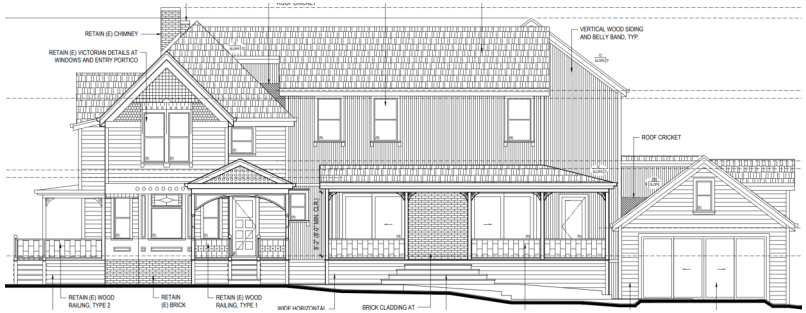
Location of Proposed Project

City of Campbell
70 North First Street
Campbell, CA 95008 –1423

Project Image



Courtesy Notice

Dear Campbell Resident, **July 24th, 2024**

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 140 S. Peter Drive

Zoning | Area Plan: R-1-6 (H) | N/A

Neighborhood Association(s): Pruneyard-Dry Creek Neighborhood Association

Council District: 2

File No.: PLN-2024-106

APN: 288-18-029

Applicant: Studio Three Design Inc.

Property Owner: Sean and Erin O'Donnell

Application Type: Historic Resource Alteration Permit (Tier 1)

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To permit a 1,693 square-foot addition and interior remodel of an existing two-story, single-family residence, including the expansion of an existing covered porch and associated site and landscape improvements for a designated historic landmark.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 I planning@campbellca.gov

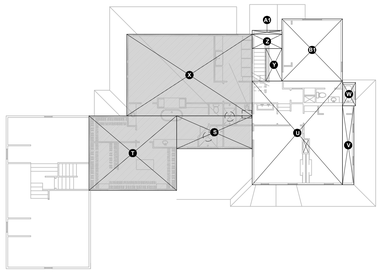
Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

****Asistencia en Español disponible,**
Simplemente marque (408) 866-2140 y pida traduccion en Español

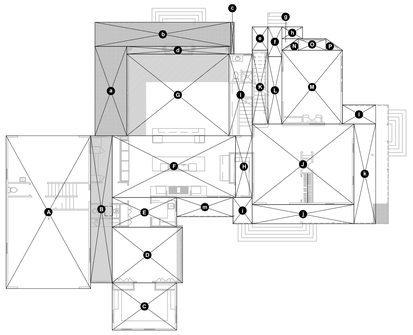
FLOOR AREA DIAGRAM

FLOOR AREA CALCULATIONS (PROPOSED)

AREA	DIMENSIONS	SF
1ST FLOOR MAIN HOUSE + GARAGE		
A	22'-0" x 39'-11"	877.3
B	5'-8" x 38'-5"	217.5
C	16'-10" x 12'-4"	207.6
D	18'-4" x 14'-6"	266.6
E	16'-10" x 7'-9"	130.5
F	32'-2" x 16'-2"	518.7
G	26'-8" x 21'-4"	567.8
H	4'-4" x 16'-2"	69.9
I	6'-1" x 21'-4"	128.6
J	26'-7" x 21'-0"	557.4
K	4'-1" x 19'-3"	78.6
L	3'-8" x 17'-7"	64.5
M	15'-10" x 9'-3"	304.0
N	4'-3" x 3'-0" x 5'-3"	6.4
O	7'-3" x 3'-0"	21.7
P	4'-3" x 3'-0" x 5'-3"	6.4
SUBTOTAL		4,077.5
2ND FLOOR MAIN HOUSE		
Q	NOT USED	-
R	NOT USED	-
S	19'-9" x 8'-7"	168.7
T	22'-11" x 19'-6"	445.3
U	23'-6" x 27'-1"	636.6
V	3'-0" x 20'-7"	61.8
W	3'-5" x 6'-1"	20.8
X	32'-9" x 21'-4"	696.4
Y	4'-2" x 8'-6"	35.2
Z	7'-9" x 3'-9"	29.1
A1	7'-9" x 1'-0"	7.8
B1	15'-10" x 16'-3"	256.0
SUBTOTAL		2,357.9
TOTAL FLOOR AREA		6,435.4
COVERED PORCHES		
a	8'-4" x 23'-4"	193.1
b	35'-5" x 6'-4"	222.6
c	0'-11" x 8'-4"	7.6
d	26'-8" x 2'-0"	53.3
e	4'-1" x 6'-1"	24.8
f	3'-8" x 7'-9"	28.4
g	4'-3" x 3'-0" x 5'-3"	6.4
h	5'-5" x 3'-1"	16.6
i	5'-0" x 6'-10"	34.2
j	26'-7" x 5'-0"	132.7
k	5'-8" x 26'-0"	147.3
l	8'-8" x 5'-0"	43.3
m	14'-8" x 5'-0"	73.3



MAIN DWELLING - PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

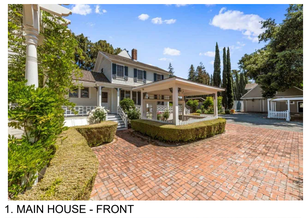


MAIN DWELLING - PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCC FIRE DEPARTMENT NOTES

FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE AND TWO-FAMILY DWELLINGS (INCLUDING ATTACHED GARAGES) AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQ. FT.
WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE
WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S 1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

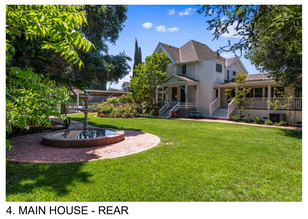
SITE PHOTOGRPAHY



1. MAIN HOUSE - FRONT

2. MAIN HOUSE - FRONT

3. MAIN HOUSE - SIDE



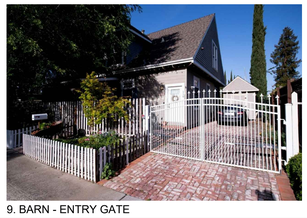
4. MAIN HOUSE - REAR

5. MAIN HOUSE - REAR

6. MAIN HOUSE - DRIVEWAY

7. BARN - SIDE

8. BARN - SIDE



9. BARN - ENTRY GATE

KEY PLAN

PROJECT DATA

PROJECT ADDRESS: 140 S. PETER DRIVE, CAMPBELL CA 95008
A.P.N.: 288-18-029

LOT AREA: 0.8 ACRES (35,284 SF)
ZONING: R-1-6-H
YEAR BUILT: c. 1830
FLOOD ZONE: NO
OCCUPANCY: R3
CONSTRUCTION TYPE: V-B
FIRE SPRINKLERED: YES

SETBACKS	ALLOWED
FRONT:	20'-0"
INTERIOR SIDE:	5'-0" MIN. OR ONE-HALF THE THE HEIGHT OF THE BUILDING WALL ADJACENT TO THE SIDE PROPERTY LINE (WHICHEVER IS GREATER)
REAR:	5'-0" MIN. OR ONE-HALF THE HEIGHT OF THE BUILDING WALL ADJACENT TO THE SIDE PROPERTY LINE (WHICHEVER IS GREATER)

BUILDING HEIGHT:	ALLOWED	EXISTING	PROPOSED
	35'-0" / 2 1/2 STORIES	30'-1" +/-	30'-5" +/-

MAX FLOOR AREA RATIO (FAR) = 0.45 (35,284 SF X 0.45 = 15,879 SF ALLOWABLE)

MAX LOT COVERAGE = .40 (35,284 SF X 0.40 = 14,114 SF ALLOWABLE)

FLOOR AREA RATIO	EXISTING SF	PROPOSED SF
HOUSE + GARAGE:	4,743	6,436
POOL HOUSE:	545	545
BARN:	1,322	1,322
SHED 1:	99	99
SHED 2:	66	66
SHED 3:	98	98
TOTAL:	6,873	8,566

8,566 / 35,284 = 25%

LOT COVERAGE	EXISTING SF	PROPOSED SF
HOUSE + GARAGE:	4,357	4,838
POOL HOUSE:	833	833
POOL:	696	1,009
BARN;	1,322	1,322
SHED 1:	99	99
SHED 2:	66	66
SHED 3:	98	98
ARBOR 1:	218	0
ARBOR 2:	523	523
TOTAL:	8,212	8,788

8,788 / 35,284 = 25% (40% ALLOWABLE)

LANDSCAPE COVERAGE	EXISTING SF	PROPOSED SF
IMPERVIOUS: (EXISTING = 35,284 - 8,212 - 13,171) (PROPOSED = 35,284 - 8,788 - 14,523)	13,901 (52%)	11,973 (45%)
PERVIOUS:	13,171 (48%)	14,523 (55%)
TOTAL:	27,072	26,496

NOTE: ZONING REQUIREMENTS PER CAMPBELL CODE OF ORDINANCES 21.08

F.A.R. AND LOT COVERAGE DEFINITIONS:

21.72.020 "FLOOR AREA RATIO" MEANS THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA. FLOOR AREA RATIO SHALL INCLUDE THE FLOOR AREA OF ALL STORIES OF ALL BUILDINGS AND ACCESSORY STRUCTURES AND SHALL BE MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS. FLOOR AREA RATIO DOES NOT INCLUDE UNINHABITABLE ATTIC SPACE, BASEMENTS, BELOW-GRADE PARKING, UNENCLOSED ACCESSORY STRUCTURES (E.G., TRELLIS) AND COVERED PORCHES.

21.72.020 "LOT COVERAGE" MEANS THE HORIZONTAL AREA MEASURED WITHIN THE OUTSIDE OF THE EXTERIOR WALLS ON THE GROUND FLOOR OF ALL BUILDINGS AND ACCESSORY STRUCTURES ON A LOT INCLUDING GARAGES, CARPORTS AND COVERED PORCHES.

INDEX

PROJECT INFO.

OWNER:
ERIN & SEAN O'DONNELL
140 S. PETER DRIVE
CAMPBELL, CA 95008

DESIGNER:
STUDIO 3 DESIGN
CONTACT: BESS WIERSEMA
BESS@STUDIO-THREE.COM
638 UNIVERSITY AVE.
LOS GATOS CA 95032
PH: (408) 292-3252
FAX: (253) 399-1125

TOPO SURVEY:
LE ENGINEERING
598 E. SANTA CLARA ST.
SAN JOSE, CA 95112
PH: (408) 806-7187

HISTORICAL CONSULTANT:
EVANS & DE SHAZO
CONTACT: STACEY DE SHAZO, M.A.
STACEY@EVANS-DESHAZO.COM
1141 GRAVENSTEIN HIGHWAY SOUTH
SEBASTOPOL, CA 95472
PH: (707) 823-7400

STRUCTURAL ENGINEER
EFE SOZKESEN MS. PE
1885 MERIDIAN AVE
SAN JOSE,CA 95125
PH: 408-642-5464 (EXT. 3)
EMAIL: CONTACT@4XENGINEERING.COM

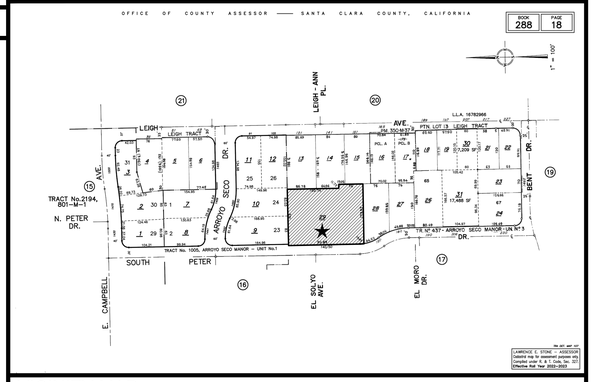
TITLE 24
NICK BIGNARDI - SENIOR ENERGY
ANALYST FRI ENERGY CONSULTANTS, LLC
5770 WINFIELD BLVD #15
SAN JOSE, CA 95123
PH: 408-866-1620
EMAIL: NICK@FRICONSULTING.COM

PROJECT DESCRIPTION

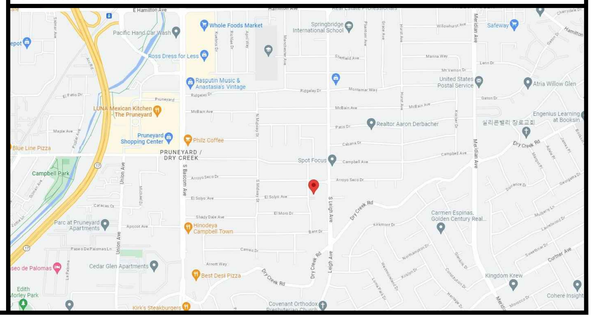
THE SCOPE OF WORK IS FOR A 1,693 SF ADDITION AND INTERIOR REMODEL OF AN EXISTING 2-STORY RESIDENCE, AS WELL AS A 220 SF ADDITION TO EXISTING COVERED PORCHES AND 21 SF ADDITION TO EXISTING UNCOVERED PORCHES.

SITEWORK INCLUDES MODIFICATION OF EXISTING HARD AND SOFTSCAPED SURFACES. PROPOSED EXISTING POOL DEMOLITION AND NEW CONSTRUCTION WILL BE UNDER A SEPARATE PERMIT.

PARCEL MAP



VICINITY MAP



STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

O'DONNELL REMODEL
140 S. PETER DRIVE
CAMPBELL
CALIFORNIA
95008

A.P.N. 288-18-029

9 OCTOBER 2023
PLANNING SUBMITTAL 1

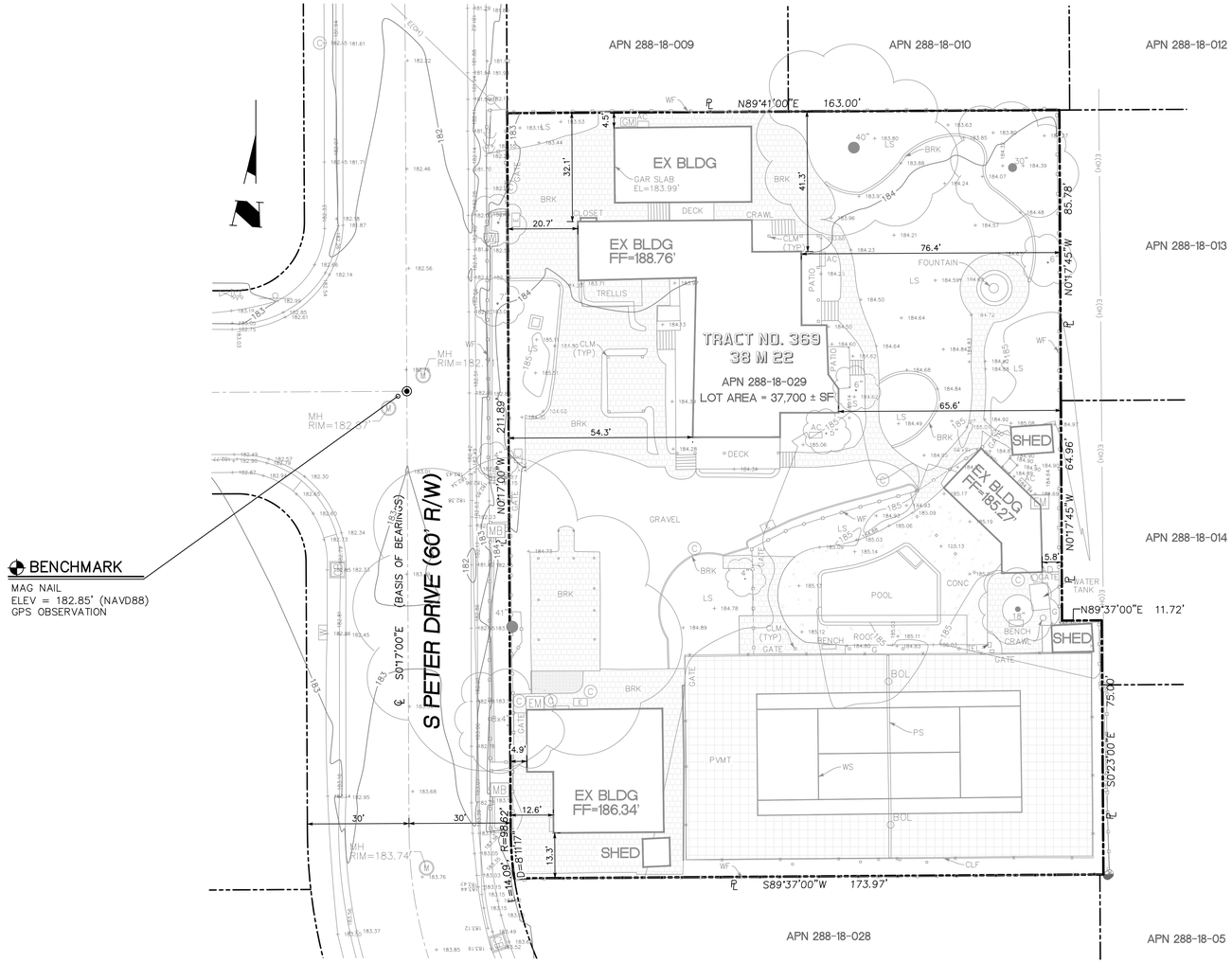
24 JUNE 2024
PROGRESS SET

12 JULY 2024
PLANNING SUBMITTAL 2

SCALE: AS NOTED

COVER SHEET

A1.1



BENCHMARK

MAG NAIL
ELEV = 182.85' (NAVD88)
GPS OBSERVATION

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF S PETER DRIVE, AS SHOWN AS N00°17'00"E ON TRACT NO. 369, RECORDED IN BOOK 38 OF MAPS, AT PAGE 22, SANTA CLARA COUNTY RECORDS.

LEGEND & ABBREVIATIONS

BENCHMARK	
BORDER LINE	
BOUNDARY	
BUILDING OUTLINE	
CB — CATCH BASIN	
CENTERLINE	
PAVED	
BRICK	
CONCRETE	
69 — EXISTING CONTOUR	
EASEMENT LINE	
EM — ELECTRICAL METER	
+70.69 OR (70.69) — EXISTING ELEVATION	
EXISTING CHAIN LINK FENCE	
EXISTING WOOD FENCE	
10" — EXISTING TREE AND DIAMETER	
FLOW LINE	
GM — GAS METER	
GUY POLE	
GUY WIRE ANCHOR	
EXISTING HYDRANT	
JOINT POLE	
LIGHT POST	
M — MANHOLE	
STREET MONUMENT	
PROPERTY CORNER MONUMENT	
MONUMENT LINE	
PARCEL LINE / RIGHT OF WAY	
E — PGE BOX	
4" — PVC PIPE AND DIAMETER	
C — SANITARY SEWER CLEAN OUT	
S — SANITARY SEWER MANHOLE	
D — SANITARY SEWER STORMDRAIN	
SETBACK LINE	
STREET SIGN	
10" — TREE STUMP AND DIAMETER	
W — UTILITY: EXISTING	
WM — WATER METER	
WATER VALVE	
BOL — BOLLARD	
AD — AREA DRAIN	
MB — MAIL BOX	

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BD	BRASS DISC
BLDG	BUILDING
BOL	BOLLARD
BRC	BACK OF ROLLED CURB
BSL	BUILDING SETBACK LINE
BWK	BACK OF WALK
BWV	BACKFLOW WATER VALVE
CB	CATCH BASIN
CG	CURB & GUTTER
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CLM	COLUMN
CLST	CLOSET
CONC	CONCRETE
COR	CORNER
DWY	DRIVEWAY
EA	EASEMENT
EC	EDGE OF CONCRETE
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GAS LINE
GAR	GARAGE SLAB ELEVATION
GD	GROUND
GM	GAS METER
HC	HANDICAPPED
INV	INVERT
IEE	INGRESS AND EGRESS EASEMENT
IP	IRON PIPE
IRR	IRRIGATION
LD	LANDING
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA
MH	MANHOLE
MON	MONUMENT
℄	PROPERTY LINE
PLTR	PLANTER
PP	POWER POLE
PRUE	PRIVATE SERVICES AND UTILITY EASEMENT
PS	PINK STRIPE
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
PVMT	PAVEMENT
RC	ROLLED CURB
RW	RETAINING WALL
R/W	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
SSCO	SANITARY SEWER CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE / LATERAL
STLT	STREET LIGHTING BOX
SW	SIDEWALK
TEL	TELEPHONE BOX
TW	TOP OF WALL
TYP	TYPICAL
WCE	WIRE CLEARANCE EASEMENT
WF	WOOD FENCE
WLE	WATER LINE EASEMENT
WLK	WALKWAY
WS	WHITE STRIPE
WV	WATER VALVE

NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

H. W. CHUI
RCE NO. 32912 EXP.06-30-2024

09/20/2022
DATE

REGISTERED PROFESSIONAL ENGINEER
H. W. CHUI
No. 32912
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D

	DATE	
VL	09/20/2022	DESIGNED
VL	09/20/2022	DRAWN
1" = 20'		SCALE
NL	09/20/2022	CHECKED

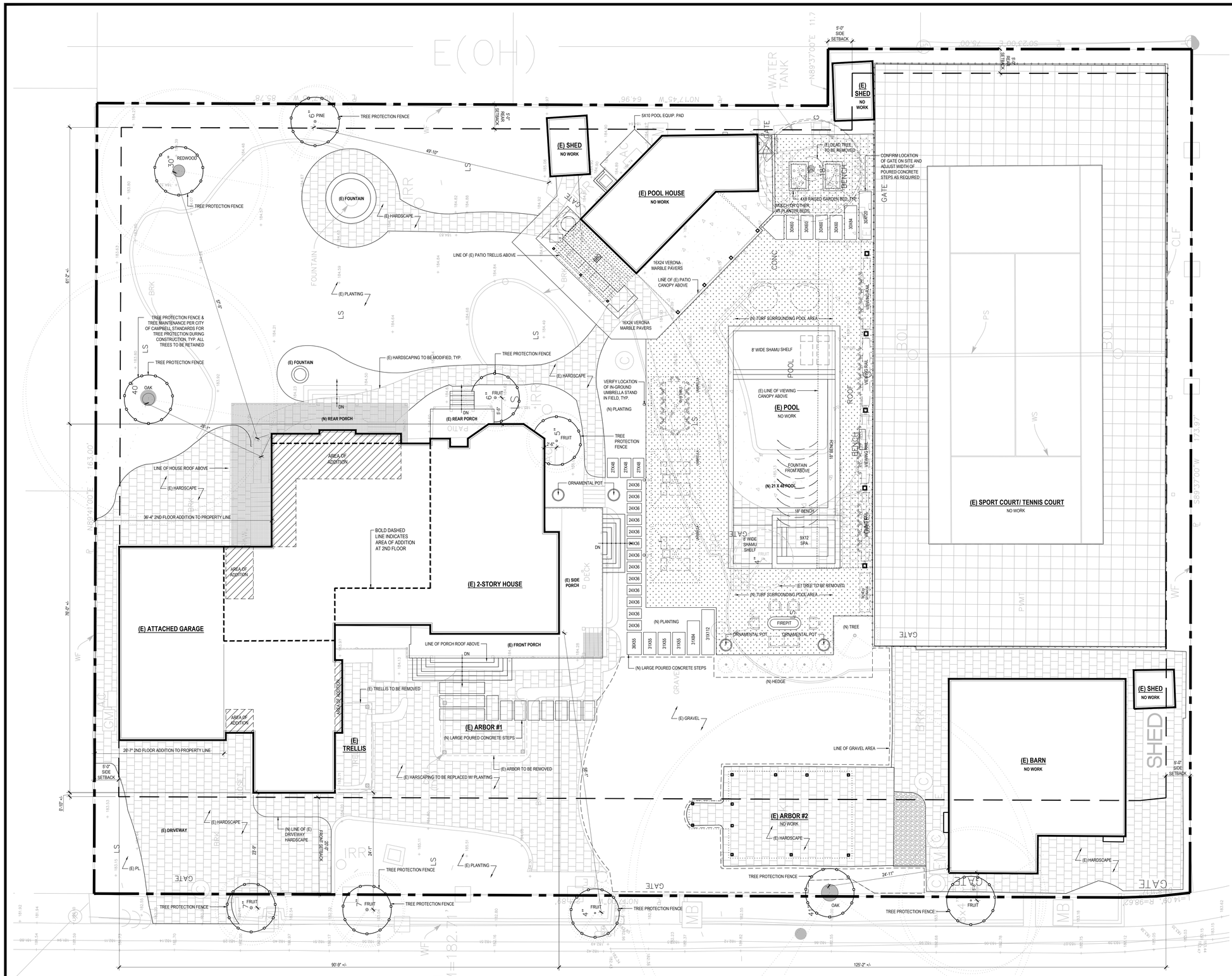
LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7187

BOUNDARY MAP AND TOPOGRAPHIC SURVEY

140 S PETER DRIVE
APN 288-18-029
Campbell California

DRAWING NO.
SHT NO. 1 OF 1
FILE NO.
CONTRACT NO.
PROJECT NO.

ROAD NAME : S PETER DRIVE



EXISTING / PROPOSED SITE PLAN

NORTH

LEGEND

- PROJECT PROPERTY LINE
- BUILDING SETBACK (AS NOTED)
- (E) STRUCTURES TO BE DEMOLISHED
- AREA OF HABITABLE HOUSE ADDITION AT 1ST FLOOR
- AREA OF HABITABLE HOUSE ADDITION AT 2ND FLOOR
- (E) ON-SITE TREES, SPECIES, TRUNK DIA. AND DISTANCE TO NEAREST STRUCTURE AS NOTED
- (E) ON-SITE TREES TO BE DEMOLISHED, SPECIES AND TRUNK DIA. AS NOTED
- TREE PROTECTION FENCE
- (N) PROPOSED 2ND STORY WINDOWS W/ SIGHTLINES INTO ABUTTING SIDE AND REAR PROPERTY LINES

GENERAL NOTES

1. SEE SHEET T-1 FOR TOPOGRAPHIC SURVEY INCLUDING SYMBOL LEGEND AND ABBREVIATIONS. SURVEY HAS BEEN OVERLAYED HERE FOR REFERENCE.

2. EXISTING STRUCTURES, TREES AND OTHER SITE ELEMENTS TO REMAIN UNLESS OTHERWISE NOTED.

3. TREE PROTECTION FENCE & TREE MAINTENANCE PER CITY OF CAMPBELL STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION, TYP. ALL TREES TO BE RETAINED

CITY OF CAMPBELL STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

CONSTRUCTION OF PRIVATE PROPERTY WHERE PROTECTED TREES ARE DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING DEVELOPMENT OF A PROPERTY BY COMPLIANCE WITH THE FOLLOWING:

1. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. PROTECTIVE FENCING SHALL BE INSTALLED AS FOLLOWED:
   A. THE FENCE SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE.
   B. THE FENCE SHALL BE CHAIN LINK WITHOUT SLATS TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
   C. THERE SHALL BE NO STORAGE OF ANY KIND PRIOR TO OR AT SUCH TIME AFTER THE PROTECTIVE FENCING IS INSTALLED.
   D. THE FENCE MAY BE ADJUSTED AS NECESSARY TO ACCOMMODATE WORK APPROVED WITHIN THE DRIPLINE PROVIDED ANY EXCAVATION IS DONE IN ACCORDANCE WITH INSTRUCTIONS DIRECTED BY A QUALIFIED ARBORIST.
2. THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR WHEN IT IS REASONABLY DEMONSTRATED THAT THE ALTERNATE GRADE WILL NOT DAMAGE THE HEALTH OF THE TREE.
3. DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A PROTECTED TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).
4. TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.
5. TREES CANNOT BE PRUNED TO ACCOMMODATE GRADING OR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY. UPON RECEIPT OF WRITTEN APPROVAL, PRUNING OF TREES MUST BE UNDERTAKEN IN ACCORDANCE WITH "PRUNING STANDARDS" OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND MUST BE CARRIED OUT BY A LICENSED ARBORIST.
6. SOIL COMPACTION OF THE AREA UNDER THE DRIPLINE OF THE TREE SHALL BE AVOIDED DURING ALL PHASES OF SITE CLEARING AND CONSTRUCTION.
7. NO SOIL STERILANTS OR WEED KILLER THAT WILL INHIBIT OR RESTRICT THE TREE'S GROWTH MAY BE APPLIED IN THE ROOT AREA.
8. NO SIGNS, WIRES OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.
9. ANY OTHER MEASURES DEEMED NECESSARY BY A QUALIFIED ARBORIST AND SPECIFIED IN ANY REPORT PREPARED FOR DEVELOPMENT PROJECTS WITH CITY REVIEW AND APPROVAL.
10. THE APPLICANT SHALL PROVIDE THE PROJECT PLANNER WITH PHOTOS OF THE INSTALLED PROTECTIVE FENCING PRIOR TO ISSUANCE OF A BUILDING PERMIT.

STUDIO THREE DESIGN

INTERIORS
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O'DONNELL REMODEL
140 S. PETER DRIVE
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CALIFORNIA
95008

A.P.N. 288-18-029

9 OCTOBER 2023
PLANNING SUBMITTAL 1

24 JUNE 2024
PROGRESS SET

12 JULY 2024
PLANNING SUBMITTAL 2

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

EXISTING SITE PLAN

A1.2

SECTION	CREDIT	REQUIREMENTS
DIVISION 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT)		
4.106.2	STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION	PROJECTS WHICH DISTURBS LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE SHALL MANAGE STORM DRAINAGE DURING CONSTRUCTION.
4.106.3	GRADING AND PAVING	CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION FOR ADDITIONS AND ALTERATIONS WHICH DO NOT ALTER THE EXISTING DRAINAGE PATH.
4.106.4	ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION	PROVIDE CAPABILITY FOR ELECTRIC VEHICLE CHARGING IN ONE-AND TWO-FAMILY DWELLINGS AND IN TOWNHOUSES WITH ATTACHED PRIVATE GARAGES; AND 3% OF TOTAL PARKING SPACES, AS SPECIFIED, FOR MULTI-FAMILY DWELLINGS
DIVISION 4.2 - ENERGY EFFICIENCY		
4.201.1	SCOPE	FOR THE PURPOSE OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS.
DIVISION 4.3 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)		
4.303.1	WATER CONSERVING PLUMBING FIXTURE AND FITTINGS	PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS: TOILETS <= (1.28 GAL/FLUSH); SHOWERHEADS <= (1.8 GPM @ 80PSI); KITCHEN FAUCETS <= (1.8 GPM @ 60 PSI); LAVATORY FAUCETS <= (1.2 GPM @ 60 PSI).
4.303.1.3.2	MULTIPLE SHOWERHEADS SERVING ONE SHOWER	MULTIPLE SHOWERHEADS SERVING ONE SHOWER - COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWERS OUTLETS CONTROLLED BY SINGLE VALVE - 1.8GPM @ 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
4.303.2	PLUMBING AND FITTINGS	ALL PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL BE MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.
DIVISION 4.3 - WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)		
4.304.1	OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS	AFTER DECEMBER 1, 2015, NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH ONE OF THE FOLLOWING OPTIONS: 1. A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT; OR 2. PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2,500 SQUARE FEET MAY COMPLY WITH MWELO'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION.
DIVISION 4.4 - MATERIALS CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABLE & REDUCED MAINTENANCE)		
4.406.1	RODENT PROOFING	ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
DIVISION 4.4 - MATERIALS CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL, & RECYCLING)		
4.408.1	CONSTRUCTION WASTE REDUCTION OF AT LEAST 65%	RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING: 1. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE; OR 2. A CONSTRUCTION WASTE MANAGEMENT PLAN PER SECTION 4.408.8.2; OR 3. A WASTE MANAGEMENT COMPANY PER SECTION 4.408.3; OR 4. THE WASTE STREAM REDUCTION ALTERNATIVE PER SECTION 4.408.4.
4.408.2	CONSTRUCTION WASTE MANAGEMENT PLAN	SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1-5, THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRICTION FOR EXAMINATION BY THE ENFORCING AGENCY. 1. IDENTIFY MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE 2. SPECIFY IF MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEERATED) OR BULK MIXED (SINGLE STREAM 3. IDENTIFY DIVERSION FACILITIES WHERE THE MATERIALS WILL BE TAKEN 4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED 5. SPECIFY THE AMOUNT OF WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
4.408.3	WASTE MANAGEMENT COMPANY	UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.
DIVISION 4.4 - MATERIALS CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION)		
4.410.1	OPERATION AND MAINTENANCE MANUAL	AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH COVERS 10 SPECIFIED SUBJECT AREA SHALL BE PLACED IN THE BUILDING.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (FIREPLACES)		
4.503.1	GENERAL	ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE. WOODSTOVES, PELLET & FIREPLACES SHALL ALSO COMPLY W/ LOCAL ORDINANCES.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)		
4.504.1	COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION	AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED.
4.504.2.1	ADHESIVES, SEALANTS AND CAULKS	ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY: 1. ADHESIVES, ADHESIVES BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 4.504 OR 4.504.2 AS APPLICABLE. SUCH PRODUCTS SHALL COMPLY WITH RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM,ETHYLENE, DICHLORIDE, METHYLENE CHLORIDE, PERCHLORETHYLENE, AND TRICHLOROETHLENE), EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2 BELOW. 2. AEROSOL ADHESIVES, AND SMALLER UNTIL SIZES OF ADHESIVES, AND SEALANTS OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.
4.504.2.2	PAINTS AND COATINGS	ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURES AS SHOWN IN TABLE 4.504.3 UNLESS THE MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMITS FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS FLAT, NONFLAT, OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37, OF THE CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN 4.504.3 SHALL APPLY.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)		
4.504.2.3	AEROSOL PAINTS AND COATINGS	AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON THE USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTION 94522(C)(2) AND (d)(2) OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 17 COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8 RULE 49.
4.504.2.4	VERIFICATION	VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING: 1. MANUFACTURER'S PRODUCT SPECIFICATION. 2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
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 PRACTICE FOR TESTING OF VOC'S 9SPECIFICATION 01350.0. 3. DEPARTMENT OF GENERAL SERVICES, CALIFORNIA GOLD SUSTAINABLE CARPET STANDARD. 4. SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGE GOLD.
4.504.3.1	CARPET CUSHION	ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
4.504.3.2	CARPET ADHESIVES	ALL CARPET ADHESIVES SHALL MEET REQUIREMENTS OF TABLE 4.504.1
4.504.4	RESILIENT FLOORING SYSTEMS	WHERE RESILIENT FLOORING IS INSTALLED AT LEAST 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOORSCORE PROGRAM.
4.504.5	COMPOSITE WOOD PRODUCTS	HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PARTICLES USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURES FOR COMPOSITE WOOD (17 CCR 93120) ETSEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS AS SHOWN IN TABLE 4.504.5 DEFINITION OF COMPOSITE WOOD PRODUCTS; COMPOSITE WOOD PRODUCTS INCLUDE HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD. COMPOSITE WOOD PRODUCTS DOES NOT INCLUDE HARDBOARD, STRUCTURAL PLYWOOD, STRUCTURAL COMPOSITE LUMBER, ORIENTED STRAND BOARD, GLUED LAMINATED TIMBER AS SPECIFIED IN "STRUCTURAL GLUE LAMINATED TIMBER" (ANSI A190.1-2002) OR PREFABRICATED WOOD I-JOISTS.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)		
4.505.2	CONCRETE SLAB FOUNDATIONS	CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA BUILDING CODE, CHAPTER 19 OR CONCRETE SLAB-ON GRADE FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL COMPLY WITH THIS SECTION.
4.505.2.1	CAPILLARY BREAK	A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING; 1. A 6 INCH (101.6 mm) THICK BASE OF 1/2" INCH (12.7 mm) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDE WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED. AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06. 2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY. 3. A SLAB DESIGN SPECIFIED BY A LICENSING DESIGN PROFESSIONAL.
4.505.3	MOISTURE CONTENT OF BUILDING MATERIALS	BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WITH THE FRAMING MEMBERS EXCEEDING 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH ONE OF THE FOLLOWING: 1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR A CONTACT-TYPE MOISTURE READER. 2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED. 3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOORING WITH DOCUMENTATION ACCEPTABLE TO ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY)		
4.506.1	BATHROOM EXHAUST FANS	MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING; 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. 2.1. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE RANGE OF 50 TO 80 PERCENT. NOTE: FOR THE PURPOSE OF THIS SECTION A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.
DIVISION 4.5 - ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)		
4.507.1	RESERVED	
4.507.2	HEATING AND AIR CONDITIONING SYSTEM DESIGN	HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS; 1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. 2. DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. EXCEPTION : USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM FUNCTION ARE ACCEPTABLE.
CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (QUALIFICATIONS)		
702.1	INSTALLER TRAINING	HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING; 1. STATE CERTIFIED APPRENTICESHIP PROGRAMS. 2. PUBLIC UTILITY TRAINING PROGRAMS. 3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING AND VERIFICATION ORGANIZATIONS. 4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS. 5. OTHER PROGRAMS ACCEPTABLE TO ENFORCING AGENCY.
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.
CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (VERIFICATIONS)		
703.1	DOCUMENTATION	VERIFICATION OF COMPLIANCE WITH THE CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATION BUILDERS OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOWS SUBSTANTIAL CONFORMANCE 1. GREEN BUILDING MEASURES LISTED IN THIS TABLE MAY BE MANDATORY IF ADOPTED BY A CITY, COUNTY, OR CITY AND COUNTY AS SPECIFIED IN SECTION 101.7 2. REQUIRED PREREQUISITE FOR THIS TIER 3. THESE MEASURES ARE CURRENTLY REQUIRED ELSEWHERE IN STATUE OR IN REGULATION.

CALGREEN BUILDING VOC LIMITS TABLE

TABLE 4.504.1 ADHESIVE VOC LIMIT [1,2]
LESS WATER & LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIALS (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 SEALNT VOC LIMIT
LESS WATER & LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL NONPOROUS	250
ARCHITECTURAL POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [3,4,5]
LESS WATER & LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

COATING CATEGORY	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2011
FLAT COATINGS	50	
NONFLAT COATINGS	100	
NONFLAT-HIGH GLOSS COATINGS	150	
SPECIALTY COATING		
ALUMINUM ROOF COATINGS	400	
BASEMENT SPECIALTY COATINGS	400	
BITUMINOUS ROOF COATINGS	50	
BITUMINOUS ROOF PRIMERS	350	
BOND BREAKERS	350	
CONCRETE CURING COMPOUNDS	350	
CONCRETE/MASONRY SEALERS	100	
DRIVEWAY SEALERS	50	
DRY FOG COATINGS	150	
FAUX FINISHING COATINGS	350	
FIRE RESISTIVE COATINGS	350	
FLOOR COATINGS	100	
FORM-RELEASE COMPOUNDS	250	
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	
HIGH TEMPERATURE COATINGS	420	
INDUSTRIAL MAINTENANCE COATINGS	250	
LOW SOLIDS COATINGS [3]	120	
MAGNESITE CEMENT COATINGS	450	
MASTIC TEXTURE COATINGS	100	
METALLIC PIGMENTED COATINGS	500	
MULTICOLOR COATINGS	250	
PRETREATED WASH PRIMERS	420	
PRIMERS, SEALERS, AND UNDERCOATERS	100	
REACTIVE PENETRATING SEALERS	350	
RECYCLED COATINGS	250	
ROOF COATINGS	50	
RUST PREVENTIVE COATINGS	400	250
SHELLACS - CLEAR	730	
SHELLACS - OPAQUE	550	
SPECIALTY PRIMERS, SEALERS & UNDERCOATS	350	100
STAINS	250	
STONE CONSOLIDANTS	450	
SWIMMING POOL COATINGS	340	
TRAFFIC MARKING COATINGS	100	
TUB AND TILE REFINISH COATINGS	420	
WATERPROOFING MEMBRANES	250	
WOOD COATINGS	275	
WOOD PRESERVATIVES	350	
ZINC-RICH PRIMERS	340	

1. GRAMS OF VOC PER LITER OF COATING, INCLUDE WATER AND INCLUDING EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBRUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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9 OCTOBER 2023
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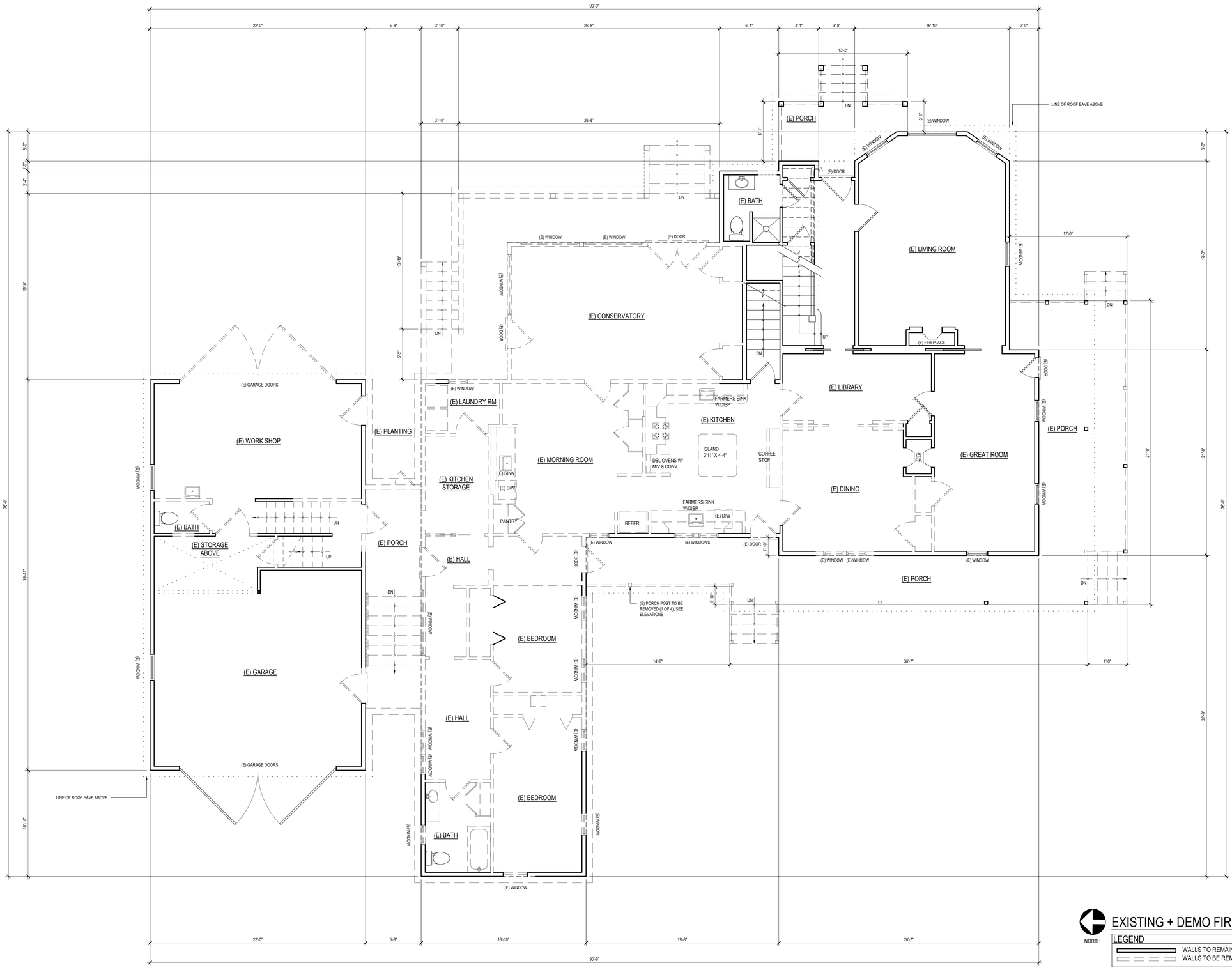
24 JUNE 2024
PROGRESS SET

12 JULY 2024
PLANNING SUBMITTAL 2

SCALE: N/A

CALGREEN MANDATORY MEASURES CHECKLIST

CG-1



EXISTING + DEMO FIRST FLOOR PLAN

NORTH

LEGEND

- WALLS TO REMAIN
- WALLS TO BE REMOVED

STUDIO THREE DESIGN

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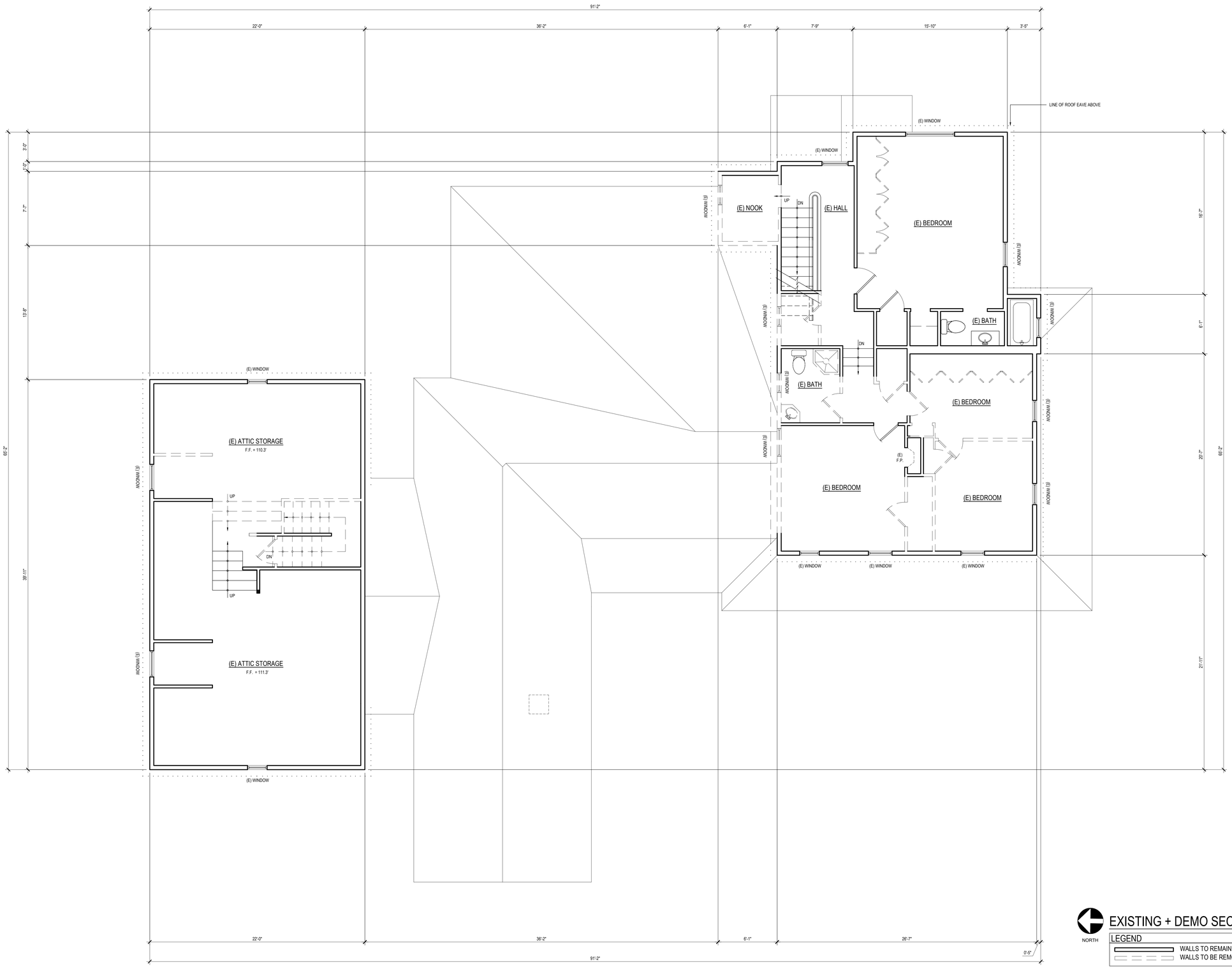
SCALE: 1/4" = 1'-0"

EXISTING MAIN LEVEL FLOOR PLAN

A2.1



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NORTH

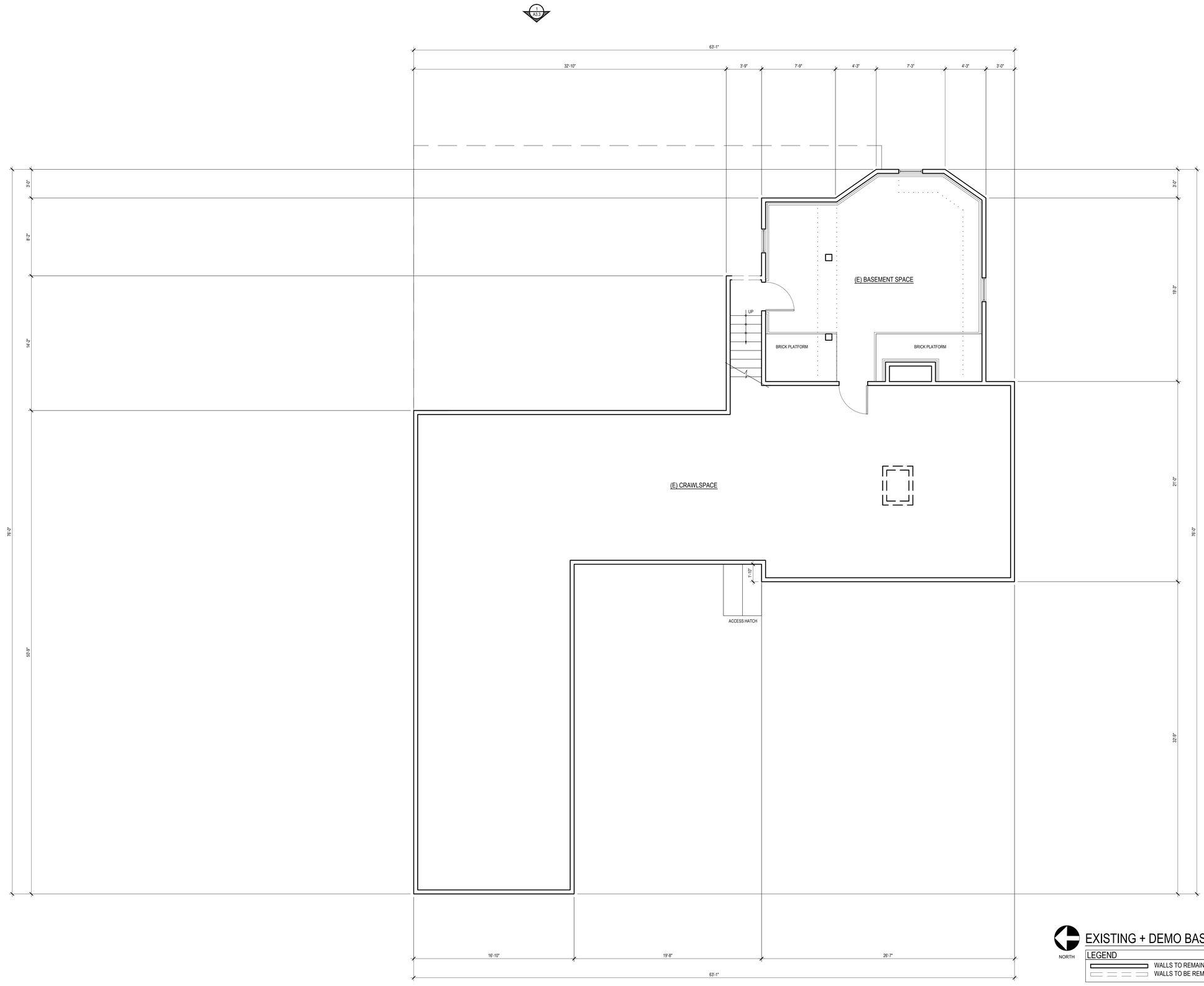
EXISTING + DEMO SECOND FLOOR PLAN

LEGEND
- WALLS TO REMAIN
- WALLS TO BE REMOVED

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

EXISTING 2ND FLOOR PLAN

A2.2



STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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O'DONNELL REMODEL
140 S. PETER DRIVE
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95008

A.P.N. 288-18-029

9 OCTOBER 2023
PLANNING SUBMITTAL 1

24 JUNE 2024
PROGRESS SET

12 JULY 2024
PLANNING SUBMITTAL 2

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

EXISTING BASEMENT
FLOOR PLAN

A2.3

STUDIO THREE DESIGN

INTERIORS
REMODELS +
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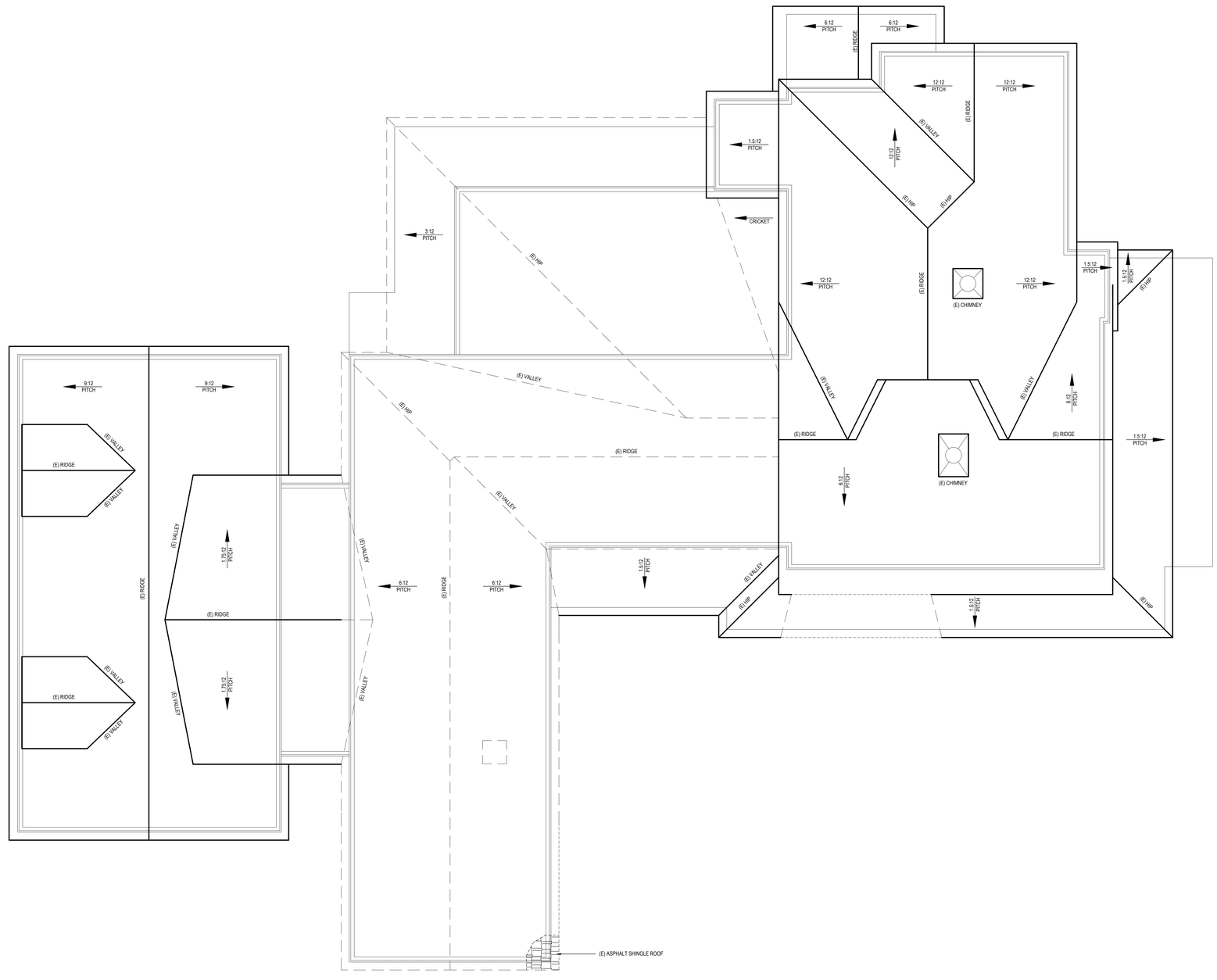

NORTH

EXISTING + DEMO ROOF PLAN

LEGEND	
———	ROOF TO REMAIN
— — —	ROOF TO BE REMOVED

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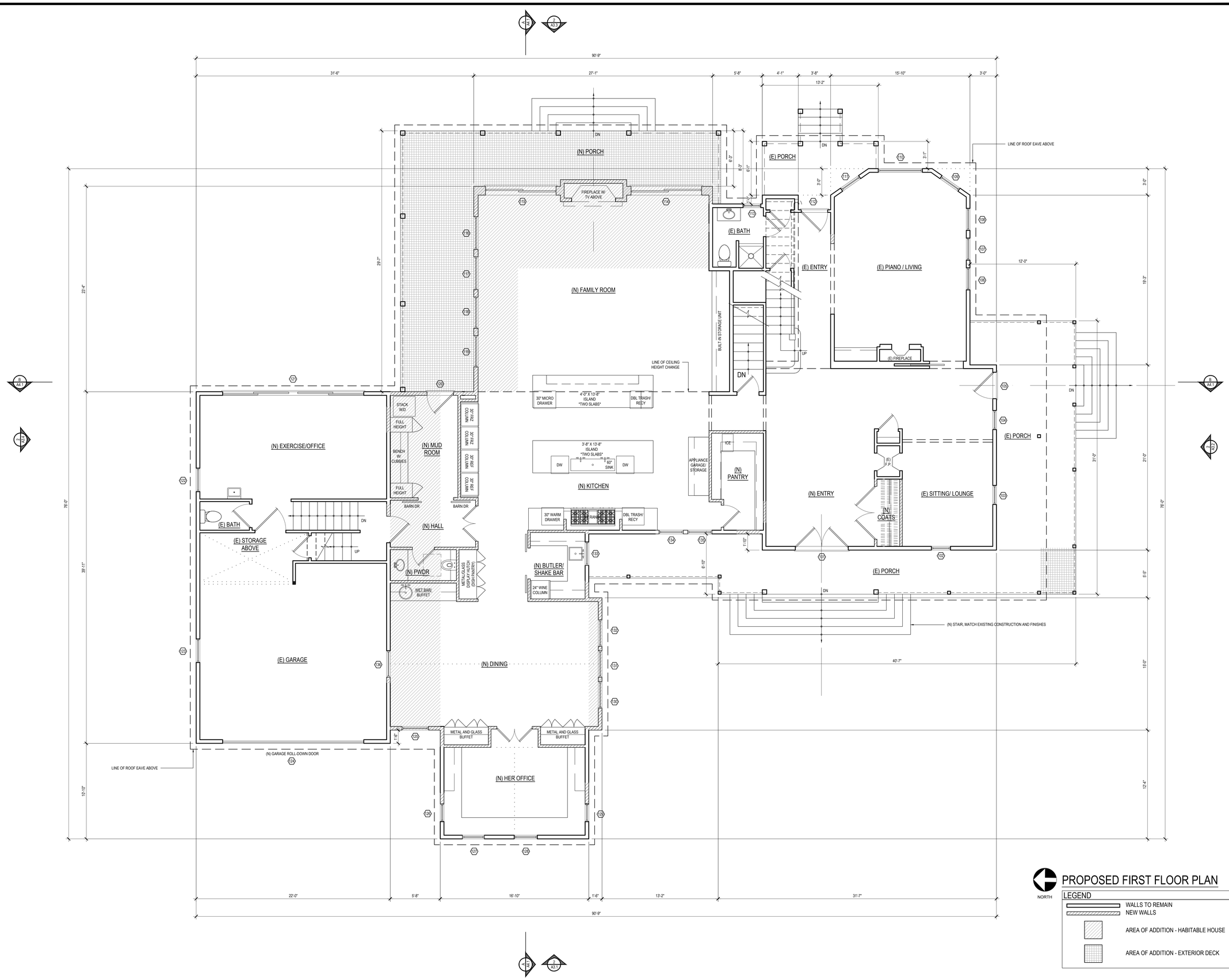
PLANNING SUBMITTAL 2

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

EXISTING ROOF PLAN

A2.4



PROPOSED FIRST FLOOR PLAN

NORTH

LEGEND

- WALLS TO REMAIN
- NEW WALLS
- AREA OF ADDITION - HABITABLE HOUSE
- AREA OF ADDITION - EXTERIOR DECK

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
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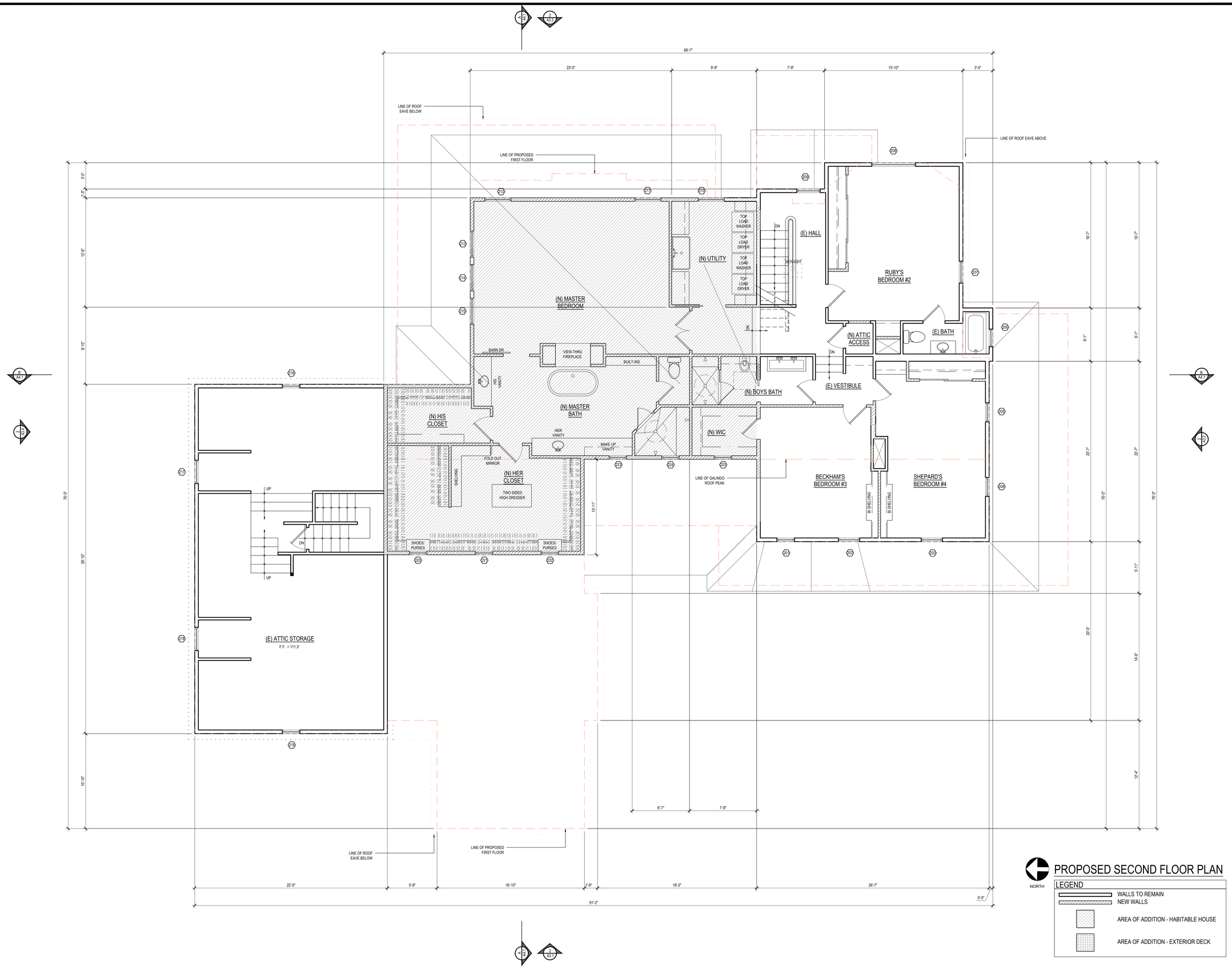
12 JULY 2024
PLANNING SUBMITTAL 2

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

PROPOSED MAIN FLOOR PLAN

A2.5



PROPOSED SECOND FLOOR PLAN

NORTH

LEGEND

- WALLS TO REMAIN
- NEW WALLS
- AREA OF ADDITION - HABITABLE HOUSE
- AREA OF ADDITION - EXTERIOR DECK

STUDIO THREE DESIGN

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

PROPOSED 2ND FLOOR PLAN

A2.6

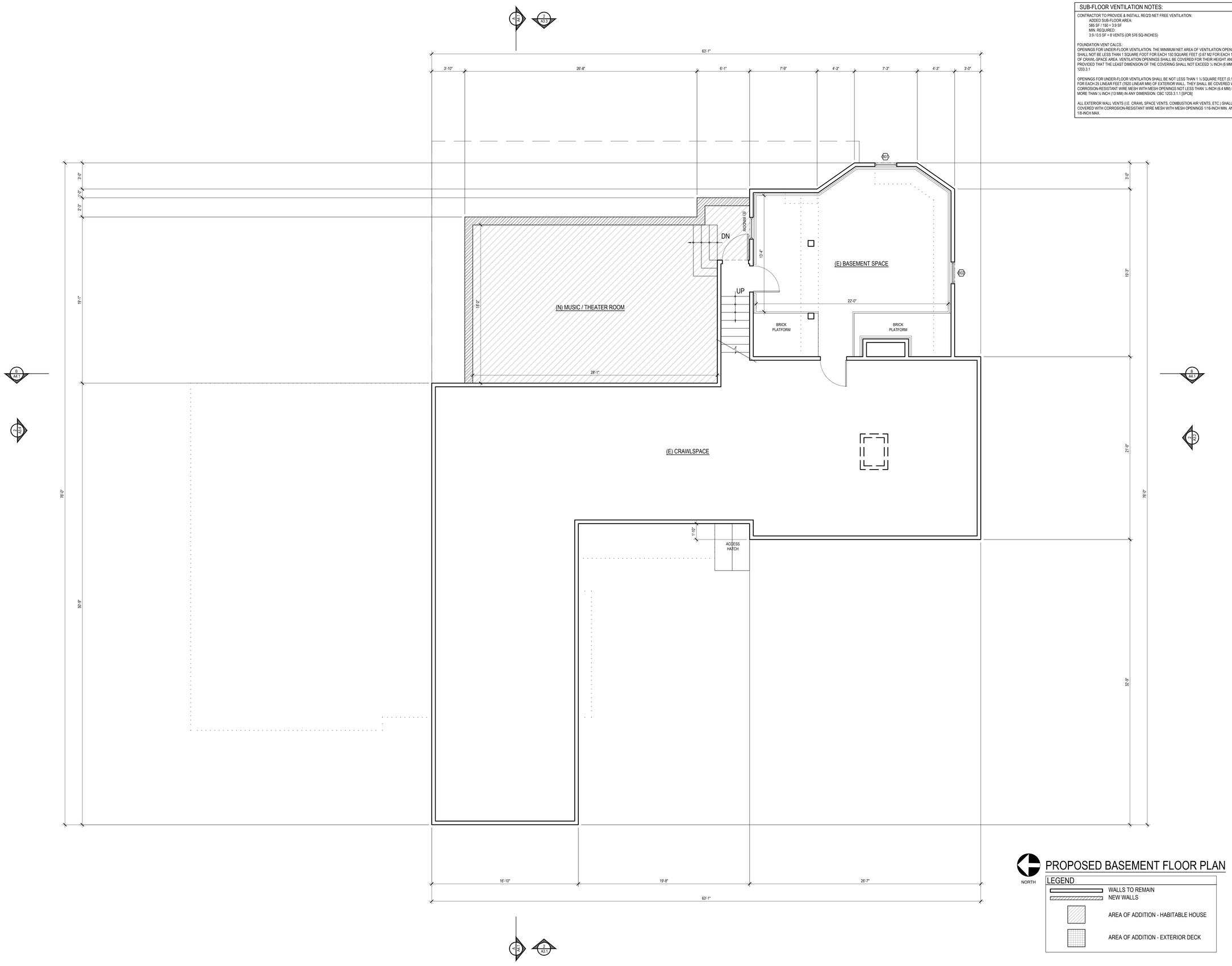
SUB-FLOOR VENTILATION NOTES:

CONTRACTOR TO PROVIDE & INSTALL REQ'D NET FREE VENTILATION:
ADDED SUB-FLOOR AREA:
585 SF / 150 = 3.9 SF
MIN. REQUIRED:
3.9 / 0.5 SF = 8 VENTS (OR 576 SQ-INCHES)

FOUNDATION VENT CALCS.:
OPENINGS FOR UNDER-FLOOR VENTILATION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67 M2 FOR EACH 100 M2) OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH, PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED ¼ INCH (6 MM). CBC 1203.3.1

OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 ½ SQUARE FEET (0.135 M2) FOR EACH 25 LINEAR FEET (1620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN ¼ INCH (6.4 MM) NOR MORE THAN ½ INCH (13 MM) IN ANY DIMENSION. CBC 1203.3.1.1 [SPC9]

ALL EXTERIOR WALL VENTS (I.E. CRAWL SPACE VENTS, COMBUSTION AIR VENTS, ETC.) SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS 1/16-INCH MIN. AND 1/8-INCH MAX.



PROPOSED BASEMENT FLOOR PLAN

NORTH

LEGEND

- WALLS TO REMAIN
- NEW WALLS
- AREA OF ADDITION - HABITABLE HOUSE
- AREA OF ADDITION - EXTERIOR DECK

STUDIO THREE DESIGN

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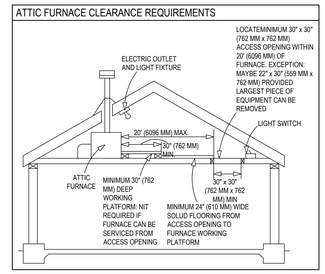
SCALE: 1/4" = 1'-0"

PROPOSED BASEMENT FLOOR PLAN

A2.7

B A4.1
A A4.1
1 A3.2
2 A3.1

ATTIC FURNACE CLEARANCE REQUIREMENTS



ATTIC VENTILATION NOTES:

PER CRC R806.2 MINIMUM VENT AREA .
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/ 300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:

1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR 1 1 VAPOR RETARDER IS INSTALLED 0 11 THE WARM-IN-WINTER SIDE OF THE CEILING.
2. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE,. UPPER VENTILATORS ST1ALL BE LOCATED NOT MORE U1AN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY,. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

NOTE - EAVE AND CORNICE VENTS ARE NOT PERMITTED PER CRC SECTION R337.6.3

ATTIC VENTILATION CALCULATIONS:

CONTRACTOR TO PROVIDE & INSTALL REQ'D NET FREE VENTILATION:
NEW ATTIC AREA:
2,277 SF / 150 = 15.18 SF
MIN. REQUIRED: 2,185.9 SQ-INCHES
QTY. (3) 2" DIA. HOLES PER STUD BAY = 9.3 SQ-INCHES
2,185.9 / 9.3 = 235 BAYS

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12 JULY 2024
PLANNING SUBMITTAL 2

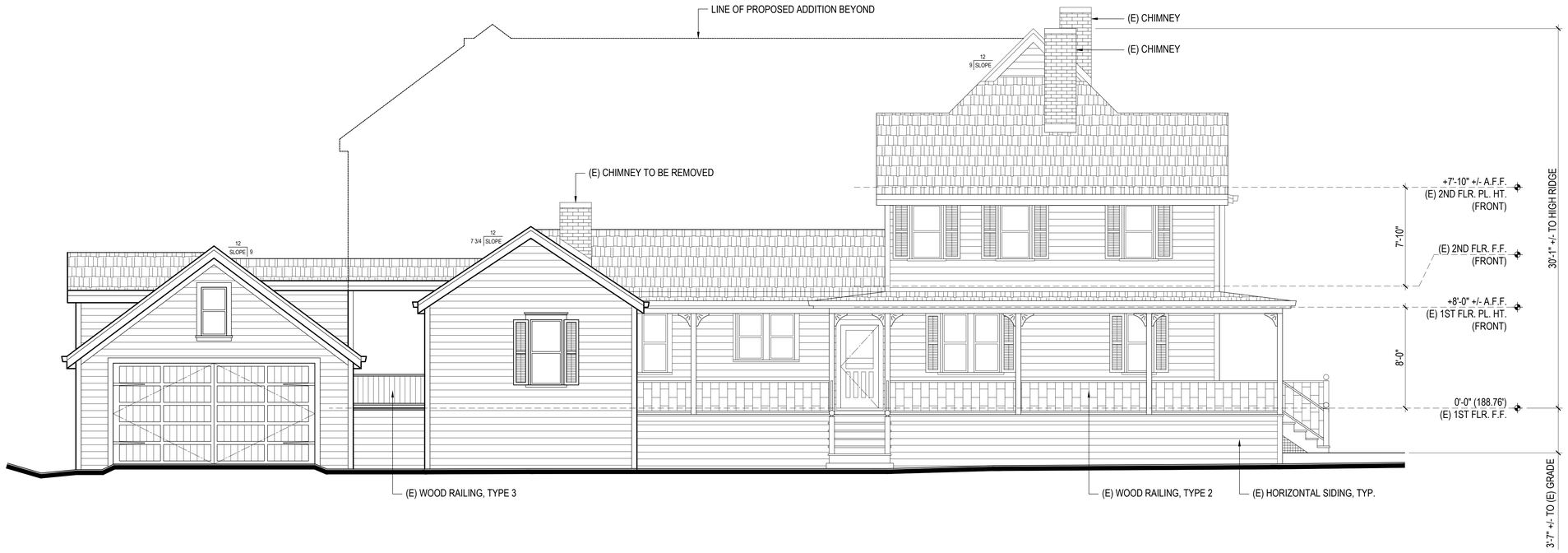
NORTH

PROPOSED ROOF PLAN

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

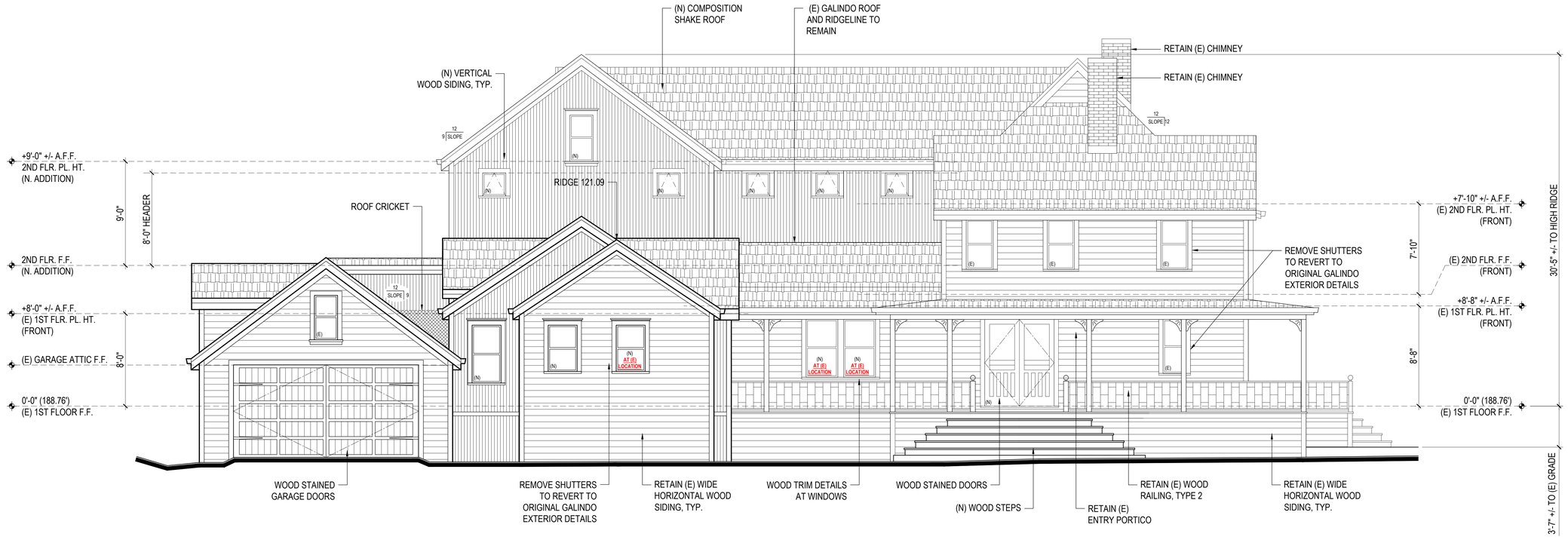
PROPOSED ROOF PLAN

A2.8



1-EXISTING WEST (PETER DR.) ELEVATION VISUAL FRONT

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



2-PROPOSED WEST (PETER DR.) ELEVATION VISUAL FRONT

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

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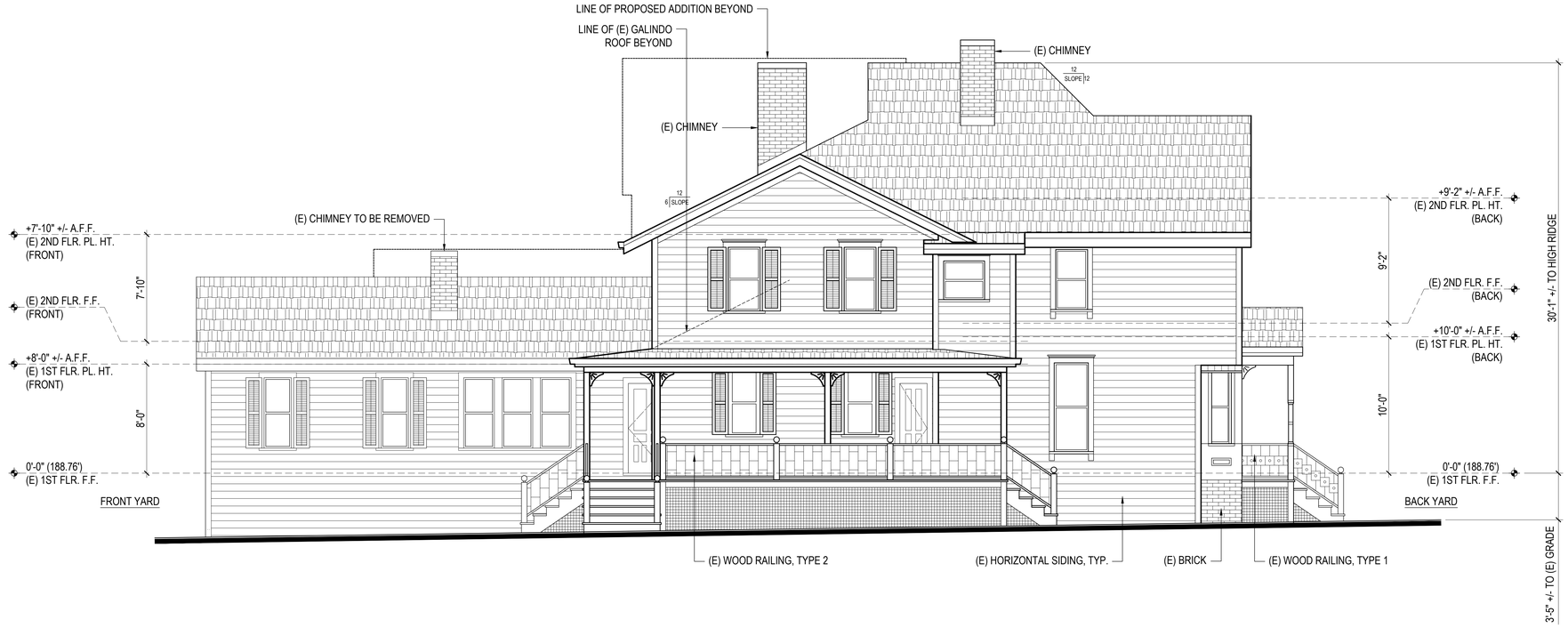
PLANNING SUBMITTAL 2

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

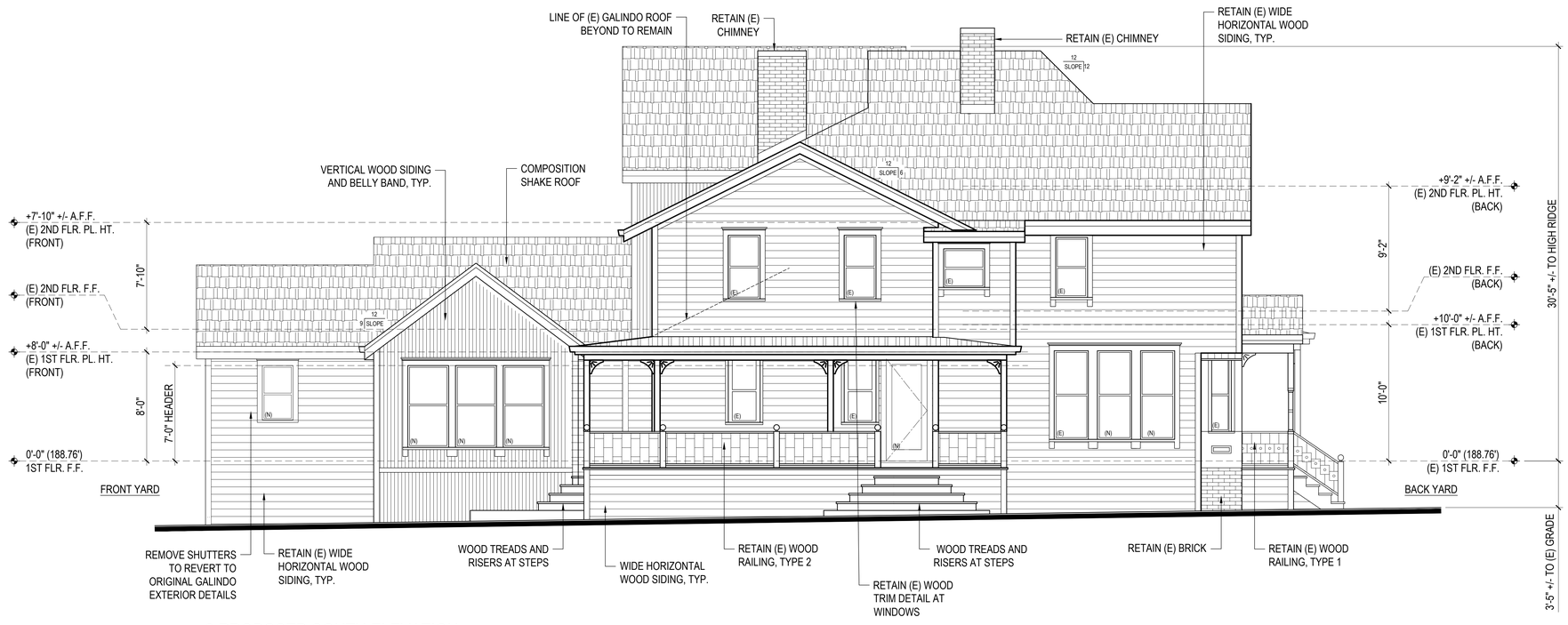
EXISTING + PROPOSED
ELEVATIONS

A3.1



1-EXISTING SOUTH ELEVATION

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



2-PROPOSED SOUTH ELEVATION

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

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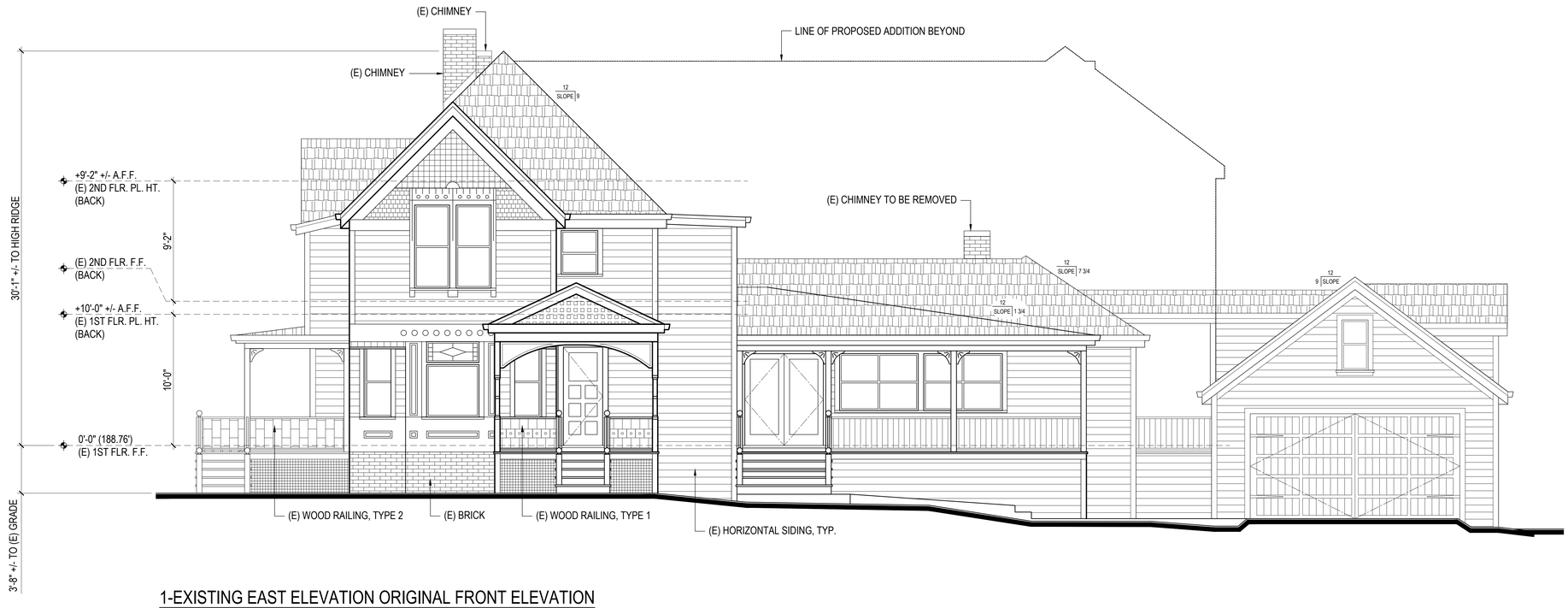
PLANNING SUBMITTAL 2

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

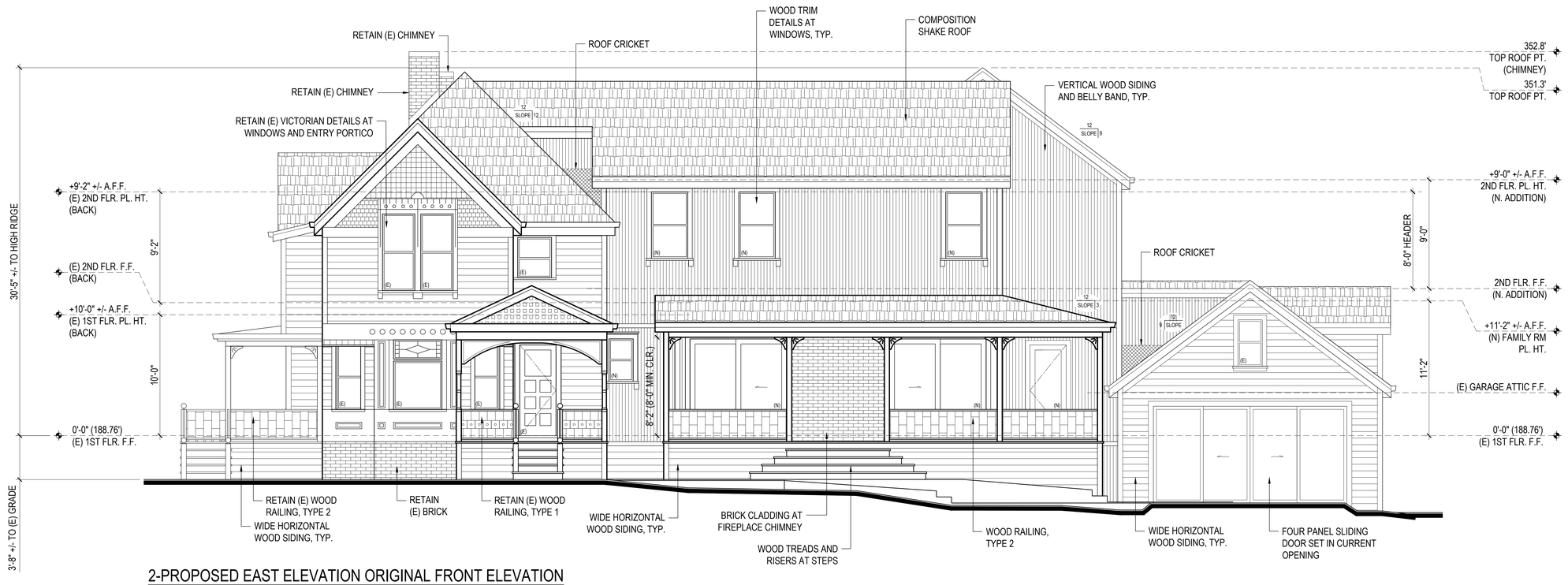
EXISTING + PROPOSED ELEVATIONS

A3.2



1-EXISTING EAST ELEVATION ORIGINAL FRONT ELEVATION

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



2-PROPOSED EAST ELEVATION ORIGINAL FRONT ELEVATION

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

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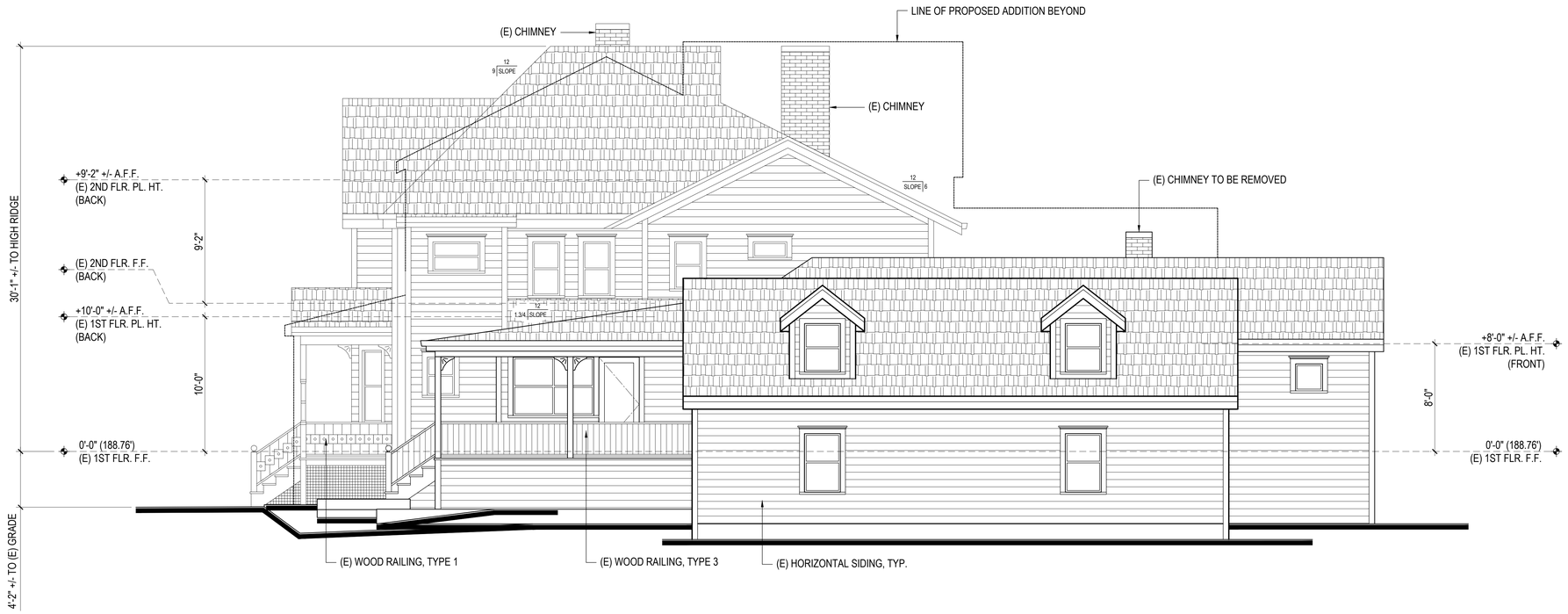
PROGRESS SET

12 JULY 2024
PLANNING SUBMITTAL 2

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

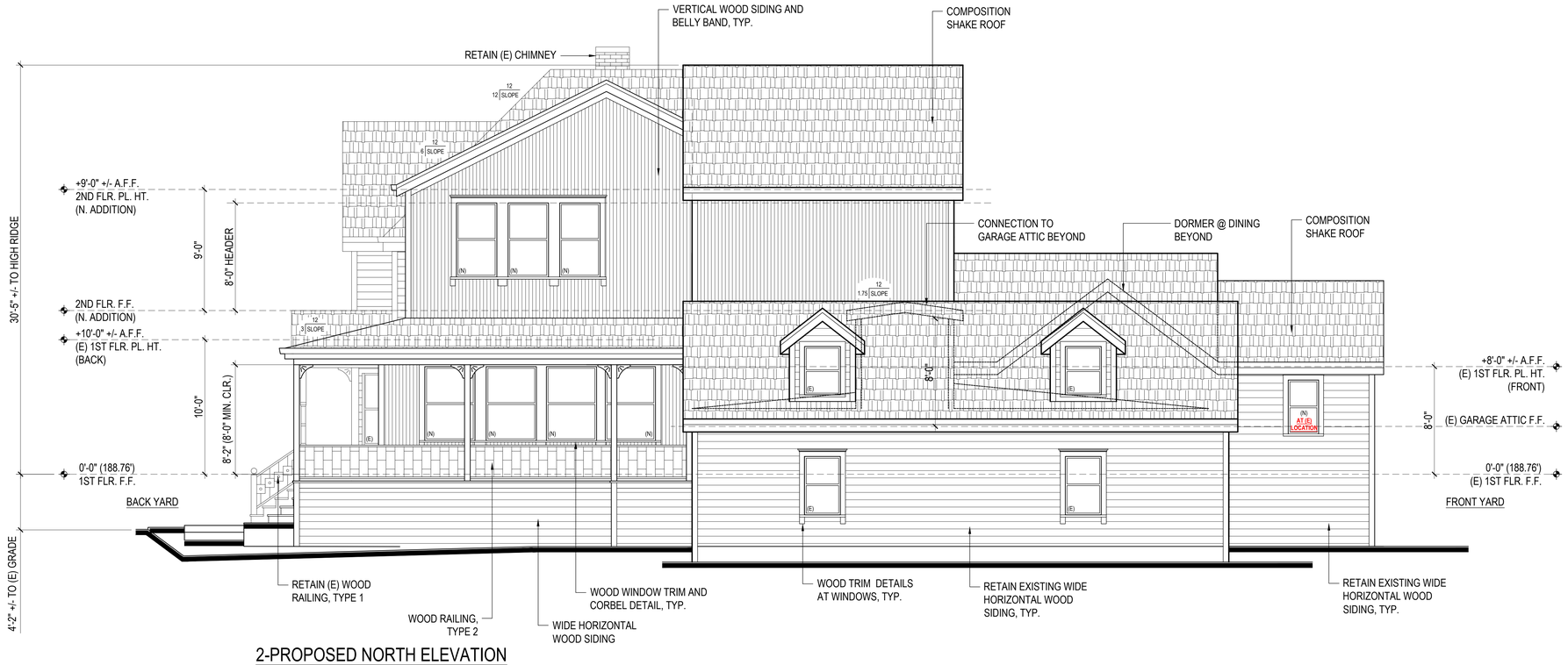
EXISTING + PROPOSED
ELEVATIONS

A3.3



1-EXISTING NORTH ELEVATION

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



2-PROPOSED NORTH ELEVATION

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

STUDIO THREE DESIGN

INTERIORS
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PROGRESS SET

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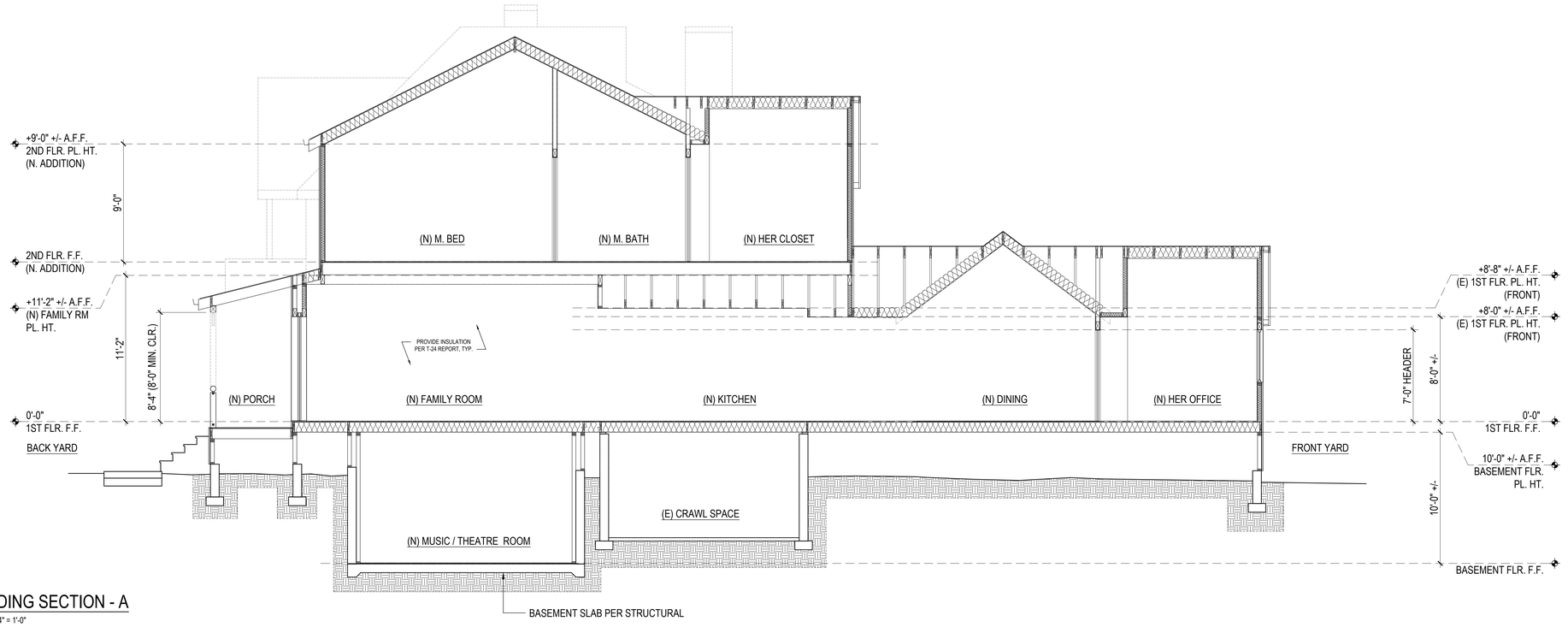
PLANNING SUBMITTAL 2

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

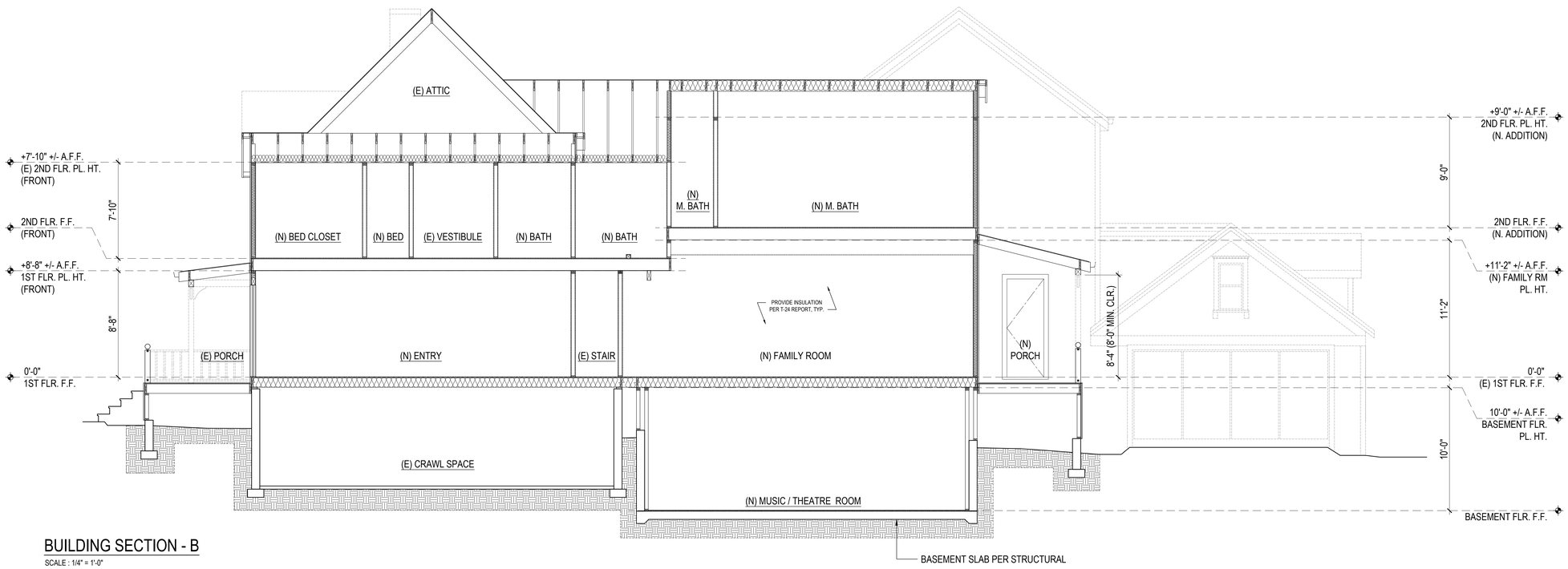
EXISTING + PROPOSED
ELEVATIONS

A3.4



BUILDING SECTION - A

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



BUILDING SECTION - B

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

STUDIO THREE DESIGN

INTERIORS
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12 JULY 2024
PLANNING SUBMITTAL 2

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

BUILDING SECTIONS

A4.1

CLIENT: O'Donnell | DATE: 6-21-2024

EXTERIOR DOOR AND WINDOW SCHEDULE

No.	LOCATION	TYPE	MANUFACTURER	SIZE	MATERIAL / FINISH		GLAZING	HARDWARE	REQUIRED DATE	ORDER BY DATE	STATUS	REMARKS
					INTERIOR	EXTERIOR						
FIRST FLOOR												
101	(N) ENTRY	(N) SWING DOOR W/ GLASS LITE		(2) 3'-0" X 7'-6"	WOOD	WOOD	TEMPERED					
102	(E) SITTING / LOUNGE	(E) DBL HUNG		2'-0" X 4'-8"	WOOD	WOOD						REMOVE (E) SHUTTERS
103	(E) SITTING / LOUNGE	(E) DBL HUNG		2'-4" X 4'-8"	WOOD	WOOD						REMOVE (E) SHUTTERS
104	(E) SITTING / LOUNGE	(E) DBL HUNG		2'-4" X 4'-8"	WOOD	WOOD						REMOVE (E) SHUTTERS
105	(E) SITTING / LOUNGE	(N) SWING DOOR		3'-0" X 7'-6"	WOOD	WOOD						
106	(E) PIANO / LIVING	(E) DBL HUNG		2'-6" X 6'-6"	WOOD	WOOD						
107	(E) PIANO / LIVING	(N) DBL HUNG		2'-6" X 6'-6"	WOOD	WOOD						
108	(E) PIANO / LIVING	(N) DBL HUNG		2'-6" X 6'-6"	WOOD	WOOD						
109	(E) PIANO / LIVING	(E) DBL HUNG		2'-6" X 5'-9"	WOOD	WOOD						
110	(E) PIANO / LIVING	(E) 2-PANEL FIXED		4'-0" X 5'-9"	WOOD	WOOD						
111	(E) PIANO / LIVING	(E) DBL HUNG		2'-6" X 5'-9"	WOOD	WOOD						
112	(E) ENTRY	(E) SWING DOOR		3'-0" X 7'-6"	WOOD	WOOD						
113	(E) BATH	(N) DBL HUNG		2'-0" X 3'-6"	WOOD	WOOD	TEMPERED, FROSTED					
114	(N) FAMILY ROOM	(N) 2-PNL SLIDERS		(2) 4'-0" X 8'-0"	WOOD	WOOD	TEMPERED					
115	(N) FAMILY ROOM	(N) 2-PNL SLIDERS		(2) 4'-0" X 8'-0"	WOOD	WOOD	TEMPERED					
116	(N) FAMILY ROOM	(N) DBL HUNG		3'-0" X 5'-6"	WOOD	WOOD						
117	(N) FAMILY ROOM	(N) DBL HUNG		3'-0" X 5'-6"	WOOD	WOOD						
118	(N) FAMILY ROOM	(N) DBL HUNG		3'-0" X 5'-6"	WOOD	WOOD						
119	(N) FAMILY ROOM	(N) DBL HUNG		3'-0" X 5'-6"	WOOD	WOOD						
120	(N) MUD ROOM	(N) SWING DOOR W/ GLASS LITE		3'-0" X 7'-6"	WOOD	WOOD	TEMPERED					
121	(N) EXERCISE / OFFICE	(N) 4-PNL SLIDERS		(4) 4'-0" X 8'-0"	WOOD	CLAD	TEMPERED					USE (E) OPENING
122	(N) EXERCISE / OFFICE	(E) DBL HUNG		2'-8" X 4'-4"	WOOD	WOOD						
123	(E) GARAGE	(E) DBL HUNG		2'-8" X 4'-4"	WOOD	WOOD						
124	(E) GARAGE	(N) ROLL-DOWN DOOR		16'-0" X 8'-0"	WOOD	WOOD						USE (E) OPENING
125	(N) DINING	(N) DBL HUNG		2'-6" X 5'-0"	WOOD	WOOD						
126	(N) HER OFFICE	(N) DBL HUNG		2'-3" X 4'-0"	WOOD	WOOD						
127	(N) HER OFFICE	(N) DBL HUNG		2'-6" X 4'-0"	WOOD	WOOD						
128	(N) HER OFFICE	(N) DBL HUNG		2'-6" X 4'-0"	WOOD	WOOD						USE (E) OPENING
129	(N) HER OFFICE	(N) DBL HUNG		2'-3" X 4'-0"	WOOD	WOOD						
130	(N) DINING	(N) DBL HUNG		3'-0" X 6'-0"	WOOD	WOOD						
131	(N) DINING	(N) DBL HUNG		3'-0" X 6'-0"	WOOD	WOOD						
132	(N) DINING	(N) DBL HUNG		3'-0" X 6'-0"	WOOD	WOOD						
133	(N) BUTLER / SHAKE BAR	(N) DBL HUNG		2'-8" X 4'-0"	WOOD	WOOD						USE (E) OPENING
134	(N) KITCHEN	(N) DBL HUNG		2'-9" X 7'-0"	WOOD	WOOD						USE (E) OPENING
135	(N) KITCHEN	(N) DBL HUNG		2'-9" X 7'-0"	WOOD	WOOD						USE (E) OPENING
136	(N) DINING	(N) DBL HUNG		2'-6" X 3'-0"	WOOD	WOOD						
SECOND FLOOR												
201	BEDROOM #3	(E) DBL HUNG		2'-4" X 4'-4"	WOOD	WOOD						REMOVE (E) SHUTTERS
202	BEDROOM #3	(E) DBL HUNG		2'-4" X 4'-4"	WOOD	WOOD						REMOVE (E) SHUTTERS
203	BEDROOM #4	(E) DBL HUNG		2'-4" X 4'-4"	WOOD	WOOD						REMOVE (E) SHUTTERS
204	BEDROOM #5	(E) DBL HUNG		2'-4" X 4'-8"	WOOD	WOOD						REMOVE (E) SHUTTERS
205	BEDROOM #6	(E) DBL HUNG		2'-4" X 4'-8"	WOOD	WOOD						REMOVE (E) SHUTTERS
206	(E) BATH	(E) DBL HUNG		3'-0" X 2'-10"	WOOD	WOOD						
207	BEDROOM #2	(E) DBL HUNG		2'-4" X 4'-4"	WOOD	WOOD						
208A	BEDROOM #2	(E) DBL HUNG		2'-8" X 6'-4"	WOOD	WOOD						
208B	BEDROOM #3	(E) DBL HUNG		2'-8" X 6'-4"	WOOD	WOOD						
209	(E) HALL	(E) DBL HUNG		2'-10" X 3'-4"	WOOD	WOOD						
210	(N) UTILITY	(N) DBL HUNG		3'-0" X 5'-6"	WOOD	WOOD						
211	(N) M. BED	(N) DBL HUNG		3'-0" X 5'-6"	WOOD	WOOD						EGRESS
212	(N) M. BED	(N) DBL HUNG		3'-0" X 5'-6"	WOOD	WOOD						
213	(N) M. BED	(N) DBL HUNG		3'-0" X 5'-6"	WOOD	WOOD						
214	(N) M. BED	(N) DBL HUNG		3'-0" X 5'-6"	WOOD	WOOD						
215	(N) M. BED	(N) DBL HUNG		3'-0" X 5'-6"	WOOD	WOOD						
216	(E) ATTIC STORAGE	(E) DBL HUNG		2'-0" X 3'-10"	WOOD	WOOD						
217	(E) ATTIC STORAGE	(E) DBL HUNG		2'-8" X 3'-7"	WOOD	WOOD						
218	(E) ATTIC STORAGE	(E) DBL HUNG		2'-8" X 3'-7"	WOOD	WOOD						
219	(E) ATTIC STORAGE	(E) DBL HUNG		2'-0" X 3'-0"	WOOD	WOOD						
220	(N) HER CLOSET	(N) AWNING		2'-0" X 2'-0"	WOOD	WOOD						TRANSOM
221	(N) HER CLOSET	(N) DBL HUNG		2'-0" X 4'-0"	WOOD	WOOD						
222	(N) HER CLOSET	(N) AWNING		2'-0" X 2'-0"	WOOD	WOOD						
223	(N) M. BATH	(N) AWNING		2'-0" X 2'-0"	WOOD	WOOD	TEMPERED					
224	(N) M. BATH	(N) AWNING		2'-0" X 2'-0"	WOOD	WOOD	TEMPERED, FROSTED					
225	(N) W.I.C.	(N) AWNING		2'-0" X 2'-0"	WOOD	WOOD						
BASEMENT												
B101	(E) BASEMENT SPACE	(E) AWNING		2'-6" X 2'-0"	WOOD	WOOD						
B102	(E) BASEMENT SPACE	(E) AWNING		2'-6" X 2'-0"	WOOD	WOOD						

NOTE: A permanent label per section 2406.2 shall identify each light of safety glazing.
Schedule based on current drawing set. Contractor to submit order summary with shop drawings for approval prior to purchasing.

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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O'DONNELL REMODEL
140 S. PETER DRIVE
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95008

A.P.N. 288-18-029

9 OCTOBER 2023
PLANNING SUBMITTAL 1

24 JUNE 2024
PROGRESS SET

12 JULY 2024
PLANNING SUBMITTAL 2

SCALE: N/A

EXTERIOR DOOR +
WINDOW SCHEDULE

A6.1

ELECTRICAL + MECH. LEGEND

GAS	GAS CONNECTION, PROVIDE SHUTOFF VALVE OUTSIDE FIREBOX AND WITHIN 6-FEET OF UNIT
F	SUPPLY REGISTER F = FLOOR, C= CEILING, HW = HIGH WALL, LW = LOW WALL
	SUPPLY REGISTER TOE SPACE
	INTEGRAL EXHAUST FAN + LIGHT COMBO., PROVIDE SEPARATE SWITCH CONTROLS, HUMIDISTAT CONTROLLED
	EXHAUST FAN W/ TIMER SWITCH (HUMIDISTAT CONTROLLED)
	ENERGY STAR RATED WHOLE HOUSE FAN, MANUAL SWITCH MUST BE LABELED, ADDITION LESS THAN 1,000 SF, FAN NOT REQ'D
C.A.R.	COLD AIR RETURN IN WALL
C.A.R.	COLD AIR RETURN IN CEILING
T	THERMOSTAT
VAC	CENTRAL AIR VACUUM SYSTEM
	OUTLET, DUPLEX
	OUTLET, 220 VOLT
	OUTLET, 4-PLEX
GFCI	OUTLET, WATER PROOF, GROUND-FAULT CIRCUIT INTERRUPTER
WP GFCI	OUTLET, GROUND-FAULT CIRCUIT INTERRUPTER W/ WATER PROOF COVER
FLR	FLOOR OUTLET W/ COVER PLATE
EAVE	EAVE OUTLET
PU	OUTLET, POP-UP STYLE FROM COUNTERTOP
S	SWITCH, SINGLE POLE VS = VACANCY SENSOR, T = TIMER
S 3	SWITCH, 3-WAY POLE VS = VACANCY SENSOR
D VS	DIMMER POLE SWITCH VS = VACANCY SENSOR
	TELEPHONE/DATA LINE CONNECTION
	ETHERNET LINE CONNECTION (CAT 6)
	VERTICAL LED LIGHT IN CABINET
	UNDER CABINET PUCK LIGHT
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE, INTERIOR
WP	WALL MOUNTED LIGHT FIXTURE, EXTERIOR
	RECESSED LIGHT FIXTURE HIGH EFFICACY OR LED
WP	RECESSED CAN LIGHT FIXTURE WET-PROOF (AIRTIGHT+ RATED FOR WET LOCATIONS)
A	RECESSED ART FIXTURE
	RECESSED LIGHTS @ RISERS
R	RECESSED LIGHTS @ COLUMNS
	OUTDOOR FLOOD LIGHTS
	CABINET LED LIGHT STRIP
	CABLE LIGHT
	STRING LIGHT
LED	SURFACE MOUNTED LED LIGHT PANEL
	CEILING FAN
TV	CABLE TELEVISION / SATELLITE CONNECTION
SD	SMOKE DETECTOR W/ BATTERY BACK-UP (AC-DC AND INTERCONNECTED)
CM	CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP (AC-DC & INTERCONNECTED)
CHIME	DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED @ PRIMARY RESIDENCE

NEW LIGHTING REQUIREMENTS

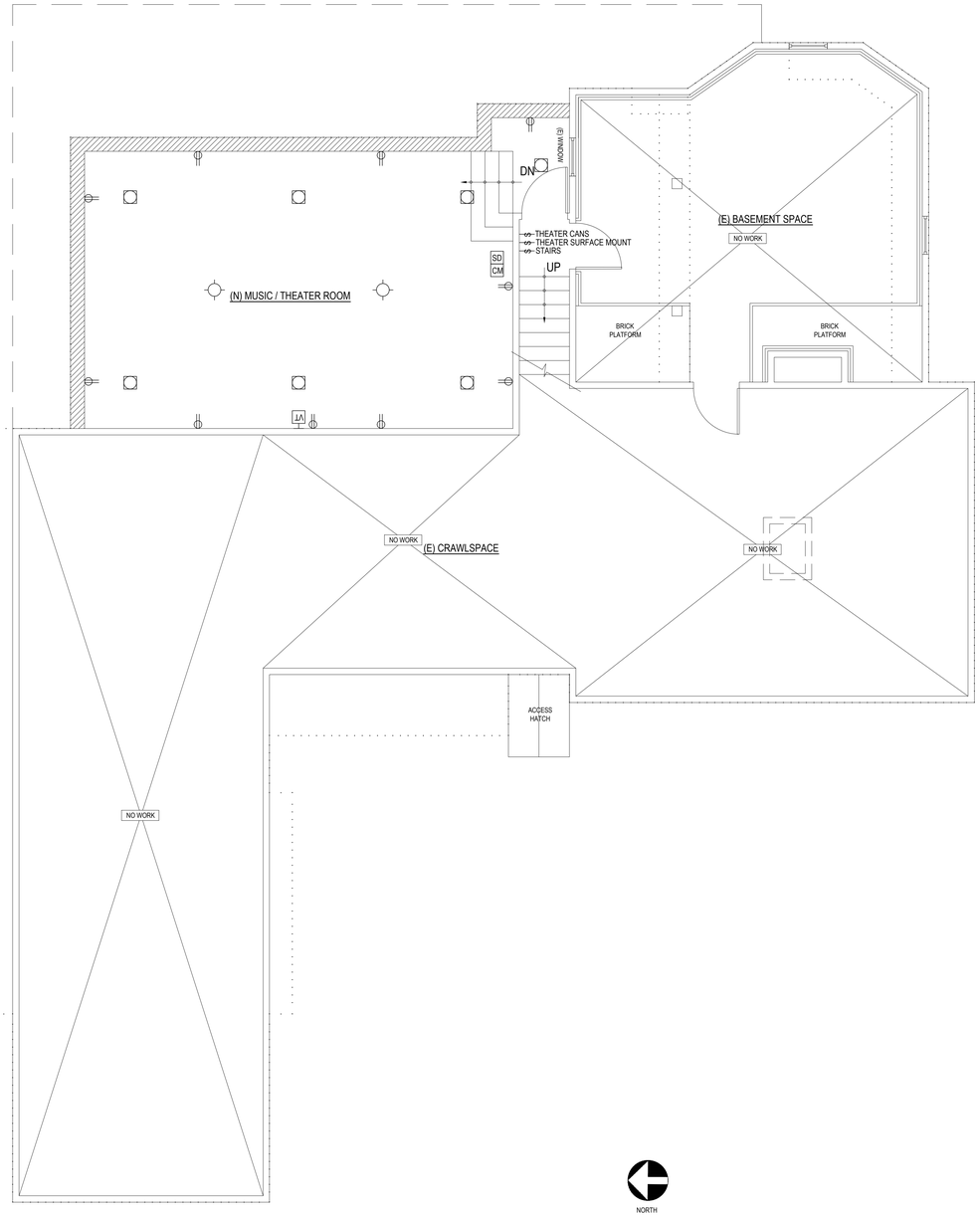
ALL INDOOR + OUTDOOR LIGHTING MUST BE HIGH EFFICACY AND MEET NEW REQUIREMENTS - FOR ADDITIONAL INFORMATION SEE CHARTS BELOW, INDOOR LIGHTING REQTS: LUMINAIRES, SPACES + LIGHTING CONTROLS

LIGHTING + ELECTRICAL NOTES

1. GARAGE, LAUNDRY ROOM, UTILITY ROOM & CLOSETS (GREATER THAN 70 SQUARE FEET) SHALL BE HIGH EFFICACY LUMINARIES AND PROVIDE MANUAL-ON/OFF CONTROLS WITH AT LEAST ONE LUMINAIRE CONTROLLED BY A VACANCY SENSOR AND ALL OTHER BASED ON INSTALLED LAMPS OR LUMINAIRE TYPE
2. LUMINARIES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES AND COMPLY WITH THE FOLLOWING EXCEPTIONS:
   - LIGHTS ARE TO BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL
   - PHOTO CONTROL AUTOMATIC TIME SWITCH CONTROL
   - ASTRONOMICAL TIME SWITCH CONTROL
   - ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS)
   - LIGHTING NOT ATTACHED TO THE BUILDING (I.E. LANDSCAPE LIGHTING) ARE EXEMPT.
3. 210.12 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
4. ARC-FAULT CIRCUIT INTERRUPTER (NEW) SECTION 210-12 OF THE NATIONAL ELECTRICAL CODE REQUIRES AFCI PROTECTION FOR ALL DWELLING UNIT BEDROOM BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20-AMPHERE RECEPTACLE OUTLETS. THIS SECTION IS APPLICABLE TO THE FOLLOWING CONDITIONS:
   - THE ADDITION OF NEW BEDROOM(S)
   - THE EXTENSION OF EXISTING CIRCUITS TO NEW BEDROOM(S)
   - THE ADDITION OF NEW RECEPTACLES IN EXISTING BEDROOM(S)
   - CHANGE OF USE/OCCUPANCY
5. 210.12 ARC-FAULT LOCATIONS: APPLIES TO 120V 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNITS, EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECEPTION ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOM OR AREA.
   - EXCLUDES KITCHEN, BATHROOM, GARAGE. EXTERIOR AREAS, BASEMENT, ATTICS AND FIRE ALARMS MEETING EXCEPTION NO. 2.
   - SHALL BE COMBINATION TYPE TO RECOGNIZE SERIES AND PARALLEL FAULTS.
6. 406.12 TAMPER RESISTANT RECEPTACLES IN DWELLING UNITS: APPLIES TO AREAS REQUIRED IN 210.52 125V 15 AND 20 AMP RECEPTACLES. EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECEPTION ROOM, OR SIMILAR ROOM OR AREA, BATHROOMS, OUTDOOR, LAUNDRY, BASEMENT, GARAGE. 120V 15 AND 20 AMP RECEPTACLES REQUIRED BY SECTION 210.52 INSTALLED IN DWELLING UNITS SHALL BE LISTED AS "TAMPER RESISTANT." EXCLUDES INDOOR RECEPTACLES ABOVE 5'6", RECEPTACLES NOT READILY ACCESSIBLE IN KITCHENS, AND OUTDOOR LOCATIONS ABOVE 6'6".

MECHANICAL NOTES

1. MECHANICAL CONTRACTOR TO ENSURE LOCATIONS AND CALCULATIONS FOR REQUIRED COMBUSTION AIR SERVING THE MECHANICAL ROOM NEXT TO BASEMENT TO COMPLY WITH CHAPTER 7 OMC. FURNACE AND VENTILATION SYSTEM TBD.
2. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE DESIGNED PER CGBSC 4.507.2
3. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 13 FILTERS OR BETTER. CEC 150.0 (m) 12B
4. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OR ROUGH INSTILLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. CGBSC 4.504.1
5. CMC 402.5 BATHROOM EXHAUST FANS. [HCD 1 & HED 2] EACH BATHROOM SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH DIVISION 4.5 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN).
6. CMC 504.5 TERMINATION OF ENVIRONMENTAL AIR DUCTS. ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FEET (914 MM) FROM A PROPERTY LINE AND 3 FEET (914 MM) FROM OPENINGS INTO THE BUILDING.
7. CONTINUOUSLY OPERATING EXHAUST FAN TO BE LOCATED IN THE ATTIC SPACE. SYSTEM WILL BE SIZED PER WHOLE WHOLE VENTILATION CALCULATIONS. SWITCH TO BE CENTRALLY LOCATED. ALLOWS THE FAN TO BE TURNED ON WHEN BUILDING IS OCCUPIED
8. **CGBSC 4.506.1**, BATHROOM EXHAUST FANS - EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND COMPLY WITH THE FOLLOWING:
   a. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING
   b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. HUMIDITY CONTROLS: SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT, MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT, MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN)
9. AT FURNACE LOCATION PROVIDE CONTINUOUS FLOORING 24 IN. IN WIDTH ON THREE SIDES OF THE EQUIPMENT AND 30 IN. ON THE CONTROL SIDE TO SERVICE REQ'D. CONTROLS AND VALVES (SEE ADJACENT DIAGRAM).
10. PRESCRIPTIVE DUCT SIZING REQUIREMENTS FOR AIR FLOW (PER ASHRAE 62.2-2010 SECT. 4.3) SHALL COMPLY WITH TABLE 4-16 OR MANUFACTURER'S DESIGN CRITERIA.
11. INTERMITTENT LOCAL EXHAUST: FOR BATHROOM MIN. AIRFLOW SHALL BE 50 CFM & FOR KITCHEN HOOD EXHAUST SHALL BE 100 CFM (OR ALTERNATE, PROVIDE CEILING/WALL MOUNTED EXHAUST FAN OR DUCTED VENTILATION SYSTEM THAT PROVIDES AT LEAST 5 AIR CHANGES OF THE KITCHEN VOLUME PER HOUR) PER ASHRAE 62.2-2010 SECT 4.6.5.
12. CONTINUOUS OPERATING FAN: FOR BATHROOM FANS (LOCAL EXHAUST) MIN. 20 CFM & FOR KITCHEN FANS 5 AIR CHANGES (ASHRAE 62.2-2010 SECT 4.6.5.)
13. SOUND RATING FOR FANS : LESS THAN 1 SONE FOR CONTINUOUS FANS OR 3 SONE FOR INTERMITTENT FANS, UNLESS THEIR MAX RATED AIRFLOW EXCEEDS 400 CFM
14. DUCT RUN FOR DRYER EXHAUST, MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN, DUCT LIMITED TO 14-FEET IN LENGTH WITH TWO 90 DEGREE ELBOWS FROM DRYER TO POINT OF TERMINATION
15. FOR NEW FURNACE & TANKLESS WATER HEATER LOCATED IN ATTIC: PROVIDE A MIN. ATTIC SPACE ACCESS OF 22-INCH BY 30-INCH, LOCATE FURNACE WITHIN 20-FEET OF OPENING, PROVIDE SOLID FLOORING NOT LESS THAN 24-INCHES WIDE FROM THE ENTRANCE OPENING TO FURNACE, PROVIDE A MIN. 30-INCH BY 30-INCH LEVEL SERVICE SPACE IN FRONT OF FURNACE, PROVIDE A RECEPTACLE OUTLET AND LIGHT FIXTURE NEAR THE APPLIANCE WITH THE SWITCH CONTROLLING THE LIGHTING FIXTURE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY
16. FOR NEW TANKLESS WATER HEATER LOCATED IN ATTIC: PROVIDE A WATER-TIGHT PAN OF CORROSION-RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MIN. 3/4-INCH DIAMETER DRAIN TO AN APPROVED LOCATION
17. WHOLE-BUILDING VENTILATION REQUIREMENT CALCULATIONS:
    Qfan = 0.03 x Afloor + 7.5(Nbr + 1)
    Qfan =0.03 x 333 sq.ft. + 7.5(1+1)
    Qfan =9.99 + 15 = 24.99
    25 CFM MIN. VENTILATION RATE
18. SPECIFY ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA. MIN. CRC SECTION R302.5.2
19. SPECIFY ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA. MIN. CRC SECTION R302.5.2
20. SPECIFY METHOD OF PROTECTION FOR NEW FAU IN GARAGE FROM VEHICLE IMPACT (i.e. BOLLARD). CMC 305.1.1
21. SPECIFY NEW HEATING EQUIPMENT (WHICH GENERATE A GLOW, FLAME, OR SPARK) LOCATED IN GARAGE SHALL BE INSTALLED SUCH TAHT THE SOURCE OF IGNITION IS AT LEAST 18" ABOVE THE FLOOR. CMC 305.1
22. WHERE COMBUSTION APPLIANCES OR SOLID-FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 SQ. FT. OF OCCUPIABLE SPACE, WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUT-DOOR AIRFLOW (NOTE: IF MAKE-UP AIR FAN IS INSTALLED IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN). ASHRAE 62.2, SECTION 6.4
23. TANKLESS GAS WATER HEATER TO BE PROVIDED WITH A MINIMUM SUPPLY LINE OF 200,000 BTU/HR (NOTE: GAS INPUT RATING LISTED IN THE MANUFACTURER'S SPECIFICATIONS/ENERGY CALCULATIONS MAY BE LESS THAN 200,000 BTU/HR. FOR THE WATER HEATER, BUT THE ENERGY CODE REQUIRES THE GAS LINE SIZE TO BE DESIGNED FOR 200,000 BTU/HR. MINIMUM INPUT FOR THE WATER HEATER). PER CEC SECTION 150.0(N)



INDOOR LIGHTING REQTS: LUMINARIES

MANDATORY MEASURE	*SCREW BASE LUMINARIES*	*PIN BASE LUMINARIES* [1]	*RECESSED DOWNLIGHT*	*INSEPARABLE SSL LUMINAIRE (LED)*	*NIGHT LIGHTS* [2]	*ALL OTHERS*
HIGH EFFICACY (REQUIRED)	YES - ALL	YES - ALL	YES - ALL	YES - ALL	NO	YES - ALL
HIGH EFFICACY QUALIFICATION VIA JA8 LAMPS AND LUMINARIES [4]	ALL EXCLUDING HARD-WIRED BALLASTED HID	ONLY GU-24 LED LAMPS	ALL TYPES, AND CERTIFIED COMPLIANT FOR ELEVATED TEMPERATURES	ALL, EXCEPT COLORED DECORATIVE	NO	ALL TYPES
AUTOMATIC QUALIFICATION AS HIGH EFFICACY: LISTED IN TABLE 150.0-A, COLUMN 1	HARD-WIRED, BALLASTED HID ONLY	ALL TYPES, EXCLUDING GU-24 LED	NONE	COLORED DECORATIVE	NO	NONE
DIMMERS, VACANCY CONTROL OR EMCS [3]	YES - ALL	NOT MANDATORY, EXCEPT FOR GU-24 LED	YES - ALL	ALL, EXCEPT COLORED DECORATIVE	NO	ALL
OTHER REQUIREMENTS	CANNOT BE RECESSED DOWNLIGHT	MUST USE AN ELECTRONIC BALLAST	AIRTIGHT, IC-RATED AND MAINTENANCE PER 150(k)1.C	NONE	MUST CONSUME 5W OR LESS	NONE

1 EXCLUDES RECESSED DOWNLIGHTS
2 PERMANENTLY INSTALLED OR INTEGRAL TO LUMINARIES OR EXHAUST FAN
3 ENCLOSED LUMINARIES MUST BE JA8 LAMPS CERTIFIED FOR USE AT ELEVATED TEMPERATURES
4 EXCLUDES LUMINARIES IN CLOSETS LESS THAN 70-SQUARE-FEET AND HALLWAYS
5 SOLID-STATE LIGHTING SUCH AS LED WHERE THE LED SOURCE IS PERMANENTLY ATTACHED TO LUMINARIE

- *JA8 LAMPS MUST B MARKED AS "JA8-2019" OR "JA8-2019-E", "JA8-2019-E" LUMINARIES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINARIES, PER CEC 150.0(K)G*
- ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS:
- CEILING RECESSED DOWNLIGHTS LUMINARIES, LED LUMINARIES WITH INTEGRAL SOURCES, PIN-BASED LED LAMPS (I.E. MR16, AR-111, ETC), GU-24 BASED LED LIGHT SOURCES. EXCEPTION: CLOSETS LESS THAN 70 SF AND HALLWAYS.

INDOOR LIGHTING REQTS: SPACES & LIGHTING CONTROLS

SPACE / ROOM	*MANUAL ON / OFF CONTROLS*	*VACANCY SENSOR OR DIMMER*	*SEPARATE SWITCHING : EXHAUST FANS*	*SEPARATE SWITCHING : UNDERCABINET LIGHTING*
KITCHEN	REQUIRED FOR ALL SPACES	BASED ON INSTALLED LUMINARIES OR LAMP TYPE	EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING. *EXCLUDED KITCHEN EXHAUST HOODS*	UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING (INCLUDING KITCHEN LIGHTING)
BATHROOM (S)	REQUIRED FOR ALL SPACES	AT LEAST ON LUMINAIRE CONTROLLED BY A VACANCY SENSOR AND ALL OTHER BASED ON INSTALLED LAMP OR LUMINAIRE TYPE		
GARAGE, LAUNDRY ROOM, UTILITY ROOM	REQUIRED FOR ALL SPACES	AT LEAST ON LUMINAIRE CONTROLLED BY A VACANCY SENSOR AND ALL OTHER BASED ON INSTALLED LAMP OR LUMINAIRE TYPE		
HALLWAYS & CLOSETS	REQUIRED FOR ALL SPACES	NOT REQUIRED		
ALL OTHER INTERIOR ROOMS	REQUIRED FOR ALL SPACES	BASED ON INSTALLED LUMINARIES OR LAMP TYPE		

LIMIT THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5-FEET ABOVE THE FINISHED FLOOR TO NOT GREATER THAN THE NUMBERS OF BEDROOMS, SHOW THESE ELECTRICAL BOXES AS CONTROLLED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL PER CEC 150.0(K)2J

OUTDOOR LIGHTING REQTS:

ALL OUTDOOR LIGHTING MUST BE HIGH EFFICACY w/ MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING PER CEC 150.0(K)3:
- PHOTOCELL + MOTION SENSOR
- PHOTOCELL + TIME SWITCH
- ASTRONOMICAL TIME CLOCK
- ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) w/ FEATURES OF ASTRONOMICAL TIME CLOCK, DOES NOT ALLOW THE LUMINARIES TO BE ON DURING THE DAY, AND MAY BE PROGRAMMED TO AUTOMATICALLY TURN LIGHTING OFF AT NIGHT

CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES PER CEC TABLE 150.0-A

HIGH EFFICACY LIGHT SOURCE - LUMINARIES INSTALLED WITH ONLY THE LIGHTING TECHNOLOGIES IN THIS TABLE SHALL BE CLASSIFIED AS HIGH EFFICACY

LIGHT SOURCES IN THIS COLUMN, OTHER THAN THOSE INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES, ARE CLASSIFIED AS HIGH EFFICACY AND ARE NOT REQUIRED TO COMPLY WITH REFERENCED JOINT APPENDIX JA8	LIGHT SOURCES IN THIS COLUMN SHALL BE CERTIFIED TO THE COMMISSION AS HIGH EFFICACY LIGHT SOURCES IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JA8 AND BE MARKED AS MEETING JA8
• PIN BASED LINEAR OR COMPACT FLUORESCENT LIGHT SOURCES USING ELECTRONIC BALLASTS • PULSE-START METAL HALIDE • HIGH PRESSURE SODIUM • GU-24 SOCKETS CONTAINING LIGHT SOURCES OTHER THAN LEDs [a,b] • LUMINARIES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND INDUCTION LAMP • INSEPARABLE SSL LUMINARIES THAT ARE INSTALLED OUTDOORS • INSEPARABLE SSL LUMINARIES CONTAINING COLORED LIGHT SOURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE LIGHTING	• ALL LIGHT SOURCES IN CEILING RECESSED DOWNLIGHT LUMINAIRES. NOTE THAT CEILING RECESSED DOWNLIGHT LUMINARIES SHALL NOT HAVE SCREW BASES REGARDLESS OF LAMP TYPE AS DESCRIBED IN SECTION 150.0(k)1C • GU-24 SOCKETS CONTAINING LED LIGHT SOURCES • ANY LIGHT SOURCE NOT OTHERWISE LISTED IN THIS TABLE AND CERTIFIED TO THE COMMISSION AS COMPLYING WITH JOINT APPENDIX 8

NOTES:
a. GU-24 SOCKETS CONTAINING LIGHT SOURCES SUCH AS COMPACT FLUORESCENT LAMPS AND INDUCTION LAMPS
b. CALIFORNIA TITLE 20 SECTION 1605(k)3 DOES NOT ALLOW INCANDESCENT SOURCES TO HAVE A GU-24 BASE.

ADDITIONAL NOTES:

1. PROVIDE COMPLETED CF-2R-LTG-01-E FORM TO THE TOWN BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.

STUDIO THREE DESIGN

INTERIORS
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ADDITIONS
NEW CONSTRUCTION

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O'DONNELL REMODEL
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CAMPBELL
CALIFORNIA
95008

A.P.N. 288-18-029

9 OCTOBER 2023
PLANNING SUBMITTAL 1

24 JUNE 2024
PROGRESS SET

12 JULY 2024
PLANNING SUBMITTAL 2

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

BASEMENT MECHANICAL + ELECTRICAL PLAN

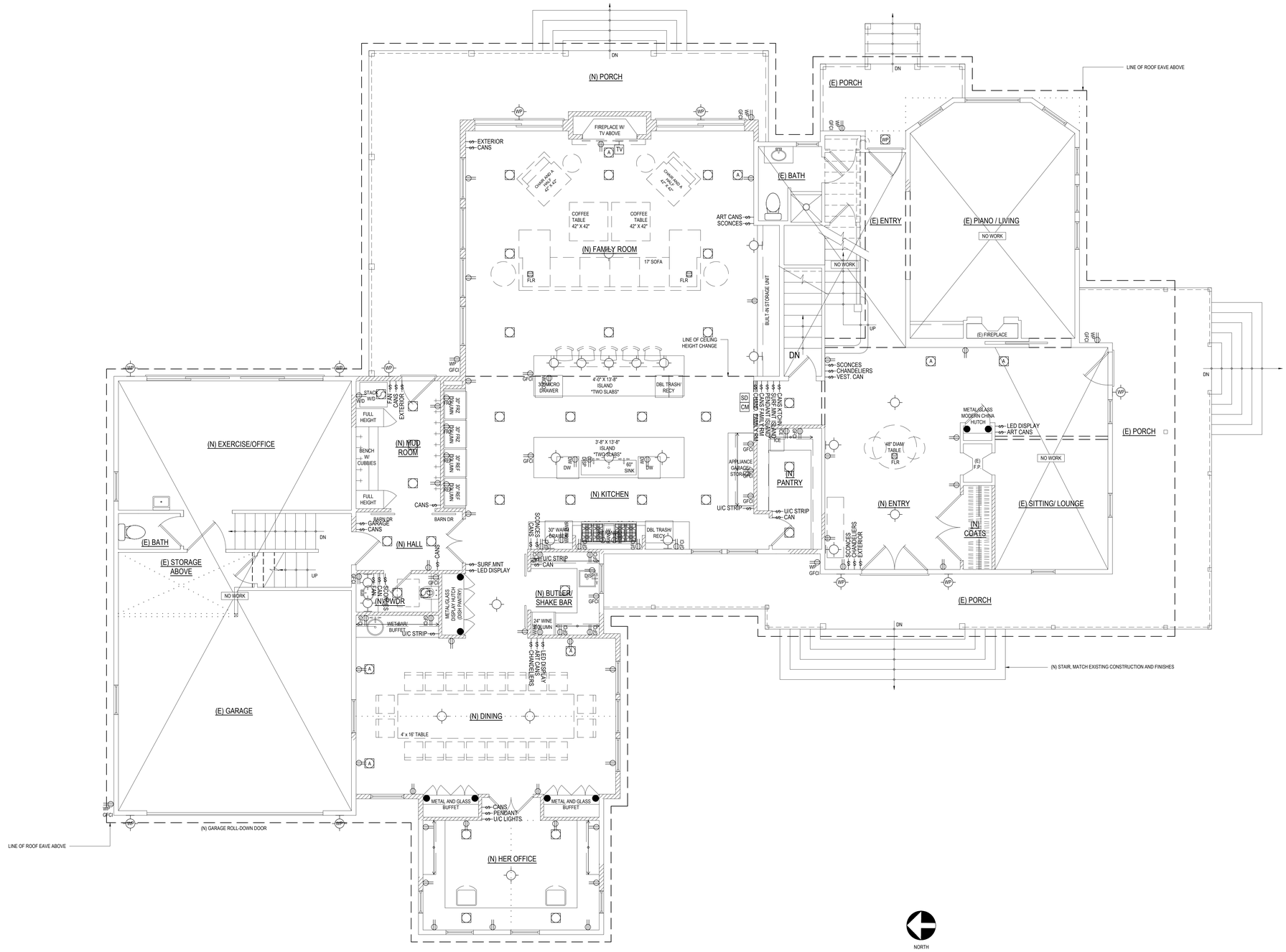
ME.1

ELECTRICAL + MECH. LEGEND

GAS	GAS CONNECTION, PROVIDE SHUTOFF VALVE OUTSIDE FIREBOX AND WITHIN 6-FEET OF UNIT
F	SUPPLY REGISTER F = FLOOR, C = CEILING, HW = HIGH WALL, LW = LOW WALL
	SUPPLY REGISTER TOE SPACE
	INTEGRAL EXHAUST FAN + LIGHT COMBO., PROVIDE SEPARATE SWITCH CONTROLS, HUMIDISTAT CONTROLLED
	EXHAUST FAN W/ TIMER SWITCH (HUMIDISTAT CONTROLLED)
	ENERGY STAR RATED WHOLE HOUSE FAN, MANUAL SWITCH MUST BE LABELED, ADDITION LESS THAN 1,000 SF, FAN NOT REQ'D
C.A.R.	COLD AIR RETURN IN WALL
C.A.R.	COLD AIR RETURN IN CEILING
T	THERMOSTAT
VAC	CENTRAL AIR VACUUM SYSTEM
	OUTLET, DUPLEX
	OUTLET, 220 VOLT
	OUTLET, 4-PLEX
GFCI	OUTLET, WATER PROOF, GROUND-FAULT CIRCUIT INTERRUPTER
WP GFCI	OUTLET, GROUND-FAULT CIRCUIT INTERRUPTER W/ WATER PROOF COVER
FLR	FLOOR OUTLET W/ COVER PLATE
EAVE	EAVE OUTLET
PU	OUTLET, POP-UP STYLE FROM COUNTERTOP
S	SWITCH, SINGLE POLE VS = VACANCY SENSOR, T = TIMER
S3	SWITCH, 3-WAY POLE VS = VACANCY SENSOR
D VS	DIMMER POLE SWITCH VS = VACANCY SENSOR
	TELEPHONE/DATA LINE CONNECTION
	ETHERNET LINE CONNECTION (CAT 6)
	VERTICAL LED LIGHT IN CABINET
	UNDER CABINET PUCK LIGHT
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE, INTERIOR
WP	WALL MOUNTED LIGHT FIXTURE, EXTERIOR
	RECESSED LIGHT FIXTURE HIGH EFFICACY OR LED
WP	RECESSED CAN LIGHT FIXTURE WET-PROOF (AIRTIGHT+ RATED FOR WET LOCATIONS)
A	RECESSED ART FIXTURE
	RECESSED LIGHTS @ RISERS
B	RECESSED LIGHTS @ COLUMNS
	OUTDOOR FLOOD LIGHTS
	CABINET LED LIGHT STRIP
	CABLE LIGHT
	STRING LIGHT
LED	SURFACE MOUNTED LED LIGHT PANEL
	CEILING FAN
TV	CABLE TELEVISION / SATELLITE CONNECTION
SD	SMOKE DETECTOR W/ BATTERY BACK-UP (AC-DC AND INTERCONNECTED)
CM	CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP (AC-DC & INTERCONNECTED)
CHIME	DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED @ PRIMARY RESIDENCE

NEW LIGHTING REQUIREMENTS

ALL INDOOR + OUTDOOR LIGHTING MUST BE HIGH EFFICACY AND MEET NEW REQUIREMENTS - FOR ADDITIONAL INFORMATION SEE CHARTS BELOW. INDOOR LIGHTING REQ'TS: LUMINAIRES, SPACES + LIGHTING CONTROLS



STUDIO THREE DESIGN

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LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

O'DONNELL REMODEL
140 S. PETER DRIVE
CAMPBELL
CALIFORNIA
95008

A.P.N. 288-18-029

9 OCTOBER 2023
PLANNING SUBMITTAL 1

24 JUNE 2024
PROGRESS SET

12 JULY 2024
PLANNING SUBMITTAL 2

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

FIRST FLOOR MECHANICAL + ELECTRICAL PLAN

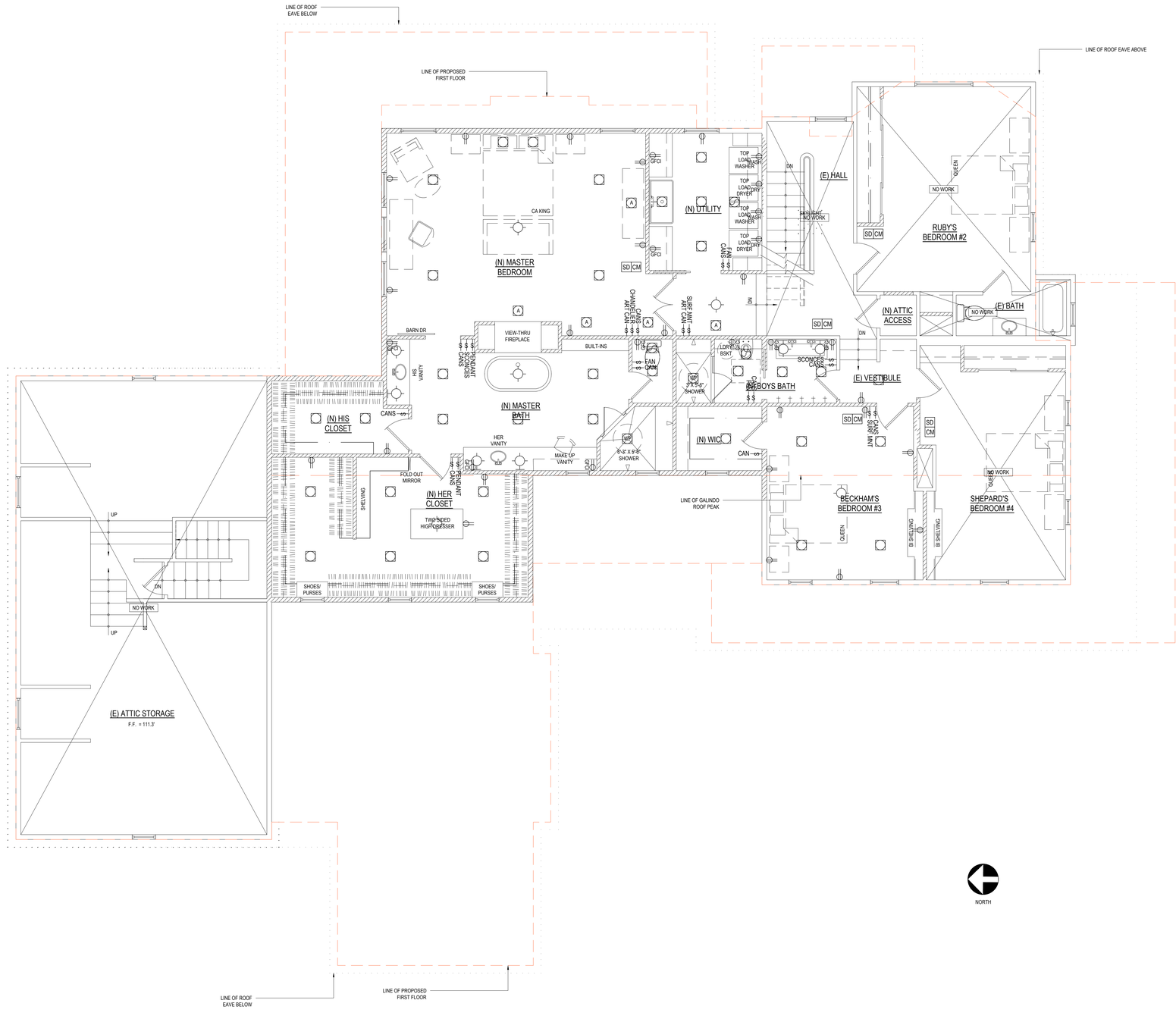
ME.2

ELECTRICAL + MECH. LEGEND

GAS	GAS CONNECTION, PROVIDE SHUTOFF VALVE OUTSIDE FIREBOX AND WITHIN 6-FEET OF UNIT
F	SUPPLY REGISTER F = FLOOR, C = CEILING, HW = HIGH WALL, LW = LOW WALL
	SUPPLY REGISTER TOE SPACE
	INTEGRAL EXHAUST FAN + LIGHT COMBO., PROVIDE SEPARATE SWITCH CONTROLS, HUMIDISTAT CONTROLLED
	EXHAUST FAN W/ TIMER SWITCH (HUMIDISTAT CONTROLLED)
	ENERGY STAR RATED WHOLE HOUSE FAN, MANUAL SWITCH MUST BE LABELED, ADDITION LESS THAN 1,000 SF, FAN NOT REQ'D
C.A.R.	COLD AIR RETURN IN WALL
C.A.R.	COLD AIR RETURN IN CEILING
T	THERMOSTAT
VAC	CENTRAL AIR VACUUM SYSTEM
	OUTLET, DUPLEX
	OUTLET, 220 VOLT
	OUTLET, 4-PLEX
GFCI	OUTLET, WATER PROOF, GROUND-FAULT CIRCUIT INTERRUPTER
WP GFCI	OUTLET, GROUND-FAULT CIRCUIT INTERRUPTER W/ WATER PROOF COVER
FLR	FLOOR OUTLET W/ COVER PLATE
EAVE	EAVE OUTLET
PU	OUTLET, POP-UP STYLE FROM COUNTERTOP
S	SWITCH, SINGLE POLE VS = VACANCY SENSOR, T = TIMER
S3	SWITCH, 3-WAY POLE VS = VACANCY SENSOR
D	DIMMER POLE SWITCH VS = VACANCY SENSOR
	TELEPHONE/DATA LINE CONNECTION
	ETHERNET LINE CONNECTION (CAT 6)
	VERTICAL LED LIGHT IN CABINET
	UNDER CABINET PUCK LIGHT
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE, INTERIOR
WP	WALL MOUNTED LIGHT FIXTURE, EXTERIOR
	RECESSED LIGHT FIXTURE HIGH EFFICACY OR LED
WP	RECESSED CAN LIGHT FIXTURE WET-PROOF (AIRTIGHT+ RATED FOR WET LOCATIONS)
A	RECESSED ART FIXTURE
R	RECESSED LIGHTS @ RISERS
C	RECESSED LIGHTS @ COLUMNS
	OUTDOOR FLOOD LIGHTS
	CABINET LED LIGHT STRIP
	CABLE LIGHT
	STRING LIGHT
LED	SURFACE MOUNTED LED LIGHT PANEL
	CEILING FAN
TV	CABLE TELEVISION / SATELLITE CONNECTION
SD	SMOKE DETECTOR W/ BATTERY BACK-UP (AC-DC AND INTERCONNECTED)
CM	CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP (AC-DC & INTERCONNECTED)
CHIME	DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED @ PRIMARY RESIDENCE

NEW LIGHTING REQUIREMENTS

ALL INDOOR + OUTDOOR LIGHTING MUST BE HIGH EFFICACY AND MEET NEW REQUIREMENTS - FOR ADDITIONAL INFORMATION SEE CHARTS BELOW. INDOOR LIGHTING REQ'TS: LUMINAIRES, SPACES + LIGHTING CONTROLS



STUDIO THREE DESIGN

INTERIORS
REMODELS + ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE
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SECOND FLOOR
MECHANICAL + ELECTRICAL
PLAN

ME.3