

# Plan check RESPONSE letter

Date  
10/12/2020

From: Pacific Blue Developments  
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(408) 504-6826

<b>CITY OF SANTA CLARA</b> 1500 Warburton Ave. Santa Clara, CA 95050	Plan Examiner: Ken Fujimoto Phone: Office 408 615-2445 email:kfujimoto@santaclaraca.gov  Inspection Division: (408) 615-2440 Permit Center: (408) 615-2420 Automated Inspection System: (408) 615-2400 FAX: (408) 241-3823
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## ARCHITECTURAL, STRUCTURAL, Electrical, Mechanical, Plumbing, CAL GREEN & ENERGY CHECK COMMENTS

### 2nd Plan Review, 2019 CRC Edition

Permit Number: BLD2020-58679  
Job Address: 3766 Eastwood Cir, Santa Clara, CA 95054  
Contact: E: radu@mac.com  
Designer: Michael S. Radu, PACIFIC BLUE DEVELOPMENTS  
35 Colleen Wy, Campbell, CA 95008, p: (408)504-6826  
Owner: Mr & Mrs Kolappa, see Job Address above  
Proposed Project: Residential alteration and 2<sup>nd</sup> story addition

Date: Sep 25, 2020

Building Information:

Occupancy:	R3, U
Type of Construction:	V-B
Sprinklers:	No
Stories:	2
Floor Area:	Existing - 1,656.9 sq ft
	New proposed addition-
	1 <sup>st</sup> floor 293.7 sq ft
	2 <sup>nd</sup> floor 938.4 sq ft
	Total proposed- <u>2,889.0 sq ft</u>
	New rear deck- 326.0 sq ft
	Remaining garage- 449.0 sq ft

Plan Examiner: Ken Fujimoto  
Phone: Office 408 615-2445  
email:kfujimoto@santaclaraca.gov

**CITY OF SANTA CLARA**  
1500 Warburton Ave.  
Santa Clara, CA 95050

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**ARCHITECTURAL, STRUCTURAL, Electrical, Mechanical, Plumbing,  
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Please respond to the following comments:

**ARCHITECTURAL COMMENTS:**

2. **2<sup>nd</sup> Review Comment:** This item is pending. To be provided per designer.  
**1<sup>st</sup> Review Comment:** Provide Asbestos Demolition/Renovation Job Number (J#) from the Bay Area Air Quality Management District (BAAQMD) for demolition/renovation for proposed demolition/addition of existing structures and include Job Number (J#) on plans cover sheet.  
**This item was placed on cover sheet under SITE DATA = BAAQMD # ASB115892**
3. **2<sup>nd</sup> Review Comment:** This item was not received by plan reviewer and is pending. Please check with Permit Center if previously provided or include with next resubmittal.  
**1<sup>st</sup> Review Comment:** See attached *City of Santa Clara SPECIAL INSPECTION AND TESTING AGREEMENT (Form C-10)* and complete all required information and required signatures.  
**This item (the C10 form) was included in first submittal. Will include it again.**
5. **2<sup>nd</sup> Review Comment:** This item was not received by plan reviewer and is pending. Please check with Permit Center if previously provided or include with next resubmittal.  
**1<sup>st</sup> Review Comment:** Complete attached *City of Santa Clara PLUMBING FIXTURES CERTIFICATE OF COMPLIANCE (Form GP05)*.  
**This item (the GP05 form) was signed and included in first submittal. Will include it again.**

9. **2<sup>nd</sup> Review Comment:** Please verify any easement associated with “existing power line underground” shown at left front of SITE W/ ROOF PLAN, Sheet A-1.  
1<sup>st</sup> Review Comment: Include any easements on the Site Plan, Sheet A-1.  
Added area of 5’-0” easement to right side for existing under ground power on sheet A-1
13. **2<sup>nd</sup> Review Comment:** Comment partially remains, please provide further window information:  
a. clarify difference between Window #12 dimensions as shown between Sheet A-5 Proposed Second Floor Plan, and the Door and Window Schedule.  
Window #12 is a 3’-0” by 4’-0” window and that is shown correctly. However window #13 was incorrect it is a 3/0 x 4/0 and I have corrected the discrepancy on sheet A-5, on Door/Window Schedule and Title 24  
b. verify window dimensions for Mstr Bath 2 and Mstr Bedrm 3 casement windows. Windows shown on Proposed Elevation, Sheet A-2, appear different.  
Added note to clarify that bathroom windows are to be casement windows on sheet A-2  
1<sup>st</sup> Review Comment: Provide *Door and Window Schedule* including, a. dimensions, b. direction of slide, c. U value, d. safety tempered glazing as required, e. installed header height.  
Added direction of slide to Door/Window schedule on sheet A-5.
14. **2<sup>nd</sup> Review Comment:** Comment remains.  
1<sup>st</sup> Review Comment: Verify kitchen/dining /living room area meets natural light and ventilation requirement. Per CRC 2019 R303 8% light and 4% ventilation is a minimum requirement. Kitchen and Dinning room has a square area of 702.259 s.f. @ 8%=56.16 s.f. and @ 4%=28.08 s.f. The Window and Sliding glass door = 73 s.f. Therefor light and ventilation minimum requirements are met.  
The living room and entry is 339.604 s.f. @ 8%=27.16 s.f. and @ 4%=13.58 s.f. The front window = 50 s.f. Therefor light and ventilation minimum requirements are met.
16. **2<sup>nd</sup> Review Comment:** Comment remains. Please show placement of heating and cooling equipment. Provide installation detail if equipment to be placed in attic. (Refer to Sheet A-7, EMP Notes.)  
1<sup>st</sup> Review Comment: Show how the dwelling unit is provided with heating facilities capable of maintaining a room temperature of no less than 68 degrees F.  
Added new furnace and it’s location on sheet A-5 and A-6.
19. **2<sup>nd</sup> Review Comment:** Comment partially remains, see 1<sup>st</sup> Review Comment, Items b, d, e, and h below. Please note that all dimensions did not print properly on plan copy received: ??  
1<sup>st</sup> Review Comment: Provide stairway handrail detail showing:  
b. handrail height shall be 34 to 38 inches above the nosing of treads.  
Fixed font and enlarged details 2 and 3 on sheet A-3  
d. the triangular openings formed by the riser, tread and bottom rail to preclude the passage of a 6-inch diameter sphere.  
There are 2x12 stringers that go to bottom of guardrail. There is zero space at this point.  
e. handrail with circular cross-sections to have a diameter of 1.25 to 2 inches.  
Corrected dimension on detail 2 on sheet A-3.  
h. clear space between handrail and wall to be 1.5 inches minimum. CBC 1012.6  
Corrected dimension on detail 2 on sheet A-3.
20. **2<sup>nd</sup> Review Comment:** Comment partially remains, see 1<sup>st</sup> Review Comment, Item b below (Sheets A3, D2&3)  
1<sup>st</sup> Review Comment: Guard at 2<sup>nd</sup> floor deck area:  
b. height to be a minimum of 42 inches. (Sheet A3, D2 & 3)  
Corrected dimension on detail 2 on sheet A-3 and Detail 15 on sheet SD3.
- 27-x New comment: Please verify ceiling height. Discrepancy shown between Sheet A-3, Section A and Elevations, and Energy Calculation, Sheet T24-1, Pg 2 of 13. Update energy calculation to reflect any change.  
Corrected title 24 and discrepancies on sheet A-3.

MECHANICAL, PLUMBING & ELECTRICAL COMMENTS:

29. **2nd Review Comment:** Comment remains. Please provide the following items for the fireplaces.
- manufacturer's product installation information for both the fireplaces and the associated venting.
  - documentation from a Nationally Recognized Testing Laboratory (NTRL) allowing the proposed fireplaces to be installed in outdoor and bedroom areas, including NTRL product approval numbers.
- Note: This item is subject to additional review.

**1st Review Comment:** Provide manufacturer's product information and testing agency approval number for fireplaces, including specific information allowing installation in sleeping rooms and installation at outdoor 2<sup>nd</sup> floor deck area.

Included manufactures certified reports with ANSI and CSA and ICBO approvals

36. **New comment:** Confirm placement of new tankless water heater and provide manufacturer's product information and NTRS product testing approval number.

Included manufactures specification sheet. Water heater is a RINNAI tankless water model RUR199e

37. **New comment:** Indicate type and size of a EV charger added at garage.

Added 220 volt outlet for car charging.

END OF COMMENTS.