County of Santa Clara
Department of Planning and Development
County Government Center, East Wing, 7th Floor
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San Jose, CA 95110
Phone: (408) 299-5700
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STAFF REPORT
Zoning Administration
January 22, 2026

Item No. 1

Staff Contact: Michael Shwe, Associate Planner
(408) 299-5714, michael.shwe@pln.sccgov.org

File: PLN22-197
Concurrent Land Use Permit for Building Site Approval, Design Review, and Grading Approval for a New Single Family Residence, Accessory Dwelling Unit (ADU), and Junior Accessory Dwelling Unit (JADU)

Summary: Consider a request for a concurrent land use application including Building Site Approval, Design Review and Grading Approval for construction of a new 4,208 square foot single family residence with a 440 square foot attached garage, 1,198 square foot detached ADU, 499 square foot JADU, and an attached 400 square foot garage on a 1.64 acre site within a scenic road combining district (-sr) and the New Almaden Historic Preservation District (-h1). Associated grading includes 2,729 CY of cut and 633 CY of fill. Project proposes removal of 7 trees, and replanting of 12 trees. The project is not a covered project under the Santa Clara Valley Habitat Plan.

Owner: Ninh Le
Applicant: LC Engineering
Address: 0 Almaden Rd, San Jose, CA
APN: 583-15-019
Supervisorial District: 5

Gen. Plan Designation: Rural Residential
Zoning: RR-sr-h1
Lot Size: 1.64 acres
Present Land Use: Vacant Land
HCP: Not a Covered Project

RECOMMENDED ACTIONS

A. Accept a Categorical Exemption under Section 15303 (Class 3)(a) of the CEQA Guidelines, Attachment A; and

B. Grant concurrent land use permit for Building Site Approval, Design Review, and Grading Approval, pursuant to the Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination
Attachment B – Preliminary Conditions of Approval
Attachment C – Location and Vicinity Map
Attachment D – Proposed Plans
Attachment E – Color and Materials Board
Attachment F – Central Community Area Home Exhibit
Attachment G – Public Comment

PROJECT DESCRIPTION

The proposed project is a request for a concurrent land use permit for Building Site Approval (BSA), Design Review (DR) , and Grading Approval (G) for the construction of a new 4,208 square foot single family residence with a 440 square foot attached garage, 1,198 square foot detached ADU, 499 square foot JADU, and an attached 400 square foot garage on a 1.64 acre site within a scenic road combining district (-sr) and the New Almaden Historic Preservation District (-h1). Associated grading consists of 2,729 cubic yards of cut and 633 cubic yards of fill, with a maximum depth of 12 feet. Associated site improvements include a driveway, retaining walls, entry steps, walkways, and a septic system and leach field. The project proposes the removal of 7 trees which are proposed to be replace as they are over 5" in diameter. 12 coast live oaks are proposed to be planted as replacement trees, per the replanting requirements within the County's Tree Preservation Guidelines.

The property takes access off Almaden Road, a County designated scenic road, to the south of the incorporated Almaden neighborhood of San Jose (refer to **Attachment C**). The subject property abuts Almaden Road on its south side and open space on its north side. The lot is approximately 100 feet deep at its center point from the front to the back of the lot. The subject property is located within the Santa Clara Valley Habitat Plan (HCP) permit area, and is not a covered project as it is within Area 2, as it will result in less than 2 acres of permanently disturbed area.

Setting/Location Information

The site is an undeveloped 1.64-acre parcel located on Almaden Road in unincorporated San Jose, with a moderate slope (28.8% average slope) from the front to the rear of the property. There is an elevation change of roughly 90 feet from 460 feet at the front of the property off Almaden Road, to 550 feet at the rear of the property. Several oak trees are located throughout the property, as the property lies within a Habitat Plan mapped Oak Woodland area.

Portions of the property lie within County Liquefaction and Landslide Hazard zones, and the entirety of the property is located within the wildland-urban interface (WUI). Surrounding properties include single-family residential uses primarily on lots under an acre in size. The subject lot, at 1.64 acres, is one of the larger lots within the Central Community Area of the New Almaden historic preservation district along Almaden Road.

REASONS FOR RECOMMENDATION

A. Environmental Review and Determination (CEQA)

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and staff has determined that the proposed project qualifies for a Class 3 Categorical Exemption under Section 15303(a) as it involves the construction of a single-family residence, a detached accessory dwelling unit with attached junior accessory dwelling unit, and associated improvements (refer to **Attachment A**).

B. Project/Proposal

1. **General Plan:** Rural Residential

2. **Approved Building Site:** Pursuant to County Ordinance Code Section C12-307, Building Site Approval (BSA) is required for new single-family dwellings, including any property within the RR-sr-h1 zoning district that is not a numbered lot on a numbered tract map, was not created via a parcel map for subdivision, and did not previously vest BSA through obtaining BSA and a subsequent building permit within the specified time limits. The proposed project satisfies all development standards for the primary residence, detached ADU and JADU, and associated improvements, including the required setbacks, maximum heights, and parking requirements.

   The standard setback for a primary residence RR zoned lot is 30 feet from all property lines (and/or right of way). The proposed design satisfies the front, rear, and side setbacks. The maximum height of the proposed two-story residence is 29 feet, 2 inches, which is below the 35 foot maximum allowed within RR zoning. As the project meets all the minimum requirements and development standards, Staff can support the subject request for Building Site Approval

3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for RR-sr-h1 Zoning District, , noting the project's conformance with Section 2.20.030:

   Setbacks (RR): 30 feet minimum from all property lines
   Height: 35 feet maximum
   Stories: 2-story maximum

C. Scenic Road (-sr) Combining District

Per Section 3.30.030(A), any structure located within 100 feet from a scenic road shall be subject to design review. The proposed primary residence is located within the 100-foot scenic setback of Almaden Road, a County designated scenic road, such that Design Review is required.

D. **Design Review Findings**

All Design Review applications are subject to the scope of review as listed in §5.50.040 of the County Zoning Ordinance. The overall purpose of design review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how

the project meets the required standard is in plain text below.

1. **Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;**

   The proposed home is located off Almaden Road and cannot be seen from the valley floor, although it is visible from Almaden Road. 12 oak trees are proposed to be planted along the property's frontage of Almaden Road, thus providing ample screening off Almaden Road once the trees reach maturity. The front façade of the home is composed primarily of board and batten siding, with a LRV of 42.7. The siding, roof, window trim, and other accents are of earth and muted tones with LRV under 45, which will blend with the surrounding natural landscape. The entry porch features varying depths which create for articulation within the front façade of the residence (refer to **Attachment D**). The retaining walls proposed for this project are situated behind and in front of the home, with some portions to the side of the home, and are not visible from the valley floor. The retaining walls are to be screened with vegetation to reduce their visual impact as seen from Almaden Road.

   The grading work associated with this project follows the natural contour of the land and is necessary to establish a residence on the property, as the site features a slope rising to the back of the property. 7 trees are to be removed for this project – and 12 oak trees are proposed to be planted as replacement trees, per the replanting requirements within the County's Tree Preservation Guidelines.

   As mitigation of adverse visual impacts from proposed structures, grading, vegetation removal, and landscaping is achieved, this finding can be made.

2. **Compatibility with the natural environment;**

   The proposed grading features 633 cubic yards of fill and 2,729 cubic yards of cut, which follows the contour of the land as it slopes upwards away from the property's frontage, and conforms to the County's Design Review Guidelines. The grading is required to establish the building pad and associated improvements on a site which features a moderate slope. 7 trees are proposed for removal. As mentioned previously, 12 oak trees are proposed to be planted as replacement trees, and are slated to be placed along the front and around the perimeter of the property, providing for screening and a natural buffer between the proposed development and Almaden Road as the oak trees mature and develop a broader canopy.

   The proposed development would have a low impact on biological resources including special status species and wildlife, as no protected wildlife species or sensitive landcover is anticipated to be impacted by the project.

   As the proposed development is designed to be compatible with the natural environment and will not have significant impact on any existing or natural habitat, this finding can be made.

3. **Conformance with the "Design Review Guidelines," adopted by the Board of Supervisors;**

The proposed project conforms with the County's Design Review Guidelines, which is composed of objective 1 and objective 2. Objective 1 of the Guidelines requires the project to minimize the visibility of new structures from the valley floor through site design, building form, colors and materials, and landscape. The proposed residence is placed and designed following the natural contour of the existing setting. The architectural design of the structure includes non-contiguous wall planes with varied roof lines which break up the bulk and mass of the structure. Exterior colors for the residence walls, trim, and roof materials feature earthen tones and have a Light Reflective Value (LRV) of 45 or less, aside from minor trim and accents, as shown on the color and materials board (refer to **Attachment E**).

The project proposes 12 oak trees which will be planted around the front and the perimeter of the property. The trees will provide adequate screening and a natural buffer with the surrounding areas as the trees mature and grow a larger canopy. Additionally, the oak trees to be replanted will blend the structure with the surrounding landscape and soften the impact of development.

As the proposed development conforms with the County's "Design Review Guidelines," this finding can be made.

4. **Compatibility with the neighborhood and adjacent development;**

The proposed development is located within the Central Community Area in the New Almaden Historic Preservation District. The subject property is currently vacant, and is larger in size than the majority of the lots within the Central Community Area. As the surrounding uses are single-family residences, the proposed residence and detached ADU with JADU would be a compatible use with the neighborhood and adjacent development. An ADU and JADU are allowed by-right per state law, provided there is a permitted primary residence on a property.

The design of the proposed single family residence meets the form, materials, and color standards within Section 3.50.090(E)(1-9), as the home incorporates board and batten siding, a hipped, synthetic wood shake roof, rectangular, multi-light windows, and muted exterior colors consistent with homes built in the mid-to-late 1800s era.

Although the proposed single-family residence is larger in size than the existing homes within the Central Community Area, there is an absence of an objective standard within Chapter 3.50 of the Zoning Ordinance which explicitly relates to square footage or home size as a criteria for consistency with the design standards of the District. Additionally, within Section 3.50.090(E), Central Community Area requirements for homes not on Priority Lists 1 or 2 focus on the appearance of proposed new structures and does not make reference to the size or square footage of

proposed new structures. The subject lot is also significantly larger in size than the vast majority of lots within the Central Community Area, which lends additional buildable area for proposed development, provided that it meets the applicable form, materials, and color standards. An aerial observation also shows that nearly all of the existing homes in the Central Community Area utilize the maximum buildable area on their respective lots, with homes being built right up to Alamitos Creek for homes south of Almaden Road, and homes being built right up against the sharp increase in slope for homes north of Almaden Road. The proposed development for this project also similarly proposes structures utilizing the buildable area available on the lot.

As the appearance of the proposed development is designed to be in harmony with the form, materials, and color standards within Section 3.50.090(E)(1-9), this finding can be made.

5. Compliance with applicable zoning district regulations; and

Residential uses are allowed and common use within RR-sr-h1 zoning (Rural Residential with a scenic road and Historic Preservation combining district). As discussed earlier, the proposed residence meets the applicable zoning district regulations of the RR-sr-h1 zoning. The proposed development meets all required setbacks of at least 30 feet per the Rural Residential development standards in § 2.20.030 of the Zoning Ordinance. The development meets the 100 foot scenic road setback as it is seeking Design Review due to the residences location within 100 feet of the scenic road, approximately 57' feet from Almaden Road. The residence features an maximum height of 29 feet, 2 inches, which is under the maximum of 35 feet, and is a 2-story structure, which meets the provisions specified within the Zoning Ordinance.

As the proposed development demonstrates compliance with the applicable zoning district regulations, this finding can be made.

6. Conformance with the general plan, any applicable specific plan, or any other applicable guidelines adopted by the Board of Supervisors or Planning Commission.

The proposed development conforms with applicable General Plan guidelines which address single-family residence development, such as R-LU 56 and R-LU 57, which state that residential uses are among the intended and primary uses within Rural Residential zoning. General Plan Policy R-GD 22 is also applicable to this project – it states that the amount, design, location, and the nature of any proposed grading may be approved only if determined to be appropriate, justifiable, and reasonably necessary for the establishment of a allowable use, kept to a minimum given site characteristics and constraints, and causes minimum disturbance to the natural environment, slopes and other features of the land. As discussed in earlier sections, the grading proposed is reasonable to establish the residential use on the subject parcel which features a moderate slope from the front to the rear of the property.

General Plan Policy R-GD 17 is also applicable to this project, as the project is subject to Design Review. The project is designed in a manner that minimizes visual impact as earthen tones are featured for the residence in addition to façade articulation along the wall planes providing varied planes. The property is not visible from the valley floor, and 12 oak trees proposed to be planted along the front and perimeter of the property will provide a buffer between the proposed development and Almaden Road upon the trees reaching a mature size and developing a wider canopy.

As such, the project confirms with the applicable General Plan policies, and this finding can be made.

E. **Grading Findings:**
All Grading Approvals are subject to specific findings, pursuant to Ordinance Code sections C12-433. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. **The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.**

   The proposed grading quantities for the project include 2,729 cubic yards of cut and 633 cubic yards of fill with a maximum height of 12 feet. The grading is necessary to accommodate a building pad for the residence on this vacant lot, as the lot starts sloping uphill abruptly approximately 90-100 feet away from the property's frontage off Almaden Road. The location of grading is appropriate as it is located outside of the required front setback but is situated just short of where the slope starts picking up abruptly. Retaining walls are proposed in order to avoid additional grading in areas where the slope starts to exceed 30%, which is in alignment with the County's Grading findings. The grading design is necessary and appropriate to establish a residence, which is permissible in the Rural Residential base zoning district, as stated within the Zoning Ordinance as well as within General Plan policies R-LU 56 and R-LU 57.

   As such, this finding can be made.

2. **The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.**

   The proposed project will not endanger public or private property. Standard Conditions of Approval issued by the County Land Development Engineering Division and requirements of final grading plans ensure that grading around the

building pads and retaining walls will not result in slope instability or erosion and that all excess material is removed to a County-approved site. The grading will not endanger the public and/or private property, public health, and safety, nor result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.

As such , this finding can be made.

3. **Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

   The proposed grading has been designed to contour and blend with the natural topography to the maximum extent possible. The proposed building pad is situated on the most appropriate portion of the lot. The grading will not impose any significant impacts on the natural landscape, biological, or aquatic resources. As mentioned in above sections, grading for the development is not proposed within or beyond the area of the parcel where the slope starts to increase dramatically, beginning around 90-100 feet off Almaden Road. 7 trees are proposed to be removed as a part of this application, and 12 oak trees are proposed to be planted along the front and the perimeter of the property, reducing visual impact by providing a buffer and also contributing to the biological resources on the site.

   Thereby, the proposed grading will minimize impacts to the natural landscape and resources, and minimize erosion impacts, and this finding can be made.

4. **For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**

   The proposed grading is to allow for building pads for a proposed single-family residence and detached ADU and JADU along with associated improvements including retaining walls and driveways, which is proposed on the most suitable portion of the lot. This project is subject to a few development constraints, most notably the abrupt slope begininng around 90-100 feet away from Almaden Road. As mentioned in above sections, grading for the development is not proposed within or beyond the area of the parcel where the slope starts to increase dramatically, beginning around 90-100 feet off Almaden Road.

   Given the constraints mentioned above, the subject site is one that minimizes grading in comparison with other available development sites, and this finding can be made.

5. **Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.**

The proposed grading is designed to conform with the natural terrain and existing topography and will not create a significant visual scar. The placement of the proposed residence and associated grading follows the natural slope, contour, and topography of the existing site.

As such, this finding can be made.

6. Grading conforms with any applicable general plan or specific plan policies; and

The proposed grading conforms with applicable policies within the County General Plan. The project utilizes the most appropriate location to place the proposed single family residence, and the proposed design of the residence follows the existing slope of the land. The design minimizes grading to the extent possible and reduces visual impacts from hillside development in keeping with General Plan policies R-GD 20 through R-GD 27. These policies state that grading shall conserve the natural landscape and resources, minimize erosion impacts, not exacerbate existing hazards, be the minimum necessary for the establishment of an allowable use, and reduce visual impacts. Specifically, General Plan Policy R-GD 22 states that the amount, design, location, and the nature of any proposed grading may be approved only if determined to be appropriate, justifiable, and reasonably necessary for the establishment of an allowable use, kept to a minimum given site characteristics and constraints, and causes minimum disturbance to the natural environment, slopes and other features of the land. As discussed in earlier sections, the grading proposed is reasonable to establish the permitted residential use on the subject parcel which slopes downward away from the property's frontage.

General Plan Policy R-GD 17 is also applicable to this project, as the project is subject to Design Review. The project is designed in a manner which minimizes visual impact as seen off Almaden Road, as earthen tones are featured for the residence, the façade features articulation and wall planes are broken up, and as many oak trees are proposed to be planted along the Almaden Road right go way. The proposed development also conforms with General Plan policies R-LU 56 and R-LU 57, which state that residential uses are among the intended and primary uses within Rural Residential zoning.

As such, the project confirms with the applicable General Plan policies, and this finding can be made.

7. Grading substantially conforms with the adopted *"Guidelines for Grading and Hillside Development"* and other applicable guidelines adopted by the County.

The proposed grading is in substantial conformance with the adopted *"Guidelines for Grading and Hillside Development,"* as discussed throughout the various sections for the grading findings. The project uses the most logical area of the property to place the proposed develpoment given the constraints that exist on the site. The grading will not cause an adverse visual impact as viewed from the valley floor, minimizes visual

impact as seen from Almaden Road, and 12 coast live oaks are to be planted along the front and perimeter of the property in an effort to provide effective screening between surrounding properties, particularly as the oaks mature and develop a larger canopy. Therefore, the proposed grading is designed to follow the natural terrain, minimize grading, reduce visual impacts of the development, and is in alignment with General Plan Policies.

As such, the proposed grading substantially conforms with the adopted *"Guidelines for Grading and Hillside Development"* and other applicable guidelines adopted by the County, and this finding can be made.

F. Historic Preservation Findings:

The purpose of the "-h1" combining district is to preserve the New Almaden National Historic Landmark District, one of 120 such places in California and only one of five in Santa Clara County recognized as being of such national historical significance. Section 3.50.040 of the Zoning Ordinance requires applications for Design Review to be referred to the Historical Heritage Commission (HHC) prior to the public hearing on the application. For applications on property located within the -h1 District, the HHC is required to hold a public hearing in accordance with the public notice requirements of Section 5.20.110.

As the subject property is located within the Central Community Area in the New Almaden Historic Preservation District, per Section 3.50.090(F)(1), within the designated Central Community Area, new structures and modifications to existing structures on properties not within Priority List 1 or 2 shall be designed to ensure their appearance is as compatible and complementary as possible with that of individually designated historic buildings and structures on Priority Lists 1 and 2.

Staff also reviewed the application with consideration of Section 3.50.090(E)(1-9), which specifically provides standards for the form, materials, and color standards for the development of structures. The proposed single family residence and ADU conform to the standards for exterior materials (board and batten siding), roofing materials (synthetic wood shingles), roof form (sloping shed roof, gable), foundation (mostly not visible), garage (exterior matches the single family home and ADU, carriage style doors), painting and decorating (muted tones consistent with mid-to-late 1800s era), and window form (multi-light, 2 over 2, rectangular). Staff is able to make the required additional findings for Design Review approval pursuant to the regulations, standards, policies and criteria applicable within the -h District.

Historic Heritage Commission Hearing – December 18, 2025

The Historical Heritage Commission directed Staff to prepare a written response to comments at the December 18, 2025 HHC hearing, as well as an exhibit showing the general size of homes in the neighborhood (**Attachment F**). The recurring concerns that members of the public, including longtime residents of the area, expressed at the hearing relate to preserving the character of the neighborhood by proposing an appropriately

sized home closer in size to the existing residences in the Central Community Area – please refer to Design Review finding #4 for a written response. There were also concerns about drainage and engineering relating to the proposed project – the County Land Development Engineering division reviewed and approved the project, and issued project Conditions of Approval which ensure that grading around the building pads and retaining walls will not result in slope instability or erosion, and that drainage design is adequately implemented into the project.

Staff Recommendation

In conclusion, based on the circumstances and findings of fact described in the body of this report, Staff recommends that the Zoning Administration Hearing Officer grant the concurrent land use permit for Building Site Approval, Design Review (-sr), and Grading Approval for the construction of a new 4,208 square foot single family residence with a 440 square foot attached garage, 1,198 square foot detached ADU, 499 square foot JADU, and an attached 400 square foot garage on a 1.64 lot.

ADDITIONAL INFORMATION

Public Comments
Staff received a total of five public comments (**Attachment G**) from neighbors related to the project (PLN22-197) as of the preparation of this report.

BACKGROUND

The application for Building Site Approval, Design Review, and Grading Approval was submitted on November 1, 2022. The application was initially deemed incomplete on November 29, 2022. After three incomplete determinations and subsequent resubmittals, the application was deemed complete on August 22, 2025. The property owner granted a one-time, 90-day extension to the Permit Streamlining Act deadline to approve or deny the project.

Since the subject property is within the New Almaden Historic Preservation District, it is subject to be heard by the County Historical Heritage Commission prior to being heard by the Zoning Administrator. The project appeared before the Historical Heritage Commission at the December 18, 2025 meeting, where the Commission returned an unfavorable recommendation to forward to the Zoning Administrator.

On January 8, 2026, a public notice was mailed to all property owners within a 300-foot radius and was also published in the Post Records on January 12, 2026.[1]

STAFF REPORT REVIEW

Prepared by: Michael Shwe, Associate Planner
(signed by Joanna Wilk for Michael Shwe)

[1] San Jose Post Record; https://www.postrecord.news/home.cfm?ref=legalnotices&disp=1 – Legal Notices September 23, 2024; https://www.postrecord.news/LegalNotices/SJR-2024-09-23.pdf

Reviewed by: Joanna Wilk, Principal Planner 

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Department of Planning and Development
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San Jose, CA 95110
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STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER	APN(S)	DATE
PLN22-197	583-15-019	1/15/26

PROJECT NAME	APPLICATION TYPE
Le Single Family Residence, ADU, and JADU	Building Site Approval, Design Review and Grading Approval

OWNER	APPLICANT
Ninh Le	LC Engineering

PROJECT LOCATION

0 Almaden Rd, San Jose, CA

PROJECT DESCRIPTION

Building Site Approval, Design Review and Grading Approval for construction of a new 4,208 square foot single family residence with a 440 square foot attached garage, 1,198 square foot detached ADU, 499 square foot JADU, and an attached 400 square foot garage on a 1.64 acre site within a scenic road combining district (-sr) and the New Almaden Historic Preservation District (-h1). Associated grading includes 2,729 CY of cut and 633 CY of fill. Project proposes removal of 7 trees, and replanting of 12 trees. The project is a covered project under the Santa Clara Valley Habitat Plan.

All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects meeting the criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.

CEQA (GUIDELINES) EXEMPTION SECTION

Class 3 (CEQA Guidelines Section 15303 (a)): New construction or conversion of small structures.

COMMENTS

The project proposes to construct a new single-family residence, ADU, JADU, and associated improvements on a vacant Rural Residential – scenic road and historic preservation district zoned lot. The subject property is in an area zoned to allow single-family residential development by right, and the project proposes a use that is consistent with existing development in the neighborhood. The proposed residence is to be situated towards the front of the subject property which slopes steeply

uphill, thus the proposed placement minimizes the need for additional grading, as well as impacts to the natural landscape, scenic, biological, and aquatic resources. The project proposes the removal of seven protected trees; twelve trees are proposed to be planted as replacement trees along the property's frontage. No special-status species or habitat exist on the project site, and the project will not impact any watercourses or sensitive or protected wildlife or plant species.

APPROVED BY:

Joanna Wilk, Principal Planner for Michael Shwe, Associate Planner Signature Date

_____ _____ 1.16.26

ATTACHMENT B
BUILDING SITE APPROVAL, DESIGN REVIEW AND GRADING APPROVAL
Conditions of Approval

Date:	January 22, 2026
Owner:	Ninh Le
Applicant:	LC Engineering
Project Location:	0 Almaden Rd, San Jose (APN: 825-29-016)
File Number:	PLN22-197
CEQA:	Categorically Exempt - Section 15303, Class 3(a)
Project Description:	Building Site Approval, Design Review and Grading Approval for construction of a new 4,208 square foot single family residence with a 440 square foot attached garage, 1,198 square foot detached ADU, 499 square foot JADU, and an attached 400 square foot garage on a 1.64 acre site within a scenic road combining district (-sr) and the New Almaden Historic Preservation District (-h1). Associated grading includes 2,729 cubic yards of cut and 633 cubic yards of fill. Project proposes removal of 7 oak trees, and replanting of 12 oak trees. The project is not a covered project under the Santa Clara Valley Habitat Plan. Approval is based on plans submitted on August 21, 2025.

If you have any questions regarding the following conditions of approval, please contact the agency contact listed below.

Agency	Name	Phone	E-mail
Planning	Michael Shwe	(408) 299-5714	michael.shwe@pln.sccgov.org
Fire Marshal Office	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@cep.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Geology	David Seymour	(408) 299-7611	david.seymour@pln.sccgov.org
Roads and Airports	Tom Esch	(408) 573-2450	tom.esch@rda.sccgov.org
Building Inspection		(408) 299 - 5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at www.sccbuilding.org.

Planning Division

2. Development shall take place in substantial compliance with the approved architectural and civil plans submitted on August 21, 2025, and the conditions of approval. Any changes to the proposed project are to be submitted for review to the Department of Planning and Development and are subject to approval by the Zoning Administrator. Changes to the project may result in additional entitlement submittals based on the scope, as well as environmental review, pursuant to the California Environmental Quality Act, or be subject to public hearings

3. Existing zoning is HS-sr-d1 (Hillsides with a Scenic Road and Design Review combined zoning district). The following minimum setbacks apply to the approved dwelling as shown on the approved plans and shall be maintained:
   Front: 30 ft. Sides: 30 ft. Rear: 30 ft.

4. Proposed structures shall conform to all design standards applicable to new construction within the New Almaden Historic Preservation District (-h1), as described in Chapter 3.50 of the County Zoning Ordinance.

5. The maximum height of a dwelling is 35 ft. and shall not exceed two (2) stories.

6. Associated grading consists of 2,729 cubic yards of cut and 633 cubic yards of fill, with a maximum depth of 12 feet. Any increase in grading quantities, or modification to the grading design, is subject to further review.

7. All excess fills shall be taken off-site to an approved disposal location. A note of this requirement shall be incorporated into the civil plan.

8. Light Reflective Value (LRV) for the residence and all accessory structures shall be 45 LRV or less within the combined Design Review zoning district. Note: Submitted color samples conform to this requirement.

9. Two off-street parking spaces are required for the single-family residence, one of which shall be covered.

10. All lighting shall be installed in a manner to confine direct light beams to the premises. Spillover of direct light beams is not permitted beyond the property line.

11. Building and Grading Permits shall be submitted to the Building Office concurrently. All building and grading plans submitted into Plan Check shall be in substantial conformance with the approved plans as part of the land-use entitlement.

12. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during construction, the contractor shall cease work in the immediate area and the County Planning Office shall be contacted. An independent qualified archaeologist retained by the County at the expense of the applicant shall assess the significance of the find and make mitigation recommendations.

13. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site, a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

Land Development Engineering

14. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to adjoining property.

Environmental Health

15. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

Roads and Airports

16. A Tree Removal Approval (Board of Supervisors) process is required prior to any tree removal, replacement, or relocation within the County right-of-way (ROW). A tree within the ROW requiring removal approval is any tree at least 20 feet in height or at least 12 inches in diameter measured 4.5 feet above grade. The process for obtaining approval for a tree removal and the forms that are required can be found at: https://countyroads.sccgov.org/tree-removal-approval-county-right-way

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING/GRADING PERMIT ISSUANCE

Planning

17. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the project by the Department of Planning and Development.

18. **Prior to issuance of a building permit**, and pursuant to Zoning Ordinance Section 5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit issuance**.

Tree Protection

19. **Prior to issuance of a building permit**, submit a landscaping plan that clearly specifies all trees that are proposed for removal as part of the project. This plan shall specify number, species, and size of all trees that are proposed for removal, and shall show replacement trees at the ratio prescribed in the 'Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications' The landscaping plan shall show twelve 24" box Oaks replacement trees shall be located along Almaden Road and the side property lines as shown in the site plan submitted on August 21, 2025.

20. For all trees to be retained with a canopy in the development area, or that interfaces with the limits of grading for any proposed development on-site, the trees shall be protected by the placement of five (5)-foot tall rigid tree protective fencing, as shown on the final grading and final building plans and must include the following:
    a) Fencing should be placed along the outside edge of the drip line of the tree or grove of trees.
    b) The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions.
    c) Fencing should be repaired as necessary to provide a physical barrier from construction activities.
    d) The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: "Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be found at http://www.sccplanning.gov or call 408-299-5770 for additional details."
    e) Protection measures must be in place **prior to construction activity** commencing.
    f) Evidence of tree protective fencing can be provided by taking photos and emailing them to the project planner.

<u>Land Development Engineering</u>

21. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits shall be

applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page:

https://plandev.sccgov.org/home > How to > Apply for a Development Permit or Planning Application > Grading Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, for your convenience, the grading and encroachment permits will be processed concurrently under one set of improvement (grading) plans.

22. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

23. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures, and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

§ Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department
https://countyroads.sccgov.org/home > Do Business with Us > County Standard Details, Specifications and Documents

§ March 1981 Standards and Policies Manual, Volume 1 (Land Development)
https://plandev.sccgov.org/home > Ordinances & Codes > Land Development Standards and Policies

§ 2007 Santa Clara County Drainage Manual
https://plandev.sccgov.org/home > Ordinances & Codes > Grading and Drainage Ordinance

24. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified, and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate

records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

25. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

26. All applicable easements affecting the parcel with benefactors and recording information shall be shown on the improvement plans.

27. All proposed fencing and gates shall be located outside of the right of way to be dedicated.

28. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements.

Drainage

29. Provide drainage improvements to appropriately route the necessary stormwater runoff to meet the requirements of the County Ordinance Code pertaining to drainage.

30. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

Utilities

31. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Stormwater Treatment – San Francisco Bay

32. Include one of the following site design measures per the Municipal Regional Permit in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook available at the following website:

§ www.scvurppp.org > Elements > New Development and Redevelopment > C.3 Stormwater Handbook

Soils and Geology

33. Submit one copy of the signed and stamped geotechnical report for the project.

34. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

Environmental Health

35. Through the Department of Environmental Health, apply for and receive septic system clearance/ approval. This is a separate submittal to the Department of Environmental Health and subject to completion of a service application, plan submittal, and payment of applicable fees.
    a. Based upon an average stabilized percolation rate of 13.8 minutes per inch (with an application rate of 0.75 gallons per day per square feet), onsite sewage disposal and treatment conditions have been determined as utilization of a 2,500 gallon septic tank and dual dispersal field sized as 243 linear feet plus 243 linear feet while utilizing 6.6 feet of infiltrative space, and interconnected through a positive diversion valve. As conditioned, this onsite wastewater treatment system can accommodate a design flow not to exceed 1,200 gallons per day (5-bedroom single family dwelling and 2-bedroom accessory dwelling unit, and 1- bedroom junior accessory dwelling unit).

36. As a verification of proper OWTS design and sizing, submit to the Department of Environmental Health, the final floor plan for the proposed main dwelling and accessory dwelling units.

37. Prior to issuance of a development permit, provide/include a current copy of a water will serve letter in the formal building permit application. This letter shall express the intent and ability of San Jose Water to provide potable water to all the proposed dwelling units.

Geology

38. The revised geotechnical investigation report by Silicon Valley Soil Engineering, dated August 20, 2024, adequately addressed the previous comments and is approved.

    Prior to issuance of grading and building permits, submit a Plan Review Letter prepared by the geotechnical consultant that confirms the plans conform with the recommendations provided in the approved report.

Fire Marshal

FIRE PROTECTION WATER

IMPORTANT: Fire protection water system shall be installed, functioning and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

39. FIRE-FLOW: The minimum fire-flow shall be 1,750 gpm at 20 psi.

    NOTE: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings to meet Appendix B of the CFC.

    a) At the time of plan submittal for building permit, provide written verification from the water company that this condition can be satisfied.
    b) If an existing approved water system is within 300 ft. of the property line, extension to site is required, provided it is feasible to do so. Contact local water purveyor as soon as possible. If the water company will not grant a water connection, submit official documentation from the water company to that effect.
    c) Standard fire hydrant is to be located within 400 ft. exterior path of travel to all portions of non-sprinklered structures and 600 ft. of sprinklered structures.

FIRE DEPARTMENT ACCESS

40. GENERAL REQUIREMENTS:
    a) These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
    b) All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

41. ACCESS ROADS (roads serving more than two lots) and DRIVEWAYS (roads serving no more than two lots) for fire department access shall comply with the following:
    a) Width: Access Roads to have a clear drivable width of 18 ft. plus a 3 ft. shoulder on each side per CFMO-A1. Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder.
    b) Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and driveways.
    c) Curve Radius: Plans to show minimum 30 ft. inside turn radius for curves and 50 ft. exterior turn radius.
    d) Grade: Maximum grade shall not exceed 15%.
    e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.

f) Turnarounds: Turnaround shall be provided for dead-end roads and driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
g) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
h) Address: Numbered address to be easily recognizable from the street.

MISCELLANEOUS

42. This property is located in the Wildland Urban Interface Fire Area (WUI) and the State Response Area (SRA). All of the following conditions shall apply:
    a) A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
    b) Meet Chapter 7A of the CBC.
    c) Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

43. MAINTENANCE: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.

    Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

<u>Roads and Airports</u>

44. Obtain a Santa Clara County Roads and Airports Department Encroachment Permit for the following required improvements (the process for obtaining an Encroachment Permit and the forms that are required can be found at: https://countyroads.sccgov.org/encroachment-permits):
    a) Installation of the driveway approach to County Standard B/4.
    b) Installation of the new drainage inlet (DI) upstream and convert existing DI to traffic-rated manhole cover. Design of storm drainage modifications are subject to County review.
    c) Installation of the new drainage inlet (DI) upstream and convert existing DI to traffic-rated manhole cover. Design of storm drainage modifications are subject to County review.
    d) Installation of the new drainage inlet (DI) upstream and convert existing DI to traffic-rated manhole cover. Design of storm drainage modifications are subject to County review.

e) Applicant is informed that fees for third-party reviewers for storm drainage modifications and drainage reviews may apply.

45. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST.

Planning

46. **Prior to final inspection**, contact the project planner Michael Shwe, at least two (2) weeks in advance to schedule a site visit to verify that the approved exterior colors and replacement trees have been installed per the approved plans submitted August 21, 2025, and the approved landscape plan.

47. **Prior to final inspection**, landscaping shall be installed to ensure that it blends with the natural surroundings and provides appropriate screening per the Design Review Guidelines and the conditions of approval.

Land Development Engineering

48. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

49. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

Department of Environmental Health

50. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Fire Marshal Office

51. FIRE SPRINKLER SYSTEM: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

    NOTE: The fire sprinkler system shall be installed and finaled by this office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

Roads and Airports
52. Construct all the improvements approved under the Encroachment Permit.

These conditions of approval must be completed and a building and grading permit issued within four years from the date of this approval, unless an extension of time application is made and granted, or this Building Site Approval, Design Review, and Grading Approval shall become void. An extension of time request must be submitted to the Department of Planning and Development prior to the expiration date of this permit. The submission is to include an application form, explanation of the circumstances necessitating the extension request, and the appropriate filing fee established by the Board of Supervisors.

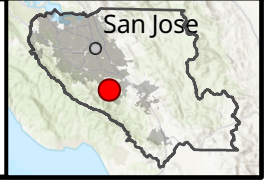


Location and Vicinity Map

Record No. PLN22-197
APN: 583-15-019
ALMADEN RD, SAN JOSE

N

350
Feet



PROJECT DIRECTORY

OWNER: **NINH LE**
598 EAST SANTA CLARA ST
SAN JOSE, CA, 95112
PHONE #: (408) 806-7187
NLE@LCENGINEERING.NET

DESIGNER: **KRISTEN LE**
598 EAST SANTA CLARA ST
SAN JOSE, CA, 95112
KLE@LCENGINEERING.NET

STRUCTURAL ENGINEER: **NAME**
ADDRESS
PHONE #:
EMAIL

SURVEYOR / CIVIL ENGINEER: **NINH LE**
598 EAST SANTA CLARA ST
SAN JOSE, CA, 95112
NLE@LCENGINEERING.NET

SOILS ENGINEER **NAME**
ADDRESS
PHONE #:
EMAIL

ENERGY CONSULTANT: **NAME**
ADDRESS
PHONE #:
EMAIL

PROJECT DATA

PROJECT ADDRESS & ZONING:
ADDRESS: 0 ALMADEN ROAD, SAN JOSE, CA, 95120
JURISDICTION: UNINCORPORATED
APN#: 583-15-019
ZONING: RR-sr-h1
LAND USE PLAN DESIGNATION: RURAL RESIDENTIAL

PROJECT DESCRIPTION:
1. CONSTRUCTION OF A NEW 1 - STORY MAIN RESIDENCE, 4 BED / 5 BATH.
2. CONSTRUCTION OF A NEW 1,200 SF ADU WITH ATTACHED 500 SF JADU

--SEE SITE PLAN FOR ADDITIONAL INFORMATION.

OTHER INFO:

HCP AREA:	YES
FIRE RESPONSIBILITY AREA:	YES (WUI)
HISTORIC PARCEL:	YES
FEMA FLOOD ZONE:	D (100%)
GEOHAZARD:	YES (LANDSLIDE & LIQUEFACTION HAZARD ZONE)

BUILDING CODE INFORMATION:

OCCUPANCY TYPE:	R-3
CONST. TYPE:	V
STORIES:	2-STORY
TOTAL NEW FLOOR AREA (INCL. NEW GARAGE):	MAIN HOUSE: 4,590 SF ADU: 2099 SF

PROPOSED FLOOR AREA:

MAIN HOUSE	
FINISHED	
1ST FLOOR:	1,386 SF
2ND FLOOR:	1,821 SF
TOTAL LIVING AREA:	**3,004 SF**
UNFINISHED	
BALCONY:	601 SF
GARAGE:	440 SF
PORCH:	163 SF
TOTAL UNFINISHED AREA:	**1,204 SF**
GROSS FLOOR AREA:	**4,208 SF**
ACESSORY BUILDING	
FINISHED	
DETACHED ADU:	1198 SF
ATTACHED JADU:	499 SF
TOTAL LIVING AREA:	**1,697 SF**
UNFINISHED	
PORCH:	22 SF
GARAGE:	400 SF
TOTAL UNFINISHED AREA:	**422 SF**
GROSS FLOOR AREA:	**2,119 SF**

ZONING REQUIREMENTS

EXISTING LOT SIZE:	1.64 ACRES, OR 71,438 SF

SETBACKS FOR MAIN RESIDENCE *

FRONT:	30'
SIDE:	30'
REAR:	30'

*SEE SITE PLAN ON SHEET A1-0 FOR ADDITIONAL INFORMATION

MAXIMUM HEIGHT **

MAIN HOUSE	
FEET:	35'
STORIES:	2
ADU	
FEET:	16' **
STORIES:	1

**MEASURED PER SANTA CLARA COUNTY MUNICIPAL CODE, SECTION §1.30.030. AND SECTION §4.20.020. SEE SHEET A4-0 AND GA3 FOR CLARIFICATION.

NOTE: FIRE SPRINKLERS TO BE INCLUDED AS A DEFERRED SUBMITTAL.

SPRINKLERS TO BE AN NFPA 13D FIRE SPRINKLER SYSTEM DESIGNED USING THE HYDRAULIC CALCULATION METHOD. A 2" WATER METER & A 1" WATER LATERAL WILL CONNECT TO THE RISER IN THE GARAGE. EXTERIOR OVERHANGS (E.G. BALCONIES, CRAWLSPACES, PATIO COVERS, OVERHANGS, ETC.) SHALL ALSO HAVE FIRE SPRINKLER HEAD PROTECTION.

SHEET INDEX

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A2-0	FIRST FLOOR PLAN
A2-1	SECOND FLOOR PLAN
A2-2	ROOF PLAN
A2-3	ROOF PLAN
A3-0	FRONT & REAR ELEVATIONS
A3-1	RIGHT & LEFT ELEVATIONS
A4-0	MAIN HOUSE SECTIONS
A5-0	ELECTRICAL PLAN LEVEL 1
A5-1	ELECTRICAL PLAN LEVEL 2
A6-0	SCHEDULES
A7-0	DETAILS
A7-1	DETAILS
GA0	ADU FLOOR PLAN
GA1	ADU ROOF PLAN
GA2	ADU ELEVATIONS
GA3	ADU SECTIONS
C1	CIVIL SITE PLAN
C2	GRADING AND DRAINAGE PLAN
C3	DRIVEWAY PROFILE AND CROSS SECTIONS
C4	TYPICAL SECTIONS AND DETAILS

REVISIONS

NO.	DESCRIPTION	DATE
1	Response to Comments dated 06/23/2024	07/05/2024

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

LEGEND

(P) 5 1/2" STUD WALL

(P) 3 1/2" STUD WALL

(E) WALL TO REMAIN

(E) WALL TO BE REMOVED

1 — DOOR SYMBOL, SEE SCHEDULE

1 — WINDOW & SKYLIGHT SYMBOL, SEE SCHEDULE

1 / A7-0 — DETAIL NUMBER / SHEET NUMBER

1 / A101 — ELEVATION NUMBER / SHEET NUMBER

2 / A6-0 — SECTION NUMBER / SHEET NUMBER

ROOM NAME / 50 SF — ROOM NAME / ROOM AREA

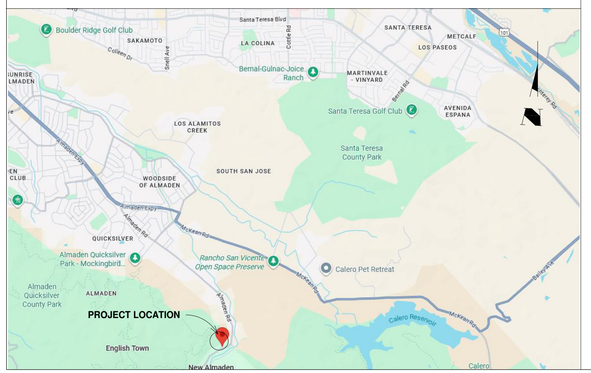
X — SPECIFIC OR KEY NOTE

X — REVISION

℄ — CENTER LINE

DATUM LINE

VICINITY MAP



ABBREVIATIONS

A.B	ANCHOR BOLT
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH	ASPHALT
BSMT.	BASEMENT
BD.	BOARD
BTWN.	BETWEEN
BLDG.BLKG.	BUILDING BLOCKING
BM.	BEAM
BN.	BULLNOSE
BOT.	BOTTOM
CAB.	CABINET
C.B.	CEILING BEAM OR CATCH BASIN
CEM.	CEMENT
C.G.	CORNER GUARD
C.J.	CEILING JOIST
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT OR CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	COLLAR TIE
C.W.	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DW.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
D.	DRYER
E.	EAST
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ELVR.	ELEVATOR
E/M/P	ELECTRICAL / MECHANICAL / PLUMBING
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.O.S	EDGE OF SLAB
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
(E) OR EXIST.	EXISTING
EXT.	EXTERIOR
E.J.	EXPANSION JOINT
F.A.	FIRE ALARM
FAB.	FABRICATE
F.A.U.	FORCED AIR UNIT
F.O.C.	FACE OF CURB
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FLOOR GIRDER
FIN.	FINISH
FIXT.	FIXTURE
FLASH	FLASHING
FLR.	FLOOR(ING)
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FP.	FIREPLACE
FPRF.	FIREPROOF
F.S.	FULL SIZE
(') OR FT.	FEET OR FOOT
FTG.	FOOTING
FURN.	FURNACE
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GB.	GRAB BAR
B.D.	GARBAGE DISPOSAL
GL.	GLASS
G.L.B.	GLUED LAMINATED BEAM
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.BD.	GYPSUM BOARD
HB.	HOSE BIB
H.C.	HOLLOW CORE
HD.	HEAD
HDWR.	HARDWARE
HORIZ.	HORIZONTAL
HT.	HEIGHT
HTR.	HEATER
H.W.	HOT WATER
HWD.	HARDWOOD
I.D.	INSIDE DIAMETER
IN. OR (")	INCH
INCL.	INCLUDE
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
J.H.	JOIST HANGER
JST.	JOIST
JT.	JOINT
KD.	KILN-DRIED
KIT.	KITCHEN
K.P.	KICK PLATE
LAM.	LAMINATED
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MED.	MEDIUM
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N.	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.OR #	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
OA.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	(DIM.) OFFICE
OH.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
PL.	PROPERTY LINE OR PLATE
P.LAM.	PLATIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PREFAB.	PREFABRICATED
PROJ.	PROJECT
PROP.	PROPERTY
PT.	POINT
P.T.	PRESSURE-TREATED
PART.	PARTITION
QUAL.	QUALITY
R	RADIUS OR RISER
R.B.	ROOF BEAM
R.D.	ROOF DRAIN
REF.	REFRIGERATOR
REQD.	REQUIRED
RGTR.	REGISTER
R.H.	ROBE HOOK
RM.	ROOM
R.O.W.	RIGHT OF WAY
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER or SMOKE DETECTOR
SDG.	SIDING
SECT.	SECTION
SEL.	SELECT
SH.	SHELF OR SHELVING
SHWR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SI.	SKYLIGHT
SPEC.	SPECIFICATION [S]
SQ.	SQUARE
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SURF.	SURFACE
SYM.	SYMBOL
SYS.	SYSTEM
T.B.D.	TO BE DETERMINED
T & B	TOP & BOTTOM
T.B.	TOWEL BAR
TEL.	TELEPHONE
T.V.	TELEVISION
THK.	THICK (NESS)
THR.	THROUGH
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WINDOW
T.P.H.	TOILET PAPER HOLDER
T.	TREAD
TYP.	TYPICAL
U.L.	UNDERWRITER'S LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.P.	VENT PIPE
W.	WASHING MACHINE OR WEST OR WIDTH
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WP.	WATERPROOF
WS.	WEATHERSTRIPPING
W.W.F.	WELDED WIRE FABRIC
YD.	YARD

STAMPS - APPROVALS

GENERAL NOTES

1. ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL STEEL FRAMING AND SUB-CONTRACTORS SHALL ACT IN DESIGN / BUILD CAPACITY. tHEY SHALL PROVIDE, SEPARATELY, ANY DRAWINGS, SPECIFICATIONS, OR INFORMATION REQUIRED BY BUIDLING DEPARTMENTS.
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LOCAL ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS:
   - CALIFORNIA BUILDING CODE 219 EDITION (CBC)
   - CALIFORNIA PLUMBING CODE, 2019 EDITION
   - CALIFORNIA MECHANICAL CODE, 2019 EDITION
   - CALIFORNIA ELECTIRCAL CODE, 2019 EDITION
   - CALIFORNIA EXISTING BUILDING CODE 2019 EDITION
   - CALIFORNIA FIRE CODE 2019 EDITION
   - INTERNATIONAL EXISTING BUILDING CODE 2019 EDITION
   - CALIFORNIA RESIDENTIAL CODE 2019 EDITION
   - CALIFORNIA GREEN BUILDING STANDARDS, (CALGREEN) 2019 EDITION (REFERRED TO AS CGBC)
   - 2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24
   - SANTA CLARA COUNTY MUNICIPAL CODE
3. STRUCTURAL ENGINEER SHALL FIELD INSPECT FOUNDATION FOOTINGS AND WALLS PRIOR TO CONCRETE POUR AND ALL SHEAR WALLS, HOLD-DOWNS AND FRAMING
4. ALL TELPHONE, ELECTRIC WIRES, AND OTHER SUCH SERVICE FACILITIES TO NEW CONSTRUCTION SHALL MEET CITY REQUIREMENTS.
5. ANY OMISSION, CONFLICT, OR AMBIGUITY FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK
6. ALL EQUIPMENT SHALL BE LISTED BY THE APPROVED LISTING AGENCY AND INSTALLED PER MANUFACTURER SPECIFICAITONS

CERTIFICATIONS

1. **"HERS" VERIFICATION REQUIRED** FOR THE HVAC HEATING & COOLING, DISTRIBUTION, AND VAN SYSTEM. PROVIDE EVIDENCE OF 3RD PARTY VERIFICTION (VERS) TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
2. VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN **CIVIL CODE SECTION 1101.1-1101.8** SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO IFNAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITH THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.
3. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.
4. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OF THE OWNER/BUILDER MUST BE PROVIDED TO THE CITY BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS AND AEROSOL COATINGS, CARPET SYSTEMS, RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN **CGBSC SECTION 4.504.**

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PROPOSED MAIN RESIDENCE & ADU
APN: 583 - 15 - 019
SAN JOSE CALIFORNIA

Designed: KL | Checked: NL | Date: 8 / 30 / 2021
Project No:

PRELIMINARY

PROJECT INFORMATION

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GENERAL NOTES

SMOKE DETECTORS & CARBON MONOXIDE REQUIREMENTS:

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
- ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

POWER AND INTERCONNECTION:

- POWER MUST BE SUPPLIED BY THE BUILDINGS PRIMARY POWER SOURCE FOR BOTH SMOKE AND CARBON MONOXIDE DETECTORS AND THEY MUST HAVE A BATTERY BACK-UP.
- FOR EXISTING BUILDINGS WHERE WALLS ARE NOT BEING OPENED A BATTERY ONLY DEVICE MAY BE USED
- WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED THEY MUST BE INTERCONNECTED.
- WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS INSTALLED THEY MUST BE INTERCONNECTED
- INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.

FIRE DEPARTMENT REQUIREMENTS:

1. THE APPLICANT SHALL MEET ALL REQUIREMENTS IN THE 2019 FIRE CODE AND **CITY/COUNTY FIRE DEPARTMENT DISTRICT.**

2. **THE APPLICANT SHALL INSTALL AN APPROVED AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D COMPLYING WITH LOCAL AMENDMENTS.** RESIDENCE SPRIKLER HEADS SHALL BE USED IN THE DWELLING / GUEST PORTIONS OF THE BUILDING. THE SPRINKLER SYSTEM SHALL PROVIDE PROTECTION TO AT LEAST ALL OF THE FOLLOWING AREAS: GARAGES, CARPORTS, BATHROOMS, CONCEALED SPACES, WATER HEATER / FURNACE ROOMS, CLOSETS, LAUNDRY ROOMS, ATTIC SPACES, UNDER WALKS, OR OVERHANGS, BALCONIES OR DECKS GREATER THAN FOUR FEET IN DEPTH, FLOOR LANDINGS IF WHOLLY OR PARTIALLY ENCLOSED, COVERED GUEST CARPORTS OR OTHER AREAS AS REQUIRED. FIRE SPRINKLER TEST WATER MUST DRAIN TO AN APPROPRIATELY-SIZED LANDSCAPED AREA. PLANS SHOWING PIPING OF AFES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

3. **A SEPARATE PERMIT IS REQUIRED FOR THE FIRE SPRINKLER SYSTEM.** A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE SAN JOSE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. A COPY OF THE PLAN CHECK COMMENTS SHALL BE REQUIRED AT THE TIME OF THE PERMIT APPLICATION. THIS WILL BE A DEFERRED SUBMITTAL (AFTER BUILDING PERMIT IS ISSUED).

4. THE INSPECTION, HYDROSTATIC TEST, AND FLUSHING OF THE AFES SHALL BE WITNESS BY THE BUILDING INSPECTOR FIRE SPECIALIST, AND NO PIPING SHALL BE COVERED OR HIDDEN FROM VIEW UNTIL AN INSPECTION HAS BEEN COMPLETED. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY SMC.

5. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUB-CONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

6. THE MINIMUM SIZE WATER METER WHICH CAN BE USED WITH A SPRINKLER SYSTEM IS 3/4 INCH. LARGER WATER METERS MAY BE REQUIRED.

7. WATER SUPPLIES AND FIRE HYDRANTS - THE REQUIRED FIRE FLOW SHALL BE NOT LESS THAN 1,000 GALLONS PER MINUTE AT 20 PSI. THE FIRE FLOW SHALL BE AVAILABLE FROM ONE (1) FIRE HYDRANT. THE MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT IS 250 FEET.

   - **PLEASE OBTAIN FIRE FLOW INFORMATION FROM THE WATER COMPANY.** FIRE FLOW INFORMATION FOR THE SITE IS REQUIRED AT TIME OF SUBMITTING YOUR SPRINKLER PERMIT.

8. FIRE HYDRANT LOCATION - WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CHIEF.

   - THE NEW STRUCTURE MUST COMPLY WITH DISTANCE TO FH REQUIREMENT PER ABOVE.

9. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP.33.

10. ADDRESS IDENTIFICATION - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. SUBUNITS OF ANY BUILDING OR COMPLEX, NOT HAVING INDIVIDUAL ADDRESSES, SHALL BE IDENTIFIED IN A CONSISTENT MANNER, EITHER NUMERICALLY OR ALPHABETICALLY, USING A LOGICAL SEQUENCE. UNIT NUMBERS OR LETTER SHALL BE AFFIXED NEAR THE MAIN ENTRANCE OF EACH OCCUPANCY IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE.

11. FIRE ACCESS - THE FIRE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

12. THE APPLICANT MUST IMMEDIATELY NOTIFY THE FIRE DEPARTMENT, HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.

PLUMBING NOTES:

1. **GENERAL:** ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2016 CALIFORNIA PLUMBING CODE. (CGBSC SECTION 4.303.3.2)

2. **SHOWER & SHOWER / TUB COMBINATIONS:** SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR THE COMBINATION OF THE TWO TYPES, TO PROVIDE SCALD AND THERMAL SHOCK PROTECTION (CPC 418.0).
   - MINIMUM INTERIOR DIMENTION = 30"
   - MINIMUM INTERIOR AREA = 1,024 SQUARE INCHES
   - WATERPROOF WALL FINISHES MUST EXTEND A MINIMUM 70" ABOVE SHOWER DRAIN.
   - SHOWER HEADS MUST DISCHARGE BELOW THE TOP EDGE OF WATERPROOF WALL FINISH.
   - HINGED SHOWER DOORS MUST SWING OUTWARD WITH 22 INCH NET OPENING.

3. **SHOWERS AND TUBS WITH SHOWERS:** REQUIRE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72-INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. (CRC SECTIONS R307.2 AND R702.3.8)

4. **TUB / SHOWER WALLS (SECTION CRC R702.4.2):** FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C1178 OR C 1278, INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

5. WATER CLOSETS: TO BE A MAX. 1.28 GAL. PER FLUSH (CPC 402.2.2), PROVIDE A CLEAR WIDTH OF 30" MIN. PREFERABLY 36" WITH A FRONTAL CLEAR ACCESS OF 24" MIN. (CPC 407.6)

6. PIPING: PROVIDE R-3 INSULATION ON ALL HOT WATER PIPES IN UNCONDITIONED SPACES & ON ALL HOT WATER RE-CIRCULATING PIPES. DOMESTIC WATER LINES WITHIN BUILDING SHALL BE COPPER. NATURAL GAS PIPING, EXPOSED TO WEATHER SHALL BE GALVANIZED. PROVIDE "DIELECTRIC" UNIONS "FPCO" @ ALL DISSIMILAR MATERIAL CONNECTIONS. PROVIDE A SOFT WATER LOOP WITH (2) GATE VALVES AS APPLICABLE. HEATED WATER SHALL HAVE A CONTINUOUS LOOP SYSTEM. ALL HOSE BIBS & LAWN SPRINKLER SYSTEMS SHALL HAVE AN APPROVED BACK-FLOW PREVENTION DEVICE.

7. WHIRLPOOL TUBS: A REMOVABLE PANEL SHALL BE INSTALLED FOR SERVICE ACCESS TO THE MOTOR / PUMP. THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE WIRE OF THE TRAP. THE PUMP FITTINGS ON WHIRLPOOL TUBS SHALL COMPLY WITH THE LISTED STANDARDS. RECEPTACLES THAT PROVIDE POWER FOR THE WHIRLPOOL TUBS SHALL BE GFCI PROTECTED. WHIRLPOOL BATHTUBS SHALL BE "HARD-WIRED" WITH A DISCONNECT SWITCH WITHIN SIGHT OF THE APPLIANCE. WIRING SHALL COMPLY WITH THE LISTING ON THE FIXTURE.
   - a. ALL ELECTRIC SPA OR HOT TUB HEATERS SHALL BE LISTED (NEC 680-41-h).
   - b. PROVIDE ACCESS TO HYDRO-MASSAGE TUB MOTOR AND JUNCTION BOX BY AN ACCESS PANEL (UPC 413.0).
   - c. ALL RECEPTACLES LOCATED WITHIN 10 FEET OF THE INSIDE WALLS OF A SPA / HOT TUB SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT-INTERRUPTER (NEC 680-41-B-1).
   - d. ALL LIGHTING FIXTURES AND LIGHTING OUTLETS OVER THE SPA OR WITHIN 5 FEET OF THE INSIDE WALLS SHALL BE A MIN. OF 7'-6" ABOVE THE MAXIMUM WATER LEVEL AND SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT-INTERRUPTER (NEC 680-41-a-2).
   - e. HYDRO-MASSAGE TUB CONTRULS AND WALL SWITCHES SHALL BE LOCATED A MIN. OF 5 FT. FROM THE TUB (NEC 680-41-c).
   - f. RECEPTACLES THAT PROFIDE POWER FOR A SPA OR HOT TUB SHALL BE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTED (NEC 680-41-a-3).

8. WATER HEATER: ALL WATER HEATER APPLIANCES SHALL BE DETERMINED BY THE PLUMBING CONTRACTOR AND / OR T24 REQUIREMENTS. SEE PLAN FOR LOCATION OF APPLICANCES. PROVIDE A MIN. (2) SEISMIC STRAPS @ THE UPPER 1/2 OF ITS DIMENSION. PROVIDE R-12 INSULATION BLANKET @ WATER HEATER. HOT WATER INLET & OUTLET PIPES SHALL BE INSULATED WITH R-3 INSULATION MIN. STEEL OR HARD DRAWN COPPER TO THE EXTERIOR OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MIN. @ 24" ABOVE THE GRADE POINTED DOWNWARD TO THE TERMINATION - UNTHREADED. PROVIDE RE-CIRCULATION SYSTEM LOOP FOR THE HOT WATER SIDE. PROVIDE 24" MIN. ACCESS DOOR.
   - A. PROVIDE WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE AT TERMINATION TO OUTSIDE OF BUILDING (CPC 608, SOP P10.008).
   - B. PROVIDE A WATER HEATER AS SPECIFIED IN THE ELECTRICAL, MECHANICAL, AND PLUMBING PLANS FOR THIS PROJECT IN COMPLIANCE WITH THE TITLE 24 SHEETS, CEC APPROVED.
   - C. PROVIDE "EARTHQUAKE" STRAPPING: 1 1/2" X 16 GAUGE STRAPS AT TOP & BOTTOM WITH 3/8" Ø. X 3" LONG LAG BOLT AT EACH END. (CPC 308.2).
   - D. PROVIDE AN 120V ELECTRICAL RECEPTACLE LOCATED WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
   - E. PROVIDE A CATEGORY II OR IV VENT. OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.
   - F. PROVIDE A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMPS ASSISTANCE.
   - G. PROVIDE A GAS SUPPLY LINE WITH A MINIMUM CAPACITY OF AT LEAST 200,000 BUT/HR FOR EACH NEW WATER HEATER DESIGN GAS INPUT. CEC SECTION 150.0(N).
   - H. PROVIDE DOCUMENTATION TO SHOW THAT THE GAS PIPING IS ADEQUATE IN SIZE FOR THE LOADING PROVIDED. INCLUDE APPLICANCE BTU RATING AND LENGTHS OF PIPING FROM THE METER TO THE MOST REMOTE OUTLET (CPC 1216.0).

9. PLUMBING VENT TERMINATION: EACH VENT SHALL TERMINATE NOT LESS THAN 10 FEET HORIZONTALLY FROM, AND 3 FEET ABOVE ANY OPERABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY OR STREET. (CPC 906.2).

10. DISHWASHER: NO DISWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE FLOOD LEVEL OF SINK OR DRAIN BOARD, WHICHEVER IS HIGHER.

11. PROVIDE ANTI-SIPHON VALVES ON LL HOSE BIBS (CPC 603.4.7).

MECHANICAL NOTES:

APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLICANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL & HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUIDLING CODE. CMC 303.4.

LISTED HEATING & COOLING EQUPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

DWELLINGS ARE TO MEET CALIFORNIA ENERGY COMMISSION (CEC) STANDARDS. PROVIDE COMPLIANCE DOCUMENTATION AND MANDATORY FEATURES.

BATHROOMS: ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED. ROOMS CONTAINING A WATER CLOSET SHALL HAVE AN EXHAUST FAN WITH A MINIMUM RATING OF 50 CFM. (CMC TABLE 4-4). PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR (CMC 801.1).

BATHROOM EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH CGBS 4.506 AND SHALL COMPLY WITH THE FOLLOWING:
- a. ENERGY STAR
- b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDTY OF 50% TO 80%.

ENVIRONMENTAL COMFORT: HEATING SYS. IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FT. ABOVE FLOOR LEVEL IN ALL HABITABLE ROOMS. (R303.8)

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS (SECTION CGBS 4.507):
- A. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO AIR CONDITIONING CONTRACTOS OF AMERICA (ACCA) MANUAL J OR EQUIVALENT.
- B. SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-3 (MANUAL D) OR EQUIVALENT.
- C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-2 (MANUAL S) OR EQUIVALENT.

WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2. (SECTION CGBS 4.507)

HVAC SYSTEM INSTALLERS: ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS. (SECTION CGBS 702)

ALL RESIDENTIAL PROJECTS CURRENTLY SUBJECT TO CAL GREEN REGULATIONS TO TEST HEATING AND COOLING DUCTS FOR LEAKAGE. DUCT LEAKAGE TESTING IS NOT REQUIRED IF THE DUCTS ARE INSTALLED WITHIN THE CONDITIONED ENVELOPE OF THE BUILDING.

VERIFICATIONS: 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. **(SECTION CGBS 703)**

HEATING EQUIPMENT THAT MAY GENERATE A GLOW, SPARK OR FLAME SHALL HAVE BURNERS OR PILOTS 18" ABOVE THE GARAGE FLOOR (CMC 308.1).

SUFFICIENT ACCESS SHALL BE PROVIDED TO ALL MECHANICAL EQUIPMENT FOR SERVICING (CMC 305).

RANGES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30" TO UNPROTECTED COMBUSTIBLE MATERIAL (CMC 916.2).

ATTICS CONTAINING EQUIPMENT REQUIRING ACCESS SHALL PROVIDE AN ACCESS OPENING LARGE ENOUGH FOR THE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30" X 22"; HAS CONTINUOUS SOLID FLOORING 24" WIDE; AND A LEVEL SERVICE SPACE 30" X 30" IN FRONT OF EQUIPMENT.

PROVIDE ADEQUATE AIR FOR COMBUSTION, VENTILATION, AND DILUTION OF FLUE GASES FOR ALL GAS-FIRED APPLIANCES PER CMC 701.1.1.

PROVIDE CLOTHES DRYER VENT TO OUTSIDE OF BUILDING (NOT TO UNDERFLOOR AREA) WITH A MAXIMUM LENGTH OF 14 FEET, EQUIPPED WITH A BACK-DRAFT DAMPER INCLUDING TWO 90-DETREE ELBOWS AND A MINIMUM DIAMETER OF **4-INCHES (CMC 405.3.2.2).**

MECHANICAL DUCTS: TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 504.45.

FLEXIBLE DUCTWORK: IN ATTICS OR UNDER-FLOOR AREAS SHALL BE SUPPORTED AT MANUFACTURER'S RECOMMENDED INTERVALS, BUT NO GREATER THAN 4 FEET ON CENTER.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS: SHALL PROTECT AGAINST THE PASSAGE OF RODENCE BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD PER SECTION CGBS 4.406.

AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION CGBS 4.410.

INSTALLED GAS FIREPLACE(S) SHALL BE A DIRECT-VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE PER CGBS 4.503.
- a. A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE A CLOSABLE METAL OR GLASS COVERING THE ENTIRE OPENING OF THE FIREBOX **(CEC 150 (e)).**

ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH 'VOC" AND OTHER TOXIC COMPOUND LIMITS PER CGBS SECTION 4.504:
- A. PAINT, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- B. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
- C. DOCUMENTATION SHALL BE PROFIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
- D. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
- E. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THTE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- F. PARTICLEBOARD, MEDIUM DENSITY FIRBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

INTERIOR MOISTURE CONTROL ELEMENTS PER CGBS SECTION 4.505:
- A. VAPOR RETARDER AND CAPILLAR BREAK IS REQUIRED TO BE INSTALLED AT THE SLAB ON GRADE FOUNDATIONS
- B. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE MINIMUM REQUIREMENTS BEFORE ENCLOSURE.

ELECTRICAL NOTES:

GENERAL: CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT AND PROVIDE ALL LABOR REQUIRED FOR A COMPLETE INSTALLATION READY FOR OPERATION.

MAIN PANEL SIZE: MAINTAIN EXISTING ELECTRICAL SERVICE. (PANEL MUST BE MINIMUM SIZE 3-WIRE, 100-AMP. PANEL. CEC 230-70(a) AND 230-79(c).) SEE SITE AND ELECTRIC PLANS FOR LOCATION.

VERIFY WITH LOCAL SERVICE PROVIDER AS REQUIRED. DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 100 SQ. IN. IN FIRE WALLS. NEVER INSTALL ELECTRICAL PANELS IN CLOSETS. MAINTAIN A CLEARANCE OF 36 IN. IN FRONT OF THE PANELS (CEC 110.26).

ARC-FAULT CIRCUIT INTERRUPTERS REQUIRED: ALL NEW BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. (CEC 210.12.(B)).

ALL 15 AMP & 20 AMP DWELLING UNIT RECEPTACLE OUTLETS: SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC ARTICLE 406.12 CEC 2016)

KITCHEN: TWO SMALL 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. THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOODS, DISPOSALS, DISHWASHERS OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP / WALL OUTLETS INCLUDING THE REFRIGERATOR. CEC 210-11 (c) 1) AND 210-52 (b).

BATHROOMS: 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 (D).)

LAUNDRY: PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY ROOM OUTLET. (CEC 210-11 (c) (2) AND 210-52 (f).)

BATHROOMS: ALL RECEPTACLES SHALL HAVE GFCI PROTECTION WITH AT LEAST ONE RECEPTACLE WITHIN 36" OF EACH SINK. (CEC SECTION 210.8 & 210.52 (D))

OUTLETS, TYPICAL: UNLESS OTHERWISE NOTED, HEIGHT OF OUTLETS AND SWITCHES WILL BE AS FOLLOWS:
- OUTLETS: CENTER 12: A.F.F.
- SWITCHES: CENTER 48: A.F.F.
- ABOVE COUNTER OUTLETS SHALL BE CENTERED 6" ABOVE COUNTER, BUT NOT MORE THAN 20" ABOVE THE COUNTERTOP (CEC SECTION 210.52(C)(5).

LIGHTING NOTES:

KEY TERMS PERTAINING TO T24 LIGHTING COMPLIANCE INCLUDE:

- ADDITIONS: INCLUDES ANY ADDITION OF NEW SQUARE FOOTAGE, WHERE NEW LUMINAIRES ARE INSTALLED.
- ALTERATIONS: INCLUDES MODIFICATIONS WHERE EXISTING LUMINAIRES ARE RE-USED.
- PERMANENTLY INSTALLED LIGHTING: INCLUDES CEILING LUMINAIRES, CHANDELIERS, VANITY LAMPS, WALL SCONCES, UNDER-CABINET LUMINAIRES, AND ANY OTHER TYPE OF LUMINAIRE THAT IS ATTACHED TO THE DWELLING.

LIGHTING PER TITLE 24: ALL NEW OR ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

RECESSED DOWNLIGHT LUMINAIRE REQUIREMENTS;
- MUST BE LISTED, AS DEFINED IN SECTION 100.1 FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UL O ROTHER NATIONALLY RECOGNIZED LAB.
- HAVE A LABEL THAT CERTIFIES THE LUMINAIR IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283
- BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK
- SHALL NOT CONTAIN SCREW BASE SOCKETS.
- SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCES JOINT APPENDIX JA8.

SCREW BASED LUMINAIRE REQUIREMENTS:
- SHALL NOT BE RECESSED DOWNLIGHT IN CEILINGS.
- SHALL CONTAIN LAMPS THAT COMPLY W/ REFERENCE JOINT APPENDIX
- SHALL BE MARKED WITH JA8-2016 OR JA8-2016-E AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.

SWITCHING CONTROL REQUIREMENTS:
- EXHAUST FANS SHALL BE SWITCHED SEPARATELY, EXCEPT WHEN LIGHTING INTEGRAL TO THE FAN MAY BE ON THE SAME SWITCH AS THE FAN PROVIDED. THE LIGHTING CAN BE SWITCHED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0 (K)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.
- LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
- LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
- DIMMERS OR VACANCY SENSORS SHALL CONTROLL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
  - CEILING RECESSED DOWNLIGHT LUMINAIRES
  - LED LUMINAIRES WITH INTEGRAL SOURCES
  - PIN-BASED LED LAMPS
  - GU-24 BASED LED LIGHT SOURCES
- LUMINAIRES IN CLOSETS LESS THAN 70 SF AND HALLWAY LUMINAIRES NEED NOT HAVE DIMMERS OR VACANCY SENSORS.
- UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHITNG SYSTEMS.

BATHROOM LIGHTING: LIGHTS OVER TUB ANS SHOWER SHALL BE LISTED FOR WET OR DAMP LOCATION. (CEC SECTION 410.4)

CLOSET LIGHTING: ALL FIXTURES SHALL HAVE A COMPLETELY ENCLOSED LAMP OR BE RECESSED.

ELECTRICAL BOXES: LIMIT THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR TO NOT GREATER THAN THE NUMBER OF BEDROOMS. ALL SUCH ELECTRICAL BOXES SHALL BE CONTROLLED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.

EXTERIOR LIGHTING: MUST MEET THE CRITERIA OF SECTION 150.0 (K)A CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO "ON" THE AUTOMATIC ACTIONS OF ONE OF THE FOLLOWING:
- PHOTOCELL AND MOTION SENSOR
- PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
- ASTRONOMICAL TIME CLOCK
- ENERGY MANAGEMENT CONTROL SYSTEM

GENERAL BUILDING CODE NOTES:

UNDERFLOOR VENTS (AS APPLICABLE): MINIMUM 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA. LOCATE 1-VENT WITHIN 3 FEET OF EACH CORNER. COVER OPENINGS WITH CORROSION RESISTANT WIRE MESH WITH AN OPENING SIZE NOT EXCEEDING 1/2 INCH (CERE 408).

AREA UNDER STAIRWAY AND COMMON WALL BETWEEN GARAGE AND HOUSE SHALL HAVE 5/8" TYPE "X" GYPSUM BOARD AND SOLID CORE TIGHT FIGHTING AND SELF-CLOSING DOOR.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED WITH A MINIMUM NO. 26 GAGE (0.48mm) SHEET STEEL OR OTHER APPROVED MATERIAL AND HAVE NO OPENINGS INTO THE GARATE (R302.5.2).

ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA FOR LIGHT NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED; THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED (CRC R303.1).

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AN AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF MUST BE OPENABLE.

EXCEPTION: WHEN ARTIFICIAL LIGHT AND MECHANICAL VENTILATION SYSTEM IS PROVIDED AT 50 CFM INTERMITTENT OR 25 CFM CONTINUOUSLY. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. (CRC303.3).

INTERIOR SPACE DIMENSIONS (CRC SECTIONS 304 & 305):
- HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL NOT BE LESS THAN 7 FEET IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.
- OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET, 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE & LAUNDRY ROOMS SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
- MINIMUM WIDTH OF HALLWAY IS 3 FEET.
- MINIMUM ROOM SIZES:
  - 70 SF FOR HABITABLE ROOMS
  - MINIMUM OF ONE 120 SF ROOM IN EACH DWELLING
  - 7 FEET WIDTH FOR HABITABLE ROOMS OTHER THAN KITCHENS.

PROVIDE TEMPERED SAFETY GLAZING AT THE FOLLOWING LOCATIONS (CRC 308.4):
- WINDOWS LOCATED WITHIN 24" ARC OF THE VERTICAL EDGE OF DOORS.
- ALL GLAZED DOORS WITH SIDELIGHTS
- WINDOWS GREATER THAN 9 SQ. FT. WITHIN 18" OR LESS OF A FLOOR AND 30" WITHIN A WALKING SURFACE.
- WINDOWS AT MID-LANDING OF STAIRS.
- WINDOWS OVER A TUB OR SHOWER.
- ALL GLASS SHOWER ENCLOSURES.
- SEE LOCATIONS ON PLAN.

PERMITTED MATERIALS FOR UNIT SKYLIGHTS (CRC 308.6.2):LAMINATED GLASS WITH A MIN. 0.015 INCH POLYVINYL BUTYRAL INTERLATER FOR GLASS PANES 16 SQ. FT. OR LESS IN AN AREA LOCATED SUCH THAT THE HIGHEST POINT IS NOT MORE THAN 12 FT. ABOVE WALKING SURFACE.
- FULLY TEMPERED GLASS
- HEAT STRENGTHED GLASS
- WIRED GLASS
- APPROVED RIGID PLASTIC

EVERY SLEEPING ROOM AND EVERY BASEMENT MUST HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH THESE MINIMUM DIMENSIONS (CRC SECTION 310);
- MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., AND MINIMUM 5 SQ. FT. AT GRADE.
- MINIMUM NET CLEAR HEIGHT OPENING OF 20 INCHES.
- MINIMUM NET CLEAR WIDTH OPENING OF 24 INCHES.
- THE BOTTOM OF THE CLEAR WINDOW OPENING SHALL BE NO MORE THAN 44 INCHES FROM THE FLOOR.

MEANS OF EGRESS (SECTION R311):
R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36 INCHES MINIMUM MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOP NOT EXCEEDING 1/4" PER FOOT SLOPE OR 2%.

R311.3.1 LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.
EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. WHEN EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.

R311.3.2 DOORS OTHER THAN THE REQUIRED EGRESS DORRS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD.

STAIRWAYS (CRC 311.7)
- RISER SHALL BE 4" MIN. & 7-3/4" MAX.
- TREAD SHALL BE 10" MIN.' WINDER TREAD 6" MIN. AND 10" MIN. AT WALK LINE.
- VARIATION BETWEEN RISER HEIGHTS AT 3/8" MAX.
- HEADROOM SHALL BE 80" MIN.
- WIDTH SHALL BE 36" MIN., AND 36" x 36" LANDING REQUIRED.
- FIREBLOCKING IS REQUIRED IN CONCEALED SPACES BETWEEN STAIR STRINGS AT THE TOP AND BOTTOM OF THE RUN (CRC 302.11)
- ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD (CRC 302.7)
- THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. WIDTH AND LENGTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY. INTERIOR STAIRS FROM HOSUE TO GARAGE NEED NOT HAVE A LANDING PROVIDED DOOR DOES NOT SWING OVER STAIRS.

HANDRAILS & GUARDS (SECTION CRC 313)
- HANDRAILS SHALL HAVE A 1-1/2" TO 2" GRIPPABLE CROSS-SECTION WITH NO SHARP EDGES.
- HEIGHT SHALL BE 34" TO 38" ABOVE NOSING.
- CLEARANCE BETWEEN HANDRAIL AND ADJACENT WALL IS 1-1/2"/
- GUARD SHALL BE 42" MIN. HEIGHT WITH OPENINGS LESS THAN 4" CLEAR.
- GUARDS ARE REQUIED IF EXTERIOR DECK OR FLOOR IS OVER 30" ABOVE GRADE.
- GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT: SEE STRUCTURAL DRAWINGS.

PRELIMINARY

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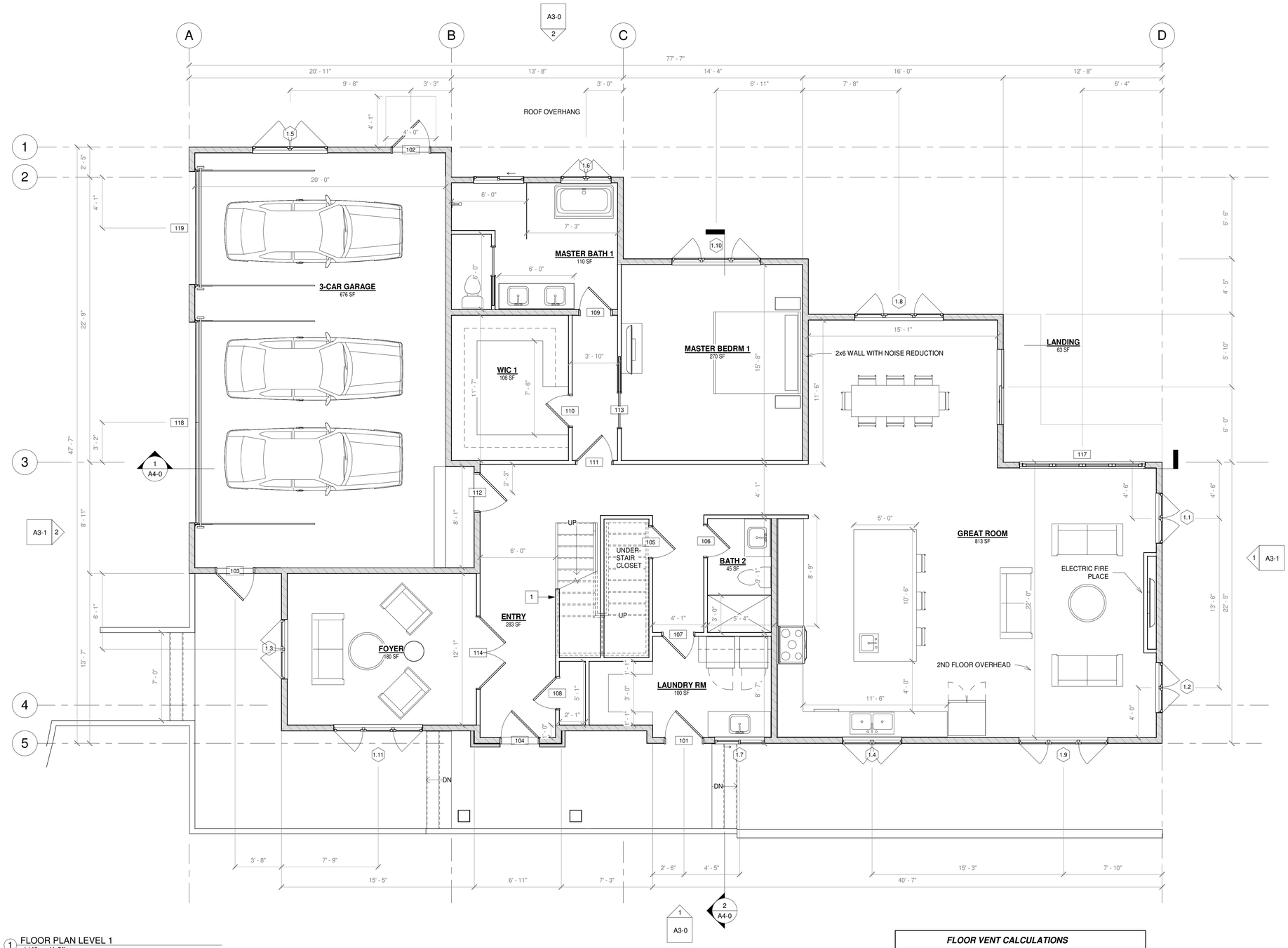
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APN: 583 - 15 - 019
SAN JOSE CALIFORNIA

Project No: | Designed: KL | Checked: NL | Date: 8 / 30 / 2021

GENERAL NOTES

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1 FLOOR PLAN LEVEL 1
1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL WALLS DIMENSIONED TO FACE OF STUD.

(P) 5 1/2" STUD WALL

(P) 3 1/2" STUD WALL

(P) 5 1/2" STUD WALL WITH STONE VENEER

EXTERIOR WALLS WITH STONE VENEER: (6" WALLS) TO BE 2X6 STUDS @ 16" O.C. W/ DBL SILL PLATE AND DBL 2X6 TOP PLATES AS INDICATED ON STRUCTURAL PLANS, TYP., W/ LEDGESTONE - NATURAL THIN STONE VENEER. INSTALL THIN VENEER STONE WITH OVER-GROUT AND MORTAR PER MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH ACI 530.1/ASCE 6/TMS 602 SPECIFICATIONS FOR STONE VENEER O/ 5/8" DENSGLASS FIREGUARD SHEATHING O/ 1/2" PLYWOOD TYP. U.N.O.

TYPICAL EXTERIOR WALLS WITH STUCCO FINISH: (6" WALLS) TO BE 2X6 STUDS @ 16" O.C. W/ DBL SILL PLATE AND DBL 2X6 TOP PLATES AS INDICATED ON STRUCTURAL PLANS, TYP., W/ 3-LAYER STUCCO FINISH, TYP.

TYPICAL INTERIOR WALLS: TO BE 2 X 4 STUDS @ 16" O.C. TYP., U.N.O. WITH 5/8" GYP. BD., EACH SIDE, PLASTER FINISH TYPICAL U.N.O.

PROVIDE 2X6 PLUMBING WET WALLS AS REQUIRED.

GARAGE / RESIDENCE COMMON WALL AND CEILING - PROVIDE A 5/8" GYPSUM BOARD FROM FLOOR TO UNDERSIDE OF ROOF SHEATHING (GARAGE MUST BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA) PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ENTIRE GARAGE CEILINGS WITH HABITABLE ROOMS ABOVE AND 5/8" GYPSUM BOARD AT WALLS SUPPORTING THIS FLOOR/CEILING. FIRE SEPARATION PER CRC SEC 302.6. AND TABLE R302.6.

2. **ALL TOILETS** SHALL HAVE A MINIMUM CLEAR WIDTH OF 34".

EGRESS WINDOW REQ.:

- AN OPENING FOR EMERGENCY THAT IS AT LEAST 5.7 SF IN OPENING AREA
- MINIMUM OPENING SIZE IS 20" WIDTH X 24" HIGH
- HAVE EGRESS OPENING NO MORE THAN 44" A.F.F.
- IN ORDER TO MEET THE REQUIRED 5.7 SF TOTAL, EITHER THE WIDTH OR HEIGHER, OR BOTH MOST EXCEED THE MINIMUM DIMENSION.

FLOOR PLAN KEY NOTES

<varies> <varies>

MAIN HOUSE ROOM SCHEDULE

NAME	AREA
1ST FFL	
BATH 2	45 SF
ENTRY	283 SF
FOYER	180 SF
GREAT ROOM	813 SF
LAUNDRY RM	100 SF
MASTER BATH 1	110 SF
MASTER BEDRM 1	270 SF
WIC 1	106 SF
	1908 SF
2ND FFL	
BATH 4	40 SF
BATH 5	47 SF
BEDRM 3	192 SF
BEDRM 4	187 SF
ENTERTAINMENT RM	513 SF
MASTER BATH 3	179 SF
MASTER BEDRM 2	200 SF
WIC 2	75 SF
WIC 3	39 SF
WIC 4	33 SF
	1505 SF
UNFINISHED	
1ST FFL	
3-CAR GARAGE	676 SF
LANDING	63 SF
	739 SF
GRAND TOTAL	4152 SF

FLOOR VENT CALCULATIONS

1ST FLOOR (P)		
AREA REQ. FLOOR VENT:		2144 SF
VENTILATION REQ'D @ 1/150 SF	2144/150	14.29 SF
PROVIDE: 20 - 16X8 VENT W/ MESH	20 X .716 SQFT/EA**	14.32 SF

NOTES:

* DESIGN 50/50 HIGH & LOW VENTS
**0.778 SF/EA - 15% FOR NFA/EA (0.062 SF) = 0.716 SF
*** 60 SQ. INCH NFA/EA (0.42 SF).
**** CONTRACTOR TO CONFIRM (E) CONDITION

1. SPACE VENTS EVENLY TO DISTRUBUTE AIR-FLOW EQUALLY

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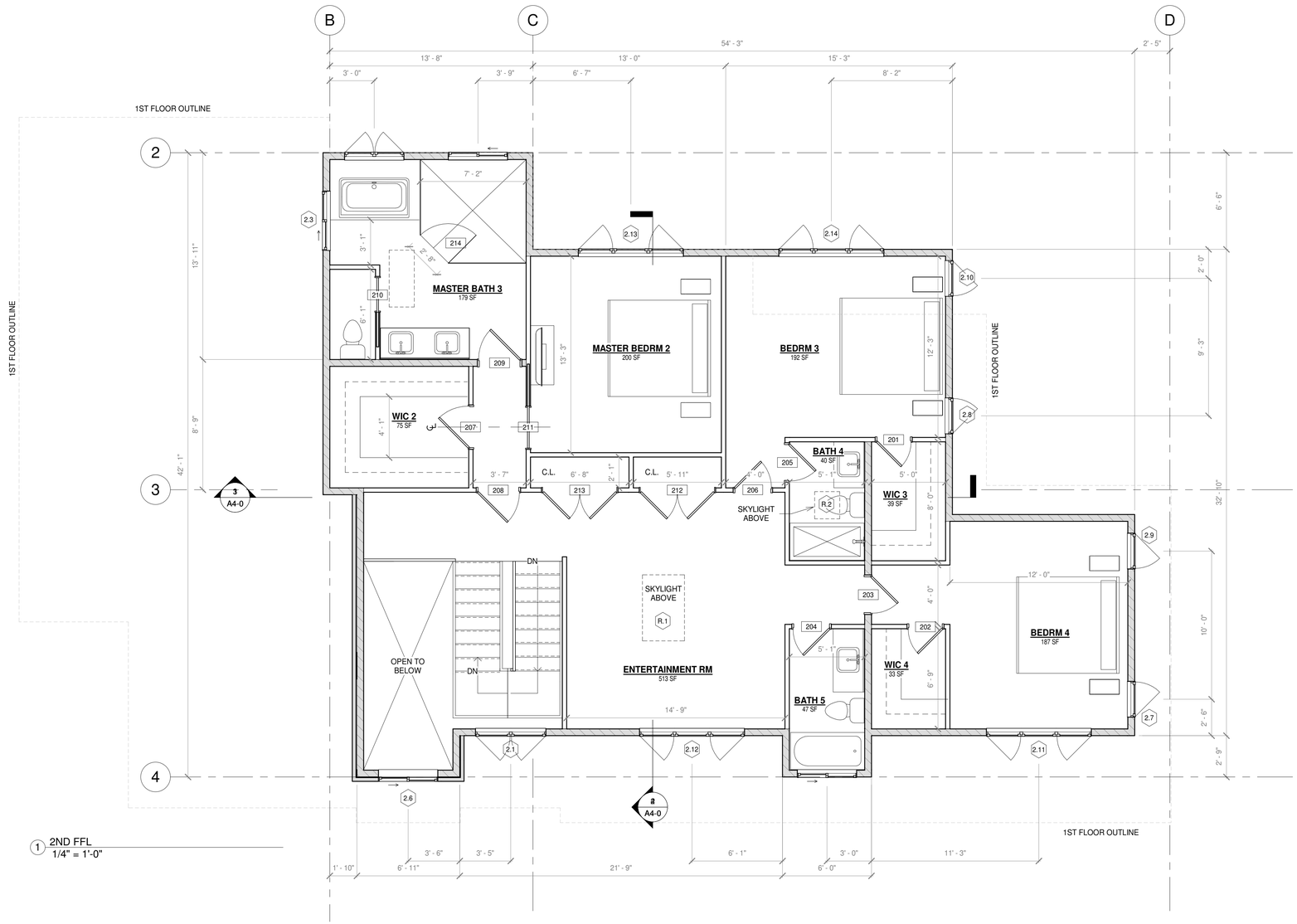
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FIRST FLOOR PLAN

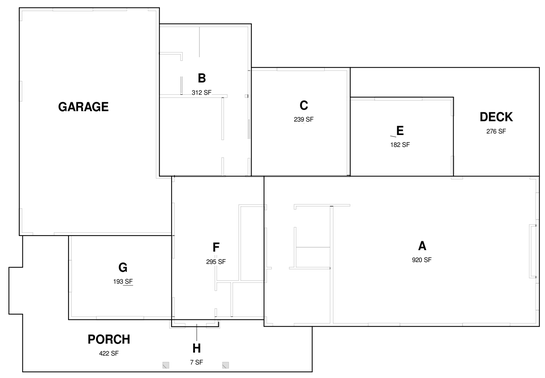
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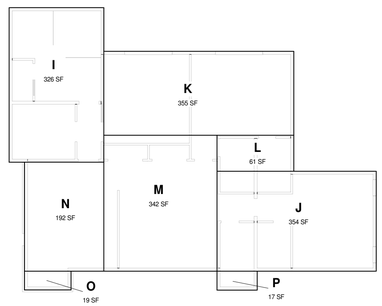
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1 2ND FFL
1/4" = 1'-0"



2 1ST FFL AREA PLAN
3/32" = 1'-0"



3 2ND FFL AREA PLAN
3/32" = 1'-0"

MAIN HOUSE AREA SCHEDULE*

NAME	LEVEL	WIDTH	LENGTH	AREA
1ST FFL				
A	1ST FFL	22' - 5"	41' - 1"	920 SF
B	1ST FFL	13' - 8"	22' - 9"	312 SF
C	1ST FFL	14' - 9"	16' - 3"	239 SF
E	1ST FFL	11' - 10"	15' - 4"	182 SF
F	1ST FFL	13' - 9"	21' - 5"	295 SF
G	1ST FFL	12' - 7"	15' - 5"	193 SF
H	1ST FFL	1' - 1"	6' - 9"	7 SF
				2148 SF
2ND FFL				
I	2ND FFL	14' - 1"	23' - 1"	326 SF
J	2ND FFL	14' - 11"	23' - 9"	354 SF
K	2ND FFL	12' - 6"	28' - 4"	355 SF
L	2ND FFL	5' - 4"	11' - 5"	61 SF
M	2ND FFL	16' - 11"	20' - 3"	342 SF
N	2ND FFL	11' - 10"	16' - 3"	192 SF
O	2ND FFL	2' - 9"	6' - 11"	19 SF
P	2ND FFL	2' - 10"	6' - 0"	17 SF
				1667 SF
UNFINISHED				
GARAGE	1ST FFL	19' - 7"	37' - 2"	727 SF
				727 SF
GRAND TOTAL				4542 SF

*THE FRONT PORCH AREA IS LESS THAN 50% ENCLOSED.

FLOOR PLAN NOTES

1. SEE NOTES ON SHEET A2-0

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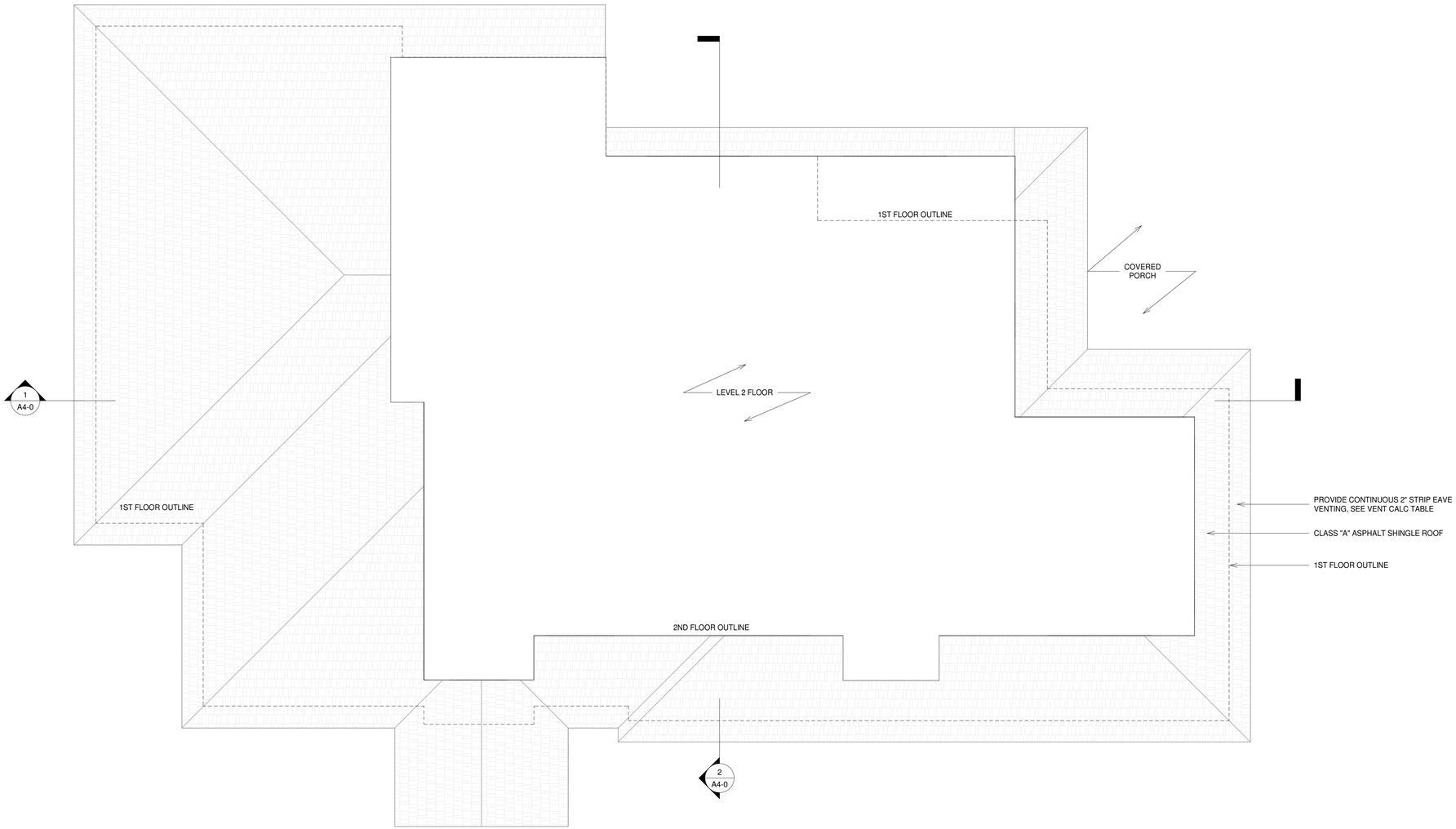
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SECOND FLOOR PLAN

A2-1

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1 ROOF PLAN
1/4" = 1'-0"

ROOF PLAN NOTES

1. ROOF OVERHANG IS 1' - 6" U.N.O.
2. ALL ROOF PROJECTIONS WITH A FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 2' AND LESS THAN 5' SHALL BE FIRE-RESISTANCE RATED PER TABLE R302.1(1) (CRC R302). SEE SHEET 7-1, DETAIL 6 FOR CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
4. PROVIDE ROOF SLOPE AS INDICATED ON PLANS. THE GENERAL CONTRACTOR SHALL VERIFY IN THE FIELD.
5. FOR ROOF COVERING, PROVIDE [] "CLASS A" ROOF COVERING. STYLE AND COLOR TO BE DETERMINED BY OWNER.
6. CONTRACTOR SHALL PROVIDE A COPY OF THE ICC REPORT FOR THE ROOF COVERING AT THE TIME OF INSPECTION.
7. PROVIDE ALUMINUM METAL GUTTERS AND DOWNSPOUTS THAT SHALL BE PAINTED. GUTTERS SHALL BE PAINTED TO MATCH TRIM COLOR AND DOWNSPOUTS (RAIN WATER LEADERS: RWL) SHALL MATCH BODY COLOR.
8. PROVIDE ATTIC VENTILATION AT ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF.
9. FRAMING MEMBERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MIMIMUM OF (1) INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATION SHALL BE A MINIMUM OF NOT LESS THAN (1) SQ. FT. FOR EACH (150) SQ. FT. OF ATTIC AREA WITH (50) PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED LOCATED NEAR THE UPPER PORTION.

VENTILATION REQUIREMENTS FOR ROOF:

10. SEE ROOF VENTILATION CALCULATIONS ON ROOF PLAN.
11. PROVIDE 22"X 30" MINIMUM OPENING FOR ATTIC ACCESS OR AS LARGE AS THE LARGEST COMPONENT OF APPLIANCE LOCATED IN ATTIC.
12. PROVIDE DIMENSIONS FOR ALL ROOF OVERHANGS AS INDICATED ON THE PLANS AND DETAILS.
13. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL LAYOUT INFORMATION. COORDINATE STRUCTURAL SYSTEM WITH ARCHITECTURAL DRAWINGS. IF THERE ANY DISCREPANCIES, PLEASE REPORT TO THE ARCHITECT AS NECESSARY.

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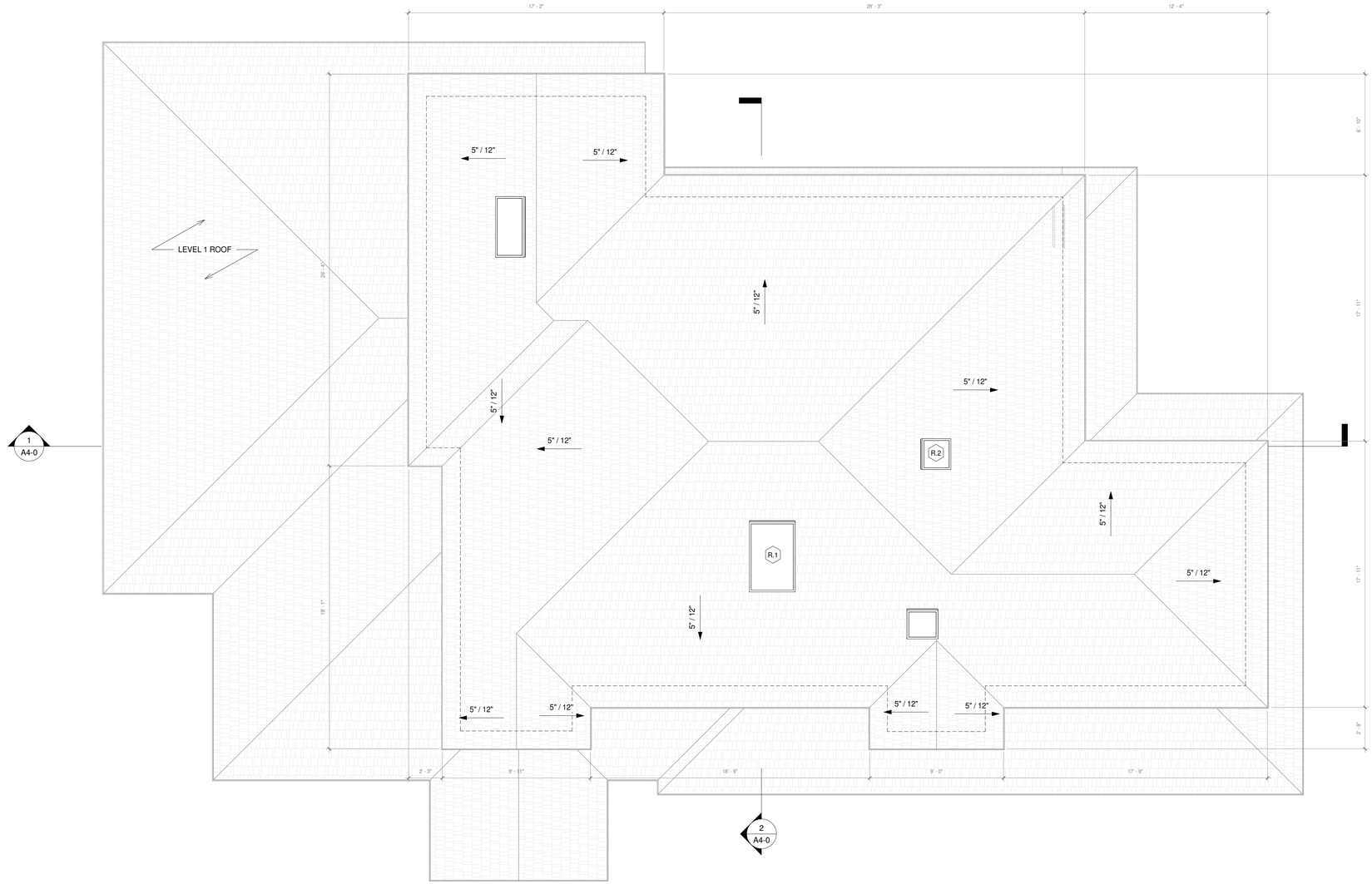
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ROOF PLAN

A2-2

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1 ROOF PLAN LEVEL 2
1/4" = 1'-0"

MAIN HOUSE ATTIC VENT CALCULATIONS	
1ST FL ROOF*	
ATTIC AREA	2,285 SF
VENT REQ'D @ 1/300 SF: 2,285 / 300*	7.62 SF (50% = 3.81)
2ND FL ROOF*	
ATTIC AREA	2,091 SF
VENT REQ'D @ 1/300 SF: 2,091 / 300*	6.97 SF (50% = 3.49)
DESIGN / RIGID SPRAY INSULATION	**NO VENT REQ.**

NOTES:

* DESIGN 50/50 HIGH & LOW VENTS
**0.778 SF/EA - 15% FOR NFA/EA (0.062 SF) = 0.716 SF
*** 60 SQ. INCH NFA/EA (0.42 SF).

1. PAINT VENTS TO MATCH COLOR OF ROOF OR EAVE AS APPLICABLE, AND SPACE VENTS EVENLY TO DISTRUBUTE AIR-FLOW EQUALLY THROUGHOUT ROOF

ROOF PLAN NOTES

1. SEE NOTES ON SHEET A3-0

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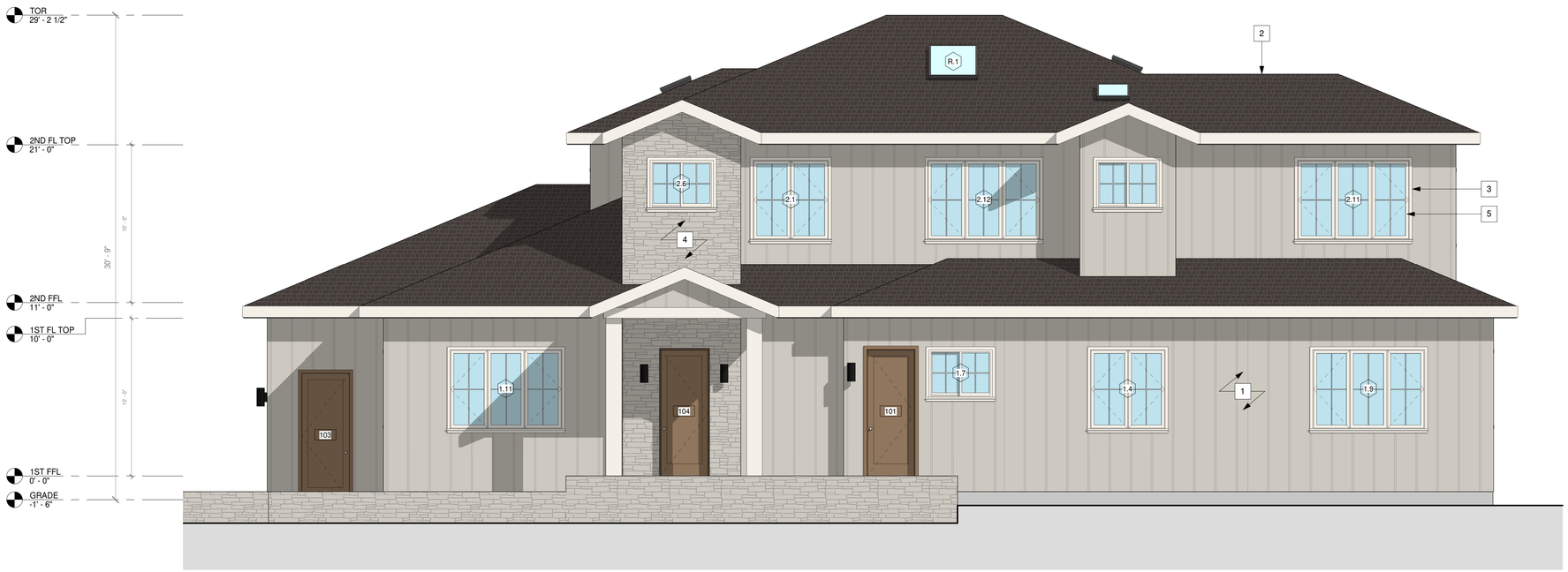
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ROOF PLAN

A2-3

PRELIMINARY

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1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION
2. SEE ROOF PLAN SHEET FOR ADDITIONAL IFNORMATION ON ROOF COVERING, GUTTERS, AND DOWNSPOUTS.
3. EXTERIOR WALL COVERING: (SEE EXTERIOR ELEVATIONS FOR LOCATION OF MATERIALS, AND DETAILS FOR ADDITIOANL INFORMATION).
4. PROVIDE VAPOR BARRIER (TYVEK OR EQUAL) OVER THE WALL SHEATHING. SEE DETAILS FOR ADDITIONAL INFORMATION.
5. GENERAL CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL BY OWNER AND ARCHITECT.
   - A. FIBER CEMENT BOARD OR SOLID WOOD BOARD AND BATTEN SIDING WITH 12" O.C. BATTENS OR SIMILAR.
   - B. FIBER CEMENT BOARD OR SOLID WOOD LAP SIDING OR SIMILAR.
6. **TRIMS, EXTERIOR DOORS, SHUTTERS, CORBALS AND OTHER MISC. ACCENTS, INCL. PAINTED COLOR FINISH:** SHALL BE SELECTED BY OWNER AND ARCHITECT.
7. **EXTERIOR ENTRY DOOR, OVERHEAD GARAGE DOOR:** PROVIDE A PAINT-GRADE FRONT ENTRY DOOR BY "SIMPSON" OR "JELD-WEN" OR SIMILAR BRAND; COLOR TO BE DETERMINED BY OWNER AND ARCHITECT.
8. **PATIO DOORS & WINDOWS:** BY MARVIN WINDOW OR SIMILAR; ALUMINUM CLAD EXTERIOR FINISH; PRIMED WOOD INTERIOR FINISH.

   COLOR AND HARDWARE TO BE DETERMINED. SEE WINDOW AND DOOR SCHEDULE, DETAILS, AND FLOOR PLANS FOR ADDITIONAL INFORMATION.
9. PROVIDE VAPOR BARRIER (TYVEK OR EQUAL) OVER THE WALL SHEATHING. SEE DETAILS FOR ADDITIONAL INFORMATION.

1 
JAMES HARDIE VERTICAL BOARD & BATTEN SIDING PAINTED WITH BENJAMIN MOORE, PLYMOUTH ROCK 1543 LRV 42.7

2 
DAVINCI ROOFSCAPES SYNTHETIC CEDAR SHAKE IN BLACK OAK, CLASS 'A' FIRE RATING, APPROX. LRV 7

3 
JAMES HARDIE FIBER CEMENT OR COMPOSITE TRIM, PAINTED WITH BENJAMIN MOORE GLACIER WHITE, OC-37, LRV 80.2

4 
ROANOKE NATURAL ASHLAR-STYLE THIN STONE VENEER, APPROX. LRV 37

2 5 
MILGARD FIBERGLASS ULTRA SERIES. C650 (EXT. FROST) LRV 80

6 
STAINED CONCRETE OR ALLAN BLOCK, APPROX. LRV 37

PRELIMINARY

REVISIONS

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1	Response to Comments dated 05/23/2024	07/05/2024
2	Response to Comments dated 07/31/2024	08/02/2024

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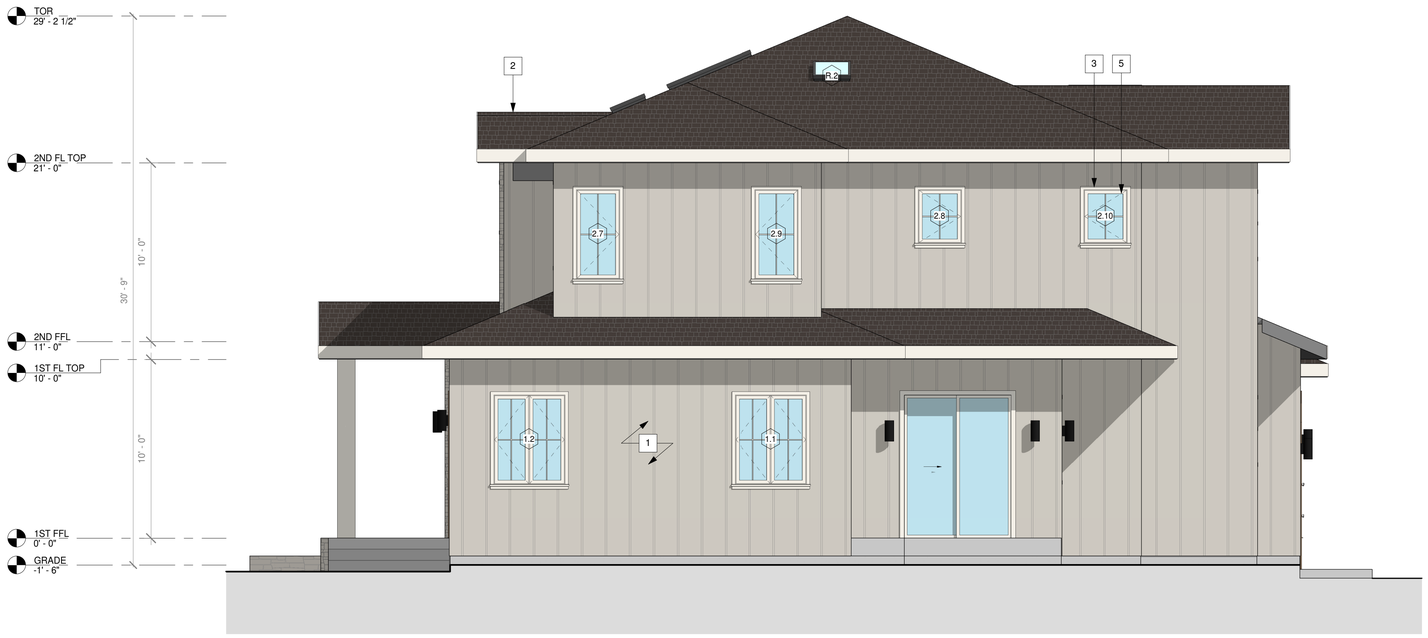
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Project No:
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Checked: NL
Date: 8 / 30 / 2021

FRONT & REAR ELEVATIONS

A3-0

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1 RIGHT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

1. SEE NOTES ON A4-0.

1 
JAMES HARDIE VERTICAL BOARD & BATTEN SIDING PAINTED WITH BENJAMIN MOORE, PLYMOUTH ROCK 1543 LRV 42.7

2 
DAVINCI ROOFSCAPES SYNTHETIC CEDAR SHAKE IN BLACK OAK, CLASS 'A' FIRE RATING, APPROX. LRV 7

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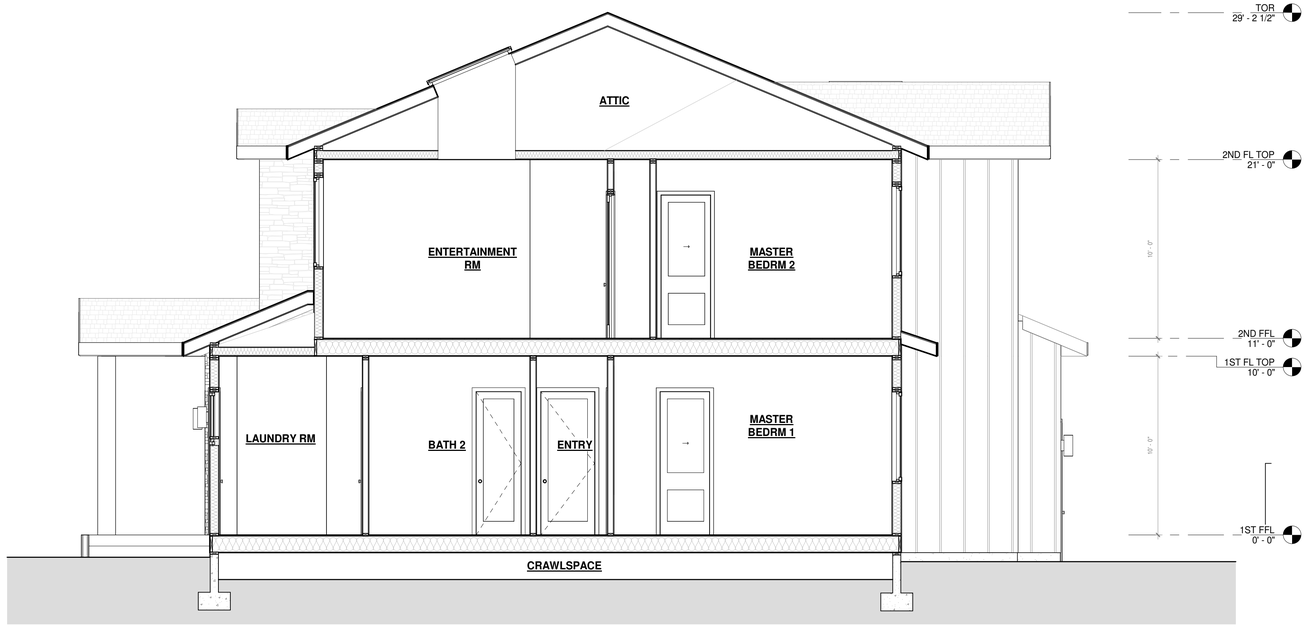
RIGHT & LEFT ELEVATIONS

A3-1

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1 MAIN HOUSE SECTION 1
1/4" = 1'-0"



2 MAIN HOUSE SECTION 2
1/4" = 1'-0"



3 BUILDING HEIGHT CALCULATION A
3/32" = 1'-0"



4 BUILDING HEIGHT CALCUALTION B
3/32" = 1'-0"

SECTION NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION
2. SEE STRUCTURAL DRAWINGS AND DETAILS FOR CONSTRUCTION INFORMATION
   A. SEE STRUCTURAL DRAWINGS FOR (E) WALL TO (P) WALL CONNECTION DETAILS
3. SEE ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION

FIRE BLOCKING: PROVIDE FIREBLOCKING PER C.R.C. SECTION R301.11 AT THE FOLLOWING COMBUSTIBLE CONSTRUCTION LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS PER C.R.C. SECTION R302.11 AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES THAT OCCUR, SUCH AS AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS PER C.R.C. SECTION R302.11.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN PER C.R.C. SECTION R302.11.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES SEE C.R.C. SECTION R1003.19.
6. FACTORY BUILT FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127 PERCC.B.C. SECTION 717.2.5.1.
7. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
8. WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE COMBUSTIBLE CONSTRUCTION PER C.B.C. SECTION 1406, OR WHERE ERECTED WITH COMBUSTIBLE FRAMES AT MAXIMUM INTERVALS OF 20 FEET, SO THAT THERE WILL BE NO OPEN SPACE EXCEEDING 100 SQUARE FEET PER C.B.C. SECTION 717.26
9. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE ON AN APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF CONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH 4-INCH MINIMUM SEPARATION BETWEEN SECTIONS PER C.B.C. SECTION 717.2.6.

   EXCEPTIONS: (PER C.B.C. 717.2.6)

10. FIREBLOCKING SHALL NOT BE REQUIRED WHERE INSTALLED ON NONCOMBUSTIBLE FRAMING AND THE FACE OF THE EXTERIOR WALL FINISH EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERIALS:
    A. ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH.
    B. CORROSION-RESISTANT STEEL HAVING A BASE METAL. THICKNESS NOT LESS THAN 0.016 INCH AT ANY POINT.
    C. OTHER APPROVED NONCOMBUSTIBLE MATERIALS.

HEIGHT CALCULATIONS:

IN **SECTION A**, THE REAR FACE OF THE HOUSE MEETS THE PROPOSED GRADE AT AN ELEVATION OF 478.25.

AT THE FRONT FACE, THE PROPOSED GRADE IS AT 477.21.

AVERAGING THE TWO NUMBERS RESULTS IN THE PROJECTED SURFACE SITTING AT A HYPOTHETICAL ELEVATION OF 477.73. MEASURING FROM THIS POINT, **THE HYPOTHETICAL HEIGHT OF THE STRUCTURE IN SECTION A IS 30'-5".**

IN **SECTION B**, THE REAR FACE OF THE HOUSE MEETS THE PROPOSED GRADE AT AN ELEVATION 277.80.

AT THE FRONT FACE, THE PROPOSED GRADE IS 477.59.

AVERAGING THE TWO NUMBERS RESULTS IN THE PROJECTED SURFACE SITTING AT A HYPOTHETICAL ELEVATION OF 477.70. MEASURING FROM THIS POINT, **THE HYPOTHETICAL HEIGHT OF THE STRUCTURE IN SECTION B IS 30'-4"**

THE HEIGHT OF THE STRUCTURE IS 30' - 4 1/2" , PER ZONING ORDINANCE (1.30.030).

PRELIMINARY

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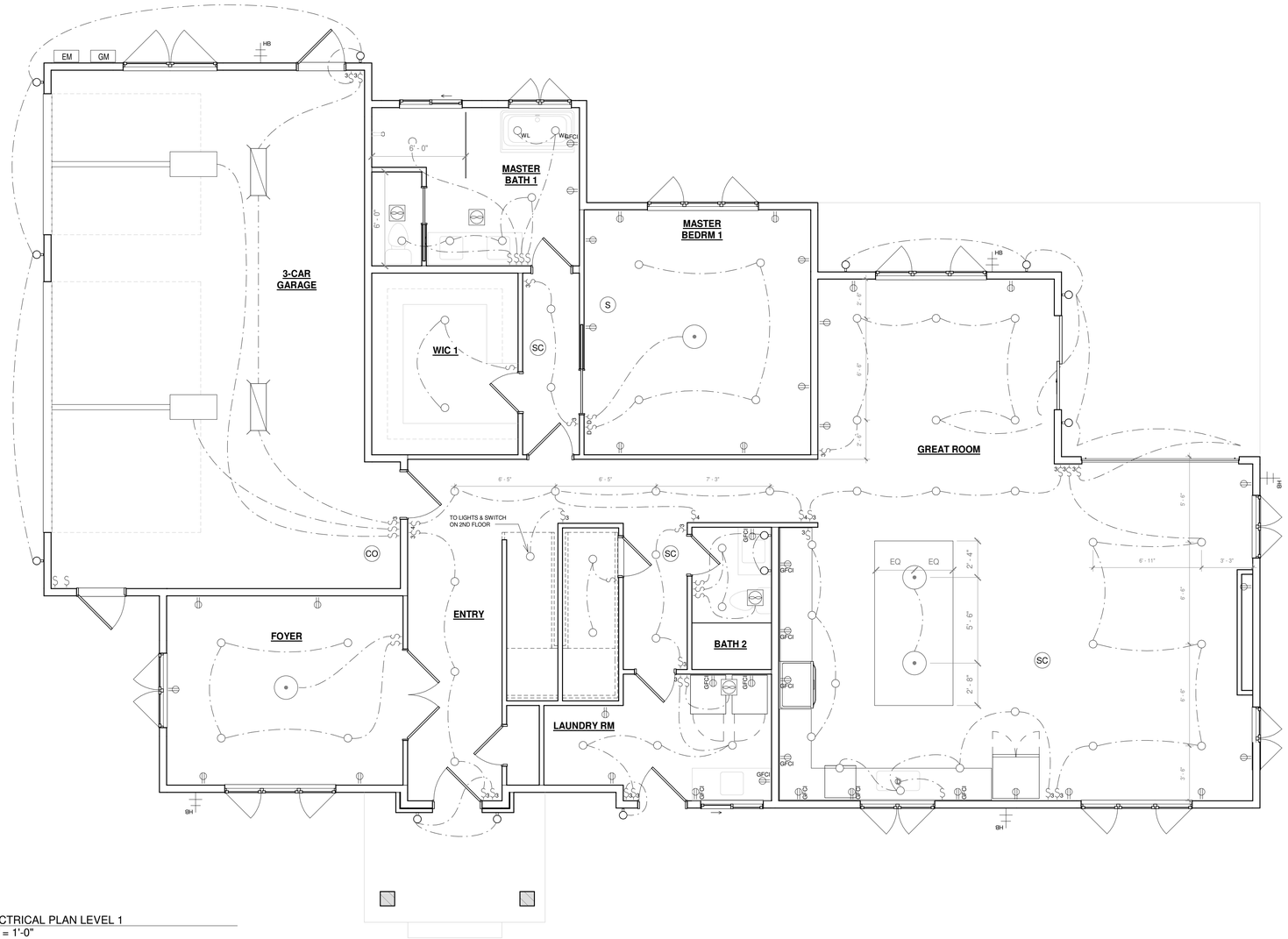
MAIN HOUSE SECTIONS

A4-0

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ELECTRICAL LEGEND

- 110V DUPLEX RECEPTACLE 12" AFF
- GFCI — GROUND FAULT CIRCUIT INTERRUPT
- WP — 110 V. DUPLEX RECEPTACLE WATERPROOF
- SINGLE POLE SWITCH w/ DIMMER
- THREE WAY SINGLE POLE SWITCH
- FOUR WAY SINGLE POLE SWITCH
- SINGLE POLE SWITCH
- TV — CABLE TV OUTLET
- TELEPHONE OUTLET - CATV (12" AFF)
- GARBAGE DISPOSAL
- RECESSED LED 6" FIXTURE
- WALL-MOUNT LED
- CEILING MOUNT OR PENDANT FIXTURE
- FLUORESCENT
- S — SMOKE DETECTOR
- SC — SMOKE & CARBON MONOXIDE ALARM
- CO — CARBON MONOXIDE ALARM
- EXHAUST FAN
- CEILING FAN W/ LIGHTING
- HB — HOSE BIB
- GARAGE DOOR OPENER
- EM — ELECTRIC METER
- GM — GAS METER
- SKYLIGHT



1 ELECTRICAL PLAN LEVEL 1
1/4" = 1'-0"

NOTES:

1. FOR ALL MECHANICAL, ELECTRICAL, & PLUMBING GENERAL NOTES, SEE GENERAL NOTES SHEET A0-2.
2. FOR ALL CALGREEN NOTES AND TABLES, SEE GENERAL NOTES SHEETS .....[]
3. FOR REFERENCE, PROVIDE ALL NEW PLUMBING FIXTURES AS PER TABLE BELOW.
4. TANK-TYPE WATER CLOSETS AND SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK-TYPE TOILETS AND SHOWERHEADS, RESPECTIVELY.

WALL LEGEND:

- (P) 5 1/2" STUD WALL
- (P) 3 1/2" STUD WALL
- (P) 5 1/2" STUD WALL WITH STONE VENEER

ELECTRICAL NOTES:

EXISTING OUTLETS TO REMAIN WHERE POSSIBLE.

OUTLETS, TYPICAL: UNLESS OTHERWISE NOTED, HEIGHT OF OUTLETS AND SWITCHES WILL BE AS FOLLOWS:

OUTLETS: CENTER 12: A.F.F. - COORDINATE WITH BASEBOARD HEIGHT AS NECESSARY.

SWITCHES: CENTER 48" A.F.F.

BATHROOM EXHAUST FANS: ENERGY STAR RATED AND DUCTED TO TERMINATE OUTSIDE. ALL BATHROOMS CONTAINING A BATHTUB OR SHOWER SHALL BE MECHANICALLY VENTILATED PER CMC CHAPTER 4, CRC R303.3.1.

KITCHEN OUTLETS:
- ABOVE COUNTER OUTLETS SHALL BE CENTERED 6" ABOVE COUNTER COORDINATE WITH BACK SPLASH AS NECESSARY.
- BUT NOT MORE THAN 20" ABOVE THE COUNTERTOP **(CEC SECTION 210.52(C)(5)) [CHECK THIS INFO]**

GENERAL:
1. ARC FAULT (AFCI) REQUIRED IN FAMILY RMS, DINING RMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC RMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) IS REQUIRED IN BATH RMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, BASEMENTS, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS, AND LAUNDRY AREAS. NOTE TO SHOW COMPLIANCE WITH ARC-FAULT AND GROUND FAULT OUTLETS PER ART. 210.12 AND 210.8 CEC 2019
2. ELECTRICAL OUTLETS IN SPACES SUCH AS BATHROOMS, LAUNDRY ROOMS, POWDER ROOMS, CRAWL SPACES, UNFINISHED BASEMENT, GARAGE, KITCHEN COUNTER, AND OUTSIDE ARE REQUIRED TO HAVE GFCI PROTECTION.

ELECTRICAL NOTES:
1. ELECTICRAL CONTRACTOR IS RESPONSIBLE FOR A COMPLETE INSTALLATION TO CODE, INCLUDING ANY MATERIAL NOT INCLUDED ON DRAWINGS NECESSARY FOR CODE COMPLIANCE.
2. ELECTRICAL CONTRACTOR TO COORDINATE DRILLING FOR ELECTRICAL RUNS WITH G.C.
3. VERIFY ALL LOCATIONS OF LGIHTS/OUTLETS WITH OWNER/ARCHITECT PRIOR TO PULLING WIRE TO DEVICES.
4. CONTRACTOR IS RESPONSIBLE FOR SIZING AND INSTALLING ALL ELECTRICAL SERVICE ACCORDING TO LOADS OF EQUIPMENT REQUIRED AND ACCORDING TO N.E.C.
5. VERIFY FIXTURE SUBSTITUTIONS WITH ARCHITECT.
6. DUPLEX RECEPTACLES TO BE GFI WHERE REQUIRED BY CODE.
7. INSTALL WIRES IN CONDUIT WHERE REQUIRED BY CODE.
8. ALL EXISTING OUTLETS NEED TO BE GROUNDED.
9. PROVIDE LIGHT FIXTURES IN TUB/SHOWER ENCLOSURES ARE LABELED "SUITABLE FOR DAMP LOCATIONS"
10. ALL RECESSED LIGHT FIXTURES SHALL BE IC RATED OR FIXTURES NOT IDENTIFIED FOR CONTACT WITH INSULATION SHALL HAVE ALL RECESSED PARTS SPACED AT LEAST 1/2" FROM COMBUSTIBLE MATERIALS AND 3" FROM THERMAL INSULATION. **RECESSED CANS SHALL ALSO BE AIR-TIGHT RATED.**

FIRE / SAFETY REQ.:

- FIRE ALARMS SHOULD BE LISTED AS COMPLYING WITH UL217 AND BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NFPA 72 & MANUF. INSTRUCTION

ASHRAE 62.2 COMPLIANCE NOTES:

- ALL BATHROOM FANS ARE INTERMITTENTED @ REQ. 50 CFM MIN. W/ HUMIDITY CONTROL
- KITCHEN HOOD FAN IS 100 CFM. MIN.
- HVAC FILTER IS MERV 6 MIN., 1" THICK W/ MAX. 0.1" W.C. PRESSURE DROP

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ELECTRICAL PLAN LEVEL 1

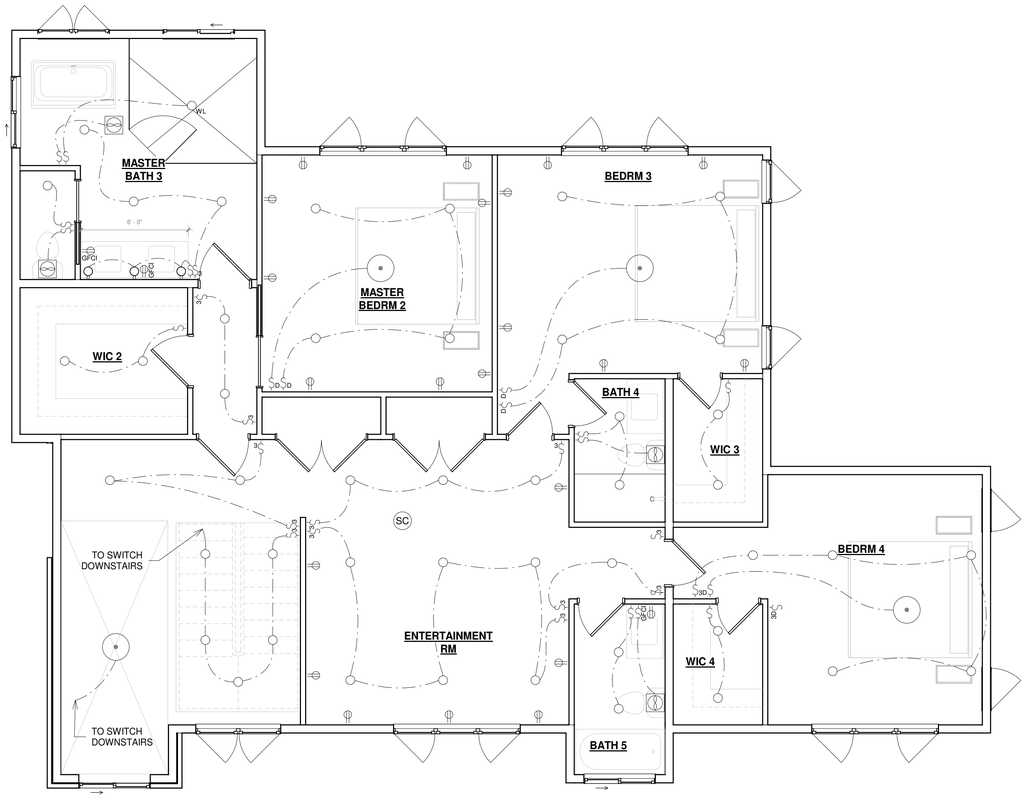
A5-0

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ELECTRICAL LEGEND

- 110V DUPLEX RECEPTACLE 12" AFF
- GFCI — GROUND FAULT CIRCUIT INTERRUPT
- WP — 110 V. DUPLEX RECEPTACLE WATERPROOF
- D — SINGLE POLE SWITCH w/ DIMMER
- 3 — THREE WAY SINGLE POLE SWITCH
- 4 — FOUR WAY SINGLE POLE SWITCH
- SINGLE POLE SWITCH
- TV — CABLE TV OUTLET
- TELEPHONE OUTLET - CATV (12" AFF)
- GARBAGE DISPOSAL
- RECESSED LED 6" FIXTURE
- WALL-MOUNT LED
- CEILING MOUNT OR PENDANT FIXTURE
- FLUORESCENT
- S — SMOKE DETECTOR
- SC — SMOKE & CARBON MONOXIDE ALARM
- CO — CARBON MONOXIDE ALARM
- EXHAUST FAN
- CEILING FAN W/ LIGHTING
- HB — HOSE BIB
- GARAGE DOOR OPENER
- EM — ELECTRIC METER
- GM — GAS METER
- SKYLIGHT



1 2ND FFL
1/4" = 1'-0"

NOTES:

1. SEE NOTES ON E1-0.

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ELECTRICAL PLAN LEVEL 2

A5-1

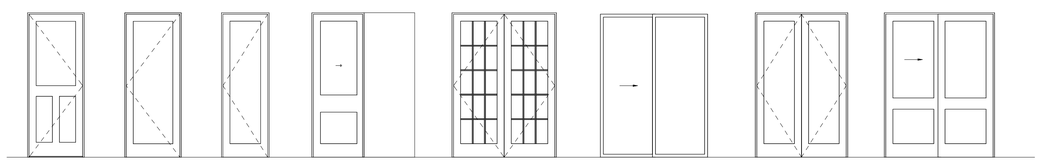
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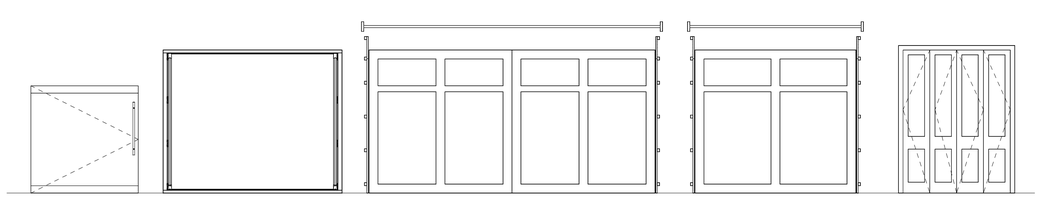
DOOR SCHEDULE

MARK	LEVEL	TYPE	DESCRIPTION	WIDTH	HEIGHT	TEMPERED	REMARKS
1ST FFL							
101	1ST FFL	B	EXTERIOR SINGLE WOOD FLUSH	3' - 0"	8' - 0"		EGRESS
102	1ST FFL	B	EXTERIOR SINGLE WOOD FLUSH	3' - 0"	8' - 0"		EGRESS
103	1ST FFL	B	EXTERIOR SINGLE WOOD FLUSH	3' - 0"	8' - 0"		EGRESS
104	1ST FFL	B	EXTERIOR SINGLE WOOD FLUSH	3' - 0"	8' - 0"		
105	1ST FFL	C	SINGLE WOOD FLUSH	2' - 6"	6' - 8"		
106	1ST FFL	C	SINGLE WOOD FLUSH	2' - 6"	8' - 0"		
107	1ST FFL	C	SINGLE WOOD FLUSH	2' - 6"	8' - 0"		
108	1ST FFL	C	SINGLE WOOD FLUSH	2' - 6"	8' - 0"		
109	1ST FFL	C	SINGLE WOOD FLUSH	2' - 6"	8' - 0"		
110	1ST FFL	C	SINGLE WOOD FLUSH	2' - 6"	8' - 0"		
111	1ST FFL	C	SINGLE WOOD FLUSH	2' - 10"	8' - 0"		
112	1ST FFL	C	SINGLE WOOD FLUSH	3' - 0"	8' - 0"		
113	1ST FFL	D	SINGLE POCKET DOOR	2' - 10"	8' - 0"		
114	1ST FFL	E	INTERIOR GLASS DOUBLE FLUSH	5' - 8"	8' - 0"	YES	
115	1ST FFL	F	DBL.PANEL SLIDING GLASS DOOR	6' - 0"	8' - 0"	YES	EGRESS
117	1ST FFL	J	FOLDING GLASS WALL SYSTEM	10' - 0"	8' - 0"	YES	EGRESS
118	1ST FFL	K	SECTIONAL DOUBLE GARAGE DOOR	16' - 0"	8' - 0"		
119	1ST FFL	L	SECTIONAL GARAGE DOOR	9' - 0"	8' - 0"		
2ND FFL							
201	2ND FFL	C	SINGLE WOOD FLUSH	2' - 4"	8' - 0"		
202	2ND FFL	C	SINGLE WOOD FLUSH	2' - 4"	8' - 0"		
203	2ND FFL	C	SINGLE WOOD FLUSH	2' - 6"	8' - 0"		
204	2ND FFL	C	SINGLE WOOD FLUSH	2' - 6"	8' - 0"		
205	2ND FFL	C	SINGLE WOOD FLUSH	2' - 6"	8' - 0"		
206	2ND FFL	C	SINGLE WOOD FLUSH	2' - 6"	8' - 0"		
207	2ND FFL	C	SINGLE WOOD FLUSH	2' - 10"	8' - 0"		
208	2ND FFL	C	SINGLE WOOD FLUSH	2' - 10"	8' - 0"		
209	2ND FFL	C	SINGLE WOOD FLUSH	2' - 10"	8' - 0"		
210	2ND FFL	D	SINGLE POCKET DOOR	2' - 4"	8' - 0"		
211	2ND FFL	D	SINGLE POCKET DOOR	2' - 10"	8' - 0"		
212	2ND FFL	G	DBL. WOOD FLUSH	5' - 0"	8' - 0"		
213	2ND FFL	G	DBL. WOOD FLUSH	5' - 0"	8' - 0"		
214	2ND FFL	I	FRAMED GLASS DOOR	2' - 8"	6' - 0"	YES	SHOWER DOOR
ADU FFL							
A01	ADU FFL	A	EXTERIOR GLASS SINGLE WOOD FLUSH	3' - 0"	8' - 0"	YES	EGRESS
A02	ADU FFL	A	EXTERIOR GLASS SINGLE WOOD FLUSH	3' - 0"	8' - 0"	YES	EGRESS
A03	ADU FFL	A	EXTERIOR GLASS SINGLE WOOD FLUSH	3' - 0"	8' - 0"	YES	EGRESS
A04	ADU FFL	B	EXTERIOR SINGLE WOOD FLUSH	3' - 0"	8' - 0"		EGRESS
A06	ADU FFL	C	SINGLE WOOD FLUSH	2' - 4"	8' - 0"		
A07	ADU FFL	C	SINGLE WOOD FLUSH	2' - 4"	8' - 0"		
A08	ADU FFL	C	SINGLE WOOD FLUSH	2' - 4"	8' - 0"		
A09	ADU FFL	C	SINGLE WOOD FLUSH	2' - 4"	8' - 0"		
A10	ADU FFL	C	SINGLE WOOD FLUSH	2' - 8"	8' - 0"		
A11	ADU FFL	C	SINGLE WOOD FLUSH	2' - 10"	8' - 0"		
A12	ADU FFL	C	SINGLE WOOD FLUSH	2' - 10"	8' - 0"		
A13	ADU FFL	C	SINGLE WOOD FLUSH	2' - 10"	8' - 0"		
A14	ADU FFL	C	SINGLE WOOD FLUSH	2' - 10"	8' - 0"		
A15	ADU FFL	C	SINGLE WOOD FLUSH	3' - 0"	8' - 0"		
A16	ADU FFL	C	SINGLE WOOD FLUSH	3' - 0"	8' - 0"		
A17	ADU FFL	C	SINGLE WOOD FLUSH	3' - 0"	8' - 0"		
A18	1ST FFL	D	SINGLE POCKET DOOR	2' - 4"	8' - 0"		
A19	ADU FFL	D	SINGLE POCKET DOOR	2' - 4"	8' - 0"		
A20	ADU FFL	G	DBL. WOOD FLUSH	4' - 0"	8' - 0"		
A21	ADU FFL	G	DBL. WOOD FLUSH	4' - 0"	8' - 0"		
A22	ADU FFL	G	DBL. WOOD FLUSH	6' - 0"	8' - 0"		
A23	ADU FFL	H	SLIDING DOUBLE WOOD DOOR	7' - 0"	8' - 0"		
A24	GRADE	K	SECTIONAL DOUBLE GARAGE DOOR	16' - 0"	8' - 0"		
A25	ADU FFL	M	4-PANEL BIFOLD	6' - 0"	8' - 0"		
A26	ADU FFL	M	4-PANEL BIFOLD	6' - 0"	8' - 0"		

Grand total: 57



A — EXTERIOR GLASS SINGLE FLUSH (TEMPERED AND EGRESS)
B — EXTERIOR SINGLE FLUSH
C — SINGLE WOOD FLUSH
D — SINGLE POCKET
E — INTERIOR GLASS DOUBLE FLUSH (TEMPERED)
F — EXTERIOR DOUBLE PANEL SLIDING GLASS DOOR (TEMPERED AND EGRESS)
G — DOUBLE WOOD FLUSH
H — DBL. SLIDING WOOD DOOR

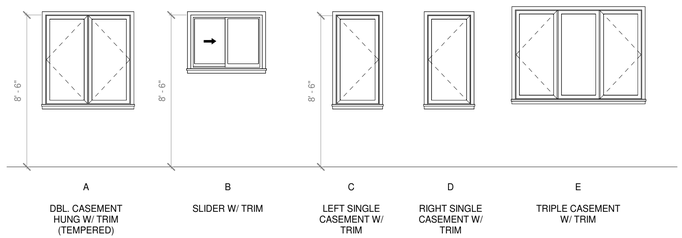


I — FRAMED GLASS SHOWER DOOR
J — FOLDING GLASS WALL SYSTEM
K — SECTIONAL DOUBLE GARAGE DOOR
L — SECTIONAL SINGLE GARAGE DOOR
M — 4 - PANEL BIFOLD

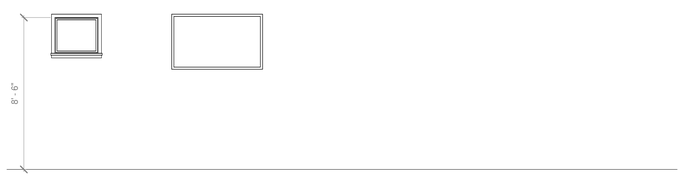
WINDOW SCHEDULE

MARK	TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD	TEMPERED	REMARKS
AR.8	F	FIXED WINDOW	2' - 0"	2' - 6"	8' - 0"		
1ST FFL							
1.1	A	DBL. CASEMENT WINDOW	4' - 0"	5' - 0"	8' - 0"		
1.2	A	DBL. CASEMENT WINDOW	4' - 0"	5' - 0"	8' - 0"		
1.3	A	DBL. CASEMENT WINDOW	4' - 9"	5' - 0"	8' - 0"		
1.4	A	DBL. CASEMENT WINDOW	4' - 9"	5' - 0"	8' - 0"		
1.5	A	DBL. CASEMENT WINDOW	6' - 0"	5' - 0"	8' - 0"	YES	
1.6	A	DBL. CASEMENT WINDOW	4' - 0"	4' - 0"	8' - 0"	YES	
1.7	B	DBL. SLIDING WINDOW	4' - 0"	3' - 0"	8' - 0"	YES	
1.8	E	TRIPLE CASEMENT WINDOW	7' - 1"	5' - 0"	8' - 0"		
1.9	E	TRIPLE CASEMENT WINDOW	7' - 1"	5' - 0"	8' - 0"		
1.10	E	TRIPLE CASEMENT WINDOW	7' - 1"	5' - 0"	8' - 0"		
1.11	E	TRIPLE CASEMENT WINDOW	7' - 1"	5' - 0"	8' - 0"		
2ND FFL							
2.1	A	DBL. CASEMENT WINDOW	4' - 9"	5' - 0"	9' - 0"		
2.2	A	DBL. CASEMENT WINDOW	4' - 0"	4' - 0"	8' - 6"	YES	
2.3	B	DBL. SLIDING WINDOW	4' - 0"	2' - 0"	8' - 6"	YES	
2.4	B	DBL. SLIDING WINDOW	4' - 0"	2' - 0"	8' - 6"	YES	
2.6	B	DBL. SLIDING WINDOW	4' - 0"	3' - 0"	9' - 0"		
2.7	C	LEFT CASEMENT WINDOW	2' - 5"	5' - 0"	8' - 6"		
2.8	C	LEFT CASEMENT WINDOW	2' - 5"	3' - 0"	8' - 6"		
2.9	D	RIGHT CASEMENT WINDOW	2' - 5"	5' - 0"	8' - 6"		
2.10	D	RIGHT CASEMENT WINDOW	2' - 5"	3' - 0"	8' - 6"		
2.11	E	TRIPLE CASEMENT WINDOW	7' - 1"	5' - 0"	9' - 0"		
2.12	E	TRIPLE CASEMENT WINDOW	7' - 1"	5' - 0"	9' - 0"		
2.13	E	TRIPLE CASEMENT WINDOW	7' - 1"	5' - 0"	8' - 6"		
2.14	E	TRIPLE CASEMENT WINDOW	7' - 1"	5' - 0"	8' - 6"		
ADU FFL							
A.1	A	DBL. CASEMENT WINDOW	6' - 0"	5' - 0"	8' - 0"		
A.2	A	DBL. CASEMENT WINDOW	5' - 0"	4' - 0"	8' - 0"		
A.3	A	DBL. CASEMENT WINDOW	6' - 0"	5' - 0"	8' - 0"		
A.4	A	DBL. CASEMENT WINDOW	6' - 0"	5' - 0"	8' - 0"		
A.5	A	DBL. CASEMENT WINDOW	6' - 0"	5' - 0"	8' - 0"		
A.6	A	DBL. CASEMENT WINDOW	4' - 0"	4' - 0"	8' - 0"		
A.7	A	DBL. CASEMENT WINDOW	6' - 0"	5' - 0"	8' - 0"		
A.8	B	DBL. SLIDING WINDOW	3' - 0"	2' - 0"	8' - 0"		
A.9	B	DBL. SLIDING WINDOW	4' - 0"	2' - 0"	8' - 0"		
A.10	B	DBL. SLIDING WINDOW	3' - 0"	2' - 0"	8' - 0"		
A.11	B	DBL. SLIDING WINDOW	3' - 0"	2' - 0"	8' - 0"		
A.12	B	DBL. SLIDING WINDOW	4' - 0"	3' - 0"	9' - 0"		
A.13	C	LEFT CASEMENT WINDOW	3' - 0"	5' - 0"	8' - 0"		
A.14	C	LEFT CASEMENT WINDOW	2' - 0"	4' - 0"	8' - 0"		
A.15	D	RIGHT CASEMENT WINDOW	3' - 0"	5' - 0"	8' - 0"		
A.16	D	RIGHT CASEMENT WINDOW	2' - 0"	4' - 0"	8' - 0"		
A.17	E	TRIPLE CASEMENT WINDOW	7' - 1"	5' - 0"	8' - 0"		
A.18	E	TRIPLE CASEMENT WINDOW	7' - 1"	5' - 0"	8' - 0"		
ADU ROOF							
AR.1	G	FIXED SKYLIGHT	2' - 0"	4' - 0"		YES	
AR.2	G	FIXED SKYLIGHT	2' - 0"	2' - 0"		YES	
AR.3	G	FIXED SKYLIGHT	2' - 0"	2' - 0"		YES	
AR.4	G	FIXED SKYLIGHT	2' - 0"	3' - 0"		YES	
AR.5	G	FIXED SKYLIGHT	2' - 0"	3' - 0"		YES	
AR.6	G	FIXED SKYLIGHT	2' - 0"	3' - 0"		YES	
AR.7	G	FIXED SKYLIGHT	2' - 0"	2' - 0"		YES	
ROOF							
R.1	G	FIXED SKYLIGHT	5' - 0"	3' - 0"		YES	
R.2	G	FIXED SKYLIGHT	2' - 0"	2' - 0"		YES	

Grand total: 52



A — DBL. CASEMENT HUNG W/ TRIM (TEMPERED)
B — SLIDER W/ TRIM
C — LEFT SINGLE CASEMENT W/ TRIM
D — RIGHT SINGLE CASEMENT W/ TRIM
E — TRIPLE CASEMENT W/ TRIM



F — FIXED W/ TRIM
G — SKYLIGHT

DOOR SCHEDULE NOTES

1. PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT.
2. PER CRC R302.5.1, DOORS INSTALLED BETWEEN THE DWELLING AN ATTACHED GARAGE SHALL BE SELF-CLOSING AND SELF-LATCHING. ADDITIONALLY, THEY SHOULD BE ONE OF THE FOLLOWING:
   - A. SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK
   - B. SOLID OR HONEYCOMBED CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK
   - C. A 20-MINUTE FIRE RATED DOOR
3. ALL GLASS IN EXTERIOR DOORS MUST HAVE TEMPERED GLASS, AND IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
4. HEADER HT. @ 8' - 0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS.

WINDOW SCHEDULE NOTES

1. PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT.
2. ALL GLASS IN EXTERIOR WINDOWS MUST BE TEMPERED GLASS.
3. ALL SKYLIGHT UNITS SHALL BE TESTED AND LABELED IN COMPLIANCE WITH AAMA / WDMA / CSA 101 / I.S.2 / A440 PER CRC SECTION R308.6.9.
4. ALL SKYLIGHT UNITS SHALL BE INSTALLED ON A 1" MIN. HIGH CURB. IF THE ROOF HAS A SLOPE LESS THAN 3"/12",THEN THE CURB MUST BE 4" MIN. HIGH.
5. HEADER HT. @ 8' - 0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS.

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER — N. M. LE — No. 47518 — CIVIL — STATE OF CALIFORNIA

Ninh Le
0 Almaden Rd., San Jose, CA, 95120

LS ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

PROPOSED MAIN RESIDENCE & ADU
APN: 583 - 15 - 019
SAN JOSE CALIFORNIA

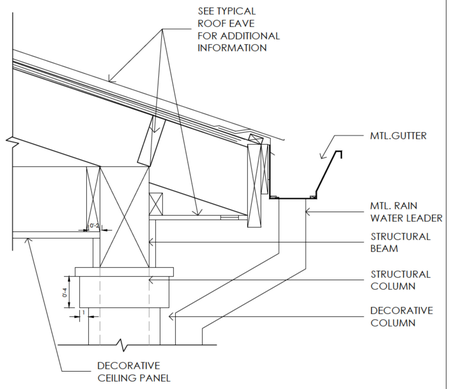
Designed: KL | Checked: NL | Date: 8 / 30 / 2021
Project No:

SCHEDULES

A6-0

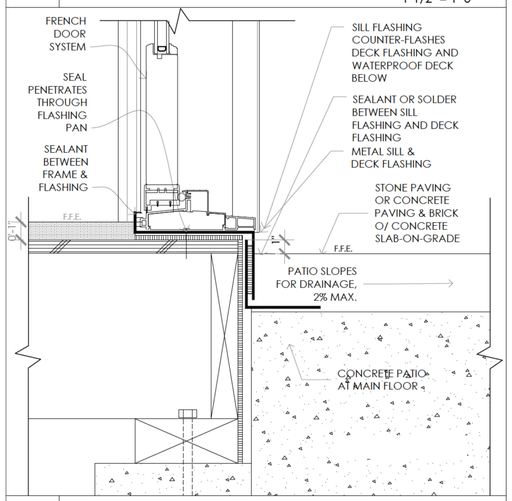
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PRELIMINARY



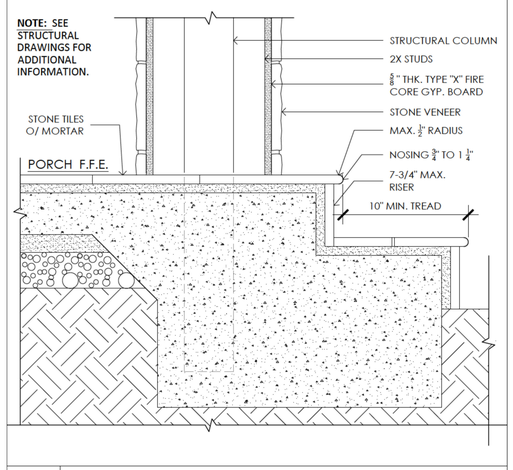
10 PORCH COLUMN & ROOF

1-1/2" = 1'-0"



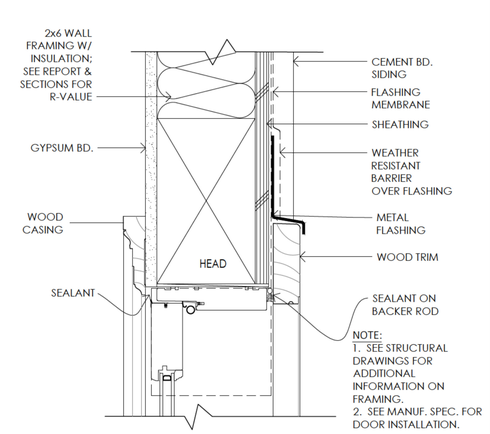
11 DOOR SILL @ PAVING, TYPICAL

3" = 1'-0"



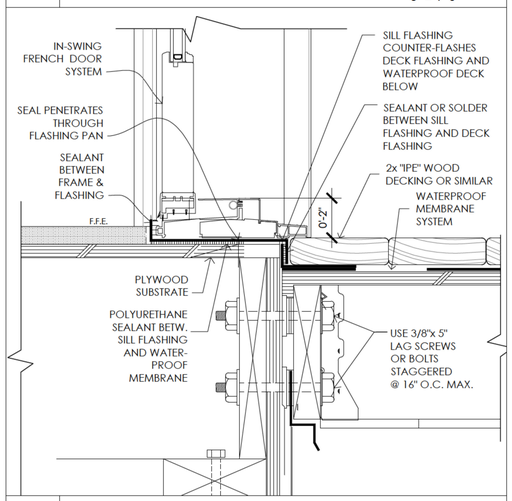
12 PORCH STAIR & COLUMN

1-1/2" = 1'-0"



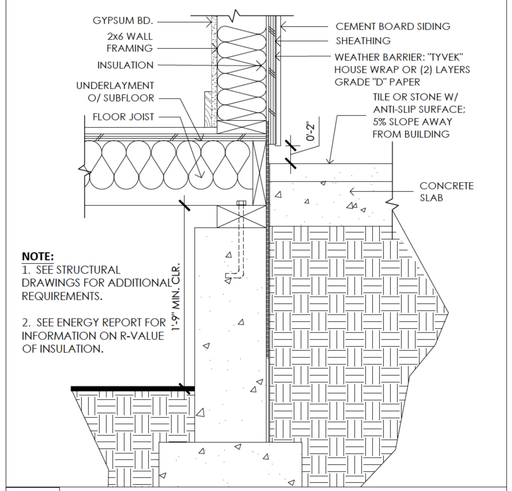
7 DOOR HEAD, TYPICAL

3" = 1'-0"



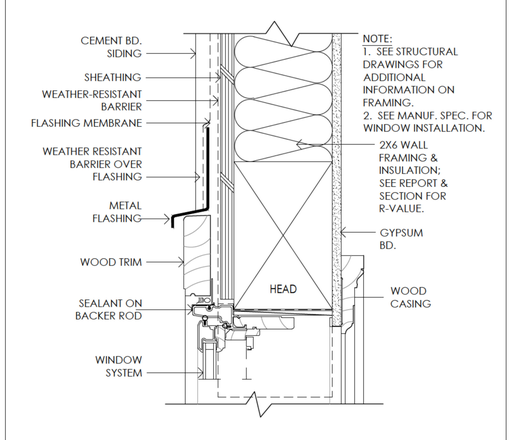
8 DOOR SILL @ DECK, TYPICAL

3" = 1'-0"



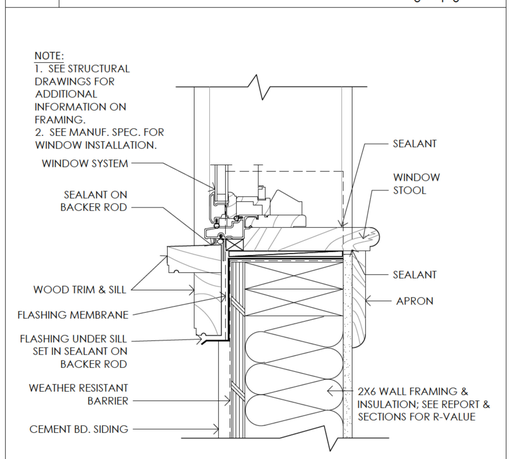
9 FOUNDATION @ PAVING, TYPICAL

1-1/2" = 1'-0"



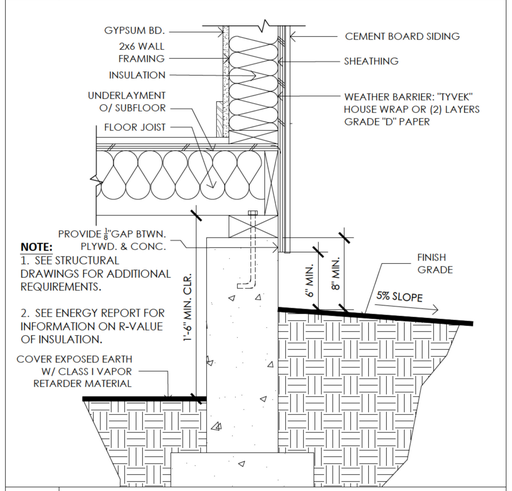
4 WINDOW HEAD, TYPICAL

3" = 1'-0"



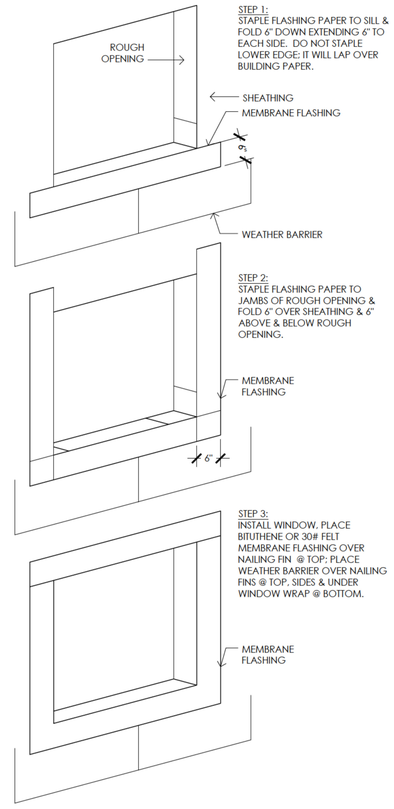
5 WINDOW SILL, TYPICAL

3" = 1'-0"



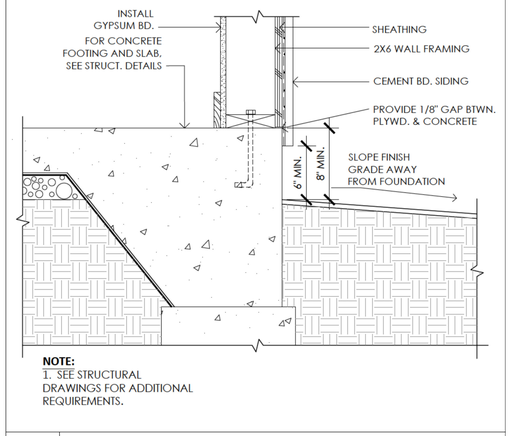
6 FOUNDATION, TYPICAL

1-1/2" = 1'-0"



2 ROUGH OPENING WRAP

NOT TO SCALE - DIAGRAM



3 FOUNDATION @ GARAGE

1-1/2" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

Ninh Le
0 Almaden Rd., San Jose, CA, 95120

LE ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

PROPOSED MAIN RESIDENCE & ADU
APN: 583 - 15 - 019
SAN JOSE CALIFORNIA

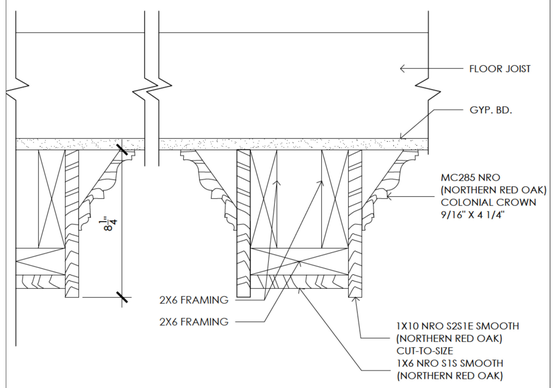
Project No: | Designed: KL | Checked: NL | Date: 8 / 30 / 2021

DETAILS

A7-0

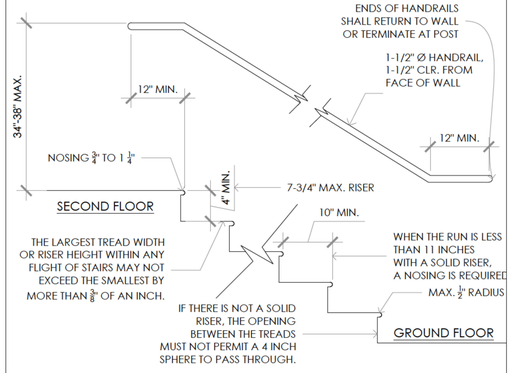
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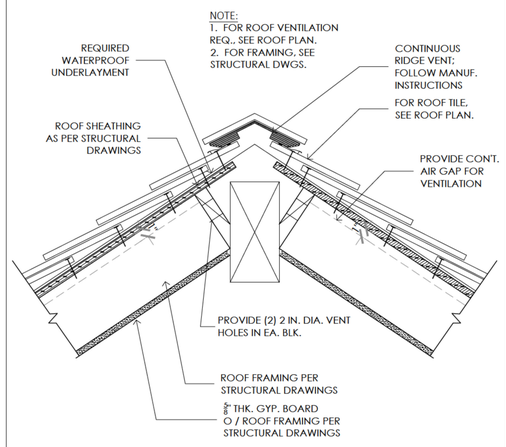
10 INTERIOR BEAM DETAIL

3" = 1'-0"



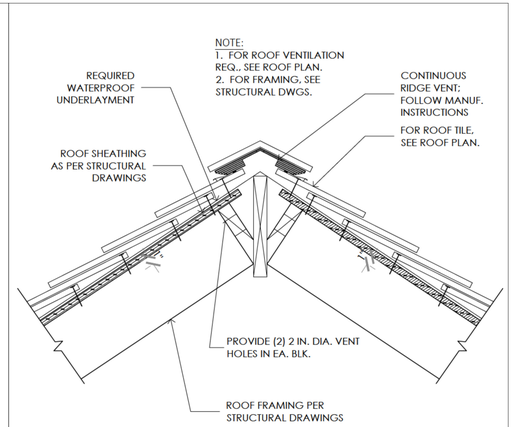
7 INTERIOR STAIRS

3/4" = 1'-0"



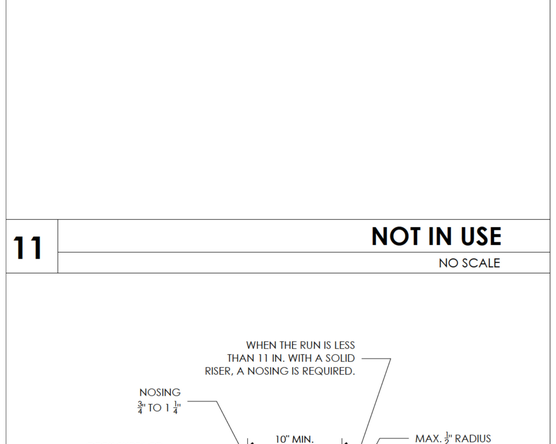
4 ROOF RIDGE @ VAULTED CLG.

1-1/2" = 1'-0"



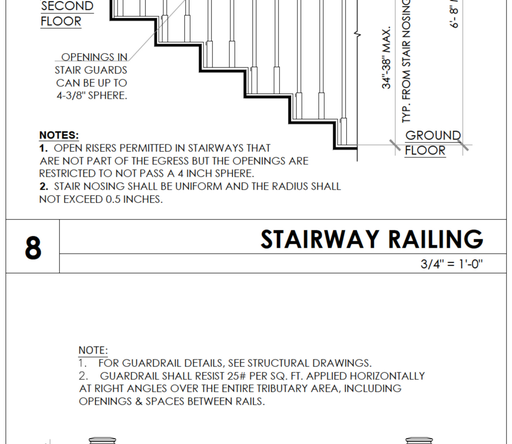
1 ROOF RIDGE, TYPICAL

1-1/2" = 1'-0"



12 DECK STEPS

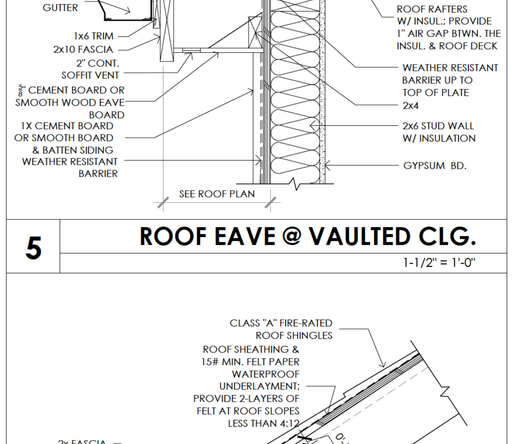
1-1/2" = 1'-0"



NOTES:
1. OPEN RISERS PERMITTED IN STAIRWAYS THAT ARE NOT PART OF THE EGRESS BUT THE OPENINGS ARE RESTRICTED TO NOT PASS A 4 INCH SPHERE.
2. STAIR NOSING SHALL BE UNIFORM AND THE RADIUS SHALL NOT EXCEED 0.5 INCHES.

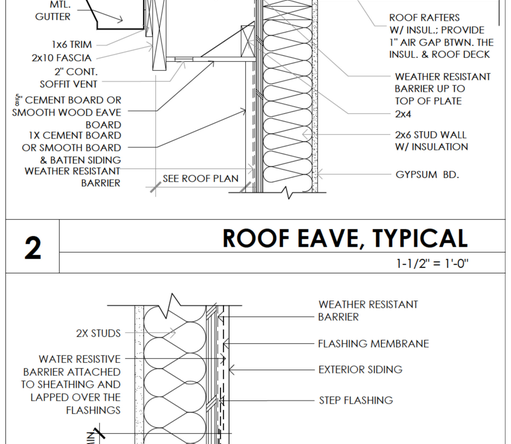
8 STAIRWAY RAILING

3/4" = 1'-0"



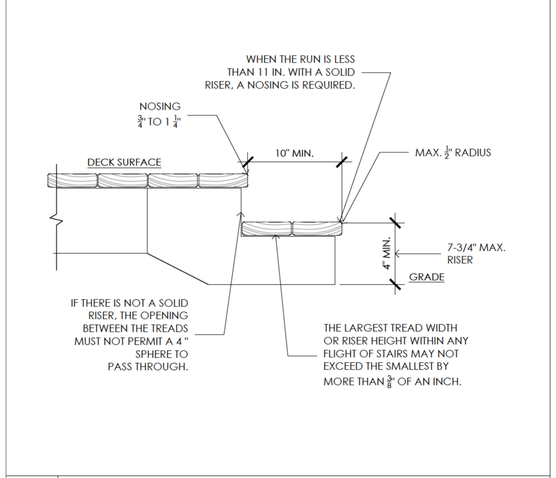
5 ROOF EAVE @ VAULTED CLG.

1-1/2" = 1'-0"



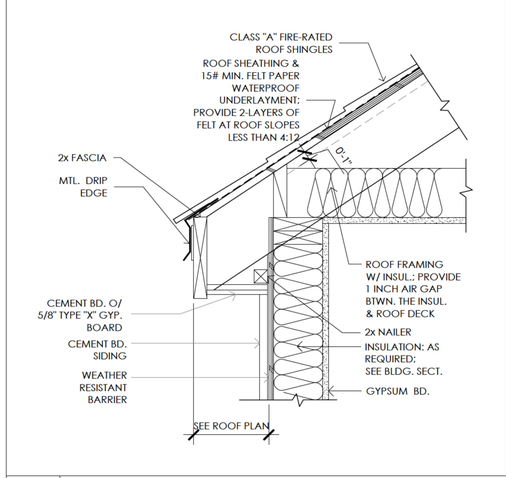
2 ROOF EAVE, TYPICAL

1-1/2" = 1'-0"



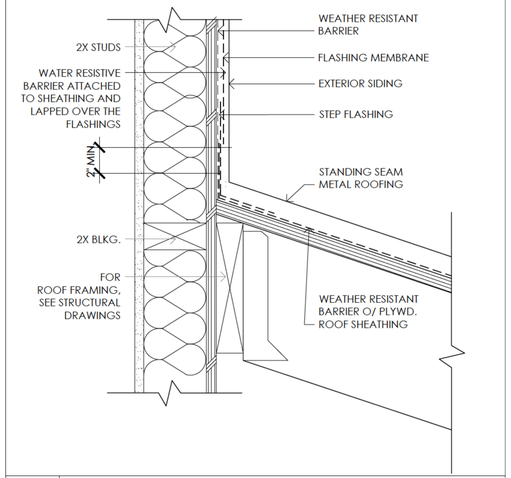
9 INTERIOR GUARDRAIL

3/4" = 1'-0"



6 FIRE-RATED ROOF EAVE

1-1/2" = 1'-0"



3 ROOF @ WALL

3" = 1'-0"

11 NOT IN USE

NO SCALE

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

Ninh Le
0 Almaden Rd., San Jose, CA, 95120

LE ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

PROPOSED MAIN RESIDENCE & ADU
APN: 583 - 15 - 019
SAN JOSE CALIFORNIA

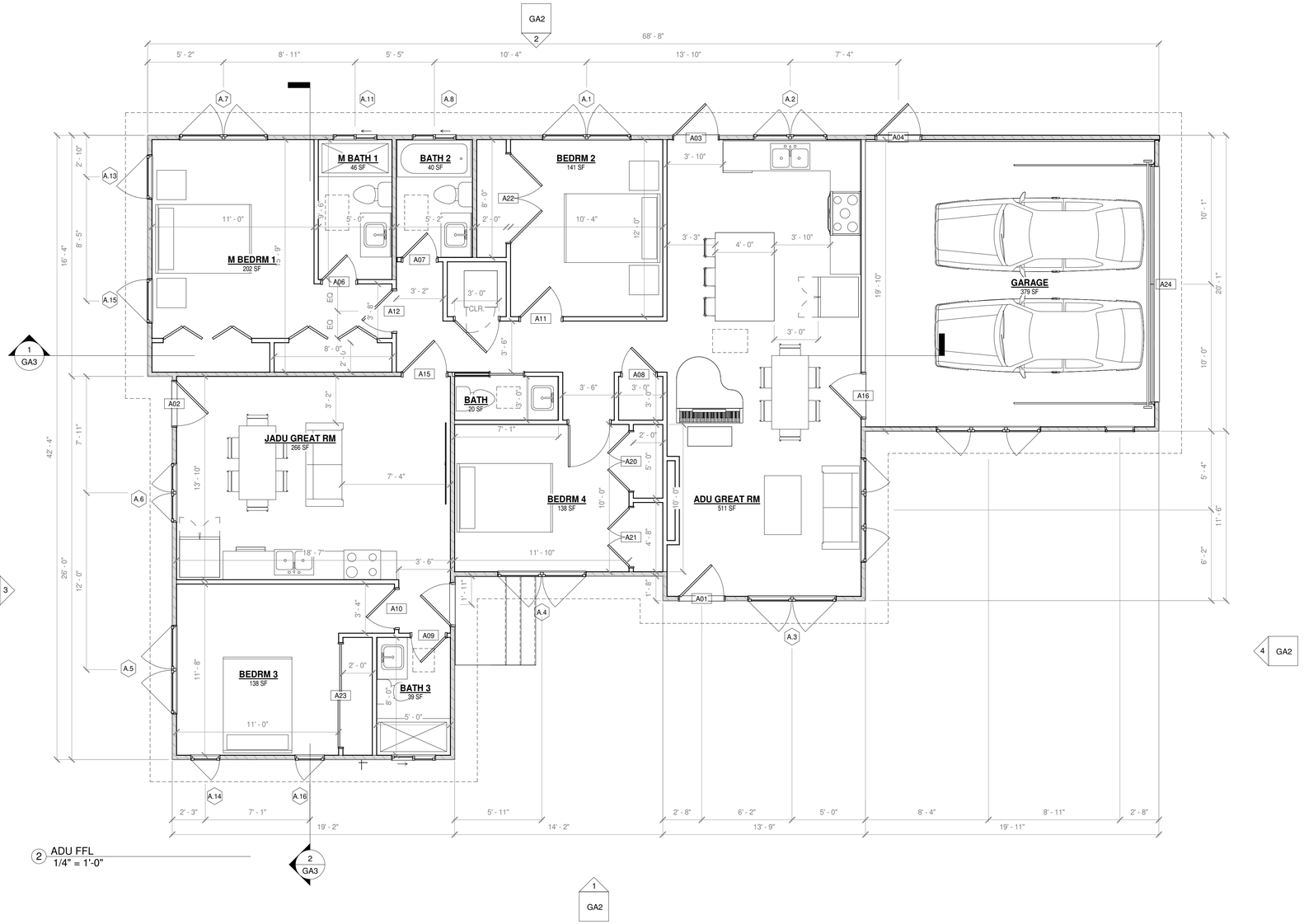
Designed:	KL	Checked:	NL	Date:	8 / 30 / 2021
Project No:					

DETAILS

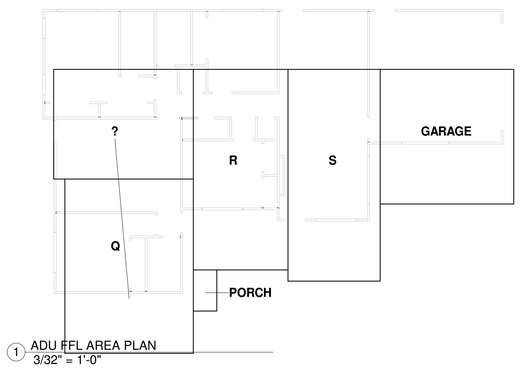
A7-1

PRELIMINARY

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2 ADU FFL
1/4" = 1'-0"



1 ADU FFL AREA PLAN
3/32" = 1'-0"

ADU AREA SCHEDULE

Name	Level	Width	Length	Area
ADU				
S	ADU FFL	13' - 9"	31' - 7"	434 SF
R	ADU FFL	14' - 2"	29' - 11"	423 SF
P	ADU FFL	16' - 4"	20' - 10"	341 SF
				1198 SF
JADU				
Q	ADU FFL	19' - 2"	26' - 0"	499 SF
				499 SF
UNFINISHED				
GARAGE	ADU FFL	19' - 11"	20' - 1"	400 SF
PORCH	ADU FFL	3' - 6"	6' - 2"	22 SF
				422 SF

FLOOR VENT CALCULATIONS

1ST FLOOR (P)		
AREA REQ. FLOOR VENT:		1699 SF
VENTILATION REQ'D @ 1/150 SF	1699/150	11.33 SF
PROVIDE: 16 - 16X8 VENT W/ MESH	16 X .716 SQFT/EA**	11.46 SF

NOTES:

* DESIGN 50/50 HIGH & LOW VENTS
**0.778 SF/EA - 15% FOR NFA/EA (0.062 SF) = 0.716 SF
*** 60 SQ. INCH NFA/EA (0.42 SF).
**** CONTRACTOR TO CONFIRM (E) CONDITION

1. SPACE VENTS EVENLY TO DISTRUBUTE AIR-FLOW EQUALLY

ADU PLAN NOTES

1. SEE NOTES ON A2.0.

ADU ROOM SCHEDULE

NAME	AREA
ADU FFL	
ADU GREAT RM	511 SF
BATH	20 SF
BATH 2	40 SF
BATH 3	39 SF
BEDRM 2	141 SF
BEDRM 3	138 SF
BEDRM 4	138 SF
JADU GREAT RM	266 SF
M BATH 1	46 SF
M BEDRM 1	202 SF
	1541 SF
UNFINISHED	
ADU FFL	
GARAGE	379 SF
	379 SF
GRAND TOTAL	1921 SF

REVISIONS

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APN: 583 - 15 - 019
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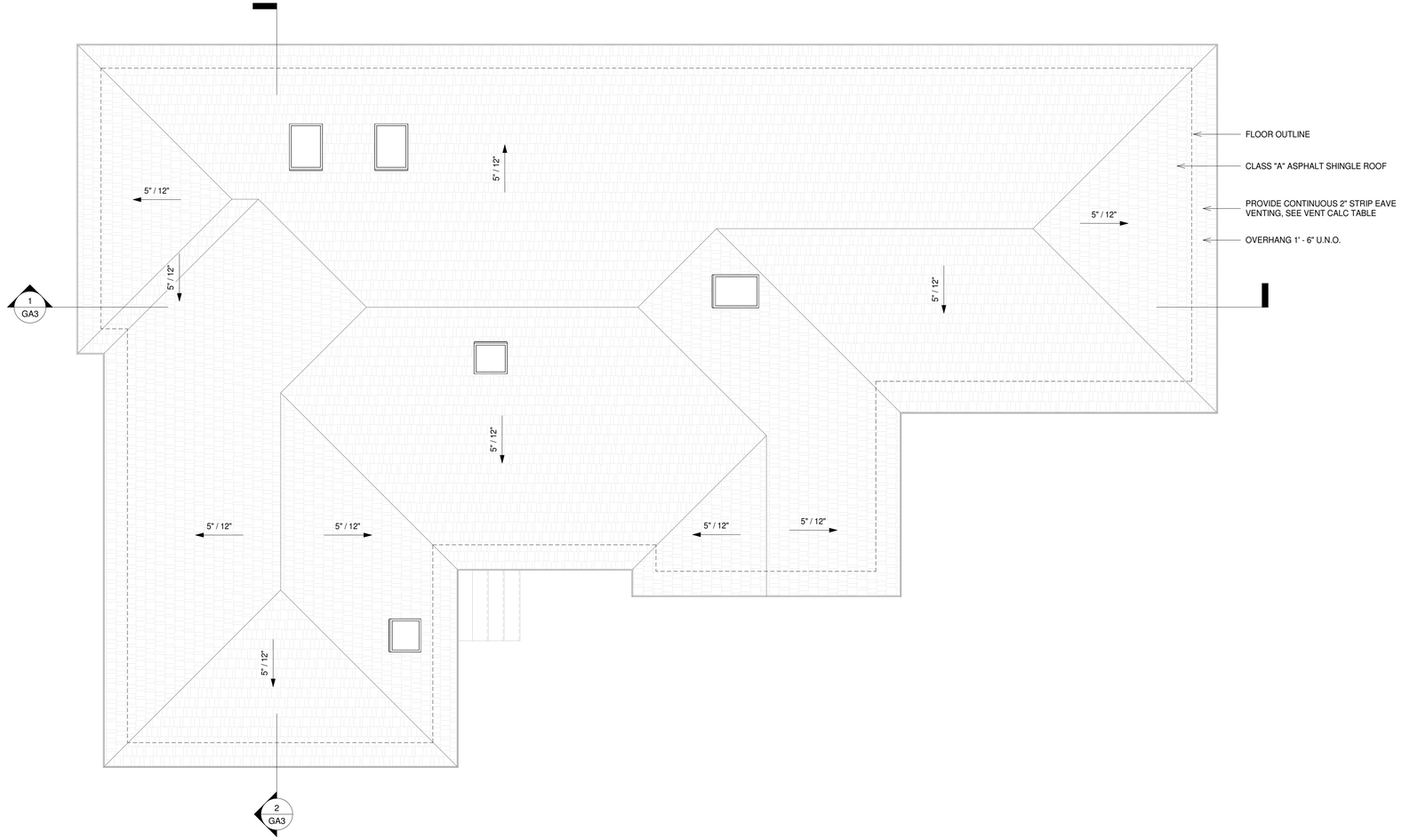
Designed: KL | Checked: NL | Date: 8 / 30 / 2021
Project No:

ADU FLOOR PLAN

GA0

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PRELIMINARY



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

ROOF PLAN NOTES

1. SEE NOTES ON SHEET A3-0

MAIN HOUSE ATTIC VENT CALCULATIONS	
2ND FL ROOF*	
ATTIC AREA	2,818 SF
VENT REQ'D @ 1/300 SF: 2,818 / 300*	9.4 SF (50% = 4.7)
DESIGN / RIGID SPRAY INSULATION	**NO VENT REQ.**

NOTES:

* DESIGN 50/50 HIGH & LOW VENTS
**0.778 SF/EA - 15% FOR NFA/EA (0.062 SF) = 0.716 SF
*** 60 SQ. INCH NFA/EA (0.42 SF).

1. PAINT VENTS TO MATCH COLOR OF ROOF OR EAVE AS APPLICABLE, AND SPACE VENTS EVENLY TO DISTRUBUTE AIR-FLOW EQUALLY THROUGHOUT ROOF

REVISIONS

NO.	DESCRIPTION	DATE

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No. 47518
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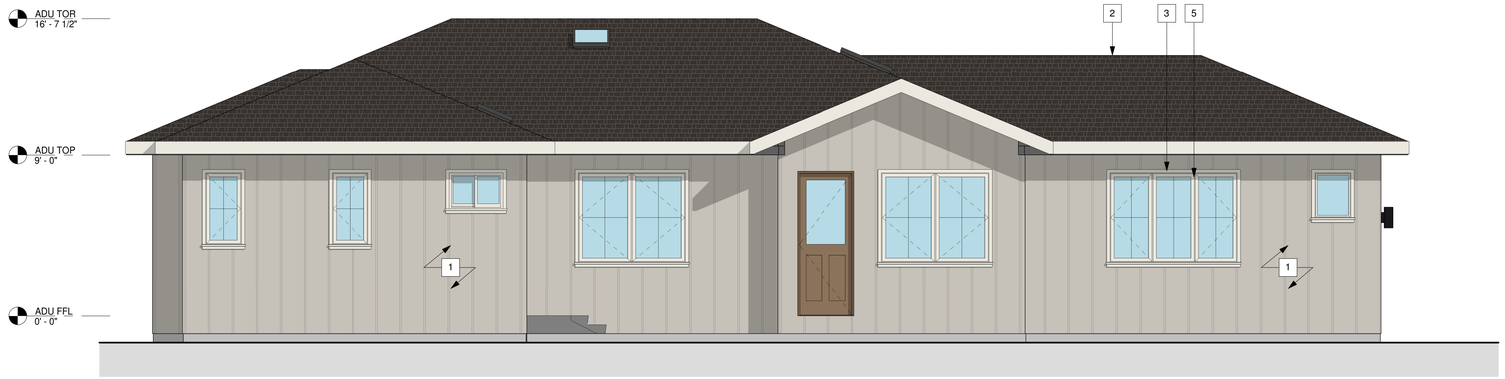
Project No:
Designed: KL
Checked: NL
Date: 8 / 30 / 2021

ADU ROOF PLAN

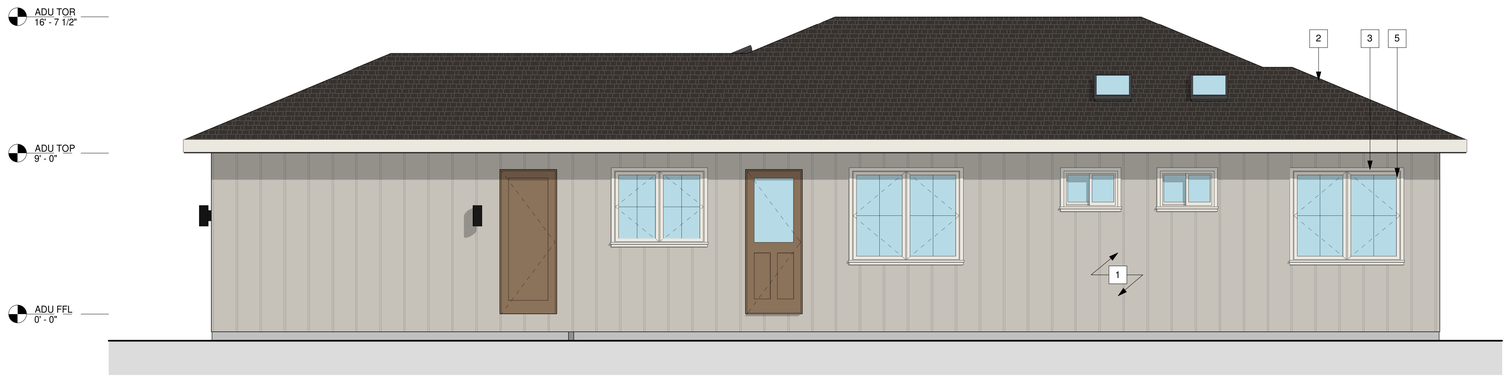
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PRELIMINARY

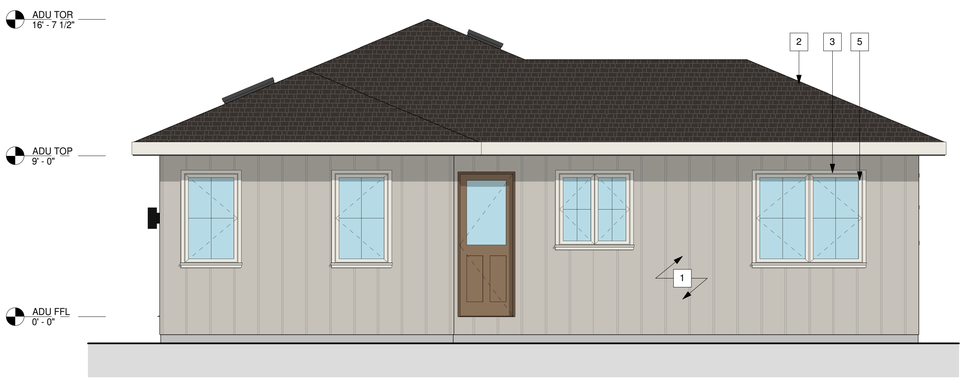
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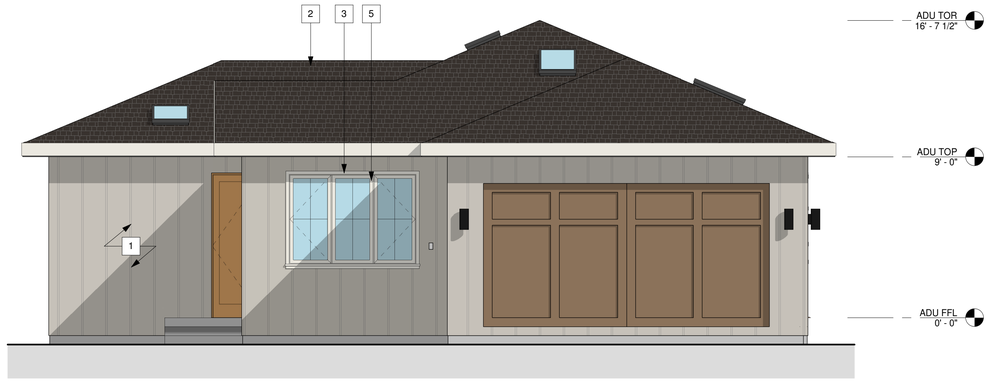
1 ADU FRONT ELEVATION
1/4" = 1'-0"



2 ADU REAR ELEVATION
1/4" = 1'-0"



3 ADU LEFT ELEVATION
1/4" = 1'-0"



4 ADU RIGHT ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

1. SEE NOTES ON A4-0.

1 
JAMES HARDIE VERTICAL BOARD & BATTEN SIDING PAINTED WITH BENJAMIN MOORE, PLYMOUTH ROCK 1543 LRV 42.7

2 
DAVINCI ROOFSCAPES SYNTHETIC CEDAR SHAKE IN BLACK OAK, CLASS 'A' FIRE RATING, APPROX. LRV 7

3 
JAMES HARDIE FIBER CEMENT OR COMPOSITE TRIM, PAINTED WITH BENJAMIN MOORE GLACIER WHITE, OC-37, LRV 80.2

4 
ROANOKE NATURAL ASHLAR-STYLE THIN STONE VENEER, APPROX. LRV 37

5 
MILGARD FIBERGLASS ULTRA SERIES. C650 (EXT. FROST) LRV 80

6 
STAINED CONCRETE OR ALLAN BLOCK, APPROX. LRV 37

REVISIONS

NO.	DESCRIPTION	DATE
2	Response to Comments dated 07/31/2024	08/02/2024

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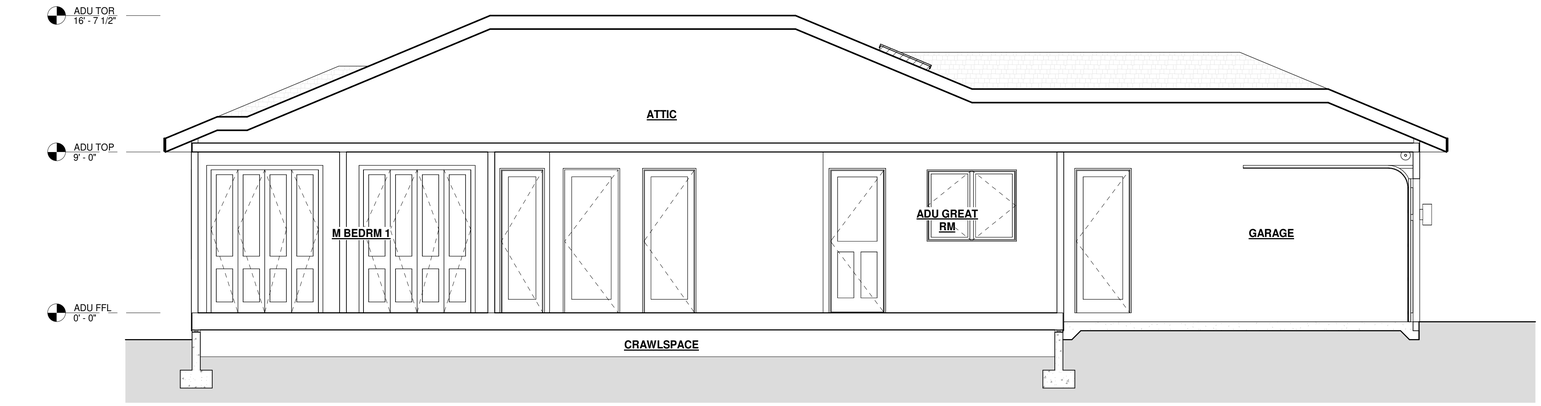
PROPOSED MAIN RESIDENCE & ADU
APN: 583 - 15 - 019
SAN JOSE CALIFORNIA

Project No:
Designed: KL
Checked: NL
Date: 8 / 30 / 2021

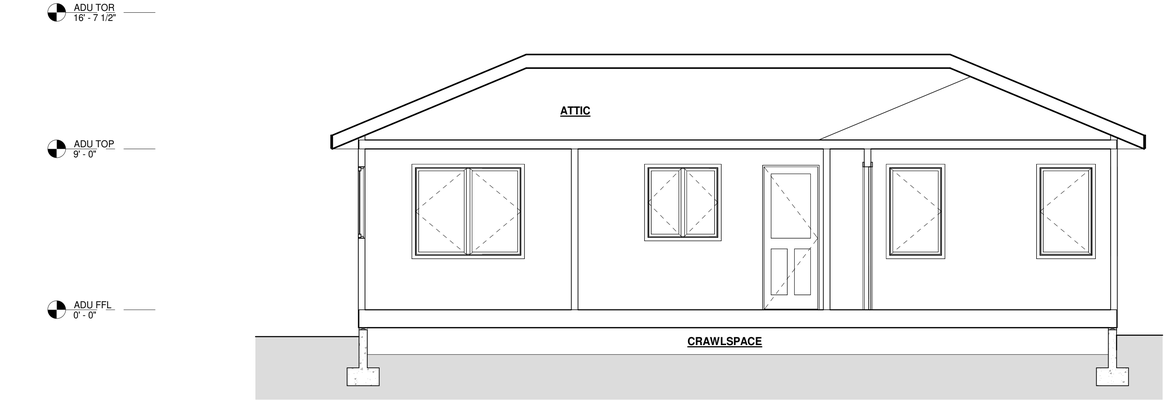
ADU ELEVATIONS

PRELIMINARY

2
GA2
8/21/2025 4:00:00 PM



1 ADU SECTION 3
1/4" = 1'-0"



2 ADU SECTION 4
1/4" = 1'-0"

ADU SECTION NOTES

1. SEE NOTES FROM A5-0.

REVISIONS

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APN: 583 - 15 - 019
SAN JOSE CALIFORNIA

Project No:	Designed: KL	Checked: NL	Date: 8 / 30 / 2021

ADU SECTIONS

GA3

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PRELIMINARY

LEGEND AND ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AE	ANCHOR EASEMENT
BB	BUBBLER BOX
BLDG	BUILDING
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL/BACK OF WALK
CG	CURB & GUTTER
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CO	SANITARY SEWER CLEANOUT
COP	CURB OPENING
CONC	CONCRETE
CSD	COUNTY STANDARD DETAIL
DE	DRAINAGE EMITTER
DI	DRAINAGE INLET
DS	DOWNSPOUT
DWY	DRIVEWAY
EA	EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
ETW	EDGE TRAVELED WAY
FC	FACE OF CURB
FD	FOUND
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GARAGE SLAB ELEVATION/GAS LINE
GPE	GENERAL PUBLIC EASEMENT
GSB	GRADING SETBACK
GM	GAS METER
HP	HI POINT
INV	INVERT
IEE	INGRESS/EGRESS EASEMENT
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N&S	NAIL AND SILVER
NTS	NOT TO SCALE
OH	OVERHEAD
OG	ORIGINAL GROUND
P	PAVEMENT FINISH GRADE
PAD	PAD ELEVATION
P℄	PROPERTY LINE
PEE	PEDESTRIAN EQUESTRIAN EASEMENT
PERF	PERFORATED
PP	POWER POLE PROP PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RW	RETAINING WALL
REM	REMOVE
R/W	RIGHT OF WAY
RRR	ROCK RIPRAP
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT
SS	SANITARY SEWER/LATERAL
SSE	SANITARY SEWER EASEMENT
STA	STATION
STD	STANDARD CITY DETAIL
ST	STEEL PIPE
SW	SIDEWALK
TB	TOP OF BANK
TC	TOP OF CURB
TEMP	TEMPORARY
TOC	TOP OF COVER
TOE	TOE OF BANK
TG	TOP OF GRATE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
VG	VALLEY GUTTER
W	WATER
WCE	WIRE CLEARANCE EASEMENT
WF	WOOD FENCE
WM	WATER METER
WOE	WIRE OVERHANG EASEMENT
WV	WATER VALVE

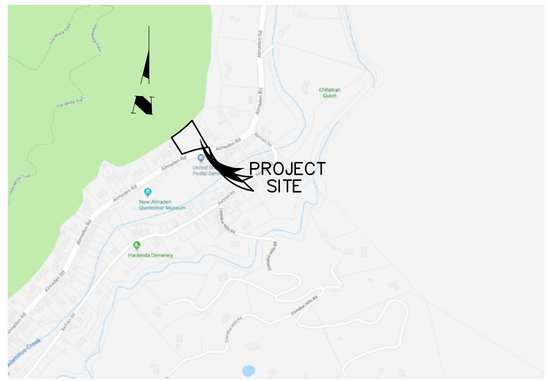
- AREA DRAIN
- BENCHMARK
- BOUNDARY
- CATCH BASIN
- COBBLE ROCK ENERGY DISSIPATOR
- CONCRETE
- 550 — EXISTING CONTOUR AFTER GRADING
- 550 — ORIGINAL GROUND PRIOR TO GRADING
- 100.46 — DESIGN GRADE
- DOWNSPOUT WITH SPLASHBLOCK
- DE — DRAINAGE EMITTER
- DIV — DIVERSION VALVE
- DRAINAGE DIRECTION EXTENDABLE BACKWATER VALVE (SEE PROJECT NOTES)
- DRAINAGE SWALE
- EASEMENT LINE
- +101.70 OR (101.70) EXISTING ELEVATION
- EXISTING FENCE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING LEACH FIELD
- FOUND IRON PIPE AT PROPERTY CORNER
- FIBER ROLLS
- GM — GAS METER
- GAS VALVE
- GRADE TO DRAIN
- GUY POLE
- GUY WIRE ANCHOR
- HIGH POINT
- HYDRANT: EXISTING
- HYDRANT: PROPOSED
- INLET
- JP — JOINT POLE
- LIGHTING
- LIGHTING POLE
- LOW POINT
- OVERLAND FLOW DIRECTION
- PGE — PGE BOX
- BMP — POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
- PROJECT SITE
- PVC SOLID PIPE (PVC SCH40 OR SDR26)
- POPOVER
- RETAINING WALL
- RIGHT OF WAY
- SS — SANITARY SEWER CLEAN OUT MANHOLE
- SS — SANITARY SEWER MANHOLE
- SD — STORM DRAIN MANHOLE
- SUMP PUMP
- TEL — TELEPHONE BOX
- TV — TELEVISION BOX
- TP — TEST PIT
- TOP OF FILL
- TOE OF FILL
- TOP OF CUT
- TOE OF CUT
- 1 — TREE NUMBER
- T — T-VAULT
- W — UTILITY: EXISTING
- W — UTILITY: PROPOSED OR NEW
- VERTICAL SHORING
- WM — WATER METER
- WV — WATER VALVE
- W — WELL
- 4" PVC PERFORATED PIPE (SDR35)
- P4 OR P4 — EC 2000 (ENVIRONMENTAL CONCEPTS)
- P4 OR P4 — MH 2024 (MARK HAWKINS)

PROJECT DATA

APN:	583-15-019
SITE ADDRESS:	ALMADEN ROAD, SAN JOSE, CA 95120
LOT SIZE:	71,438 SF (1.64± ACRES)
ZONING:	RR-SR-H1 (100%)

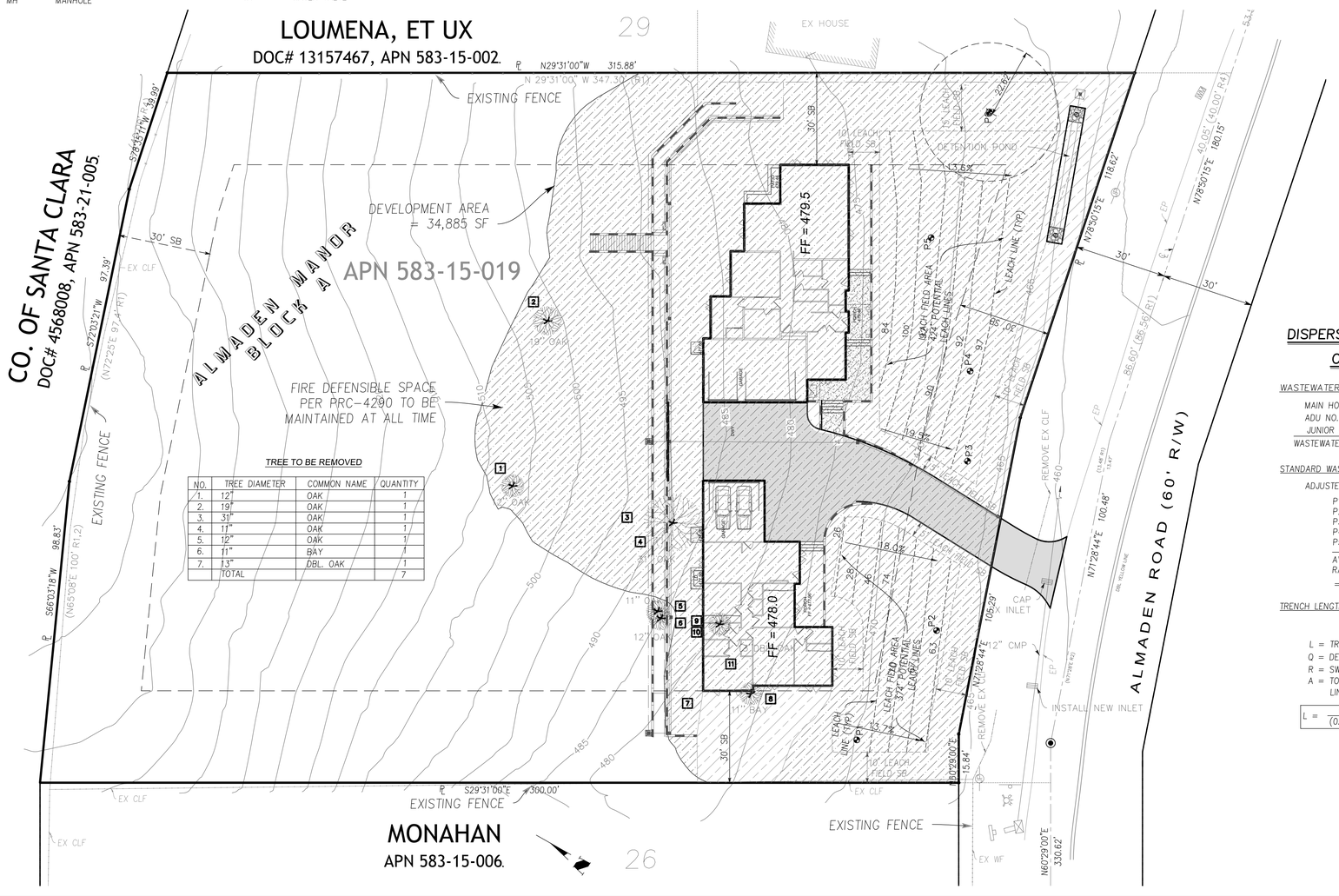
SHEET INDEX:

SHEET C1:	SITE PLAN
SHEET C2:	GRADING AND DRAINAGE PLAN
SHEET C3:	DRIVEWAY PROFILE & CROSS SECTIONS
SHEET C4:	TYPICAL SECTIONS & DETAILS



VICINITY MAP

NTS



ESTIMATE EARTHWORK QUANTITY

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
BLDG	1,295	198	11
PORCH	0	42	6
HARDSCAPE	–	–	–
LANDSCAPE	1,021	393	12
DRIVEWAY	342	0	7
RETAINING WALLS	71	0	8.5
TOTAL	2,729	633	

* NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE

PRE DEVELOPMENT AREA

1.	EMPTIED	0 SF
2.	LANDSCAPE	71,438 SF
	TOTAL:	71,438 SF

POST DEVELOPMENT AREA

1.	NEW BLDG	1,910 SF
2.	NEW 3-CAR GARAGE	676 SF
3.	NEW ADU	1,540 SF
4.	NEW GARAGE	379 SF
5.	NEW LANDING	58 SF
6.	NEW PORCH	499 SF
7.	NEW PATIO	82 SF
8.	NEW DRIVEWAY	2,432 SF
9.	NEW STAIR	140 SF
	TOTAL:	7,716 SF

SUMMARY

		IMPERVIOUS	PERVIOUS
1.	PRE DEVELOPMENT AREA	0 SF	71,438 SF
2.	POST DEVELOPMENT AREA	7,716 SF	63,722 SF
	DIFFERENCE:	+ 7,716 SF	- 7,716 SF

DISPERSAL TRENCH LENGTH CALCULATIONS

WASTEWATER DESIGN FLOW (WWDF)

MAIN HOUSE NO. BEDROOM = 5 => 600 GAL/DAY
ADU NO. BEDROOM = 3 => 450 GAL/DAY
JUNIOR ADU NO. BEDROOM = 1 => 150 GAL/DAY
WASTEWATER DESIGN FLOW (WWDF) = 1200 GAL/DAY

STANDARD WASTEWATER APPLICATION RATES (SWAR)

ADJUSTED STABILIZED PERCOLATION RATES

P1 = 4.61 MPI
P2 = 5.32 MPI
P3 = 23.20 MPI
P4 = 5.70 MPI
P5 = 23.83 MPI

AVERAGE ADJUSTED PERCOLATION RATE = 12.53 MPI
=> SWAR = 0.75

TRENCH LENGTH CALCULATIONS

$$L = \frac{Q}{RA}$$

L = TRENCH LENGTH;
Q = DESIGN WASTEWATER FLOW (GPD)
R = SWAR (GPD/SF)
A = TOTAL INFILTRATIVE AREA PER LINEAL FOOT OF TRENCH (SF)

$$L = \frac{1200}{(0.75)6.6} = 242.42'; \text{ USE } 243'$$

DISTURBED AREAS

NO.	DESCRIPTION	AREA (SQUARE FEET)	CUT (C.Y.)	FILL (C.Y.)
1.	TEMPORARY	2,705	4	8
2.	PERMANENT	32,180	2,725	625
	TOTAL AREA	34,885	2,729	633

FIRE PROTECTION NOTES:

1. DRIVEWAYS TO BE MADE OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS
2. NFPA 13 FIRE SPRINKLERS SHALL BE INSTALLED IN ALL BUILDINGS AND WILL BE A DEFERRED SUBMITTAL.

REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	DATE	APP'D
2ND SUBMITTAL		04/24/23	HV

9/16/22 DESIGNED PT
9/16/22 DRAWN PT
1" = 20' SCALE
9/16/22 CHECKED NL

LE ENGINEERING
598 E Santa Clara St, #270
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Fax: (408) 583-4006

SITE PLAN
LANDS OF LE
ALMADEN ROAD
APN 583-15-019
San Jose California

DRAWING NO. C1
SHT NO. 1 OF 4
FILE NO.
PROJECT NO.
CONTRACT NO.

APPLICANT : LE
ROAD NAME : ALMADEN ROAD
FILE NO : PLN22-197

LOUMENA, ET UX
DOC# 13157467, APN 583-15-002.

APN 583-15-019

MONAHAN
APN 583-15-006.

26

29

LIMIT OF GRADING

24" BOX
OAK (TYP)
TOTAL 12

FF = 478.0

FF = 479.5

PORCH
FF = 477.96

PORCH
479.46

PATIO
479.46

GARAGE

DWY

EX HOUSE

TOTAL 25 STEPS
TREAD = 10.5"
RISE = 7.5"

LEACH FIELD AREA
374' POTENTIAL LEACH LINES

LEACH FIELD AREA
555' POTENTIAL LEACH LINES

LEACH LINE (TYP)

1–24"x43' PERFORATED PIPE, ENCASED IN
45'x5'x3.25' ROCK TRENCH
TOTAL DETENTION VOLUME = 731.25 CF
(SEE DETAIL SHEET C4)

INSTALL NEW INLET
12" CMP

CAP EXISITING INLET

INSTALL 24' DWY APP
PER CSD-B/4

4'x6' CED
DETAIL "B"– SHEET C4
12" INLET
464.40 TG
461.57 INV

EX 12" CMP INLET
W/METAL COVER
FL: 460.00

EX JOINT POLE

EX FH

EX SPEED LIMIT SIGN

FD 3/4" IP
W/NAIL IN MW
BM: 460.00

ALMADEN ROAD (60' R/W)

DBL YELLOW LINE

EX WF

EX CLF

500 EXISTING CONTOUR

500 FINAL CONTOUR

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS

REGISTERED PROFESSIONAL ENGINEER
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No. 47518
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY
	2ND SUBMITTAL		04/24/23	HV

	DATE
PT	9/16/22
DESIGNED	DATE
PT	9/16/22
DRAWN	DATE
1" = 10'	
SCALE	
NL	9/16/22
CHECKED	DATE

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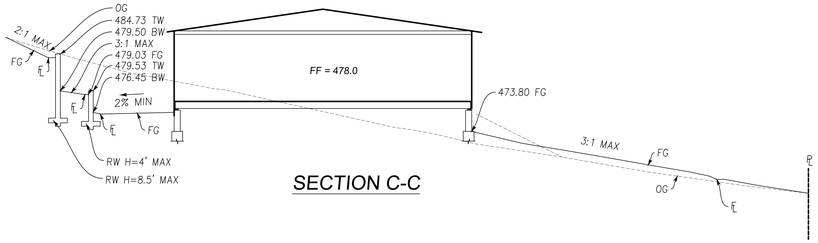
GRADING AND DRAINAGE PLAN
LANDS OF LE
ALMADEN ROAD
APN 583-15-019
San Jose California

PROJECT NO.
CONTRACT NO.
DRAWING NO. C2
SHT NO. 2 OF 4
FILE NO.

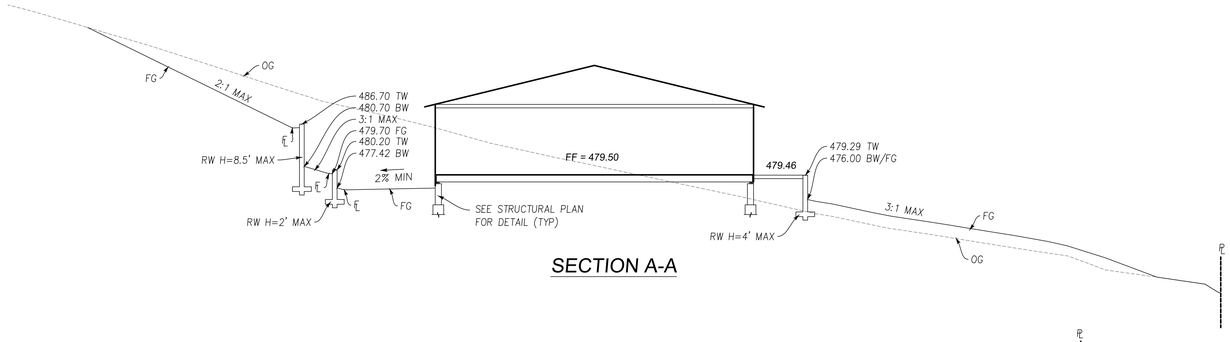
APPLICANT : LE

ROAD NAME : ALMADEN ROAD

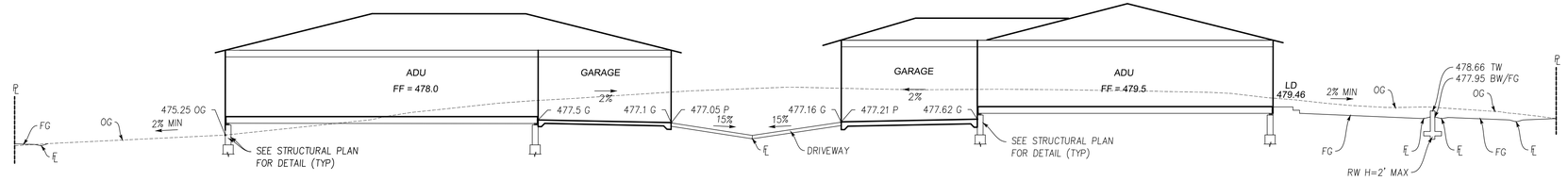
FILE NO : PLN22–197



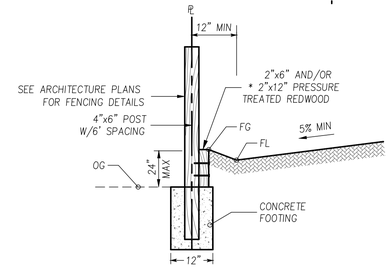
SECTION C-C



SECTION A-A

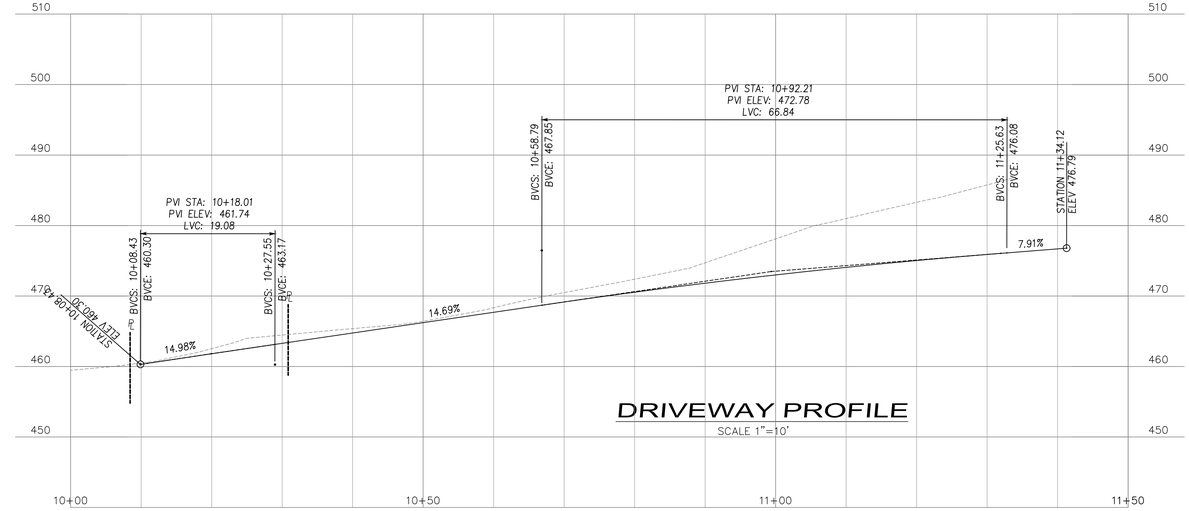


SECTION B-B



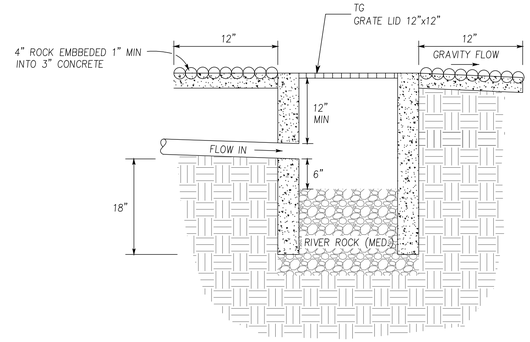
DETAIL D

24" MAX. WALL/FENCE DETAIL @ PERIMETER
NTS



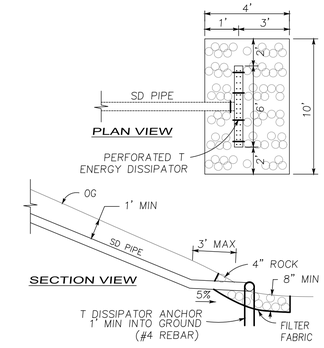
DRIVEWAY PROFILE

SCALE 1"=10'



BUBBLER BOX

NTS

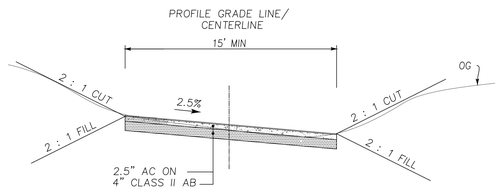


T ENERGY DISSIPATOR DETAIL

NTS

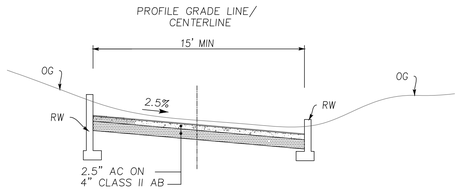
NOTES:

1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM INLET
2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
3. BOX SHALL BE SET IN LANDSCAPED AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.



DRIVEWAY TYPICAL SECTIONS

NTS

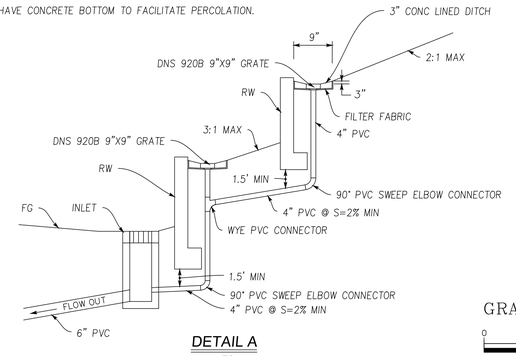


DRIVEWAY TYPICAL SECTIONS

NTS

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERS



DETAIL A

NTS

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

NO.	REVISIONS	DATE	APP'D	BY
	2ND SUBMITTAL	04/24/23		HV

		DATE
PT	DESIGNED	9/16/22
PT	DRAWN	9/16/22
AS NOTED	SCALE	
NL	CHECKED	9/16/22

LE ENGINEERING
598 E Santa Clara St, #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

DRIVEWAY PROFILE AND CROSS SECTIONS
LANDS OF LE
ALMADEN ROAD
APN 583-15-019

San Jose California

PROJECT NO.

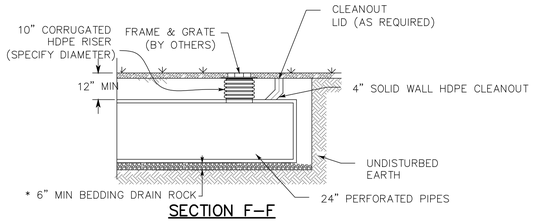
CONTRACT NO.

DRAWING NO. C3

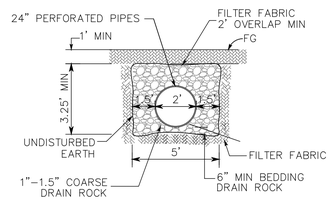
SHT NO. 3 OF 4

FILE NO.

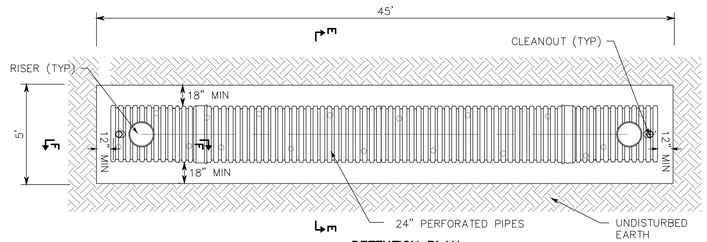
APPLICANT : LE ROAD NAME : ALMADEN ROAD FILE NO : PLN22-197



SECTION F–F
NTS



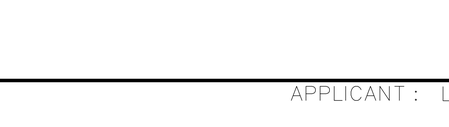
SECTION E–E
NTS



DETENTION PLAN

DETENTION DETAILS
NTS

Missing or invalid reference
File: .\References\COUNTY DRIVEWAY B4_1.pdf
Sheet: 1



DETAIL "B"
NTS

DEBRIS BASIN – DETAIL C
NTS

NOTE; OWNER SHALL INSPECT AND CLEAN CATCH BASIN YEARLY AND AFTER A RAIN EVENT.

UNPAVED SWALE TYPICAL SECTION
NTS

INLET
NTS

ASPHALT CONCRETE DRIVEWAY SECTION
NTS

Missing or invalid reference
File: .\References\COUNTY DRIVEWAY B4_2.pdf
Sheet: 1

NO.	REVISIONS	DATE	APP'D
	2ND SUBMITTAL	04/24/23	HV

		DATE
DESIGNED	PT	9/16/22
DRAWN	PT	9/16/22
SCALE	AS NOTED	
CHECKED	NL	9/16/22

LE ENGINEERING
598 E Santa Clara St, #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

TYPICAL SECTIONS AND DETAILS
LANDS OF LE
ALMADEN ROAD
APN 583-15-019
San Jose California

DRAWING NO. C4
SHT NO. 4 OF 4
FILE NO.
CONTRACT NO.
PROJECT NO.

APPLICANT : LE
ROAD NAME : ALMADEN ROAD
FILE NO : PLN22–197

0 Almaden Road, San Jose, CA, 95120
Project Address

PLN 22-197
Project File Number

583 - 15 - 019
APN

Color/Materials Board*

Roof



Davinci Roofscapes synthetic cedar shake in Black Oak
Manufacture & Material
Approx. LRV of 7
Product Name, Number

Door & Window Frames, Railings



Milgard Fiberglass Ultra Series, C650 (Ext. Frost)
Manufacture / Number
Approx. LRV of 80
Color Name, LRV

Trim



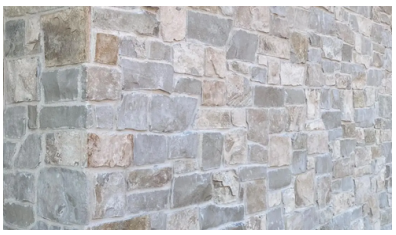
James Hardie Fiber Cement or composite trim painted with
Manufacture / Number
Benjamin Moore, Glacier White, OC-37, LRV 80.2
Color Name, LRV

Exterior Walls



James Hardie Vertical board & batten siding - Painted w/
Manufacture / Number
Benjamin Moore, Plymouth Rock 1543 LRV 42.7
Color Name, LRV

Architectural Accents (Ex. Stone Veneer)



Roanoke Natural Ashlar-Style thin stone veneer
Manufacture / Number
approx. LRV 37
Color Name, LRV

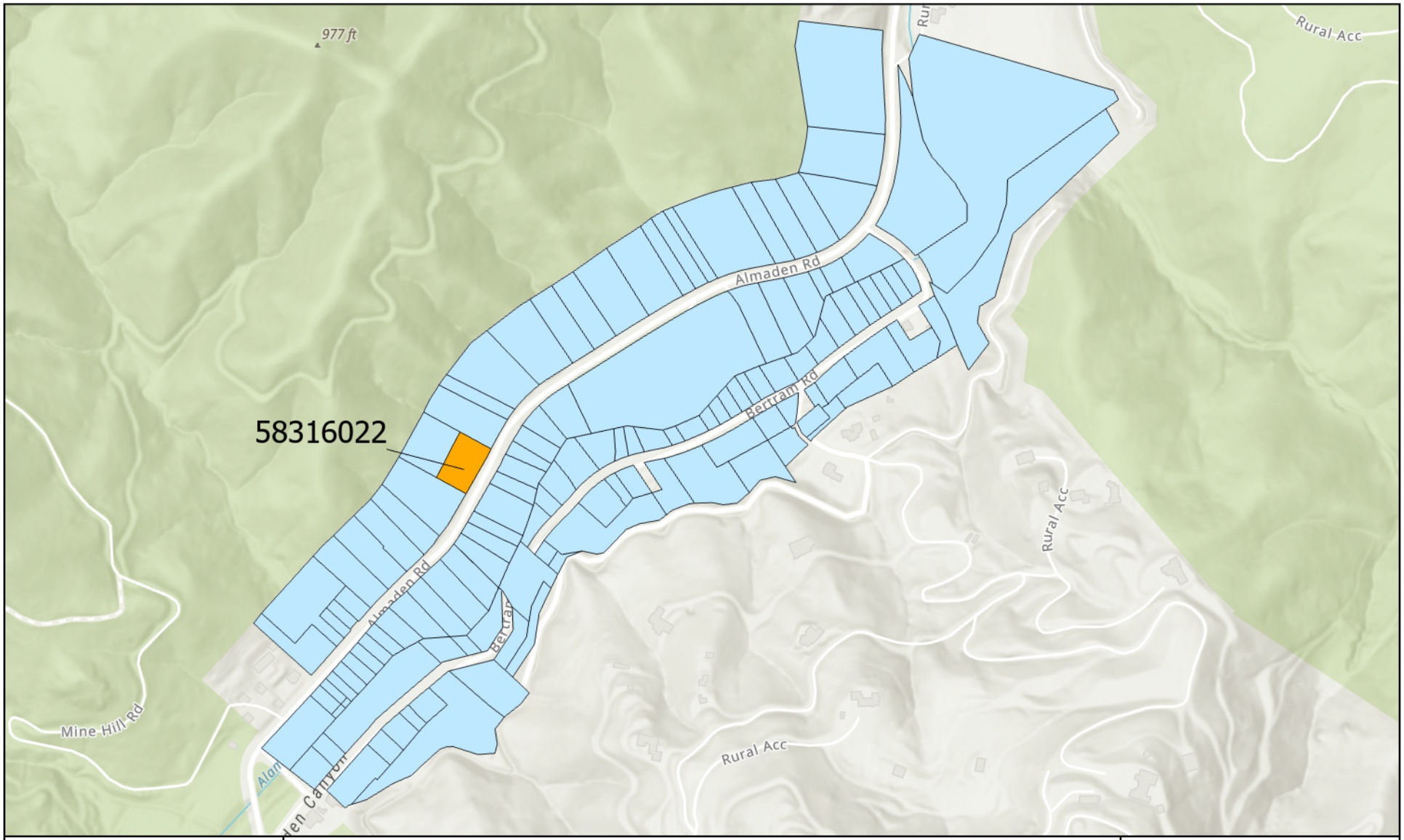
Retaining Walls



Stained Concrete or Alum Block, approx. LRV of 37
Manufacture / Number
Color Name, LRV

*This information shall also be provided on the elevation drawings in the plans.

1/24/2019



Distribution of 4,000–7,000 Sq Ft Homes in the Central Community Area (New Almaden) PLN 222-197

This map was generated by the County of Santa Clara Department of Planning and Development. The GIS files were compiled from various sources and, while deemed reliable, the Department assumes no liability. For further questions, please reach out to gis.team@pln.sccgov.org.

N

0 0.04 0.07 Mi

0 0.05 0.1 Km

Created by: Albert Bautista in behalf of Michael Shwe DPD 12/30/2025

Legend

- Parcels Matching Building Size Criteria (4,000–7,000 Sq Ft)
- All Parcels in Central Community Area

From:	Erika Murphy
To:	George, Wayne
Cc:	[redacted]; Tran, Lara; Shwe, Michael
Subject:	[EXTERNAL] Request of HHC Involvement in Building Site Approval and Design Review for PLN22-197 (APN583-15-019)
Date:	Tuesday, August 12, 2025 2:44:35 PM

Hello Mr. George,

My name is Erika Murphy, and I'm a resident of New Almaden. I respectfully request that you distribute this email to all members of the Historical Heritage Commission (HHC) and include as a public comment for the upcoming HHC meeting next week.

In 2011, my husband and I worked closely with County Planning and the HHC during the site approval and rebuilding process for our Priority 2 home located in the H1 District. That detailed collaboration resulted in a home that was well-received by the community and one that contributes meaningfully to the historic character of the New Almaden National Historic Landmark Distirct.

Today, I'm writing to express concern about a current project under County Planning review: PLN22-197 (APN583-15-019). Based on the information available, the proposed new construction does not appear to reflect the historical significance of the H1 District and does not align with the standards established to preserve the integrity of the New Almaden National Historic Landmark District. I believe HHC's attention is necessary to ensure this development supports - rather than undermines - our historic district.

According to the Santa Clara County Zoning Ordinance, there are **historic compatibility requirements** specific to the Central Community Area ("Sub-area A"). New construction and modifications to existing structures—even those not on Priority Lists 1 or 2—must be designed to be as compatible and complementary as possible with individually designated historic properties. Unfortunately, the plans posted on the County's site do not appear to meet these criteria.

Key concerns include:

1. **Scale and Accuracy of Project Description**
   The County's description lists the project as a 4,590 sq. ft. one-story main residence, along with a detached 1,199 sq. ft. ADU and an attached 499 sq. ft. JADU. However, the posted plans indicate the main residence is actually two stories, not one. Regardless of story count, the overall scale is significantly larger than any existing structure in the central community area—except for the Casa Grande—which raises concerns about compatibility.

2. **Form, Material and Color**
   While the home's exterior includes board and batten siding, it also features large amounts of synthetic Coronado Sawtooth Ledge faux stone in white. This material is commonly used in modern/contemporary architecture and does not align with the materials prescribed in the H1 zoning ordinance. Additionally, the overall house color appears to be a bright, modern white, rather than the muted whites characteristic of homes built during the mid-to-late 1800s in New Almaden.

3. **Window Style and Design**
   The proposed window designs do not reflect historical styles (e.g., multi-light or two-over-two windows) and instead resemble those found on modern homes—further suggesting incompatibility with the district's historical architecture.

I hope the HHC can review this project in light of the above concerns and help ensure the County's Historic Zoning Ordinance is properly upheld. Preserving the integrity of our National Historic Landmark district is a shared responsibility, and I appreciate the HHC's continued commitment to that mission.

Please advise on next steps and how I might further engage with the HHC to support the preservation and promotion of New Almaden's unique historic character.

Sincerely,
Erika Murphy
Resident, New Almaden

From: hugh scollan
To: Shwe, Michael
Subject: [EXTERNAL] New Almaden development concerns
Date: Tuesday, August 26, 2025 6:01:08 PM

Hello Michael

My name is Hugh Scollan. I own [redacted] property which was developed under historic district constraints. My home is across the street from Kitty. Monaghan And is next to the Almaden post office and Casa grande Mueseum.

The proposed development which includes a home in the 4000 square-foot range and an ADU in the 2000 square-foot range is a concern for a number of reasons.

Being a historic district, I would expect this property to have to navigate the historic commission and I wanted to find out if this is the case. When I develop my house, I was required to install wood frame windows. I found discrepancies in the plans that were submitted which shows both wood frame and fiberglass windows and doors . Can this be clarified?

I am also concerned about drainage onto Almaden Rd, which seems to be addressed by a storm drain exiting the driveway. I am assuming this means there will be surface flow off of the property onto the road. Can you clarify the drainage methods to be used as well as the flow volume expected ?

The plans show significant use of concrete for a retaining wall of significant size in order to flatten the lot for construction. How does the use of concrete fall within the constraints of the historic nature of the area ? This seems to be a major diversion and will take away from the ambience of New Almaden.

In addition, there's no mention of an animal corridor to provide wildlife down through town to the creek. And this lot acts as a primary corridor for wildlife.

The floor plans for the ADU and Junior ADU I find humorous that there is a 3 foot wall which leads from the hallway of the ADU to the junior ADU great room if the 3 foot wall is taken out and a door is installed. The structure no longer becomes an ADU and becomes a significantly larger family dwelling.

I also find it interesting that this property percolates for two houses given that it previously did not. Can you please specify the results of the perk test?

Thank you
Hugh Scollan

From: ron soto
To: Shwe, Michael
Subject: [EXTERNAL] Project PLN 22-197 Almaden Road
Date: Monday, August 11, 2025 11:35:23 AM

Hello Mr. Shwe;
I am emailing you about the project list in the subject box.
As I am sure you know new Alamaden is a Historical Districts with building ordinances designed with the intent to safeguard the character and nature of the historic Almaden District.

Questions; were this ordinance and related design recommendations referenced in the designing of this home construction project, and if so, in what features or design requirements?
What does the JADU represent?
Will you be able to respond to my questions and any other information you feel I sould know.

Thank in advance for your reply.
Ron Soto
New Almaden Resident.

From: Kathy Wolfe
To: Shwe, Michael
Subject: [EXTERNAL] Fwd: Supplemental Information - Historical Heritage Commission Meeting August 21, 2025
Date: Thursday, August 21, 2025 11:28:20 AM
Attachments: image001.png

Keeping you in the discussion.
Kathy Wolfe

Sent from my iPhone

Begin forwarded message:

From: Kathy Wolfe [redacted]
Date: August 21, 2025 at 10:49:36 AM PDT
To: Wayne George <wayne.george@cob.sccgov.org>
Cc: [redacted]
Subject: Re: Supplemental Information - Historical Heritage Commission Meeting August 21, 2025

Thank you, Mr. George, for this notification.
I am concerned that this proposed project is inconsistent with the historic look and feel of our area.
I am curious if the architect has visited New Almaden and researched our history.
Also the proposed site is within visual proximity to one of California's prime historic sites, The Casa Grande.
For these reasons, and so many more, I strongly disapprove of this plan.

Thank you,
Kathy Wolfe,
Resident of New Almaden for 51 years.
Sent from my iPhone

> On Aug 19, 2025, at 12:02 PM, George, Wayne <wayne.george@cob.sccgov.org> wrote:
>
> Hello Agenda Recipients,
>
> Supplemental information has been added to the August 21, 2025, Historical Heritage Commission Meeting Agenda.
>
> Item 6: Consider application for a Historical Property Preservation (Mills Act) Contract for the Clifford Allen House and forward a recommendation to the Board of Supervisors. (Takalloo)
> e. Attachment E - Updated 637 Alvarado Row 10 year

Maintenance Plan **Supplemental Information**

The agenda and related material, including the above information, may be viewed at:
https://sccgov.iqm2.com/Citizens/Detail_Meeting.aspx?ID=16456

Members of the public may access the virtual meeting through the following link.

https://sccgov-org.zoom.us/j/85929744705

Please do not hesitate to contact our office with any questions

Best,

Wayne George
Board Clerk I - Office of the Clerk of the Board of Supervisors
County of Santa Clara - East Wing, 10th Floor
70 West Hedding Street, San Jose, CA 95110
O: (408) 299-1548

"The Brown Act prohibits communication outside of a public meeting, including by e-mail, by a majority of Board/Commission members on subject matters within the jurisdiction of the Board/Commission meeting group. To avoid any potential violations, please do not hit "Reply to All" or send e-mails to the group"

From: [redacted]
To: Shwe, Michael
Cc: [redacted]
Subject: [EXTERNAL] Parcel 583-15-019
Date: Thursday, December 4, 2025 11:52:52 PM

Michael:

Please add my comments to the public record regarding:

Public hearing to consider recommendations relating to a concurrent land use application, consisting of Building Site Approval, Grading Approval, and Design Review, for a new 4,208 square foot single-family residence with a 440 square foot attached garage, 1,198 square foot detached Accessory Dwelling Unit, 499 square foot Junior Accessory Dwelling Unit, and an attached 400 square foot garage on a 1.64 acre site within the New Almaden Historic Preservation District (-h1). Owner/Applicant: Ninh Le/LC Engineering. Property Address/Location: 0 Almaden Road, San Jose (Assessor's Parcel No. 583-15-019). Zoning: RR-sr-h1. Supervisorial District: Five. File No.: PLN22-197

I am not opposed to someone building a home on this lot. My opposition comes from the size of the proposed development as well as the fact the proposed structures do not meet the general character and look of the historical neighborhood of New Almaden. We welcome new neighbors, but the new development has to fit and blend in with the existing homes. The proposed development seems to be as big as possible and doesn't fit in the neighborhood. Changes to its scope are definitely required.

Thank you.

Anthony J. Adair, Esq.
[redacted]