

NEW WINDOW SCHEDULE						
SYM.	WIDTH	HIGH	TYPE	FRAME	REMARKS	NOTES
①	3'-6"	7'-0"	PICTURE	VINYL	DBL SAFETY GLAZING	TEMPERED
②	3'-6"	7'-0"	PICTURE	VINYL	DBL SAFETY GLAZING	TEMPERED
③	3'-6"	7'-0"	PICTURE	VINYL	DBL SAFETY GLAZING	TEMPERED
④	7'-6"	4'-6"	CASEMENT	VINYL	DBL GLAZING	
⑤	6'-0"	4'-0"	GLIDER	VINYL	DBL SAFETY GLAZING	
⑥	3'-0"	4'-0"	CASEMENT	VINYL	DBL SAFETY GLAZING	
⑦	3'-0"	4'-0"	CASEMENT	VINYL	DBL SAFETY GLAZING	

NEW DOOR SCHEDULE							
SYM.	WIDTH	HIGH	THK	S/H	MATERIALS	REMARKS	NOTES
①	3'-0"	6'-8"	1 3/4"	SOLID	WOOD	PAINTED EXTERIOR DOOR	
②	2'-8"	6'-8"	1 3/4"	SOLID	WOOD	PAINTED INTERIOR SELF CLOSE 20 MIN DOOR	
③	5'-0"	6'-8"	1 3/8"	SOLID	WOOD	PAINTED INTERIOR DOOR	TEMPERED
④	12'-0"	8'-0"	1 3/8"	HOLLOW	VINLY	SLIDING EXTERIOR PATIO DOOR	TEMPERED
⑤	2'-8"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR	
⑥	1'-6"	1'-6"	1 3/8"	SOLID	WOOD	EXTERIOR PAINTED PET ACCESS DOOR	
⑦	3'-0"	6'-8"	1 3/8"	SOLID	WOOD	SLIDING BARN DOOR	

FOUNDATION VENT CALC:

NET CRAWL SPACE AREA = 478 SQ.FT.
ATTIC VENT MIN. 1/150: 478/150 = 3.18 SQ.FT.
3.18 X 144 = 458 SQ.IN.
14X5.5 FOUNDATION VENT: 458/77 = 5.94 VENTS
(77 SQ.IN. PER VENT)
DESIGN PROPOSAL TO BE 6 VENTS @ 77 SQ.IN. EACH

NEW ATTIC VENT CLAC.

NET ATTIC AREA = 498.8 SQ.FT.
ATTIC VENT MIN. 1/150: 498.8/150 = 3.32 SQ.FT.
3.32 X 144 = 478 SQ.IN.
478 SQ.IN./2 = 239 SQIN. TOP AND BOTTOM
BOTTOM:
2" ROUND SOFFIT VENT: (3.14 SQ.IN. PER VENT)
239/3.14 = 76 VENTS
USE 76 VENTS
TOP:
AIR HAWK SLP ROOF VENT: (61 SQ.IN. PER VENT)
239/61 = 3.9 VENTS
USE 4 VENTS

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2 Finish material pollutant control.
4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

4.504.2.2 Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3 Aerosol points and coatings. Aerosol points and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
4.504.2.4 Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.)
3. NSF1 ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.
- 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
- 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.
- 4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following:
 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 201 0 (also known as Specification 01350).
- 4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93J20 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.505.2 Concrete slab foundations. Vapor retarder and capillary break is installed at slab-on-grade foundations.
4.503.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure.

WATER EFFICIENT PLUMBING FIXTURES (California Civil Code 1101.4(a))

The California Civil Code requires that all existing non-water efficient plumbing fixtures throughout the house be upgraded as noted below. Houses constructed after January 1, 1994 are exempt.
- Toilets - greater than 1.6 gallons, shall be replaced with 1.28 gallons/flush
- Showerheads - greater than 2.5 gallons/minute shall be replaced with max. 1.8 gallons/minute
- Bath sink faucets - greater than 2.2 gallons/minute shall be replaced with max. 1.2 gallons/minute
- Kitchen sink faucet - greater than 2.2 gallons/minute shall be replaced with max. 1.8 gallons/minute

RES BATHRM REMODELS 2019 - Pg 1 of 2

- Mixing valve in a shower shall be pressure balancing, thermostatic or combination set at a max. 120° F. Water-filler valve in bathtubs shall have a temp. limiting device set at 120° F max.
- Shower stalls shall be a min. finished interior of 1,024 sq. inches, clear center dimension of a 30", & doors shall swing out with openings 22" min.
- The water closet shall have min. clearances of 30" width (15" on center) and 24" in the front.
- All receptacles shall be GFCI & tamper-resistant (TR). New/relocated outlets shall have a dedicated 20-amp circuit.
- Hydro-massage tubs shall have motor access, a dedicated circuit protected by GFCI and be UL listed. All metal cables, fittings, piping, etc. within 2' of the inside wall of the tub shall be properly bonded with an access panel.
- Lighting fixtures located within 3' horizontally and 8' vertically of the tub/shower shall be listed for a damp location, or wet locations if subject to shower spray.
- Min. 50 CFM exhaust fan shall be provided and installed and have a separate switch.
- Glazing in tub/shower enclosures shall be safety glazing when > 60" above the standing surface.
- Glazing within 60" of a tub/shower and less than 60" above the finished floor shall be safety glazing.

RES BATHRM REMODELS 2019 Pg 2 of 2

- All lighting shall be high efficiency. One lighting fixture shall be controlled by a vacancy sensor that requires manual on activation and automatically turns off within 30 minutes after room is vacated. All other lighting shall be controlled by a vacancy sensor or dimmer.
- All existing non-water efficient plumbing fixtures throughout the house be upgraded as follows. Houses constructed after Jan. 1, 1994 are exempt.
- Toilets - >1.6 gallons, shall be replaced with 1.28 gallons/flush
- Showerheads - >2.5 gallons/minute shall be replaced with max. 1.8 gallons/minute
- Bath sink faucets - >2.2 gallons/minute shall be replaced with max. 1.2 gallons/minute
- Kitchen sink faucet - >2.2 gallons/minute shall be replaced with max. 1.8 gallons/minute
• Smoke alarms shall be provided in all sleeping rooms and adjacent hallways, multi-levels, and basements. Existing smoke alarms shall be replaced if older than 10 years. Newly installed smoke alarms shall have a 10-year battery.
• Carbon monoxide alarm shall be installed in hallways adjacent to bedrooms and each level.

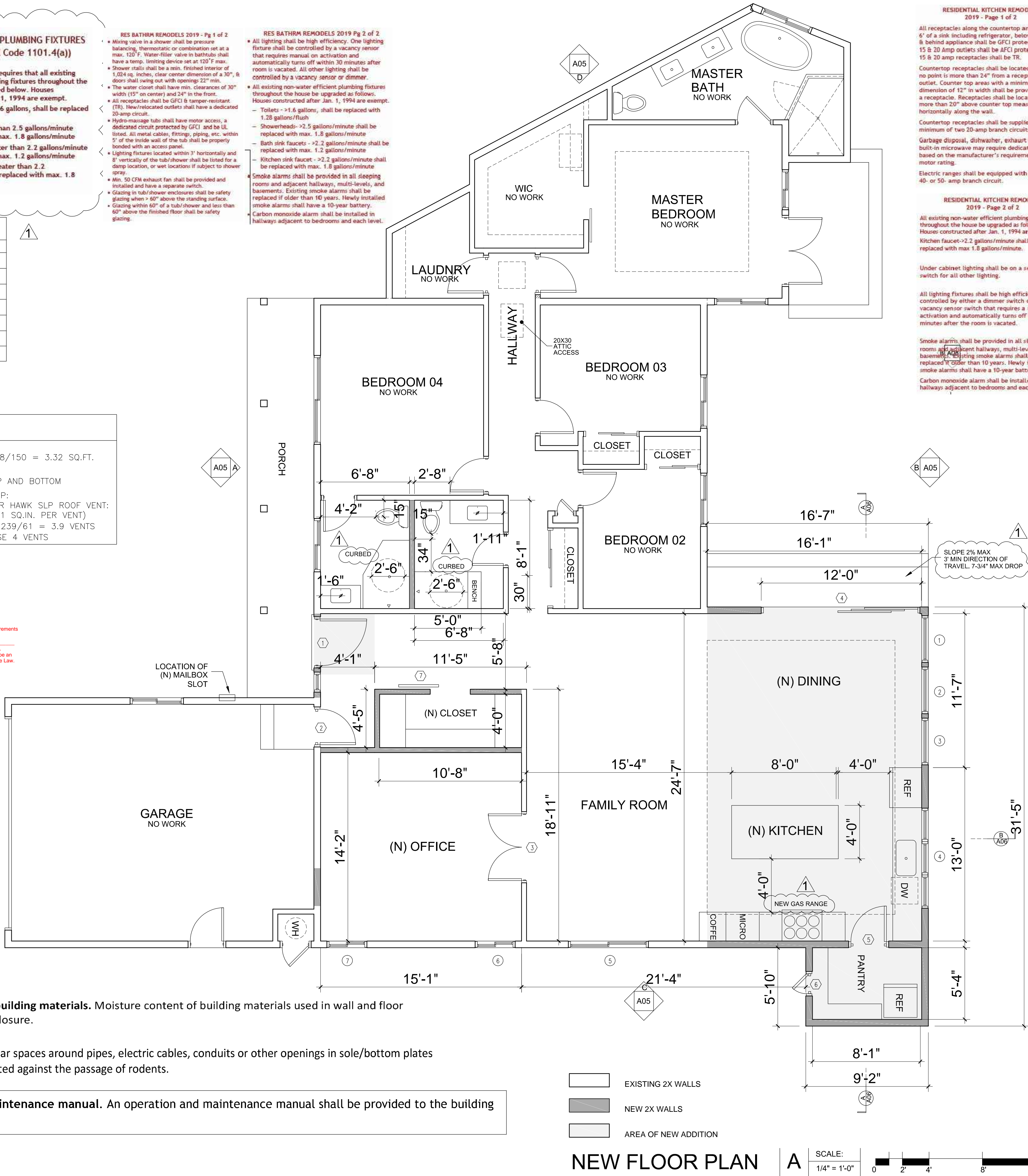
Building Safety Division
City of Sunnyvale

Dec 22 2022

For installation in the City of Sunnyvale subject to code requirements
DIGITAL SET APPROVED

By Jonathan Kawamura
BUILDING-PLUMBING-ELECTRICAL-MECHANICAL
The stamping of this plan shall not be held to permit or to be an approval of the violation of any provision of any City or State Law.

JOB COPY
These plans must be kept on the job site at all times.
CITY OF SUNNYVALE



RESIDENTIAL KITCHEN REMODELS 2019 - Page 1 of 2

All receptacles along the countertop and within 6' of a sink including refrigerator, below counter & behind appliances shall be GFCI protected. All 15 & 20 amp outlets shall be AFCI protected. All 15 & 20 amp receptacles shall be TR.

Countertop receptacles shall be located so that no point is more than 24" from a receptacle outlet. Counter top areas with a minimum dimension of 12" in width shall be provided with a receptacle. Receptacles shall be located no more than 20" above counter top measured horizontally along the wall.

Countertop receptacles shall be supplied by a minimum of two 20-amp branch circuits.

Garbage disposal, dishwasher, exhaust hood, & built-in microwave may require dedicated circuits based on the manufacturer's requirements & the motor rating.

Electric ranges shall be equipped with a 4 wire 48- or 50- amp branch circuit.

RESIDENTIAL KITCHEN REMODELS 2019 - Page 2 of 2

All existing non-water efficient plumbing fixtures throughout the house be upgraded as follows. Houses constructed after Jan. 1, 1994 are exempt. Kitchen faucet >2.2 gallons/minute shall be replaced with max 1.8 gallons/minute.

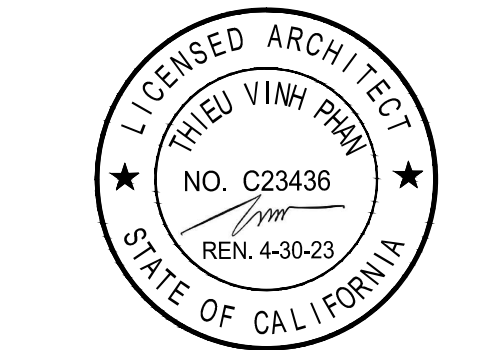
Under cabinet lighting shall be on a separate switch for all other lighting.

All lighting fixtures shall be high efficiency and be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation and automatically turns off within 30 minutes after the room is vacated.

Smoke alarms shall be provided in all sleeping rooms and adjacent hallways, multi-levels, and basements. Existing smoke alarms shall be replaced if older than 10 years. Newly installed smoke alarms shall have a 10-year battery. Carbon monoxide alarm shall be installed in hallways adjacent to bedrooms and each level.

PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
T: 1.408.737.8323 F: 1.408.737.2357
www.phangroup-us.com



PROJECT:

721 GLENCOE CT.
ADDITION

ADDRESS:

721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:

NEW
FLOOR PLAN

REV.	DATE	REMARKS
01	11.22.2022	BUILDING

NOTES:

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT. ANY USE OR RE-PRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS IS STRICTLY PROHIBITED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF PHAN ARCHITECTS. COPYRIGHT © 2022.

SUBMITTAL:

BUILDING

DRAWN BY:

PP

DATE:

JUNE 16 2022

SCALE:

SHEET NUMBER:

A03

NEW FLOOR PLAN

A

SCALE:

1/4" = 1'-0"

