# RESIDENCE ARCHITECTURE & SITE APPLICATION ONLY



# **SHEET INDEX**

**COVER SHEET GENERAL NOTES CAL GREEN** SHADOW STUDY SITE PLAN DIARGAM DIAGRAM BUILDING STRUCTURE'S ADJACENT **EXISTING SITE & DEMO** CONCEPTURAL LANDSCAPE **EROSION CONTROL** SITE PLAN FIRST LvI - FLOOR PLAN SECOND LvI - FLOOR PLAN **BASEMENT Lvi** MAIN STRUCT - ROOF PLAN **BUILDING SECTIONS** 

COURTYURD ELEVATIONS / MAT.

**DETAILS - SITE DETAILS - WALLS** 

15411 NATIONAL AVE. LOS GATOS, CA.

ZONING FLOOD ZONE LOT COVERAGE

R-1:8 MAX. ALLOWABLE

40% 5,283 SF. (LOT SIZE 13,209 SF.)  $(.35 - (10.7 - 5)/25 \times .20) = .3044 (3,266 SF. FAR)$ 

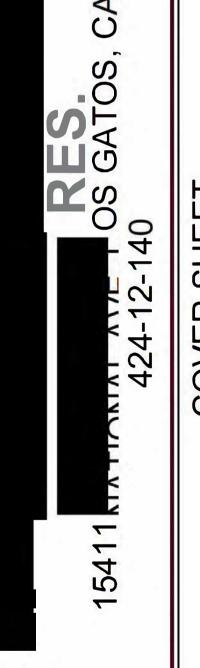
OCCUPANCY GROUP: FIRE SPRINKLER: TYPES OF CONSTRUCTION:

R3 AND U YES

		15411 NATIONAL	AVENUE - NEW SINGLE - FAM	11LY RESIDENCE APN	: 424-12-140
			EXISTING	PROPOSED	MAXIMUM ALL
×.		GP LAND USE DESIGNATION	Low Density Res.	SAME	Same
/		Zoning	R-1:8	SAME	Same
		Gross Lot Size	13,209	SAME	Same
/	I	Net Lot size	10,729	SAME	Same
		Average Slope	10% less	SAME	Same
	NORTH	Use	Flag Lot W/ Accessory Struct.	Single Family Residence	
d		Floor Area			
_		Attic Non-Habitable	0	0	
	SCODE OF WORK	2nd. Floor	0	1,425	
	SCOPE OF WORK	1st. Floor	0	1,731	
_		Total Countable FAR - Sub	N/A	3,156	3263 Max. Allov
	LOT SIZE AND DRIVEWAY: THE LOT IS APPROXIMATELY 13,209 SQUARE FEET, WITH 2,480				
	SQUARE FEET DESIGNATED FOR THE PROPOSED DRIVEWAY TO ACCOMMODATE ENTRANCES	Garage Attached	0	837	901 SF. M
	FOR BOTH PROPERTIES.	Coverage Porche Front		36	
	DEMOLITION AND GRADING: DEMOLITION INCLUDES REMOVING EXISTING SHED AND	Covered Porche Rear	0	570	
	CONCRETE SLAB STRUCTURES AT THE REAR OF THE PROPERTY. GRADING WILL BE DONE TO	Total - Sub		1,443	
	ACCOMMODATE A TWO-FLOOR SINGLE-FAMILY STRUCTURE.	Total		4,599	
	MAIN STRUCTURE: THE MAIN STRUCTURE WILL BE A TWO-FLOOR SINGLE-FAMILY RESIDENCE.	Below Grade		1200	Exemp
	THE FIRST FLOOR WILL HAVE 1,731 SQUARE FEET OF LIVING SPACE AND A GARAGE TOTALING 837 SQUARE FEET. THE SECOND FLOOR WILL HAVE THREE BEDROOMS AND THREE FULL				
_	BATHROOMS, INCLUDING A MASTER BEDROOM SUITE WITH ACCESS TO A COVERED PATIO. THE	Below Grade JADU, SEPARATE		500	Exempt Max. 500
	LIVING SPACE ON THE SECOND FLOOR WILL BE 1,425 SQUARE FEET. THE TOTAL FLOOR AREA RATIO (FAR) WILL BE 3,156 SQUARE FEET.	PERMIT, NOT PART OF THIS APP.	-		2
_	BASEMENT AND JADU: THE MAIN STRUCTURE WILL HAVE A BASEMENT BELOW GRADE AND AN	The State of the State of the			1,073 SF. Max.
2	ATTACHED JUNIOR ACCESSORY DWELLING UNIT (JADU) OF 500 SQUARE FEET NOT PART OF	Detached ADU, SEPARATE		900	Bump
	THIS PACKAGE, WITH WINDOWS MEETING ALL REQUIREMENTS FROM THE RESIDENTIAL BUILDING CODE (RBC). THE BASEMENT WILL ALSO INCLUDE A CELLAR OF 1,200 SQUARE FEET	PERMIT, NOT PART OF THIS APP.			
1	FOR WINE, DRY FOOD, AND GENERAL STORAGE.				
)	TOTAL VILLE, SIXT TOOS, FIXE OF STATE O	Lot coverage			
	<b>DETACHED ADU:</b> UNDER A SEPARATE PERMIT NOT INCLUDED IN THIS SUBMITTAL, A DETACHED			3,174	5,284
	ACCESSORY DWELLING UNIT (ADU) WILL BE PROPOSED. THE ADU WILL MEET THE CITY	Porches, First Floor, & Garage			
_	ORDINANCES AND WILL HAVE A TOTAL AREA OF 900 SQUARE FEET.			24%	40%
	TREE PRESERVATION AND REPLACEMENT: SIX TREES IDENTIFIED IN THE ARBORIST REPORT	Chunch Hairba			
	WILL BE REPLACED, AND THE OWNER WILL FOLLOW REPLACEMENT REQUIREMENTS	Struct. Height		:27'8"	30'0"
	MANDATED BY CITY ORDINANCES.	Main Structure Height	N/A	;21 8	300
	OFF-SITE WORK: THE PROJECT INVOLVES OFF-SITE WORK TO ALIGN PUBLIC WORKS WITH THE	Main Struct, Setback			
	APPROVED PROPERTY ALIGNMENT. THE STREET FRONT WILL INCLUDE A SIDEWALK, GRASS			25'	25'
	BUFFER, AND RELOCATION OF A UTILITY POLE TO ACCOMMODATE STREET DEDICATION.	Front		8'	25
		Side			<del>!</del>
	OVERALL, THE SCOPE OF WORK INCLUDES DEMOLITION, GRADING, CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND JADU, PRESERVATION AND REPLACEMENT	Rear		20'	20'
	OF TREES, AND OFF-SITE WORK TO ALIGN PUBLIC INFRASTRUCTURE WITH THE PROPERTY				
	LAYOUT.	Tree Removal		#61,62, 2 additional	Tree Removal

# email: jer@jerdesigngroup.com 408.843.8067 c

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MARK DATE DESCRIPTION 010924 PLANNING 2 PROJECT NO: 424-12-140 CAD DWG FILE: National Ave. Los\_\_\_\_ DRAWN BY: Author)WG'S\240610 - Rev. CHK'D BY: Checker COPYRIGHT: 2023

**JER DESIGN GROUP** 

SHEET TITLE

-CS

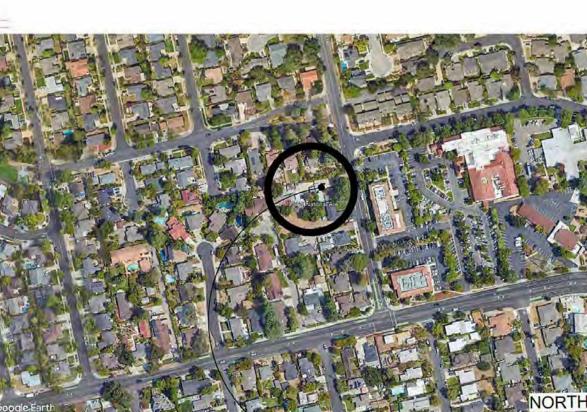
ADDRESS:

	EXISTING	PROPOSED	MAXIMUM ALLOWAR
GP LAND USE DESIGNATION	Low Density Res.	SAME	Same
Zoning	R-1:8	SAME	Same
Gross Lot Size	13,209	SAME	Same
Net Lot size	10,729	SAME	Same
Average Slope	10% less	SAME	Same
Use	Flag Lot W/ Accessory Struct.	Single Family Residence	
Floor Area			
Attic Non-Habitable	0	0	
2nd. Floor	0	1,425	
1st. Floor	0	1,731	
Total Countable FAR - Sub	N/A	3,156	3263 Max. Allowable
Garage Attached	0	837	901 SF. Max.
Coverage Porche Front		36	
Covered Porche Rear	0	570	
Total - Sub		1,443	
Total		4,599	
Below Grade		1200	Exempt
Below Grade JADU, SEPARATE PERMIT, NOT PART OF THIS APP.		500	Exempt Max. 500 SF. (
Detached ADU, SEPARATE		900	1,073 SF. Max. 10% F

trees at rear = Total 4

Tree Replacement

VICINITY	MAP	



# **APN MAP**

# AVENUE ROS.888/30 PH 300-W-50 421) P.M. 626-M-2 PROJECT SITE

# APPLICABLE CODE

CALIFORNIA BUILDING CODE CALIFORNIA RESIDENTIAL CODE CALIFORNIA ELECTRICAL CODE 2022 CEC CALIFORNIA PLUMBING CODE 2022 CPC CALIFORNIA MECHANICAL CODE 2022 CMC 2022 CEnC CALIFORNIA ENERGY CODE CALIFORNIA GREEN BUILDING STANDARD CODE 2022 CALG MINIMUM DESIGN LOADS FOR BUILDING **2022 ASCE** 2022 SDPWS SPACEIAL DESIGN PROVISIONS FOR WIND & SEISMIC

2019 CFC CALIFORNIA FIRE CODE

# **DEFERRED SUBMITTAL**

FIRE SPRINKLER SYSTEM PV SYSTEM 'A separate building permit is required for the PV system that is required by the California Energy Code Performance or Prescriptive standards. The separate PV System permit must be finaled prior to issuance of Certificate of Occupancy ,

**DESIGNER** 

OWNER RESIDENCE

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GPM Eng. 3340 WALNUT AVE. II STE. 292 FREMONT, CA. 94538 MOHAMED S. GENIDY, PE. m: 510.377.7866 o: 650.331.7264

e: mgenidy@gpmengineers.com

T-24 NRG SOLUTIONS,LLC TREE PRESERVATION AND REPLACEMENT: SIX TREES IDENTIFIED IN THE ARBORIST REPORT WILL BE REPLACED, AND THE OWNER WILL FOLLOW REPLACEMENT REQUIREMENTS MANDATED BY CITY ORDINANCES.

NOTE:: THIS RESIDENCE WILL COMPLY WITH TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC

VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE.

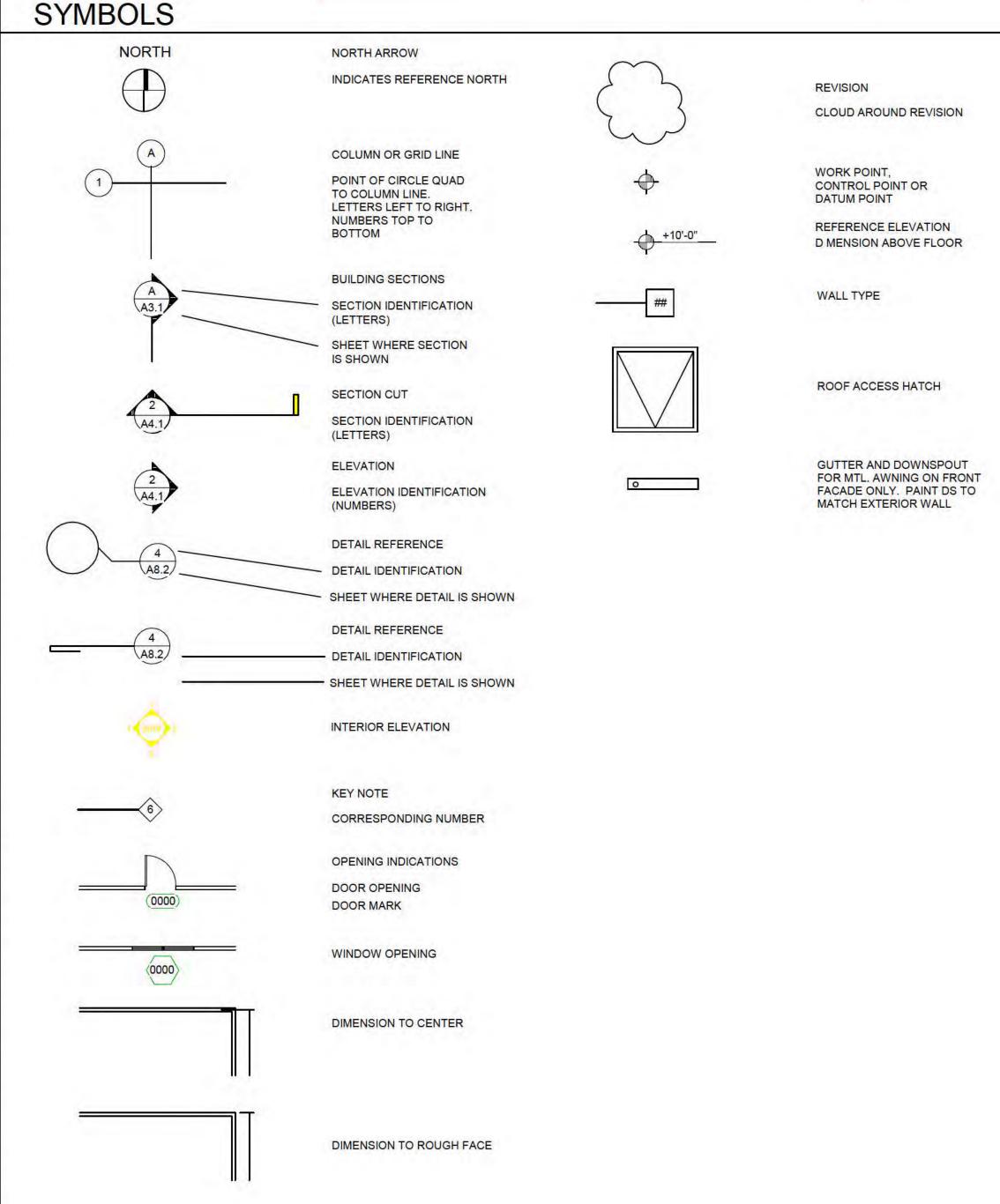
5,284

Tree Removal Permit

Per Tree Removal Perm

2,3,3 = Total 8

#### **ABBREVIATIONS** AMPERES "INCLUDE, INCLUSIVE" DOOR RADIUS DR ANCHOR BOLT E.A. EXPANSION ANCHOR INSUL. INSULATION R.D.L. ROOF DRAIN LEADER ABOVE FINISHED FLOOR E.F. EXHAUST FAN INTERIOR R.D.O. ROOF DRAIN OVERFLOW ABOVE FINISHED GRADE XPANSION JOINT JUNCTION BOX ROUGH OPENING AIR CONDITIONING **END NAILING** R.O.W. or R/W RIGHT OF WAY E.N. JUNCTION AGGREGATE BASE COURSE E.W. **EACH WAY** JOIST REF REFRIGERATOR ACRYLONITRILE-BUTADIENE-STYRENE EA. FACH JOINT REF. REFERENCE **ABOVE** ELEVATION KNOCK DOWN REINF. REINFORCED ASBESTOS-CEMENT BOARD "ELECTRIC, ELECTRICAL" KILN DRIED REQUIRED ELECT. REQ'D. ACOUSTIC **ELEVATOR** ELEV. KNOCK OUT RET. RETURN ACOUSTICAL CEILING TILE ELECTRICAL METALLIC CONDUIT LIGHT EMITTING DIODE REVISION ROOM ADDITION or ADDENDUM ELECTRICAL METALLIC TUBING LINEAR FEET **ABOVE GRADE** ELECTRICAL NON-METALLIC TUBING LAMINATE RMV. REMOVE ENT LAM AIR HANDLER UNIT LATERAL SOLID CORE EQ. EQUAL S.C. ALUMINUM EQUIP. QUIPMENT LAVATORY SMOKE DETECTOR AL. or ALUM. EAD LTERNATE T MATE SHUT OFF VALVE ANNEALED EVAP. EVAPORATIVE COOLER LINEAR SKYLIGHT ASPHALT LINOLEUM **EWC** ELECTRIC DRINKING COOLER STAINLESS STEEL ASPH. LINO. S/S AVERAGE EXCAVATE IGHT SELF CLOSING IGHTING AMERICAN WIRE GAUGE XHAUST SCHEDULE ANGLE EXIST, or E **EXISTING** AMINATED VENEER LUMBER SECTION BENCH MARK EXT. EXTERIOR MACHINE BOLT SES SERVICE ENTRANCE SECTION BOUNDARY NAILING FIRE ALARM MANHOLE SHEET SOTTOM OF AN COIL MALLEABLE IRON SHEATHING B.O.F. BOTTOM OF FOOTING F.C.O. FLOOR CLEAN OUT MASONRY OPENING SIMILAR SPACE BUILT UP FLOOR DRAIN MARBLE F.D. MAR. SPA. BACK OF CURB FIRE EXTINGUISHER MASONRY SPECS SPECIFICATIONS BOARD FIELD NAILING MATERIAL SPEAKER BLDG BUILDING F.O. FACE OF MAX. MAX MUM SQ. FT. SQUARE FEET FLOOR SINK MECH. **MECHANICAL** SQUARE INCHES BLOCK F.S. SQ. IN. SOUND TRANSMISSION CLASS BLKG. LOCKING FIBERGLASS MEDIUM ABRICATE BEAM MANUFACTURING STANDARD FACP BRASS FIRE ALARM CONTROL PANEL MFR. MANUFACTURER STEEL FIRE DEPARTMENT CONNECTION BEARING FDC MINIMUM SUSPENDED MIN. SUSP. BRONZE FOUNDATION FDN. MISCELLANEOUS SWITCH ONCRETE ASBESTOS PIPE SYMMETRICAL FIRE HOSE CABINET MODULAR CONSTRUCTION DOCUMENTS FIN. FINISH METAL SYS. SYSTEM TONGUE AND GROOVE CAST IN PLACE MULLION FLOOR MUL T&G CONTROL JOINT FLG. LOORING NOT IN CONTRACT T.B. THROUGH BOLT NOT TO SCALE FLUOR. CLEAN OUT FLUORESCENT T.M.B. TELEPHONE MOUNTING BOARD NON-CORROSIVE METAL CERAMIC TILE FIRE PROOF NCM TOP OF CABINET FTG. **FOOTING** NFC NOT FOR CONSTRUCTION T.O.B. TOP OF BEAM CAMBER FURN. FURNISH TOP OF CURB NAILER T.O.C. CLOSED CIRCUIT TELEVISION NUMBER TOP OF FOOTING GALVANIZED IRON CEM. CEMENT GAUGE NOM. NOMINAL T.O.J. TOP OF JOIST CERAMIC **GALVANIZED** ON CENTER TOP OF MASONRY GALV. T.O.M. CUBIC FEET PER MINUTE GARAGE **OUTSIDE DIAMETER** TOP OF SLAB T.O.S. CH or [ ROUND FAULT CIRCUIT INTERRUPTER TOP OF WALL CHANNEL OVER HANG CKT, BKR. CIRCUIT BREAKER GROUND FAULT INTERRUPTER ORNAMENTAL IRON TUBE STEEL T.S. CENTERLINE **OUTSIDE RADIUS** TELEVISION OUTLET GL GLASS T.V. GLUE LAMINATED BEAM CEILING GLB **OUTSIDE AIR INTAKE** TELEPHONE **THRESHOLD** CAULKING GRADE MARK OVER HEAD CLOSET GATE VALVE OPNG. OPENING THD. THREADED GM CLEAR GALVANIZED RIGID TUBING OPPOSITE GRC OPPO. THK. THICK CONCRETE MASONRY UNIT PRECAST CONCRETE THROUGH GYP. SYPSUM CNTRD. CENTERED GYP. BD. GYPSUM BOARD PROPERTY LINE TOILET COLUMN H.B. HOSE BIBB P.LAM. PLASTIC LAMINATE TRANS. TRANSFORMER HOLLOW CORE COMBINATION POINT OF CONNECTION COMB. H.C. P.O.C. TYP TYPICAL CONCRETE HOLLOW METAL PERFORATED UNFINISHED PERP. or PERPENDICULAR CONST CONSTRUCTION HANDICAPPED URINAL CONTINUOUS HDBD. HARDBOARD PH or Ø IPHASE I VAPOR BARRIER CONTR. CONTRACTOR PLASTER V.I.F. HDW HARDWARE VERIFY IN FIELD OPPER HEIGHT PL. or P PLATE VOLT AMPERE HORIZONTAL PLASTIC PENNY VINYL COMPOSITION TILE DRINKING FOUNTAIN HTR HEATER PLUMB. PLUMBING VERT. VERTICAL **DECOMPOSED GRANITE** "HEATING, VENTILATING & AIR CONDITION PLYWD. HVAC **PLYWOOD** WATER CLOSET W/C DOWN SPOUT HOT WATER PORCELAIN WINDOW HYDRAULIC PREFAB. PREFABRICATED WAINSCOT DISHWASHER DOUBLE INTERCOM OUTLET POUNDS PER SQUARE FOOT WP WEATHER PROOF INSIDE DIAMETER POUNDS PER SQUARE INCH DEMO DEMOLITION WT. WEIGHT I.D. DIA. or Ø DIAMETER INSIDE FACE PARTITION WITH DIAGONAL IDENTIFICATION POLYVINYLCLORIDE WITHOUT D MENSION POWER ISOLATED GROUND WD. WOOD INTERMEDIATE METALLIC CONDUIT **DEAD LOAD** IMC QUARRY TILE WROUGHT IRON W.I. DOWN **IMPREGNATED** QUANTITY YARD



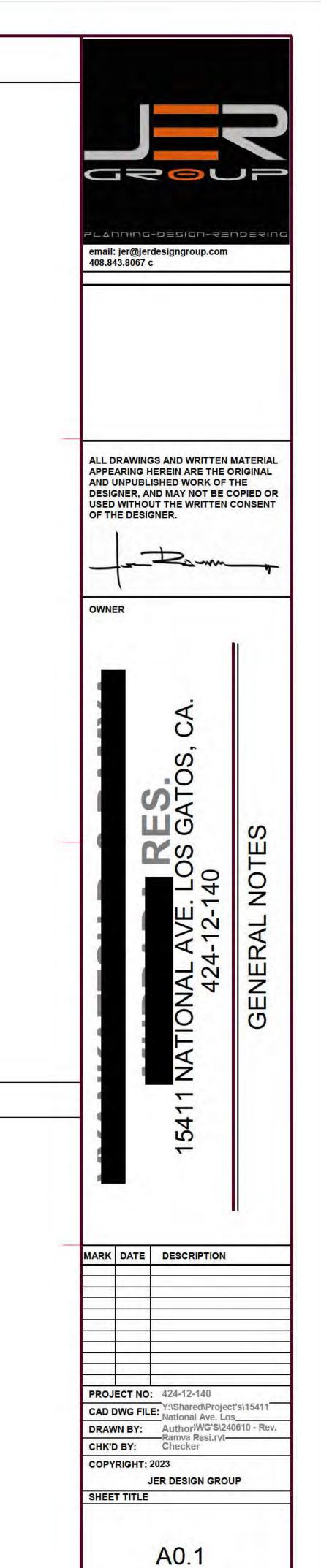
# **GENERAL NOTES**

- 1. ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE SUBCONTRACTORS'S WORK. THE CONTRACTOR SHALL CLOSELY COORDINATE WORK WITH THAT OF SUBCONTRACTORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH PLANS & SPECS.xxxx
- 2. ALL MATERIALS, LABOR, INSTALLATION, FABRICATIONS, ETC. SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS INCLUDING BUT NOT LIMITED TO THOSE LISTED UNDER PROJECT DATA IN THESE DRAWINGS, AND ALL LOCAL CODES. CONTRACTOR SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY LOCAL & STATE AUTHORITIES AND THE LANDLORD.
- ALL CONSTRUCTION SHALL COMPLY WITH ENERGY STANDARDS IN TITLE 24 OF THE CALIFORNIA STATE BUILDING CODE AS OUTLINED IN THE ENERGY CERTIFICATES PROVIDED BY THE ENERGY CONSULTANT.
- 4. ALL MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, FIRE-PROTECTION ENGINEERING TO BE "DESIGN BUILD" BY OTHERS. OTHERS RESPONSIBLE FOR ENGINEERING, PERMITS, FEES, CALCULATIONS, REPORTS, DRAWINGS, ETC. REQUIRED BY LOCAL AND ALL OTHER GOVERNING AGENCIES. SUCH DESIGN SHALL BE FULLY COORDINATED WITH ALL INFORMATION PROVIDED IN THIS DRAWSFT
- ALL "DESIGN-BUILD" SUBCONTRACTORS SHALL OBTAIN PERMITS AND PAY PERMIT FEES FOR THEIR RESPECTIVE FIELDS OF WORK.
- 6. EXAMINATIONS OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. THEY SHALL, ASCERTAIN AND

- 7. CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT, AND ALL CONDITIONS DURING CONSTRUCTION WHICH MAY AFFECT THEIR WORK. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE REPORTED TO THE DESIGNER BEFORE BIDDING OR PROCEEDING
- 8. ALL CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS.
- 9. DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE. DETAILS SHALL TAKE PRECEDENCE OVER GENERAL FLOOR PLANS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. PRIOR TO START OF PROJECT, THE GENERAL CONTRACTOR SHALL VERIFY LEAD TIMES OF FINISH MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS SCHEDULE REQUIRES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE DESIGNER AND TENANTS IMMEDIATELY OF ANY POTENTIAL DELAYS.
- 11. CERTAIN MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING AT LEAST TWO WEEKS PRIOR TO ORDERING OR INSTALLATION. REQUESTS WILL BE CONSIDERED ONLY IF A BETTER PRODUCT, A MORE ADVANTAGEOUS DELIVERY DATE OR A LOWER PRICE WITH CREDIT TO THE TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS NOT EQUAL QUALITY TO THE PRODUCT SPECIFIED. SUBSTITUTE MATERIALS SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THE DESIGNER'S WRITTEN APPROVAL.
- 12. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUESTED FOR FABRICATION ITEMS, CUT SHEETS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES TO DESIGNER FOR APPROVAL PRIOR TO INSTALLATION. BY APPROVING AND SUBMITTING SHOP DRAWINGS AND SAMPLES, CONTRACTOR REPRESENTS THAT HE DETERMINED AND VERIFIED FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS, AND SIMILAR DATA AND THAT EACH SUBMITTAL

- 13. SUBMITTAL HAS BEEN CHECKED AND COORDINATED WITH CONTRACT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF SHOP DRAWINGS, PROPER FITTINGS, COORDINATION OF WORK, CONSTRUCTION TECHNIQUES, MATERIALS, AND WORK REQUIRED BY CONTRACT DOCUMENTS. SUBMITTALS WILL BE REQUIRED FOR: PAINT.
- 14. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION; NOR WILL PRESENCE OF INSPECTORS ON WORK RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK, AS REQUIRED BY CONTRACT. DEFECTIVE WORK SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT, NO PAYMENT, WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS. CONTRACTOR SHALL PROTECT WORK AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC.. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/ OR SUBCONTRACTORS, AND SHALL REPAIR ALL SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST.
- 15. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS.
- 16. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOBSITE.
- 17. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. ONE SET OF RECORD DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AT COMPLETION.
- 18. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND/ OR DEMOLITION.

- 19. CONTRACTOR SHALL PROVIDE ALL CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY THE AIR CONDITIONING, PLUMBING, AND ELECTRICAL SYSTEM. PROVIDE APPROVED ASSEMBLIES WITH SELF CLOSING DEVICES IN RATED CONSTRUCTION.
- 20. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- 21. ALL DIMENSIONS NOTED "CLEAR" OR "CLR" ARE FOR MINIMUM CLEARANCES AND MUST BE FIELD VERIFIED AND STRICTLY MAINTAINED.
- 22. ALL DIMENSIONS NOTED "VERIFY" OR "VIF" ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY VARIANCES SHOULD BE REPORTED TO THE ADESIGNER IMMEDIATELY FOR RESOLUTIONS.
- 23. ABBREVIATIONS USED ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE INTENT OF ANY QUESTIONS.
- 24. ALL ELECTRICAL OUTLETS & CONTROLS SHALL COMPLY WITH ARTICLES 3-210 & 3-380 OF THE STATE ELECTRICAL CODE.



SHEET

		PLANNING-DESIGN-RENDERING email: jer@jerdesigngroup.com 408.843.8067 c
		ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
		15411 NATIONAL AVE. LOS GATOS, CA. 424-12-140 CONDITIONS OF APPROVAL
		MARK DATE DESCRIPTION  PROJECT NO: 424-12-140  CAD DWG FILE: Y:\Shared\Project's\15411 National Ave. Los DRAWN BY: Author)WG'S\240610 - Rev. Ramva Resi.rvt CHK'D BY: Checker  COPYRIGHT: 2023 JER DESIGN GROUP
		A0.01  SHEET OF  02/11/2025

02/11/2025

At the time of final inspection, a manual, compact disc, web-based reference or other

media acceptable to the enforcing agency which covers 10 specific subject areas shall

Recycling by occupants

Where 5 or more multifamily dwelling units are constructed on a building site, provide

readily accessible area(s) that serves all buildings on the site and is identified for the

depositing, storage and collection of non-hazardous materials for recycling, including

(at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals

Exception: Rural jurisdictions that meet and apply for the exemption in Public

Resources Code Section 42649.82 (a)(2)(A) et. seq. are not required to somply

or meet a lawfully enacted local recycling ordinance, if more restrictive.

HCD SHL 605 (Rev. 4/16)

be placed in the building.

4.410.1

4.410.2

RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1, 2017** 2016 CALGREEN CODE SECTION REQUIREMENTS

with the organic waste portion of this section.

Special inspection Special inspectors must be qualified and able to demonstrate competence to the nforcing agency in the discipline in which they are inspecting ocumentation of compliance shall include, but is not limited to, construction locuments, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1, 2017** 

2016 CALGREEN CODE SECTION REQUIREMENTS
Division 4.3 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE) SECTION Water conserving plumbing fixtures and fittings lumbing fixtures and fittings shall comply with the following: 4.303.1.1 Water Closets: ≤ 1.28 gal/flush

Wall Mounted Urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush 4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi
4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gpm @ 80 psi, or only one shower 4.303.1 outlet is to be in operation at a time Residential Lavatory Faucets: Maximum Flow Rate ≤ 1.2 gpm @ 60 psi; 4.303.1.4.1 Minimum Flow Rate ≥ 0.8 gpm @ 20 psi

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi 4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle 4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm

Standards for plumbing fixtures and fittings Plumbing fixtures and fittings shall be installed in accordance with the California 4.303.2 Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.

Division 4.3 – WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE) Outdoor potable water use in landscape areas

After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following: . A local water efficient landscape ordinance or the current California Department of 4.304.1 Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, or 2. Projects with aggregate landscape areas less than 2500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.

Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY

HANCED DURABILITY & REDUCED MAINTENANCE) Rodent proofing Annular spaces around pipes, electric cables, conduits or other openings in 4.406.1 sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of

Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING) Construction waste reduction of at least 65% Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous 4.408.1 construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance.

RESIDENTIAL MANDATORY MEASURES

REQUIREMENTS

Each bathroom shall be mechanically ventilated and shall comply with the following:

2. Unless functioning as a component of a whole house ventilation system, fans must

a) Humidity controls shall be capable of manual or automatic adjustment between

b) A humidity control may be a separate component to the exhaust fan and is not

lote: For CALGreen a "bathroom" is a room which contains a bathtub, shower, or

tub/shower combination. Fans or mechanical ventilation is required in each bathroom.

The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J –

2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent

2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential

Exception: Use of alternate design temperatures necessary to ensure the systems

HVAC system installers shall be trained and certified in the proper installation of HVAC

Examples of acceptable HVAC training and certification programs include but are not

3. Training programs sponsored by trade, labor or statewide energy consulting or

systems and equipment by a recognized training or certification program.

Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014

(Residential Equipment Selection) or other equivalent design software or methods.

Duct Systems), ASHRAE handbooks or other equivalent design software or

Heating and air conditioning system design

Fans shall be ENERGY STAR compliant and be ducted to terminate outside the

a relative humidity range of less than 50% to a maximum of 80%.

Heating and air conditioning systems shall be sized, designed, and equipment

Bathroom exhaust fans

**EFFECTIVE JANUARY 1, 2017** 

2016 CALGREEN CODE

be controlled by a humidity control.

required to be integral or built-in.

ision 4.5 - ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFOR

selected using the following methods:

design software or methods.

CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATION

State certified apprenticeship programs.

. Public utility training programs.

verification organizations.

functions are acceptable.

limited to the following:

QUALIFICATIONS, VERIFICATIONS)

HCD SHL 605 (Rev. 4/16)

SECTION

4.506.1

4.507.2

RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1, 2017** 

2016 CALGREEN CODE SECTION REQUIREMENTS Construction documents shall identify the raceway termination point. 4.106.4.2.3 The service panel and/or subpanel shall provide capacity to install a 40-amperé minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Multiple EV spaces required Construction documents shall indicate raceway termination point and proposed

location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have 4.106.4.2.4 sufficient capacity to simultaneously charge all EVs at all required EV spaces at full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components planned to be installed underground, enclosed,

inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpariel circuit directory shall identify the overcurrent protective

device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California Zero

Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 12-01. Website: http://www.dot.ca.gov/hg/traffops/policy/13-01.pdf See Vehicle Code Section 22511 for EV charging space signage in off-parking facilities and for use of EV charging spaces.

The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesse Website: http://opr.ca.gov/docs/ZEV Guidebook.pdf

RESIDENTIAL MANDATORY MEASURES

REQUIREMENTS

Measure for Composite Wood (17 CCR 93120 et. seq.), as shown in Table 4.504.5

for formaldehyde as specified in the Air Resources Board's Air Toxics Control

hardwood plywood, particleboard, and medium density fiberboard. "Composite

wood products" do not include hardboard, structural plywood, structural panels,

prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17.

Documentation

Concrete slab foundations

Capillary break

vapor retarder in direct contact with concreate and a concrete mix design which will

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% moisture

. Moisture content shall be determined with either a probe-type or a contact-type

moisture meter. Equivalent moisture verification methods may be approved by the

2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade-stamped

At least 3 random moisture readings shall be performed on wall and floor framing

with documentation acceptable to the enforcing agency provided at the time of

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. Manufacturers'

drying recommendations shall be followed for wet-applied insulation products prior to

content. Moisture content shall be verified in compliance with the following:

enforcing agency and shall satisfy requirements in Section 101.8.

address bleeding, shrinkage and curling shall be used. For additional information,

Concrete slab foundations or concrete slab-on-ground floors required to have a vapor

retarder by the California Building Code, Chapter 19, or the California Residential

A capillary break shall be installed in compliance with at least 1 of the following:

. A 4-inch thick base of 1/2-inch or larger clean aggregate shall be provided with a

Code, Chapter 5, respectively, shall also comply with this section.

Other equivalent methods approved by the enforcing agency.

3. A slab design specified by a licensed design professional.

structural composite lumber, oriented strand board, glued laminated timber,

Verification of compliance shall be provided as requested by the enforcing agency,

**EFFECTIVE JANUARY 1, 2017** 

Definition of Composite Wood Products: Composite wood products include

2016 CALGREEN CODE

Documentation is required per Section 4.504.5.1.

and as required in Section 4.504.5.1.

Division 4.5 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)

see American Concrete Institute, ACI 302.2R-06.

Division 4.2- ENERGY EFFICIENCY Energy efficiency requirements for low-rise residential (Section 4.201.1) and highrise residential/hotels/motels (Section 5.201.1) are now in both residential and 4.201.1 nonresidential chapters of CALGreen. Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2016 California Energy

HCD SHL 605 (Rev. 4/16) Page 3 of 10

SECTION

4.504.5

SECTION

4.106.4.1.1

4.106.4,2.3

HCD SHL 505 (Rev. 4/16)

**RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017** 2016 CALGREEN CODE

REQUIREMENTS

EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". EV charging for multifamily dwellings Applies to building sites with 17 or more multifamily dwelling units constructed on the site. 3% of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. EV charging space (EV space) locations Construction documents shall indicate the location of proposed EV spaces. At least 1 EV space shall be located in common use areas and available for use by all When EV chargers are installed, EV spaces required by Section 4.106.4.2.2, Item 3, shall comply with at least 1 of the following options: 4.106.4.2.1 The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

in the California Building Code, Chapter 2.

EV charging space (EV space) dimensions V spaces shall be designed to comply with the following: The minimum length of each EV space shall be 18 feet. The minimum width of each EV space shall be 9 feet. 4.106.4.2.2 3. One in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet.

Page 2 of 10

a) Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction. Single EV space required Install listed raceway capable of accommodating a 208/240-volt dedicated branch

 The raceway shall not be less than trade size 1 (nominal 1-inch inside) The raceway shall originate at the main service or subpanel and shall terminate

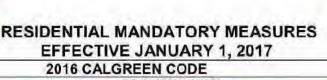
into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.

SECTION REQUIREMENTS directory shall identify the overcurrent protective device space(s) reserved for future Applies to ALL newly constructed residential buildings: low-rise, high-rise, and Chapter 3 - GREEN BUILDING Additions and alterations Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. Requirements only apply within the specific area of the addition or alteration. Note directs code users to Civil Code Section 1101.1 et seq., regarding replacement of non-compliant plumbing fixtures. Low-rise and high-rise buildings 301.2 Banners identify provisions applying to low-rise only [LR] or high-rise only [HI sion 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT) Storm water drainage and retention during construction pjects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction. Grading and paving instruction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Exception for additions and alterations which do not alter the existing drainage path. 2. The EV space shall be located on an accessible route to the building, as defined California Electrical Code, Article 625. Where there is no commercial power supply. each dwelling unit. 4.106.4.1.1

areas and spaces.

Service panel and/or subpanel shall provide capacity to install a 40-ampere

minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Service panel or subpanel circuit



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

vision 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL Protection 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 intake and distribution component openings shall be covered. Tape, plastic,

sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used. Adhesives, sealants and caulks Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality

management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroentylene), 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 the California Code of Regulations (CCR), Title 17,

Paints and coatings Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. 4.504.2.2 The VOC content limit for coatings that do not meet the definitions for the specialty coatings catergories listed in Table 4.504.3 shall be determined by classifying the coating as 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

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REQUIREMENTS

SECTION sion 4.5 - ENVIRONMENTAL QUALITY (FIREPLACES) permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.

4.504.2.1 commencing with Section 94507.

Gloss VOC limit in Table 4.504.3 shall apply.

RESIDENTIAL MANDATORY MEASURES **EFFECTIVE JANUARY 1, 2017** 2016 CALGREEN CODE SECTION REQUIREMENTS 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 Section 94522(e)(1) and (f)(1) of the CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. Carpet installed in the building interior shall meet the testing and product requirements Carpet and Rug Institute's Green Label Plus Program California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as 3. NSF/ANSI 140 at the Gold level Scientific Certifications Systems Indoor Advantage™ Gold Carpet cushion Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Plus Program. Carpet adhesive 4.504.3.2 Carpet adhesives shall meet the requirements of Table 4.504.1 Resilient flooring systems Where resilient flooring is installed, at least 80% of floor area receiving resilient looring shall comply with one or more of the following: Products compliant with 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 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products 4.504.4 Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools Program) . Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program . Meet 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 1.1, February 2010 (also known as Specification 01350) Composite wood products 4.504.5 Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements

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. Programs sponsored by manufacturing organizations.

Other programs acceptable to the enforcing agency.

HCD SHL 605 (Rev. 4/16)

end of each piece to be verified.

approval to enclose the wall and floor framing.

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HCD SHL 605 (Rev. 4/16)

MARK DATE DESCRIPTION PROJECT NO: 424-12-140

CAD DWG FILE: Y:\Shared\Project's\15411 National Ave. Los\_ DRAWN BY: Author)WG'S\240610 - Rev. CHK'D BY: Checker

SHEET TITLE

email: jer@jerdesigngroup.com 408.843.8067 c

Electric vehicle (EV) charging for new construction Comply with Section 4.106.4.1 and 4.106.4.2 for future installation and use of EV Electric vehicle supply equipment (EVSE) shall be installed in accordance with the

Exceptions on a case-by-case basis as determined by the Local Enforcing Agency:

RESIDENTIAL MANDATORY MEASURES

**EFFECTIVE JANUARY 1, 2017** 

2016 CALGREEN CODE

2. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit. EV charging: 1- & 2-family dwellings/townhouses with attached private garages Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for

Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV Raceways are required to be continuous at enclosed, inaccessible or concealed

HCD SHL 605 (Rev. 4/16)

OWNER

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ANNING-DESIGN-RENDERIN

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#### Contaminated Ponded Stormwater, Groundwater, and Soil Guidance

#### Look for ponded stormwater, groundwater, and/or soil contamination

Ponded stormwater, groundwater and soil may become contaminated if exposed to hazardous materials. If any of the following conditions apply, contaminated ponded stormwater, groundwater, and/or soil may be present and pose a potential health and environmental hazard:

- The project site is in an area of previous
- There is a bistory of illegal dumping on the site or adjacent properties;
- The construction site is subject to a Superfund.
- state, or local cleanup order; Ponded stormwater, groundwater and/or water generated by dewatering exhibits an oily sheen
- D Soil appears discolored, smells of petroleum and/or exhibits other unusual properties:

and/or smells of petroleum;

Storm water quality

Alameda Countywide Clean

management programs

www.eleanwaterprogram.com

Contra Costa Clean Water Propra

255 Glacier Drive, Martinez, CA

4553-4897 (925) 313-2392

Fairfield Sofsam Urban Romoff

Fairfield, CA 94534 (707) 129 8930

Marin Comey Stormwater Pollution

Prevention Program 3501 Civic Center Drive, Room 304,

ian Rafael, CA 94903 (415) 499-6528

pr Francisco, CA 94124 (415) 595-7310

(800) NO DUMPING

www.iccleshwater.org

Management Program

www.cocstoppp.org

(650) 363-4305

www.llowstobay.org

www.scvurppp.org

San Francisco Smernwater

3801 3rd Street, Suite 600

http://stormwater-slwnter.org

Pollution Prevention Program

Santa Clara Valley Uthan Runniff

Sonoma County Water Agency

Sunnyvale, CA 94096 (900) 794-2482

699 Town & Country Villag

2150 West College Avenue

Vallejo Smitstiem and Flood

450 Ryder Street, Vallejo, CA 94590

Suma Rosa, CA 95401

(707) 526 5370

WWW.SCWILOIS

(707) 644-8949

www.vsfed.com

San Maron Countywide Spormwater

Water Program 951 Turner Court, Hayward, CA 94545

Abandoned underground storage tanks, drums, or other buried debris are encountered during construction activities; or Spills have occurred on the site or adjacent

or other hazardous chemicals such as acids, lime,

oded stormwater, groundwater, or water generated

on is suspected, the water should be contained and

dewatering that is contaminated cannot be dis-

charged to a street, gutter, or storm drain. If contami-

held for testing. Call the appropriate local agency

of this booklet for more information).

Remember: The property owner and the contractor share ultimate

responsibility for the activities that occur on a construction site.

Bay Area Stormwater Management

Onkland, CA 94612 (510) 622-2328

You are required by law to report all

to report a spill, call the following

. Call the Governor's Office of

For spills of "Federal Reportable

water, notify the National Response

Center (800-424-8802). If you are no

eportable quantity," vall the federa

or tursher information, see California

State Office of Emergency Services,

Agencies to call if you find

or suspect contaminated

California Environmental Perturba

Agency (Cal EPA), Department of

Truck Substances Control (ITISC)

soil or groundwater

Regional Water Quality

San Francisco Bay Region

Central Valley Region

Control Board

(510) (722-2300)

Hazardons Material Spills Rolean

(800) 652-7550 (24 hours)

same whether the spill is of a

(800) 424 9340 for chriftcation.

Hazardous Materials Division)

gency Services Warning Center

utilies" of oil, chemicals, or other

dous materials to land, air, or

significant releases or suspected

significant releases of hazardous

(BBB) BayWise www.basmaa.org

515 Clay Street, Suite 1400,

in the event of a spill

Agencies to call

materials, including oil.

response number.

rcies Association (BASMAA)

Pollution Control Agencies and Sources of Information

by your subcontractors or employees.

You may be held responsible for any environmental damage caused

and/or the Regional Water Quality Control Board for

further guldance (See reference list on the back cover

glues, paints, solvents, and curing compounds.

Take appropriate action

- longer hazardous and may be disposed of as garbage roperties involving pesticides and herbicides; Never clean boushes or riuse paint containers loto fertilizers; detergents; plaster and other products a street, gutter, storm drain, or creek. petroleum products such as fuel, oil, and grease;
  - For water-based paints, paint out brushes to the extent possible and close to a drain leading to the sanitary sewer (i.e., indoor plumbing).
  - For all-based paints, paint out brushes to the extent possible, and filter and reuse thinners and solvents. Dispose of unusable thinners and residue as
    - Recycle, return to supplier or donate unwanted water-based (latex) paint. You may be able to very cle clean empty dry paint cans as metal (check with the local planning or building department for more

**Rest Management Practices** 

they are thoroughly dry, empty paint cans, used brushes.

ags, absorbent materials, and drop cloths are no

- Dried latex paint may be dispused of in the garbage
- □ Unwanted paint (that is not recycled), thinners, and sludges must be disposed of as hazardous waste.
- More and more paint companies are recycling. excess latex paint (check with the local planning or building department for more information).

#### Keep fresh concrete and cement mortars out of gutters, storm drains, and creeks Concrete and cement related mortars that wash into gutters and storm drains are toxic to fish and the

- ☐ Locate mortar/stucco mixers inside bermed areas to avoid discharge to street or storm drains. Avoid mixing excess amounts of fresh concrete or
- cement mortar. Store dry and wet materials under cover, protected from exinful and runoff

#### street, storm drains, drainage ditches, or creeks. Whenever possible, return contents of mixer barrel

Be sure the leasing company adequately maintains.

promptly repairs, and replaces units as needed.

□ The leasing company must have a permit to

dispose of waste to the similary sewer.

Do not place on or near storm drain inlets.

Inspect portable toilets for leaks.

mixers for reuse. Never dispose of washout into the

excelsior matting, mulch netting)

 Consider slope terracing with cross drains to to the yard for recycling, Dispose of small amounts of excess concrete, grout, and mortar in the trash.

#### Cover stockpiled soil and landscaping materials with secured plastic sheeting and divert runoff Service and maintain portable toilets around them. eaking portable toilets are a potential health and

- As a back-up measure, protect drainage courses,
  - sand/gravel bags and/or temporary drainage swales. Once grading is completed, stabilize the disturbed.

creeks, or catch basins with über rolls, silt fences.

**Best Management Practices** 

⊇ Plant vegetation on exposed slopes, Where

eplanting is not feasible, use erosion control

blankets (e.g., jute or straw matting, glass fiber or

- areas using permanent vegetation as soon as possible. Use temporary erosion controls until vegetation is
- Conduct routine inspections of erosion control measures especially before and immediately after rainstorms, and repair if necessary,

## Control sediment

Dispose of cleared vegetation properly Cleared vegetation, tree trimmings, and other plant Sedimentation is defined as the process of depositing material can cause environmental damage if it gets sediments carried away by runoff. Sediments into creeks. Such "organic" material requires large consist of soil particles, clays, sands quantities of oxygen to decompose, which reduces the and other minerals. The purpose of oxygen available for fish and other aquatic life, sediment control practices is to remove sediments from stormwater before they are transported off-site or reach a

- Do not dispose of plant material in a creek or drainage facility or leave II in a roadway where it can clog storm drain inlets.
- Avoid disposal of plant material in trash dumpsters or mixing it with other wastes. Compost plant material or take it to a landfill or other facility that composts yard waste (check with the local planning or building department for more information)
  - bags, rucks, fiber rolls, and/or temporary vegetation on slopes to reduce runoff velocity and trap sediments Do not use asphalt rubble or other
    - demolition debris for this purpose. Use check dams in temporary drains and swales to reduce runoff

storm drain inlet or nearby creek. The

most effective sediment control

trap or detain runoff allowing

ediments to settle out.

practices reduce runoff velocity and

L/se terracing, rlp rap, sand/gravel

velocity and promote sedimentation. Protect storm drain inlets from sedi ment-laden runoff. Storm drain inlet protection devices include sand/gravel bag barriers, litter

# nation on bushly graded across, and trenching and staking fiber rule and/or sair tenco deverslope are common to cludgers for preventing grosion and controlling sesioner

fabric fences, block and gravel filters, catch basin

sediment traps (an excavated or bermed area or

Prevent construction vehicle tires from tracking

sail onto adjacent streets by constructing a tempo

rary stone pad with a filter fabric underliner near

the site exit where dirt and mud can be removed.

When cleaning sediments from streets, driveways

sweeping methods where possible. If water must

be used to flush payement, collect runoff to settle

and paved areas on construction sites, use dry

out sediments and protect storm drain inlets.

Note: Performance of erusion and sediment controls is dependent or

seen as effective as expected due to improper use. Most of the RMP

maintenance, particularly before and after a storm court, must be

disrepair and/or become ineffective. Koutine inspection and

nort of any erostou and rediment could of plan.

The RWQCB's Field Manual, the CASQA Stormwater Best Management

Standards for Erusion and Sediment Control provide specific details

Practice Handbook for Construction, and the ABAG Manual of

and design criteria for erosion and sediment courrol plans.

r treatilities), contine inspections and maintenance of the untrols. Straw hale barriers are an example of a HMP that has not

constructed device) to allow sediments to settle out

Follect and detain sediment-laden runnif in

Use sediment controls and filtration to remove

sediments from dewatering discharges.

combination of these.

prior to discharge.

filter inserts, excavated drop inlet sediment traps, or a

## Demolition Waste Management

intenance, and the health of our environment.

projects include: metal framing, wood, concrete,

structures include: doors, banisters, floorboards,

Unusable, intrecycleable debrts should be confined

to dumpsters, covered at night and during wet

weather, and taken to a landfill for disposal

Hazardous debris such as asbestos must be

Itality Management District

handled in accordance with specific laws and

egulations and disposed of as a hazardous waste

For more information of asbestos lundling and

isposal regulations, contact the Bay Area Afr

Arrange for an adequate debris disposal schedule

Most local planning or building departments have

o ensure that dampsters do not overflow

lists of recycling and disposal services for

Materials that can be salvaged for reuse from ob

vindows, 2x4s, and other old, dense lumber.

asphait, and plate glass.

#### Make sure all demolition waste is properly disposed of Documents and available

serious problems for flood control, storm drain From State Water Resources Different types of materials have different disposal requirements or recycling options. Seneral Construction Activity Storm Materials that can be recycled from demolition

Water Permit From Friends of the San Francisco Estuary www.abag.ca.gov/bayarea/slep

Control Board (SWRCB)

(916) 341-5537

www.swrcb.ca.gov

Field Manual 1. Dial 911 or your local emergency Guidelines for Communition Projects Hold On to Your Dist - Video

> Keep It Clean Video From Association of Bay Area overnments (ABAG) (510) 464-7900

www.abag.ca.gov Manual of Standards for Erodon and Sedlinem Cantrol Measures

From Cal EPA, DTSC

From California Stormwater

Quality Association (CASQA) Storstwater Best Managestion Practice

Handbook - Construction THANKS BASMAA adapted this bookler from

Valley Nonpoint Source Pollotton Control Program Illustrations by John Finger

one originally developed and

generously shared by the Santa Clara

2004 Day Area Stermwater Management Agencies Association

Printed on Recycled Paper

#### Plan roadwork and pavement construction Demolition debris that is left in the street or pushed to avoid stormwater pollution over a bank into a creek bed or drainage facility cruses

Roadwork and Pavement

Construction

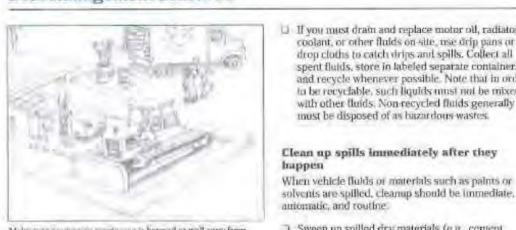
Road paving, surfacing, and asphalt removal happen right in the street, with numerous apportunities for inwater pollution from the asphalt mix, saw-cut slarry, or excavated material. Properly proportioned asphalt mix and well-compacted pavement avoid a host of water pollution problems

- Apply concrete, asphalt, and seal coat during dry weather to prevent contaminants from contacting
- Cover storm drain inlets and manholes when pay-
- ing or applying seal coat slurry seal, fog seal, etc. Always park paving machines over drip pans or absorbent materials, since they tend to drip continuously
- When making saw cuts in payement, use as linfe water as possible. Cover each catch basin completely with filter fabric during the sawing operation and contain the shurry by placing sand/gravel bags around the catch basin. After the liquid drains evaporates, shovel or vacuum the slurry residue from the pavement or gutter and remove from site.
- Wash down exposed aggregate concrete only when the wash water can: (1) flow onto a dirt area. (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacastorm drain inlet. If necessary, divert runnif with temporary berms. Make sore runoff does not reach gutters or storm drains.
- LI Allow aggregate rinse to settle, and pump the water to the sanitary sewer if allowed by your local
- → Never wash sweepings from exposed aggregate conexete into a street or storm drain. Collect and return to aggregate base stockpile, or dispose with trash.

Recycle broken concrete and asphalt (check with

the local planning or building department for more

# Best Management Practices



Make sure equipment repair area is betmed or well away from

# **General Site Maintenance**

Prevent spills and leaks leaking fuel, oil, antifreeze, or other fluids on the consu uction site are common sources of stormwater pollution and soil contamination, Construction material spills can also cause serious problems. Careful site lanning, preventive maintenance, and good materials handling practices can eliminate most spills and leaks:

- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks:
- Designate specific areas of the construction site. well away from creeks or storm drain inlets: for vehicle and equipment parking and routine
- Perform major maintenance, repair jobs and vehicle and equipment washing off-site when feasible. or in designated and controlled areas on site.

Best Management Practices

Store materials under cover

Wet and dry building materials with the potential to pollute runoff should

surrounded by berms when rain is

wastes under a temporary roof or

secured plastic sheeting or tarp.

Plaster or other powders can create

in runoff, which may be toxic to

environmental harm even if the

materials are inert. Store all such

especially open bags—under a

potentially polluting dry materials keep out ratu.

building, or cover securely with an impermeable

tarp. By properly storing dry materials, you may

Store containers of paints, chemicals, solvents, and

other hazardous materials in accordance with

Open and/or leaking dumpsters can be a source of

Cover open dumpsters with plastic sheeting or a

outside of the dompster. If your dumpster has a

□ If a dumpster is leaking, contain and collect leaking.

material. Return the dumpster to the leasing

Do not clean dumpsters on site: Return to leasing

Paint removal wastes include chemical paint stripping

company for periodic cleaning, if necessary.

Collect and properly dispose of paint

tarp. Secure the sheeting or tarp around the

secondary containment regulations and under

also help protect air quality, as well as water quality.

aquatic life and cause serious

temporary roof or inside a

cover during rainy periods.

Cover and maintain dumpsters

company for repair/exchange

stormwater pollution.

cover, clase IL.

removal wastes

large quantities of suspended solids

be stored under cover and/or

forecast or during wet weather.

□ Store stockpiled materials and

☐ Berru around storage areas to

prevent contact with rapoff.

#### If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in labeled separate containers and recycle whenever possible. Note that in order to be recyclable, such liquids must not be mixed with other fluids. Non-recycled fluids generally must be disposed of as hazardous wastes.

### Clean up spills immediately after they When vehicle fluids or materials such as paints or

automatic, and routine. Sweep up spilled dry materials (e.g., cement, mortar, or fertilizer) immediately. Never attempt to 'wash them away" with water, or bury them. Use

only minimal water for dust control. ☐ Clean up liquid spills on paved or impermeable surfaces using "dry" absorbent materials like cat litter, sand or rags).

Clean up spills on dirt areas by digging up and properly disposing of the

Store building materials under cover. Make sure dampsorrs are properly covered to

the gutter street, and storm drains.

nazardous waste.

residues, paint chips and dust, sand blasting material

and wash water. These wastes contain chemicals that

are harmful to the wildlife in our creeks and the water

Non-hazardous paint chips and dust from dry

stripping and sand blasting may be swept up or

collected in plastic drop cloths and disposed of as

trash. Chemical paint stripping residue and chips

When stripping or cleaning building exteriors with

high pressure water, cover or berm storm drain.

water treatment plant), collect (mop or vacuum)

tary sewer. Alternatively, discharge non contant

nated wash water onto a dirt area and spade into

the soil. Be sure to shovel or sweep up any debris

Clean up paints, solvents, adhesives, and

cled, liquid residues from paints, thinners, solvents,

Although many paint materials can and should be recy-

glues, and cleaning fluids are hazardous wastes. When

cleaning solutions properly

that remains in the gutter and dispose of as garbage

inlets, If possible (and allowed by your local waste

building cleaning water and discharge to the sani-

and dust from marine paints or paints containing

lead or tributyl (in must be disposed of as a

odies they flow to. Keep all paint wastes away from

contaminated soil

Clean up spills on itin areas Report significant spills to the appropriate spill response agencies immediately (See reference list on the back cover of this booklet for more

Note: Used cleanup rags that have absorbed hazardous materials must either be sent to a certified industrial family or dry cleaner, or disposed of through a licensed hazardous waste disposal company.

# Requirements for Dischargers

## Municipal Stormwater Program

Municipalities in the Bay Area are required by federal dations to develop programs to control the discharge of pollutants to the storm drain system, including the discharge of pollutants from construction sites and areas of new development or significant redevelopment. As a result, your development and construction projects are subject to new requirements designed to improve stormwater quality such as, expanded plan check and review, contract specifications, stormwater treatment measures, runoff monitoring, and increased site inspection. For more information on municipal requirements, please contact the municipal representative listed

#### Projects Equal To Or Greater Than 1 Acre

on the back cover of this booklet.

If your construction activity will disturb one acre or more, you must obtain coverage under the General Construction Activity Storm Water Fermit (General Construction Permit) issued by the SWRCB for stormwater discharges associated with construction low point where it can evaporate and/or infiltrate. activity. To obtain coverage under the General Permit, a Notice of Intent (NOI) must be filed with the SWRCB. The General Construction Permit requires you to prepare and carry out a "Stormwater Pollution revention Plan" or SWPPP. Your SWPPP must Identify appropriate stormwater pollution prevention measures or hest management practices (BMPs), like the ones described in this booklet, to reduce pollutants in stormwater discharges from the construction site both during and after construction is complete. A best management practice or BMP is defined as any program technology, process, practicu, operating method.

## examples). You should keep a copy of your SWPPP readily available onsite throughout construction.

Projects Less Than 1 Acre If your project is less than one acre, you may still need to use BMPs to comply with local municipal requirements. Check with the local stormwater program (listed on back

measure, or device that controls, prevents, removes, or

permanent stormwater quality controls (see BASMAA's

Hamilbooks New Development and Redevelopment for

reduces pollution. The General Permit also requires

Start at the Source manual and CASQA's BMP

# Best Management Practices

#### cr), or planning or engineering department for details. General Practices

The following are some general principles that can significantly reduce pollution from construction activity and help make compliance with starmwater

- Identify all storm drains, drainage swales and creeks located near the construction site and make sure all subcontractors are aware of their locations. to prevent pollutants from entering them.
- Clean up leaks, drips, and other spills immediately so they do not contact stormwater. Refuel vehicles and heavy equipment in one

designated location on the site and take care to

- clean up spills immediately. Wash vehicles at an appropriate off site facility. If equipment must be washed on site, do not use soaps, solvents, degreasers, or steam cleaning equipment, and prevent wash water from enterin the storm drain. If possible, direct wash water to a
- Never wash down pavement or surfaces where materials have spilled. Use thy cleanup methods whenever possible.
- adjacent to your site by using herms and/or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams and/or herms where appropriate.
- Protect all storm drain inlets using filter fabric cloth or other best management practices to prevent sediments from enturing the storm drainage system during construction activities.
- Keep materials out of the rain prevent runoff pollution at the source. Schedule clearing or heavy earth moving activities for periods of dry weather. Cover exposed piles of soil, construction materials and wastes with plastic sheeting or temporary roots. Before it mins sween and remove materials from surfaces that drain in storm drains, creeks, or channels

For more information on the General Permits, call the State Water Resources Control Board's Stormwater Information Line at (916) 341-5537 or your local program.

# Best Management Practices

- Keep pollutants off exposed surfaces. Place trash cans around the site to reduce litter. Dispose of
- dering only the amount you need to finish the Joh. □ Do not over-apply pesticides or fertilizers and follow manufacturers instructions for mixing and
- applying materials. Recycle leftover materials whenever possible. Materials such as concrete, asphalt, seran meta solvents, degressers, cleared vegetation, paper rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires are
- building department for more information). landfill or may require disposal as hazardous waste-Never throw debris into channels, creeks or into
- and/or time in jail. Be sure that trailers carrying your materials are covered during transit. If not, the hauler may be cited and fined.
- about the stormwater requirements and their own responsibilities.



# Specific Practices

January 2003), and the Association of Bay Area

& Sediment Control Measures (May 1995)

Erosion Prevention and

Sediment Control

Prevent erosion

Governments (ABAC) Manual of Standards for Erosion

soil erosion is the process by which soil particles are

eravity. Soil particles removed by stormwater runoff

e pollutants that when deposited in local creeks,

akes, Bay or Delta, can have negative impacts on

quatic habitat. Exposed soil after clearing, grading, or

Plan the development to fit the topography, soils,

Delineare clearing limits, casements, setbacks,

and buffer zones to prevent excessive or

numecessary disturbances and exposure,

drainage pattern and natural vegetation of the site.

sensitive or critical areas, trees, dramage courses.

cavation is easily eroded by wind or water. The

allowing practices will help prevent emsion from

accurring on the construction site:

moved from the land surface, by wind, water and/or

- illowing is a summary of specific best management. non-hazardous construction wastes in covered practices for erosion and sediment control and dumpsters or recycling receptacles. ontractor activities, For more information on erodon and sediment control BMPs and their design, please Practice source reduction — reduce waste by orrefer to the RWOCB Erosion and Sediment Control eld Manual (August 2002), the CASQA Stormwater Best Management Practice Handbook for Construction
- recyclable (check with the local planning or
- Dispose of all wastes properly. Materials that cannot be reused or recycled must be taken to an appropriate wetland areas. Never store or leave debris in the street or near a creek where it may contact runoff.
- ☐ Train your employees and inform subcontractors

☐ Illegal dumping is a violation subject to a fine

- Phase grading operations to reduce disturbed areas and time of exposure Avoid excavation and grading during wet weather.
  - Limit on site construction routes and stabilize construction entrance(s) and exit(s). Remove existing vegetation only when absolutely
  - Construct diversion dikes and drainage swales in channel runolf around the site. Use berms and drainage ditches to divert runoff around exposed areas. Place diversion ditches

across the top of cut slopes.

the California Stormwater Quality Association

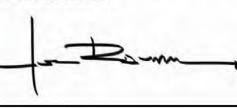
during construction

- (RWQCB) Guidelines for Construction Projects, or
- esources Control Board (SWRCB) (see bulow). Please note that this bookfet is concerned only with

For more information on stormwater requirements, call the State Water Resources. Control Roard's Stormwater Information Line at (916) 341-5537 or your local program.

Blueprint for a Clean Bay G **COUF** Anning-besign-rendering email: jer@jerdesigngroup.com 408.843.8067 c

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Dispose of cleared vegetation properly Demolition Waste Management... Make sure all demolition waste is properly disposed of

Contaminated Ponded Stormwater, Groundwater, and Soil Guidance Look for ponded stormwater, groundwater, and/or soil contamination Take appropriate action

# Introduction

#### Torowater pollution is a national environmental problem. In California, stormwater runoff is a major source of water pullition. To help combat the problems of stormwater pollution, federal and state governments have developed a program for monitoring and permitting discharges to municipal sturm drain systems, creeks, and water bodies such as San

Municipalities in the Bay Area are required by the Clean Water Act to develop stormwater managemen programs that include requirements for construction activities. Your construction project will need to comply with local municipal requirements. If your construction activity will disturb one acre or more, you musi also obtain coverage under the General Construction Activity Permit (see Requirements for Dischargers).

ASMA

Introduction

Stormwater Pollution

Storm Drain System

Requirements for Dischargers

**Pollution From Construction Sites** 

Municipal Stormwater Program

Notice of Intent (NEII)

General Best Management Practices

Specific Best Management Practices

Projects Less Than 1 Acre

Prevent erosion

Control sediment

General Site Maintenance.

Prevent spills and leaks

solutions properly

Store materials under cover

Cover and maintain dumpsters

storm drains, and creeks

Service and maintain portable toilets

Adverse Effects from Stormwater Pollution

Projects Equal To Or Greater Than 1 Acre

**Erosion Prevention and Sediment Control** 

Storm Water Pollution Prevention Plan (SWPPP)

Clean up spills immediately after they happen

Collect and properly dispose of paint removal wastes

Keep fresh concrete and cement mornars out of gutters.

Clean up paints, solvents, authorives, and cleaning

Blueprint for a Clean Bay is an introductory guide to stormwater quality control on construction sites. It contains several principles and techniques that you can use to help prevent stormwater pollution. BASMAA has developed this booklet as a resource for all gener al contractors, home builders, and subcontractors working on construction sites.

Stermwater Pollution Prevention Plan (SWPPP) (see Requirements for Dischargers). For more information on the General Permit, designing stormwater quality controls, or producing a Stormwater Pollution. Prevention Plan, please refer to:

Blueprint for a Clean Bay is not a design manual or a

(CASQA) Stormwater Best Management Practice Handbook for Construction. ☐ the Regional Water Quality Control Board's

consult your local program or the State Water

the management of construction sites and activities

Roadwork and Pavement Construction... Plan roadwork and pavement construction to avoid stormwater pulliment

**Best Management Practices to Prevent Stormwater** 

**Pollution from Construction-Related Activities** 

he Bay Area Stormwater Management Agencies Association (BASMAA), a consortium of Bay Area municipalities

as a resource for all general contractors, home builders, and subcontractors working on construction sites.

m Alameda, Contra Costa, Marin, San Mateo, Santa Clara, Solano, and Sonoma Counties, developed this booklet

CONTENTS

California State Water Resources Control Board General Permit

# Stormwater Pollution

#### Storm Drain System awater or runoff from sources like sprinklers at hoses flows over the ground into the storm drain system In the San Francisco Bay Area, storm drain ms consist of gutters, storm drains, undergrou

Pollution From Construction Sites Stormwater runoff is part of a natural hydrologic process. Unwever, land development and construction activities can significantly alter natural drainage pat terns and pollute stormwater runoff. Runoff picks up tlants as it flows over the ground or paved areas and carries these pollutants into the storm drain system. Common sources of pollutants from constrution sites include; sediments from soil erosion; construction materials and waste (e.g., paint, solvent

concrete, drywall); landscaping runoff containing fer

tilizers and pesticides; and spilled oil, fuel, and other

pipes, open channels, culverts; and creeks. Storm

Bay, Delta, or Pacific Ocean with no treatment.

frain systems are designed to drain directly to the

#### fluids from construction vehicles and heavy equipmen Adverse Effects from Stormwater Pollution

Stormwater pollution is a major source of water polltion in California. It can cause declines in fisheries, damage habitats, and limit water recreation activiti Stormwater pollution poses a serious threat to the overall health of the crosystem.

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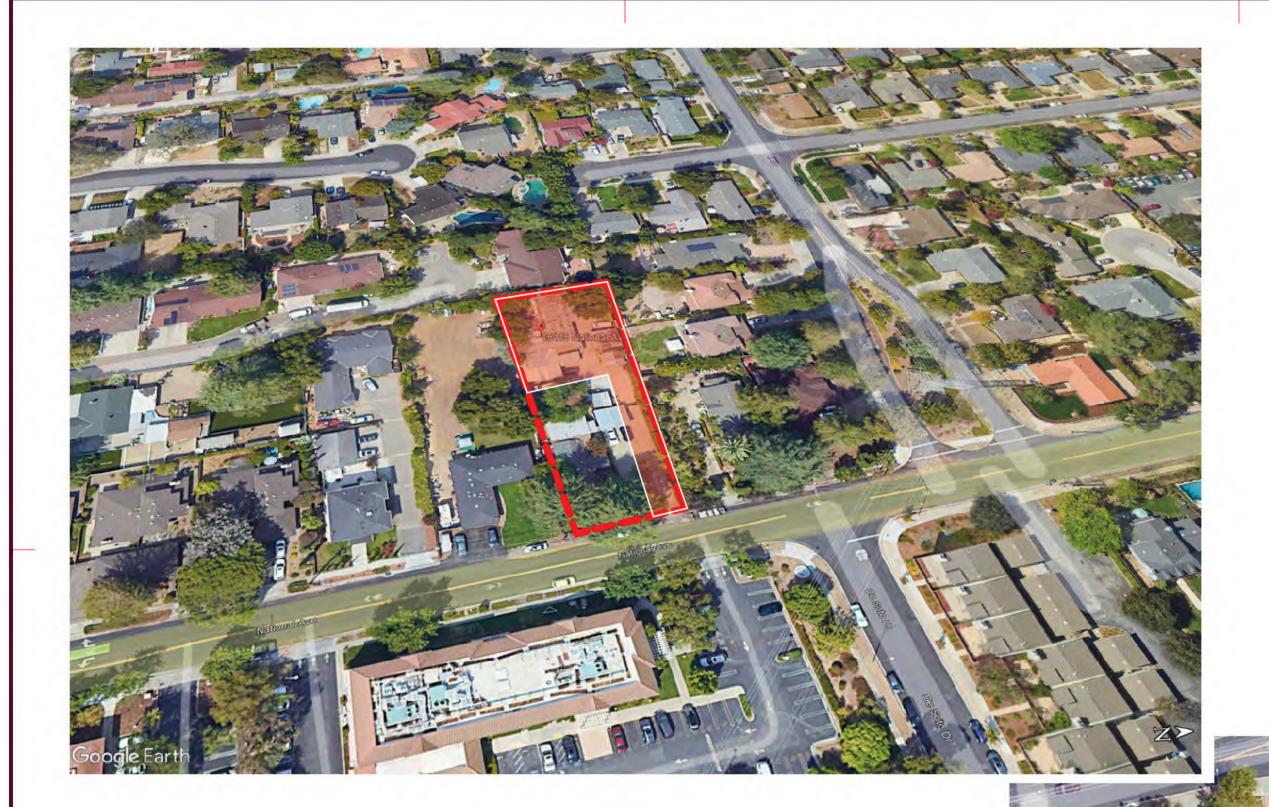
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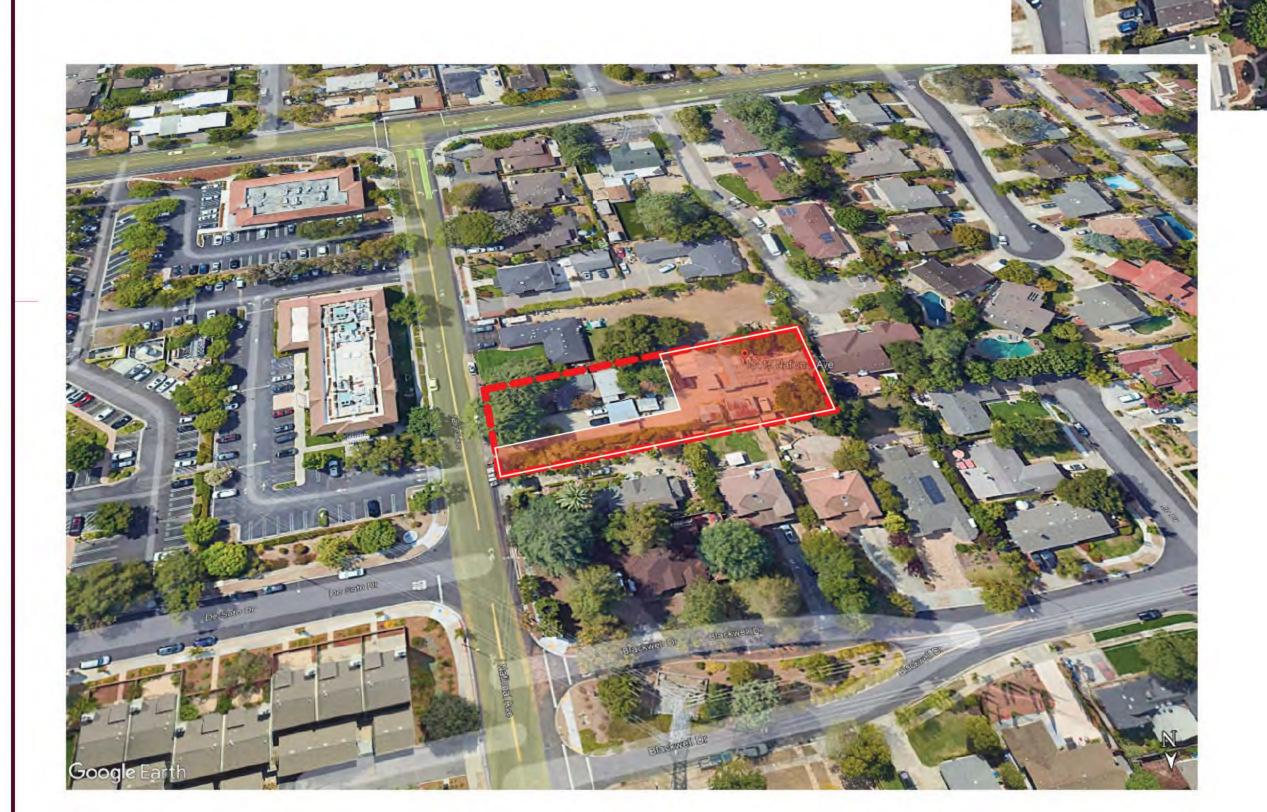
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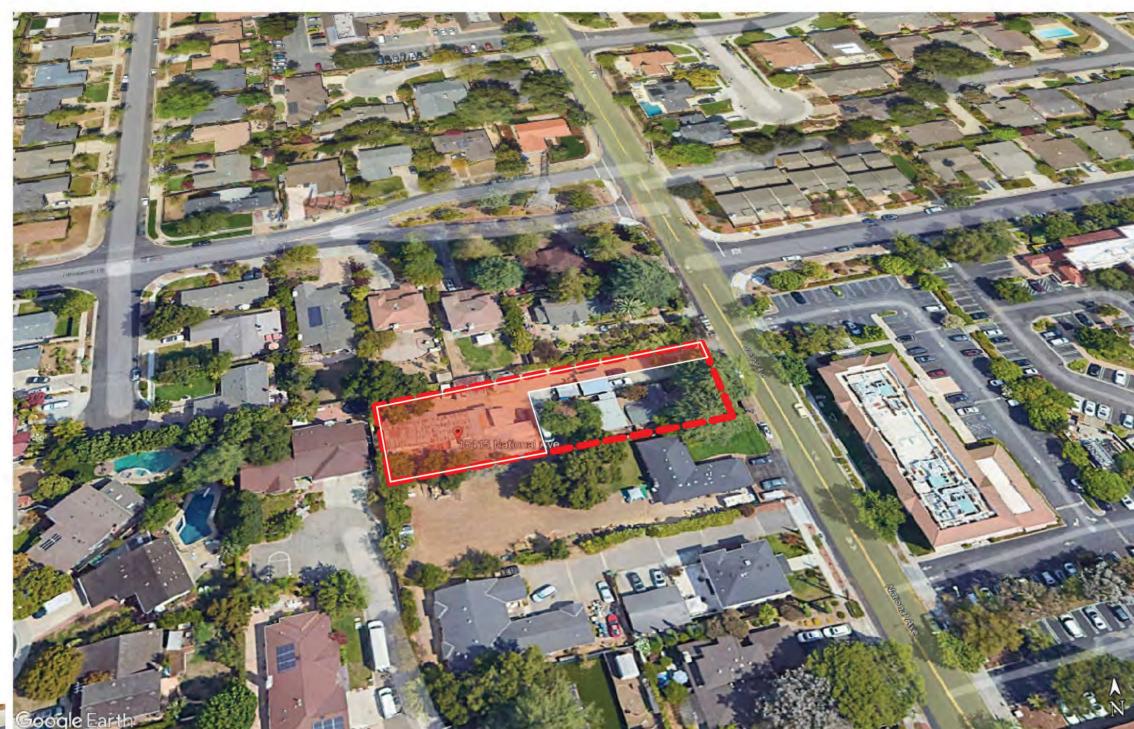


**WEST ISOMETRIC VIEWPOINT** 

SOUTH ISOMETRIC **VIEWPOINT** 

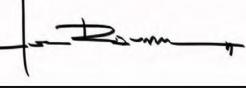






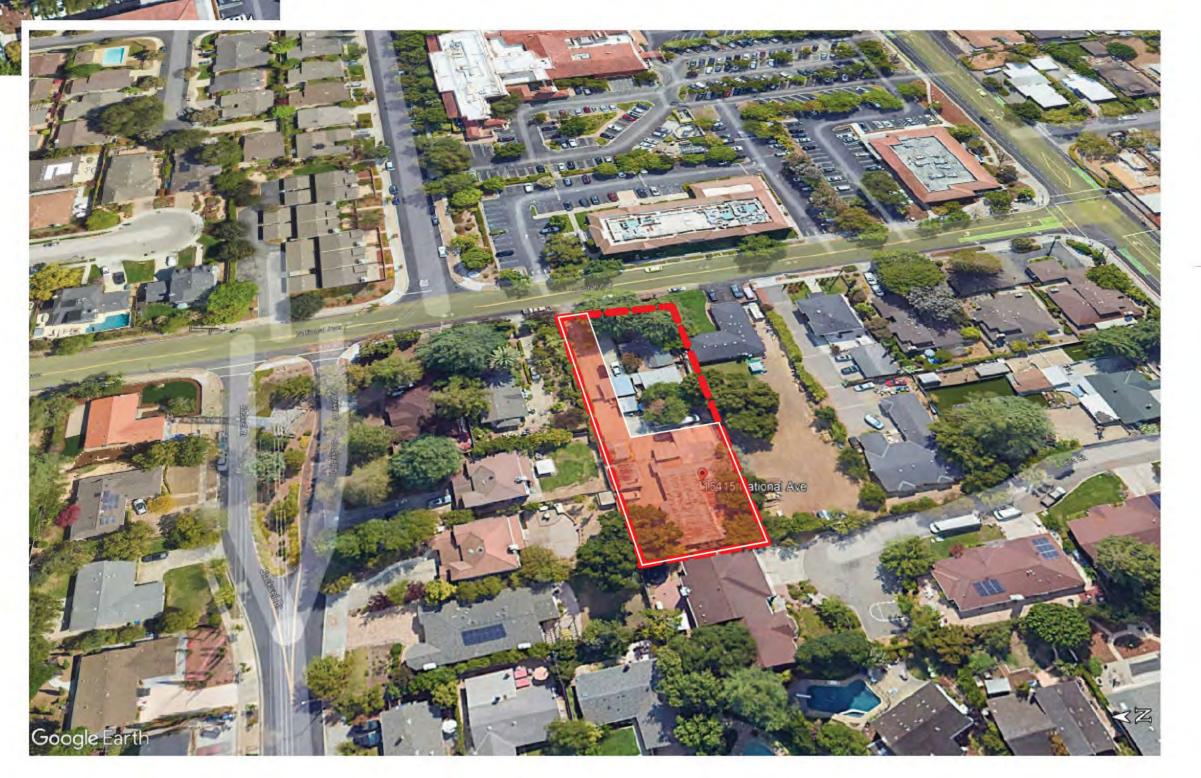


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EAST ISOMETRIC VIEWPOINT



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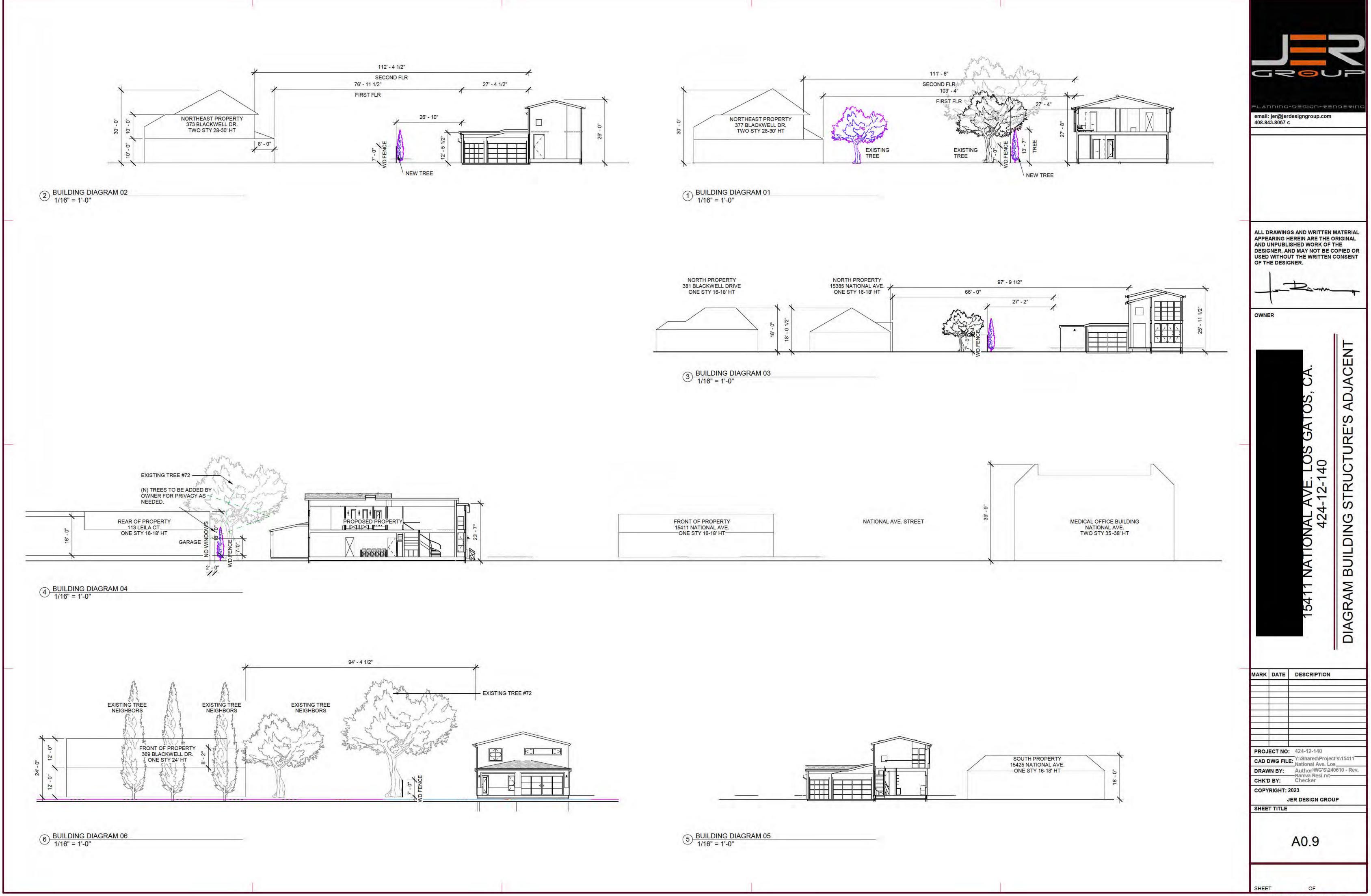
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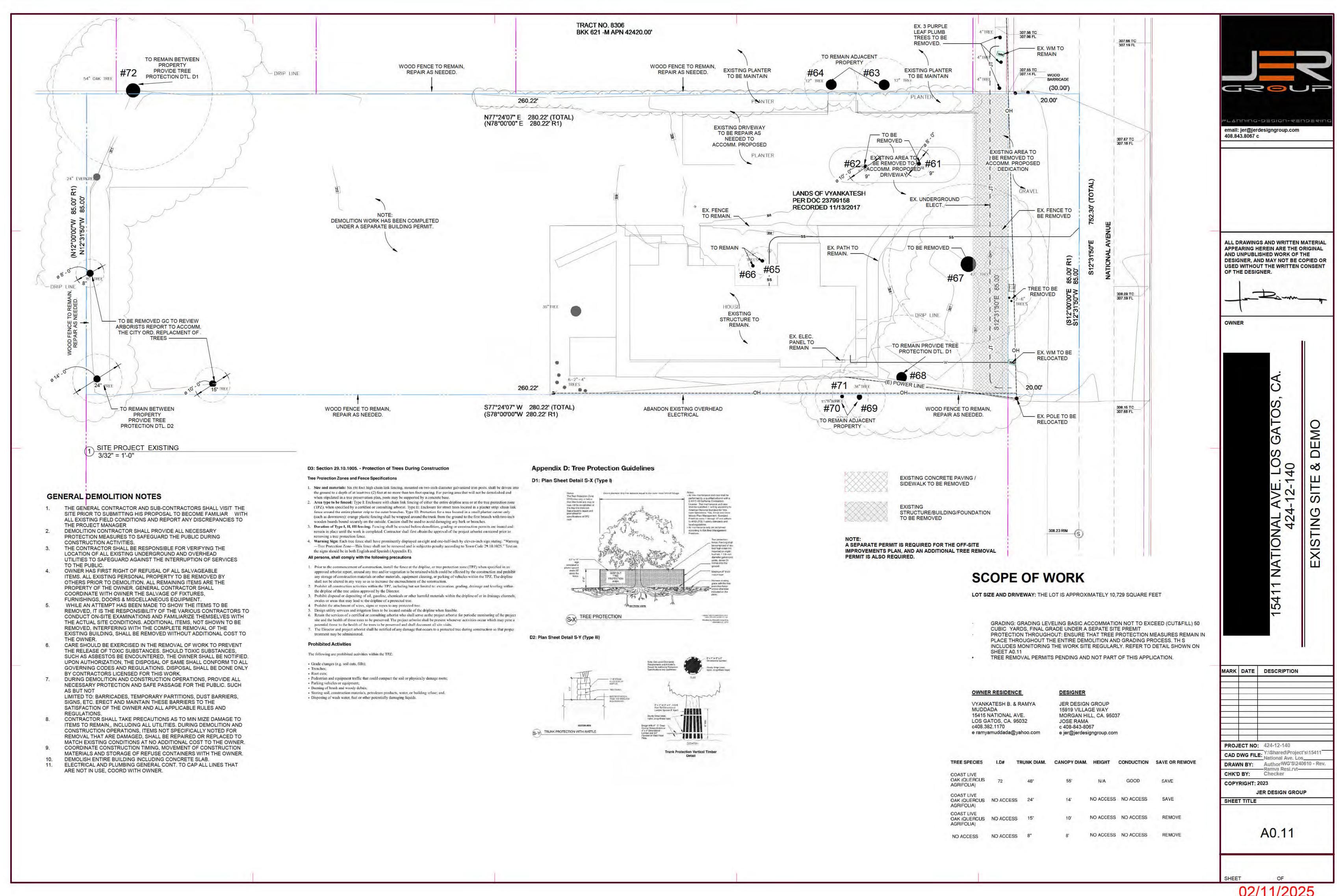
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02/11/2025



# Note: Per Town Arborist, 3/3/25 privacy trees are to be planted outside of Oaktree #72 drip line HARDSCAPE CONCRETE DRIVEWAY HARDSCAPE PAVERS 1755 SF. ;;;FENCE @ 6'-0"; TWO STORY STRUCTURE ∰FF 311.57' EXISTING 15415 NATIONAL AVE. SINGLE FAMILY ONE STORY TO REMAIN 1600 SF. MAIN HOUSE 400 SF. GARAGE PROPOERTY LINE

SITE PROJECT LANDSCAPE

3/32" = 1' 0" TREE SPECIES I.D# TRUNK DIAM. CANOPY DIAM. HEIGHT CONDUCTION SAVE OR REMOVE OAK (QUERCUS SAVE AGRIFOLIA) NO ACCESS NO ACCESS SAVE OAK (QUERCUS NO ACCESS 24" COAST LIVE NO ACCESS NO ACCESS REMOVE OAK (QUERCUS NO ACCESS 15" AGRIFOLIA) NO ACCESS NO ACCESS REMOVE NO ACCESS NO ACCESS 8"

# LANDSCAPE PLAN LEGEND



#06 - ELIJAH BLUE' BLUE FESCUE (FESTUCA

GLAUCA 'ELIJAH BLUE', ZONES 4-9)



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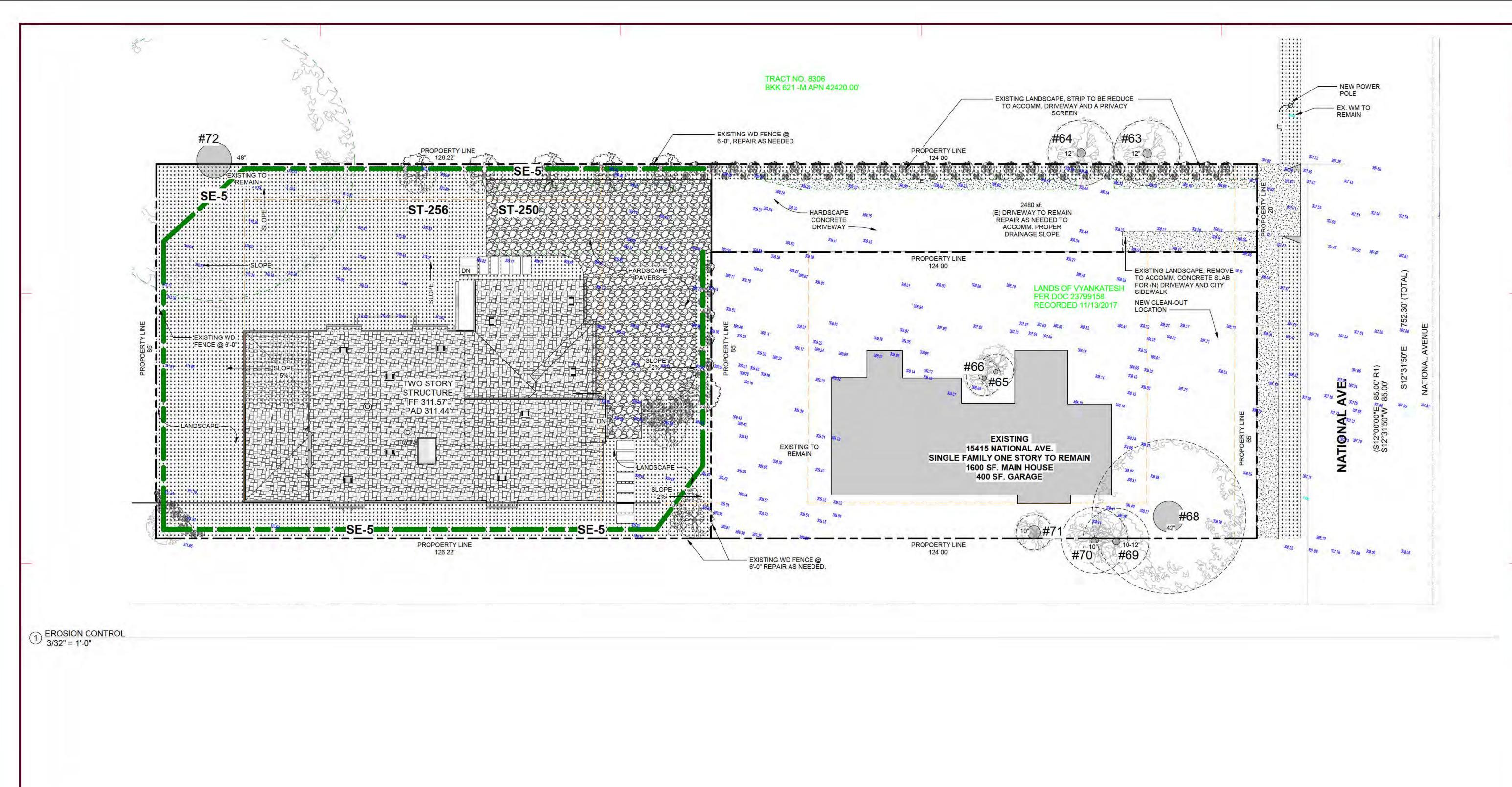
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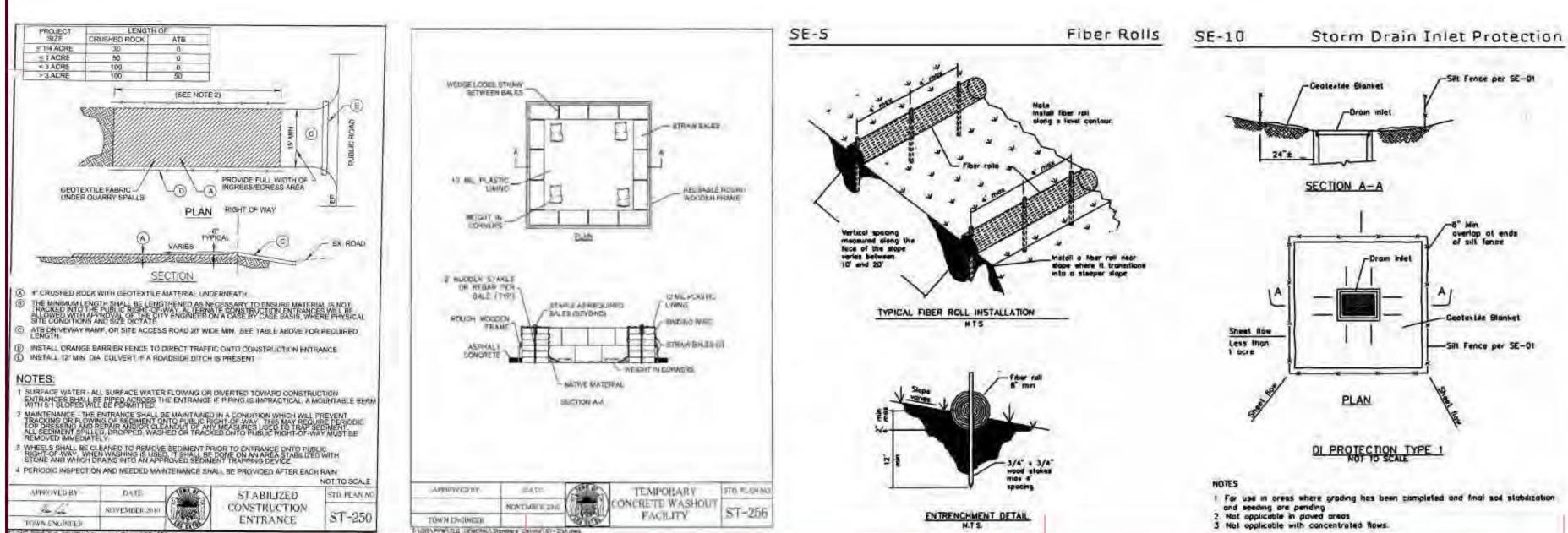
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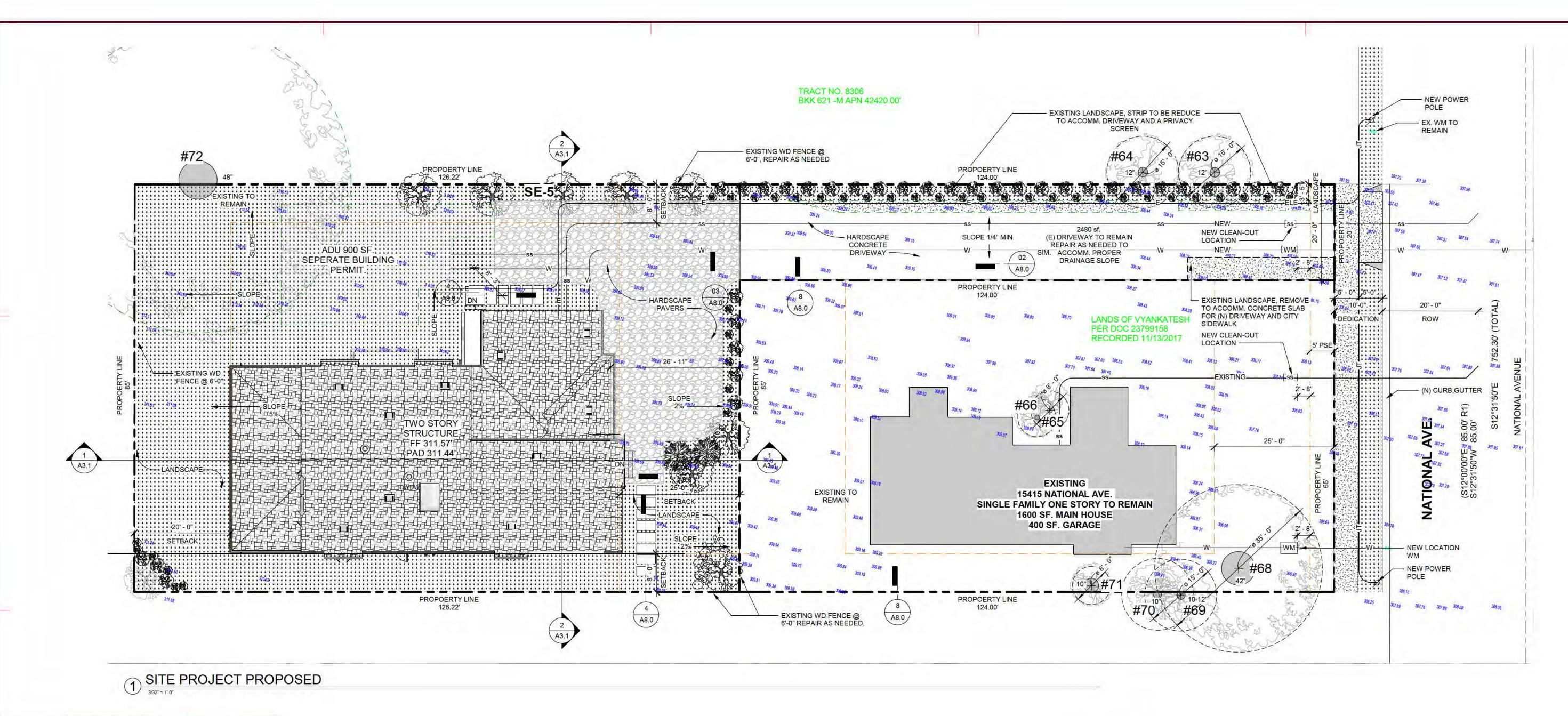
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Total Site Area (SF) =	0,729		Tota	I Site Area Dis	sturbed (SF)	)=1	0,729			
			Existing Area		Propo	sed	Area	Total Area Post-Project		t-Project (s
						Replaced				
IMPERVIOUS AREA			4,3	315		2	2,305			
TOTAL NEW & REPLACED	IMPERVIOUS	AREA			N/A	2				
PERVIOUS AREA			4,315							
Average Slope:	Earthwork	(CY)		Max Cut/F	ill Depth (	100		(C	γ)	1
Site Element	Cut	Fi	11	Cut	Fill		Impor	-	Export	İ
Driveway/Parking	44			8"						]
House Footprint						- 1				]
Porch/Patio	14			8"						]
Garage	-									]
Landscape	-									]
Misc. Hardscape	8			8"		- 4				]
Basement/Cellar	155			10'						
Pool	-									
Total	221	7								

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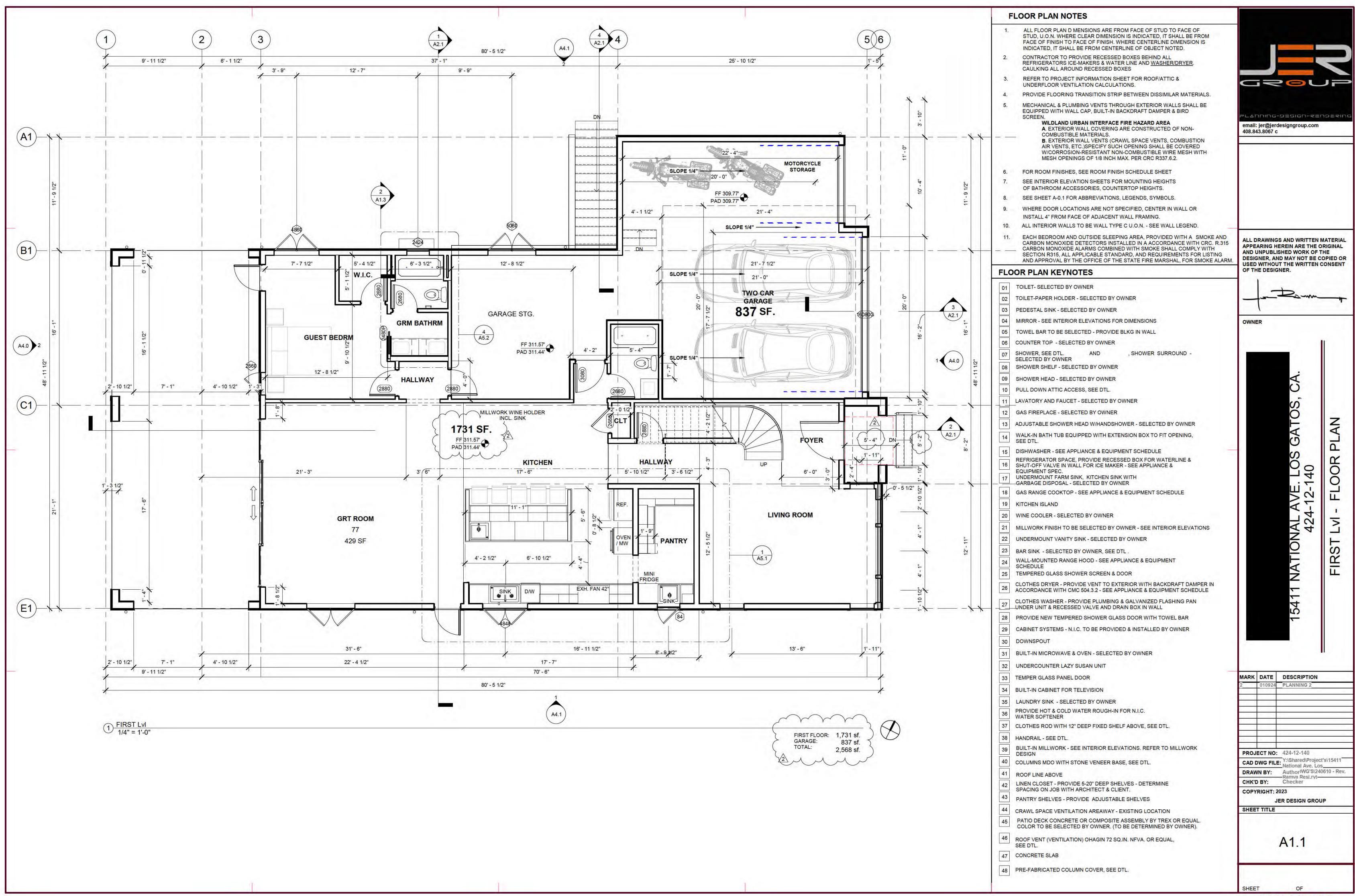
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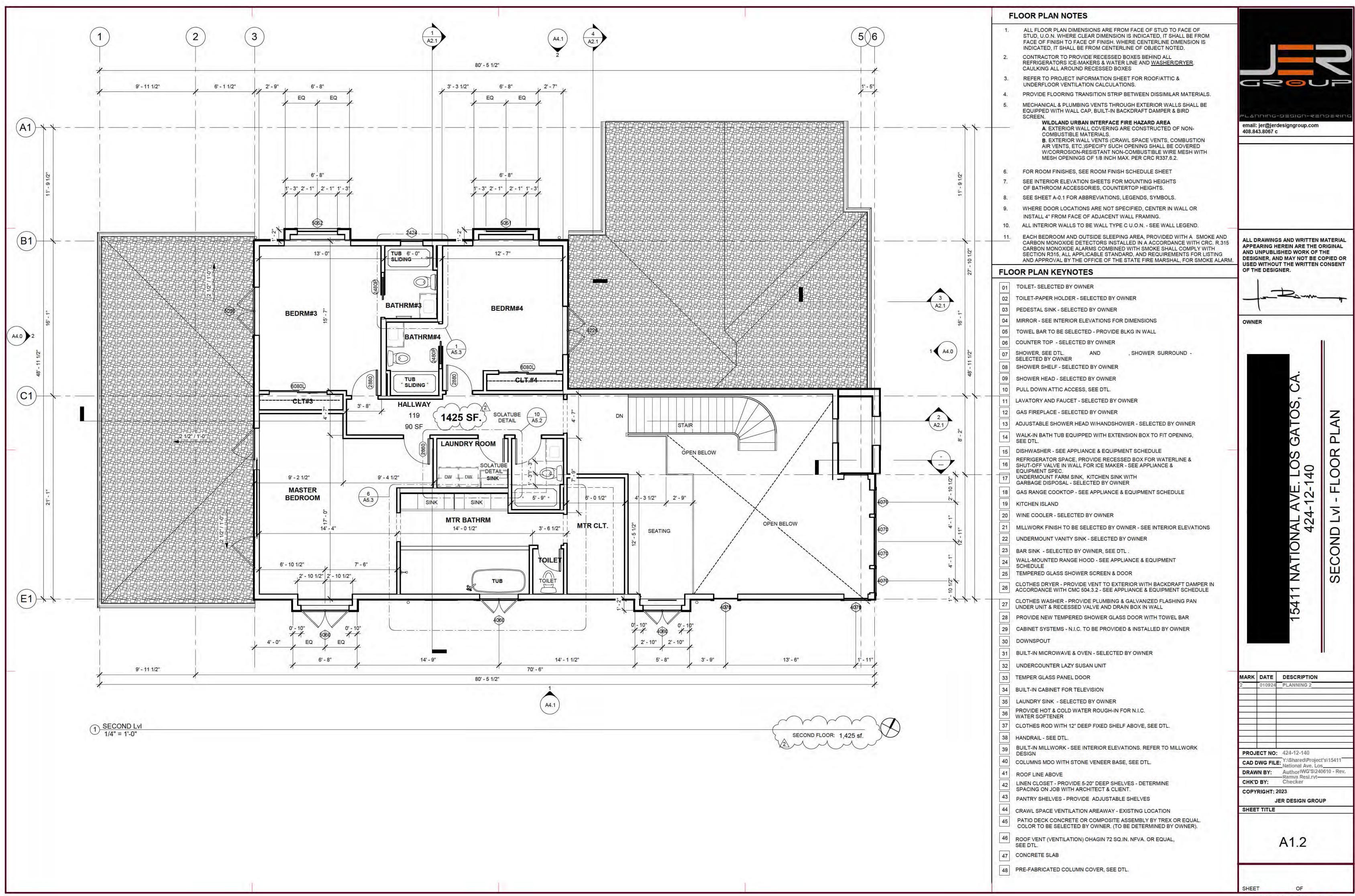
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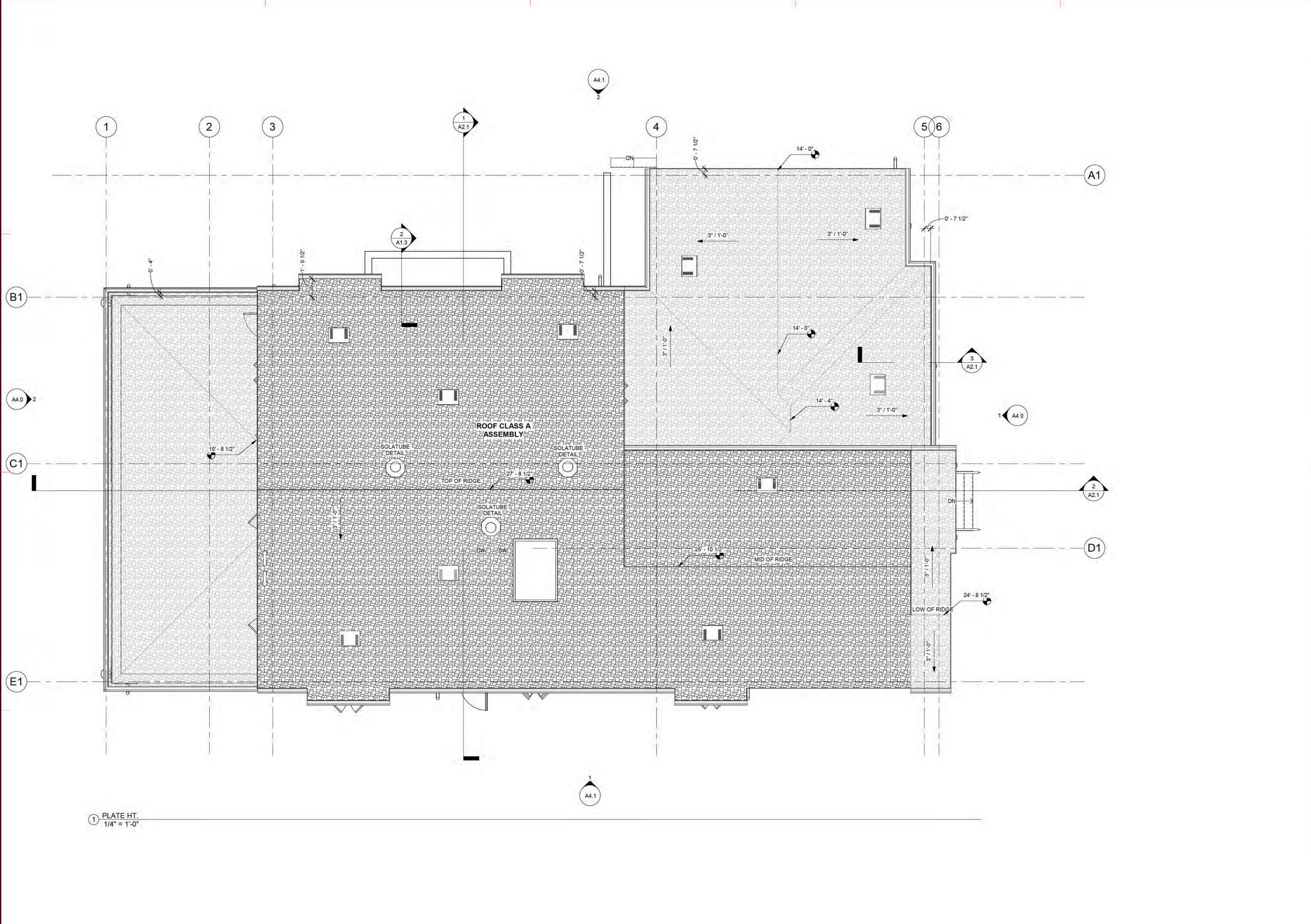
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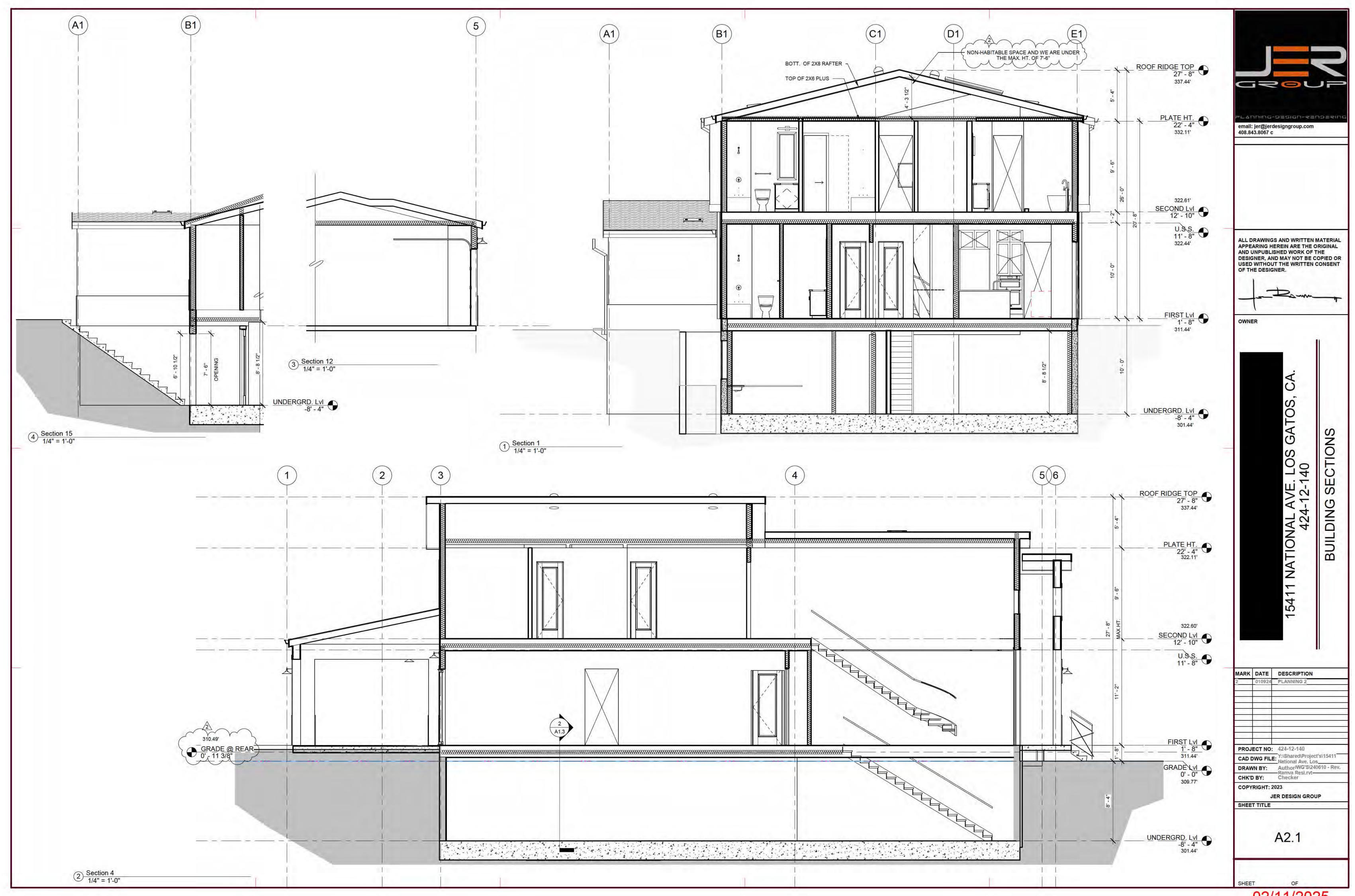
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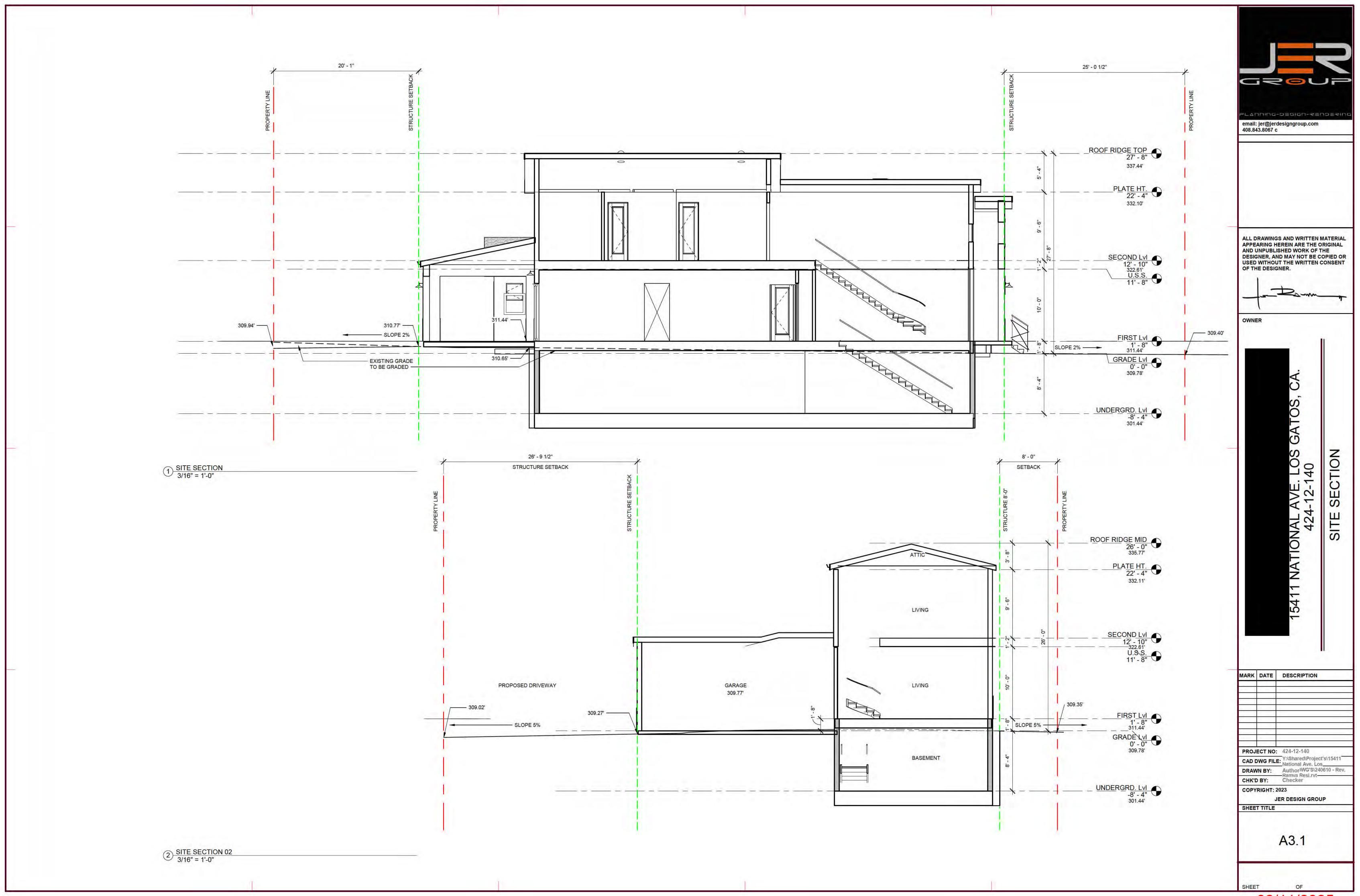
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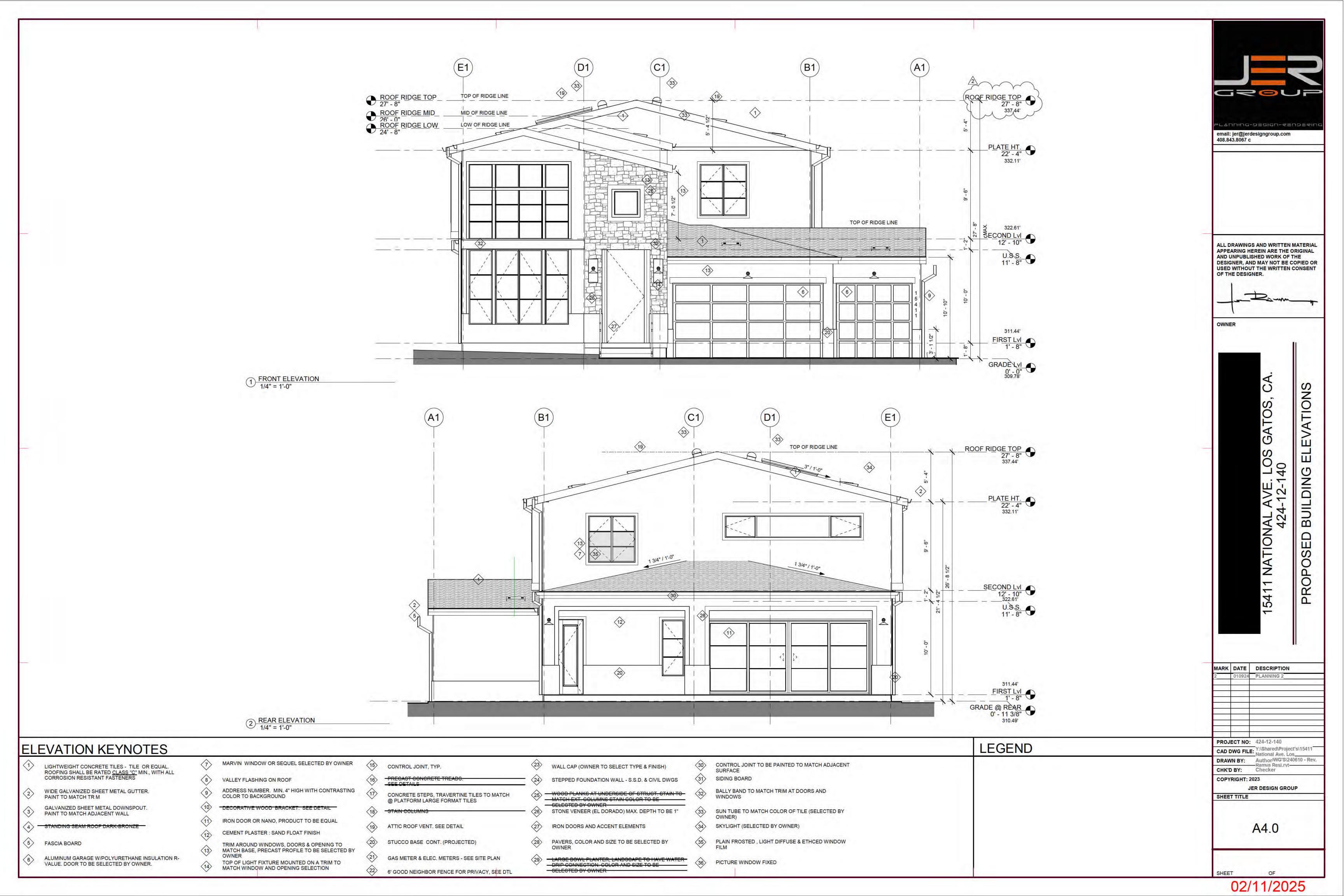
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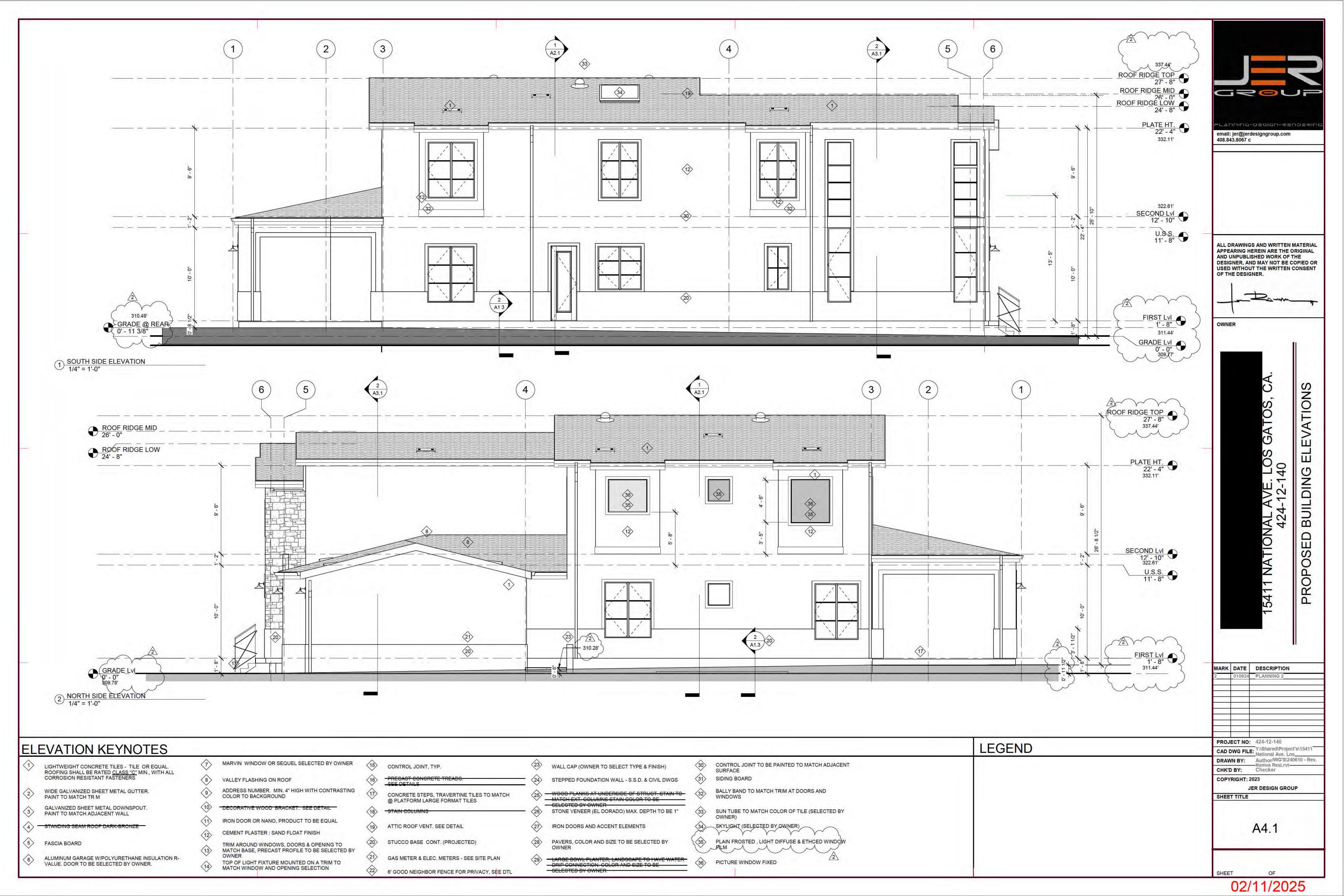
A1.4

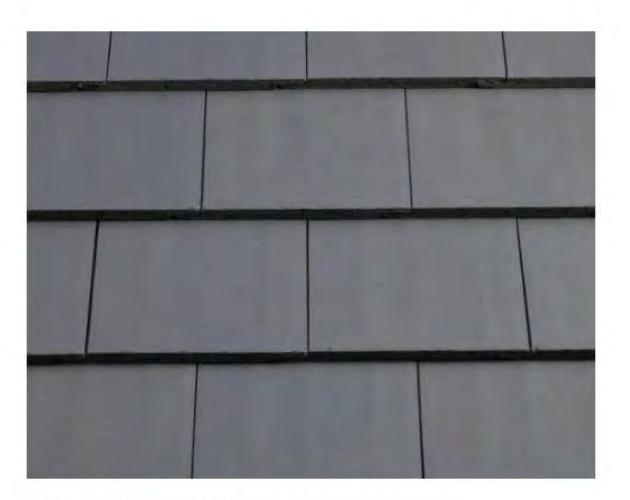
SHEET







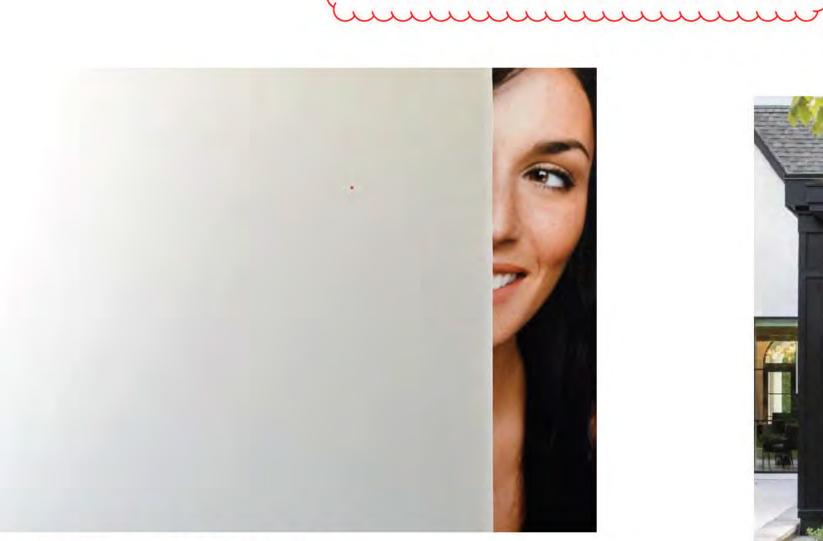




CONCRETE LIGHT TILES ROOF ROOF TYPE CLASS A



WALL MOUNTED SCONCE DOWN-LIGHT



WINDOWS PANEL DIFFUSE EXTERIOR SIDE WINDOW PANELS, ON THE NORTH SIDE ELEVATION TO BE PLAIN FROSTED, LIGHT DIFFUSING & ETCHED



SMOOTH STUCCO FINISH

SIMPLY ELEGANT APPEARANCE

EXTERIOR WITH WOOD TRIM MOLDING



FACADE NATURAL STONE VENEER MAX. 2" THK



MARVIN OR EQUEL SLIDING DOORS





FRONT ENTRANCE

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LAN	ning-p	ssign.	-REND	ESING
	er@jerdes .8067 c	igngroup.	com	

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01	231025	PLANNING
PROJ	ECT NO:	424-12: 140
	214/0 FILE	Y:\Shared\Project's\New folder\DWG'S\opt, two
CAD	JWG FILE	TOTOPICITIVE STORE TWO
		folder\DWG'S\opt. two_ Author n Ramya Rev. Two ryt

JER DESIGN GROUP SHEET TITLE

A4.3

