BUILDING DATA

Building Systems

10. HEATING, ELECTRICAL, RESIDENTIAL FIRE SPRINKLER, AND PLUMBING INSTALLATIONS SHALL BE DESIGN-BUILD INSTALLATIONS WITH DOCUMENTS SUBMITTED FOR PLAN CHECK BY RESPECTIVE SUBCONTRACTORS, SUBJECT TO THE RESTRICTIONS IN THIS DOCUMENT.

11. HVAC SYSTEM SHALL BE A GAS-FIRED, SEALED COMBUSTION UNIT LOCATED IN CRAWLSPACE #4 (A CONDITIONED SPACE). SYSTEM SHALL BE A 3-ZONE MODULATING UNIT WITH SEPARATE THERMOSTATS, MINIMUM EFFICIENCY 93% AFUE, AND SHALL OTHERWISE CONFORM TO REQUIREMENTS STATED IN TITLE 24 ENERGY CONSERVATION DOCUMENTATION. CONDENSER UNIT FOR COOLING SHALL BE MOUNTED AT THE BUILDING EXTERIOR NEAR THE NORTHEAST CORNER; ACCESS TO CONDENSER LOCATION AND CRAWLSPACE #4 VIA SURFACE STAIR TO THE AREA UNDER THE DECK .

11A. DUCTWORK SHALL BE A COMBINATION OF RIGID METALLIC DUCTS FOR MAIN RUNS TO EACH ZONE, AND FLEX DUCT FOR BRANCHES TO REGISTERS. ALL DUCT SEAMS SHALL BE MECHANICALLY FASTENED, TAPED, AND SEALED, AND FLEX DUCT SHALL BE INSTALLED w/o KINKS OR ABRUPT TURNS. DUCT RUNS ARE NOT REQUIRED TO BE INSULATED BECAUSE THE CRAWLSPACE IS AN INSULATED, CONDITIONED SPACE.

11B. HVAC SYSTEM SHALL PROVIDE CONDITIONED AIR TO BELOW-FLOOR CRAWLSPACES BY AIR EXCHANGE GRILL TO MAIN LEVEL LIVING SPACES AND CONTINUOUS OPERATING VENT FAN H(EXCEPTING CS#1, CS#2, AND GYM) IN COMPLIANCE WITH CBC1203.3.2 EXCEPTION #4, CALIFORNIA ENERGY CODE TITLE 24, PART 6, AND CRC R408.3 PROVISIONS FOR [1 C.F. PER MINUTE OF CONDITIONED AIR PER 50 S.F. OF CRAWLSPACE= 2,078 SF÷50 = 42 C.F./MINUTE] .

12. WATER HEATING UNIT SHALL BE GAS FIRED INSTANTANEOUS WATER HEATER, TAKAGI MODEL TK3 OR EQUAL.

13. FIREPLACE SHALL BE A METAL FACTORY-BUILT FIREPLACE; SHALL BE PROVIDED WITH A CLOSABLE GLASS DOOR; AN OUTSIDE COMBUSTION AIR INTAKE OF 6 SQUARE INCHES MINIMUM AREA, FITTED WITH A TIGHT-FITTING DAMPER; AIR CIRCULATING FAN; AND A 6"Ø SECURITY CHIMNEYS MODEL ASHT OR S-2100. LENNOX HEARTH PRODUCTS, MODEL #H7162 LADERA-BK; EPA (NON-CATALYTIC) WOOD-BURNING FIREPLACE P/N 406023-03 REV. D 05/2013, PRODUCING LESS THAN 4.8 GRAMS OF PARTICULATE PER HOUR; UL-127 REPORT #3151759; 50,000 BTU/HR; OR APPROVED EQUAL. INSTALL ACCORDING TO MANUFACTURER'S PRINTED INSTRUCTIONS.

14. AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R313 OF CRC, OR NFPA 13D; DOCUMENTS OF SYSTEM DESIGN SHALL BE PREPARED AND SUBMITTED AS PART OF A DESIGN-BUILD CONTRACT BY A LICENSED SPRINKLER SUBCONTRACTOR. SPRINKLER LINES AT MAIN LEVEL SHALL BE CONCEALED BY GYPSUM BOARD CEILINGS AND WALLS SURFACES. HEAD TYPE AND LOCATIONS SHALL BE AS INCONSPICUOUS AS POSSIBLE USING FLAT PLATE CONCEALED HEADS IN PRIMARY ROOMS (EXPOSED PENDANT HEADS IN GARAGE & CRAWLSPACE) AND SHALL BE REVIEWED BY ARCHITECT PRIOR TO SUBMITTAL TO INSPECTION AGENCIES. COVERAGE IN LOWER LEVEL CRAWL SPACES SHALL BE LIMITED TO AREAS NORTH OF LINE 5 WHERE HEADROOM IS SUFFICIENT THAT SPACE IS DEEMED USABLE; COVERAGE IS EXEMPTED PER SECTION R313.3.1.1 IN CLOSETS LESS THAN 24 SF. AND BATHROOMS LESS THAN 55 SF., INCLUDING THOSE DESIGNATED "L, P, MC, MUC, GBA, GC, AND ST" ON MAIN FLOOR PLAN.

15. NEW GAS SERVICE SHALL BE INSTALLED AS PART OF DESIGN-BUILD CONTRACT BY LICENSED PLUMBING SUBCONTRACTOR, AND SHALL INCLUDE INSTALLATION OF EITHER A EARTHQUAKE SENSITIVE SHUTOFF VALVE (ESV) OR A EXCESS FLOW SHUTOFF VALVE (EFV), FROM A LIST OF DEVICES CERTIFIED BY THE STATE OF CALIFORNIA. NEW METER SHALL BE INSTALLED BY UTILITY.

16. ELECTRICAL SYSTEMS ARE SHOWN ON DRAWINGS A1.1 (SITE PLAN), E2.1, AND E2.2 INCLUDED IN THIS APPLICATION. ADDITIONAL INFORMATION ABOUT PANELS AND CIRCUIT DISTRIBUTION AND DETAILS OF WIRING WILL BE SUBMITTED AS PART OF DESIGN-BUILD CONTRACT BY A LICENSED ELECTRICAL CONTRACTOR. AN NEW 200 AMP METER MAIN TO SERVE THIS RESIDENCE WAS INSTALLED AT THE RADIO SHED UNDER PERMIT # BIE 14-001814. EXTENSION OF SERVICE TO THE NEW RESIDENCE SHALL BE UNDERGROUND, AS INDICTED ON DRAWING A1.1.

BUILDING DATA

Codes

1. WORK UNDER THIS PERMIT SHALL COMFORM WITH THE ORINDA MUNICIPAL CODE WITH REFERENCE TO 2013 CALIFORNIA BUILDING CODE, AND TO THE 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS. WHERE SPECIFIC PROVISIONS ARE FOUND IN THE CALIFORNIA RESIDENTIAL CODE THAT DO NOT EXIST IN THE GENERAL CBC, THE RESIDENTIAL CODE SHALL APPLY.

Consultants

2. WORK UNDER THIS PERMIT SHALL CONFORM TO :
"New Residence (APN 264-200-016),
Orinda Park Terrace (Lot 30, Block D),
24 Vallecito Lane, Orinda CA 94563 -
Site & Foundation Recommendations",
report prepared for Gerald & Ruth Yurek,
prepared by Lawrence B. Karp,
Consulting Geotechnical Engineer,
May 29, 2014

3. STRUCTURAL WORK FOR THIS PROJECT SHALL CONFORM TO DOCUMENTS PREPARED BY JOSHUA B. KARDON + CO., STRUCTURAL ENGINEERS, 2634 GRANT STREET, BERKELEY, CA. 94703, TEL. (510)548-1892; STRUCTURAL DOCUMENTS ARE LISTED IN THIS SHEET INDEX AND INCLUDED IN THIS APPLICATION PACKAGE.

4. A SET OF TITLE 24 ENERGY CONSERVATION DOCUMENTS ACCOMPANIES THIS APPLICATION, ENTITLED "NEW RESIDENCE, 24 VALLECITO LANE, ORINDA, CA.", PREPARED BY MAXWELL BEAUMONT, ENERGYWEST, 4050 HARLAN STREET, EMERYVILLE, CA. 94608 (510)652-4433. ALL REQUIREMENTS OF THOSE DOCUMENTS SHALL GOVERN THIS PROJECT.

Building Envelope

5. OCCUPANCY PER CBC SECTION 310.1: R-3 RESIDENTIAL SINGLE FAMILY DWELLING

6. CONSTRUCTIUON TYPE V-B WOOD FRAME NON-RATED

7. CONSTRUCTION SHALL CONFORM WITH REQUIREMENTS OF CBC CHAPTER 7A, MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLAND FIRE EXPOSURE.
7.1 ROOF IS UNVENTED, METAL ROOFING APPLIED OVER PLYWOOD SUBSTRATE. VALLEY FLASHING SHALL BE 26 GAGE COATED STEEL APPLIED OVER 36" WIDE 72# MINERAL CAP SHEET UNDERLAYMENT. GUTTERS SHALL BE PROVIDED WITH PERFORATED STAINLESS STEEL GUTTER GUARDS TO PREVENT ACCUMULATION OF COMBUSTIBLE DEBRIS IN GUTTERS.
7.2 EAVES; STRUCTURE DOES NOT HAVE AN ATTIC. PROJECTING EAVES SHALL HAVE BOTTOMS OF COMBUSTIBLE WOOD RAFTERS COVERED WITH CONTINUOUS SOFFIT PER CBC 704A.2.3, MADE OF NON-COMBUSTIBLE 1/4" THICK CEMENT FIBER PANELS, HARDIPANEL HZ10 OR APPROVED EQUAL, WITH ALL PERIMETERS AND PANEL JOINTS BACKED BY MIN. 2X4 FRAMING, 4d HOT DIP GALVANIZED COMMON NAILS 8" MAX O.C., 3/8" MIN. FROM PANEL EDGES AND 2" FROM PANELS; INSTALL FOLLOWING MFR'S PRINTED INSTRUCTIONS. CA. GOV. BML LISTING # 8160-2026:0007.H
7.3 WALLS: WALLS SHALL BE CONTINUOUSLY COVERED WITH 1" THICK 3-COAT STUCCO OVER WOOD BACKING, PER CBC 704A.3.1.1.
7.4 WINDOW OPENINGS: WINDOW FRAMES SHALL BE ALUMINUM. GLAZING SHALL BE INSULATED GLASS WITH AT LEAST ONE SIDE OF ASSEMBLY TEMPERED GLASS, PER CBC 704A.3.2.2.
7.5 DECKING SHALL BE IGNITION-RESISTANT MATERIALS PER SFM 12-7A-4 PARTS A & B. [REDWOOD EMPIRE BRAND "IPE" HARDWOOD DECKING 5/4 X 6" NOMINAL SIZE, CLASS "B" FLAME SPREAD, CA. GOV. BML LISTING # 8110-2065:0001. OR CLASS "A" FLAME SPREAD, BML LISTING # 8110-2123:0100, OR OTHER LISTED PRODUCT. 3/16" MAX. SPACE BETWEEN BOARDS.
7.6 UNDERFLOOR CONSTRUCTION SOFFIT (BELOW FIREPLACE PROJECTION) SHALL BE ENCLOSED WITH 1" STUCCO.

8.0 STRUCTURE SHALL INCLUDE USE OF ADVANCED FRAMING TECHNIQUES BY USE OF 2X6 ENGINEERED STUDS SPACED 24" O.C. IN ALL INSULATED WALLS; ENGINEERED LUMBER FLOOR JOISTS AND RAFTERS; AND INSULATED HEADERS. REDUNDANT FRAMING MEMBERS SHALL BE MINIMIZED.

9. PROJECT SHALL ACHIEVE BLOWER-DOOR TEST RESULT OF 3 ACH50 BEFORE CLOSING IN INTERIOR FINISHES.

PLANNING DATA

Review

PROJECT WAS SUBMITTED TO PLANNING DEPARTMENT FOR DESIGN REVIEW AS DR 13-018/TRP 13-012, AND APPROVED DURING A HEARING ON 9/10/2013. PROJECT WAS REVIEWED BY MORAGA-ORINDA FIRE DISTRICT AS PERMIT NO. PMFA20120838, AND APPROVED 2/18/2012; INCLUDING ACCEPTANCE OF DRIVEWAY STEEPER THAN MOFD ROAD STANDARDS.

Site

SITE AREA: 0.76 ACRE = 33,137 SQ. FT.
EXCLUDED AREA OF PRIVATE STREET RIGHT-OF-WAY: 2,794 SQ. FT.
NET PARCEL AREA PER O.M.C. ZONING 17.6.7: 30,343 SQ. FT.
ALLOWABLE FLOOR AREA: 30,343 x (.20) = 6,069 SQ. FT.
ZONING DISTRICT: RL-20 (20,000 S.F. MIN. LOT SIZE)
AVERAGE PERCENTAGE OF SLOPE OF NET PARCEL:
AS = (0.00229)(2)(4,516) ÷ 0.6966 = 30% (SEE DWG. A1.3)

Existing Residence

EXISTING RESIDENCE AREA TO BE DEMOLISHED: 973 SQ. FT.

New Residence

NEW RESIDENCE FLOOR AREA, MAIN LEVEL: 2,224 SQ. FT.
NEW ATTACHED GARAGE FLOOR AREA: 453 SQ. FT.
NEW LOWER LEVEL GYM: 271 SQ. FT.
CRAWL SPACE AREA > 7' HIGH (NORTH WING): 791 SQ. FT.
SUBTOTAL FLOOR AREA NEW STRUCTURE: 3,739 SQ. FT.
AREA EXCLUDED FOR GARAGE ADJUSTMENT: 400 SQ. FT.
ADJUSTED FLOOR AREA NEW STRUCTURE: 3,339 SQ. FT.

Floor Area Ratio

NEW STRUCTURE ADJUSTED FLOOR AREA: 3,339
EXISTING RADIO ROOM FLOOR AREA: 358 SQ. FT.
ADJUSTED TOTAL FLOOR AREA ON PARCEL: 3,697 SQ. FT.
AREA RATIO F.A.R. = 3,697 ÷ 30,343 = .12

Pavement

EXISTING PAVED ROAD AREA WITHIN SITE: 1,052 SQ. FT.
EXISTING PAVED DRIVEWAY & CARPORT AREA: 2,014 SQ. FT.
AREA OF EXISTING CONCRETE STAIRS (TO REMAIN): 392 SQ. FT.
AREA OF EXISTING BRICK PAVEMENT TO BE DEMOLISHED: 988 SQ. FT.
SUBTOTAL EXISTING IMPERVIOUS PAVEMENT: 4,446 SQ. FT.
ROOF AREA OF EXISTING RESIDENCE TO BE DEMOLISHED: 1,300 SQ. FT.
AREA OF EXISTING RADIO ROOM ROOF (TO REMAIN): 373 SQ. FT.
SUBTOTAL EXISTING ROOF SURFACE: 1,673 SQ. FT.
TOTAL AREA OF EXISTING IMPERVIOUS SURFACES: 6,119 SQ. FT.

AREA OF EXISTING PAVED ROAD WITHIN SITE: 1,052 SQ. FT.
AREA OF NEW CONCRETE DRIVEWAY: 1,292 SQ. FT.
AREA OF NEW PAVED COURTYARD & WALLS: 1,261 SQ. FT.
AREA OF NEW PAVED AREAWAY: 322 SQ. FT.
AREA OF EXISTING CONCRETE STAIRS (TO REMAIN): 392 SQ. FT.
SUBTOTAL PROPOSED IMPERVIOUS PAVEMENT: 4,319 SQ. FT.
DEDUCT FOR AREA COVERED BY ROOF: -366 SQ. FT.
DEDUCT FOR AREA OF PLANTERS: -58 SQ. FT.
SUBTOTAL PROPOSED IMPERVIOUS PAVEMENT: 3,895 SQ. FT.
AREA OF NEW ROOF: 3,485 SQ. FT.
AREA OF EXISTING RADIO SHED ROOF: 373 SQ. FT.
SUBTOTAL PROPOSED ROOF SURFACE: 3,858 SQ. FT.
TOTAL AREA PROPOSED IMPERVIOUS SURFACES: 7,753 SQ. FT.

AREA OF WOOD DECK & STEPS: 532 SQ. FT.
AREA OF WOOD STAIRWAY AT WEST SIDE OF RESIDENCE: 74 SQ. FT.
SUBTOTAL AREA PROPOSED POROUS SURFACING: 606 SQ. FT.
DEDUCT FOR AREA COVERED BY ROOF: -328 SQ. FT.
TOTAL AREA PROPOSED POROUS SURFACE: 278 SQ. FT.

SHEET INDEX

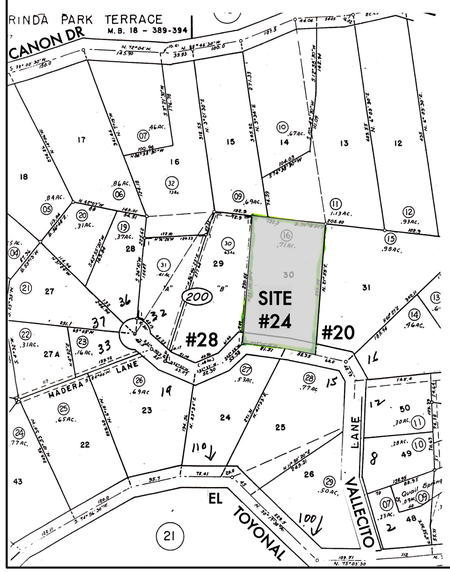
LIST OF ABBREVIATIONS

A.C.	ASPHALT CONC.	MAX.	MAXIMUM
BA.	BATHROOM	MDF.	MEDIUM DENSITY FIBERBOARD
BD.	BOARD	MET.	METAL
BOT.	BOTTOM	MFR.	MANUFACTURER
B.O.	BOTTOM OF	MIN.	MINIMUM
BR.	BEDROOM	NO.	NUMBER
C.I.	CAST IRON	NOM.	NOMINAL
℄	CENTERLINE	Ø	DIAMETER
C–C	CENTER TO CENTER	O.A.	OVERALL
CLR.	CLEAR	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONT.	CONTINUOUS	OPNG.	OPENING
CT.	CERAMIC TILE	PTDF.	PRESSURE TREATED DOUGLAS FIR
DBH.	DIAMETER AT BREAST HEIGHT	PW	PLYWOOD
DBL.	DOUBLE	QTY.	QUANTITY
DET.	DETAIL	R	RISER
DIM.	DIMENSION	REF.	REFERENCE
DIM.	DIMMER	REF.	REFRIGERATOR
DN.	DOWN	REQ'T.	REQUIREMENT
DW.	DISHWASHER	RM.	ROOM
(E)	EXISTING	R.O.	ROUGH OPENING
EA.	EACH	S.F.	SQUARE FEET
E.G.	EXISTING GRADE	S.G.	SUB-GRADE
ELEV.	ELEVATION	SQ.FT.	SQUARE FEET
EL.	ELEVATION	SHTG.	SHEATHING
EXT.	EXTERIOR	SIM.	SIMILAR
FIN.	FINISH	SS.	STAINLESS STEEL
F.O.	FACE OF	S.S.D.	SEE STRL. DWGS.
F.O.C.	FACE OF CONC.	STRL.	STRUCTURAL
F.O.S.	FACE OF STUD	TEL.	TELEPHONE
FTG.	FOOTING	TIM.	TIMER
GA.	GAGE	T.O.	TOP OF
G.B.	GRADE BEAM	T.O.F.	TOP OF FOOTING
GR.	GRADE	T.O.P.	TOP OF PAVEMENT
GYP.	GYPSUM	T.O.P.	TOP OF PLATE
GSM.	GALVANIZED SHEET METAL	T.O.S.	TOP OF SLAB
HDW.	HARDWARE	T.O.W.	TOP OF WALL
HOR.	HORIZONTAL	TYP.	TYPICAL
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	WD.	WOOD
LED.	LIGHT EMITTING DIODE	WP.	WATERPROOF
LVL.	LAMINATED VENEER LUMBER	WPB.	WATERPROOF BARRIER

LEGEND OF SYMBOLS

T.O. PW 569'-0" — ELEVATION RELATIVE TO SURVEY DATA
T.O. PW -2'-0" — ELEVATION RELATIVE TO MAIN SUBFLOOR = 0'-0"
1 — WINDOW IDENTIFICATION – SEE SCHEDULE A8.1
1 — DOOR IDENTIFICATION – SEE SCHEDULE A8.1
1 — REVISION – SEE REVISION BLOCK EA. SHT.

VICINITY MAP - NO SCALE



REVISIONS

No.	Description	Date
1	PLANCHECK LEGEND & ABBREVIATIONS	8-5-14

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OWNER:
Ruth and Gerald Yurek, Trustees of the
G and R Yurek Living Trust, July 25, 2008
20 Vallecito Ln., Orinda, CA 94565
TEL. (925) 253-7995 APN #264200016
LOT 30, Block D, Orinda Park Terrace

CONSTRUCTION DOCUMENTS

NEW RESIDENCE AND IMPROVEMENTS TO EXISTING DRIVEWAY
24 VALLECITO LN., ORINDA, CA 94565

PROJECT NUMBER
2036

SCALE
1/4" = 1'-0"

DATE
MAY. 30, 2014

SHEET NAME
TITLE SHEET

SHEET NUMBER
A-0.1