

REVISIONS	BY
2.5.24	
4.3.24	
4.21.24	
3.28.24	

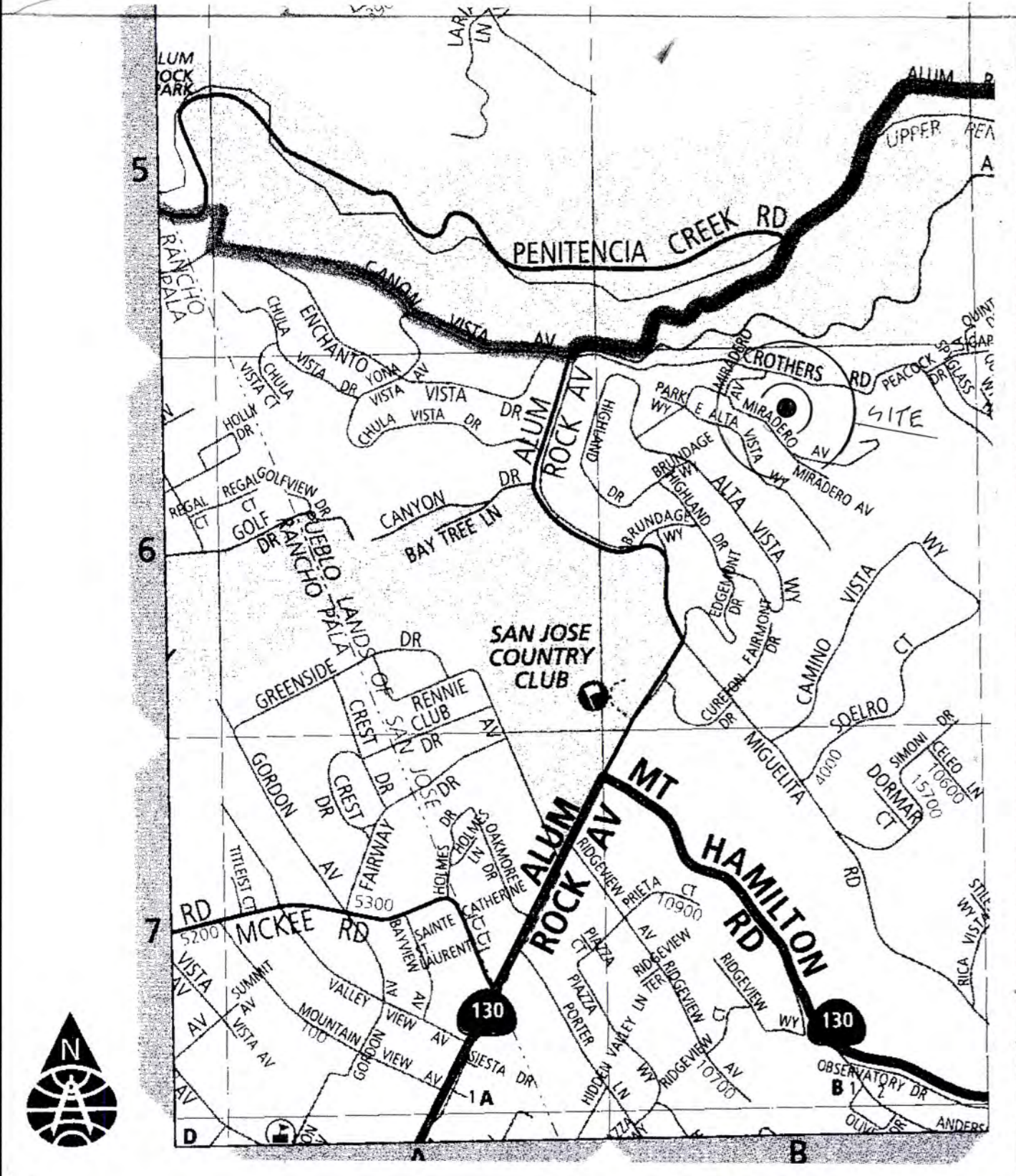
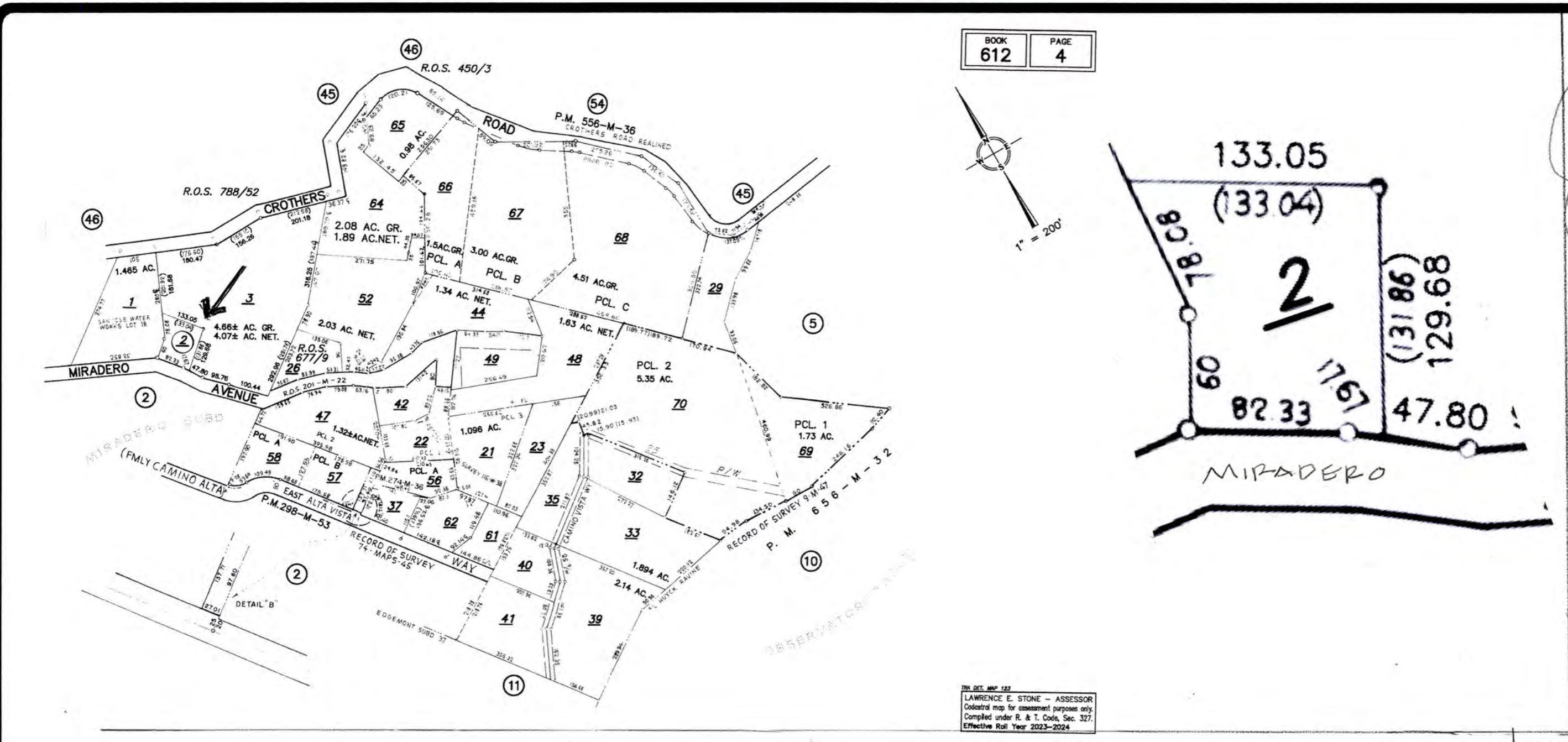
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APN 012-4-2

AGUIAR  
 RESIDENCE  
 15820  
 MIRADERO AVE  
 SAN JOSE  
 UNINCORPORATED

SITE PLAN

DRAWN	
CHECKED	
DATE	2.5.24
SCALE	1"=10'
JOB NO.	MIRADERO
SHEET	A1
OF	SHEETS



INDEX OF PLANS  
 A1 SITE PLAN  
 A2 FIRST FLOOR  
 A3 SECOND FLOOR  
 A4 ELEVATIONS  
 A5 ELEVATIONS  
 A6 ROOF PLAN, FAR  
 A7 SECTIONS

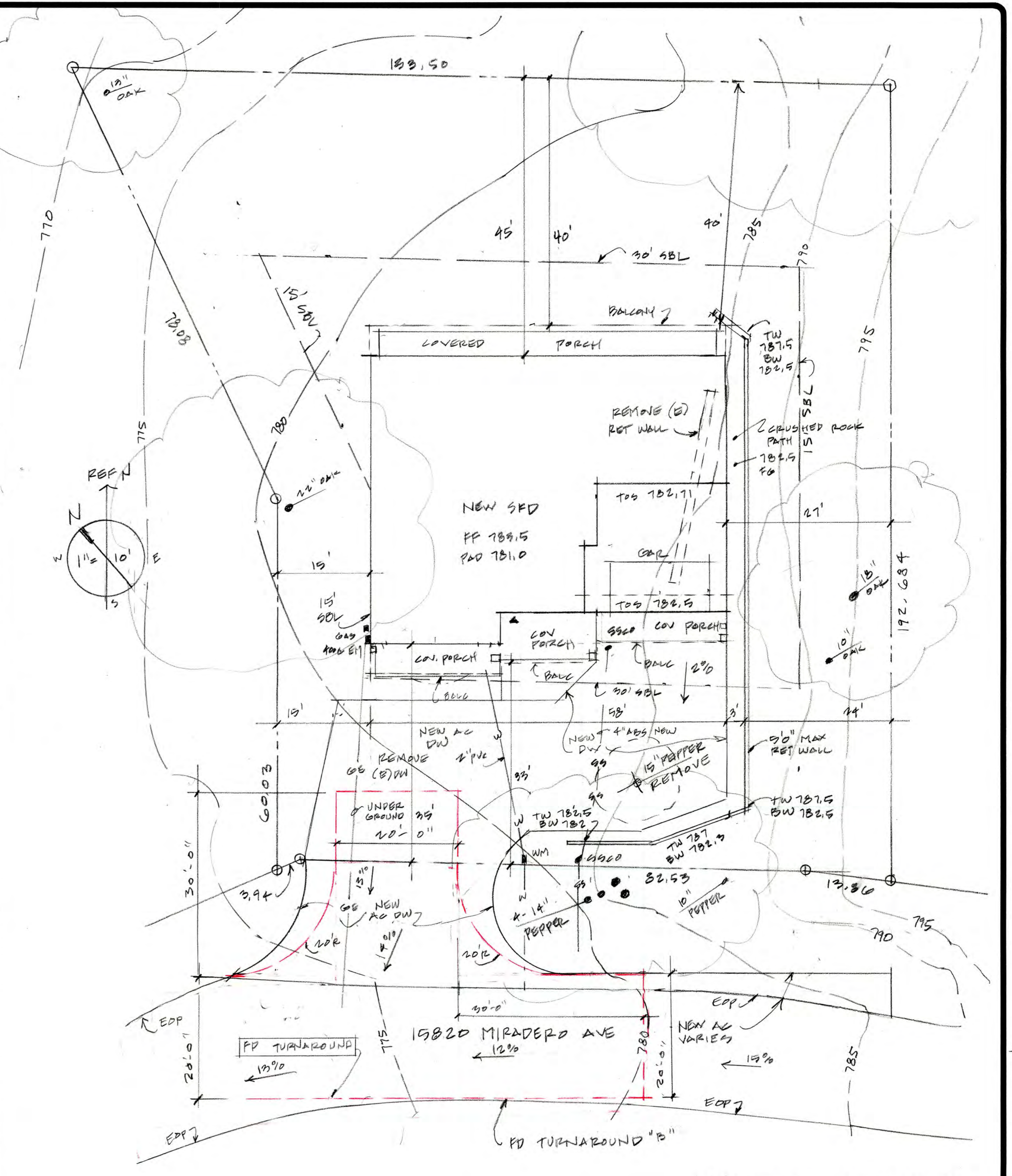
1. DEMOLISH (E) RET. WALL
2. NEW SFD
3. NEW RET WALL
4. NEW UTILITIES TO (E) IN STREET

SCOPE OF WORK	QTY
FAR HEATED GARAGE	5019
HEATED	4550
GARAGE	463

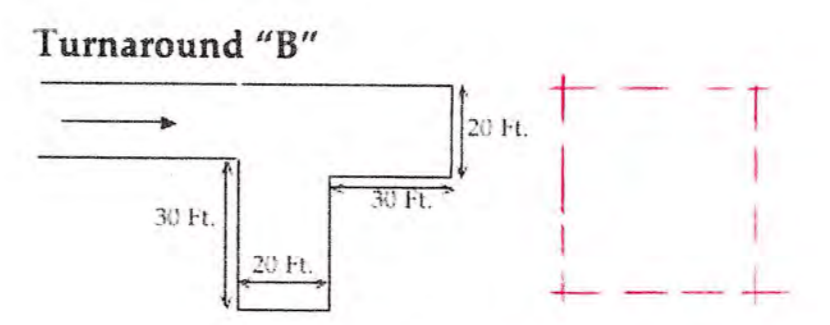
DATA 5

1. PAINT TO HAVE LIGHT REFLECTIVITY VALUE OR AS OR VEGG.
2. PRUNE ALL (E) SHRUBS TO 24" HIGH MAX. PRUNE ALL FRONT YARD TREES TO 6' ABOVE GRADE. APPLIED TO ALL EXISTING VEGETATION IN THE FRONT YARD, PROVIDES CLEAR VIEWS OF STREET TO CARS EXITING THE DRIVEWAY
3. CHAPTER 7A OF THE CBC IS TO BE MET AT BLDG PERMIT SUBMITAL
4. DEFENDABLE SPACE IS TO BE MAINTAINED AT ALL TIMES
5. FIRE SPRINKLER ARE A DEFERRED SUBMITAL

NOTES 8

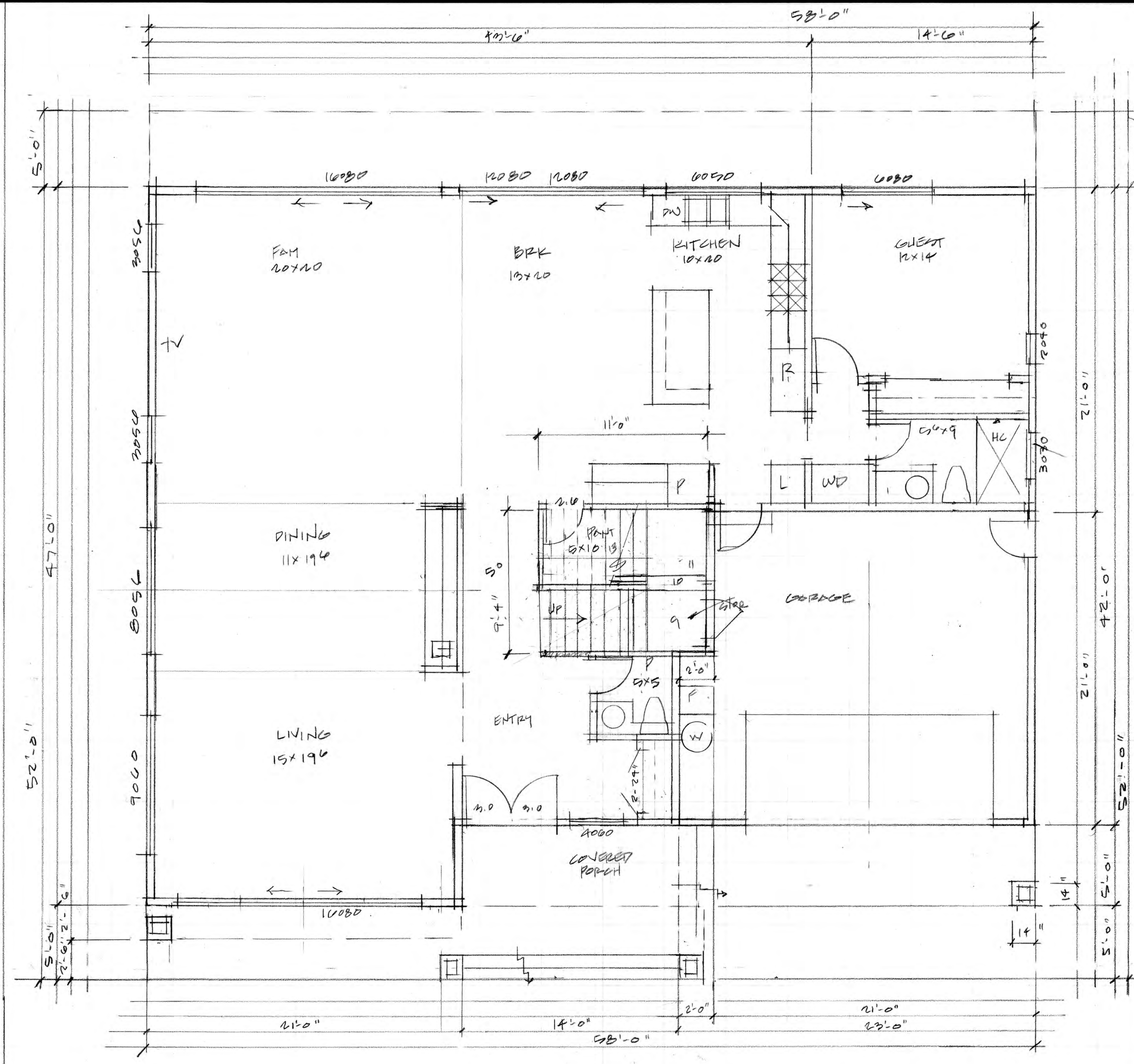


\*The soil report is done by American Soil Testing & Engineering Inc. report # 23-5139-S, Dated 07/31/2023.  
 American Soil Testing & Engineering Inc. @ 408-559-6400 shall be retained to provide observation and testing  
 services during the grading phase of construction per soil report recommendations.



(E) FIRE HYDRANT IS 240 FEET FROM SOUTHWEST CORNER OF PROPERTY  
 100% FIRE SPRINKLERS ARE A DEFERRED SUBMITAL

1"=10' SITE PLAN



FIRST FLOOR PLAN

REVISIONS	BY
11.9.23	

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AGUIAR  
 RESIDENCE  
 15800  
 MIRADERO AVE  
 SAN JOSE

FIRST FLOOR  
 PLAN

DRAWN
CHECKED
DATE 12.10.23
SCALE 1/4" = 1'-0"
JOB NO MIRADERO
SHEET A2
OF SHEETS

**MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE**  
This handout identifies the requirements of chapter 7A of the current California Building Code (CBC) and Section R337, of the Residential (CRC)

Application date and where required:  
See page 2 of 2

Ventilation openings shall be fully covered with metal wire mesh, vent materials or other devices that meet the following requirements:  
1. The dimensions of the openings shall be a minimum of 1/16-inch and shall not exceed 1/8-inch.  
2. The materials used shall be noncombustible. Exception: Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vents covered by noncombustible wire mesh, may be of combustible materials.  
3. The materials used shall be corrosion resistant.

All new roofing shall be at least class A  
The exterior wall covering must be:  
1. Noncombustible material  
2. Ignition-resistant material  
3. Heavy timber exterior wall assembly

Exterior wall architectural trim, embellishments, fascias, and gutters do not require protection  
Exterior porch ceilings:  
1. Noncombustible material  
2. Ignition-resistant material  
One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.

Exterior windows and glazed doors shall be:  
1. Constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section 2405 Safety Glazing, or  
2. Constructed of glass block units, or  
3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or  
4. Tested to meet the performance requirements of SPM Standard 12-7A-2 708A.2.2 Structural glass veneer.

Guardrails shall be ignition resist or min 2x nominal framing.

All Exterior doors:  
1. The exterior surface or cladding shall be of noncombustible or ignition-resistant material  
2. Shall be constructed of solid core wood (1-3/8" with min 1-1/4" min panels)  
3. Shall have a fire-resistance rating of not less than 20 minutes. \*\*



Exposed wood beams shall be sawn or glued laminated  
• With smallest minimum nominal dimension of 4 inches.

Exposed wood columns shall be sawn or glued laminated  
• With smallest minimum nominal dimension 4 inches.

\*Non-combustible material (Stucco, Metal)

\*\* Garage doors shall: Resist the intrusion of embers by preventing gaps by the items listed per 708A.4

**Soffit Vents** (<https://www.brandguardvents.com/vent-products/soffit-and-undereave-vents/>)

We offer a large variety of ember/fire-stopping soffit and undereave vent options to meet your home's specific requirements. Brandguard Vents® are made out of metal and comply with the most stringent requirements of the WUI code for use in high fire risk zones.

**Foundation Vents** (<https://www.brandguardvents.com/vent-products/foundation-vents/>)

Foundation vents will not only protect your home from embers, but they'll also ventilate your crawl space or basement. Prevent musty air, and say goodbye to mildew, mold, and wood rot. These vents are easy to install without disturbing your siding or stucco.

**Under Eave Vents (Bird Block Vents)** (<https://www.brandguardvents.com/vent-products/fire-plugs/>)

All embers need to penetrate your home, so our under eave vents keep wind-blown embers outdoors, where they belong. Attic ventilation is key from an energy efficiency point of view, so you need a product, which allows air to move freely while keeping embers and fire from entering your home. Our patented technology does just that.

**Dormer Vents** (<https://www.brandguardvents.com/vent-products/dormer-vents/>)

Our amber and fire-resistant dormer vents protect your home from outside forces, like embers, rain, snow, and pests, while still allowing uninterrupted air circulation through your attic. Brandguard dormers are available for new construction or retrofit applications. The retrofit dormer "face" is installed onto existing traditional vents, without removing roof tiles. The installation is quick and easy.

**Sub-Flashing Vents** (<https://www.brandguardvents.com/vent-products/sub-base-vents/>)

If you already have existing low-profile roof vents, turbine, or mushroom vents, our sub base vents can be installed to convert your current vents into ember-resistant ones. Retrofitting your vents will offer you critical fire safety and make your vents WUI-compliant. Brandguard sub flashing vents are installed from the attic without touching your existing low-profile vents, basically transforming a traditional unsafe low-profile vent into a fire/ember stopping vent.

**Gutter Guards**

As mandated by Assembly Bill 28 and recommended by CAL Fire, gutters should be protected by a metal screen to avoid accumulation of leaves and pine needles. Dry leaves are a source of fire ignition in case of an ember shower generated by nearby wildfire. Brandguard gutter protection metal micro-mesh is made with Stainless Steel for long-lasting performance.

**Removable Balcony Vents** (<https://www.brandguardvents.com/removable-balcony-vents/>)

All wood frame balconies in multifamily dwellings in California must be inspected at regular intervals to comply with the recent Senate bill. Brandguard Vents® has developed an innovative vent that provides proper air circulation while protecting the structures from flying embers and fire. Our balcony vents are the only product on the market that is fully compliant with the WUI code. Their easy opening and closing allow for regular inspections without any damage to the balcony itself.

Brandguard Vents® offers a unique patented solution that keeps embers out and stop fire from entering your home. Brandguard ember defense vents are designed to stop embers from entering your home before the fire arrives. Wildfires generate ember storms, which spread the fire ahead of the actual front of the fire. Your house can be in danger even if you are not directly in the path of the fire, making wildfire protection critical. All dwellings located in Wildland Urban Interface areas should be equipped with ventilation systems capable of resisting the ingress of embers, greatly reducing the risks associated with wildfires.

Both single-family and multifamily structures use open ventilation to cool attic and crawl spaces, so it is of paramount importance that those vents are fire-rated. Standard vents cannot stop embers. Only products specifically designed and tested for fire/ember resistance can be used in WUI areas.

Brandguard Vents® comprehensive range of ember defense components includes gable, soffit, undereave, foundation, ridge, and dormer vents. Our vents are manufactured with the highest-quality standards in durable galvanized steel or optional stainless steel and copper. Brandguard Vents' authorized contractors will take care of the installation and custom painting so the vents will blend seamlessly with the color of your house.

We also offer gutter guards, which are required by the new 2021 California legislation. Metal gutter protection prevents flammable leaves from accumulating in the gutters, eliminating the risk of ignition due to wind-blown embers. Brandguard Gutter Guards are made with sturdy Stainless Steel micro-mesh, which doesn't require annual maintenance.

Make your neighborhood safer with our home hardening products. Call us today for a FREE estimate on complete installation of ember defense vents and gutter guards manufactured in the U.S. Brandguard is your first line of wildfire home defense from embers and fire.

See our PHOTO GALLERY (<https://www.brandguardvents.com/photo-gallery/>)

Ventilation products perform a vital function to improve the energy efficiency of your home. Brandguard Vents® patented design, ventilation products exceed the standards, with a complete line of approved vents for use in Very High Fire Hazard Severity Zones.

Brandguard Vents® are easy to install, retrofit, and paint. We offer custom colors, different materials, and custom sizes.

**BrandGuard Vents** (tel: +19495169380)

949-516-9380 (tel: +19495169380)

Product installed by Brandguard Vents (soffit-and-undereave-vents/)

Free Estimate Online Store View Your Fire Hazard Severity products/fire-plugs/

Soffit Vents (/vent-products/soffit-and-undereave-vents/)

Foundation Vents (/vent-products/foundation-vents/)

Gable End Vents (/vent-products/gable-vents/)

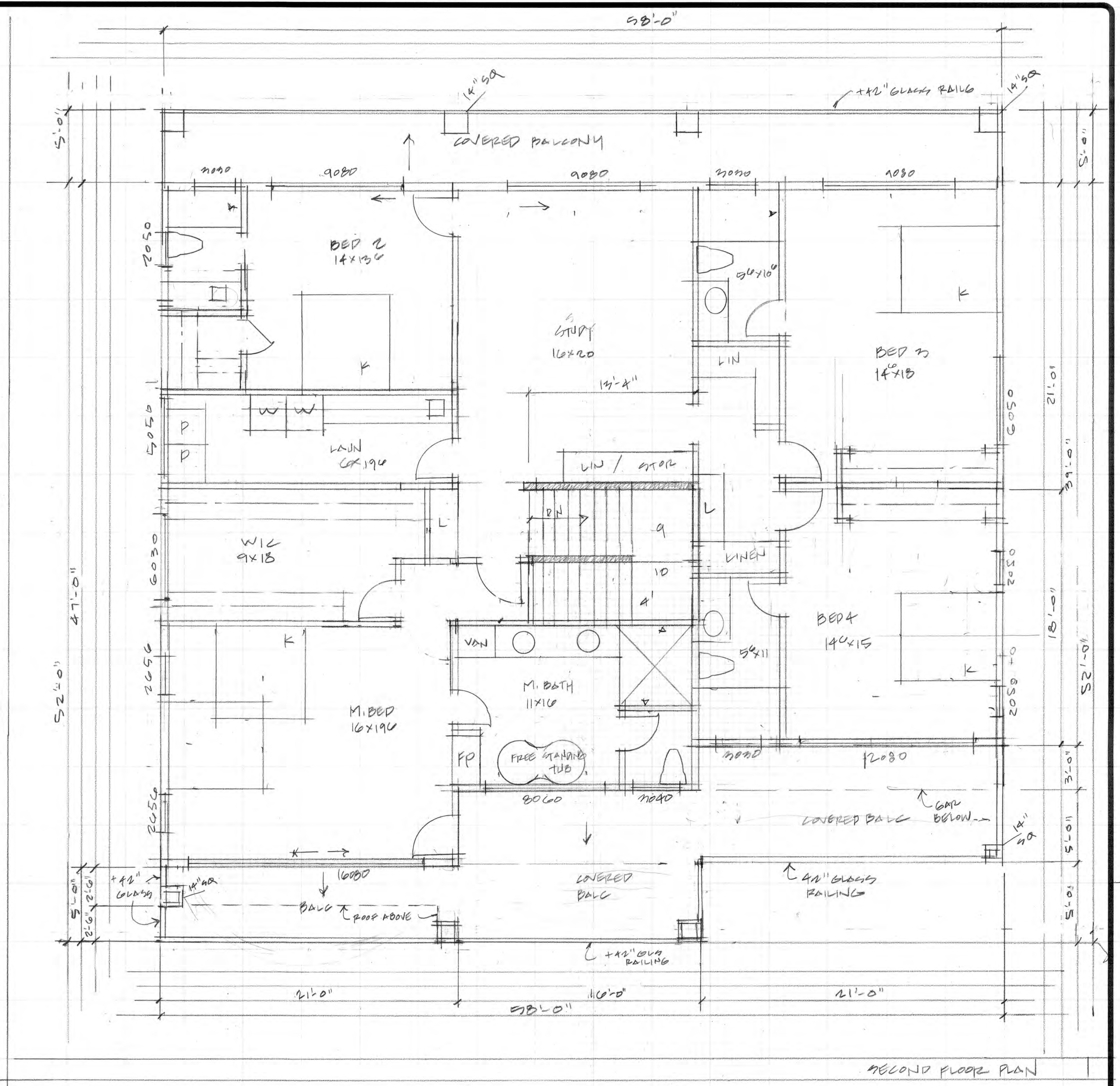
Under Eave Vents (/vent-products/fire-plugs/)

Dormer Vents (/vent-products/dormer-vents/)

Under Flashing Vents (/vent-products/sub-base-vents/)

Gutter Guards (/vent-products/gutter-guards/)

Removable Balcony Vents (/vent-products/removable-balcony-vents/)



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11.9.23	

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AGUIAR RESIDENCE  
15820 MIRADERO AVE

SECOND FLOOR PLAN

DRAWN  
CHECKED  
DATE 10.10.23  
SCALE 1/4" = 1'-0"  
JOB NO. MIRADERO  
SHEET  
**A3**  
OF SHEETS

16.06.060 Section R337 - Materials and Construction Methods for Exterior Wildfire Exposure.

Amend Section R337.7.10 of the 2022 California Residential Code to read as follows:

**R337.7.10 Underside of appendages.** The underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

1. Noncombustible material.
2. Ignition-resistant material. The ignition-resistant material shall be labeled for exterior use and shall meet the requirements of Section R337.7.2.
3. Fire-retardant-treated wood. The fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code.
4. Material approved for not less than 1-hour fire -resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
5. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the appendage projection.
6. The exterior portion of a 1-hour fire resistive exterior wall assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the appendage including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
7. The underside of an appendage assembly that meets the performance criteria in Section R337.7.11 when tested in accordance with the test procedures set forth in ASTM E2957.
8. The underside of an appendage assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

**Exception to Section R337.7.10:**

Structural columns and beams do not require protection when they are constructed with sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue-laminated planks splined, tongue-and-groove, or set close together and well spiked.



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ELEVATIONS

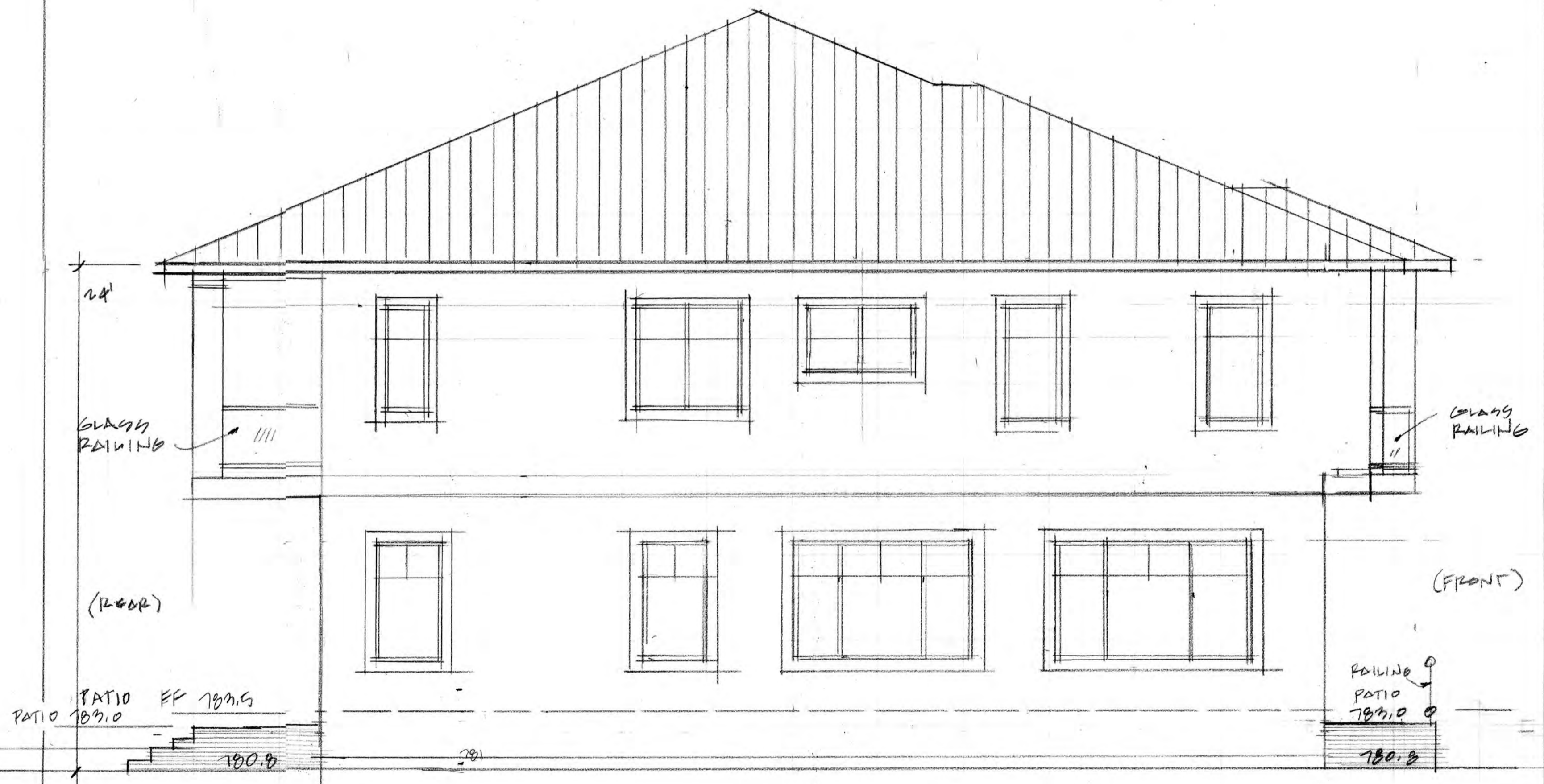
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CHECKED
DATE 11.9.23
SCALE 1/4" = 1'-0"
JOB NO. MIRADERO
SHEET A4
OF SHEETS

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11.9.23	

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EAST / RIGHT ELEVATION



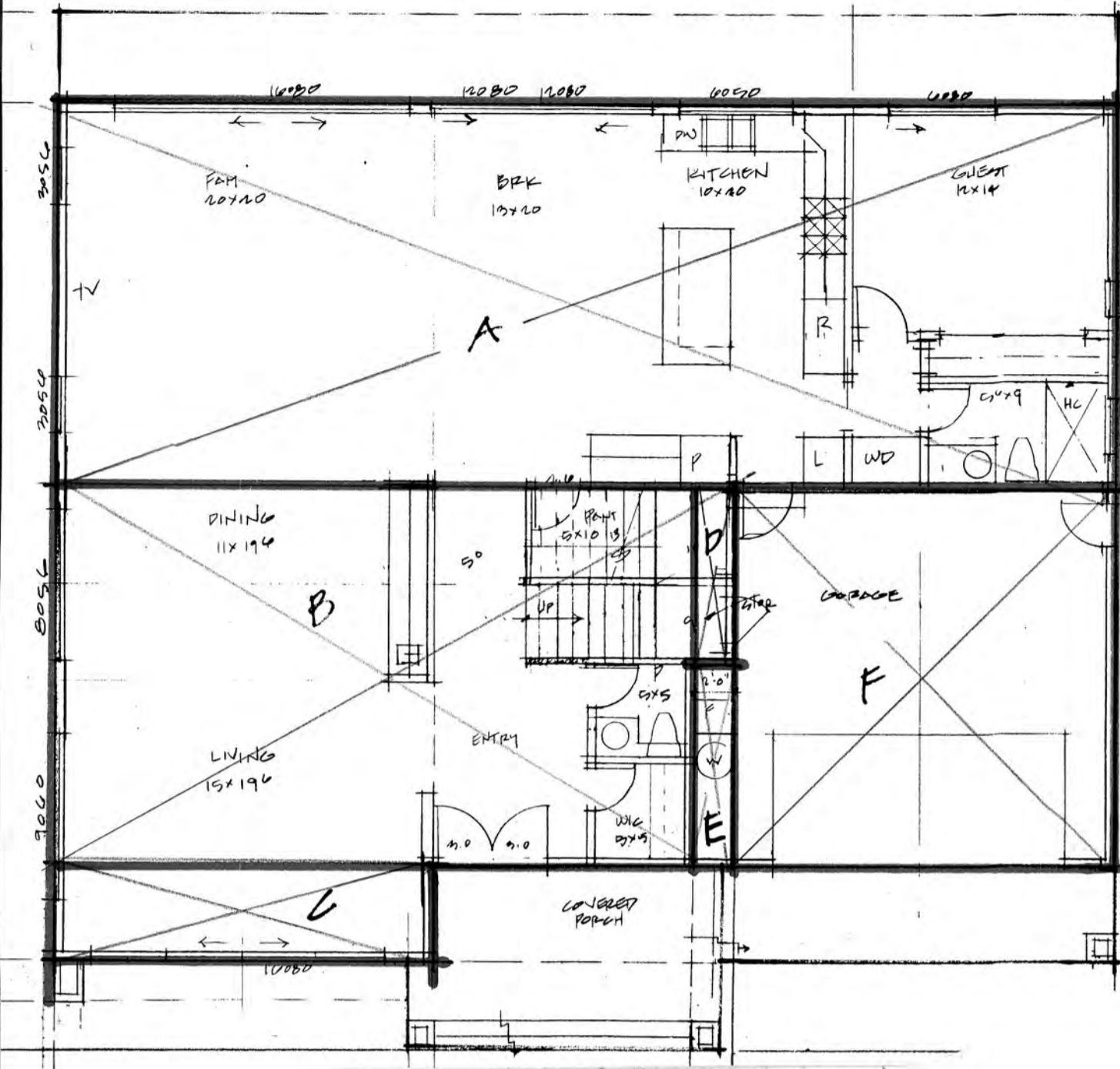
WEST / LEFT ELEVATION

AGUIAR  
 RESIDENCE  
 15820  
 MIRADERO  
 AVE

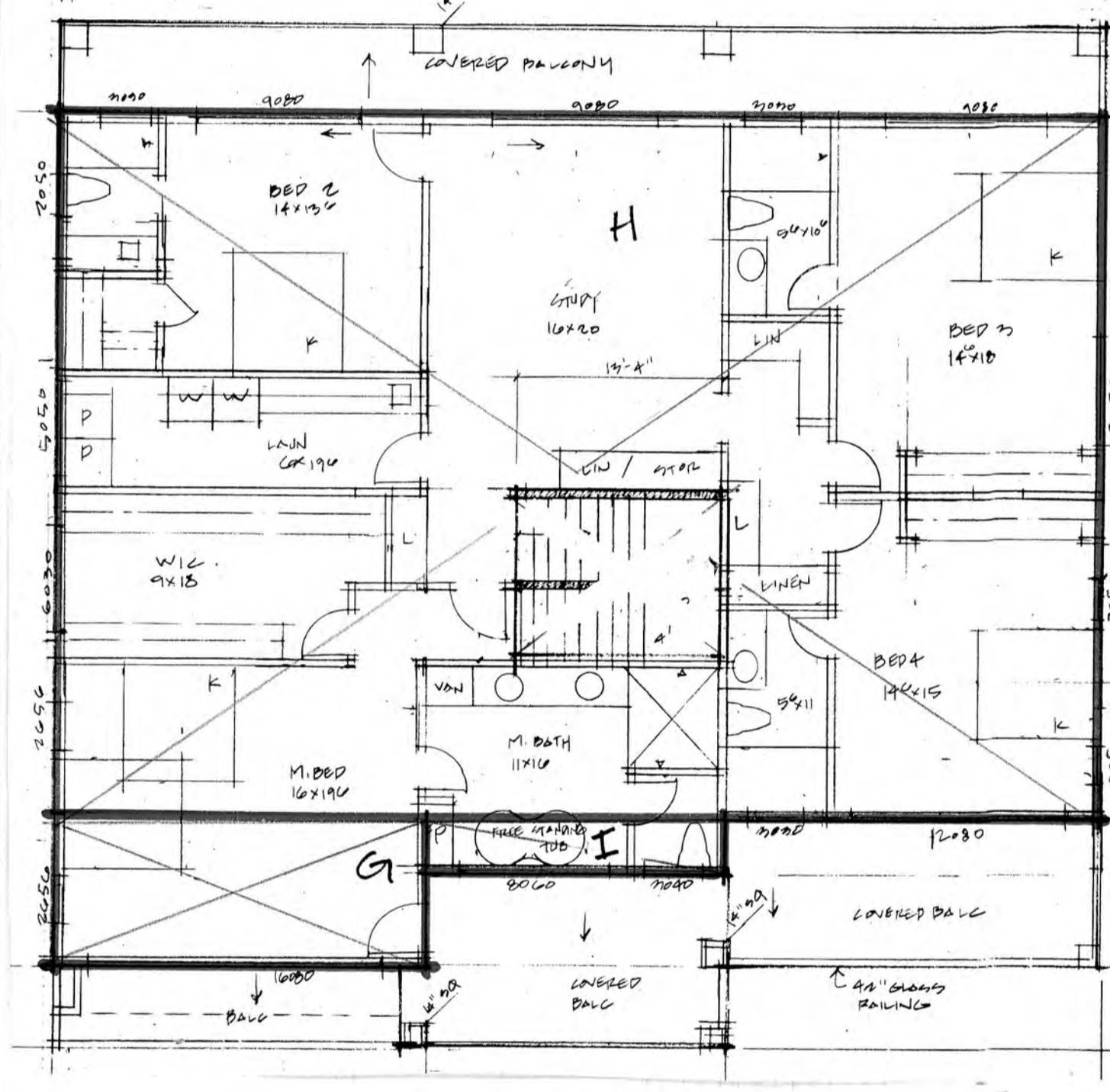
ELEVATIONS

DRAWN
CHECKED
DATE 10.11.23
SCALE 1/4" = 1'-0"
JOB NO. MIRADERO
SHEET

A5  
 OF SHEETS



FIRST FLOOR 1/8" = 1'-0"



SECOND FLOOR 1/8" = 1'-0"

AGUIAR FLOOR AREA CALC

FIRST

A	121x38	4618	
B	25x21	525	
C	57x21	1200	
D	27x10	270	2078

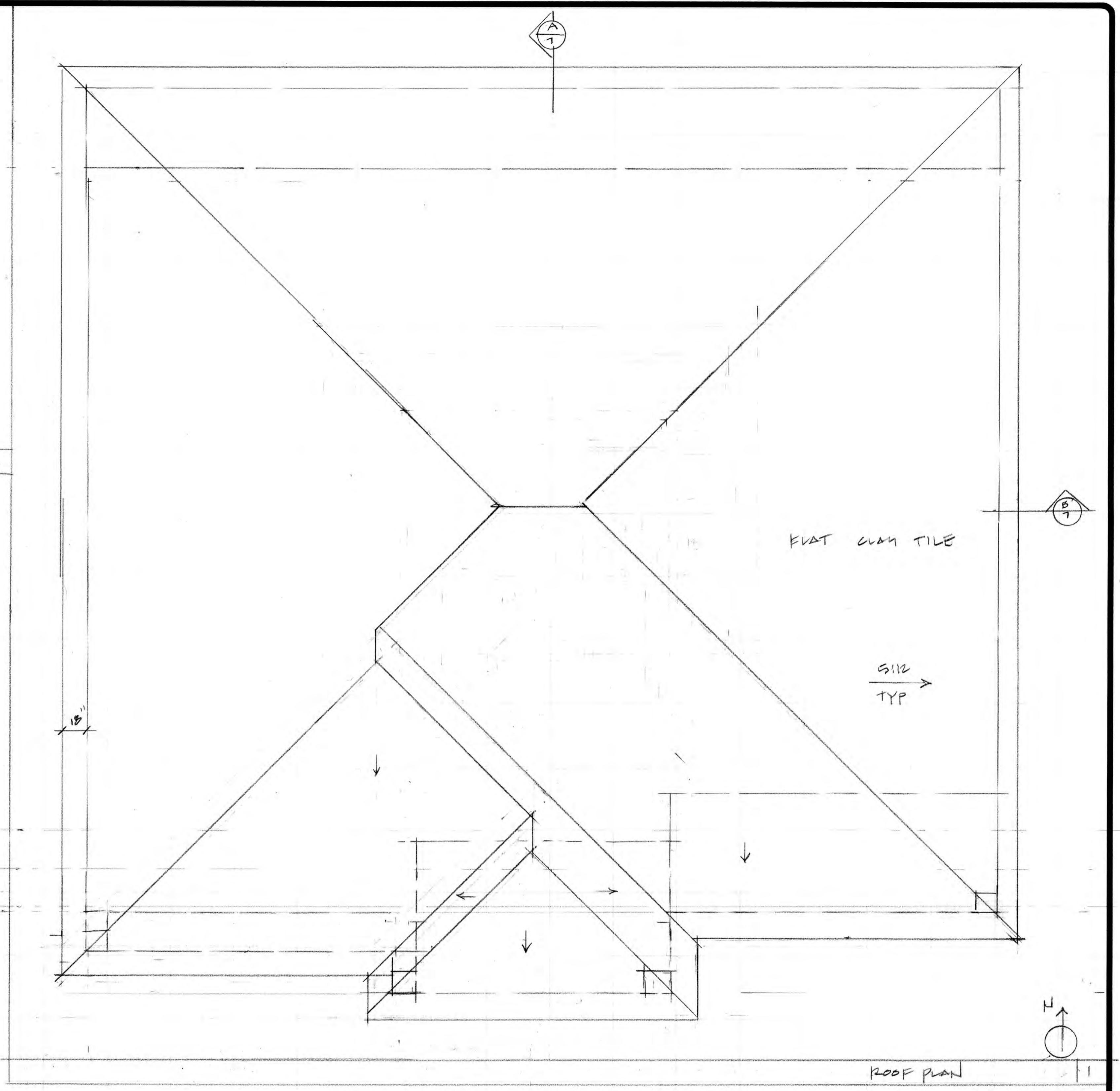
GARAGE

E	27x11	297	
F	21x21	441	2078

SECOND

G	21x38	800	
H	33x38	1254	
I	10x38	380	2478

FAR 9019 SF  
HEATED 4556 SF



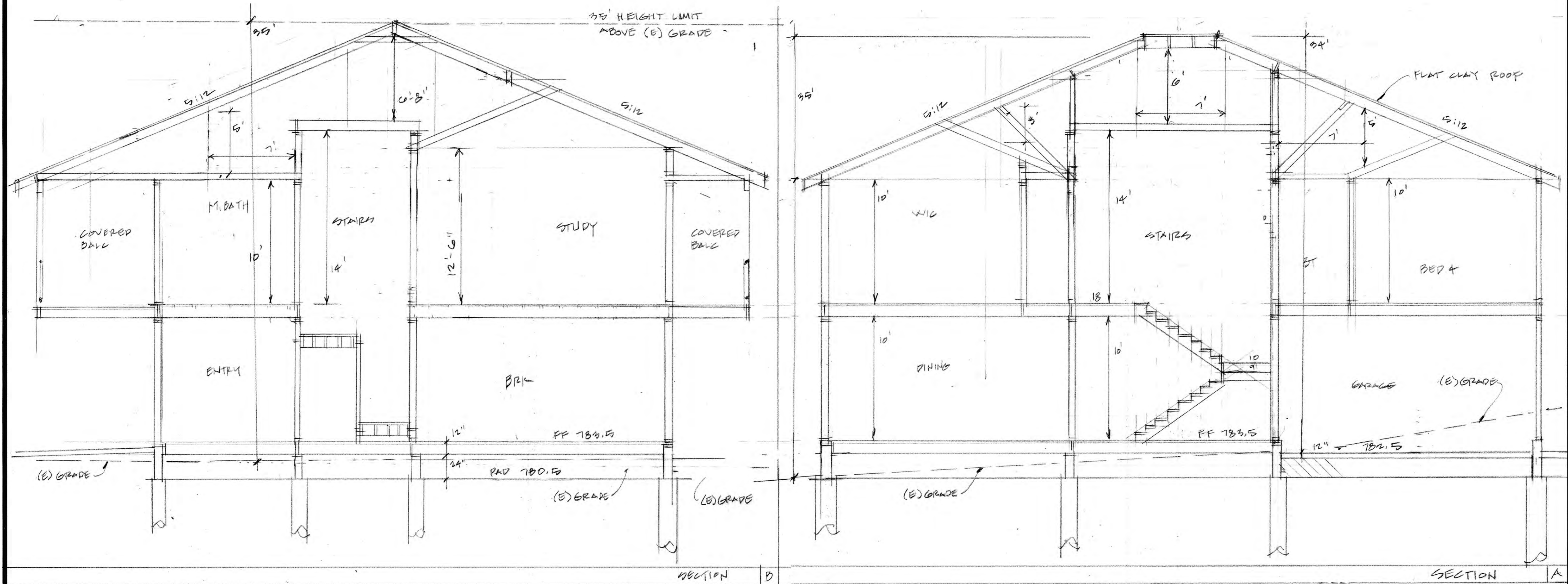
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11, 9, 23	

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AGUIAR  
RESIDENCE  
15820  
MIRADERO AVE

ROOF PLAN  
FLOOR AREA  
CALCULATIONS

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DATE 10.10.23
SCALE 1/4" = 1'-0"
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 19820  
 MIRADERO AVE

SECTIONS

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DATE 10.10.23
SCALE 1/4" = 1'-0"
JOB NO. MIRADERO
SHEET A7
OF SHEETS