

REVISIONS

1	02/15/2025
2	03/28/2025
3	06/25/2025
4	
5	



ROMAIN CURTIS
ARCHITECT #C35019
367 CIVIC DR #3,
PLEASANT HILL, CA94523
phone: 510.612.0345
romain@anuradesign.com

ADDITION / REMODEL
439 NUESTRA AVE,
SUNNYVALE, CA 94086

SITE PLAN
PROJECT DATA

GENERAL SYMBOLS

	ALL DIMENSIONS
	(E) WALL
	REMOVED WALL
	(N) WALL
	SHEAR WALL

APPLICABLE CODES & STANDARDS

CITY / COUNTY CODES AND ORDINANCES
CALIFORNIA BUILDING CODE 2022
CALIFORNIA RESIDENTIAL CODE 2022
CALIFORNIA PLUMBING CODE 2022
CALIFORNIA MECHANICAL CODE 2022
CALIFORNIA ELECTRICAL CODE 2022
CALIFORNIA GREEN BUILDING CODE 2022
CALIFORNIA ENERGY CODE 2022
CALIFORNIA FIRE CODE 2022
2022 EDITION OF THE TITLE 24 STANDARDS

ARCHITECT:

NAME: ROMAIN CURTIS
ARCHITECT #C35019
ANURA DESIGN
367 CIVIC DR #3,
PLEASANT HILL, CA94523
phone: 510.612.0345
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OWNER'S REPRESENTATIVE:

ANTON KLEIN
439 NUESTRA AVENUE
SUNNYVALE, CALIFORNIA 94086

PROJECT DATA

OCCUPANCY:	R-3 / U
CONSTRUCTION TYPE:	NB
FIRE SPRINKLERS:	NO
STORIES:	2
APN:	165-07-071
FLOOD ZONE:	X
ZONING:	RO
NET SITE AREA:	5,500 SF

(E) 1ST FLOOR:	1,427 SF
(E) 2ND FLOOR:	533 SF
(E) GARAGE:	434 SF
(E) ENTRY PORCH:	114 SF
(E) FOOT PRINT:	1,975 SF
(E) LOT COVERAGE:	35.90%
(E) TOTAL CONDITIONED SPACE:	1,960 SF
(E) TOTAL FLOOR AREA:	2,394 SF
(E) FAR:	43.5%
MAX FAR:	45% 2,575 SF
MAX LOT COVERAGE:	40% 2,200 SF

(N) SUN ROOM ADDITION:	193 SF
(N) TOTAL CONDITIONED SPACE:	2,153 SF
(N) PORCH:	50 SF
(N) TOTAL FLOOR AREA:	2,587 SF
(N) FAR:	47.03%
(N) TOTAL FOOT PRINT:	2,104 SF
(N) LOT COVERAGE:	38.25%

SCOPE OF WORK

193 SF ADDITION AND MINOR INTERIOR REMODEL TO AN EXISTING FULLY-DETACHED SINGLE FAMILY RESIDENCE.

NO CHANGES PROPOSED TO SECOND FLOOR
NO CHANGE TO LANDSCAPING
NO CHANGE TO PARKING
NO CHANGE TO IMPERVIOUS AREA
NO CHANGE TO DRAINAGE

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NOTES:	
- ALL PERMITS EXCEEDING \$1,000.00 IN VALUATION SHALL REQUIRE INSTALLATION OF APPROVED SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE DWELLING.	
- ALL PERMITS EXCEEDING \$10,000.00 IN VALUATION SHALL REQUIRE THE INSTALLATION OF AN APPROVED AUTOMATIC GAS SHUT-OFF DEVICE ON THE CUSTOMER OWNED PIPING AT THE UTILITY METER.	
- VE & INSTALL A MOTION SENSITIVE AUTOMATIC GAS SHUTOFF VALVE ON GAS METER WHEN REQUIRED.	
- BUILDING ADDRESS NUMBERS MUST BE A MINIMUM OF 4 INCHES IN HEIGHT OR 3 INCHES IN HEIGHT AND SELF-ILLUMINATED.	
- CARBON MONOXIDE ALARM AND DETECTOR SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURER'S INSTRUCTIONS, NFPA 720 INSTALLATION STANDARDS AND CRC.	
ALL SMOKE ALARMS SHALL BE 110V CONNECTED TO THE BUILDING WIRING (W/ BATTERY BACKUP INCLUDING LOW BATTERY WARNING FEATURE)	
ALL SMOKE ALARMS TO BE INTERCONNECTED.	

NOTE:

GC TO MAINTAIN ADJOINING STREETS FREE AND CLEAN OF PROJECT DIRT, MUD, MATERIAL AND DEBRIS DURING CONSTRUCTION PERIOD, AND MAINTAIN FIRE TRUCK ACCESS TO OTHER PROPERTIES.

GC TO INSTALL STRAW WATTLE AS NEEDED DURING CONSTRUCTION TO PREVENT RUNOFFS ON ADJACENT SITES, AND PUBLIC RIGHT OF WAY.

(E) DS TO REMAIN, INSTALL (N) SPLASH PAN AS NEEDED.

(N) DS TO CONNECT TO (E) DRAIN SYSTEM W/ 4" PVC AS NEEDED, OR TO STOP ABOVE A SPLASH PAN.

ALL NEW ROOF DRAINAGE WILL BE DIRECTED TO LANDSCAPED AREAS TO THE EXTENT FEASIBLE AND NOT ONTO ADJACENT PROPERTIES.

WHEN NEW FOUNDATIONS ARE NEEDED FOR THE PROJECT, AT THE TIME OF FOUNDATION INSPECTION WHEN REQUIRED BY CITY INSPECTOR OR PART OF PERMITTING APPROVAL REQUIREMENTS, CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW STRUCTURE CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS, AND DOES NOT ENCRoACH IN THE SETBACK.

THE CONSTRUCTION OF PERMANENT STRUCTURES IS NOT PERMITTED WITHIN THE PUBLIC UTILITY EASEMENT (PUE). STRUCTURES ARE LIMITED TO 15 FEET IN HEIGHT WITHIN THE WIRE CLEARANCE EASEMENT (WCE). BUILDINGS, STRUCTURES, BALCONIES, OR OVERHANGS ARE NOT PERMITTED WITHIN PUES. IF THERE ARE EXISTING STRUCTURE(S) WITHIN THE PUE, PLEASE BE AWARE THAT IF MAINTENANCE OR INSTALLATION OF PUBLIC FACILITIES ARE REQUIRED WITHIN THE PUE, THE PROPERTY OWNER IS TO REMOVE THE STRUCTURE(S) AT THE APPLICANT'S EXPENSE.

CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT.

THE APPLICANT IS RESPONSIBLE FOR RESTORING AND REPLACING ANY DAMAGE IN THE PUBLIC RIGHT OF WAY CAUSED DUE TO CONSTRUCTION ACTIVITIES.

IF A SAME PLACE WATER METER UPGRADE IS REQUIRED, A SELF-GENERATED ENCROACHMENT PERMIT CAN BE APPLIED FOR VIA THE E-ONESTOP ONLINE SERVICE.

https://sunnyvaleca-energy.pub.tylerhost.net/apps/SelfService#/home

INCREMENTAL SEWER CONNECTION FEES WILL NOT APPLY AS A 5-BEDROOM DWELLING UNIT EXISTS. THE DWELLING UNIT IS CURRENTLY AT STANDARD OCCUPANCY.

VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.

CONTRACTOR'S NOTES:

- CONTRACTOR SHALL BE FULLY INSURED AND LICENSED IN THE STATE WHERE WORK IS TAKING PLACE.
- THE CONTRACTOR SHALL NOT ORDER MATERIALS NOR SCHEDULE THE WORK UNTIL ALL PLAN DIMENSIONS, SPECIFICATIONS, NOTES, HAVE BEEN VERIFIED IN FIELD.
- DRAWINGS, SHOP DRAWINGS AND EXISTING CONDITIONS ARE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. THE GC SHALL INFORM THE ARCHITECT OF ANY CONFLICTS IN WRITING BEFORE CONSTRUCTION COMMENCES. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS BEST AS PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY.
- IT IS THE RESPONSIBILITY OF THE GC TO NOTIFY THE OWNER AND THE ARCHITECT OF RECORD OF ANY CONDITION FOUND IN THE FIELD TO BE DIFFERENT FROM THOSE SHOWN ON THE PLANS OR SHOP DRAWINGS AND OF NOTED CONFLICTS FOUND ON THE PLANS OR SHOW ON DRAWINGS THAT MAY AFFECT THE COMPLETION OF THE PROJECT, BEFORE SUCH WORK COMMENCES.

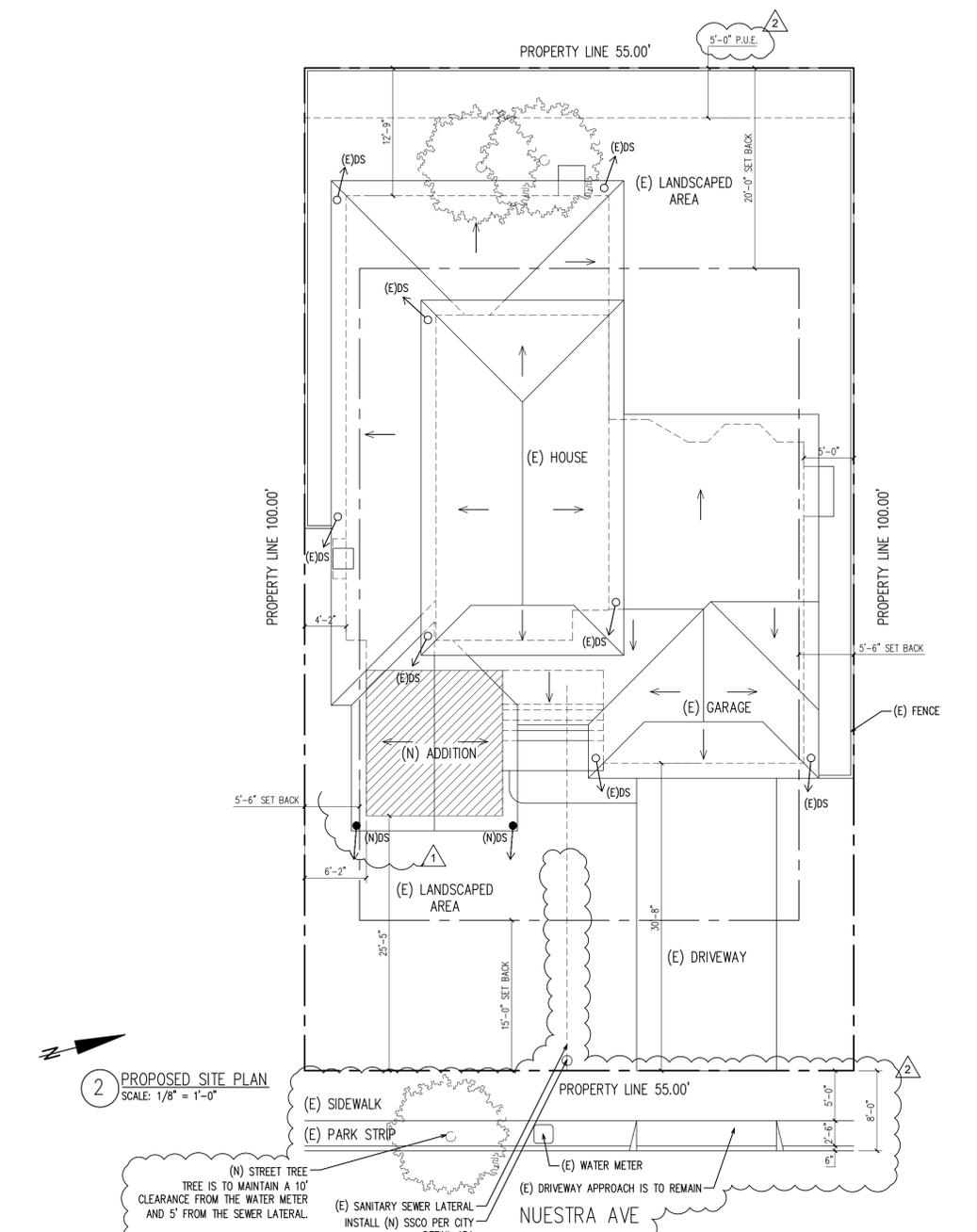
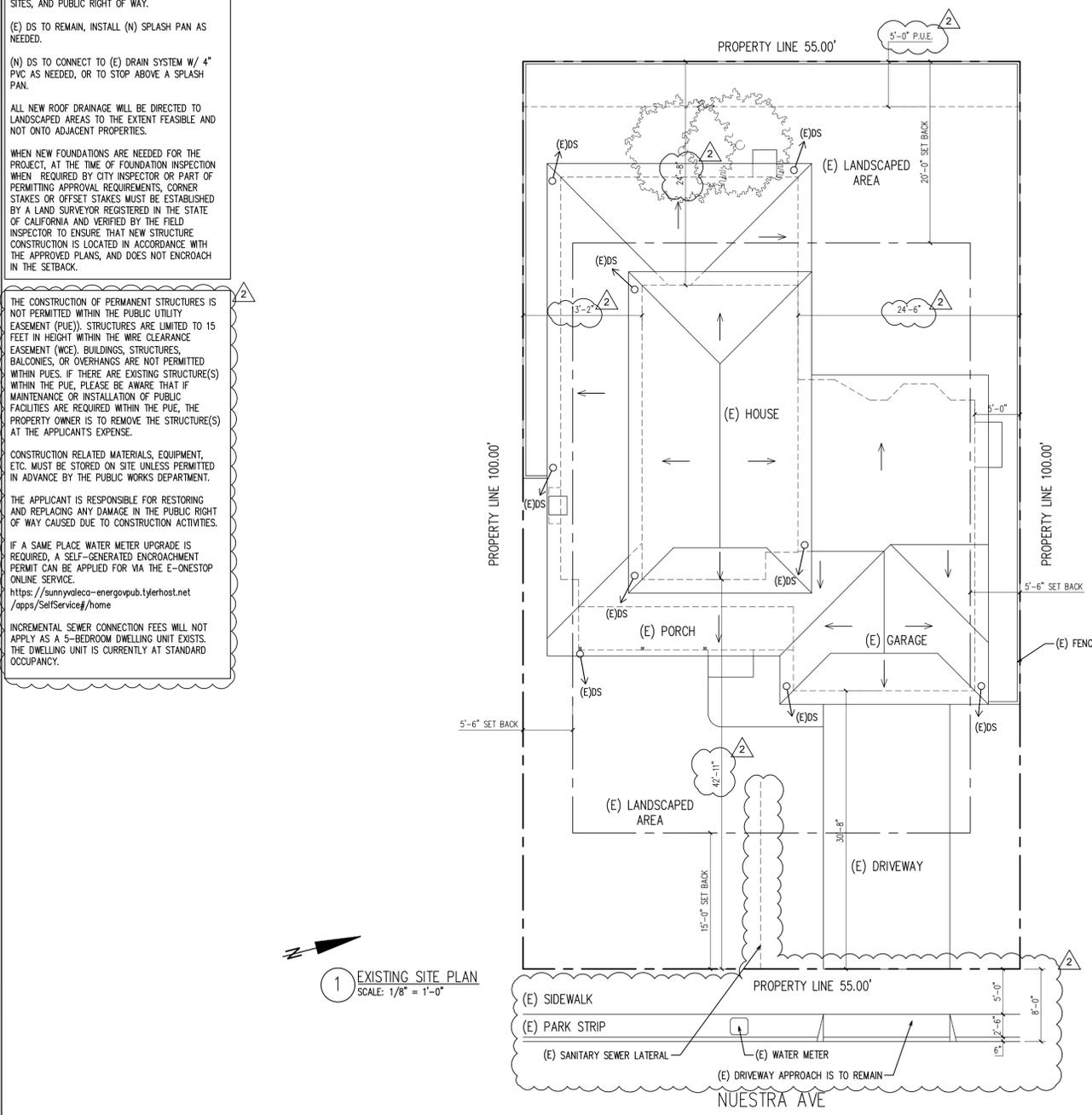
- THE GC SHALL REVIEW AND COMPARE THE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, PLUMBING, MECHANICAL, CIVIL, AND ELECTRICAL DRAWINGS, AS PROVIDED IN PERMIT SET.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO POURING CONCRETE; ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT OF RECORD BEFORE PROCEEDING WITH WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING AND NEW PROPERTIES OF THE OWNER OR ADJOINING FOUNDATIONS. THE CONTRACTOR SHALL NOT UNDERMINE FOUNDATIONS WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, INCLUDED BUT NOT LIMITED TO POLLUTION PREVENTION PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND IMPLEMENT SHORING SYSTEM PRIOR TO THE

BEGINNING OF CONSTRUCTION.

- WHEN A CONFLICT EXISTS ON THE PLANS AND SPECIFICATIONS, DETAIL NOTES AND DRAWINGS SHALL GOVERN AND WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED MEASUREMENTS.
- UNLESS SHOWN OTHERWISE, DETAILS SHOWN ON TYPICAL DETAIL SHEETS SHALL BE USED WHEREVER APPLICABLE. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER TYPICAL ARCHITECTURAL DETAILS. SPECIFIC NOTES ON STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER NOTES SHOWN IN GENERAL NOTES.
- MANUFACTURERS' NOTES AND SPECIFICATIONS SHALL APPLY WHEN PER CODE.
- DO NOT SCALE DRAWINGS.
- GC IS RESPONSIBLE FOR LOCATING AND AVOIDING UTILITIES. CALL USA NORTH AT 1-800-227-2600.
- VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.
- THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL OF CODE

REQUIREMENTS ARE REFLECTED IN THE DOCUMENT. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED BUILT COMPLIES WITH ALL LOCAL, STATES AND FEDERAL REGULATIONS, LAWS AND CODE REQUIREMENTS.

- WHEN MANUFACTURED ROOF TRUSSES ARE INSTALLED, GC TO PROVIDE TRUSSES CALCS SIGNED BY LICENSE PROFESSIONAL FOR APPROVAL BY CITY OR COUNTY. CALC TO BE REVIEWED AND APPROVED BY ENGINEER OF RECORD PRIOR TO BE SUBMITTED TO THE BUILDING OFFICIAL.
- THE CITY/COUNTY BUILDING OFFICIAL AND/OR FIRE MARSHALL WILL REVIEW THE SCOPE OF WORK AND DETERMINE IF THE EXISTING BUILDING WILL NEED TO BE REQUIRED TO BE RETROFITTED WITH FIRE SUPPRESSION SPRINKLERS. GC TO CONTACT FIRE DEPARTMENT FOR VERIFICATION, AND UPGRADE WATER METER, LINES AS NECESSARY. IF REQUIRED, FIRE SPRINKLER SYSTEM TO BE ON DEFERRED PERMIT AND SUBMITTED BY THE GC.
- GC TO READ, BE FAMILIAR AND FOLLOW ALL STANDARD PROVISIONS, CONSTRUCTION GUIDE LINES AND REQUIREMENTS OF LISTED, CURRENTLY APPLICABLE CODES AND ORDINANCE.



UPON COMPLETION OF ON-SITE CONSTRUCTION, A STREET TREE WORK PERMIT APPLICATION IS TO BE SUBMITTED FOR PROCESSING FOR THE INSTALLATION OF A TREE(S) ALONG YOUR PROJECT FRONTAGE(S). AN ENCROACHMENT PERMIT IS TO BE OBTAINED FOR THE REMOVAL OF DECORATIVE CONCRETE, PAVERS WITHIN THE PARK STRIP, IF APPLICABLE.

439 NUESTRA AVENUE, SUNNYVALE, CA 94086



ASSESSOR'S MAP

418	63	74	92	68	417	89	101
426	62	75	91	69	425	88	102
432	61	76	90	70	431	87	103
440	60	77	89	71	438	86	104
448	59	78	88	72	445	85	105



DRAWN BY
CA008
CHECKED BY
CA007
ISSUE DATE
10/31/2024
SCALE
1/8"=1'-0"
ANURA JOB NO
CA2410-0031
SHEET

A-1

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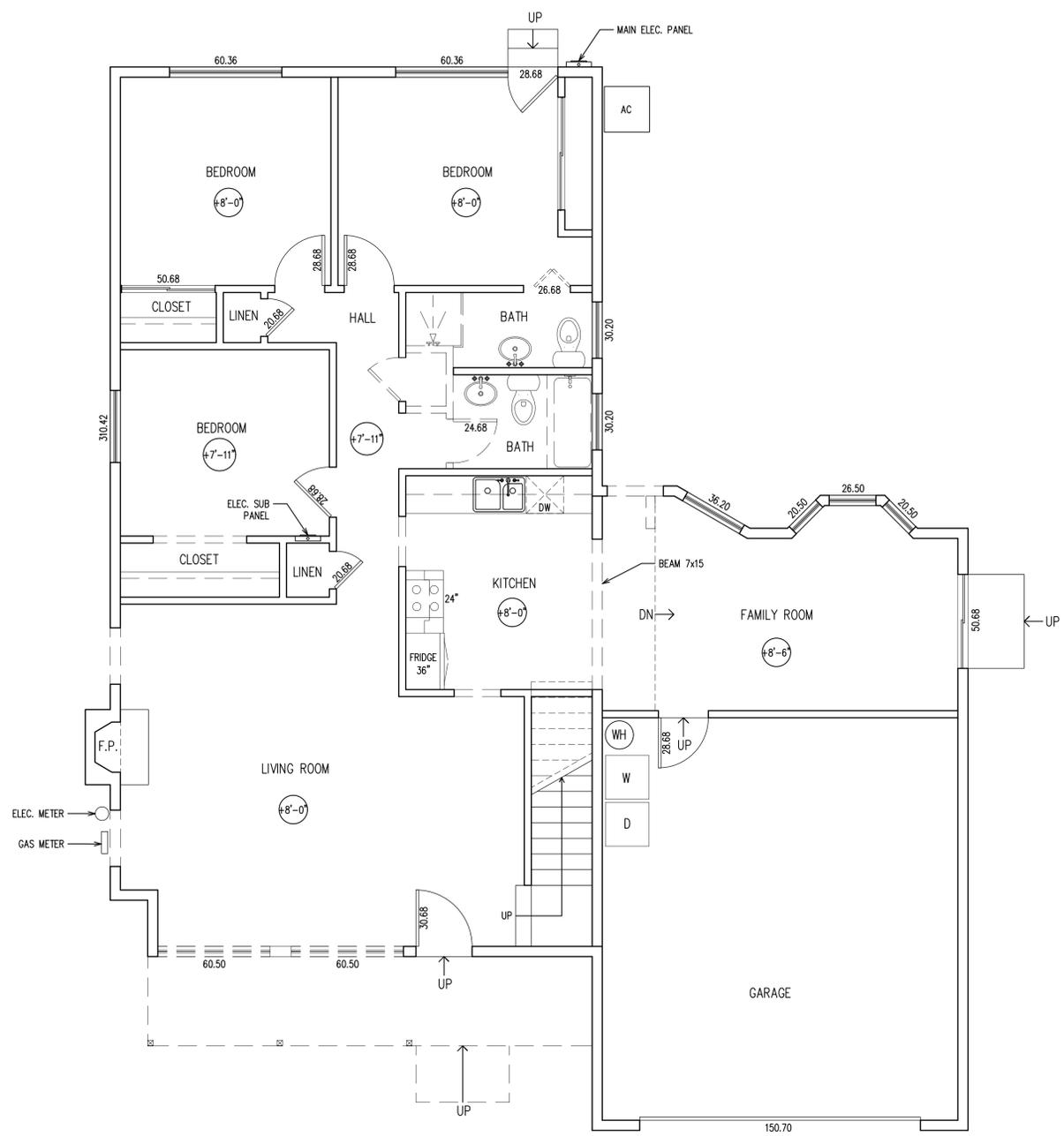
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**EXISTING/
DEMOLITION PLANS**

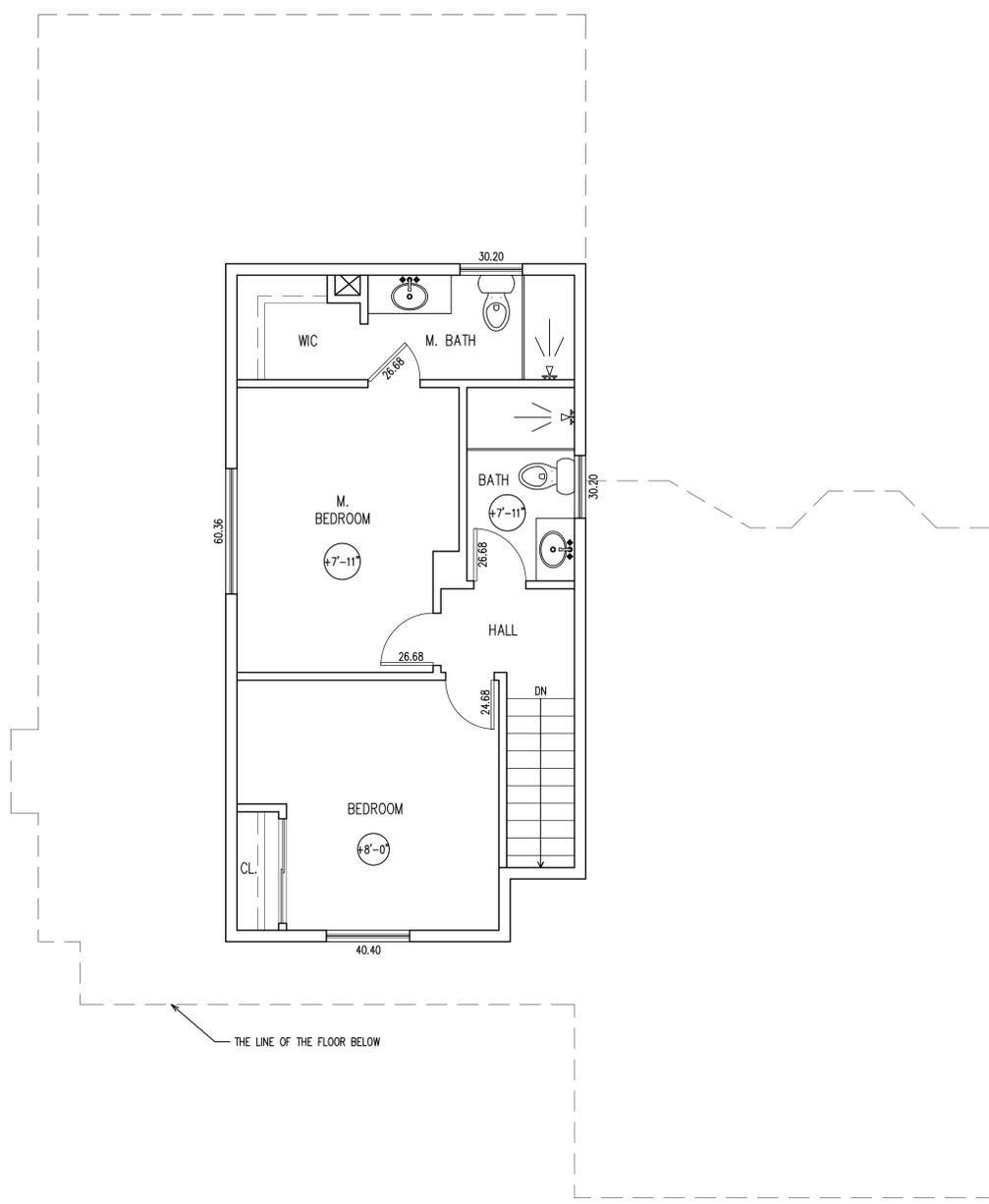
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1/4"=1'-0"
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A-2a

DEMOLITION NOTES:
VERIFY IN THE FIELD THAT THE INTERIOR WALLS BEING REMOVED ARE
NON-BEARING, NON-BRACED, AND NON-SHEARED WALLS. OTHERWISE,
NOTIFY THE ARCHITECT OR ENGINEER OF RECORD FOR FURTHER ACTION
AND BEFORE REMOVING THE WALL(S).



1 EXISTING 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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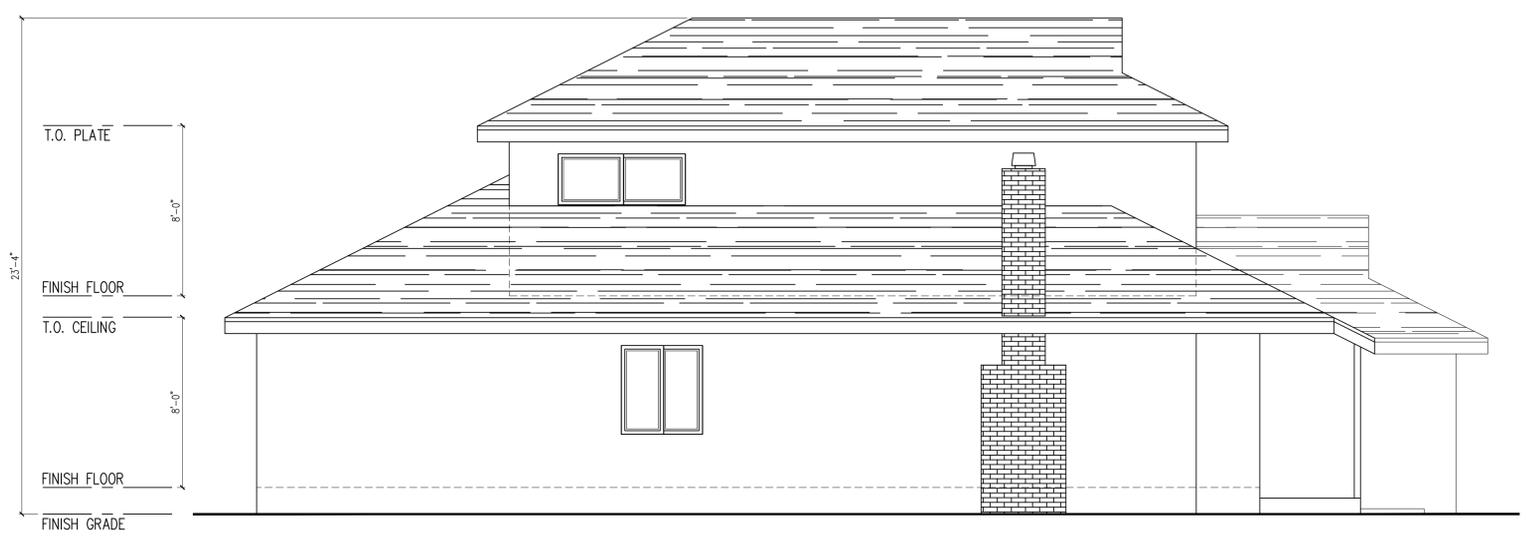
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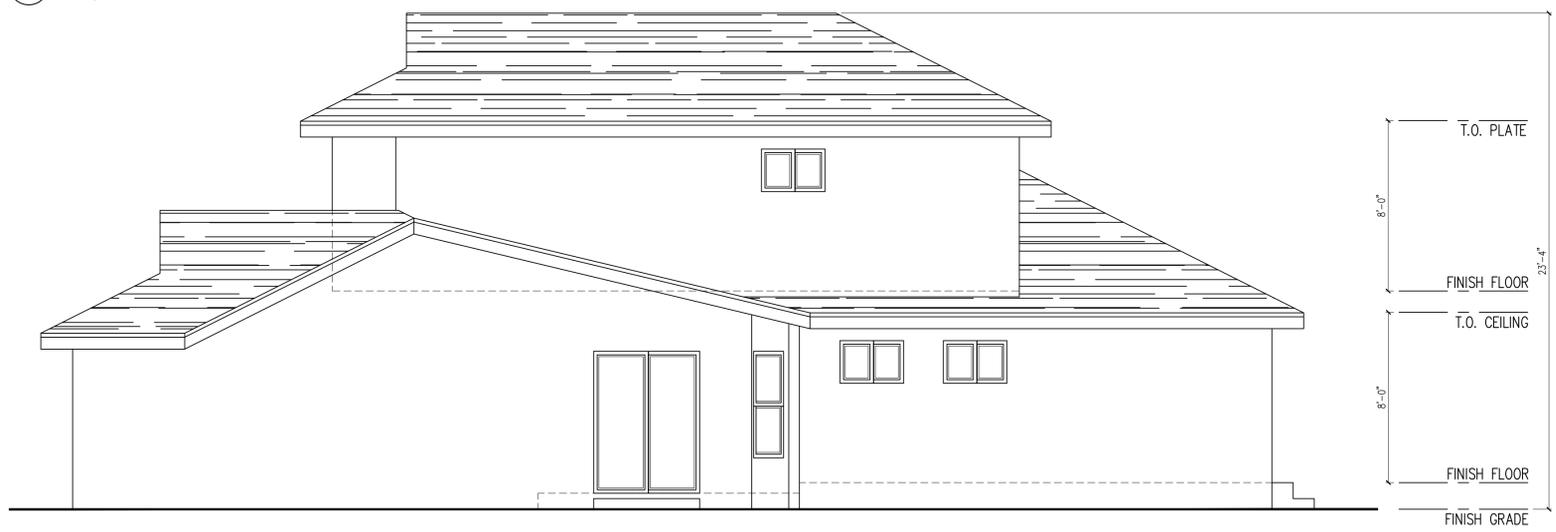
1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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EXISTING
ELEVATIONS

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10/31/2024
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A-2b



REVISIONS

Table with 2 columns: Revision number and date. Revisions include: 1. 02/15/2025, 2. 03/28/2025, 3. 06/25/2025, 4, 5.



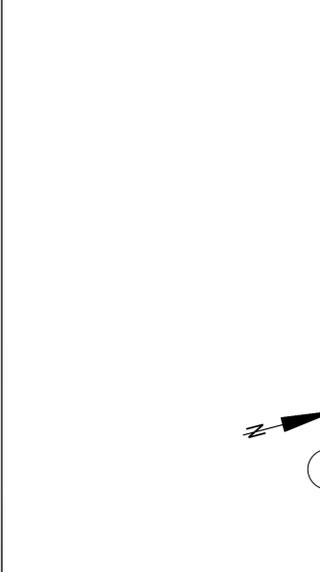
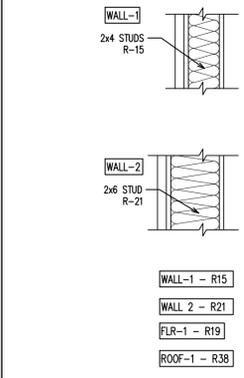
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PLAN

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NOTES:
FOR STRUCTURAL, AND/OR SEISMIC RETROFIT, SHEAR WALL DETAILS AND LOCATION, AND FOUNDATION DESIGN, SEE STRUCTURAL DESIGN.
FOOTING:
GC TO WF THAT THE (E) FOUNDATION SYSTEM IS CONSISTENT WITH THE PROPOSED DESIGN (PIER HERS SPREAD FOOTING, MAT FOOTING...)
GC TO WF EXISTING FOOTING BEFORE ANY FOUNDATION WORK IS DONE. GC TO WF THAT PROPOSED FOOTING ARE SIMILAR AND CONSISTENT WITH EXISTING FOOTING SYSTEM (PIER - PIER, SPREAD FOOTING - SPREAD FOOTING) SHOWN ON PLANS. IN CASE OF DISCREPANCY (PIER - SPREAD FOOTING), STOP WORK AND CONTACT ARCHITECT AND ENGINEER OF RECORD.
INTERIOR FINISHES:
WALL - SHEET ROCK - SMOOTH FINISH
CEILING - SHEET ROCK - SMOOTH FINISH
FLOORS - HARDWOOD FLOORS
FLOORS FOR BATHROOM, LAUNDRY ROOM, MUD ROOM TO BE VINYL.
WALLS IN BATHROOMS TO BE TILES
GARAGE TO BE SEALED/PAINTED CONCRETE
ALL WINDOW TO BE VINYL AND/OR FIBERGLASS - UON
ALL DOORS TO BE SOLID WOOD DOOR - UON
ALL FINISHES TO BE SELECTED AND SPECIFIED BY OWNER - TYP WHOLE HOUSE - UON
FIXTURE, DOORS AND WINDOWS:
GC TO WF ALL DIMENSIONS BEFORE ORDERING DOORS, WINDOWS, FIXTURES...
ACTUAL FRAMING DIMENSION, ROUGH DIMENSION OR FIXTURE DIMENSION MAY DIFFER FROM DIMENSIONS SHOWN ON PLAN, ESPECIALLY FOR WINDOW, DOOR, AND FIXTURE REPLACEMENT.
INSULATION:
WHEN ENERGY COMPLIANCE REQUIRE HIGH QUALITY INSULATION (R1), INSTALLATION MUST COMPLY WITH OI REQUIREMENTS;
OR INSTALLATION REQUIRED HERS INSPECTION, IT IS CRITICAL TO AVOID HOLES, VOIDS AND GAPS DURING INSTALLATION.
IF IT DOES NOT PASS HERS INSPECTION, INSULATION WILL NEED TO BE RE-INSTALLED.



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

VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.

TIMBER FRAMING:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR GRADE STAMPED ACCORDING TO THE CURRENT GRADING RULES AS FOLLOWS:
BEAMS AND STRINGERS - #1 OR STRUCTURAL AS NOTED
CEILING JOISTS AND RAFTERS - #2 OR #1 AS NOTED
FLOOR FRAMING SHALL BE #2 @ 16" O.C. U.O.N.
DOOR AND WINDOW HEADERS - #2
STUDS - #2
PLATES AND BLOCKING - #2
ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 WMPA
ALL SUB-FLOORS SHALL BE 3/4" TONGUE AND GROOVE EDGE GIRD OSB, STAGGERED JOISTS. GUE WITH CSI CONSTRUCTION ADHESIVE. NAIL WITH 10D NAILS AT 6" O.C. AT EDGES AND 12" O.C. THROUGHOUT.

DOUBLE FLOOR JOISTS BELOW PARALLEL PARTITIONS WITH 16D NAILS AT 12" O.C., STAGGERED
ALL SHEAR WALLS SHALL BE 1/2" OSB, UON.
PROVIDE HARDWARE MANUFACTURED BY SIMPSON AS REQUIRED, INSTALL PER MANUFACTURER'S INSTRUCTIONS.
FLOOR JOISTS AND CEILING JOISTS SHALL BE SIDE LAPPED AND Nailed OVER TOP PLATES, U.O.N.
ALL UNTREATED WOOD FRAMING SHALL BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GRADE.
ALL TIMBER LESS THAN 8" FROM FINISHED GRADE SHALL BE PRESSURE TREATED. ALL SILL PLATE TO BE PT WOOD.
EARTH ON WHICH CONCRETE FOUNDATIONS ARE TO BE POURED MUST NOT BE LESS THAN 24 HOURS PRIOR TO PLACING CONCRETE.
FRAMING (E.G., JOISTS, BEAMS, POSTS, DECKING) SHALL BE OF APPROVED NATURALLY DURABLE OR PRESSURE TREATED WOOD.
REINFORCEMENT OF CONCRETE SLAB AND SLAB THICKNESS TO BE AS NOTED ON DRAWINGS.
MIN. 4" THICK WITH # 4 BARS AT 18" O.C. E/W FRIED GROOVED JOINTS AT 10'-0" O.C.
EARTH ON WHICH CONCRETE FOUNDATIONS ARE TO BE POURED MUST BE METED NOT LESS THAN 24 HOURS PRIOR TO PLACING CONCRETE.
NEW FOUNDATIONS:
AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW STRUCTURE CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS, AND DOES NOT ENCROUGH IN THE SETBACK.
CONCRETE FOUNDATIONS:
ALL CONCRETE SHALL BE MINIMUM 2,500 PSI STRENGTH WITHIN 28 DAYS. - UON SSD
REINFORCING STEEL LARGER THAN # 5 SHALL BE GROOVE DEFORMED BARS CONFORMING TO ASTM A415, 30,000 PSI. SPLICES = 40 BAR DIAMETERS, BENDS MINIMUM 12".

REINFORCEMENT OF CONCRETE SLAB AND SLAB THICKNESS TO BE AS NOTED ON DRAWINGS.
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FLASHING:
FLASHING TO BE INSTALLED TO ADEQUATELY PREVENT MOISTURE FROM ENTERING THE WALL AT PENETRATIONS OF THE BUILDING ENVELOPE INCLUDING BUT NOT LIMITED TO THE LOCATIONS AND FLASHING INSTALLATION REQUIREMENTS.
EGRESS:
IN BED ROOMS, AT LEAST ONE WINDOW OR DOOR TO EXTERIOR TO COMPLY WITH EGRESS REQUIREMENTS.
ONE WINDOW IN EACH BEDROOM MUST COMPLY W/ THE FOLLOWING:
MIN CLEAR OPENING HEIGHT OF 24"
MIN CLEAR OPENING WIDTH OF 20"
MIN CLEAR OPENABLE AREA NOT LESS THAN 5.7 SF
BOTTOM OF CLEAR OPENING NOT GREATER THAN 44" ABOVE THE FLOOR - GC TO WF
WINDOWS:
ALL NEW WINDOWS AND DOORS W/ GLASS WINDOW TO HAVE U FACTOR AS NOTED ON ENERGY REPORT & BE METRO RATED - TYP.
ALL GLASS IN (N) INTERIOR OR EXTERIOR DOORS TO BE TEMPERED.
STUCCO:
EXTERIOR 7/8"-THICK TEXTURED STUCCO SHALL BE APPLIED ACCORDING TO THE TSBH RECOMMENDATIONS. TECHNICAL SERVICES INFORMATION BUREAU - CHAPTER 6 - THREE-COAT PLASTER-STUCCO DETAILS
INSULATION:
ALL EXTERIOR WALLS/CEILING/FLOORS (OR WALLS ADJACENT TO UNCONDITIONED SPACE) THAT ARE OPENED UP DURING CONSTRUCTION WILL BE INSULATED.

2X4 FRAMED WALLS WITH A MINIMUM OF R-15,
2X6 FRAMED WALLS WITH R-21,
FLOORS W/ R-19
CEILING WITH R-30 (ZONE 3) R-38 (ZONE 12)
OR AS OTHERWISE NOTED ON PLAN OR ENERGY REPORT.
FOR ALL NEW WALLS, FLOORS, ROOF, SEE ENERGY REPORT FOR INSULATION REQUIREMENTS.
VENTILATION:
MECHANICAL VENTILATION SYSTEM PROVIDED IN THE BATHROOM/WATER CLOSET SPACES SHALL BE A MINIMUM 50-CFM FT. PER MINUTE FOR INTERMITTENT (I) VENTILATION, OR 25-CFM FT. PER MINUTE FOR CONTINUOUS VENTILATION. THE VENTILATION AIR FROM THIS SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
WHEN THE BATHROOM OR TOILET ROOM IS NOT OCCUPIED

WITH A WINDOW THAT PROVIDES A VENTILATION OPENING OF AT LEAST 1.5 SQ.FT. PROVIDE MECHANICAL VENTILATION WITH AN EXHAUST CAPACITY OF AT LEAST 50 CFM.
EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL.
WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL.
EXHAUST RATE OF RESTROOM FANS AT (E) BATHROOM, (N) BATHROOM AND POWDER ROOM ADJACENT TO GARAGE AND FAMILY ROOM THAT DO NOT HAVE A WINDOW TO HAVE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM.
THE MINIMUM LOCAL EXHAUST RATES SHALL BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION
PROVIDE WHOLE HOUSE FAN (WHF) WHEN INDICATED ON THE ENERGY REPORT
TERMINATION OF ALL ENVIRONMENTAL AIR DUCT EXHAUST SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (I.E., BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).
FLUE / VENT FOR DRYER 14'-0" LONG MAX. END MUST BE 3'-0" MIN FROM ANY OPENING. IF LONGER THAN 14'-0" ADD MECHANICAL FAN TO BE AUTOMATICALLY ON WHEN W/D ARE IN USE. (N) METAL FLUE TO BE INSULATED AND 4" CLR MIN ALL TIMBER - INSTALL PER MANUFACTURER SPECIFICATIONS INSULATE ALL FLUE & VENT TO PREVENT CONDENSATION.
GC TO PROVIDE AN EXHAUST FAN FOR WHOLE-BUILDING VENTILATION TO MEET INDOOR AIR QUALITY (IAQ) REQUIREMENTS. THE FAN SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED.

RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE.
CLARIFY RECEPTACLE OUTLET LOCATIONS:
A) RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY
ALONG THE FLOOR IN ANY WALL SPACE IS OVER 6 FEET FROM THE RECEPTACLE.
(ALLOWING 12 FEET MAX. BETWEEN RECEPTACLES ON THE SAME WALL.)
B) RECEPTACLES SHALL BE LOCATED ALONG ANY WALL THAT IS 2 FEET OR MORE IN LENGTH.
C) RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH WALL COUINTER SPACE THAT IS 12 INCHES OR WIDER. NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET
IN THAT SPACE.
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE LISTED WEATHER RESISTANT TYPE.
- SCREW BASED LUMINAIRES SHALL MEET ALL THE FOLLOWING:
A) SHALL NOT BE RECESSED DOWN LIGHT LUMINAIRES IN CEILING; AND
B) SHALL CONTAIN LAMPS THAT COMPLY WITH CCC REFERENCED JOINT APPENDIX JAB, AND;
C) THE INSTALLED LAMPS SHALL BE MARKED WITH JAB-2022 OR JAB-2022-E.
- LUMINAIRES RECESSED INTO CEILING MUST MEET ALL THE REQUIREMENTS OF JOINT APPENDIX JAB;
INSULATION CONTACT (C) LABELING; SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALUST MAINTENANCE AND

REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. THAT IS WEATHERPROOF AND TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION.
- AT LEAST ONE LIGHT IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119(0) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. (150)(3)(1)
- DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES.
- ALL WALL SWITCHES-CONTROLLED LIGHTING (INCLUDING CEILING RECESSED DOWNLIGHT LUMINAIRES AND 0U-24 SOCKETS CONTAINING LED LIGHT SOURCES) AND THEY SHALL COMPLY WITH SECTION 119(0) AND NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.
EXCEPTIONS: LUMINAIRES IN HALLWAYS.
- RECESSED LIGHT FIXTURES SHOULD BE BOXED IN.
- DOOR BELL AND CHIME SHALL BE PROVIDED AS A STANDARD ITEM. PROVIDE ALL ELECTRICAL FIXTURES AND APPLIANCES AS SELECTED BY OWNERS - GC TO VERIFY ALL FIXTURE MEET CODE.
- FOR REMODELED AREAS, SPECIFY RECEPTACLE OUTLETS IN THE FOLLOWING LOCATIONS, AS SHOWN ON PLANS, 12" O.C. MAX. AND WITHIN 6" FROM THE ENDS OF WALLS, ANY WALL SPACE 2 OR MORE FEET WIDE.
- AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED AT OUTDOOR ENTRANCES.

MANUAL ON AND OFF SWITCHES MUST NOT OVERRIDE THE AUTOMATIC CONTROL FUNCTIONS LISTED ABOVE AND ANY CONTROL THAT OVERRIDES THE AUTOMATIC CONTROLS TO ON MUST AUTOMATICALLY REACTIVATE THOSE CONTROLS WITHIN SIX HOURS.
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REVISIONS

- 1 02/15/2025
- 2 03/28/2025
- 3 06/25/2025
- 4
- 5



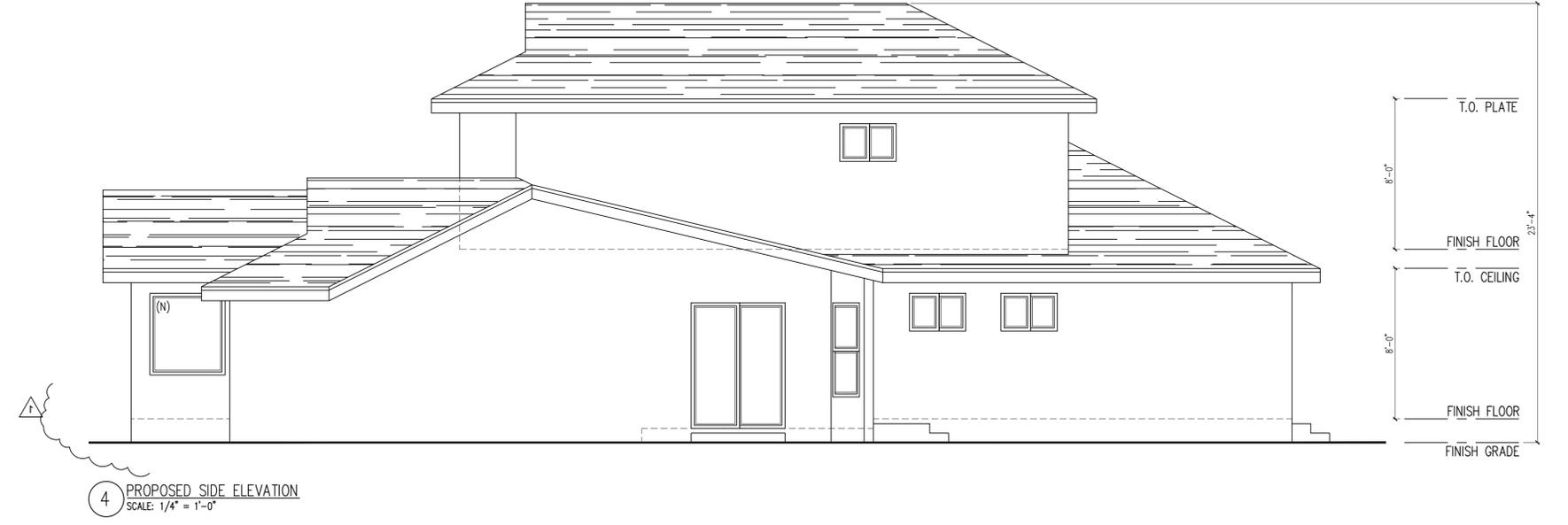
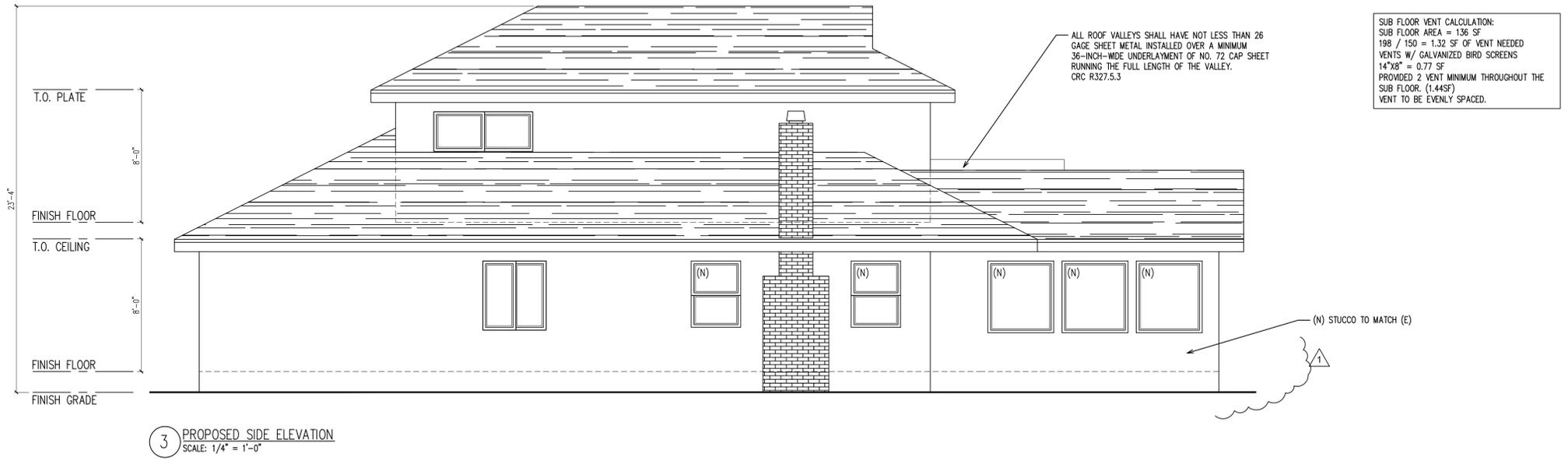
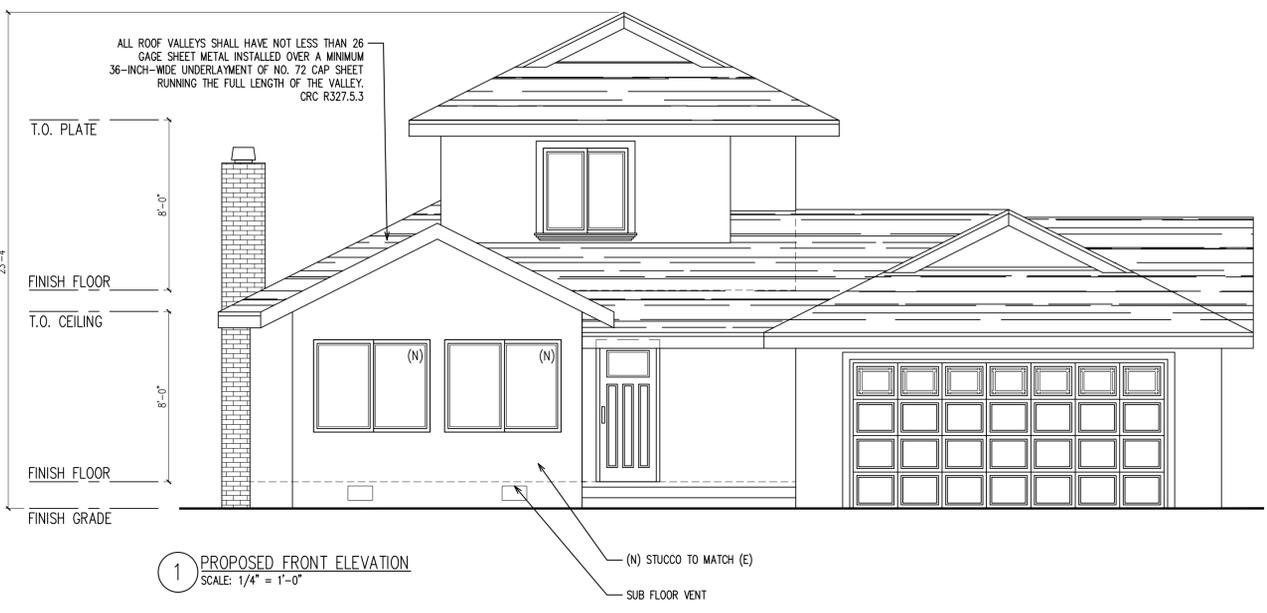
ROMAIN CURTIS
ARCHITECT #C35019
367 CIVIC DR #3,
PLEASANT HILL, CA94523
phone: 510.612.0345
romain@anuradesign.com

ADDITION / REMODEL
439 NUESTRA AVE,
SUNNYVALE, CA 94086

PROPOSED
ELEVATIONS

DRAWN BY
CA008
CHECKED BY
CA007
ISSUE DATE
10/31/2024
SCALE
1/4"=1'-0"
ANURA JOB NO
CA2410-0031
SHEET

A-4



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PROPOSED
SECTION & DETAILS

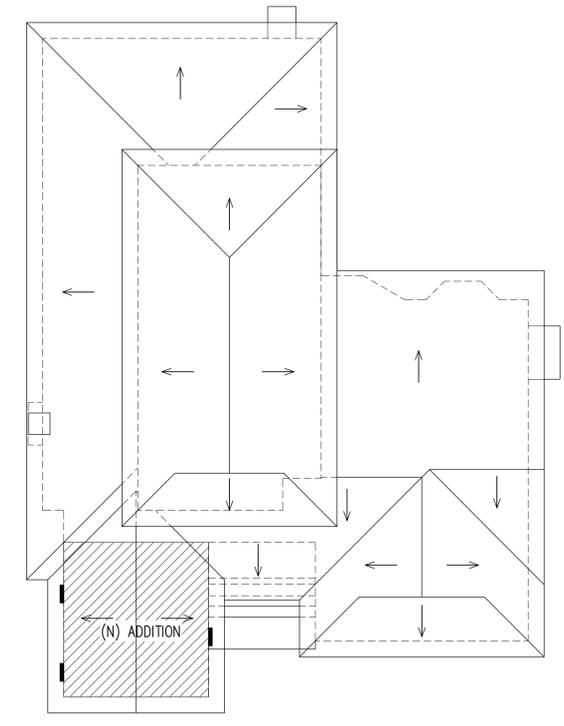
DRAWN BY
CA008
CHECKED BY
CA007
ISSUE DATE
10/31/2024
SCALE
1/4"=1'-0"
ANURA JOB NO
CA2410-0031
SHEET

A-5



1 PROPOSED SECTION A
SCALE: 1/4" = 1'-0"

SUB FLOOR VENT CALCULATION:
SUB FLOOR AREA = 193 SF
 $193 / 150 = 1.29$ SF OF VENT NEEDED
VENTS W/ GALVANIZED BIRD SCREENS
 $14" \times 8" = 0.77$ SF
PROVIDED (2) VENTS MINIMUM THROUGHOUT THE
SUB FLOOR.
VENTS TO BE EVENLY SPACED.

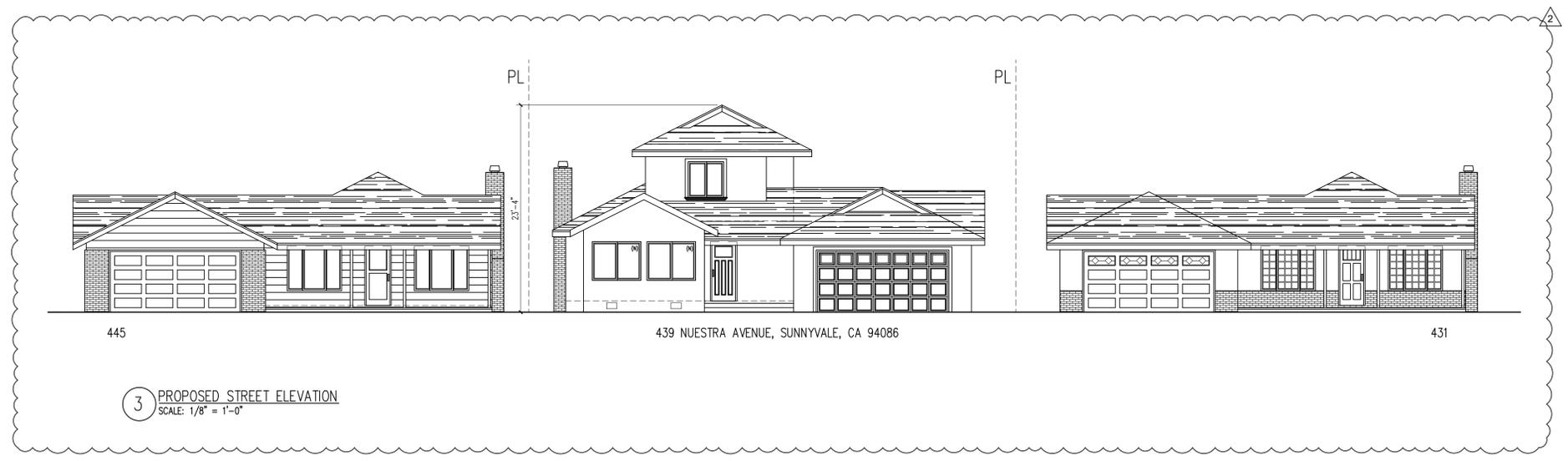


2 ROOF VENT CALCULATION & DIAGRAM
SCALE: 1/8" = 1'-0"

ROOF VENT CALCULATION
 $193 / 150 = 1.29$ SF OF VENT NEEDED EAVES VENTS
1 EAVE VENT $4" \times 20" = 0.5$ SF EACH
(3) EAVE VENTS = 1.5 SF
PROVIDE (3) EAVE VENTS EVENLY SPACED (1.5 SF)
TOTAL SF OF VENTS PROVIDED = 1.5 SF



VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.



3 PROPOSED STREET ELEVATION
SCALE: 1/8" = 1'-0"