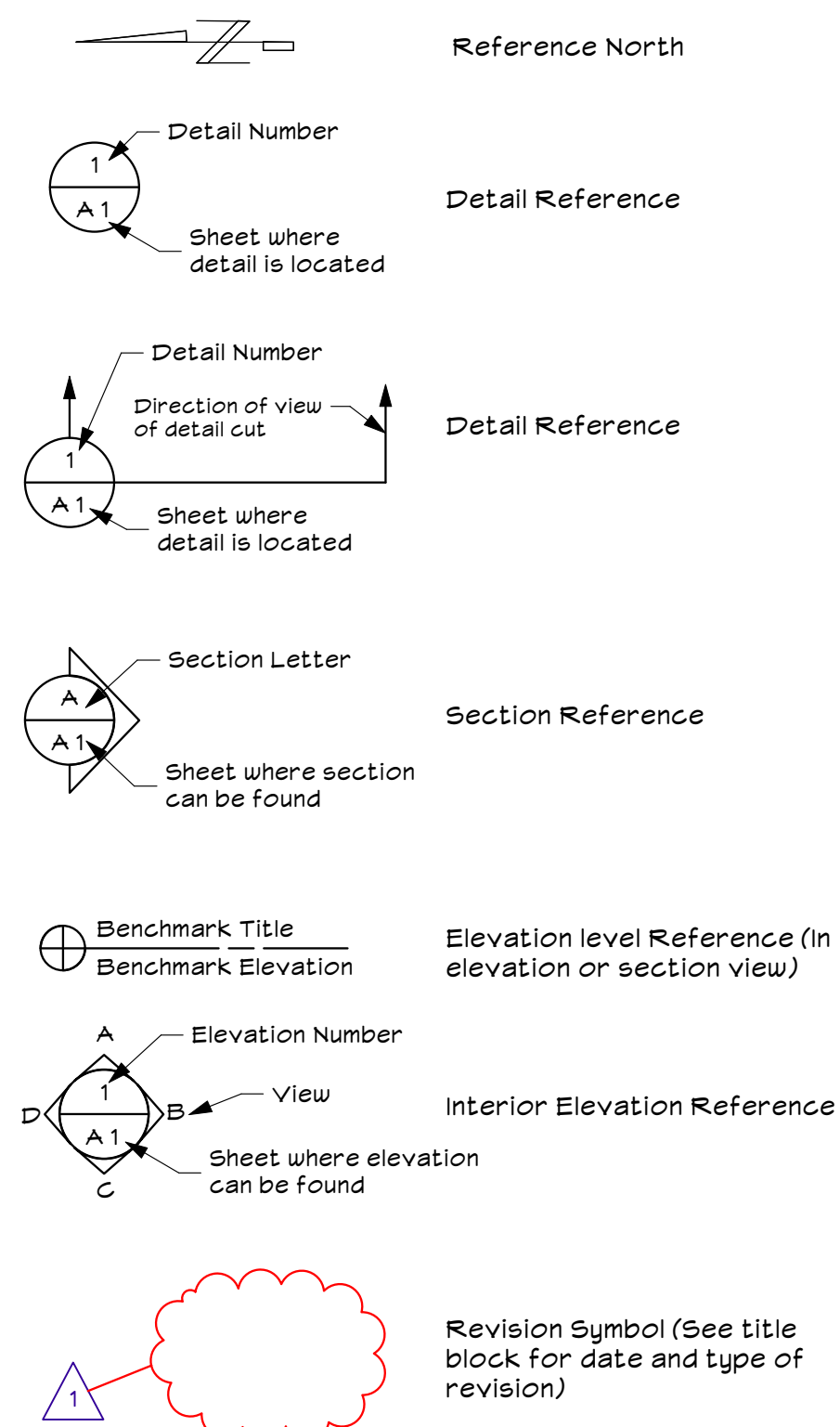
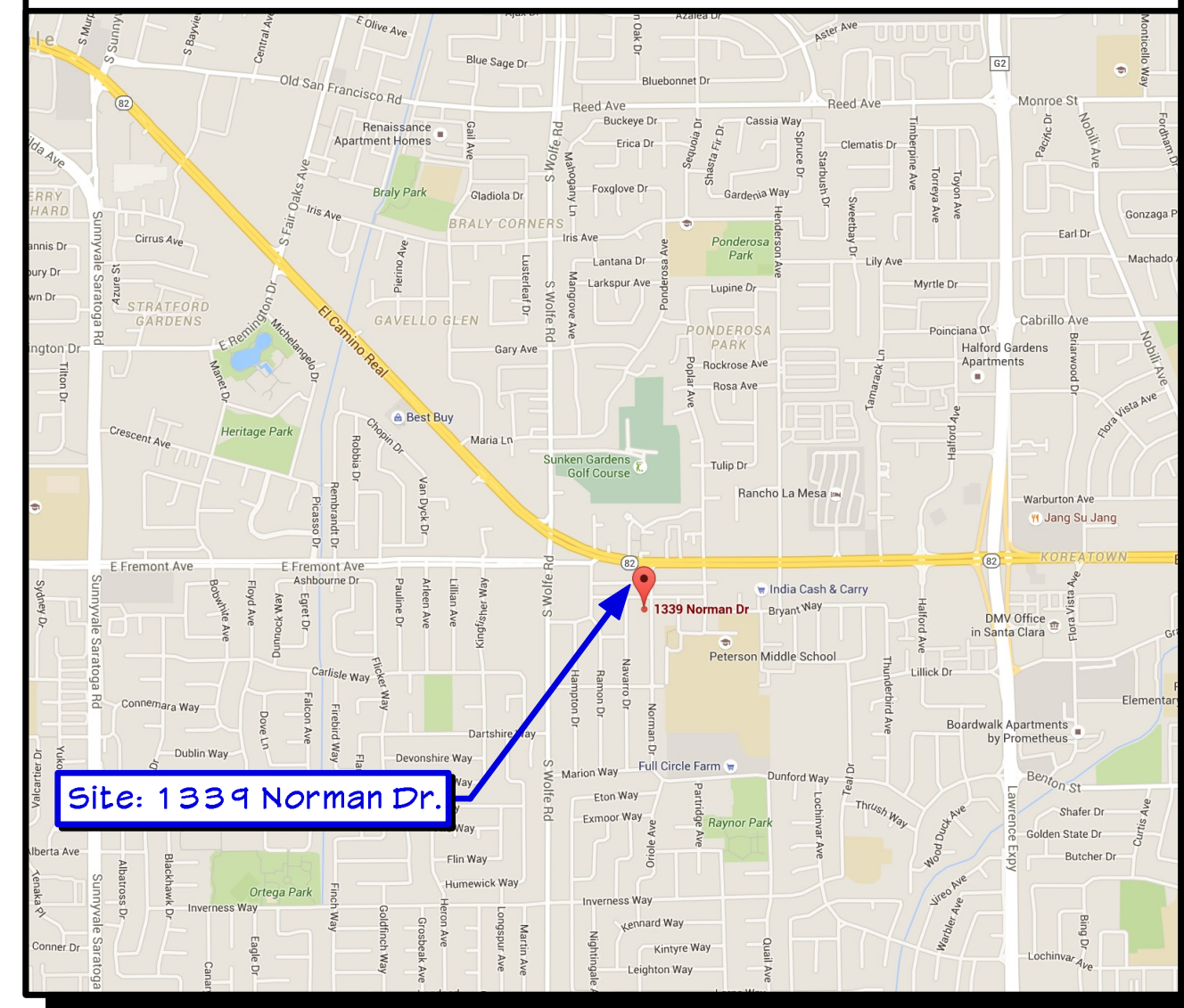


HARRISON PROJECT - GARAGE ADDITION

SYMBOL LEGEND



VICINITY MAP



SCOPE OF WORK

New

1. New 712 attached Garage addition to include 185 SF Utility Room & 527 SF Garage.
2. New 93 SF Front Porch addition.

Alterations

1. Replace Door in Bedroom #2 with New Window. (See Window schedule).
2. Remodel 518 SF Detached Garage into 370 SF Office; 63 SF Utility Room; 75 SF Bath.
3. Remodel 190 SF Storage Room into Office
4. Replace Overhead Garage door with (N) Glass Sliding Door (See Door Schedule)

PROPOSED SITE PLAN

Scale: 1/8" = 1'-0"

PROJECT INFORMATION

Designer & Engineer: Paladin Design & Engineering
Contact - Quang Phan
quang@paladin-design.net
249 S 20th Street
San Jose, CA 95116
(408)370-0730
(408)370-3799 Fax

Title 24: Contact - Jason Mundy
jason@paladin-design.net

Contractor T.B.D.

Client: George & Sue Harrison
1339 Norman Dr.
Sunnyvale, CA 94087
(408)370-0730

APN: 313-12-002
Zoning: R1
Occupancy: R-3/U
TYPE: V-B
Stories: 1
Sprinklers: Not Required
Year Built: 1937

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 CA Green Code

AREA CALCULATIONS

Lot	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%

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%.

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

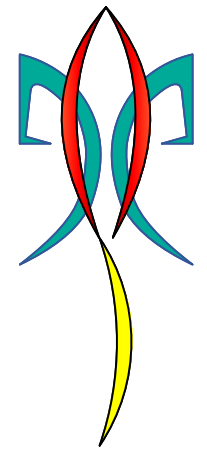
NORMAN DRIVE

Scale: Feet
Inches

DRAWING INDEX

SHEET	DESCRIPTION	#
A0.0	COVER SHEET & SITE PLAN	1
A0.2	BLUEPRINT FOR A CLEAN BAY	2
A0.3	PROJECT NOTES AT 24 MANDATORY	3
A0.5	GREEN BUILDING MANDATORY MEASURES	4
A1.0	EXISTING/DEMO/ELEVATION FLOOR	5
A1.1	EXISTING/DEMO/ELEVATION GARAGE	6
A2.0	PROPOSED FLOOR PLAN	7
A3.0	PROPOSED ELEVATIONS	8

PALADIN



ENGINEERING

DESIGN

Paladin
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REVISIONS

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		

PROJECT:

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

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DATE: May 27, 16 DRAWN: JM/QP/BC

SCALE: AS NOTED FILE: 15-008

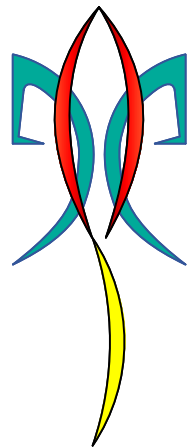
COVER SHEET
& SITE PLAN

A0.0

Sheet 1 of 8 Sheets

HARRISON PROJECT

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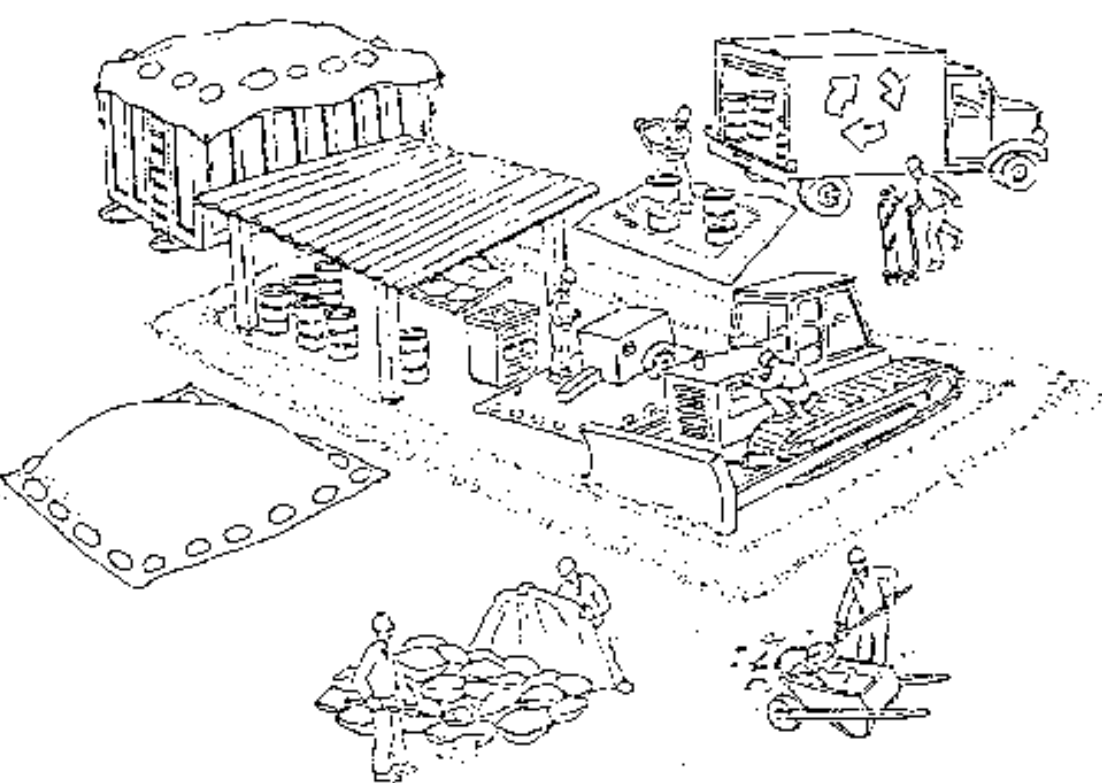
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Pollution Prevention — It's Part of the Plan

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.



Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes 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.



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.

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



REVISIONS	DATE

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

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

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

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 be not be < 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 >7.75', provide the door does not swing over the landing.
 - 2. Landings at doors that swing over the landing shall not to be greater than 1½ 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.
- E. 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 R905.2.5
- F. 26 ga. G.I. gutter continuous at all eave overhangs where indicated. New gutters may be of aluminum, extruded
- G. 3", 26ga. G.I. downspouts as needed. Provide splash blocks and ends that slope away from building a minimum of 2% slope.
- H. 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)
- I. New 7/8" min. stucco (3-coat) of wire 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 weep screed at foundation plate line at least 4" above grade (or 2 inches above concrete or paving). CRC R703.6
- J. 3/4" siding installed over 1/2" CDX ply or OSB sheathing unless structural plan specifies otherwise.
- K. Wood trim shall be pre-primed or painted Redwood or equal. Cut end of trim shall be primed prior to installation.
- L. Exposed roof eave material shall material shall match existing or shall be 1x8 V-Rustic Pine or equal U.N.O.
- M. 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.
- N. Building address to be clearly visible from street as per city standards.
- O. Light fixtures exposed to exterior to be weather proofed using an approved sealant. Fixture type and location as noted on electrical plan.
- P. 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.
- Q. 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.
- C. EXCEPTION 1: Unvented attics
- D. EXCEPTION 2: Unvented roof assemblies per R806.5
- E. All exterior openings and openings between heated and unheated areas shall be weather stripped.
- F. Typical insulation provisions (Verify on T24 calculations):
 - R-19 - Floors
 - R-13 - Walls
 - R-30 - Flat Ceilings
 - R-30 - Vaulted Ceilings
- G. Provide continuous bead of caulking under sole plate
- H. 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 (NFR) 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 4, (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 (R310.1.1)
- 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 (NFR) 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 (CAL.Green 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 Pipe shall be 1-1/2" to 2" ABS exiting points to be weather sealed using suitable boot style roof racks. Coat pipe exposed 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 406.6]
- 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) under a moisture resistant underlayment (e.g., cement, fiber cement, or glass mat gypsum backing) to a height of 72 inches above the drain inlet. Please note: 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 406.8)

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 210-52(b)] In the Kitchen, Pantry, Breakfast Room, Dining Room or similar area of a dwelling unit, the two or more 20-ampere small-appliance branch circuits 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 210-8 & 210.11(C)(3) & 210.52] 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 light lighting locations to be switched at walls where indicated. Install all light fixtures per manufacturers 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 both 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 406.11
- 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 of 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 naturally durable wood or wood that is preservative-treated:
 - 1. 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.
 - 2. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
 - 3. 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.
 - 4. The ends of wood girders entering exterior masonry or concrete walls have clearances less than ½ inch on tops, sides and ends.
 - 5. 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 for concrete foundation porches slabs, and similar horizontal surfaces exposed to the weather.
 - 6. 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.
 - 7. Wood furring 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 furring 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 unwarped or finished 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) between 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 of record. 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).
- 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 51-7.

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 items listed on this form with an asterisk (*) below. 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 Fenestration doors and windows are weather-stripped at 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-1R 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-13 insulation in 2x4 wood-frame wall (R-19 in 2x6) or equivalent U-Factor.
- *§150.0(d): Minimum R-19 insulation in raised wood-frame roof or equivalent U-Factor.
- §150.0(f): Air retarding vapor barrier, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.
- §150.0(g): Mandatory Vapor barrier installed in Climate Zones 4 to 16.
- §150.0(i): 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(j) Fenestration Products. Fenestration separating conditioned space from unconditioned space or outdoors shall meet the requirements of either Item 1 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.
- EXCEPTION 1: On Section 150.0(i)(v): Up to 10 square feet of fenestration area or 0.5 percent of the Conditioned Floor Area, whichever is greater, is exempt from the maximum U-factor requirement.
- §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 Look 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-tightening 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-§110.12: 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 central cooking appliances (appliances with an electrical supply voltage connection of 120 volts or less than that consumed by the blower are exempt), 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)(A): Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater.
- §150.0(j)(B): 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.
 - 1. The first five feet (1.5 meters) of hot and cold water pipes from the storage tank. ii. All piping with a nominal diameter of 3/4 inch (19 millimeter) or larger.
 - iii. All piping associated with a domestic hot water recirculation system regardless of the pipe diameter.
 - iv. Piping from the heating source to storage tank or between tanks.
 - v. Piping below grade.
 - vi. 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.
- §150.0(j)(3A): Insulation protected from damage, including that due to sunlight, moisture, equipment maintenance, 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): 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 62. Gravity ventilating systems serving conditioned space have a minimum installed level of R-6 or equivalent entirely in conditioned space. Openings shall be sealed with mastic tape, each or other 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 sealant or tape shall be used.
- §150.0(n): 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)(7): Exhaust fan systems have back draft or automatic dampers.
- §150.0(m)(8): Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.
- §150.0(m)(9): Exhaust 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 shall 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 system shall be installed such that complies 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; or 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): Pools shall be covered with a cover that adequately insulates 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)(A): 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)(C): The wattage of permanently installed luminaires shall be determined as specified by §130.0(c).
- §150.0(k)(2): Ballasts for fluorescent lamps shall be electronic or greater than 13 watts per foot or greater and shall have an input wattage < 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.
- §150.0(k)(1F): Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150.0(k).
- §150.0(k)(2): All switching devices and controls shall meet the requirements of §150.0(k)(2).
- §150.0(k)(3): A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy. EXCEPTION: Up to 50 watts for dwelling units less than 1,500 sq. ft. or 100 sq. ft. for dwelling units less than 2,500 sq. ft. may be exempt from the 50 percent high efficacy requirement when all lighting in the kitchen is controlled in accordance with the applicable provisions in Section 150.0(k)(2), and is also controlled by vacancy sensors or dimmers.
- §150.0(k)(4): Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.
- §150.0(k)(5): Lighting installed in bathrooms shall meet the following requirements:
 - A. A minimum of one high efficacy luminaire shall be installed in each bathroom; and
 - B. All other lighting installed in each bathroom shall be high efficacy or controlled by vacancy sensors.
- §150.0(k)(6): Lighting installed in attached and detached garages, laundry rooms, and utility rooms shall be high efficacy luminaires and controlled by vacancy sensors.
- §150.0(k)(7): Lighting installed in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy, or shall be controlled by either dimmers or vacancy sensors.
- EXCEPTION 1: Luminaires in closets less than 70 square feet.
- EXCEPTION 2: Lighting in detached storage buildings with less than 1000 square feet located on a residential site.
- §150.0(k)(8): Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing laboratory; and have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; and be sealed with a gasket or caulk between the luminaire housing and ceiling.
- §150.0(k)(9A): For single-family residential buildings, outdoor lighting permanently mounted to a residential building or other buildings on the same lot shall be high efficacy, or may be low efficacy if it meets all of the following requirements:
 - i. Controlled by a manual ON and OFF switch that does not override i. ON the automatic actions of items ii or iii below; and
 - 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 EMCIS 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.
- §150.0(k)(9B): For low-rise multi-family residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site shall comply with one of the following requirements:
 - i. Shall comply with Section 150.0(k)(9A), or
 - ii. Shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
- §150.0(k)(9): For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by Section 150.0(k)(9B) or Section 150.0(k)(9D) shall comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
- §150.0(k)(9D): Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles

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	

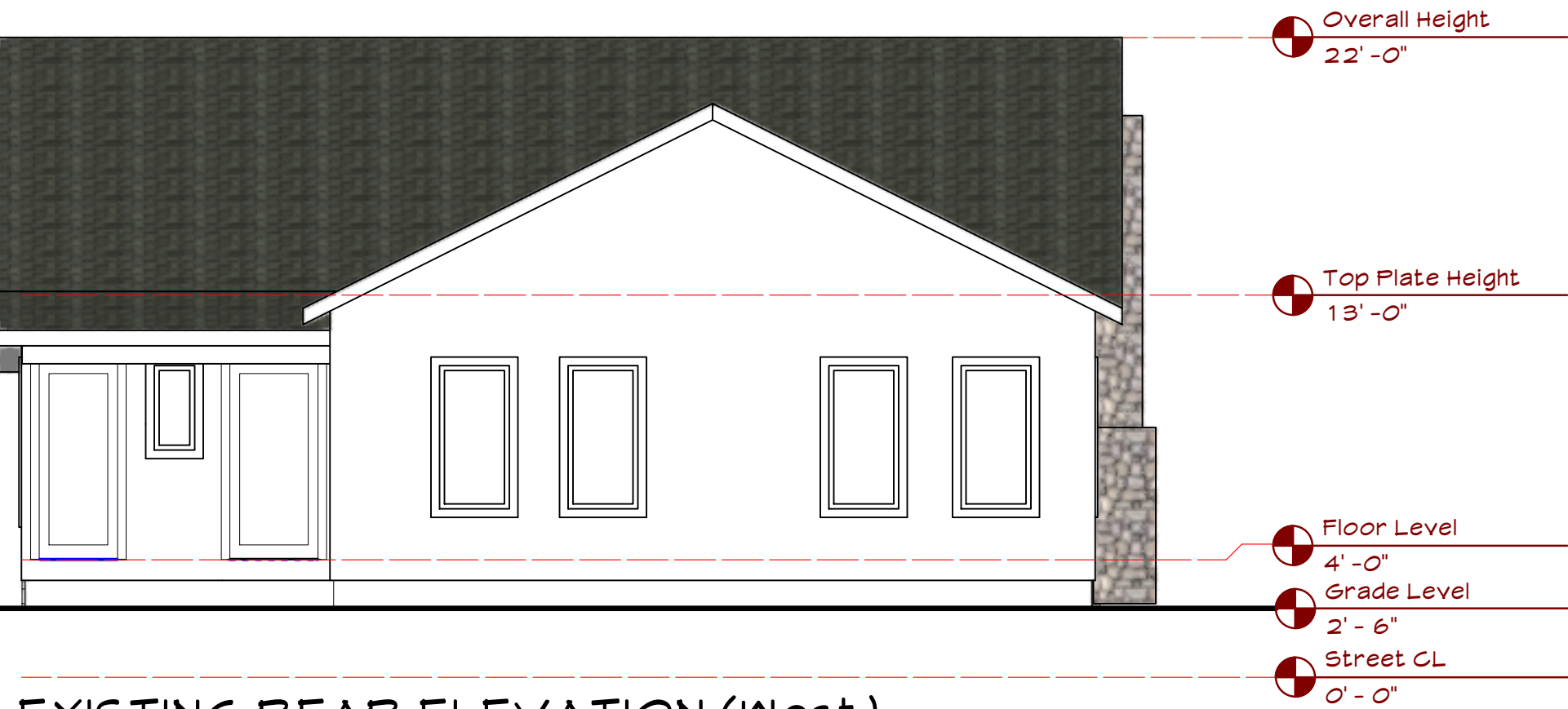
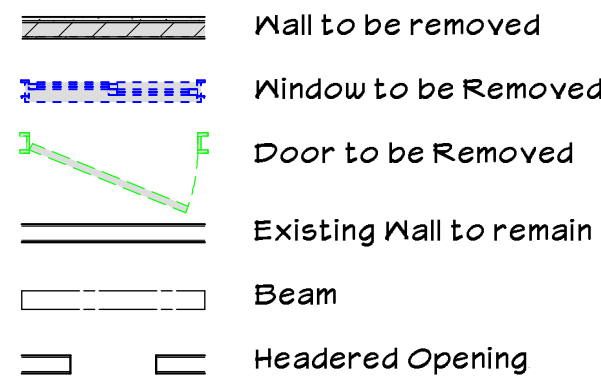
Existing Door Schedule - Garage

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

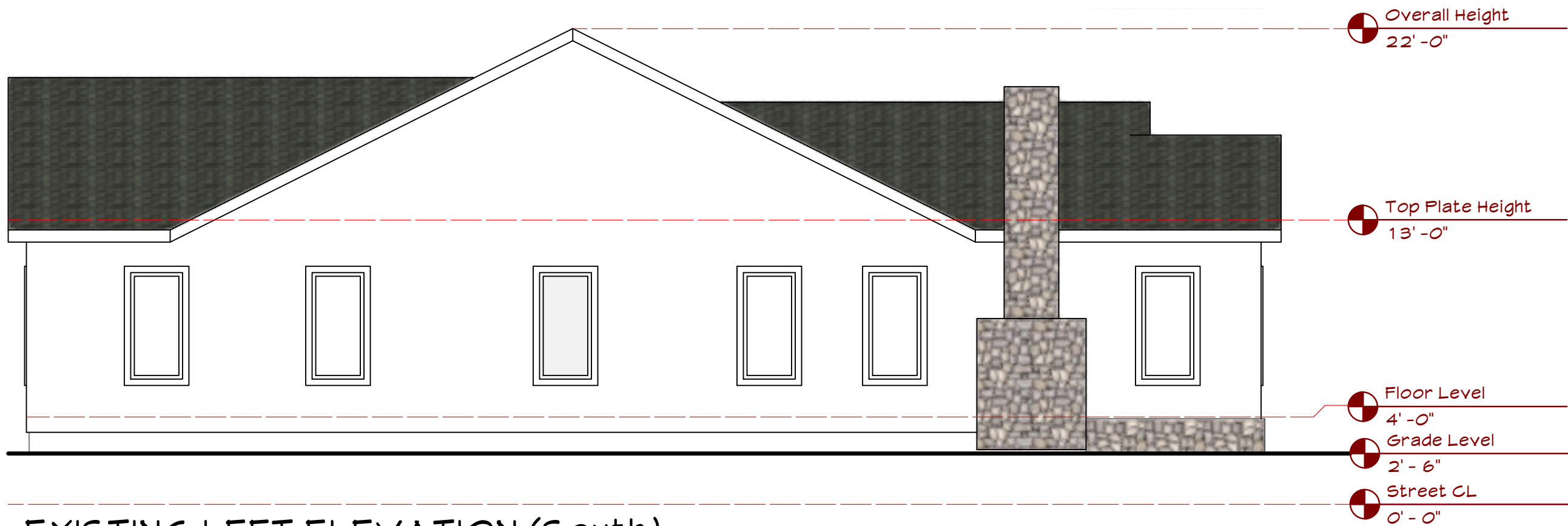
- Demolition includes work noted below and all other work affected by work included in the demolition, systems, subsystems and items related to the completed construction.
- Provide dust barrier to protect remainder of the house from any construction dirt & dust.
- Protect existing flooring with 1/4"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

EXISTING / DEMO LEGEND



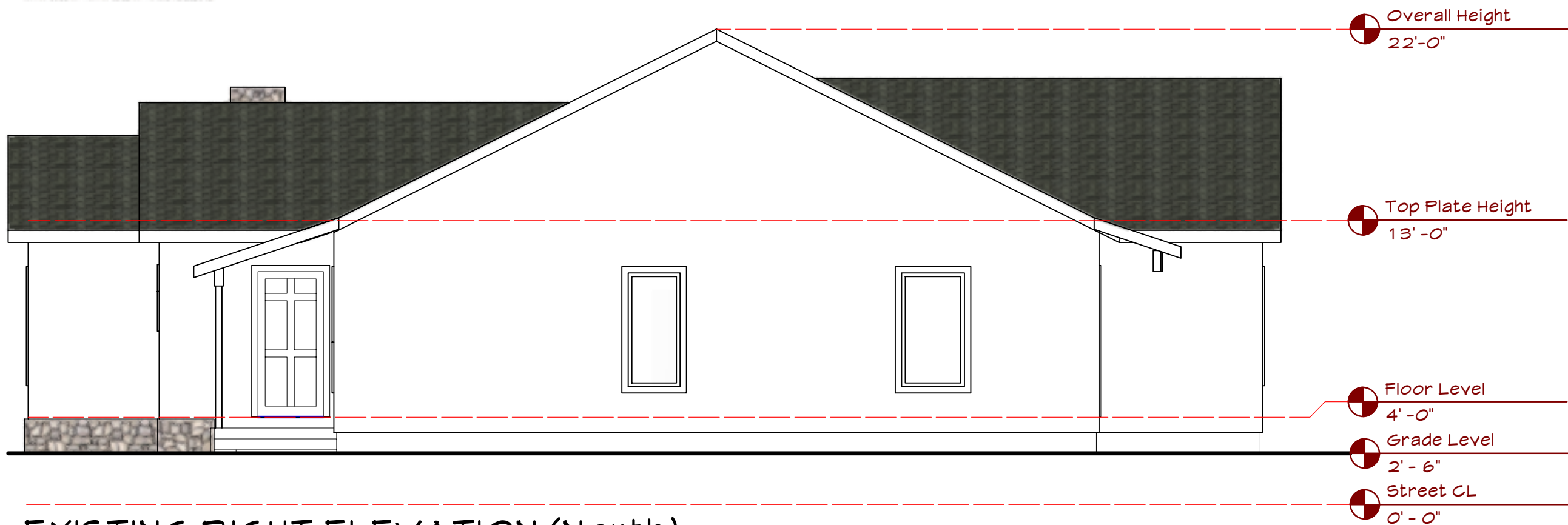
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Scale: 3/16" = 1'-0"



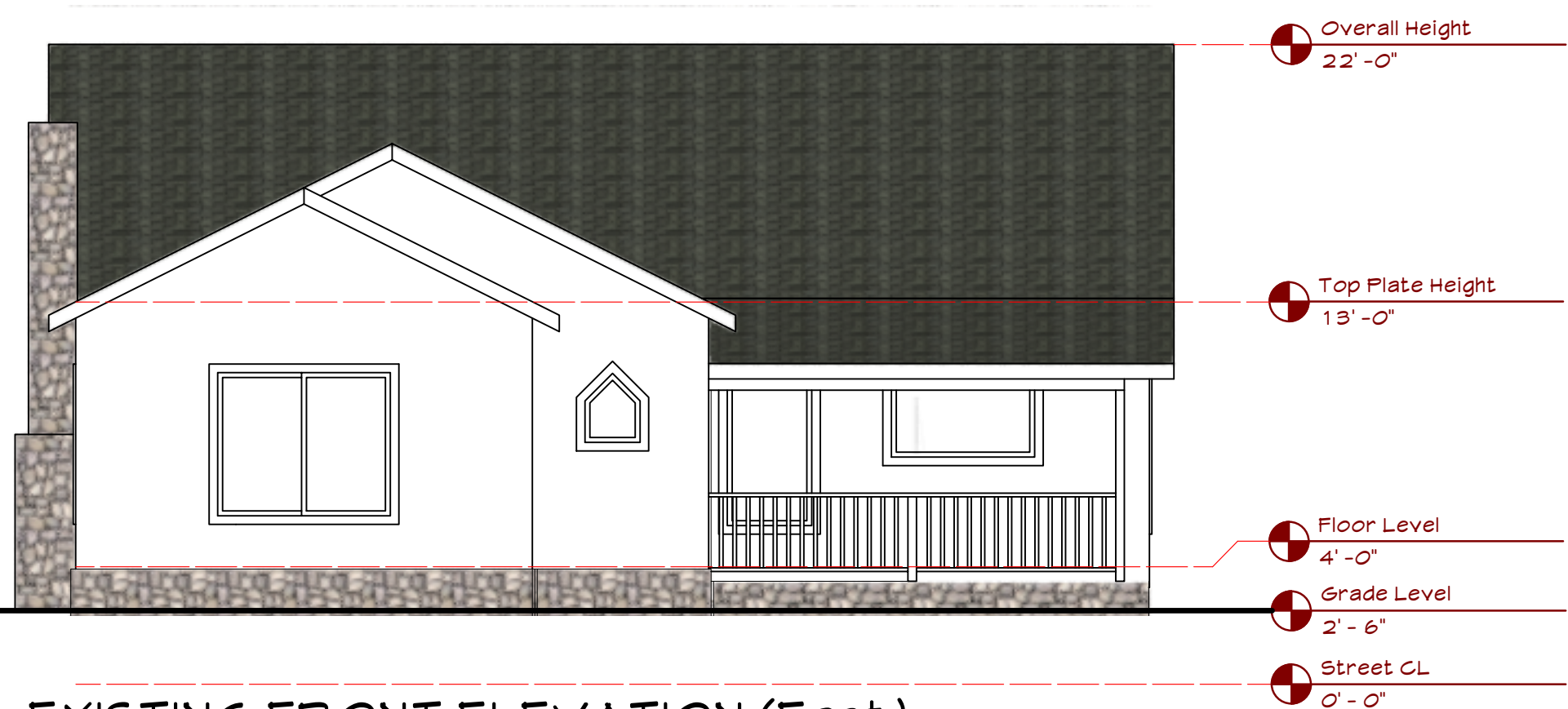
EXISTING LEFT ELEVATION (South)

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



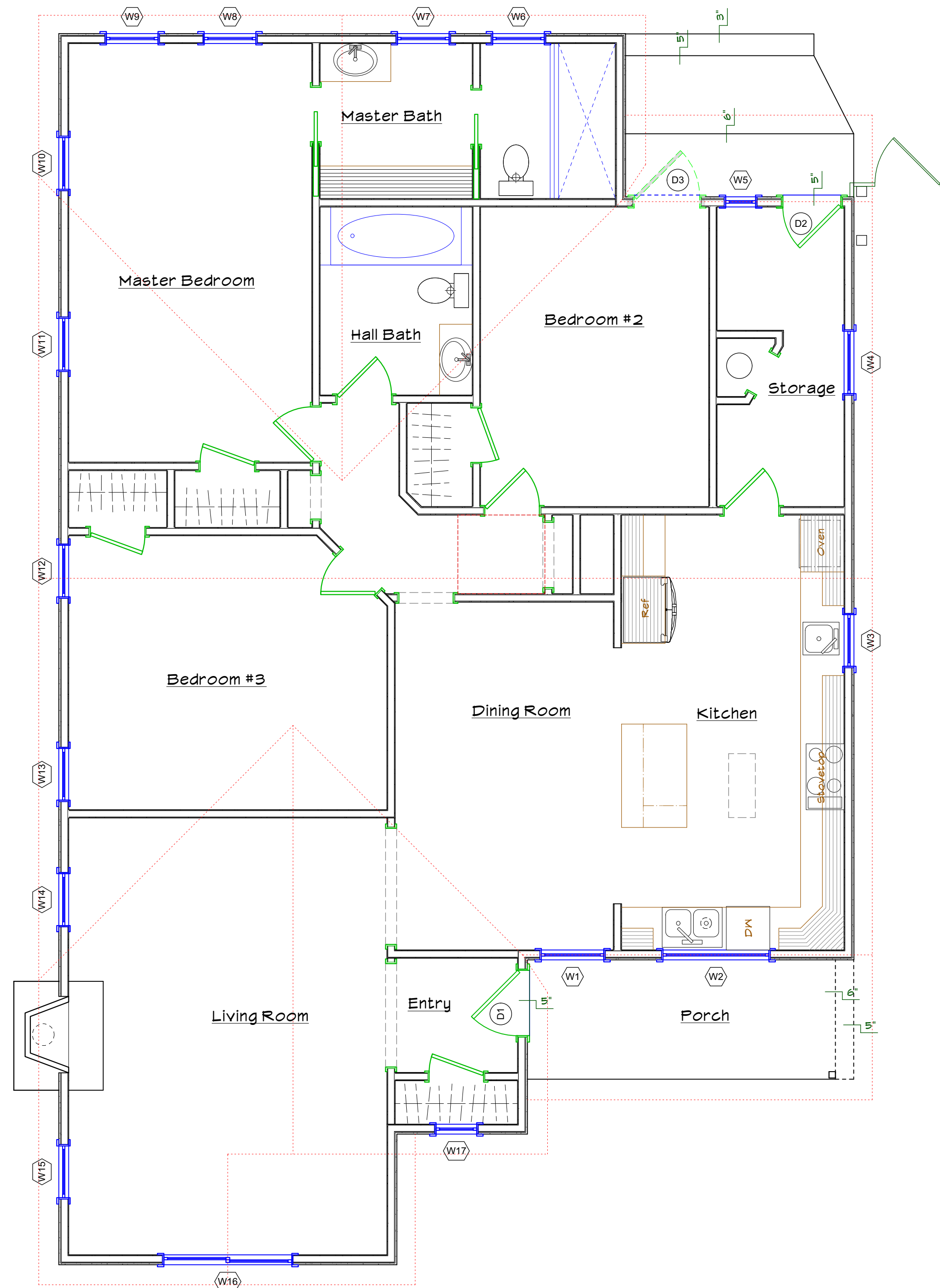
EXISTING RIGHT ELEVATION (North)

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



EXISTING FRONT ELEVATION (East)

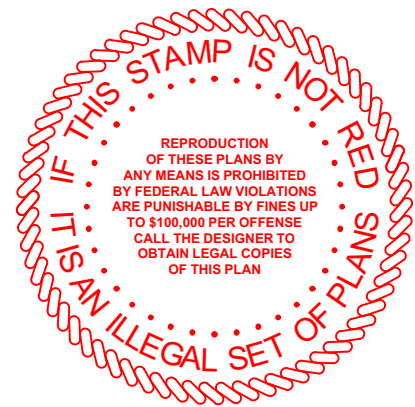
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EXISTING/DEMOLITION FLOOR PLAN

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

Scale: Feet 0 1 2 3 4 5 6 7 8 9 10 11 12
Inches 0 5 1 1.5 2 2.5 3



REVISIONS	DATE

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

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DATE: May 27, 16 DRAWN: JM/QP/BC

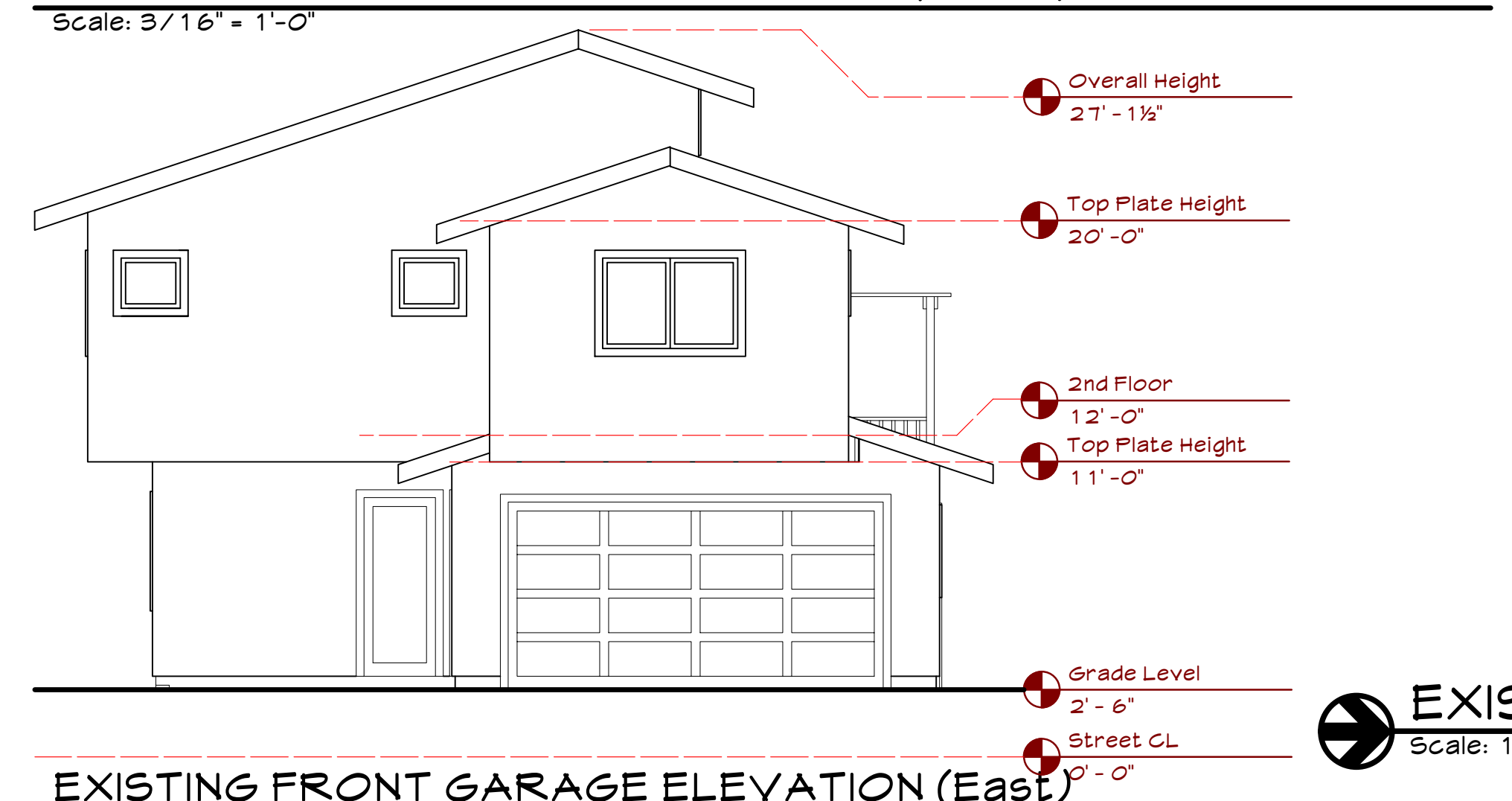
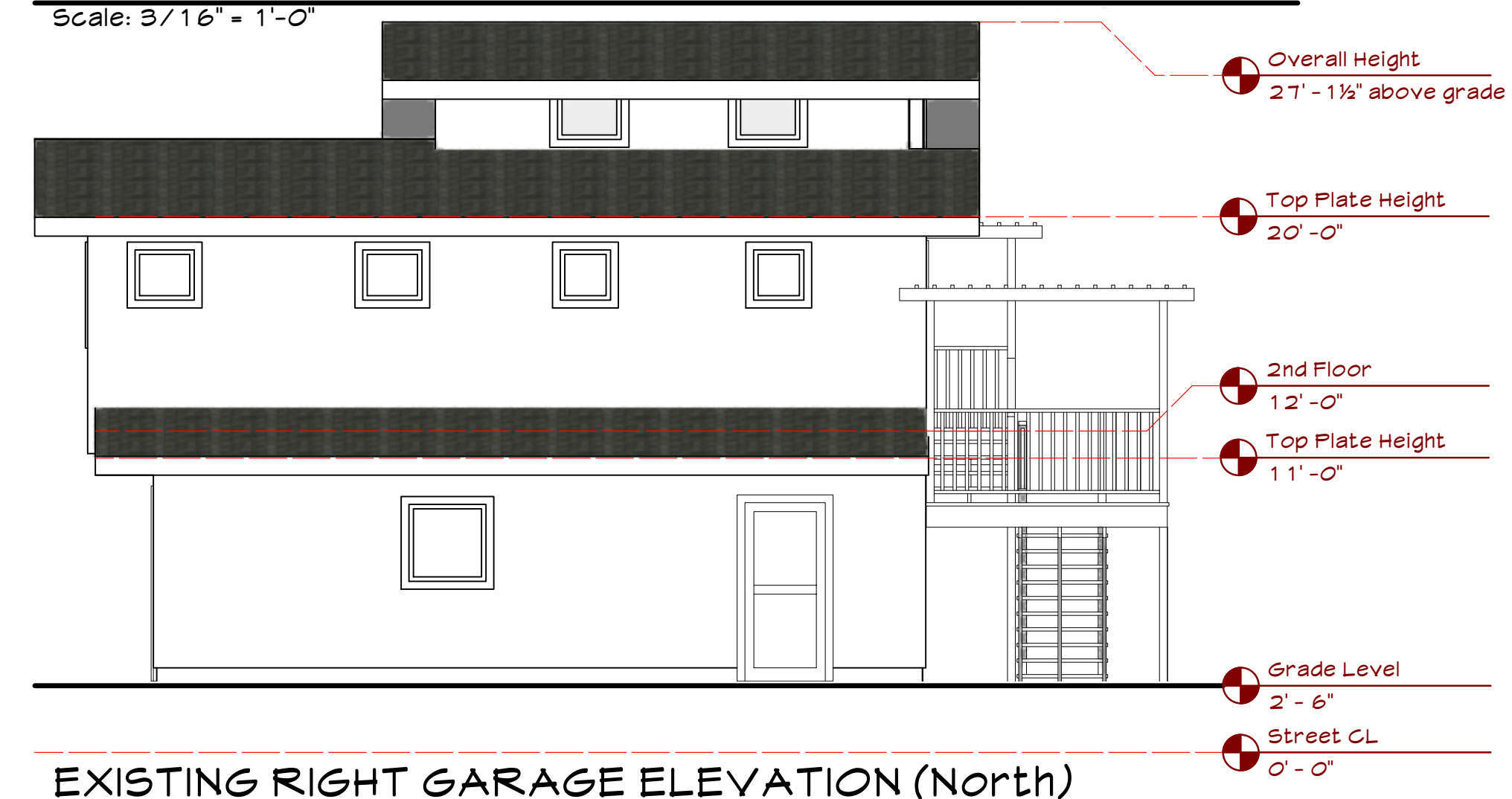
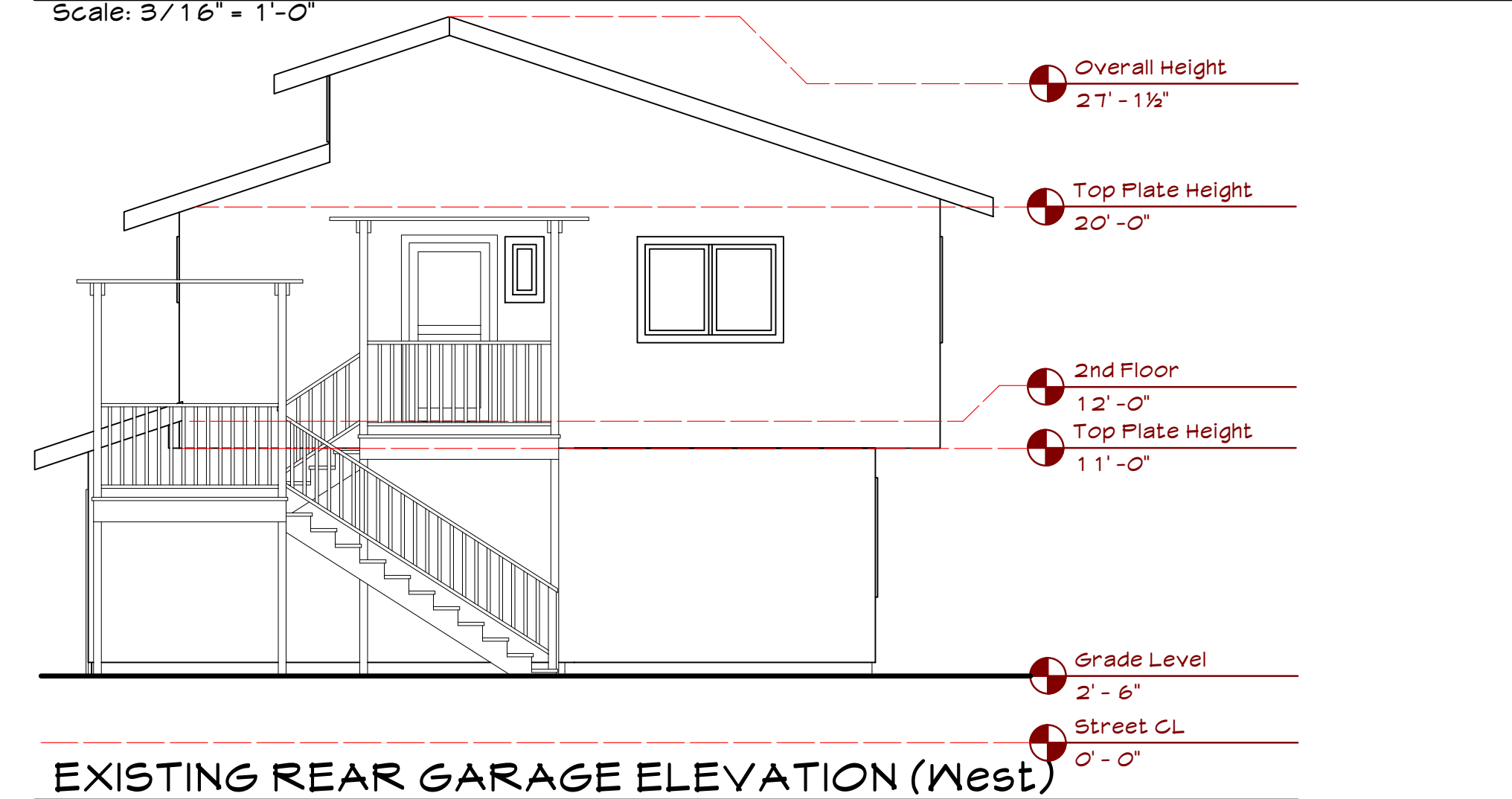
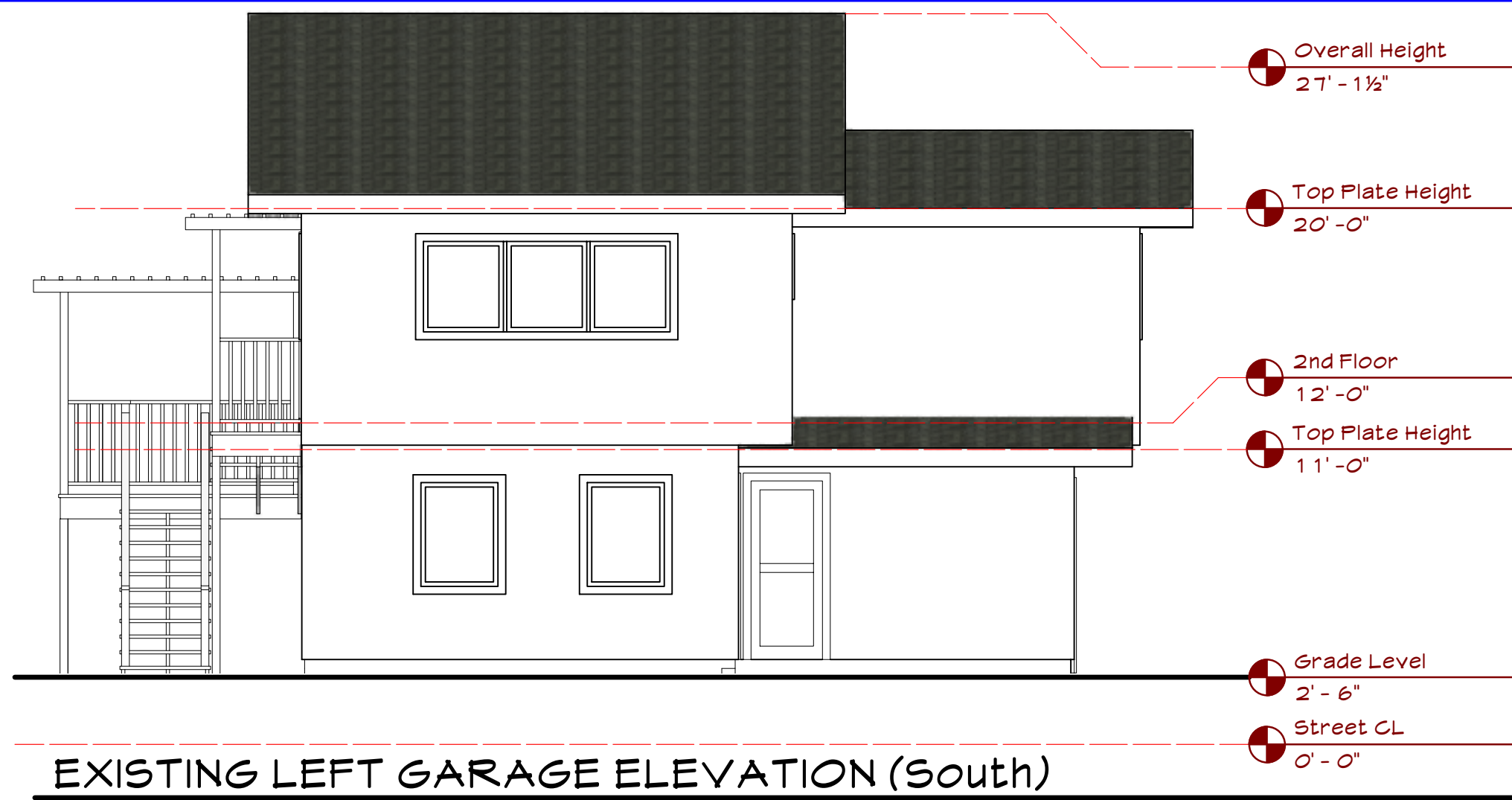
SCALE: AS NOTED FILE: 15-008

EXISTING/DEMO/
ELEVATION
FLOOR PLAN

A1.0

Sheet 5 of 8 Sheets

HARRISON PROJECT



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

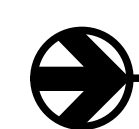
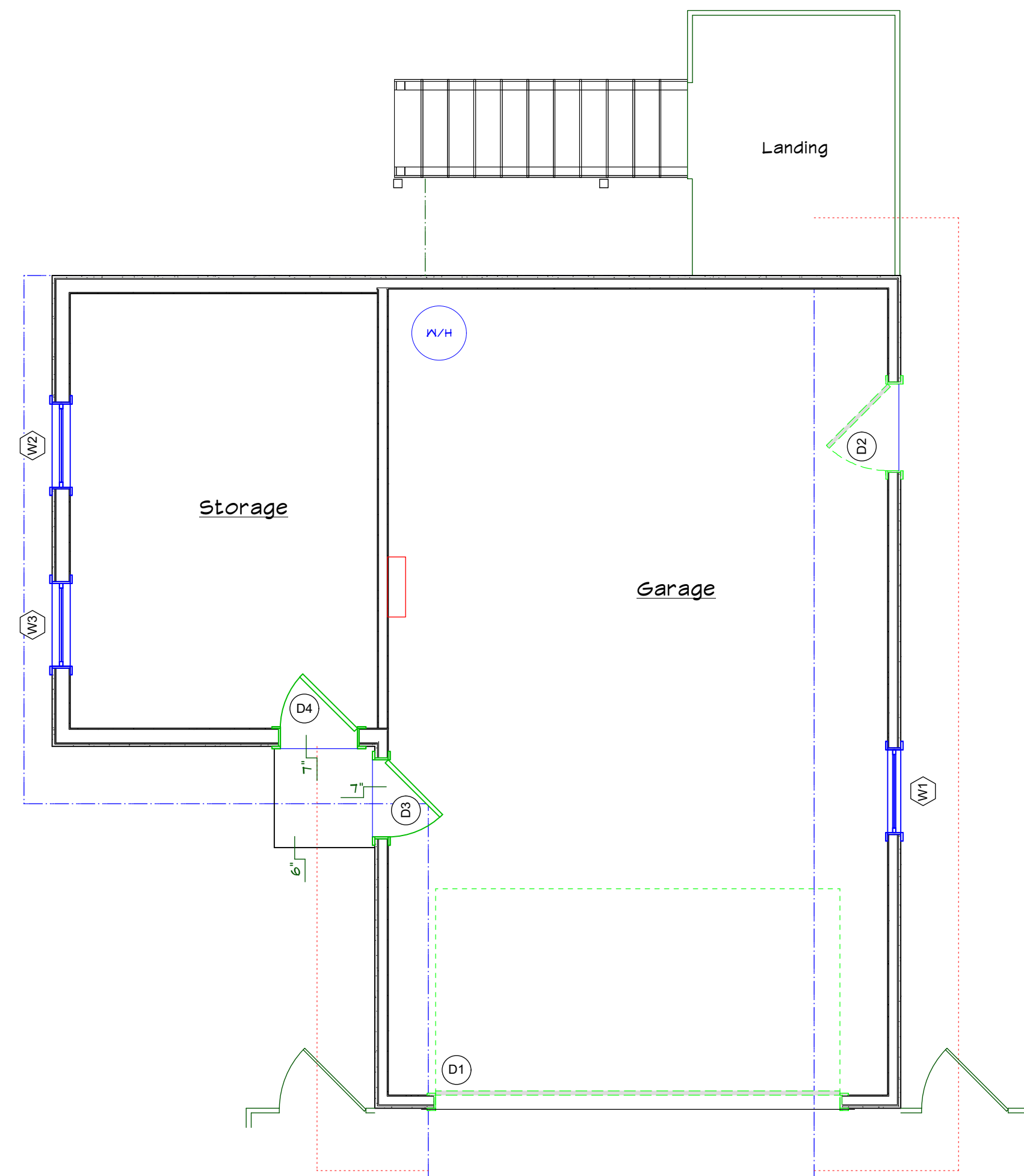
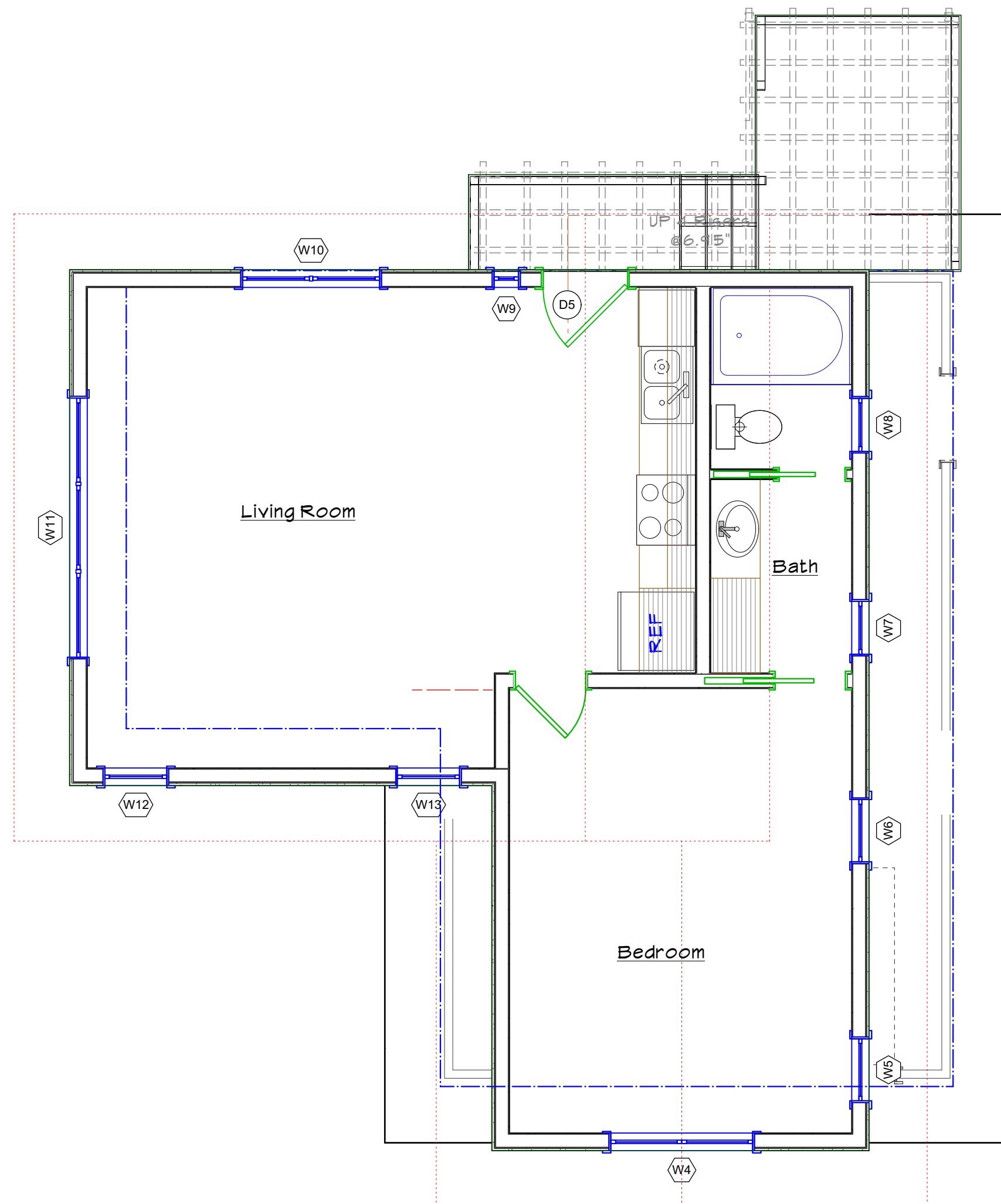
Mark	Width	Height	Operation	Location	Glazing	Comments
D 1	14'0"	7'0"	Overhead	Garage	--	
D 2	3'0"	6'8"	Swing Simple	Garage	--	
D 3	2'8"	6'8"	Swing Simple	Garage	--	
D 4	2'8"	6'8"	Swing Simple	Storage	--	
D 5	3'0"	6'8"	Swing Simple	Entry	--	

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

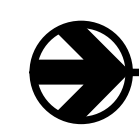
- Wall to be removed
- Window to be Removed
- Door to be Removed
- Existing Wall to remain
- Beam
- Headered Opening



EXISTING GARAGE 2ND FLOOR PLAN (No Work)

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

Scale: Feet 0 1 2 3 4 5 6 7 8 9 10 11 12
Inches 0 .5 1 1.5 2 2.5 3



EXISTING/DEMOLITION GARAGE 1ST FLOOR PLAN

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

Scale: Feet 0 1 2 3 4 5 6 7 8 9 10 11 12
Inches 0 .5 1 1.5 2 2.5 3



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George & Sue Harrison
1339 Norman Drive
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EXISTING/DEMOLITION GARAGE
ELEVATION GARAGE
FLOOR PLAN

A 1.1

Sheet 6 of 8 Sheets

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SCALE: AS NOTED FILE: 15-008

PROPOSED
FLOOR PLAN

A2.0

Sheet 7 of 8 Sheets

HARRISON PROJECT

Door Schedule

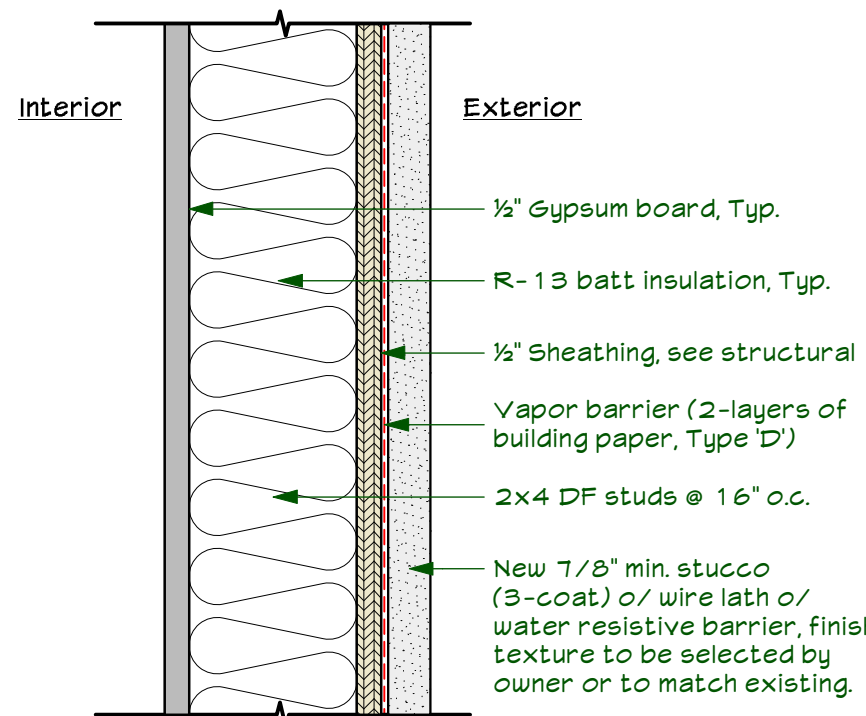
	Nominal Size					Door Data			
Mark	Width	Height	Door Operation	Jamb Thick	Mfr	Location	Hardware	Comments	
D 2	3'0"	6'8"	Swing Simple	3/4"	TMCobb	Utility	Passage		
D 3	3'0"	6'8"	Swing Simple	3/4"	TMCobb	Garage	Keyed		
D 4	16'0"	8'0"	Overhead	3/4"	Overhead	Garage	Overhead		
D 5	2'0"	6'8"	Pocket Simple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

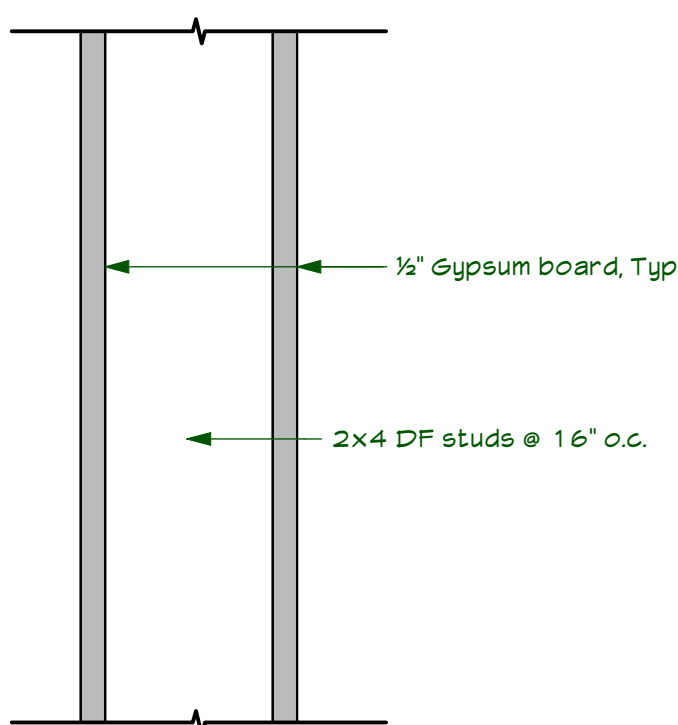
Mark	Nominal Size		Sash Operation	Glass	Egress	Mfr.	Location	Comments
	O.A. Width	O.A. Height						
W 1	3'0"	4'0"	Casement	Low-E	No	Milgard	Utility	
W 2	2'6"	4'0"	Casement	Low-E	Yes	Milgard	Bedroom #2	
W 3	3'0"	5'0"	Custom	Block	No	Custom	Bath	

PROPOSED LEGEND

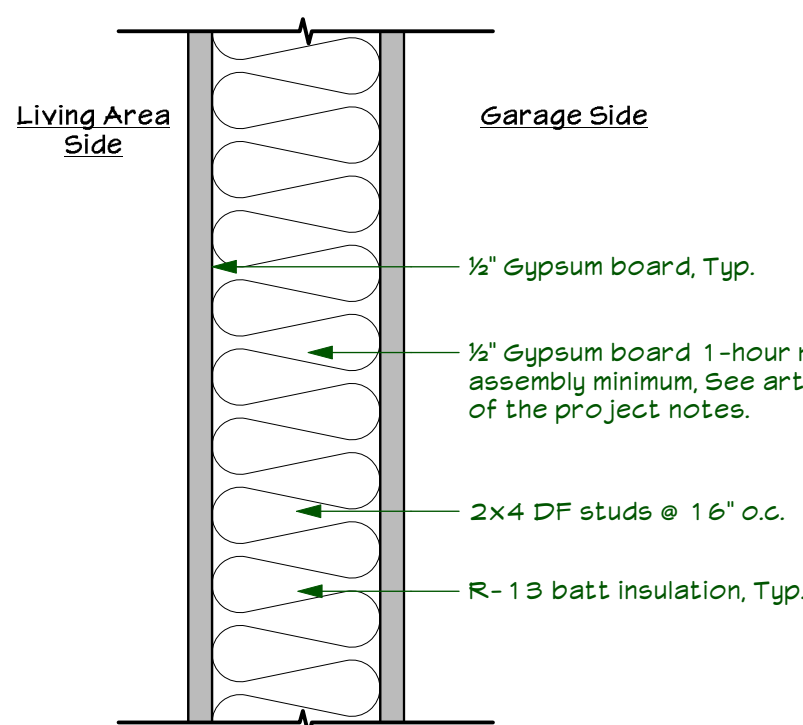
	New Proposed Wall		Ceiling Transitions
	Existing Wall		Window, see schedule
	Beam		Door, see schedule
	Headered Opening		Egress Compliant
	New floor area		Tempered glass
	Roof Lines		Wall Type



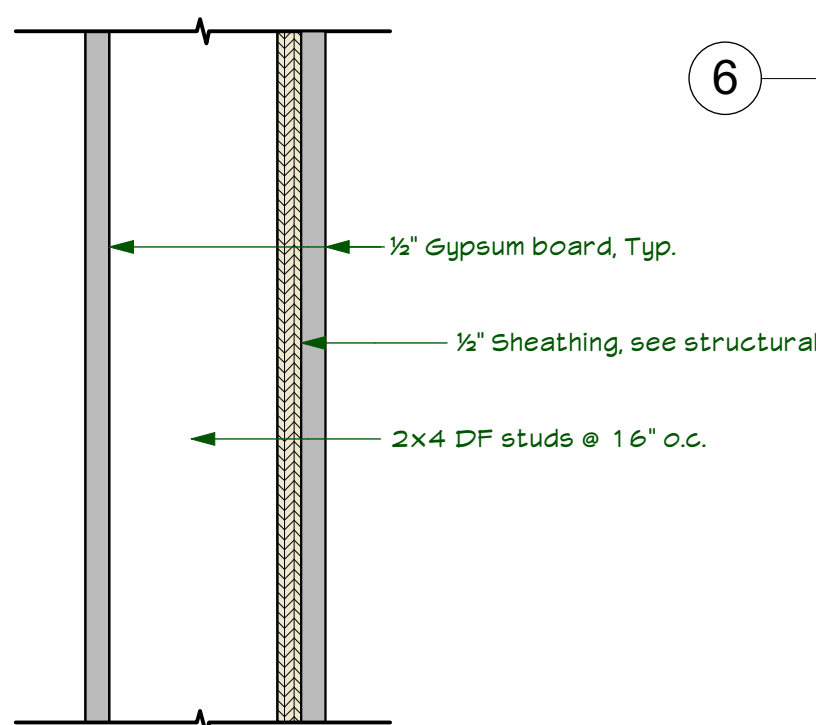
WALL TYPE - X1
(Exterior)



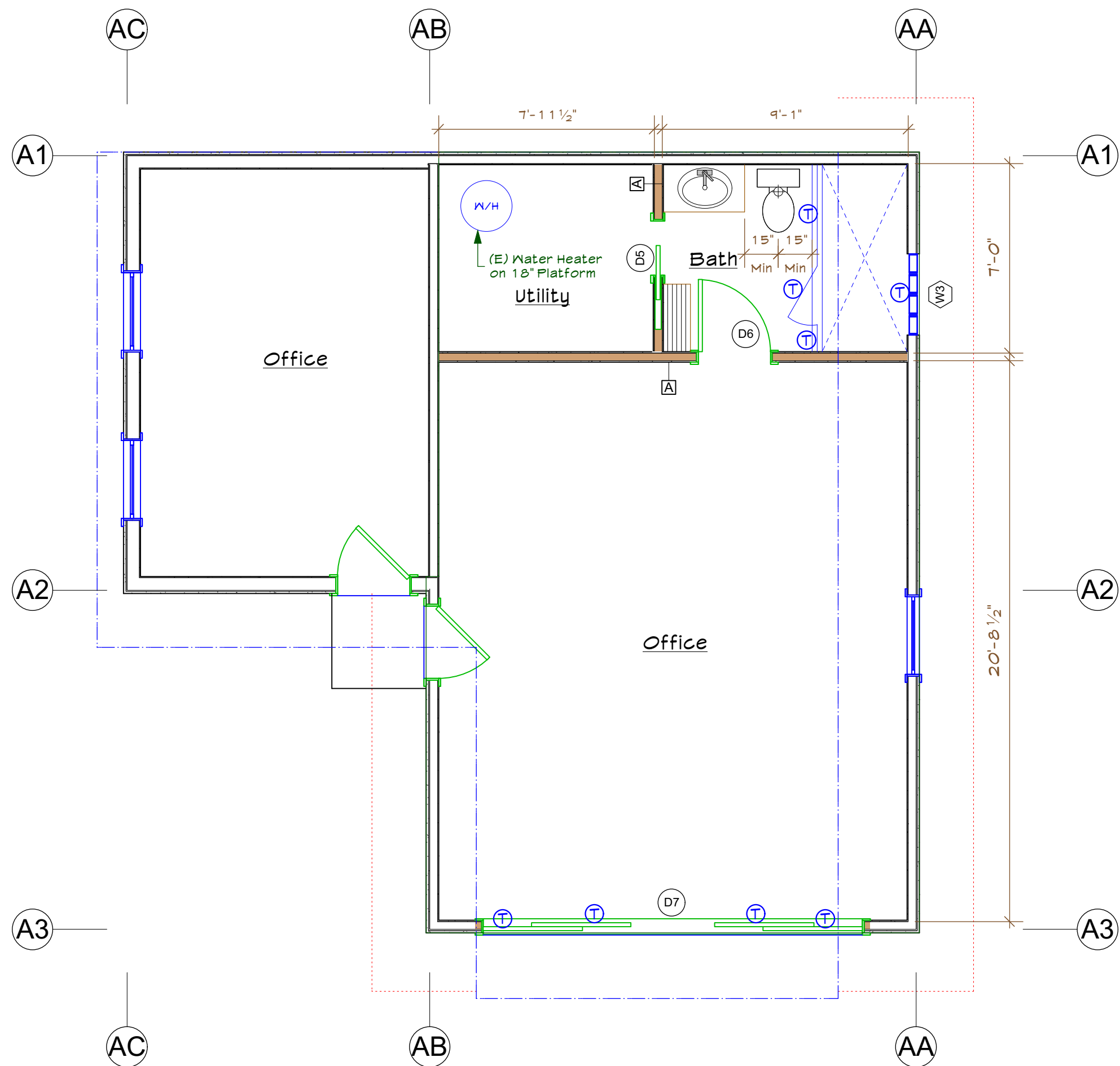
WALL TYPE - A
(Typical Interior)



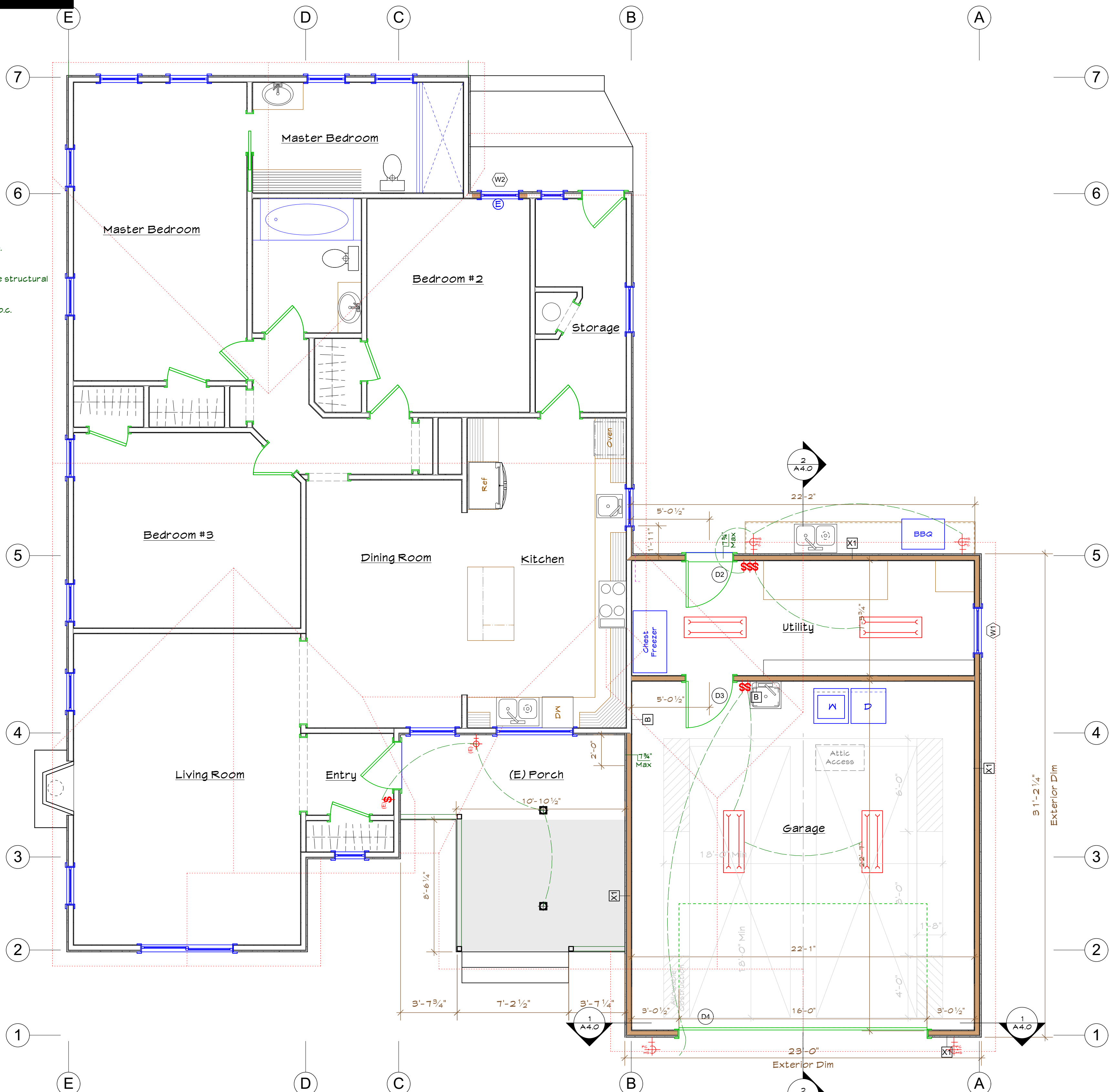
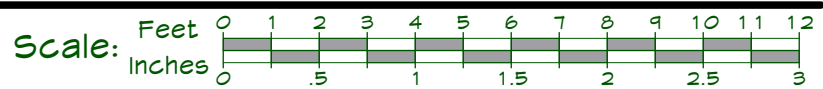
WALL TYPE - B
(Fire Wall)



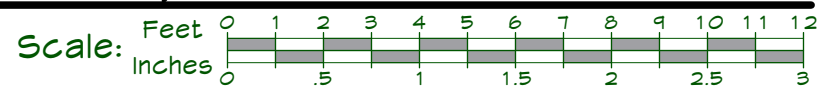
WALL TYPE - C
(Interior Shear Wall)



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

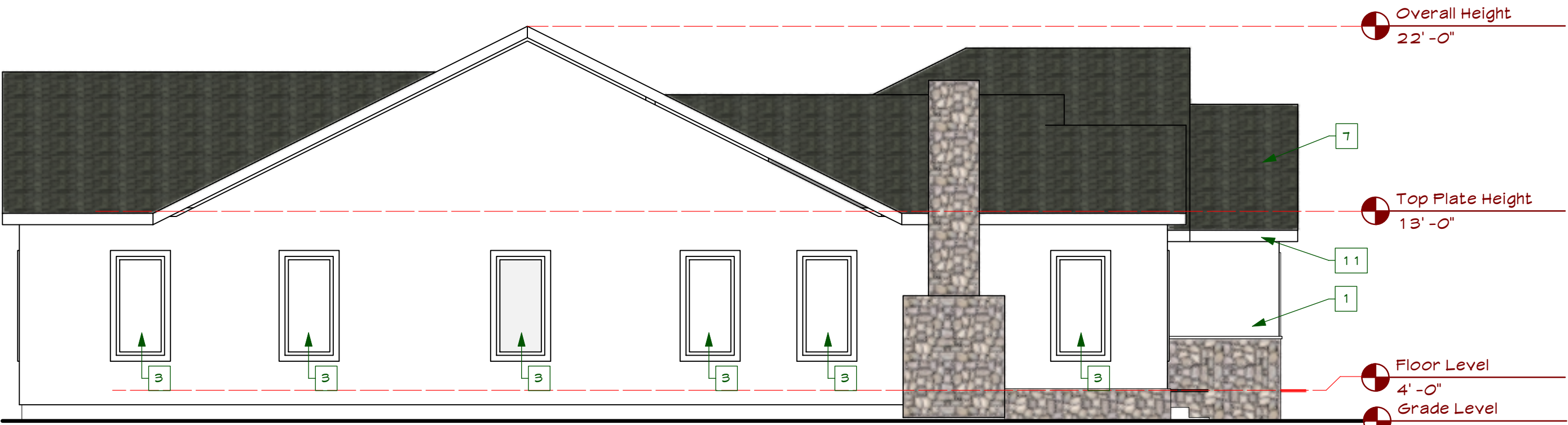


PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"



EXTERIOR ELEVATION KEYNOTES

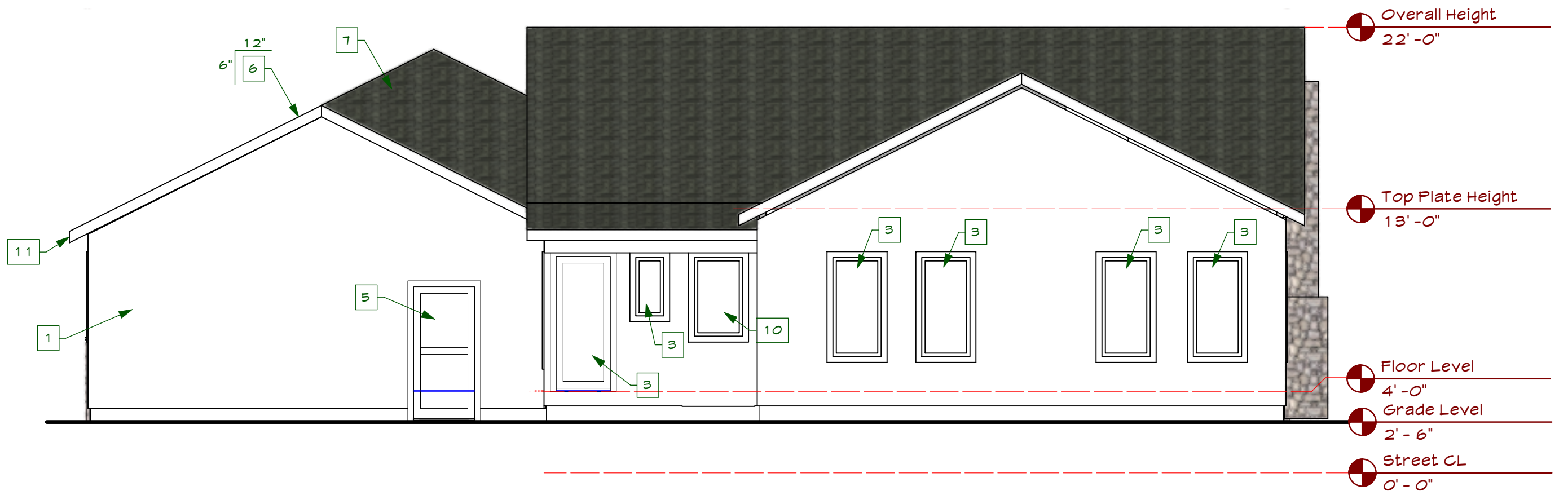
1. 7/8" Min. 3-Coat Stucco, See Project Notes For Additional Information
2. Cricket, for drainage
3. Existing Window/Door
4. Guard rail, 42" High, Typ.
5. New door, see door schedule
6. Roof Slope, Typ U.O.N.
7. Glass 'C' Roofing, See Project Notes For Additional Information
8. Fire protected eave projection 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"

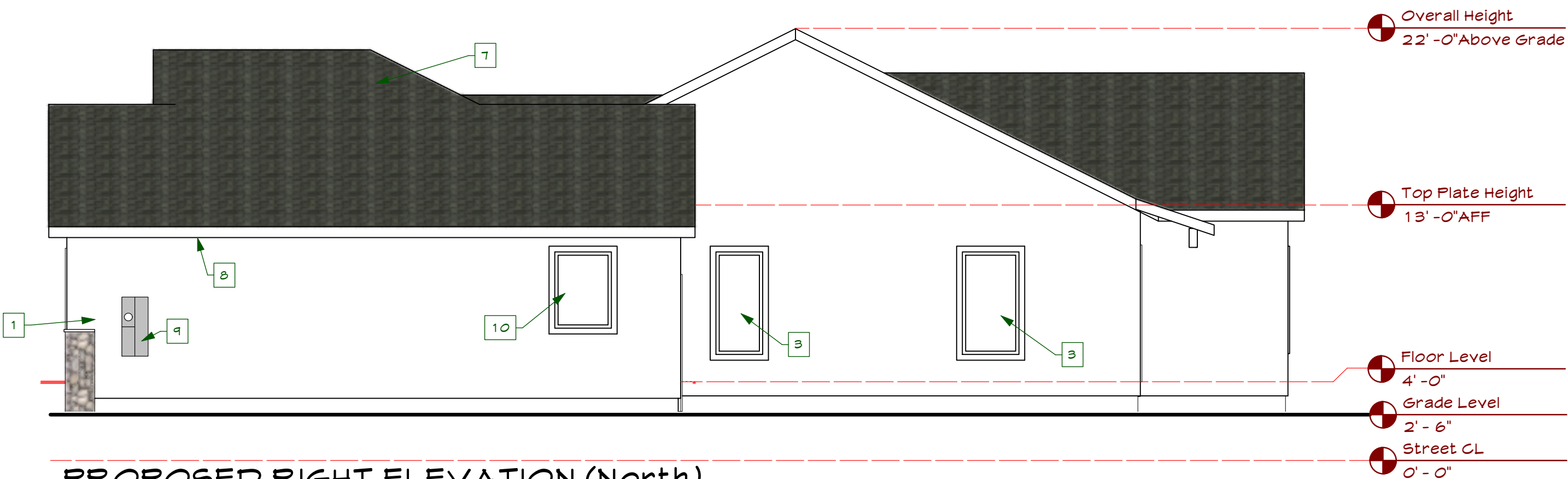
Scale: Feet 0 2 4 6 8 10 12 14 16
Inches 0 3/8 3/4 1-1/8 1-1/2 1-5/8 2-1/4 2-5/8



PROPOSED REAR ELEVATION (West)

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

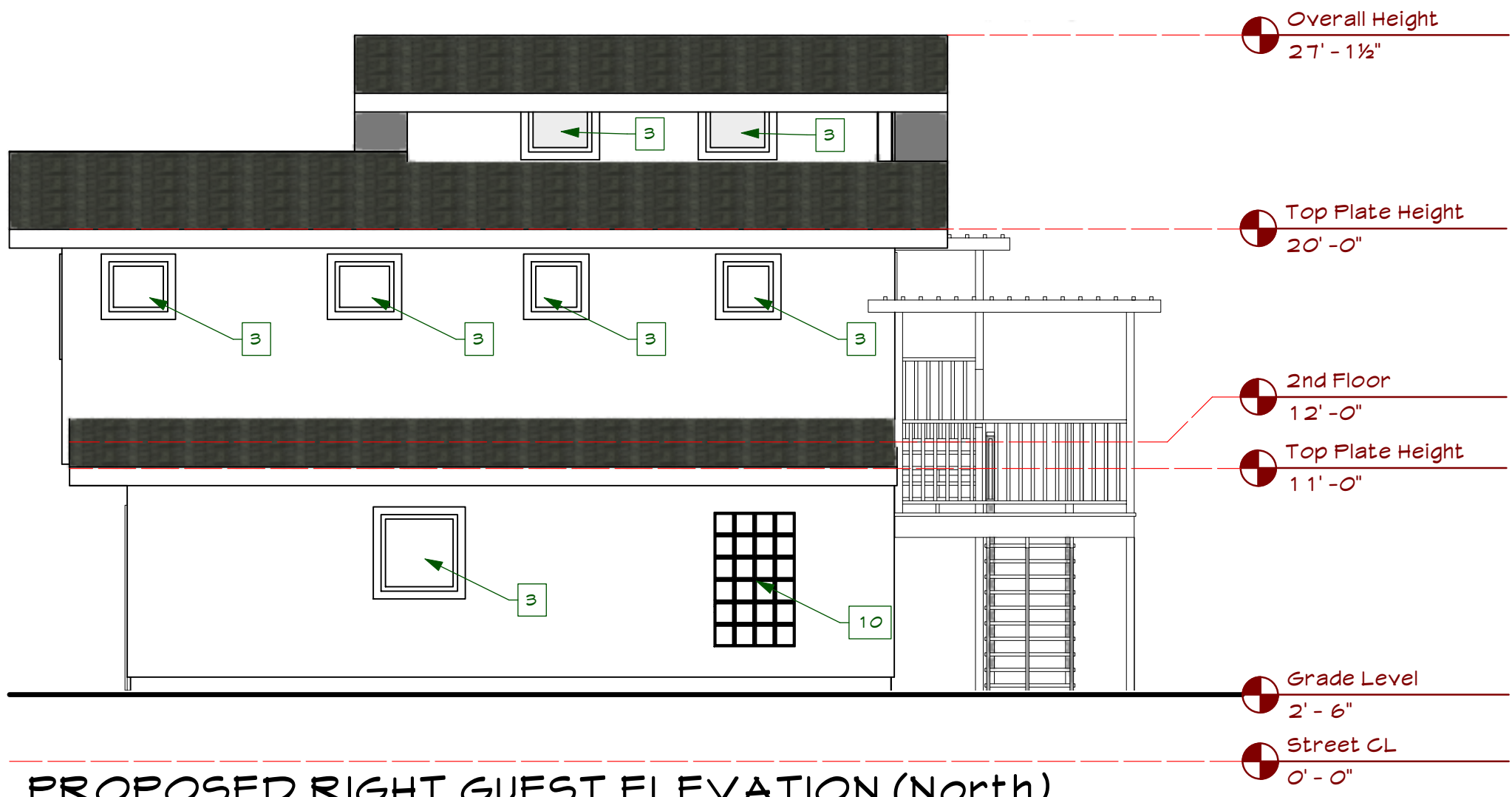
Scale: Feet 0 2 4 6 8 10 12 14 16
Inches 0 3/8 3/4 1-1/8 1-1/2 1-5/8 2-1/4 2-5/8



PROPOSED RIGHT ELEVATION (North)

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

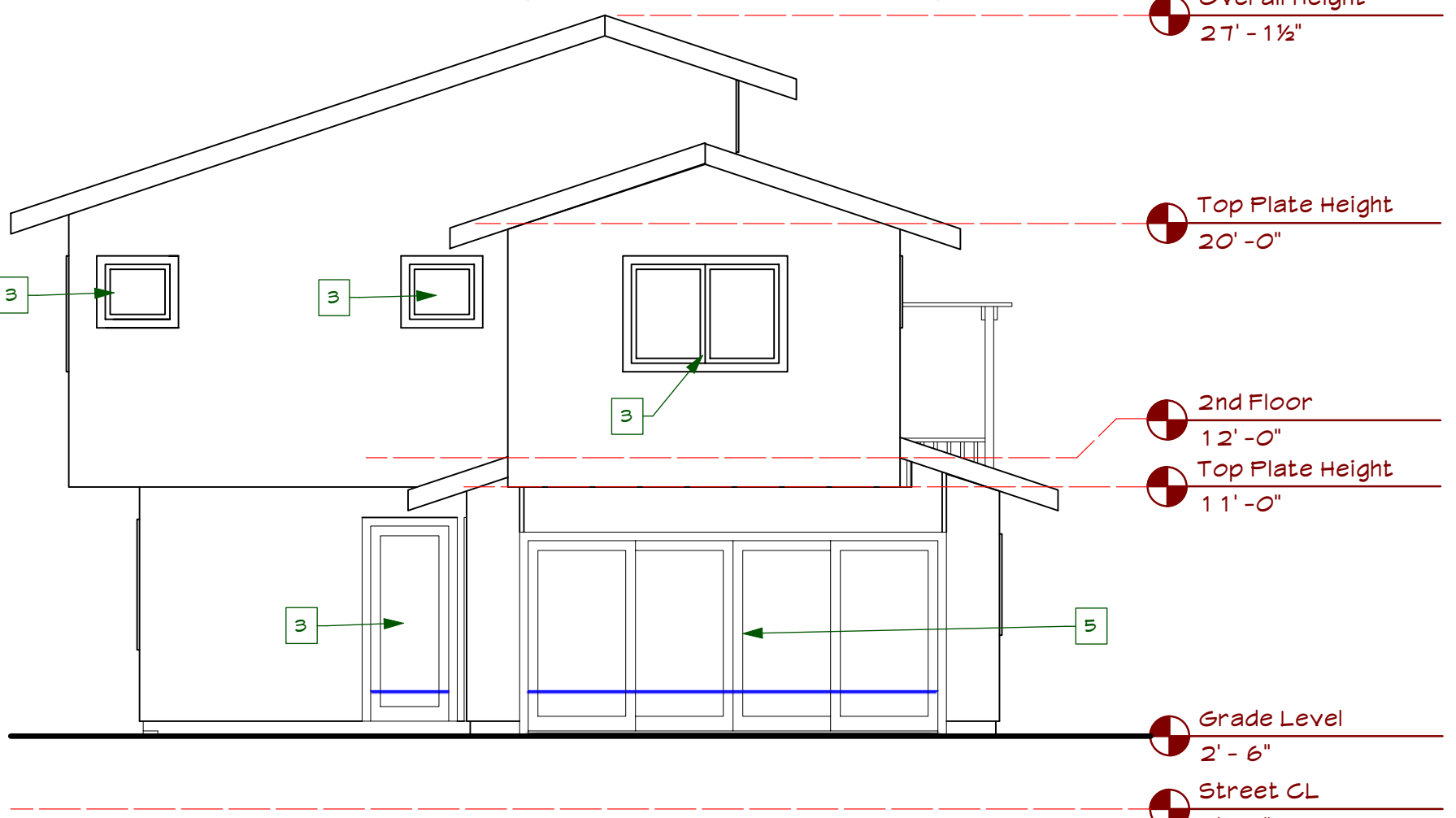
Scale: Feet 0 2 4 6 8 10 12 14 16
Inches 0 3/8 3/4 1-1/8 1-1/2 1-5/8 2-1/4 2-5/8



PROPOSED RIGHT GUEST ELEVATION (North)

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

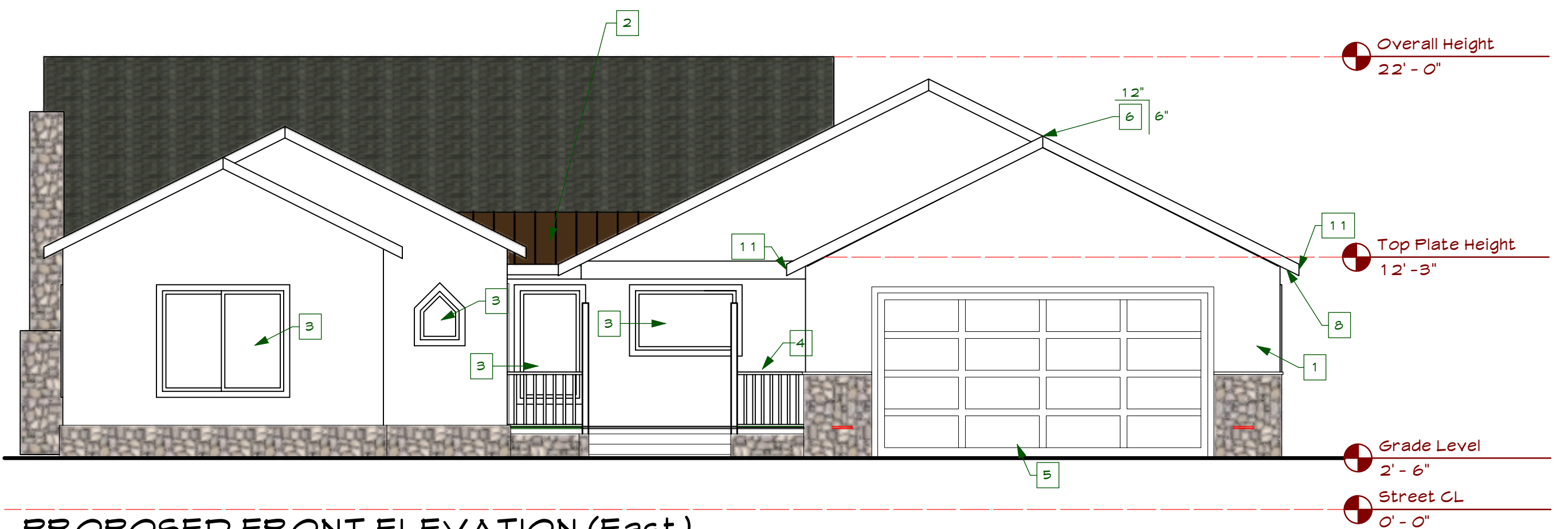
Scale: Feet 0 2 4 6 8 10 12 14 16
Inches 0 3/8 3/4 1-1/8 1-1/2 1-5/8 2-1/4 2-5/8



PROPOSED FRONT GUEST ELEVATION (East)

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

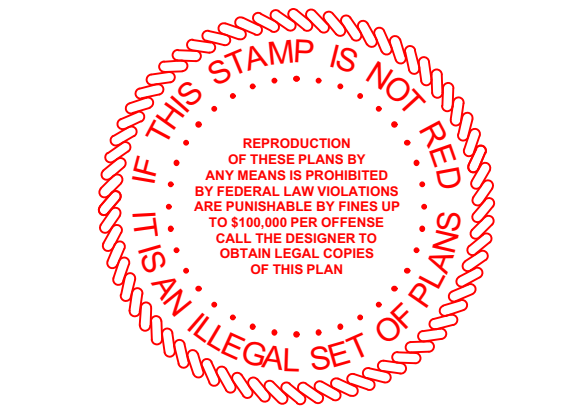
Scale: Feet 0 2 4 6 8 10 12 14 16
Inches 0 3/8 3/4 1-1/8 1-1/2 1-5/8 2-1/4 2-5/8



PROPOSED FRONT ELEVATION (East)

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

Scale: Feet 0 2 4 6 8 10 12 14 16
Inches 0 3/8 3/4 1-1/8 1-1/2 1-5/8 2-1/4 2-5/8



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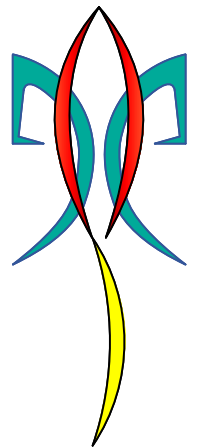
PROPOSED ELEVATIONS

A3.0

Sheet 8 of 8 Sheets

HARRISON PROJECT

PALADIN

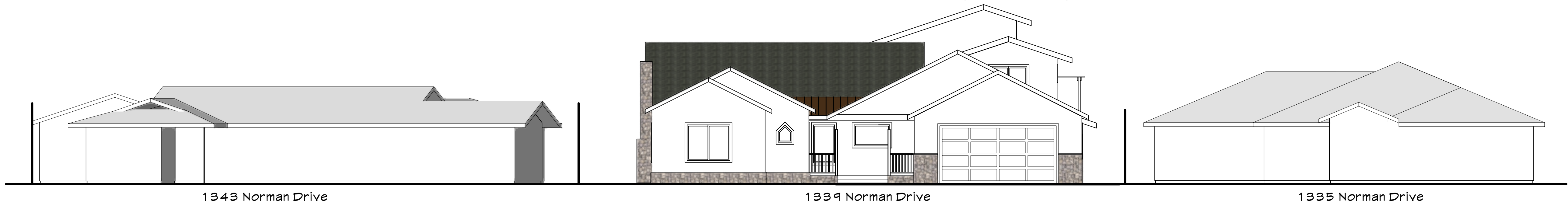


ENGINEERING

DESIGN

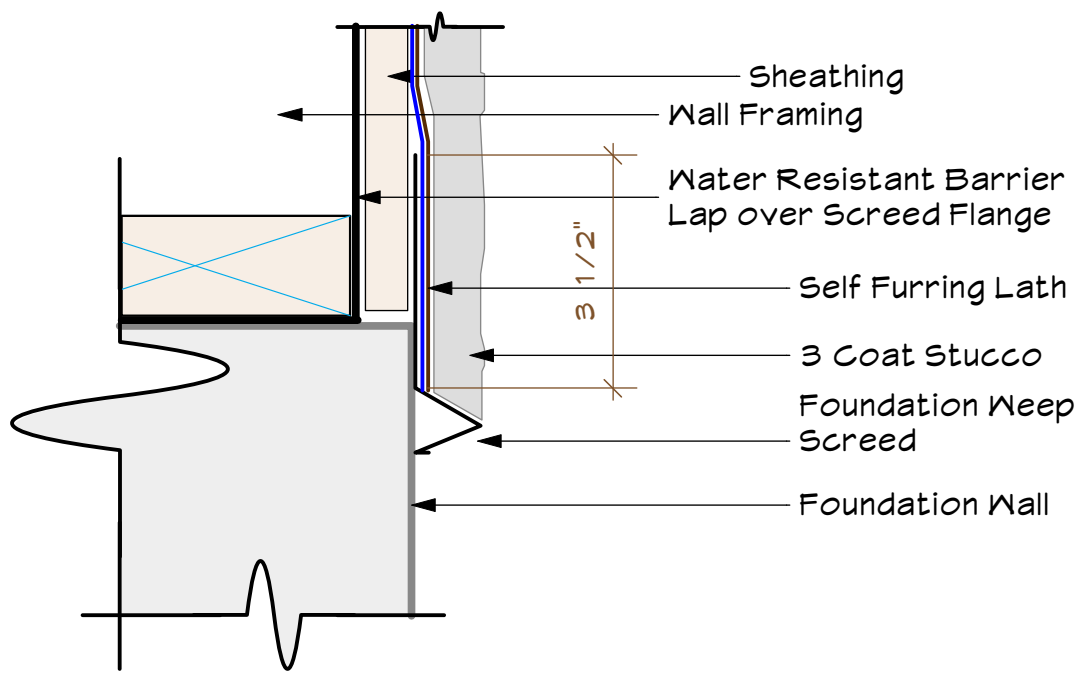
Paladin
Design & Engineering

249 S. 20th Street
San Jose, CA 95116
408.370.0730 Voc
408.370.3799 Fax
www.paladin-design.net

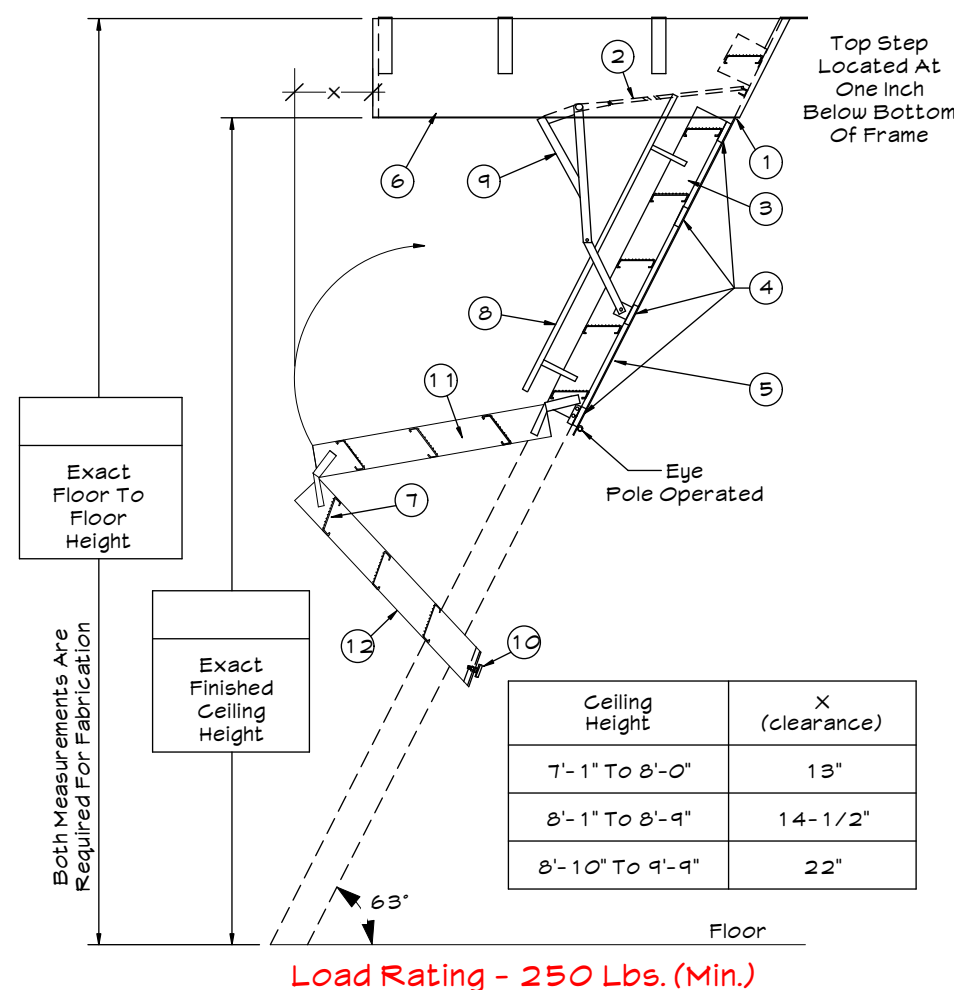


STREET VIEW

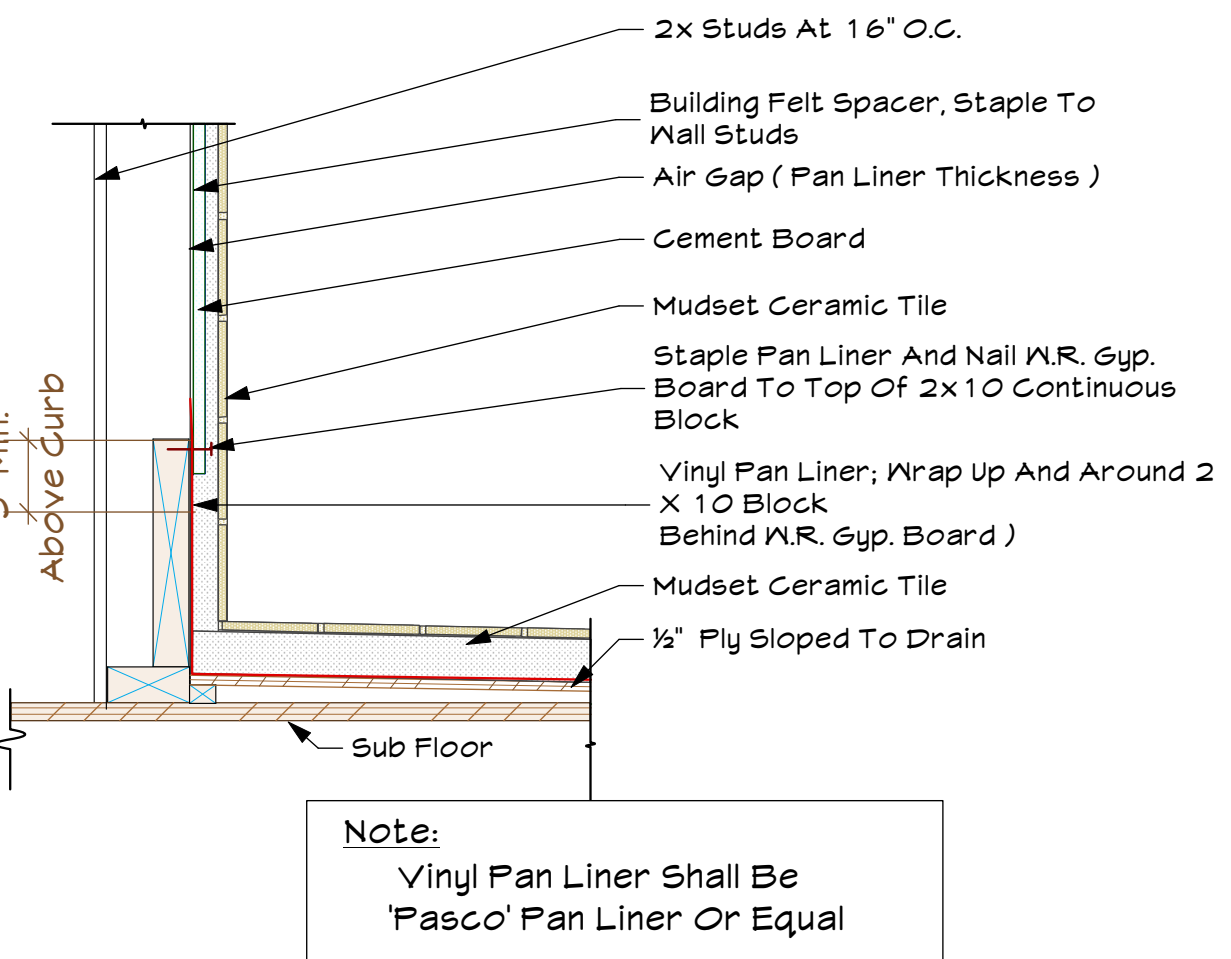
SCALE: 1/8" = 1'-0"



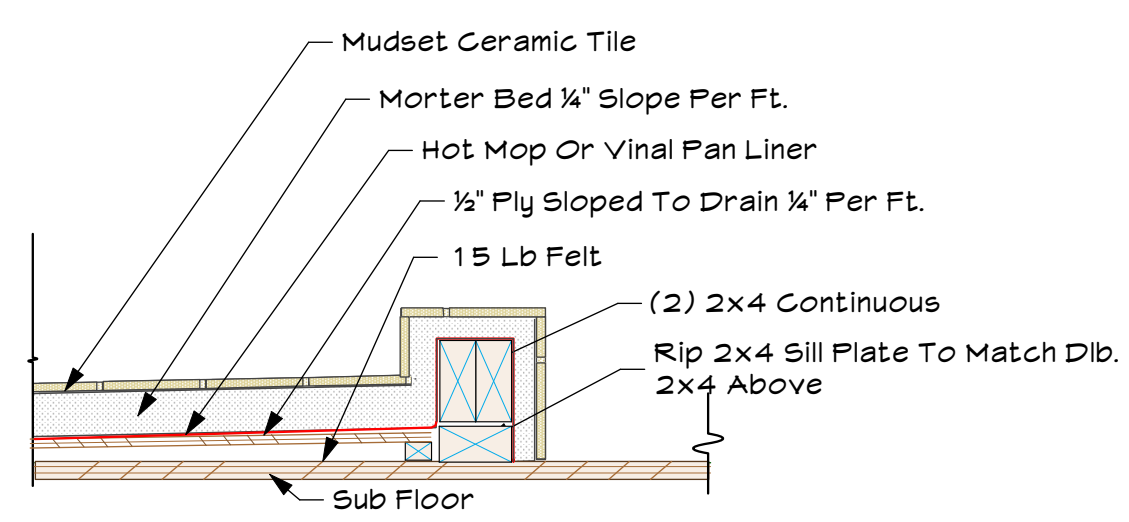
WHEEP SCREED @ FOUNDATION DETAIL
Scale: N.T.S.



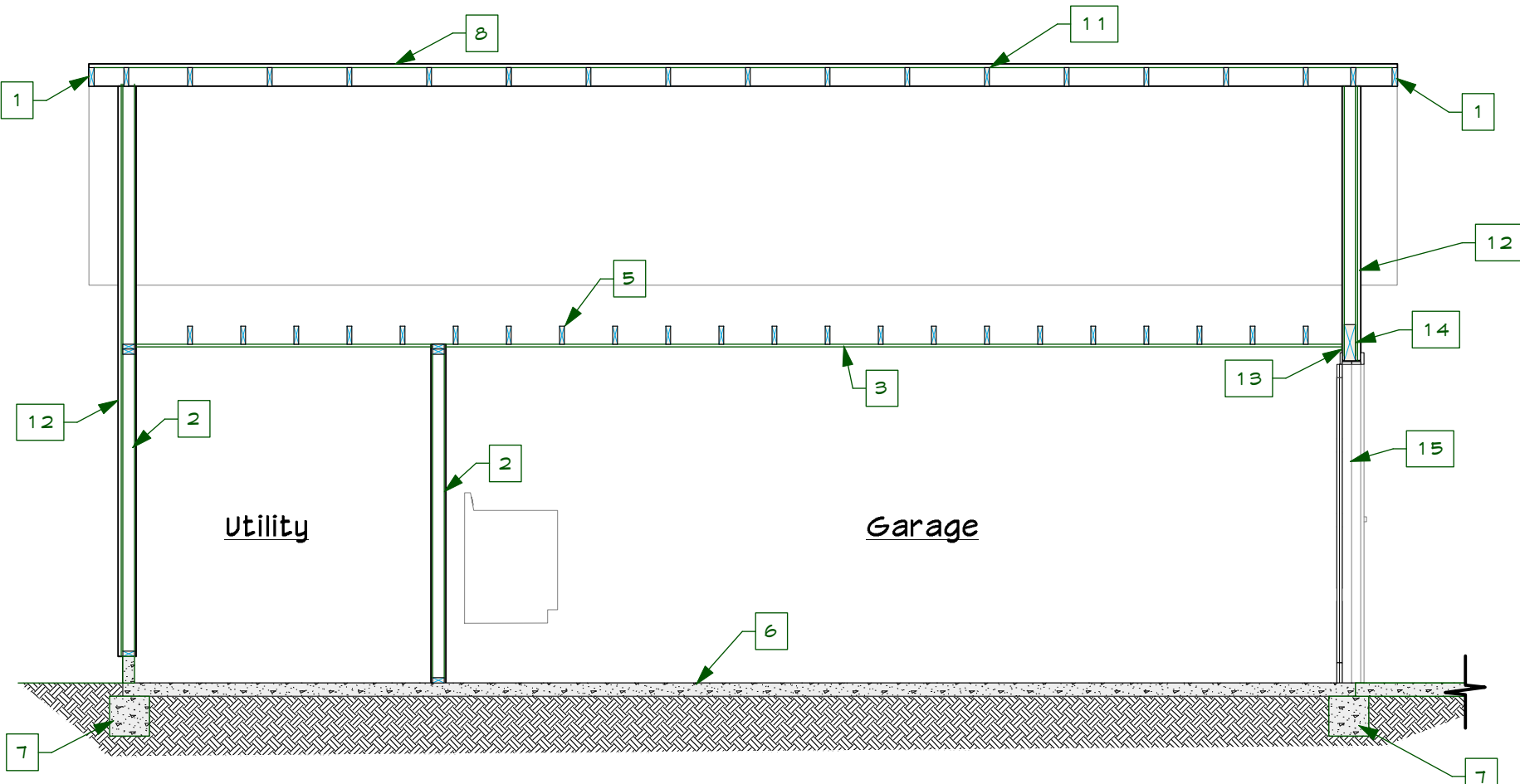
TYP ATTIC LADDER DETAIL
Scale: 1/2" = 1'-0"



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

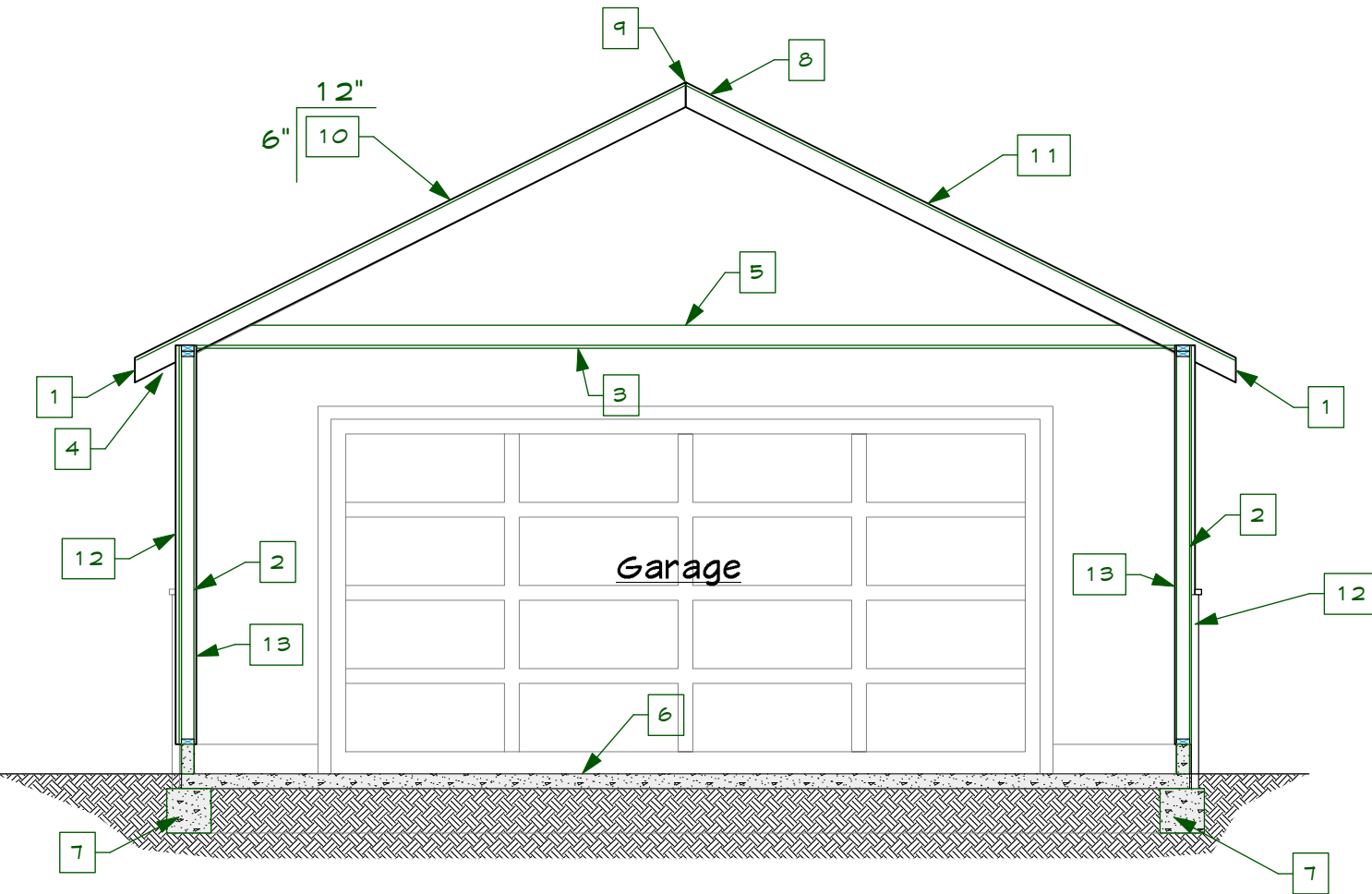


TYP. SHOWER CURB DETAIL
Scale: 1 1/2" = 1'-0"



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

Scale: Feet 0 1 2 3 4 5 6 7 8 9 10 11 12
Inches 0 5 1 1.5 2 2.5 3

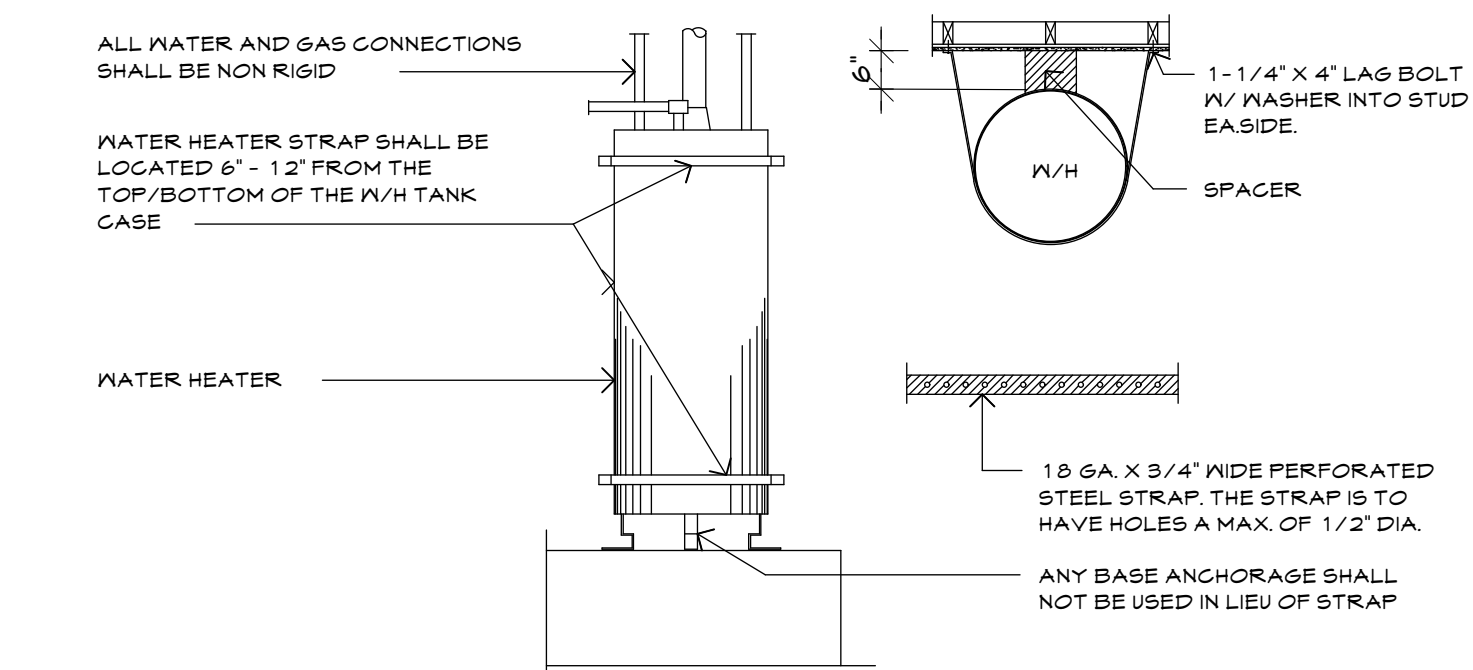


BUILDING SECTION
Scale: 1/4" = 1'-0"

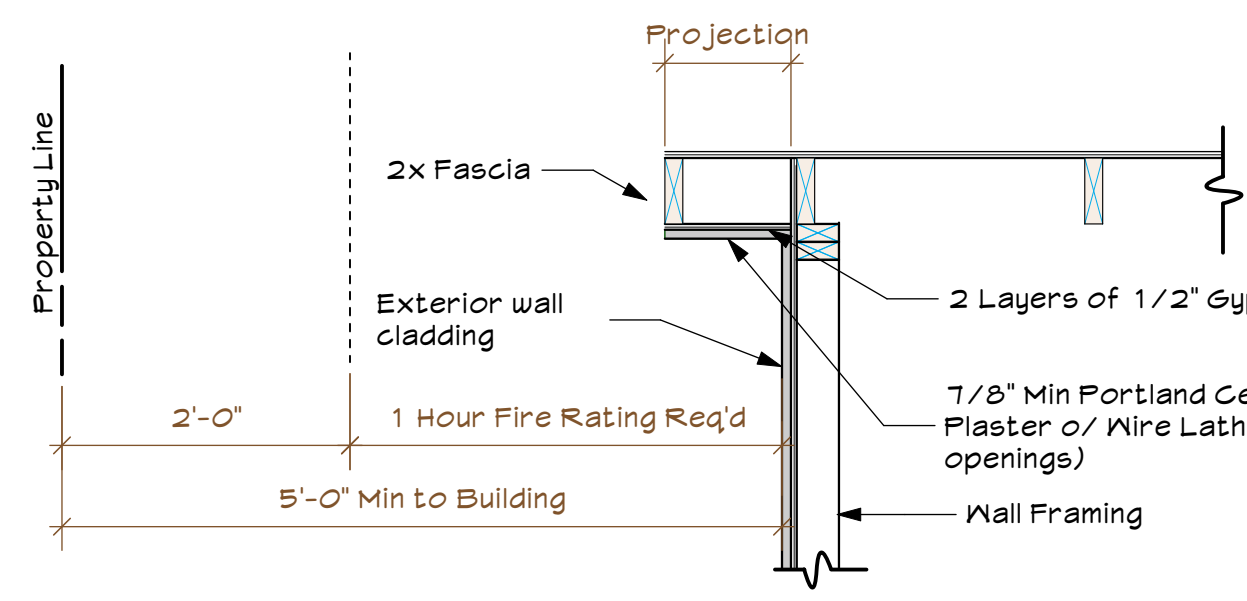
Scale: Feet 0 1 2 3 4 5 6 7 8 9 10 11 12
Inches 0 .5 1 1.5 2 2.5 3

BUILDING SECTION KEYNOTES

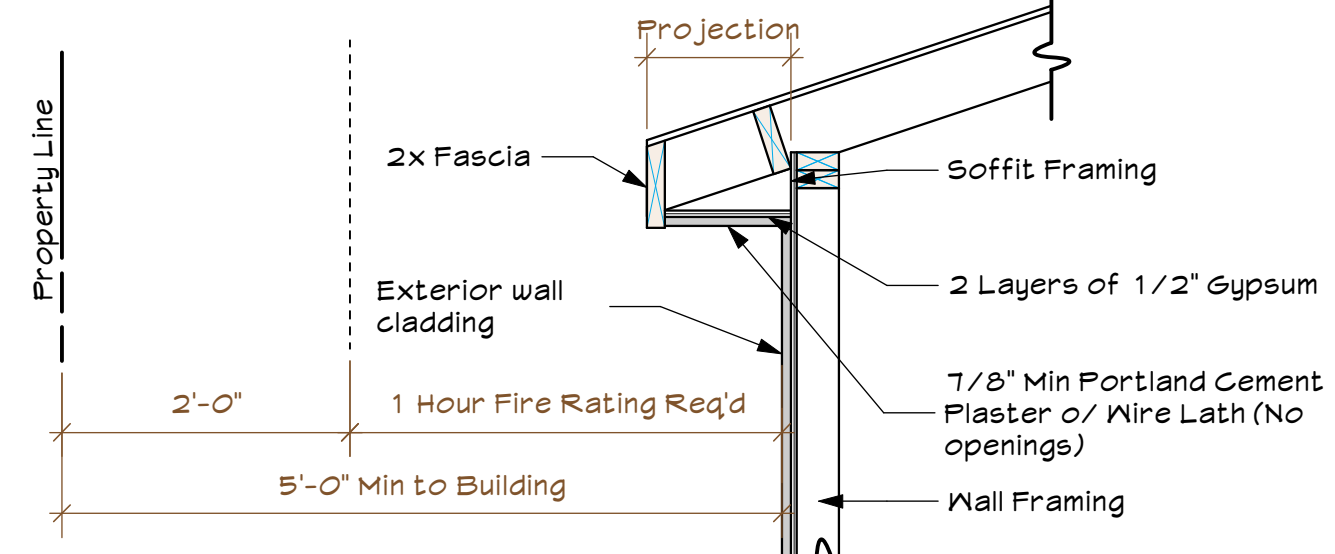
- 2x Fascia
- 2x4 @ 16" o.c.
- 5/8" Gyp. Typ. @ Ceilings
- Fire protected eave projection if < 5'-0" to property line, see architectural detail
- New ceiling framing, see structural
- New concrete slab, see structural
- New Foundation, see structural
- New Roof Sheathing, see structural
- Ridge Vent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



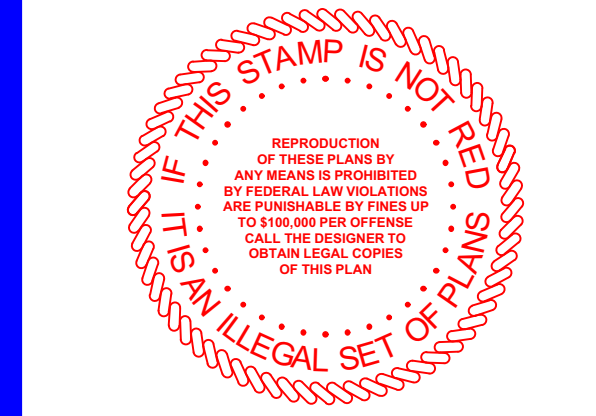
TYPICAL WATER HEATER SEISMIC BRACING
Scale: 1/4" = 1'-0"



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



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



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ARCHITECTURAL
DETAILS/ CROSS
SECTIONS

A5.0

Sheet 11 of 8 Sheets
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