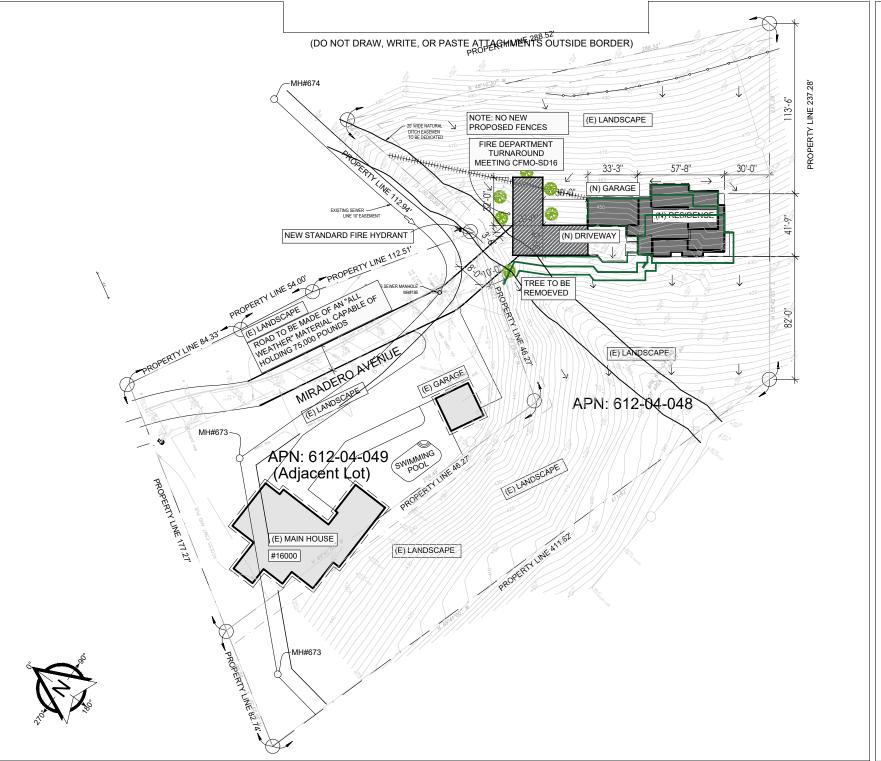




PLOT PLAN ATTACHMENT

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



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

PLOT ATTACHMENT

# MIRADERO - RESIDENCE NEW CONSTRUCTION

0 MIRADERO AVENUE, SAN JOSE, CALIFORNIA 95127

APN: 612-04-048

CVR

ARCHITECTURAL

GN

A-1

A-2

A-3

A-4

A-5

A-6

A-7

A-8

A-9

E-1

E-2

E-3

E-4

P-1

P-2

D-2

G-1

G-2

G-3

CAL GREEN

L1

A-10

NDEX OF DRAWING	APPLICABLE CODES	PROJECT E	ΑΤΑ
COVER SHEET GENERAL NOTES ECTURAL SITE PLAN PROPOSED FLOOR PLAN PROPOSED FLOOR PLAN PROPOSED ROOF PLAN ELEVATIONS ELEVATIONS SECTIONS 3D VIEW 3D VIEW FLOOR AREA CALCULATION ELECTRICAL PLAN ELECTRICAL PLAN ELECTRICAL PLAN LIGHTING PLAN LIGHTING PLAN PLUMBING PLAN PLUMBING PLAN ACESS ROAD	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 FIRE CODE) -2022 CCC (CALIFORNIA RESIDENTIAL CODE) -2022 CGBSC (CALIFORNIA RESIDENTIAL CODE) -2022 CBEES (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	& MRS. PROJECT ADDRESS: 0 MIRA SAN JC APN: 612-04- LOT AREA: 71.744 PARCEL AREA (Acres): 1.650 A BLOCK: NONE PAGE: 4	SE, CALIFORNIA 95127 048 SQ.FT. CRES E FAMILY RESIDENTIAL
EEN CAL GREEN SHEET 1	SCOPE OF WORK	BUILDING D	ΑΤΑ
CAL GREEN SHEET 2 FORMS	1. NEW CONSTRUCTION MAIN HOUSE (3 STORIES ) = 4,500.265 SQ.FT A. KITCHEN B. LIVING C. DINING D. 4 BEDROOMS E. 5 BATHS 2. REMOVE ONE TREE 3. TREE PLANTING (CALIFORNIA NATIVE) Quantity Species 2 Prunus Ilicifolia - Hollyleaf Cherry 2 Acacia Farnesiana -Sweet Acacia 1 Chilopsis linearis - Desert Willow 4. NEW LANDSCAPE AND HARDSCAPE 5. NEW ACCESS ROAD 6. NEW FIRE HYDRANT 7. NEW RETANING WALLS 8. GARAGE	NO. OF STORIES: NEW CONSTRUCTION AREA: (N) MAIN LEVEL (N) UPPER LEVEL (N) LOWER LEVEL (N) GARAGE 3 - CAR TOTAL SQ.FT. (NEW RESIDEN LOT COVERAGE= FAR=	(N) 3 STORIES = 1,810.56 SQ.FT = 852.00 SQ.FT = 1,213.825 SQ.FT = 605.88 SQ.FT CE) = 4,500.265 SQ.FT 2,416.44/71,744=0.033 ~ 3% 4,500.265/71,744=0.062 ~ 6%

## (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

## **BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:**

STORM WATER POLLUTION CONTROL REQUIREMENT FOR CONSTRUCTION ACTIVITIES MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS/ CERTIFICATION STATEMENT.

THE FOLLOWING IS INTENDING MINIMUM NOTES OR AS AN ATTACHMENTS FOR CONSTRUCTION AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE (APPLIES TO ALL PERMITS).

- 1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- 2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- 3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 4. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- 5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

CONSTRUCTION FOR WORK SUBJECT TO INSPECTION BY CONSTRUCTION OR WORK S INSPECTION PURPOSES UNT INSPECTION SHALL NOT BE VIOLATION OF THE PROVIS ORDINANCES OF THE JURIS AUTHORITY TO VIOLATE OR JURISDICTION CODE OR OF SHALL NOT BE VALID. IT SHA TO CAUSE THE CORK TO REM **INSPECTION PURPOSES. NEI** JURISDICTION SHALL BE LIAI OR REPLACEMENTS OF ANY

## GENE

- 1. CONTRACTOR SHALL, PRIOR ALL EXISTING PROJECT CON LOCATIONS AND UTILITY SIZ
- 2. FIELD INFORMATION OF DIS REPRODUCIBLE DOCUMENT DESIGNER FOR PROJECT REC **RESOLUTION PRIOR TO CON**
- **3. CONTRACTOR SHALL VERIFY** MATERIAL - INCLUDING THO
- 4. WRITTEN DIMENSIONS TAKE SCALE DRAWINGS TO DETEI BE NOTIFIED OF ANY DISCRE
- 5. ALL WORK SHALL CONFORM APPLICABLE BUILDING CODE WELL AS ALL OTHER LOCAL
- 6. ALL ELECTRICAL MECHANICA THE REQUIREMENTS OF ALL JURISDICTION.
- 7. THE GENERAL BUILDING PER SECURED BY THE GENERAL C SHALL BE PAID FOR BY THE ( RESPONSIBLE.
- 8. ALL REQUIRED CITY AND CO FOR BY THE INDIVIDUAL TRA
- 9. ALL CONTRACTORS SHALL HA COMPENSATION OF FILE WIT
- **10. CONTRACTOR SHALL ASSIS** LOCAL HEALTH DEPARTMEN CERTIFICATES OF OCCUPAN
- 11. CONTRACTOR SHALL PROV **CEILING AND PARTITION MO** SHELVING, EQUIPMENT AND REQUIREMENT WITH THE PL DRAWINGS.
- 12. IT SHALL BE THE RESPONSI EXISTING UTILITIES WHETHE THEM FROM DAMAGE. THE THE REPAIR OR REPLACEME DAMAGED BY OPERATIONS
- 13. CONTRACTOR SHALL PROV APPLICABLE BUILDING CODE PROTECTION INCLUDING BU OTHER SUPPORTS (INCLUDIN MAINTAIN OVERALL STRUCT
- 14. ALL DEMOLITION AND CUT BY METHODS WHICH ENSUR
- 15. INTERIOR WALL AND CEILIN CLASSIFICATIONS DICTATED
- 16. GYPSUM BOARD AND SUSE ALL LOCAL GOVERNING BUI
- 17. ALL GLASS AND GLAZING S CODES AS WELL AS THE U.S. SAFETY STANDARDS FOR AR
- 18. PIPES, CONDUITS, OR DUCT MEMBER THICKNESS SHALL UNLESS SPECIFICALLY DETAIL PLUMBING AND STRUCTURA OTHER ACCESSORIES.
- **19. CONTRACTOR SHALL REFE** RECOMMENDATIONS SET FC
- 20. THE DESIGNER ACCEPTS NO FINDING IN THE SOILS REPOR SHOULD ANY UNUSUAL CON OR FOUNDATION CONSTRU INSTRUCTIONS PRIOR TO CO 21. EXTERIOR OPENINGS SHAL
- AS OUTLINED IN ALL LOCAL 22. ACCURATE AS-BUILT DRAW
- DURING CONSTRUCTION AN OF FINAL PUNCH LIST, BUT P 23. ROOF OBSTRUCTIONS SUC
- AND GUY WIRES SHALL NOT TO PREVENT FIRE DEPARTM
- 24. AUTOMATIC IRRIGATIONS OF FINAL INSPECTION SHALL 25. AN OPERATION AND MAIN
- BUILDING OCCUPANT OR OV 26. SPECIAL INSPECTORS MUST
- COMPETENCE TO THE ENFOR THEY ARE INSPECTING.
- 27. CF-4R AND CF-6R CERTIFIC APPLICABLE AND BE PRESEN INSPECTION IN ACCORDANC

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NOTE	APPROVAL STAMP	
K FOR WHICH A PERMIT IS REQUIRED SHALL BE Y THE BUILDING OFFICIAL AND SUCH SHALL REMAIN ACCESSIBLE AND EXPOSED FOR ITIL APPROVED. APPROVAL AS A RESULT OF AN CONSTRUED TO BE AN APPROVAL OF A SIONS OF THE JURISDICTION CODE OR OF OTHER SDICTION. INSPECTIONS PRESUMING TO GIVE R CANCEL THE PROVISIONS OF THE F OTHER ORDINANCES OF THE JURISDICTION HALL BE THE DUTY OF THE PERMIT APPLICANT EMAIN ACCESSIBLE AND EXPOSED FOR EITHER THE BUILDING OFFICIAL NOR THE ABLE FOR EXPENSE ENTAILED IN THE REMOVAL Y MATERIAL REQUIRED TO ALLOW INSPECTION.		SOLAR MAX   DERMINGS PROVIDED BY:   SOLAR MAX DESIGN   EMAL:   solarmax.dsgn@gmail.com   WW.solarmaxdsgn.com   TEL:   (310) 740-9649   (310) 844-7370
ERAL NOTES		Signature
R TO COMMENCEMENT OF WORK FIELD VERIFY	ABBREVIATIONS	Signature CLIENT INFORMATION:
IZES. ISCREPANCIES SHALL BE RECORDED ON A IT AND IMMEDIATELY TRANSMITTED TO THE ECORD COORDINATION AND NECESSARY INTINUE WITH WORK. FY AND BE RESPONSIBLE FOR ALL WORK AND IOSE FURNISHED BY SUBCONTRACTORS. KE PRECEDENCE OVER SCALED SIZES, DO NOT ERMINE ANY LOCATIONS. THE ARCHITECT SHALL REPANCIES PRIOR TO CONTINUING. M TO THE LATEST ADOPTED EDITIONS OF ALL	#POUNDS OR NUMBERACAIR CONDITIONINGAPNASSESSOR'S PARCEL #APPROXAVERAGEAVGAVERAGEB.O.BOTTOM OFB/TBETWEENBDBOARDBMBEAMCLGCEILINGCLRCLEARCMUCONCRETE MASONRY UNITCOCLEANOUTCONCCONCRETECONTCONTINUOUS	
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CAL, AND PLUMBING WORK SHALL CONFORM TO LL LEGALLY CONSTITUTED AUTHORITIES HAVING	DEMO DEMOLISH DIA DIAMETER DIM DIMENSION	SEAL:
ERMITS SHALL BE PAID FOR BY THE OWNER AND CONTRACTOR. ALL OTHER REQUIRED PERMITS CONTRACTOR OR SUBCONTRACTOR DIRECTLY	DMDIMMERDNDOWNDWDISHWASHER(E)EXISTINGELELEVATION	
OUNTY LICENSES SHALL BE ACQUIRED AND PAID RADES.	ELECELEVATIONEPSEXPANDED POLYSTYRENEEQEQUAL	
HAVE VALID CERTIFICATES OF WORKMAN'S VITH THE APPROPRIATE AGENCIES.	EXT EXTERIOR FD FLOOR DRAIN FIN FINISH	
IST OWNER IN OBTAINING FINAL APPROVAL OF	FT FOOT GALV GALVANIZED GC GENERAL CONTRACTOR	
NCY. DVIDE BACKING FOR SUPPORT OF ALL WALL,	GFCI G. F. CIRCUIT INTERUPTER GLULAM GLUE-LAMINATED GYP GYPSUM	
IOUNTED ITEMS SUCH AS LIGHT FIXTURES, ND TELEVISIONS COORDINATE LOCATIONS AND PLUMBING, MECHANICAL, ELECTRICAL	HB HOSE BIB HW HOT WATER INT INTERIOR	PROJECT NAME:
SIBILITY OF THE CONTRACTOR TO LOCATE ALL HER SHOWN HEREIN OR NOT AND TO PROTECT HE CONTRACTOR(S) SHALL BEAR ALL EXPENSE FOR IENT OF UTILITIES AND ALL OTHER PROPERTY S IN CONJUNCTION WITH EXECUTION OF WORK. OVIDE PROTECTION IN ACCORDANCE WITH AL DES. CONTRACTOR SHALL PROVIDE REQUIRED BUT NOT LIMITED TO SHORING BRACING AND ALL DING ENGINEERING OF SYSTEMS) NECESSARY TO CTURAL INTEGRITY OF THE BUILDING. UTTING SHALL BE PERFORMED IN A MANNER AND JRE AGAINST DAMAGE TO EXISTING WORK. LING FINISHES SHALL NOT EXCEED FLAME SPREAD D BY ALL APPLICABLE BUILDING CODES. ISPENDED CEILING SYSTEMS SHALL CONFORM TO JILDING CODES AND ORDINANCES. S SHALL COMPLY WITH ALL APPLICABLE BUILDING S. CONSUMER PRODUCT SAFETY COMMISSION. ARCHITECTURAL GLAZING MATERIAL. ICTS EXCEEDING ONE THIRD OF THE SLAB OR L NOT BE PLACED IN STRUCTURAL CONCRETE ALLED REFER TO MECHANICAL, ELECTRICAL,	kWhKILOWATT HOURMAXMAXIMUMMINMINIMUMMISCMISCELLANEOUS(N)NEWNTSNOT TO SCALEOSBORIENTED STRANDBOARDOCON CENTERPERFPERFFORATEDPERPPERPENDICULARPOLYISOPOLYISOCYANURATEPTPRESSURE-TREATEDPTDPAINTEDQTYQUANTITYRRADIUS OR RISERRCPREFLECTED CEILING PLANREFREFRIGERATORREQ'DREQUIREDRMROOMSDSMOKE DETECTORSFSQUARE FOOTSIMSIMILARSPECSPECIFICATIONSYMSYMMETRICALT.O.TOP OFT&GTONGUE AND GROOVETHRUTHROUGHTYPTYPICALUONUNLESS OTHERWISE NOTEDVVOLT, OR VALVEVERTVERTICALWWATTWWASHEP	MIRADERO - RESIDENCE NEW CONSTRUCTION O MIRADERO AVENUE O MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127 APN: 612-04-048
RAL DRAWINGS FOR LOCATION OF SLEEVES AND	W WASHER W/ WITH W/D WASHER & DRYER	REV: DESCRIPTION: DATE:
ER TO AND CONFORM WITH ALL FINDINGS AND FORTH IN THE SOILS REPORT. NO RESPONSIBILITY FOR THE ACCURACY OF THE ORT, NOR FOR THE FINAL RECOMMENDATIONS ONDITIONS BECOME APPARENT DURING GRADING UCTION NOTIFY THE SOILS ENGINEER FOR CONTINUING WORK.	W/O WITHOUT WC WATER CLOSET WD WOOD WH WATER HEATER WP WEATHERPROOF XPS EXTRUDED POLYSTYRENE SYMBOL LEGEND	A B C DATE:
ALL COMPLY WITH ALL SECURITY REQUIREMENTS L BUILDING CODES AND ORDINANCES.	X DETAIL: DETAIL NUMBER XX SHEET WHERE DRAWN	1/22/2025
AWINGS SHALL BE GENERATED BY CONTRACTOR AND SUBMITTED TO OWNER UPON COMPLETION PRIOR TO REQUEST FOR FINAL PAYMENT. ICH AS TELEVISIONS ANTENNA, SOLAR PANELS,	4 3 AX.X 1 INTERIOR ELEVATION: SHEET WHERE DRAWN	SHEET TITLE:
OT BE LOCATED OR INSTALLED IN SUCH A WAY AS MENT ACCESS OR EGRESS IN THE EVENT OF A FIRE. IS SYSTEM CONTROLLERS INSTALLED AT THE TIME LL BE WEATHER OR SOIL MOISTURE-BASED. INTENANCE MANUAL SHALL BE PROVIDED TO THE DWNER.	2 ELEVATION NUMBER BUILDING SECTION: SECTION NUMBER AX.X SHEET WHERE DRAWN CENTER LINE	COVER SHEET
IST BE QUALIFIED AND ABLE TO DEMONSTRATE ORCING AGENCY IN THE DISCIPLINE IN WHICH	FACE DIMENSION	SHEET NUMBER:
ICATE FORMS SHALL BE COMPLETED AS	ELEVATION ELEVATIONS ELEVATION NUMBER	CVR

1. Provide each bedroom, basement, and habitable attics with a minimum of one exterior	<ul> <li>4. Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.</li> <li>5. Asphalt shingles with sloped roofs 2/12 to &lt;4/12 shall have two layers of underlay-</li> </ul>	<ul> <li>Outside</li> <li>On ever</li> <li>Alteration</li> </ul>
area (minimum 5.0 sq. ft. at grade floor openings), 24" minimum clear openable height and 20" minimum clear width, or an openable exterior exit door. (CRC R310.2.1 and CRC R310.2.2) Window wells, ladders, and steps shall comply with CRC R310.2.3. Bars, grilles, covers, ands screens shall be releasable or removable from the inside	I. Garage shall be separated from the dwelling unit & attic area by ½ inch gypsum	19. Smok • In each • Outside
without the use of a key, tool, special knowledge, or force greater than 15lbs to oper- ate the emergency escape and rescue openings. (CRC R310.4) Photovoltaic panels & modules shall not be below an emergency escape and rescue opening within 36". (R324.6.2.2)	board applied to the garage side. Garage beneath habitable rooms shall be separat- ed 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 mini- mum. Door openings from the garage to the dwelling shall be solid wood/steel doors	• In each 20. At the obstr
<ol> <li>Each bathroom containing a bathtub, shower or tub/shower combination shall be me- chanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (CRC R303.3.1)</li> </ol>	or honeycomb steel doors not less than 1 3/8" thick or a 20-minute rated fire door. Doors shall be self-closing & self-latching. No openings directly into a sleeping room from the garage. When the dwelling and garage has fire sprinklers installed per R309.6 and R313, doors into the dwelling unit from the garage only need to be self-	21. Shall than show
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 re-	<ul> <li>closing and self-latching. (CRC R302.5.1 &amp; T-R302.6)</li> <li>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)</li> </ul>	22. Altera 23. All sm (smo
gion), the net area may be reduced to 1/300 when a Class I or II vapor barrier is in- stalled on the warm-in-winter side of the ceiling. Baffles are required at vents for insu- lation. Provide minimum of 1" inch of air space between insulation and roof sheathing.	<ol> <li>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.</li> <li>Garage and carport floor surfaces shall be non-combustible material and slope to</li> </ol>	24. Smok with 25. All 15
<ul> <li>4. Enclosed rafter spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)</li> </ul>	<ul><li>drain towards the garage door opening. (CRC R309.1)</li><li>5. Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor unless it is listed as flammable vapor ignition resistant.</li></ul>	stalle (CEC 26. All ne
5. Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation opening shall be within three (3) feet of each corner of the building (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3. Un-	<ul> <li>(CMC 305.1) Provide protective post or other impact barrier from vehicles. (CMC 305.1.1)</li> <li>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)</li> </ul>	1. Underf door
<ul><li>vented crawl space added option for dehumidification of 70 pints moisture per day per 1,000 sf to requirement for exemption. (R408.3)</li><li>6. Exterior balconies and elevated walking surfaces exposed to water, where structural</li></ul>	<b>STAIRWAYS &amp; RAMPS</b> 1. Stair landings required every 12'7" of vertical rise. (CRC R311.7.3)	synth 3. PVC pi
approved before concealing barrier. (R109.1.5.3)	<ol> <li>Exterior stair stringers must be naturally resistant to decay or pressure treated. (CRC R317.1)</li> <li>Rise shall be maximum 7.75"; Run shall be 10" minimum; headroom 6'-8" minimum;</li> </ol>	synth (CPC) 4. Underg 5. The ac
<ol> <li>Enclosed framing in exterior balconies and elevated walking surfaces ex- posed to rain, snow or drainage from irrigation shall be provided with cross- ventilation area of at least 1/150. (R317.1.6)</li> </ol>	width 36" minimum, 31.5" between a handrail on one side and 27" with handrails on two sides. Variation between riser heights 3/8" maximum. A nosing not less than .75 inches but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The leading edge of treads	locati 6. Showe of 10 30" c
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	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)	above of 22 absor
<ul> <li>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)</li> <li>9. Mezzanines shall not be greater than 1/3 of the story unless fire sprinklers</li> </ul>	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-	cepto 7. Show I with
are installed then the area can be 1/2 of the story. (R325.3) 10. The following windows shall be fully tempered: (CRC R308.4)	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 safe-ty terminals. (CRC R311.7.8.2)	uppe 507.2 provi
<ul> <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 inch-</li> </ul>	5. Guards shall be 42" minimum height (unless acting as a handrail/guard for a stair- way; 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)	<ul> <li>A categ</li> <li>Conden heate</li> </ul>
tally of the water's edge (CRC R308.4.5)	<ul> <li>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).</li> <li>7. Usable spaces underneath enclosed/unenclosed stairways shall be protected by a minimum of ½" gypsum board. (CRC R302.7)</li> </ul>	<ul> <li>Gas sup heate</li> <li>A dedic let with</li> </ul>
closed position and within 24" of hinge side of an in-swing door. (R308.4.2)	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	and h labele space
<ul><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></ul>	technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5-percent slope) (CRC R311.8.1). Provide 3'X3' landings at the top and bottom of ramps, where doors open onto ramps, and where ramps change directions. (CRC R311.8.2)	8. Domes pipe diam
<ul> <li>Glazing adjacent to stairways, landings, and ramps within 36in. horizontally of the walking surface less than 36in. above the walking surface</li> <li>FOUNDATIONS &amp; CONCRETE SLABS</li> </ul>	<b>DECKS</b> 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 lat-	which buildi resist gravi
1. Slope drainage 6" within the first 10ft. from the foundation wall. If physical obstruc- tions or lot lines prohibit the 10ft distance, a 2-5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Imper-	<ul><li>eral forces according to CRC Table 301.5.</li><li>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</li></ul>	(L-V 10. Wate show
<ul> <li>vious surfaces shall also be sloped a minimum of 2 percent for 10ft away from structures to an approved drainage way. (CRC R401.3)</li> <li>2. Footings shall extend at least 12 inches into the undisturbed ground surface. (CRC R403.1.4) Unless erected on solid rock, to protect against frost and freezing, the mini-</li> </ul>	<ul> <li>capacity of 1,500lbs and install with 24" of the end of the deck. 750lb rated devices are allowed (DTT1Z as example) if located at 4 points along the deck.</li> <li>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</li> </ul>	heate 11. Water side)
<ul> <li>mum foundation depth is 18 inches below grade if between 4,000-7,000 foot elevation and 24 inches below grade for 7,000 foot elevation and above. Exception: Interior footings shall be a minimum of 12 inches below grade. (L-V 3.14)</li> <li>3. Stepped footings shall be used when slope of footing bottom is greater than 1 in 10</li> </ul>	4. Joists, girders, structural blocking and support posts shall be wood of nat- ural resistance to decay or pressure-treated lumber when exposed to the weather. (CRC R317.1.3)	12. Indica batht 13. Provid
<ul> <li>(V: H). Step footing detail shall be shown on building elevations and foundation plan.</li> <li>(CRC R403.1.5)</li> <li>4. Concrete slabs: 3 1/2" minimum (CRC R506.1). Slabs under living areas and garages</li> </ul>	<b>ELECTRICAL</b> 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)	14. Floor 15. Ali gla fixtur
Separate from soil with a 6 mil polyethylene vapor retarder with joints lapped not less than 6 inches in living areas. A capillary break shall be installed when a vapor retard-	<ol> <li>Provide a minimum 3 lug intersystem bonding busbar at the main electrical service. (CEC 250.94)</li> <li>All automatic garage door openers that are installed in a residence shall</li> </ol>	16. Clearl • Water (
<ol> <li>Frovide an 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence,</li> </ol>	<ul><li>have a battery backup function that is designed to operate when activated because of an electrical outage. (CBC 406.2.1)</li><li>4. A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire</li></ul>	<ul> <li>Urinals:</li> <li>Kitchen</li> <li>Lavator</li> </ul>
6. Minimum sill bolting: 1/2" anchor bolts or approved anchors at 6 ft. o.c. maximum for one-story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in the middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor	<ul> <li>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)</li> <li>5. All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant</li> </ul>	17. Per se fixtur fixtur
more than 12" from ends of sill members. In SDC D0 and above: Provide 3"X3"X0.229	<ul> <li>receptacles. (CEC 406.12)</li> <li>6. All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets,</li> </ul>	1. All new (CMC 2. Any ins
CLEARANCES AND TREATMENT FOR WOOD FRAMING	<ul> <li>hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)</li> <li>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.</li> </ul>	fórma emiss 3. Top ch
<ol> <li>Columns exposed to the weather or in basements when supported on concrete pier or metal pedestals shall be pressure treated or natural resistance to decay unless the pier/pedestals project 1" above concrete or 6" above earth and the earth is covered</li> </ol>	<ul> <li>(CEC 210.11(C)(3)</li> <li>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;</li> </ul>	10 ft. 4. Firepla draw tinuo
<ul> <li>by an approved impervious moisture barrier. (CRC R317.1.4 exc. 1)</li> <li>3. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more and the</li> </ul>	<ul> <li>(G))</li> <li>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)</li> </ul>	5. Provide 6. Gas ve shiele
<ul> <li>earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)</li> <li>4. Deck posts supported by concrete piers or metal pedestals projecting not less than 1"</li> </ul>	<ul> <li>10. All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))</li> <li>11. Garage receptacles shall not serve outlets outside the garage. Exception: Garage</li> </ul>	7. Gas wa close door
<b>FLOORS</b> 1. Under-floor areas with storage, fuel-fired equipment or electric-powered equipment with less than 2x10 solid joists shall be protected on the underside by half-inch sheet-	<ul> <li>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))</li> <li>12. At least one wall switched lighting outlet or fixture shall be installed in every habita-</li> </ul>	the o 8. Roof to ing p
2. Balconies must be designed for a minimum live load of 60lbs per square foot. (CRC T-R301.5)	ble room, bathroom, hallways, stairways, attached garages and detached garages with electrical power, equipment spaces (attics, basements, etc). (CEC 210.70)	9. Exhaus resist 502.1
WALLS           1. Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7)	minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4' o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island coun-	ft. ma open 11. Enviro
<ol> <li>All fasteners used for attachment of siding &amp; into pressure treated lumber shall be of a corrosion resistant type. (CRC R317.3)</li> <li>Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, &amp; horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations &amp;</li> </ol>	ter spaces shall have at least 1 receptacle outlet unless a range top or sink is in- stalled than 2 receptacles may be required. 1 receptacle is required for peninsular counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner in-	force lic wa 12. Provio ets. (
<ul> <li>in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)</li> <li>4. Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Specify a minimum of 2 layers of Grade D paper un-</li> </ul>	<ul> <li>stallations. (CEC Figure 210.52(C)(1))</li> <li>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))</li> </ul>	13. Heatin from 14. Wood
<ul> <li>der stucco and 2 layers of 15lb felt (or equivalent) under stone veneer.</li> <li>5. Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weep screed. (CRC R703.7.2.1) Masonry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immedi-</li> </ul>	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.	not o • A pellet
ately above the flashing. (CRC R703.8.5 and R703.8.6)	<ul> <li>(CEC 410.10(D))</li> <li>16. All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)</li> <li>17. CECL outlete are required, for all kitchen recented to the designed to come course.</li> </ul>	A U.S. E     An appl     sion s     ance
<ol> <li>Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the California</li> </ol>	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 out-	writir 15. Bathr the b
<ul><li>Mechanical Code.</li><li>3. Roof drains/gutters required to be installed per the California Plumbing Code with leaf/ debris protection also installed.</li></ul>	<ul><li>lets dedicated to a single device or garage door opener. (CEC 210.8)</li><li>18. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):</li></ul>	relati 16. Gas ta of 0.9

tside of each separate sleeping area in the immediate vicinity of bedrooms every level of a dwelling unit including basements erations, repairs, or additions exceeding 1,000 dollars (May be battery operated) Smoke alarms shall be installed (CRC (R314):

- each room used for sleeping purposes. tside of each separate sleeping area in the immediate vicinity of bedrooms.
- each story, including basements. At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector.
- Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or |• They must be rated for direct insulation contact (IC). shower unless this would prevent placement of a smoke detector (314.3(4)).
- Alterations, repairs, or additions exceeding 1,000 dollars, (May be battery operated.) All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2) Smoke detectors within 10 feet to 20 feet of the stove shall be ionization type
- with alarm silencing switch. CRC R314.3.3. All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. CEC 406.9(B)(1))
- All new electrical receptacles shall be Arc-Fault and/or GFCI protected. <u>PLUMBING</u>
- nderfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)
- BS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
- VC 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. nderground water supply lines shall have a 14 awg blue tracer wire. (CPC604.10.1)
- ne adiacent space next to showers without thresholds shall be considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
- nower 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 he 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 nonabsorbent surface up to 6' above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8'' per foot. (408.5)
- now location and size of the water heater on plans. Provide pressure relief valve with drain to outside for water heater. (CPC 504.6) Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (CPC 507.2) The water heater shall be of an instantaneous type or the following shall be provided (new construction only) (CEC 150(n)):
- 120V receptacles provided within 3ft
- category III or IV vent, or a straight (without bends) Type B vent ndensate drain that is no more than 2 inches higher than the base of the water
- s supply line with a minimum 200,000 Btu/hr dedicated capacity for the water
- dedicated 120/240, 3 wire circuit with 10AWG wire to a receptacle out-let within 3' let within 3' of the water heater. The unused conductor shall be electri-cally isolated and have a reserved circuit breaker space. Both ends of the conductor shall be abeled "spare" and be electrically isolated. A reserve single-pole circuit breaker space near this circuit labeled "Future 240V Use." (CEC 150.0(n))
- omestic 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 liameter. (CPC 609.11)
- 3-inch gravity drain shall be provided at the low point of the space, installed which provides 1/4-inch per foot grade and terminate at an exterior point of the building protected from blockage. The opening shall be screened with a corrosion resistant wire mesh with mesh openings of 1/4-inch in dimension. Lengths of the pravity drains over 10 feet in length shall be first approved by the Building Official. (L-V 8.8)
- Nater 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) Nater closet shall be located in a space not less than 30" in width (15" on each
- side) and 24" minimum clearance in front. (CPC 402.5) indicate on the plans that the maximum hot water temperature discharging from a bathtub or whirlpool bathtub filler shall not exceed 120 degrees F. (CPC 408.3)
- Provide anti-siphon valves on all hose bibs. (CPC 603.5.7) Floor drains shall be provided with a trap primer. (CPC 1007)
- Ali glazing less than 60" above a shower or tub floor and within 60" horizontally from fixture's water edge shall be safety glazing. [CRC R308.4, Item 5]
- Clearly label on the plans the maximum water flow rates per the (CGBSC 4.303.1):
- ater Closets: 1.28gpf inals: .125gpf
- Clothes Washers: Energy-star Certificate chen Faucets: 1.8gpm @ 60psi • Dishwashers: Energy-star Certificate

Metering Faucets: 0.25 gallons/Cycle

- vatory Faucets: 1.2gpm @ 60psi Showerheads: 2.0gpm @ 80psi Per section 301.1.1 CalGreen and civil code 1101.3(c), all non-compliant plumbing fixtures within this residence shall be replaced with water-conserving plumbing
- fixtures.(New construction and Remodeling) MECHANICAL
- newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.2)
- ny 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 chimney must extend a minimum of 2 ft. above any part of the building within 10 ft. (CMĆ 802.5.4)
- replaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue dampener control. Continuous burning pilot lights are prohibited. (CEC 150.0(e))
- ovide combustion air for all gas fired appliances per CMC Chapter 7. as vents passing through an insulated assembly shall have a metal insulation
- shield a minimum 2" above insulation. (CMC 509.6.2.7) as 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 he outdoors. (CPC 504)
- oof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)
- chaust openings terminating to the outdoors shall be covered with a corrosion resistant screen 1/4"-1/2" in opening size (not required for clothes dryers). (CMC
- /ent dryer to outside of building (not to under-floor area). Vent length shall be 14 t. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC 504.4.2)
- Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public way. (CMC 502.2.1)
- Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))
- Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.10) Nood burning appliances shall not be installed in a new or existing project that is
- not one of the following: pellet-fueled wood burning heater.
- J.S. EPA Phase II Certified wood burning heater.
- 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
- 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]
- Gas tank-less w/h to have a uniform energy factor of 0.97 and a recovery efficiency of 0.99 or better (lower).

#### TITLE 24 ENERGY

- . All ducts in conditioned spaces must include R-4.2 insulation. (150.1(c)9) Mini-
- mum heating and cooling filter ratings shall be MRV 13 (150.0(m)12) 2. Isolation water valves required for instantaneous water heaters 6.8kBTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (CEC 110.3(c)6)
- 3. ALL luminaires must be high efficacy (150.0(k)1A)
- Luminaries recessed in insulated ceilings must meet five requirements (150.0(k)1C):
- They must be certified as airtight (AT) construction.
- They must have a sealed gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of living areas and into the ceiling cavity. • They may not contain a screw base sockets
- They shall contain a JA8 compliant light source
- 5. In bathrooms, garages, laundry rooms, and utility rooms, at least on luminaire in each of these spaces shall be controlled by a vacancy sensor or occupant sensor provided the occupant sensor is initially programmed like a vacancy sensor (manual-on operation). (150.0(k)21)
- Joint Appendix A (JA8) certified lamps shall be considered high efficacy. JA8 compliant light sources shall be controlled by a vacancy sensor or dimmer. (Exception: <70sf closets and hallway) (150.0(k)2K) . Under-cabinet lighting shall be switched separately from other lighting systems.
- (150.0(k)2L)
- . All exterior lighting shall be high efficacy, be controlled by a manual on/off switch and have one of the following controls (the manual switch shall not override the automatic control device): (150.0(k)3A)
- Photo-control and motion sensor Photo-control and automatic time switch control
- Astronomical time clock control turning lights off during the day
- All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.
- 30" circle. The required area and dimensions shall be measured at a height equal to 10. Contractor shall provide the homeowner with a luminaire schedule giving the lamps used in the luminaires installed. (10-103(b))
  - 11. The number of blank electrical boxes more than 5 feet above the finished floor shall not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor, or fan speed control. (150(k)1B)
  - 2. Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7) 13. Provide verification on the plans how the building will meet the minimum ventilation and acceptable indoor air quality requirements per ASHRAE Standard 62.2. Window operation is not a permissible method of providing the whole building ventilation airflow required. This is subject to HERS testing. The following label must be attached to the fan switch: "To maintain minimum levels of outside air ventilation
  - required for good health, the fan control should be on at all times when the building is occupied, unless there is severe outdoor air contamination." (California Energy Code 150.0(o)) A minimum 100 CFM indoor air quality fan is required in the kitchen and shall be HERS verified. WILDLAND URBAN INTERFACE (WUI)
  - 1. Exterior wall coverings shall be noncombustible, ignition resistant, heavy timber, log wall or fire resistive construction. (CRC R337.7) 2. Exterior wall coverings shall extend from the foundation to the roof and terminate
  - at 2 inch nominal solid blocking between rafters and overhangs. (CRC R337.7.3.2) Open/enclosed roof eaves and soffits, exterior porch ceilings, floor projections, under-floor areas and undersides of appendages to comply with ignition resistant construction requirements. (CRC R337.5-9)
  - Spaces created between roof coverings and roof decking shall be fire stopped by approved materials or have one layer of minimum 72lb mineral surfaced nonperforated cap sheet complying with ASTM D 3909. (CRC R337.5.2)
  - . Indicate on the plans where valley flashing is installed, the flashing shall be not less than 26awg and installed over not less than one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909 and at least 36 inches wide running the full length. (CRC R337.5.3)
  - Attic gable and eaves above 12ft and under-floor ventilation shall be provided with fully covered metal wire mesh, vents, or other materials that have a minimum 1/16 inch and maximum 1/8 inch openings, non-combustible and corrosion resistant. All other eave vents shall be listed/approved to resist the intrusion of flame and burning embers. (CRC R337.6)
  - 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) . Operable skylights shall be protected by a noncombustible mesh screen
  - 1/8" max openings (R337.8.2.2
  - ). Exterior doors including garage doors shall be noncombustible, ignition resistant material, minimum 1 3/8 inch solid core, minimum 20 minute fire resistive rating or shall be tested to meet the performance requirements of SFM Standard 12-7A-1. (CRC R337.8.3)
  - .0. 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)
  - 1. The walking surface material of decks, porches, balconies and stairs within 10ft of grade level shall be ignition resistant material, exterior fire-retardant treated wood or noncombustible material. (CRC R337.9)
  - **GREEN BUILDING** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage
  - storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site (CGBSC 4.106.2):
  - Retention basins of sufficient size shall be utilized to retain storm water on site Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system,
  - wattle or other method approved by the enforcing agency. All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGBSC 4.106.4):
  - Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit to a suitable box location for EV charging. The other end shall terminate to the main service and/or subpanel.
  - The main panel and/or subpanel shall be of sufficient size to install a 40-ampere dedicated branch circuit. The dedicated overcurrent protection space shall be labeled "EV CAPABLE"
  - Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or the shower shall be designed to allow only one shower outlet to be in operation at a time. (CGBSC 4.303.1.3.2)
  - Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a 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)
  - Recycle and/or reuse a minimum of 65 percent of nonhazardous construction and demolition waste. (CGBSC 4.408.2)
  - 8. (Clearly note on the plans) At time of final inspection, a building operation and maintenance manual, compact disc, etc shall be provided containing the following: (CGBSC 4.410)
  - Directions that manual shall remain onsite for the life of the building
  - Operation and maintenance instructions for equipment, appliances, roof/yard drainage, irrigation systems, etc.
  - Information from local utility, water and waste recovery providers
  - Public transportation and carpool options
  - Material regarding importance of keeping humidity levels between 30-60 percent Information regarding routine maintenance procedures
  - State solar energy incentive program information

  - A copy of any required special inspection verifications that were required (if any) The project shall meet minimum pollutant control requirements for adhesives, sealants, caulks, paints, carpet, resilient flooring systems, etc. (CGBSC 4.504)
  - 10. Duct openings related to HVAC systems shall be covered with tape, plastic, sheet metal or other methods to reduce the amount of water, dust and debris which may enter the system. (CGBSC 4.504.1)

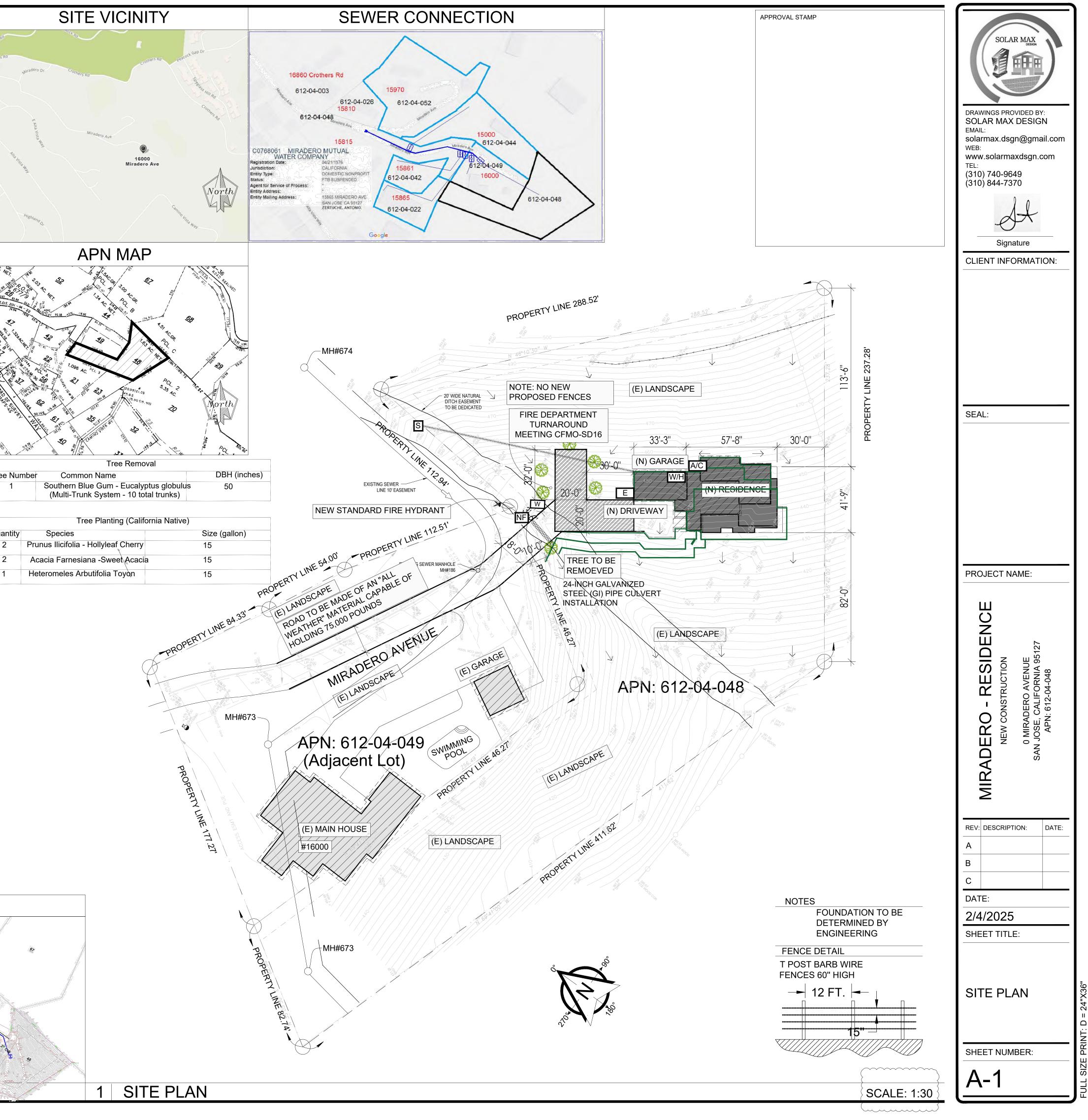
- 1. Glazing in the following impacts loads:
- 2. Fixed and operable pane 3. Glazing in an individual door in a closed position
- floor or walking surface. 4. Glazing in an individual conditions:
- Exposed area of an indi Bottom edge less that Top edge grater that 30
- One or more walking su 5. Glazing in railings.
- Glazing in enclosures for bathtubs and showers w above a waling surface straight line of the wate

<ul> <li>BUILDING ENVELOPE NOTES</li> <li>1. Glazing in the following locations shall be safety glazing conforming to the human impacts loads:</li> <li>2. Fixed and operable panels of swinging, sliding and bifold door assemblies.</li> <li>3. Glazing in an individual fixed or operable vertical edge is within a 24-inck arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.</li> </ul>	APPROVAL STAMP	SOLAR MAX Design
<ul> <li>4. Glazing in an individual fixed or openable panel that meets all the following conditions:</li> <li>Exposed area of an individual pane grater that 9 sq.ft.</li> </ul>		DRAWINGS PROVIDED BY:
- Bottom edge less that 18 inches above the floor.		SOLAR MAX DESIGN
<ul><li>Top edge grater that 36 inches above the floor.</li><li>One or more walking surfaces within 36 inches horizontally of the glazing.</li></ul>		solarmax.dsgn@gmail.com WEB:
5. Glazing in railings.		www.solarmaxdsgn.com
6. Glazing in enclosures for or wall facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 72 inches above a waling surface and within 72 inches, measured horizontally and in a straight line of the water's edge.		(310) 740-9649 (310) 844-7370
7. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.		At
8. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of the exposed surface of the glazing is less than 60 inches above the nose of the tread.		Signature CLIENT INFORMATION:
9. All new glazing will be installed with labels to remain in place for inspection. FIRE-RESISTANT RATED CONSTRUCTION		
1. In combustible construction, fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.		
<ol> <li>In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draft-stops shall be installed so that the area of concealed space does not exceed 1000 sq.ft. equal areas for drafts toping.</li> </ol>		
<b>BUILDING CODE REQUIREMENTS NOTES</b> 1. The construction shall not restrict a five-foot clear and unobstructed access to		
any water or power distribution facilities (poer poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. the construction shall not be within the feet or any power lines-whether or not the lines are located on the property. failure to comply may cause construction delays and/or additional expenses.		SEAL:
2. An approved seismic gas shut off valve or excess flow shut off valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel piping. (per ordinance 170,158 and 180, 670) separate plumbing permit is required.		
3. Provide ultra-flush water closets for all new construction. existing shower heads and toilets must be adapted for low water consumption.		
<ol> <li>Provide (70) (72) inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure. (1210.2.3, 2406.4.5, r307.2, r308.4)</li> </ol>		
5. Water heater must be strapped to wall, (507.3 & LAPC)		
2022 GENERAL NOTES SHEET		PROJECT NAME:
The general notes sheet is based on the 2022 California Building Standard Codes. This is not an all inclusive list of code requirements specific to the project. Reference applicable sheets and specific areas of the plans for locations of fixtures/equipment, structural components, structural design criteria, building finishes and other components specific to the project construction.		MIRADERO - RESIDENCE NEW CONSTRUCTION O MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127 APN: 612-04-048
		REV: DESCRIPTION: DATE:
		A B
		C DATE:
		1/22/2025
		SHEET TITLE:
		GENERAL 5
		NOTES
		SHEET NUMBER:
		GN

GREEN	BUILDING NOTES	P	ROPERTY INFO	
INSPECTION A MANUAL	TENANCE MANUAL. AT THE TIME OF FINAL _, COMPACT DISC WEB-BASED REFERENCE OR ABLE TO THE ENFORCING AGENCY WHICH	OWNER:	MR SIVAPRAKASAM BALASUBRAMANIAN & MRS. RAMARAJ KALAISELVI	Alum Rock Rd
	FOLLOWING SHALL BE PLACED IN THE	PROJECT ADDRESS	: 0 MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127	Crothers Rd
SHALL REMAIN WITH	E OWNER OR OCCUPANT THAT THE MANUAL H THE BUILDING THROUGHOUT THE LIFE CYCLE	APN: LOT AREA: PARCEL AREA (Acre	612-04-048 71.744 SQ.FT.	Bon Hillow
OF THE STRUCTURE 1.2.0 PERATIONS AND N FOLLOWING	MAINTENANCE INSTRUCTIONS FOR THE	BLOCK: PAGE: PROPERTY TYPE:	NONE 4 SINGLE FAMILY RESIDENTIAL	
1.2.1. EQUIPMENT AND	APPLIANCES INCLUDING WATER-SAVING HER SYSTEMS, HVCA SYSTEMS, WATER-HEAT	LEGAL DESCPT.: ZONING:	 HS-D1	20
SYSTEM, AND OT	HER MAJOR APPLIANCES AND EQUIPMENT. DRAINAGE, INCLUDING GUTTERS AND	OCCUPANCY GROUI	P: R-3 SAN JOSE	dage Way
DOWNSPOUTS.	ONING SYSTEM, INCLUDING CONDENSERS AND	YEAR BUILT: CONSTRUCT TYPE: FIRE SPRINKLER:	V-B NO	$\langle \rangle$
AIR FILTERS				ſ
1.2.5. WATER REUSE S	-	C		
RECOVERY PROVIDE	M LOCAL UTILITY WATER AND WASTE RS ON METHODS TO FURTHER REDUCE PTION, INCLUDING RECYCLE PROGRAMS AND	NO. OF STORIES:	(N) 3 STORIES	<sup>1</sup> C: ASP. 102 T. 202 B. 105
PUBLIC TRANSPORTATI THE AREA.	ION AND/OR CAR POOL OPTIONS AVAILABLE IN	NEW CONSTRUCTIO	N AREA:	ROS 2
INTERIOR RELATIVE WHAT METHODS AN	ERIAL ON THE POSITIVE IMPACT OF AN HUMIDITY BETWEEN 30-60 PERCENT AND OCCUPANT MAY USE TO MAINTAIN THE LEVEL IN THAT RANGE.	(N) MAIN LEVEL (N) UPPER LEVEL (N) LOWER LEVEL (N) GARAGE 3 - CAR	= 1,810.56 SQ.FT = 852.00 SQ.FT = 1,213.825 SQ.FT = 605.88 SQ.FT	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
1.5.INFORMATION ABOL	JT WATER-CONSERVING LANDSCAPE AND NAND CONTROLLERS WHICH CONSERVE WATER.	TOTAL SQ.FT. (NEW		S. LIST C.
	MAINTAINING GUTTERS AND DOWNSPOUTS ICE OF DIVERTING WATER AT LEAST 5 FEET DUNDATION.	LOT COVERAGE= FAR=	2,416.44/71,744=0.033 ~ 3% 4,500.26/71,744=0.062 ~ 6%	A AND OR S
1.7.INFORMATION ON R	EQUIRED ROUTINE MAINTENANCE MEASURES, T LIMITED TO, CAULKING, PAINTING, GRADING	FAN-	4,300.20/71,744-0.002 ~ 0 %	OGENOUT SHED S
	JT SOLAR ENERGY AND INCENTIVE PROGRAMS		SITE LEGEND	Tree N
1.9.A COPY OF ALL SPEC	CIAL INSPECTIONS VERIFICATIONS REQUIRED AGENCY OF THIS CODE.		PROPERTY LINE / BOUNDARY (NET)	
2. DURING CONSTRUCTIO	N, ENDS OF DUCTS OPENINGS ARE TO BE	F	PROPERTY LINE / BOUNDARY (NEIGHBOR'S)	
3. THIRD PARTY VERIFICA	ICAL EQUIPMENT IS TO BE COVERED. ATIONS IS REQUIRED FOR MANDATORY		ROOF	Quant 2
	LOPE JOINTS AND OPENINGS ACCORDING TO		EXISTING BUILDING	2 1
	ON SYSTEMS CONTROLLERS INSTALLED AT THE TION SHALL BE WEATHER OR SOIL MOISTURE	۲ ۲	NEW CONSTRUCTION (AREA WORK)	
	I CONTROL NOTES	``	CONCRETE) RAIN WATER FLOW 2% MIN.	
EROSION CONTROL	HALL BE RESPONSIBLE TO INSTALL ALL FACILITIES AS SHOWN ON THE PROVED	A CONTRACTOR	PROPOSED TREES	
AT THE END OF EAC	PLAN OR AS DIRECTED BY THE CITY ENGINEER H WORKING DAY. ON RESPONSIBLE FOR EROSION CONTROL IS		NEW WATER METER	
THE OWNER 3. THE CONTRACTOR S	HALL BE RESPONSIBLE FOR EROSION CONTROL	W/H	NEW ELECTRICAL METER ( 200 AMPS) NEW ELECTRIC WATER HEATER TANKLESS	
STOCKPILE THE NEC	CREW AT ALL TIMES. THE CONTRACTOR SHALL ESSARY EROSION CONTROL MATERIAL ON SITE D INSTALLATION OF EROSION CONTROL		INSIDE THE GARAGE) NEW AIR CONDITIONING	
	HALL CONSTRUCT DE-SILTING FACILITIES AS E DURATION OF PROJECT.		NEW STANDARD FIRE HYDRANT (NF) EXISTING MAIN SEWER LINE	
5. THE CONTRACTOR S OVER THE TOP SLOP	HALL TAKE MEASURES TO PREVENT RUNOFF PES.		NOTES	_
	M: HALL REMOVE ALL SILT, STANDING WATER AND ROSION CONTROL FACILITIES.		ACCESS IS TO BE MADE OF AN "ALL WEATHER" HOLDING 75,000 POUNDS.	
	HALL BE RESPONSIBLE TO PREVENT PUBLIC WHERE STANDING WATER POSES A POTENTIAL		ENT TURNAROUND IS TO BE DESIGNED IN FMO-SD16 STANDARDS.	
SPRAY-GRACED AREA DURING WINDY PER	THE CONTRACTOR SHALL WATER AS ON A DAILY BASIS TO CONTROL DUST IODS. WHEN NECESSARY THE CONTRACTOR	3. EXISTING FENCE IS ALL ALONG PROPERTY	A T-POST WIRE FENCE AND 5 FEET HEIGHT) LIMIT.	
DEBRIS BY INSTALLI ENCLOSURE, CHEMIC	RES TO CONTROL DUST OF WIND-BLOWN NG DEBRIS FENCES, ADDITIONAL TRASH CAL TREATMENT, GEO-MATS, ETC. THE		DITCH EASEMENT IS TO BE DEDICATED.	
	IMPLEMENT LONG TERM WIND EROSION FOR ANY AREA THAT IS NOT IMPROVED IN A LLOWING GRADING.	2° mar		
8. A PORTABLE TOILET INSTALL UNTIL ACCE	WITH SECONDARY CONTAINMENT SHALL BE ESS TO RESTROOM AVAILABLE.	SJWC FIRE HYDRANT		
10. PROPERTY LINE AND	PRAINAGE ACROSS PROPERTY. FENCE INDICATED ON PLAN. STACK HIGH) SHALL INSTALL TO PREVENT OFF		3" BACK FLOW PREVENTED 3"CW	
SITE DRAINAGE. 12. THE CITY ENGINEER	HAVE THE RIGHT TO REQUIRE ALTERNATIVE		3" CW 3" CW MIRADERO AVENDE	A.
NECESSARY. 13. STORM DRAINS MUS	T BE PROTECTED AT ALL TIME WITH		\$7 12"CW 11"CW 12"CW	ST CW
	LS, SUCH AS GRAVEL BAGS OR STRAW		57 CN Tr'CN	J.
14. ALL EARTHMOVING E	EQUIPMENT SHOULD BE STORED ON SITE. JLD ALSO BE CONDUCTED ON THE SITE AND			

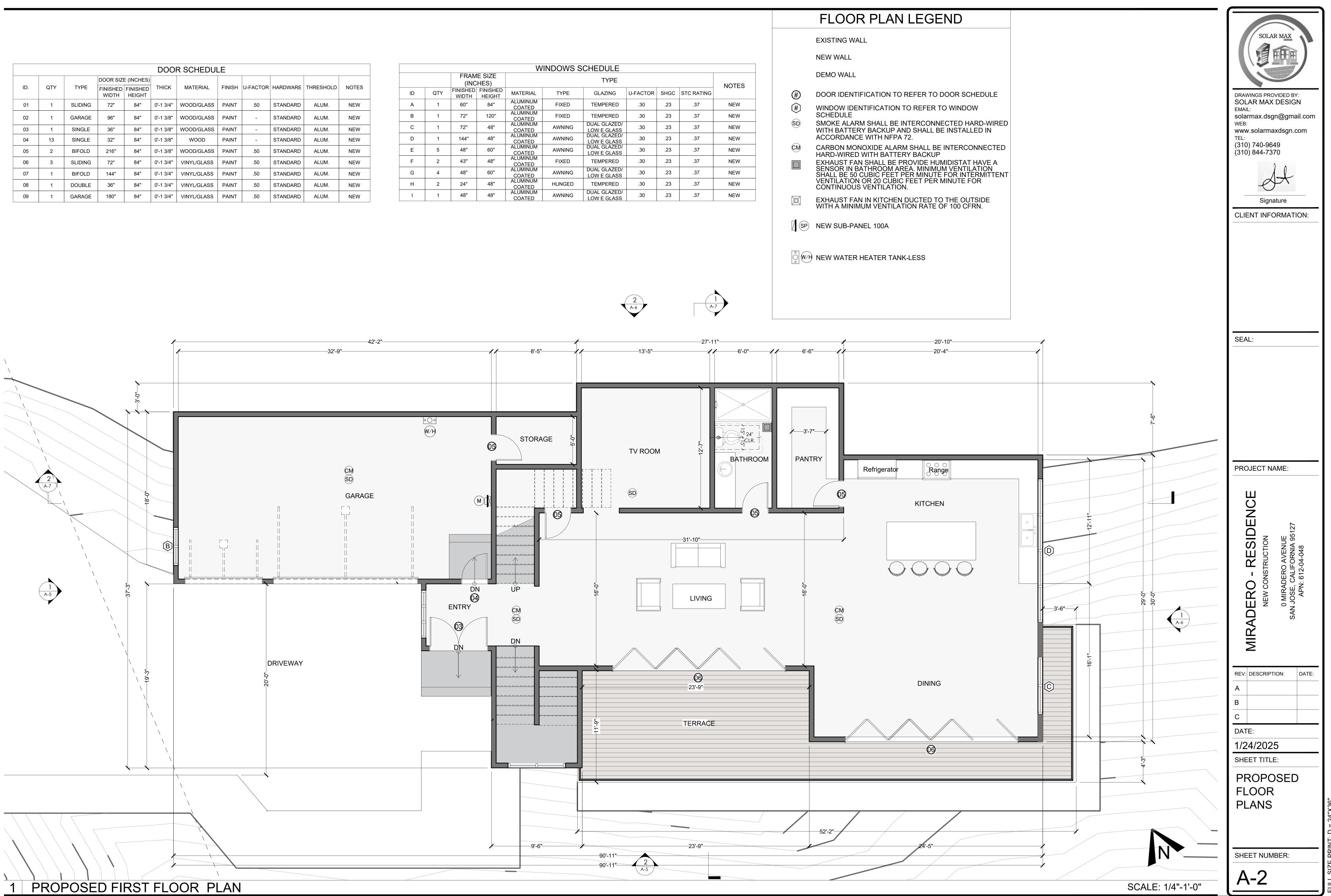
THE SITE SHOULD BE CLEANED UP IMMEDIATELY.

TRACKS AND TRAILS LEFT BY EQUIPMENT LEADING TO AND FROM



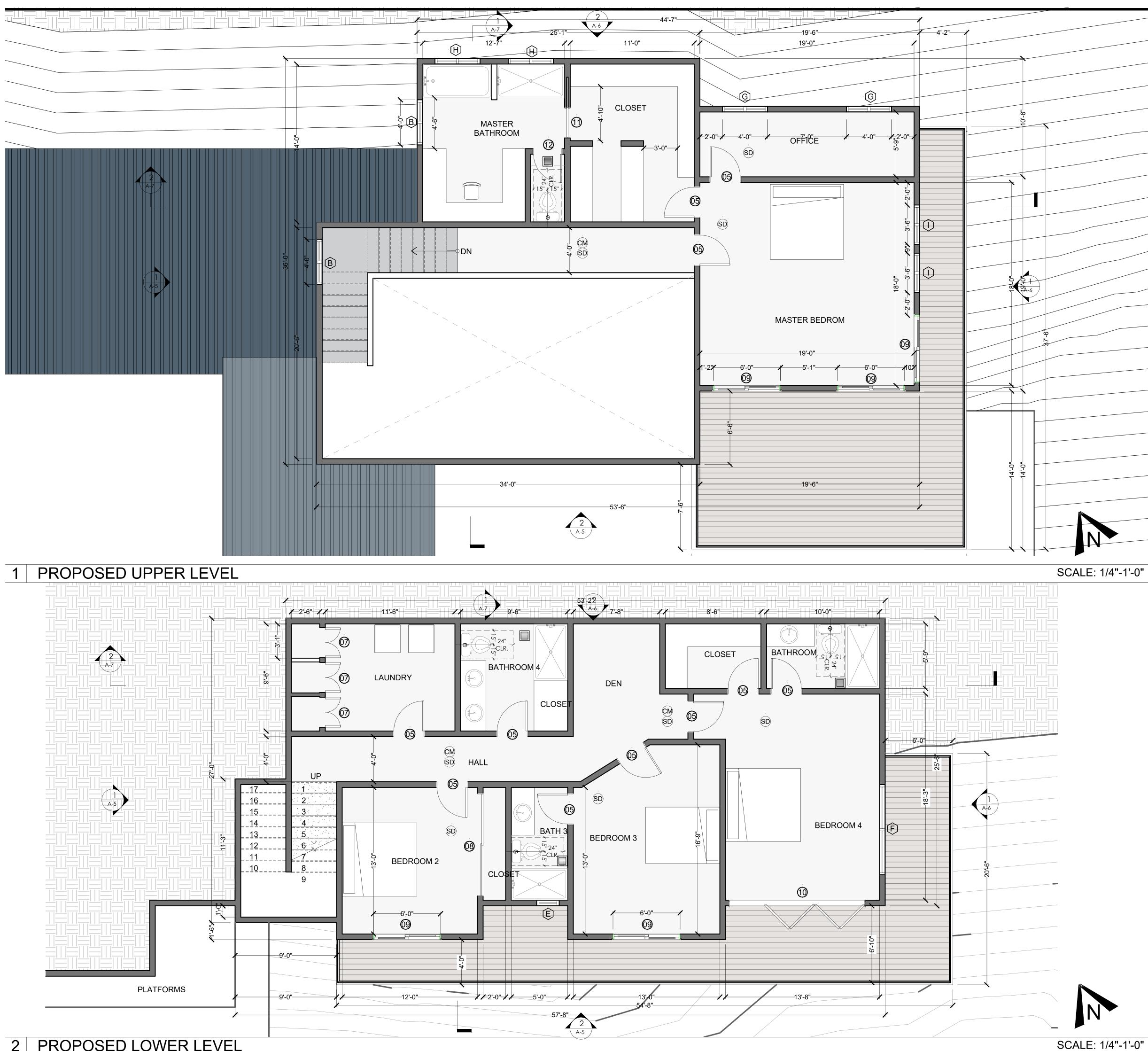
					DOO	R SCHEDUI	E				
			DOOR SIZE	E (INCHES)							
ID.	QTY	TYPE	FINISHED WIDTH	FINISHED HEIGHT	THICK	MATERIAL	FINISH	U-FACTOR	HARDWARE	THRESHOLD	NOTES
01	1	SLIDING	72"	84"	0'-1 3/4"	WOOD/GLASS	PAINT	.50	STANDARD	ALUM.	NEW
02	1	GARAGE	96"	84"	0'-1 3/8"	WOOD/GLASS	PAINT	-	STANDARD	ALUM.	NEW
03	1	SINGLE	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

				W	INDOWS S	CHEDULE				
			E SIZE HES)			TYPE				NOTES
ID	QTY	FINISHED WIDTH	FINISHED HEIGHT	MATERIAL	TYPE	GLAZING	U-FACTOR	SHGC	STC RATING	HOTEO
А	1	60''	84"	ALUMINUM COATED	FIXED	TEMPERED	.30	.23	.37	NEW
В	1	72"	120"	ALUMINUM COATED	FIXED	TEMPERED	.30	.23	.37	NEW
С	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
Е	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
Н	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



#	DOOR IDENTIFICATION TO REFER
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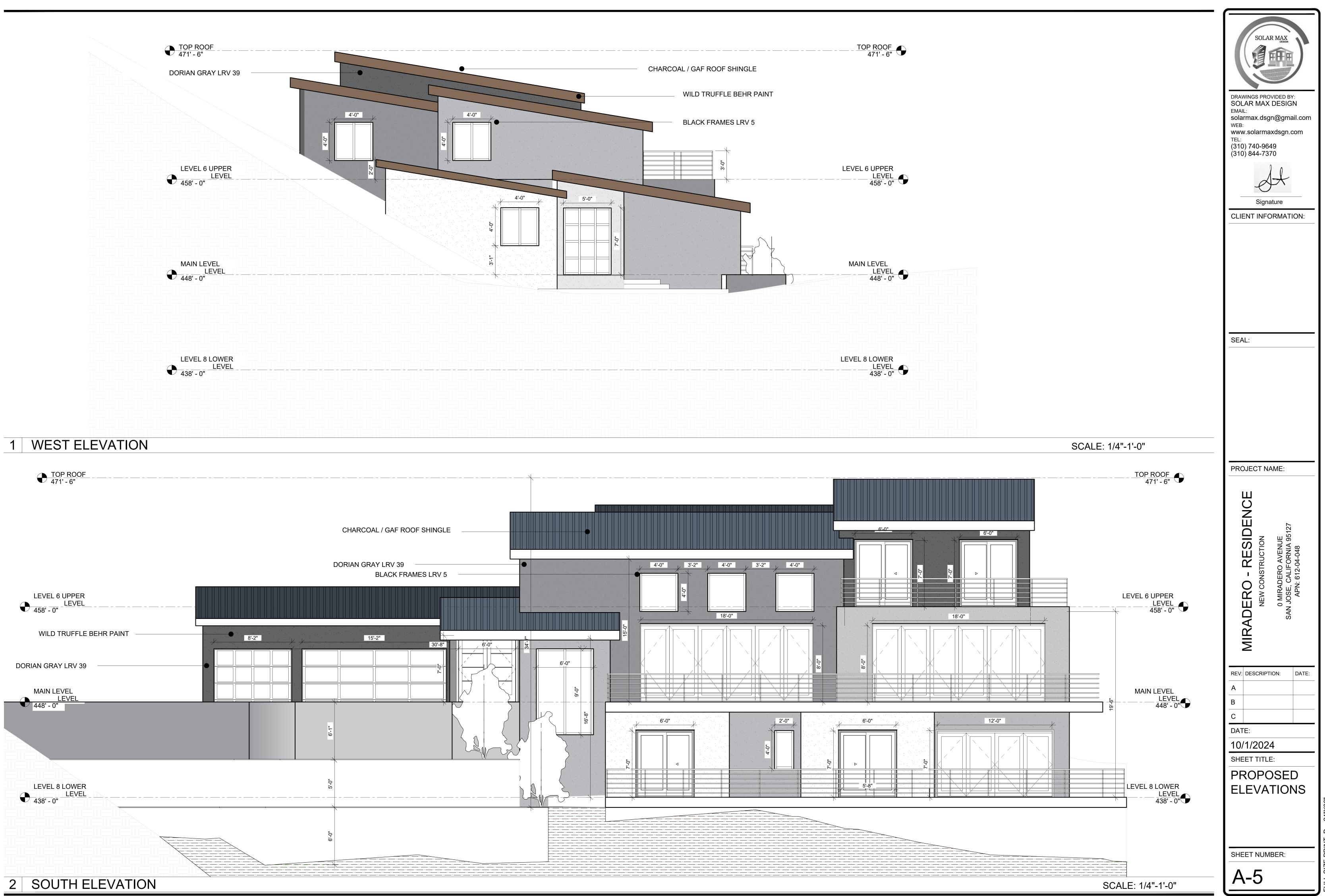


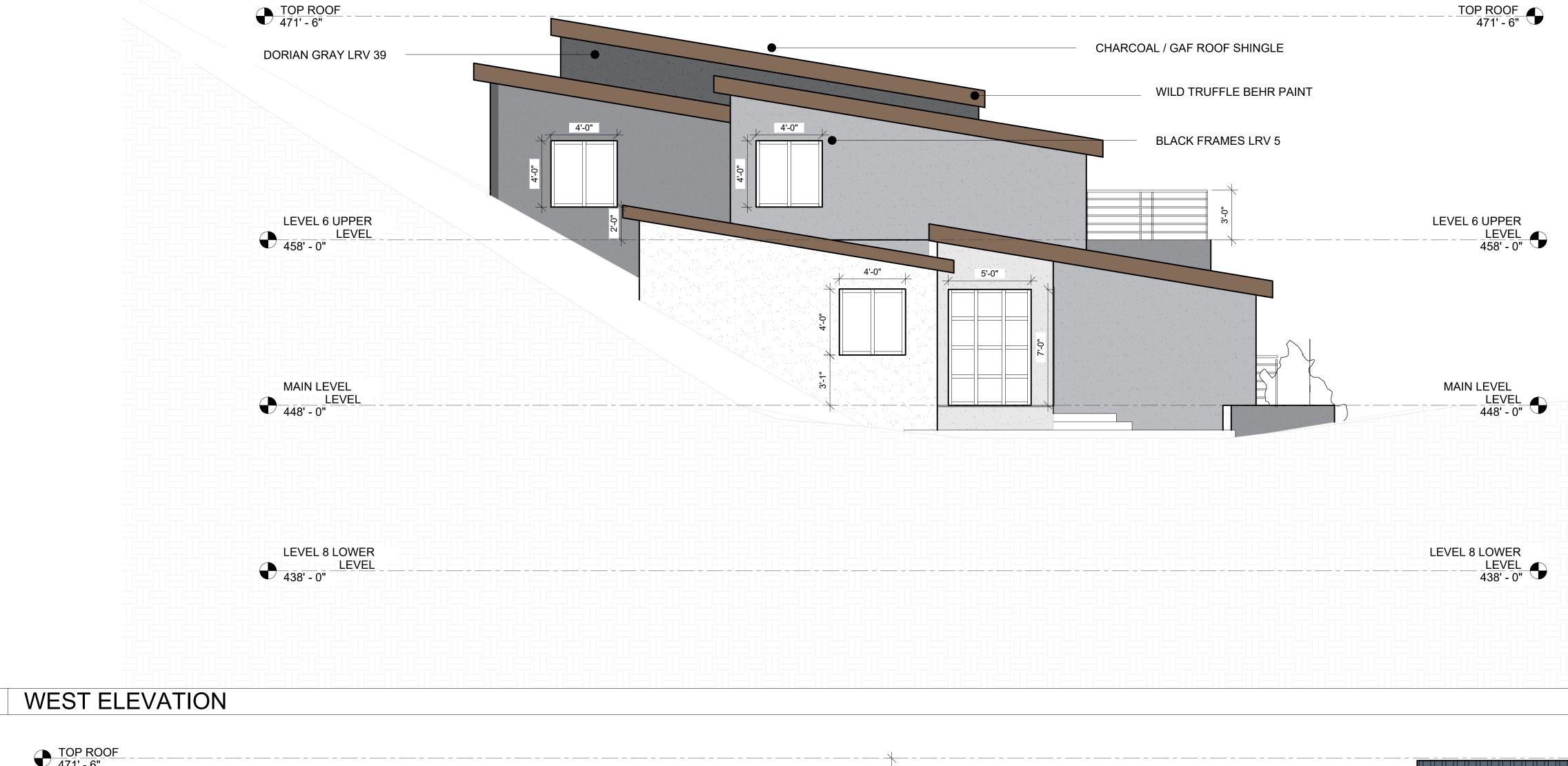
2 PROPOSED LOWER LEVEL

SOLAR MAX Î DRAWINGS PROVIDED BY: SOLAR MAX DESIGN EMAIL: solarmax.dsgn@gmail.com WEB: www.solarmaxdsgn.com <sup>TEL:</sup> (310) 740-9649 (310) 844-7370 AT Signature CLIENT INFORMATION: 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 HARDWIRE SD CM CARBON MONOXIDE ALARM SEAL: PROJECT NAME: - RESIDENCE 0 MIRADERO AVENUE AN JOSE, CALIFORNIA 951 APN: 612-04-048 I MIRADERO -REV: DESCRIPTION: DATE: Α В С DATE: 10/1/2024 SHEET TITLE: PROPOSED FLOOR PLANS SHEET NUMBER: A-3

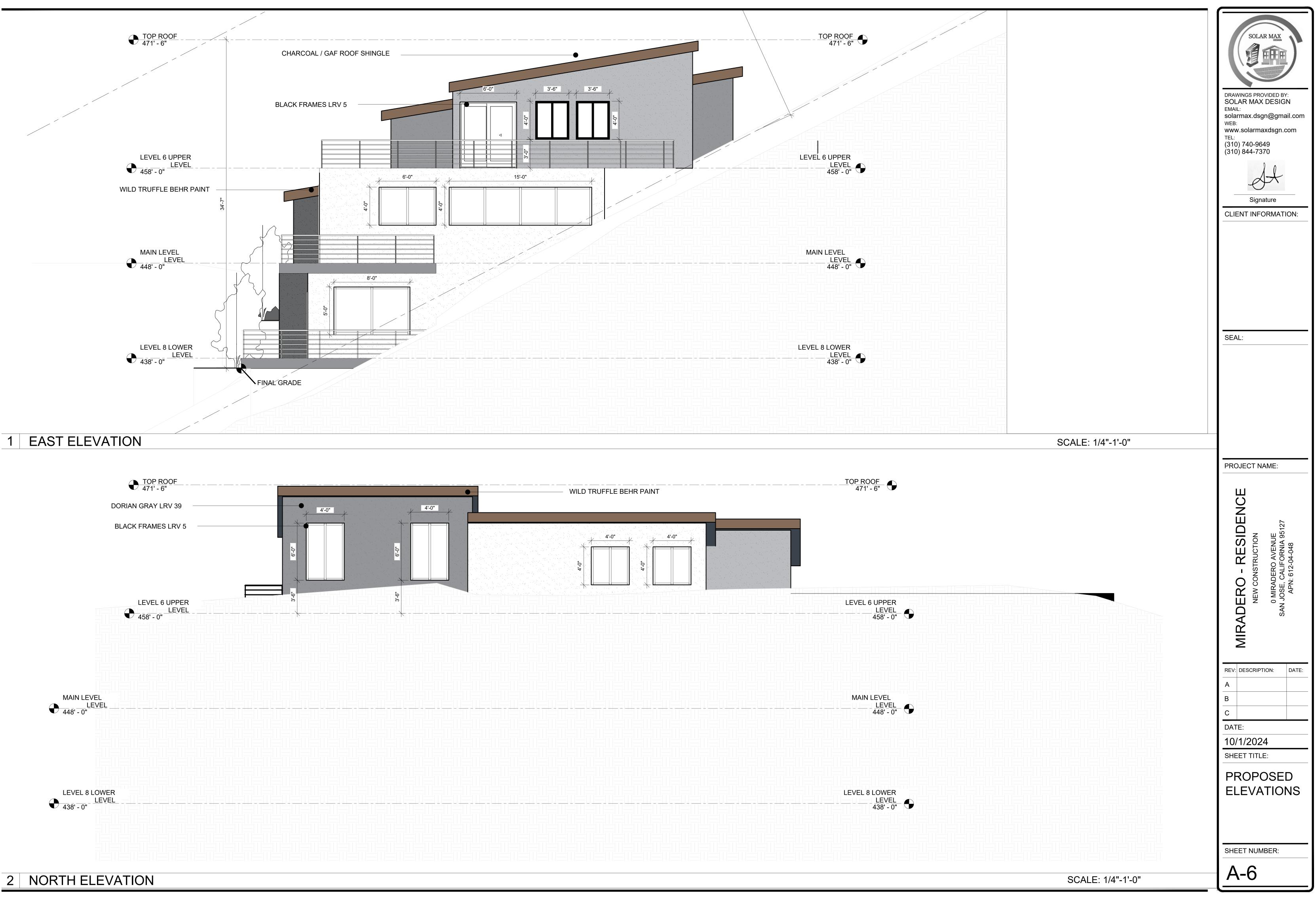


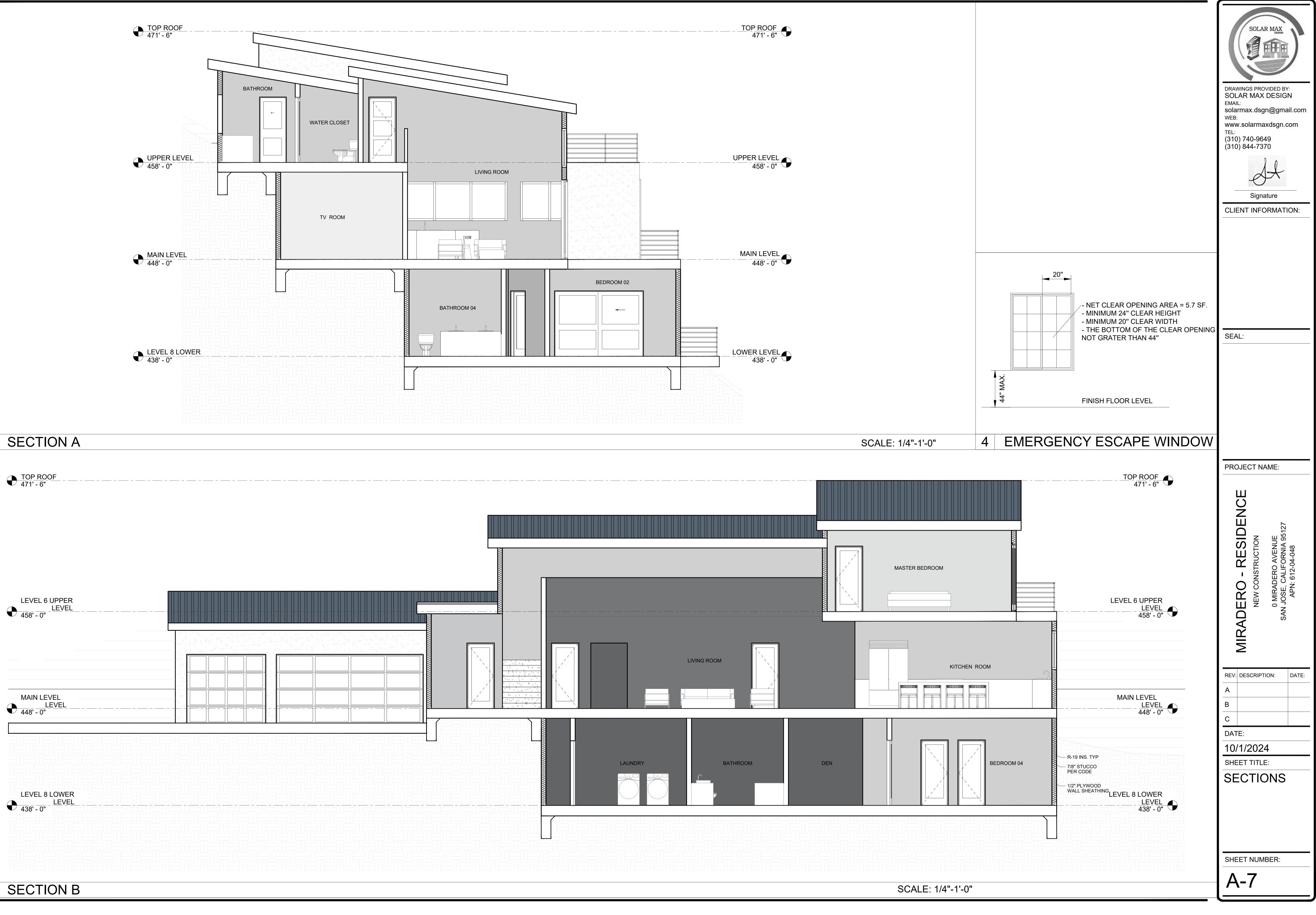
		<image/> <text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text>
		SEAL:
	NOTES	PROJECT NAME:
	<ol> <li>NEW ROOF: METAL ROOF</li> <li>A. ROOF / ATTIC SPACE : USE W/ R-30 TO 60 BATT</li> <li>B. ATTIC RADIANT BARRIER TO BE INSTALLED WITHIN THE ATTIC RAFTERS.</li> <li>C. SYNTHETIC ROOFING UNDERLAYMENT/ CLASS A FIRE /ASTM E108, MEETS &amp; EXCEEDS ASTM D226/ ICC ESR 2391/ MEETS CLASS 4 HAIL RATING / PERMEABILITY E96.</li> <li>GAS TANK-LESS W/H TO HAVE A UNIFORM ENERGY FACTOR OF 0.97 AND A RECOVERY EFFICIENCY OF 0.99 OR BETTER (LOWER).</li> <li>A. NEW ATTIC VENT MASTER FLOW® POWER ATTIC VENT ERV4 ROOF MOUNT/ OPENING SIZE 15"/COVERAGE AREA (1600 SQ.FT) /AIR FLOW 1000 CFM</li> </ol>	MIRADERO - RESIDENCE NEW CONSTRUCTION 0 MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127 APN: 612-04-048
		REV:DESCRIPTION:DATE:A
 /4"-1'-0"		SHEET NUMBER:





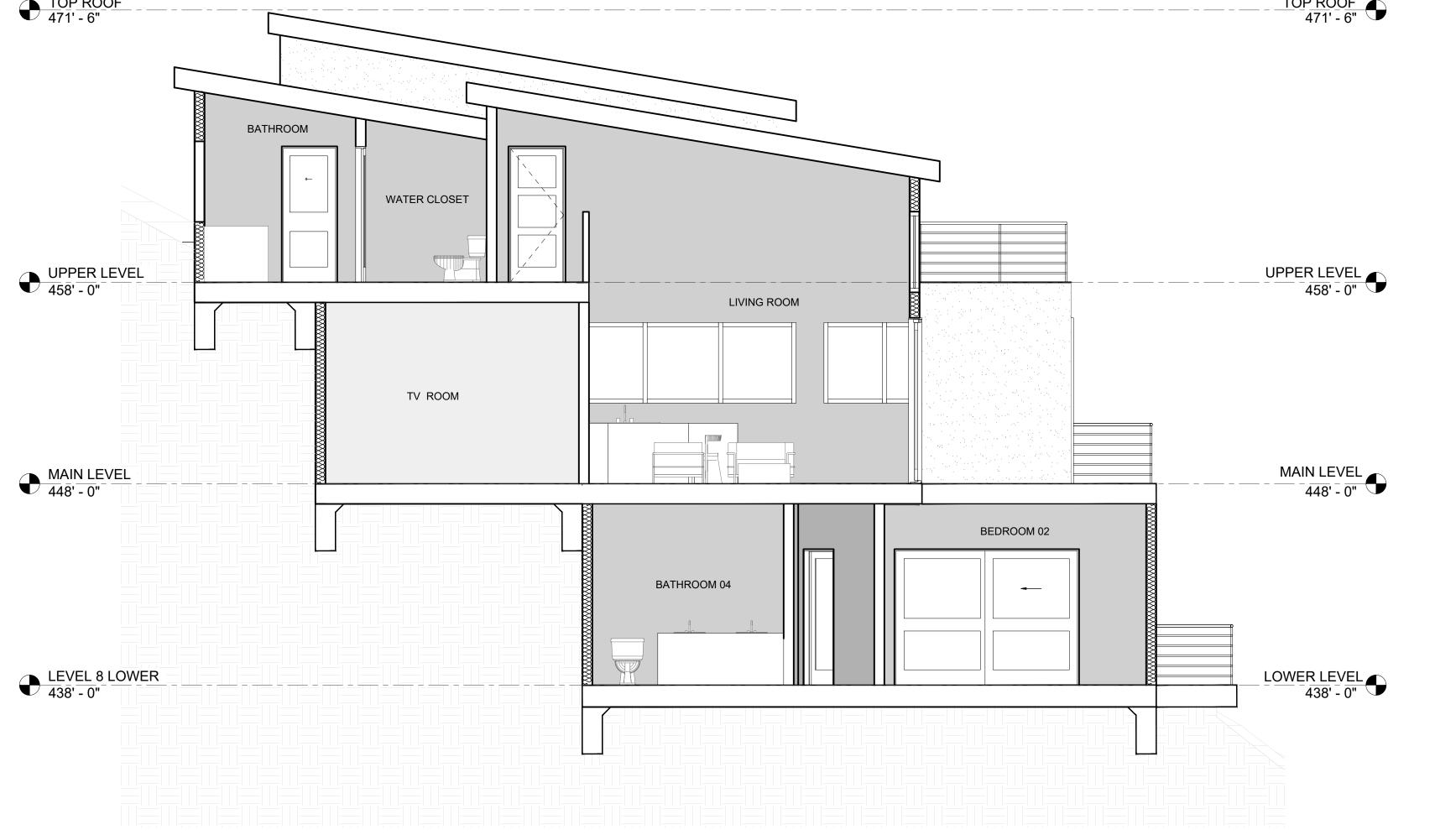


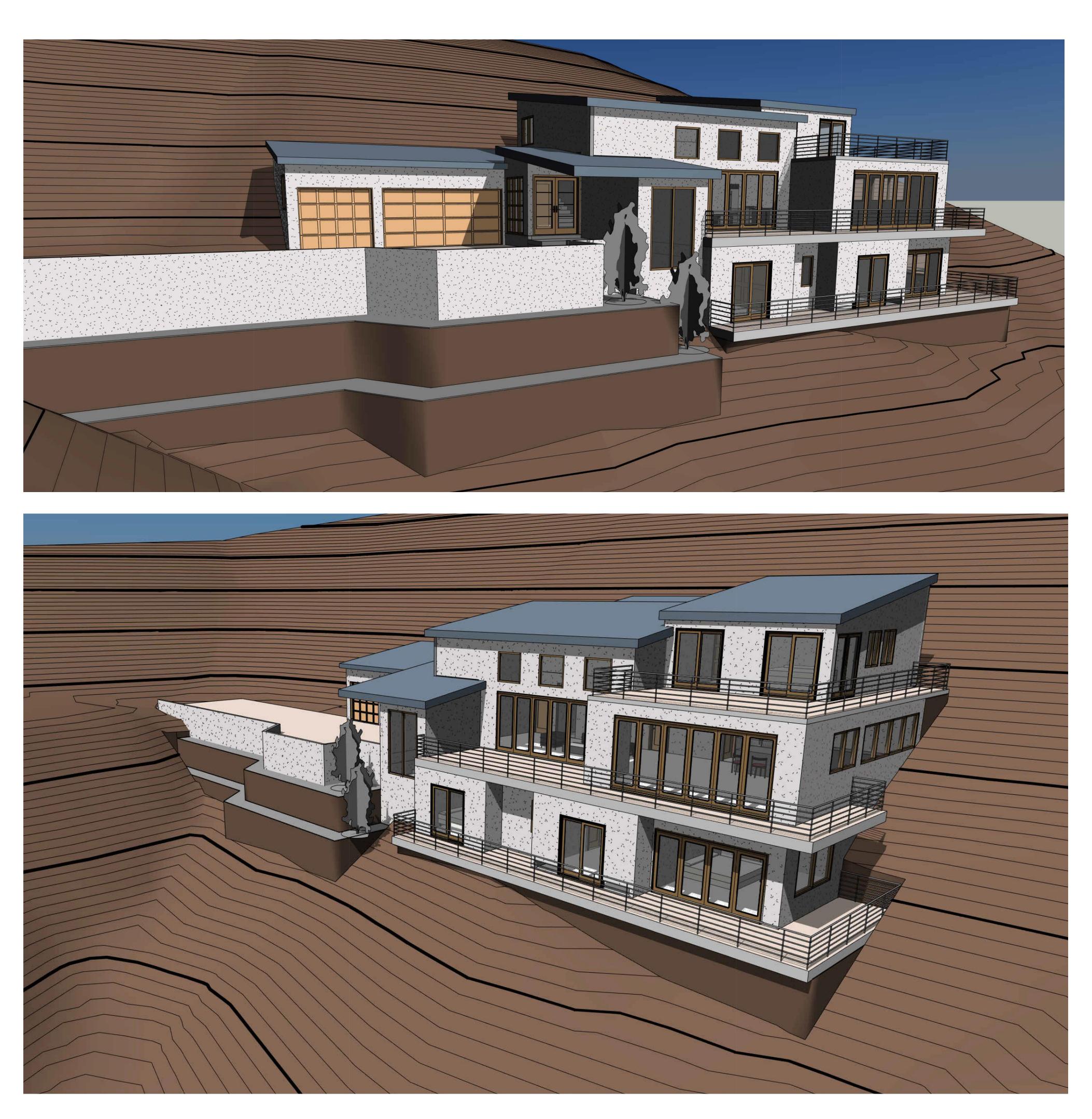




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## SECTION A



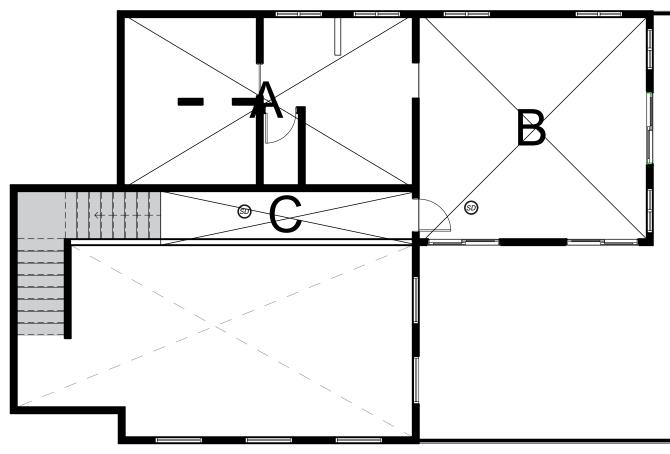


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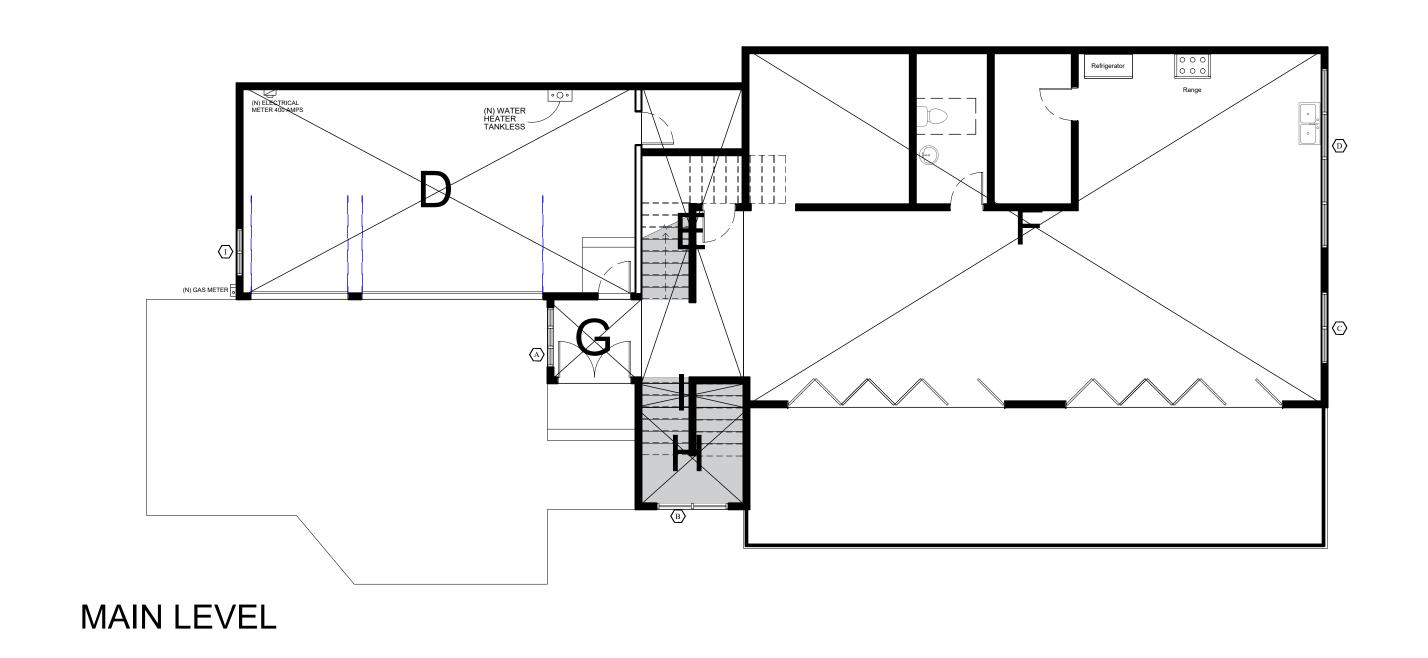
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	Solar Max   Drawings provided BY:   OLAR MAX DESIGN   EMAI:   solarmax.dsgn@gmail.com   Ww.solarmaxdsgn.com   Tel:   (310) 740-9649   (310) 844-7370   Signature CLIENT INFORMATION:
	SEAL:
	PROJECT NAME:
	MIRADERO - RESIDENCE NEW CONSTRUCTION 0 MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127 APN: 612-04-048
	REV: DESCRIPTION: DATE:
	A
	SHEET NUMBER: A-8

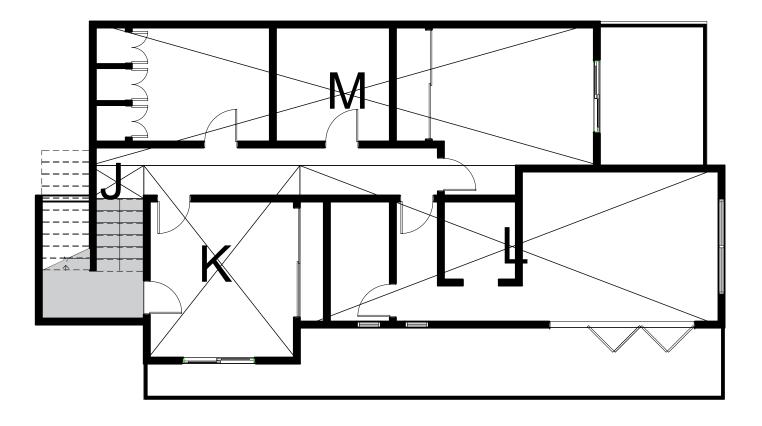
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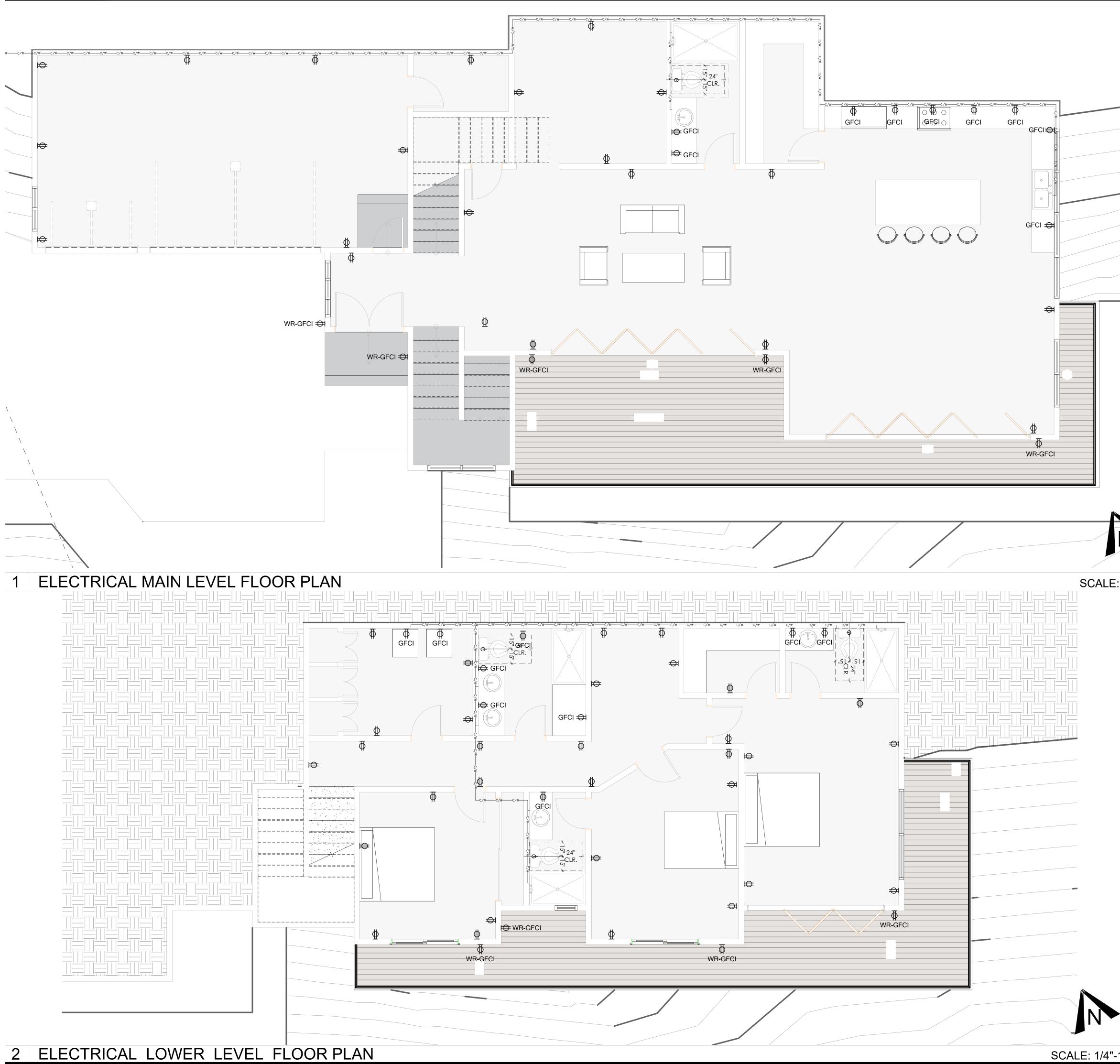
UPPER LEVEL



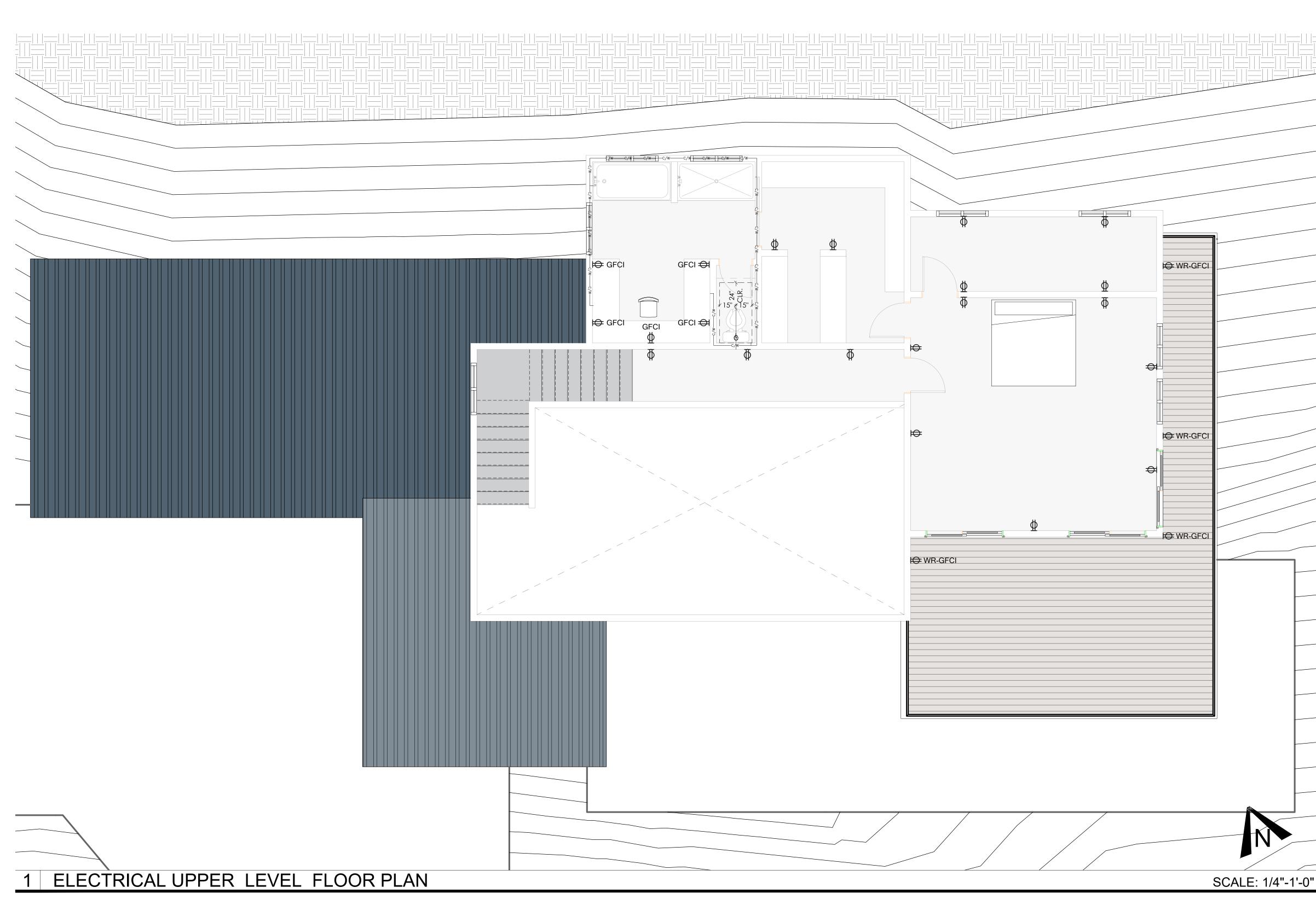


AREA CALCULATION				
	FRAME SIZE (INCHES)			
ID	DIMENSIONS	AREA SQF		
А	25' x15'	375		
В	19.5' x 19.5'	380.25		
С	4.5' x 21.5'	96.75		
D	33.66' x 18'	605.88		
Е	8.5' x 25'	212.5		
F	48.75' x 30'	1,462.5		
G	7' x 7.83'	54.81		
Н	8.5' x 9.5'	80.75		
Ι	2' x 9'	18		
J	2.75' x 4.5'	12.375		
K	13' x 16.5'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

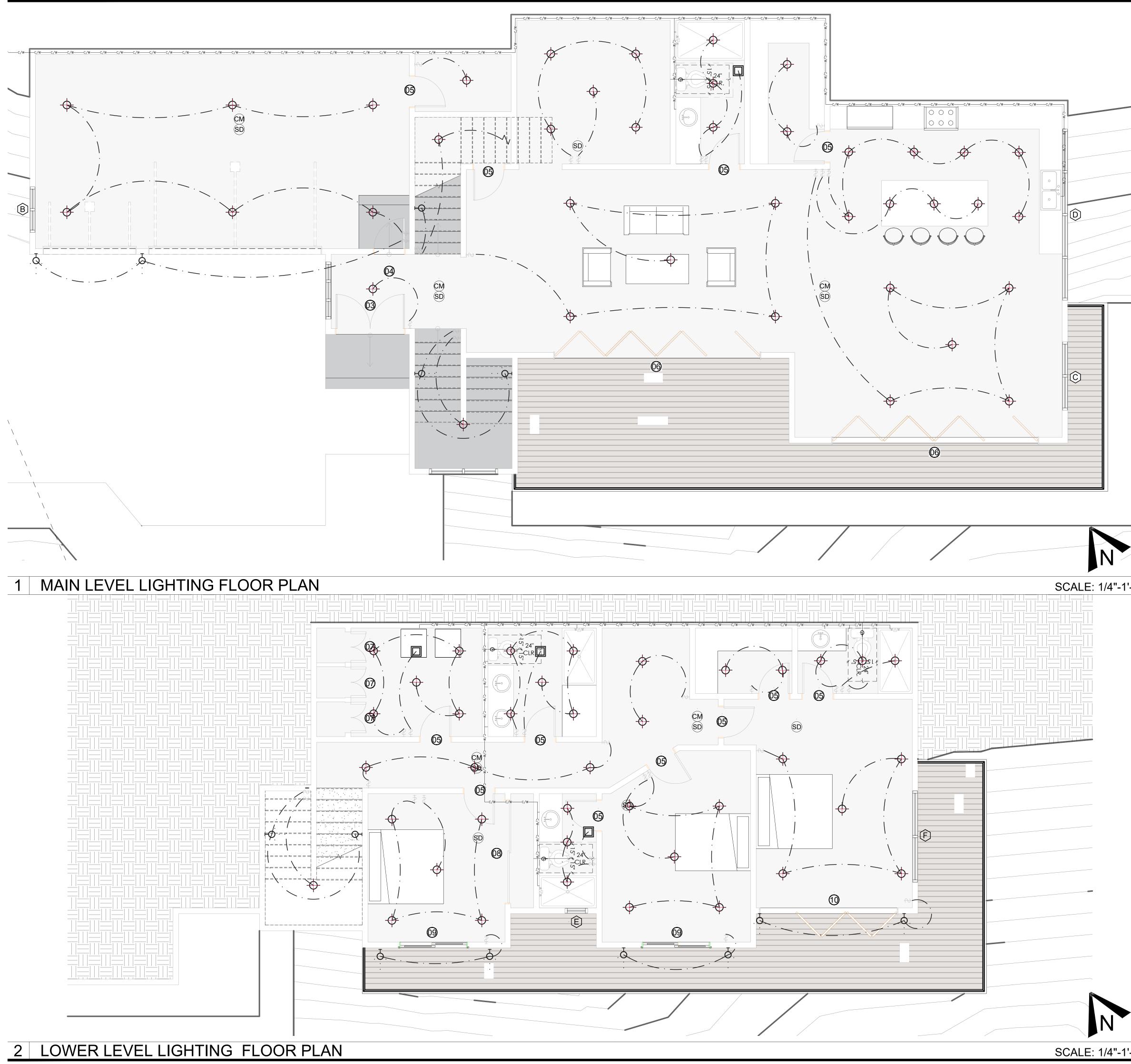
Solar Max         Discrete         Discrete         Drawings Provided BY         Solar Max Design         Bair         Solarmax.dsgn@gmail.com         Meile         Www.solarmaxdsgn.com         Tese         (310) 740-9649         (310) 844-7370         Signature         CLIENT INFORMATION:
SEAL:
PROJECT NAME:
MIRADERO - RESIDENCE NEW CONSTRUCTION O MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127 APN: 612-04-048
REV: DESCRIPTION: DATE:
A
B
DATE:
10/1/2024
SHEET TITLE: FLOOR AREA
CALCULATIONS
SHEET NUMBER:
A-10



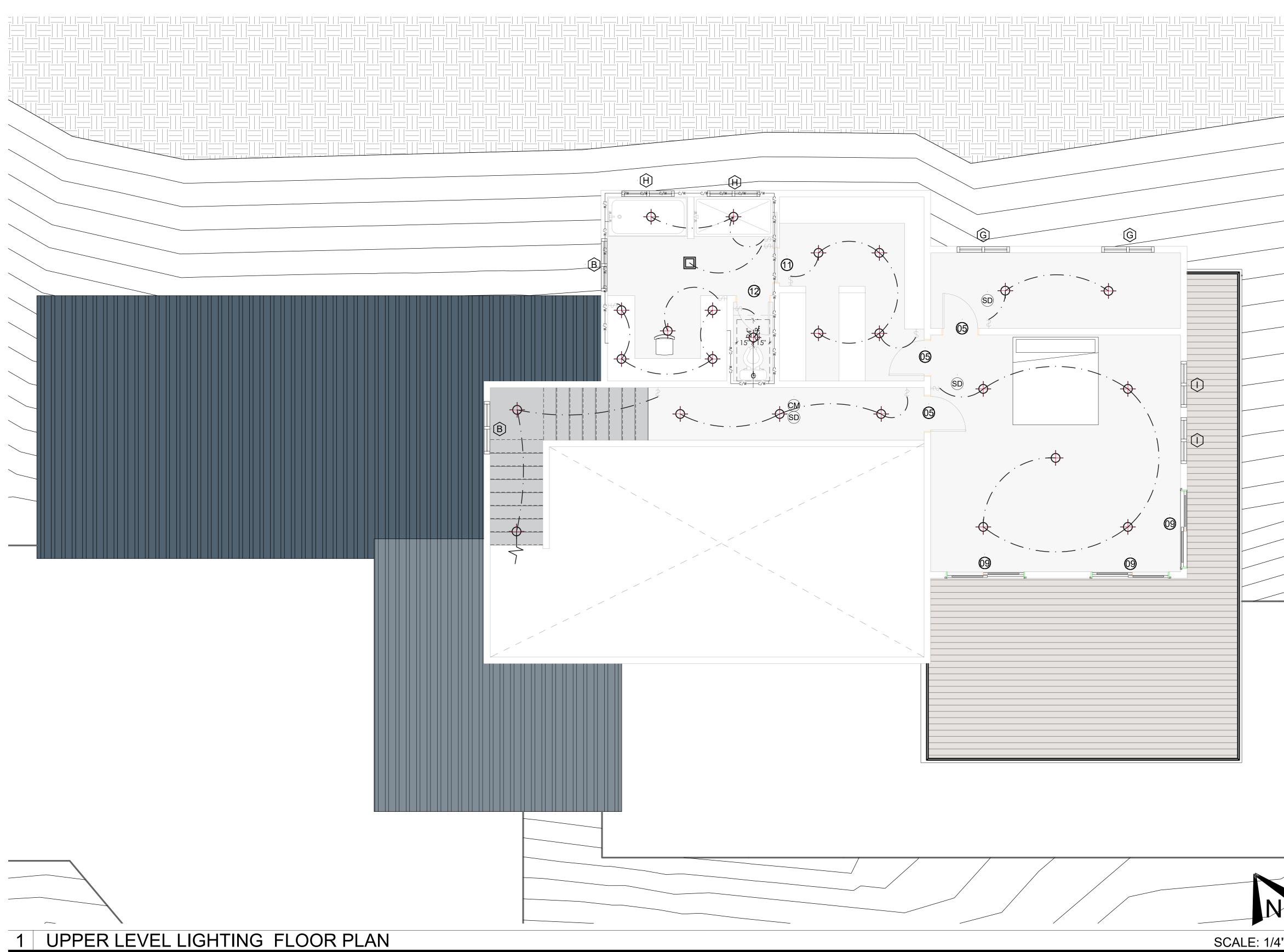
	POWER	<image/> <text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text>	
	+36" GROUND FAULT CIRCUIT INTERRUPTER WR-GFCI WEATHER RATED GROUND FAULT CIRCUIT INTERRUPTER TO SERVE OUTDOOR AREA.		
: 1/4"-1'-0"	<ul> <li>I. HIGH EFFICACY LUMINARIES MUST BE PIN BASED.</li> <li>2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 OF 80 PERCENT [CGBC4.506]</li> <li>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]</li> <li>4. ALI GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR AND WITHIN 60" HORIZONTALLY FROM FIXTURE'S WATER EDGE SHALL BE SAFETY GLAZING. [CRC R308.4, ÍTEM 5]</li> <li>5. KITCHENS. ALI INSTALLED WATTAGE OFLUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY.</li> <li>6. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.</li> <li>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.</li> <li>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.</li> </ul>	PROJECT NAME: UNDERO PROJECT NAME: UNDERO PROJECTION NULTON BALANCE PROJECT NAME: SUPPORT ON CLION NULTON BALANCE NULTON BALANCE SUPPORT OF THE SUPPORT SUPPORT OF THE SUPPORT SUPPORT OF THE SUPPORT SHEET TITLE: ELECTRICAL PLAN	П
-1'-0"		E-1	



SOLAR MAX 前曲 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: POWER DUPLEX RECEPTACLE TAMPER-RESISTANT +12" AFF U.N.O. (DIMENSIONS MEASURED ABOVE FINISHED FLOOR TO CENTER OF J-BOX) Ð (DIMENSIONS MEASURED ABOVE FINISHED FLOOR TO CENTER OF J-BOX) +36" GROUND FAULT CIRCUIT INTERRUPTER GFCI WR-GFCI WEATHER RATED GROUND FAULT CIRCUIT INTERRUPTER TO SERVE OUTDOOR AREA. SWITCH SINGLE POLE SWITCH +42" AFF U.N.O. SEAL: 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] 3. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE. [CRC R307.1 AND CPC 408.6] 4. ALI GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR AND WITHIN 60" HORIZONTALLY FROM FIXTURE'S WATER EDGE SHALL BE SAFETY GLAZING. [CRC R308.4, ÍTEM 5] 5. KITCHENS. ALI INSTALLED WATTAGE OFLUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY. PROJECT NAME: 6. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A RESIDENCE 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. 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 JЕ 95 CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (WITH OVERRIDE). AVENU FORNIA 04-048 SEE 150(K)3 FOR REQUIREMENTS. 9. ALL NEW ELECTRICAL RECEPTACLES SHALL BE ARC-FAULT AND/OR GFCI PROTECTED. DERO CALIF 612-0 MIRADERO 0 REV: DESCRIPTION: DATE: С DATE: 9/19/2024 SHEET TITLE: ELECTRICAL PLAN SHEET NUMBER: **E-2** 

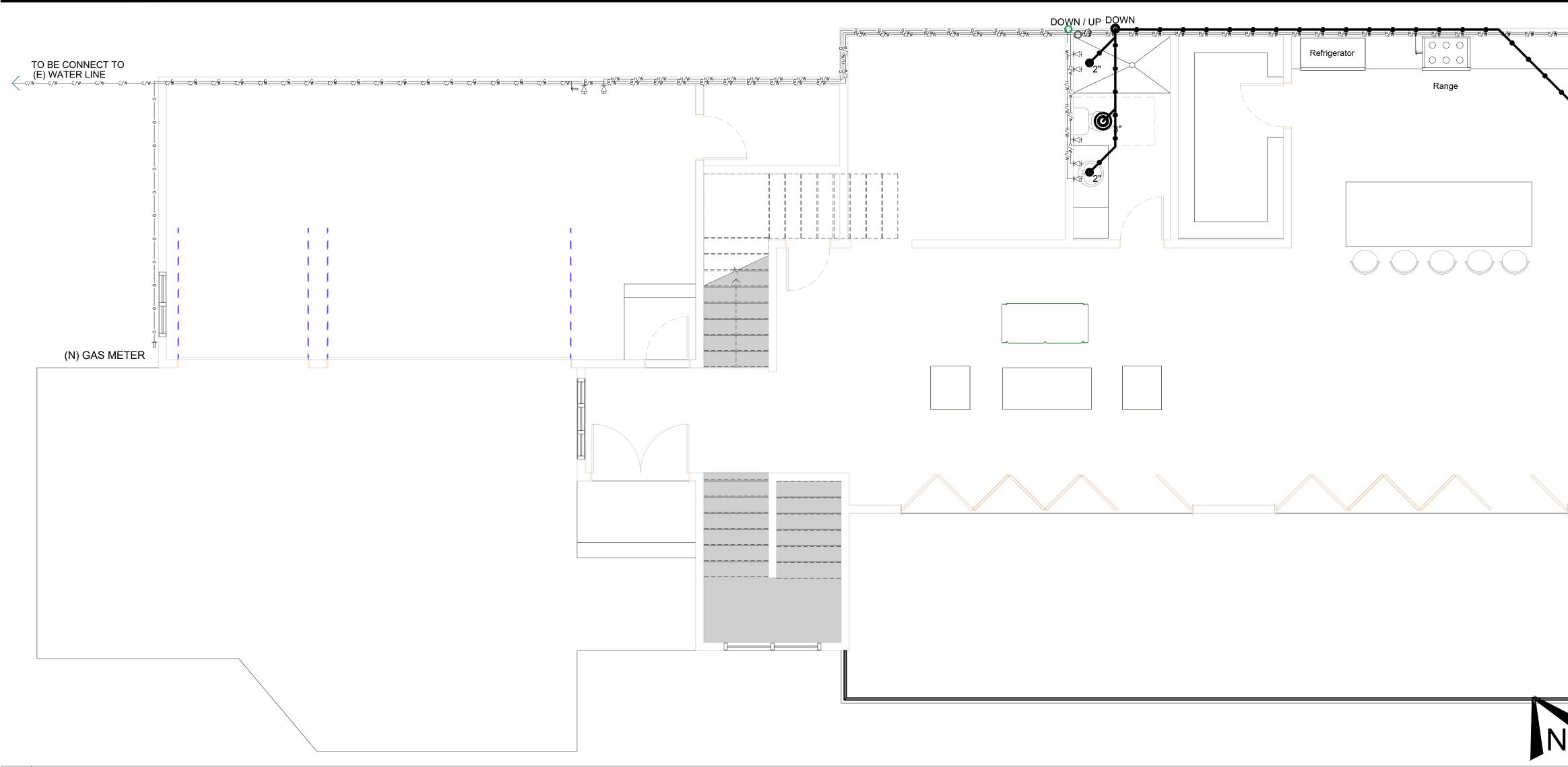


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	SWITCH	
	SINGLE POLE SWITCH +42" AFF U.N.O.	
	LIGHTING LEGEND	
	CENTER LINE DISTANCE TO WALL	
	<ul> <li>CONDUIT</li> <li>4" CAN LOW VOLTAGE, TRIM AND LED LAMP (HIGH EFFICACY LUMINAIRE)</li> </ul>	
	- - - - - - - - - -	SEAL:
	EXHAUST FAN SHALL BE PROVIDE 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.	
		PROJECT NAME:
'-0"		Щ
		MIRADERO - RESIDENCE NEW CONSTRUCTION 0 MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127 APN: 612-04-048
		5127 DE
		ENUE CTION FENUE 248 248
		STRUG STRUG AV LFOR 2-04-0
		DERO - RESIDE NEW CONSTRUCTION 0 MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127 APN: 612-04-048
		SAN SAN
		R∕ Z
		Σ
		REV: DESCRIPTION: DATE:
		A
		В
		DATE: 9/19/2024
		SHEET TITLE:
		LIGHTING PLAN
•		SHEET NUMBER:
		E-3
'-0"		

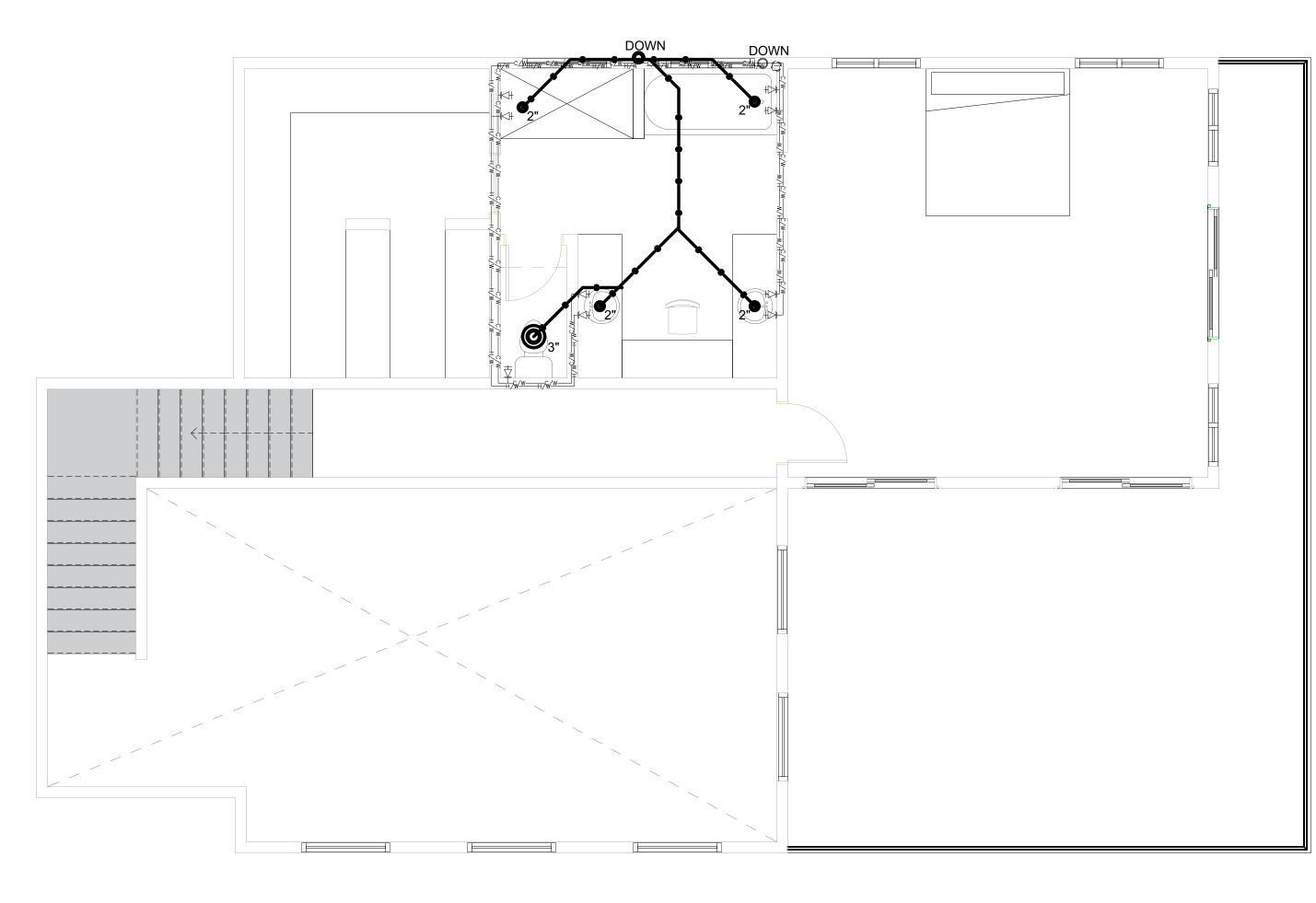


SCALE: 1/4"-1'-0"

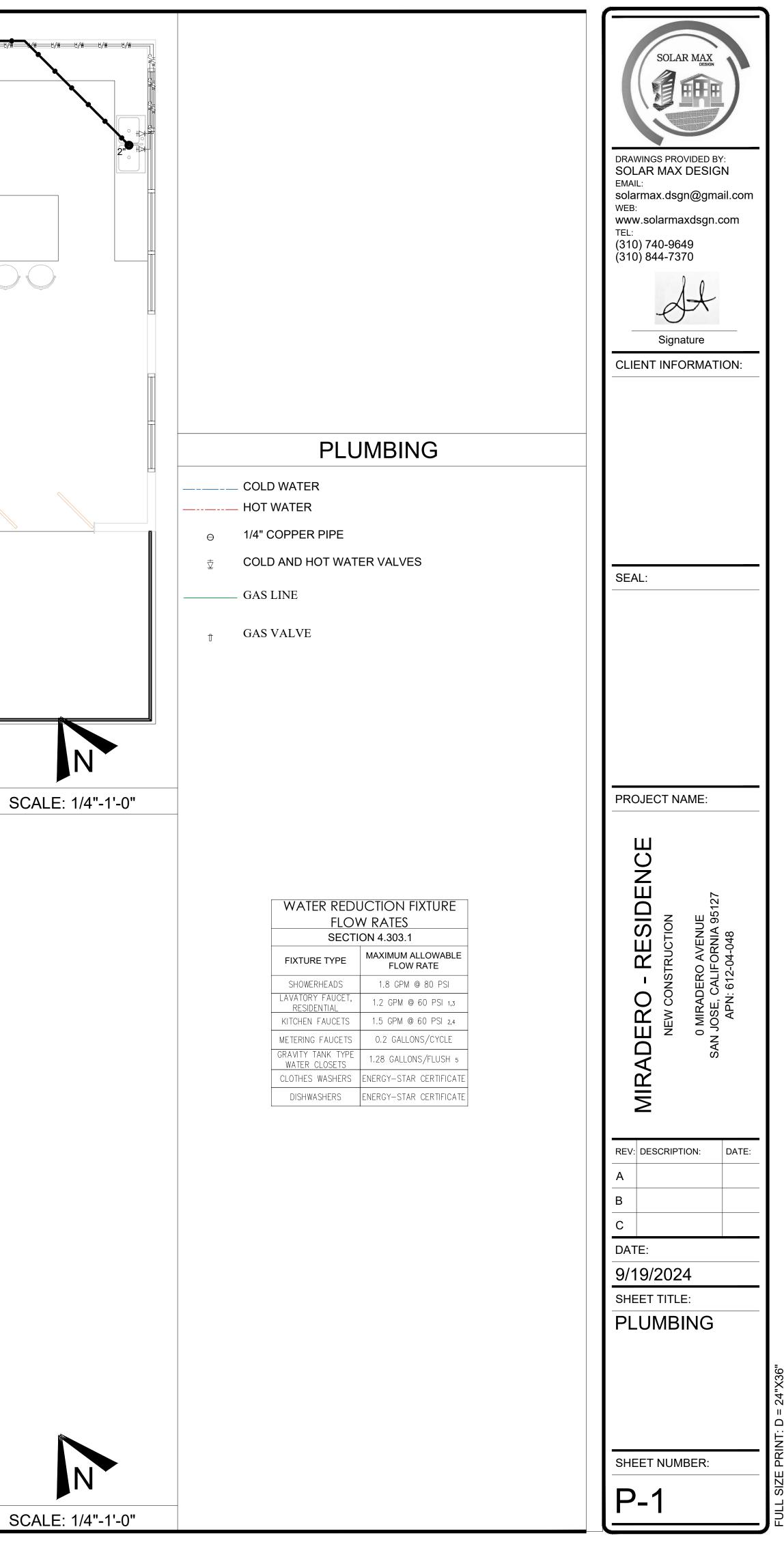
SOLAR MAX DRAWINGS PROVIDED BY: SOLAR MAX DESIGN EMAIL: solarmax.dsgn@gmail.com WEB: www.solarmaxdsgn.com TEL: (310) 740-9649 (310) 844-7370 Signature CLIENT INFORMATION: SWITCH SINGLE POLE SWITCH +42" AFF U.N.O. LIGHTING LEGEND CENTER LINE DISTANCE TO WALL \_\_\_\_ --- CONDUIT 4" CAN LOW VOLTAGE, TRIM AND LED LAMP (HIGH EFFICACY LUMINAIRE) 0 -O- 6" CAN, TRIM AND LED LAMP ARE TO BE SELECTED SEAL: WALL MOUNTED FIXTURE. (OWNER SUPPLIED) (LOW EFFICANCY LIGHTING) Ю 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. Ø EXHAUST FAN IN KITCHEN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFRN. PROJECT NAME: - RESIDENCE NSTRUCTION ) AVENUE =ORNIA 951 :04-048 IIRADERO SE, CALIF( APN: 612-0 I MIRADERO -0 REV: DESCRIPTION: DATE: С DATE: 9/19/2024 SHEET TITLE: LIGHTING PLAN SHEET NUMBER: E-4

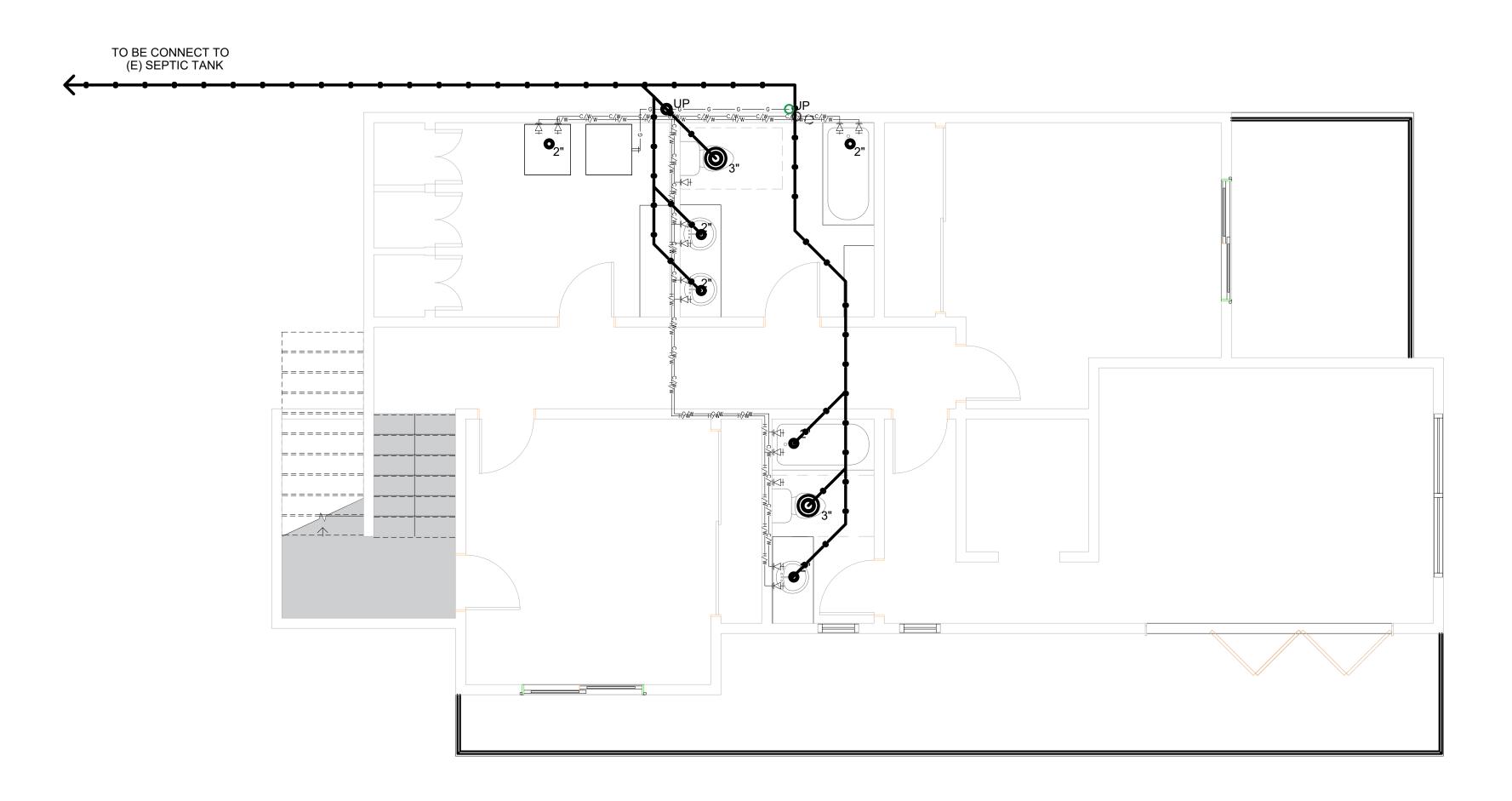


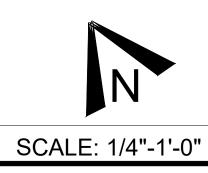
## 1 UPPER LEVEL PLUMBING FLOOR PLAN



## 2 UPPER LEVEL PLUMBING FLOOR PLAN

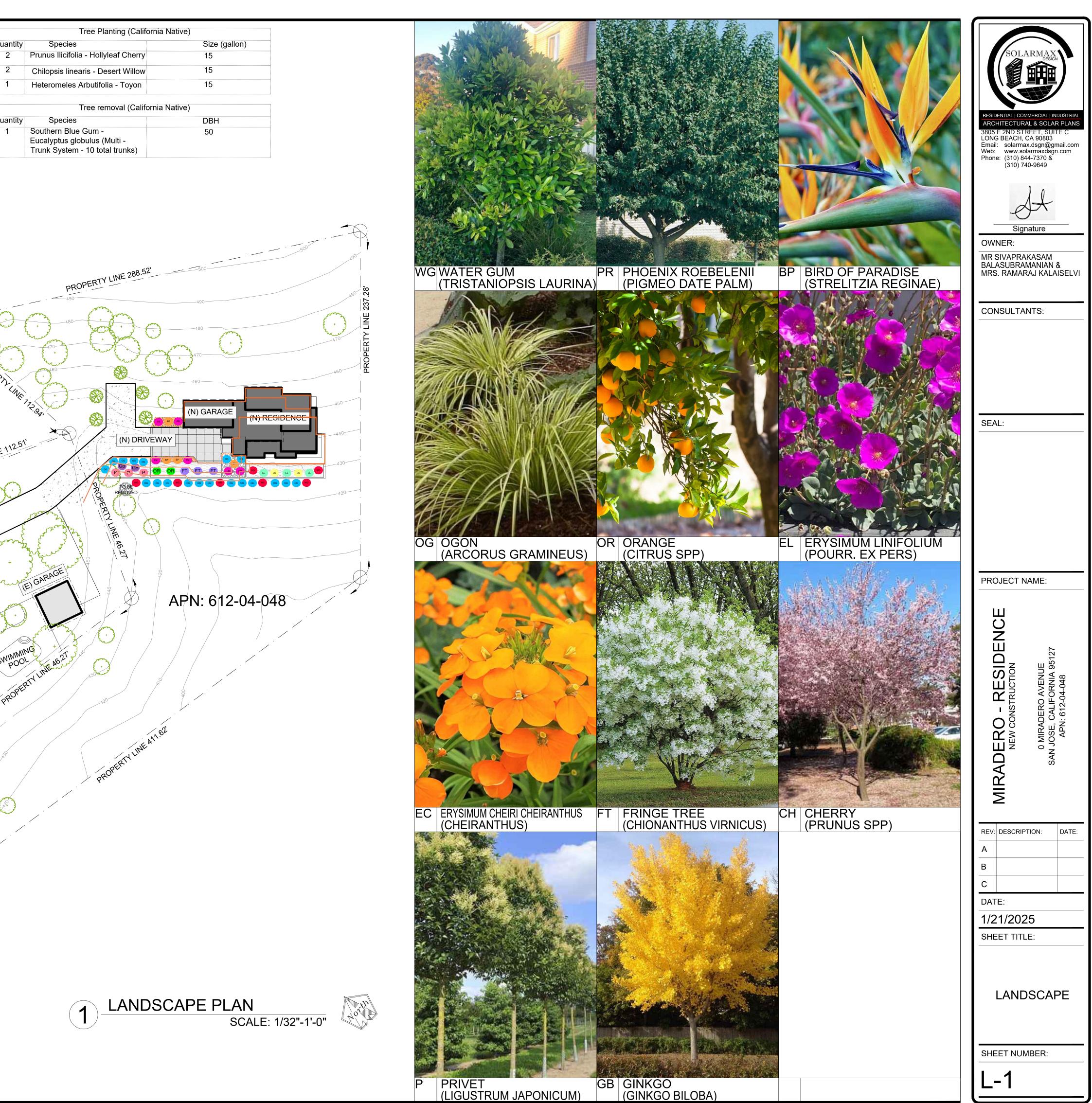






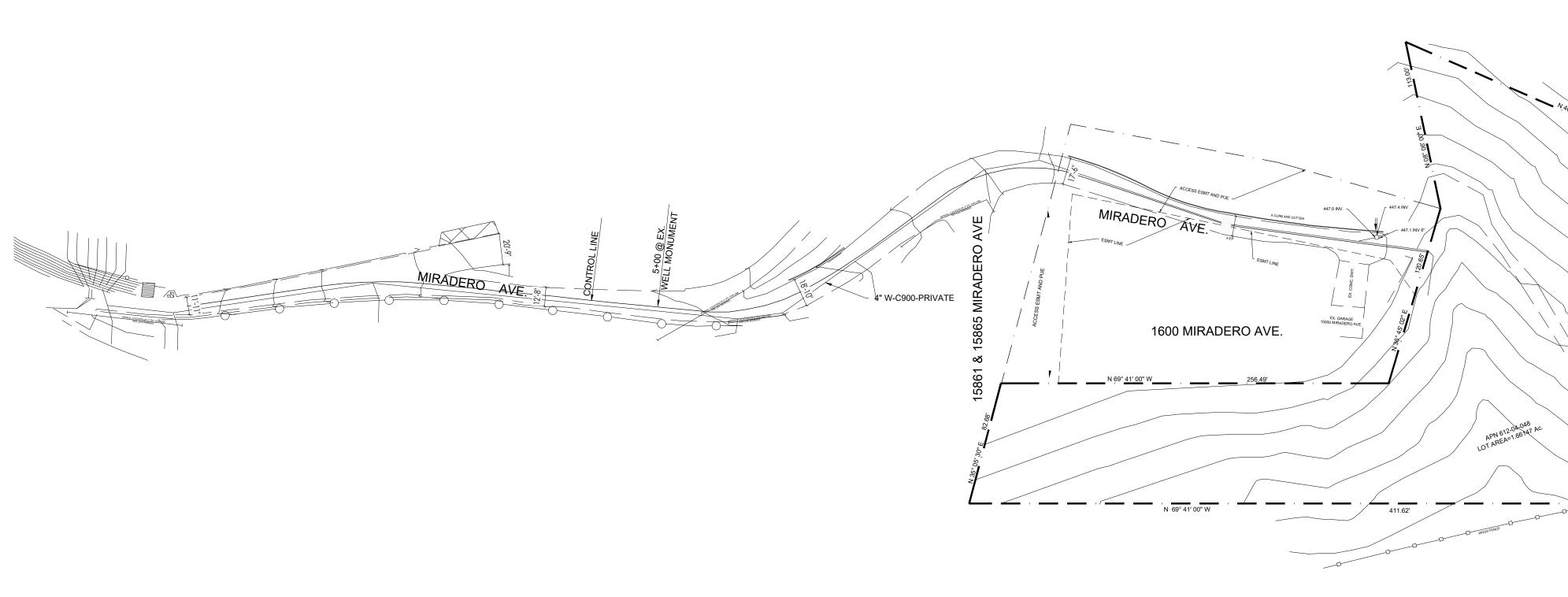
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PLUMBING	SEAL:
WATER REDUCTION FIXTURE FLOW RATES SECTION 4.303.1         FIXTURE TYPE         SHOWERFEADS         1.5 CPM @ 80 PSI LAYATORY FAUGET         1.2 GPM @ 80 PSI LAYATORY FAUGET         1.2 GPM @ 60 PSI L3 REGION ITALIELTS         METICIN ITALIELTS         0.2 GALLONS/FLUSH = WATER CLOSETS         0.2 GALLONS/FLUSH = WATER CLOSETS         CLOTHES WASHERS         ENERGY-STAR CORTIFICATE         DIS/WASHERS       ENERGY-STAR CORTIFICATE	PROJECT NAME:          Understand       Understand         Understand
	sheet number: P-2

PROPERTY INFO		Proposed Tree Planting (California Non-native)		
OWNER: MR SIVAPRAKASAM	Quantity 7	Species Water Gum (Tristaniopsis laurina)	Size (gallon)	Quantity 2
BALASUBRAMANIAN & MRS. RAMARAJ KALAISELVI	2	Phoenix Roebelenii (Pygmy Date Palm)	2	2
PROJECT ADDRESS: 0 MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127	4	Bird of Paradise (Strelitzia reginae)	1	1
APN: 612-04-048	19	Ogon (Acorus gramineous)	1	Quantity
LOT AREA: 71.744 SQ.FT. PARCEL AREA (Acres): 1.650 ACRES PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL	2	Orange (Citrus spp)	2	1
PROPERTY TYPE:SINGLE FAMILY RESIDENTIALLEGAL DESCPT.:ZONING:HS	3	Erysimum Linifolium (Pourr. ex Pers)	1	
OCCUPANCY GROUP: R3/U JURISDICTION: SAN JOSE	2	Erysimum Cheiri (Cheiranthus allionii) (Cheiranthus)	1	
YEAR BUILT: CONSTRUCT TYPE: V-B	4	Fringe Tree (Chionanthus virginicus) Cherry (Prunus spp)	1	_
FIRE SPRINKLER: NO	3	Privet (Ligustrum japonicum)	1	_
NOTES	2	Ginkgo (Ginkgo biloba)	2	_
<ol> <li>ALL LANDSCAPE AREAS SHALL HAVE POSITIVE SURFACE DRAINAGE OF TWO PERCENT (2%) MINIMUM.</li> <li>LANDSCAPING AREA 2,255.25 SQ.FT.</li> </ol>			(Herring	00
			L'enderer	() m
LEGEND			,	PO E
GRASS GARDEN				PROPERTY LINE
DRIVEWAY & WALKWAY CONCRETE				ν
ROCK / GRAVEL			PERT	TY LINE 112.5
MULCH		. 00	G.	
RAIN WATER FLOW (2% MIN.)		- 33' PIL 54.00'	LANDSCAPE	UE
WG WATER GUM (TRISTANIOPSIS LAURINA)		APN: 612-04-049	DERO AVEN	+ +
PR PHOENIX ROEBELENII (PIGMEO DATE PALM)		PRO(Adjacent Lot) MIR		Europ
BIRD OF PARADISE (STRELITZIA REGINAE)		A strand		the second second
OGON (ARCORUS GRAMINEUS)			Part and	And the stream
OR ORANGE (CITRUS SPP)			for a many the +	SWIMM
ERYSIMUM LINIFOLIUM (POURR. EX PERS)		PROP	Chind Par	PROPE
ERYSIMUM CHEIRI CHEIRANTHUS ALLIONII (CHEIRANTHUS)		HIT I THE	$\checkmark$ ,	PK
FT FRINGE TREE (CHIONANTHUS VIRNICUS)		PROPERTY LINE 177,27	IOUSE	
CH CHERRY (PRUNUS SPP)		H16000	P.C.	<b>)</b> / <sup>136</sup>
PRIVET (LIGUSTRUM JAPONICUM)			the total and	
GB GINKGO (GINKGO BILOBA)		to the second se	2 - Company and a second	E and a
EXISTING TREE		+ the the the	the second second	
LAISTING TREE		PER + y		
		NE 82.74	a solution	
			Source and a strength	



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





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SEAL:
MIRADERO - RESIDENCE NEW CONSTRUCTION O MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127 APN: 612-04-048 ::::::::::::::::::::::::::::::::::::
REV:       DESCRIPTION:       DATE:         A
SHEET TITLE: ACCESS ROAD SHEET NUMBER: D-2



# **2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1** (January 2023)

			RESIDENTIAL		NDAIORY M
Y	r N/A	RESPON. PARTY	CHAPTER 3	Y N/A RESPON. PARTY	4.106.4.2 New multifamily dwellings, hotels an
			GREEN BUILDING SECTION 301 GENERAL		When parking is provided, parking spaces for new requirements of Sections 4.106.4.2.1 and 4.106.4 whole number. A parking space served by electric
			<b>301.1 SCOPE.</b> Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the		space shall count as at least one standard automo applicable minimum parking space requirements of for further details.
			application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.		4.106.4.2.1Multifamily development projects w than 20 sleeping units or guest rooms.
			<b>301.1.1 Additions and alterations. [HCD]</b> The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		The number of dwelling units, sleeping units or gut this section. <b>1.EV Capable.</b> Ten (10) percent of the total
			The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.		of parking facilities, shall be electric vehicle EVSE. Electrical load calculations shall den system, including any on-site distribution tra EVs at all required EV spaces at a minimun
			<b>Note:</b> Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.		The service panel or subpanel circuit direct for future EV charging purposes as "EV CA
			<b>Note:</b> On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and		Exceptions: 1.When EV chargers (Level 2 EVSE) are of EV capable spaces.
			other important enactment dates. <b>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]</b> The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential		2.When EV chargers (Level 2 EVSE) are spaces, the number of EV capable sp EV chargers installed.
			buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.		Notes: a.Construction documents are intended future EV charging.
			SECTION 302 MIXED OCCUPANCY BUILDINGS		b.There is no requirement for EV spaces EV chargers are installed for use.
			<ul> <li>302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions:         <ul> <li>1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.</li> </ul> </li> </ul>		<b>2.EV Ready</b> . Twenty-five (25) percent of the Level 2 EV charging receptacles. For multifid welling unit when more than one parking s
			<ol> <li>[HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.</li> </ol>		Exception: Areas of parking facilities served 4.106.4.2.2 Multifamily development projects w
			DIVISION 4.1 PLANNING AND DESIGN		sleeping units or guest rooms. The number of dwelling units, sleeping units or gu this section.
			ABBREVIATION DEFINITIONS:HCDDepartment of Housing and Community DevelopmentBSCCalifornia Building Standards Commission		<b>1.EV Capable</b> . Ten (10) percent of the total of parking facilities, shall be electric vehicle
			DSA-SSDivision of the State Architect, Structural SafetyOSHPDOffice of Statewide Health Planning and DevelopmentLRLow RiseHRHigh Rise		EVSE. Electrical load calculations shall den system, including any on-site distribution tra EVs at all required EV spaces at a minimun
			AA Additions and Alterations N New		The service panel or subpanel circuit direct for future EV charging purposes as "EV CA
			CHAPTER 4 RESIDENTIAL MANDATORY MEASURES		Exception: When EV chargers (Level 2 E parking spaces required by Section 4.10 reduced by a number equal to the numb Notes:
			SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS		a.Construction documents shall show lo
			The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar		b.There is no requirement for EV spaces EV chargers are installed for use.
			pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also		<b>2.EV Ready.</b> Twenty-five (25) percent of the Level 2 EV charging receptacles. For multifidwelling unit when more than one parking s
			used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT		Exception: Areas of parking facilities ser 3.EV Chargers. Five (5) percent of the tota
			4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.		Where common use parking is provided, at area and shall be available for use by all re When low power Level 2 EV charging recept
			<b>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.</b> Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.		an automatic load management system (AL capacity to each space served by the ALMS shall have sufficient capacity to deliver at le served by the ALMS. The branch circuit sha have a capacity of not less than 30 ampere capacity to the required EV capable spaces
			<ol> <li>Retention basins of sufficient size shall be utilized to retain storm water on the 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> </ol>		<b>4.106.4.2.2.1 Electric vehicle charging static</b> Electric vehicle charging stations required by S
			<ol> <li>Compliance with a lawfully enacted storm water management ordinance.</li> <li>Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.</li> </ol>		Exception: Electric vehicle charging stations s shall not be required to comply with this secti requirements.
			(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will		4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the follo
			anage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:		<ul> <li>1.The charging space shall be located adj</li> <li>the California Building Code, Chapter 11A</li> <li>2.The charging space shall be located on</li> </ul>
			<ol> <li>Swales</li> <li>Water collection and disposal systems</li> <li>French drains</li> </ol>		Chapter 2, to the building. Exception: Electric vehicle charging statio
			<ol> <li>Water retention gardens</li> <li>Other water measures which keep surface water away from buildings and aid in groundwater recharge.</li> </ol>		Building Code, Chapter 11B, are not requi 4.106.4.2.2.1.2, Item 3. 4.106.4.2.2.1.2 Electric vehicle charging state
			<b>Exception</b> : Additions and alterations not altering the drainage path. <b>4.106.4 Electric vehicle (EV) charging for new construction.</b> New construction shall comply with Sections		The charging spaces shall be designed to co 1.The minimum length of each EV space sha
			4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i> , Article 625.		2.The minimum width of each EV space shall
			Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate		3.One in every 25 charging spaces, but not le aisle. A 5-foot (1524 mm) wide minimum aisle 12 feet (3658 mm).
			power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section		a.Surface slope for this EV space and the ais percent slope) in any direction.
			<ul> <li>4.106.4, may adversely impact the construction cost of the project.</li> <li>2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.</li> </ul>		<b>4.106.4.2.2.1.3 Accessible EV spaces.</b> In addition to the requirements in Sections 4.10 comply with the accessibility provisions for EV spaces and EVCS in multifamily developments 1109A.
			<b>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.</b> For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main		<b>4.106.4.2.3 EV space requirements.</b> 1.Single EV space required. Install a listed race
			service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.		circuit. The raceway shall not be less than trad originate at the main service or subpanel and s proximity to the location or the proposed location raceway termination point, receptacle or charg have a 40-ampere minimum dedicated branch
			Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .		installed, or space(s) reserved to permit installa Exception: A raceway is not required if a mini installed in close proximity to the location or t
			<b>4.106.4.1.1 Identification.</b> 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".		construction in accordance with the California 2.Multiple EV spaces required. Construction do location of installed or future EV spaces, recep information on amperage of installed or future is electrical load calculations. Plan design shall b raceways and related components that are pla concealed areas and spaces shall be installed

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE

	Y N/A	A RESPON PARTY	Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.	Y N	I/A RES PA
<b>106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.</b> hen parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the quirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest nole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging			<b>4.106.4.2.4 Identification.</b> The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for		
ace shall count as at least one standard automobile parking space only for the purpose of complying with any oplicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 r further details.			<ul> <li>future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</li> <li>4.106.4.2.5 Electric Vehicle Ready Space Signage.</li> <li>Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its</li> </ul>		
106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less an 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to			successor(s). 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing		
<ul> <li><b>1.EV Capable.</b> Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EV set of the maximum of 40 support.</li> </ul>			<ul> <li>multifamily buildings.</li> <li>When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.</li> <li>Notes:</li> </ul>		
EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.			1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.		
Exceptions:			2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. <b>DIVISION 4.2 ENERGY EFFICIENCY</b>		
1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.			<b>4.201 GENERAL</b> <b>4.201.1 SCOPE.</b> For the purposes of mandatory energy efficiency standards in this code, the California Energy		
2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.			Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION		
Notes: a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating			4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and		
future EV charging. b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or			urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving		
EV chargers are installed for use. <b>2.EV Ready</b> . Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.			plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.		<u> </u>
Exception: Areas of parking facilities served by parking lifts. 106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more			<b>4.303.1.1 Water Closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.		
eeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to is section.			<b>Note</b> : The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.		
<b>1.EV Capable</b> . Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all			<ul> <li>4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.</li> <li>4.303.1.3 Showerheads.</li> </ul>		
EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.			<b>4.303.1.3.1 Single Showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.		
Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required. Notes:			<b>4.303.1.3.2 Multiple showerheads serving one shower</b> . When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.		
a.Construction documents shall show locations of future EV spaces.			Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets.		
b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.			<b>4.303.1.4.1 Residential Lavatory Faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.		
2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts.			<b>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.</b> The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.		
<b>3.EV Chargers.</b> Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.			<b>4.303.1.4.3 Metering Faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.		
When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers			<b>4.303.1.4.4 Kitchen Faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.		
shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.			<ul> <li>Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</li> <li>4.303.1.4.5 Pre-rinse spray valves.</li> </ul>		
<b>4.106.4.2.2.1 Electric vehicle charging stations (EVCS).</b> Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.			When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.		
Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.			<b>FOR REFERENCE ONLY:</b> The following table and code section have been reprinted from the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).		
<b>4.106.4.2.2.1.1 Location.</b> EVCS shall comply with at least one of the following options:			TABLE H-2		
1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.			STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY		
2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.			VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2022 PRODUCT CLASS		
Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.			Ispray force in ounce force (ozf)]     MAXIMUM FLOW RATE (gpm)       Product Class 1 (≤ 5.0 ozf)     1.00		
<b>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.</b> The charging spaces shall be designed to comply with the following:			Product Class 2 (> 5.0 ozf and $\leq 8.0$ ozf)1.001.20		
1.The minimum length of each EV space shall be 18 feet (5486 mm). 2.The minimum width of each EV space shall be 9 feet (2743 mm).			Product Class 3 (> 8.0 ozf)       1.28         Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January		
3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is			1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial		
12 feet (3658 mm).			<ul> <li>buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.</li> </ul>		
percent slope) in any direction. 4.106.4.2.2.1.3 Accessible EV spaces.			<b>4.303.3 Standards for plumbing fixtures and fittings.</b> Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> .		
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section			NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A		
<ul> <li>1109A.</li> <li>4.106.4.2.3 EV space requirements.</li> <li>1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch</li> </ul>			CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER USE		
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the			FIXTURE TYPE FLOW RATE		
proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.			SHOWER HEADS (RESIDENTIAL)       1.8 GMP @ 80 PSI         LAVATORY FALICETS (RESIDENTIAL)       MAX. 1.2 GPM @ 60 PSI_MIN. 0.8 GPM @ 20		
Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is			LAVATORY FAUCETS (RESIDENTIAL)     MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI       LAVATORY FAUCETS IN COMMON & PUBLIC     0.5 GPM @ 60 PSI		
installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.			USE AREAS KITCHEN FAUCETS 1.8 GPM @ 60 PSI		
2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and			METERING FAUCETS 0.2 GAL/CYCLE		
electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.			WATER CLOSET     1.28 GAL/FLUSH       URINALS     0.125 GAL/FLUSH		
· · · · · · · · · · · · · · · · · · ·	ST IS T	O BE USI	D ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END US	SER AS	SUME

	Y = YES	SOLAR MAX DESIGN
Y N/A RESPON. PARTY	N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)	
	<b>4.304 OUTDOOR WATER USE</b> <b>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS</b> . Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.	DRAWINGS PROVIDED BY:
	<b>NOTES:</b> <ol> <li>The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations,</i></li> </ol>	SOLAR MAX DESIGN EMAIL: solarmax.dsgn@gmail.com
	Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE	WEB: www.solarmaxdsgn.com TEL:
	EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE	(310) 740-9649 (310) 844-7370
	<ul> <li>4.406 ENFRANCED DOCADILITY AND REDOCED MAINTERVANCE</li> <li>4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.</li> </ul>	St
	<ul> <li>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</li> <li>4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</li> <li>Exceptions:</li> </ul>	Signature CLIENT INFORMATION:
	<ol> <li>Exceptions.</li> <li>Exceptions.</li> <li>Excavated soil and land-clearing debris.</li> <li>Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.</li> <li>The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.</li> </ol>	
	<b>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN</b> . Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.	
	<ol> <li>Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.</li> <li>Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).</li> <li>Identify diversion facilities where the construction and demolition waste material collected will be taken.</li> </ol>	
	<ol> <li>Identify construction methods employed to reduce the amount of construction and demolition waste generated.</li> <li>Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.</li> </ol>	SEAL:
	<b>4.408.3 WASTE MANAGEMENT COMPANY.</b> Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.	
	<b>Note:</b> The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.	
	4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1	
	<b>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.</b> Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1	
	<ul> <li>4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4</li> <li>Notes:</li> </ul>	PROJECT NAME:
	<ol> <li>Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.</li> <li>Mixed construction and demolition debris (C &amp; D) processors can be located at the California</li> </ol>	Щ Ц
	Department of Resources Recycling and Recovery (CalRecycle). <b>4.410 BUILDING MAINTENANCE AND OPERATION</b> <b>4.410.1 OPERATION AND MAINTENANCE MANUAL.</b> At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the	DENC
	<ul> <li>following shall be placed in the building:</li> <li>1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.</li> <li>2. Operation and maintenance instructions for the following:</li> </ul>	<b>RESIDE</b> RUCTION AVENUE ORNIA 95127 04-048
	<ul> <li>a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.</li> <li>b. Roof and yard drainage, including gutters and downspouts.</li> </ul>	DERO - RESI NEW CONSTRUCTION 0 MIRADERO AVENUE SAN JOSE, CALIFORNIA 96 APN: 612-04-048
	<ul> <li>c. Space conditioning systems, including condensers and air filters.</li> <li>d. Landscape irrigation systems.</li> <li>e. Water reuse systems.</li> <li>3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.</li> </ul>	ERO - F NEW CONSTF 0 MIRADERO 1 JOSE, CALIF- APN: 612-0
	<ol> <li>Public transportation and/or carpool options available in the area.</li> <li>Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.</li> <li>Information about water-conserving landscape and irrigation design and controllers which conserve water.</li> </ol>	SADI SAN
	<ol> <li>Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.</li> <li>Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.</li> </ol>	MIRAI
	<ol> <li>Information about state solar energy and incentive programs available.</li> <li>A copy of all special inspections verifications required by the enforcing agency or this code.</li> <li>Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.</li> <li>Information and/or drawings identifying the location of grab bar reinforcements.</li> </ol>	REV: DESCRIPTION: DATE:
	<b>4.410.2 RECYCLING BY OCCUPANTS.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling	A B
	ordinance, if more restrictive. <b>Exception:</b> Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.	C DATE:
	DIVISION 4.5 ENVIRONMENTAL QUALITY	9/19/2024 SHEET TITLE:
	SECTION 4.501 GENERAL 4.501.1 Scope	
	The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. <b>SECTION 4.502 DEFINITIONS</b> 5.102.1 DEFINITIONS	CAL GREEN
	The following terms are defined in Chapter 2 (and are included here for reference) <b>AGRIFIBER PRODUCTS.</b> Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.	SHEET 1
	COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and	

medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

R ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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SHEET NUMBER:

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

Y N/A RESPON. PARTY Y N/A RESPON. PARTY MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O<sup>3</sup>/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701 **MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). **REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). 4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING **CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT<sub>1,2</sub> (Less Water and Less Exempt Compounds in Grams per Liter) ARCHITECTURAL APPLICATIONS VOC LIMIT 50 INDOOR CARPET ADHESIVES 50 CARPET PAD ADHESIVES 150 OUTDOOR CARPET ADHESIVES 100 WOOD FLOORING ADHESIVES 60 RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES 50 65 CERAMIC TILE ADHESIVES 50 VCT & ASPHALT TILE ADHESIVES 50 DRYWALL & PANEL ADHESIVES 50 COVE BASE ADHESIVES 70 MULTIPURPOSE CONSTRUCTION ADHESIVE 100 STRUCTURAL GLAZING ADHESIVES 250 SINGLE-PLY ROOF MEMBRANE ADHESIVES 50 OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS 510 PVC WELDING 490 CPVC WELDING 325 ABS WELDING 250 PLASTIC CEMENT WELDING 550 ADHESIVE PRIMER FOR PLASTIC 80 CONTACT ADHESIVE 250 SPECIAL PURPOSE CONTACT ADHESIVE 140 STRUCTURAL WOOD MEMBER ADHESIVE 250 TOP & TRIM ADHESIVE SUBSTRATE SPECIFIC APPLICATIONS 30 METAL TO METAL 50 PLASTIC FOAMS POROUS MATERIAL (EXCEPT WOOD) 50 30 WOOD 80 FIBERGLASS

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE

THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC L	MIT				
(Less Water and Less Exempt Compounds in Grams per Liter)					
SEALANTS VOC LIMIT					
ARCHITECTURAL	250				
MARINE DECK	760				
NONMEMBRANE ROOF	300				
ROADWAY	250				
SINGLE-PLY ROOF MEMBRANE	450				
OTHER	420				
SEALANT PRIMERS					
ARCHITECTURAL					
NON-POROUS	250				
POROUS	775				
MODIFIED BITUMINOUS	500				
MARINE DECK	760				
OTHER	750				

GRAMS OF VOC PER LITER OF COATING, LES COMPOUNDS	SS WATER & LESS EXEM
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340
1. GRAMS OF VOC PER LITER OF COATING, I EXEMPT COMPOUNDS	
2. THE SPECIFIED LIMITS REMAIN IN EFFECT ARE LISTED IN SUBSEQUENT COLUMNS IN T	HE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FRO THE CALIFORNIA AIR RESOURCES BOARD, A SUGGESTED CONTROL MEASURE, FEB. 1, 20 AVAILABLE FROM THE AIR RESOURCES BOA	RCHITECTURAL COATIN 08. MORE INFORMATION

C CONTENT LIMITS FOR	

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING VERIFICATION WITH THE FULL CODE. DUE TO THE VARIABLES BETWEEN BUILDING VERIFICATION WITH THE FULL CODE.

	🖌 (January 2023)			
Y N/A RESPON. PARTY		Y	N/A	RESPON. PARTY
	TABLE 4.504.5 - FORMALDEHYDE LIMITS			
	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION			
	PRODUCT     CURRENT LIMIT       HARDWOOD PLYWOOD VENEER CORE     0.05			
	HARDWOOD PLYWOOD COMPOSITE CORE 0.05			
	PARTICLE BOARD 0.09			
	MEDIUM DENSITY FIBERBOARD 0.11			
	THIN MEDIUM DENSITY FIBERBOARD2       0.13         1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED			
	BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF.			
	CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).			
	DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)			
	<b>4.504.3 CARPET SYSTEMS.</b> All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)			
	See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			
	<b>4.504.3.1 Carpet cushion.</b> All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)			
	See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			
	<b>4.504.3.2 Carpet adhesive.</b> All carpet adhesive shall meet the requirements of Table 4.504.1.			
	<b>4.504.4 RESILIENT FLOORING SYSTEMS.</b> Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)			
	See California Department of Public Health's website for certification programs and testing labs. hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			
	<b>4.504.5 COMPOSITE WOOD PRODUCTS.</b> Hardwood plywood, particleboard and medium density fiberboard			
	composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5			
	<ul> <li>4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:</li> <li>1. Product certifications and specifications.</li> </ul>			
	<ol> <li>Product certifications and specifications.</li> <li>Chain of custody certifications.</li> <li>Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).</li> </ol>			
	<ol> <li>Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.</li> <li>Other methods acceptable to the enforcing agency.</li> </ol>			
	<b>4.505 INTERIOR MOISTURE CONTROL</b> <b>4.505.1 General.</b> Buildings shall meet or exceed the provisions of the <i>California Building Standards Code</i> .			
	<b>4.505.2 CONCRETE SLAB FOUNDATIONS.</b> Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.			
	<b>4.505.2.1 Capillary break.</b> A capillary break shall be installed in compliance with at least one of the following:			
	<ol> <li>A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.</li> <li>Other equivalent methods approved by the enforcing agency.</li> </ol>			
	<ul> <li>3. A slab design specified by a licensed design professional.</li> <li>4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage</li> </ul>			
	shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:			
	<ol> <li>Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.</li> <li>Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end</li> </ol>			
	of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.			
	Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying			
	<ul> <li>recommendations prior to enclosure.</li> <li><b>4.506 INDOOR AIR QUALITY AND EXHAUST</b></li> <li><b>4.506.1 Bathroom exhaust fans.</b> Each bathroom shall be mechanically ventilated and shall comply with the following:</li> </ul>			
	<ol> <li>Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.</li> <li>Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.</li> </ol>			
	<ul> <li>a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.</li> <li>b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)</li> </ul>			
	Notes:			
	<ol> <li>For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.</li> <li>Lighting integral to bathroom exhaust fans shall comply with the <i>California Energy Code</i>.</li> </ol>			
	<b>4.507 ENVIRONMENTAL COMFORT</b> <b>4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.</b> Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:			
	<ol> <li>The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.</li> </ol>			
	<b>Exception:</b> Use of alternate design temperatures necessary to ensure the system functions are acceptable.			

#### CHAPTER 7 **INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS**

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

NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER OWNER, CONTRACTOR, INSPECTOR ETC.)

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

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

- 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building
- performance contractors, and home energy auditors. Successful completion of a third party apprentice training program in the appropriate trade.
- 4. Other programs acceptable to the enforcing agency.
- 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

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

shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the

project they are inspecting for compliance with this code.

#### **703 VERIFICATIONS**

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

SOLAR MAX         DESIGN         DESIGN         DRAWINGS PROVIDED BY:         SOLAR MAX DESIGN         EMAIL:         solarmax.dsgn@gmail.com         WW.solarmaxdsgn.com         TEL:         (310) 740-9649         (310) 844-7370
Signature
CLIENT INFORMATION:
PROJECT NAME:
MIRADERO - RESIDENCE NEW CONSTRUCTION 0 MIRADERO AVENUE SAN JOSE, CALIFORNIA 95127 APN: 612-04-048
MIRADER NEW SAN JOSE AF
REV:     DESCRIPTION:     DATE:       A
REV:     DESCRIPTION:     DATE:       A
REV:DESCRIPTION:DATE:A



projects.

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

Storm Water Pollution Control Requirements for Construction Activities

The following notes shall be incorporated in the approved set of construction/grading plans and

(Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

sheet flow, swales, area drains, natural drainage or wind.

contamination of storm water and dispersal by wind.

properly located to collect all tributary site runoff.

transported from the site by wind or water.

not be washed into the drainage system.

by rain or by any other means.

on the project site.

Minimum Water Quality Protection Requirements for All Construction Projects

represents the minimum standards of good housekeeping which must be implemented on all construction

Construction means constructing, clearing, grading or excavation that result in soil disturbance.

Construction includes structure teardown (demolition). It does not include routine maintenance to maintain

original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities

required to immediately protect public health and safety; interior remodeling with no outside exposure of

construction material or construction waste to storm water; mechanical permit work; or sign permit work.

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via

3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall

not contaminate the soil nor the surface waters. All approved toxic storage containers are to be

2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being

protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall

4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained

5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.

6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent

7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction

8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be

9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be

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

street/public ways. Accidental depositions must be swept up immediately and may not be washed down

entrance roadways must be stabilized so as to inhibit sediments from being deposited into the



# ELA DBS

#### LACDBS FORM FORM DEPARTMENT OF BUILDING AND SAFETY **GRN 9** GRN 9 2020 Los Angeles Green Building Code 2020 Los Angeles Green Building Code COMMENTS REFERENCE CODE MANDATORY REQUIREMENTS CHECKLIST ITM # SHEET REQUIREMENT SECTION (Sheet #) e.g. note #, detail # ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS or N/A or reason for N/A (COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS) Covering of duct openings and protection of 23 4.504.1 mechanical equipment during construction Date: 24 4.504.2 Finish material pollutant control COMMENTS REFERENCE 25 4.504.2.1 - Adhesives, sealants, caulks SHEET 26 4.504.2.2 **Paints and coatings** Sheet # 27 4.504.2.3 Aerosol paints and coatings e.g. note #, detail # or N/A (or reason for N/A) 28 4.504.2.4 - Verification 29 4.504.3 Carpet systems **30 4.504.3.1 Carpet cushion** ention during **31 4.504.4 Resilient flooring systems** 32 4.504.5 Composite wood products ft. or ≥ 50%) 33 4.504.6 Filters 34 4.505.2.1 Capillary break 35 4.505.3 Moisture content of building materials sq. ft.) 36 4.506.1 Bathroom exhaust fans NSERVATION 37 4.507.2 Heating and air-conditioning system design xtures and one shower pe areas ires stories) stories) **N & RESOURCE EFFICIENCY** nanual 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 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. provide reasonable accommodation to ensure equal access to its programs, services and activities Page 1 of 2 www.ladbs.org (Rev. 02/12/2020) Page 2 of 2 www.ladbs.org FORM **GRN 18R** 2020 Los Angeles Green Building Code FORM DEPARTMENT OF BUILDING AND SAFETY **PLUMBING FIXTURE FLOW RATES** Residential Occupancies WATER CONSERVATION NOTES - ORDINANCE #184248 **GRN 16** 2020 Los Angeles Green Building Code RESIDENTIAL BUILDINGS (Incorporate this form into the plans) PLUMBING SYSTEM 9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following: Multi-family dwellings not exceeding three stories and A. Shall have a minimum of 6 cycles of concentration containing 50 units or less shall install a separate meter or (blowdown); or submeter within common areas and within each individual B. A minimum of 50% of the makeup water supply to the dwelling unit. (4.303.3)**SECTION 4.303.1** cooling towers shall come from non-potable water WATER REDUCTION FIXTURE FLOW RATES sources, including treated backwash. (4.305.3.1) Water use reduction shall be met by complying with one of the following: MAXIMUM ALLOWABLE FLOW RATE 10. In new buildings over 25 stories, the cooling towers shall **FIXTURE TYPE** A. Provide a 20% reduction in the overall potable water comply with all of the following: use within the building. The reduction shall be based A. Shall have a minimum of 6 cycles of concentration on the maximum allowable water use for plumbing 1.8 gpm @ 80 psi (blowdown); and fixtures and fittings as required by the Los Angeles B. 100% of the makeup water supply to the cooling Plumbing Code. Calculations demonstrating a 20% 1.2 gpm @ 60 psi<sup>',</sup>" towers shall come from non-potable water sources, reduction in the building "water use baseline", as including treated backwash. (4.305.3.2)established in Table 4.303.4.1, shall be provided; or 0.4 gpm @ 60 psi<sup>1,3</sup> B. New fixtures and fittings shall comply with the 11. Where groundwater is being extracted and discharged, maximum flow rates shown in Table 4.303.4.2, or 1.5 gpm @ 60 psi<sup>2,4</sup> develop and construct a system for onsite reuse of the Plumbing fixtures shall use recycled water. groundwater. Alternatively, the groundwater may be **Exception:** Fixture replacements (4.303.4) 0.2 gallons/cycle (4.305.4)discharged to the sewer. 3. New building on a site with 500 square feet or more of 1.28 gallons/flush 12. Provide a hot water system complying with one of the cumulative landscape area shall have separate meters or following (Los Angeles Plumbing Code Section 610.4.1): submeters for outdoor water use. (4.304.3)1.28 gallons/flush A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before 4. Additions and alterations on a site with 500 square feet or 1.28 gallons/flush hot water arrives. more of cumulative landscape area and where the entire B. Where a hot water recirculation or electric resistance potable water system is replaced, shall have separate meters 0.125 gallons/flush heat trace wire system is installed, the branch from the or submeters for outdoor water use. (4.304.3)recirculating loop or electric resistance heat trace wire ENERGY-STAR certified to the fixture shall contain a maximum of 0.6 gallons. In other than single family dwellings, locks shall be Residential units having individual water heaters shall installed on all publicly accessible exterior faucets and hose ENERGY-STAR certified have a compact hot water system that meets all of the (4.304.4)following: a. The hot water supply piping from the water heater 6. Provide a cover having a manual or power-operated reel <sup>1</sup>Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi. to the fixtures shall take the most direct path. system in any permanently installed outdoor in-ground <sup>2</sup> Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi b. The total developed length of pipe from the water swimming pool or spa in one- and two-family dwellings. heater to farthest fixture shall not exceed the For irregular-shaped pools where it is infeasible to cover <sup>3</sup> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. distances specified in Table 3.6.5 of the California 100% of the pool due to its irregular shape, a minimum of <sup>4</sup> Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets Energy Code Residential Appendix. (4.304.5)80% of the pool shall be covered. c. The hot water supply piping shall be installed and <sup>5</sup> Includes single and dual flush water closets with an effective flush of 1.28 gallons or less. insulated in accordance with Section RA3.6.2 of Except as provided in this section, for sites with over 500 the California Energy Code Residential Appendix. Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The square feet of landscape area, alternate waste piping shall be effective flush volume is the average flush volume when tested in accordance with ASME installed to permit discharge from the clothes washer, **IRRIGATION SYSTEM** bathtub, showers, and bathroom/restrooms wash basins to Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The be used for a future graywater irrigation system. (4.305.1) 12. A water budget for landscape irrigation use that conforms 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 to the California Department of Water Resources' Model 8. Except as provided in this section, where City-recycled Water Efficient Landscape Ordinance (MWELO) is water is available within 200 feet of the property line, water required for new landscape areas of 500 sq. ft. or more. closets, urinals, floor drains, and process cooling and The following methods to reduce potable water use in landscape heating in the building shall be supplied from recycled areas include, but are not limited to, use of captured rainwater, water and shall be installed in accordance with the Los recycled water, graywater, or water treated for irrigation Angeles Plumbing Code. (4.305.2)purposes and conveyed by a water district or public entity. (4.304.1)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 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 and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. provide reasonable accommodation to ensure equal access to its programs, services and activities. Page **1** of **1** www.ladbs.org (Rev. 01/01/20) Page 1 of 1 www.ladbs.org

#### Permit #

ITEM #	CODE SECTION	REQUIREMENT
		PLANNING AND DESIGN
		Storm water drainage and rete
1	4.106.2	construction
2	4.106.3	Grading and paving
3	4.106.5	Cool roof (additions $\geq$ 500 sq. f
		ENERGY EFFICIENCY
4	4.211.4	Solar ready (additions $\geq$ 2,000 s
		WATER EFFICIENCY & CON
_		Water conserving plumbing fix
5	4.303.1	fittings
6	4.303.1.3.2	Multiple showerheads serving
7	4.303.4	Water use reduction
8	4.304.1	Outdoor water use in landscap
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 fixtur
15	4.305.3.1	Cooling towers (buildings $\leq 25$
16	4.305.3.2	Cooling towers (buildings > 25
		MATERIAL CONSERVATION
17	4.406.1	Rodent proofing
18	4.407.3	Flashing details
19	<b>4.407.4</b>	Material protection
20	4.408.1	<b>Construction waste reduction</b>
21	4.410.1	Operation and maintenance ma
		<b>ENVIRONMENTAL QUALIT</b>
22	4 503 1	Firenlaces and woodstoves

#### 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.

provide reasonable accommodation to ensure equal access to its programs, services and activities.				
(Rev. 01/01/20)	Page 1 of 1		www.ladbs.org	
PARTMENT OF BUILDING AND SAFETY	-	eles Green Building Code	FORM GRN 14	
GREI	EN BUILDING COD <u>residentiai</u>	E PLAN CHECK NOTES <u>L buildings</u>		
less than trade size 1 (nominal 1-inch i main service or subpanel and shall term enclosure in close proximity to the pro- panel or subpanel shall provide capacit dedicated branch circuit and space(s) r circuit overcurrent protective device.	branch circuit. The raceway shall not be nside diameter), shall originate at the ninate into a listed cabinet, box or other posed location of an EV charger. The y to install a 40-ampere minimum eserved to permit installation of a branch he service panel or subpanel circuit protective device space(s) reserved for ". The raceway termination location	<ol> <li>All new gas fireplaces must be direct-vent, sealed burning fireplaces are prohibited per AQMD Rule</li> <li>All duct and other related air distribution compon with tape, plastic, or sheet metal until the final sta and ventilating equipment.</li> <li>Paints and coatings, adhesives, caulks and sealant Volatile Organic Compound (VOC) limits listed in</li> </ol>	e 445. (4.503.1, AQMD Rule 445) ent openings shall be covered rtup of the heating, cooling (4.504.1) s shall comply with the	
P. For common parking area serving R-oc have sufficient capacity to simultaneou the full rated amperage of the Electric Design shall be based upon a 40-amper shall not be less than trade size 1 (nom originate at the main service or subpan cabinet, box or other enclosure in closs an EV charger. Raceways and related of	ccupancies, the electrical system shall sly charge all designated EV spaces at Vehicle Supply Equipment (EVSE). e minimum branch circuit. The raceway inal 1-inch inside diameter), shall el and shall terminate into a listed proximity to the proposed location of components that are planned to be essible or in concealed areas and spaces construction. The service panel or the overcurrent protective device ag purposes as "EV CAPABLE" in	<ol> <li>The VOC Content Verification Checklist, Form G verified prior to final inspection approval. The mashowing VOC content for all applicable products the job site and be provided to the field inspector</li> <li>All new carpet and carpet cushions installed in the the testing and product requirements of one of the a. Carpet and Rug Institute's Green Label Plus J b. California Department of Public Health's Spector. NSF/ANSI 140 at the Gold level d. Scientific Certifications Systems Indoor Adva</li> <li>80% of the total area receiving resilient flooring s of the following (4.504.4):</li> <li>a. VOC emission limits defined in the CHPS Hi</li> </ol>	nufacturer's specifications shall be readily available at for verification. (4.504.2.4) e building interior shall meet following (4.504.3): Program crification 01350 antage <sup>TM</sup> Gold hall comply with one or more	
at least 0.75. Roofs with slopes $\geq 2:12$	-year aged SRI value of at least 75 or at least 0.63 and a thermal emittance of shall have an aged SRI value of at least at least 0.20 and a thermal emittance of (4.106.5)	<ul> <li>a. VOC emission limits defined in the CHFS Hi Database</li> <li>b. Certified under UL GREENGUARD Gold</li> <li>c. Certification under the Resilient Floor Coveri FloorScore program</li> <li>d. Meet the California Department of Public He</li> </ul>	ng Institute (RFCI)	
<ol> <li>The required hardscape used to reduce reflectance value of at least 0.30 as det</li> </ol>		<ol> <li>New hardwood plywood, particle board, and med composite wood products used in the building sha</li> </ol>		

(4.106.7)

(4.303.1)

(4.303.1.3.2)

(4.406.1)

(4.410.1)

- roducts used in the building shall meet the formaldehy limits listed in Table 4.504.5. (4.504.5)
- 5. The flow rates for all plumbing fixtures shall comply with the maximum flow 20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval.
- 6. When a shower is served by more than one showerhead, the combined flow 21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
  - (MWELO, \$ 492.7) 22. A 4-inch thick base of  $\frac{1}{2}$  inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
  - 23. Building materials with visible signs of water damage shall not be installed. (State Assembly Bill No. 1881) Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory.
    - 24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
    - 25. A copy of the construction documents or a comparable document indicating the (4.407.4)information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d)) (4.408.1)
      - 26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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rate of all the showerheads controlled by a single valve shall not exceed 2.0

7. Installed automatic irrigation system controllers shall be weather- or soil-based

8. For projects that include landscape work, the Landscape Certification, Form

9. Annular spaces around pipes, electric cables, conduits, or other openings in the

building's envelope at exterior walls shall be protected against the passage of

rodents by closing such openings with cement mortar, concrete masonry, or

metal plates. Piping prone to corrosion shall be protected in accordance with

10. Materials delivered to the construction site shall be protected from rain or other

12. For all new equipment, an Operation and Maintenance Manual including, at a

minimum, the items listed in Section 4.410.1, shall be completed and placed in

11. Only a City of Los Angeles permitted hauler will be used for hauling of

GRN 12, shall be completed prior to final inspection approval.

Section 313.0 of the Los Angeles Plumbing Code.

the building at the time of final inspection.

gallons per minute at 80psi, or the shower shall be designed to only allow one

rates in Section 4.303.1.

controllers.

sources of moisture.

construction waste.

howerhead to be in operation at a time.

(Rev. 02/12/2020)

Showerheads

- Lavatory faucets, residential
- Lavatory faucets, nonresidential

Kitchen faucets

Metering Faucets

Gravity tank type water closets

Flushometer tank water closets

Flushometer valve water closets

Urinals

Clothes Washers

Dishwashers

and must default to a maximum flow rate of 1.8 gpm @ 60psi.

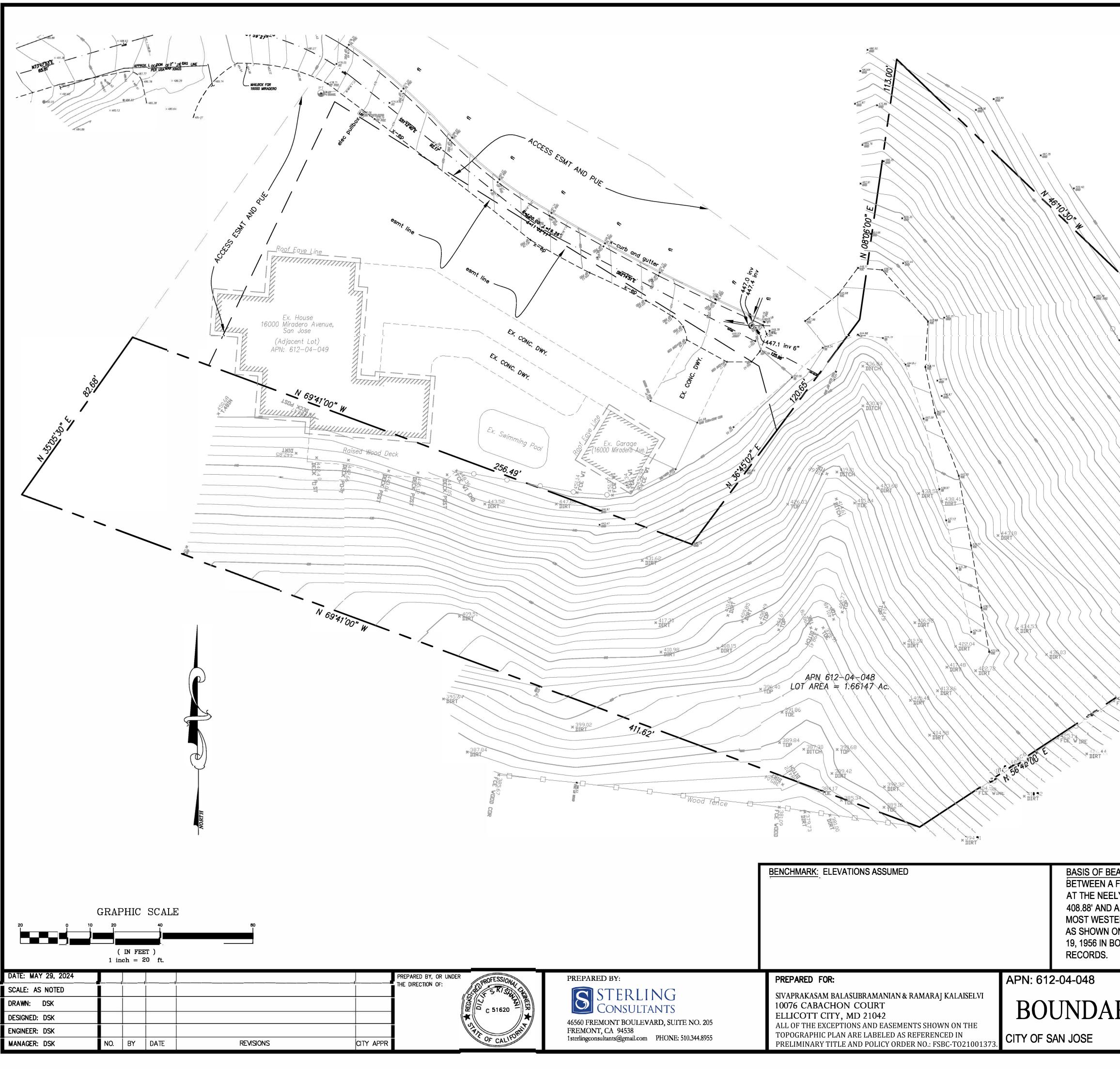
with a maximum flush rate of 1.06 gallons/flush installed throughout.

A112.19.233.2.

A112.19.14.

(Rev. 01/01/20)

		APPROVAL STAMP		<image/>
DEPARTMENT OF BUILDING AND SAFETY	020 Los Angeles ( Incorporate this fo	ALDEHYDE LIMITS Green Building Code orm into the plans)	FORM GRN 11	PROJECT NAME:
		4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.50 FORMALDEHYDE L		ш
VOC CONTENT LIMITS FOR ARCHITECTURAL Grams of VOC per Liter of Coating Less Water and Less Exempt Compou	, nds	Maximum Formaldehyde Emission PRODUCT Hardwood plywood veneer core	is in Parts per Million. CURRENT LIMIT 0.05	Ū
COATING CATEGORY <sup>2,3</sup> Flat coatings Nonflat coatings	CURRENT LIMIT 50 50	Hardwood plywood composite core Particleboard Medium density fiberboard	0.05 0.09 0.11	
Nonflat-high gloss coatings           Specialty Coatings           Aluminum roof coatings	50	Thin medium density fiberboard <sup>2</sup>	0.13	DE
Basement specialty coatings Bituminous roof coatings	50	<sup>1.</sup> Values in this table are derived from those specified by Toxics Control Measure for Composite Wood as tested in additional information, see California Code of Regulations 93120.12. <sup>2.</sup> Thin medium density fiberboard has a maximum thickne		ESIC JCTION VENUE RNIA 95- 048
Bituminous roof primers         Bond breakers         Concrete curing compounds	350 350 100	SEALANT VOC L Less Water and Less Exempt Compo SEALANTS		RUCTION AVENUE ORNIA 96 4-048
Concrete curing compounds, Roadways & Bridges Concrete/masonry sealers	350	Architectural Marine deck	50 760	- RES NSTRUCTIC ERO AVENU SALIFORNIA 612-04-048
Driveway sealers Dry fog coatings	50 50	Nonmembrane roof Roadway Single-ply roof membrane	300 250 450	ONS ONS CAL CAL : 61.
Faux finishing coatings Clear Top Coat Decorative Coatings	100 350	Other SEALANT PRIMERS Architectural	420	ERO - RESII NEW CONSTRUCTION 0 MIRADERO AVENUE JOSE, CALIFORNIA 95 APN: 612-04-048
Glazes Japan Trowel Applied Coatings	350 350 50	Nonporous Porous Modified bituminous 500	250 775 500	DERC NEW C 0 MIRA SAN JOSE, APN
Fire resistive coatings         Floor coatings         Form-release compounds	150 50 100	Marine deck Other	760 750	
Graphic arts coatings (sign paints) High temperature coatings	200 420 100	Note: For additional information regarding methods to m these tables, see South Coast Air Quality Management ADHESIVE VOC LIN	District Rule 1168.	
Industrial maintenance coatings Low solids coatings <sup>1</sup> Magnesite cement coatings	120 450	Less Water and Less Exempt Compo ARCHITECTURAL APPLICATIONS Indoor carpet adhesives		
Mastic texture coatings           Metallic pigmented coatings           Multicolor coatings	100 150 250	Carpet pad adhesives Outdoor carpet adhesives	50 150	
Pretreatment wash primers Primers, sealers, and undercoaters	420 100	Wood flooring adhesive           Rubber floor adhesives           Subfloor adhesives	100 60 50	
Reactive penetrating sealers         Recycled coatings         Roof coatings	350 250 50	Ceramic tile adhesives VCT and asphalt tile adhesives Drywall and panel adhesives	65 50 50	REV: DESCRIPTION: DATE:
Roof coatings, aluminum Rust preventative coatings	100	Cove base adhesives Multipurpose construction adhesives	50 70	
Shellacs Clear	730	Structural glazing adhesives Single-ply roof membrane adhesives Other adhesives not specifically listed	100 250 50	В
Opaque Specialty primers, sealers and undercoaters Stains	550 100 100	SPECIALTY APPLICATIONS PVC welding CPVC welding	510 490	С
Stains, Interior       Stone consolidants       Swimming pool coatings	250 450 340	ABS welding Plastic cement welding	325 100	DATE:
Traffic marking coatings Tub and tile refinish coatings	100 420 100	Adhesive primer for plastic Contact adhesive Special purpose contact adhesive	550 80 250	9/19/2024
Waterproofing membranes       Wood coatings       Wood preservatives	275 350	Structural wood member adhesive Top and trim adhesive SUBSTRATE SPECIFIC APPLICATIONS	140 250	SHEET TITLE:
Zinc-rich primers  Grams of VOC per liter of coating, including water and including exen  The specified limits remain in effect unless revised limits are listed in table.	100 npt compounds. subsequent columns in the	Metal to metal Plastic foams Porous material (except wood)	30 50 50	
<sup>a</sup> Some values in this table are derived from those specified by the Cali Architectural Coatings Suggested Control Measure, February 5, 2016. available from the Air Resources Board.	fornia Air Resources Board, More information is	Porous material (except wood)           Wood           Fiberglass           '' If an adhesive is used to bond dissimilar substrates to	<u>30</u> 80	
		VOC content shall be allowed. <sup>2</sup> . For additional information regarding methods to meas table, see South Coast Air Quality Management District http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PD	rure the VOC content specified in this Rule 1168, F.	FORMS
As a covered entity under Title II of the Americans with Disprovide reasonable accommodation to ensure equal access			disability and, upon request, will	
(Rev. 01/01/20)	Page 1 of 1		www.ladbs.org	
		<b>_</b>		



	LEG	<u>END</u>		
SYMBO LOW SIDE — EX. SS 2 × 60 (18)	DESCRIPTIONS BOUNDARY / RIGHT- EASEMENT LINE CENTERLINE (♀) HIGH SIDE S → SANITARY SEWER LIN MANHOLE OR CLEAN DRAIN INLET PERCENT GRADE EXISTING GRADE ELE	-OF-WAY LINE AD BSW BW CONC DBH DI IOUT EP EM EX FF EVATION FG W/ ELEVATION FW GM		ALL (EXPOSED FACE) BREAST HEIGHT MENT R ELEVATION E ELEVATION VATION C E E E E E E E E E E E E E OF CURVE
A 39.64 DIRT				
ELY TERMINUS OF THE COU ) A FOUND 1" IRON PIPE IN V TERLY CORNER OF THAT CE	O AS THE PROPERTY CORNER IRSE LISTED AS N56°42'E VELL MONUMENT AT THE ERTAIN 0.191 AC R/W PARCEL O OF SURVEY RECORDED SEP.	BOUNDARY: BOUND PERFORMED BY HE NOVEMBER 2017.		
				1
RY AND T	COPOGRAPH	HIC SURV	VEY	L

#### **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. 4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA
- DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA
- 6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
- DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR. 8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
- UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (4008) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
- 10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION. 11. 11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

#### CONSTRUCTION STAKING

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

## CONSTRUCTION INSPECTION

- 1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL
- INSPECTION OF WORK AND SITE. 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, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE
- 4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
- THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

## SITE PREPARATION (CLEARING AND GRUBBING

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

#### **UTILITY LOCATION, TRENCHING & BACKFILL**

- 1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE
- BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES. 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. 4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
- 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
- 2. 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. 5. 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:

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. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

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

#### ACCESS ROADS AND DRIVEWAYS

- DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE
- THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
- 2-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.
- 4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
- 5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

## STREET LIGHTING

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

#### SANITARY SEWER

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

#### PORTLAND CEMENT CONCRETE

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

## **AS-BUILT PLANS STATEMENT**

- 1. THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (\_\_\_\_ WERE) (\_\_\_\_ WERE NOT) MINOR FIELD CHANGES MARKED WITH THE SYMBOL (^). THERE (\_\_\_WERE) (\_\_\_ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL  $\Delta$  .
  - SIGNATURE
- 2. NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

# PRELIMINARY GRADING PLAN

# **MIRADERO - RESIDENCE NEW CONSTRUCTION**

0 Miradero Ave, San Jose, CA 95127

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

13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING

2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM

## SHEET INDEX

TITLE SHEET
PRECISE GRADING & DRAINAGE PLAN
SECTIONS
DETAILS
EROSION CONTROL PLAN
EASEMENTS AND UTILITY PLAN
POLLUTION PREVENTION BMP

#### 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

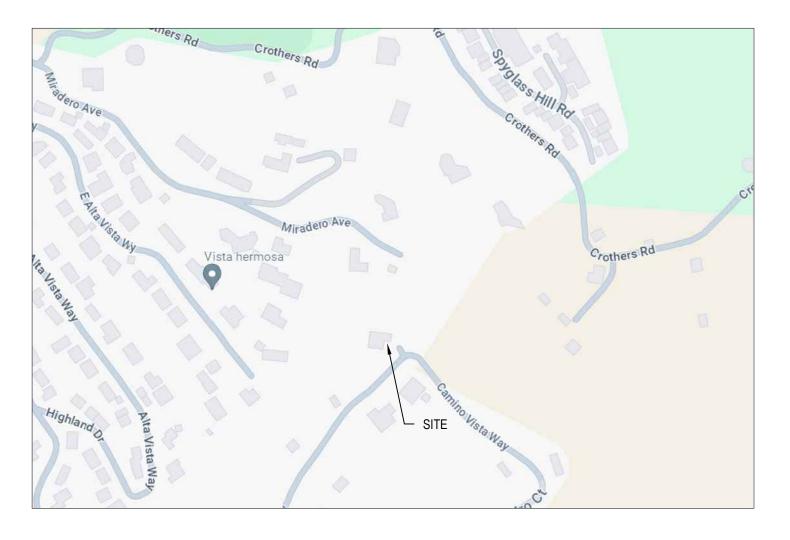
NAME: PHONE: EMAIL:

#### CIVIL ENGINEEF

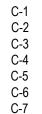
NAME: LEI ZHENG PHONE: (510) 909-1933 EMAIL: engineer.lei@gmail.com

#### SURVEYOR

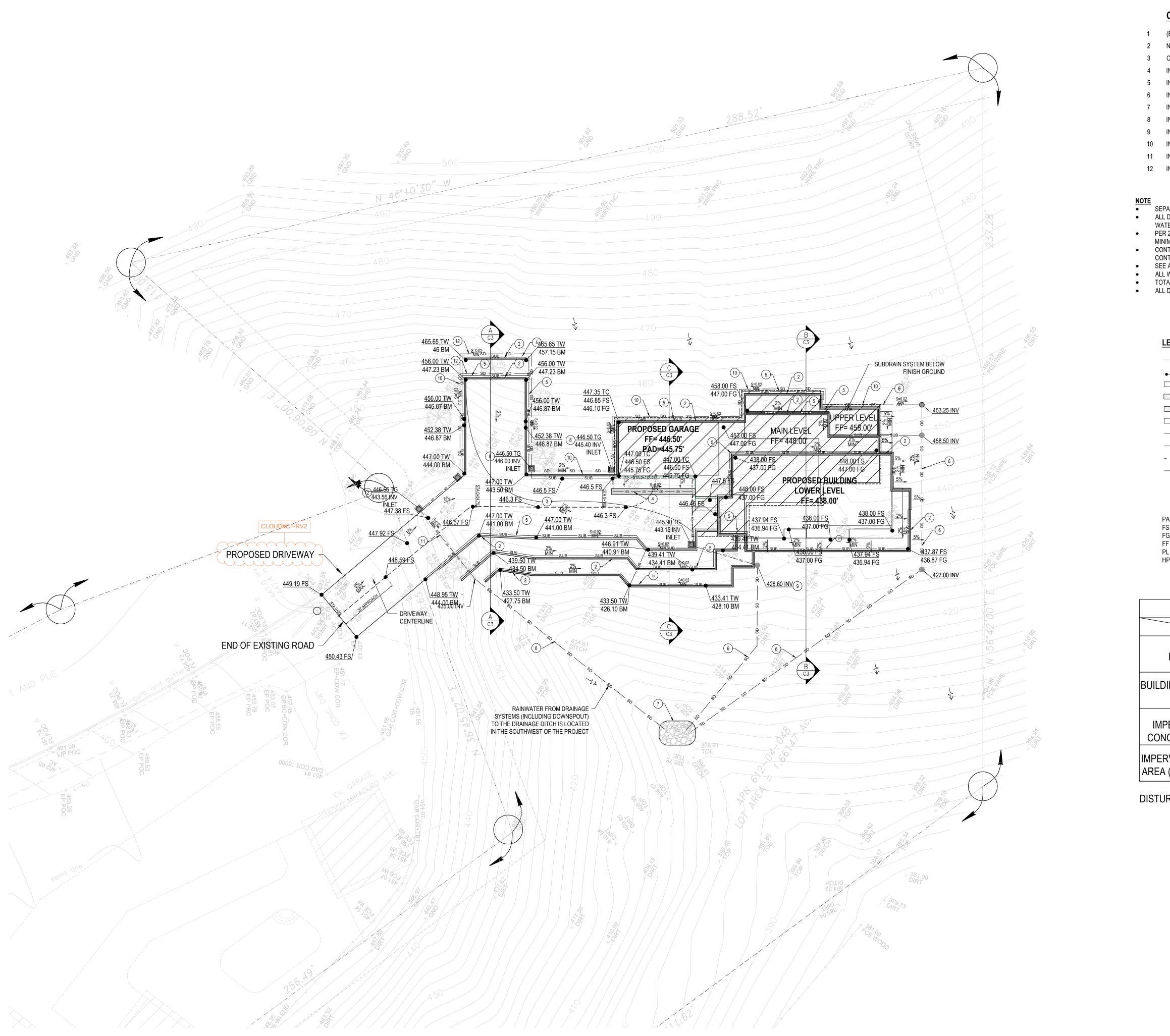
STERLING CONSULTANTS ADDRESS: 11040 BOLLINGER CANYON RD, SUITE E-102SAN RAMON, CA 94582 PHONE: (925) 705-3633 EMAIL: 1sterlingconsultantsagmail.com













PRECISE GRADING PLAN

#### CONSTRUCTION NOTE

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

• 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.

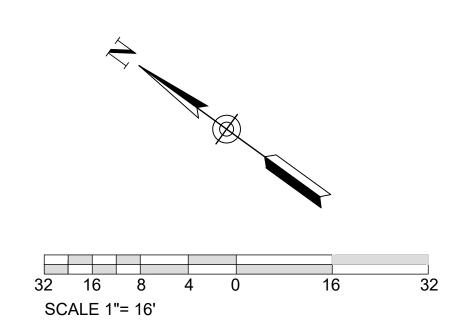
- PER 2016 C.B.C. 1804.4, ALL SURFACES IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL SLOPE AWAY AT A MINIMUM 2% FOR IMPERVIOUS SURFACES AND 5% FOR PERVIOUS SURFACES. CONTRACTOR TO PROVIDE LANDSCAPING ON SLOPE AREA AT THE REAR OF THE PROPERTY FOR EROSION CONTROL PURPOSE.
- SEE ARCHITECTURAL PLANS FOR SITE 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)
SUB	4 INCH PERFORATED PVC PIPE
SD	PROPOSED STORM DRAIN
	FLOW LINE
	PROPERTY LINE
<u>X.X%</u>	SURFACE SLOPE
<u>S=X.X</u>	STORM DRAIN SLOPE
$\rightarrow \rightarrow$	NATURAL SLOPE, MAXIMUM 50%
PAD FS FG FF PL IP	PROPOSED PAD ELEVATION PROPOSED FINISHED SURFACE PROPOSED FINISHED GROUND PROPOSED FINISHED FLOOR PROPERTY LINE HIGH POINT

IMPERVIOUS AREA					
PRE-DEVELOPED	POST-DEVELOPED				
71,744 SF	71,744 SF				
0 SF	3,148 SF				
0 SF	2,824 SF				
0 SF	5,972 SF				
	PRE-DEVELOPED 71,744 SF 0 SF 0 SF				

DISTURBED AREA 14,394 SF

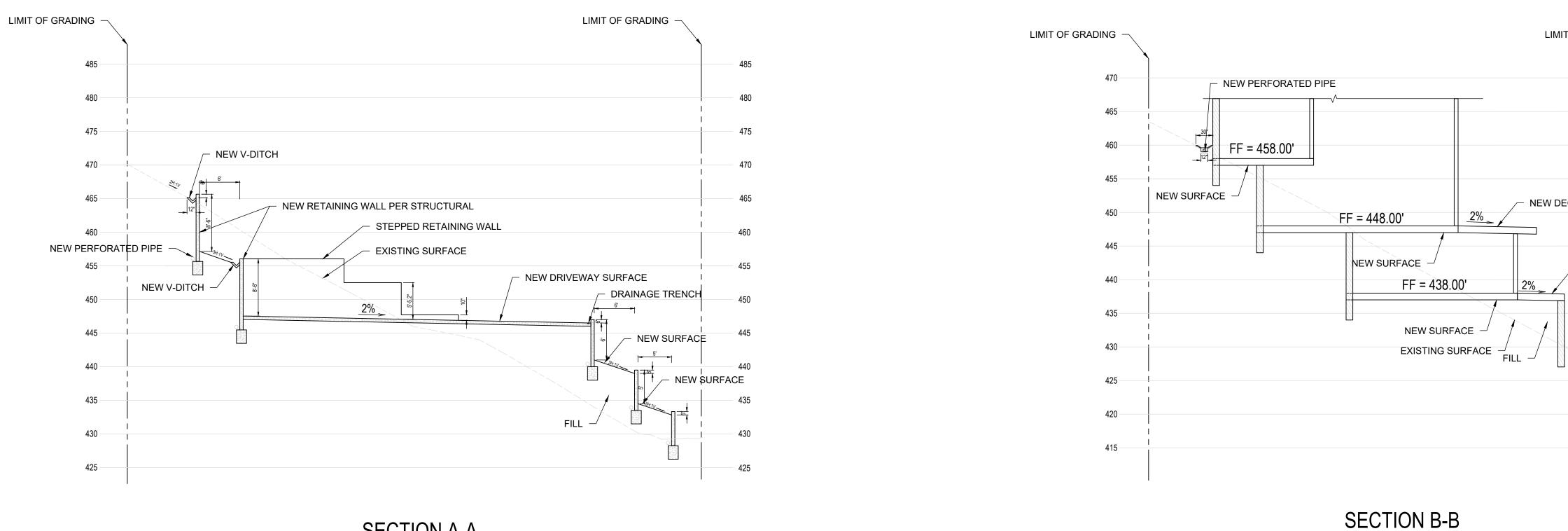




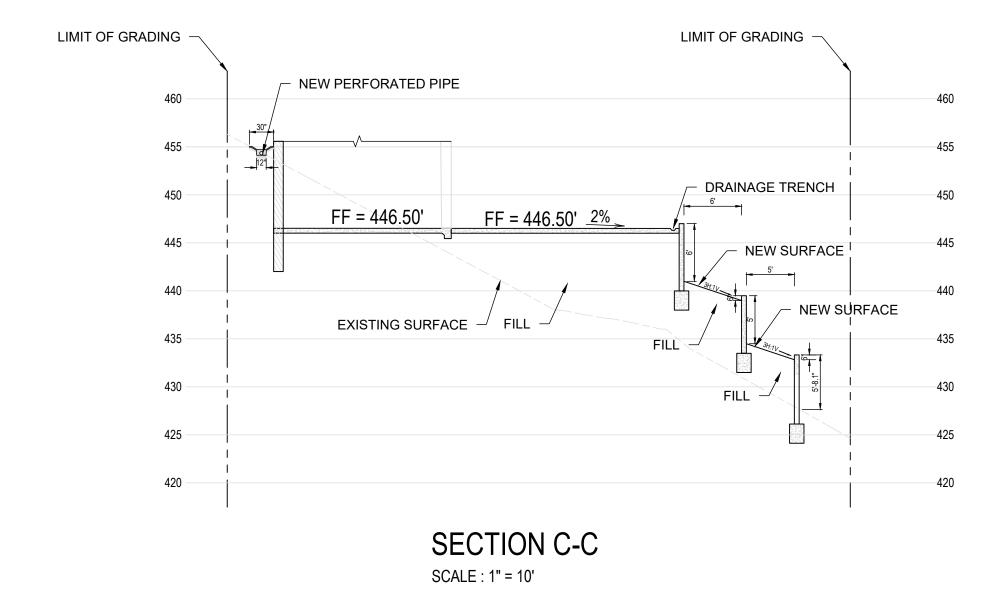
& DRAINAGE PLAN

**C-2** 

SHEET NUMBER:

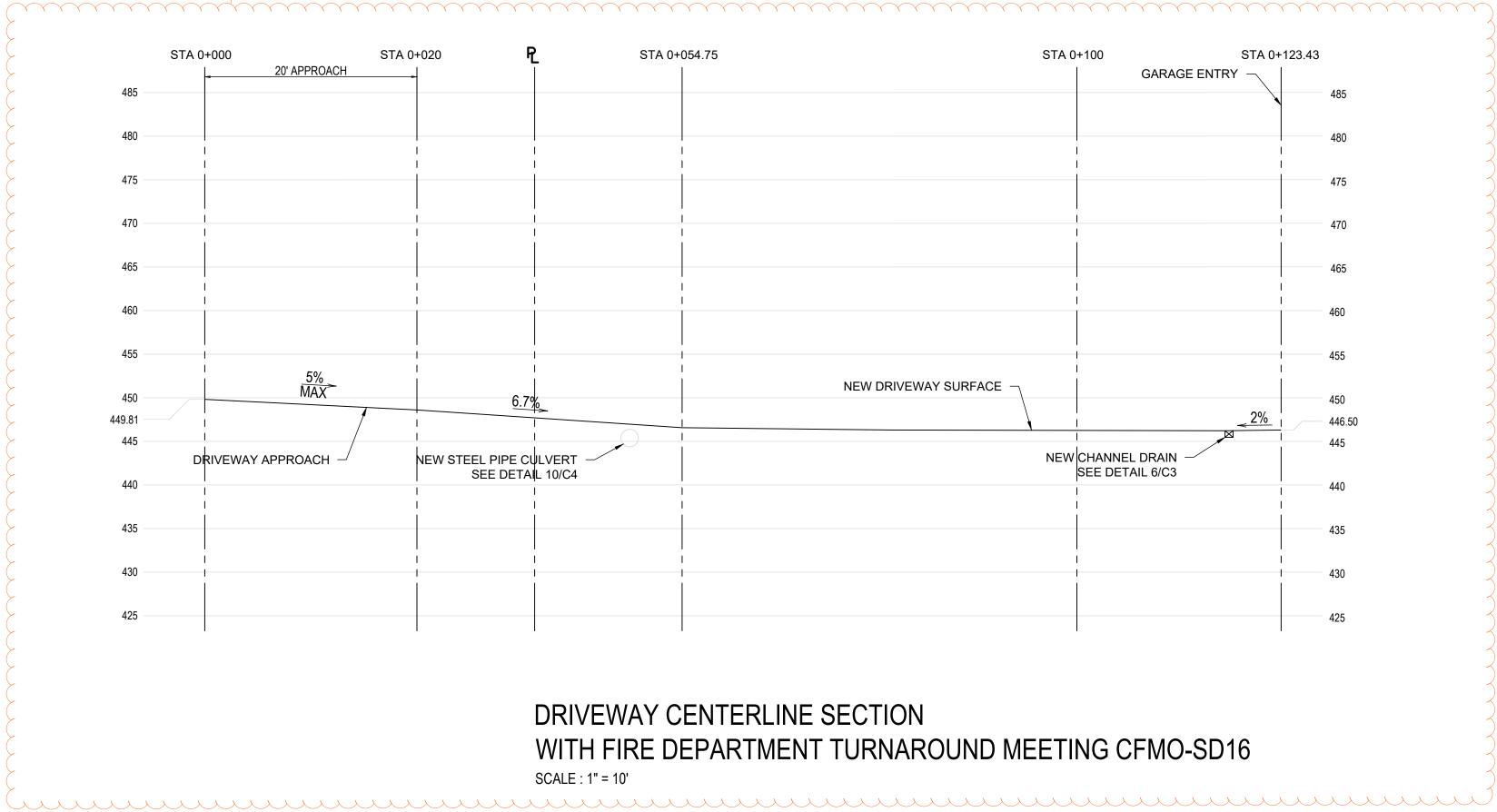


SECTION A-A SCALE : 1" = 10'



SCALE : 1" = 10'



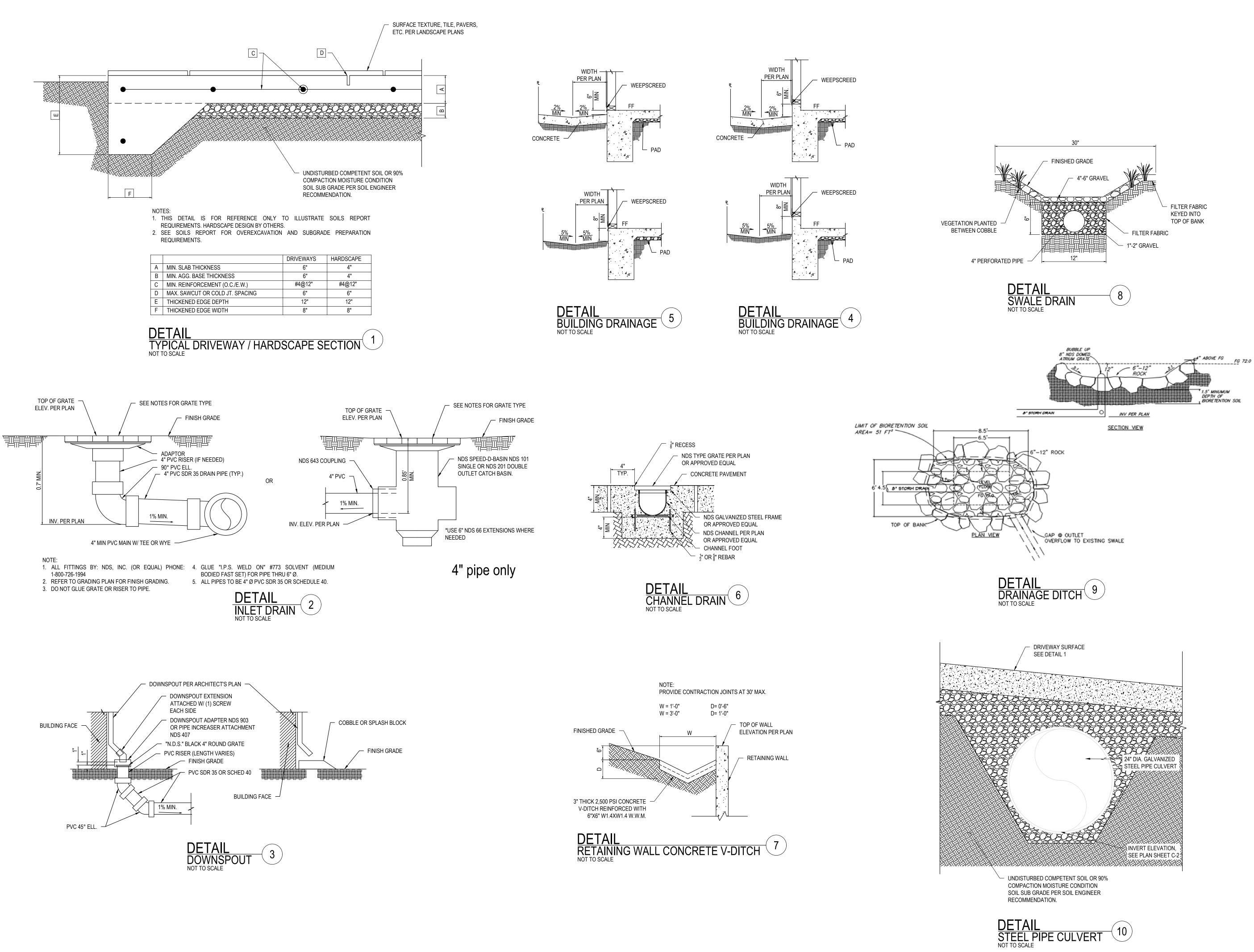


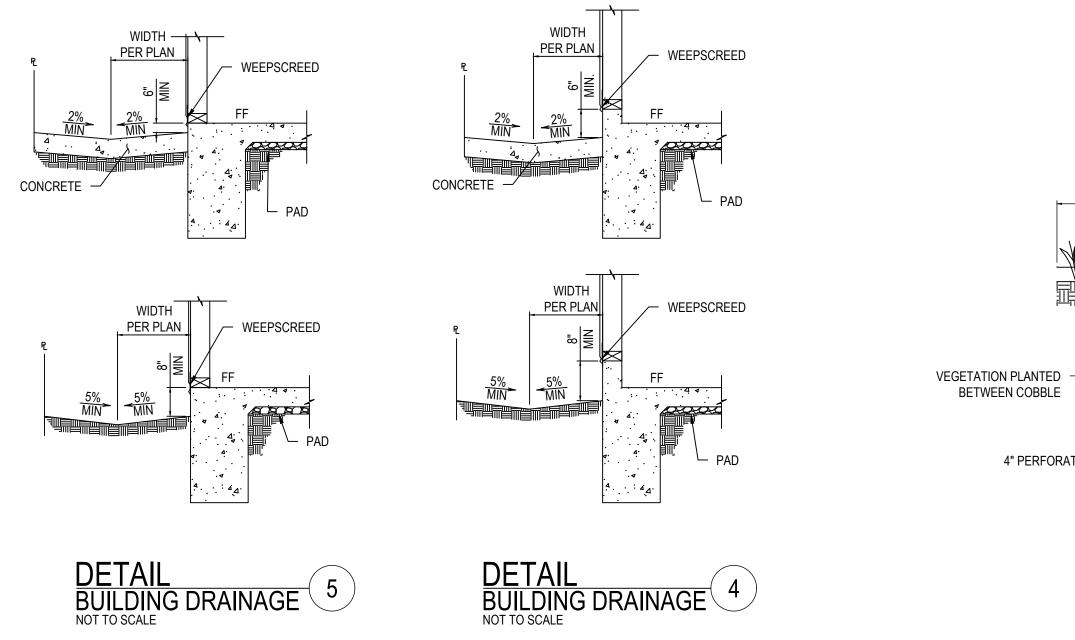
	470
	465
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	455
ECK	
	450 I
	445
- NEW DECK	440
	435
	430
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	420
	415

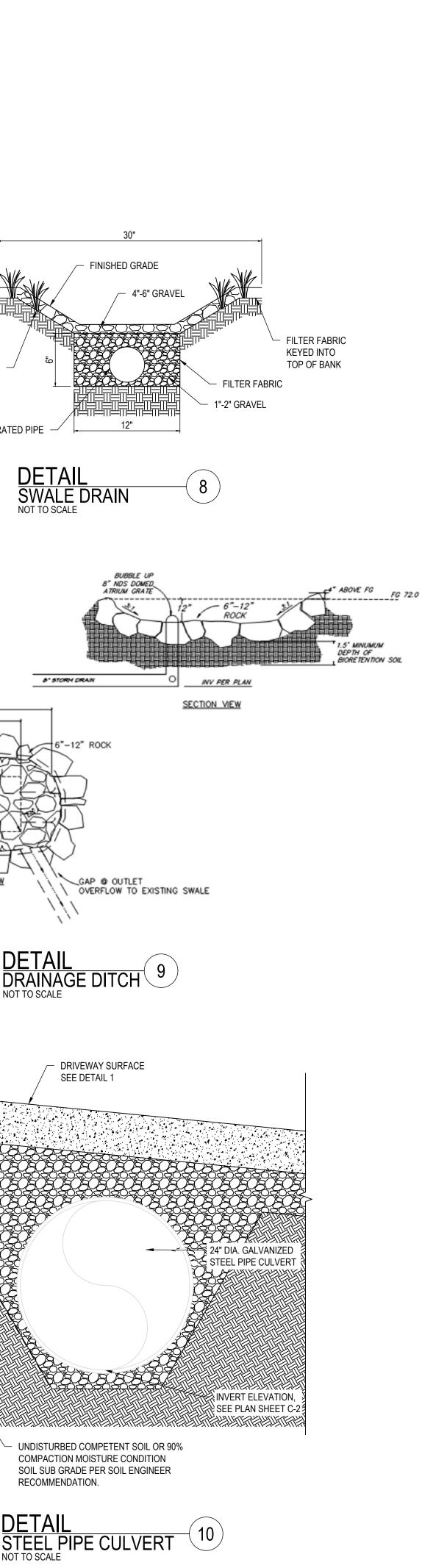


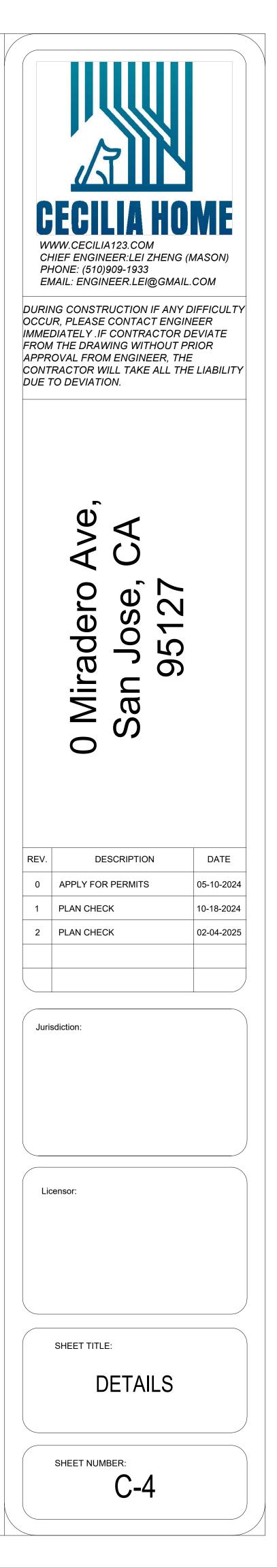
DURING CONSTRUCTION IF ANY DIFFICULTY OCCUR, PLEASE CONTACT ENGINEER IMMEDIATELY .IF CONTRACTOR DEVIATE FROM THE DRAWING WITHOUT PRIOR APPROVAL FROM ENGINEER, THE CONTRACTOR WILL TAKE ALL THE LIABILITY DUE TO DEVIATION.

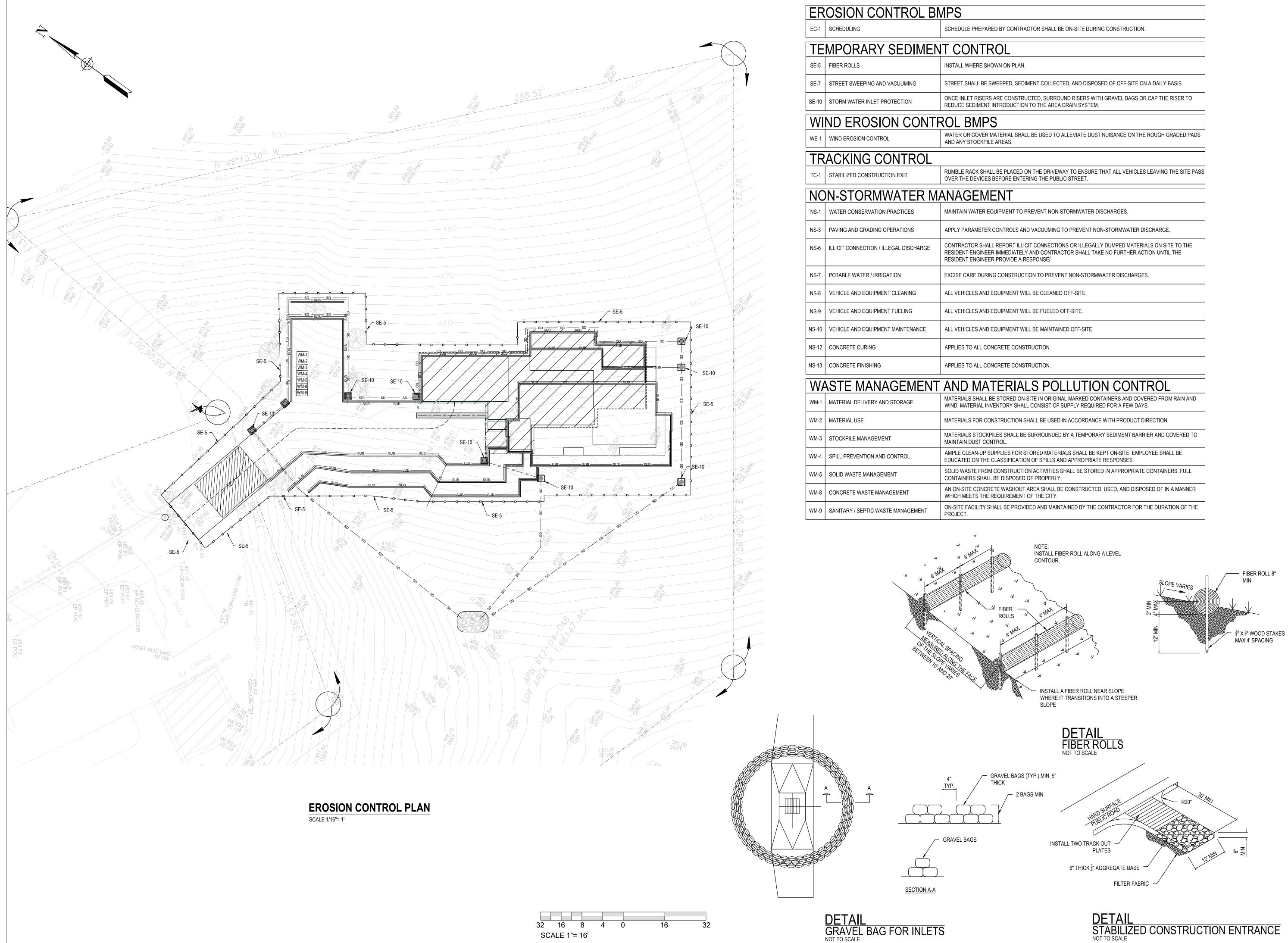
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SCALE 1"= 16'

TION OF SPILLS AND APPROPRIATE RESPONSES.
TION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL



PHONE: (510)909-1933 EMAIL: ENGINEER.LEI@GMAIL.COM

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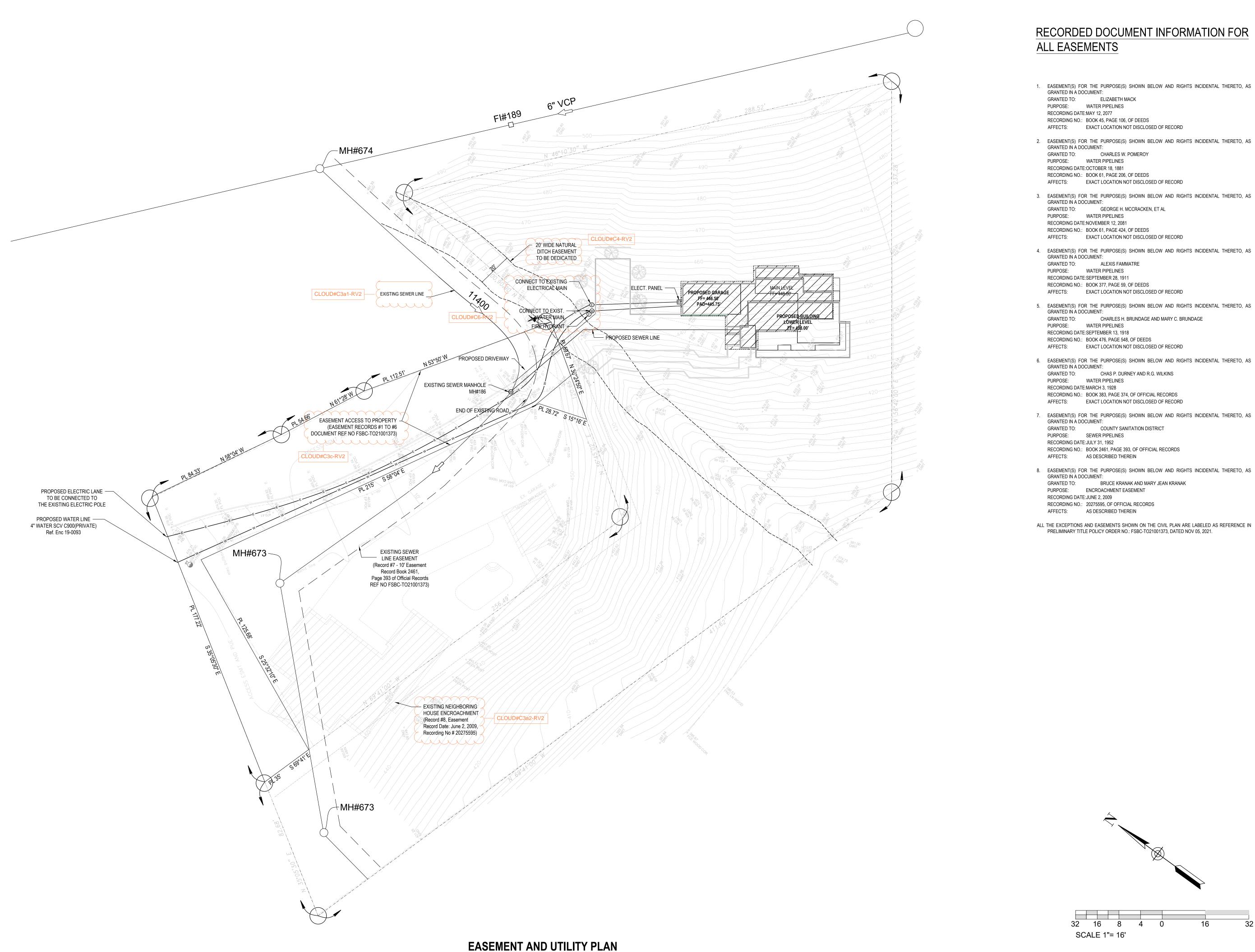
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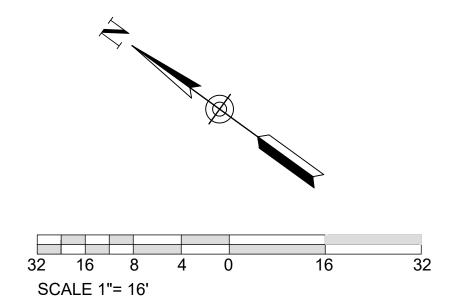
SHEET TITLE: **EROSION CONTROL** PLAN SHEET NUMBER:

C-5



## RECORDED DOCUMENT INFORMATION FOR ALL EASEMENTS

GRANTED IN A DOCUMENT: GRANTED TO: ELIZABETH MACK PURPOSE: WATER PIPELINES RECORDING DATE:MAY 12, 2077 RECORDING NO .: BOOK 45, PAGE 106, OF DEEDS AFFECTS: EXACT LOCATION NOT DISCLOSED OF RECORD 2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CHARLES W. POMEROY PURPOSE: WATER PIPELINES RECORDING DATE: OCTOBER 18, 1881 RECORDING NO .: BOOK 61, PAGE 206, OF DEEDS AFFECTS: EXACT LOCATION NOT DISCLOSED OF RECORD 3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GEORGE H. MCCRACKEN, ET AL PURPOSE: WATER PIPELINES RECORDING DATE:NOVEMBER 12, 2081 RECORDING NO .: BOOK 61, PAGE 424, OF DEEDS AFFECTS: EXACT LOCATION NOT DISCLOSED OF RECORD 4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: ALEXIS FAMMATRE PURPOSE: WATER PIPELINES RECORDING DATE:SEPTEMBER 28, 1911 RECORDING NO .: BOOK 377, PAGE 59, OF DEEDS AFFECTS: EXACT LOCATION NOT DISCLOSED OF RECORD 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CHARLES H. BRUNDAGE AND MARY C. BRUNDAGE PURPOSE: WATER PIPELINES RECORDING DATE:SEPTEMBER 13, 1918 RECORDING NO.: BOOK 476, PAGE 548, OF DEEDS AFFECTS: EXACT LOCATION NOT DISCLOSED OF RECORD 6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CHAS P. DURNEY AND R.G. WILKINS PURPOSE: WATER PIPELINES RECORDING DATE:MARCH 3, 1928 RECORDING NO .: BOOK 383, PAGE 374, OF OFFICIAL RECORDS AFFECTS: EXACT LOCATION NOT DISCLOSED OF RECORD 7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY SANITATION DISTRICT PURPOSE: SEWER PIPELINES RECORDING DATE: JULY 31, 1952 RECORDING NO.: BOOK 2461, PAGE 393, OF OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN 8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: BRUCE KRANAK AND MARY JEAN KRANAK GRANTED TO: 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-TO21001373, DATED NOV 05, 2021.



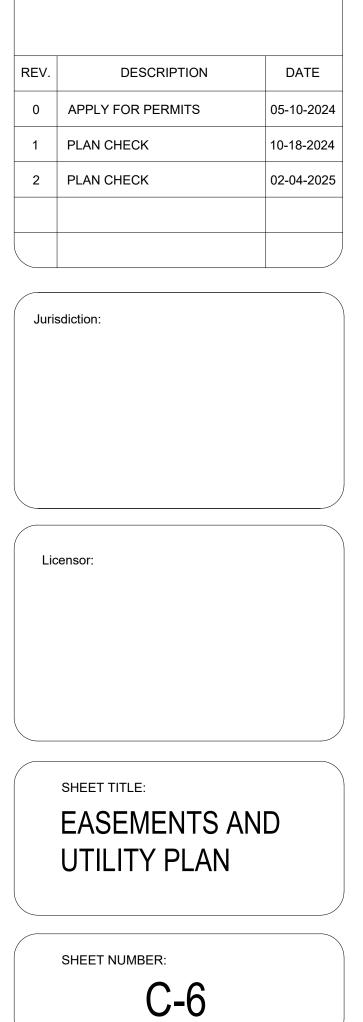


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# **POLLUTION PREVENTION — IT'S PART OF THE PLAN**

# 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 EARTHMOVING & 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).

# Grading and Earthwork

- □ 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.).
- 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 wells.
- Buried barrels, debris, or trash.
- □ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

#### Landscaping

- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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





- □ Schedule grading and excavation work during dry weather.
- □ Keep excavated soil on site and transfer it to dump trucks
- Abandoned underground tanks.

- □ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- □ Stack bagged material on pallets and under cover.

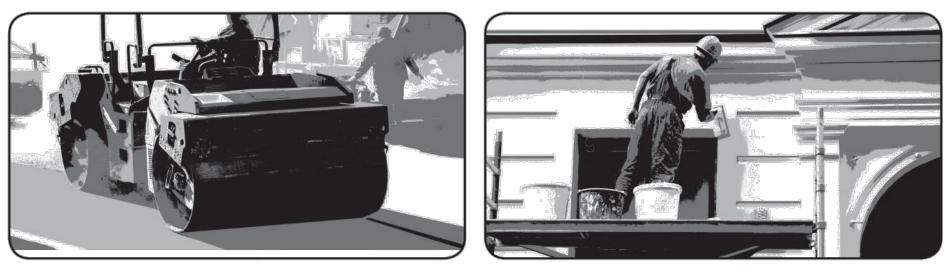
# **CONCRETE MANAGEMENT** & DEWATERING

## **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 nonhazardous 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.



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



SHEET NUMBER:

**C-7** 

