SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom meeting if attending remotely:

www.campbellca.gov/SARCsignup

April 9, 2024
Tuesday
6:30 PM

After registering, you will receive a confirmation email containing information about joining the meeting.

SARC AGENDA

Doetsch Conference Room
70 North First Street, Campbell, CA 95008

CALL TO ORDER / INTRODUCTIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

The Site and Architectural Review Committee (SARC) is a subcommittee of the Planning Commission authorized by the Campbell Municipal Code to review the architectural design and site layout of proposed development projects. The SARC makes reports and recommendations to the Planning Commission, however, the SARC has no decision-making authority, and its recommendations are not binding on the Planning Commission.

SARC meetings are scheduled immediately preceding the 7:30 PM Planning Commission public hearings. As such, the time allotted for each application is limited and must be reserved for review and discussion by the SARC, staff, and applicants. Any time remaining during the scheduled review time may be utilized for public comment at the discretion of the Chair.

SCHEDULED ITEMS

ITEM/FILE NO.		ADDRESS	START TIME	APPLICANT
1.	PLN-2024-38	1192 Lenor Way	6:30 PM	Ramin Zohoor
Site and Architectural Review Permit to allow the construction of an approximately 258 square-foot first-story addition and a 270 square-foot second-story addition to an existing single-family residence, with a reduction to the 2nd-story side-yard setback from approximately 9 ½ feet to approximately 6-feet. Project Planner: Larissa Lomen, Assistant Planner				

ADJOURNMENT

Adjourn to the next Site and Architectural Review Committee meeting on **April 23, 2024**, to be held in the Doetsch Conference Room, 70 North First Street, Campbell, California.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact City Clerk's Office at ClerksOffice@campbellca.gov or (408) 866-2117.

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: April 9, 2024

From: Larissa Lomen, Assistant Planner

Via: Rob Eastwood, Community Development Director

Subject: Site and Architectural Review Permit

File No.: PLN-2024-38 ~ 1192 Lenor Way

PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow the construction of an approximately 258 square-foot first-story addition and a 270 square-foot second-story addition to an existing single-family residence, with a reduction to the 2nd-story side-yard setback from approximately 9 feet to approximately 6-feet (reference **Attachment 1** – Project Plans). Section 21.08.030(E) of the Zoning Code authorizes the Planning Commission to allow a minimum side setback of at least five feet for a proposed second story addition to an existing residential dwelling.

PROJECT SITE

The project site is an approximately 6,200 square-foot parcel located along the west side of Lenor Way between Westfield Avenue and Payne Avenue, as shown on the aerial map, below. The site is located in the Single-Family Residential (R-1-6) Zoning District, and is currently developed with a two-story, single-family dwelling that will be expanded as part of the project.



PROJECT DATA

Zoning District:	R-1-6 (Single Family Residential)	
General Plan Designation:	Low Density Residential (less than 7.5 units per gross acre)	
Net Lot Area:	6,200 square feet	
Building Height:	**Proposed**	**Maximum Allowed**
	22'-3"	35'
Building Square footage:		
Existing house:	2,177 square feet	
Proposed house (with addition):	2,705 square feet	
Floor Area Ratio:		
Proposed:	0.44	
Allowed:	0.45	
Lot Coverage:		
Proposed:	28%	
Allowed:	40%	
Setbacks:	**Existing**	**Required**
Front/Garage:	25'-1"	25'
First Floor Side (North):	8'-1"	5'or ½ the building wall height, whichever is greater
First Floor Side (South):	5'-10"	5'or ½ the building wall height, whichever is greater
Second Floor Side (North):	8'-1"[1]	9' (½ the building wall height)
Rear:	36'-0"	5'
	Proposed	**Required**
Second Floor Side (North):	5'-10"[2]	9' (½ the building wall height)

DISCUSSION

The Site and Architectural Review Committee's (SARC) role is to review the architectural design and site configuration of the proposed project for consistency with City design standards and guidelines and to make recommendations as appropriate to the Planning Commission. As there are no applicable design guidelines for single-family residences at this location, the review of this proposal should consider the application of the Zoning Code's development standards, and neighborhood compatibility.

[1] The structure as originally constructed had an approximately 8-foot second story setback and therefore is considered legal non-conforming, which means that it could remain as-is provided that the substandard setback was not decreased per CMC Section 21.58.050.F1.

[2] The reduction in setback is the purpose of this Site and Architectural Review Permit.

Site Layout: The proposed second-story addition does not increase the existing build footprint, and maintains the existing front setback as required by the Campbell Municipal Code, ensuring it matches the established setback patterns of the neighborhood. This adherence not only guarantees Code compliance but also maintains visual harmony and respects the character of the community consistent with General Plan Land Use Policy 3.1:

> **Policy LU-3.1:** Recognize that Campbell is comprised of unique neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values, while protecting the integrity of the city's neighborhoods.

It's noted that many residences on the Lenor Way block follow a similar developmental approach, incorporating second-story additions with similar reductions in setbacks. This includes some buildings having been originally constructed with such configurations and others that have obtained permission for reduced setbacks from the Planning Commission through Site and Architectural Review Permits, as evidenced by the below aerial view showing in blue 16 residences with reduced second-story setbacks.



Scale and Mass: The proposed addition to the second story is designed to align with the Zoning Code's requirements regarding maximum floor area ratio (FAR) and height restrictions. This compliance ensures that the expansion is proportionate to the neighboring single-family homes, thus preserving the neighborhood's character. The proposal entails establishing a new entryway and living area that maintains a higher plate height than the majority of the building resulting in a taller finished second floor as a result. While the City does not have any architectural standards relating to scale and mass, the Site and Architectural Review Committee should consider whether this maintains the integrity of the existing surrounding neighborhood, or if the applicant should consider reducing the height of the entryway and second story finished floor to match the scale of the existing home.

Architectural Design: While the City does not have any design guidelines for single-family dwellings outside the San Tomas Area Neighborhood Plan and Campbell Village Neighborhood Plan boundaries, the General Plan does encourage "attractive residential neighborhoods" with "consistent development patterns." For this reason, the proposed addition maintains the existing appearance of the house, utilizing the same roof materials, wall siding, and vinyl grid windows, which are consistently utilized throughout the Lenor Way block.

> **Policy CD-1.2:** Maintain safe, attractive, pedestrian-friendly residential neighborhoods and districts with identifiable centers, consistent development patterns, and a range of public and private services.

Privacy: The proposed addition to the second story does not incorporate new windows on the south side, which is next to the adjacent property, as shown in the elevation on the right. Consequently, the Staff does not foresee any privacy issues arising from this project. Moreover, Staff mailed a courtesy notice introducing the project to neighboring properties within a 300-foot radius, including the property to the south, and has not received any responses regarding the project.

SUMMARY

The SARC should discuss the proposed project's design approach and site layout, specifically, the height of the proposed entryway. If the SARC believes that the project warrants changes, the applicant may be asked to revise the design for review by the Planning Commission.

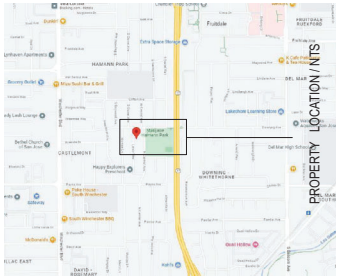
Attachments:

1. Project Plans

LENOR WAY., RESIDENCE

SAN JOSE, CA 95128

VICINITY MAP:



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER:	279-20-077
PROJECT TYPE:	REMODEL & ADDITION
PROJECT LOCATION:	1192 LENOR WAY, SAN JOSE, CA 95128
ZONING:	R-1-8 SINGLE FAMILY HOME
OCCUPANCY GROUP:	R -3/U
CONSTRUCTION TYPE:	V - B
NUMBER OF FLOORS:	2
FIRE PROTECTION:	NON-SPRINKLERED MAIN HOUSE
GARAGE:	TWO CARS ATTACHED
BEDROOM:	2 TOTAL
BATHROOM:	3 TOTAL
LOT SIZE:	6200 SQ.FT
TRACT MAP #:	#2954

CODE EDITIONS:

A.	CALIFORNIA RESIDENTIAL	2022 EDITION
B.	CALIFORNIA BUILDING	2022 EDITION
C.	CALIFORNIA GREEN BUILDING	2022 EDITION
D.	CALIFORNIA MECHANICAL	2022 EDITION
E.	CALIFORNIA PLUMBING	2022 EDITION
F.	CALIFORNIA ELECTRICAL	2022 EDITION
G.	CALIFORNIA ENERGY:	2022 EDITION
H.	CALIFORNIA FIRE: ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	2022 EDITION
I.	CAMPBELL MUNICIPAL CODE	2022 EDITION

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.

PROJECT CONTACT:

OWNER:	SAYIL & KEN MERMOUD 1192 LENOR WAY, SAN JOSE, CA 95128 TEL: 408-234-5167
DESIGNER:	RAMIN ZOHOOR GOLDEN VIEW RENOVATION 1630 OAKLAND RD., SUITE A217 SAN JOSE, CA 95131 TEL: 408-497-5071 LIC. 1072628
STRUCTURAL:	BEAMABLE ENGINEERING INC. 20111 STVENS CREEK BLVD, SUITE 275 CUPERTINO, CA 95014 TELL: 408-752-2777 EMAIL: INFO@BEAM-ABLE.COM
BUILDER:	GOLDEN VIEW RENOVATION 1630 OAKLAND RD., SUITE A217 SAN JOSE, CA 95131 TEL: 408-908-8281 LIC. 1072628
ENERGY:	GM DESIGN 122 WENDY CT, UNION CITY, CA 94587 TELL: 408-568-5644 EMAIL: gmartinez601@gmail.com

DRAWING INDEX:

ARCHITECTURAL PLAN:

A-00.01:	COVER SHEET
A-S1	SITE PLAN SHEET
A-01:	FIRST LEVEL FLOOR PLAN
A-02:	SECOND LEVEL FLOOR PLAN
A-02A:	FAR DIAGRAM
A-03:	ROOF PLAN CONDITIONS
A-04:	WINDOW AND DOOR SCHEDULE
A-05:	EXISTING ELEVATIONS
A-06:	PROPOSED ELEVATIONS
A-07:	ELECTRICAL PLAN
A-08:	ARCH NOTES
A-09:	SITE PHOTOGRAPHY
A-10:	BUILDING SECTION

AREA CALCULATION:

EXISTING CONDITION:

"E" LIVING SPACE:	1048	SQF (1ST FLOOR)
"E" LIVING SPACE:	730	SQF (2ND FLOOR)
"E" GARAGE:	399	SQF
"N" ADDITION:	258	SQF 1ST FLOOR
"N" ADDITION:	270	SQF 2ND FLOOR
"N" ADDITION:	26	SQF FRONT PORCH

PROPOSED CONDITION:

"N" LIVING SPACE:	1306	SQF
"N" LIVING SPACE:	1000	SQF (2ND FLOOR)
"N" PORCH:	26	SQF (UN-HABITABLE)
"E" GARAGE:	399	SQF
LOT AREA:	6200	SQF

LOT COVERAGE: (LIVING AREA + GARAGE+PORCH)

(N) LOT COVERAGE AREA:
(1306+399+26) = 1731/6200 =0.28 = 28.0 PERCENT

FLOOR AREA : (LIVING AREA + GARAGE)

"N" FLOOR BLDG AREA
(1306+1000+399) = 2705/6200 =0.44= 44.0 PERCENT

SCOPE OF WORK:

- FIRST AND SECOND FLOOR ADDITION TO THE EXISTING SINGLE FAMILY HOME.
- FIRST FLOOR ADDITION OF 258 SQ.FT TO THE FRONT OF THE HOUSE TO INCLUDE ADDITIONAL LIVING, DINING , AND LIVING SPACE.
- FULL KITCHEN REMODEL AT 160 SQ.FT WITH NEW CABINETRY, APPLIANCES, AND ELECTRICAL.
- NEW WINDOW AND DOOR OPENING PER SCHEDULE ON THE FIRST FLOOR.
- CREATE NEW FRONT FOYER AND PORCH SPACE AT 21 SQ.FT.
- SECOND FLOOR ADDITION OF 270 SQ.FT TO THE EXISTING HOUSE TO CREATE ONE ADDITIONAL BEDROOM AND ONE ADDITIONAL BATHROOM SPACE.
- REMODEL EXISTING MASTER BATHROOM AT 90 SQ.FT AND MASTER CLOSET.
- NEW WINDOW AND DOOR OPENING PER SCHEDULE FOR THE SECOND FLOOR.

- NO WORK TO THE MAIN HOUSE GAS METER.
- EXISTING HOUSE ELECTRICAL PANEL TO BE RELOCATED AND UPGRADE TO NEW 200 AMP.
- NO WORK TO THE EXISTING WATER HEATER.
- NO WORK TO THE EXISTING FURNACE UNIT.

PLUMBING NOTES: (IMPORTANT READ)

PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 4.303.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE-FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES WILL NEED TO BE UPGRADED PER THE FOLLOWING:

A) WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF.

B) SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD.

C) LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).

REQUIRED CITY NOTES:

1) BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINARIES SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, 10-103(b)) THAT INCLUDES A LIST OF LAMP INSTALLED IN THE LUMINARIES.

2) ALL SINK FAUCETS, SHOWER HEADS, TOILETS, AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 111.1 THROUGH 1101.8. (KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALS/MIN., LAVATORY FAUCETS SHALL NOT EXCEED 1.2 gal/min., SHOWER HEADS SHALL NOT EXCEED 1.8 gal/min, TOILETS SHALL NOT EXCEED1.28 gals/FLUSH AND URINALS SHALL NOT EXCEED 0.5 gals/ flush.)

WASTER MANAGEMENT STATEMENT AND WORKING HOURS:
1- CONSTRUCTION HOURS SHALL BE 8-5 M-F, 9-4 SATURDAYS, NO WORK SUNDAY OR HOLIDAYS) AND A NOTATION FOR THE SIZE AND PLACEMENT OF ADDRESS MARKINGS. ALSO BE SURE TO LEAVE AN AREA FOR AGENCY APPROVAL STAMPS.

2- CAL GREEN REQUIRES EVERY PROJECT TO HAVE A WASTE MANAGEMENT PLAN AND THAT NORMAL TRASH CREATION IS REDUCE 65% THROUGH BETTER EFFICIENCIES, YIELD, AND RECYCLING POLICIES.

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

REMODELING FOR:

LENOR WAY, RESIDENCE

1192 LENOR WAY,
SAN JOSE, CA 95128

REVISION TABLE:

GOLDENVIEW RENOVATION
1630 OLD OAKLAND RD.,
A217
SAN JOSE, CA 95131
TEL: 408-908-8281
LIC. 1072628
EMAIL: INFO@GOLDENVIEWRENOVATION.COM

SHEET TITLE:

COVER SHEET

PROJECT ID :
DATE : JULY 2023
SCALE :
DRAWN BY : RAMIN ZOHOOR
GOLDEN VIEW RENOVATION

SHEET NUMBER:

A-00.01

OWNERSHIP:

GRADING and DEMO NOTES:

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.

2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.

3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.

4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.

5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.

6. N/A

7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.

8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.

9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL. WITH EXCEPTION:

a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.

11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

TREE PROTECTION NOTES:

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).

2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.

3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.

5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.

6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.

7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.

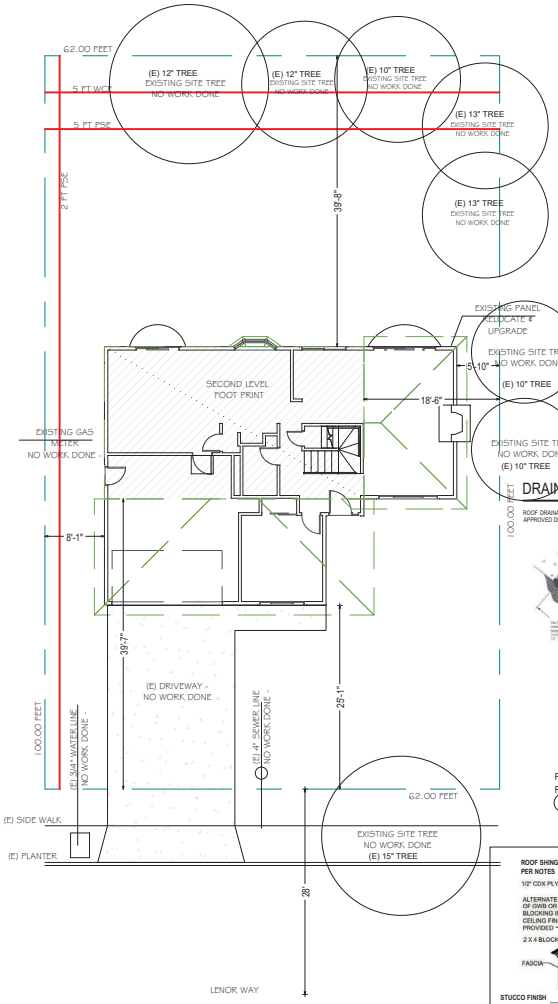
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.

9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.

10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.

11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.

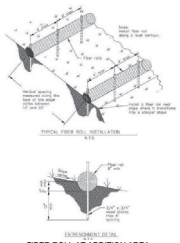
NORTH



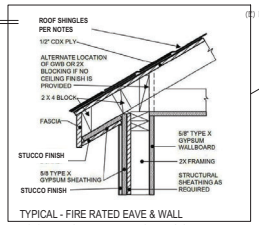
1 EXISTING SITE PLAN
SC : 1/8" = 1'-0"

DRAINAGE NOTES:

ROOF DRAINAGE DISCHARGE TO 5 FEET MINIMUM FROM FOUNDATION TO AN APPROVED DRAINAGE SYSTEM.



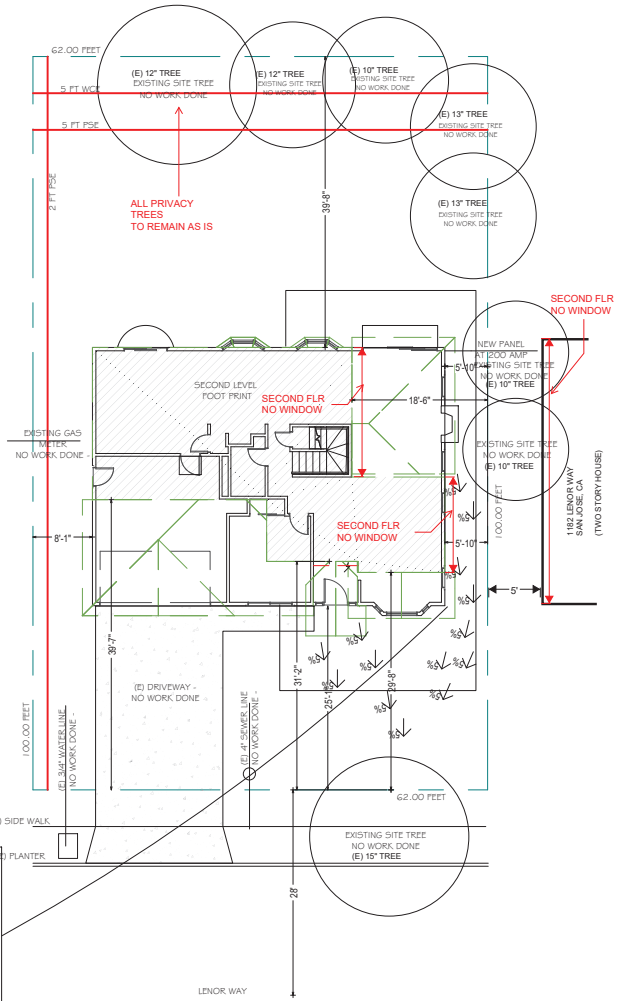
FIBER ROLL AT ADDITION AREA - FOR DRAINAGE
D1



TYPICAL - FIRE RATED EAVE & WALL
NO OPENING UNDER EAVE ON THIS SIDE
HATCHED SECTION 1 HOUR RATED EAVE
ON BOTH SIDES
BOTH FIRST AND SECOND FLOOR

*
ALL LANDSCAPE WORKS ARE EXISTING.
NO NEW LANDSCAPING IS BEING PROPOSED.

**
NO TREES TO BE REMOVED AS PART OF THIS PROJECT



IMPORTANT READ :

NO PORTION OF THE EAVE SHALL NOT PROJECT INTO THE EASEMENT.

2 PROPOSED SITE PLAN
SC : 1/8" = 1'-0"

REMODELING FOR:

LENOR WAY, RESIDENCE

1192 LENOR WAY,
SAN JOSE, CA 95128

REVISION TABLE:

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1630 OLD OAKLAND RD.,
A207
SAN JOSE, CA 95131
TEL: 408-908-8281
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EMAIL: INFO@GOLDENVIEWRENOVATION.COM

SHEET TITLE:

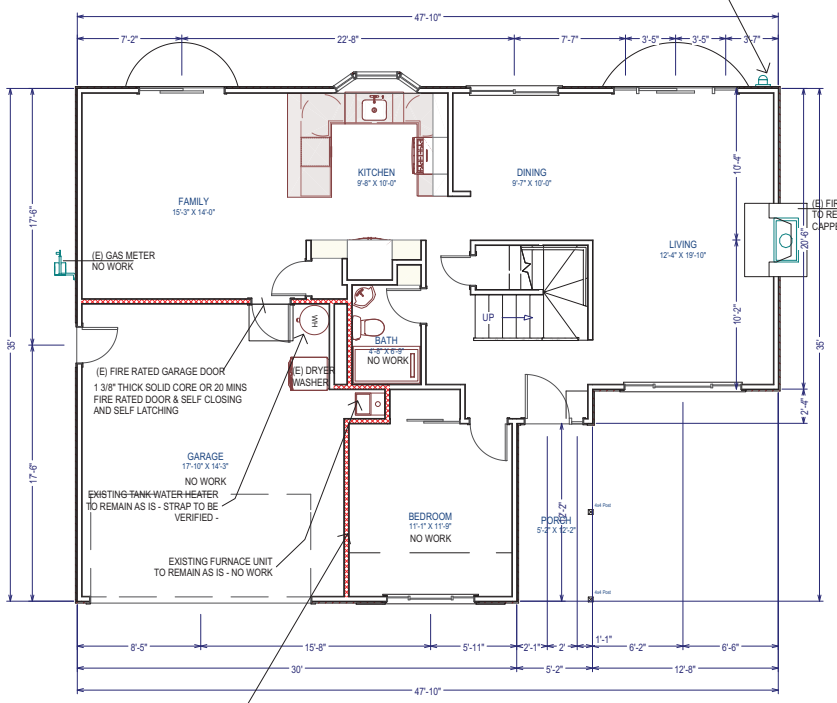
PROPOSED SITE PLAN

PROJECT ID :
DATE : JULY 2023
SCALE :
DRAWN BY : RAMIN ZOHOOR
GOLDEN VIEW RENOVATION

SHEET NUMBER:

A-S1

OWNERSHIP:



EXISTING ELECTRICAL PANEL
TO BE RELOCATED & UPGRADE

EXISTING RATED WALL
Garage attached to or within 3 feet of the dwelling unit shall be separated from dwelling with not less than 1/2-**inch Type 'X' gypsum** board on the garage side of the walls extending from foundation to underside of roof sheathing.

1 EXISTING FLOOR PLAN - 1ST LEVEL
SC : 1/4" = 1'-0"

LEGEND:

- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION WALL
- 1 HR FIRE WALL 1/2" TYPE"X" GYPSUM BOARD - PER NOTE

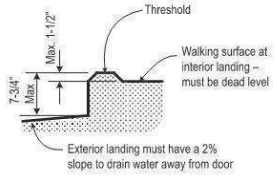
GRAPHIC SCALE : 1/4 INCH = 1 FEET
0 1 2 3 4 5 10 15

NORTH

MECHANICAL NOTES:

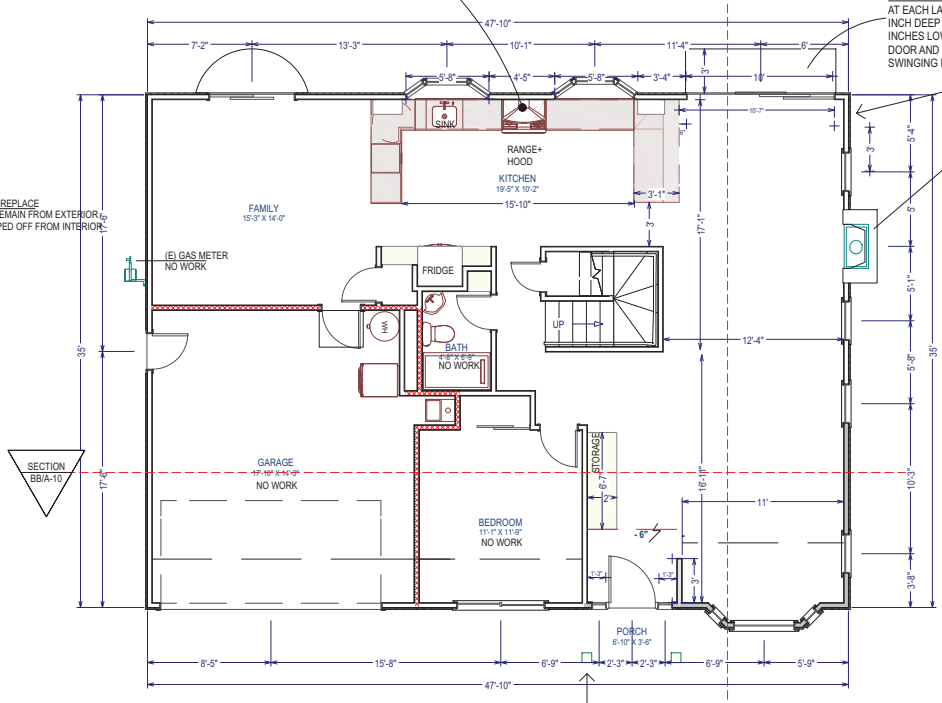
KITCHEN RANGE HOOD MUST BE HVI RATED, LIMITED TO 3 SONE, AND WITH A MINIMUM AIRFLOW A SPECIFIED IN ASHRAE 62.2. PER RCM 4.6.4.7, VENTED RANGE HOODS INCLUDING APPLIANCE-RANGE HOODS MUST BE 100 CFM, WHILE ALL OTHER HOOD TYPES INCLUDING DOWNDRAFT MUST BE 300 CFM. [CEnC 150.0(o)2B]

KITCHEN HOOD:
MINIMUM 100 CFM INTERMITTENT AIRFLOW FOR THE KITCHEN RANGE HOOD/ MICROWAVE HOOD COMBINATION
RANGE HOOD TO BE VENTED TO THE OUTSIDE THRU LOCAL EXHAUST SYSTEM.
CEnC 150.0(o)



D1 DETAIL AT WALL WITH (N) LANDING TYP. ALL AROUND
SC : 1/4" = 1'-0"

TYPICAL AT ALL LANDINGS: (DETAIL D1)
AT EACH LANDING FOR EXTERIOR DOOR: MINIMUM 36 INCH DEEP LANDING AND NOTE MORE THAN 7-3/4 INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOOR AND NOT MORE THAN 1 1/2" LOWER FOR OUT-SWINGING DOOR. W/ 2% SLOPE



NEW ELECTRICAL PANEL
LOCATION AT MIN 200 AMP

(E) FIREPLACE
TO REMAIN FROM EXTERIOR
CAPPED OFF FROM INTERIOR

2 PROPOSED FLOOR PLAN - 1ST LEVEL
SC : 1/4" = 1'-0"

HOUSE NUMBER NOTES:

NEW HOUSE NUMBER : APPROVED ADDRESS NUMBER SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTERS SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)

REMODELING FOR:

LENOR WAY, RESIDENCE

1192 LENOR WAY,
SAN JOSE, CA 95128

REVISION TABLE:

GOLDENVIEW RENOVATION
1630 OLD OAKLAND RD.,
A207
SAN JOSE, CA 95131
TEL: 408-908-8281
LIC. 1072628
EMAIL: INFO@GOLDENVIEWRENOVATION.COM

SHEET TITLE:

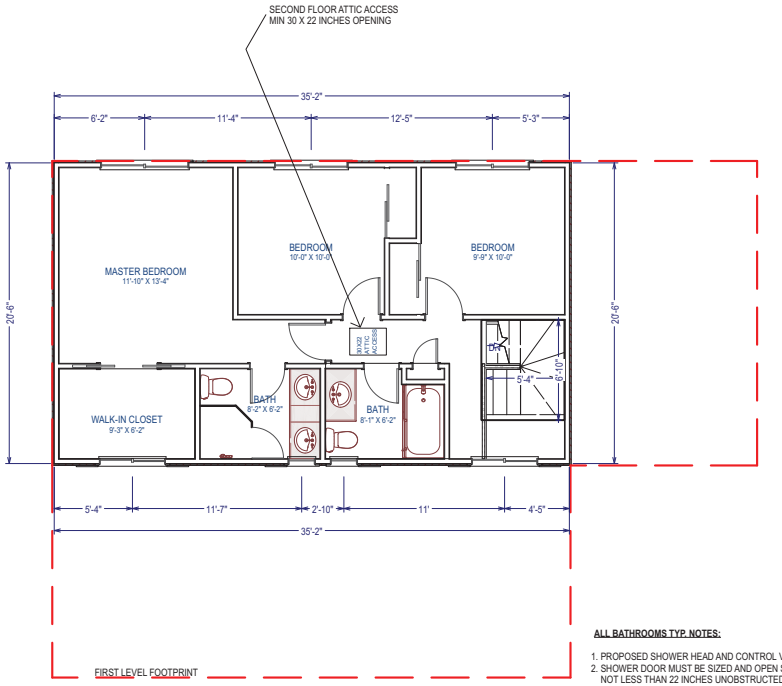
1ST LEVEL FLOOR PLAN CONDITIONS

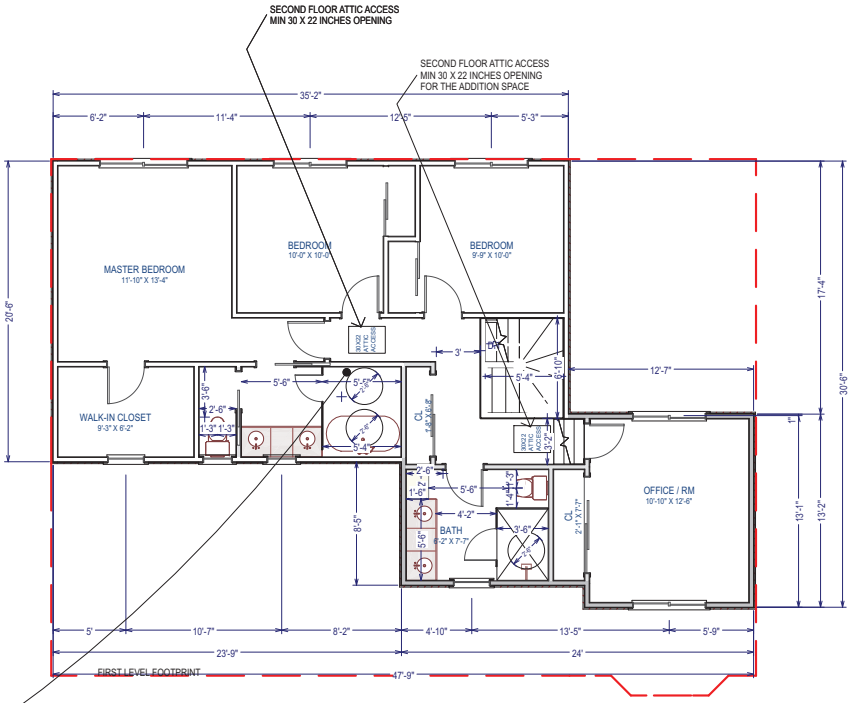
PROJECT ID :
DATE : JULY 2023
SCALE :
DRAWN BY : RAMIN ZOHOOR
GOLDEN VIEW RENOVATION

SHEET NUMBER:

A-01

OWNERSHIP:





ALL BATHROOMS TYP. NOTES:

1. PROPOSED SHOWER HEAD AND CONTROL VALVE LOCATION
2. SHOWER DOOR MUST BE SIZED AND OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING. GLASS DOORS MUST BE TEMPERED;
3. SHOWERS AND TUB/SHOWERS ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
4. SHOWER AND TUB/SHOWERS WALLS HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE (E.G) CERAMIC TILE) OVER AN APPROVED MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET.
5. A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQ.FT INCHES.
6. CAPABLE OF ENCOMPASSING 30-INCH CIRCLE.
7. THE FINISHED FLOOR OF THE RECEPTOR MST SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.

SHOWER TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE.CPC 408.3

1 EXISTING FLOOR PLAN - 2ND LEVEL
SC : 1/4" = 1'-0"

2 PROPOSED FLOOR PLAN - 2ND LEVEL
SC : 1/4" = 1'-0"

LEGEND:

- EXISTING WALL TO STAY
- EXISTING WALL TO BE REMOVED
- NEW CONSTRUCTION WALL
- FIRST LEVEL FOOTPRINT

GRAPHIC SCALE : 1/4 INCH = 1 FEET
0 1 2 3 4 5 10 15

NORTH

REMODELING FOR:

LENOR WAY, RESIDENCE

1192 LENOR WAY,
SAN JOSE, CA 95128

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1630 OLD OAKLAND RD.,
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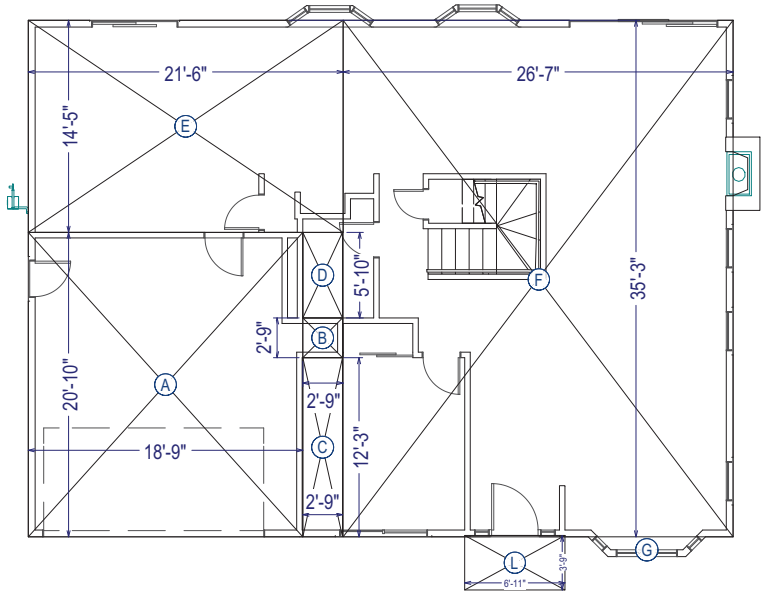
2nd LEVEL FLOOR PLAN CONDITIONS

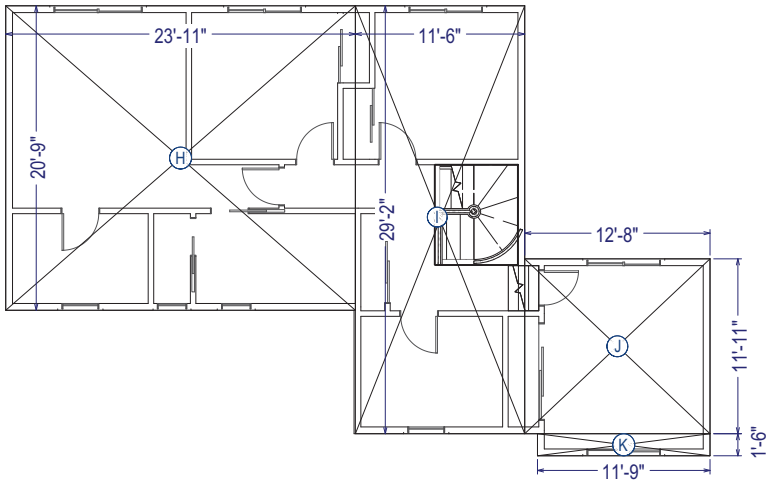
PROJECT ID :
DATE : JULY 2023
SCALE :
DRAWN BY : RAMIN ZOHOOR
GOLDEN VIEW RENOVATION

SHEET NUMBER:

A-02

OWNERSHIP:





LABEL	DIM.	AREA
A	18'9"X20'10"	391
B	2'9"X2'9"	8
C	2'9"X12'3"	34
D	2'9"X5'10"	16
E	14'5"X21'6"	310
F	26'7"X35'3"	937
G	BAY WINDOW	9
H	20'9"X23'11"	496
I	11'6"X29'2"	335
J	12'8"X11'11"	151
K	11'9"X1'6"	18
L	3'9"X6'11"	26
	TOTAL LOT COVERAGE	1731
	TOTAL FLOOR AREA	2705

REMODELING FOR:

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SHEET TITLE:

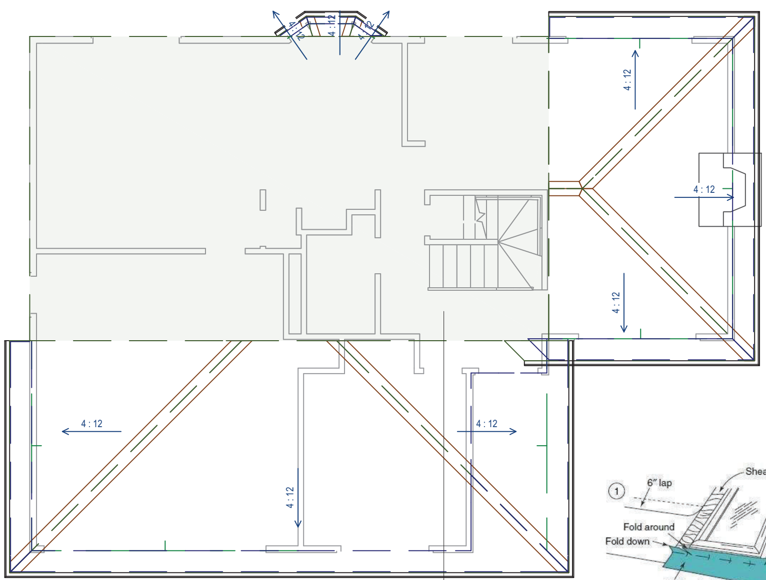
FLOOR AREA DIAGRAM

PROJECT ID :
DATE : JULY 2023
SCALE :
DRAWN BY : RAMIN ZOHOOR
GOLDEN VIEW RENOVATION

SHEET NUMBER:

A-02A

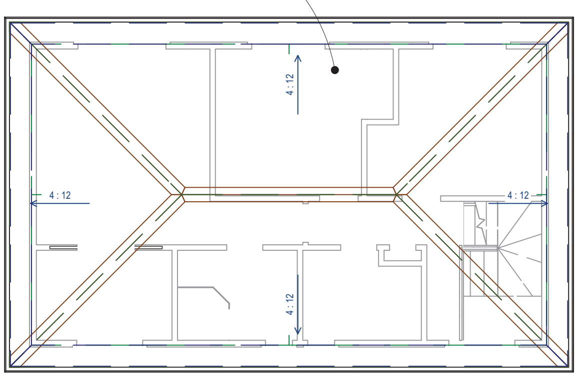
OWNERSHIP:



SOLID HATCH
SECOND LEVEL
ROOF AREA

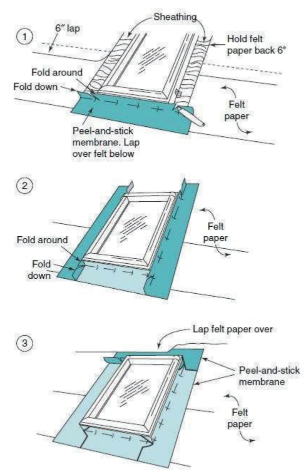
1 EXISTING ROOF PLAN - 1ST LEVEL
SC : 1/4" = 1'-0"

EXISTING ROOF COMP. SHINGLES MIN CLASS 'B'
WITH TWO LAYERS OF #15 UNDERLAYMENT'S
TO REMAIN AS IS - NEW ROOF TO MATCH



EXISTING ROOF PITCH AT 4:12

2 EXISTING ROOF PLAN - 2ND LEVEL
SC : 1/4" = 1'-0"



AFTER THE SKYLIGHT FRAME IS IN PLACE, INSTALL 9- TO 12 INCH WIDE STRIPS OF MEMBRANE AROUND ALL FOUR SIDE OF THE CURB, STARTING AT BOTTOM, USING PATCHED OF FLEXIBLE MEMBRANE IF NECESSARY

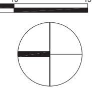
2 PROPOSED SKYLIGHT UNDERLAYMENT DETAIL
NTSC

LEGEND:

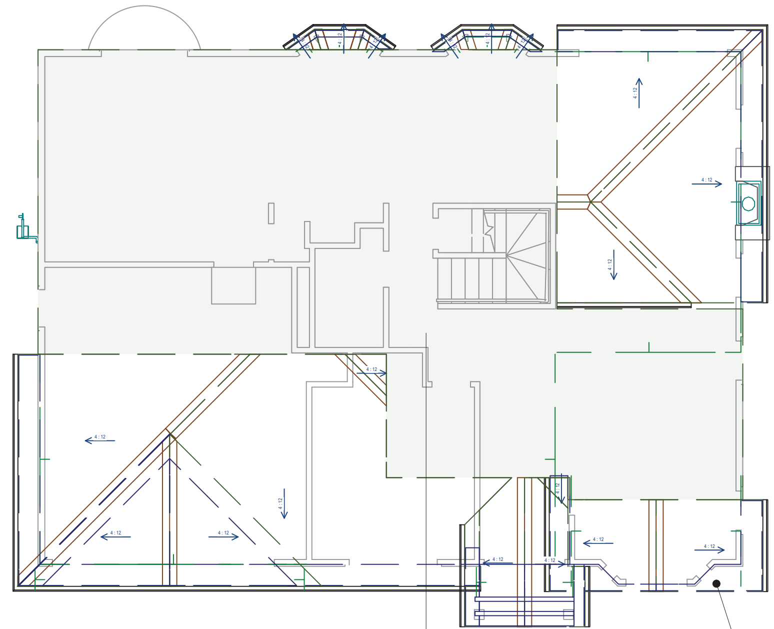
WALLS

PROPOSED SKYLIGHT
36 X 36 INCHES
FIXED VELUX MODEL
ICC-ES REPOR#ER 0199

GRAPHIC SCALE : 1/4 INCH = 1 FEET
0 1 2 3 4 5 10 15



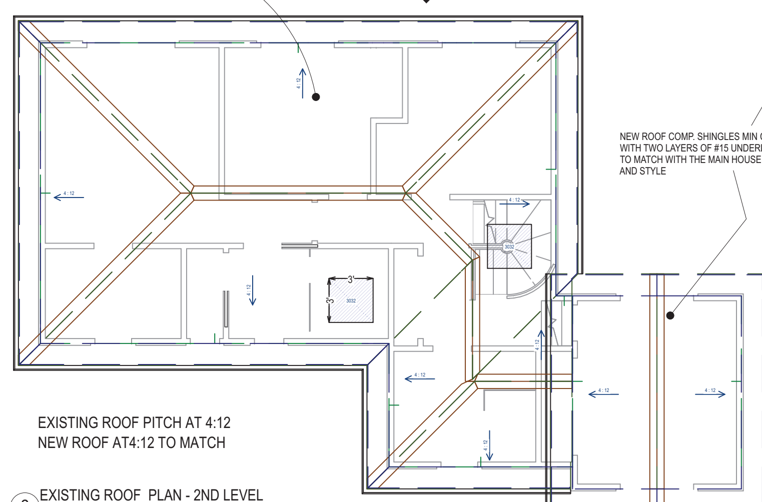
NORTH



SOLID HATCH
SECOND LEVEL
ROOF AREA

1 EXISTING ROOF PLAN - 1ST LEVEL
SC : 1/4" = 1'-0"

EXISTING ROOF COMP. SHINGLES MIN CLASS 'B'
WITH TWO LAYERS OF #15 UNDERLAYMENT'S
TO REMAIN AS IS - NEW ROOF TO MATCH



NEW ROOF COMP. SHINGLES MIN CLASS 'B'
WITH TWO LAYERS OF #15 UNDERLAYMENT'S
TO MATCH WITH THE MAIN HOUSE IN COLOR
AND STYLE

EXISTING ROOF PITCH AT 4:12
NEW ROOF AT4:12 TO MATCH

2 EXISTING ROOF PLAN - 2ND LEVEL
SC : 1/4" = 1'-0"

REMODELING FOR:

LENOR WAY, RESIDENCE

1192 LENOR WAY,
SAN JOSE, CA 95128

REVISION TABLE:

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TEL: 408-908-8281
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SHEET TITLE:

ROOF PLAN CONDITIONS

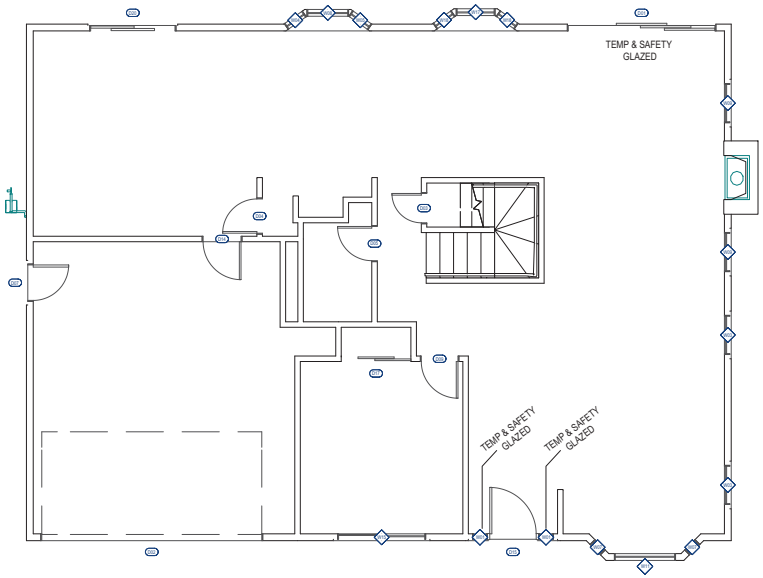
PROJECT ID :	
DATE :	JULY 2023
SCALE :	
DRAWN BY :	RAMIN ZOHOOR GOLDEN VIEW RENOVATION

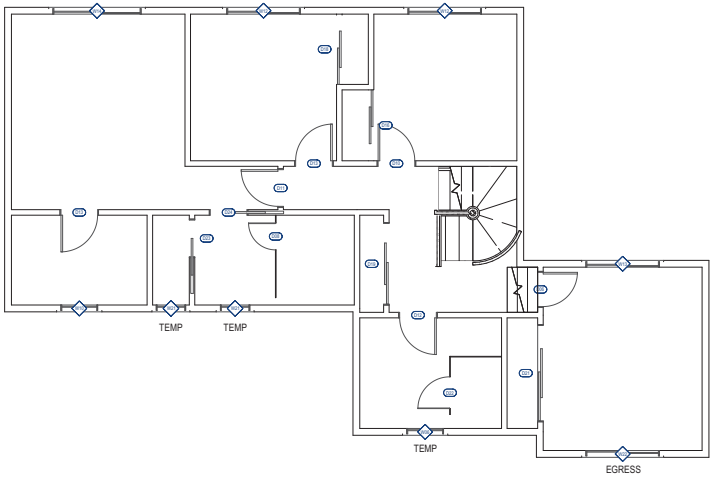
SHEET NUMBER:

A-03

OWNERSHIP:

R. Zohoor







1 PROPOSED WINDOW AND DOOR SCHEDULE

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

WINDOW NOTES:

Every sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall open directly into a public way, or to a yard or court that opens to a public way. (R310.2).

The opening shall comply with the following minimums:

a) Minimum net clear operable dimension of 24 inches in height (R310.2.1).

b) Minimum net clear operable dimension 20 inches in width (R310.2.1).

c) Minimum net clear operable dimension of 5.7 square feet in area. Grade floor or below grade openings shall have a minimum net clear opening of 5 sq ft (R310.2.1).

d) The bottom of the clear opening shall not be greater than 44 inches measure from the floor. (R310.2.2).

**** NEWLY INSTALLED WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND A MAXIMUM SHGC OF 0.23.**

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	10068	1	1	10068 L EX	120 "	80 "	EXT. 0+3-PANEL SLIDER-GLASS PANEL	NEW
D02	15070	1	1	15070	180 "	84 "	GARAGE-GARAGE DOOR CHD05	
D03	2068	1	1	2068 R IN	24 "	80 "	HINGED-DOOR P04	
D04	2468	1	1	2468 L IN	28 "	80 "	HINGED-DOOR P04	
D05	2468	1	1	2468 R IN	28 "	80 "	HINGED-DOOR P04	
D06	2468	1	2	2468 L IN	28 "	80 "	HINGED-DOOR P04	NEW
D07	2568	1	1	2568 L EX	29 "	80 "	EXT. HINGED-DOOR E21	
D08	11068	1	2	11068 R	22 "	80 "	SHOWER-GLASS SLAB	NEW
D09	2668	1	1	2668 L IN	30 "	80 "	HINGED-DOOR P04	
D10	2668	1	2	2668 L IN	30 "	80 "	HINGED-DOOR P04	
D11	2668	1	2	2668 R IN	30 "	80 "	HINGED-DOOR P04	NEW
D12	2668	1	2	2668 L IN	30 "	80 "	HINGED-DOOR P04	NEW
D13	2668	2	2	2668 R IN	30 "	80 "	HINGED-DOOR P04	
D14	2768	1	1	2768 L EX	31 "	80 "	EXT. HINGED-DOOR E21	
D15	3268	1	1	3268 L EX	38 "	80 "	EXT. HINGED-PANEL	NEW
D16	410711	1	2	410711 L IN	58 "	95 "	SLIDER-DOOR P04	
D17	49711	1	1	49711 L IN	57 "	95 "	SLIDER-DOOR P04	
D18	49711	1	2	49711 L IN	57 1/2 "	95 "	SLIDER-DOOR P04	
D19	5668	1	2	5668 R IN	66 "	80 "	SLIDER-DOOR P04	NEW
D20	5968	1	1	5968 L EX	69 "	80 "	EXT. SLIDER-GLASS PANEL	
D21	6668	1	2	6668 L IN	78 "	80 "	SLIDER-DOOR P04	NEW
D22	2268	1	2	2268 L	26 "	80 "	SHOWER-GLASS SLAB	NEW
D23	2668	1	2	2668 L	30 "	80 "	POCKET-DOOR P04	
D24	2668	1	2	2668 R	30 "	80 "	POCKET-DOOR P04	NEW

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS	BOTTOM
W01	1068FX	2	1	1068FX	12 "	80 "		YES	FIXED GLASS	NEW	0"
W02	4225FX	1	2	4225FX	50 "	29 "			FIXED GLASS		-21 3/4"
W03	28510DH	2	1	28510DH	32 "	70 "			DOUBLE HUNG	NEW	20"
W04	1638SC	1	1	1638SC	18 "	44 "			SINGLE CASEMENT-HR		0"
W05	1738SC	1	1	1738SC	19 1/16 "	44 "			SINGLE CASEMENT-HR		0"
W06	2630SC	1	2	2630SC	30 "	36 "		YES	SINGLE CASEMENT-HR	NEW	47"
W07	10510SC	2	1	10510SC	12 "	70 "			SINGLE CASEMENT-HR	NEW	20"
W08	21038FX	1	1	21038FX	34 "	44 "			FIXED GLASS		0"
W09	2850DH	2	1	2850DH	32 "	60 "			DOUBLE HUNG	NEW	20"
W10	2630FX	1	2	2630FX	30 "	36 "			FIXED GLASS		47"
W11	42510FX	1	1	42510FX	50 "	70 "			FIXED GLASS	NEW	20"
W12	5030LS	2	2	5030LS	60 "	36 "	YES		LEFT SLIDING		44"
W13	5042LS	1	2	5042LS	60 "	50 "			LEFT SLIDING	NEW	22"
W14	6030LS	1	2	6030LS	72 "	36 "	YES		LEFT SLIDING		44"
W15	6040LS	1	1	6040LS	72 "	48 "	YES		LEFT SLIDING		32"
W16	0021FX	1	1	0021FX	0 "	25 7/16 "			FIXED GLASS		98 3/8"
W17	2838FX	1	1	2838FX	31 11/16 "	44 "			FIXED GLASS	NEW	0"
W18	1638FX	2	1	1638FX	18 "	44 "			FIXED GLASS	NEW	0"
W19	0023FX	1	1	0023FX	0 "	26 7/8 "			FIXED GLASS		98 3/8"
W20	5023FX	1	3	5023FX	60 "	27 "			FIXED GLASS		-15 3/4"
W21	2030SC	2	2	2030SC	24 "	36 "		YES	SINGLE CASEMENT-HR	NEW	47"
W22	5042LS	1	2	5042LS	60 "	50 "	YES		LEFT SLIDING	NEW	22"

REMODELING FOR:

LENOR WAY, RESIDENCE

1192 LENOR WAY,
SAN JOSE, CA 95128

REVISION TABLE:

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SHEET TITLE:

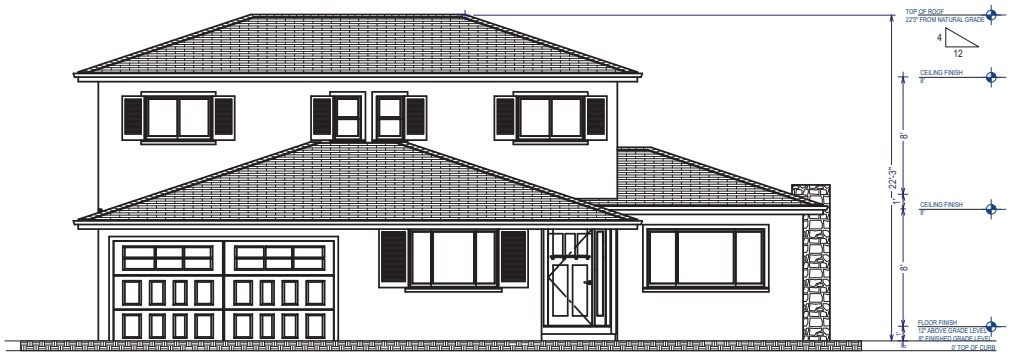
PROPOSED WINDOW AND DOOR SCHEDULE

PROJECT ID :
DATE : JULY 2023
SCALE :
DRAWN BY : RAMIN ZOHOOR
GOLDEN VIEW RENOVATION

SHEET NUMBER:

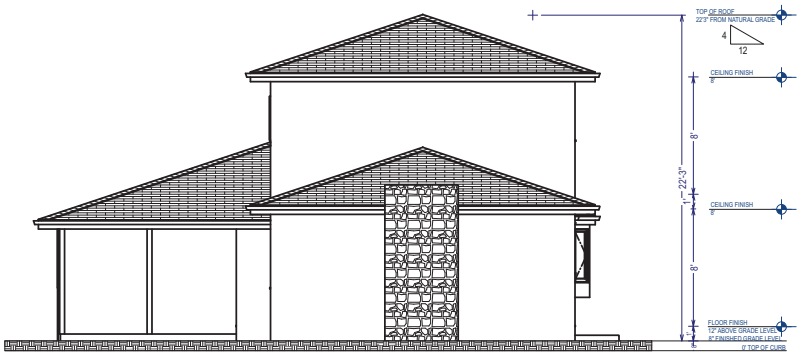
A-04

OWNERSHIP:

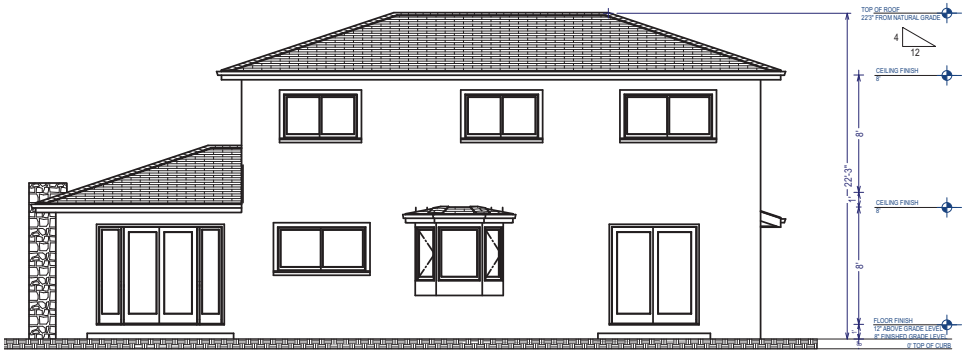


1 EXISTING FRONT ELEVATION

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

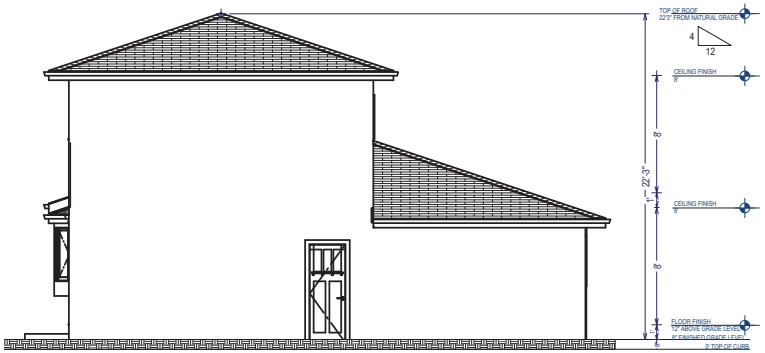


3 EXISTING RIGHT ELEVATION



2 EXISTING REAR ELEVATION

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



4 EXISTING LEFT ELEVATION

REMODELING FOR:

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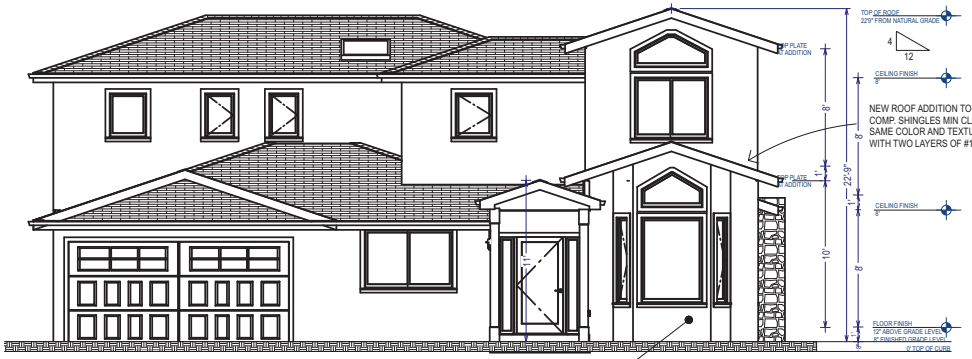
EXISTING ELEVATIONS

PROJECT ID :
DATE : JULY 2023
SCALE :
DRAWN BY : RAMIN ZOHOOR
GOLDEN VIEW RENOVATION

SHEET NUMBER:

A-05

OWNERSHIP:



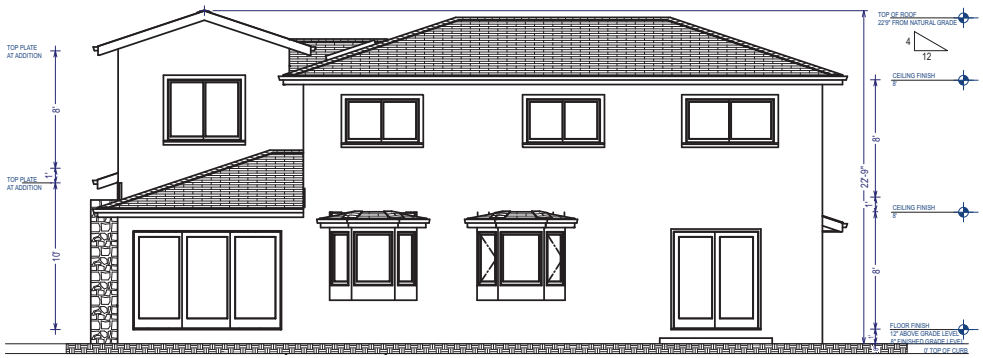
1 PROPOSED FRONT ELEVATION
SC : 1/4" = 1'-0"



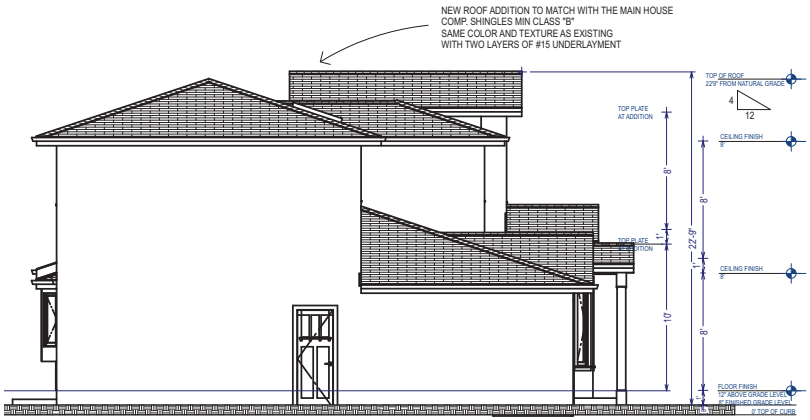
3 PROPOSED RIGHT ELEVATION

ELEVATIONS NOTES:

1. STUCCO 7/8" THICK IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED **OVER CORROSION RESISTANT METAL LATH** OR WIRE LATH PER CRC R703.7.1
2. PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.7.2.1
3. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.7.3.
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
7. R703.7.3 Water-resistive barriers. Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall comply with Section R703.7.3.1 or R703.7.3.2.



2 PROPOSED REAR ELEVATION
SC : 1/4" = 1'-0"



4 PROPOSED LEFT ELEVATION

REMODELING FOR:

LENOR WAY, RESIDENCE

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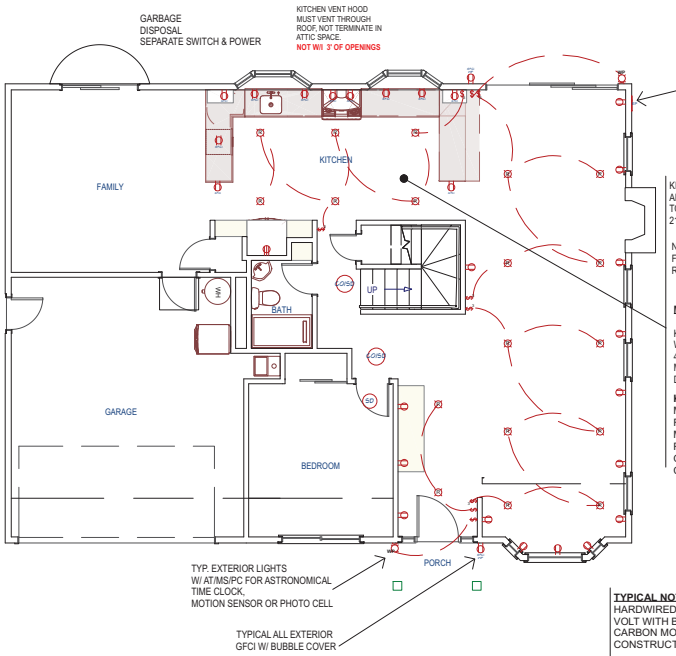
PROPOSED ELEVATIONS

PROJECT ID :
DATE : JULY 2023
SCALE :
DRAWN BY : RAMIN ZOHOOR
GOLDEN VIEW RENOVATION

SHEET NUMBER:

A-06

OWNERSHIP:



KITCHEN RECEPTACLES:
ALL RECEPTACLES SERVING THE KITCHEN COUNTER TOPS SHALL BE GFCI/AFCI PROTECTED AND TAMPER RESISTANT. CEC 210.8(A)(6), 210.12(A) AND 406.12

NO POINT ALONG THE COUNTER SHALL BE MORE THAN 2 FT FROM AN OUTLET OR ADDITIONAL OUTLETS ARE REQUIRED. CEC 210.52 (c)(1)

MECHANICAL NOTES:

KITCHEN RANGE HOOD MUST BE HVI RATED, LIMITED TO 3 SONE, AND WITH A MINIMUM AIRFLOW A SPECIFIED IN ASHRAE 62.2. PER RCM 4.6.4.7, VENTED RANGE HOODS INCLUDING APPLIANCE-RANGE HOODS MUST BE 100 CFM, WHILE ALL OTHER HOOD TYPES INCLUDING DOWNDRAFT MUST BE 300 CFM. [CEnC 150.0(o)2B]

KITCHEN HOOD:
MINIMUM 100 CFM INTERMITTENT AIRFLOW FOR THE KITCHEN RANGE HOOD/ MICROWAVE HOOD COMBINATION RANGE HOOD TO BE VENTED TO THE OUTSIDE THRU LOCAL EXHAUST SYSTEM. CEC SECTION 150(o)

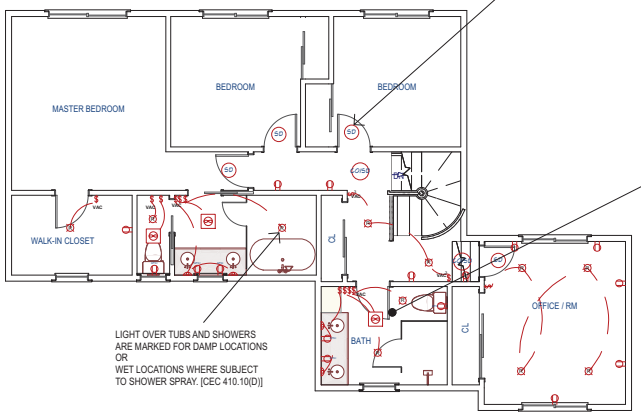
ADDITIONAL NOTE (READ)

1. DEDICATED 20 AM BRANCH CIRCUIT WILL BE INSTALLED TO SERVE THE NEW BATHROOM SPACE. 2019 CRC 106.1.1
2. ALL 15- AND 20-A RECEPTACLES INSTALLED IN A WET LOCATION WILL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. 2019 CEC 406.7 (B) (1)

TYPICAL NOTE :
HARDWIRED AND INTERCONNECTED 110 VOLT WITH BATTERY BACKUP SMOKE AND CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION (CRC 315.5)

TYPICAL NOTE:
BATTERY OPERATED SMOKE AND CARBON MONOXIDE ALARMS TO EXISTING BEDROOMS AND ADJACENT SPACES FROM BEDROOM AND AT EACH LEVEL (CRC 315.5 EXCEPTION 4)

1 PROPOSED ELECTRICAL PLAN CONDITIONS - 1ST FLOOR



TYP. BATHROOM FAN: SHALL HAVE MINIMUM 50 CFM EXHAUST RATE, AND FAN TO HAVE BACKDRAFT DAMPER. IF FAN IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2, MAXIMUM SOUND RATING OF 3-SONES IS ALLOWED AT 100 CFM.

FAN NOTE:
BATHROOM FANS SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM, OR AN APPROVED EXHAUST FAN WITH AN INTEGRAL "HIGH EFFICACY" LIGHTING CAN BE ON THE SAME SWITCH BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO BE CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME (CENC 150(K)(2)(B)) _ ENERGY STAR

CONTRACTOR READ NOTE:
EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN EXHAUST FAN CONTROLLED BY A HUMIDITY CONTROL.

2 PROPOSED ELECTRICAL PLAN CONDITIONS - 2ND FLOOR

IMPORTANT NOTES: (REAR)

1) PER CEC ART 406.12: ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTACLES."

2) A 120 V RECEPTACLES SHALL BE PLACES WITHIN 3 FEET OF A WATER HEATER AND WITHIN 25 FEET OF AN AC CONDENSER.

REQUIRED LIGHTING NOTES:

A) ALL LIGHTING TO BE HIGH EFFICACY (I.E. PIN BASED CFL; PULSE -START MH, HPS, GU24 SOCKETS OTHER THAN LEDS, LED LUMINAIRES WITH INTEGRAL SOURCE, ETC) CEC TABLE 150.0A.

B) PER CEnC 150.0(k)(1)(H) Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
PER CEnC 150.0(k)(1)(C) Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.

C) ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLWOING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
I) CEILING RECESSED DAM LIGHT LUMINARIES.
II) LED LUMINARIES WITH INTEGRAL SOURCES.
III) PIN-BASED. LED LAMPS (MR16, AR-III, ETC.,)
IV) G0-24 BASED LED LIGHT SOURCES.

D) AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR. CEC 150(K)2J.

E) AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM CONTROLLED BY VACANCY SENSOR. 150(K)2J.

F) ALL OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING IN ACCORDANCE WITH CEC 150.0(K)3:
I) PHOTO CONTROL AND MOTION SENSOR.
II) PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL.
III) ASTRONOMICAL TIME SWITCH CONTROL.
IV) ENERGY MANAGEMENT CONTROL SYSTEMS.

G) LUMINARIES RECESSED IN INSULATED CEILINGS SHALL COMPLY WITH THE FOLLOWING: 150(K) 1C
1.SHALL BE ZERO CLEARANCE IC LISTED AND CERTIFIED AIR TIGHT.
2.BE SEALED WITH GASKET OR CAULK BETWEEN LUMINARIES HOUSING AND CEILING AND AT ALL AIR LEEK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
3.SHALL NOT CONTAIN SCREW BASE SOCKETS.

2022 GENERAL ELECTRICAL REQUIREMENTS:

1) PROVIDE ARC-FAULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED INDWELLING HABITABLE AND NON-HABITABLE ROOMS. (AFCI) (CEC 210.12(A))
2) ALL 15-AN 20-AMPERE RECEPTACLE INSTALLED WITHIN NEW THE NEW CONSTRUCTION AND ALTERATION SHALL BE LISTED TAMPER RESISTANT RECEPTACLES (CEC 406.12)
3) PROVIDE AT LEAST ONE WEATHER-RESISTANT TYPE RECEPTACLE IN A WEATHERPROOF ENCLOSURE AT THE FRONT AND BACK OF THE DWELLING. (CEC 210.52 (E)(1) & 406.8(B)(1))
4) ALL 15 AND 20 AMPERE RECEPTACLES INSTALLED IN "BATHROOMS, GARAGE AND ACCESSORY BUILDING, CRAWLSPACE, UNFINISHED BASEMENTS, KITCHENS, SINKS, OUTLETS INSTALLED WITHIN 6 FEET OF A BATHTUBS OR SHOWER STALL, LAUNDRY AREAS & IN EXTERIOR LOCATION ON THE BUILDING, SHALL BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER (GFCI) (CEC 210.8)
5) COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20-AMP BRANCH CIRCUITS. CEC 210.52
6) A DEDICATED CIRCUIT IS REQUIRE DFOR CORD AND PLUG CONNECTED RANGE EXHAUST HOODS. SEPARATE CIRCUITS MAY BE REQUIRED FOR THE GARBAGE DISPOSAL, DISHWASHER, AND BUILT-IN MICROWAVE BASE ON THE MANUFACTURER'S REQUIREMENTS AND THE MOTOR RATING. CEC 210.52

IMPORTANT NOTE:
1) NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS MUST BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR. CEC 150.0(k)1E

2) LIGHT SOURCES INTEGRAL TO DRAWERS, CABINETS, AND LINEN CLOSETS MUST BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR

3) COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted CONTROLLED BY HUMIDITY CONTROL
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
WP	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	SMOKE DETECTORS
CO	CARBON MONOXIDE /SMOKE DETECTORS
VAC	Switches: VACANCY SENSOR

SMOKE AND CARBON MONOXIDE ALARM DETECTOR REQUIREMENTS

SMOKE ALARMS AT THE FOLLOWING LOCATIONS PER (CRC 314.3)
- INSIDE EACH SLEEPING ROOM;
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS; ON EACH ADDITIONAL STORY OF THE SWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED A MINIMUM OF 3 FEET FROMA DOOR OR OPENING OF A BATHROOM THAT CONTAIN A TUB OR SHOWER UNLESS IT WOULD PREVENT PLACEMENT OF THE REQUIRED SMOKE ALARM.

CARBON MONOXIDE ALARMS LOCATED AT THE FOLLOWING LOCATION PER (CRC 315.3)
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY LEVEL OF THE BUILDING INCLUDING BASEMENTS.
- WHERE A FUEL BURNING APPLIANCE IS LOCATED IN A BEDROOM OR IN AN ATTACHED BATHROOM THEN A CARBON MONOXIDE ALARM SHALL BE INSTALLED DIN THE BEDROOM.

CONTRACTOR READ NOTE:
**** SMOKE ALARM WITHIN 20 FEET OF THE KITCHEN COOKING APPLIANCE SHALL BE AN IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE INSTALLED A MINIMUM OF 10 FEET FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. CRC R314.**

REMODELING FOR:

LENOR WAY, RESIDENCE

1192 LENOR WAY,
SAN JOSE, CA 95128

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SHEET TITLE:

ARCHITECTURAL ELECTRICAL

PROJECT ID :
DATE : JULY 2023
SCALE : 1/4" = 1'
DRAWN BY : RAMIN ZOHOOR
GOLDEN VIEW RENOVATION

SHEET NUMBER:

A-07

OWNERSHIP:

LIGHTING;

Electrical – Lighting:

- All installed lighting shall be high efficacy. [CNC 150.0(k)1A]
- Under-cabinet lighting must be switched separately from other lighting. [CNC 150.0(k)2G]

KITCHENS

Electrical – Lighting:

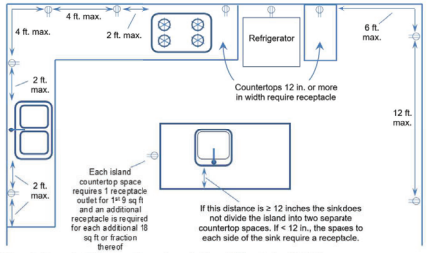
- All installed lighting shall be high efficacy. [CNC 150.0(k)1A]
- must be switched separately from other lighting. [CNC 150.0(k)2G]

Electrical – Branch Circuits:

- A minimum of two 20-amp small appliance branch circuits are required to serve countertop ancwall receptacles in the kitchen, pantry and dining room [CEC 210.11(C)(1)]. No built-in appliances are allowed on these circuits (except an electric clock or the ignition of a gas range).
- Individual (dedicated) circuits are required for garbage disposals, microwaves, compactors, anddishwashers. [CEC210.19(A)(1)(b)]
- AFCI (arc-fault circuit-interrupter) protection is required for all 120V 15-& 20-amp branch circuits supplying kitchen outlets or devices. [CEC 210.12(A)]

Electrical – Receptacles:

- Receptacles shall be installed at each countertop space ≥ 12 in. in width. Receptacles shall beinstalled so that no point along the wall line is more than 24 inches horizontally from an outlet in that space [CEC 210.52(C)(1)]. The maximum spacing between receptacles, measured on the wall-countertop line, is 48 inches.



- All receptacles serving kitchen countertop surfaces shall have GFCI protection [210.8A6].
- Countertop receptacles shall not be installed in a face up position [CEC 406.5(E)]. Listed "pop-up" receptacles are allowed [CEC 210.52(C)(5)]. Receptacles or strip outlets can be installed on the underside of the cabinet above the countertop if within 20 inches of the countertop.
- Dishwashers require GFCI protection, including 240-volt dishwashers. [CEC 210.8(A)(7), 422.5(A)(7)]
- All GFCI device controls must be in readily accessible locations. Outlets behind a dishwasher ce not readily accessible. GFCI protection can be provided by using a GFCI circuit breaker
- All general purpose and countertop receptacles must be tamper resistant. [CEC 406.12(A)]

- All 125-volt through 250-volt receptacles installed in kitchen countertops and within 6 ft of sink shall have ground-fault circuit-interrupter protection for personnel. [CEC210.8(A)]
- At least one receptacle required within 2 ft of the outer end of peninsula. A peninsula countertop shall be measured from the connected perpendicular wall. [CEC 210.52 (C)(2)(b)]
- Receptacles shall not be installed in a face-up position in the area below a sink [CEC 406.5(G)(2)]
- Corner sinks separate the space on each side when the distance between the corner and the sink is < 18 inches. If ≥ 18 in., the 2 ft. / 4 ft. rule continues behind the sink [CEC 210.52(C)(1)].



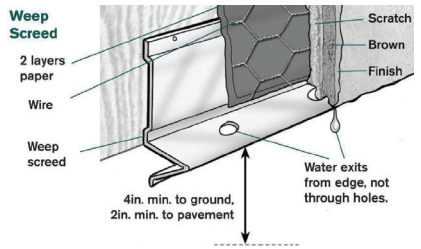
- On islands and peninsulas only, receptacles are allowed on the side of the cabinet, not more than 12 inches below the countertop and with no overhanging countertop greater than 6 inches [CEC 210.52(C)(5)exc.]
- An island or peninsula is considered divided into separate countertop spaces when a sink or range is installed and does not have 12-inches of space behind it. See the diagram on page 2.
- Bar-type counters are considered wall space. Wallspaces ≥ 2 ft. require receptacles so that no portionof the wall is more than 4 ft. from a receptacle outlet, measured at the floor/wall line [CEC 210.52(A)(1) &(2)]
- A range hood / microwave combination can be cord-and-plug connected if the circuit is an individual (dedicated) branch circuit. The receptacle outlet shall be a single type, not a duplexreceptacle that would accept two plugs [CEC 422.16(B)(4)].

Kitchen Plumbing:

- Dishwashers shall be connected with an approved drainage air gap devices located above thefood level rim of the sink [CPC 807.3].
- Newly installed kitchen faucets shall not exceed 1.8 gallons per minute [GRN 4.303.1.4.4]. All Existing plumbing fixtures not included in the scope of new work shall be replaced if necessary to comply with SB407 Plumbing Fixtures Replacement requirements – See Water ConservationCertification Form.
- A gas test is required on all piping modfications of at least 10 PSI for 15 minutes. A maximum 15 PSI gauge is required for the gas test. [CPC 1213.3]
- Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. [CPC 1210.1.6]
- An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance. [CPC 1212.6]
- Appliance gas flexible connectors shall be list and of minimum length but not to exceed 6 feet. [CPC 1212.3]
- All hot water pipes require insulation to be at least the thickness of the pipe diameter [CPC 609.12, 609.12.2]

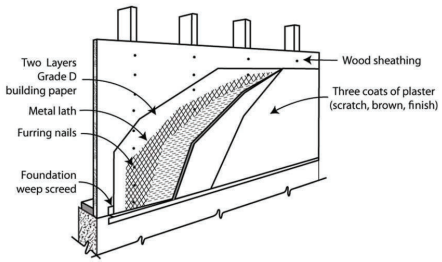
Kitchen Mechanical:

- A mechanical permit is required to replace a kitchen exhaust hood that includes an outside air vent. The vent must terminate on the building exterior at least 3 ft. from other openings into the building [CMC 502.2.1].
- A mechanical exhaust directly to the outdoors shall be provided in each kitchen. Range hoods exhaust rate shall be at least 100 CFM. Mechanical exhaust fans including downdraft appliances shall have exhaust rate at least 300 CFM. [CMC 405.4, 405.4.1]
- A ducted residential exhaust hood is required and shall be constructed of metal with a smooth interior surface. Flexible (corrugated) ducting is not allowed for exhaust hoods. Provide back draft protection. [CMC 504.1.1, 504.3]
- Minimum 30" vertical clearance above cooktop surface to combustibles or metal cabinets. [CMC 922.3]



D1 STUCCO WEEP SCREED AT FTG

NOT TO SCALE



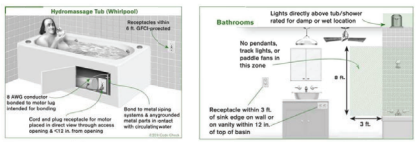
D2 EXTERIOR WALL TYP. CONSTRUCTION DETAIL

NOT TO SCALE

BATHROOMS

Bath Electrical:

- All installed lighting shall be high efficacy. [CNC 150.0(k)1A]
- At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor). [CNC 150.0(k)2A.]
- Exhaust fans must be switched separate from lighting, with the exception that lighting integral to an exhaust fan can be on the same switch if the fa is controlled by a humidistat that continues its operation after the light is off.
- All receptacle outlets in bathrooms shal be GFCI protected [CEC 210.8(A)(1)].
- All receptacle outlets in bathrooms shal be tamper resistant [CEC 406.12(A)].
- When a bathtub or shower stall is in anarea not technically considered a bathroom (by the definitions in the electrical code), receptacles within 6 ft.of the tub/shower stall must be GFCI- protected. [CEC210.8(A)(9)].
- A receptacle outlet is required within 3 eet of each wash basin location. It may be on the wall, or an adjacent partition, or on the face or side of the cabinet not more than 12 inches below the top of the basin [CEC 210.52(D)].
- Receptacles cannot be face-up in a vanity surface; listed pop-up receptacles are allowed [CEC 406.5(E) & 210.52(D)].
- A minimum of one 120-volt, 20-amp circuit is required for the receptacle outlet(s) within 3 ft of the outside edge of the sink basin in the bathroom(s). This circuit can share multiple bathroom receptacles within 3 ft of edge of sink basin or countertops and similar work surfaces but can have no other outlets, including lights [CEC 210.11(C)(3), 210.52(D)]. However, if a20-amp circuit serves only one
- Bathroom, lights and fans can be on the same circuit with the receptacles in that bathroom [CEC 210.11(C)(3) exception].
- Hydro-massage tubs require an individual (dedicated) branch circuit and readily accessible GFCI protection [CEC 680.71]. An access door is required and must be large enough to remove the motor and pump. Cord-connected equipment must have the receptacle facing the opening and be no more than one foot behind the access hatch [CEC 680.73].



- Recessed light fixtures in shower enclosures must be listed for a damp or wet location [CEC 410.10(A)]
- Pendant light fixtures, track lights, and paddle fans shall not be installed lower than 8 feet above the flood-level rim of a tub, including the area 3 feet past the edge of the tub [CEC 410.10(D)].
- Electrical panels shall not be installed a bathrooms [CEC 240.24(E)].
- All 125-volt through 250-volt receptacles installed in bathrooms, within 6 ft of bathtub or shower enclosure, within 6 ft of any sink, and indoor damplocations shall have ground-fault circuit-interrupter protection for personnel [CEC210.8(A)]
- Switches and receptacles are not allowed in bathtub or shower spaces. Receptacles shall not be installed within a zone measured 3 ft horizontally and 8 ft vertically from the top of the bathtub rim or shower stall threshold. This zone includes the space directly over the tub or shower stall. [CEC 404.4(C) & 406.9(C)].

BATHROOMS (Continued)

Bathroom Plumbing, General:

- All hot water pipes require insulation thickness to be at least equal to the pipe diameter [CPC 609.12, 609.12.2]
- Newly installed plumbing fixtures shall ye water-conserving in compliance with the California Pumbing Code and Green Building Standards.
  - Water closets shall not exceed 1.28 gallons perflush [CPC 411.2, CGBSC 4.303.1.`]
  - Showerheads shall not exceed 1.8 GPM at 80 psi [CPC 408.2.1, CGBSC 4.303.1.3
  - Lavatory faucets shall not exceed 1.2 GPM at 60 PSI. [CPC 407.2.2]
  - All Existing plumbing fixtures not included in the scope of new work shall be replaced if necessary to comply with SB407 Plumbing Fixtures Replacement requirements – See Water Conservation Certification Form.

Bathroom Plumbing, Shower:

- Shower stalls require a minimum of 1024 sq. inches and a 30" circle must fit from the back of tle finished *shower wall to middle of the dam. Shower* doors must swing out and must be at least 22" wide. [CPC 408.5, 408.6] The curb may encroach on these size requirements. All surfaces shall be waterproof upto 72 inches above the drain inlet [CRC R307.2].
- Safety glass (tempered or laminated) is required for all glass shower doors and partitions and br windows in walls facing the tub or shower and located less than 60 inches above the standing surface of tle tub/shower and within 60 inches horizontally [CRC R308.4.(1)&(5)].
- Showers require a minimum 2 inch drain and trap [CPC Table 702.1].

Bathroom Plumbing, Toilets & Bidets:

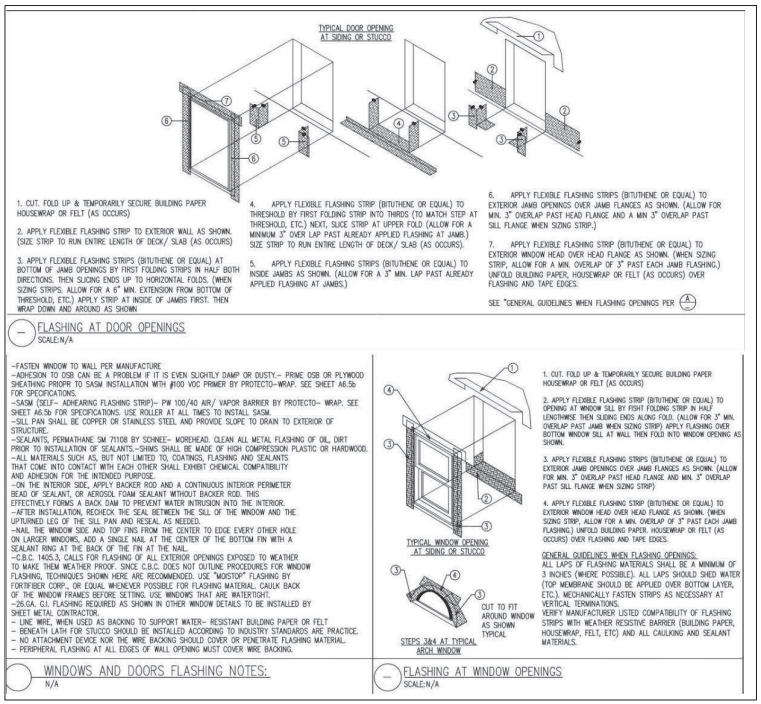
- Toilets and bidets require a minimum 15 inches of *clearance* from the center line of the bowl toeach side, and 24 inches of clearance from the front edge of the bowl [CPC 402.5].
- Lavatory sinks require a minimum of 24 inches front clearance [CPC 402.5]
- The maximum water temperature to a shower or tub/shower combination is 120°F. The water leater thermostat cannot be used as the control for this temperature. Valves shall provide scald and bermal shock protection, and be pressure-balanced, thermostatic, or combination pressure-balanced/thermoatic mixing in accordance with ASSE 1016 or ASME A112.18.1/CSA B125.1. [CPC 408.3.2].

Mechanical:

- Mechanical ventilation is required in all bathrooms with tubs or showers. Operable window is not an accepted way of providing bathroom exhaust for humidity control. [CMC 405.3, CGBSC 4.506.1, CRC 303.3.1] The fan must move aminimum 50 CFM of air and be separately switched from the lighting. Fans that operate continuously can be 20 CFM. [CMC 405.3, 405.3.1] The duct must terminate on the exterior nd less than 3 feet from openings into the building. 3 t from a property line or 10 ft from a forced air inlet. [CMC 502.2.1].
- Bathrooms with no tub or shower (half aths) do not require mechanical ventilation if they are provided with a window at least 3 sq. ft. half of which isopenable [CRC R303.3].

Tile & Backing:

- Water-resistant gypsum board (purple board) can be used as a tile backer board in areas that are not subject to direct exposure to water or high humidity [CRC R702.3.7.1]. Examples would be a wall behind a toilet or above a vanity countertop. Purple board cannot be used in a shower for direct application of tile. It can be used in showers behind a water-resistive membrane with mortar bed and lath. Other acceptable mabrials for application of tile in showers include cement board, fiber-cement or glass mat gypsum backers[CRC R702.4.2].
- Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of nt less than 6 feet above the floor. [CRC R307.2]
- See CPC 408.7 for information on lining for shower and receptors.



A FLASHING AT DOOR OPENINGS

SCALE:N/A

WINDOWS AND DOORS FLASHING NOTES:

N/A

FLASHING AT WINDOW OPENINGS

SCALE:N/A

D4 WINDOW & DOOR FLASHING DETAILS

NOT TO SCALE

REMODELING FOR:

LENOR WAY, RESIDENCE

1192 LENOR WAY,
SAN JOSE, CA 95128

REVISION TABLE:

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16330 OLD OAKLAND RD.,
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TEL: 408-908-8281
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EMAIL: INFO@GOLDENVIEWRENOVATION.COM

SHEET TITLE:

ARCHITECTURAL NOTE/DETAILS

PROJECT ID :

DATE : JULY 2023

SCALE :

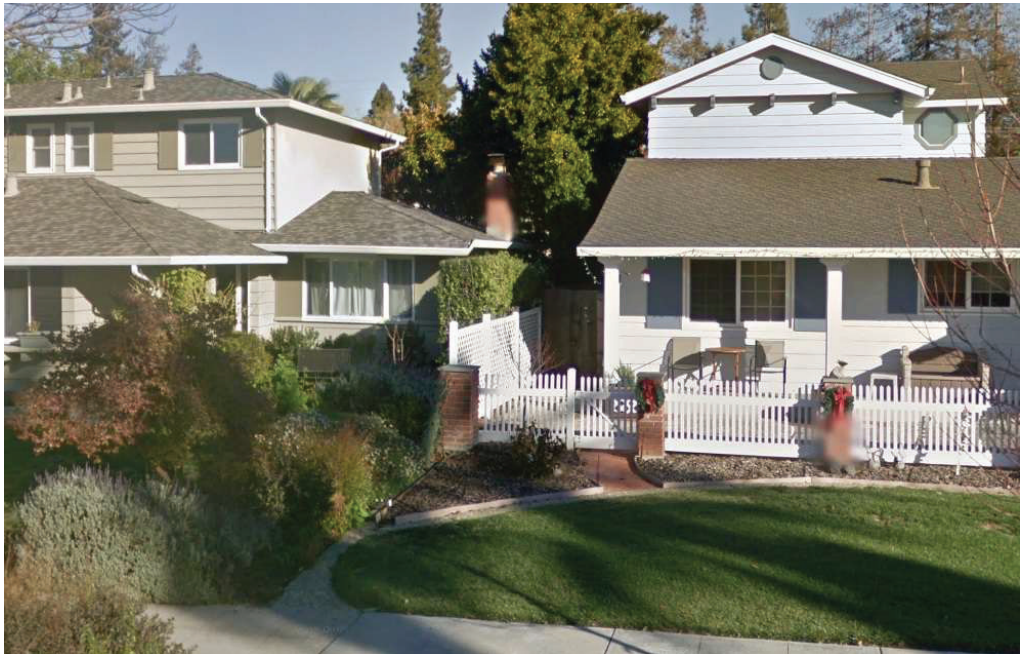
DRAWN BY : RAMIN ZOHOOR
GOLDEN VIEW RENOVATION

SHEET NUMBER:

A-08

OWNERSHIP:









REMODELING FOR:

LENOR WAY, RESIDENCE

1192 LENOR WAY,
SAN JOSE, CA 95128

REVISION TABLE:

△

△

GOLDENVIEW RENOVATION
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SHEET TITLE:

SITE PHOTOS

PROJECT ID :	
DATE :	JULY 2023
SCALE :	1/4" = 1'
DRAWN BY :	RAMIN ZOHOOR
	GOLDEN VIEW RENOVATION

SHEET NUMBER:

A-09

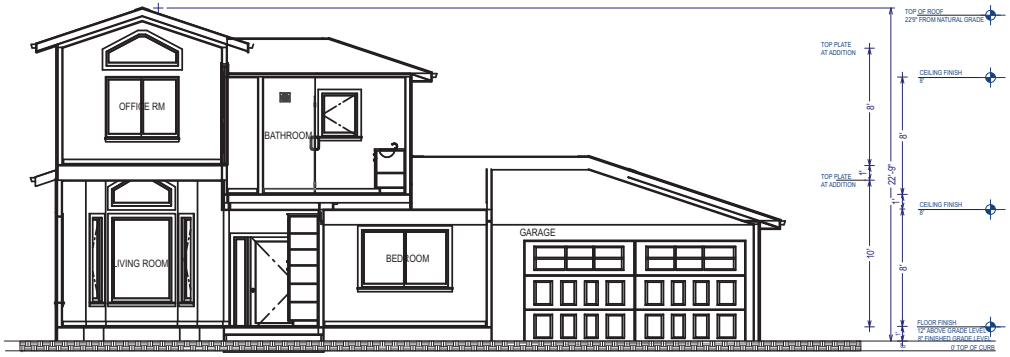
OWNERSHIP:

R. Zohoor



CROSS SECTION A-A

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



CROSS SECTION B-B

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

REMODELING FOR:

LENOR WAY, RESIDENCE

1192 LENOR WAY,
SAN JOSE, CA 95128

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SHEET TITLE:

PROJECT SECTIONS

PROJECT ID :
DATE : JULY 2023
SCALE : 1/4" = 1'
DRAWN BY : RAMIN ZOHOOR
GOLDEN VIEW RENOVATION

SHEET NUMBER:

A-10

OWNERSHIP: