

MR. & MRS. EDDINGTON ADDITION

ROOF PLAN NOTES

ALL NEW GUTTERS SHALL BE MIN. 5" FASCIA TYPE 26 GA. GALVANIZED IRON OVER 2X DF # 2 FASCIA BOARD (MATCH EXISTING) WITH 2" ROUND 26 GA. GI DOWNSPOUTS.

IF REQUIRED, ALL ROOF DOWNSPOUTS SHALL BE CONNECTED TO AN APPROVED UNDERGROUND DRAINAGE SYSTEM WITH TERMINATION TO STORM DRAIN OR A DRYWELL.

PROVIDE ATTIC VENTILATION PER U.B.C. SECTION 1505.3.

EXTEND ALL APPLICABLE PLUMBING AND MECHANICAL VENTS AND FLUES THROUGH ROOF AS REQUIRED.

WHERE REQUIRED, PROVIDE 26 GA. G.I. STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS, CRICKET FLASHING AT ALL CHIMNEYS, AND SADDLE FLASHING AT ALL SKYLIGHTS (UNLESS SELF FLASHING).

ROOFING MATERIAL TO BE FIBERGLASS COMPOSITION SHINGLES OVER TYPE 30 SATURATED RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLYWOOD OR 1" CLIPS AT 48" O.C. (TYPICAL).

SITE PLAN NOTES

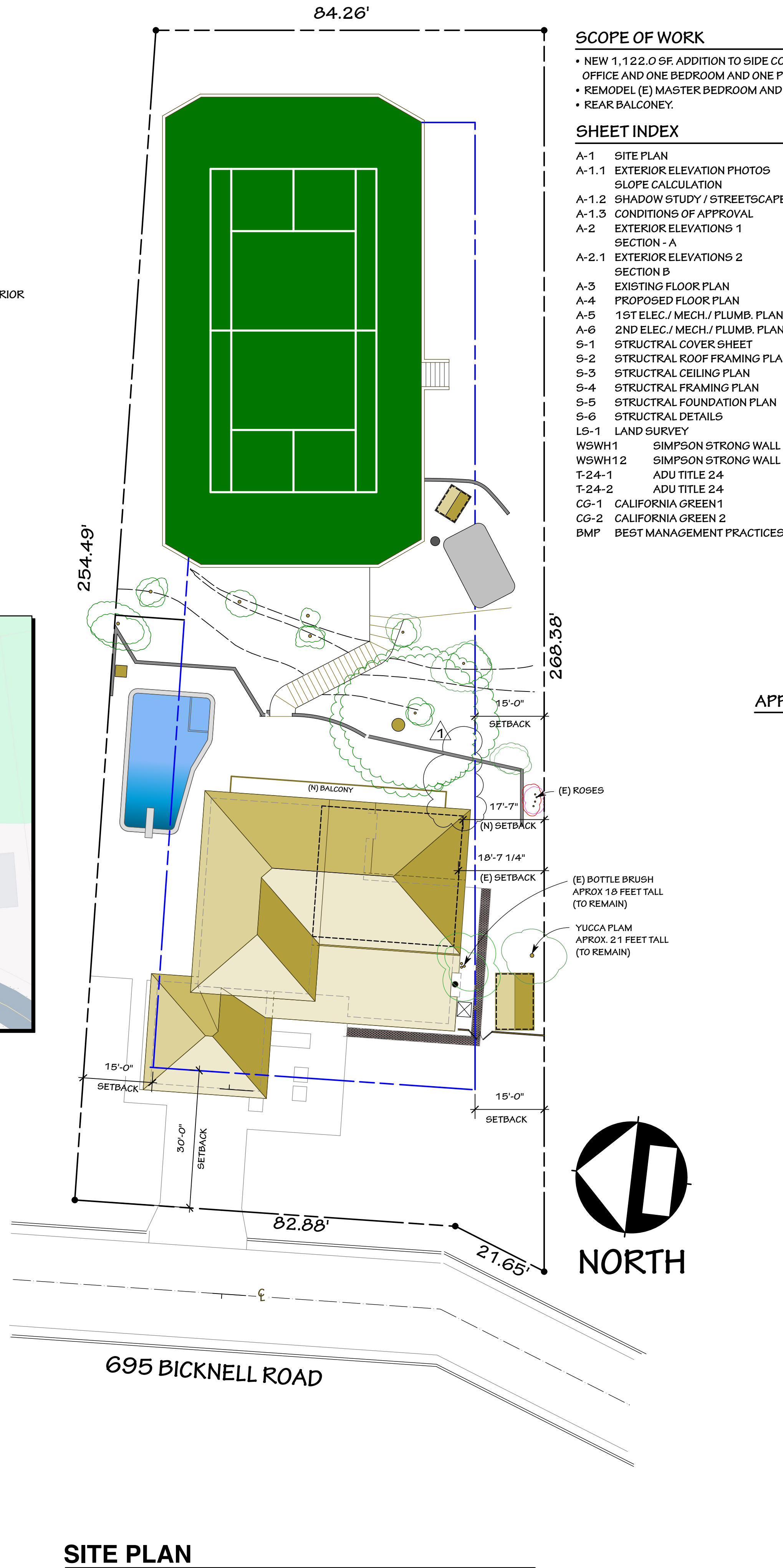
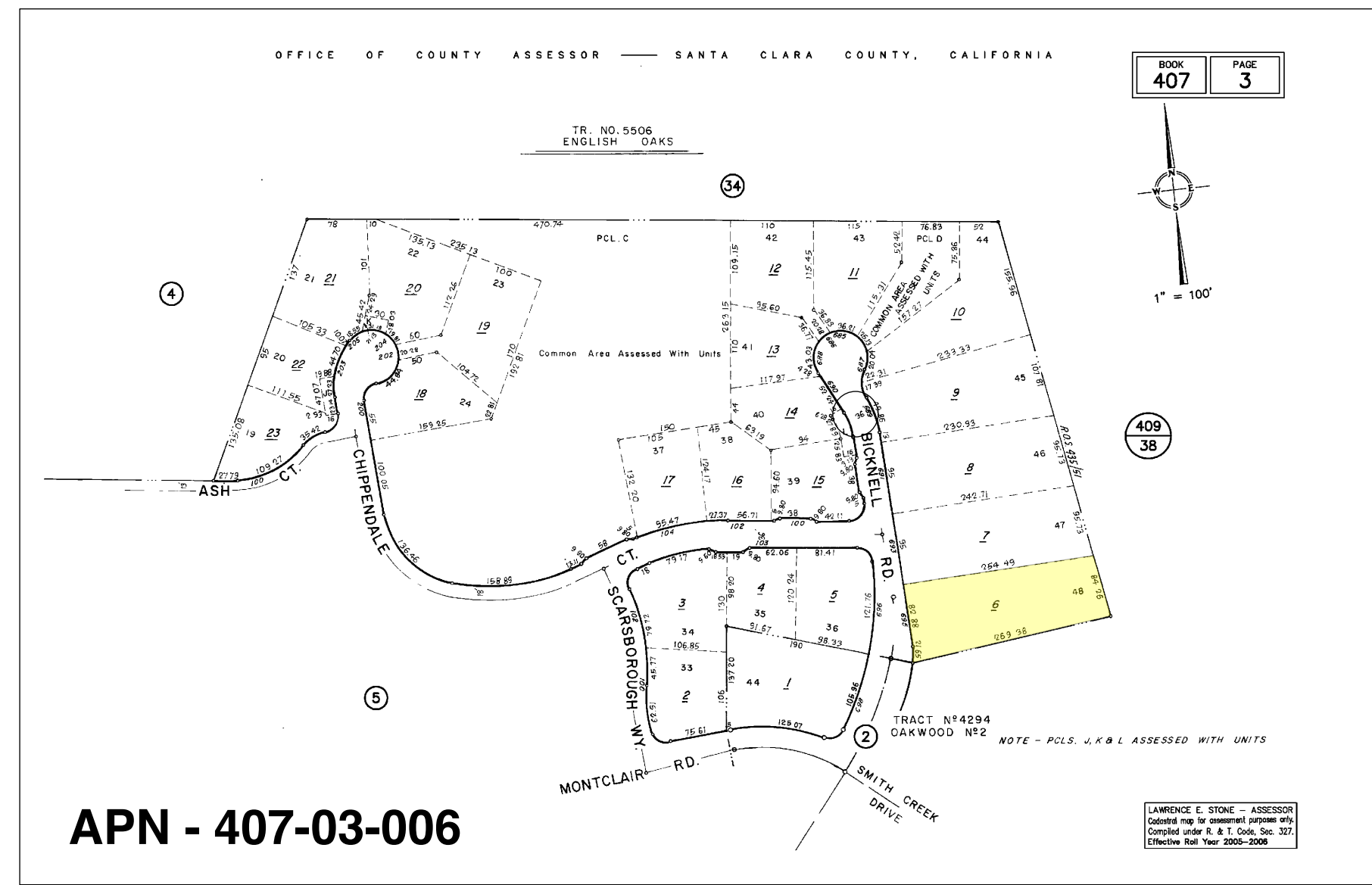
PROVIDE POSITIVE DRAINAGE AWAY FROM NEW FOUNDATION. (SLOPE FINISH GRADE AWAY MINIMUM 2 % TYPICAL).

VERIFICATION OF EXISTING OR NEW LOT STAKES SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT. EXISTING LOT STAKES MUST BE EXPOSED, VERIFIED, AND INDICATED ON BUILDING PLANS; OR NEW LOT STAKES MUST BE SET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. IF REQUIRED BY STATE LAW, CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL FILE A RECORD- OF-SURVEY MAP. IF ANY EARTH WORK AND/OR GRADING IS DONE ON THE PROPERTY OR ANY ACCESS ROADS, OWNER OR CONTRACTOR SHALL MAINTAIN AN UNINTERRUPTED FLOW OF WATER IN SWALES AND NATURAL COURSES. UPON COMPLETION OF THE PROJECT, PROPERTY OWNER IS RESPONSIBLE FOR THE ADEQUACY OF ANY DRAINAGE FACILITIES AND FOR THE CONTINUED MAINTENANCE THEREOF IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY.

CONSULTING GEOLOGIST SHALL OBSERVE AND PROVIDE APPROVAL LETTER PRIOR TO FINAL INSPECTION.

ALL NEW ON-SITE UTILITIES, MAINS, AND SERVICES (IF APPLICABLE) SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE. OFF-SITE WORK SHALL BE COORDINATED WITH ANY UNDERGROUNDING TO SERVE OTHER PROPERTIES IN THE IMMEDIATE AREA.

SITE PHOTOS



PROPOSED ADDITION

MINOR RESIDENTIAL APPLICATION: MR-26-001

SCOPE OF WORK

- NEW 1,122.0 SF. ADDITION TO SIDE CONSISTING OF NEW OFFICE AND ONE BEDROOM AND ONE PLAY ROOM.
- REMODEL (E) MASTER BEDROOM AND MASTER BATH
- REAR BALCONY.

SHEET INDEX

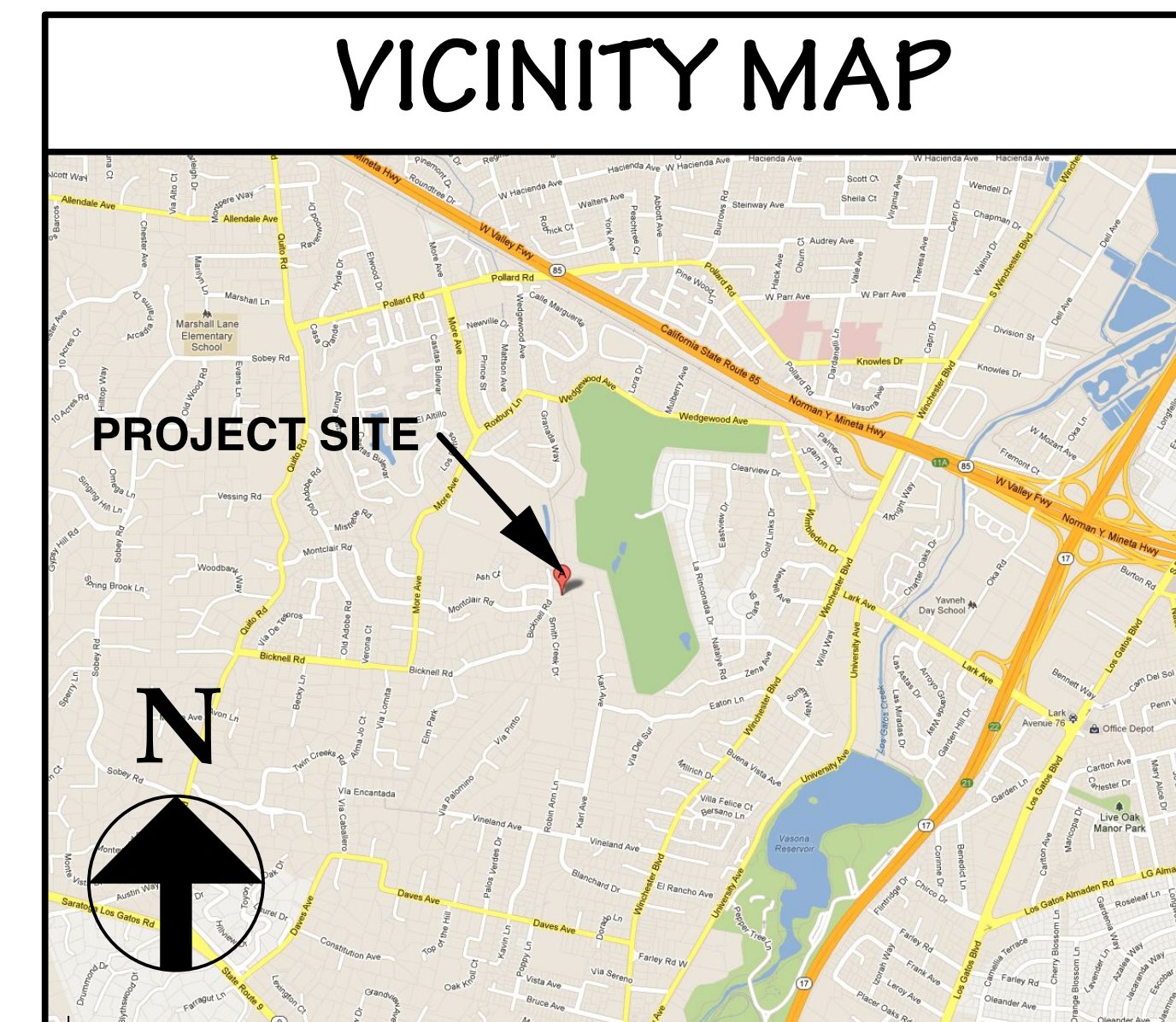
- A-1 SITE PLAN
- A-1.1 EXTERIOR ELEVATION PHOTOS
- A-1.2 SLOPE CALCULATION
- A-1.2 SHADOW STUDY / STREETSCAPE
- A-1.3 CONDITIONS OF APPROVAL
- A-2 EXTERIOR ELEVATIONS 1
- SECTION - A
- A-2.1 EXTERIOR ELEVATIONS 2
- SECTION B
- A-3 EXISTING FLOOR PLAN
- A-4 PROPOSED FLOOR PLAN
- A-5 1ST ELEC. / MECH. / PLUMB. PLAN
- A-6 2ND ELEC. / MECH. / PLUMB. PLAN
- S-1 STRUCTURAL COVER SHEET
- S-2 STRUCTURAL ROOF FRAMING PLAN
- S-3 STRUCTURAL CEILING PLAN
- S-4 STRUCTURAL FRAMING PLAN
- S-5 STRUCTURAL FOUNDATION PLAN
- S-6 STRUCTURAL DETAILS
- LS-1 LAND SURVEY
- WSWH1 SIMPSON STRONG WALL
- WSWH12 SIMPSON STRONG WALL
- T-24-1 ADU TITLE 24
- T-24-2 ADU TITLE 24
- CG-1 CALIFORNIA GREEN 1
- CG-2 CALIFORNIA GREEN 2
- BMP BEST MANAGEMENT PRACTICES

Site Data			
General:			
APN	407-03-006		
Lot Size (Gross)	24,440 SF		
Lot Size (Net, due to slope reduction)	21,497 SF		
Zoning	R-1:20		
Average Slope	11.02%		
	Existing	Proposed	Required/Allowed
Square Footage:			
First Floor Area	2,042.0	2,348 (+306.0)	
Second Floor Area	986.0	1,802 (+816.0)	
Accessory buildings & Sheds	125.5	125.5	
Home SF:	3,028.0	4,150.0	Max 4,686 SF
Garage SF:	524.0	524.0	Max 1,114 SF
FAR - Home	0.141	0.193	Max FAR 0.194
FAR - Garage	0.0244	0.0244	Max FAR 0.0456
Lot Coverage	8.66%	11.3%	Max 40%
Height	22'-9"	22'-9"	Max 30 feet (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point directly above that grade)

BUILDING CODES AND REGULATIONS

2022 CRC CALIFORNIA RESIDENTIAL CODE
2022 CPC CALIFORNIA PLUMBING CODE
2022 CMC CALIFORNIA MECHANICAL CODE
2022 CEC CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA CODE FOR BUILDING CONSERVATION
2022 BUILDING ENERGY EFFICIENCY STANDARDS
2022 CGB/C CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CFC CALIFORNIA FIRE CODE
ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

APPROVAL AND STAMP AREA



OWNER:
MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

DESIGN BY:
PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
15000 California
Campbell, CA 95008
(408) 504-6626 Cell
www.pacificblue.com



REVISION:	SITE W/ ROOF PLAN	
	VICINITY MAP	PLAN NOTES
1	PER CITY COMMENTS DATED 02/02/26	
2	PER CITY COMMENTS DATED 06/02/26	
3		
4		

SITE W/ ROOF PLAN
VICINITY MAP
PLAN NOTES

DRAWN BY
Michael S. Radu

CHECKED BY
PBD

JOB NO.
21-02

DATE
06/29/2026

SCALE
AS SHOWN

SHEET
A-1

EXHIBIT 13



EAST EXTERIOR PHOTOS

SCALE: N.T.S.



NORTH EXTERIOR PHOTOS

SCALE: N.T.S.



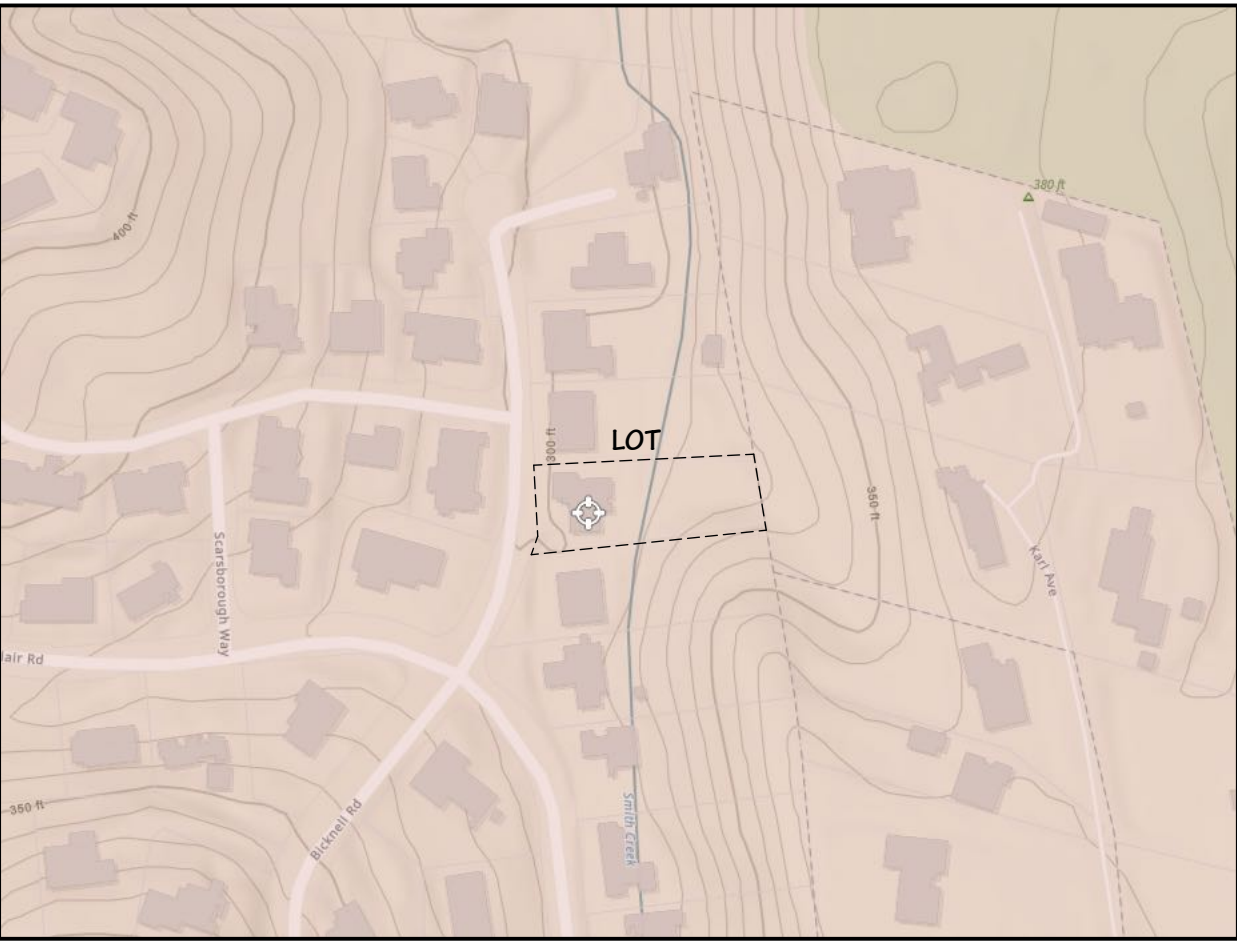
WEST EXTERIOR PHOTOS

SCALE: N.T.S.



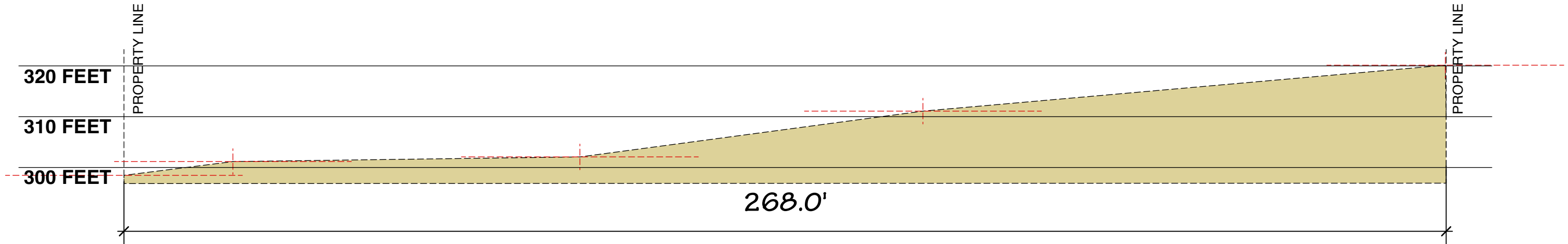
SOUTH EXTERIOR PHOTOS

SCALE: N.T.S.



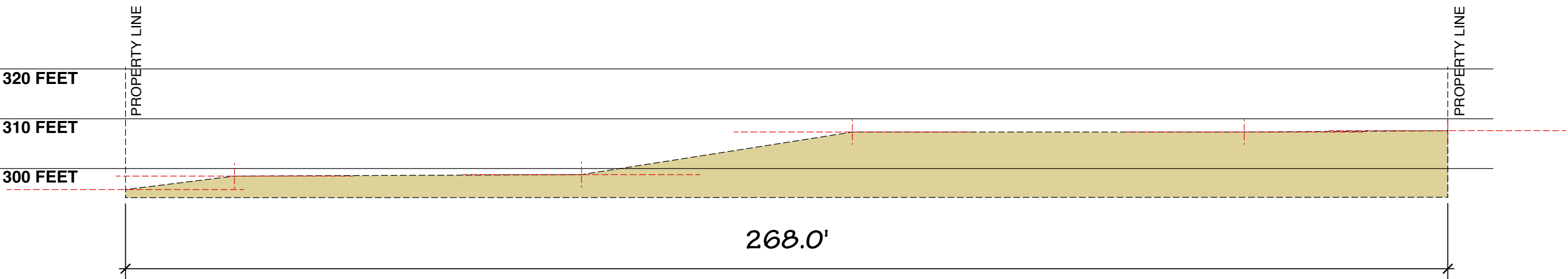
USGA SITE

SCALE: N.T.S.



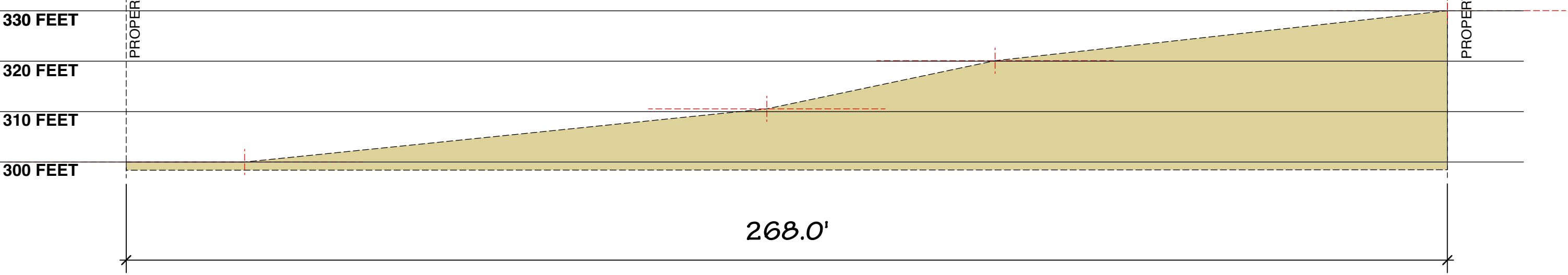
SECTION A

SCALE: N.T.S.



SECTION B

SCALE: N.T.S.



SECTION C

SCALE: N.T.S.

SECTION A	SECTION B	SECTION C
HIGHEST ELEVATION = 320.0 FT LOWEST ELEVATION = 285.0 FT TOTAL LENGTH = 268.0 FT	HIGHEST ELEVATION = 308.0 FT LOWEST ELEVATION = 285.0 FT TOTAL LENGTH = 268.0 FT	HIGHEST ELEVATION = 330.0 FT LOWEST ELEVATION = 285.0 FT TOTAL LENGTH = 268.0 FT
$320.0 - 285.0 = 45 \text{ FT}$ $45 / 268 = .130$ AVERAGE SLOPE = 13%	$330.0 - 285.0 = 23 \text{ FT}$ $45 / 268 = .085$ AVERAGE SLOPE = 8%	$330.0 - 285.0 = 45 \text{ FT}$ $45 / 268 = .167$ AVERAGE SLOPE = 16%

$S = (0.00231L) / A$
 $S = (0.0023(10)(268.38)) / .56$
 $S = 11.02\%$

AVERAGE SLOPE FOR LOT = 11.02%

OWNER:MR. & MRS. EDDINGTON695 BICKNELL ROADLOS GATOS CA. 95032

DESIGN BY:MICHAEL S. RADU, CIVIL ENGINEER, P.E. (00000000)PACIFIC BLUE DEVELOPMENTS(408) 504-6525 Cellwww.pacificbluedev.com

REVISION:PER CITY COMMENTS DATED 02/02/26PER CITY COMMENTS DATED 06/02/26

EXTERIOR ELEVATIONS PHOTOS
SLOPE SECTIONS AND CALCULATIONS

DRAWN BY:MICHAEL S. RADU

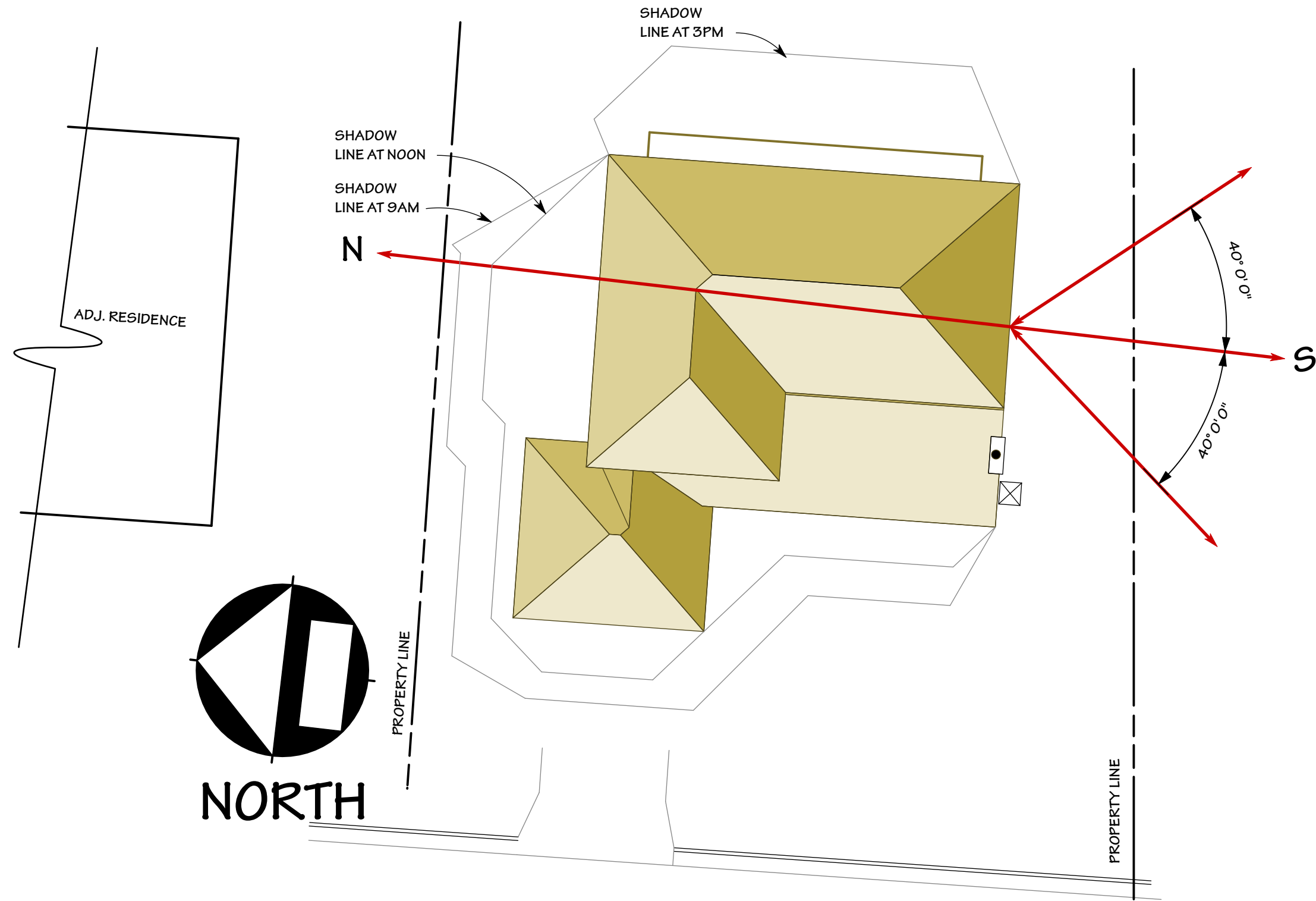
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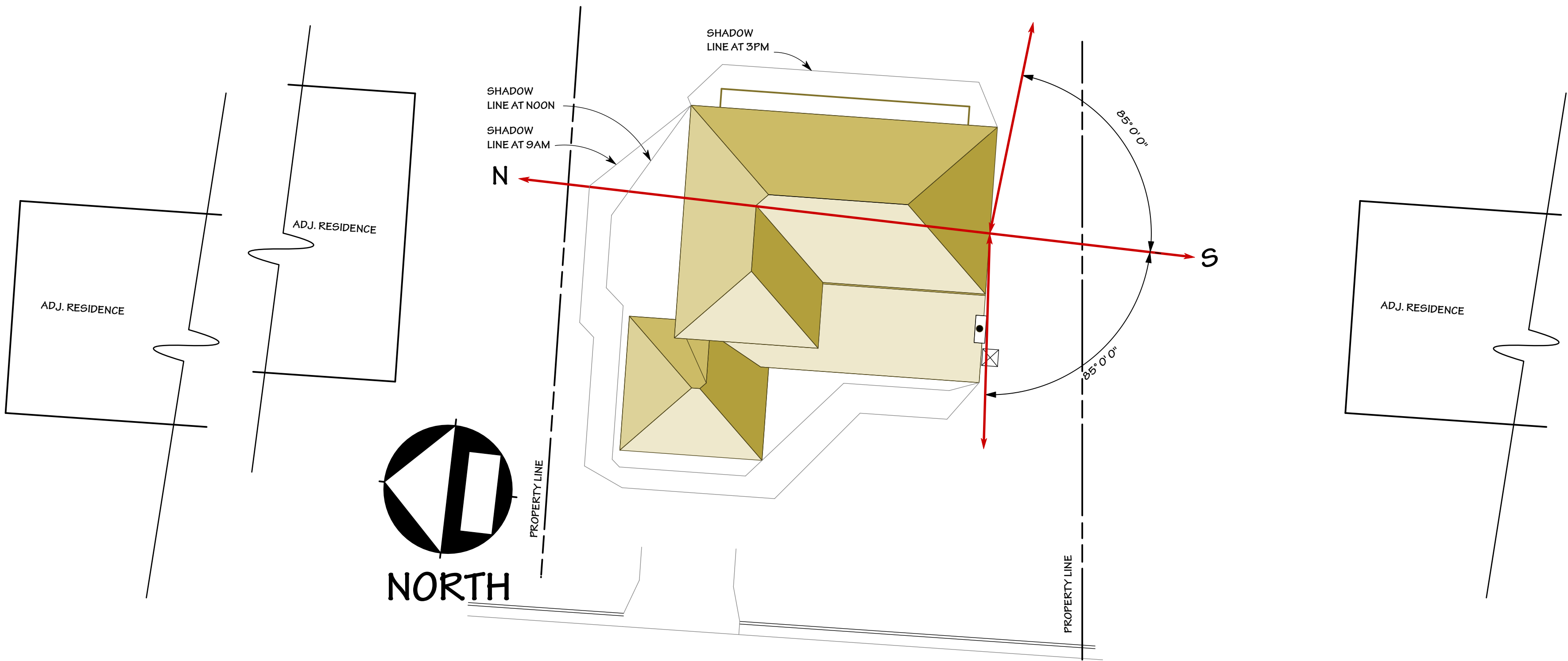
DATE:06/09/2026

SCALE:AS SHOWN

SHEET:A-1.1



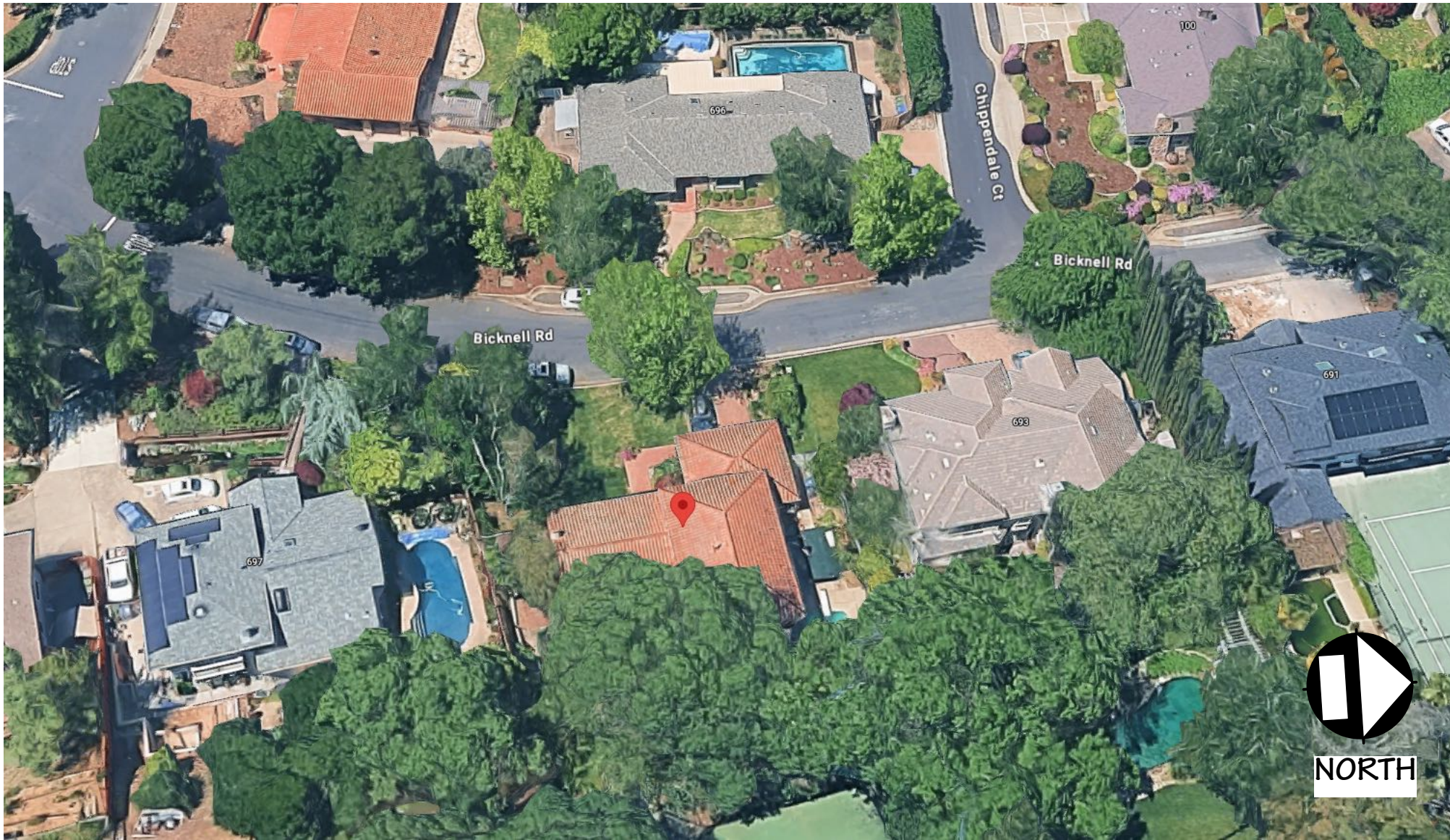
DECEMBER STUDY



JUNE STUDY

SHADOW STUDY

SCALE: 1/16" = 1'-0"



STREETSCAPE

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

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PACIFIC BLUE DEVELOPMENTS

REVISION:	1 PER CITY COMMENTS DATED 02/02/26
2	1 PER CITY COMMENTS DATED 06/02/26
3	
4	
5	

SHADOW STUDY
STREET FRONTAGE SECTIONS
STREET SCALE

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JOB NO.
21-02

DATE
06/09/2026

SCALE
AS SHOWN

SHEET
A-1.2

EXTERIOR ELEVATION NOTES

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. SUCH BARRIER SHALL BE EQUAL TO THAT PROVIDED FOR IN THE C.B.C. STANDARDS AND APPLIED DIRECTLY OVER STUDS OR SHEATHING AT ALL EXTERIOR WALLS. BARRIERS SHALL BE INSTALLED HORIZONTALLY, WEATHERBOARD FASHION, WITH UPPER LAYER LAPPED OVER LOWER LAYER NOT LESS THAN 2 INCHES. WHERE VERTICAL JOINTS OCCUR LAP BARRIER NOT LESS THAN 6 INCHES. PER C.R.C.

EXTERIOR STUCCO FINISH SHALL BE A 3-COAT SYSTEM, 7/8 INCH MINIMUM THICK, HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING), PER C.R.C. R703.7, R703.7.2.1 AND R703.7.3

NOTE: PAPERBACK STUCCO WIRE IS EQUIVALENT TO 1 LAYER OF GRADE D PAPER.

FLASH ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER WITH SHEET METAL OR APPROVED WATERPROOF PAPER. EXTEND AT LEAST 3" UNDER BUILDING PAPER BEHIND EXTERIOR WALL COVERING. ALL PENETRATIONS SHALL BE THOROUGHLY CAULKED AND SEALED. PER C.R.C.

WHERE REQUIRED, PROVIDE 26 GA. G.I. STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS, CRICKET FLASHING AT ALL CHIMNEYS, AND SADDLE FLASHING AT ALL SKYLIGHTS (UNLESS SELF FLASHING).

PROVIDE 26 GA. GI FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

STAIRS AND STEP RISER HEIGHT SHALL BE NOT MORE THAN 7 5/8 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). PER C.R.C SECTIONS R311.7.5.1 RISERS AND R311.7.5.2 TREADS.

ANCHORED MASONRY VENEER SHALL BE 22 GA GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING NO. 9 GA CONTINUOUS WIRE JOINT REINFORCEMENT) TO RESULT IN ONE ANCHOR PER 2-SQ. FT. OF MASONRY VENEER (E.G., SPACED @ 24" O.C. MAXIMUM HORIZONTAL AND 12" O.C. MAXIMUM VERTICAL). PER C.R.C. SECTION R703.8, TABLE R703.3(1) AND FIGURE R703.8, AND R703.12

ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9 ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R905.4.

ROOFING MATERIAL TO BE LIGHTWEIGHT METAL TILE (IC0# 9001) OVER TYPE 30 SATURATED RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLYWOOD OR H' CLIPS AT 48" O.C. (TYPICAL).

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.
3. MANUAL S-2004 OR EQUIVALENT.

NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. PER C.R.C. SECTION 319.1

NOTE:
ALL EXTERIOR LIGHT FIXTURES SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE (BULB) IS NOT VISABLE AND DIRECTED DOWNWARD.

ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVETREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED. PER C.R.C. SECTION 317.1.2
AN 18" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF FLOOR JOISTS. FURTHER, SPECIFY A 12" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF GIRDERS. PER C.R.C. SECTION 317.1

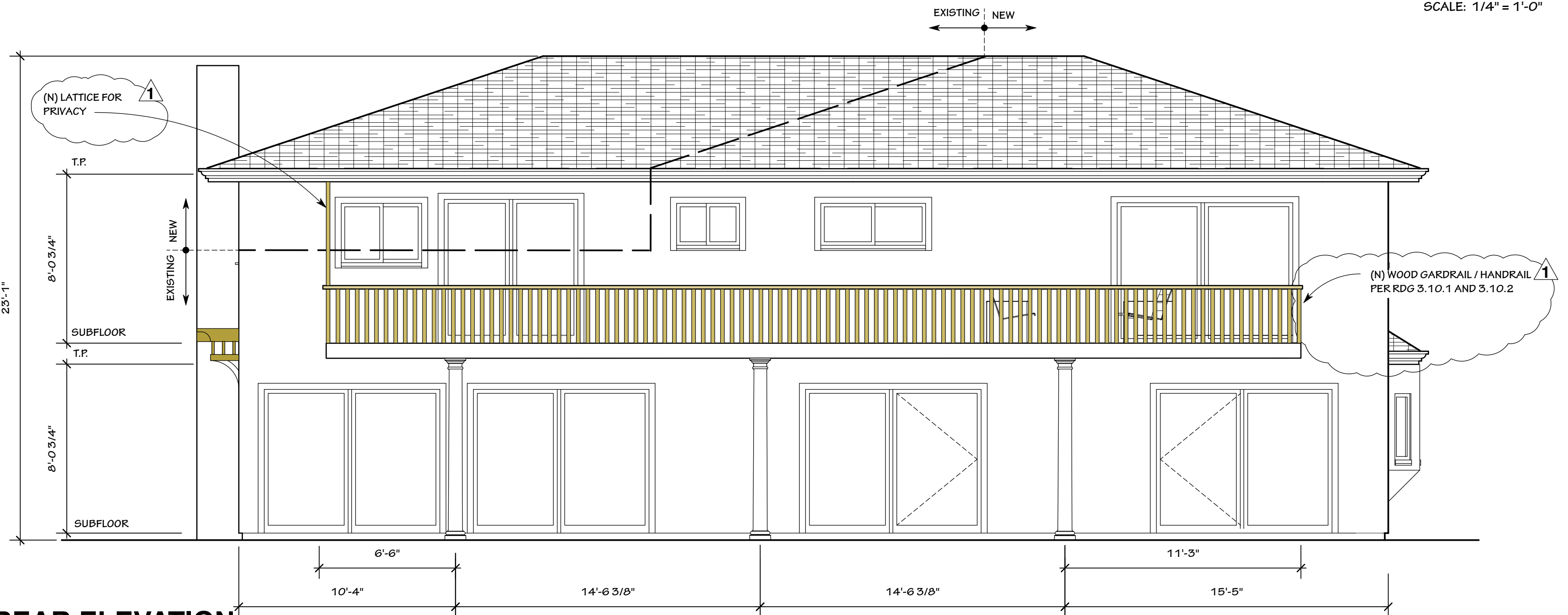
USE PTDF AT FOUNDATION. PER C.R.C. SECTION 317.1 ITEM 3

CONCRETE PEDESTAL, WITHIN THE CRAWLSPACE, PROJECTING 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. PROJECTING 6" MINIMUM ABOVE EXPOSED EARTH. PER C.R.C. 317.1.4 EXCEPTION 1

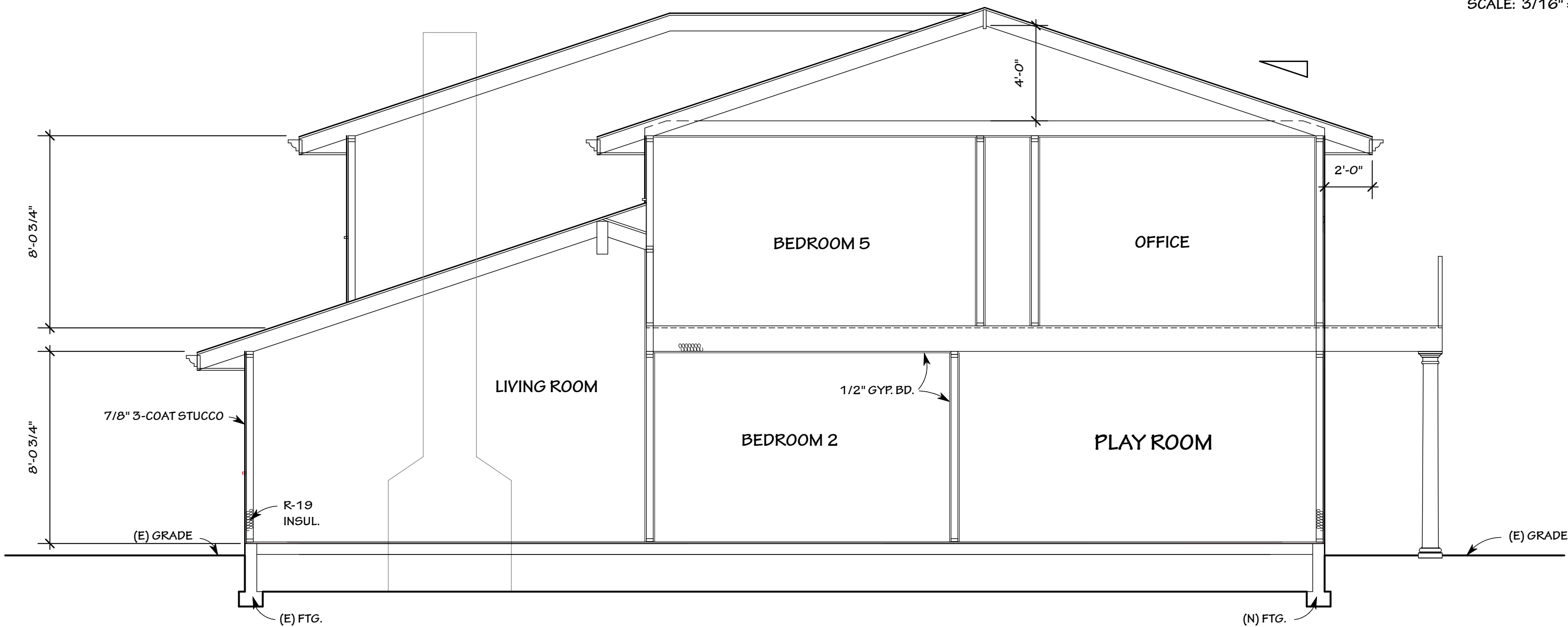
CONCRETE PIERS PROJECT 8" MINIMUM ABOVE EXPOSED EARTH. SHALL BE COVERED BY AN IMPERVIOUS MOISTURE BARRIER. PER C.R.C. R317.1.4 EXCEPTION 2



1 FRONT ELEVATION



1 REAR ELEVATION



SECTION A

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

EXTERIOR ELEVATIONS
PLAN NOTES

DRAWN BY

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JOB NO.

21-02

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06/09/2026

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NOTE: PAPERBACK STUCCO WIRE IS EQUIVALENT TO 1 LAYER OF GRADE D PAPER.

FLASH ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER WITH SHEET METAL OR APPROVED WATERPROOF PAPER. EXTEND AT LEAST 3" UNDER BUILDING PAPER BEHIND EXTERIOR WALL COVERING. ALL PENETRATIONS SHALL BE THOROUGHLY CAULKED AND SEALED. PER C.R.C.

WHERE REQUIRED, PROVIDE 26 GA. G.I. STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS, CRICKET FLASHING AT ALL CHIMNEYS, AND SADDLE FLASHING AT ALL SKYLIGHTS (UNLESS SELF FLASHING).

PROVIDE 26 GA. GI FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

STAIRS AND STEP RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). PER C.R.C SECTIONS R311.7.5.1 RISERS AND R311.7.5.2 TREADS.

ANCHORED MASONRY VENEER SHALL BE 22 GA GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING NO. 9 GA CONTINUOUS WIRE JOINT REINFORCEMENT) TO RESULT IN ONE ANCHOR PER 2-SQ. FT. OF MASONRY VENEER (E.G., SPACED @ 24" O.C. MAXIMUM HORIZONTAL AND 12" O.C. MAXIMUM VERTICAL). PER C.R.C. SECTION R703.8, TABLE R703.3(1) AND FIGURE R703.8, AND R703.12

ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9 ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R905.4.

ROOFING MATERIAL TO BE LIGHTWEIGHT METAL TILE (IC0# 9001) OVER TYPE 30 SATURATED RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLYWOOD OR 'H' CLIPS AT 48" O.C. (TYPICAL).

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.
3. MANUAL S-2004 OR EQUIVALENT.

NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. PER C.R.C. SECTION 319.1

NOTE:
ALL EXTERIOR LIGHT FIXTURES SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE (BULB) IS NOT VISABLE AND DIRECTED DOWNWARD.

ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVETREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED. PER C.R.C. SECTION 317.1.2
AN 18" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF FLOOR JOISTS. FURTHER, SPECIFY A 12" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF GIRDERS. PER C.R.C. SECTION 317.1

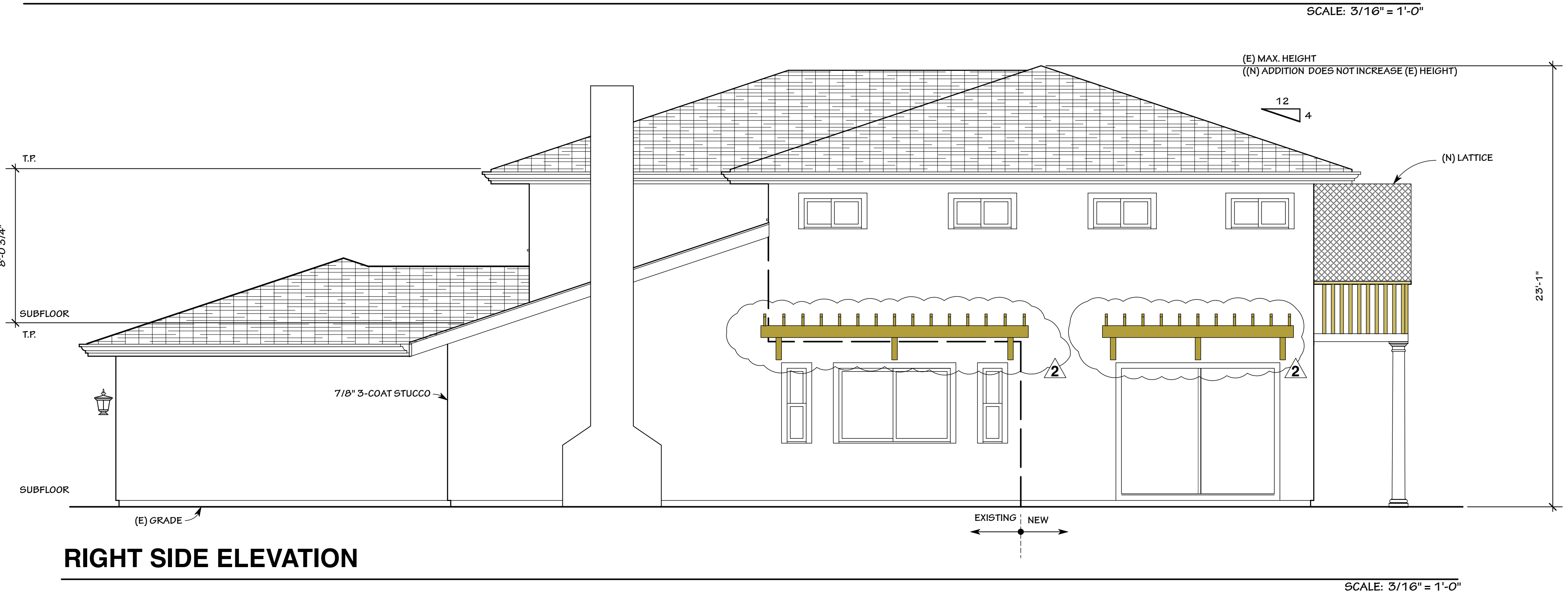
USE PTDF AT FOUNDATION. PER C.R.C. SECTION 317.1 ITEM 3

CONCRETE PEDESTAL, WITHIN THE CRAWLSPACE, PROJECTING 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. PROJECTING 6" MINIMUM ABOVE EXPOSED EARTH. PER C.R.C. 317.1.4 EXCEPTION 1

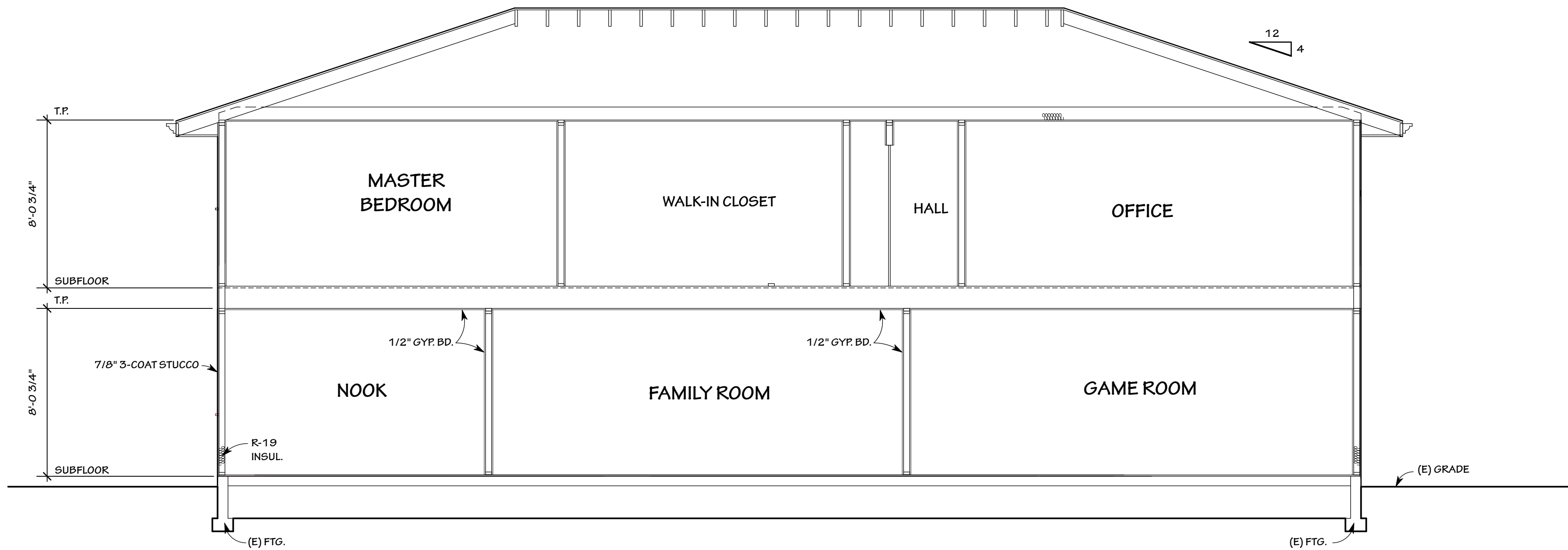
CONCRETE PIERS PROJECT 8" MINIMUM ABOVE EXPOSED EARTH. SHALL BE COVERED BY AN IMPERVIOUS MOISTURE BARRIER. PER C.R.C. R317.1.4 EXCEPTION 2



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



SECTION B

MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

OWNER:

DESIGN BY:
PACIFIC BLUE DEVELOPMENTS
Michael S Radu
5 Calaveras Ave
Carmel, CA 95008
(408) 504-6626 Cell
www.pacificbluedev.com

REVISION:	PER CITY COMMENTS DATED 02/02/26	PER CITY COMMENTS DATED 06/02/26
1		
2		

EXTERIOR ELEVATIONS
PLAN NOTES

DRAWN BY

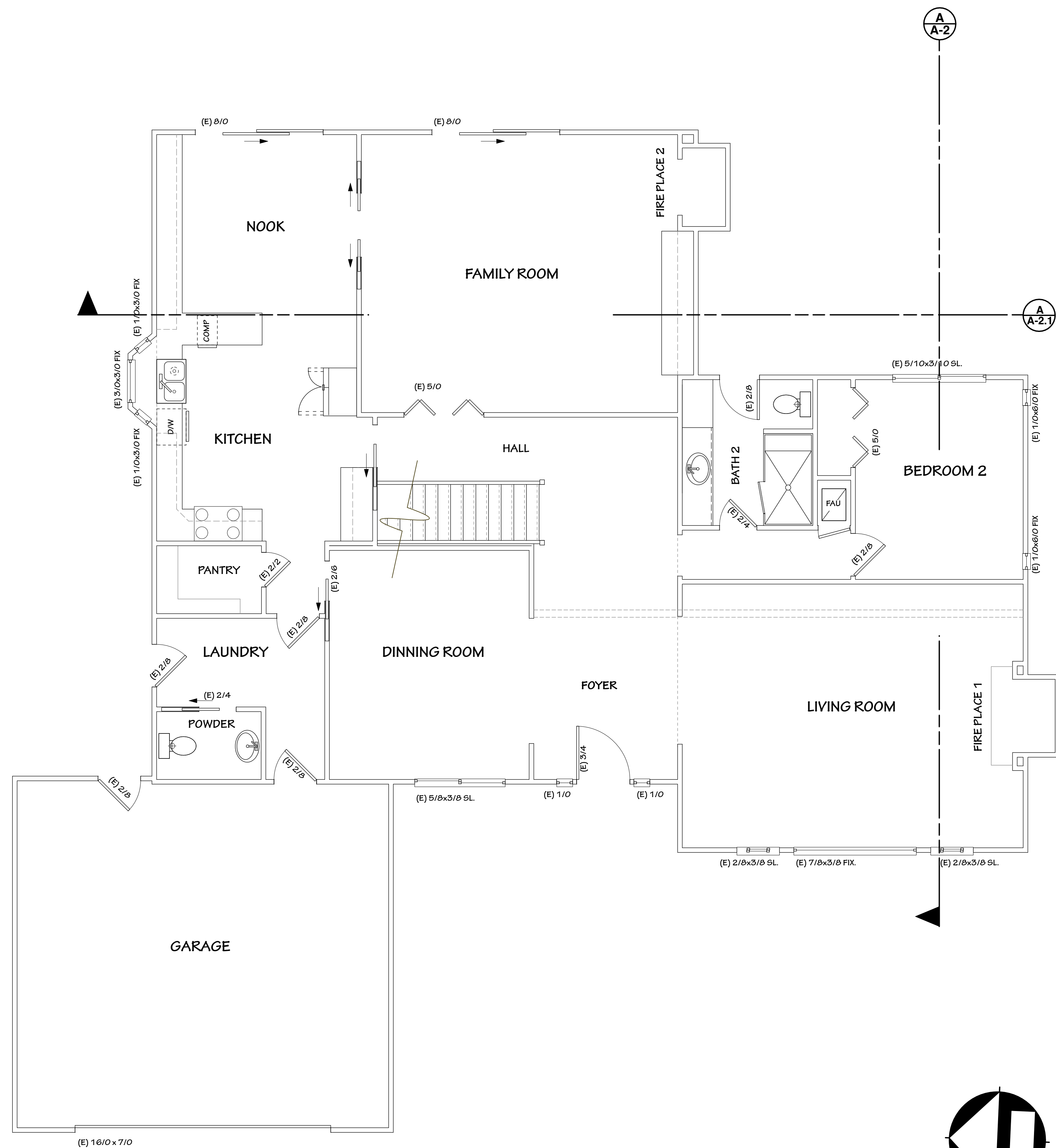
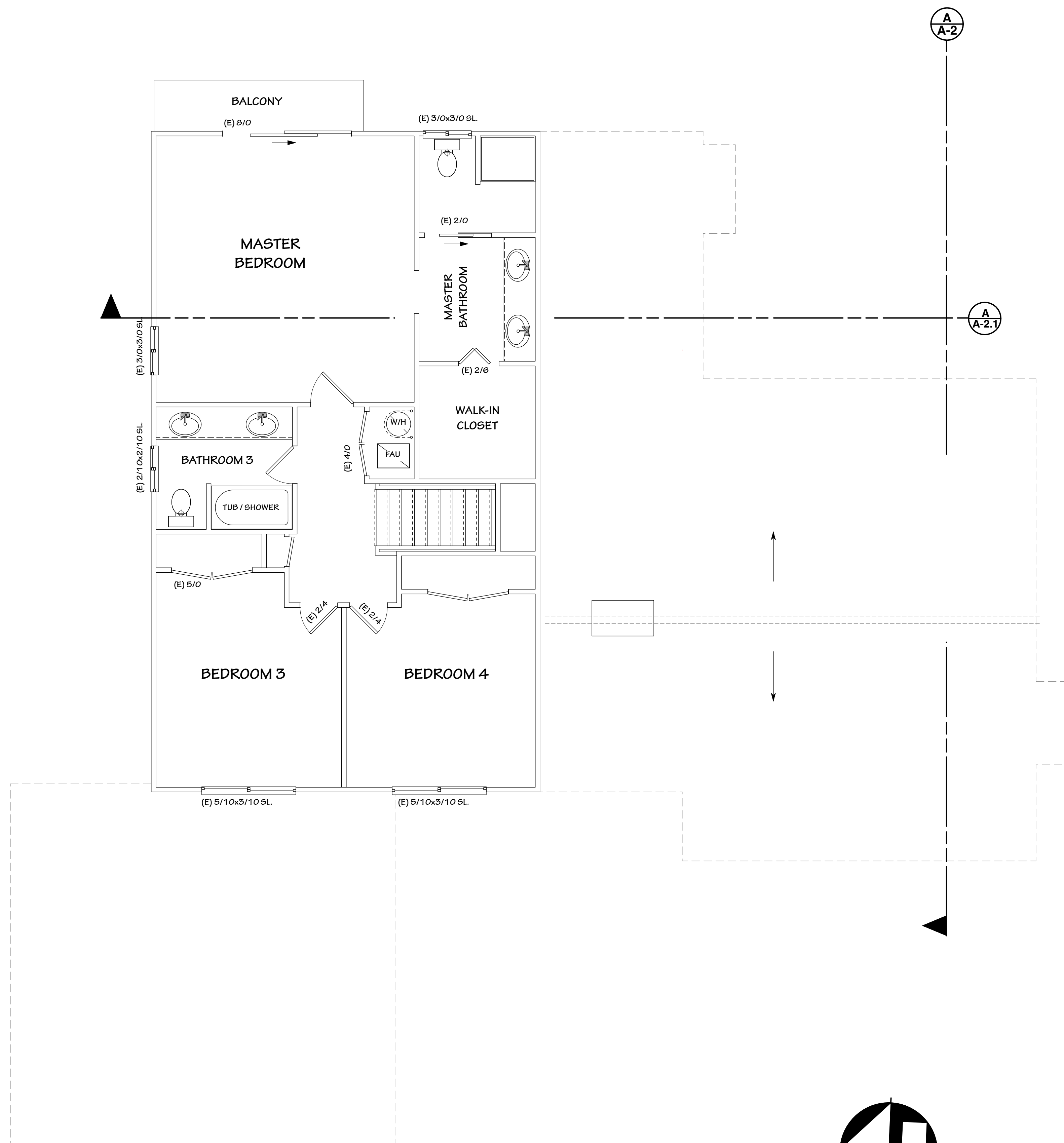
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JOB NO.
21-02

DATE
06/09/2026

SCALE
AS SHOWN

SHEET
A-2.1

[illegible]

WALL LEGEND

- EXISTING WALL
- NEW WALL
- REMOVAL WALL
- PATCH / CLOSE WALL

OWNER: MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
5555 California Avenue
San Jose, CA 95128
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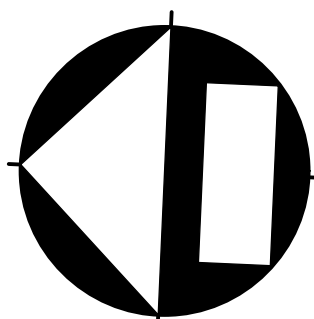


REVISION:	PER CITY COMMENTS DATED 02/02/20	PER CITY COMMENTS DATED 06/02/20
1		
2		
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PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN
PLAN NOTES

DRAWN BY
CHECKED BY
JOB NO.
DATE
SCALE
SHEET

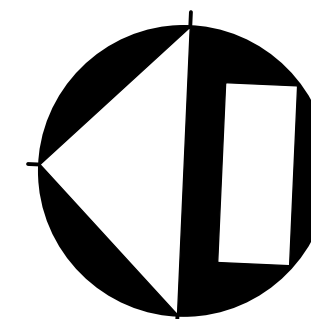
A-4



NORTH

PROPOSED SECOND FLOOR PLAN

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



NORTH

PROPOSED FIRST FLOOR PLAN

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

ELECTRICAL / MECHANICAL / PLUMBING NOTES

PROVIDE ELECTRICAL SYSTEM GROUNDING PER SECTION 250 OF THE CALIFORNIA ELECTRICAL CODE TYPICAL.

SMOKE DETECTORS IN DWELLING UNITS SHALL BE HARDWIRED AND MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IF THE DWELLING UNIT HAS MORE THAN ONE STORY A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN ANY BASEMENT IF APPLICABLE. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. REFER TO C.E.C.

IN EVERY HABITABLE ROOM, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE. INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREE-STANDING BAR-TYPE COUNTERS, SHALL BE INCLUDED IN THE SIX FOOT MEASUREMENT. C.E.C.

ATTICS AND ROOF AREAS THAT ARE ACCESSIBLE, THE ELECTRICAL CABLE WITHIN SEVEN (7) FEET OF OPENING SHALL BE PROTECTED. PER C.E.C. 320.23

CARBON MONOXIDE ALARMS

(A) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THIS DWELLING PER C.R.C R315
(B) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE "LISTED" AS COMPLYING WITH UL2034 AND UL2075 PER C.R.C. R315.3

RECEPTACLES SHALL,
(A) NOT BE OVER 6' FROM OPENINGS INCLUDING ANY WALL SPACE 2' OR WIDER.

(B) NOT BE MORE THAN 12' O.C. INCLUDING SLIDING GLASS DOORS.

(C) BE G.F.I. CIRCUITS WHEN INSTALLED WITHIN 6' OF SINKS AND WHEN INSTALLED OUTDOORS PER C.E.C. ARTICLE 210-8(a).

(D) HAVE WATERPROOF COVERS WHEN INSTALLED OUTDOORS.

A 22" x 30" MINIMUM ACCESS TO FURNACE LOCATED IN THE ATTIC IS REQUIRED. IN ADDITION THE OPENING AND PASSAGEWAY MUST BE AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE.

A SOLID 24" MIN. WIDE PLATFORM PATH FROM THE ACCESS OPENING TO THE FURNACE, WITH A RECEPTACLE AT THE FAU AND LIGHT, SWITCHED FROM THE ACCESS OPENING. PER C.M.C. 904.11

PROVIDE AN ADDITIONAL WATERTIGHT CORROSION RESISTANT METAL PAN BELOW CONDENSATE PRODUCING EQUIPMENT (IE. FURNACE) INSTALLED IN ATTIC. A SECONDARY DRAIN LINE MUST BE LOCATED AT A POINT WHERE IT CAN BE READILY OBSERVED. PER C.M.C. 310.2

ACCESS DOOR TO THE FURNACE/COOLING EQUIPMENT / COMPARTMENT SHALL BE A MINIMUM OF 24" WIDE AND A MINIMUM OF 30" CLEAR WORKING SPACE (OF A HEIGHT EQUAL TO THAT OF THE EQUIPMENT OR 6.5 FEET) ON THE FIREBOX SIDE.

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF CGBC SECTION 4.303.1.1 THROUGH 4.303.1.4.4

PLUMBING FIXTURES AND FITTINGS REQUIRED IN CGBC SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE C.P.C AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OR RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

SMOKE DETECTORS SHALL BE INTERCONNECTED 110V WITH BATTERY BACKUP, WHICH ARE AUDIBLE IN ALL SLEEPING AREAS AT THE FOLLOWING LOCATIONS:
(1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS, (4) AT LEAST ONE AT EVERY LEVEL AND (5) FARTHER THAN 3 FEET HORIZONTAL DISTANCE FROM THE BATHROOM DOOR CONTAINING A BATHTUB OR SHOWER. PER C.R.C. R314.3, R314.4, R314.5.

AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL 120-VOLT, SINGLE PHASE, 15-AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. PER C.E.C. 210.12(A)

TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES — ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR. PER C.E.C. 210-11(C)(1) AND 210-52 (B)

A DEDICATED 20-AMP CIRCUIT IS REQUIRED 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) PER C.E.C. 210.52 (C)(3) AND EXCEPTION: CEC210.23(A)(1) AND (A)(2).

A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. PER C.E.C. 210.11(C)(2) AND 210.52(F)

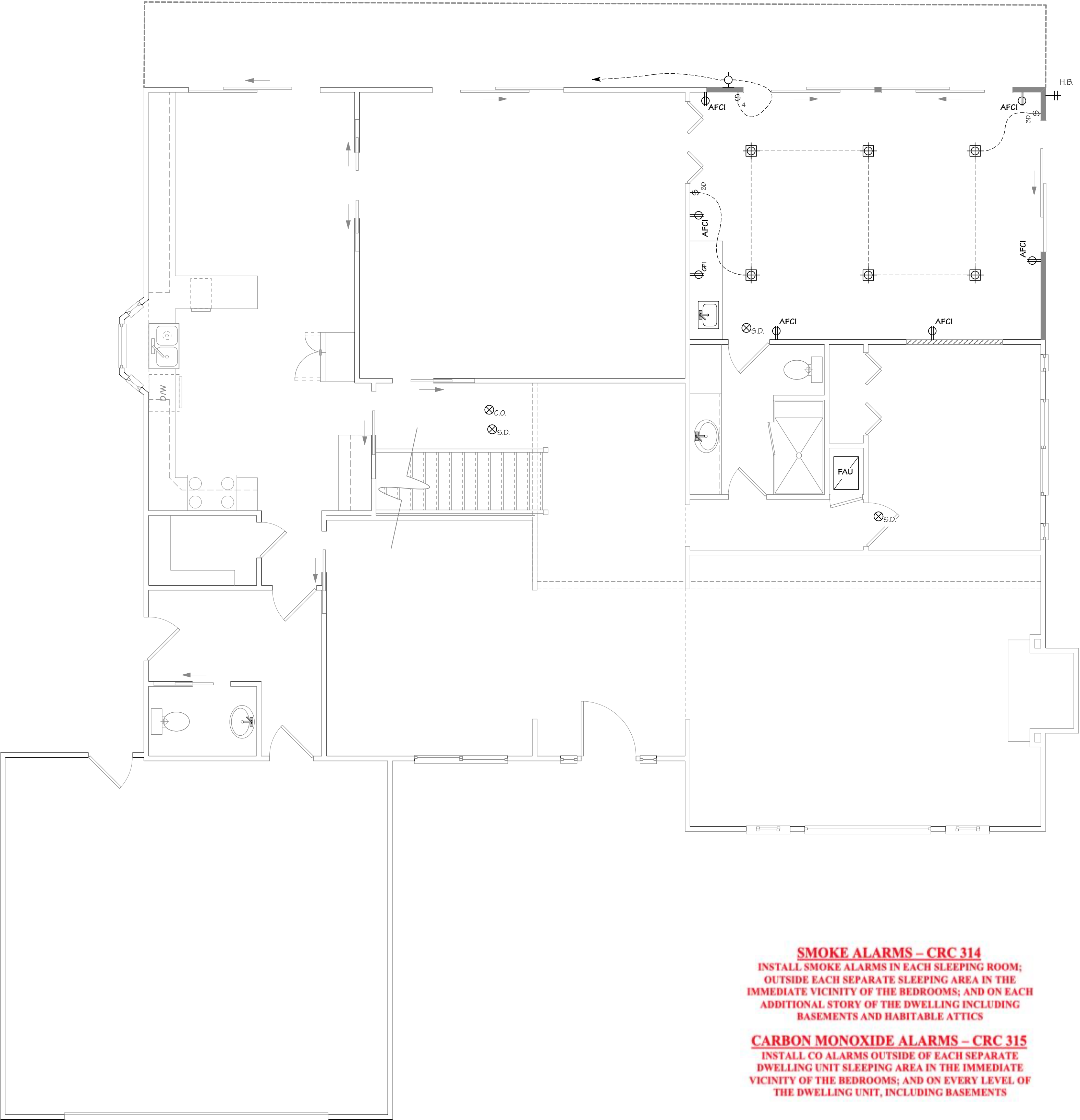
A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE), LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES (I.E., DISHWASHER, WASHING MACHINE, ETC.). PER C.P.C. 609.10

EXHAUST OUTLETS SHALL BE LOCATED A MINIMUM OF 10-FT FROM DOORS, OCCUPIED AREAS AND OPERABLE WINDOWS. PER C.M.C. 407.2.2

NOTES FOR HIGH EFFICACY LIGHTING:
A. BATHROOM LIGHTING SHOWN ON SHEET A-2, TO HAVE HIGH EFFICACY LIGHTING, OR ARE PROVIDED WITH A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J
B. GARAGE, LAUNDRY ROOM AND/OR UTILITY ROOM LIGHTING SHALL BE HIGH EFFICACY, OR HAVE A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J
C. INDICATE THAT OTHER AREAS IN THE HOME, I.E., BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC., SHALL HAVE HIGH EFFICACY LIGHTING CONTROLLED BY DIMMERS OR VACANCY SENSOR FOR LIGHTING CONTROL, EXCEPT CLOSETS SMALLER THAN 70 SQUARE FEET AND HALLWAYS. CA ENERGY CODE 150.0(K)1A, 2K AND TABLE 150.0-A
D. OUTDOOR LIGHTING ATTACHED TO THE BUILDING, MUST BE HIGH EFFICACY, OR CONTROLLED BY BOTH MOTION SENSOR AND PHOTO-CONTROL DEVICES. NOTE THAT LIGHTING NOT ATTACHED TO THE BUILDING (I.E., LANDSCAPER LIGHTING) IS EXEMPT. CA ENERGY CODE 150.0(K)3A

NOTE:
ALL LIGHTING FIXTURES SHALL BE OF HIGH EFFICACY.

Recessed luminaries with the following features per CA Energy Code 150.0(k)1C:
a. IC-rated,
b. Airtight (AT) per ASTM E283,
c. Sealed with gasket or caulk,
d. Accessible ballast or drivers from below the ceiling,
e. Without screw base sockets, and
f. Light sources compliant with JC8-2016-E.



ELECTRICAL/MECHANICAL
SYMBOL LEGEND

LIGHT SWITCH, SINGLE POLE; +48" U.O.N.

LIGHT SWITCH, 3-WAY; +48" U.O.N.

LIGHT SWITCH, DIMMABLE; +48" U.O.N.

LIGHT SWITCH, VACANCY SENSOR; +48" U.O.N.

CEILING FAN/LIGHT CONTROL

OUTLET, DUPLEX CONVENIENCE - 20A, 120V; +12" U.O.N.

OUTLET, SAME AS ABOVE EXCEPT GFI TYPE

OUTLET, SAME AS ABOVE EXCEPT GFI & WATER PROOF

OUTLET, ARC-FAULT CIRCUIT INTERRUPTER

OUTLET, IN CAB FACE, GFI IN KITCHEN

SWITCHED OUTLET, 1/2 HOT - 20A, 120V; +12" U.O.N.

OUTLET, FOURPLEX CONVENIENCE - 20A, 120V +12" U.O.N.

OUTLET, INDIVIDUAL APPLIANCE - 20A, 220V

UNDER-COUNTER OUTLET

COUNTER-TOP OUTLET

FLOOR OUTLET - 20A, 120V

DOT ADJACENT TO SYMBOL INDICATES MOUNTING ABOVE COUNTER TOP

PENDANT MOUNTED LIGHT FIXTURE

SURFACE MOUNTED LIGHT FIXTURE

LOW VOLTAGE RECESSED FIXTURE

RECESSED CEILING LIGHT FIXTURE

RECESSED FLOURESCENT CEILING LIGHT FIXTURE

ACCENT LIGHT

WALL MOUNTED LIGHT FIXTURE

WALL SCONCE

FLOURESCENT FIXTURE, UNDER CAB MNTD. DIRECT WIRE, LENGTH VARIES

SURFACE MOUNTED FLOURESCENT FIXTURE

FAN/FLOURESCENT LIGHT

EXHAUST FAN (CEILING UNIT U.O.N.) (TO PROVIDE MIN. 5 AIR CHANGES/HR. PER UBC 1203.3)

DISPOSAL

TELEPHONE OUTLET +12" U.O.N.

FLOOR MOUNTED TELEPHONE JACK

TELEVISION HOOKUP

PUSH BUTTON

DOORBELL CHIME

THERMOSTAT

JUNCTION BOX

MOTOR CONNECTION

APPROVED SMOKE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP

APPROVED CARBON MONOXIDE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP

GARAGE DOOR OPENER

GAS OUTLET

F.G. KEY

HOSE BIB w/ VACUUM BREAKER

AIR RETURN

AIR REGISTER AT FLOOR

AIR REGISTER @ WALL

AIR REGISTER @ CEIL

MOTION / SOLOR FLOOD LIGHT

CEILING FAN

1ST FLOOR ELEC. /MECH. /PLUMB. PLAN

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

MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

OWNER:

DESIGN BY:
PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
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REVISION:
1 PER CITY COMMENTS DATED 02/02/26
2 PER CITY COMMENTS DATED 06/02/26

DATE
06/09/2026

SCALE
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SHEET

ELEC. / MECH. / PLUMB. PLANS
PLAN NOTES

DRAWN BY

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PBD

JOB NO.
21-02

A-5

ELECTRICAL / MECHANICAL / PLUMBING NOTES

PROVIDE ELECTRICAL SYSTEM GROUNDING PER SECTION 250 OF THE CALIFORNIA ELECTRICAL CODE TYPICAL.

SMOKE DETECTORS IN DWELLING UNITS SHALL BE HARDWIRED AND MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IF THE DWELLING UNIT HAS MORE THAN ONE STORY A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN ANY BASEMENT IF APPLICABLE. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. REFER TO C.E.C.

IN EVERY HABITABLE ROOM, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE. INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREE-STANDING BAR-TYPE COUNTERS, SHALL BE INCLUDED IN THE SIX FOOT MEASUREMENT. C.E.C.

ATTICS AND ROOF AREAS THAT ARE ACCESSIBLE, THE ELECTRICAL CABLE WITHIN SEVEN (7) FEET OF OPENING SHALL BE PROTECTED.PERC.E.C. 320.23

CARBON MONOXIDE ALARMS

- (A) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THIS DWELLING PER C.R.C R315
- (B) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE "LISTED" AS COMPLYING WITH UL2034 AND UL2075 PER C.R.C. R315.3

RECEPTACLES SHALL,
(A) NOT BE OVER 6' FROM OPENINGS INCLUDING ANY WALL SPACE 2' OR WIDER.

(B) NOT BE MORE THAN 12' O.C. INCLUDING SLIDING GLASS DOORS.

(C) BE G.F.I. CIRCUITS WHEN INSTALLED WITHIN 6' OF SINKS AND WHEN INSTALLED OUTDOORS PER C.E.C. ARTICLE 210-8(a).

(D) HAVE WATERPROOF COVERS WHEN INSTALLED OUTDOORS.

A 22" x 30" MINIMUM ACCESS TO FURNACE LOCATED IN THE ATTIC IS REQUIRED. IN ADDITION THE OPENING AND PASSAGEWAY MUST BE AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE.

A SOLID 24" MIN. WIDE PLATFORM PATH FROM THE ACCESS OPENING TO THE FURNACE, WITH A RECEPTACLE AT THE FAU AND LIGHT, SWITCHED FROM THE ACCESS OPENING. PER C.M.C. 904.11

PROVIDE AN ADDITIONAL WATERTIGHT CORROSION RESISTANT METAL PAN BELOW CONDENSATE PRODUCING EQUIPMENT (IE. FURNACE) INSTALLED IN ATTIC. A SECONDARY DRAIN LINE MUST BE LOCATED AT A POINT WHERE IT CAN BE READILY OBSERVED. PER C.M.C. 310.2

ACCESS DOOR TO THE FURNACE/COOLING EQUIPMENT / COMPARTMENT SHALL BE A MINIMUM OF 24" WIDE AND A MINIMUM OF 30" CLEAR WORKING SPACE (OF A HEIGHT EQUAL TO THAT OF THE EQUIPMENT OR 6.5 FEET) ON THE FIREBOX SIDE.

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PLUMBING FIXTURES AND FITTINGS REQUIRED IN CGBC SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE C.P.C AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OR RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

SMOKE DETECTORS SHALL BE INTERCONNECTED 110V WITH BATTERY BACKUP, WHICH ARE AUDIBLE IN ALL SLEEPING AREAS AT THE FOLLOWING LOCATIONS:
(1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS, (4) AT LEAST ONE AT EVERY LEVEL AND (5) FARTHER THAN 3 FEET HORIZONTAL DISTANCE FROM THE BATHROOM DOOR CONTAINING A BATHTUB OR SHOWER. PER C.R.C. R314.3, R314.4, R314.5.

AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL 120-VOLT, SINGLE PHASE, 15-AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS.
PER C.E.C. 210.12(A)

TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES — ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR.
PER C.E.C. 210-11(C)(1) AND 210-52 (B)

A DEDICATED 20-AMP CIRCUIT IS REQUIRED 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.)
PER C.E.C. 210.52 (C)(3) AND EXCEPTION: CEC210.23(A)(1) AND (A)(2).

A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET.
PER C.E.C. 210.11(C)(2) AND 210.52(F)

A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE), LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES (I.E., DISHWASHER, WASHING MACHINE, ETC.).
PER C.P.C. 609.10

EXHAUST OUTLETS SHALL BE LOCATED A MINIMUM OF 10-FT FROM DOORS, OCCUPIED AREAS AND OPERABLE WINDOWS.
PER C.M.C. 407.2.2

NOTES FOR HIGH EFFICACY LIGHTING:
A. BATHROOM LIGHTING SHOWN ON SHEET A-2, TO HAVE HIGH EFFICACY LIGHTING, OR ARE PROVIDED WITH A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J
B. GARAGE, LAUNDRY ROOM AND/OR UTILITY ROOM LIGHTING SHALL BE HIGH EFFICACY, OR HAVE A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J
C. INDICATE THAT OTHER AREAS IN THE HOME, I.E., BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC., SHALL HAVE HIGH EFFICACY LIGHTING CONTROLLED BY DIMMERS OR VACANCY SENSOR FOR LIGHTING CONTROL, EXCEPT CLOSETS SMALLER THAN 70 SQUARE FEET AND HALLWAYS. CA ENERGY CODE 150.0(K)1A, 2K AND TABLE 150.0-A
D. OUTDOOR LIGHTING ATTACHED TO THE BUILDING, MUST BE HIGH EFFICACY, OR CONTROLLED BY BOTH MOTION SENSOR AND PHOTO-CONTROL DEVICES. NOTE THAT LIGHTING NOT ATTACHED TO THE BUILDING (I.E., LANDSCAPER LIGHTING) IS EXEMPT. CA ENERGY CODE 150.0(K)3A

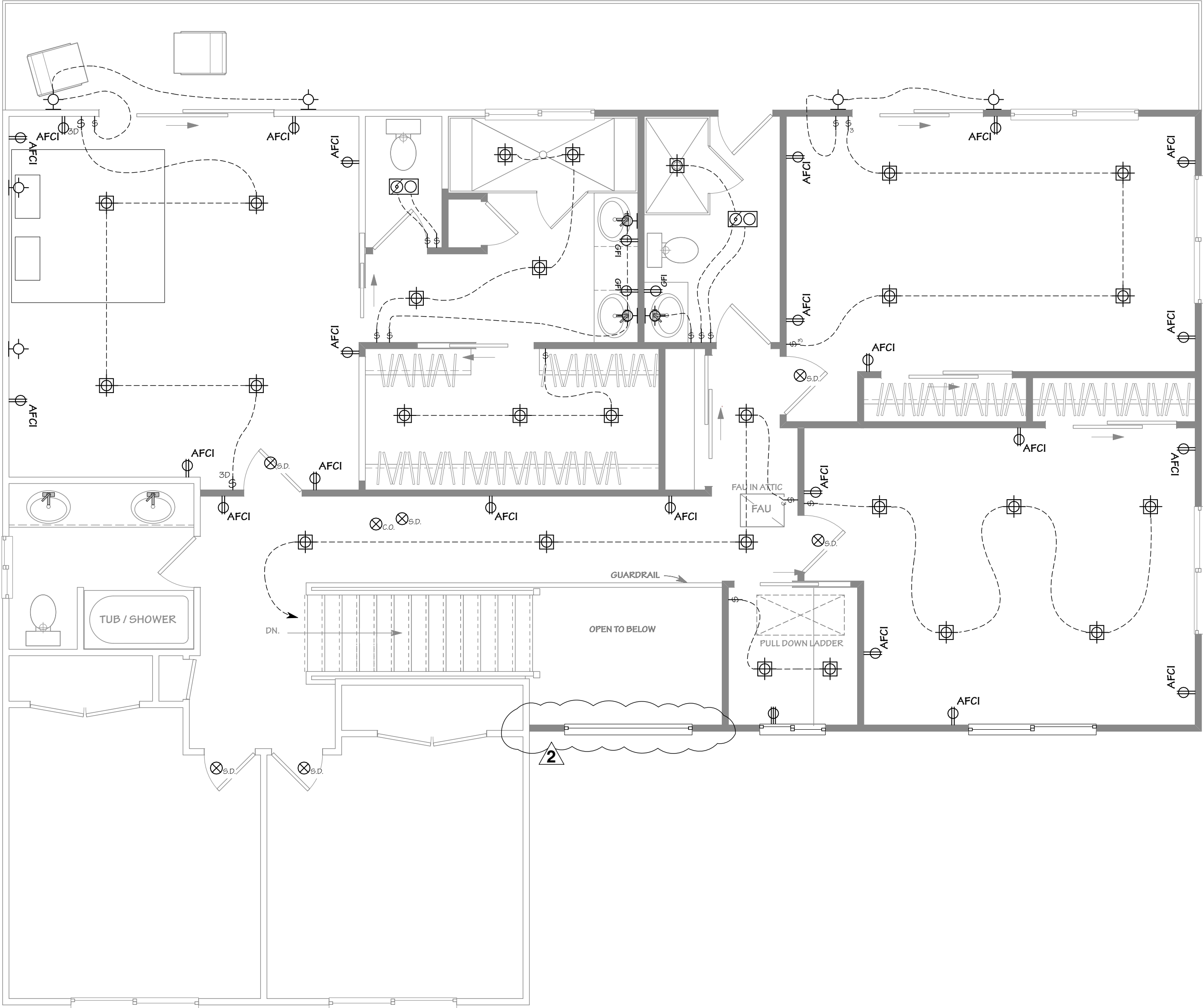
Recessed luminaries with the following features per CA Energy Code 150.0(k)1C:

- a. IC-rated,
b. Airtight (AT) per ASTM E283,
c. Sealed with gasket or caulk,
d. Accessible ballast or drivers from below the ceiling,
e. Without screw base sockets, and
f. Light sources compliant with JC8-2016-E.

NOTE:
ALL LIGHTING FIXTURES SHALL BE OF HIGH EFFICACY.

SMOKE ALARMS – CRC 314
INSTALL SMOKE ALARMS 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

CARBON MONOXIDE ALARMS – CRC 315
INSTALL CO ALARMS OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS; AND ON EVERY LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS



2ND FLOOR ELEC./MECH./PLUMB. PLAN

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

ELECTRICAL/MECHANICAL
SYMBOL LEGEND

- LIGHT SWITCH, SINGLE POLE; +48" U.O.N.
LIGHT SWITCH, 3-WAY; +48" U.O.N.
LIGHT SWITCH, DIMMABLE; +48" U.O.N.
LIGHT SWITCH, VACANCY SENSOR; +48" U.O.N.
CEILING FAN/LIGHT CONTROL
OUTLET, DUPLEX CONVENIENCE - 20A, 120V; +12" U.O.N.
OUTLET, SAME AS ABOVE EXCEPT GFI TYPE
OUTLET, SAME AS ABOVE EXCEPT GFI & WATER PROOF
OUTLET, ARC-FAULT CIRCUIT INTERRUPTER
OUTLET, IN CAB FACE, GFI IN KITCHEN
SWITCHED OUTLET, 1/2 HOT - 20A, 120V; +12" U.O.N.
OUTLET, FOURPLEX CONVENIENCE - 20A, 120V +12" U.O.N.
OUTLET, INDIVIDUAL APPLIANCE - 20A, 220V
UNDER-COUNTER OUTLET
COUNTER-TOP OUTLET
FLOOR OUTLET - 20A, 120V
DOT ADJACENT TO SYMBOL INDICATES MOUNTING ABOVE COUNTER TOP
PENDANT MOUNTED LIGHT FIXTURE
SURFACE MOUNTED LIGHT FIXTURE
LOW VOLTAGE RECESSED FIXTURE
RECESSED CEILING LIGHT FIXTURE
RECESSED FLOURESCENT CEILING LIGHT FIXTURE
ACCENT LIGHT
WALL MOUNTED LIGHT FIXTURE
WALL SCENCE
FLOURESCENT FIXTURE, UNDER CAB MNTD. DIRECT WIRE, LENGTH VARIES
SURFACE MOUNTED FLOURESCENT FIXTURE
FAN/FLOURESCENT LIGHT
EXHAUST FAN (CEILING UNIT U.O.N.) (TO PROVIDE MIN. 5 AIR CHANGES/HR. PER UBC 1203.3)
DISPOSAL
TELEPHONE OUTLET +12" U.O.N.
FLOOR MOUNTED TELEPHONE JACK
TELEVISION HOOKUP
PUSH BUTTON
DOORBELL CHIME
THERMOSTAT
JUNCTION BOX
MOTOR CONNECTION
APPROVED SMOKE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
APPROVED CARBON MONOXIDE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
GARAGE DOOR OPENER
GAS OUTLET
F.G. KEY
HOSE BIB w/ VACUUM BREAKER
AIR RETURN
AIR REGISTER AT FLOOR
AIR REGISTER @ WALL
AIR REGISTER @ CEIL.
MOTION / SOLAR FLOOD LIGHT
CEILING FAN

MR. & MRS. EDDINGTON
695 BICKNELL ROAD
LOS GATOS CA. 95032

OWNER:

DESIGN BY:



REVISION:	DATE	DESCRIPTION
1	02/02/26	PER CITY COMMENTS DATED 02/02/26
2	06/02/26	PER CITY COMMENTS DATED 06/02/26

ELEC. / MECH. / PLUMB. PLANS
PLAN NOTES

DRAWN BY

Michael S. Radu

CHECKED BY

PBD

JOB NO.

21-02

DATE

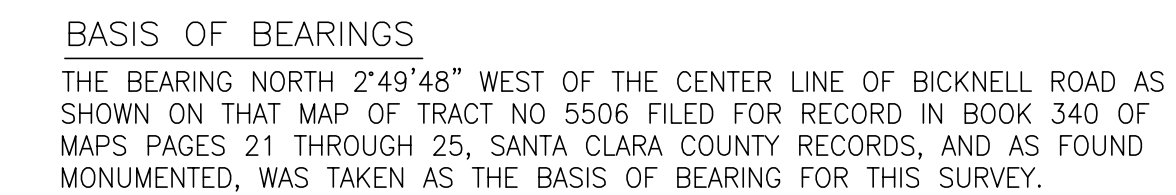
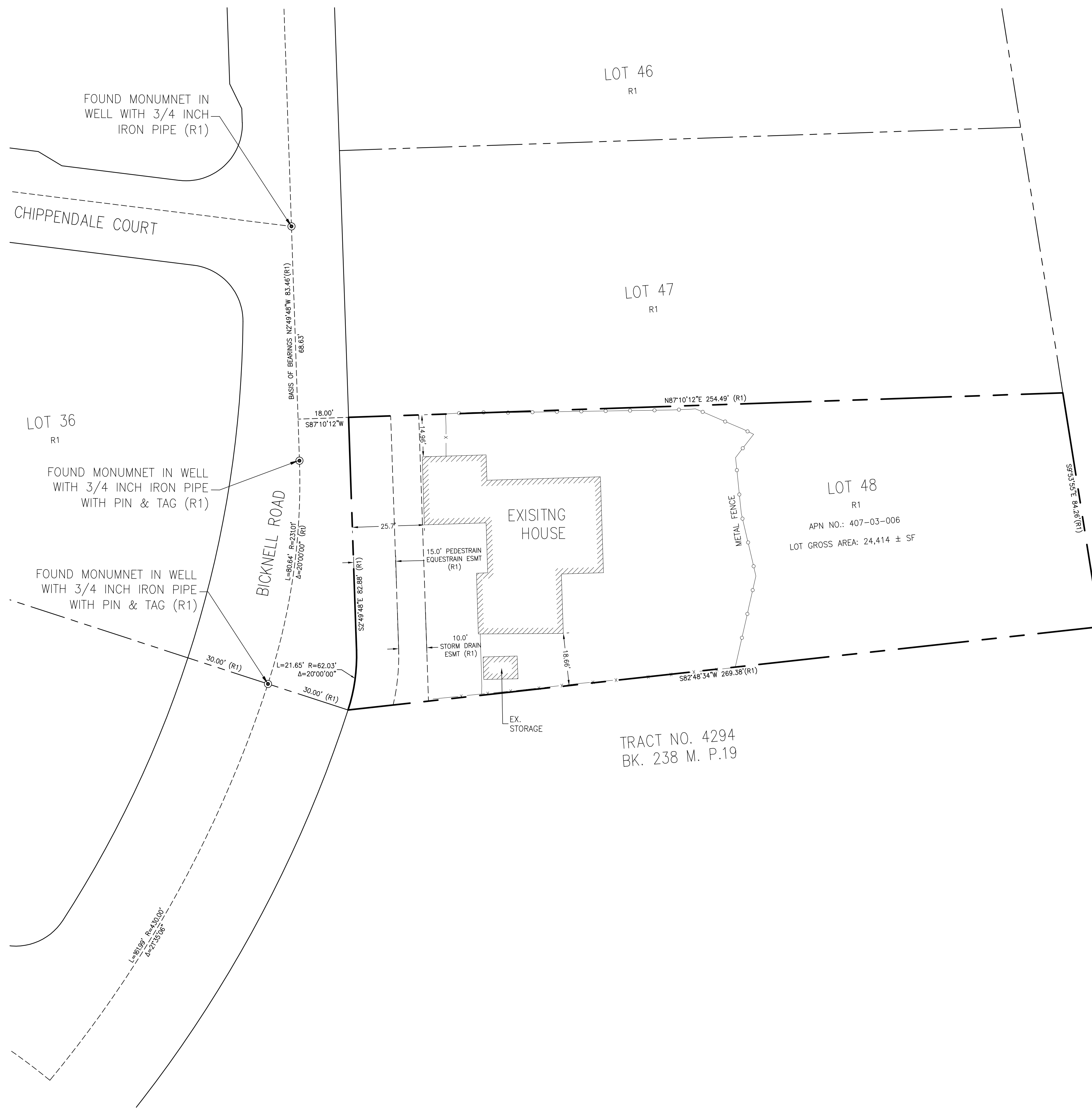
06/09/2026

SCALE

AS SHOWN

SHEET

A-6



R1 TRACT NO. 5506 340-M-21-25

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
AE	ANCHOR EASEMENT
BM	BENCH MARK
BTC	BUILDING SETBACK LINE
BTRC	BATCH/TOP OF ROLLED CURB
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
EX	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
P.L.	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
R#	REFERENCE DOCUMENT
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
3. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
4. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
5. BUILDING FOOTPRINTS ARE SHOWN AT GROUND-LEVEL.
6. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
7. A TITLE REBID FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. CLIENT MUST PROVIDE TITLE WITH HYPERLINKS TO UNDERLYING DOCUMENTS.

[illegible]