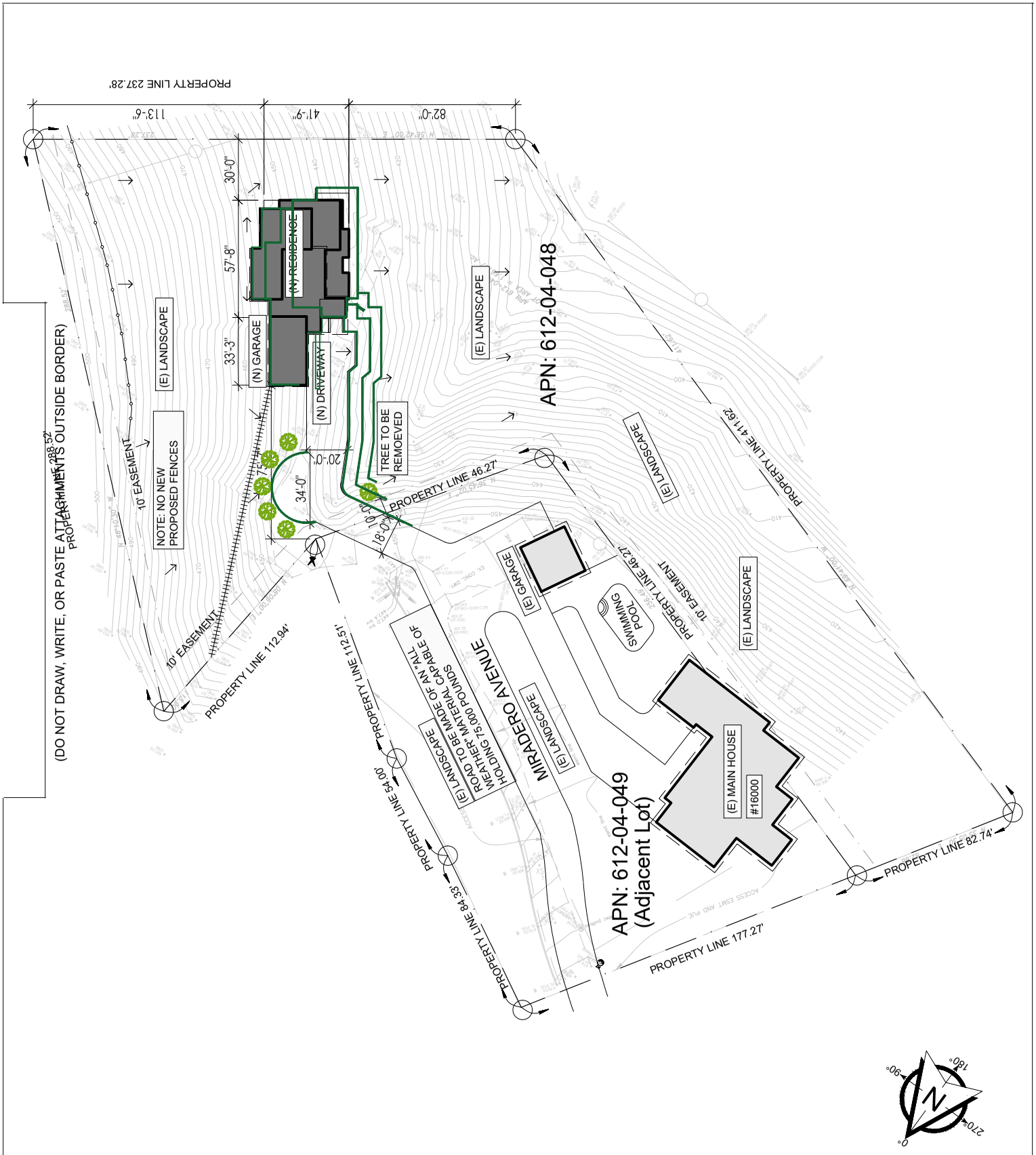
Project Name: MIRADERO - RESIDENCE

Address:

0 MIRADERO AVENUE
SAN JOSE, CALIFORNIA 95127

PLOT PLAN ATTACHMENT

APN #: 612-04-048
Owner: MR SIVAPRAKASAM BALASUBRAMANIAN & MRS. RAMARAJ KALAISELVI
Printed on: 3/29/2023



1	PLOT ATTACHMENT	SCALE: 1/64"=1'-0"

MIRADERO - RESIDENCE

NEW CONSTRUCTION

0 MIRADERO AVENUE, SAN JOSE, CALIFORNIA 95127

APN: 612-04-048

(N) STANDARD FIRE HYDRANTAS A DEFEREED SUBMITAL

FIRE SPRINKLER TO BE DEFERRED ON A SEPARATE PERMIT

PRELIMINARY TITLE AND POLICY ORDER NO.: FSBC-TO21001373 FOR EXCEPTIONS/EASEMENTS

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APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING MODEL CODES:

-2022 CBC (CALIFORNIA BUILDING CODE)
-2022 CMC (CALIFORNIA MECHANICAL CODE)
-2022 CPC (CALIFORNIA PLUMBING CODE)
-2022 CFC (CALIFORNIA FIRE CODE)
-2022 CEC (CALIFORNIA ELECTRICAL CODE)
-2022 CRC (CALIFORNIA RESIDENTIAL CODE)
-2022 CGBSC (CALIFORNIA GREEN BUILDING STANDARDS CODE)
-2022 CBEES (CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS)
-STATE OF CALIFORNIA ENERGY CONSERVATION REQUIREMENTS (T-24)
-INCLUDING CITY AND COUNTY AMENDMENTS

SCOPE OF WORK

1. NEW CONSTRUCTION MAIN HOUSE (3 STORIES) = 4,500.265 SQ.FT
   - A. KITCHEN
   - B. LIVING
   - C. DINING
   - D. 4 BEDROOMS
   - E. 5 BATHS
2. REMOVE ONE TREE
3. TREE PLANTING (CALIFORNIA NATIVE)

Quantity	Species
2	Prunus Ilicifolia - Hollyleaf Cherry
2	Acacia Farnesiana -Sweet Acacia
1	Chilopsis linearis - Desert Willow

4. NEW LANDSCAPE AND HARDSCAPE
5. NEW ACCESS ROAD
6. NEW FIRE HYDRANT
7. NEW RETANING WALLS
8. GARAGE

PROJECT DATA

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-D1
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	= 1,810.56 SQ.FT
(N) UPPER LEVEL	= 852.00 SQ.FT
(N) LOWER LEVEL	= 1,213.825 SQ.FT
(N) GARAGE 3 - CAR	= 605.88 SQ.FT
TOTAL SQ.FT. (NEW RESIDENCE)	= 4,500.265 SQ.FT
LOT COVERAGE=	2,416.44/71,744=0.033 ~ 3%
FAR=	4,500.265/71,744=0.062 ~ 6%

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:

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).

1. 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.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. 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.
4. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. 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.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. 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 SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

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

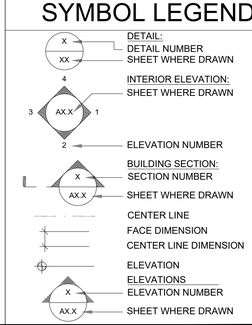
1. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND UTILITY SIZES.
2. FIELD INFORMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO THE DESIGNER FOR PROJECT RECORD COORDINATION AND NECESSARY RESOLUTION PRIOR TO CONTINUE WITH WORK.
3. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL WORK AND MATERIAL - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
4. 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.
5. 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.
6. ALL ELECTRICAL MECHANICAL, AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
7. 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.
8. ALL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
9. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATES OF WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AGENCIES.
10. CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL APPROVAL OF LOCAL HEALTH DEPARTMENT AND THE TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
11. 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.
12. 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.
13. CONTRACTOR SHALL PROVIDE PROTECTION IN ACCORDANCE WITH AL 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.
14. ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
15. INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.
16. GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
17. 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.
18. 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.
19. CONTRACTOR SHALL REFER TO AND CONFORM WITH ALL FINDINGS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
20. 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.
21. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.
22. 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.
23. 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.
24. AUTOMATIC IRRIGATIONS SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
25. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
26. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING.
27. 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	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CW	COLD WATER
d	PENNY (NAILS)
D	DRYER
DEMO	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 INTERUPTER
GLULAM	GLUE-LAMINATED
GYP	GYPSUM
HB	HOSE BIB
HW	HOT WATER
INT	INTERIOR
kWh	KILOWATT HOUR
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
NTS	NOT TO SCALE
OSB	ORIENTED STRANDBOARD
OC	ON CENTER
PERF	PERFORATED
PERP	PERPENDICULAR
POLYISO	POLYISOCYANURATE
PT	PRESSURE-TREATED
PTD	PAINTED
QTY	QUANTITY
R	RADIUS OR RISER
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REQ'D	REQUIRED
RM	ROOM
SD	SMOKE DETECTOR
SF	SQUARE FOOT
SIM	SIMILAR
SPEC	SPECIFICATION
SYM	SYMMETRICAL
T.O.	TOP OF
T&G	TONGUE AND GROOVE
THRU	THROUGH
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLT, OR VALVE
VERT	VERTICAL
W	WATT
W	WASHER
W/	WITH
W/D	WASHER & DRYER
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WEATHERPROOF
XPS	EXTRUDED POLYSTYRENE

SYMBOL LEGEND



SOLAR MAX DESIGN

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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:

9/19/2024

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

CVR

FULL SIZE PRINT: D = 24"X36"

GENERAL

1. 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, or an openable exterior exit door. (CRC R310.2.1 and CRC R310.2.2) Window wells, ladders, and steps shall comply with CRC R310.2.3. Bars, grilles, covers, ands 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)
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)
3. 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-in-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)
4. Enclosed rafter spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)
5. Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 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 sf to requirement for exemption. (R408.3)
6. Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier require construction documents with manufacturer's installation instructions (R106.1.5). Must be inspected and approved before concealing barrier. (R109.1.5.3)
7. 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. (R317.1.6)
8. Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 ft deep x width of door. Landings at required 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)
9. 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)
10. 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 the 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-swing 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

1. 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)
2. Footings shall extend at least 12 inches into the undisturbed ground surface. (CRC R403.1.4) 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)
3. 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)
4. 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 gravel 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.
5. Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts and 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 & CPC 707.9)
6. 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

1. 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)
2. 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)
3. 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)
4. 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

1. 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 sheetrock or a sprinkler system. (R302.13
2. Balconies must be designed for a minimum live load of 60lbs per square foot. (CRC TR301.5)

WALLS

1. Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7)
2. All fasteners used for attachment of siding & into pressure treated lumber shall be of a corrosion resistant type. (CRC R317.3)
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)
4. 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.
5. Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weep screed. (CRC R703.7.2.1) Masonry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

1. Roof sheathing can only cantilever 9 inches beyond a gable end wall unless supported by overhang framing. (R802.5.2.1)
2. 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.
3. Roof drains/gutters required to be installed per the California Plumbing Code with leaf/debris protection also installed.
4. Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.
5. 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

1. Garage shall be separated from the dwelling unit & attic area by ½ 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 used for required separations shall have ½" 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)
2. Ducts penetrating the garage to dwelling separation shall be a minimum of 26 gauge with no openings into the garage. (CRC R302.5.2)
3. 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.
4. Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC R309.1)
5. Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor unless it is listed as flammable vapor ignition resistant. (CMC 305.1) Provide protective post or other impact barrier from vehicles. (CMC 305.1.1)
6. 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

1. Stair landings required every 12'7" of vertical rise. (CRC R311.7.3)
2. Exterior stair stringers must be naturally resistant to decay or pressure treated. (CRC R317.1)
3. 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 riser 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)
4. 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)
5. 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 4 3/8" openings). (CRC R312)
6. 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)
7. Usable spaces underneath enclosed/unenclosed stairways shall be protected by a minimum of ½" gypsum board. (CRC R302.7)
8. 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 3'X3' landings at the top and bottom of ramps, where doors open onto ramps, and where ramps change directions. (CRC R311.8.2)

DECKS

1. 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.
2. 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 24" of the end of the deck. 750lb rated devices are allowed (DTT1Z as example) if located at 4 points along the deck.
3. Posts/columns shall be retrained at the bottom end to prevent lateral displacement; clearly show approved post bases, straps, etc to achieve this per CRC R407.3
4. **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

1. 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 headroom. (CEC 110.26)
2. Provide a minimum 3 lug intersystem bonding busbar at the main electrical service. (CEC 250.94)
3. 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)
4. 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)
5. All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)
6. 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)
7. 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)
8. 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))
9. Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.63)
10. All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))
11. 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))
12. 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)
13. Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces 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 than 2 receptacles may be required. 1 receptacle is required for peninsular counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure 210.52(C)(1))
14. Receptacles shall be installed at 12' o.c. maximum in walls starting at 6' maximum 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))
15. 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))
16. All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)
17. GFCI outlets are required: for all kitchen receptacles that are designed to serve countertop 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)
18. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or 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)

19. 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.

20. At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector.
21. 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)).
22. Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated.)
23. 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)
24. Smoke detectors within 10 feet to 20 feet of the stove shall be ionization type with alarm silencing switch. CRC R314.3.3.
25. 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))
26. All new electrical receptacles shall be Arc-Fault and/or GFCI protected.

PLUMBING

1. Underfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)
2. ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
3. 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)
4. Underground water supply lines shall have a 14 awg blue tracer wire. (CPC604.10.1)
5. 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)
6. Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32" by 32") and shall also 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 of 22" 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 slope is 1/8" per foot. (408.5)
7. 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 electri-cally 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 Use." (CEC 150.0(n))

8. 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)
9. 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)
10. 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)
11. 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)
12. 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 408.3)
13. Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)
14. Floor drains shall be provided with a trap primer. (CPC 1007)
15. Ali 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]
16. Clearly label on the plans the maximum water flow rates per the (CGBSC 4.303.1):

- Water Closets: 1.28gpf
- Urinals: .125gpf
- Kitchen Faucets: 1.8gpm @ 60psi
- Lavatory Faucets: 1.2gpm @ 60psi
- Metering Faucets: 0.25 gallons/Cycle
- Clothes Washers: Energy-star Certificate
- Dishwashers: Energy-star Certificate
- Showerheads: 2.0gpm @ 80psi

17. 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

1. All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.2)
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.
3. Top chimney must extend a minimum of 2 ft. above any part of the building within 10 ft. (CMC 802.5.4)
4. Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue dampener control. Continuous burning pilot lights are prohibited. (CEC 150.0(e))
5. Provide combustion air for all gas fired appliances per CMC Chapter 7.
6. Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
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)
8. Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)
9. Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen ¼"-1/2" in opening size (not required for clothes dryers). (CMC 502.1)
10. 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)
11. 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 502.2.1)
12. Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))
13. 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)
14. 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 APCO.

15. Bathroom exhaust fans shall be energy star compliant, ducted to terminate outside the building and controlled by a humidistat capable of bing adjusted between the relative humidity range of 50 of 80 percent [CGBC4.506]
16. 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

1. All ducts in conditioned spaces must include R-4.2 insulation. (150.1(c)9) Minimum heating and cooling filter ratings shall be MRV 13 (150.0(m)12)
2. Isolation water valves required 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)
3. ALL luminaires must be high efficacy (150.0(k)1A)

- Luminaries recessed in insulated ceilings must meet five requirements (150.0(k)1C):
- 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 JA8 compliant light source

5. In bathrooms, garages, laundry rooms, and utility rooms, at least on luminaire in each of these spaces shall be controlled by a vacancy sensor or occupant sensor provided the occupant sensor is initially programmed like a vacancy sensor (manual-on operation). (150.0(k)2I)
6. Joint Appendix A (JA8) certified lamps shall be considered high efficacy. JA8 compliant light sources shall be controlled by a vacancy sensor or dimmer. (Exception: <70sf closets and hallway) (150.0(k)2K)
7. Under-cabinet lighting shall be switched separately from other lighting systems. (150.0(k)2L)
8. 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

9. All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.
10. Contractor shall provide the homeowner with a luminaire schedule giving the lamps used in the luminaires installed. (10-103(b))
11. 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)
12. Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7)
13. 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 HERS 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)

1. Exterior wall coverings shall be noncombustible, ignition resistant, heavy timber, log wall or fire resistive construction. (CRC R337.7)
2. 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)
3. 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)
4. Spaces created between roof coverings and roof decking shall be fire stopped by approved materials or have one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909. (CRC R337.5.2)
5. 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)
6. Attic gable and eaves above 12ft and under-floor ventilation shall be provided with fully covered metal wire mesh, vents, or 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)
7. 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 SFM Standard 12-7A-2. (CRC R337.8.2)
8. Operable skylights shall be protected by a noncombustible mesh screen 1/8" max openings (R337.8.2.2
9. 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 SFM Standard 12-7A-1. (CRC R337.8.3)
10. 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)
11. 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

1. 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.

2. All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGBSC 4.106.4):
3. 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.
4. 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".
5. 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)
6. Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local 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)
7. Recycle and/or reuse a minimum of 65 percent of nonhazardous construction and demolition waste. (CGBSC 4.408.2)
8. (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)

9. The project shall meet minimum pollutant control requirements for adhesives, sealants, caulks, paints, carpet, resilient flooring systems, etc. (CGBSC 4.504)
10. 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

1. Glazing in the following locations shall be safety glazing conforming to the human impacts loads:
2. Fixed and operable panels of swinging, sliding and bifold door assemblies.
3. 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.
4. Glazing in an individual fixed or openable panel that meets all the following conditions:

- Exposed area of an individual pane grater that 9 sq.ft.
- Bottom edge less that 18 inches above the floor.
- Top edge grater that 36 inches above the floor.
- One or more walking surfaces within 36 inches horizontally of the glazing.

5. Glazing in railings.
6. 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 waling surface and within 72 inches, measured horizontally and in a straight line of the water's edge.
7. 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.
8. 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.
9. All new glazing will be installed with labels to remain in place for inspection.

FIRE-RESISTANT RATED CONSTRUCTION

1. 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.
2. 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

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (poer poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. the construction shall not be within the feet or any power lines-whether or not the lines are located on the property. failure to comply may cause construction delays and/or additional expenses.
2. 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.
3. Provide ultra-flush water closets for all new construction. existing shower heads and toilets must be adapted for low water consumption.
4. 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)
5. Water heater must be strapped to wall, (507.3 & LAPC)

2022 GENERAL NOTES SHEET

The general notes sheet is based on the 2022 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.

APPROVAL STAMP

SOLAR MAX DESIGN

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:
9/19/2024

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN

FULL SIZE PRINT: D = 24"X36"

GREEN BUILDING NOTES

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:

1.1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

1.2. O PERATIONS AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING

1.2.1. EQUIPMENT AND APPLIANCES INCLUDING WATER-SAVING DEVICES AND OTHER SYSTEMS, HVCA SYSTEMS, WATER-HEAT SYSTEM, AND OTHER MAJOR APPLIANCES AND EQUIPMENT.

1.2.2. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.

1.2.3. SPACE CONDITIONING SYSTEM, INCLUDING CONDENSERS AND AIR FILTERS

1.2.4. LANDSCAPE IRRIGATION SYSTEMS.

1.2.5. WATER REUSE SYSTEMS.

1.3. 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.

1.4. 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.

1.5. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

1.6. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.

1.7. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.

1.8. INFORMATION ABOUT SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

1.9. A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OF THIS CODE.

2. DURING CONSTRUCTION, ENDS OF DUCTS OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED.

3. THIRD PARTY VERIFICATIONS IS REQUIRED FOR MANDATORY CALGREEN MEASURES

4. SEAL BUILDINGS ENVELOPE JOINTS AND OPENINGS ACCORDING TO CEC.

5. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE BASED.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL EROSION CONTROL FACILITIES AS SHOWN ON THE PROVED EROSION CONTROL PLAN OR AS DIRECTED BY THE CITY ENGINEER AT THE END OF EACH WORKING DAY.
2. THE CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE OWNER
3. 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.
4. THE CONTRACTOR SHALL CONSTRUCT DE-SILTING FACILITIES AS NECESSARY FOR THE DURATION OF PROJECT.
5. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT RUNOFF OVER THE TOP SLOPES.
6. AFTER A RAIN STORM:

a. THE CONTRACTOR SHALL REMOVE ALL SILT, STANDING WATER AND DEBRIS FROM THE EROSION CONTROL FACILITIES.

b. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT PUBLIC ACCESS INTO AREA WHERE STANDING WATER POSES A POTENTIAL HAZARD.

7. 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.
8. A PORTABLE TOILET WITH SECONDARY CONTAINMENT SHALL BE INSTALL UNTIL ACCESS TO RESTROOM AVAILABLE.
9. PLAN SHOWN SITE DRAINAGE ACROSS PROPERTY.
10. PROPERTY LINE AND FENCE INDICATED ON PLAN.
11. GRAVEL BAGS (TWO STACK HIGH) SHALL INSTALL TO PREVENT OFF SITE DRAINAGE.
12. THE CITY ENGINEER HAVE THE RIGHT TO REQUIRE ALTERNATIVE OF ADDITIONAL EROSION CONTROL FACILITIES AS HE DEEMS NECESSARY.
13. STORM DRAINS MUST BE PROTECTED AT ALL TIME WITH PERIMETER CONTROLS, SUCH AS GRAVEL BAGS OR STRAW WADDLES SEDIMENT ACCUMULATION SHOULD BE REMOVE FREQUENTLY.
14. 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-D1
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	= 1,810.56 SQ.FT
(N) UPPER LEVEL	= 852.00 SQ.FT
(N) LOWER LEVEL	= 1,213.825 SQ.FT
(N) GARAGE 3 - CAR	= 605.88 SQ.FT
TOTAL SQ.FT. (NEW RESIDENCE)	= 4,500.265 SQ.FT
LOT COVERAGE=	2,416.44/71,744=0.033 ~ 3%
FAR=	4,500.26/71,744=0.062 ~ 6%

SITE LEGEND

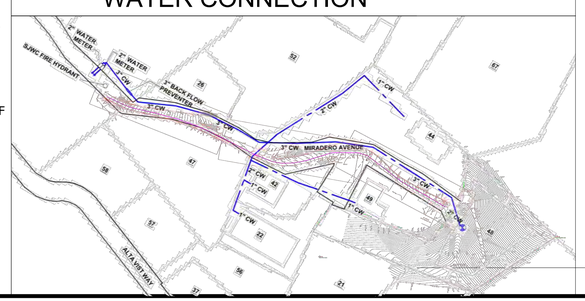
- PROPERTY LINE / BOUNDARY (NET)
- PROPERTY LINE / BOUNDARY (NEIGHBOR'S)
- ROOF
- EXISTING BUILDING
- NEW CONSTRUCTION (AREA WORK)
- NEW PERMEABLE PAVEMENT (CONCRETE)
- RAIN WATER FLOW 2% MIN.
- PROPOSED TREES
- W — NEW WATER METER
- E — NEW ELECTRICAL METER (200 AMPS)
- W/H — NEW ELECTRIC WATER HEATER TANKLESS (INSIDE THE GARAGE)
- A/C — NEW AIR CONDITIONING
- F — STANDARD FIRE HYDRANT
- S — EXISTING MAIN SEWER LINE

NOTES

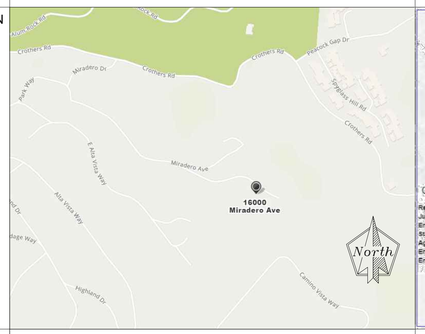
1. FIRE DEPARTMENT ACCESS IS TO BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS.

2. EXISTING FENCE IS A T-POST WIRE FENCE AND 5 FEET HEIGHT) ONLY THE PARTIAL NORTH AND EAST SIDES.

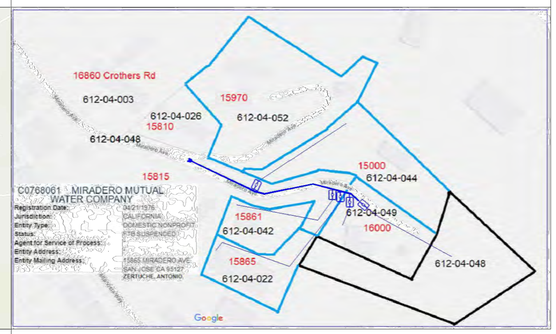
WATER CONNECTION



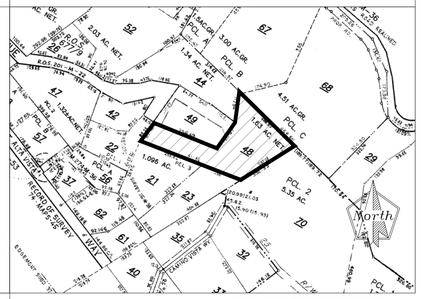
SITE VICINITY



SEWER CONNECTION

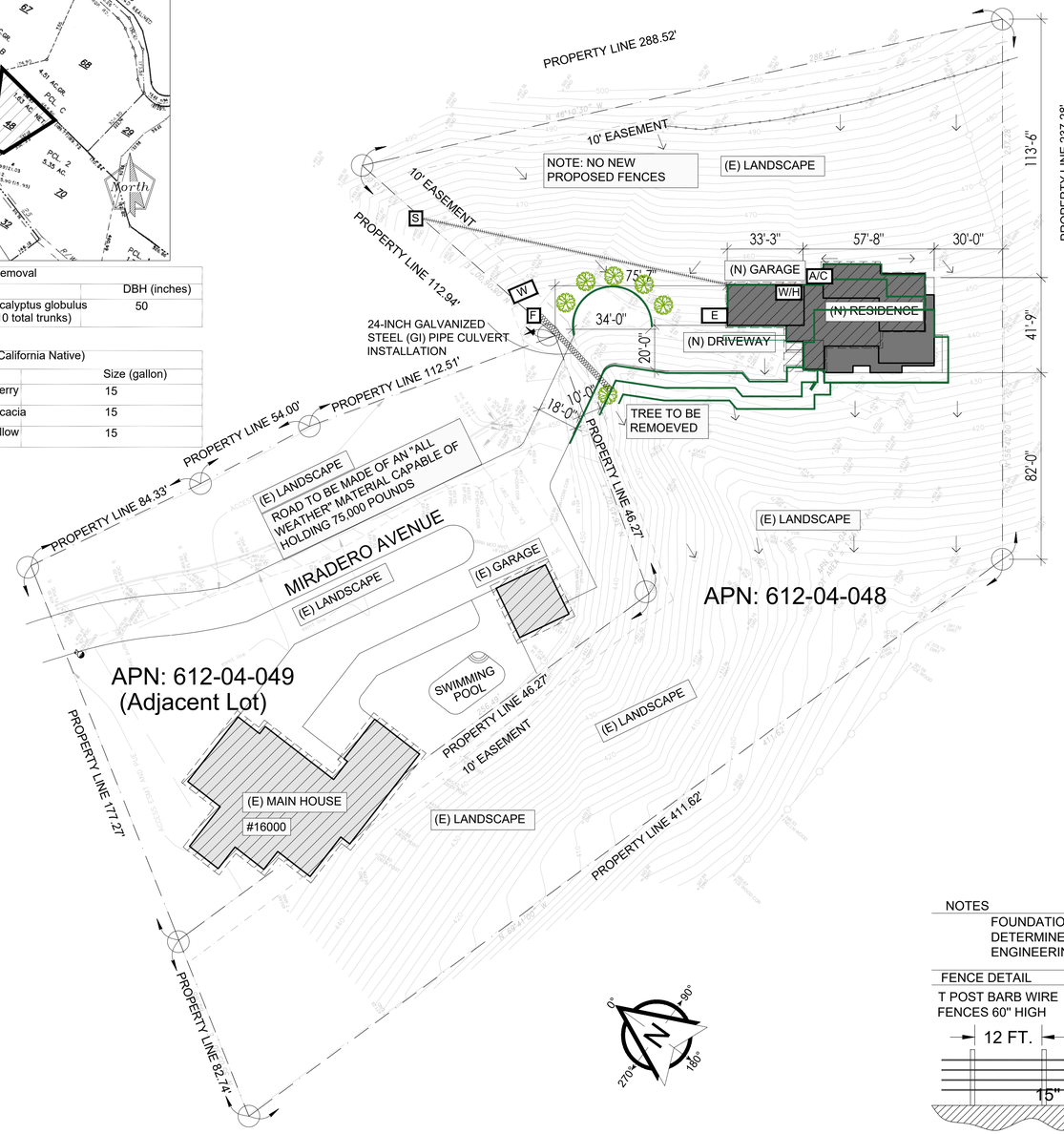


APN MAP



Tree Removal		
Tree Number	Common Name	DBH (inches)
1	Southern Blue Gum - Eucalyptus globulus (Multi-Trunk System - 10 total trunks)	50

Tree Planting (California Native)		
Quantity	Species	Size (gallon)
2	Prunus Ilicifolia - Hollyleaf Cherry	15
2	Acacia Farnesiana -Sweet Acacia	15
1	Chilopsis linearis - Desert Willow	15

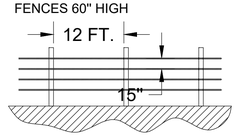


NOTES

FOUNDATION TO BE DETERMINED BY ENGINEERING

FENCE DETAIL

T POST BARB WIRE FENCES 60" HIGH



1 SITE PLAN

SCALE: 1:30

APPROVAL STAMP

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(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:
10/1/2024

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

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)		TYPE						NOTES
		FINISHED WIDTH	FINISHED HEIGHT	MATERIAL	TYPE	GLAZING	U-FACTOR	SHGC	STC RATING	
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

(SD) SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.

(CM) CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP

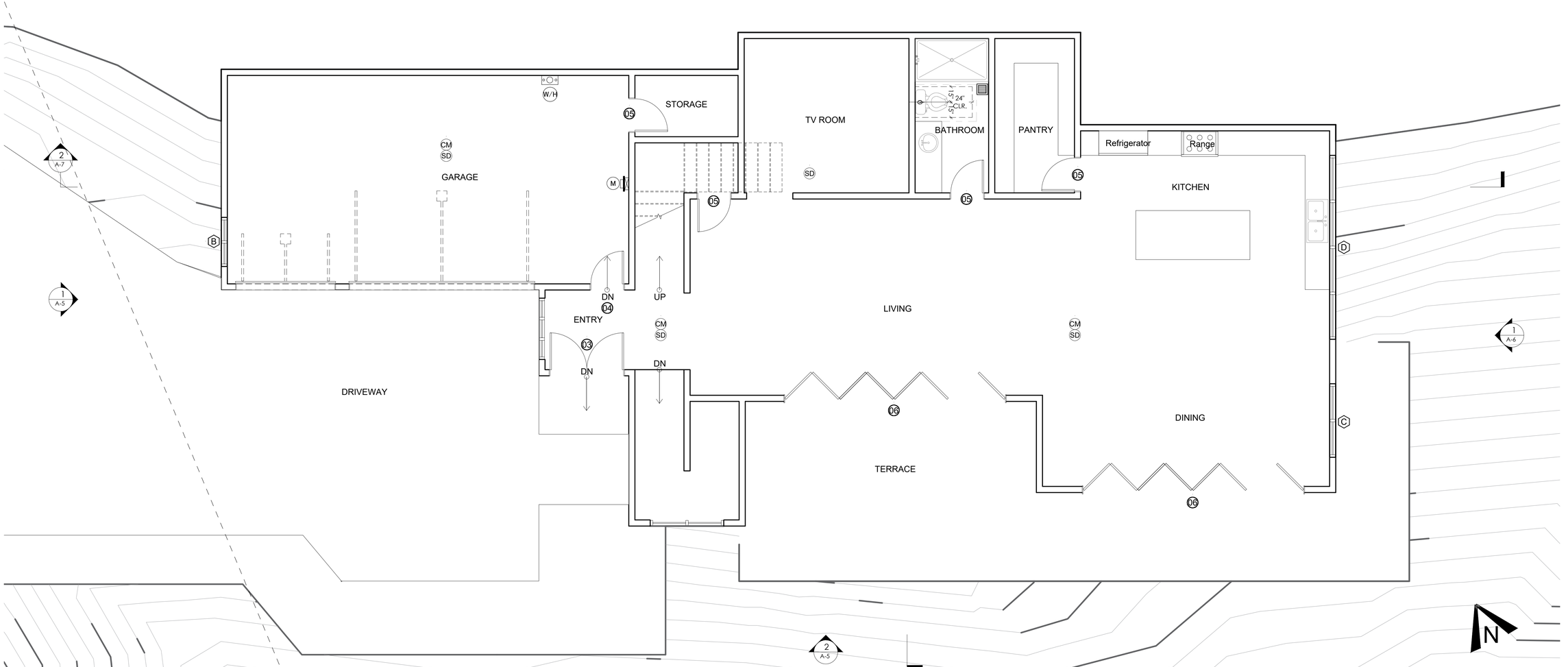
EXHAUST FAN SHALL BE PROVIDE HUMIDISTAT HAVE A SENSOR IN BATHROOM AREA. MINIMUM VENTILATION SHALL BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION.

EXHAUST FAN IN KITCHEN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFRN.

(SP) NEW SUB-PANEL 100A

(G) NEW GAS METER

(W/H) NEW WATER HEATER TANK-LESS



1 PROPOSED FIRST FLOOR PLAN

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

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CLIENT INFORMATION:

SEAL:

PROJECT NAME:

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

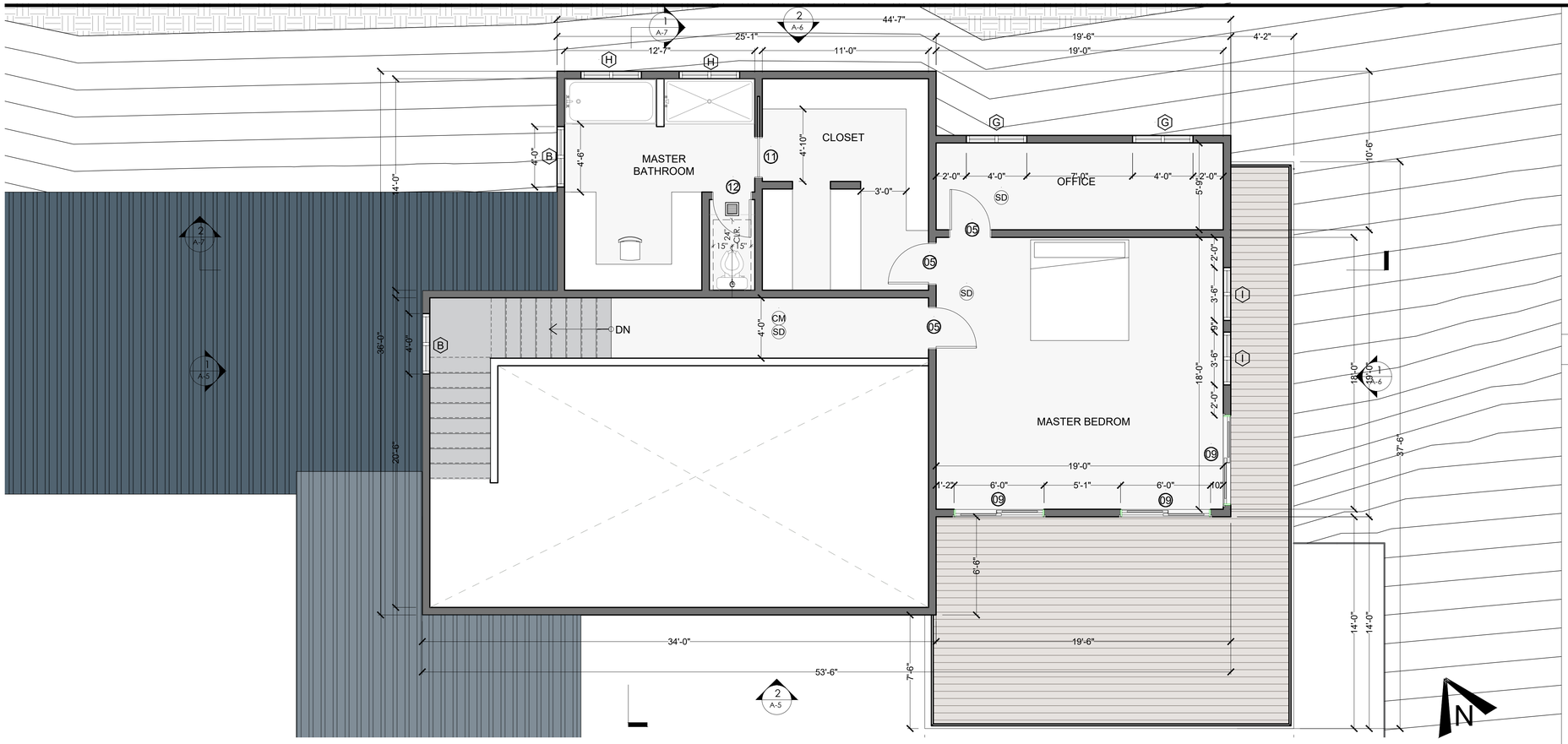
REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
3/29/2023

SHEET TITLE:
EXISTING FLOOR PLAN

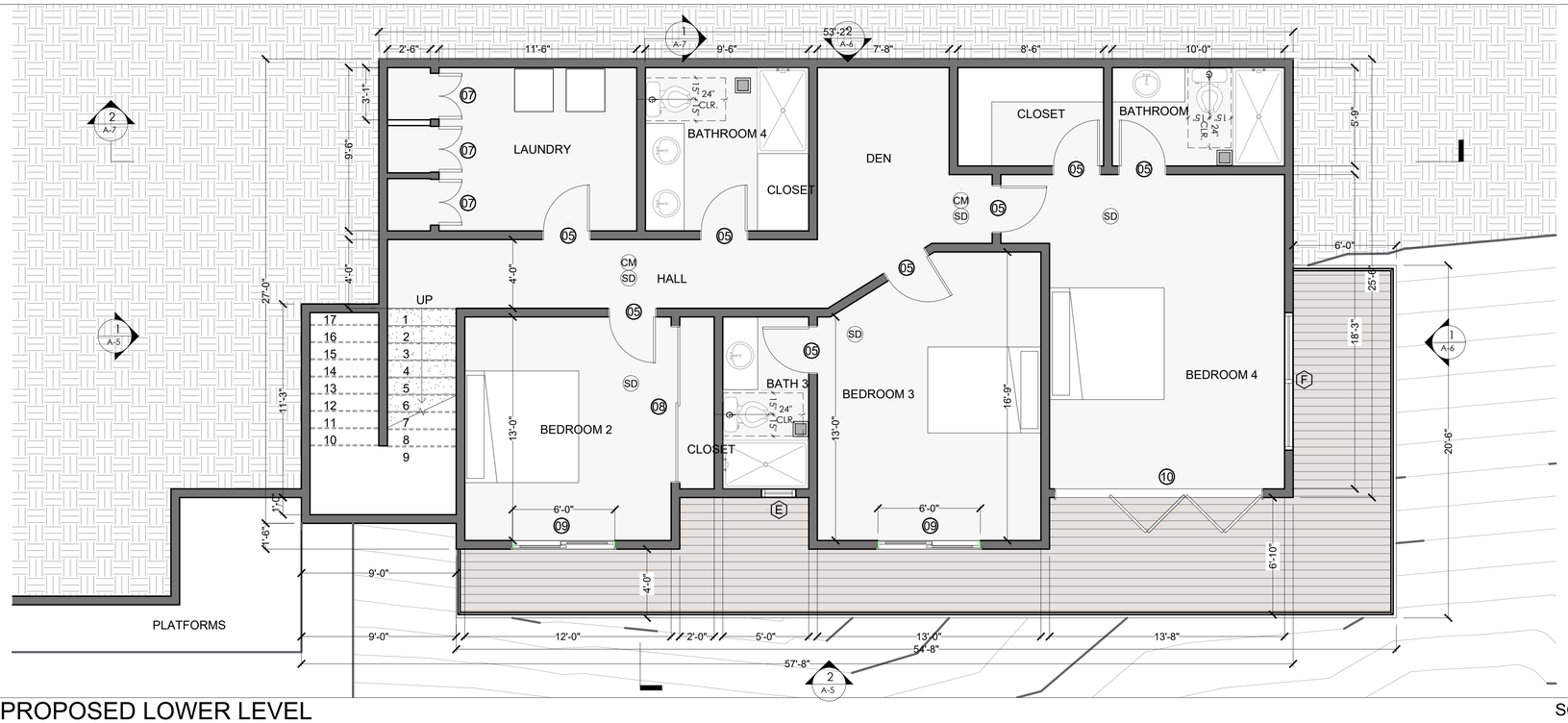
SHEET NUMBER:
A-2

FULL SIZE PRINT: D = 24"X36"



1 PROPOSED UPPER LEVEL

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



2 PROPOSED LOWER LEVEL

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

FLOOR PLAN LEGEND

- EXISTING WALL
- (#) DOOR IDENTIFICATION TO REFER TO DOOR SCHEDULE
- (#) WINDOW IDENTIFICATION TO REFER TO DOOR SCHEDULE
- (SD) SMOKE DETECTOR WITH A BATTERY BACKUP INTERCONNECTED HARDWIRE
- (CM) CARBON MONOXIDE ALARM

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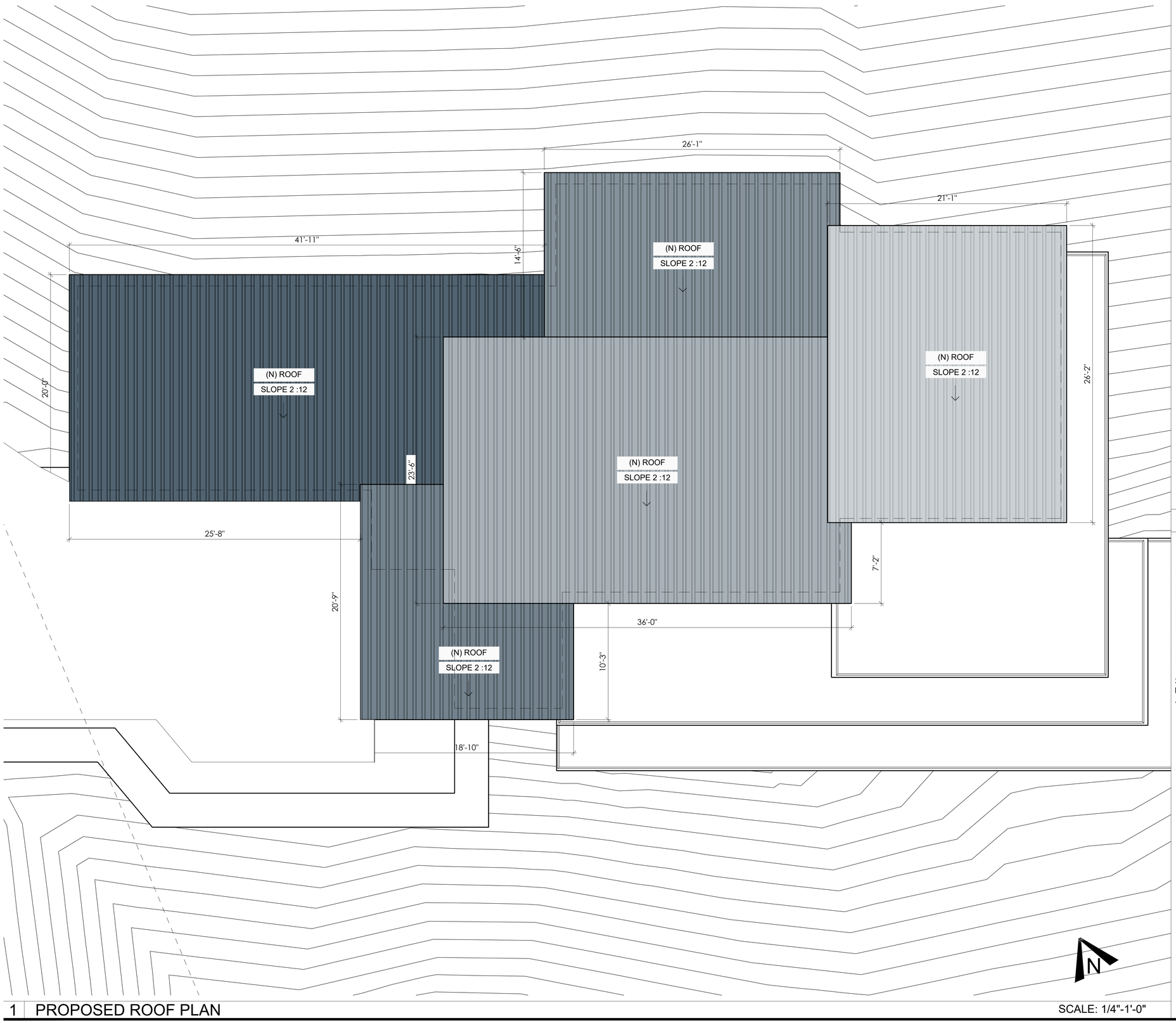
REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
10/1/2024

SHEET TITLE:
PROPOSED FLOOR PLANS

SHEET NUMBER:
A-3

FULL SIZE PRINT: D = 24"X36"



NOTES

1. 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.

2. GAS TANK-LESS W/H TO HAVE A UNIFORM ENERGY FACTOR OF 0.97 AND A RECOVERY EFFICIENCY OF 0.99 OR BETTER (LOWER).

3. A. NEW ATTIC VENT MASTER FLOW® POWER ATTIC VENT ERV4 ROOF MOUNT/ OPENING SIZE 15"/COVERAGE AREA (1600 SQ.FT) /AIR FLOW 1000 CFM

1 PROPOSED ROOF PLAN

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

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C		

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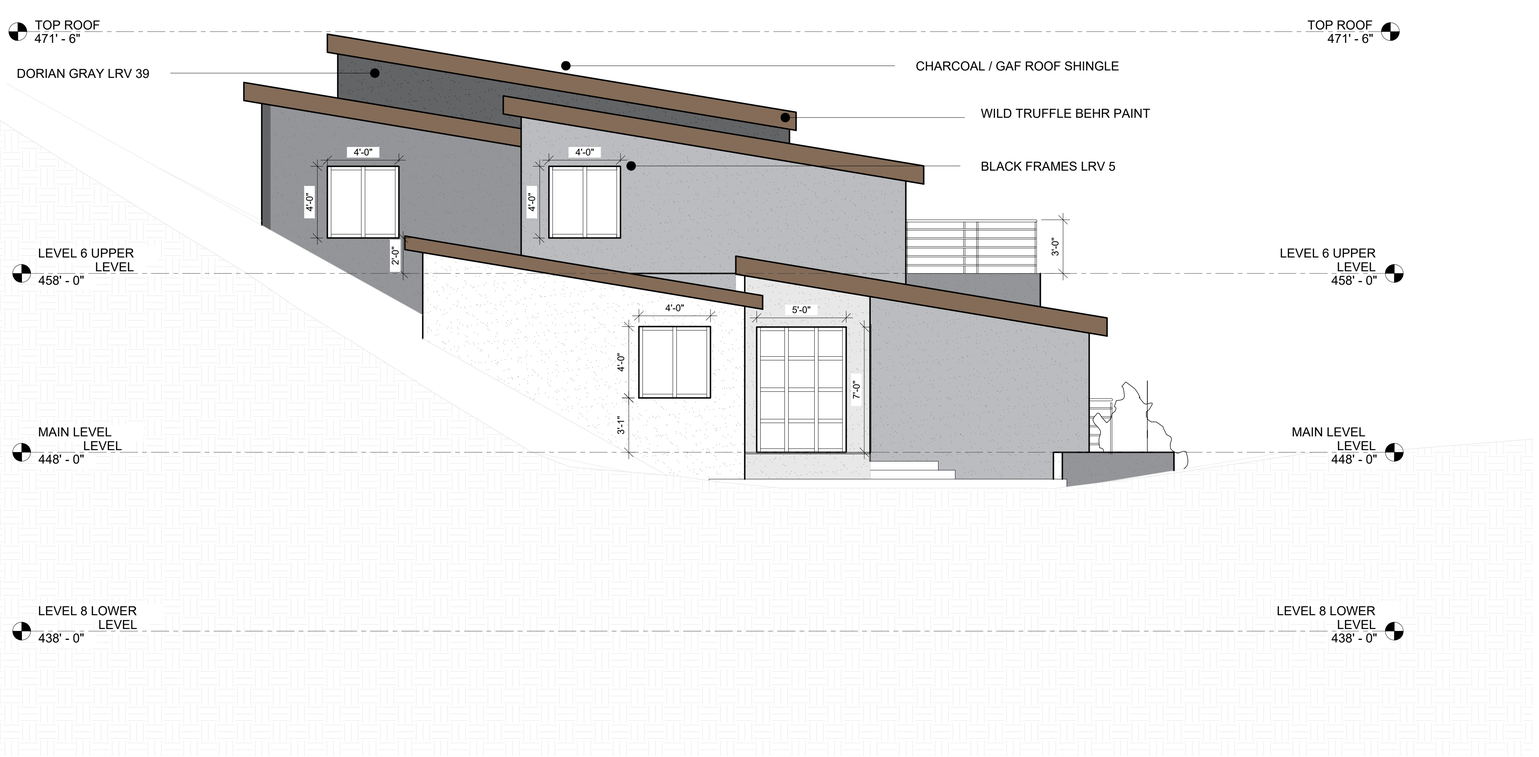
10/1/2024

SHEET TITLE:
PROPOSED ROOF

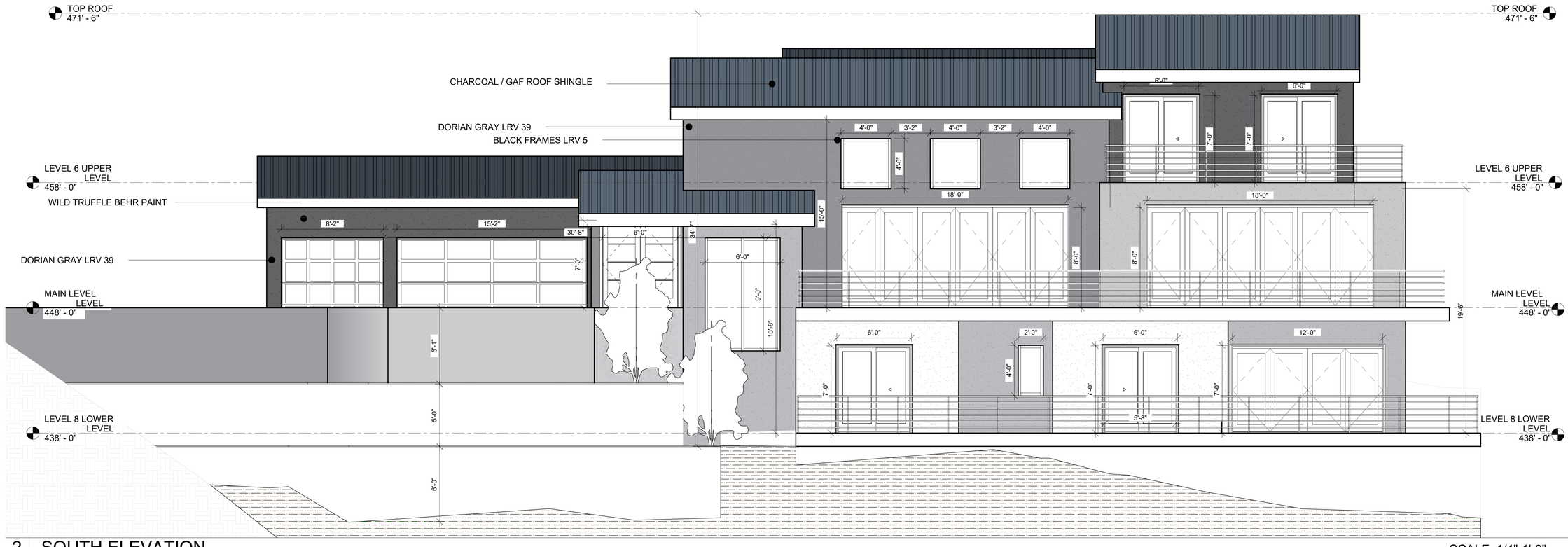
SHEET NUMBER:
A-4

FULL SIZE PRINT: D = 24"X36"



1 WEST ELEVATION

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



2 SOUTH ELEVATION

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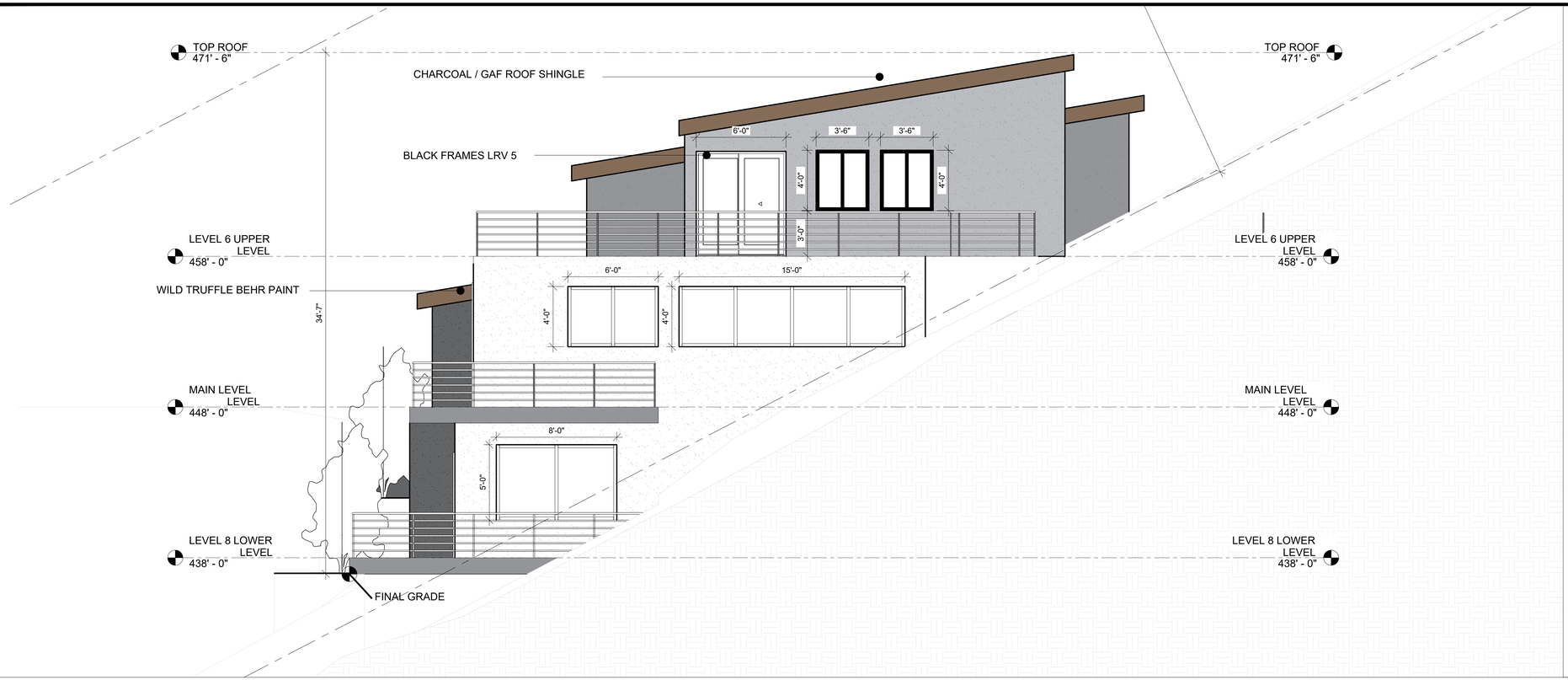
C		

DATE:
10/1/2024

SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A-5

FULL SIZE PRINT: D = 24"X36"



1 EAST ELEVATION

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

2 NORTH ELEVATION

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

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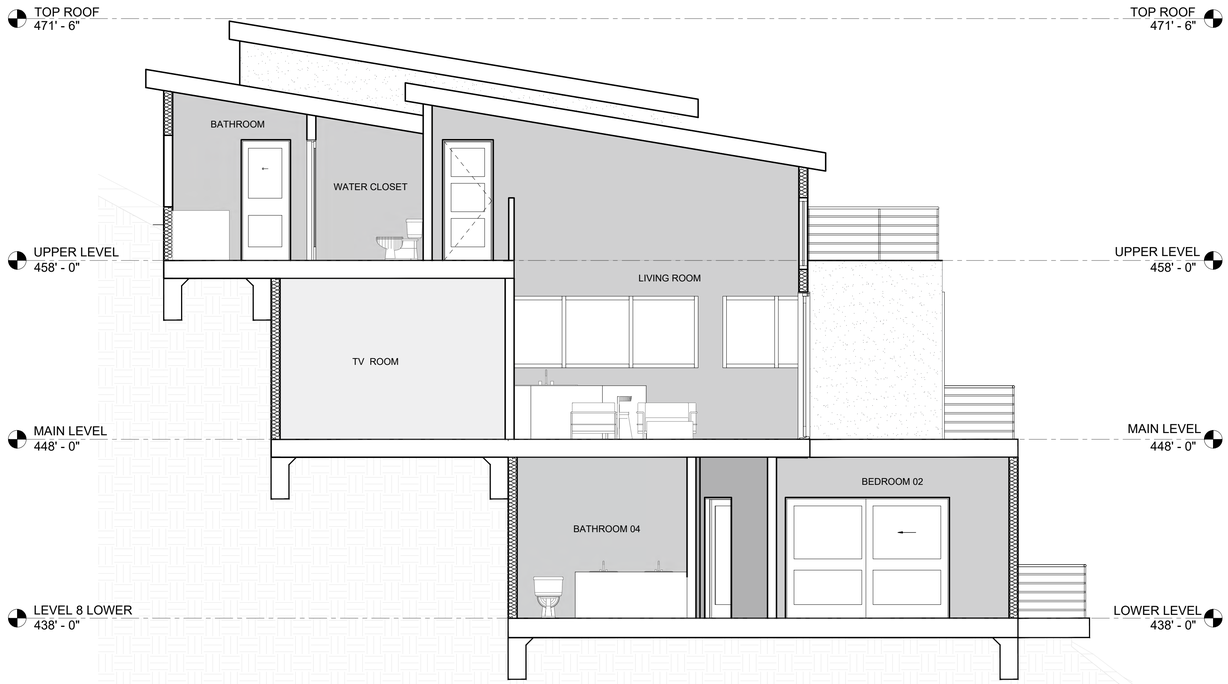
C		

DATE:
10/1/2024

SHEET TITLE:
PROPOSED ELEVATIONS

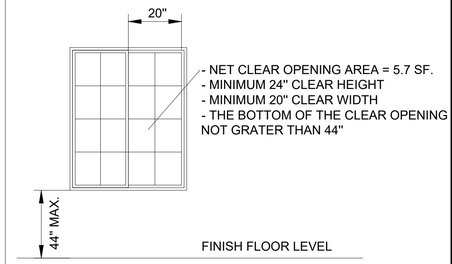
SHEET NUMBER:
A-6

FULL SIZE PRINT: D = 24"X36"

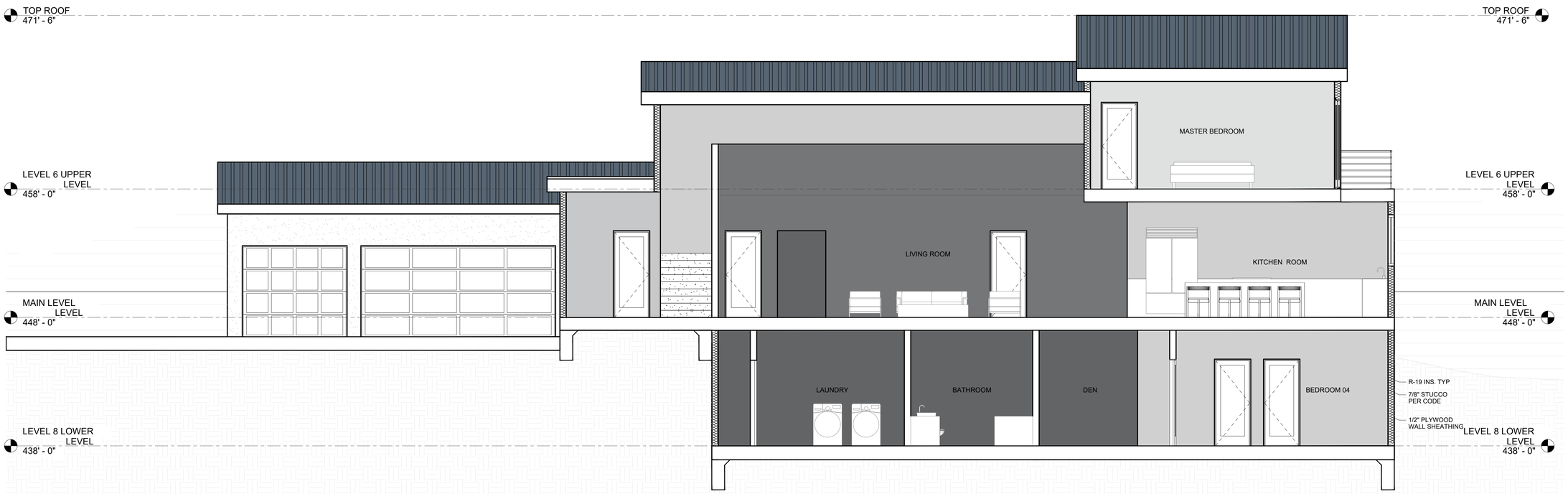


1 SECTION A

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



4 EMERGENCY ESCAPE WINDOW



2 SECTION B

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

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

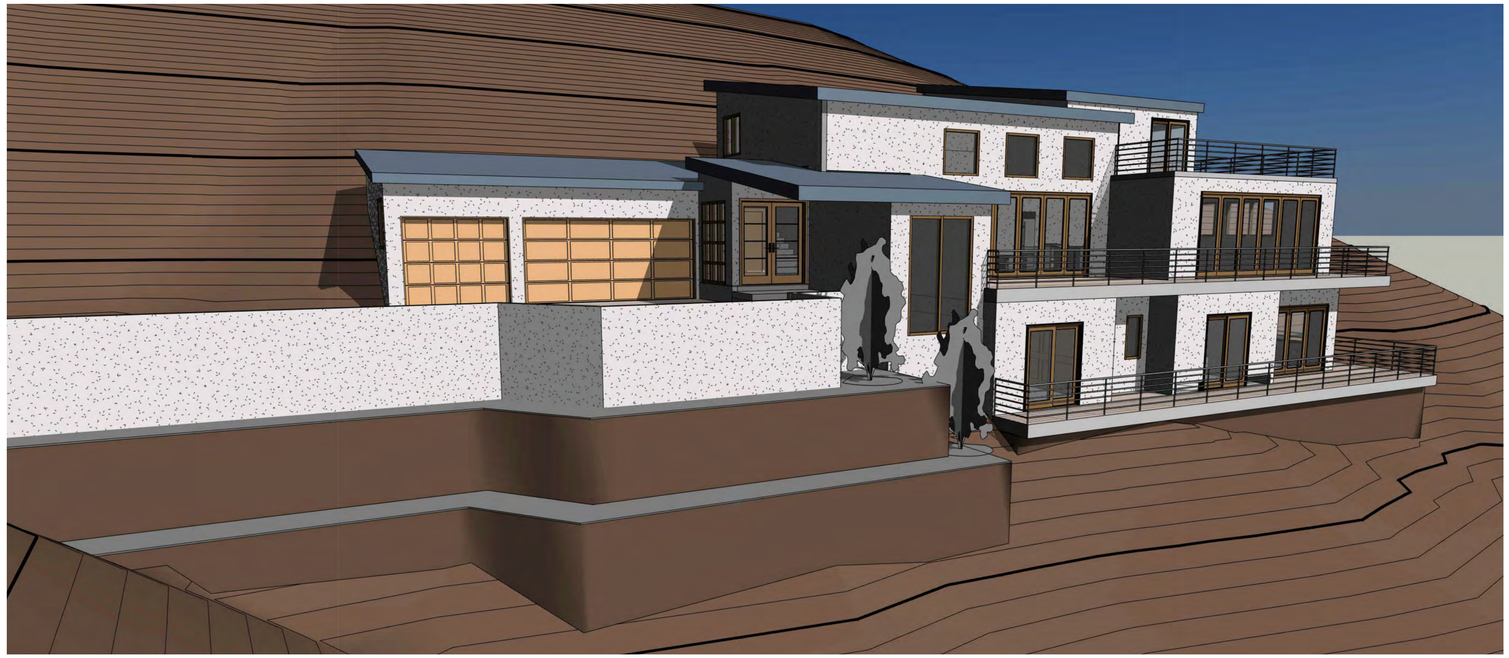
REV:	DESCRIPTION:	DATE:
A		
B		
C		

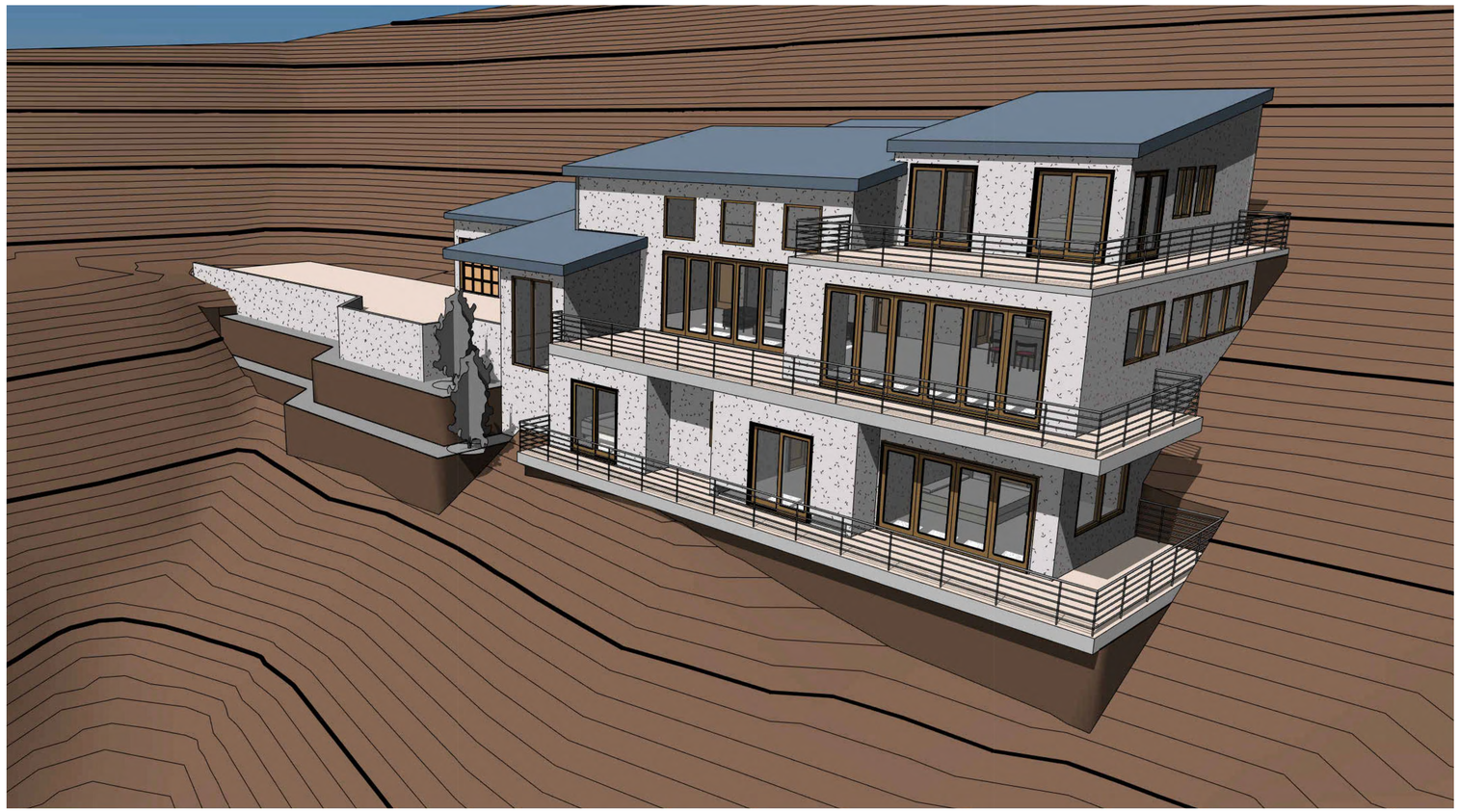
DATE:
10/1/2024

SHEET TITLE:
SECTIONS

SHEET NUMBER:
A-7

FULL SIZE PRINT: D = 24"X36"





1 | 3D VIEW

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

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SAN JOSE, CALIFORNIA 95127
APN: 612-04-048

REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
9/12/2024

SHEET TITLE:
3D VIEWS

SHEET NUMBER:
A-8

FULL SIZE PRINT: D = 24"X36"

1 3D VIEW

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

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NEW CONSTRUCTION

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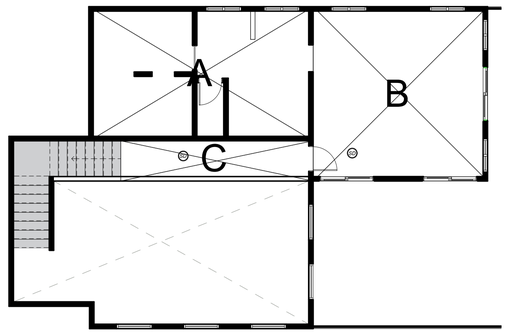
9/12/2024

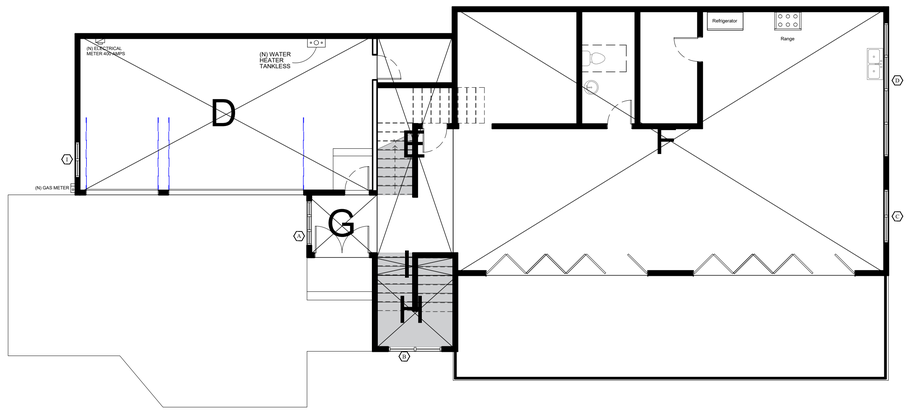
SHEET TITLE:
3D VIEWS

SHEET NUMBER:
A-9

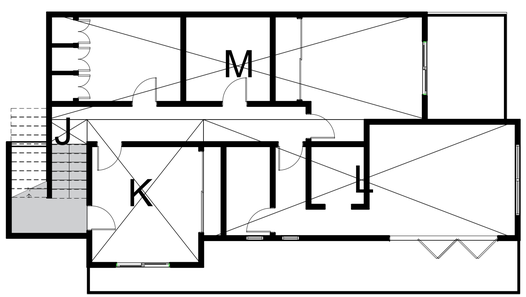
FULL SIZE PRINT: D = 24"X36"



UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

1 FLOOR AREA CALCULATION

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

AREA CALCULATION

	FRAME SIZE (INCHES)	
ID	DIMENSIONS	AREA SQF
A	25' x15'	375
B	19.5' x 19.5'	380.25
C	4.5' x 21.5'	96.75
D	33.66' x 18'	605.88
E	8.5' x 25'	212.5
F	48.75' x 30'	1,462.5
G	7' x 7.83'	54.81
H	8.5' x 9.5'	80.75
I	2' x 9'	18
J	2.75' x 4.5'	12.375
K	13' x 16.5'	214.5
L	13.5' x 35.33'	476.95
M	42.5' X 12'	510
TOTAL		4,500.265

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Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

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

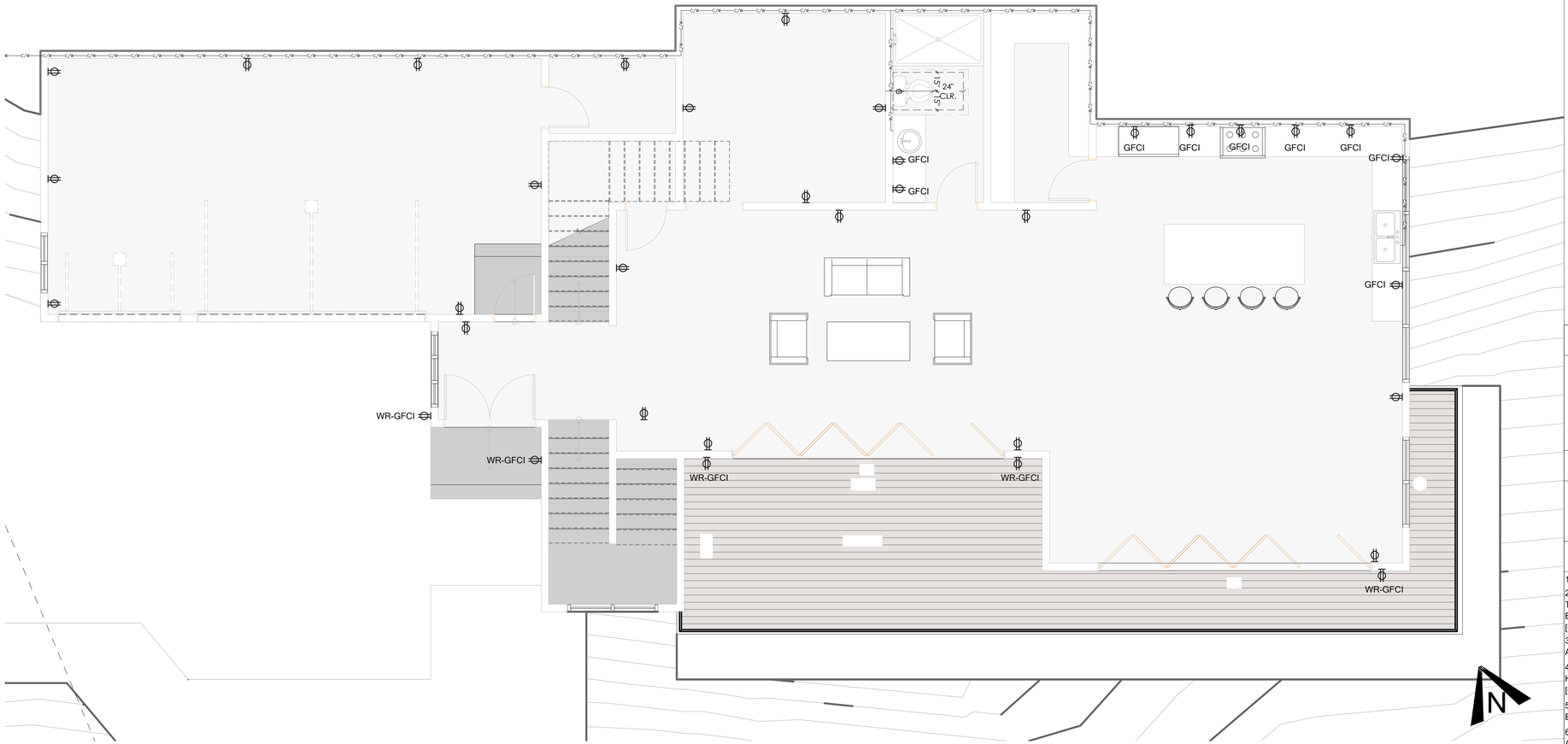
REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
10/1/2024

SHEET TITLE:
FLOOR AREA CALCULATIONS

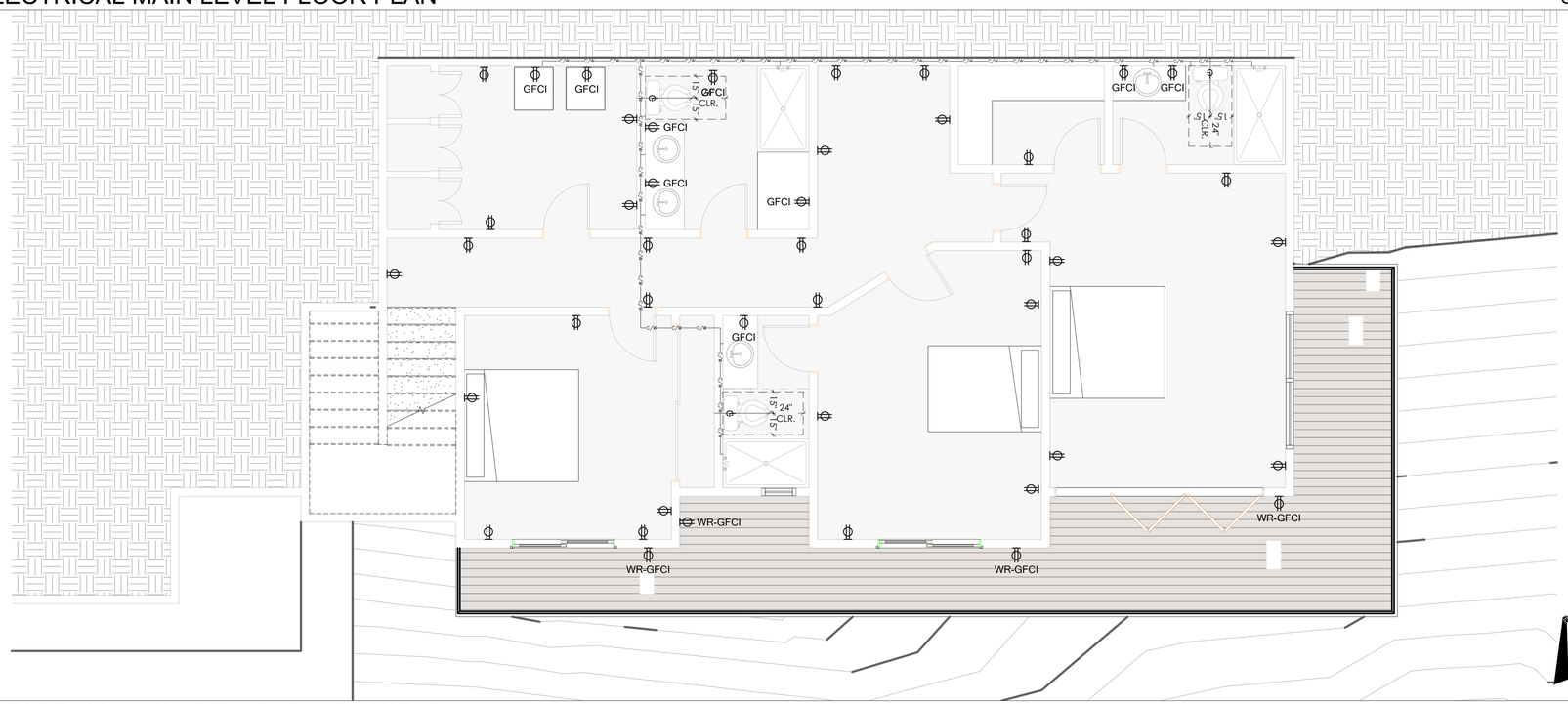
SHEET NUMBER:
A-10

FULL SIZE PRINT: D = 24"X36"



1 ELECTRICAL MAIN LEVEL FLOOR PLAN

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



2 ELECTRICAL LOWER 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

1. HIGH EFFICACY LUMINARIES 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 BING 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. ALI 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. ALI INSTALLED WATTAGE OFLUMINARIES 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.

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MIRADERO - RESIDENCE

NEW CONSTRUCTION

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SAN JOSE, CALIFORNIA 95127
APN: 612-04-048

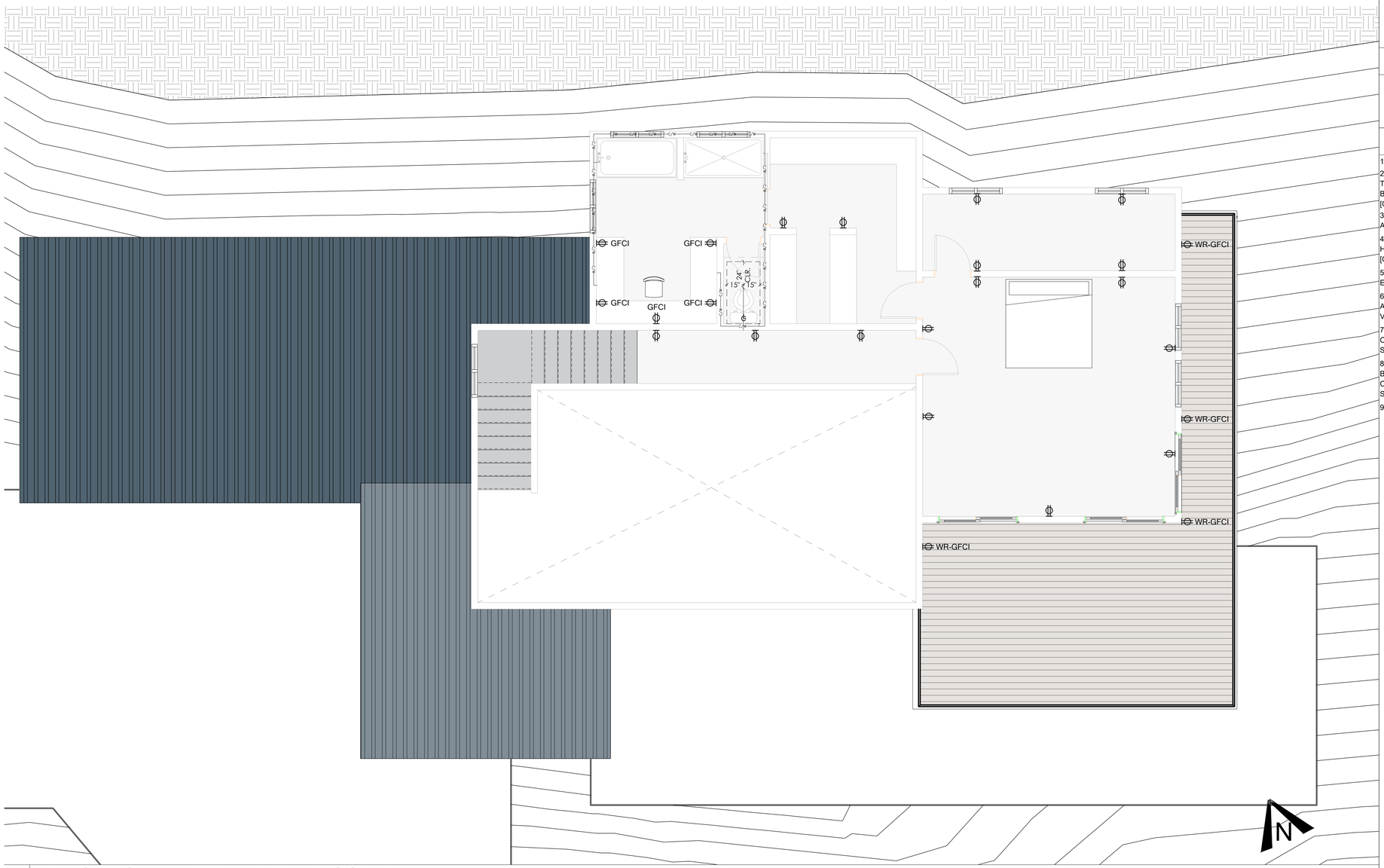
REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
9/19/2024

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-1

FULL SIZE PRINT: D = 24"X36"



1 ELECTRICAL UPPER 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)
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SWITCH

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

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9. ALL NEW ELECTRICAL RECEPTACLES SHALL BE ARC-FAULT AND/OR GFCI PROTECTED.

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

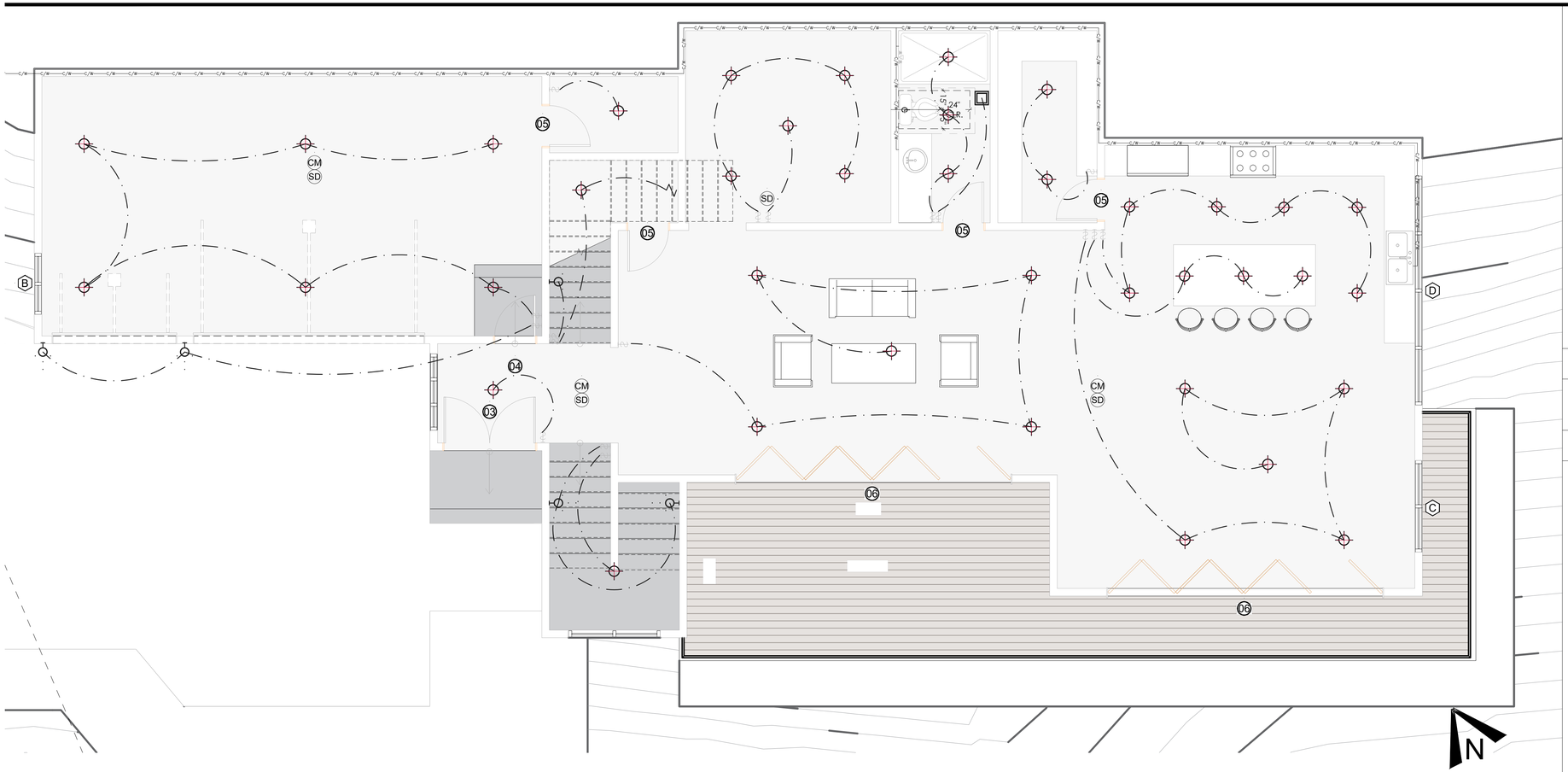
REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
9/19/2024

SHEET TITLE:
ELECTRICAL PLAN

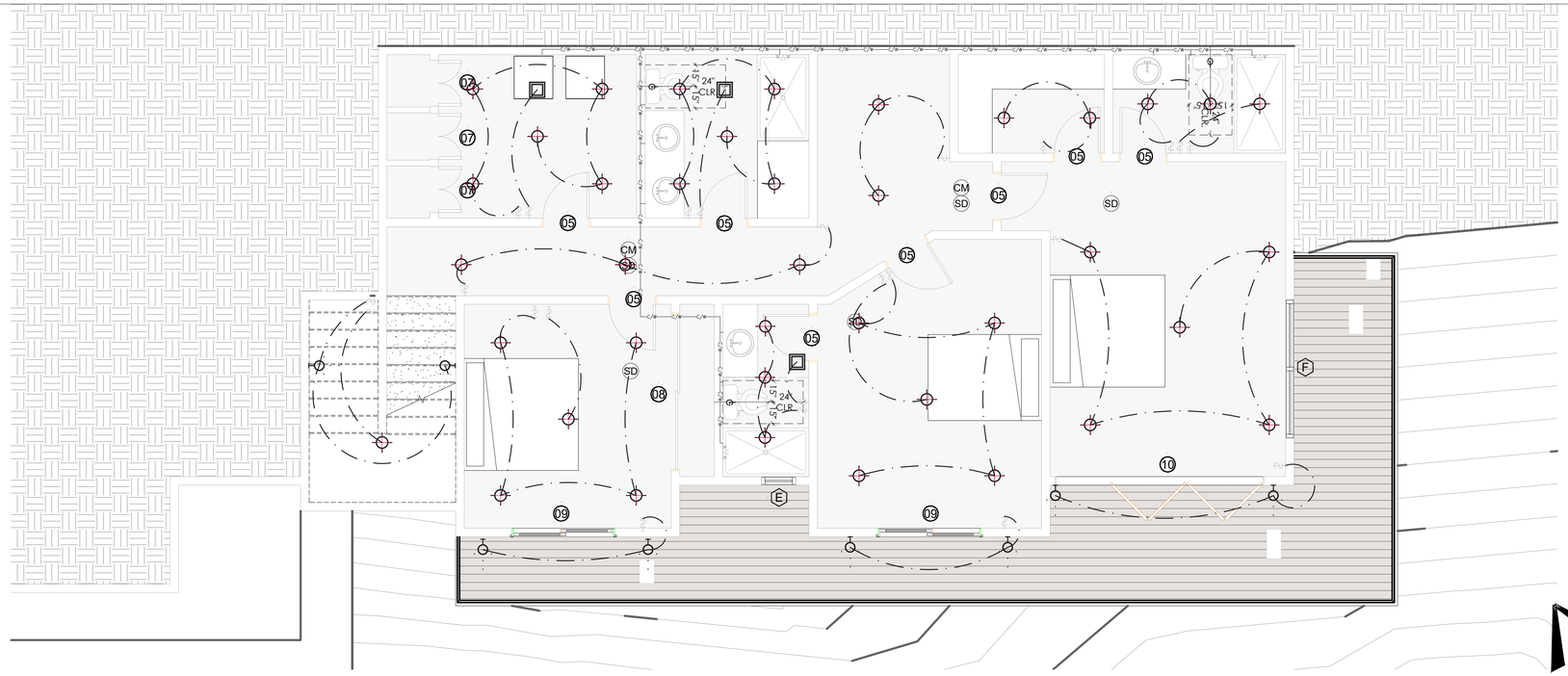
SHEET NUMBER:
E-2

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"

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 EFFICANCY 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.

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SAN JOSE, CALIFORNIA 95127
APN: 612-04-048

REV:	DESCRIPTION:	DATE:
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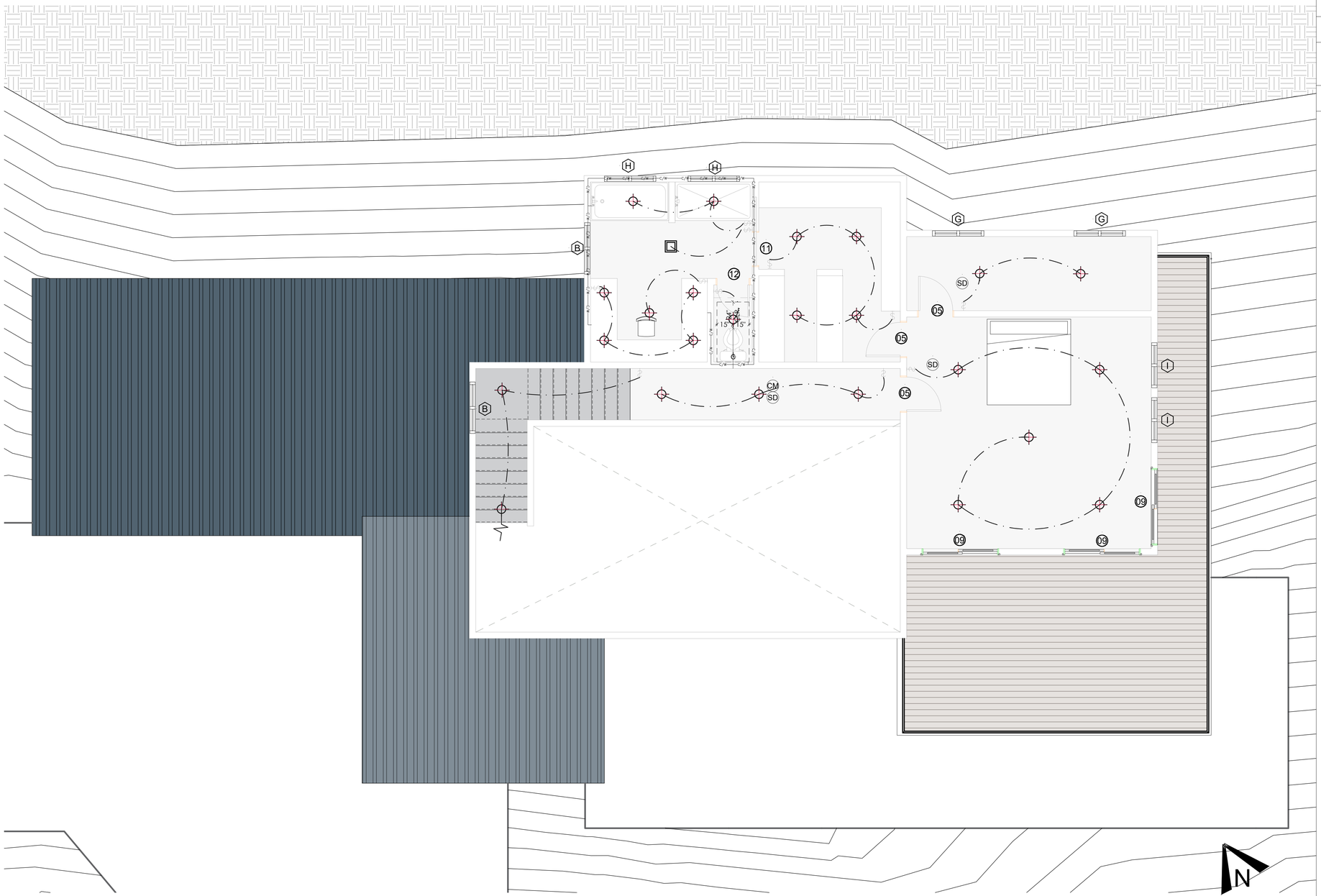
C		

DATE:
9/19/2024

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
E-3

FULL SIZE PRINT: D = 24"X36"



1 UPPER LEVEL LIGHTING FLOOR PLAN

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

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 EFFICANCY 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.
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APN: 612-04-048

REV:	DESCRIPTION:	DATE:
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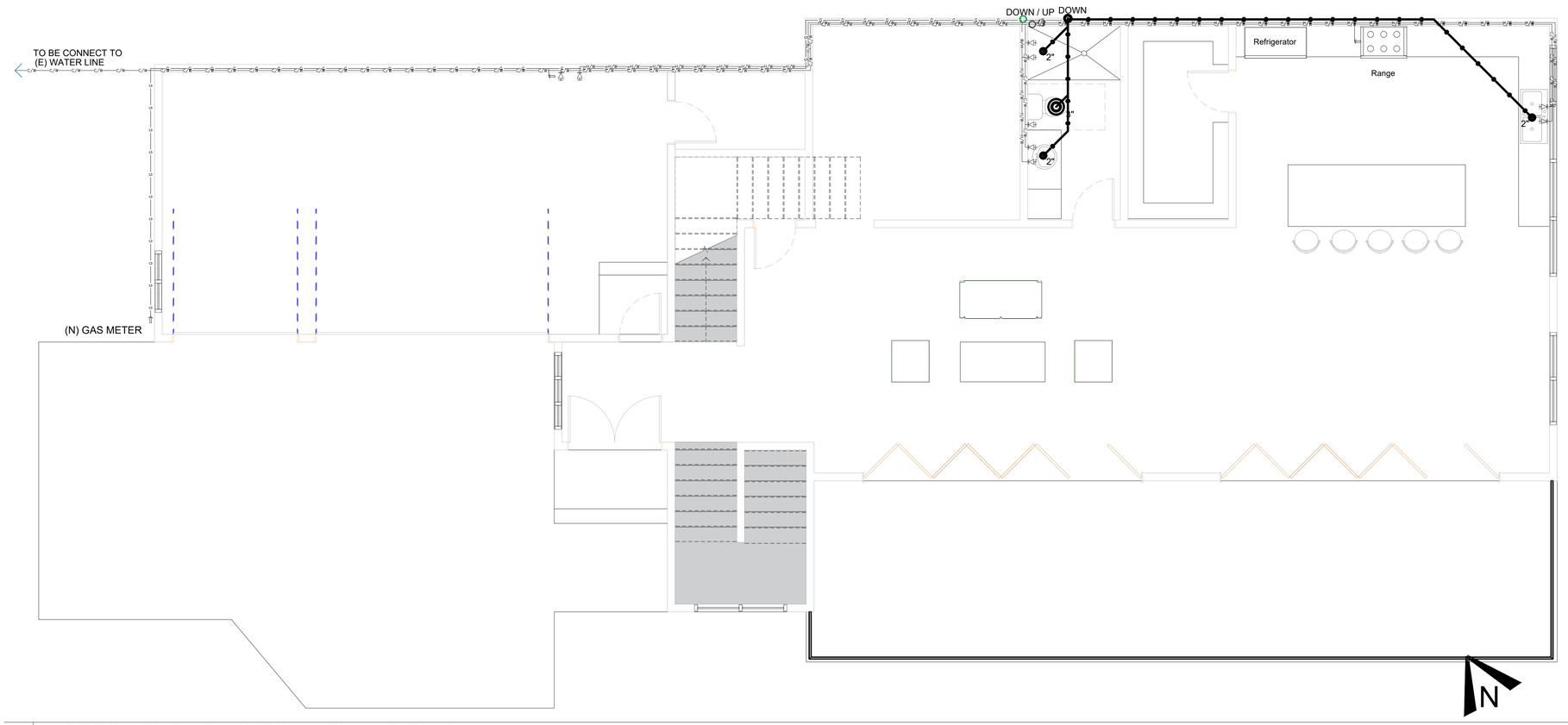
C		

DATE:
9/19/2024

SHEET TITLE:
LIGHTING PLAN

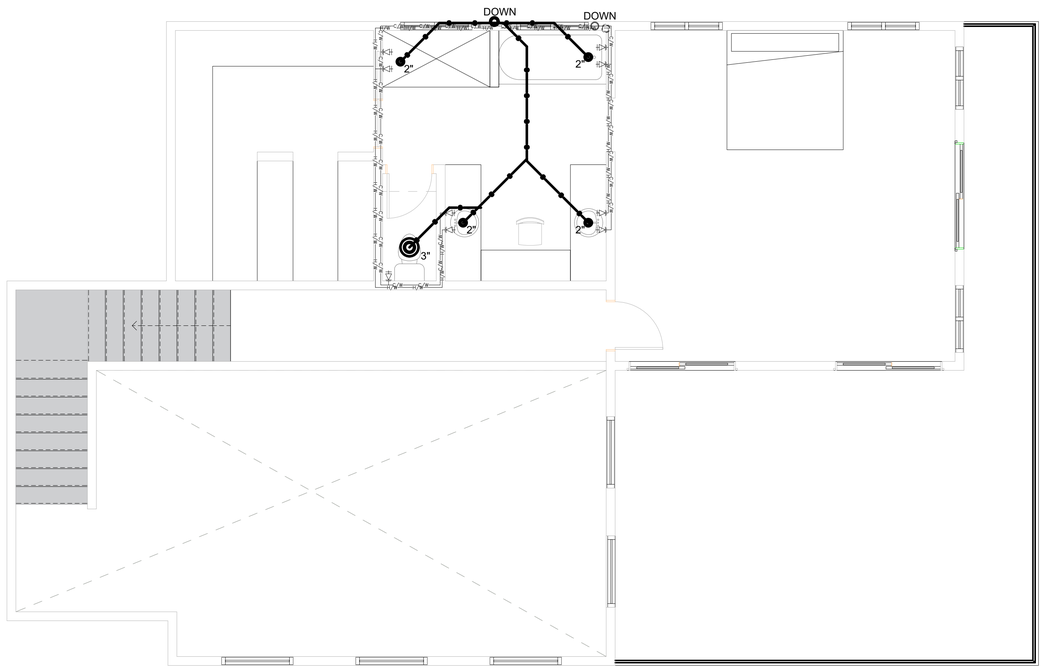
SHEET NUMBER:
E-4

FULL SIZE PRINT: D = 24"X36"



1 UPPER LEVEL PLUMBING FLOOR PLAN

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



2 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

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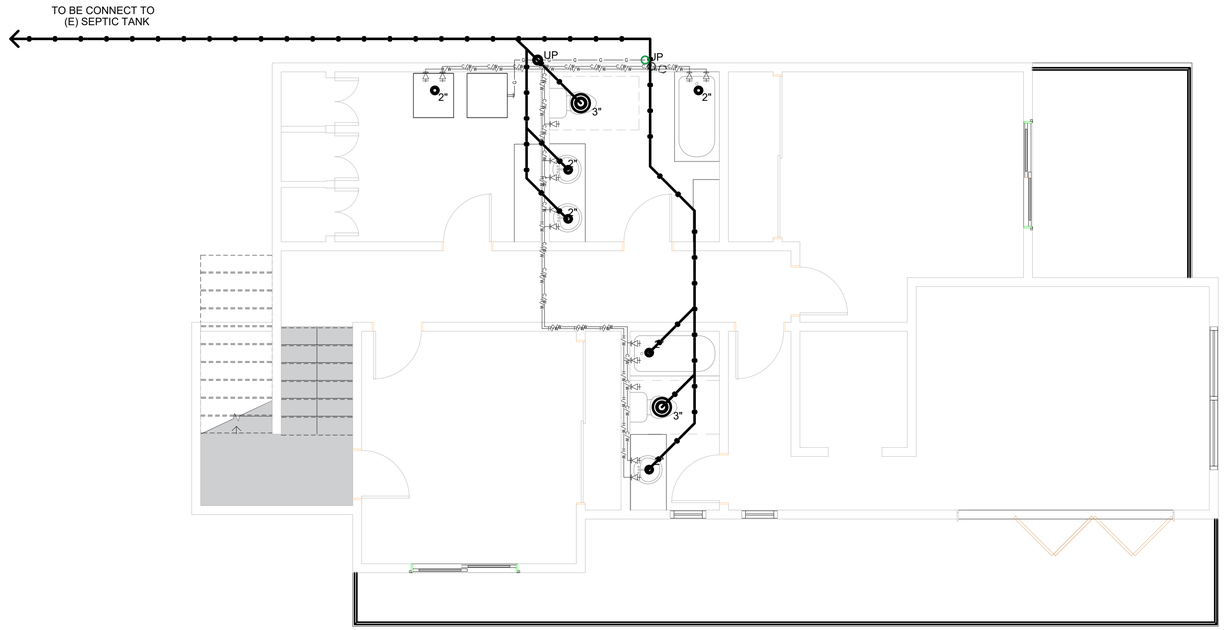
A		
B		
C		

DATE:
9/19/2024

SHEET TITLE:
PLUMBING

SHEET NUMBER:
P-1

FULL SIZE PRINT: D = 24"X36"



1 LOWER 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
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CLOTHES WASHERS	ENERGY-STAR CERTIFICATE
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B		
C		

DATE:
9/19/2024

SHEET TITLE:
PLUMBING

SHEET NUMBER:
P-2

FULL SIZE PRINT: D = 24"X36"

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
PROPERTY TYPE:	SINGLE FAMILY RESIDENTIAL
LEGAL DESCPT.:	------
ZONING:	HS
OCCUPANCY GROUP:	R3/U
JURISDICTION:	SAN JOSE
YEAR BUILT:	------
CONSTRUCT TYPE:	V-B
FIRE SPRINKLER:	NO

NOTES

1. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE SURFACE DRAINAGE OF TWO PERCENT (2%) MINIMUM.
2. LANDSCAPING AREA 2,255.25 SQ.FT.

LEGEND

- GRASS GARDEN
- DRIVEWAY & WALKWAY CONCRETE
- ROCK / GRAVEL
- MULCH
- RAIN WATER FLOW (2% MIN.)
- WG — WATER GUM (TRISTANIOPSIS LAURINA)
- PR — PHOENIX ROEBELENII (PIGMEO DATE PALM)
- BP — BIRD OF PARADISE (STRELITZIA REGINAE)
- OG — OGON (ARCORUS GRAMINEUS)
- OR — ORANGE (CITRUS SPP)
- EL — ERYSIMUM LINIFOLIUM (POURR. EX PERS)
- EC — ERYSIMUM CHEIRI CHEIRANTHUS ALLIONII (CHEIRANTHUS)
- FT — FRINGE TREE (CHIONANTHUS VIRNICUS)
- CH — CHERRY (PRUNUS SPP)
- P — PRIVET (LIGUSTRUM JAPONICUM)
- GB — GINKGO (GINKGO BILOBA)
- EXISTING TREE

Proposed Tree Planting (California Non-native)

Quantity	Species	Size (gallon)
2	Water Gum (Tristaniopsis laurina)	2
2	Phoenix Roebelenii (Pygmy Date Palm)	2
4	Bird of Paradise (Strelitzia reginae)	1
7	Ogon (Acorus gramineous)	1
2	Orange (Citrus spp)	2
3	Erysimum Linifolium (Pourr. ex Pers)	1
2	Erysimum Cheiri (Cheiranthus allionii) (Cheiranthus)	1
3	Fringe Tree (Chionanthus virginicus)	1
4	Cherry (Prunus spp)	1
3	Privet (Ligustrum japonicum)	1
2	Ginkgo (Ginkgo biloba)	2

Tree Planting (California Native)

Quantity	Species	Size (gallon)
2	Prunus Ilicifolia - Hollyleaf Cherry	15
2	Acacia Farnesiana -Sweet Acacia	15
1	Chilopsis linearis - Desert Willow	15

Tree Removal

Tree Number	Common Name	DBH (inches)
1	Southern Blue Gum - Eucalyptus globulus (Multi-Trunk System - 10 total trunks)	50

1 LANDSCAPE PLAN
SCALE: 1/32"-1'-0"


WG WATER GUM (TRISTANIOPSIS LAURINA)


PR PHOENIX ROEBELENII (PIGMEO DATE PALM)


BP BIRD OF PARADISE (STRELITZIA REGINAE)


OG OGON (ARCORUS GRAMINEUS)


OR ORANGE (CITRUS SPP)


EL ERYSIMUM LINIFOLIUM (POURR. EX PERS)


EC ERYSIMUM CHEIRI CHEIRANTHUS (CHEIRANTHUS)


FT FRINGE TREE (CHIONANTHUS VIRNICUS)


CH CHERRY (PRUNUS SPP)


P PRIVET (LIGUSTRUM JAPONICUM)


GB GINKGO (GINKGO BILOBA)

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Phone: (310) 844-7370 &
(310) 740-9649

Signature

OWNER:
MR SIVAPRAKASAM BALASUBRAMANIAN & MRS. RAMARAJ KALAISELVI

CONSULTANTS:

SEAL:

PROJECT NAME:

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NEW CONSTRUCTION
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REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
9/19/2024

SHEET TITLE:
LANDSCAPE

SHEET NUMBER:
L-1

FULL SIZE PRINT: D = 24"X36"

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: 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.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

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 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.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

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

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 or 4.106.4.2 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 local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
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 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

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, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.

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.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. 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 Level 2 EVSE. Electrical load calculations shall demonstrate 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 a minimum of 40 amperes.

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.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging 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 charging 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 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces 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 charging spaces, but not less than one, shall also 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.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.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 location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. 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.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 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.

4.106.4.2.5 Electric Vehicle Ready Space Signage
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

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.

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.

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 4.303.4.4.

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.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2022

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 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 - 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.

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 solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note 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

5.102.1 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 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.*

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SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE
NEW CONSTRUCTION
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APN: 612-04-048

REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
9/19/2024

SHEET TITLE:
CAL GREEN
SHEET 1

SHEET NUMBER:
G-1

FULL SIZE PRINT: D = 24"X36"

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

AIA California

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

SOLAR MAX DESIGN

DRAWINGS PROVIDED BY:
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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:
9/19/2024

SHEET TITLE:
CAL GREEN
SHEET 2

SHEET NUMBER:
G-2

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APPROVAL STAMP

STORM WATER POLLUTION CONTROL
(2020 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall 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 street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

2020 Los Angeles Green Building Code

FORM GRN 9

MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # _____ - _____ - _____ Date: _____

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction		
2	4.106.3	Grading and paving		
3	4.106.5	Cool roof (additions ≥ 500 sq. ft. or ≥ 50%)		
		ENERGY EFFICIENCY		
4	4.211.4	Solar ready (additions ≥ 2,000 sq. ft.)		
		WATER EFFICIENCY & CONSERVATION		
5	4.303.1	Water conserving plumbing fixtures and fittings		
6	4.303.1.3.2	Multiple showerheads serving one shower		
7	4.303.4	Water use reduction		
8	4.304.1	Outdoor water use in landscape areas		
9	4.304.2	Irrigation controllers		
10	4.304.3	Metering outdoor water use		
11	4.304.4	Exterior faucets		
12	4.304.5	Swimming pool covers		
13	4.305.1	Graywater ready		
14	4.305.2	Recycled water supply to fixtures		
15	4.305.3.1	Cooling towers (buildings ≤ 25 stories)		
16	4.305.3.2	Cooling towers (buildings > 25 stories)		
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
17	4.406.1	Rodent proofing		
18	4.407.3	Flashing details		
19	4.407.4	Material protection		
20	4.408.1	Construction waste reduction		
21	4.410.1	Operation and maintenance manual		
		ENVIRONMENTAL QUALITY		
22	4.503.1	Fireplaces and woodstoves		

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2020 Los Angeles Green Building Code

FORM GRN 9

ITM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
24	4.504.2	Finish material pollutant control		
25	4.504.2.1	– Adhesives, sealants, caulks		
26	4.504.2.2	– Paints and coatings		
27	4.504.2.3	– Aerosol paints and coatings		
28	4.504.2.4	– Verification		
29	4.504.3	Carpet systems		
30	4.504.3.1	Carpet cushion		
31	4.504.4	Resilient flooring systems		
32	4.504.5	Composite wood products		
33	4.504.6	Filters		
34	4.505.2.1	Capillary break		
35	4.505.3	Moisture content of building materials		
36	4.506.1	Bathroom exhaust fans		
37	4.507.2	Heating and air-conditioning system design		

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2020 Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES

RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), 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. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 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". (4.106.4.1)
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), 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 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. 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 Los Angeles Electrical Code. (4.106.4.2)
3. Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 a determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWELO, § 492.7)
8. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
25. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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PLUMBING FIXTURE FLOW RATES

Residential Occupancies
2020 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 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]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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2020 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248

RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); and
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

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VOC AND FORMALDEHYDE LIMITS

2020 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 11

2020 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [3,5]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY [3,5]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty Coatings:	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Japan	350
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form-release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings [1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of ⅝ inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT 1,2
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	100
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

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DRAWINGS PROVIDED BY:
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solarmax.dsgn@gmail.com
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www.solarmaxdsgn.com
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(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:
9/19/2024

SHEET TITLE:
FORMS

SHEET NUMBER:
G-3

FULL SIZE PRINT: D = 24"X36"

LEGEND

SYMBOL	DESCRIPTIONS
	BOUNDARY / RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE (℄)
LOW SIDE HIGH SIDE	RETAINING WALL
— EX. SS —	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
	DRAIN INLET
2%	PERCENT GRADE
× 607.0	EXISTING GRADE ELEVATION
185	EXISTING CONTOUR w/ ELEVATION
	EXISTING TREE w/ DBH

ABBREVIATIONS	
AC	AIR CONDITIONER UNIT
AD	AREA DRAIN
BSW	BACK OF WALK
BW	BOTTOM OF WALL (EXPOSED FACE)
CONC.	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DI	DRAIN INLET
DS	DOWNSPOUT
EP	EDGE OF PAVEMENT
EM	ELECTRIC METER
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE ELEVATION
FL	FLOW LINE ELEVATION
FW	FACE OF WALL
GM	GAS METER
MB	MAIL BOX
O/H	OVERHEAD
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R=	RADIUS OF CURVE
Δ=	INCLUDED ANGLE OF CURVE
L=	LENGTH OF CURVE
WM	WATER METER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BENCHMARK: ELEVATIONS ASSUMED

BASIS OF BEARINGS: CALCULATED BEARING OF N57°52'24"W BETWEEN A FOUND 1" IRON PIPE HELD AS THE PROPERTY CORNER AT THE NEELY TERMINUS OF THE COURSE LISTED AS N56°42'E 408.88' AND A FOUND 1" IRON PIPE IN WELL MONUMENT AT THE MOST WESTERLY CORNER OF THAT CERTAIN 0.191 AC R/W PARCEL AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED SEP. 19, 1956 IN BOOK 74 OF MAPS AT PAGE 45, SANTA CLARA COUNTY RECORDS.

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY HELMUT KORSTICK, PLS 7739 IN NOVEMBER 2017.

LICENSED LAND SURVEYOR HELMUT R. KORSTICK NO. 7739 STATE OF CALIFORNIA

DATE: MAY 29, 2024					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER DYLAN S. RISHWAIN C 51620 STATE OF CALIFORNIA

PREPARED BY:
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PREPARED FOR:
SIVAPRAKASAM BALASUBRAMANIAN & RAMARAJ KALAISELVI
10076 CABACHON COURT
ELLICOTT CITY, MD 21042
ALL OF THE EXCEPTIONS AND EASEMENTS SHOWN ON THE TOPOGRAPHIC PLAN ARE LABELED AS REFERENCED IN PRELIMINARY TITLE AND POLICY ORDER NO.: FSBC-TO21001373.

APN: 612-04-048 MIRADERO AVE.

BOUNDARY AND TOPOGRAPHIC SURVEY

CITY OF SAN JOSE SANTA CLARA COUNTY CALIFORNIA

SHEET NO. 1

JOB NO. 2016-249

PRELIMINARY GRADING PLAN
FOR
ACCESSORY DWELLING UNIT
0 Miradero Ave, San Jose, CA 95127

CLOUD#C9-REV1

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY _____ DATED_____ THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (4008) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. 11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES, THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 ½ FEET FROM BACK OF CURB.
2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
   A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
   B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE. UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95%, AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALL

1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.
2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

GRADING NOTES

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	IMPORT (C.Y.)	EXPORT (C.Y.)	VERT. DEPTH
RESIDENCE	597.3	87.6	-	509.7	10'
RETAINING WALL (DRIVEWAY)	1666.6	70.3	-	1596.3	7'
POOL/HARDSCAPE	-	-	-	-	-
LANDSCAPE	-	-	-	-	-
DRIVEWAY	196.3	9	-	187.3	6'
OFF SITE IMPROVEMENTS	-	-	-	-	-
TOTAL	2460.2	166.9	-	2293.3	-

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.
EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT _____SF.
15. WDID NO._____
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

ACCESS ROADS AND DRIVEWAYS

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.
3. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

1. PACIFIC GAS & ELECTRIC ELECTROLIER SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

SANITARY SEWER

1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

PORTLAND CEMENT CONCRETE

1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

AS-BUILT PLANS STATEMENT

1. THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (___ WERE) (___ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (*). THERE (___WERE) (___ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ .

   DATE _____ SIGNATURE _____

2. NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

RECORDED DOCUMENT INFORMATION FOR ALL EASEMENTS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Elizabeth Mack
   Purpose: Water pipelines
   Recording Date: May 12, 2077
   Recording No.: Book 45, Page 106, of Deeds
   Affects: Exact Location not Disclosed of record
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Charles W. Pomeroy
   Purpose: Water pipelines
   Recording Date: October 18, 1881
   Recording No.: Book 61, Page 206, of Deeds
   Affects: Exact Location not Disclosed of record
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: George H. McCracken, Et Al
   Purpose: Water pipelines
   Recording Date: November 12, 2081
   Recording No.: Book 61, Page 424, of Deeds
   Affects: Exact Location not Disclosed of record
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Alexis Fammatre
   Purpose: Water pipelines
   Recording Date: September 28, 1911
   Recording No.: Book 377, Page 59, of Deeds
   Affects: Exact Location not Disclosed of record
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Charles H. Brundage and Mary C. Brundage
   Purpose: Water pipelines
   Recording Date: September 13, 1918
   Recording No.: Book 476, Page 548, of Deeds
   Affects: Exact Location not Disclosed of record
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Chas P. Durney and R.G. Wilkins
   Purpose: Water pipelines
   Recording Date: March 3, 1928
   Recording No.: Book 383, Page 374, of Official Records
   Affects: Exact Location not Disclosed of record
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: County Sanitation District
   Purpose: Sewer pipelines
   Recording Date: July 31, 1952
   Recording No.: Book 2461, Page 393, of Official Records
   Affects: As Described Therein
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Bruce Kranak and Mary Jean Kranak
   Purpose: Encroachment easement
   Recording Date: June 2, 2009
   Recording No.: 20275595, of Official Records
   Affects: As Described Therein

All of the exceptions and easements shown on the civil plan are labeled as referenced in Preliminary Title and Policy Order No.: FSBC-TO21001373, dated Nov 05, 2021.

SHEET INDEX

TITLE SHEET	C-1
PRECISE GRADING & DRAINAGE PLAN	C-2
SECTIONS	C-3
DETAILS	C-4
EROSION CONTROL PLAN	C-5
POLLUTION PREVENTION BMP	C-6

OWNER

MR SIVAPRAKASAM BALASUBRAMANIAN
& MRS. RAMARAJ KALAISELVI
ADDRESS: 0 Miradero Ave, San Jose, CA 95127
PHONE:
EMAIL:

ARCHITECTURAL DESIGNER

NAME: SOLAR MAX DESIGN
PHONE: (310) 740-9649 / (310) 844-7370
EMAIL: solarmax.dsgn@gmail.com

STRUCTURAL ENGINEER PROVIDER

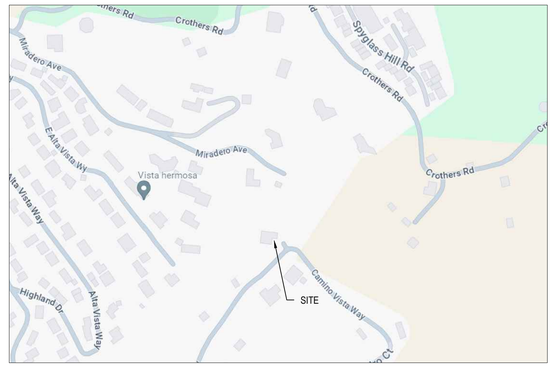
NAME:
PHONE:
EMAIL:

CIVIL ENGINEER

NAME: LEI ZHENG
PHONE: (510) 909-1933
EMAIL: engineer.lei@gmail.com

SURVEYOR

STERLING CONSULTANTS
ADDRESS: 11040 BOLLINGER CANYON RD, SUITE E-102SAN RAMON,CA 94582
PHONE: (925) 705-3633
EMAIL: 1sterlingconsultantsagmail.com



VICINITY MAP
NOT TO SCALE

CECILIA HOME
WWW.CECILIA123.COM
CHIEF ENGINEER:LEI ZHENG (MASON)
PHONE: (510)909-1933
EMAIL: ENGINEER.LEI@GMAIL.COM

DURING CONSTRUCTION IF ANY DIFFICULTY OCCUR, PLEASE CONTACT ENGINEER IMMEDIATELY .IF CONTRACTOR DEVIATE FROM THE DRAWING WITHOUT PRIOR APPROVAL FROM ENGINEER, THE CONTRACTOR WILL TAKE ALL THE LIABILITY DUE TO DEVIATION.

0 Miradero Ave,
San Jose, CA
95127

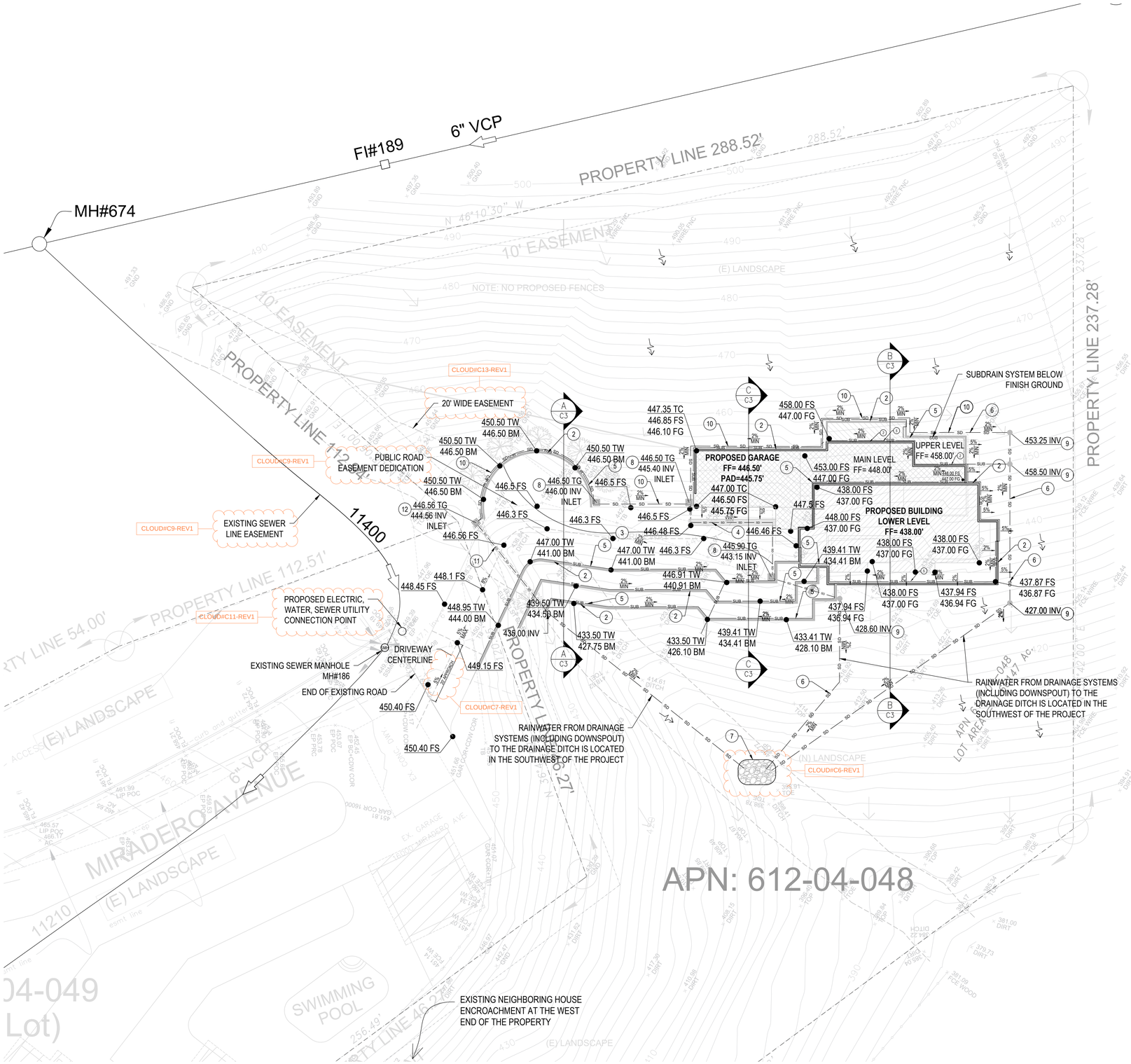
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-10-2024
1	PLAN CHECK	10-18-2024

Jurisdiction:

Licensor:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C-1



PRECISE GRADING PLAN

SCALE 1/16"= 1'

CONSTRUCTION NOTE

1	(E) CONCRETE BLOCK WALL
2	NEW RETAINING WALL
3	CONSTRUCT NEW DRIVEWAY PER DETAIL 1/C-4.
4	INSTALL CHANNEL DRAIN SEE DETAIL 6/C-4.
5	INSTALL SUBDRAIN SYSTEM
6	INSTALL 4" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN SYSTEM.
7	INSTALL RETENTION AREA LINED WITH RIP-RAP SEE DETAIL 9/C-4
8	INSTALL NDS 12" SQUARE CATCH BASIN (TYP)
9	INSTALL 4" DIA. PVC OR SDR 35 PIPE DRAIN SYSTEM FOR DOWNSPOUT CONNECT TO DRAINAGE SYSTEM\
10	INSTALL SWALE DRAIN SYSTEM SEE DETAIL 8/C-4.
11	INSTALL 24" DIA. G.I. PIPE CULVERT

NOTE

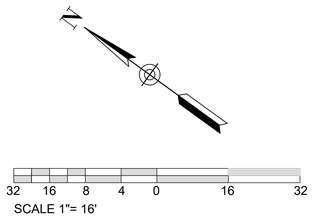
- SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY.
- ALL DRAINAGE SHALL BE DIRECTED TOWARD THE STREET, APPROVED DRAINAGE SYSTEM, OR NATURAL WATERCOURSE.
- PER 2016 C.B.C. 1804.4, ALL SURFACES IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL SLOPE AWAY AT A MINIMUM 2% FOR IMPERVIOUS SURFACES AND 5% FOR PERVIOUS SURFACES.
- CONTRACTOR TO PROVIDE LANDSCAPING ON SLOPE AREA AT THE REAR OF THE PROPERTY FOR EROSION CONTROL PURPOSE.
- SEE ARCHITECTURAL PLANS FOR SITE DEMOLITION INFORMATION.
- ALL WALLS UNDER SEPARATE PERMIT.
- TOTAL FOOTING DEPTH = DEEPENED FOOTING DEPTH (DF) + MINIMUM FOOTING EMBEDMENT
- ALL DRAINAGE PIPE WILL BE 1% SLOPE UNLESS NOTE OTHERWISE

LEGEND

100	EXISTING CONTOUR
100FS	SPOT ELEVATION
	PROPOSED CONCRETE AREA
	PROPOSED DECK AREA
	VIEW TERRACE (STONE PAVERS)
	PROPOSED DECOMPOSED GRANITE (DG)
4" PVC	4 INCH PERFORATED PVC PIPE
SD	PROPOSED STORM DRAIN
	FLOW LINE
	PROPERTY LINE
X.X%	SURFACE SLOPE
S=X.X	STORM DRAIN SLOPE
	NATURAL SLOPE, MAXIMUM 50%
PAD	PROPOSED PAD ELEVATION
FS	PROPOSED FINISHED SURFACE
FG	PROPOSED FINISHED GROUND
FF	PROPOSED FINISHED FLOOR
PL	PROPERTY LINE
HP	HIGH POINT

IMPERVIOUS AREA		
	PRE-DEVELOPED	POST-DEVELOPED
LOT SIZE	71,744 SF	71,744 SF
BUILDING COVERAGE AREA	0 SF	3,148 SF
IMPERMEABLE CONCRETE AREA	0 SF	2,608 SF
IMPERVIOUS SURFACE AREA (TOTAL)	0 SF	5,756 SF

DISTURBED AREA 14,178 SF



SCALE 1"= 16'

CECILIA HOME
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95127

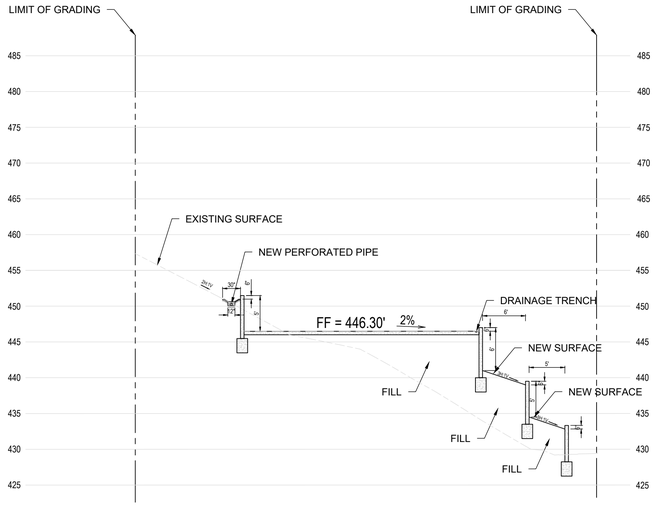
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-10-2024
1	PLAN CHECK	10-18-2024

Jurisdiction:

Licensor:

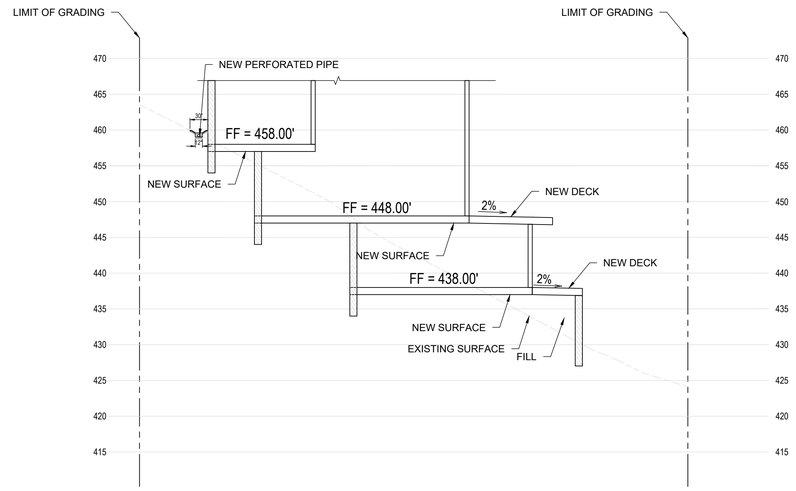
SHEET TITLE:
PRECISE GRADING & DRAINAGE PLAN

SHEET NUMBER:
C-2



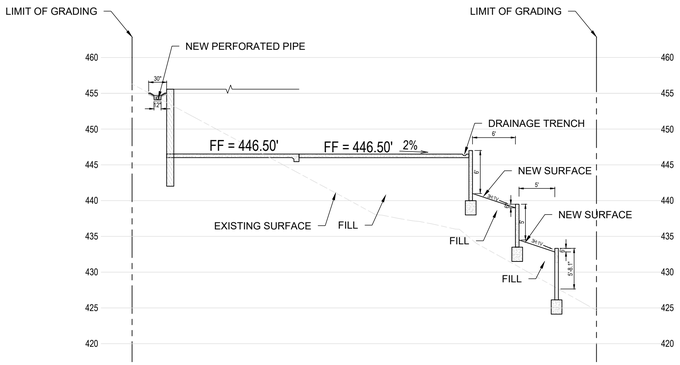
SECTION A-A

SCALE : 1" = 10'



SECTION B-B

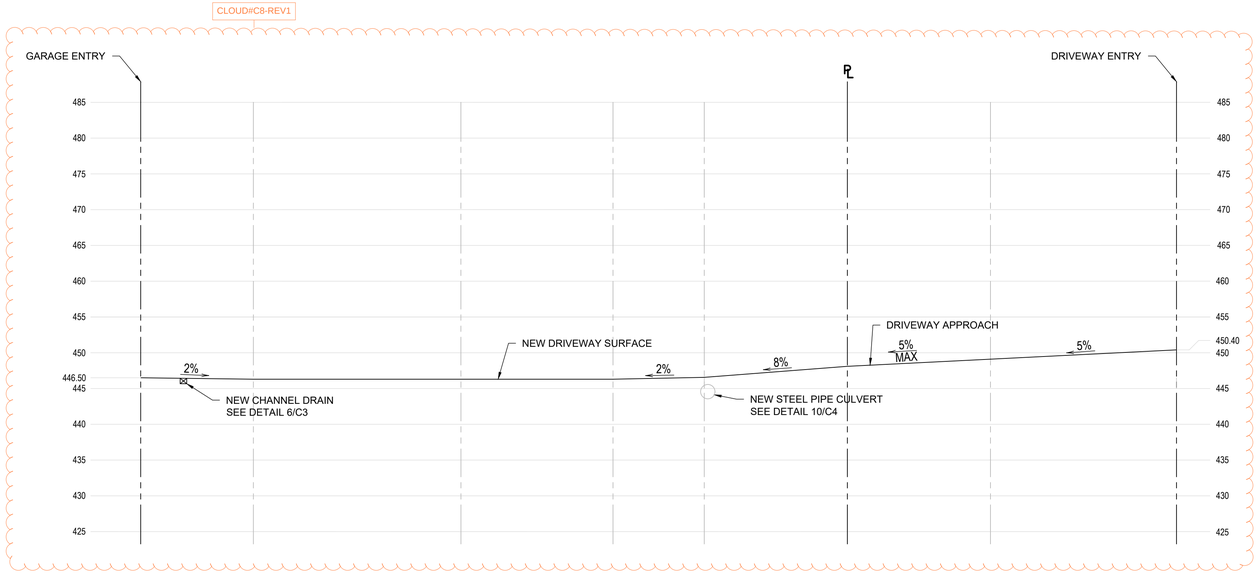
SCALE : 1" = 10'



SECTION C-C

SCALE : 1" = 10'

CLOUD#C8-REV1



DRIVEWAY CENTERLINE SECTION

SCALE : 1" = 10'

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REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-10-2024
1	PLAN CHECK	10-18-2024

Jurisdiction:

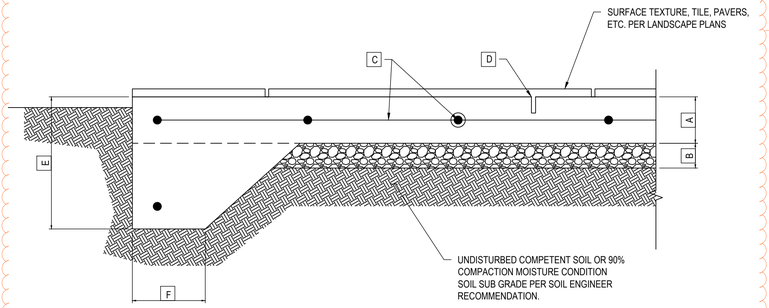
Licensor:

SHEET TITLE:

SECTIONS

SHEET NUMBER:

C-3

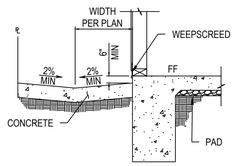


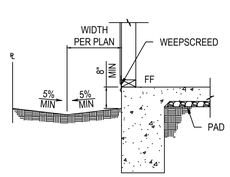
CLOUD#C8-REV1

NOTES:
1. THIS DETAIL IS FOR REFERENCE ONLY TO ILLUSTRATE SOILS REPORT REQUIREMENTS. HARDSCAPE DESIGN BY OTHERS.
2. SEE SOILS REPORT FOR OVEREXCAVATION AND SUBGRADE PREPARATION REQUIREMENTS.

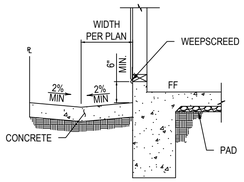
		DRIVEWAYS	HARDSCAPE
A	MIN. SLAB THICKNESS	6"	4"
B	MIN. AGG. BASE THICKNESS	6"	4"
C	MIN. REINFORCEMENT (O.C./E.W.)	#4@12"	#4@12"
D	MAX. SAWCUT OR COLD JT. SPACING	6"	6"
E	THICKENED EDGE DEPTH	12"	12"
F	THICKENED EDGE WIDTH	8"	8"

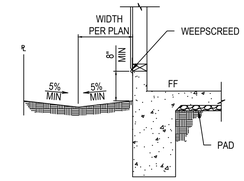
DETAIL 1
TYPICAL DRIVEWAY / HARDSCAPE SECTION
NOT TO SCALE



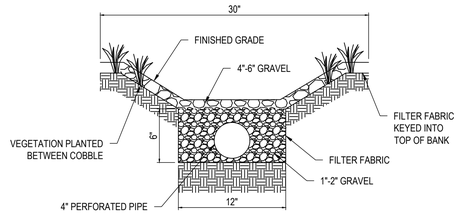


DETAIL 5
BUILDING DRAINAGE
NOT TO SCALE

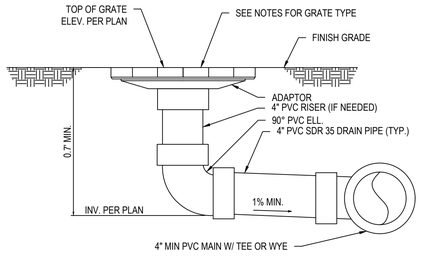




DETAIL 4
BUILDING DRAINAGE
NOT TO SCALE



DETAIL 8
SWALE DRAIN
NOT TO SCALE



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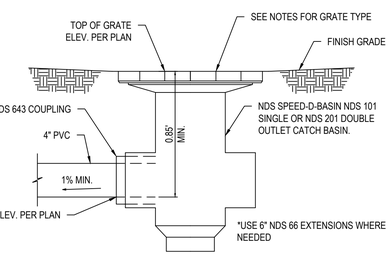
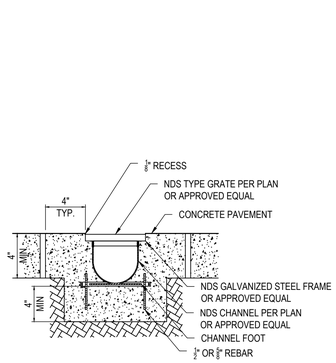
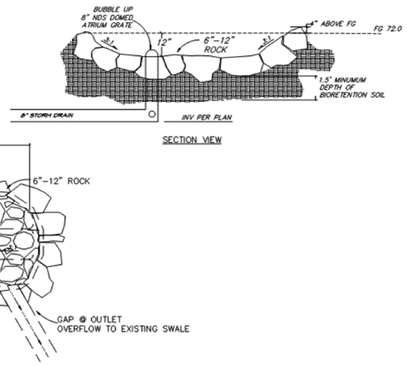


NOTE:
1. ALL FITTINGS BY: NDS, INC. (OR EQUAL) PHONE: 1-800-726-1994
2. REFER TO GRADING PLAN FOR FINISH GRADING.
3. DO NOT GLUE GRATE OR RISER TO PIPE.
4. GLUE "I.P.S. WELD ON" #773 SOLVENT (MEDIUM BODIED FAST SET) FOR PIPE THRU 6" Ø.
5. ALL PIPES TO BE 4" Ø PVC SDR 35 OR SCHEDULE 40.

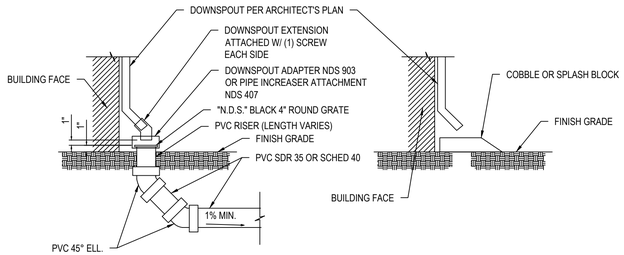
DETAIL 2
INLET DRAIN
NOT TO SCALE



DETAIL 6
CHANNEL DRAIN
NOT TO SCALE



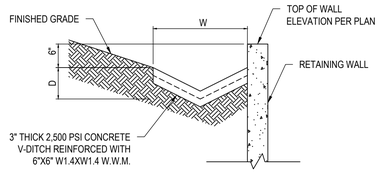
DETAIL 9
DRAINAGE DITCH
NOT TO SCALE



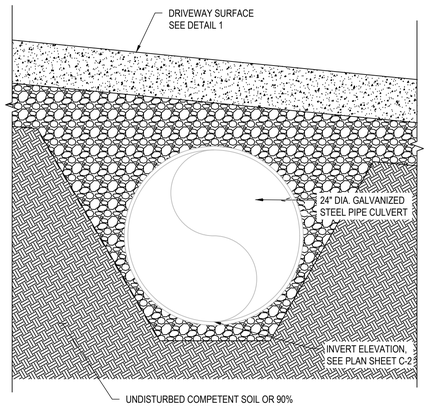
DETAIL 3
DOWNSPOUT
NOT TO SCALE

NOTE:
PROVIDE CONTRACTION JOINTS AT 30' MAX.

W = 1'-0" D= 0'-6"
W = 3'-0" D= 1'-0"



DETAIL 7
RETAINING WALL CONCRETE V-DITCH
NOT TO SCALE



DETAIL 10
STEEL PIPE CULVERT
NOT TO SCALE

CECILIA HOME
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CHIEF ENGINEER:LEI ZHENG (MASON)
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95127

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Jurisdiction:

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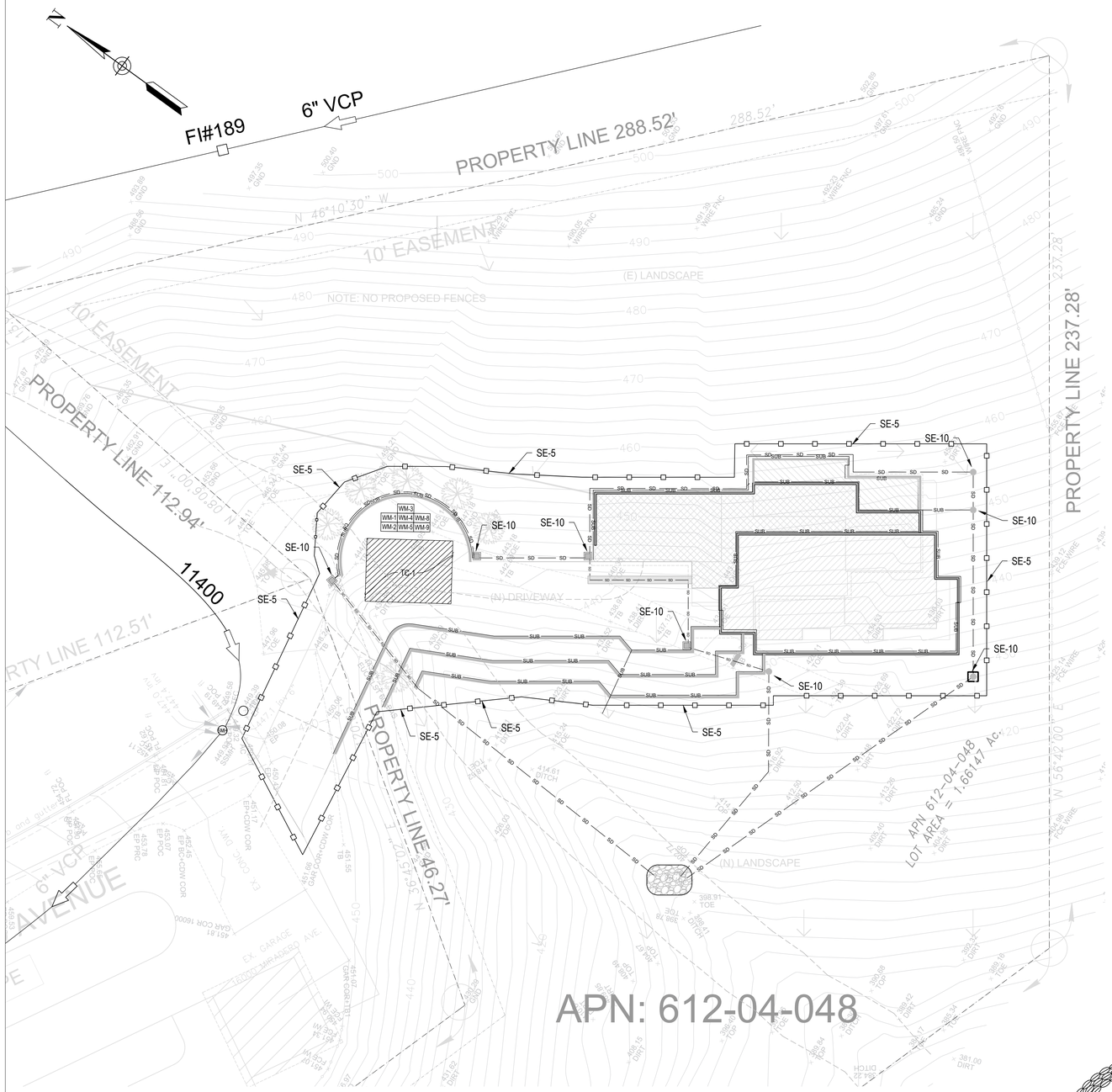
SHEET TITLE:
DETAILS

SHEET NUMBER:
C-4



EROSION CONTROL PLAN
SCALE 1/16"= 1'

32 16 8 4 0 16 32
SCALE 1"= 16'

EROSION CONTROL BMPS

EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.

TEMPORARY SEDIMENT CONTROL

SE-5	FIBER ROLLS	INSTALL WHERE SHOWN ON PLAN.
SE-7	STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEEPED, SEDIMENT COLLECTED, AND DISPOSED OF OFF-SITE ON A DAILY BASIS.
SE-10	STORM WATER INLET PROTECTION	ONCE INLET RISERS ARE CONSTRUCTED, SURROUND RISERS WITH GRAVEL BAGS OR CAP THE RISER TO REDUCE SEDIMENT INTRODUCTION TO THE AREA DRAIN SYSTEM.

WIND EROSION CONTROL BMPS

WE-1	WIND EROSION CONTROL	WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE ON THE ROUGH GRADED PADS AND ANY STOCKPILE AREAS.

TRACKING CONTROL

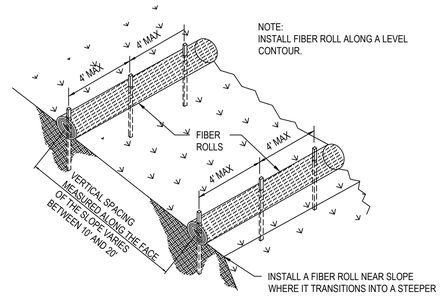
TC-1	STABILIZED CONSTRUCTION EXIT	RUMBLE RACK SHALL BE PLACED ON THE DRIVEWAY TO ENSURE THAT ALL VEHICLES LEAVING THE SITE PASS OVER THE DEVICES BEFORE ENTERING THE PUBLIC STREET.

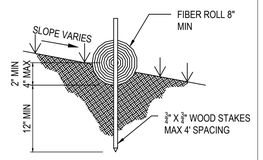
NON-STORMWATER MANAGEMENT

NS-1	WATER CONSERVATION PRACTICES	MAINTAIN WATER EQUIPMENT TO PREVENT NON-STORMWATER DISCHARGES.
NS-3	PAVING AND GRADING OPERATIONS	APPLY PARAMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGE.
NS-6	ILLICIT CONNECTION / ILLEGAL DISCHARGE	CONTRACTOR SHALL REPORT ILLICIT CONNECTIONS OR ILLEGALLY DUMPED MATERIALS ON SITE TO THE RESIDENT ENGINEER IMMEDIATELY AND CONTRACTOR SHALL TAKE NO FURTHER ACTION UNTIL THE RESIDENT ENGINEER PROVIDE A RESPONSE/
NS-7	POTABLE WATER / IRRIGATION	EXCISE CARE DURING CONSTRUCTION TO PREVENT NON-STORMWATER DISCHARGES.
NS-8	VEHICLE AND EQUIPMENT CLEANING	ALL VEHICLES AND EQUIPMENT WILL BE CLEANED OFF-SITE.
NS-9	VEHICLE AND EQUIPMENT FUELING	ALL VEHICLES AND EQUIPMENT WILL BE FUELED OFF-SITE.
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE	ALL VEHICLES AND EQUIPMENT WILL BE MAINTAINED OFF-SITE.
NS-12	CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.
NS-13	CONCRETE FINISHING	APPLIES TO ALL CONCRETE CONSTRUCTION.

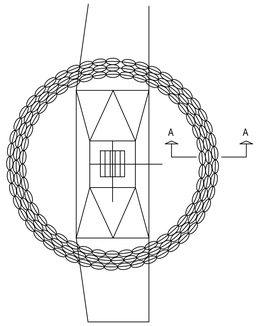
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL

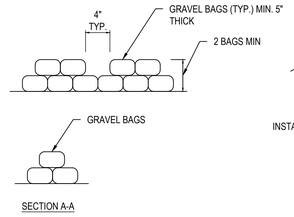
WM-1	MATERIAL DELIVERY AND STORAGE	MATERIALS SHALL BE STORED ON-SITE IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND. MATERIAL INVENTORY SHALL CONSIST OF SUPPLY REQUIRED FOR A FEW DAYS.
WM-2	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTION.
WM-3	STOCKPILE MANAGEMENT	MATERIALS STOCKPILES SHALL BE SURROUNDED BY A TEMPORARY SEDIMENT BARRIER AND COVERED TO MAINTAIN DUST CONTROL.
WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEE SHALL BE EDUCATED ON THE CLASSIFICATION OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY.
WM-8	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED, USED, AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENT OF THE CITY.
WM-9	SANITARY / SEPTIC WASTE MANAGEMENT	ON-SITE FACILITY SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.



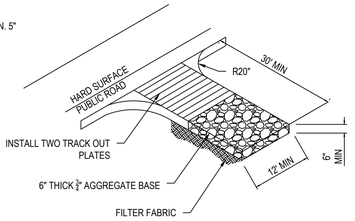


DETAIL
FIBER ROLLS
NOT TO SCALE





DETAIL
GRAVEL BAG FOR INLETS
NOT TO SCALE



DETAIL
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

CECILIA HOME
WWW.CECILIA123.COM
CHIEF ENGINEER:LEI ZHENG (MASON)
PHONE: (510)909-1933
EMAIL: ENGINEER.LEI@GMAIL.COM

DURING CONSTRUCTION IF ANY DIFFICULTY OCCUR, PLEASE CONTACT ENGINEER IMMEDIATELY .IF CONTRACTOR DEVIATE FROM THE DRAWING WITHOUT PRIOR APPROVAL FROM ENGINEER, THE CONTRACTOR WILL TAKE ALL THE LIABILITY DUE TO DEVIATION.

0 Miradero Ave,
San Jose, CA
95127

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-10-2024
1	PLAN CHECK	10-18-2024

Jurisdiction:

Licensor:

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-5

POLLUTION PREVENTION—IT'S PART OF THE PLAN

Construction projects are required to implement year-round stormwater BMPs, as they apply to your project.

Runoff from streets and other paved areas is a major source of pollution to San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep construction dirt, debris, and other pollutants out of storm drains and local creeks. Following these guidelines will ensure your compliance with City of Palo Alto Ordinance requirements.






MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site clear of litter (e.g. lunch items, cigarette butts).
- ☐ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report any hazardous materials spills immediately! Call City of Palo Alto Communications, **(650) 329-2413**. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. **(800) 852-7550 (24 hours).**

EARTHMOVING

Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (e.g., silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells.
  - Buried barrels, debris, or trash.
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

CONCRETE MANAGEMENT & DEWATERING

Concrete Management

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will fl ow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ☐ Reuse water for dust control, irrigation or another on-site purpose to the greatest extent possible.
- ☐ Be sure to obtain a Permit for Construction in the Public Street from Public Works Engineering before discharging water to a street, gutter, or storm drain. Call the Regional Water Quality Control Plant (RWQCP) at **(650) 329-2598** for an inspection prior to commencing discharge. Use filtration or diversion through a basin, tank, or sediment trap as required by the approved dewatering plan. Dewatering is not permitted from October to April.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the City inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

PAVING/ASPHALT WORK

Paving

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

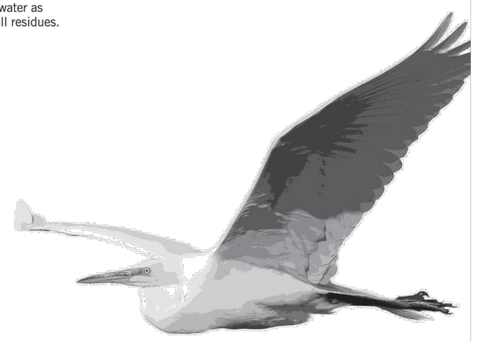
Sawcutting & Asphalt/Concrete Removal

- ☐ Protect storm drain inlets during saw cutting.
- ☐ If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

PAINTING & PAINT REMOVAL

Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state certified contractor.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

250 Hamilton Avenue
Palo Alto, CA 94301
650.329.2211
cityofpaloalto.org

CITY OF PALO ALTO

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SHEET TITLE:
POLLUTION PREVENTION BMP

SHEET NUMBER:
C-6