

# CHOU RESIDENCE

## HOUSE ADDITION AND NEW GARAGE-ADU CONVERSION

ABBREVIATION	GENERAL NOTES	PROJECT TEAM	PROJECT DESCRIPTION	ARCHITECTURAL DRAWINGS:	STRUCTURAL DRAWINGS:																																																																																					
<p><b>&amp;</b> And <b>∠</b> Angle <b>⊙</b> H.B. Hose Bibb <b>⊘</b> H.C. Hollow Core <b>⊚</b> HDWD. Hardwood <b>⊛</b> HDWE. Hardwre <b>⊜</b> H.W. Hollow Metal <b>(E)</b> HORIZ. Horizontal <b>(R)</b> HR. Hour <b>(N)</b> New</p> <p><b>A.B.</b> Anchor Bolt <b>ACOUS.</b> Acoustical <b>A.D.</b> Area Drain <b>ADJ.</b> Adjustable <b>AGGR.</b> Aggregate <b>AL.</b> Aluminum <b>ALT.</b> Alternate <b>A.P.</b> Access Panel <b>APPROX.</b> Approximate <b>ARCH.</b> Architectural <b>ASB.</b> Asbestos <b>ASPH.</b> Asphalt <b>A.F.F.</b> Above Finish Floor</p> <p><b>B.B.</b> Bulletin Board <b>BD.</b> Board <b>BITUM.</b> Bituminous <b>BKG.</b> Backing <b>BLDG.</b> Building <b>BLK.</b> Block <b>BLKG.</b> Blocking <b>BM.</b> Beam <b>BOT.</b> Bottom</p> <p><b>CAB.</b> Cabinet <b>C.B.</b> Catch Basin <b>CEM.</b> Cement <b>CER.</b> Ceramic <b>C.I.</b> Cast Iron <b>C.G.</b> Corner Guard <b>C.J.</b> Construction Joint <b>CLG.</b> Ceiling <b>CLK.</b> Clalking <b>CLO.</b> Closet <b>CLR.</b> Clear <b>C.O.</b> Cossed Opening <b>COL.</b> Column <b>CONC.</b> Concrete <b>CONN.</b> Connection <b>CONSTR.</b> Construction <b>CONT.</b> Continuous <b>CORR.</b> Corridor <b>CPT.</b> Carpet <b>CTSK.</b> Countersunk <b>CNTR.</b> Counter <b>CTR.</b> Center</p> <p><b>DET.</b> Detail <b>DIAM.</b> Diameter <b>DIM.</b> Dimension <b>DISP.</b> Dispenser <b>DN.</b> Down <b>D.O.</b> Door Opening <b>DR.</b> Door <b>DR.</b> Drawer <b>DR.</b> Downspout <b>D.S.P.</b> Dry Standpipe <b>DWG.</b> Drawing</p> <p><b>E.</b> East <b>E.A.</b> Each <b>E.B.</b> Expansion Bolt <b>E.J.</b> Expansion Joint <b>EL.</b> Elevation <b>ELEC.</b> Electrical <b>ELEV.</b> Elevator <b>EMER.</b> Emergency <b>ENCL.</b> Enclosure <b>ENGR.</b> Engineer <b>E.P.</b> Electrical Panelboard <b>EQ.</b> Equal <b>EQPT.</b> Equipment <b>E.W.C.</b> Electrical Water Cooler <b>EXST.</b> Existing <b>EXPO.</b> Exposed <b>EXP.</b> Expansion <b>EXT.</b> Exterior</p> <p><b>F.A.</b> Fire Alarm <b>F.B.</b> Flat Bar <b>F.D.</b> Floor Drain <b>FDN.</b> Foundation <b>F.A.</b> Fire Extinguisher <b>F.A.C.</b> Fire Extinguisher Cab. <b>F.H.C.</b> Fire Hose Cabinet <b>F.H.W.S.</b> Flat Head Wood Screw <b>FIN.</b> Finish <b>FIXT.</b> Fixture <b>FL.</b> Floor</p> <p><b>FLASH.</b> Flashing <b>FLUOR.</b> Fluorescent <b>F.O.C.</b> Face of Concrete <b>F.O.F.</b> Face of Finish <b>F.O.S.</b> Face of Studs <b>FFRF.</b> Fireproof <b>FS.</b> Full Size <b>FT.</b> Foot of Feet <b>FTG.</b> Footing <b>FURR.</b> Furring <b>FUT.</b> Future</p> <p><b>GA.</b> Gauge <b>GALV.</b> Galvanized <b>GB.</b> Grab Bar <b>GL.</b> Glass <b>GND.</b> Ground <b>GR.</b> Grade</p> <p><b>GYP.</b> Gypsum <b>I.D.</b> Inside Diameter(Dim.) <b>INC.</b> Incandescent <b>INFO.</b> Information <b>INSUL.</b> Insulation <b>INT.</b> Interior <b>INTER.</b> Intermediate <b>JAN.</b> Janitor <b>JT.</b> Joint <b>KIT.</b> Kitchen <b>LAB.</b> Laboratory <b>LAM.</b> Laminate <b>LAV.</b> Lavatory <b>LED.</b> Light-Emitting Diode <b>LKR.</b> Locker <b>LT.</b> Light <b>MAS.</b> Masonary <b>MAT.</b> Material <b>MAX.</b> Maximum <b>M.B.</b> Machine Bolt <b>M.C.</b> Medicine Cabinet <b>MECH.</b> Mechanical <b>MEMB.</b> Membrane <b>MET.</b> Metal <b>MFR.</b> Manufacturer <b>MTH.</b> Manhole <b>MIN.</b> Minimum <b>MIR.</b> Mirror <b>MISC.</b> Miscellaneous <b>M.O.</b> Masonry Opening <b>MTD.</b> Mounted <b>MUL.</b> Mullion</p> <p><b>N.</b> North <b>N.I.C.</b> Not in Contrast <b>NO.</b> or # Number <b>NOM.</b> Nominal <b>N.T.S.</b> Not to Scale</p> <p><b>O.A.</b> Overall <b>OBS.</b> Obscure <b>O.C.</b> On Center <b>O.D.</b> Outside Diameter(DIM.) <b>OFF.</b> Office <b>O.H.</b> Opposite Hand <b>OPNG.</b> Opening <b>OPP.</b> Opposite</p> <p><b>P.</b> Point <b>P.A.D.</b> Powder Actuated Device <b>PROST.</b> Pre-cast <b>PL.</b> Plate <b>P.LAM.</b> Plastic Laminate <b>PLAS.</b> Plaster <b>PLYWD.</b> Plywood <b>PR.</b> Par <b>PT.</b> Point <b>P.T.D.</b> Paper Towel Dispenser <b>P.T.D/R</b> Combination Paper Towel Dispenser &amp; Receptacle <b>PTN.</b> Partition <b>PTR.</b> Paper Towel Reptacle <b>Q.T.</b> Quarry Tile <b>QTY.</b> Quantity</p> <p><b>R.</b> Riser <b>RAD.</b> Radius <b>R.D.</b> Road Drain <b>REF.</b> Reference <b>REFR.</b> Refrigerator <b>RGTR.</b> Register <b>REINF.</b> Reinforced <b>REQ.</b> Required <b>RESIL.</b> Resilient <b>RM.</b> Room <b>R.O.</b> Rough Opening <b>RUB.</b> Rubber</p> <p><b>RWD.</b> Redwood <b>R.W.L.</b> Rain Water Leader</p> <p><b>S.</b> South <b>S.A.D.</b> See Architectural Drawing <b>S.C.</b> Solid Core <b>S.C.D.</b> Seat Cover Dispenser <b>SCHED.</b> Schedule <b>S.S.</b> Soap Dispenser <b>SECT.</b> Section <b>S.E.D.</b> See Electrical Drawing <b>SH.</b> Shelf <b>SHR.</b> Shower <b>SH.</b> Sheet <b>SH.</b> Similar <b>S.M.D.</b> See Mechanical Drawing <b>S.M.S.</b> Sheet Metal Screw <b>S.N.D.</b> Sanitary Napkin Dispenser <b>S.N.R.</b> Sanitary Napkin Receptacle <b>SPEC.</b> Specification <b>SPD.</b> See Plumbing Drawing <b>SQ.</b> Square <b>S.S.D.</b> See Structural Drawing <b>S.ST.</b> Stainless Steel <b>S.SK.</b> Service Sink</p> <p><b>STA.</b> Station <b>STD.</b> Standard <b>STL.</b> Steel <b>STOR.</b> Storage <b>STR.</b> Structural <b>SUSP.</b> Suspended <b>SYM.</b> Symmetrical</p> <p><b>UNF.</b> Unfinished <b>U.O.N.</b> Unless Otherwise <b>Noted</b> <b>UR.</b> Urinal</p> <p><b>V.C.T.</b> Vinyl Composition Tile <b>VERT.</b> Vertical Vestibule <b>VEST.</b> Vestibule <b>V.I.F.</b> Verify in Field</p> <p><b>T.B.</b> Towel Bar <b>T.C.</b> Top of Curb <b>TEL.</b> Telephone <b>TER.</b> Terrazzo <b>T.&amp;G.</b> Tongue and Groove <b>THK.</b> Thick <b>THRES.</b> Threshold <b>T.P.</b> Top of Pavement <b>T.P.B.</b> Telephone Panelboard <b>T.P.D.</b> Toilet Paper Dispenser <b>T.V.</b> Television <b>T.W.</b> Top of Wall <b>TYP.</b> Typical</p> <p><b>W.</b> West <b>W.</b> With <b>WC.</b> Wall Covering <b>WC.</b> Water Closet <b>WOOD.</b> Wood <b>W.F.</b> Wide Flange <b>W.O.</b> Where Occurs <b>W/O</b> Without <b>WP.</b> Waterproof <b>WSC.</b> Wainscot <b>WT.</b> Weight <b>W.R.</b> Water Resistant</p>	<p>BY EXECUTING CONTRACTS, CONTRACTOR AND SUBCONTRACTORS REPRESENT THAT THEY HAVE:</p> <p>A. VISITED THE SITE AND ITS SURROUNDING AND MADE DUE ALLOWANCES FOR DIFFICULTIES AND CONTINGENCIES.</p> <p>B. COMPARED DRAWINGS WITH EXISTING CONDITIONS AND INFORMED THEMSELVES OF CONDITIONS TO BE ENCOUNTERED, INCLUDING WORK BY OTHERS, IF ANY, BEING PERFORMED, AND</p> <p>C. NOTIFIED THE ARCHITECT OF AMBIGUITIES, INCONSISTENCIES, AND ERRORS THEY HAVE DISCOVERED WITHIN DRAWINGS OR BETWEEN SCOPE AND EXISTING CONDITIONS</p> <p>FAILURE TO VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS SHALL NOT RELIEVE CONTRACTOR OR A SUBCONTRACTOR FROM FURNISHING MATERIALS OR COMPLETING THE WORK IN ACCORDANCE WITH PLANS AND OTHER CONTRACT DOCUMENT AT NO ADDITIONAL COST.</p> <p>CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR WORK RELATED TO CONDITIONS THEY CAN DETERMINE BY EXAMINING THE SITE AND PLANS AND OTHER CONTRACT DOCUMENTS.</p> <p>CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR WORK RELATED TO AMBIGUITIES, INCONSISTENCIES OR ERRORS WITHIN CONTRACT DOCUMENTS, OR BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS, WHEN SUCH AMBIGUITIES, INCONSISTENCIES, OR ERROR ARE KNOWN TO CONTRACTOR OR SUBCONTRACTOR BEFORE CONTRACT EXECUTION UNLESS CONTRACTOR OR SUBCONTRACTOR HAS NOTIFIED THE OWNER IN WRITING OF SUCH CONDITION BEFORE EXECUTION OF AGREEMENT BETWEEN OWNER AND CONTRACTOR.</p> <p>CONTRACTOR SHALL ACCEPT THE SITE AND THE EXISTING SURROUNDING IN THE CONDITIONS IN WHICH THEY EXIST AT THE TIME CONTRACTOR IS GIVEN ACCESS TO BEGIN THE WORK.</p> <p>DAMAGE CAUSED BY CONTRACTOR TO EXISTING STRUCTURES, AND WORK BY OTHERS SHALL BE REPAIRED BY CONTRACTOR AND LEFT IN AS GOOD CONDITIONS AS EXISTING BEFORE THE DAMAGING, UNLESS SUCH EXISTING WORK IS SHOWN TO BE REMOVED OR REPLACED BY NEW WORK.</p> <p>COMPLETE DOCUMENTATION OF EXISTING CONSTRUCTION IS NOT AVAILABLE. DIMENSIONS, LAYOUT, EXISTING MATERIALS, AND CONCEALED CONDITIONS HAVE NOT NECESSARILY BEEN VERIFIED AND AREA NOT REPRESENTED TO BE ACCURATE BEYOND THE LEVEL NECESSARY TO DEFINE THE APPROXIMATE SCOPE OF SURFACE RENOVATION AND SYSTEM REPLACEMENT.</p> <p>IMMEDIATELY UPON ENTERING THE SITE FOR PURPOSES OF BEGINNING WORK, LOCATE GENERAL REFERENCE POINTS AND LAY OUT WORK AND BE RESPONSIBLE FOR LINES, ELEVATION AND MEASUREMENTS, AND WORK EXECUTED UNDER THIS CONTRACT. EXERCISE PROPER PRECAUTIONS TO VERIFY FIGURES SHOWN ON PLANS BEFORE LAYING OUT WORK.</p> <p>CONTRACTOR AND EACH SUBCONTRACTOR, BEFORE STARTING WORK, SHALL VERIFY GOVERNING DIMENSION AT THE SITE INCLUDING ELEVATIONS AND SHALL EXAMINE ADJOINING WORK ON WHICH CONTRACTOR'S OR SUBCONTRACTOR'S WORK ARE IN ANY WAY DEPENDENT. NO "EXTRA" OR ADDITIONAL COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ADJOINING MEASUREMENTS AND DIMENSIONS SHOWN. SUBMIT DIFFERENCES DISCOVERED DURING THE WORK TO THE OWNER FOR INTERPRETATION BEFORE PROCEEDING WITH ASSOCIATED WORK.</p> <p>NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.</p> <p>THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECTS AND HIS CONSULTANTS FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECTS.</p> <p>ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA PLUMBING CODE (CPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.</p> <p>ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.</p> <p>FOLLOWING ANY SLAB DEMOLITION, EXCAVATION AND/OR DAMAGE TO THE VAPOR BARRIER UNDER THE SLAB, THE VAPOR BARRIER SHALL BE REPAIRED AND INSPECTED BY AN APPROVED PARTY.</p>	<p>IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.</p> <p>THESE DRAWINGS AREA INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS FOR THE PURPOSE OF ESTIMATING. THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.</p> <p>NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.</p> <p>THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.</p> <p>ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: CBC, CFC, CPC, CEC, CRC, AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.</p> <p>THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.</p> <p>CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.</p> <p>ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.</p> <p>CONSTRUCTION HOURS ARE LIMITED TO 8 AM TO 5 PM MONDAY THROUGH FRIDAY AND 9 AM TO 4 PM SATURDAY. NO CONSTRUCTION ON SUNDAYS AND HOLIDAYS</p>	<p>THE PROJECT IS TO PROPOSE A NEW ADDITION TO AN EXISTING TWO-STORY SINGLE-FAMILY HOUSE AND TO CONVERT THE EXISTING DETACHED GARAGE TO A NEW ADU. THE SCOPE OF WORK INCLUDES:</p> <ol style="list-style-type: none"> <li>ADD 1808 SF ADDITION TO THE SIDE OF THE HOUSE WITH A FOYER, A BEDROOM, A BATHROOM, A WALK-IN CLOSET, A GAME ROOM, AND A KITCHEN;</li> <li>CONVERT THE EXISTING 395 SF ATTACHED GARAGE TO NEW LIVING SPACES WITH A NEW LIVING ROOM AND DINING ROOM;</li> <li>ADD 298 SF ADDITION AND CONVERT EXISTING 349 SF LIVING AREA TO CREATE A NEW ATTACHED GARAGE TO THE FRONT OF THE HOUSE;</li> <li>ADD 349 SF ADDITION TO THE SECOND-FLOOR AND RE-LAYOUT WITH THREE BEDROOMS, TWO BATHROOMS, AND THREE WALK-IN CLOSET;</li> <li>CONVERT THE EXISTING 365 SF DETACHED STORAGE TO A NEW ADU.</li> <li>ADD NEW FURNACE AND OUTDOOR AC UNIT TO THE MAIN HOUSE;</li> <li>ADD NEW HVAC SPLIT SYSTEM TO THE NEW ADU;</li> <li>NEW ELECTRICAL AND LIGHTING IN MAIN HOUSE AND NEW ADU;</li> <li>RELOCATE AND UPGRADE ELECTRIC METER AND PANEL TO 200A;</li> <li>NEW ELECTRIC METER FOR NEW ADU;</li> <li>RELOCATE GAS METER;</li> <li>INSTALL NEW SKYLIGHTS;</li> <li>NEW DRIVEWAY AT THE NEW GARAGE.</li> </ol> <p><b>APPLICABLE CURRENT CODES AND REGULATIONS</b></p> <p>APPLICABLE CURRENT CODES AND REGULATIONS:</p> <p>2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA ENERGY CODE (CEC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA FIRE CODE (CFC) CITY OF SAN JOSE MUNICIPAL CODE</p>	<p>ARCHITECTURAL DRAWINGS:</p> <p>A-0 TITLE SHEET A-0.1 CLEAN BAY BLUEPRINT A-0.2 - A-0.4 TITLE 24 REPORT A-0.5 - A-0.6 CALGREEN CHECKLIST A-1.0 EXISTING SITE PLAN A-1.1 PROPOSED SITE PLAN A-1.1.1 EXISTING 1ST-FLOOR FLOOR PLAN A-1.1.2 EXISTING 2ND-FLOOR FLOOR PLAN A-1.2 EXISTING ROOF PLAN A-1.2.1 EXISTING STORAGE FLOOR PLAN A-1.2.2 EXISTING STORAGE ROOF PLAN A-2.0 PROPOSED 1ST-FLOOR FLOOR PLAN A-2.1 PROPOSED 1ST-FLOOR DOOR AND WINDOW SCHEDULE A-2.2 PROPOSED 2ND-FLOOR FLOOR PLAN A-2.3 PROPOSED 1ST-FLOOR DOOR AND WINDOW SCHEDULE A-2.4 PROPOSED 2ND-FLOOR FLOOR PLAN A-3.0 EXISTING ELEVATIONS A-3.1 - A-3.2 PROPOSED ELEVATIONS A-3.4 SECTIONS A-4.0 ARCHITECTURAL DETAILS E-1.0 PROPOSED 1ST-FLOOR ELECTRICAL PLAN E-1.1 PROPOSED 2ND-FLOOR ELECTRICAL PLAN PROPOSED ADU ELECTRICAL PLAN</p> <p>STRUCTURAL DRAWINGS:</p> <p>S1.0A GENERAL NOTES/ ABBREVIATIONS SYMBOLS S1.0 GENERAL NOTES/ ABBREVIATIONS SYMBOLS S1.1-S1.6 TYPICAL DETAIL I - VI S2.1 FOUNDATION PLAN S2.2 LOWER FLOOR FRAMING PLAN S2.3 UPPER CEILING &amp; UPPER FLOOR FRAMING PLAN &amp; DETAIL S2.4 LOWER ROOF &amp; UPPER FLOOR FRAMING PLAN S2.5 UPPER CEILING FRAMING PLAN &amp; DETAILS S2.6 UPPER ROOF FRAMING PLAN &amp; DETAILS S3.1-S3.7 DETAIL I - VII SSW1 SIMPSON STEEL STRONG-WALL DETAIL SSW2 SIMPSON STEEL STRONG-WALL DETAIL</p>	<p>CHOU RESIDENCE HOUSE ADDITION AND NEW ADU</p>																																																																																					
	<p><b>SYMBOL</b></p> <p># DOOR MARK</p> <p># WINDOW MARK</p> <p>SIZE TYPE WINDOW MARK SHL HT</p> <p># NOTES MARK</p> <p># WORK POINT, DATUM POINT OR CONTROL POINT</p> <p># ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN</p> <p># SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN</p> <p># DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p> <p># INTERIOR ELEVATION IDENTIFICATION SHEET WHERE INTERIOR ELEVATION IS DRAWN.</p> <p># REVISION NUMBER</p> <p># REVISION CLOUD</p>	<p><b>PARCEL MAP</b></p> <p>OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA</p> <p>JOB SITE</p>	<p><b>VICINITY MAP</b></p>	<p><b>SITE AND PROJECT INFORMATION</b></p> <table border="1"> <thead> <tr> <th>APN NUMBER</th> <th>ZONING</th> <th>REQUIRED</th> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>R-1-5 11471 S.F.</td> <td>11471 S.F.</td> </tr> <tr> <td>LOT AREA</td> <td>/</td> <td>/</td> <td>1ST FLOOR: 1489 S.F. + 2ND FLOOR: 776 S.F. = 2265 S.F.</td> <td>1ST FLOOR: 1489+349+395+395+685=2615 S.F. 2ND FLOOR: 776+349 S.F.=1125 S.F. TOTAL: 2615+1125 = 3740 S.F.</td> </tr> <tr> <td>FLOOR AREA</td> <td>/</td> <td>/</td> <td>365 S.F. + 126 S.F. SHED =491 S.F.</td> <td>365 S.F.</td> </tr> <tr> <td>STORAGE AREA</td> <td>/</td> <td>/</td> <td>N/A</td> <td>647 S.F.</td> </tr> <tr> <td>NEW ADU AREA</td> <td>/</td> <td>/</td> <td>395 S.F.</td> <td>647 S.F.</td> </tr> <tr> <td>GARAGE AREA</td> <td>/</td> <td>/</td> <td>N/A</td> <td>647 S.F.</td> </tr> <tr> <td>FLOOR AREA RATIO</td> <td>11471 X 45% = 5161.95 S.F.</td> <td>2265/11471 S.F. = 19.7%</td> <td>3740/11471 S.F. = 32.6%</td> <td>2615+647 S.F. = 28.4%</td> </tr> <tr> <td>LOT COVERAGE</td> <td>11471 X 45% = 5161.95 S.F.</td> <td>1489+491+395/11471 S.F. = 20.7%</td> <td>2615+647 S.F. = 28.4%</td> <td>2615+647 S.F. = 28.4%</td> </tr> <tr> <td>FRONT SETBACK</td> <td>20'-0"</td> <td>37'-6"</td> <td>49'-10"</td> <td>25'-4"</td> </tr> <tr> <td>REAR SETBACK</td> <td>20'-0"</td> <td>49'-10"</td> <td>49'-10"</td> <td>49'-10"</td> </tr> <tr> <td>SIDE SETBACK</td> <td>5'-0"/ 5'-0"</td> <td>15'-5"/ 7'-0"</td> <td>24'-1"</td> <td>24'-1"</td> </tr> <tr> <td>HEIGHT LIMITS</td> <td>35'-0"</td> <td>/</td> <td>NO</td> <td>NO</td> </tr> <tr> <td>FIRE SPRINKLER</td> <td>/</td> <td>/</td> <td>NO</td> <td>NO</td> </tr> <tr> <td>TYPE OF CONSTRUCTION</td> <td>/</td> <td>/</td> <td>V-B</td> <td>V-B</td> </tr> <tr> <td>OCC. GROUP</td> <td>/</td> <td>/</td> <td>R3/U</td> <td>R3/U</td> </tr> <tr> <td>FLOOD ZONE</td> <td>/</td> <td>/</td> <td>D</td> <td>D</td> </tr> </tbody> </table>	APN NUMBER	ZONING	REQUIRED	EXISTING	PROPOSED				R-1-5 11471 S.F.	11471 S.F.	LOT AREA	/	/	1ST FLOOR: 1489 S.F. + 2ND FLOOR: 776 S.F. = 2265 S.F.	1ST FLOOR: 1489+349+395+395+685=2615 S.F. 2ND FLOOR: 776+349 S.F.=1125 S.F. TOTAL: 2615+1125 = 3740 S.F.	FLOOR AREA	/	/	365 S.F. + 126 S.F. SHED =491 S.F.	365 S.F.	STORAGE AREA	/	/	N/A	647 S.F.	NEW ADU AREA	/	/	395 S.F.	647 S.F.	GARAGE AREA	/	/	N/A	647 S.F.	FLOOR AREA RATIO	11471 X 45% = 5161.95 S.F.	2265/11471 S.F. = 19.7%	3740/11471 S.F. = 32.6%	2615+647 S.F. = 28.4%	LOT COVERAGE	11471 X 45% = 5161.95 S.F.	1489+491+395/11471 S.F. = 20.7%	2615+647 S.F. = 28.4%	2615+647 S.F. = 28.4%	FRONT SETBACK	20'-0"	37'-6"	49'-10"	25'-4"	REAR SETBACK	20'-0"	49'-10"	49'-10"	49'-10"	SIDE SETBACK	5'-0"/ 5'-0"	15'-5"/ 7'-0"	24'-1"	24'-1"	HEIGHT LIMITS	35'-0"	/	NO	NO	FIRE SPRINKLER	/	/	NO	NO	TYPE OF CONSTRUCTION	/	/	V-B	V-B	OCC. GROUP	/	/	R3/U	R3/U	FLOOD ZONE	/	/	D	D	<p>REVISIONS:</p> <p>SHEET TITLE: <b>TITLE SHEET</b></p> <p>DATE: 04/03/2022 PROJECT NO. R22-1203</p> <p>SCALE: AS SHOWN DRAWN SL</p> <p>SHEET: <b>A-0</b></p>
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CHOU RESIDENCE  
HOUSE ADDITION AND NEW ADU  
2362 RENO DR,  
SAN JOSE, CA 95148

REVISIONS:

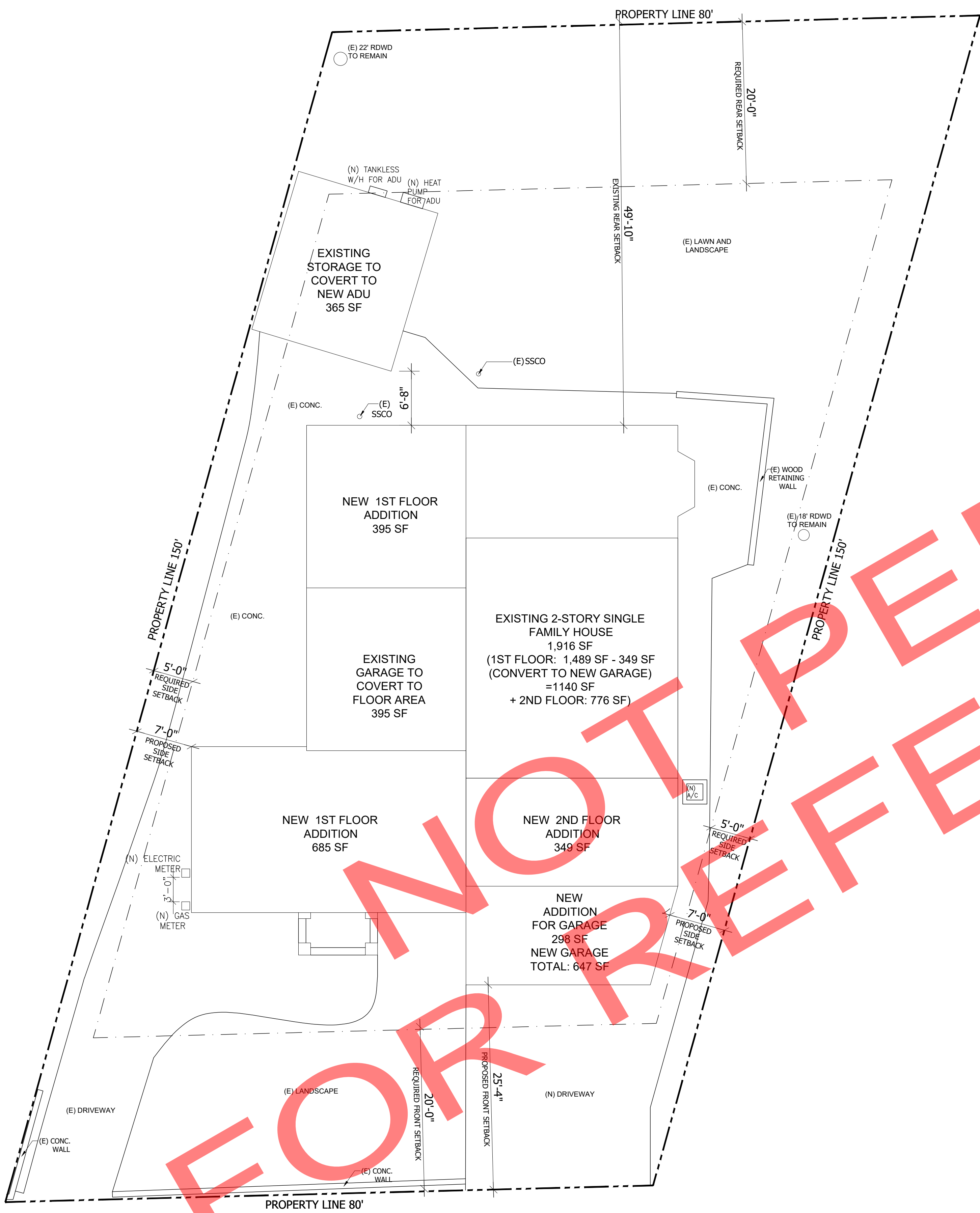
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SITE PLAN/  
PROPOSED  
SITE PLAN**

DATE PROJECT NO.  
04/03/2022 R22-1203

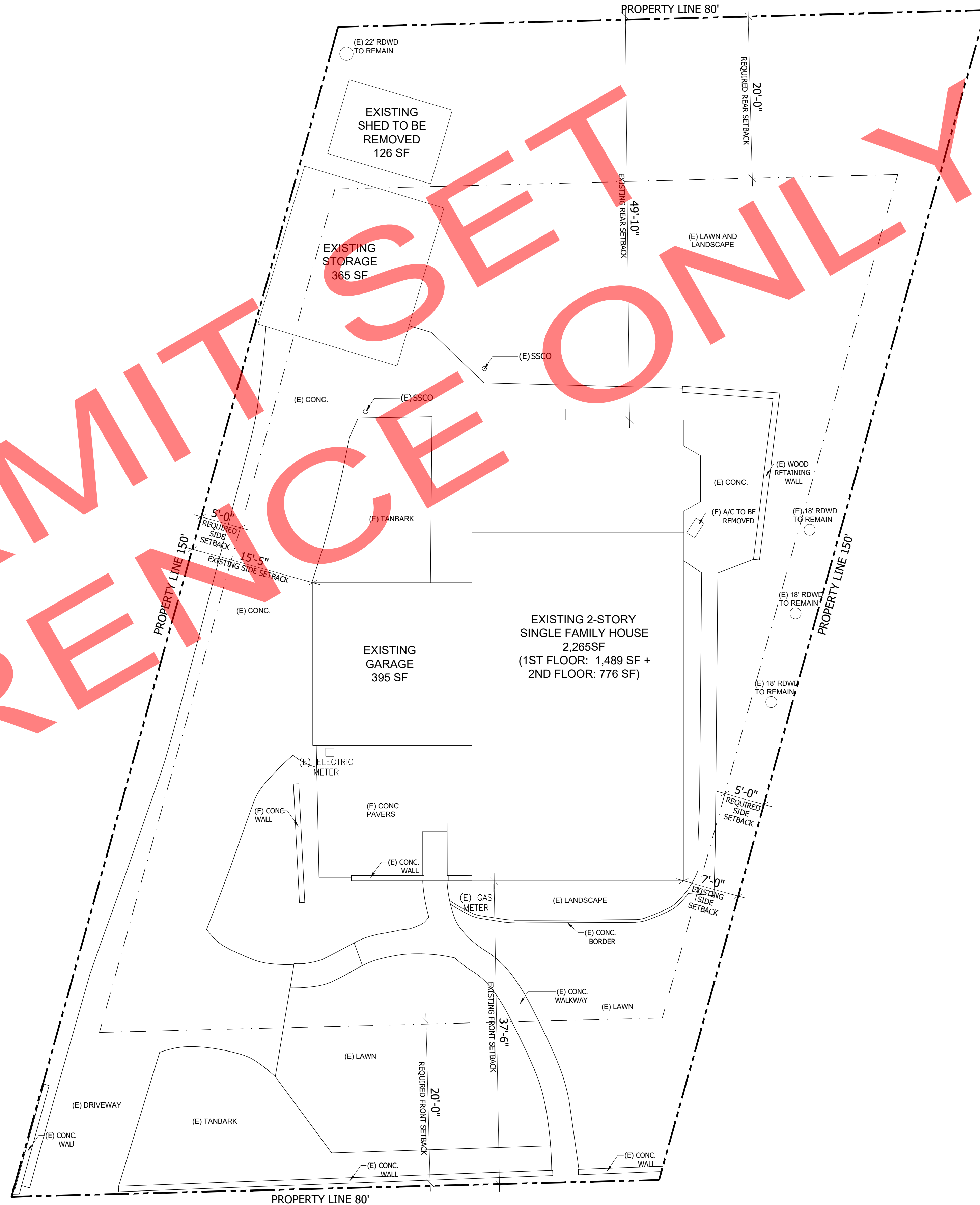
SCALE DRAWN  
AS SHOWN SL

SHEET

**A-1.0**



RENO ROAD



RENO ROAD



GENERAL NOTES

- THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION OF THE ORIGINAL LEASE DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE OWNER NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
- REFER TO MECHANICAL & ELECTRICAL DEMOLITION NOTES AND MEP DOCUMENTS FOR EXTENT OF DEMOLITION OF THOSE SYSTEMS.
- PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED.

- CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
- OPERATING SYSTEMS, UTILITIES AND SERVICES SERVING THE EXISTING SITE SHALL BE MAINTAINED IN OPERATION TO SERVE THE NEEDS OF PORTIONS OF THE BUILDING AND SITE NOT INVOLVED IN THE WORK UNDER THIS CONTRACT AT ALL TIMES DURING THE PROGRESS OF THE WORK UNDER THIS CONTRACT, EXCEPT FOR SUCH SHORT PERIODS AS ARE ABSOLUTELY NECESSARY TO PERFORM THE WORK. SUCH OPERATING SYSTEMS, UTILITIES AND SERVICES INCLUDE BUT ARE NOT LIMITED TO WATER, ELECTRICITY, HVAC, SANITARY, SEWER, FIRE ALARM, TELEPHONE AND SECURITY.
- PRIOR TO INTERRUPTING OR OTHERWISE AFFECTING ANY SUCH OPERATING SYSTEM, UTILITY OR SERVICE, CONTRACTOR SHALL CONSULT WITH OWNER'S REPRESENTATIVE TO ESTABLISH A MUTUALLY SATISFACTORY SCHEDULE FOR CUT OVER, CUT OFF DISRUPTION OR OTHER CHANGE IN THE OPERATION OF THE AFFECTED SYSTEM, UTILITY OR SERVICE.
- ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
- DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.

- NOISE AND DUST IS NOT TO BE DISRUPTIVE TO THE OCCUPIED AREA OF THE BUILDING. PROVIDE TEMPORARY PARTITIONS AS REQUIRED.
- DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING NECESSARY TO EXECUTE THE NEW WORK.
- CONTRACTOR TO OBTAIN & COMPLY WITH ALL BUILDING RULES & REGULATIONS.
- EXISTING ROOF DRAINS TO BE REWORKED AS REQUIRED. COORDINATE LOCATION WITH ARCHITECT & OWNER. ALL WORK PERFORMED AFTER NORMAL BUSINESS HOURS REQUIRES AREA TO BE CLEAN BEFORE 8:00 AM THE FOLLOWING DAY. CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK.

TATERU DESIGN STUDIO

DESIGNER:  
SHERMAN LEE

EMAIL:  
TATERU.ARCH@GMAIL.COM  
TEL: (669) 257-2595

*Sherman Lee*

CLIENT:  
BRYANT CHOU

2362 RENO DR,  
SAN JOSE, CA 95148

TEL: (510)366-6514

CHOU RESIDENCE  
HOUSE ADDITION AND NEW ADU  
2362 RENO DR,  
SAN JOSE, CA 95148

REVISIONS:

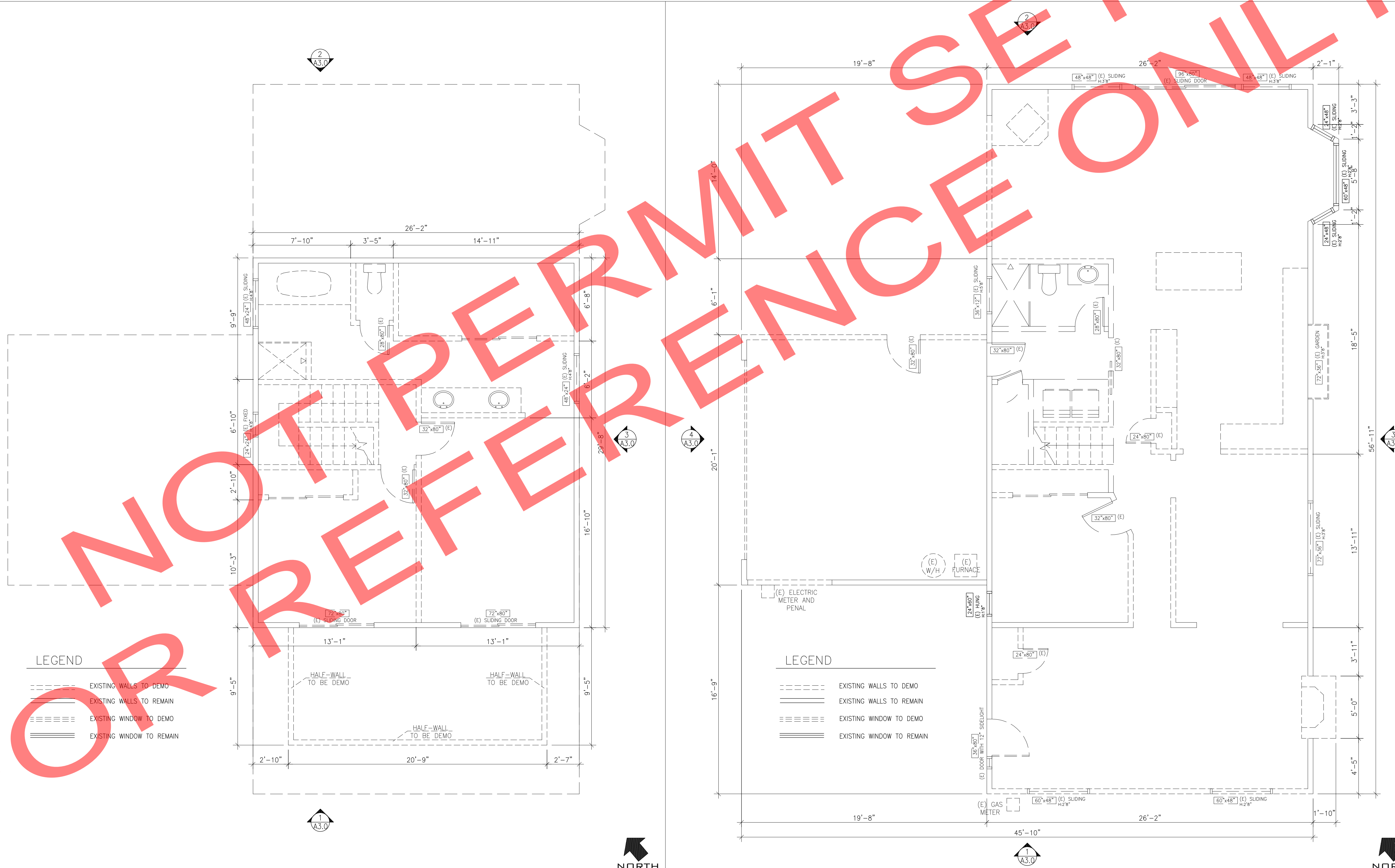
SHEET TITLE:  
**EXISTING 1ST  
AND 2ND  
FLOOR  
FLOOR PLAN**

DATE PROJECT NO.  
04/03/2022 R22-1203

SCALE DRAWN  
AS SHOWN SL

SHEET

**A-1.1**



EXISTING SECOND-FLOOR FLOOR PLAN AND DEMO PLAN

1/4" 2

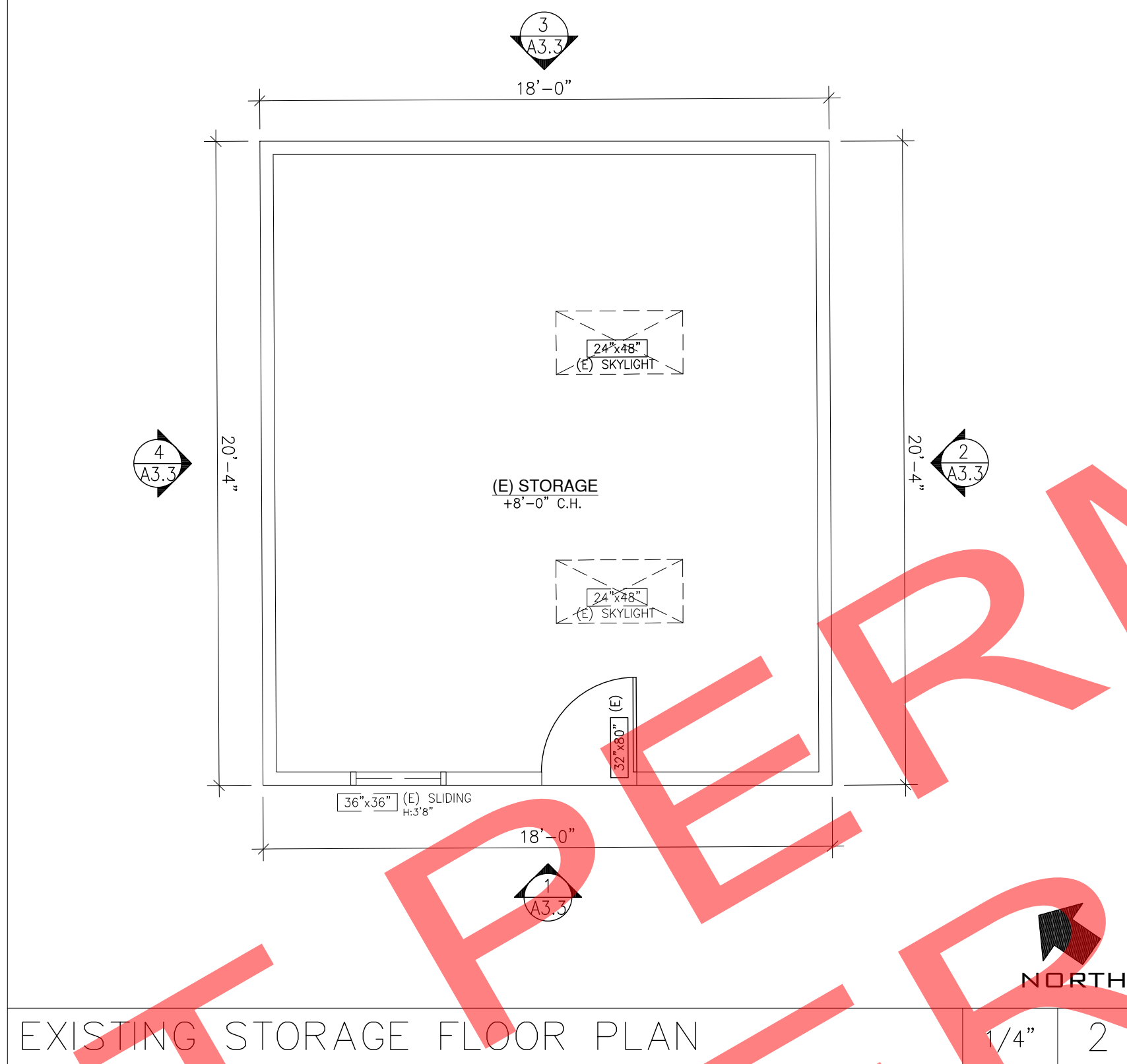
EXISTING FIRST-FLOOR FLOOR PLAN AND DEMO PLAN

1/4" 1



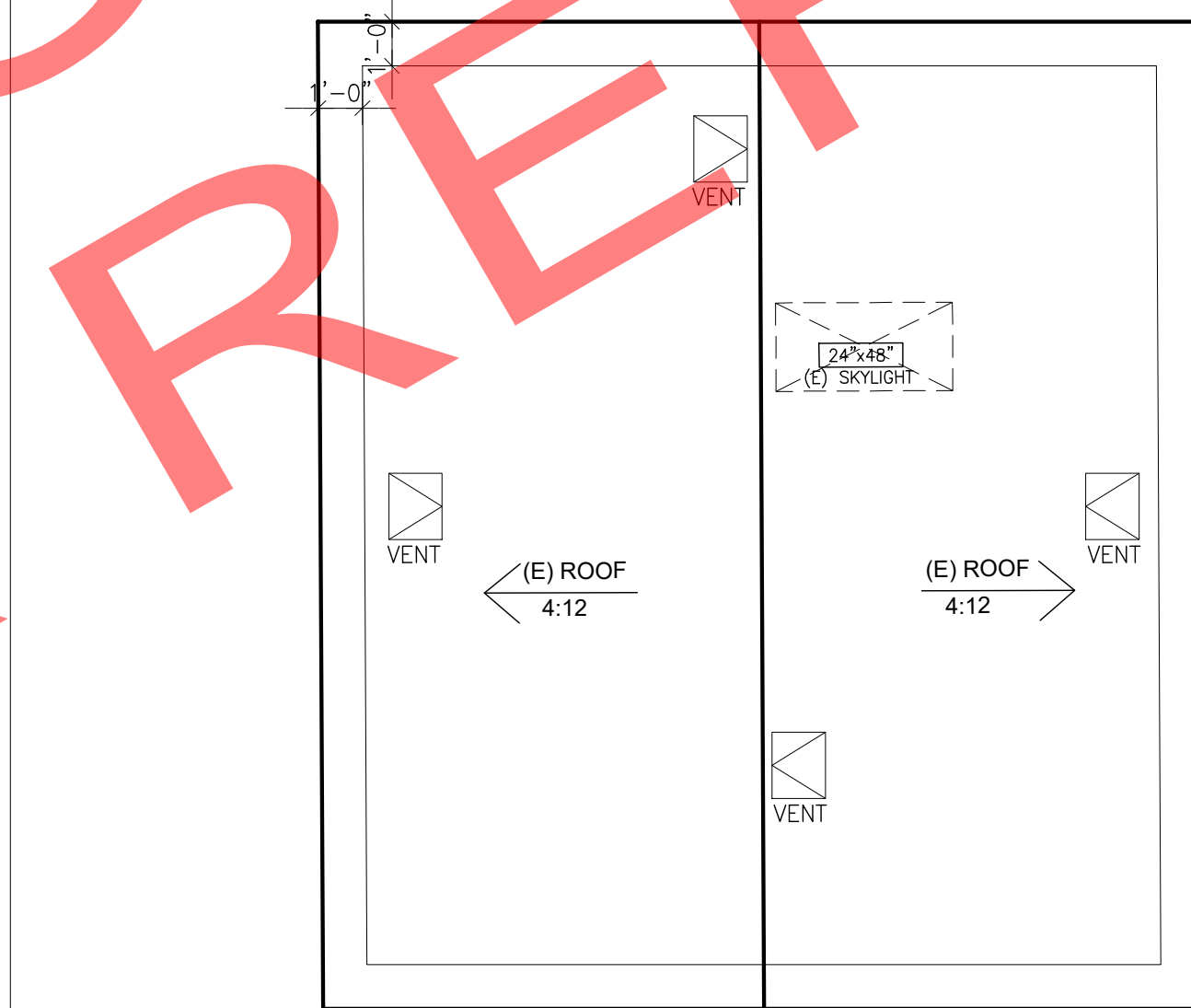
LEGEND

- ===== EXISTING WALLS TO DEMO
- ===== EXISTING WALLS TO REMAIN
- ===== EXISTING WINDOW TO DEMO
- ===== EXISTING WINDOW TO REMAIN



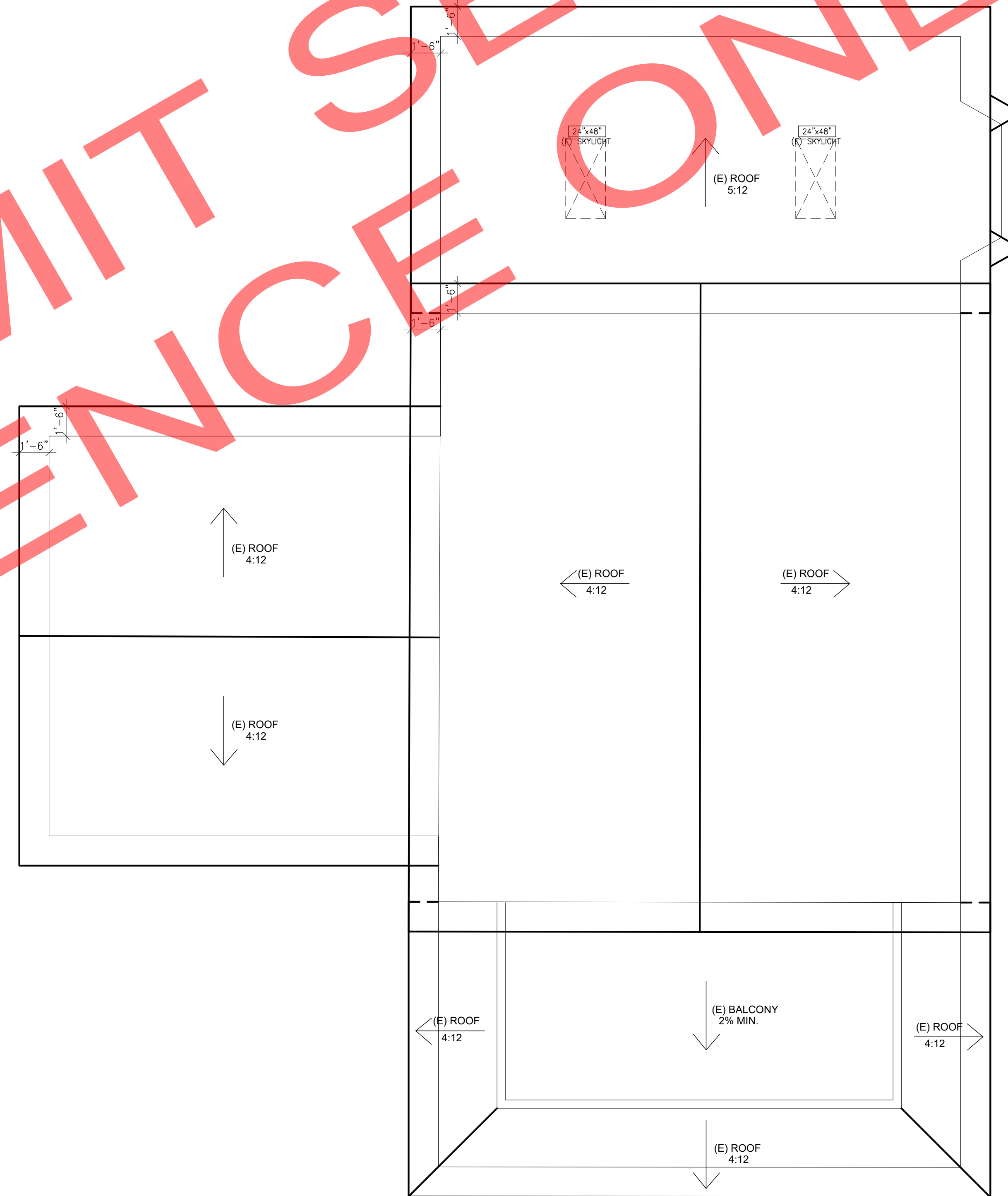
EXISTING STORAGE FLOOR PLAN

1/4" 2



EXISTING STORAGE ROOF PLAN

1/4" 3



EXISTING ROOF PLAN

1/4" 1

FOR NOT PERMIT SET ONLY

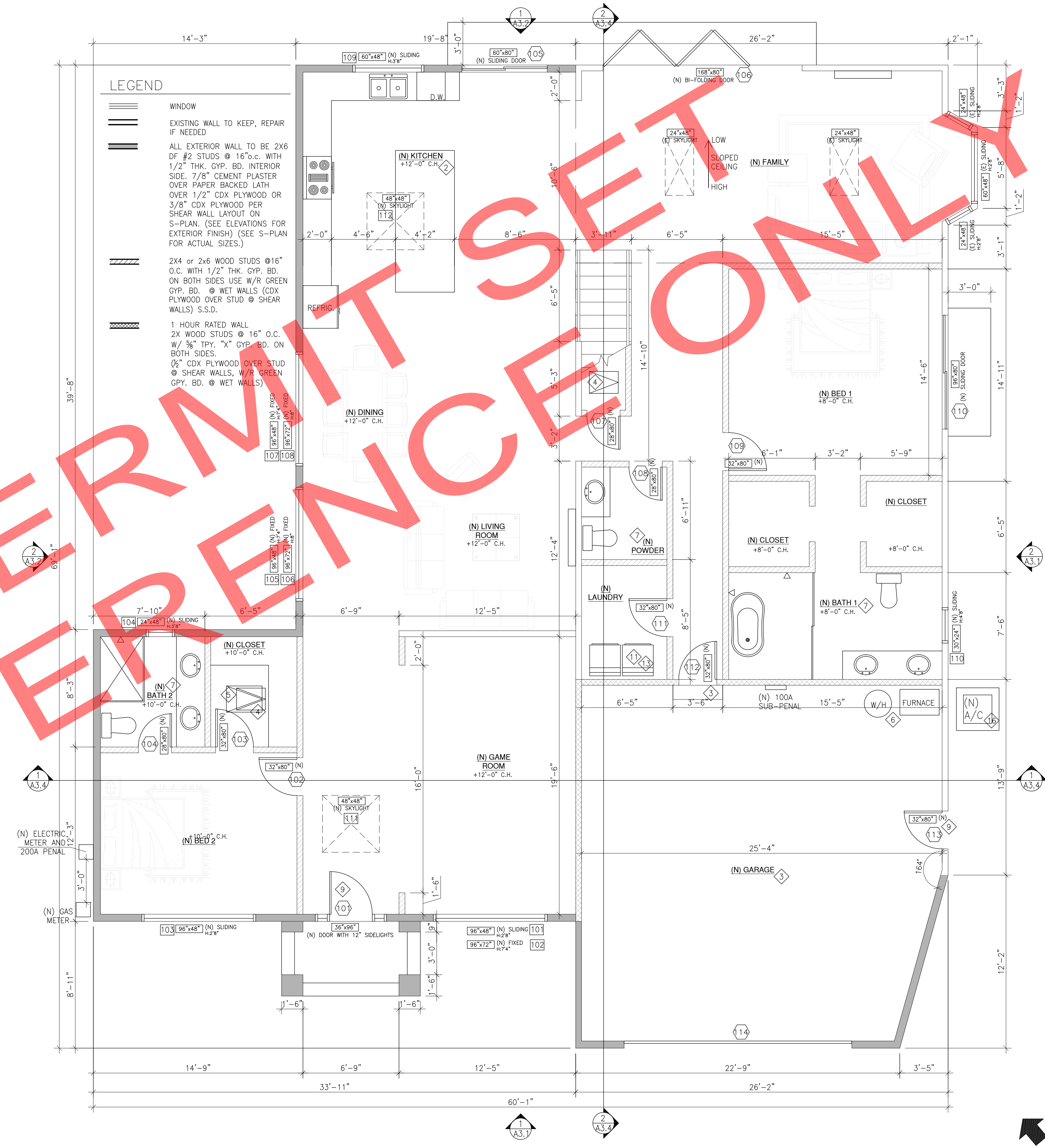


**GENERAL NOTES:**

1. ALL INTERIOR FINISH MATERIALS, KITCHEN EQUIPMENTS, PLUMBING FIXTURES AND ELEC. FIXTURES SHALL BE SELECTED BY OWNERS. PROVIDE INTERCOM, SECURITY & VACUUM AT OWNER'S OPTION.
2. EXTERIOR WALL & PLUMBING WALL: 2X6 @ 16"O.C., TYP.
3. KITCHEN NOTES:
  - A. COOK TOP WITH EXHAUST AIR TO EXTERIOR WALL.
  - B. HOME CENTER WITH UPPER CABINET AND LIGHT.
  - C. DISH-WASHER, GARBAGE DISPOSAL, MICRO-WAVE, OVEN AND OTHER EQUIPMENTS SHALL BE SELECTED BY OWNER BEFORE CONSTRUCTION.
  - D. PROVIDE GFCI PROTECTED OUTLETS AT COUNTER TOP.
  - E. PROVIDE 2 MIN. SEPARATE 20 AMP CIRCUITS FOR SMALL KITCHEN APPLIANCES.
  - F. TWO (2) 20 AMP DEDICATED CIRCUITS FOR COUNTER RECEPTACLES.
  - G. EVERY COUNTER SPACE 12" OR WIDER SHALL HAVE AN APPLIANCE RECEPTACLE. COUNTER RECEPTACLES INSTALLED EVERY 4 FEET ON CENTER, SUCH THAT THERE IS NO MORE THAN 24" TO A RECEPTACLE. NO EQUIPMENT CAN BE CONNECTED TO THE COUNTER CIRCUITS.
  - H. ALL COUNTER RECEPTACLES MUST BE GFCI PROTECTED.
  - I. ISLANDS/PENINSULAS GREATER THAN 12" X 24" MUST HAVE AT LEAST ONE GFCI ELECTRICAL OUTLET. ALL INSTALLED WIRING OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AS REQUIRED BY 2019 CA ENERGY CODE.
  - J. ELECTRIC OVEN AND RANGE REQUIRE SEPARATE CIRCUITS.
  - K. IF GAS LINE IS ALTERED OR MOVED SHOW EXISTING AND PROPOSED LOCATION, PIPE SIZE, AND BTUS OF APPLIANCES BEING SERVED, SHOW GAS METER LOCATION. LEAVE EXPOSED FOR INSPECTION.
4. GARAGE NOTES:
  - A. EPARATION OF MINIMUM 1/2" GYPSUM BOARD ON GARAGE SIDE IS REQUIRED BETWEEN GARAGE AND DWELLING. CRC R302.6.
  - B. OPENING BETWEEN GARAGE AND DWELLING REQUIRED TO BE A SOLID WOOD DOOR NOT LESS THAN 1-3/8 INCH THICKNESS, OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCH THICK, OR 20 MINUTE RATED, SELF CLOSING/SELF LATCHING DOOR PER CRC R302.5.1
  - C. DUCTS IN THE GARAGE OR PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. CRC R302.5.2
5. PROVIDE 18"X24" UNDERFLOOR ACCESS
6. PROVIDE 22"X30" ATTIC ACCESS, MIN. 30" HEADROOM CLEARANCE.
7. WATER HEATER & FURNACE SHOULD HAVE SEISMIC RESTRAINT STRAP & ELEVATE PILOT HEIGHTS 18" MIN. ABOVE FLOOR, COVER W/ SHEET METAL PER CPC & CMC.
8. BATHTUB AND SHOWER NOTES:
  - A. ALL BATHTUB AND SHOWER, SHOULD COMPLY WITH CRC R307.2 AND R702.4.2. TYP.
  - B. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2
  - C. PROVIDE FIBER-REINFORCED GYPSUM BACKERS (OR APPR. EQ.)
  - D. PROVIDE CONCRETE BACKER @ AROUND SHOWER @ 902.2
  - E. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R702.3.7.
  - F. PROVIDE TEMPERED GLAZING FOR ALL NEW WINDOWS WITHIN 24" FROM THE ARC OPENING OF THE DOORS AND WITHIN 60" FROM THE WET SURFACE OF TUB/ SHOWER.
  - G. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
  - H. ALL ELECTRICAL RECEPTACLES SHALL BE GFCI PROTECTED.
  - I. TOILET CLEARANCE -24" IN FRONT OF TOILET AND 15" ON EACH SIDE MEASURED FROM CENTER OF TOILET. CPC 402.5
  - J. PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED. CPC 906.2
  - K. SHOWER COMPARTMENT MUST HAVE A FINISHED INTERIOR NO LESS THAN 1024 SQUARE INCHES AND SHALL ENCOMPASS A MINIMUM 30-INCH CIRCLE. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS. CPC 408.6
  - L. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 408.3. MAXIMUM MIXING WATER TEMP OF 120 °F.
  - M. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC.
  - N. SAFETY GLAZING IS REQUIRED ON WINDOWS AND IN ENCLOSURES FOR OR WALLS FACING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE AND DRAIN INLET.
  - O. CONTROLS FOR THE SHOWERHEAD SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENT SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY PER CPC 408.9.
  - P. THE GRADE OF HORIZONTAL DRAINAGE PIPE SHALL NOT BE LESS THAN 1/4" PER FOOT. CPC 708.1
9. SKYLIGHTS -OPERABLE SKYLIGHTS MUST BE 10 FEET FROM PLUMBING VENTS OR THREE FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REPORT NUMBER
10. ALL EXTERIOR WOOD DOORS SHALL BE SOLID CORE WITH WEATHER STRIP.
11. GARAGE & UTILITY ROOM CONSTRUCTION: (ONE HOUR RATED) 5/8" GYP. BD. TYPE "X" ON WALL, CEILING, AND POSTS. FIRE RESISTANT CAULKING AT PENETRATIONS. (SEE FIRE SEPARATION NOTS FOR MORE INFO.) FIRE SEPARATION WALL UP TO ROOF FRAMING, SEE FIRE SEPARATION NOTES FOR INFORMATION.
12. PROVIDE 4" DRYER VENT, DRYER SHALL BE A LISTED & APPROVED PRODUCT TESTED BY A RECOGNIZED TESTING AGENCY, IF THE VENT MORE THAN 14' LONG.
13. 7.5" MAX. FOR IN-SWINGING DOORS & 1/2" MAX. FOR OUT-SWINGING DOORS FROM THE TOP OF THE THRESHOLD TO THE LANDING AT THE EXTERIOR DOORS.
14. THE CLOTHES DRYER'S SHALL BE VENTED TO THE OUTSIDE WITH A MIN. 4" EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. C.M.C. SECTION 504.3.1. THE DRYER TERMINATES TO THE OUTSIDE OF BLDG TO BE MIN. 3' FROM OPENING. MAX. LENGTH OF THE DRYER SHALL NOT EXCEED 14' W/ (2)-90 DEGREE ELBOWS EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. CMC 504.3.2.2
15. EXHAUST DUCT TO ROOF OR THRU WALL. PER 510.5.2 OF 2019 CPC.
16. PROVIDE A 100 SQ.IN. LOUVER IN THE DOOR FOR MAKEUP AIR. (CMC 504.4.1.)
17. PROVIDE AC CONDENSER UNITS SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3" ABOVE THE GROUND LEVEL. CMC 1106.2.
18. VENTILATION @ LAUNDRY & WATER CLOSET ROOM TO COMPLY WITH CMC TABLE 402.1 & 504.6.
19. FURNACE COMBUSTION AIR TO COMPLY WITH 602 CMC
20. R-15 INSULATION ON WALL OF UTILITY & LAUNDRY ROOMS.
21. T&P VALVE DRAIN LINE TO DISCHARGE TO THE EXTERIOR W/ 2% SLOPE.

**GENERAL NEW BATHROOM AND/OR BATHROOM REMODEL REQUIREMENTS**

- BUILDING:**
1. WATER RESISTANT BACKING BOARD (GREEN BOARD) SHALL NOT BE PERMITTED FOR USE WITHIN SHOWER COMPARTMENTS OR AROUND TUB/SHOWER FOR GLUE-ON TILE APPLICATION. "DURBOARD" OR "WONDERBOARD" MUST BE USED IN SUCH APPLICATIONS (LOCAL POLICY).
  2. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUB AND SHOWER WHERE ANY PORTION OF THE BOTTOM EXPOSED GLAZING IS LESS THAN 60" FROM STANDING SURFACE SHALL BE SAFETY GLAZING.
  3. MIN. DISTANCE FROM CENTERLINE OF WATER CLOSETS TO WALL OR BARRIER IS 15 INCHES EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24 INCHES IN FRONT OF EACH WATER CLOSET.
  4. MIN. SHOWER PART DIMENSIONS IS 1024 SQ IN AND THE MIN FINISH DIMENSION IN ANY DIRECTION IS 30 INCHES. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS.
  5. SAFETY GLAZING IS REQUIRED AT FOLLOWING LOCATIONS: WALLS FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- ELECTRICAL:**
1. ALL RECEPTACLES SHALL BE GFCI PROTECTED (CEC210.8 (A) (1)) ANY EXISTING, NEW, AND ADDITIONAL RECEPTACLES SHALL BE CONNECTED TO A DEDICATED 20 AMP CIRCUIT.
  2. IN ALL AREA SPECIFIED IN SECTION 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPPER-RESISTANT RECEPTACLES. (CEC 406.11)
  3. WHIRLPOOL BATHTUB SHALL HAVE MOTOR ACCESS AND BE TESTED (CEC 680.70). ALL METAL CABLES, FITTINGS, PIPING OR OTHER METAL SURFACES, WITHIN 5' OF THE INSIDE WALLS OF THE WHIRLPOOL BATHTUB SHALL BE PROPERLY BONDED (CEC 680.43-D).
  4. LIGHT FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
  5. ALL LIGHTING SHALL BE HIGH EFFICIENCY (I.E. FLUORESCENT). DIMMERS ARE NOT ALLOWED IN BATHROOMS (2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS).
- MECHANICAL:**
1. ROOM CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODES.
  2. NATURAL VENTILATION SHALL BE PERMITTED IN LIEU OF OR IN CONJUNCTION WITH MECHANICAL SYSTEMS, NET OPERABLE MINIMUM SHALL AT 4% OF THE NET OCCUPIED FLOOR AREA IF VENTILATED DIRECTLY TO THE OUTDOORS, IF VENTILATED THROUGH AN ADJOINING ROOM, NET OPERABLE AREA SHALL BE AT MINIMUM 8% OF THE NET OCCUPIED FLOOR AREA OR NOT LESS THAN 25 SQ FT.
  3. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR DUCTED TO OUTSIDE, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT BETWEEN A RELATIVE HUMIDITY RANGE OF 50%-80%
- PLUMBING (WATER SAVING PLUMBING FIXTURES):**
- PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES NEED TO BE UPGRADED.
1. WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2.
  2. KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 420.2.1 & 420.2.2.
  3. RESIDENTIAL LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM. CPC 402.2.2.
  4. SHOWERHEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 408.2.
  5. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF NEED TO BE REPLACED WITH WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH.
  6. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM NEED TO BE REPLACED WITH A SHOWER HEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM.
  7. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS)
- GENERAL PLUMBING:**
1. CONTRACTOR VERIFY ALL(E) PLUMBING SIZE AND LOCATION. ALL NEW WATER AND DRAINAGE SHALL MATCH EXISTING
  2. ALL DRAINAGE PIPE SHALL HAVE MINIMUM 4% DOWN GRADE SLOPE.
  3. ALL (N) TAP WATER (HOT & COLD) PIPE SHOULD BE COPPER PIPE, ALL (N) DRAINAGE PIPE SHOULD BE POLYETHYLENE PIPE.
  4. PRIOR TO INSTALLATION, ALL PLUMBING ELEMENTS SHALL BE LOCATED AND INSTALLED AS PER CODE (2019 CPC)
  5. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALL AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
  6. DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC ONLY. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS, SIZES, AND ELEVATIONS OF ALL ITEMS SHOWN AS EXISTING PRIOR TO DEMOLITION OR THE INSTALLATION OF ANY NEW WORK.
  7. WHEN PLACING NEW PLUMBING FIXTURES, CONTRACTOR SHALL VERIFY LOCATIONS OF PLUMBING VENTS, OFFSET VENTS THAT TERMINATE WITHIN 10 FEET OF HVAC UNITS OUTDOOR AIR INTAKES. CONTRACTOR SHALL FIELD VERIFY PRIOR TO BID WHERE THE INTERFERENCES ARE AND PRICE ACCORDINGLY OR MAKE ALLOWANCE IN BID.
  8. THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTING OR EVERY STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF THE WORK. LOCATION OF ALL FIT AREA DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS NECESSARY TO SECURE BEST CONDITIONS AND RESULTS MUST BE DETERMINED AT THE JOB SITE AND SHALL HAVE THE APPROVAL OF THE ARCHITECT BEFORE BEING INSTALLED.
  9. OBTAIN RECORD DRAWINGS (IF THERE IS ANY) OF THE EXISTING CONSTRUCTION FROM THE OWNERS FOR INFORMATION ON EXISTING CONDITIONS.
  10. ALL VALVES SHOWN SHALL BE FULL LINE SIZE UNLESS OTHERWISE NOTED.
  11. USE CAUTION WHEN SAW-CUTTING THROUGH EXISTING CONCRETE FLOOR OR WALL CONSTRUCTION FOR THE INSTALLATION OF MECHANICAL/PLUMBING SYSTEMS TO AVOID CUTTING (E) REBAR AT EDGE OF OPENING. LEAVE SUFFICIENT REBAR EXPOSED TO THE NEW REINFORCING FOR REPLACEMENT CONCRETE AND/OR OTHER STRUCTURAL ATTACHMENTS FOR NEW CONSTRUCTION.
  12. CLOSELY COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO TRENCHING, DEMOLITION OR INSTALLATION OF NEW. IDENTIFY SIZE AND LOCATIONS OF ALL PENETRATIONS THROUGH FOUNDATIONS, WALLS, OR ROOFS PRIOR TO FABRICATION OF ANY SYSTEMS OR ORDERING MATERIALS AFFECTED BY POSSIBLE COORDINATION CONFLICTS.
  13. REFER TO ARCHITECTURAL DESCRIPTION OF CONSTRUCTION PHASING, PROVIDE SEQUENCED DEMOLITION TEMPORARY SERVES AND SEQUENCED CONSTRUCTION IN ORDER TO MAINTAIN SERVICES TO OCCUPIED PORTIONS OF THE FACILITY.
  14. AFTER DEMOLITION OF EXISTING EQUIPMENT AND ACCESSORIES, PATCH ALL SURFACES THAT WILL REMAIN TO MATCH WITH EXISTING ADJACENT SURFACES.
  15. OFFSET ALL RISERS AND DROPS TO AVOID PENETRATIONS AT TOP PLATES.
  16. RESET ALL EXISTING FLOOR CLEANOUTS AND FLOOR DRAIN TOPS WHERE NEW FLOORING IS INSTALLED.
  17. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS, TRANSITIONS, OFFSETS, ETC., TO AVOID DUCTWORK, PIPING, EQUIPMENT OR STRUCTURE AND TO MAKE A COMPLETE AND FUNCTIONING SYSTEM.
  18. INSTALL ALL WORK TO CLEAR ARCHITECTURAL, STRUCTURAL MEMBERS AND MECHANICAL SYSTEMS. ADJUST PIPING AS NECESSARY. NO ITEM SUCH AS PIPE, ETC., SHALL BE IN CONTACT WITH ANY EQUIPMENT. INSTALL ALL PIPING AS HIGH AS POSSIBLE OR AS SPECIFIED ON DRAWINGS TO MAINTAIN MAXIMUM ACCESSIBILITY.
  19. ALL NEW SANITARY WASTE PIPING SHOWN SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED ON PLANS. WHERE SLOPES LESS THAN 1/4" PER FOOT ARE INDICATED, CONTRACTOR SHALL SLOPE NEW PIPING UNIFORMLY BETWEEN UPPER TERMINAL OF PIPE AND THE POINT OF CONNECTION TO THE SITE PIPING (AS INDICATED ON CIVIL PLANS) TO ACHIEVE THE MAXIMUM SLOPE POSSIBLE, BUT IN NO CASE SHALL THE PIPING BE SLOPED AT LESS THAN THE MINIMUM SLOPE INDICATED.
  20. PENETRATION OF PIPES, CONDUIT, ETC., IN WALLS AND/OR FLOORS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED. MATERIALS SHALL BE A TESTED ASSEMBLY APPROVED BY THE STATE FIRE MARSHAL.
  21. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR CUTTING THROUGH STRUCTURAL SYSTEM. CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT BEFORE MAKING PENETRATIONS THAT ARE NOT DETAILED ON THE CONSTRUCTION DOCUMENTS.
  22. AT THE TIME OF THE DESIGN PHASE, IN MOST AREAS THERE WERE NO AVAILABLE DRAWINGS TO USE AS REFERENCE IN LOCATING EXISTING WASTE, VENT, AND COLD WATER PIPING. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITY SERVICE PRIOR TO INSTALLATION OF NEW PIPING.
  23. WHERE NEW FLOORING IS INSTALLED, REPLACE FLOOR DRAIN FLOOR GRATES. REFER TO ARCHITECTURAL PLANS FOR AREAS OF NEW FLOORING.
  24. REFER TO SPECIFICATIONS FOR CURRENT CODES AND STANDARDS.
  25. WHEN PROVIDING A NEW FIXTURE IN PLACE OF AN EXISTING, THE NEW FIXTURE SHALL CONNECT TO EXISTING DOMESTIC WASTER, WASTE AND VENT SYSTEMS. ALL NEW HARDWARE (INCLUDING FIXTURE SUPPORT CARRIER), MATERIALS AND FITTINGS AS REQUIRED TO CONNECT TO EXISTING SYSTEMS SHALL BE PROVIDED. EXTEND (E) PLUMBING SERVICES AS REQUIRED TO MAKE NEW CONNECTIONS. ALL PIPING SHALL BE BEHIND FINISHED SURFACES.



PROPOSED 1ST-FLOOR FLOOR PLAN



DESIGNER:  
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*Sherman Lee*

CLIENT:  
BRYANT CHOU  
2362 RENO DR,  
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TEL: (510)366-6514

CHOU RESIDENCE  
HOUSE ADDITION AND NEW ADU  
2362 RENO DR,  
SAN JOSE, CA 95148

REVISIONS:

NO.	DESCRIPTION

SHEET TITLE:  
**PROPOSED  
1ST-FLOOR  
FLOOR PLAN**

DATE PROJECT NO.  
04/03/2022 R22-1203

SCALE DRAWN  
AS SHOWN SL

SHEET

**A-2.0**



1/4" 1



*Sherman Lee*

CHOU RESIDENCE  
HOUSE ADDITION AND NEW ADU  
2362 RENO DR,  
SAN JOSE, CA 95148

REVISIONS:


SHEET TITLE:  
**1ST-FLOOR  
DOOR &  
WINDOW  
SCHEDULE**

DATE PROJECT NO.  
04/03/2022 R22-1203

SCALE DRAWN  
AS SHOWN SL

SHEET  
**A-2.1**

NEW DOOR SCHEDULE #

PC. MARK	SIZE (W x H)	TYPE	LOCATION	MATERIAL	MANUF.
101	36"x96"	EXTERIOR SWING	MAIN HOUSE ENTRANCE	WOOD	PER OWNER
102	32"x80"	INTERIOR SWING	(N) BED 2	WOOD	PER OWNER
103	32"x80"	INTERIOR SWING	(N) BED 2	WOOD	PER OWNER
104	28"x80"	INTERIOR SWING	(N) BATH 2	WOOD	PER OWNER
105	60"x80"	EXTERIOR SLIDING	(N) KITCHEN	VINYL FRAME/TEMP. GLASS	PER OWNER
106	168"x80"	EXTERIOR BI-FOLDING	(N) FAMILY	VINYL OR METAL FRAME/TEMP. GLASS	PER OWNER
107	28"x80"	INTERIOR SWING	UNDER STAIR STORAGE	WOOD	PER OWNER
108	28"x80"	INTERIOR SWING	(N) POWDER	WOOD	PER OWNER
109	32"x80"	INTERIOR SWING	(N) BED 1	WOOD	PER OWNER
110	96"x80"	EXTERIOR SLIDING	(N) BED 1	VINYL FRAME/TEMP. GLASS	PER OWNER
111	32"x80"	INTERIOR SWING	(N) LAUNDRY	WOOD	PER OWNER
112	32"x80"	INTERIOR SWING	(N) GARAGE	METAL 20MINS	PER OWNER
113	32"x80"	EXTERIOR SWING	(N) GARAGE	WOOD OR METAL	PER OWNER

NEW WINDOW SCHEDULE #

PC. MARK	SIZE (W x H)	TYPE	REMARK	LOCATION	MATERIAL	MANUF.
101	96"x48"	SLIDING	TEMPERED	(N) GAME ROOM	VINYL	PER OWNER
102	96"x72"	FIXED	TEMPERED	(N) GAME ROOM	VINYL	PER OWNER
103	96"x48"	SLIDING	TEMPERED	(N) BED 2	VINYL	PER OWNER
104	24"x48"	SLIDING	TEMPERED	(N) BATH 2	VINYL	PER OWNER
105	96"x48"	FIXED	TEMPERED	(N) LIVING	VINYL	PER OWNER
106	96"x72"	FIXED	TEMPERED	(N) LIVING	VINYL	PER OWNER
107	96"x48"	FIXED	TEMPERED	(N) DINING	VINYL	PER OWNER
108	96"x72"	FIXED	TEMPERED	(N) DINING	VINYL	PER OWNER
109	60"x48"	SLIDING		(N) KITCHEN	VINYL	PER OWNER
110	30"x24"	SLIDING	TEMPERED	(N) BATH 1	VINYL	PER OWNER
111	48"x48"	FIXED	SKYLIGHT	(N) FOYER	VINYL	PER OWNER
112	48"x48"	FIXED	SKYLIGHT	(N) KITCHEN	VINYL	PER OWNER



FOR NOT PERMIT SET ONLY



**GENERAL NOTES:**

- 1. ALL INTERIOR FINISH MATERIALS, KITCHEN EQUIPMENTS, PLUMBING FIXTURES AND ELEC. FIXTURES SHALL BE SELECTED BY OWNERS. PROVIDE INTERCOM, SECURITY & VACUUM AT OWNER'S OPTION.
- 2. EXTERIOR WALL & PLUMBING WALL: 2X6 @ 16"O.C., TYP.
- 3. KITCHEN NOTES:  
A. COOK TOP WITH EXHAUST AIR TO EXTERIOR WALL.  
B. HOME CENTER WITH UPPER CABINET AND LIGHT.  
C. DISH-WASHER, GARBAGE DISPOSAL, MICRO-WAVE, OVEN AND OTHER EQUIPMENTS SHALL BE SELECTED BY OWNER BEFORE CONSTRUCTION.  
D. PROVIDE GFCI PROTECTED OUTLETS AT COUNTER TOP.  
E. PROVIDE 2 MIN. SEPARATE 20 AMP CIRCUITS FOR SMALL KITCHEN APPLIANCES.  
F. TWO (2) 20 AMP DEDICATED CIRCUITS FOR COUNTER RECEPTACLES.  
G. EVERY COUNTER SPACE 12" OR WIDER SHALL HAVE AN APPLIANCE RECEPTACLE. COUNTER RECEPTACLES INSTALLED EVERY 4 FEET ON CENTER, SUCH THAT THERE IS NO MORE THAN 24" TO A RECEPTACLE. NO EQUIPMENT CAN BE CONNECTED TO THE COUNTER CIRCUITS.  
H. ALL COUNTER RECEPTACLES MUST BE GFCI PROTECTED.  
I. ISLANDS/PENINSULAS GREATER THAN 12" X 24" MUST HAVE AT LEAST ONE GFCI ELECTRICAL OUTLET. ALL INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AS REQUIRED BY 2019 CA ENERGY CODE.  
J. ELECTRIC OVEN AND RANGE REQUIRE SEPARATE CIRCUITS.  
K. IF GAS LINE IS ALTERED OR MOVED SHOW EXISTING AND PROPOSED LOCATION, PIPE SIZE, AND BTUS OF APPLIANCES BEING SERVED, SHOW GAS METER LOCATION. LEAVE EXPOSED FOR INSPECTION.
- 4. GARAGE NOTES:  
A. SEPARATION OF MINIMUM 1/2" GYPSUM BOARD ON GARAGE SIDE IS REQUIRED BETWEEN GARAGE AND DWELLING. CRC R302.6.  
B. OPENING BETWEEN GARAGE AND DWELLING REQUIRED TO BE A SOLID WOOD DOOR NOT LESS THAN 1-3/8 INCH THICKNESS, OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCH THICK, OR 20 MINUTE RATED, SELF CLOSING/SELF LATCHING DOOR PER CRC R302.5.1  
C. DUCTS IN THE GARAGE OR PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. CRC R302.5.2
- 5. PROVIDE 18"X24" UNDERFLOOR ACCESS
- 6. PROVIDE 22"X30" ATTIC ACCESS, MIN. 30" HEADROOM CLEARANCE.
- 7. WATER HEATER & FURNACE SHOULD HAVE SEISMIC RESTRAINT STRAP & ELEVATE PILOT HEIGHTS 18" MIN. ABOVE FLOOR, COVER W/ SHEET METAL PER CPC & CMC.
- 8. BATHTUB AND SHOWER NOTES:  
A. ALL BATHTUB AND SHOWER, SHOULD COMPLY WITH CRC R307.2 AND R702.4.2. TYP.  
B. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2  
C. PROVIDE FIBER-REINFORCED GYPSUM BACKERS (OR APPR. EQ.) PROVIDE CONCRETE BACKER BOARD @ AROUND SHOWER OR TUBS  
E. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R702.3.7.  
F. PROVIDE TEMPERED GLAZING FOR ALL NEW WINDOWS WITHIN 24" FROM THE ARC OPENING OF THE DOORS AND WITHIN 60" FROM THE WET SURFACE OF TUB/ SHOWER.  
G. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.  
H. ALL ELECTRICAL RECEPTACLES SHALL BE GFCI PROTECTED.  
I. TOILET CLEARANCE -24" IN FRONT OF TOILET AND 15" ON EACH SIDE MEASURED FROM CENTER OF TOILET. CPC 402.5  
J. PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN ANY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED. CPC 906.2  
K. SHOWER COMPARTMENT MUST HAVE A FINISHED INTERIOR NO LESS THAN 1024 SQUARE INCHES AND SHALL ENCOMPASS A MINIMUM 30-INCH CIRCLE. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS. CPC 408.6  
L. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 408.3. MAXIMUM MIXING WATER TEMP OF 120 °F.  
M. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC.  
N. SAFETY GLAZING IS REQUIRED ON WINDOWS AND IN ENCLOSURES FOR OR WALLS FACING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE AND DRAIN INLET.  
O. CONTROLS FOR THE SHOWERHEAD SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENT SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY PER CPC 408.9.  
P. THE GRADE OF HORIZONTAL DRAINAGE PIPE SHALL NOT BE LESS THAN 1/4" PER FOOT. CPC 708.1
- 9. SKYLIGHTS -OPERABLE SKYLIGHTS MUST BE 10 FEET FROM PLUMBING VENTS OR THREE FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REPORT NUMBER
- 10. ALL EXTERIOR WOOD DOORS SHALL BE SOLID CORE WITH WEATHER STRIP
- 11. GARAGE & UTILITY ROOM CONSTRUCTION: (ONE HOUR RATED) 5/8" GYP. BD. TYPE "X" ON WALL, CEILING, AND POSTS. FIRE RESISTANT CAULKING AT PENETRATIONS. (SEE FIRE SEPARATION NOTS FOR MORE INFO.) FIRE SEPARATION WALL UP TO ROOF FRAMING. SEE FIRE SEPARATION NOTES FOR INFORMATION.
- 12. PROVIDE 4" DRYER VENT, DRYER SHALL BE A LISTED & APPROVED PRODUCT TESTED BY A RECOGNIZED TESTING AGENCY, IF THE VENT MORE THAN 14' LONG.
- 13. 7.75" MAX. FOR IN-SWINGING DOORS & 1/2" MAX. FOR OUT-SWINGING DOORS FROM THE TOP OF THE THRESHOLD TO THE LANDING AT THE EXTERIOR DOORS.
- 14. THE CLOTHES DRYER'S SHALL BE VENTED TO THE OUTSIDE WITH A MIN. 4" EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. C.M.C. SECTION 504.3.1. THE DRYER TERMINATES TO THE OUTSIDE OF BLDG TO BE MIN. 3' FROM OPENING. MAX. LENGTH OF THE DRYER SHALL NOT EXCEED 14' W/ (2)-90 DEGREE ELBOWS EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. CMC 504.3.2.2
- 15. EXHAUST DUCT TO ROOF OR THRU WALL. PER 510.5.2 OF 2019 CPC.
- 16. PROVIDE A 100 SQ.IN. LOUVER IN THE DOOR FOR MAKEUP AIR. (CMC 504.4.1.)
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  2. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRL POOLS, SAUNAS, STEAM ROOMS, BATH TUB AND SHOWER WHERE ANY PORTION OF THE BOTTOM EXPOSED GLAZING IS LESS THAN 60" FROM STANDING SURFACE SHALL BE SAFETY GLAZING.
  3. MIN. DISTANCE FROM CENTERLINE OF WATER CLOSETS TO WALL OR BARRIER IS 15 INCHES EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24 INCHES IN FRONT OF EACH WATER CLOSET.
  4. MIN. SHOWER PAN DIMENSIONS IS 1024 SQ IN AND THE MIN FINISH DIMENSION IN ANY DIRECTION IS 30 INCHES. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS.
  5. SAFETY GLAZING IS REQUIRED AT FOLLOWING LOCATIONS: WALLS FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

- ELECTRICAL:**
1. ALL RECEPTACLES SHALL BE GFCI PROTECTED (CEC210.8 (A) (1)) ANY EXISTING, NEW, AND ADDITIONAL RECEPTACLES SHALL BE CONNECTED TO A DEDICATED 20 AMP CIRCUIT.
  2. IN ALL AREA SPECIFIED IN SECTION 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.11)
  3. WHIRLPOOL, BATH TUB SHALL HAVE MOTOR ACCESS AND BE TESTED (CEC 680.70). ALL METAL CABLES, FITTINGS OR OTHER METAL SURFACES, WITHIN 5' OF THE INSIDE WALLS OF THE WHIRLPOOL, BATH TUB OR OTHER METAL SURFACES, SHALL BE PROPERLY BONDED (CEC 680.43-D).
  4. LIGHT FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
  5. ALL LIGHTING SHALL BE HIGH EFFICIENCY (I.E. FLUORESCENT). DIMMERS ARE NOT ALLOWED IN BATHROOMS (2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS).

- MECHANICAL:**
1. ROOM CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODES.
  2. NATURAL VENTILATION SHALL BE PERMITTED IN LIEU OF OR IN CONJUNCTION WITH MECHANICAL SYSTEMS, NET OPERABLE MINIMUM SHALL AT 4% OF THE NET OCCUPIED FLOOR AREA IF VENTILATED DIRECTLY TO THE OUTDOORS, IF VENTILATED THROUGH AN ADJOURNING ROOMS, NET OPERABLE AREA SHALL BE AT MINIMUM 8% OF THE NET OCCUPIED FLOOR AREA OR NOT LESS THAN 25 SQ FT.
  3. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR DUCTED TO OUTSIDE, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT BETWEEN A RELATIVE HUMIDITY RANGE OF 50%-80%

**PLUMBING (WATER SAVING PLUMBING FIXTURES):**

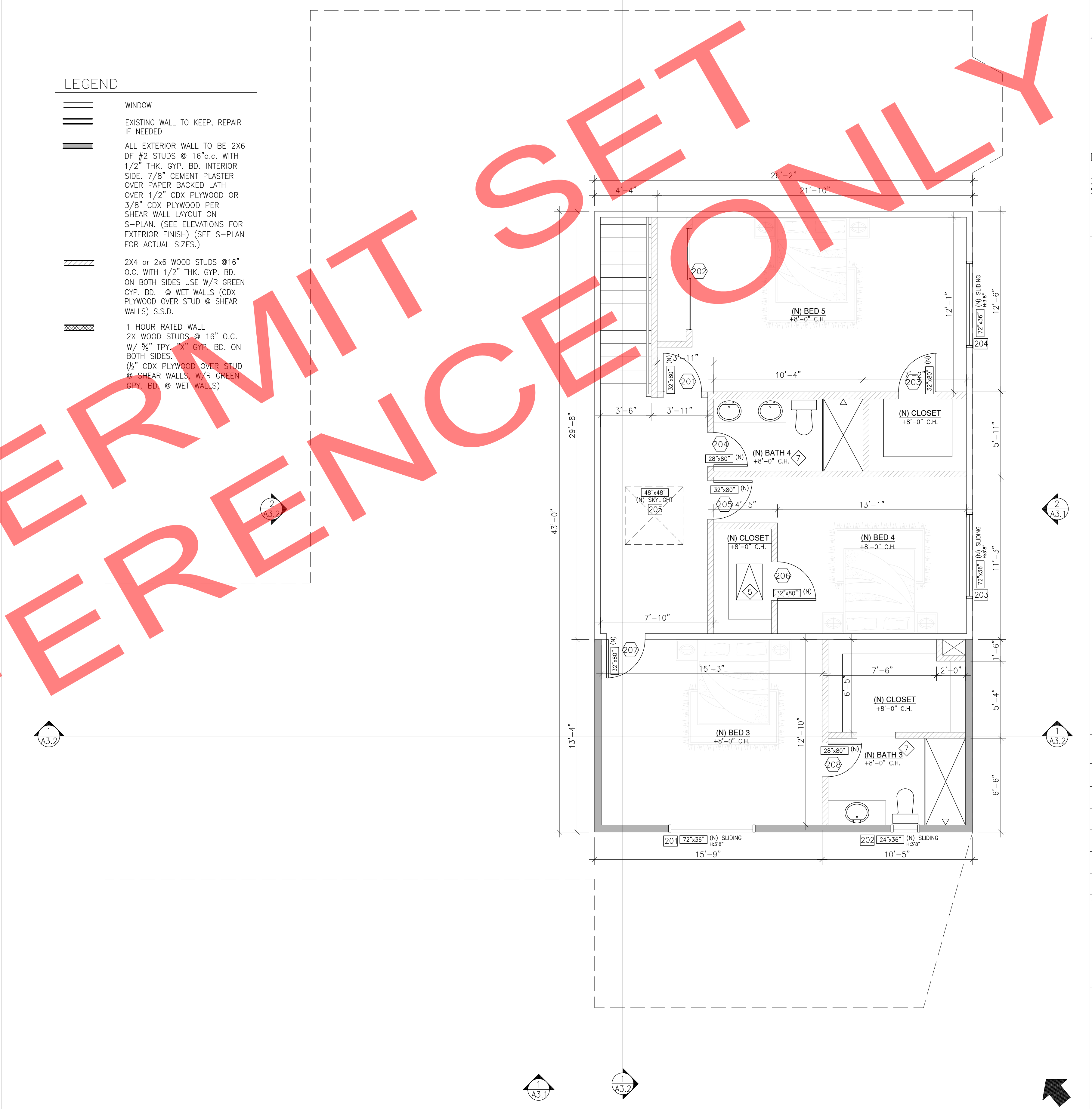
- PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES NEED TO BE UPGRADED.
1. WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2.
  2. KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 420.2.1 & 420.2.2.
  3. RESIDENTIAL LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM. CPC 407.2.2.
  4. SHOWERHEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 408.2.
  5. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF NEED TO BE REPLACED WITH WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH
  6. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM NEED TO BE REPLACED WITH A SHOWER HEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM
  7. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS)

**GENERAL PLUMBING:**

1. CONTRACTOR VERIFY ALL(E) PLUMBING SIZE AND LOCATION. ALL NEW WATER AND DRAINAGE SHALL MATCH EXISTING
2. ALL DRAINAGE PIPE SHALL HAVE MINIMUM 4% DOWN GRADE SLOPE.
3. ALL (N) TAP WATER (HOT & COLD) PIPE SHOULD BE COPPER PIPE, ALL (N) DRAINAGE PIPE SHOULD BE POLYETHYLENE PIPE.
4. PRIOR TO INSTALLATION, ALL PLUMBING ELEMENTS SHALL BE LOCATED AND INSTALLED AS PER CODE (2019 CPC)
5. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALL AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
6. DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC ONLY. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS, SIZES, AND ELEVATIONS OF ALL ITEMS SHOWN AS EXISTING PRIOR TO DEMOLITION OR THE INSTALLATION OF ANY NEW WORK.
7. WHEN PLACING NEW PLUMBING FIXTURES, CONTRACTOR SHALL VERIFY LOCATIONS OF PLUMBING VENTS, OFFSET VENTS THAT TERMINATE WITHIN 10 FEET OF HVAC UNITS OUTDOOR AIR INTAKES, CONTRACTOR SHALL FIELD VERIFY PRIOR TO BID WHERE THE INTERFERENCES ARE AND PRICE ACCORDINGLY OR MAKE ALLOWANCE IN BID.
8. THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTING OR EVERY STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF THE WORK. LOCATION OF ALL ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS NECESSARY TO SECURE BEST CONDITIONS AND RESULTS MUST BE DETERMINED AT THE JOB SITE AND SHALL HAVE THE APPROVAL OF THE ARCHITECT BEFORE BEING INSTALLED.
9. OBTAIN RECORD DRAWINGS (IF THERE IS ANY) OF THE EXISTING CONSTRUCTION FROM THE OWNERS FOR INFORMATION ON EXISTING CONDITIONS.
10. ALL VALVES SHOWN SHALL BE FULL LINE SIZE UNLESS OTHERWISE NOTED.
11. USE CALIFORNIA SAW-CUTTING THROUGH EXISTING CONCRETE FLOOR OR WALL CONSTRUCTION FOR THE INSTALLATION OF MECHANICAL/PLUMBING SYSTEMS TO AVOID CUTTING (E) REBAR AT EDGE OF OPENING. LEAVE SUFFICIENT REBAR EXPOSED TO THE NEW REINFORCING FOR REPLACEMENT CONCRETE AND/OR OTHER STRUCTURAL ATTACHMENTS FOR NEW CONSTRUCTION.
12. CLOSELY COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO TRENCHING, DEMOLITION OR INSTALLATION OF NEW. IDENTIFY SIZE AND LOCATIONS OF ALL PENETRATIONS THROUGH FOUNDATIONS, WALLS, OR ROOFS PRIOR TO FABRICATION OF ANY SYSTEMS OR ORDERING MATERIALS AFFECTED BY POSSIBLE COORDINATION CONFLICTS.
13. REFER TO ARCHITECTURAL DESCRIPTION OF CONSTRUCTION PHASING, PROVIDE SEQUENCED DEMOLITION TEMPORARY SERVES AND SEQUENCED CONSTRUCTION IN ORDER TO MAINTAIN SERVICES TO OCCUPIED PORTIONS OF THE FACILITY.
14. AFTER DEMOLITION OF EXISTING EQUIPMENT AND ACCESSORIES, PATCH ALL SURFACES THAT WILL REMAIN TO MATCH WITH EXISTING ADJACENT SURFACES.
15. OFFSET ALL RISERS AND DROPS TO AVOID PENETRATIONS AT TOP PLATES.
16. RESET ALL EXISTING FLOOR CLEANOUTS AND FLOOR DRAIN TOPS WHERE NEW FLOORING IS INSTALLED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS, TRANSITIONS, OFFSETS, ETC., TO AVOID DUCTWORK, PIPING, EQUIPMENT OR STRUCTURE AND TO MAKE A COMPLETE AND FUNCTIONING SYSTEM.
18. INSTALL ALL WORK TO CLEAR ARCHITECTURAL, STRUCTURAL MEMBERS AND MECHANICAL SYSTEMS. ADJUST PIPING AS NECESSARY. NO ITEM SUCH AS PIPE, ETC., SHALL BE IN CONTACT WITH ANY EQUIPMENT. INSTALL ALL PIPING AS HIGH AS POSSIBLE OR AS SPECIFIED ON DRAWINGS TO MAINTAIN MAXIMUM ACCESSIBILITY.
19. ALL NEW SANITARY WASTE PIPING SHOWN SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED ON PLANS. WHERE SLOPES LESS THAN 1/4" PER FOOT ARE INDICATED, CONTRACTOR SHALL SLOPE NEW PIPING UNIFORMLY BETWEEN UPPER TERMINAL OF PIPE AND THE POINT OF CONNECTION TO THE SITE PIPING (AS INDICATED ON CIVIL PLANS) TO ACHIEVE THE MAXIMUM SLOPE POSSIBLE, BUT IN NO CASE SHALL THE PIPING BE SLOPED AT LESS THAN THE MINIMUM SLOPE INDICATED.
20. PENETRATION OF PIPES, CONDUIT, ETC., IN WALLS AND/OR FLOORS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED. MATERIALS SHALL BE A TESTED ASSEMBLY APPROVED BY THE STATE FIRE MARSHAL.
21. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR CUTTING THROUGH STRUCTURAL SYSTEM. CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT BEFORE MAKING PENETRATIONS THAT ARE NOT DETAILED ON THE CONSTRUCTION DOCUMENTS.
22. AT THE TIME OF THE DESIGN PHASE, IN MOST AREAS THERE WERE NO AVAILABLE DRAWINGS TO USE AS REFERENCE IN LOCATING EXISTING WASTE, VENT, AND COLD WATER PIPING. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITY SERVICE PRIOR TO INSTALLATION OF NEW PIPING.
23. WHERE NEW FLOORING IS INSTALLED, REPLACE FLOOR DRAIN FLOOR GRATES. REFER TO ARCHITECTURAL PLANS FOR AREAS OF NEW FLOORING.
24. REFER TO SPECIFICATIONS FOR CURRENT CODES AND STANDARDS.
25. WHEN PROVIDING A NEW FIXTURE IN PLACE OF AN EXISTING, THE NEW FIXTURE SHALL CONNECT TO EXISTING DOMESTIC WASTER, WASTE AND VENT SYSTEMS. ALL NEW HARDWARE (INCLUDING FIXTURE SUPPORT CARRIER), MATERIALS AND FITTINGS AS REQUIRED TO CONNECT TO EXISTING SYSTEMS SHALL BE PROVIDED. EXTEND (E) PLUMBING SERVICES AS REQUIRED TO MAKE NEW CONNECTIONS. ALL PIPING SHALL BE BEHIND FINISHED SURFACES.

**LEGEND**

- WINDOW
- EXISTING WALL TO KEEP, REPAIR IF NEEDED
- ALL EXTERIOR WALL TO BE 2X6 DF #2 STUDS @ 16"O.C. WITH 1/2" THK. GYP. BD. INTERIOR SIDE. 7/8" CEMENT PLASTER OVER PAPER BACKED LATH OVER 1/2" CDX PLYWOOD OR 3/8" CDX PLYWOOD PER SHEAR WALL LAYOUT ON S-PLAN. (SEE ELEVATIONS FOR EXTERIOR FINISH) (SEE S-PLAN FOR ACTUAL SIZES.)
- 2X4 OR 2X6 WOOD STUDS @16" O.C. WITH 1/2" THK. GYP. BD. ON BOTH SIDES USE W/R GREEN GYP. BD. @ WET WALLS (CDX PLYWOOD OVER STUD @ SHEAR WALLS) S.S.D.
- 1 HOUR RATED WALL 2X WOOD STUDS @ 16" O.C. W/ 5/8" TYP. "X" GYP. BD. ON BOTH SIDES. (1/2" CDX PLYWOOD OVER STUD @ SHEAR WALLS, W/R GREEN GYP. BD. @ WET WALLS)



PROPOSED 2ND-FLOOR FLOOR PLAN

**TATERU DESIGN STUDIO**  
 DESIGNER: SHERMAN LEE  
 EMAIL: TATERU.ARCH@GMAIL.COM  
 TEL: (669) 257-2595

CLIENT: BRYANT CHOU  
 2362 RENO DR, SAN JOSE, CA 95148  
 TEL: (510)366-6514

CHOU RESIDENCE  
 HOUSE ADDITION AND NEW ADU  
 2362 RENO DR,  
 SAN JOSE, CA 95148

REVISIONS:


SHEET TITLE:  
**PROPOSED 2ND-FLOOR FLOOR PLAN**

DATE: 04/03/2022 PROJECT NO: R22-1203

SCALE: AS SHOWN DRAWN: SL

SHEET: **A-2.2**

1/4" = 1'



**GENERAL NOTES:**

1. ALL INTERIOR FINISH MATERIALS, KITCHEN EQUIPMENTS, PLUMBING FIXTURES AND ELEC. FIXTURES SHALL BE SELECTED BY OWNERS. PROVIDE INTERCOM, SECURITY & VACUUM AT OWNER'S OPTION.
2. EXTERIOR WALL & PLUMBING WALL: 2X6 @ 16"O.C., TYP.
3. KITCHEN NOTES:
  - A. COOK TOP WITH EXHAUST AIR TO EXTERIOR WALL.
  - B. HOME CENTER WITH UPPER CABINET AND LIGHT.
  - C. DISH-WASHER, GARBAGE DISPOSAL, MICRO-WAVE, OVEN AND OTHER EQUIPMENTS SHALL BE SELECTED BY OWNER BEFORE CONSTRUCTION.
  - D. PROVIDE GFCI PROTECTED OUTLETS AT COUNTER TOP.
  - E. PROVIDE 2 MIN. SEPARATE 20 AMP CIRCUITS FOR SMALL KITCHEN APPLIANCES.
  - F. TWO (2) 20 AMP DEDICATED CIRCUITS FOR COUNTER RECEPTACLES.
  - G. EVERY COUNTER SPACE 12" OR WIDER SHALL HAVE AN APPLIANCE RECEPTACLE. COUNTER RECEPTACLES INSTALLED EVERY 4 FEET ON CENTER, SUCH THAT THERE IS NO MORE THAN 24" TO A RECEPTACLE. NO EQUIPMENT CAN BE CONNECTED TO THE COUNTER CIRCUITS.
  - H. ALL COUNTER RECEPTACLES MUST BE GFCI PROTECTED.
  - I. ISLANDS/PENINSULAS GREATER THAN 12" X 24" MUST HAVE AT LEAST ONE GFCI ELECTRICAL OUTLET. ALL INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AS REQUIRED BY 2019 CA ENERGY CODE.
  - J. ELECTRIC OVEN AND RANGE REQUIRE SEPARATE CIRCUITS.
  - K. IF GAS LINE IS ALTERED OR MOVED SHOW EXISTING AND PROPOSED LOCATION, PIPE SIZE, AND BUT'S OF APPLIANCES BEING SERVED, SHOW GAS METER LOCATION. LEAVE EXPOSED FOR INSPECTION.
4. GARAGE NOTES:
  - A. SEPARATION OF MINIMUM 1/2" GYPSUM BOARD ON GARAGE SIDE IS REQUIRED BETWEEN GARAGE AND DWELLING. CRC R302.6.
  - B. OPENING BETWEEN GARAGE AND DWELLING REQUIRED TO BE A SOLID WOOD DOOR NOT LESS THAN 1-3/8 INCH THICKNESS, OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCH THICK, OR 20 MINUTE RATED, SELF CLOSING/SELF LATCHING DOOR PER CRC R302.5.1
  - C. DUCTS IN THE GARAGE OR PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. CRC R302.5.2
5. PROVIDE 18"X24" UNDERFLOOR ACCESS
6. PROVIDE 22"X30" ATTIC ACCESS, MIN. 30" HEADROOM CLEARANCE.
7. WATER HEATER & FURNACE SHOULD HAVE SEISMIC RESTRAINT STRAP & ELEVATE PILOT HEIGHTS 18" MIN. ABOVE FLOOR, COVER W/ SHEET METAL PER CPC & CMC.
8. BATHTUB AND SHOWER NOTES:
  - A. ALL BATHTUB AND SHOWER, SHOULD COMPLY WITH CRC R307.2 AND R702.4.2. TYP.
  - B. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2
  - C. PROVIDE FIBER-REINFORCED GYPSUM BACKERS (OR APPR. EQ.)
  - D. PROVIDE CONCRETE BACKER BOARD @ ARCHED SHOWER
  - E. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R702.3.7.
  - F. PROVIDE TEMPERED GLAZING FOR ALL NEW WINDOWS WITHIN 24" FROM THE ARC OPENING OF THE DOORS AND WITHIN 60" FROM THE WET SURFACE OF TUB/ SHOWER.
  - G. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
  - H. ALL ELECTRICAL RECEPTACLES SHALL BE GFCI PROTECTED.
  - I. TOILET CLEARANCE -24" IN FRONT OF TOILET AND 15" ON EACH SIDE MEASURED FROM CENTER OF TOILET. CPC 402.5
  - J. PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN VERTICAL DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED. CPC 906.2
  - K. SHOWER COMPARTMENT MUST HAVE A FINISHED INTERIOR NO LESS THAN 1024 SQUARE INCHES AND SHALL ENCOMPASS A MINIMUM 30-INCH CIRCLE. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS. CPC 408.6
  - L. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 408.3. MAXIMUM MIXING WATER TEMP OF 120 °F.
  - M. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC.
  - N. SAFETY GLAZING IS REQUIRED ON WINDOWS AND IN ENCLOSURES FOR OR WALLS FACING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE AND DRAIN INLET.
  - O. CONTROLS FOR THE SHOWERHEAD SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENT SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY PER CPC 408.9.
  - P. THE GRADE OF HORIZONTAL DRAINAGE PIPE SHALL NOT BE LESS THAN 1/4" PER FOOT. CPC 708.1
9. SKYLIGHTS -OPERABLE SKYLIGHTS MUST BE 10 FEET FROM PLUMBING VENTS OR THREE FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REPORT NUMBER
10. ALL EXTERIOR WOOD DOORS SHALL BE SOLID CORE WITH WEATHER STRIP
11. GARAGE & UTILITY ROOM CONSTRUCTION: (ONE HOUR RATED) 5/8" GYP. BD. TYPE "X" ON WALL, CEILING, AND POSTS. FIRE RESISTANT CAULKING AT PENETRATIONS. (SEE FIRE SEPARATION NOTES FOR MORE INFO.) FIRE SEPARATION WALL UP TO ROOF FRAMING. SEE FIRE SEPARATION NOTES FOR INFORMATION.
12. PROVIDE 4" DRYER VENT, DRYER SHALL BE A LISTED & APPROVED PRODUCT TESTED BY A RECOGNIZED TESTING AGENCY, IF THE VENT MORE THAN 14' LONG.
13. 7.75" MAX. FOR IN-SWINGING DOORS & 1/2" MAX. FOR OUT-SWINGING DOORS FROM THE TOP OF THE THRESHOLD TO THE LANDING AT THE EXTERIOR DOORS.
14. THE CLOTHES DRYER'S SHALL BE VENTED TO THE OUTSIDE WITH A MIN. 4" EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. C.M.C. SECTION 504.3.1. THE DRYER TERMINATES TO THE OUTSIDE OF BLDG TO BE MIN. 3' FROM OPENING. MAX. LENGTH OF THE DRYER SHALL NOT EXCEED 14' W/ (2)-90 DEGREE ELBOWS EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. CMC 504.3.2.2.
15. EXHAUST DUCT TO ROOF OR THRU WALL. PER 510.5.2 OF 2019 CPC.
16. PROVIDE A 100 SQ.IN. LOUVER IN THE DOOR FOR MAKEUP AIR. (CMC 504.4.1.)
17. PROVIDE AC CONDENSER UNITS SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3" ABOVE THE GROUND LEVEL. CMC 1106.2.
18. VENTILATION @ LAUNDRY & WATER CLOSET ROOM TO COMPLY WITH CMC TABLE 402.1 & 504.6.
19. FURNACE COMBUSTION AIR TO COMPLY WITH 602 CMC
20. R-15 INSULATION ON WALL OF UTILITY & LAUNDRY ROOMS.
21. T&P VALVE DRAIN LINE TO DISCHARGE TO THE EXTERIOR W/ 2% SLOPE.

**GENERAL NEW BATHROOM AND/OR BATHROOM REMODEL REQUIREMENTS**

- BUILDING:**
1. WATER RESISTANT BACKING BOARD (GREEN BOARD) SHALL NOT BE PERMITTED FOR USE WITHIN SHOWER COMPARTMENTS OR AROUND TUB/SHOWER FOR GLUE-ON TILE APPLICATION. "DUROCK" OR "WONDERBOARD" MUST BE USED IN SUCH APPLICATIONS (LOCAL POLICY).
  2. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRL POOLS, SAUNAS, STEAM ROOMS, BATH TUB AND SHOWER WHERE ANY PORTION OF THE BOTTOM EXPOSED GLAZING IS LESS THAN 60" FROM STANDING SURFACE SHALL BE SAFETY GLAZING.
  3. MIN. DISTANCE FROM CENTERLINE OF WATER CLOSETS TO WALL OR BARRIER IS 15 INCHES EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS THAN 24 INCHES IN FRONT OF EACH WATER CLOSET.
  4. MIN. SHOWER PAN DIMENSIONS IS 1024 SQ IN AND THE MIN FINISH DIMENSION IN ANY DIRECTION IS 30 INCHES. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS.
  5. SAFETY GLAZING IS REQUIRED AT FOLLOWING LOCATIONS: WALLS FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

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  2. IN ALL AREA SPECIFIED IN SECTION 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPPER-RESISTANT RECEPTACLES. (CEC 406.11)
  3. WHIRLPOOL, BATH TUB SHALL HAVE MOTOR ACCESS AND BE TESTED (CEC 680.70). ALL METAL CABLES, FITTINGS, PIPING OR OTHER METAL SURFACES, WITHIN 5' OF THE INSIDE WALLS OF THE WHIRLPOOL BATH TUB SHALL BE PROPERLY BONDED (CEC 680.43-D).
  4. LIGHT FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
  5. ALL LIGHTING SHALL BE HIGH EFFICIENCY (I.E. FLUORESCENT). DIMMERS ARE NOT ALLOWED IN BATHROOMS (2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS).

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  3. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR DUCTED TO OUTSIDE, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT BETWEEN A RELATIVE HUMIDITY RANGE OF 50%-80%

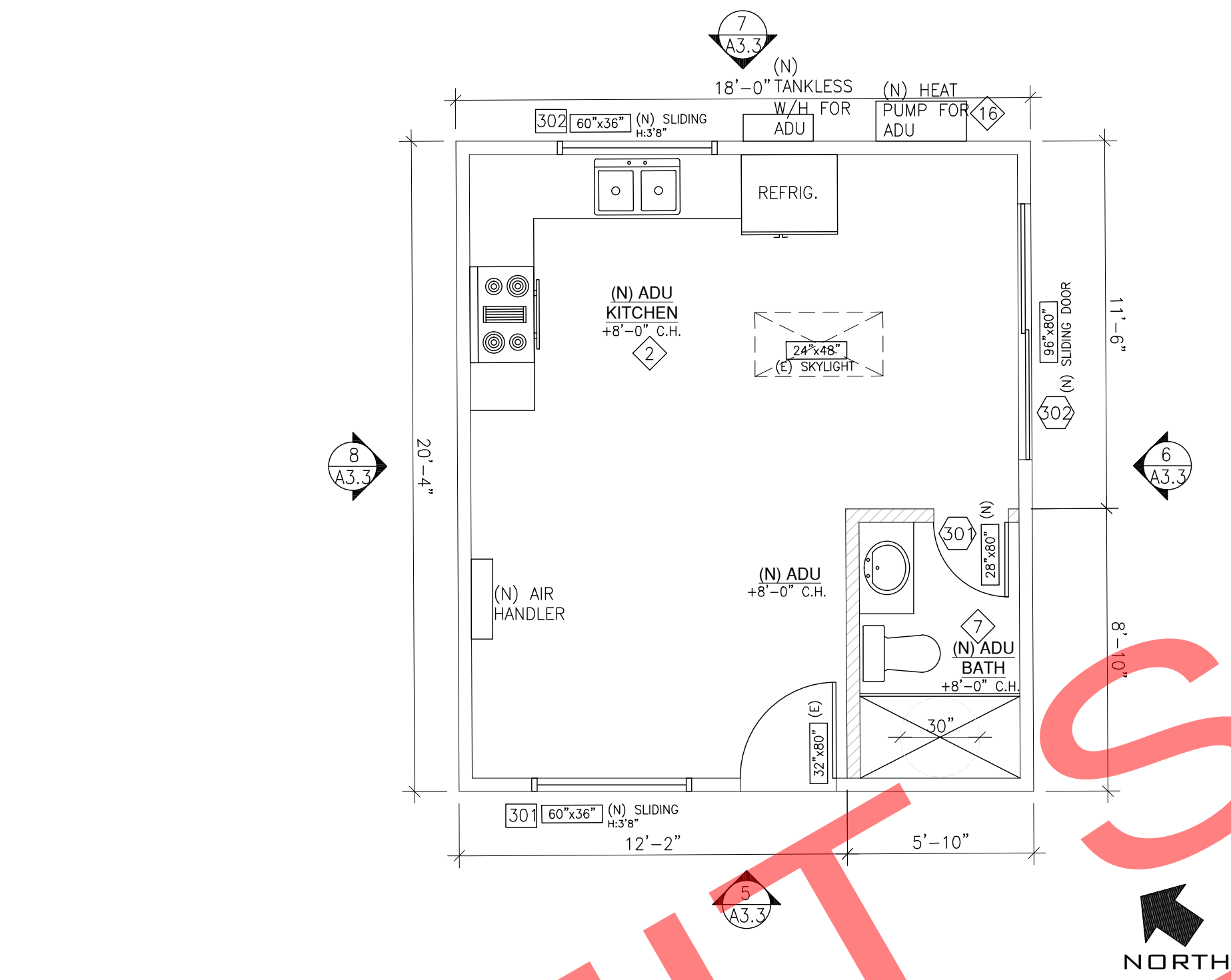
**PLUMBING (WATER SAVING PLUMBING FIXTURES):**

PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES NEED TO BE UPGRADED.

1. WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2.
2. KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 420.2.1 & 420.2.2.
3. RESIDENTIAL LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM. CPC 402.2.2.
4. SHOWERHEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 408.2.
5. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF NEED TO BE REPLACED WITH WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH
6. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM NEED TO BE REPLACED WITH A SHOWER HEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM
7. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS)

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5. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALL AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
6. DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC ONLY. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS, SIZES, AND ELEVATIONS OF ALL ITEMS SHOWN AS EXISTING PRIOR TO DEMOLITION OR THE INSTALLATION OF ANY NEW WORK.
7. WHEN PLACING NEW PLUMBING FIXTURES, CONTRACTOR SHALL VERIFY LOCATIONS OF PLUMBING VENTS, OFFSET VENTS THAT TERMINATE WITHIN 10 FEET OF HVAC UNITS OUTDOOR AIR INTAKES, CONTRACTOR SHALL FIELD VERIFY PRIOR TO BID WHERE THE INTERFERENCES ARE AND PRICE ACCORDINGLY OR MAKE ALLOWANCE IN BID.
8. THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTING OR EVERY STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF THE WORK. LOCATION OF ALL ITEMS NOT EXPLICITLY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS NECESSARY TO SECURE BEST CONDITIONS AND RESULTS MUST BE DETERMINED AT THE JOB SITE AND SHALL HAVE THE APPROVAL OF THE ARCHITECT BEFORE BEING INSTALLED.
9. OBTAIN RECORD DRAWINGS (IF THERE IS ANY) OF THE EXISTING CONSTRUCTION FROM THE OWNERS FOR INFORMATION ON EXISTING CONDITIONS.
10. ALL VALVES SHOWN SHALL BE FULL LINE SIZE UNLESS OTHERWISE NOTED.
11. USE CAUTION WHEN SAW-CUTTING THROUGH EXISTING CONCRETE FLOOR OR WALL CONSTRUCTION FOR THE INSTALLATION OF MECHANICAL/PLUMBING SYSTEMS TO AVOID CUTTING (E) REBAR AT EDGE OF OPENING. LEAVE SUFFICIENT REBAR EXPOSED TO THE NEW REINFORCING FOR REPLACEMENT CONCRETE AND/OR OTHER STRUCTURAL ATTACHMENTS FOR NEW CONSTRUCTION.
12. CLOSELY COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO TRENCHING, DEMOLITION OR INSTALLATION OF NEW. IDENTIFY SIZE AND LOCATIONS OF ALL PENETRATIONS THROUGH FOUNDATIONS, WALLS, OR ROOFS PRIOR TO FABRICATION OF ANY SYSTEMS OR ORDERING MATERIALS AFFECTED BY POSSIBLE COORDINATION CONFLICTS.
13. REFER TO ARCHITECTURAL DESCRIPTION OF CONSTRUCTION PHASING, PROVIDE SEQUENCED DEMOLITION TEMPORARY SERVES AND SEQUENCED CONSTRUCTION IN ORDER TO MAINTAIN SERVICES TO OCCUPIED PORTIONS OF THE FACILITY.
14. AFTER DEMOLITION OF EXISTING EQUIPMENT AND ACCESSORIES, PATCH ALL SURFACES THAT WILL REMAIN TO MATCH WITH EXISTING ADJACENT SURFACES.
15. OFFSET ALL RISERS AND DROPS TO AVOID PENETRATIONS AT TOP PLATES.
16. RESET ALL EXISTING FLOOR CLEANOUTS AND FLOOR DRAIN TOPS WHERE NEW FLOORING IS INSTALLED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS, TRANSITIONS, OFFSETS, ETC., TO AVOID DUCTWORK, PIPING, EQUIPMENT OR STRUCTURE AND TO MAKE A COMPLETE AND FUNCTIONING SYSTEM.
18. INSTALL ALL WORK TO CLEAR ARCHITECTURAL, STRUCTURAL MEMBERS AND MECHANICAL SYSTEMS, ADJUST PIPING AS NECESSARY. NO ITEM SUCH AS PIPE, ETC., SHALL BE IN CONTACT WITH ANY EQUIPMENT. INSTALL ALL PIPING AS HIGH AS POSSIBLE OR AS SPECIFIED ON DRAWINGS TO MAINTAIN MAXIMUM ACCESSIBILITY.
19. ALL NEW SANITARY WASTE PIPING SHOWN SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED ON PLANS. WHERE SLOPES LESS THAN 1/4" PER FOOT ARE INDICATED, CONTRACTOR SHALL SLOPE NEW PIPING UNIFORMLY BETWEEN UPPER TERMINAL OF PIPE AND THE POINT OF CONNECTION TO THE SITE PIPING (AS INDICATED ON CIVIL PLANS) TO ACHIEVE THE MAXIMUM SLOPE POSSIBLE, BUT IN NO CASE SHALL THE PIPING BE SLOPED AT LESS THAN THE MINIMUM SLOPE INDICATED.
20. PENETRATION OF PIPES, CONDUIT, ETC., IN WALLS AND/OR FLOORS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED. MATERIALS SHALL BE A TESTED ASSEMBLY APPROVED BY THE STATE FIRE MARSHAL.
21. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR CUTTING THROUGH STRUCTURAL SYSTEM OR RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT BEFORE MAKING PENETRATIONS THAT ARE NOT DETAILED ON THE CONSTRUCTION DOCUMENTS.
22. AT THE TIME OF THE DESIGN PHASE, IN MOST AREAS THERE WERE NO AVAILABLE DRAWINGS TO USE AS REFERENCE IN LOCATING EXISTING WASTE, VENT, AND COLD WATER PIPING. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITY SERVICE PRIOR TO INSTALLATION OF NEW PIPING.
23. WHERE NEW FLOORING IS INSTALLED, REPLACE FLOOR DRAIN FLOOR GRATES. REFER TO ARCHITECTURAL PLANS FOR AREAS OF NEW FLOORING.
24. REFER TO SPECIFICATIONS FOR CURRENT CODES AND STANDARDS.
25. WHEN PROVIDING A NEW FIXTURE IN PLACE OF AN EXISTING, THE NEW FIXTURE SHALL CONNECT TO EXISTING DOMESTIC WASTE, WASTE AND VENT SYSTEMS. ALL NEW HARDWARE (INCLUDING FIXTURE SUPPORT CARRIER), MATERIALS AND FITTINGS AS REQUIRED TO CONNECT TO EXISTING SYSTEMS SHALL BE PROVIDED, EXTEND (E) PLUMBING SERVICES AS REQUIRED TO MAKE NEW CONNECTIONS. ALL PIPING SHALL BE BEHIND FINISHED SURFACES.



**NEW DOOR SCHEDULE (#)**

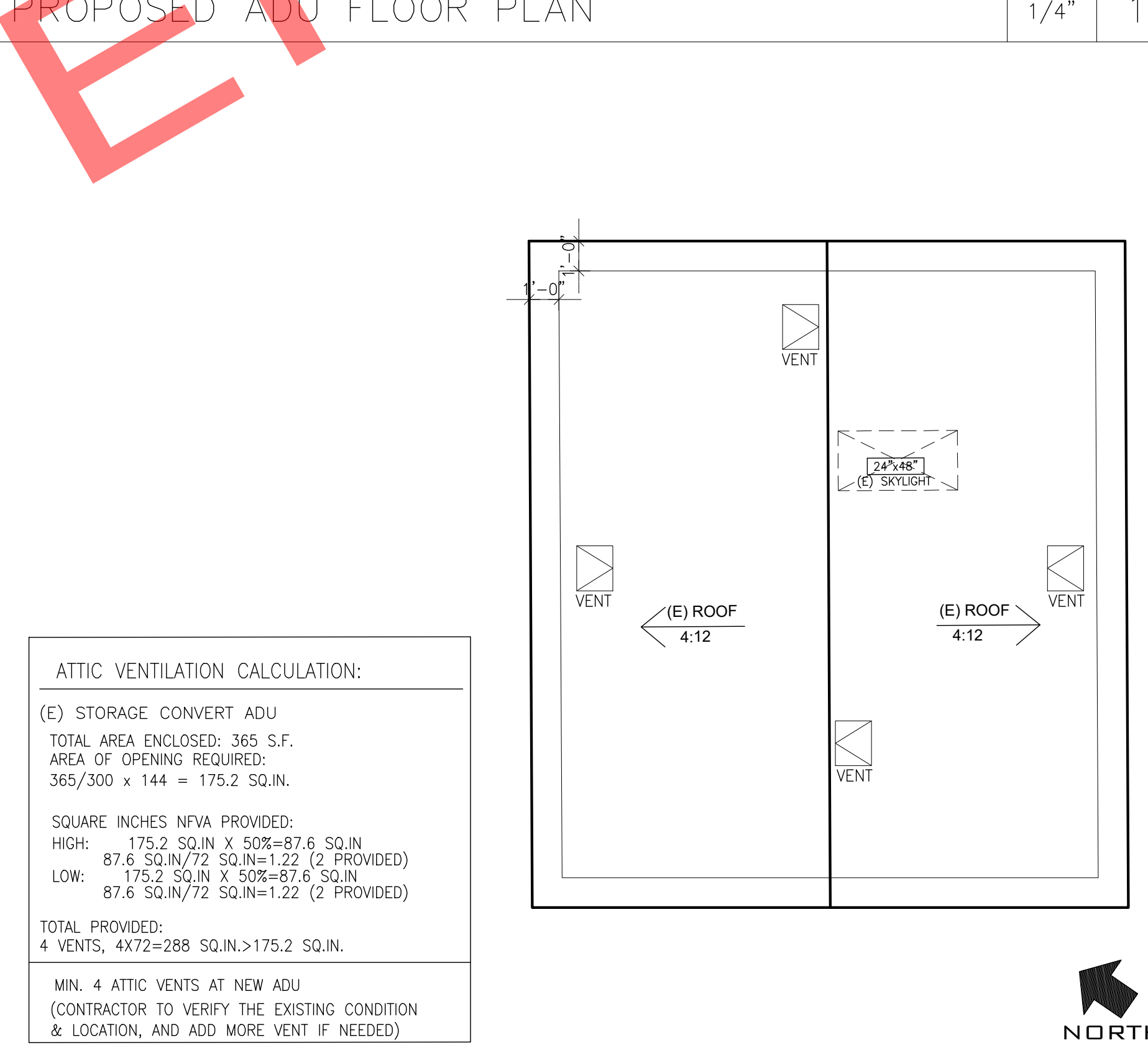
PC. MARK	SIZE (W x H)	TYPE	LOCATION	MATERIAL	MANUF.
301	28"x80"	INTERIOR SWING	(N) ADU BATH	WOOD	PER OWNER
302	96"x80"	EXTERIOR SLIDING	(N) ADU	WOOD	VINYL FRAME/TEMP. GLASS

**NEW WINDOW SCHEDULE (#)**

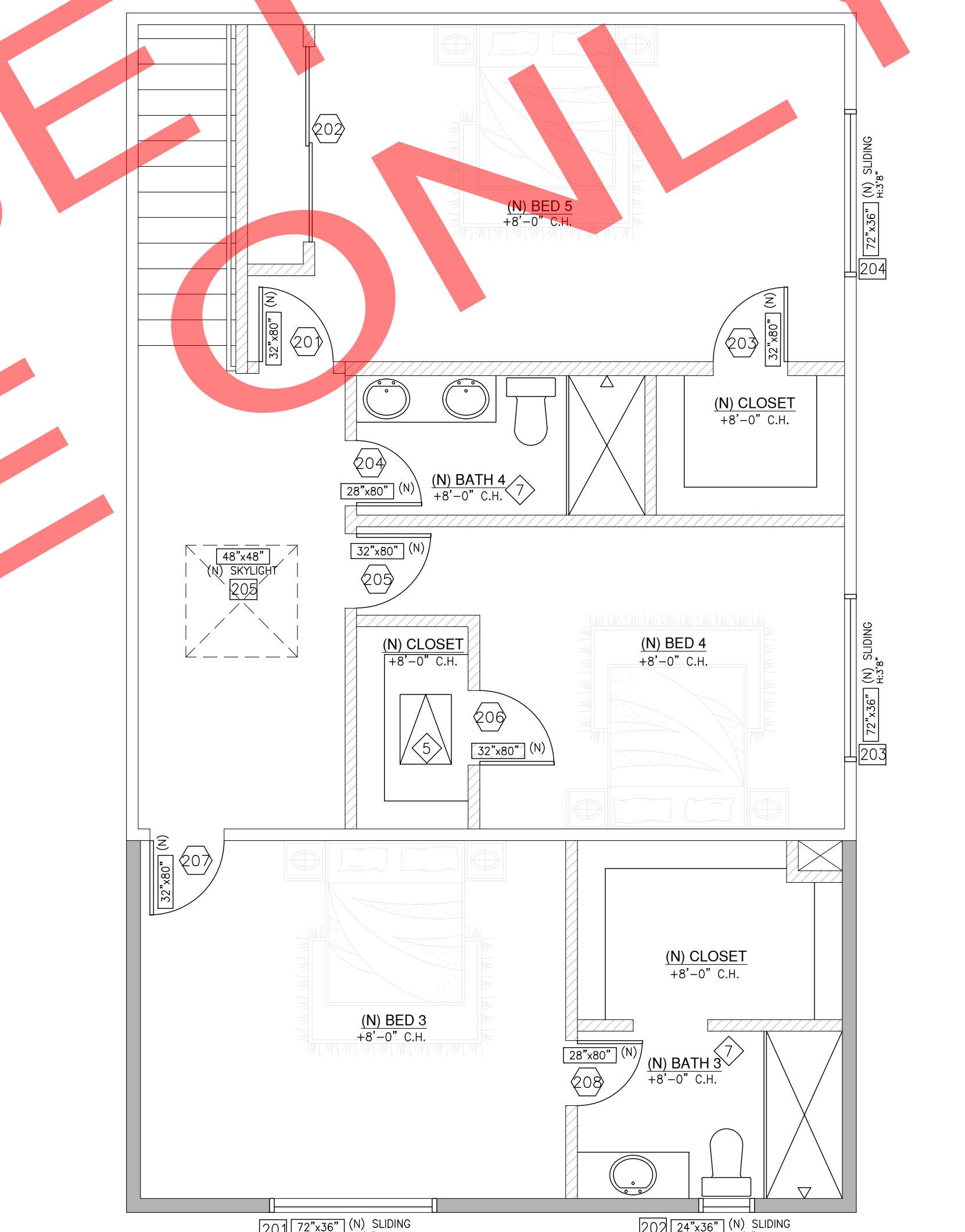
PC. MARK	SIZE (W x H)	TYPE	REMARK	LOCATION	MATERIAL	MANUF.
301	60"x36"	SLIDING		(N) ADU	VINYL	PER OWNER
302	60"x36"	SLIDING		(N) ADU KITCHEN	VINYL	PER OWNER

**PROPOSED ADU FLOOR PLAN**

1/4" 1



PROPOSED ADU FLOOR PLAN



**NEW DOOR SCHEDULE (#)**

PC. MARK	SIZE (W x H)	TYPE	LOCATION	MATERIAL	MANUF.
201	32"x80"	INTERIOR SWING	(N) BED 5	WOOD	PER OWNER
202	87"x80"	INTERIOR SLIDING	(N) BED 5	WOOD	PER OWNER
203	32"x80"	INTERIOR SWING	(N) BED 5	WOOD	PER OWNER
204	28"x80"	INTERIOR SWING	(N) BATH 4	WOOD	PER OWNER
205	32"x80"	INTERIOR SWING	(N) BED 4	WOOD	PER OWNER
206	32"x80"	INTERIOR SWING	(N) BED 4	WOOD	PER OWNER
207	32"x80"	INTERIOR SWING	(N) BED 3	WOOD	PER OWNER
208	28"x80"	INTERIOR SWING	(N) BATH 3	WOOD	PER OWNER

**NEW WINDOW SCHEDULE (#)**

PC. MARK	SIZE (W x H)	TYPE	REMARK	LOCATION	MATERIAL	MANUF.
201	72"x36"	SLIDING		(N) BED 3	VINYL	PER OWNER
202	24"x36"	SLIDING	TEMPERED	(N) BATH 3	VINYL	PER OWNER
203	72"x36"	SLIDING		(N) BED 4	VINYL	PER OWNER
204	72"x36"	SLIDING		(N) BED 5	VINYL	PER OWNER

PROPOSED 2ND-FLOOR DOOR AND WINDOW SCHEDULE

1/4" 1

**TATERU DESIGN STUDIO**

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**HOUSE ADDITION AND NEW ADU**  
 2362 RENO DR, SAN JOSE, CA 95148

REVISIONS:

SHEET TITLE: **2ND FLOOR DOOR & WINDOW SCHEDULE**

DATE: 04/03/2022 PROJECT NO: R22-1203

SCALE: AS SHOWN DRAWN: SL

SHEET: **A-2.3**



**FREE ARCHITECTURAL DESIGN SERVICES**

**FREE TECHNICAL SUPPORT SERVICES**

**How Many Attic Vents Do I Need?**  
Send us your plans. Don't have plans? No problem. Provide us with your address and we'll figure out the rest.

**Let us help you with our FREE architectural and design services**

- Let us help you with our FREE architectural and design services
- We can have your attic ventilation installation plan created in a matter of days
- A sample of what you get is shown below and is all your contractor needs to properly ventilate your attic space

**FREE ARCHITECTURAL/DESIGN SUPPORT SERVICES**

- Prompt analysis of roof plans in AutoCAD or other format
- Calculate the number of vents required based on local building codes
- Provide specific recommendations for vent placement

**FREE PRE AND POST-INSTALLATION SUPPORT**

- Meetings with builders, consultants, building code officials, or other members of your design and construction team
- Support regarding any aspect of our product performance or installation

**ADDITIONAL INFORMATION**

**APPROVALS**

- O'hagin is a recognized leader in attic ventilation testing and design
- O'hagin products hold local and national approvals including:
  - Class A fire rated
  - Maricopa County Product Control Approved

For complete testing information, call: (877) 324-0444

**INSTRUCTIONS**

Complete step-by-step installation instructions are available on our website at [www.ohagin.com](http://www.ohagin.com), on our YouTube channel (see link below) or by calling our Customer Service Team toll free at (877) 324-0444.

**LEGEND**

**NOTES**

**O'HAGIN**  
Superior Attic Ventilation Products

**MADE IN THE U.S.A. WITH U.S. STEEL**

**Visit O'Hagin's YouTube Channel**  
YOUTUBE.COM/OHAGINLLC

**Phone: (877) 324-0444 | Fax: (707) 588-9187**  
[www.ohagin.com](http://www.ohagin.com)

**O'HAGIN**  
Superior Attic Ventilation Products

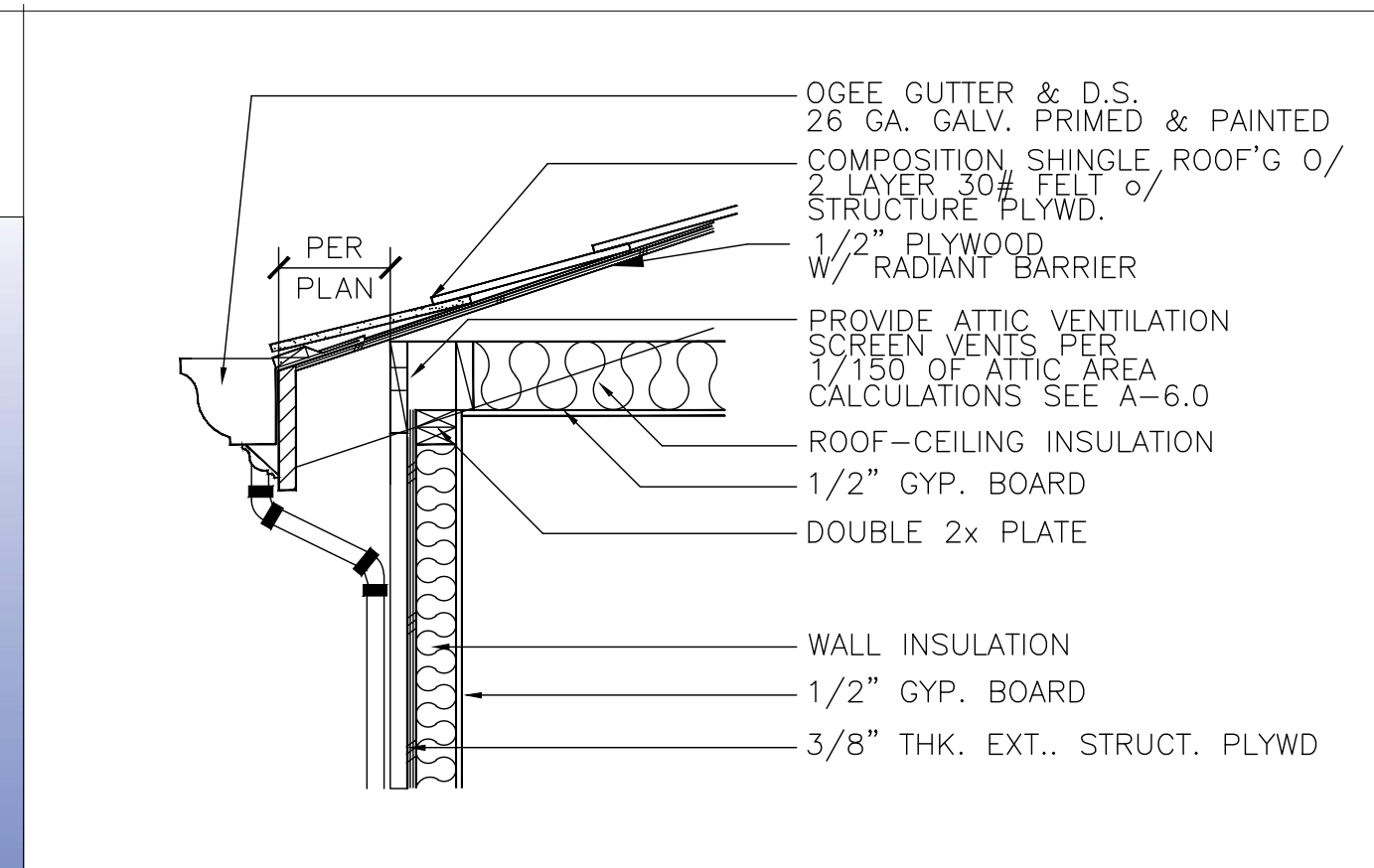
**TAPERED LOW-PROFILE VENTS**  
FOR SLATE, SHAKE AND SHINGLE ROOFS

**OPTIONAL Fire & Ice Attic Vents - RESISTANT TO FLAMES, EMBERS, RAIN & SNOW**

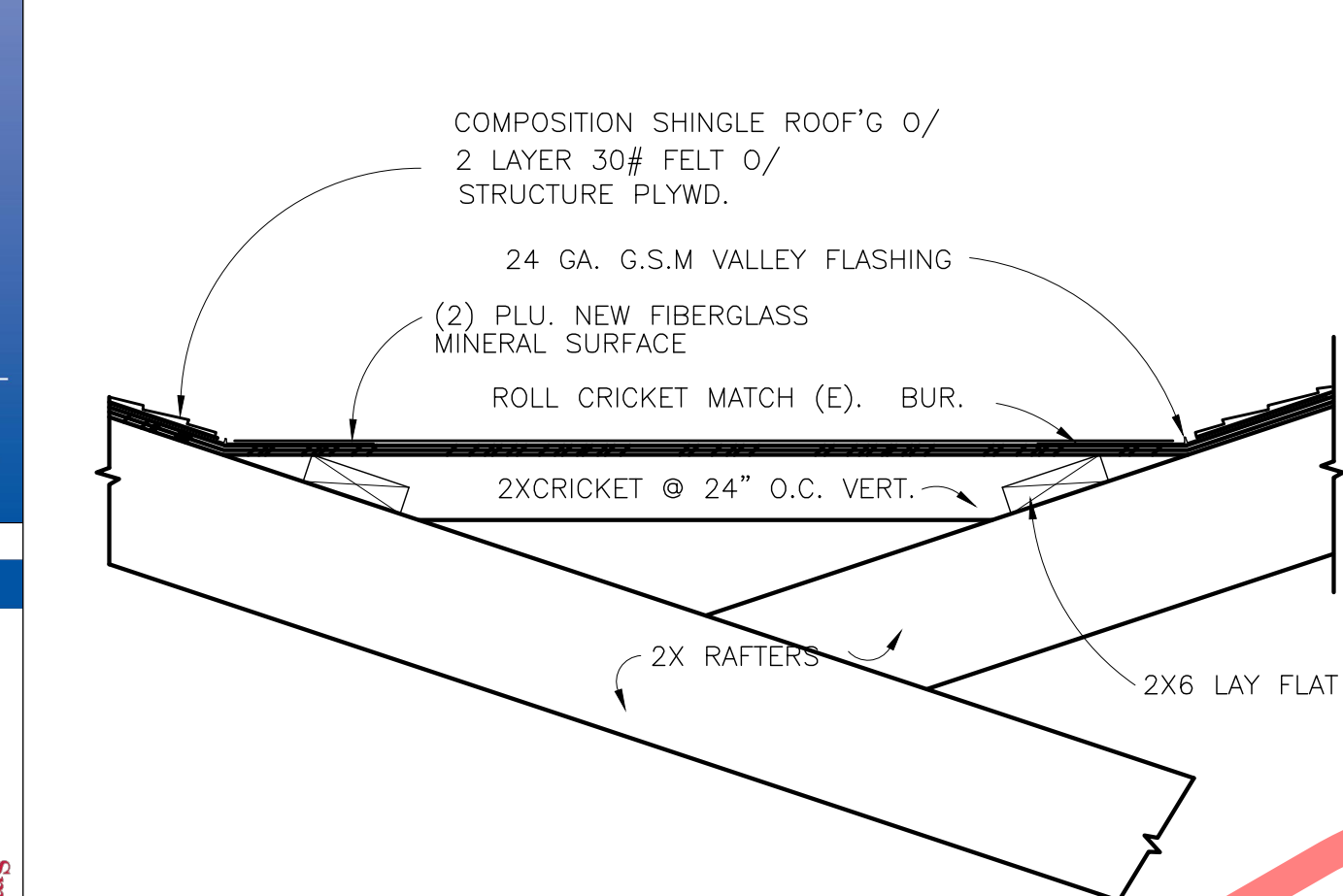
**MADE IN THE U.S.A. WITH U.S. STEEL**

**Visit O'Hagin's Website at**  
[WWW.OHAGIN.COM](http://WWW.OHAGIN.COM)

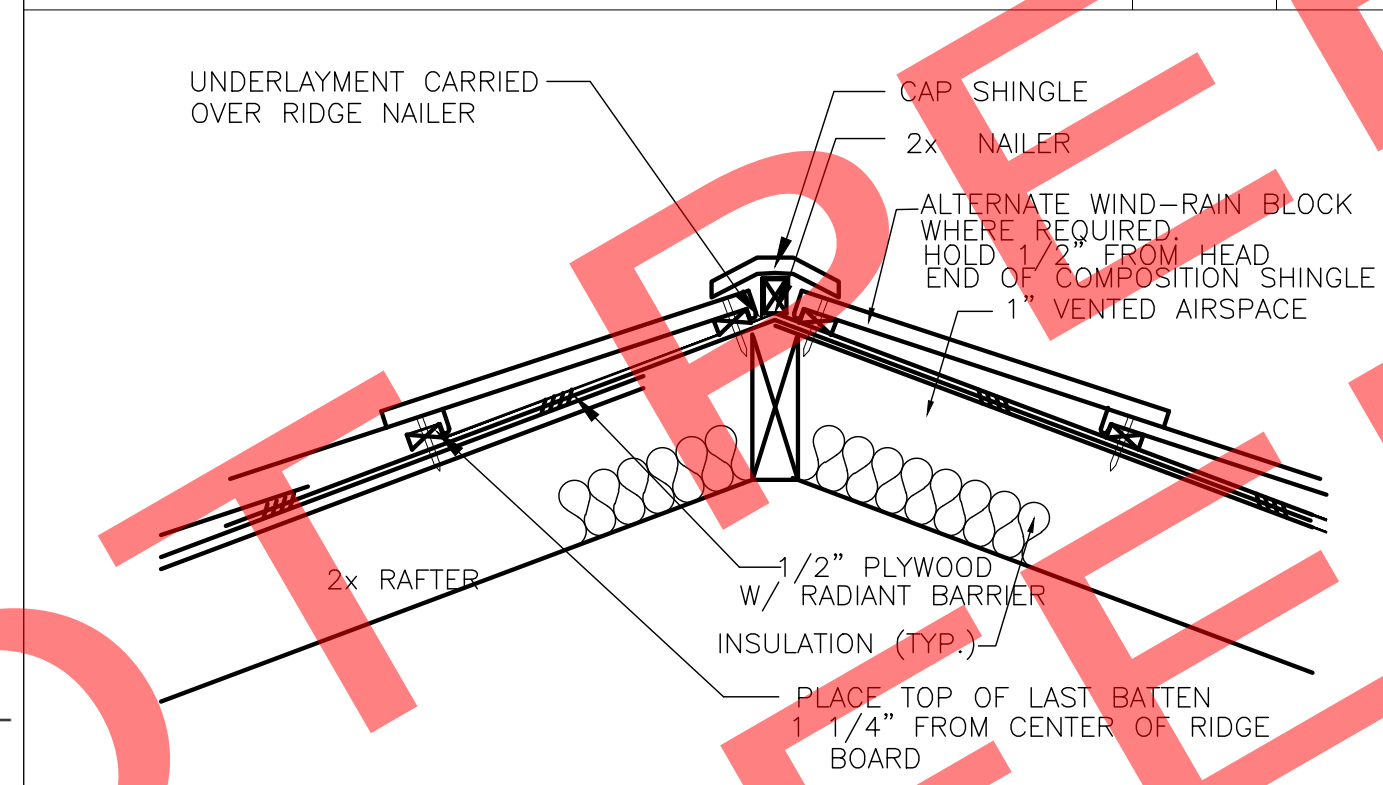
210 CLASSIC COURT, SUITE 100  
ROHNERT PARK, CA 94928  
**Phone: (877) 324-0444 | Fax: (707) 588-9187**



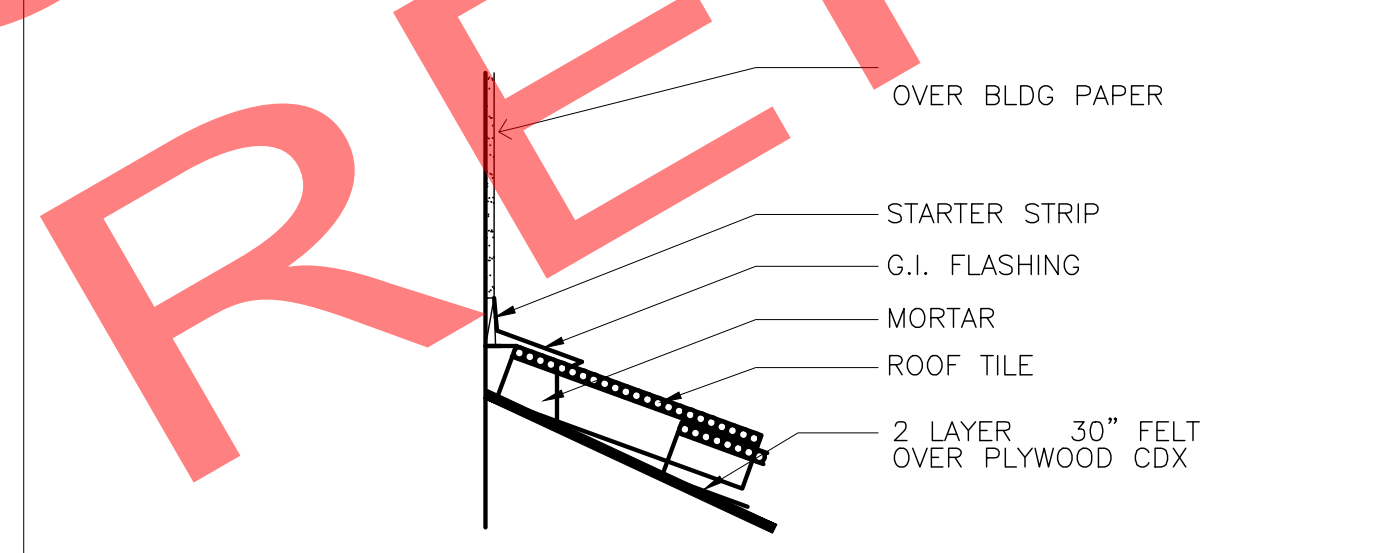
TYP. EAVE DETAIL NTS 2



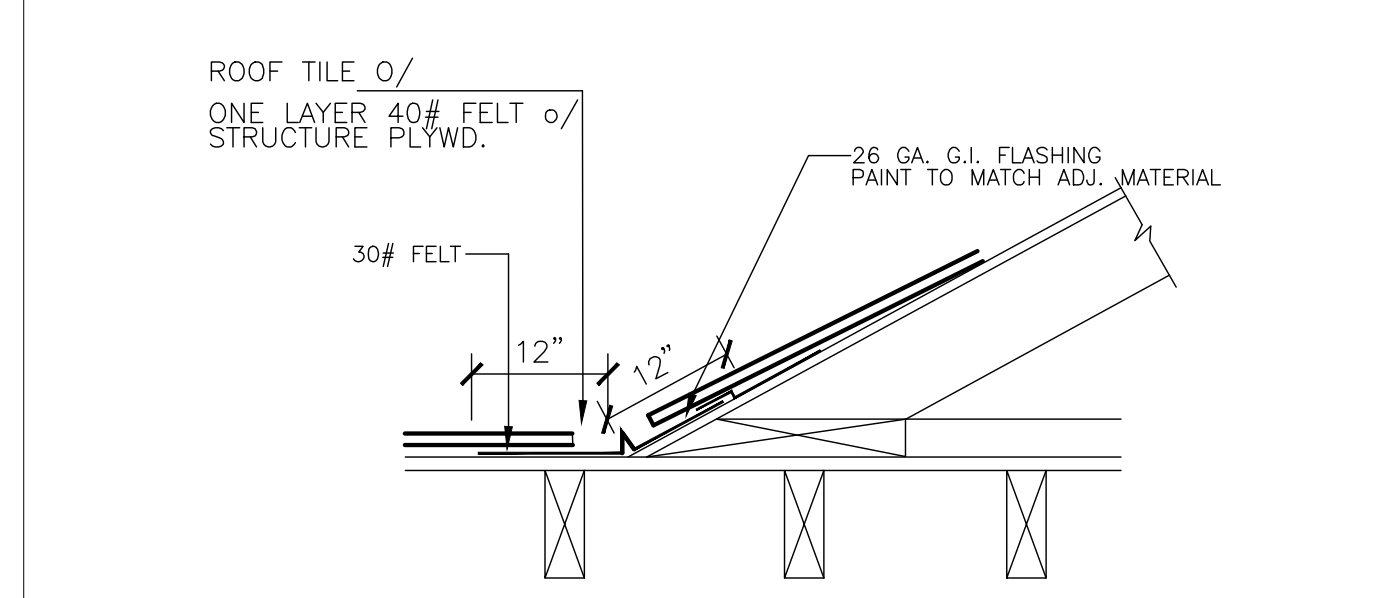
TYP. CRICKET DETAIL NTS 3



TYP. RIDGE DETAIL NTS 4



FLASHING @ ROOF/WALL TYP. NTS 5



ROOF VALLEY DETAIL TYP. NTS 6



**ATTIC VENTILATION CALCULATION:**

**1ST FLOOR**  
TOTAL AREA ENCLOSED: 1839 S.F.  
AREA OF OPENING REQUIRED:  
1839/300 x 144 = 882.72 SQ.IN.

SQUARE INCHES NFVA PROVIDED:  
HIGH: 822.72 SQ.IN X 50%=411.36 SQ.IN  
441.36 SQ.IN/72 SQ.IN=6.13 (7 PROVIDED)  
LOW: 822.72 SQ.IN X 50%=411.36 SQ.IN  
441.36 SQ.IN/72 SQ.IN=6.13 (7 PROVIDED)

TOTAL PROVIDED(1ST FLOOR):  
14 VENTS, 14X72=1008 SQ.IN.>882.72 SQ.IN.

**2ND FLOOR**  
TOTAL AREA ENCLOSED: 1125 S.F.  
AREA OF OPENING REQUIRED:  
1125/300 x 144 = 540 SQ.IN.

SQUARE INCHES NFVA PROVIDED:  
HIGH: 540 SQ.IN X 50%=270 SQ.IN  
270 SQ.IN/72 SQ.IN=3.75 (4 PROVIDED)  
LOW: 540 SQ.IN X 50%=270 SQ.IN  
270 SQ.IN/72 SQ.IN=3.75 (4 PROVIDED)

TOTAL PROVIDED(2ND FLOOR):  
8 VENTS, 8X72=576 SQ.IN.>540 SQ.IN.

MIN. 22 ATTIC VENTS IN TOTAL.  
(CONTRACTOR TO VERIFY THE EXISTING CONDITION & LOCATION, AND ADD MORE VENT IF NEEDED)

**BENEFITS OF ATTIC VENTILATION**

**BEST VENTS FOR COMPO ROOFS**

**Fire & Ice LINE OF ATTIC VENTS**

- Class A fire-rated vent\*
- Flame, ember, rain and snow resistant\*
- Complies with Wildland Urban Interface Code requirements and accepted for use by many local fire officials for installation in Wildland Urban Interface (WUI) zones
- Interior stainless-steel matrix system
- May be used in place of under-eave and soft vents:
  - superior airflow
  - balanced airflow
  - decreased construction costs

\* Quantified by independent laboratory testing

**PHOTOS OF O'Hagin Fire & Ice Attic Vents DURING EXTREME TEST CONDITIONS**

**4" STANDARD FLANGE**

**6" EXTENDED FLANGE**  
(SLATE AND SHALE ROOFS)

**Available Pre-Pointed Finishes:**  
Black\* Charcoal\* Brown\* Gray\* White\*  
\*Colors may vary between lots

**Not Free Ventilation Area**

STANDARD 4" Wide Mesh	22.00 SQ. IN.
EXTENDED 6" Wide Mesh	64.80 SQ. IN.

**MADE IN THE U.S.A. WITH U.S. STEEL**

**ROOF VENT SPEC.**

**NOTES:**

THE ROOF WATER LEADERS LEAD TO TYP. 2'-0"x1'-8" SPLASH BLOCK @ ALL D.S. WHICH DEFLECTS WATER AWAY FROM THE BUILDING. THERE IS TO BE A 2% MIN. SLOPE AWAY FROM THE FOUNDATION AREA.

MINIMUM CLASS "A" ROOFING FASTENERS FOR THE ROOF SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5.

THE INSTALLATION OF APPROVED CORROSION-RESISTANT FLASHING APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE SMALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS:

- EXTERIOR WINDOW AND DOOR OPENING
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS, AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

VALLEY FLASHINGS MUST BE IN ACCORDANCE WITH SECTION 1508 OF THE CBC. ALL OTHER FLASHING MUST COMPLY WITH SECTION 1509 OF THE CBC. OPENINGS THROUGH THE TILE FOR PENETRATIONS SUCH AS VENTS MUST BE FLASHED AND SUPPORTED BY ADDITIONAL BLOCKING OR ROOF FRAMING AS REQUIRED. FLASHING FOR PROFILE TILES MUST BE MADE OF LEAD OR OTHER APPROVED FLEXIBLE MATERIALS AND MUST BE FORMED TO THE CONTOURS OF THE TILE.

**TATERU DESIGN STUDIO**

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*Sherman Lee*

CLIENT:  
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**CHOU RESIDENCE**  
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2362 RENO DR,  
SAN JOSE, CA 95148

REVISIONS:

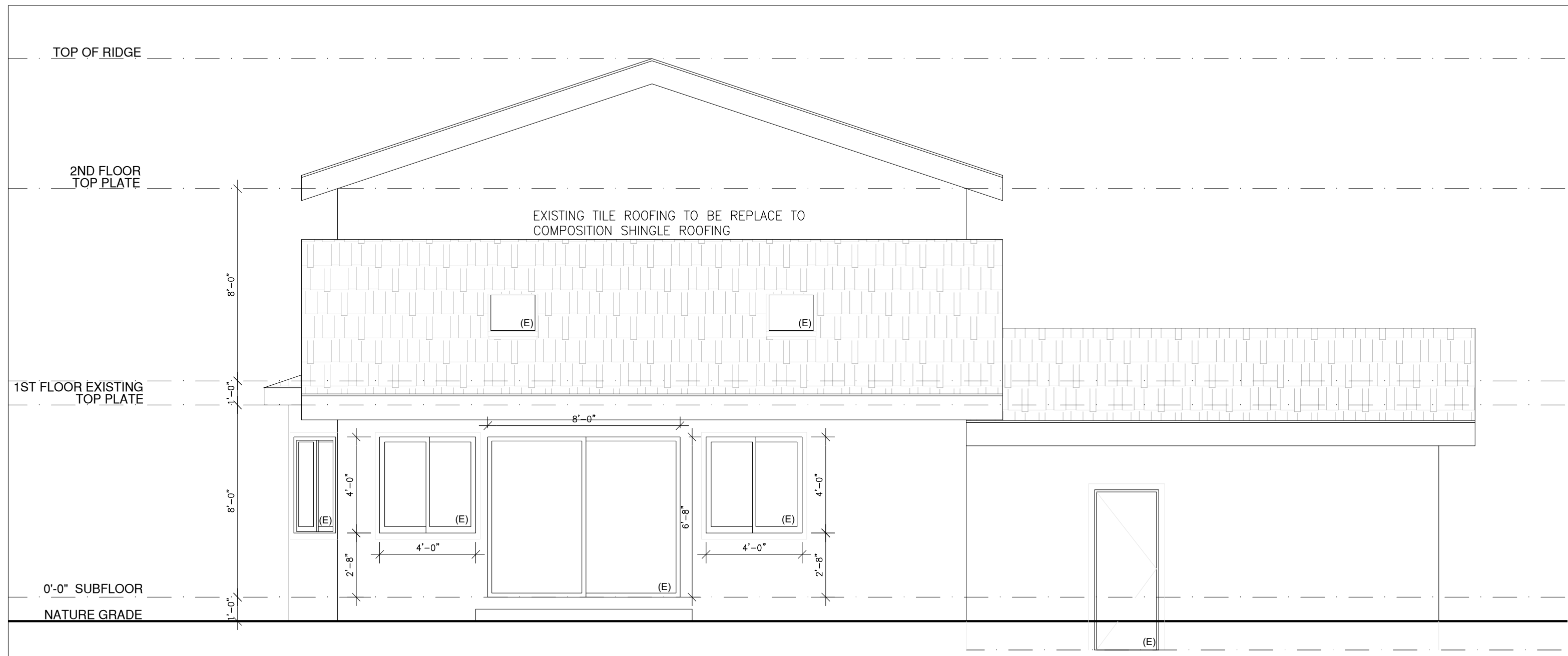
SHEET TITLE:  
**PROPOSED ROOF PLAN**

DATE: 04/03/2022 PROJECT NO.: R22-1203

SCALE: AS SHOWN DRAWN: SL

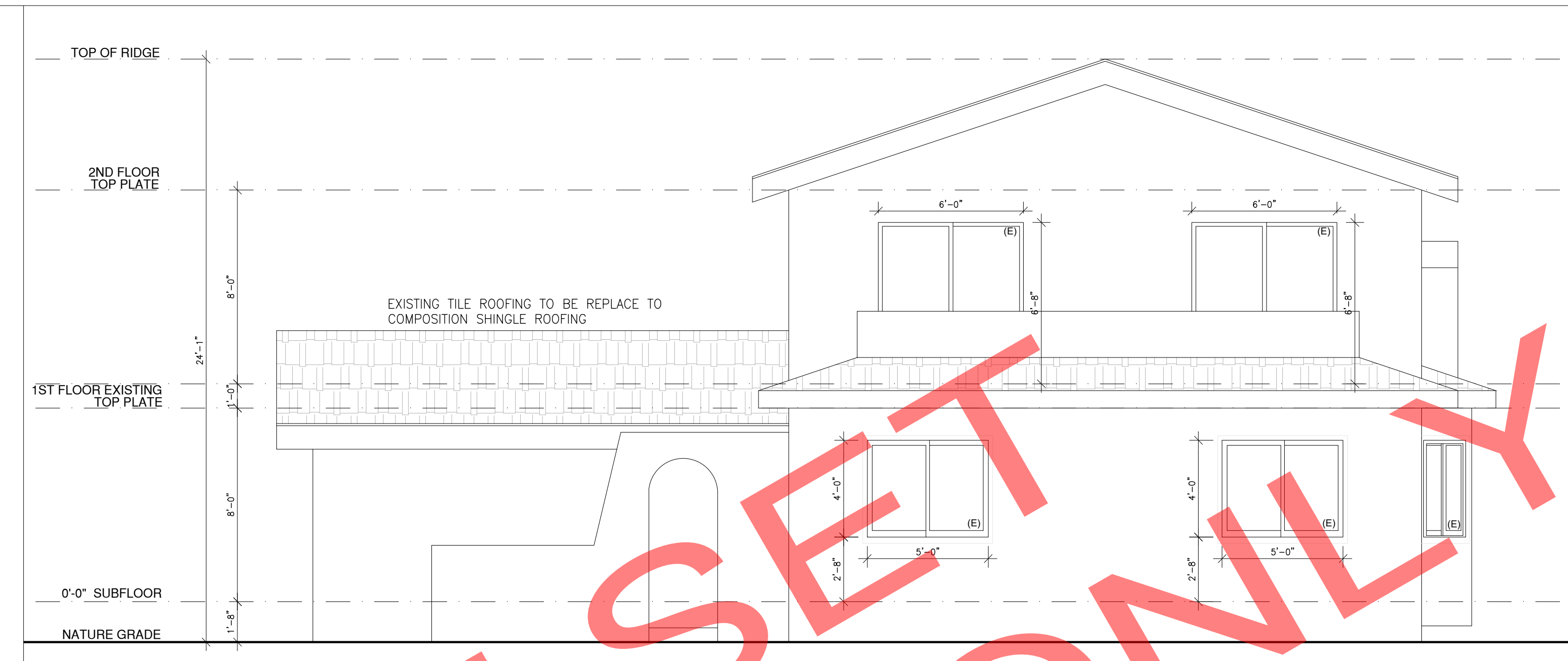
SHEET: **A-2.4**





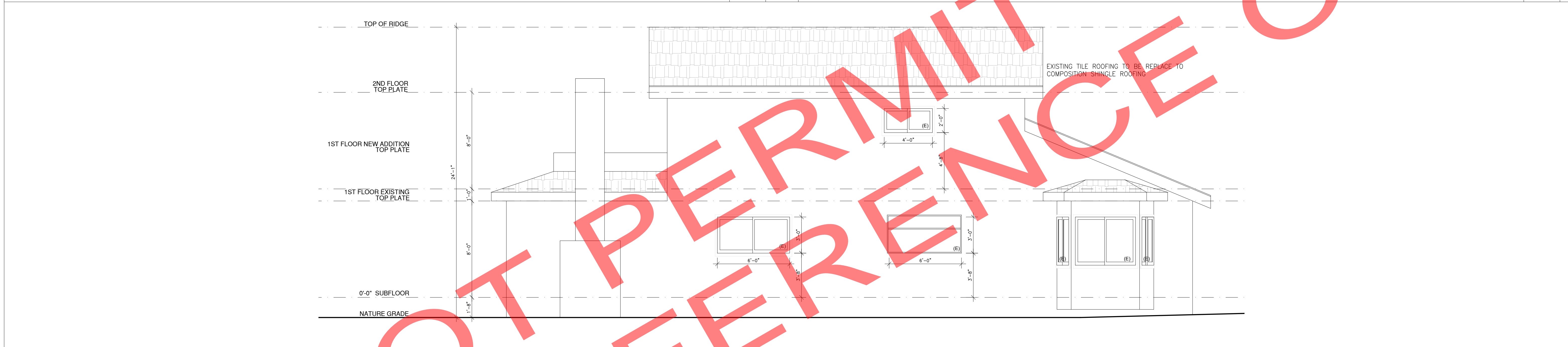
(E) REAR ELEVATION

1/4" 2



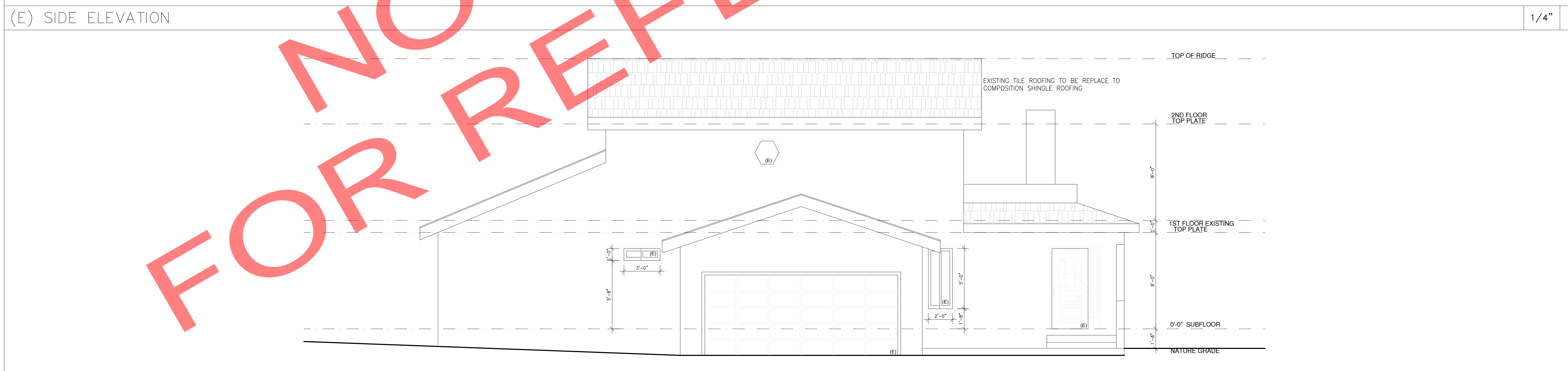
(E) FRONT ELEVATION

1/4" 1



(E) SIDE ELEVATION

1/4" 3



(E) SIDE ELEVATION

1/4" 4

REVISIONS:	
SHEET TITLE: <b>EXISTING ELEVATIONS</b>	
DATE 04/03/2022	PROJECT NO. R22-1203
SCALE AS SHOWN	DRAWN SL
SHEET <b>A-3.0</b>	

FOR NOT PERMIT SET ONLY





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REVISIONS:

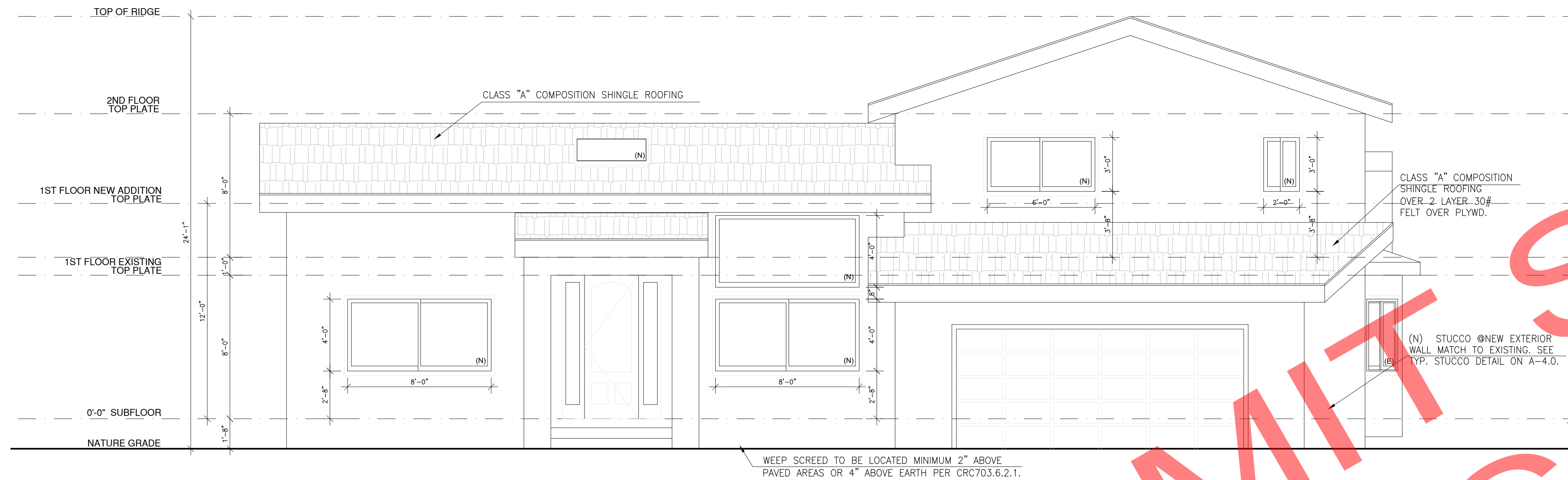
SHEET TITLE:  
**PROPOSED  
ELEVATIONS**

DATE PROJECT NO.  
04/03/2022 R22-1203

SCALE DRAWN  
AS SHOWN SL

SHEET

**A-3.1**

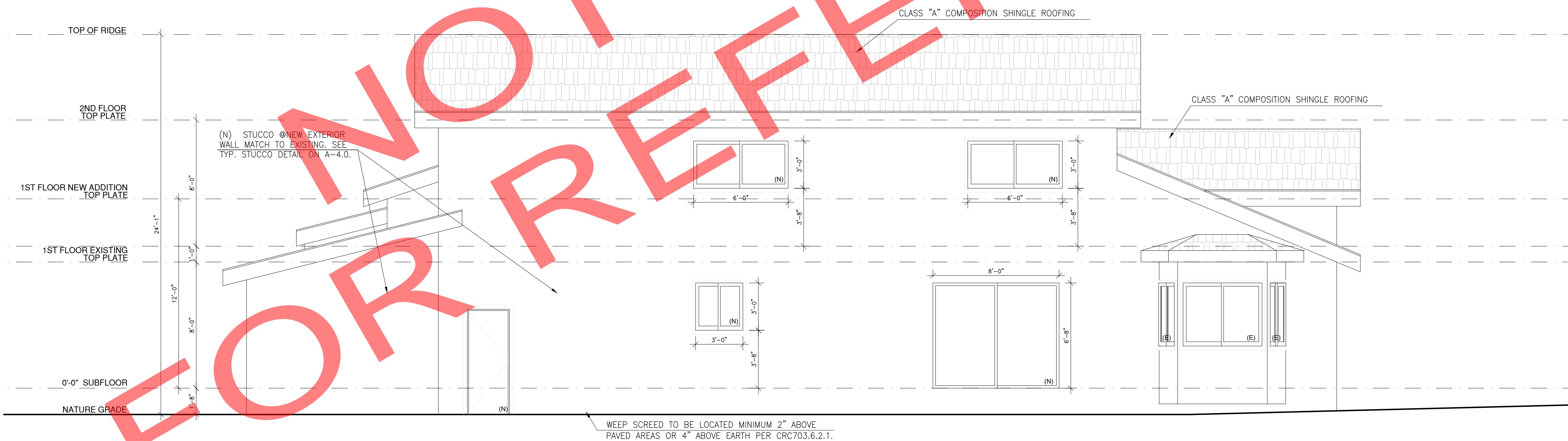


UNDER-GROUND VENT CALCULATION  
 $2615 \div 150 = 17.43$   
 VENT SIZE:  $14" \times 6" = 0.58 \text{ SF}$   
 $17.43 \div 0.58 = 30$   
 REQ. 30 VENTS  
 CONTRACTOR V.I.F FOR THE EXISTING CONDITION, ADD NEW OR REPLACE EXISTING VENT IF NEEDED AT EXISTING HOUSE.

MATERIAL LIST		
ITEM	MATERIAL	FINISH/COLOR
EXTERIOR WALL	STUCCO	SWISS COFFEE OR PER OWNER
ROOF	COMPOSITION SHINGLE	BROWN OR PER OWNER
GUTTER	STEEL OR VINYL	GALVANIZED STEEL OR VINYL/ WHITE OR LIGHT COLOR
GLASS DOOR	AL. OR VINYL	DOUBLE PENAL WITH AL OR VINYL FRAME/ WHITE OR LIGHT COLOR
WINDOW	AL OR VINYL	DOUBLE PENAL WITH VINYL FRAME/ WHITE OR LIGHT COLOR
ACCENT & TRIM	WOOD	WHITE OR LIGHT COLOR

PROPOSED FRONT ELEVATION

1/4" 1



PROPOSED SIDE ELEVATION

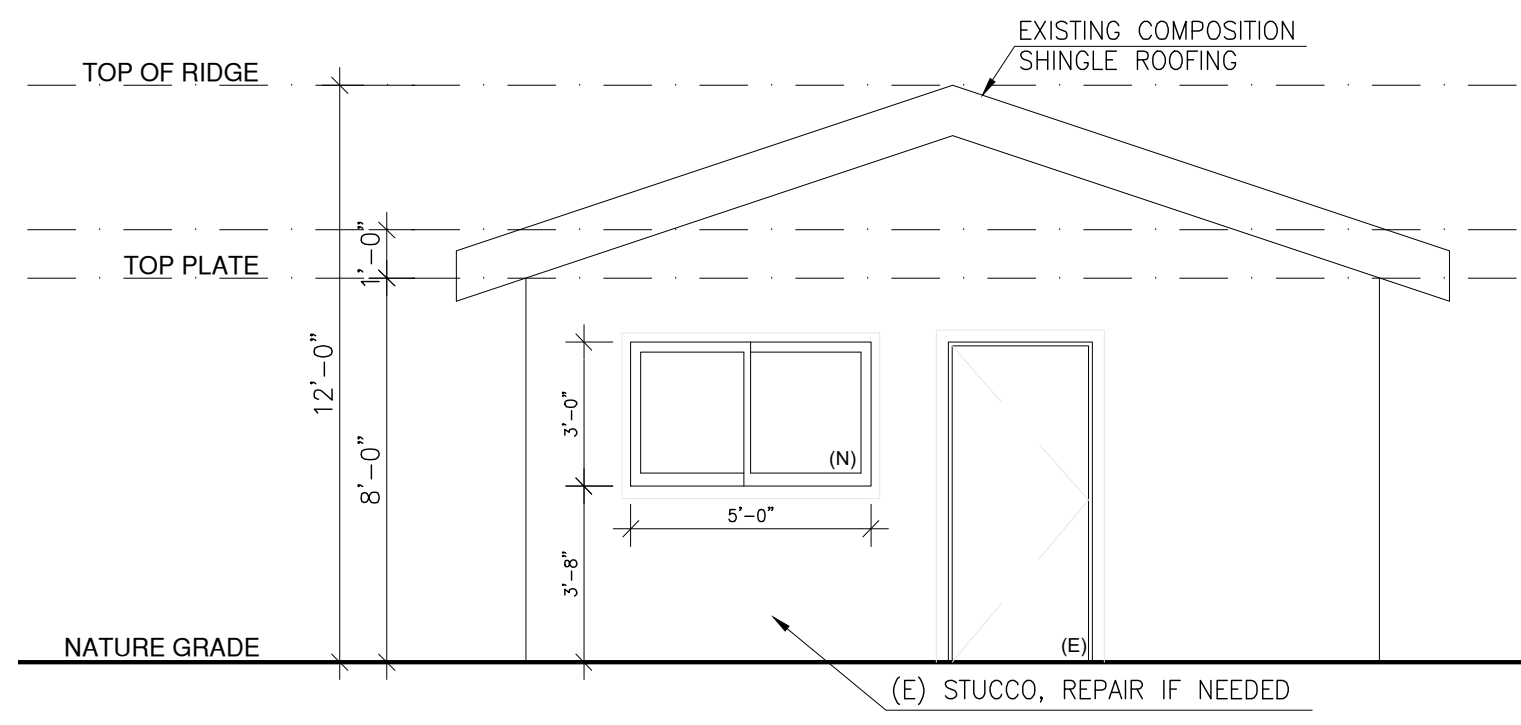
1/4" 2



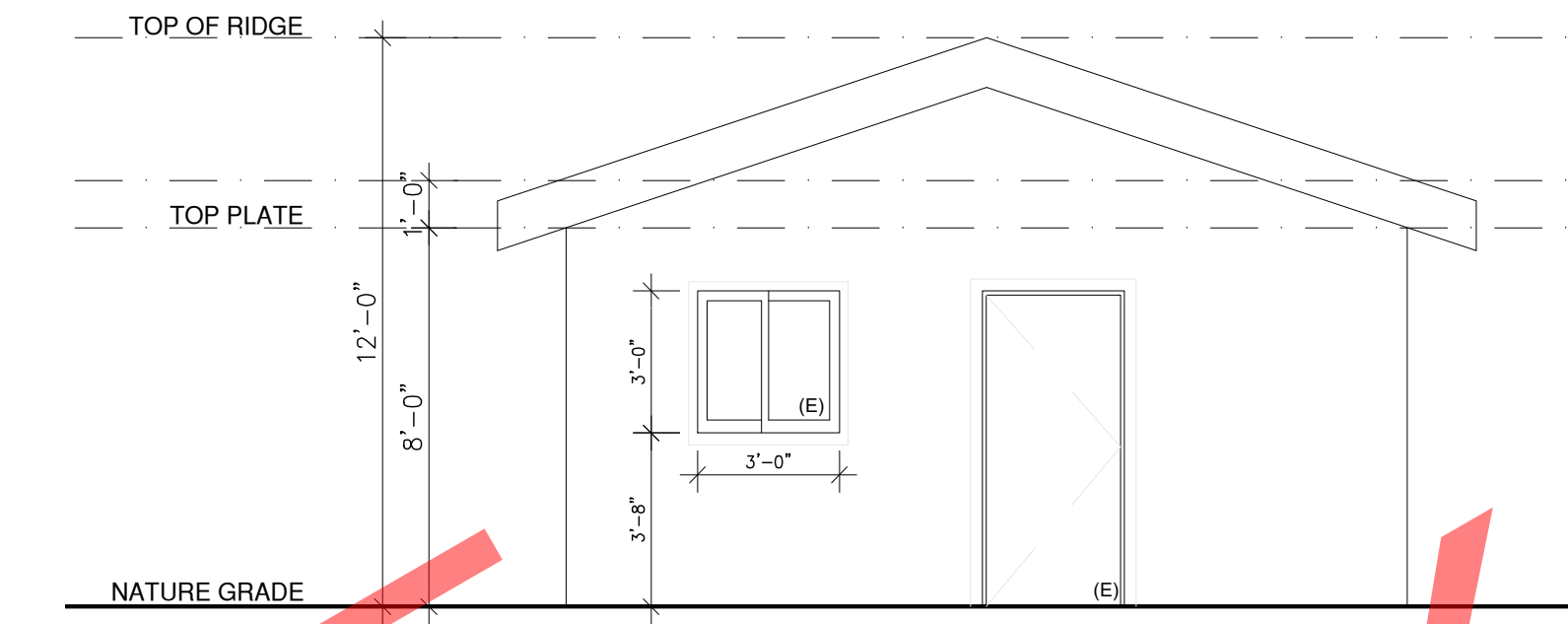




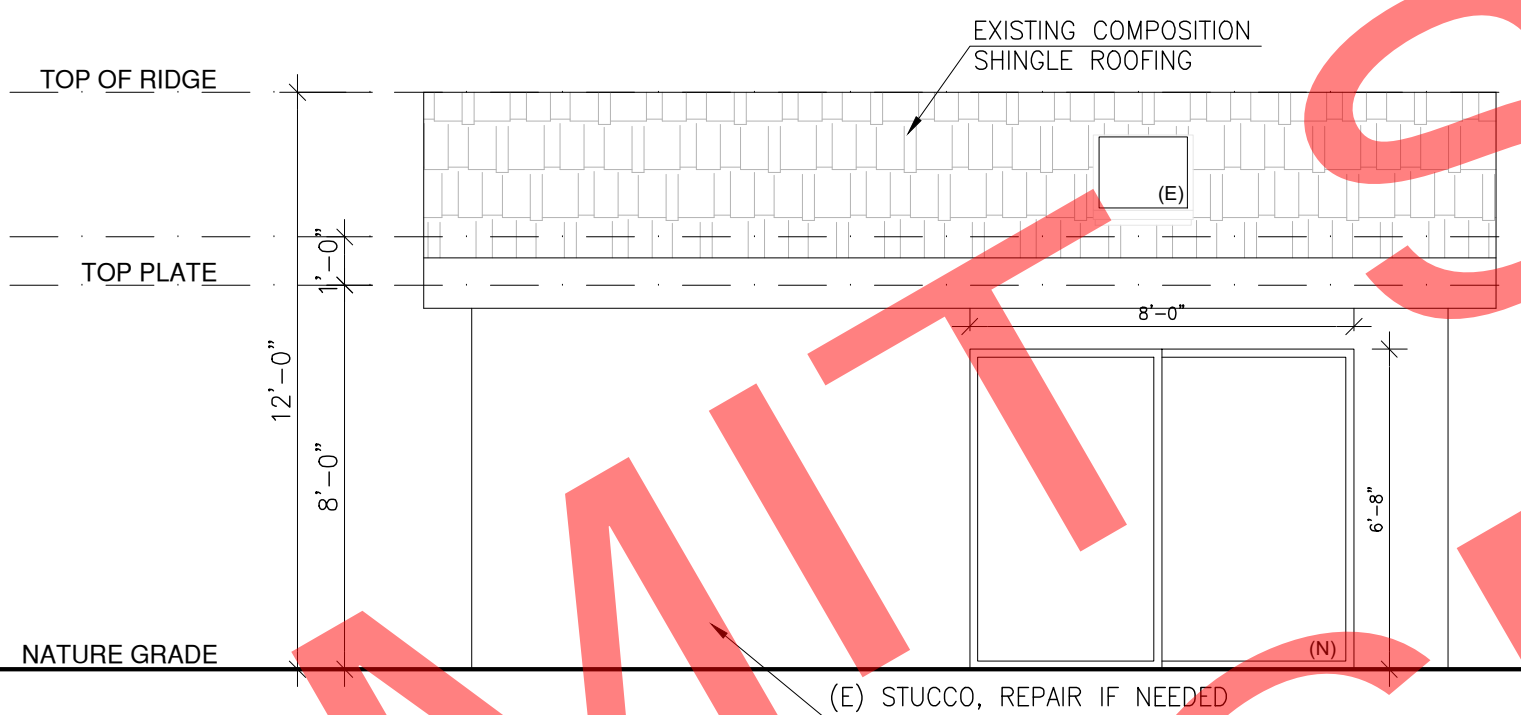
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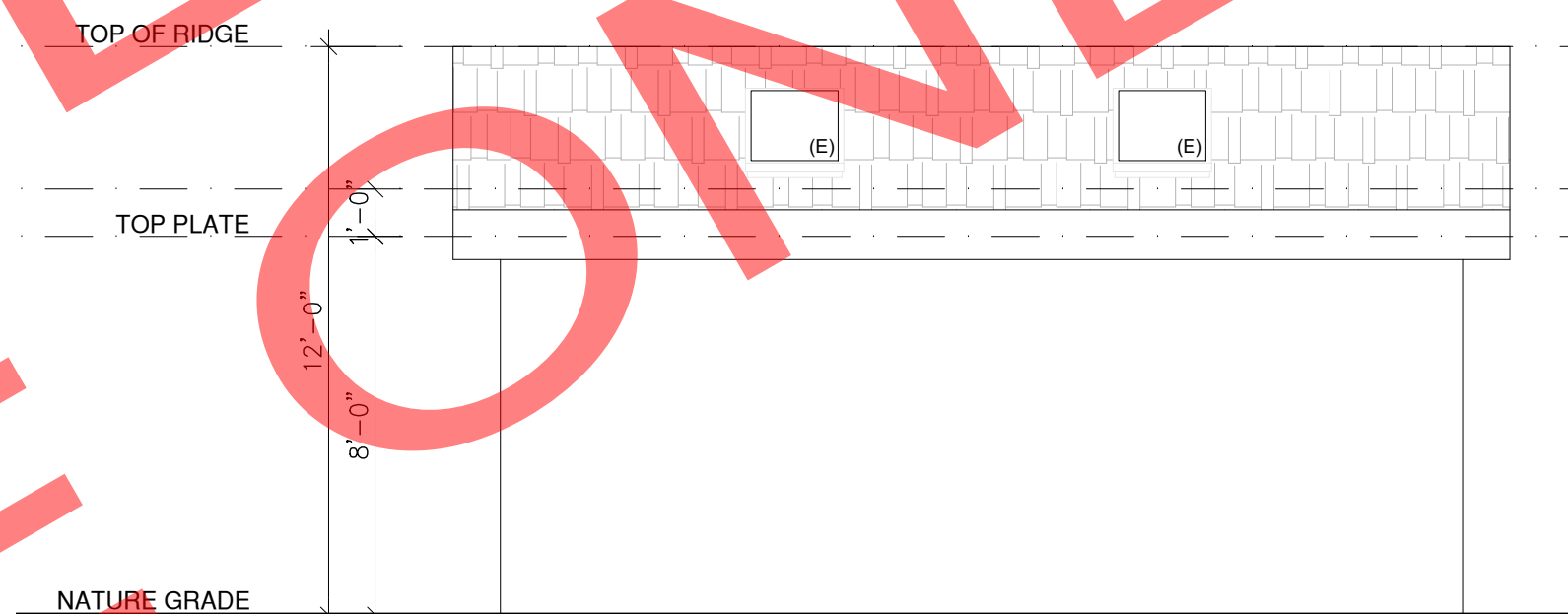
PROPOSED ADU FRONT ELEVATION 1/4" 5



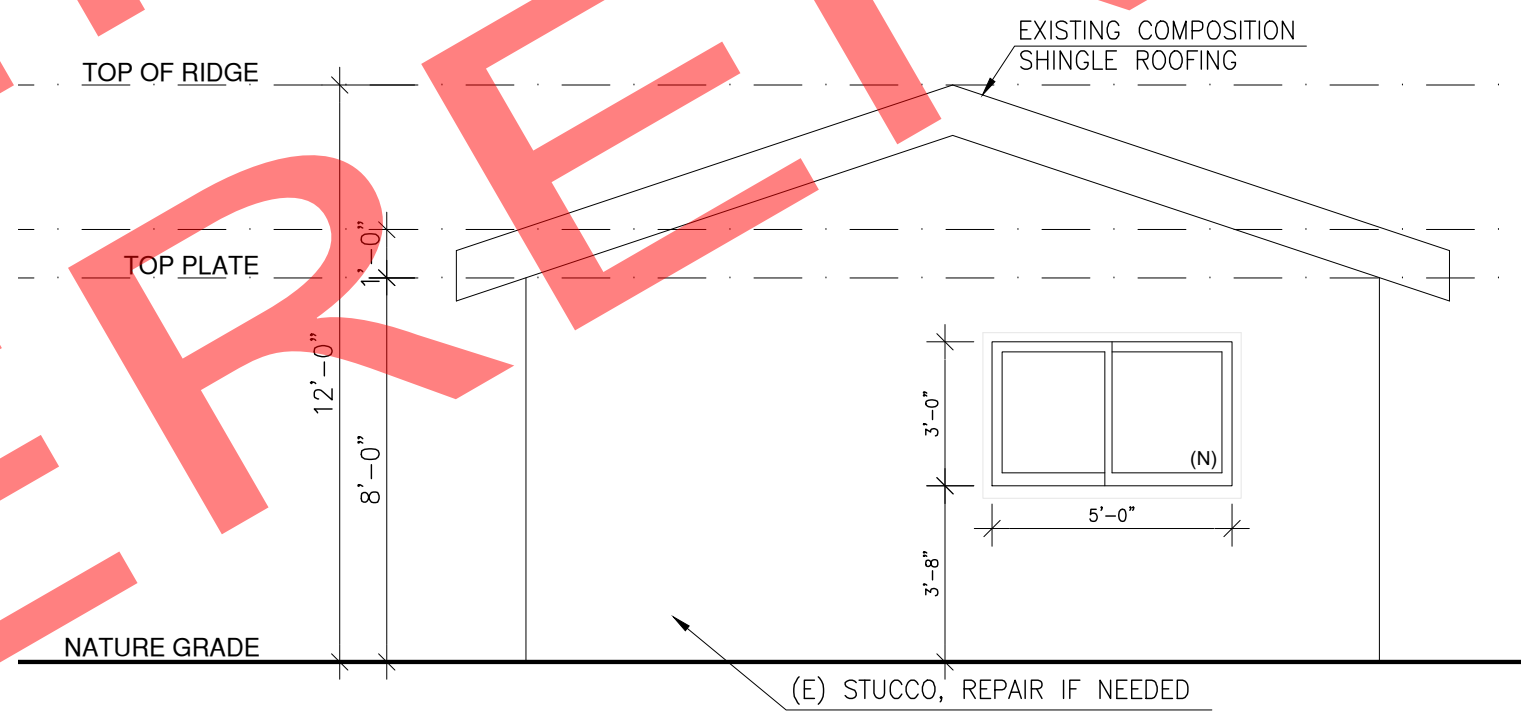
EXISTING STORAGE FRONT ELEVATION 1/4" 1



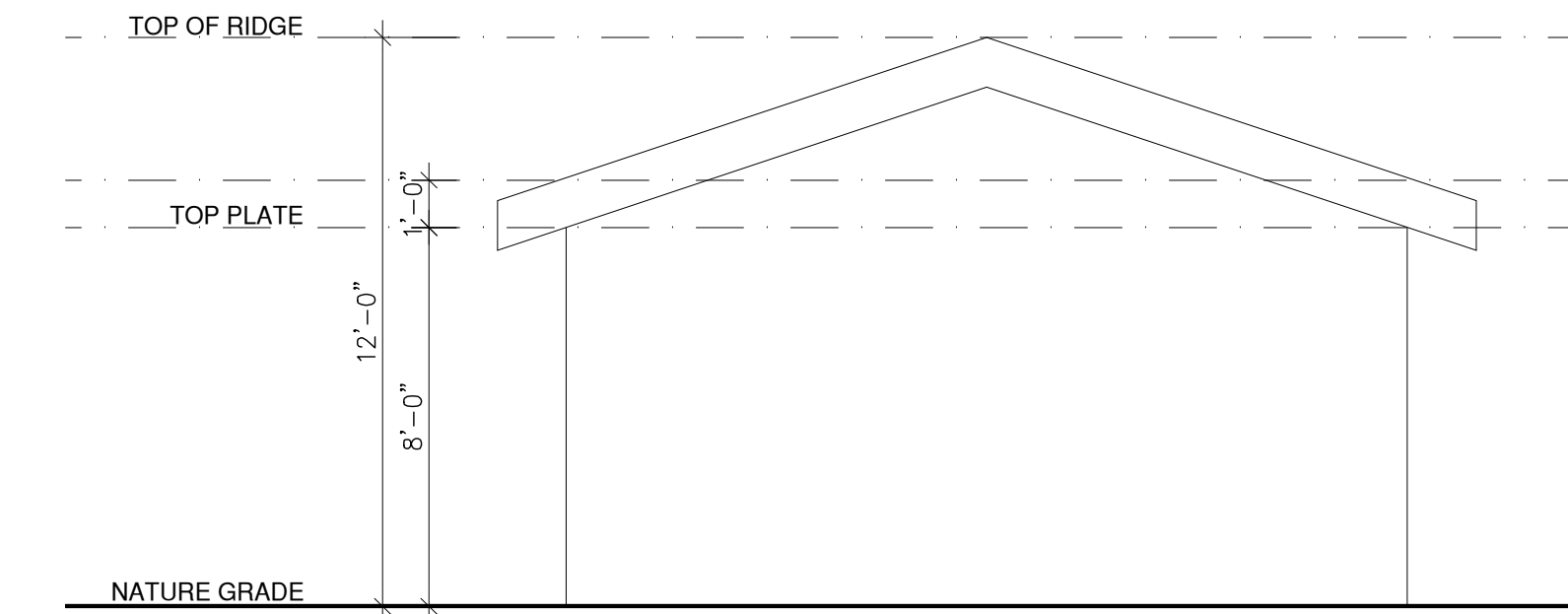
PROPOSED ADU SIDE ELEVATION 1/4" 6



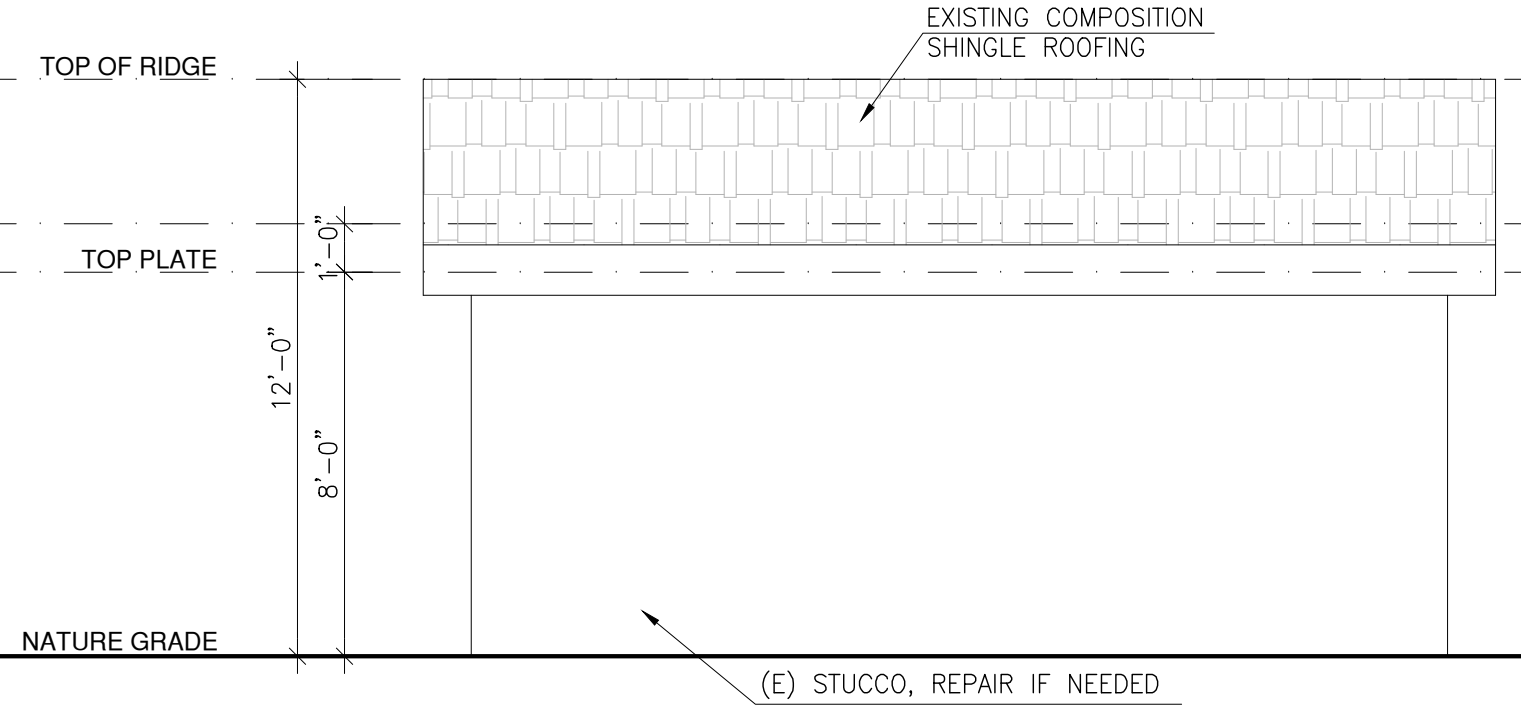
EXISTING STORAGE SIDE ELEVATION 1/4" 2



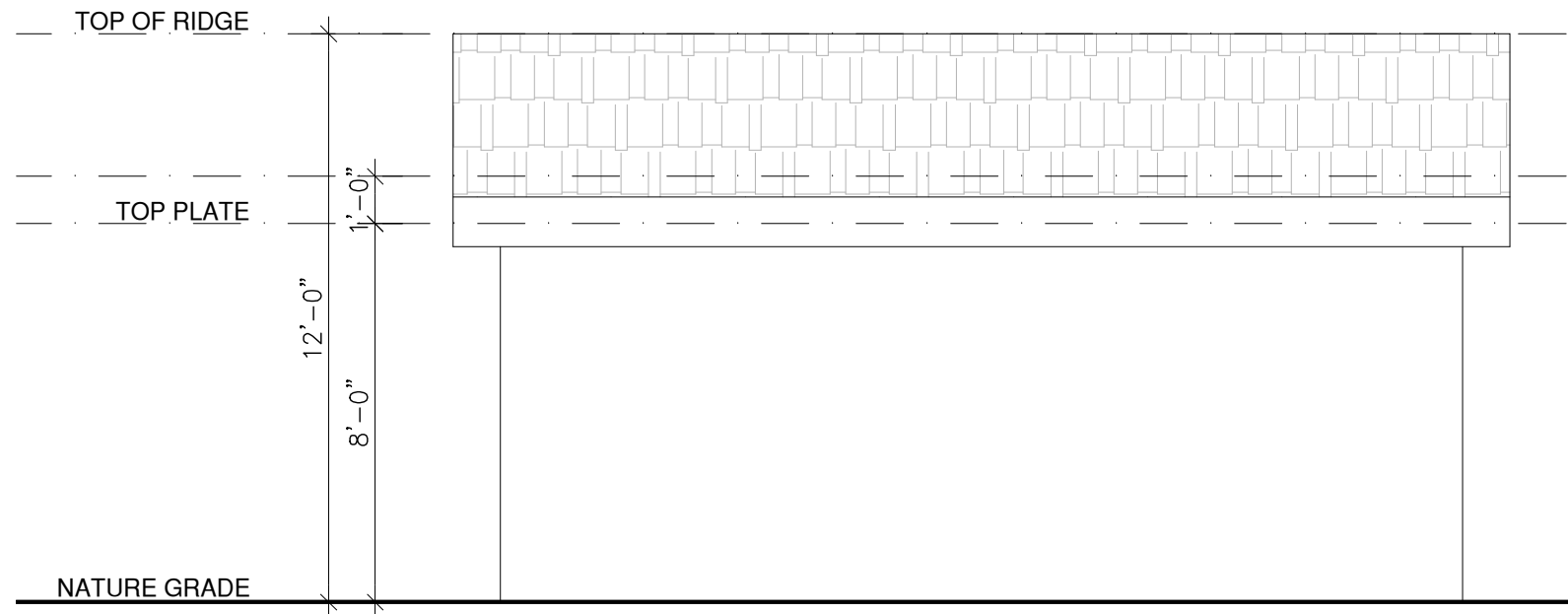
PROPOSED ADU REAR ELEVATION 1/4" 7



EXISTING STORAGE REAR ELEVATION 1/4" 3

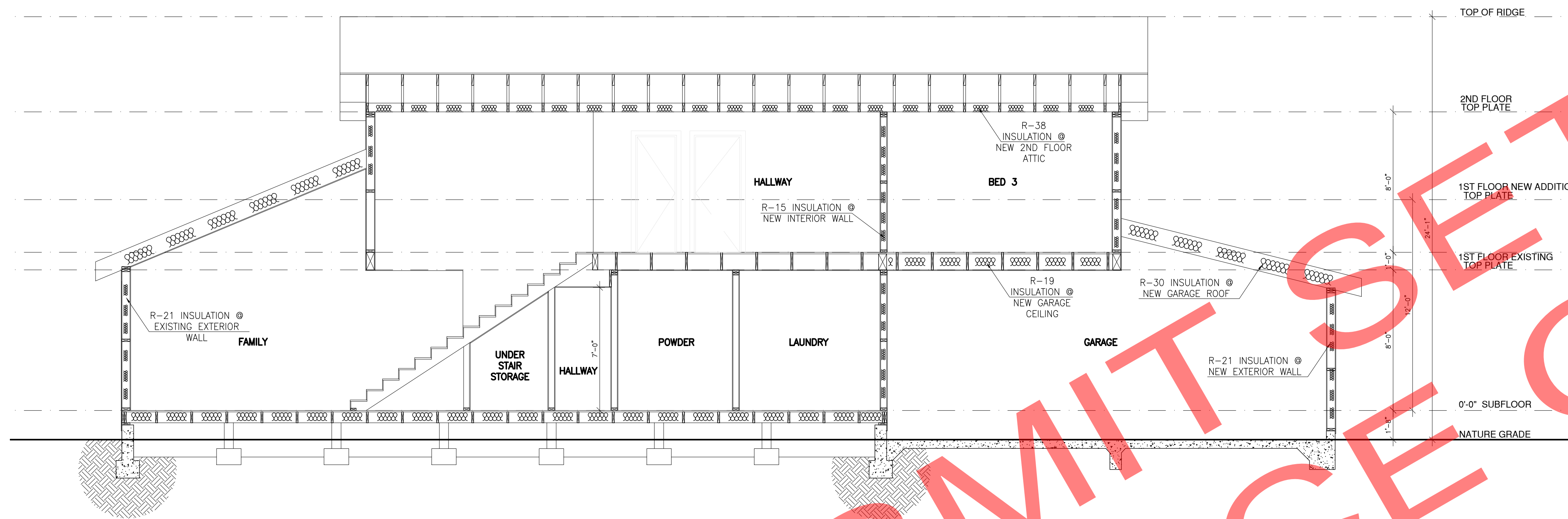


PROPOSED ADU SIDE ELEVATION 1/4" 8



EXISTING STORAGE SIDE ELEVATION 1/4" 4



SECTION

1/4" 1



SECTION

1/4" 2

FOR NOT PERMIT SET ONLY

CHOU RESIDENCE  
HOUSE ADDITION AND NEW ADU  
2362 RENO DR,  
SAN JOSE, CA 95148

REVISIONS:

SHEET TITLE:  
**SECTIONS**

DATE PROJECT NO.  
04/03/2022 R22-1203

SCALE DRAWN  
AS SHOWN SL

SHEET

**A-3.4**



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REVISIONS:

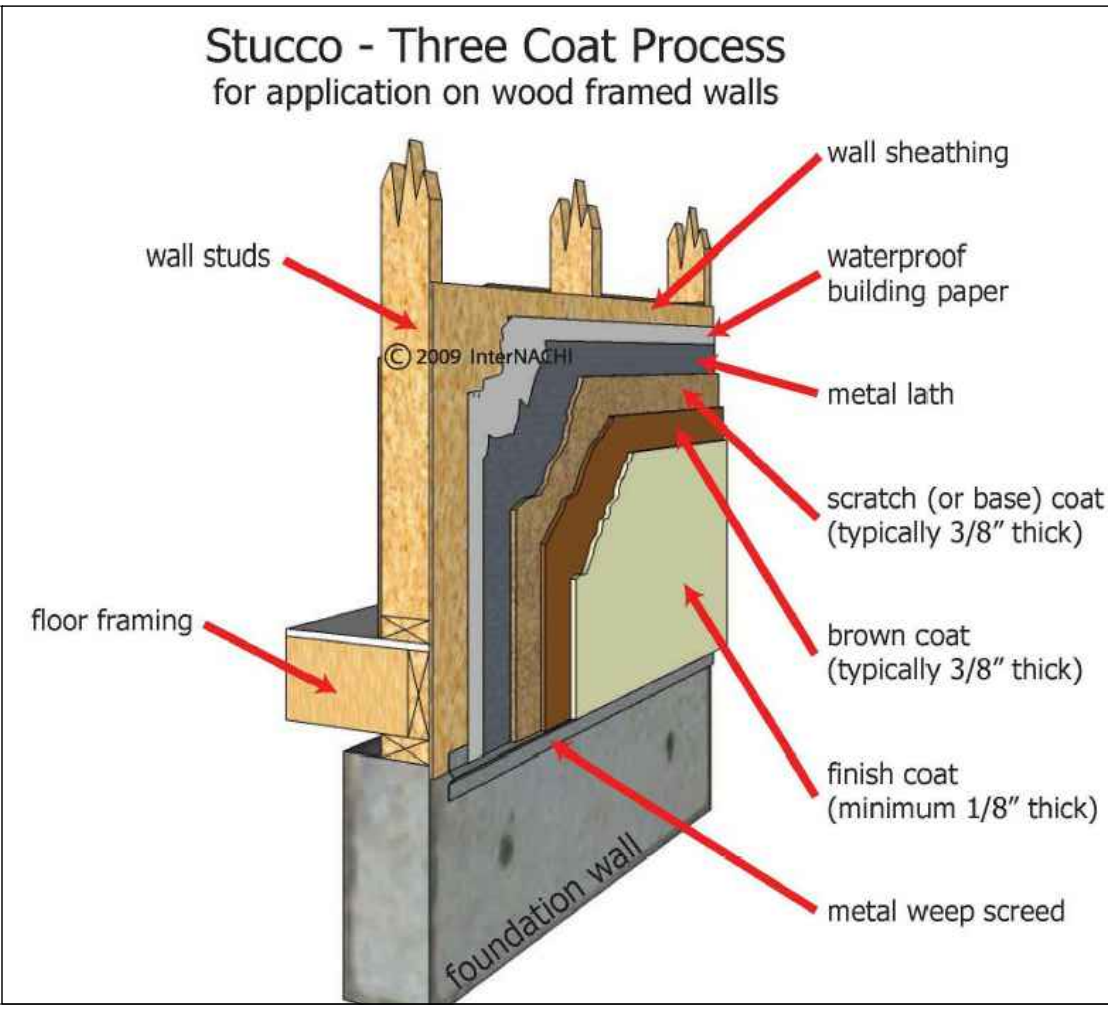
SHEET TITLE:  
**ARCHITECTURAL DETAILS**

DATE: 04/03/2022 PROJECT NO: R22-1203

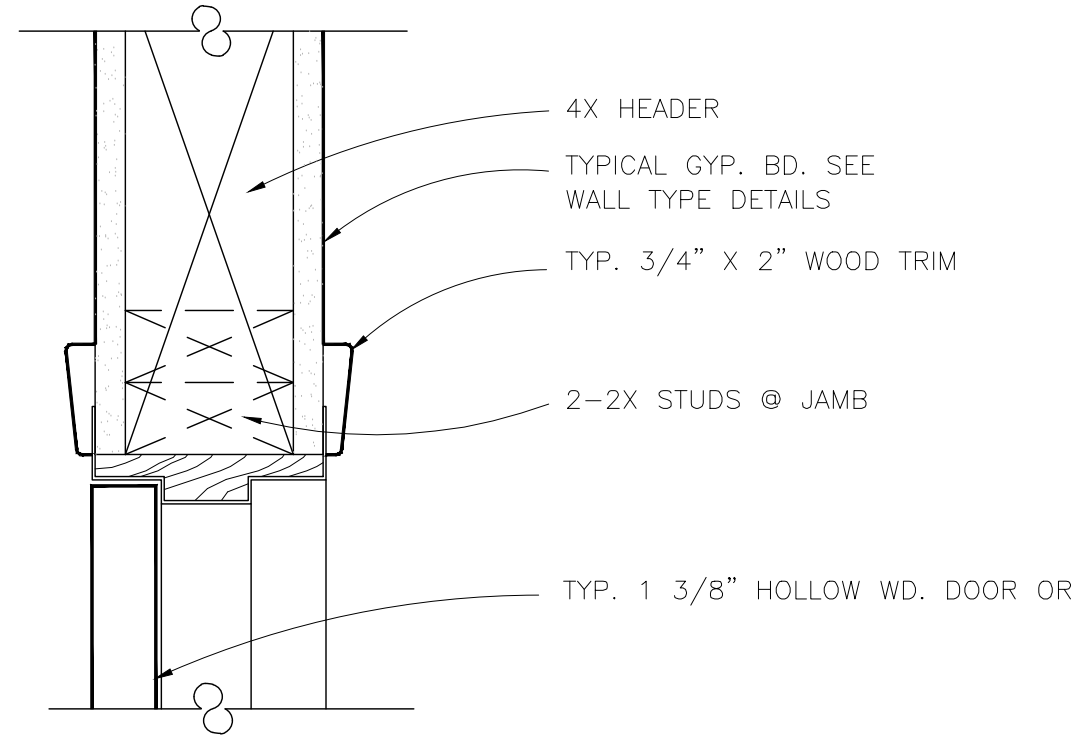
SCALE: AS SHOWN DRAWN: SL

SHEET

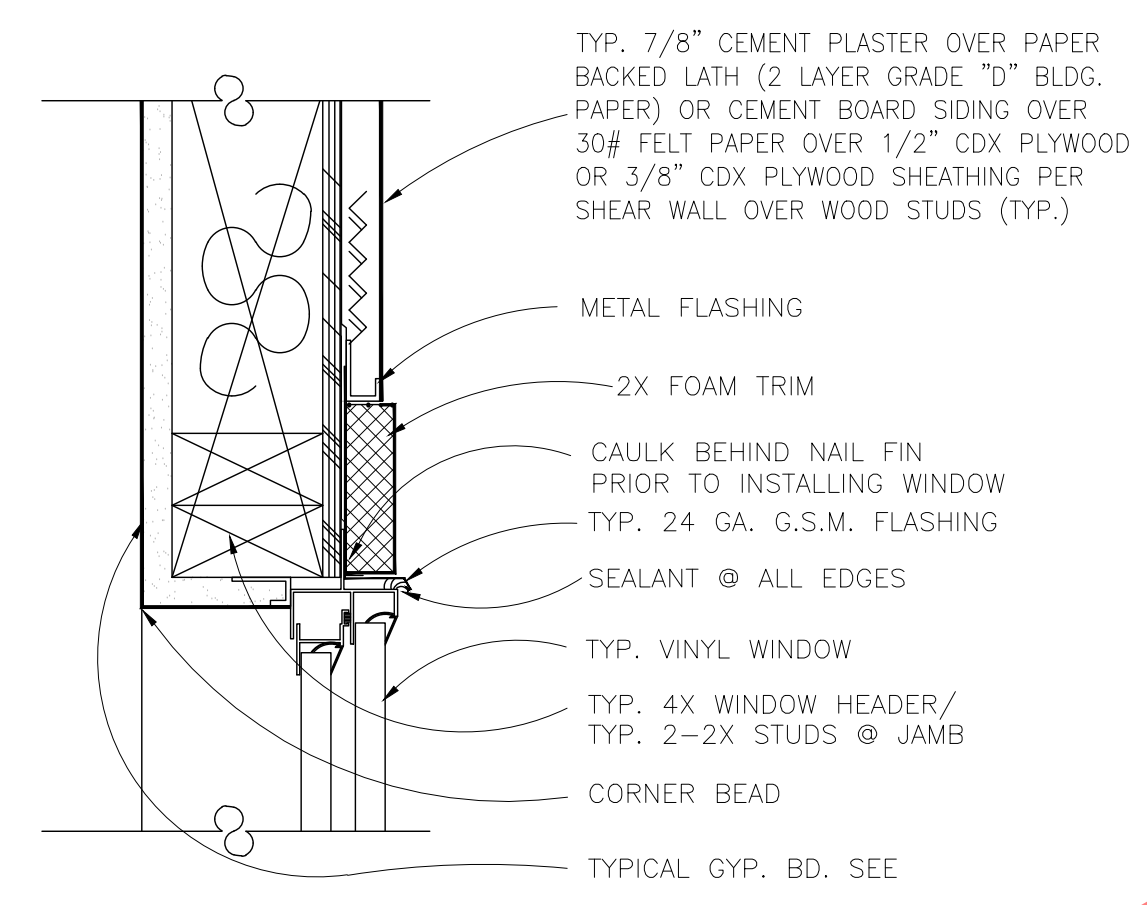
**A-4.0**



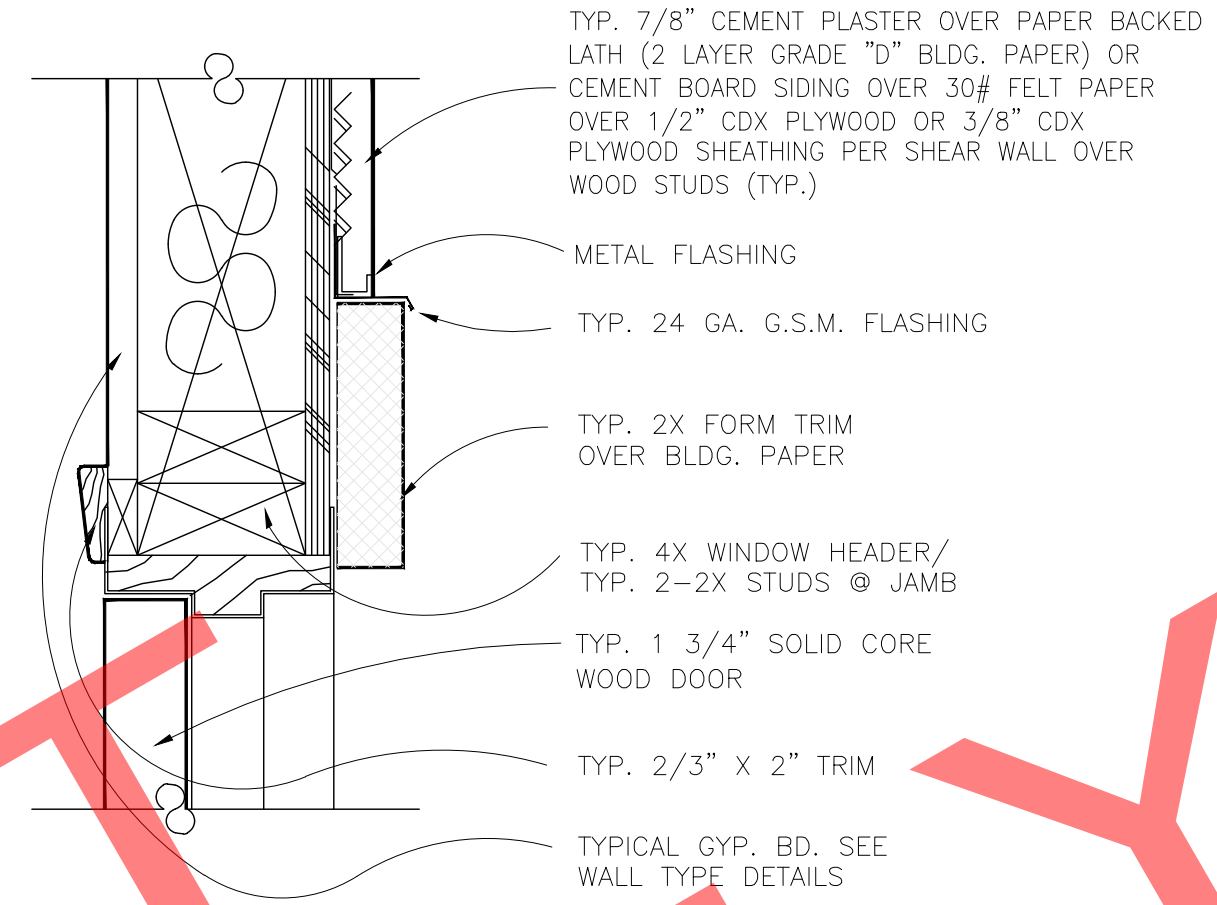
EXTERIOR WALL STUCCO DETAIL NTS 12



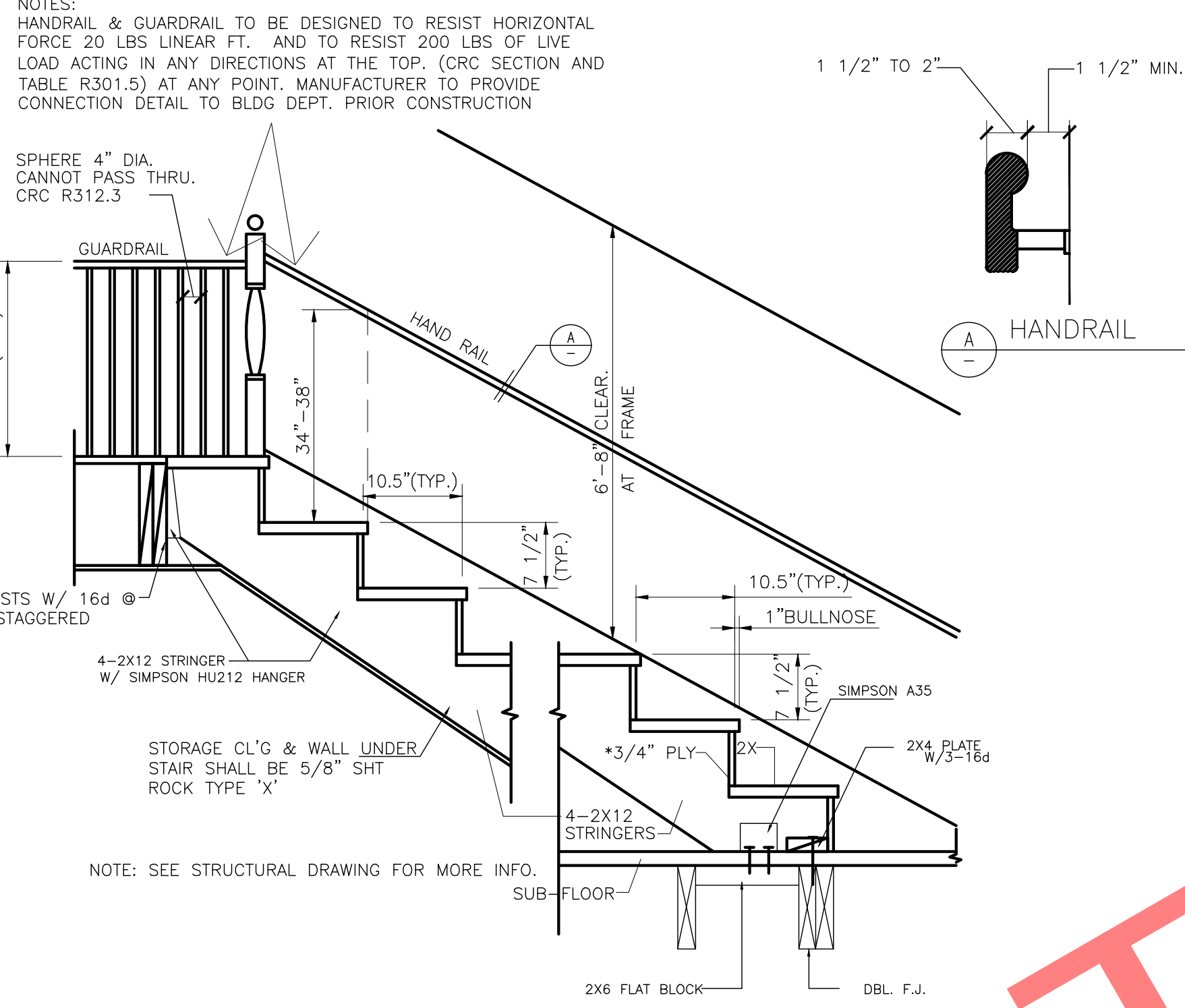
INTERIOR DOOR HEAD/JAMB 1" 9



VINYL WINDOW JAMB/ HEAD 1" 5

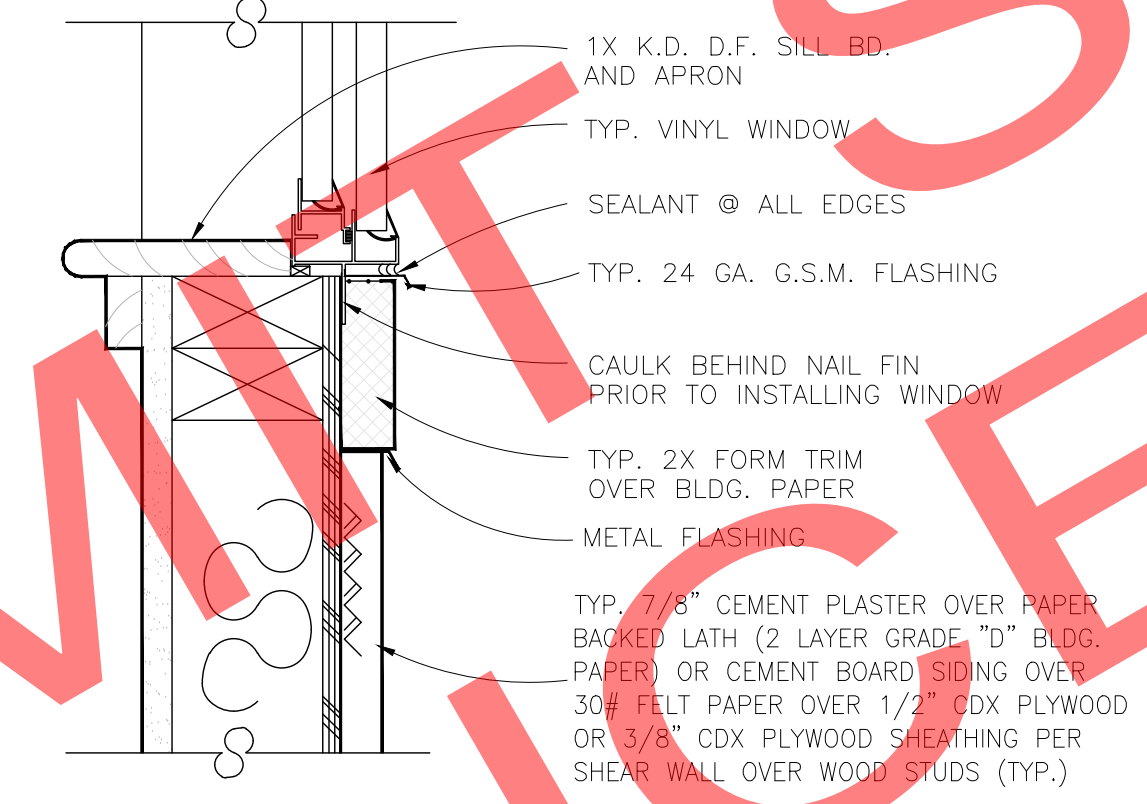


EXTERIOR DOOR HEAD/JAMB 1" 1

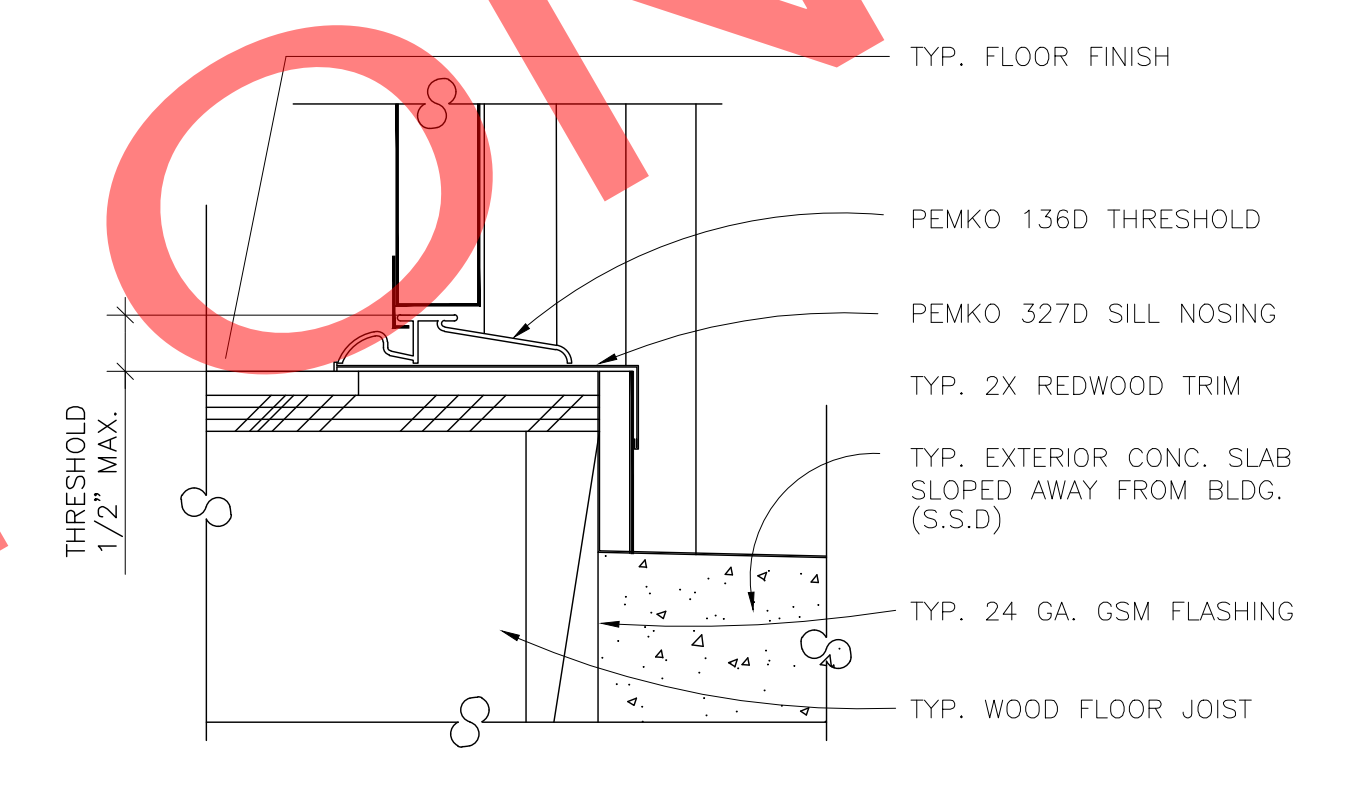


TYP. STAIR W/ HANDRAIL DETAIL (S.S.D. FOR DETAIL INFO) NTS 7

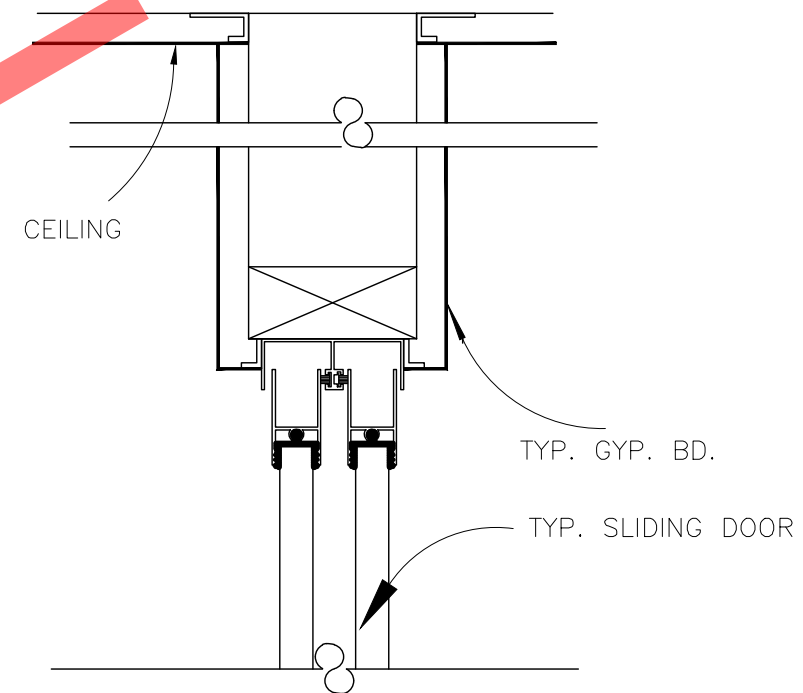
STAIRS NOTES:  
 1. WOOD STAIRS TO BE DESIGN-BUILT BY CONTRACTOR PER 2019 CRC R311.7.4  
 2. PROVIDE DECORATED STAR GUARDRAILS BOTH SIDES OF MIN. 36" HIGH AND MAX. OF 4" GAP BETWEEN BALUSTERS PER 2019 CRC R311.7.7  
 3. GUARDRAIL CONSTRUCTION MUST BE CAPABLE OF RESISTING A 20 PSF HORIZONTAL LOAD PERPENDICULAR TO THE TOP RAIL AND A 25 PSF HORIZONTAL LOAD PERPENDICULAR TO THE BALUSTERS.  
 4. RISER: 4" MIN. 7" MAX. TREAD: 11" MIN. R-3, RISER: 7 3/4" MAX. TREAD: 10" MIN. HEADROOM: 6'-8" MIN. THE GREATEST RISER HEIGHT AND THE GREATEST TREAD RUN SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". CBC 1009



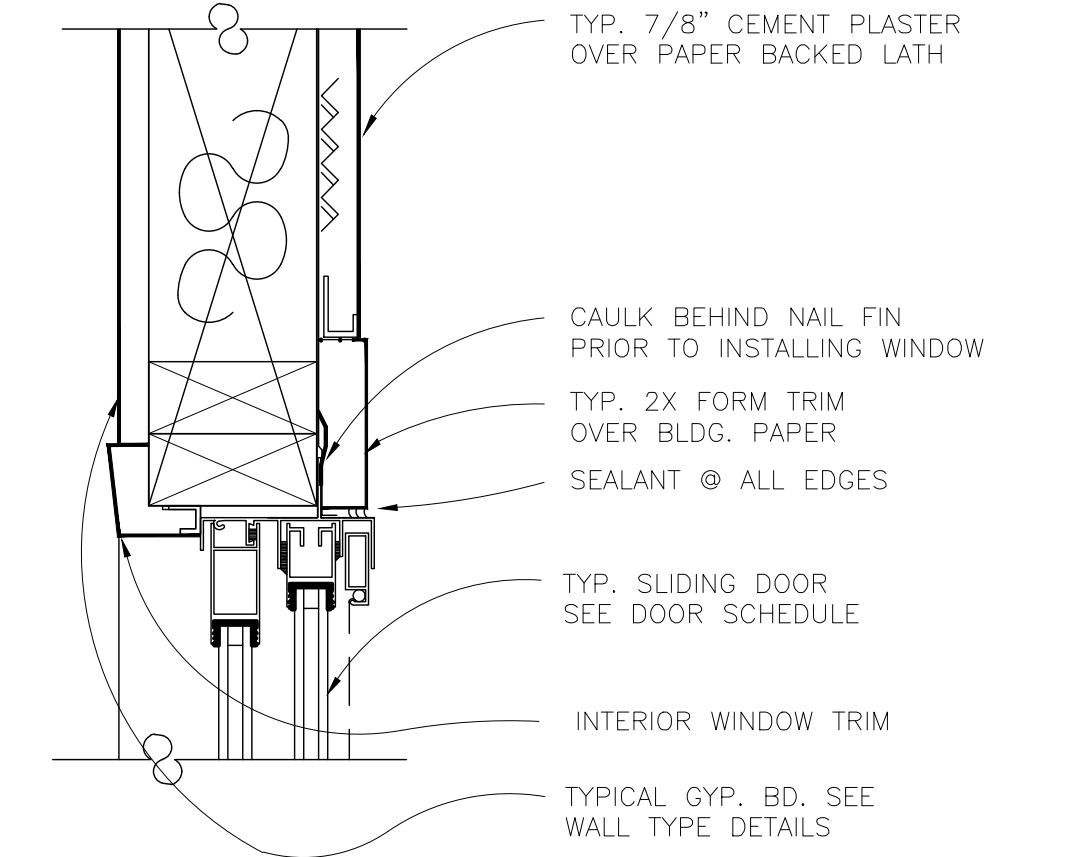
VINYL WINDOW SILL 1" 6



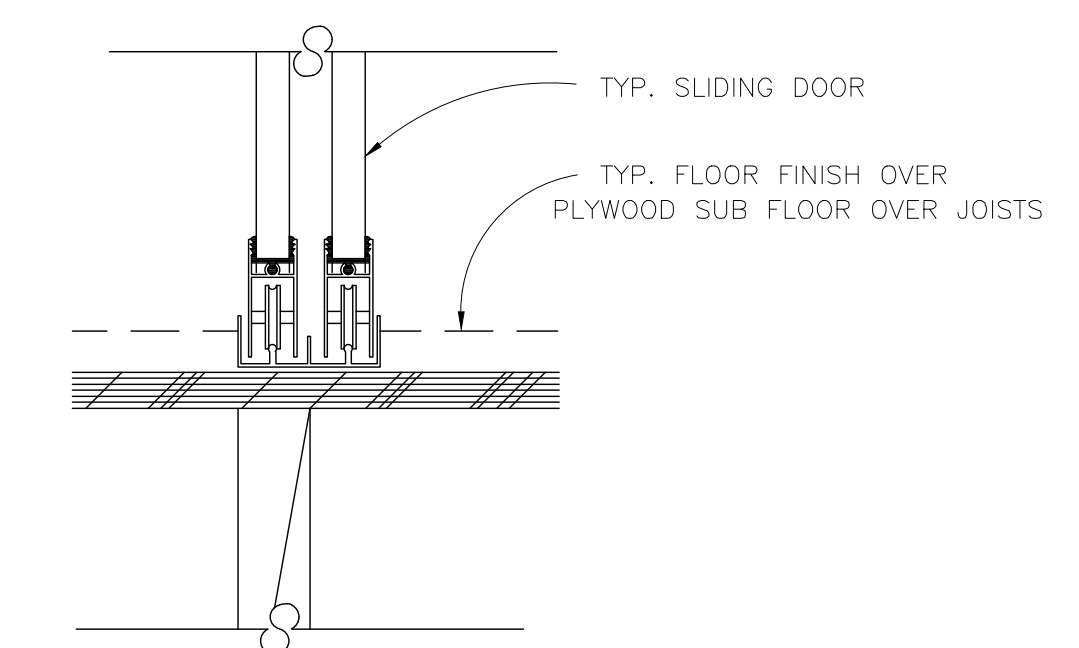
EXTERIOR DOORSILL 1" 2



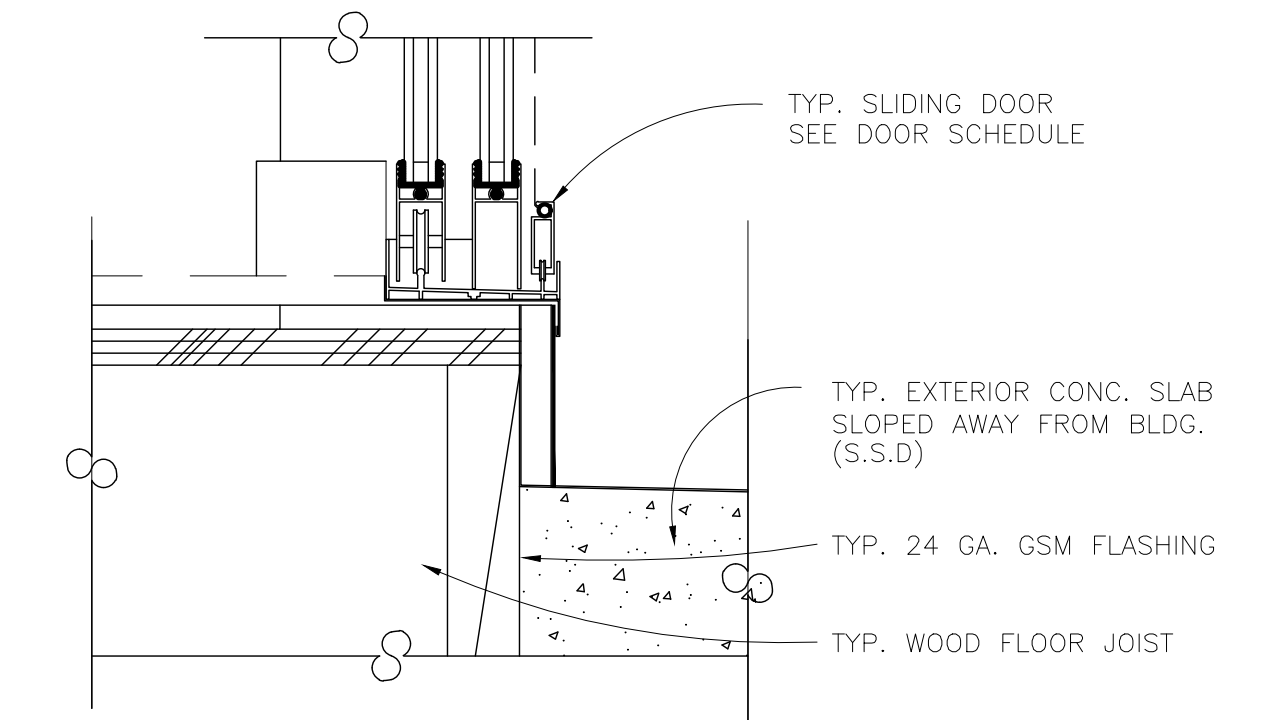
CLOSET SLIDING DOOR HEAD 1" 7



SLIDING GLASS DOOR JAMB/HEAD 1" 3



CLOSET SLIDING DOORSILL 1" 8



SLIDING GLASS DOORSILL 1" 4

1. The minimum net clear opening area for emergency escape and rescue window is 5.7 square feet. 2019 CBC Section 1030.2

EXCEPTION: The minimum area for grade floor openings is 5.0 square feet. To qualify as a grade floor opening the maximum sill height cannot be more than 44" above or below the finished exterior ground level adjacent to the opening.

- The net clear opening dimensions shall be the result of normal operation of the opening.
- Casement window openings shall be measured when opened a minimum of 90 degrees.
- Replacement windows shall comply with the current windows requirements for sill height and net clear if the interior or exterior wall finish (stucco, siding, etc) framing, or opening is altered.

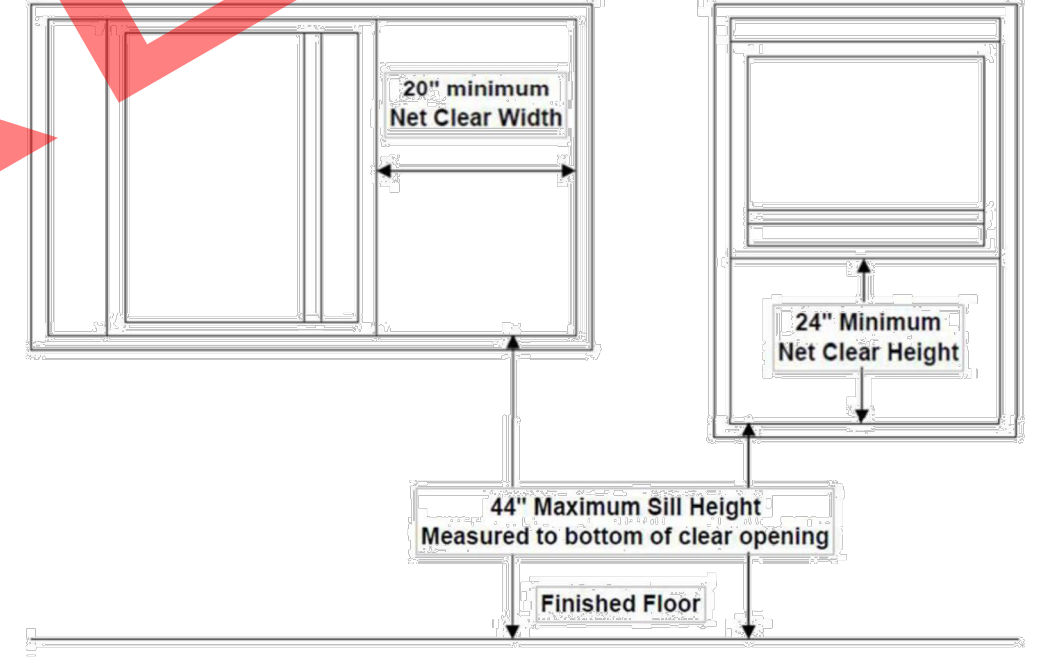


TABLE SHOW SOME EXAMPLES OF MINIMUM NET OPEN AREA DIMENSION (INCHES)

WIDTH	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34.2
HEIGHT	41.1	39.1	37.4	35.7	34.2	32.9	31.6	30.4	29.4	28.4	27.4	26.5	25.7	24.9	24

- Basements, habitable attics and every sleeping room below the fourth floor in dwelling units shall have at least one operable window or door approved for emergency escape which shall open directly into a public street, public way, yard or exit court.
- All windows that are installed, whether retrofit or full flanged frame window must be dual glazed and meet the California Energy Code requirements Table 150.1 (Maximum U-Factor 0.30, Maximum SHGC 0.23)

TYP. ESCAPE & RESCUE WINDOW NTS 11



**GENERAL NOTES:**

- CONTRACTOR TO VERIFY ALL OWNER'S APPLIANCE MANUAL SPEC. PRIOR TO CONSTRUCTION. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION
- NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL OF SINK OR DRAINBOARD, WHICHEVER IS HIGHER. (CPC 2019 807.3)
- WATER OUTLETS WITH HOSE ATTACHMENTS AND HOSE BIBS MUST HAVE APPROVED NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICES INSTALLED.
- ELECTRICAL OUTLET BOXES ON OPPOSITE SIDES OF FIREWALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.
- PROVIDE A GROUNDING ELECTRODE SYSTEM REQUIRED BY CEC 2019 250.50.
- RECEPTACLE OUTLETS ON THE WALL-SPACES IN THE BEDROOMS, HALLWAY, LIVING ROOM, AND DINING ROOM TO BE COMPLIANT WITH CEC 210.52.
- RECEPTACLE OUTLETS SHALL BE PROVIDED ON WALL SPACES 2 FEET OR GREATER.
- RECEPTACLES SHALL BE SPACED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
- CONTRACTOR TO WIRE ALL ELECTRICAL TO COMPLY CURRENT CODE
- PROVIDE A LIGHT AND AN OUTLET IN THE ATTIC.
- ALL UNIQUE LIGHTING TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR
- ALL BATHROOM LIGHTS SHALL BE LED LIGHTS
- ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12
- All 152-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406-12.
- PROVIDE GFCI RECEPTACLE OUTLETS WITHIN 3 FEET OF THE SINK BASIN'S EDGE PER CEC 210.52(D) AND 210.8.
- IN THE BATHROOMS: RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT PER CEC 210.11(C)(3). THIS 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 ALLOWED).
- IN THE BATHROOMS: ALL RECEPTACLES SHALL BE GFCI PROTECTED, AFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. CEC 210.8, 210.11, 406.12
- SPECIFY THAT LIGHT FIXTURES LOCATED IN OR NEAR TUB OR SHOWER ENCLOSURES ARE LABELED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS". CEC 410.10(A)
- IN THE KITCHEN:
  - A MINIMUM OF TWO 20-AMP DEDICATED CIRCUITS SHALL BE PROVIDED FOR SMALL APPLIANCES. CEC 210.52(C)(3)
  - WALL SPACES ALONG THE KITCHEN COUNTERTOP SHALL BE PROVIDED WITH RECEPTACLES SUCH THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE. CEC 210.52(C)(1)
  - ALL 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLES ON THE KITCHEN COUNTERTOP TO BE GFCI PROTECTED. CEC 210.8
- ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. EXCEPT THAT BATHROOMS, LAUNDRY ROOM, GARAGES, AND UTILITY ROOMS SHALL HAVE ONE LIGHT FIXTURE CONTROLLED BY A VACANCY SENSOR. ALL OTHER LIGHTING IN THESE ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR OR A DIMMER SWITCH. CALIFORNIA ENERGY EFFICIENCY STANDARDS 150.0(K)
- ALL INSTALLED LUMINAIRES TO BE HIGH-EFFICACY IN ACCORDANCE WITH CENERGYC TABLE 150.0-A. CENERGYC 150(K)(1)(A).
- HIGH EFFICACY LUMINAIRES TO BE SEPARATED SWITCHED FROM THE LOW-EFFICACY LUMINAIRES PER CEC 150(K)(2)(A).
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016 (JA8-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
- RECESSED LIGHTING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UL, OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AIRTIGHT (AT); SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING; SHALL NOT CONTAIN A SCREW BASE SOCKET; AND CONTAIN BULBS MARKED WITH JA8-2016-E EFFICIENCY LABEL. CEC 150(K)(1)(C)

**ELECTRICAL LEGEND**

	DUPLEX 110VAC OUTLET		BATH FAN WITH HUMIDITY CONTROL 50CFM MIN. ENERGY STAR COMPLIANCE, TERMINATE OUTSIDE THE BUILDING AND BE CONTROLLED BY HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE 50 TO 80 PERCENT
	220VAC OUTLET		WHOLE HOUSE FAN 75 CFM MINIMUM CONTINUE
	DUPLEX 110VAC OUTLET (CEILING MOUNT)		TV OUTLET JACK
	LIGHT SWITCH		PHONE / DATA
	3-WAY SWITCH		JUNCTION BOX
	DIMMER		HVAC REGISTER
	WEATHER PROOF		MOTION SENSOR
	VACANCY SENSOR		HOSE BIB
	MOTION SENSOR		SECURITY CAMERA
	SMOKE DETECTOR TO BE HARDWIRED TO 110V WITH A BATTERY BACKUP AND SHALL BE INTERCONNECTED		
	CARBON MONOXIDE DETECTOR		

**FIRE NOTES:**

- ALL SMOKE DETECTORS IN THE RESIDENCE SHALL BE PROVIDED WITH AC POWER AND BE INTERCONNECTED FOR SIMULTANEOUS ALARM. DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE OF SLEEPING ROOMS CENTRALLY LOCATED IN THE CORRIDOR AND OVER THE CENTER OF ALL STAIRWAYS WITH A MINIMUM OF ONE DETECTOR PER STORY OF THE OCCUPIED PORTION OF THE RESIDENCE.
- CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EXISTING DWELLINGS WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITION EXCEEDS ONE THOUSAND DOLLARS. CO ALARMS SHALL BE LOCATED OUTSIDE OF EACH DWELLING UNIT SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- SMOKE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 217 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS.
- CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTRUCTIONS.
- WHERE NEW CONSTRUCTION OR ELECTRICAL WORK OCCURS, ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS WILL BE LISTED BY THE STATE FIRE MARSHAL AND HAVE A 10-YEAR SEALED BATTERY AND BE INTERCONNECTED AND HARD-WIRED. CRC R314 AND R315

**MECHANICAL NOTES:**

- EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE CHAPTER 4, CRC R303.3.1
- EXHAUST FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. CALIFORNIA ENERGY EFFICIENCY STANDARDS 150.0(K), 150.0(O)
- AIR DUCTS SHALL EXHAUST 3'-0" FROM PROPERTY LINE AND 3'-0" FROM OPENINGS INTO THE BUILDING. CMC 502.2.1
- THE EXHAUST TERMINATION OF THE KITCHEN HOOD TO BE 3'-0" FROM OPENINGS INTO THE BUILDING. CMC 502.2.1
- KITCHEN HOOD EXHAUST REQUIRES A MINIMUM RATE OF 100 CFM MEETING THE REQUIREMENTS OF ASHRAE 62.2

**LIGHTING FIXTURE SCHEDULE**

- CAN LIGHT RECESSED INTO INSULATED SPACES ARE TO BE I.C. RATED.
- ALL FIXTURE, TRIM AND TRACKS AS SELECTED BY OWNER.
- ALL RECESSED FIXTURES IN SLOPING CEILING SHALL BE "SLOPED CEILING CANS".
- ELECTRICAL PLACEMENT OF LIGHTING, SWITCHES AND CONVENIENCE OUTLETS ARE SUGGESTED AND MAYBE AT THE DIRECTION OF THE OWNER.
- PRIOR TO INSTALLATION ALL ELECTRICAL SHALL BE LOCATED AS PER CODE.

- CEILING MOUNTED RECESSED LED LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED PENDANT LED LIGHT FIXTURE
- EXTERIOR CEILING MOUNTED RECESSED LED LIGHT FIXTURE
- EXTERIOR WALL MOUNTED LED LIGHT FIXTURE
- GARAGE CEILING MOUNTED STRIP LED LIGHT FIXTURE
- EXHAUST FAN WITH HUMIDITY CONTROL (ENERGY STAR COMPLIANCE)



*Sherman Lee*

REVISIONS:

SHEET TITLE:  
**PROPOSED**  
**1ST-FLOOR**  
**ELECTRICAL**  
**PLAN**

DATE PROJECT NO.  
04/03/2022 R22-1203

SCALE DRAWN  
AS SHOWN SL

SHEET

**E-1.0**





