

WINDOW REPLACEMENT GENERAL NOTES - 2019 - Page 1 of 2

- If 275 sq.ft. is replaced, new windows shall have max. U-factor of 0.40 and max. SHGC of 0.35. If > 75 sq.ft. new windows shall have max. U-factor of 0.3 and max. SHGC of 0.23. (CBS 150.26/15 enc. 1)
- Windows replaced in bedrooms shall meet the egress requirements of a min. 20" clear width, min. 24" clear height when open, min. 5.7 sq.ft. of operable area (5.0 sq.ft. for grade level rooms), and max. height of 44" from the finished floor to the bottom of the clear opening. (CBC 1030 and CBC R310)
- Where the window sill is located more than 72" above the exterior finished grade, any window located less than 24" above the finished floor on the interior shall be either fixed glazing or have a protective guardrail with openings less than 4". (CBC 1015.1 and CBC R322.2)
- 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. (CBC 907.2.11, CBC 314)
- CO alarm shall be installed in hallways adjacent to bedrooms and each level. (CBC 315)

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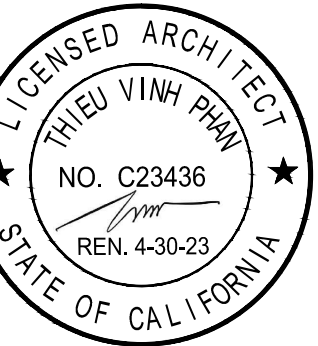
- Tempered glazing shall be installed in the following locations (2019 CBC 2406.4/CRC R308.4):
- In the same plane of a door in the closed position & within 2' of either side of the door.
  - On a wall perpendicular to the plane of a door in a closed position & within 24" of the hinge side of the door and on the in-swinging side.
  - Adjacent to a bottom stair landing where glazing is less than 36" above the landing and within 60" horizontally of the landing.
  - Adjacent to stairs where glazing is located less than 36" above the plane of the adjacent walking surface.
  - In a wall enclosing a tub/shower where the bottom exposed edge of the glazing is <60" above the standing surface and drain inlet.
  - Within 60" of a tub/shower where the glazing is less than 60" above the walking surface.
  - Any glazing meeting all the following conditions:
    - Individual pane > 9 square feet
    - Bottom edge is less than 18" above floor
    - Top edge is > 36" above the finished floor
    - Where a walking surface is within 36" horizontally of the glazing



NEW FRONT ELEVATION - A

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  
ELEVATIONS

REV.	DATE	REMARKS
01	8.30.2022	PLANNING

NOTES:

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SUBMITTAL:  
BUILDING

DRAWN BY:  
PP  
DATE:  
JUNE 16 2022

SCALE:  
AS NOTED

SHEET NUMBER:

A05

40 YR COMP. SHINGLE ROOF  
TO MATCH EXISTING

PAINTED WOOD FACIA  
WITH SEAMLESS METAL  
GUTTERS TO MATCH  
EXISTING

VINYL DBL  
PANE WINDOWS  
W/ PAINTED WOOD TRIM  
TO MATCH EXISTING

1HR RATED EAVE TYP.

PAINTED STUCCO TO  
MATCH EXISTING

NEW ADDITION

FOUNDATION VENTS TYP.  
TO BE WITHIN 3'-0"  
CORNERS BUT NOT IN  
SHEAR WALLS UNLESS  
REINFORCED

ELEVATION DETAILS - 2019

- Stucco shall be 7/8" thick and three coats applied over corrosion resistant wire lath and two layers of grade D building paper. Provide weep screed. (CBC 2510.6/CRC R703.7)
- Siding shall be applied over one layer of grade D building paper. (CBC 1404.2/CRC R703.2)
- Provide a spark arrestor for any new or existing chimney. (CBC 2113.9.1/CRC 1003.9.1)
- Roof slopes >2:12 and <4:12 with asphalt shingles shall have two layers of 15 lb felt applied shingle style. (CBC 1507.2.2/CRC 905.2.2)
- Provide all under-floor areas with cross ventilation at 1/150 for the entire area with one vent within 3' of each corner. Screens over the openings shall have 1/8" to 1/4" openings. (CBC 1203/CRC R408)
- Attic areas shall have cross ventilation at 1/150 for the entire area with 50% of the required vent area be ventilators located a min. of 3" above eave or cornice vents. Screens over the openings shall have 1/8" to 1/4" openings. (CBC 1203/CRC R806)
- Provide attic access (22"x30") w/ 30" min head clr and under-floor access (18"x24") for new areas. (CBC 1209/ R408.4)
- Provide underfloor clearance of 18" from joists to earth and 12" clearance from girders to earth. (CBC 2304.11.2.1/CRC R317.1)

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.

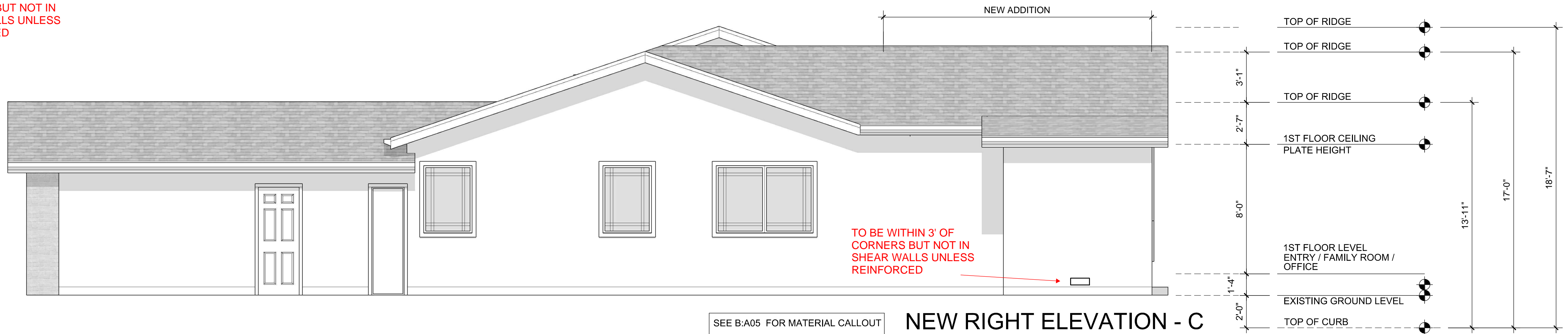
JOB COPY

These plans must be kept on the job site at all times.

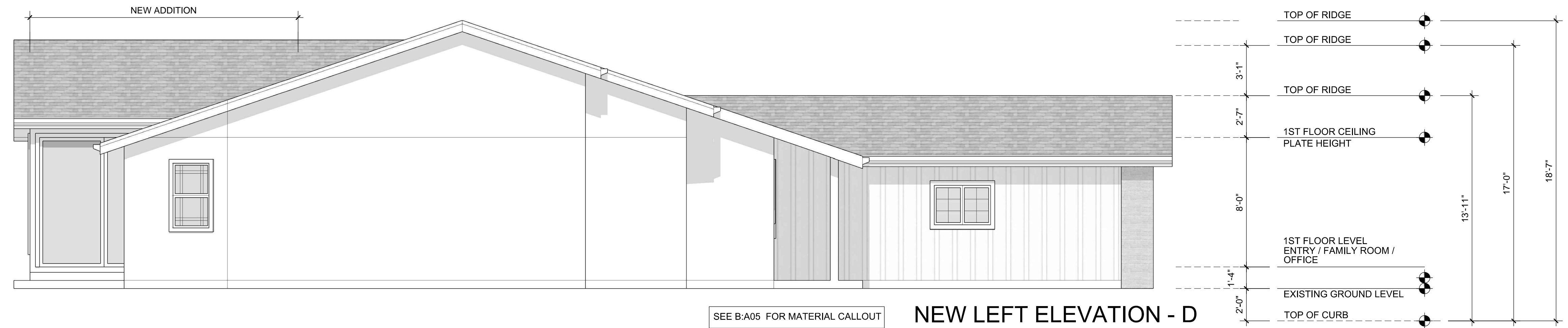
CITY OF SUNNYVALE



NEW REAR ELEVATION - B



NEW RIGHT ELEVATION - C



NEW LEFT ELEVATION - D

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

0 2' 4' 8' 12'