

SITE PLAN NOTES

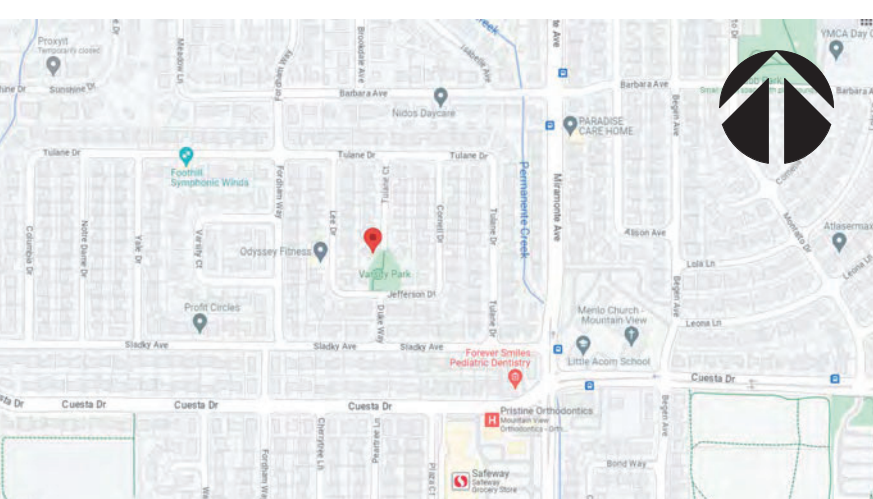
1. DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA. NON-USABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS, RAIN, ETC. REFUSE BIN SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEANUP SHALL BE COMPLETED TO BROOM FINISH. EXISTING MATERIALS AND/OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURES SHALL HAVE BRACING AND SHORING AS REQUIRED TO PROTECT THE EXISTING STRUCTURE. PROVIDE DE-WATERING FACILITIES FOR CONSTRUCTION AS REQUIRED. COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO DESIGNER/ENGINEER AS REQUIRED.

2. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

3. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PETROLEUM PULLBOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, PPRUTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

4. WHEN UTILITIES METER ALTERATION / RELOCATION OCCUR, INSTALLATION PROCEDURES SHALL BE VERIFIED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

VICINITY MAP



SPECIAL NOTES

THE DESIGN OF THE ACCESSORY DWELLING UNIT SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE MAIN DWELLING UNIT, WITH ALL DESIGN, THE DESIGN, COLOR, MATERIAL AND TEXTURE OF THE ROOF SHALL BE SUBSTANTIALLY THE SAME AS THE MAIN DWELLING UNIT.

GENERAL NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, ETC) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF 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 GAS PIPING.
- PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- FINAL APPROVAL REQUIRED BY THE PUBLIC WORKS DEPARTMENT FOR STREET IMPROVEMENTS, CURB CORES, CURB/GUTTERS, ETC. SEPARATE PUBLIC WORKS PERMIT REQUIRED FOR DRIVEWAYS, APPROACH TO DRIVEWAY, SEWER LATERALS AND ANY WORK IN RIGHT OF WAY.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND AMENDMENTS.
- A SURVEY SHALL BE PROVIDED BY A LICENSED SURVEYOR ON STRUCTURES WHICH DEFINE PROPERTY LINES, SET BACKS, DESIGNATED PARKLAND OR STREET RIGHT-OF-WAY.
- DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- WATER HEATER MUST BE STRAPPED TO WALL.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR WATER CONSUMPTION.
- LAG BOLTS: PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION. 91 NDS
- BLOCKING: ROOF RAFTERS AND CEILING JOINTS SHALL BE SUPPORTED LATERALLY TO PREVENT ROTATION & LATERAL DISPLACEMENT IN ACCORDANCE W/ THE PROVISIONS OF CH 8 & CH 6
- CONTRACTOR AND/OR OWNER SHALL VERIFY CONSTRUCTION SITE TO CONFIRM THAT THERE IS NO TRACE OF DEMOLISHED SWIMMING POOL WITHIN 5 FT FROM PROPOSED PERIMETER OF THE CONSTRUCTION SITE. OTHERWISE, THEY NEED TO SUBMIT SOIL COMPACTION REPORT FROM LICENSED SOIL ENGINEER TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
- SHEAR WALLS, LATHING & PLASTER IN MATERIALS SHALL CONFORM TO THE STANDARD LISTED IN CH 8 & CH 3. CRC
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED. "ENGINEER" MUST INCLUDE IN STRUCTURAL OBSERVATION NOTES.

- PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
- CONCRETE 3000PSI
- PARALLEL BEAM E.2.0 PSL
- UFER GROUND IS REQUIRED AT NEW ELECTRICAL SERVICE.
- UNDERGROUND UTILITIES REQUIRED ON SITE PLAN AND SHOW FOR ELECTRICAL, CABLE TV, AND TELEPHONE
- ARC FAULT CIRCUIT INTERRUPTION PROTECTION IS REQUIRED FOR ALL BRANCH CIRCUITS PER 2022 CEC210.12 SHALL BE AFCI PROTECTED
- BATHROOMS, KITCHEN, GARAGE & OUTSIDE OUTLETS WILL BE GFCI PROTECTED RECEPTACLE OUTLETS.
- WATER SAVING WATER CLOSET w/ 1.28 GALLONS PER FLUSH.
- PROVIDE MECHANICAL VENTILATION FOR BATHROOMS AND LAUNDRY ROOMS WITHOUT OPENABLE WINDOW.
- GLAZING WHICH IS LESS THAN 60 INCHES FROM A FLOOR AND WITHIN A 24" ARC OF A DOORWAY'S VERTICAL EDGE MUST COMPLY WITH CH 3. CRC
- LANDINGS AT DOOR, LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH A NATURAL LIGHT IN ACCORDANCE WITH CEC 9303.12(2022) OR SHALL BE PROVIDE AN AVERAGE ILLUMINATION OF 6 FEET-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS, SURVEY THE PROPERTY AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COST SUBMITTED SHALL BE BASED ON A THROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIALS OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ENGINEER OF RECORD.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND THE DESIGNER/ENGINEERS SHALL BE NOTIFIED, IN WRITING, IMMEDIATELY.
- FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY OCA AND AN APPROVED PLANS SHALL BE INCLUDED IN THE CONSTRUCTION PACKAGE PRIOR TO BUILDING PERMIT ISSUANCE.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND THE DESIGNER/ENGINEERS SHALL BE NOTIFIED, IN WRITING, IMMEDIATELY.
- FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY OCA AND AN APPROVED PLANS SHALL BE INCLUDED IN THE CONSTRUCTION PACKAGE PRIOR TO BUILDING PERMIT ISSUANCE.
- TRUSS PACKAGE WITH AN APPROVED STAMP FROM THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
- LINE AND GRADE CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
- MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE RECYCLED OR SALVAGED TO MOUNTAIN VIEW RECOLOGY.

PROJECT DATA

JURISDICTION HAVING AUTHORITY: CITY OF San Jose, CA 95127
LEGAL DESCRIPTION: TRACK 612-14, LOT 053
ASSESSORS PARCEL NO. APN: 61214053
IN FLOOD ZONE FEMA SHFA'S: FLOOD ZONE D
CONSTRUCTION TYPE: V-8
ZONING: RR-41
OCCUPANCY GROUP: R3/U1
SPRINKLERS: NO
NUMBER OF STORIES(MAIN HOUSE): 2 STORY
NUMBER OF STORIES(ADU): 1 STORY
BUILDING MAX HEIGHT(MAIN HOUSE): 31 FT
BUILDING MAX HEIGHT(ADU): 16 FT, (ALLOWABLE: 18 FT OF ONE STORY)

REQUIRED SETBACKS(ADU):
 -New detached Accessory Dwelling—A setback of four (4) feet from the side and rear lot lines, measured from the building face, shall be required for an accessory dwelling unit that exceeds forty percent (40%) rear yard coverage and is not converted from an existing structure or is a new structure constructed in the same location and to the same dimensions as the existing structure. No setback over the setback specified for an Accessory Building shall be required for the first story of a new detached Accessory Dwelling that does not exceed forty percent (40%) rear yard coverage, unless required to meet current Building and Fire Code requirements.
 -A detached Accessory Dwelling shall be located at least six (6) feet away from the One-Family Dwelling.
 SETBACKS INDICATE REQUIRED MINIMUM DISTANCE FROM PROPERTY LINES.
 CONTRACTOR TO VERIFY ON SITE.

LOT SIZE: 53,143 SF (1.22ACRES)
EXISTING:
 (E)MAIN LEVEL: 3,586 SF
 (E)LOWER LEVEL: 507 SF
 (E)GARAGE: 795 SF
 (E) MAIN HOUSE LIVING AREA: 4,093 SF
 (E)ENTRY PORCH: 75 SF
 (E)TERRACES: 1,275 SF

NEW CONSTRUCTION:
 (N) DETACHED ADU: 784 SF
 (N)GARAGE: 400

NEW TOTAL: 1,200SF

MAXIMUM LOT COVERAGE: One thousand (1,000) square feet for an accessory dwelling on a lot with an area of up to nine thousand (9,000) square feet;

OVERALL LOT COVERAGE: OK
MAXIMUM FLOOR RATIO (FAR): N/A

SHEET INDEX

01-ARCHITECTURE
A.00 SITE PLAN
A.01 CAL GREEN CODE
A.02 CAL GREEN CODE
A.03 EXISTING SEPTIC TANK AND DRAINFIELD DESIGN
A.10 PROPOSED FLOOR PLAN
A.11 ELEVATIONS & SECTIONS
A.12 ROOF PLAN
A.20 ELECTRICAL PLAN
A.21 PLUMBING PLAN
A.22 MECHANICAL PLAN
AD.10 ARCHITECTURAL DETAILS
T-1 TITLE 24
T-2 TITLE 24
02-STRUCTURE
S-0 GENERAL NOTES & REQUIREMENTS
S-1 RETAINING WALL PLAN
S-2 FOUNDATION & ROOF FRAMING PLAN
SD.0 TYPICAL DETAILS
SD.1 FOUNDATION DETAILS
SD.2 STRUCTURAL DETAILS
SSW1 ANCHORAGE DETAILS
SSW2 FARMING DETAILS
03-DRAINAGE
C-1 TITLE SHEET
C-2 GRADING & DRAINAGE PLAN
C-3 SECTIONS AND DETAILS
C-4 EROSION CONTROL PLAN

SCOPE OF WORK

- NEW 784SF DETACHED ADU AND 400 SF TWO-CAR GARAGE
- ADU: ONE LIVING ROOM & KITCHEN, ONE BEDROOM AND ONE BATHROOM
- NEW RETAINING WALL
- DRAINFIELD DESIGN

APPLICABLE CODE

LEGAL JURISDICTION : CITY OF San Jose, CA
 THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS
 REGULATION OF THE STATE AND LOCAL FIRE MARSHALS & CITY ORDINANCE
 CITY OF San Jose MUNICIPAL CODE.

SITE PLAN KEYNOTES

1 (E)TREE	7 (N)DRIVEWAY
2 (E)DRIVEWAY	8 (N)RETAINING WALL
3 (E)SIDEWALK	9 (N)PARKING AREA
4 (E)TERRACE	
5 (E)RETAINING WALL	
6 (E)PORCH	

PROJECT INFORMATION

OWNER: David E Pope
PHONE: 408-307-0375
EMAIL: davidepope@gmail.com

DESIGNER: LEI ZHENG
COMPANY: CECILIA HOME
PHONE: (510) 909-1933
EMAIL: ENGINEER.LEI@GMAIL.COM

PROFESSIONAL ENGINEER: LEI ZHENG
COMPANY: CECILIA HOME
PHONE: (510) 909-1933
EMAIL: ENGINEER.LEI@GMAIL.COM

SYMBOL LEGEND

- DRAINAGE DIRECTION AND SLOPE
- PROPERTY LINE CORNER POINTS AND ELEVATION DATUM
- KEYNOTE CALLOUTS
- EXISTING TO BE REMAINED AND NEW CONSTRUCTION
- EXISTING TO BE DEMOLISHED

PARCEL MAP



SITE PLAN
 1" = 30'-0"

0 15' 30' 60'
 SCALE: 1" = 30'-0"

Based on existing septic tank design documents:(SHEET A.03)
 Application Rate = 050 GPD/SQ.FT.
 1.Waste water design flow(ADD ADU):600+150=750 GPD so existing septic tank capacity=1500 gallon is ok
 2.Average stabilized perc rate =38 MPI
 3.Application rate = 0.50 GPD/SQ.FT.
 4.Adjusted Infiltration Capacity Quick 4 High Capacity Chambers =6.6SQ.FT/L.F
 5.Width of trench =36 INCHES
DRAIN FIELD REQUIREMENT CALCULATIONS:
 750 GPD ÷ 0.50 GPD/SQ.FT. = 1500
 1500 ÷ 6.6 = 227.3 L.F.
 Dual drain field of 228 L.F. each side of the Diversion Valve (TOTAL 456 L.F.)
 EXISTING DRAIN FIELD: 55+65+65+60+60=370 L.F.
 NEED NEW DRAIN FIELD: 456-370=86 L.F.

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

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

15300 Garcal
Dr, San Jose, CA
95127

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:



SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A.00



California

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

Y NA RESPON. PARTY YES APPLICABLE RESPONSIBLE PARTY (N ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).

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(b).

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:

- 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 116B VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 116B prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- 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:

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}
(Less Water and Less Exempt Compounds in Grams per Liter)

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

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 116B.

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

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS_{1,2}
(GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS)

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	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

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2006. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

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 FIBERBOARD:	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" (8MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEH/ELB/IAQ/Pages/VOC.aspx>.

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

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEH/ELB/IAQ/Pages/VOC.aspx>.

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

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

See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CDC/DPH/DEOD/CEH/ELB/IAQ/Pages/VOC.aspx>.

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

- 4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
- Product certifications and specifications.
 - Chain of custody certifications.
 - Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
 - Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 338 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
 - Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

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

- 4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:
- 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.
 - Other equivalent methods approved by the enforcing agency.
 - A slab design specified by a licensed design professional.

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

- 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.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - 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.
 - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

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

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

- 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.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

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

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

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- 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:

- Certification by a national or regional green building program or standard publisher.
 - 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.
 - Other programs acceptable to the enforcing agency.
- Notes:**
- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
 - 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 performance. 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.

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

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

15300 Garcal
Dr, San Jose, CA
95127

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

Licenser:

SHEET TITLE:
CAL GREEN CODE

SHEET NUMBER:
A.02

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

SOIL PROFILE INSPECTION RESULTS

OWNER: Arnaldo Matos DATE OF INSPECTION: 12/21/17
 ADDRESS: Garcia & Milpitas CITY: San Jose
 APN: 612-14-053 CONDUCTED BY: Morton CHECKED BY: K.K.

HOLES	Lot 53	HOLES
1. Dark brown silty clay - poor permeability		Dark
2. Same		
3. Same		
4. Same		
5. Same		
6. Same		
7. Same		
8. Same		
9. Same		
10. Same		
11. Same		
12. Same		
13. Same		
14. Same		
15. Same		
16. Same		

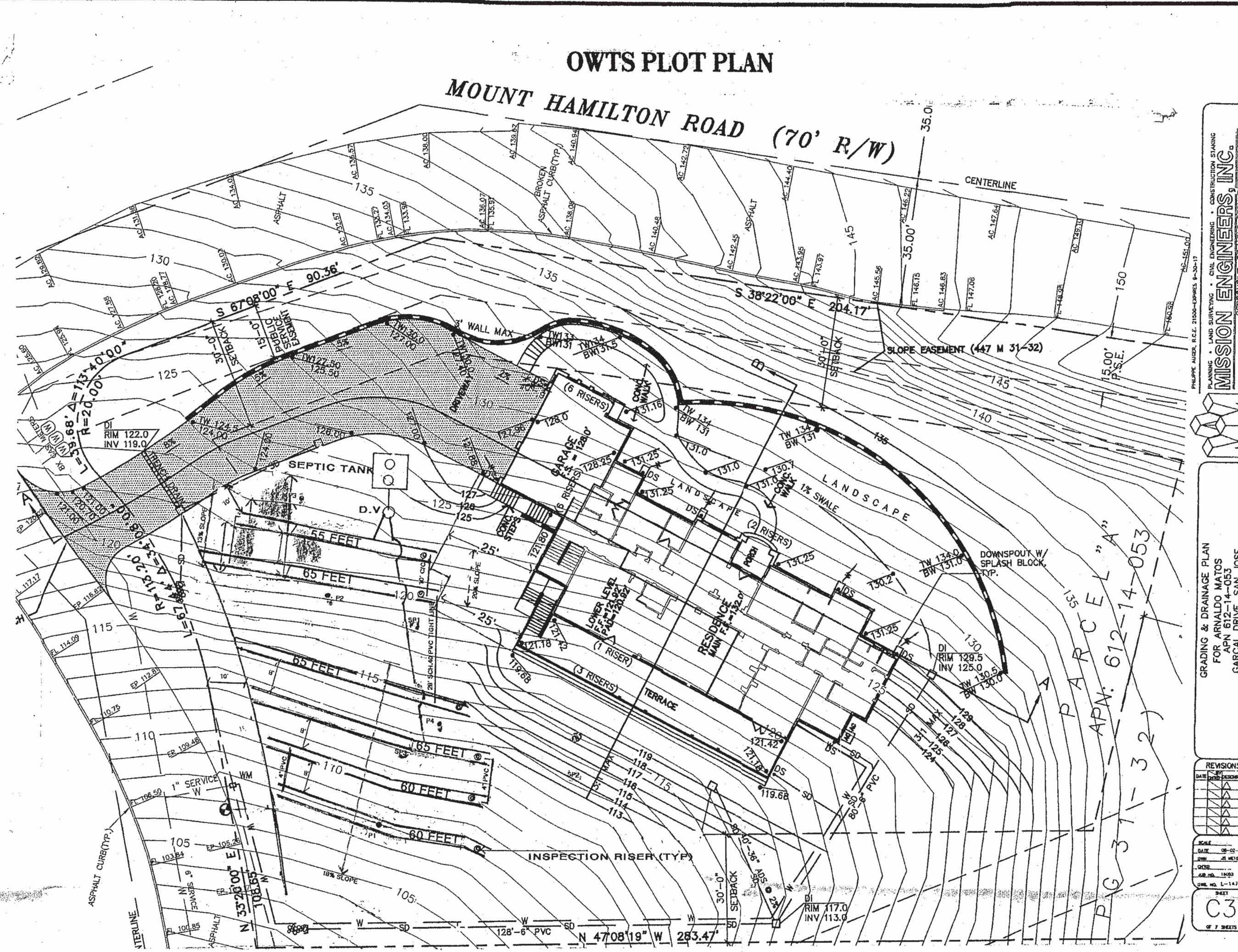
Comments: 1. Begin to cut back s.s. soil
2. Dense s.s.
3. 10ft same friable soil with some space
4. Highly frac. s.s. 13 ft
5. 15' Terminate
6. 15' Terminate

SOIL PROFILE INSPECTION RESULTS

OWNER: Arnaldo Matos DATE OF INSPECTION: 12/21/17
 ADDRESS: Garcia & Milpitas CITY: San Jose
 APN: 612-14-053 CONDUCTED BY: Morton CHECKED BY: K.K.

HOLES	Lot 53	HOLES
1. Dark brown loam clay		
2. Same		
3. Same		
4. Same		
5. Same		
6. Same		
7. Same		
8. Same		
9. Same		
10. Same		
11. Same		
12. Same		
13. Same		
14. Same		
15. Same		
16. Same		

Comments: 1. Terminate at 4'-0" - Same as 2.



DRAIN FIELD SIZING CALCULATIONS
 PROPOSED 5 BEDROOM SEF

Stabilized Percolation Rates:
 P1 = 84.0 MPI P2 = 9.4 MPI P3 = 12.0 MPI P4 = 48.0 MPI
 Average of 4 holes = 153 ÷ 4 = 38.25 MPI
 Application Rate = 0.50 GPD/SQ.FT.

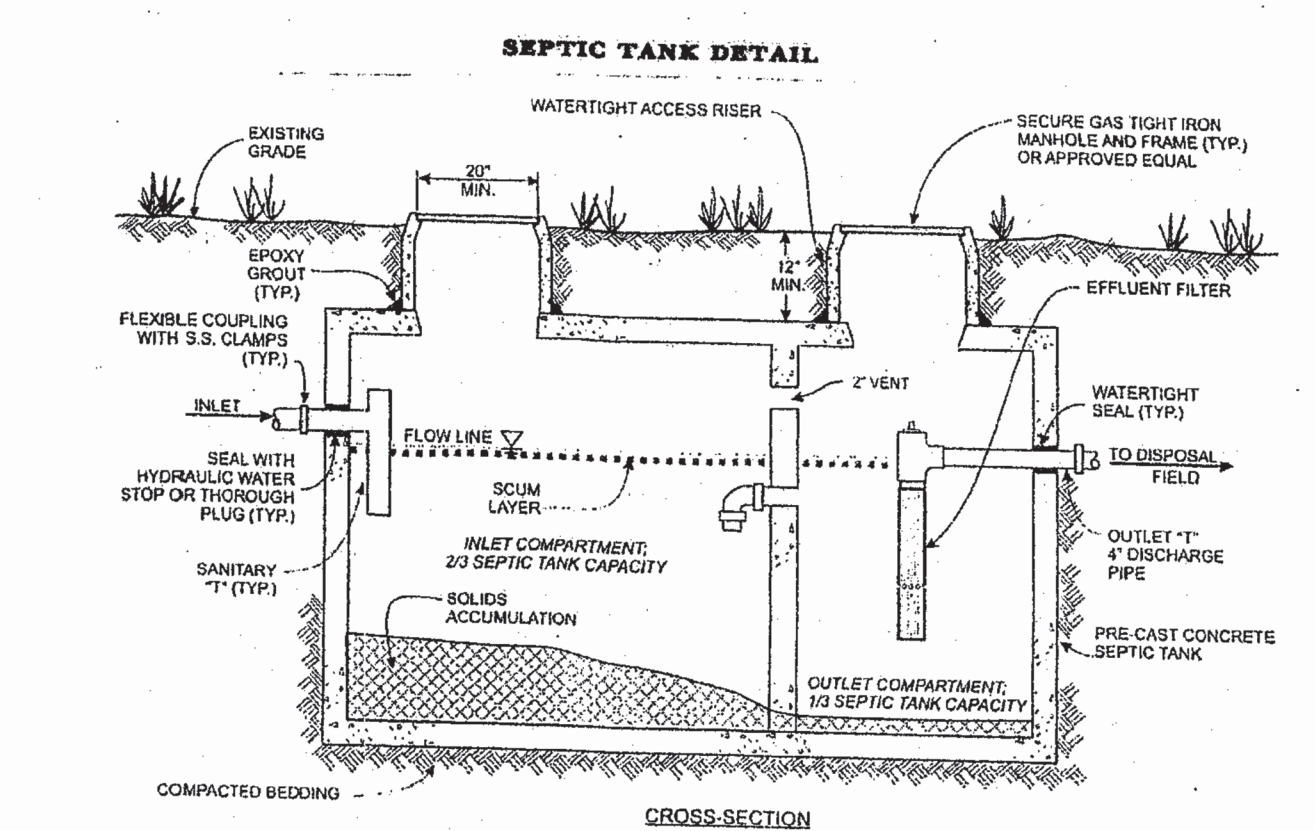
1. Waste water design flow = 600 GPD
 2. Average stabilized perc rate = 38 MPI
 3. Application rate = 0.50 GPD/SQ.FT.
 4. Adjusted Infiltration Capacity Quick 4 High Capacity Chambers = 6.6 SQ.FT/L.F = 36 INCHES
 5. Width of trench = 36 INCHES

DRAIN FIELD REQUIREMENT CALCULATIONS

600 GPD ÷ 0.50 gpd/sq.ft. = 1200
 1200 ÷ 6.6 sq.ft./lin.ft. = 182 L.F.

DRAIN FIELD REQUIREMENT

Dual drain field of 182 L.F. each side of the Diversion Valve



1. Install a 1500-gallon Chapin Precast Pinnacle concrete septic tank with Orenco Risers adapters.
2. Install bolt down gas tight lids on each septic tank riser. Risers shall be brought to grade.
3. Install an Effluent Filter on outlet of septic tank.
4. Install a Bull Run Diversion Valve within 6 feet of the septic tank and enclose within 12-inch PVC pipe with cap to grade.
5. Connect a 4-inch PVC tight line from each outlet of the diversion valve to the Infiltrator Chambers as shown.
6. Install a dual leach field system consisting of two (2) equal section of 185 linear feet each separated by a diversion valve.
7. Quick 4 High Capacity Infiltrator Chambers shall be installed per manufacturers specifications.
8. Trenches shall be spaced a minimum of 10 feet apart as measure from center to center of trench.
9. Trenches shall be 36 inches wide and not exceed 6 feet in depth.
10. All trench bottoms shall be level from one end to the other and on contour.
11. Install an Inspection Port at end of each trench as shown.

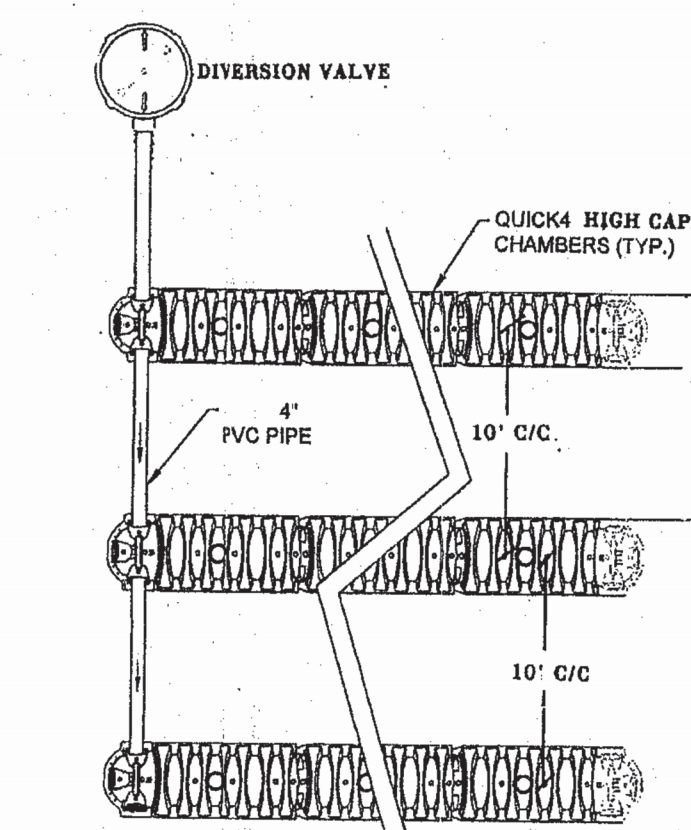
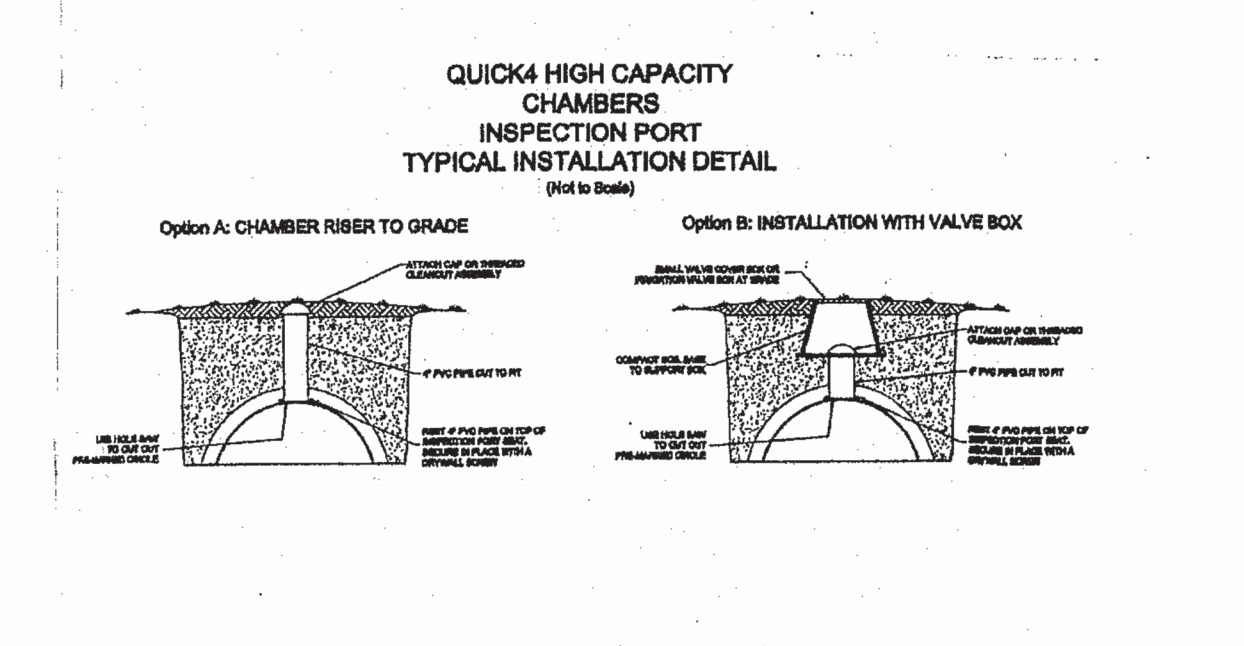
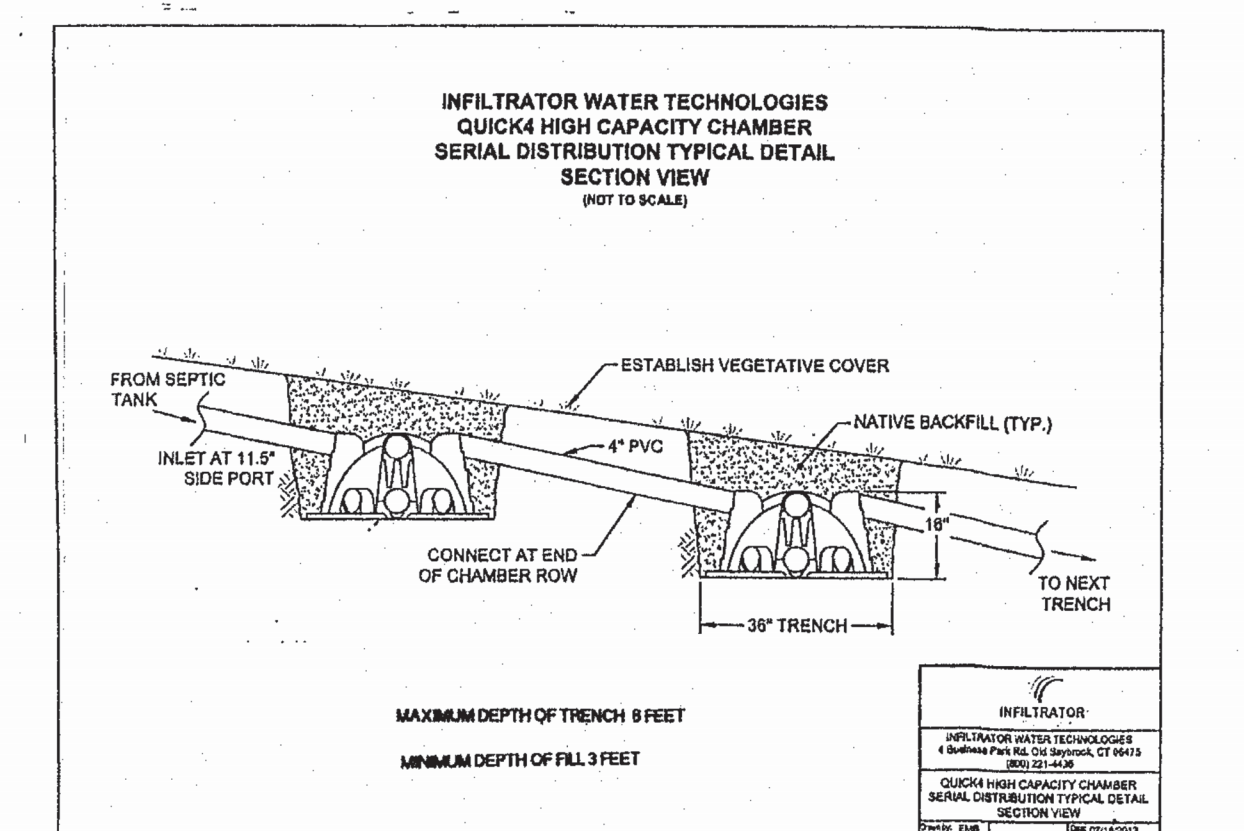
Use a Tri Pod mounted laser to ensure the bottom of trench is level from one end to the other.

San Jose County - Department of Environmental Health
 SEWAGE SYSTEM PERMITS AND RECORDS MEASUREMENTS

OWNER/APPLICANT	PROJECT	FILE #	ISSUE DATE	EXPIRES
ARNALDO MATOS	NEW SEWAGE SYSTEM	SEW 2018-49514	05-27-2019	

DESIGN GUIDELINES FOR DISPERSAL TRENCHES ON SLOPE

Slope %	Min. O.C. Spacing (ft.)	Min. Cover (ft.)	Min. Trench Depth (ft.)
0 - 20	5	4	4
20 - 25	7	5.5	5.5
25 - 30	8	7	7
30 - 50	ALTERNATIVE SYSTEM REQUIRED		



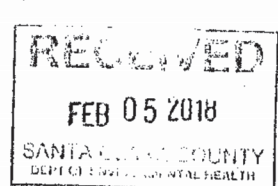
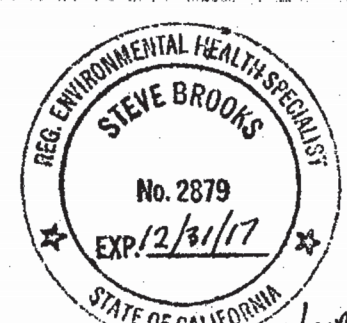
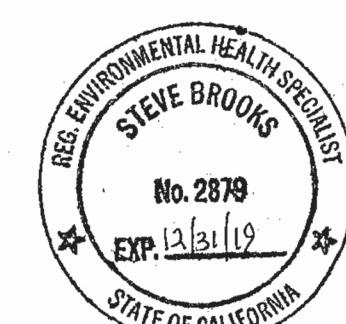
SEWAGE SYSTEM REVIEW
 SANTA CLARA COUNTY
 DEPARTMENT OF ENVIRONMENTAL HEALTH

APPROVED
 as submitted
 Drainfield: 185 + 185
 Septic: 1500 gal. One 0 riser

SEWAGE SYSTEM PERMIT NO. - 64712
 DATE: 1/25/19

SEWAGE SYSTEM REVIEW
 SANTA CLARA COUNTY
 DEPARTMENT OF ENVIRONMENTAL HEALTH

APPROVAL RECOMMENDED
 With existing system
 Install/modify system per plan (describe below)
 No. 18500 same as the permit 1851185
 in infiltration only
 R.E.H.S. [Signature] Date 2/7/18
 Not A Sewage System Permit



REVISIONS

NO.	DATE	BY
1	11/27/17	SB
2	1/24/18	SB

OWNER: **ARNOLDO S. MATOS**
 ADDRESS: **GARCIA DRIVE, SAN JOSE**
 APN: **612-14-053** 2018-49514

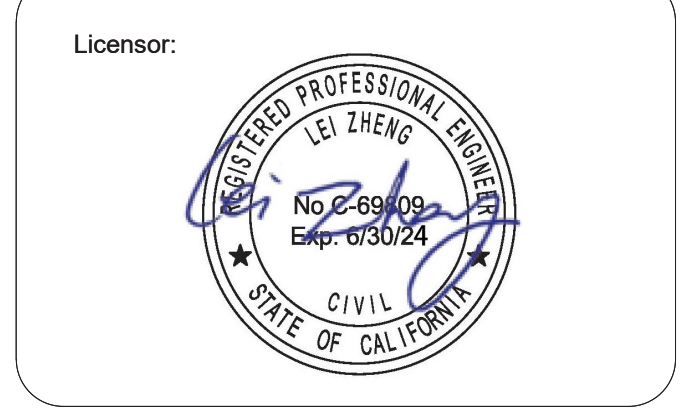


DURING CONSTRUCTION IF ANY DIFFICULTY OCCUR, PLEASE CONTACT ENGINEER IMMEDIATELY. IF CONTRACTOR DEVIATE FROM THE DRAWING WITHOUT PRIOR APPROVAL FROM ENGINEER, THE CONTRACTOR WILL TAKE ALL THE LIABILITY DUE TO DEVIATION.

15300 Garcal
 Dr, San Jose, CA
 95127

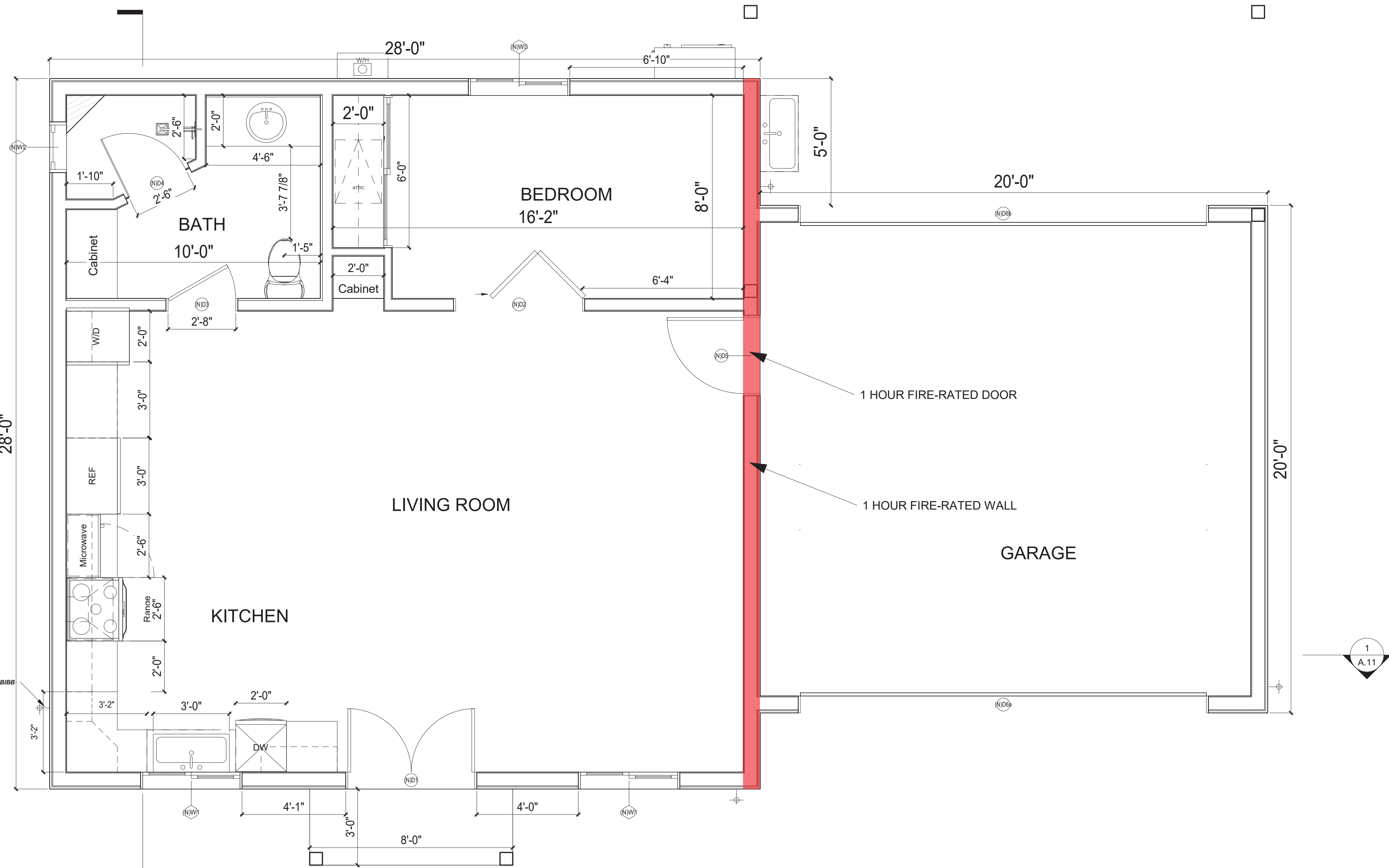
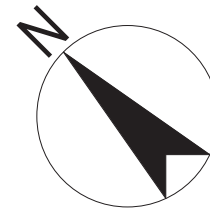
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2019

Jurisdiction:

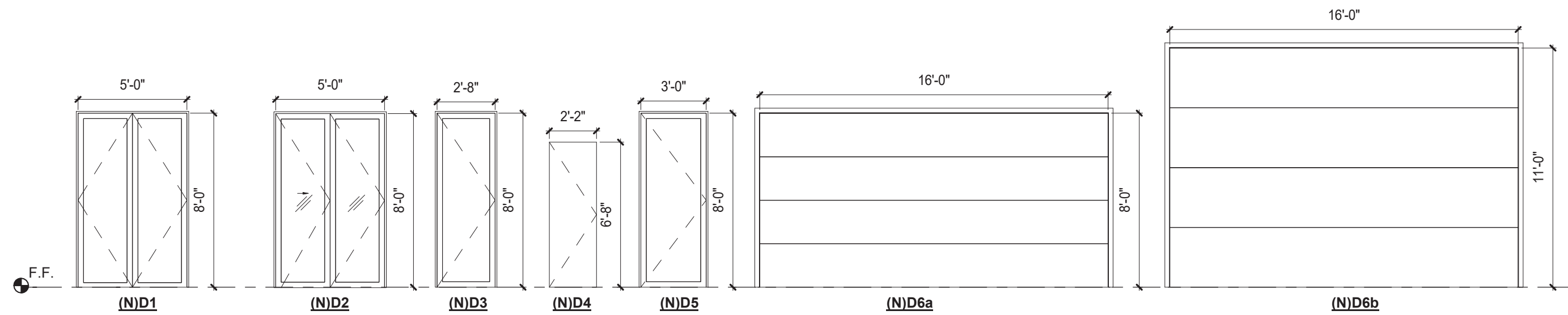


SHEET TITLE:
EXISTING SEPTIC TANK AND DRAINFIELD DESIGN

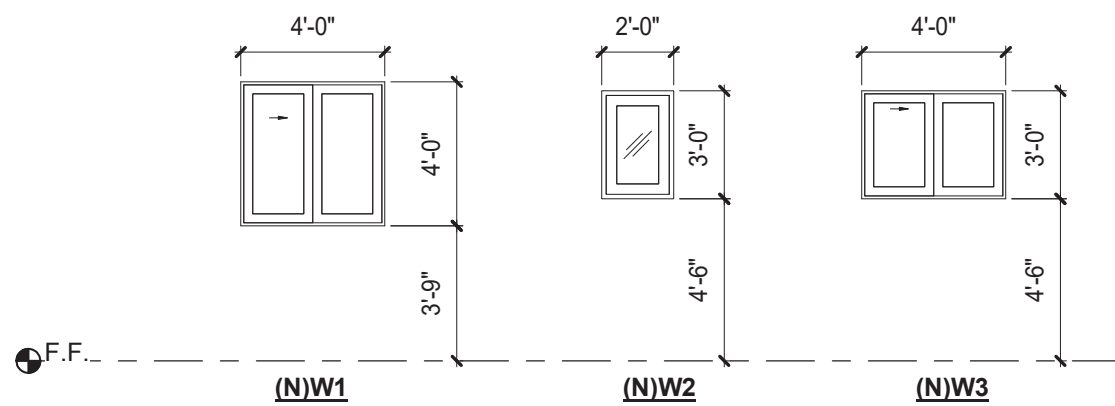
SHEET NUMBER:
A.03



1ST PROPOSED FLOOR PLAN
3/8" = 1'-0"



NUMBER	DOOR SIZE	QTY	DESCRIPTION
(ND1)	5' - 0" x 8' - 0"	1	FRENCH DOOR 2-PANEL SWING/GLASS, VINYL FRAME, PAINTED FINISH
(ND2)	5' - 0" x 8' - 0"	1	BI-FOLD DOOR/DUAL-GLASS, TEMPERED, WOOD FRAME, PAINTED FINISH
(ND3)	2' - 8" x 8' - 0"	1	SOLID CORE 1 PANEL, WOOD FRAME, PAINTED FINISH
(ND4)	2' - 6" x 6' - 8"	1	FRAMELESS GLASS DOOR, TEMPERED GLASS, WITH 2"W x 1/2"H RAISED THRESHOLD
(ND5)	3' - 0" x 8' - 0"	1	SOLID CORE 1 PANEL, WOOD FRAME, PAINTED FINISH, 20 MINUTES MIN. FIRE RATED DOOR
(ND6a)	16' - 0" x 8' - 0"	1	METAL GARAGE DOOR
(ND6b)	16' - 0" x 11' - 0"	1	METAL GARAGE DOOR
Grand total: 7			



ID	QTY	WINDOW SIZE	DESCRIPTION	SILL HEIGHT	HEAD HEIGHT
(NWD1)	2	4' - 0" x 4' - 0"	SLIDER, DUAL GLASS/ FIBERGLASS FRAME, SOLID CORE, FIBERGLASS FRAME, FINISH PER MFGR.	3' - 9"	7' - 9"
(NWD2)	1	2' - 0" x 3' - 0"	Single casement window, Aluminium Frame/Glass Panel, See Elev.	4' - 6"	7' - 6"
(NWD3)	1	4' - 0" x 3' - 0"	SLIDER, DUAL GLASS/ FIBERGLASS FRAME, SOLID CORE, FIBERGLASS FRAME, FINISH PER MFGR.	4' - 6"	7' - 6"
Grand total: 4					

0 1'-4" 2'-8" 5'-4"
SCALE: 3/8" = 1'-0"

LIGHTING REQUIREMENTS

- ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. 2022 CEC 150(K)2E
- NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
- LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL THE FOLLOWING:
 - SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS, AND
 - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
 - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
 - MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.
- EXCEPTION TO SECTIONS 150.0(K)1Cii AND iii: RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.
- FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM i AND THE REQUIREMENTS IN EITHER ITEM ii OR ITEM iii:
 - CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS i OR ii BELOW; AND
 - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
 - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
- RUN 2" CONDUIT BENEATH THE GARAGE SLAB, SPECIFY 20A OUTLETS WITH 12 GAUGE WIRING THROUGHOUT GARAGE.

CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIC CONDITIONS MAY BE USED TO MEET THESE REQUIREMENTS. 2022 CEC 150.0(K)2E

- FLOOR PLAN NOTES**
- VERIFY ALL APPLIANCE EQUIPMENT AND FIXTURE DIMENSIONS AND INSTALLATION REQUIREMENTS PRIOR TO CASEWORK FABRICATION INSTALLATION.
 - FINISH END WALLS OF CABINETS FLANKING OPENING TO MATCH CABINET FACE. PRIME & PAINT EXPOSED GYP. BD. WALL TO MATCH WALLS. INSTALL MATCHING BASE BD.
 - EXTEND FLOORING UNDER APPLIANCES RESTING ON FLOOR.
 - SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET.
 - OFFSET ALL IMMEDIATELY ADJACENT DOOR OPENINGS 4" FROM PERPENDICULAR WALL, UNO.
 - CEILING HEIGHTS INDICATED ARE MEASURED FROM FINISH FLOOR TO BOTTOM OF CEILING FINISH.
 - SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATH TUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
 - IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE. (2022 CRC 314.4)
 - WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (2022 CRC 314.4)
 - BATHROOM FANS MUST BE ENERGY STAR W/ HUMIDISTAT CONTROLLER AND MUST BE DUCTED TO THE EXTERIOR OF THE BUILDING
 - ALL NEW WINDOWS TO BE DUAL PANES TO MEET CURRENT ENERGY STANDARD REQUIREMENTS.
 - USE 2x6 STUDS FOR PLUMBING WALL IF NECESSARY.
 - PROVIDE BACKING FOR ALL ACCESSORIES, FIXTURES AND WINDOW COVERINGS.
 - NO HEATING, COOLING, OR INSULATION IN GARAGE.
 - PROVIDE TWO LAYERS OF GRADE D OR 60-MINUTE GRADE D PAPER OVER ALL WOOD BASE SHEATHING AT EXTERIOR WALLS.
 - A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/12 INCHES (89 MM), SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C928. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED. (2022 CRC R703.7.2.1)
 - AN ATTIC OR UNDER-FLOOR SPACE IN WHICH AN APPLIANCE IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM). (2022 CMC 304.4)
 - LENGTH OF PASSAGEWAY
WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FEET (1829 MM), THE DISTANCE FROM THE PASSAGEWAY ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET (6096 MM) MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY. (NFPA 54-9.5.1.1)
 - 304.4.2 WIDTH OF PASSAGEWAY
THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24 INCHES (610 MM) WIDE FROM THE ENTRANCE OPENING TO THE APPLIANCE. (NFPA 54-9.5.1.2)
 - 304.4.3 WORK PLATFORM
A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES (762 MM BY 762 MM) SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (NFPA 54-9.5.2)
 - EXCEPTION: A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FURNACE IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING. THE FURNACE SERVICE SIDE SHALL NOT EXCEED 12 INCHES (305 MM) FROM THE ACCESS OPENING.
 - 304.4.4 LIGHTING AND CONVENIENCE OUTLET
A PERMANENT 120V RECEPTACLE OUTLET AND A LUMINAIRE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LUMINAIRE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (NFPA 54-9.5.3)
 - PROVIDE GFI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED AT OUTDOORS, IN BATHROOM, AT COUNTER TOP SURFACES AND GARAGES. (CEC2108(a))
 - PROVIDE GFCI RECEPTACLES AT BATHROOMS, KITCHEN COUNTERTOP SURFACES, LAUNDRY /MET BAR AREA WITHIN 6FT FROM EDGE OF THE SINKS (CEC 210-8f)

NOTE:
FACTORY - BUILT FIREPLACES CHIMNEYS AND ALL OTHER COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER INSTRUCTIONS

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.

15300 Garcal
Dr, San Jose, CA
95127

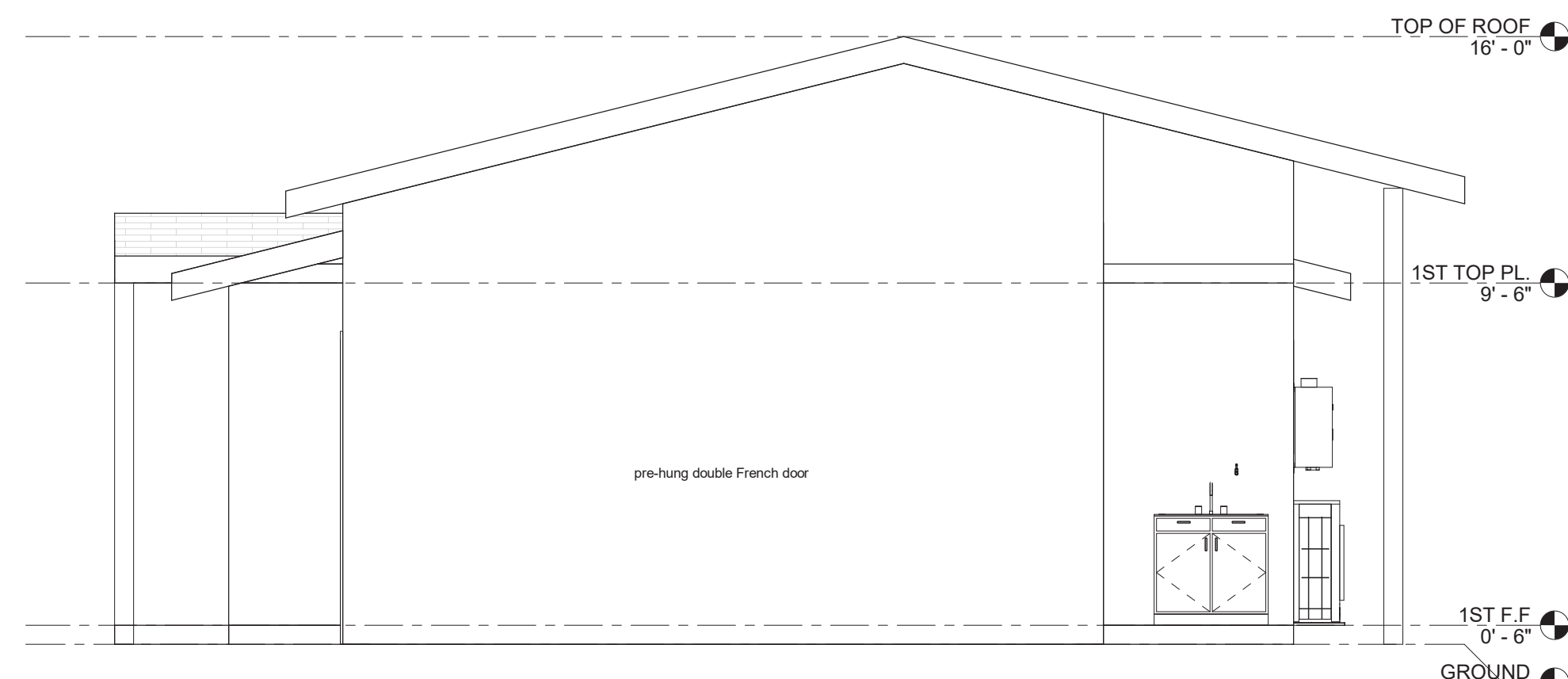
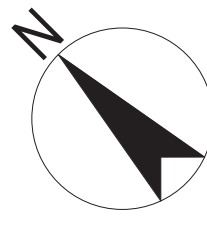
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

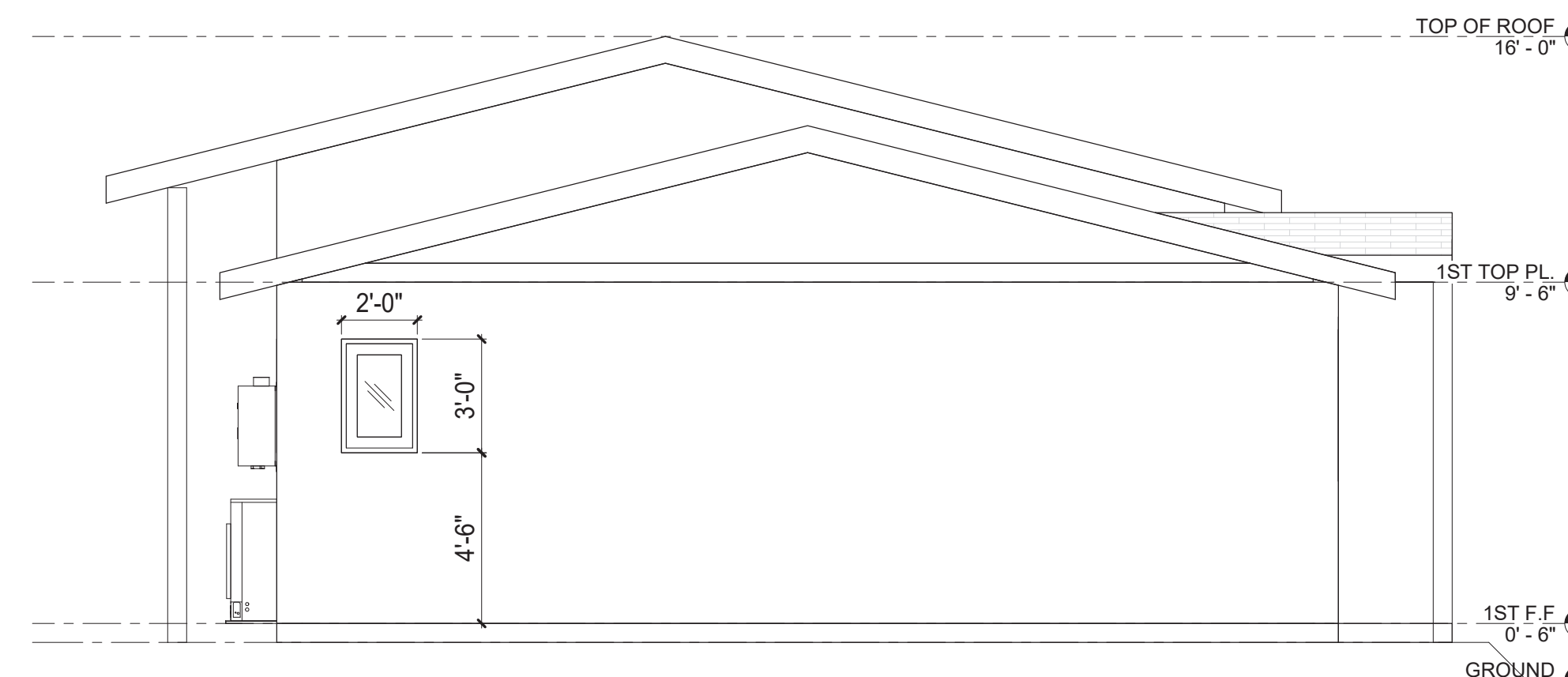
Licenser:

SHEET TITLE:
PROPOSED FLOOR PLAN

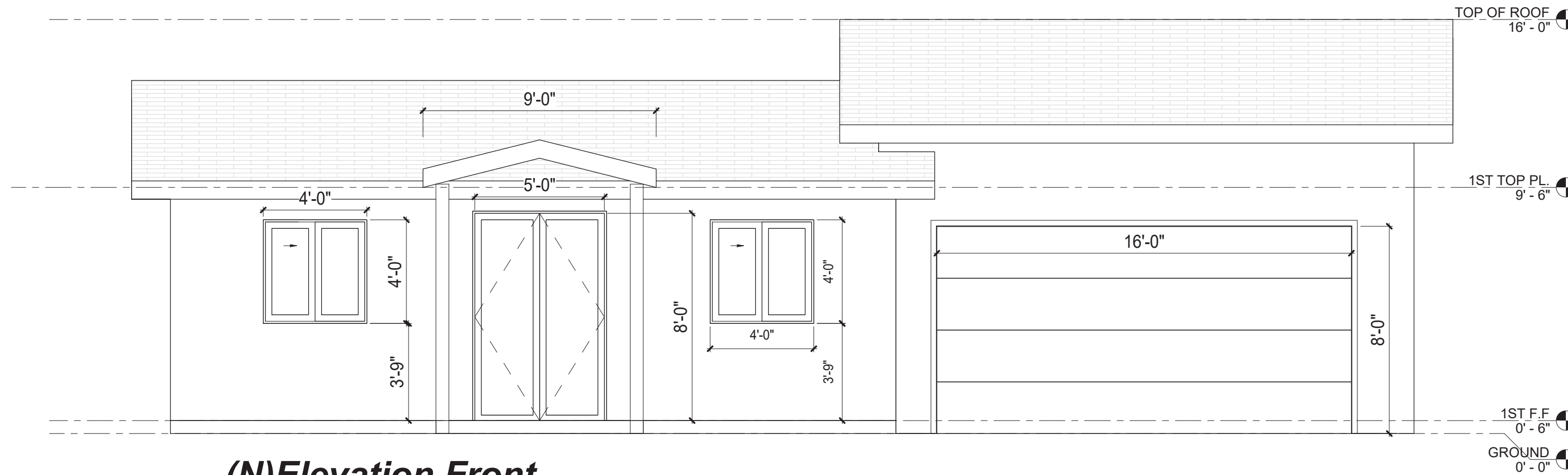
SHEET NUMBER:
A.10



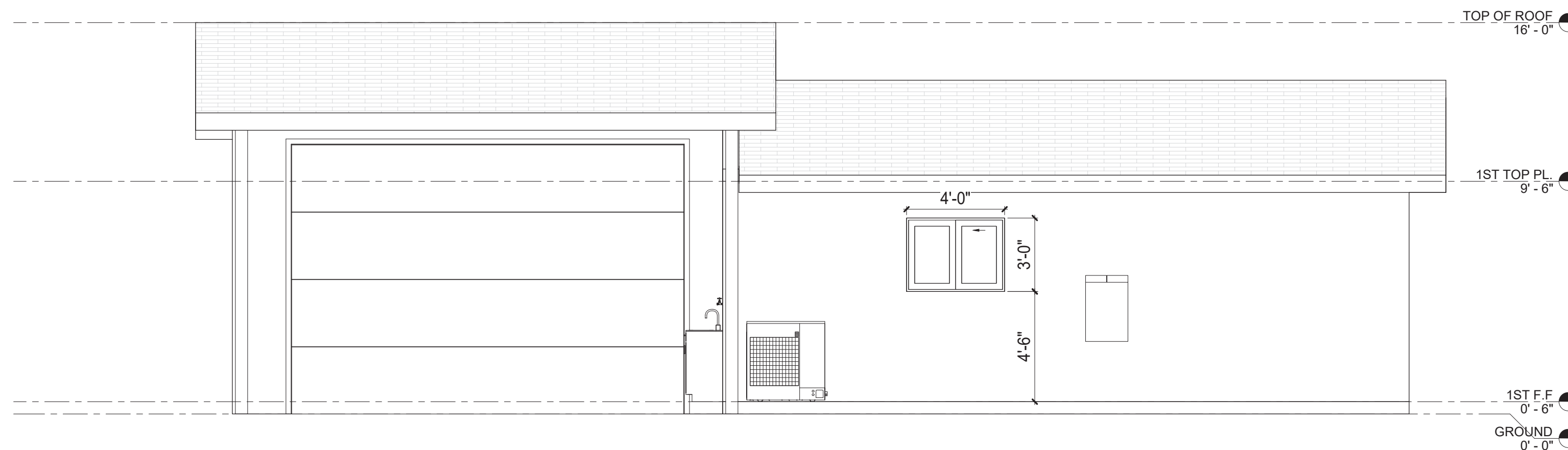
(N)Elevation Right
1/4" = 1'-0"



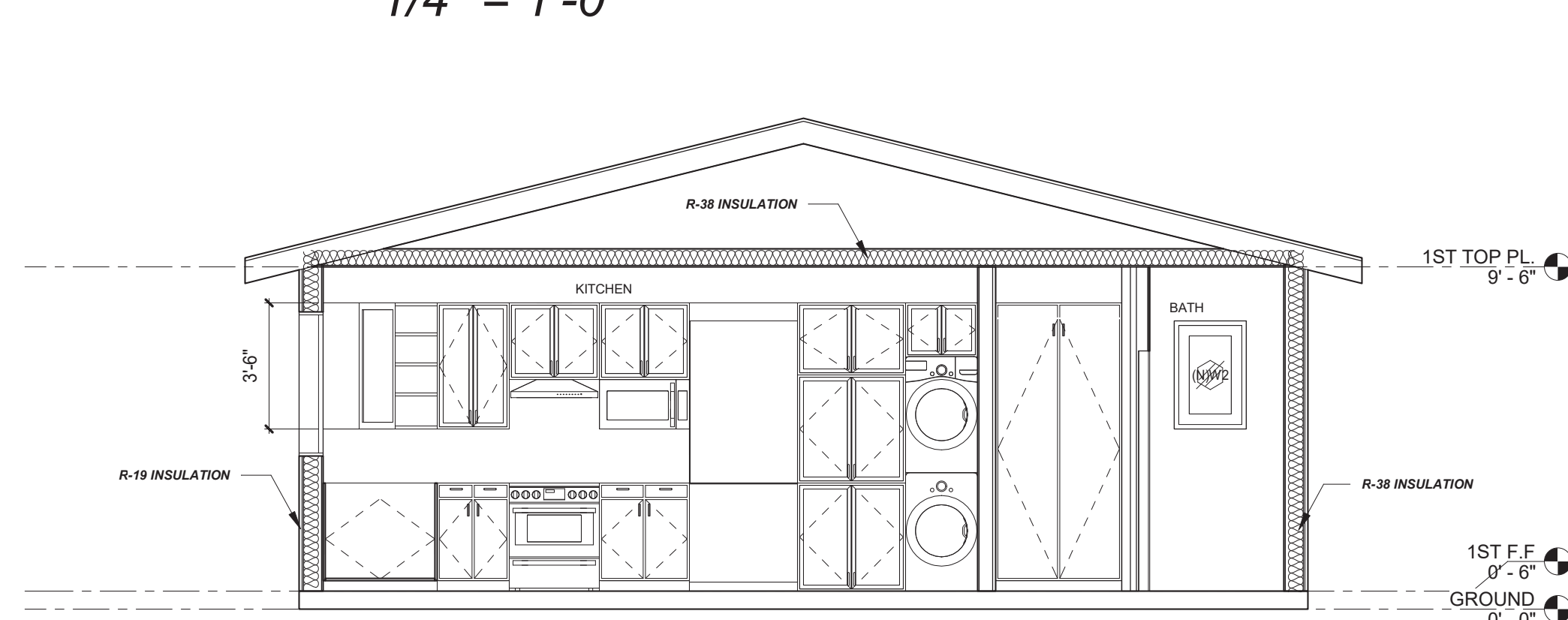
(N)Elevation Left
1/4" = 1'-0"



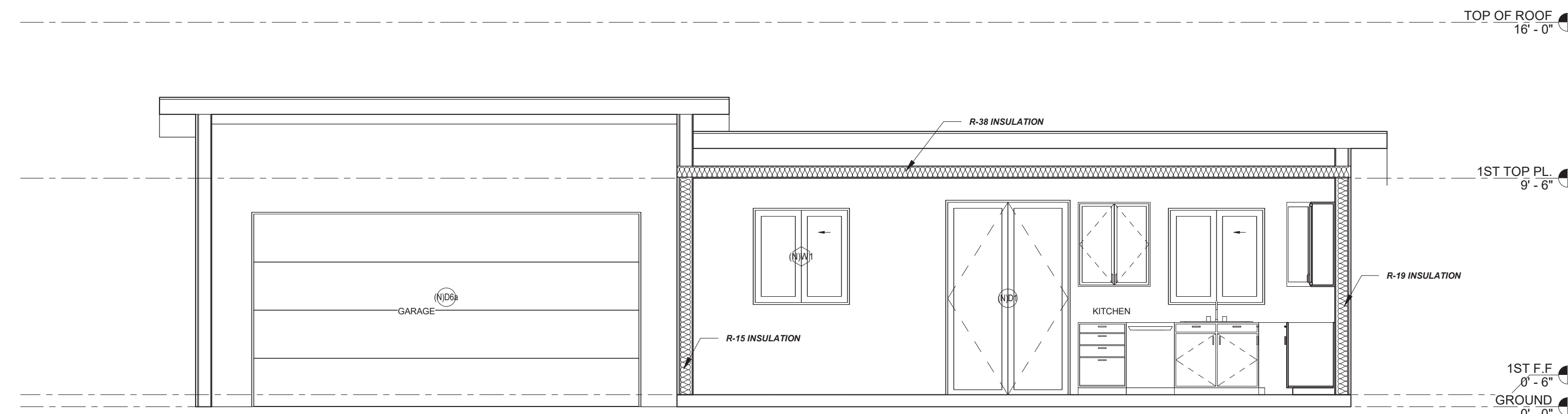
(N)Elevation Front
1/4" = 1'-0"



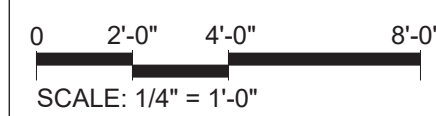
(N)Elevation Rear
1/4" = 1'-0"



Section A
1/4" = 1'-0"



Section B
1/4" = 1'-0"



ELEVATION & SECTION NOTES

1. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. CRC R302.11.
2. THE REQUIRED QUALITY MARK ON EACH PIECE OF PRESSURE-PRESERVATIVE-TREATED LUMBER OR PLYWOOD SHALL CONTAIN THE FOLLOWING INFORMATION:
A. IDENTIFICATION OF THE TREATING PLANT.
B. TYPE OF PRESERVATIVE.
C. THE MINIMUM PRESERVATIVE RETENTION.
D. END USE FOR WHICH THE PRODUCT WAS TREATED.
E. STANDARD TO WHICH THE PRODUCT WAS TREATED.
F. IDENTITY OF THE APPROVED INSPECTION AGENCY.
G. THE DESIGNATION "DRY" IF APPLICABLE.
EXCEPTION: QUALITY MARKS ON LUMBER LESS THAN 1 INCH (25 MM) NOMINAL THICKNESS, OR LUMBER LESS THAN NOMINAL 1 INCH BY 5 INCHES (25 MM BY 127 MM) OR 2 INCHES BY 4 INCHES (51 MM BY 102 MM) OR LUMBER 36 INCHES (914 MM) OR LESS IN LENGTH SHALL BE APPLIED BY STAMPING THE FACES OF EXTERIOR PIECES OR BY END LABELING NOT LESS THAN 25 PERCENT OF THE PIECES OF A BUNDLED UNIT. CRC R317.2.1.
3. ALL WALLS TO BE SMOOTH FINISH U.N.O.
4. CONTRACTOR TO INCLUDE ALL FINISH AND COLOR SPECIFIED BY OWNER AND INTERIOR DESIGNER.
5. CONTRACTOR TO VERIFY W/ OWNER'S INTERIOR DESIGNER FOR MATERIAL SELECTION AND COLOR PRIOR TO FINAL PRICING AND CONSTRUCTION.
6. MIN. 3/8" CDX PLYWOOD THROUGH-OUT @ OUTSIDE FACE OF WALL
7. CONTRACTOR TO INCLUDE INSULATION OF CLOSET ORGANIZER. (SELECTED BY OWNER)
8. CONTRACTOR TO VERIFY ALL OWNER'S APPLIANCE MANUAL SPEC. PRIOR TO CONSTRUCTION.
9. DESIGN BUILT CABINET TO FIT
10. ALL INTERIOR, DOOR, WINDOW SIDE, HEAD AND SILL TO BE MOLDING
11. EXTERIOR CONCRETE LANDING TO COMPLY 2019 CRC R311.3
A. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL, IN 12 UNITS HORIZONTAL (2 PERCENT).
8. LANDINGS AT THE REQUIRED DOOR SHALL NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING
12. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).
EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING. (CRC R401.3)

LEGEND

- DOOR TYPE
- WINDOW TYPE
- WALL TYPE
- KEY NOTE
- FLOOR DEPRESSION

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

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

15300 Garcal
Dr, San Jose, CA
95127

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

Licenser:

SHEET TITLE:
ELEVATIONS & SECTIONS

SHEET NUMBER:
A.11

ROOF VENTILATION NOTES: (2022 CRC R806)

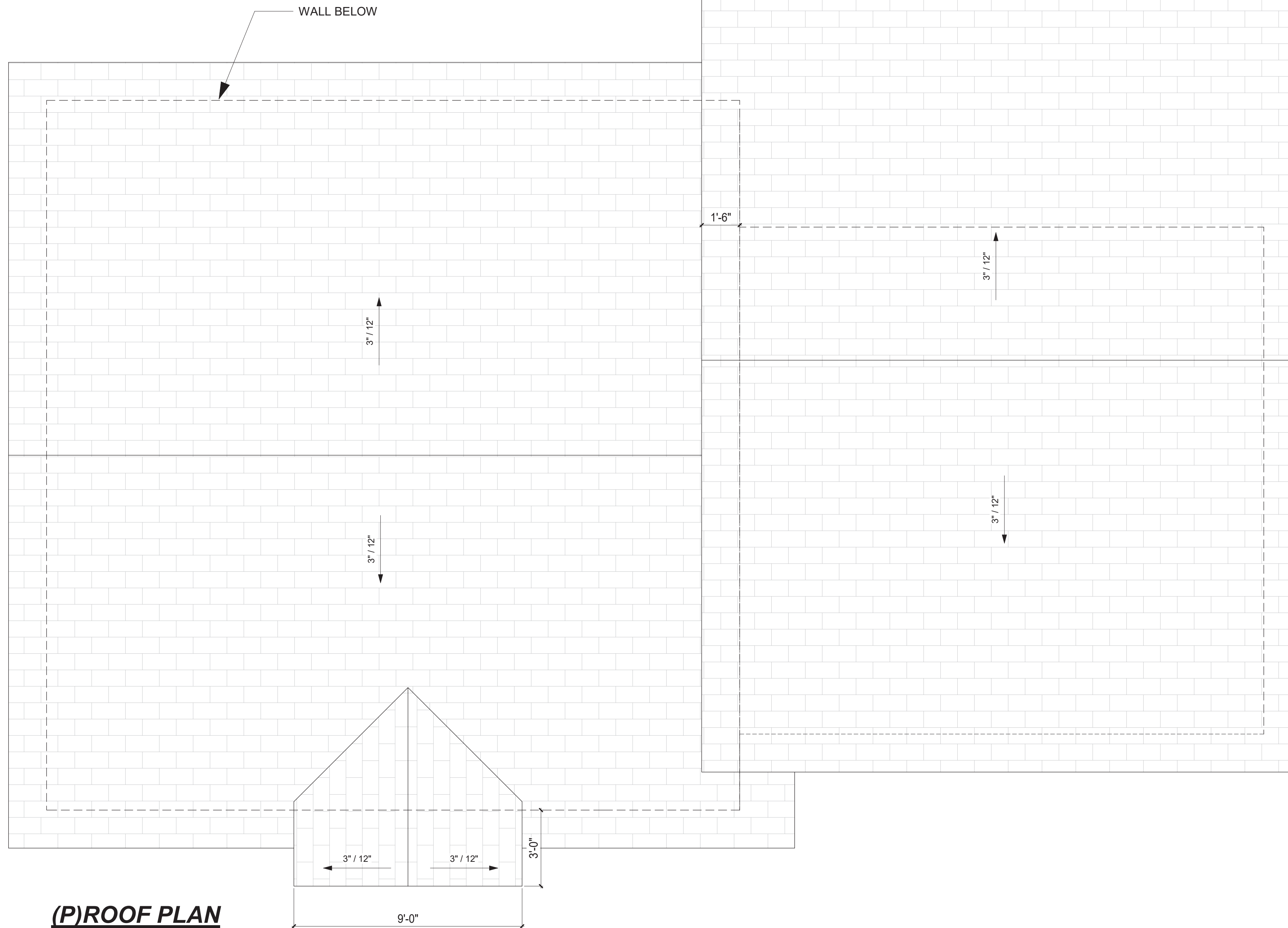
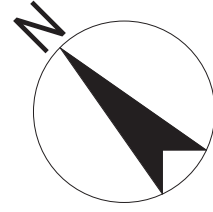
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.
- THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
 - IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
 - NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
- WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
- VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R703.1.

- UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:
 - THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
 - INTERIOR CLASS I VAPOR RETARDERS ARE NOT INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
 - WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4-INCH (6.4 MM) VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
 - IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
 - INSULATION SHALL COMPLY WITH ITEM 5.3 AND EITHER ITEM 5.1 OR 5.2.
 - ITEM 5.1, 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
 - WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
 - WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.
 - WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH ITEM 5.1.1 AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
 - ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45°F (7°C). FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68°F (20°C) IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.

- IN CLIMATE ZONES 1, 2 AND 3, AIR-PERMEABLE INSULATION INSTALLED IN UNVENTED ATTICS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - AN APPROVED VAPOR DIFFUSION PORT SHALL BE INSTALLED NOT MORE THAN 12 INCHES (305 MM) FROM THE HIGHEST POINT OF THE ROOF, MEASURED VERTICALLY FROM THE HIGHEST POINT OF THE ROOF TO THE LOWER EDGE OF THE PORT.
 - THE PORT AREA SHALL BE GREATER THAN OR EQUAL TO 1/600 OF THE CEILING AREA, WHERE THERE ARE MULTIPLE PORTS IN THE ATTIC, THE SUM OF THE PORT AREAS SHALL BE GREATER THAN OR EQUAL TO THE AREA REQUIREMENT.
 - THE VAPOR-PERMEABLE MEMBRANE IN THE VAPOR DIFFUSION PORT SHALL HAVE A VAPOR PERMEANCE RATING OF GREATER THAN OR EQUAL TO 20 PERMS WHEN TESTED IN ACCORDANCE WITH PROCEDURE A OF ASTM E96.
 - THE VAPOR DIFFUSION PORT SHALL SERVE AS AN AIR BARRIER BETWEEN THE ATTIC AND THE EXTERIOR OF THE BUILDING.
 - THE VAPOR DIFFUSION PORT SHALL PROTECT THE ATTIC AGAINST THE ENTRANCE OF RAIN AND SNOW.
 - FRAMING MEMBERS AND BLOCKING SHALL NOT BLOCK THE FREE FLOW OF WATER VAPOR TO THE PORT. NOT LESS THAN A 2-INCH (51 MM) SPACE SHALL BE PROVIDED BETWEEN ANY BLOCKING AND THE ROOF SHEATHING. AIR-PERMEABLE INSULATION SHALL BE PERMITTED WITHIN THAT SPACE.
 - THE ROOF SLOPE SHALL BE GREATER THAN OR EQUAL TO 3:12 (VERTICAL/HORIZONTAL).
 - WHERE ONLY AIR-PERMEABLE INSULATION IS USED, IT SHALL BE INSTALLED DIRECTLY BELOW THE STRUCTURAL ROOF SHEATHING, ON TOP OF THE ATTIC FLOOR, OR ON TOP OF THE CEILING.
 - AIR-IMPERMEABLE INSULATION, WHEN USED IN CONJUNCTION WITH AIR-PERMEABLE INSULATION, SHALL BE DIRECTLY ABOVE OR BELOW THE STRUCTURAL ROOF SHEATHING AND IS NOT REQUIRED TO MEET THE R-VALUE IN TABLE R806.5, WHERE DIRECTLY BELOW THE STRUCTURAL ROOF SHEATHING, THERE SHALL BE NO SPACE BETWEEN THE AIR-IMPERMEABLE INSULATION AND AIR-PERMEABLE INSULATION.
 - WHERE AIR-PERMEABLE INSULATION IS USED AND IS INSTALLED DIRECTLY BELOW THE ROOF STRUCTURAL SHEATHING, AIR SHALL BE SUPPLIED AT A FLOW RATE GREATER THAN OR EQUAL TO 50 CFM (23.8 L/S) PER 1,000 SQUARE FEET (93 M²) OF CEILING. THE AIR SHALL BE SUPPLIED FROM DUCTWORK PROVIDING SUPPLY AIR TO THE OCCUPABLE SPACE WHEN THE CONDITIONING SYSTEM IS OPERATING. ALTERNATIVELY, THE AIR SHALL BE SUPPLIED BY A SUPPLY FAN WHEN THE CONDITIONING SYSTEM IS OPERATING.
 - WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE USED, AND THE R-VALUE IN TABLE 806.5 IS MET, AIR SUPPLY TO THE ATTIC IS NOT REQUIRED.
 - WHERE ONLY AIR-PERMEABLE INSULATION IS USED AND IS INSTALLED ON TOP OF THE ATTIC FLOOR, OR ON TOP OF THE CEILING, AIR SUPPLY TO THE ATTIC IS NOT REQUIRED.
 - WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

ROOF PLAN GENERAL NOTES

- ROOF MATERIAL COVERING CLASS "A" ASPHALT SHINGLES BY CERTAINTED ICC-ESR# 3537. COLOR & PER THE INSTALLATION OF ROOF COVERING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- CHIMNEY TO BE 2FT ABOVE ROOF WITHIN 10'-0" WITH SPARK ARRESTOR AND SHROUD 12" MAX HEIGHT, TYP.
- PROJECTIONS LESS THAN 3'-0" (HOUSE WITH SPRINKLER) OR 5'-0" (HOUSE WITH NO SPRINKLER) TO PROPERTY LINE TO BE 1-HOUR CONSTRUCTION, TYP.
- ROOF VENT : SEE ROOF VENTILATION CALCULATION.
- PROVIDE MIN. 2% SLOPE AT FLAT ROOF AND DECK.



(P) ROOF PLAN
3/8" = 1'-0"

0 1'-4" 2'-8" 5'-4"
SCALE: 3/8" = 1'-0"

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

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

15300 Garcal
Dr, San Jose, CA
95127

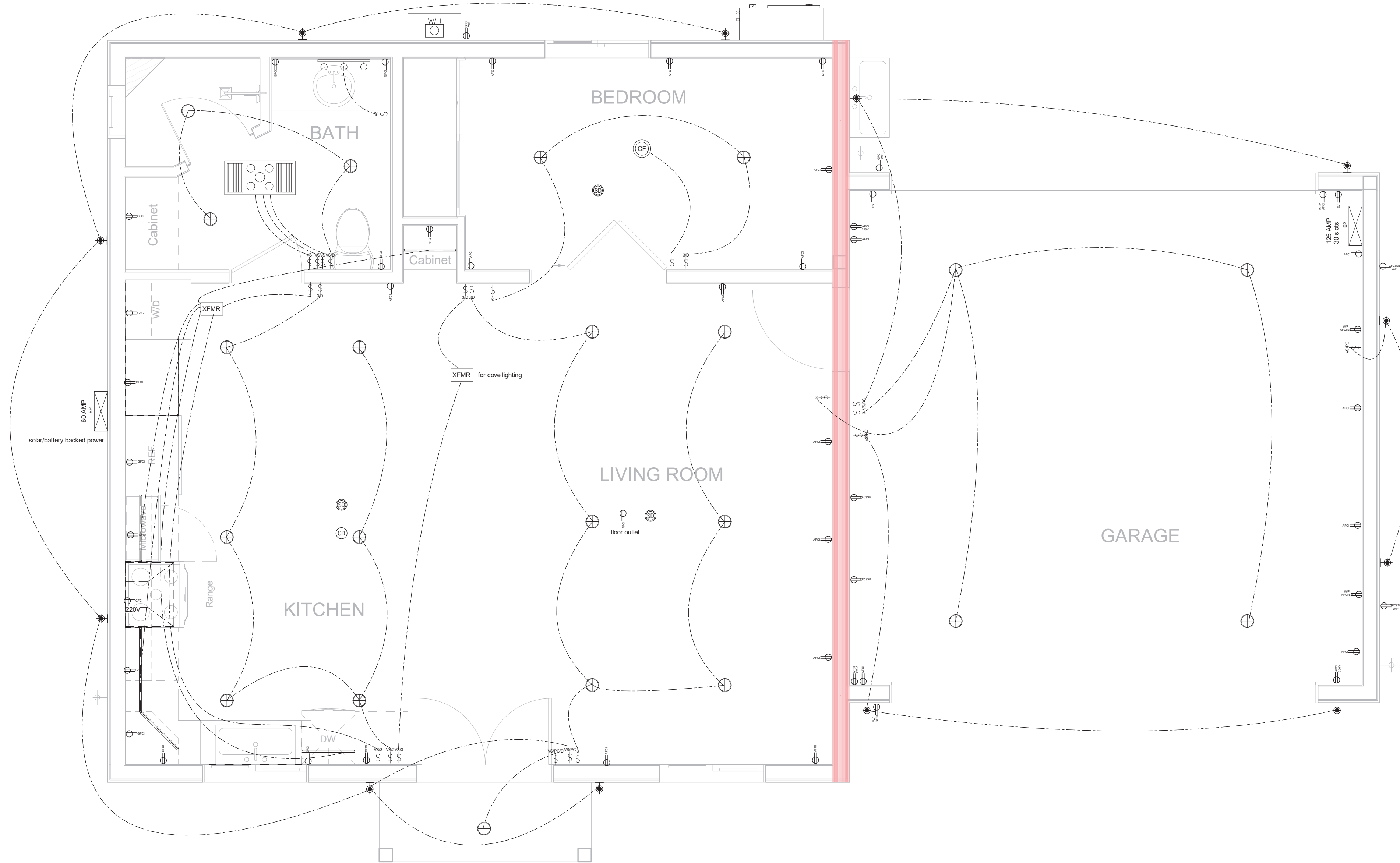
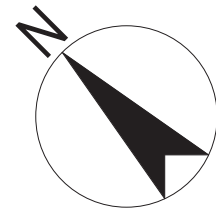
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

Licenser:

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A.12



1ST ELECTRICAL PLAN
3/8" = 1'-0"

0 1'-4" 2'-8" 5'-4"
SCALE: 3/8" = 1'-0"

LIGHTING REQUIREMENTS

1. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.
 2. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. 2022 CEC 150(K)2E
 3. NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
 4. LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL THE FOLLOWING:
 - i. SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
 - ii. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
 - iii. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
 - iv. MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.
- EXCEPTION TO SECTIONS 150.0(K)1Ci AND iii: RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.
5. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM i AND THE REQUIREMENTS IN EITHER ITEM ii OR ITEM iii:
 - i. CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS ii OR iii BELOW; AND
 - ii. CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
 - iii. CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
 6. RUN 2" CONDUIT BENEATH THE GARAGE SLAB, SPECIFY 20A OUTLETS WITH 12 GAUGE WIRING THROUGHOUT GARAGE.
- CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS. 2022 CEC 150(K)3

ELECTRICAL PLAN LEGEND

	KITCHEN ISLAND EXHAUST FAN MIN. 100 CFM SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/EXTERIOR WALL		SWITCH W/ MOTION SENSOR (VACANCY SENSOR)
	EXHAUST FAN SHALL BE ENERGY STAR RATED. CEILING MOUNTED LIGHT W/ VENT 50 CFM MIN. INTERMITTENT W/ HUMIDITY CONTROL PER CMC 402.5, BETWEEN 50%-80% SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/EXTERIOR WALL		WALL SWITCH
	SMOKE DETECTOR HARDWIRED W/ BATTERY BACK UP		3-WAY DIMMER SWITCHES
	CARBON MONOXIDE DETECTOR ALARM HARDWIRED W/ BATTERY BACK UP		DIMMER SWITCH
	L.E.D. RECESSED LIGHT FIXTURE		WALL MOUNTED LIGHT
	VANITY WALL LIGHT		110V DUPLEX OUTLET, GROUND FAULT CIRCUIT INTERRUPT (ENTIRE CIRCUIT)
	ELECTRICAL PANEL/METER		110V DUPLEX OUTLET, ARC FAULT CIRCUIT INTERRUPTER (ENTIRE CIRCUIT)
			PC : PHOTO CELL
			W/P : WEATHER - RESISTANT
			EV : ELECTRIC VEHICLE
			SB : SEPARATE BREAKER
			CF : COMPACT FLUORESCENT LAMP
			XFMR : TRANSFORMER IN ATTIC

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

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

15300 Garcal
Dr, San Jose, CA
95127

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

Licenser:



SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
A.20

RESIDENTIAL WATER METER AND SUPPLY LINE WORKSHEET

WATER METER SIZE: 3/4 IN
 SUPPLY LINE SIZE: 1 IN

THE FOLLOWING WATER CALCULATIONS ARE NECESSARY TO DETERMINE WATER METER AND SUPPLY LINE SIZE:
 1. TOTAL PRESSURE:

AVAILABLE WATER PRESSURE (FIELD VERIFICATION)	64 PSI
IF PRESSURE IS OVER 80PSI, INSTALL PRESSURE REGULATOR AND USE 80% OF 80PSI OR 64 PSI	+
SUBTRACT 1/2 PSI PER FOOT OF ELEVATION DIFFERENCE BETWEEN METER AND HIGHEST FIXTURE	-
TOTAL PRESSURE	64 PSI

2. TOTAL FIXTURE UNITS

FIXTURE	FIXTURE UNITS	NUMBER OF FIXTURES	TOTAL
BAR SINK	1.0		
BATHTUB OR COMBINATION OF BATHTUB/SHOWER	4.0		
BIDET	1.0		
CLOTHES WASHER	4.0	1	4.0
DISH WASHER	1.5	1	1.5
HOSE BIBB	2.5	1	2.5
HOSE BIBB (EACH ADDITIONAL)	1.0	3	3.0
KITCHEN SINK	1.5	1	1.5
LAUNDRY SINK	1.5		
LAVATORY	1.0	2	2.0
LAWN SPINKLER, EACH HEAD OR 12 F.U. TO BE USED	1.0		
SHOWER	2.0	1	2.0
WATER CLOSET	2.5	1	2.5
WHIRLPOOL BATH OR COMBINATION BATH/SHOWER	4.0		
FIRE SPRINKLER HEAD GPM OR 18 F.U. TO BE USED			
TOTAL FIXTURE UNITS		10	19

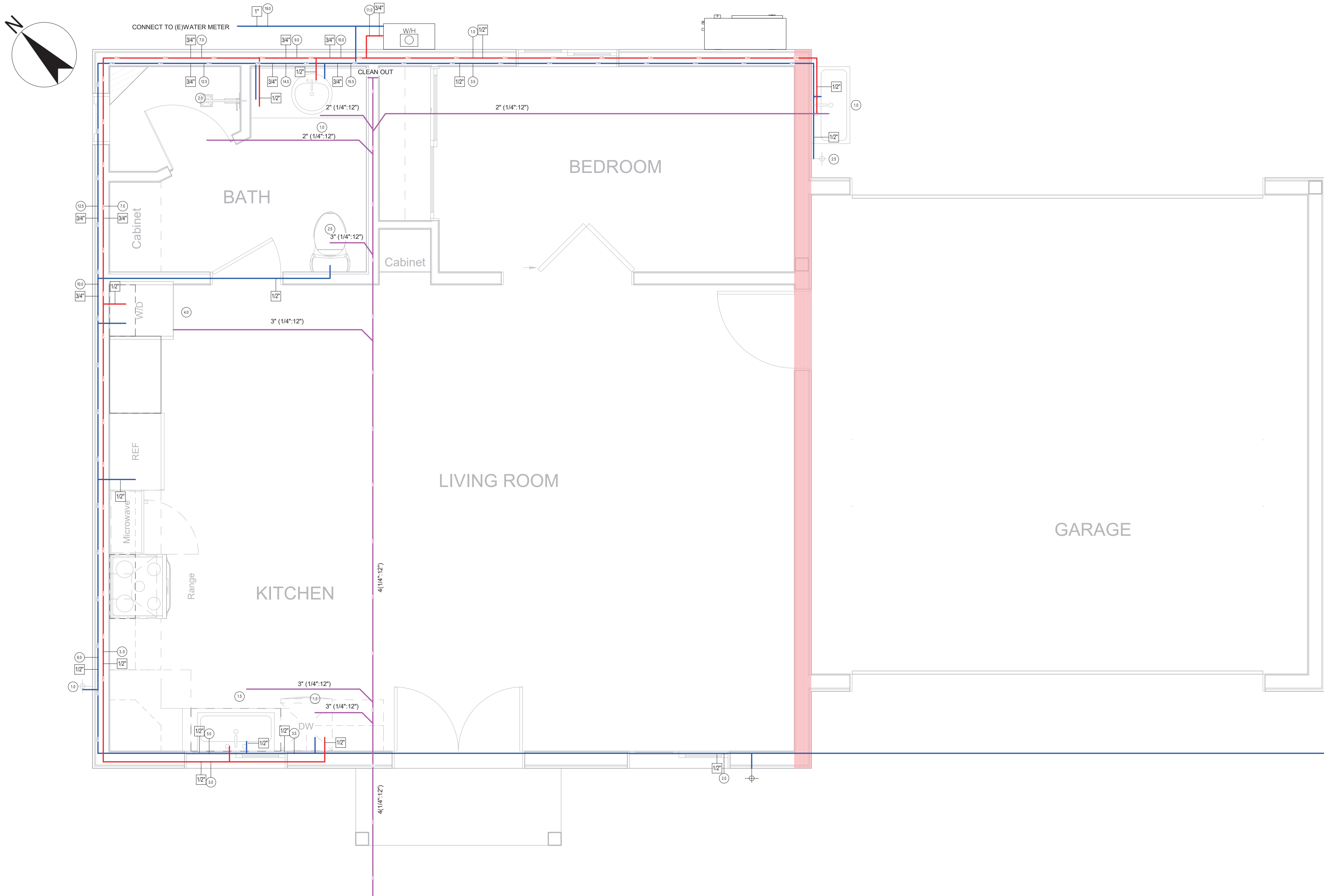
3. LENGTH OF SUPPLY PIPE FROM METER TO MOST REMOTE OUTLET: 120 FT
 PLEASE REFER TO THE 2019 CALIFORNIA PLUMBING CODE CHAPTER 6, FOR ADDITIONAL INFORMATION. PLEASE SEE ATTACHED.

TABLE 6.1
 FITTING UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

WATER METER SIZE (INCHES)	BUILDING AND METER SERVICE (INCHES)	MAXIMUM ALLOWABLE LENGTH (FEET)															
		1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3 1/2	4	4 1/2	5	6	8	10	
1/2	1/2	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
3/4	3/4	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	
1	1	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
1 1/4	1 1/4	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	
1 1/2	1 1/2	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
2	2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	
2 1/2	2 1/2	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	
3	3	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
3 1/2	3 1/2	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	
4	4	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	
4 1/2	4 1/2	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	
5	5	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
6	6	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	
8	8	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	
10	10	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	
12	12	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	
14	14	190	190	190	190	190	190	190	190	190	190	190	190	190	190	190	
16	16	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	
18	18	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	
20	20	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	
22	22	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270	
24	24	290	290	290	290	290	290	290	290	290	290	290	290	290	290	290	
26	26	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310	
28	28	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	
30	30	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	

4. SUMMARY OF DISTRIBUTION SYSTEM SIZE

SIZE	F.U.
1/2"	5
3/4"	17
1"	35
1 1/4"	39
1 1/2"	85



PLUMBING NOTES

- PROVIDE A MIN. OF 3" DIAMETER SEWER DRAIN LINE WITH 2% MIN. SLOPE
- CONTROL VALVES FOR SHOWER & TUB- SHOWER SHALL BE OF THE PRESSURE BALANCE OF THERMOSTATIC MIXING VALVE TYPE.
- PROVIDE ULTRALOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- MAX. FLOW RATE STANDARD SET BY THE CALIFORNIA ENERGY COMMISSION.
 WATER CLOSET : 1.28 GPM
 SHOWER HEAD : 1.80 GPM
 LAUNDRY FAUCET : 1.50 GPM
 SINK FAUCET : 1.80 GPM
- PLUMBING FIXTURES SHALL BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM (R300.3)
- PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER. (R306.4)
- ACCESS PANEL (12"x12") REQUIRED FOR TUB TRAP SLIP - JOINT OR USE NON-SLIP (WELDED) JOINT
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR(4) INCHES (102 MM) SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.
 NOTE: (HCD 1 & HCD 2) REFERENCE HEALTH AND SAFETY CODE SECTION 19211(A) WHICH ADDRESSES NEW, REPLACEMENT, AND EXISTING WATER HEATERS.
 NOTE: THE APPLICABLE SUBSECTION OF HEALTH AND SAFETY CODE SECTION 19211(A) WHICH ADDRESSES NEW, REPLACEMENT, AND EXISTING WATER HEATERS IS REPEATED HERE FOR CLARITY AND READS AS FOLLOWS:
 SECTION 19211(A) NOTWITHSTANDING SECTION 19106, ALL NEW AND REPLACEMENT WATER HEATERS, AND ALL EXISTING RESIDENTIAL WATER HEATERS SHALL BE BRACED, ANCHORED, OR STRAPPED TO RESIST FALLING OR HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. AT A MINIMUM, ANY WATER HEATER SHALL BE SECURED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, OR MODIFICATIONS MADE THEREBY BY A CITY, COUNTY, OR CITY AND COUNTY PURSUANT TO SECTION 17956.5, (507.2 CFC).

PLUMBING LEGEND

- CW—CW—CW- COLD WATER SUPPLY
- HW—HW—HW- HOT WATER SUPPLY
- SS—SS—SS- SEWER LINE

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

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

15300 Garcal
 Dr, San Jose, CA
 95127

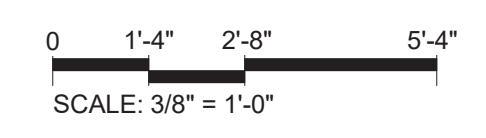
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

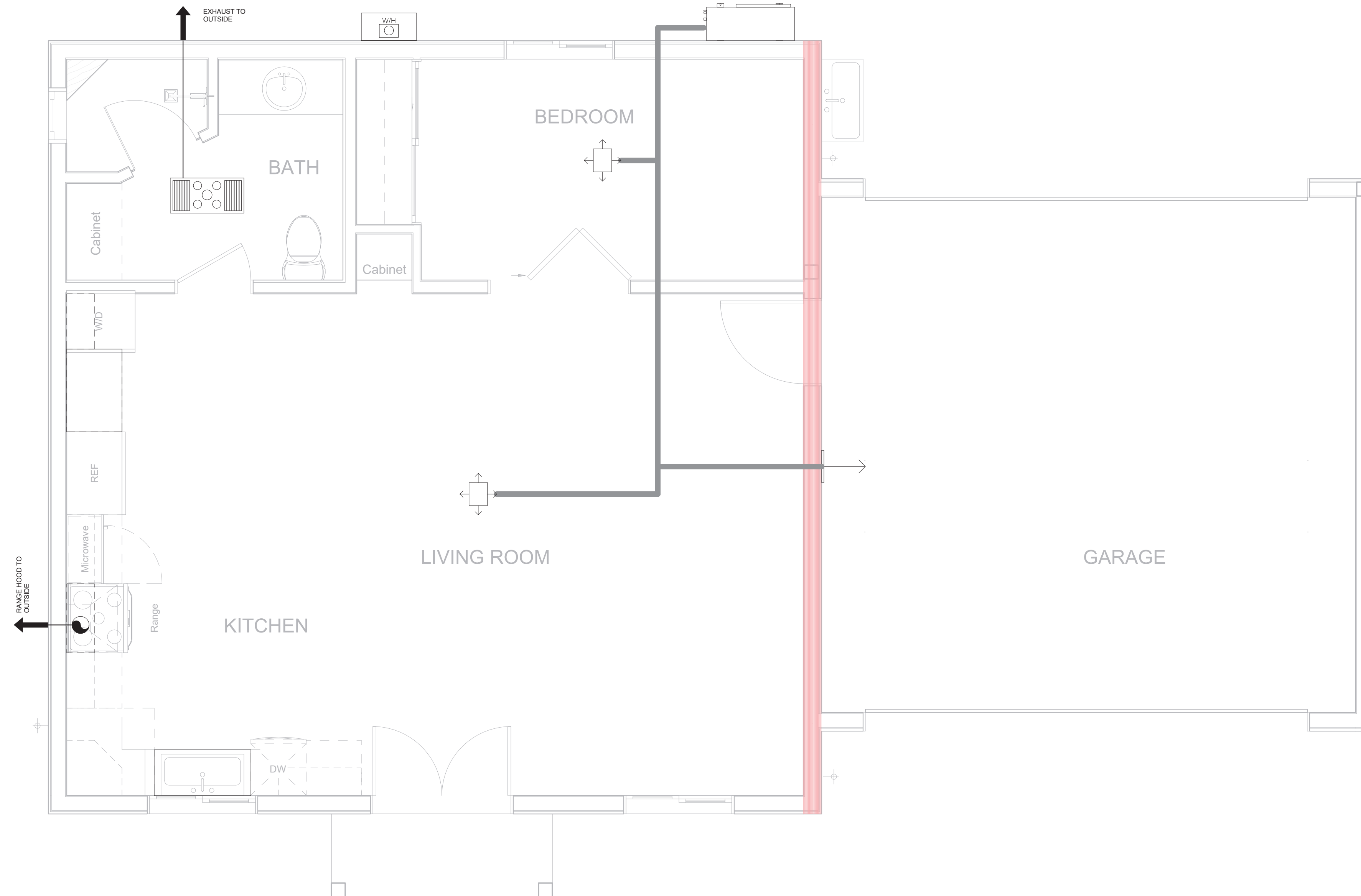
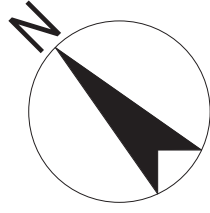
Jurisdiction:

Licenser:

SHEET TITLE:
PLUMBING PLAN

SHEET NUMBER:
A.21





1ST MECHANICAL FLOOR PLAN
 3/8" = 1'-0"

0 1'-4" 2'-8" 5'-4"
 SCALE: 3/8" = 1'-0"

MECHANICAL NOTES

- WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2 IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR AND 2 FEET (610 MM) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION (R303.10)
- BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOM SHALL BE PROVIDED WITH APPROVED MECHANICAL VENTILATION (R303.3) UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (0.3 M2), ONE-HALF OF WHICH SHALL BE OPENABLE.
 EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE 50 CUBIC FEET PER MINUTE (2.0 L/S) FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTE (1.0 L/S) FOR CONTINUOUS VENTILATION IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. (R303.3)
- BATH ROOM EXHAUSTS, DRYER EXHAUST, AND KITCHEN EXHAUST NEED TO TERMINATE AT A MINIMUM OF 3 FEET IN VERTICAL DIRECTION FROM FRESH AIR INTAKE SUCH AS WINDOWS/ DOORS/ VENTILATION TO HOUSE.
- PLUMBING VENT TERMINATIONS NEED TO BE AT LEAST 10 FEET FROM FRESH AIR INTAKE OR VENTILATION.
- B-VENTS NEED TO TERMINATE AT LEAST 4 FEET FROM FRESH AIR INTAKE, DORMERS, WINDOWS, DOORS.

MECHANICAL LEGEND

- KITCHEN ISLAND EXHAUST FAN
MIN. 100 CFM SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/ EXTERIOR WALL
- MINI SPLITS:
CEILING CASSETTES
- MINI SPLITS:
OUTDOOR UNIT
- EXHAUST



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

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

15300 Garcal
Dr, San Jose, CA
95127

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

Licenser:



SHEET TITLE:
MECHANICAL PLAN

SHEET NUMBER:
A.22

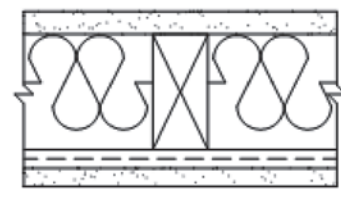
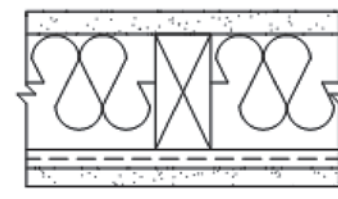
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3241

PROPRIETARY†

1 HOUR FIRE

50 to 54 STC SOUND



Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: one layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)

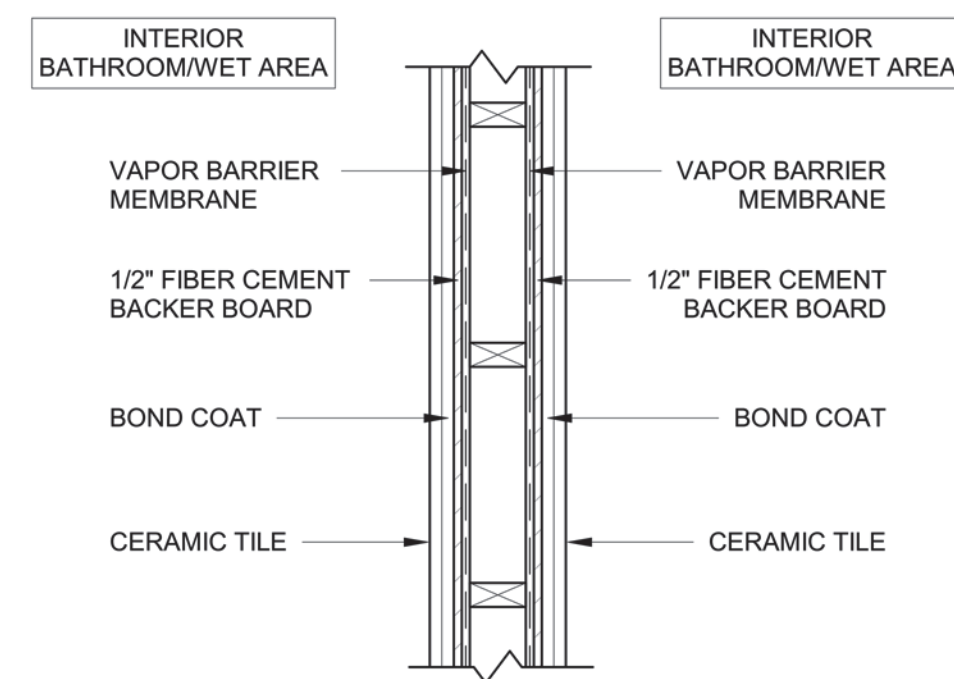
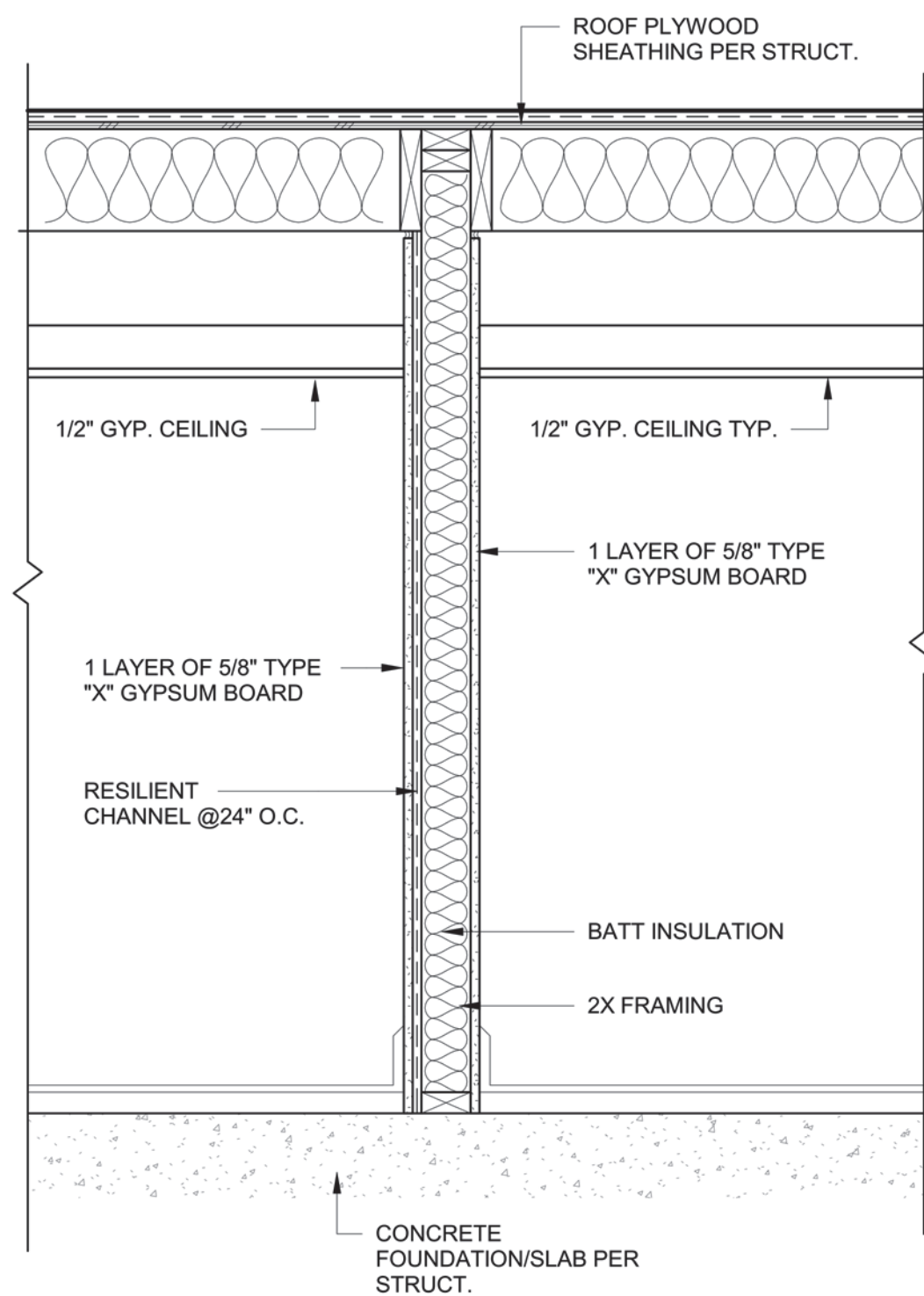
PROPRIETARY GYPSUM BOARD
 American Gypsum Company 5/8" FIREBLOC TYPE C
 CertainTeed Gypsum, Inc. 5/8" ProRock™ Type C Gypsum Panels
 G-P Gypsum 5/8" ToughRock® Fireguard® C
 Lafarge North America Inc. 5/8" Firecheck® Type C
 National Gypsum Company 5/8" Gold Bond® Brand FIRE-SHIELD C™
 PABCO Gypsum Gypsum Wallboard
 Temple-Inland Forest Products Corporation 1/2" FLAME CURB® Super 'C' 5/8" TG-C

Thickness: 5 3/8"
 Approx. Weight: 7 psf
 Fire Test: Based on UL R3660-7, 11-12-87; UL R2717-61, 8-18-87; UL R7094, 10-24-90; UL Design U311
 Sound Test: Estimated

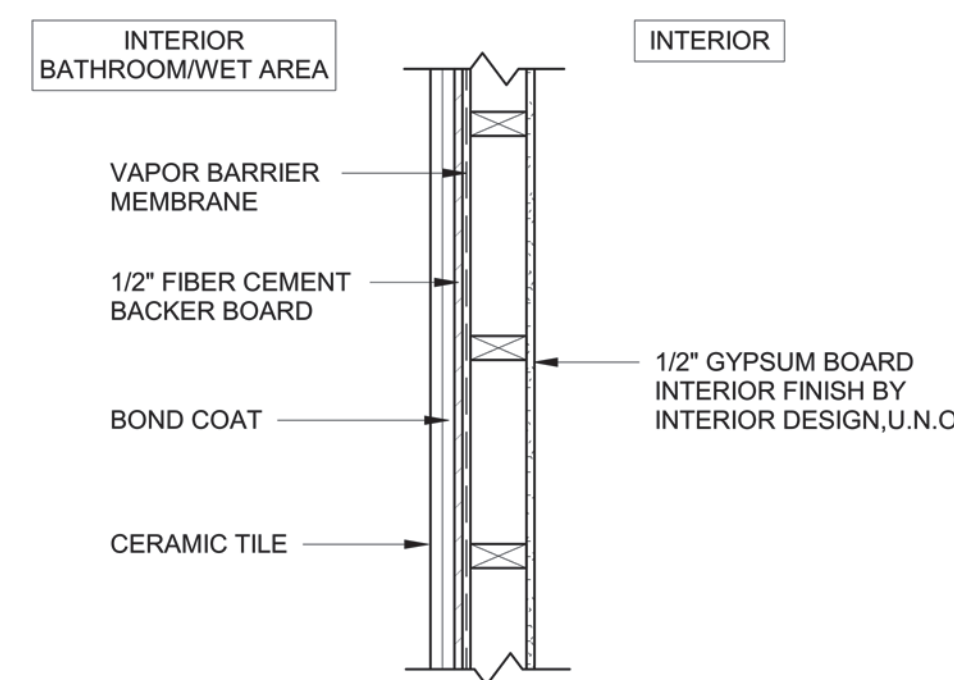
†Contact the manufacturer for more detailed information on proprietary products.

1HR FIRE WALL BETWEEN 2 UNITS

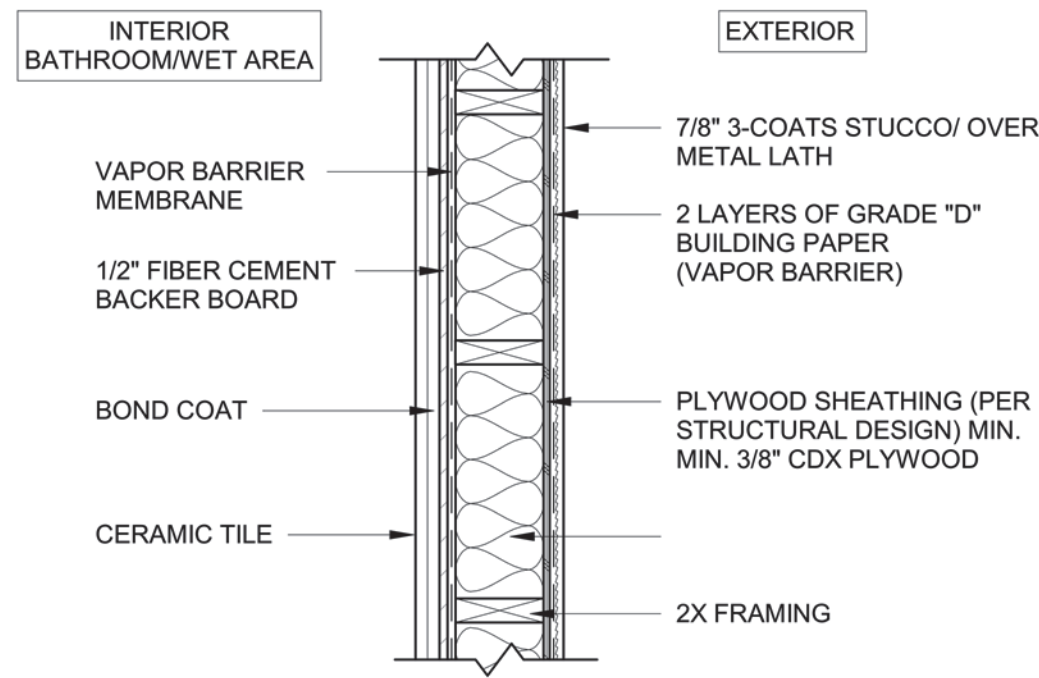
NOT TO SCALE



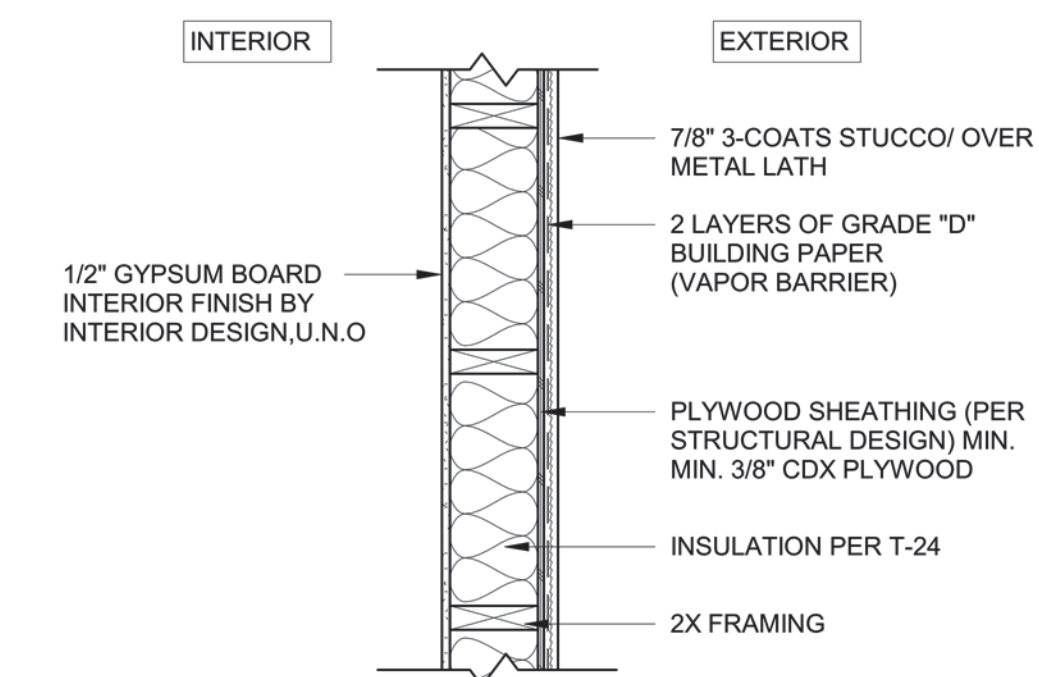
IW3 - INTERIOR WALL N/A 12



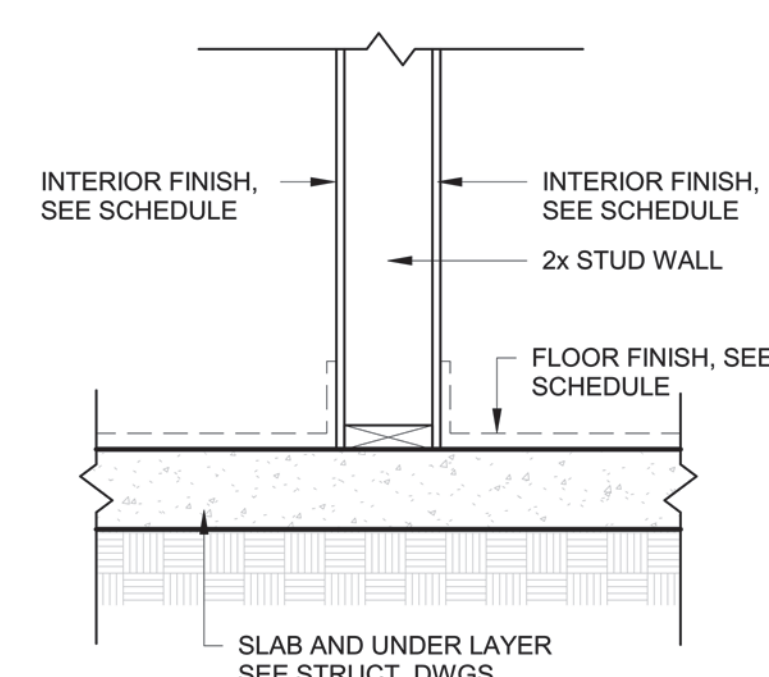
IW2 - INTERIOR WALL N/A 11



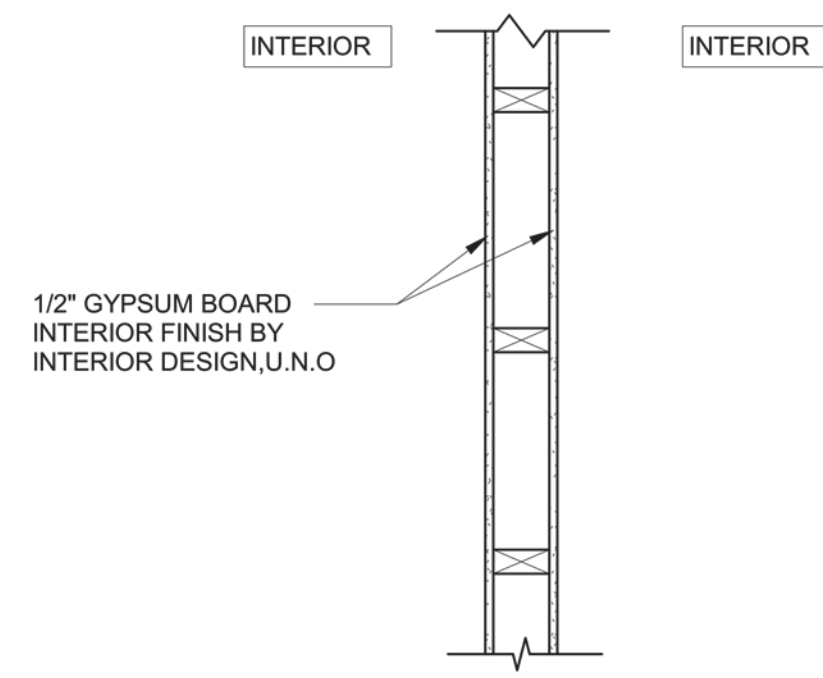
EW2 - EXTERIOR WALL N/A 9



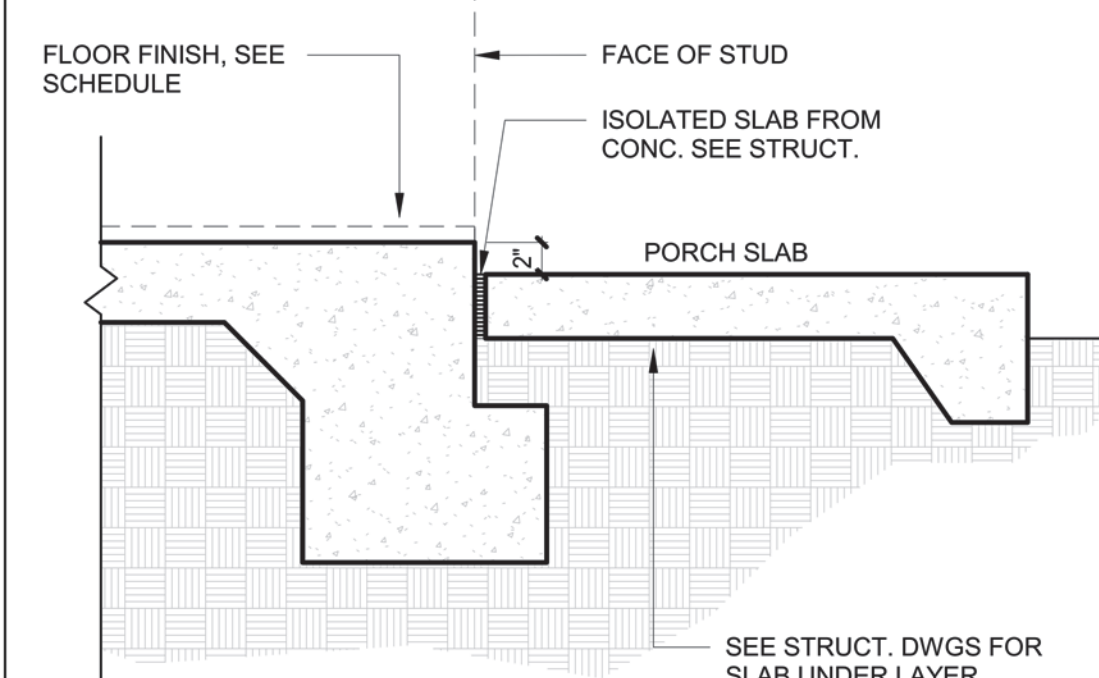
EW1 - EXTERIOR WALL N/A 8



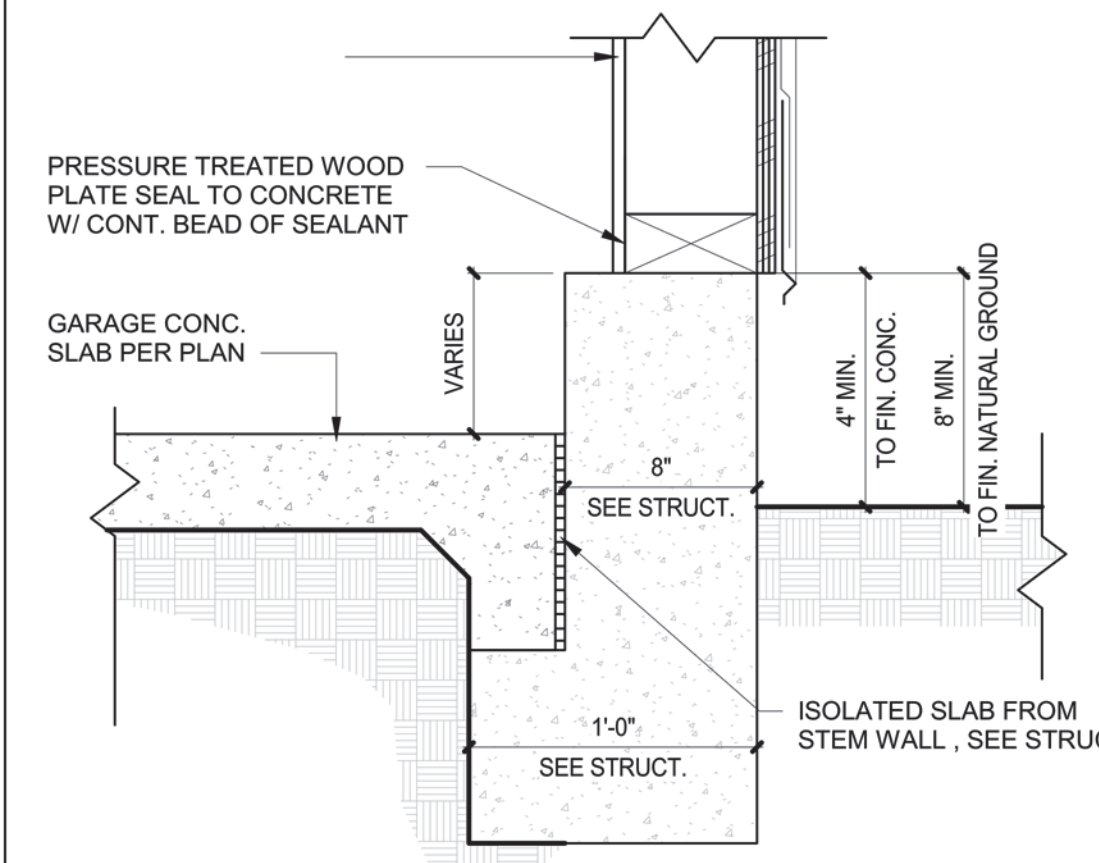
NON-BEARING WALL N/A 7



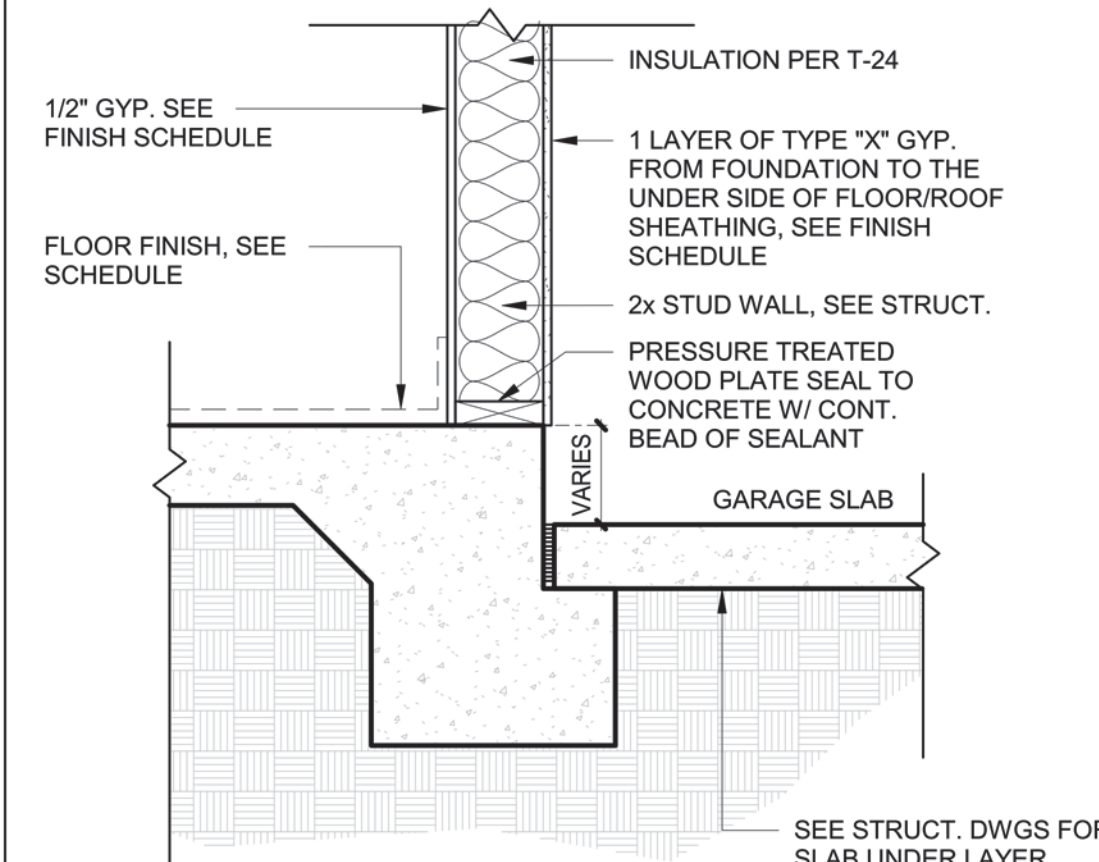
IW1 - INTERIOR WALL N/A 10



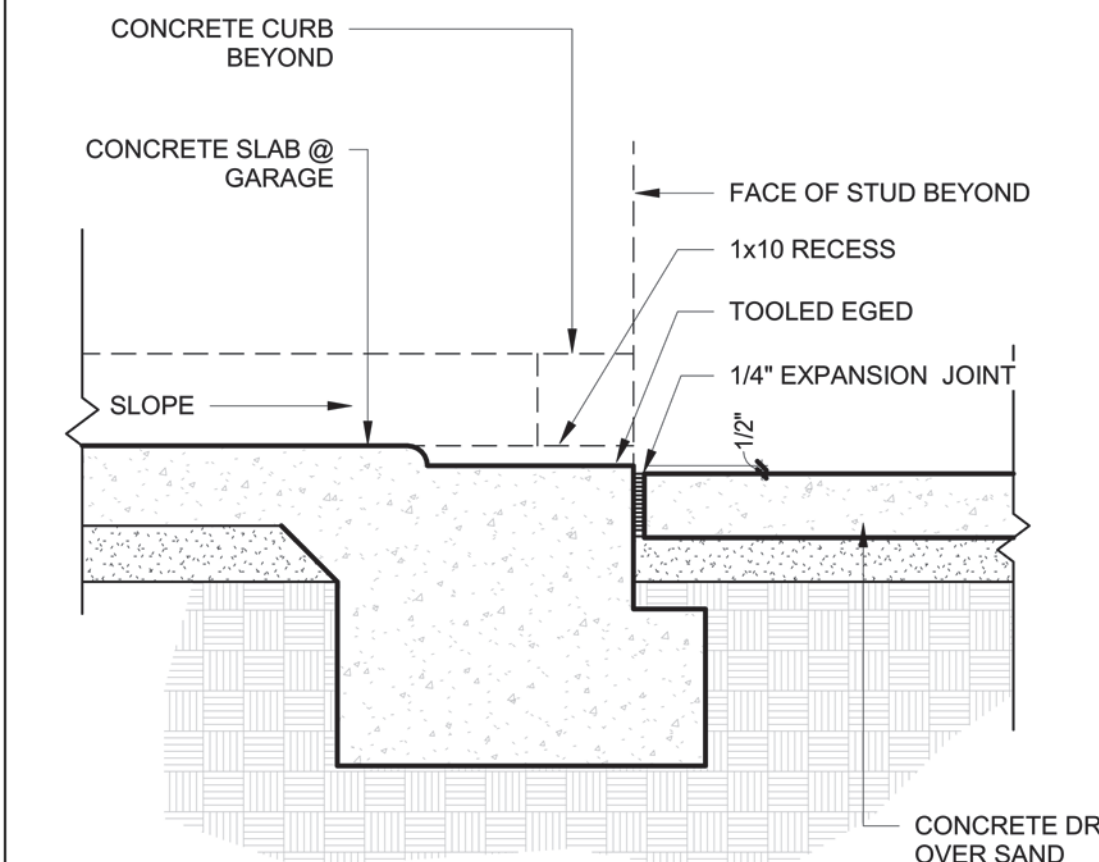
HOUSE TO PORCH N/A 6



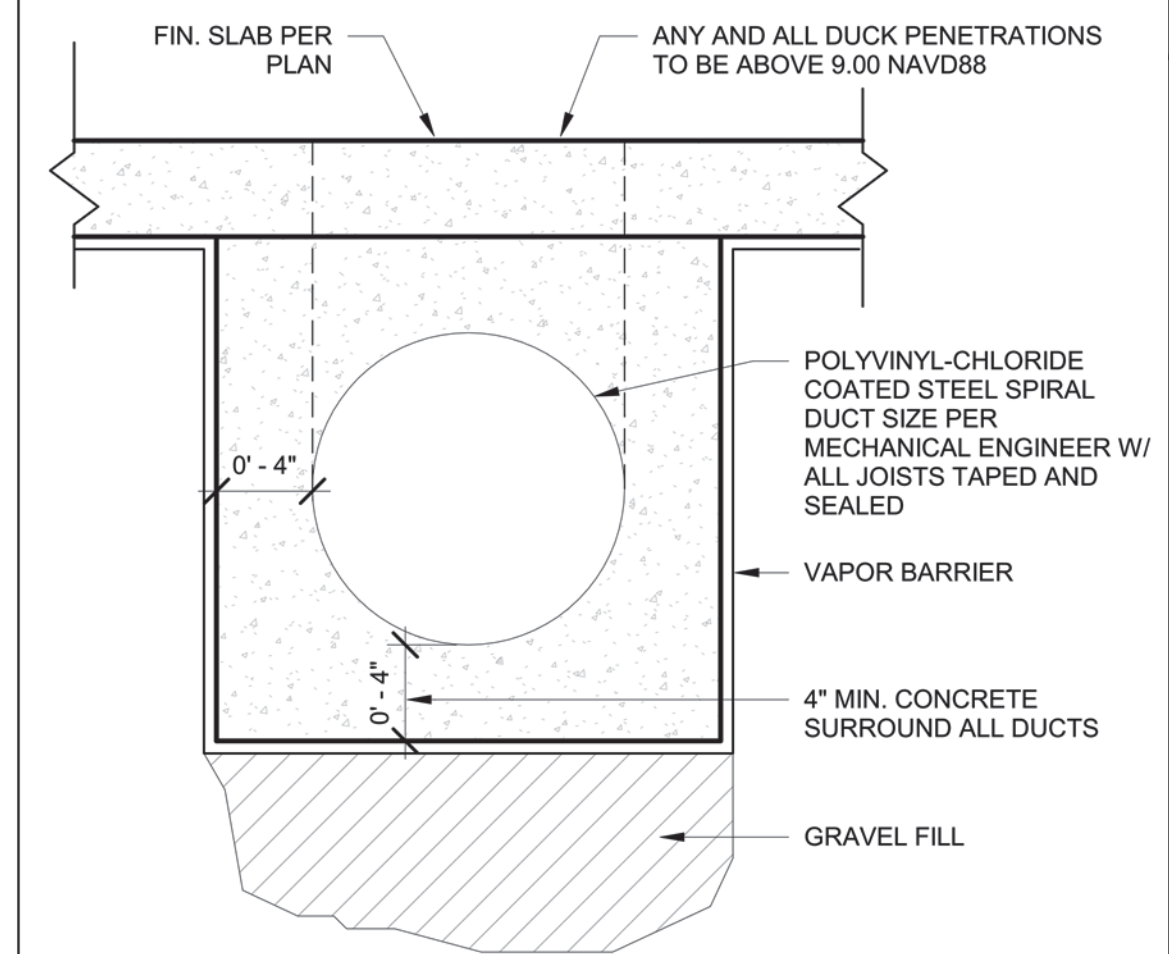
EXT. GARAGE CURB N/A 5



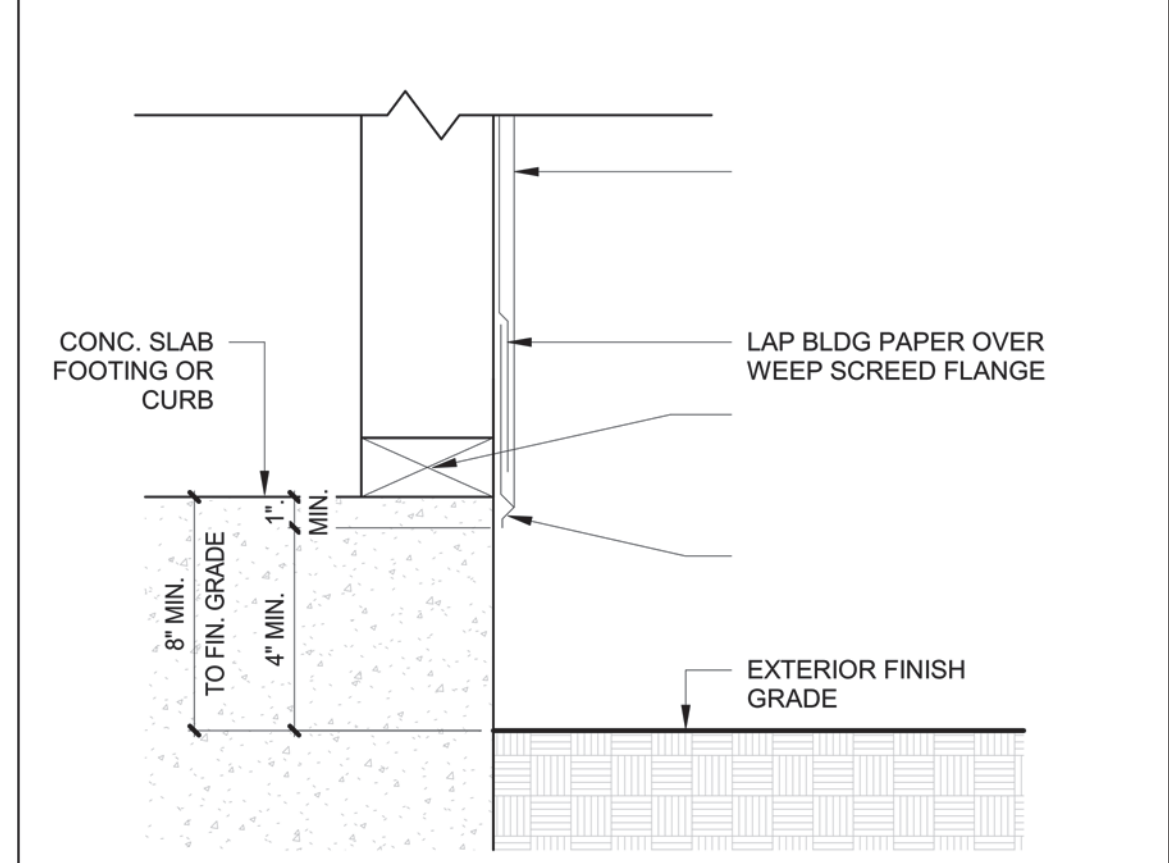
HOUSE TO GARAGE N/A 4



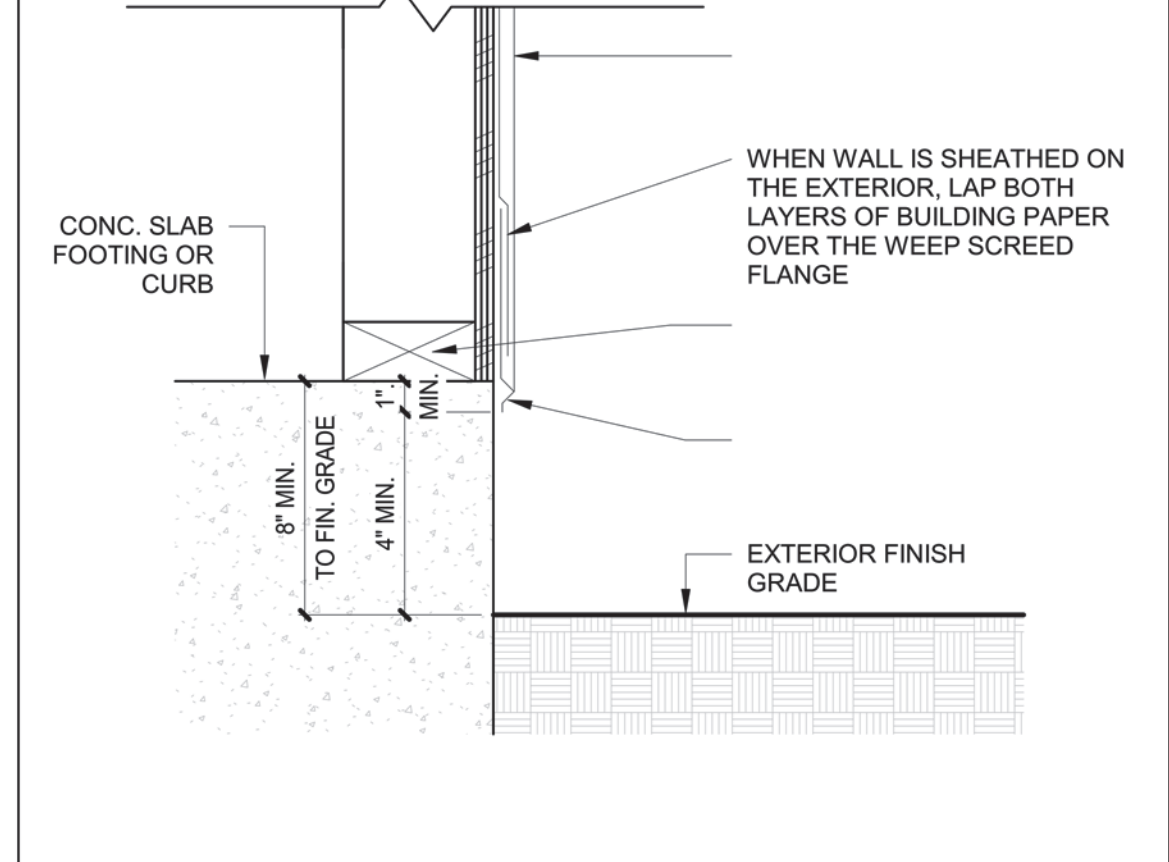
SLAB EDGE AT GARAGE N/A 3



UNDER SLAB DUCT SYSTEM N/A 2



WEEP SCREED N/A 1



WEEP SCREED N/A 1



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

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

15300 Garcal
 Dr, San Jose, CA
 95127

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

Licenser:



SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:

AD.10



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

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

15300 Garcal
Dr, San Jose, CA
95127

Table with 3 columns: REV., DESCRIPTION, DATE. Row 0: APPLY FOR PERMITS, 05-27-2024

Jurisdiction:

Licensors:



SHEET TITLE:
TITLE 24

SHEET NUMBER:
T-1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Detached ADU. Calculation Date/Time: 2024-01-17T11:35:20-08:00. Input File Name: 15300 Garcal Dr, San Jose, CA 95127.rbd22x.

Registration Number: 224-P01000760A-000-000-0000000-0000. Registration Date/Time: 2024-01-16 19:39:31. HERS Provider: CalCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Detached ADU. Calculation Date/Time: 2024-01-17T11:35:20-08:00. Input File Name: 15300 Garcal Dr, San Jose, CA 95127.rbd22x.

Registration Number: 224-P01000760A-000-000-0000000-0000. Registration Date/Time: 2024-01-16 19:39:31. HERS Provider: CalCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Detached ADU. Calculation Date/Time: 2024-01-17T11:35:20-08:00. Input File Name: 15300 Garcal Dr, San Jose, CA 95127.rbd22x.

Registration Number: 224-P01000760A-000-000-0000000-0000. Registration Date/Time: 2024-01-16 19:39:31. HERS Provider: CalCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Detached ADU. Calculation Date/Time: 2024-01-17T11:35:20-08:00. Input File Name: 15300 Garcal Dr, San Jose, CA 95127.rbd22x.

Registration Number: 224-P01000760A-000-000-0000000-0000. Registration Date/Time: 2024-01-16 19:39:31. HERS Provider: CalCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Detached ADU. Calculation Date/Time: 2024-01-17T11:35:20-08:00. Input File Name: 15300 Garcal Dr, San Jose, CA 95127.rbd22x.

Registration Number: 224-P01000760A-000-000-0000000-0000. Registration Date/Time: 2024-01-16 19:39:31. HERS Provider: CalCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Detached ADU. Calculation Date/Time: 2024-01-17T11:35:20-08:00. Input File Name: 15300 Garcal Dr, San Jose, CA 95127.rbd22x.

Registration Number: 224-P01000760A-000-000-0000000-0000. Registration Date/Time: 2024-01-16 19:39:31. HERS Provider: CalCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Detached ADU. Calculation Date/Time: 2024-01-17T11:35:20-08:00. Input File Name: 15300 Garcal Dr, San Jose, CA 95127.rbd22x.

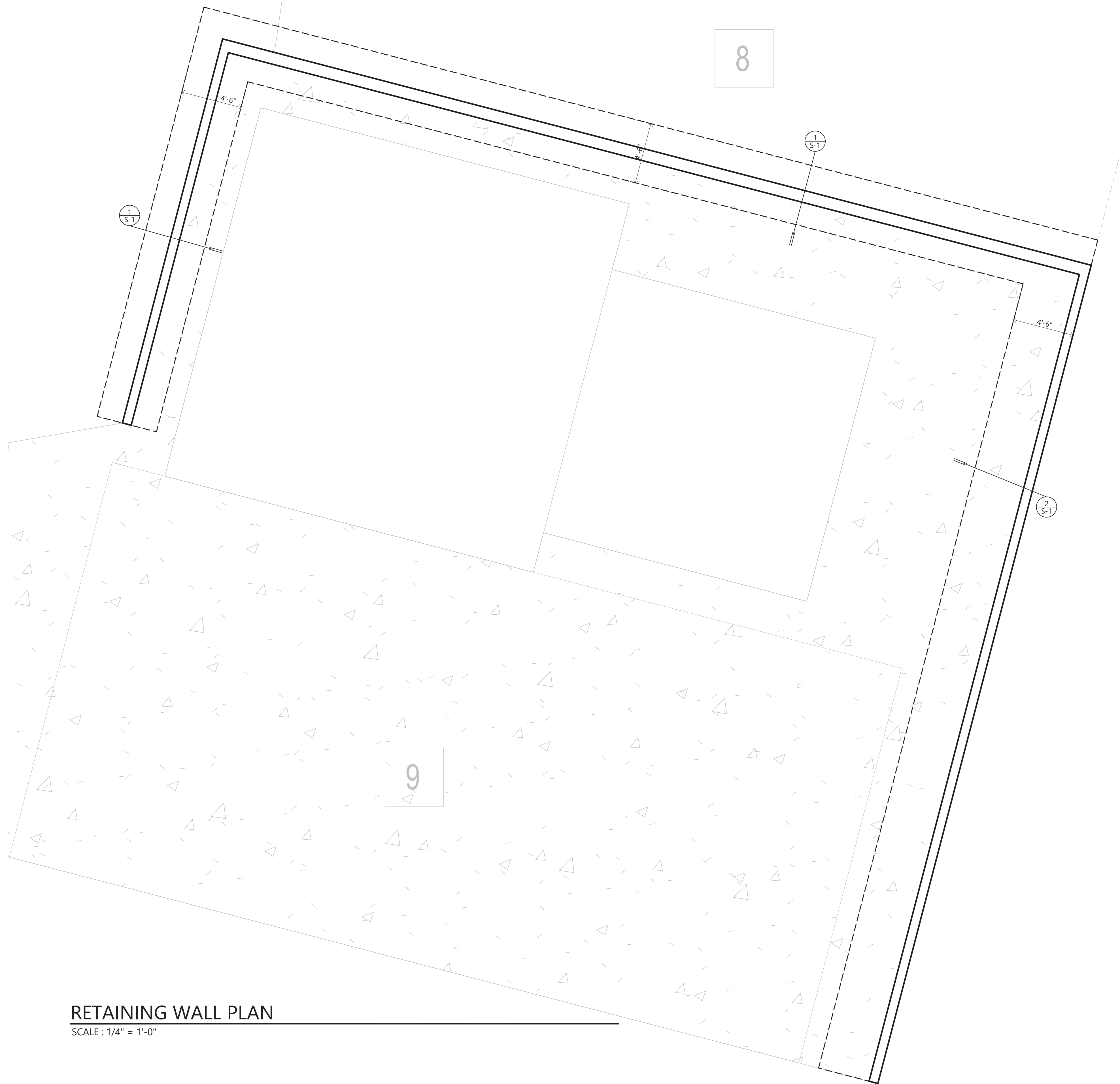
Registration Number: 224-P01000760A-000-000-0000000-0000. Registration Date/Time: 2024-01-16 19:39:31. HERS Provider: CalCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Detached ADU. Calculation Date/Time: 2024-01-17T11:35:20-08:00. Input File Name: 15300 Garcal Dr, San Jose, CA 95127.rbd22x.

Registration Number: 224-P01000760A-000-000-0000000-0000. Registration Date/Time: 2024-01-16 19:39:31. HERS Provider: CalCERTS, Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance. Report Version: 2022.0.000. Schema Version: rev 20220901.



RETAINING WALL PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND	
	NEW FOOTING
	NEW PAD
	PAD ID, REFER TO E.O.R. CALCULATIONS PAD NUMBER PER SCHEDULE
	DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
	DETAIL NUMBER DETAIL SHEET NUMBER
	POST OR TRIMMER AS NOTED
	SHEAR PANEL LENGTH AND NUMBER REFER TO SHEARWALL SCHEDULE FOR PANEL TYPE
	SHEARWALL GRID LINE, REFER TO E.O.R. CALCULATIONS
	HOLDOWN TYPE, SEE 7/SD.1 FOR CONNECTION DETAIL (U.N.O.)
	DIRECTION OF FRAMING MEMBER PER SCHEDULE
	FRAMING AREA DIVISION
	HEADER OR DROP BEAM PER PLAN
	FLUSH BEAM PER PLAN
	BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
	CALIFORNIA FRAMING
	INTERIOR BEARING WALL
	KEY NOTE NUMBER

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

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

15300 GARCAL DR,
SAN JOSE, CA 95127

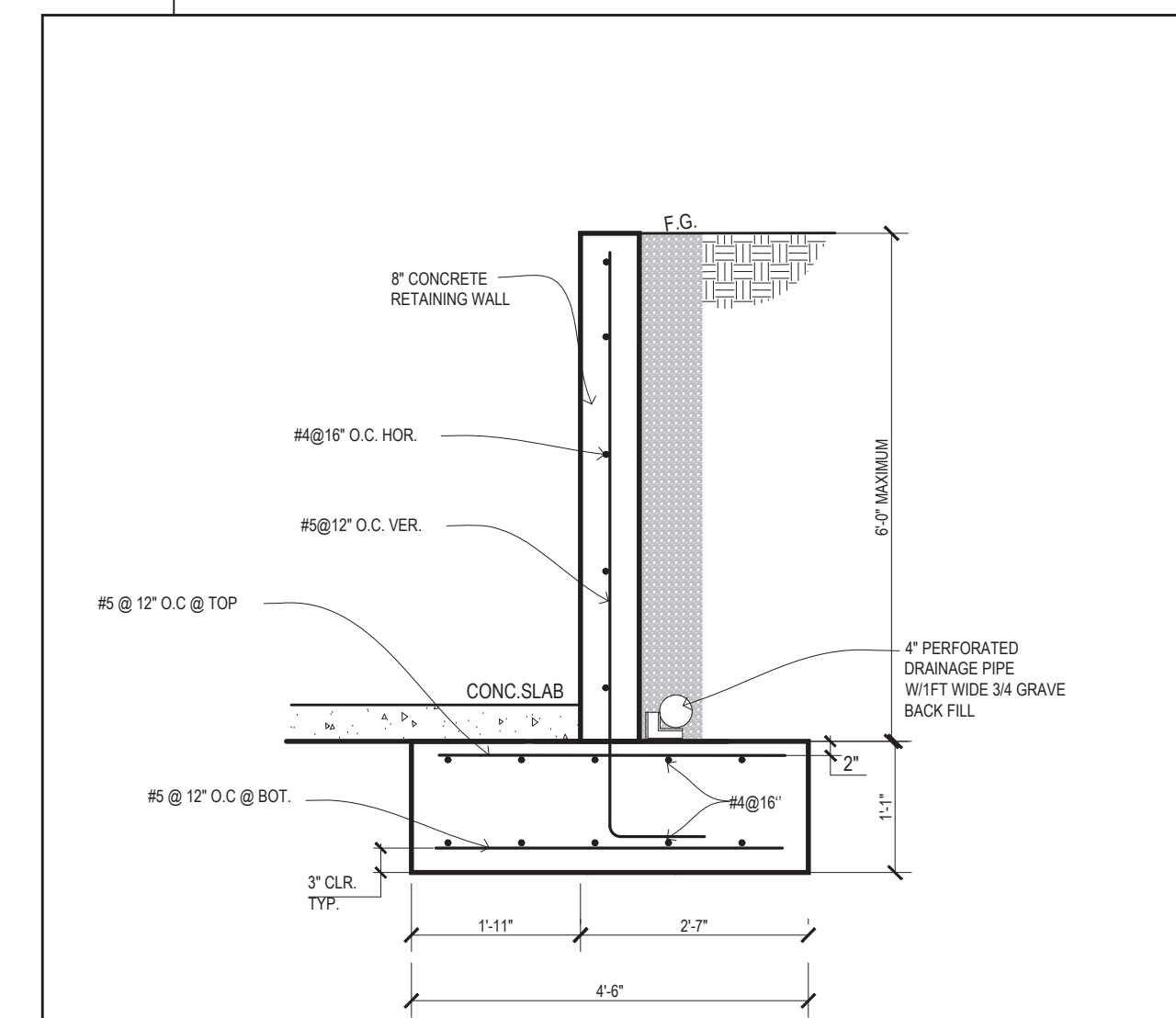
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

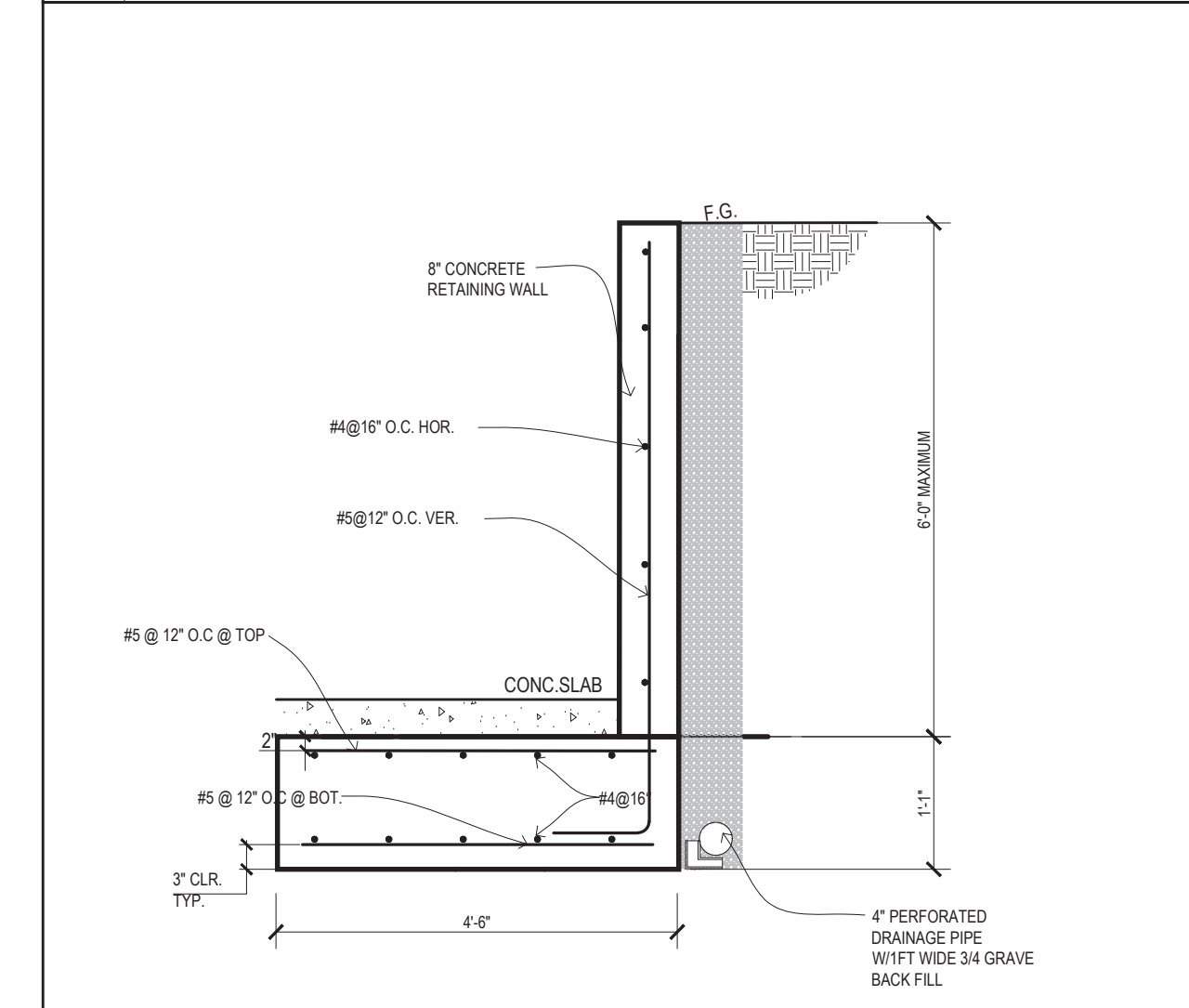
Licenser

SHEET TITLE:
RETAINING WALL PLAN

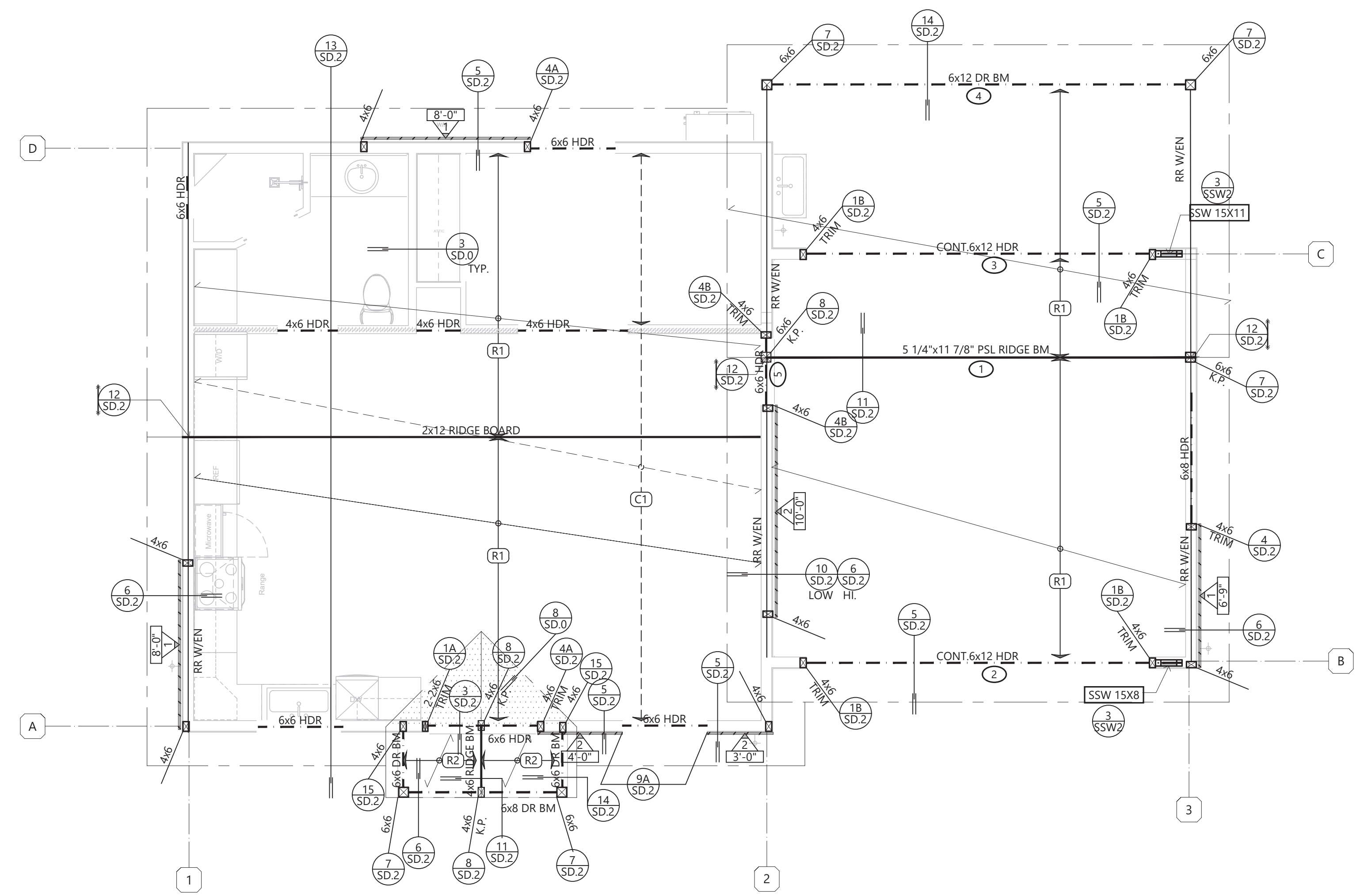
SHEET NUMBER:
S-1



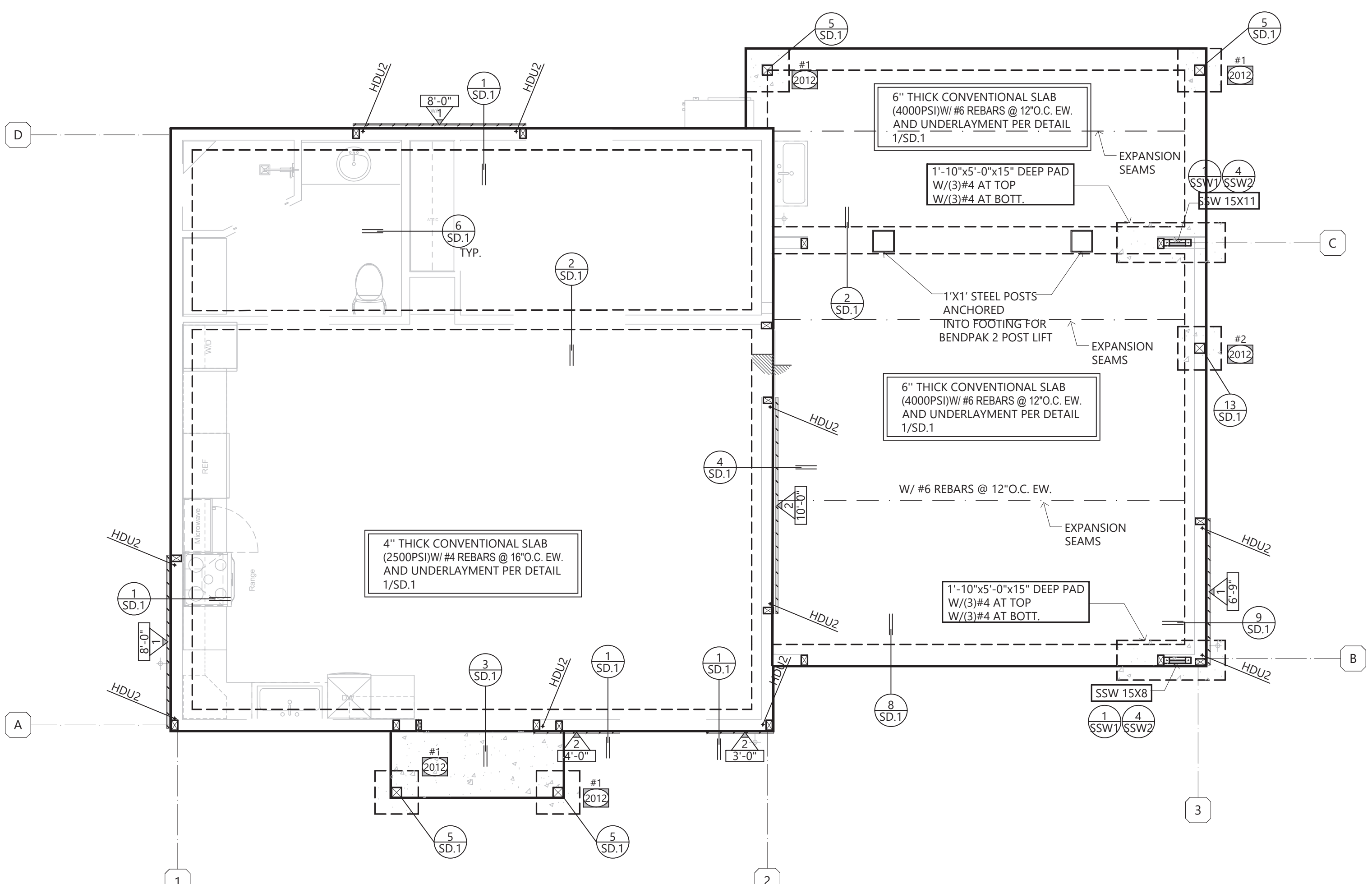
1 6FT RETAINING WALL DETAIL



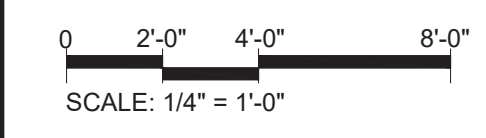
2 6FT RETAINING WALL DETAIL



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



SHEAR WALL SCHEDULE
2022 CALIFORNIA BUILDING CODE

WALL TYPE	SHEATHING APA-RATED	BLK & B STUD SIZE AT ADJ. PANEL EDGES	NAILING		SHEAR CLIPS (AS3 OR LTP4)	SILL PLATE ATTACHMENT		ALLOWABLE SHEAR (PLF)
			EDGE (E.N.)	FIELD (F.N.)		FRAMED FLOOR	CONCRETE	
1	3/8" sheathing	2x	8d @ 6" O.C.	8d @ 12" O.C.	@ 24" O.C.	1/4"x6" SDS @ 16" O.C.	5/8" x A.B. @ 48" O.C.	260
2	3/8" sheathing	3x	8d @ 4" O.C.	8d @ 12" O.C.	@ 16" O.C.	1/4"x6" SDS @ 12" O.C.	5/8" x A.B. @ 42" O.C.	380
3	3/8" sheathing	3x	8d @ 3" O.C.	8d @ 12" O.C.	@ 8" O.C.	1/4"x6" SDS @ 8" O.C.	5/8" x A.B. @ 36" O.C.	490
4	3/8" sheathing	3x	8d @ 2" O.C.	8d @ 12" O.C.	@ 8" O.C.	1/4"x6" SDS @ 2" O.C.	5/8" x A.B. @ 24" O.C.	640
5	15/32" Struct. I	3x	10d @ 2" O.C.	10d @ 12" O.C.	@ 6" O.C.	1/4"x6" SDS @ 5" O.C.	5/8" x A.B. @ 18" O.C.	870
3D	3/8" sheathing BOTH SIDES	3x	8d @ 3" O.C.	8d @ 12" O.C.	@ 4" O.C.	1/4"x6" SDS @ 3" O.C.	5/8" x A.B. @ 18" O.C.	980
4D	3/8" sheathing BOTH SIDES	3x	8d @ 2" O.C.	8d @ 12" O.C.	@ 4" O.C.	1/4"x6" SDS @ 3" O.C.	5/8" x A.B. @ 12" O.C.	1280
5D	15/32" Struct. I BOTH SIDES	3x	10d @ 2" O.C.	10d @ 12" O.C.	@ 3" O.C.	1/4"x6" SDS @ 2.5" O.C.	5/8" x A.B. @ 9" O.C.	1740

- NOTES:**
 (1) PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
 (2) STUDS ARE SPACED @ 16" O.C. MAX. U.N.O.

INSPECTION SCHEDULE

INSPECTION ITEMS	CODE REFERENCE	REMARKS	REQ'D
Soil condition	CBC Table 1705.6	See soils report for compliance	<input type="checkbox"/>
Concrete work	CBC Table 1705.3		<input checked="" type="checkbox"/>
Shotcrete work	CBC Table 1705.3		<input type="checkbox"/>
Reinforcing steel	CBC Table 1705.2, 2, 1705.3		<input type="checkbox"/>
Post installed anchor/epoxy	CBC Table 1705.3	See also ICC approval	<input type="checkbox"/>
Structural steel	CBC 1705.2		<input type="checkbox"/>
Structural steel welding	CBC 1705.2		<input type="checkbox"/>
High strength bolting	CBC 1705.2		<input type="checkbox"/>
Masonry work	CBC 1705.4		<input type="checkbox"/>
High load diaphragms	CBC 1705.1		<input type="checkbox"/>
Structural wood	CBC 1705.10.1, 1705.11.2	See note #8, Special Inspection, sheet S-0	<input checked="" type="checkbox"/>
Cold formed steel	CBC 1705.10.2, 1705.11.3		<input type="checkbox"/>
Driven deep foundation element	CBC Table 1705.7		<input type="checkbox"/>
Cast in place deep foundation	CBC Table 1705.8		<input type="checkbox"/>
Epoxy dowels	ESR 2508		<input type="checkbox"/>

Note: All special inspections need to follow the inspection schedule beside other notes on plan or details.

FOUNDATION NOTES

- REFER TO S-0 SHEET FOR MORE INFORMATION.
- FOR SHEAR PANEL TYPES 3, 4 & 5 ON BOTH SIDES OF WALL USE MIN. 3X6 SILL PLATES U.N.O.
- FOR NON-SHEAR WALLS, MASA/MASAP MUDSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS WITH END DISTANCE OF 4" MIN. PER ESR #2555.
- TOP OF ALL EXTERIOR FOOTING, GRADE BEAM FOOTING, PAD FOOTING, OR FLAG POLE FOOTING TO BE MIN. 6" BELOW FINISH GRADE.
- HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION
- ALL HOLD-DOWNS AND POST ANCHORS TO BE INSTALLED ACCORDING TO MOST CURRENT SIMPSON STRONG TIE SPECIFICATIONS AND REQUIREMENTS OF ICC-ER REPORTS & SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION. DIMENSIONS ARE NOT FURNISHED TO SIMPSON HOLD-DOWNS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SUPERINTENDENT, THE FRAMING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THESE ANCHORS IN THE EXACT LOCATION. REFER TO DETAILS FOR PROPER INSTALLATION.
- MIN. CONCRETE WIDTH TO BE 8" FOR RECEIVING PA, HPA, & S'HD'S. VERIFY LOCATIONS OF HOLD-DOWNS AND ANCHOR BOLTS WITH ROUGH FRAMING TO ASSURE ACCURATE INSTALLATION.

SHEARWALL NOTES

- REFER TO S-0 SHEET FOR MORE INFORMATION.
- SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY E.O.R. IN WRITING.
- AT DOUBLE SIDED SHEAR WALLS, POST W/EN PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
- WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLD-DOWNS.
- DO NOT BREAK SHEAR WALL AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS. INSTALL SHEAR WALL PRIOR TO FRAMING OF PERPENDICULAR WALLS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING HARDY FRAMES MATCH TOP PLATE HEIGHT & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
- ALL SHEAR PANELS SHALL HAVE CONTINUOUS SHEATHING MATERIAL FROM ONE END TO THE OTHER AND FROM PLATE TO PLATE AS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE FRAMING SUCH THAT CONTINUITY OF SHEAR PANELS IS ASSURED.

FRAMING NOTES

- REFER TO S-0 SHEET FOR MORE INFORMATION.
- USP CONNECTORS CAN BE USED IN LIEU OF SIMPSON STRONG TIE IN THIS PROJECT. CONTACT E.O.R. FOR CONVERSION TABLE OR SUBMIT SHOP DRAWINGS TO E.O.R. FOR REVIEW AND APPROVAL.
- USE 2X TRIMMER FOR HEADERS LESS THAN 6'-0" AND 2-2X TRIMMER FOR 6'-0" TO 10'-0" LONG SPAN IN BEARING WALLS. U.N.O. ON THE PLAN. SEE PLANS FOR HEADERS LARGER THAN 10'-0" LONG.
- TYPICAL HEADERS: USE 4x4 FOR OPENINGS LESS THAN 16" AT BEARING WALLS WITHOUT POINT LOADS. FOR NON-BEARING WALLS USE 2x4 FOR OPENINGS UP TO 3'-0" MAX. USE 2-2x4 FOR OPENINGS UP TO 6'-0" MAX. USE 4x6 FOR OPENINGS UP TO 12'-0" MAX. U.N.O.
- ALL LEDGERS SHOULD BE SPLICED WITH S122 STRAP, U.N.O.

SYMBOLS LEGEND

	NEW FOOTING
	NEW PAD
	PAD ID, REFER TO E.O.R. CALCULATIONS PAD NUMBER PER SCHEDULE
	DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
	DETAIL NUMBER DETAIL SHEET NUMBER
	POST OR TRIMMER AS NOTED
	SHEAR PANEL LENGTH AND NUMBER. REFER TO SHEARWALL SCHEDULE FOR PANEL TYPE
	SHEARWALL GRID LINE, REFER TO E.O.R. CALCULATIONS
	HOLD-DOWN TYPE, SEE 7/SD.1 FOR CONNECTION DETAIL (U.N.O.)
	DIRECTION OF FRAMING MEMBER PER SCHEDULE
	FRAMING AREA DIVISION
	HEADER OR DROP BEAM PER PLAN
	FLUSH BEAM PER PLAN
	BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
	CALIFORNIA FRAMING
	INTERIOR BEARING WALL
	KEY NOTE NUMBER

PAD SCHEDULE

MARK	PAD SIZE	REBARS
#2012	2'-0" SQ. X 12" DEEP	(3) #4 E.W.

FRAMING SCHEDULE

MARK	MEMBER TYPE
R1	2 X 10 ROOF RAFTERS @ 16" O.C.
R2	2 X 6 ROOF RAFTERS @ 16" O.C.
C1	2 X 8 CEILING JOISTS @ 16" O.C.



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

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

15300 GARCAL DR,
 SAN JOSE, CA 95127

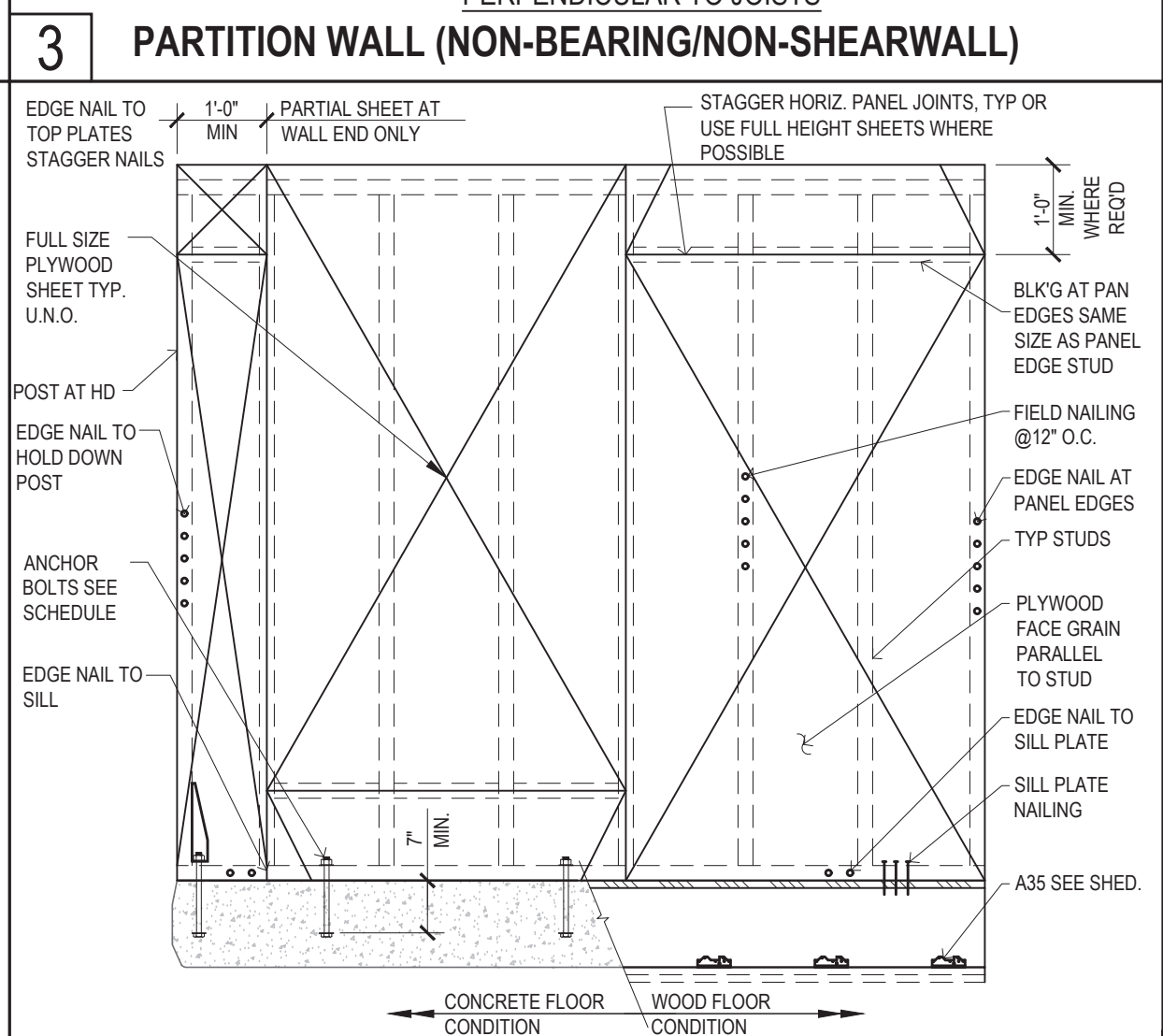
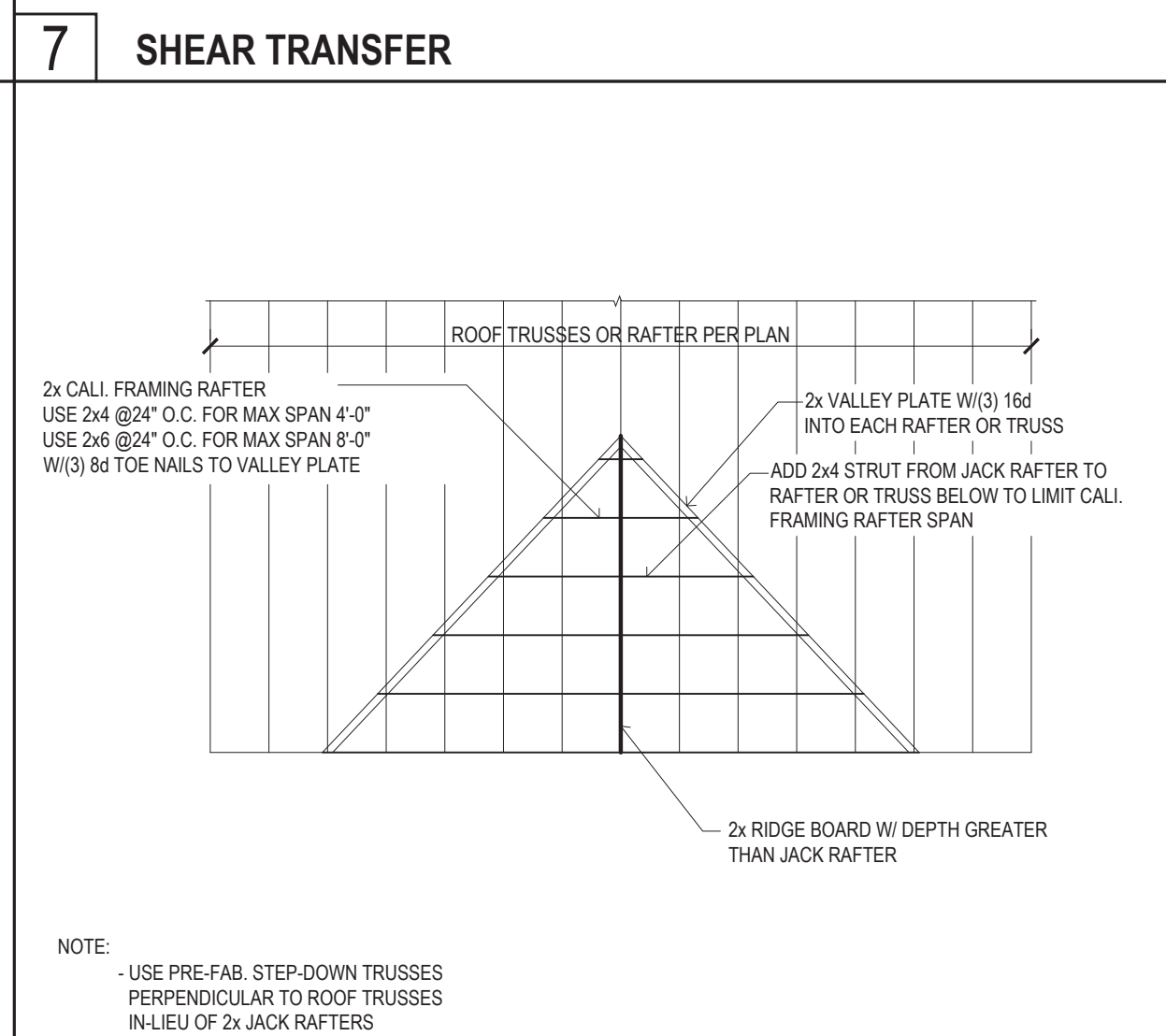
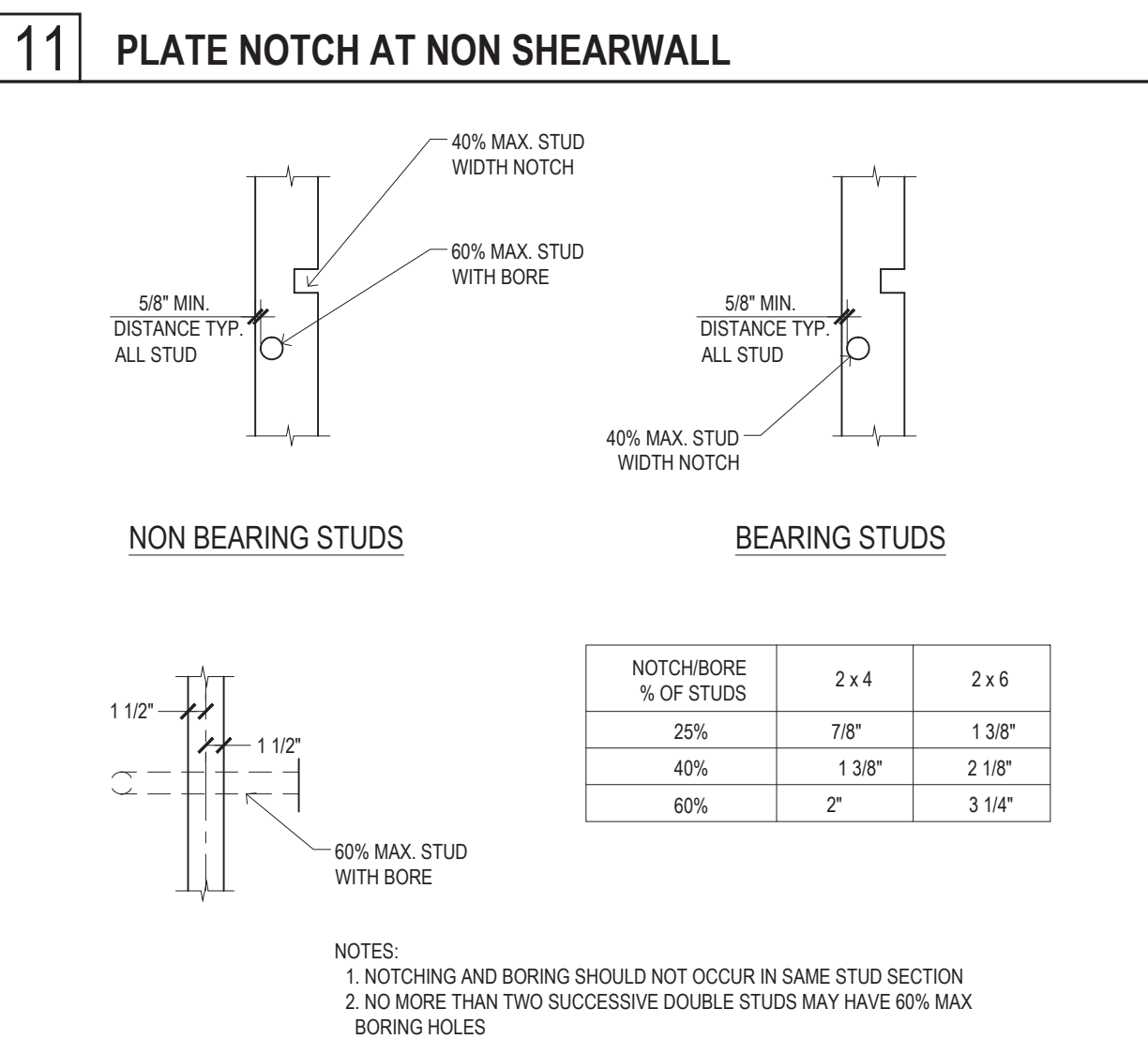
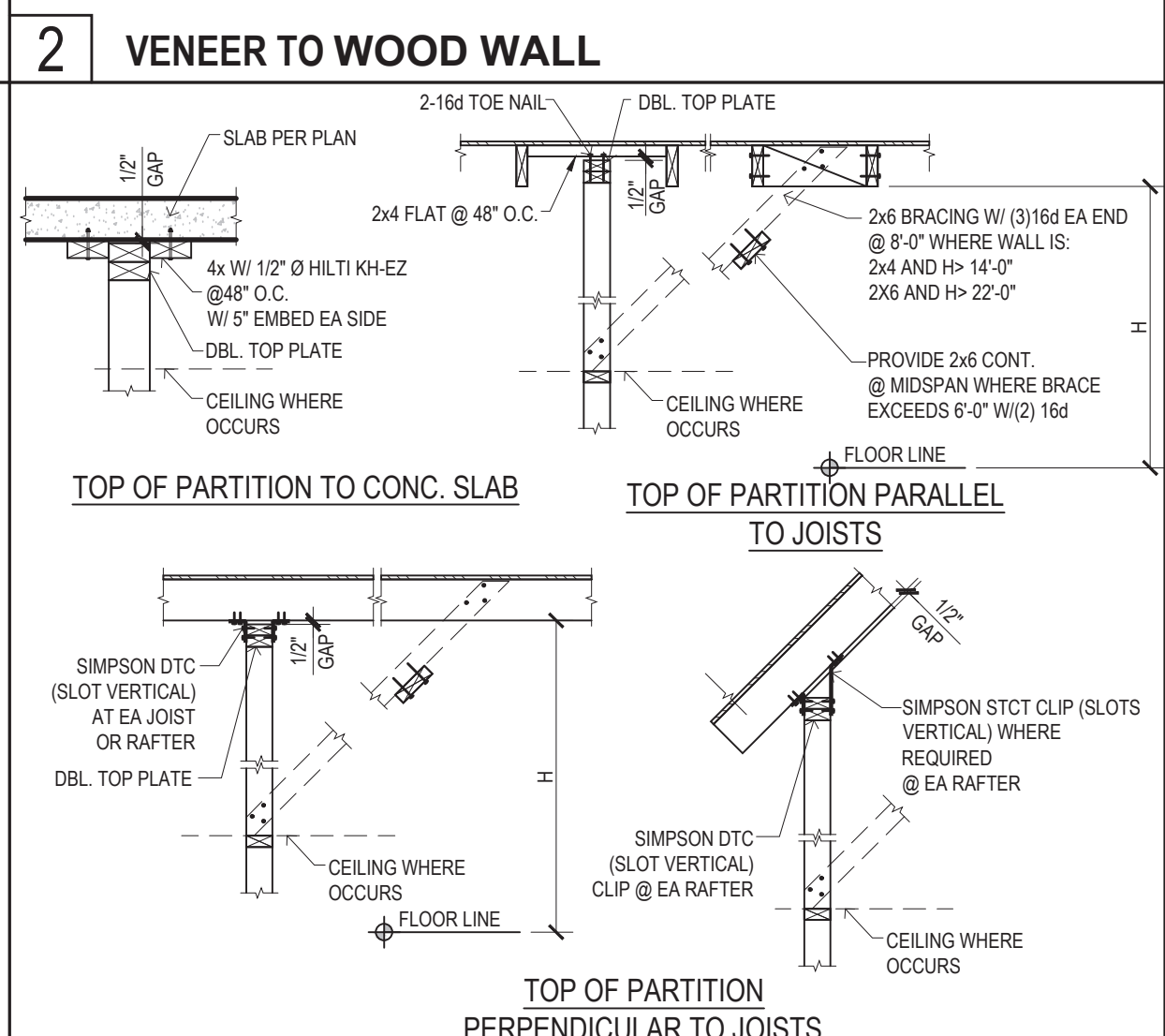
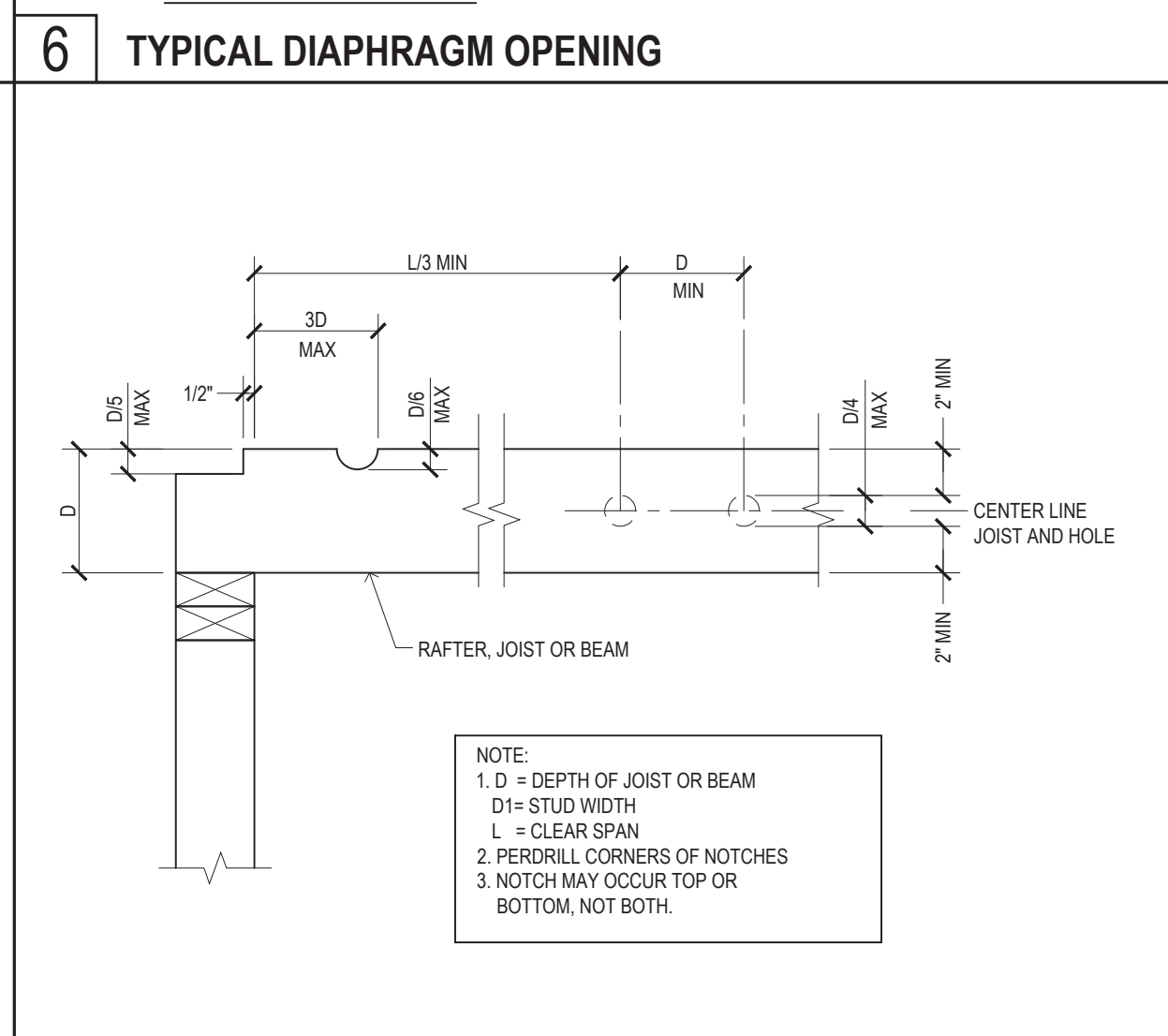
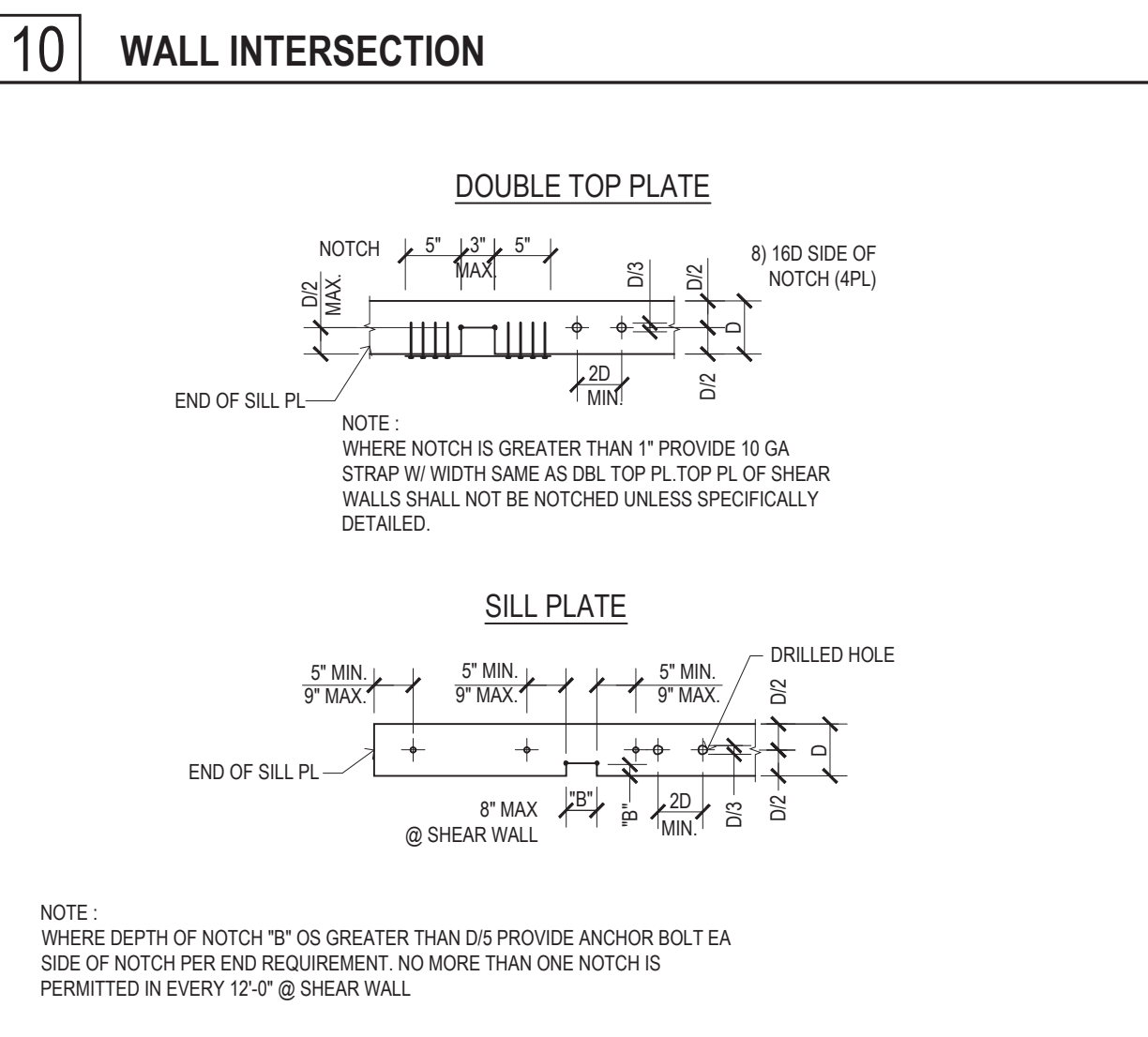
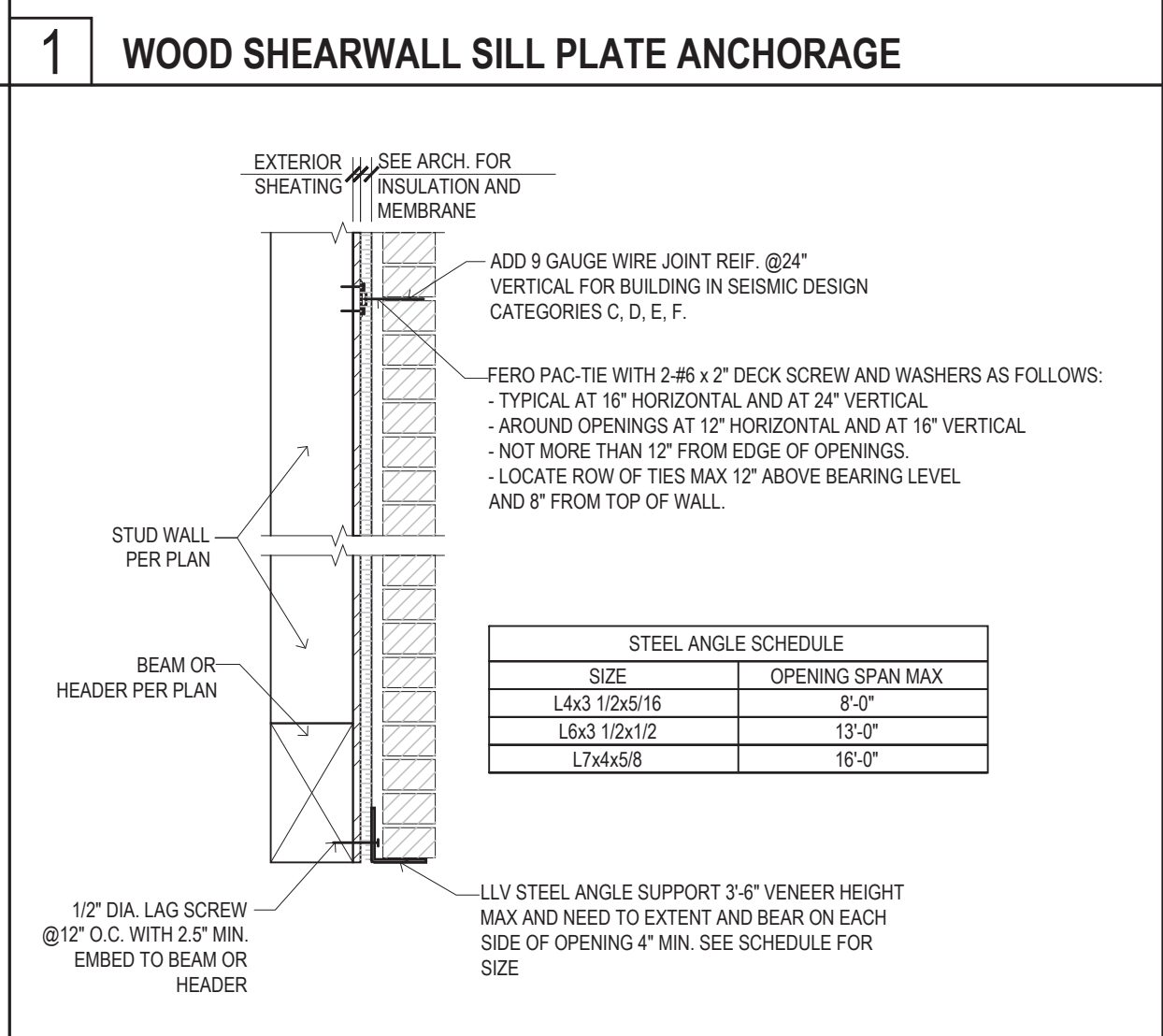
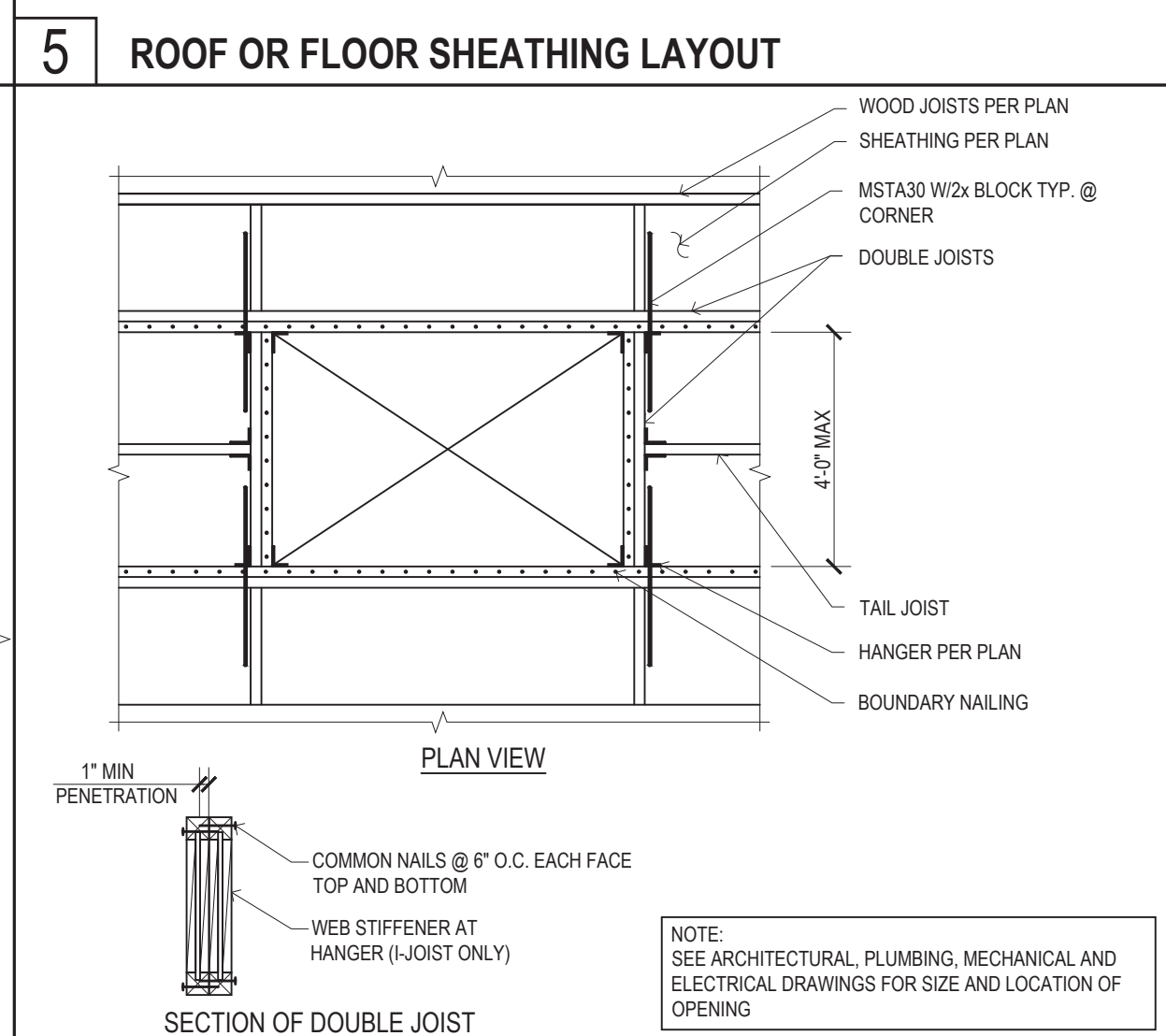
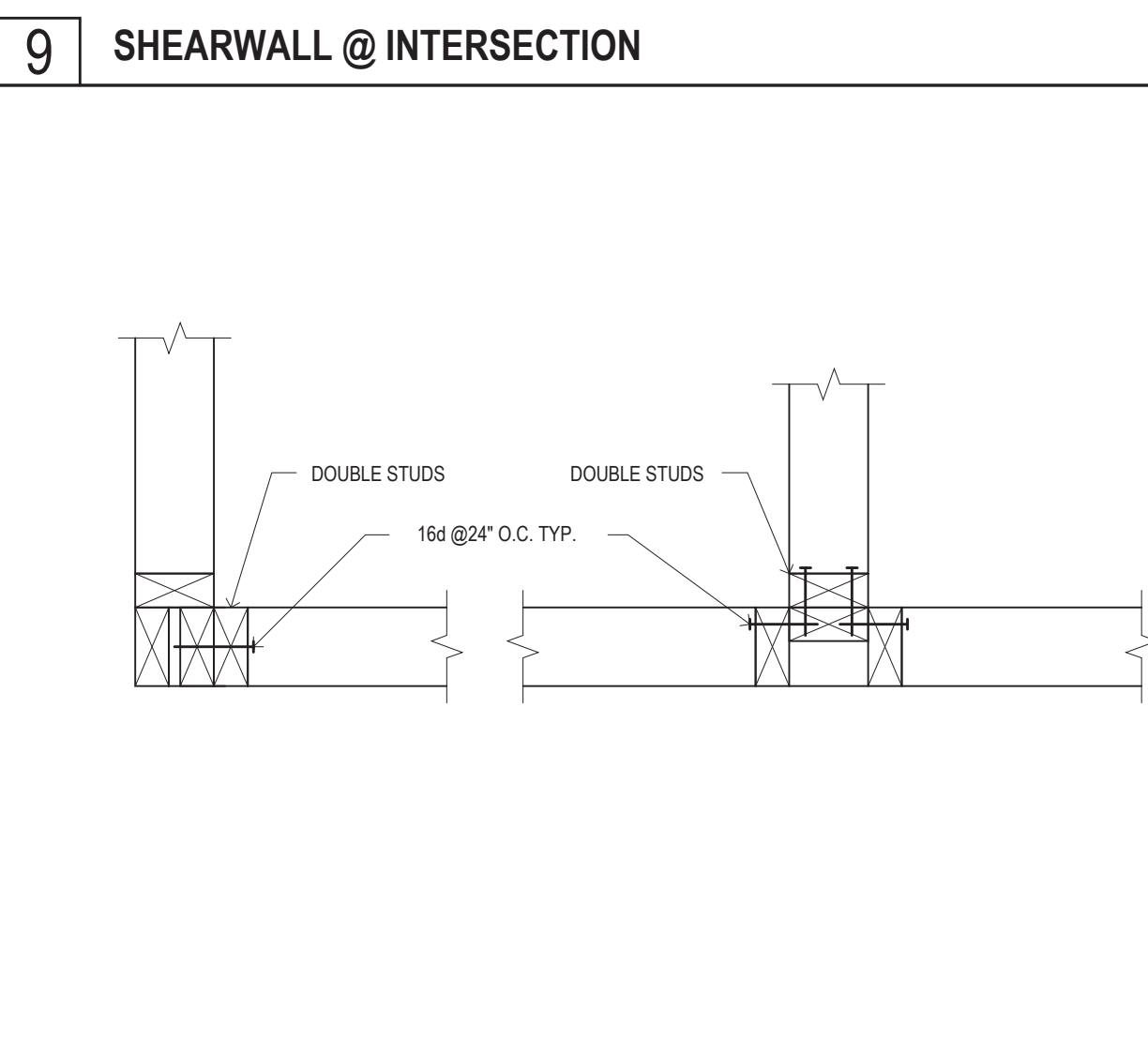
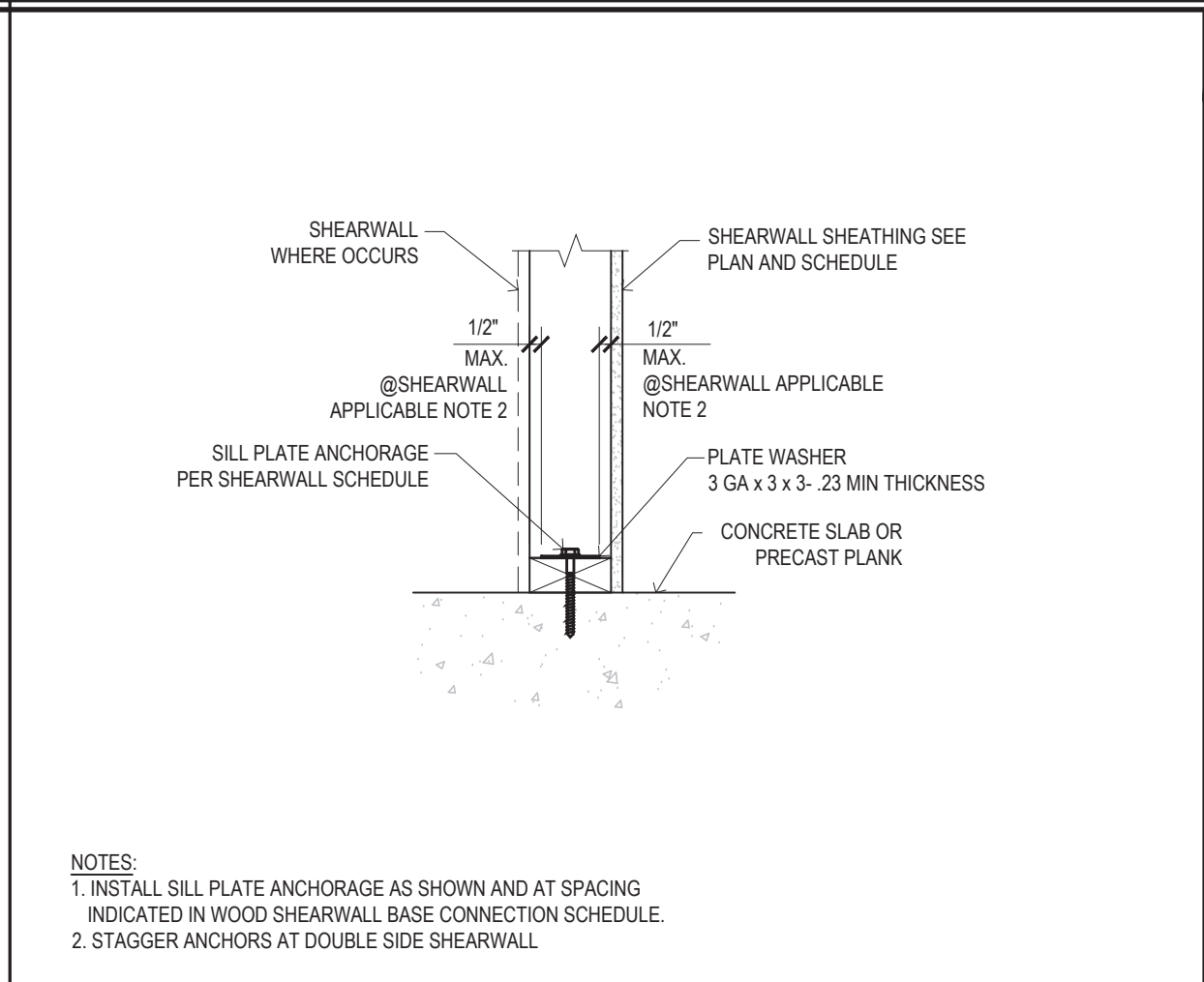
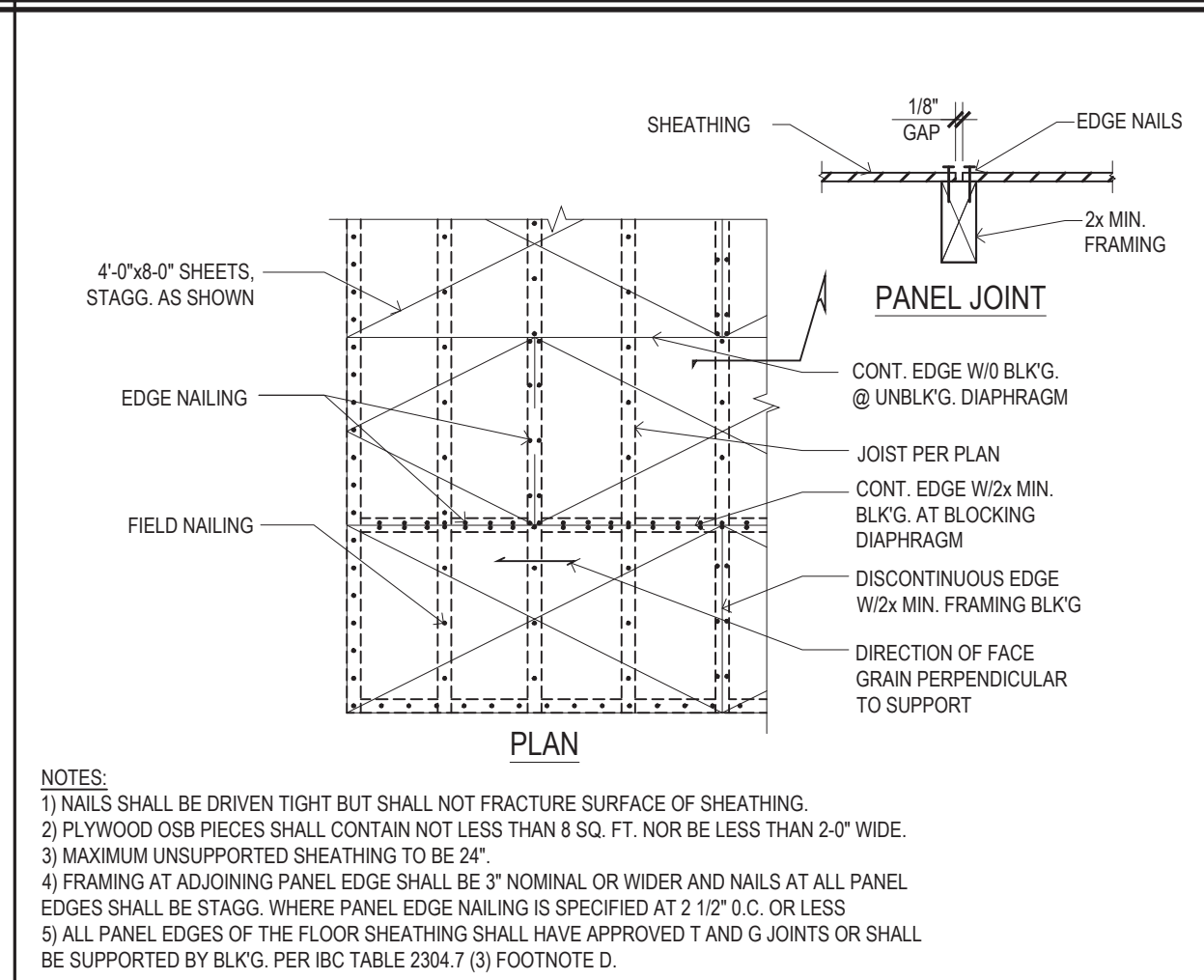
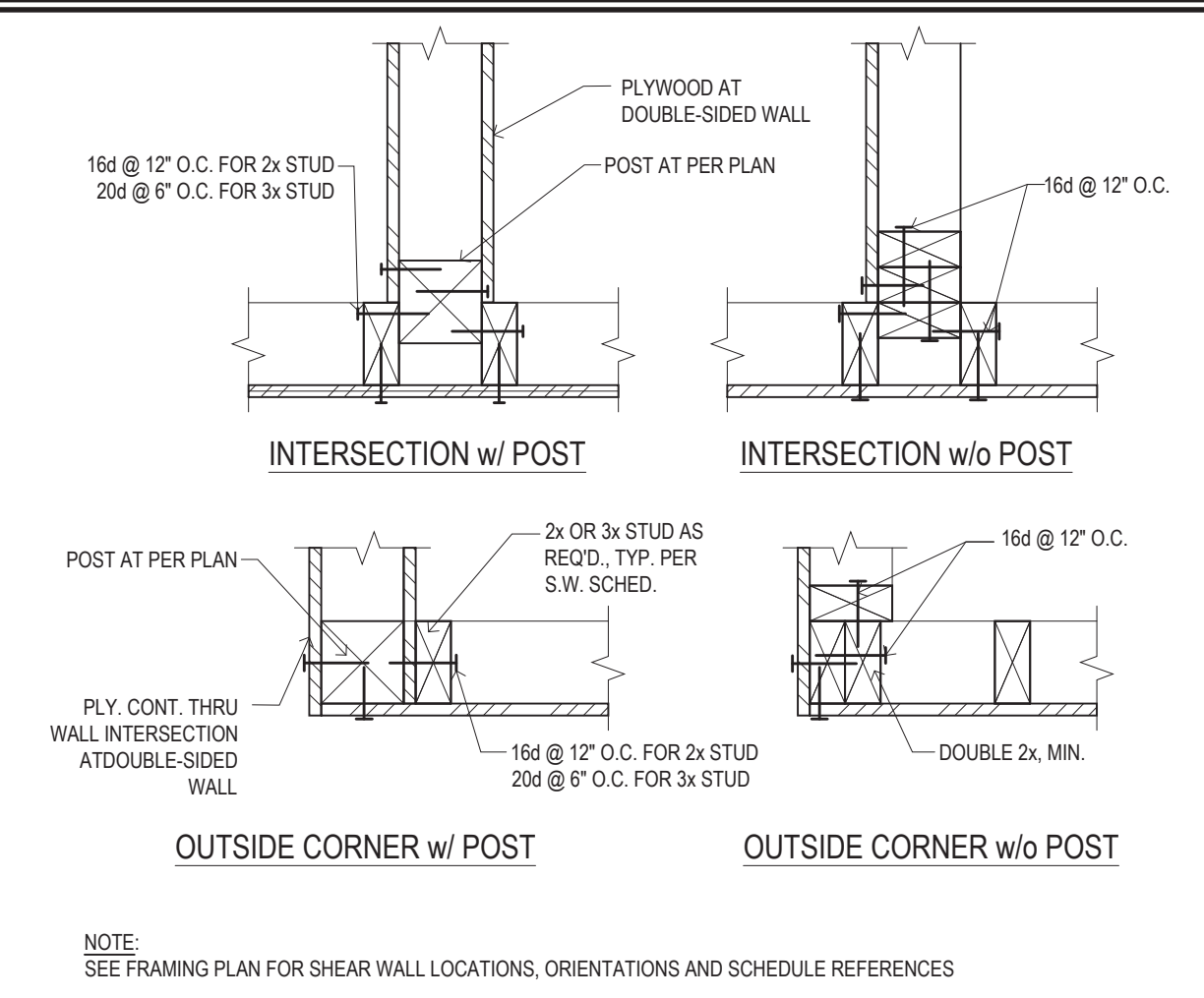
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:



SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
S-1



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

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

15300 Garcal Dr,
San Jose, CA 95127

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

Licenser:

SHEET TITLE:
TYPICAL DETAILS

SHEET NUMBER:
SD.0

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.

15300 Garcal Dr,
 San Jose, CA 95127

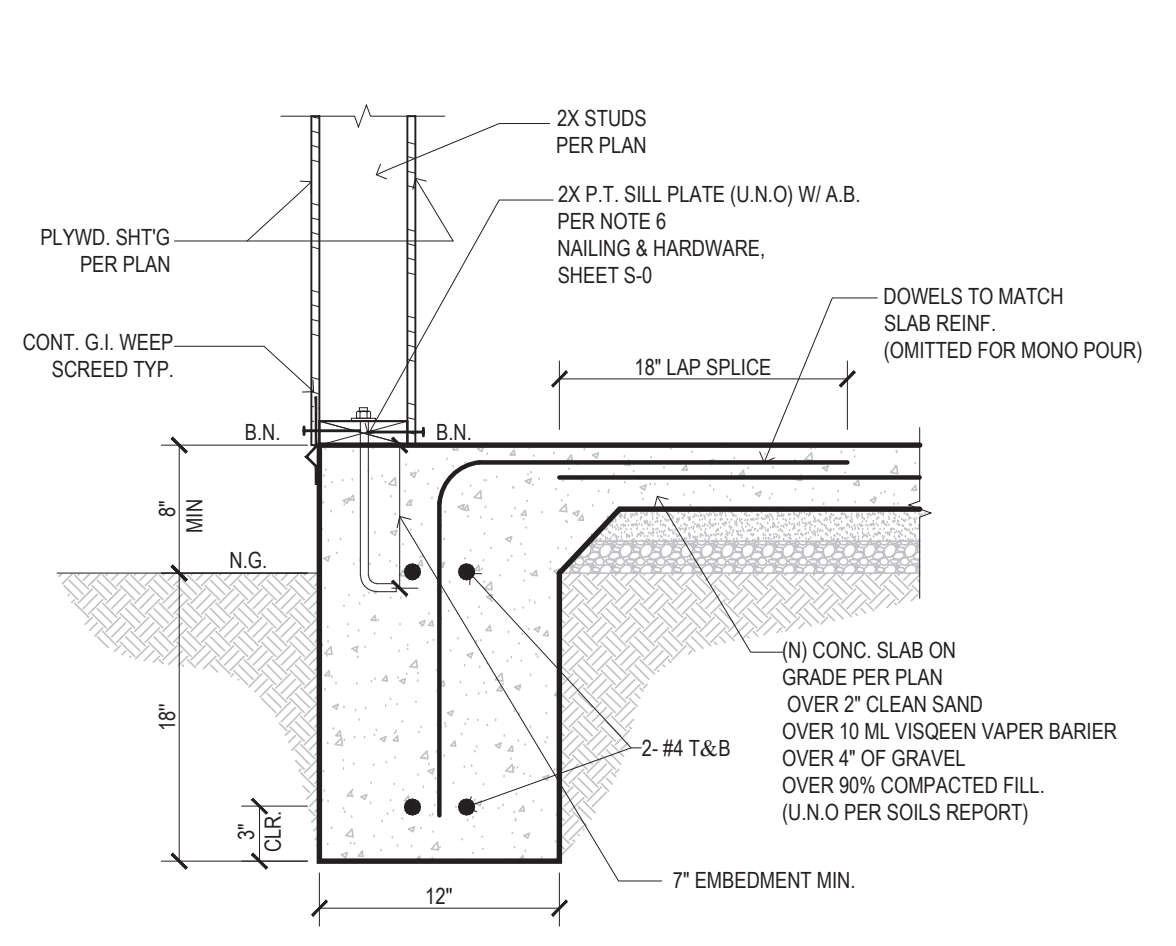
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

Licensor:

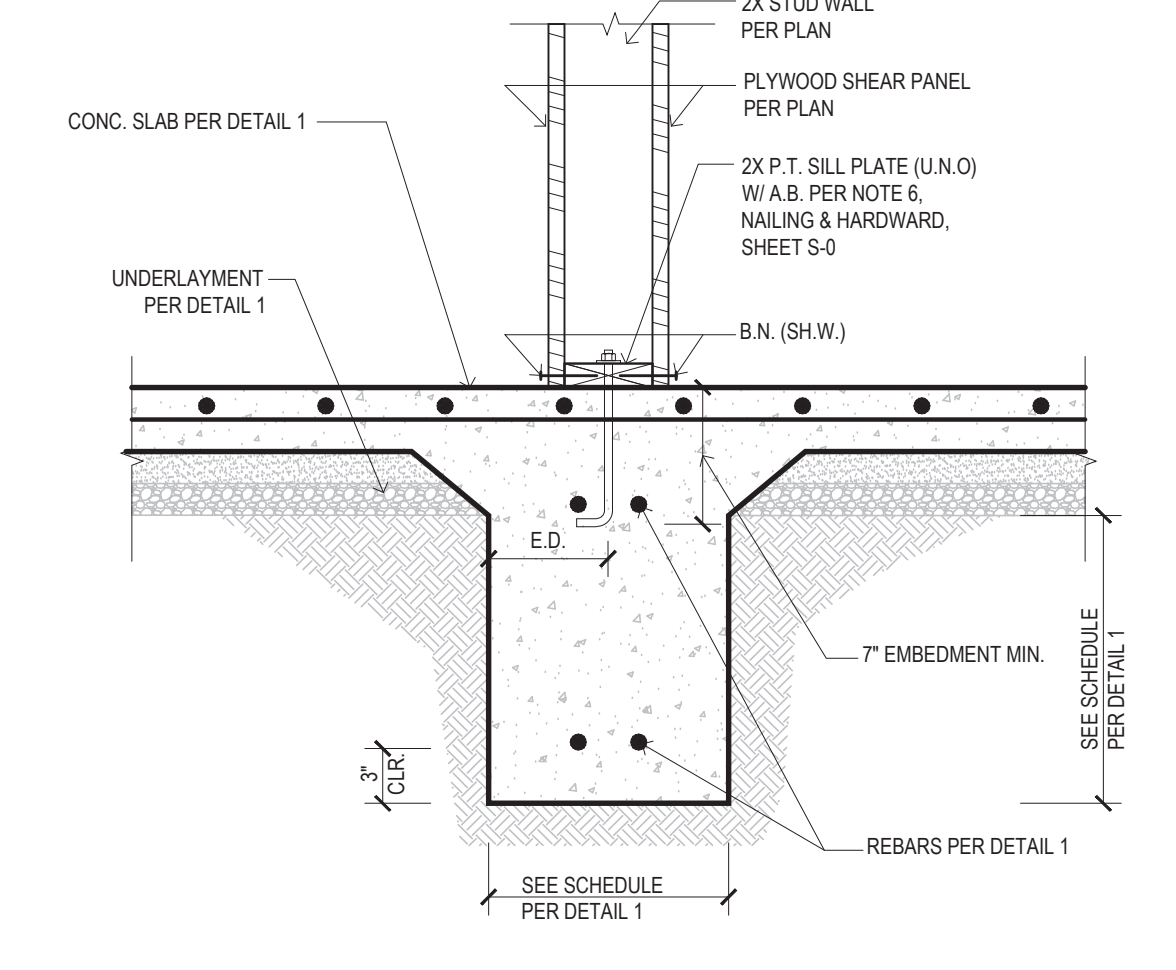
SHEET TITLE:
FOUNDATION DETAILS

SHEET NUMBER:
SD.1

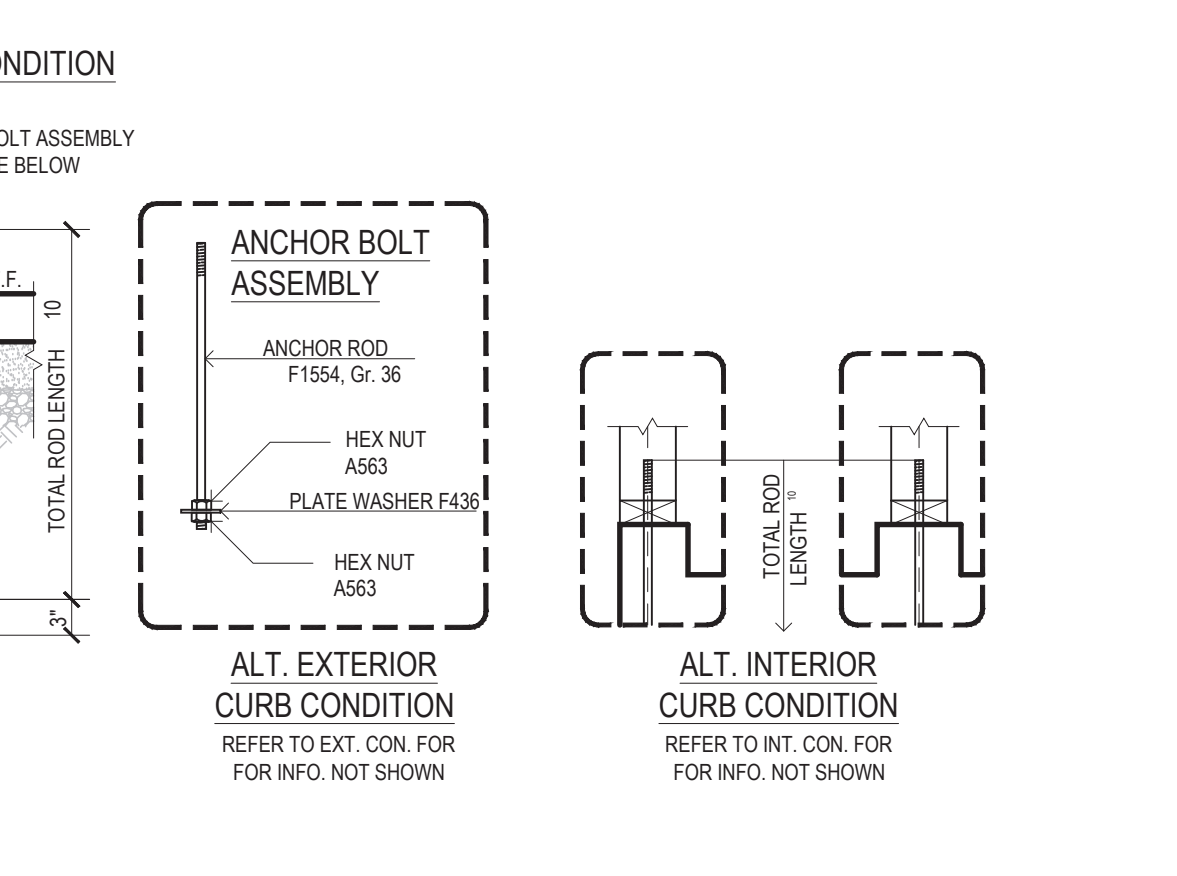


1 TYPICAL EXTERIOR FOOTING

INSERTION SCALE: 1/12



2 INTERIOR BEARING FOOTING

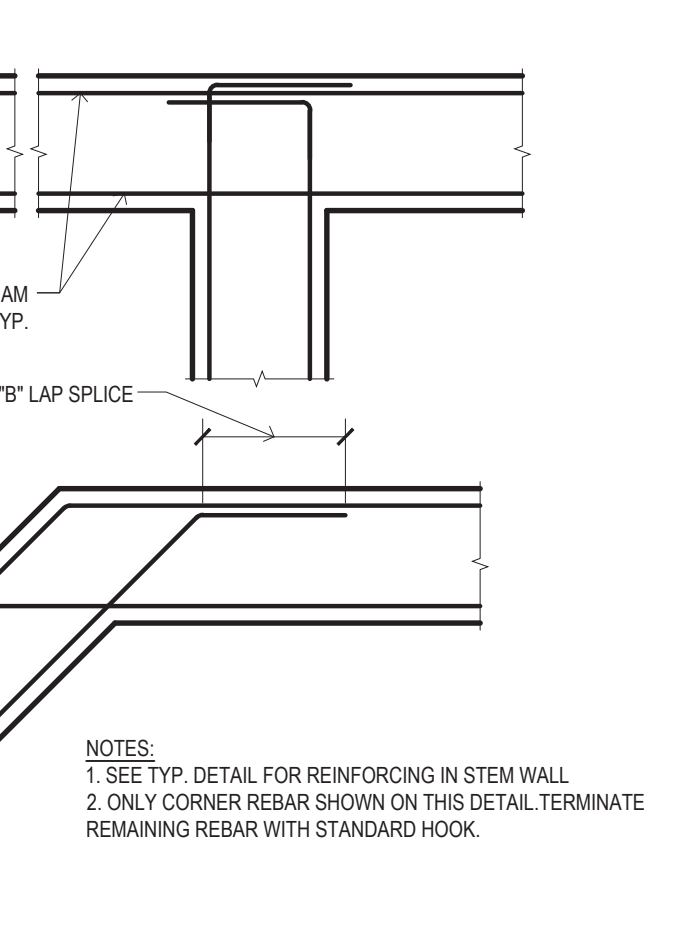


7 CAST-IN-PLACE FOUNDATION HOLDOWNS (THIN-SLAB CONDITION) - MONOLITHIC (1-POUR)

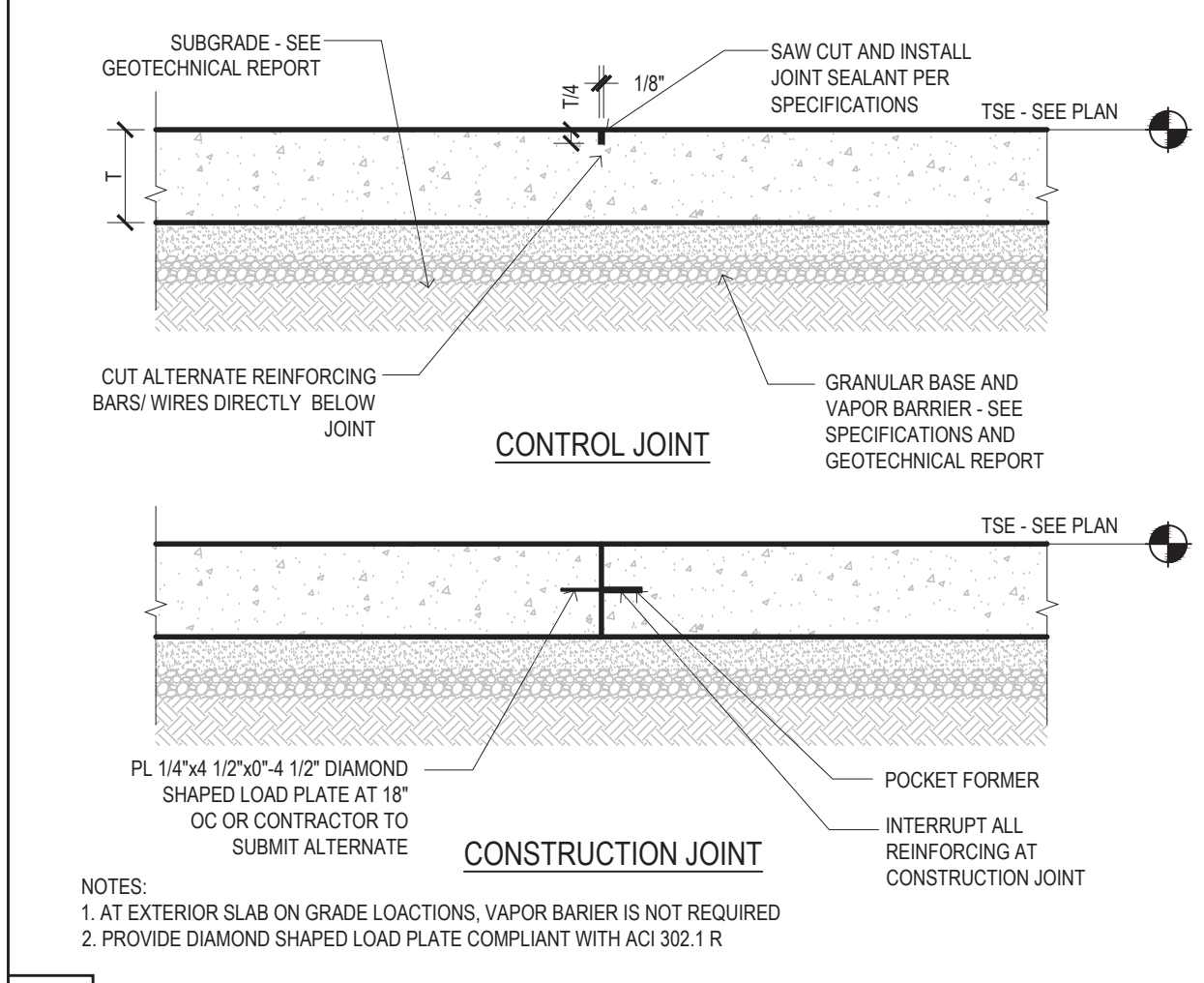
SIMPSON HOLD-DOWN TYPE	ALL-THREAD ROD ANCHOR BOLT ASTM F1554 GR. 36, F _y = 36 ksi, F _u = 58 ksi				ALT. SIMPSON PRE-ASSEMBLED BOLT	ALT. SSBT ANCHOR			FOOTING BARS
	ROD DIAMETER	PLATE WASHER F436	ROD EMBEDMENT	SQUARE PAD SIZE		TYPE	EMBEDMENT	MIN BARS	
HDU2	5/8"	1.75"x1.75"x1/2"	7"	20"	PAB5	SSTB24	20 5/8"	(1) #4-T&B	2'-0"
HDU4	5/8"	1.75"x1.75"x1/2"	7"	20"	PAB5	SSTB24	20 5/8"	(2) #4-T&B	2'-0"
HDU5	5/8"	1.75"x1.75"x1/2"	7"	20"	PAB5	SSTB24	20 5/8"	(2) #4-T&B	2'-0"
HDU8	7/8"	2.5"x2.5"x1/2"	11"	30"	PAB7	SSTB28	24 7/8"	(3) #4-T&B	3'-0"
HDO8	7/8"	2.5"x2.5"x1/2"	11"	30"	PAB7	SSTB28	24 7/8"	(3) #4-T&B	3'-0"
HDU11	1"	3"x3"x5/8"	13"	36"	PAB8	N/A	N/A	(2) #5-T&B	3'-0"
HDU14	1"	3"x3"x5/8"	13"	36"	PAB8	N/A	N/A	(2) #5-T&B	3'-0"
HDI9	1-1/4"	3.5"x3.5"x3/4"	16"	48"	PAB10	N/A	N/A	(3) #5-T&B	4'-0"

- NOTES:**
- BOLTS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION POUR, U.N.O.
 - COMPLY WITH THE MANUFACTURER'S MOST CURRENT LITERATURE, SPECIFICATIONS, AND ICC-ES LRR REPORT
 - POST TENSION CABLES MAY NOT BE COUNTED AS REQUIRED HOLD-DOWN REBAR
 - EXISTING FOOTING REBAR(S) MAY BE COUNTED AS REQUIRED HOLD-DOWN REBAR(S)
 - CONCRETE COMPRESSIVE STRENGTH MUST NOT BE LESS THAN 2,500 psi
 - HOLD-DOWNS MAY BE RAISED OFF MUD-SILL TO ACCOMMODATE AN ANCHOR
 - MIS-LOCATED NO MORE THAN 1/2" HOLD-DOWN SHALL BE RAISED OFF SILL AT LEAST 3" FOR EVERY 1/4" THAT ANCHOR IS OFFSET FROM MODEL'S CENTERLINE (MAX-18"). BOLT SLOPE SHALL BE NO GREATER THAN 1:12 (5%). REFER TO MANUF. SPECS.
 - LOADS ARE BASED ON: DOUG-FIR/DF, CRACKED CONCRETE, SOC D AND 6" CURB, 12" (BELOW GRADE) x 13" (WIDE) MONOLITHIC (1-POUR) FTG.
 - db IS MEASURE TO TOP OF WASHER PLATE PER MANUF. SPECIFICATIONS.
 - CALCULATED TOTAL BAR LENGTH IS THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST TAKE INTO CONSIDERATION ALL ASPECTS OF THE PLANS AND HIS CONSTRUCTION TECHNIQUES.
 - LARGER DIMENSION AND/OR THICKNESS WASHERS MAY BE USED BASED UPON COST OR AVAILABILITY. MULTIPLE WASHERS SHALL NOT BE USED TO ACCOMPLISH TOTAL REQUIRED THICKNESS.
 - STANDARD CUT WASHERS IS REQUIRED UNDER ANCHOR NUT AND BETWEEN NUTS AND WOOD.
 - AT CORNER CONDITION, INSTALLED IN AN ANGLE PER MANUFACTURER'S RECOMMENDATION, ICC-ESR-2611

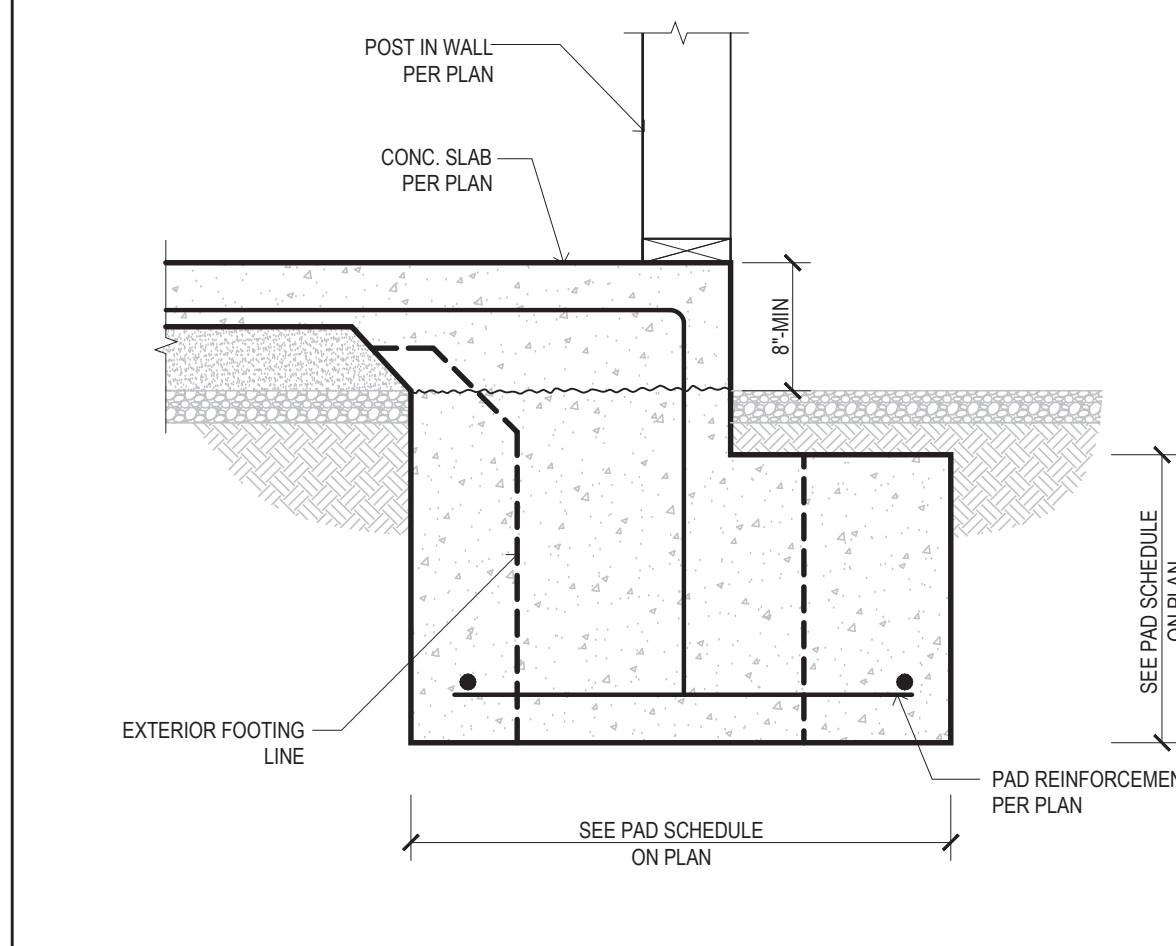
SIMPSON PRODUCT TYPE	PRODUCT RESEARCH REPORT		
	ICC-ES REPORT	LARR REPORT	IFAI/O REPORT
HDU	ESR-2330	RR-25720	N/A
HDO	ESR-2330	RR-25720	N/A
HD	N/A	RR-25828	ER-143
SSTB	ESR-2611	RR-25827	N/A



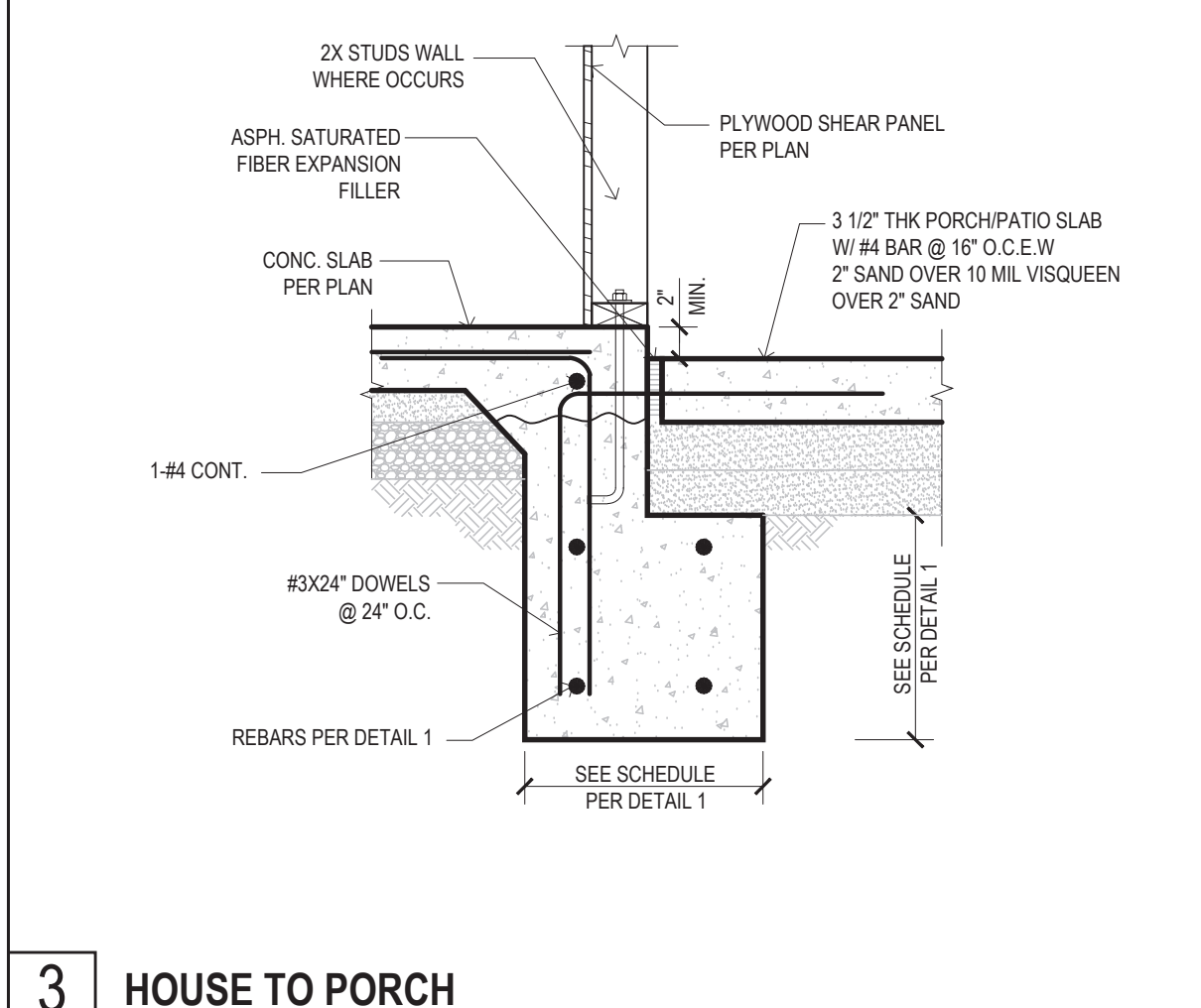
10 FOOTING/GRADE BEAM REINF. @CORNER



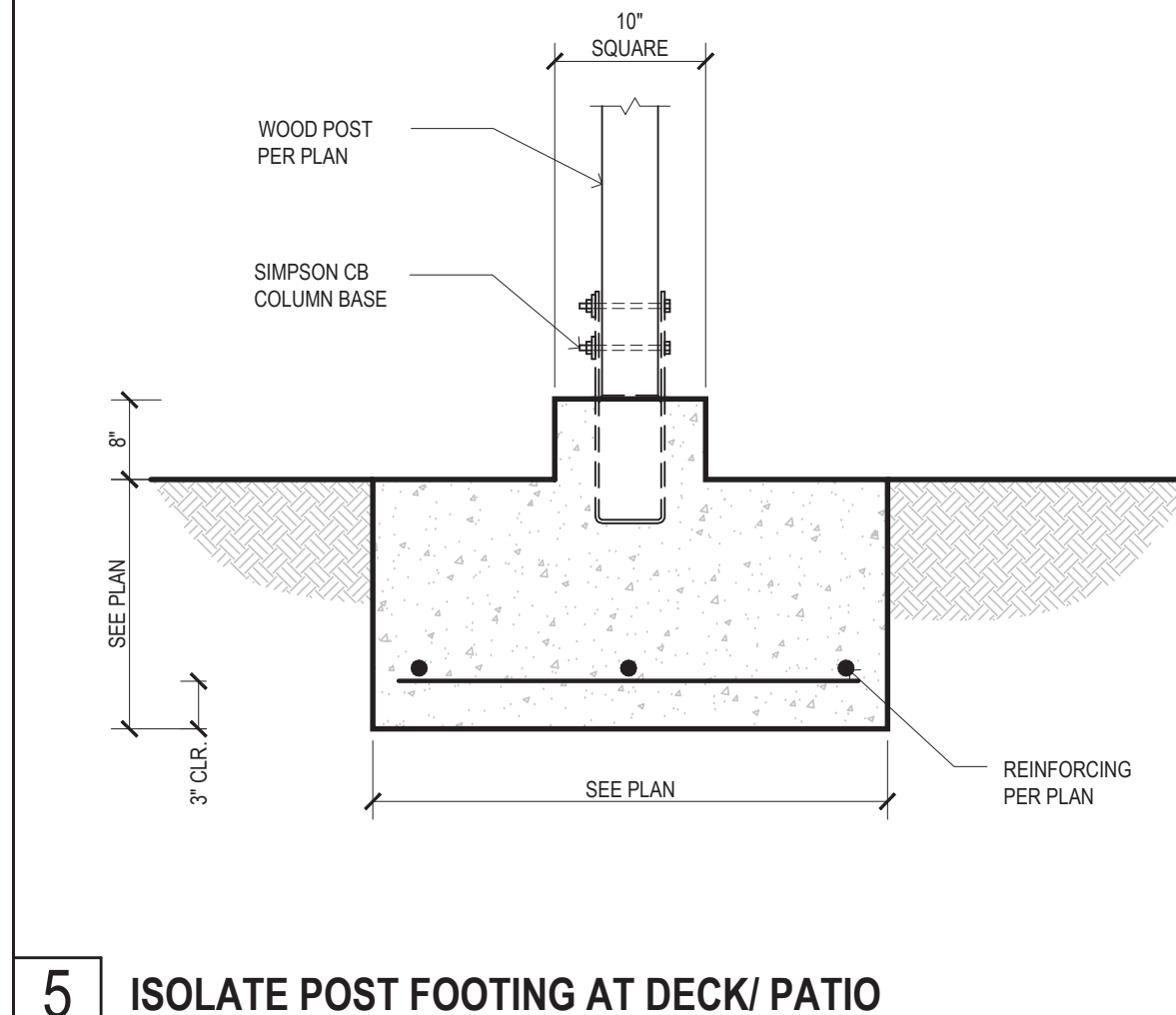
11 TYPICAL SLAB ON GRADE CONSTRUCTION



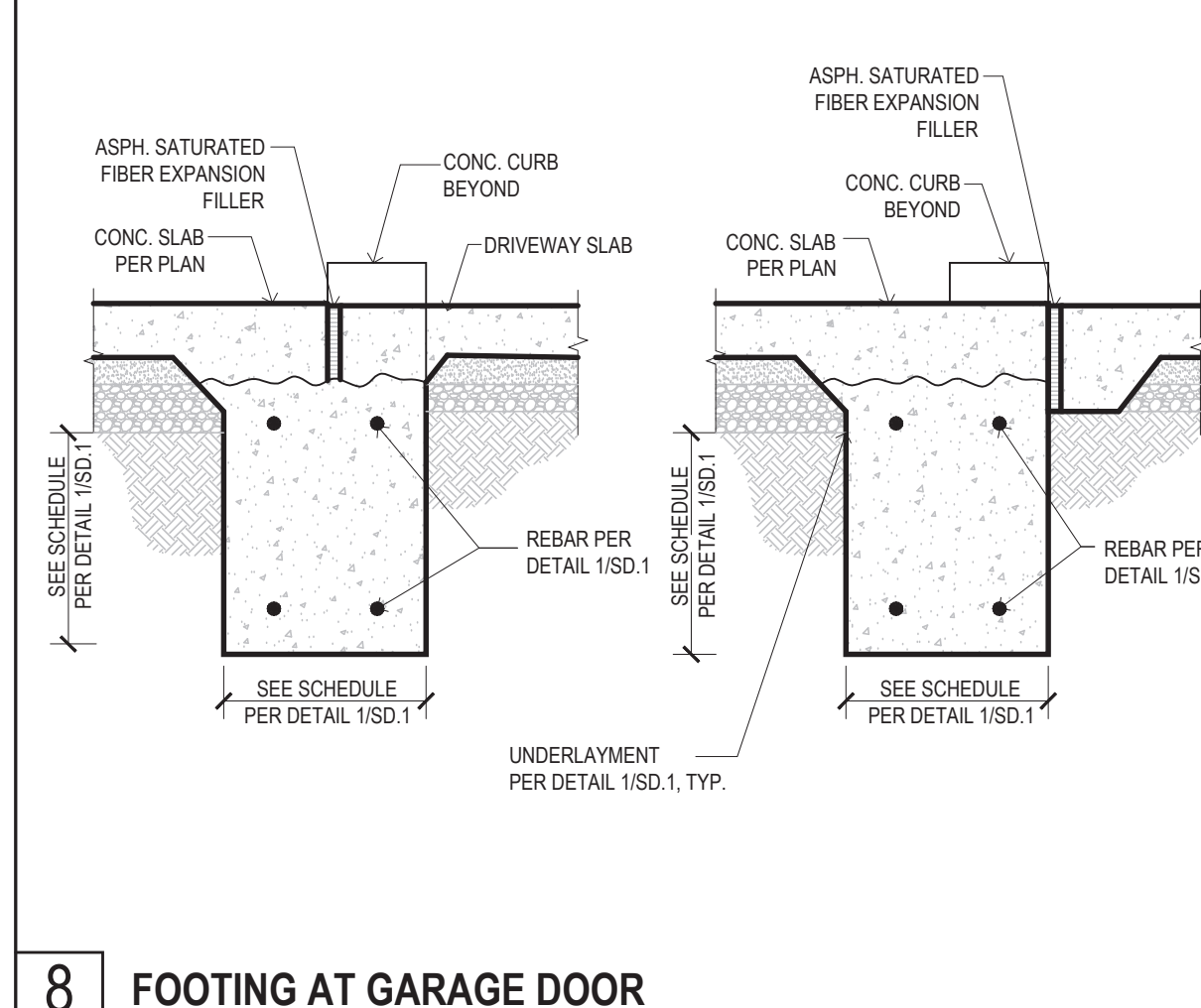
13 EXTERIOR ISOLATE PAD FOOTING



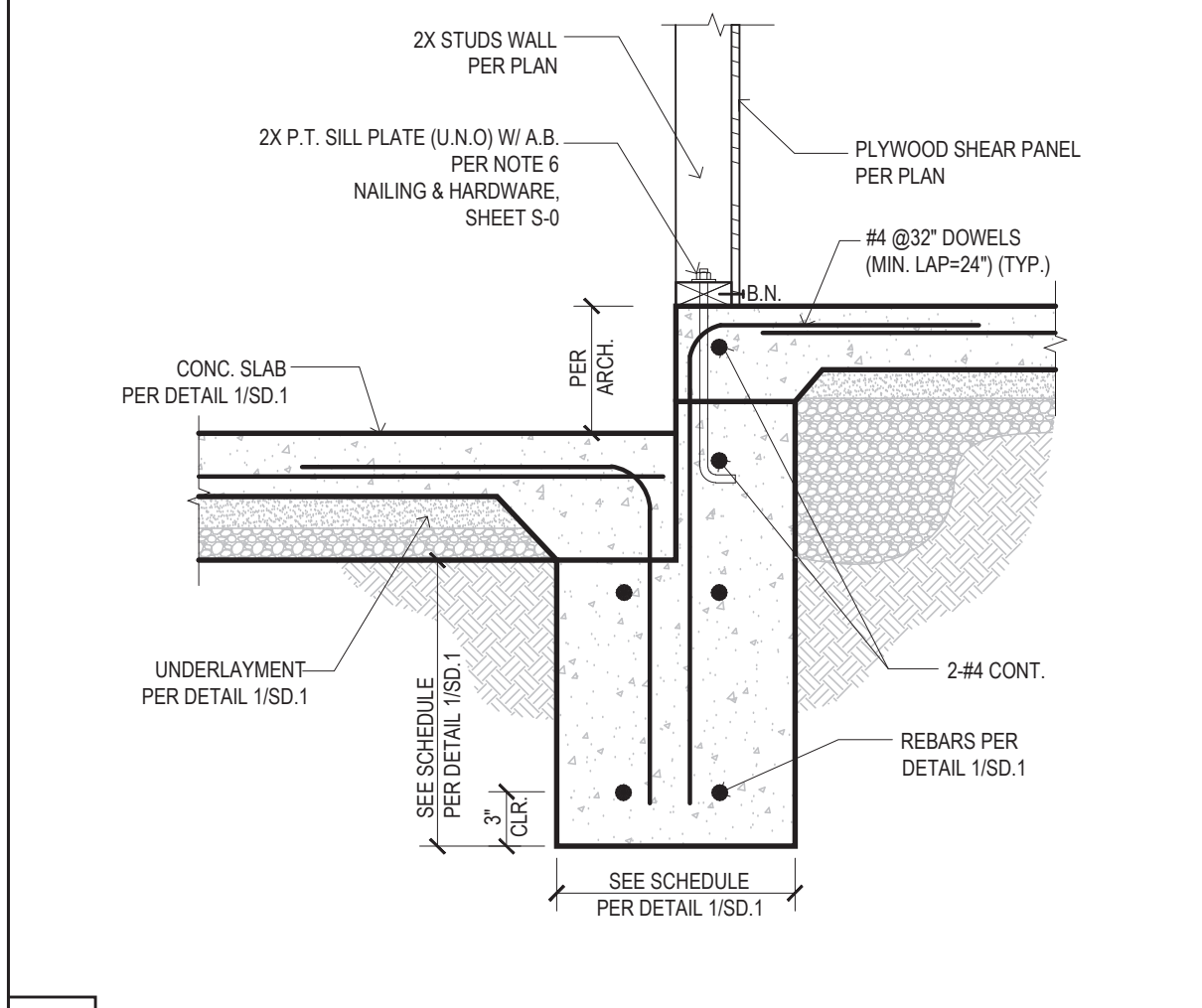
3 HOUSE TO PORCH



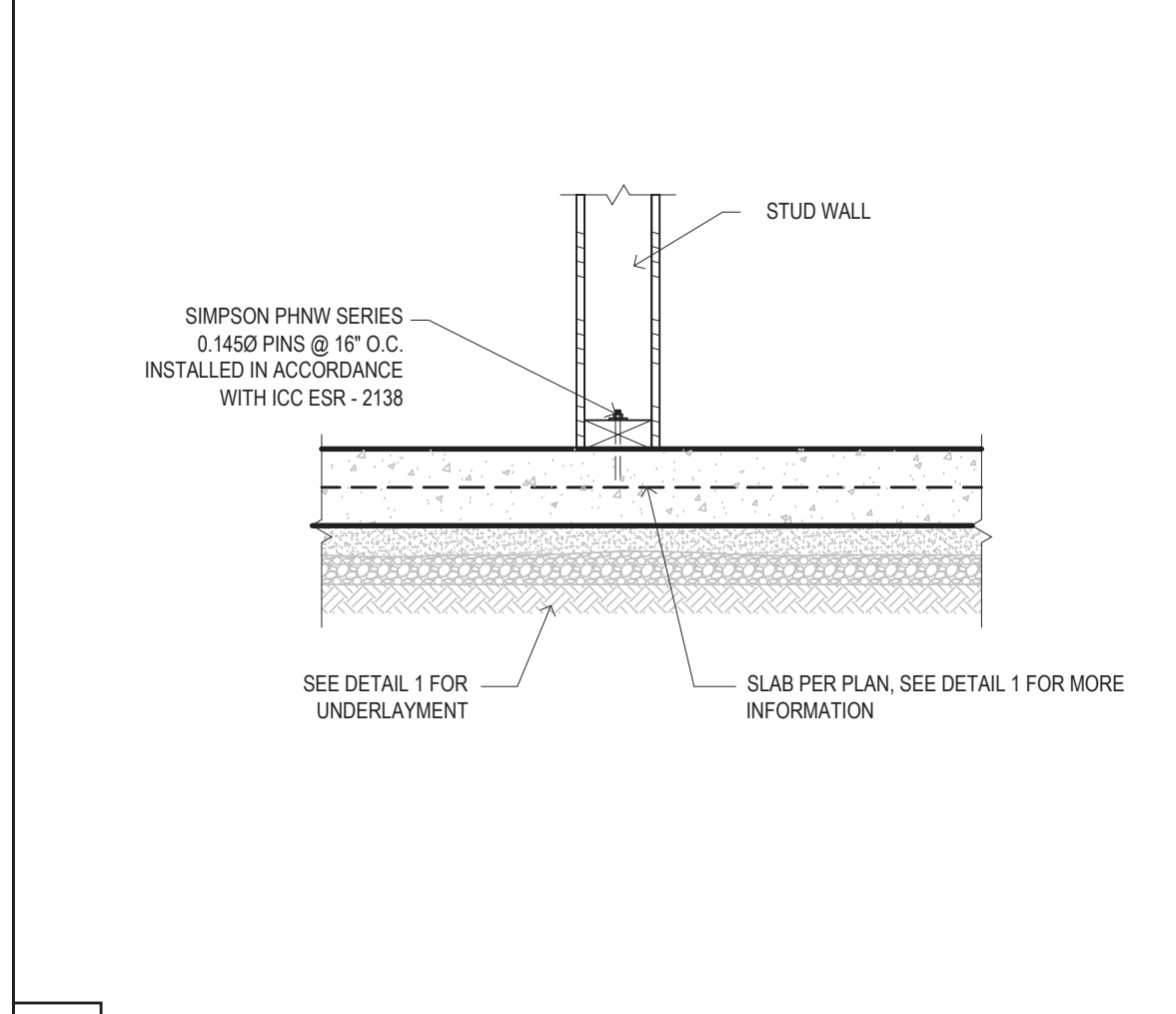
5 ISOLATE POST FOOTING AT DECK/ PATIO



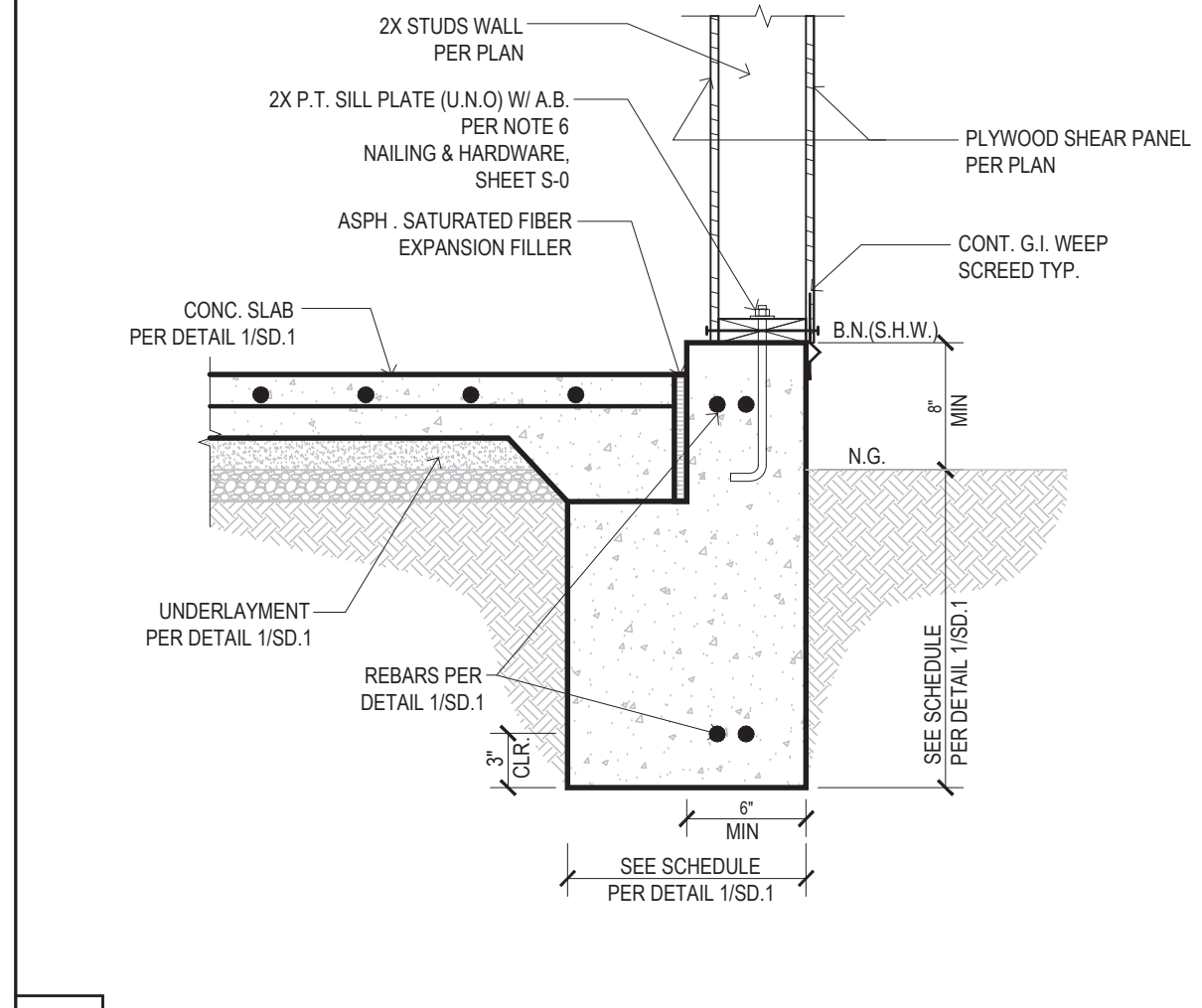
8 FOOTING AT GARAGE DOOR



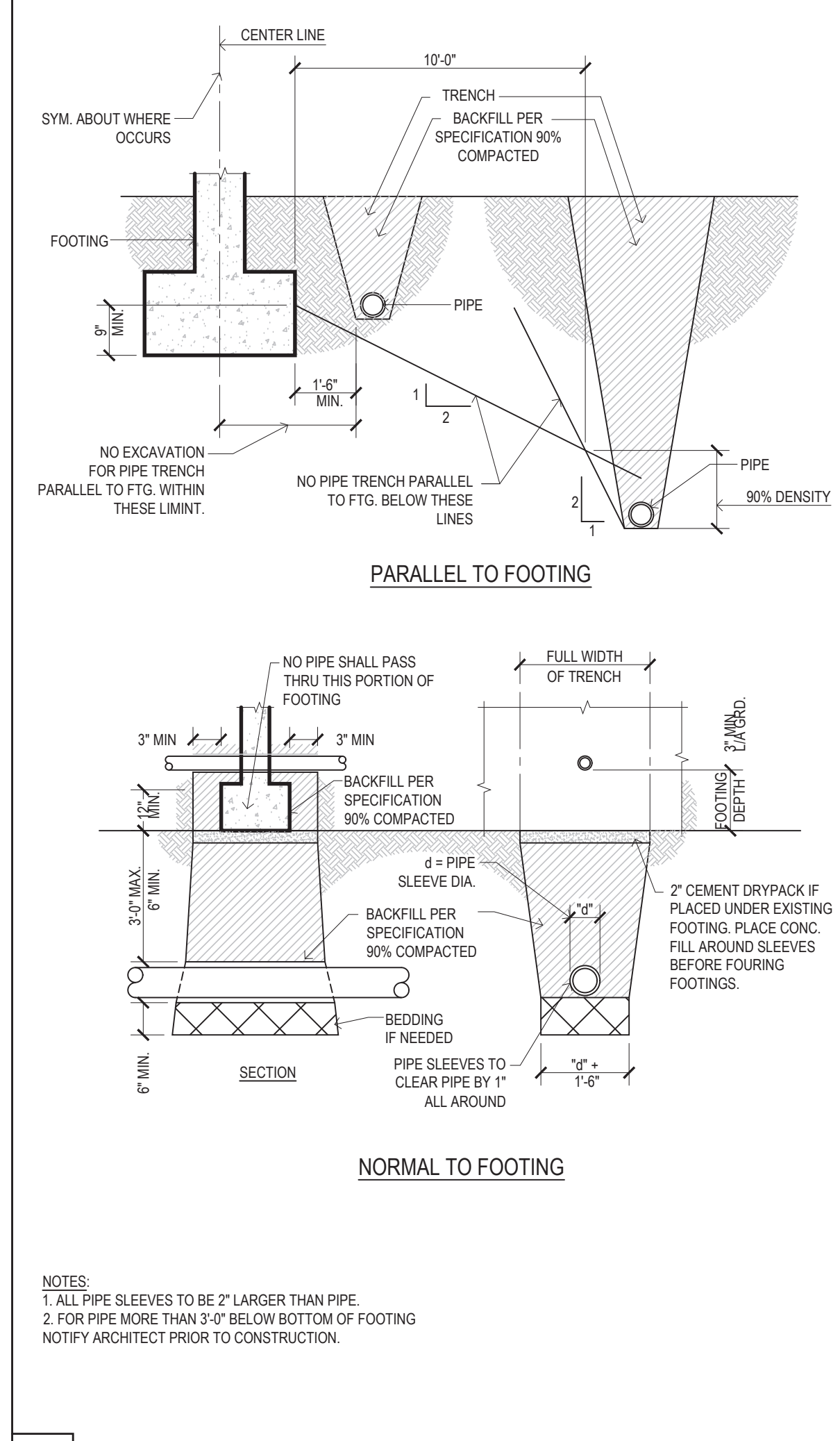
4 HOUSE TO GARAGE



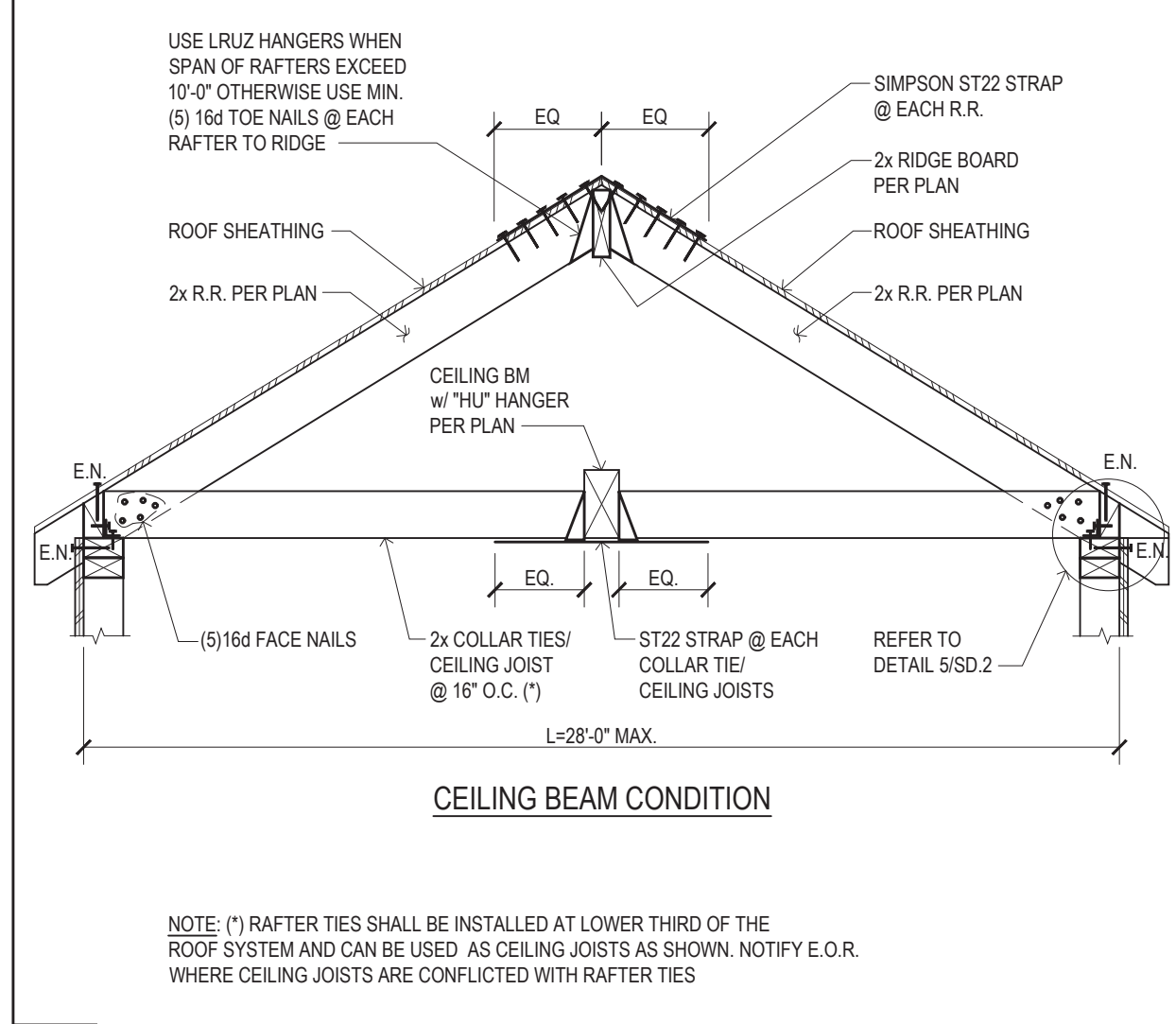
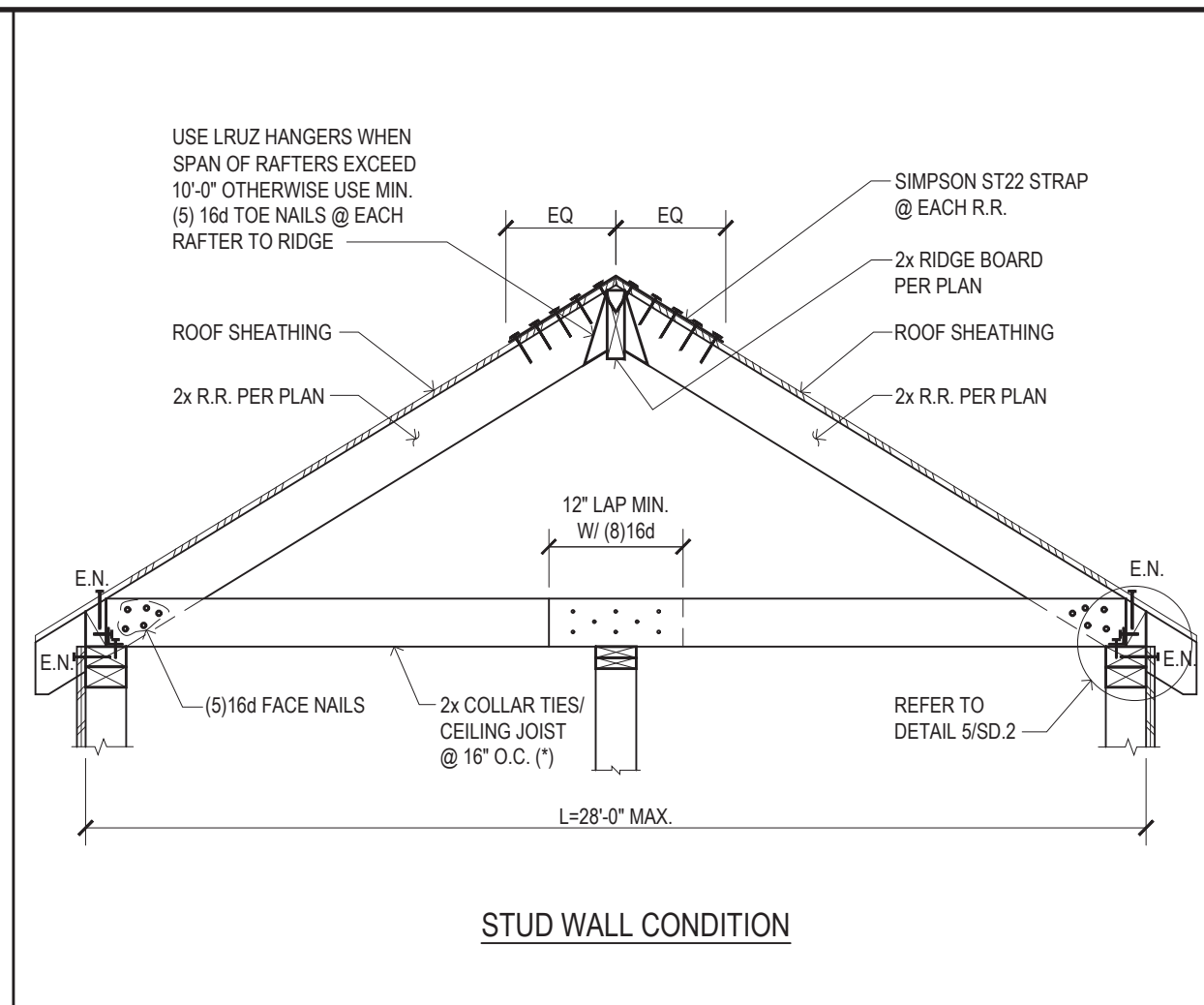
6 NON-BEARING INTERIOR WALL



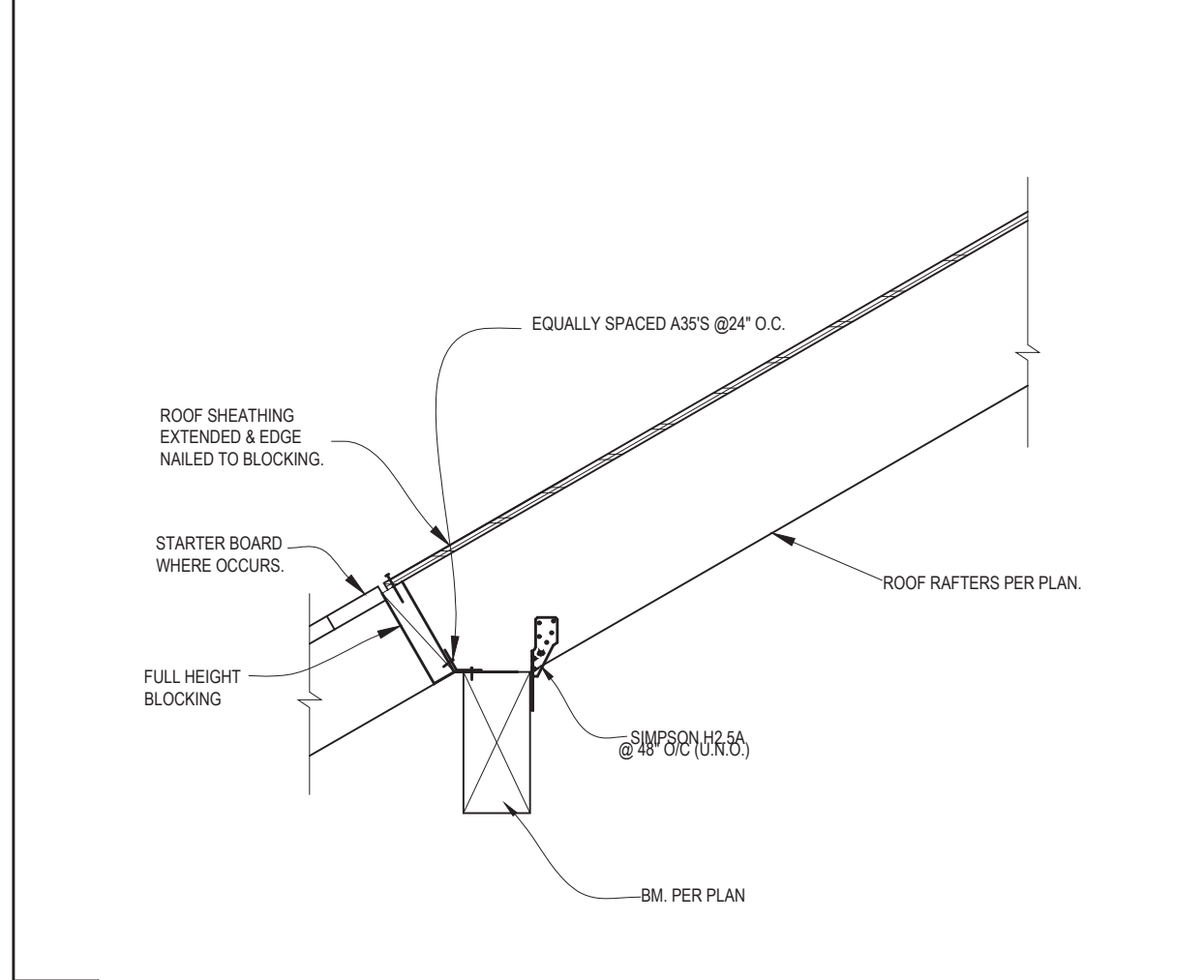
9 EXT. BEARING GARAGE CURB



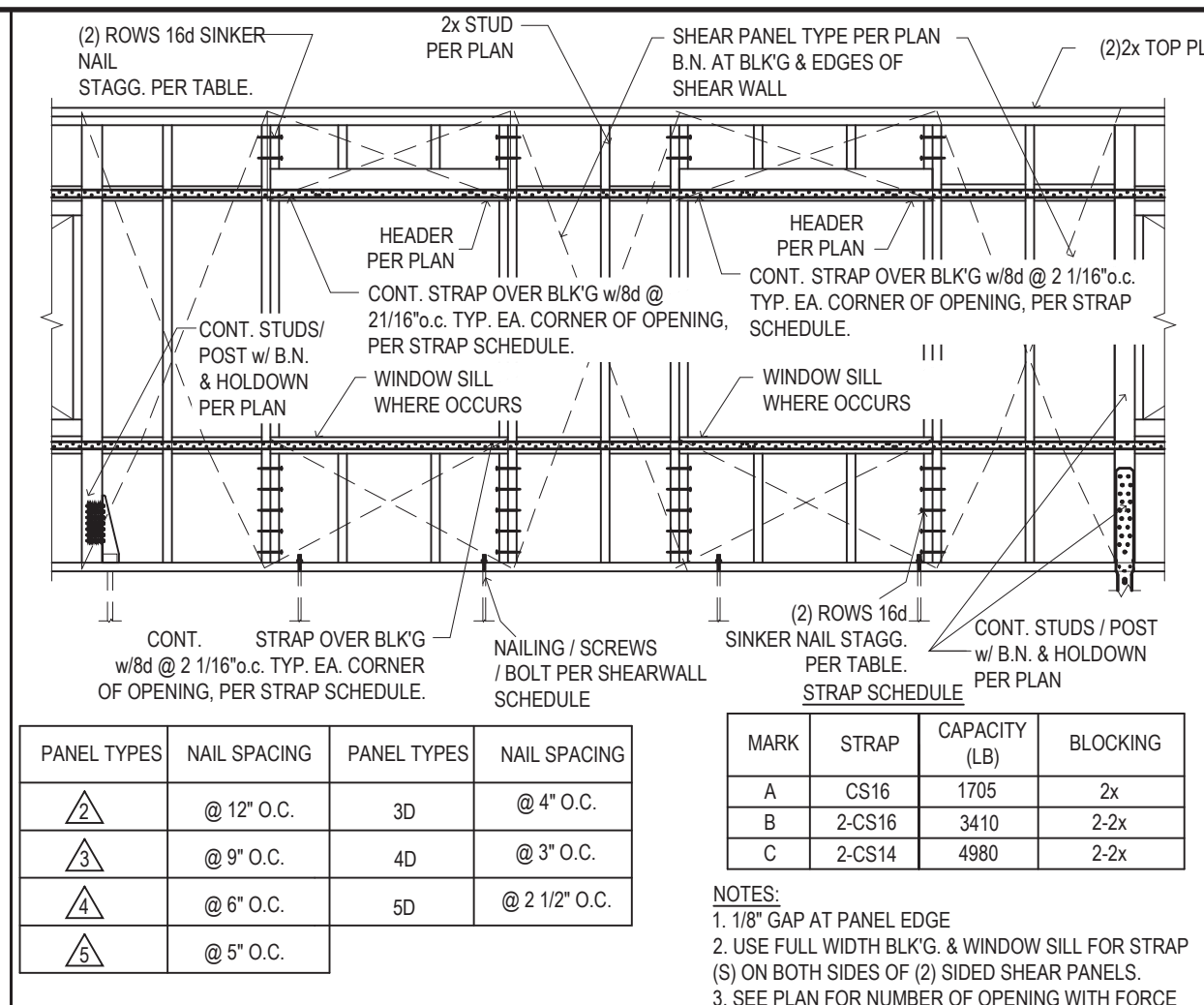
12 TYPICAL TRENCH @ FOOTINGS



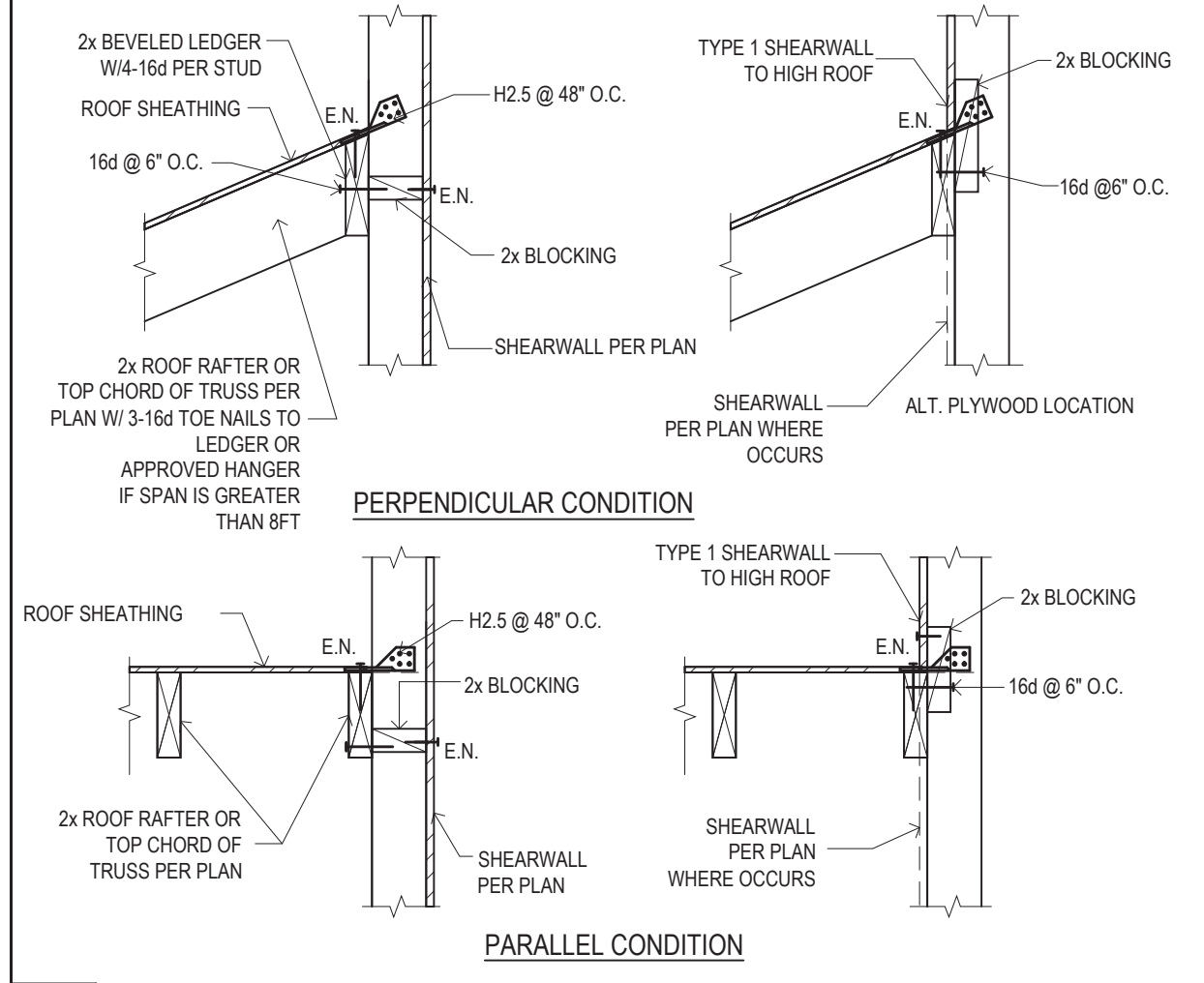
13 COLLAR TIE CONNECTION DETAIL



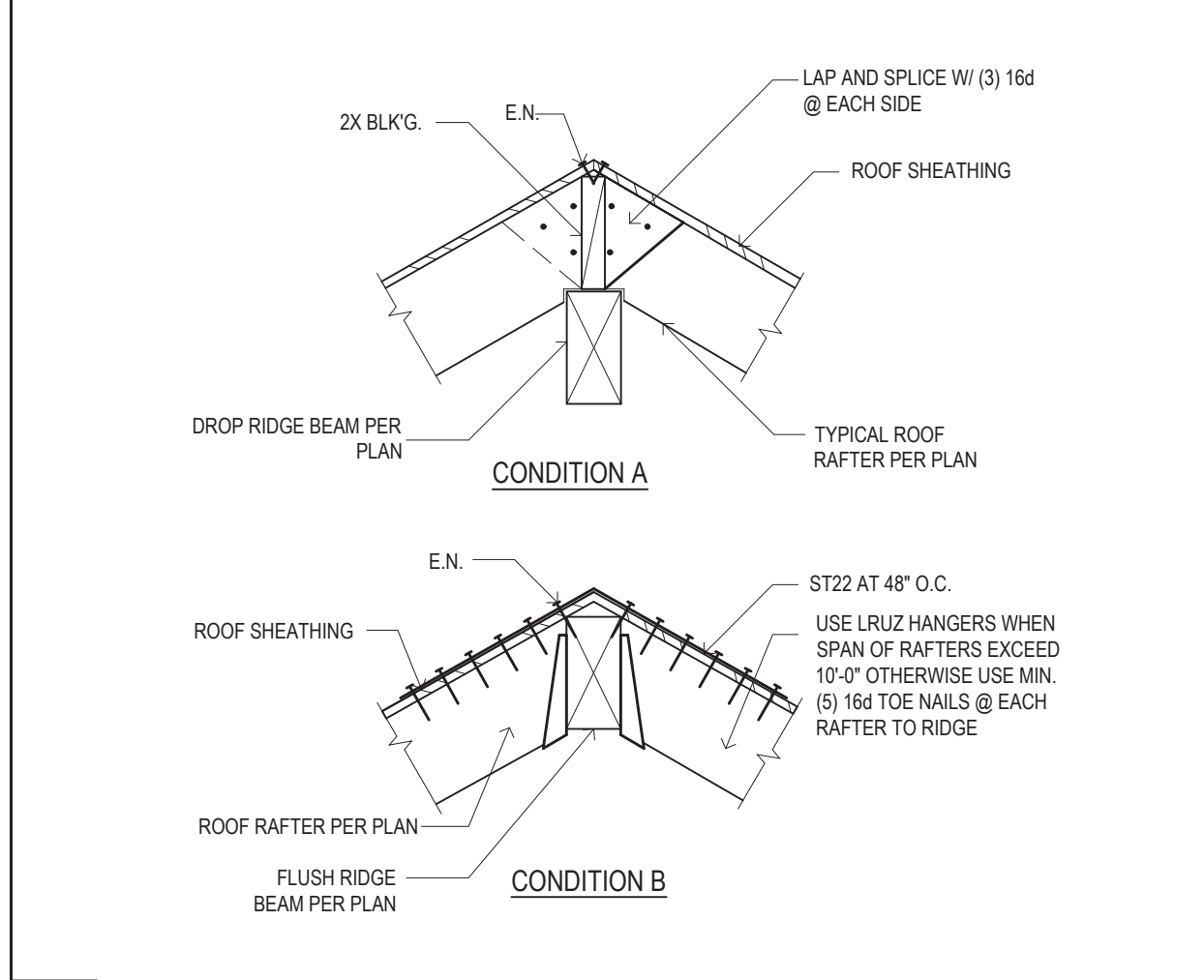
14 SHEAR TRANSFER



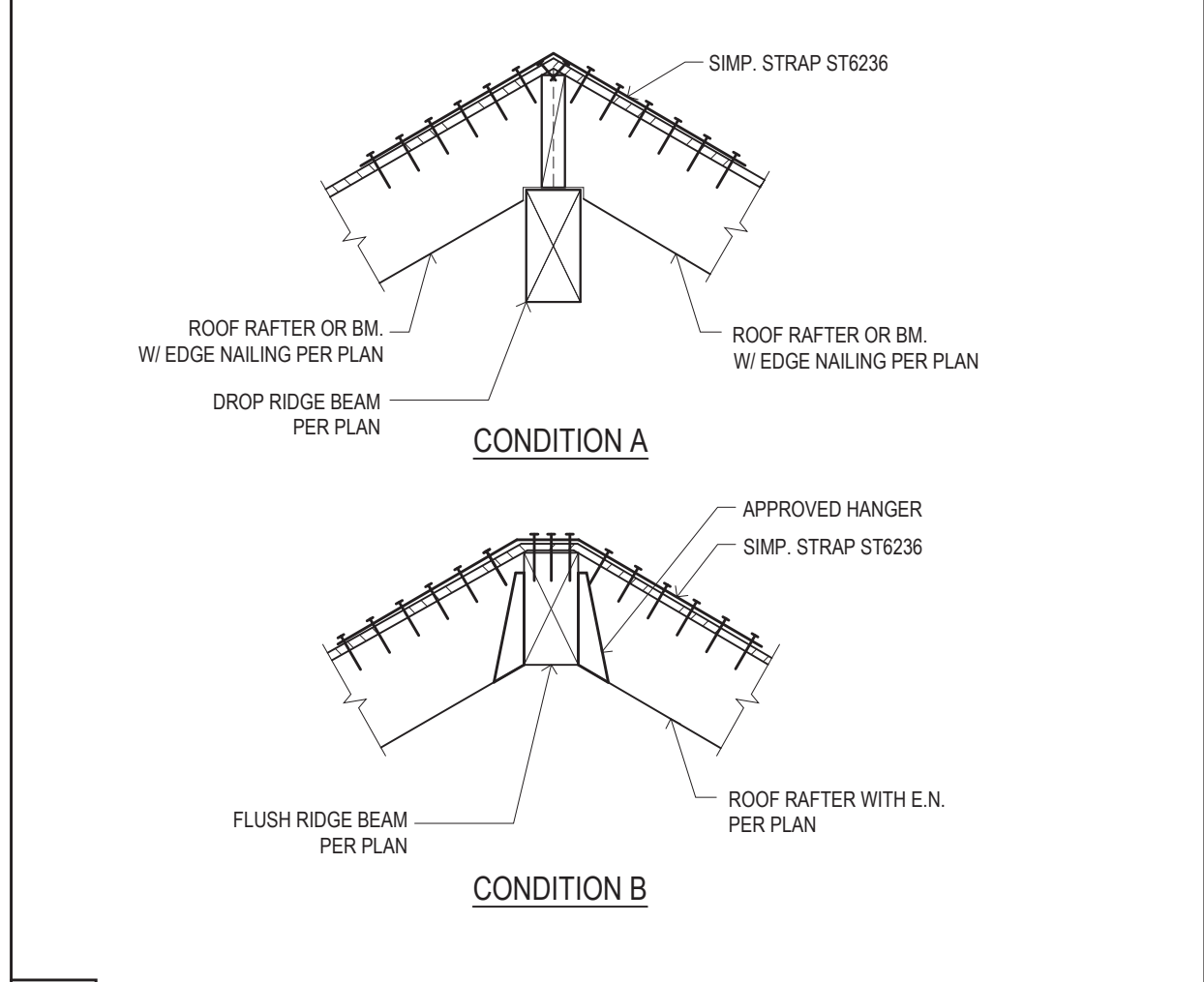
9 SHEAR WALL WITH OPENING



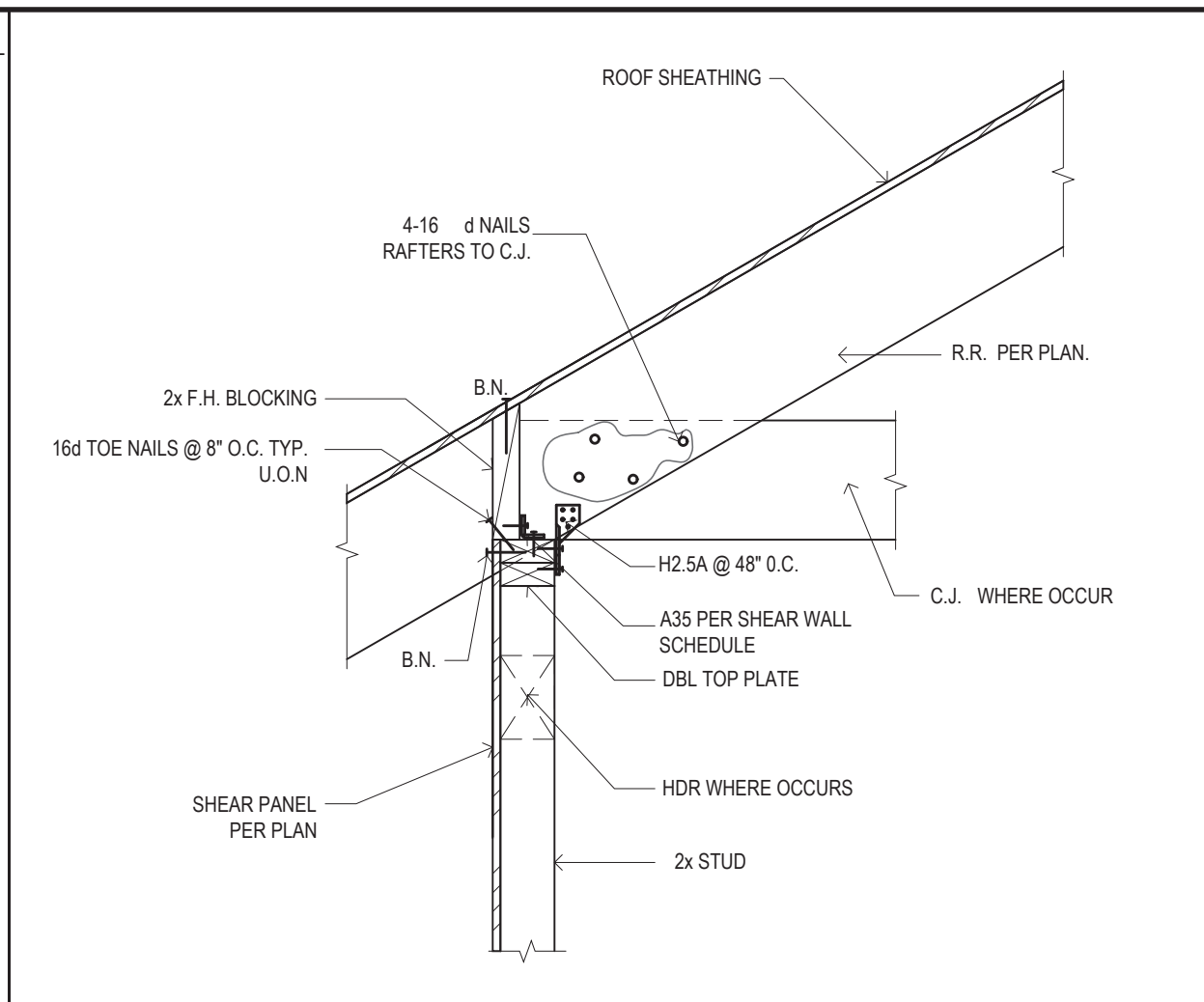
10 ROOF TO WALL



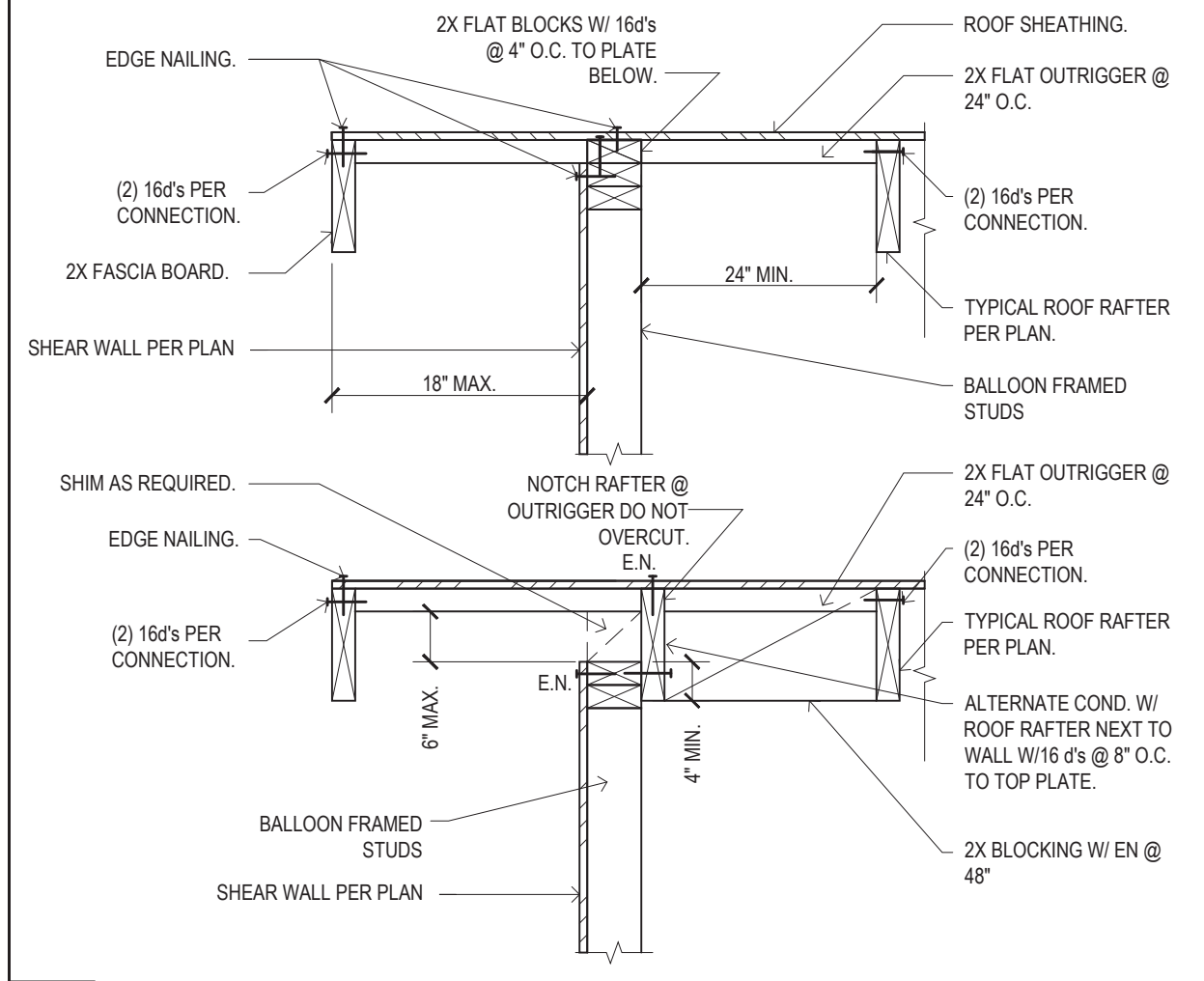
11 CONNECTION DETAIL



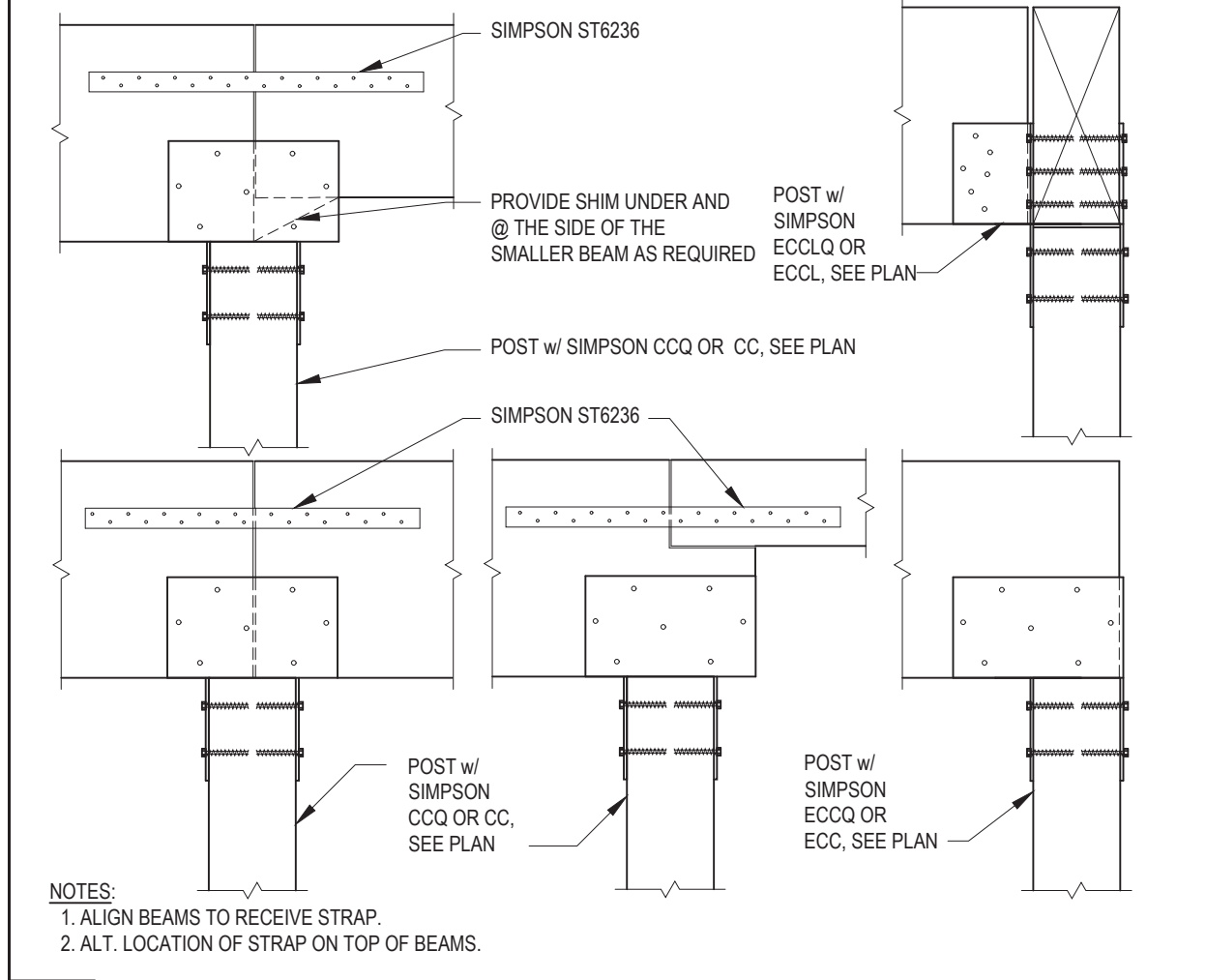
12 DRAG DETAIL



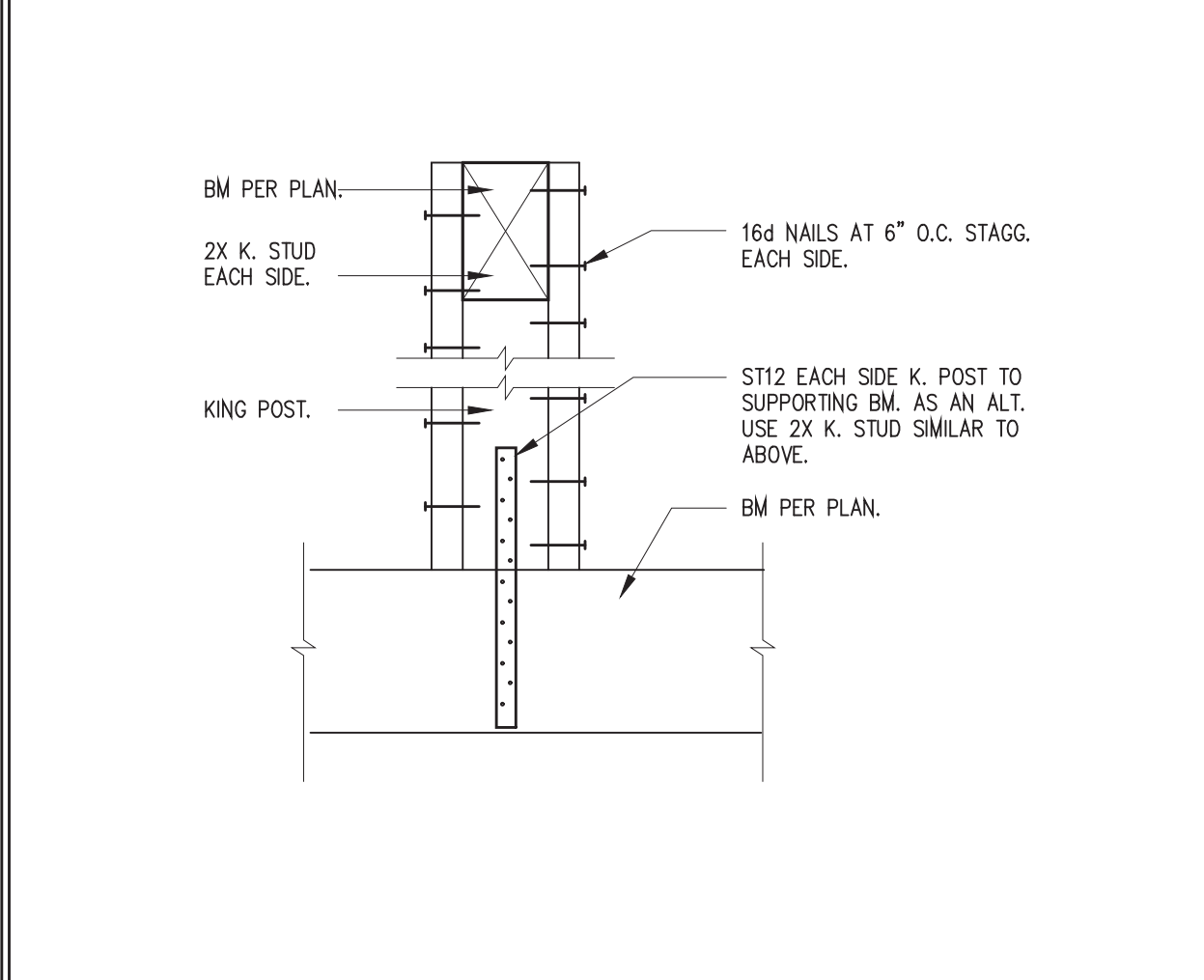
5 SHEAR TRANSFER



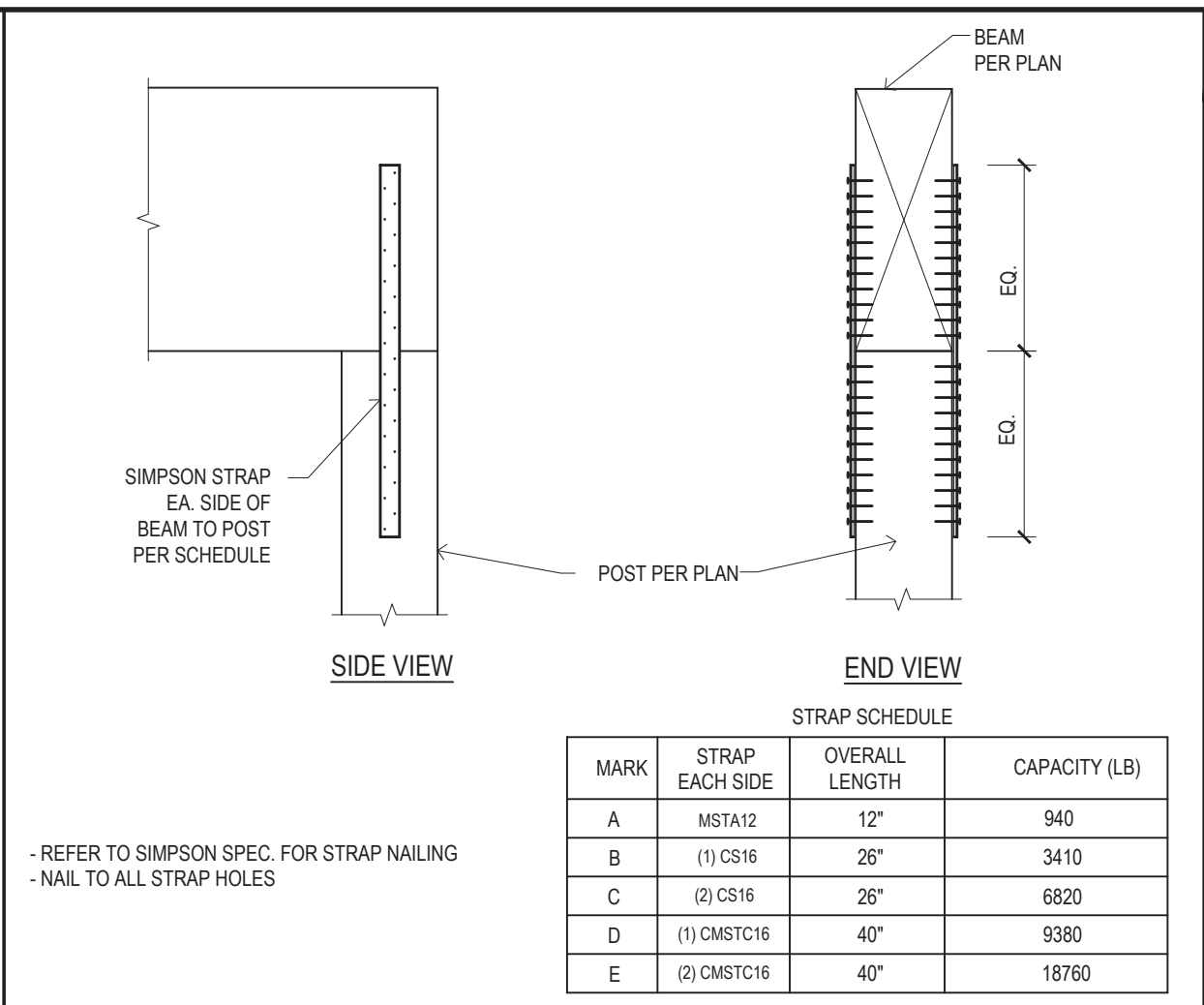
6 SHEAR TRANSFER



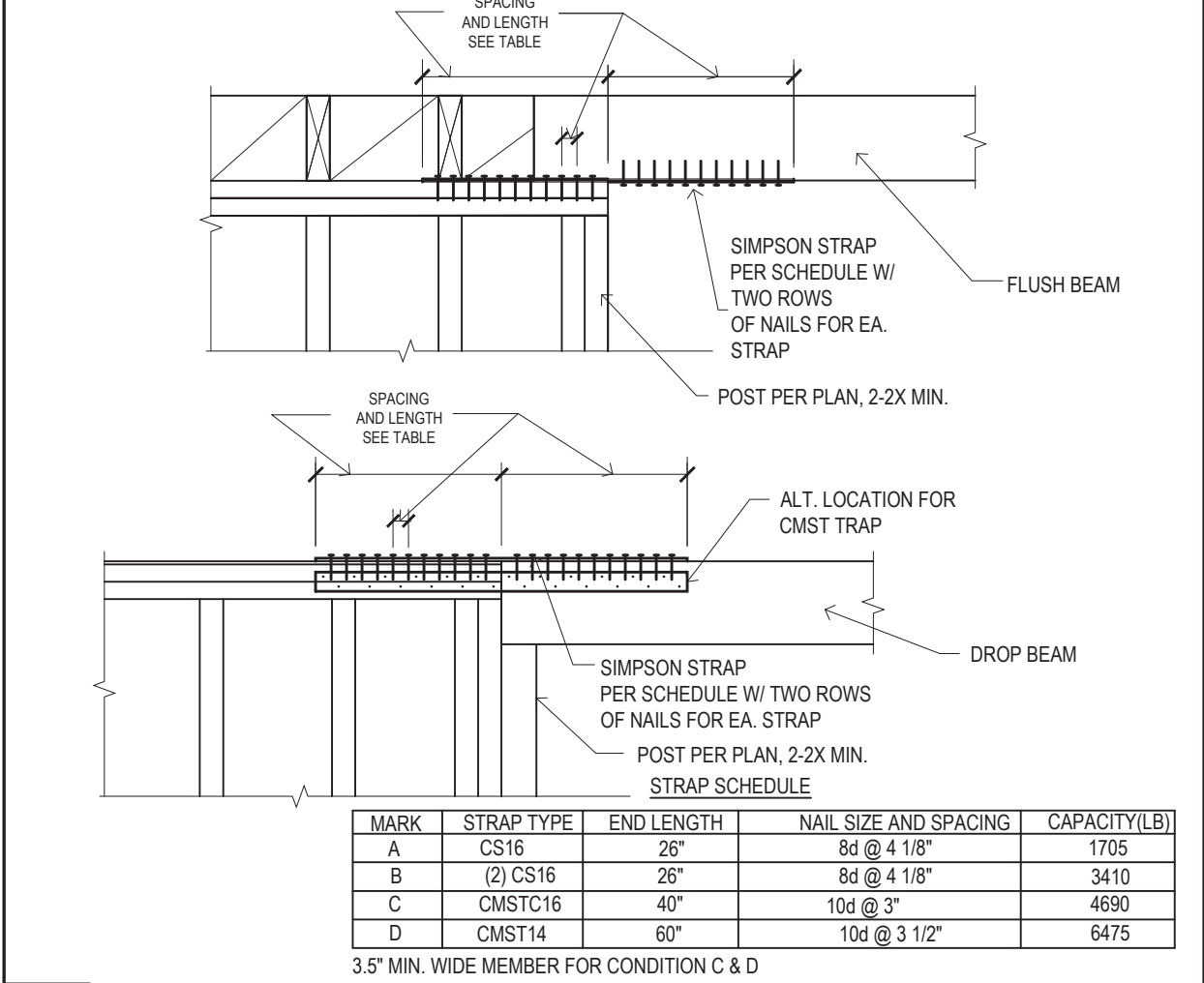
7 POST & BEAM CONNECTION



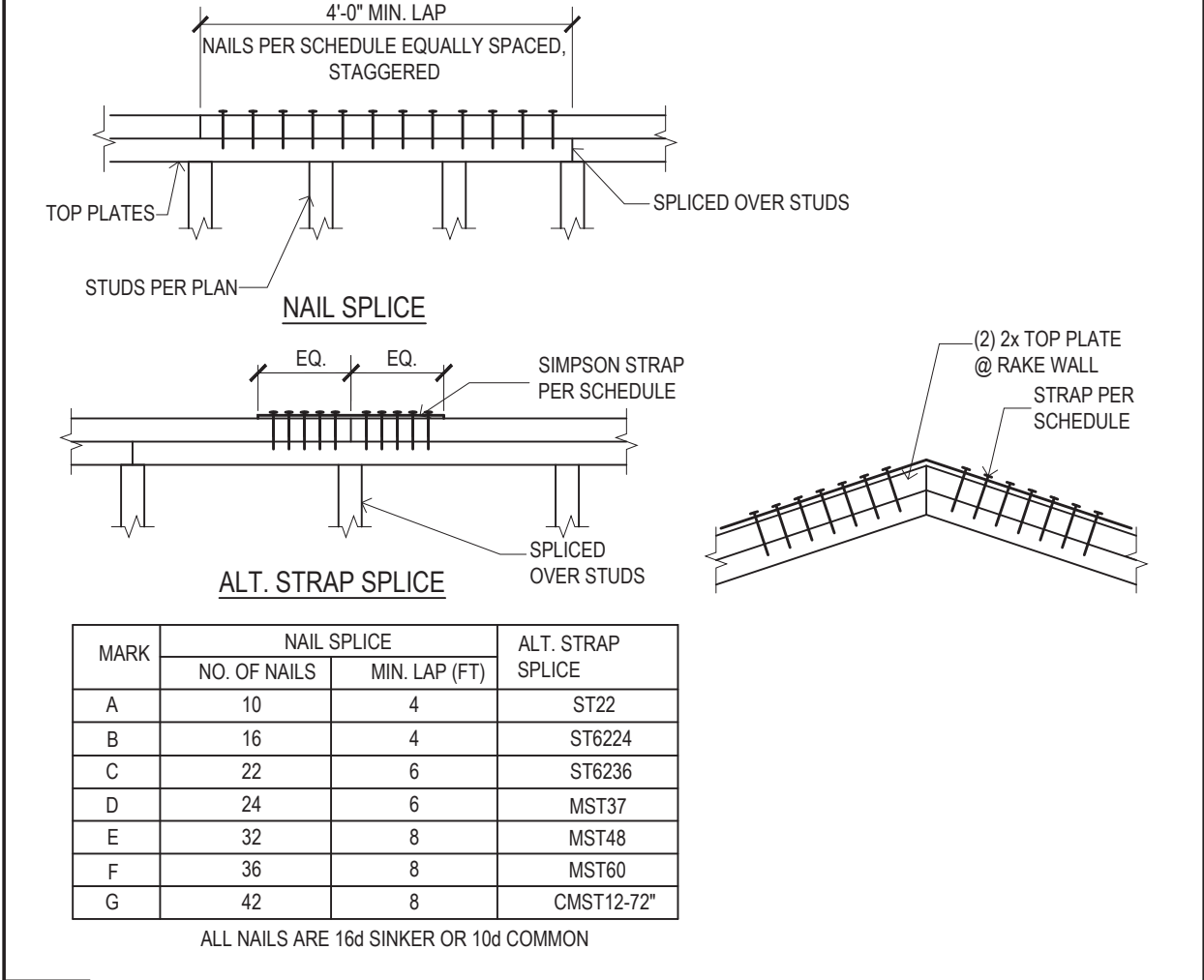
8 CONNECTION AT KING POST



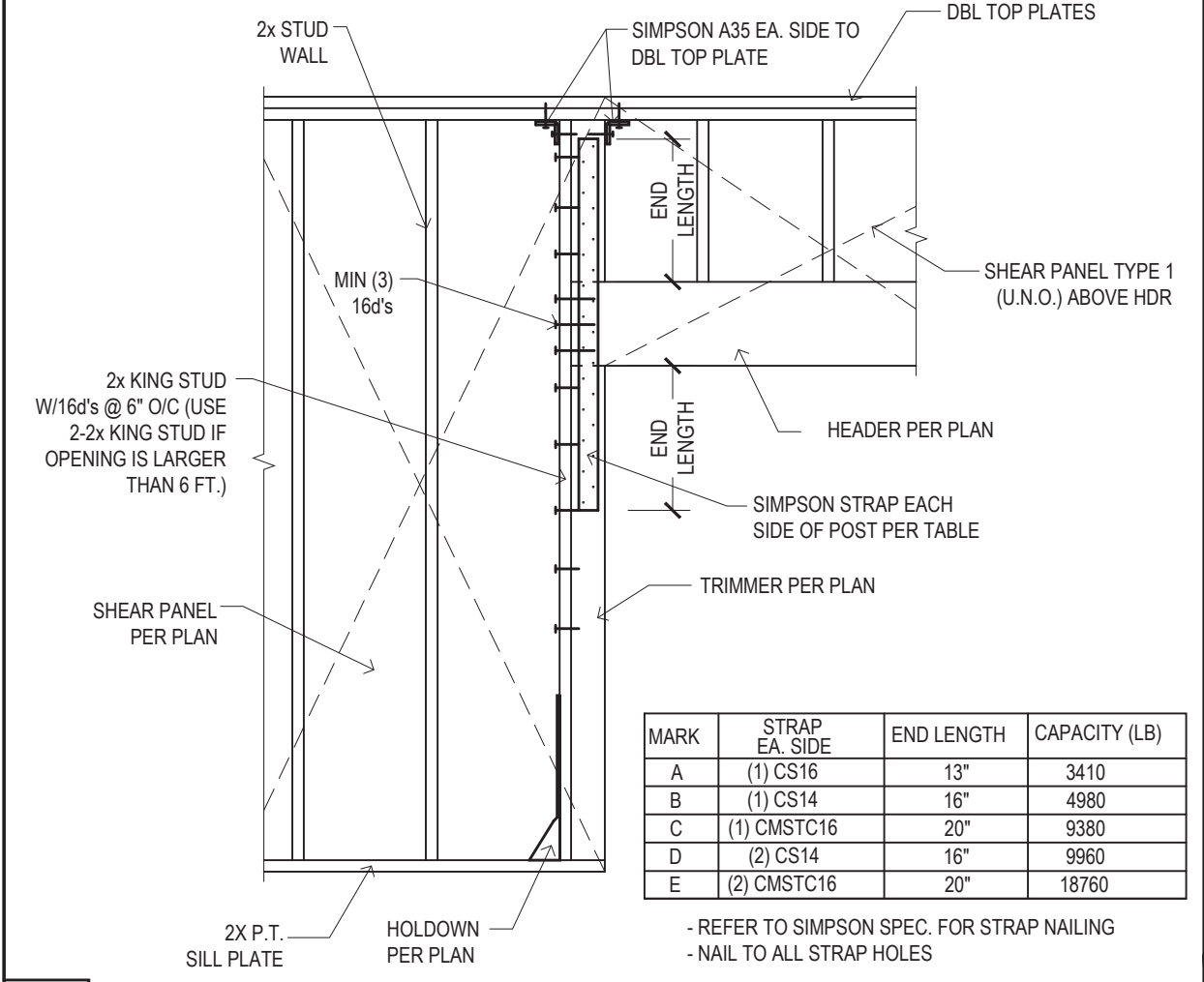
1 POST & BEAM CONNECTION



2 DRAG DETAIL



3 TYPICAL SPLICE TOP PLATE



4 CONNECTION DETAIL

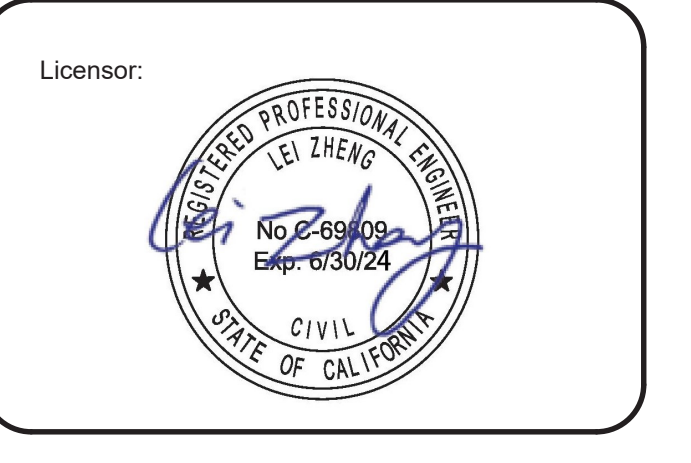
WWW.CECILIA123.COM
 CHIEF ENGINEER LEI ZHENG (MASON)
 PHONE: (510)909-1933
 EMAIL: ENGINEER.LEI@GMAIL.COM

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

15300 Garcal Dr,
 San Jose, CA 95127

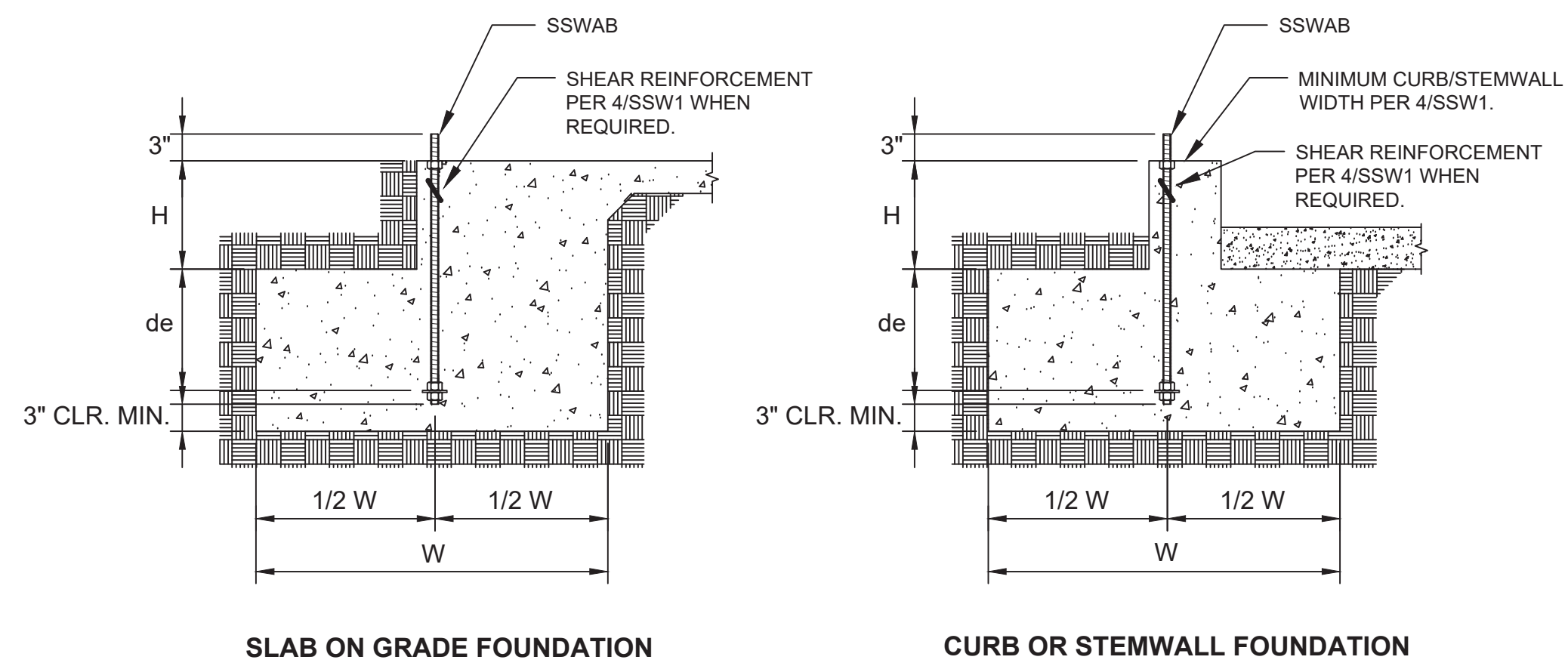
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:



SHEET TITLE:
**STRUCTURAL
 DETAILS**

SHEET NUMBER:
SD.2



SLAB ON GRADE FOUNDATION

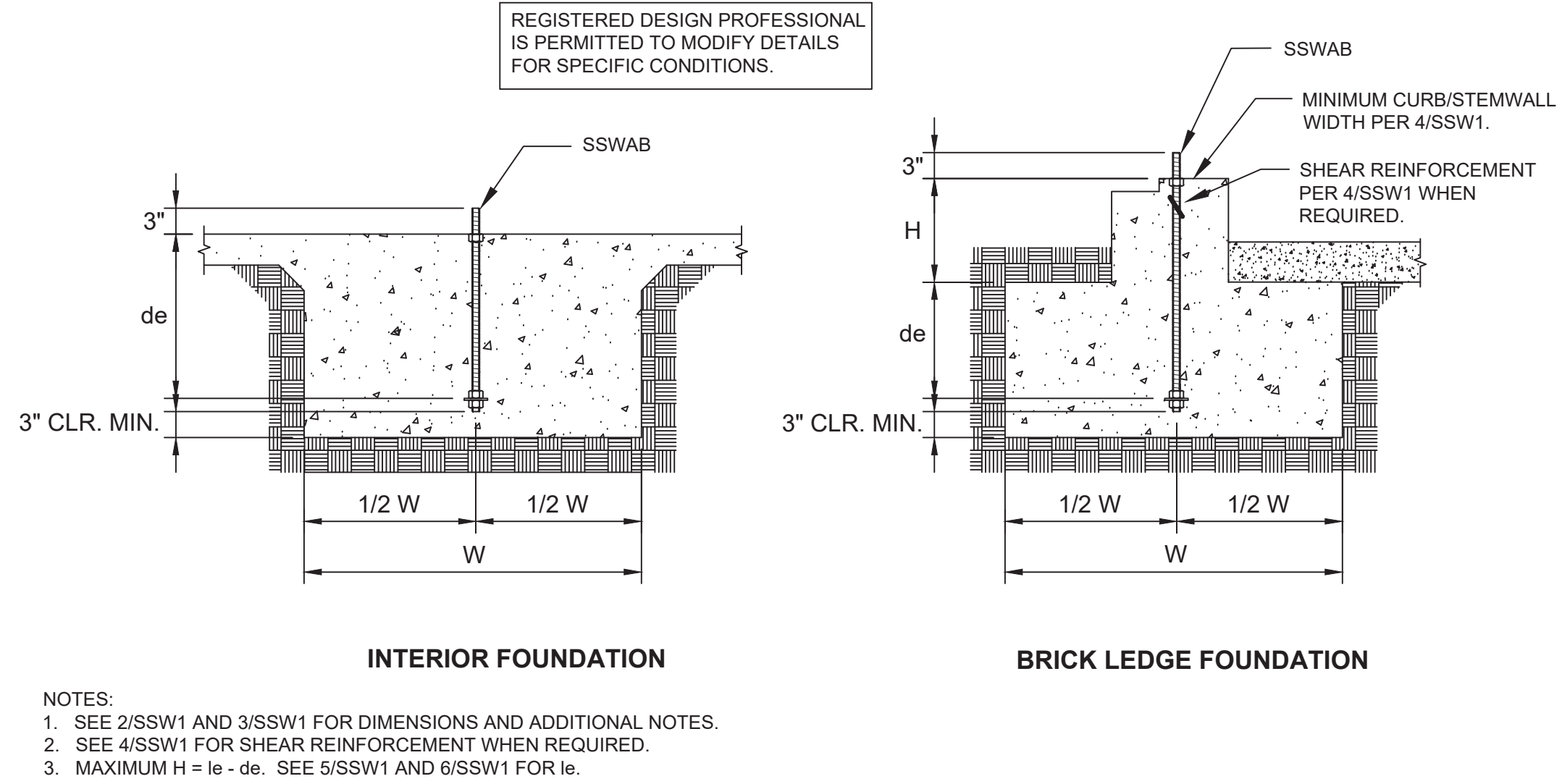
CURB OR STEMWALL FOUNDATION

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD	9,000	20	7	15,700	29	10
		HIGH STRENGTH	9,600	21	7	17,100	31	11
	18,200	32	11	33,000	46	16		
	19,900	34	12	35,300	48	16		
	UNCRACKED	STANDARD	8,800	17	6	15,700	25	9
		HIGH STRENGTH	9,600	19	7	17,100	27	9
18,600		28	10	32,600	40	14		
WIND	CRACKED	STANDARD	6,000	14	6	7,300	16	6
		HIGH STRENGTH	7,300	16	6	13,500	24	8
	9,600	20	7	17,100	29	10		
	11,800	22	8	22,700	34	12		
	UNCRACKED	STANDARD	13,500	24	8	27,400	38	13
		HIGH STRENGTH	17,000	28	10	32,300	42	14
19,900		32	11	35,300	45	15		

- NOTES:
- ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
 - ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
 - SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.
 - WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
 - FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
 - SEE 1/SSW1 AND 2/SSW1 FOR W AND de.

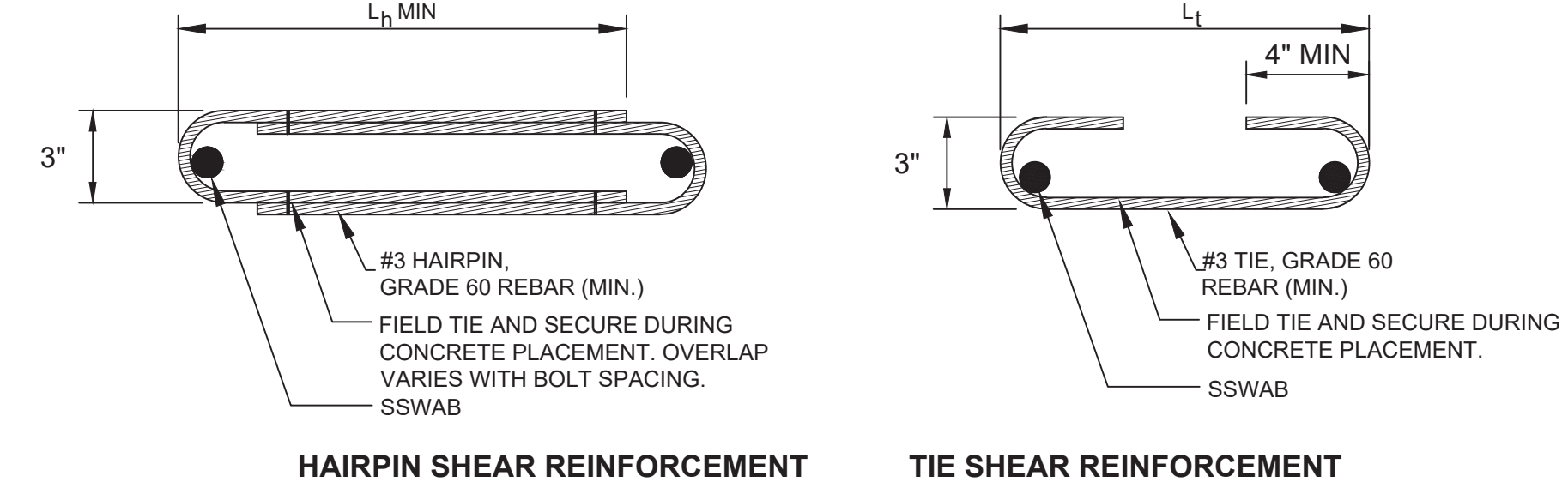
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD	8,700	18	6	16,000	27	9
		HIGH STRENGTH	9,600	20	7	17,100	29	10
	17,800	29	10	32,100	42	14		
	19,900	32	11	35,300	45	15		
	UNCRACKED	STANDARD	9,100	16	6	15,700	23	8
		HIGH STRENGTH	9,600	17	6	17,100	25	9
17,800		25	9	32,500	37	13		
WIND	CRACKED	STANDARD	5,400	12	6	6,800	14	6
		HIGH STRENGTH	8,300	16	6	11,600	20	7
	9,600	18	6	17,100	26	9		
	UNCRACKED	STANDARD	11,600	20	7	21,400	30	10
		HIGH STRENGTH	13,400	22	8	25,800	34	12
		17,300	26	9	31,000	38	13	

SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI



INTERIOR FOUNDATION

BRICK LEDGE FOUNDATION



HAIRPIN SHEAR REINFORCEMENT

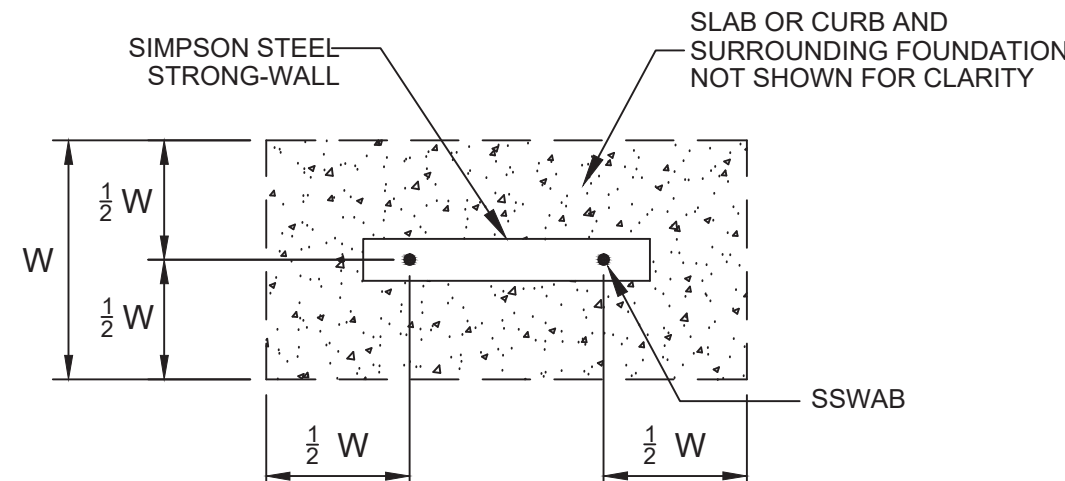
TIE SHEAR REINFORCEMENT

MODEL	L1 OR L2 (in.)	SEISMIC ^a		WIND ^b					
		SHEAR REINFORCEMENT	MIN. CURB / STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB / STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD V (lbs.) ^c			
						6" MIN CURB / STEMWALL		8" MIN CURB / STEMWALL	
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	-	1230	880	1440	1030
SSW15	12	(2) #3 TIES	6	NONE REQUIRED	-	1590	1135	1810	1295
SSW18	14	(1) #3 HAIRPIN	8 ^d	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG-WALL PANEL			
SSW21	15	(2) #3 HAIRPIN	8 ^d	(1) #3 HAIRPIN	6				
SSW24	17	(2) #3 HAIRPIN	8 ^d	(1) #3 HAIRPIN	6				

- NOTES:
- SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-11 AND ASSUME MINIMUM $f_c = 2,500$ PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
 - SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
 - SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
 - WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
 - MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
 - USE (1) #3 TIE FOR SSW12 AND SSW16 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
 - CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-11 D.8.2.

STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS

1



SEE TABLES BELOW FOR DIMENSIONS
FOUNDATION PLAN VIEW

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD	8,800	22	8	16,100	33	11
		HIGH STRENGTH	9,600	24	8	17,100	35	12
	18,500	36	12	33,000	51	17		
	19,900	38	13	35,300	54	18		
	UNCRACKED	STANDARD	8,800	19	7	15,700	28	10
		HIGH STRENGTH	9,600	21	7	17,100	30	10
18,300		31	11	32,300	44	15		
WIND	CRACKED	STANDARD	5,100	14	6	6,200	16	6
		HIGH STRENGTH	7,400	18	6	11,400	24	8
	9,600	22	8	17,100	32	11		
	11,800	24	8	21,100	36	12		
	UNCRACKED	STANDARD	13,500	27	9	27,300	42	14
		HIGH STRENGTH	15,900	30	10	31,800	46	16
19,900		35	12	35,300	50	17		

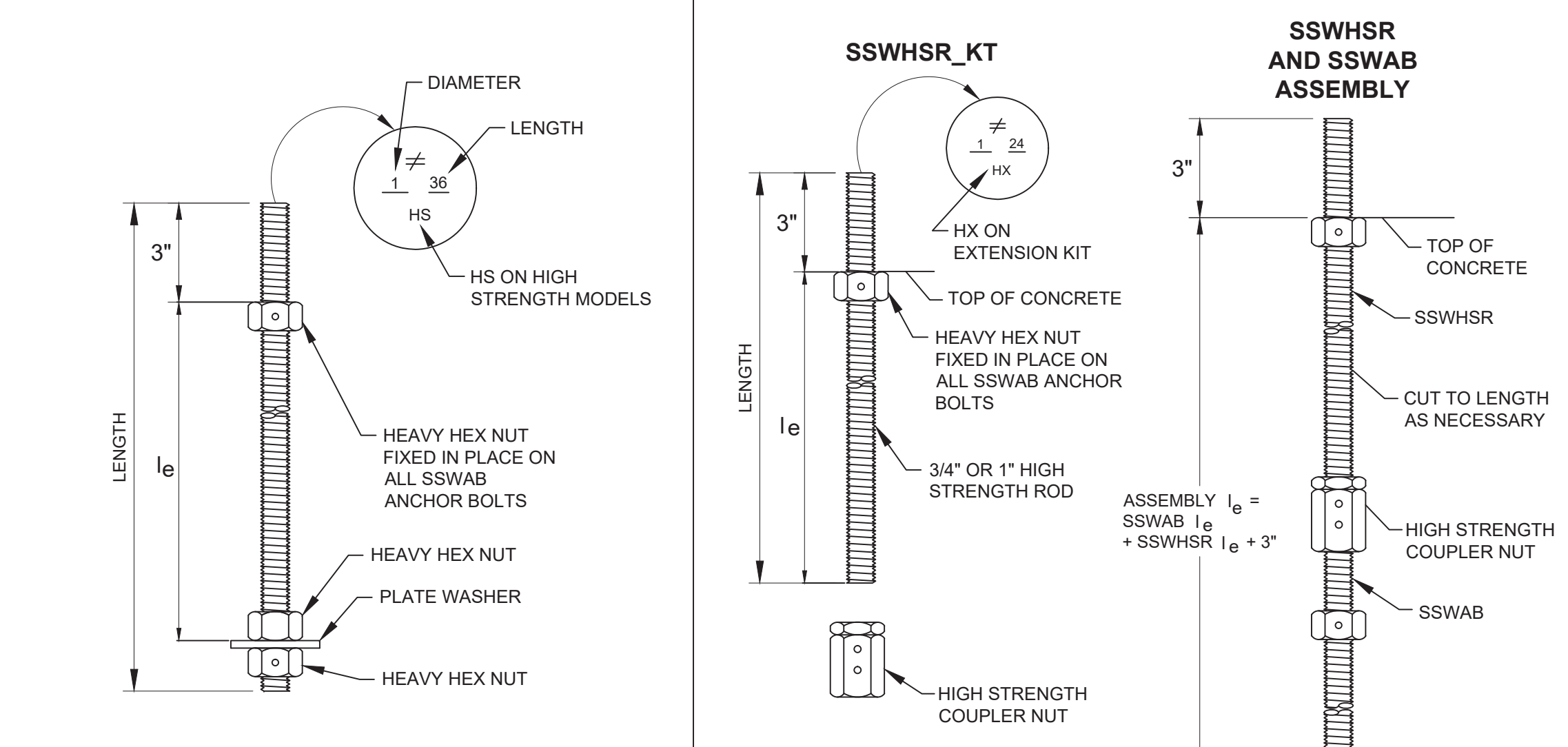
- NOTES:
- ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
 - ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
 - SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.
 - WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
 - FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
 - REFER TO 1/SSW1 FOR de.

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI

2

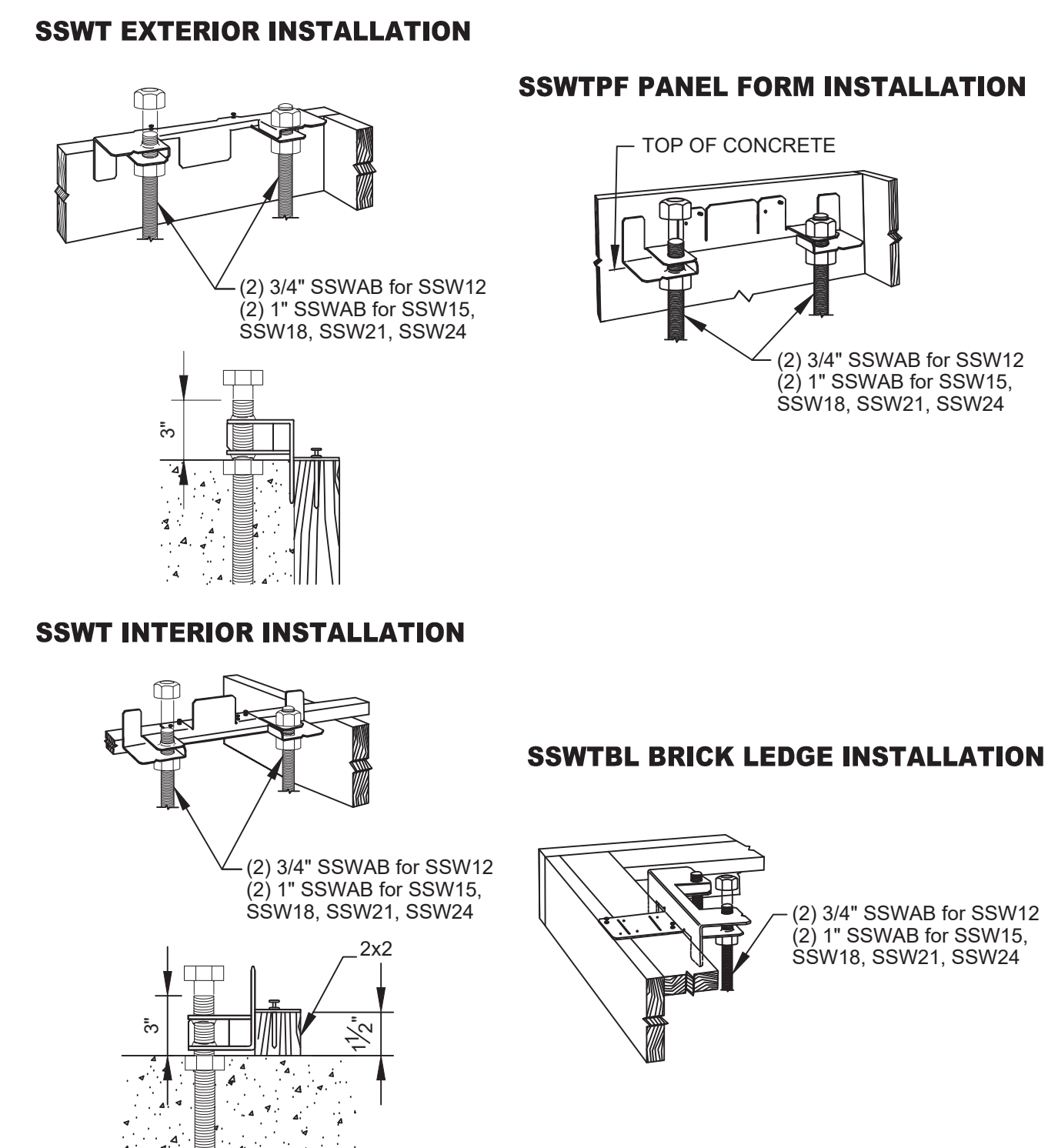
STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE

4



STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	le
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
15", 18", 21 AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

SSW WIDTH	MODEL NO.	DIAMETER	TOTAL LENGTH	le
12" MODEL	SSWHSR3/4-2KT	3/4"	24"	21"
	SSWHSR3/4-3KT	3/4"	36"	33"
15", 18", 21 AND 24" MODELS	SSWHSR1-2KT	1"	24"	21"
	SSWHSR1-3KT	1"	36"	33"



SSW ANCHOR BOLTS

5

SSW ANCHOR BOLT EXTENSION

6

SSW ANCHOR BOLT TEMPLATES

7

REVISIONS

NO.	DATE	DESCRIPTION
1	9/21/2009	2006 IBC REVISIONS
2	4/16/2014	2012 IBC REVISIONS

IMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE: 5956 W. LAS POSITAS BLVD. PLEASANTON, CA 94588
TEL: (800) 999-5099

IMPSON Strong-Tie THE BOLD

STEEL STRONG-WALL ANCHORAGE DETAILS ENGINEERED DESIGNS

IMPSON Strong-Tie THE BOLD

NAME

DATE 4-16-2014

SCALE N.T.S.

CHECKED

SHEET

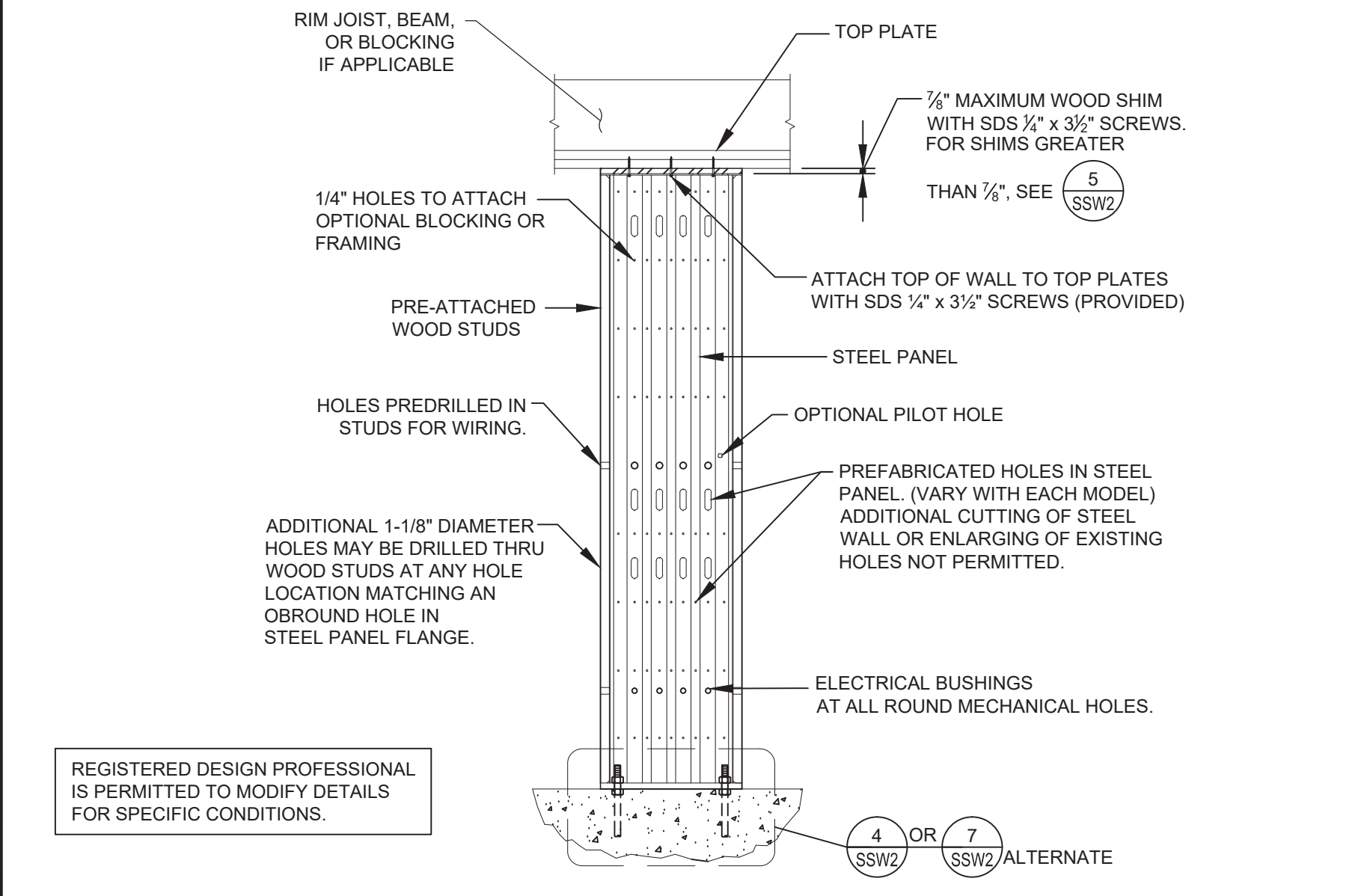
SSW1

OF SHEETS

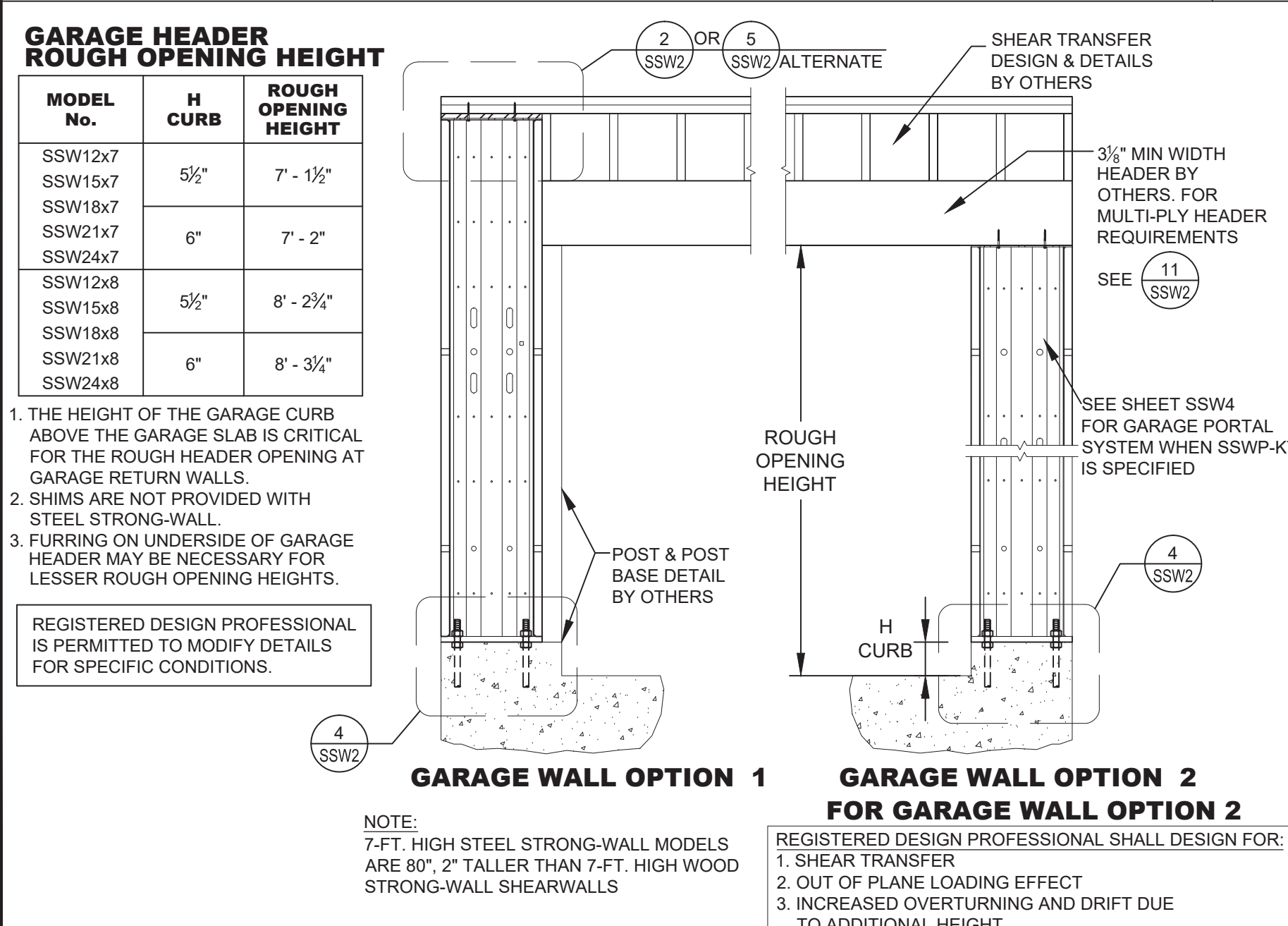
JOB NO.

STEEL STRONG-WALL MODELS					
STD. WALL MODEL NO.	-STK WALL MODEL NO.	H (in)	T (in)	HOLD-DOWN ANCHOR BOLTS ²	QTY. OF TOP OF WALL SCREWS
SSW12x7	--	80	3 1/2	(2) 3/4"	4
SSW15x7	--	80	3 1/2	(2) 1"	6
SSW18x7	--	80	3 1/2	(2) 1"	9
SSW21x7	--	80	3 1/2	(2) 1"	12
SSW24x7	--	80	3 1/2	(2) 1"	14
SSW12x7.4	--	85 1/2	3 1/2	(2) 3/4"	4
SSW15x7.4	--	85 1/2	3 1/2	(2) 1"	6
SSW18x7.4	--	85 1/2	3 1/2	(2) 1"	9
SSW21x7.4	--	85 1/2	3 1/2	(2) 1"	12
SSW24x7.4	--	85 1/2	3 1/2	(2) 1"	14
SSW12x8	--	93 1/4	3 1/2	(2) 3/4"	4
SSW15x8	SSW15x8-STK	93 1/4	3 1/2	(2) 1"	6
SSW18x8	SSW18x8-STK	93 1/4	3 1/2	(2) 1"	9
SSW21x8	SSW21x8-STK	93 1/4	3 1/2	(2) 1"	12
SSW24x8	SSW24x8-STK	93 1/4	3 1/2	(2) 1"	14
SSW12x9	--	105 1/4	3 1/2	(2) 3/4"	4
SSW15x9	SSW15x9-STK	105 1/4	3 1/2	(2) 1"	6
SSW18x9	SSW18x9-STK	105 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	105 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	105 1/4	3 1/2	(2) 1"	14
SSW12x10	--	117 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14

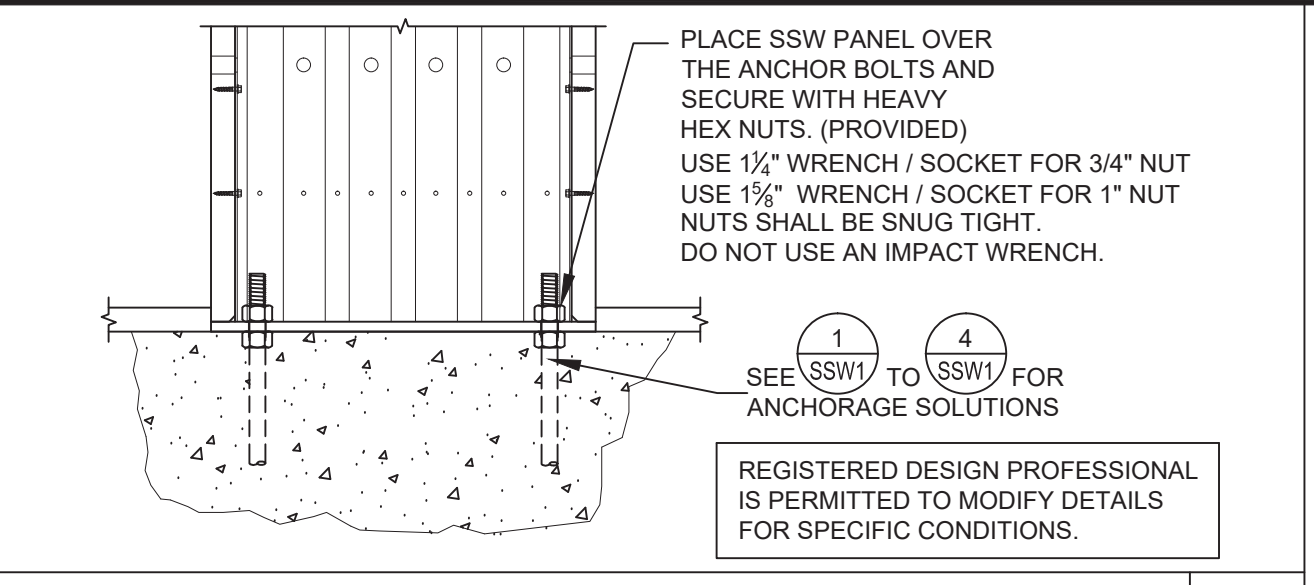
STEEL STRONG-WALL MODELS 1



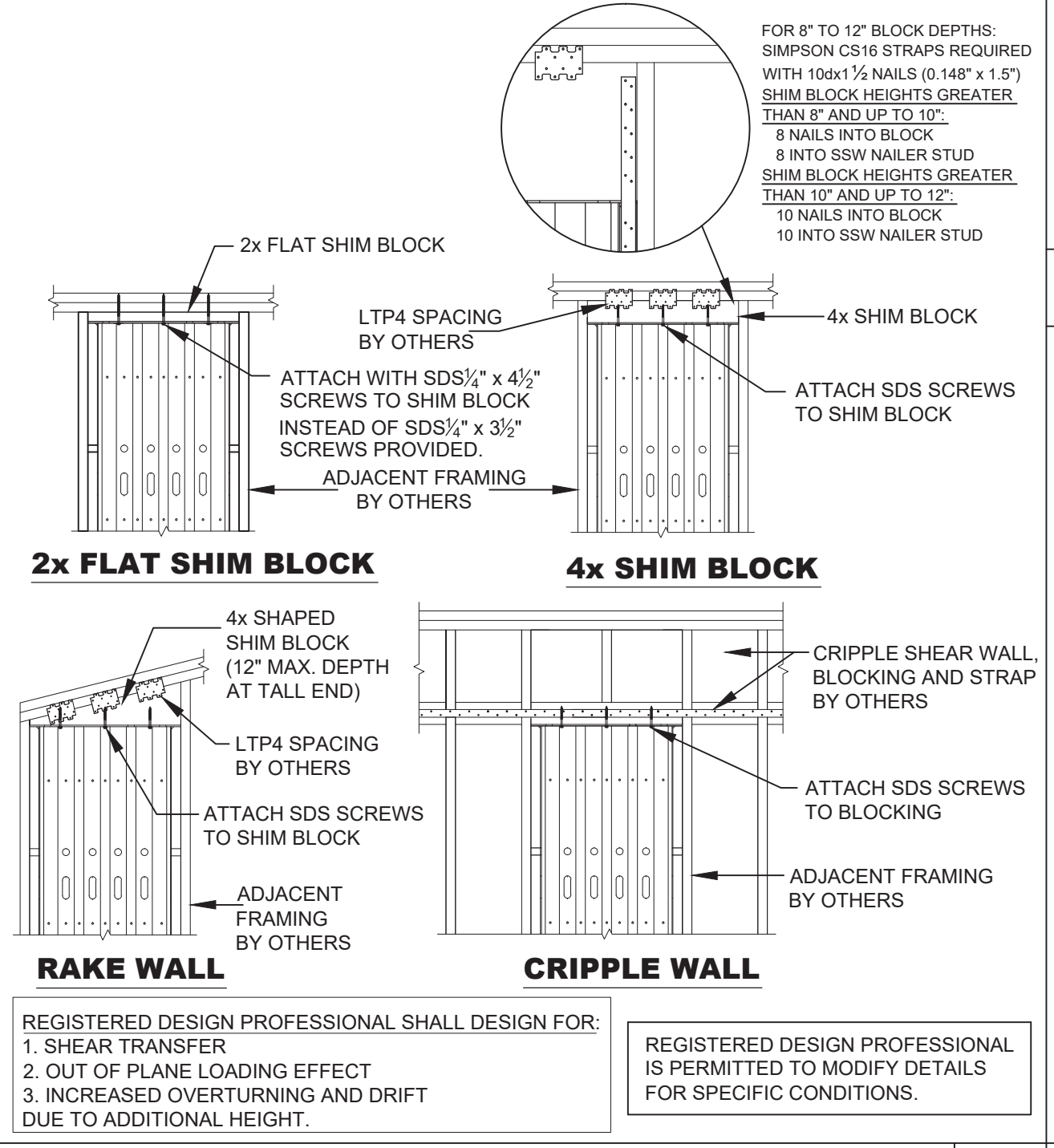
SINGLE-STORY SSW ON CONCRETE 2



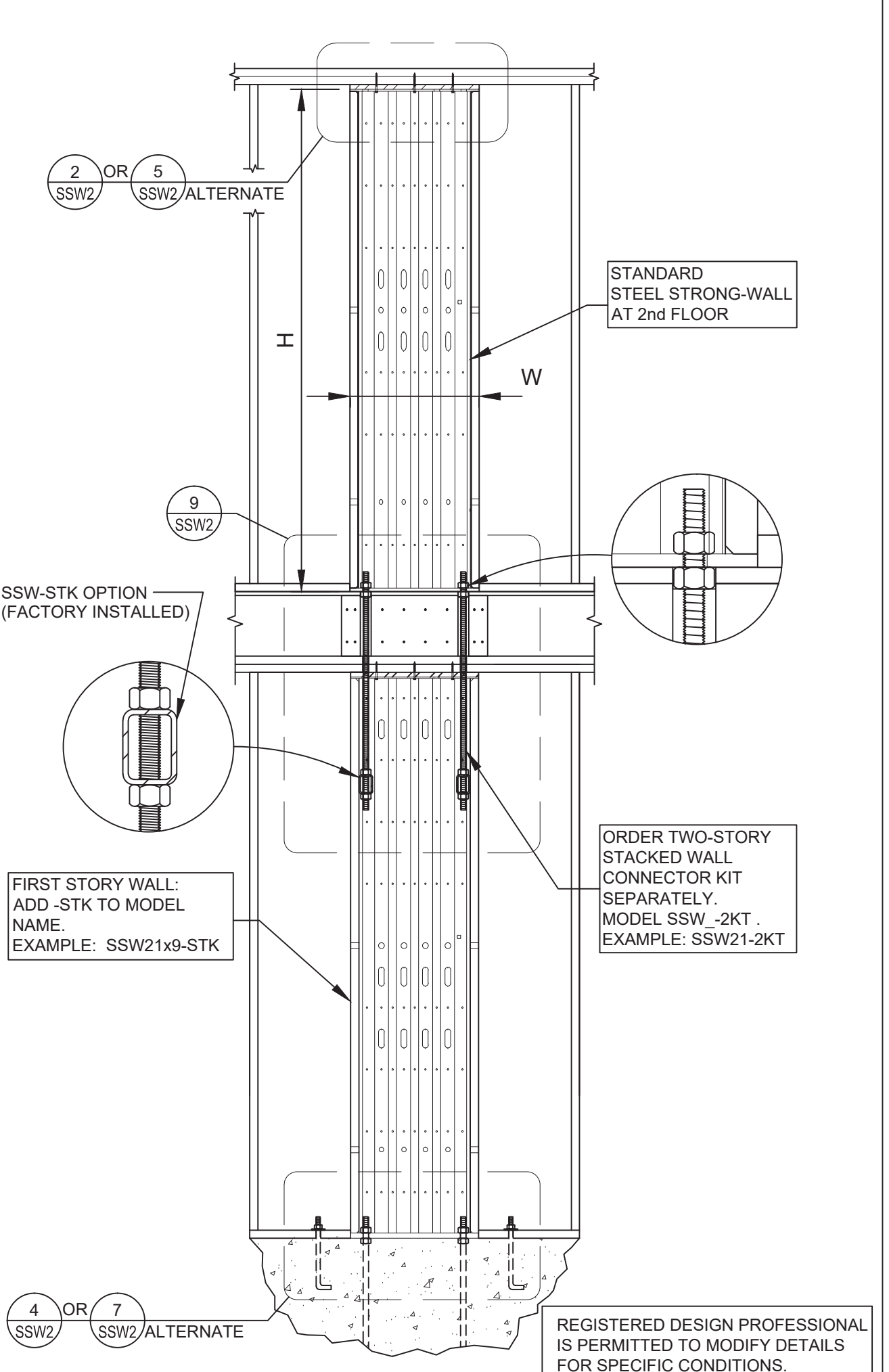
ALTERNATE GARAGE WALL OPTIONS 3



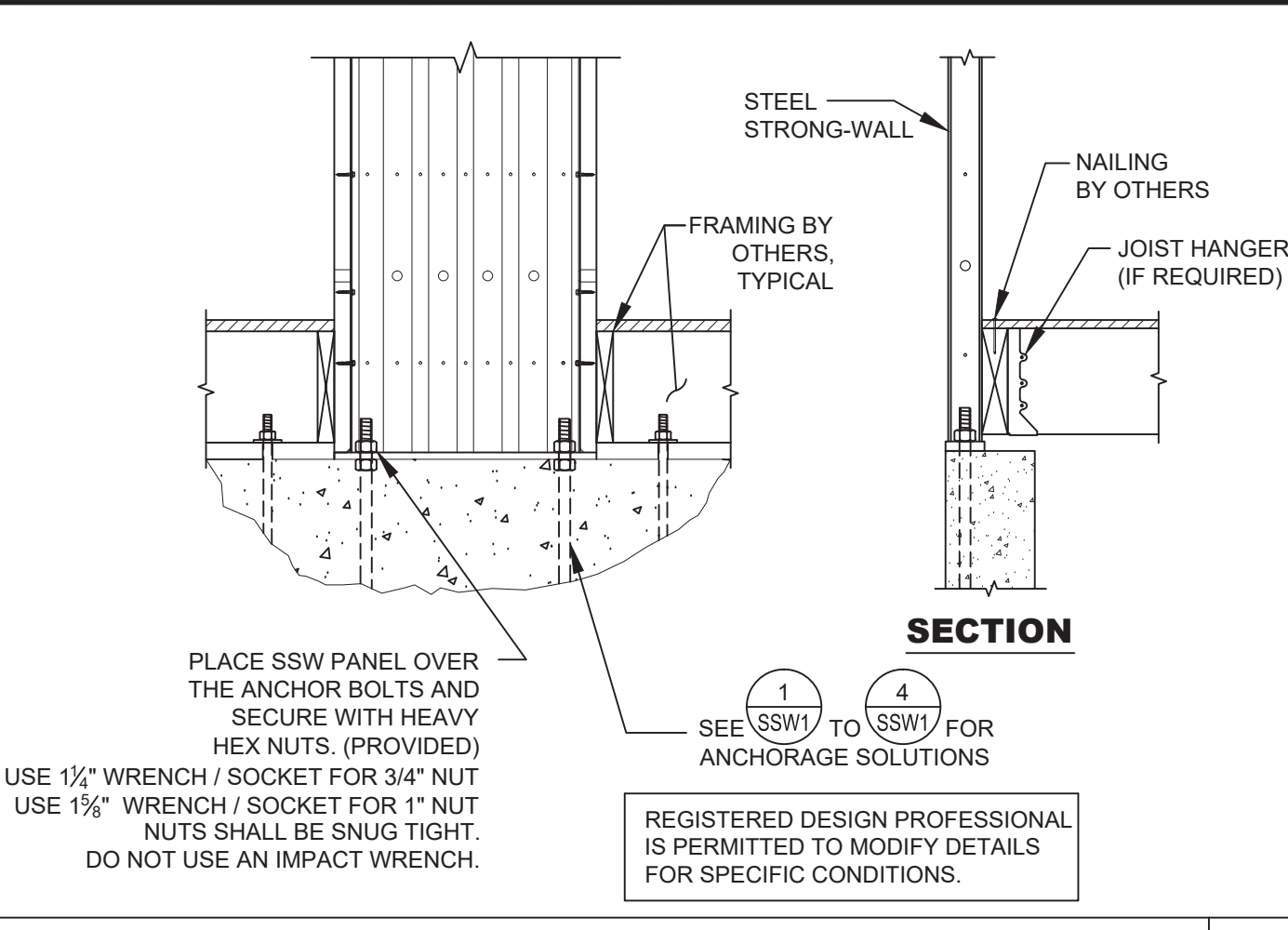
STRONG-WALL ON CONCRETE 4



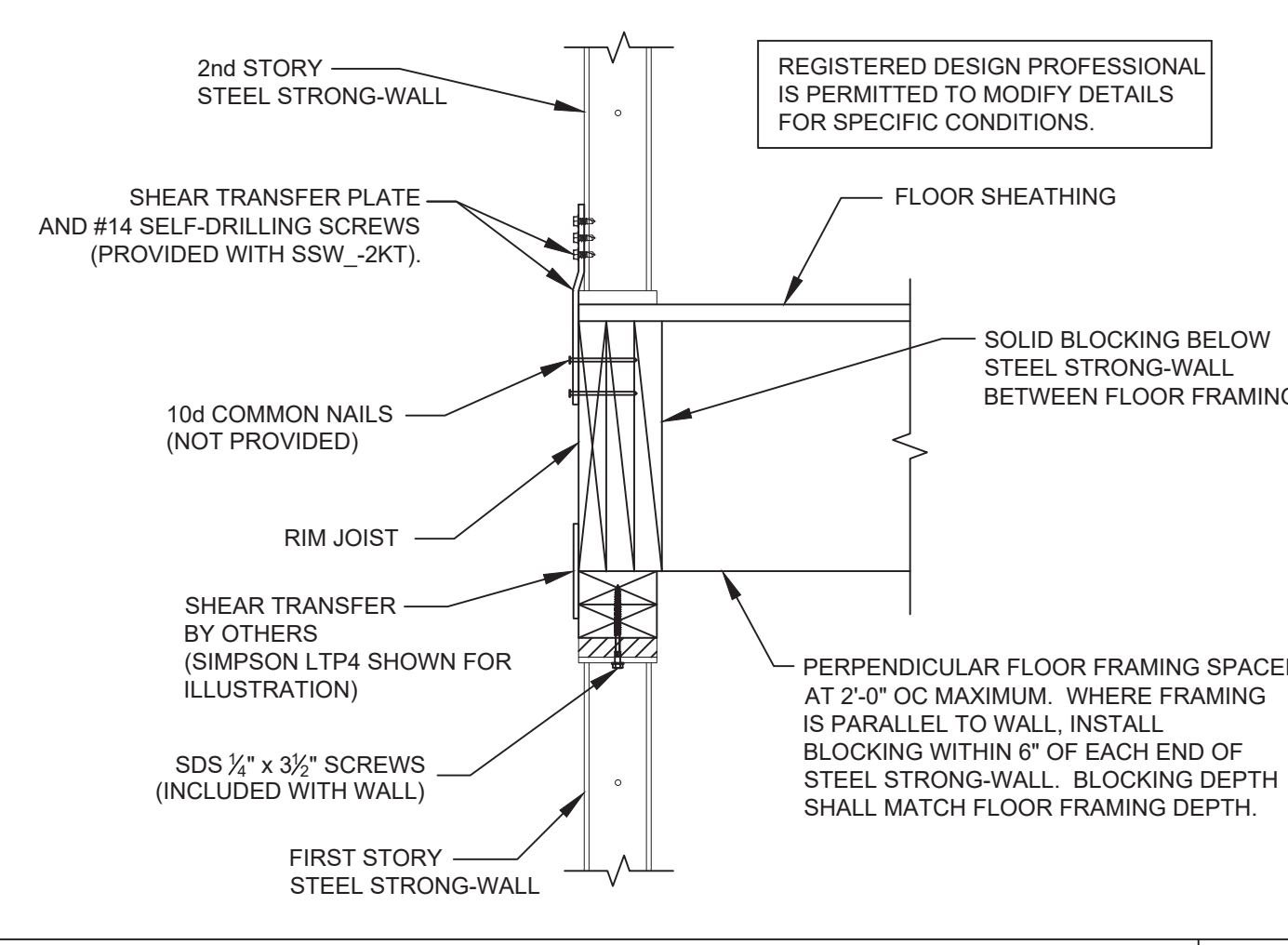
TOP OF WALL HEIGHT ADJUSTMENTS 5



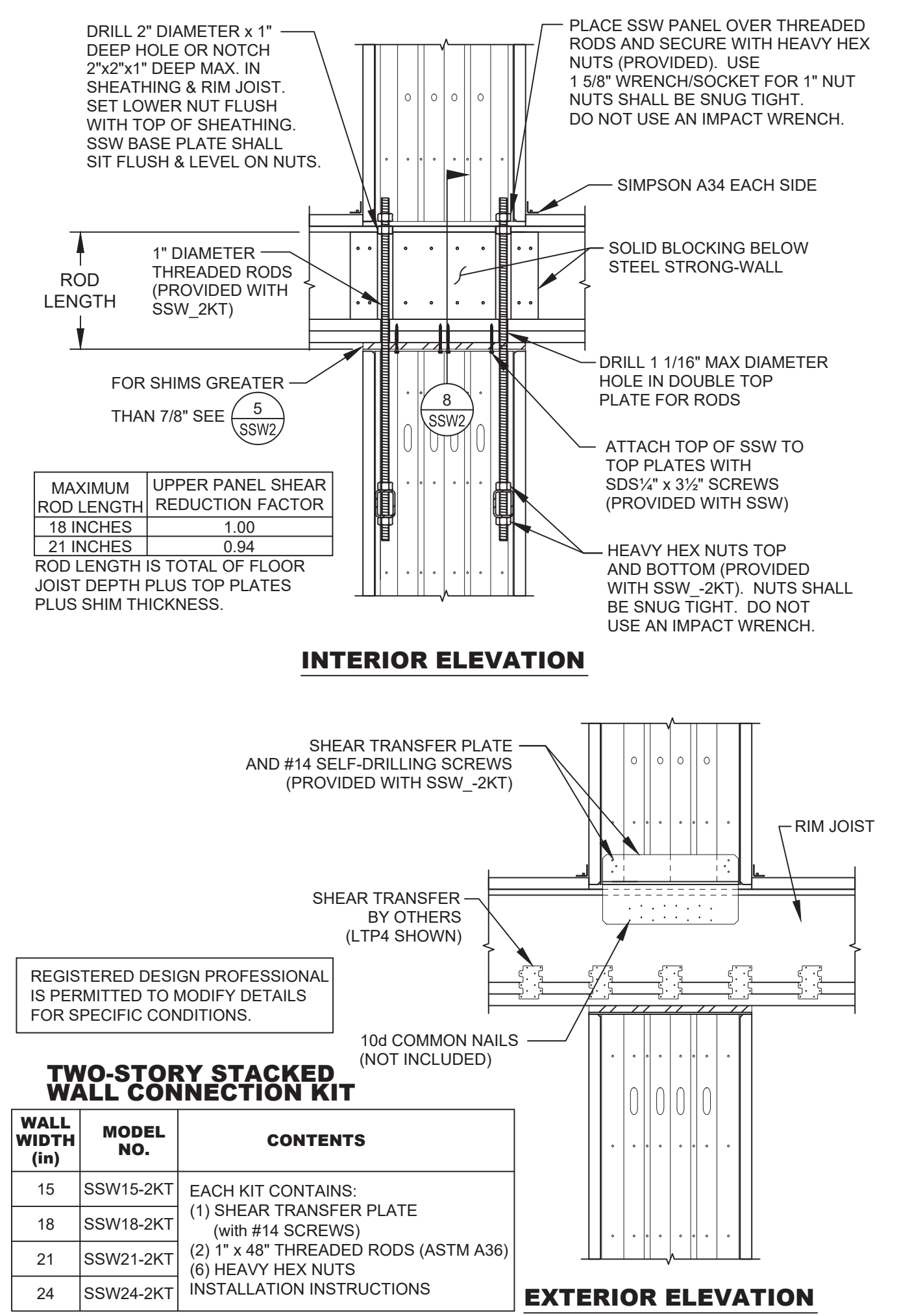
TWO-STORY STACKED 6



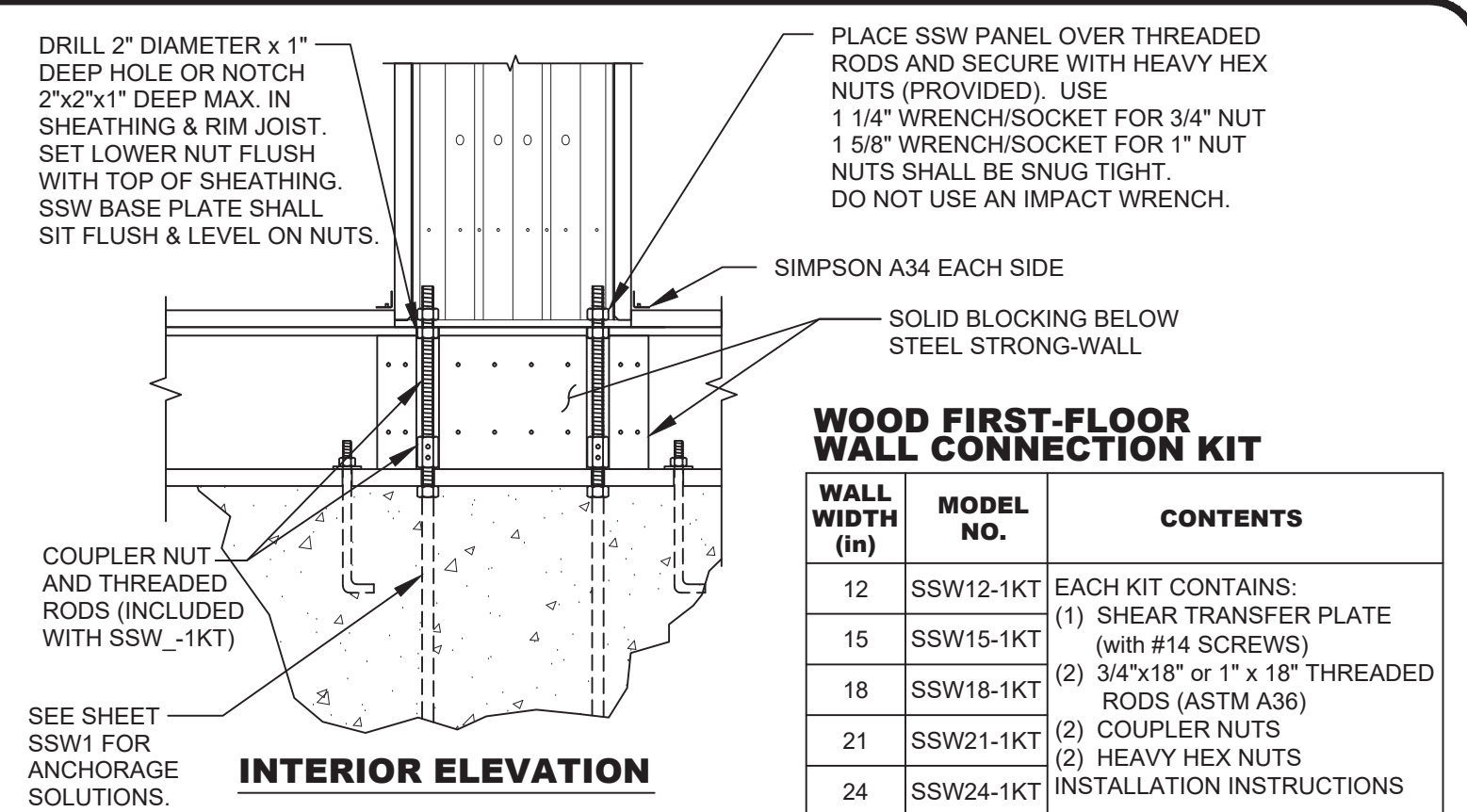
ALTERNATE 1ST FLOOR WOOD FRAMING 7



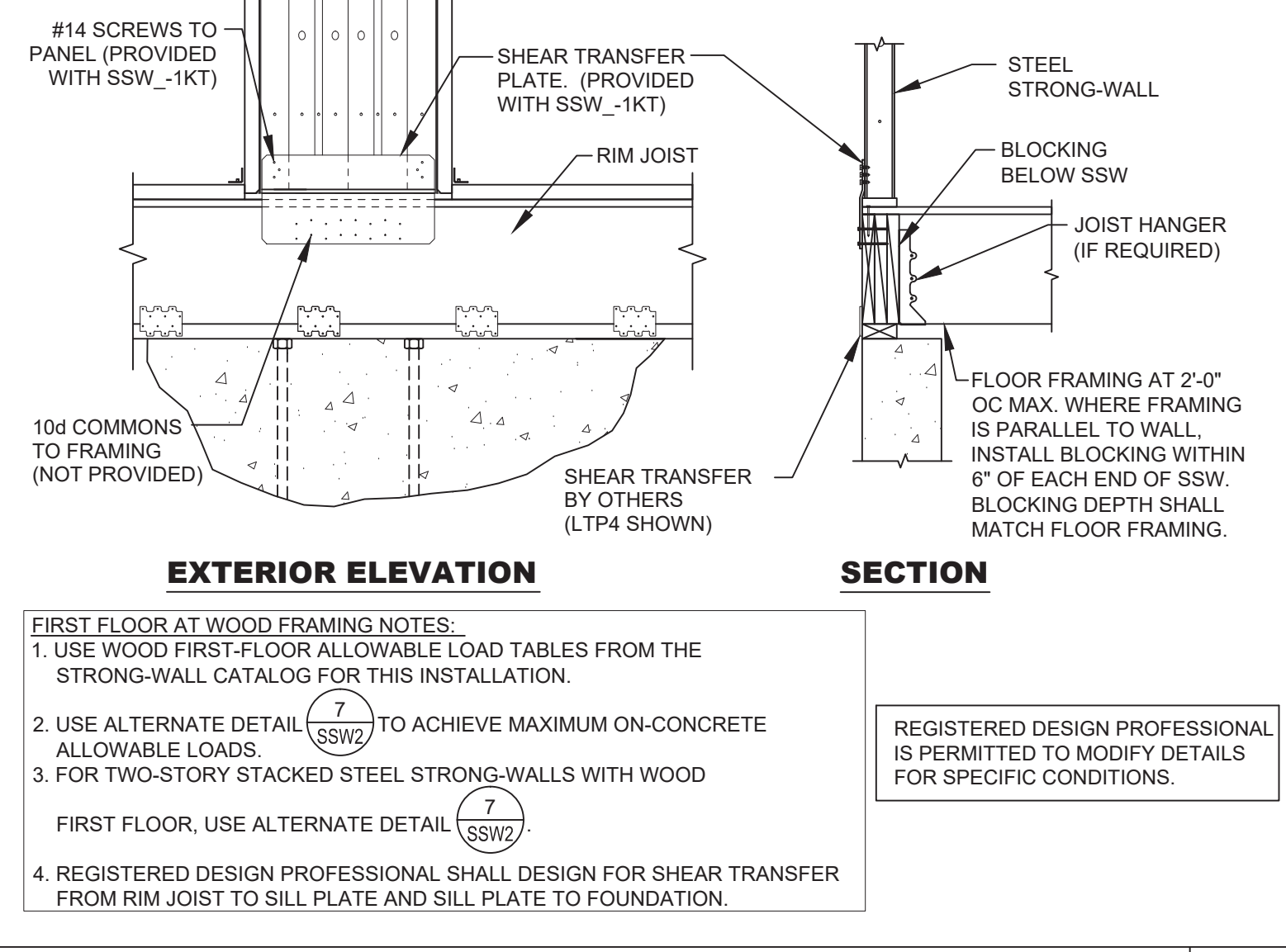
TWO-STORY STACKED FLOOR SECTION 8



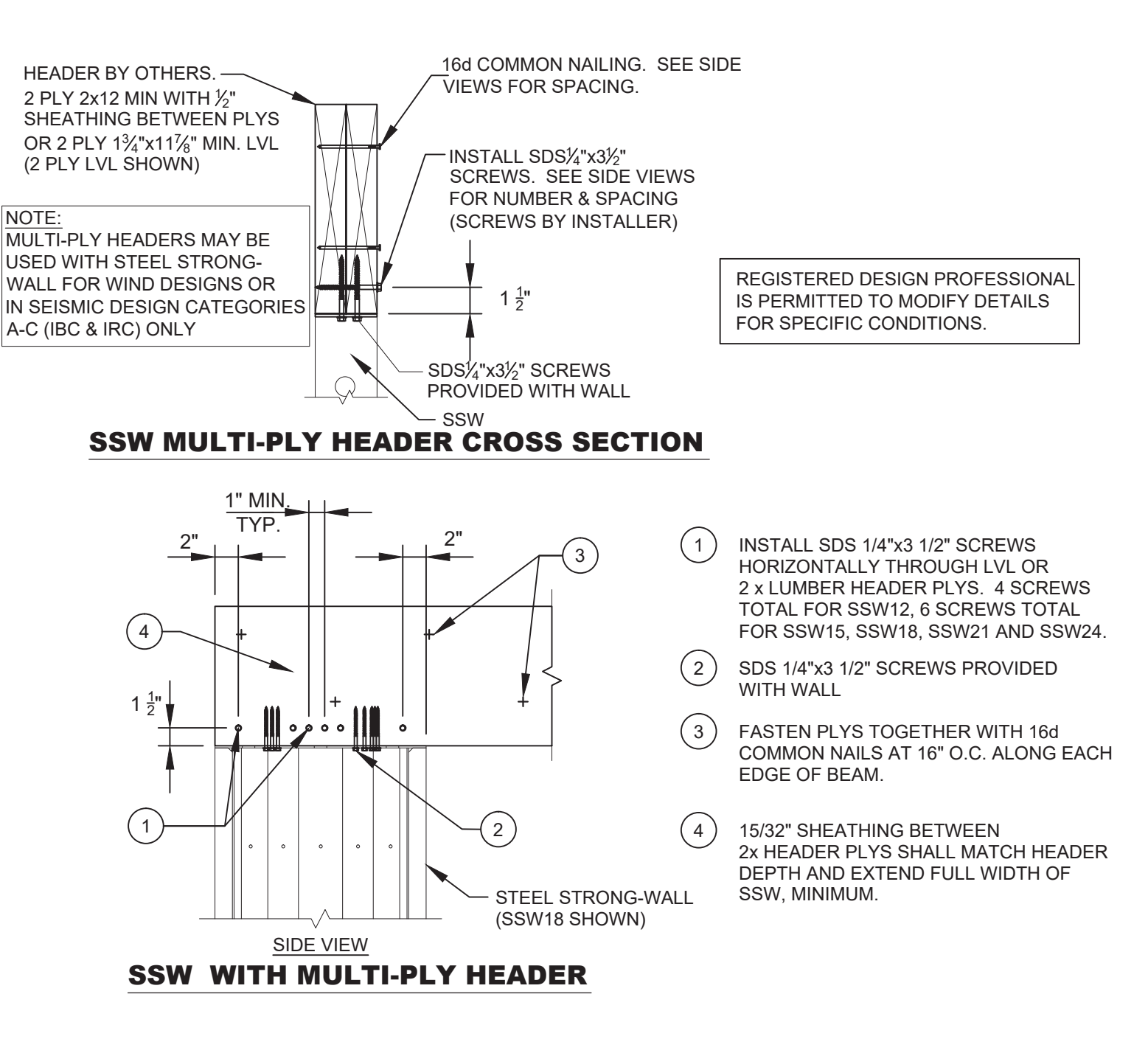
TWO-STORY STACKED FLOOR FRAMING 9



WOOD FIRST-FLOOR WALL CONNECTION KIT 10



FIRST FLOOR AT WOOD FRAMING 11



MULTI-PLY HEADERS 12

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

SIMPSON STRONG-TIE COMPANY, INC.
 HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588
 TEL: (800) 999-5099

STEEL STRONG-WALL FRAMING DETAILS ENGINEERED DESIGNS

REVISIONS

NO.	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS
2	4/16/2014	2012 IBC REVISIONS

NAME
DATE: 4-16-2014
SCALE
N.T.S.
CHECKED
SHEET
SSW2
OF SHEETS
JOB NO.

PRECISE GRADING PLAN

FOR

ACCESSORY DWELLING UNIT

15300 GARCAL DR, SAN JOSE, CA 95127

GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY _____ DATED _____ THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER, THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
- DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
- DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
- DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
- DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
- THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
- DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
- ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
- UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION 86-18).
- THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
- ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
- THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
- INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, 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.
- 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:
 - TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
 - FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

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

RETAINING WALL

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

GRADING NOTES

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

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
ADU & GARAGE	480	131	9.5'
POOL/HARDSCAPE	-	-	-
LANDSCAPE	-	-	-
DRIVEWAY	82	63	5.5'
OFF SITE IMPROVEMENTS	-	-	-
TOTAL	562	194	-

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

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

ACCESS ROADS AND DRIVEWAYS

- DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
- ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 16 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.
- THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
- ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
- ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AS-BUILT PLANS STATEMENT

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

DATE _____ SIGNATURE _____

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

SHEET INDEX

TITLE SHEET	C-1
PRECISE GRADING & DRAINAGE PLAN	C-2
SECTIONS AND DETAILS	C-3
EROSION CONTROL PLAN	

OWNER

DAVID POPE
ADDRESS: 15300 GARCAL DR, SAN JOSE, CA 95127
PHONE: 408-307-0375
EMAIL: davidpope@gmail.com

ARCHITECTURAL DESIGNER

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

STRUCTURAL ENGINEER PROVIDER

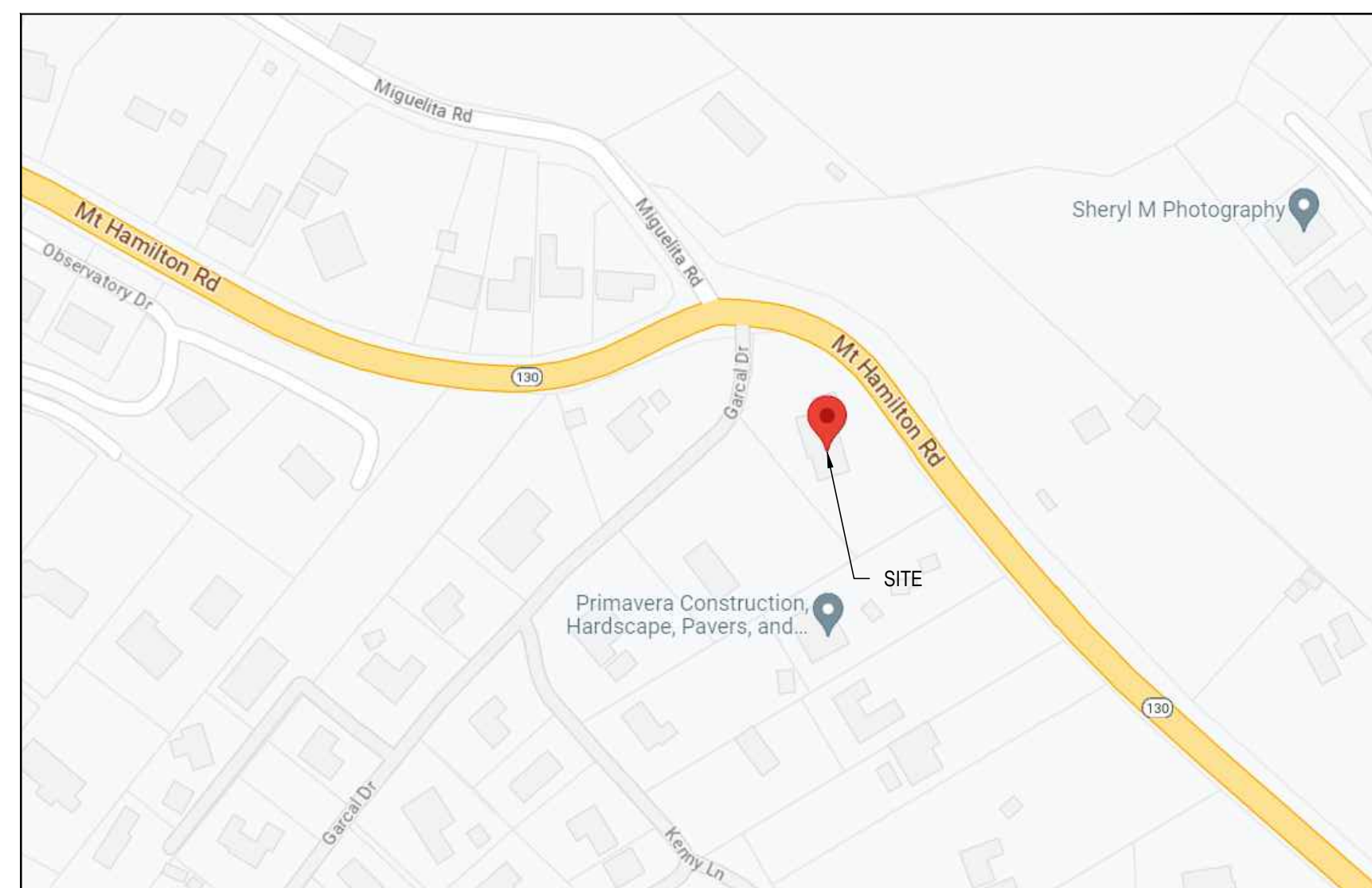
NAME: LEI ZHENG
PHONE: (510) 909-1933
EMAIL: ENGINEER.LEI@GMAIL.COM

CIVIL ENGINEER

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

SURVEYOR

MISSION ENGINEERS, INC.
ADDRESS: 2355 De La Cruz Blvd, Santa Clara, CA 95050
PHONE: (408) 727-8262
EMAIL: mission@missionengineersinc.com



VICINITY MAP
NOT TO SCALE



CECILIA HOME

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

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

**15300 GARCAL DR,
SAN JOSE, CA 95127**

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

Licenser:

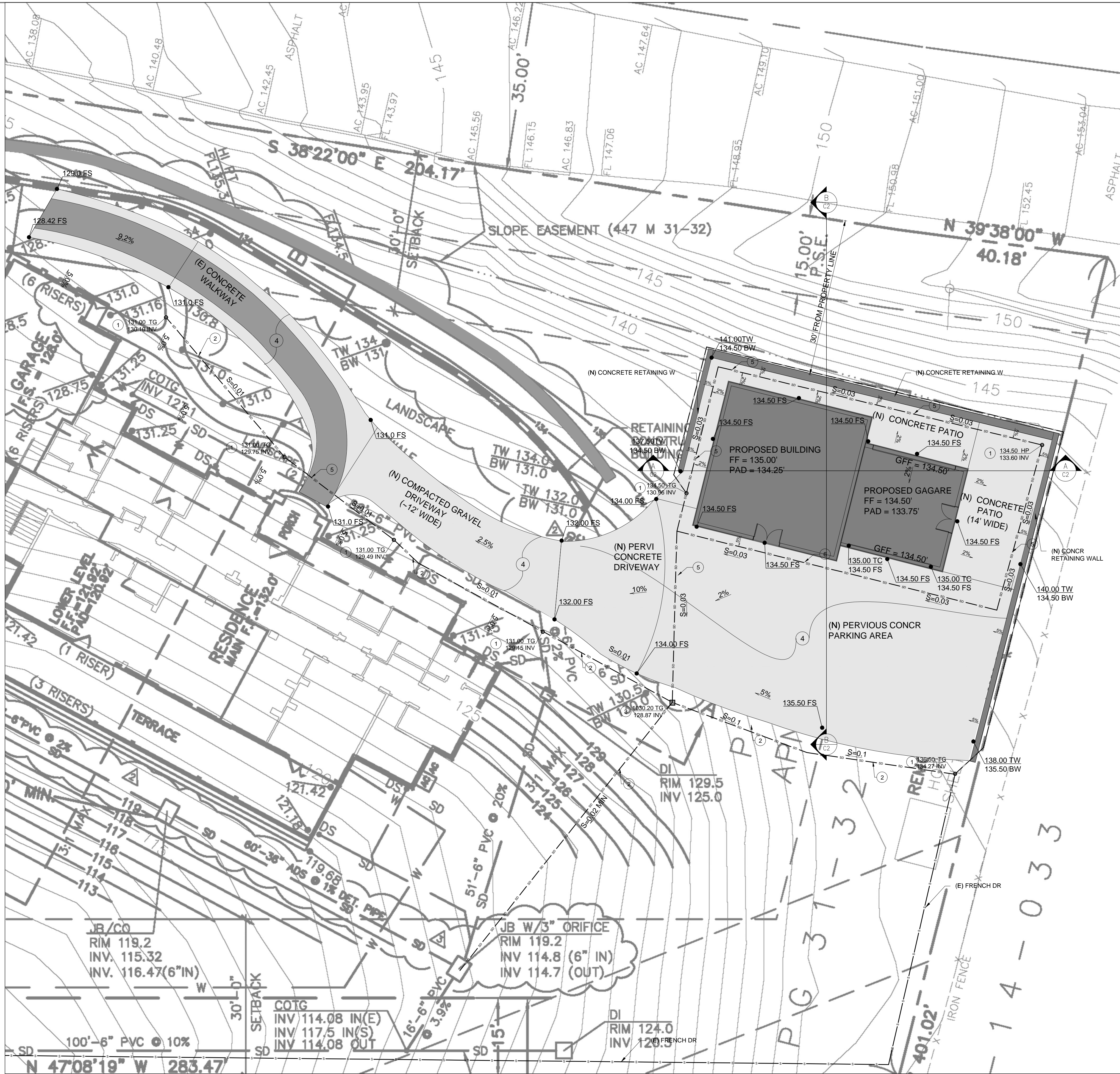


SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

C-1



PRECISE GRADING PLAN
SCALE 1" = 10'

CONSTRUCTION NOTE

1. INSTALL 6" DIA. DRAIN NDS 40 W/RISER AND ADAPTOR OR EQUAL.
2. INSTALL 4" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN SYSTEM.
3. INSTALL NDS 9" SQUARE CATCH BASIN WITH FILTER (NDS PART NO. 900FF) AND 4" DIA. OUTLET.
4. CONSTRUCT NEW DRIVEWAY PER DETAIL 2/C-3.
5. INSTALL BOTTOMLESS TRENCH DRAIN PER DETAIL 4/C-3.
6. INSTALL CHANNEL DRAIN PER DETAIL 5/C-3.

NOTE

- SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY.
- ALL DRAINAGE SHALL BE DIRECTED TOWARD THE STREET, APPROVED DRAINAGE SYSTEM, OR NATURAL WATERCOURSE.
- PER 2022 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

LEGEND

- 100 EXISTING CONTOUR
- 100FS SPOT ELEVATION
- PROPOSED CONCRETE AREA
- PROPERTY LINE
- X.X% SURFACE SLOPE
- S=X.X STORM DRAIN SLOPE
- PAD PROPOSED PAD ELEVATION
- FS PROPOSED FINISHED SURFACE
- FG PROPOSED FINISHED GROUND
- FF PROPOSED FINISHED FLOOR
- INV INVERT OF PIPE
- TG TOP OF GRATE
- PL PROPERTY LINE
- TW TOP OF WALL
- HP HIGH POINT
- EXIST EXISTING

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

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

15300 GARCAL DR,
SAN JOSE, CA 95127

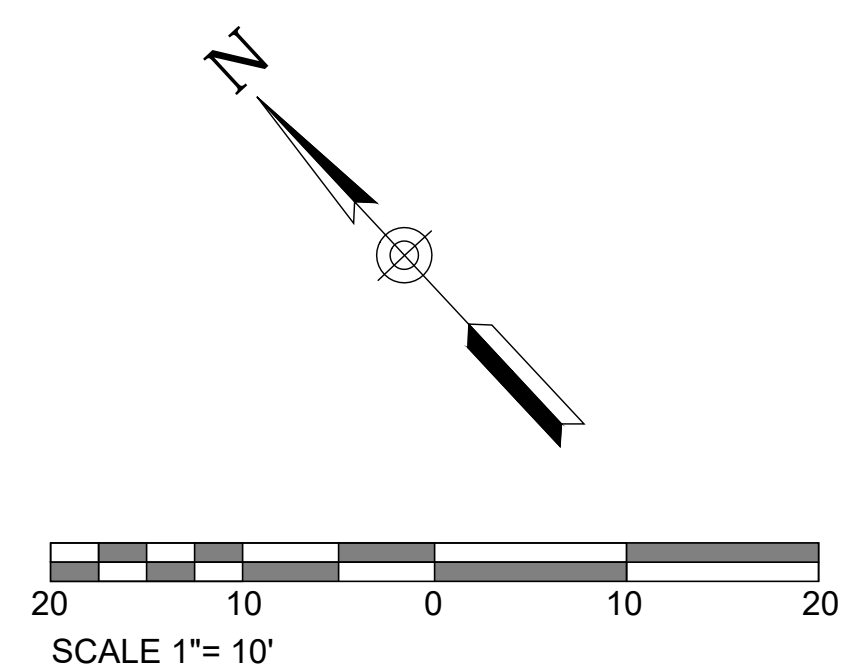
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

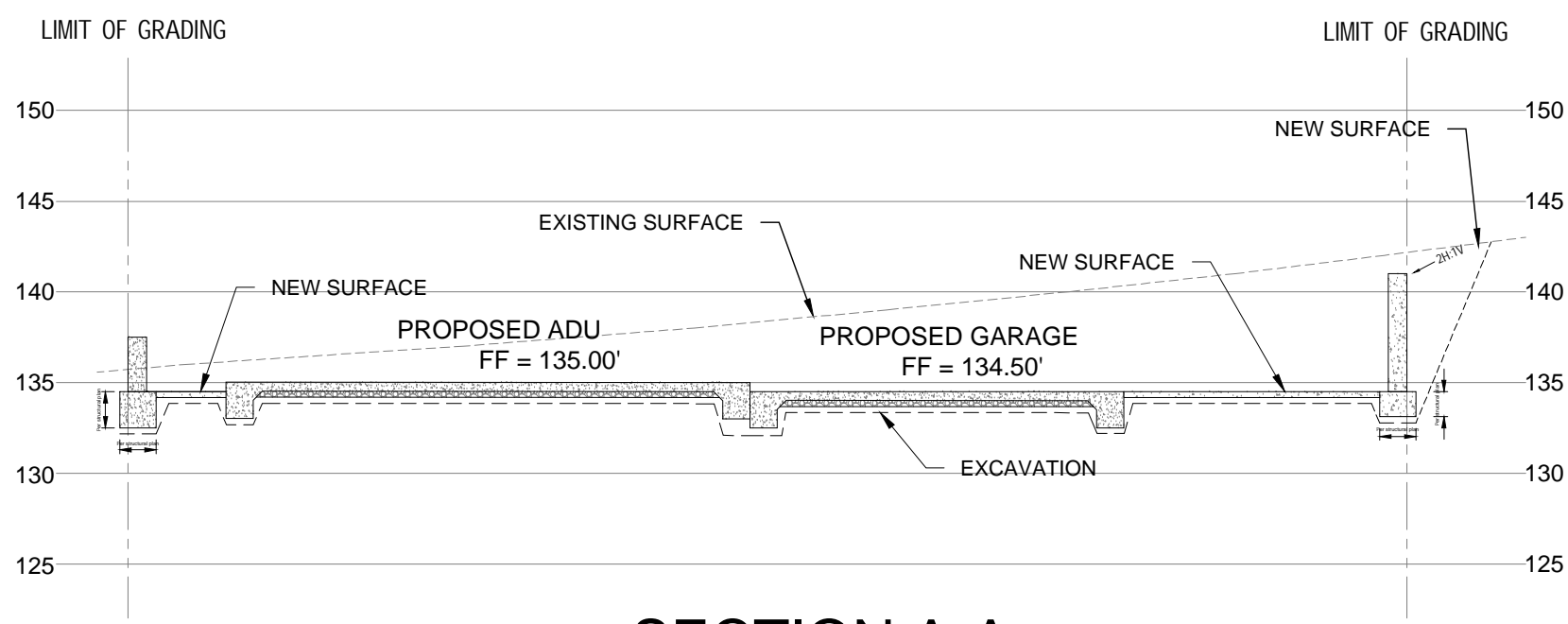
Jurisdiction:

Licenser:

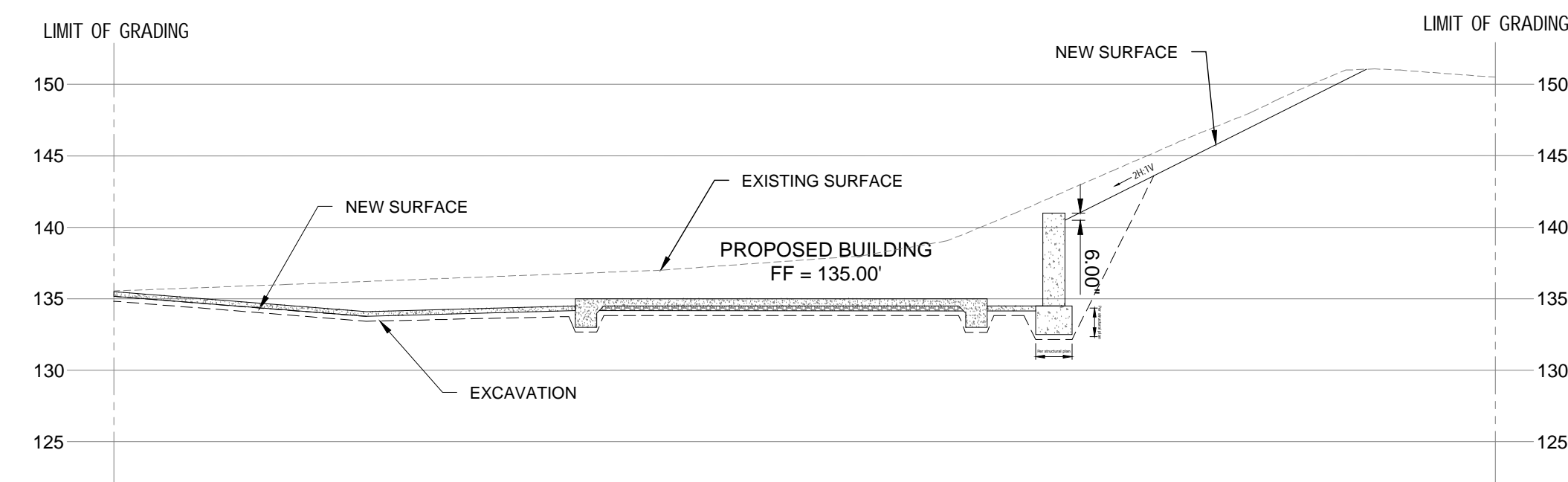
SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
C-2

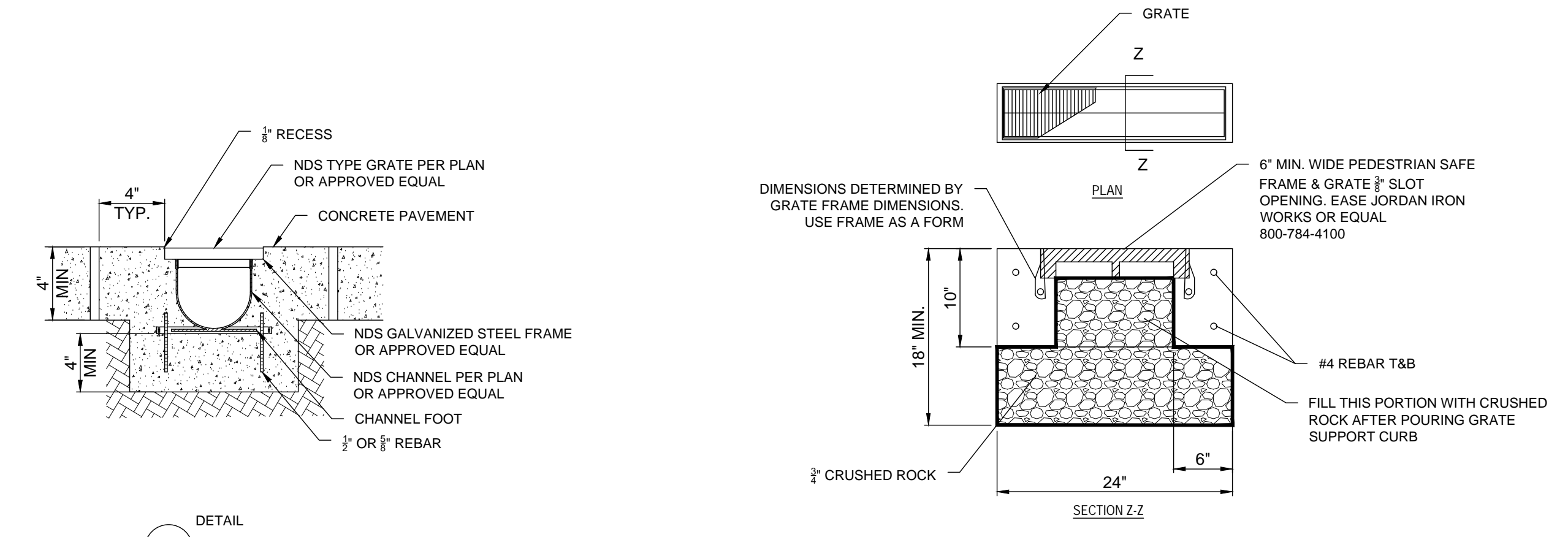




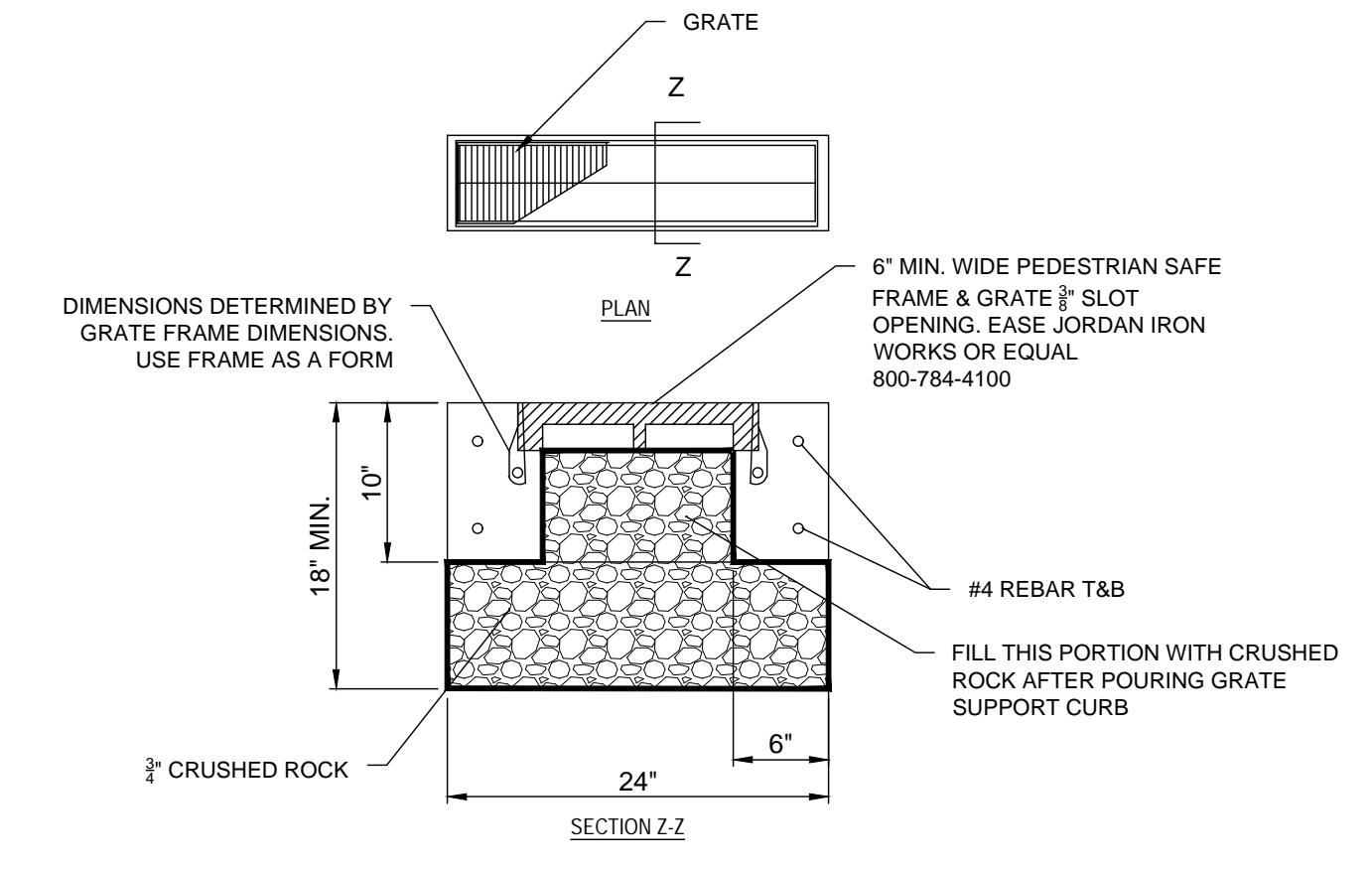
SECTION A-A
SCALE: 1" = 10'



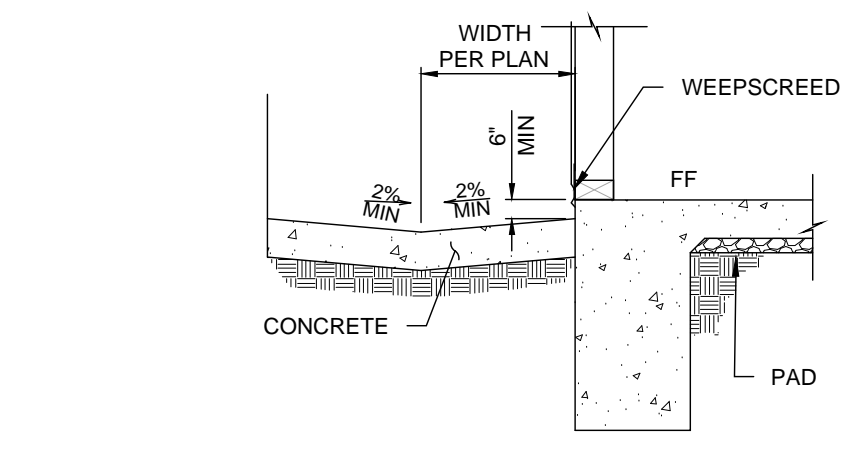
SECTION B-B
SCALE: 1" = 10'



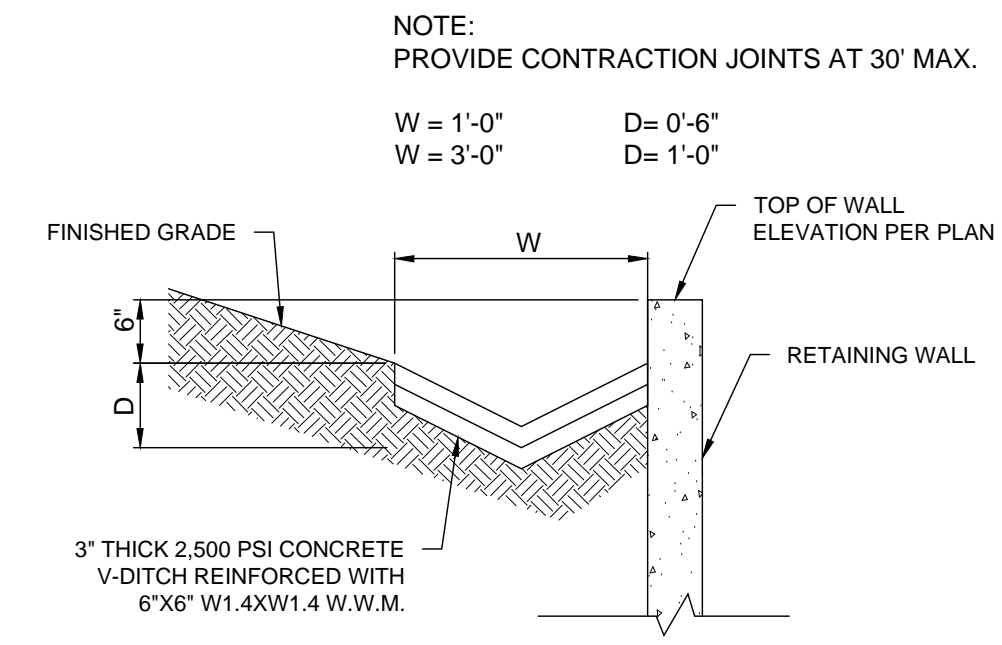
5 CHANNEL DRAIN
NOT TO SCALE



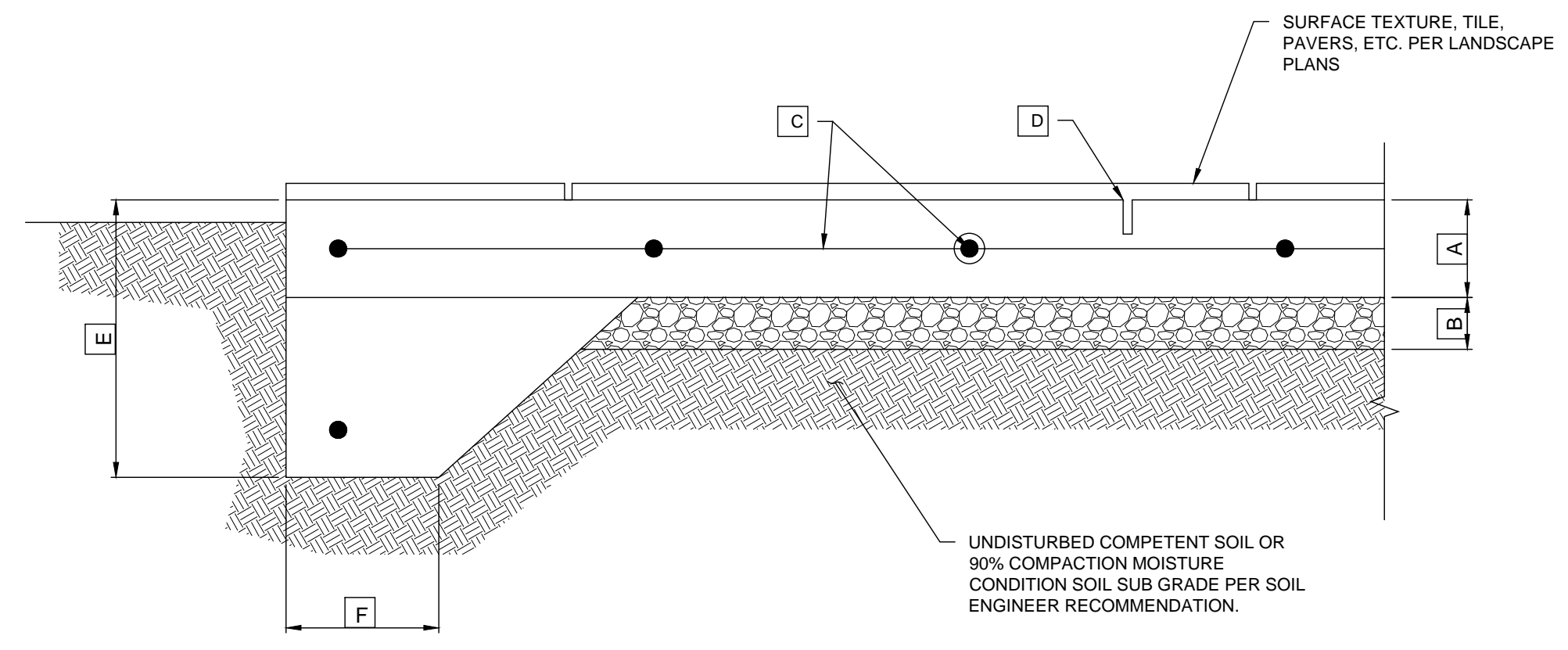
4 BOTTOMLESS TRENCH DRAIN
NOT TO SCALE



7 BUILDING DRAINAGE
NOT TO SCALE



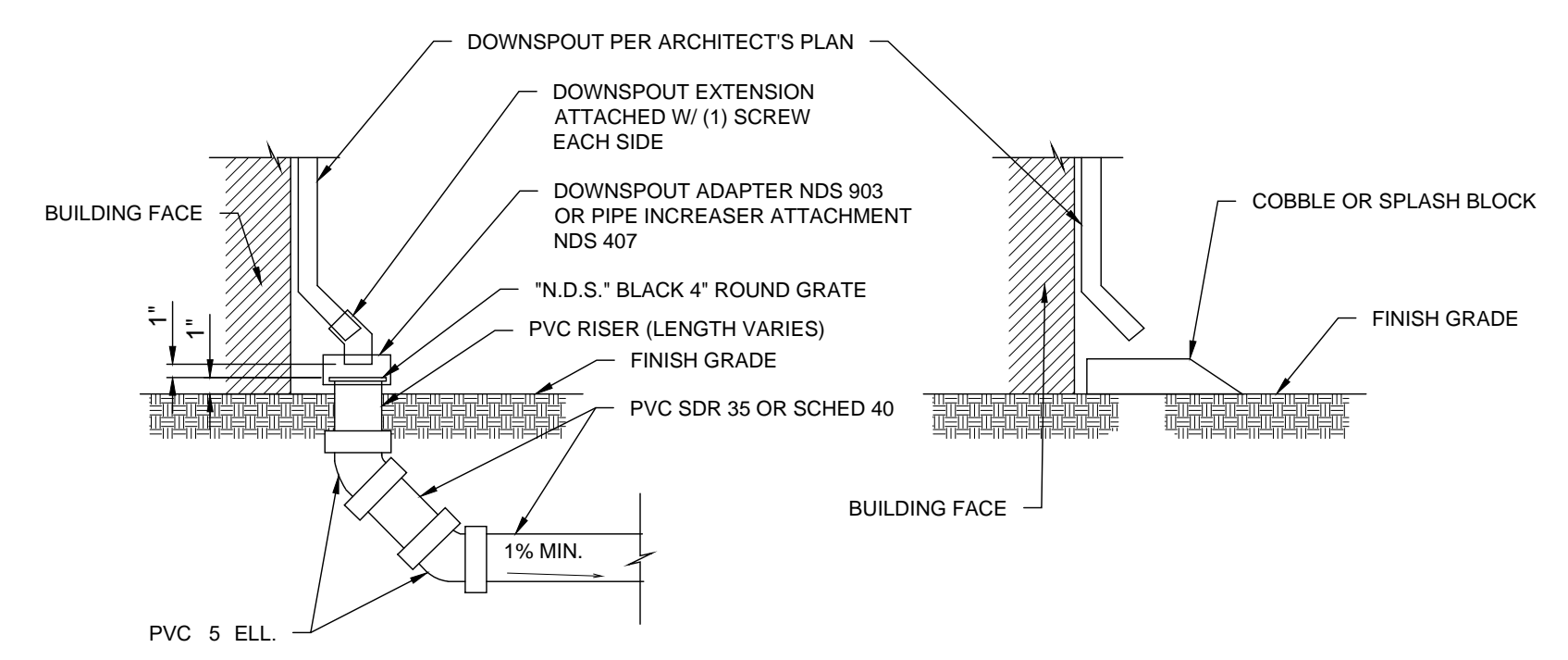
3 RETAINING WALL CONCRETE V-DITCH
NOT TO SCALE



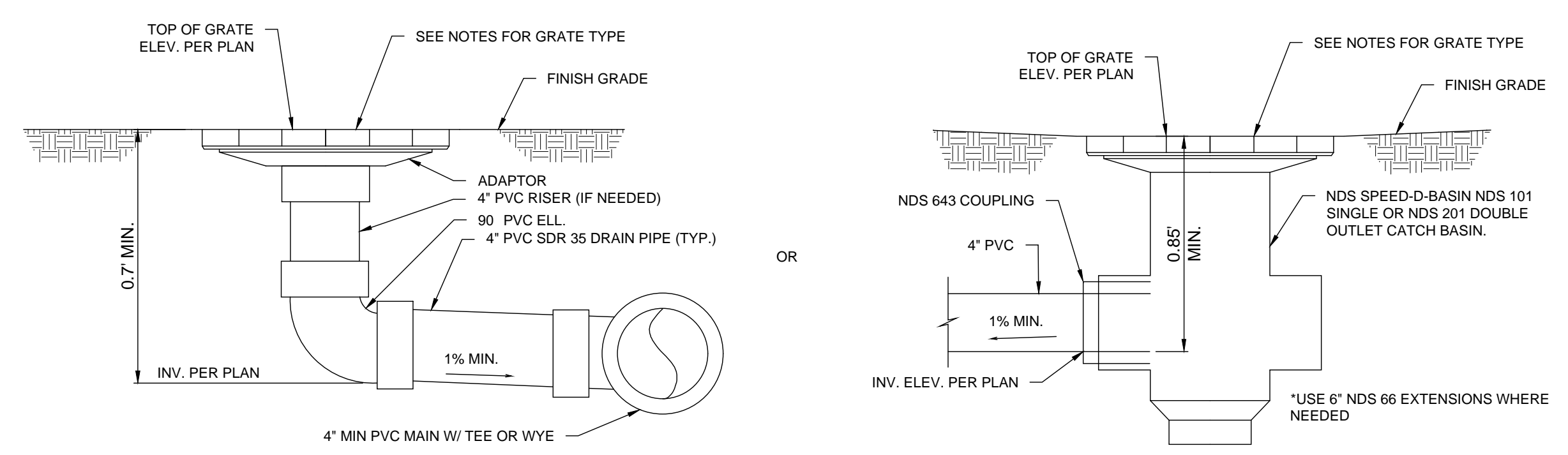
NOTES:
1. THIS DETAIL IS FOR REFERENCE ONLY TO ILLUSTRATE SOILS REPORT REQUIREMENTS, HARDSCAPE DESIGN BY OTHERS.
2. SEE SOILS REPORT FOR OVEREXCAVATION AND SUBGRADE PREPARATION REQUIREMENTS.

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

2 TYPICAL DRIVEWAY / HARDSCAPE SECTION
NOT TO SCALE



6 DOWNSPOUT
NOT TO SCALE



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

1 INLET DRAIN
NOT TO SCALE



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

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

15300 GARCAL DR,
SAN JOSE, CA 95127

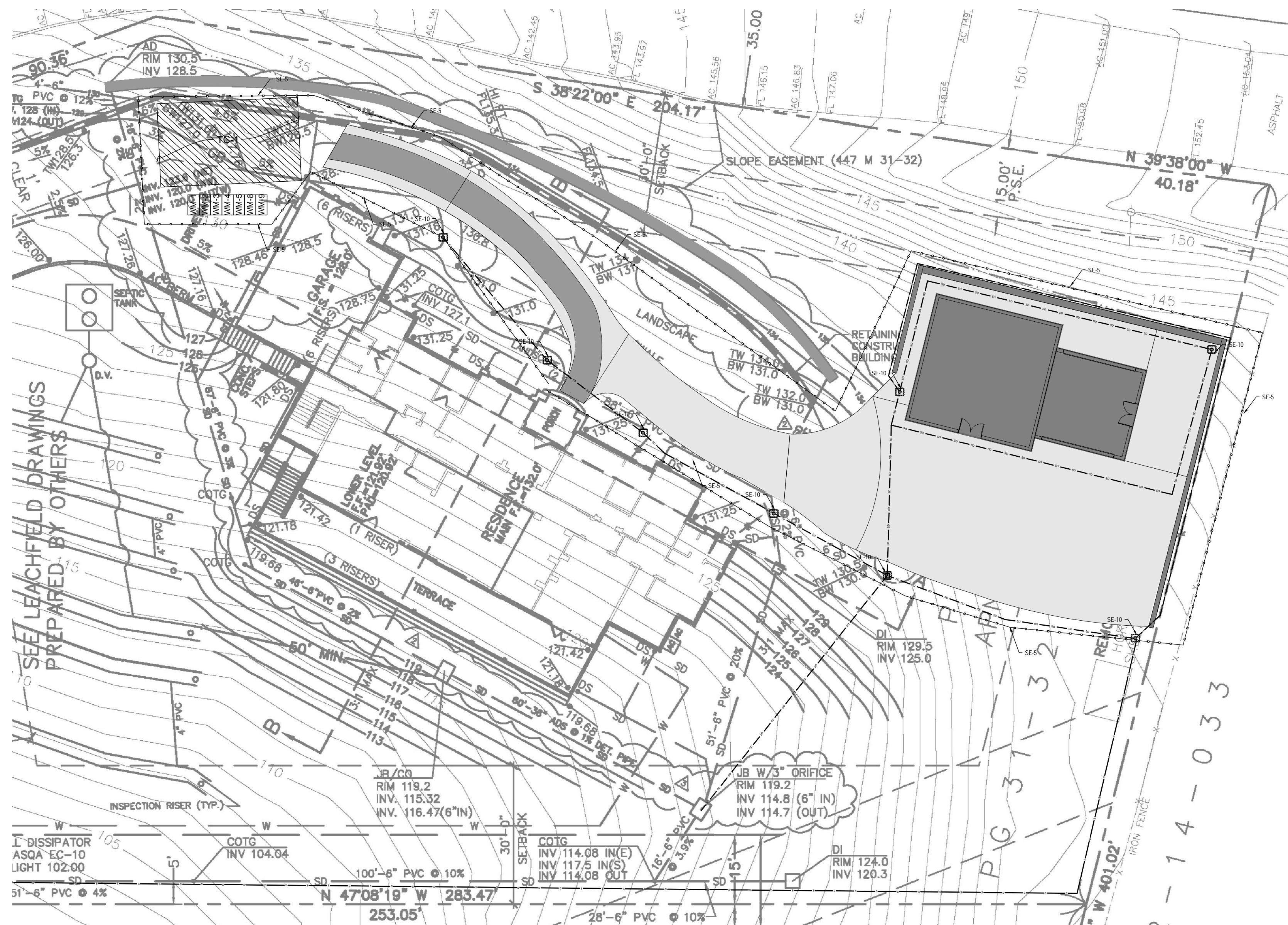
REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

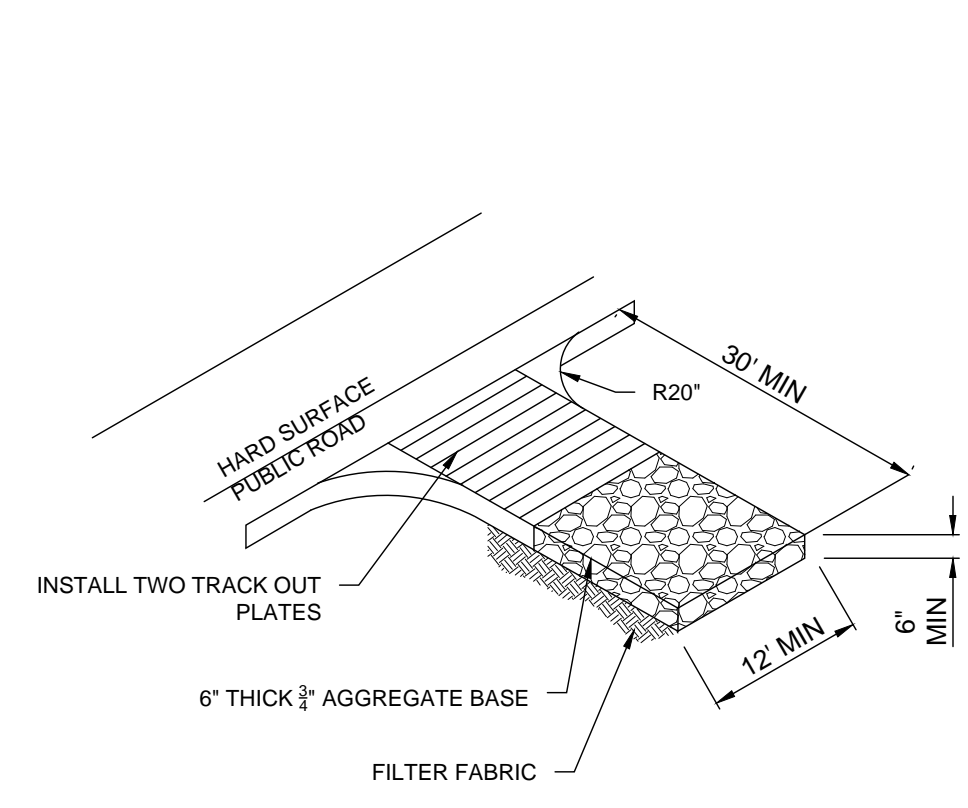


SHEET TITLE:
SECTIONS AND DETAILS

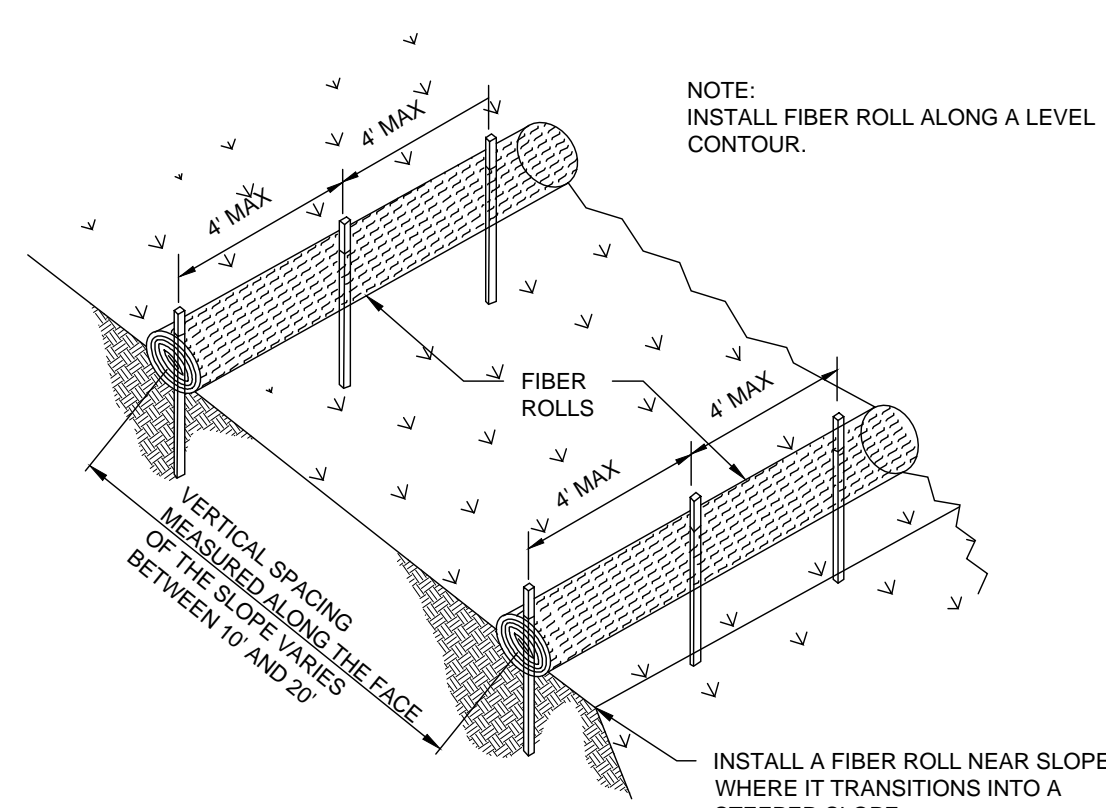
SHEET NUMBER:
C-3



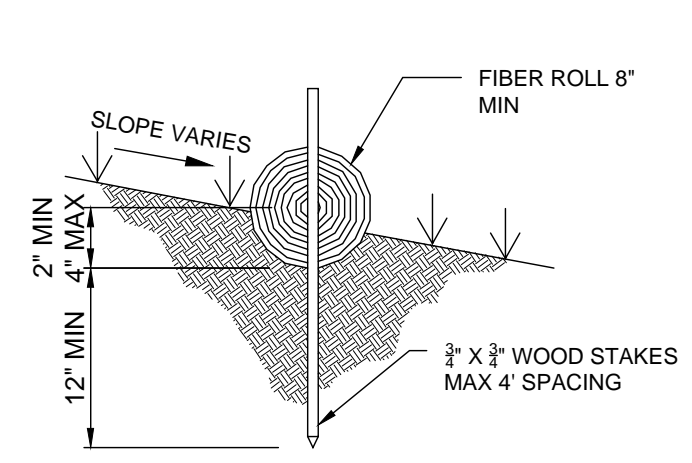
EROSION CONTROL PLAN
SCALE 1" = 16'



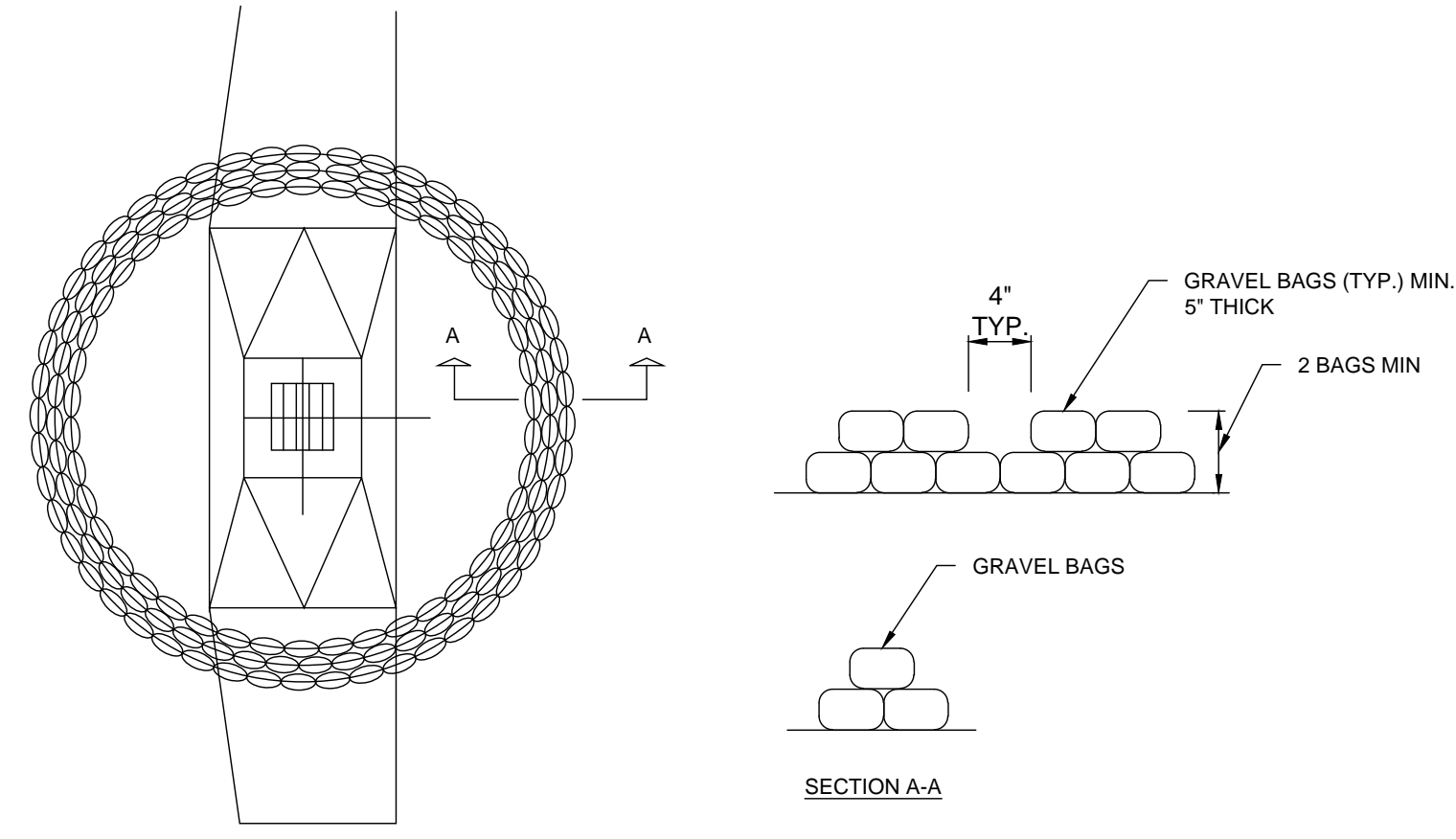
DETAIL
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



DETAIL
FIBER ROLLS
NOT TO SCALE



DETAIL
GRAVEL BAG FOR INLETS
NOT TO SCALE



SCALE 1" = 16'

EROSION CONTROL BMPS		
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.
TEMPORARY SEDIMENT CONTROL		
SE-5	FIBER ROLLS	INSTALL WHERE SHOWN ON PLAN.
SE-7	STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEEPED, SEDIMENT COLLECTED, AND DISPOSED OF OFF-SITE ON A DAILY BASIS.
SE-10	STORM WATER INLET PROTECTION	ONCE INLET RISERS ARE CONSTRUCTED, SURROUND RISERS WITH GRAVEL BAGS OR CAP THE RISER TO REDUCE SEDIMENT INTRODUCTION TO THE AREA DRAIN SYSTEM.
WIND EROSION CONTROL BMPS		
WE-1	WIND EROSION CONTROL	WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE ON THE ROUGH GRADED PADS AND ANY STOCKPILE AREAS.
TRACKING CONTROL		
TC-1	STABILIZED CONSTRUCTION EXIT	RUMBLE RACK SHALL BE PLACED ON THE DRIVEWAY TO ENSURE THAT ALL VEHICLES LEAVING THE SITE PASS OVER THE DEVICES BEFORE ENTERING THE PUBLIC STREET.
NON-STORMWATER MANAGEMENT		
NS-1	WATER CONSERVATION PRACTICES	MAINTAIN WATER EQUIPMENT TO PREVENT NON-STORMWATER DISCHARGES.
NS-3	PAVING AND GRADING OPERATIONS	APPLY PARAMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGE.
NS-6	ILLCIT CONNECTION / ILLEGAL DISCHARGE	CONTRACTOR SHALL REPORT ILLICIT CONNECTIONS OR ILLEGALLY DUMPED MATERIALS ON SITE TO THE RESIDENT ENGINEER IMMEDIATELY AND CONTRACTOR SHALL TAKE NO FURTHER ACTION UNTIL THE RESIDENT ENGINEER PROVIDE A RESPONSE/
NS-7	POTABLE WATER / IRRIGATION	EXCISE CARE DURING CONSTRUCTION TO PREVENT NON-STORMWATER DISCHARGES.
NS-8	VEHICLE AND EQUIPMENT CLEANING	ALL VEHICLES AND EQUIPMENT WILL BE CLEANED OFF-SITE.
NS-9	VEHICLE AND EQUIPMENT FUELING	ALL VEHICLES AND EQUIPMENT WILL BE FUELED OFF-SITE.
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE	ALL VEHICLES AND EQUIPMENT WILL BE MAINTAINED OFF-SITE.
NS-12	CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.
NS-13	CONCRETE FINISHING	APPLIES TO ALL CONCRETE CONSTRUCTION.
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL		
WM-1	MATERIAL DELIVERY AND STORAGE	MATERIALS SHALL BE STORED ON-SITE IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND. MATERIAL INVENTORY SHALL CONSIST OF SUPPLY REQUIRED FOR A FEW DAYS.
WM-2	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTION.
WM-3	STOCKPILE MANAGEMENT	MATERIALS STOCKPILES SHALL BE SURROUNDED BY A TEMPORARY SEDIMENT BARRIER AND COVERED TO MAINTAIN DUST CONTROL.
WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEE SHALL BE EDUCATED ON THE CLASSIFICATION OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY.
WM-8	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED, USED, AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENT OF THE CITY.
WM-9	SANITARY / SEPTIC WASTE MANAGEMENT	ON-SITE FACILITY SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.

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

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

15300 GARCAL DR,
SAN JOSE, CA 95127

REV.	DESCRIPTION	DATE
0	APPLY FOR PERMITS	05-27-2024

Jurisdiction:

Licenser:

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-4