



CITY OF CAMPBELL
Community Development Department

October 24, 2018

**COURTESY NOTICE OF ADMINISTRATIVE SITE AND ARCHITECTURAL
REVIEW PERMIT APPLICATION**

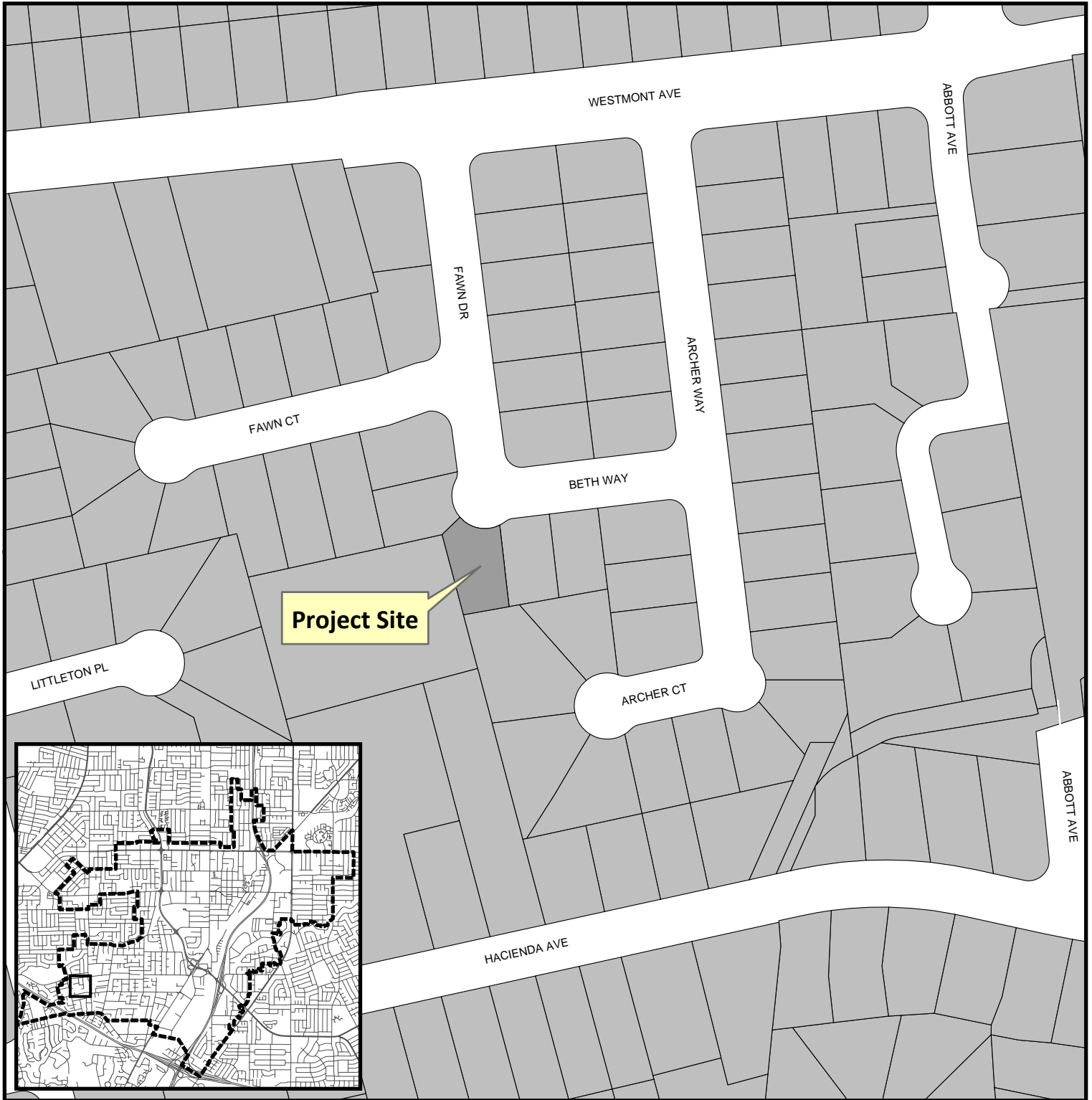
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

File No.: PLN2018-347
Applicant: Wise Builders
Project Address: 1620 Beth Way
Property Owner: Tao Deng
Zoning District: R-1-6 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Project Description: 356 sf addition to existing single-story home

This application has been reviewed for compliance with the applicable standards of the Campbell Municipal Code and San Tomas Area Neighborhood Plan and has been deemed complete. This project will be decided by the Community Development Director on November 6, 2018 and you have the opportunity to provide comment prior to this decision. The ten-day comment period for this application begins on October 24, 2018 and ends on November 5, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 5, 2018**. The Director will then consider all comments submitted within this time period, prior to making the decision on November 6, 2018. You will receive a second notice notifying you of the decision.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$750 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Naz Pouya, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email nazp@cityofcampbell.com.

Project Location Map

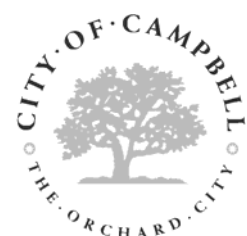
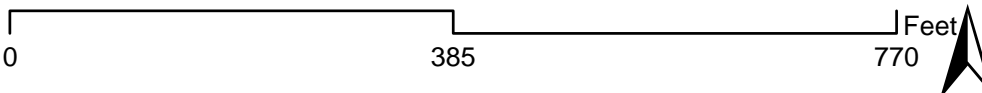


Project Location: 1620 Beth Way

Application Type: Admin. Site and Architectural Review

Planning File No.: PLN2018-347

Description: 356 sf rear addition to existing single-story home



Community Development Department
Planning Division



Beth Way Residence

1620 Beth Way,
Campbell, CA 95008
APN: 403-13-054



COMMENT OR REVISION NO.	DATE:	BY:

EXISTING HOUSE NOT FIRE SPRINKLER

VICINITY MAP:

DRAWING INDEX:

PROJECT DATA & SUMMARY :



ARCHITECTURAL SHEETS:

A-01	ARCHITECTURAL COVER SHEET
A-02	ARCHITECTURAL EXISTING SETBACK PLAN
A-03	ARCHITECTURAL PROPOSED SETBACK PLAN
A-04	ARCHITECTURAL PLAN AND ROOF
A-05	ARCHITECTURAL PROPOSED PLAN
A-5.1	ARCHITECTURAL FLOOR AREA DIAGRAM
A-06	ARCHITECTURAL ELEVATIONS
A-07	ARCHITECTURAL ELEVATIONS
A-08	ARCHITECTURAL ELEVATIONS
A-09	ARCHITECTURAL FLOOR PLANS
A-10	ARCHITECTURAL ELECTRICAL PLAN

EXISTING FLOOR AREA INFORMATION.

GROSS LOT AREA:	8,196 Sq.Ft
NET LOT AREA:	6,856 Sq.Ft
(E) HOUSE:	1,478 Sq.Ft
(E) GARAGE:	408 Sq.Ft
(E) FRONT PORCH:	41 Sq.Ft
TOTAL:	1,927 Sq. Ft
BUILDING COVERAGE:	1,927 / 6,856 = 28.10 %
FAR:	1,886 / 6,856 = 0.27
BLDG HEIGHT:	14' 3"
FAR ALLOWED:	3,085 Sq.Ft = 0.45
MAX. HEIGHT ALLOWED:	28' FOR 2 1/2 STORIES

PROPOSED FLOOR AREA INFORMATION.

PROPOSED WORK:		
REAR ADDITION:	356	Sq. Ft
PROPOSED DATA:		
(N) HOUSE:	1,834	Sq.Ft
(E) GARAGE:	408	Sq.Ft
(E) FRONT PORCH:	41	Sq.Ft
TOTAL:	2,283	Sq. Ft
BUILDING COVERAGE:	2,283 / 6,856 = 33.29 %	
FAR:	2,242 / 6,856 = 0.32	
BLDG HEIGHT:	12' 10"	

PARCEL MAP:

PROJECT INFORMATION:

ENGINEER: JOSE FERNANDEZ
3001 Winchester Blvd, #3
Campbell, CA 95008
jfplans@gmail.com, 408-512-8400

DESIGNER: Wise Builders
5205 Prospect Road.,
San Jose, CA 95129

OWNER: TAO DENG & JINGHAO XU
1620 Beth Way
Campbell, CA 95008

STRUCTURAL SHEETS:

S-1	STRUCTURAL COVER SHEET
S-2	STRUCTURAL FOUNDATION DETAILS
S-3	STRUCTURAL FRAMING DETAILS
S-4	STRUCTURAL FOUNDATION PLAN
S-5	STRUCTURAL FRAMING PLAN

TITLE 24-CALCULATIONS:

T24-1	TITLE 24 CALCULATIONS
T24-2	TITLE 24 CALCULATIONS

BUILDING CODES:
2016 CALIFORNIA BUILDING CODES
2016 CALIFORNIA RESIDENTIAL CODES
2016 CALIFORNIA ELECTRICAL CODES
2016 CALIFORNIA MECHANICAL CODES
2016 CALIFORNIA PLUMBING CODES
2016 CALIFORNIA FIRE CODES
2016 CALIFORNIA GREEN BUILDING CODES
2016 CALIFORNIA EXISTING BUILDING CODES
2016 CALIFORNIA GREEN BUILDING CODES
2016 BUILDING ENERGY EFFICIENCY STANDARDS

PROJECT SCOPE OF WORK

- 1- ADDITION OF 356 SQ.FT OF LIVING AREA TO THE REAR SIDE OF THE HOUSE.
- 2- ADD 1 MASTER BEDROOM AND MASTER BATH
- 3- REMODEL BEDROOM 3
- 4- REMODEL BATH 2.
- 5- RELOCATE BATH 1 TO BE JACK & JILL.
- 6- (E) FRONT YARD LANDSCAPE TO REMAIN.

THE CONTRACTOR SHALL UPRIGHT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS, AND HE SHALL CORRELATE ALL SUCH ITEMS AT THE JOB SITE. HE SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION AND/OR CORRECTION PRIOR TO BEGINNING ANY WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND COORDINATION OF ALL TRADES WITH THE GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR SHOWN IN THESE PLANS TO RENDER THE JOB COMPLETE.

PROJECT:
**1620 Beth Way
Campbell, CA 95008**
APN:403-13-054

SHEET TITLE :

**ARCHITECTURAL
COVER SHEET**

DESIGNER STAMP:

DATE:
10/22/2018

SHEET :

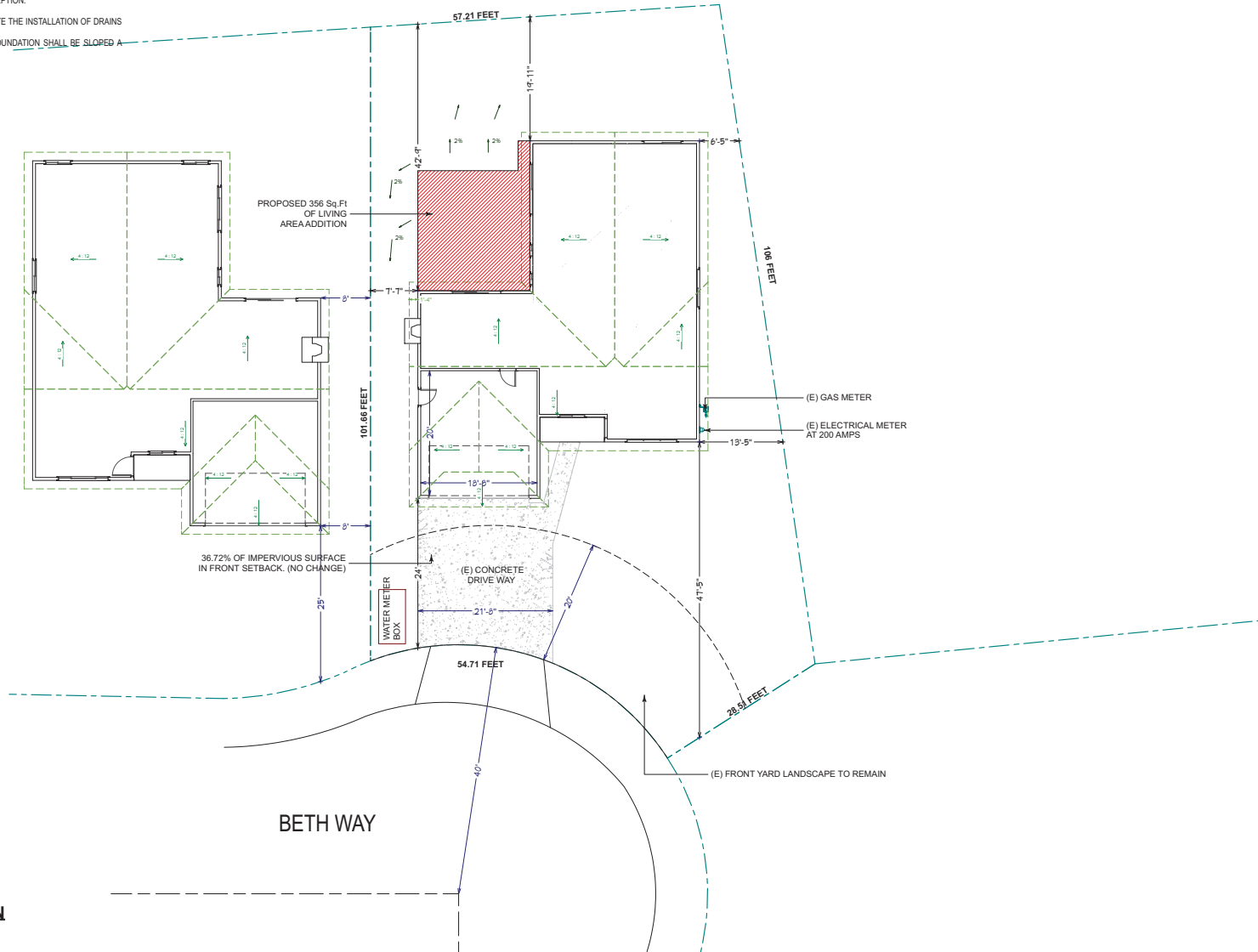
A-01

PARCEL MAP: 403-13-054
CONSTRUCTION TYPE: V/B
OCCUPANCY GROUP: R3/U
ZONING SITE: R-1-6
AREA PLAN: SAN TOMAS AREA
HOUSE LEVEL: 1
FIRE SPRINKLER: NONE
LOT SIZE: 6861 SQ.FT

EXISTING
BEDROOM: 3
BATHROOM: 2 FULL BATHS
GARAGE: 2 CAR ATTACHED
PROPOSED
BEDROOM: 1
BATHROOM: 1 FULL BATH

GRADING AND DEMO NOTES:

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
5. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL WITH EXCEPTION:
 - A. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
 - B. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
6. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.



EXISTING SETBACK PLAN
SCALE 1/8"=1'-0"



COMMENT OR REVISION NO.	DATE	BY:

PROJECT:
1620 Beth Way
Campbell, CA 95008
APN:403-13-054

SHEET TITLE:
**ARCHITECTURAL
EXISTING
SETBACK PLAN**

DESIGNER STAMP:

DATE:
10/22/2018

SHEET:

A-02

COMMENT OR REVISION NO.	DATE	BY:

PROJECT:
1620 Beth Way
Campbell, CA 95008
 APN:403-13-054

SHEET TITLE:
ARCHITECTURAL PROPOSED SETBACK PLAN

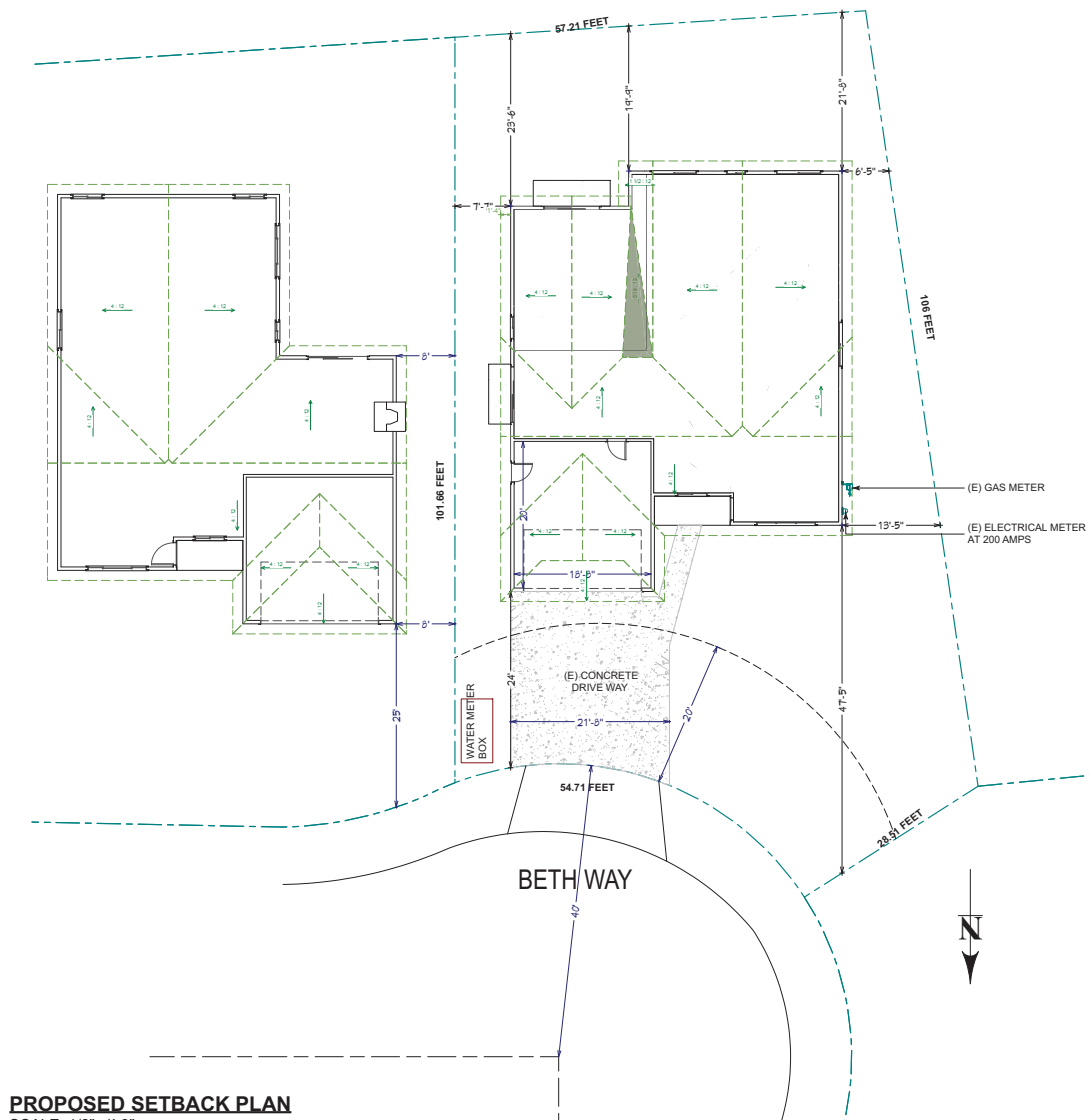
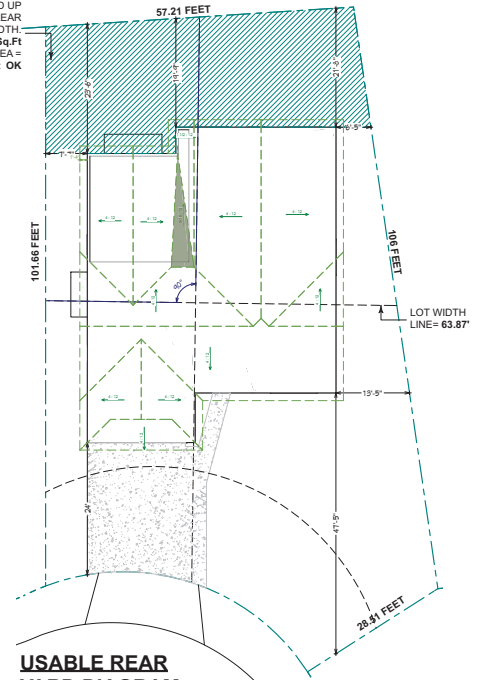
DESIGNER STAMP:

DATE:
10/22/2018

SHEET :

A-03

REAR YARD EXCEPTION:
 REAR YARD CAN BE REDUCED UP TO 10' WHERE THE USEABLE REAR YARD AREA = 20' X LOT WIDTH:
 $20 \times (63.87') = 1,277 \text{ Sq.Ft}$
 REAR YARD AREA = $1,277 \text{ Sq.Ft} < 1,277 \text{ Sq.Ft}$ OK



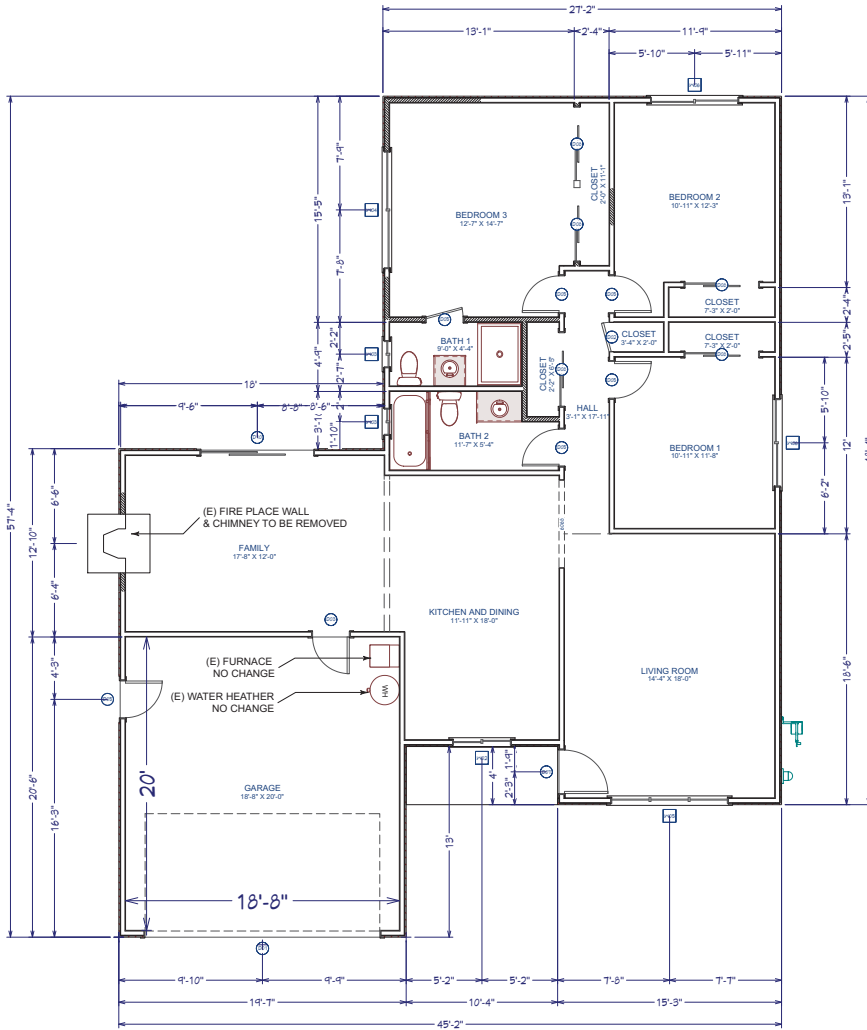
PROPOSED SETBACK PLAN
 SCALE 1/8"=1'-0"

LEGEND

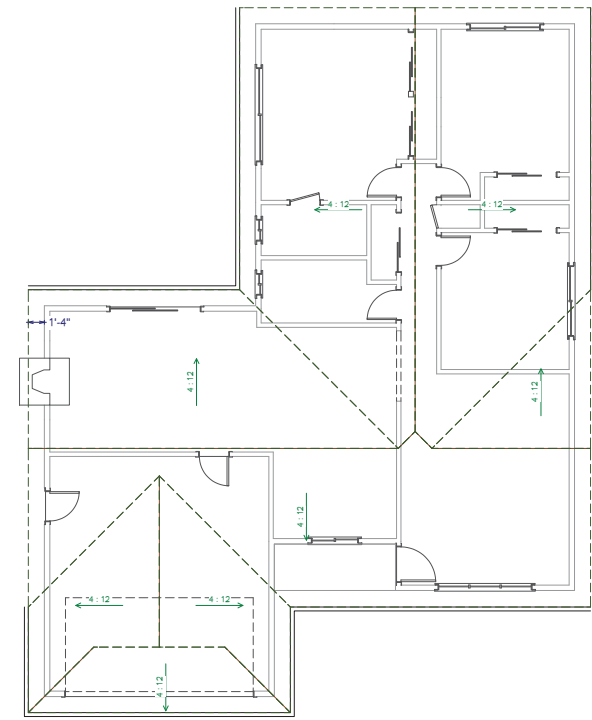
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	WIDTH	HEIGHT	EGRESS	TEMPERED	COMMENTS
W02	4030LS	1	48"	36"			
W03	11029LS	2	22"	33"			REMOVED
W04	8030LS	1	46"	36"			REMOVED
W05	8030TC	1	46"	36"		YES	GLAZED
W06	6030LS	2	72"	36"	YES		

DOOR SCHEDULE						
NUMBER	LABEL	QTY	WIDTH	HEIGHT	COMMENTS	
D01	16080	1	192"	96"		
D02	2068	1	24"	80"		
D03	2668	1	30"	80"	FIRE RATED 1 HR. - (E)	
D05	2668	6	30"	80"		
D07	3068	1	35 1/2"	80"		
D08	5068	5	60"	80"		
D10	7868	1	92"	80"	REMOVED	



EXISTING FLOOR PLAN
SCALE 1/8"=1'-0"



EXISTING ROOF PLAN
NOT TO SCALE

COMMENT OR REVISION NO.	DATE	BY:
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PROJECT:
1620 Beth Way
Campbell, CA 95008
APN:403-13-054

SHEET TITLE:
ARCHITECTURAL FLOOR PLAN EXISTING

DESIGNER STAMP:

DATE:
10/22/2018
SHEET:

COMMENT OR REVISION NO.	DATE:	BY:

PROJECT:
**1620 Beth Way
 Campbell, CA 95008**
 APN:403-13-054

SHEET TITLE:
**ARCHITECTURAL
 FLOOR PLAN
 PROPOSED**

DESIGNER STAMP:

DATE:
10/22/2018
 SHEET:

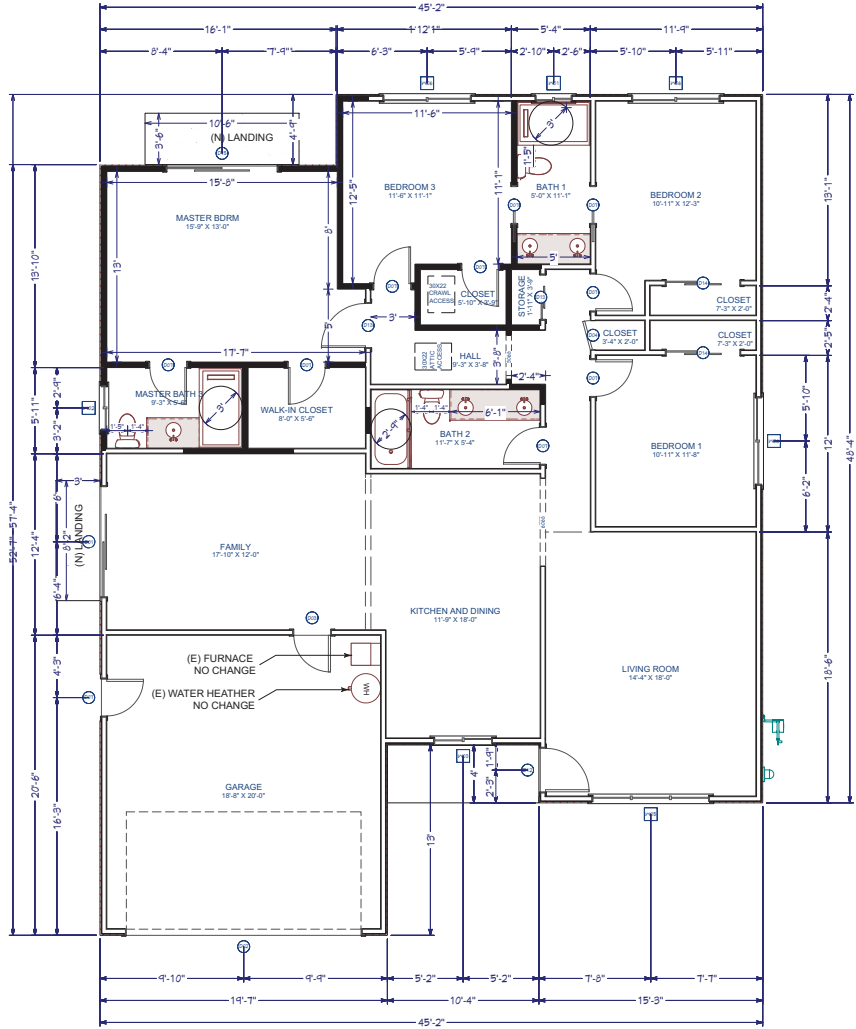
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LEGEND

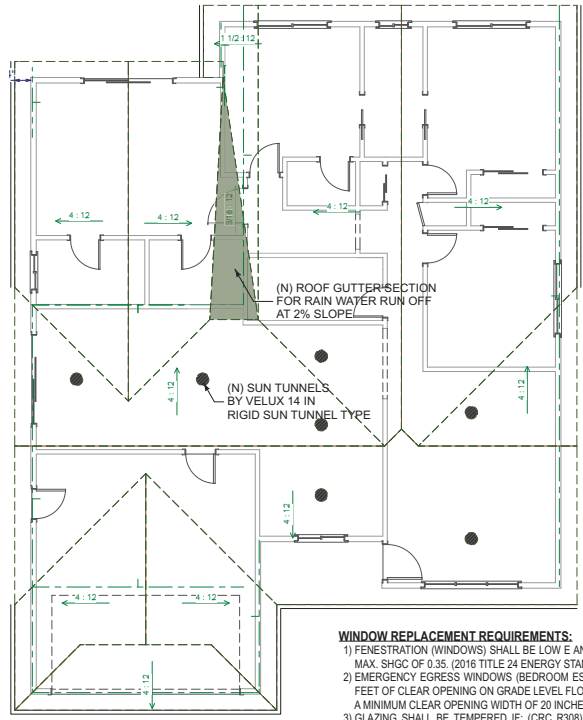


WINDOW SCHEDULE							
NUMBER	LABEL	QTY	WIDTH	HEIGHT	EGRESS	TEMPERED	COMMENTS
W01	2620LS	1	30"	24"		YES	GLAZED
W02	3020LS	1	36"	24"		YES	GLAZED
W03	4030LS	1	48"	36"			
W05	8030TC	1	96"	36"		YES	GLAZED
W06	6030LS	3	72"	36"	YES		

DOOR SCHEDULE					
NUMBER	LABEL	QTY	WIDTH	HEIGHT	COMMENTS
D01	(N) T668	1	90"	80"	
D02	16080	1	192"	96"	
D03	2668	1	30"	80"	FIRE RATED - EXISTING
D04	2068	1	24"	80"	
D07	2668	10	30"	80"	
D12	3068	1	35 1/2"	80"	
D13	3068	2	36"	80"	
D14	5068	2	60"	80"	
D15	T668	1	90"	80"	EGRESS



PROPOSED FLOOR PLAN
 SCALE 1/8"=1'-0"



PROPOSED ROOF PLAN
 NOT TO SCALE

WINDOW REPLACEMENT REQUIREMENTS:

- 1) PENETRATION (WINDOWS) SHALL BE LOW E AND DUAL PANE; AND A MAXIMUM U-FACTOR OF 0.32 AND A MAX. SHGC OF 0.35. (2016 TITLE 24 ENERGY STANDARDS)
- 2) EMERGENCY EGRESS WINDOWS (BEDROOM ESCAPE WINDOW) SHALL HAVE A MINIMUM OF 5.0 SQUARE FEET OF CLEAR OPENING ON GRADE LEVEL FLOOR AND 57 SQUARE FEET ON SUBSEQUENT FLOORS; AND A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND HEIGHT OF 24 INCHES. (CRC 310)
- 3) GLAZING SHALL BE TEMPERED IF: (CRC R308) LOCATED IN THE WILD-LAND URBAN INTERFACE AREA, LOCATED LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE WALKING SURFACE OF SHOWER/TUB/STEAM ROOF, ETC., LOCATED IN HAZARDOUS LOCATIONS AS INDICATED PER CRC R308.4.
- 4) PROVIDE A FALL PREVENTION DEVICE IF THE OPENING IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE AND THE LOWEST PART OF CLEAR OPENING IS LESS THAN 24 INCHES ABOVE FINISHED FLOOR. (CRC R312.2)

RESIDENTIAL LANDINGS & THRESHOLDS SECTIONS R311.3 & R311.7.6

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS:
 THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCESS 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT)

R311.3.1 FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS:
 LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

PROJECT:

1620 Beth Way
Campbell, CA 95008

APN:403-13-054

SHEET TITLE :

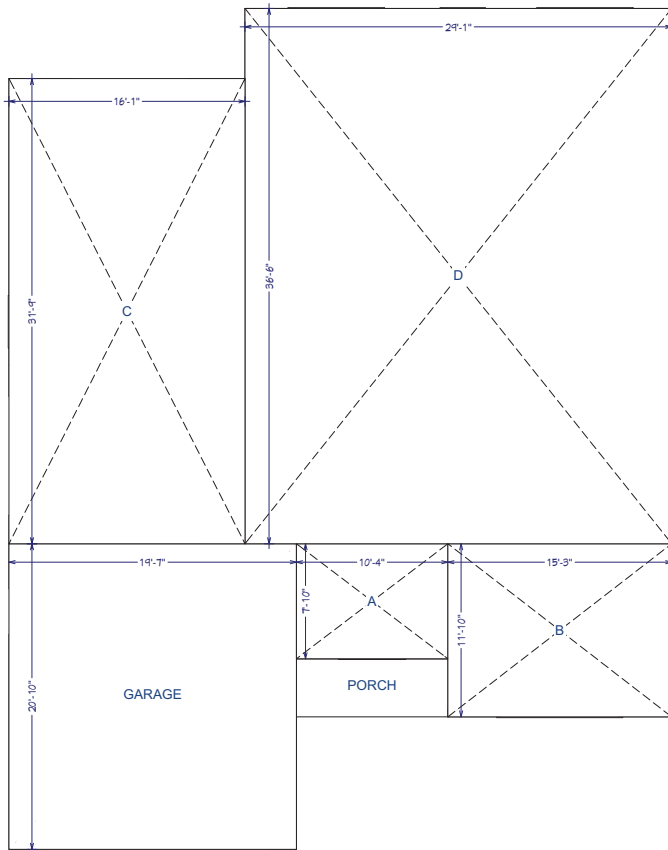
**ARCHITECTURAL
FLOOR AREA
DIAGRAM**

DESIGNER STAMP:

DATE:
10/22/2018

SHEET :

A-5.1



PROPOSED FLOOR AREA DIAGRAM
N.T.S.

FLOOR AREA DIAGRAM CALCULATIONS

AREA NAME	DIMENSIONS	SQ.FT
A	7' 10" x 10' 4" =	81 Sq.Ft
B	11' 10" x 15' 3" =	180 Sq.Ft
C	31' 9" x 16' 1" =	511 Sq.Ft
D	36' 6" x 29' 1" =	1062 Sq.Ft
TOTAL		1834 Sq.Ft

COMMENT OR REVISION NO.	DATE	BY:

PROJECT:
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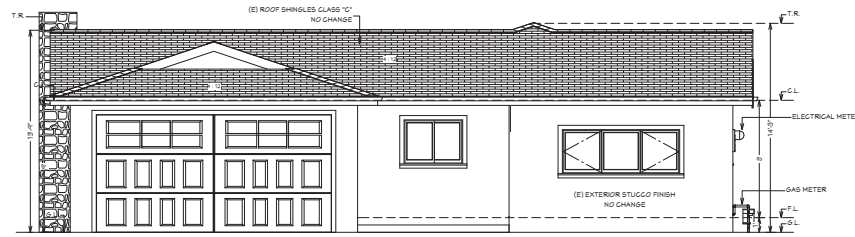
SHEET TITLE:
**ARCHITECTURAL
 ELEVATION
 EXISTING**

DESIGNER STAMP:

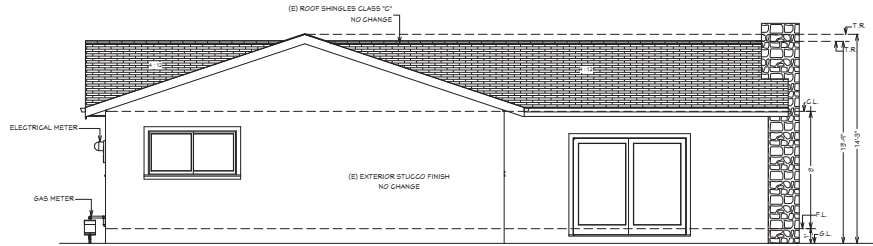
DATE:
10/22/2018

SHEET:

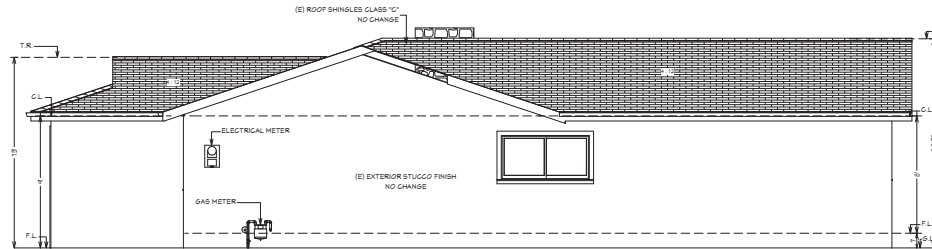
A-06



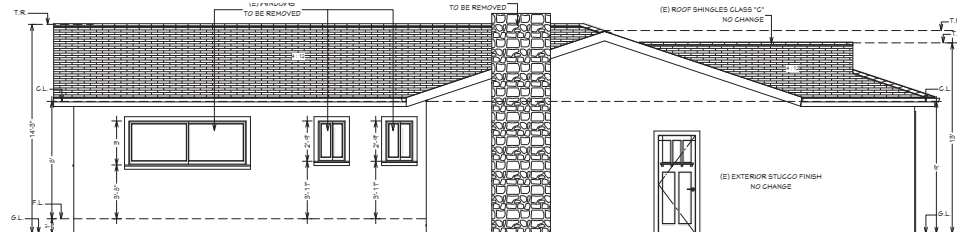
EXISTING FRONT ELEVATION. NO CHANGE
 SCALE 1/4"=1'-0"



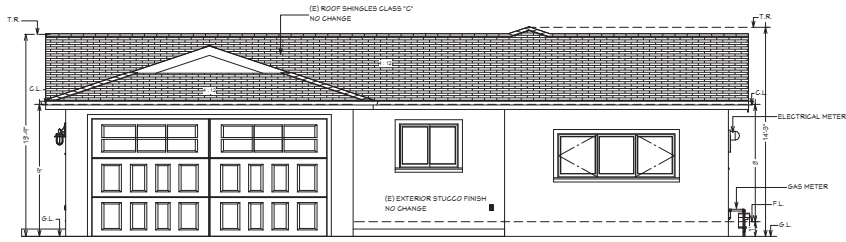
EXISTING REAR ELEVATION
 SCALE 1/4"=1'-0"



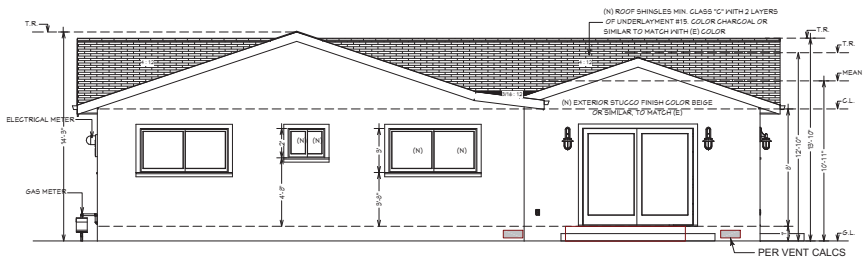
EXISTING RIGHT ELEVATION. NO CHANGE
 SCALE 1/4"=1'-0"



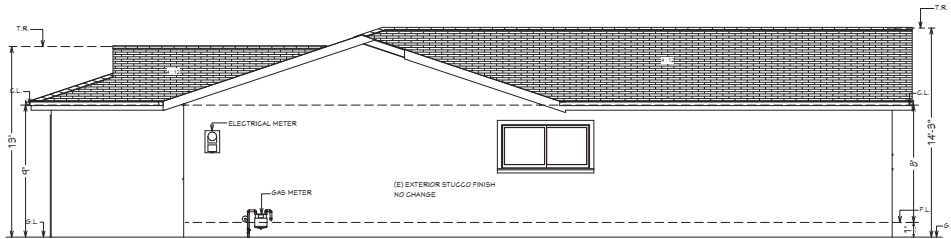
EXISTING LEFT ELEVATION
 SCALE 1/4"=1'-0"



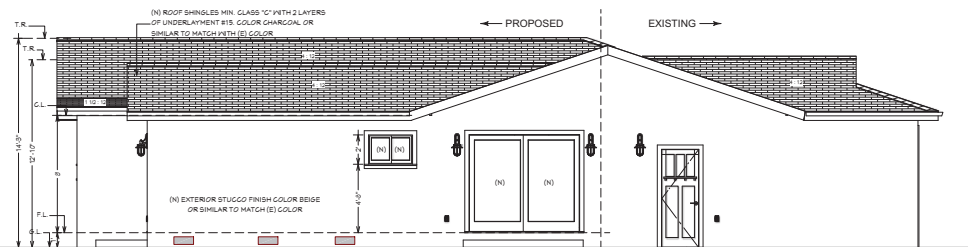
PROPOSED FRONT ELEVATION
SCALE 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE 1/4"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE 1/4"=1'-0"



PROPOSED LEFT ELEVATION
SCALE 1/4"=1'-0"

ELEVATIONS NOTES:

1. STUCCO IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED OVER METAL LATH OR WIRE LATH PER CRC R703.6.2
2. PROVIDE WEEP SCREEN AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.6.2.1
3. PROVIDE TWO LAYERS OF TYPE 'D' UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.6.3
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FREEZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.

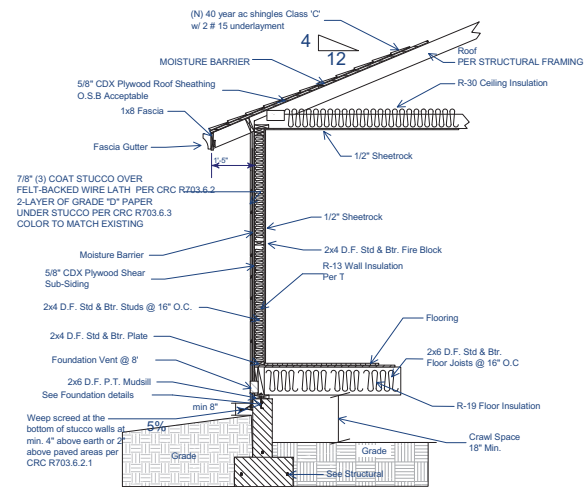
CRAWLSPACE VENTING CALCULATIONS: (CONSIDERING CLOSED BENTS)

Required 356 Sq.Ft * 1/150 = 2.38 Sq.Ft * 144 = 342.72 Sq.In = Required
(5) 14" x 6" = 84 Sq.In for each * (5) = 420 Sq.In > 342.72 Sq.In (Okay)

ATTIC VENTILATION CALCULATIONS: (CONSIDERING CLOSED VENTS)

Required 356 Sq.Ft * 1/150 = 2.38 Sq.Ft * 144 = 342.72 Sq.In = Required
(4) 18" x 2" Eave Block Hole vent = 36 Sq.In for each * (4) = 144 Sq.In
(3) 20" x 4" Eye Brow Vent = 80 Sq.In. for each * (3) = 240 Sq.In.
Total = 144 + 240 = 384 > 342.72 Sq.In. (Okay)

NOTE: CONTRACTOR TO COMPENSATE ADDITIONAL (MIN. 5) VENTS FOR BOTH BLOCKED CRAWLSPACE VENTILATION & ROOF VENTILATION ON THE EXISTING HOUSE.



TYP. WALL CROSS SECTION
NOT TO SCALE

COMMENT OR REVISION NO.	DATE:	BY:

PROJECT:
**1620 Beth Way
Campbell, CA 95008**
APN:403-13-054

SHEET TITLE:
**ARCHITECTURAL
ELEVATION
PROPOSED**

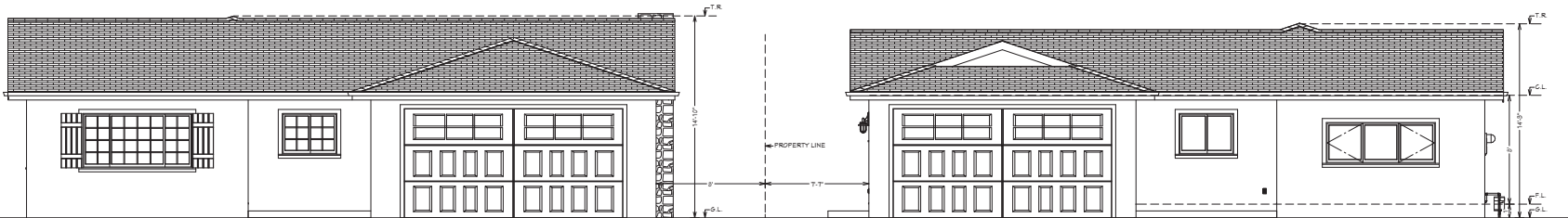
DESIGNER STAMP:

DATE:
10/22/2018

SHEET:



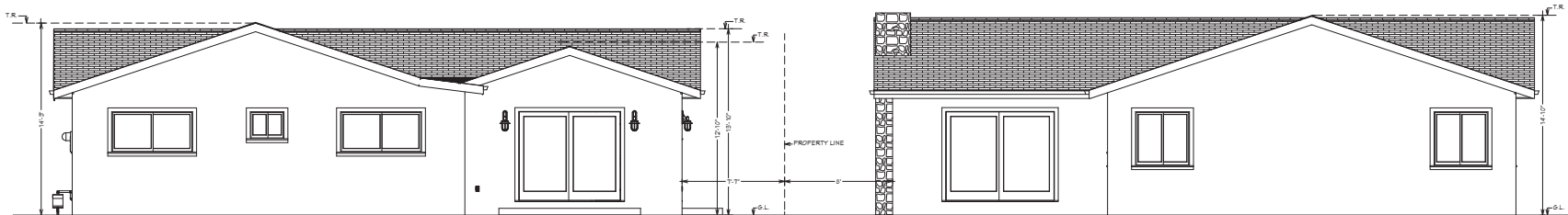
PROPOSED STREET ESCAPE
 SCALE N.T.S.



1592 BETH WAY

1620 BETH WAY

PROPOSED FRONT ELEVATION NEIGHBORING PROPERTIES
 SCALE N.T.S.



1620 BETH WAY

1592 BETH WAY

PROPOSED REAR ELEVATION NEIGHBORING PROPERTIES
 SCALE N.T.S.

FLOOR PLAN NOTES:

- ALL WINDOWS SHALL BE DUAL PANE UNLESS OTHERWISE NOTED, AND SAFETY GLASS (TEMPERED GLASS) TO BE PROVIDED FOR DOORS AND WINDOWS ADJACENT TO OPENINGS. ALL WINDOWS IN BATHS, AND IN WINDOWS WHERE EXPOSED BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE FLOOR.
- CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE FOR INSULATION FOR R-15 WALL, R-30 ATTIC OR BETTER.
- WATER METER MUST BE INSTALLED PRIOR TO FINAL INSPECTION AND MUST NOT BE LOCATED IN DRIVE OR APPROACH WHERE REQUIRED.
- ALL WEATHER STRIPPING, CAULKING, AND SEALING OF EXTERIOR DOORS, WINDOWS AND BLDG. ENVELOPE OPENINGS, AS REQUIRED BY THE C.R.C. SHALL BE SUBJECT TO FIELD INSPECTION.
- ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED
- NAILING SPECIFIED WITHIN THE STRUCTURE CALCULATIONS AND DETAIL SHALL BE DONE USING COMMON NAILS. PROVIDE I.C.C APPROVAL PRIOR TO THE INSTALLATION OF AN ALTERNATE FASTENER.
- PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATERS SHALL BE INSULATED WITH AN INSTALLED THERMAL RESISTANCE OF R-3 OR GREATER FOR FIVE FEET OF PIPE CLOSEST TO THE WATER HEATER, OR WHATEVER SHORTER LENGTH IS IN UNCONDITIONED SPACES.
- FOR KITCHEN, A CLEAR PASSAGEWAY OF NOT LESS THAN 3- FEET BETWEEN THE COUNTER FRONTS AND APPLIANCE OR COUNTER FRONTS AND WALLS. CBC 1208.1

BATHROOMS & KITCHEN:

- a. 22" MIN SHOWER DOOR CLEARANCE
- b. TEMPER GLAZING FOR THE SHOWER DOOR AND SLIDING WINDOWS. CEMENT BOARD SUBSTRATE FOR SHOWER WALLS.
- c. LAVATORY FACETS TO HAVE A FLOW RATE OF 1.2 GPM OR LESS AT 60 PSI. (CALGREEN 4.303.1)
- d. WATER CLOSETS TO HAVE A FLOW THAT NOT EXCEEDS 1.28 GPF. TANK- TYPE WATER CLOSET SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK- TYPE TOILETS. (CALGREEN 4.303.1)
- e. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GPF
- f. CEMENT BOARD SUBSTRATE (IE, DUROCK OR WONDERBOARD.ETC) FOR TILE APPLICATION SURROUNDING THE BATH TUB WALLS.
- g. KITCHEN FAUCETS TO HAVE A FLOW RATE OF 1.8 GPM OR LESS AT 60 PSI. (CALGREEN 4.303.1)
- h. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC R307.2.
- i. SINGLE SHOWERHEAD: SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 2.0 GPM AT 80 PSI. SHOWER HEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR SHOWERHEADS.
- j. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. (CALGREEN 4.303.1.3.2)
- k. RESIDENTIAL LAVATORY FAUCETS. THE MAX FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GPM AT 60 PSI. THE MIN. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI. (CALGREEN 4.303.1.5)
- l. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAX FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GPM AT 60 PSI.
- m. METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.
- n. IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.

- ALL HOSE BIBBS INSTALLED SHALL BE PROTECTED BY AN APPROVED NON-REMOVABLE TYPE BACK FLOW PREVENTION DEVICE.
- BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, ETC., SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS W/AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA W/MIN. OF 1-1/2 SQ.FT. OR 5 AIR CHANGES PER HOUR.
- WALL SURFACE BEHIND CERAMIC TILE OR OTHER FIN. WALL MATERIALS SUBJECT TO WATER SPLASH SHALL BE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. (APPROVED WR GYP. BD. INSTALLED ACC. TO C.B.C 4712.)
- PRIOR TO BUILDING FINAL INSPECTION AN 'APPLIANCE CERTIFICATE', SIGNED BY THE INSTALLER OR GEN. CONTRACTOR, SHALL BE POSTED IN A CONSPICUOUS LOCATION.

TUB/SHOWER AND WATER CLOSET REQUIREMENTS:

- a. THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM DEGREE F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120 DEGREE F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS (CPC 403.3, 409.4)
- b. NEW OR RECONFIGURED SHOWER STALL SHALL BE A MINIMUM FINISHED INTERIOR OR 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE. HAVE A CLEAR OPENING OF 22 INCHES MINIMUM (CPC 408.5, 409.6)
- c. SHOWER STALLS AND BATHTUB WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NON-ABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE FLOOR. (CBC 1210 AND CRC R307.2)
- d. THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT (CPC 402.5).
- e. WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)
- LOCATE AND EXPOSE ALL PROPERTY CORNERS AND STRING THE SIDE YARD PROPERTY LINES PRIOR TO FOUNDATION INSPECTION.

INSULATION NOTES:

AFTER INSTALLING INSULATION, THE INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2 53, AND THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2, SUB CHAPTER 2, ART. 3. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIALS INSTALLED 'R' VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION), THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED DENSITY FOR THE DESIRED 'R' VALUE. SECTION 1403(d) TITLE 24, CALC.

BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. SEC. 1403(e) TITLE 24, CALCS.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CITY, COUNTY AND STATE STANDARDS, AND SECTIONS OF CBC, CRC, CALIFORNIA ENERGY CODE, CPC, CEC, IN THE EVENT OF CONFLICT, THE HIGHER STANDARDS AND SPECIFICATIONS SHALL PREVAIL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR LOCATION OF EXISTING UTILITIES SHOWN OR NOT SHOWN ON PLANS.
3. ELEVATIONS AND DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND MAY VARY. IT SHALL BE THE CONTRACTOR RESPONSIBILITIES TO VERIFY SUCH ELEVATIONS AND DISTANCES IN THE FIELD FOR ANY DISCREPANCIES.
4. PRIOR TO COMMENCING WORK, ALL NECESSARY BUILDING, PLUMBING, ELECTRICAL PERMITS SHALL BE OBTAINED FROM THE APPROVED AGENCY BY THE OWNER/CONTRACTOR AT HIS COST.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS, PG&E, PACIFIC BELL AND OTHER PARTICIPANT ENTITIES.
6. FIELD VERIFY ALL WORK AND DIMENSIONS PRIOR TO CONSTRUCTION.
7. USE 2X4 STUDS @ 16" O.C. DF#2. AND AN EXTRA STUD UNDER TRUSS.
8. FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) SHALL BE APPROVED AND ARE NOT ALLOWED AT HOLD-DOWN LOCATIONS.
9. ALL SLIDING GLASS DOORS, SHOWER DOORS AND TUB ENCLOSURES SHALL BE TEMPERED GLASS AND LABELED SAFETY GLAZING. ALL WINDOWS SHALL MEET THE MINIMUM STANDARD AS ESTABLISHED BY THE CRC.
10. PROVIDE AN EXHAUST FAN CAPABLE OF PROVIDING 75 CFM TO REST ROOMS.
11. FLASH ALL EXTERIOR OPENINGS W/IG.I. OR ALUMINUM ON KRAFT PAPER OR 15# FELT, SO AS TO BE TOTALLY WATER PROOF AS PER CBC 1402.
12. PROVIDE SMOKE ALARMS AT ALL BEDROOMS & HALLWAYS AS REQUIRED (MIN. 3' FROM AC RETURN/ VENTS).
13. NAILING SHALL MEET REQUIREMENTS OF CBC TABLE 2304.9.1. CRC R602.3(1).

ADDITIONAL NOTES:

1. JOB CARDS TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
2. PROVIDE A DIMENSIONED COPY OF THE FLOOR PLAN FOR THE COUNTY ASSESSOR'S OFFICE.
3. PROVIDE CERTIFICATE OF COMPLIANCE OR OTHER CERTIFICATE OF FEES PAID FROM THE SCHOOL DISTRICT HAVING JURISDICTION OVER THE SITE FOR PROPOSED CONSTRUCTION.
4. ADDRESS NUMBERS TO BE VISIBLE FROM THE ROAD WITH NUMERALS THAT ARE 4" HIGH OR HIGHER.
5. SURFACE WATER SHALL BE DRAINED AWAY FROM THE BUILDING FOR THE FIRST 5' BY AT LEAST 2% GRADE. THE OVERALL LOT DRAINAGE MUST BE NOT LESS THAN 1%.
6. A FIRE ESCAPE WINDOW SHALL BE PROVIDED IN EVERY BEDROOM WHERE THERE IS NOT A DOOR TO THE EXTERIOR WITH A SILL HIGH OF NOT MORE THAN 44" ABOVE THE FLOOR. SUCH WINDOW SHALL HAVE A CLEAR OPERABLE AREA OF NOT LESS THAN 5.7 SQ. FT. WITH NO DIMENSION LESS THAN 24" IN HEIGHT OR 20" IN WIDTH THAT WILL OPEN ONTO A STREET, ALLEY, YARD OR EXTERIOR COURT.
7. MINIMUM FINISH WITHIN A CLOSET IS NOT LESS THAN 36"
8. WATER CLOSET (TOILET) COMPARTMENT MUST HAVE NOT LESS THAN 15" CENTERLINE OF BODET TO RIM AND NOT LESS THAN 24" CLEAR IN FRONT OF THE UNIT AS PER CPC 407.6.
9. BETWEEN GARAGE AND RESIDENCE INSTALL MINIMUM 1/2" GYPSUM BOARD ONE-HOUR FIRE-RESISTANT WALLBOARD FROM CONCRETE TO ROOF SHEATHING OF GARAGE SIDE OF ALL COMMON WALLS.
10. ALL WINDOWS AND DOORS THAT ARE SUBJECT TO HUMAN IMPACT, WITH 24" OF DOOR, CLOSER THAN 60" ABOVE AN EXTERIOR WALKING SURFACE OR WITHIN 18" OF AN INTERIOR FLOOR MUST BE TEMPERED GLASS OR REQUIRES A PROTECTIVE GRILLS AS PER CRC R306.4.
11. WATER HEATERS, FURNACES AND ELECTRIC OUTLETS MUST BE INSTALLED AT LEAST 18" ABOVE GARAGE FLOOR OR CONCRETE SLAB. STRAP WATER HEATER FOR SEISMIC BRACING.
12. LATH PLASTER SHALL COMPLY WITH SECTION 2512.1.
13. PROVIDE WEEP SCREEDS NOT LESS THAN 4" ABOVE THE EARTH OR NOT LESS THAN 2" ABOVE PAVED AREAS.
14. FOAM TYPE UNDERLAY REQUIRES A WATERPROOF FACING STUCCO. SUBMIT SPECIFICATIONS AND ICC REPORT NUMBER OF TYPE TO BE USED.
15. SHOWER STALLS AND TUBS ENCLOSURES TO HAVE SAFETY GLAZING. SHOWER DOORS MAY NOT BE LESS THAN 22" MINIMUM WIDTH.
16. MECHANICAL VENTILATION SYSTEMS MUST SUPPLY 5 AIR CHANGES PER HOUR IN BATH AND LAUNDRY ROOMS.
17. PROVIDE 12" SQ. TUB ACCESS OR SOLVENT WELD TUB TRAP JOINTS PER CPC.
18. PROVIDE BACKDRAFT DAMPERS TO ALL VENTS TO THE OUTSIDE.
19. DISTANCE BETWEEN RANGE TOP AND CABINET ABOVE SHALL NOT BE LESS THAN 30" UNPROTECTED, 24" PROTECTED AND NOT LESS THE RANGE MANUFACTURERS SPECS. FOR HORIZONTAL DISTANCE (OR MIN 6" IF NOT SPECIFIED).
20. WATERPROOF GYPSUM BOARD UNDERLAY AT SHOWERS, TUBS AND OTHER SURFACES ADVERSELY AFFECTED BY WATER IS NOT ALLOWED AS PER GA-216 OR ASTM C840.
21. INTERIOR WALL SURFACES TO BE 1/2" GYPSUM WALLBOARD (FLAMESPREAD GLASS III OR BETTER) UNLESS SPECIFIED OTHERWISE.
22. BUGSCREEN TO BE INSTALLED PRIOR TO FINAL INSPECTION.
23. NEW ROOFING TO BE CLASS 'C' ROOF COVERING OR BETTER. THE INSTALLER SHALL PROVIDE A CERTIFICATION TO THE BUILDING DIVISION PRIOR TO FINAL INSPECTION.

ADDITIONAL NOTES:

- 1) ALL PENETRATIONS INTO UNCONDITIONED SPACES (I.E. ATTIC, UNDER FLOOR, ETC.) SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
- 2) THE HOT WATER PIPE FROM THE WATER HEATER TO THE KITCHEN WILL BE INSULATED. (2016 CALIFORNIA ENERGY REGULATIONS 15(1)8 D)
- 3) ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 10' FROM OR 3' ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT NOR 3' FROM LOT LINE. (2016 CPC 906)
- 4) CLOTHES DRYER EXHAUST WILL TERMINATE AT THE EXTERIOR OF THE BUILDING, AND WILL BE A MAXIMUM OF 14' IN LENGTH WITH A MAXIMUM OF TWO 90 DEGREE ELBOWS. (2016 CMC 504.3.2.2)
- 5) THE AIR CONDITIONING REFRIGERANT LINES MUST BE PROTECTED FROM UV DETERIORATION. (CALIFORNIA ENERGY CODE 150M9)
- 6) ALL JOINTS AND SEAMS OF DUCT SYSTEMS SHALL BE SEALED MATERIAL MEETING THE UL 181 STANDARD. (CALIFORNIA ENERGY CODE 150M20)



COMMENT OR REVISION NO.	DATE:	BY:

PROJECT:
**1620 Beth Way
Campbell, CA 95008**

APN:403-13-054

SHEET TITLE:

**ARCHITECTURAL
FLOOR PLAN
NOTES**

DESIGNER STAMP:

DATE:
10/22/2018

SHEET :

A-09

ELECTRICAL NOTES

- ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF NATIONAL ELECTRICAL CODE (NEC), ELECTRICAL SAFETY CODES, STATE OF CALIFORNIA AND ALL APPLICABLE LOCAL CODES.
- ALL RECEPTACLES SHALL BE GROUNDED AND OF THE GROUNDING TYPE (SEC. 210-256 NEC.)
- ALL EXHAUST FANS SHALL HAVE MIN. 50 CFM VENTED THRU ROOF TYPICAL WITH DAMPERS.
- SMOKE DETECTORS SHALL BE HARD-WIRED DIRECT TO THE BUILDING'S ELECTRICAL SYSTEM, INTERCONNECTED AND SHALL HAVE BATTERY BACK-UP AND INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTION AND 3' AWAY FROM AIR SUPPLY VENT. (FIRE-KIC80 NO. 3423.)
- NO ALUMINUM SHALL BE USED ANYWHERE.
- INCANDESCENT AND FLUORESCENT FIXTURES ARE NOT TO BE SWITCHED TOGETHER.
- PROVIDE FUSED DISCONNECT SWITCH FOR AIR UNITS AS REQUIRED.
- ALL LIGHT FIXTURES WITHIN TUB/SHOWER ENCLOSURES SHALL BE LISTED FOR DAMP LOCATION.
- WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK ACTION SHUT-OFF VALVES (SOLENOID OPERATED)
 - AUTOMATIC WARM, HOT AND COLD WATER.
 - DISHWASHER.
 - FRONT AND REAR SPRINKLER OUTLETS
- AT BATHUBS, THERE SHALL BE NO CORD CONNECTED FIXTURES, HANGING FIXTURES, PENDANTS, LIGHTING TRACK, OR CEILING FANS NEC 410-409.
- BATHROOM RECEPTACLES MUST BE SERVED BY A SEPARATE 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS SERVED FROM THAT CIRCUIT.
- PROVIDE DESIGNATED 20 AMP GFCI CIRCUIT FOR:
 - EACH SMALL APPLIANCE CIRCUIT IN KITCHEN.
 - BATHROOMS
 - GARAGE & OUTDOORS
- AFTER INSTALLING HVAC EQUIPMENT AND WATER HEATING SYSTEMS, THE INSTALLER SHALL POST, IN A CONSPICUOUS LOCATION AT THE BUILDING SITE, AN INSTALLATION CERTIFICATE (OF-IR FORM) SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL AND EFFICIENCIES) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION.
- ELECTRICAL GROUNDING TO CONFORM TO NEC 250-41 WITH AWG GROUND TO METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 10'-0". SUPPLEMENTED WITH 20'-0" OF BARE COPPER #4 AWG WIRE ENCASED BY AT LEAST 2" OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF THE CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH.
- ELECTRICAL WIRES TO BE KEPT MINIMUM OF 6" FROM ATTIC ACCESS, WIRES LESS THAN 6" TO BE COVERED FOR PROTECTION.
- ELECTRICAL CONTRACTOR TO PROVIDE 2-1/2" DIA. SCHEDULE 40 PVC CONDUIT RISER AND 2" RADIUS SWEEP STUBBED OUT MIN. 24" FROM STRUCTURE FOR MECHANICAL DUCT LOCATION AND PROVIDE PROPER CLEARANCE FOR DUCTS. DUCTS MAY BE INSTALLED LATER.
- PLUMBING PLANS FOR MECHANICAL DUCT LOCATION AND PROVIDE PROPER CLEARANCE FOR DUCTS. DUCTS MAY BE INSTALLED LATER.
- TERMINAL WEATHERHEADS OF 1-1/2" O.D. SHALL BE INSTALLED WITHIN 24" OF AIR CONDITIONING UNITS TO BE ON GFI CIRCUIT. 110V OUTLETS WITHIN 6'-0" OF A KITCHEN SINK, IN THE BATHROOM OR GARAGE MUST ALSO BE ON GFI CIRCUIT.
- INDIVIDUAL BRANCH CIRCUITS MUST BE INSTALLED IN THE MAIN OR SERVICE PANEL TO INDICATE THE EQUIPMENT THAT THEY SERVE. EVERY OUTLET SHALL BE PROVIDED WITH A COVER UNLESS COVERED BY A FIXTURE RECEPTACLE OR SIMILAR DEVICE. DISCONNECT LINK REQUIRED FOR NEUTRAL BUSS. ALSO PROVIDE QUICK-DISCONNECT FORM MECHANICAL EQUIPMENT. ALL SUBPANELS TO HAVE AN EQUIPMENT GROUNDING BUSS. ALL GROUNDING OF FACILITIES SHALL MEET REQUIREMENTS OF TITLES 8 AND 24.
- IN KITCHEN AREA, A 20 AMP SMALL APPLIANCE RECEPTACLE OUTLET SHALL BE INSTALLED AT 48" O.C. AND AT EACH COUNTER SPACE WIDER THAN 12", AT THE END OF COUNTERS, AND TO BE INSTALLED NOT HIGHER THAN 12" ABOVE THE COUNTER SURFACE. NO FACE UP RECEPTACLES ARE PERMITTED.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROVIDED BY ARC FAULT CIRCUIT INTERRUPTER(S), (AFCI) AS PER CEC 210-12.
- RECEIVED OUTLETS (2018 CEC 210-12)
 - KITCHEN COUNTERTOPS OUTLETS REQUIRE AT LEAST TWO (2) DEDICATED CIRCUITS.
 - WALL SPACES 2' OR MORE WIDE SO THAT ANY POINT IS NOT MORE THAN 8" FROM A RECEPTACLE MEASURED ALONG THE FLOOR LINE.
 - WALL COUNTER SPACES 12" OR WIDER SHALL HAVE OUTLETS SPACED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" FROM AN OUTLET.
 - PENINSULAR AND ISLAND COUNTER SPACES WITH A LONG DIMENSION OF 24" OR GREATER SHALL HAVE AT LEAST ONE RECEPTACLE. NOTE: RECEPTACLES SHALL NOT BE INSTALLED UNDER COUNTERTOP WHICH EXTEND MORE THAN 6" BEYOND THEIR BASE.
- BATHROOMS:
 - AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 36" OF THE OUTSIDE EDGE OF EACH
 - OUTLET, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN THE FRONT AND BACK OF A DWELLING, NOT MORE THAN 6.5' ABOVE GRADE.
 - LAUNDRY, AT LEAST ONE RECEPTACLE OUTLET REQUIRED
 - HALLWAYS, AT LEAST ONE RECEPTACLE OUTLET REQUIRED IN HALLWAYS OF 10' OR MORE IN LENGTH.
 - BATHROOMS, AT LEAST ONE RECEPTACLE OUTLET REQUIRED IN EACH BATHROOM. (NEC 210.11)
 - KITCHEN, DINING ROOM, PANTRY, BREAKFAST ROOM, OR SIMILAR AREAS SHALL BE SERVED BY AT LEAST 2- DEDICATED 20 AMP SMALL APPLIANCE BRANCH CIRCUITS.
 - BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT
 - LAUNDRY OUTLET IS A DEDICATED CIRCUIT PER 210.11c OF 2018CEC
- GFCI PROTECTION: SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS ON KITCHEN COUNTERTOPS, IN BATHROOMS, GARAGES, OUTDOORS, WITHIN 6' OF LAUNDRY, UTILITY OR WET BAR, AND IN UNFINISHED BASEMENTS. CEC 210.8A.
- ALL BEDROOM CIRCUITS SHALL BE LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS PROVIDED AT PANEL. CIRCUITS INCLUDE LUMINARY CIRCUITS, HARD-WIRED SMOKE DETECTORS AND RECEPTACLE OUTLETS. ROOMS WITH BEDROOMS (SUCH AS CLOSETS) AND OPEN BATHROOMS (SUITES) SHALL ALSO BE INCLUDED. PER SECTION 112 (b) OF 2018CEC.
- ELECTRICAL PANELS, FUSE BOXES, SWITCHGEAR, AND SIMILAR EQUIPMENT WILL BE PROVIDED WITH ADEQUATE WORKING SPACE. (MIN. 30" WIDE, 36" DEEP AND 78" HIGH) CEC 110.28
- TEMPORARY WIRING SHALL CONFORM TO NEC ARTICLE 690
- NAIL PLATES: (SHIELD PLATES) SHALL BE INSTALLED TO PROTECT CONCEALED WIRING INSIDE OF FRAMING MEMBERS, WHERE THE BORED HOLE IS CLOSER THAN 1-1/4" TO THE NEAREST EDGE OF THE FRAMING MEMBER OR THE FRAMING MEMBER IS NOTCHED. A STEEL PLATE NOT LESS THAN 1/16" THICK AND APPROPRIATE LENGTH AND WIDTH SHALL BE INSTALLED TO COVER THE AREA OF THE WIRING. TABLE NEC 300.4 (A)(1) & (2)

REQUIRED LIGHTING NOTES:

- ALL LIGHTING TO BE HIGH EFFICACY (I.E. PIN BASED CFL; PULSE -START MH, HPS, GU24 SOCKETS OTHER THAN LEADS, LED LUMINAIRES WITH INTEGRAL SOURCE, ETC) CEC TABLE 150.0A.
- SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURE MUST CONTAIN SCREW-BASED JAB (JOINT APPENDIX D) COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JAB-2016" OR "JAB-2016-C" CEC 150.0(K)(c).
- ALL JAB COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
 - CEILING RECESSED DAM LIGHT LUMINAIRES.
 - LED LUMINAIRES WITH INTEGRAL SOURCES.
 - PIN-BASED, LED LAMPS (MR16, AR-III, ETC.)
 - 60-24 BASED LED LIGHT SOURCES.
- AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR. CEC 150(K)(2).
- AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM CONTROLLED BY VACANCY SENSOR. 150(K)(2).
- ALL OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING IN ACCORDANCE WITH CEC 150.0(K):
 - PHOTO CONTROL AND MOTION SENSOR.
 - PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL.
 - ASTRONOMICAL TIME SWITCH CONTROL.
 - ENERGY MANAGEMENT CONTROL SYSTEMS.

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted High-Efficacy Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Exterior Spotlight with motion sensor, Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Occupancy Sensor, Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5e, TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Alarms: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	EXTERIOR WALL MOUNTED LIGHT FIXTURE, WATER PROOF

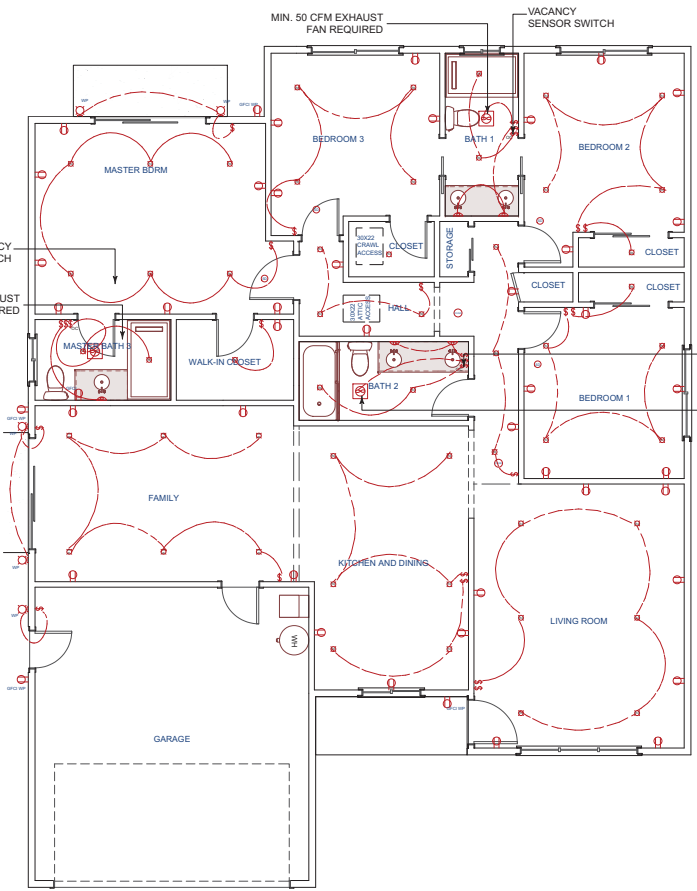
SMOKE DETECTOR REQUIREMENTS

ALL CONSTRUCTION, INTERIOR REPAIRS OR ALTERATIONS REQUIRING A PERMIT OCCUR, THE DWELLING SHALL BE PROVIDED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS AND EXISTING CONSTRUCTION.

SMOKE DETECTORS: REQUIRED IN ALL BEDROOMS, AT ALL HALLWAYS LEADING TO BEDROOMS, AND AT EACH FLOOR LEVEL INCLUDING BASEMENTS.

SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACK UP.

CARBON MONOXIDE DETECTORS/ALARMS: REQUIRED ON EVERY HABITABLE LEVEL OF A RESIDENCE THAT CONTAINS A FUEL BURNING APPLIANCE AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING UNIT INCLUDING BASEMENT PER CRC R315. CARBON MONOXIDE ALARMS SHALL BE HARD-WIRED WITH A BATTERY BACKUP (SEE CRC R315.1.1 FOR EXCEPTIONS).



PROPOSED ELECTRICAL PLAN
SCALE 1/4"=1'-0"