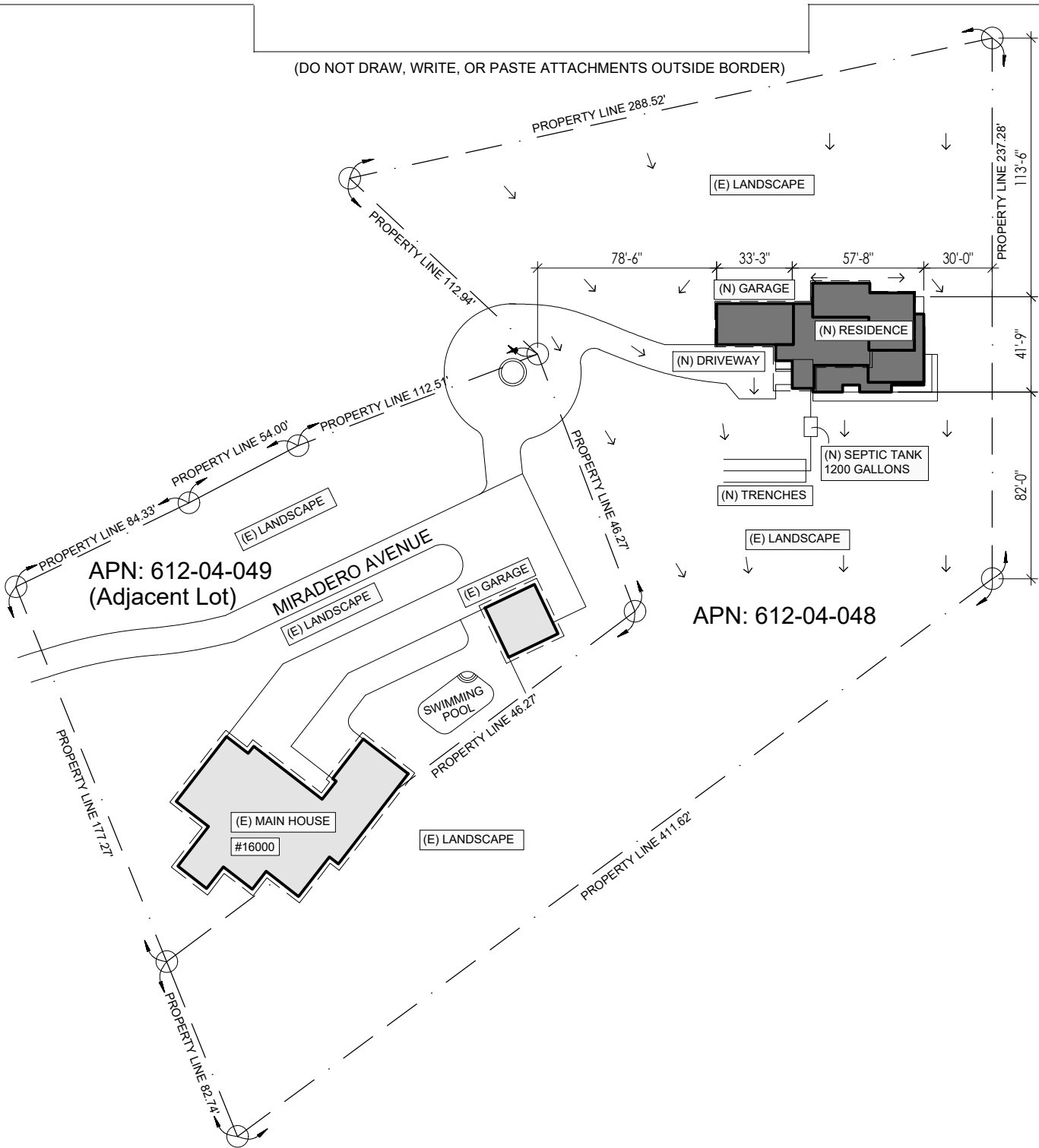


Address:
0 MIRADERO AVENUE
SAN JOSE, CALIFORNIA 95127

PLOT PLAN ATTACHMENT

APN #: 612-04-048
Owner: MR SIVAPRAKASAM BALASUBRAMANIAN
& MRS. RAMARAJ KALAISELVI
Printed on: 10/10/2022

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



MIRADERO - RESIDENCE

NEW CONSTRUCTION

0 MIRADERO AVENUE, SAN JOSE, CALIFORNIA 95127

APN: 612-04-048

NOTE

CONSTRUCTION FOR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THE JURISDICTION CODE OR OF OTHER ORDINANCES OF THE JURISDICTION. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THE JURISDICTION CODE OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID. IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO CAUSE THE CORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENTS OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

GENERAL NOTES

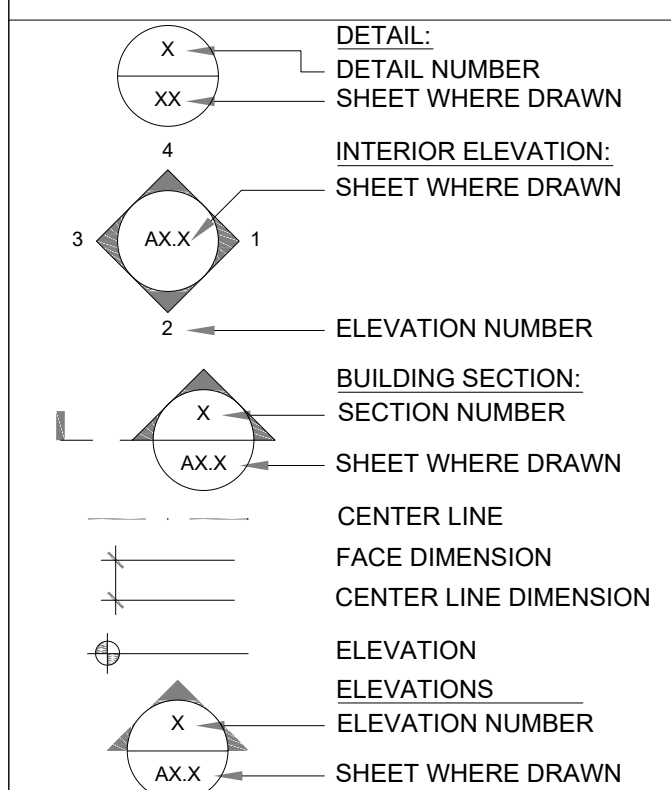
- CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND UTILITY SIZES.
- FIELD INFORMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO THE DESIGNER FOR PROJECT RECORD COORDINATION AND NECESSARY RESOLUTION PRIOR TO CONTINUE WITH WORK.
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL WORK AND MATERIAL - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES, DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTINUING.
- ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
- ALL ELECTRICAL MECHANICAL, AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
- THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.
- ALL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
- ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AGENCIES.
- CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
- CONTRACTOR SHALL PROVIDE BACKING FOR SUPPORT OF ALL WALL, CEILING AND PARTITION MOUNTED ITEMS SUCH AS LIGHT FIXTURES, SHELVING, EQUIPMENT AND TELEVISIONS COORDINATE LOCATIONS AND REQUIREMENT WITH THE PLUMBING, MECHANICAL, ELECTRICAL DRAWINGS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR(S) SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
- CONTRACTOR SHALL PROVIDE PROTECTION IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. CONTRACTOR SHALL PROVIDE REQUIRED PROTECTION INCLUDING BUT NOT LIMITED TO SHORING BRACING AND ALL OTHER SUPPORTS (INCLUDING ENGINEERING OF SYSTEMS) NECESSARY TO MAINTAIN OVERALL STRUCTURAL INTEGRITY OF THE BUILDING.
- ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
- INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.
- GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
- ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIAL.
- PIPES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.
- CONTRACTOR SHALL REFER TO AND CONFORM WITH ALL FINDINGS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDING IN THE SOILS REPORT, NOR FOR THE FINAL RECOMMENDATIONS SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION NOTIFY THE SOILS ENGINEER FOR INSTRUCTIONS PRIOR TO CONTINUING WORK.
- EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.
- ACCURATE AS-BUILT DRAWINGS SHALL BE GENERATED BY CONTRACTOR DURING CONSTRUCTION AND SUBMITTED TO OWNER UPON COMPLETION OF FINAL PUNCH LIST, BUT PRIOR TO REQUEST FOR FINAL PAYMENT.
- ROOF OBSTRUCTIONS SUCH AS TELEVISIONS ANTENNA, SOLAR PANELS, AND GUY WIRES SHALL NOT BE LOCATED OR INSTALLED IN SUCH A WAY AS TO PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.
- AUTOMATIC IRRIGATIONS SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
- AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
- SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING.
- CF-4R AND CF-6R CERTIFICATE FORMS SHALL BE COMPLETED AS APPLICABLE AND BE PRESENTED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION IN ACCORDANCE WITH THE ENERGY CALCULATIONS.

APPROVAL STAMP

ABBREVIATIONS

#	POUNDS OR NUMBER
AC	AIR CONDITIONING
APN	ASSESSOR'S PARCEL #
APPROX	AVERAGE
AVG	AVERAGE
B.O.	BOTTOM OF
B/T	BETWEEN
BD	BOARD
BM	BEAM
CLG	CELLING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CW	COLD WATER
D	DRYER
DEM	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DM	DIMMER
DN	DOWN
DW	DISHWASHER
(E)	EXISTING
EL	ELEVATION
ELEC	ELEVATION
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EXT	EXTERIOR
FD	FLOOR DRAIN
FIN	FINISH
FT	FOOT
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFCI	G. F. CIRCUIT INTERRUPTER
GLULAM	GLUE-LAMINATED
GYP	GYPSUM
HB	HOSE BIB
HW	HOT WATER
INT	INTERIOR
KWH	KILOWATT HOUR
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NOT TO SCALE
NTS	NOT TO SCALE
OSB	ORIENTED STRANDBOARD
ON CENTER	ON CENTER
OC	PERFORATED
PERF	PERPENDICULAR
PERP	POLYISOCYANURATE
POLYISO	PRESSURE-TREATED
PT	PAINTED
PTD	QUANTITY
QTY	RADIUS OR RISER
R	REFLECTED CEILING PLAN
RCP	REFRIGERATOR
REF	REQUIRED
REQ'D	ROOM
RM	SMOKE DETECTOR
SD	SQUARE FOOT
SF	SIMILAR
SIM	SPECIFICATION
SPEC	SYMMETRICAL
SYM	TOP OF
T.O.	TONGUE AND GROOVE
T&G	THROUGH
THRU	TYPICAL
TYP	UNLESS OTHERWISE NOTED
UON	VOLT, OR VALVE
V	VERTICAL
VERT	WATT
W	WASHER
WITH	WASHER & DRYER
WD	WITHOUT
W/O	WATER CLOSET
WC	WOOD
WD	WATER HEATER
WH	WEATHERPROOF
WP	EXTRUDED POLYSTYRENE
XPS	

SYMBOL LEGEND



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
EMAIL:
solarmax.dsgn@gmail.com
WEB:
www.solarmaxdsgn.com
TEL:
(310) 740-9649
(310) 844-7370

[Signature]

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE
 NEW CONSTRUCTION
 0 MIRADERO AVENUE
 SAN JOSE, CALIFORNIA 95127
 APN: 612-04-048

REV: DESCRIPTION: DATE:

A		
B		
C		

DATE:

1/21/2023

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

CVR

INDEX OF DRAWING

APPLICABLE CODES

PROJECT DATA

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:

CVR	COVER SHEET
GN	GENERAL NOTES
ARCHITECTURAL	
A-1	SITE PLAN
A-2	PROPOSED FLOOR PLAN
A-3	PROPOSED FLOOR PLAN
A-4	PROPOSED ROOF PLAN
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	SECTIONS
E-1	ELECTRICAL PLAN
E-2	ELECTRICAL PLAN
E-3	LIGHTING PLAN
E-4	LIGHTING PLAN
P-1	PLUMBING PLAN
P-2	PLUMBING PLAN
CAL GREEN	
G-1	CAL GREEN SHEET 1
G-2	CAL GREEN SHEET 2
G-3	FORMS

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING MODEL CODES:

- 2019 CBC (CALIFORNIA BUILDING CODE)
- 2019 CMC (CALIFORNIA MECHANICAL CODE)
- 2019 CPC (CALIFORNIA PLUMBING CODE)
- 2019 CFC (CALIFORNIA FIRE CODE)
- 2019 CEC (CALIFORNIA ELECTRICAL CODE)
- 2019 CRC (CALIFORNIA RESIDENTIAL CODE)
- 2019 CGBSC (CALIFORNIA GREEN BUILDING STANDARDS CODE)
- 2019 CBEES (CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS)
- STATE OF CALIFORNIA ENERGY CONSERVATION REQUIREMENTS (T-24)
- INCLUDING CITY AND COUNTY AMENDMENTS

OWNER: MR SIVAPRAKASAM BALASUBRAMANIAN & MRS. RAMARAJ KALAISELVI

PROJECT ADDRESS: 0 MIRADERO AVENUE
SAN JOSE, CALIFORNIA 95127

APN: 612-04-048

LOT AREA: 71,744 SQ.FT.

PARCEL AREA (Acres): 1.650 ACRES

BLOCK: NONE

PAGE: 4

PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL

LEGAL DESCPT.: ---

ZONING: HS

OCCUPANCY GROUP: R-3

JURISDICTION: SAN JOSE

YEAR BUILT: ---

CONSTRUCT TYPE: V-B

FIRE SPRINKLER: NO

- STORM WATER POLLUTION CONTROL REQUIREMENT FOR CONSTRUCTION ACTIVITIES MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS/ CERTIFICATION STATEMENT.
- THE FOLLOWING IS INTENDING MINIMUM NOTES OR AS AN ATTACHMENTS FOR CONSTRUCTION AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE (APPLIES TO ALL PERMITS).
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
 - STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
 - FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
 - NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
 - EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
 - TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
 - SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
 - ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

SCOPE OF WORK

BUILDING DATA

1. NEW CONSTRUCTION MAIN HOUSE (3 STORIES) 4,304 SQ.FT.

NO. OF STORIES: (N) 3 STORIES

NEW CONSTRUCTION AREA:

(N) MAIN LEVEL = 1,758.00 SQ.FT

(N) UPPER LEVEL = 876.00 SQ.FT

(N) LOWER LEVEL = 1,387.00 SQ.FT

(N) GARAGE 3 - CAR = 607.00 SQ.FT

TOTAL SQ.FT. (NEW RESIDENCE) = 4,628.00 SQ.FT

LOT COVERAGE= 2,700/71,744=0.037 ~ 4%

FAR= 4,021/71,744=0.056 ~ 6%

GENERAL

- Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44" maximum clear opening height, 5.7 sq. ft. minimum clear openable area (minimum 5.0 sq. ft. at grade floor openings), 24" minimum clear openable height and 20" minimum clear width. (CRC R310.2.1 and CRC R310.2.2) Window wells, ladders, and steps shall comply with CRC R310.2.3. Bars, grilles, covers, and screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs to operate the emergency escape and rescue openings. (CRC R310.4) Photovoltaic panels & modules shall not be below an emergency escape and rescue opening within 36". (R324.6.2.2)
- Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (CRC R303.3.1)
- Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but not more than 50% of vents are a maximum 3 ft. below the ridge or highest space in the attic and the balance is provided in the lower third of the attic space (not limited to eaves or cornice vents). As an alternative in Climate Zone 16 (Truckee region), the net area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm/winter side of the ceiling. Baffles are required at vents for insulation. Provide minimum of 1" inch of air space between insulation and roof sheathing. (CRC R806)
- Enclosed rafter spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)
- Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class I vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation opening shall be within three (3) feet of each corner of the building (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3. Unvented crawl space added option for dehumidification of 70 pints moisture per day per 1,000 sq.ft to requirement for exemption. (R408.3)
- Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier requiring construction documents with manufacturer's installation instructions (R106.1.5). Must be inspected and approved before concealing barrier. (R109.1.5.3)
- Enclosed framing in exterior balconies and elevated walking surfaces exposed to rain, snow or drainage from irrigation shall be provided with cross-ventilation area of at least 1/150. (R314.1.5)
- Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 ft deep x width of door. Landings at swinging egress doors may step down a maximum of 7.75 inches when the door does not swing over the landing and 1.5 inches when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75 inches maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)
- Mezzanines shall not be greater than 1/3 of the story unless fire sprinklers are installed then the area can be 1/2 of the story. (R325.3)
- The following windows shall be fully tempered: (CRC R308.4)
 - Sliding/swinging glass doors
- Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and swimming pools where the glazing is less than 60 inches above the standing surface within 60 inch compartment and within 60 inches horizontally of the water's edge (CRC R308.4.5)
- Glazing within a 24" arc of a door that is less than 60 inches above the floor. Safety glazing required on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of hinge side of an in-swinging door. (R308.4.2)
- Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18 in. and at least 36 in. above the floor, and adjacent to a walking surface
- Within 60in. of the bottom tread of a stairway and less than 36in. above the landing
- Glazing in guards and railings
- Glazing adjacent to stairways, landings, and ramps within 36in. horizontally of the walking surface less than 36in. above the walking surface

FOUNDATIONS & CONCRETE SLABS

- Slope drainage 6" within the first 10ft. from the foundation wall. If physical obstructions or lot lines prohibit the 10ft distance, a 2-5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces shall also be sloped a minimum of 2 percent for 10ft away from structures to an approved drainage way. (CRC R401.3)
- Footings shall extend at least 12 inches into the undisturbed ground surface. (CRC R402.1.4) Unless erected on solid rock, to protect against frost and freezing, the minimum foundation depth is 18 inches below grade if between 4,000-7,000 foot elevation and 24 inches below grade for 7,000 foot elevation and above. Exception: Interior footings shall be a minimum of 12 inches below grade. (L-V 3.14)
- Stepped footings shall be used when slope of footing bottom is greater than 1 in 10 (V: H). Step footing detail shall be shown on building elevations and foundation plan. (CRC R403.1.5)
- Concrete slabs: 3 1/2" minimum (CRC R506.1). Slabs under living areas and garages shall be reinforced with wire 6" x 6", 10 gauge x 10 gauge welded mesh or equivalent steel reinforcement and 4" thickness of 3/8 minimum gauge under the concrete slab. Separate from soil with a 6 mil polyethylene vapor retarder with joints lapped not less than 6 inches in living areas. A capillary break shall be installed when a vapor retarder is required.
- Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts within 5' of each under-floor plumbing cleanout and not located under a door to the residence, is required. Provide a solid cover or screen. (CRC 408.4 & CRC 707.9)
- Minimum sill bolting: 1/2" anchor bolts or approved anchors at 6 ft. o.c. maximum for one-story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in the middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC D0 and above: Provide 3"x3"x0.229 plate washers on each bolt at braced or shear wall locations, standard cut washers shall be permitted for anchor bolts not located in braced/shear wall lines. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

- Weather exposed glu-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 5)
- Columns exposed to the weather or in basements when supported on concrete pier or metal pedestals shall be pressure treated or natural resistance to decay unless the pier/pedestals project 1" above concrete or 6" above earth and the earth is covered by an approved impervious moisture barrier. (CRC R317.1.4 exc. 1)
- Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)
- Deck posts supported by concrete piers or metal pedestals projecting not less than 1" above a concrete floor or 6" above exposed earth. (CRC R317.1.4 exc. 3)

FLOORS

- Under-floor areas with storage, fuel-fired equipment or electric-powered equipment with less than 2x10 solid joists shall be protected on the underside by half-inch sheet rock or a sprinkler system. (R302.13)
- Balconies must be designed for a minimum live load of 60lbs per square foot. (CRC T-R301.5)

WALLS

- Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7)
- All fasteners used for attachment of siding & into pressure treated lumber shall be of a corrosion resistant type. (CRC R317.3)
- Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)
- Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Specify a minimum of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt (or equivalent) under stone veneer.
- Stucco shall have a minimum clearance to earth of 4 inches and 2 inches paved surfaces with an approved weed screen. (CRC R703.7.2.1) Masonry stone veneer shall be finished beneath the first course of masonry and provided with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

- Roof sheathing can only cantilever 9 inches beyond a gable end wall unless supported by overhanging framing. (R802.8.5.1)
- Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the California Mechanical Code.
- Roof drains/gutters required to be installed per the California Plumbing Code with leaf/debris protection also installed.

- Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.
- Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.

GARAGE AND CARPORT

- Garage shall be separated from the dwelling unit & attic area by 1/2 inch gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated by not less than 5/8" type X gypsum board. Structure supporting floor/ceiling assemblies for required separations shall have 1/2" gypsum board installed minimum. Door openings from the garage to the dwelling shall be solid wood/steel doors or honeycomb steel doors not less than 1 3/8" thick or a 20-minute rated fire door. Doors shall be self-closing & self-latching. No openings directly into a sleeping room from the garage. When the dwelling and garage has fire sprinklers installed per R309.6 and R313, doors into the dwelling unit from the garage only need to be self-closing and self-latching. (CRC R302.5.1 & T-R302.6)
- Ducts penetrating the garage to dwelling separation shall be a minimum of 26 gauge with no openings into the garage. (CRC R302.5.2)
- Penetrations through the garage to dwelling separation wall (other than ducts as listed above) shall be fire-blocked per CRC section R302.11, item #4.
- Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC R309.1)
- Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above the floor. (CRC R302.5.3) Appliances that are not listed as ignition resistant. (CMC 305.1.1) Provide protective post or other impact barrier from vehicles. (CMC 305.1.1)
- Appliances in private garages and carports shall be installed with a minimum clearance of 6ft above the floor unless they are protected from vehicular impact. (CBC 406.2.9.3)

STAIRWAYS & RAMPS

- Stair landings required every 127" of vertical rise. (CRC R311.7.3)
- Exterior stair stringers must be naturally resistant to decay or pressure treated. (CRC R317.1)
- Rise shall be maximum 7.75"; Run shall be 10" minimum; headroom 6'-8" minimum; width 36" minimum, 31.5" between a handrail on one side and 27" with handrails on two sides. Variation between rise heights 3/8" maximum. A nosing not less than .75 inches but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The leading edge of treads shall project not more than 1.25 inches beyond the tread below. Open risers are permitted, provided the opening between the treads does not permit the passage of a 4" sphere. (Openings are not limited when the stair has a rise of 30" or less). (CRC R311.7)
- Stairways with 4 or more risers shall have a handrail on one side 34" to 38" above the tread nosing. Circular handrails shall have an outside diameter of 1.25"-2"; if not circular, it shall have a perimeter dimension of 4"-6.25" with a maximum cross-sectional dimension of 2.25". See R311.7.8.3 item # 2 for type II handrails with a parameter over 6.25". A minimum clearance of 1.5" shall be maintained from the wall or other surface. Handrails shall be returned, terminate in newel posts, or safety terminals. (CRC R311.7.8.2)
- Guards shall be 42" minimum height (unless acting as a handrail/guard for a stairway; the guard height may be 34"-38" in height), with openings less than 4" inches clear (guards on the open sides of stairs may have a 3"8" opening). (CRC R312)
- Provide landings at the top/bottom of the stairway the width of the stairway. The depth of the landing shall be 36" minimum. (see CRC R311.7.6 for exceptions).
- Usable spaces underneath enclosures/unenclosed stairways shall be protected by a minimum of 1/2" gypsum board. (CRC R302.7)
- Ramps serving the egress door shall have a slope of not more than 1 unit vertical in 12 units horizontal (8.3-percent slope). All other ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (12.5-percent slope). Exception: Where it is technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5-percent slope) (CRC R311.8.1). Provide 3X3" landings at the top and bottom of ramps, where doors open onto ramps, and where ramps change directions. (CRC R311.8.2)

DECKS

- Guards are required if deck or floor is over 30" above grade, minimum 42" high, with openings less than 4" (CRC R312). Guardrails shall be designed and detailed for lateral forces according to CRC Table 301.5.
- Provide deck lateral load connections at each end of the deck and at deck intersections per CRC R507.9.2. Specify connectors with a minimum allowable stress design capacity of 1,500lbs and install with 2x4" at the end of the deck. 750lb rated devices are allowed (DITIZ as example) if located at 4 points along the deck.
- Posts/columns shall be restrained at the bottom end to prevent lateral displacement; clearly show approved post bases, straps, etc to achieve this per CRC R407.3

JOISTS, GIRDERS, STRUCTURAL BLOCKING AND SUPPORT POSTS SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE-TREATED LUMBER WHEN EXPOSED TO THE WEATHER. (CRC R317.1.3)

ELECTRICAL

- No electrical panels in closets of bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for hanging. (CEC 110.26)
- Provide a minimum 3 lug intersystem bonding busbar at the main electrical service. (CEC 250.94)
- All automatic garage door openers that are installed in a residence shall have a battery backup function that is designed to operate when activated because of an electrical outage. (CBC 406.2.1.)
- A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A)(3)) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
- All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)
- All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)
- Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3))
- Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))
- Furnaces installed in attics and crawl spaces shall have an access platform (walk-in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.613)
- All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))
- Garage receptacles shall not serve outlets outside the garage. Exception: Garage circuit may serve readily accessible outdoor receptacle outlets. ((CEC 210.11 (C)(4)) A minimum of 1 receptacle shall be provided for each car space. (210.52(G)(1))
- At least one wall switched lighting outlet or fixture shall be installed in every habitable room, bathroom, hallways, stairways, attached garages and detached garages with electrical power, equipment spaces (attics, basements, etc). (CEC 210.70)
- Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work spaces and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4' o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed then 2 receptacles may be required. 1 receptacle is required for peninsula counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight kitchens and 18" for corner installations. (CEC Figure 210.52(C)(1))
- Receptacles shall be installed at 12' o.c. maximum in walls starting at 6' minimum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft shall have a receptacle in hallways. (CEC 210.52(A))
- Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C)) Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
- All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)
- GFCI outlets are required: for all kitchen receptacles that are designed to serve counter-top surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in unfinished basements, crawl space lighting outlets, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener. (CEC 210.8)
- Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances and with attached garages (CRC R315);

- Outside of each separate sleeping area in the immediate vicinity of bedrooms
- On every level of a dwelling unit including basements
- Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)

- Smoke alarms shall be installed (CRC (R314):
 - In each room used for sleeping purposes.
 - Outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - In each story, including basements.
- At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector.
- Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
- Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated.)
- All smoke and carbon-monoxide alarms shall be hardwired with a battery backup smoke alarms shall have a 10-year sealed battery. (CRC R314.4 & R315.1.2)
- Smoke detectors within 10 feet to 20 feet of the stove shall be ionization type with alarm silencing switch. CRC R314.3.3.
- All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))
- All new electrical receptacles shall be Arc-Fault and/or GFCI protected.

PLUMBING

- Underfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)
- ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
- PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, "04" thick wrap or otherwise protected from UV degradation. (CPC 312.14)
- Underground water supply lines shall have a 14 awg blue tracer wire. (CPC604.10.1)
- The adjacent space next to showers without thresholds shall be considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
- Shower compartments, regardless of shape, shall have a minimum finished interior than .75 inches but not more than 1.25 inches shall be capable of encompassing a 30" circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum a 4" square in width. (CPC 408.5) Showers and tubs with showers require a non-absorbent surface up to 6' above the floor. (CRC R307.2) Minimum shower receptor surface is 1/8" per foot. (408.5)
- Show location and size of the water heater on plans. Provide pressure relief valve with drain to outside for water heater. (CPC 504.6) Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (CPC 507.2) The water heater shall be of an instantaneous type or the following shall be provided (new construction only) (CEC 150(N)):
 - A 120V receptacles provided within 3ft
 - A category III or IV vent, or a straight (without bends) Type B vent
 - Condensate drain that is no more than 2 inches higher than the base of the water heater
 - Gas supply line with a minimum 200,000 Btu/hr dedicated capacity for the water heater
- A dedicated 120/240, 3 wire circuit with 10AWG wire to a receptacle out-let within 3' let within 3' of the water heater. The unused conductor shall be electrically isolated and have a reserved circuit breaker space. Both ends of the conductor shall be labeled "spare" and be electrically isolated. A reserve single-pole circuit breaker space near this circuit labeled "Future 240V Line." (CEC 150.0(N))
- Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
- A 3-inch gravity drain shall be provided at the low point of the space, installed which provides 1/4-inch per foot grade and terminate at an exterior point of the building protected from blockage. The opening shall be screened with a corrosion-resistant wire mesh with mesh openings of 1/4-inch in dimension. Lengths of the gravity drains over 10 feet in length shall be first approved by the Building Official. (L-V 8.8)
- Water heaters located in attics, ceiling assemblies and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 1/2" deep pan under the water heater with a minimum 3/4 inch drain to the exterior of the building. (CPC 507.5)
- Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5)
- Indicate on the plans that the maximum hot water temperature discharging from a bathtub or whirlpool bathtub filler shall not exceed 120 degrees F. (CPC 406.3)
- Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)
- Floor drains shall be provided with a trap primer. (CPC 1007)
- All glazing less than 60" above a shower or tub floor and within 60" horizontally from fixture's water edge shall be safety glazing. (CRC R308.4, Item 5)

Clearly label on the plans the maximum water flow rates per the (CGBCS 4.303.1):

- Water Closets: 1.28gpf
- Urinals: 1.25gpf
- Kitchen Faucets: 1.8gpm @ 60psi
- Lavatory Faucets: 1.2gpm @ 60psi
- Showerheads: 2.0gpm @ 80psi
- Metering Faucets: 0.25 gallons/Cycle
- Clothes Washers: Energy-star Certificate
- Dishwashers: Energy-star Certificate
- Showerheads: 2.0gpm @ 80psi

- Per section 301.1.1 CalGreen and civil code 1101.3(C), all non-compliant plumbing fixtures within this residence shall be replaced with water-conserving plumbing fixtures.(New construction and Remodeling)

MECHANICAL

- All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.2)
- Any installed wood stove or pellet stove shall meet the U.S. EPA New Source Performance Standard emission limits and shall have a permanent label certifying emission limits.
- Top chimney must extend a minimum of 2 ft. above any part of the building within 10 ft. (CMC 802.5.4)
- Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue damper control. Continuous burning pilot lights are prohibited. (CEC 150.0(E))
- Provide combustion air for all gas fired appliances per CMC Chapter 7.
- Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
- Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (CPC 504)
- Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)
- Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen 1/4"-1/2" in opening size (not required for clothes dryers). (CMC 502.1)
- Vent dryer to outside of building (not to under-floor area). Vent length shall be 14 ft. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC 504.4.2)
- Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public way. (CMC 502.2)
- Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))
- Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.10)
- Wood burning appliances shall not be installed in a new or existing project that is not one of the following:
 - A pellet-fueled wood burning heater.
 - A U.S. EPA Phase II Certified wood burning heater.
- An appliance or fireplace determined to meet the U.S. EPA particulate matter emission standard of less than 7.5 grams per hour for a non-catalytic wood fired appliance or 4.1 grams per hour for a catalytic wood fired appliance and is approved in writing by the APCD.
- Bathroom exhaust fans shall be energy star compliant, ducted to terminate outside the building and controlled by a humidistat capable of being adjusted between the relative humidity range of 50 or 80 percent [CGBC4.506]
- Gas tank-less w/h to have a uniform energy factor of 0.97 and a recovery efficiency of 0.99 or better (lower).

TITLE 24 ENERGY

- All ducts in conditioned spaces must include R-4.2 insulation. (150.1(c)9) Mini-mum heating and cooling filter ratings shall be MERV 13 (150.0(m)12)
- Isolation of water valves requires for instantaneous water heaters 6.8kBTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (CEC 110.3(c)(6))
- ALL luminaires must be high efficacy (150.0(k)1A)
- Luminaires recessed in insulated ceilings must meet five requirements (150.0(k)1(C)):
 - They must be rated for direct insulation contact (IC).
 - They must be certified as airtight (AT) construction.
 - They must have a sealed gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of living areas and into the ceiling cavity.
 - They may not contain a screw base sockets
 - They shall contain a JAB compliant light source
- In bathrooms, garages, laundry rooms, and utility rooms, or at least on luminaire in each of these spaces shall be controlled by a vacancy sensor or occupancy sensor provided the occupant sensor is initially programmed like a vacancy sensor (manual-on operation). (150.0(k)21)
- Joint Appendix A (JAB) certified lamps shall be considered high efficacy. JAB compliant light sources shall be controlled by a vacancy sensor or dimmer. (Exception: <70sf closets and hallway) (150.0(k)2k)
- Under-cabinet lighting shall be switched separately from other lighting systems. (150.0(k)2L)
- All exterior lighting shall be high efficacy, be controlled by a manual on/off switch and have one of the following controls (the manual switch shall not override the automatic control device): (150.0(k)3A)
 - Photo-control and motion sensor
 - Photo-control and automatic time switch control
 - Astronomical time clock control turning lights off during the day
- All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.
- Contractor shall provide the homeowner with a luminaire schedule listing the lamps used in the luminaires installed. (10-103(b))
- The number of blank electrical boxes more than 5 feet above the finished floor shall not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor, or fan speed control. (150(k)1B)
- Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7)
- Provide verification on the plans how the building will meet the minimum ventilation and acceptable indoor air quality requirements per ASHRAE Standard 62.2. Window operation is not a permissible method of providing the whole building ventilation airflow required. This is subject to the following testing: The following label must be attached to the fan switch: "To maintain minimum levels of outside air ventilation required for good health, the fan control should be on at all times when the building is occupied, unless there is severe outdoor air contamination." (California Energy Code 150.0(o)) A minimum 100 CFM indoor air quality fan is required in the kitchen and shall be HERS verified.

WILDLAND URBAN INTERFACE (WUI)

- Exterior wall coverings shall be noncombustible, ignition resistant, heavy timber, log wall or fire resistive construction. (CRC R337.7)
- Exterior wall coverings shall extend from the foundation to the roof and terminate at 2 inch nominal solid blocking between rafters and overhangs. (CRC R337.7.3.2)
- Open/enclosed roof eaves and soffits, exterior porch ceilings, floor projections, under-floor areas and undersides of appendages to comply with ignition resistant construction requirements. (CRC R337.5-9)
- Spaces created between roof coverings and roof decking shall be fire stopped by approved materials or have lateral or mineral surface non-perforated cap sheet complying with ASTM D 3909. (CRC R337.5.2)
- Indicate on the plans where valley flashing is installed, the flashing shall be not less than 26awg and installed over not less than one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909 and at least 36 inches wide running the full length. (CRC R337.5.3)
- Attic gable and eaves above 12ft and under-floor ventilation shall be provided with fully approved materials and be free of other materials that have a minimum 1/16 inch and maximum 1/8 inch openings, non-combustible and corrosion resistant. All other eave vents shall be listed/approved to resist the intrusion of flame and burning embers. (CRC R337.6)
- Indicate on plans exterior glazing shall have a minimum of one-tempered pane, glass block, have a fire resistive rating of 20 minutes or be tested to meet performance requirements of SPM Standard 12-7A-2. (CRC R337.8.2)
- Operable skylights shall be protected by a noncombustible mesh screen 1/8" max openings (R337.8.2.2)
- Exterior doors including garage doors shall be noncombustible, ignition resistant material, minimum 1 3/8 inch solid core, minimum 20 minute fire resistive rating or shall be tested to meet the performance requirements of SPM Standard 12-7A-1. (CRC R337.8.3)
- Garage door perimeter gap maximum 1/8". Metal flashing, jamb and header overlap, header overlap, and weather-stripping meeting section requirements are permitted. (R337.8.4)
- The walking surface material of decks, porches, balconies and stairs within 10ft of grade level shall be ignition resistant material, exterior fire-retardant treated wood or noncombustible material. (CRC R337.9)

GREEN BUILDING

- Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site (CGBSC 4.106.2):
 - Retention basins of sufficient size shall be utilized to retain storm water on site
 - Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGBSC 4.106.4):
- Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit to a suitable box location for EV charging. The other end shall terminate to the main service and/or subpanel.
- The main panel and/or subpanel shall be of sufficient size to install a 40-ampere dedicated branch circuit. The dedicated overcurrent protection space shall be labeled "EV CAPABLE".
- Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or the shower shall be designed to allow only one shower outlet to be in operation at a time. (CGBSC 4.303.1.3.2)
- Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a low water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Automatic irrigation system controllers installed at time of final inspection shall have weather or soil based controllers and/or weather based controllers with rain sensors. Soil moisture based controllers are not required to have rain sensor input. (CGBSC 4.304)
- Recycle and/or reuse a minimum of 65 percent of nonhazardous construction and demolition waste. (CGBSC 4.408.2)
- (Clearly note on the plans) At time of final inspection, a building operation and maintenance manual, compact disc, etc shall be provided containing the following: (CGBSC 4.410)
 - Directions that manual shall remain onsite for the life of the building
 - Operation and maintenance instructions for equipment, appliances, roof/yard drainage, irrigation systems, etc.
 - Information from local utility, water and waste recovery providers
 - Public transportation and carpool options
 - Material regarding importance of keeping humidity levels between 30-60 percent
 - Information regarding routine maintenance procedures
 - State solar energy incentive program information
 - A copy of any required special inspection verifications that were required (if any)
- The project shall meet minimum pollutant control requirements for adhesives, sealants, caulks, paints, carpet, resilient flooring systems, etc. (CGBSC 4.504)
- Duct openings related to HVAC systems shall be covered with tape, plastic, sheet metal or other methods to reduce the amount of water, dust and debris which may enter the system. (CGBSC 4.504.1)

BUILDING ENVELOPE NOTES

- Glazing in the following locations shall be safety glazing conforming to the human impacts loads:
 - Fixed and operable panels of swinging, sliding and bifold door assemblies.
 - Glazing in an individual fixed or operable vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
 - Glazing in an individual fixed or operable panel that meets all the following conditions:
 - Exposed area of an individual pane greater than 9 sq.ft.
 - Bottom edge less than 18 inches above the floor.
 - Top edge greater than 36 inches above the floor.
 - One or more walking surfaces within 36 inches horizontally of the glazing.
- Glazing in railings.
- Glazing in enclosures for or wall facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 72 inches above a walking surface and within 72 inches, measured horizontally and in a straight line of the water's edge.
- Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
- Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of the exposed surface of the glazing is less than 60 inches above the nose of the tread.
- All new glazing will be installed with labels to remain in place for inspection.

FIRE-RESISTANT RATED CONSTRUCTION

- In combustible construction, fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.
- In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draft-stops shall be installed so that the area of concealed space does not exceed 1000 sq.ft. equal areas for drafts toping.

BUILDING CODE REQUIREMENTS NOTES

- The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (poor poles, pull-boxes, transformers, valves, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up; the construction shall not be within the feet or within the power lines whether or not the lines are located on the property, failure to comply may cause construction delays and/or additional expenses.
- An approved seismic gas shut off valve or excess flow shut off valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel piping. (per ordinance 170,158 and 180, 670) separate plumbing permit is required.
- Provide ultra-flush water closets for all new construction. existing shower heads and toilets must be adapted for low water consumption.
- Provide (70) (72) inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure. (1210.2.3 , 2406.4.5 , r307.2 , r308.4)
- Water heater must be strapped to wall, (507.3 & LAPC)

2019 GENERAL NOTES SHEET

The general notes sheet is based on the 2019 California Building Standard Codes. This is not an all inclusive list of code requirements specific to the project. Reference applicable sheets and specific areas of the plans for locations of fixtures/equipment, structural components, structural design criteria, building finishes and other components specific to the project construction.

REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
1/21/2023

SHEET TITLE:

SHEET NUMBER:

GN



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
EMAIL:
solarmax.dsgn@gmail.com
WEB:
www.solarmaxdsgn.com
TEL:
(310) 740-9649
(310) 844-7370

Signature

GREEN BUILDING NOTES

- OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION A MANUAL, COMPACT DISC WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
 - DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
 - OPERATIONS AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING
 - EQUIPMENT AND APPLIANCES INCLUDING WATER-SAVING DEVICES AND OTHER SYSTEMS, HVAC SYSTEMS, WATER-HEAT SYSTEM, AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEM, INCLUDING CONDENSERS AND AIR FILTERS
 - LANDSCAPE IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS.
- INFORMATION FROM LOCAL UTILITY WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATION.

PUBLIC TRANSPORTATION AND/OR CAR POOL OPTIONS AVAILABLE IN THE AREA.
- EDUCATIONAL, MATERIAL ON THE POSITIVE IMPACT OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
- INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
- INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
- INFORMATION ABOUT SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OF THIS CODE.

- DURING CONSTRUCTION, ENDS OF DUCTS OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED.
- THIRD PARTY VERIFICATIONS IS REQUIRED FOR MANDATORY CALGREEN MEASURES
- SEAL BUILDINGS ENVELOPE JOINTS AND OPENINGS ACCORDING TO CEC.
- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE BASED.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL EROSION CONTROL FACILITIES AS SHOWN ON THE PROVIDED EROSION CONTROL PLAN OR AS DIRECTED BY THE CITY ENGINEER AT THE END OF EACH WORKING DAY.
- THE CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE OWNER
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL EMERGENCY WORK CREW AT ALL TIMES. THE CONTRACTOR SHALL STOCKPILE THE NECESSARY EROSION CONTROL MATERIAL ON SITE TO FACILITATE RAPID INSTALLATION OF EROSION CONTROL FACILITIES.
- THE CONTRACTOR SHALL CONSTRUCT DE-SILTING FACILITIES AS NECESSARY FOR THE DURATION OF PROJECT.
- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT RUNOFF OVER THE TOP SLOPES.
- AFTER A RAIN STORM:
 - THE CONTRACTOR SHALL REMOVE ALL SILT, STANDING WATER AND DEBRIS FROM THE EROSION CONTROL FACILITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT PUBLIC ACCESS INTO AREA WHERE STANDING WATER POSES A POTENTIAL HAZARD.
- IN HIGH WIND AREA THE CONTRACTOR SHALL WATER SPRAY-GRACED AREAS ON A DAILY BASIS TO CONTROL DUST DURING WINDY PERIODS. WHEN NECESSARY THE CONTRACTOR SHALL TAKE MEASURES TO CONTROL DUST OF WIND-BLOWN DEBRIS BY INSTALLING DEBRIS FENCES, ADDITIONAL TRASH ENCLOSURE, CHEMICAL TREATMENT, GEO-MATS, ETC. THE CONTRACTOR SHALL IMPLEMENT LONG TERM WIND EROSION CONTROL MEASURES FOR ANY AREA THAT IS NOT IMPROVED IN A TIMELY MANNER FOLLOWING GRADING.
- A PORTABLE TOILET WITH SECONDARY CONTAINMENT SHALL BE INSTALLED UNTIL ACCESS TO RESTROOM AVAILABLE.
- PLAN SHOWN SITE DRAINAGE ACROSS PROPERTY.
- PROPERTY LINE AND FENCE INDICATED ON PLAN.
- GRAVEL BAGS (TWO STACK HIGH) SHALL INSTALL TO PREVENT OFF SITE DRAINAGE.
- THE CITY ENGINEER HAVE THE RIGHT TO REQUIRE ALTERNATIVE OF ADDITIONAL EROSION CONTROL FACILITIES AS HE DEEMS NECESSARY.
- STORM DRAINS MUST BE PROTECTED AT ALL TIME WITH PERIMETER CONTROLS, SUCH AS GRAVEL BAGS OR STRAW WADDLES SEDIMENT ACCUMULATION SHOULD BE REMOVE FREQUENTLY.
- ALL EARTHMOVING EQUIPMENT SHOULD BE STORED ON SITE. MAINTENANCE SHOULD ALSO BE CONDUCTED ON THE SITE AND TRACKS AND TRAILS LEFT BY EQUIPMENT LEADING TO AND FROM THE SITE SHOULD BE CLEANED UP IMMEDIATELY.

PROPERTY INFO

OWNER: MR SIVAPRAKASAM BALASUBRAMANIAN & MRS. RAMARAJ KALAISELVI

PROJECT ADDRESS: 0 MIRADERO AVENUE
SAN JOSE, CALIFORNIA 95127

APN: 612-04-048

LOT AREA: 71,744 SQ.FT.

PARCEL AREA (Acres): 1.650 ACRES

BLOCK: NONE

PAGE: 4

PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL

LEGAL DESCPT.: ---

ZONING: HS

OCCUPANCY GROUP: R-3

JURISDICTION: SAN JOSE

YEAR BUILT: ---

CONSTRUCT TYPE: V-B

FIRE SPRINKLER: NO

BUILDING DATA

NO. OF STORIES: (N) 3 STORIES

NEW CONSTRUCTION AREA:

(N) MAIN LEVEL = 1,758.00 SQ.FT

(N) UPPER LEVEL = 876.00 SQ.FT

(N) LOWER LEVEL = 1,387.00 SQ.FT

(N) GARAGE 3 - CAR = 607.00 SQ.FT

TOTAL SQ.FT. (NEW RESIDENCE) = 4,628.00 SQ.FT

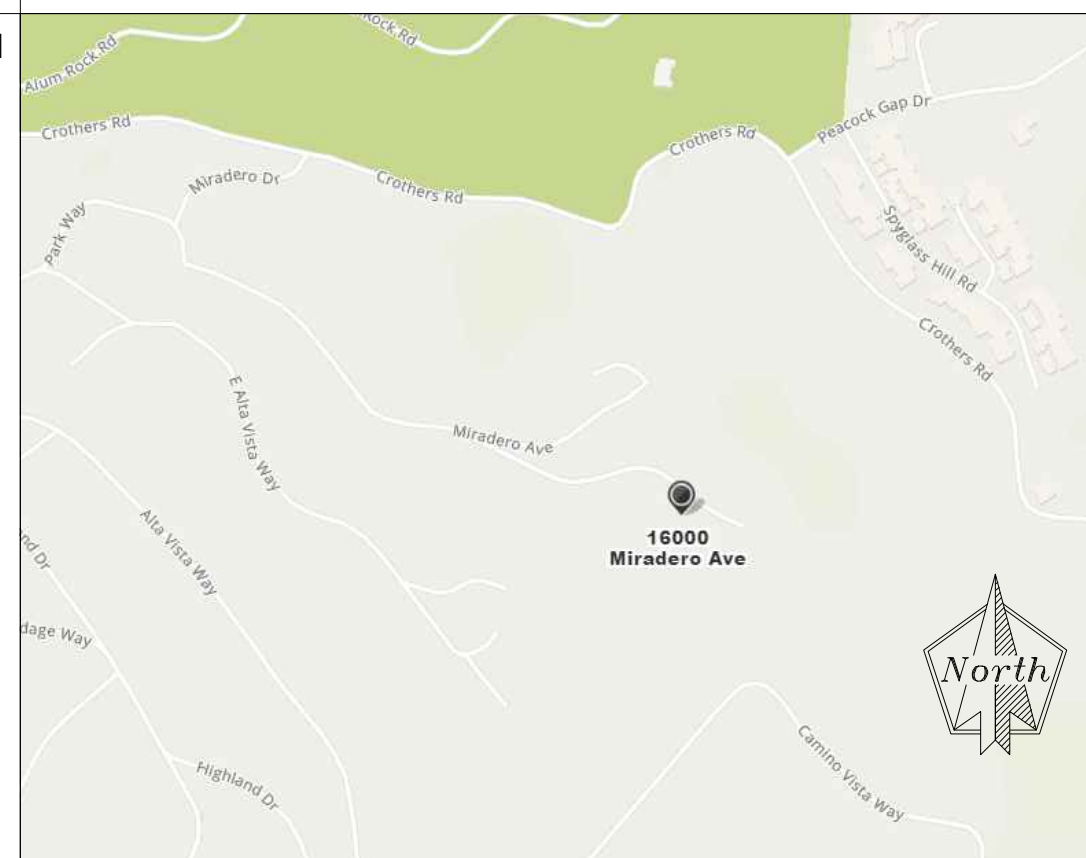
LOT COVERAGE= 2,700/71,744=0.037 ~ 4%

FAR= 4,021/71,744=0.056 ~ 6%

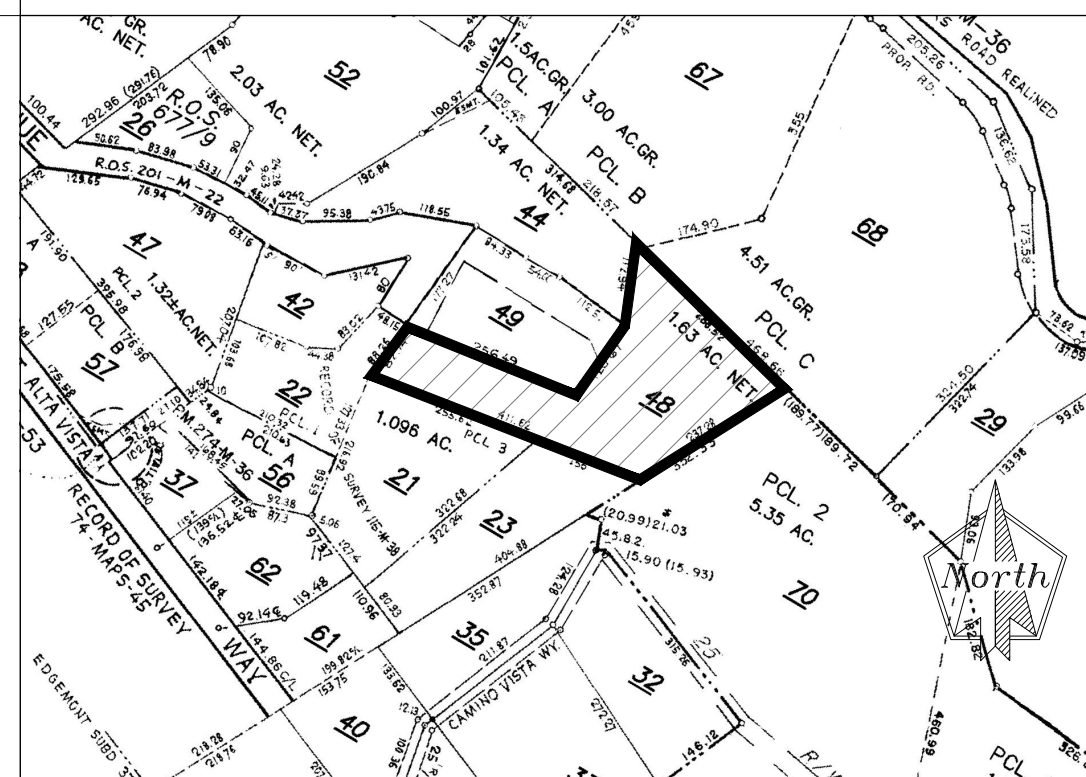
SITE LEGEND

- PROPERTY LINE / BOUNDARY (NET)
- PROPERTY LINE / BOUNDARY (NEIGHBOR'S)
- ROOF
- EXISTING BUILDING
- NEW CONSTRUCTION (AREA WORK)
- NEW PERMEABLE PAVEMENT (CONCRETE)
- RAIN WATER FLOW 2% MIN.
- NEW WATER METER
- NEW ELECTRICAL METER (200 AMPS)
- NEW GAS METER
- NEW WATER HEATER TANKLESS (INSIDE THE GARAGE)
- NEW AIR CONDITIONING

SITE VICINITY



APN MAP



APPROVAL STAMP



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
EMAIL: solarmax.dsgn@gmail.com
WEB: www.solarmaxdsgn.com
TEL: (310) 740-9649
(310) 844-7370

[Signature]

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION
0 MIRADERO AVENUE
SAN JOSE, CALIFORNIA 95127
APN: 612-04-048

REV: DESCRIPTION: DATE:

REV	DESCRIPTION	DATE
A		
B		
C		

DATE:

1/21/2023

SHEET TITLE:

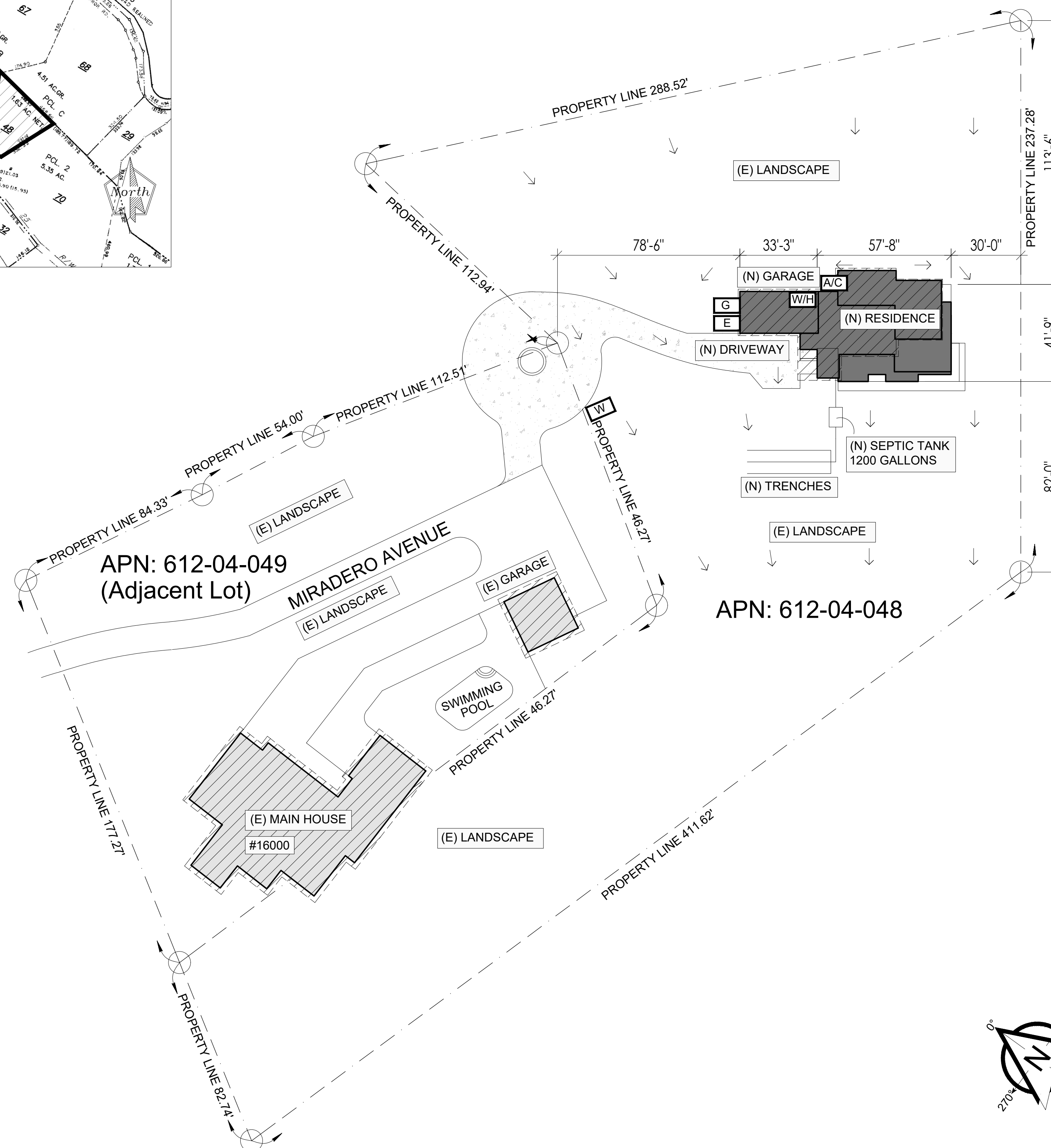
SITE PLAN

SHEET NUMBER:

A-1

1 SITE PLAN

SCALE: 1"=10'



FULL SIZE PRINT: D = 24"X36"

DOOR SCHEDULE											
ID.	QTY	TYPE	DOOR SIZE (INCHES)		THICK	MATERIAL	FINISH	U-FACTOR	HARDWARE	THRESHOLD	NOTES
			FINISHED WIDTH	FINISHED HEIGHT							
01	1	SLIDING	72"	84"	0'-1 3/4"	WOOD/GLASS	PAINT	.50	STANDARD	ALUM.	NEW
02	1	GARAGE	96"	84"	0'-1 3/8"	WOOD/GLASS	PAINT	-	STANDARD	ALUM.	NEW
03	1	SINGLE	36"	84"	0'-1 3/8"	WOOD/GLASS	PAINT	-	STANDARD	ALUM.	NEW
04	13	SINGLE	32"	84"	0'-1 3/8"	WOOD	PAINT	-	STANDARD	ALUM.	NEW
05	2	BIFOLD	216"	84"	0'-1 3/8"	WOOD/GLASS	PAINT	.50	STANDARD	ALUM.	NEW
06	3	SLIDING	72"	84"	0'-1 3/4"	VINYL/GLASS	PAINT	.50	STANDARD	ALUM.	NEW
07	1	BIFOLD	144"	84"	0'-1 3/4"	VINYL/GLASS	PAINT	.50	STANDARD	ALUM.	NEW
08	1	DOUBLE	36"	84"	0'-1 3/4"	VINYL/GLASS	PAINT	.50	STANDARD	ALUM.	NEW
09	1	GARAGE	180"	84"	0'-1 3/4"	VINYL/GLASS	PAINT	.50	STANDARD	ALUM.	NEW

WINDOWS SCHEDULE											
ID	QTY	FRAME SIZE (INCHES)		MATERIAL	TYPE	GLAZING	U-FACTOR	SHGC	STC RATING	NOTES	
		FINISHED WIDTH	FINISHED HEIGHT								
A	1	60"	84"	ALUMINUM COATED	FIXED	TEMPERED	.30	.23	.37	NEW	
B	1	72"	120"	ALUMINUM COATED	FIXED	TEMPERED	.30	.23	.37	NEW	
C	1	72"	48"	ALUMINUM COATED	AWNING	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW	
D	1	144"	48"	ALUMINUM COATED	AWNING	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW	
E	5	48"	60"	ALUMINUM COATED	AWNING	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW	
F	2	43"	48"	ALUMINUM COATED	FIXED	TEMPERED	.30	.23	.37	NEW	
G	4	48"	60"	ALUMINUM COATED	AWNING	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW	
H	2	24"	48"	ALUMINUM COATED	HUNGED	TEMPERED	.30	.23	.37	NEW	
I	1	48"	48"	ALUMINUM COATED	AWNING	DUAL GLAZED/ LOW E GLASS	.30	.23	.37	NEW	

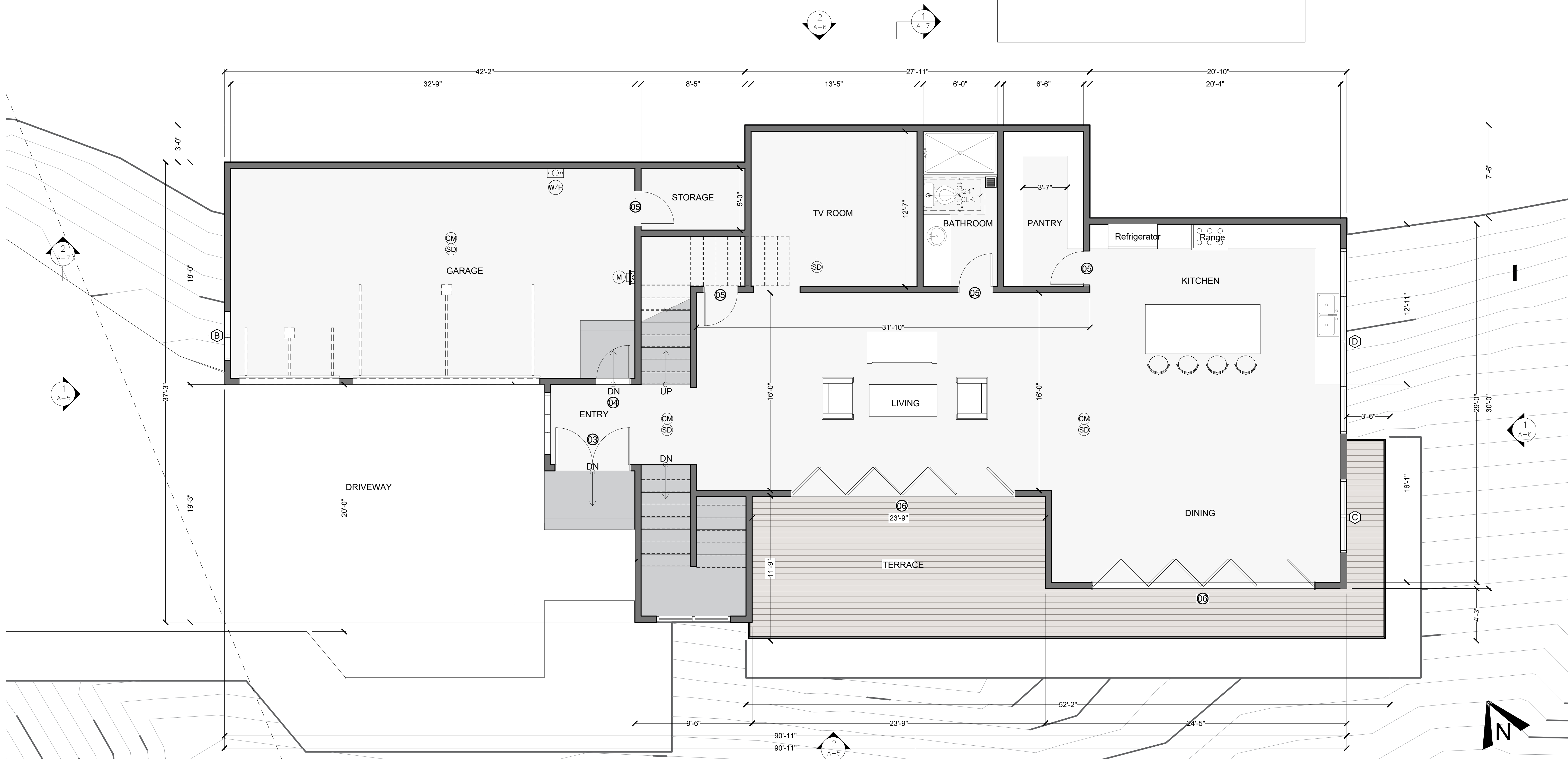
FLOOR PLAN LEGEND

EXISTING WALL

NEW WALL

DEMO WALL

- Ⓜ DOOR IDENTIFICATION TO REFER TO DOOR SCHEDULE
- Ⓜ WINDOW IDENTIFICATION TO REFER TO WINDOW SCHEDULE
- Ⓜ SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- Ⓜ CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP
- Ⓜ EXHAUST FAN SHALL BE PROVIDE HUMIDISTAT HAVE A SENSOR IN BATHROOM AREA. MINIMUM VENTILATION SHALL BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION.
- Ⓜ EXHAUST FAN IN KITCHEN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.
- Ⓜ NEW SUB-PANEL 100A
- Ⓜ NEW GAS METER
- Ⓜ NEW WATER HEATER TANK-LESS



1 PROPOSED FIRST FLOOR PLAN

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



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
 EMAIL: solarmax.dsgn@gmail.com
 WEB: www.solarmaxdsgn.com
 TEL: (310) 740-9649
 (310) 844-7370

Signature _____
 CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE
 NEW CONSTRUCTION
 0 MIRADERO AVENUE
 SAN JOSE, CALIFORNIA 95127
 APN: 612-04-048

REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
1/21/2022
 SHEET TITLE:
EXISTING FLOOR PLAN

SHEET NUMBER:

A-2

FULL SIZE PRINT: D = 24"X36"



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
 EMAIL: solarmax.dsgn@gmail.com
 WEB: www.solarmaxdsgn.com
 TEL: (310) 740-9649
 (310) 844-7370

Signature _____

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION
 0 MIRADERO AVENUE
 SAN JOSE, CALIFORNIA 95127
 APN: 612-04-048

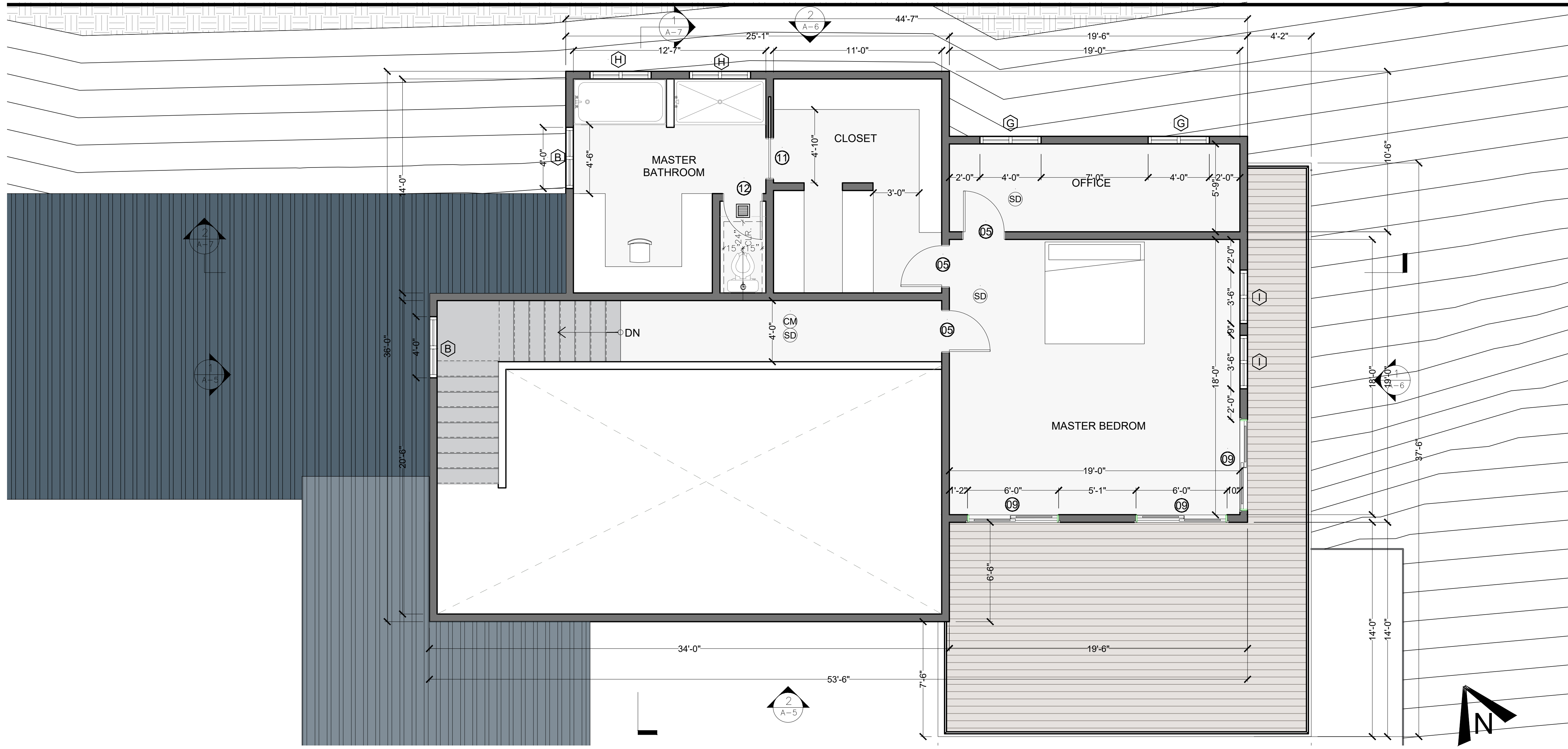
REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
1/21/2022
 SHEET TITLE:
EXISTING FLOOR PLAN

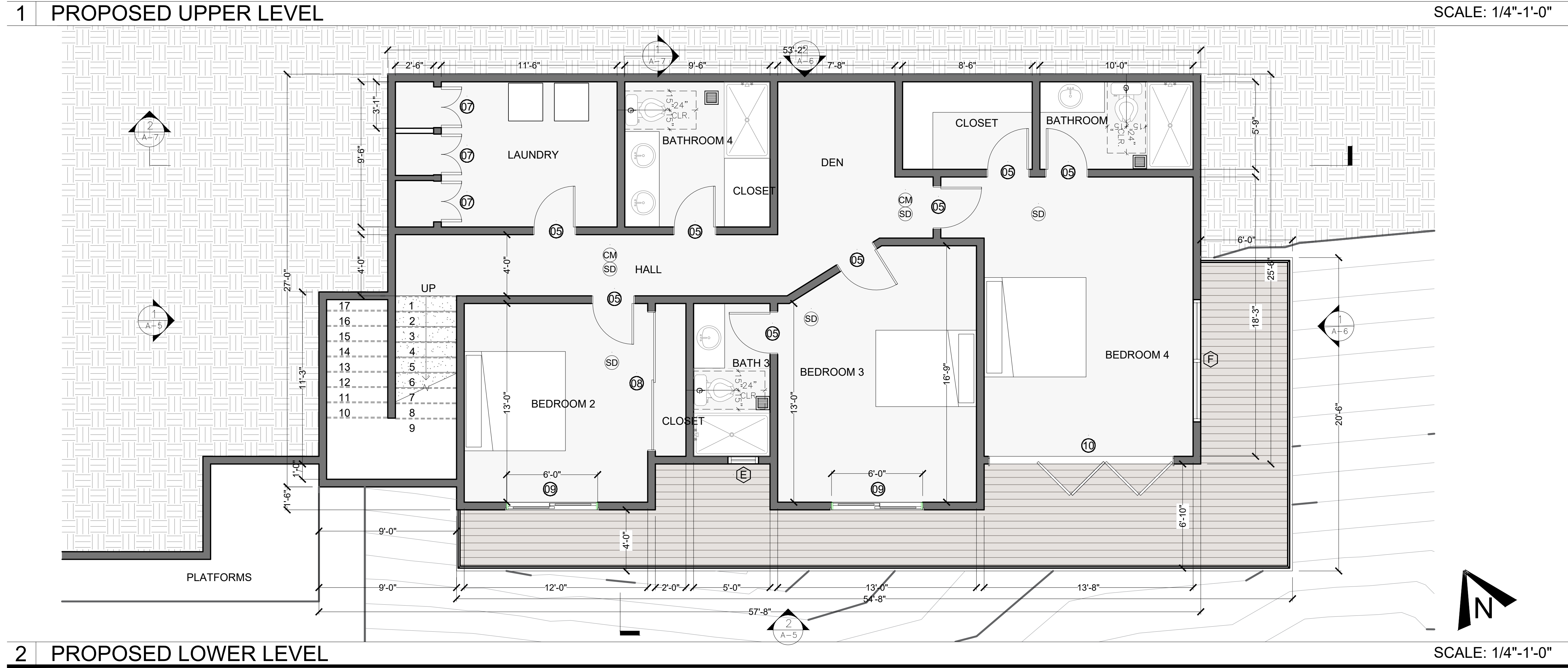
SHEET NUMBER:

A-3

FULL SIZE PRINT: D = 24"X36"



- FLOOR PLAN LEGEND**
- NEW WALL
 - DOOR IDENTIFICATION TO REFER TO DOOR SCHEDULE
 - WINDOW IDENTIFICATION TO REFER TO DOOR SCHEDULE
 - SMOKE DETECTOR WITH A BATTERY BACKUP INTERCONNECTED HARDWARE
 - CARBON MONOXIDE ALARM





DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
 EMAIL:
 solarmax.dsgn@gmail.com
 WEB:
 www.solarmaxdsgn.com
 TEL:
 (310) 740-9649
 (310) 844-7370

Signature _____

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION
 0 MIRADERO AVENUE
 SAN JOSE, CALIFORNIA 95127
 APN: 612-04-048

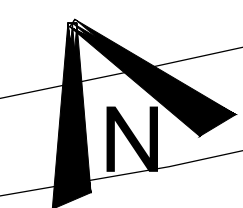
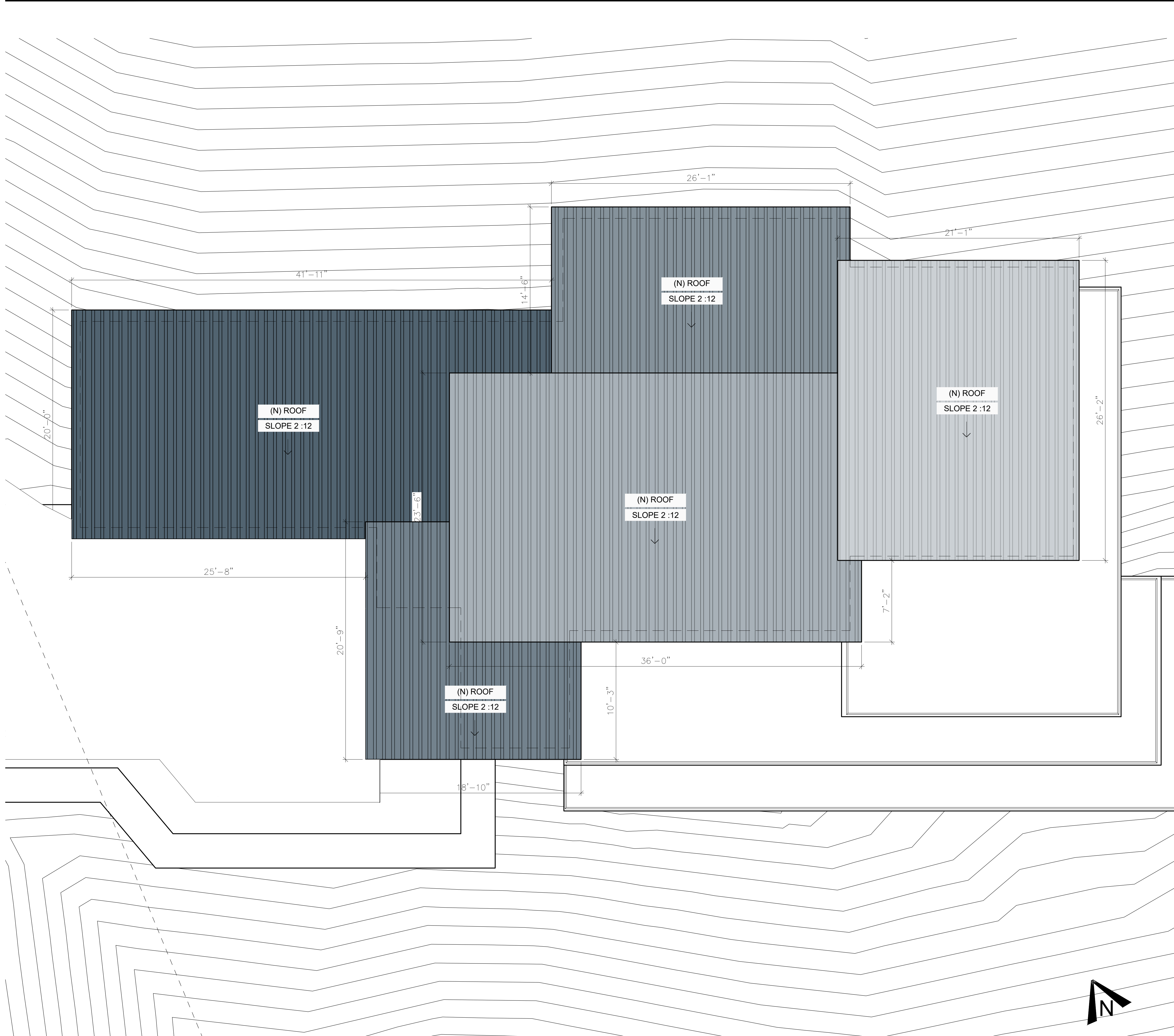
REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
 1/21/2022

SHEET TITLE:
PROPOSED ROOF

SHEET NUMBER:

A-4



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

1 PROPOSED ROOF PLAN

NOTES

- NEW ROOF: METAL ROOF
 A. ROOF / ATTIC SPACE : USE W/ R-30 TO 60 BATT
 B. ATTIC RADIANT BARRIER TO BE INSTALLED WITHIN THE ATTIC RAFTERS.
 C. SYNTHETIC ROOFING UNDERLAYMENT/
 CLASS A FIRE /ASTM E108, MEETS & EXCEEDS ASTM D226/
 ICC ESR 2391/ MEETS CLASS 4 HAIL RATING / PERMEABILITY E96.
- GAS TANK-LESS W/H TO HAVE A UNIFORM ENERGY FACTOR OF 0.97
 AND A RECOVERY EFFICIENCY OF 0.99 OR BETTER (LOWER).
- A. NEW ATTIC VENT MASTER FLOW® POWER ATTIC VENT ERV4
 ROOF MOUNT/ OPENING SIZE 15"/COVERAGE AREA (1600 SQ.FT)
 /AIR FLOW 1000 CFM

FULL SIZE PRINT: D = 24"X36"



DRAWINGS PROVIDED BY:
 SOLAR MAX DESIGN
 EMAIL:
 solarmax.dsgn@gmail.com
 WEB:
 www.solarmaxdsgn.com
 TEL:
 (310) 740-9649
 (310) 844-7370

Signature _____

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION
 0 MIRADERO AVENUE
 SAN JOSE, CALIFORNIA 95127
 APN: 612-04-048

REV: DESCRIPTION: DATE:

A		
B		
C		

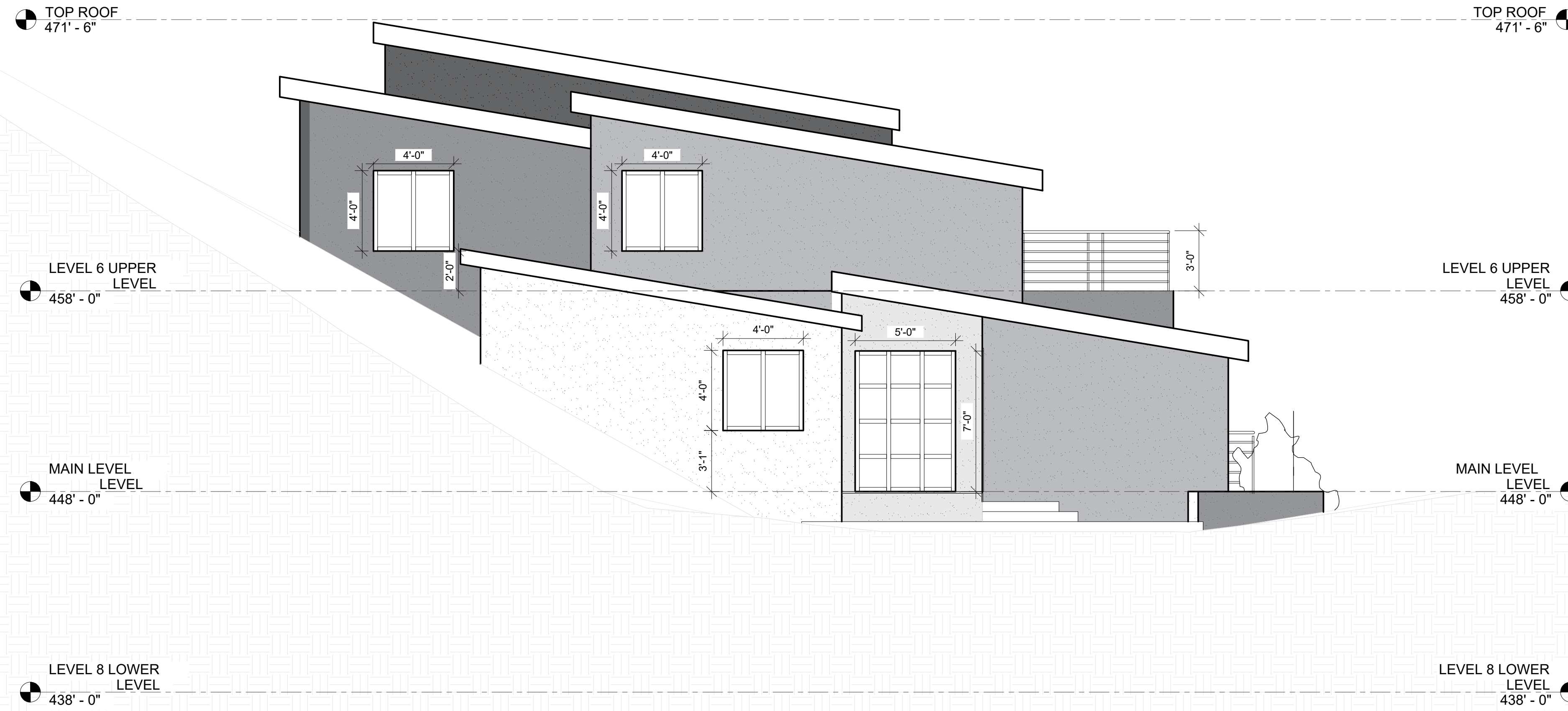
DATE:
 1/21/2022

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:

A-5

FULL SIZE PRINT: D = 24"x36"



1 WEST ELEVATION

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



2 SOUTH ELEVATION

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

TOP ROOF
471' - 6"

TOP ROOF
471' - 6"

LEVEL 6 UPPER
LEVEL
458' - 0"

LEVEL 6 UPPER
LEVEL
458' - 0"

MAIN LEVEL
LEVEL
448' - 0"

MAIN LEVEL
LEVEL
448' - 0"

LEVEL 8 LOWER
LEVEL
438' - 0"

LEVEL 8 LOWER
LEVEL
438' - 0"

34'-7"

1 EAST ELEVATION

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

TOP ROOF
471' - 6"

TOP ROOF
471' - 6"

LEVEL 6 UPPER
LEVEL
458' - 0"

LEVEL 6 UPPER
LEVEL
458' - 0"

MAIN LEVEL
LEVEL
448' - 0"

MAIN LEVEL
LEVEL
448' - 0"

LEVEL 8 LOWER
LEVEL
438' - 0"

LEVEL 8 LOWER
LEVEL
438' - 0"

2 NORTH ELEVATION

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



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
EMAIL:
solarmax.dsgn@gmail.com
WEB:
www.solarmaxdsgn.com
TEL:
(310) 740-9649
(310) 844-7370

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION
0 MIRADERO AVENUE
SAN JOSE, CALIFORNIA 95127
APN: 612-04-048

REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:

1/21/2022

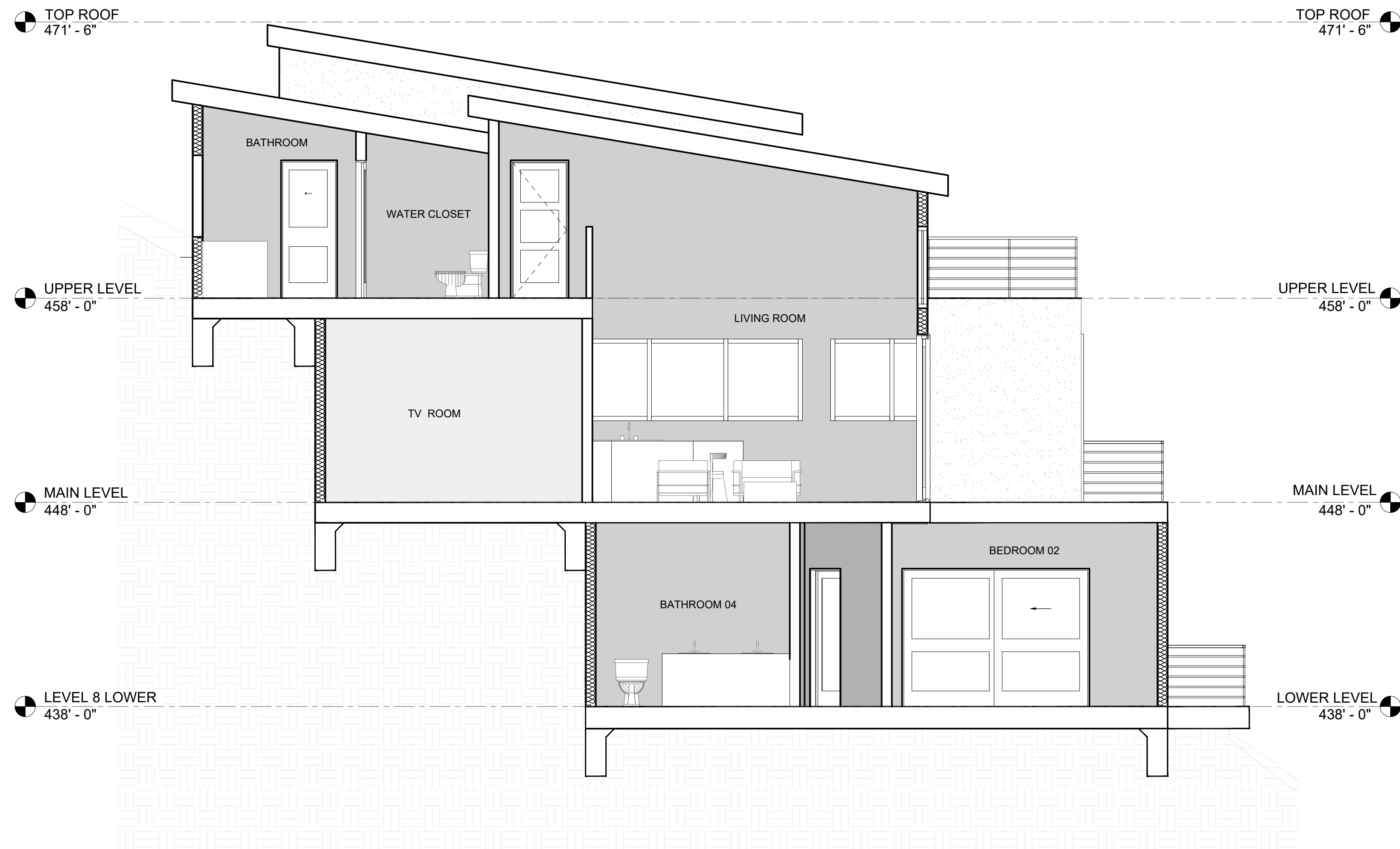
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-6

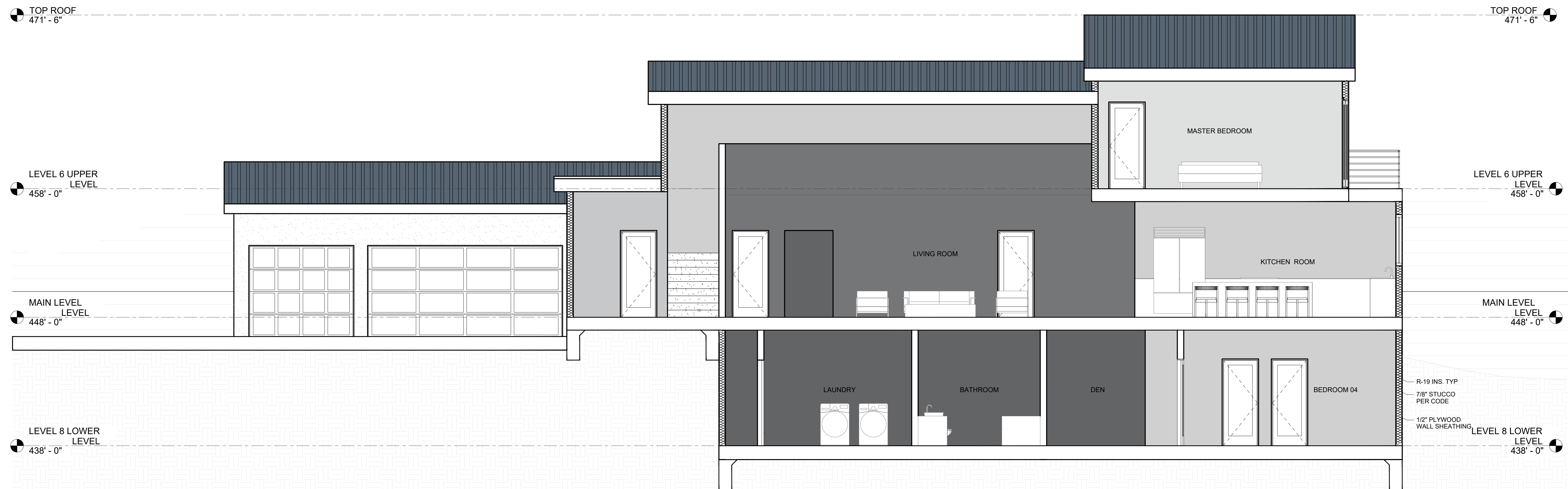
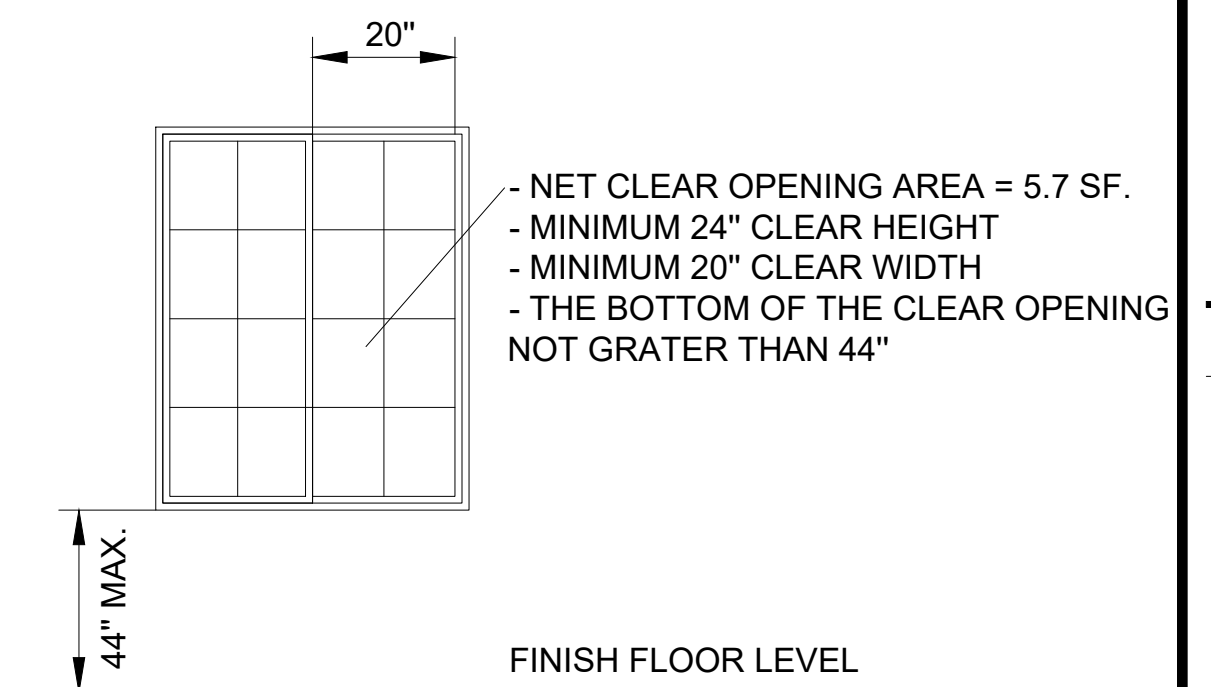
FULL SIZE PRINT: D = 24"x36"



1 SECTION A

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

4 EMERGENCY ESCAPE WINDOW



2 SECTION B

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



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
 EMAIL:
 solarmax.dsgn@gmail.com
 WEB:
 www.solarmaxdsgn.com
 TEL:
 (310) 740-9649
 (310) 844-7370

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION
 0 MIRADERO AVENUE
 SAN JOSE, CALIFORNIA 95127
 APN: 612-04-048

REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
 1/21/2022

SHEET TITLE:
SECTIONS

SHEET NUMBER:

A-7

FULL SIZE PRINT: D = 24"x36"



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
 EMAIL:
 solarmax.dsgn@gmail.com
 WEB:
 www.solarmaxdsgn.com
 TEL:
 (310) 740-9649
 (310) 844-7370

Signature _____

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE
 NEW CONSTRUCTION

0 MIRADERO AVENUE
 SAN JOSE, CALIFORNIA 95127
 APN: 612-04-048

REV.	DESCRIPTION:	DATE:
A		
B		
C		

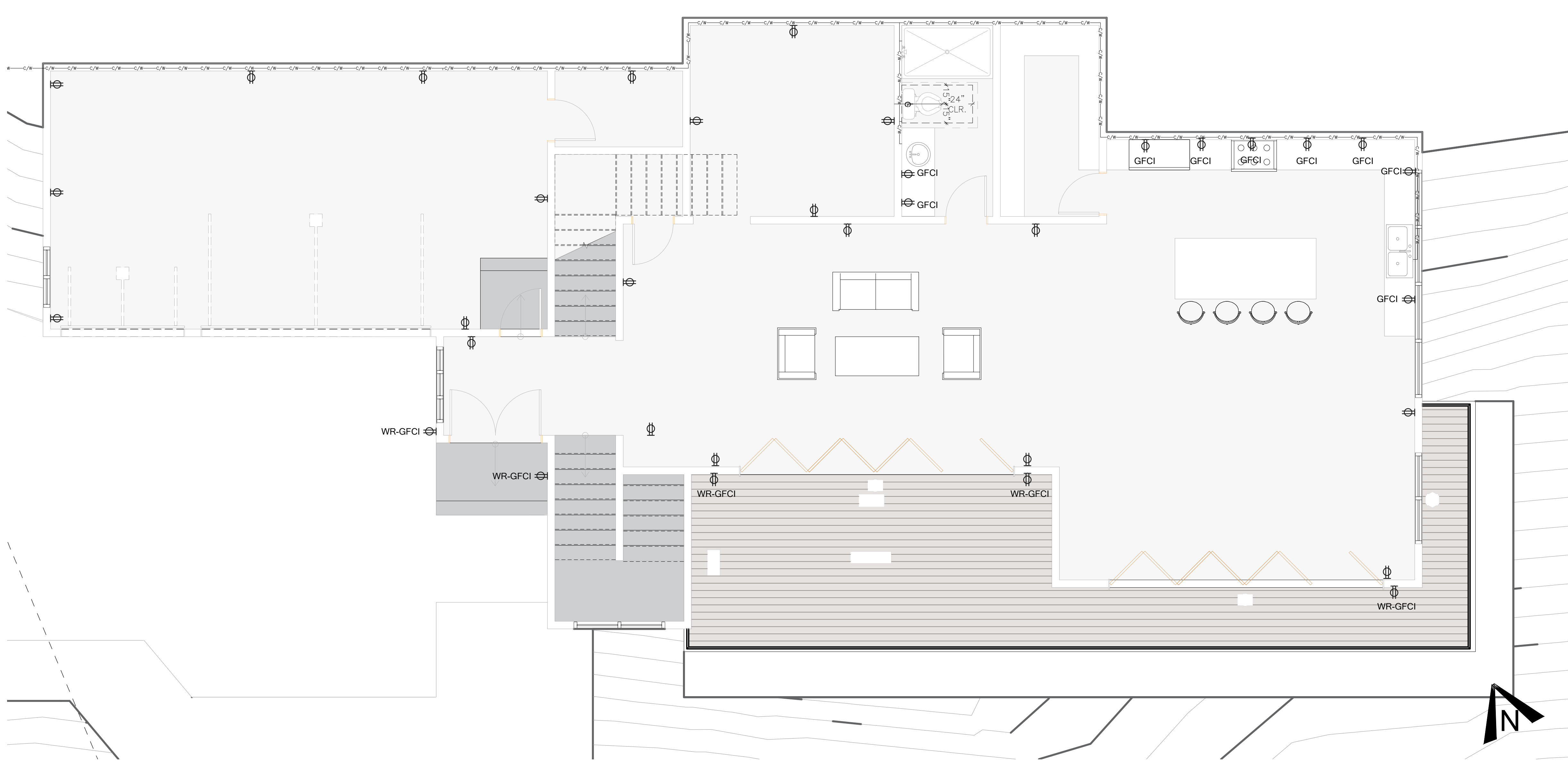
DATE:
1/21/2022

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:

E-1

FULL SIZE PRINT: D = 24"X36"

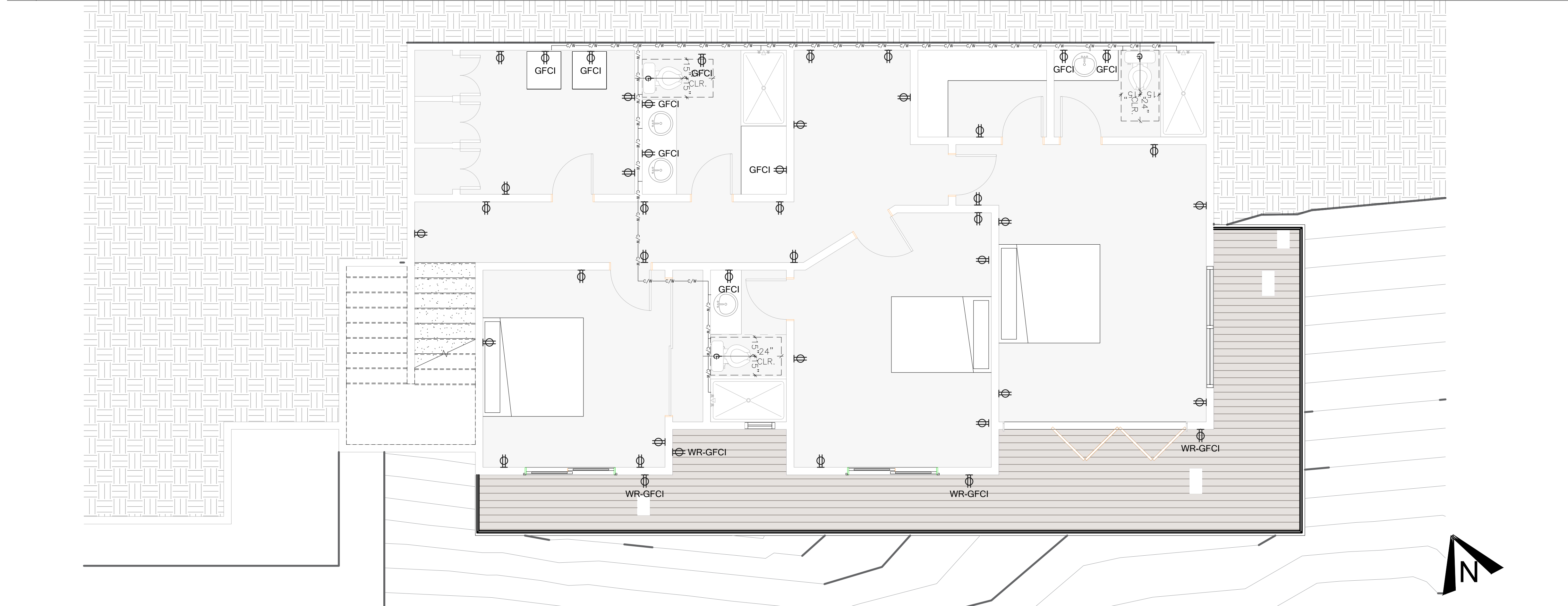


1 ELECTRICAL MAIN LEVEL FLOOR PLAN

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

- POWER**
- DUPLEX RECEPTACLE TAMPER-RESISTANT +12" AFF U.N.O. (DIMENSIONS MEASURED ABOVE FINISHED FLOOR TO CENTER OF J-BOX)
 - +36" (DIMENSIONS MEASURED ABOVE FINISHED FLOOR TO CENTER OF J-BOX)
 - GFCI GROUND FAULT CIRCUIT INTERRUPTER
 - WR-GFCI WEATHER RATED GROUND FAULT CIRCUIT INTERRUPTER TO SERVE OUTDOOR AREA.
- SWITCH**
- SINGLE POLE SWITCH +42" AFF U.N.O.

- NOTES**
- HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
 - BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 OF 80 PERCENT [CGBC4.506]
 - NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE. [CRC R307.1 AND CPC 408.6]
 - ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR AND WITHIN 60" HORIZONTALLY FROM FIXTURE'S WATER EDGE SHALL BE SAFETY GLAZING. [CRC R308.4, ITEM 5]
 - KITCHENS. ALL INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY.
 - LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
 - OTHER ROOMS. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT.
 - OUTDOOR LIGHTING. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (WITH OVERRIDE). SEE 150(K)3 FOR REQUIREMENTS.
 - ALL NEW ELECTRICAL RECEPTACLES SHALL BE ARC-FAULT AND/OR GFCI PROTECTED.



2 ELECTRICAL LOWER LEVEL FLOOR PLAN

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



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
 EMAIL:
 solarmax.dsgn@gmail.com
 WEB:
 www.solarmaxdsgn.com
 TEL:
 (310) 740-9649
 (310) 844-7370

Signature _____

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION
 0 MIRADERO AVENUE
 SAN JOSE, CALIFORNIA 95127
 APN: 612-04-048

REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
1/21/2022

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:

E-2

FULL SIZE PRINT: D = 24"X36"

POWER

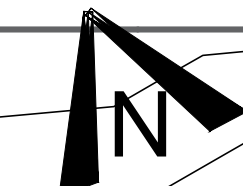
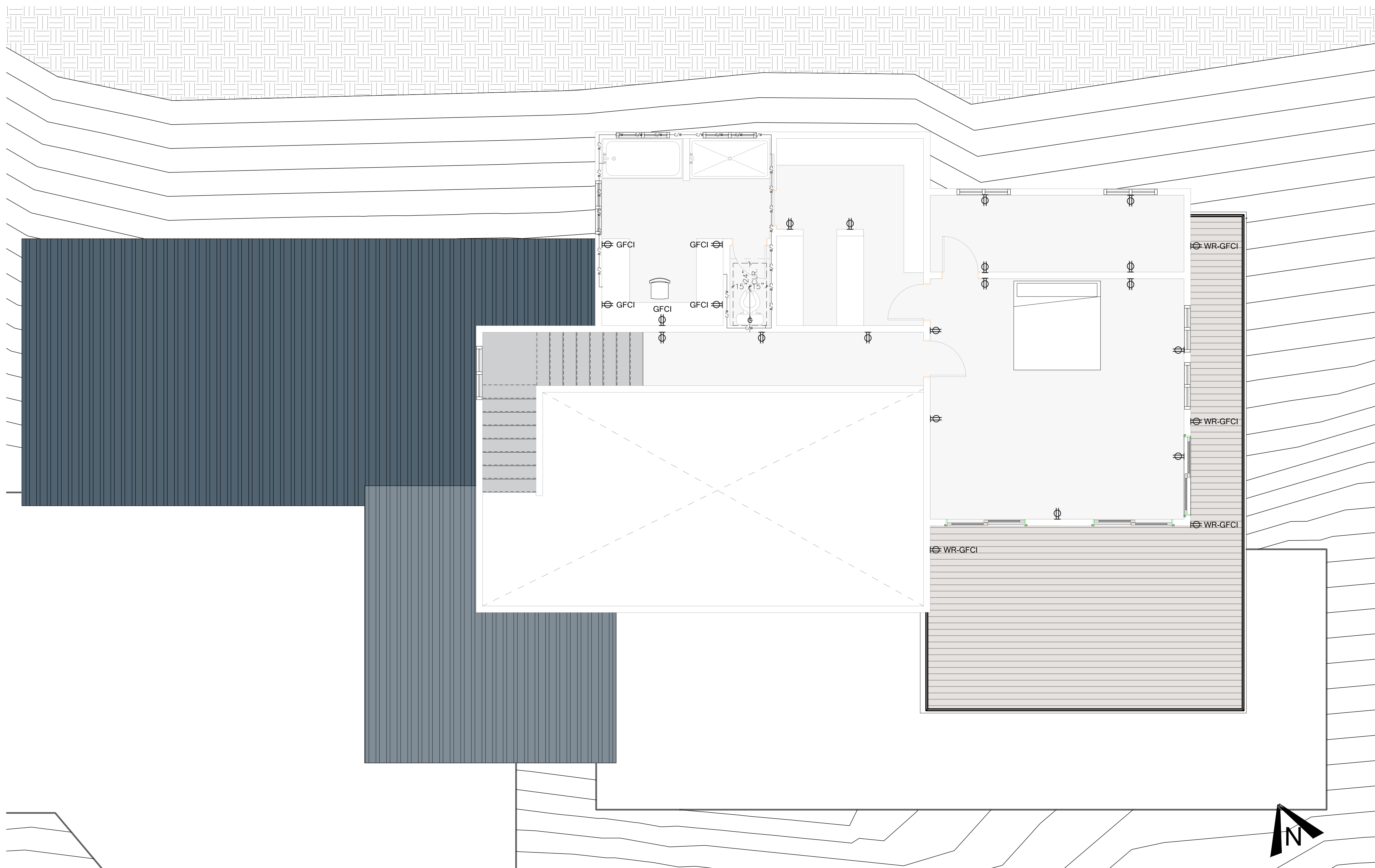
- DUPLEX RECEPTACLE TAMPER-RESISTANT +12" AFF U.N.O. (DIMENSIONS MEASURED ABOVE FINISHED FLOOR TO CENTER OF J-BOX)
- +36" (DIMENSIONS MEASURED ABOVE FINISHED FLOOR TO CENTER OF J-BOX)
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- WR-GFCI WEATHER RATED GROUND FAULT CIRCUIT INTERRUPTER TO SERVE OUTDOOR AREA.

SWITCH

- SINGLE POLE SWITCH +42" AFF U.N.O.

NOTES

1. HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 OF 80 PERCENT [CGBC4.506]
3. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE. [CRC R307.1 AND CPC 408.6]
4. ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR AND WITHIN 60" HORIZONTALLY FROM FIXTURE'S WATER EDGE SHALL BE SAFETY GLAZING. [CRC R308.4, ITEM 5]
5. KITCHENS. ALL INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY.
6. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.
7. OTHER ROOMS. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT.
8. OUTDOOR LIGHTING. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (WITH OVERRIDE). SEE 150(K)3 FOR REQUIREMENTS.
9. ALL NEW ELECTRICAL RECEPTACLES SHALL BE ARC-FAULT AND/OR GFCI PROTECTED.



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



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
 EMAIL: solarmax.dsgn@gmail.com
 WEB: www.solarmaxdsgn.com
 TEL: (310) 740-9649
 (310) 844-7370

Signature _____

CLIENT INFORMATION:

SWITCH

☛ SINGLE POLE SWITCH +42" AFF U.N.O.

LIGHTING LEGEND

- CENTER LINE DISTANCE TO WALL
- - - CONDUIT
- 4" CAN LOW VOLTAGE, TRIM AND LED LAMP (HIGH EFFICACY LUMINAIRE)
- 6" CAN, TRIM AND LED LAMP ARE TO BE SELECTED
- WALL MOUNTED FIXTURE. (OWNER SUPPLIED) (LOW EFFICACY LIGHTING)
- ☐ EXHAUST FAN SHALL BE PROVIDE HUMIDISTAT HAVE A SENSOR IN BATHROOM AREA. MINIMUM VENTILATION SHALL BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION.
- ☒ EXHAUST FAN IN KITCHEN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.

SEAL: _____

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION
 0 MIRADERO AVENUE
 SAN JOSE, CALIFORNIA 95127
 APN: 612-04-048

REV.	DESCRIPTION:	DATE:
A		
B		
C		

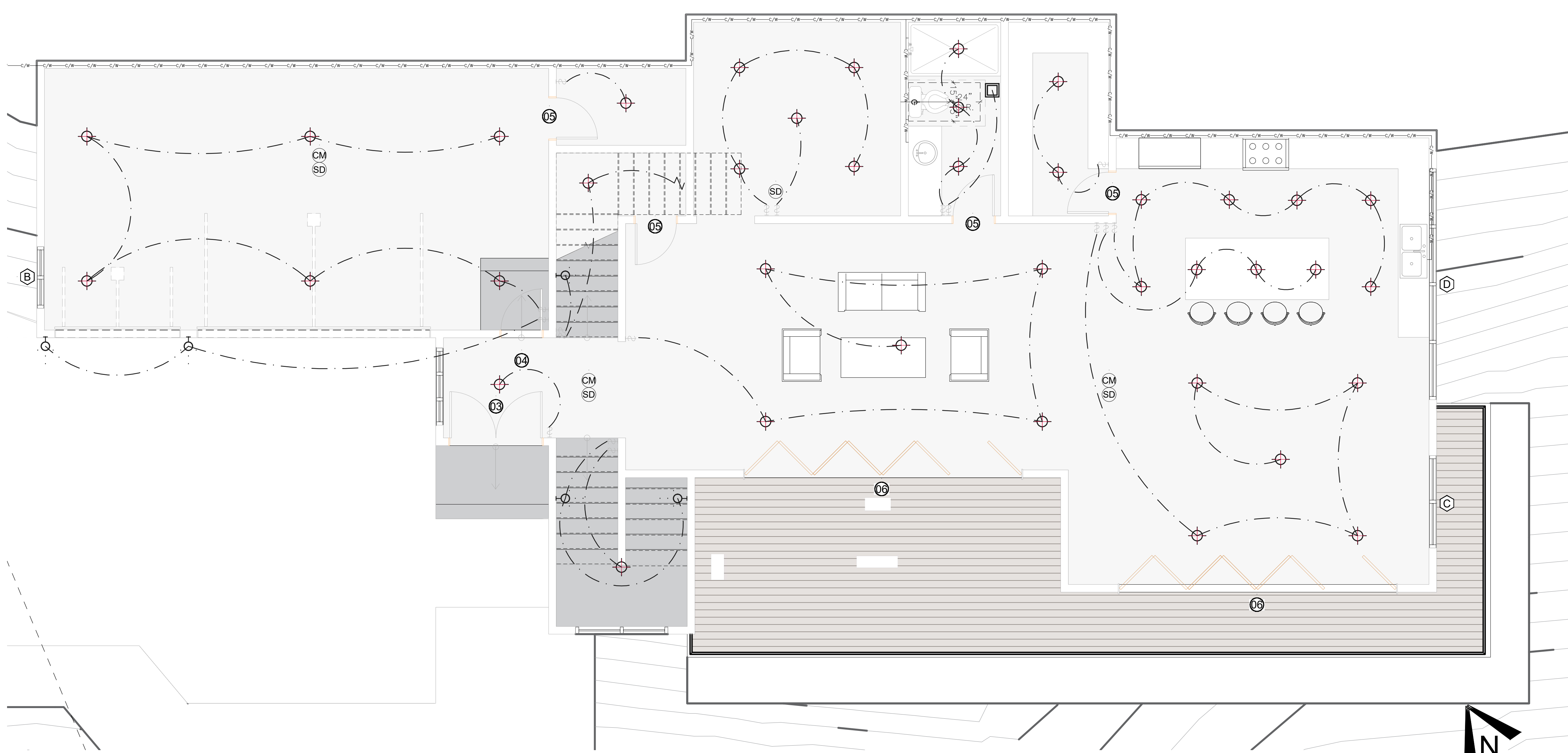
DATE:
 1/21/2022

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:

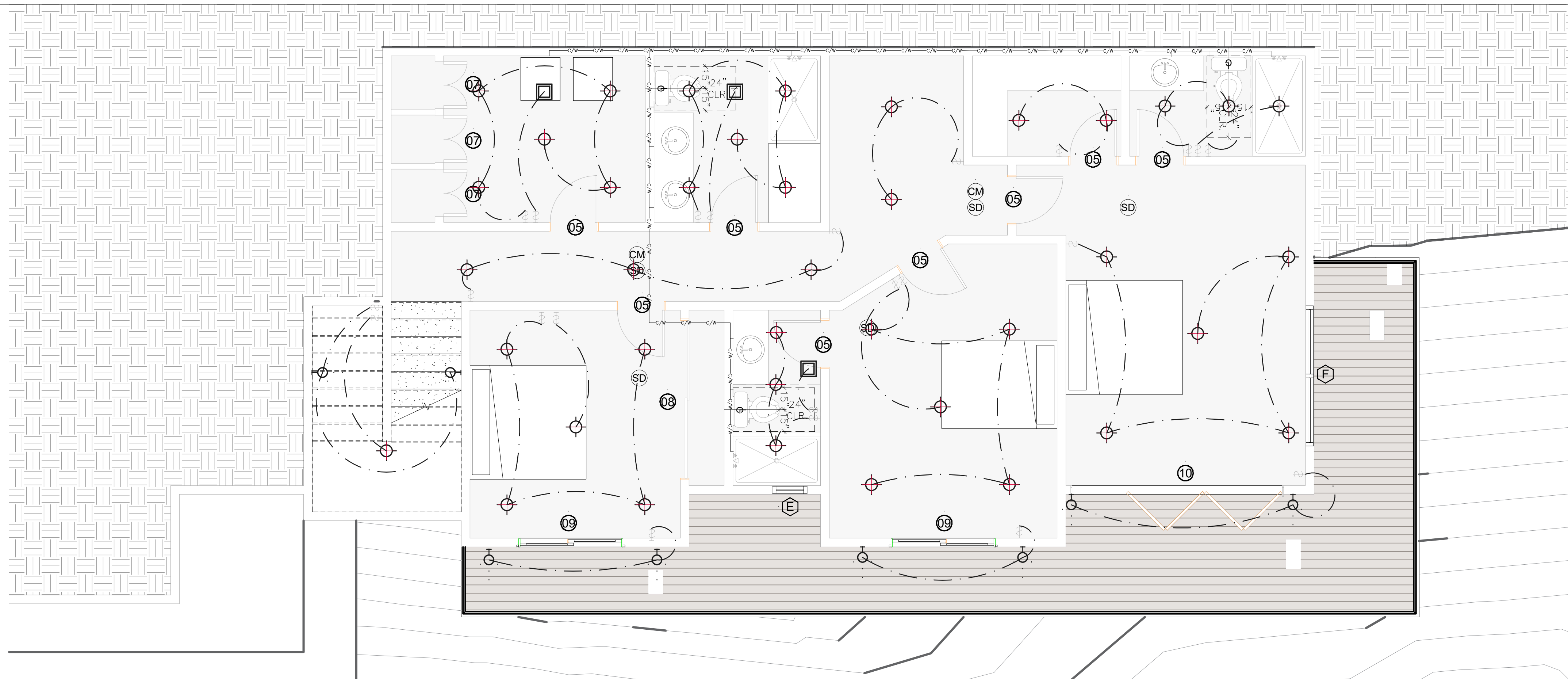
E-3

FULL SIZE PRINT: D = 24"X36"



1 MAIN LEVEL LIGHTING FLOOR PLAN

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



2 LOWER LEVEL LIGHTING FLOOR PLAN

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



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
 EMAIL:
 solarmax.dsgn@gmail.com
 WEB:
 www.solarmaxdsgn.com
 TEL:
 (310) 740-9649
 (310) 844-7370

Signature _____

CLIENT INFORMATION:

SWITCH

☛ SINGLE POLE SWITCH +42" AFF U.N.O.

LIGHTING LEGEND

- CENTER LINE DISTANCE TO WALL
- CONDUIT
- 4" CAN LOW VOLTAGE, TRIM AND LED LAMP (HIGH EFFICACY LUMINAIRE)
- 6" CAN, TRIM AND LED LAMP ARE TO BE SELECTED
- WALL MOUNTED FIXTURE. (OWNER SUPPLIED) (LOW EFFICACY LIGHTING)
- ☐ EXHAUST FAN SHALL BE PROVIDE HUMIDISTAT HAVE A SENSOR IN BATHROOM AREA. MINIMUM VENTILATION SHALL BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION.
- ☒ EXHAUST FAN IN KITCHEN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFRN.

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION
 0 MIRADERO AVENUE
 SAN JOSE, CALIFORNIA 95127
 APN: 612-04-048

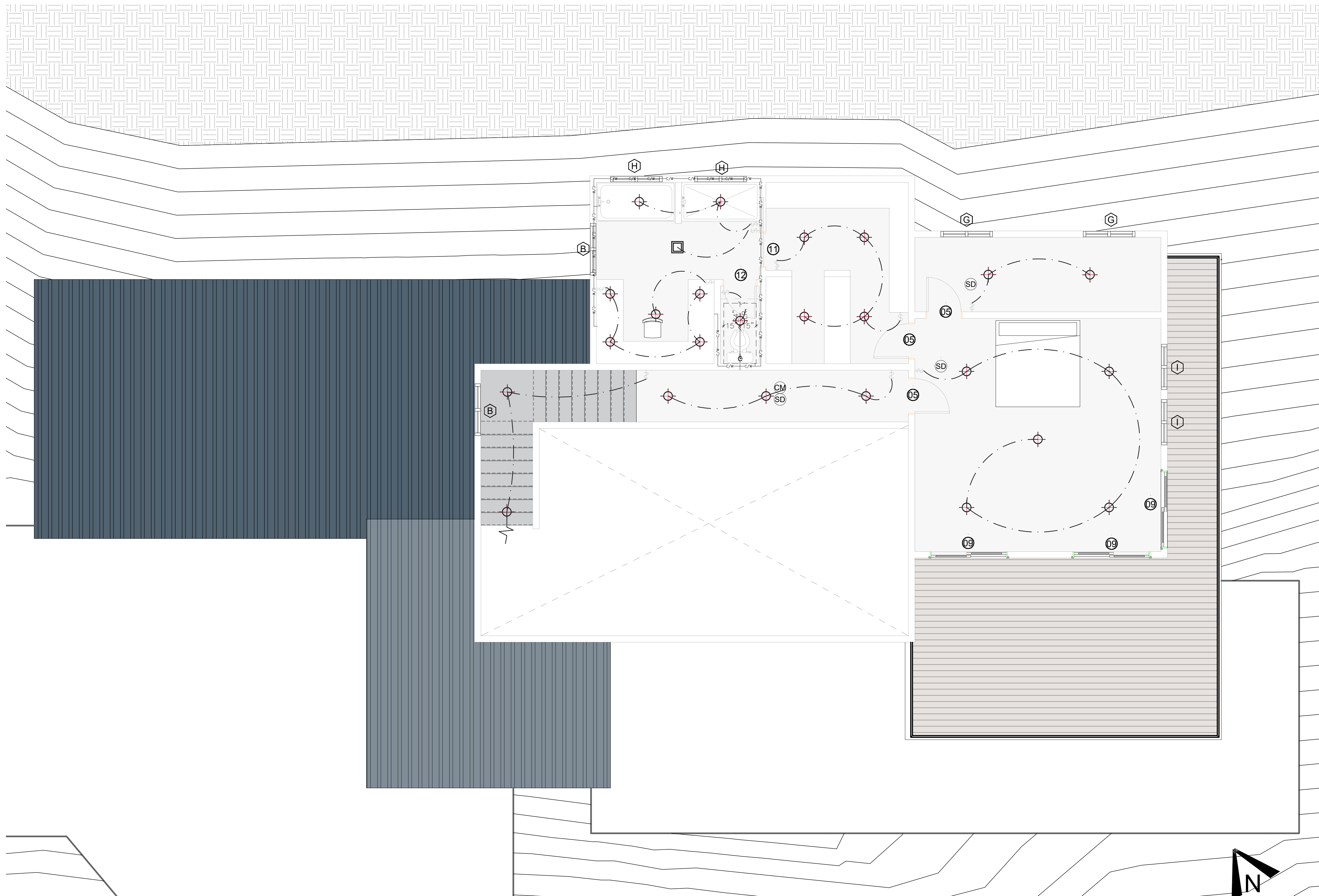
REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
 1/21/2022

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:

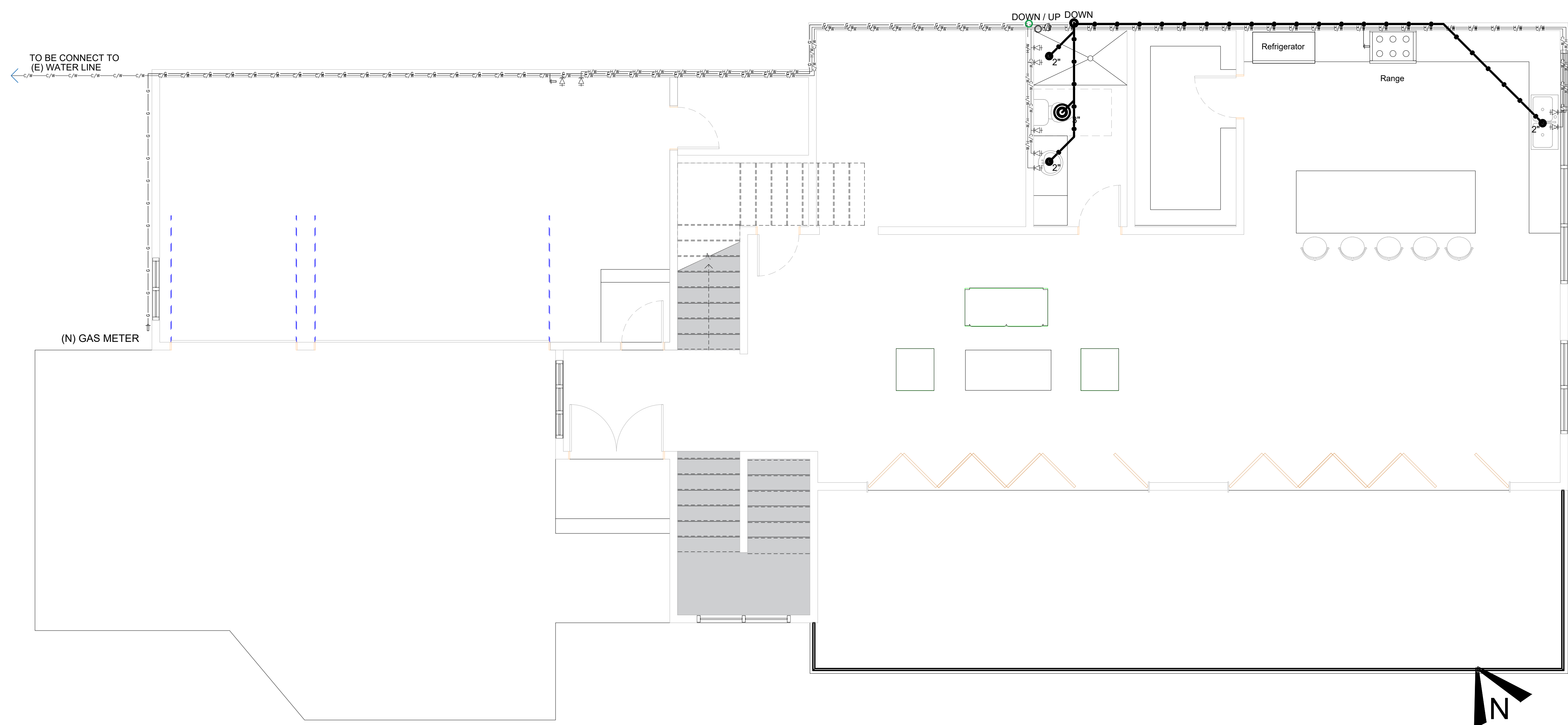
E-4



1 | UPPER LEVEL LIGHTING FLOOR PLAN

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

FULL SIZE PRINT: D = 24"X36"



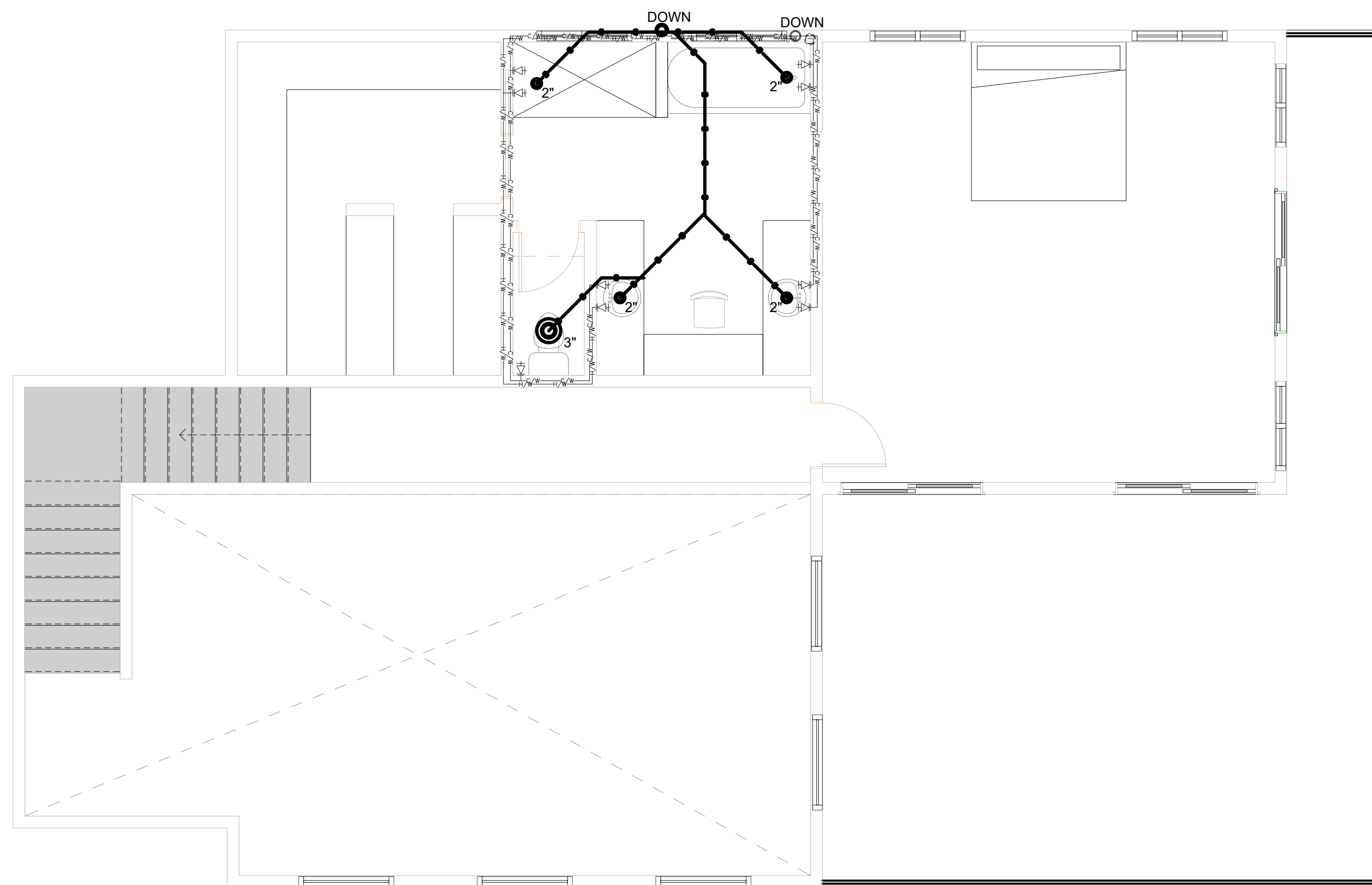
1 UPPER LEVEL PLUMBING FLOOR PLAN

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

PLUMBING

- COLD WATER
- HOT WATER
- 1/4" COPPER PIPE
- ⊕ COLD AND HOT WATER VALVES
- GAS LINE
- † GAS VALVE

WATER REDUCTION FIXTURE FLOW RATES SECTION 4.303.1	
FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
SHOWERHEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCET, RESIDENTIAL	1.2 GPM @ 60 PSI 1.3
KITCHEN FAUCETS	1.5 GPM @ 60 PSI 2.4
METERING FAUCETS	0.2 GALLONS/CYCLE
GRAVITY TANK TYPE WATER CLOSETS	1.28 GALLONS/FLUSH 5
CLOTHES WASHERS	ENERGY-STAR CERTIFICATE
DISHWASHERS	ENERGY-STAR CERTIFICATE



2 UPPER LEVEL PLUMBING FLOOR PLAN

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



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
EMAIL:
solarmax.dsgn@gmail.com
WEB:
www.solarmaxdsgn.com
TEL:
(310) 740-9649
(310) 844-7370

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION
0 MIRADERO AVENUE
SAN JOSE, CALIFORNIA 95127
APN: 612-04-048

REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
1/21/2022

SHEET TITLE:
PLUMBING

SHEET NUMBER:

P-1



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
 EMAIL:
 solarmax.dsgn@gmail.com
 WEB:
 www.solarmaxdsgn.com
 TEL:
 (310) 740-9649
 (310) 844-7370

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION
 0 MIRADERO AVENUE
 SAN JOSE, CALIFORNIA 95127
 APN: 612-04-048

REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
 1/21/2022

SHEET TITLE:
 PLUMBING

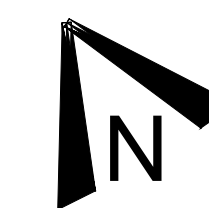
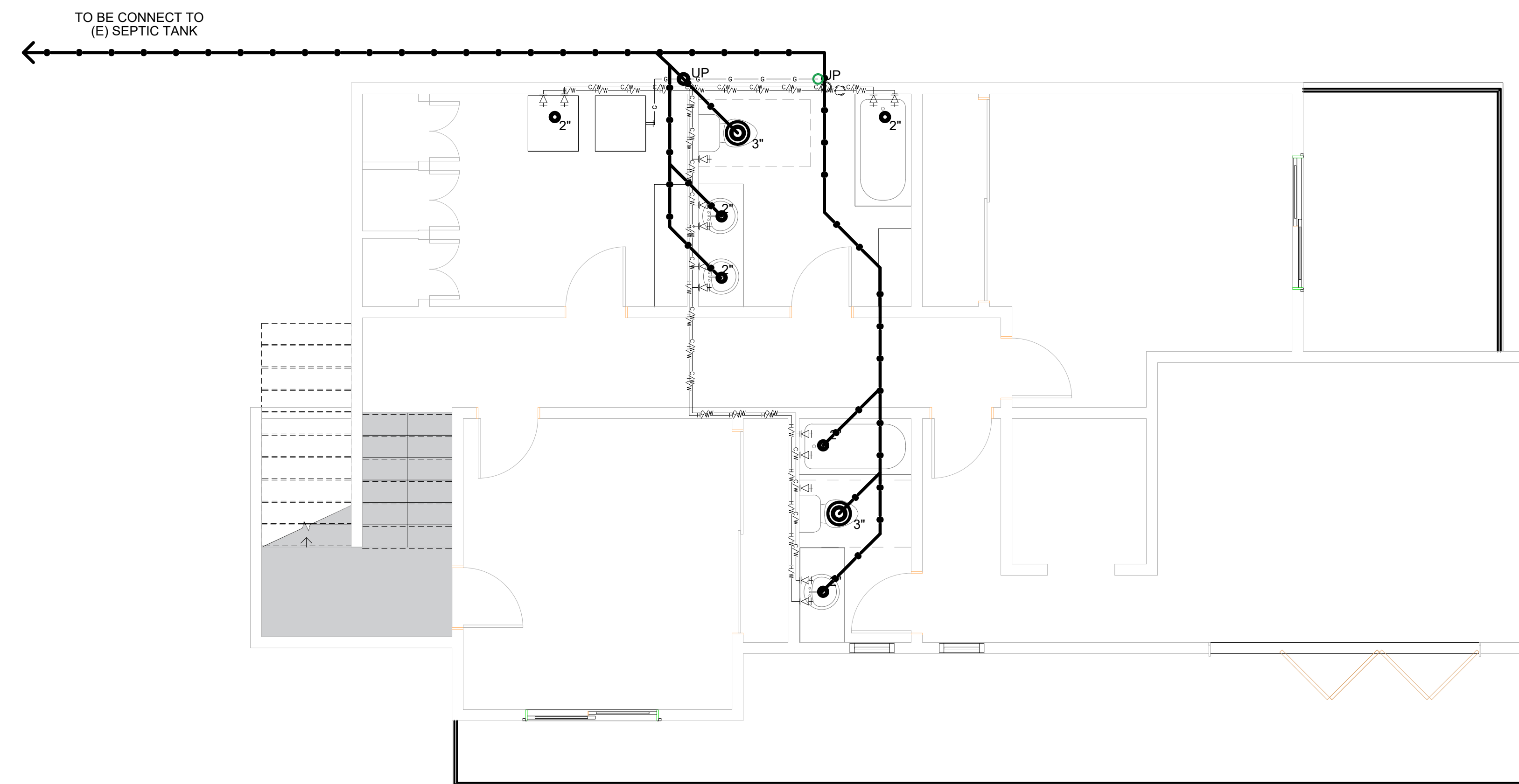
SHEET NUMBER:

P-2

PLUMBING

- COLD WATER
- HOT WATER
- 1/4" COPPER PIPE
- ⊕ COLD AND HOT WATER VALVES
- GAS LINE
- † GAS VALVE

WATER REDUCTION FIXTURE FLOW RATES SECTION 4.303.1	
FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
SHOWERHEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCET, RESIDENTIAL	1.2 GPM @ 60 PSI 1.3
KITCHEN FAUCETS	1.5 GPM @ 60 PSI 2.4
METERING FAUCETS	0.2 GALLONS/CYCLE
GRAVITY TANK TYPE WATER CLOSETS	1.28 GALLONS/FLUSH 5
CLOTHES WASHERS	ENERGY-STAR CERTIFICATE
DISHWASHERS	ENERGY-STAR CERTIFICATE



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



AIA
California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = RESPON. PARTY
N/A = NOT APPLICABLE
- = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

Y	N/A	RESPON. PARTY
		CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL
		301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.
		301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
		Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
		301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings or high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
		SECTION 302 MIXED OCCUPANCY BUILDINGS
		302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
		ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New
		CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
		DIVISION 4.1 PLANNING AND DESIGN
		SECTION 4.102 DEFINITIONS
		4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
		FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
		WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
		4.106 SITE DEVELOPMENT
		4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
		4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
		4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.
		4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no commercial power supply. 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
		4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved for permanent installation of a branch circuit overcurrent protective device. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".
		4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

Y	N/A	RESPON. PARTY																				
		4.106.4.2.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1 and Section 4.106.4.2.2, Item 3. Note: Electric vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B.																				
		4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.																				
		4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved for permanent installation of a branch circuit overcurrent protective device.																				
		4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on ampere of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated ampere of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.																				
		4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.																				
		4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.																				
		<table border="1"> <thead> <tr> <th colspan="2">TABLE 4.106.4.3.1</th> </tr> <tr> <th>TOTAL NUMBER OF PARKING SPACES</th> <th>NUMBER OF REQUIRED EV SPACES</th> </tr> </thead> <tbody> <tr> <td>0-9</td> <td>0</td> </tr> <tr> <td>10-25</td> <td>1</td> </tr> <tr> <td>26-50</td> <td>2</td> </tr> <tr> <td>51-75</td> <td>4</td> </tr> <tr> <td>76-100</td> <td>5</td> </tr> <tr> <td>101-150</td> <td>7</td> </tr> <tr> <td>151-200</td> <td>10</td> </tr> <tr> <td>201 and over</td> <td>6 percent of total</td> </tr> </tbody> </table>	TABLE 4.106.4.3.1		TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	0-9	0	10-25	1	26-50	2	51-75	4	76-100	5	101-150	7	151-200	10	201 and over	6 percent of total
TABLE 4.106.4.3.1																						
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES																					
0-9	0																					
10-25	1																					
26-50	2																					
51-75	4																					
76-100	5																					
101-150	7																					
151-200	10																					
201 and over	6 percent of total																					
		4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486mm). 2. The minimum width of each EV space shall be 9 feet (2743mm).																				
		4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.																				
		4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.																				
		4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.																				
		4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the California Building Code, Chapter 11B.																				

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

Y	N/A	RESPON. PARTY																		
		DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION																		
		4.303 INDOOR WATER USE																		
		4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.																		
		4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.																		
		4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.																		
		4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.																		
		4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.																		
		4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.																		
		<table border="1"> <thead> <tr> <th colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</th> </tr> <tr> <th>FIXTURE TYPE</th> <th>FLOW RATE</th> </tr> </thead> <tbody> <tr> <td>SHOWER HEADS (RESIDENTIAL)</td> <td>1.8 GMP @ 80 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS (RESIDENTIAL)</td> <td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td> <td>0.5 GPM @ 60 PSI</td> </tr> <tr> <td>KITCHEN FAUCETS</td> <td>1.8 GPM @ 60 PSI</td> </tr> <tr> <td>METERING FAUCETS</td> <td>0.2 GAL/CYCLE</td> </tr> <tr> <td>WATER CLOSET</td> <td>1.28 GAL/FLUSH</td> </tr> <tr> <td>URINALS</td> <td>0.125 GAL/FLUSH</td> </tr> </tbody> </table>	TABLE - MAXIMUM FIXTURE WATER USE		FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH
TABLE - MAXIMUM FIXTURE WATER USE																				
FIXTURE TYPE	FLOW RATE																			
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI																			
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI																			
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI																			
KITCHEN FAUCETS	1.8 GPM @ 60 PSI																			
METERING FAUCETS	0.2 GAL/CYCLE																			
WATER CLOSET	1.28 GAL/FLUSH																			
URINALS	0.125 GAL/FLUSH																			
		4.304 OUTDOOR WATER USE																		
		4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/																		
		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY																		
		4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE																		
		4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.																		
		4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING																		
		4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.																		
		4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.																		

Y	N/A	RESPON. PARTY
		APPROVAL STAMP
		4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
		4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
		4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
		4.410 BUILDING MAINTENANCE AND OPERATION
		4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
		DIVISION 4.5 ENVIRONMENTAL QUALITY
		SECTION 4.501 GENERAL
		4.501.1 SCOPE The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
		SECTION 4.502 DEFINITIONS
		4.502.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1. DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



DRAWINGS PROVIDED BY:
SOLAR MAX DESIGN
EMAIL:
solarmax.dsgn@gmail.com
WEB:
www.solarmaxdsgn.com
TEL:
(310) 740-9649
(310) 844-7370

[Signature]

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE
NEW CONSTRUCTION
0 MIRADERO AVENUE
SAN JOSE, CALIFORNIA 95127
APN: 612-04-048

REV: DESCRIPTION: DATE:

A		
B		
C		

DATE:

1/21/2023

SHEET TITLE:

CAL GREEN
SHEET 1

SHEET NUMBER:

G-1

