LAKEVIEW RESIDENCE
REMODEL/ADDITION
738 LAKEVIEW WAY
EMERALD HILLS, CALIFORNIA

CALGREEN MANDATORY MEASURES

A4.1 PLANNING & DESIGN-SITE DEVELOPMENT
4.106.2: A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION,
4.106.3: THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.
A4.2 ENERGY EFFICIENCY
4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.
A4.3 WATER EFFICIENCY & CONSERVATION
4.303.1: INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.
4.303.2: WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES
4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
OUTDOOR WATER USE:
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. AFTER DECEMBER 1, 2015, NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREAT THAN 500 SQUARE FEET SHALL COMPLY
WITH ONE OF THE FOLLOWING OPTIONS:
1. A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER
RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT; OR
2. PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAT 2,500 SQUARE FEET MAY COMPLY WITH THE MWELO'S
APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION.
A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY
4.406.1: JOINTS & OPENINGS.
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4.408.1: A MINIMUM OF 75% OR THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PER-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.
4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
4.410.1 AN OPERATION & MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
A4.5 ENVIRONMENTAL QUALITY
POLLUTANT CONTROL :
4504.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.
4.504.2.2: PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
4.504.2.3: ALL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS.
4.504.2.4: DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
4.504.3: CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
4.504.4: 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAMS.
4.504.5: PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH.
4.505.2: VAPOR RETARDER & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
4.505.3: MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
INDOOR AIR QUALITY & EXHAUST
4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM. CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
ENVIRONMENTAL COMFORT
4.507.1: WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R-4.2.
4.507.2: DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19-D (MANUAL D) OR EQUIVALENT.
3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702.11: HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
702.2: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
703.1: VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE
CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

FIRE DEPARTMENT NOTES

1. THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".
2. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD.
3. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.
4. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

SPECIAL INSPECTIONS

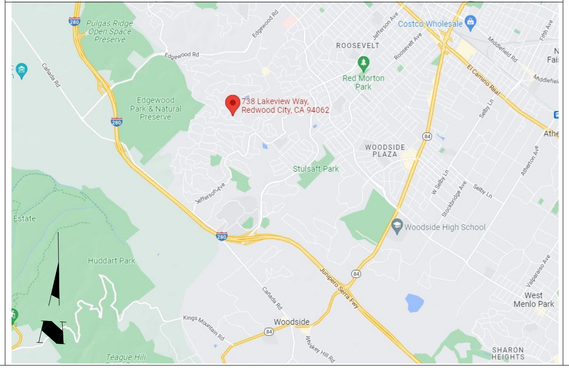
ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.
- RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).

DEFERRED SUBMITTALS

1

DEFERRED APPROVALS ARE SUBJECT TO CITY'S APPROVAL
- FIRE SPRINKLER SYSTEM TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT. THE STRUCTURE WILL COMPLY WITH R313 FOR RESIDENTIAL FIRE SPRINKLERS. SUBMIT DESIGN CALCULATION AND PLAN TO COUNTY FIRE (408) 378-4010

VICINITY MAP



GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2022, CALIFORNIA BUILDING CODE (CBC) 2022, CALIFORNIA MECHANICAL CODE (CMC) 2022, CALIFORNIA PLUMBING CODE (CPC) 2022, CALIFORNIA FIRE CODE (CFC) 2022, CALIFORNIA ELECTRICAL CODE (CEC) 2022, CALIFORNIA GREEN BUILDING CODE (CGBC) 2022, ENERGY EFFICIENCY STANDARDS TITLE 24.
2. SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.
3. FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
4. SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
5. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
6. PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.
7. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-16d EACH END.
8. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12' O.C. (MINIMUM).
9. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.
10. POWER DRIVEN FASTENERS: ESR 2269 X-U P8 S36 AS MANUFACTURED BY "HILTI". SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.
11. EXTERIOR FINISH TO BE HORIZONTAL SIDING AT 1st FLOOR AND SHINGLE SIDING AT THE 2nd FLOOR- SEE EXTERIOR ELEVATIONS, UNLESS OTHERWISE NOTED (U.O.N.).
12. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/CASING BEAD, MILCOR #66/EXTERIOR CORNER, MILCOR #1 EXP. JOINT. INTERIOR CORNER, MILCOR #30 EXP. JOINT.
13. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.
14. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED. H.S.=HORIZONTAL SLIDER, S.H.=SINGLE HUNG, OBS.=OBSCURE, FXD.=FIXED, TEMP.=TEMPERED, HLF. RND.=HALF ROUND.
15. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.
16. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.
17. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.
18. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.
19. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.

PROJECT DATA

PROJECT ADDRESS:	738 LAKEVIEW WAY
ASSESSOR PARCEL NUMBER:	068-061-170
ZONING:	RH
CONSTRUCTION TYPE:	V-B (NON-SPRINKLERED)
OCCUPANCY TYPE:	R-3/U
LOT SIZE:	13,000 S.F.
EXISTING 1st LEVEL:	939.91 S.F.
EXISTING GARAGE:	440.07 S.F.
PROPOSED 1st LEVEL ADDITION:	795.38 S.F.
COVERED PORCH > 4'-0" DEPTH:	41.49 S.F.
TOTAL 1st LEVEL FLOOR AREA:	2,216.85 S.F.
EXISTING 2nd LEVEL:	1,397.58 S.F.
PROPOSED 2nd LEVEL ADDITION:	274.14 S.F.
TOTAL FLOOR AREA:	3,888.57 S.F.
MAX. FLOOR AREA:	2,400 S.F. OR 30% (3,900 S.F.)
PROPOSED COVERED PORCH:	62.45 S.F.
PROPOSED COVERED PATIO:	116.92 S.F.
BALCONY (CANTILEVERED PORTION):	65 S.F.
TOTAL LOT COVERAGE:	2,436.93 S.F. (18.7%)
MAX. LOT COVERAGE:	3,250 S.F. (25%)

SCOPE OF WORK:
CONSTRUCT A NEW ADDITION TO 1st LEVEL WITH LIVING, DINING, FAMILY, COVERED PORCH, COVERED PATIO, REMODEL KITCHEN, AND 2nd LEVEL ADDITION WITH BEDROOM, LAUNDRY, AND NEW BALCONY, REMODEL BEDROOMS 3 & 4 TO BE MASTER SUITE AND MASTER BATH. PROVIDE NEW STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL AS NECESSARY AND SHOWN ON PLANS.

SHEET INDEX

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

LAKEVIEW RESIDENCE
REMODEL / ADDITION
738 LAKEVIEW WAY
EMERALD HILLS CALIFORNIA

Date: 05/02/2022
Drawn By: DW
Revisions:

TITLE SHEET
SHEET INDEX
PROJECT DATA
VICINITY MAP
GENERAL NOTES

Project No: 2227

Sheet No: T-1

GENERAL NOTES

1. ALL WORK DEPICTED ON THESE DRAWINGS IS REQUIRED TO COMPLY WITH:
   1.1 2022 CALIFORNIA BUILDING CODES (CBC)
   1.2 2022 RESIDENTIAL CODE (CRC)
   CONSTRUCTION IS TO COMPLY WITH ALL VOLUMES, SECTIONS, AND SUBSECTIONS OF THAT CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE STANDARD REQUIREMENTS FOR CONSTRUCTION AND TO MAINTAIN A COPY OF THE 2022 CBC AND 2022 CRC AT ALL TIMES. THE CODE IS TO BE CONSIDERED TO BE PART OF THE SET.

2. THE CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH OR AS REQUIRED BY THE:
   2.1 2022 CALIFORNIA PLUMBING CODE (CPC),
   2.2 2022 CALIFORNIA MECHANICAL CODE (CMC),
   2.3 2022 CALIFORNIA ELECTRICAL CODE (CEC),
   2.4 2022 CALIFORNIA ENERGY CODE (T24-6),
   2.5 2022 CALIFORNIA FIRE CODE,
   AND ALL OTHER APPLICABLE STATE, FEDERAL, AND LOCAL CODES.

3. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE DESIGNER AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE DESIGNER.

4. THE CONTRACTOR IS RESPONSIBLE FOR
   4.1 PLANS
   4.2 NOTES
   4.3 DETAILS
   4.4 ELEVATIONS
   4.5 CONSULTANT REPORTS
   4.6 SUPPORTING DOCUMENTS PRIOR TO COMMENCEMENT OF ANY WORK THOROUGH REVIEW AND FAMILIARITY OF THESES DOCUMENTS IS REQUIRED AND ANY DISCREPANCY IN THIS SET OF CONSTRUCTION DOCUMENTS IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.

5. IF SPECIFICATIONS VARY WITHIN THE SET, THE MOST STRINGENT IS SAID TO APPLY UNLESS CLARIFIED IN WRITING BY THE DESIGNER.

6. IF ANY DETAILS ARE NOTED TO BE MISSING OR INCOMPLETE, WRITTEN QUESTIONS ARE TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO THE SIGNING OF ANY CONTRACT FOR CONSTRUCTION
7. THE GENERAL CONTRACTOR IS REQUIRED TO NOTIFY THE DESIGNER IN WRITING OF:
   7.1. SUBSTITUTION
   7.2. REVISION
   7.3. PROPOSED ALTERNATES
   AT LEAST TWO WEEKS PRIOR TO THE EXPECTED DATE OF ORDER OR INSTALLATION OF SAID ALTERNATE IN ORDER TO ALLOW ADEQUATE TIME OF COORDINATION AND APPROVALS BY THE DESIGNER,ANY PROFESSIONAL CONSULTANT, AS WELL AS THE LOCAL CODE ENFORCEMENT AGENCY. A TWO WEEK RESPONSE PERIOD IS NOT GUARANTEED, SO THE GREATER THE NOTICE PERIOD THE BETTER.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND BEING PRESENT FOR ALL REQUIRED INSPECTIONS.

9. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. WHERE APPROPRIATE, ALIGNMENTS TO EXISTING WALLS AND FINISHES SHOULD GOVERN. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. THE GENERAL CONTRACTOR SHALL KEEP A SET OF THESE PLANS AND SPECIFICATIONS ON THE JOB SITE AS REFERENCE AT ALL TIMES. THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR ARE RESPONSIBLE FOR WORKING TO COORDINATE SHEAR WALL LENGTHS AND HOLD-DOWN LOCATIONS WITH PLUMBING AND MECHANICAL INFRASTRUCTURE. FURRING AND SOFFITS SHOULD BE FRAMED AS REQUIRED AND WITH VERIFICATION OF OWNER OR DESIGNER.

10. THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR AND THEIR SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR AND THEIR SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY, AND HOLD THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THE PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGNER.

11. THE GENERAL CONTRACTOR IS REQUIRED TO DESIGNATE A CONTACT PERSON FOR THE PROJECT TO RECEIVE ALL INFORMATION RELATED TO THE JOB SITE INFORMATION. THE CONTACT'S NAME AND PHONE NUMBER ARE TO BE GIVEN TO THE OWNER AND THE DESIGNER. UNLESS SPECIFIED BY THE OWNER, THE CONTRACTORS IS TO PROVIDE RESPONSIBLE, APPROPRIATE, AND SANCTIONED SUPERVISION ON THE JOB SITE FOR THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR IS TO PROVIDE AND MAINTAIN A JOB SITE PHONE NUMBER, EMAIL, OR FAX. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SUPERVISION OF ALL SUB-TRADES.

12. THE CONTRACTOR SHALL CONFINE OPERATIONS TO THE SITE AREA AS PERMITTED BY LAW, ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT.

13. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION (PER THE REQUEST OF THE OWNER, GENERAL CONTRACTOR, OR DESIGNER) SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE SAID PARTY. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND SAMPLES.

14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO BIDDING AND CONDUCTING REASONABLE INSPECTION OF EXISTING CONDITIONS FOR PURPOSES OF ACCURATELY ASSESSING THE SCOPE OF WORK, SITE CONDITIONS, AND OVERALL PROJECT INTENT. QUESTIONS ARISING FROM THE SITE VISIT ARE TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO BID.

15. THESE DRAWINGS ARE INTENDED TO ILLUSTRATE A COMPLETE JOB. UNLESS SPECIFIED, WORK IS TO INCLUDE ALL COMMON AND NECESSARY ACCESSORIES (I.E. TOILET ROLL HOLDERS, TOWEL BARS, MIRRORS, ETC.) AS WELL AS ALL COMPONENTS REQUIRED TO COMPLETE CURRENT CODE REQUIREMENTS IN THE JURISDICTION WHERE WORK IS BEING PERFORMED. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING SUB-STRUCTURE FURRING, INCLUDING FLOOR - WALL - OR CEILING PADDING TO ASSURE SURFACES ARE PLUMB, AND ALIGNED WITHIN A 1 4" ON AN 8' MEASURE. CONCEALMENT OF STEEL STRUCTURAL BRACKETS, BEAMS , TABS, BOLTS, AND PROTRUDING ELEMENTS ARE TO BE CONSIDERED AT THE TIME OF ROUGH FRAME BIDDING AND ARE TO BE INCLUDED IN THE CONSTRUCTION. FURRING, NOTCHING, AND ALTERNATIVE WELDING AND ANY OTHER MEANS MAY BE CONSIDERED PENDING APPROVAL OF THE STRUCTURAL ENGINEER.

16. PERTAINING CERTAIN ITEMS, MATERIALS, AND FEATURES REPRESENTED WITHIN THIS SET MAY NOT BE APPROVED AS PART OF THE BUILDING PERMIT. QUESTIONS REGARDING THE SPECIFICS OF APPROVAL SHALL BE DIRECTED TO THE LOCAL JURISDICTION.

17. NOTICE: THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THESE DRAWINGS ARE NOT TO BE CONSIDERED AS BUILDS, NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIALS SPECIFICATIONS, ETC. THESE ARE INTENDED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES.
18. NOTICE: THESE WORKING DRAWINGS ARE NOT TO BE USED IN ANY CONSTRUCTION FOR WHICH BUILDING PERMITS HAVE NOT BEEN OBTAINED. ADDITIONALLY, THE CONTRACTED BUILDERS ARE NOT RESPONSIBLE FOR THE CORRECTNESS OF ANY WORK UNDERTAKEN PREMATURELY IF IT IS BASED ON PLANS THAT HAVE NOT BEEN REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT. THIS STIPULATION APPLIES TO ORIGINAL SUBMITTAL DRAWINGS AND REVISIONS. ALL DRAWINGS ARE PRELIMINARY UNTIL A PERMIT IS ISSUED.

19. AS PART OF THE CONTRACT REQUIREMENTS FOR THIS PROJECT, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

20. A BUILDING OPERATIONS MANUAL MUST BE PROVIDED TO THE OWNER PER GREEN BUILDING CODE SECTION 4.410.1.

DEMOLITION NOTES

1. THE GENERAL CONTRACTOR IS TO VERIFY ANY EXISTING FEATURES AND FINISHES TO REMAIN PRIOR TO DEMOLITION. MATERIALS, FIXTURES, HARDWARE, APPLIANCES, ETC. WHICH ARE TO BE REUSED SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL THEY ARE TO BE RE-INSTALLED.

2. THE GENERAL CONTRACTOR IS TO VERIFY WITH OWNERS WHETHER REMOVED OR UNUSED DOORS, WINDOWS, FIXTURES, HARDWARE, AND MISCELLANEOUS MATERIALS SHOULD BE SAVED FOR POSSIBLE FUTURE REUSE - OR DISCARDED. THE OWNER SHALL MARK A LIST OF SUCH ITEMS PRIOR TO DEMOLITION.

3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ITEMS DAMAGED BY DEMOLITION OR REMOVED IN ERROR.

4. NO ASBESTOS REMOVAL IS THE BE UNDERTAKEN BY ANY PARTY EXCEPT AS ALLOWED BY LAW.
5. THE GENERAL CONTRACTOR SHALL PROVIDE VISQUEEN SCREENING DURING DEMOLITION TO PROTECT EXISTING RESIDENCE, APPLIANCES AND FURNISHINGS. AS APPROPRIATE POSITIVE VENTILATION IS TO BE PROVIDED FOR DUST CONTROL.

6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION DEBRIS AND ALL OTHER ORGANIC MATERIAL REMOVAL FROM THE STRUCTURE AND THE SITE. FRAMED AREAS TO BE FREE OF DEBRIS PRIOR TO SHEETROCKING, UNDERFLOOR, AND ATTIC AREA SHALL BE LEFT CLEAN AND FREE OF DEBRIS, CUT-OFFS, SCRAPS, SAWDUST, ASSOCIATED GARBAGE, ETC.

7. THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL EXISTING FRAMING AND LOAD TRANSFER IS TO BE FIELD VERIFIED PRIOR TO SHORING ANY PORTION OF THE STRUCTURE.

8. ALL UNUSED AND DEMOLISHED ELECTRICAL IS TO BE REMOVED BACK TO THE NEAREST UTILIZED JUNCTION. NO DEAD HOTS ARE TO REMAIN AFTER CONSTRUCTION. TEMPORARY POWER FOR THE DURATION

SITE DEVELOPMENT NOTES

1. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION

2. THE CONTRACTORS SHALL VERIFY THE LOCATION OF ALL PROPERTY BOUNDARIES FOR THE SITE AND VERIFY ALL SETBACK AND EASEMENT LOCATIONS PRIOR TO CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR PROVIDING A LICENSED SURVEY AND TITLE REPORT IF REQUIRED BY THE LOCAL JURISDICTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE FURTHER COMMENCEMENT OF WORK.

3. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND SCHEDULING THE PROJECT GEOTECHNICAL ENGINEER FOR SITE INSPECTIONS AND OBSERVATION OF EXCAVATIONS, DRILLING, DRAINAGE, BACKFILL, ETC.

4. SOIL COMPACTION FOR GRADING OR BACKFILLING SHALL BE PLACED IN ACCORDANCE WITH THE SOILS ENGINEER RECOMMENDATIONS. IF THERE IS NO SOILS ENGINEER USE 6" LIFTS WITH 90% COMPACTION.

5. TEMPORARY EARTH SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

FOUNDATION AND CONCRETE NOTES

1. FOR GENERAL REFERENCE SEE CBC 2022, CHAPTER 18.

2. FOUNDATION VENTS PER CALIFORNIA RESIDENTIAL CODE SECTION R408.1 AND CBC 1203.3. PROVIDE VENT OPENINGS NOT LESS THAN 1 SF FOR EACH 150 SF OF CRAWL SPACE AREA. OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MAXIMUM OPENING OF 1/4 INCH DIMENSION OR PER CBC 1203.3.1- WHERE MOISTURE DUES TO CLIMATE AND GROUNDWATER CONDITIONS IS NOT CONSIDERED EXCESSIVE, AND THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDING MATERIALS, THE REQUIRED NET AREA OF VENT OPENING MAY BE REDUCED TO 1 SF PER 1500 SF PROVIDED VENT OPENINGS ARE LOCATED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, OR AS APPROVED TO PROVIDE CROSS VENTILATION OF THE SPACE PER 2022 CBC 1203.3.2.2.

3. CRAWL SPACE ACCESS - PER 2022 CRC R408.4 AND CBC 1209.1 PROVIDE A MINIMUM OF ONE 18"X24" CRAWL SPACE TO UNDERFLOOR AREAS. PIPES DUCTS AND OTHER NON-STRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH ACCESSIBLE CLEARANCE TO UNDERFLOOR AREA.

4. CRAWL SPACE CLEARANCE PER 2022 CBC SECTION 2304.11, THERE SHALL BE A CLEARANCE OF AT LEAST 18" BETWEEN THE UNDERSIDE OF WOOD FLOOR JOISTS AND THE FINISHED SURFACE OF THE GROUND BENEATH, AND AT LEAST 12" BETWEEN THE UNDERSIDE OF ANY OTHER WOOD HORIZONTAL FRAMING MEMBERS AND THE FINISHED SURFACE OF THE GROUND. WHERE SUCH CLEARANCE IS NOT PROVIDED, WOOD (JOISTS, GIRDERS, SUBFLOORS) SHALL BE PRESERVATIVE TREATED, INCLUDING POSTS.

5. DECAY PROTECTION PER CBC 2022 SECTION2304.11.2.2 WOOD FRAMING LASS THAN 8" FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED. PROVIDE 8 INCHES WOOD FRAMING SEPARATION FROM EXPOSED EARTH, OR, IF LAS THAN 8 INCHES USE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD. IF EARTH IS PAVED AT LEAST 18 INCHES WIDE W/ ASPHALT OR CONCRETE AND DRAINING AWAY FROM THE BUILDING BOTTOM SILLS MAY BE 6" ABOVE SUCH SLAB.

6. ALL CONCRETE ROUGH OPENING SIZES, ELEVATIONS, ETC ARE TO BE VERIFIED PRIOR TO FOUNDATION POUR. LOCATIONS OF HOLDOWNS, CURBS, STEPS, CURTAINS, PLUMBING, MECHANICAL, ETC ARE TO BE COORDINATED BY THE GENERAL CONTRACTOR. SHOULD ADDITIONAL CLARIFICATIONS TO THESE DRAWINGS BE REQUIRED, THE CONTRACTOR SHALL CONTACT THE DESIGNER AS EARLY AS POSSIBLE. OWNER IS RESPONSIBLE FOR PROVIDING FINISHED THICKNESS INFORMATION OR ALLOWANCES, GENERAL CONTRACTOR TO VERIFY PRIOR TO POUR.

7. ALL COLD JOINTS TO BE CHIPPED FOR ROUGH SURFACE, SANDBLASTED CLEAN AND FREE OF SOIL OR DEBRIS. DAMPEN SURFACE IMMEDIATELY PRIOR TO CONCRETE POUR. COLD JOINTS MUST BE APPROVED BY THE STRUCTURAL ENGINEER.

8. REVISIONS AND SUBSTITUTIONS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT AND MUST BE APPROVED PRIOR TO CONTINUING WORK.

9. SPECIAL INSPECTION WILL BE REQUIRED FOR WATER PROOFING BELOW GRADE. SPECIAL INSPECTIONS ARE REQUIRED PER THE STRUCTURAL ENGINEERING DRAWINGS, AND A PER THE JURISDICTIONAL APPROVAL CHECKLIST.

10. SHOULD THE CONTRACTOR ELECT TO USE SHOTCRETE. SPECIAL INSPECTION WILL BE REQUIRED AND THE STRUCTURAL ENGINEER MUST BE GIVEN OPPORTUNITY TO REVISE RE-BAR SCHEDULE.

KITCHEN NOTES

1. VERIFY ALL FIXTURE AND OUTLET LOCATIONS WITH OWNER PRIOR TO INSULATION.

2. THE CONTRACTOR SHALL PROVIDE AND INSTALL AN APPROVED AIR GAP FOR THE DISHWASHER ON THE DISCHARGE SIDE AT OR ABOVE THE FLOOD LEVEL OF THE INK OR DRAINBOARD, WHICHEVER IS HIGHER.

3. PROVIDE HIGH EFFICACY LIGHT FIXTURES FOR GENERAL LIGHTING IN THE KITCHEN AND BATHS. PER 2022 CEC T24-6 SECTION 150(K).

4. A 20% WATER REDUCTION IS REQUIRED TO COMPLY WITH 2022 CA GREEN BUILDING STANDARDS CODE (CGBSC) CHAPTER 4 SECTION 4.303.

5. PER 2022 CEC ARTICLE 210.52(C), RECEPTACLES ALONG THE COUNTER TOPS SHALL BE SPACED A MAXIMUM 2 FEET FROM THE SINK(S) AND 4 FEET ON-CENTER, ISLAND OR PENINSULA COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. NO POINT OF THE WALL MAY BE MORE THAN 24 INCHES FROM AN OUTLET. KITCHEN OUTLETS SHALL BE ON AT LEAST

FLOOR PLAN NOTES

1. ALL WORK IS TO COMPLY WITH THE 2022 CA RESIDENTIAL CODE AND THE 2022 CA BUILDING CODE WITH RESPECT TO GROUP "R" OCCUPANCIES.

2. VENTILATION- PER 2022 CBC SECTION 1203.4.1 BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION (SECTION 1203.4) OR MECHANICAL VENTILATION PER 2022 CMC. THE MINIMUM OPENABLE AREA OF OCCUPIED SPACE TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED (SECTION 1203.4.1) SEE R303.1 FOR MECHANICAL VENTILATION EXCEPTIONS ALLOWED FOR WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED PER CMC. MINIMUM EXHAUST RATES SHALL BE AS SPECIFIED BY CMC TABLE 4-4.

3. LIGHT- PER 2022 CBC SECTION 1205.2, ALL ROOMS INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED, OR ARTIFICIAL LIGHT PER SECTION 1205.3. SEE 2022 CBC SECTION 1205.2.1 FOR ADJOINING SPACE NATURAL LIGHT MINIMUMS. SEE ALSO DOOR AND WINDOW REQUIREMENTS THIS SHEET SECTION 8.

4. ROOM EGRESS - IN ALL ROOMS USED FOR LIVING, DINING, AND SLEEPING PURPOSED (HABITABLE ROOMS) PROVIDE 2 MEANS OF EGRESS.

5. SMOKE DETECTORS- INSTALL PER 2022 CBC [F] SECTIONS 907.2.11.2, 907.2.11.3, 907.2.11.4. DETECTORS SHALL BE MOUNTED ON THE CEILING OR HIGH ON WALL IN EACH SLEEPING AREA AND AT A POINT LOCATED ADJACENT IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA, AND AT LEAST ONE ON EACH LEVEL OF THE BUILDING AS REQUIRED BY THE ABOVE NOTED 2022 CBC SECTIONS AND ALL OTHER APPLICABLE CODES. DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS AND COMPLY WITH UL 217. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING (110V HARD WIRED) WITH BATTERY BACKUP POWER. SMOKE AND FIRE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER AS ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.

6. FIRE SPRINKLERS- VERIFY APPLICABLE FIRE SPRINKLER REQUIREMENTS FOR REMODEL AND NE CONSTRUCTION PROJECTS WITH THE LOCAL BUILDING AND FIRE DEPARTMENTS PRIOR TO CONSTRUCTION. FIRE SPRINKLER DESIGN DRAWINGS ARE TO BE DEFERRED SUBMITTAL BY THE FIRE SPRINKLER CONTRACTOR TO BE APPROVED BY THE FIRE DEPARTMENT AND DESIGNER FOR LOCAL FLOW RATES AND MONITORING AS REQUIRED.

7. FLAME SPREAD- THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISHED MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL MEET REQUIREMENTS OF THE 2022 CBC SECTION 803. ALL INTERIOR WALL AND CEILING FINISHES SHALL MEET CLASS 'C' FLAME SPREAD REQUIREMENTS OF TABLE 803.9 OF THE 2022 CBC.

8. GARAGE VENTILATION- GARAGES SHALL BE VENTILATED BY A MEANS OF 4 6"X12" VENTS WITHIN 6" OF THE FLOOR PER 2022 CBC.

9. CORRIDORS AND HALLWAYS- AS REQUIRED BY THE 2022 CBC SECTION 1018.2 (EXCEPTION 3), CORRIDORS OR HALLWAYS WITHIN A DWELLING UNIT OR REQUIRED OCCUPANCY LOAD LESS THAN 50 SHALL PROVIDE A CLEAR MINIMUM 36" IN WIDTH. SEE CODE FOR OTHER OCCUPANCIES AND EXCEPTIONS.

10. LANDINGS- PER 2022 CBC SECTION 1009.5 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF THE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAYS THEY SERVICE OR MORE THAN 48" IF THE STAIRWAY IS A STRAIGHT RUN. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE HALF THE REQUIRED WIDTH OR PROJECT MORE THAN 7" INTO A LANDING. IN GROUP R-3 OCCUPANCIES, A LANDING IS NOT REQUIRED AT THE TOP OF INTERIOR STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRS.

11. LANDINGS AT EXTERIOR DOORS- PER 2022 SECTION 1008.1.6 AND SECTION 1008.1.7, LEVEL CHANGES AT EXTERIOR DOORS SHALL NOT EXCEED 1/2" AT EXTERIOR DOORS AND 7.75" AT INSWING OR SLIDING DOORS, AS MEASURED FROM TOP OF THRESHOLD TO FINISHED SURFACE. PROVIDE RECESSED THRESHOLD, COPPER PAN, AND FLASHING TO ACCOMMODATE MANUFACTURERS DETAILS, ADJUST CURTAIN WALL DETAILS AS REQUIRED, VERIFY WITH MANUFACTURER DETAILS AND SHOP DRAWINGS.

12. UNDER STAIRS FIRE PROTECTION- PER 2022 CBC 1009.6.3 WALLS AND SOFFITS OF ENCLOSED CLOSET OR STORAGE SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1HR FIRE PROTECTION, OR USE 5/8" TYPE 'X' GYPSUM BOARD.

13. DRAFT STOPS-PER 2022 CBC SECTION 7171 DRAFT STOPS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: FLOOR CEILING ASSEMBLIES - WHERE THERE IS USEABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, INCLUDING SOFFITS AND INTER-FLOOR PLENUM SPACES. DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET AND IS DIVIDED INTO APPROXIMATELY EQUAL AREA. DRAFT STOPS ARE REQUIRED IN FLOOR/CEILING ASSEMBLE IS OF BUILDINGS HAVING MORE THAN ONE DWELLING UNIT AND SHALL BE INSTALLED IN LINE WITH WALLS SEPARATING UNITS. DRAFT STOPS ARE REQUIRED IN ATTICS, OVERHANGS, MANSARDS, AND SIMILAR CONCEALED SPACES OF BUILDINGS CONTAINING MORE THAN ONE DWELLING UNIT.

14. FIRESTOPS - ALL PIPE, WIRE, AND DUCT PENETRATIONS IN WALLS ARE TO BE CAULKED OR BLOCKED WITH APPROVED MATERIALS TO RESIST PASSAGE OF A FLAME. PER R302.11.

15. ALL FINISHES ARE TO COMPLY WITH V.O.C. AND FORMALDEHYDE LIMITS SET FOURTH IN TABLES 4.504 (1,2,3 AND 4)

16. ALL JOINTS AND OPENINGS BETWEEN CONDITIONED AND UNCONDITIONED SPACES ARE TO BE CLOSED OR SEALED.

GENERAL STRUCTURAL NOTES

1. SHEAR COMPONENTS - GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING A GENERAL UNDERSTANDING OF SHEAR RESISTING ELEMENTS AND COMPONENTS WITHIN A DESIGN. SHEAR TRANSFER AND HARDWARE IS TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS.

2. NOTE THAT STRUCTURAL DETAILING WITHIN THE STRUCTURAL SHEETS MAY INDICATE HARDWARE, BRACKETS, BOLTED CONNECTIONS AND METAL FASTENERS WITH MAY PROTRUDE FROM THE PLANE OF ROUGH FRAMING. IT IS THE FRAMING CONTRACTOR'S RESPONSIBILITY TO INCLUDE FURRING STRIPS, TAPER STRIPS, FILL WEDGES AND BLOCKING AS REQUIRED TO BRING FINISH SURFACES PAST THE PLANE OF ROUGH STRUCTURAL COMPONENTS. ALTERNATIVE DETAILING, SUCH AS WELDED RODS IN PLACE OF BOLTED CONNECTIONS MAY BE SUBSTITUTED ONLY AS APPROVED BY THE STRUCTURAL ENGINEER.

3. LUMBER QUALITY- CONTRACTOR IS RESPONSIBLE FOR REVIEWING LUMBER QUALITY AT THE TIME OF EACH DELIVERY. EXCESSIVELY WET, VISUALLY CUPPED, WARPED OR KNOTTY MATERIALS IS NOT TO BE ACCEPTED ON THE JOB SITE. CONTRACTOR IS RESPONSIBLE FOR STORING MATERIALS IN A NEAT, DRY, LEVEL ENVIRONMENT WHERE DAMAGE WILL NOT OCCUR.

4. STRUCTURAL DRAWINGS, AND DETAILING BY OTHERS ARE INCLUDED AS A PART OF THIS CONTRACT FOR CONSTRUCTION.

5. ALL COMPONENTS SHALL BE FASTENED OR NAILED PER TABLE 2304.10.2 UNLESS PROVIDED OTHERWISE BY STRUCTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE REQUIREMENTS FOR NOTCHING AND BORING PER CBC 2308.4.2 AND CRC TABLES R602.6(1) AND R602.6(2) WITH ANY ASSOCIATED SUBTRADES. VERIFY FURRING AND BLOCKING, UP-SIZE FRAMING WHERE REQUIRED

DOOR, WINDOW, & SKYLIGHT NOTES

1. UNLESS OTHERWISE REQUESTED BY THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DOOR AND WINDOW UNITS, ROUGH OPENING OPERATION CHARACTERISTICS, EGRESS CONDITIONS ETC. PRIOR TO FINAL ORDER OF DOORS AND WINDOWS. THE OWNER, CONTRACTOR, ARCHITECT, AND WINDOW SUPPLIER SHOULD BE GIVEN THE OPPORTUNITY TO WALK THROUGH THE ENTIRE JOB AND VERIFY EACH UNIT PRIOR TO ORDER.

2. ALL NEW EXTERIOR DOORS TO BE WEATHER STRIPPED. SEE TITLE 24-6 COMPLIANCE MEASURES WITH THIS SET.

3. ALL GLASS AND GLAZING SHALL COMPLY WITH 2019 CBC CHAPTER 24.

4. SAFETY GLAZING - PER 2022 CBC, SECTION 2406 ALL GLAZING SHALL CONFORM WITH HUMAN IMPACT REQUIREMENTS. SAFETY/TEMPERED GLASS OR PLASTIC IS REQUIRED AT ALL GLAZED DOORS GLAZING WITHIN 24" OF DOORS, WITHIN 18" OF ANY FLOORS IN BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS SAUNAS, AND STEAM ROOMS. SEE 2022 CBC SECTION 2406.4 FOR HAZARDOUS LOCATIONS. EACH UNIT OF SAFETY/TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, OR BY BUILDING INSPECTOR, AT THEIR DISCRETION, MAY APPROVE A CERTIFICATE.

5. EGRESS WINDOWS- PER 2022 CBC, SECTION 1029, ALL ESCAPE OR RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET. THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR WIDTH SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF EGRESS, ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR PER CBC 1029.3. SEE CRC R612 FOR OPENING LIMITING DEVICE REQUIREMENTS AND EGRESS OPERATION. WHERE A WINDOW SILL IS LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR, THE WINDOW MUST BE EQUIPPED WITH A LIMITING DEVICE TO PREVENT THE PASSAGE OF A 4" SPHERE.

6. SKYLIGHTS- SHALL COMPLY WITH 2022 CBC, SECTION 2405. CONTRACTOR SHALL PROVIDE ICC NUMBERS FOR PREFABRICATED SKYLIGHTS AND ASSEMBLIES TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. INDICATE GLAZING TYPE.

ROOF PLAN NOTES

1. ATTIC ACCESS- PER 2022 CRC SECTION R807.1, PROVIDE MINIMUM 22X30" ACCESS OPENINGS TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30" AND AREA MORE THAN 30 SQ. FT. A 30" MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING, MEASURED FROM THE BOTTOM OF CEILING MEMBERS.

2. ATTIC AND ENCLOSED RAFTER VENTILATION PER CBC 2022 SECTION 1203.2, THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF SPACE VENTILATED. WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS. THERE SHALL BE A MINIMUM OF 1" OF CLEAR SPACE FOR VENTING BETWEEN ROOF SHEATHING AND ATTIC INSULATION. UNVENTED ATTIC ASSEMBLIES (COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE) ARE PERMITTED WHEN ALL CONDITIONS OF CRC SECTION R806.4 ARE MET.

3. CONVENTIONAL LIGHT WOOD FRAMING PER CBC 2022 CHAPTER 23 - SEE 2022 CBC SECTION 2308.10.4.1. PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING. WHEN CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, EQUIVALENT RAFTER TIES SHALL BE INSTALLED AT A SPACING OF NOT MORE THAN 4'-0" O.C.

4. STRUTS SHALL BE INSTALLED PER 2022 CBC. THE UNBRACED LENGTH SHALL NOT EXCEED 8 FEET AND THE MINIMUM SLOPE OF THE STRUTS SHALL NOT BE LESS THAN 45 DEGREES FROM THE HORIZONTAL.

STAIRWAY, HANDRAIL, & GUARDRAIL NOTES

1. STAIRWAYS- STAIRWAYS SHALL MEET EGRESS REQUIREMENTS AS DESCRIBED FOR SPECIFIC TYPE WITHIN THE 2022 CBC CHAPTER 10. GENERALLY, RESIDENTIAL STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN WIDTH. THE RISE SHALL NOT BE LESS THAN 4 INCHES OR GREATER THAN 7.75 INCHES, THE RUN SHALL NOT BE LESS THAN 10 INCHES AS MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS. THE LARGEST RISER AND/ OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. FOR CURVED STAIRS, THE MINIMUM TREAD DEPTH (WINDER) SHALL BE 6 INCHES WITH A MINIMUM 10 INCH TREAD DEPTH AT THE WALK LINE (12" FROM NARROWEST PORTION OF TREAD). SEE 2022 CBC, CHAPTER FOR ADDITIONAL INFORMATION AND/OR EXCEPTIONS REGARDING CURVED OR SPIRAL STAIRWAYS AND FOR STAIRWAYS SERVING AN OCCUPANT LOAD FACTOR GREATER THAN 10. WHERE THE TREAD DEPTH IS LESS THAN 11", A NOSING MUST PROVIDE A MINIMUM 3/4" AND A MAXIMUM 1-1/4". PER 1009.4.5, ANY RADIUS AT THE LEADING EDGE OF THE TREADS MAY NOT EXCEED 9/16".

2. MANUFACTURED STAIRS- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND ICC NUMBER OF ANY MANUFACTURED STAIR TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO VERIFY AL STAIRWAY DETAILS WITH THE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO VERIFY ALL STAIRWAYS DETAILS WITH THE ARCHITECT PRIOR TO FRAMING STAIRWELL. SUBMIT SHOP DRAWINGS BY STAIR MANUFACTURER IF APPLICABLE.

3. STAIRWAY HEADROOM- PER 2022 CBC SECTION 1009.2 EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. HEADROOM SHALL BE CONTINUOUS TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING, EXCEPTIONS: SEE EXCEPTION #2 FOR ALLOWABLE 4-3/4" ENCROACHMENT AT THROUGH-FLOOR OPENING.

4. HANDRAILS- PER 2022 CBC, SECTION 1012.2 HAND RAILS SHALL BE 34 INCHES TO 38 INCHES ABOVE THE NOSING OF TREADS. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A CLEAR SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. PER CBC SECTION 1012.7.

5. HANDGRIPS- PER 2022 CBC SECTION 1012.3 CIRCULAR HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES OR MORE THAN 2 INCHES IN DIAMETER, AND SHALL HAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS. SEE THE ABOVE MENTIONED CODE SECTION FOR ADDITIONAL INFORMATION REGARDING ALTERNATIVE (TYPE II) HANDRAIL REQUIREMENTS.

6. GUARDRAILS- PER 2022 CBC, SECTION 1013.2 AND CRC R312.2, RESIDENTIAL GUARDRAIL SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT. OPEN GUARD RAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH (SEC 1013.3) SEE EXCEPTIONS 1 AND 2 FOR ALLOWABLE EXCEPTIONS BETWEEN 36INCHES AND 42 INCHES AND TRIANGULAR OPENINGS ABOVE STAIR TREADS.

7. SUPPORT- HANDRAILS AND GUARDRAILS TO BE CAPABLE OF SUPPORTING 200LB. CONCENTRATED LOAD AT ANY ANGLE TO THE TOP RAIL.

MECHANICAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. MECHANICAL WORK IS TO BE BID DESIGN/BUILD AND PROVIDED COMPLETE TO CODE.

2. MECHANICAL LAYOUT- LAYOUT SHOWN IS SCHEMATIC AND IS SHOWN FOR DESIGN INTENT ONLY. MECHANICAL CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR TO DESIGN AND INSTALL SUITABLE MECHANICAL DISTRIBUTION SYSTEM PER TITLE 24-6.

3. MECHANICAL SYSTEM DESIGN - MECHANICAL CONTRACTOR TO ACCEPT SOLE RESPONSIBILITY FOR PROPER DESIGN AND INSTALLATION OF MECHANICAL SYSTEMS. MECHANICAL CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR TO DESIGN AND INSTALL SUITABLE MECHANICAL SYSTEMS PER TITLE 24-6. SEE SHEET INDEX FOR LOCATION OF TITLE 24-6 CONFORMANCE WORKSHEETS AND ENERGY COMPLIANCE NOTES WITHIN THIS SET.

4. HEATING- PER 2022 CBC, SECTION 1204.1 HEATING SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR.

5. FURNACE CLEARANCE- PROVIDE A MINIMUM 6 INCH CLEAR SPACE IN FRONT OF FURNACES. FURNACES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION AND SHALL MEET REQUIREMENTS OF THE 2022 CMC SECTION 911.0. VERIFY ALL CLEARANCE AND INSTALLATION REQUIREMENTS PER 2022 CMC SECTION 304 PRIOR TO ORDERING OR INSTALLING EQUIPMENT.

6. ATTIC FURNACES- FOR FURNACES INSTALLED IN ATTICS PROVIDE MINIMUM 30"X30" ACCESS OPENING, WITH A LEVEL PLATFORM, CONVENIENCE DUPLEX OUTLET, AND AREA LIGHT SWITCHED FROM ATTIC OPENING. SEE 2022 CMC SECTION 304.

7. FOR STOVES WITH INDOOR BARBEQUE UNITS, AN EXHAUST DUCT AND FAN HAVING A MINIMUM CAPACITY OF 100CFM PER SQUARE FOOT OF HOOD INTAKE SHALL BE INSTALLED, AS WIDE AS THE UNIT AND CENTERED OVER THE UNIT. WHEN THE DUCT PENETRATES A CEILING OR FLOOR, IT SHALL BE ENCLOSED IN A FIRE-RESISTIVE SHAFT COVERED ON ONE SIDE AS REQUIRED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, WITH THE DUCT SEPARATED FROM THE SHAFT WITH A MINIMUM 1" AIRSPACE, AND TERMINATE MINIMUM 18" ABOVE THE ROOF SURFACE.

8. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORT FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS AS REQUIRED BY THE 2022 CMC SECTION 303.4.

9. GARAGE APPLIANCE PROTECTION - GARAGE APPLIANCES WITH GLOW, SPARK, OR FLAME IGNITION SHALL HAVE IGNITER 18" ABOVE FLOOR SHALL BE PROTECTED FROM AUTO IMPACT. (2022 CMC SECTION 307)

ELECTRICAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE FEDERAL STATE AND LOCAL JURISDICTIONAL ORDINANCES.

2. ALL UNUSED AND DEMOLISHED ELECTRICAL IS TO BE REMOVED BACK TO THE NEAREST JUNCTION. NO "DEAD HOTS" TO REMAIN AFTER CONSTRUCTION. JUNCTION BOXES MUST BE ACCEPTABLE.

3. ALL ELECTRICAL LOAD SHEETS AND CALCULATIONS REQUIRED BY THE BUILDING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

4. LOW VOLTAGE OUTLETS AND WIRING TO BE COORDINATED BY THE OWNER. CONTRACTOR TO VERIFY THE LOCATION OF ALL TELEPHONE AND LOW VOLTAGE OUTLETS, WITH OWNER, PRIOR TO THE INSTALLATION OF SHEETROCK.

5. ELECTRICAL OPENINGS (SWITCHES, RECEPTACLES, ETC.) ON OPPOSITE SIDES OF FIRE RATED WALLS SHALL BE MAINTAINED AT LEAST 24 INCHES APART.

6. PER 2022 CEC ARTICLE 680.43(B)(1)(C)(1) AND (2), LIGHTING FIXTURES, LIGHTING OUTLETS AND FANS LOCATED OVER AN INDOOR SPA OR HOT TUB LESS THAN 7'-6" ABOVE THE MAXIMUM WATER LEVEL AND SHALL REQUIRE THE PROTECTION OF AN GROUND FAULT CIRCUIT INTERRUPTER AND INSTALLED AS FOLLOWS:
   6.1. EXCEPTION 1: LIGHTING FIXTURES LIGHTING FIXTURES, LIGHTING OUTLETS AND FANS LOCATED 12' OR MORE ABOVE THE MAXIMUM WATER LEVEL AND SHALL NOT REQUIRE THE PROTECTION OF A GROUND FAULT CIRCUIT INTERRUPTER.
   6.2. EXCEPTION 2: LIGHTING FIXTURES MEETING THE REQUIREMENTS OF ITEMS 'A' OR 'B' BELOW AND PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER SHALL BE PERMITTED TO BE INSTALLED LESS THAN 7'-6" OVER A SPA OR HOT TUB.
   6.2.1. RECESSED FIXTURES WITH A GLASS OR PLASTIC LENS AND A NON-METALLIC OR ELECTRICALLY ISOLATED METAL RIM SUITABLE FOR USE IN DAMP LOCATIONS.
   6.2.2. SURFACE MOUNTED FIXTURES WITH A GLASS OR PLASTIC GLOBE AND A NON-METALLIC BODY OR A METALLIC BODY ISOLATED FROM CONTACT AND SUITABLE FOR USE IN DAMP LOCATIONS.

7. PER 2022 CEC ARTICLE 210.52(A), RECEPTACLE SPACING SHALL NOT EXCEED 12 FEET MEASURED HORIZONTALLY ALONG THE WALL. NO WALL SPACE MAY BE MORE THAN 6 FEET FROM AN OUTLET.

8. PER 2022 CEC ARTICLE 210.52(C), RECEPTACLES ALONG THE COUNTER TOPS SHALL BE SPACED A MAXIMUM 2 FEET FROM THE SINK(S) AND 4 FEET ON-CENTER, ISLAND OR PENINSULA COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. NO POINT OF THE WALL MAY BE MORE THAN 24 INCHES FROM AN OUTLET. KITCHEN OUTLETS SHALL BE ON AT LEAST TWO SEPARATE CIRCUITS WITH GROUND FAULT CIRCUIT INTERRUPT PROTECTION.

9. PER 2022 CEC ARTICLE 210-70 AT LEAST ONE WALL-SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, IN BATHROOMS, IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRICAL POWER; AND AT OUTDOOR ENTRANCES OR EXITS.

10. VERIFY ALL FIXTURE LOCATIONS WITH OWNER PRIOR TO INSULATION. ALL RECESSED FIXTURES TO BE APPROVED BY OWNER. COORDINATE LOCATIONS OF RECESSED FIXTURES WITH FRAMING, PROVIDE OWNER AN OPPORTUNITY TO WALK AT "BOX-OUT" AND INCLUDE RELOCATIONS AS REQUESTED. DECORATIVE FIXTURES ARE TO BE SUPPLIED BY OWNER.

11. ELECTRICAL SUBCONTRACTOR IS TO DETERMINE SERVICE REQUIREMENTS FOR THE NEW WORK PRIOR TO BID. VERIFY THAT EXISTING SERVICE IS SUFFICIENT TO HANDLE INCREASED LOADS. LOCATE NEW SUBPANELS AS DIRECTED BY OWNER. ALL CIRCUIT PANELS ARE TO BE LABELED.

12. RESIDENTIAL LIGHTING SHALL COMPLY WITH FORM CF-6R-LTG-01. INSTALLER IS RESPONSIBLE FOR COMPLIANCE AND CERTIFICATION. FIXTURE TYPE, LOCATION, AND SWITCHING LOCATIONS ONLY ARE NOTED ON THESE PLANS.

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

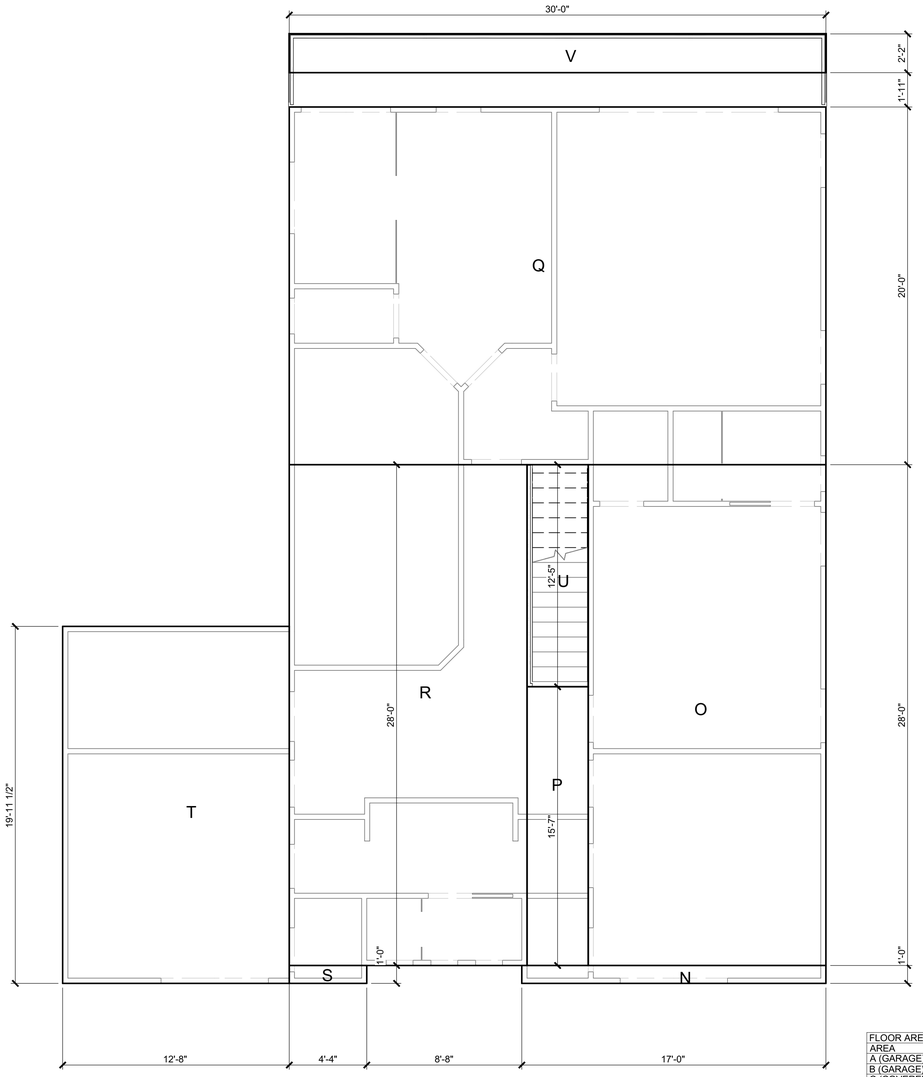
LAKEVIEW RESIDENCE
REMODEL / ADDITION
738 LAKEVIEW WAY
EMERALD HILLS CALIFORNIA

Date: 05/02/2022
Drawn By: DW
Revisions:

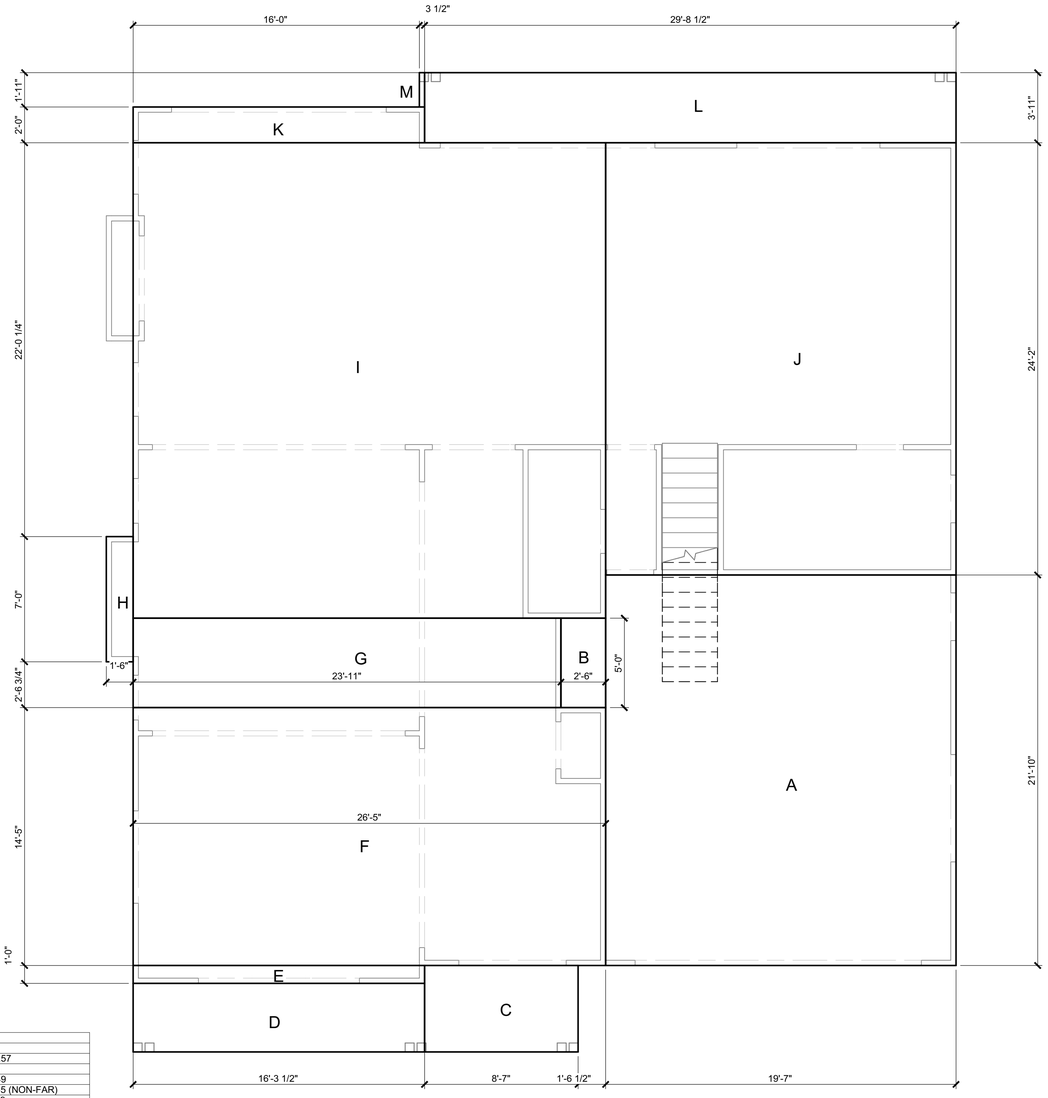
GENERAL NOTES

Project No: 2227

Sheet No: T-1.1



2nd Level Floor Area Diagram



1st Level Floor Area Diagram

FLOOR AREA CALCULATION:		
AREA		S.F.
A (GARAGE)		427.57
B (GARAGE)		12.5
C (COVERED PORCH)		41.49
D (COVERED PORCH)		62.45 (NON-FAR)
E		16.29
F		380.84
G		119.58
H		10.5
I		702.24
J		473.26
K		32.58
L (COVERED PATIO)		116.36 (NON-FAR)
M (COVERED PATIO)		0.56 (NON-FAR)
1st FLOOR TOTAL		2,216.85 S.F.
N		17
O		372.17
P		53.24
Q		600
R		372.17
S		4.33
T		252.81
U		42.42 (NON-FAR)
V (BALCONY)		65 (NON-FAR)
2nd FLOOR TOTAL		1,671.72
FLOOR AREA TOTAL:		3,888.57 S.F.
LOT COVERAGE CALCULATION:		
A-B (GARAGE)		1,683.99
C-D (COVERED PORCH)		438.71
E-K (1st FLOOR LIVING AREA)		132.31
L-M (COVERED PATIO)		116.92 (NON-FAR)
V (BALCONY)		65 (NON-FAR)
1 LOT COVERAGE TOTAL:		2,436.93 S.F.

0 4 8 12 16

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

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

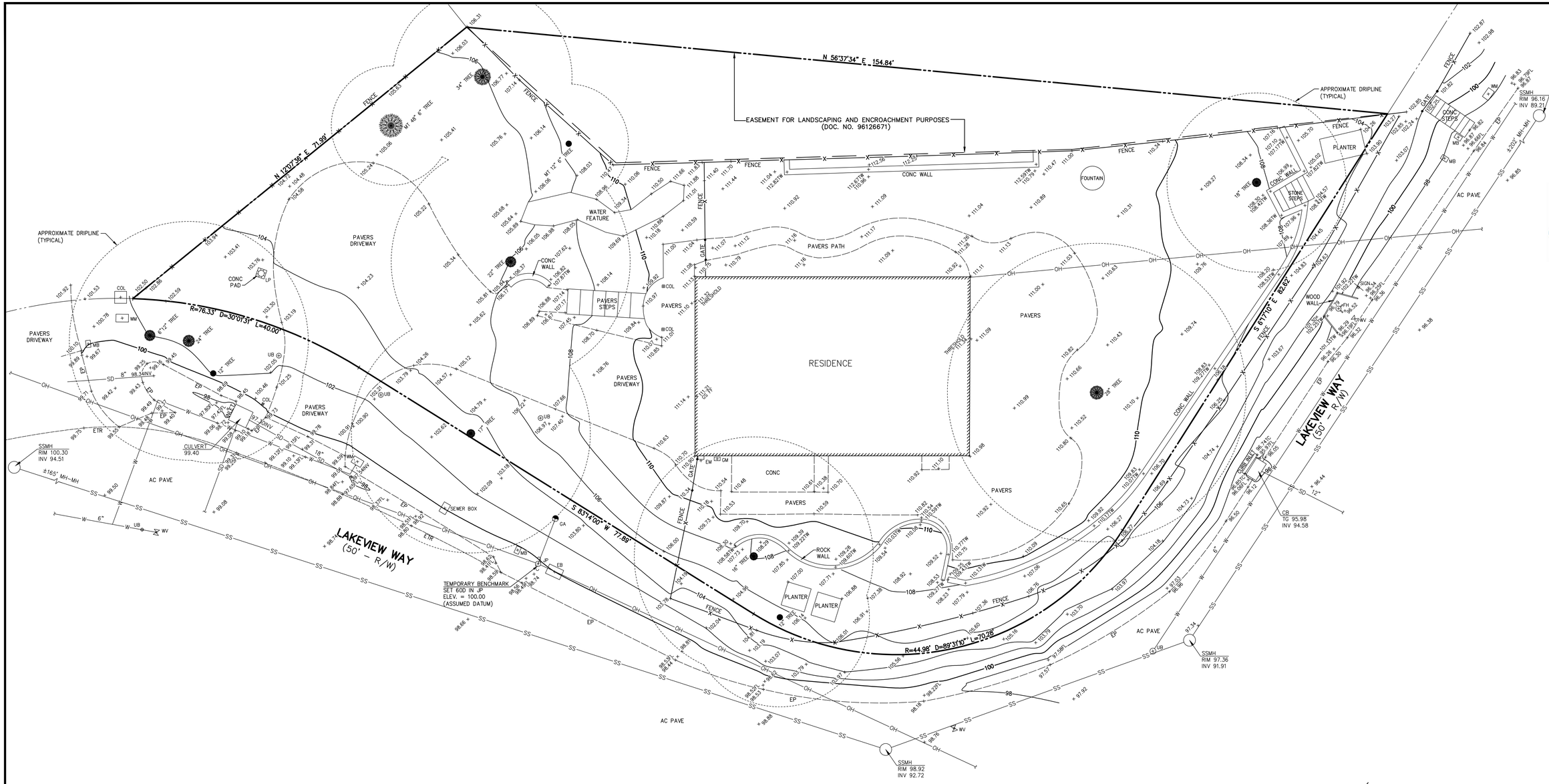
LAKEVIEW RESIDENCE
REMODEL / ADDITION
738 LAKEVIEW WAY
EMERALD HILLS CALIFORNIA

Date: 05/02/2022
Drawn By: DW
Revisions:

FLOOR AREA DIAGRAM

Project No: 2227

Sheet No: T-1.2



LEGEND

———	PROPERTY LINE	LP	LIGHT POLE
AC PAVE	ASPHALT CONCRETE PAVEMENT	MB	MAILBOX
CB	CATCH BASIN	SSMH	SANITARY SEWER MANHOLE
COL	COLUMN	TC	TOP OF CURB
CONC	CONCRETE	TG	TOP OF GRATE
EB	ELECTRIC BOX	TW	TOP OF WALL
EM	ELECTRIC METER	UB	UTILITY BOX
EP	EDGE OF PAVEMENT	WM	WATER METER
ETR	EDGE OF TRAVELED ROAD	WV	WATER VALVE
FH	FIRE HYDRANT	12" TREE	TREE W/ SIZE
FL	FLOWLINE	—X—X—	FENCE
GA	GUY ANCHOR	——OH——	OVERHEAD UTILITY LINE
GM	GAS METER	——SS——	SANITARY SEWER LINE
GS FF	GARAGE SLAB FINISH FLOOR	——SD——	STORM DRAIN LINE
INV	INVERT	——W——	WATER LINE
JP	JOINT UTILITY POLE		

GROSS LOT AREA:

= 13,000 SQ. FT. ±

EASEMENT NOTE:

EASEMENT INDICATED IS PER DOC. #96126671. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

REV.	DESCRIPTION	BY:	DATE:

LICENSED LAND SURVEYOR DANIEL G. MacLEOD No. 5304 STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
BEN AND ROYA ESHAGHI

BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
738 LAKEVIEW WAY
A.P.N. 068-061-170
PARCEL 7, 59 PM 10
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	MDL
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=8'
DATE:	06-22-23
DRAWING NO.	5289-TOPO
SHEET	1 OF 4

C-1

LEGEND

———	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
CB	CATCH BASIN
COL	COLUMN
CONC	CONCRETE
DS	DOWNSPOUT
DS	DOWNSPOUT WITH CONCRETE SPLASHBLOCK
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
ETR	EDGE OF TRAVELED ROAD
FG	FINISH GRADE
FH	FIRE HYDRANT
FP	FINISH PAVE
FL	FLOWLINE
GA	GUY ANCHOR
GM	GAS METER
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
JP	JOINT UTILITY POLE
LP	LIGHT POLE
MB	MAILBOX
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
UB	UTILITY BOX
WM	WATER METER
WV	WATER VALVE
●12" TREE	TREE W/ SIZE
—X—X—	FENCE
———OH———	OVERHEAD UTILITY LINE
———SS———	SANITARY SEWER LINE
———SD———	STORM DRAIN LINE
———W———	WATER LINE
→	SURFACE RUNOFF DIRECTION
⇝	VEGETATED SWALE

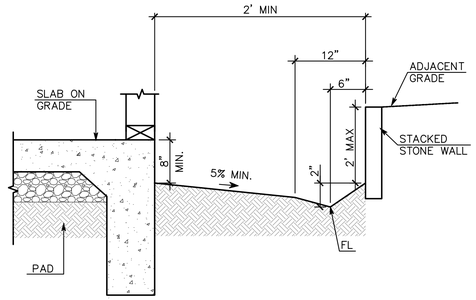
GRADING QUANTITIES:	CUT	FILL
HOUSE ADDITION PAD	20	--
NEW PATIOS	15	--
SIDE YARD GRADING	10	--
TOTAL	45	--

TOTAL EARTHWORK = EXPORT = 45 C.Y. ±

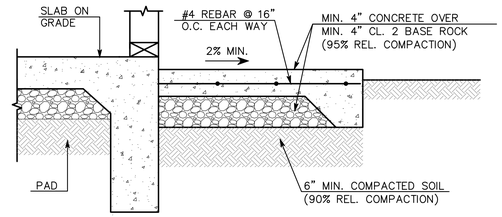
NOTE:
EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

GENERAL NOTES:

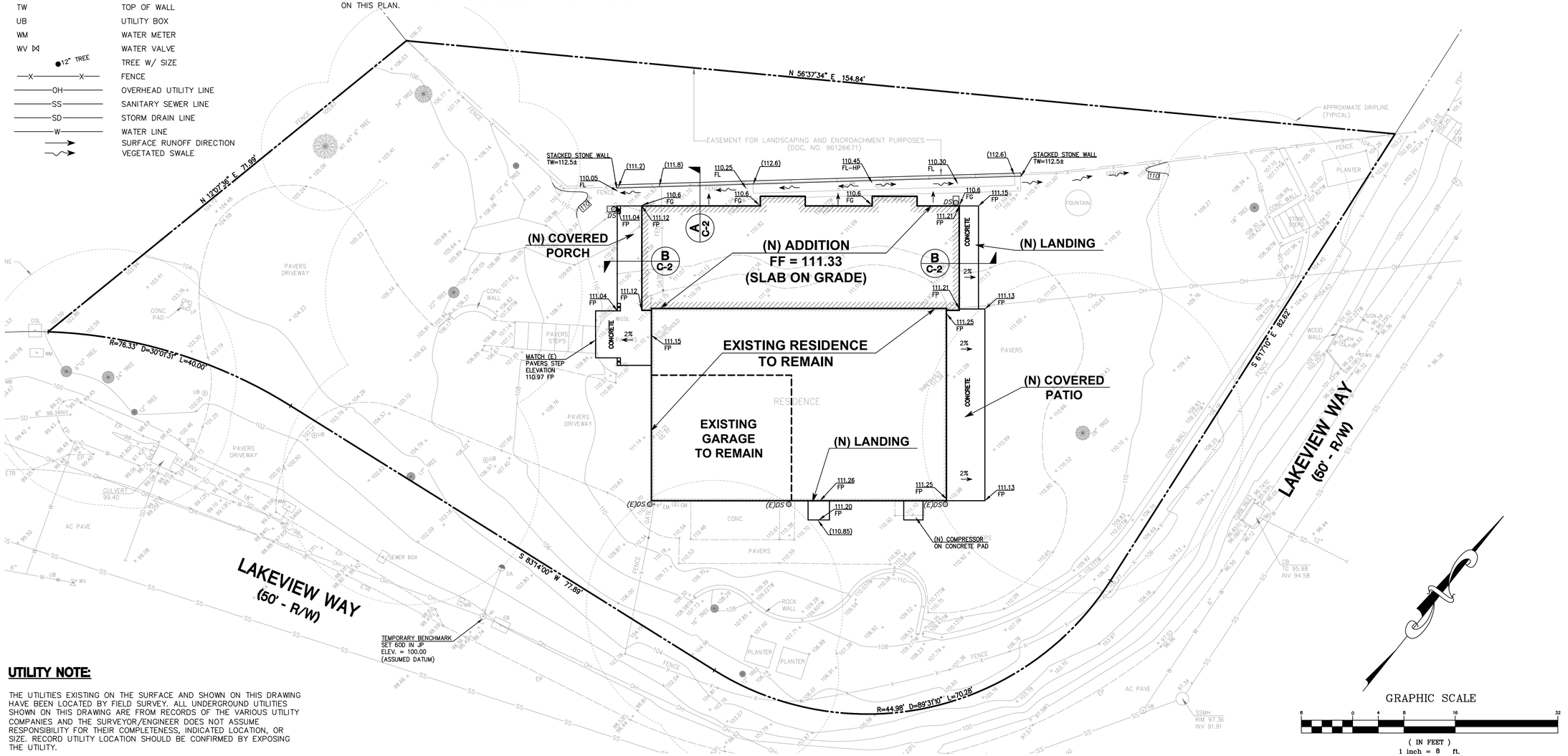
1. ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE COUNTY OF SAN MATEO, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642–2444.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
5. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.



A **ADDITION PERIMETER GRADING ADJACENT TO PERVIOUS SURFACE**
SCALE: (NOT TO SCALE)



B **ADDITION PERIMETER GRADING ADJACENT TO IMPERVIOUS SURFACE**
SCALE: (NOT TO SCALE)



GRAPHIC SCALE
8 0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

C-2

REV.	DESCRIPTION	BY:	DATE:

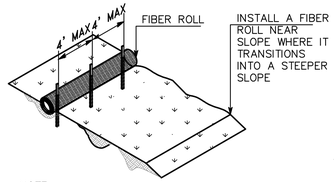
REGISTERED PROFESSIONAL ENGINEER — DANIEL G. MacLEOD — No. 35048 — CIVIL — STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593–8580

PREPARED FOR:
BEN AND ROYA ESHAGHI

GRADING & DRAINAGE PLAN
738 LAKEVIEW WAY
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

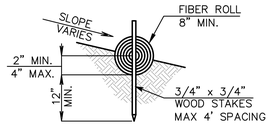
DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=8'
DATE:	02/09/24
DRAWING NO.	5289–GRAD
SHEET	2 OF 4



NOTE:
INSTALL FIBER ROLL ALONG A LEVEL CONTOUR, WHERE POSSIBLE.

TYPICAL FIBER ROLL INSTALLATION

N.T.S.

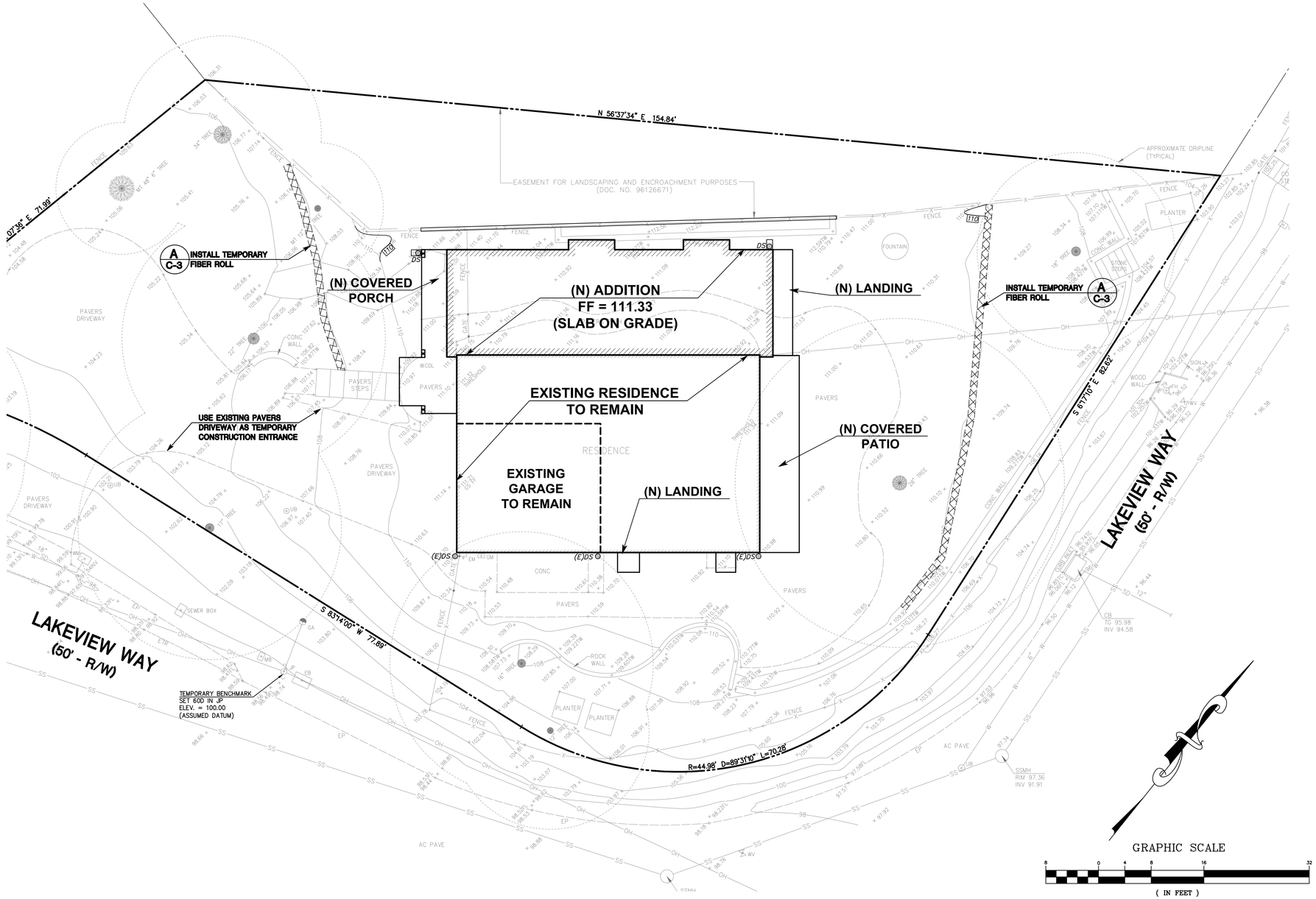


ENTRENCHMENT DETAIL

N.T.S.

A FIBER ROLL DETAIL

SCALE: (NOT TO SCALE)



GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

SAN MATEO COUNTY STANDARD NOTES:

1. EROSION CONTROL POINT OF CONTACT:
   OWNER: BEN ESHAGHI
   EMAIL: beneshaghi@gmail.com
   OFFICE: (650) 520-6013
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION
3. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICAL, WASH WATER OR SEDIMENTS AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st. AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

EROSION CONTROL NOTES:

1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS- OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. BY OCTOBER 1, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE COUNTY REPRESENTATIVE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
7. AT THE CONTRACTOR'S DISCRETION SILT FENCES MAY BE INSTALLED INSTEAD OF FIBER ROLLS.

DUST CONTROL NOTES:

1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
3. PAVE, APPLY WATER TWO TIMES DAILY, OR APPLY (NON-TOXIC) SOIL ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE PROJECT SITE.
4. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
5. ENCLOSE, COVER, WATER TWICE DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).

REV.	DESCRIPTION	BY:	DATE:

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. MacLEOD
No. 35048
CIVIL
STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:
BEN AND ROYA ESHAGHI

EROSION & SEDIMENTATION CONTROL PLAN

738 LAKEVIEW WAY
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=8'
DATE:	02/09/24
DRAWING NO.	5289-GRAD
SHEET	3 OF 4

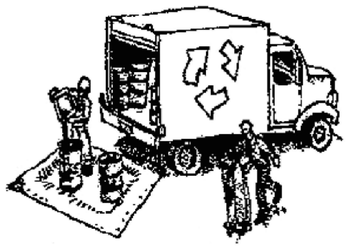
C-3

Construction Best Management Practices (BMPs)

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

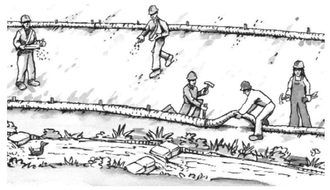
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - ■ Unusual soil conditions, discoloration, or odor.
  - ■ Abandoned underground tanks.
  - ■ Abandoned wells
  - ■ Buried barrels, debris, or trash.

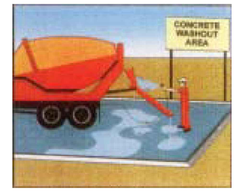
Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

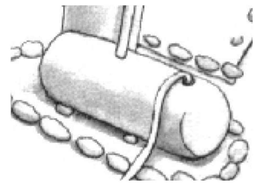
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



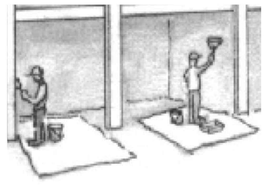
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

REV.	DESCRIPTION	BY:	DATE:

REGISTERED PROFESSIONAL ENGINEER — DANIEL G. McCLOSKEY — No. 35048 — CIVIL — STATE OF CALIFORNIA

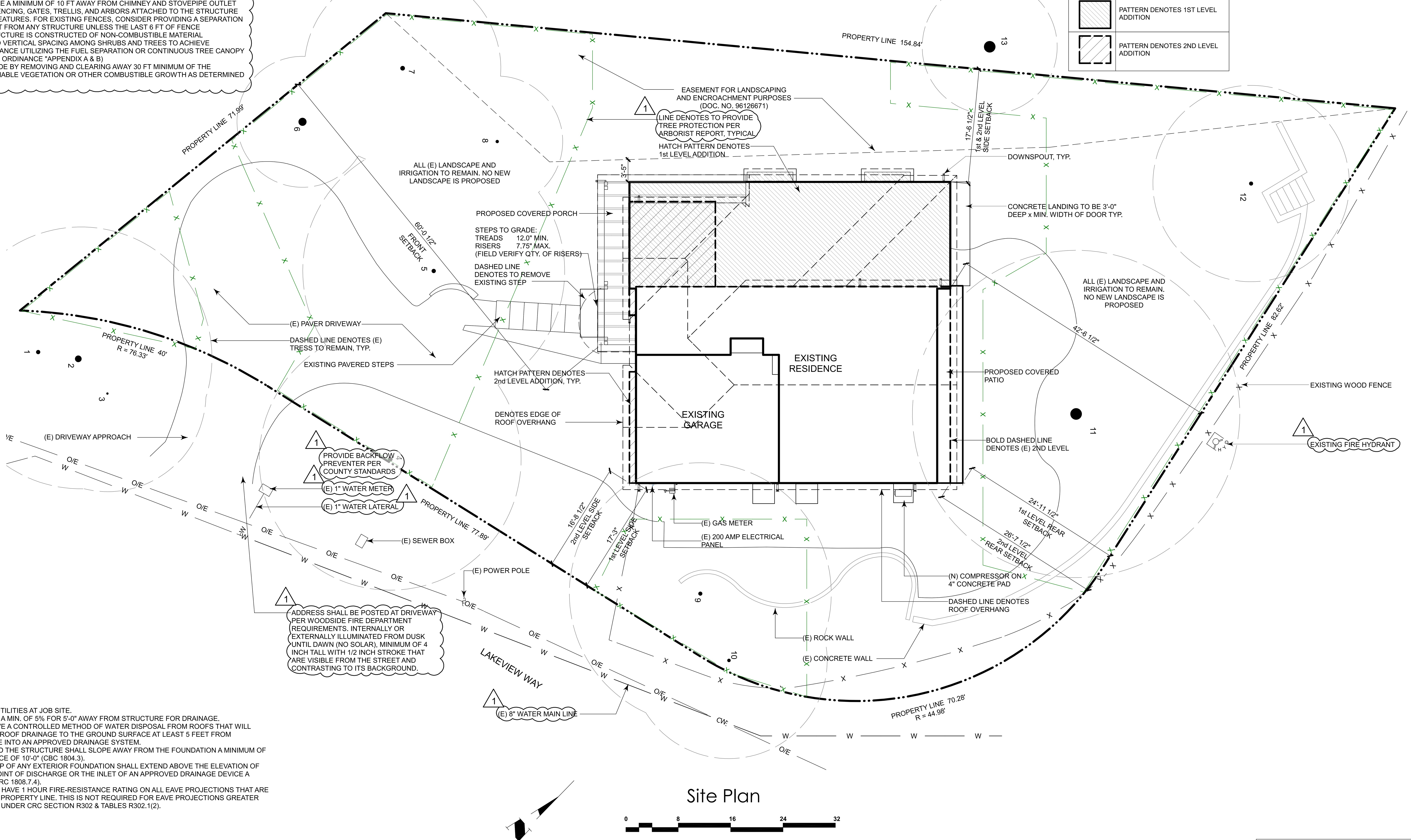
MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR: BEN AND ROYA ESHAGHI

CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN
738 LAKEVIEW WAY
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	NONE
DATE:	02/09/24
DRAWING NO.	5289-CBMPP
SHEET	C-4
	4 OF 4

WUI NOTES - SITE - LANDSCAPE :
1. 100" DEFENSIBLE SPACE FROM STRUCTURE REQUIRED PRIOR TO START OF CONSTRUCTION
2. NO HAZARDOUS VEGETATION AND COMBUSTIBLE MATERIALS THAT ARE WITHIN THE FIRST 5 FT OF OR ABOVE A STRUCTURE AND ANY ATTACHE DECK
3. NO COMBUSTIBLE BARK OR MULCH IS ALLOWED IN THIS ZONE. ACCEPTABLE MATERIALS INCLUDE, BUT NOT LIMITED TOO, GRAVEL, FLAGSTONE, PERMEABLE PAVERS OR BLOCKS, PERVIOUS OR POROUS CONCRETE
4. ENSURE ALL LIVE TREE BRANCHES ARE KEPT A MINIMUM OF 10 FT ABOVE THE ROOF AND DECKING
5. ENSURE ALL BRANCHES ARE A MINIMUM OF 10 FT AWAY FROM CHIMNEY AND STOVEPIPE OUTLET
6. REPLACE COMBUSTIBLE FENCING, GATES, TRELLIS, AND ARBORS ATTACHED TO THE STRUCTURE WITH NONCOMBUSTIBLE FEATURES. FOR EXISTING FENCES, CONSIDER PROVIDING A SEPARATION DISTANCE OF AT LEAST 6 FT FROM ANY STRUCTURE UNLESS THE LAST 6 FT OF FENCE CONNECTING TO THE STRUCTURE IS CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL
7. MAINTAIN HORIZONTAL AND VERTICAL SPACING AMONG SHRUBS AND TREES TO ACHIEVE DEFENSIBLE SPACE CLEARANCE UTILIZING THE FUEL SEPARATION OR CONTINUOUS TREE CANOPY METHOD (FUEL MITIGATION ORDINANCE "APPENDIX A & B)
8. MAINTAIN A FIREBREAK MADE BY REMOVING AND CLEARING AWAY 30 FT MINIMUM OF THE PROPERTY LINE ALL FLAMMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH AS DETERMINED BY THE FIRE MARSHAL



Site Plan

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

GENERAL NOTES:

1 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
2 SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 5'-0" AWAY FROM STRUCTURE FOR DRAINAGE.
3 ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
4 THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3).
5 ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CRC 1808.7.4).
6 EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302.1(2).

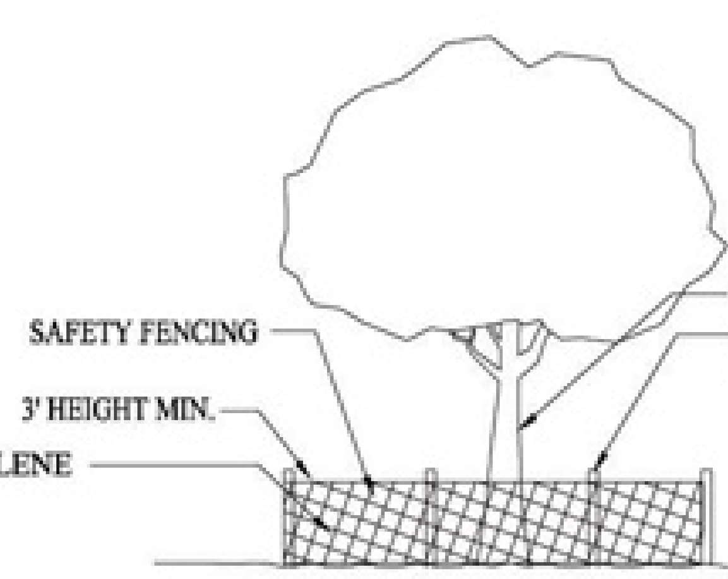
WASTE MANAGEMENT PLAN:

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.
OR
WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

A MINIMUM OF 65% OF THE CONSTRUCTION WASTER GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGED

EROSION CONTROL NOTES:
1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
3. REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL. PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR / OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.



ELEVATION

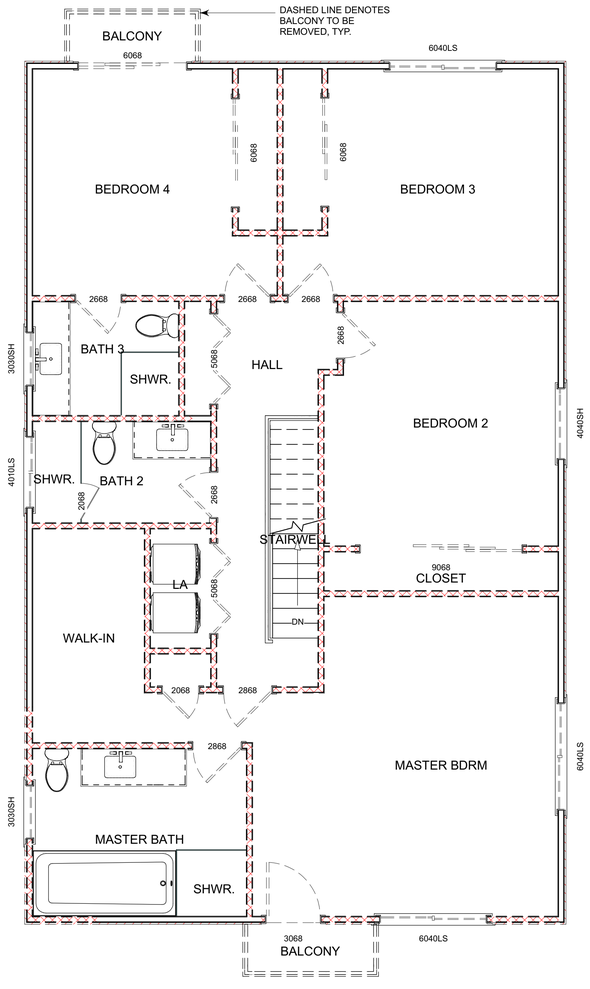
WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

LAKEVIEW RESIDENCE
REMODEL / ADDITION
738 LAKEVIEW WAY
EMERALD HILLS CALIFORNIA

Date: 05/02/2022
Drawn By: DW
Revisions:

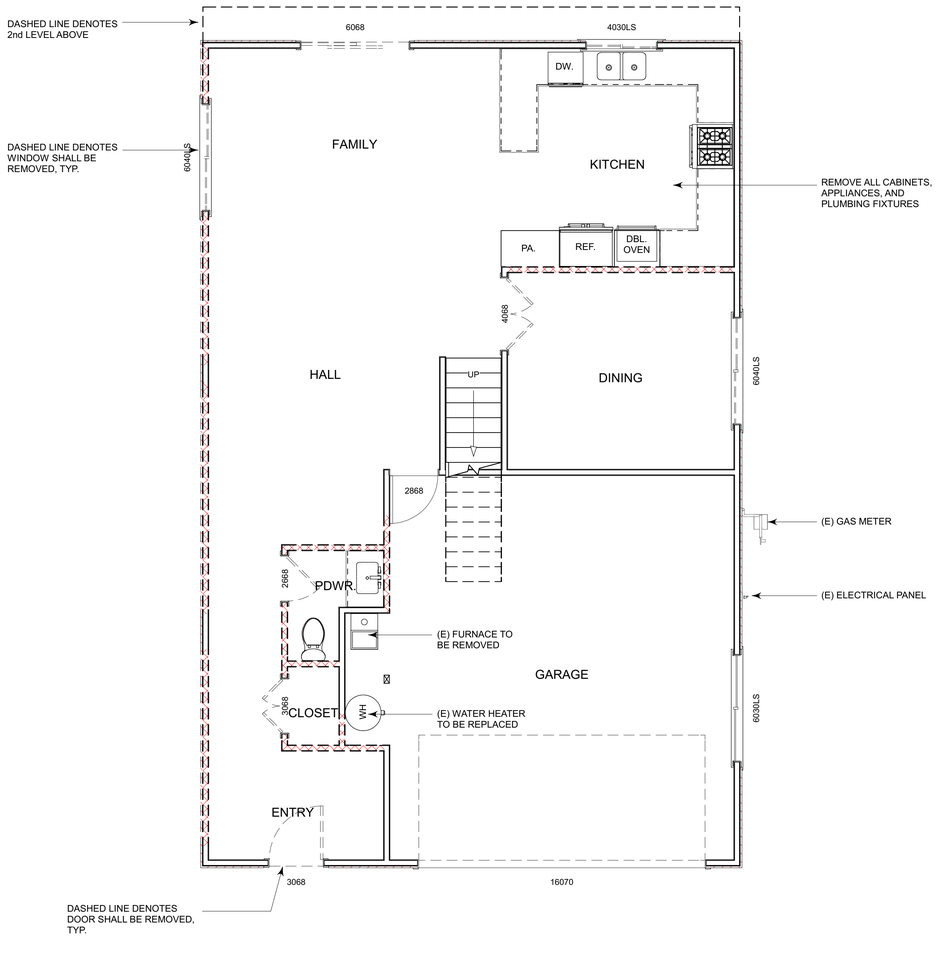
SITE PLAN

Project No: 2227
Sheet No: A-1

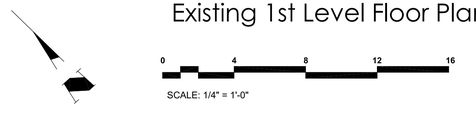


Existing 2nd Level Floor Plan

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	EXTERIOR - 2X4 DEMO
	EXTERIOR - 2X4 EXISTING
	INTERIOR - 2X4 DEMO
	INTERIOR - 2X4 EXISTING
	INTERIOR RAILING DEMO



Existing 1st Level Floor Plan



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

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

LAKEVIEW RESIDENCE
REMODEL / ADDITION
738 LAKEVIEW WAY
EMERALD HILLS CALIFORNIA

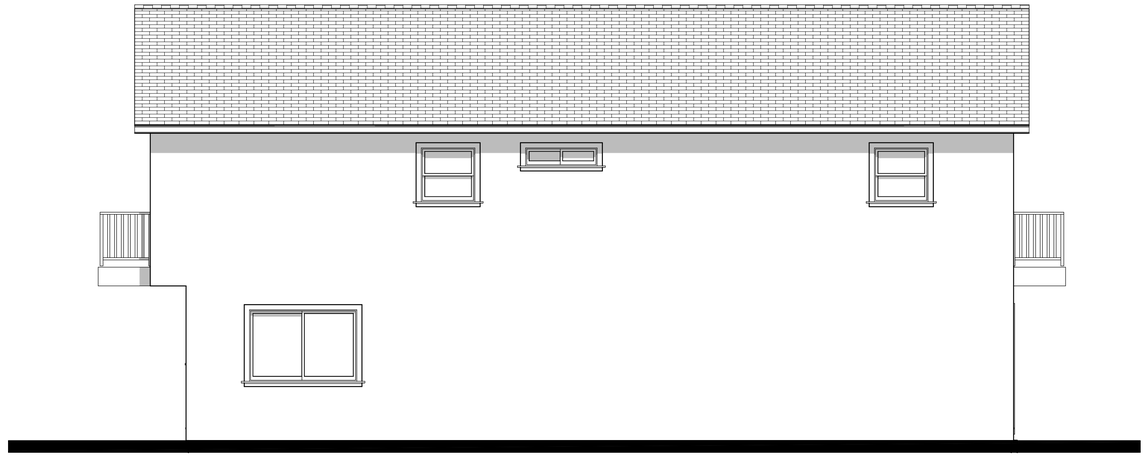
Date: 05/02/2022
Drawn By: DW
Revisions:

EXISTING 1st & 2nd LEVEL FLOOR PLAN

Project No: 2227

Sheet No: A-2

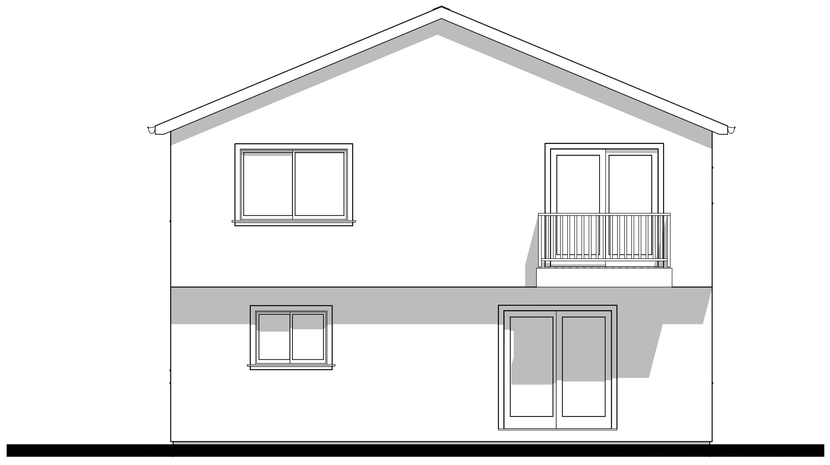
Front Elevation



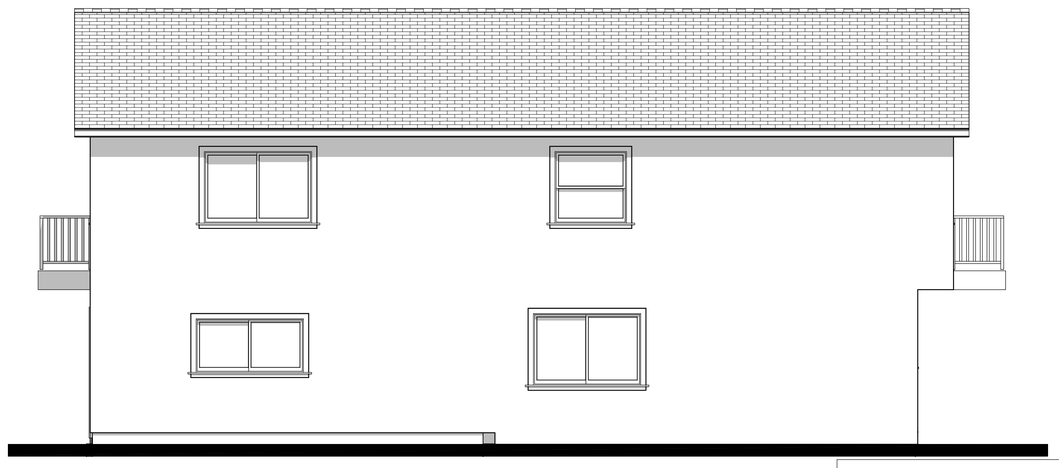
Left Elevation

0 4 8 12 16

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



Rear Elevation



Right Elevation

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

LAKEVIEW RESIDENCE
REMODEL / ADDITION
738 LAKEVIEW WAY
EMERALD HILLS CALIFORNIA

Date: 05/02/2022
Drawn By: DW
Revisions:

EXISTING
EXTERIOR
ELEVATIONS

Project No: 2227

Sheet No: A-2.1

GENERAL NOTES:

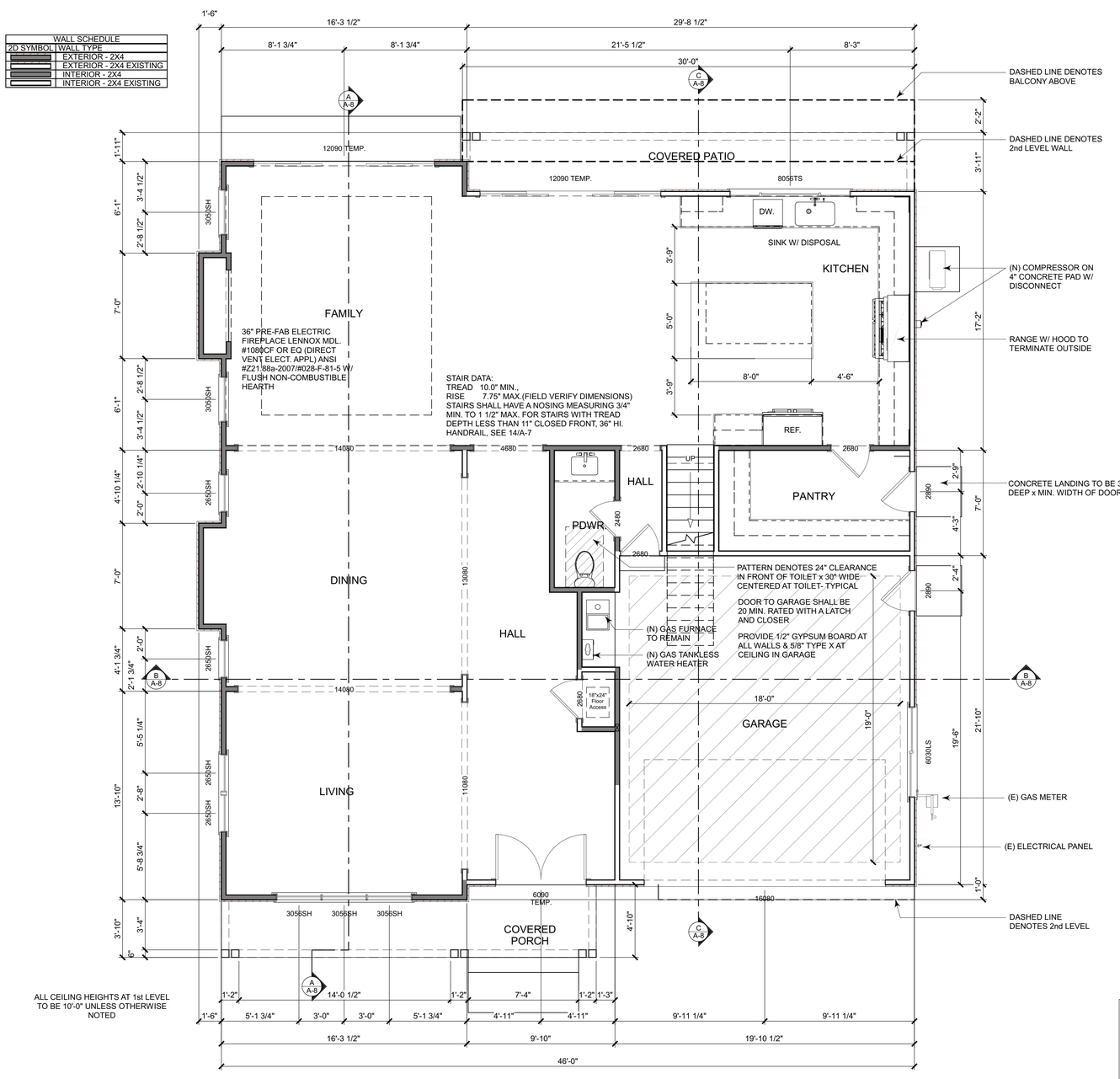
1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
2. ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 1¾4" THICK
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH TO THE BOTTOM OF THE CLEAR OPENING, NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 SQUARE FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
8. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
9. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
10. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
11. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
12. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
13. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
14. PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
15. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
16. LANDINGS NO MORE THAN 7.75" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 11/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0 DEEP MIN.
17. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O
18. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
19. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CEnC SECTION 117).
20. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(j)(2) CEnC).
21. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2019 CALIFORNIA PLUMBING CODE.

1. PLUMBING GENERAL NOTES:
   1. PROVIDE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERETO. AN APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING 2019 CMC 1312.3
   2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2019 CPC 609.10
   3. IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (i.e. ABOVE WINDOWS OR DOORS). CMC 310.2
   4. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
   5. PROVIDE DBL. SEISMIC STRAPPING AT ALL WATER HEATERS
   6. PLUMBING CONTRACTOR SHALL PROVIDE T& P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C
   7. IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC
   8. NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR , OR CRAWL HOLE PER CPC
   9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE. GAS PIPE SIZING TO BE PER TABLE 12-8 2019 CPC 1217. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.
   10. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)
   11. EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A UV RESISTANT TAPE (150 CEC).
   12. DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURE'S INSTALLATION GUIDELINES ALLOW.
   13. ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.
   14. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

FIXTURE	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.6 GAL./ FLUSH	1.28 GAL./ FLUSH
SHOWER HEAD	2.5 GAL./ MINUTE	1.8 GAL./ MINUTE
LAVATORY FAUCET	2.2 GAL./ MINUTE	1.2 GAL./ MINUTE
KITCHEN FAUCET	2.2 GAL./ MINUTE	1.8 GAL./ MINUTE

   15. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
   16. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
   17. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
   18. THE FIRST 5'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(j)(2) CEnC).

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	EXTERIOR - 2X4
	EXTERIOR - 2X4 EXISTING
	INTERIOR - 2X4
	INTERIOR - 2X4 EXISTING



ALL CEILING HEIGHTS AT 1st LEVEL TO BE 10'-0" UNLESS OTHERWISE NOTED

Proposed 1st Level Floor Plan

0 4 8 12 16

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

WILDLAND-URBAN INTERFACE NOTES:
THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING PER CRC R337.7.6
A. NONCOMBUSTIBLE MATERIAL
B. IGNITION-RESISTANT MATERIAL
C. 1 LAYER OF 5/8" TYPE "X" GYP. SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
D. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYP. PANE & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOC. FIRE RESISTANT DESIGN MANUAL
E. PORCH CEILING ASSEMBLIES w/A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE W/ TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
THE UNDER FLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE w/ THE REQUIREMENTS OF THIS CHAPTER OF THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING PER CRC R327.7.6
A. NONCOMBUSTIBLE MATERIAL
B. IGNITION-RESISTANT MATERIAL
C. 1 LAYER OF 5/8" TYPE "X" GYP. SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
D. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYP. PANE & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOC. FIRE RESISTANT DESIGN MANUAL
E. PORCH CEILING ASSEMBLIES W/A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE W/ TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSE TO GRADE IN ACCORDANCE W/ THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING PER CRC R337.7.6
A. NONCOMBUSTIBLE MATERIAL
B. IGNITION-RESISTANT MATERIAL
C. 1 LAYER OF TYPE "X" GYP. SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
D. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYP. PANE & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOC. FIRE RESISTANT DESIGN MANUAL
E. PORCH CEILING ASSEMBLIES W/ A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE W/TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
EXTERIOR WINDOWS & EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY W/ONE OF THE FOLLOWING REQUIREMENTS PER CRC 337.8.2.1.
A. A. BE CONSTRUCTED OF MULTI-PANE GLAZING W/A MIN. OF ONE TEMP. PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
B. B. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
C. C. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
D. D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
EXTERIOR DOORS SHALL COMPLY W/ ONE OF THE FOLLOWING PER CRC 327.8.3.
A. A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
I. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
II. STILES & RAILS SHALL NOT BE LESS THAT 1 3/8"" THICK.
B. B. RAISED PANELS SHALL NOT BE LESS THAN 1 1/4" THICK, EXCEPT FOR THE EXT. PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN3/8" THICK.
C. HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
D. D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

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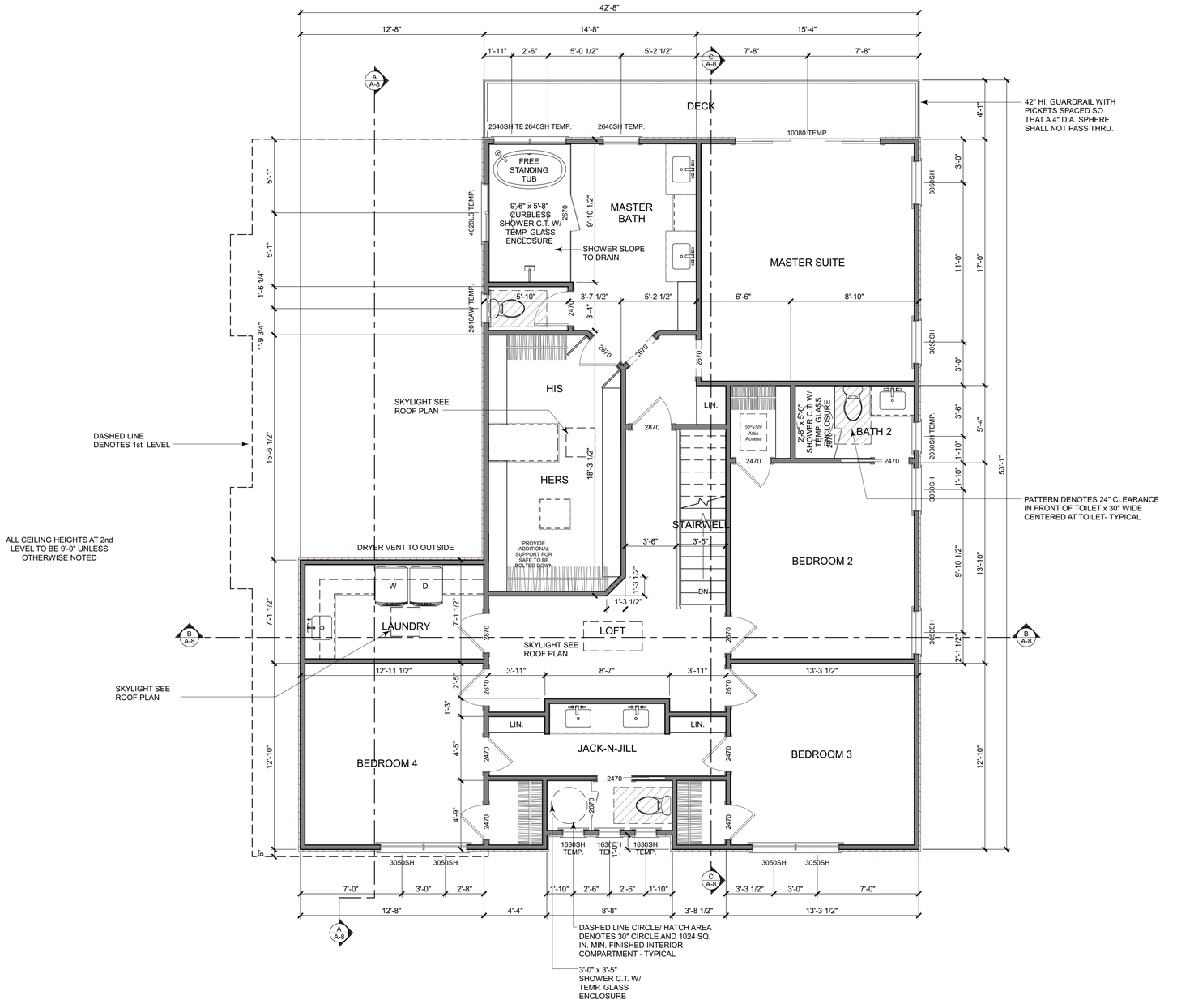
LAKEVIEW RESIDENCE
REMODEL / ADDITION
738 LAKEVIEW WAY
EMERALD HILLS CALIFORNIA

Date: 05/02/2022
Drawn By: DW
Revisions:

PROPOSED 1st LEVEL FLOOR PLAN

Project No: 2227

Sheet No: A-3



Proposed 2nd Level Floor Plan

0 4 8 12 16

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

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LAKEVIEW RESIDENCE
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Date: 05/02/2022
Drawn By: DW
Revisions:

PROPOSED 2nd LEVEL FLOOR PLAN

Project No: 2227

Sheet No: A-4

Front Elevation

0 4 8 12 16

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

DARK BRONZE:
-METAL ROOFING
-GUTTERS
-WINDOW & DOOR FRAMES

STUCCO & BATTEN BOARD COLOR:
-JOGGING PATH (SW7638)

COMPOSITION ROOFING:
-DARK BROWN

Left Elevation

WUI NOTES PER CBC 7A:

1. EXTERIOR WALL COVERING SHALL EXTEND FROM TOP OF THE FOUNDATION TO THE ROOF & TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT ENCLOSURE PER CBC 704A.3.1.1.
2. EXTERIOR WALL VENT OPENINGS SHALL RESIST THE INSTRUSION OF FLAME & EMBERS OR MUST BE 1/8" CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQ. PER CBC 704A.3.2.1.
3. TILE ROOFS SHALL BE FIRE STOPPED AT EAVE ENDS, OR SHALL HAVE ONE LAYER OF NO. 72 CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
4. ROOF VALLEYS SHALL HAVE NOT LESS THAN 26 GAGE SHEET METAL INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT OF NO. 72 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
5. PROVIDE SCREENS ON GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
6. UNDER-FLOOR AREAS TO BE ENCLOSED TO GRADE WITH EXTERIOR WALLS IN ACCORDANCE TO SECTION 704A.3 OR PROVIDE EXPOSED FLOORS, EXPOSED STRUCTURAL BEAMS & SUPPORTING WALL TO BE PROTECTED WITH EXTERIOR IGNITION-RESISTANT MATERIAL OR BE HEAVY TIMBER PER CBC 704A.4.2.2.
7. THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSE TO GRADE IN ACCORDANCE W/ THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PER CRC R337.7.6 NONCOMBUSTIBLE STUCCO FINISH
8. EXTERIOR WINDOWS & EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY PER CRC 337.8.2.1. BE CONSTRUCTED OF MULTI-PANE GLAZING W/A MIN. OF ONE TEMP. PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING EXTERIOR DOORS SHALL COMPLY PER CRC 327.8.3. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
   I. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
   II. STILES & RAILS SHALL NOT BE LESS THAT 1 3/8"" THICK.
9. DECKS TO COMPLY PER CRC R337.9

ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:

- EXTERIOR WINDOWS AND DOORS.
- 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.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION.AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

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LAKEVIEW RESIDENCE
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738 LAKEVIEW WAY
EMERALD HILLS CALIFORNIA

Date: 05/02/2022
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EXTERIOR ELEVATIONS

Project No: 2227

Sheet No: A-5

Rear Elevation

0 4 8 12 16

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

26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS-TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)

Right Elevation

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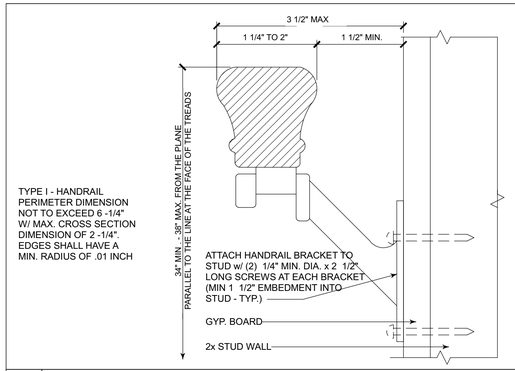
LAKEVIEW RESIDENCE
REMODEL / ADDITION
738 LAKEVIEW WAY
EMERALD HILLS CALIFORNIA

Date: 05/02/2022
Drawn By: DW
Revisions:

EXTERIOR ELEVATIONS

Project No: 2227

Sheet No: A-6

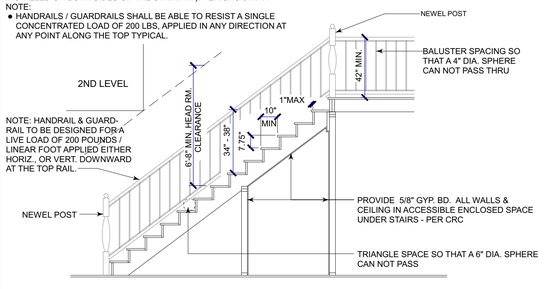


13 HAND RAIL SCALE: N.T.S.

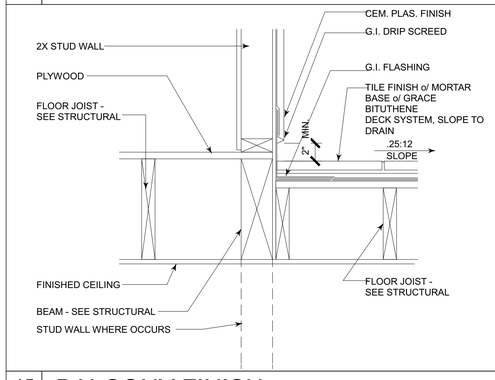
STAIRS SHALL BE MIN. 36" CLR. WIDTH AT ALL POINTS ABV. THE PERMITTED HANDRAIL HEIGHT, WITH HANDRAILS PROJECTING A MAX. OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY (NOT LESS THAN 31 1/2" MIN. WIDTH WHERE HANDRAIL INSTALLED ON ONE SIDE AND 27" MIN. WIDTH WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES OF THE STAIRWAY). PER CRC 311.7.1

NOTE:

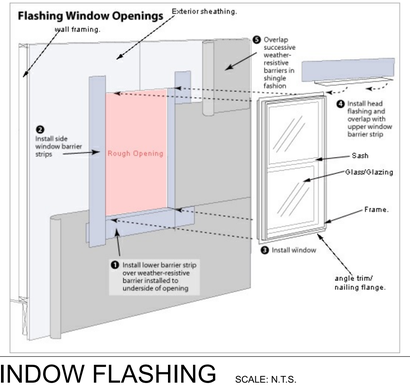
- HANDRAILS / GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP TYPICAL.



14 TYPICAL STAIR SCALE: N.T.S.



15 BALCONY FINISH SCALE: N.T.S.



16 WINDOW FLASHING SCALE: N.T.S.

ROOF PLAN GENERAL NOTES:

1. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
2. OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.)
3. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
4. INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
5. INSTALL "OGEE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
6. PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.

WUI NOTES PER CBC 17A:

1. EXTERIOR WALL COVERING SHALL EXTEND FROM TOP OF THE FOUNDATION TO THE ROOF & TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT ENCLOSURE PER CBC 704A.3.1.1.
2. EXTERIOR WALL VENT OPENINGS SHALL RESIST THE INSTRUSION OF FLAME & EMBERS OR MUST BE 1/8" CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQ. PER CBC 704A.3.2.1.
3. TILE ROOFS SHALL BE FIRE STOPPED AT EAVE ENDS, OR SHALL HAVE ONE LAYER OF NO. 72 CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
4. ROOF VALLEYS SHALL HAVE NOT LESS THAN 26 GAGE SHEET METAL INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT OF NO. 72 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
5. PROVIDE SCREENS ON GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
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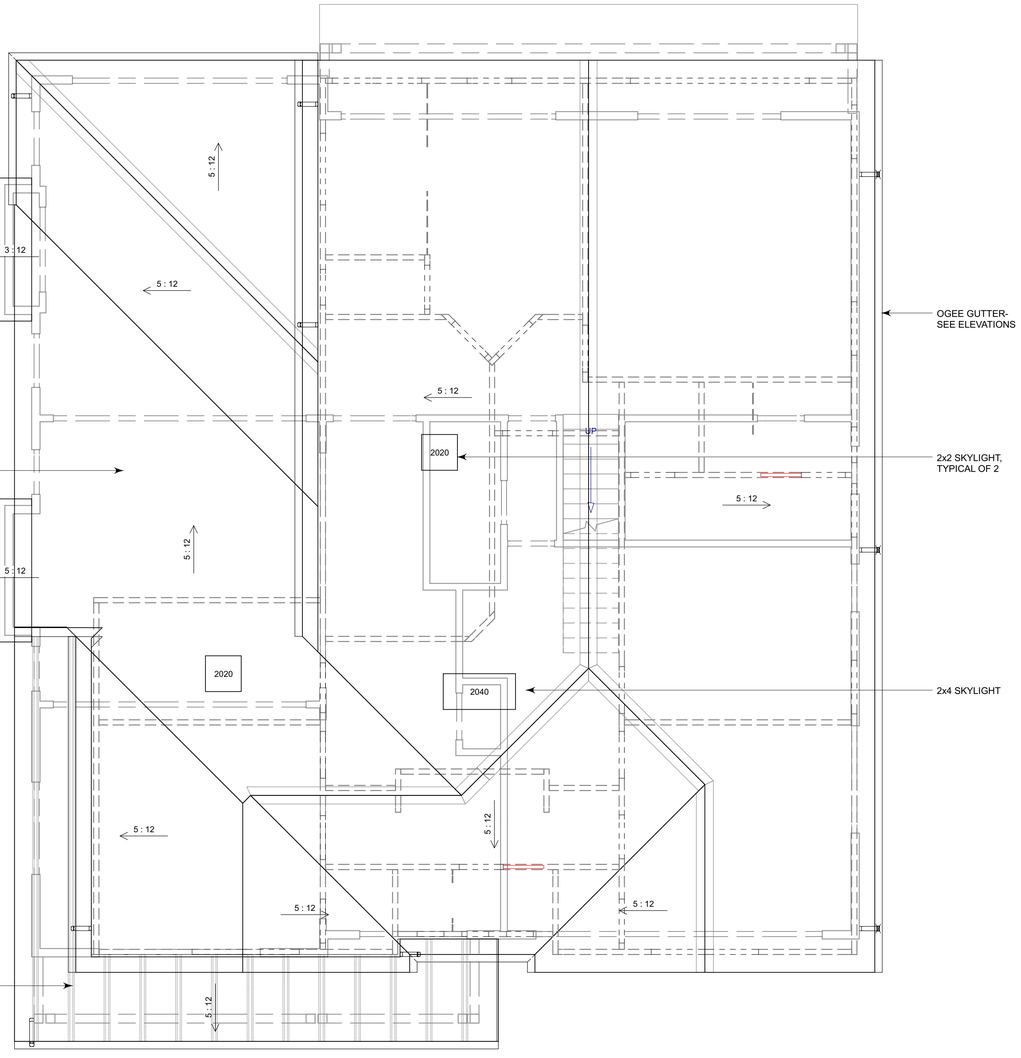
7. THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSE TO GRADE IN ACCORDANCE W/ THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PER CRC R337.7.6 NONCOMBUSTIBLE STUCCO FINISH
8. EXTERIOR WINDOWS & EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY PER CRC 337.8.2.1. BE CONSTRUCTED OF MULTI-PANE GLAZING W/A MIN. OF ONE TEMP. PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING EXTERIOR DOORS SHALL COMPLY PER CRC 327.8.3. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR
   I. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
   II. STILES & RAILS SHALL NOT BE LESS THAT 1 3/8"" THICK.

MIN. CLASS "A" PRESIDENTIAL COMPOSITION SHINGLE ROOFING SYSTEM - INSTALL PER MANUFACTURER'S SPECIFICATIONS o/30# FELT o/ PLYWOOD SHEATHING - TYPICAL, U.O.N.

SKYLIGHTS WITH PANES 16 SQ. FT. OR LESS LOCATED IN AN AREA WHERE THE HIGHEST POINT OF THE GLASS IS NOT MORE THAN 12' ABOVE A WALKING SURFACE OR OTHER ACCESSIBLE AREA SHALL HAVE LAMINATED GLASS WITH THE INTERLAYER THICKNESS A MIN. 0.030 INCH OR OTHER TYPES CAN BE FULLY TEMPERED, HEAT STRENGTHENED GLASS, WIRED GLASS OR APPROVED RIGID PLASTICS. FOR FULLY TEMPERED OR HEATSTRENGTHENED GLASS A RETAINING SCREEN THAT IS CAPABLE OF SUPPORTING TWICE THE WEIGHT OF THE GLAZING AND HAVING A MESH OPENING OF NO MORE THAN 1" X 1" SHALL BE INSTALLED BELOW THE GLASS. CRC R308.6.2 & R308.6.7

MIN. CLASS "A" METAL ROOFING SYSTEM- INSTALL PER MANUFACTURER'S SPECIFICATIONS o/30# FELT o/ PLYWOOD SHEATHING - TYPICAL WHERE SHOWN



Roof Plan

0 4 8 12 16

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

ATTIC VENTILATION:

1st LEVEL ROOF:
647.46 S.F. OF ATTIC SPACE / 300 = 2.2 S.F.
2.2 S.F. x 144 SQ. INCHES = 316.8 SQ. INCHES REQ'D
316.8 SQ. INCHES / 2 = 158.4 SQ. INCHES

158.4 SQ. INCHES REQ'D / 72 SQ. INCHES = 3 - 32"x24" O'HAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
158.4 SQ. INCHES REQ'D / 9 SQ. INCHES = 18 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

2nd LEVEL ROOF:
1,718.23 S.F. OF ATTIC SPACE / 300 = 5.7 S.F.
5.7 S.F. x 144 SQ. INCHES = 820.8 SQ. INCHES REQ'D
820.8 SQ. INCHES / 2 = 410.4 SQ. INCHES

410.4 SQ. INCHES REQ'D / 72 SQ. INCHES = 6 - 32"x24" O'HAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
410.4 SQ. INCHES REQ'D / 9 SQ. INCHES = 46 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

NOTE:
AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.R.C.

FOUNDATION VENTILATION:
8"X16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS. WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS

803.52 S.F. / 150 S.F. = 5.4 S.F.
8"X16" = .72 S.F.
5.4 S.F. / .72 S.F. = 8 VENTS MIN. REQ'D

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EMERALD HILLS CALIFORNIA

Date: 05/02/2022
Drawn By: DW
Revisions:

ROOF PLAN

Project No: 2227

Sheet No: A-7

Section A-A

0 4 8 12 16

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

GENERAL NOTES:

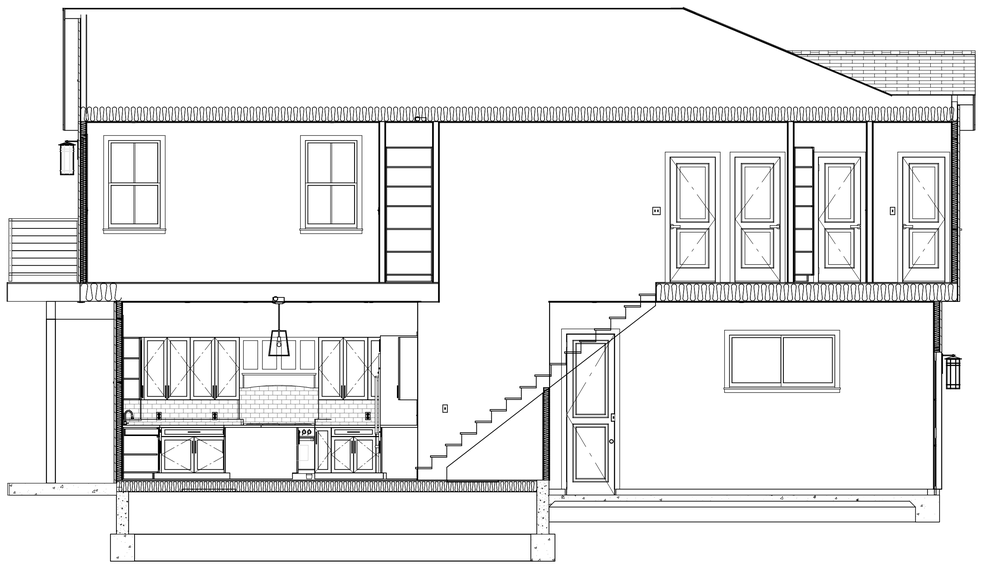
1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC
2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL
2.b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
2.c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
2.d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
2.e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

INSULATION REQUIREMENTS:

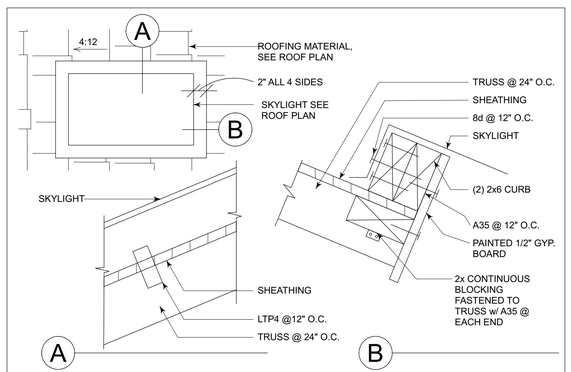
WALL INSULATION:	R-21
FLOOR INSULATION:	R-19
ATTIC INSULATION:	R-38

PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF AND GABLE END WALLS PER TITLE-24

Section B-B



Section C-C



8 CURB MOUNTED SKYLIGHT SCALE: N.T.S.

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LAKEVIEW RESIDENCE
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Date: 05/02/2022
Drawn By: DW
Revisions:

SECTIONS

Project No: 2227

Sheet No: A-8

ELECTRICAL GENERAL NOTES:

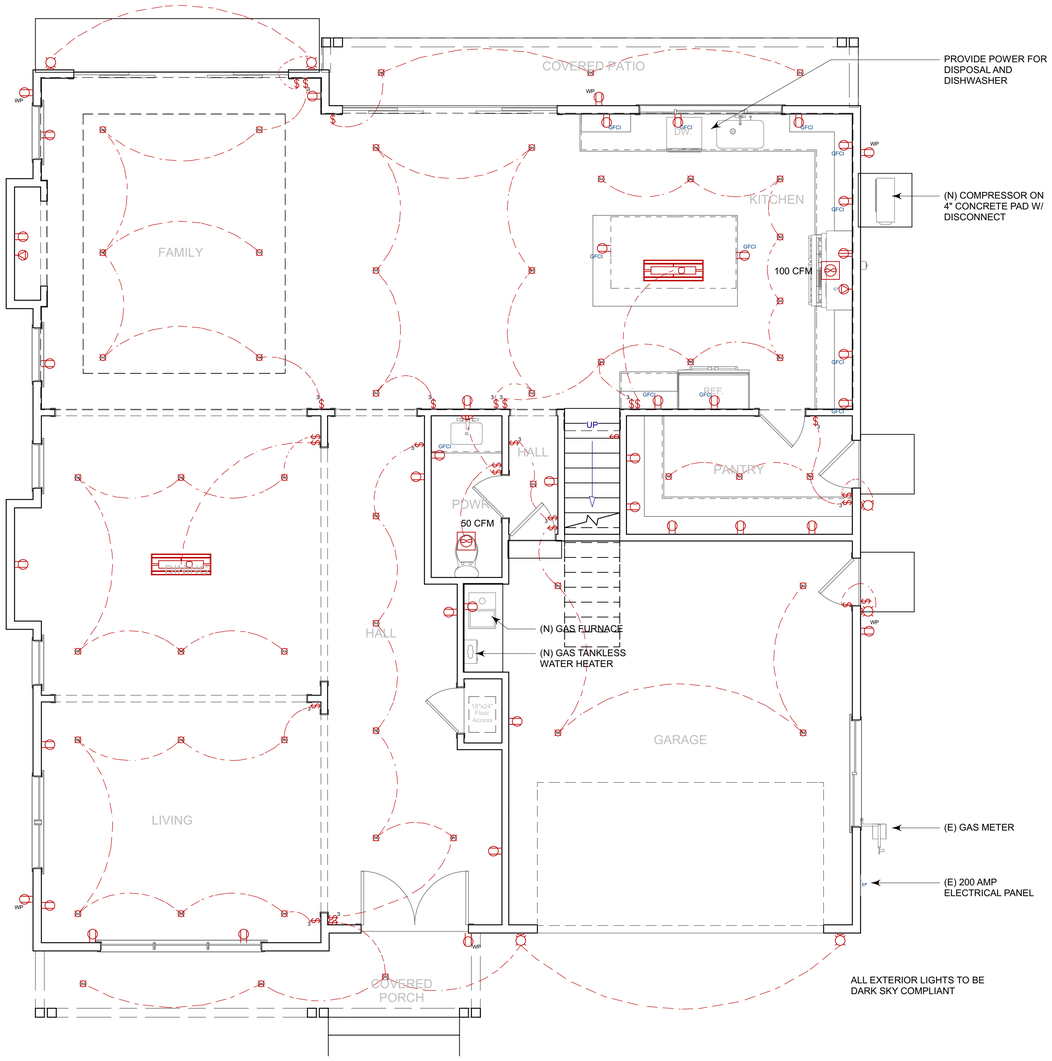
1. PROVIDE AT LEAST (1)-20 AMP BRANCH CIRCUIT FOR BATHROOM & LAUNDRY ROOM OUTLETS WITH NO ADDITIONAL LIGHTS, OUTLETS, FANS, ETC. CONNECTED PER CEC.
2. PROVIDE (2) OR MORE 20-AMP BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN AREAS PER CEC 220-4(B) & 210-52(B).
3. ARC FAULT (AFCI) ARE REQUIRED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC. ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) ARE REQUIRED AT BATH ROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/ GFCI ARE REQUIRED IN KITCHENS, AND LAUNDRY AREAS. 2019 CEC 210.8 & 210.12
4. ALL RECESSED LED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL.
5. PROVIDE GFI PROTECTION FOR ALL WEATHERPROOF RECEPTACLE OUTLETS PER CEC 210.52.
6. ALL MULTIWIRE BRANCH CIRCUITS, (DISHWASHER & GARBAGE DISPOSAL CIRCUITS) WILL DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. 2019 CEC 210.4
7. PROVIDE A DEDICATED CIRCUIT FOR THE FURNACE. 2019 CEC 422.12.
8. BRANCH CIRCUITS FOR LIGHTING & APPLIANCES, INCLUDING MOTOR-OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH 2019 CEC ARTICLE 220.10 IN ADDITION, BRANCH CIRCUITS SHALL BE PROVIDED FOR SPECIFIC LOADS NOT COVERED BY 220.10 WHERE REQUIRED ELSEWHERE IN THIS CODE & FOR DWELLING UNIT LOADS AS SPECIFIED FOR 2019 CEC ARTICLE 210.11. (C) BRANCH CIRCUITS REQUIRED.
9. THE NUMBER OF BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD & THE SIZE OF RATING OF THE CIRCUITS USED. IN ALL INSTALLATIONS, THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAX. SPECIFIED BY 2019 CEC ARTICLE 220.18 NUMBER OF BRANCH CIRCUITS.
10. PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. 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 PERMITTED TO BE SUPPLIED) CEC 210.11(C)(3) AND 210.52.
11. ELECTRICAL, LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL & MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER FOR FINAL APPROVAL AND/OR REVISIONS.
12. SEE OWNER FOR LOW VOLTAGE SWITCHING.
13. VERIFY PHONE & T.V. JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL
14. ALL ELECTRICAL FIXTURES & APPLIANCES MAKE AND MODELS PER OWNERS SPECIFICATIONS.
15. ALL DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTACLES".
16. LIGHTS IN CLOSETS MUST HAVE AN ENCLOSED BULB TYPICAL
17. LIGHTS OVER SHOWER AND TUBS MUST BE LABELED "SUITABLE FOR DAMP LOCATIONS" PER CEC
18. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ALL SMOKE DETECTORS TO BE 110V INTERCONNECTED AND BE WIRED TO THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACK-UP (TYPICAL). SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE PER CBC. APPROVED COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING BASEMENTS IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND ALARMS SHALL BE INTERCONNECTED.
19. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM TWO (2) FOR SMALL KITCHEN APPLIANCES PER CEC
20. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM ONE (1) FOR LAUNDRY APPLIANCES PER CEC
21. ALL RECESSED FIXTURES IN CEILINGS THAT ARE REQUIRED TO BE INSULATED MUST BE I.C. TYPE FIXTURES.
22. ALL NEWLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY COMPLIANT TO TABLE 150.0A CEC, INCLUDING SCREW-BASED WHICH MUST CONTAIN JA8 COMPLAINT LAMPS. JA8 COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
23. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTS.
24. AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM/AREA(S) MUST BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION) CEC 150.0(k)2J.
25. NEW OUTDOOR LIGHTING MUST BE HIGH-EFFICACY AND INCLUDE A MANUAL ON/OFF SWITCH AS WELL AS ONE OF THE FOLLOWING: PHOTOCONTROL AND MOTION SENSOR PER ENERGY 110.9.
26. EXTERIOR LIGHTS SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9.
27. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING

MECHANICAL GENERAL NOTES:

1. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (BATH FANS, DOMESTIC RANGE VENT, ETC.) SHALL BE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING (CMC SEC. 504.5)
2. THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14'-0", MIN. OF 4" DIAMETER WITH A BACKDRAFT DAMPER TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE WITHOUT SCREWS. DUCT SHALL TERMINATE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING.
3. MECHANICAL CONTRACTOR TO INSTALL A COMPLETE & OPERATING HEAT SYSTEM TO MEET ALL APPLICABLE CODE REQUIREMENTS.
4. MECHANICAL CONTRACTOR SHALL DETERMINE LOCATIONS OF THERMOSTATS & COLD AIR RETURNS.
5. PROVIDE COMBUSTION AIR FOR FUEL-BURNING EQUIPMENT PER C.M.C.
6. ALL VENT TERMINATIONS MUST BE 4' AWAY HORIZONTAL AND VERTICAL FROM ANY DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO ANY BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.2)
7. BATHROOM REQUIRE 50 CFM MINIMUM HUMIDITY CONTROLLED EXHAUST FANS (BY FAN OR SWITCH) PER R405.6 AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
8. THE VENT TERMINAL OF A DIRECT-VENT APPLIANCE WITH AN INPUT OF 10,000 BTU/H OR LESS SHALL BE LOCATED AT LEAST 6" FROM ANY AIR OPENING INTO A BUILDING, AND SUCH AN APPLIANCE WITH AN INPUT OVER 10,000 BTU/H BUT NOT OVER 50,000 BTU/H SHALL BE INSTALLED WITH A 9" OF VENT TERMINATION CLEARANCE, AND AN APPLIANCE WITH AN INPUT OVER 50,000 BTU/H SHALL HAVE AT LEAST A 12" OF VENT TERMINATION CLEARANCE. THE BOTTOM OF THE VENT TERMINAL AND THE AIR INTAKE SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.3)
9. KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MANUFACTURER'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM.
10. THE SCOPE OF THIS PROJECT TRIGGERS THE REQUIREMENTS FOR A HERS HVAC TESTING.
11. HEATING VENTILATION AND AIR CONDITIONING SYSTEM SHALL HAVE MERV 13 FILTERS OR BETTER. CEC 150.0(m)12c.

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
R	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	LED Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
WP 3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
VS DM T	Switches: Vacancy, Dimmer, Timer
AV Control A	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
C5 C5/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
CO CO	Carbon Monoxide Alarm: Ceiling Mounted, Wall Mounted
	Gas
Q	Door Chime, Door Bell Button
SD SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel



1st Level Electrical Plan

0 4 8 12 16

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

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

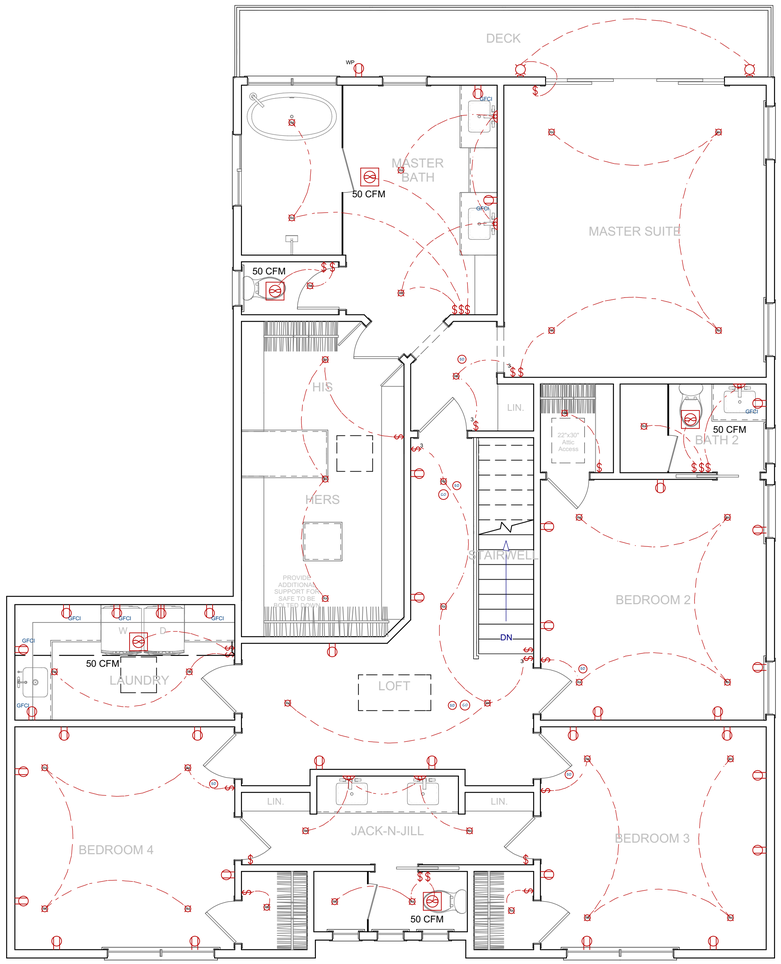
LAKEVIEW RESIDENCE
REMODEL / ADDITION
738 LAKEVIEW WAY
EMERALD HILLS CALIFORNIA

Date: 05/02/2022
Drawn By: DW
Revisions:

1st LEVEL ELECTRICAL PLAN

Project No: 2227

Sheet No: E-1



2nd Level Electrical Plan

0 4 8 12 16

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

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

LAKEVIEW RESIDENCE
REMODEL / ADDITION
738 LAKEVIEW WAY
EMERALD HILLS CALIFORNIA

Date: 05/02/2022
Drawn By: DW
Revisions:

2nd LEVEL ELECTRICAL PLAN

Project No: 2227

Sheet No: E-2