PLAN MUST BE POSTED ON JOB FOR FINAL APPROVAL

VAN MY LUONG'S RESIDENCE

12 MILLAR AV SAN JOSE 95127-2932

County of Santa Clara - Planning Division
APPROVED AS SUBMITTED
RECORD # DEV24-3074
THIS PROJECT IS APPROVED TO SUBMIT FOR DEVELOPMENT PLAN REVIEW. IT IS UNLAWFUL TO MAKE ANY CHAGES OR ALTERATIONS TO THESE PLANS WITHOUT THE WRITTEN APPROVAL FROM THE PLANNING DIVISION.
☐ LAND USE ENTITLEMENT
☐ APPROVED FOR ISSUANCE OF GRADING PERMIT ONLY
☑ APPROVED FOR ISSUANCE OF BUILDING PERMIT ONLY
PLANNER Michael Shwe DATE 6/9/2025
NOTES

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE ONSITE AND READY PRIOR TO CONSTRUCTION.

2. OWNERS OR CONTRACTORS SHALL REMOVE OR SCRAPE OFF SILT TRACKED ONTO THE ROAD AT THE END OF EACH DAY.

3. ALL ACTIVE DISTURBED AREAS AND BARE DIRT SHALL BE PROTECTED WITH STRAW WATTLES OR PLASTIC SHEETS.

4. STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED USING 3" CRUSHED ROCK.

5. A WASHOUT AREA FOR CONCRETE SHALL BE PROVIDED AND CLEARLY IDENTIFIED.

6. PORTABLE TOILET SHALL BE PLACED ON PRIVATE PROPERTY, NOT WITHIN THE PUBLIC RIGHT-OF-WAY.

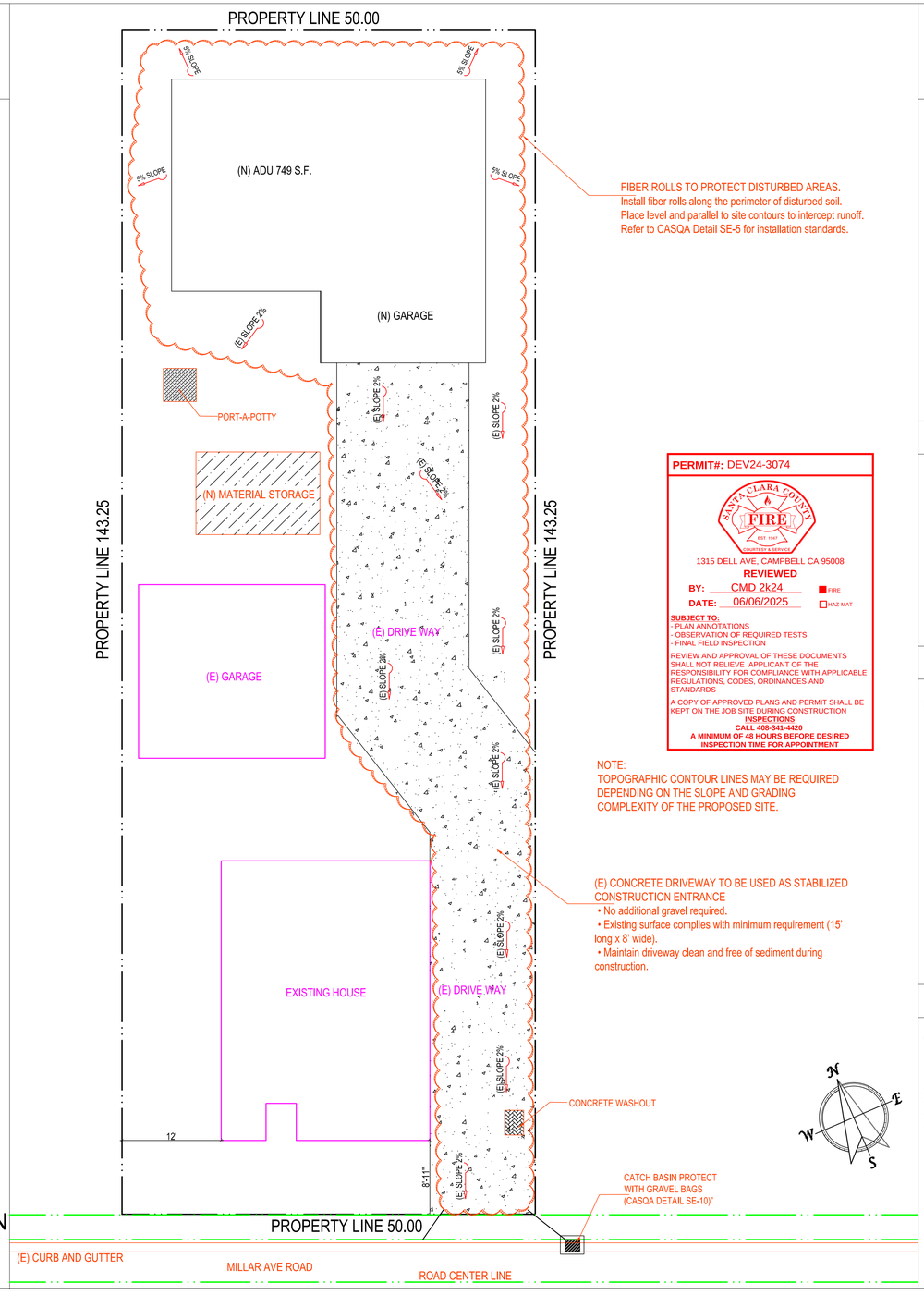
7. INSTALL GRAVEL BAGS OR SILT FENCES ALONG ALL DOWNHILL PROPERTY LINES OR DRAINAGE PATHS.

8. VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING AFTER EACH RAIN EVENT.

9. CATCH BASIN INLETS SHALL BE PROTECTED WITH FILTER FABRIC OR GRAVEL BAGS.

10. EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL PERMANENT LANDSCAPING IS ESTABLISHED.

SITE AND EROSION CONTROL PLAN
-SCALE: 1 / 8" = 1'-0"



FIBER ROLLS TO PROTECT DISTURBED AREAS.
Install fiber rolls along the perimeter of disturbed soil.
Place level and parallel to site contours to intercept runoff.
Refer to CASQA Detail SE-5 for installation standards.

(E) CONCRETE DRIVEWAY TO BE USED AS STABILIZED CONSTRUCTION ENTRANCE
• No additional gravel required.
• Existing surface complies with minimum requirement (15' long x 8' wide).
• Maintain driveway clean and free of sediment during construction.

NOTE:
TOPOGRAPHIC CONTOUR LINES MAY BE REQUIRED DEPENDING ON THE SLOPE AND GRADING COMPLEXITY OF THE PROPOSED SITE.

PERMIT#: DEV24-3074
SANTA CLARA COUNTY FIRE EST. 1947 COURTESY & SERVICE
1315 DELL AVE, CAMPBELL CA 95008
REVIEWED
BY: CMD 2k24 ■ FIRE
DATE: 06/06/2025 ☐ HAZ-MAT
SUBJECT TO:
- PLAN ANNOTATIONS
- OBSERVATION OF REQUIRED TESTS
- FINAL FIELD INSPECTION
REVIEW AND APPROVAL OF THESE DOCUMENTS SHALL NOT RELIEVE APPLICANT OF THE RESPONSIBILITY FOR COMPLIANCE WITH APPLICABLE REGULATIONS, CODES, ORDINANCES AND STANDARDS
A COPY OF APPROVED PLANS AND PERMIT SHALL BE KEPT ON THE JOB SITE DURING CONSTRUCTION
INSPECTIONS
CALL 408-341-4420
A MINIMUM OF 48 HOURS BEFORE DESIRED INSPECTION TIME FOR APPOINTMENT

PROJECT DATA

OWNER:	VAN MY LUONG		
EXISTING USE:	SINGLE FAMILY RESIDENCE		
LOCATION:	12 MILLAR AV SAN JOSE 95127-2932		
APN:	601-11-050		
ZONING:	R-1		
LOT GROSS SIZE:	6,970 S.F		
OCCUPANCY GROUP:	R-3/U		
TYPE OF CONSTRUCTION:	V-B		
FIRE SPRINKLER:	NONE		
YEAR BUILT:	1935		
ALLOWABLE FLOOR AREA:	3,137 S.F		
LOT AVERAGE SLOPE:	(FLAT)		
MAXIMUM HEIGHT OF PROJECT:	12'-9"		
NUMBER OF STORY:		ADU ONE STORY	
FLOOR AREA:	EXISTING	PROPOSAL ADU	TOTAL
DWELLING:	794 S.F	749 S.F,	1,543 S.F,
NEW GARAGE:		400 S.F.	400 S.F.
TOTAL FOOTPRINT:			1,543 S.F.
FAR:			22,1 %

SCOPE OF WORK

1. DETACHED NEW AN ADU IN THE BACK 749 S.F.

(INCLUDED: 2 BEDROOMS, 1 LIVING ROOM, 2 BATHROOMS AND 1 KITCHEN)

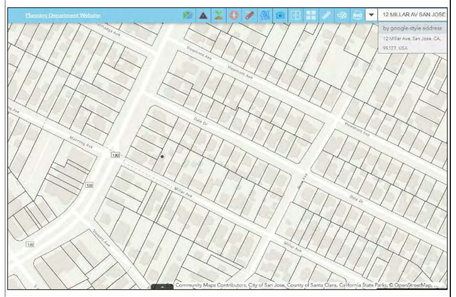
2. ATTACHED 2 CAR-GARAGE 400 S.F.

3. (N) ELECTRIC METER 200 AMPS (THE PERMIT WILL BE SUBMITTED LATER)

4. THE SOLAR SYSTEM DETAILS AND ROOF INSTALLATION, INCLUDING OBTAINING THE NECESSARY PERMIT AND COMPLETING THE INSTALLATION.

(THE PERMIT WILL BE SUBMITTED LATER)

VICINITY MAP



STRUCTURAL GENERAL NOTES

G. NAIL SCHEDULE

1. WOOD MEMBERS SHALL BE CONNECTED WITH NAILING INDICATED IN TABLE 2304.9.1 OF 2022 CBC UNLESS GREATER SIZES AND NUMBER OF NAILS ARE SHOWN OR NOTED ON DRAWINGS; NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED; NAILS SHALL BE COMMON WIRE NAILS; HOLES FOR NAILS SHALL BE PROVIDED WHERE THE WOOD TENDS TO SPLIT; SPLIT WOOD MEMBERS SHOULD BE REPLACED AND REMOVED FROM THE JOB PROMPTLY. SHORT PLYWOOD NAILS FOR EQUIVALENT SHEAR VALUE MAY BE USED. SEE PLANS FOR NAIL SPACING. NAIL ROOF SHEATHING 8d @ 6" O.C. AT SUPPORTED EDGES. 8d @ 10 INCHES O.C. AT INTERMEDIATE SUPPOERTS. FLOOR SHEATHING 8d @ 6" O.C. AT BOUNDARIES AND PANEL EDGES AND 8d @ 10" O.C. AT INTERMEDIATE SUPPORTS. PLYWOOD WALL SHEATHING SHALL BE NAILED PER SHEAR WALL SCHEDULE AT SHEAR WALLLS, AND AT A MINIMUM OF 8d @ 6" O.C. ALL OTHER EDGES.
2. AT PRESSURE TREATED LUMBER USE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

APPLICABLE CODES

CODE COMPLIANCE

ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
-2022 CALIFORNIA BUILDING CODES: CBC, CMC, CPC, CFC & CEC, CRC.
-2022 CA GREEN BUILDING STANDARDS CODE
-2022 CA ENERGY CODE
-COUNTY OF SANTA CLARA MUNICIPAL CODE
-ALL LOCAL ORDINANCES

NO WORK IN THE ROAD RIGHT-OF-WAY MAY OCCUR WITHOUT A SEPARATE ENCROACHMENT PERMIT!
(I.E. UTILITY CONNECTIONS, DRIVEWAY APPROACH, RETAINING WALL, FENCES, LANDSCAPING, ETC.) RIGHT-OF-WAY INCLUDES AREAS BEYOND THE PROPERTY LINE INCLUDING SIDEWALK, PLANTERS, UNPAVED OR PAVED PORTIONS OF THE ROAD.
CALL THE ROADS AND AIRPORTS DEPARTMENT AT: (408) 573-2475

INDEX

NEW NET IMPERVIOUS SURFACES IN EXCESS OF 2,000 SQUARE FEET REQUIRE DRAINAGE PERMITS.

HYDROSEED OPEN DISTURBED AREA. NO APPROVED LANDSCAPE

HYDROSEED OPEN DISTUBED ARA-NO APPROVED LANDSAPE/SOFTSCAPE

STAMPED FROM CITY

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV24-3074
BY: Jennifer.Hu Date: 06/06/2025
THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY CSG
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

STAMPED FROM CITY

TOMMY DRAFTING
Date: NOVEMBER, 2024
Drawn: LUYEN HONG NGUYEN
Tells: (408) 876-8402
(916) 526-5881
Signed:
Email:helennguyen3689@gmail.com
9743 WHITE PINE WAY, ELK GROVE, CA 95624

SITE AND EROSION CONTROL PLAN
12 MILLAR AV
SAN JOSE 95127-2932

REVISION	DATE	BY
1	02-20-2025	HL
2	04-16-2025	HL

Scale: AS SHOWN

SHEET NO: A-1.1

VAN MY LUONG'S RESIDENCE

12 MILLAR AV SAN JOSE 95127-2932

STRUCTURAL GENERAL NOTES

A. GENERAL

1. ALL WORK SHALL CONFORM TO CURRENT 2022 CBC, CBC, CMC, CPC, 2022 NEC, 2022 CEC.LAWS & ORDINENCES
2. THE CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENTIONS & CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DESCREPANCIES BETWEEN ACTUAL CONDITIONS & WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEDING WITH THE WORK.
3. ANY OMISSIONS OR CONFLICTS BETWEEN THE ARCHITECTURAL STRUCTURAL & MECHANICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY INSPECTOR.
4. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION, & ALLOW REASONABLE TIME FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFTEY OF THE BUILDING DURING THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING & GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDANCES. ANY DEVIATIONS MUST BE APPROVED PRIOR TO ERECTION.
6. ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE & CHARACTER AS THOSE SHOWN FOR SIMILAR CONDITIONS.

B. FOUNDATION

1. FOUNDATION EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE.

C. CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
2. CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK TYPE(150#CF) & AGREGATE SHALL CONFORM TO ASTM C33 U.O.N.
3. CEMENT SHALL CONFORM TO ASTM C150, TYPE 1 OR 2.
4. PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACI 301.
5. CONCRETE SHALL BE MACHINE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94. SUBMIT MIX DESIGN TO THE ARCHITECT FOR APPROVAL PRIOR TO PLACING CONCRETE.
6. PROVIDE MINIMUM CLEAR COVER OF CONCRETE OVER REINFORCING AS FOLLOWS

D. REINFORCING STEEL

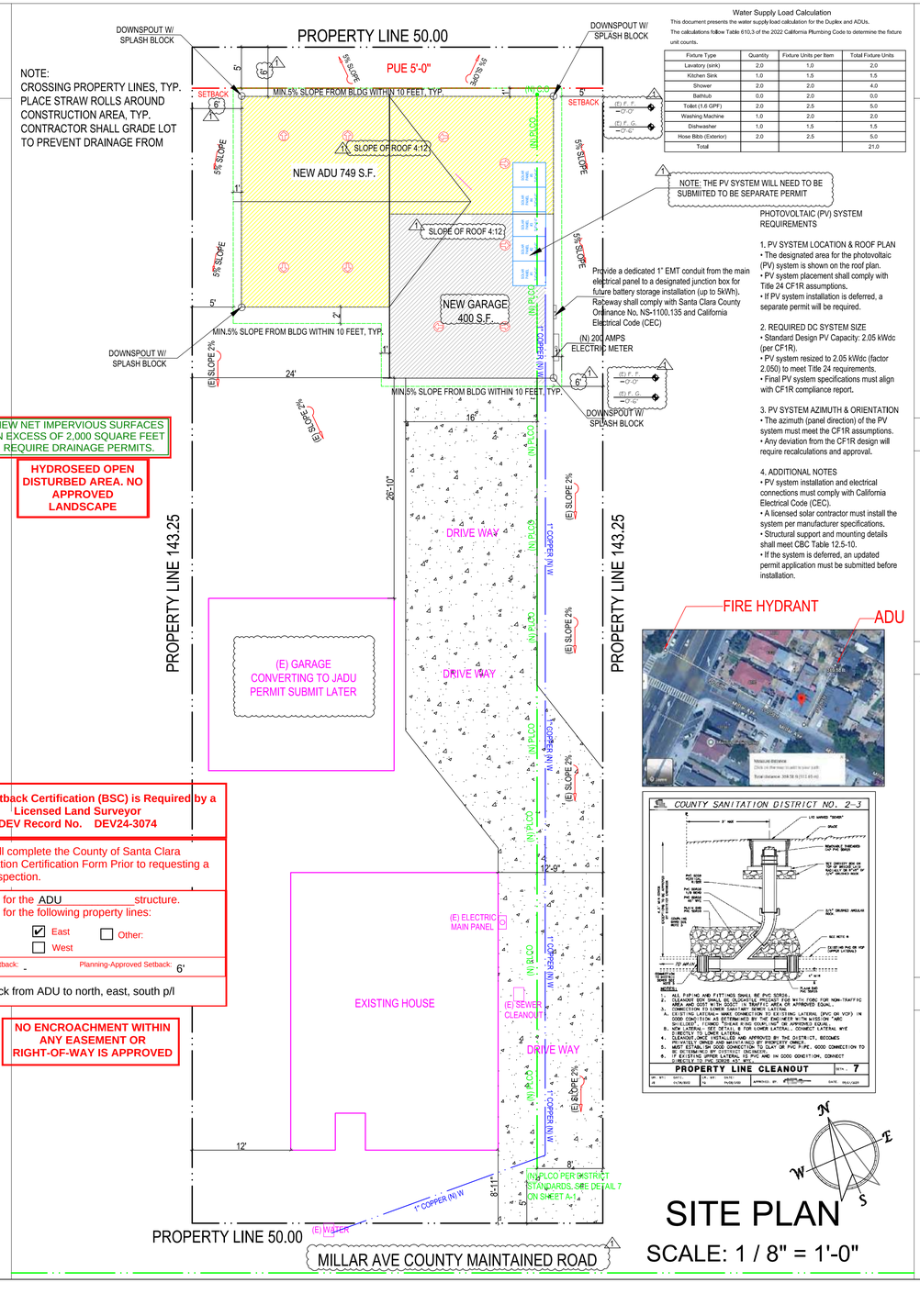
1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND GRADE 40 FOR #3 & #4.
2. ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED BELOW, #4: 24" FOR BOTTOM BARS AND 28" FOR TOP BARS; #5: 30" FOR BOTTOM BARS AND 35" FOR TOP BARS; #6: 40" FOR BOTTOM BARS AND 46" FOR TOP BARS AT SPLICES UNLESS OTHERWISE NOTED ON PLANS. SPLICES SHALL BE LOCATED AS DETERMINED IN THE PLANS. STAGGER ALL LAPS SPLICES.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
4. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS PLACED, USE CYT THREAD ANCHOR BOLTS ONLY.

E. STRUCTURAL & MISC. STEEL

1. FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS. STRUCTURAL STEEL SHALL BE ASTM A36, EXCEPT TUBE COLUMNS WHICH ARE ASTM A500, GRADE B.
2. WELDING TO BE IN ACCORDANCE WITH AWS SPECIFICATIONS, WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING E77XX ELECTRODES.
3. ALL PLATES, ETC., TO BE BOLTED TO CONCRETE ELEMENTS, SHALL NOT BE FABRICATED UNTIL THE BOLTS HAVE BEEN LOCATED IN THE FIELD.
4. BOLTS SHALL BE ASTM A307 TYPE. THREADS MAY BE INCLUDED IN THE SHEAR PLANES
5. STEEL TO BE SHOP PRIMED FOR, EXCEPT WHERE EMBEDDED IN CONCRETE OR TO BE WELDED.
6. ALL WELDING SHALL BE CONTINUOUSLY INSPECTED BY AN INDEPENDENT INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.

F. WOOD FRAME CONSTRUCTION

1. GENERAL WOOD FRAMING: WOOD FRAMING THROUGHOUT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE (2022) AND THE STANDARD PRACTICES RECOMENDED BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND WCLA GRADING. FOR NAILING SEE SECTION J. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS.
3. WOOD PLATES: BEARING DIRECTLY UPON CONCRETE SHALL BE P.T.D.F.
4. UNLESS OTHERWISE NOTED ON DRAWINGS OR IN SPECIFICATIONS, FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADING:



Water Supply Load Calculation

This document presents the water supply load calculation for the Duplex and ADUs.
The calculations follow Table 610.3 of the 2022 California Plumbing Code to determine the fixture unit counts.

Fixture Type	Quantity	Fixture Units per Item	Total Fixture Units
Lavatory (sink)	2.0	1.0	2.0
Kitchen Sink	1.0	1.5	1.5
Shower	2.0	2.0	4.0
Bathtub	0.0	2.0	0.0
Toilet (1.6 GPF)	2.0	2.5	5.0
Washing Machine	1.0	2.0	2.0
Dishwasher	1.0	1.5	1.5
Hose Bibb (Exterior)	2.0	2.5	5.0
Total			21.0

NOTE: THE PV SYSTEM WILL NEED TO BE SUBMITTED TO BE SEPARATE PERMIT

PHOTOVOLTAIC (PV) SYSTEM REQUIREMENTS

1. PV SYSTEM LOCATION & ROOF PLAN
• The designated area for the photovoltaic (PV) system is shown on the roof plan.
• PV system placement shall comply with Title 24 CF1R assumptions.
• If PV system installation is deferred, a separate permit will be required.

2. REQUIRED DC SYSTEM SIZE
• Standard Design PV Capacity: 2.05 kWdc (per CF1R).
• PV system resized to 2.05 kWdc (factor 2.050) to meet Title 24 requirements.
• Final PV system specifications must align with CF1R compliance report.

3. PV SYSTEM AZIMUTH & ORIENTATION
• The azimuth (panel direction) of the PV system must meet the CF1R assumptions.
• Any deviation from the CF1R design will require recalculations and approval.

4. ADDITIONAL NOTES
• PV system installation and electrical connections must comply with California Electrical Code (CEC).
• A licensed solar contractor must install the system per manufacturer specifications.
• Structural support and mounting details shall meet CBC Table 12.5-10.
• If the system is deferred, an updated permit application must be submitted before installation.

Provide a dedicated 1" EMT conduit from the main electrical panel to a designated junction box for future battery storage installation (up to 5kWh). Raceway shall comply with Santa Clara County Ordinance No. NS-1100.135 and California Electrical Code (CEC)

SITE PLAN

SCALE: 1 / 8" = 1'-0"

PROJECT DATA

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EXISTING USE:	SINGLE FAMILY RESIDENCE		
LOCATION:	12 MILLAR AV SAN JOSE 95127-2932		
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TYPE OF CONSTRUCTION:	V-B		
FIRE SPRINKLER:	NONE		
YEAR BUILT:	1935		
ALLOWABLE FLOOR AREA:	3,137 S.F		
LOT AVERAGE SLOPE:	(FLAT)		
MAXIMUM HEIGHT OF PROJECT:	12'-9" ADU ONE STORY		
NUMBER OF STORY:			
FLOOR AREA:	EXISTING	PROPOSAL ADU	TOTAL
DWELLING:	794 S.F	749 S.F, 400 S.F.	1,543 S.F, 400 S.F.
NEW GARAGE:			
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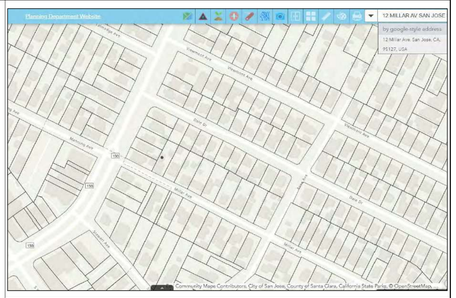

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-ALL LOCAL ORDINANCES

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HYDROSEED OPEN DISTUBED ARA-NO APPROVED LANDSAPE/SOFTSCAPE

STAMPED FROM CITY

County of Santa Clara - Planning Division
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STAMPED FROM CITY

TOMMY DRAFTING
Date: NOVEMBER, 2024
Drawn: LUYEN HONG NGUYEN
Tells: (408) 876-8402
(916) 526-5881
Signed:
Email:helennguyen3689@gmail.com
9743 WHITE PINE WAY, ELK GROVE, CA 95624

PROJECT DATA - SITE PLAN
12 MILLAR AV
SAN JOSE 95127-2932
VAN MY LUONG'S RESIDENCE
TELL: (408) 229-3478
EMAIL: thgc8@yahoo.com

REVISION	DATE	BY
1	02-20-2025	HL
2	04-16-2025	HL

Scale: AS SHOWN

SHEET NO:

A-1

FLOOR PLAN NOTES:

1. ALL CONCRETE TO BE POURED ON UNDISTURBED SOIL.

2. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE FOUNDATION GRADE RWD OR PRESSURE TREATED.

3. ALL LUMBER USED IN CONSTRUCTION LOCATED NEARER THAN 8" TO EARTH SHALL BE F.G. RWD OR P.T.

4. PROVIDE SOLID BLOCKING FOR ALL PONY WALLS LESS THAN 14" HIGH

5. PROVIDE FIRESTOPS @ CONCEALED DRAFT OPENING, CEILING LINES, FLOOR LINES, FURRED AREAS, SUSPENDED CEILINGS, STAIR STRINGERS, SHOWERS, CHIMNEY ENCLOSURES, & MID HEIGHT OF WALLS OVER 10' IN HEIGHT.

6. VERIFY MIN. 22"x30" FLOOR ACCESS. ATTIC ACCESS WITH 30" CLEARING ABOVE OPENING.

7. DOORS, WINDOWS, & SHOWER DOORS WITHIN HAZARDOUS AREAS TO BE TEMPERED.

8. ALL POSTS, BEAMS & WALLS SUPPORTING THE FLOOR/ CEILING SHALL HAVE ONE-HOUR FIRE PROTECTION.

9. ALL NEW WINDOWS AND GLASS SLIDING DOOR SHALL BE LOW-E DUAL GLAZED U.N.O.

10. MATERIAL GRADE STAMPS WILL BE CHECKED ON FRAME INSPECTION.

11. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CMC, CPC, CEC, CRC AND CFC AND THE 2022 CALIFORNIA ENERGY CODE.

12. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN 1.) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, APPROVED PLAN, 2.) INTERIOR NON-STRUCTURAL WALL FINISHES; SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN CHECK (FOR A NEW PLAN) SHOWING CHANGES WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.

13. FIREBLOCKING WITH NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, FIREPLACES, AND SIMILAR OPENINGS PER CBC 708.2.1 (4).

14. PROVIDE SMOKE DETECTORS (HARDWIRED 110v W/BATT BACK-UP) IN EVERY BEDROOMS, THE HALL WAY TO THE BEDROOM, PROVIDE CARBON MONOXIDE SMOKE ALARM DETECTOR IN ALL SLEEPING ROOM.

15. IN EACH NEW BEDROOM, THERE IS AT LEAST ONE WINDOW, FOR EMERGENCY ESCAPE OR RESCUE: REQUIRE OPENING OF MINIMUM NET CLEAR AREA, 5.7 SQ. FT. HEIGHT 24", WIDTH 20", AND MAXIMUM FINISHED OPENING HEIGHT 44"ABOVE FINNISH FLOOR

16. NEW 3'X3' MIN. CONCRETE LANDING AT ALL NEW EXTERIOR DOOR. LANDING SHALL NOT BE LOWER THAN 7-1/2" FROM FLOOR LEVEL.

17. BATHROOM SLIDING DOOR MUST BE TEMPERED GLASS.

18. ALL NEW BEDROOM MUST BE AFCI CIRCUIT.

19. PRESSURE OR THERMOSTATIC MIXING VALVE AT THE SHOWERS AND TUBS, WHICH LIMIT WATER TEMPERATURE TO 120 DEGREES F

20. THE SHOWERS MUST HAVE INSIDE DEMENSION OF AT LEAST 30 INCHES, THE TOTAL FLOOR AREA OF A SHOWER MUST BE AT LIST 1,024 SQUARE INCHES, OPENING TO SHOWER MUST BE MIN. 24 INCHES WIDE, THE DOOR MUST BE TEMPERED GLASS.(SEE DETAILS)

ELECTRICAL NOTES:

MOTION SENSOR WITH INTEGRAL PHOTOCONTROL

2. ALL HARDWIRED LIGHTING IN BED ROOMS BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS MUST BE HIGH EFFICACY CONTROLLED BY A MANUAL-ON MOTION SENSOR (ALL NEW LIGHTS MUST BE HIGH EFFICACY 2022 ENERGY CODE), 1

3. ALL HARDWIRED LIGHTING IN OTHER ROOMS (HALLWAYS, DINING ROOMS, FAMILY ROOMS AND BEDROOMS) SHALL BE HIGH EFFICACY CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR. A DIMMER MUST CONTROL IT (ALL NEW LIGHTS MUST BE HIGH EFFICACY 2022 ENERGY CODE). 1

4. ALL SWITCHES ON A MULTIPLE SWITCHED CIRCUIT SHALL BE CONTROLLED BY THE DIMMER SWITCH ON THAT CIRCUIT

5. ALL RECESSED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL

6. ALL HIGH EFFICACY FIXTURES AND NON-HIGH EFFICACY FIXTURES SHALL BE SWITCHED SEPARATELY

7. SMOKE DETECTOR SYSTEM SHALL BE HARD-WIRED, INTERCONNECTED TO SOUND SIMULTANIOUSLY AND EQUIPED WITH BATTERY BACK UP.

8. MIN. 100% OF WATTAGE OF LIGHTS IN KITCHEN SHALL BE HIGH EFFICACY AND THOSE THAT ARE NOT SHALL BE SWITCHED SEPARATELY

9. LIGHTS MOUNTED TO EXTERIOR OF BUILDING SHALL BE HIGH EFFICACY OR ON A PHOTO CONTROL/MOTION SENSOR COMBINATION

LAMP POWER RATING:	MINIMUM LAMP EFFICACY:
15 watts or less	40 lumens per watt
over 15 watts to 40 watts	50 lumens per watt
over 40 watts	60 lumens per watt

NOTES:

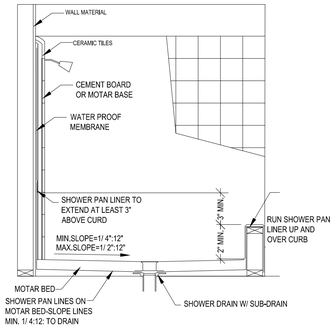
NOTE:
WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMINITY . R702.3.7.1

Note:
on plan the fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing or rated floor/ceiling assembly.

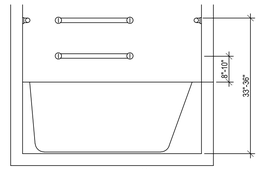
- MIN. SHOWER INTERIOR CLEAR DIMENSION IS 1,024 S.F, IN WITH NO DIMENSION LESS THAN 30" TO FINISH
- BATHROOM DOOR MUST BE TEMPERED CLASS

SHOWER AND TUB/SHOWER WALLS TO SPECIFY A SMOOTH, HARD, NONABSORBENT SURFACE(I.E. CERAMIC TILES) OVER MOISTURE RESISTANT UNDERLAYMENT(I.E. CEMENT, FIBER-CEMENT OR GLASS MAT GTMSUM BACKERS) TO A HEIGHT OF 72" ABOVE THE DRAIN.

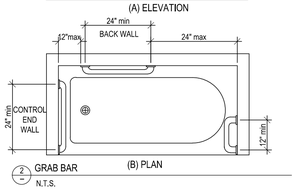
NOTE:
LANDING SHALL NOT BE MORE THAN 7.75 INCHES BELOW THE TOP OF THE THRESHOLD. CRC.SR311.3.1



1 N.T.S.



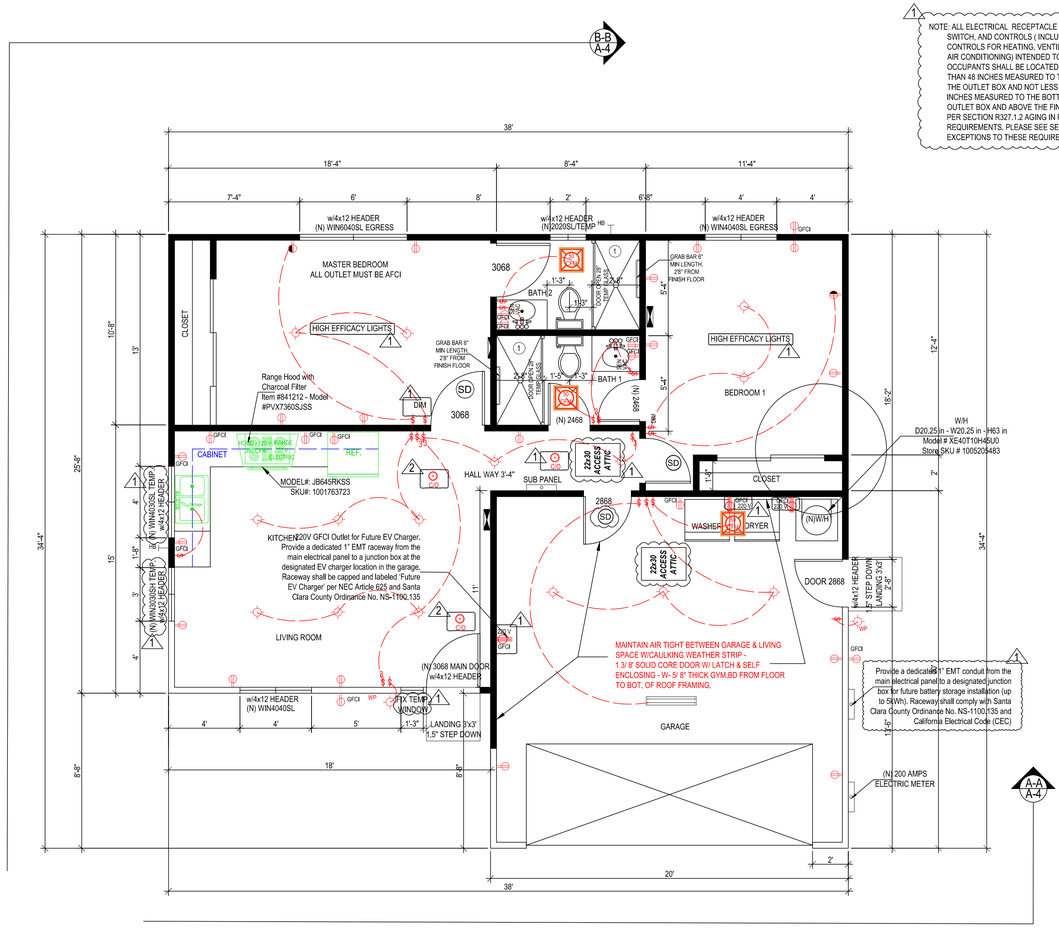
(A) ELEVATION



2 GRAB BAR N.T.S.

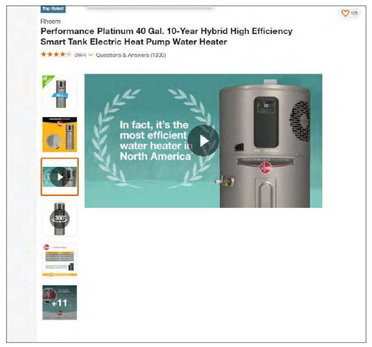
(B) PLAN

Aging-In Design note added For reinforcement installation:
a) Reinforcement shall not be less than 2x8 nominal lumber or other construction material providing equal height and load capacity.Reinforcement shall be located between 32 inches and 39-1/4 inches above the finish floor flush with the wall framing.
b) Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.
c) Shower reinforcement shall be continuous where wall framing is provided.
d) Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, backwall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathtub rim.
3) On electrical plan: Receptacles, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used byoccupants shall be located no more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from thebottom of the outlet box above the finish box.
4) Doorbell buttons or controls, when installed, shall not exceed 48 inches above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches above exterior floor or landing, measured from the top of the doorbell button or control.



1 NOTE: ALL ELECTRICAL RECEPTACLE OUTLETS, SWITCH, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION,AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NOT MORE THAN 48 INCHES MEASURED TO THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED TO THE BOTTOM OF THE OUTLET BOX AND ABOVE THE FINNISH FLOOR PER SECTION R327.1.2 AGING IN PLACE REQUIREMENTS. PLEASE SEE SECTION FOR EXCEPTIONS TO THESE REQUIREMNTS

PROPOSAL FLOOR PLAN AND ELECTRIC PLAN
SCALE: 1 / 4" = 1'-0"



County of Santa Clara - Planning Division
APPROVED AS SUBMITTED
RECORD # DEV24-3074
THIS PROJECT IS APPROVED TO SUBMIT FOR DEVELOPMENT PLAN REVIEW. IT IS UNLAWFUL TO MAKE ANY CHAGES OR ALTERATIONS TO THESE PLANS WITHOUT THE WRITTEN APPROVAL FROM THE PLANNING DIVISION.
☐ LAND USE ENTITLEMENT
☐ APPROVED FOR ISSUANCE OF GRADING PERMIT ONLY
☑ APPROVED FOR ISSUANCE OF BUILDING PERMIT ONLY
PLANNER Michael Shwe DATE 6/9/2025
NOTES

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV24-3074
BY: Jennifer.Hu Date: 06/06/2025
THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY CSG
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

ELECTRICAL LEGENDS

- CEILING RECEPTACLE OUTLET
- DUPLEX RECEPTACLE, MTD @ 12" U.O.N.
- SINGLE OUTLET
- 220V OUTLET
- WP G WEATHERPROOF DUPLEX OUTLET W/GFCI
- GFI DUPLEX OUTLET W/GROUND FAULT INTERRUPTER
- DUPLEX RECEPTACLE, MTD@+12" U.O.N. SPLIT WIRE WITH HALF SW/CONTROLLED
- SPECIAL PURPOSE
- FLOOR DUPLEX RECEPTACLE OUTLET
- C/O CARBON MONOXIDE SMOKE DETECTOR W/BATTERY BACK UP
- CEILING LIGHT
- FLUORESCENT LIGHT
- RECESSED CANISTER
- FLOOR OUTLET (DBL)
- $ SWITCH
- $3 3 WAY SWITCH
- $4 4 WAY SWITCH
- DIM $ DIMMER SWITCH
- $T TIMER SWITCH
- CEILING FAN
- FUEL GAS
- FAN TO OUTSIDE AIR
- SD CARBON MONOXIDE SMOKE DETECTOR W/BATTERY BACK UP
- INCANDESCENT LIGHT FIXTURE (CEILING)
- WP WEATHERPROOF LIGHT FIXTURE
- DISPOSAL
- RECESSED LIGHT FIXTURE
- FAN TO OUTSIDE AIR
- CHIME
- PUSH BUTTON
- G GAS RISER
- GAS STUB
- HB HORSE BID WITH BACKFLOW PREVENTATION DEVICE
- HB SOV HOSE BIBB SHUT OFF VALVE
- BELL / BUZZER
- ELECTRICAL DISCONNECT
- DECORATIVE ABOVE MIRROR BATHROOM LIGHT
- SD CIRCUIT BREAKER
- KEY
- M MOTION SENSOR
- CHANDELIER
- FLOOR SUPPLY AIR REGISTER
- CEILING SUPPLY AIR REGISTER
- FLOURESCENTLIGHT FIXUTE (SURFACE) SEE PLAN
- C CE CO DETECTORS U.L./SFM LISTED APPROVED

LEGEND

LEGEND
- NEW WALL
- EXISTING WALL TO REMAIN.
- EXISTING WALL TO BE REMOVE
- EXISTING OPENING TO BE ENCLOSED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING DOORS TO REMAIN

STAMPED FROM CITY

TOMMY DRAFTING

Date: NOVEMBER, 2024

Drawn: LUYEN HONG NGUYEN

Tells: (916) 526-5881
(408) 876-8402

Signed: Thuy

Email:helennguyen3689@gmail.com
9743 WHITE PINE WAY, ELK GROVE, CA 95624

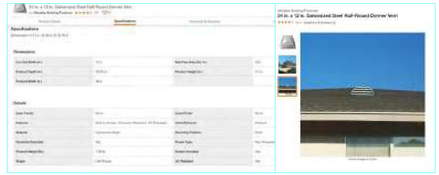
PROPOSAL FLOOR PLAN AND ELECTRIC
12 MILLAR AV
SAN JOSE 95127-2932

REVISION	DATE	BY
1	02-20-2025	HL
2	04-16-2025	HL

Scale: AS SHOWN

SHEET NO:

A-2



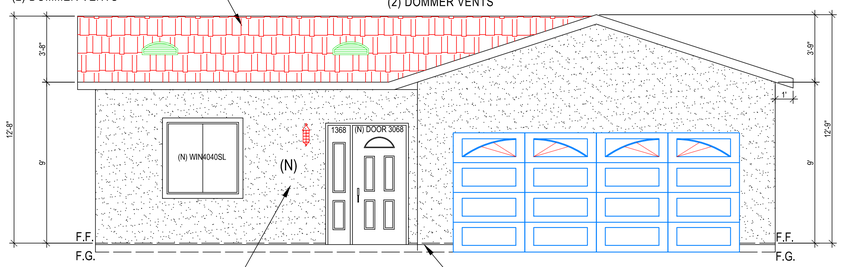
ROOF VENTILATION:

REQUIRED: DETACHED ADU 749 S.I.
749 SF/150 = 5. SFx144= 719 S.I.
PROPOSED: 800 S.I.
2 GABLE VENTS: 2x 14x18 = 2x110 = 220 S.I.
6 DORMER VENTS : 6x 24x12 = 6x100 = 600 S.I.
TOTAL = 820 S.I.

(N) COMPOSITION SHINGLE (CLASS 'C' MIN.) w/1/2" CDX OR OSB AND RADIANT BARRIER PAPER OVER TYP. #30 FELT (COLOR MATCH WITH EXISTING)

(2) DOMMER VENTS

(2) DOMMER VENTS



7 / 8" EXTERIOR CEMENT PLASTER (3 COATS) OVER METAL LATH, 2 LAYER GRADE "D" BUILDING PAPER 1/2" CDX OR OSB , 2x STUDS EXTERIOR WALL (MATCH EXISTING)

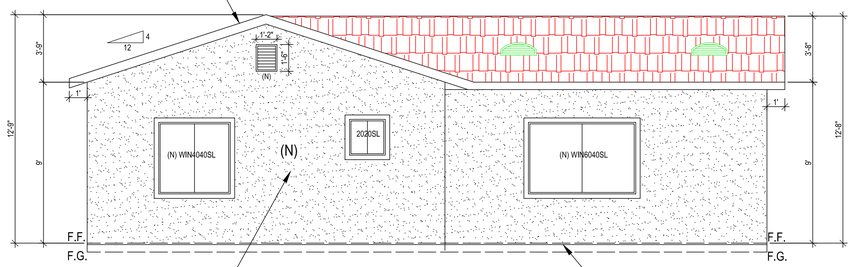
26 GA. GI. SHEET METAL WEEP SCREED MIN. 4" INCHES ABOVE GRADE, 2" INCHES ABOVE PAVED AREAS

(N) FRONT ELEVATION
SCALE: 1 / 4" = 1'-0"

NOTE:
Required Attic Ventilation The net free ventilating area shall not be less than 1/150 of the area of the space ventilation. CRC R806-2 for exceptions.
a)Where roof areas are isolated from adjacent roof areas, provide the required ventilation for each isolated area.
b)Provide ventilation for the California framed portion of the roof.
When exception to CRC16 SR806.2 is used (1/300 of the area of vented space) not less than 40 percent and not more than 50 percent of the required ventilating area shall be provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave vents.

(N) COMPOSITION SHINGLE (CLASS 'C' MIN.) w/1/2" CDX OR OSB AND RADIANT BARRIER PAPER OVER TYP. #30 FELT (COLOR MATCH WITH EXISTING)

(2) DOMMER VENTS



7 / 8" EXTERIOR CEMENT PLASTER (3 COATS) OVER METAL LATH, 2 LAYER GRADE "D" BUILDING PAPER 1/2" CDX OR OSB , 2x STUDS EXTERIOR WALL (MATCH EXISTING)

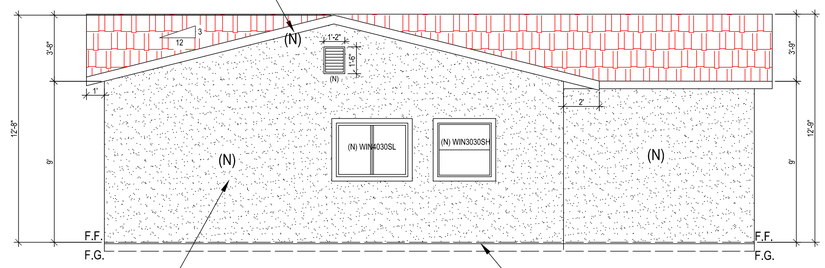
26 GA. GI. SHEET METAL WEEP SCREED MIN. 4" INCHES ABOVE GRADE, 2" INCHES ABOVE PAVED AREAS

(N) REAR ELEVATION
SCALE: 1 / 4" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
HIEN NGUYEN
No. C62627
Exp. 6-30-26
CIVIL
STATE OF CALIFORNIA

May 5, 2025

(N) COMPOSITION SHINGLE (CLASS 'C' MIN.) w/1/2" CDX OR OSB AND RADIANT BARRIER PAPER OVER TYP. #30 FELT (COLOR MATCH WITH EXISTING)



7 / 8" EXTERIOR CEMENT PLASTER (3 COATS) OVER METAL LATH, 2 LAYER GRADE "D" BUILDING PAPER 1/2" CDX OR OSB , 2x STUDS EXTERIOR WALL (MATCH EXISTING)

26 GA. GI. SHEET METAL WEEP SCREED MIN. 4" INCHES ABOVE GRADE, 2" INCHES ABOVE PAVED AREAS

(N) LEFT ELEVATION
SCALE: 1 / 4" = 1'-0"

County of Santa Clara - Planning Division
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RECORD # DEV24-3074

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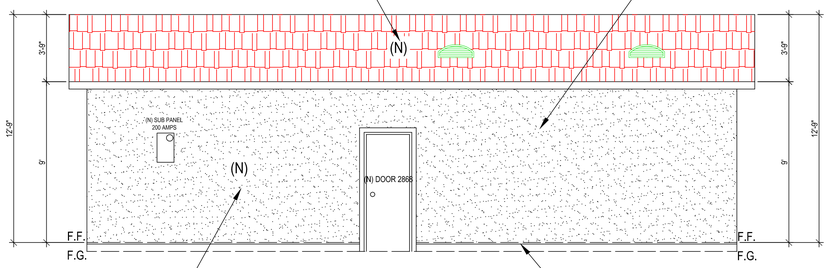
- ☑ APPROVED FOR ISSUANCE OF BUILDING PERMIT ONLY

PLANNER: Michael Shwe DATE: 6/9/2025

NOTES

(N) COMPOSITION SHINGLE (CLASS 'C' MIN.) w/1/2" CDX OR OSB AND RADIANT BARRIER PAPER OVER TYP. #30 FELT (COLOR MATCH WITH EXISTING)

7 / 8" EXTERIOR CEMENT PLASTER (3 COATS) OVER METAL LATH, 2 LAYER GRADE "D" BUILDING PAPER 1/2" CDX OR OSB , 2x STUDS EXTERIOR WALL (MATCH EXISTING)



26 GA. GI. SHEET METAL WEEP SCREED MIN. 4" INCHES ABOVE GRADE, 2" INCHES ABOVE PAVED AREAS

(N) RIGHT ELEVATION
SCALE: 1 / 4" = 1'-0"

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
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BY: Jennifer.Hu Date: 06/06/2025
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STAMPED FROM CITY

TOMMY DRAFTING

Date: NOVEMBER, 2024

Drawn: LUYEN HONG NGUYEN

Tells: (916) 526-5881
(408) 876-8402

Signed: Thuy

Email:helennguyen3689@gmail.com

9743 WHITE PINE WAY, ELK GROVE, CA 95624

ELEVATION PLAN ADU

12 MILLAR AVE
SAN JOSE 95127-2932

REVISION	DATE	BY

Scale: AS SHOWN

SHEET NO:

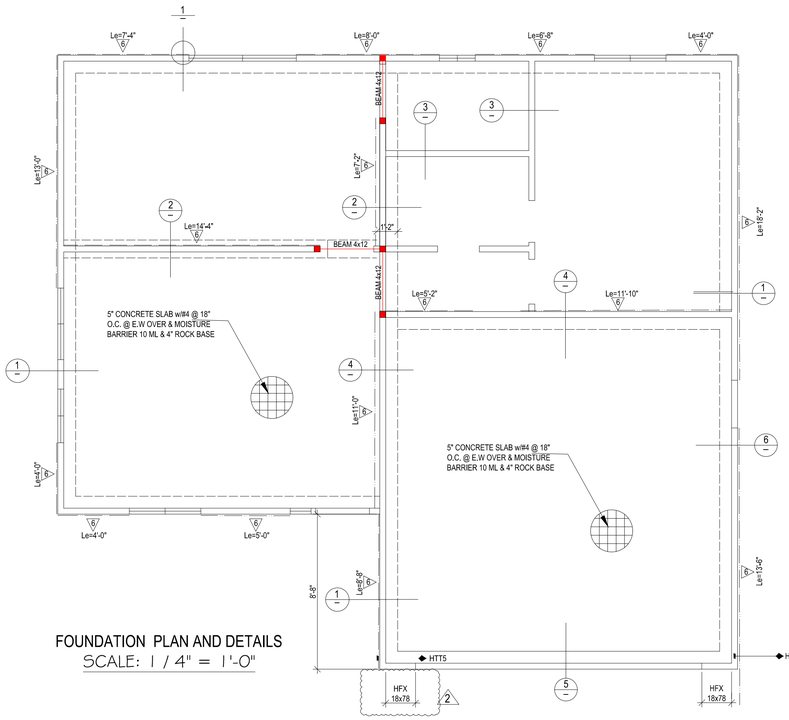
A-3

CONCRETE:

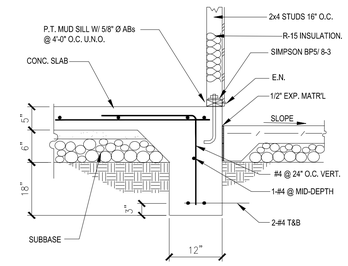
NORMAL WEIGHT F'C = 2500 PSI
@ 28 DAYS FY = 60 KSI

BRACE WALL SCHEDULE

TYPE	STUD	1/2 CDX (OSB)	NAILS	SILL PLATE NAILS P.T.	FRAMING CLIP ANGLE @ TOP PLATE	ANCHOR BOLT
6	2X4 @16" O.C.	1/2 CDX (OSB)	10d @ 6" EDGE 10d @ 12" FIELD	16d@4" O.C.	LS50 @ 16"O.C. A 35 @ 16" O.C.	5/8 Ø -12"@ 48"O.C. W/3"x3"x0.3 P/WASHER
1	ALTERNATE SHEAR WALL BRACE (SEE DETAILS 7/A5)					



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



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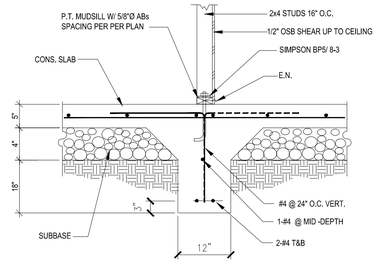

2 INTERIOR FRONT FOOTING
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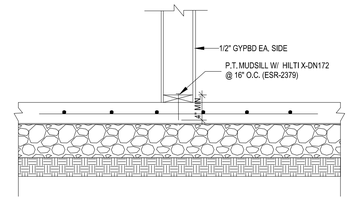

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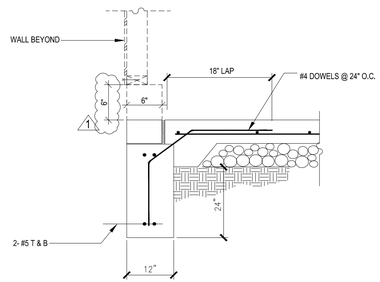
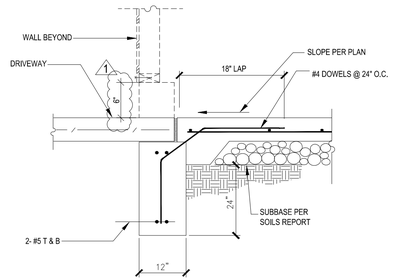
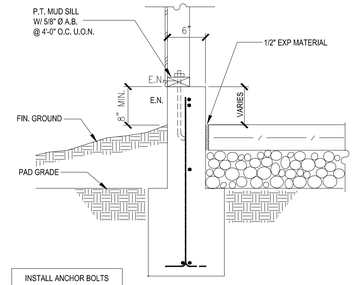


4 8 GARAGE/ LIVING
N.T.S.



5 7 GARAGE FRONT
N.T.S.



6 GARAGE SIDE
N.T.S.

COUNTY OF SANTA CLARA
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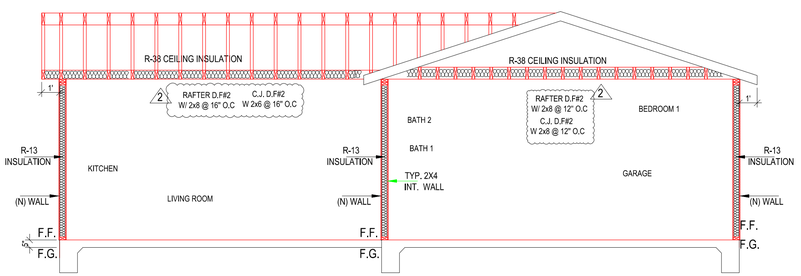
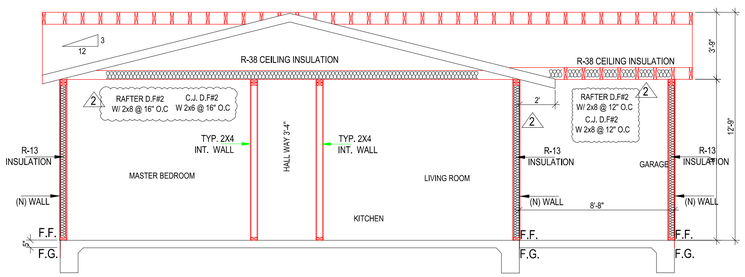
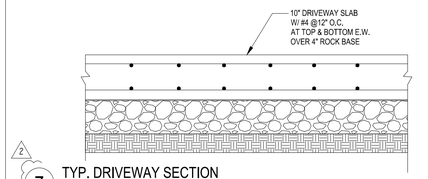


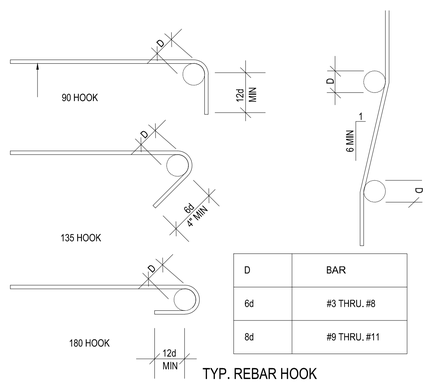
SECTION A-A
SCALE: 1 / 4" = 1'-0"



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



2 7 TYP. DRIVEWAY SECTION



D	BAR
6d	#3 THRU. #8
8d	#9 THRU. #11

TYP. REBAR HOOK

STAMPED FROM CITY

TOMMY DRAFTING

Date: NOVEMBER, 2024

Drawn: LUYEN HONG NGUYEN

Tells: (916) 526-5881
(408) 876-8402

Signed: Thuy

Email:helennguyen3689@gmail.com
9743 WHITE PINE WAY, ELK GROVE, CA 95624

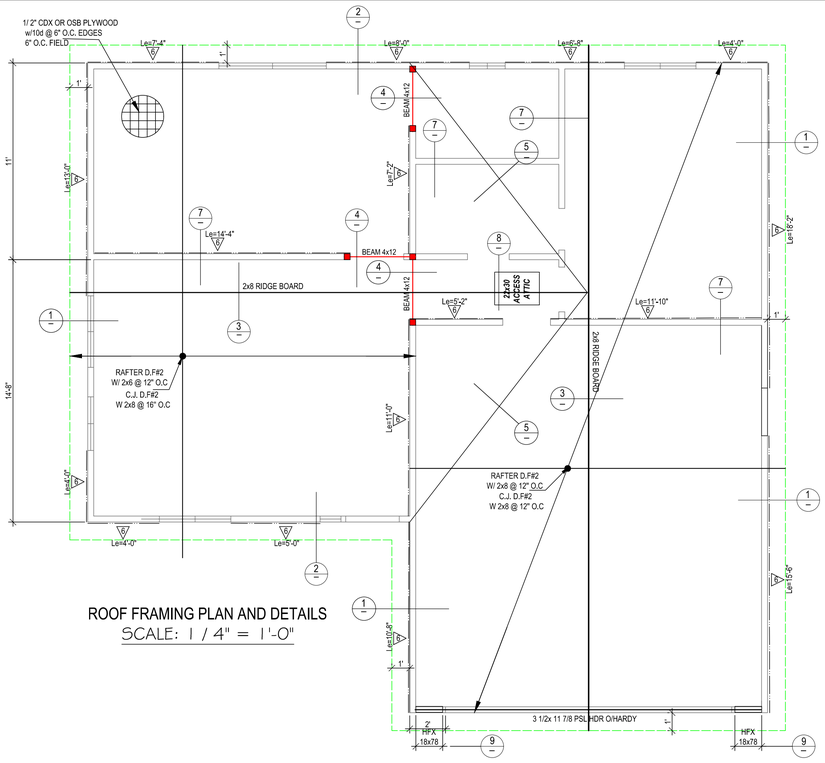
FOUNDATION PLAN AND DETAILS
12 MILLAR AV
SAN JOSE 95127-2932

REVISION	DATE	BY
1	02-20-2025	HL
2	04-16-2025	HL

Scale: AS SHOWN

SHEET NO:

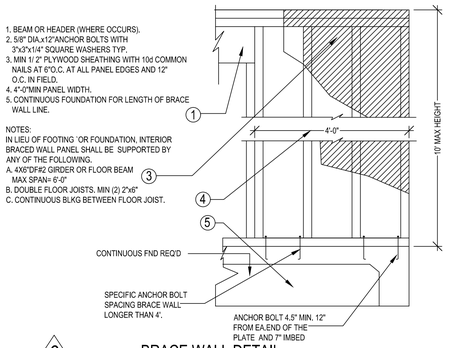
A-4



ROOF FRAMING PLAN AND DETAILS

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

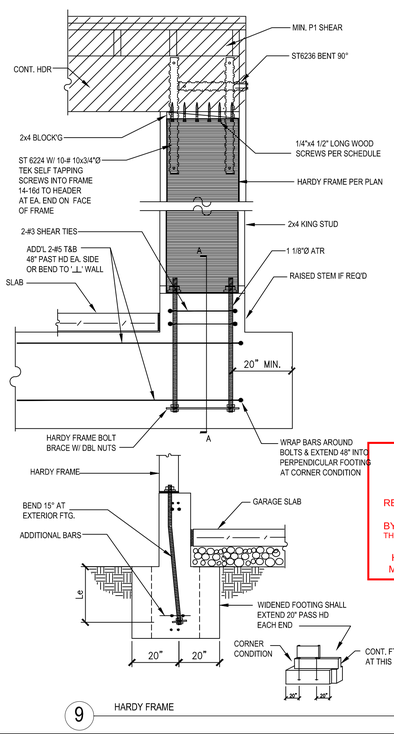
MODEL NUMBER	HOLDOWN BOLT A307	EMBEDMENT le	TOP PLATE CONNECTION 1/4" Ø x 4 1/2" LONG WOOD SCREW
HFX - 12x78	1 1/8"Ø	14"	8



6 BRACE WALL DETAIL

NOTES:

- CEILING HEIGHTS: SHALL BE AT LEAST 7'-0" IN HABITABLE ROOMS (BEDROOMS, LIVING ROOMS, DINING ROOMS. CRC R305.1
- EMERGENCY ESCAPE WINDOWS: EACH NEW BEDROOM OR SLEEPING ROOM SHALL HAVE AN EMERGENCY
- ESCAPE WINDOW THAT IS AT LEAST 20" IN WIDTH (NET), 24" IN HEIGHT (NET) WHEN OPEN AND WITH AN OPERABLE AREA OF AT LEAST 5.0 SQUARE FEET IN AREA. ESCAPE WINDOWS SHALL BE INSTALLED WITH BOTTOM OF CLEAR OPENING NO MORE THAN 44" ABOVE FINISH FLOOR. CRC R310.
- ATTIC ACCESS: PROVIDE ACCESS TO ATTIC SPACE WITH AN ACCESS OPENING AT LEAST 22'x30" IN SIZE LOCATE THE ACCESS DOOR WHERE THERE IS AT LEAST 30" OF CLEAR HEAD SPACE IN THE ATTIC. CRC 807.
- ATTIC VENTILATION: ATTICS MUST BE VENTILATED WITH TOTAL AREA OF ATTIC VENTS AT LEAST 1.0 SF. (NET) FOR EACH 150 SF. OF ATTIC AREA TO BE VENTILATED. INDICATE ON THE PLANS THE SIZE, LOCATION AND TYPE OF EACH VENT. CRC R806.1.
- SILL PLATES: SILL PLATES FOR NEW WALLS IN A GARAGE CONVERSION MUST BE PRESSURE-TREATED WOOD OR FOUNDATION GRADE (FG) REDWOOD. CRC R317.1.
- INSULATION: INDICATE ON THE PLANS EXTERIOR WALL INSULATION AND CEILING INSULATION. MINIMUM WALL INSULATION IS R-13 AND MINIMUM CEILING INSULATION IS R-30.
- PROVIDE SOLID BLOCKING UNDER ALL NEW INTERIOR WALLS.
- ALL SLEEPERS FOR NEW SUBFLOOR MUST BE PRESSURE-TREATED WOOD.
- PROVIDE VAPOR BARRIER IF CARPET IS DIRECTLY INSTALL ON CONCRETE SLAB.
- -ENERGY COMPLIANCE. REFER TO SHEET FOR ENERGY COMPLIANCE REQUIREMENTS.



9 HARDY FRAME

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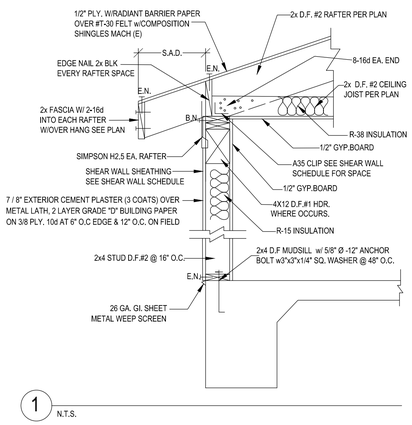
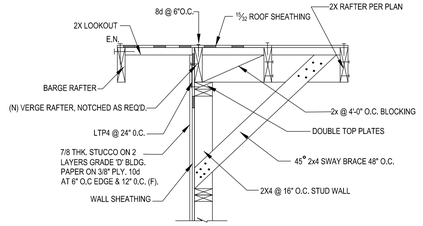
THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY CSG

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

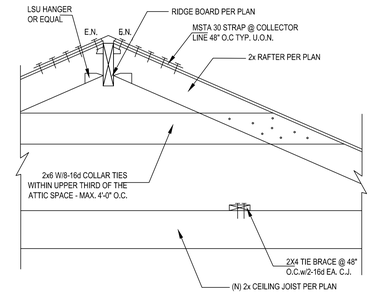


1 N.T.S.

BRACE WALL SCHEDULE						
TYPE	STUD	1/2 CDX (OSB)	NAILS	SILL PLATE NAILS P.T.	FRAMING CLIP ANGLE @ TOP PLATE	ANCHOR BOLT
6	2X4 @16" O.C.	1/2 CDX (OSB)	10d @ 6" EDGE 10d @ 12" FIELD	16d@4" O.C.	LS50 @ 16"O.C. A 35 @ 16" O.C.	5/8 Ø -12"@ 48"O.C. W/3"x3"x1/4" P/WASHER
7	ALTERNATE SHEAR WALL BRACE SEE @ A - 4					

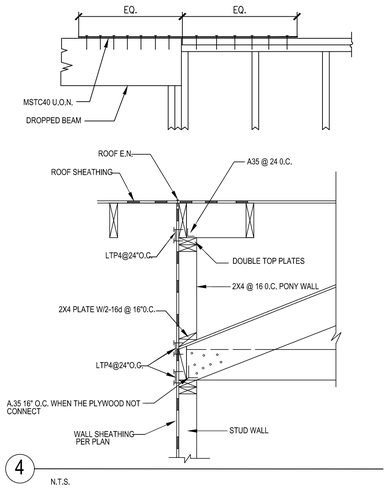


2 N.T.S.

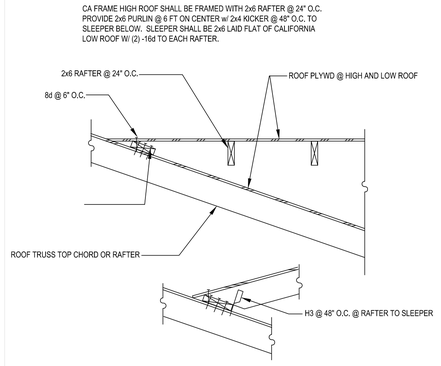


3 COLLAR TIES DETAIL

N.T.S.

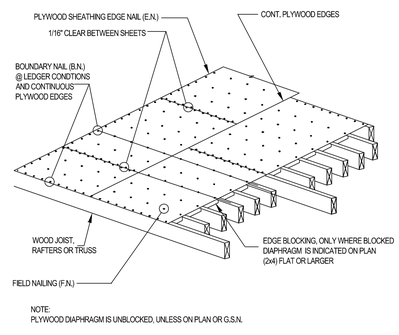


4 N.T.S.



TYP. CA FRAME VALLEY

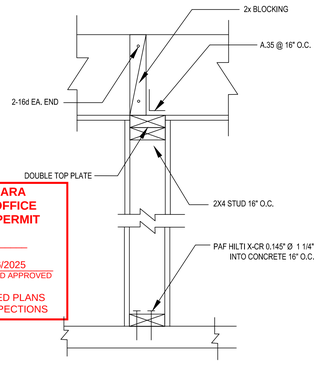
5 N.T.S.

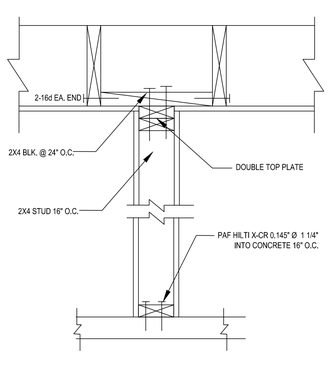


NOTE:
PLYWOOD DIAPHRAGM IS UNBLOCKED, UNLESS ON PLAN OR G.S.N.

TYPICAL PLYWOOD LAYOUT

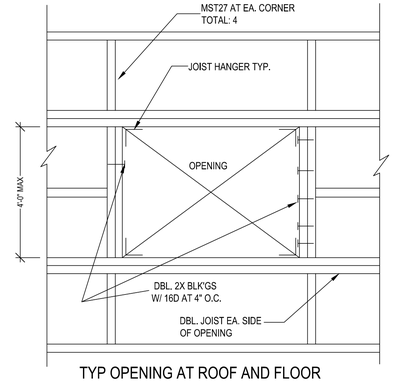
6 N.T.S.





7 NORMAL TO INTERIOR

N.T.S.



TYP OPENING AT ROOF AND FLOOR

8 N.T.S.

REGISTERED PROFESSIONAL ENGINEER
HIEN NGUYEN
No. C52527
Exp. 6-30-26
CIVIL
STATE OF CALIFORNIA
May 5, 2025

STAMPED FROM CITY

TOMMY DRAFTING

Date: NOVEMBER, 2024

Drawn: LUYEN HONG NGUYEN

Tells: (916) 526-5881
(408) 876-8402

Signed:

Email:helennguyen3689@gmail.com

9743 WHITE PINE WAY, ELK GROVE, CA 95624

ROOF FRAMING PLAN AND DETAILS
12 MILLAR AV
SAN JOSE 95127-2932

REVISION	DATE	BY

Scale: AS SHOWN

SHEET NO:

A-5

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: New ADU — **Calculation Date/Time:** 2025-05-11T10:27:01-07:00 — **(Page 1 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** tmp7B5A.ribd22x

GENERAL INFORMATION					
01	Project Name	New ADU			
02	Run Title	Title 24 Analysis			
03	Project Location	12 MILLAR A[illegible]			
04	City	County Sa[illegible]	[illegible]	Standards Version	2022
06	Zip code	95127	[illegible]	Software Version	EnergyPro 9.3
08	Climate Zone	4	[illegible]	Fro[illegible]n (deg/ Cardinal)	225
10	Building Type	Single fam[illegible]	[illegible]	N[illegible] of Dwelling Units	1
12	Project Scope	Newly Con[illegible]	[illegible]	[illegible]ber of Bedrooms	2
14	Addition Cond. Floor Area (ft²)	0	[illegible]	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	[illegible]	Fen[illegible] Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1189	[illegible]	[illegible]g Percentage (%)	6.81%
20	ADU Bedroom Count	n/a	[illegible]	[illegible] Co[illegible]tioned Floor Area	n/a
22	Fuel Type	Propane	[illegible]	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performan[illegible]
02	This building incorporates features that [illegible] supervision of a CEC-approved HERS provider.
03	This building incorporates one or mo[illegible]

Registration Number: 425-P010142860A-000-000-0000000-0000 — Registration Date/Time: 05/11/2025 10:30 — HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2025-05-11 10:27:28

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: New ADU — **Calculation Date/Time:** 2025-05-11T10:27:01-07:00 — **(Page 2 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** tmp7B5A.ribd22x

ENERGY DESIGN RATINGS	Energy Desi[illegible]			Compliance Margins		
	Source Energy (EDR1)	[illegible]	[illegible]	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	36.2	[illegible]33	[illegible]0.6			
Proposed Design	29.5	[illegible]	[illegible]	6.7	7.1	4.5
[illegible]						

[1]Efficiency EDR includes improvements like a better building en[illegible]

[2]Total EDR includes efficiency and demand response measures [illegible]

[3]Building complies when source energy, efficiency and total co[illegible]ur limits are not exceeded

- Standard Design PV Capacity: 2.05 kWdc
- PV System resized to 2.05 kWdc (a factor of 2.050) to ach[illegible]

Registration Number: 425-P010142860A-000-000-0000000-0000 — Registration Date/Time: 05/11/2025 10:30 — HERS Provider: CHEERS

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Project Name: New ADU — **Calculation Date/Time:** 2025-05-11T10:27:01-07:00 — **(Page 3 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** tmp7B5A.ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Ener[illegible] (EDR2) [illegible]	[illegible] Source En[illegible]	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	4.17	28.23	[illegible]	17.63	1.98	10.6
Space Cooling	0.42	[illegible]79	[illegible]	21.45	-0.02	-1.66
IAQ Ventilation	0.37	[illegible]	[illegible]	3.96	0	0
Water Heating	2.02	20.9[illegible]	[illegible]22	14.13	0.8	6.85
Self Utilization/Flexibility Credit				0	0	0
Efficiency Compliance Total	6.98	[illegible]	[illegible]	57.17	2.76	15.79
Photovoltaics	-1.51	[illegible]	[illegible]	-51.18		
Battery				0		
Flexibility						
Indoor Lighting	0.81	[illegible]	[illegible]	[illegible]94		
Appl. & Cooking	4.78	[illegible]	4.7[illegible]	[illegible]7.59		
Plug Loads	3.8	[illegible]	[illegible]8	39.56		
Outdoor Lighting	0.2	1.77	0.2	1.77		
TOTAL COMPLIANCE	15.06	108.74	12.3	92.85		

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Calculation Description: Title 24 Analysis — **Input File Name:** tmp7B5A.ribd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	[illegible]	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	19.33	1[illegible]	2.91	15.05
Net EUI[2]	10.02	[illegible]	2.91	29.04

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Bui[illegible]Area.
2. Net EUI is Energy Use Total (including PV) / Total Building [illegible]

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	[illegible]	[illegible]	[illegible]	[illegible]	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.05	NA	Standard (14-17%)	Fi[illegible]	[illegible]	[illegible]	[illegible]	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as conditio[illegible]

- Variable capacity heat pump compliance option ([illegible])
- Northwest Energy Efficiency Alliance (NEEA) rated [illegible]

Registration Number: 425-P010142860A-000-000-0000000-0000 — Registration Date/Time: 05/11/2025 10:30 — HERS Provider: CHEERS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: New ADU — **Calculation Date/Time:** 2025-05-11T10:27:01-07:00 — **(Page 5 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** tmp7B5A.ribd22x

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HE[illegible] for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs ar[illegible]istry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified HSPF2
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 ([illegible]
- Ductless indoor units located entirely in conditioned spa[illegible]1.8)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	[illegible]	[illegible]	[illegible]nes	Number of Ventilation Cooling Systems	Number of Water Heating Systems
New ADU	1189	[illegible]	[illegible]	[illegible]	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	[illegible]	[illegible]	[illegible]	Water Heating System 1	Status
ADU	Conditioned	[illegible]	[illegible]	9[illegible]	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	ADU	R-13 Wall	225	Front	304	44	90
Left Wall	ADU	R-13 Wall	225	Front	206	21	90
Rear Wall	ADU	R-13 Wall	45	Back	304	44	90
Right Wall	ADU	R-13 Wall	135	Right	206	19	90

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Project Name: New ADU — **Calculation Date/Time:** 2025-05-11T10:27:01-07:00 — **(Page 6 of 11)**

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OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	[illegible]	[illegible]	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall 2	ADU	R-13 [illegible]	[illegible]	[illegible]nt	160	128	90
Left Wall 2	ADU	R-1[illegible]	[illegible]	[illegible]ont	[illegible]76	0	90
Rear Wall 2	ADU	R-1[illegible]all	[illegible]	Back	[illegible]60	20	90
Right Wall 2	ADU	R-1[illegible]all	135	[illegible]	[illegible]60	20	90
Roof	ADU	R-38 [illegible]	n/a	[illegible]	[illegible]49	n/a	n/a
Roof 2	ADU	R-38 [illegible]	[illegible]	[illegible]	[illegible]40	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	[illegible]	[illegible]	[illegible]	[illegible]mittance	Radiant Barrier	Cool Roof
Attic ADU	Attic RoofADU	Ver[illegible]	[illegible]	[illegible]	[illegible].85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orie[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	SHGC	SHGC Source	Exterior Shading
Window	Window	Front Wall	F[illegible]	[illegible]	[illegible]	[illegible]	1	[illegible]6	[illegible]	[illegible]C	0.23	NFRC	Bug Screen
Window 2	Window	Left Wall	Fro[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	21	[illegible]	[illegible]FRC	0.23	NFRC	Bug Screen
Window 3	Window	Rear Wall	Back	45			1	44	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door	Front Wall	28	0.2
Door 2	Right Wall	19	0.2

Registration Number: 425-P010142860A-000-000-0000000-0000 — Registration Date/Time: 05/11/2025 10:30 — HERS Provider: CHEERS

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Project Name: New ADU — **Calculation Date/Time:** 2025-05-11T10:27:01-07:00 — **(Page 7 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** tmp7B5A.ribd22x

OPAQUE DOORS

01	02	03	04
Name	Side of Buildi[illegible]	[illegible]rea (ft²)	U-factor
Door 3	F[illegible]	[illegible]	0.2
Door 4	[illegible]Wall	20	0.2
Door 5	R[illegible]all 2	2[illegible]	0.2

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (f[illegible]	[illegible]	[illegible]	Ed[illegible]sul. R-value [illegible] Depth	Carpeted Fraction	Heated
Slab-on-Grade	ADU	749	[illegible]	[illegible]	0	80%	No
Slab-on-Grade 2	ADU	440	[illegible]	[illegible]	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Constru[illegible]	[illegible]	Total Ca[illegible]	[illegible] Exterior [illegible]	U-factor	Assembly Layers
R-13 Wall	Exterior Walls	Wo[illegible]	[illegible]4 @ 16 in. O. C.	R-[illegible]	[illegible]	0.101	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco
Attic RoofADU	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-38	None / None	0.026	Over Ceiling Joists: R-23.7 insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

Registration Number: 425-P010142860A-000-000-0000000-0000 — Registration Date/Time: 05/11/2025 10:30 — HERS Provider: CHEERS

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Calculation Description: Title 24 Analysis — **Input File Name:** tmp7B5A.ribd22x

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulati[illegible]	[illegible] Air L[illegible]	CFM50	CFM50
Required	Not Required	[illegible]	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	[illegible]	[illegible]	[illegible]	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	[illegible]W Heater 1	1	[illegible]	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. [illegible]	NEEA H[illegible]	NEEA H[illegible]	[illegible] Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	[illegible]	[illegible]	[illegible]PH40 T2 [illegible]	[illegible]ne	ADU	ADU

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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Calculation Description: Title 24 Analysis — **Input File Name:** tmp7B5A.ribd22x

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Hea[illegible]ment Cou[illegible]	[illegible]ling [illegible] Nam[illegible]	[illegible]ooli[illegible]ment [illegible]nt	Fan Name	Distribution Name	Required Thermostat Type
New Mini-Split1	Heat pump heating cooling	Heat Pump System 1	1	[illegible] 1	1	n/a	n/a	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Hea[illegible] Effic[illegible] Ty[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]/EER [illegible]CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HS[illegible]	[illegible]9	[illegible]	[illegible]	[illegible]R2	[illegible]15	[illegible].2	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Ta[illegible]	[illegible]	[illegible]	[illegible]	[illegible]erified [illegible]/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	[illegible]	[illegible]	[illegible]	Yes	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

Registration Number: 425-P010142860A-000-000-0000000-0000 — Registration Date/Time: 05/11/2025 10:30 — HERS Provider: CHEERS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01-E**

Project Name: New ADU — **Calculation Date/Time:** 2025-05-11T10:27:01-07:00 — **(Page 10 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** tmp7B5A.ribd22x

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	[illegible]Q Fan[illegible]	Inc[illegible]s Heat[illegible]rgy Rec[illegible]?	IAQ[illegible] Eff[illegible]ne[illegible] [illegible]/ASR[illegible]	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	57	0.35	[illegible]ust	N[illegible]	[illegible]/a / [illegible]	No	Yes	

Registration Number: 425-P010142860A-000-000-0000000-0000 — Registration Date/Time: 05/11/2025 10:30 — HERS Provider: CHEERS

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Project Name: New ADU — **Calculation Date/Time:** 2025-05-11T10:27:01-07:00 — **(Page 11 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** tmp7B5A.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Luyen Nguyen	[illegible] Signature: Luyen N[illegible]en
Company: BAJ Graphic Designs	[illegible]: [illegible]11[illegible]25
Address: 9743 White Pine Way	[illegible] Certi[illegible]on Id[illegible] (if applicable):
City/State/Zip: Elk Grove, CA 95624	[illegible]26[illegible]8

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the St[illegible]:

1. I am eligible under Division 3 of the Business and Professio[illegible]s C[illegible]cate of Compliance.
2. I certify that the energy features and performance specifica[illegible] of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features iden[illegible]vided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enfo[illegible]

Responsible Designer Name: Luyen Nguyen	[illegible] Luye[illegible]
Company: BAJ Graphic Designs	Date [illegible]d: 05/[illegible]25
Address: 9743 White Pine Way	[illegible]nse:
City/State/Zip: Elk Grove, CA 95624	[illegible]one:

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV24-3074
BY: Jennifer.Hu Date: 06/06/2025
THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY CSG
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

STAMPED FROM CITY

TOMMY DRAFTING

Date: NOVEMBER, 2024

Drawn: LUYEN HONG NGUYEN

Tells: (916) 526-5881
(408) 876-8402

Signed:

Email:helennguyen3689@gmail.com
9743 WHITE PINE WAY, ELK GROVE, CA 95624

T-24 ENERGY REPORT

12 MILLAR AV
SAN JOSE 95127-2932

REVISION	DATE	BY
1	02-20-2025	HL
2	04-16-2025	HL

Scale: AS SHOWN

SHEET NO:

A-6

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.194. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping. Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labelling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1CHii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii#,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Gii#iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9: § 150.0(k)1A:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. * **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.'
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV24-3074

BY: Jennifer.Hu Date: 06/06/2025

THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY CSG

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

STAMPED FROM CITY

TOMMY DRAFTING

Date: NOVEMBER, 2024

Drawn: LUYEN HONG NGUYEN

Tells: (916) 526-5881
(408) 876-8402

Signed: Thuy

Email:helennguyen3689@gmail.com

9743 WHITE PINE WAY, ELK GROVE, CA 95624

LOW - RISE - MANDATORY MEASURES- SUMMARY

12 MILLAR AV
SAN JOSE 95127-2932

REVISION	DATE	BY
1	02-20-2025	HL
2	04-16-2025	HL

Scale: AS SHOWN

SHEET NO:

A-7

RESIDENTIAL NAILING SCHEDULE

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS
Roof			
1	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (2 ½ x 0.113")or 3-8d (2½" × 0.113"); or 3-10d box (3"x0.128");or 3-3"x0.131" nails	Toe nail
	Blocking between rafters or truss not at the wall top plates, to rafter or truss	2-8d common (2 ½"x0.131");or 2-3"x0.131" nails	Each end toe nail
	Flat blocking to truss and web filler	16d common (3 ½"x0.162");or 3"x0.131" nails	End nail
2	Ceiling joists to plate,	4-8d box (2 ½ x 0.113")or 3-8d (2½" × 0.113"); or 3-10d box (3"x0.128");or 3-3"x0.131" nails	Per joist, toe nail
3	Ceiling joists not attached to parallel rafter, laps over partitions, face (see Sections R802.5.2 and Table R802.5.2(1))	4-10d box (3"x0.128");or 3-16d common (3 ½" x 0.162");or 4-3"x0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Sections R802.5.2 and Table R802.5.2(1))	Table R802.5.2(1)	Face nail
5	Collar tie to rafter, face nail	4-10d box (3"x0.128"); or 3-10d common (3" × 0.148"); or 4-3"x0.131 nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3½" × 0.135") or 3-10d common nails (3" × 0.148"); or 4-10d box (3"x0.128"); or 4-3"x0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3½" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3"x0.128"); or 4-3" x 0.131 nails	Toe nail
		3-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.148"); or 3-10d box (3"x0.128"); or 3-3" x 0.131 nails	End nails
Wall			
8	Stud to stud (not at braced wall panels)l	16d common (3 ½ " × 0.162")	24" o. c. face nail
		10d box (3" x 0.128"); or 3"x 0.131" nails	16" o. c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" × 0.135"); or 3" x 0.131" nails	12" o.c.
		16d common (3 ½" x 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with ½" spacer	16d common (3½" × 0.162")	16" o.c. each edge face nail
		16d box (3 ½" x 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2½" × 0.113"); or 4-8d common (2 ½"x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Adjacent full-height stud to end of header.	4-16d box (3½" × 0.135"); or 3-16d common (3 ½"x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	End nail
13	Top plate to top plate	16d common (3 ½" x 0.162")	16" o.c. face nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS
		10d box (3" × 0.128"); or 3" x 0.131" nails	12" o.c. face nail
14	Double top plate splice	8-16d common (3½" × 0.162"); or 12-16d box (3 ½" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131 nails	Face nail on each side of end joist (minimum 24" lap splice length each side of end joint)
15	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 ½" x 0.162")	16" o.c. face nail
		16d box (3 ½" x 0.135"); or 3" x 0.131" nails	12 " o.c. face nail
Roof			
ITEM	**DESCRIPTION OF BUILDING ELEMENTS**	**NUMBER AND TYPE OF FASTENER[a, b, c]**	**SPACING OF FASTENERS**
16	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panels)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" x 0.131 nails	16" o.c. face nail
17	Top or bottom plate to stud	4-8d box (2 ½" x 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131 nails	Toe nail
		3-16d box (3 ½" x 0.135"); or 2-16d common (3 ½" x 0.162"); or 3-10d box (3"x 0.128"); or 3-3" x 0.131 nails	End nail
18	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2 –16d common (3 ½" x 0.162"); or 3-3" x 0.131 nails	Face nail
19	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2 ½"x 0.131"); or 2010d box (3" x 0.128"); or 2 staples 1 ¾" ×	Face nail
20	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2 ½" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 ¾" long	Face nail
21	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2 ½" x. 0.131"); or 3-10d box (3" x 0.128"); or 3 staples 1" crown, 16 ga., 1 ¾" long	Face nail
		Wider than 1" x 8" 4-8d box (2 ½" x 0.113"); or 3-8d common (2 ½" x 0.131"); or 3-10d common (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1¾" long	
Floor			
22	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2 ½" x 0.131"); or 3-10d box (3"x 0.128"); or 3-3" x 0131" nails	Toe nail
23	Rim joist, band joist or blocking to sill or top plate (roof application also)	8d box (2½" × 0.113")	4" o.c. toe nail
		8d common (2 ½" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	6" o.c. toe nail
24	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2 ½" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 ¾" long	Face nail
25	2" subfloor to joist or girder	3-16d box (3 ½" x 0.135") 2-16d common (3 ½ " x 0.162")	Blind and face nail
26	2" planks (plank & beam - floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3 ½" x 0.162")	At each bearing
27	Band or rim joist to joist	3-16d common (3 ½" x 0.162") 4-10 box (3" x 0.128"), or 4-3" x 0.131" nails, or 4-3" x 14 ga. staples, 7/16" crown	End nail
28	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
		10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides.
		And: 2-20d common (4" x 0.192☺; or 3-10d box(3 ½" x 0.128"); or 3-3" x 0.131" nails	Face nail at ends and at each splice
29	Ledger strip supporting joists or rafters	4-16d box (3 ½" x 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131 nails	At each joist or rafter, face nail
30	Bridging of blocking to joist, rafter or truss	2-10d (3" x 0.128"), or 2-8d common (2 ½" x 0.131"); or 2- 3" x 0.131" nails	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER[b, c, e]	SPACING OF FASTENERS	
			Edges (inches)[i]	Intermediate supports[c, e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing)			
31	⅜" - ½"	6d common or deformed (2" × 0.113" x 0.266" head); or 2 ⅜" × 0.113" x 0.266" head nail (subfloor, wall) [i]	6	6[f]
		8d common nail (2½" × 0.131"); or RSRS-01; (2⅜" x 0.113") nail (roof)[b]	6	6[f]
32	19/32" - ¾"	8d common (2-2½" × 0.131") nail (subfloor, wall)	6	12
		8d common nail (2-2½" × 0.131") nail (roof) or; RSRS-01; (2⅜" x 0.113") nail (roof)[b]	6	6[f]
		Deformed 2⅜" x 0.113"x 0.266" head (wall or subfloor)	6	12
33	⅞" - 1¼"	10d common (3" × 0.148") nail; or (2 1/2" x 0.131"x 0.281" head) deformed nail	6	12
	Other wall sheathing[g]			
34	½" structural cellulosic fiberboard sheathing	1½" x 0.120" galvanized roofing nail, 7/16" head diameter or 1¼" long 16 ga. Staple with 7/16" or 1" crown	3	6
35	25/32" structural cellulosic fiberboard sheathing	1¾" x 0.120" galvanized roofing nail, 7/16" head diameter or 1 1/4" long 16 ga. Staple with 7/16" or 1" crown	3	6
36	½" gypsum sheathing[d]	1½" x 0.120" galvanized roofing nail, 7/16" head diameter, or 1 ¼" long 16 ga.; staple galvanized, 1 ½" long; 7/16" or 1" crown or 1 ¼" screws, Type W or S	7	7
37	⅝" gypsum sheathing[d]	1¾" x 0.120" galvanized roofing nail; 7/16" head diameter, or 1 ¼" long 16 ga.; staple galvanized, 1 ½" long; 7/16" or 1" crown or 1 ¼" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
38	¾" and less	Deformed (2" × 0.113") or Deformed (2" x 0.120") nail; or 8d common (2½" × 0.131") nail	6	12
39	⅞" - 1"	8d common (2½" × 0.131") nail or Deformed (2" x 0.113"); or Deformed (2½" × 0.120") nail	6	12
40	1⅛" - 1¼"	10d common (3" × 0.148") nail or Deformed (2" x 0.113"); or Deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 Ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less. Connections using nails and staples of other materials such as stainless steel, shall be designed by accepted engineering practice or approved under Section R104.11

b. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C.

g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with ASTM C 1280 or GA 253. Fiberboard sheathing shall conform to ASTM C 208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edge supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

j. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

- **The fastener schedule provides minimum nailing requirements (i.e. size, spacing) for connecting building elements used in wood framed construction. For wood structural panels, both edge nailing and intermediate (field) nailing are specified. In addition to the nailing for wood structural panels, fasteners are specified for gypsum wall sheathing, cellulosic fiberboard wall sheathing and combination subfloor underlayment.**

STAMPED FROM CITY

TOMMY DRAFTING

Date: NOVEMBER, 2024

Drawn: LUYEN HONG NGUYEN

Tells: (916) 526-5881
(408) 876-8402

Signed: Thuy

Email:helennguyen3689@gmail.com

9743 WHITE PINE WAY, ELK GROVE, CA 95624

FASTENING SCHEDULE PER CRC TABLE R602.3 (1)

12 MILLAR AV
SAN JOSE 95127-2932

REVISION	DATE	BY
1	02-20-2025	HL
2	04-16-2025	HL

Scale: AS SHOWN

SHEET NO:

A-8

COUNTY OF SANTA CLARA

2022 CALGREEN RESIDENTIAL CHECKLIST (MANDATORY)

County Amendments to CALGreen are in Italics.

- Designer to cross out items that are not applicable to the project.

- Installer or designer shall verify all applicable requirements have been satisfied and sign and date each row. County Inspectors will verify completion signatures and supporting documentation DURING CONSTRUCTION.

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET	APPLICANT TO COMPLETE Plan Check Review Data: Note or Detail No.	Installer or Designer Verification: Date	Installer or Designer Verification: Installer or Designer Signature
PLANNING AND DESIGN: MANDATORY REQUIREMENTS						
1	4.106.2	A plan is developed and implemented to manage storm water drainage during construction.	CG-2	NOTE 1		
2	4.106.3	Construction plans indicates how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	CG-2	NOTE 2		
3	4.106.4.1	*For new dwellings with attached garages and* ***rebuild*** *of existing dwellings that include a panel upgrade or construction between panel and parking area, a Level 2 EV Ready Space and Level 1 EV Ready Space, is installed.*	CG-2	NOTES 3 & 4		
ENERGY EFFICIENCY: MANDATORY REQUIRMENTS						
4	4.201.1	Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	T24 SHEETS			
WATER EFFICIENCY & CONSERVATION: MANDATORY REQUIREMENTS						
5	4.303.1	Plumbing Fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings comply with CALGreen Sections 4.303.1.1 through 4.303.1.4.	CG-2	NOTE 5		
6	4.303.3	Plumbing fixtures and fittings required in CALGreen Section 4.303.1 are installed in accordance with the CPC and meet the applicable referenced standards.	CG-2	Note 6		
7	4.304.1	Outdoor potable water use in landscape areas comply with a local water efficient landscape or the current California DWR MWELO, whichever is more stringent.	CG-2	Note 7		
8	Not Used					

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 adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC 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 Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2, 3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat 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[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

Note: this requirement also applies to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements can only apply to and/or within the specific area of addition or alteration. Replacement of noncompliant plumbing.

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET	APPLICANT TO COMPLETE Plan Check Review Data: Note or Detail No.	Installer or Designer Verification: Date	Installer or Designer Verification: Installer or Designer Signature
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: MANDATORY REQUIREMENTS						
9	4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls are protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the County of Santa Clara.	CG-2	Note 9		
10	4.408.1	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Submit either a Construction Waste management plan (CALGreen 4.408.2) or Utilize a waste management company (CALGreen 4.408.3).	CG-2	Note 10		
11	4.408.5	Documentation is provided to County of Santa Clara which demonstrates compliance with CALGreen sections 4.408.2 or 4.408.3.	CG-1 CG-2	Construction Waste Management Forms Note 11		
12	4.410.1	An operation and maintenance manual is placed in the building at the time of final inspection.	CG-2	Note 12		
ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS						
13	4.503.1	Any installed gas fireplace is a direct-vent sealed-combustion type. Any installed woodstove or pellet stove comply with US EPA Phase II emission limits where applicable.	CG-2	Note 13		
14	4.504.1	Duct openings and other related air distribution component openings are covered during construction until final startup of the HVAC equipment.	CG-2	Note 14		
15	4.504.2.1	Adhesives, sealants and caulks are compliant with VOC and other toxic compound limits.	CG-1 CG-2	Table 4.504.1 Table 4.504.2 Note 15		
16	4.504.2.2	Architectural paints and coatings are compliant with VOC limits.	CG-1 CG-2	Table 4.504.3 Note 16		
17	4.504.2.3	Aerosol paints and coatings are compliant with product weighted MIR limits for ROC and other toxic compounds.	CG-2	Note 17		
18	4.504.2.4	Documentation are provided to the County of Santa Clara to verify that compliant VOC limit finish materials have been used.	CG-2	Note 18		
19	4.504.3	Carpet and carpet systems meet the applicable testing and product requirements.	CG-1 CG-2	Table 4.504.1 Note 19		
20	4.504.4	80 percent of floor area receiving resilient flooring comply with applicable standards.	CG-2	Note 20		
21	4.504.5	Hardwood plywood, particleboard and medium density fiberboard composite wood meet formaldehyde limits.	CG-1 CG-2	Table 4.504.5 Note 21		

Construction Waste Management (CWM) Plan

Fill out the form including diversion rate and facility names and addresses

Project Name: 12 MILLAR AVE, SAN JOSE, CA 95127-2932
Job #: 12 MILLAR AVE, SAN JOSE, CA 95127-2932
Project Manager: VAN MY LUONG
Waste Hauling Company: American debris box service, Inc, 1555 S 7th., San Jose, CA 95112
Contact Name: VAN MY LUONG

Legend:
Hauling Company
Sorting Facility Name and Location
Disposal Service Company

All Subcontractors shall comply with the project's Construction Waste Management Plan.
All Subcontractor foremen shall sign the CWM Plan Acknowledgment Sheet.

Subcontractors who fail to comply with the Waste Management Plan will be subject to backcharges or withholding of payment, as deemed appropriate. For instance, Subcontractors who contaminate debris boxes that have been designated for a single material type will be subject to backcharge or withheld payment, as deemed appropriate.

1. The project's overall rate of waste diversion will be 70 %.
2. This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible. The majority of the waste that is generated on this jobsite will be diverted from the landfill and recycled for other use. American debris box service, Inc, 1555 S 7th., San Jose
3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project, the diversion strategy for each waste type and the anticipated diversion rate.
4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings. As each new subcontractor comes on-site, the WMP Coordinator will present him/her with a copy of the CWM Plan and provide a tour of the jobsite to identify materials to be salvaged and the procedures for handling jobsite debris. All Subcontractor foremen will acknowledge in writing that they have read and will abide by the CWM Plan. Subcontractor Acknowledgment Sheet enclosed. The CWM Plan will be posted at the jobsite trailer.
5. Salvage: Excess materials that cannot be used in the project, nor returned to the vendor, will be offered to site workers, the owner, or donated to charity if feasible. Concrete, Dirt, wood, composition singles
6. American debris box service, Inc, 1555 S 7th., San Jose, CA 95112 will provide a commingled drop box at the jobsite for most of the construction waste. These commingled drop boxes will be taken to 1555 S 7th . The average diversion rate for commingled waste will be 70 %. As site conditions permit, additional drop boxes will be used for particular phases of construction (e.g., concrete and wood waste) to ensure the highest waste diversion rate possible.
7. In the event that the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required, then a strategy of source-separated waste diversion and/or waste stream reduction will be implemented. Source separated waste refers to jobsite waste that is not commingled but is instead allocated to a debris box designated for a single material type, such as clean wood or metal.

   Notes:
   1. Waste stream reduction refers to efforts taken by the builder to reduce the amount of waste generated by the project to below four (4) pounds per square foot of building area.
   2. When using waste stream reduction measures, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion and can be used in the waste reduction percentage calculations.
8. VAN MY LUONG will track and calculate the quantity (in tons) of all waste leaving the project and calculate the waste diversion rate for the project. MONTHLY will provide Project Manager with an updated monthly report on gross weight hauled and the waste diversion rate being achieved on the project. MONTHLY monthly report will track separately the gross weights and diversion rates for commingled debris and for each source-separated waste stream leaving the project. In the event that VAN MY LUONG does not service any or all of the debris boxes on the project, the RESPONSIBLE PARTIES will work with the responsible parties to track the material type and weight (in tons) in such debris boxes in order to determine waste diversion rates for these materials.
9. In the event that Subcontractors furnish their own debris boxes as part of their scope of work, such Subcontractors shall not be excluded from complying with the CWM Plan and will provide RESPONSIBLE PARTIES weight and waste diversion data for their debris boxes.
10. In the event that site use constraints (such as limited space) restrict the number of debris boxes that can be used for collection of designated waste the project Superintendent will, as deemed appropriate, allocate specific areas onsite where individual material types are to be consolidated. These collection points are not to be contaminated with non-designated waste types.
11. Debris from jobsite office and meeting rooms will be collected by VAN MY LUONG - TELL: (408) 229-3478 AND EMAIL @ YAHOO.COM . AND will, at a minimum, recycle office paper, plastic, metal and cardboard.

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET	APPLICANT TO COMPLETE Plan Check Review Data: Note or Detail No.	Installer or Designer Verification: Date	Installer or Designer Verification: Installer or Designer Signature
ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS (Continued)						
22	4.504.5.1	Documentation is provided to the County of Santa Clara to verify composite wood meets applicable formaldehyde limits.	CG-2	Note 22		
23	4.505.2	Vapor retarder and capillary break is installed at slab-on-grade foundations.	CG-2	Note 23		
24	4.505.3	Moisture content of building materials used in wall and floor framing do not exceed 19% prior to enclosure and is checked before enclosure. Insulation products are dry prior to enclosure.	CG-2	Note 24		
25	4.506.1	Each bathroom is mechanically ventilated and comply with applicable requirements.	CG-2	Note 25		
26	4.507.2	Heating and air-conditioning systems are sized, designed, and equipment is selected by using one of the methods listed.	CG-2	Note 26		
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS: MANDATORY REQUIREMENTS						
27	702.1	HVAC system installers are trained and certified in the proper installation of HVAC systems.	CG-2	Note 27		
28	702.2	If required by County of Santa Clara, owner or owner's agent shall employ special inspector who are qualified and able to demonstrate competence in the discipline they are inspecting.	CG-2	Note 28		
29	703.1	Documentation used to show compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to County of Santa Clara which show substantial conformance.	CG-2	Note 29		

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of $^5/_{16}$ inch (8 mm).

Construction Waste Management (CWM) Worksheet

Project Name: 12 MILLAR AVE, SAN JOSE, CA 95127-2932
Job Number: 12 MILLAR AVE, SAN JOSE, CA 95127-2932
Project Manager: VAN MY LUONG
Waste Hauling Company: AMERICAN DEBRIS BOX SERVICE, INC, 1555 S 7TH., SAN JOSE, CA 95112

Construction Waste Management (CWM) Plan

WASTE MATERIAL TYPE	DIVERSION METHOD: COMMINGLED AND SORTED OFF SITE	DIVERSION METHOD: SOURCE SEPARATED ON SITE	PROJECTED DIVERSION RATE
Asphalt			70%
Concrete			80%
Shotcrete			
Metals			
Wood			80%
Rigid insulation			70%
Fiberglass insulation			50%
Acoustic ceiling tile			
Gypsum drywall			80%
Carpet/carpet pad			50%
Plastic pipe			
Plastic buckets			
Plastic			
Hardiplank siding and boards			
Glass			
Cardboard			90%
Pallets			
Job office trash, paper, glass & plastic bottles, cans, plastic			
Alkaline and rechargeable batteries, toner cartridges, and electronic devices			
Other:			
Other:			
Other:			
Other:			

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT
RECORD NO.: DEV24-3074
BY: Jennifer.Hu Date: 06/06/2025
THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY CSG
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

Construction Waste Management (CWM) Acknowledgment

Note: This sample form may be used to assist in documenting compliance with the waste management plan.

Project Name: 12 MILLAR AVE, SAN JOSE, CA 95127-2932
Job Number: 12 MILLAR AVE, SAN JOSE, CA 95127-2932
Project Manager: VAN MY LUONG
Waste Hauling Company: AMERICAN DEBRIS BOX SERVICE, INC, 1555 S 7TH., SAN JOSE, CA 95112

CWM Plan Acknowledgment

The Foreman for each new Subcontractor that comes on site is to receive a copy of the Construction Waste Management Plan and complete this Acknowledgment Form.

I have read the Waste Management Plan for the project; I understand the goals of this plan and agree to follow the procedures described in this plan.

DATE	SUBCONTRACTOR COMPANY NAME	FOREMAN NAME	SIGNATURE

STAMPED FROM CITY

TOMMY DRAFTING

Date: NOVEMBER, 2024
Drawn: LUYEN HONG NGUYEN
Tells: (916) 526-5881
(408) 876-8402
Signed: Thuy
Email: helennguyen3689@gmail.com
9743 WHITE PINE WAY, ELK GROVE, CA 95624

VAN MY LUONG'S RESIDENCE
TELL: (408) 229-3478
EMAIL: thgc8@yahoo.com
12 MILLAR AVE, SAN JOSE, CA 95127-2932

Project Information

CALGreen One or Two Family Residential Project Mandatory Requirements
County of Santa Clara

CG-1

12/20/2022

CALGREEN 2022 NOTES – MANDATORY REQUIREMENTS:

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.

2. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS, AND OTHER MEASURES CAN BE USED. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

3. FOR ANY NEW DWELLING UNITS WITH ATTACHED GARAGES AND FOR REBUILDS OF EXISTING DWELLING UNITS THAT INCLUDE A PANEL UPGRADE OR CONSTRUCTION BETWEEN THE PANEL AND PARKING AREA, INSTALL A LEVEL 2 EV READY SPACE AND LEVEL 1 EV READY SPACE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "LEVEL 2 EV-READY."

EXCEPTION: FOR EACH DWELLING UNIT WITH ONLY ONE PARKING SPACE, INSTALL A LEVEL 2 EV READY SPACE.

LEVEL 1 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 110/120 VOLT, 20-AMPERE CAPACITY, INCLUDING ELECTRICAL PANEL CAPACITY; AN OVERPROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A ½" FONT ADJACENT TO THE PARKING SPACE, OR (B) LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

LEVEL 2 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 208/240 VOLT, 40-AMPERE CAPACITY, INCLUDING THE REQUIRED ELECTRICAL PANEL CAPACITY; AN OVERCURRENT PROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELED "ELECTRIC VEHICLE OUTLET" WITH A MINIMUM ½" FONT, ADJACENT TO THE PARKING SPACE, OR (B) A BLANK LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WITH A MINIMUM OUTPUT OF 40 AMPERES.

4. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING SPACES AND WITHOUT ELECTRICAL PANEL UPGRADE OR NEW PANEL INSTALLATION ARE EXEMPT FROM REQUIREMENTS ON NOTE 3. ADUS AND JADUS WITHOUT ADDITIONAL PARKING BUT WITH ELECTRICAL PANEL UPGRADES OR NEW PANELS MUST HAVE RESERVED BREAKERS AND ELECTRICAL CAPACITY ACCORDING TO THE REQUIREMENTS OF NOTE 3.

5. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY BUILDING AND INSPECTION DIVISION. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

A. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

C. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

D. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

E. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

6. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

7. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH COUNTY OF SANTA CLARA WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

8. Not used.

9. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

10. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN SECTION 4.408.2 OR 4.408.3.

A. A CONSTRUCTION WASTE MANAGEMENT PLAN IS PROVIDED. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE COUNTY OF SANTA CLARA.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE COUNTY OF SANTA CLARA. SEE CALGREEN 4.408.3 FOR FURTHER .DETAILS

11. DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATES COMPLIANCE WITH NOTE 10.

12. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER MEDIA ACCEPTABLE TO THE COUNTY OF SANTA CLARA INCLUDES ALL OF THE REQUIRED INFORMATION, SHALL BE PLACED IN THE BUILDING. SEE CALGREEN 4.410.1 FOR DETAILS OF REQUIRED INFORMATION.

13. 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 SANTA CLARA COUNTY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.

14. 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 COUNTY OF SANTA CLARA TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF CALGREEN TABLES 4.504.1 OR 4.504.2 AS REPRODUCED ON SHEET CG-1. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED 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.

16. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3 SHEET CG-1. 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 NON-FLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3, SHEET CG-1 SHALL APPLY.

17. 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.

18. VERIFICATION OF COMPLIANCE WITH NOTES 15, 16, AND 17 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

19. ALL CARPET AND CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF 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)

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1, SHEET CG-1.

20. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT 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)

21. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 4.504.5 SHEET CG-1.

22. VERIFICATION OF COMPLIANCE WITH NOTE 21 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

23. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY CRC CHAPTER 5, SHALL COMPLY WITH FOLLOWING REQUIREMENT:

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

A. A 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED.

B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.

24. 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. 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.

25. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

1. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.

26. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

27. 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.

28. IF REQUIRED BY THE COUNTY OF SANTA CLARA, 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 COUNTY OF SANTA CLARA FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

29. 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 COUNTY OF SANTA CLARA WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

COUNTY OF SANTA CLARA
BUILDING INSPECTION OFFICE
PLANS APPROVED FOR PERMIT

RECORD NO.: DEV24-3074

BY: Jennifer.Hu Date: 06/06/2025

THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY CSG

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

STAMPED FROM CITY

TOMMY DRAFTING

Date: NOVEMBER, 2024

Drawn: LUYEN HONG NGUYEN

Tells: (916) 526-5881
(408) 876-8402

Signed:

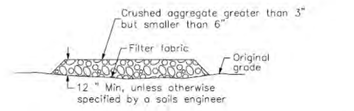
Email: helennguyen3689@gmail.com
9743 WHITE PINE WAY, ELK GROVE, CA 95624

Project Information

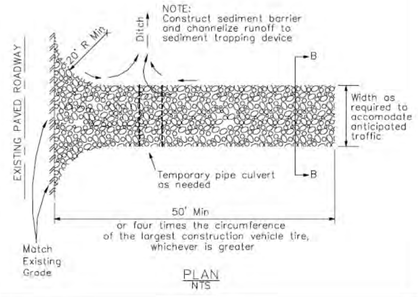
VAN MY LUONG'S RESIDENCE
TELL: (408) 229-3478
EMAIL: thgc8@yahoo.com
12 MILLAR AVE, SAN JOSE, CA 95127-2932

3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



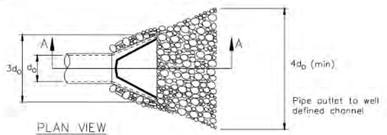
SECTION B–B
NTS



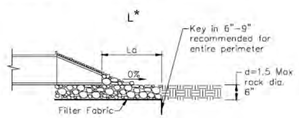
PLAN
NTS

4 Velocity Dissipation Devices

CASQA Detail EC-10



PLAN VIEW



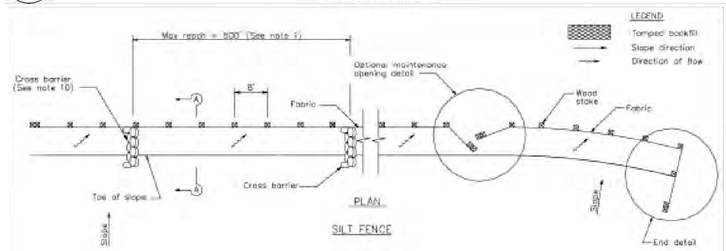
SECTION A–A

* Length per ABAG Design Standards

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

1 Silt Fence

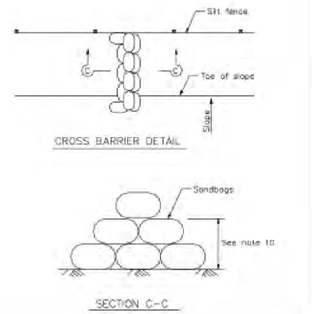
CASQA Detail SE-1



PLAN
SILT FENCE

NOTES

1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'–0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'–0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.

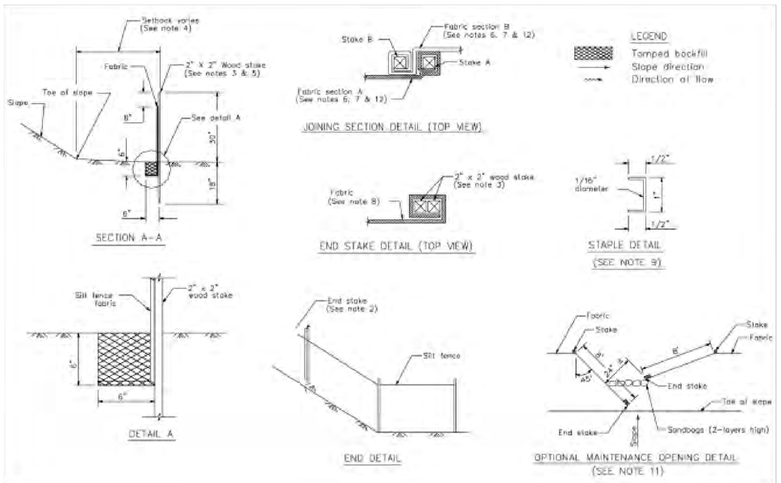


CROSS BARRIER DETAIL

SECTION C–C

2 Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. Hazardous Waste Management: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. Handling and Disposal of Concrete and Cement: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. Pavement Construction Management: Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. Contaminated Soil and Water Management: Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

   Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

   Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

   Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

   Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

   Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. Erosion Control: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

STAMPED FROM CITY

TOMMY DRAFTING

Date: NOVEMBER, 2024

Drawn: LUYEN HONG NGUYEN

Tells: (916) 526-5881
(408) 876-8402

Signed:

Email:helennguyen3689@gmail.com

9743 WHITE PINE WAY, ELK GROVE, CA 95624

Project Information

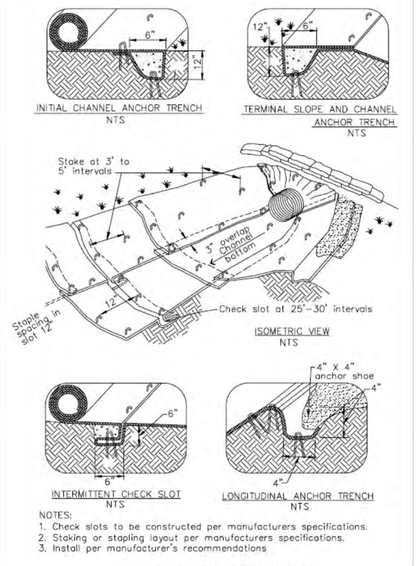
12 MILLAR AV
SAN JOSE 95127-2932

Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara

BMP-1

7 Geotextiles and Mats

CASQA Detail EC-7

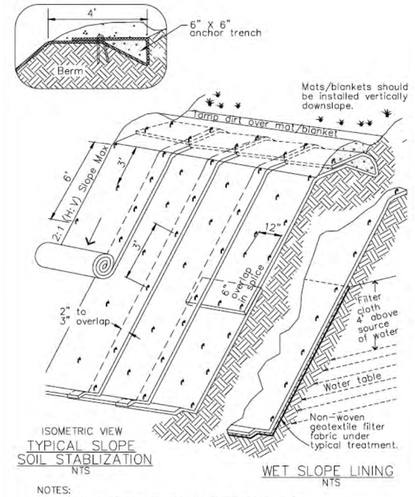


NOTES:
1. Check slots to be constructed per manufacturers specifications.
2. Staking or stapling layout per manufacturers specifications.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats

CASQA Detail EC-7

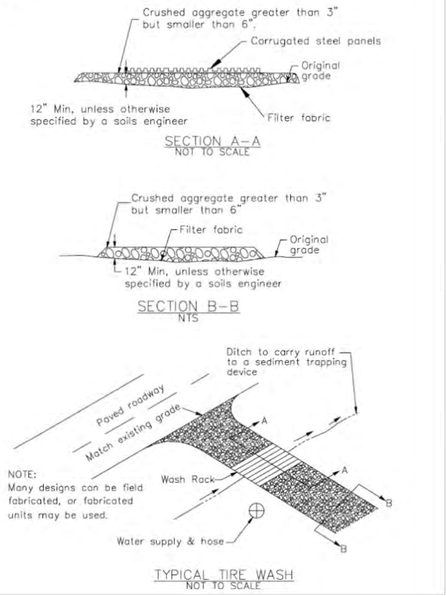


NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

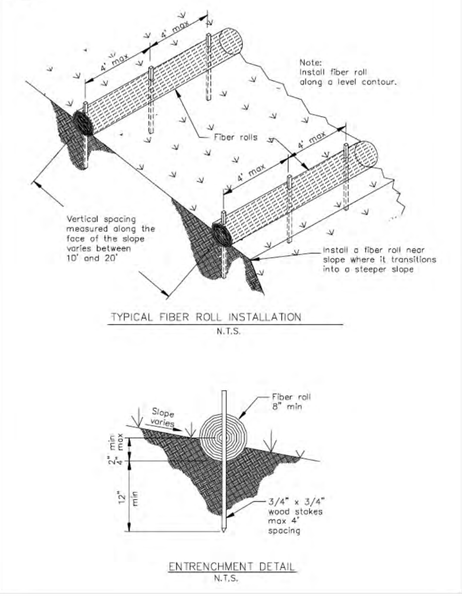
3 Entrance/Outlet Tire Wash

CASQA Detail TC-3



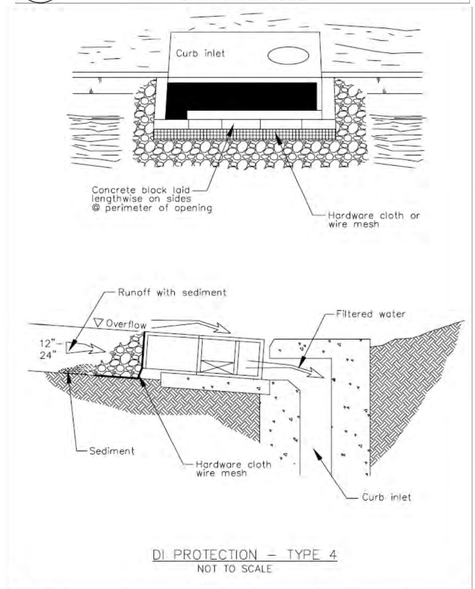
1 Fiber Rolls

CASQA Detail SE-5



8 Storm Drain Inlet Protection

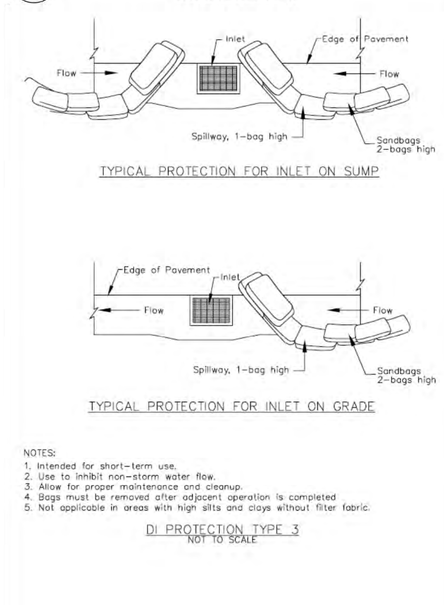
CASQA Detail SE-10



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

6 Storm Drain Inlet Protection

CASQA Detail SE-10

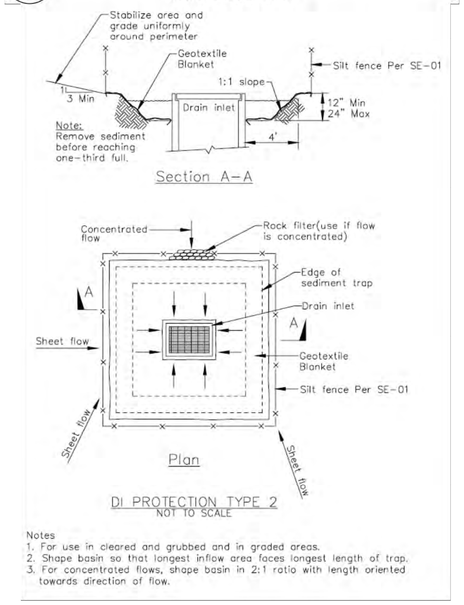


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

4 Storm Drain Inlet Protection

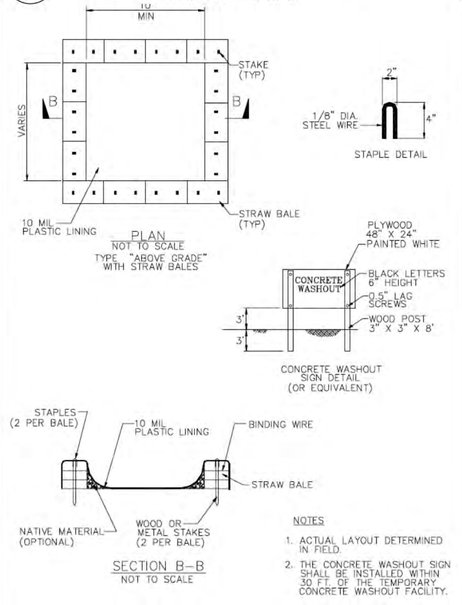
CASQA Detail SE-10



Notes
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

2 Concrete Waste Management

CASQA Detail WM-8



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

STAMPED FROM CITY

TOMMY DRAFTING

Date: NOVEMBER, 2024

Drawn: LUYEN HONG NGUYEN

Tells: (916) 526-5881
(408) 876-8402

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Email:helennguyen3689@gmail.com

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Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara

BMP-2