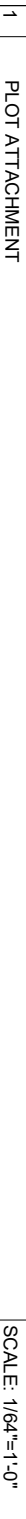


Address:  
0 MIRADERO AVENUE  
SAN JOSE, CALIFORNIA 95127

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



# MIRADERO - RESIDENCE

## NEW CONSTRUCTION

0 MIRADERO AVENUE, SAN JOSE, CALIFORNIA 95127

APN: 612-04-048

(NF) STANDARD FIRE HYDRANT AS A DEFEREED SUBMITAL

FIRE SPRINKLER TO BE DEFERRED ON A SEPARATE PERMIT

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

INDEX OF DRAWING		APPLICABLE CODES	PROJECT DATA	BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:
CVR GN	COVER SHEET	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	OWNER: MR SIVAPRAKASAM BALASUBRAMANIAN & MRS. RAMARAJ KALAISELVI	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).
	GENERAL NOTES		PROJECT ADDRESS: 0 MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127 612-04-048 APN: 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	
ARCHITECTURAL		SCOPE OF WORK	BUILDING DATA	
A-1	SITE PLAN			
A-2	PROPOSED FLOOR PLAN	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 Illicifolia - 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 RETAINING WALLS 8. GARAGE	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%	
A-3	PROPOSED FLOOR PLAN			
A-4	PROPOSED ROOF PLAN	1. 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. 2. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. 3. 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 SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. 4. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.		
A-5	ELEVATIONS			
A-6	ELEVATIONS	1. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES. 2. 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. 3. 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. 4. AUTOMATIC IRRIGATIONS SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED. 5. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 6. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING. 7. 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.		
A-7	SECTIONS			
A-8	3D VIEW	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 SUSPENDEED 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.		
A-9	3D VIEW			
A-10	FLOOR AREA CALCULATION	1. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES. 2. 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. 3. 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. 4. AUTOMATIC IRRIGATIONS SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED. 5. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 6. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING. 7. 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.		
E-1	ELECTRICAL PLAN			
E-2	ELECTRICAL PLAN	1. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES. 2. 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. 3. 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. 4. AUTOMATIC IRRIGATIONS SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED. 5. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 6. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING. 7. 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.		
E-3	LIGHTING PLAN			
E-4	LIGHTING PLAN	1. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES. 2. 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. 3. 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. 4. AUTOMATIC IRRIGATIONS SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED. 5. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 6. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING. 7. 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.		
P-1	PLUMBING PLAN			
P-2	PLUMBING PLAN	1. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES. 2. 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. 3. 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. 4. AUTOMATIC IRRIGATIONS SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED. 5. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 6. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING. 7. 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.		
L1	LANDSCAPING PLAN			
D-2	ACESS ROAD	1. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES. 2. 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. 3. 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. 4. AUTOMATIC IRRIGATIONS SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED. 5. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 6. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING. 7. 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.		
G-1	CAL GREEN SHEET 1			
G-2	CAL GREEN SHEET 2	1. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES. 2. 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. 3. 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. 4. AUTOMATIC IRRIGATIONS SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED. 5. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 6. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING. 7. 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.		
G-3	FORMS			

### NOTE

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

### GENERAL NOTES

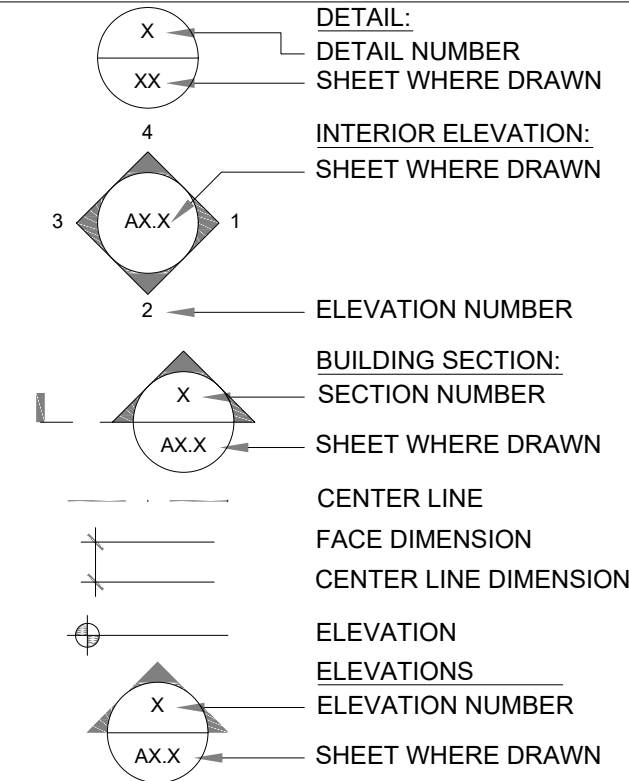
- CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND UTILITY SIZES.
- FIELD INFORMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO THE DESIGNER FOR PROJECT RECORD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

APPROVAL STAMP

### ABBREVIATIONS

#	POUNDS OR NUMBER
AC	AIR CONDITIONING
APN	ASSESSOR'S PARCEL #
APPROX	AVERAGE
AVG	AVERAGE
B.O.	BOTTOM OF
B/T	BETWEEN
BD	BOARD
BM	BEAM
CLG	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 INTERRUPTER
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
WI	WITH
WD	WASHER & DRYER
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WEATHERPROOF
XPS	EXTRUDED POLYSTYRENE

### SYMBOL LEGEND



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

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION

0 MIRADERO AVENUE

SAN JOSE, CALIFORNIA 95127

APN: 612-04-048

REV: DESCRIPTION: DATE:

A		
B		
C		

DATE:

1/22/2025

SHEET TITLE:

COVER SHEET

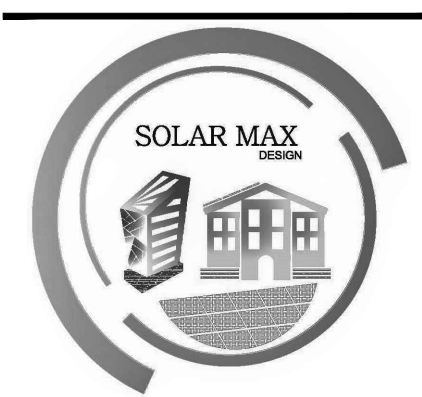
SHEET NUMBER:

CVR

FULL SIZE PRINT: D = 24"X36"



GENERAL					TITLE 24 ENERGY					BUILDING ENVELOPE NOTES					APPROVAL STAMP
<p>1. Provide each bedroom, basement, and habitable attic 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 operable 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, and screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs to operate the emergency escape and rescue openings. (CRC R310.4) Photovoltaic panels &amp; modules shall not be below an emergency escape and rescue opening within 36". (R324.6.2.2)</p> <p>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)</p> <p>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)</p> <p>4. Enclosed rafted spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)</p> <p>5. Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class I vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation opening shall be within three (3) feet of each corner of the building (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3. Unvented crawl space added option for dehumidification of 70 pints moisture per day per 1,000 sf to requirement for exemption. (R408.3)</p> <p>6. Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier requiring construction documents with manufacturer's installation instructions (R106.1.5). Must be inspected and approved before concealing barrier. (R109.1.5.3)</p> <p>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. (R311.7.1.6)</p> <p>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)</p> <p>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)</p> <p>10. The following windows shall be fully tempered: (CRC R308.4)</p> <ul style="list-style-type: none"><li>• Sliding/swinging glass doors</li><li>• 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)</li><li>• Glazing within a 24" arc of a door that is less than 60 inches above the floor. Safety glazing required on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of hinge side of an in-swinging door. (R308.4.2)</li><li>• 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</li><li>• Within 60in. of the bottom tread of a stairway and less than 36in. above the landing</li><li>• Glazing in guards and railings</li><li>• Glazing adjacent to stairways, landings, and ramps within 36in. horizontally of the walking surface less than 36in. above the walking surface</li></ul>					<p><b>GARAGE AND CARPORT</b></p> <p>1. Garage shall be separated from the dwelling unit &amp; 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 &amp; 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 &amp; T-R302.6)</p> <p>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)</p> <p>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.</p> <p>4. Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC R309.1)</p> <p>5. Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor unless it is listed as flameable vapor ignition resistant. (CMC 305.1) Provide protective post or other impact barrier from vehicles. (CMC 305.1.1)</p> <p>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)</p> <p><b>STAIRWAYS &amp; RAMPS</b></p> <p>1. Stair landings required every 127" of vertical rise. (CRC R311.7.3)</p> <p>2. Exterior stair stringers must be naturally resistant to decay or pressure treated. (CRC R317.1)</p> <p>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 rise heights 3/8" maximum. A nosing not less than .75 inches but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The leading edge of treads shall project not more than 1.25 inches beyond the tread below. Open risers are permitted, provided the opening between the treads does not permit the passage of a 4" sphere. (Openings are not limited when the stair has a rise of 30" or less). (CRC R311.7)</p> <p>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)</p> <p>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)</p> <p>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).</p> <p>7. Usable spaces underneath enclosed/unenclosed stairways shall be protected by a minimum of ½" gypsum board. (CRC R302.7)</p> <p>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 3X3" landings at the top and bottom of ramps, where doors open onto ramps, and where ramps change directions. (CRC R311.8.2)</p> <p><b>DECKS</b></p> <p>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.</p> <p>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 (DIT12 as example) if located at 4 points along the deck.</p> <p>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</p> <p>4. <b>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)</b></p> <p><b>ELECTRICAL</b></p> <p>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)</p> <p>2. Provide a minimum 3 lug intersystem bonding busbar at the main electrical service. (CEC 250.94)</p> <p>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)</p> <p>4. A concrete-encased electrode (ufer) consisting of 2" 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)</p> <p>5. All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)</p> <p>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)</p> <p>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)</p> <p>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) &amp; (G))</p> <p>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)</p> <p>10. All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))</p> <p>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))</p> <p>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)</p> <p>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 spaces and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4" o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed then 2 receptacles may be required. 1 receptacle is required for peninsula counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure 210.52(C)(1))</p> <p>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))</p> <p>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))</p> <p>16. All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)</p> <p>17. GFCI outlets are required: for all kitchen receptacles that are designed to serve counter-top surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in unfinished basements, crawl space lighting outlets, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener. (CRC 210.8)</p> <p>18. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):</p> <ul style="list-style-type: none"><li>• Outside of each separate sleeping area in the immediate vicinity of bedrooms</li><li>• On every level of a dwelling unit including basements</li><li>• Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)</li></ul> <p>19. Smoke alarms shall be installed (CRC R314):</p> <ul style="list-style-type: none"><li>• In each room used for sleeping purposes.</li><li>• Outside of each separate sleeping area in the immediate vicinity of bedrooms.</li><li>• In each story, including basements.</li></ul> <p>20. At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector.</p> <p>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)).</p> <p>22. Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated.)</p> <p>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 &amp; R315.1.2)</p> <p>24. Smoke detectors within 10 feet to 20 feet of the stove shall be ionization type with alarm silencing switch. CRC R314.3.3.</p> <p>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))</p> <p>26. All new electrical receptacles shall be Arc-Fault and/or GFCI protected.</p> <p><b>PLUMBING</b></p> <p>1. Underfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)</p> <p>2. ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)</p> <p>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)</p> <p>4. Underground water supply lines shall have a 14 awg blue tracer wire. (CPC604.10.1)</p> <p>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)</p> <p>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)</p> <p>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 &amp; 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)):</p> <ul style="list-style-type: none"><li>• A 120V receptacles provided within 3ft</li><li>• A category III or IV vent, or a straight (without bends) Type B vent</li><li>• Condensate drain that is no more than 2 inches higher than the base of the water heater</li><li>• Gas supply line with a minimum 200,000 Btu/hr dedicated capacity for the water heater</li></ul> <p>• A dedicated 120/240, 3 wire circuit with 10AWG wire to a receptacle out-let within 3' let within 3' of the water heater. The unused conductor shall be electrically isolated and have a reserved circuit breaker space. Both ends of the conductor shall be labeled "spare" and be electrically isolated. A reserve single-pole circuit breaker space near this circuit labeled "Future 240V Line." (CEC 150.0(N))</p> <p>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)</p> <p>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 opening dimension 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)</p> <p>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)</p> <p>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)</p> <p>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 406.3)</p> <p>13. Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)</p> <p>14. Floor drains shall be provided with a trap primer. (CPC 1007)</p> <p>15. All glazing less than 60" above a shower or tub floor and within 60" horizontally from fixture's water edge shall be safety glazing. (CRC R308.4, Item 5)</p> <p>16. Clearly label on the plans the maximum water flow rates per the (CGBCS 4.303.1):</p> <ul style="list-style-type: none"><li>• Water Closets: 1.28gpf</li><li>• Metering Faucets: 0.25 gallons/Cycle</li><li>• Urinals: .125gpf</li><li>• Clothes Washers: Energy-star Certificate</li><li>• Kitchen Faucets: 1.8gpm @ 60psi</li><li>• Dishwashers: Energy-star Certificate</li><li>• Lavatory Faucets: 1.2gpm @ 60psi</li><li>• Showerheads: 2.0gpm @ 80psi</li></ul> <p>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)</p> <p><b>Mechanical</b></p> <p>1. All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CEC 912.2)</p> <p>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.</p> <p>3. Top chimney must extend a minimum of 2 ft. above any part of the building within 10 ft. (CMC 802.5.4)</p> <p>4. Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue damper control. Continuous burning pilot lights are prohibited. (CEC 150.0(e))</p> <p>5. Provide combustion air for all gas fired appliances per CMC Chapter 7.</p> <p>6. Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)</p> <p>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)</p> <p>8. Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)</p> <p>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)</p> <p>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)</p> <p>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)</p> <p>12. Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))</p> <p>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)</p> <p>14. Wood burning appliances shall not be installed in a new or existing project that is not one of the following:</p> <ul style="list-style-type: none"><li>• A pellet-fueled wood burning heater.</li><li>• A U.S. EPA Phase II Certified wood burning heater.</li></ul> <ul style="list-style-type: none"><li>• 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.</li></ul> <p>15. Bathroom exhaust fans shall be energy star compliant, ducted to terminate outside the building and controlled by a humidistat capable of being adjusted between the relative humidity range of 50 of 80 percent (CGBC4.506)</p> <p>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).</p>					<p>1. All ducts in conditioned spaces must include R-4.2 insulation. (150.1(c)9) Mini-mum heating and cooling filter ratings shall be MERV 13 (150.0(m)12)</p> <p>2. Isolation water valves are required for instantaneous water heaters 6.84BTU/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)</p> <p>3. ALL luminaires must be high efficacy (150.0(k)1A)</p> <ul style="list-style-type: none"><li>• Luminaires recessed in insulated ceilings must meet five requirements (150.0(k)1C):</li><li>• They must be rated for direct insulation contact (IC).</li><li>• They must be certified as airtight (AT) construction.</li><li>• 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.</li><li>• They may not contain a screw base sockets</li><li>• They shall contain a JAB compliant light source</li></ul> <p>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)21)</p> <p>6. Joint Appendix A (JAB) certified lamps shall be considered high efficacy. JAB compliant light sources shall be controlled by a vacancy sensor or dimmer. (Exception: &lt;70sf closets and hallway) (150.0(k)2k)</p> <p>7. Under-cabinet lighting shall be switched separately from other lighting systems. (150.0(k)2L)</p> <p>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)</p> <ul style="list-style-type: none"><li>• Photo-control and motion sensor</li><li>• Photo-control and automatic time switch control</li><li>• Astronomical time clock control turning lights off during the day</li></ul> <p>9. All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.</p> <p>10. Contractor shall provide the homeowner with a luminaire schedule giving the lamps used in the luminaires installed. (10-103(b))</p> <p>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)</p> <p>12. Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7)</p> <p>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(k)) A minimum 100 CFM indoor air quality fan is required in the kitchen and shall be HERS verified.</p> <p><b>WILDLAND URBAN INTERFACE (WUI)</b></p> <p>1. Exterior wall coverings shall be noncombustible, ignition resistant, heavy timber, log wall or fire resistive construction. (CRC R337.7)</p> <p>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)</p> <p>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)</p> <p>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)</p> <p>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)</p> <p>6. Attic gable and eaves above 12ft and under-floor ventilation shall be provided with fully covered metal 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)</p> <p>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)</p> <p>8. Operable skylights shall be protected by a noncombustible mesh screen 1/8" max openings (R337.8.2)</p> <p>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)</p> <p>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)</p> <p>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)</p> <p><b>GREEN BUILDING</b></p> <p>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):</p> <ul style="list-style-type: none"><li>• Retention basins of sufficient size shall be utilized to retain storm water on site</li><li>• 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.</li></ul> <p>2. All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGBSC 4.106.4):</p> <p>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.</p> <p>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".</p> <p>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)</p> <p>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)</p> <p>7. Recycle and/or reuse a minimum of 65 percent of nonhazardous construction and demolition waste. (CGBSC 4.408.2)</p> <p>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)</p> <ul style="list-style-type: none"><li>• Directions that manual shall remain onsite for the life of the building</li><li>• Operation and maintenance instructions for equipment, appliances, roof/yard drainage, irrigation systems, etc.</li><li>• Information from local utility, water and waste recovery providers</li><li>• Public transportation and carpool options</li><li>• Material regarding importance of keeping humidity levels between 30-60 percent</li><li>• Information regarding routine maintenance procedures</li><li>• State solar energy incentive program information</li><li>• A copy of any required special</li></ul>					



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:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:







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

WINDOWS SCHEDULE										
ID	QTY	FRAME SIZE (INCHES)		MATERIAL	TYPE	TYPE				NOTES
		FINISHED WIDTH	FINISHED HEIGHT			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
- #

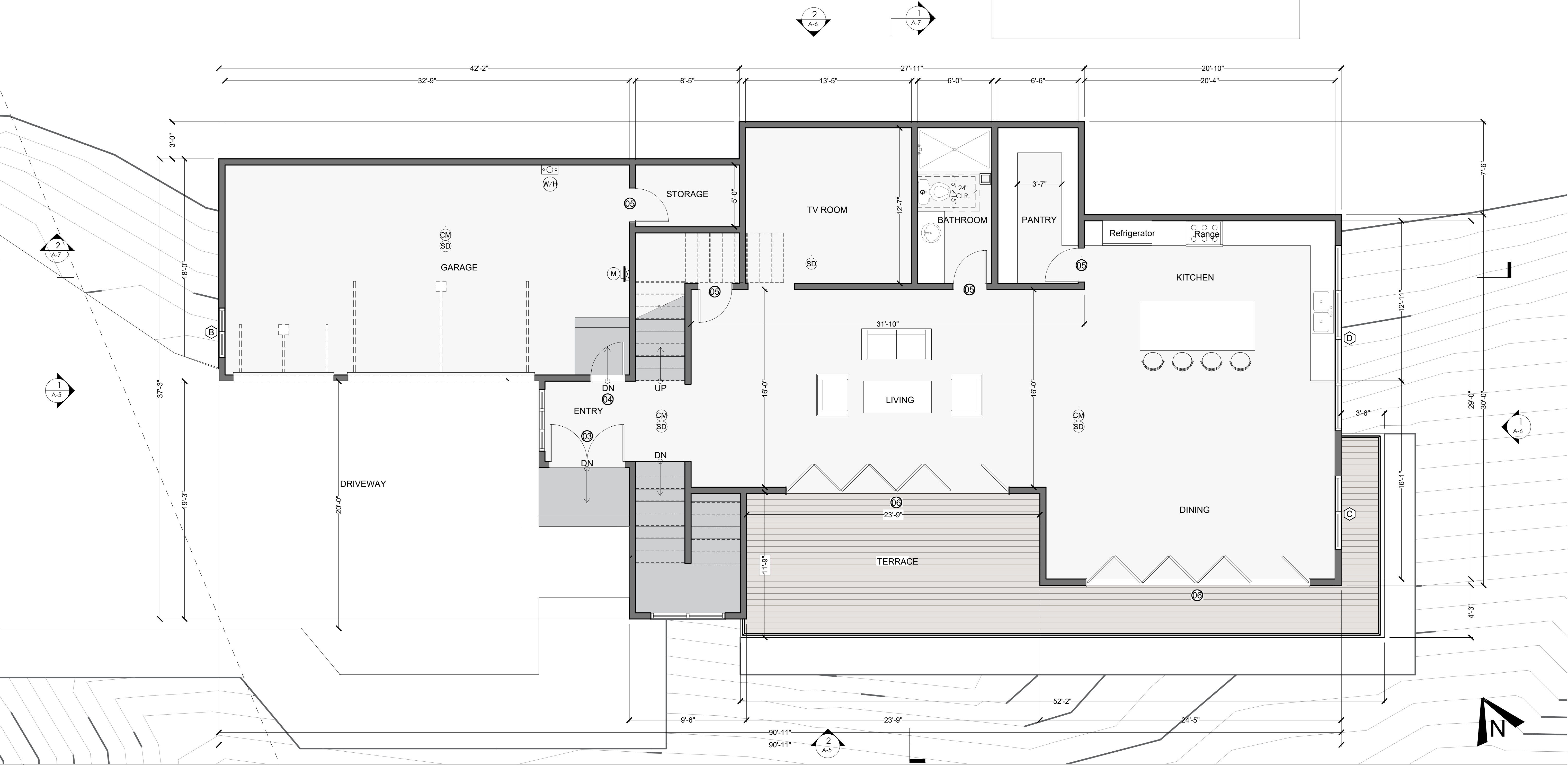
WINDOW IDENTIFICATION TO REFER TO WINDOW SCHEDULE
- SD

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 CFM.
- SP

NEW SUB-PANEL 100A
- W/H

NEW WATER HEATER TANK-LESS



1 | PROPOSED FIRST FLOOR PLAN

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



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

*[Signature]*

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

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

REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:  
1/24/2025  
SHEET TITLE:

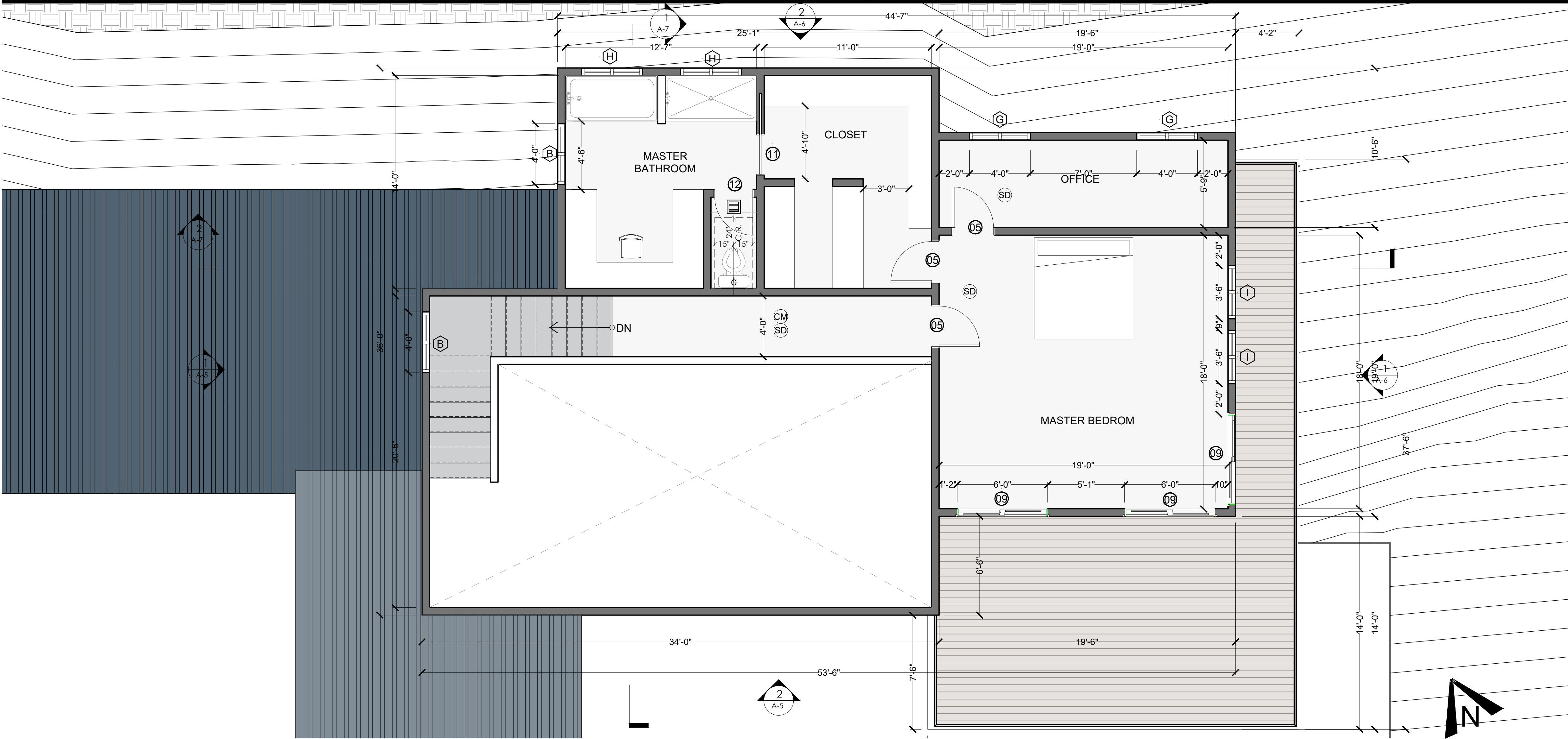
PROPOSED  
FLOOR  
PLANS

SHEET NUMBER:

A-2

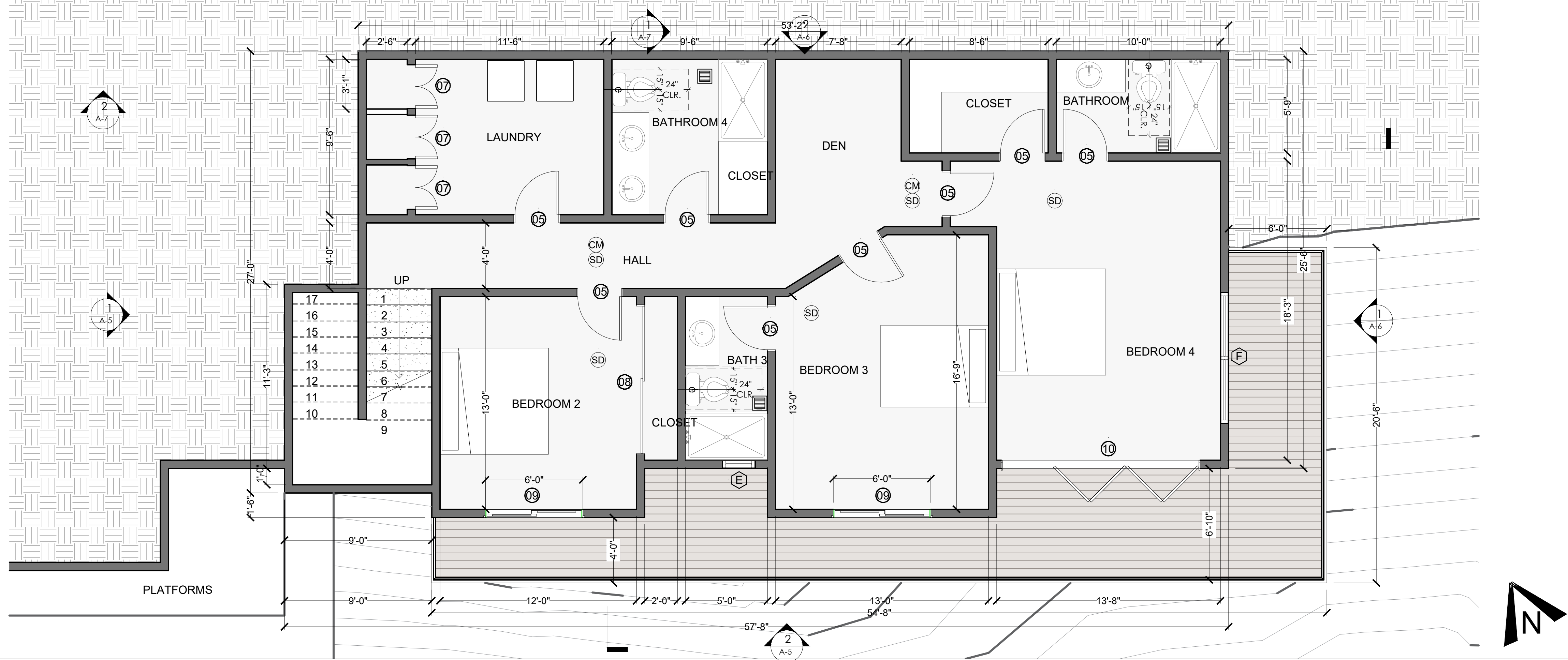
FULL SIZE PRINT: D = 24"X36"





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
- SMOKE DETECTOR WITH A BATTERY BACKUP INTERCONNECTED HARDWARE
- CARBON MONOXIDE ALARM



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

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

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

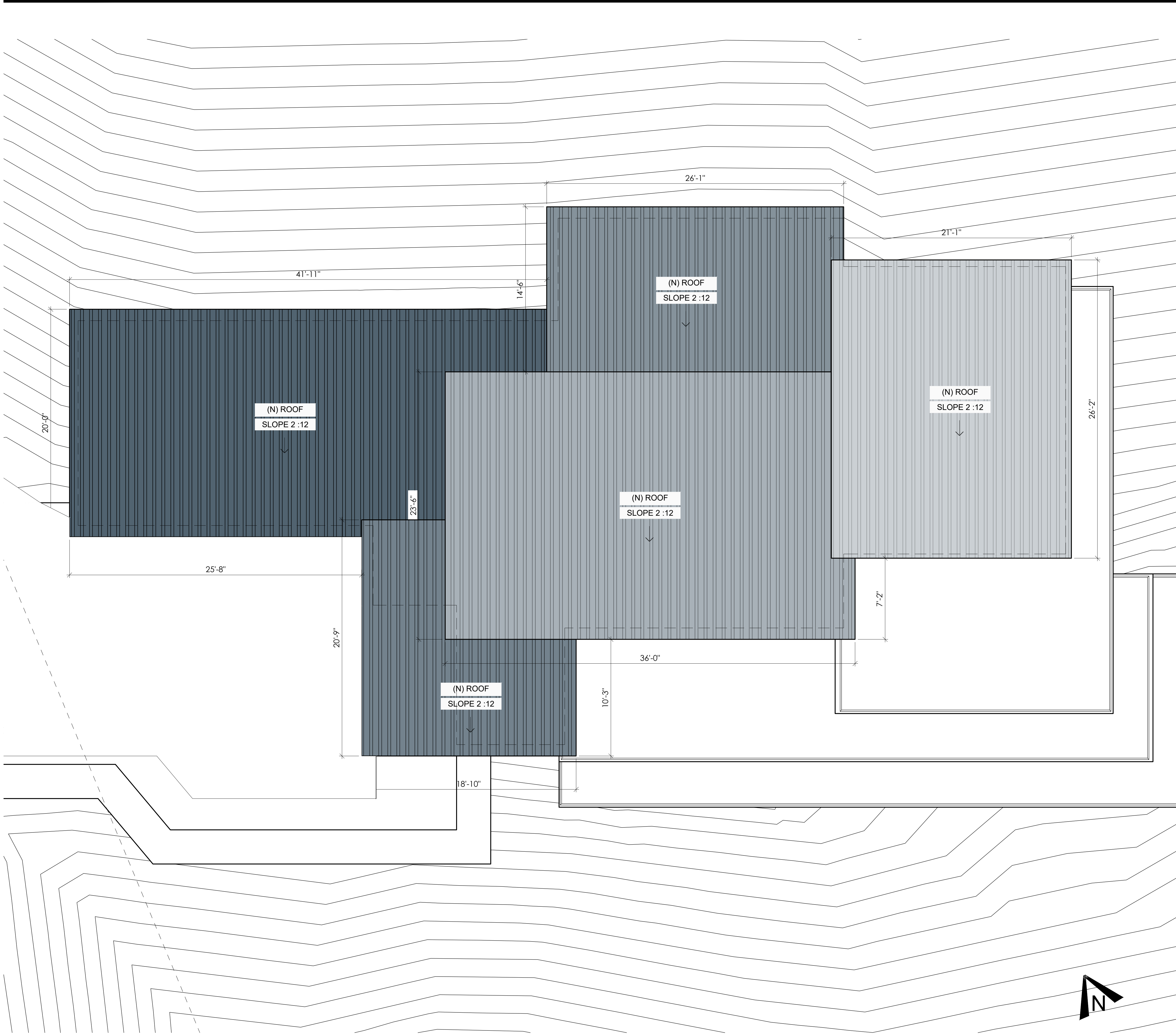
REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:  
10/1/2024  
SHEET TITLE:  
PROPOSED  
FLOOR PLANS

SHEET NUMBER:

A-3





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



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		

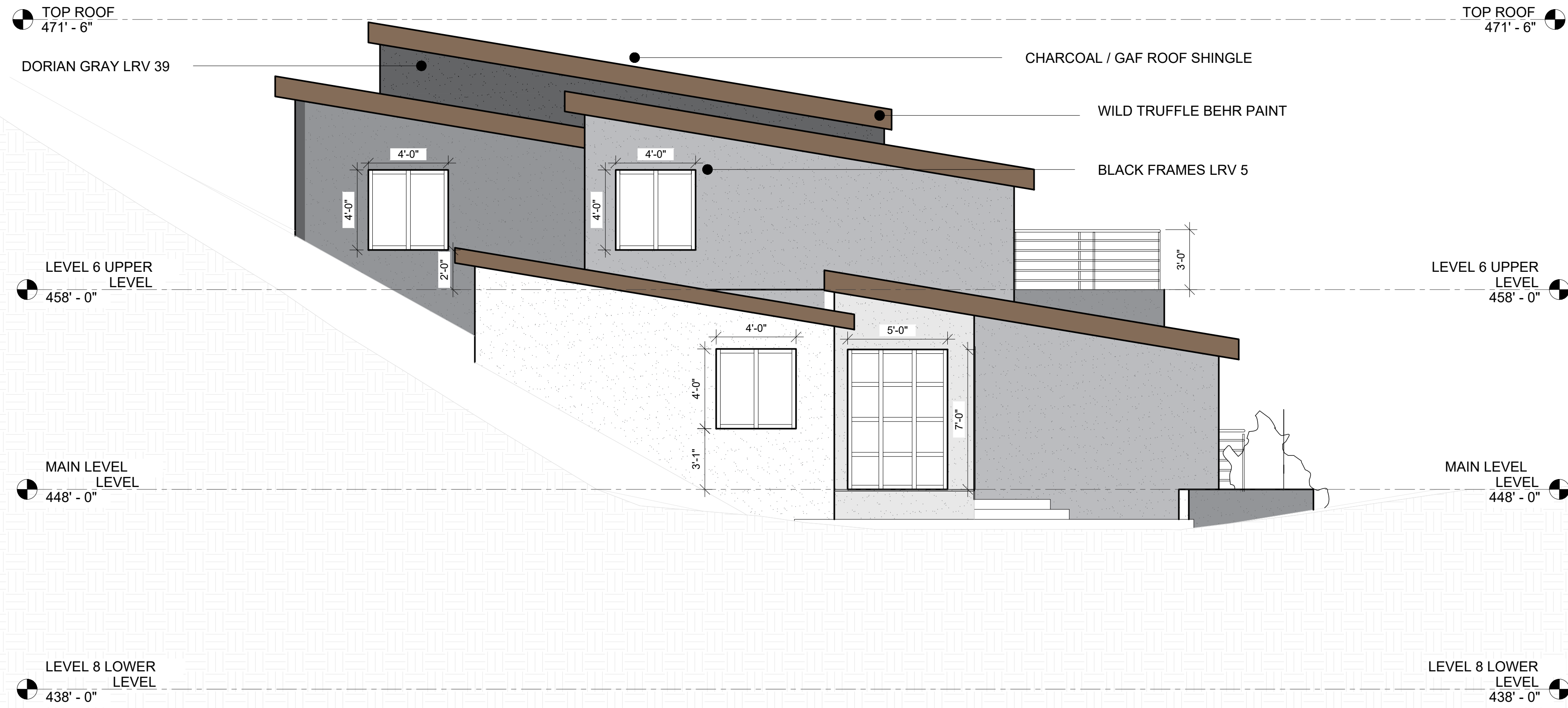
DATE:  
10/1/2024  
SHEET TITLE:

PROPOSED  
ROOF

SHEET NUMBER:

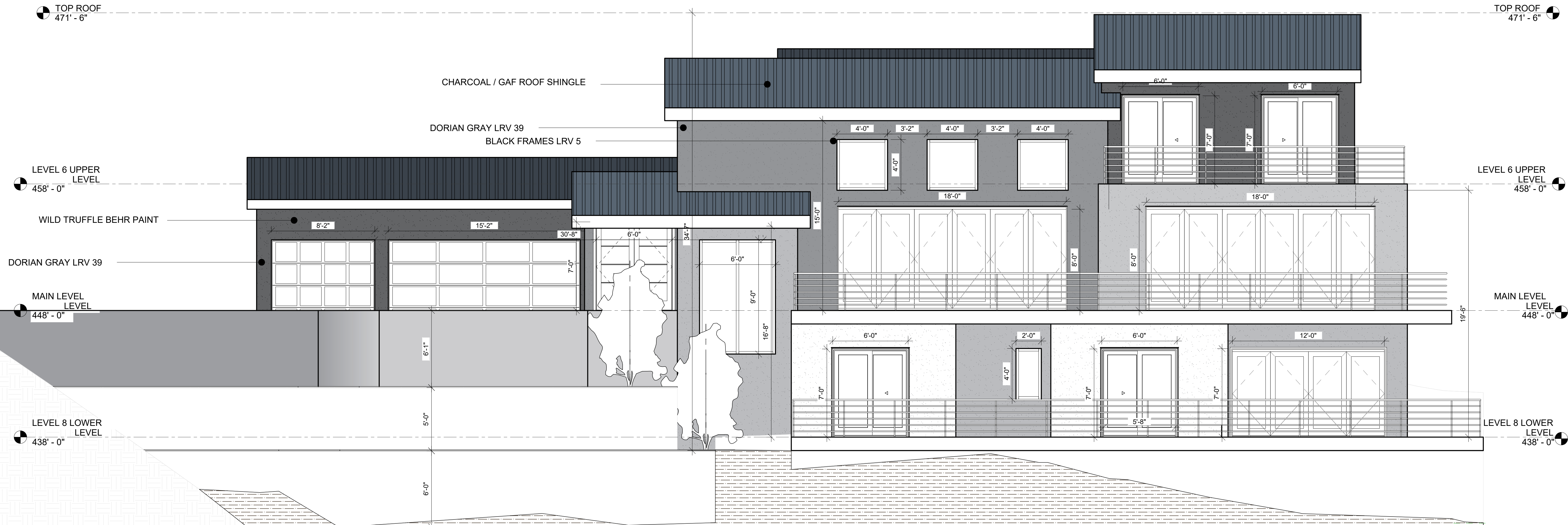
A-4





1 WEST ELEVATION

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



2 SOUTH ELEVATION

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



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

*[Signature]*

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:

PROPOSED  
ELEVATIONS

SHEET NUMBER:

A-5



TOP ROOF  
471' - 6"

CHARCOAL / GAF ROOF SHINGLE

BLACK FRAMES LRV 5

LEVEL 6 UPPER  
LEVEL  
458' - 0"

WILD TRUFFLE BEHR PAINT

MAIN LEVEL  
LEVEL  
448' - 0"

LEVEL 8 LOWER  
LEVEL  
438' - 0"

FINAL GRADE

TOP ROOF  
471' - 6"

LEVEL 6 UPPER  
LEVEL  
458' - 0"

MAIN LEVEL  
LEVEL  
448' - 0"

LEVEL 8 LOWER  
LEVEL  
438' - 0"

1 EAST ELEVATION

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



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

*[Signature]*

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:

PROPOSED  
ELEVATIONS

SHEET NUMBER:

A-6

FULL SIZE PRINT: D = 24"x36"

TOP ROOF  
471' - 6"

DORIAN GRAY LRV 39

BLACK FRAMES LRV 5

LEVEL 6 UPPER  
LEVEL  
458' - 0"

MAIN LEVEL  
LEVEL  
448' - 0"

LEVEL 8 LOWER  
LEVEL  
438' - 0"

WILD TRUFFLE BEHR PAINT

TOP ROOF  
471' - 6"

LEVEL 6 UPPER  
LEVEL  
458' - 0"

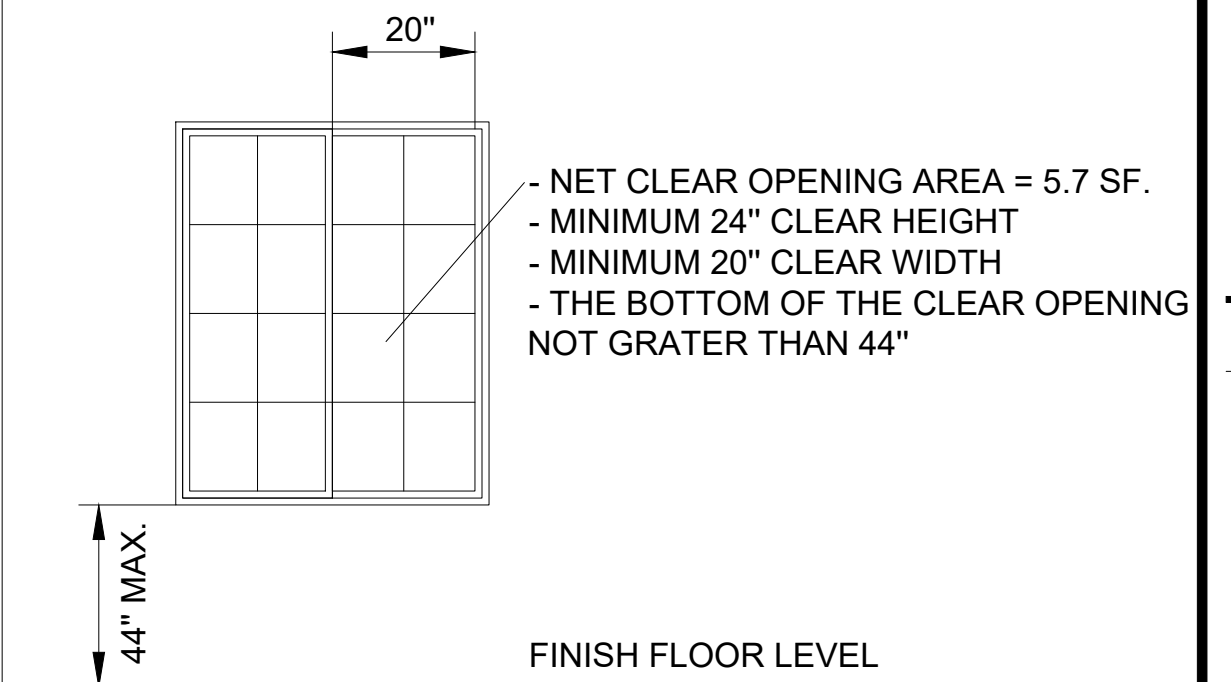
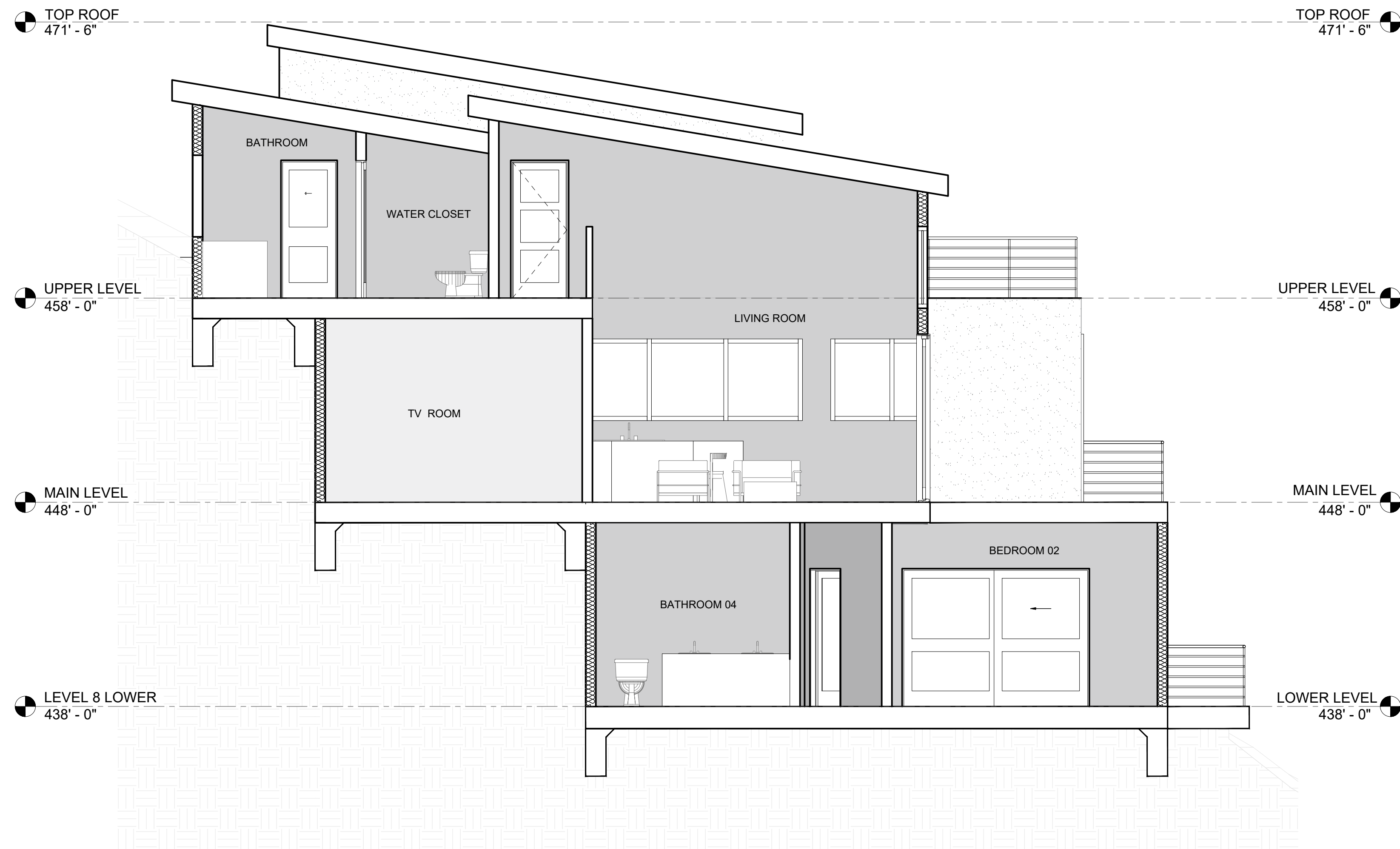
MAIN LEVEL  
LEVEL  
448' - 0"

LEVEL 8 LOWER  
LEVEL  
438' - 0"

2 NORTH ELEVATION

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

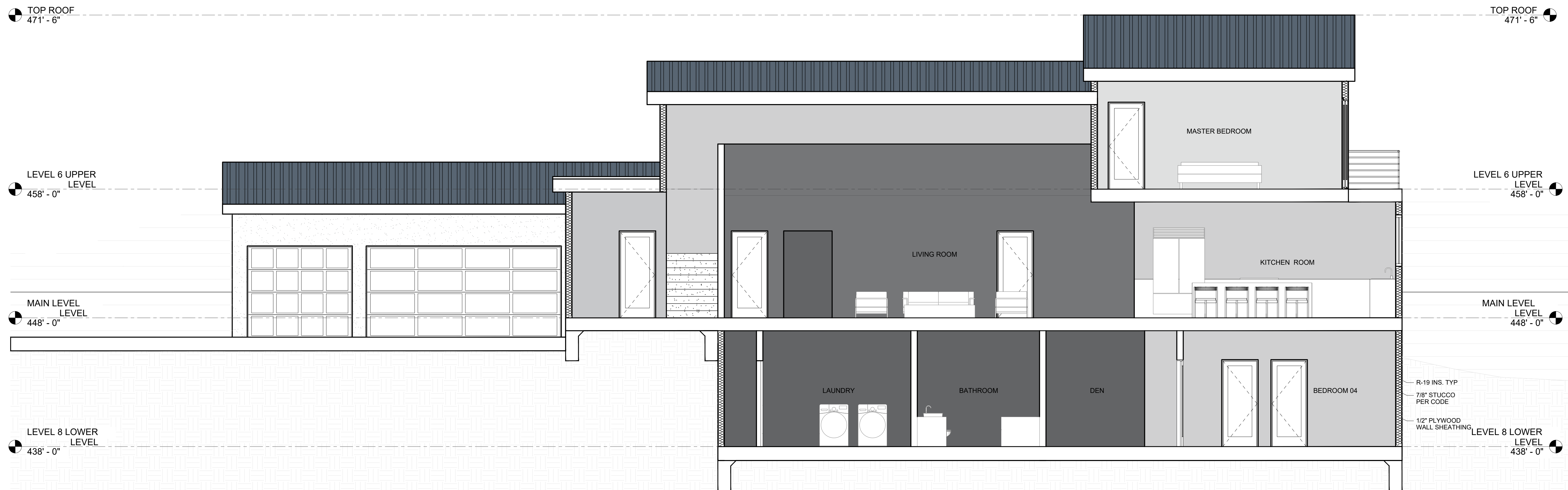




1 SECTION A

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

4 EMERGENCY ESCAPE WINDOW



2 SECTION B

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



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

*[Signature]*

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:  
SECTIONS

SHEET NUMBER:

A-7





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:  
9/12/2024

SHEET TITLE:  
3D VIEWS

SHEET NUMBER:  
A-8





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:  
9/12/2024

SHEET TITLE:  
3D VIEWS

SHEET NUMBER:  
A-9





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

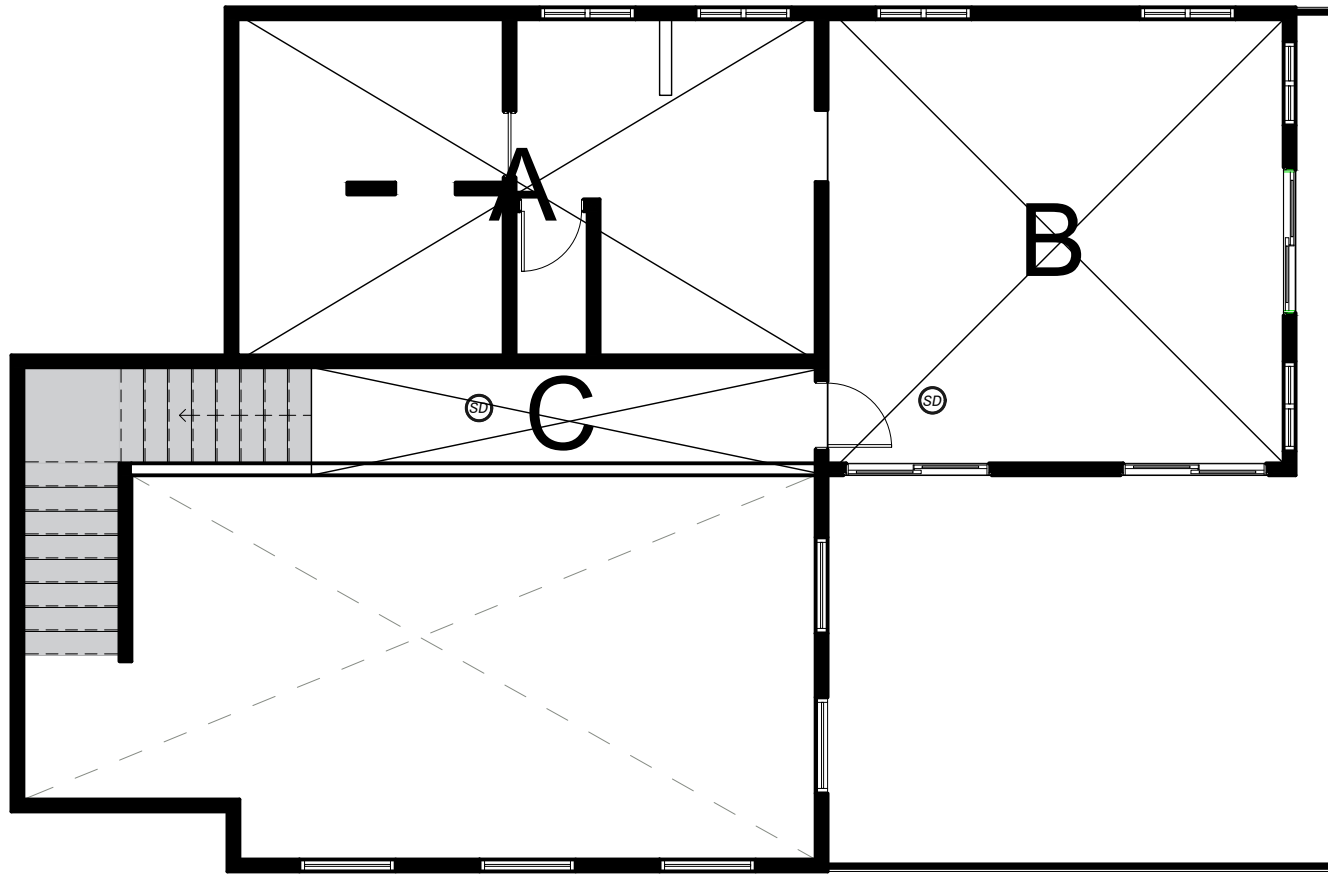
REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:  
10/1/2024  
SHEET TITLE:  
FLOOR AREA  
CALCULATIONS

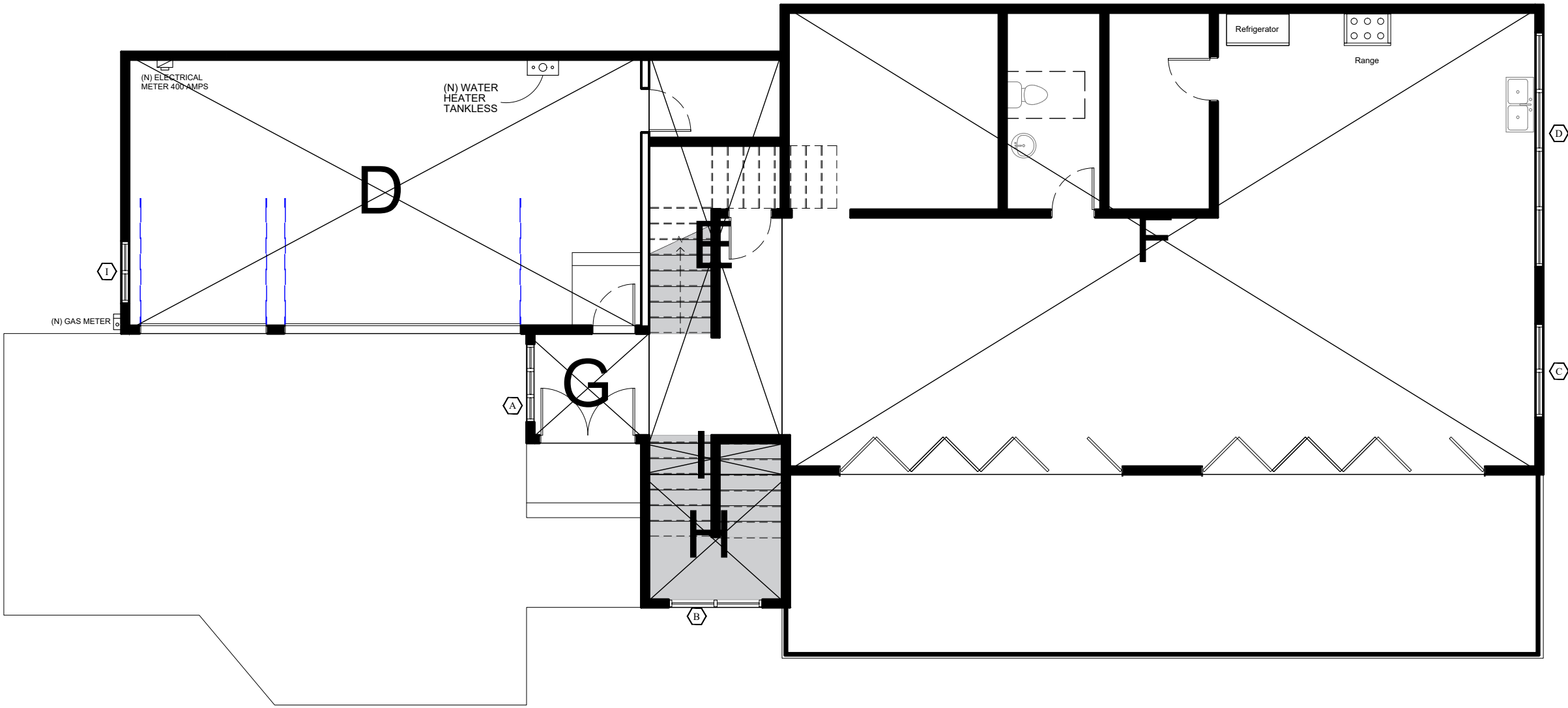
SHEET NUMBER:

A-10

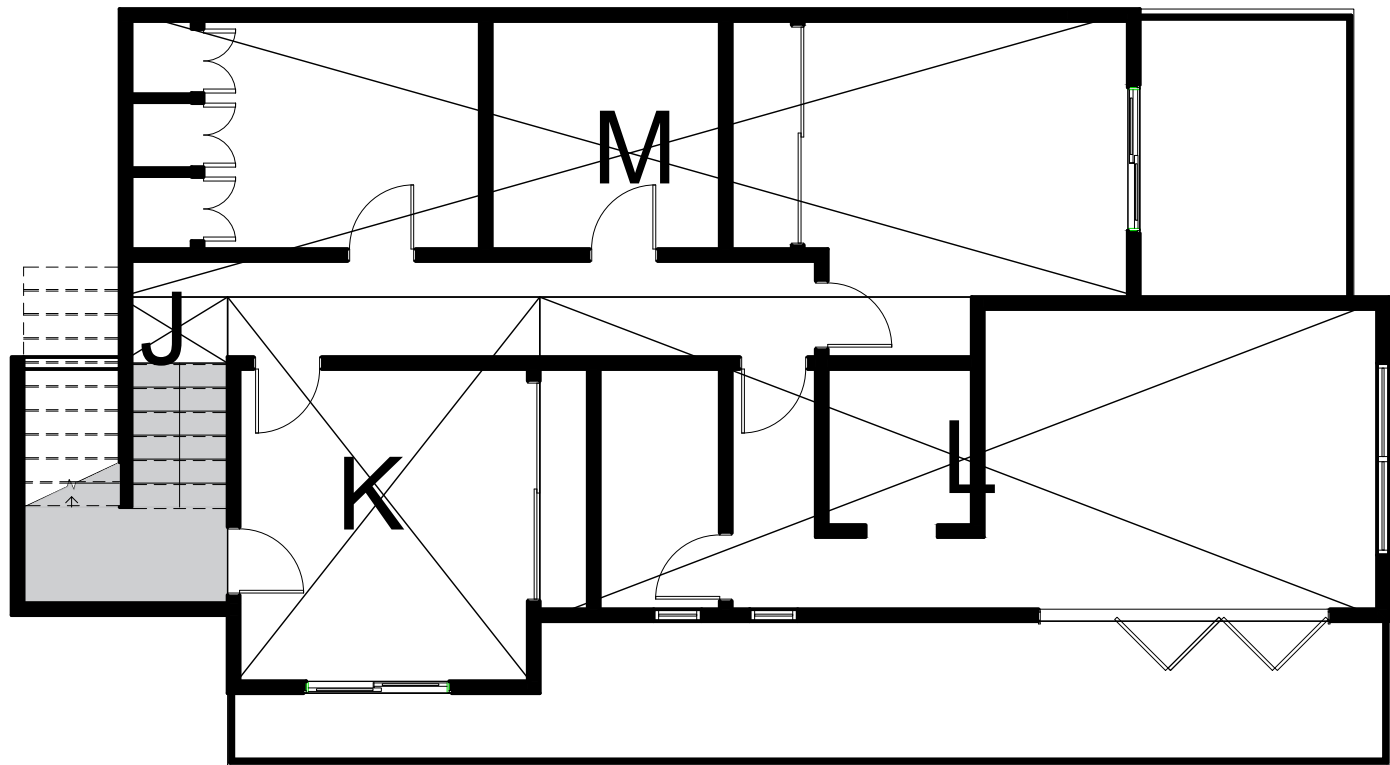
FULL SIZE PRINT: D = 24"X36"



UPPER LEVEL



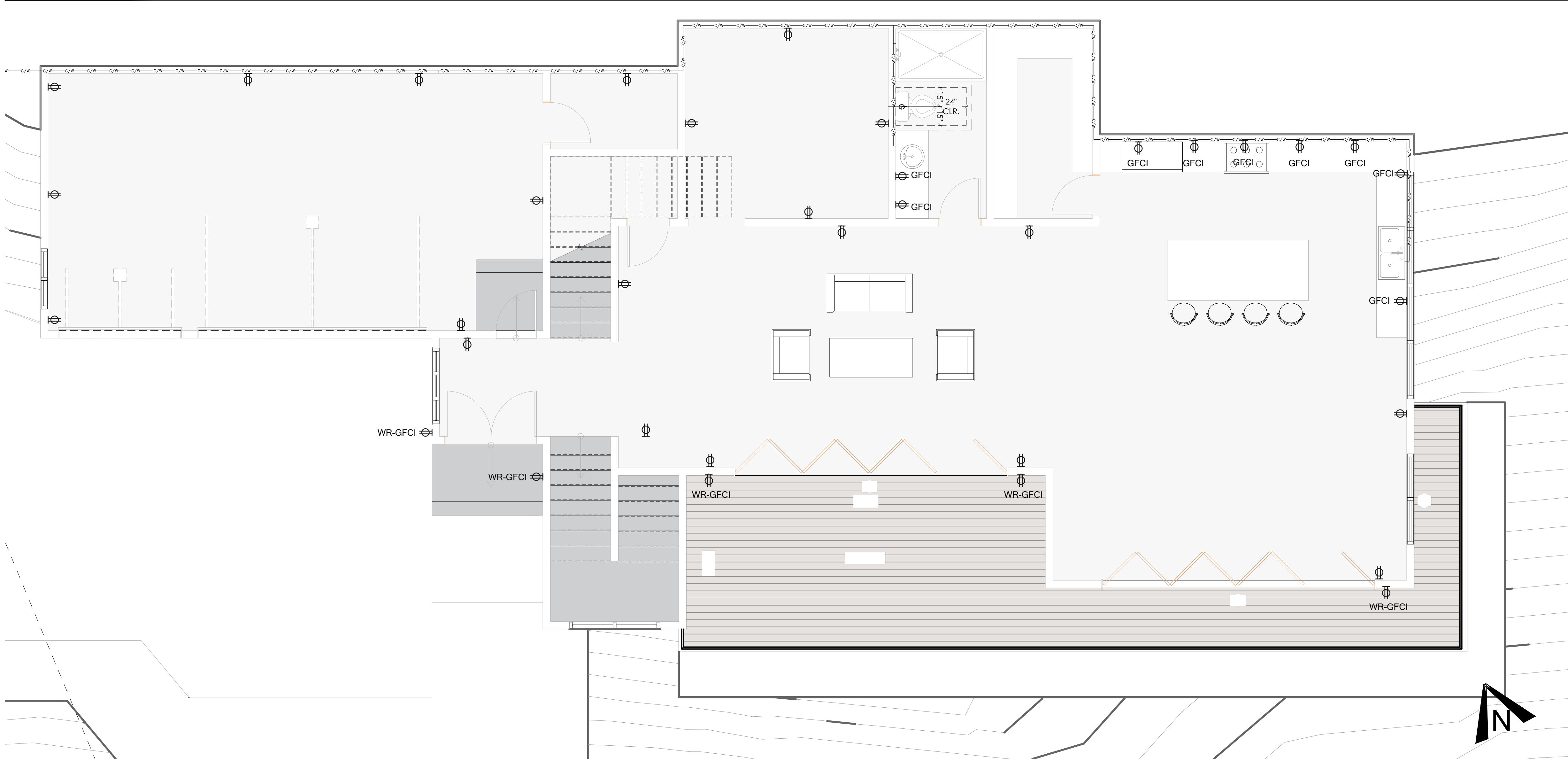
MAIN LEVEL



LOWER LEVEL

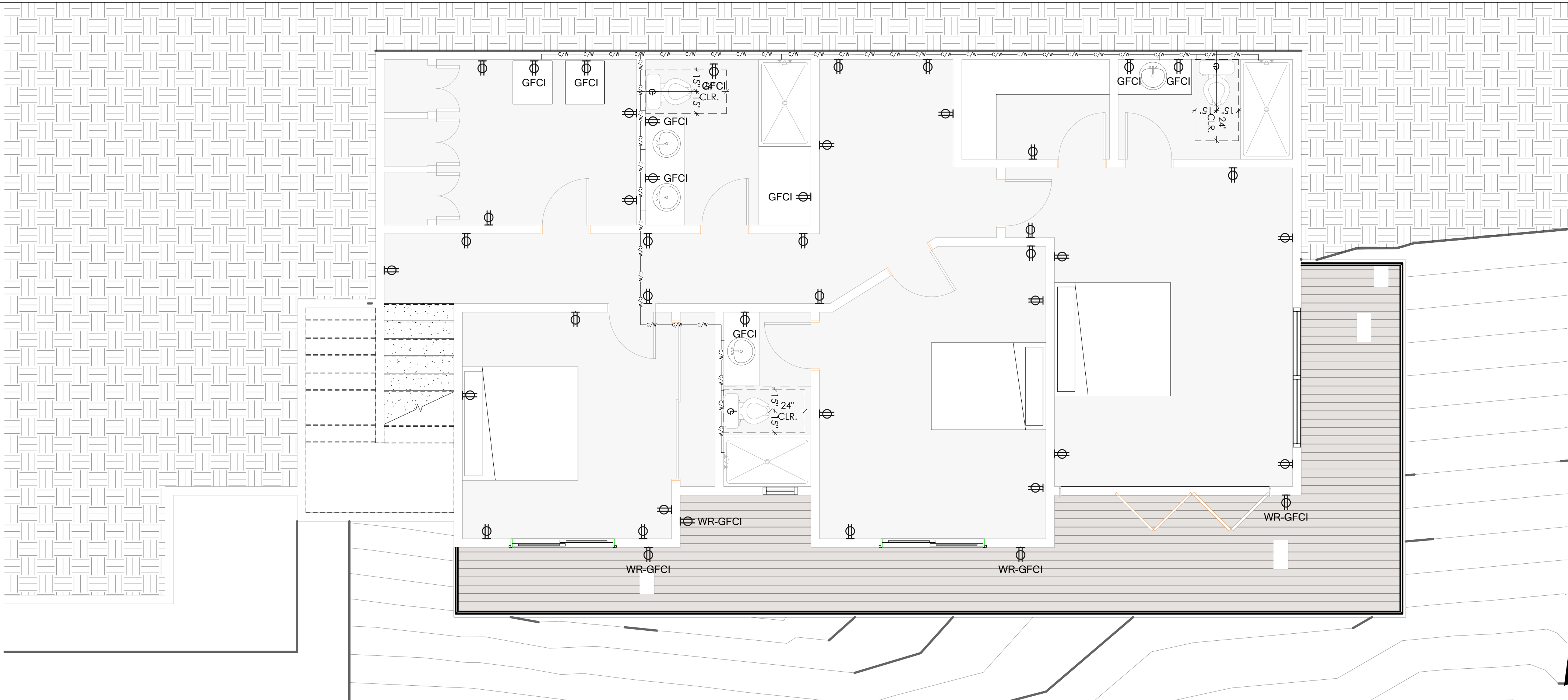
AREA CALCULATION		
FRAME SIZE (INCHES)		
ID	DIMENSIONS	AREA SQF
A	25' x15'	375
B	19.5' x 19.5'	380.25
C	4.5' x 21.5'	96.75
D	33.66' x 18'	605.88
E	8.5' x 25'	212.5
F	48.75' x 30'	1,462.5
G	7' x 7.83'	54.81
H	8.5' x 9.5'	80.75
I	2' x 9'	18
J	2.75' x 4.5'	12.375
K	13' x 16.5'	214.5
L	13.5' x 35.33'	476.95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





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)  
(DIMENSIONS MEASURED ABOVE FINISHED FLOOR TO CENTER OF J-BOX)

+36"

GROUND FAULT CIRCUIT INTERRUPTER

GFCI

GROUND FAULT CIRCUIT INTERRUPTER

WR-GFCI

WEATHER RATED GROUND FAULT CIRCUIT INTERRUPTER TO SERVE  
OUTDOOR AREA.

SWITCH

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

NOTES

1. HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.

2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO  
TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A HUMIDISTAT CAPABLE OF  
BING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 OF 80 PERCENT  
[CGB4.506]

3. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR  
AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE. [CRC R307.1 AND CPC 408.6]

4. ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR AND WITHIN 60"  
HORIZONTALLY FROM FIXTURE'S WATER EDGE SHALL BE SAFETY GLAZING.  
[CRC R308.4, ITEM 5]

5. KITCHENS. ALL INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH  
EFFICACY.

6. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS.  
ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A  
VACANCY SENSOR.

7. OTHER ROOMS. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE  
CONTROLLED BY A VACANCY SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70  
SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT.

8. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER  
BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE  
CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (WITH OVERRIDE).  
SEE 150(K)3 FOR REQUIREMENTS.

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



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

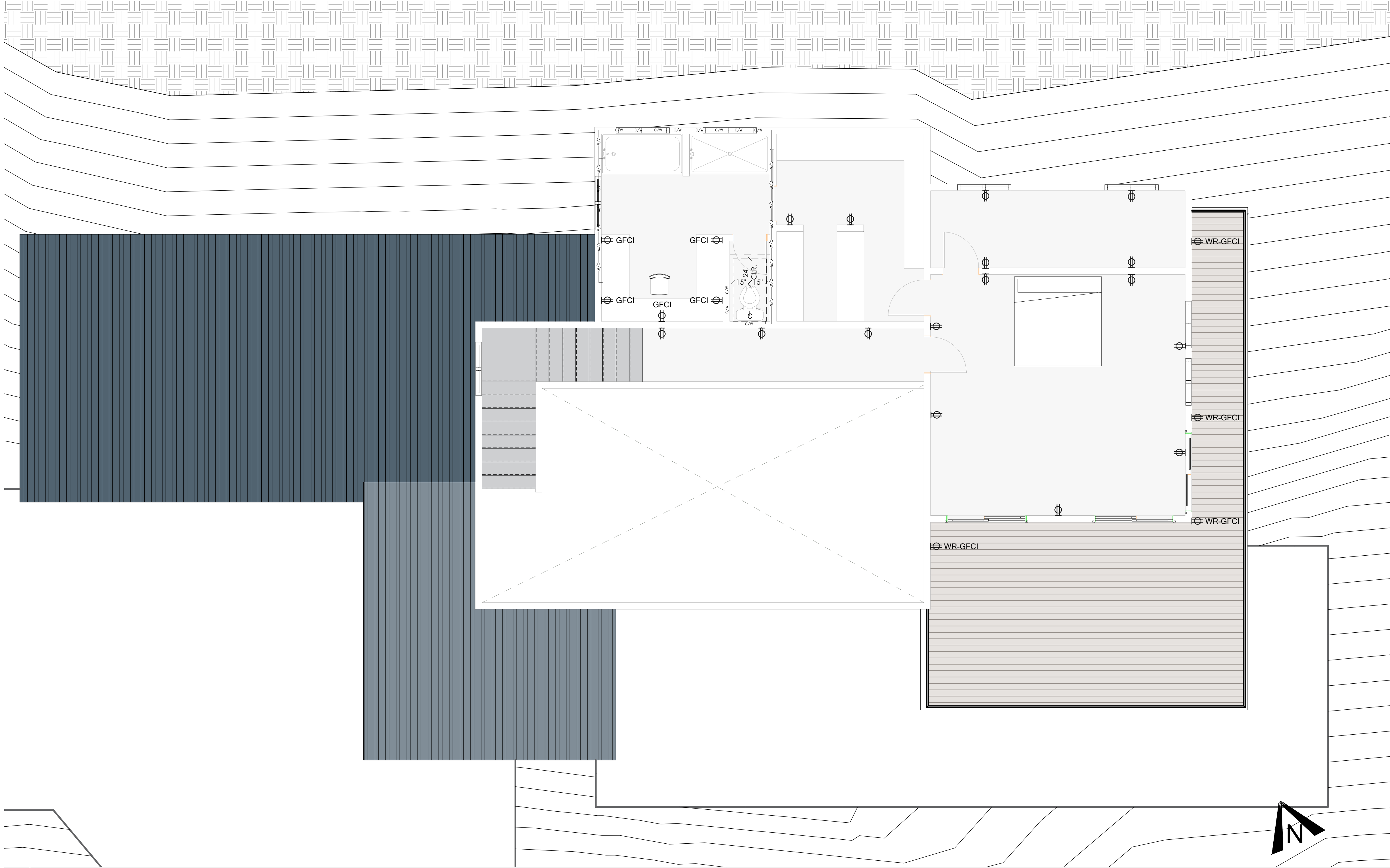
REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:  
9/19/2024  
SHEET TITLE:  
ELECTRICAL  
PLAN

SHEET NUMBER:

E-1





POWER

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

SWITCH

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

NOTES

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



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:

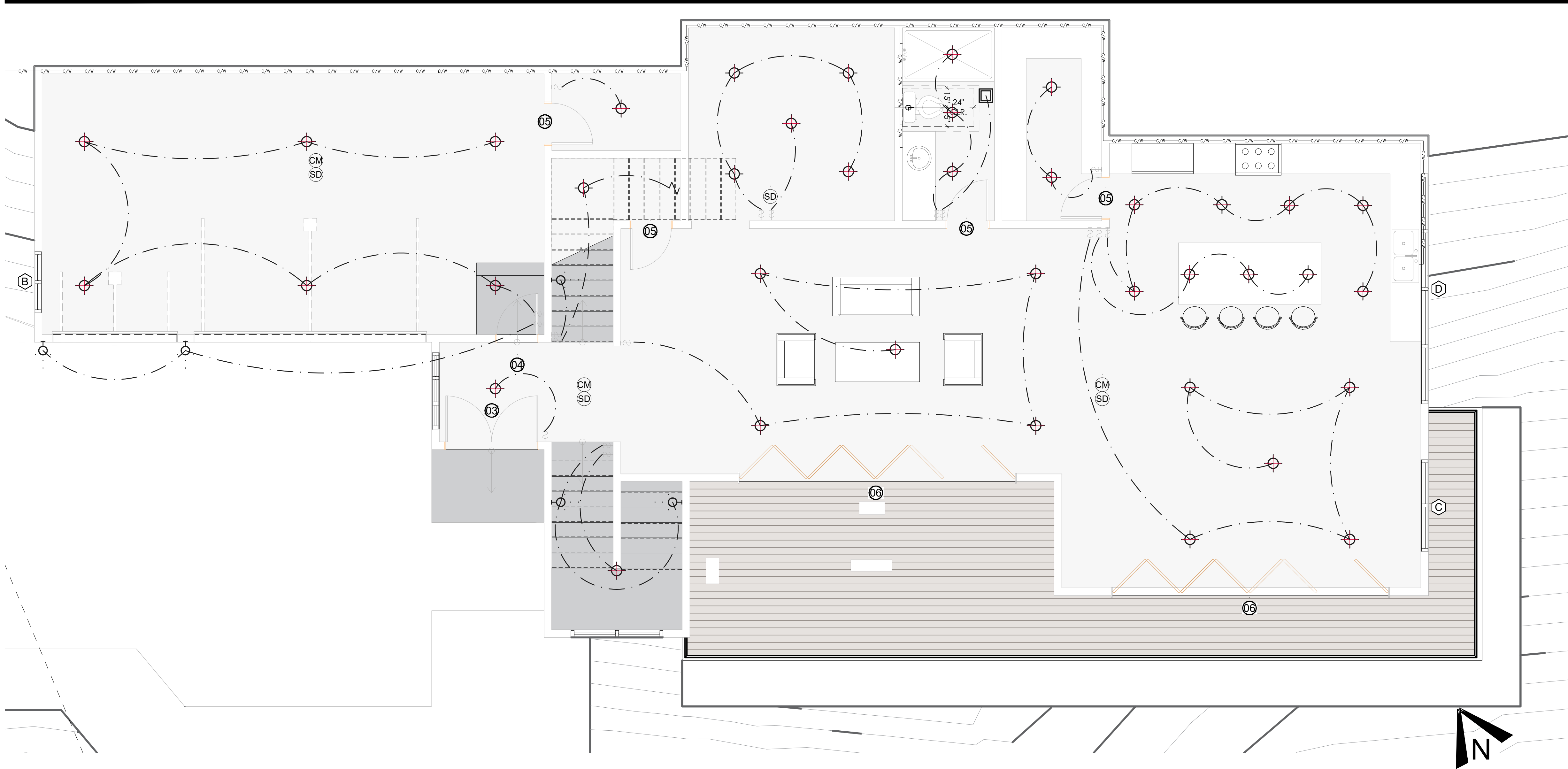
MIRADERO - RESIDENCE  
NEW CONSTRUCTION  
0 MIRADERO AVENUE  
SAN JOSE, CALIFORNIA 95127  
APN: 612-04-048

REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:  
9/19/2024  
SHEET TITLE:  
ELECTRICAL  
PLAN

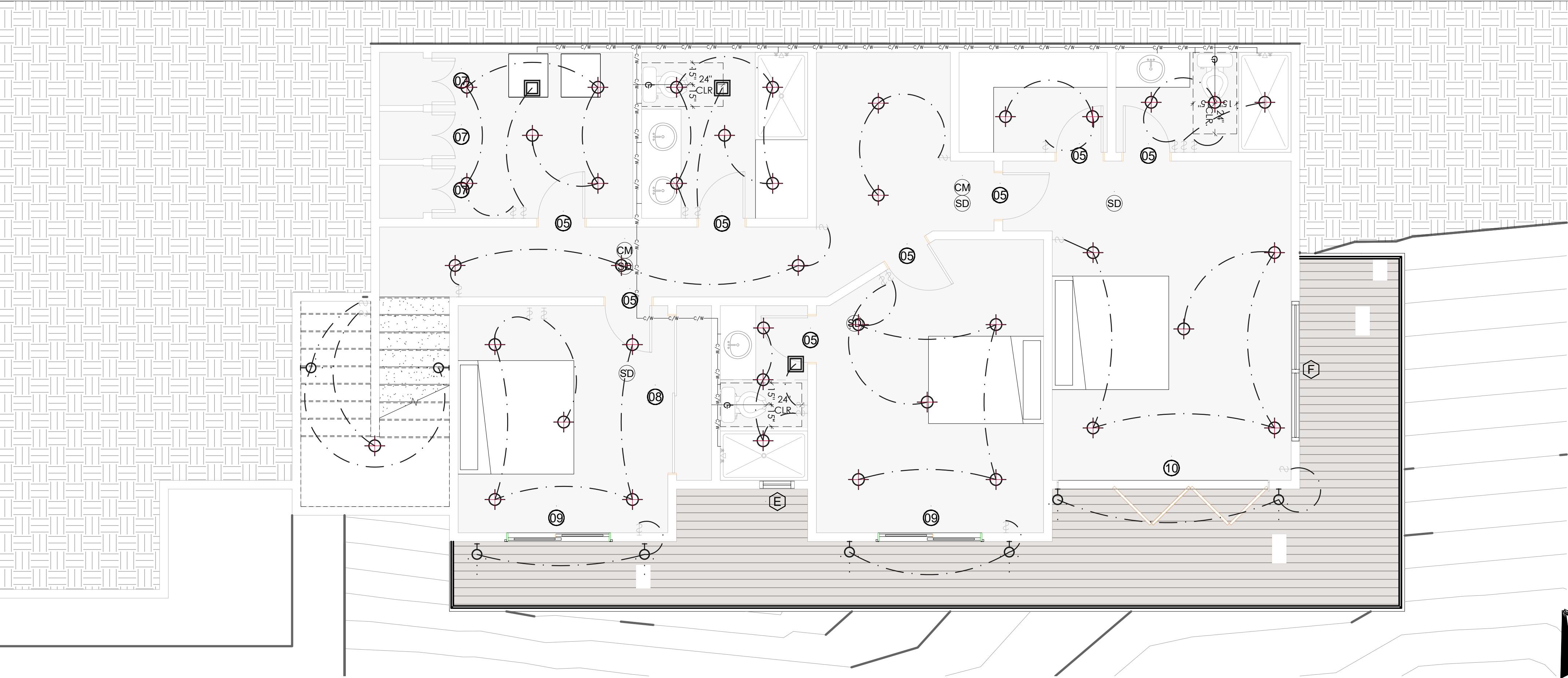
SHEET NUMBER:  
E-2





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 EFFICACY LIGHTING)
- EXHAUST FAN SHALL BE PROVIDE HUMIDISTAT HAVE A SENSOR IN BATHROOM AREA. MINIMUM VENTILATION SHALL BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION.
- ☒ EXHAUST FAN IN KITCHEN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFRN.



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

*[Signature]*

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

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

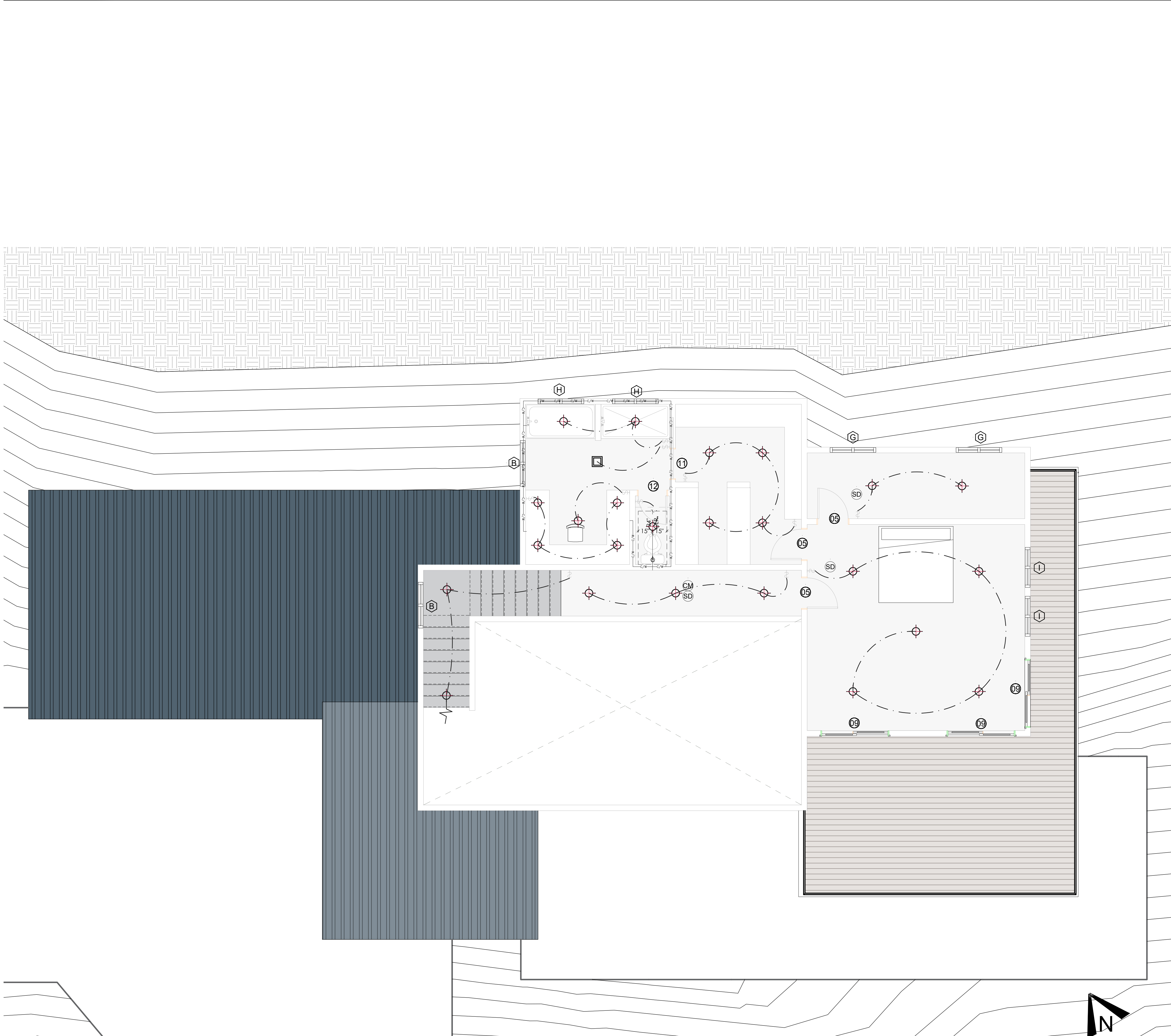
REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:  
9/19/2024  
SHEET TITLE:  
LIGHTING PLAN

SHEET NUMBER:

E-3





SWITCH

☛ SINGLE POLE SWITCH +42" AFF U.N.O.

LIGHTING LEGEND

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



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

*[Signature]*

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

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

REV.	DESCRIPTION:	DATE:
A		
B		
C		

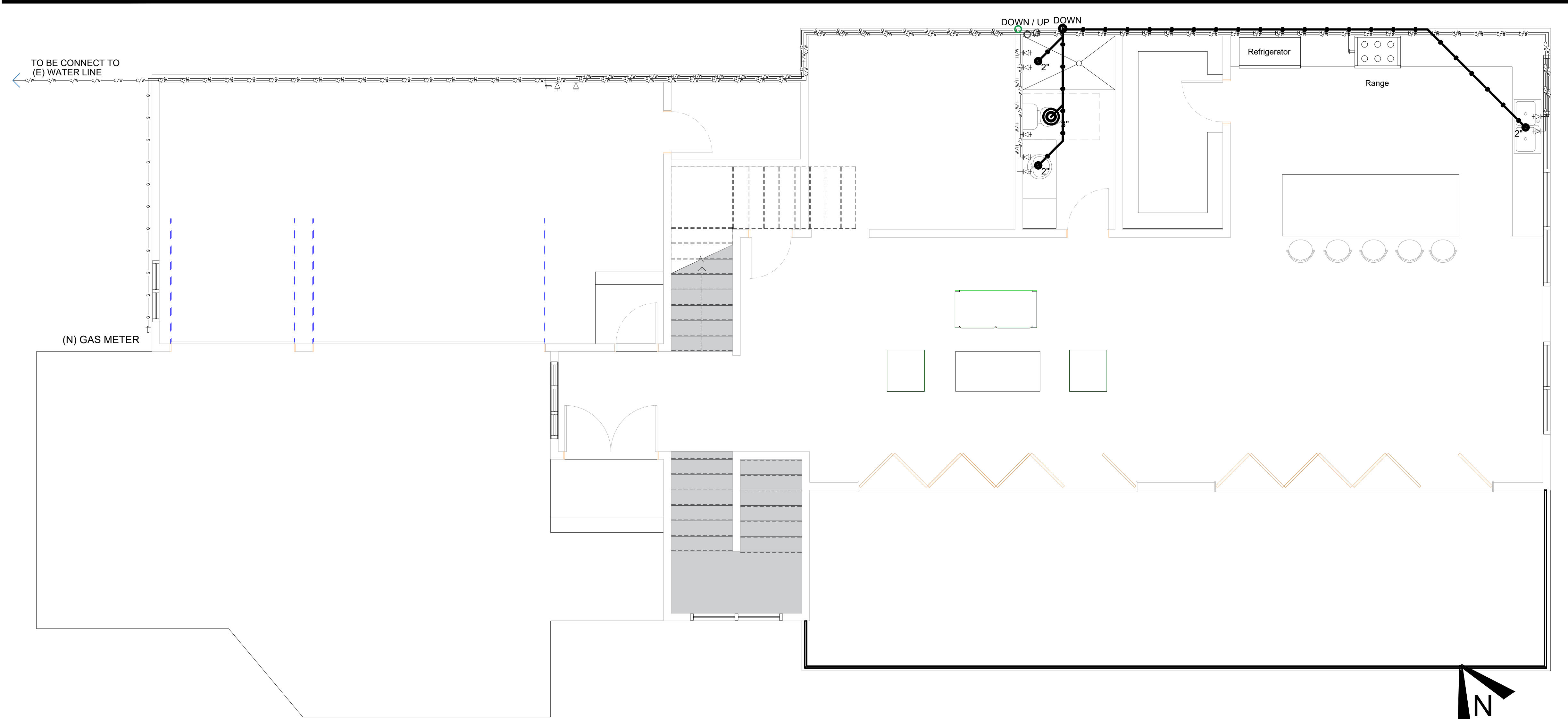
DATE:  
9/19/2024

SHEET TITLE:  
LIGHTING PLAN

SHEET NUMBER:

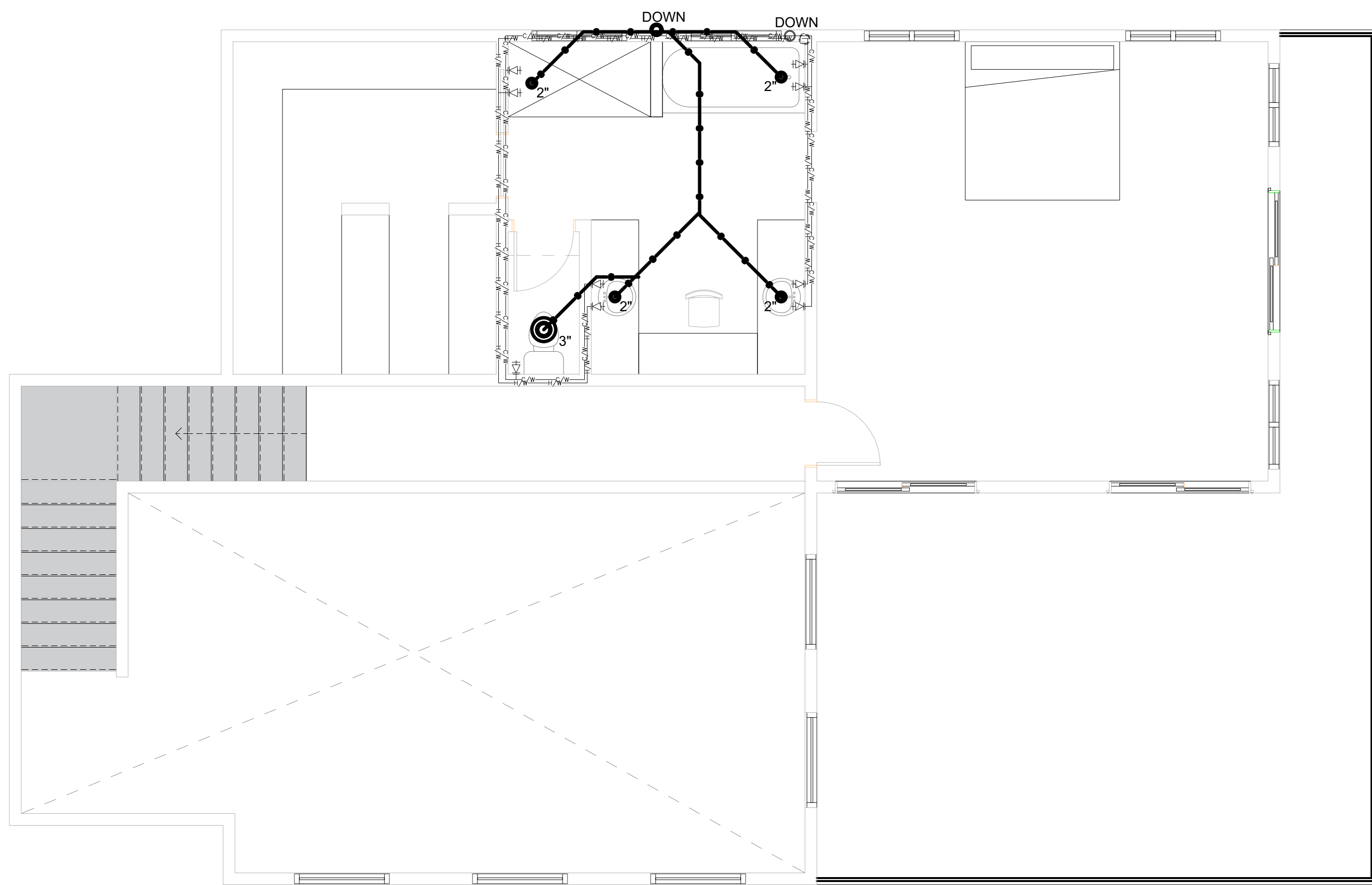
E-4





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



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

*[Signature]*

Signature

CLIENT INFORMATION:

SEAL:

PROJECT NAME:

MIRADERO - RESIDENCE

NEW CONSTRUCTION

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

REV.	DESCRIPTION:	DATE:
A		
B		
C		

DATE:

9/19/2024

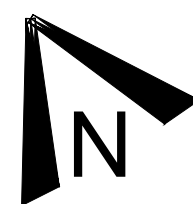
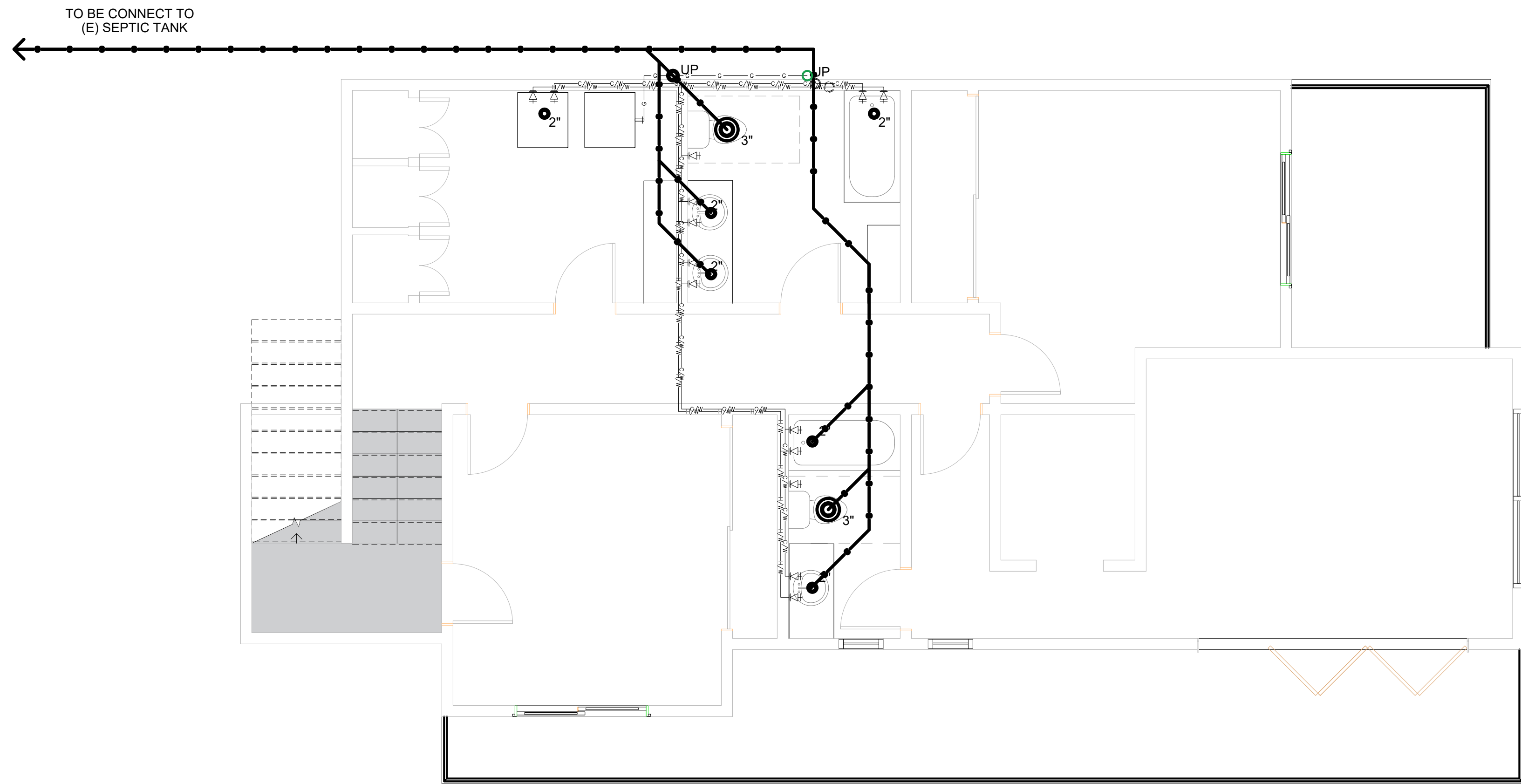
SHEET TITLE:

PLUMBING

SHEET NUMBER:

P-1





## 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



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:  
PLUMBING

SHEET NUMBER:

P-2



PROPERTY INFO	
OWNER:	MR SIVAPRAKASAM BALASUBRAMANIAN & MRS. RAMARAJ KALAISELVI
PROJECT ADDRESS:	0 MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127 612-04-048
APN:	
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 ROEBELENI  
(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

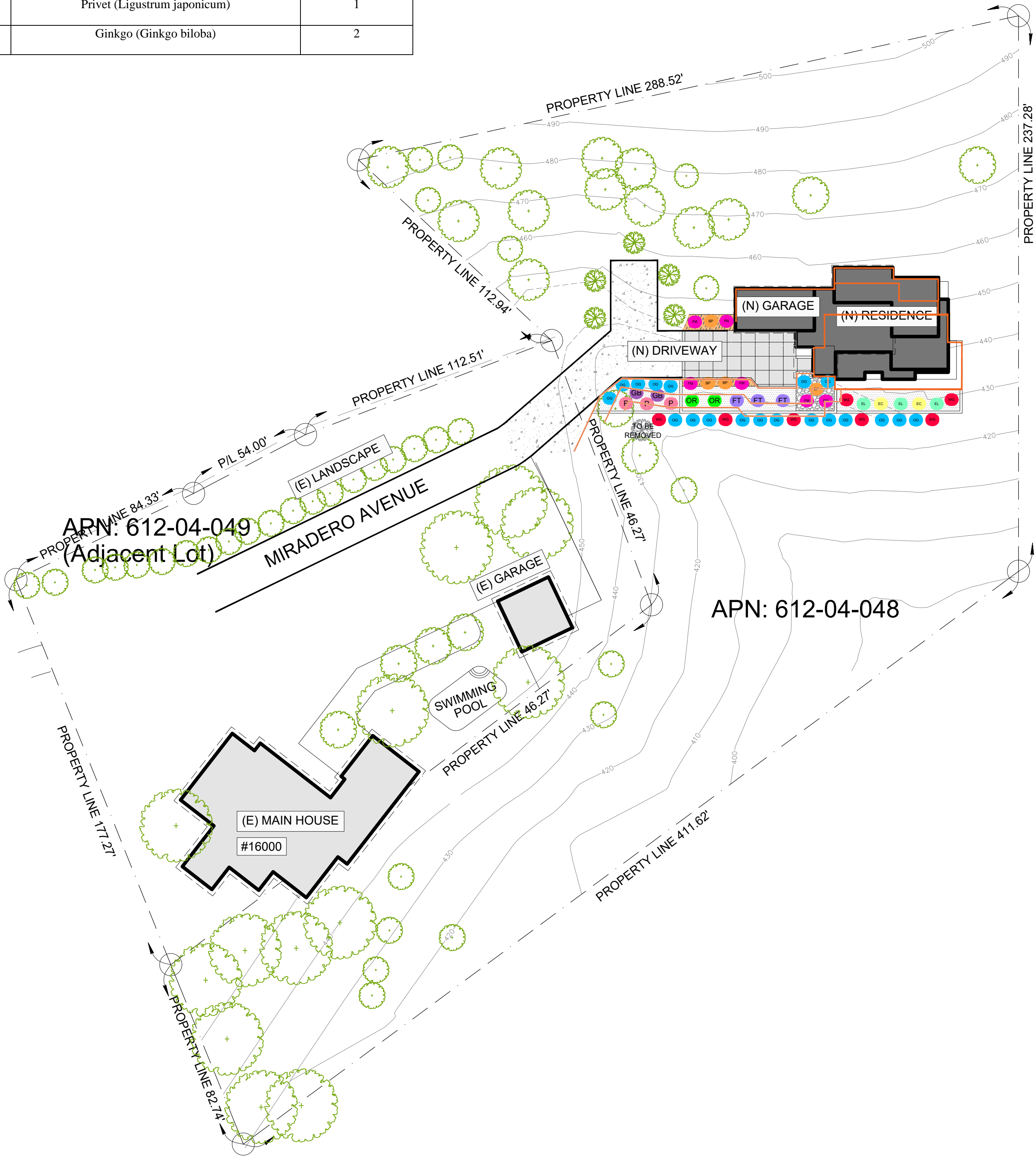
GINKGO  
(GINKGO BILOBA)

EXISTING TREE

Proposed Tree Planting (California Non-native)		
Quantity	Species	Size (gallon)
7	Water Gum (Tristaniopsis laurina)	2
2	Phoenix Roebelenii (Pygmy Date Palm)	2
4	Bird of Paradise (Strelitzia reginae)	1
19	Ogon (Acorus gramineus)	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 Illicifolia - Hollyleaf Cherry	15
2	Chilopsis linearis - Desert Willow	15
1	Heteromeles Arbutifolia - Toyon	15

Tree removal (California Native)		
Quantity	Species	DBH
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 ROEBELENI  
(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)

RESIDENTIAL | COMMERCIAL | INDUSTRIAL  
ARCHITECTURAL & SOLAR PLANS  
308 E 2ND STREET, SUITE C  
LONG BEACH, CA 90803  
Email: solarmax.dsgn@gmail.com  
Web: www.solarmaxdsgn.com  
Phone: (310) 844-7370 &  
(310) 740-9649

Signature

OWNER:

MR SIVAPRAKASAM  
BALASUBRAMANIAN &  
MRS. RAMARAJ KALAISELVI

CONSULTANTS:

SEAL:

PROJECT NAME:

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

REV: DESCRIPTION: DATE:

A

B

C

DATE:

1/21/2025

SHEET TITLE:

LANDSCAPE

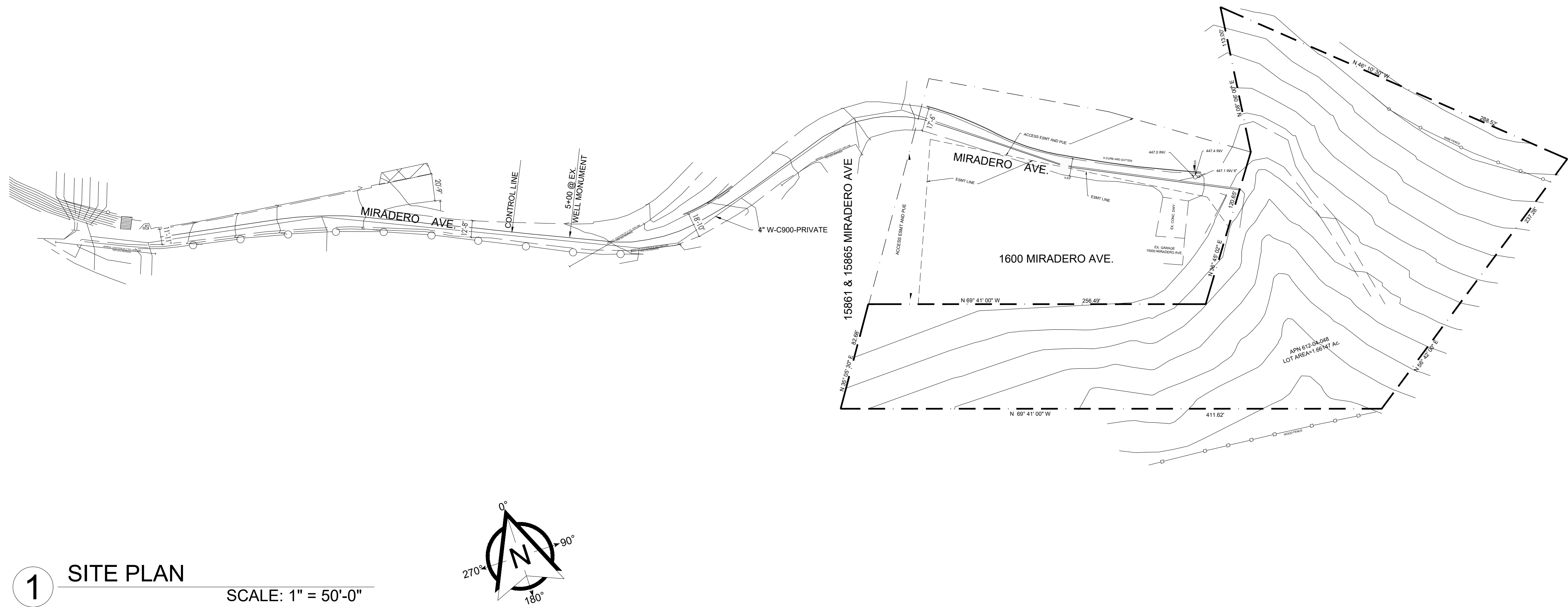
SHEET NUMBER:

L-1

FULL SIZE PRINT: D = 24"X36"



ACCESS ROAD FOR 0 MIRADERO AVE, SAN JOSE, CA 95127



1 SITE PLAN  
SCALE: 1" = 50'-0"

**SOLARMAX DESIGN**  
RESIDENTIAL | COMMERCIAL | INDUSTRIAL  
ARCHITECTURAL & SOLAR PLANS  
3805 E 2ND STREET, SUITE C  
LONG BEACH, CA 90803  
Email: solarmax.dsgn@gmail.com  
Web: www.solarmaxdsgn.com  
Phone: (310) 844-7370 &  
(310) 740-9649

*[Signature]*

Signature

OWNER:  
MR SIVAPRAKASAM  
BALASUBRAMANIAN &  
MRS. RAMARAJ KALAISELVI

CONSULTANTS:

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:  
2/15/2025

SHEET TITLE:

ACCESS ROAD

SHEET NUMBER:

D-2













**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 work to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

- 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.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 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.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- 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.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 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.
- 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.
- 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.

(Rev. 01/01/20)

Page 1 of 1

[www.ladsb.org](#)



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	COMMENTS  (e.g. note #, detail # or reason for N/A)
			(Sheet # or 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		

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.

(Rev. 02/12/2020)

Page 1 of 2

[www.ladsb.org](#)



2020 Los Angeles Green Building Code

**FORM GRN 9**

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE 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		

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.

(Rev. 02/12/2020)

Page 2 of 2

[www.ladsb.org](#)



2020 Los Angeles Green Building Code

**FORM GRN 14**

**GREEN BUILDING CODE PLAN CHECK NOTES**  
**RESIDENTIAL BUILDINGS**

- 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 for 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)
- 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 ampere of the Electric Vehicle Supply Equipment (EVSE). (4.504.2.4) 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)
- 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)
- The required hardwood use to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
- 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)
- Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWEL0, § 492-7)
- 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)
- Annual 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)
- Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
- Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
- 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)
- 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)
- 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)
- Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1.1-4.504.3. (4.504.1)
- 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)
- 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 01550  
c. NSF/ANSI 140 at the Gold level  
d. Scientific Certifications Systems Indoor Advantage™ Gold
- 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 01550
- 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)
- The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
- Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside 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)
- A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for proposed solid on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed solid on grade construction. (4.505.2.1)
- 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)
- Newly installed bathroom exhaust fans shall be ENERGY STAR certified and be ducted to terminate to the outside of the building. Fans must be compliant with a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
- A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.100(a) through 110.106(c) shall be provided to the occupant. (Energy Code § 110.106(d))
- 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)

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.

(Rev. 01/01/20)

Page 1 of 1

[www.ladsb.org](#)



**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 <sup>1,3</sup>
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi <sup>1,3</sup>
Kitchen faucets	1.5 gpm @ 60 psi <sup>2,4</sup>
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush <sup>5</sup>
Flushometer tank water closets	1.28 gallons/flush <sup>5</sup>
Flushometer valve water closets	1.28 gallons/flush <sup>5</sup>
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

- Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
- Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi
- Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
- 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.
- 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 A112.19.23.2.  
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.

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.

(Rev. 01/01/20)

Page 1 of 1

[www.ladsb.org](#)



2020 Los Angeles Green Building Code

**FORM GRN 18R**

**WATER CONSERVATION NOTES - ORDINANCE #184248**

**RESIDENTIAL BUILDINGS**

- 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)
- 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)
- 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)
- 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)
- In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
- 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)
- Except as provided in this section, for sites with over 500 square feet of landscape area, alternate water piping shall be installed to prevent leakage from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
- 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)
- 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); or  
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)
- 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)
- 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)
- 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.
- A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWEL0) 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)

**IRRIGATION SYSTEM**

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.

(Rev. 01/01/20)

Page 1 of 1

[www.ladsb.org](#)



**VOC AND FORMALDEHYDE LIMITS**  
2020 Los Angeles Green Building Code  
(Incorporate this form into the plans)

**FORM GRN 11**

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS <sup>2,3</sup>	
COATING CATEGORY <sup>2,3</sup>	Grams of VOC per Liter of Coating
Less Water and Less Exempt Compounds	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty coatings	100
Aluminum roof coatings	100
Basement specialty coatings	400
Blumous roof primers	350
Blumous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Decorative coatings	50
Driveway sealers	50
Dry lay coatings	50
Faux finishing coatings	100
Clear Top Coat	350
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	100
Low solids coatings <sup>1</sup>	120
Magnesia cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pre-treatment 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	730
Clear	550
Opacifier	100
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tube and tile refinishing coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100
Grams of VOC per Liter of Coating, including water and including exempt compounds	
The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.	
Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Regulated Content Measures, February 5, 2016. More information is available from the Air Resources Board.	
For reference is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.	
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.scaqmd.org/Docs/CCCR/Rule%201168.pdf	
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 adhesives	100
Rubber floor adhesives	50
Subfloor adhesives	50
Ceramic tile adhesives	50
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

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.

(Rev. 01/01/20)

Page 1 of 1

[www.ladsb.org](#)



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:

G-3

FORMS

SHEET NUMBER:

G-3

FULL SIZE PRINT: D = 24"x3







# PRELIMINARY GRADING PLAN

FOR

## MIRADERO - RESIDENCE NEW CONSTRUCTION

0 Miradero Ave, San Jose, CA 95127

### GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
- 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.
- DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL, AS REQUIRED BY THE COUNTY INSPECTOR.
- 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.
- 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 (408) 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).
- THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
- ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

### CONSTRUCTION STAKING

- 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 1/2 FEET FROM BACK OF CURB.
- ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
- 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.
- 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

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
- THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
- 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, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE: (408) 299-6968 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
- 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.
- THE CONTRACTOR SHALL NOTIFY 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)

- EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
  - TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
  - FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.
- BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

### RETAINING WALL

- 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.
- SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

### GRADING NOTES

- 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.
- EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
- 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.
- NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
- THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
- 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)	1771	70.3	-	1700.7	17'
POOL/HARDSCAPE	-	-	-	-	-
LANDSCAPE	-	-	-	-	-
DRIVEWAY	196.3	9	-	187.3	6'
OFF SITE IMPROVEMENTS	-	-	-	-	-
TOTAL	2564.6	166.9	-	2397.7	-

- NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.
- NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
  - ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
  - THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
  - ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
  - 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.
  - 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.
  - GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
  - TOTAL DISTURBED AREA FOR THE PROJECT \_\_\_\_\_ SF.
  - WDID NO \_\_\_\_\_.
  - 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

- 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 1:14 INCHES PER FOOT).
- 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.
- THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
- 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.
- 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

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

### SANITARY SEWER

- THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
- 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

- 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

- 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 \_\_\_\_\_

- 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.

### SHEET INDEX

TITLE SHEET	C-1
PRECISE GRADING & DRAINAGE PLAN	C-2
SECTIONS	C-3
DETAILS	C-4
EROSION CONTROL PLAN	C-5
EASEMENTS AND UTILITY PLAN	C-6
POLLUTION PREVENTION BMP	C-7

#### 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

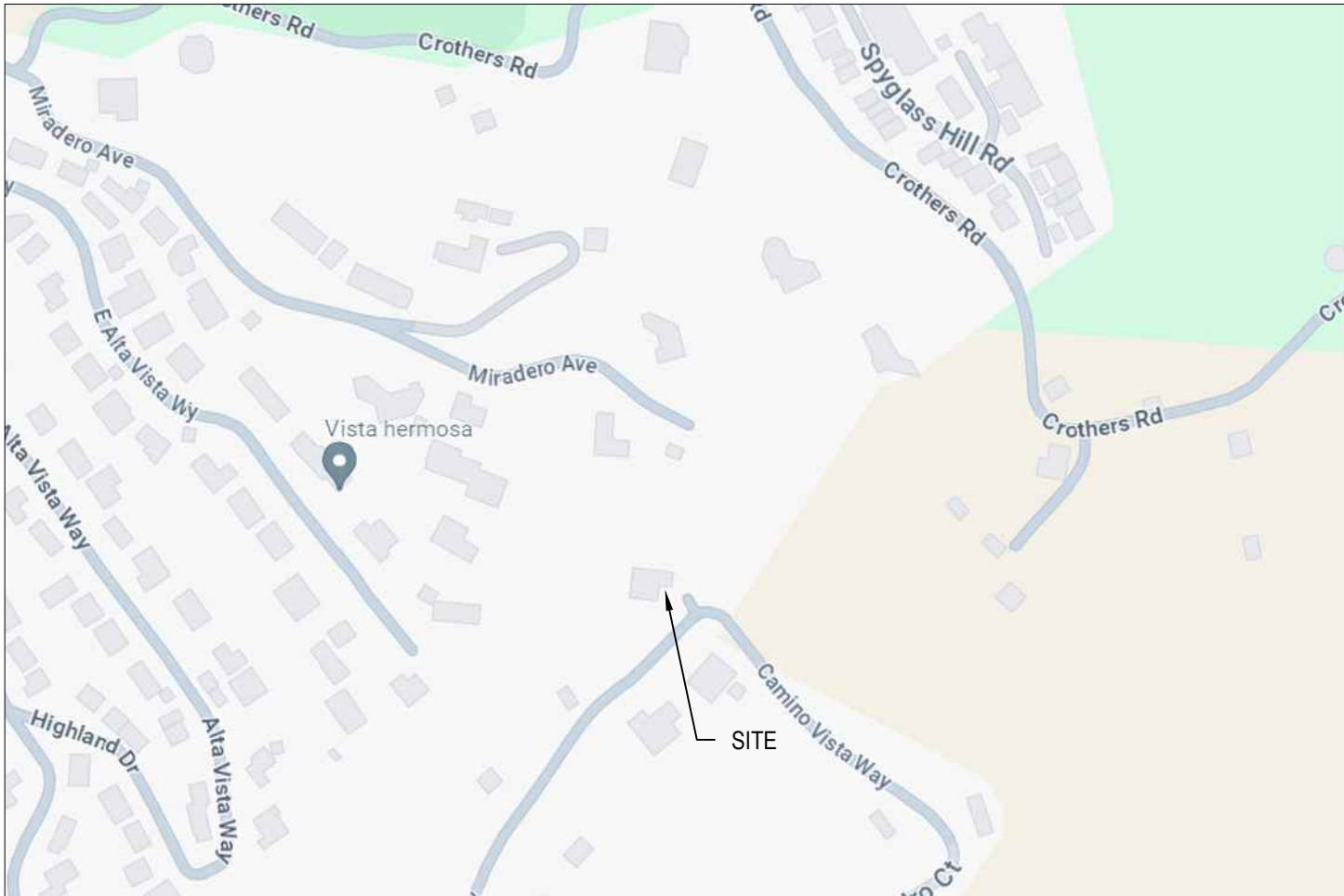
NAME:  
PHONE:  
EMAIL:

#### 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: tsterlingconsultants@gmail.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
2	PLAN CHECK	02-04-2025

Jurisdiction:

Licensors:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

C-1





**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
2	PLAN CHECK	02-04-2025

Jurisdiction:

Licensor:

SHEET TITLE:  
PRECISE GRADING  
& DRAINAGE PLAN

SHEET NUMBER:  
C-2

CONSTRUCTION NOTE

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

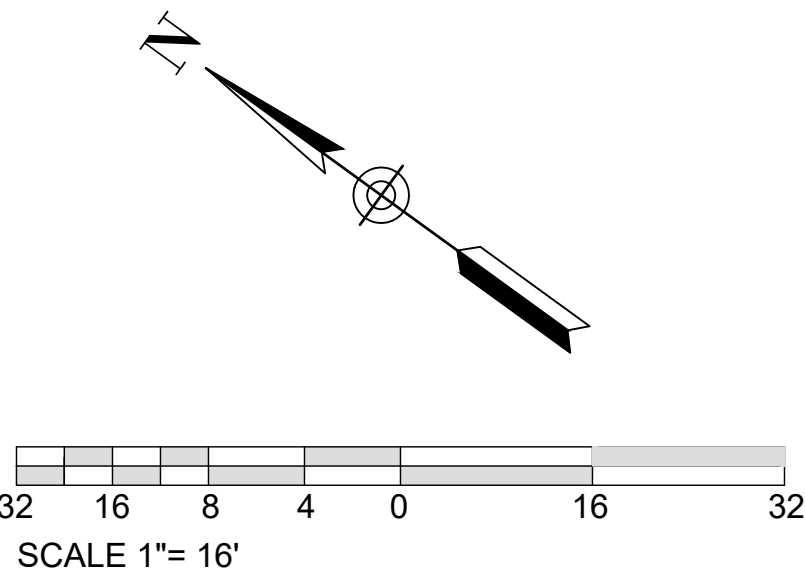
- NOTE
- SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY.
  - ALL DRAINAGE SHALL BE DIRECTED TOWARD THE STREET, APPROVED DRAINAGE SYSTEM, OR NATURAL WATERCOURSE.
  - PER 2016 C.B.C. 1804.4, ALL SURFACES IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL SLOPE AWAY AT A MINIMUM 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 INCH PERFORATED PVC PIPE
- PROPOSED STORM DRAIN
- FLOW LINE
- PROPERTY LINE
- S=X% SURFACE SLOPE
- S=X% STORM DRAIN SLOPE
- NATURAL SLOPE, MAXIMUM 50%
- PAD PROPOSED PAD ELEVATION
- FS PROPOSED FINISHED SURFACE
- FG PROPOSED FINISHED FLOOR
- FF PROPOSED FINISHED FLOOR
- PL PROPERTY LINE
- HP HIGH POINT

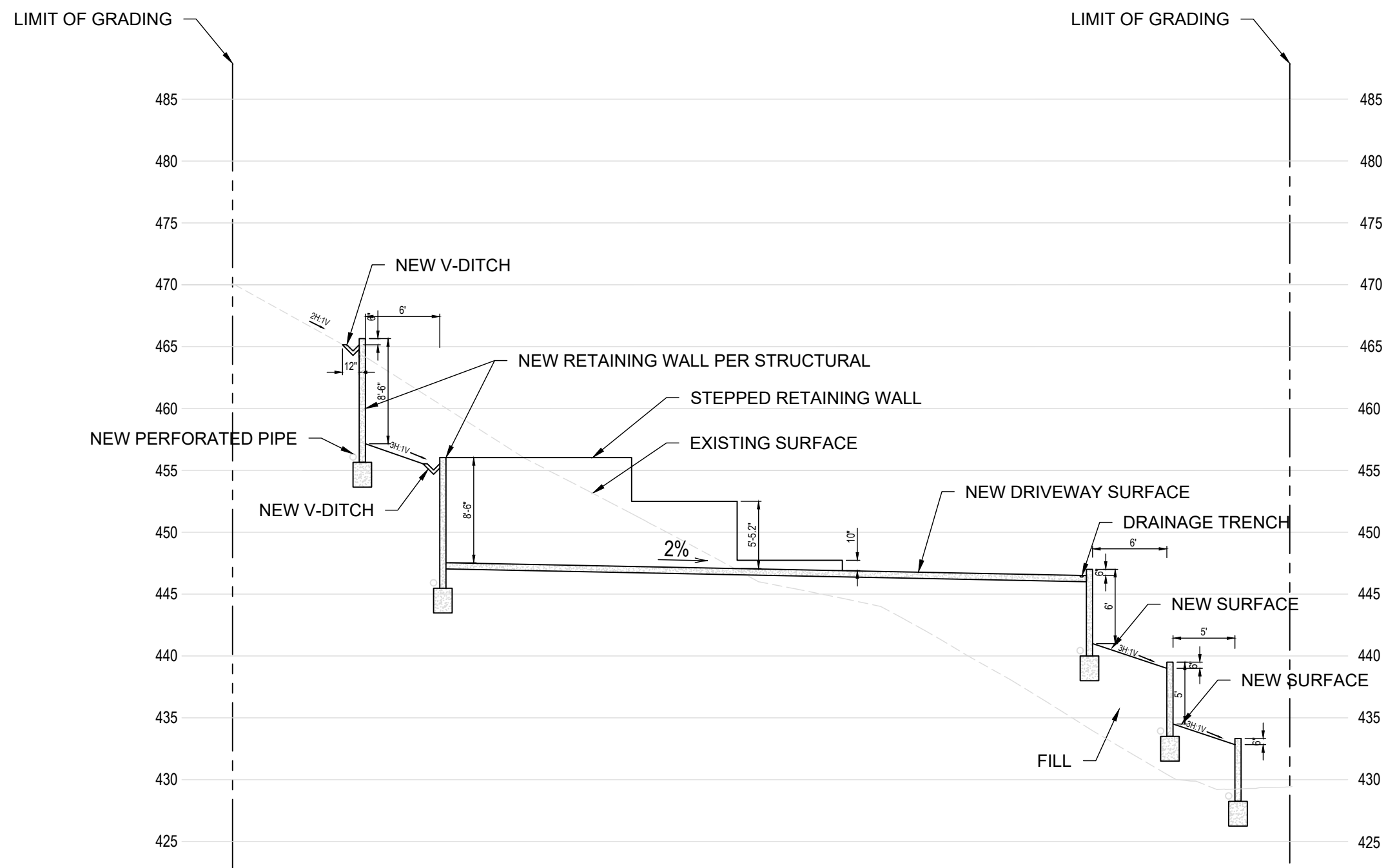
	IMPERVIOUS AREA	
	PRE-DEVELOPED	POST-DEVELOPED
LOT SIZE	71,744 SF	71,744 SF
BUILDING COVERAGE AREA	0 SF	3,148 SF
IMPERMEABLE CONCRETE AREA	0 SF	2,824 SF
IMPERVIOUS SURFACE AREA (TOTAL)	0 SF	5,972 SF

DISTURBED AREA 14,394 SF

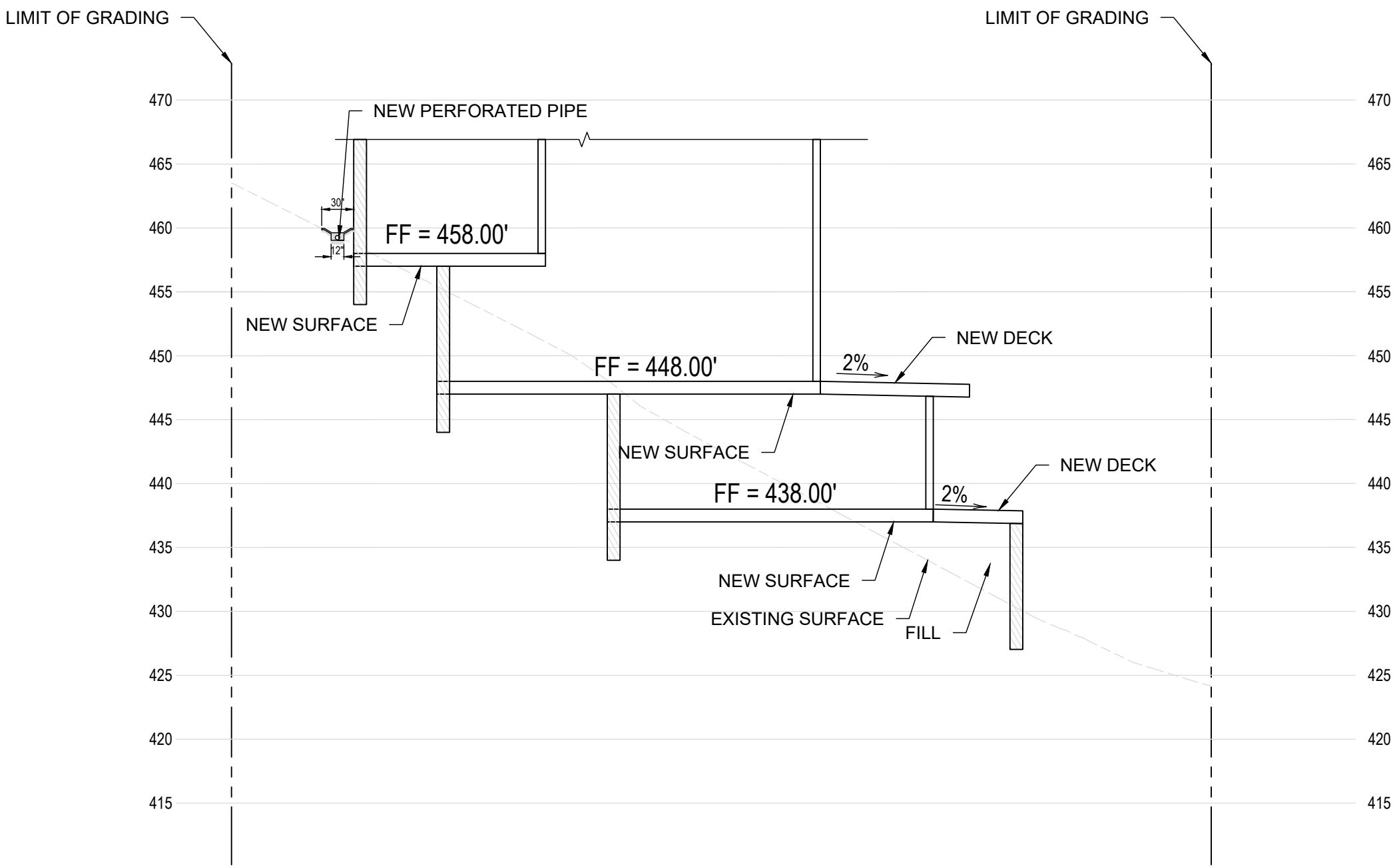


PRECISE GRADING PLAN  
SCALE 1/16"= 1'

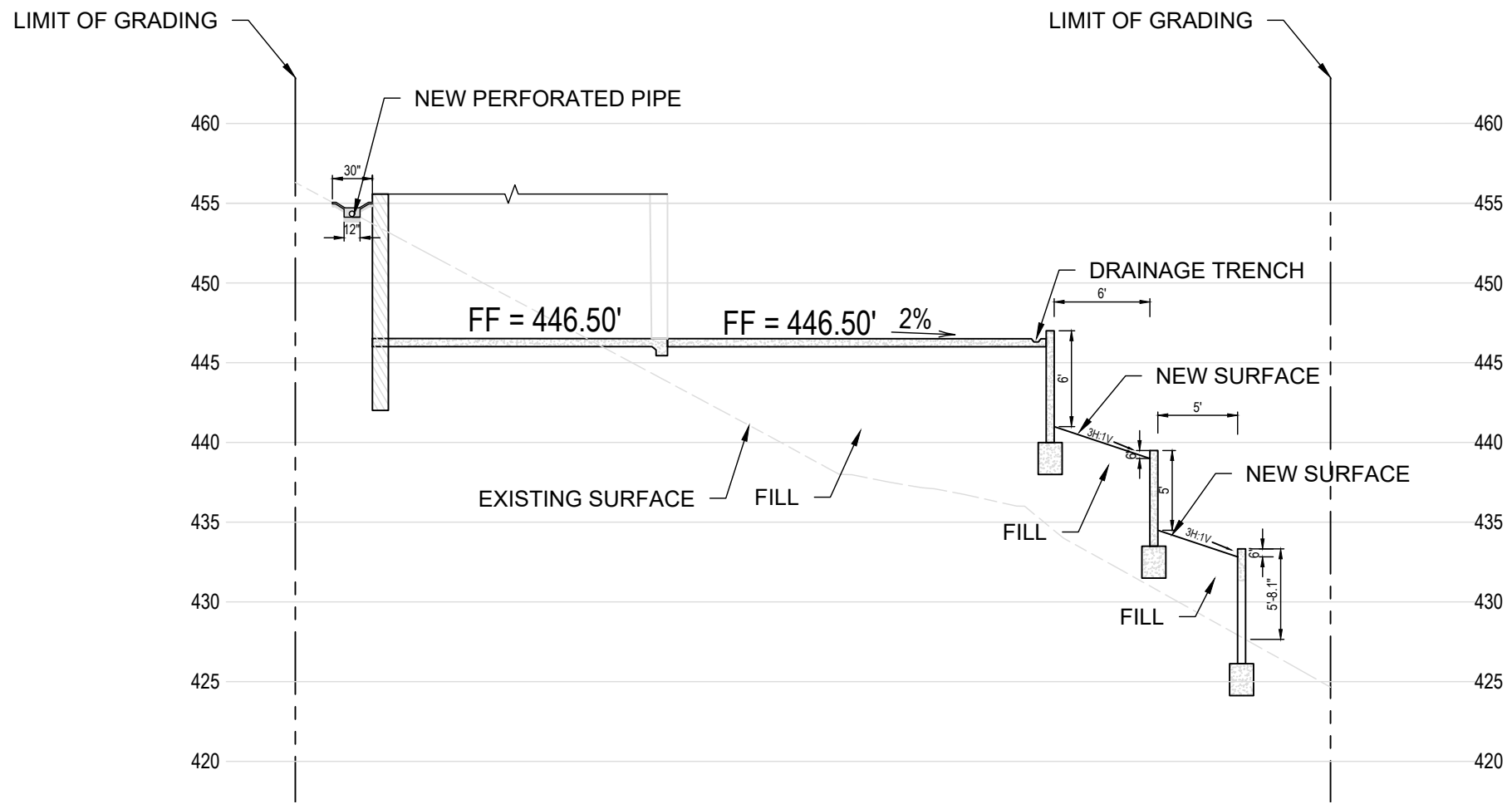




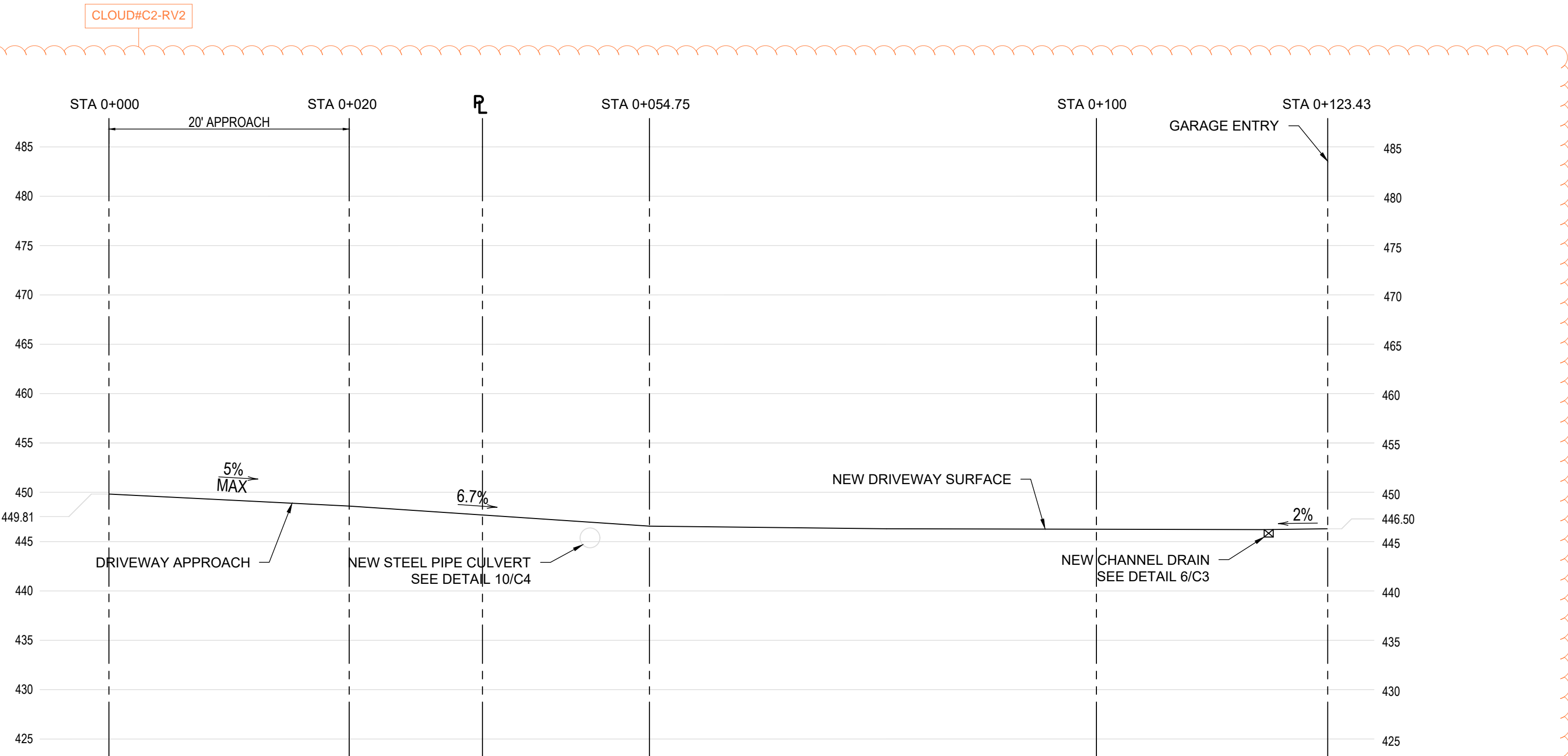
SECTION A-A  
SCALE : 1" = 10'



SECTION B-B  
SCALE : 1" = 10'



SECTION C-C  
SCALE : 1" = 10'



DRIVEWAY CENTERLINE SECTION  
WITH FIRE DEPARTMENT TURNAROUND MEETING CFMO-SD16  
SCALE : 1" = 10'



**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
2	PLAN CHECK	02-04-2025

Jurisdiction:

Licensor:

SHEET TITLE:  
**SECTIONS**

SHEET NUMBER:  
**C-3**





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	05-10-2020
1	PLAN CHECK	10-10-2020
2	PLAN CHECK	02-04-2021

**Jurisdiction:**

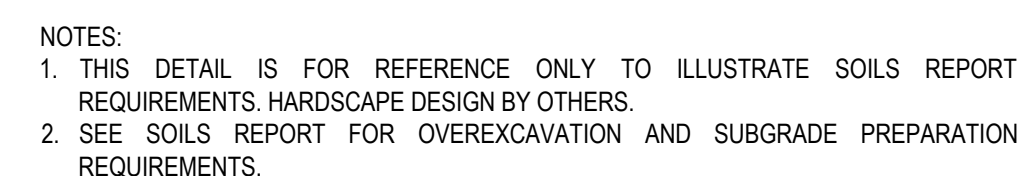
Licensors:

SHEET TITLE:

## DETAILS

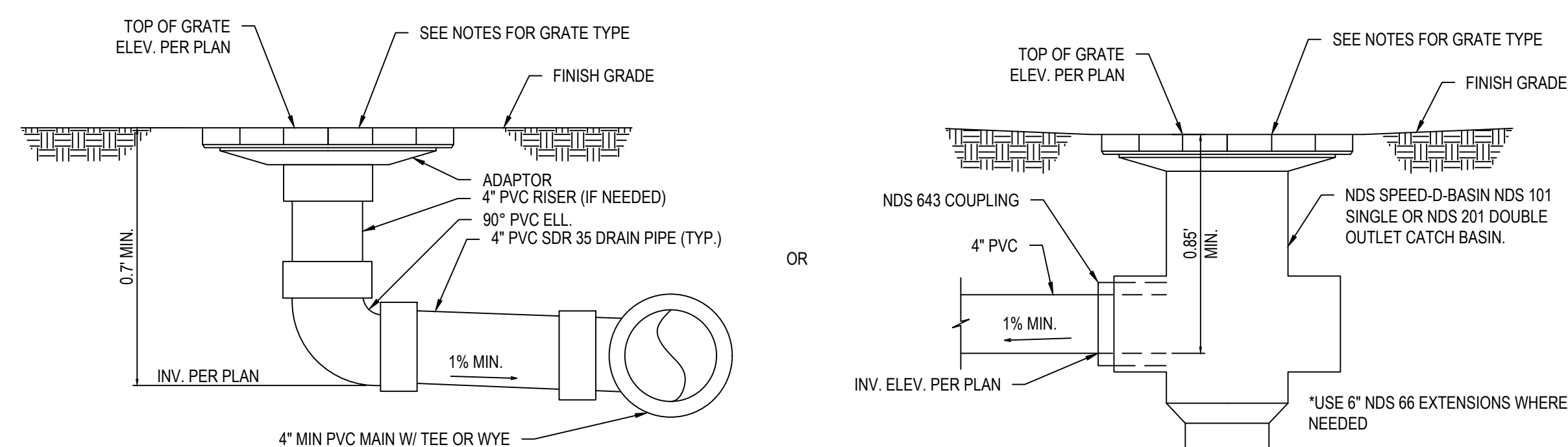
SHEET NUMBER:

C-4



		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"

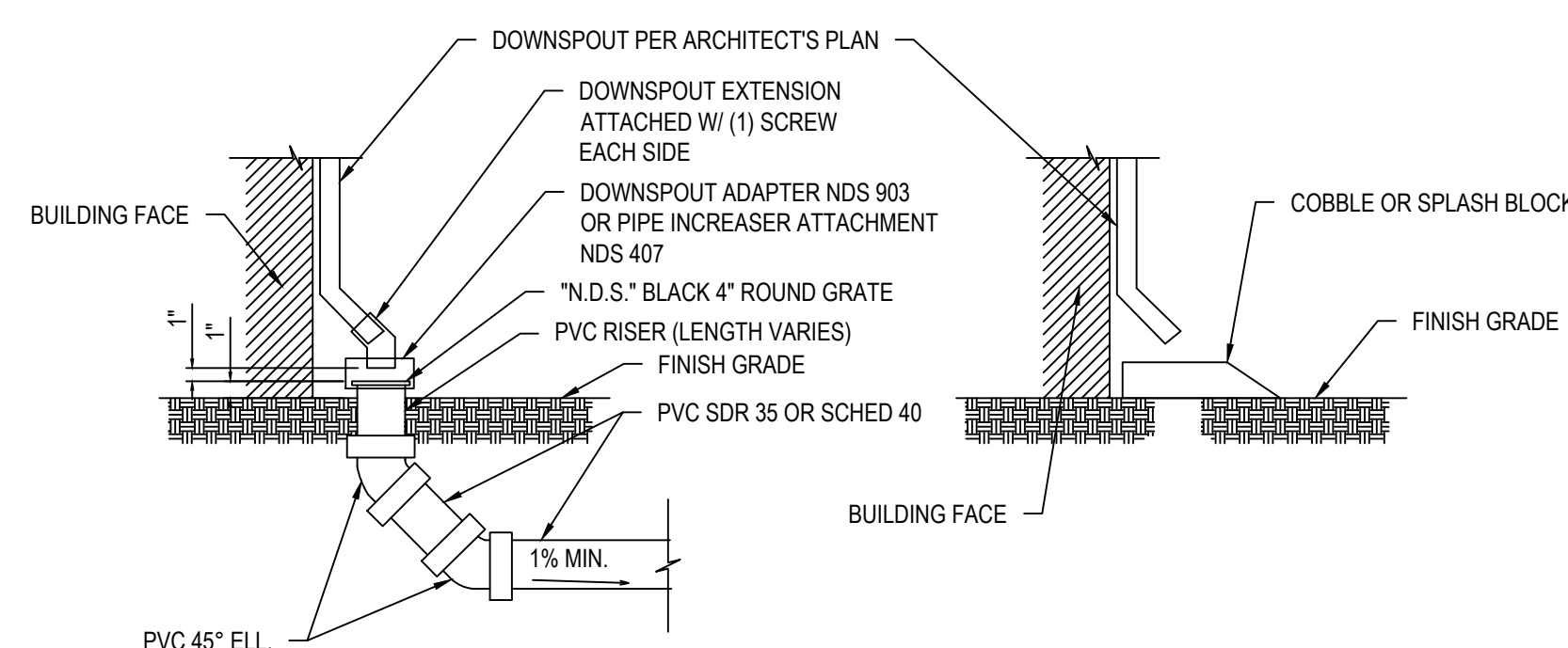
**DETAIL**  
TYPICAL DRIVEWAY / HARDSCAPE SECTION  
NOT TO SCALE



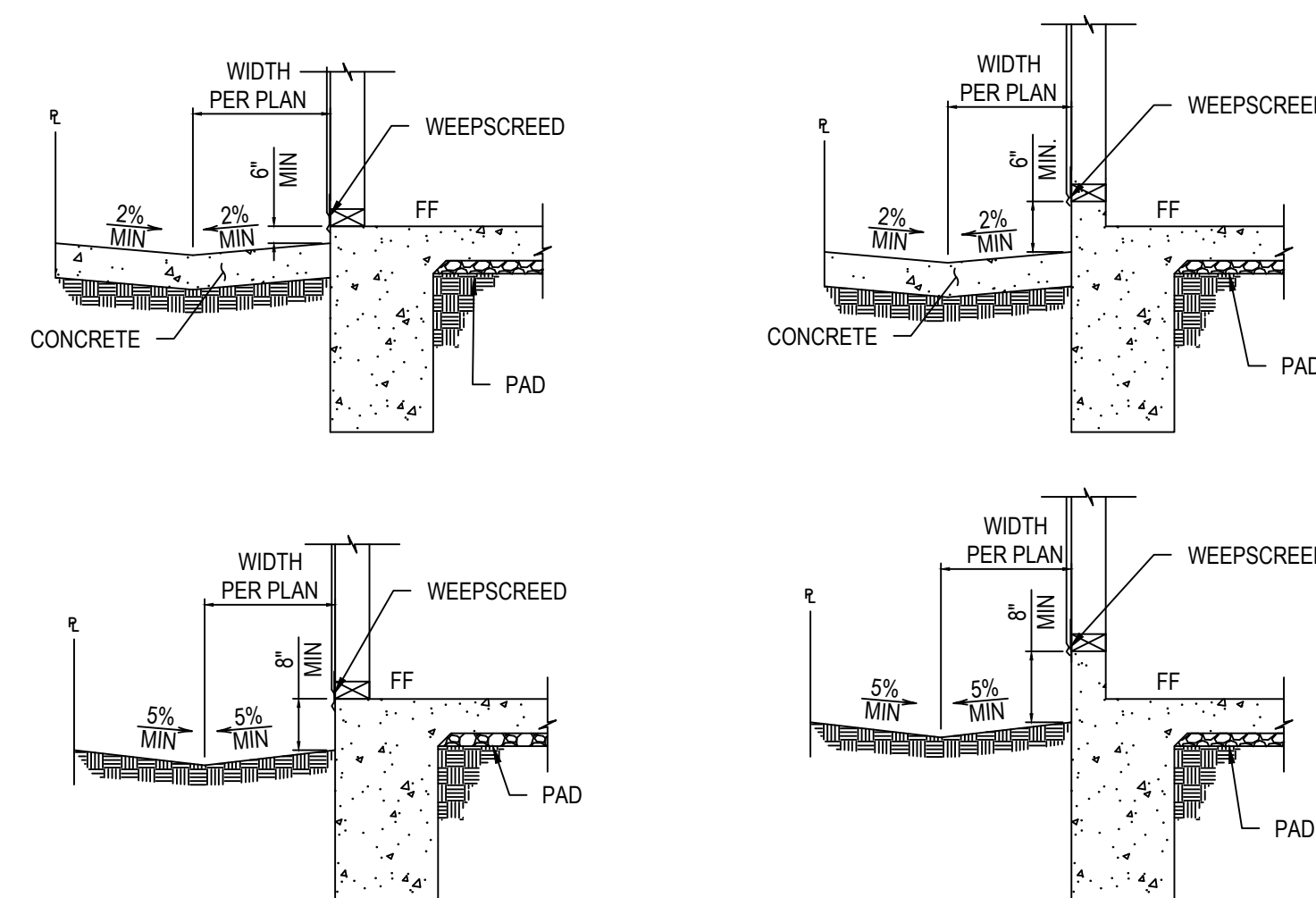
NOTE:

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

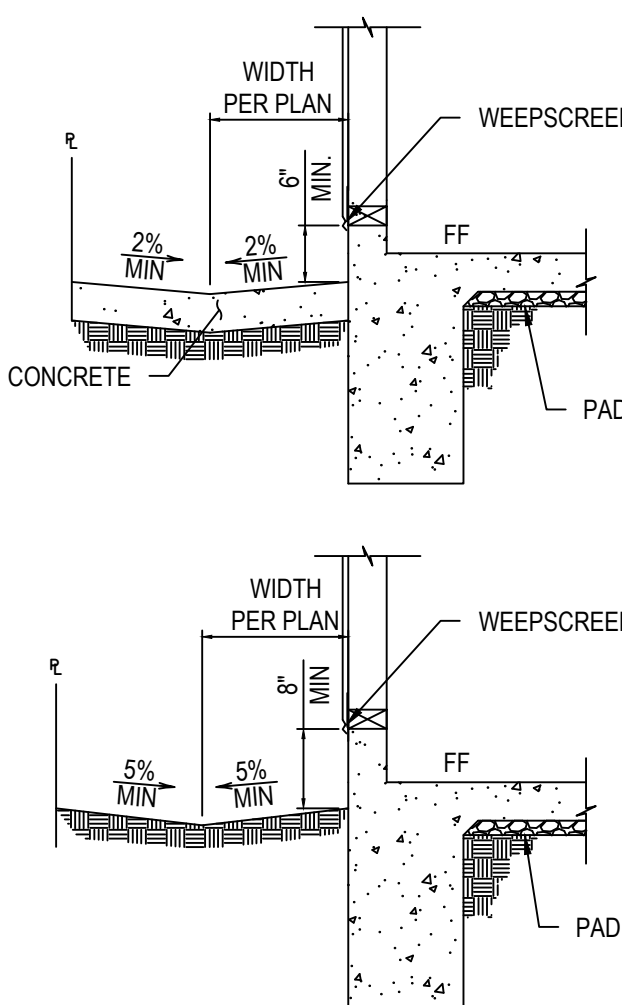
DETAIL  
INLET DRAIN  
NOT TO SCALE



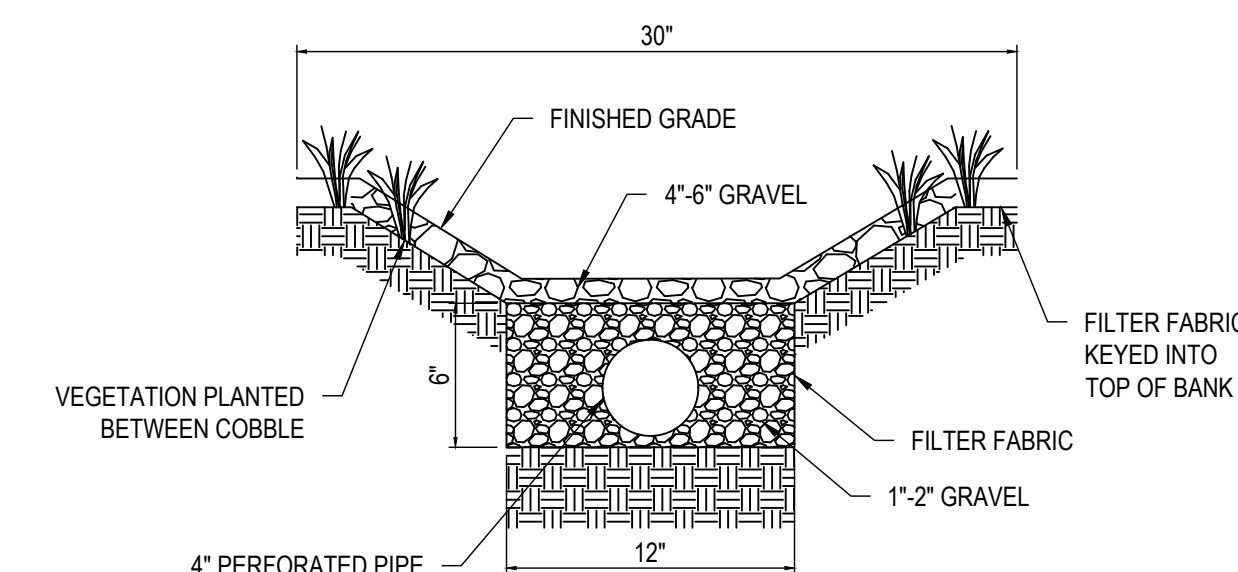
**DETAIL**  
**DOWNSPOUT**  
NOT TO SCALE



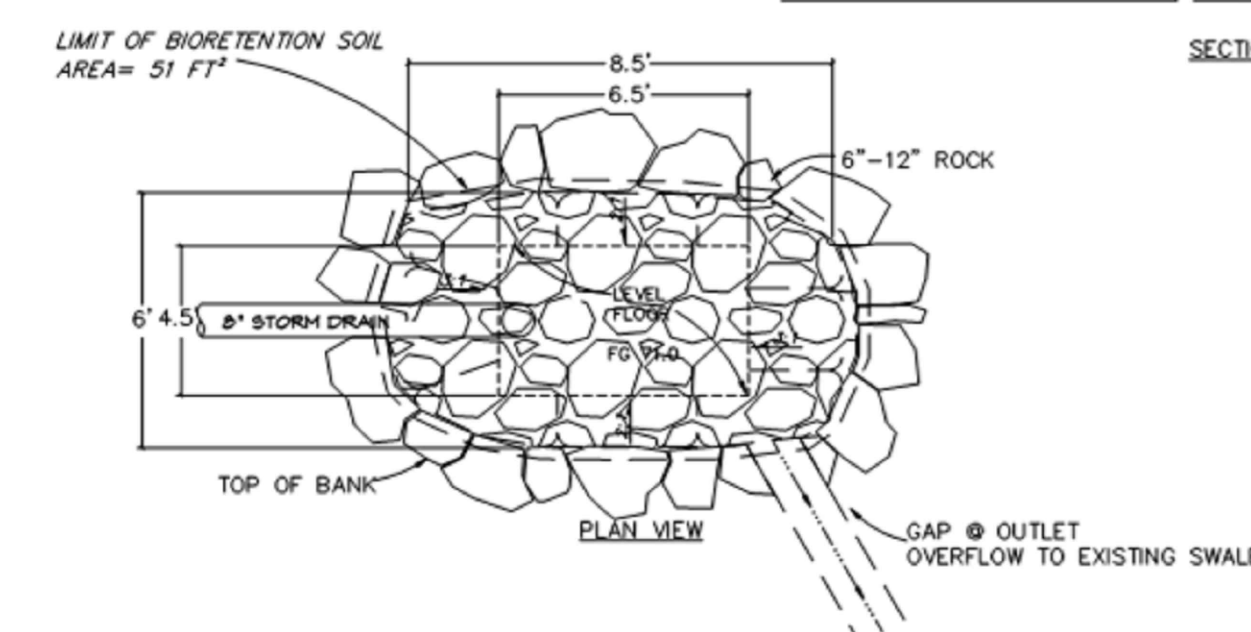
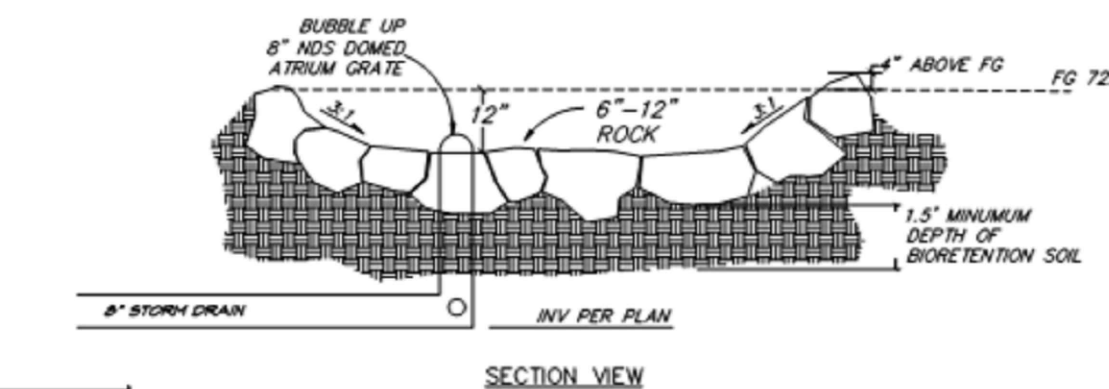
**DETAIL**  
**BUILDING DRAINAGE**  
NOT TO SCALE



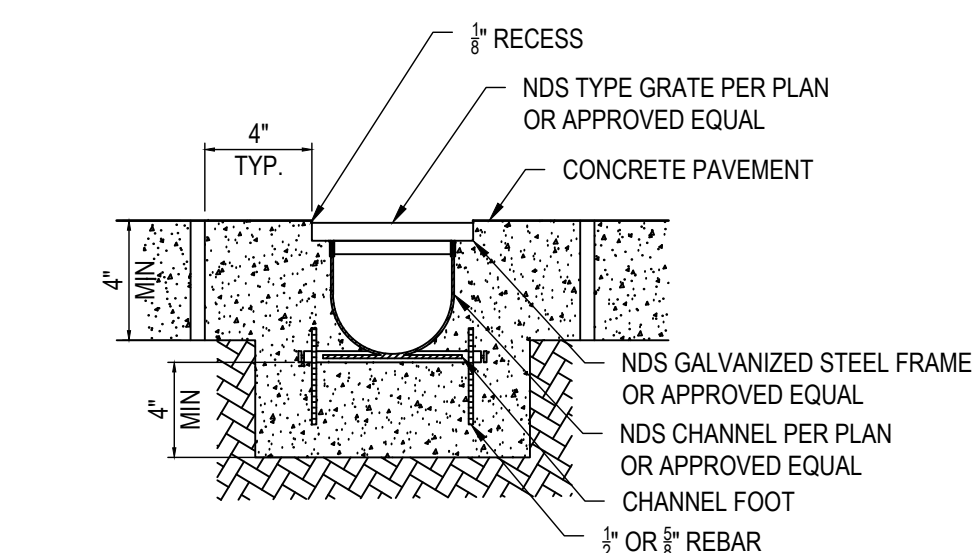
**DETAIL**  
**BUILDING DRAINAGE**  
NOT TO SCALE



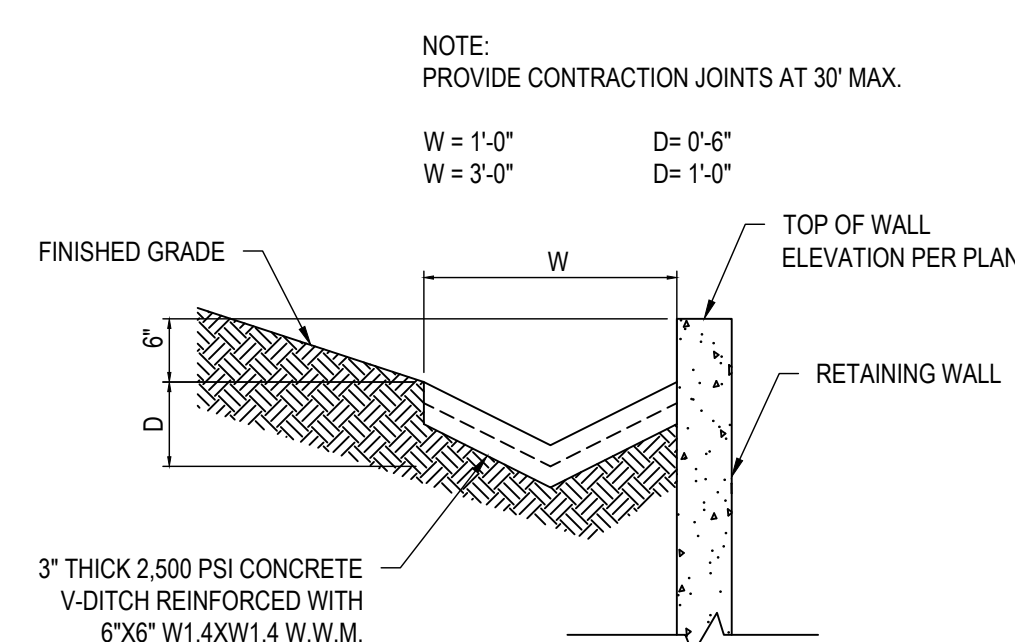
**DETAIL**  
**SWALE DRAIN**  
NOT TO SCALE



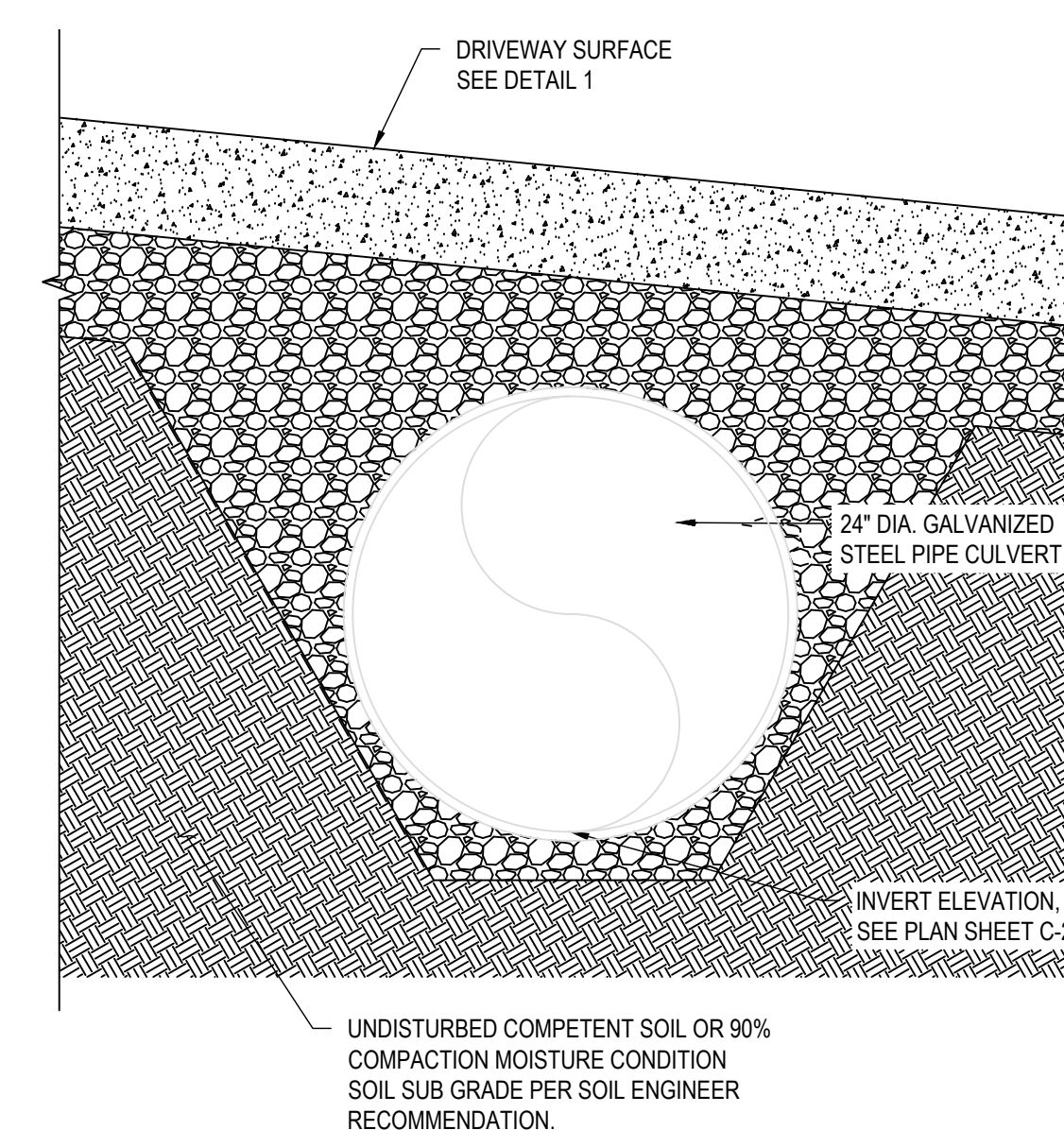
**DETAIL**  
**DRAINAGE DITCH**  
NOT TO SCALE



**DETAIL**  
**CHANNEL DRAIN**  
NOT TO SCALE

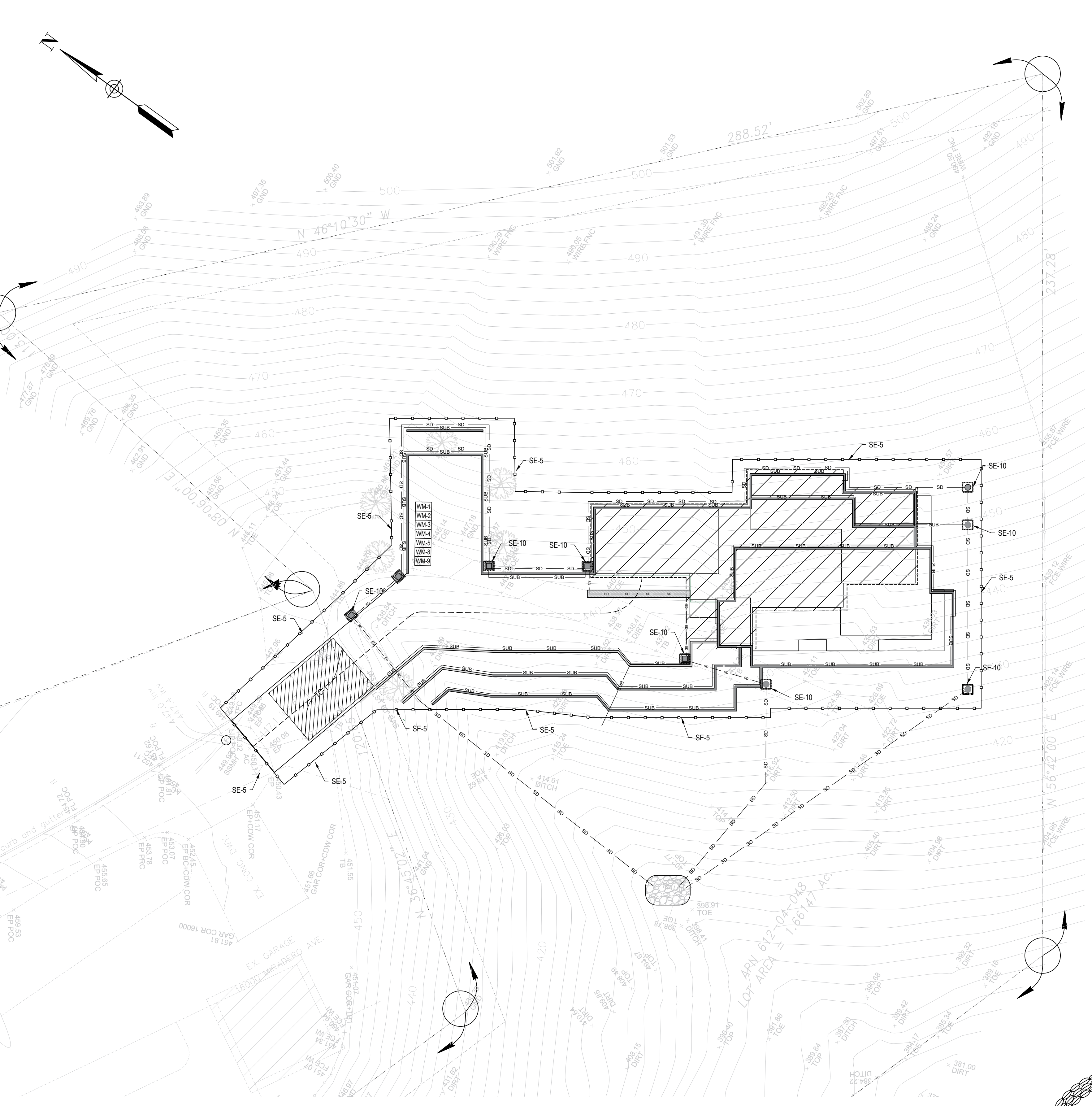


**DETAIL**  
**RETAINING WALL CONCRETE V-DITCH**  
NOT TO SCALE

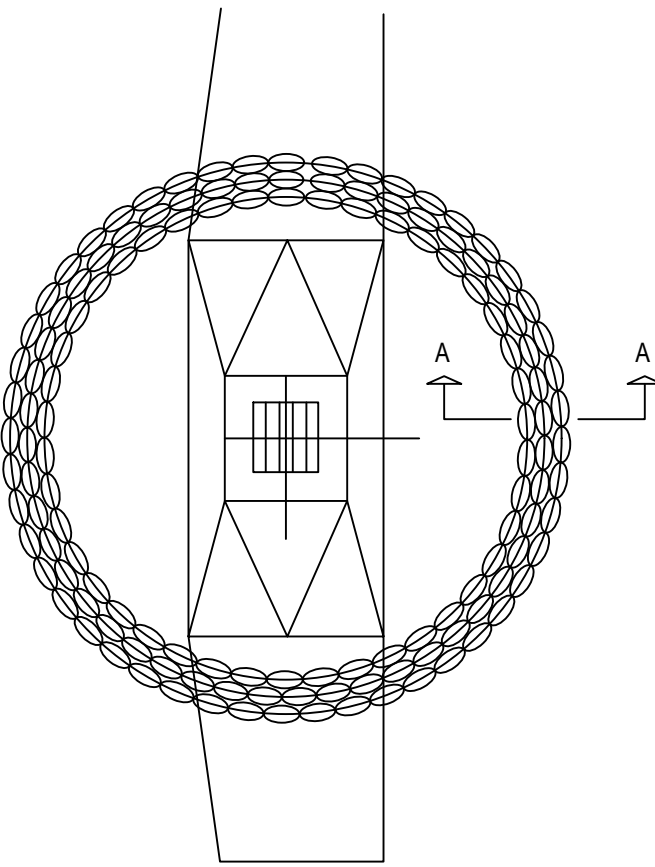
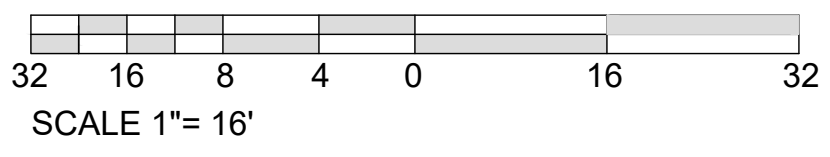


**DETAIL**  
**STEEL PIPE CULVERT** 10  
NOT TO SCALE

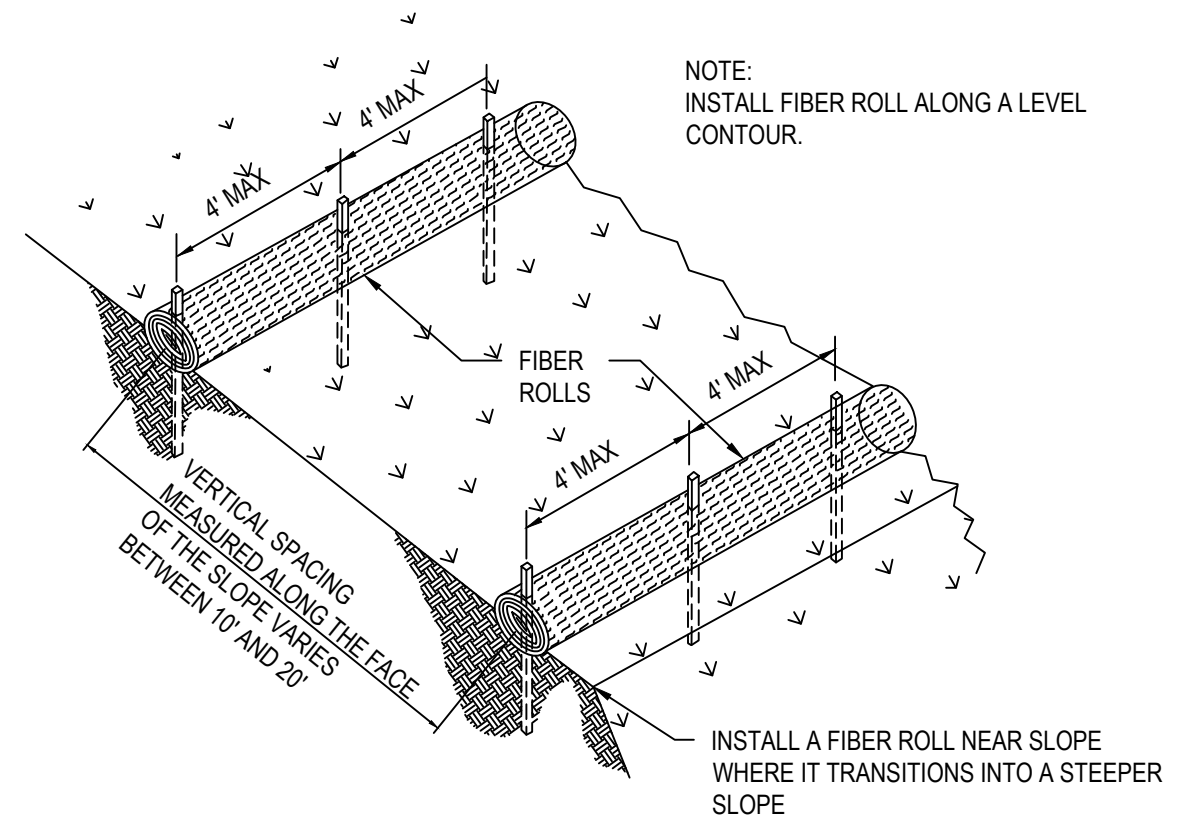




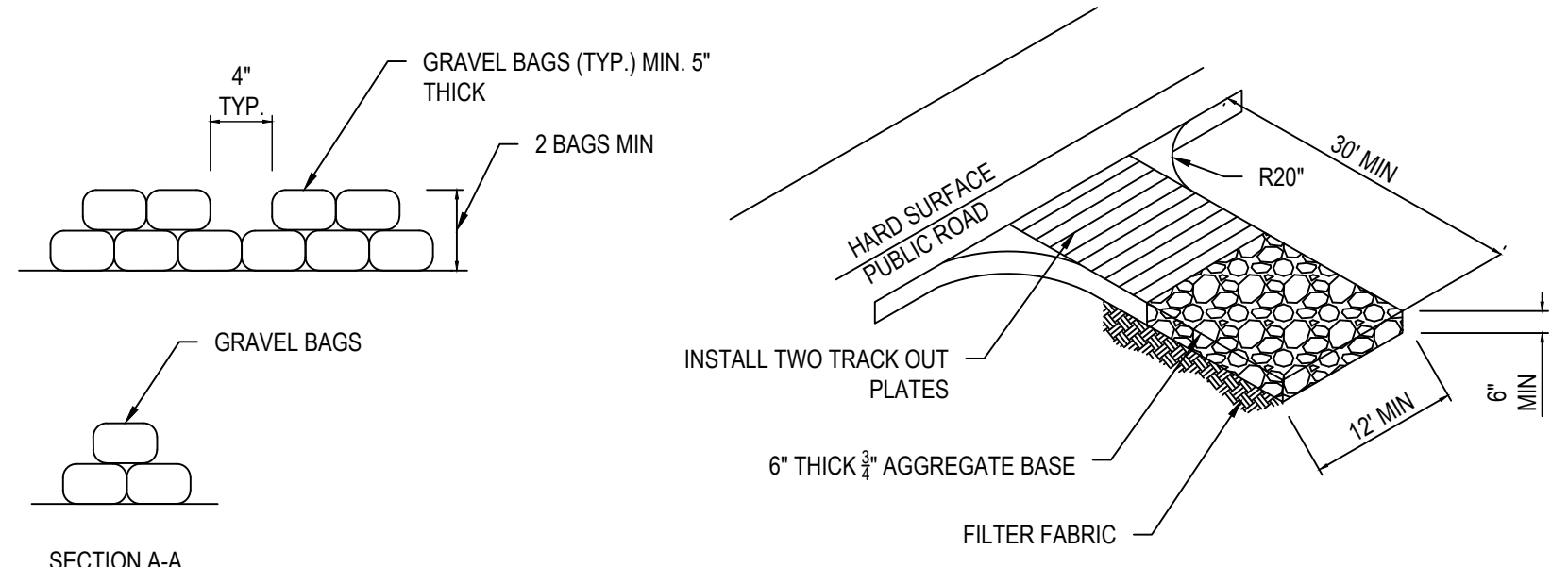
**EROSION CONTROL PLAN**  
SCALE 1/16"= 1'



**DETAIL  
GRAVEL BAG FOR INLETS**  
NOT TO SCALE



**DETAIL  
FIBER ROLLS**  
NOT TO SCALE



**DETAIL  
STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

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	ILICIT CONNECTION / ILLEGAL DISCHARGE	CONTRACTOR SHALL REPORT ILICIT 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.



**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
2	PLAN CHECK	02-04-2025

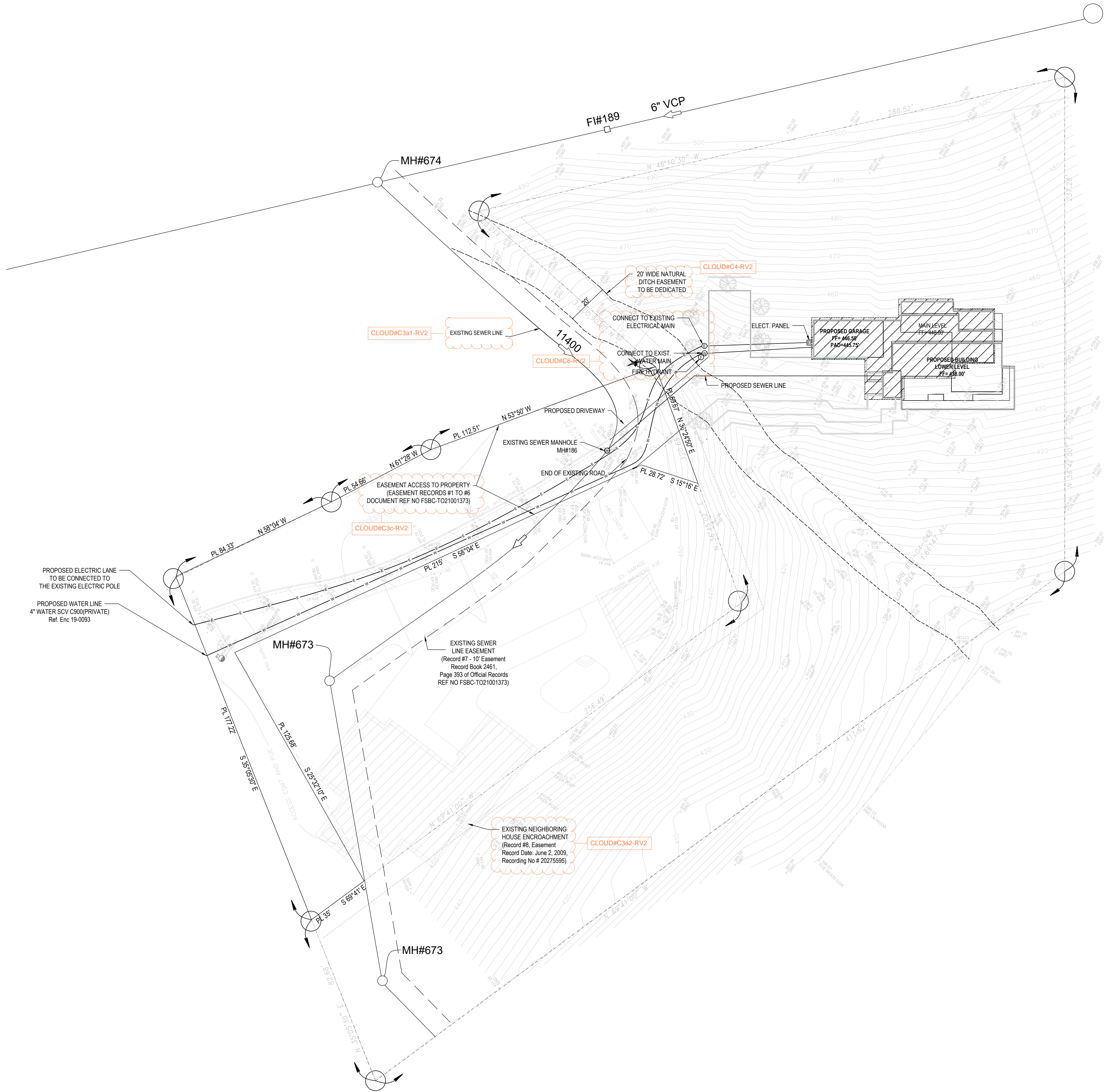
Jurisdiction:

Licensor:

SHEET TITLE:  
**EROSION CONTROL  
PLAN**

SHEET NUMBER:  
**C-5**



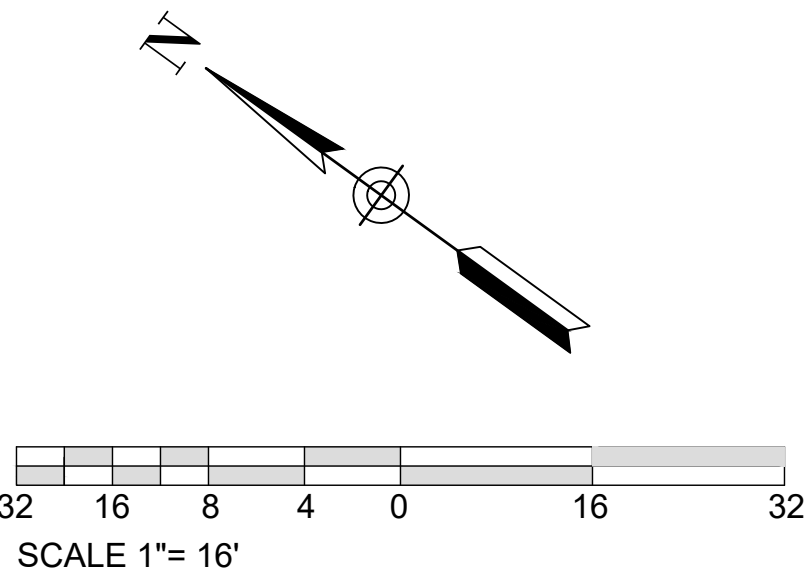


**EASEMENT AND UTILITY PLAN**  
SCALE 1"= 25'

**RECORDED DOCUMENT INFORMATION FOR ALL EASEMENTS**

- 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
- 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, 1981  
RECORDING NO.: BOOK 61, PAGE 206, OF DEEDS  
AFFECTS: EXACT LOCATION NOT DISCLOSED OF RECORD
- 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
- 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
- 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
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CHAS P. DURNAY 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
- 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
- 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 THE EXCEPTIONS AND EASEMENTS SHOWN ON THE CIVIL PLAN ARE LABELED AS REFERENCE IN PRELIMINARY TITLE POLICY ORDER NO.: FSBC-T021001373, DATED NOV 05, 2021.





**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
2	PLAN CHECK	02-04-2025

Jurisdiction:

Licensors:

SHEET TITLE:  
**EASEMENTS AND UTILITY PLAN**

SHEET NUMBER:  
**C-6**



# 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.



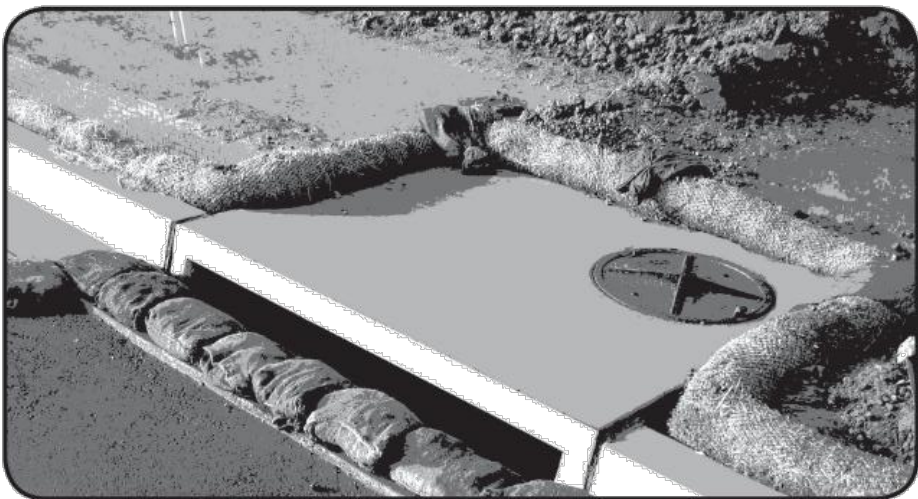
## EQUIPMENT MANAGEMENT & SPILL CONTROL

### 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 disturbed 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 flow 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

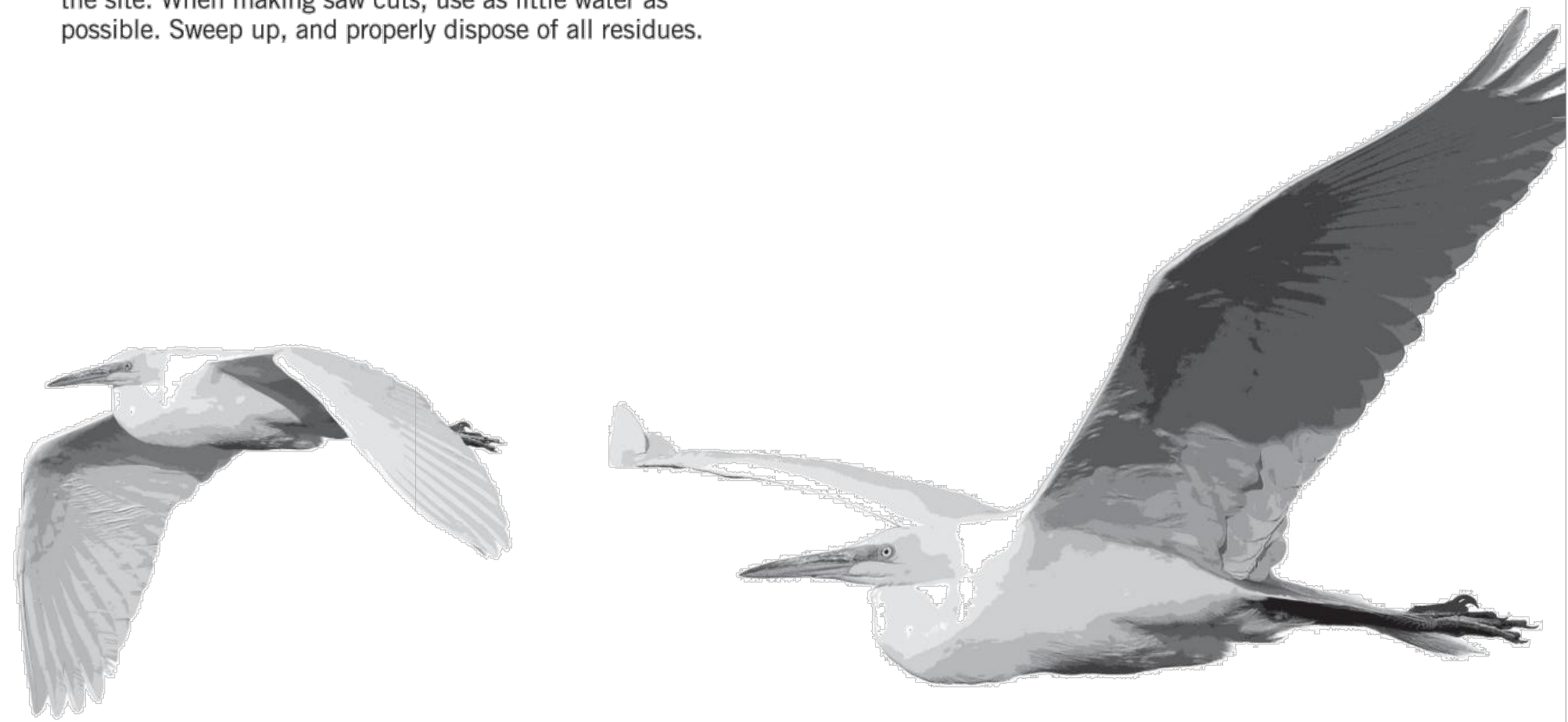
- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



## 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





**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
2	PLAN CHECK	02-04-2025

Jurisdiction:

Licensor:

SHEET TITLE:  
POLLUTION PREVENTION  
BMP

SHEET NUMBER:  
C-7