SEGERMEISTER RESIDENCE

NEW RESIDENCE & ATTACHED ADU

⚠1 717 HILLCREST WAY

EMERALD HILLS, CALIFORNIA

CALGREEN MANDATORY MEASURES

A4.1 PLANNING & DESIGN-SITE DEVELOPMENT
4.106.2: A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION,
4.106.3: THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.
A4.2 ENERGY EFFICIENCY
4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.
A4.3 WATER EFFICIENCY & CONSERVATION
4.303.1: INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.
4.403.2: WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES
4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
OUTDOOR WATER USE:
4.304.1 AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOILED-BASED.
A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY
4.406.1: JOINTS & OPENINGS.
ANNULAR SPACES AROUND PIPES, ELECTRIC 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.
4.408.1: A MINIMUM OF 75% OR THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PER-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.
4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
4.410.1 AN OPERATION & MAINTENANCE MANUAL WHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
A4.5 ENVIRONMENTAL QUALILTY
POLLUTANT CONTROL :
4504.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.
4.504.2.2: PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
4.5O4.2.3: ALL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS.
4.504.2.4: DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
4.504.3: CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
4.504.4: 80% 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 BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAMS.
4.504.5: PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH.
4.505.2: VAPOR RETARDER & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
4.505.3: MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
INDOOR AIR QUALITY & EXHAUST
4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM. CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
ENVIRONMENTAL COMFORT
4.507.1: WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R-4.2.
4.507.2: DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19-D (MANUAL D) OR EQUIVALENT.
3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.
INSTALLER & SPECIAL INSPECTOR QUALILIFICATIONS
702.11: HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
702.2: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
703.1: VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

FIRE DEPARTMENT NOTES

· THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".
· SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
· AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

SPECIAL INSPECTIONS

ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.
- RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).

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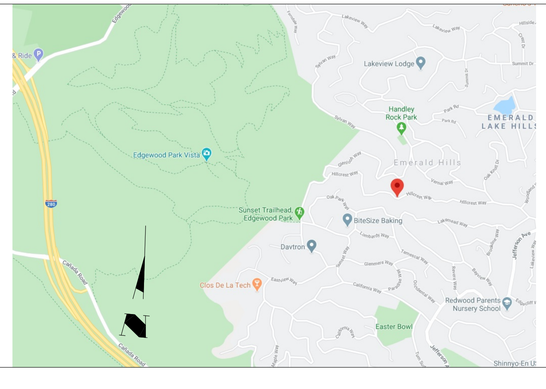
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN A COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES COD 4291 OR CALIFORNIA GOVERNMENT COD SECTION 51182 PER CRC R337.1.5.

VICINITY MAP



GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2019, CALIFORNIA BUILDING CODE (CBC) 2019, CALIFORNIA MECHANICAL CODE (CMC) 2019, CALIFORNIA PLUMBING CODE (CPC) 2019, CALIFORNIA FIRE CODE (CFC) 2019, CALIFORNIA ELECTRICAL CODE (CEC) 2019, CALIFORNIA GREEN BUILDING CODE (CGBC) 2019, ENERGY EFFICIENCY STANDARDS TITLE 24.
2. INSULATION AT ALL EXTERIOR WALLS, WALLS BETWEEN HOUSE AND GARAGE, WOOD FLOOR, FLOOR ABOVE GARAGE, AND CEILINGS SHALL BE (PER T-24 CALC'S): FLOOR: PAPERFACED FIBERGLASS BATT, CEILING (FLAT): FIBERCEL BLOWN. STAPLE CERTIFICATE ADJACENT TO OVERHEAD DOOR ON INTERIOR OF GARAGE.
3. VENTILATION REQUIRED: ATTIC MINIMUM OF 1/300 OF ATTIC SPACE. PROVIDE A MINIMUM OF 50% AT ROOF WITH DORMER VENTS WITH THE BALANCE OF THE REQUIRED VENTING AT EAVES.
4. SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.
5. FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
6. SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
7. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
8. PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.
9. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-16d EACH END.
10. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12' O.C. (MINIMUM).
11. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.
12. POWER DRIVEN FASTENERS: ICBO #1290, PIN #DN72 AS MANUFACTURED BY "HILTI". SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.
13. EXTERIOR FINISH TO BE HORIZONTAL SIDING AT 1st FLOOR AND SHINGLE SIDING AT THE 2nd FLOOR- SEE EXTERIOR ELEVATIONS.
14. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/ CASING BEAD, MILCOR #66/EXTERIOR CORNER, MILCOR #1 EXP. JOINT. INTERIOR CORNER, MILCOR #30 EXP. JOINT.
15. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.
16. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED. H.S.=HORIZONTAL SLIDER, S.H.=SINGLE HUNG, OBS.=OBSCURE, FXD.=FIXED, TEMP.=TEMPERED, HLF. RND.=HALF ROUND.
17. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.
18. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.
19. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.
20. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.
21. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.

SHEET INDEX

PROJECT DATA

PROJECT ADDRESS:	717 HILLCREST WAY
ASSESSOR PARCEL NUMBER:	068-064-290
ZONING:	R-1
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3/U
LOT SIZE:	7,595.92 S.F.
MAX. HOUSE F.A.R.:	2,400 S.F.
ADU (NON-F.A.R.)	799.2 S.F.
PROPOSED LOWER LEVEL:	1,412.2 S.F.
PROPOSED UPPER LEVEL:	987.7 S.F.
TOTAL FLOOR AREA	2,399.9 S.F.
PROPOSED UNCOVERED DECK:	679.4 S.F.
PROPOSED COVERED PORCH:	68.4 S.F.
PROPOSED LOT COVERAGE:	1,480.6 S.F.

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SCOPE OF WORK:
CONSTRUCT A NEW 2-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED ADU AND FIRE SPRINKLER SYSTEM TO BE PROVIDED UNDER A SEPARATE PERMIT ONTO A VACANT LOT. PROVIDE NEW STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL AS NECESSARY AND SHOWN ON PLANS.

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

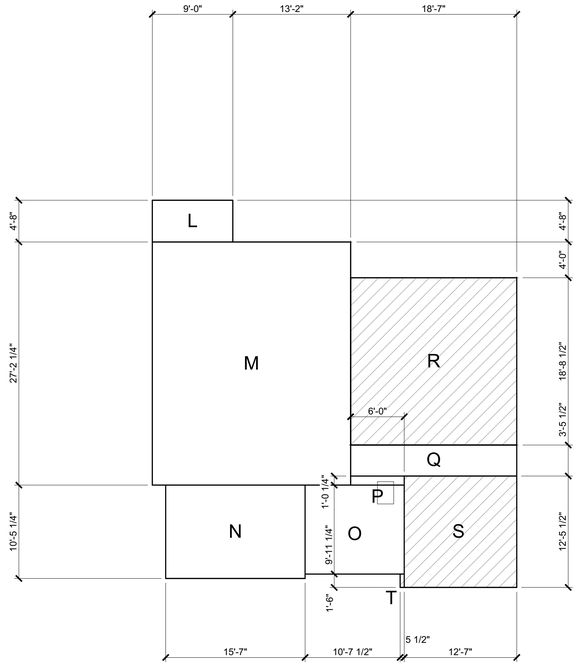
SEGERMEISTER RESIDENCE
NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20
Drawn By:
Revisions:
⚠1 7/06/2020 PLAN CHECK

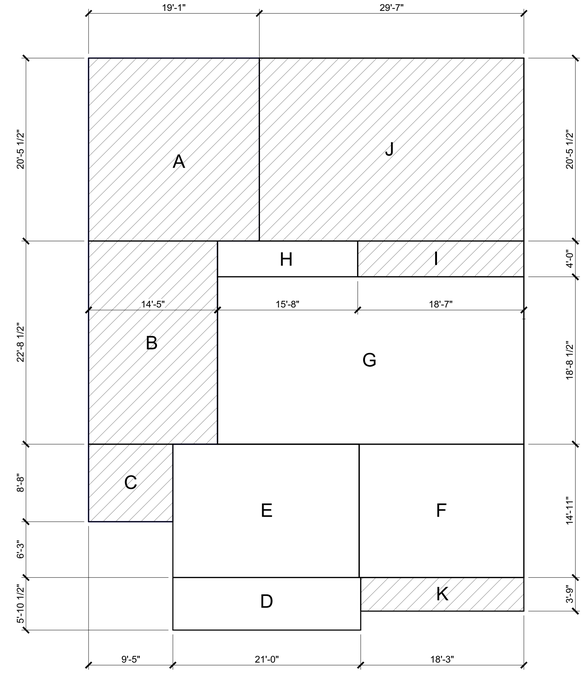
TITLE SHEET
SHEET INDEX
PROJECT DATA
VICINITY MAP
GENERAL NOTES

Project No: 2004

Sheet No: T-1



2nd Floor



1st Floor

0 8 16 24 32

SCALE: 1/8 = 1'-0"

FLOOR AREA CALCULATION:		
AREA		S.F.
A (ADU)		390.4
B (ADU)		327.2
C (ADU)		81.6
ADU TOTAL AREA		799.2 (NON-F.A.R.)
D (GARAGE)		123.3
E (GARAGE)		310.7
F		274.7
G		640.8
H		62.7
1st FLOOR SUBTOTAL AREA		1,412.2
I (PATIO)		74.3 (NON-F.A.R.)
J (PATIO)		605.1 (NON-F.A.R.)
K (PORCH)		68.4 (NON-F.A.R.)
1st FLOOR TOTAL AREA		2,160.0
L		42.0
M		602.7
N		162.6
O		110.1
P		6.1
Q		64.2
R		347.6 (NON-F.A.R.)
S		156.7 (NON-F.A.R.)
T		0.6 (NON-F.A.R.)
2nd FLOOR TOTAL		987.7
FLOOR AREA TOTAL:		2,399.9

LOT COVERAGE CALCULATION:		
FIRST FLOOR		1,412.2
K (PORCH)		68.4 (NON-F.A.R.)
LOT COVERAGE TOTAL:		1,480.6 S.F.

WARREN DESIGN

579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

SEGERMEISTER RESIDENCE

NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20

Drawn By:

Revisions:

FLOOR AREA DIAGRAM

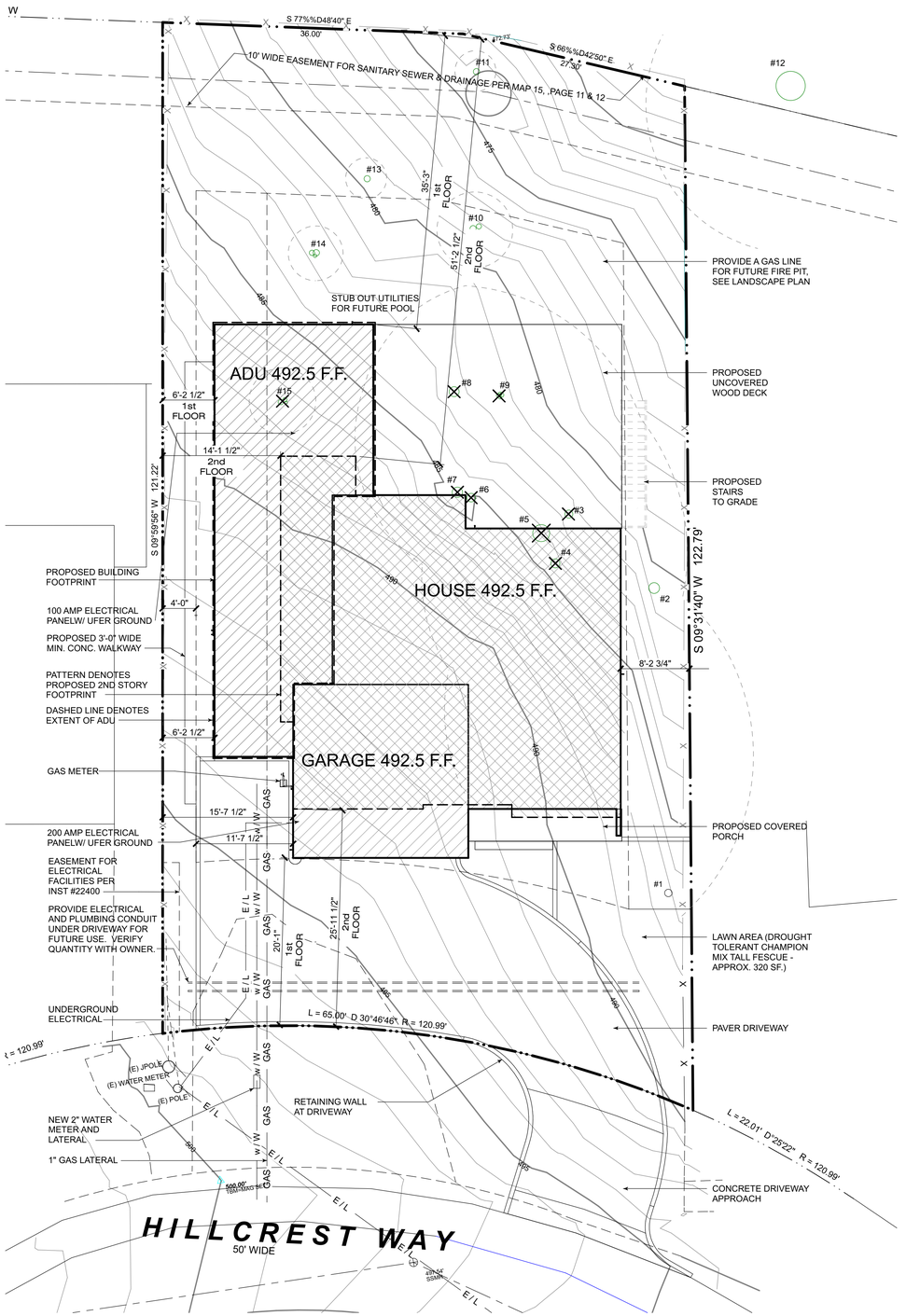
Project No: 2004

Sheet No: T-1.1

TREE LEGEND:				
TREE#	SPECIES	DBH	CONDITION	DEMO
1	Coast live oak	7.3	65	X
2	Coast live oak	11.8	60	X
3	Coast live oak	7.6	20	X
4	Coast live oak	10.7	30	X
5	Coast live oak	23.2	40	X
6	Coast live oak	11.8	40	X
7	Coast live oak	11.4	20	X
8	Coast live oak	11.5	45	X
9	Bay	4.5	40	X
10	Bay	5	40	
11	Bay	6.0	30	
12	Coast live oak	15	70	
13	Toyon	5.0	70	
14	Toyon	2"x2	50	
15	Bay	2"x3	45	X

GENERAL NOTES:

1 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
2 SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 5'-0" AWAY FROM STRUCTURE FOR DRAINAGE.
3 ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
4 THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3).
5 ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCAHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CRC 1808.7.4).
6 EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302.1(2).



Site Plan

SCALE: 1/8 = 1'-0"

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

SEGERMEISTER RESIDENCE
NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20
Drawn By:
Revisions:

SITE PLAN

Project No: 2004

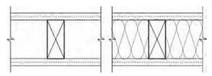
Sheet No: A-1

GA FILE NO. WP 3261	PROPRIETARY*	1 HOUR FIRE	50 to 54 STC SOUND

GYPSUM PANEL PRODUCT, WOOD STUDS

One layer 5/8" proprietary type X paper faced or glass mat faced gypsum panel product (sound board) applied parallel to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1⅞" long, 0.0915" shank, ¼" heads, 7" o.c.

Joints staggered 24" on opposite sides. Sound tested with 3½" glass fiber insulation friction fit in stud space. **(LOAD-BEARING)**



PROPRIETARY GYPSUM PANEL PRODUCT

Temple-Inland - 5/8" Type X ComfortGuard Sound Deadening Gypsum Board

Thickness: 4"/8"
Approx. Weight: 7 psf
Fire Test: UL R6937, 06NK17962, 2-17-07; 09NK05706, 4-13-09; UL Design U309
Sound Test: OL 11-0608, 6-15-11

1 HOUR WALL SYSTEMS, WOOD FRAMED N.T.S. 1

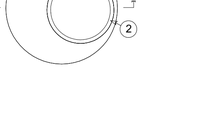
GA FILE NO. FC 5119	PROPRIETARY*	1 HOUR FIRE	50 to 54 STC SOUND

WOOD TRUSSES, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR LOOSE FILL INSULATION, CEILING DAMPER, GYPSUM WALLBOARD

One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 12" o.c. with 1" Type S drywall screws 9⅝" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 9⅝" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to 18" deep parallel chord wood trusses 24" o.c. with 1¼" Type S or W drywall screws. Glass or mineral fiber batt insulation stapled to subfloor or loose fill insulation applied directly over gypsum board. Wood trusses supporting 23/32" wood structural panel subfloor, long edges T&G, applied at right angles to trusses with 6d ring shank nails, or staples having equal or greater withdrawal and lateral resistance strength, 12" o.c. Either ¾" gypsum floor topping or 15/32" wood structural panel underlayment applied over subfloor.

Optional ceiling damper (refer to manufacturer for information on the type of damper).

Sound tested with carpet and pad.

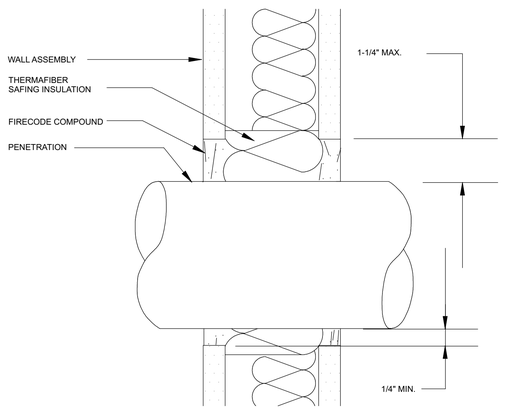


PROPRIETARY GYPSUM BOARD

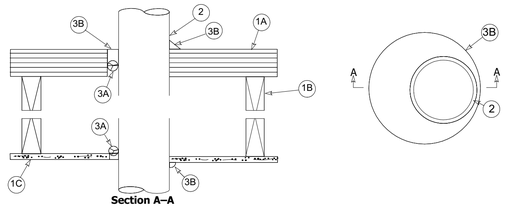
PABCO Gypsum - 5/8" FLAME CURB® Type C

Approx. Ceiling Weight: 3 psf
Fire Test: UL R7094, 07NK11121, 11-27-07, UL Design L592; WFCI 07002C/07048, 8-3-07
Sound Test: IIC & Tat RAL-TL08-311a, 10-31-08 (64 C & P)
RAL-IN08-040a, 10-31-08

1 HOUR FLOOR CEILING SYSTEMS, WOOD FRAMED N.T.S. 2



1 HOUR PENETRATION AT WALL N.T.S. 3



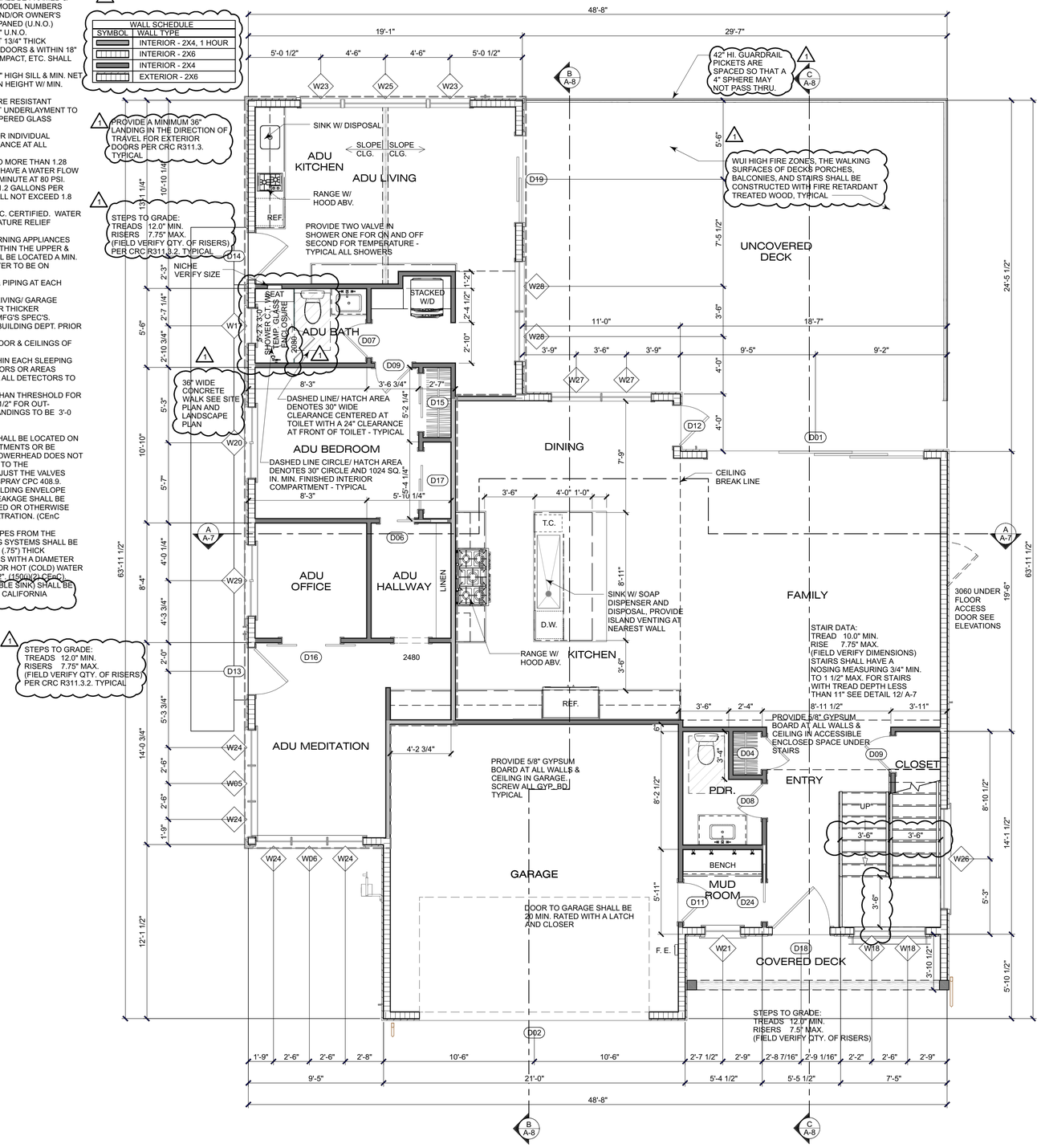
1. Floor/ceiling assembly:
   A.. Flooring system: 5/8" thick plywood/2"x 4" continuous wood decking.
   B. Wood joist: Nom. 2" x 10" lumber joist.
   C. Ceiling system: 1 layer of 5/8" gypsum wallboard, per UL Design.
2. Metallic pipe:
   A. Steel pipe: 8" diameter (or smaller) schedule 40 (or heavier) steel pipe.
   B. Iron pipe: 8" diameter (or smaller) cast or ductile iron pipe.
   C. Conduit: 4" diameter (or smaller) electrical metallic tubing (EMT) or steel conduit.
   D. Copper tubing: 4" diameter (or smaller) Type L (or heavier) copper tubing.
   E. Copper pipe: 4" diameter (or smaller) regular (or heavier) copper pipe. Annular space from minimum 0" to maximum 7/8".
3. Forming and fire stop materials:
   A. Forming material (optional): Foam backer rod packed into opening as a permanent form.
   B. Type IA: Minimum 1/2" thick sealant applied within the annulus, flush with the top of the floor and bottom of the ceiling assemblies. Additional sealant to be applied such that a minimum 1/2" crown is formed around the penetrating item.

1 HOUR PENETRATION AT CEILING N.T.S. 4

GENERAL NOTES:

1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
2. ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 13/4" THICK
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFTEY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH SILL & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
8. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
9. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
10. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
11. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
12. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
13. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
14. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C.-APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
15. PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
16. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
17. LANDINGS NO MORE THAN 7.75" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS. & NO MORE THAN 11/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0 DEEP MIN.
18. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O
19. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
20. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CEnC SECTION 117).
21. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(N)3.CEnC).
22. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2019 CALIFORNIA PLUMBING CODE.

WALL SCHEDULE	
SYMBOL	WALL TYPE
	INTERIOR - 2X4, 1 HOUR
	INTERIOR - 2X6
	INTERIOR - 2X4
	EXTERIOR - 2X6



1st Level Floor Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

SEGERMEISTER RESIDENCE
NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20
Drawn By:
Revisions:
1 7/06/2020 PLAN CHECK

FIRST LEVEL FLOOR PLAN

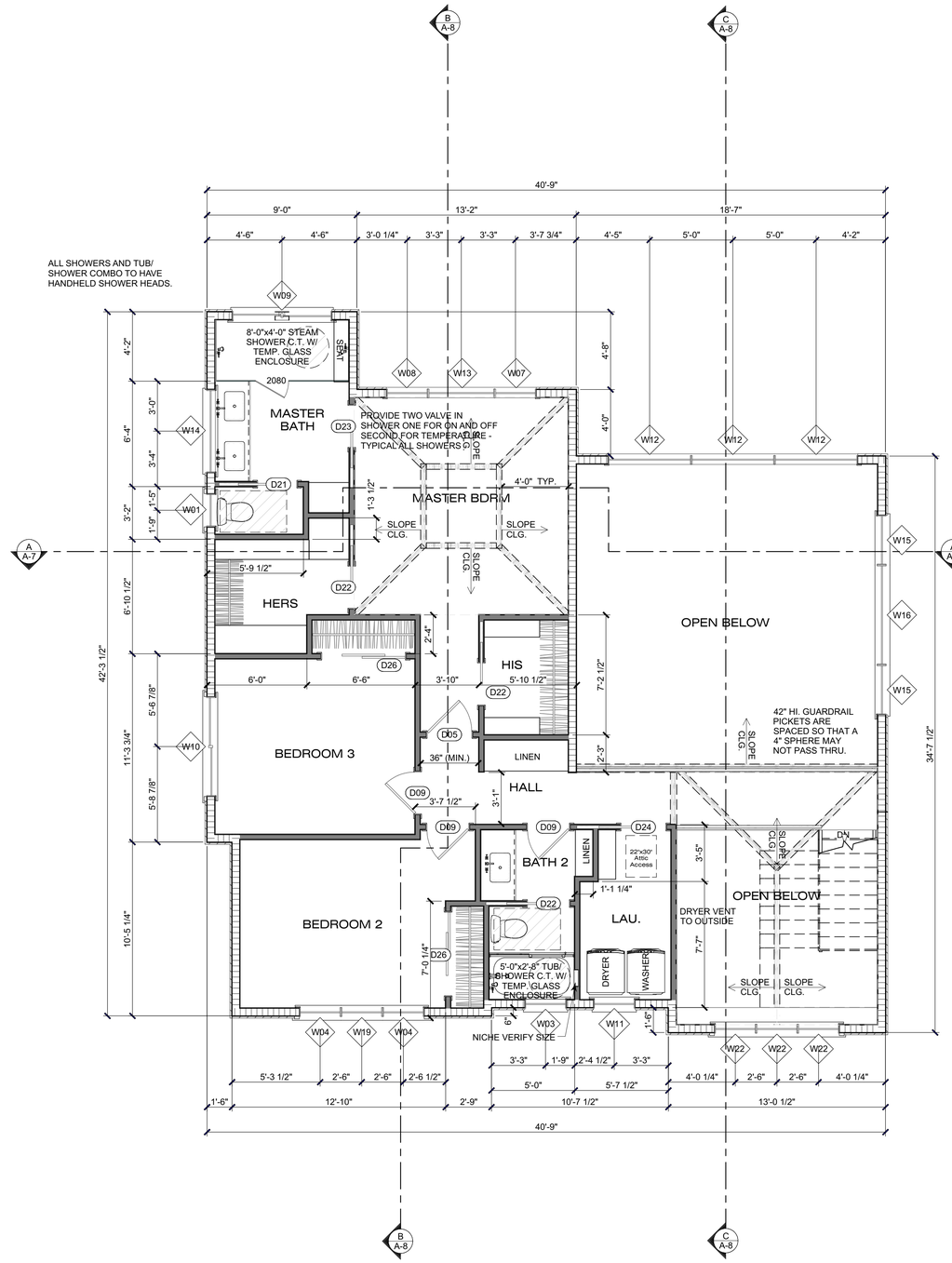
Project No: 2004

Sheet No: A-2

GENERAL NOTES:

1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
2. ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 13/4" THICK
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFTEY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH SILL & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
8. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
9. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
10. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
11. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
12. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
13. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
14. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
15. PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
16. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
17. LANDINGS NO MORE THAN 7.75" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 11/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0 DEEP MIN.
18. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O
19. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
20. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CEnC SECTION 117).
21. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(W)(2)CEnC).
22. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2019 CALIFORNIA PLUMBING CODE.

1



2nd Level Floor Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

SEGERMEISTER RESIDENCE

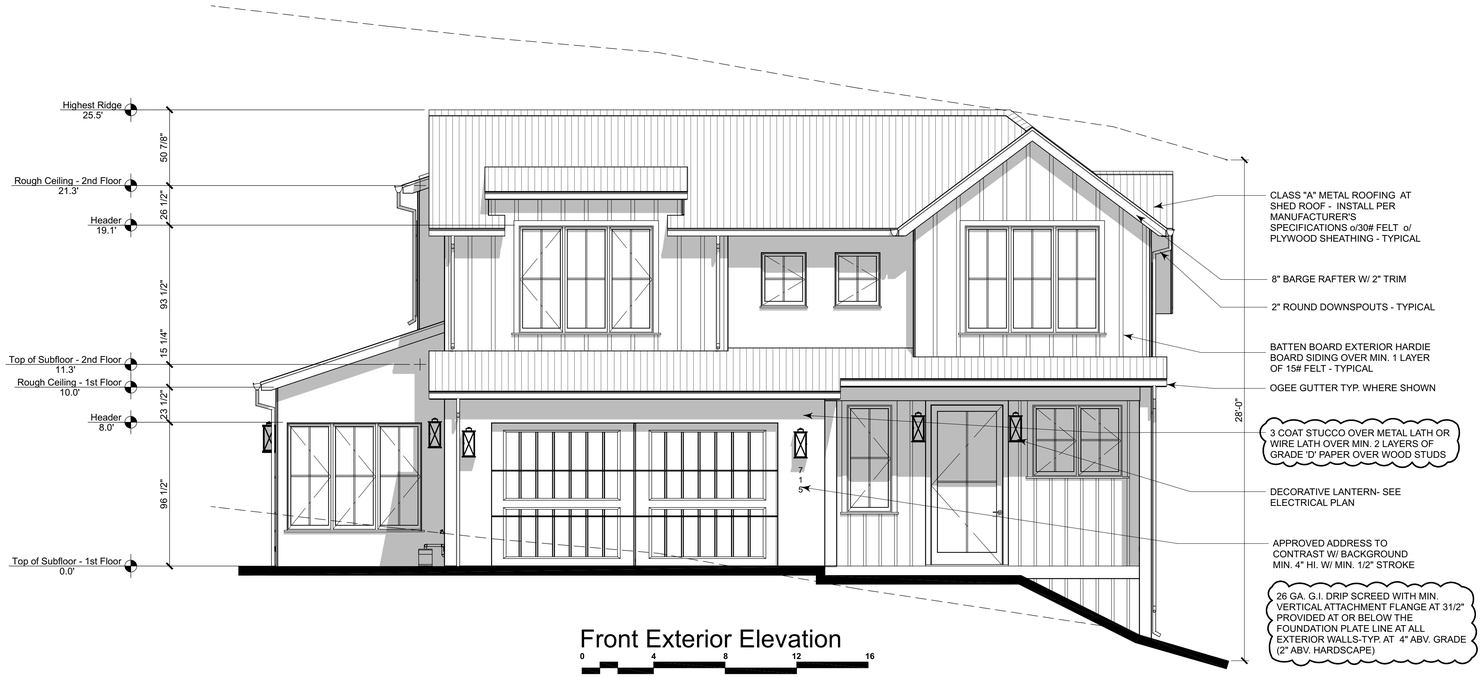
NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20
Drawn By:
Revisions:

SECOND LEVEL FLOOR PLAN

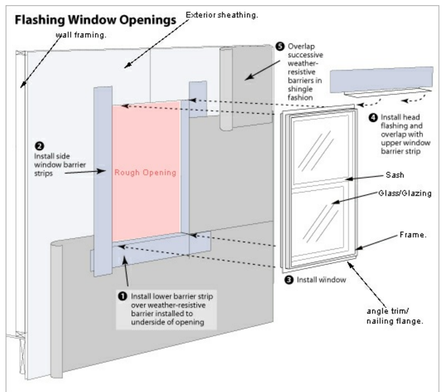
Project No: 2004

Sheet No: A-3

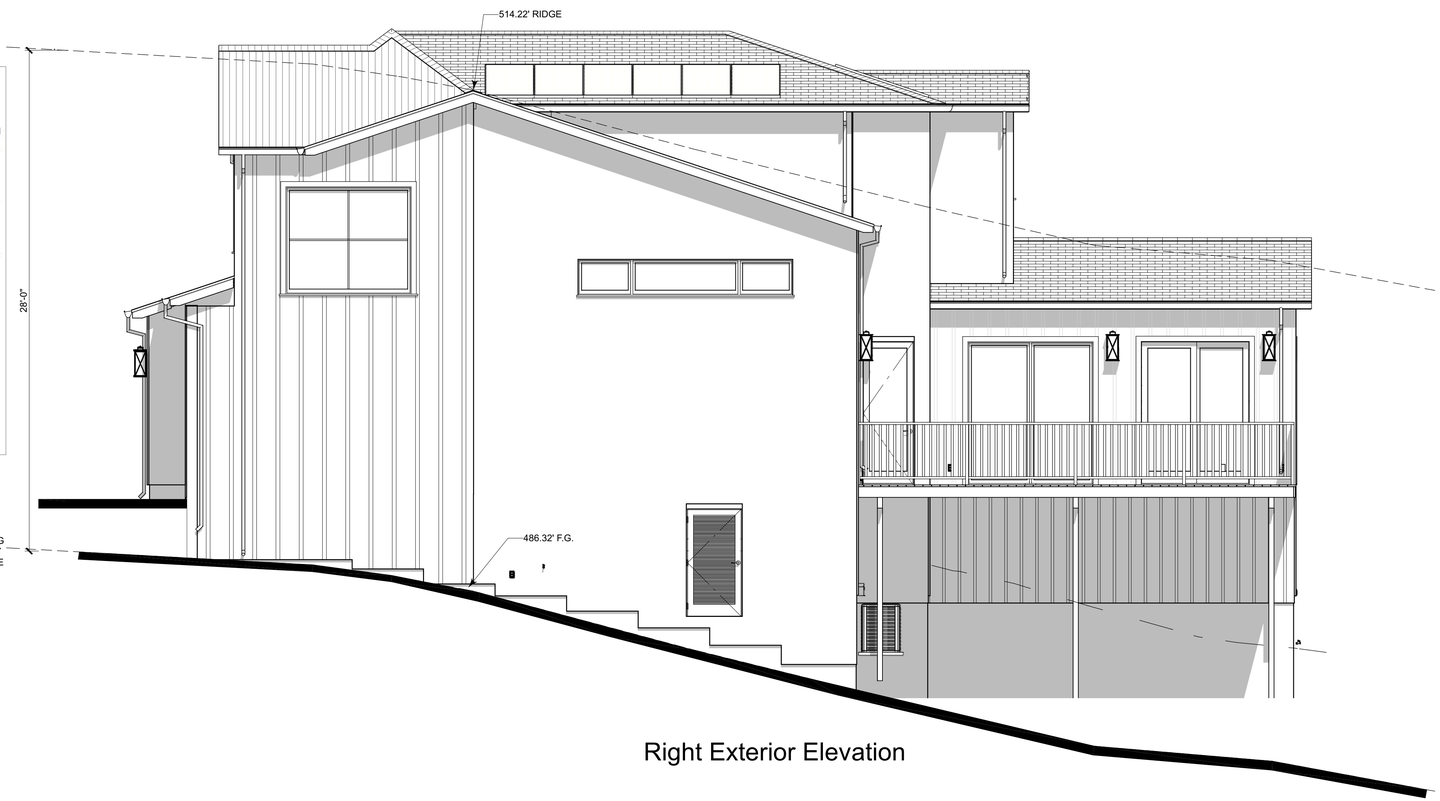


Front Exterior Elevation

SCALE: 1/4 = 1'-0"



ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:
EXTERIOR WINDOWS AND DOORS.
AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION.AT WALL AND ROOF INTERSECTIONS.
AT BUILT-IN GUTTERS.



Right Exterior Elevation

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

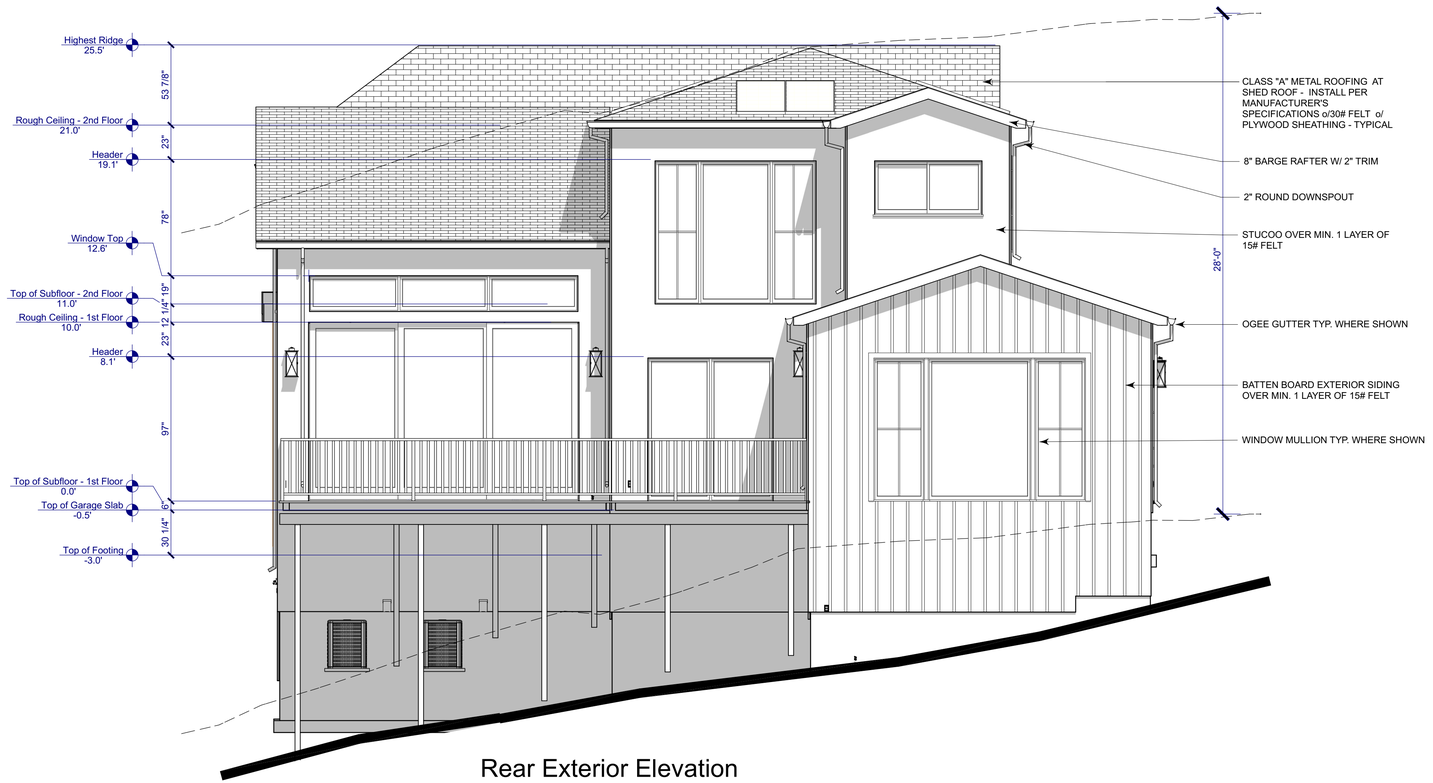
SEGERMEISTER RESIDENCE
NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20
Drawn By:
Revisions:

EXTERIOR ELEVATIONS

Project No: 2004

Sheet No: A-4



Rear Exterior Elevation

0 4 8 12 16

SCALE: 1/4 = 1'-0"

Left Exterior Elevation

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

SEGERMEISTER RESIDENCE
NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20

Drawn By:

Revisions:

EXTERIOR ELEVATIONS

Project No: 2004

Sheet No: A-5

ROOF PLAN NOTES:
1

1. ROOF SLOPE VARIES FROM 4:12 TO 9:12.
2. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
3. OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.)
4. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
5. INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
6. INSTALL 4" HALF ROUND GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER PER CRC R327.5.4. SEE 1/A-12.
7. PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.
8. ALL MATERIALS BELOW BFE SHALL BE RESISTANT TO FLOOD DAMAGE.
9. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUNDS MINERAL-SURFACED NON-PERFORATED CAP SHEET INSTALLED OVER COMBUSTIBLE DECKING PER CRC R337.5.2.
10. WHERE VALLEY FLASHING IN INSTALLED, THE FLASHING SHALL NOT BE LESS THAN NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET, AT LEAST 36 INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R337.5.3.

ATTIC VENTILATION:

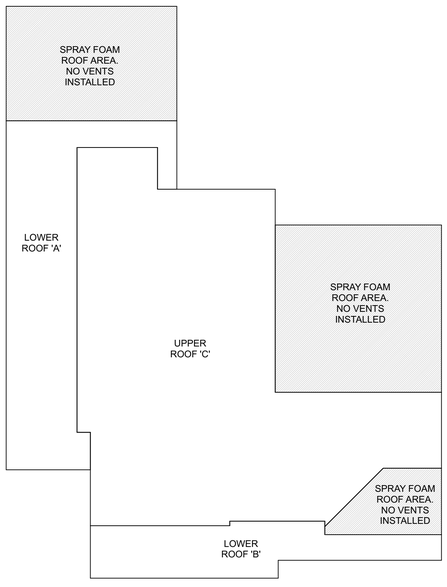
LOWER ROOF "A":
358.59 S.F. OF ATTIC SPACE / 300 = 1.2 S.F.
1.2 S.F. x 144 SQ. INCHES = 172.8 SQ. INCHES REQ'D
86.4 SQ. INCHES REQ'D / 8.5 SQ. INCHES P.L.F. = 10.5 L.F. - MARCO INDUSTRIES LP2 RIDGE VENT.
PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
86.4 SQ. INCHES REQ'D / 9 SQ. INCHES= 10 FREEZE BLOCKS REQUIRED. PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

LOWER ROOF "B":
186.38 S.F. OF ATTIC SPACE / 300 = 0.62 S.F.
0.31 S.F. x 144 SQ. INCHES = 44.64 SQ. INCHES REQ'D
22.32 SQ. INCHES REQ'D / 8.5 SQ. INCHES P.L.F. = 3 L.F. - MARCO INDUSTRIES LP2 RIDGE VENT.
PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
22.32 SQ. INCHES REQ'D / 9 SQ. INCHES= 3 FREEZE BLOCKS REQUIRED. PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

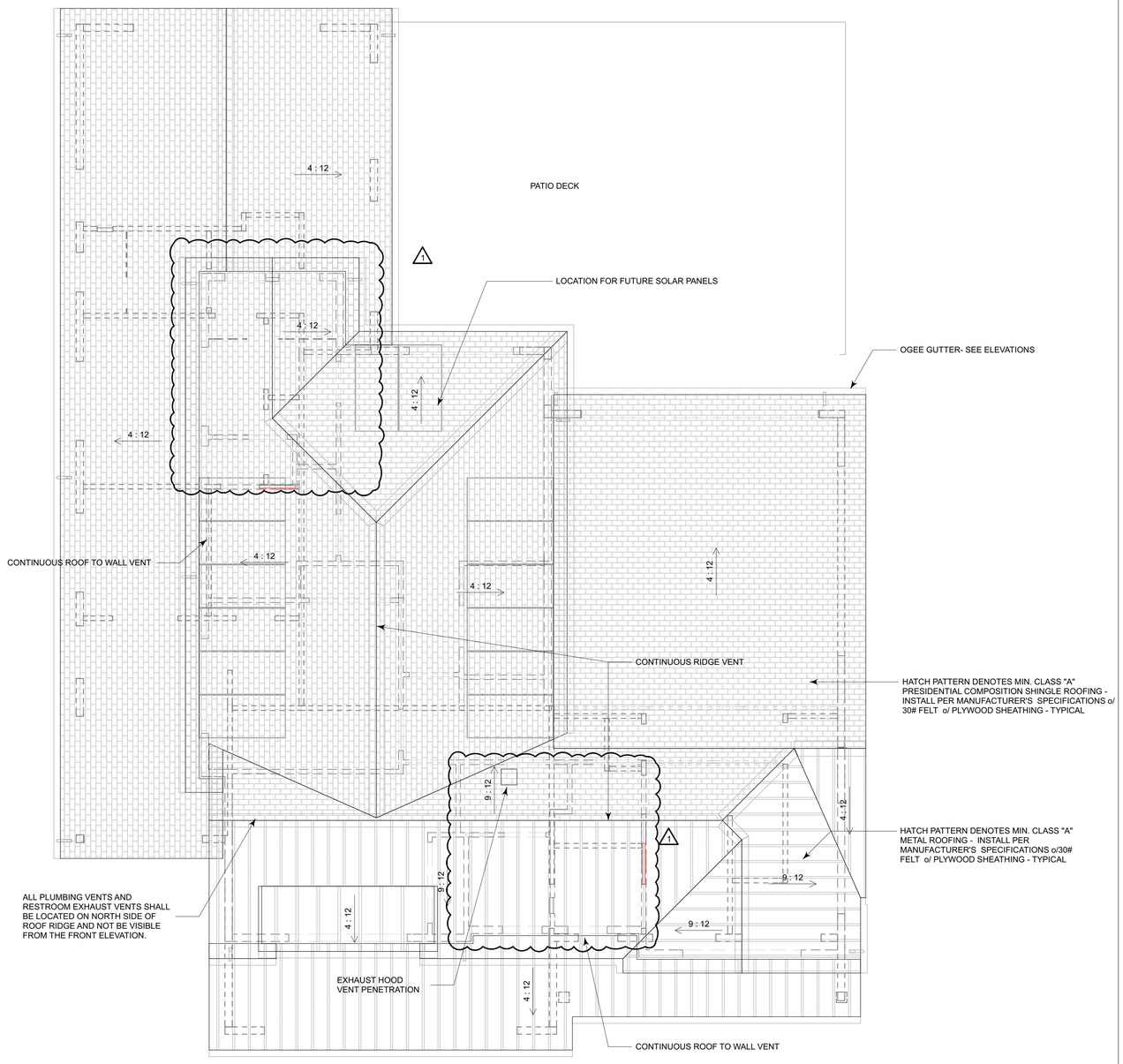
UPPER ROOF "C":
1069.72 S.F. OF ATTIC SPACE / 300 = 3.57 S.F.
3.57 S.F. x 144 SQ. INCHES = 514.08 SQ. INCHES REQ'D
257.04 SQ. INCHES REQ'D / 8.5 SQ. INCHES P.L.F. = 31.5 L.F. - MARCO INDUSTRIES LP2 RIDGE VENT.
PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
257.04 SQ. INCHES REQ'D / 9 SQ. INCHES= 29 FREEZE BLOCKS REQUIRED. PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

NOTE:
NO LESS THAN 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE.

FOUNDATION VENTILATION:
8"X16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS. WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS
1,626 S.F. / 150 S.F. = 10.84 S.F.
8"X16" = .72 S.F.
10.84 S.F. / .72 = 16 VENTS MIN. REQ'D



Roof Area Diagram



Roof Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

SEGERMEISTER RESIDENCE
NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20
Drawn By:
Revisions:

ROOF PLAN

Project No: 2004

Sheet No: A-6

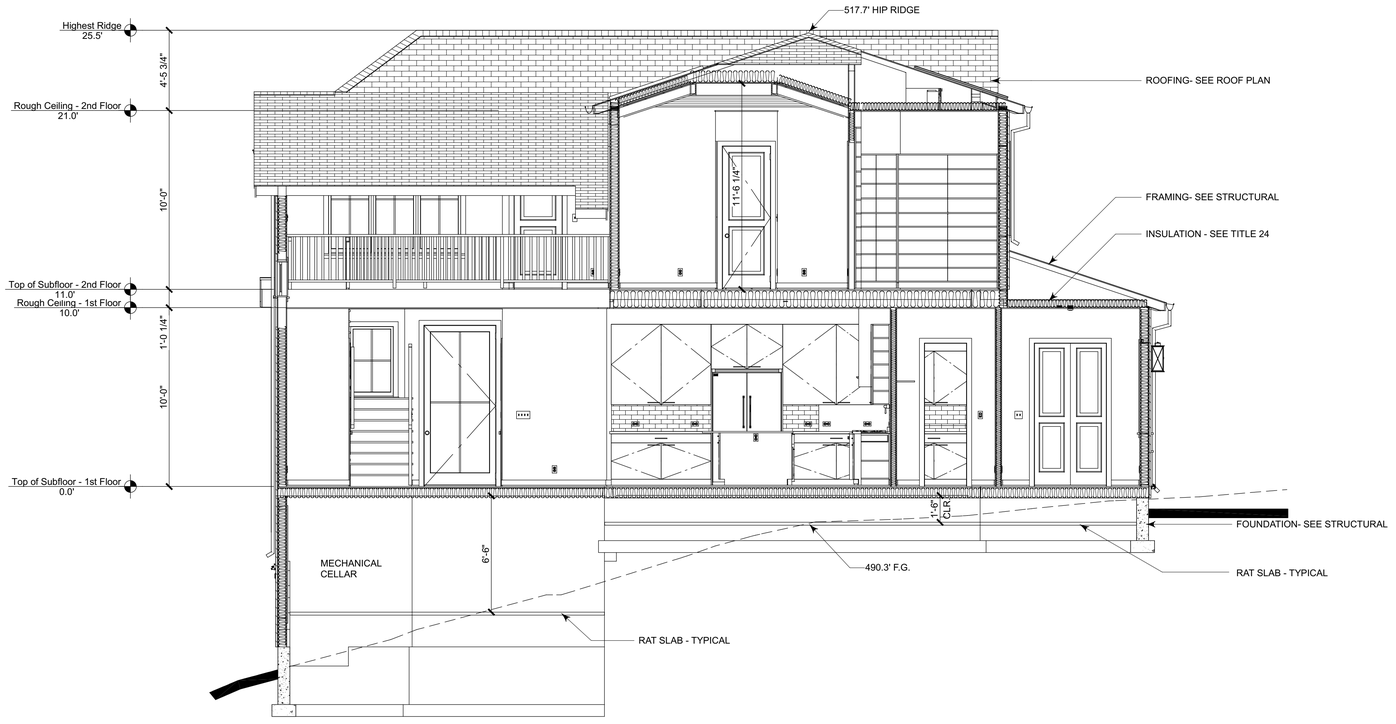
GENERAL NOTES:

1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC
2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL
2.b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
2.c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
2.d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
2.e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

INSULATION REQUIREMENTS:

WALL INSULATION:	R-19
FLOOR INSULATION:	R-19
ATTIC INSULATION:	R-38

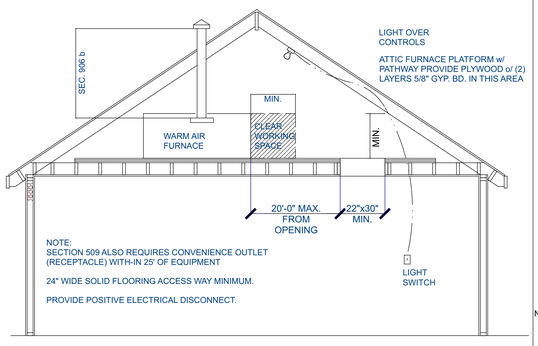
PROVIDE SOUND PROOFING INSULATION AT WALLS SURROUNDING MASTER SUITE, BATHROOMS, BETWEEN ADU AND MAIN HOUSE AND BETWEEN 1ST AND 2ND FLOOR.



Section A

0 4 8 12 16

SCALE: 1/4 = 1'-0"



NOTE:
SECTION 509 ALSO REQUIRES CONVENIENCE OUTLET (RECEPTACLE) WITH-IN 25' OF EQUIPMENT

24" WIDE SOLID FLOORING ACCESS WAY MINIMUM.

PROVIDE POSITIVE ELECTRICAL DISCONNECT.

RELATED CODE SECTIONS: 509, 708

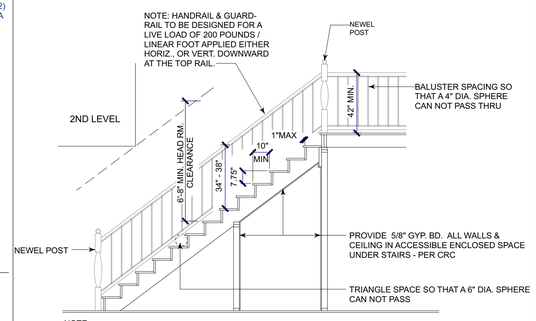
CENTRAL WARM-AIR FURNACES INSTALLED IN AN ATTIC MUST BE ACCESSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE BY THE OWNER/OCCUPANT AND FOR SERVICES AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CHECKING BELT TENSION, AND RELIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHT, AN ELECTRICAL OUTLET, SAFE ACCESS WAY AND SUFFICIENT WORKING SPACE-ON THE CONTROL SIDE ALL ENCOURAGE AND FACILITATE MAINTENANCE AND ALSO ENABLE RAPID EGRESS IN AN EMERGENCY.

ATTIC FURNACE PLATFORM

SCALE: N.T.S.

16

STAIRS TO BE MIN. 36" CLR. WIDTH AT ALL POINTS ABV. THE PERMITTED HANDRAIL HEIGHT, WITH HANDRAILS PROJECTING A MAX. OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY (NOT LESS THAN 31 1/2" MIN. WIDTH WHERE HANDRAIL INSTALLED ON ONE SIDE AND 27" MIN. WIDTH WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES OF THE STAIRWAY). PER CRC 311.7.1



NOTE:
- HANDRAILS/GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP TYPICAL.
- THE STAIRWAY TO BE MIN. 36" CLR. WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT.

TYPICAL STAIRS

SCALE: N.T.S.

12

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

SEGERMEISTER RESIDENCE

NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20

Drawn By:

Revisions:

SECTIONS

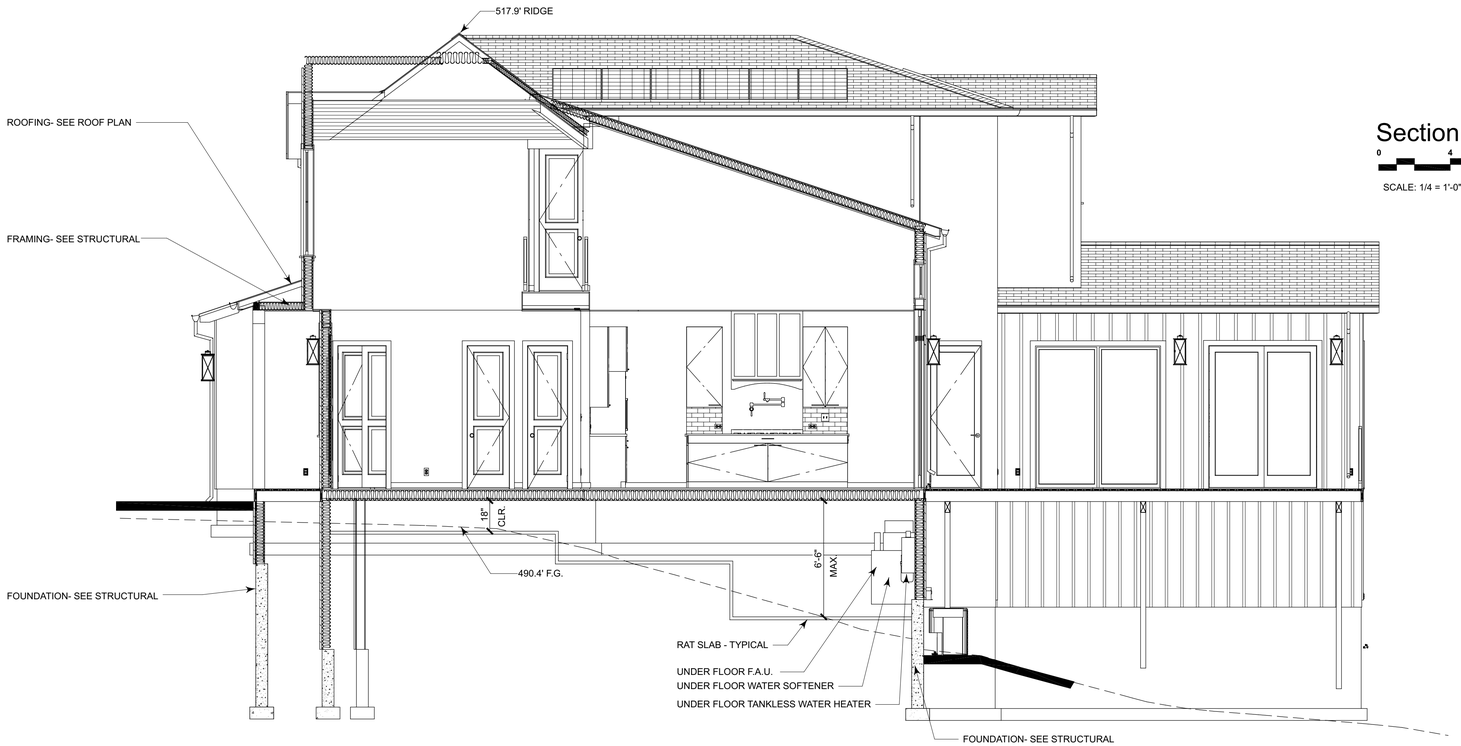
Project No: 2004

Sheet No: A-7

Section B

0 4 8 12 16

SCALE: 1/4 = 1'-0"



Section C

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

SEGERMEISTER RESIDENCE

NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20

Drawn By:

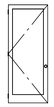
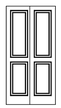
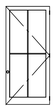
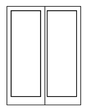
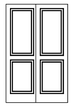
Revisions:

SECTIONS

Project No: 2004

Sheet No: A-8

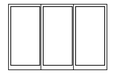
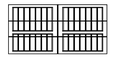
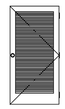
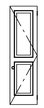
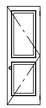
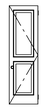
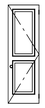
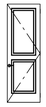
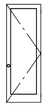
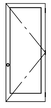
DOOR SCHEDULE

3D INTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	TEMPERED	COMMENTS
	D14	1	3380 R EX	38 1/2 "	96 "	EXT. HINGED-GLASS PANEL	1 3/4"	YES	
	D15	1	4080 L IN	48 "	96 "	SLIDER-DOOR P04	1 3/8"		
	D16	1	4080 L/R	48 "	96 "	DOUBLE BARN-DOOR P04	1 3/8"		
	D17	1	4080 R IN	48 "	96 "	SLIDER-DOOR P04	1 3/8"		
	D18	1	4090 L EX	48 "	108 "	EXT. HINGED-GLASS PANEL	1 3/4"	YES	
	D19	1	6080 L EX	72 "	96 "	EXT. SLIDER-GLASS PANEL	1 3/4"	YES	
	D21	1	2480 R	28 "	96 "	POCKET-DOOR P04	1 3/8"		
	D22	3	2680 L	30 "	96 "	POCKET-DOOR P04	1 3/8"		
	D23	1	2680 R	30 "	96 "	POCKET-DOOR P04	1 3/8"		
	D24	2	2880 R	32 "	96 "	POCKET-DOOR P04	1 3/8"		
	D26	2	5080 R IN	60 "	96 "	SLIDER-DOOR P04	1 3/8"		

NOTE:

1. ALL GLAZING SHALL COMPLY PER CRC R337.8.2.1, MULTI PANE TEMPERED PER SECTION 2406 SAFETY GLAZING
2. EXTERIOR DOORS SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING:
   - STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8 INCH THICK
   - RAISED PANELS SHALL NOT BE LESS THAN 1-1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK
   - SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252
   - SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-8A-1.

DOOR SCHEDULE

3D INTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	TEMPERED	COMMENTS
	D01	1	150100 R EX	180 "	120 "	EXT. 0+3-PANEL SLIDER-GLASS PANEL	1 3/4"	YES	
	D02	1	16080	192 "	96 "	GARAGE-GARAGE DOOR CHD21	1 3/4"		
	D03	1	3060 R EX	36 "	72 "	EXT. HINGED-LOUVERED	1 3/4"		
	D04	1	2380 L IN	26 1/2 "	96 "	HINGED-DOOR P04	1 3/8"		
	D05	1	2880 L IN	32 "	96 "	HINGED-DOOR P04	1 3/8"		
	D06	1	2480 L	28 "	96 "	POCKET-DOOR P04	1 3/8"		
	D07	1	2480 L IN	28 "	96 "	HINGED-DOOR P04	1 3/8"		
	D08	1	2480 R IN	28 "	96 "	HINGED-DOOR P04	1 3/8"		
	D09	5	2680 L IN	30 "	96 "	HINGED-DOOR P04	1 3/8"		
	D11	1	2880 R EX	32 "	96 "	EXT. HINGED-DOOR P04	1 3/4"		
	D12	1	21080 R EX	33 1/2 "	96 "	EXT. HINGED-GLASS PANEL	1 3/4"	YES	
	D13	1	3380 L EX	38 1/2 "	96 "	EXT. HINGED-GLASS PANEL	1 3/4"	YES	

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SEGERMEISTER RESIDENCE
NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

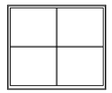
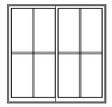
Date: 3/14/20
Drawn By:
Revisions:

DOOR SCHEDULE

Project No: 2004

Sheet No: A-9

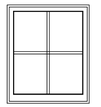
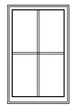
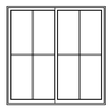
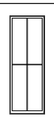
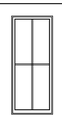
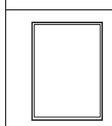
WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	EGRESS	DESCRIPTION	COMMENTS	TEMPERED
	W26	1	7060FX	84 "	72 "	CLOSET		FIXED GLASS		YES
	W27	2	3680FX	42 "	96 "	DINING/UNCOVERED DECK		FIXED GLASS		YES
	W28	2	3680FX	42 "	96 "	ADU LIVING/ UNCOVERED DECK		FIXED GLASS		YES
	W29	1	5050RS	60 "	60 "	ADU OFFICE	YES	RIGHT SLIDING		YES

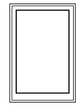
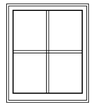
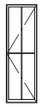
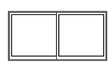
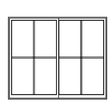
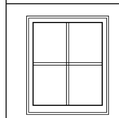
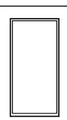
NOTE:

1. ALL WINDOWS SHALL COMPLY PER CRC R337.8.2.1, MULTI PANE TEMPERED PER SECTION 2406 SAFETY GLAZING

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	EGRESS	DESCRIPTION	COMMENTS	TEMPERED
	W14	1	5016FX	60 "	18 "	MASTER BATH		FIXED GLASS		YES
	W15	2	3020FX	36 "	24 "	OPEN BELOW		FIXED GLASS		YES
	W16	1	6020FX	72 "	24 "	OPEN BELOW		FIXED GLASS		YES
	W17	1	2630FX	30 "	36 "	ADU BATH		FIXED GLASS	OBSCURE	YES
	W18	2	2640FX	30 "	48 "	CLOSET/COVERED DECK		FIXED GLASS		YES
	W19	1	2660SC	30 "	72 "	BEDROOM 2		SINGLE CASEMENT-HL		YES
	W20	1	5050RS	60 "	60 "	ADU BEDROOM	YES	RIGHT SLIDING		YES
	W21	1	2660FX	30 "	72 "	MUD ROOM/ COVERED DECK		FIXED GLASS		YES
	W22	3	2660FX	30 "	72 "	OPEN BELOW		FIXED GLASS		YES
	W23	2	21080FX	34 "	96 "	ADU LIVING		FIXED GLASS		YES
	W24	4	2660FX	30 "	72 "	ADU MEDITATION		FIXED GLASS		YES
	W25	1	5980FX	69 "	96 "	ADU LIVING		FIXED GLASS		YES

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	EGRESS	DESCRIPTION	COMMENTS	TEMPERED
	W01	1	2030FX	24 "	36 "	SHOWER		FIXED GLASS		YES
	W03	1	2630FX	30 "	36 "	BATH		FIXED GLASS	OBSCURE	YES
	W04	2	2660FX	30 "	72 "	BEDROOM 2		FIXED GLASS		YES
	W05	1	2660SC	30 "	72 "	ADU MEDITATION	YES	SINGLE CASEMENT-HL		YES
	W06	1	2660SC	30 "	72 "	ADU MEDITATION	YES	SINGLE CASEMENT-HR		YES
	W07	1	2680SC	30 "	96 "	MASTER BDRM	YES	SINGLE CASEMENT-HL		YES
	W08	1	2680SC	30 "	96 "	MASTER BDRM	YES	SINGLE CASEMENT-HR		YES
	W09	1	6030RS	72 "	36 "	MASTER BATH		RIGHT SLIDING		YES
	W10	1	6050LS	72 "	60 "	BEDROOM 3	YES	LEFT SLIDING		YES
	W11	1	2630FX	30 "	36 "	LAU.		FIXED GLASS	OBSCURE	YES
	W12	3	5020FX	60 "	24 "	OPEN BELOW		FIXED GLASS		YES
	W13	1	4080FX	48 "	96 "	MASTER BDRM		FIXED GLASS		YES

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WINDOW SCHEDULE

Project No: 2004

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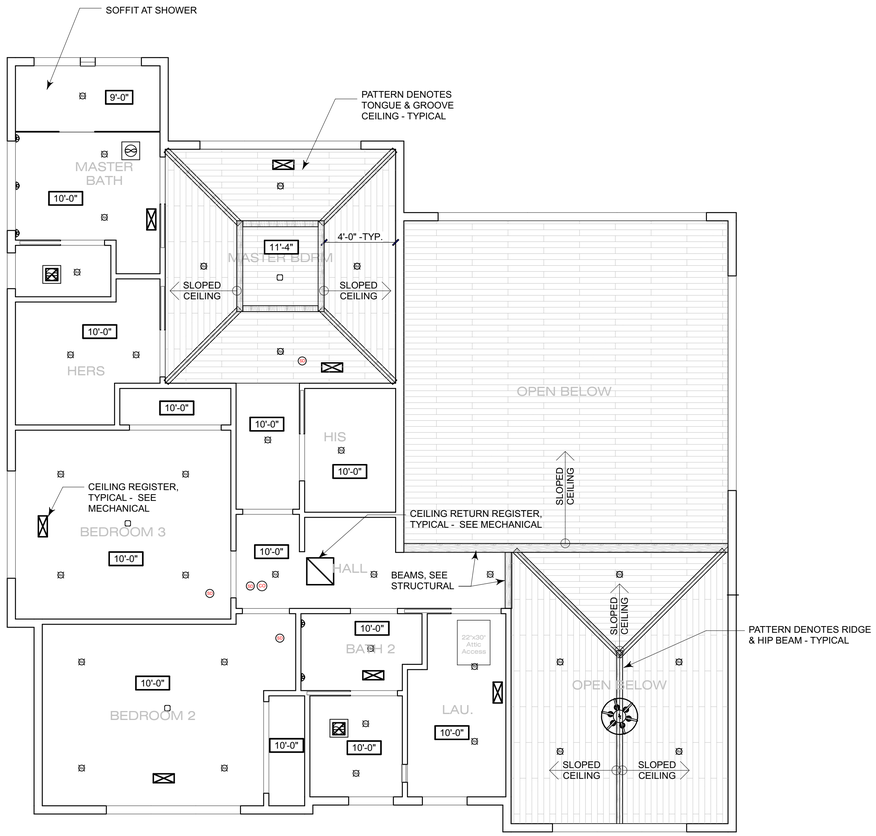
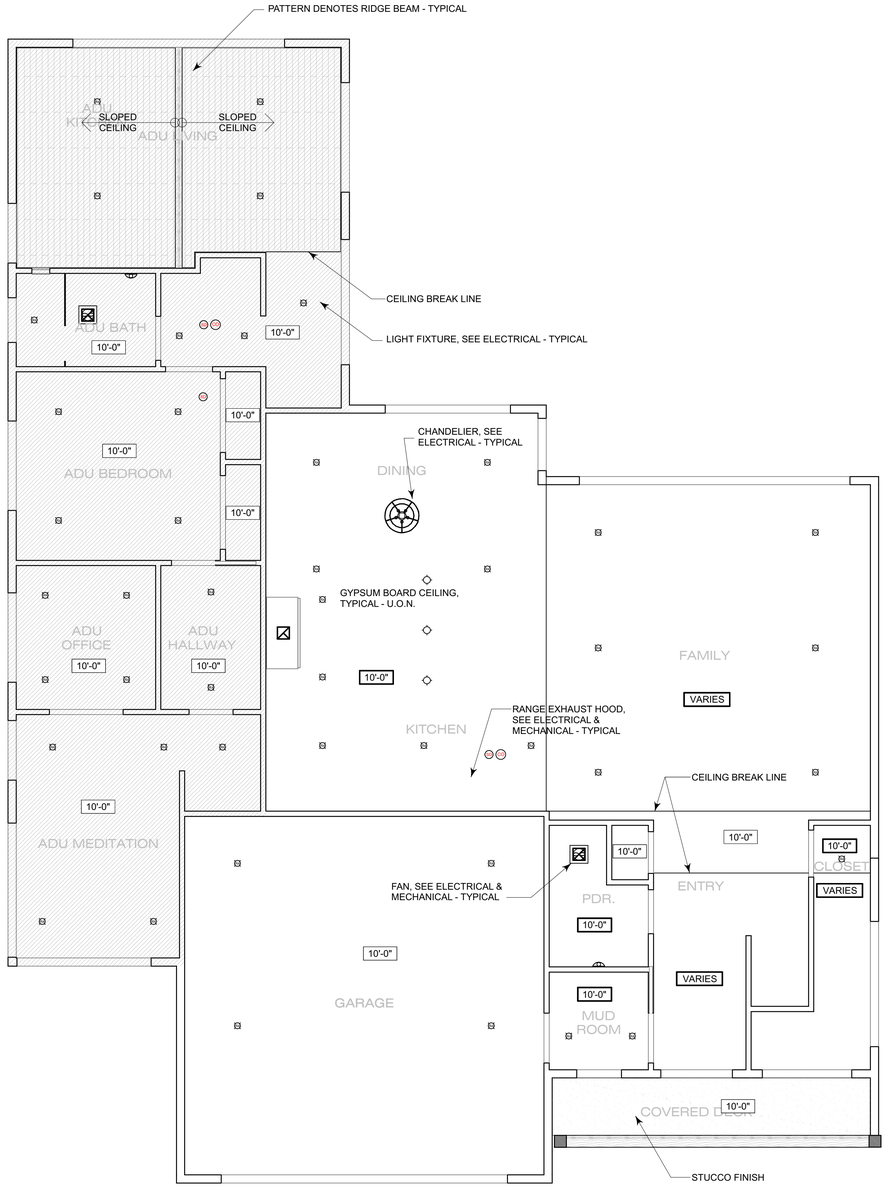


Second Level Reflected Ceiling Plan



First Level Reflected Ceiling Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

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Date: 3/14/20
Drawn By:
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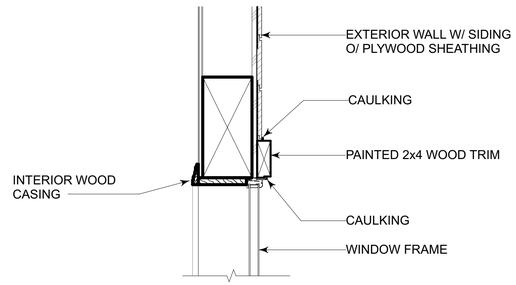
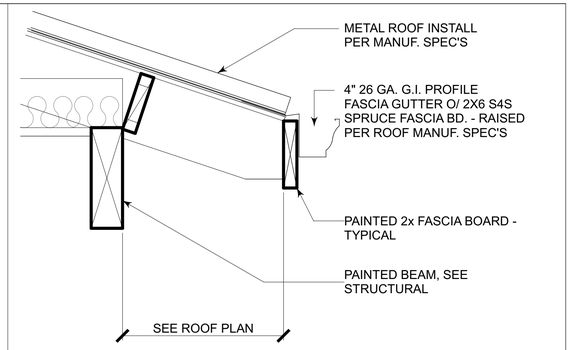
FIRST & SECOND LEVEL REFLECTED CEILING PLAN

Project No: 2004

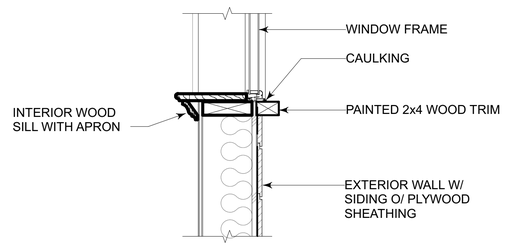
Sheet No: A-11



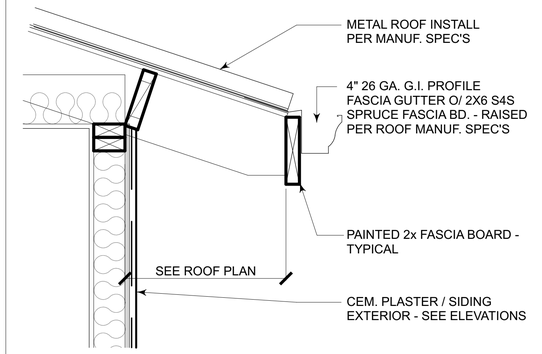
5 WINDOW HEADER AT SIDING



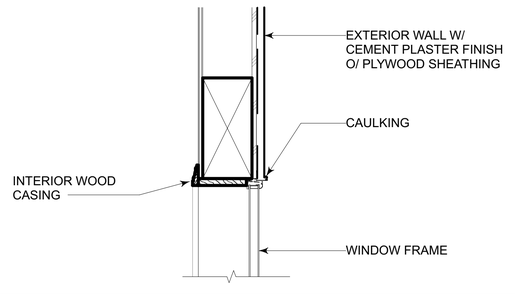
1 EAVE DETAIL AT ENTRY



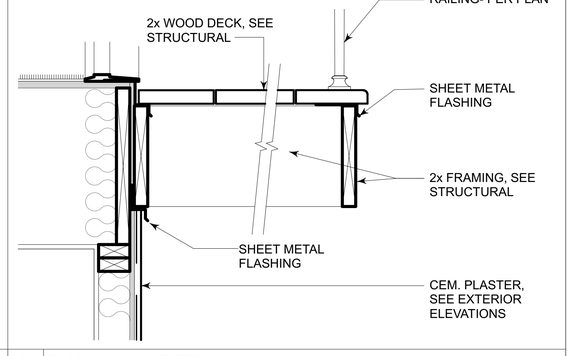
6 WINDOW SILL AT SIDING



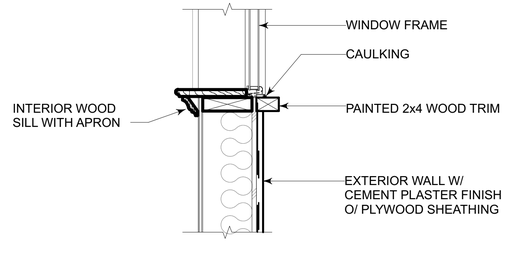
2 TYPICAL EAVE DETAIL



7 WINDOW HEADER AT STUCCO



3 BALCONY DETAIL



8 WINDOW SILL AT STUCCO

4 STONE SURROUND AT ENTRY ARCH

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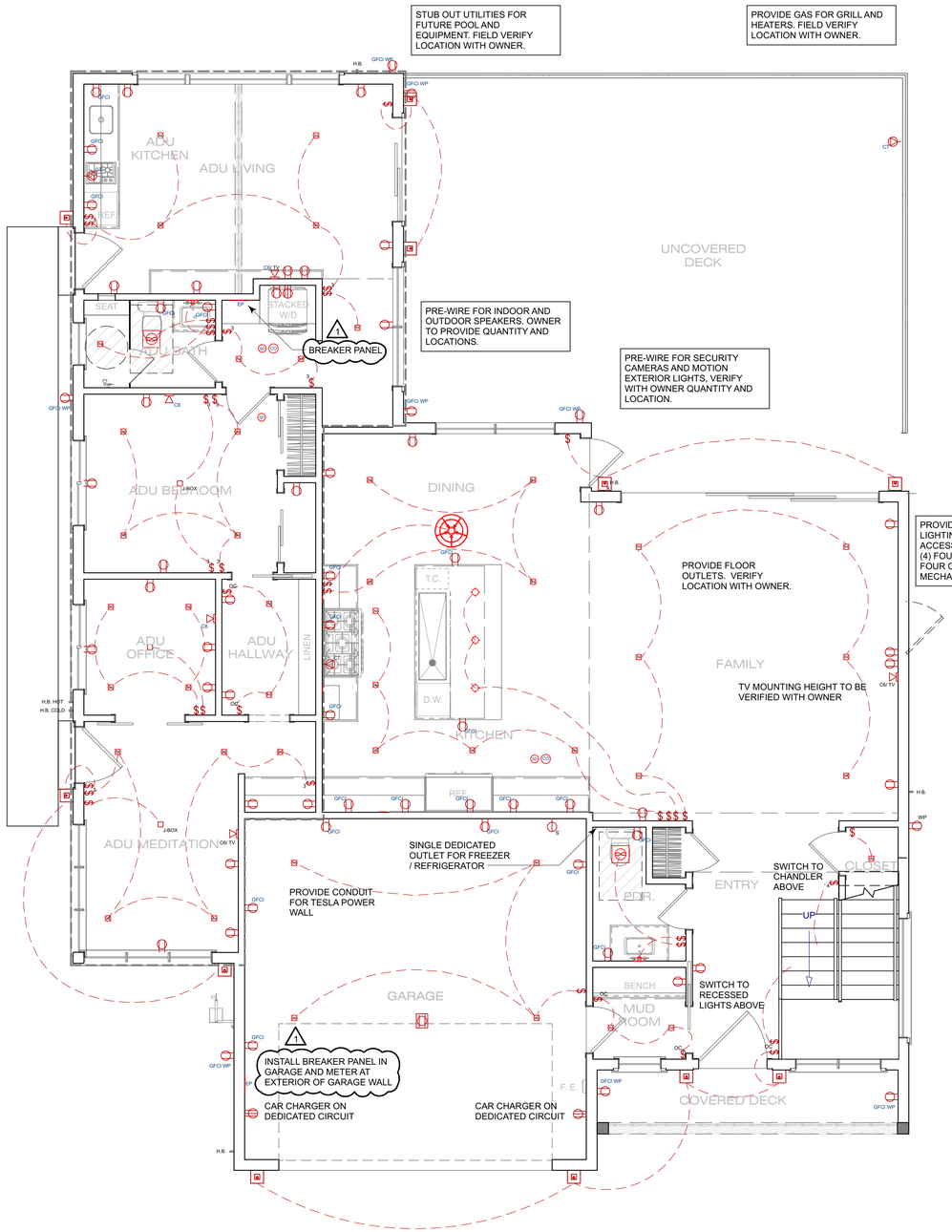
Date: 3/14/20
Drawn By:
Revisions:

FINISH DETAILS

Project No: 2004
Sheet No: A-12

ELECTRICAL GENERAL NOTES:

1. PROVIDE AT LEAST (1)-20 AMP BRANCH CIRCUIT FOR BATHROOM & LAUNDRY ROOM OUTLETS WITH NO ADDITIONAL LIGHTS, OUTLETS, FANS, ETC. CONNECTED PER CEC.
2. PROVIDE (2) OR MORE 20-AMP BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN AREAS PER CEC 220-4(B) & 210-52(B).
3. ALL RECEPTACLES AT KITCHEN AND BATHROOM COUNTERTOPS ARE TO BE GFCI PROTECTED.
4. ALL RECESSED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL.
5. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASES 15 & 20 AMP OUTLETS (NOT JUST RECEPTACLES) IN BEDROOMS SHALL HAVE AFCI PROTECTION LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT AS PER CEC. RECEPTACLES TO BE TAMPER-RESISTANT IN ALL AREAS SPECIFIED IN 210.52. 406.11
6. PROVIDE GFI PROTECTION FOR ALL WEATHERPROOF RECEPTACLE OUTLETS PER CEC 210.52.
7. AFCI-PROTECTED 15 AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY, DINING, LIVING, BEDROOMS, DENS, SUNROOMS, RECREATION ROOMS, PARLORS, LIBRARIES, CLOSETS, HALLWAYS, LAUNDRY AREA, OR SIMILAR ROOMS OR AREAS PER 2019 CEC 210.12(A). THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.)
8. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2019 CPC 609.10
9. ALL MULTIWIRE BRANCH CIRCUITS, (DISHWASHER & GARBAGE DISPOSAL CIRCUITS) WILL DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. 2019 CEC 210.4
10. PROVIDE A DEDICATED CIRCUIT FOR THE FURNACE. 2019 CEC 422.12.
11. PROVIDE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERETO. AN APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING 2019 CMC 1312.3
12. BRANCH CIRCUITS FOR LIGHTING & APPLIANCES, INCLUDING MOTOR-OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH 2019 CEC ARTICLE 220.10 IN ADDITION, BRANCH CIRCUITS SHALL BE PROVIDED FOR SPECIFIC LOADS NOT COVERED BY 220.10 WHERE REQUIRED ELSEWHERE IN THIS CODE & FOR DWELLLING UNIT LOADS AS SPECIFIED FOR 2019 CEC ARTICLE 210.11. (C) BRANCH CIRCUITS REQUIRED.
13. THE NUMBER OF BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD & THE SIZE OF RATING OF THE CIRCUITS USED. IN ALL INSTALLATIONS, THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAX. SPECIFIED BY 2019 DED ARTICLE 220.18 NUMBER OF BRANCH CIRCUITS.
14. IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (i.e. ABOVE WINDOWS OR DOORS). CMC 310.2
15. ELECTRICAL SERVICE GROUNDING/BONDING SHALL INCLUDE COLD WATER, CONNECTED ON THE EXTERIOR WITHIN 5 FEET OF ENTRANCE TO BUILDING, AND A CONCRETE ENCASED "UFFER" ELECTRODE. CEC 250.50.
16. PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION - WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED) CEC 210.11(C)(3) AND 210.52.
17. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (E.G. DRYERS, BATH FANS, DOMESTIC RANGE VENT, ETC.) SHALL BE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING (CMC SEC. 504.5)
18. ELECTRICAL, LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL & MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER FOR FINAL APPROVAL AND/OR REVISIONS.
19. SEE OWNER FOR LOW VOLTAGE SWITCHING.
20. VERIFY PHONE & T.V. JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL
21. ALL ELECTRICAL FIXTURES & APPLIANCES MAKE AND MODELS PER OWNERS SPECIFICATIONS.
22. RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH CEC
23. MECHANICAL CONTRACTOR TO INSTALL A COMPLETE & OPERATING HEAT SYSTEM TO MEET ALL APPLICABLE CODE REQUIREMENTS.
24. MECHANICAL CONTRACTOR SHALL DETERMINE LOCATIONS OF THERMOSTATS & COLD AIR RETURNS.
25. PROVIDE COMBUSTION AIR FOR FUEL-BURNING EQUIPMENT PER C.M.C.
26. LIGHTS IN CLOSETS MUST HAVE AN ENCLOSED BULB TYPICAL
27. LIGHTS OVER SHOWER AND TUBS MUST BE LABELED "SUITABLE FOR DAMP LOCATIONS" PER CEC
28. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ALL SMOKE DETECTORS TO BE 110V INTERCONNECTED AND BE WIRED TO THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACK-UP (TYPICAL)
29. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE PER CBC
30. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
31. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM TWO (2) FOR SMALL KITCHEN APPLIANCES PER CEC
32. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM ONE (1) FOR LAUNDRY APPLIANCES PER CEC
33. PROVIDE DBL. SEISMIC STRAPPING AT ALL WATER HEATERS
34. PLUMBING CONTRACTOR SHALL PROVIDE T& P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C
35. IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC
36. NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR , OR CRAWL HOLE PER CPC
37. PLUMBING DRAIN WASTE AND VENT AND/OR MECHANICAL DUCTING ALONG WITH ELECTRICAL PANEL/WIRING SIZING CALCULATIONS MAY BE REQUIRED TO BE PROVIDED IF THE FIELD INSPECTOR REQUESTS THESE ITEMS.
38. ALL RECESSED FIXTURES IN CEILINGS THAT ARE REQUIRED TO BE INSULATED MUST BE I.C. TYPE FIXTURES.
39. ALL VENT TERMINATIONS MUST BE 4' AWAY HORIZONTAL AND VERTICAL FROM ANY DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO ANY BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.2)
40. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE. GAS PIPE SIZING TO BE PER TABLE 12-8 2019 CPC 1217. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.
41. ALL PERMANENTLY NEWLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY, INCLUDING SCREW-BASED WHICH MUST CONTAIN JA8 COMPLAINT LAMPS. PER CEnC 150.0(k)1)A)
42. AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM/AREA(S) MUST BE CONTROLLED BY A VACANCY SENSOR.
43. NEW OUTDOOR LIGHTING MUST BE HIGH-EFFICACY AND BE CONTROLLED BY A MANUAL ON/OFF SWITCH THAT DOES NOT OVERRIDE ONE OF THE FOLLOWING: PHOTOCONTROL AND MOTION SENSOR, PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL, OR, ENERGY MANAGEMENT CONTROL SYSTEM. PER CEnC 150(k)(3)(ii) OR CEnC 150.0(k)(3)(iii).
44. EACH BATHROOM CONTAINING A BATHTUB OR SHOWER SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL.
45. APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING BASEMENTS IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND ALARMS SHALL BE INTERCONNECTED.
46. THE VENT TERMINAL OF A DIRECT-VENT APPLIANCE WITH AN INPUT OF 10,000 BTU/H OR LESS SHALL BE LOCATED AT LEAST 6" FROM ANY AIR OPENING INTO A BUILDING, AND SUCH AN APPLIANCE WITH AN INPUT OVER 10,000 BTU/H BUT NOT OVER 50,000 BTU/H SHALL BE INSTALLED WITH A 9" OF VENT TERMINATION CLEARANCE, AND AN APPLIANCE WITH AN INPUT OVER 50,000 BTU/H SHALL HAVE AT LEAST A 12" OF VENT TERMINATION CLEARANCE. THE BOTTOM OF THE VENT TERMINAL AND THE AIR INTAKE SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.3)
47. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)



First Level Electrical Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

SEGERMEISTER RESIDENCE

NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20

Drawn By:

Revisions:

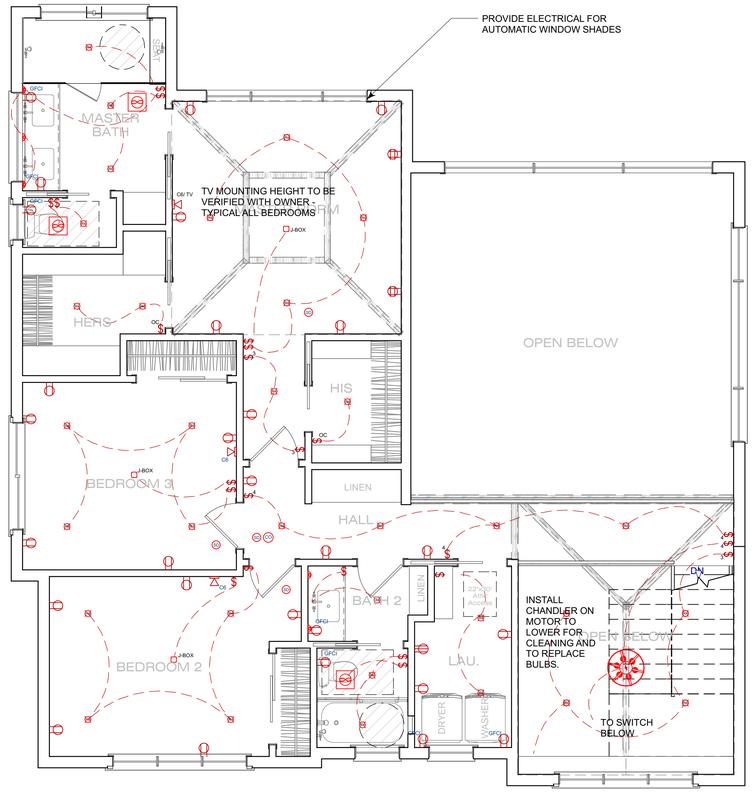
1st LEVEL ELECTRICAL PLAN

Project No: 2004

Sheet No: E-1

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
VC	Ventilation Fans: Ceiling Mounted, Wall Mounted
R	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	LED Light Fixture
	240V Receptacle
WP GFCI GFCI WP	110V Receptacles: Duplex, Weather Proof, GFCI, Weather Proof/ GFCI
WP 3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM T OC	Switches: Dimmer, Timer, Occupancy Sensor
AV Control A	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
C6 C6/ TV TV	Wall Jacks: CAT5, CAT6 + TV, TV/Cable
	Telephone Jack
CO CO	Carbon Monoxide Alarm: Ceiling Mounted, Wall Mounted
	Gas
	Door Chime, Door Bell Button
SD SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel
J-BOX	Ceiling Fan Rated Junction Box



Second Level Electrical Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

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NEW RESIDENCE
717 HILLCREST WAY
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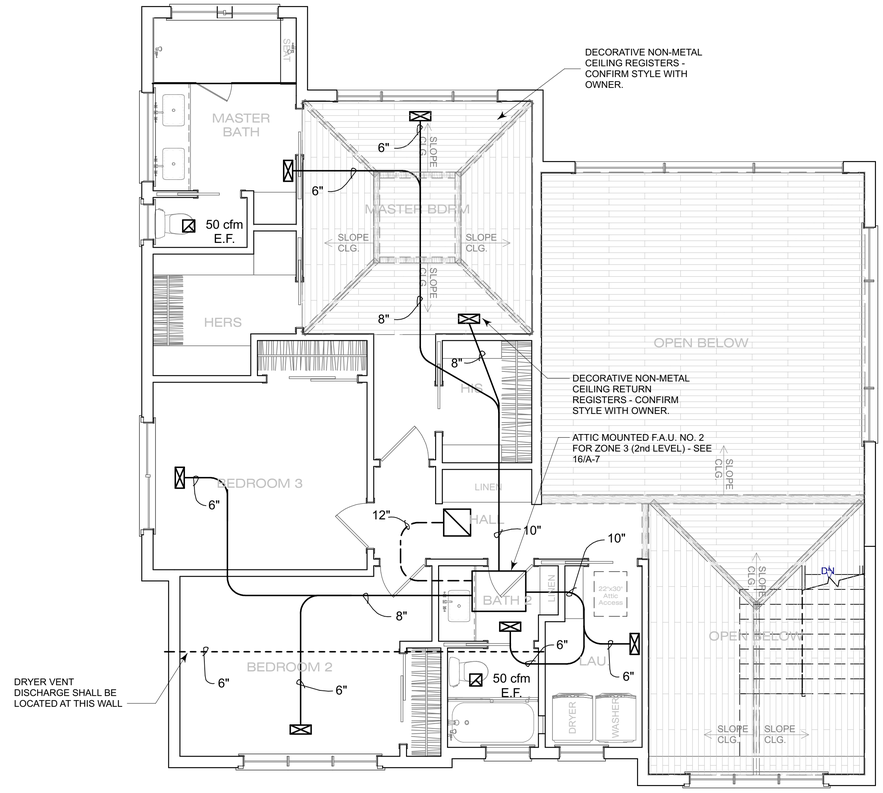
Date: 3/14/20
Drawn By:
Revisions:

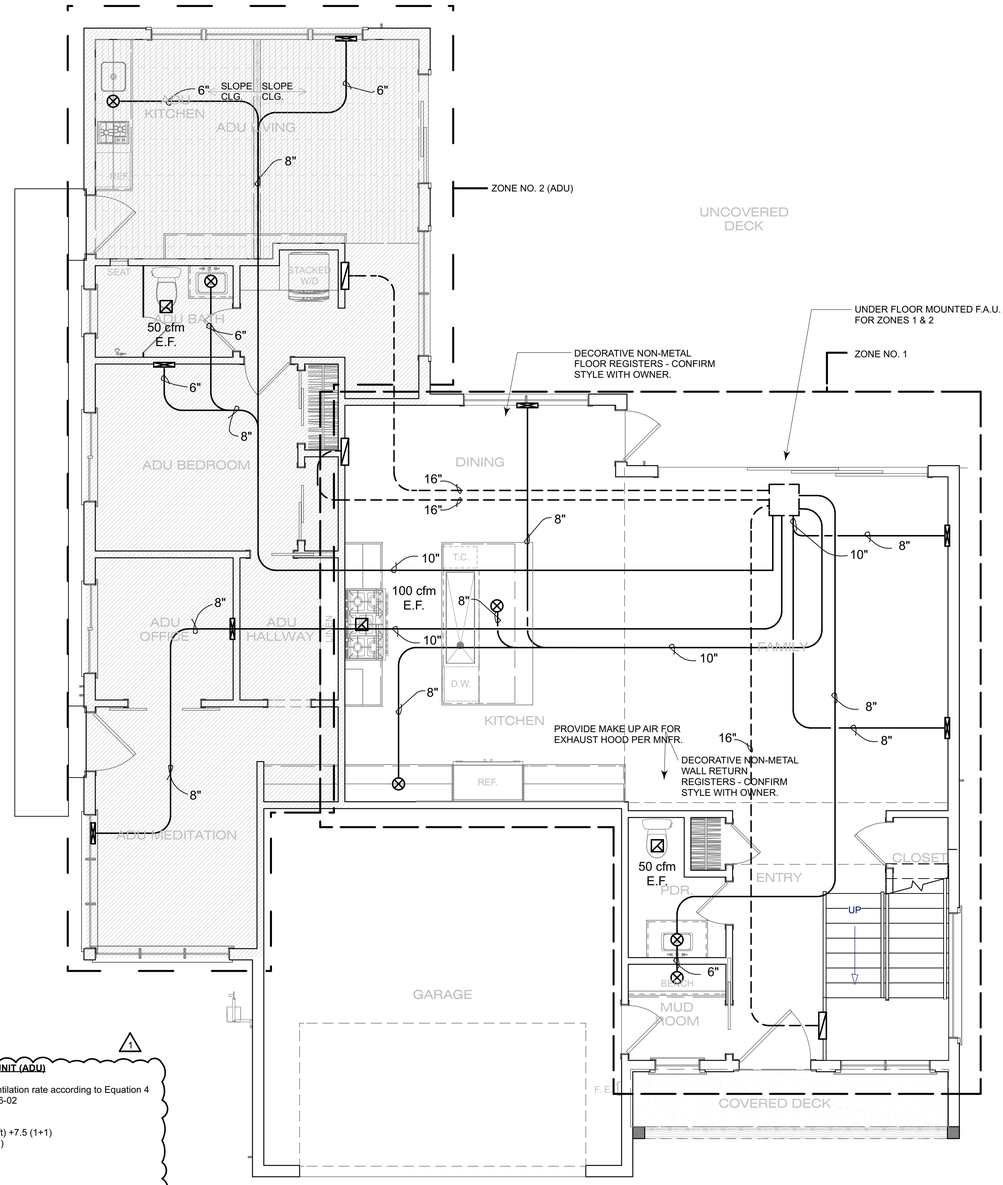
2nd LEVEL ELECTRICAL PLAN

Project No: 2004

Sheet No: E-2



2nd Level Mechanical Plan



1st Level Mechanical Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

MECHANICAL GENERAL NOTES:

1. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (BATH FANS, DOMESTIC RANGE VENT, ETC.) SHALL BE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING (CMC SEC. 504.5)
2. THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14'-0", MIN. OF 4" DIAMETER IWTH A BACKDRAFT DAMPER TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE WITHOUT SCREWS. DUCT SHALL TERMINATE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING.
3. MECHANICAL CONTRACTOR TO INSTALL A COMPLETE & OPERATING HEAT SYSTEM TO MEET ALL APPLICABLE CODE REQUIREMENTS.
4. MECHANICAL CONTRACTOR SHALL DETERMINE LOCATIONS OF THERMOSTATS & COLD AIR RETURNS.
5. PROVIDE COMBUSTION AIR FOR FUEL-BURNING EQUIPMENT PER C.M.C.
6. ALL VENT TERMINATIONS MUST BE 4' AWAY HORIZONTAL AND VERTICAL FROM ANY DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO ANY BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.2)
7. BATHROOM REQUIRE 50 CFM MINIMUM HUMIDITY CONTROLLED EXHAUST FANS (BY FAN OR SWITCH) PER R405.6 AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
8. THE VENT TERMINAL OF A DIRECT-VENT APPLIANCE WITH AN INPUT OF 10,000 BTU/H OR LESS SHALL BE LOCATED AT LEAST 6" FROM ANY AIR OPENING INTO A BUILDING, AND SUCH AN APPLIANCE WITH AN INPUT OVER 10,000 BTU/H BUT NOT OVER 50,000 BTU/H SHALL BE INSTALLED WITH A 9" OF VENT TERMINATION CLEARANCE, AND AN APPLIANCE WITH AN INPUT OVER 50,000 BTU/H SHALL HAVE AT LEAST A 12" OF VENT TERMINATION CLEARANCE. THE BOTTOM OF THE VENT TERMINAL AND THE AIR INTAKE SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.3)
9. KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MANUFACTURER'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM.
10. THE SCOPE OF THIS PROJECT TRIGGERS THE REQUIREMENTS FOR A HERS HVAC TESTING.
11. HVAC SYSTEM SHALL HAVE MERV 6 FILTERS OR BETTER.

ADU IS SUPPLIED BY F.A.U. NO. 1 WITH ZONE NO. 2. THIS PLAN IS A CONCEPTUAL DESIGN. THE CONTRACTOR SHALL CONFIRM THE DESIGN TO MEET THE MINIMUM REQUIREMENTS. CONTRACTOR SHALL MAKE ANY REQUIRED DESIGN CHANGES TO MEET THE MINIMUM REQUIREMENTS

THIS PLAN IS A CONCEPTUAL DESIGN. THE CONTRACTOR SHALL CONFIRM THE DESIGN IS TO MEET THE MINIMUM REQUIREMENTS. CONTRACTOR SHALL MAKE ANY REQUIRED DESIGN CHANGES TO MEET THE MINIMUM REQUIREMENTS

1

MAIN DWELLING UNIT (MDU)

ASHRAE Standard 62.2 Equation 4.1(a)
The whole-building exhaust shall provide a minimum ventilation rate according to Equation 4
Model: Utilitech (Ventilation Fan 1-Sone 150 CFM) #7116-02

1(a) below:
= 0.01A +7.5 (N+1) Q = 0.01 (1966 ft) +7.5 (3.1)
Where: Q = 19.6 + 7.5(4)
Q_{fan} = fan flow rate Q = 20 + 30
A_{bf} = conditioned floor area. ft Q = 50 cfm
N_{br} = number of bedrooms; not to be less than one
WHOLE-BUILDING VENTILATION RATE SUMMARY

CONTINUOUS FAN FLOW (cfm) = 50

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR THE SELECTION OF THE WHOLE BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'
LOCAL VENTILATION RATE SUMMARY

BATHROOM FAN FLOW (cfm) = 50 (# of Bathrooms=3)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM THE TABLE 7.1

DUCT SIZE = 4'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

LOCAL VENTILATION RATE SUMMARY

KITCHEN FAN FLOW (cfm) = 100 (# of Kitchens = 1)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 35'

1

ACCESSORY DWELLING UNIT (ADU)

ASHRAE Standard 62.2 Equation 4.1(a)
The whole-building exhaust shall provide a minimum ventilation rate according to Equation 4
Model: Utilitech (Ventilation Fan 1-Sone 150 CFM) #7116-02

1(a) below:
= 0.01A +7.5 (N+1) Q = 0.01 (799 ft) +7.5 (1+1)
Where: Q = 7.9 + 7.5(2)
Q_{fan} = fan flow rate Q = 8 + 15
A_{bf} = conditioned floor area. ft Q = 23 cfm
N_{br} = number of bedrooms; not to be less than one
WHOLE-BUILDING VENTILATION RATE SUMMARY

CONTINUOUS FAN FLOW (cfm) = 50

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR THE SELECTION OF THE WHOLE BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'
LOCAL VENTILATION RATE SUMMARY

BATHROOM FAN FLOW (cfm) = 50 (# of Bathrooms=1)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM THE TABLE 7.1

DUCT SIZE = 4'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

LOCAL VENTILATION RATE SUMMARY

KITCHEN FAN FLOW (cfm) = 100 (# of Kitchens = 1)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 35'

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579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

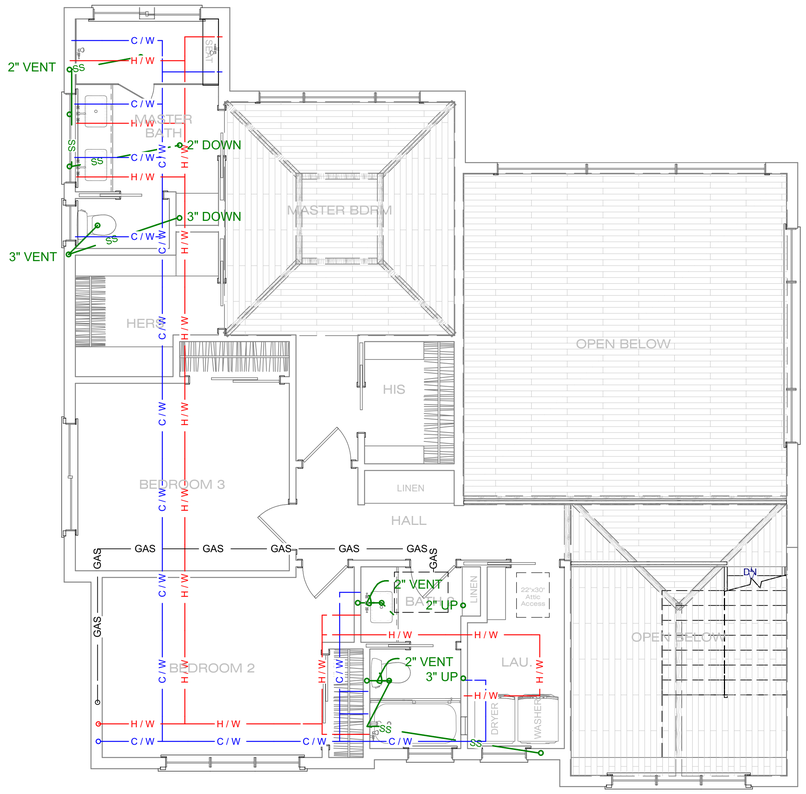
SEGERMEISTER RESIDENCE
NEW RESIDENCE
717 HILLCREST WAY
EMERALD HILLS CALIFORNIA

Date: 3/14/20
Drawn By:
Revisions:

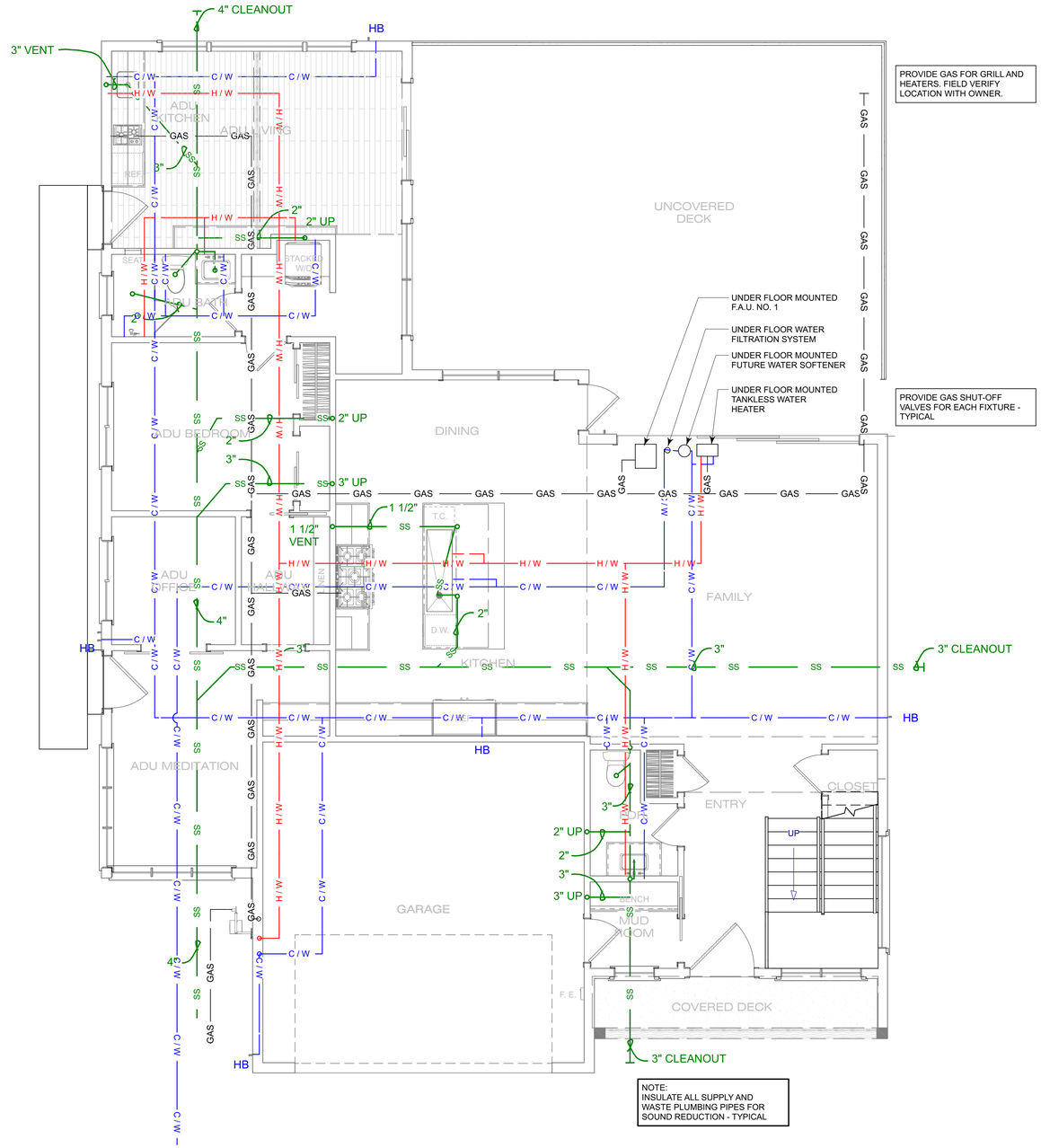
FIRST & SECOND LEVEL MECHANICAL PLAN

Project No: 2004

Sheet No: M-1



2nd Level Plumbing Plan



1st Level Plumbing Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

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Date: 3/14/20

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FIRST & SECOND LEVEL PLUMBING PLAN

Project No: 2004

Sheet No: P-1

DECORATIVE LANTERN
COLOR: BLACK

STUCCO FINISH
COLOR: MISTY GRAY

BATTEN BOARD
COLOR: MISTY GRAY

BATTEN BOARD
COLOR: WALL STREET

Front Exterior Elevation

0 4 8 12 16

SCALE: 1/4 = 1'-0"

METAL ROOF
COLOR: GRAY

HALF ROUND GUTTER
COLOR: CHARCOAL

WOOD GUARDRAIL
COLOR: WHITE

WARREN DESIGN
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Date: 3/14/20
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Revisions:

COLOR BOARD

Project No:
2004

Sheet No:
A-4.1