

721 GLENCOE CT. ADDITION

721 GLENCOE CT. SUNNYVALE CA 94087

PROJECT:
721 GLENCOE CT.
ADDITION

ADDRESS:
721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:
COVER SHEET

REV. DATE REMARKS
01 8.30.2022 PLANNING
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 ANY OTHER PROJECT OR BY ANYONE ELSE IN THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT. ANY USE OR RE-PRODUCTION OF THIS DRAWING IN WHOLE OR IN PART IS STRICTLY PROHIBITED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF PHAN ARCHITECTS. COPYRIGHT .2022.

PERMIT# B20224227
721 GLENCOE CT

SUBMITTAL:
BUILDING

DRAWN BY:
PP
DATE:
JUNE 16 2022

SCALE:
NONE

A00

GENERAL NOTES:		PROJECT SCOPE OF WORK:	PROJECT SUMMARY TABLE:		DRAWING SHEET INDEX:																																																																																																											
<p>1. CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL CURRENTLY APPLICABLE FEDERAL, STATE AND LOCAL CODES (IE: 2016 CBC, ETC...), ORDINANCES AND REGULATIONS.</p> <p>2. ENTERING INTO AN AGREEMENT WITH THE OWNER OF THE PROJECT, INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH EXISTING CONSTRUCTION SITE CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE DOCUMENTS.</p> <p>3. RECOGNIZING THAT APPROVED PERMIT DRAWINGS ARE ONLY IN DIAGRAMMATIC FORMS, CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND PROVIDE SHOP DRAWINGS, IF REQUIRED, TO CONFIRM THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE IN WRITING TO OBTAIN THE CLARIFICATION(S) FROM THE OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.</p> <p>4. CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE OWNER FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH WORK RELATED TO THOSE DIMENSIONS.</p> <p>5. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY THE OWNER OF CONFLICTS IN WRITING, PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.</p> <p>6. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUBCONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACTS WITH THE OWNER.</p> <p>7. CONTRACTOR SHALL SUBMIT CONFIRMATION WITH THE DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD ORDER ITEMS.</p> <p>8. CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.</p> <p>9. AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.</p> <p>10. DO NOT INTERRUPT ACTIVITIES TO PARTS OF THE BUILDING OUTSIDE CONTRACT LIMITS OF THE PROJECT.</p> <p>11. DETAILS ARE USUALLY KEYED ONLY ONCE (ON THE PLANS OR ELEVATIONS WHEN THEY FIRST OCCURED) AND ARE TYPICAL FOR ALL SIMILAR CONDITIONS THROUGHOUT UNLESS OTHERWISE NOTED.</p> <p>12. "TYPICAL" OR "TYP" MEANS FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.</p> <p>13. NOT ALL SYMBOLS ARE NECESSARILY USED ON THIS PROJECT.</p> <p>14. ALL DIMENSIONS GIVEN AS CLEAR ARE NOT ADJUSTABLE WITHOUT OWNER'S APPROVAL.</p> <p>15. ALL EXISTING MATERIALS ARE NOTED AS EXISTING OR (E). OTHER NOTES AND ITEMS ARE NEW, EITHER LABELED AS NEW OR NOT.</p> <p>16. BASED ON THE CITY'S APPROVED BUILDING PERMIT, THE CONTRACTOR AND THE SUB-CONTRACTOR(S) SHALL BE RESPONSIBLE TO APPLY SEPARATE CONSTRUCTION PERMIT(S) FOR, BUT NOT LIMITED TO FIRE ALARM, FIRE SPRINKLER, ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS PRIOR TO COMMENCING THE WORK(S) RELATED TO THEIR TRADE.</p> <p>17. CONTRACTOR TO HOLD PRE CONSTRUCTION MEETING ON GREEN POINT RATING CHECKLIST.</p> <p>18. CONTRACTOR TO CONDUCT EDUCATIONAL GREEN BUILDING WALK THROUGHS</p>		<table border="1"> <tr> <td>APN: 309-13-023</td> <td>ZONE: R0</td> <td>NET LOT AREA: 9000 SQ.FT.</td> </tr> <tr> <td colspan="2">OCCUPANCY: R-3 CONSTRUCTION TYPE: V-B</td> <td>EXISTING</td> <td>PROPOSED</td> </tr> <tr> <td colspan="2">LIVING SQ.FT.</td> <td>1921 SQ.FT</td> <td>2419.8 SQ.FT (ADD 499 SQ.FT.)</td> </tr> <tr> <td colspan="2">GARAGE SQ.FT.</td> <td>434 SQ.FT. - GARAGE</td> <td>434 SQ.FT. - GARAGE</td> </tr> <tr> <td colspan="2">LOT COVERAGE 40% (3600 SQ.FT.)</td> <td>SQ.FT.: 2355 SQ.FT.</td> <td>SQ.FT.: 2854 SQ.FT.</td> </tr> <tr> <td colspan="2"></td> <td>TOTAL: 2355 SQ.FT.</td> <td>TOTAL: 2854 SQ.FT.</td> </tr> <tr> <td colspan="2"></td> <td>2355 SQ.FT. 3600 SQ.FT.</td> <td>2854 SQ.FT. 3600 SQ.FT.</td> </tr> <tr> <td colspan="2"></td> <td>26.16% < 40 %</td> <td>31.71% < 40 %</td> </tr> <tr> <td colspan="2">FLOOR AREA RATIO 45% (4050 SQ.FT.):</td> <td>SQ.FT. = 2355</td> <td>SQ.FT. = 2854</td> </tr> <tr> <td colspan="2"></td> <td>2355 SQ.FT. 4050 SQ.FT.</td> <td>2854 SQ.FT. 4050 SQ.FT.</td> </tr> <tr> <td colspan="2"></td> <td>26.16% > 45 %</td> <td>31.71% > 45 %</td> </tr> <tr> <td colspan="2">PERVIOUS AND IMPERVIOUS AREA</td> <td>IMPERVIOUS AREAS: CONCRETE WALKWAYS 325 SQ.FT. 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APPLICABLE CODES:		<p>• CALIFORNIA RESIDENTIAL CODE (CRC) - 2019 • CALIFORNIA BUILDING CODE (STRUCTURAL DESIGN) - 2019 • CALIFORNIA MECHANICAL CODE - 2019 • CALIFORNIA GREEN BUILDING CODE - 2019</p> <p>• CALIFORNIA PLUMBING CODE - 2019 • CALIFORNIA ELECTRICAL CODE - 2019 • CALIFORNIA ENERGY CODE - 2019</p>																																																																																																														

Building Safety Division
City of Sunnyvale

Dec 22 2022

SPECIAL INSPECTION
The following item(s) require a special inspection:
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.
These plans must be kept on the job site at all times.

JOB COPY
CITY OF SUNNYVALE

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

Other: EPOXY ANCHOR HOLDOWNS

Pier Foundation
Epoxy Anchors
Expansion Anchors
Structural Welding
High Strength Bolting
Spray Applied Fire Proofing

BUILDING-PLUMBING-ELECTRICAL-MECHANICAL

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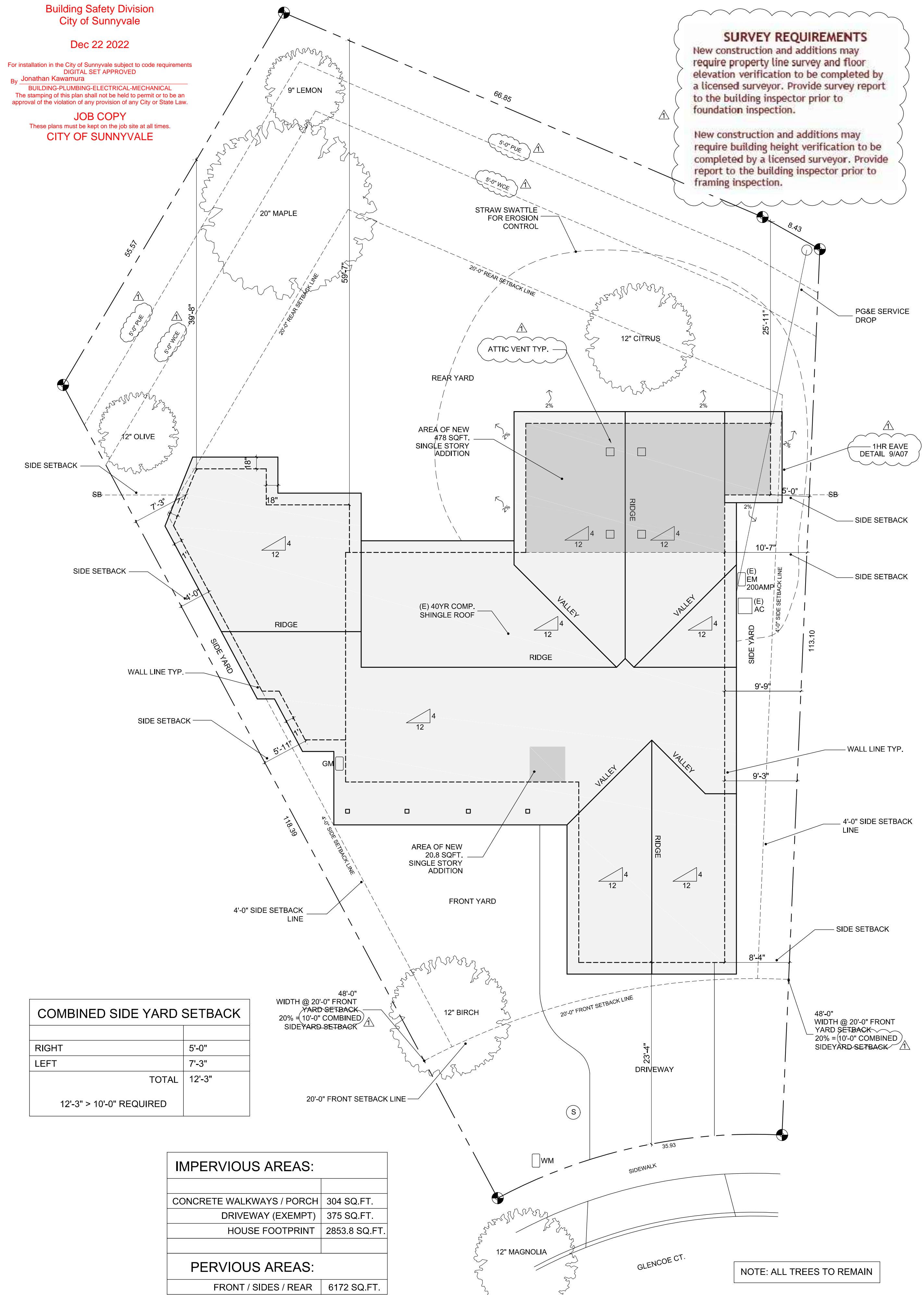
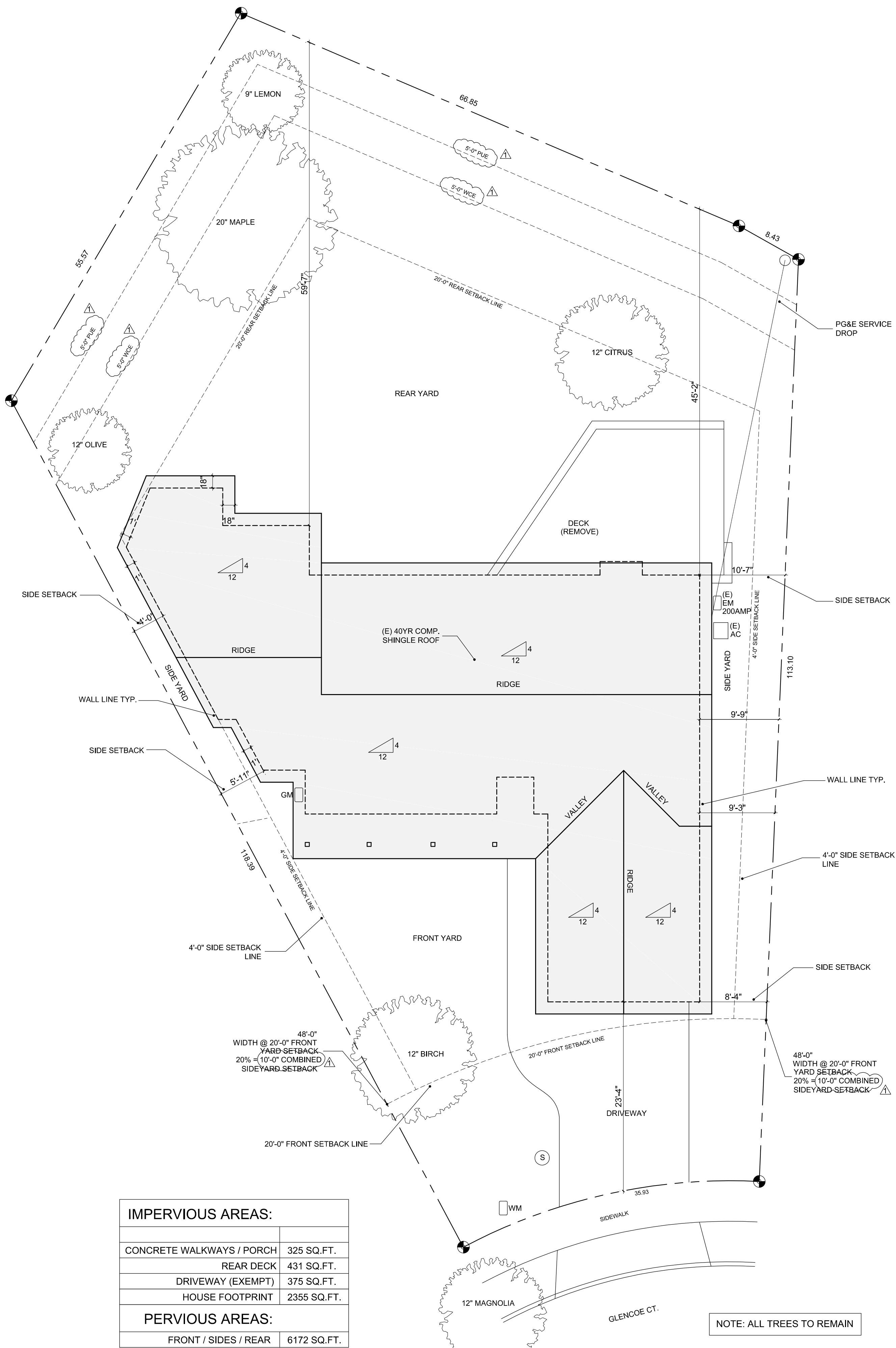
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PHAN ARCHITECTS
870 S WOLFE RD SUNNYVALE CA 94086
T: 1.408.737.8323 F: 1.408.737.2357
www.phangroup-us.com



PROJECT:
721 GLENCOE CT.
ADDITION

ADDRESS:
721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:
EXISTING AND NEW
SITE / ROOF PLANS

REV. DATE REMARKS
01 8.30.2022 PLANNING
01 11.22.2022 BUILDING

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SUBMITTAL:
BUILDING

DRAWN BY:
PP
DATE:
JUNE 16 2022

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

SHEET NUMBER:

A01



PROJECT:
721 GLENCOE CT.
ADDITION

ADDRESS:
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SUNNYVALE CA 94087

TITLE:
EXISTING
FLOOR AND
DEMO PLAN

REV. DATE REMARKS
01 11.22.2022 BUILDING

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SUBMITTAL:
BUILDING

DRAWN BY:
PP
DATE:
JUNE 16 2022

SCALE:

SHEET NUMBER:

A02

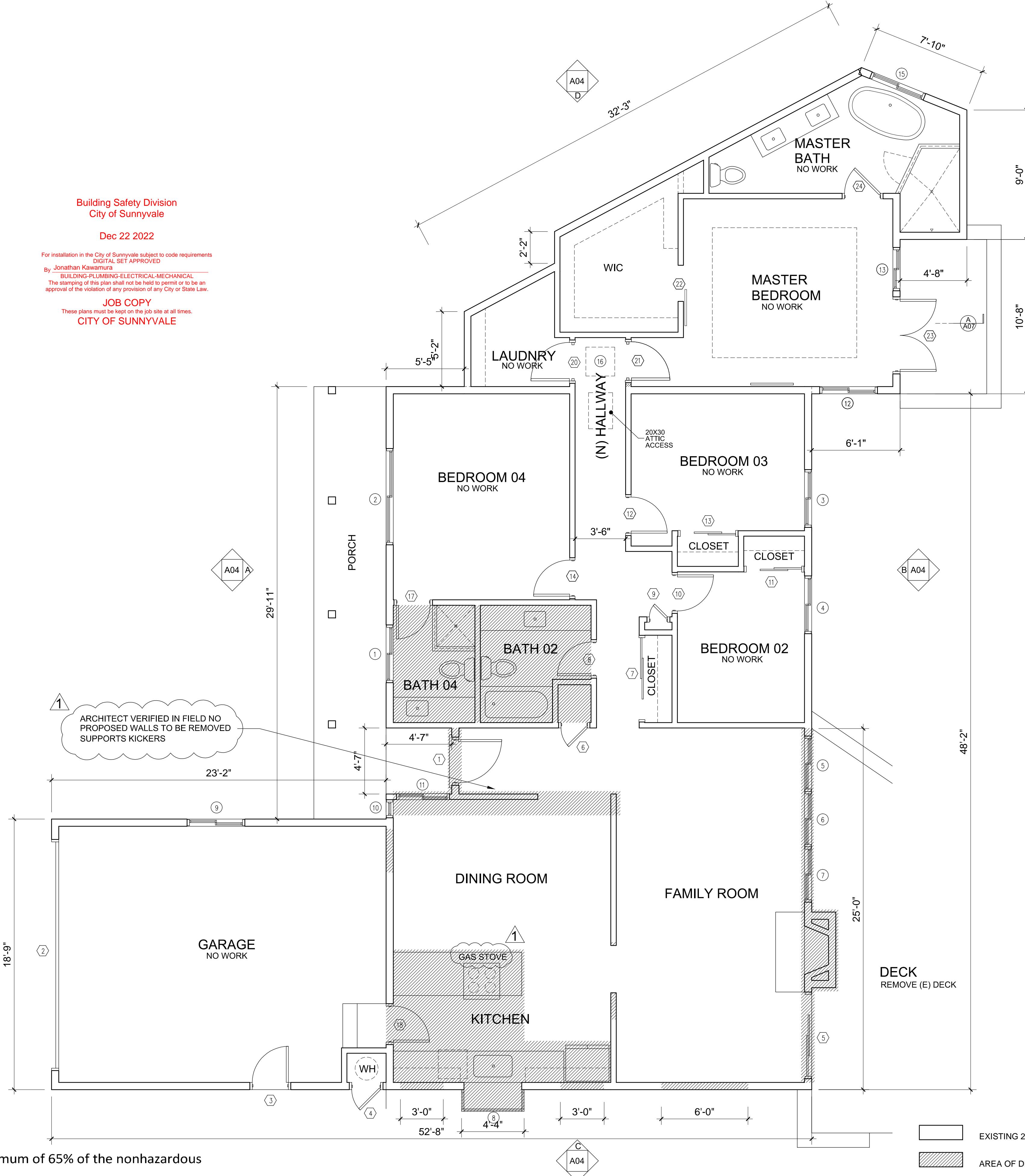
EXISTING WINDOW SCHEDULE						
SYM.	WIDTH	HIGH	TYPE	FRAME	REMARKS	NOTES
①	4'-0"	4'-0"	SLIDER	VINYL	DBL SAFETY GLAZING FROSTED	KEEP
②	6'-8"	4'-0"	SLIDER	VINYL	DBL GLAZING	KEEP
③	4'-0"	6'-4"	SLIDER	VINYL	DBL GLAZING	KEEP
④	4'-0"	6'-4"	SLIDER	VINYL	DBL GLAZING	KEEP
⑤	3'-10"	6'-4"	SLIDER	VINYL	DBL GLAZING	DELETE
⑥	3'-10"	6'-4"	SLIDER	VINYL	DBL GLAZING	DELETE
⑦	3'-10"	6'-4"	SLIDER	VINYL	DBL GLAZING	DELETE
⑧	4'-4"	2'-8"	SLIDER	VINYL	DBL GLAZING GARDEN	DELETE
⑨	4'-0"	3'-0"	SLIDER	VINYL	DBL GLAZING	KEEP
⑩	1'-0"	5'-0"	PICTURE	VINYL	DBL GLAZING	DELETE
⑪	3'-10"	5'-0"	SLIDER	VINYL	DBL GLAZING	DELETE
⑫	4'-0"	6'-4"	SLIDER	VINYL	DBL SAFETY GLAZING	KEEP
⑬	3'-0"	6'-4"	SLIDER	VINYL	DBL SAFETY GLAZING	KEEP
⑭	N O T U S E D					
⑮	4'-0"	4'-6"	SLIDER	VINYL	DBL SAFETY GLAZING	KEEP
⑯	2'-0"	2'-0"	FIXED	ALUMIN	VELUX SKYLIGHT	KEEP

EXISTING DOOR SCHEDULE							
SYM.	WIDTH	HIGH	THK	S/H	MATERIALS	REMARKS	NOTES
①	3'-0"	6'-8"	1 3/4"	SOLID	WOOD	PAINTED WOOD ENTRY DOOR	DELETE
②	16'-0"	7'-0"	1 3/4"	SOLID	WOOD	PAINTED WOOD GARAGE DOOR	KEEP
③	2'-6"	6'-8"	1 3/4"	SOLID	WOOD	PAINTED EXTERIOR DOOR	KEEP
④	2'-0"	6'-8"	1 3/4"	SOLID	WOOD	PAINTED EXTERIOR DOOR	KEEP
⑤	5'-8"	6'-8"	1 3/4"	HOLLOW	VINYL	SLIDING PATIO DOOR TEMP. GLAZING	DELETE
⑥	1'-10"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR	KEEP
⑦	5'-8"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR SLIDING	KEEP
⑧	2'-4"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR	KEEP
⑨	1'-3"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR	KEEP
⑩	2'-6"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR	KEEP
⑪	3'-10"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR SLIDING	KEEP
⑫	2'-4"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR	KEEP
⑬	3'-10"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR SLIDING	KEEP
⑭	2'-6"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR	KEEP
⑮	N O T U S E D						
⑯	N O T U S E D						
⑰	2'-4"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR	KEEP
⑱	2'-6"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED 20MIN SELF CLOSING DOOR	DELETE
⑲	N O T U S E D						
⑳	3'-6"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR BARN DOOR	KEEP
㉑	2'-8"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR	KEEP
㉒	2'-6"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR BARN DOOR	KEEP
㉓	5'-0"	6'-8"	1 3/4"	HOLLOW	VINYL	EXTERIOR VINYL FRENCH DBL SAFETY GLAZING	KEEP
㉔	2'-6"	6'-8"	1 3/8"	HOLLOW	WOOD	PAINTED INTERIOR DOOR	KEEP

EXISTING EXTERIOR WALL LENGTH
18'-9" + 23'-2" + 4'-7" + 4'-7" + 29'-11" + 5'-5" + 5'-2" + 2'-2" + 32'-3" + 7'-10" + 9'-0" + 4'-8" + 10'-8" + 6'-1" + 48'-2" + 52'-8" = 265'-1"

EXTERIOR WALLS TO BE REMOVED
25'-0" + 6'-0" + 3'-0" + 4'-4" + 3'-0" + 4'-7" + 4'-7" = 50'-6"

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste.



All receptacles along the countertop and within 6" of a sink including refrigerator, below counter & behind appliance 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. A receptacle outlet 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 measures 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 40- or 50- amp branch circuit.

All existing non-water efficient plumbing fixtures throughout the house be upgraded as noted below. Houses constructed after January 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 old. 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



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:

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BUILDING

DRAWN BY:
PP
DATE:
JUNE 16 2022

SCALE:

SHEET NUMBER:

A03

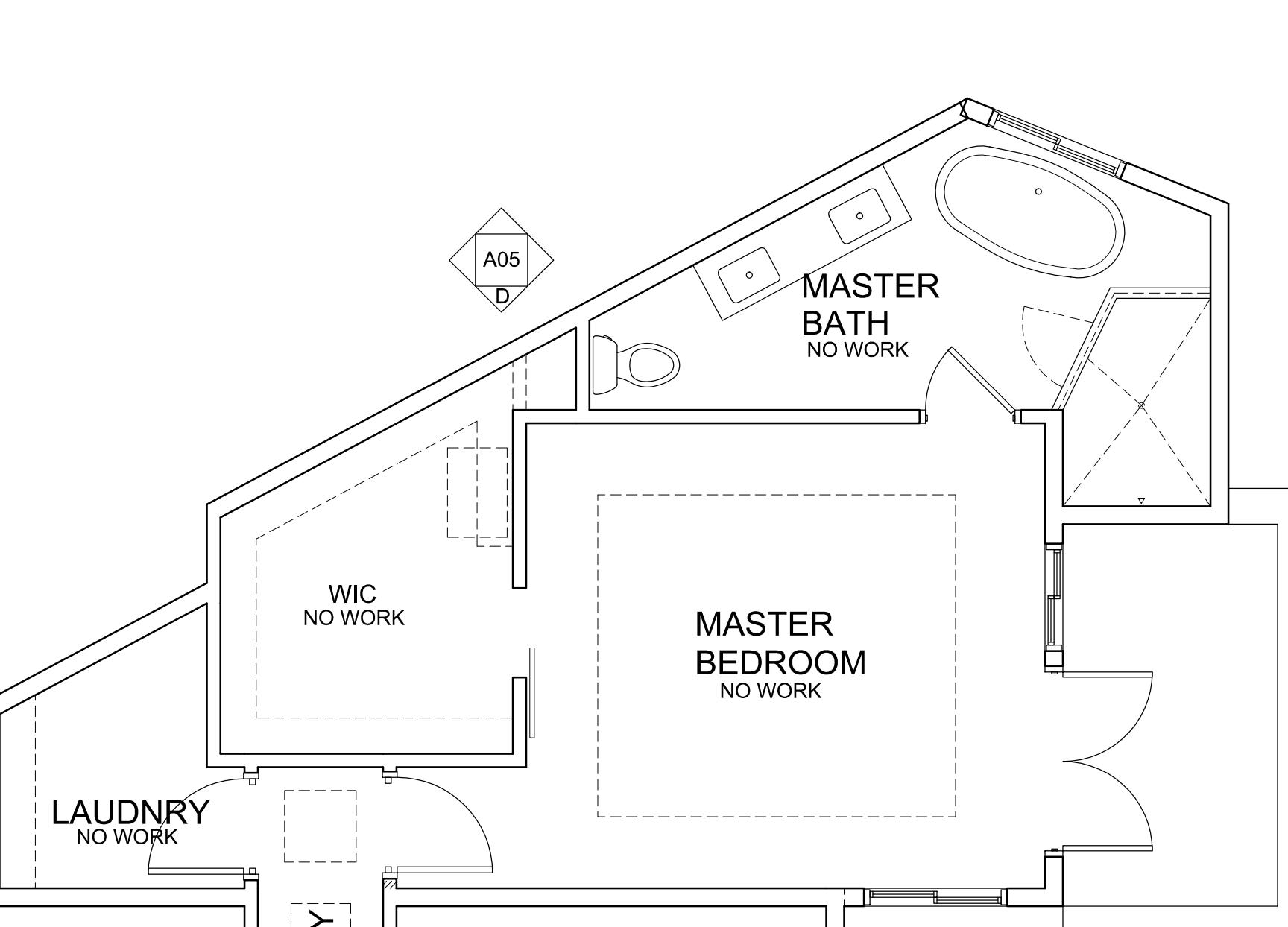
NEW WINDOW SCHEDULE						
SYM.	WIDTH	HIGH	TYPE	FRAME	REMARKS	NOTES
①	3'-6"	7'-0"	PICTURE	VINYL	DBL SAFETY GLAZING	TEMPERED
②	3'-6"	7'-0"	PICTURE	VINYL	DBL SAFETY GLAZING	TEMPERED
③	3'-6"	7'-0"	PICTURE	VINYL	DBL SAFETY GLAZING	TEMPERED
④	7'-6"	4'-6"	CASEMENT	VINYL	DBL GLAZING	
⑤	6'-0"	4'-0"	GLIDER	VINYL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

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 max. 1.2 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
 • Mixed valves or mixing valves shall be present in all balanced thermostatic or pressure reduction 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. ft. with clear height of min. 7' 0" & door shall swing open with opening 22" min.
 • The water closet shall have min. clearances of 30" width (15" on center) and 24" in the front.
 • All fixtures shall be GFCI & tamper-resistant (TR). New/relocated outlets shall be dedicated 20-amp circuits.
 • Toilets - >1.6 gallons, shall be replaced with 1.28 gallons.
 • 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
 • Hydro-massage tubs, reverse flow aerators, etc. within 5' of the inside wall of the tub shall be properly bonded with an access panel.
 • Glazing in tub/shower enclosures shall be safety glazing when + 60" above the standing surface.
 • Glazing in tub/shower enclosures shall be safety glazing when + 60" above the finished floor shall be 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	VINYL	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 SQ.IN. 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

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-PLOMBING-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.

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CITY OF SUNNYVALE

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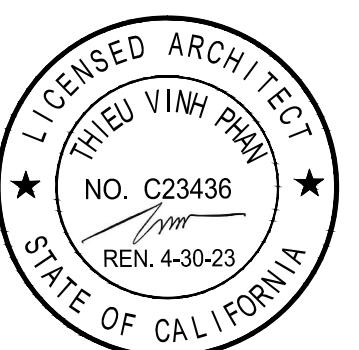
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PROJECT:
721 GLENCOE CT.
ADDITION

ADDRESS:
721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:
EXISTING ELEVATIONS

REV. DATE REMARKS

NOTES:

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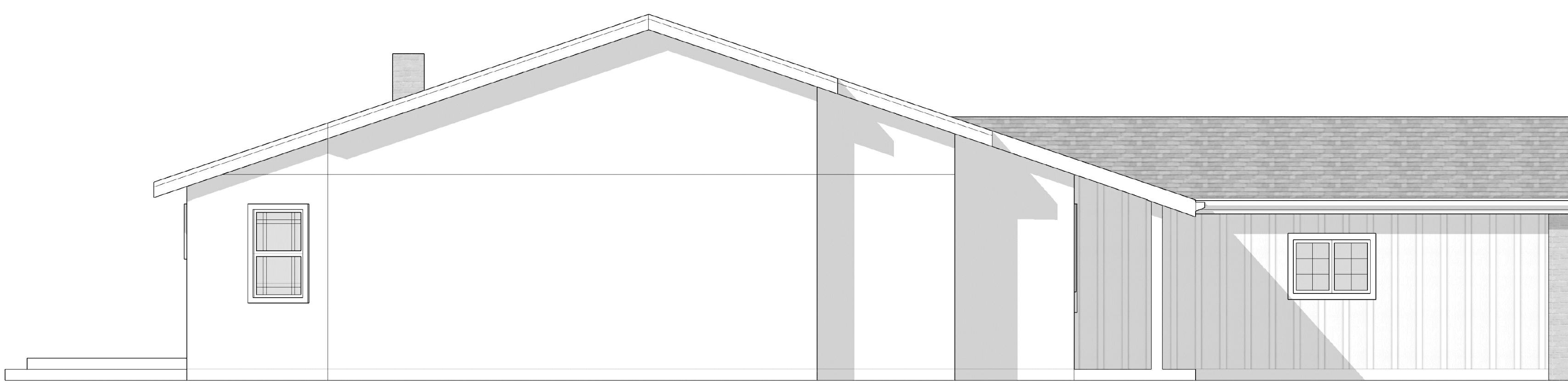
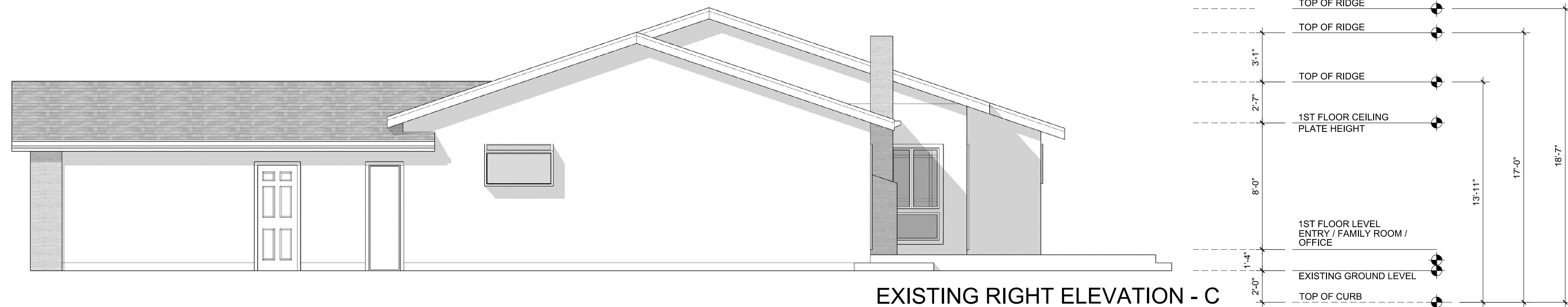
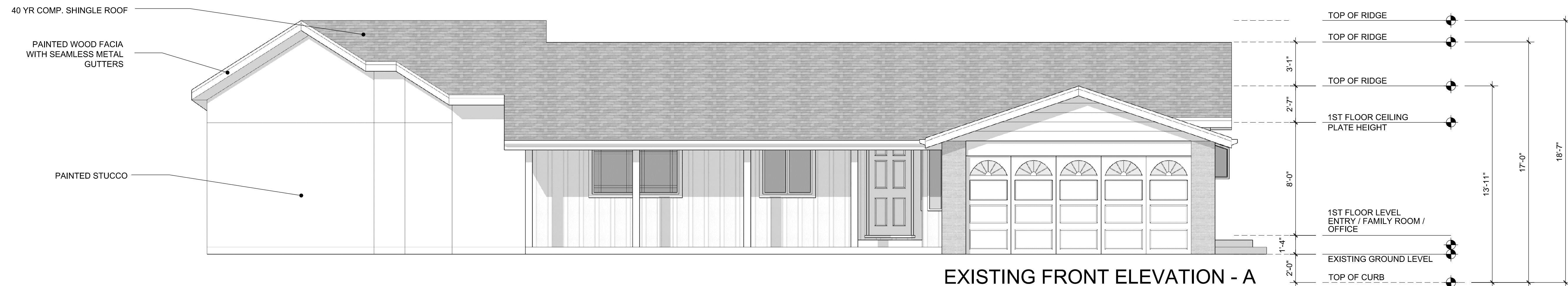
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BUILDING

DRAWN BY:
PP
DATE:
JUNE 16 2022

SCALE:
AS NOTED

SHEET NUMBER:

A04

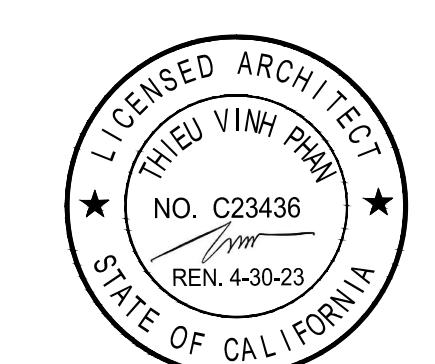


Building Safety Division
City of Sunnyvale
Dec 22 2022

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By Jonathan Koenig
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CITY OF SUNNYVALE

SCALE: 1/4" = 1'-0" 0' 2' 4' 8' 12'



PROJECT:
721 GLENCOE CT.
ADDITION

ADDRESS:
721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:
NEW ELEVATIONS

REV. DATE REMARKS
01 8.30.2022 PLANNING

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BUILDING

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PP
DATE:
JUNE 16 2022

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A05

WINDOW REPLACEMENT GENERAL NOTES - 2019 - Page 1 of 2

- If >75 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. (CBC 2019, R319 etc.)
- 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, min. 0.4 sq. ft. for grade level rooms, and min. height of 44" from the finished floor to the bottom of the clear opening. (CBC 1030 and CRC R310)
- Where the window sill is located more than 72" above the interior finished grade, any window located less than 2' from the exterior finished floor on the interior shall be either fixed glazing or have a protective guardrail with openings less than 3". (CBC 1015.1 and CRC R312.2)
- Smoke alarms shall be provided in all sleeping rooms and shall include 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, CRC 314)
- CO alarm shall be installed in hallways adjacent to bedrooms and each level. (CRC 319)

WINDOW REPLACEMENT GENERAL NOTES - 2019 - Page 2 of 2

- Tempered glass shall be used 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 2' of the hinge side of the door and the opposite side.
 - Adjacent to a boster 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 surfaces.
 - In a wall enclosing a tub/shower where the glazing is less than 36" above the standing surface or within 60" above the standing surface and the intent.
 - 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



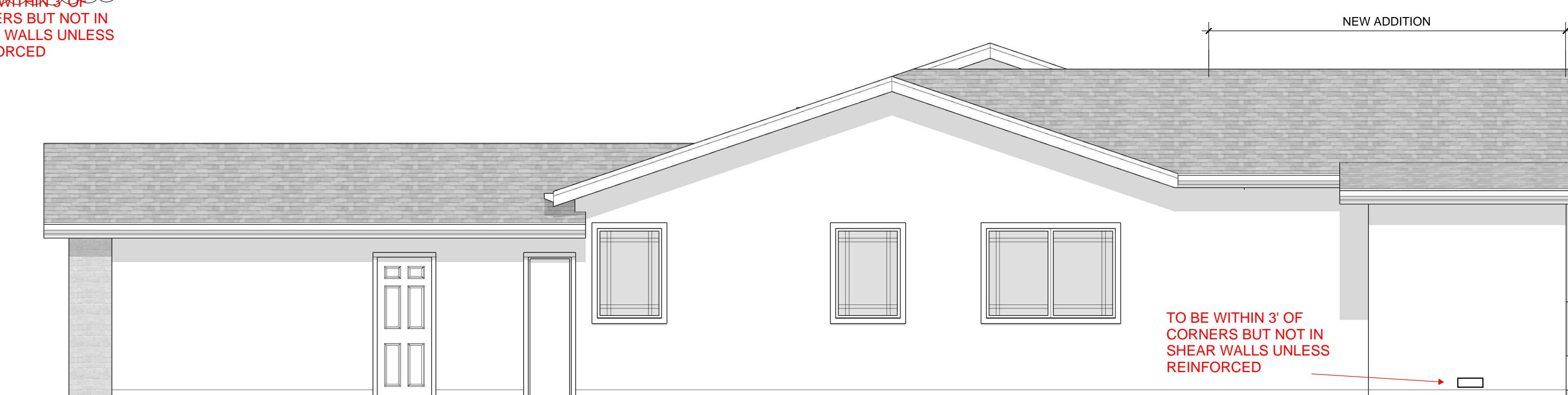
NEW FRONT ELEVATION - A



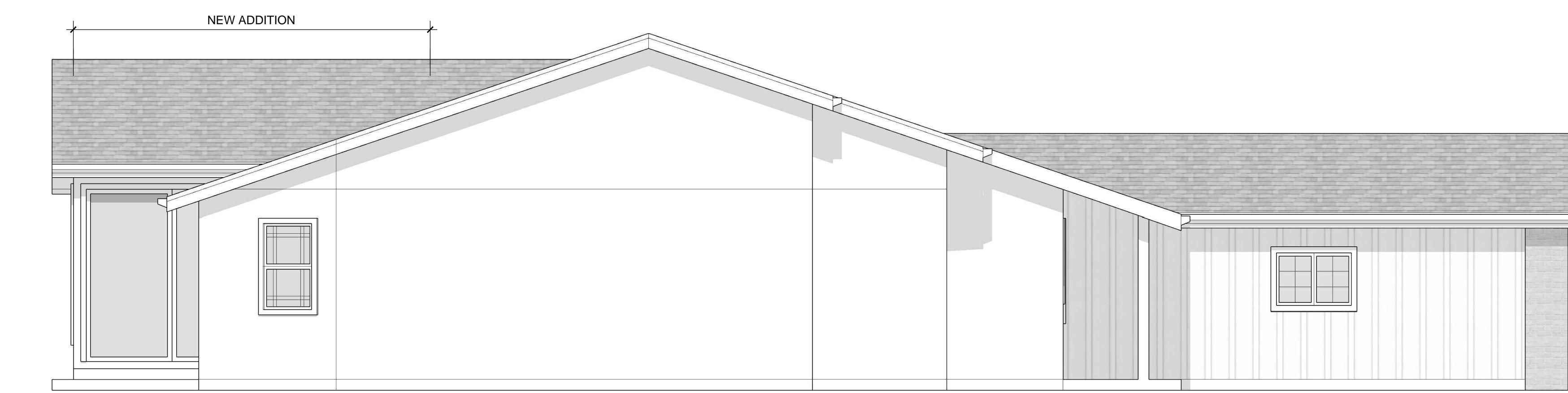
NEW REAR ELEVATION - B

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 sweep 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 305.2.2)
- 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 clearance 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)



NEW RIGHT ELEVATION - C



NEW LEFT ELEVATION - D

Building Safety Division
City of Sunnyvale

Dec 22 2022

For installation in the City of Sunnyvale subject to code requirements
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By Jonathan Kawamura

BUILDING-PUMBING-ELECTRICAL-MECHANICAL
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SEE B:A05 FOR MATERIAL CALLOUT

SEE B:A05 FOR MATERIAL CALLOUT

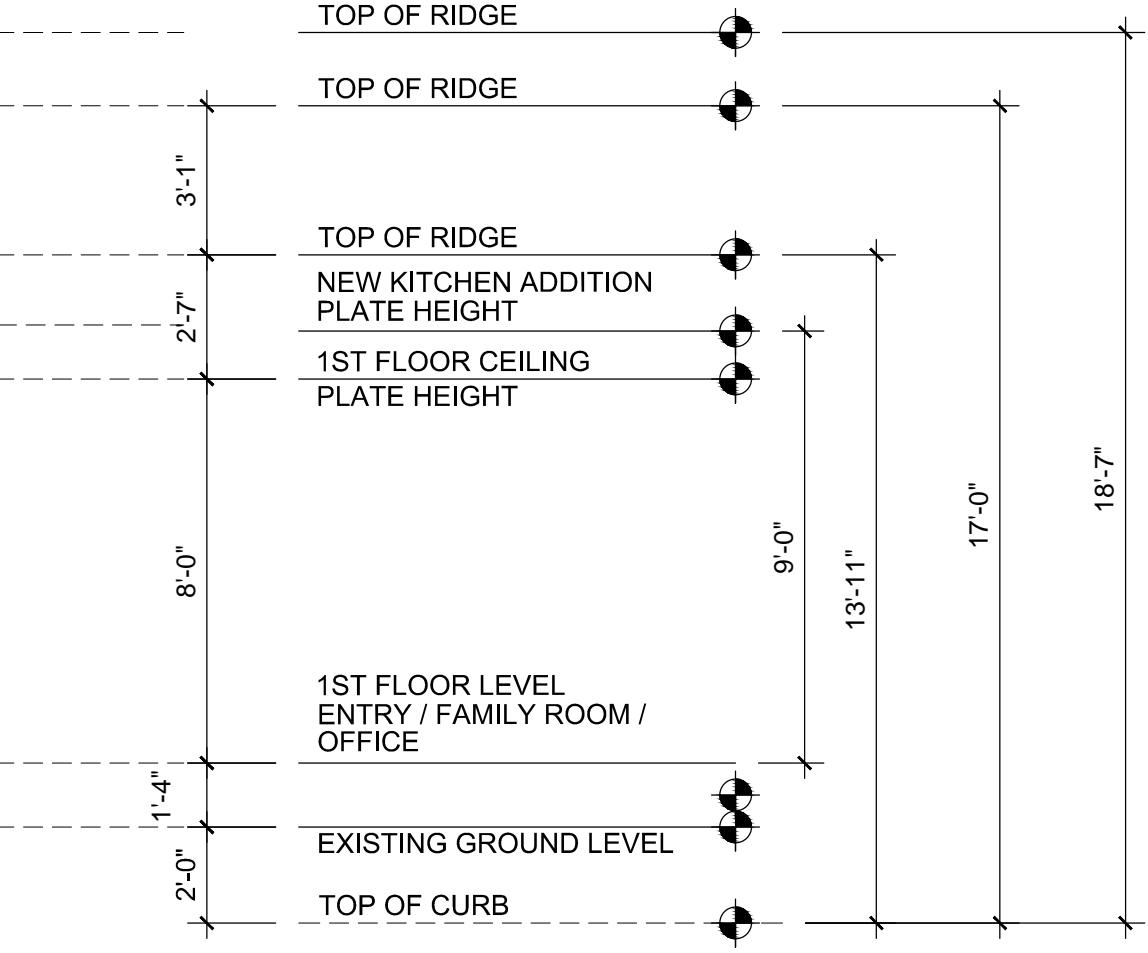
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1/4" = 1'-0"

0 2' 4' 8' 12'

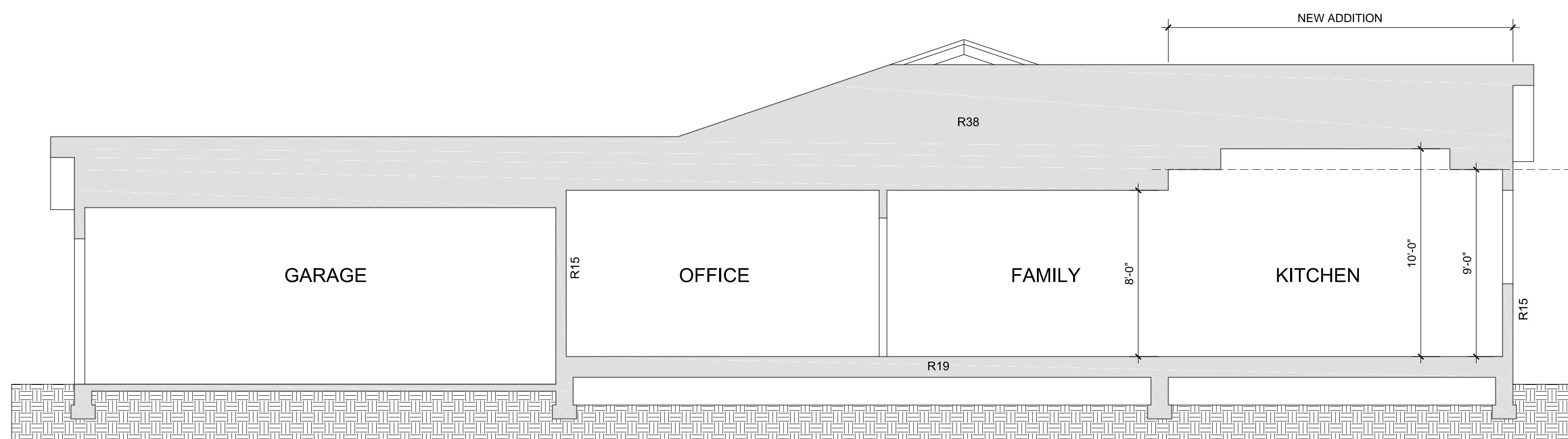
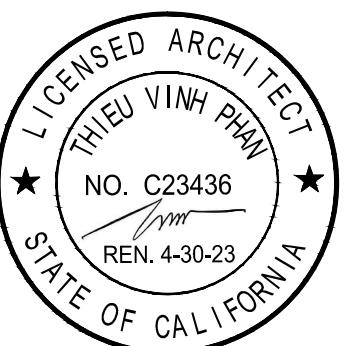


NEW SECTION A - A

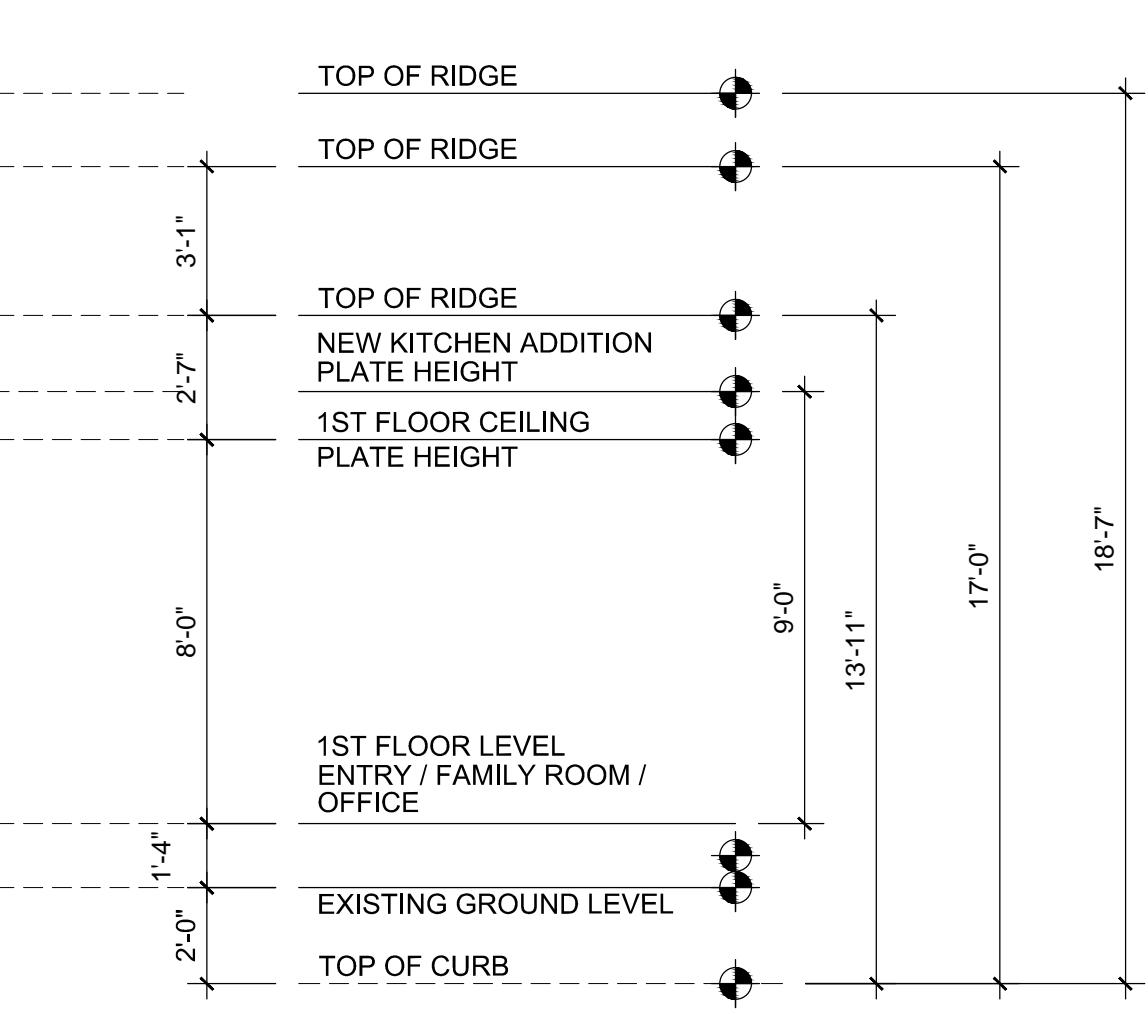


PHAN ARCHITECTS

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NEW SECTION B - B



PROJECT:
721 GLENCOE CT.
ADDITION

ADDRESS:
721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:
NEW
SECTIONS

REV. DATE REMARKS
01 8.30.2022 PLANNING
01 11.22.2022 BUILDING

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DATE:
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Building Safety Division
City of Sunnyvale

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By Jonathan Kawamura
BUILDING-PLUMBING-ELECTRICAL-MECHANICAL
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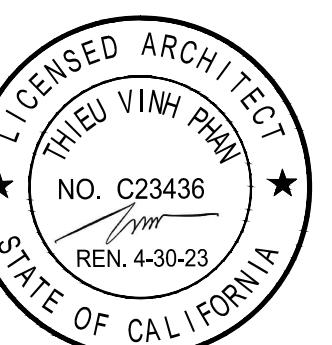
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SCALE:
AS NOTED

SHEET NUMBER:

A06

SCALE:
1/4" = 1'-0"
0 2' 4' 8' 12'



PROJECT:
721 GLENCOE CT.
ADDITION

ADDRESS:
721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:
TYPICAL DETAILS

REV. DATE REMARKS
01 11.22.2022 BUILDING

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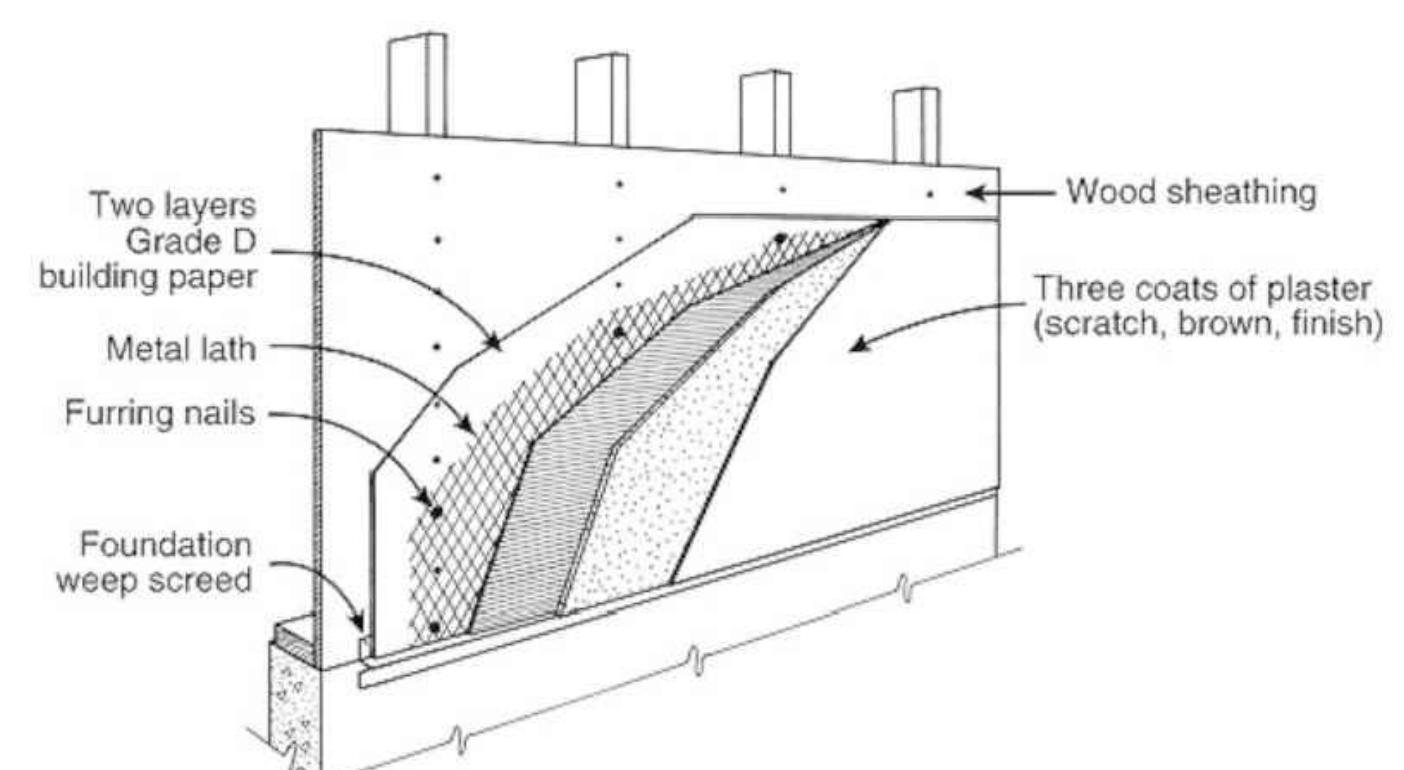
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BUILDING

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DATE:
JUNE 16 2022

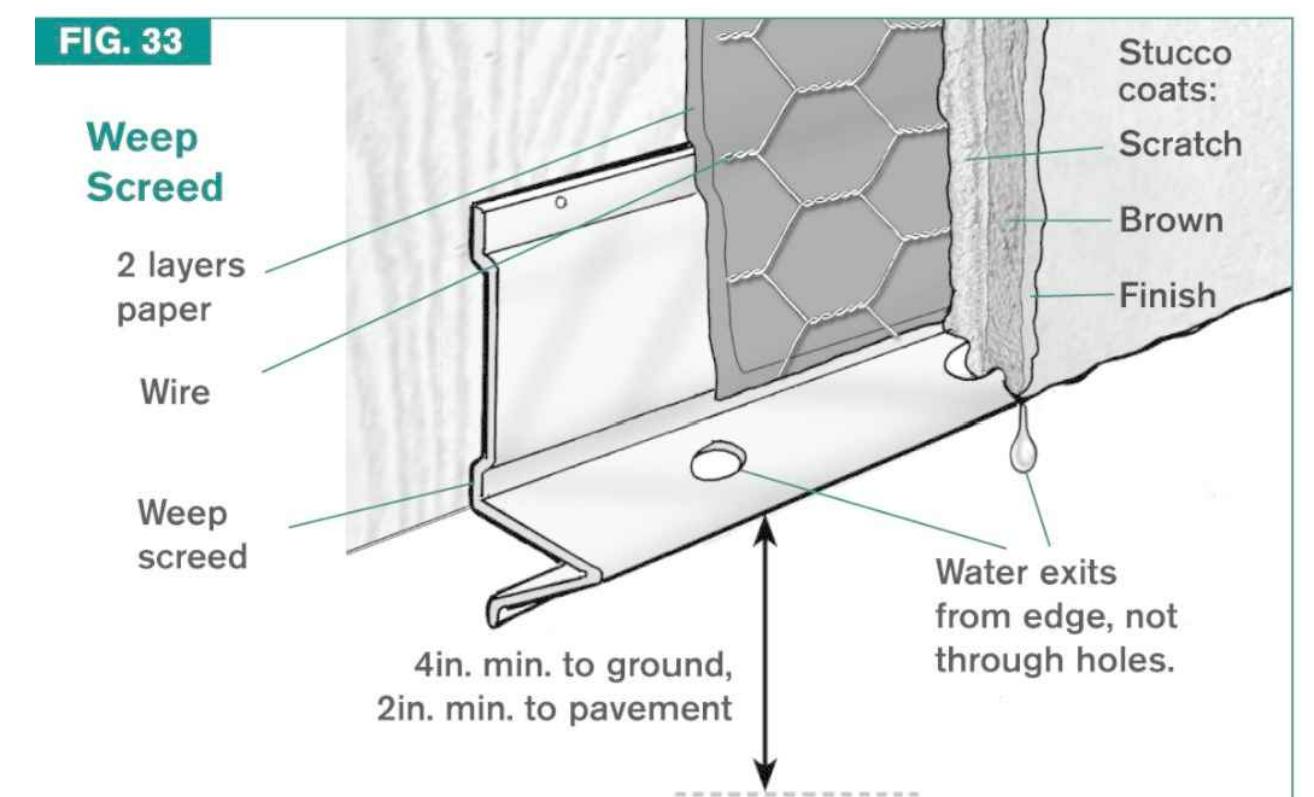
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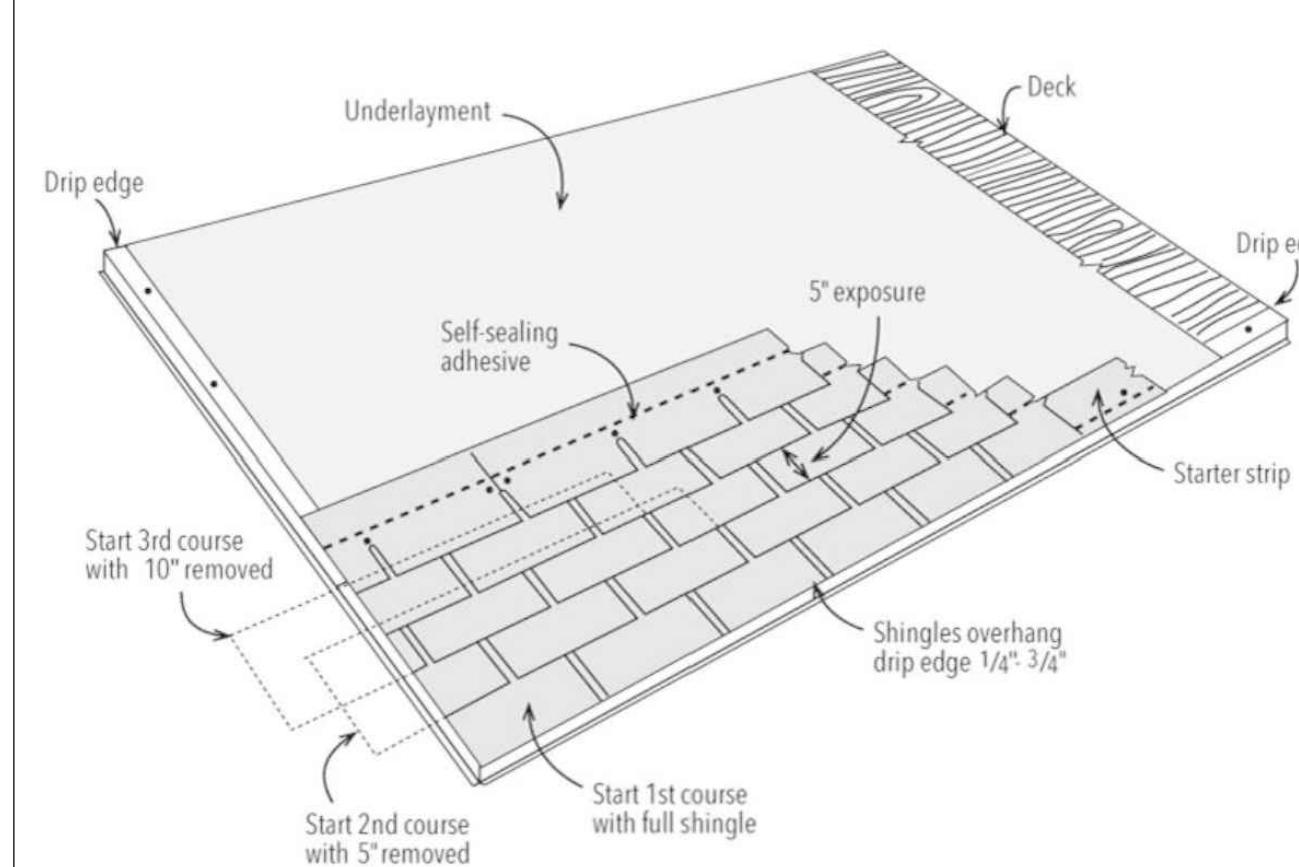
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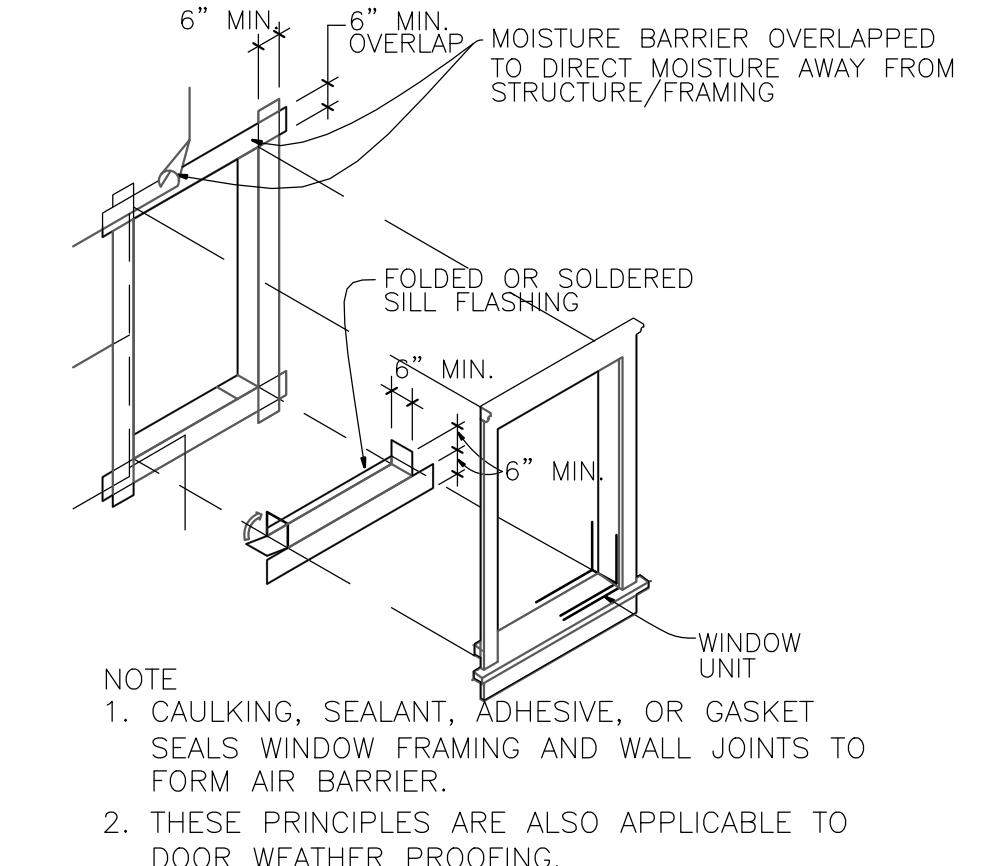
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N.T.S. TYP. STUCCO DETAIL



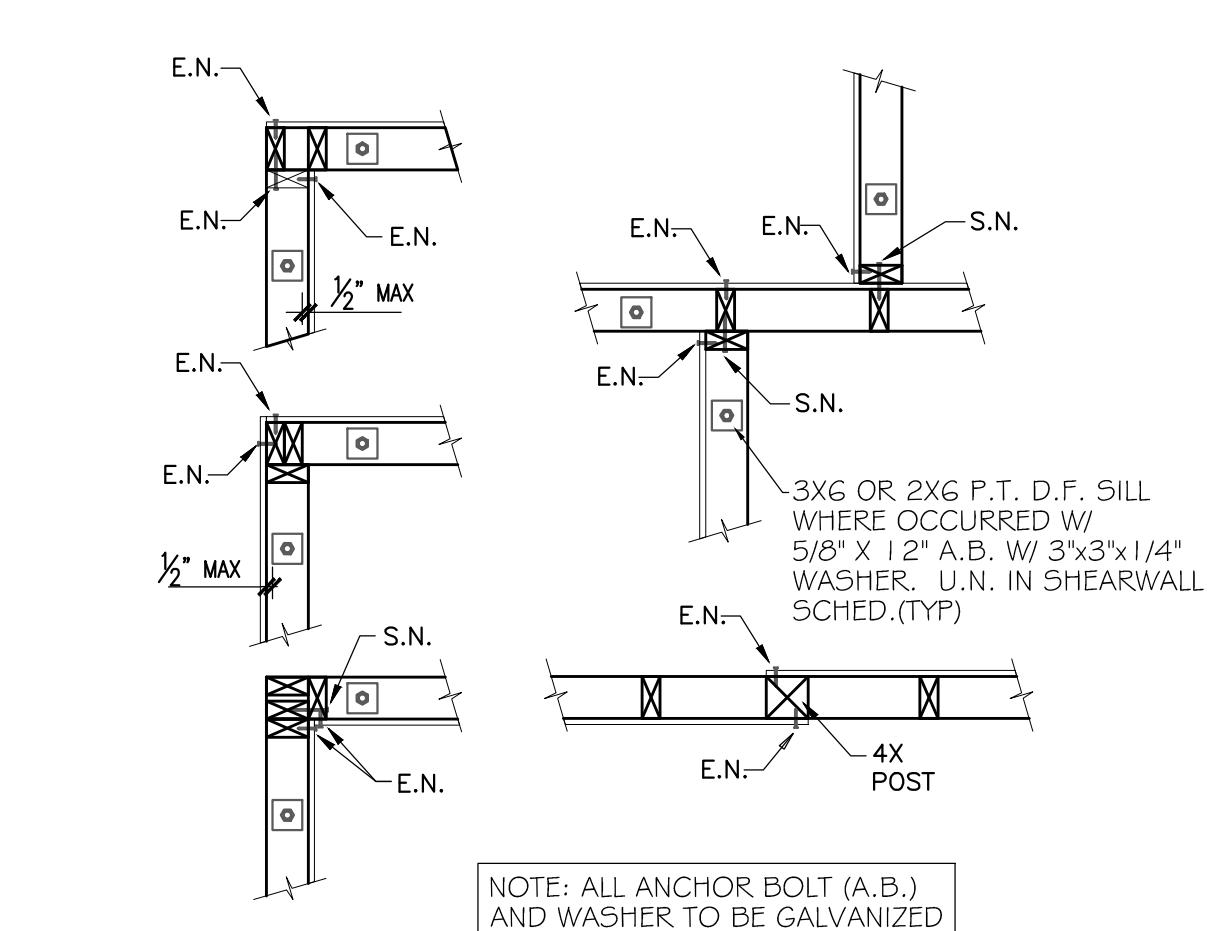
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N.T.S. TYP. STUCCO WEEPS SCREED DETAIL



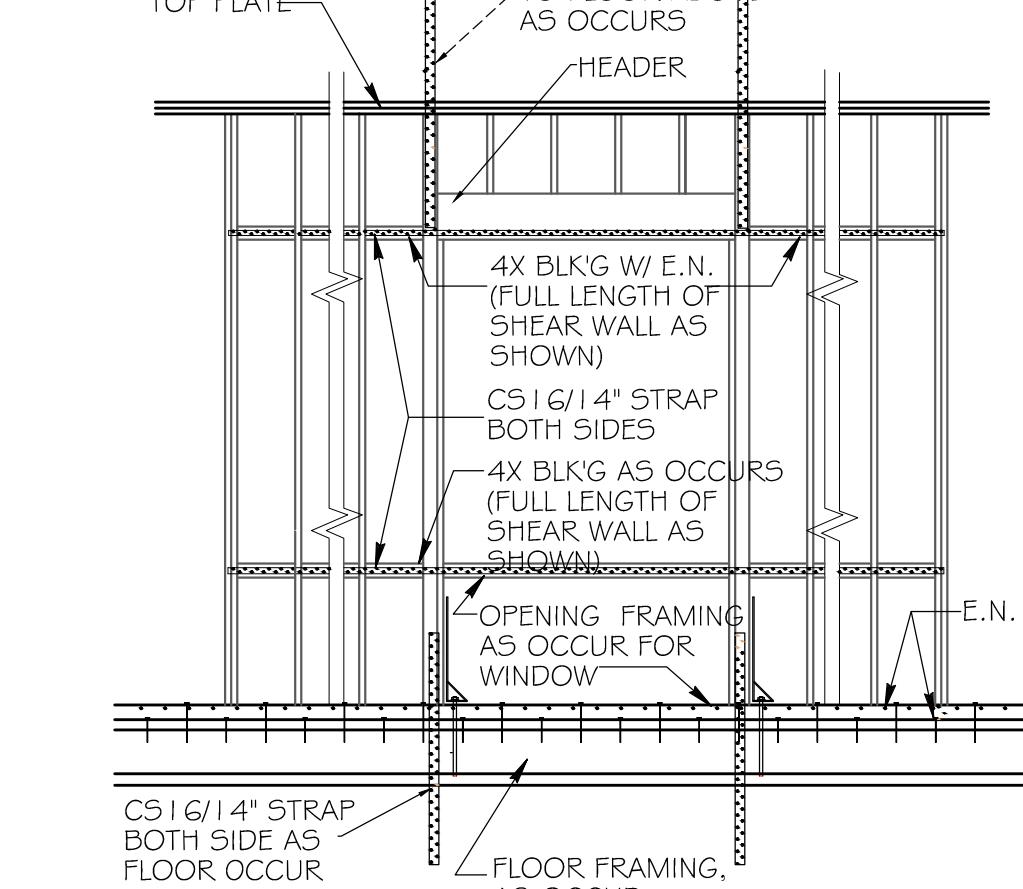
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N.T.S. TYP. ROOF DETAIL



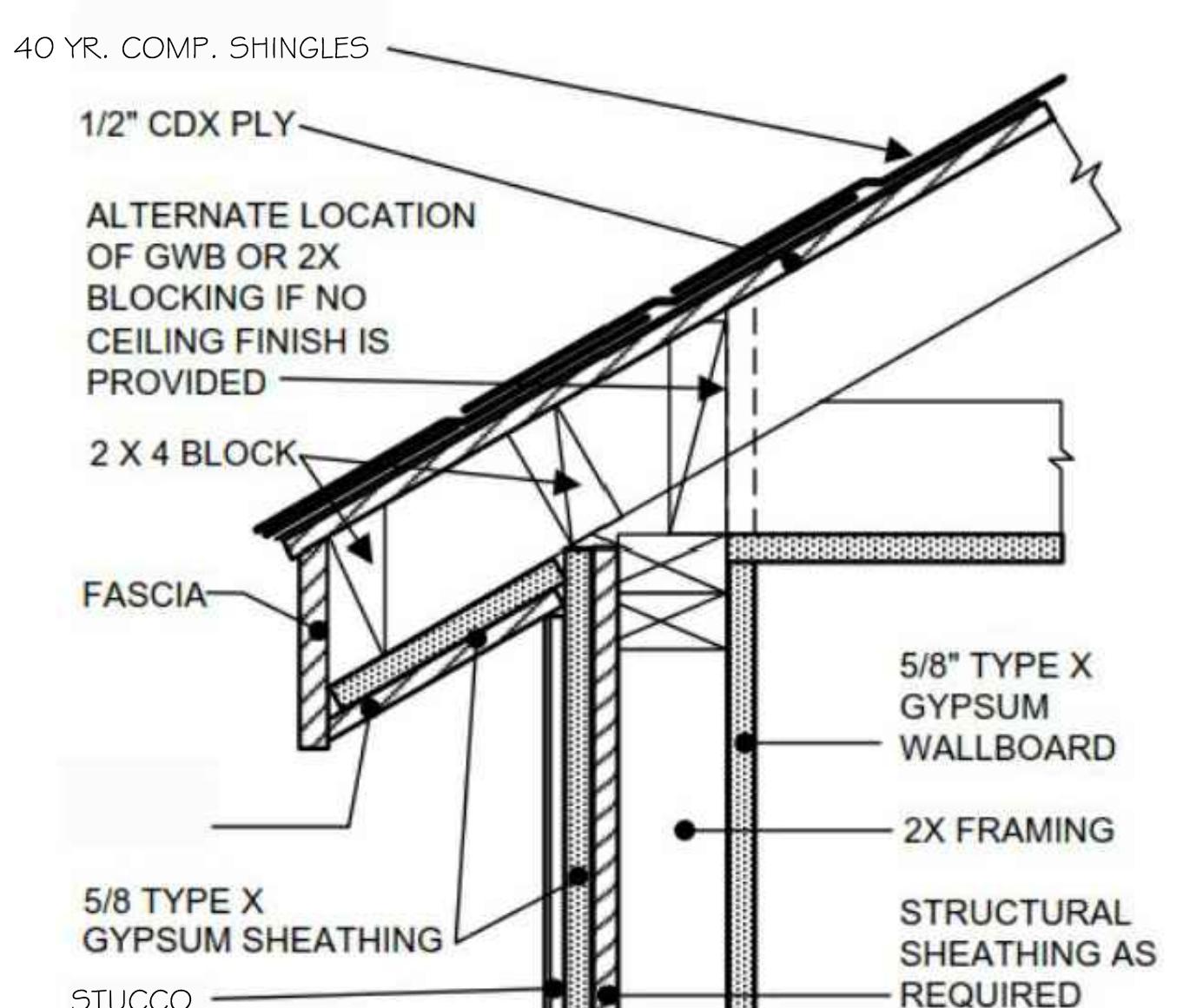
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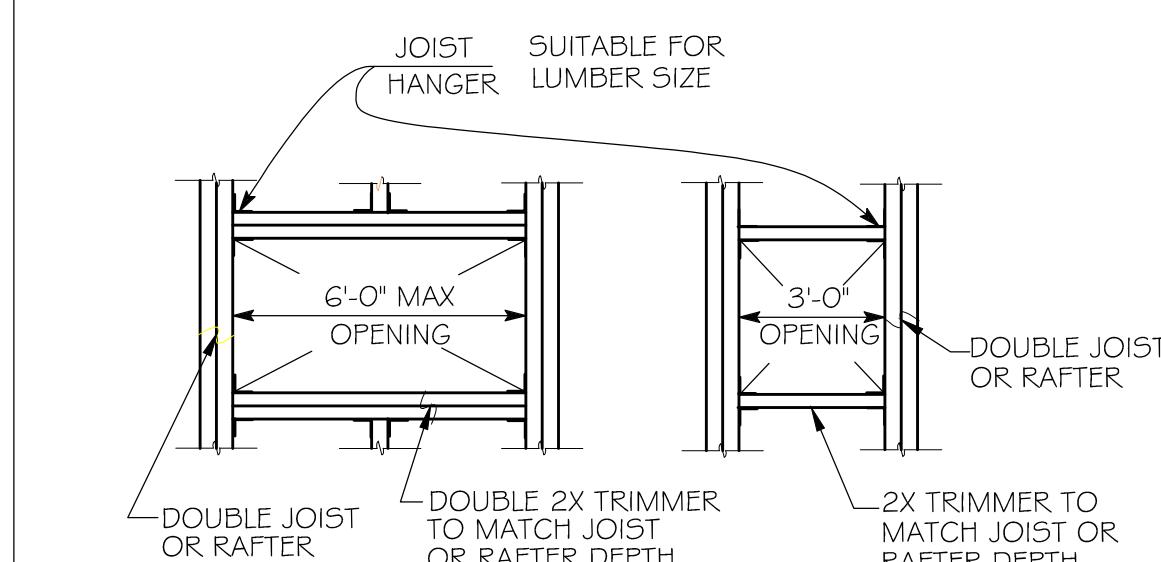
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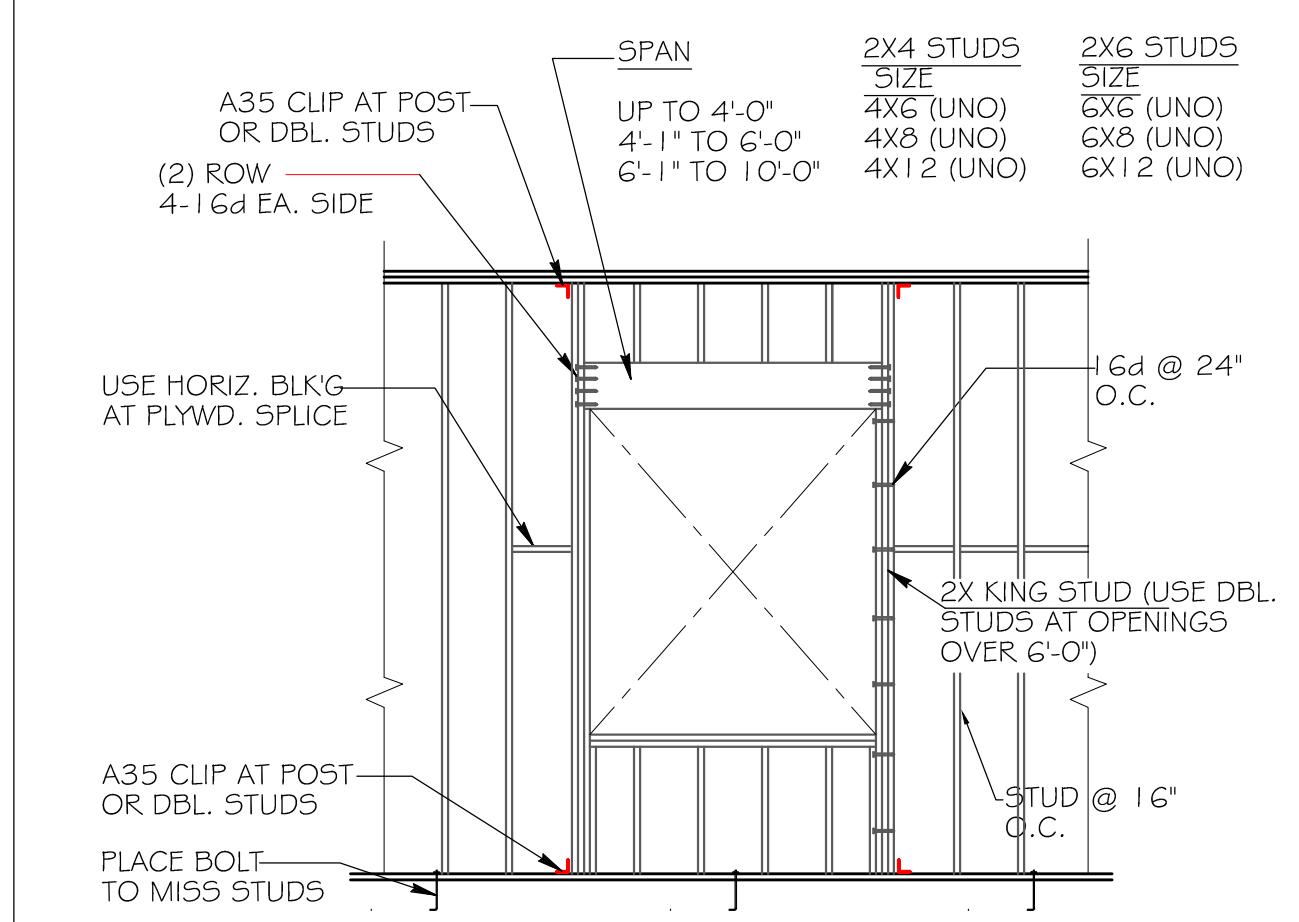
02
N.T.S. TYP. EXTERIOR FRAME WALL OPENING



09
N.T.S. 1HR EAVE



05
N.T.S. TYP. OPENING AT ROOF & FLOOR



06
N.T.S. TYP. INTERIOR FRAME WALL OPENING

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 on 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

CAL GREEN

PER SECTION 4.410, AT THE TIME OF FINAL INSPECTION, A MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER OR OCCUPANTS WHICH INCLUDES THE FOLLOWING REQUIREMENTS:

DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF

OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENTS AND APPLIANCES, ROOF AND YARD DRAINAGE, SPACE CONDITIONING SYSTEM, LANDSCAPE IRRIGATION SYSTEMS AND WATER REUSE SYSTEMS.

INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION INCLUDING RECYCLE PROGRAMS, PUBLIC TRANSPORTATION AND OR CAR POOL OPTIONS AVAILABLE IN THE AREA, PLUS ITEMS COVERED UNDER CGBC SECTION

DOCUMENTATION AND COMPLIANCE VERIFICATION ON POLLUTION CONTROL MEASURES FOR PAINT, CARPETS, OR ANY COMPOSITE WOOD PRODUCTS SHALL BE PROVIDED AT THE REQUEST OF THE BUILDING DEPARTMENT. SEE THE ATTACHED "VOC" AND FORMALDEHYDE LIMITATION TABLES FOR REFERENCE USE. CGBC SECTION 4.504.

FOR BATHROOM EXHAUST FAN PER CGBC SECTION 4.506, FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF BUILDING, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80% AND READILY

PROVIDE STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION IN COMPLIANCE WITH

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD. CGBC SECTION 4.406.

NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURES PER CGBC SECTION 301.1.1. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVED BY THE BUILDING DEPARTMENT. NON-COMPLIANT PLUMBING FIXTURE MEANS ANY OF THE FOLLOWING:

ANY WATER CLOSETS MANUFACTURED TO USE MORE THAN 1.6 GALLONS OF WATER PER

ANY SHOWER HEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER/MIN.

ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER/MIN.

PER CGBC SECTION 4.303, PROVIDE THE FOLLOWING WATER CONSERVING PLUMBING FIXTURES AND FITTINGS IN ACCORDANCE WITH

SHOWERHEAD = 2.GPM @ 80PSI

LAVATORY FAUCET = 1.2 GPM @60 PSI

KITCHEN FAUCET = 1.8 GPM @60 PSI

WATER CLOSETS = 1.28 GPM PER FLUSH

BATHROOM LIGHTING NOTE:

PERMANENTLY INSTALLED LIGHT FIXTURES IN BATHROOMS SHALL BE HIGH-EFFICACY (FLUORESCENT/LED) LUMINARIES. OCCUPANCY SENSOR MUST BE MANUAL ON/OFF AND AUTOMATIC OFF. THE MAXIMUM TIME DELAY TO TURN OFF IS 30 MINUTES AFTER THE LAST DETECTED MOTION. SENSORS CANNOT HAVE A OVERRIDE ALLOWING THE LIGHT FIXTURE TO BE CONTINUOUSLY ON.

MASTER BATH WHIRLPOOL/SPA PER CEC ARTICLE 680.43(B):

i. LIGHT FIXTURES INSTALLED ABOVE AND WITHIN 5'-0" FROM THE INSIDE WALLS OF THE WHIRLPOOL/SPA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

ii. WITHOUT GFCI PROTECTION: AT LEAST 12'-0" ABOVE MAX. WATER LEVEL. WITH GFCI PROTECTION: NOT LESS THAN 7'-6" ABOVE MAX. WATER LEVEL IF LESS THAN 7'-6", COMPLY WITH THE FOLLOWING:

(1) RECESSED FIXTURES MUST HAVE A GLASS OR PLASTIC LENS, NONMETALLIC OR ELECTRICALLY ISOLATED METAL TRIM, AND SUITABLE FOR USE IN DAMPED LOCATIONS.

(2) SURFACE MOUNTED FIXTURES MUST HAVE A GLASS OR PLASTIC GLOBE, A NONMETALLIC BODY ISOLATED FROM CONTRACT, AND SUITABLE FOR USE IN DAMPED LOCATIONS.

b. WALL SWITCHES SHALL BE LOCATED AT LEAST 5 FT MEASURED HORIZONTALLY FROM THE INSIDE WALLS OF THE WHIRLPOOL/SPA. CEC ARTICLE 680.43(C)

c. INDICATE THE LOCATION OF THE MOTOR ACCESS FOR THE WHIRLPOOL/SPA. CPC SECTION 414.1.

OUTLET FOR THE WHIRLPOOL/SPA'S MOTOR SHALL BE GFI PROTECTED. CEC ARTICLE 680.43(A)(3).

OUTLET WITHIN 10'-0" OF THE INSIDE WALLS OF A WHIRLPOOL/SPA SHALL BE PROTECTED BY A GFCI. CEC ARTICLE 680.43(A)(2):

ANTI-SIPHON DEVICES ARE REQUIRED AT ALL HOSE BIBS, BOTH INTERIOR AND EXTERIOR, EXCEPT THE CLOTHES WASHER CONNECTION. THIS IS TO PREVENT THE POSSIBLE BACK FLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.

NO BUILDING SEWER OR OTHER DRAINAGE PIPE, OR PART THEREOF CAN BE CONSTRUCTED OF MATERIALS OTHER THAN CAST IRON, COPPER, STAINLESS STEEL 326L, SCH 40 ABS, DWV, SCH 40 PVC DWV, OR EXTRA STRENGTH VITRIFIED CLAY PIPE WHEN INSTALLED UNDER OR WITHIN 2' OF ANY BUILDING STRUCTURE, OR LESS THAN 1' BELOW THE SURFACE GROUND. THE MINIMUM DEPTH OF THE BUILDING SEWER IS 12" BELOW THE GRADE TO THE TOP OF THE GALVANIZED STEEL, GALVANIZED WROUGHT IRON PIPE AND STAINLESS STEEL 302 CANNOT BE USED UNDERGROUND AND MUST BE AT LEAST 6" ABOVE GROUND.

SHOWERS AND TUB/SHOWER COMBOS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCING TYPE.

SINGLE FLUSH WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 1.28 GALLONS.

WATER OUTLETS WITH HOSE ATTACHMENTS MUST HAVE APPROVED NON-REMOVABLE TYPE BACK-FLOW PREVENTER INSTALLED

MINIMUM OPENING OF 100 SQUARE INCHES MAKEUP AIR SHALL BE PROVIDED IN DOOR OR BY OTHER APPROVED MEANS FOR GAS BURNED HOT WATER HEATER

SOND RATING OF VENTILATION FANS SHALL BE RATED AT LESS THAN 1 SONE FOR CONTINUOUS FANS OR 3 SONE FOR INTERMITTENT FANS UNLESS THEIR MAX RATED AIR FLOW EXCEEDS 400 CFM.

MINIMUM BATHROOM INTERMITTENT VENTILATION AIRFLOW SHALL BE 50 CFM

FOR AIRFLOW RATING, PRESCRIPTIVE FAN DUCT SIZING REQUIREMENTS PER ASHRAE 6.2 SECTION 7.3 SHALL COMPLY WITH TABLE 7-1 OR MANUFACTURERS DESIGN CRITERIA.

ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED IN A DWELLING UNIT LIVING, DINING, AND FAMILY ROOMS, PARLORS, BEDROOMS, LIBRARIES, DENS, HALLWAYS, RECREATION ROOM, CLOSET OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

PROVIDE PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE OPENING AT OR NEAR THE FURNACE.

ELECTRICAL DISCONNECTS FOR EQUIPMENT SUCH AS HVAC UNITS, SEPTIC PUMPS, ETC SHALL BE WITHIN SIGHT OF THE EQUIPMENT AND NOT OVER 50' FROM THE UNIT.

PROVIDE SEPARATE CONTROL SWITCHES AT FLUORESCENT LIGHT FIXTURE AND EXHAUST FAN COMBO UNITS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM THE LIGHT FIXTURE OR FOR AN EXHAUST FAN WITH AN INTEGRATED LIGHTING SYSTEM, THE LIGHTING SYSTEM MUST BE ABLE TO BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.

CARBON MONOXIDE AND SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BACK UP BATTERY.

ENERGY

GARAGE, BATHROOMS, UTILITY AND LAUNDRY ROOMS SHALL HAVE HIGH-EFFICACY LUMINARIES. AT LEAST ONE OF THE FIXTURES IN THE ROOM/SPACE SHALL BE CONTROLLED BY VACANCY SENSOR. CEC SECTION 150.0(K)(2)(J).

VACANCY SENSORS OR DIMMERS SHALL BE PROVIDED FOR ALL LUMINARIES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB, SUCH AS GU-24 SOCKETS CONTAINING LED LIGHT SOURCES, EXCEPT FOR HALLWAYS AND CLOSETS LESS THAN 70 SF. CEC SECTION 150.0(K)(2)(K).

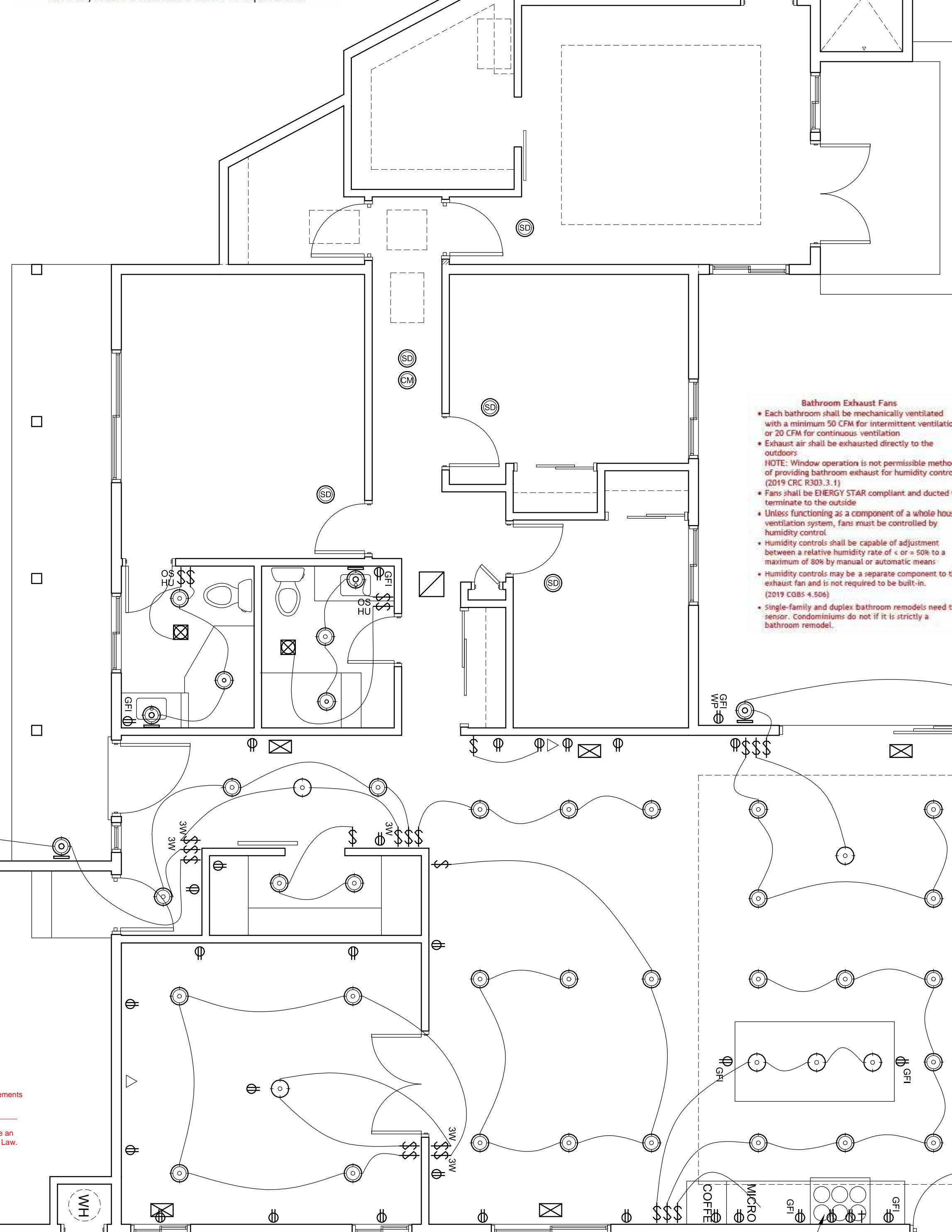
OUTDOOR LIGHTS ATTACHED TO THE BUILDING SHALL BE HIGH-EFFICACY CONTROLLED BY MOTION SENSOR AND PHOTO-CELL, OR CONTROLLED BY PHOTO CONTROL AND AUTOMATIC TIME CLOCK OR BY AN ENERGY MANAGEMENT SYSTEM. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO "ON" THE AUTOMATIC ACTIONS OF THE FEATURES MENTIONED ABOVE. CEC SECTION 150.0(K)(3)(A).

ALL LIGHT FIXTURES IN BATHROOMS SAME AS IN THE NEW AND REMODELING AREAS SHALL BE HIGH-EFFICACY.

LEGEND	
○	RECESS LED LIGHT
○	WALL MOUNTED LED LIGHT
\$	SINGLE SWITCH
\$3W	3 WAY SWITCH
\$OS	OCCUPANCY SENSOR SWITCH
\$HU	HUMIDITY SENSOR SWITCH
\$LV	LOW VOLTAGE LED STRIP LIGHTS
Φ42	OUTLET SPECIFIED HEIGHT IN INCHES
ΦGFI	GFI OUTLET
☒	EXHAUST FAN TO BE ENERGY STAR AND EQUIPPED WITH A HUMIDITY SENSOR PER CEC 4.506.1
☒	AIR SUPPLY REGISTER
☒	AIR RETURN
☒	SMOKE DETECTOR
☒	CARBON MONOXIDE DETECTOR
▷	TELECOM
†	POT FILLER AT STOVE

4.507.2 Heating and air-conditioning system design. Duct systems are sized, designed, and equipment is selected using the following methods:

- Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent.
- Size duct systems according to ANSI/ACCA 1 Manual D-2014 or equivalent.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual 5-2014 or equivalent.



4.507.3 Residential kitchen WS-R1
RESIDENTIAL KITCHEN LIGHTING WORKSHEET
TYPE HIGH EFFICACY WATTSxQUANTITY= HIGH EFFIC. WATTS OTHER WATTS

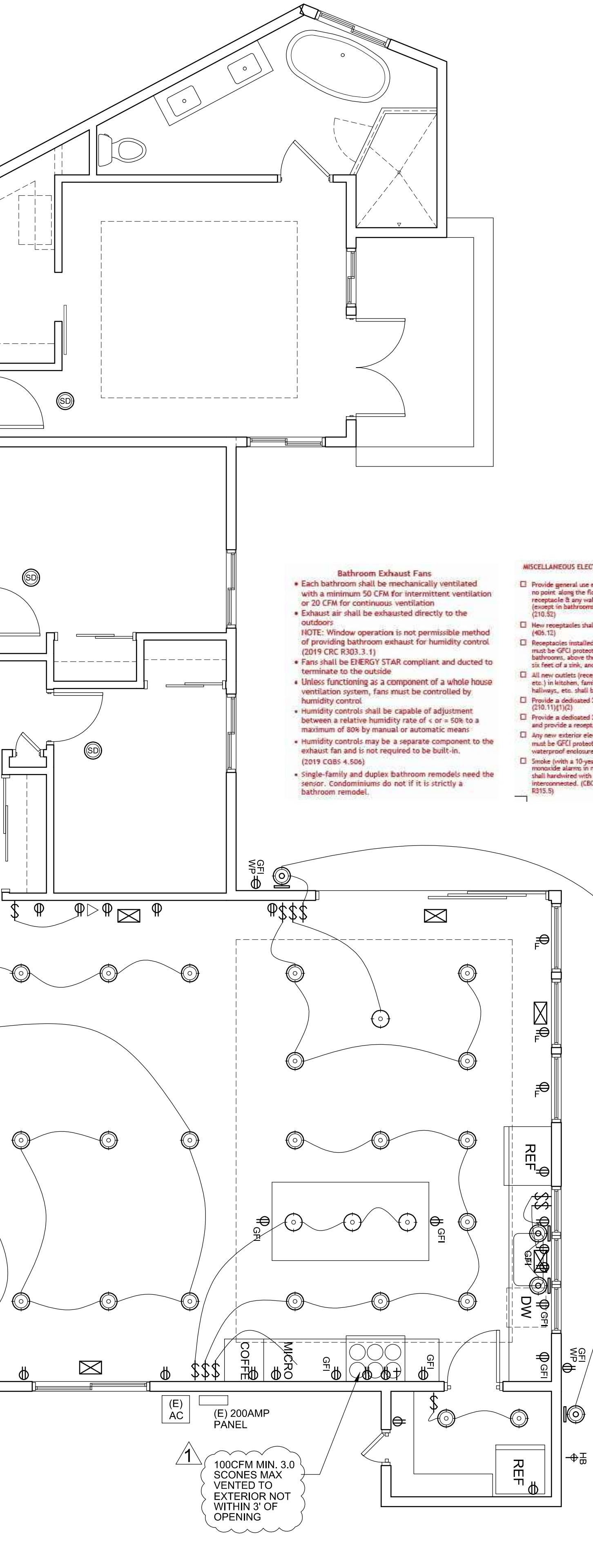
LED RECESSED YES 9 11 99 0

LED PENDANT YES 3 11 33 0

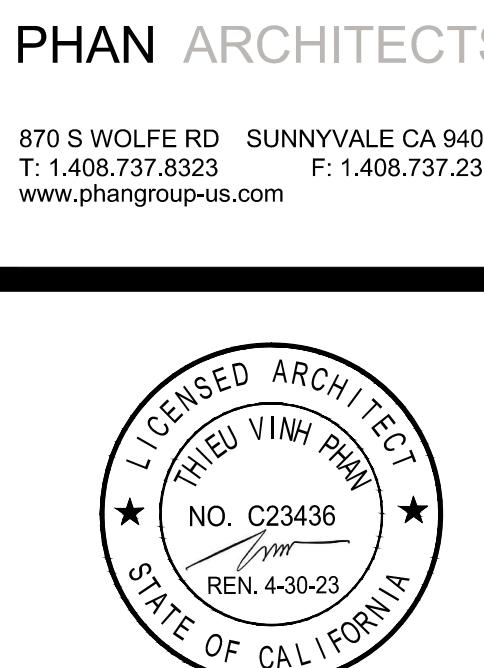
LED UNDER CABINET YES 3.5 6 21

TOTAL A:153 B: 0

A > B DESIGN COMPLIES



NEW MEP PLAN | A | SCALE: 1/4" = 1'-0" | 0 2 4 8 12'



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
MEP PLAN

REV. DATE REMARKS
01 11.22.2022 BUILDING

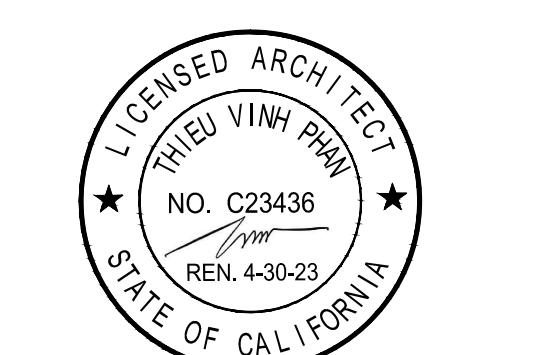
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SUBMITTAL:
BUILDING

DRAWN BY:
PP
DATE:
JUNE 16 2022

SCALE:
SHEET NUMBER:

E01



PROJECT:
721 GLENCOE CT.
ADDITION

ADDRESS:
721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:
T24
ENERGY
COMPLIANCE

REV. DATE REMARKS
01 11.22.2022 BUILDING

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SUBMITTAL:
BUILDING

DRAWN BY:
PP
DATE:
JUNE 16 2022

SCALE:
AS NOTED

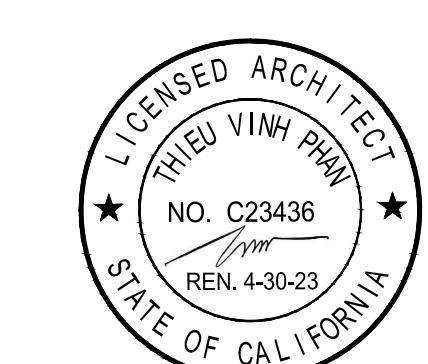
SHEET NUMBER:

T24

RESIDENTIAL MEASURES SUMMARY RMS-1									
Project Name	Building Type	Single Family	Multi Family	Addition Alone	Existing+Addition/Alteration	Date			
Glenco Ct-Sunnyvale									
Glenco Ct-Sunnyvale	California Energy Climate Zone	Total Cond. Floor Area		Addition	# of Units	12/13/2022			
Project Address	CA Climate Zone 04	2,419	498	1					
721 Glenco Ct. Sunnyvale									
INSULATION	Area	Cavity	(ft ²)	Special Features	Status				
Construction Type									
Wall Wood Framed	- no insulation -	262			Existing				
Wall Wood Framed	- no insulation -	262			Existing				
Wall Wood Framed	- no insulation -	192			Existing				
Floor Wood Framed w/Crawl Space	- no insulation -	1,921			Existing				
Roof Wood Framed Attic	- no insulation -	1,921			Existing				
Wall Wood Framed	- no insulation -	320			Existing				
Demising Wood Framed	- no insulation -	100			Existing				
Wall Wood Framed	R 15	362			New				
FENESTRATION	Total Area	415	Glazing Percentage:	17.2%	New/Altered Average U-Factor:	0.28			
Orientation Area (ft ²)	U-Fac SHGC Overhang Sidefins Exterior Shades Status								
Rear (NW)	73.0	0.580	0.65	none	none	N/A			
Rear (NW)	33.0	0.530	0.65	none	none	N/A			
Left (SW)	18.0	0.580	0.65	none	none	N/A			
Left (W)	48.0	0.280	0.20	none	none	N/A			
Rear (N)	48.0	0.580	0.65	none	none	N/A			
Left (SW)	82.0	0.280	0.20	none	none	N/A			
Rear (NW)	109.0	0.280	0.20	none	none	N/A			
Skylight	4.0	1.980	0.80	none	none	N/A			
HVAC SYSTEMS									
Qty. Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status				
1 Central Furnace	75% AFUE	Split Air Conditioner	10.0 SEER	Setback	Existing				
HVAC DISTRIBUTION									
Location	Heating	Cooling	Duct Location	R-Value	Status				
Furnace/AC	Ducted	Ducted	Attic	8.0	Altered				
WATER HEATING									
Qty. Type	Gallons	Min. Eff	Distribution		Status				
EnergyPro 8.2 by EnergySoft Sol User Number: 6262	ID:21-12114	Page 15 of 21							

RESIDENTIAL MEASURES SUMMARY RMS-1									
Project Name	Building Type	Single Family	Multi Family	Addition Alone	Existing+Addition/Alteration	Date			
Glenco Ct-Sunnyvale									
Glenco Ct-Sunnyvale	California Energy Climate Zone	Total Cond. Floor Area		Addition	# of Units	12/13/2022			
Project Address	CA Climate Zone 04	2,419	498	1					
721 Glenco Ct. Sunnyvale									
INSULATION	Area	Cavity	(ft ²)	Special Features	Status				
Construction Type									
Door Opaque Door	- no insulation -	23			New				
Floor Wood Framed Attic	R 38	494			New				
Floor Wood Framed w/Crawl Space	R 19	498			New				
Demising Wood Framed	- no insulation -	100			Existing				
INSULATION	Area	Cavity	(ft ²)	Special Features	Status				
Construction Type									
Door Opaque Door	- no insulation -	23			New				
Floor Wood Framed Attic	R 38	494			New				
Floor Wood Framed w/Crawl Space	R 19	498			New				
Demising Wood Framed	- no insulation -	100			Existing				
FENESTRATION	Total Area	415	Glazing Percentage:	17.2%	New/Altered Average U-Factor:	0.28			
Orientation Area (ft ²)	U-Fac SHGC Overhang Sidefins Exterior Shades Status								
Rear (NW)	73.0	0.580	0.65	none	none	N/A			
Rear (NW)	33.0	0.530	0.65	none	none	N/A			
Left (SW)	18.0	0.580	0.65	none	none	N/A			
Left (W)	48.0	0.280	0.20	none	none	N/A			
Rear (N)	48.0	0.580	0.65	none	none	N/A			
Left (SW)	82.0	0.280	0.20	none	none	N/A			
Rear (NW)	109.0	0.280	0.20	none	none	N/A			
Skylight	4.0	1.980	0.80	none	none	N/A			
HVAC SYSTEMS									
Qty. Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status				
1 Central Furnace	75% AFUE	Split Air Conditioner	10.0 SEER	Setback	Existing				
HVAC DISTRIBUTION									
Location	Heating	Cooling	Duct Location	R-Value	Status				
Furnace/AC	Ducted	Ducted	Attic	8.0	Altered				
WATER HEATING									
Qty. Type	Gallons	Min. Eff	Distribution		Status				
EnergyPro 8.2 by EnergySoft Sol User Number: 6262	ID:21-12114	Page 16 of 21							

RESIDENTIAL MEASURES SUMMARY RMS-1									
Project Name	Building Type	Single Family	Multi Family	Addition Alone	Existing+Addition/Alteration	Date			
Glenco Ct-Sunnyvale									
Glenco Ct-Sunnyvale	California Energy Climate Zone	Total Cond. Floor Area		Addition	# of Units	12/13/2022			
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721 Glenco Ct. Sunnyvale									
INSULATION	Area	Cavity	(ft ²)	Special Features	Status				
Construction Type									
Door Opaque Door	- no insulation -	23			New				
Floor Wood Framed Attic	R 38	494			New				
Floor Wood Framed w/Crawl Space	R 19	498			New				
Demising Wood Framed	- no insulation -	100			Existing				
FENESTRATION	Total Area	415	Glazing Percentage:	17.2%	New/Altered Average U-Factor:	0.28			
Orientation Area (ft ²)	U-Fac SHGC Overhang Sidefins Exterior Shades Status								
Rear (NW)	73.0	0.580	0.65	none	none	N/A			
Rear (NW)	33.0	0.530	0.65	none	none	N/A			
Left (SW)	18.0	0.580	0.65	none	none	N/A			
Left (W)	48.0	0.280	0.20	none	none	N/A			
Rear (N)	48.0	0.580	0.65	none	none	N/A			
Left (SW)	82.0	0.280	0.20	none	none	N/A			
Rear (NW)	109.0								



PROJECT:
721 GLENCOE CT.
ADDITION

ADDRESS:
721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:
T24
ENERGY
COMPLIANCE

REV. DATE REMARKS
01 11.22.2022 BUILDING

NOTES:

SUBMITTAL:
BUILDING

DRAWN BY:
PP

DATE:
JUNE 16 2022

SCALE:
AS NOTED

SHEET NUMBER:

T24.1

CERTIFICATE OF COMPLIANCE
Project Name: Glencoe Ct-Sunnyvale
Calculation Date/Time: 2022-12-13T14:42:32-08:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E
(Page 1 of 12)
Input File Name: 21-12134 PHAN ARCH-Glencoe Ct-Sunnyvale.ribd19x

GENERAL INFORMATION									
01	Project Name								
02	Run Title								
03	Project Location								
04	City		Sunnyvale	05	Standards Version		2019		
06	Zip code		94087	07	Software Version		EnergyPro 8.2		
08	Climate Zone		4	09	Front Orientation (deg/ Cardinal)		135		
10	Building Type		Single family	11	Number of Dwelling Units		1		
12	Project Scope		Addition/Alteration	13	Number of Bedrooms		4		
14	Addition Cond. Floor Area (ft²)		498	15	Number of Stories		1		
16	Existing Cond. Floor Area (ft²)		1921	17	Fenestration Average U-factor		0.28		
18	Total Cond. Floor Area (ft²)		2419	19	Glazing Percentage (%)		17.16%		
20	ADU Bedroom Count		n/a	21	ADU Conditioned Floor Area		n/a		
22	Is Natural Gas Available?		Yes						

VALID ONLY FOR NEW PERMIT APPLICATIONS THROUGH DECEMBER 31, 2021

COMPLIANCE RESULTS									
01	Building Complies with Computer Performance								
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.								
03	This building incorporates one or more Special Features shown below								

Registration Number: 221-P010258902B-000-0000000-0000 Registration Date/Time: 2022-12-13 14:45:56 HER'S Provider: CalCERTS Inc. CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.300 Report Generated: 2022-12-13 14:43:08 Schema Version: rev 20200901

CF1R-PRF-01E
(Page 4 of 12)
Input File Name: 21-12134 PHAN ARCH-Glencoe Ct-Sunnyvale.ribd19x

CERTIFICATE OF COMPLIANCE
Project Name: Glencoe Ct-Sunnyvale
Calculation Date/Time: 2022-12-13T14:42:32-08:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E
(Page 5 of 12)
Input File Name: 21-12134 PHAN ARCH-Glencoe Ct-Sunnyvale.ribd19x

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Raised Floor	Existing Floor	Default Floor Crawlspace	n/a	n/a	1921	n/a	n/a		Existing	No
Raised Floor 2	Addition	R-19 Floor Crawlspace	n/a	n/a	498	n/a	n/a		New	n/a
Front Wall 2	Garage	Garage Wall	135	Front	160	112	90	none	Existing	No
Left Wall 2	Garage	Garage Wall	225	Left	122	12	90	none	Existing	No
Right Wall 2	Garage	Garage Wall	45	Right	192	18	90	none	Existing	No
Front Wall To Garage	Garage	Default Wall Prior to 197	0	n/a	160	18	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Type	Roof Rise (in 12)	Reflectance	Emissittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition			
Roof	Addition	R-38 Roof Attic1	0	n/a	4.1	4	0.1	0.85	No	New	n/a		

ATTIC										
01	02	03	04	05	06	07	08	09	10	
Name		Construction	Type	Roof Rise (in 12)	Reflectance	Emissittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic __Garage__		Attic Garage Roof Cons	Ventilated	4	0.1	0.85	No	No	Existing	No
Attic Existing Floor		Attic Roof Existing Floor	Ventilated	4	0.1	0.85	No	No	Existing	No
Attic Addition		Attic Roof Addition	Ventilated	4	0.1	0.85	Yes	No	New	n/a

Registration Number: 221-P010258902B-000-0000000-0000 Registration Date/Time: 2022-12-13 14:45:56 HER'S Provider: CalCERTS Inc. CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.300 Report Generated: 2022-12-13 14:43:08 Schema Version: rev 20200901

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CERTIFICATE OF COMPLIANCE
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Calculation Description: Title 24 Analysis

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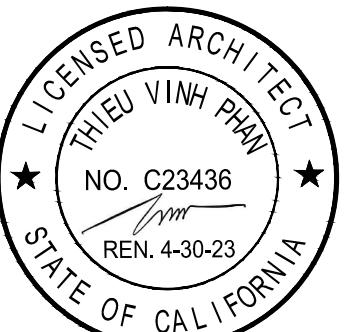
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PROJECT:
721 GLENCOE CT.
ADDITION

ADDRESS:
721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:
T24
ENERGY
COMPLIANCE

CERTIFICATE OF COMPLIANCE
Project Name: Glencoe Ct-Sunnyvale
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Input File Name: 21-12134 PHAN ARCH-Glencoe Ct-Sunnyvale.ribd19x

OPAQUE SURFACE CONSTRUCTIONS									
01	02	03	04	05	06	07	08		
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor		Assembly Layers	
R-38 Roof Attic1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.032		Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking R-value: 0.38 Cavity / Frame: R-38 / 2x4 Inside Finish: Gypsum Board	
-Default Wall Prior to	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277		Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board	
-Default Wall Prior to 19	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277		Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board	
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.412		Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4	
Attic RoofExisting Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644		Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4	
Attic RoofAddition	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.412		Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4	

CERTIFICATE OF COMPLIANCE
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OPAQUE SURFACE CONSTRUCTIONS									
01	02	03	04	05	06	07	08		
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor		Assembly Layers	
Default Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O. C.	R-0	None / None	0.218		Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x8	
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.049		Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6	
R-0 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.481		Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board	
Default Roof Prior to 197	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-0	None / None	0.467		Cavity / Frame: no insul. / 2x6 Inside Finish: Gypsum Board	
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025		Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board	

BUILDING ENVELOPE - HER'S VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

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WATER HEATING SYSTEMS									
01	02	03	04	05	06	07	08	09	10
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st HR. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	40	0.58-EF	<=75 kBtu/h	0	78	n/a	n/a	Existing	No	

WATER HEATING - HER'S VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery	
DHW Sys 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	

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SPACE CONDITIONING SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count					
Furnace/AC1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 3	Air Distribution System 1	n/a	Existing	No	1	1					

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-75

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	9	10	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value	Duct Location		Surface Area									
Name	Type	Design Type	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft		
Air Distributon System 1	Unconditioned attic	Non-Verified	R-8	R-8	Attic	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System	Existing + New	No	n/a	n/a	

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HVAC - DISTRIBUTION SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft		

HVAC FAN SYSTEMS - HER'S VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Not Required	0

HERS RATER VERIFICATION OF EXISTING CONDITIONS

PROJECT NOTES															
Standard Building (Compliance)															

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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 construed to be an approval of the violation of any City or State Law.

JOB COPY

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

CITY OF SUNNYVALE



Easy to Verify at CalCERTS.com

Registration Number: 221-P010258902B-000-0000000-0000
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT															
1. I certify that this Certificate of Compliance documentation is accurate and complete.															
Documentation Author Name: Jam Hezar															
Signature Date: 2022-12-13 14:45:56															
Company: Alliance 24 Title															
Address: 325 Berry Street															
City/State/Zip: San Francisco, CA 94158															
Phone: 415-422-9925															

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Jam Hezar

Company: Alliance 24 Title

Address: 325 Berry Street

License: ICC#8099390 and USGBC-LEED AP BD C

City/State/Zip: San Francisco, CA 94158

Phone: 415-422-9925

Registration Number: 221-P010258902B-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.1.300
Schema Version: rev 20200901

Registration Date/Time: 2022-12-13 14:45:56
HERS Provider: CalCERTS Inc.
Report Generated: 2022-12-13 14:43:08

REV. DATE REMARKS
01 11.22.2022 BUILDING

DRAWN BY:
PP
DATE:
JUNE 16 2022
SCALE:
AS

GENERAL CRITERIA

APPLYING TO ALL STRUCTURAL FEATURES UNLESS OTHERWISE SHOWN OR NOTED.

1. GENERAL

- A. WHERE PUBLIC UTILITY LINES OR EQUIPMENT MUST BE REMOVED, AND/OR RELOCATED, OBTAIN THE NECESSARY APPROVALS FROM WATER AND POWER DEPARTMENT PRIOR TO STARTING WORK.
- B. NECESSARY PERMITS FROM PUBLIC WORKS SHALL BE SECURED AND NECESSARY BARRIERS, PROTECTION FENCES, AND/OR CANOPIES SHALL BE ERECTED ALONG PUBLIC WAYS PRIOR TO STARTING CONSTRUCTION.
- C. SEPARATE MECHANICAL PERMIT SHALL BE SECURED FOR ALL ELECTRICAL, PLUMBING, AND HEATING-VENTILATING WORK.
- D. STRUCTURAL ELEMENTS (INCLUDING WALLS AND FOOTINGS) WHICH PROJECT INTO PUBLIC PROPERTY REQUIRE PUBLIC WORKS APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
- E. BREAKS IN ROOFING SHALL BE PATCHED.
- F. PLANS AND DETAILS WERE DEVELOPED BASED UPON A FIELD INVESTIGATION BY THE RESPONSIBLE ARCHITECT/ENGINEER AND REFLECT THE APPROXIMATE ACTUAL CONDITIONS OF THE BUILDING. ALL DIMENSIONS SHALL BE FIELD VERIFIED.
- G. BUILDING SHALL NOT BE OCCUPIED DURING REMODEL WORK WHERE:
 1. THE BUILDING STRENGTH IS SUBSTANTIALLY WEAK ANY POINT DURING THE REMODEL WORK.
 2. REQUIRED EXITS ARE NOT AVAILABLE OR ARE OBSTRUCTED.
 3. REQUIRED FIRE SAFETY DEVICES, SUCH AS SPRINKLERS, STANDPIPES AND ALARM SYSTEM ARE NOT OPERATIONAL.

2. REFERENCE TO OTHER DRAWINGS

- A. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: KINDS OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.
- B. DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR WHO SHALL VERIFY SIZES AND LOCATIONS OF SUCH HOLES HOLES AND OPENINGS THROUGH WALLS, BEAMS AND FLOOR FOR ELEVATORS, OR OPENINGS WITH THE PLUMBING, HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND THESE SUB-CONTRACTORS.
- C. INTENT
OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR. IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS
- D. DISCREPANCIES
THE CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH OTHER DRAWINGS FOR INDIVIDUAL ITEMS. DISCREPANCIES UNCOVERED, IF ANY, SHALL BE REPORTED BEFORE PROCEEDING WITH THE WORK SO THAT PROPER ADJUSTMENT CAN BE MADE.
- E. ALL NEW CONSTRUCTION MUST BE COORDINATED WITH EXISTING SITE CONDITIONS.
- F. REINFORCING
 - A. ALL REINFORCING STEEL SHALL BE GRADE 60 ($F_y = 60 \text{ ksi}$) FOR #4 AND LARGER, GRADE 40 FOR #3 AND SMALLER DEFORMED BARS, IN ACCORDANCE WITH ASTM A615 AND WITH DEFORMATIONS CONFORMING TO ASTM A305-56T. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, UNLESS NOTED OTHERWISE. REINFORCING STEEL TO BE WELDED TO MEET ASTM A706 REQUIREMENTS
 - B. ALL REINFORCEMENT SHALL BE CONTINUOUS. STAGGER SPLICES WHERE POSSIBLE. LAPS FOR SPLICES SHALL BE 48 DIAMETERS UNLESS OTHERWISE SHOWN OR NOTED.
 - C. SUPPORT REINFORCEMENT IN ITS TRUE HORIZONTAL AND VERTICAL POSITION WITH DEVICES SUFFICIENTLY NUMEROUS TO PERMIT WALKING ON STEEL WITHOUT DISPLACEMENT.
 - D. ALL REINFORCEMENT SHALL BE SECURELY WIRED TOGETHER IN FORMS. TWO WAY MATS OF STEEL SHALL BE TIED AT ALTERNATE INTERSECTIONS BOTH WAYS MINIMUM. WALL STEEL SPREADERS SHALL BE #3 BARS, 4'-0" EACH WAY MAXIMUM.
 - E. TACK WELDING OF ANY REINFORCING IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER IN WRITING.
- G. HARDWARE TO BE PER SIMPSON OR EQUIVALENT

7. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT-CLEAR DISTANCE

- A. FOOTINGS, TIE BEAMS, GRADE BEAMS, 3 INCHES SLABS ON GRADE
- B. WALLS, PEDESTALS 2 INCHES AT FORMED FACE AGAINST EARTH OR WATER
1 1/2 INCHES AT EXTERIOR FACE ABOVE GRADE
1 INCH AT INTERIOR FACE ABOVE GRADE AT WALLS.
1 1/2" AT COLS AND BEAMS.

8. CONCRETE

- A. BASIS FOR DESIGN STRENGTH AT 28 DAYS:
POURED IN PLACE $F'_c = 2,500 \text{ PSI N.W.C.}$
N.W.C. = NORMAL WEIGHT CONCRETE.
- B. ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY MARKED "NOT REINFORCED"
- C. AGGREGATE SIZE 3/4" MAX EXCEPT AT FOOTINGS WHERE IT IS TO BE 1-1/2" MAX.

9. TO OBViate SHRINKAGE, LIMIT SLAB-ON-GRADE POURS TO 3600 SQ.FT. AND WALLS TO 60' LENGTHS. POURS ON METAL DECK TO BE LIMITED TO AREAS 90'x90'. SUBMIT LAYOUTS FOR APPROVAL PRIOR TO ALL POURS TO OWNER'S REPRESENTATIVE. CONTROL JOINTS SHALL OCCUR AT 20'-0" O.C. EACH WAY.

10. SLAB ON GRADE

SEE PLANS FOR SPECIFIC NOTES

11.1 LUMBER

- A. UNMANUFACTURED FRAMING LUMBER SHALL BE DOUGLAS FIR/LARCH NO. 2 OR NO. 1 AND GRADE PER PLAN MARKED PER WCLB SPECIFICATIONS. MANUFACTURED LUMBER SHALL BE PER MANUFACTURER OF MICROLLAM LVL AND PARALLAM PSL MEMBER.

- B. STRUCTURAL PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO COMMERCIAL STANDARDS PSI-74, STRUCTURAL EXTERIOR TYPE GRADE C-D. GRADE. STAMPED APA. STRUCTURAL EXTERIOR TYPE GRADE C-D, GRADE
- C. NAILING SHALL CONFORM TO THE BUILDING CODE UNLESS OTHERWISE NOTED. SUBSTITUTIONS FOR FRAMING HARDWARE SHALL NOT BE USED UNLESS APPROVED BY FRAMING HARDWARE SHALL NOT BE USED UNLESS THE ARCHITECT/ENGINEER.

- D. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED OR APPROVED BY THE ARCHITECT/ENGINEERS.

- E. USE DOUBLE JOISTS UNDER WALLS OR PARTITIONS PARALLEL TO JOISTS. USE SOLID BLOCK UNDER PARTITIONS PERPENDICULAR TO JOIST.

- F. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19% FOR UNMANUFACTURED ALL STRUCTURAL MEMBERS.

- G. PROVIDE WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

- H. HARDWARE TO BE PER SIMPSON OR EQUIVALENT

11.2 LUMBER NOTES

ALL LUMBER SHALL HAVE MOISTURE CONTENT NOT EXCEEDING 19% PRIOR TO INSTALLATION.

- 2X4 STUD SHALL BE DOUGLAS FIR LARCH STANDARD GRADE OR BETTER.
- 2X6 STUD SHALL BE DOUGLAS FIR LARCH #2 OR BETTER.
- TOP AND SOLE PLATES SHALL BE DOUGLAS FIR LARCH \$2 OR BETTER
- 4X OR 6X POST SHALL BE DOUGLAS FIR LARCH #1 OR BETTER.
- 2X JOIST SHALL BE DOUGLAS FIR LARCH #2 OR BETTER.
- 4X BEAM SHALL BE DOUGLAS FIR LARCH #1 OR BETTER.
- ALL PSL AND LVL MEMBER SHALL BE 2.0E.

12 EPOXY SYSTEM

PROVIDE SIMPSON SET-XP ADHESIVE SYSTEM FOR EPOXY ANCHOR (ICC-ESR 2508).

13 SOIL DESIGN PARAMETERS

PER CBC 2016, CHAPTER 18 : SOIL BEARING - 1500 PSF

SEISMIC PARAMETERS													
Seismic Design Cat.	Occ Cat.	Site Class	R	SDS (g)	SD1 (g)	P	Ta	Ss (g)	S1 (g)	TL	Fa	FY	Cs
D	II	D	6.5	1.0	0.6	1.40	0.175	1.5	0.6	12	1.2	1.50	0.13

WIND PARAMETERS

Wind Speed	Occ Cat.	Roughness	Exposure	Iw	Topo Type
110	II	C	C	1.00	Flat

NAILING SCHEDULE

TABLE 2304.10.1
FASTENING SCHEDULE

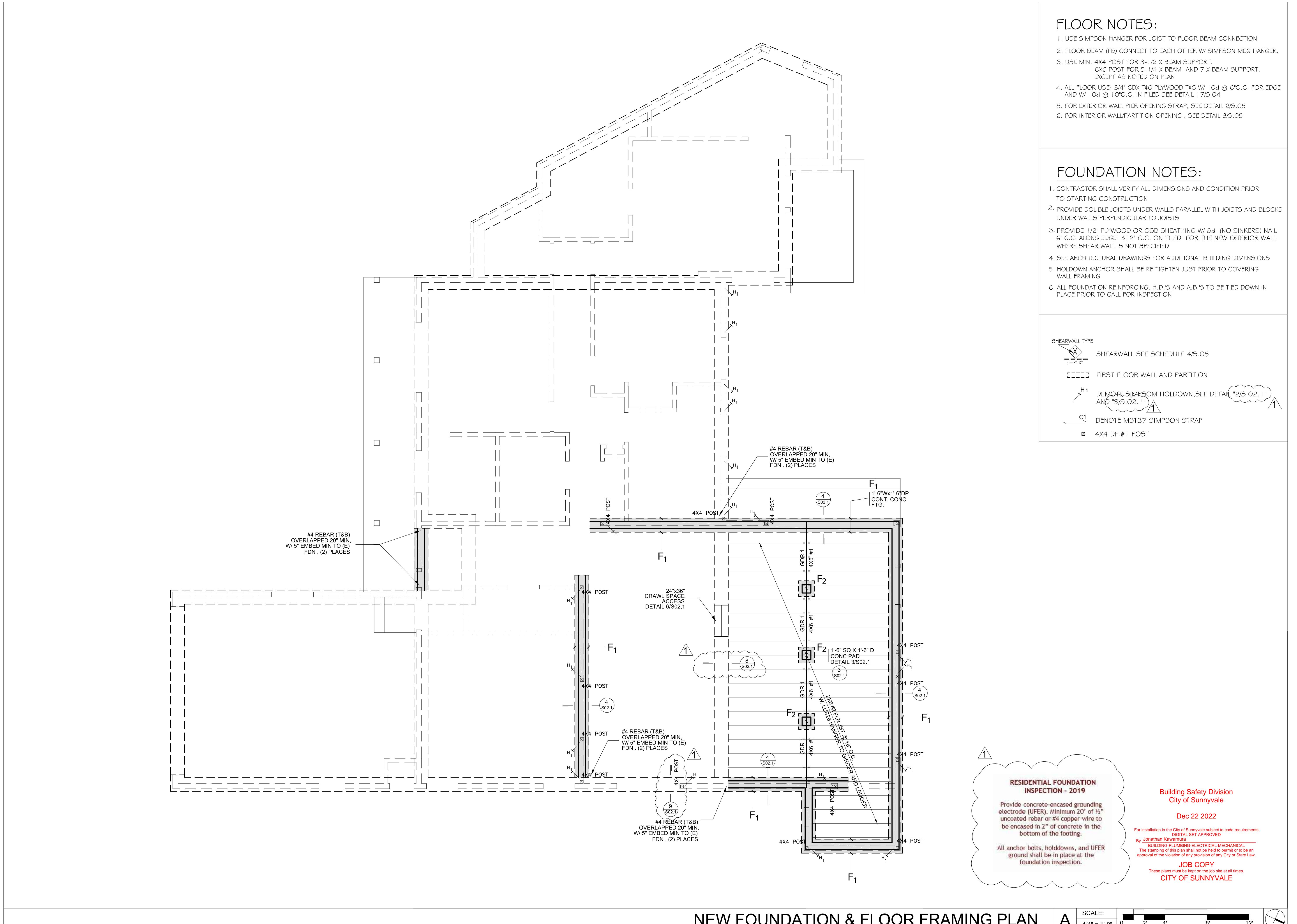
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" x 0.131" staples, $\frac{1}{8}$ " crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-3" x 0.131" nails	Each end, toenail
Flat blocking to truss and web filler	2-3" x 0.131" nails	Face nail
2. Ceiling joists to top plate	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" x 0.131" staples, $\frac{1}{8}$ " crown	Each joist, toenail
3. Ceiling joist attached to parallel rafter, lags (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 1/2" x 0.162") or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 0.131" staples, $\frac{1}{8}$ " crown	Face nail
4. Ceiling joist attached to parallel rafter (head joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-10d common (3" x 0.148"); or 3-16d box (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 0.131" staples, $\frac{1}{8}$ " crown	Face nail
5. Collar tie to rafter	3-10d box (3" x 0.128"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 0.131" staples, $\frac{1}{8}$ " crown	Face nail
6. Rafter or roof truss to top plate (see Section 2308.7.5, Table 2308.7.5)	3-10d common (3" x 0.148"); or 3-16d box (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 0.131" staples, $\frac{1}{8}$ " crown	Toenail
7. Roof rafters to ridge valve or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (3" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" x 0.131" staples, $\frac{1}{8}$ " crown; or 3-10d box (3" x 0.128"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 0.131" staples, $\frac{1}{8}$ " crown	Toenail

(continued)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing*		
19. 1" brace to each stud and plate	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" x 0.131" staples, $\frac{1}{8}$ " crown	Face nail
20. 1" x 6" sheathing to each bearing	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" x 0.131" staples, $\frac{1}{8}$ " crown	Face nail
21. 1" x 8" and wider sheathing to each bearing	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128")	Face nail
22. Joist to sill, top plate, or girders	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" x 0.131" staples, $\frac{1}{8}$ " crown	Toenail
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	6" o.c., toenail	
24. 1" x 6" subfloor or less to each joist	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
25. 2" subfloor to joist or girder	2-16d common (3" x 0.162")	Face nail
26. 2" flanks (plank & beam - floor & roof)	2-16d common (3" x 0.162")	Each bearing, face nail
27. Built-up girders and beams, 2" lumber layers	2-16d common (4" x 0.192")	Each bearing, face nail
28. Ledger strip supporting joists or rafters	3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" x 0.131" staples, $\frac{1}{8}$ " crown	Ends and at each splice, face nail
29. Joist to band joist or rim joist	4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 0.131" staples, $\frac{1}{8}$ " crown	End nail
30. Bridging or blocking to joist, rafter or truss	2-16d common (3 1/2" x 0.162"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" x 0.131" staples, $\frac{1}{8}$ " crown	Each end, toenail

(continued)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing*		
31. $\frac{1}{4}$ " - $\frac{1}{2}$ "	$\frac{1}{4}$ " x 11" nail	Edges (inches)
32. $\frac{1}{2}$ " - $\frac{1}{4}$ "	$\frac{1}{4}$ " x 16" nail, $\frac{1}{8}$ " crown	Intermediate supports (inches)
33. $\frac{1}{4}$ " - $\frac{1}{2}$ "	$\frac{1}{4}$ " x 16" nail, $\frac{1}{8}$ " crown	4" - 8"
34. $\frac{1}{2}$ " fiberboard sheathing*	$\frac{1}{4}$ " x 16" galvanized roofing nail ($\frac{1}{8}$ " head diameter);	



DAN L. CHEN S.E.
47849 MASTER COURT FREMONT 94539
T: 510.578.8230

A circular metal stamp with a serrated edge. The outer ring contains the text "REGISTERED", "DAN LU CHEN", "ENGINEER", "STRUCTURAL", and "STATE OF CALIFORNIA". Inside the circle, at the top, is "S5358". In the center, it says "Exp. 6/30/82". A large, handwritten signature "Chen" is written across the center of the stamp.

PROJECT:
**721 GLENCOE CT
ADDITION**

ADDRESS:
721 GLENCOE CT.
SUNNYVALE CA 94087

NEW FOUNDATION AND FLOOR FRAMING PLAN

REV.	DATE	REMARKS
01	11.22.2022	BUILDING

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 ENGINEER. ANY USE OR RE-PRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS IS STRICTLY PROHIBITED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF THE ENGINEER.

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SUBMITTAL: **BUILDING**

DRAWN BY:
PP

DATE:

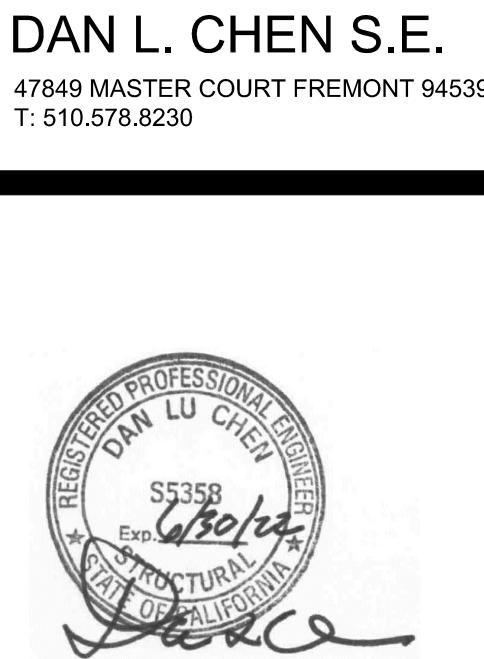
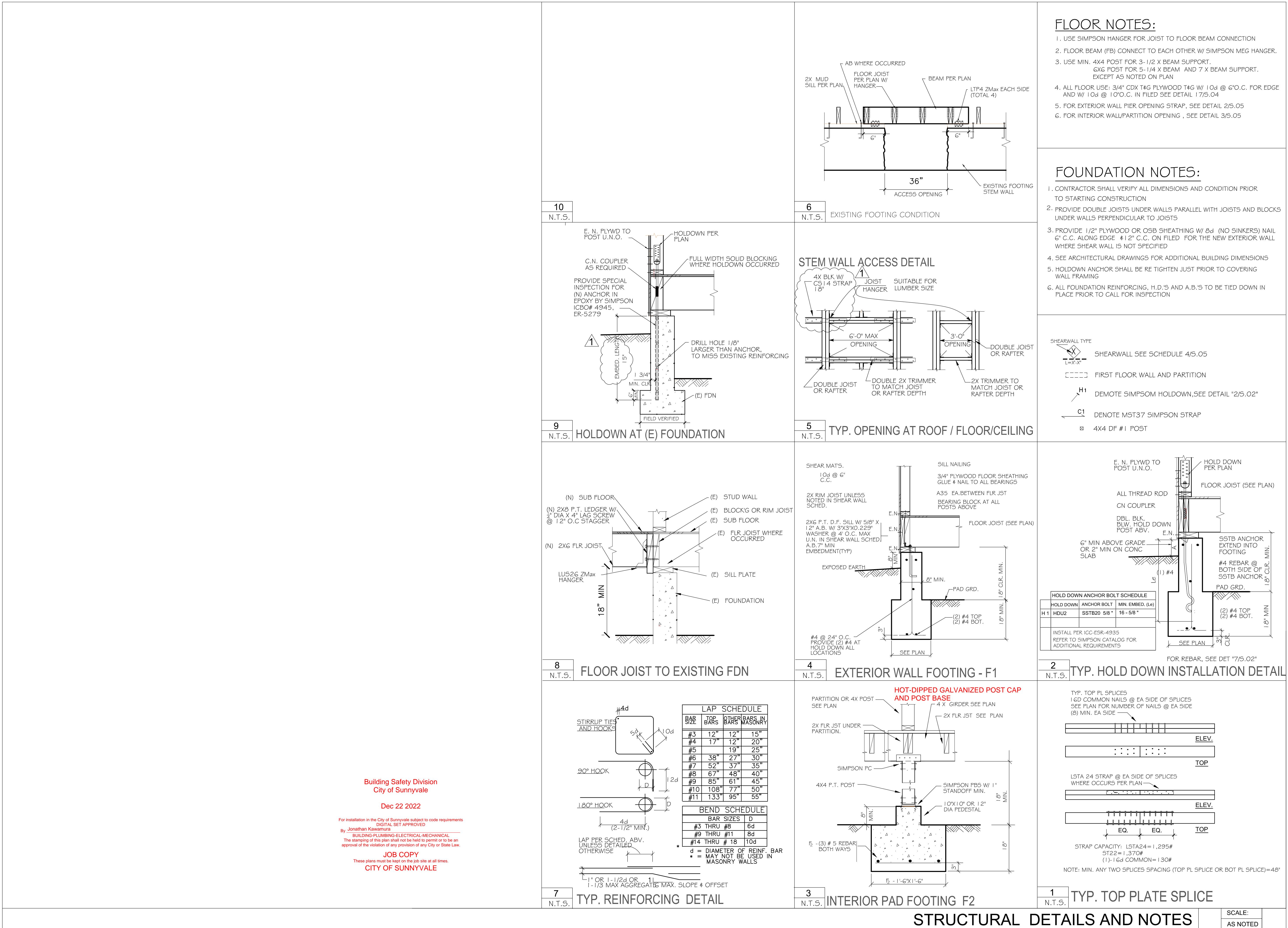
JUNE 16 2022

SCALE:
AS NOTED

SHEET NUMB

8

3.02



PROJECT: 721 GLENCOE CT. ADDITION

ADDRESS: 721 GLENCOE CT. SUNNYVALE CA 94087

TITLE: FOUNDATION DETAILS

REV.	DATE	REMARKS
01	11.22.2022	BUILDING

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SUBMITTAL:
BUILDING

DRAWN BY:
PP
DATE:
JUNE 16 2022

SCALE:
AS NOTED

SHEET NUMBER:

S.02.1

STRUCTURAL NOTES:

1. PROVIDE DOUBLE JOISTS BELOW ALL BEARING WALLS PARALLEL TO JOISTS
2. PROVIDE 2X SOLID BLOCKING BELOW ALL BEARING WALLS PERPENDICULAR TO JOISTS
3. PROVIDE 2X SOLID BLOCKING, @ 8'-0" MAX C.C. FOR FLOOR JOIST
4. PROVIDE EDGE NAILING FOR ALL COLLECTOR BEAMS, TYP.
5. PROVIDE SOLID BLOCK AT FLOOR BETWEEN POST ABOVE AND BELOW
6. PROVIDE LATERAL BRACING OR SOLID BLOCK OF 2ND FLOOR BEAMS SUPPORTING SHEAR WALLS ABOVE AND AT EACH END OF POSTS OF SHEAR WALL ABOVE
7. PROVIDE ATTIC VENTILATION (MIN. OF 1/150 OF ATTIC AREAS). COVER VENT WITH 1/8" CORROSION RESISTANT WIRE MESH.
8. SEE SHEET 4/5.05 FOR SHEAR WALL AND DIAPHRAGM SCHEDULES
9. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL BUILDING DIMENSIONS
10. SEE ALL PERTINENT INFORMATION IN STRUCTURAL NOTES ON SHEET 5.01
11. ROOF IS DESIGNED FOR TILE MATERIAL (9 PSF MAX)
12. RAFTER SPAN MORE THAN 8'-0" SHALL HAVE LSU HANGER TO RIDGE/HIP/VALLEY
13. ALL CALIFORNIA FRAMING SHALL HAVE FLYWOOD SHEATHING AT UPPER AND LOWER ROOF

DAN L. CHEN S.E.
47849 MASTER COURT FREMONT 94539
T: 510.578.8230



ROOF & CEILING FRAMING NOTES:

1. USE SIMPSON RR HANGER OR L550 @ RAFTER TO RIDGE OR HIP BEAM CONNECTION
2. USE SIMPSON HU HANGER FOR CEILING BEAM TO RIDGE OR CEILING JOIST TO BEAM CONNECTION
3. USE MIN. 1/2" CDX PLYWOOD OR OSB FACE GRAIN PERPENDICULAR TO RAFTERS, STAGGER PANEL JOINT, NAILED W/ 8d COMMON NAIL @ 6" O.C. @ PANEL EDGE AND 12" O.C. @ INTERMEDIATE SUPPORT.
4. ALL CEILING JOIST TO BE 2X DF #2 MEMBER EXCEPT WHERE AS NOTED ON THE DRAWING



PROJECT:
**721 GLENCOE CT.
ADDITION**

ADDRESS:
**721 GLENCOE CT.
SUNNYVALE CA 94087**

TITLE:
**CEILING AND
ROOF FRAMING
PLANS**

REV. DATE REMARKS

01 11.22.2022 BUILDING

NOTES:

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SUBMITTAL:
BUILDING

DRAWN BY:
PP
DATE:
JUNE 16 2022

SCALE:
AS NOTED

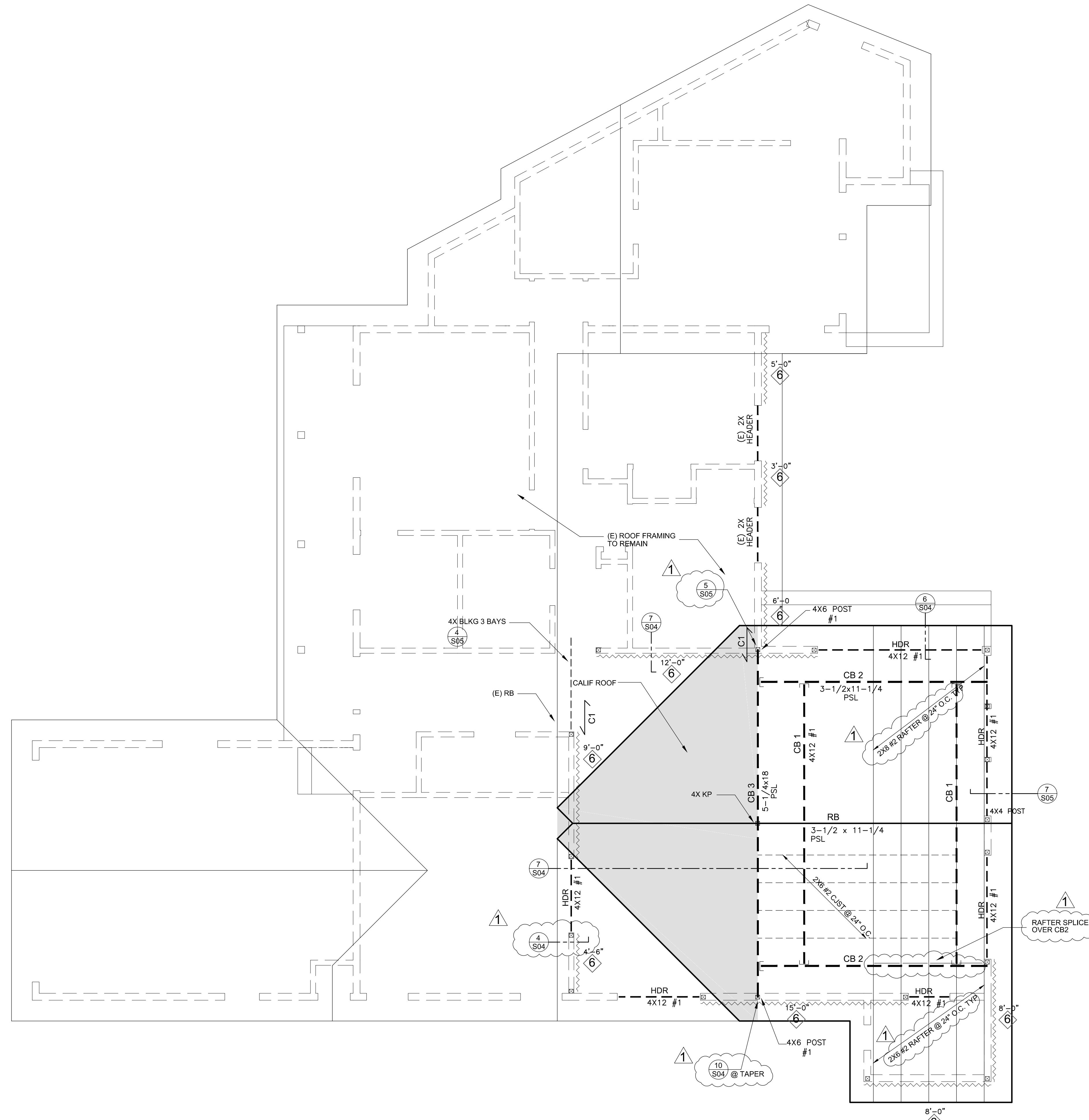
SHEET NUMBER:

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





PROJECT:
721 GLENCOE CT.
ADDITION

ADDRESS:
721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:
STRUCTURAL DETAILS

REV. DATE REMARKS

01	11.22.2022	BUILDING

NOTES:

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SUBMITTAL:
BUILDING

DRAWN BY:
PP
DATE:
JUNE 16 2022

SCALE:
AS NOTED

SHEET NUMBER:

S.04

CALIF ROOF

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 Koenig
BULDING-PUBLISHING-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

1 ROOF OR FLOOR DIAPHRAGM PLYWD SHTG PER PLAN W/B.N.
2 ROOF/FLOOR JOIST PER PLAN
3 RIM JOIST OR RIM BLKG PER PLAN 2X FULL DEPTH MIN.
4 A35 OR LTP4 PER SHEAR WALL SCHEDULE (SHEET 15).
5 PLYWD SHEAR PANEL PER SCHEDULE
6 2-2X TOP PLATE
7 2X SILL PLATE
8 2X P.T. MUD SILL
9 3X SILL PL AND ALL PANEL EDGE STUDS PER SHEAR WALL WHERE REQUIRED. STAGGER E.N.
10 2X STUD WALL PER PLAN
11 2X BLKG @ PANEL EDGES. 4X BLKG WHERE 3X SILL IS USED.
12 E.N. SHEAR PANEL EDGE NAILS
13 LAG SCREW OR 1/4" NAIL SILL ANCHORS PER SHEAR WALL SCHEDULE
14 5/8" DIA. X 1 1/2" A.B. @ CONCRETE OR CMU FOUNDATION PER SCHEDULE
15 PANEL END STRAP HOLD DOWN TO FLOOR BELOW. 2-2X POST MIN AT PANEL ENDS U.N.O. SEE PLAN FOR STRAP AND END CONDITIONS.
16 PANEL END HOLD DOWN TO CONCRETE OR CMU PER PLAN. 2-2X POST MIN AT PANEL ENDS U.N.O.
17 WHERE STUD IS AT TOP OF A.B. PROVIDE SHIM BLKG. FULL WIDTH AND LENGTH. W/ 5/16" DIA. X 5" LAG BOLTS @ 4" O.C. STAGGERED.
18 WHERE 55TB EMBEDMENT REQD IS DEEPER THAN THE FOOTING SPECIFIED. PROVIDE 1/8" W/ TOP X 1/2" W/ BOT. DEEPESED FOOTING X 3" MIN. DEEPER THAN REQD DEPTH FOR 55TB.
19 CRUSH BLOCK. PROVIDE SOLID BLOCKING. SAME SIZE AS HOLD-DOWN POST BELOW FLOOR.
20 3X6 OR 2X6 P.T. D.F. SILL W/ 5/8" X 1 1/2" A.B. W/ 3" X 3" X 1/4" WASHER. U.N. IN SHEARWALL SCHED.(TYP.)

NOTE: ALL ANCHOR BOLT (A.B.) AND WASHER TO BE GALVANIZED

4 TYP. SHEAR WALL DETAIL N.T.S.

5 SHEAR WALL SCHEDULE

TYPE	STUD	PLYWOOD	NAILS	SILL PLATE NAIL	FRAMING ANCH. A35	A.B @ 24" O.C MAX AT ALL SW
6	2X	1/2" CDX	10d @ 6" EDGE 10d @ 12" FIELD	16d @ 4"	@ 16"	5/8" DIA @ 24" O.C

6 TYP. HORIZONTAL DIAPHRAGM DETAIL N.T.S.

7 RIDGE DETAIL N.T.S.

8 SECTION "A"

9 EAVE DETAIL N.T.S.

10 CLIPPED BEAM AT HIP ROOF N.T.S.

11 TYP. KING POST CONN. N.T.S.

12 MICROLAM CONNECTION N.T.S.

13 TYP. STRAP TO BEAM N.T.S.

14 TYP. BEAM TO CONN. N.T.S.

15 STRUCTURAL NOTES:

1. PROVIDE DOUBLE JOISTS BELOW ALL BEARING WALLS PARALLEL TO JOISTS
2. PROVIDE 2X SOLID BLOCKING BELOW ALL BEARING WALLS PERPENDICULAR TO JOISTS
3. PROVIDE 2X SOLID BLOCKING. @ 8'-0" MAX C.C. FOR FLOOR JOIST
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16 TYP. HORIZONTAL DIAPHRAGM DETAIL N.T.S.

17 TYP. BEAM TO CONN. N.T.S.

STRUCTURAL DETAILS

Blueprint for a Clean Bay

Best Management Practices for the Construction Industry



Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or baylands. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that pour or spill into a street or storm drain.



Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight stormwater pollution. This "blueprint" summarizes "Best Management Practices (BMPs) for stormwater pollution prevention.

General Construction and Site Supervision



Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing the Job Right General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place erosion controls before rains begin. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board San Francisco Bay Region, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make sure everyone who works at the construction site is familiar with this information. Inform subcontractors about the stormwater requirements and their own responsibilities. Use BA ASMA, Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Urban Runoff Pollution Prevention Program, and California Storm Water Quality Association Stormwater Best Management Practice Handbook: Construction; (Jan 2003) as references.
- Practice Source Reduction – minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including paints, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation, can be recycled. Check with your hauler or disposal facility (see disposal section above). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled.
- Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.

Materials/Waste Handling

- Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.
- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from storm drains or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. If there is rain, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled.
- Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.

Permits

- In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

Field Manual for proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003)

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.
- Check for odors, discoloration or oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- If contamination is suspected, have the water tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. Or, you may be required to collect a haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

Check for Sediment Levels

- If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforate pipe sunk part way into a small pit filled with gravel.
 - Pumping from a bucket placed below water level using a submersible pump.
 - Pumping through a filtering device such as a swimming pool filter or filter wrapped around end of suction pipe.
 - When discharging to a storm drain, protect the inlet using a barrier of bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. Or pump water through a grassy swale prior to discharge.

If any of these are found follow the procedures below.

Detecting Contaminated Soil or Groundwater

- Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Earth-Moving and Dewatering Activities

Who should use this information?

- Bulldozer, Back Hoe, and Grader Machine Operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Storm Drain Pollution from Earth-Moving Activities

- Soil excavation and grading operations leave large amounts of soil that can blow or blow down when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Doing the Job Right General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- Take broken up concrete to a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.
- Clean up spills and leaks using "dry" methods (with absorbent materials and/or rags). Dig up, remove, and properly dispose of contaminated soil.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth disks, sand bags, or other controls to divert or trap runoff.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making cuts, use as little water as possible. Shovel or vacuum cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Roadwork and Paving

Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Site Supervisors
- Operators of Grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Developers
- Home Builders

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Spill Response Agencies:

In the City of Sunnyvale, DIAL 9-1-1.
State Office of Emergency Service Warning Center (24 hours) 1-800-852-7550
Santa Clara County Environmental Health Services (408) 299-6930

Local Pollution Control Agencies:

County of Santa Clara Pollution Prevention Program (408) 441-1195
County of Santa Clara Integrated Waste Management Program (510) 622-2300 Serving San Francisco Bay Region
Santa Clara County Hazardous Waste Program (408) 730-7270 For information on the disposal of hazardous waste
Santa Clara County Recycling Program (408) 730-7262 Or visit www.ci.sunnyvale.ca.us/recycle
SMaRT Station (GreenTeam/Zanker of Sunnyvale) Recycling Drop-Off Center, Garbage Disposal (408) 752-8530
Santa Clara Valley Water District (408) 265-2600
Santa Clara Valley Water District Pollution Hotline 1-888-510-5151

Painting and Application of Solvents and Adhesives

Who should use this information?

- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers
- Homeowners

Doing the Job Right Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids and hazardous wastes and must be disposed of as hazardous. Contact the Santa Clara County Hazardous Waste Program at (408) 299-7300.
- Paint chips and dust from non-hazardous dry stripping and blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead base paint removal requires a state-certified contractor.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- When stripping or cleaning pre-1978 exterior paint, use a pressure washer, block storm drains. Direct wash water onto a dirt area, or check Sunnyvale Water Pollution Control Plant (408) 730-7270 to find out if you can collect (mop or vacuum) cleaning debris and dispose of it to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Paint Removal

- Buildings constructed before 1978 may have lead paint in them. Test paint for lead by taking samples to a local environmental testing laboratory to determine if removed paint must be disposed of as hazardous waste.
- 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 excess liquids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as hazardous waste in a sanitary landfill. Leave lids off paint cans so the refuse collector can see that they are empty. Empty, dry paint cans also may be recycled at a household hazardous waste collection events.
- 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 excess liquids and residue as hazardous waste.
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CALGREEN RESIDENTIAL MANDATORY CHECKLIST

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2020

Following is a standardized checklist of the 2019 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (Chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Field Inspection Verification
4.106.2 Storm Water Drainage and Retention during construction.	A plan is developed and implemented to manage storm water drainage during construction.	Sheet: A01	Initials and Date:
4.106.3 Grading and paving.	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings	Sheet: A01	Initials and Date:
4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages	shall install a listed raceway to accommodate a dedicated 208.240-volt branch circuit	Sheet: NA	Initials and Date:
4.106.4.2 New multifamily dwellings.	If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces capable of supporting future EVSE.	Sheet: NA	Initials and Date:
4.106.4.3 New hotels and motels.	All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE.	Sheet: NA	Initials and Date:
4.201.1 Scope	Compliance with the California Energy Commission mandatory standards.	Sheet: T24	Initials and Date:

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444
Building and Planning Division representatives are available 8 a.m. - 12:30 p.m. and 1 p.m. - 5 p.m.
Sunnyvale.ca.gov - Search "Planning and Building"

Rev. 1/2020
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4.3 Water Efficiency and Conservation	4.303.1.1 Water Closets. Effective flush volume of all water closets shall not exceed 1.28 gallons per flush.	Sheet: E01	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	Sheet: NA	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.3 Showerheads. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all shower heads shall not exceed 1.8 gallons per minute at 80 psi.	Sheet: E01	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.4 Faucets. Residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. Lavatory faucets in common and public use areas in residential buildings shall not exceed 0.5 gpm at 60 psi. Metering faucets installed in residential buildings shall not deliver more than 0.2 gallons per cycle. Kitchen faucets shall not exceed 1.8 gpm at 60 psi.	Sheet: E01	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed per the California Plumbing Code.	Sheet: E01	Initials and Date:
4.3 Water Efficiency and Conservation	4.304.1 Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).	Sheet: NA	Initials and Date:
4.3 Water Efficiency and Conservation	4.305.1 Recycled water supply systems. Newly constructed residential developments, where recycled water is available from a municipal source may be required to have recycled water supply systems installed.	Sheet: NA	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.406.1 Rodent Proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents.	Sheet: A03	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste.	Sheet: A02	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.2 Construction waste management plan. Submit a construction waste management plan.	Sheet: GREEN HALO	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.410.1 Operation and maintenance manual. An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet: A03	Initials and Date:
4.4 Environmental Quality	4.410.2 Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, readily accessible areas shall be identified for the collection of recycling.	Sheet: NA	Initials and Date:
4.5 Environmental Quality	4.503.1 Fireplaces. Any installed gas fireplace shall be a direct-vent sealed-combustion type.	Sheet: NA	Initials and Date:

4.5 Environmental Quality	4.503.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet: A03	Initials and Date:
4.5 Environmental Quality	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.	Sheet: E01	Initials and Date:
4.5 Environmental Quality	4.504.2 Finish material pollutant control. Adhesives, sealants and caulk. Adhesives, sealants and caulk shall be compliant with VOC and other toxic compound limits. Paints and coatings. Paints, stains and other coatings shall be compliant with voe limits. Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Verification. Documentation shall be provided to verify that compliant voe limit finish materials have been used.	Sheet: A03	Initials and Date:
4.5 Environmental Quality	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. NSFI ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoar Advantage™ Gold. Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.	Sheet: A03	Initials and Date:

4.5 Environmental Quality	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 2010 (also known as Specification 01350).	Sheet: A03	Initials and Date:
4.5 Environmental Quality	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 93120 et seq.), by or before the dates specified in those section s, as shown in Table 4.504.5.	Sheet: A03	Initials and Date:
4.5 Environmental Quality	4.505.2 Concrete slab foundations. Vapor retarder and capillary break is installed at slab-on-grade foundations.	Sheet: A03	Initials and Date:
4.5 Environmental Quality	4.507.2 Heating and air-conditioning system design. Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI/ACCA 1	Sheet: E01	Initials and Date:

Chapter 7: Installer and Special Inspector Qualifications	Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual 5-2014 or equivalent.		
	702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems.	Sheet: A03	Initials and Date:
	702.2 Special Inspection. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	A03	Initials and Date:

703.1 **Documentation.** 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.

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-PHYSICAL-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.

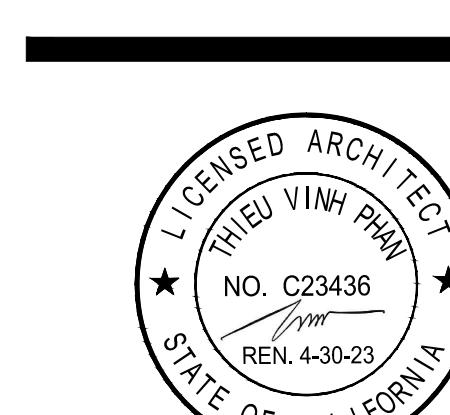
CITY OF SUNNYVALE

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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:
CALGREEN
RESIDENTIAL
MANDATORY
CHECKLIST

REV. DATE REMARKS

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SUBMITTAL:
BUILDING

DRAWN BY:
PP
DATE:
JAN 14 2022

SCALE:
AS NOTED

SHEET NUMBER:

G2