater than 120 volts AC), and pool and spa heaters.
- §150.0(h): Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.
- §150.0(i): Heating systems are equipped with thermostats that meet the setback requirements of Section 110.2(c).
- §150.0(j): Gas water heaters shall have an Energy Factor no greater than the federal minimal standard and externally wrapped with insulation having an installed thermal resistance of R-12 or greater.
- §150.0(j)1B: Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating system, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
- §150.0(j)2A: All domestic hot water system piping conditions listed below, whether buried or unburied, must be insulated per TABLE 120.3-A.
 - i. The first five feet (1.5 meters) of hot and cold water pipes from the storage tank. All piping with a nominal diameter of 3/4 inch (19 millimeter) or larger.
 - ii. All piping associated with a domestic hot water recirculation system regardless of the pipe diameter.
 - iii. Piping from the heating source to storage tank or between tanks.
 - iv. Piping buried below grade.
 - v. All hot water pipes from the heating source to the kitchen fixtures.
- §150.0(j)2: Pipe insulation for steam hydronic heating systems or hot water systems >15 psi, meets the requirements of Standards Table 120.3-A.
- §110.0(j)3: HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission, and wind.
- §150.0(j)4: Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation.
- §150.0(m)1: All air-distribution system ducts and plenums installed, are sealed and insulated to meet the requirements of CMC Sections 601, 602, 603, 604, 605 and Standard for Energy Efficient Buildings (ASHRAE 62.2) to a minimum installed level of R-6 or enclosed entirely in conditioned space. Openings shall be sealed with mastic tape, area or duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mastic or tape shall be used.
- §150.0(m)1: Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.
- §150.0(m)2: Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
- §150.0(m)3: Exhaust fan systems have back draft or automatic dampers.
- §150.0(m)4: Gravity venting systems serving conditioned space have their automatic or readily accessible, manually operated dampers.
- §150.0(n)9: Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.
- §150.0(m)10: Flexible ducts cannot have porous inner cores.
- §150.0(n)1: Systems using gas or propane water heaters, whether tank or on-demand, to serve individual dwelling units shall include all the following components:
 - A. A 120V electrical receptacle that is within 3 feet from the water heater and accessible to the water heater with no obstructions;
 - B. A Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed;
 - C. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assist.
 - D. A gas supply line with a capacity of at least 200,000 Btu/hr.
- §150.0(o): All dwelling units must meet the requirements of ANSI/ASHRAE Standard 62.2 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings. Window operation is not a permissible method of providing the Whole Building Ventilation required in Section 4 of that Standard.

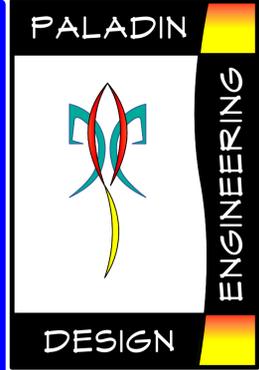
Pool and Spa Heating Systems and Equipment Measures:

- §110.4(a): Any pool or spa heating equipment shall be installed with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating of a pilot light.
- §110.4(b): Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating.
- §110.4(b)2: Outdoor pools or spas that have a heat pump or gas heater shall have a cover.
- §110.4(b)3: Outdoor pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
- §150.0(p): Residential pool systems or equipment meet the pump sizing, flow rate, piping, filters, and valve requirements of §150.0(p).

Residential Lighting Measures:

- §150.0(k)1: Installed luminaires shall be classified as high-efficacy or low-efficacy for compliance with Section 150.0(k) in accordance with TABLE 150.0-A or TABLE 150.0-B, as applicable.
- §150.0(k)2: The wattage of permanently installed luminaires shall be determined as specified by §130.0(c).
- §150.0(k)3: Ballasts for fluorescent lamps shall be electronic; and shall have an output frequency < 20 kHz.
- §150.0(k)1E: Permanently installed night lights and night lights integral to installed luminaires or exhaust fans shall be rated to consume no more than five watts of power per luminaire or exhaust fan as determined in accordance with Section 130.0(c). Night lights shall not be required to be controlled by vacancy sensors or dimmers.
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2013 CALIFORNIA GREEN BUILDING RESIDENTIAL MANDATORY MEASURES



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CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 Planning and Design

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

DIVISION 4.3 Water Efficiency and Conservation

4.303 INDOOR WATER USE

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

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

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

4.303.1.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

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

4.303.1.4 Faucets.

4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

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

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

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

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

4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1401.1 of the *California Plumbing Code*.

4.304 OUTDOOR WATER USE

4.304.1 Irrigation controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

- Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
- Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

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

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

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

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

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

4.408.4 Waste stream reduction alternative [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed four (4) lbs./sq. ft. of the building area shall meet the minimum 50 percent construction waste reduction requirement in Section 4.408.1.

4.408.4.1 Waste stream reduction alternative. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed two (2) pounds per square foot of the building area, shall meet the minimum 50-percent construction waste reduction requirement in Section 4.408.1.

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

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

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

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

DIVISION 4.5 ENVIROMENTAL QUALITY

4.503 FIREPLACES

4.503.1 General. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

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.

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

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

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAGMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

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

4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

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

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

4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:

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

Less Water and Less Exempt Compounds in Grams per Liter	ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50	
Carpet pad adhesives	50	
Outdoor carpet adhesives	150	
Wood flooring adhesive	100	
Rubber floor adhesives	60	
Subfloor adhesives	50	
Ceramic tile adhesives	65	
VCT and asphalt tile adhesives	50	
Drywall and panel adhesives	50	
Coarse base adhesives	50	
Multipurpose construction adhesives	70	
Structural glazing adhesives	100	
Single-ply roof membrane adhesives	250	
Other adhesives not specifically listed	50	
SPECIALTY APPLICATIONS		
PVC welding	510	
CPVC welding	490	
ABS welding	325	
Plastic cement welding	250	
Adhesive primer for plastic	550	
Contact adhesive	80	
Special purpose contact adhesive	250	
Structural wood member adhesive	140	
Top and trim adhesive	250	
SUBSTRATE SPECIFIC APPLICATIONS		
Metal to metal	30	
Plastic foams	50	
Porous material (except wood)	30	
Wood	30	
Fiberglass	80	

Less Water and Less Exempt Compounds in Grams per Liter	SEALANTS	CURRENT VOC LIMIT
Architectural	250	
Marine deck	760	
Nonmembrane roof	300	
Roadway	250	
Single-ply roof membrane	450	
Other	420	
SEALANT PRIMERS		
Architectural		
Nonporous	250	
Porous	775	
Modified bituminous	500	
Marine deck	760	
Other	750	

Less Water and Less Exempt Compounds	COATING CATEGORY	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2012
Flat coatings		50	
Nonflat coatings		100	
Nonflat-high gloss coatings		150	
SPECIALTY COATINGS			
Aluminum roof coatings		400	
Basement specialty coatings		400	
Bituminous roof coatings		50	
Bituminous roof primers		350	
Bond breakers		350	
Concrete curing compounds		350	
Concrete/masonry sealers		100	
Driveway sealers		50	
Dry fog coatings		150	
Faux finishing coatings		350	
Fire resistive coatings		350	
Floor coatings		100	
Form-release compounds		250	
Graphic arts coatings (sign paints)		500	
High temperature coatings		420	
Industrial maintenance coatings		250	
Low solids coatings ³		120	
Magnesium cement coatings		450	
Mastic texture coatings		100	
Metallic pigmented coatings		500	
Multicolor coatings		250	
Pretreatment wash primers		420	
Primers, sealers, and undercoats		100	
Resilient penetrating sealers		250	
Recycled coatings		250	
Roof coatings		50	
Rust preventative coatings		400	250
Shellacs			
Clear		730	
Orange		250	
Specialty primers, sealers and undercoats		350	100
Stains		250	
Stone consolidants		450	
Swimming pool coatings		340	
Traffic marking coatings		100	
Tab and tile refinishing coatings		420	
Waterproofing membranes		250	
Wood coatings		275	
Wood preservatives		350	
Zinc-rich primers		340	

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

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

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

4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following:

- VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
- Products compliant with CHPS criteria certified under the Greenguard Children & Schools program.
- Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
- Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

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

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM F 1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 1/8 inch (8 mm).

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

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

4.505 INTERIOR MOISTURE CONTROL

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

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

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

- 4-inch-thick (101.6 mm) base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified in compliance with the following:

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST

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

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

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

4.507 ENVIROMENTAL COMFORT

4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D—2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S—2004 (Residential Equipment Selection) or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.



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**GREEN BUILDING
MANDATORY
MEASURES**

A0.5

Sheet 4 of 8 Sheets

HARRISON PROJECT

Existing Window Schedule - Garage

Mark	Width	Height	Sash Operation	Location	Glazing	Comments
W 1	3'-0"	3'-0"	Casement	Garage	Insulated	
W 2	3'-0"	4'-0"	Casement	Storage	Insulated	
W 3	3'-0"	4'-0"	Casement	Storage	Insulated	
W 4	5'-2"	3'-6"	3i-parting Casemen	Bedroom	Insulated	
W 5	2'-4"	2'-0"	Casement	Bedroom	Insulated	
W 6	2'-4"	2'-0"	Casement	Bedroom	Insulated	
W 7	2'-0"	2'-0"	Fixed Glass	Bathroom	Insulated	
W 8	2'-0"	2'-0"	Fixed Glass	Bathroom	Insulated	
W 9	1'-0"	2'-0"	Fixed Glass	Living Room	Insulated	
W 10	5'-0"	3'-6"	Custom	Living Room	Insulated	
W 11	4'-4"	3'-6"	Custom	Living Room	Insulated	
W 12	2'-4"	2'-0"	Casement	Living Room	Insulated	
W 13	2'-4"	2'-0"	Casement	Living Room	Insulated	

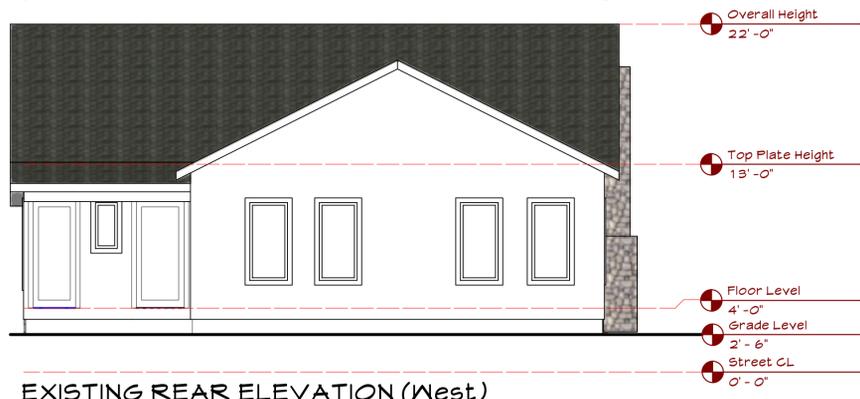
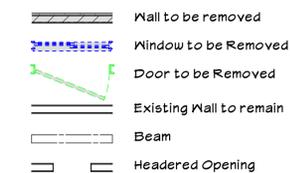
Existing Door Schedule - Garage

Mark	Width	Height	Operation	Location	Glazing	Comments
D 1	14'-0"	7'-0"	Overhead	Garage	--	
D 2	3'-0"	6'-8"	Swing Simple	Garage	--	
D 3	2'-8"	6'-8"	Swing Simple	Garage	--	
D 4	2'-8"	6'-8"	Swing Simple	Storage	--	
D 5	3'-0"	6'-8"	Swing Simple	Entry	--	

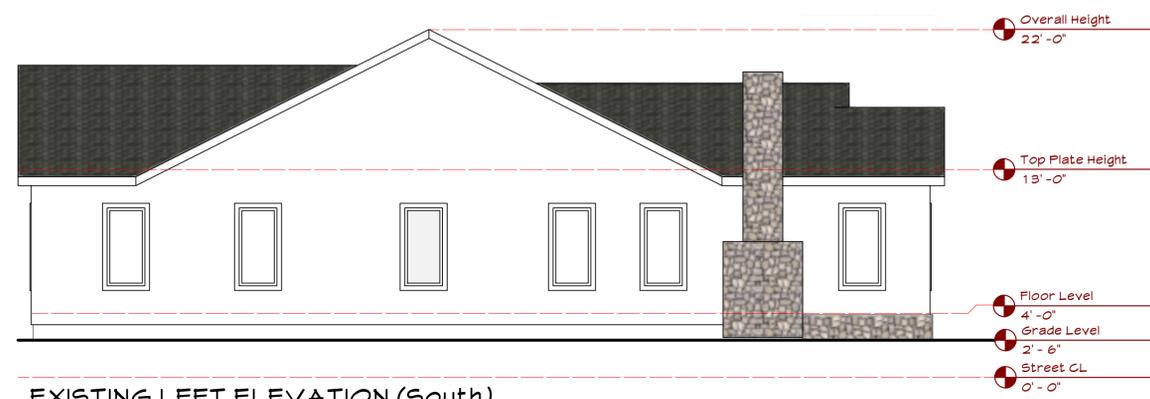
DEMOLITION NOTES

- Demolition includes work noted below and all other work affected by work included in the demolition, systems, subsystems and items related to the completed construction.
- Provide dust barrier to protect remainder of the house from any construction dirt & dust.
- Protect existing flooring with 1/4" masonite board or equal.

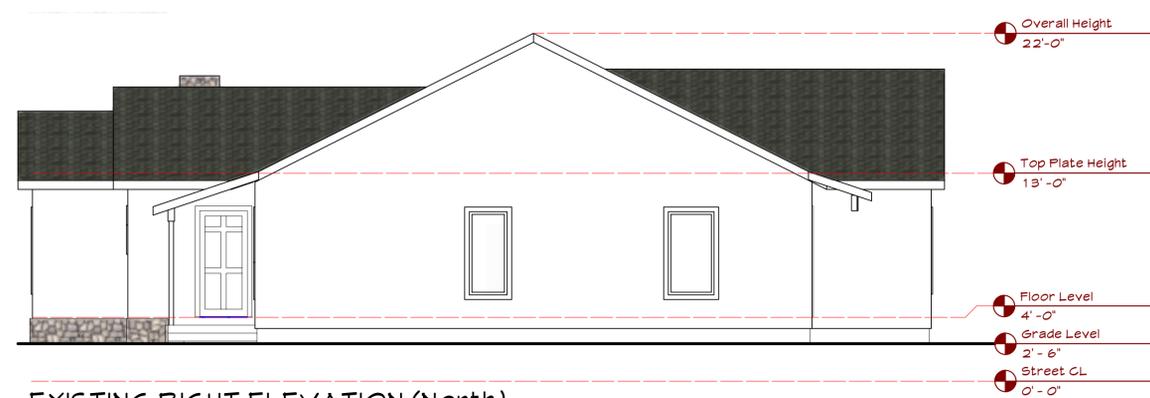
EXISTING / DEMO LEGEND



EXISTING REAR ELEVATION (West)
Scale: 3/16" = 1'-0"



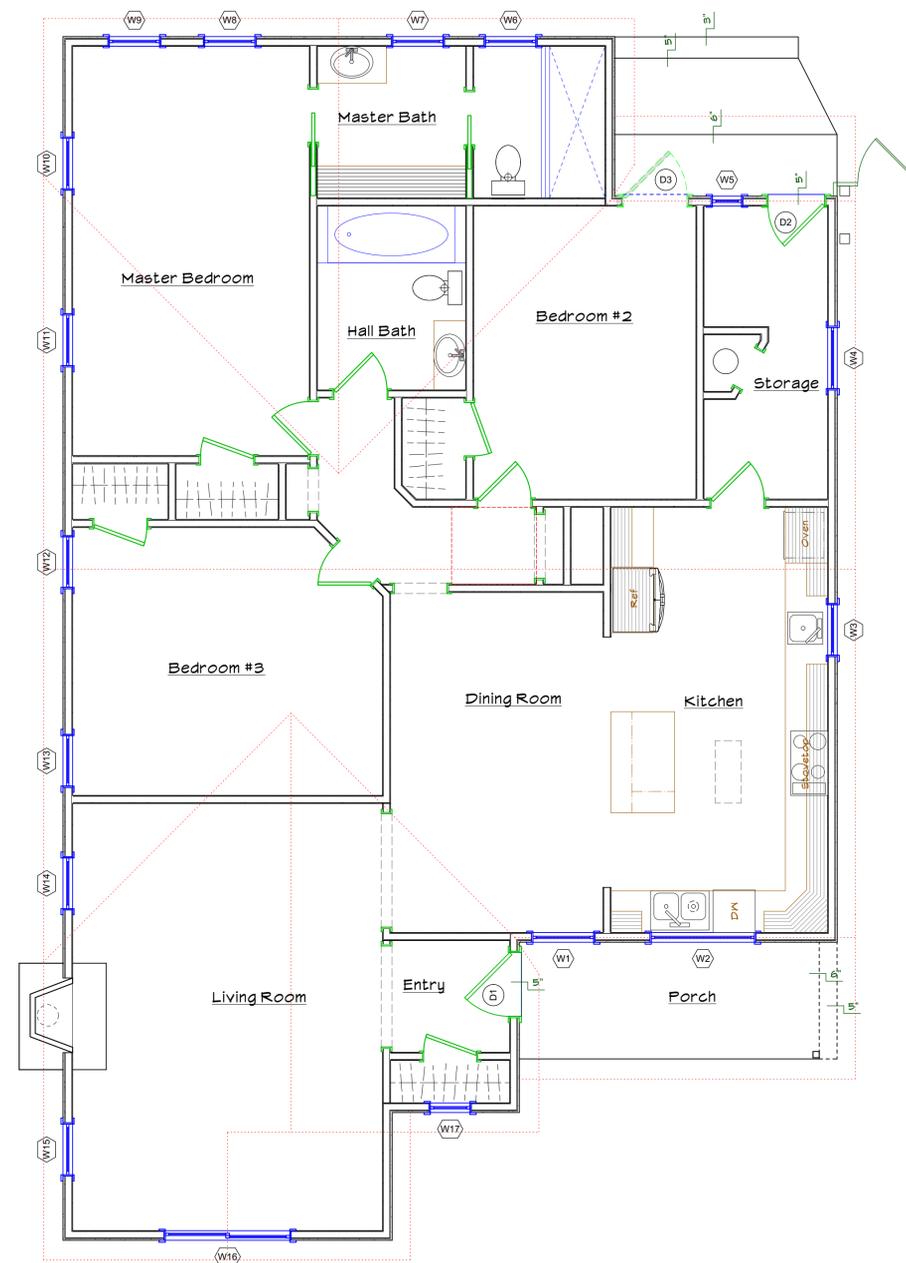
EXISTING LEFT ELEVATION (South)
Scale: 3/16" = 1'-0"



EXISTING RIGHT ELEVATION (North)
Scale: 3/16" = 1'-0"

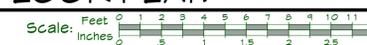


EXISTING FRONT ELEVATION (East)
Scale: 3/16" = 1'-0"



EXISTING/DEMOLITION FLOOR PLAN

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



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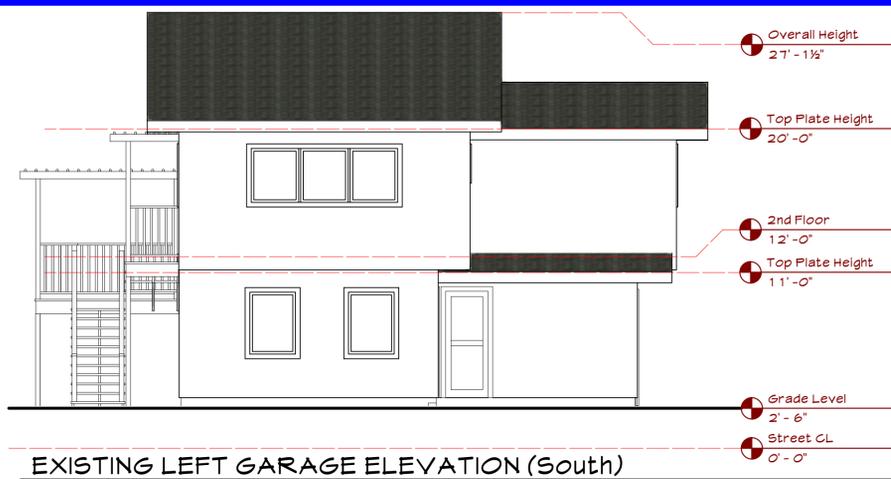
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EXISTING/DEMOLITION FLOOR PLAN

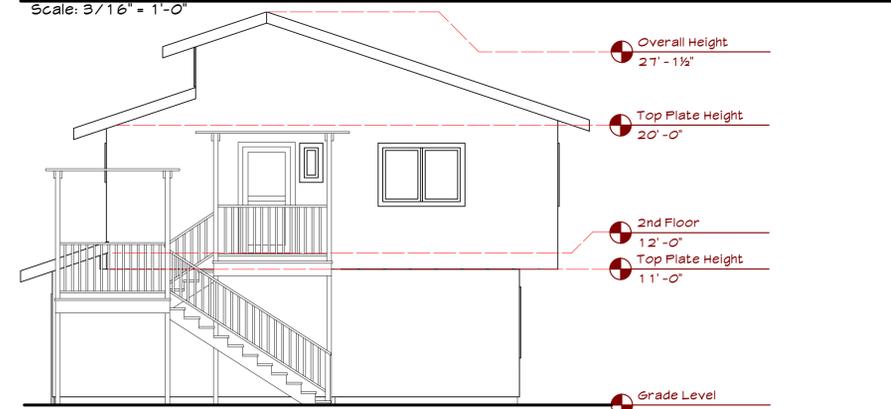
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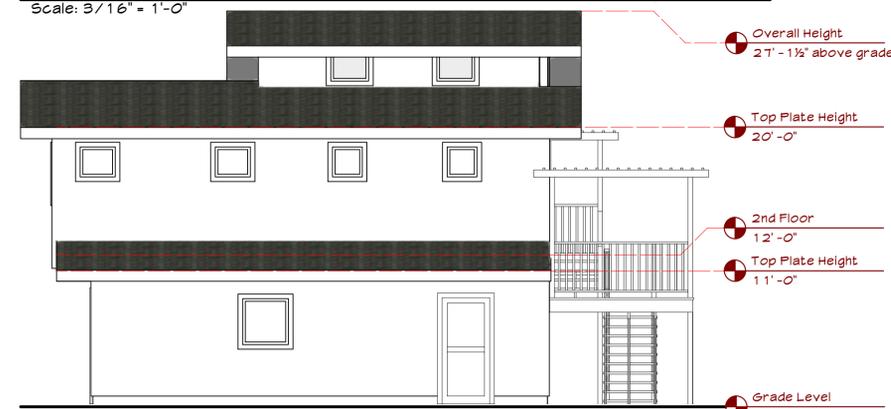
EXISTING LEFT GARAGE ELEVATION (South)

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



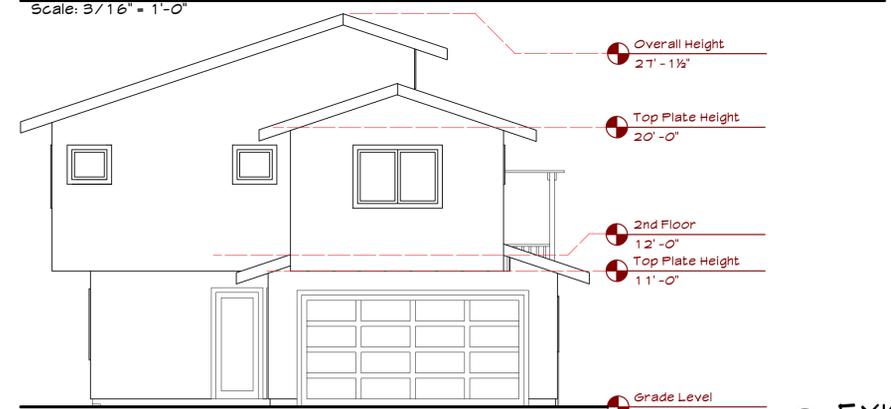
EXISTING REAR GARAGE ELEVATION (West)

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



EXISTING RIGHT GARAGE ELEVATION (North)

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



EXISTING FRONT GARAGE ELEVATION (East)

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

Existing Window Schedule - 2nd Floor

Mark	Width	Height	Sash Operation	Location	Glazing	Comments
W 1	3'0"	3'0"	Casement	Garage	Insulated	
W 2	3'0"	4'0"	Casement	Storage	Insulated	
W 3	3'0"	4'0"	Casement	Storage	Insulated	
W 4	5'2"	3'6"	Bi-parting Casement	Bedroom	Insulated	
W 5	2'4"	2'0"	Casement	Bedroom	Insulated	
W 6	2'4"	2'0"	Casement	Bedroom	Insulated	
W 7	2'0"	2'0"	Fixed Glass	Bathroom	Insulated	
W 8	2'0"	2'0"	Fixed Glass	Bathroom	Insulated	
W 9	1'0"	2'0"	Fixed Glass	Living Room	Insulated	
W 10	5'0"	3'6"	Custom	Living Room	Insulated	
W 11	4'4"	3'6"	Custom	Living Room	Insulated	
W 12	2'4"	2'0"	Casement	Living Room	Insulated	
W 13	2'4"	2'0"	Casement	Living Room	Insulated	

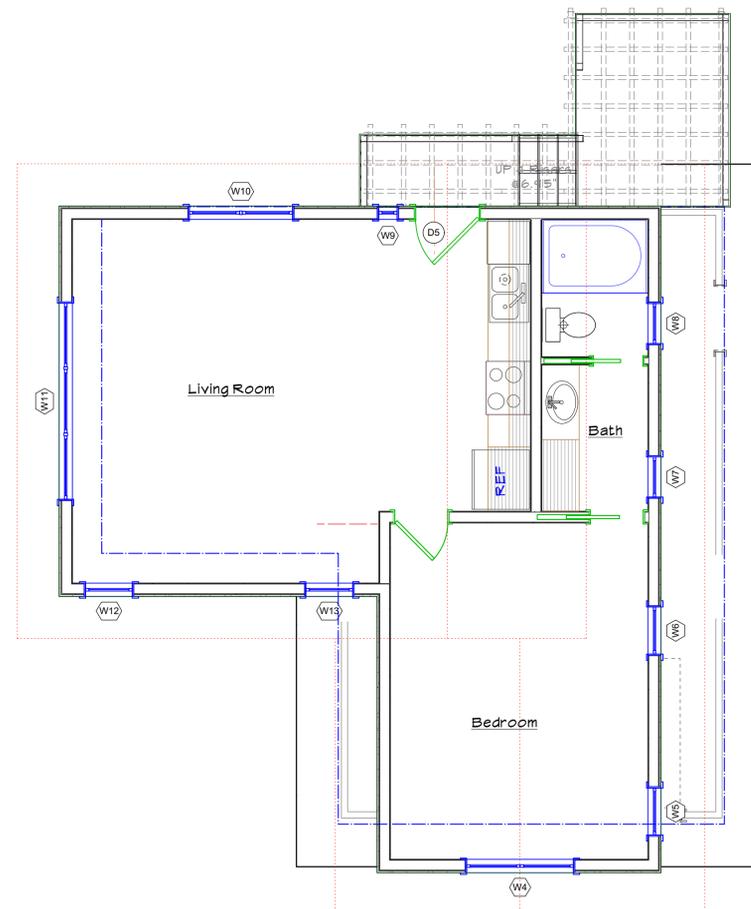
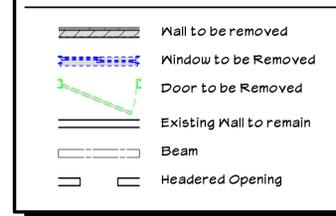
Existing Door Schedule - 2nd Floor

Mark	Width	Height	Operation	Location	Glazing	Comments
D 1	14'0"	7'0"	Overhead	Garage	--	
D 2	3'0"	6'8"	Swing Simple	Garage	--	
D 3	2'8"	6'8"	Swing Simple	Garage	--	
D 4	2'8"	6'8"	Swing Simple	Storage	--	
D 5	3'0"	6'8"	Swing Simple	Entry	--	

DEMOLITION NOTES

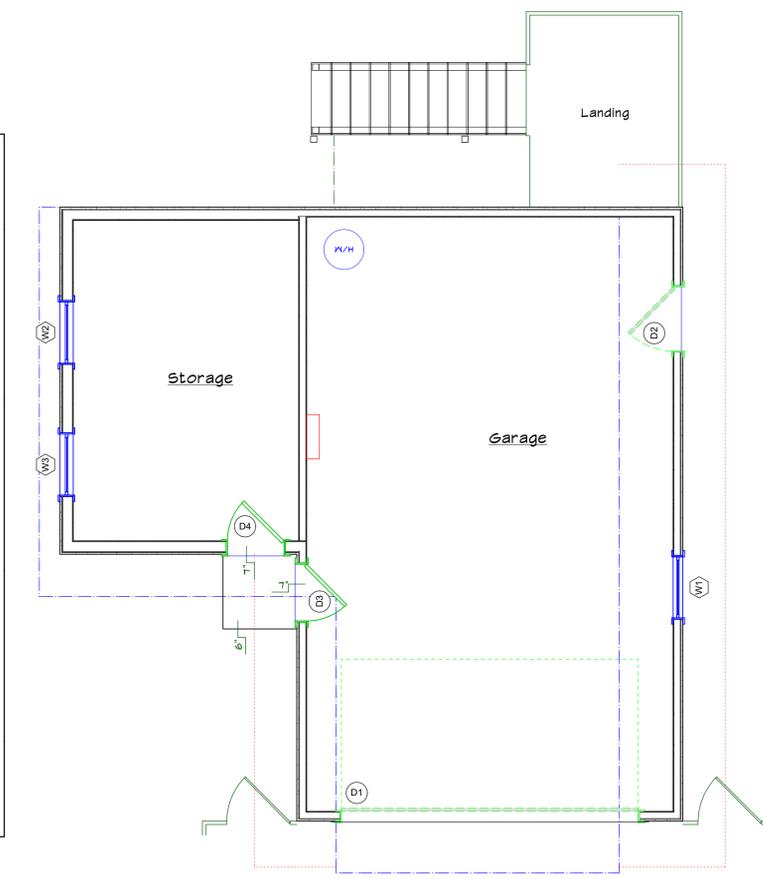
- Demolition includes work noted below and all other work affected by work included in the demolition, systems, subsystems and items related to the completed construction.
- Provide dust barrier to protect remainder of the house from any construction dirt & dust.
- Protect existing flooring with 1/4" masonite board or equal.

EXISTING / DEMO LEGEND



EXISTING GARAGE 2ND FLOOR PLAN (No Work)

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



EXISTING/DEMOLITION GARAGE 1ST FLOOR PLAN

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



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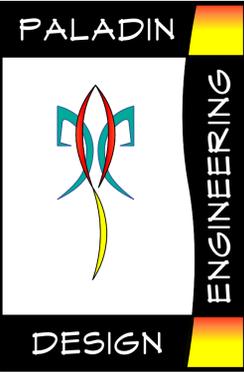
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EXISTING/DEMOLITION GARAGE 1ST FLOOR PLAN

A 1.1

Sheet 6 of 8 Sheets

HARRISON PROJECT

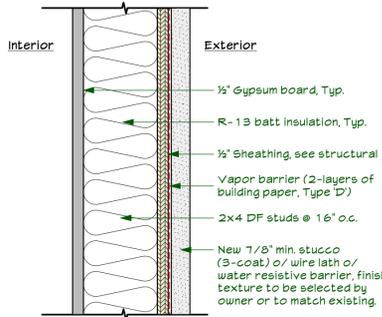


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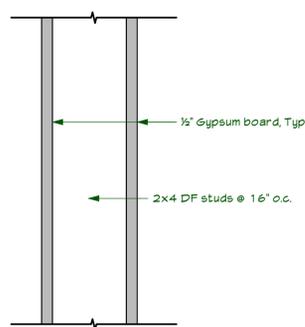
Door Schedule									
Mark	Nominal Size		Door Operation	Jamb Thick	Door Data				Comments
	Width	Height			Mfr	Location	Hardware		
D 2	3'0"	6'8"	Swing Simple	3/4"	TMCobb	Utility	Passage		
D 3	3'0"	6'8"	Swing Simple	3/4"	TMCobb	Garage	Keyed		
D 4	16'0"	8'0"	Overhead	3/4"	Overhead	Garage	Overhead		
D 5	2'0"	6'8"	Pocket Simple	3/4"	Garage	Utility	Passage		
D 6	2'8"	6'8"	Swing Simple	3/4"	Garage	Bath	Privacy		
D 7	14'0"	6'8"	Slider	3/4"	Garage	Office	Keyed		

Window Schedule									
Mark	Nominal Size		Sash Operation	Glass	Egress	Window Data			Comments
	O.A. Width	O.A. Height				Mfr.	Location		
W 1	3'0"	4'0"	Casement	Low-E	No	Milgard	Utility		
W 2	2'6"	4'0"	Casement	Low-E	Yes	Milgard	Bedroom #2		
W 3	3'0"	5'0"	Custom	Block	No	Custom	Bath		

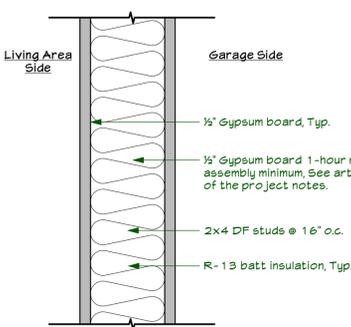
PROPOSED LEGEND			
	New Proposed Wall		Ceiling Transitions
	Existing Wall		Window, see schedule
	Beam		Door, see schedule
	Headered Opening		Egress Compliant
	New floor area		Tempered glass
	Roof Lines		Wall Type



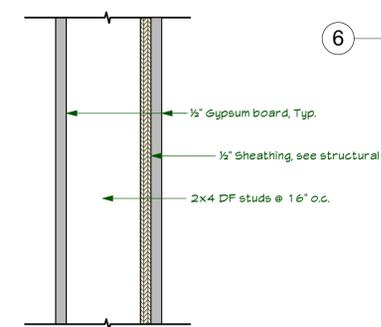
WALL TYPE - X1
(Exterior)



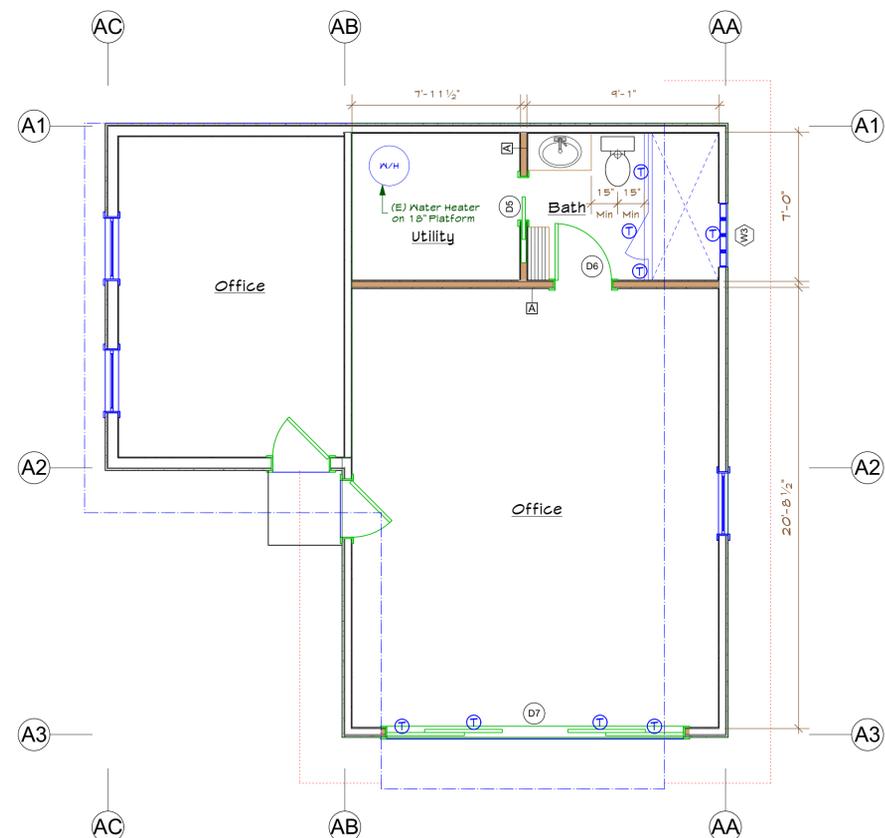
WALL TYPE - A
(Typical Interior)



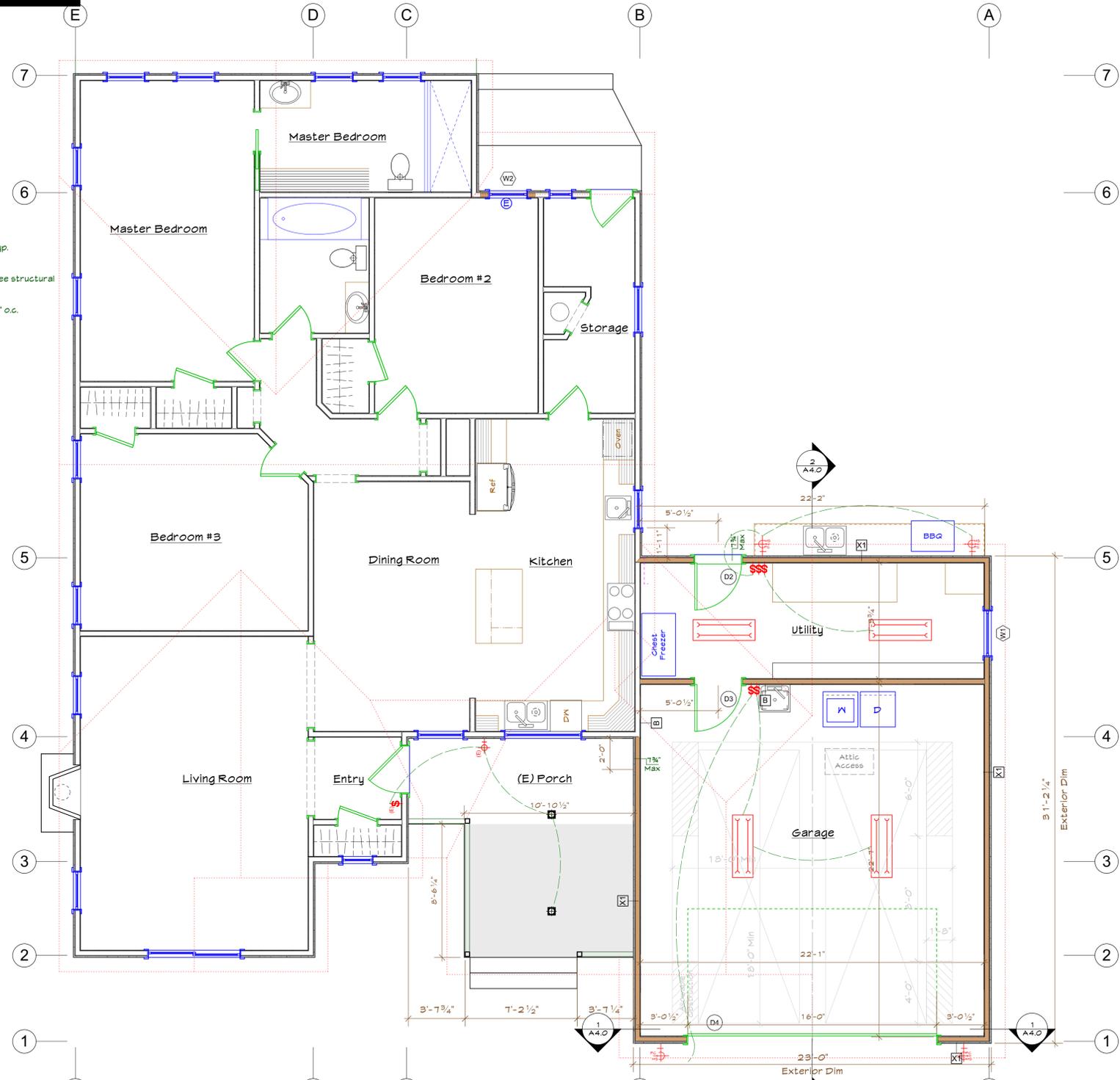
WALL TYPE - B
(Fire Wall)



WALL TYPE - C
(Interior Shear Wall)



PROPOSED ACCESSORY STRUCTURE 1st FLOOR PLAN
Scale: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"



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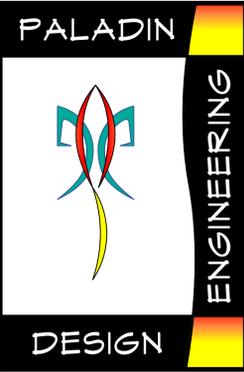
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DATE: May 27, 16 DRAWN: JM/QP/BC
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PROPOSED FLOOR PLAN

A2.0

Sheet 7 of 8 Sheets
HARRISON PROJECT

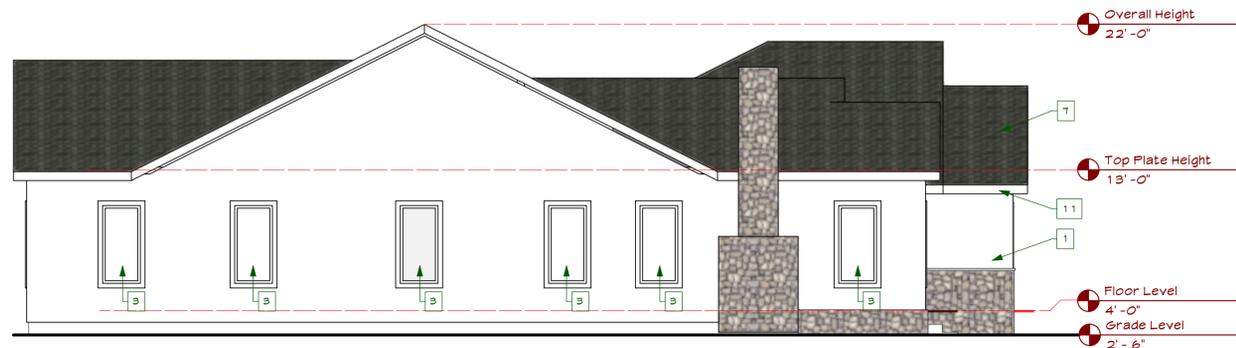
Date: 6/21/16 File name: 15-008 Harrison 1-1.vux



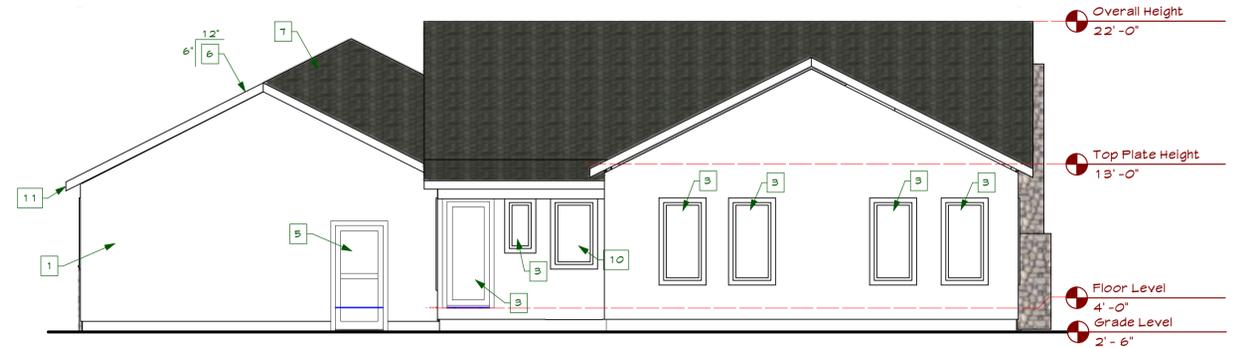
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San Jose, CA 95116
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EXTERIOR ELEVATION KEYNOTES

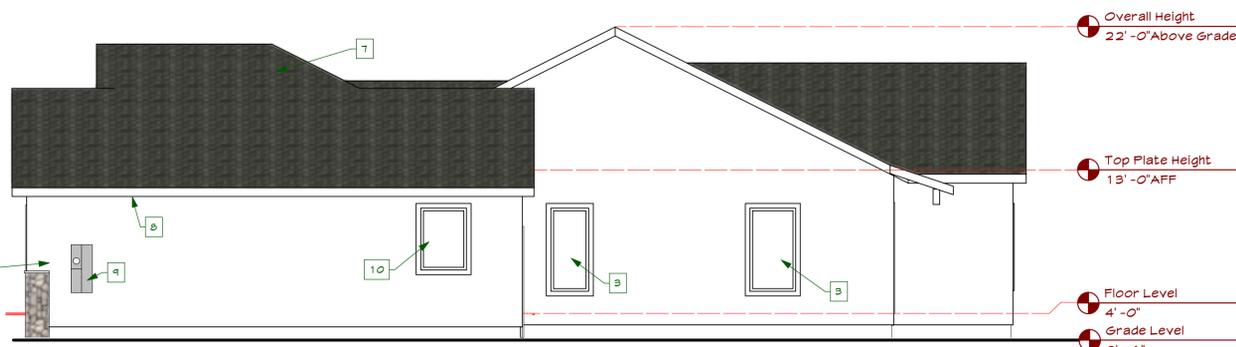
1. 7/8" Min. 3-Coat Stucco, See Project Notes For Additional Information
2. Cricket, for drainage
3. Existing Window/Door
4. Guard rail, 42" High, Typ.
5. New door, see door schedule
6. Roof Slope, Typ U.O.N.
7. Class 'C' Roofing, See Project Notes For Additional Information
8. Fire protected eave projection if < 5'-0" to property line, See Detail A
9. New Electrical Panel, See E 1.0
10. New Window, See Window Schedule
11. New Fascia & Gutters, Typ



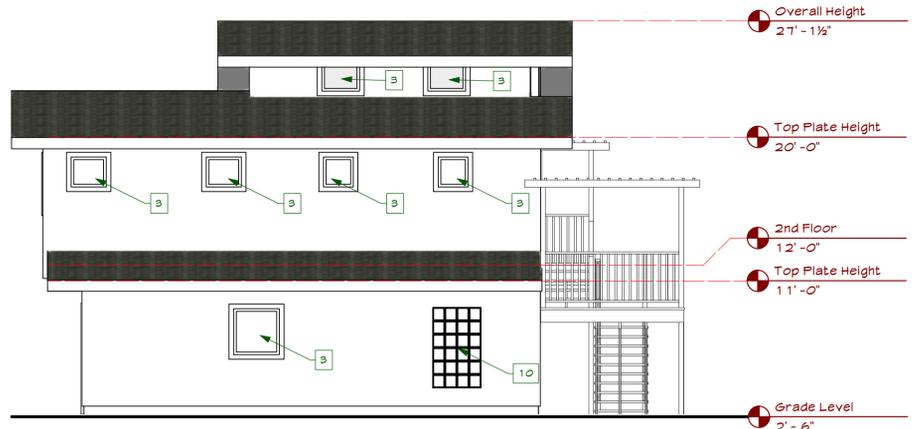
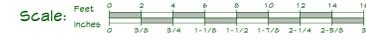
PROPOSED LEFT ELEVATION (South)
Scale: 3/16" = 1'-0"



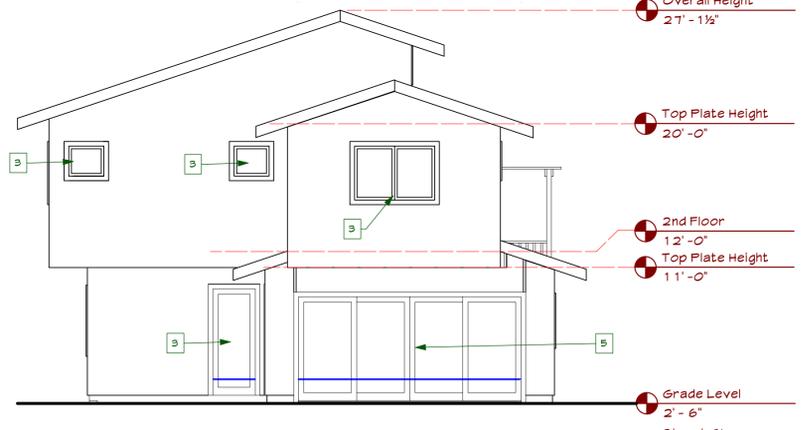
PROPOSED REAR ELEVATION (West)
Scale: 3/16" = 1'-0"



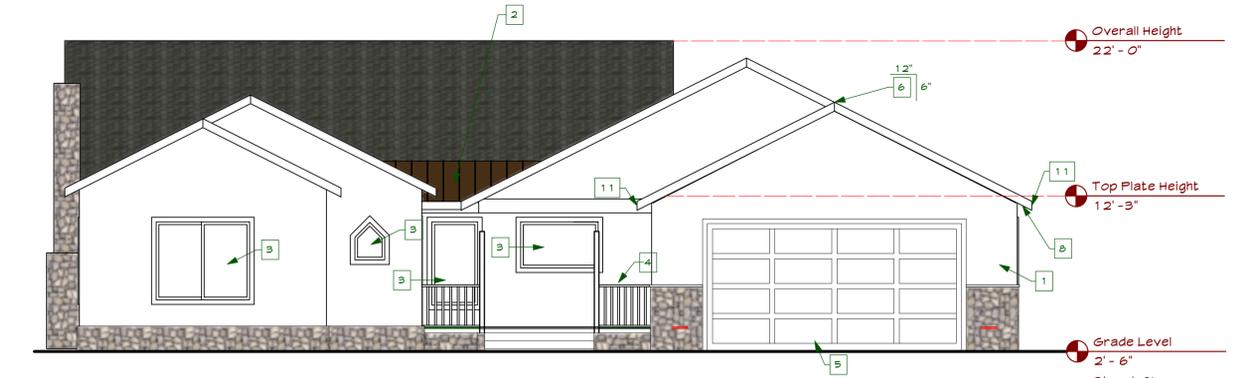
PROPOSED RIGHT ELEVATION (North)
Scale: 3/16" = 1'-0"



PROPOSED RIGHT GUEST ELEVATION (North)
Scale: 3/16" = 1'-0"



PROPOSED FRONT GUEST ELEVATION (East)
Scale: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION (East)
Scale: 3/16" = 1'-0"



REVISIONS	DATE

PROJECT:
HARRISON PROJECT
George & Sue Harrison
1339 Norman Drive
Sunnyvale, CA 94087

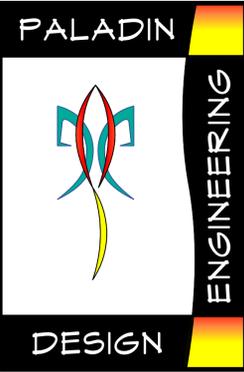
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PROPOSED ELEVATIONS

A3.0

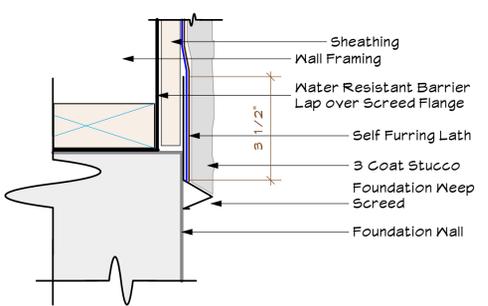
Sheet 8 of 8 Sheets
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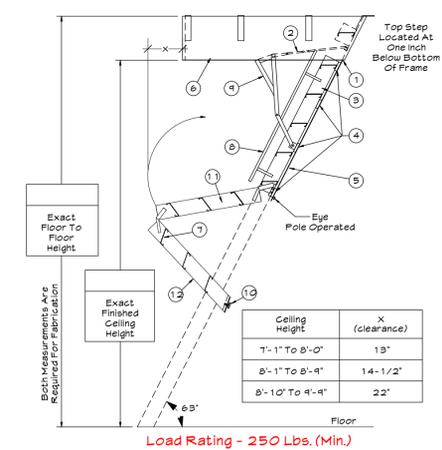
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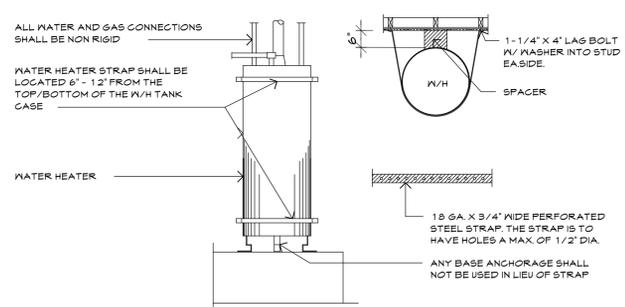
STREET VIEW
SCALE: 1/8" = 1'-0"



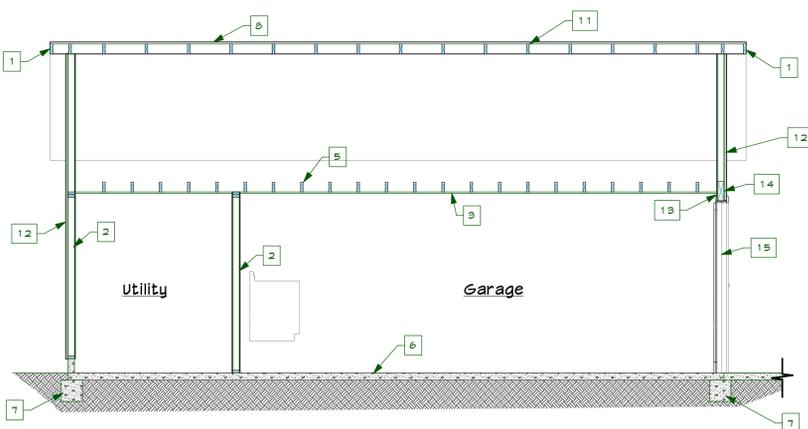
G WHEEP SCREED @ FOUNDATION DETAIL
Scale: N.T.S.



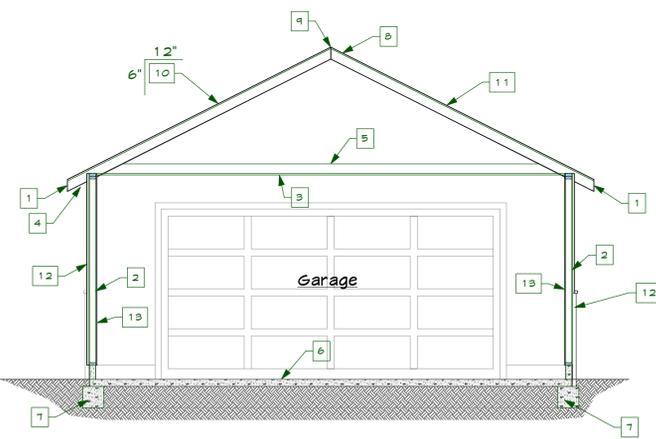
C TYP ATTIC LADDER DETAIL
Scale: 1/2" = 1'-0"



F TYPICAL WATER HEATER SEISMIC BRACING
Scale: 1/4" = 1'-0"



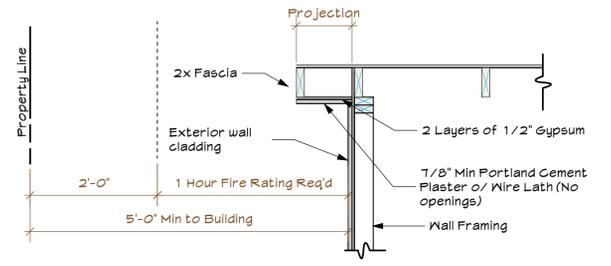
2 BUILDING SECTION
Scale: 1/4" = 1'-0"



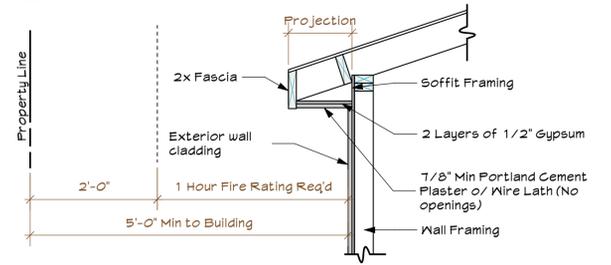
1 BUILDING SECTION
Scale: 1/4" = 1'-0"

BUILDING SECTION KEYNOTES

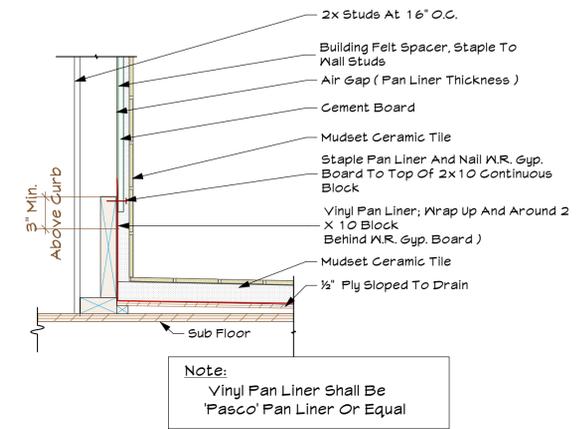
- 2x Fascia
- 2x4 @ 16" o.c.
- 5/8" Gyp. Typ. @ Ceilings
- Fire protected eave projection if < 5'-0" to property line, see architectural detail
- New ceiling framing, see structural
- New concrete slab, see structural
- New Foundation, see structural
- New Roof Sheathing, see structural
- Ridge Vent
- Roof Slope, U.O.N.
- Roofing, See project notes
- Exterior finish, see elevations
- 1/2" Gyp board, Typ.
- Header, See structural
- Door, See schedule



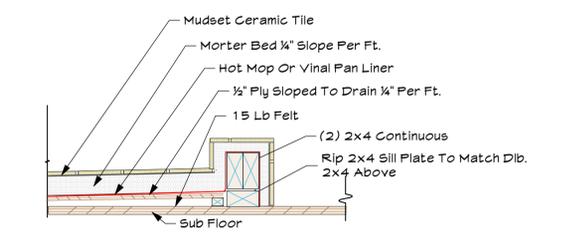
E FIRE PROTECTED OVERHANG DETAIL
Scale: 3/4" = 1'-0"



D FIRE PROTECTED EAVE DETAIL
Scale: 3/4" = 1'-0"



B SHOWER WALL DETAIL
Scale: 1 1/2" = 1'-0"



A TYP. SHOWER CURB DETAIL
Scale: 1 1/2" = 1'-0"



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ARCHITECTURAL DETAILS/ CROSS SECTIONS

A5.0