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GROUP INC.
LICENSED # 1007058

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TITLE 24
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526 Bay Road
Menlo Park, CA 94025

Gerard

CONSTRUCTION DOCUMENTS

GENERAL NOTES:

- ALL CONTRACTORS SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2019, CALIFORNIA BUILDING CODE (CBC) 2019, CALIFORNIA MECHANICAL CODE (CFC) 2019, CALIFORNIA PLUMBING CODE (CPC) 2019, CALIFORNIA FIRE CODE (CFC) 2019, CALIFORNIA ELECTRICAL CODE (CEC) 2019, CALIFORNIA GREEN BUILDING CODE (CGBC) 2019, ENERGY EFFICIENCY STANDARD TITLE 24
 - INSULATION AT ALL EXTERIOR WALLS, WALLS BETWEEN HOUSE AND GARAGE, WOOD FLOOR, FLOOR ABOVE GARAGE, AND CEILING SHALL BE (PER T-24 CALC'S): WALLS: R-21 INSULATION
CRAWL SPACE: R-19 INSULATION
ROOF ATTIC SPACE: R-38 INSULATION
STAPLE CERTIFICATE ADJACENT TO OVERHEAD DOOR ON INTERIOR OF GARAGE
VENTILATION REQUIRED: ATTIC MINIMUM OF 1/300 OF ATTIC SPACE. PROVIDE A MINIMUM OF 50% AT ROOF WITH DORMER VENTS WITH THE BALANCE OF THE REQUIRED VENTING AT EAVES.
 - SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.
 - FOUNDATION: SOIL UNDER SLAB AND FOOTING TO BE 95% COMPAKTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GARAGE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORT TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
 - SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
 - ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
 - PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.
 - AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-16d EACH END.
 - BOTTOM CHORD OF TRUSS TO BE BRACED AT 12' O.C. (MINIMUM).
 - ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.
 - POWER DRIVEN FASTENERS: ICBO #1290, PIN #DN72 AS MANUFACTURED BY "HILTI". SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.
 - EXTERIOR STUCCO - LA HABRA, THREE-COAT STUCCO SYSTEM. FINAL COAT TO HAVE INTEGRAL COLOR.
 - STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/CASING BEAD, MILCOR #6/EXTERIOR CORNER, MILCOR #1 EXP. JOINT. INTERIOR CORNER, MILCOR #30 EXP. JOINT.
 - ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.
 - ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED. H.S.=HORIZONTAL SLIDER, S.H.=SINGLE HUNG, OBS.=OBSCURE, F.X.D.=FIXED, TEMP.=TEMPERED, H.L.F. RND.=HALF ROUND.
 - SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.
 - EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.
 - PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.
 - CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.
 - BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.
 - BUILDER MUST PROVIDE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE-24 CALIFORNIA CODE OF REGULATIONS, PART 1, 10-103(B)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.
 - IF A PROJECT HAS BEEN CLASSIFIED AS AN ADDITION & REMODEL, THE PLANS SUBMITTED WILL BE COMPARED DURING CONSTRUCTION. IF MORE WALLS OR ROOF ARE REMOVED OR ALTERED THAN APPROVED, THE CONSTRUCTION CLASSIFICATION COULD BE CHANGED FROM ADDITION & REMODEL TO NEW HOME. IF THE CLASSIFICATION IS CHANGED TO NEW HOME, THE PROJECT WILL BE STOPPED AND REQUIRE A NEW SUBMITTAL UNDER THE REQUIREMENTS OF NEW HOME, WHICH IS SUBJECT TO MORE STRINGENT ENERGY CODES, ROOFTOP SOLAR, LOSS OF GAS APPLIANCES, INCREASED ENGINEERING, INCREASED PLANNING AND PUBLIC WORKS REQUIREMENTS, FIRE SPRINKLERS, INCREASED FEES, AND LANDSCAPE DESIGN. NORMALLY, THE TIME NEEDED TO MAKE THE MID-PROJECT APPLICATION AND GET BACK TO WORK IS ABOUT A YEAR.
 - A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SF AND WILL NOT TOTAL THE ENTIRE BUILDING WITH GARAGE OVER 3,600 SF IS EXEMPT FROM FIRE SPRINKLER REQMNT
 - DOCUMENTATION OF SEISMIC ZONE (D2); WIND DESIGN SPEED (100 EXPOSURE B); SOIL BEARING CAPACITY (1500PSF MIN.); AVERAGE WINTER DESIGN TEMP. (40-59F); AVERAGE SUMMER DESIGN TEMP. (53-86F); TERMITE LEVEL (HEAVY); FLOOR LOAD (40/10); BEDROOM FLOOR LOAD (30/10); AND ROOF LOAD (20/10)
 - SERVICE PROVIDERS: SAN JOSE WATER COMPANY, PACIFIC GAS AND ELECTRIC (PG&E), WEST VALLEY SANITATION DISTRICT, AND WEST VALLEY COLLECTION AND RECYCLING CONSTRUCTION HOURS ARE LIMITED TO 8 AM TO 5 PM MONDAY THROUGH FRIDAY AND 9 AM TO 4 PM SATURDAY. NO CONSTRUCTION ON SUNDAYS AND HOLIDAYS
 - NO PRODUCT MAY BE USED THAT EXCEEDS CALIFORNIA'S MAXIMUM LIMITS ON VOLATILE ORGANIC COMPOUNDS (VOC)
 - WASTE MANAGEMENT STATEMENT
CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPE, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.
- TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPE, COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION. OR CALL: WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

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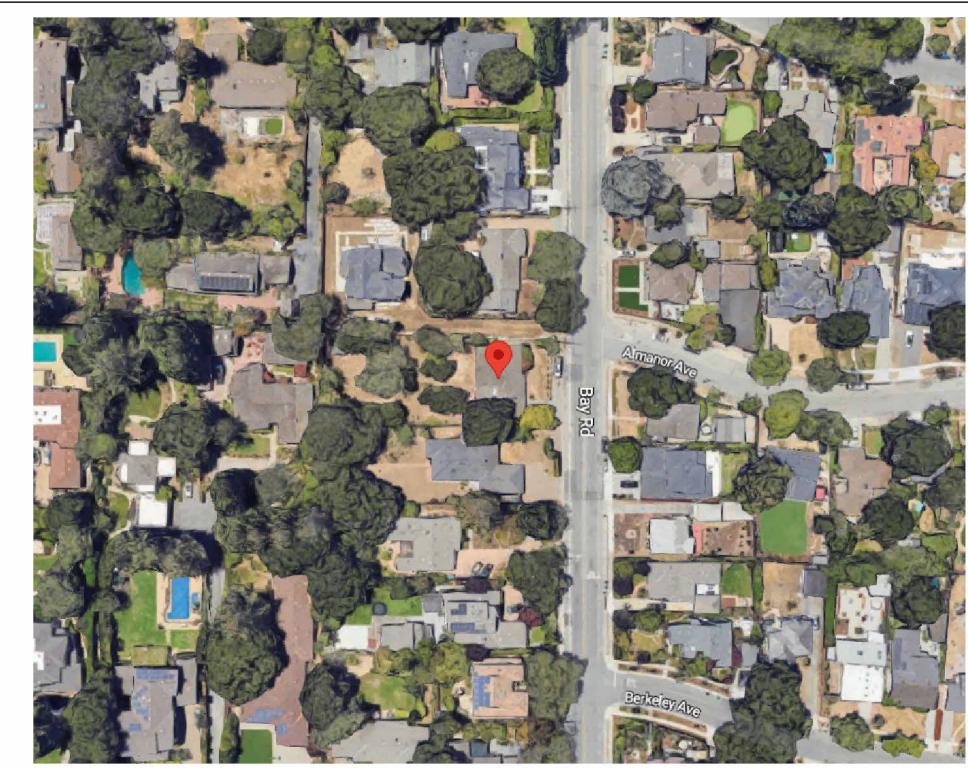
DESIGN TEAM

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VICINITY MAP



526 Bay Road

SCOPE OF WORK

REMODEL/ADDITION TWO STORY HOUSE

1. REMODELING OF THE EXISTING HOUSE (1,182 SF) PER THE PROPOSED PLANS
2. TWO STORY ADDITION (2,668 SF) PER PLAN

SITE DATA

ASSESSOR PARCEL NUMBER: 062160180
LOT SIZE: 16,200 SF
ZONING: R-1/S-90
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: TWO STORY
FIRE PROTECTION: 407 SF
FLOOD ZONE: -
BEDROOMS #: 4
BATHROOM #: 5
PARKING STALLS #: 2

AREA CALCULATION

FLOOR AREA / LOT COVERAGE

BUILDING AREA	EXISTING	PROPOSED	TOTAL SF
FIRST FLOOR	1,182 SF	1,564 SF	2,746 SF
SECOND FLOOR	0 SF	1,104 SF	1,104 SF
GARAGE	407 SF	0 SF	407 SF
ACCESSORY DWELLING	0 SF	0 SF	0 SF
COVERED PATIO(S)	0 SF	0 SF	0 SF
OTHER(E.G. SHED)	0 SF	0 SF	0 SF
TOTAL	1,589 SF	2,668 SF	4,257 SF
2ND FLOOR PATIO	0 SF	498 SF	498 SF
CONCRETE LANDING	0 SF	1,048 SF	1,048 SF

F.A.R. REQUIREMENT:

SECTION 6300.6.60. BUILDING FLOOR AREA. The maximum building floor area shall be established according to the following table.

Building Site Area	Maximum Floor Area
<10,000 sq. ft.	3,000 sq. ft.
10,001 - 20,000 ft.	.30 building site area
>20,000 sq. ft.	6,000 sq. ft.

F.A.R. CALCULATION:
16,200 SF x 0.30 = 4,860 SF.

LOT COVERAGE REQUIREMENT:

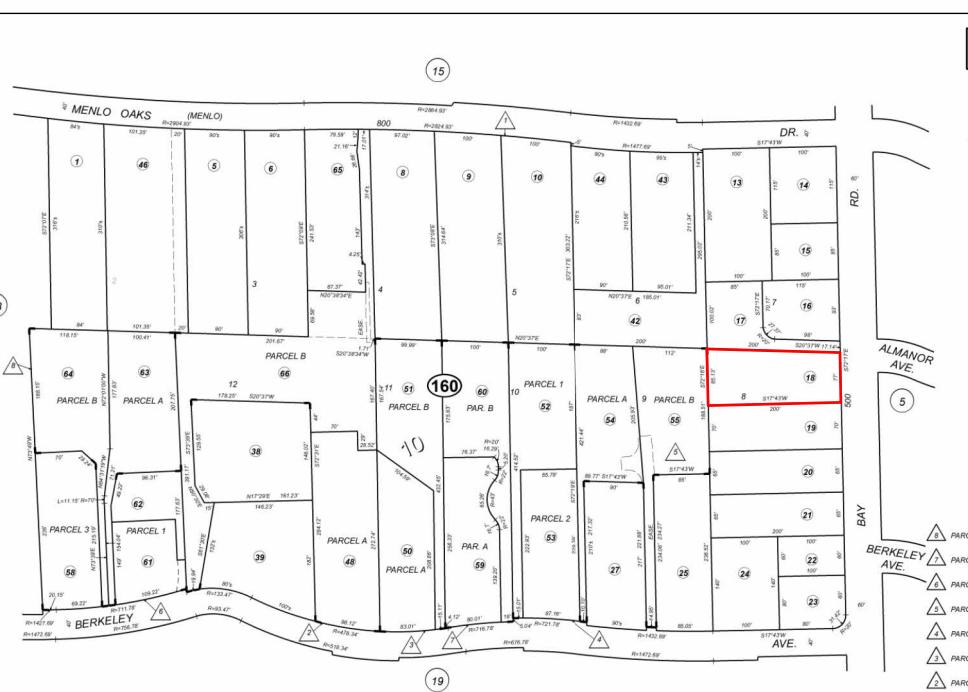
SECTION 6300.6.50. The maximum building site coverage area ratio shall be .30 (30 percent).

LOT COVERAGE CALCULATION:
REQUIRED: 16,200 SF x .30 = 4,860 SF.
PROPOSED: 3153 SF. FT. (HOUSE) + 792 SF. FT. (ADU) = 3945 SF.

SETBACKS / WALL HEIGHTS

SETBACKS	HEIGHT	REQUIRED SETBACK	PROPOSED SETBACK
FRONT OF STRUCTURE	23' - 0"	20' - 0"	22' - 1"
LEFT SIDE	23' - 0"	10' - 0"	10' - 6"
RIGHT SIDE	12' - 6"	10' - 0"	14' - 2"
REAR OF STRUCTURE	23' - 0"	20' - 0"	103' - 0"

PARCEL MAP



APPLICABLE CODE

CALIFORNIA RESIDENTIAL 2022 EDITION
CALIFORNIA BUILDING 2022 EDITION
CALIFORNIA MECHANICAL 2022 EDITION
CALIFORNIA PLUMBING 2022 EDITION
CALIFORNIA ELECTRICAL 2022 EDITION
CALIFORNIA ENERGY: 2022 EDITION
CALIFORNIA FIRE: 2022 EDITION
CALIFORNIA GREEN BUILDING STANDARDS 2022 EDITION
ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

CONSTRUCTION DOCUMENTS

PROJECT DATA, DRAWING CONVENTIONS AND LOCATION MAP

G0.00



**526 Bay Road
Menlo Park, CA 94025**

Gerard

CONSTRUCTION DOCUMENTS

DESIGNER
PARSA M. REZAEI
ALLCONS GROUP INC
669.300.9022 P

PROJECT NUMBER

DATE: 8/14/23
DRAWN BY: Parsa M. Rezaei
CHECKED BY:

REVISIONS

No. Description Date

CONSTRUCTION DOCUMENTS

**NEIGHBORHOOD
PHOTOS**

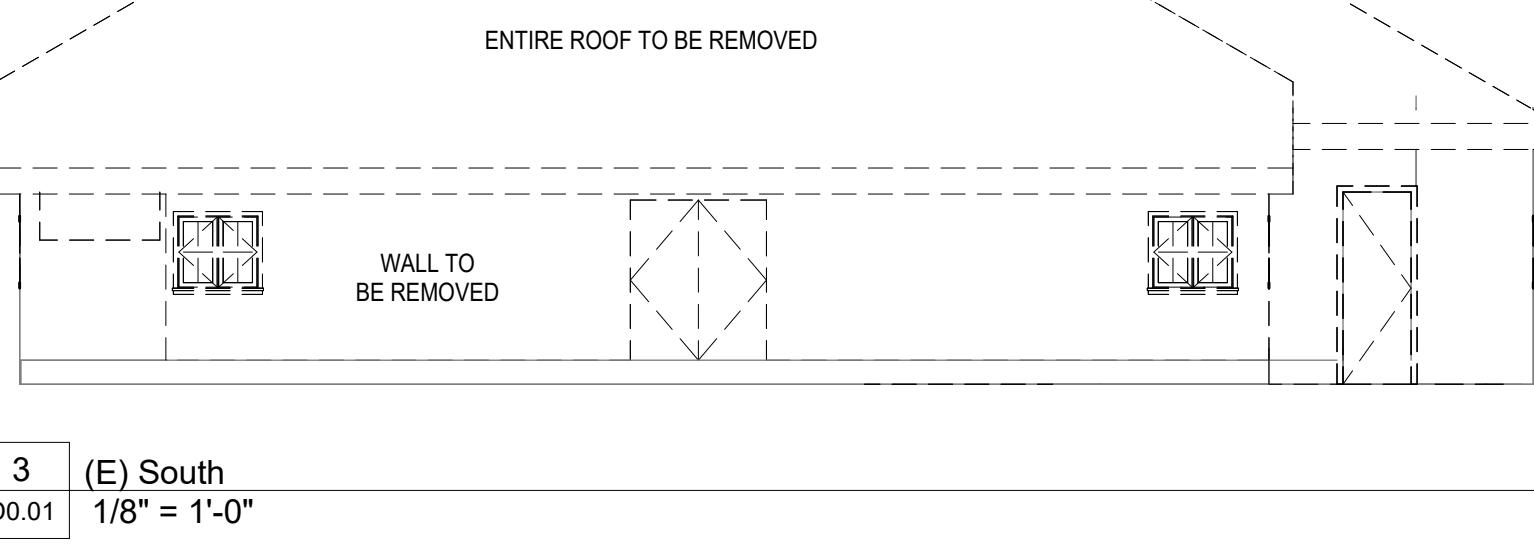
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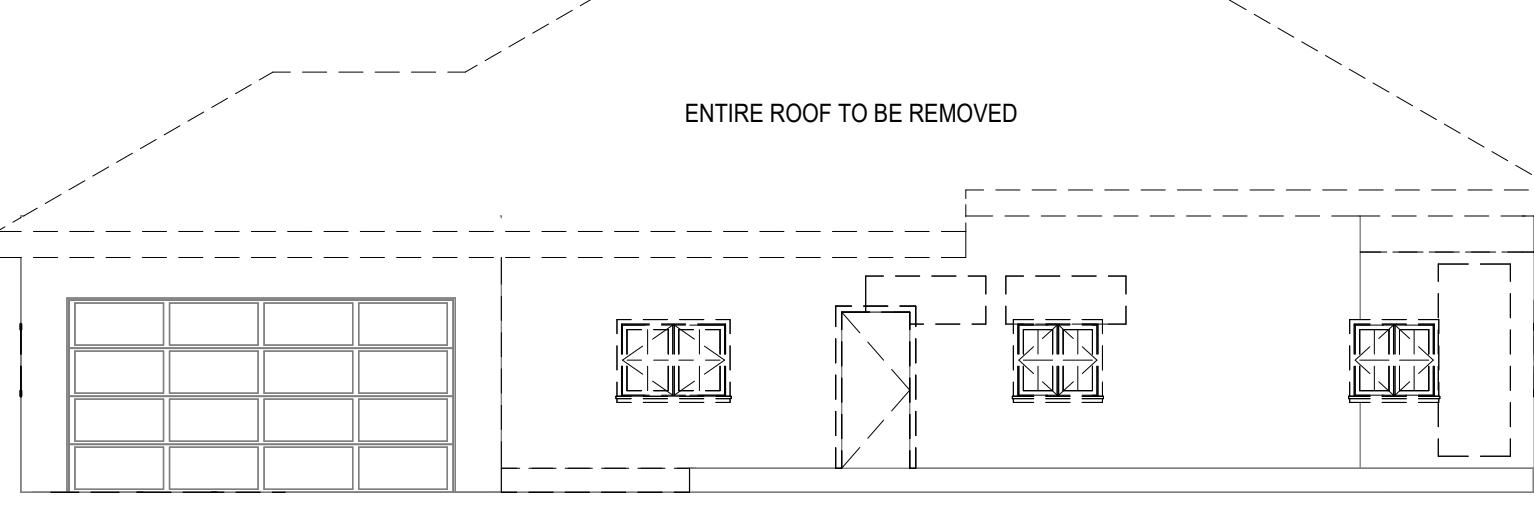
ALLCONS
GROUP INC.
LICENSED # 1007058

DEMOLITION LEGEND

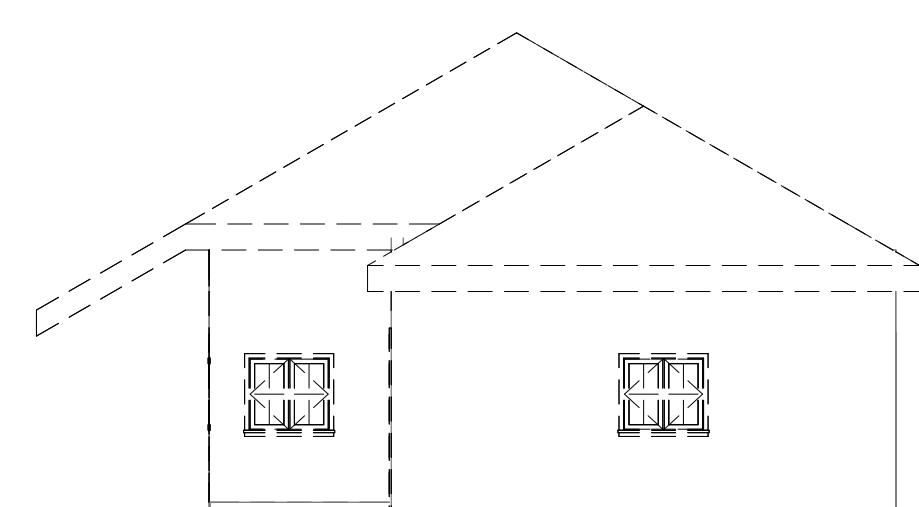
- (N) WALLS
- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- DOOR & FRAME TO BE REMOVED
- ALL (E) WINDOWS & FRAME TO BE REPLACED



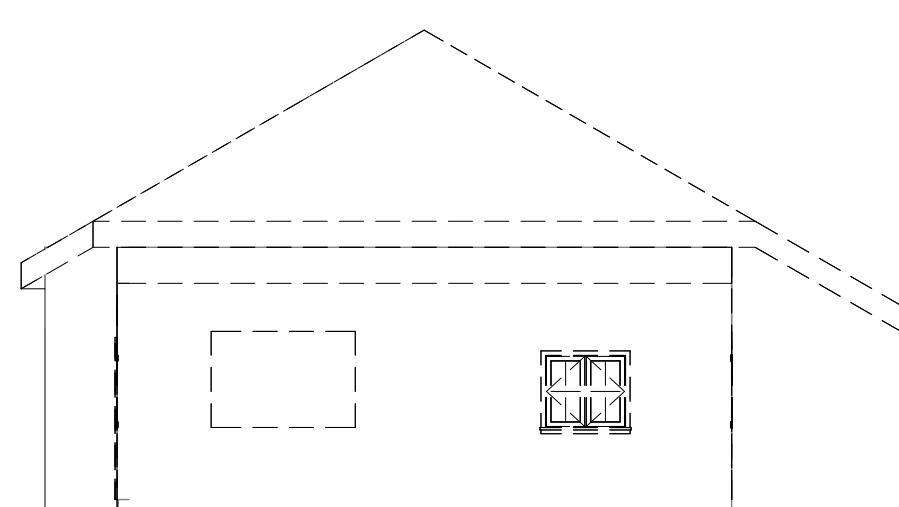
3 (E) South
D.0.01 1/8" = 1'-0"



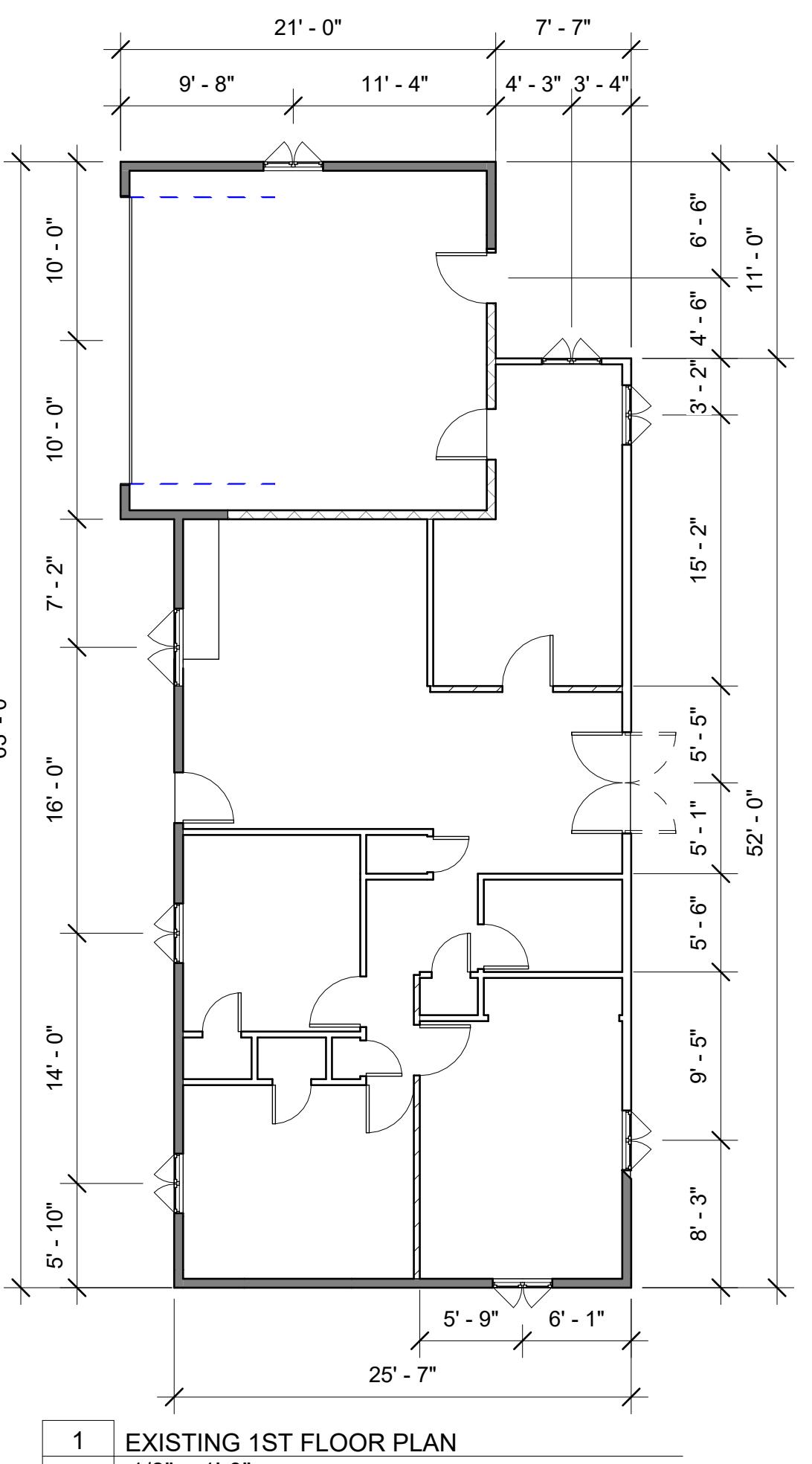
4 (E) North
D.0.01 1/8" = 1'-0"



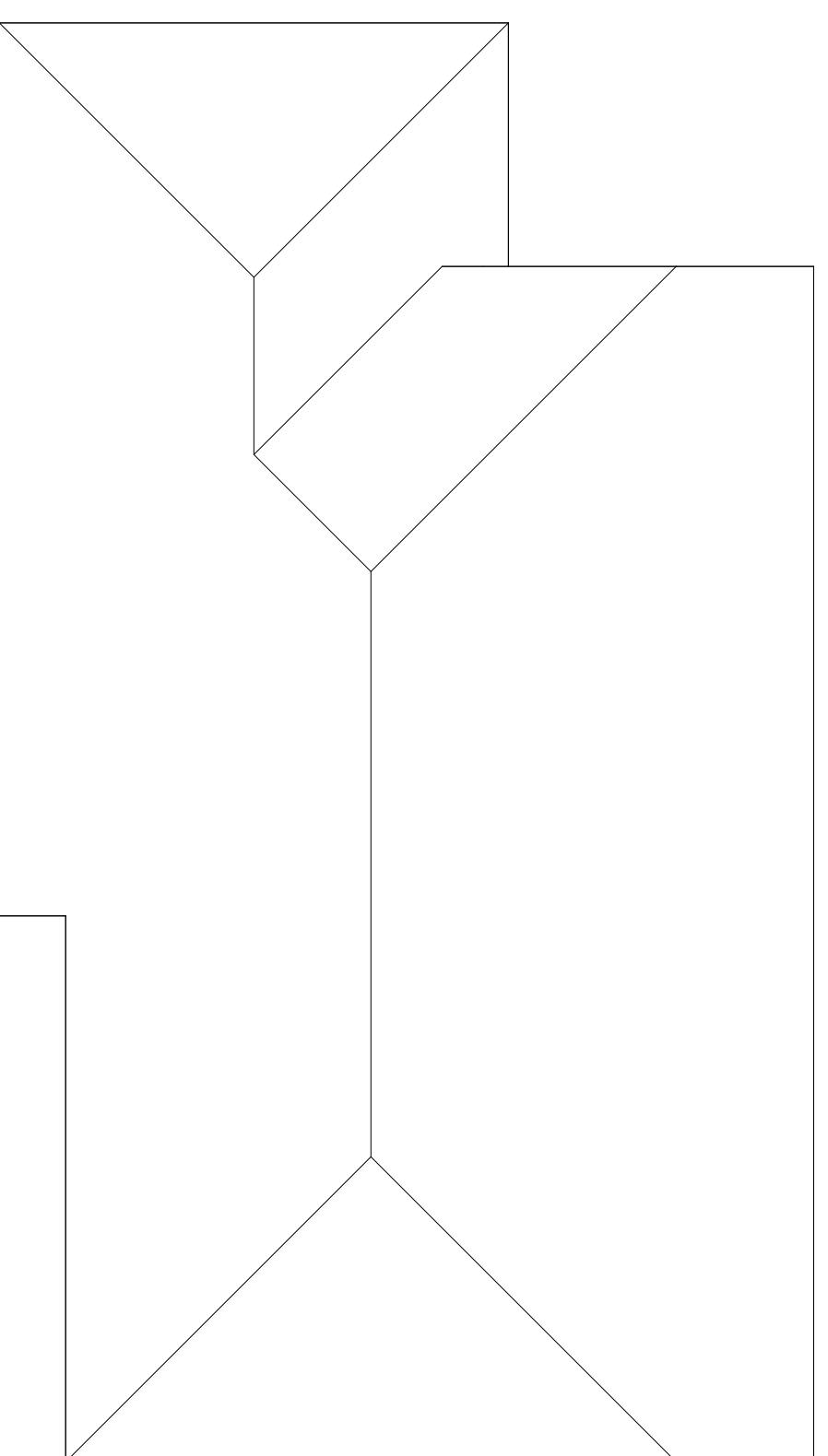
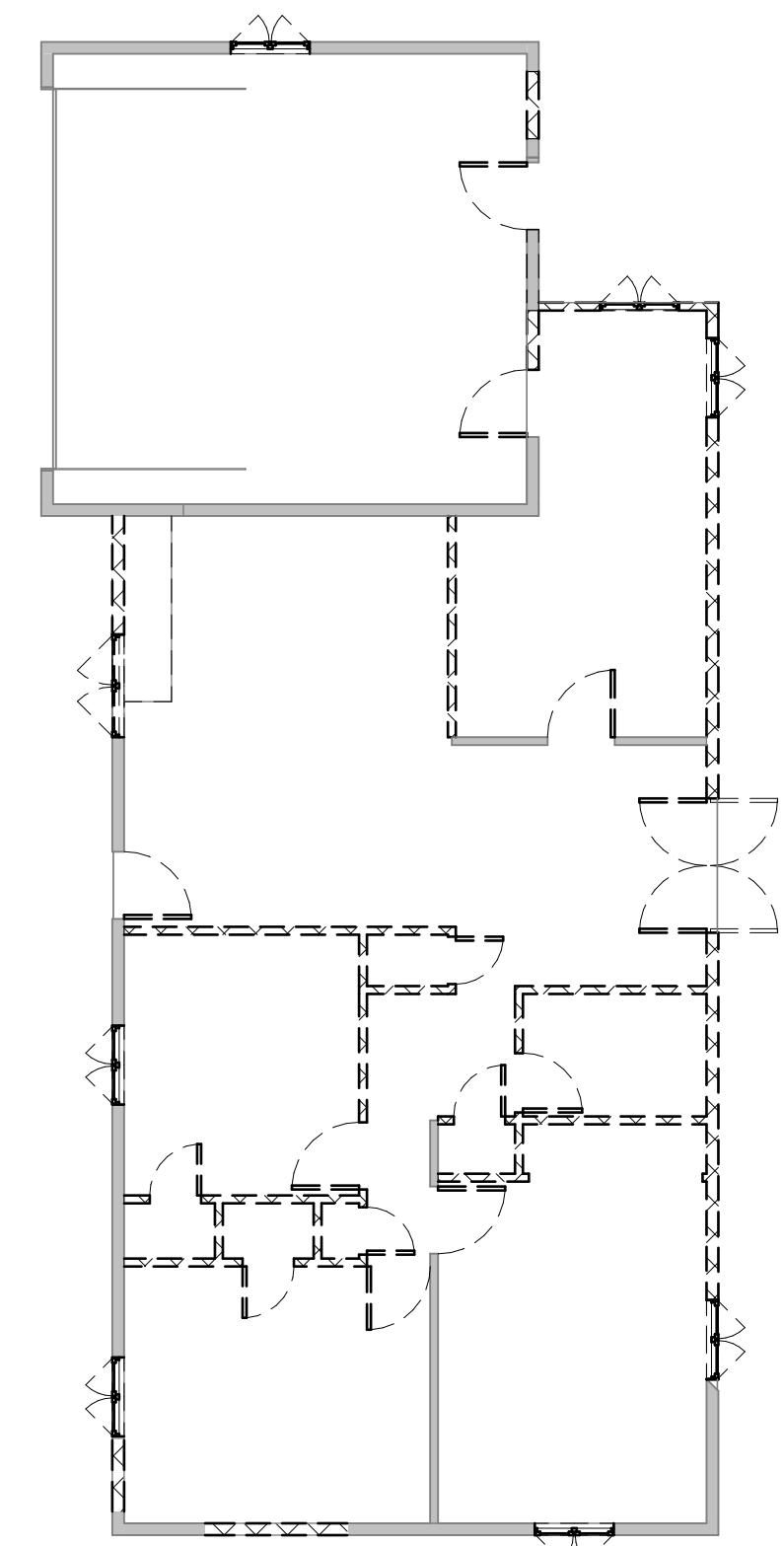
5 (E) East
D.0.01 1/8" = 1'-0"



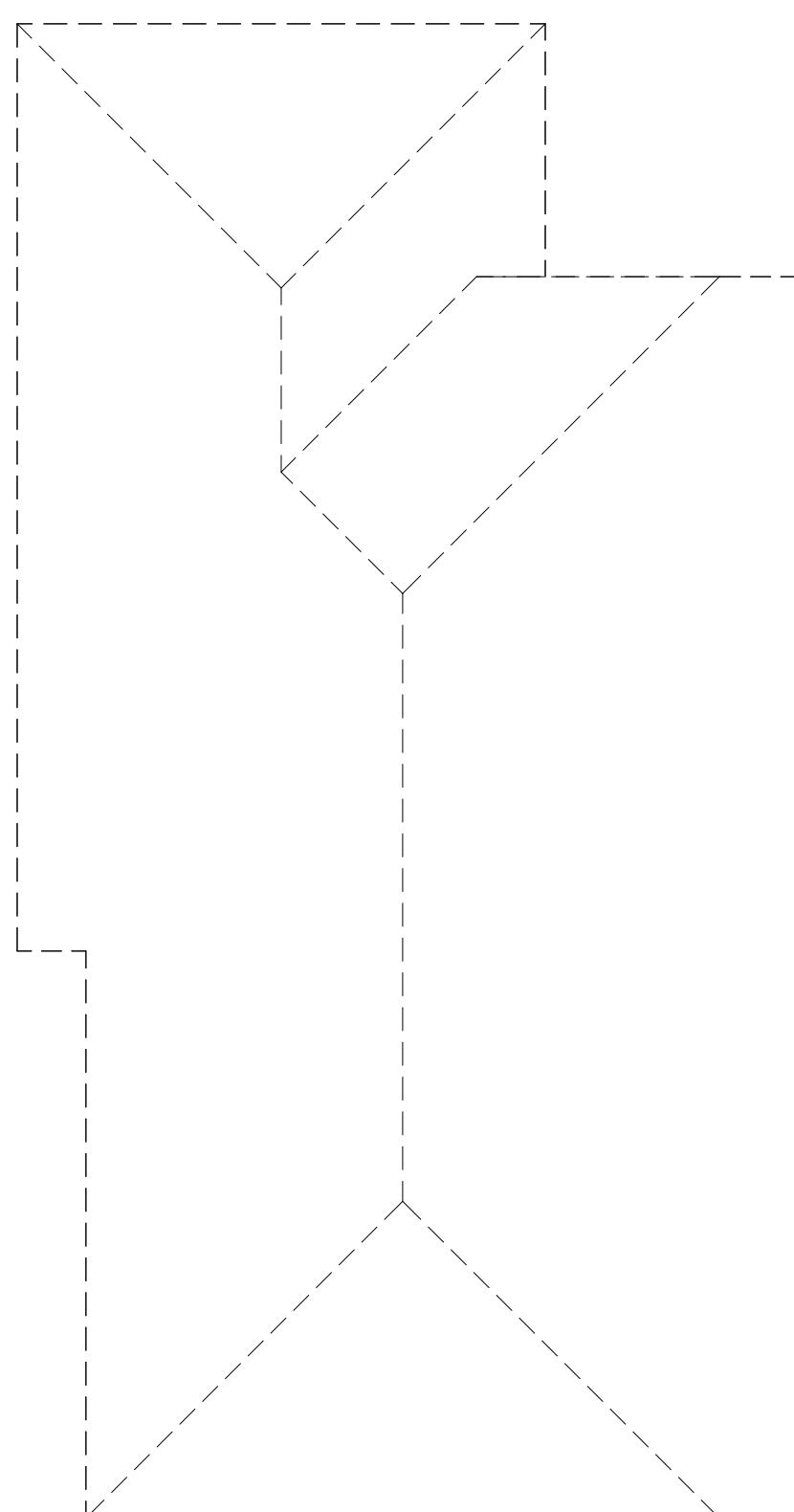
6 (E) West
D.0.01 1/8" = 1'-0"



2 DEMOLITION 1ST FLOOR PLAN
D.0.01 1/8" = 1'-0"



7 EXISTING ROOF PLAN
D.0.01 1/8" = 1'-0"



8 DEMOLITION ROOF PLAN
D.0.01 1/8" = 1'-0"

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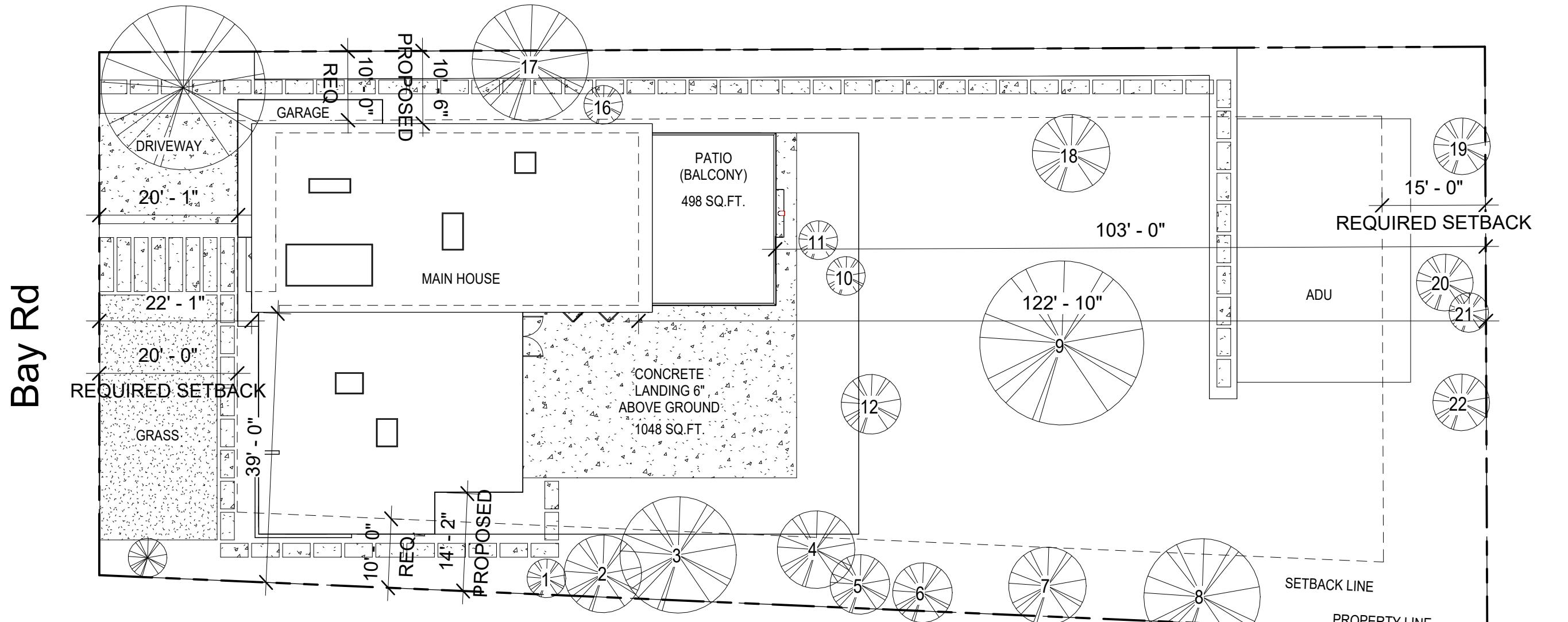
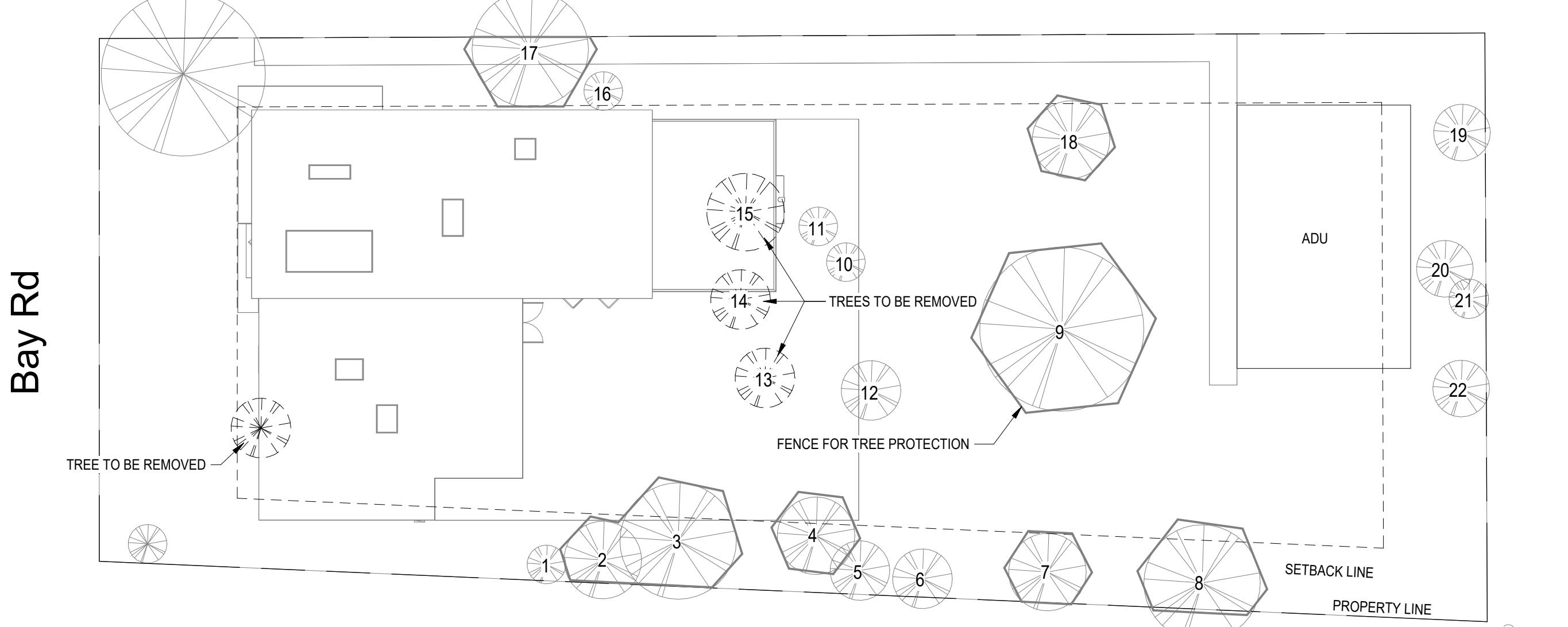
DATE: 8/14/23
DRAWN BY: Parsa M. Rezaei
CHECKED BY:
REVISIONS

No.	Description	Date

CONSTRUCTION DOCUMENTS

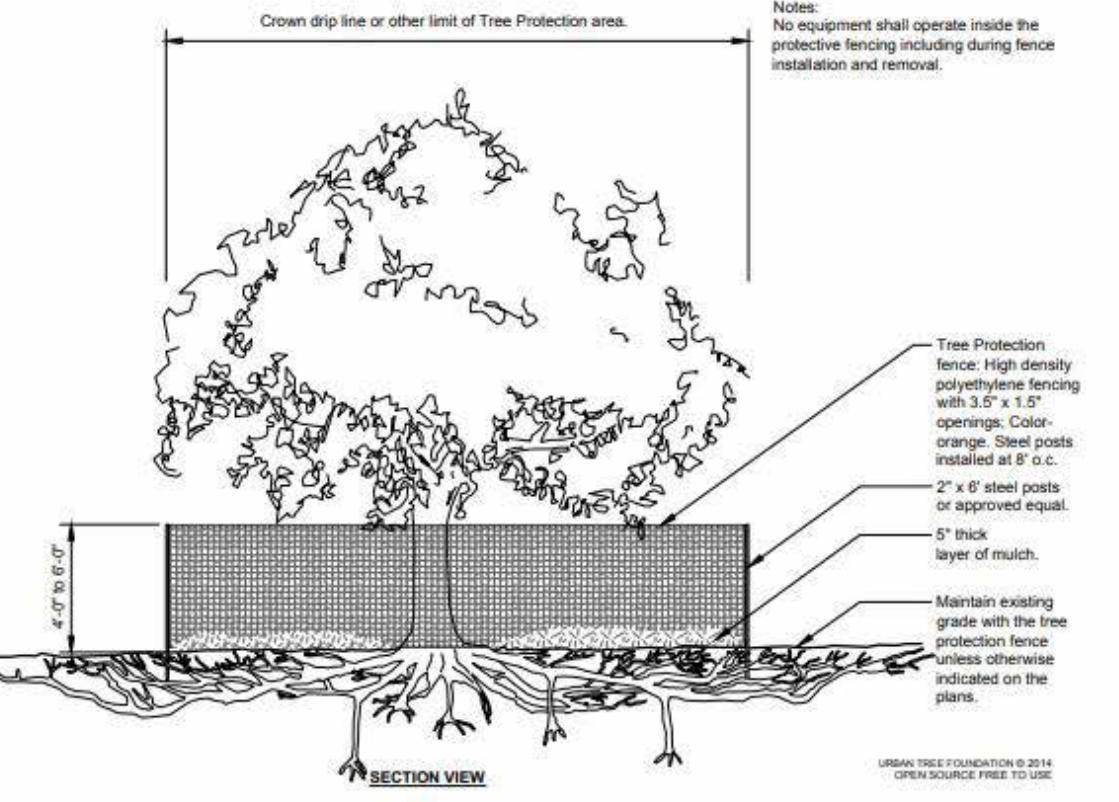
**EXISTING &
DEMOLITION FLOOR
PLANS**

D0.01



SITE PLAN NOTES

- A. THE FINISH GRADE WITHIN 10' OF HOUSE SHALL HAVE A 5% SLOPE AWAY FROM FOUNDATION.
- B. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.
- C. ENGINEER OF RECORD TO OBSERVE EPOXY OF HOLDOWN.
- D. PORTABLE WATER SUPPLY SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLY. PER 2010 CFC SEC. 903.3.5
- E. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. PER CFC SEC. 505
- F. PHOTOELECTRIC SMOKE DETECTORS SHALL BE PROVIDED AT BOTH THE TOP AND BOTTOM OF THE STAIRCASE.
- G. PHOTOELECTRIC SMOKE ALARMS SHALL BE PROVIDED IN AREAS LEADING TO SLEEPING ROOMS AND ON EVERY LEVEL. SMOKE ALARMS WITHIN SLEEPING ROOMS SHALL BE DUAL SENSOR PHOTOELECTRIC/IONIZATION.
- H. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED PER RESIDENTIAL CODE.



Tree Number	Species	DBH (in.)	Health
1	English holly	5.0	Good
2	English holly	12.8	Good
3	Pittosporum	22.2	Fair to good
4	Valley oak	14.9	Good
5	Coast live oak	9.3	Good
6	Crape myrtle	9.2	Poor
7	Coast live oak	15.1	Good
8	Coast live oak	23.2	Good
9	Valley oak	41.5	Fair to good
10	Coast live oak	5.0	Good
11	Coast live oak	5.9	Good
12	Coast live oak	7.8	Good
13	Coast live oak	10.4	Good
14	Coast live oak	10.8	Good
15	Coast live oak	15.3	Good
16	English holly	5.3	Fair to good
17	Coast live oak	27.4	Good
18	Coast live oak	13.2	Good
19	Privet	10.2	Good
20	Privet	11.4	Good
21	Privet	5.2	Good
22	Linden	8.6	Good

Note: Significant trees marked in green

Tree Management Note

Tree Protection Measures
The objective of this note is to reduce the negative impacts of construction on trees to a less than significant level. Trees vary in their ability to adapt to altered growing conditions, while mature trees have established stable biological systems in the preexisting physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes, causing depletion of energy reserves and a decline in vigor. This sometime is exhibited as death. Typically, this reaction may develop several years or more after disruption. **Tree protection measures are only required for Significant Trees.**

The tree protection regulations are intended to guide a construction project to ensure that appropriate practices will be implemented in the field to eliminate undesirable consequences that may result from uninformed or careless acts, and preserve both trees and property values.

Mulch

A 6-inch layer of coarse mulch or woodchips is to be placed beneath the drip line of the protected trees. Mulch is to be kept 12-inches from the trunk.

Tree Protection Fence

A protective barrier of 6-foot chain link fencing shall be installed around the drip line of protected tree(s). Fencing can be combined as needed; also, an alternative is to fence around the entire construction zone. The fencing can be moved within the drip line if authorized by the Project Arborist or City Arborist but not closer than 2-feet from the trunk of any tree. Fence posts shall be 1.5-inches in diameter and are to be driven 2-feet into the ground. The distance between posts shall not be more than 10-feet. This enclosed area is the Tree Protection Zone (TPZ).

Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

Where the City Arborist or Project Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City Arborist or Project Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

Prohibited Actions

- The following will be avoided:
- a. Allowing run off of spillage of damaging materials into the area below any tree canopy.
 - b. Storing materials, stockpiling soil, or parking or driving vehicles within the TPZ.
 - c. Cutting, breaking, skinning, or bruising roots, branches, or trunks without first obtaining authorization from the City Arborist.
 - d. Allowing fires under and adjacent to trees.
 - e. Discharging exhaust into foliage.
 - f. Securing cable, chain, or rope to trees or shrubs.
 - g. Trenching, digging, or otherwise excavating within the drip line or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
 - h. Applying soil sterilants under pavement near existing trees.

Excavation

Only excavation by hand or compressed air shall be allowed within the drip line of trees. Machine trenching shall not be allowed.

Root Injury

Avoid injury to tree roots. When a ditching machine, which is being used outside of the drip line of trees, encounters roots smaller than 2-inches, the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2-inches or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. Root is to be protected with dampened burlap.

Conflict With Roots

Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the drip line of the tree. The boring shall take place not less than 3-feet below the surface of the soil in order to avoid encountering "feeder" roots.

Tree Removal & Pruning

No protected trees in the project area have been identified as being in poor health and/or posing a health or safety risk, may not be removed or pruned by more than one-third. Pruning of existing limbs and roots shall only occur under the direction of a Project Arborist.

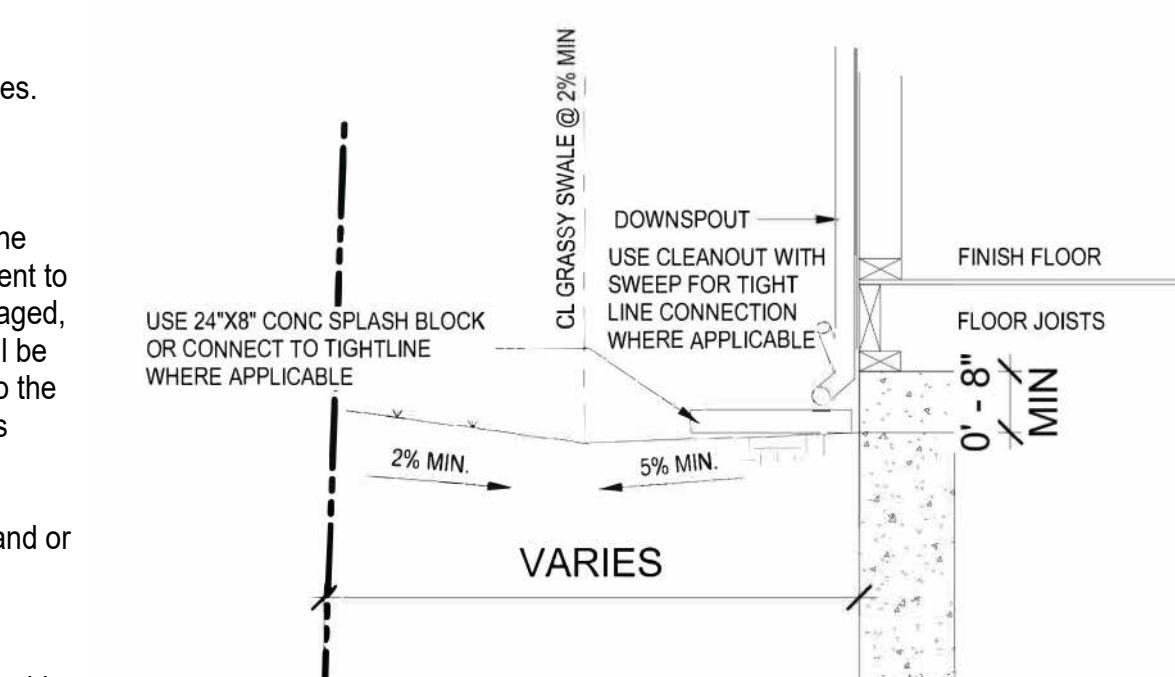
Damage To Trees - Reporting

Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.

(See the attached U01.01 arborist report for full information)

Site Management Note

1. Contractor to apply stormwater management measures to retain stormwater on site in accordance with the County of San Mateo best management practices, surface water shall be directed away from all buildings.
2. Contractor shall verify location of all utilities prior to construction.
3. Any damaged right-of-way infrastructures and otherwise displaced curb and gutter shall be removed and replaced as directed by the City Engineer or his designee. Contractor shall coordinate with Public Works Department at (650) 947-2680.
4. Prior to the commencement of any work done in the public right-of-way, a permit to open street and/or an encroachment permit will be required.
5. A min. 5% lot drainage away from the additions shall not drain on to other parcels per sections R300.2, R401.3 CRC, 4.106 CGBC, and 1101.2 CPC.
6. All drain from roof leaders shall terminate at approved splash blocks.



DOWNSPOUT SPLASH BLOCK DETAIL

526 Bay Road
Menlo Park, CA 94025

Gerard

CONSTRUCTION DOCUMENTS

DESIGNER
PARSA M. REZAEI
ALLCONS GROUP INC
669.300.9022 P
PROJECT NUMBER

DATE: 8/14/23
DRAWN BY: Parsa M. Rezaei
CHECKED BY:
REVISIONS

No. Description Date

CONSTRUCTION DOCUMENTS

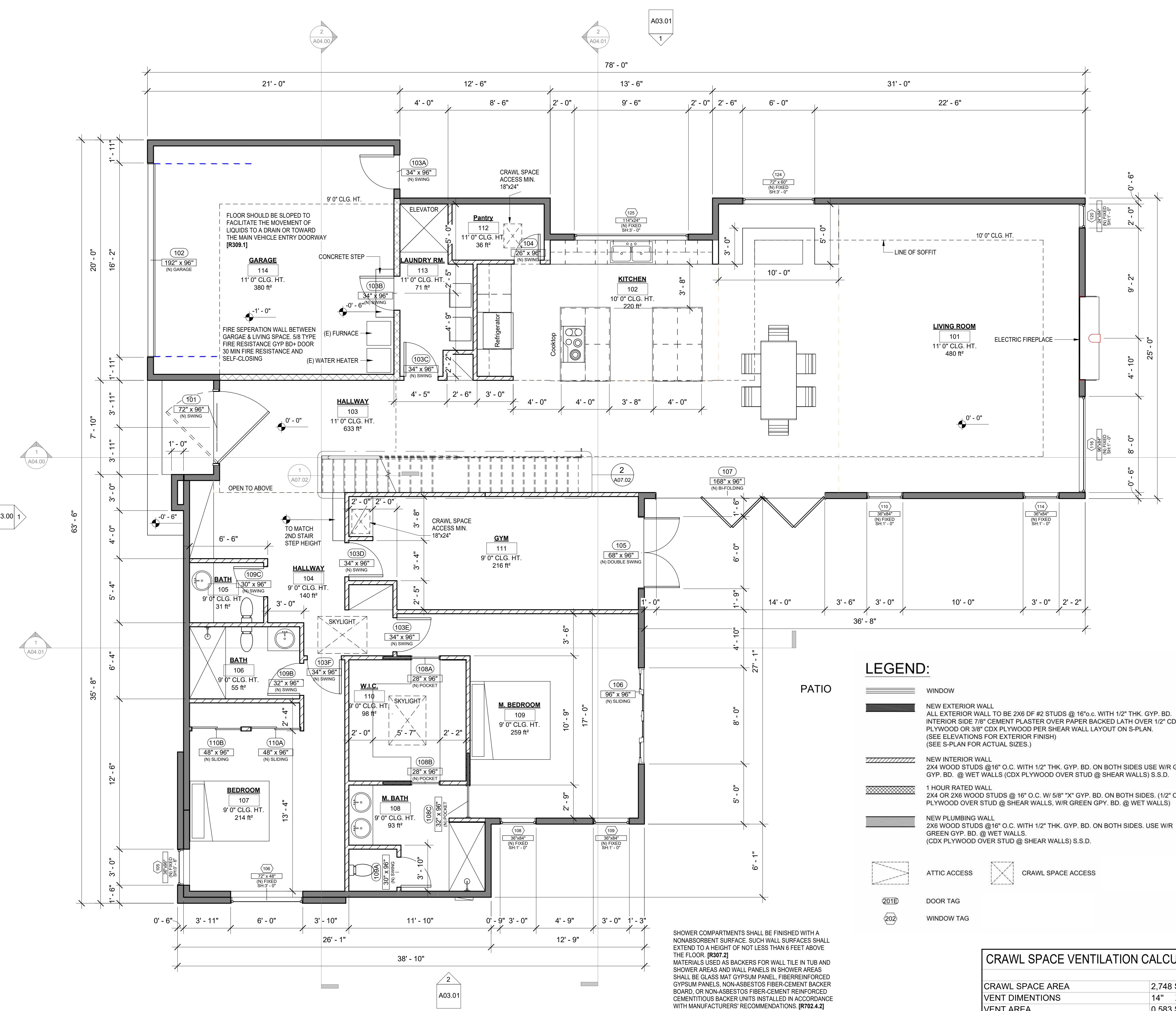
SITE PLAN

A01.00

**526 Bay Road
Menlo Park, CA 94025**

Gerard

CONSTRUCTION DOCUMENTS


CRAWL SPACE VENTILATION CALCULATION

CRAWL SPACE AREA	2,748 SQ.FT.
VENT DIMENTIONS	14" X 6"
VENT AREA	0.583 SQ.FT.
VENT RATIO	1/150
TOTAL VENT AREA REQUIRED	18.32 SQ.FT.
MIN. NUMBER OF VENTS	32

REQUIRED VENTILATION AREA = AREA x VENT RATIO
VENT NUMBERS = VENTILATION AREA / VENT AREA
(CONTRACTOR TO VERIFY THE EXISTING CONDITION & LOCATION)

INSULATION:
EXTERIOR WALL R-15
FLAT ROOF R-30
FLOOR 2X6 (CRWAL SPACE) R-19

A02.01

DESIGNER: PARSIA M. REZAEI
ALLCONS GROUP INC
669.300.9022 P
PROJECT NUMBER
DATE: 8/14/23
DRAWN BY: Parsia M. Rezaei
CHECKED BY:
REVISIONS
No. Description Date

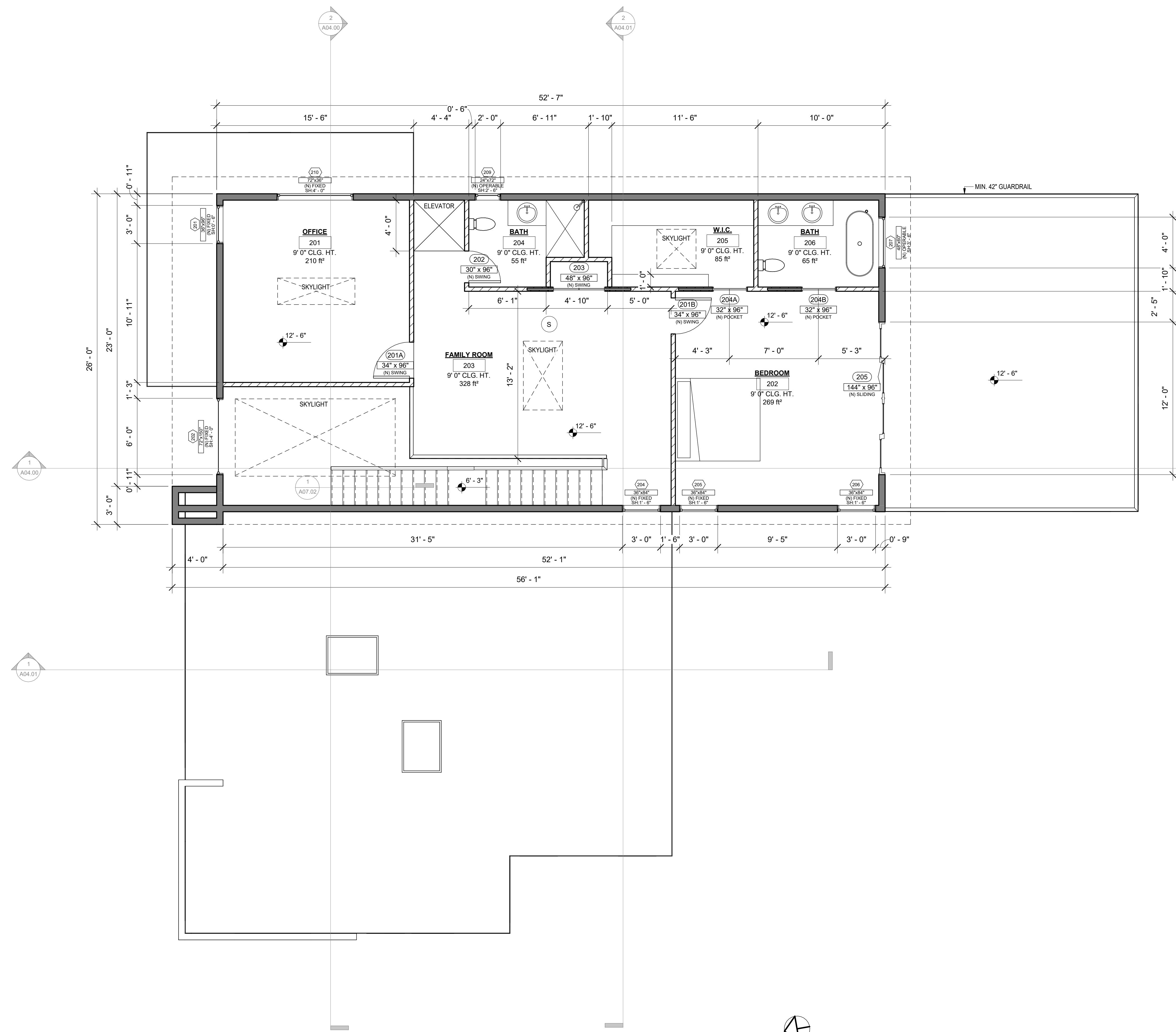
CONSTRUCTION DOCUMENTS

PROPOSED 1ST FLOOR PLAN



ALLCONS
GROUP INC.
LICENSED # 1007058

SEE NOTES ON SHEET A02.01



1 Level 2
A02.02 1/4" = 1'-0"

Door Schedule				
Mark	Width	Height	Level	Comments
101	6' - 0"	8' - 0"	Level 1	(N) SWING
102	16' - 0"	8' - 0"	Grade	(N) GARAGE
103A	2' - 10"	8' - 0"	Grade	(N) SWING
103B	2' - 10"	8' - 0"	Level 1	(N) SWING
103C	2' - 10"	8' - 0"	Level 1	(N) SWING
103D	2' - 10"	8' - 0"	Level 1	(N) SWING
103E	2' - 10"	8' - 0"	Level 1	(N) SWING
103F	2' - 10"	8' - 0"	Level 1	(N) SWING
104	2' - 2"	8' - 0"	Level 1	(N) SWING
105	5' - 10"	8' - 0"	Level 1	(N) DOUBLE SWING
106	8' - 0"	8' - 0"	Level 1	(N) SLIDING
107	14' - 0"	8' - 0"	Level 1	(N) BI-FOLDING
108A	2' - 4"	8' - 0"	Level 1	(N) POCKET
108B	2' - 4"	8' - 0"	Level 1	(N) POCKET
108C	2' - 8"	8' - 0"	Level 1	(N) POCKET
109A	2' - 6"	8' - 0"	Level 1	(N) SWING
109B	2' - 8"	8' - 0"	Level 1	(N) SWING
109C	2' - 6"	8' - 0"	Level 1	(N) SWING
110A	4' - 0"	8' - 0"	Level 1	(N) SLIDING
110B	4' - 0"	8' - 0"	Level 1	(N) SLIDING
201A	2' - 10"	8' - 0"	Level 2	(N) SWING
201B	2' - 10"	8' - 0"	Level 2	(N) SWING
202	2' - 6"	8' - 0"	Level 2	(N) SWING
203	4' - 0"	8' - 0"	Level 2	(N) SWING
204A	2' - 8"	8' - 0"	Level 2	(N) POCKET
204B	2' - 8"	8' - 0"	Level 2	(N) POCKET
205	12' - 0"	8' - 0"	Level 2	(N) SLIDING

Window Schedule						
Mark	Width	Height	Head Height	Level	Comments	Operable
101	5' - 0"	2' - 0"	8' - 0"	Level 1	(N) OPERABLE	Yes
102	5' - 0"	2' - 0"	8' - 0"	Level 1	(N) OPERABLE	Yes
105	3' - 0"	8' - 0"	8' - 6"	Level 1	(N) FIXED	No
106	6' - 0"	4' - 0"	7' - 0"	Level 1	(N) FIXED	No
107	3' - 0"	2' - 0"	7' - 0"	Level 1	(N) OPERABLE	Yes
108	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
109	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
110	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
111	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
112	6' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
113	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
114	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
115	5' - 0"	2' - 0"	7' - 0"	Level 1	(N) OPERABLE	Yes
116	8' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
117	8' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
118	8' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
119	8' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
120	2' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
121	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
122	6' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
123	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
124	6' - 0"	5' - 0"	8' - 0"	Level 1	(N) FIXED	No
125	9' - 6"	2' - 0"	5' - 0"	Level 1	(N) FIXED	No
201	3' - 0"	8' - 0"	8' - 6"	Level 2	(N) FIXED	No
202	6' - 0"	12' - 6"	8' - 6"	Level 2	(N) FIXED	No
203	9' - 6"	3' - 0"	8' - 6"	Level 2	(N) FIXED	No
204	3' - 0"	7' - 0"	8' - 6"	Level 2	(N) FIXED	No
205	3' - 0"	7' - 0"	8' - 6"	Level 2	(N) FIXED	No
206	3' - 0"	7' - 0"	8' - 6"	Level 2	(N) FIXED	No
207	4' - 0"	5' - 0"	8' - 6"	Level 2	(N) OPERABLE	Yes
208	8' - 0"	2' - 0"	8' - 6"	Level 2	(N) FIXED	No
209	2' - 0"	6' - 0"	8' - 6"	Level 2	(N) OPERABLE	Yes
210	6' - 0"	3' - 0"	7' - 0"	Level 2	(N) FIXED	No
301	6' - 0"	2' - 0"	Roof 2	(N) SKYLIGHT	No	
302	3' - 0"	3' - 0"	Roof 2	(N) SKYLIGHT	No	
303	3' - 0"	5' - 4"	Roof 2	(N) SKYLIGHT	No	
304	12' - 6"	6' - 0"	Roof 2	(N) SKYLIGHT	No	
305	4' - 0"	3' - 0"	Roof 1	(N) SKYLIGHT	No	
306	3' - 0"	4' - 0"	Roof 1	(N) SKYLIGHT	No	
B1	2' - 0"	2' - 0"	Level 1	(N) FIXED	No	
B2	0' - 10"	2' - 0"	Level 1	(N) FIXED	No	
B3	2' - 0"	2' - 0"	Level 1	(N) FIXED	No	
B4	3' - 0"	2' - 0"	Level 1	(N) FIXED	No	
B5	3' - 0"	1' - 6"	Level 1	(N) FIXED	No	
B6	6' - 0"	3' - 6"	10' - 6"	Level 1	(N) FIXED	No
B7	6' - 0"	4' - 0"	3' - 0"	Level 1	(N) FIXED	No

**PROPOSED 2ND
FLOOR PLAN**

A02.02

Gerard

CONSTRUCTION DOCUMENTS

DESIGNER
PARSA M. REZAEI
ALLCONS GROUP INC
669.300.9022 P

PROJECT NUMBER

DATE: 8/14/23

DRAWN BY: Parsa M. Rezaei

CHECKED BY:

REVISIONS

No. Description Date

CONSTRUCTION DOCUMENTS

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GROUP INC.

LICENSED # 1007058

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STRUCTURAL
PROFESSIONAL ENGINEERS
1043 WINDSOR CH RIVE
CUPERTINO, CA 95014
(650) 644-7674

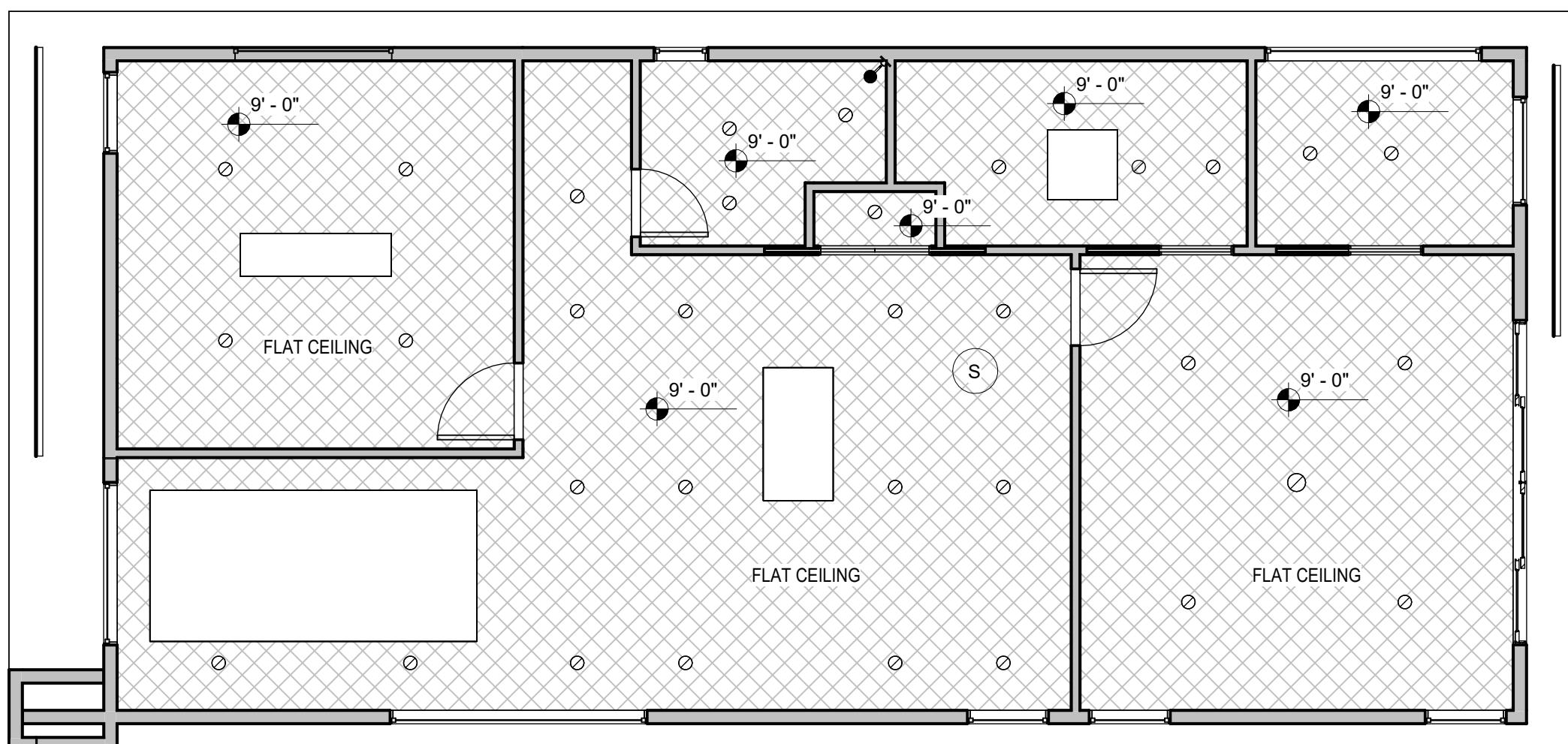
TITLE 24
HERS RATER LAFORNA LLC
1742 VENTURA BLVD, SUITE 588
ENCINO, CA 91316
(310) 454-1114

REFLECTED CEILING PLAN NOTES

1. ADJUSTMENTS MAY BE REQUIRED DURING CONSTRUCTION TO ACCOMMODATE UNFORESEEN CONFLICTS THAT MAY OCCUR AND WITH MECHANICAL AND FIRE SPRINKLER SYSTEMS. LOCATION OF DROPPED/FURRED CEILING FRAMING SHALL BE COORDINATED WITH ALL REQUIRED CEILING ITEMS TO AVOID CONFLICTS.
2. PROVIDE SOLID BLOCKING FOR ALL CEILING MOUNTED ITEMS
3. ALL RECESSED LIGHT FIXTURES SHALL BE IC RATED



1 Level 1
A02.03 3/16" = 1'-0"



2 Level 2
A02.03 3/16" = 1'-0"

526 Bay Road
Menlo Park, CA 94025

Gerard

CONSTRUCTION DOCUMENTS

DESIGNER
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ALLCONS GROUP INC
669.300.9022 P

PROJECT NUMBER

DATE: 8/14/23

DRAWN BY: Parsa M. Rezaei

CHECKED BY:

REVISIONS

No.	Description	Date

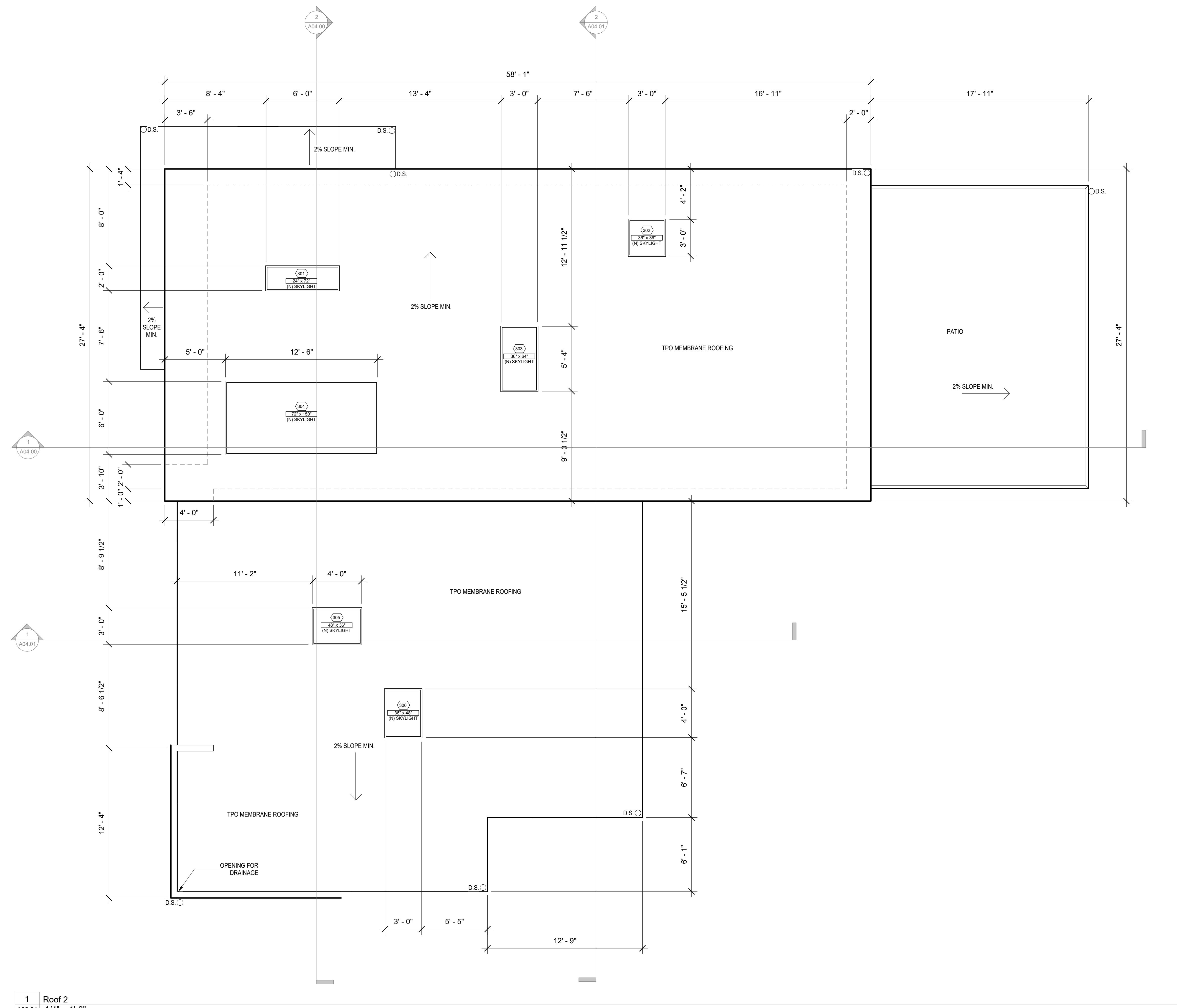
CONSTRUCTION DOCUMENTS

**PROPOSED
REFLECTED
CEILING PLANS**

A02.03



ALLCONS
GROUP INC.
LICENSED # 1007058



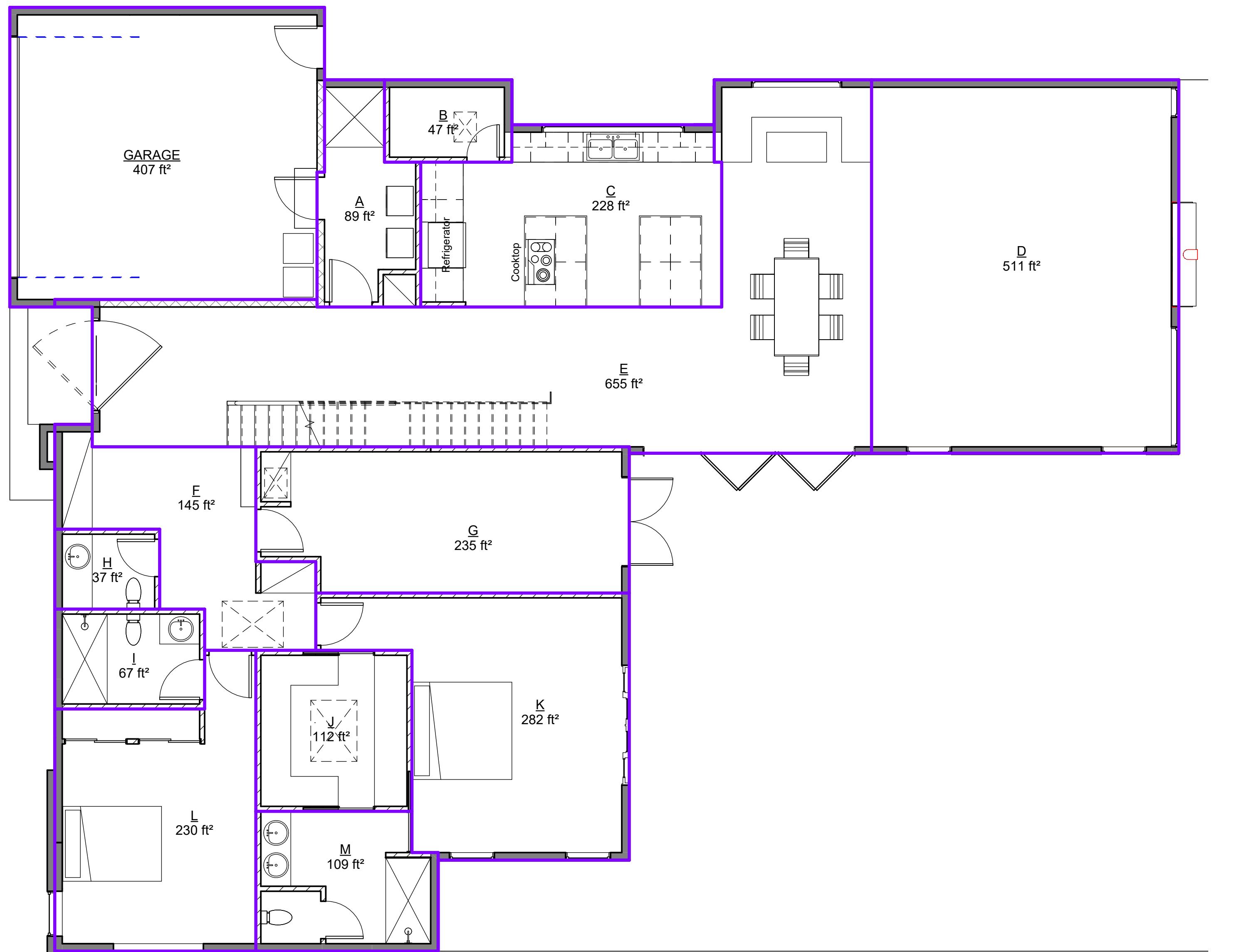
A02.04



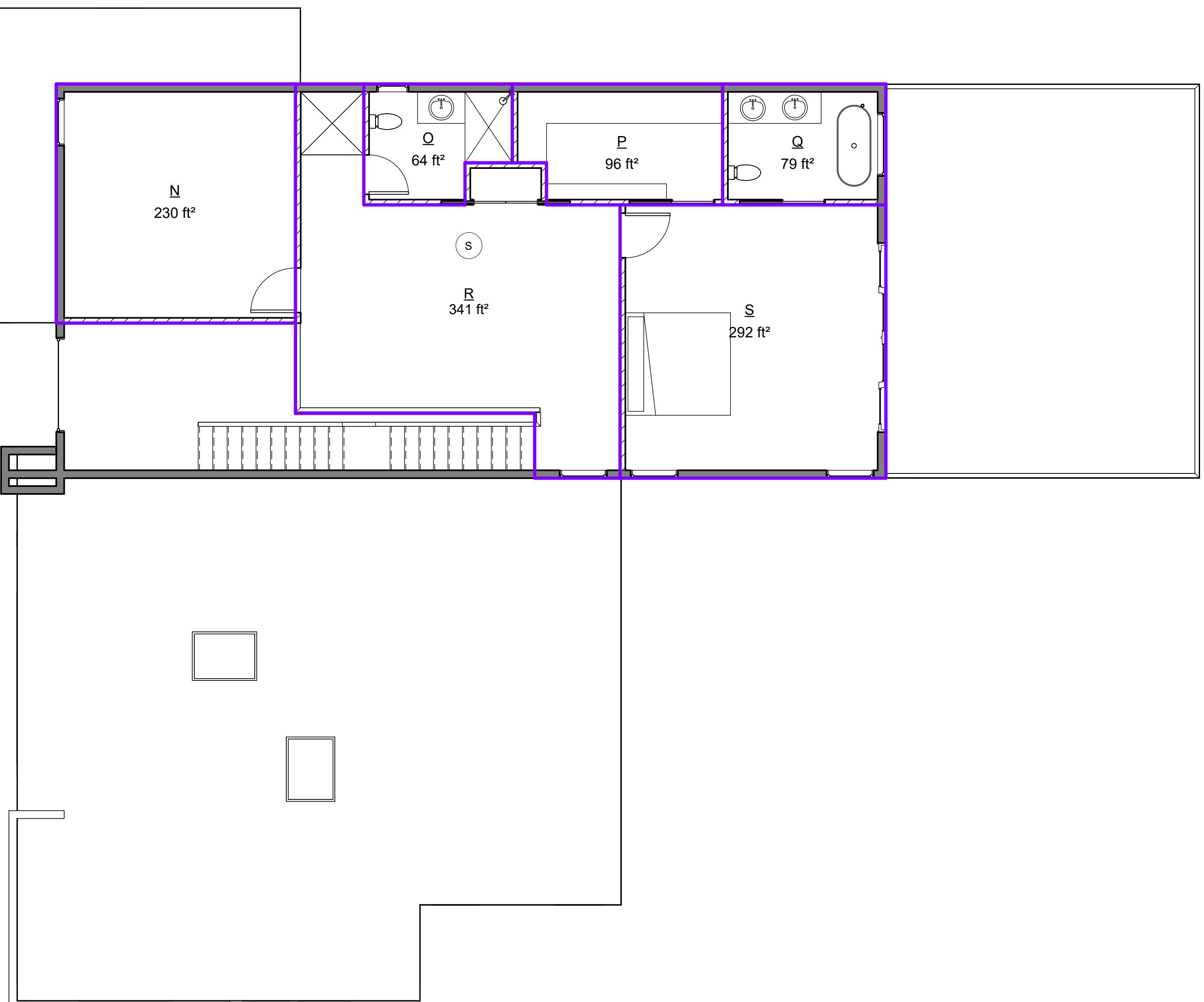
ALLCONS
GROUP INC.
LICENSED # 1007058

CONTRACTOR	ALLCONS GROUP INC 2100 BURGESS RD, SUITE 130 CUPERTINO, CA 95014 669.300.9022 P ALLCONS105@GMAIL.COM
STRUCTURAL	PROFESSIONAL ENGINEERS 10435 WINDERMERE DRIVE CUPERTINO, CA 95014 (650) 644-7674
TITLE 24	HERS RATER LAFORINA LLC 17412 VENTURA BLVD, SUITE 588 ENCINO, CA 91316 (310) 452-1114
CONSTRUCTION DOCUMENTS	526 Bay Road Menlo Park, CA 94025

Gerard



1 (P) 1ST FLOOR AREA PLAN
A02.05 3/16" = 1'-0"



2 (P) 2ND FLOOR AREA PLAN
A02.05 3/16" = 1'-0"

(N) FLOOR AREA CALCULATION

LEVEL 1

SPACE	AREA	PERIMETER
A	89 ft ²	44' - 2"
B	47 ft ²	28' - 0"
C	228 ft ²	64' - 6"
D	511 ft ²	90' - 10"
E	655 ft ²	160' - 10"
F	145 ft ²	65' - 0"
G	235 ft ²	69' - 4"
GARAGE	407 ft ²	82' - 0"
H	37 ft ²	24' - 8"
I	67 ft ²	33' - 4"
J	112 ft ²	42' - 4"
K	282 ft ²	77' - 6"
L	230 ft ²	67' - 0"
M	109 ft ²	43' - 0"
TOTAL	3153 ft²	

LEVEL 2

SPACE	AREA	PERIMETER
N	230 ft ²	60' - 8"
O	64 ft ²	34' - 2"
P	96 ft ²	42' - 0"
Q	79 ft ²	36' - 1"
R	341 ft ²	96' - 6"
S	292 ft ²	68' - 5"
TOTAL	1104 ft²	

TOTAL CONDITIONED AREA 4,257 SF

FLOOR AREA / LOT COVERAGE

BUILDING AREA	EXISTING	PROPOSED	TOTAL SF
FIRST FLOOR	1,182 SF	1,564 SF	2,746 SF
SECOND FLOOR	0 SF	1,104 SF	1,104 SF
GARAGE	407 SF	0 SF	407 SF
ACCESSORY DWELLING	0 SF	0 SF	0 SF
COVERED PATIOS(S)	0 SF	0 SF	0 SF
OTHER(E.G., SHED)	0 SF	0 SF	0 SF
TOTAL	1,589 SF	2,668 SF	4,257 SF
2ND FLOOR PATIO	0 SF	498 SF	498 SF
CONCRETE LANDING	0 SF	1,048 SF	1,048 SF

F.A.R. REQUIREMENT:

SECTION 630.6.60. BUILDING FLOOR AREA. The maximum building floor area shall be established according to the following table.

Building Site Area	Maximum Floor Area
<10,000 sq. ft.	3,000 sq. ft.
10,001 - 20,000 ft.	.30 (building site area)
>20,000 sq. ft.	6,000 sq. ft.

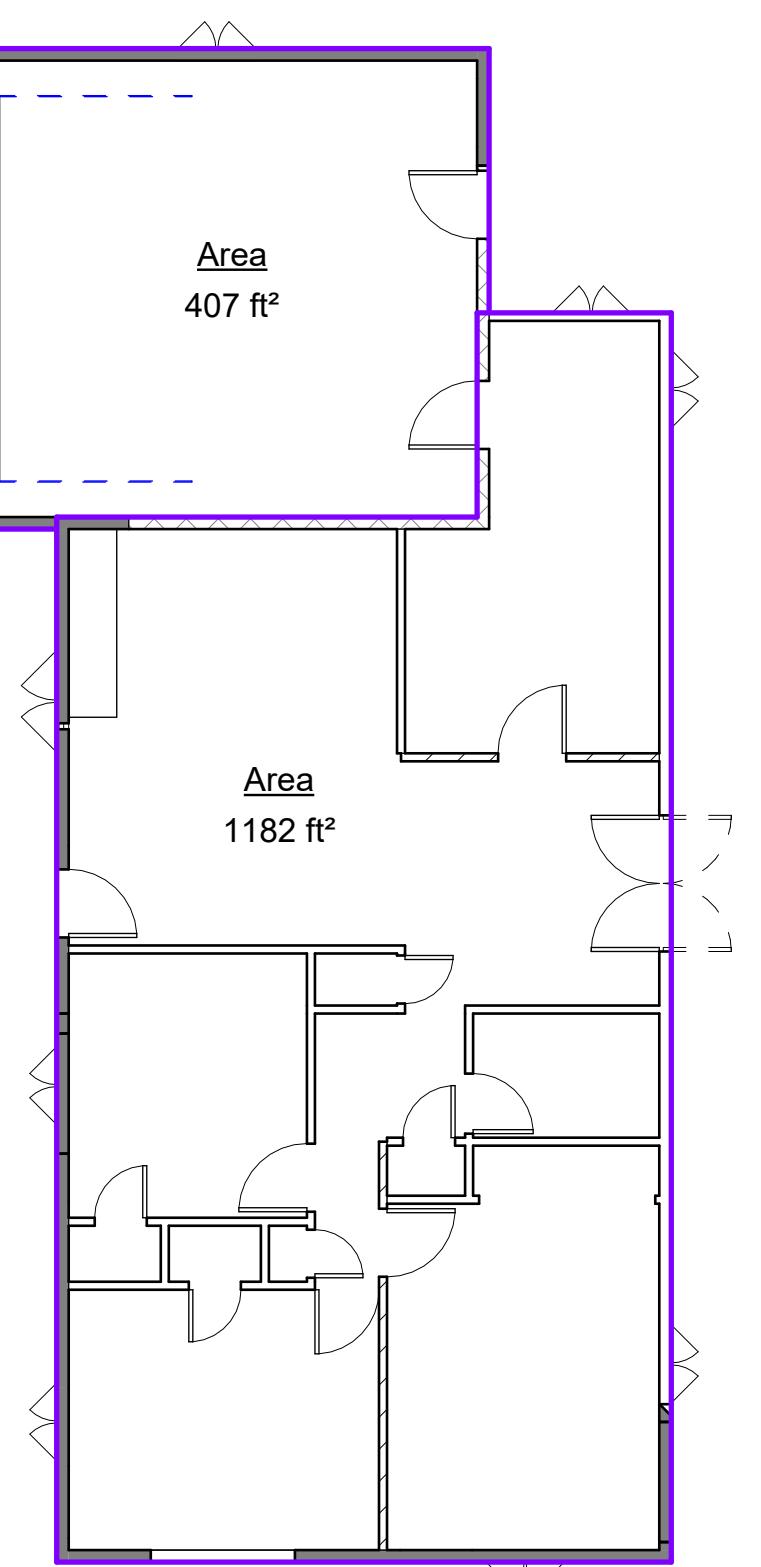
F.A.R. CALCULATION:

16,200 SQ.FT. x 0.30 = 4,860 SQ.FT.

REQUIRED: 16,200 SQ.FT. x 0.30 = 4,860 SQ.FT.
PROPOSED: 3153 SQ. FT. (HOUSE) + 792 SQFT. (ADU) = 3945 SQ.FT.

SETBACKS / WALL HEIGHTS

SETBACKS	HEIGHT	REQUIRED SETBACK	PROPOSED SETBACK
FRONT OF STRUCTURE	23' - 0"	20' - 0"	22' - 1"
LEFT SIDE	23' - 0"	10' - 0"	10' - 6"
RIGHT SIDE	12' - 6"	10' - 0"	14' - 2"
REAR OF STRUCTURE	23' - 0"	20' - 0"	103' - 0"



3 (E) 1ST FLOOR AREA PLAN
A02.05 1/8" = 1'-0"

DESIGNER
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ALLCONS GROUP INC
669.300.9022 P
PROJECT NUMBER

DATE: 8/14/23
DRAWN BY: Parsa M. Rezaei
CHECKED BY:

REVISIONS

No.	Description	Date

CONSTRUCTION DOCUMENTS

FLOOR AREA KEY



A02.05
8/15/2023 12:07:09 PM

ELECTRICAL SYMBOLS LEGEND

ELECTRICAL SYMBOLS LEGEND

1. CAN LIGHT RECESSED INTO INSULATED SPACES ARE TO BE I.C. RATED.
 2. ALL FIXTURE, TRIM AND TRACKS AS SELECTED BY OWNER.
 3. ALL RECESSED FIXTURES IN SLOPING CEILING SHALL BE "SLOPED CEILING CANS".
 4. ELECTRICAL PLACEMENT OF LIGHTING, SWITCHES AND CONVENIENCE OUTLETS ARE SUGGESTED AND MAYBE AT THE DIRECTION OF THE OWNER.
 5. PRIOR TO INSTALLATION ALL ELECTRICAL SHALL BE LOCATED AS PER CODE.

DIMMER SWITCH	AFCI	GAS METER LOCATION
MOTION SENSOR DIMMER SWITCH	GFCI	HOSE BIB
THREE WAY DIMMER SWITCH	+46	HVAC REGISTER
HUMIDITY SENSOR SWITCH		HEAT AND HVAC RE
BASIC SWITCH		EFC
THREE WAY SWITCH		EXHAUST FAN-75 CFM CONTINUOUSLY W
VACANCY SENSOR SWITCH		J
MOTION SENSOR SWITCH		HVAC REGISTER
DUPLEX 110V AC OUTLET		
EXTERIOR DUPLEX WATERPROOF GFCI OUTLET		
WATER PROOF		
CEILING MOUNTED RECESSED LED LIGHT FIXTURE		
WALL MOUNTED LED LIGHT FIXTURE		

1	Level 1 Electrical Plan
A02.06	1/4" = 1'-0"

Level 2 Electrical Plan

BUILD

- ATER RESISTANT BACKING BOARD (GREEN BOARD) SHALL NOT BE PERMITTED FOR USE WITHIN SHOWER COMPARTMENTS OR AROUND TUB/SHOWER
R GLUE-ON TILE APPLICATION. "DUROCK" OR "WONDERBOARD" MUST BE USED IN SUCH APPLICATIONS (LOCAL POLICY).
AZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRL POOLS, SAUNAS, STEAM ROOMS, BATH TUB AND SHOWER WHERE ANY PORTION OF THE
TTOM EXPOSED GLAZING IS LESS THAN 60 " FROM STANDING SURFACE SHALL BE SAFETY GLAZING.
N. DISTANCE FROM CENTERLINE OF WATER CLOSETS TO WALL OR BARRIER IS 15 INCHES EACH SIDE, AND PROVIDE A CLEAR SPACE OF NOT LESS
AN 24 INCHES IN FRONT OF EACH WATER CLOSET.
N. SHOWER PAN DIMENSIONS IS 1024 SQ IN AND THE MIN FINISH DIMENSION IN ANY DIRECTION IS 30 INCHES. SHOWER DOOR SHALL OPEN SO AS TO
INTAIN NOT LESS THAN A 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS.
FETY GLAZING IS REQUIRED AT FOLLOWING LOCATIONS: WALLS FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS,
OWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED
RTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

TRICAL :

- E LOCATION OF THE ELECTRICAL PANEL AND ALL PARTS OF IT MUST BE ACCESSIBLE BY PG&E WITHOUT GOING INTO THE HOME WITH A 3 FEET
EARANCE.
L RECEPTACLES SHALL BE GFCI PROTECTED (CEC210.8 (A) (1)) ANY EXISTING, NEW, AND ADDITIONAL RECEPTACLES SHALL BE CONNECTED TO A
DICATED 20 AMP CIRCUIT.
ALL AREA SPECIFIED IN SECTION 210.52, ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
(CEC 406.11)
WHIRLPOOL BATHTUB SHALL HAVE MOTOR ACCESS AND BE TESTED (CEC 680.70). ALL METAL CABLES, FITTINGS, PIPING OR OTHER METAL SURFACES,
THIN 5' OF THE INSIDE WALLS OF THE WHIRLPOOL BATHTUB SHALL BE PROPERLY BONDED (CEC 680.43-D).
IGHT FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A
MP LOCATION OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
IGHTING SHALL BE HIGH EFFICIENCY (I.E. FLUORESCENT) OR BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR, WHERE AT LEAST ONE FIXTURE IS
UORESCENT. DIMMERS ARE NOT ALLOWED IN BATHROOMS (2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS).

Mechanical:

- DOM CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODES.

STRUCTURAL VENTILATION SHALL BE PERMITTED IN LIEU OF OR IN CONJUNCTION WITH MECHANICAL SYSTEMS, NET OPERABLE MINIMUM SHALL AT 4% OF THE NET OCCUPIED FLOOR AREA IF VENTILATED DIRECTLY TO THE OUTDOORS, IF VENTILATED THROUGH AN ADJOURNING ROOM, NET OPERABLE AREA SHALL BE AT MINIMUM 8% OF THE NET OCCUPIED FLOOR AREA OR NOT LESS THAN 25 SQ FT.

THROOM EXHAUST FANS SHALL BE ENERGY STAR DUCTED TO OUTSIDE. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION STEM. BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT BETWEEN A RELATIVE HUMIDITY RANGE OF 50%-80%

SMOKE/CO DETECTOR NO

- PROVED SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM. [2019 CRC 314]. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN WELLING UNITS WHICH HAVE FUEL-BURNING APPLIANCES ND ATTACHED GARAGES, THESE ALARMS SHALL BE OCATED OUTSIDE OF EACH SEPARATE DWELLING UNIT LEEPING ARE IN THE IMMEDIATE VICINITY OF THE EDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT NCLUDING BASEMENTS. [2019 CRC 315]. ETECTORS SHALL BE INTERCONNECTED TO SOUND IMULTANEOUSLY. DETECTORS ARE REQUIRED IN NEW AND XISTING STRUCTURES WHERE A PERMIT IS REQUIRED FOR LTERNATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE HOUSAND DOLLARS (\$1,000.00)

 1. ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL, DESIGNED, SHOP FABRICATED AND INSTALLED TO 2019 CMC STANDARDS.
 2. ALL SUPPLY AIR DUCTWORK SHALL BE EXTERNALLY INSULATED WITH 1-1/2" THICK FOIL FACE INSULATION.
 3. PROVIDE AIR RETURN OPENING FOR AIR RETURNING SYSTEM ABOVE THE DOOR.
 4. PRIOR TO INSTALLATION, ALL PLUMBING ELEMENTS SHALL BE LOCATED AND INSTALLED AS PER CODE (2019 CPC)
 5. SEE ARCHITECTURAL PLAN A2 FOR CRAWL SPACE ,ATTIC AND CONTINUOUS MECHANICAL VENTILATION DETAIL.
 6. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS
 7. OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 1- FEET FROM AN HAZARDOUS AND NOXIOUS CONTAMINANTS SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, ETC.

LIGHTING FIXTURE NOTES

- ALL LIGHTING SHALL BE HIGH EFFICACY AND MEET THE REQUIREMENTS OF SECTION 150.0(K) AND JOINT APPENDIX JA8 ALL FIXTURE, TRIM AND TRACKS AS SELECTED BY OWNER.

ALL RECESSED FIXTURES IN SLOPING CEILING SHALL BE "SLOPED CEILING CANS".

ELECTRICAL PLACEMENT OF LIGHTING, SWITCHES AND CONVENIENCE OUTLETS ARE SUGGESTED AND MAYBE AT THE IRECTION OF THE OWNER.

PRIOR TO INSTALLATION ALL ELECTRICAL SHALL BE LOCATED AS ER CODE.

LUMINARIES RECESSED IN INSULATED CEILINGS SHALL COMPLY /ITH THE FOLLOWING:

 - .. SHALL BE ZERO CLEARANCE IC LISTED AND CERTIFIED AIR TIGHT.
 - .. BE SEALED WITH GASKET OR CAULK BETWEEN LUMINAIRE HOUSING AND CEILING AND AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED. SPACES.
 - .. SHALL NOT CONTAIN SCREW BASE SOCKETS.

IEC 6500-0-1 CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

HIGH EFFICACY LIGHT SOURCES

- | LIGHT SOURCES SHALL COMPLY WITH ONE OF THE COLUMNS BELOW: | |
|--|---|
| HT SOURCES IN THIS COLUMN, OTHER THAN THOSE INSTALLED IN
ING RECESSED DOWNLIGHT LUMINAIRES ARE CLASSIFIED AS
H EFFICACY AND ARE NOT REQUIRED TO COMPLY WITH
ERENCE JOINT APPENDIX JA8 | LIGHT SOURCES IN THIS COLUMN ARE ONLY CONSIDERED TO BE HIGH
EFFICACY IF THEY ARE CERTIFIED TO THE COMMISSION AS HIGH
EFFICACY LIGHT SOURCES IN ACCORDANCE WITH REFERENCE JOINT
APPENDIX JA8 AND MARKED AS REQUIRED BY JA8. |
| IN-BASED LINEAR FLUORESCENT OR COMPACT FLUORESCENT
LIGHT SOURCES USING ELECTRONIC BALLASTS.
ULSE-START METAL HALIDE.
IGH PRESSURE SODIUM.
UMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND
INDUCTION LAMP.
ED LIGHT SOURCES INSTALLED OUTDOORS.
NSEPARABLE SSL LUMINAIRES CONTAINING COLORED LIGHT
OURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE
CUTTING | <ol style="list-style-type: none"> 7. ALL LIGHT SOURCES INSTALLED IN CEILING RECESSED
DOWNLIGHT LUMINAIRES. NOTE THAT CEILING RECESSED
DOWNLIGHT LUMINAIRES SHALL NOT HAVE SCREW BASES
REGARDLESS OF LAMP TYPE AS DESCRIBED IN SECTION
150.0(K)1C. 8. ANY LIGHT SOURCE NOT OTHERWISE LISTED IN THIS TABLE . |

This electrical wiring diagram illustrates the power distribution and receptacle locations for a multi-level house. The diagram is organized into three horizontal sections representing different floors. The top section shows the main distribution panel with various circuit breakers and a 'TO FLOOR BELOW' connection. The middle section shows the first floor with receptacles (outlets) and specific fixtures like a GFCI outlet and a central vacuum system. The bottom section shows the second floor with a central vacuum system and multiple receptacles. Blue dashed lines indicate the paths of the electrical wiring connecting the receptacles to the main panel. Labels such as 'TO FLOOR BELOW', 'GFCI', 'MSHSMS', 'VS', 'CM', and 'S' are present to identify specific components and circuit labels.

DESIGNER
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669.300.9022 P

DATE: 8/14/23
AWN BY: Parsa M. Rezaei

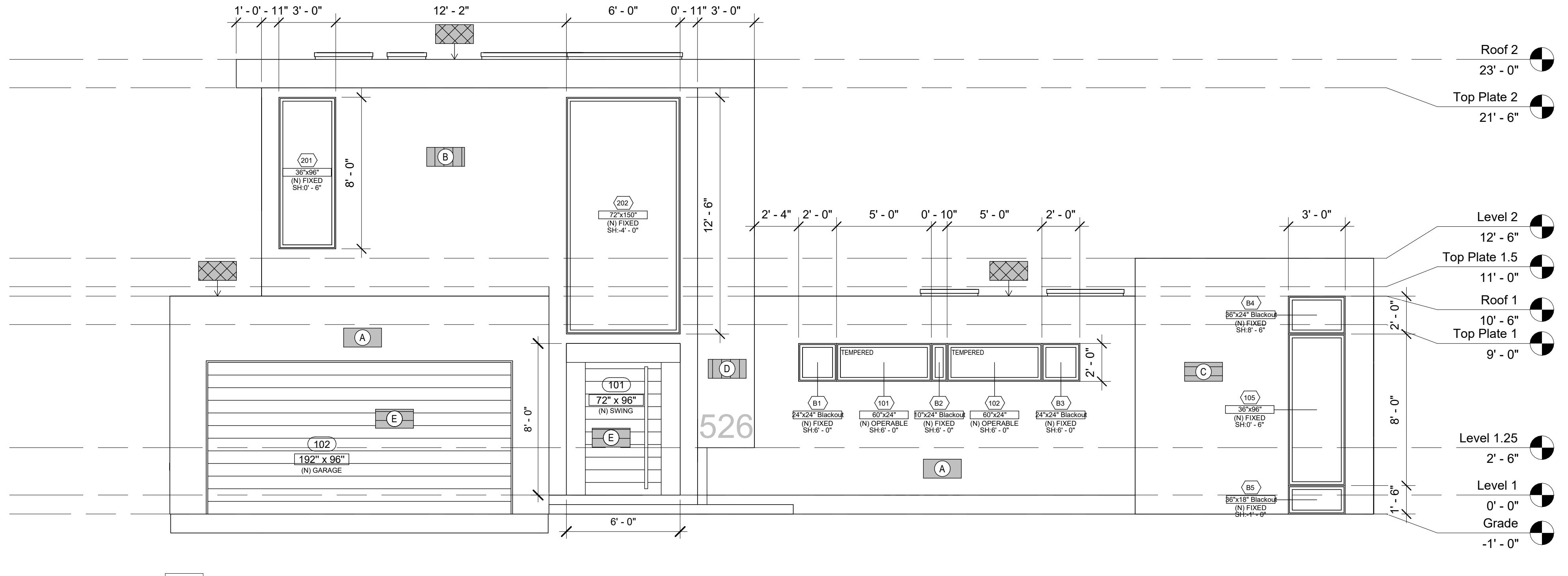
HECKED BY:

	Description	Date
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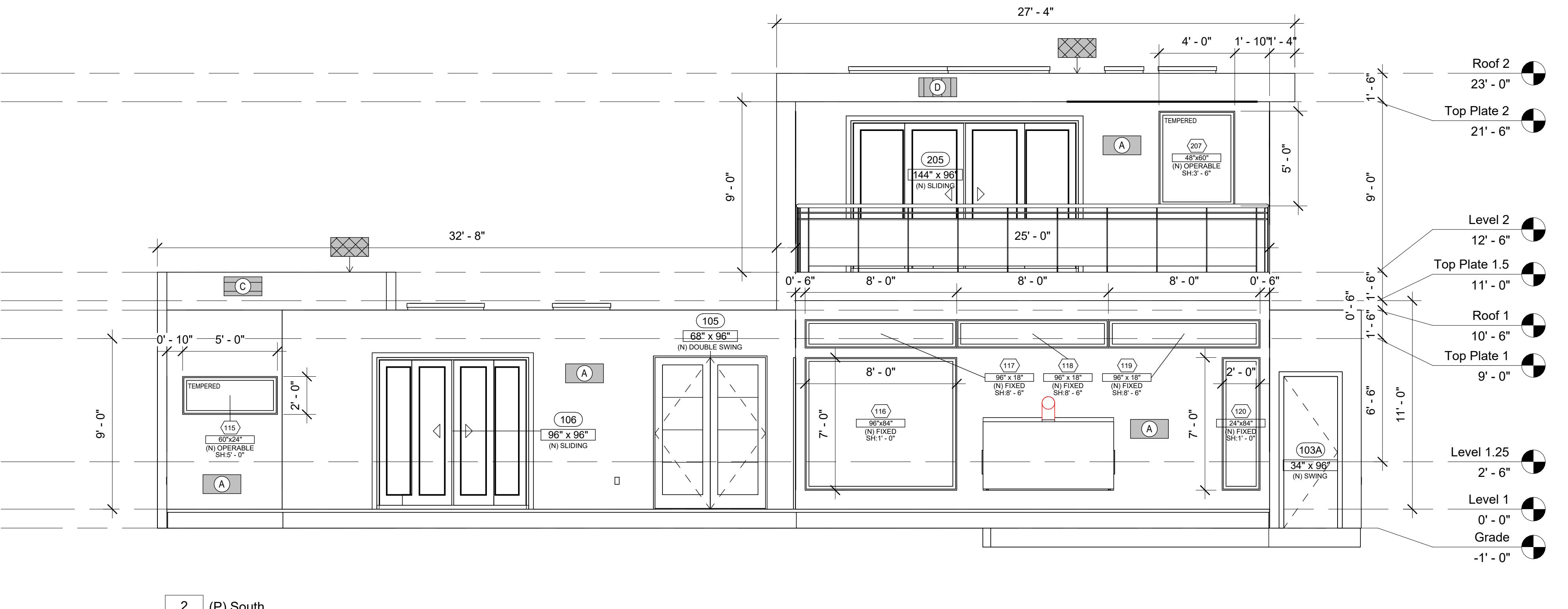
CONSTRUCTION DOCUMENTS

PROPOSED ELECTRIC PLAN

A02.06



1	(P) North
A03.00	1/4" = 1'-0"



2	(P) South
A03.00	1/4" = 1'-0"

ELEVATION NOTES

WALL FINISHES

-  TPO MEMBRANE ROOFING
-  (A) SMOOTH INTEGRATED COLOR WHITE STUCCO
-  (B) VERTICAL BROWN WOOD SIDING PANELS
-  (C) HORIZONTAL BROWN WOOD SIDING PANELS
-  (D) DARK GREY VERTICAL BOARD AND BATTEN
-  (E) DARK GREY HORIZONTAL WOOD PANELING

CRAWL SPACE VENTILATION CALCULATION

CRAWL SPACE AREA	2,748 SQ.FT.
VENT DIMENTIONS	14" X 6"
VENT AREA	0.583 SQ.FT.
VENT RATIO	1/150
TOTAL VENT AREA REQUIRED	18.32 SQ.FT.
MIN. NUMBER OF VENTS	32

REQUIRED VENTILATION AREA = AREA x VENT RATIO
VENT NUMBERS = VENTILATION AREA / VENT AREA
CONTRACTOR TO VERIFY THE EXISTING CONDITION & LOCATION)

320 Bay Road
Menlo Park, CA 94025

Gerard

Gerard

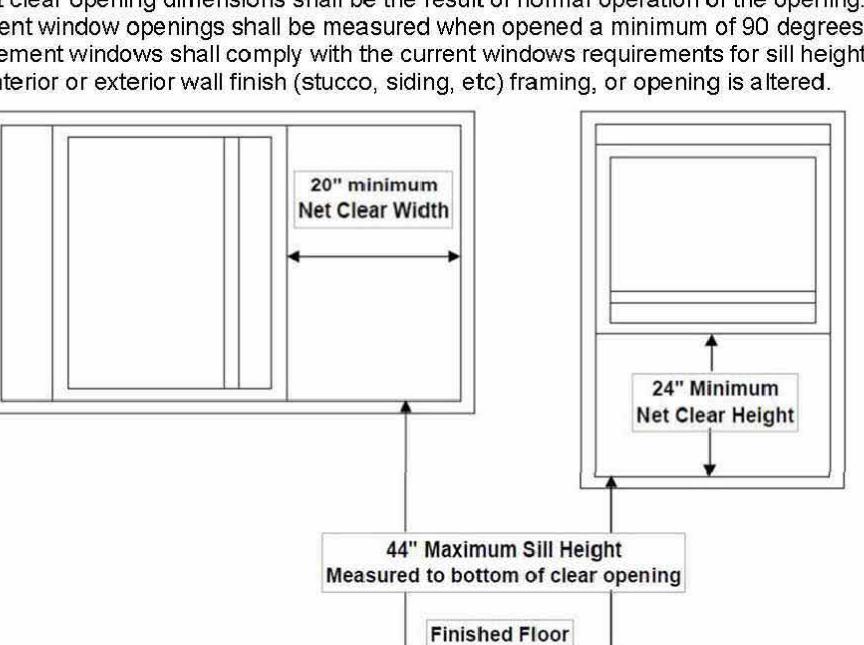


TABLE SHOW SOME EXAMPLES OF MINIMUM NET OPEN AREA DIMENSION (INCHES)															
WIDTH	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34.2

1. Basements, habitable attics and every sleeping room below the fourth floor in dwelling units shall have at least one openable window or door approved for emergency escape which shall open directly into a public street, public way, yard or exit court.
2. All windows that are installed, whether retrofit or full flanged frame window must be dual glazed and meet the California Energy Code requirements Table 150.1 (Maximum U-Factor 0.30,

NOTES:

- EACH BEDROOM SHALL HAVE (1) EGRESS WINDOW.
OPENING OF ALL OPERABLE WINDOW SHALL HAVE A HEIGHT OF 44"MIN TO OPENING.
ABOVE FIN. FLOOR AND THE NET CLEAR OPENING OF 5.0 SQUARE FEET MINIMUM.
(GRADE FLOOR OPENING MAY HAVE A NET CLEAR OPENING OF 5.0 SQUARE FEET
MINIMUM, THE CLEAR HEIGHT SHALL BE 24" MIN. AND THE NET CLEAR WIDTH SHALL BE
20" MINIMUM).
ALL NEW WINDOW TO HAVE LOW-E GLASS
ALL PATIO DOOR TO HAVE TEMPERED GLASS
ALL EGRESS WINDOWS TO HAVE A 24" MIN. TO THE FINISH FLOOR OR A SAFETY BAR
PLACED OVER OPERABLE OPENING

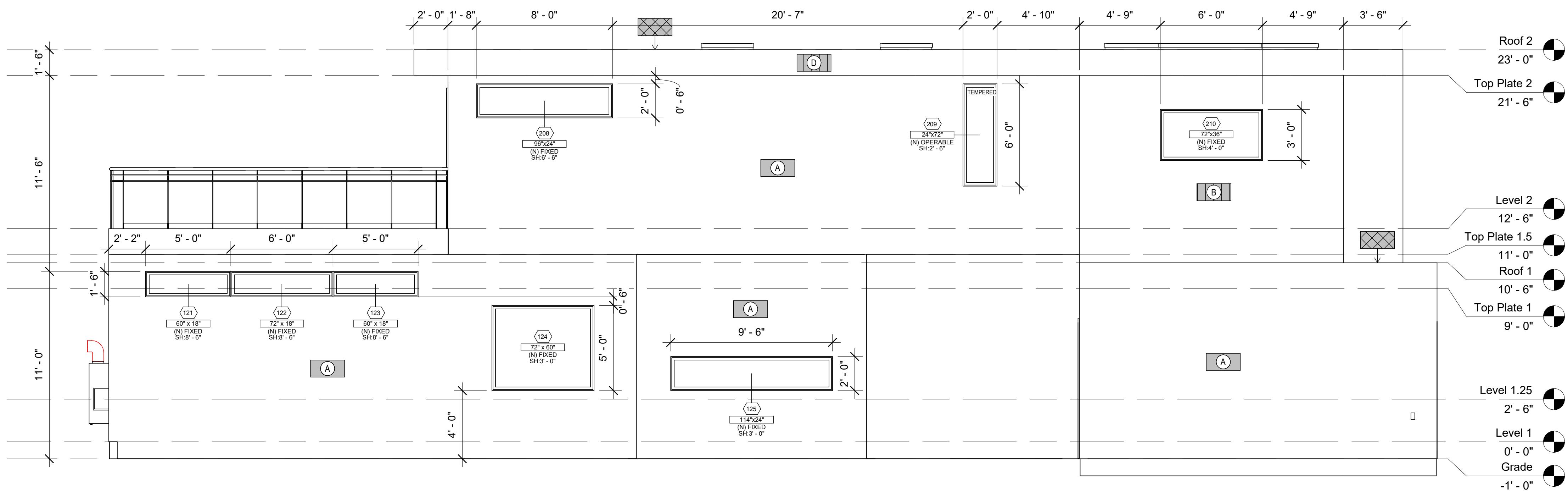
CONSTRUCTION DOCUMENTS

PROPOSED ELEVATIONS

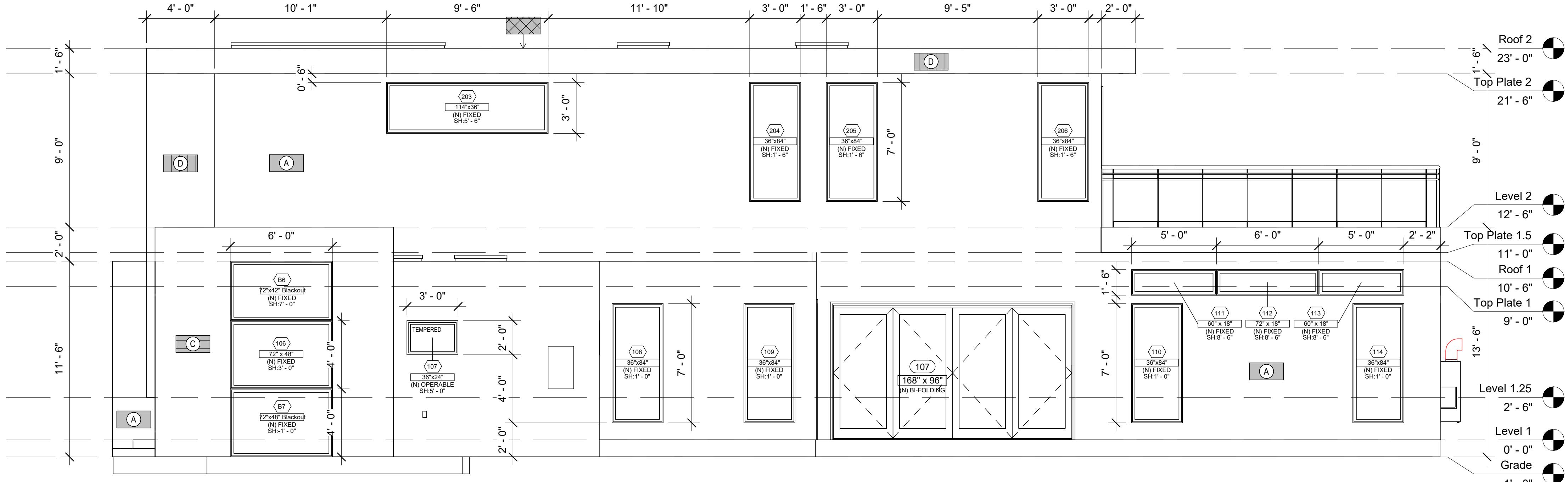


ALLCONS
GROUP INC.
LICENSED # 1007058

SEE NOTES ON SHEET A03.00



1 (P) East
A03.01 1/4" = 1'-0"



2 (P) West
A03.01 1/4" = 1'-0"

WALL FINISHES

	TPO MEMBRANE ROOFING
	SMOOTH INTEGRATED COLOR WHITE STUCCO
	VERTICAL BROWN WOOD SIDING PANELS
	HORIZONTAL BROWN WOOD SIDING PANELS
	DARK GREY VERTICAL BOARD AND BATTEN
	DARK GREY HORIZONTAL WOOD PANELING

Door Schedule

Mark	Width	Height	Level	Comments
101	6' - 0"	8' - 0"	Level 1	(N) SWING
102	16' - 0"	8' - 0"	Grade	(N) GARAGE
103A	2' - 10"	8' - 0"	Grade	(N) SWING
103B	2' - 10"	8' - 0"	Level 1	(N) SWING
103C	2' - 10"	8' - 0"	Level 1	(N) SWING
103D	2' - 10"	8' - 0"	Level 1	(N) SWING
103E	2' - 10"	8' - 0"	Level 1	(N) SWING
103F	2' - 10"	8' - 0"	Level 1	(N) SWING
104	2' - 2"	8' - 0"	Level 1	(N) SWING
105	5' - 10"	8' - 0"	Level 1	(N) DOUBLE SWING
106	8' - 0"	8' - 0"	Level 1	(N) SLIDING
107	14' - 0"	8' - 0"	Level 1	(N) BI-FOLDING
108A	2' - 4"	8' - 0"	Level 1	(N) POCKET
108B	2' - 4"	8' - 0"	Level 1	(N) POCKET
108C	2' - 8"	8' - 0"	Level 1	(N) POCKET
109A	2' - 6"	8' - 0"	Level 1	(N) SWING
109B	2' - 8"	8' - 0"	Level 1	(N) SWING
109C	2' - 6"	8' - 0"	Level 1	(N) SWING
110A	4' - 0"	8' - 0"	Level 1	(N) SLIDING
110B	4' - 0"	8' - 0"	Level 1	(N) SLIDING
201A	2' - 10"	8' - 0"	Level 2	(N) SWING
201B	2' - 10"	8' - 0"	Level 2	(N) SWING
202	2' - 6"	8' - 0"	Level 2	(N) SWING
203	4' - 0"	8' - 0"	Level 2	(N) SWING
204A	2' - 8"	8' - 0"	Level 2	(N) POCKET
204B	2' - 8"	8' - 0"	Level 2	(N) POCKET
205	12' - 0"	8' - 0"	Level 2	(N) SLIDING

Window Schedule

Mark	Width	Height	Head Height	Level	Comments	Operable
101	5' - 0"	2' - 0"	8' - 0"	Level 1	(N) OPERABLE	Yes
102	5' - 0"	2' - 0"	8' - 0"	Level 1	(N) OPERABLE	Yes
105	3' - 0"	8' - 0"	8' - 6"	Level 1	(N) FIXED	No
106	6' - 0"	4' - 0"	7' - 0"	Level 1	(N) FIXED	No
107	3' - 0"	2' - 0"	7' - 0"	Level 1	(N) OPERABLE	Yes
108	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
109	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
110	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
111	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
112	6' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
113	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
114	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
115	5' - 0"	2' - 0"	7' - 0"	Level 1	(N) OPERABLE	Yes
116	8' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
117	8' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
118	8' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
119	8' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
120	2' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
121	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
122	6' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
123	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
124	6' - 0"	5' - 0"	8' - 0"	Level 1	(N) FIXED	No
125	9' - 6"	2' - 0"	5' - 0"	Level 1	(N) FIXED	No
201	3' - 0"	8' - 0"	8' - 6"	Level 2	(N) FIXED	No
202	6' - 0"	12' - 6"	8' - 6"	Level 2	(N) FIXED	No
203	9' - 6"	3' - 0"	8' - 6"	Level 2	(N) FIXED	No
204	3' - 0"	7' - 0"	8' - 6"	Level 2	(N) FIXED	No
205	3' - 0"	7' - 0"	8' - 6"	Level 2	(N) FIXED	No
206	3' - 0"	7' - 0"	8' - 6"	Level 2	(N) FIXED	No
207	4' - 0"	5' - 0"	8' - 6"	Level 2	(N) OPERABLE	Yes
208	8' - 0"	2' - 0"	8' - 6"	Level 2	(N) FIXED	No
209	2' - 0"	6' - 0"	8' - 6"	Level 2	(N) OPERABLE	Yes
210	6' - 0"	3' - 0"	7' - 0"	Level 2	(N) FIXED	No
301	6' - 0"	2' - 0"	Roof 2	(N) SKYLIGHT	No	
302	3' - 0"	3' - 0"	Roof 2	(N) SKYLIGHT	No	
303	3' - 0"	5' - 4"	Roof 2	(N) SKYLIGHT	No	
304	12' - 6"	6' - 0"	Roof 2	(N) SKYLIGHT	No	
305	4' - 0"	3' - 0"	Roof 1	(N) SKYLIGHT	No	
306	3' - 0"	4' - 0"	Roof 1	(N) SKYLIGHT	No	
B1	2' - 0"	2' - 0"	Level 1	(N) FIXED	No	
B2	0' - 10"	2' - 0"	Level 1	(N) FIXED	No	
B3	2' - 0"	2' - 0"	Level 1	(N) FIXED	No	
B4	3' - 0"	2' - 0"	10' - 6"	(N) FIXED	No	
B5	3' - 0"	1' - 6"	0' - 6"	(N) FIXED	No	
B6	6' - 0"	3' - 6"	10' - 6"	(N) FIXED	No	
B7	6' - 0"	4' - 0"	3' - 0"	(N) FIXED	No	

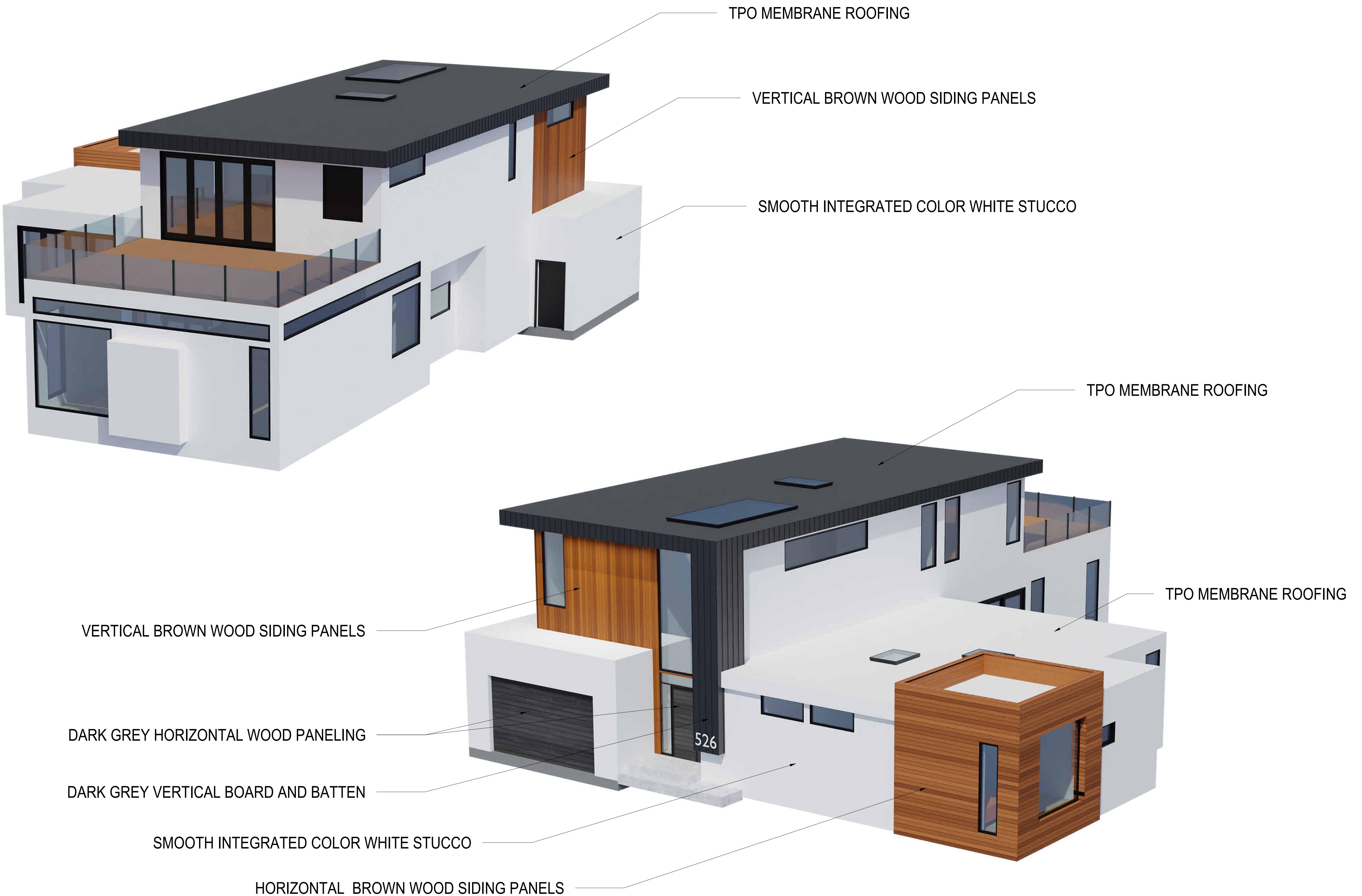
PROPOSED ELEVATIONS

A03.01

DESIGNER
PARSA M. REZAEI
ALLCONS GROUP INC
669.300.9022 P
PROJECT NUMBER

DATE: 8/14/23
DRAWN BY: Parsa M. Rezaei
CHECKED BY:
REVISIONS

No. Description Date



526 Bay Road
Menlo Park, CA 94025

Gerard

CONSTRUCTION DOCUMENTS

DESIGNER
PARSA M. REZAEI
ALLCONS GROUP INC
669.300.9022 P
PROJECT NUMBER

DATE: 8/14/23
DRAWN BY: Parsa M. Rezaei
CHECKED BY:
REVISIONS

No. Description Date

CONSTRUCTION DOCUMENTS

**EXTERIOR
MATERIALS**

A03.03



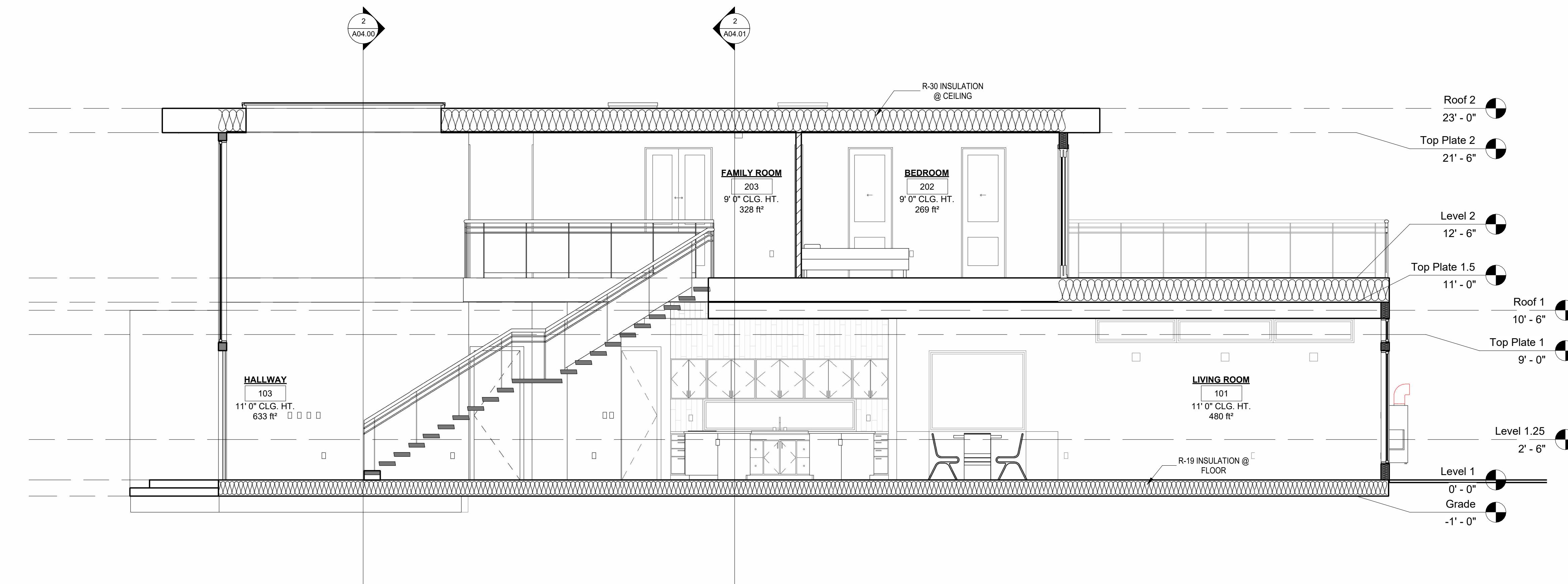
ALLCONS
GROUP INC.
LICENSED # 1007058

NOTE:

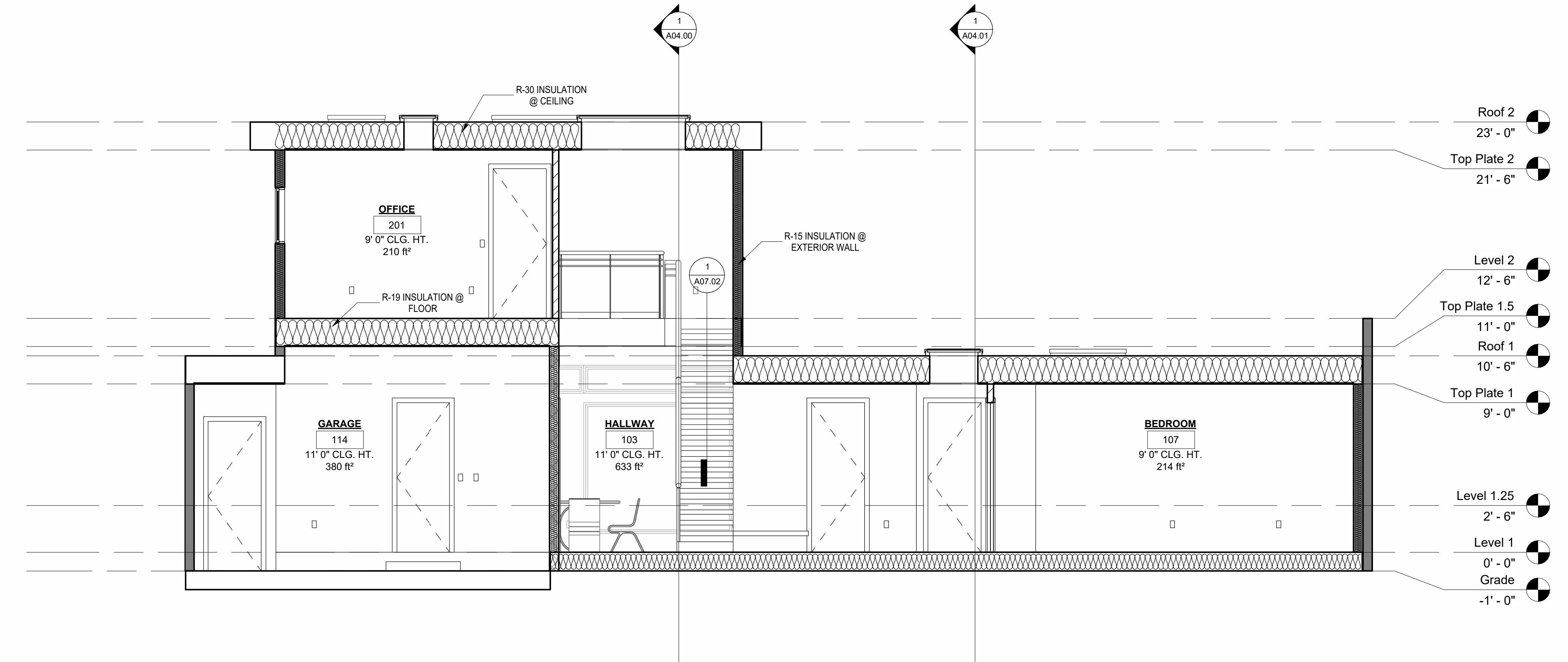
ONE HOUR RATED WALL:

5/8" GYP. BD. TYPE "X" ON WALL, CEILING, AND POSTS. FIRE RESISTANT CAULKING AT PENETRATIONS. FIRE SEPARATION WALL UP TO ROOF FRAMING, SEE FIRE SEPARATION NOTES FOR INFORMATION.

WOOD FRAMING LESS THAN 8" ABOVE GRADE SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD.



1 Section 1
A04.00 1/4" = 1'-0"



2 Section 2
A04.00 1/4" = 1'-0"

526 Bay Road
Menlo Park, CA 94025

Gerard

CONSTRUCTION DOCUMENTS

DESIGNER
PARSA M. REZAEI
ALLCONS GROUP INC
669.300.9022 P

PROJECT NUMBER

DATE: 8/14/23
DRAWN BY: Parsa M. Rezaei

CHECKED BY:

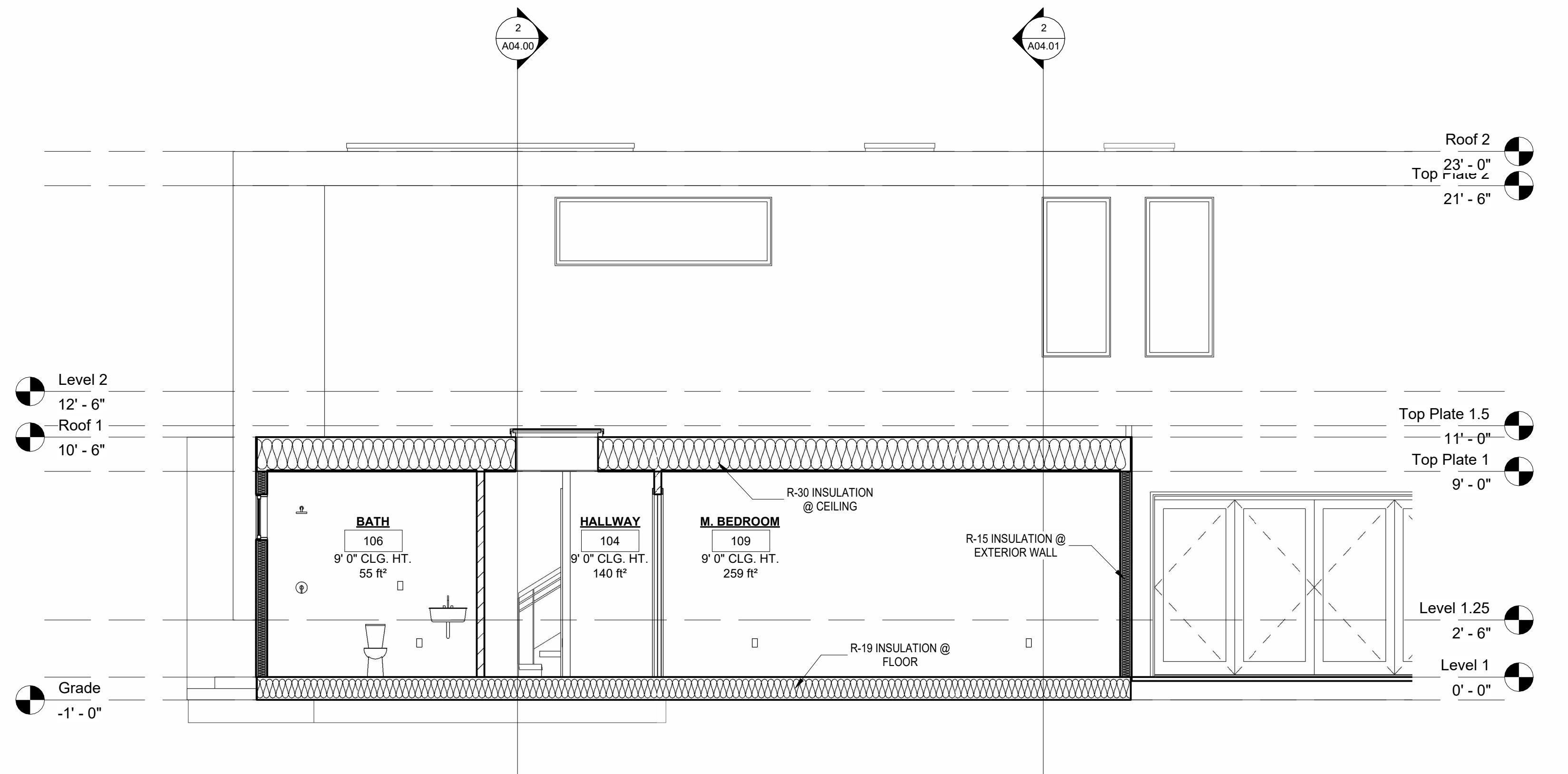
REVISIONS

No. Description Date

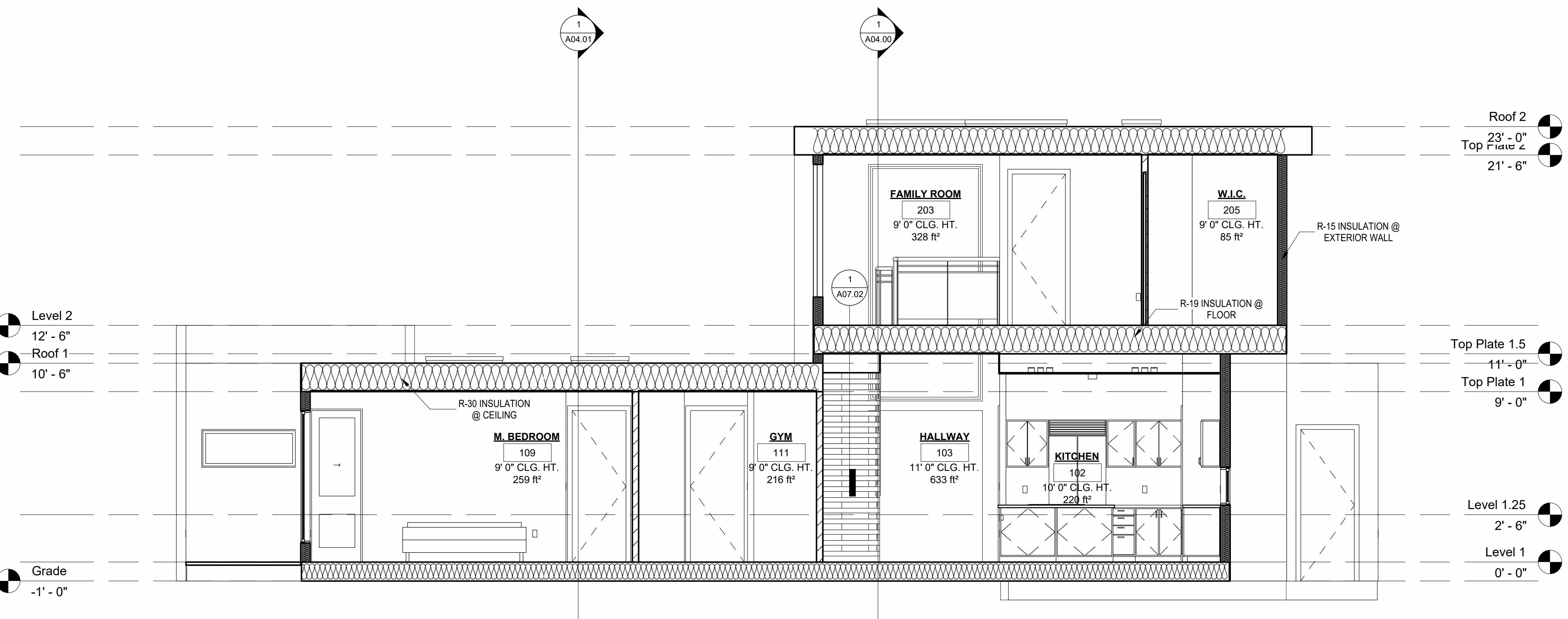
CONSTRUCTION DOCUMENTS

SECTIONS

A04.00



1 Section 3
A04.01 1/4" = 1'-0"



2 Section 4
A04.01 1/4" = 1'-0"

526 Bay Road
Menlo Park, CA 94025

CONSTRUCTION DOCUMENTS

Gerard

DESIGNER: PARSAM REZAEI
ALLCONS GROUP INC
669.300.9022 P
PROJECT NUMBER
DATE: 8/14/23
DRAWN BY: Parsam M. Rezaei
CHECKED BY:
REVISIONS
No. Description Date

CONSTRUCTION DOCUMENTS

SECTIONS

A04.01



5 Ex. View 4
A05.00



4 Ex. View 3
A05.00



3 Ex. View 2
A05.00



2 Ex. View 1
A05.00

526 Bay Road
Menlo Park, CA 94025

Gerard

CONSTRUCTION DOCUMENTS

DESIGNER
PARSA M. REZAEI
ALLCONS GROUP INC
669.300.9022 P

PROJECT NUMBER

DATE: 8/14/23
DRAWN BY: Parsa M. Rezaei

CHECKED BY:

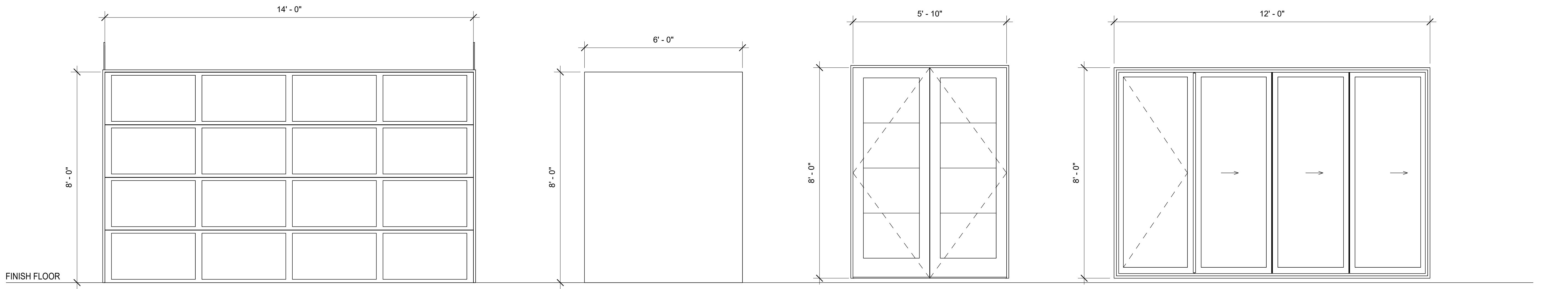
REVISIONS

No. Description Date

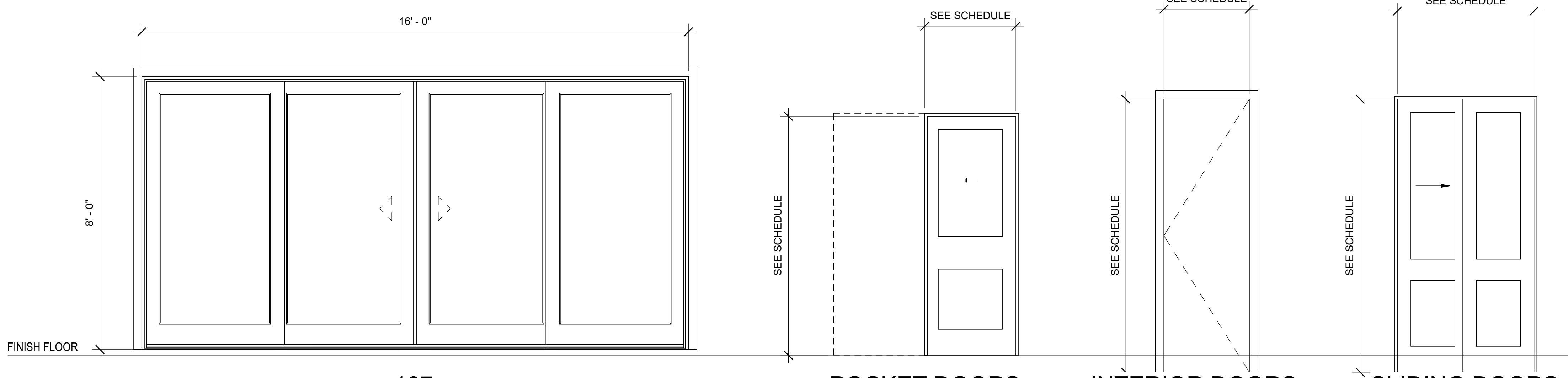
CONSTRUCTION DOCUMENTS

**PROPOSED
PERSPECTIVES**

A05.00



GARAGE DOOR

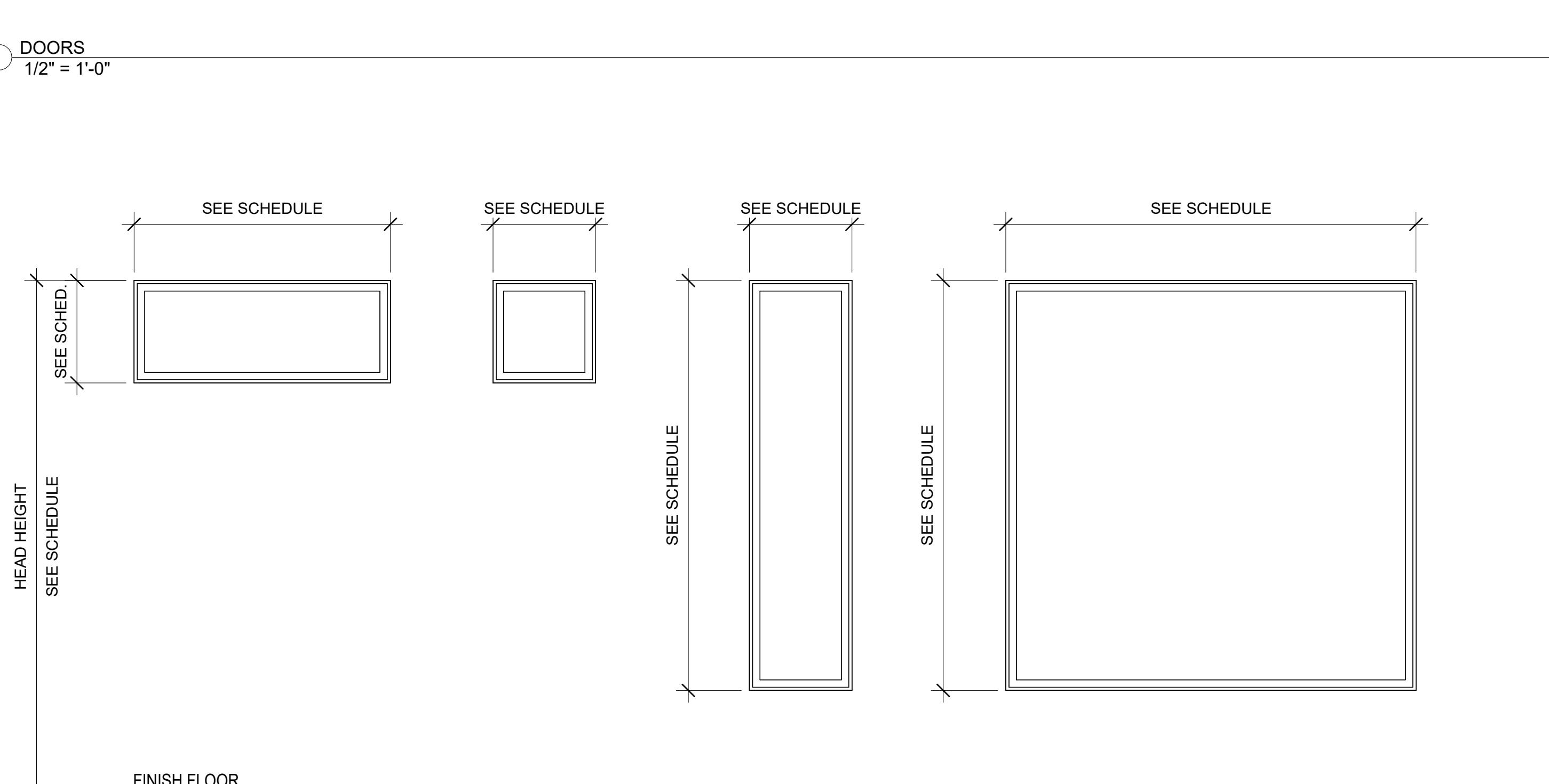


FRONT DOOR

105

106

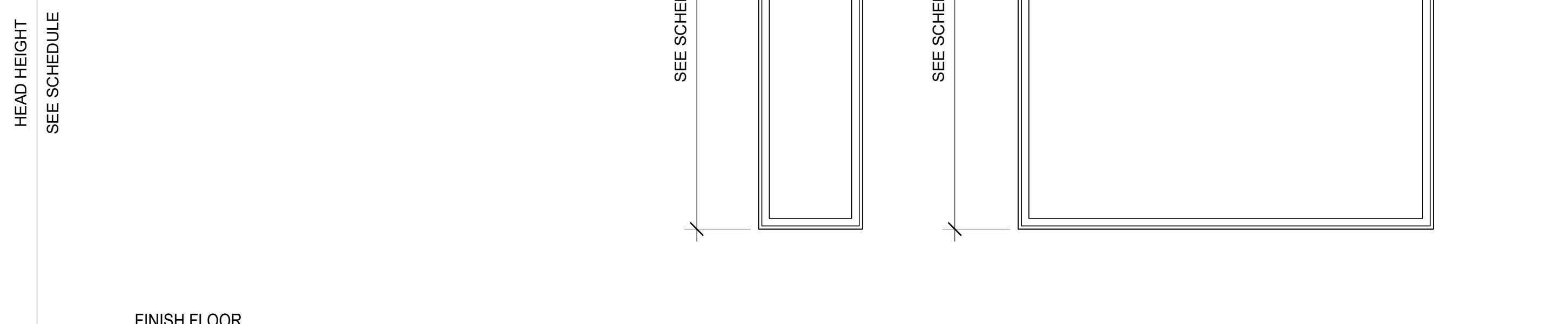
205



POCKET DOORS

INTERIOR DOORS

SLIDING DOORS

DOORS
1/2" = 1'-0"

POCKET DOORS

INTERIOR DOORS

SLIDING DOORS

WINDOWS
1/2" = 1'-0"

Door Schedule					
Mark	Width	Height	Level	Comments	
101	6' - 0"	8' - 0"	Level 1	(N) SWING	
102	16' - 0"	8' - 0"	Grade	(N) GARAGE	
103A	2' - 10"	8' - 0"	Grade	(N) SWING	
103B	2' - 10"	8' - 0"	Level 1	(N) SWING	
103C	2' - 10"	8' - 0"	Level 1	(N) SWING	
103D	2' - 10"	8' - 0"	Level 1	(N) SWING	
103E	2' - 10"	8' - 0"	Level 1	(N) SWING	
103F	2' - 10"	8' - 0"	Level 1	(N) SWING	
104	2' - 2"	8' - 0"	Level 1	(N) SWING	
105	5' - 10"	8' - 0"	Level 1	(N) DOUBLE SWING	
106	8' - 0"	8' - 0"	Level 1	(N) SLIDING	
107	14' - 0"	8' - 0"	Level 1	(N) BI-FOLDING	
108A	2' - 4"	8' - 0"	Level 1	(N) POCKET	
108B	2' - 4"	8' - 0"	Level 1	(N) POCKET	
108C	2' - 8"	8' - 0"	Level 1	(N) POCKET	
109A	2' - 6"	8' - 0"	Level 1	(N) SWING	
109B	2' - 8"	8' - 0"	Level 1	(N) SWING	
109C	2' - 6"	8' - 0"	Level 1	(N) SWING	
110A	4' - 0"	8' - 0"	Level 1	(N) SLIDING	
110B	4' - 0"	8' - 0"	Level 1	(N) SLIDING	
201A	2' - 10"	8' - 0"	Level 2	(N) SWING	
201B	2' - 10"	8' - 0"	Level 2	(N) SWING	
202	2' - 6"	8' - 0"	Level 2	(N) SWING	
203	4' - 0"	8' - 0"	Level 2	(N) SWING	
204A	2' - 8"	8' - 0"	Level 2	(N) POCKET	
204B	2' - 8"	8' - 0"	Level 2	(N) POCKET	
205	12' - 0"	8' - 0"	Level 2	(N) SLIDING	

Window Schedule						
Mark	Width	Height	Head Height	Level	Comments	Operable
101	5' - 0"	2' - 0"	8' - 0"	Level 1	(N) OPERABLE	Yes
102	5' - 0"	2' - 0"	8' - 0"	Level 1	(N) OPERABLE	Yes
105	3' - 0"	8' - 0"	8' - 6"	Level 1	(N) FIXED	No
106	6' - 0"	4' - 0"	7' - 0"	Level 1	(N) FIXED	No
107	3' - 0"	2' - 0"	7' - 0"	Level 1	(N) OPERABLE	Yes
108	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
109	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
110	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
111	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
112	6' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
113	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
114	3' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
115	5' - 0"	2' - 0"	7' - 0"	Level 1	(N) OPERABLE	Yes
116	8' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
117	8' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
118	8' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
119	8' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
120	2' - 0"	7' - 0"	8' - 0"	Level 1	(N) FIXED	No
121	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
122	6' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
123	5' - 0"	1' - 6"	10' - 0"	Level 1	(N) FIXED	No
124	6' - 0"	5' - 0"	8' - 0"	Level 1	(N) FIXED	No
125	9' - 6"	2' - 0"	5' - 0"	Level 1	(N) FIXED	No
201	3' - 0"	8' - 0"	8' - 6"	Level 2	(N) FIXED	No
202	6' - 0"	12' - 6"	8' - 6"	Level 2	(N) FIXED	No
203	9' - 6"	3' - 0"	8' - 6"	Level 2	(N) FIXED	No
204	3' - 0"	7' - 0"	8' - 6"	Level 2	(N) FIXED	No
205	3' - 0"	7' - 0"	8' - 6"	Level 2	(N) FIXED	No
206	3' - 0"	7' - 0"	8' - 6"	Level 2	(N) FIXED	No
207	4' - 0"	5' - 0"	8' - 6"	Level 2	(N) OPERABLE	Yes
208	8' - 0"	2' - 0"	8' - 6"	Level 2	(N) FIXED	No
209	2' - 0"	6' - 0"	8' - 6"	Level 2	(N) OPERABLE	Yes
210	6' - 0"	3' - 0"	7' - 0"	Level 2	(N) FIXED	No
301	6' - 0"	2' - 0"		Roof 2	(N) SKYLIGHT	No
302	3' - 0"	3' - 0"		Roof 2	(N) SKYLIGHT	No
303	3' - 0"	5' - 4"		Roof 2	(N) SKYLIGHT	No
304	12' - 6"	6' - 0"		Roof 2	(N) SKYLIGHT	No
305	4' - 0"	3' - 0"		Roof 1	(N) SKYLIGHT	No
306	3' - 0"	4' - 0"		Roof 1	(N) SKYLIGHT	No
B1	2' - 0"	2' - 0"	8' - 0"	Level 1	(N) FIXED	No
B2	0' - 10"	2' - 0"	8' - 0"	Level 1	(N) FIXED	No
B3	2' - 0"	2' - 0"	8' - 0"	Level 1	(N) FIXED	No
B4	3' - 0"	2' - 0"	10' - 6"	Level 1	(N) FIXED	No
B5	3' - 0"	1' - 6"	0' - 6"	Level 1	(N) FIXED	No
B6	6' - 0"	3' - 6"	10' - 6"	Level 1	(N) FIXED	No
B7	6' - 0"	4' - 0"	3' - 0"	Level 1	(N) FIXED	No

A06.00

WINDOWS AND DOORS LEGEND

CONSTRUCTION DOCUMENTS		
526 Bay Road Menlo Park, CA 94025	Gerard	
CONSTRUCTION DOCUMENTS		
DESIGNER PARSA M. REZAEI ALLCONS GROUP INC 669.300.9022 P		
PROJECT NUMBER 8/14/23		
DRAWN BY: Parsa M. Rezaei		
CHECKED BY:		
REVISIONS		
No.	Description	Date

CONSTRUCTION DOCUMENTS

Windows and Doors Legend

14'-0" x 8'-0" FINISH FLOOR

16'-0" x 8'-0" FINISH FLOOR

14'-0" x 8'-0" FINISH FLOOR



ALLCONS
GROUP INC.
LICENSED # 1007058

CONTRACTOR

ALLCONS GROUP INC.
21080 HOGGARD RD, SUITE 130
CUPERTINO, CA 95014
669.300.9022
ALLCONS@GMAIL.COM

STRUCTURAL

AMS DESIGN LLP
1922 HOGGARD RD
PLEASANT HILL, CA 94523
(415) 254 - 2634

TITLE 24

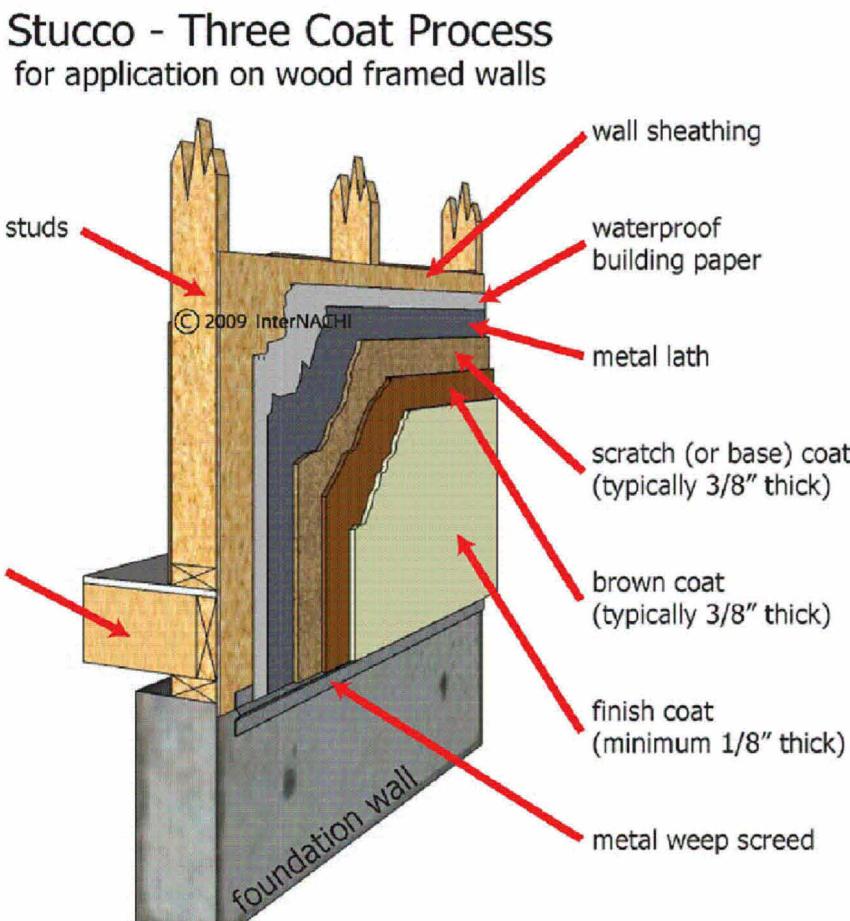
HERS RATER LAFORA LLC
17412 VENICE BLVD, SUITE #588
EL SEGUNDO, CA 90245
(310) 740 - 1114

Ali Zaghi

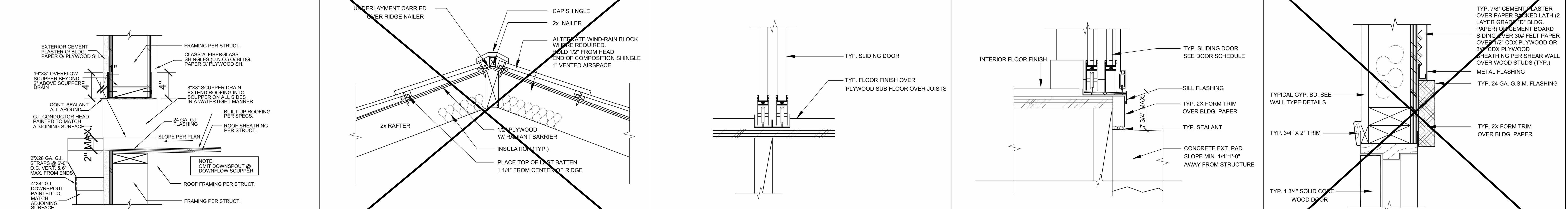
Gerard

CONSTRUCTION DOCUMENTS

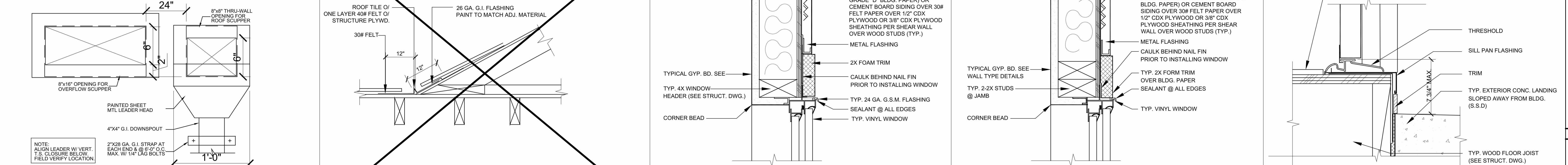
526 Bay Road
Menlo Park, CA 94025



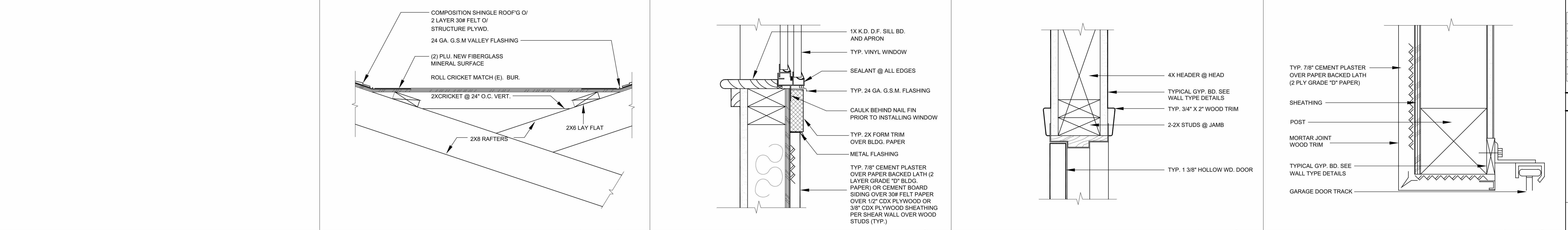
STUCCO NTS 17 TYP. EAVE NTS 16 CLOSET SLIDING DOOR HEAD NTS 9 SLIDING GLASS DOOR JAMB NTS 8 EXTERIOR DOOR HEAD NTS 1



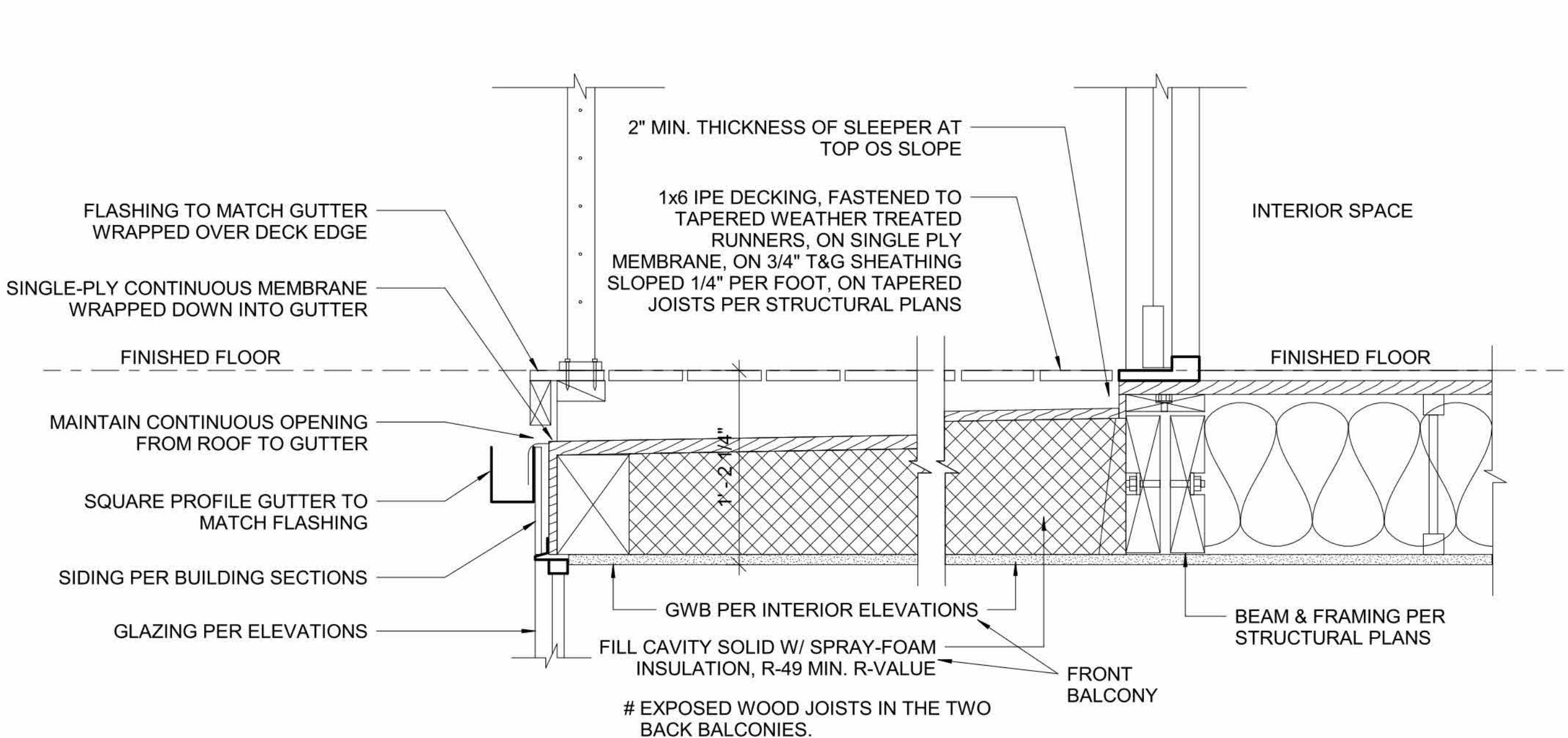
ROOF DECK DRAINAGE NTS 18 RIDGE NTS 15 CLOSET SLIDING DOOR SILL NTS 10 SLIDING GLASS DOOR SILL NTS 7 EXTERIOR DOOR JAMB NTS 1



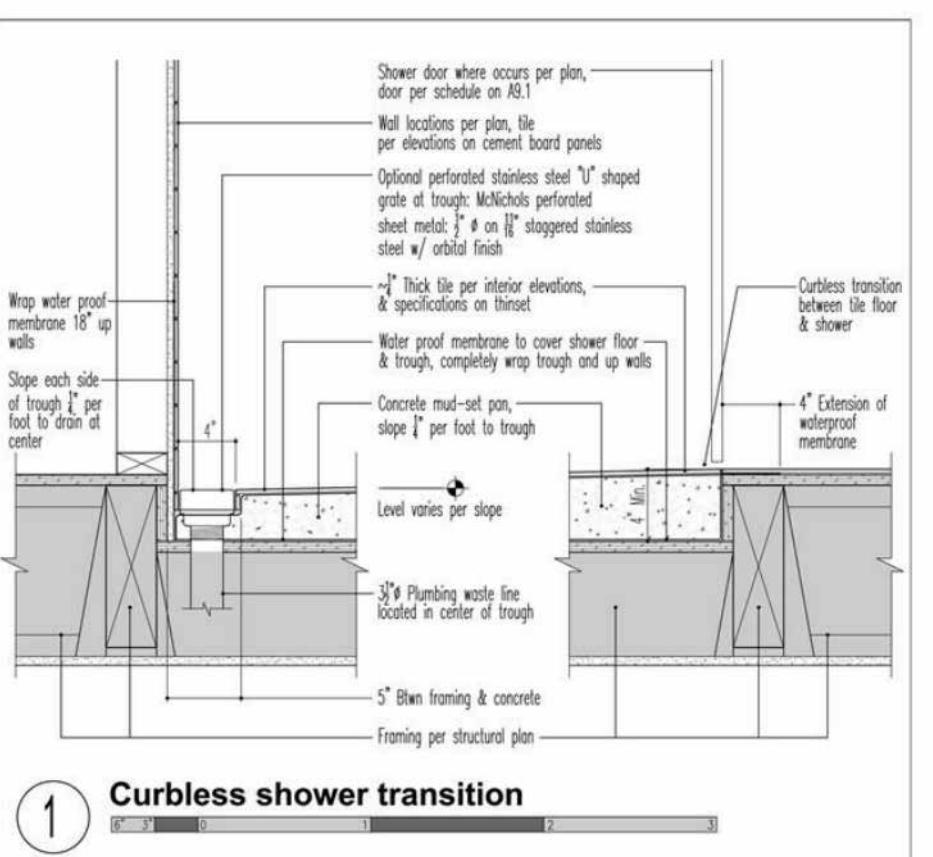
ROOF DECK DRAINAGE NTS 19 ROOF VALLEY NTS 14 VINYL WINDOW HEAD NTS 11 VINYL WINDOW JAMB NTS 6 EXTERIOR DOOR SILL NTS 3



A07.00

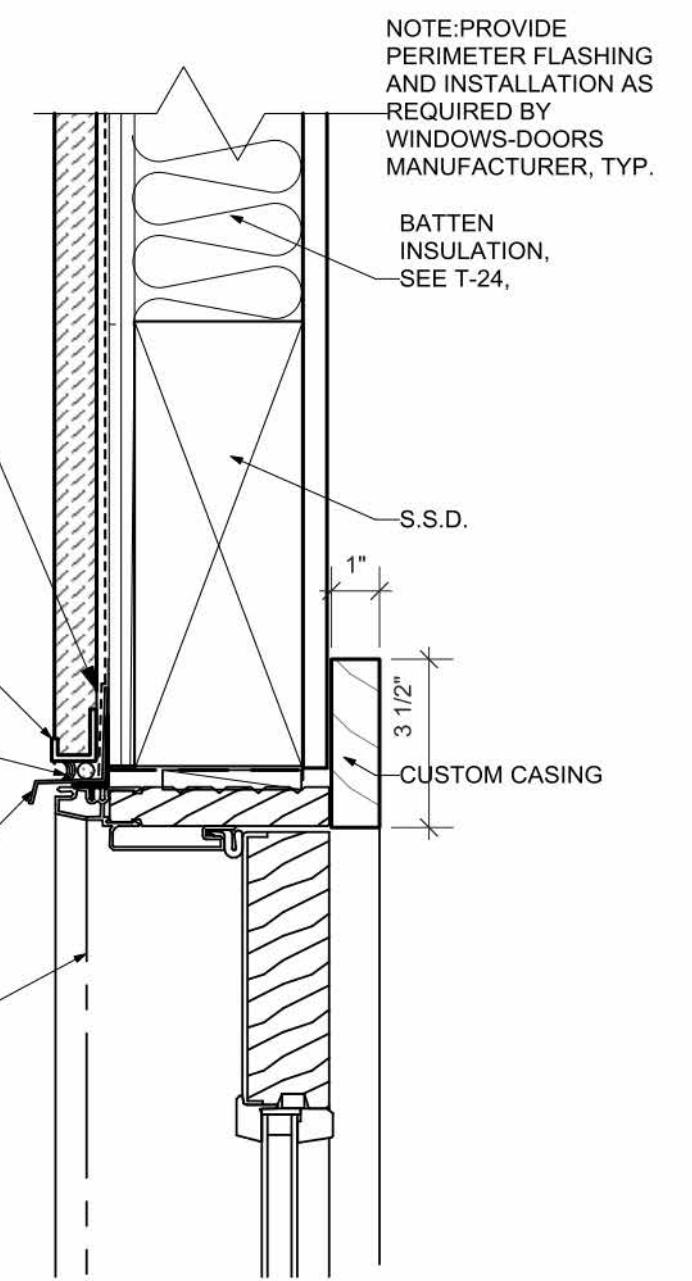


1. BALCONY

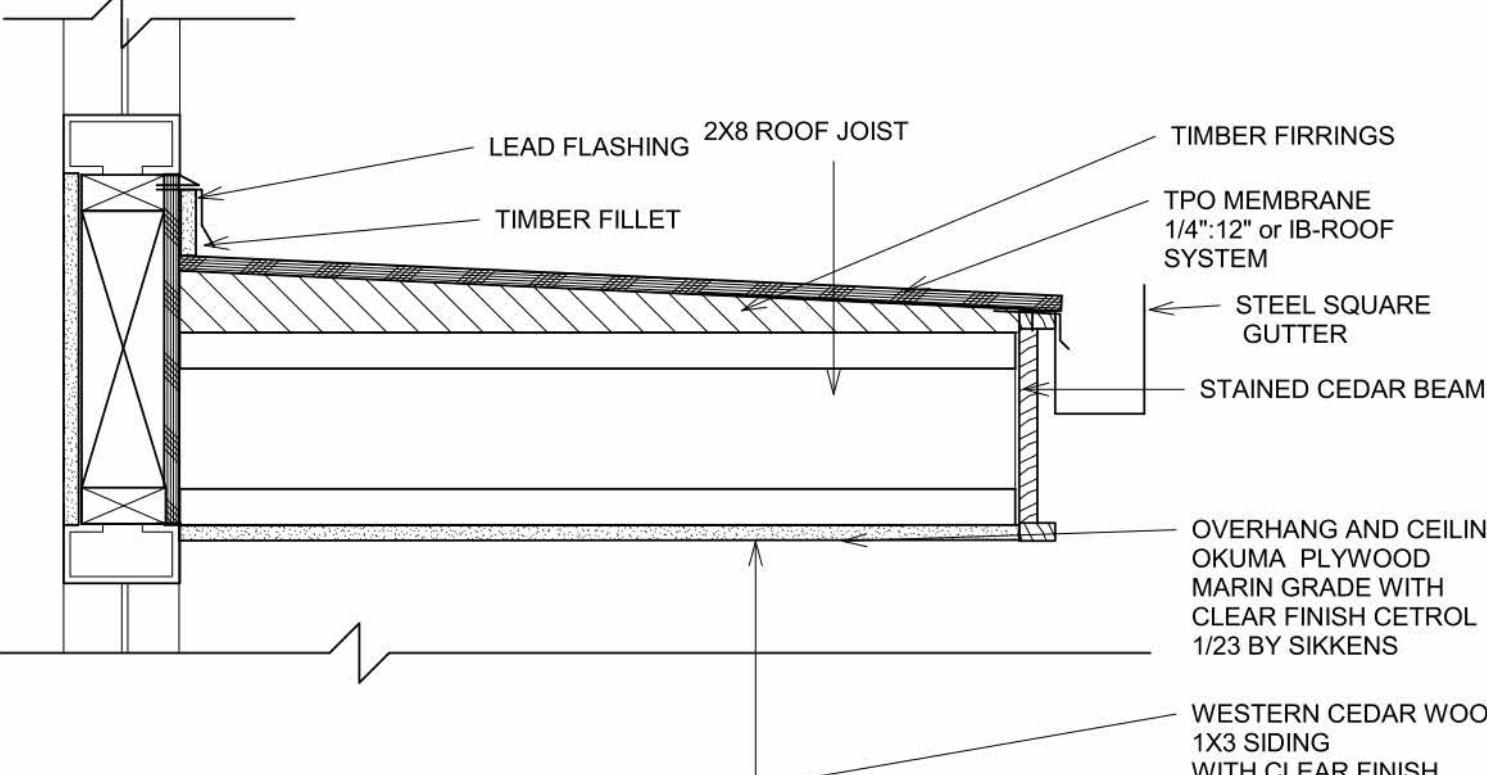


SLOPE SHALL BE 1/4" PER FOOT TO 1/2" PER FOOT MAX. 2016 CPC SEC 408.5. IN CASE 2" DEPTH OF SHOWER DAM CANNOT BE ACHIEVED PROVIDE WATERPROOFING BARRIER UNDER THE FLOOR OF ENTIRE BATHROOM.

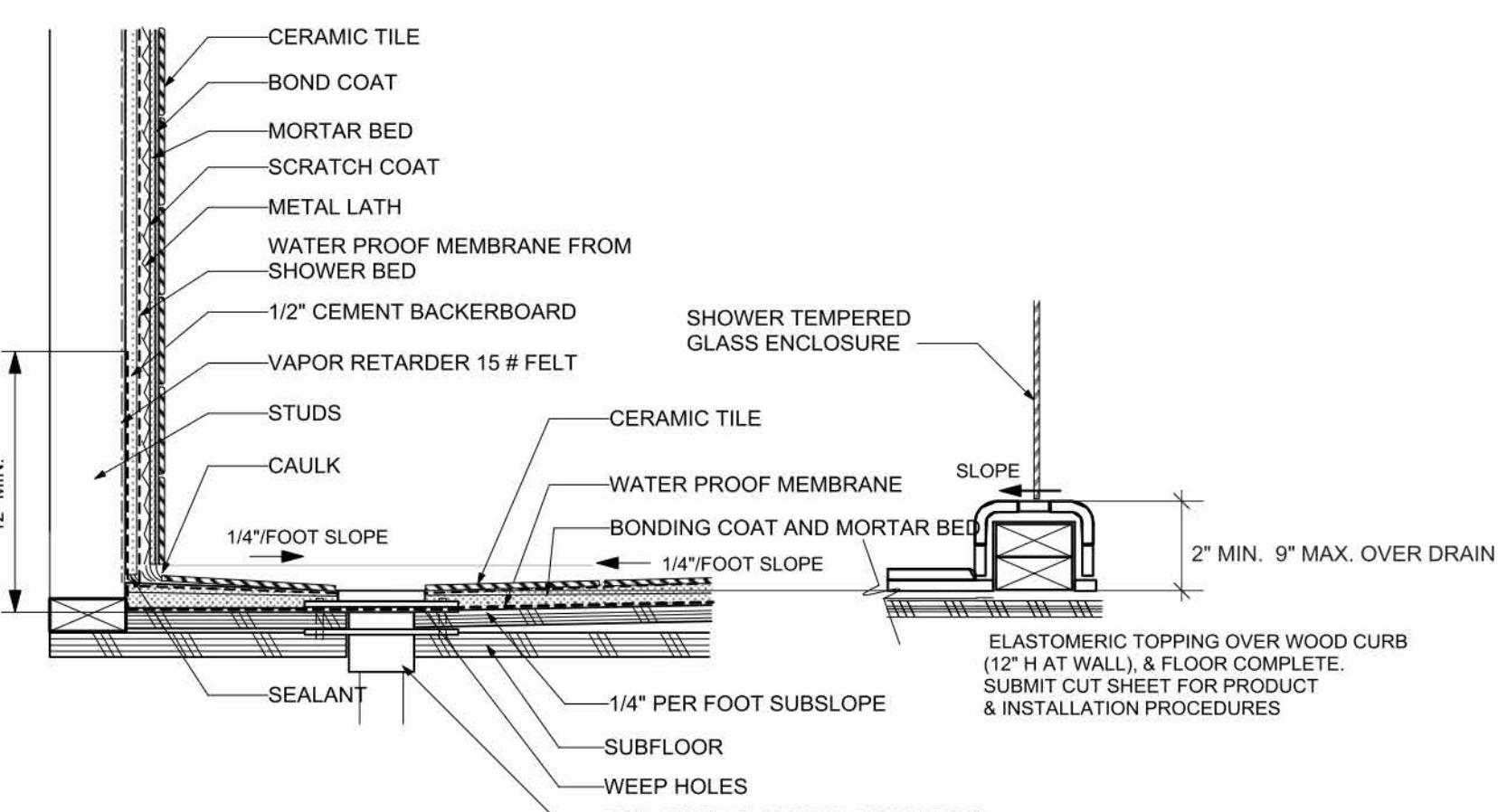
2. CURBLESS SHOWER



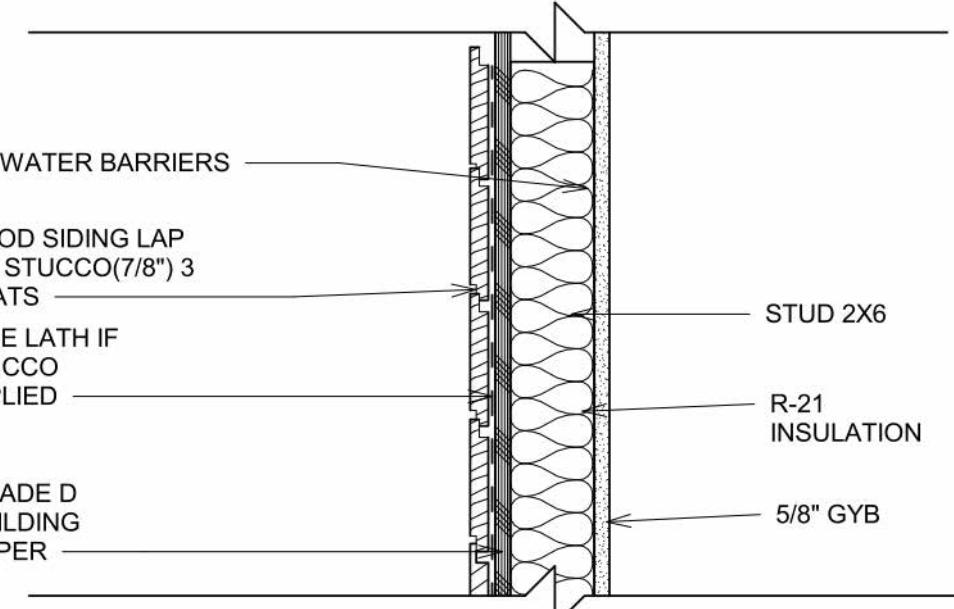
3. EXTERIOR DOOR HEAD



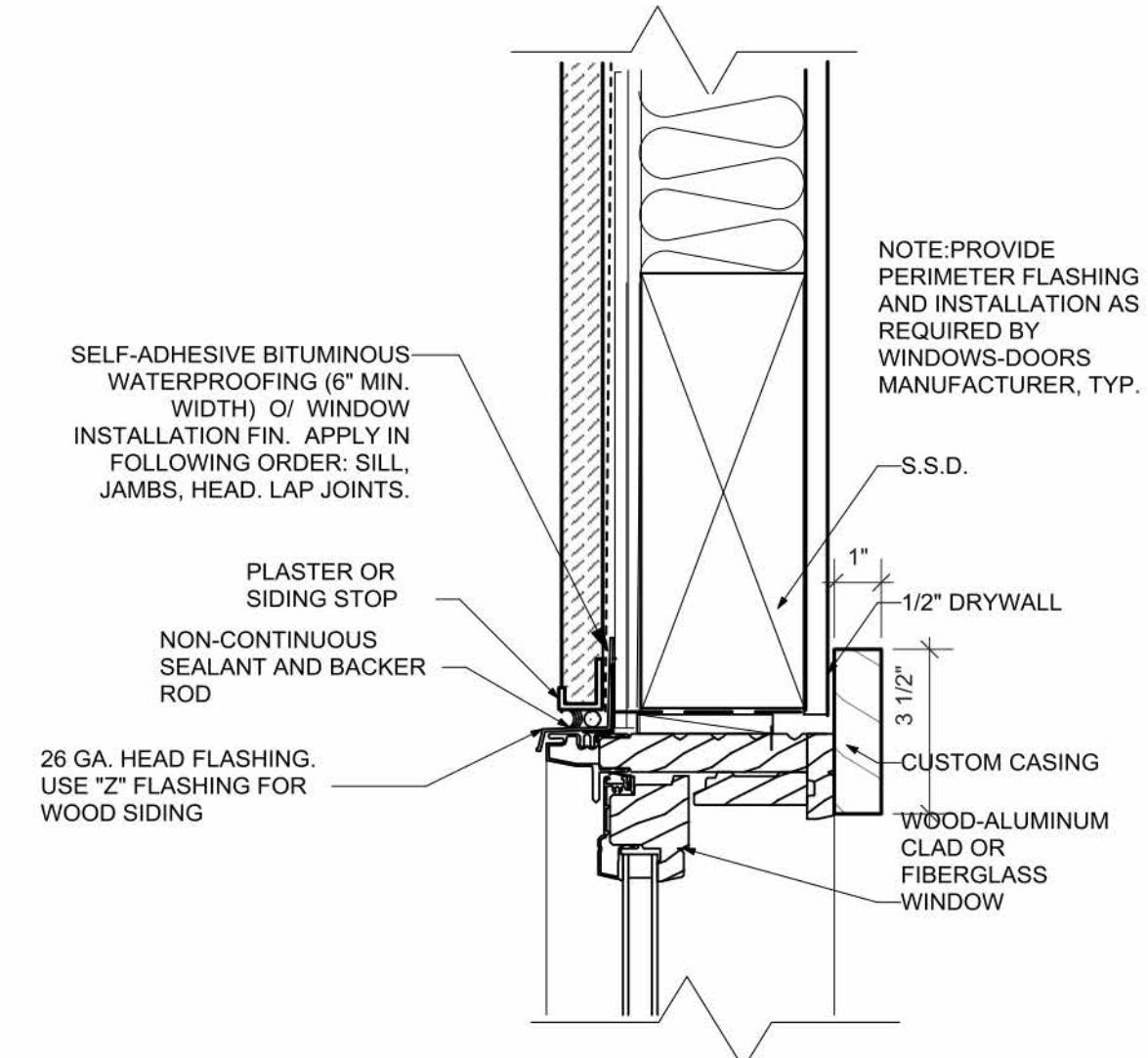
4. PORCH AND SIDE FLAT ROOF



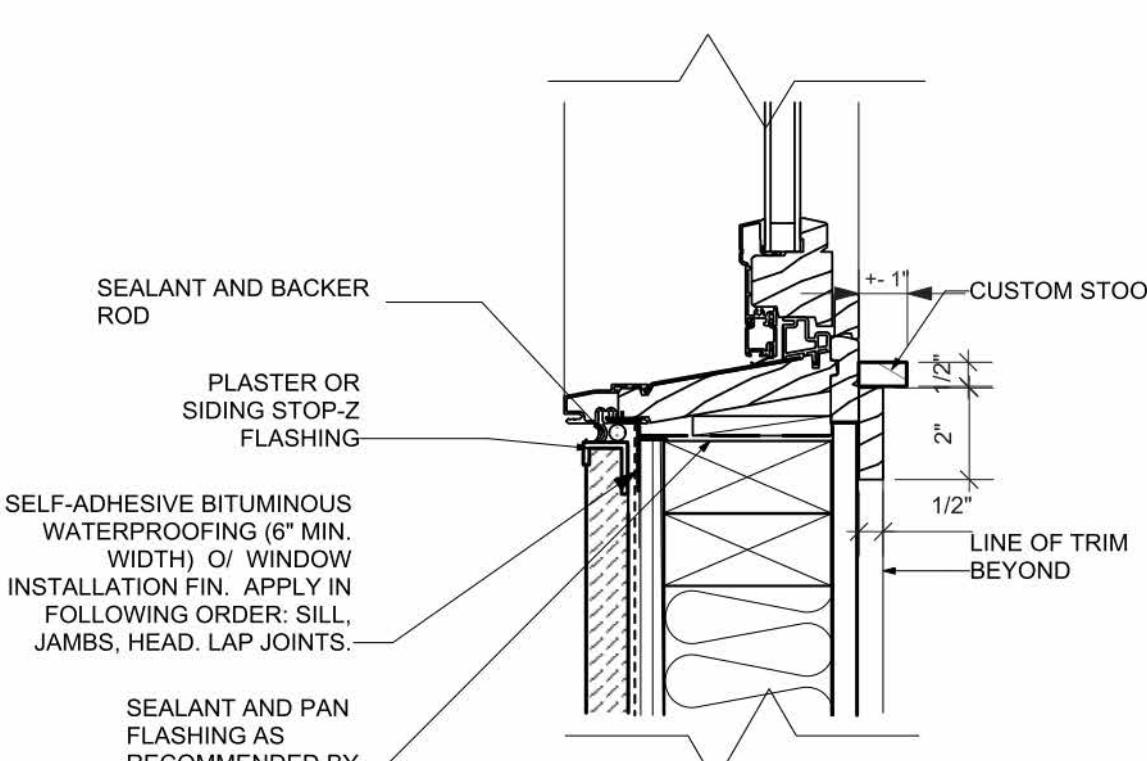
5. SHOWER DRAIN AND WATERPROOFING



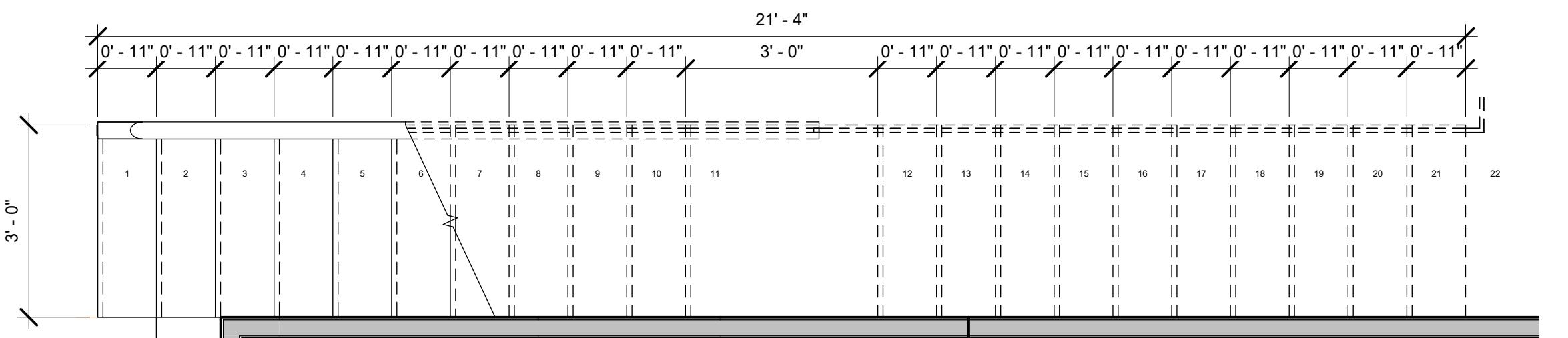
EXTERIOR WALLS: 2X6 STUD @ 16" O.C.
STUCCO SHALL BE 7/8" THICK
AND 3 COATS APPLIED OVER
ONE APPROVED WIRE LATH AND
2 LAYERS OF GRADE D BUILDING
PAPER.



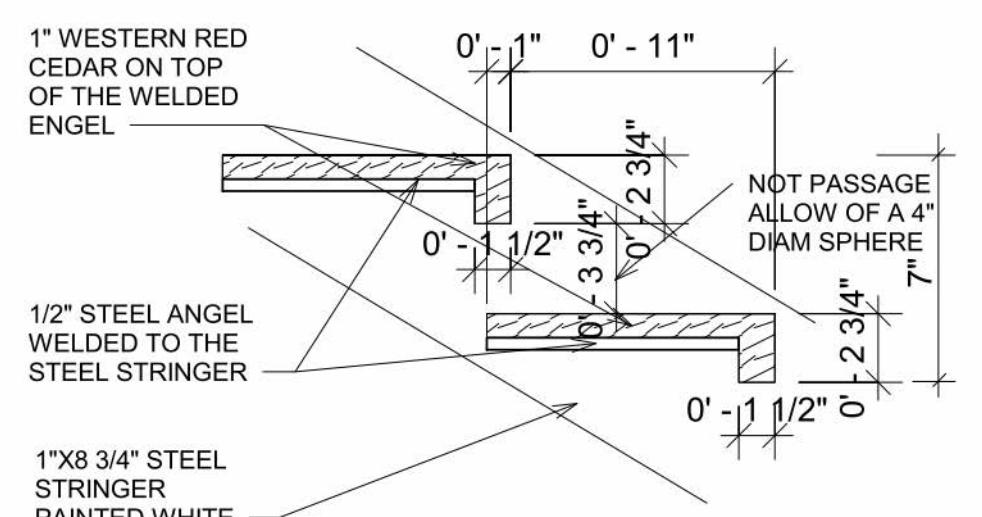
7. WINDOW HEAD



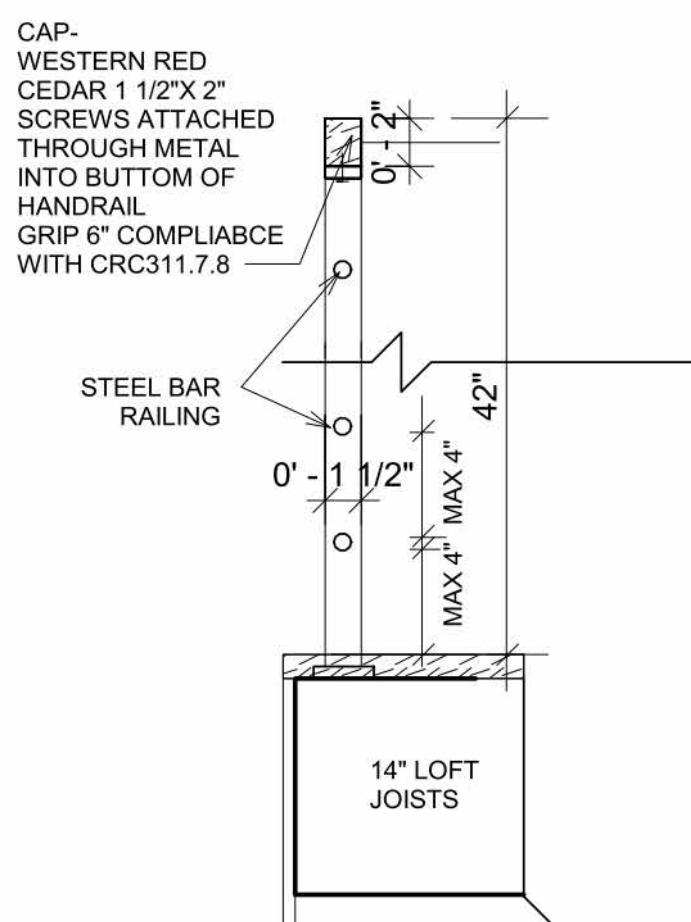
8. WINDOW SILL



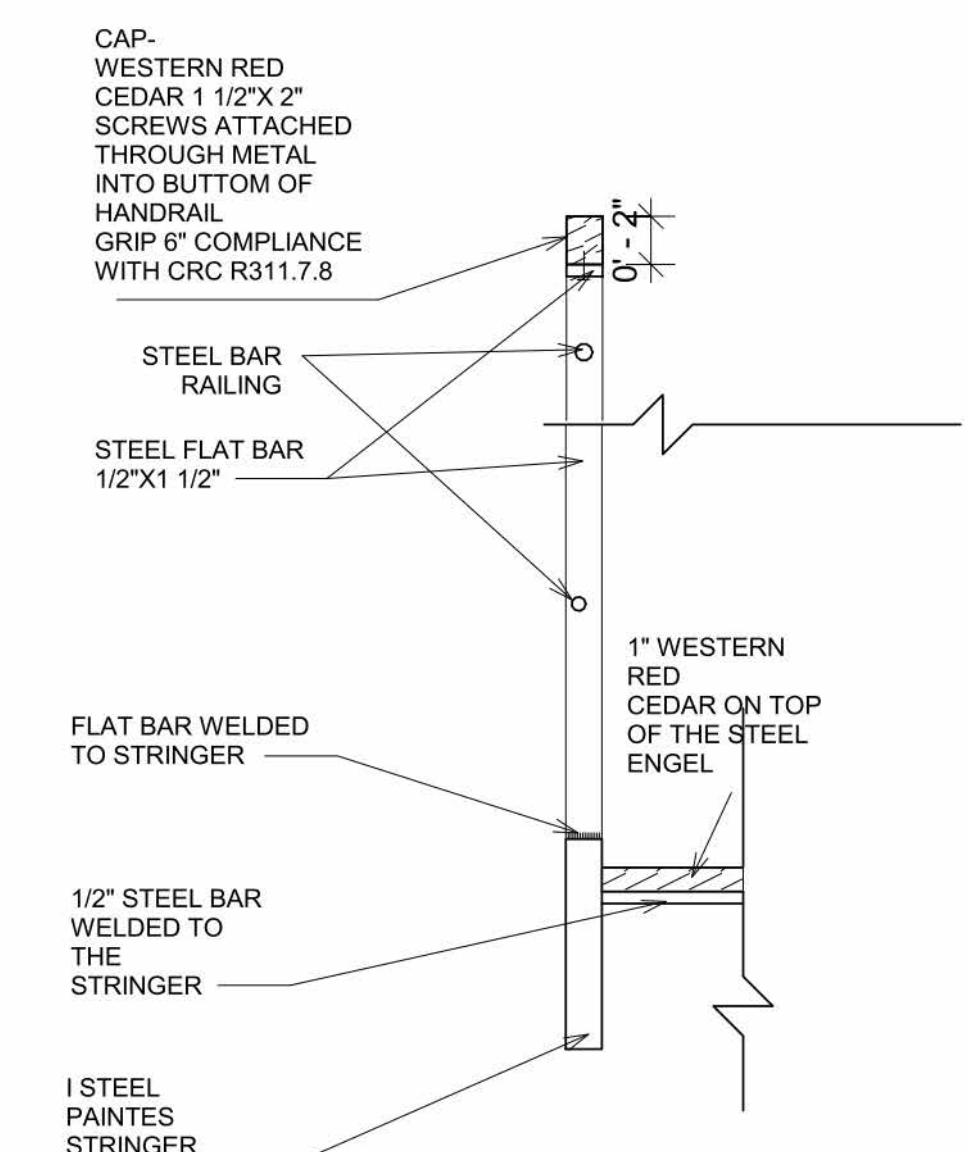
2 Stair - Callout 1
A07.02 1/2" = 1'-0"



STEP DETAIL 1

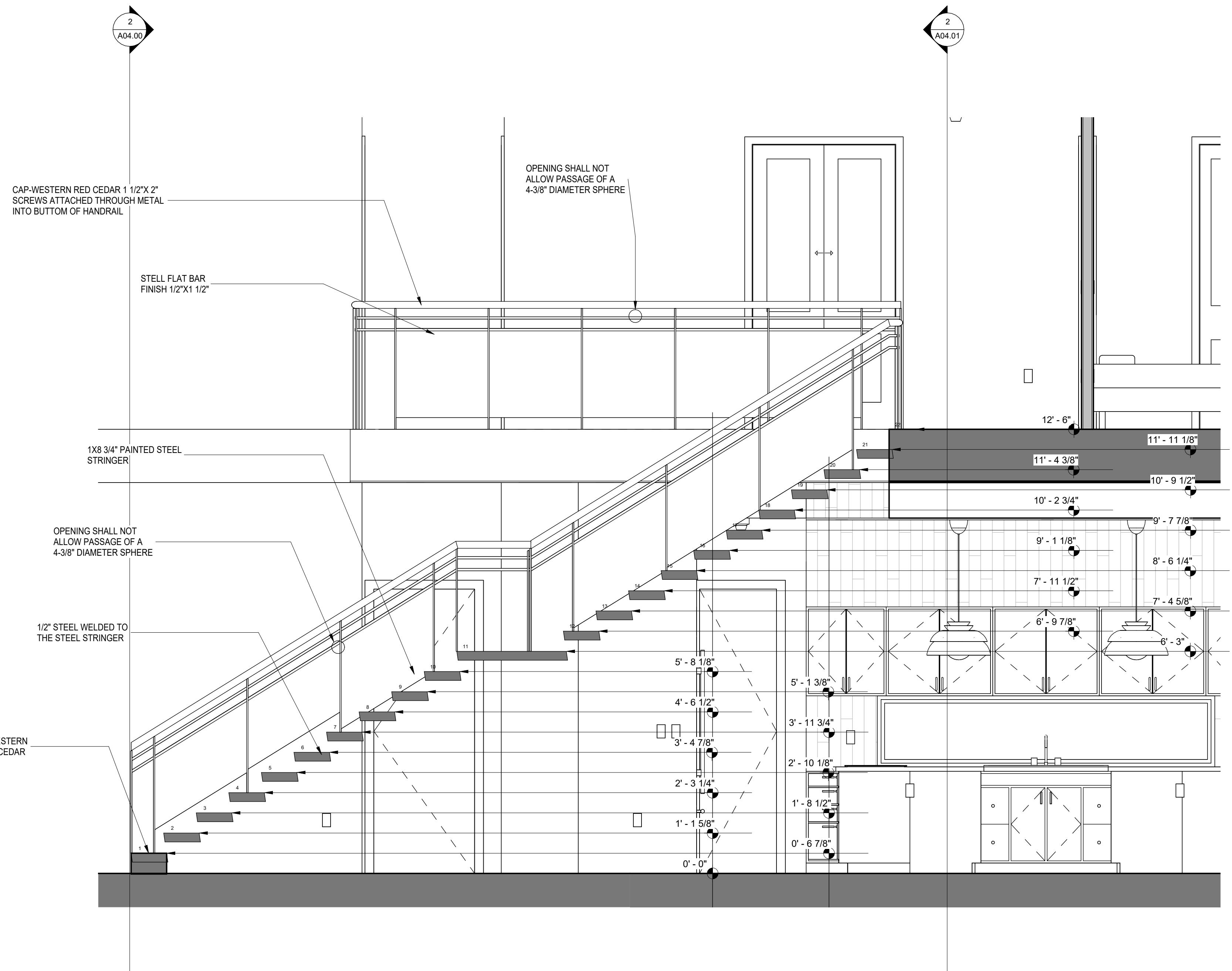


- A. GUARDS OF MIN 42" HIGH REQUIRED
THE HEIGHT OF GUARDS IS MEASURED
VERTICALLY FROM ADJACENT WALKING
SURFACE.
B. REQUIRED GUARDS SHALL NOT HAVE
OPENING WHICH ALLOW PASSAGE OF A
SPHERE 4" IN DIAMETER.



STEP DETAIL 2

STEP DETAIL 3



1 Section 5
A07.02 1/2" = 1'-0"

NOTES

HANDRAILS AT STAIRS SHALL SATISFY THE FOLLOWING:

- A. PROVIDE A MINIMUM OF ONE CONTINUOUS HANDRAIL ON STAIRWAYS WITH 4 OR MORE RISERS AND AT ALL OPEN SIDES. R311.7.8
- B. HANDRAIL HEIGHT SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS. R311.7.8.1
- C. HANDRAIL WITH CIRCULAR CROSS-SECTIONS SHALL HAVE A DIAMETER OF 11/4" TO 2". R311.7.8.5 ITEM 1.
- D. HANDRAILS WITH OTHER THAN CIRCULAR CROSS-SECTIONS SHALL HAVE A PERIMETER OF 4" TO 61/4" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 21/4". R311.7.8.5 ITEM 1
- E. HANDRAILS WITH A PERIMETER GREATER THAN 61/4" SHALL COMPLY WITH R311.7.8.5 ITEM 2.
- F. HANDRAIL SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POST OR OTHER OBSTRUCTION, EXCEPT AT THE LANDING, VOLUTE, OR TURNOUT ON LOWEST TREAD. R311.7.8.4, EXCEPTION 1 & 2.
- G. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 11/2" MINIMUM. R311.7.8.3

GUARDS (GUARDRAILS) SHALL MEET THE FOLLOWING:

- A. PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. R312.1.1
- B. GUARD HEIGHT SHALL BE A MINIMUM OF 42". R312.1.2
- C. OPENINGS BETWEEN INTERMEDIATE BALUSTERS SHALL PRECLUDE THE PASSAGE OF A 4" DIAMETER SPHERE. R312.1.3
- D. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL PRECLUDE THE PASSAGE OF A 6" DIAMETER SPHERE. R312.1.3, EXCEPTION 1.
- E. OPENINGS BETWEEN INTERMEDIATE BALUSTERS ON THE OPEN SIDE OF STAIRS SHALL PRECLUDE THE PASSAGE OF A 4-3/8" DIAMETER SPHERE. 312.1.3, EXCEPTION 2

A07.02



CLEAN BAY BLUEPRINT

Stormwater Pollution Prevention

Stormwater pollution is a major source of water pollution in California. It can cause declines in fisheries, disrupt habitats, and limit water recreation activities. Even more importantly, stormwater pollution poses a serious threat to the overall health of the ecosystem.

Common sources of pollutants from construction sites include: sediments from soil erosion; construction materials, stockpiles and waste (e.g., paint, solvents, concrete, drywall); and spilled oil, fuel, and other fluids from construction vehicles and heavy equipment.

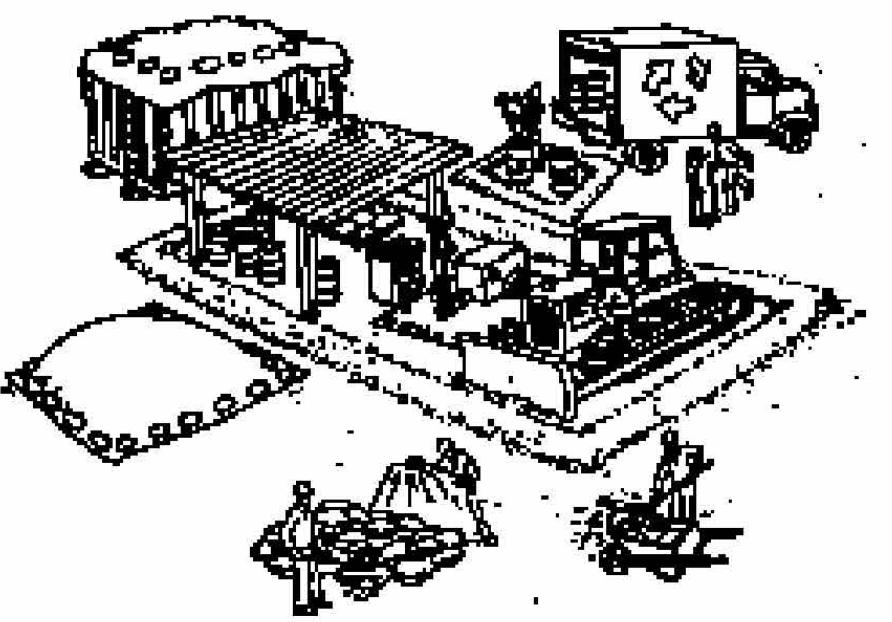
In San Jose, the storm drain system consists of gutters, storm drains, underground pipes, open channels, culverts and creeks. Storm drain systems are designed to drain directly to the Bay with no treatment.

San Jose and the other municipalities in the Bay Area are required by the Federal Clean Water Act to develop stormwater management programs that include requirements for construction activities. Your construction

project will need to comply with local municipal requirements. If your construction activity will disturb one acre or more, you must also obtain insurance coverage under the General Construction Activity Permit issued by the State Water Resources Control Board.

This Clean Bay Blueprint is an introductory guide to stormwater quality control on construction sites. It contains several principles and techniques that you can use to help prevent stormwater pollution. The Bay Area Stormwater Management Agencies Association (BASMAA) and the City of San Jose have developed these guidelines as a resource for all general contractors, home builders, and subcontractors working on construction sites.

Employees should be trained and subcontractors informed about the stormwater requirements and their own responsibilities. The property owner and the contractor are responsible for all activities at your site, including activities by your subcontractors and employees.



Useful Phone Numbers

Spill Response Agencies	
Dial 911 for Hazardous Materials Spills	
Santa Clara Valley Water District	(408) 265-2600
Environmental Compliance Division	
Department of Fish & Wildlife	(800) 852-7550
Office of Spill Prevention and Response	(24 hours)
City of San José Environmental Services Department	(408) 945-3000
Environmental Enforcement Division	
Local Recyclers and Disposal Services	
Santa Clara Countywide Recycling Hotline	1(800) 533-8414
Integrated Waste Management Division	
Local Pollution Control Agencies	
Santa Clara County Department of Environmental Health	(408) 918-3400
Santa Clara Valley Water District	(408) 265-2600
San Jose/Santa Clara Regional Wastewater Facility	(408) 945-5300
City of San José	
Departments of Public Works and Planning, Building and Code Enforcement	(408) 535-3555
Grading Permits and Inspections	
http://www.sanjoseca.gov	
For more information on stormwater requirements, call the State Water Resources Control Board's Stormwater Information Line at (916) 341-5537, or San José's Environmental Services Watershed Protection Division at (408) 945-3000.	

Material Storage and Spill Clean Up

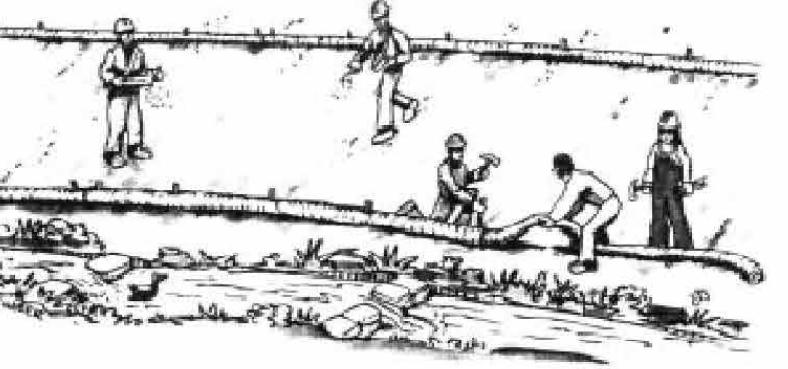
- ✓ Cover exposed piles of soil, construction materials and wastes with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ✓ Build berms around storage areas to prevent contact with runoff.
- ✓ Store containers of paints, chemicals, solvents, and other hazardous materials in accordance with secondary containment regulations and under cover during rainy periods.
- ✓ Cover open dumpsters with plastic sheeting or a tarp during rainy weather. Secure the sheeting or tarp around the outside of the dumpster. If your dumpster has a cover, close it.
- ✓ If a dumpster is leaking, contain and collect leaking material. Return the dumpster to the leasing company for repair or exchange.

Report significant spills to the appropriate spill response agencies immediately.



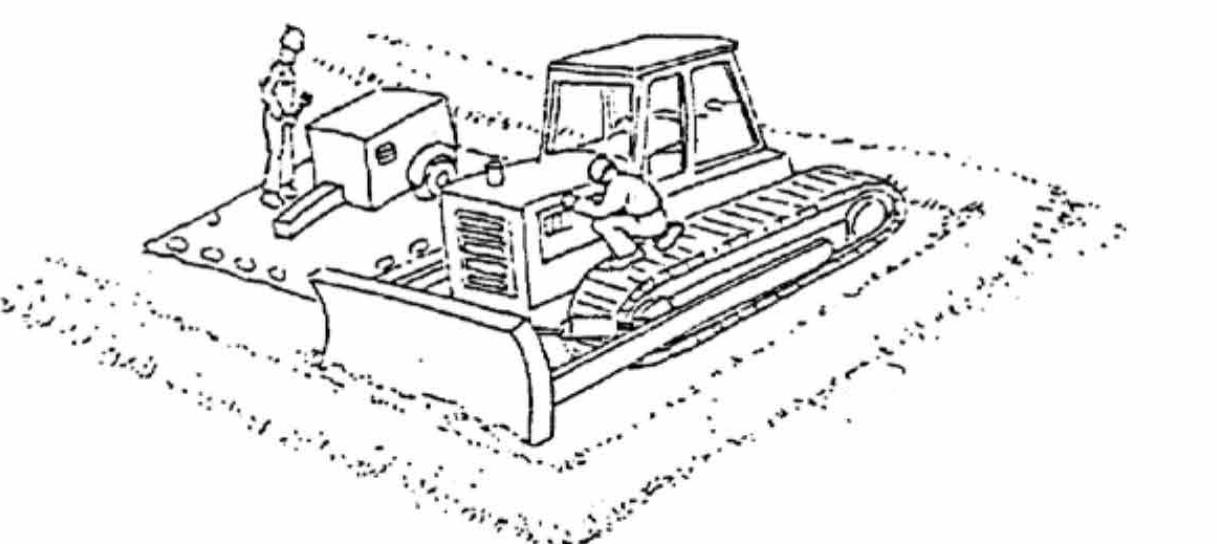
Earth-Moving Activities and Erosion Control

- ✓ Avoid contaminating clean runoff from areas adjacent to your site by using berms and/or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams and/or berms, where appropriate.
- ✓ Clean up liquid spills on paved or impermeable surfaces using "dry" cleanup methods (for example absorbent materials like cat litter, sand or rags). Have spill cleanup kits available.
- ✓ Use berms and drainage ditches to divert runoff around exposed areas. Place diversion ditches across the top of cut slopes.
- ✓ Plant vegetation on exposed slopes. Where replanting is not feasible, cover with erosion control blankets (for example mulch netting or matting of jute, straw, glass fiber or excelsior).
- ✓ Cover stockpiled soil and landscaping materials with secured plastic sheeting and divert runoff around them. Keep exposed stockpiles off of paved roadways, sidewalks and driveways.
- ✓ Prevent all debris, construction materials, soil, rock, etc. from being introduced into any storm drain or sanitary sewer structures.



Vehicle and Equipment Maintenance

- ✓ Maintain all vehicles and heavy equipment. Inspect frequently and repair leaks.
- ✓ Use drip pans or drop cloths to catch drips and spills if you must drain and replace motor oil, radiator coolant, or other fluids on-site. Collect all spent fluids, store in labeled separate containers, and recycle whenever possible. Keep all fuels, oils and lubricants within secondary containment.
- ✓ Designate specific areas of the construction site, well away from creeks or storm drain inlets, for auto and equipment parking and routine vehicle and equipment maintenance.
- ✓ Perform major maintenance, repair jobs and vehicle and equipment washing off-site when feasible, or in designated and controlled areas on-site.



Paints, Solvents and Adhesives

- ✓ Sweep up or collect non-hazardous paint chips and dust from dry stripping and sandblasting in plastic drop cloths and dispose of as trash. Dispose of chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyl tin as hazardous waste.
- ✓ Refuel vehicles and heavy equipment in one designated location on the site and **clean up spills immediately**.
- ✓ Oil, antifreeze, batteries, and tires should also be recycled. Please contact the County Household Hazardous Waste Program at (408) 299-7300 for assistance on how you may dispose of your hazardous wastes.
- ✓ For oil-based paints, paint out brushes to the maximum extent possible, and filter and reuse thinners and solvents. Dispose of unusable thinners and residue as hazardous waste.
- ✓ Unwanted paint (that is not recycled), thinners, and sludges must be disposed of as hazardous waste.



Concrete, Cement and Mortars

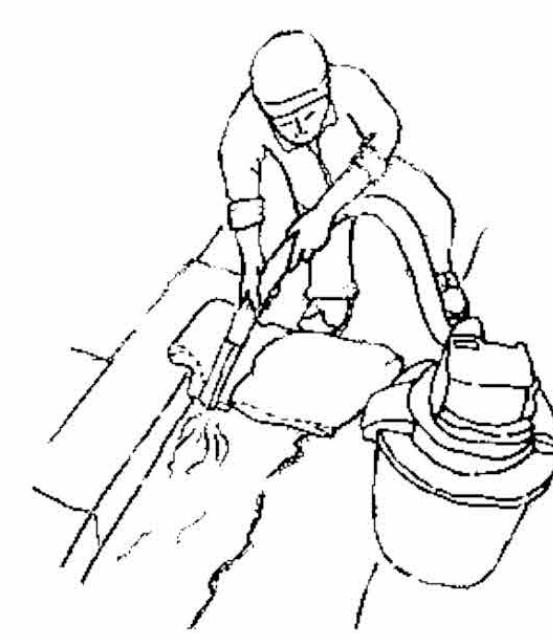
- ✓ Avoid mixing excess amounts of fresh concrete or cement mortar on-site.
- ✓ Wash out concrete transit mixers only in designated wash-out areas where the water will flow into settling ponds or onto dirt or stockpiles of aggregate base or sand. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or creeks.
- ✓ Whenever possible, return contents of

mixer barrel to the yard for recycling. Dispose of small amounts of excess concrete, grout, and mortar in the trash.

Call Environmental Enforcement at (408) 945-3000 before dewatering and/or pumping into storm or sanitary sewer systems.

Roadwork and Pavement Construction

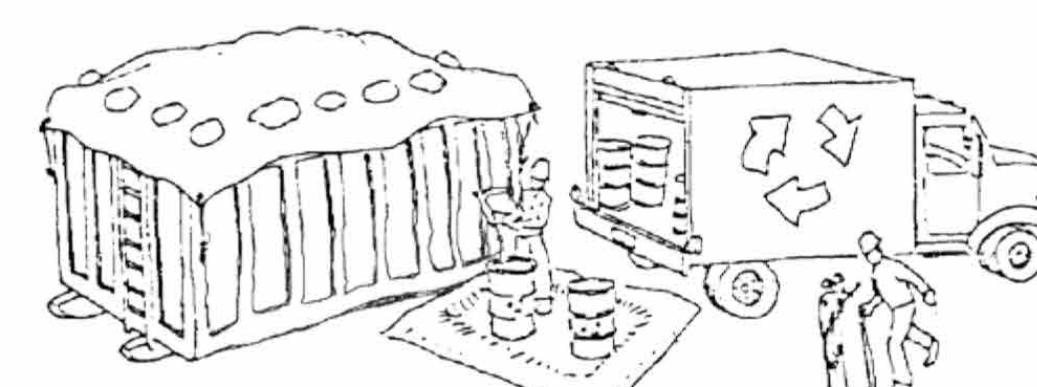
- ✓ Apply concrete, asphalt, and seal coat during dry weather to prevent unset paving material from washing away with stormwater runoff.
- ✓ Cover storm drain inlets and manholes when paving or applying seal coat, slurry seal, fog seal, etc.
- ✓ Always park paving machines over drip pans or absorbent materials, since they tend to drip continuously. Do not spray diesel fuel to prevent asphalt build up on equipment. Use alternatives, such as citrus-based products.
- ✓ Use as little water as possible when making saw-cuts in pavement. Contain the slurry by placing rock bags, or temporary berms as close to the saw-cuts as possible. Vacuum "wet" or allow slurry to dry and shovel.
- ✓ Never wash sweepings from exposed aggregate concrete into a street or storm drain. Collect and return to aggregate base stockpile, or dispose with trash.



Update pollution prevention measures as construction phases change or are completed.

Waste Disposal

- ✓ Keep pollutants off exposed surfaces. Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- ✓ Recycle leftover materials whenever possible. Materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires are recyclable.
- ✓ Do not dispose of plant material in a creek or drainage facility or leave it in a roadway where it can clog storm drain inlets.
- ✓ Avoid disposal of plant material in trash dumpsters or mixing it with other wastes. Compost plant material or take it to a landfill or other facility that composts yard waste.
- ✓ Check with the Fire Department with questions on proper storage of hazardous materials.
- ✓ Protect all wastes from rainwater and runoff.



Never throw or dispose of debris into channels, creeks or into wetland areas. Never store or leave debris in the street or near a creek where it may contact runoff.

Illegal dumping is a violation subject to a fine and/or time in jail. Be sure that trailers carrying your materials are covered during transit. If not, the hauler may be cited and fined.

Do not dispose of plant material in a creek or drainage facility or leave it in a roadway where it can clog storm drain inlets.

Avoid disposal of plant material in trash dumpsters or mixing it with other wastes. Compost plant material or take it to a landfill or other facility that composts yard waste.

Dispose of all wastes properly. Materials that cannot be reused or recycled must be taken to an appropriate landfill or disposed of as hazardous waste.

Protect all wastes from rainwater and runoff.

CLEAN BAY BLUEPRINT

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
R = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL		CHAPTER 4 RESIDENTIAL MANDATORY MEASURES																			
<p>301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.</p> <p>301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.</p> <p>Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace non-compliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen shall apply to either low-rise residential buildings or high-rise residential buildings. Portions of the code shall be designated by banners to indicate where the section applies specifically to low-rise (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.</p> <p>SECTION 302 MIXED OCCUPANCY BUILDINGS</p> <p>302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.</p> <p>ABBREVIATION DEFINITIONS:</p> <p>HCD Department of Housing and Community Development BSC California Building Standards Commission DCA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New</p>		<p>4.106.4.2.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, item 3, shall comply with at least one of the following options:</p> <ol style="list-style-type: none"> 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. <p>Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1 and Section 4.106.4.2.2, item 3.</p> <p>Note: Electric vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B.</p> <p>4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:</p> <ol style="list-style-type: none"> 1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. On a one-acre or larger site, the EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units (2.083 percent slope) in any direction. <p>4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall be located at the nominal 1-inch inside diameter of the raceway, starting at the main service panel and terminating into the listed cabinet, box, or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</p> <p>4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any overcurrent protective device(s), has the capacity to simultaneously draw all EVs at all times from EV spaces at the full rated amperage of the EVSE. Plan documents shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</p> <p>4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</p> <p>4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. <p>4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.</p> <table border="1"> <caption>TABLE 4.106.4.3.1</caption> <thead> <tr> <th>TOTAL NUMBER OF PARKING SPACES</th> <th>NUMBER OF REQUIRED EV SPACES</th> </tr> </thead> <tbody> <tr><td>0-9</td><td>0</td></tr> <tr><td>10-25</td><td>1</td></tr> <tr><td>26-50</td><td>2</td></tr> <tr><td>51-75</td><td>4</td></tr> <tr><td>76-100</td><td>5</td></tr> <tr><td>101-150</td><td>7</td></tr> <tr><td>151-200</td><td>10</td></tr> <tr><td>201 and over</td><td>6 percent of total</td></tr> </tbody> </table> <p>4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> 1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). <p>4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.</p> <p>4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.</p> <p>4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.</p> <p>4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the California Building Code, Chapter 11B.</p> <p>DIVISION 4.2 ENERGY EFFICIENCY</p> <p>4.201 GENERAL</p> <p>4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.</p> <p>4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".</p> <p>4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. <p>4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.</p>		TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	0-9	0	10-25	1	26-50	2	51-75	4	76-100	5	101-150	7	151-200	10	201 and over	6 percent of total
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES																				
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101-150	7																				
151-200	10																				
201 and over	6 percent of total																				
<p>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</p> <p>4.303 INDOOR WATER USE</p> <p>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.</p> <p>Note: All noncompliant plumbing fixtures in any residential real property 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 the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p>4.303.1.1 Water Closets. 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.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Excavated soil and land-clearing debris. 2. Alternate waste disposal methods developed by working with local agencies if diversion or recycling facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. <p>4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.</p> <p>4.303.1.3 Showerheads.</p> <p>4.303.1.3.1 Single Showerhead. 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.</p> <p>4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.</p> <p>Note: A hand-held shower shall be considered a showerhead.</p> <p>4.303.1.4 Faucets.</p> <p>4.303.1.4.1 Residential Lavatory Faucets. 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.</p> <p>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.</p> <p>Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.</p> <p>4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</p> <p>4.303.1.4.4 Kitchen Faucets. 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.</p> <p>Note: Where comprising faucets are unavailable, aerators or other means may be used to achieve reduction.</p> <p>4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. 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.</p> <p>NOTES: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.</p> <table border="1"> <caption>TABLE - MAXIMUM FIXTURE WATER USE</caption> <thead> <tr> <th>FIXTURE TYPE</th> <th>FLOW RATE</th> </tr> </thead> <tbody> <tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GPM @ 80 PSI</td></tr> <tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr> <tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr> <tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr> <tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr> <tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr> <tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr> </tbody> </table> <p>4.304 OUTDOOR WATER USE</p> <p>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2, MWELO and supporting documents, including water budget calculator, are available at: https://www.waterr.ca.gov/ <p>4.410 BUILDING MAINTENANCE AND OPERATION</p> <p>4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:</p> <ol style="list-style-type: none"> 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: <ol style="list-style-type: none"> a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water use systems. 3. Information from local utility and water recovery providers on methods to further reduce resource consumption, including recycling programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain their relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on roof and roofline maintenance measures, including, but not limited to, caulking, sealing, and painting around the building, etc. 9. Information about solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. <p>4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.</p> <p>Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq., are note required to comply with the organic waste portion of this section.</p> <p>DIVISION 4.5 ENVIRONMENTAL QUALITY</p> <p>SECTION 4.501 GENERAL</p> <p>4.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.</p> <p>SECTION 4.502 DEFINITIONS</p> <p>4.502.1 DEFINITIONS</p> <p>The following terms are defined in Chapter 2 (and are included here for reference)</p> <p>AGRICIBER PRODUCTS. Agribfiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (F&F) not considered base building elements.</p> <p>COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.</p> <p>DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.</p>		FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH	<p>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</p> <p>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</p> <p>4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.</p> <p>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</p> <p>4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Excavated soil and land-clearing debris. 2. Alternate waste disposal methods developed by working with local agencies if diversion or recycling facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. <p>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.</p> <p>4.408.3 CONSTRUCTION WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.</p> <p>Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.</p> <p>4.408.4 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.</p> <p>Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.</p> <p>4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). <p>4.410 BUILDING MAINTENANCE AND OPERATION</p> <p>4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:</p> <ol style="list-style-type: none"> 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: <ol style="list-style-type: none"> a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water use systems. 3. Information from local utility and water recovery providers on methods to further reduce resource consumption, including recycling programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain their relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on roof and roofline maintenance measures, including, but not limited to, caulking, sealing, and painting around the building, etc. 9. 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WATER CLOSET	1.28 GAL/FLUSH																				
URINALS	0.125 GAL/FLUSH																				

CONTRACTOR	
ALLCONS GROUP INC. 21000 CHRISTIANA RD, SUITE 130 CUPERTINO, CA 95014 669.300.9022 P ALLCONS130@GMAIL.COM	
STRUCTURAL	
PROFESSIONAL ENGINEERS 10430 WINDERMERE DRIVE CUPERTINO, CA 95014 (650) 444-7674	
TITLE 24	
HERS RATER LAFORNA LLC 1742 VENTURA BLVD, SUITE 588 ENCINO, CA 91316 (818) 344-1114	

526 Bay Road
Menlo Park, CA 94025

Garard

CONSTRUCTION DOCUMENTS

DESIGNER	PARSA M. REZAEI	
ALLCONS GROUP INC	669.300.9022 P	
PROJECT NUMBER		
DATE:	8/14/23	
DRAWN BY:		
CHECKED BY:		
REVISIONS		
No.	Description	Date

CONSTRUCTION DOCUMENTS

CAL GREEN CODE

G0.04



2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y	N/A	RESPON. PARTY		
MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O ₃ /g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.				
MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.				
PRODUCT-WEIGHTED MIR (PVMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PVMIR is the total product weight expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PVMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).				
REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.				
VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).				
4.503 FIREPLACES.				
4.503.1 General. All installed gas fireplaces shall be a direct-vent sealed-combustion type. Any installed wood-burning pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.				
4.504 POLLUTANT CONTROL.				
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris that may enter the system.				
4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.				
4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulk used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:				
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulk shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 168 prohibition on the use of certain toxic compounds (chloroform, ethylene chloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.				
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of weight, less packaging), which do weigh more than 1 pound and do not consist of more than 10 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, concerning with aerosol products, as specified in Subsection 2 below.				
4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board (CARB) Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.				
4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROC in Section 94520(e)(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 percent VOC by weight of product limits of Regulation 8, Rule 49.				
4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:				
1. Manufacturer's product specification. 2. Field verification of on-site product containers.				
TABLE 4.504.1 - ADHESIVE VOC LIMIT.₁ (Less Water and Less Exempt Compounds in Grams per Liter)				
ARCHITECTURAL APPLICATIONS	VOC LIMIT			
INDOOR CARPET ADHESIVES	50			
CARPET PAD ADHESIVES	50			
OUTDOOR CARPET ADHESIVES	150			
WOOD FLOORING ADHESIVES	100			
RUBBER FLOOR ADHESIVES	60			
SUBFLOOR ADHESIVES	50			
CERAMIC TILE ADHESIVES	65			
VCT & ASPHALT TILE ADHESIVES	50			
DRYWALL & PANEL ADHESIVES	50			
COVE BASE ADHESIVES	50			
MULTIPURPOSE CONSTRUCTION ADHESIVE	70			
STRUCTURAL GLAZING ADHESIVES	100			
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250			
OTHER ADHESIVES NOT LISTED	50			
SPECIALTY APPLICATIONS				
PVC WELDING	510			
CPVC WELDING	490			
ABS WELDING	325			
PLASTIC CEMENT WELDING	250			
ADHESIVE PRIMER FOR PLASTIC	550			
CONTACT ADHESIVE	80			
SPECIAL PURPOSE CONTACT ADHESIVE	250			
STRUCTURAL WOOD MEMBER ADHESIVE	140			
TOP & TRIM ADHESIVE	250			
SUBSTRATE SPECIFIC APPLICATIONS				
METAL TO METAL	30			
PLASTIC FOAMS	50			
POROUS MATERIAL (EXCEPT WOOD)	50			
WOOD	30			
FIBERGLASS	80			
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.				

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

Y	N/A	RESPON. PARTY
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	250	
NON-POROUS	250	
POROUS	775	
MODIFIED BITUMINOUS	500	
MARINE DECK	760	
OTHER	750	

Y	N/A	RESPON. PARTY
TABLE 4.504.5 - FORMALDEHYDE LIMITS MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION		
PRODUCT	CURRENT LIMIT	
HARDWOOD PLYWOOD VENEER CORE	0.05	
HARDWOOD PLYWOOD COMPOSITE CORE	0.05	
PARTICLE BOARD	0.09	
MEDIUM DENSITY FIBERBOARD	0.11	
THIN MEDIUM DENSITY FIBERBOARD	0.13	

Y	N/A	RESPON. PARTY
CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS		
702 QUALIFICATIONS		
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:		
1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.		
702.2 SPECIAL INSPECTION (HCD). When required by the enforcing agency, the owner or the responsible entity shall hire one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:		
1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Special completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.		
702.3 CARPET INSPECTION (HCD). When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.		
1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350). 3. I.S.P.A.N.T.S. 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantagem Gold.		
702.4 CARPET CUSHION. All carpet cushion installed in the building interior shall meet the requirements of at least one of the following:		
1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350). 3. I.S.P.A.N.T.S. 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantagem Gold.		
702.5 CARPET ADHESIVE. All carpet adhesive shall meet the requirements of Table 4.504.1.		
702.6 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:		
1. Products compliant with California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350), certified as CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) Score program. 4. Minimum Content Requirements of HAPCO, "Score Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).		
702.7 FLOORING. All resilient floor coverings shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.		
703 VERIFICATIONS		
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.		
703.2 CONSTRUCTION DOCUMENTS. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.		
703.3 CONSTRUCTION ACTIVITIES. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.		
703.4 CONSTRUCTION MATERIALS. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.		
703.5 CONSTRUCTION ACTIVITIES AND		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: 526 Bay Road
Calculation Date/Time: 2023-06-22T09:50:05-07:00
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GENERAL INFORMATION						
01	Project Name	526 Bay Road				
02	Run Title	Addition				
03	Project Location	526 Bay Road				
04	City	Menlo Park, CA				
05	Standards Version	2022				
06	Zip code	94025				
07	Software Version	CBECC-Res 2022.2.0				
08	Climate Zone	3				
09	Front Orientation (deg/ Cardinal)	30				
10	Building Type	Single family				
11	Number of Dwelling Units	1				
12	Project Scope	Addition and/or Alteration				
13	Number of Bedrooms	3				
14	Addition Cond. Floor Area (ft ²)	3877				
15	Number of Stories	2				
16	Existing Cond. Floor Area (ft ²)	380				
17	Fenestration Average U-factor	0.31				
18	Total Cond. Floor Area (ft ²)	4257				
19	Glazing Percentage (%)	20.00%				
20	ADU Bedroom Count	n/a				

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CalCERTS, Inc.
HERS PROVIDER

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Schema Version: rev 20220901

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² - yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² - yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² - yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	30.3	0	24.61	0	5.69
Space Cooling	0	2.71	0	5.82	0	-3.11
IAQ Ventilation	0	3.13	0	3.13	0	0
Water Heating	0	10.43	0	8.27	0	2.16
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	46.57	0	41.83	0	4.74
Photovoltaics	0	0	0	0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.28	0	6.28		
Appl. & Cooking	0	5.27	0	5.3		
Plug Loads	0	13.6	0	13.6		
Outdoor Lighting	0	1.68	0	1.68		
TOTAL COMPLIANCE	0	73.4	0	68.69		

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Indoor air quality ventilation
- Minimum Airflow
- Verified SEER/SEER3
- Verified EER/EER3/CFM
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
526 Bay Road	4257	1	3	3	0	1

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ENERGY USE INTENSITY						
Gross EUI ¹	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft ² - yr)	Margin Percentage		
14.52	14.52	12.49	2.03	13.98		
Net EUI ²	14.52	12.49	2.03	13.98		

Notes:
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

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BUILDING - FEATURES INFORMATION

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ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
First Floor	Conditioned	HVAC System 1	2600	8	DHW System 1	New
Second Floor	Conditioned	HVAC System 1	1277	9	DHW System 1	New
Garage	Conditioned	HVAC System 1	380	8	DHW System 1	Existing Unchanged

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Floor Over Crawlspace 1	First Floor	Floor	n/a	n/a	2600	n/a	n/a		New	No
Interior Ceiling 1	First Floor	Interior Ceiling	n/a	n/a	1072	n/a	n/a		New	No
Interior Ceiling 2	Garage	Interior Ceiling	n/a	n/a	205	n/a	n/a		New	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (in 12)	Roof Reflectance	Roof	Cool Roof	Status	Verified Existing Condition	Existing Construction
Cathedral Ceiling 2	First Floor	Flat Roof	120	Left	1118	24	0	0.1	0.85	No	New	n/a	
Flat Ceiling 1	Second Floor	Flat Roof	120	Left	1777	112	0	0.1	0.85	No	New	n/a	

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window-2	Window	Exterior Right Wall -2	Right	300				1	112	0.3	NFRC	0.35	Bug Screen	New	NA
Window-16	Window	Exterior Right Wall -2	Right	300				1	28	0.3	NFRC	0.35	Bug Screen	New	NA
Window-3	Window	Exterior Left Wall -2	Left	120				1	19	0.3	NFRC	0.35	Bug Screen	New	NA
Window-4	Window	Exterior Left Wall -2	Left	120				1	30	0.3	NFRC	0.35	Bug Screen	New	NA
Window-5	Window	Exterior Back Wall	Back	210				1	56	0.3	NFRC	0.35	Bug Screen	New	NA
Window-7	Window	Exterior Back Wall	Back	210				1	45.3	0.3	NFRC	0.35	Bug Screen	New	NA
Window-8	Window	Exterior Back Wall	Back	210				1	64	0.3	NFRC	0.35	Bug Screen	New	NA
Window-17	Window	Ex Right Wall	Right	300				1	21	0.3	NFRC	0.35	Bug Screen	New	NA
Window-18	Window	Ex Right Wall	Right	300				1	21	0.3	NFRC	0.35	Bug Screen	New	NA
Window-19	Window	Ex Right Wall	Right	300				1	21	0.3	NFRC	0.35	Bug Screen	New	NA

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FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window-2	Window	Exterior Right Wall -2	Right	300				1	21	0.3	NFRC	0.35	Bug Screen	New	NA
Window-9	Window	Exterior Right Wall -2	Right	300				1	21	0.3	NFRC	0.35	Bug Screen	New	NA
Window-13	Window	Exterior Right Wall -2	Right	300				1	21	0.3	NFRC	0.35	Bug Screen	New	NA
Window-14	Window	Exterior Right Wall -2	Right	300				1	21	0.3	NFRC	0.35	Bug Screen	New	NA

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	
Name	Type	Surface Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition		
Window-10	Window	Ex Front Wall	Front	30			1	25	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA	
Window-11	Window	Ex Front Wall	Front	30			1	24	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA	
Window-4	Window	Ex Back Wall	Back	210			1	96	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA	
Window-6	Window	Ex Back Wall	Back	210			1	20	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA	
Window-12	Window	Ex Left Wall	Left	120			1	12	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA	
Skylight 1-5	Skylight	Cathedral Ceiling 2	Left	120			2	24	0.39	NFRC	0.29	NFRC		New	NA	
Skylight 1	Skylight	Flat Ceiling 3	Left	120			1	12	0.39	NFRC	0.29	NFRC		New	NA	
Skylight 1-2	Skylight	Flat Ceiling 3	Left	120			1	75	0.39	NFRC	0.29	NFRC		New	NA	
Skylight 1-3	Skylight	Flat Ceiling 3	Left	120			1	9	0.39	NFRC	0.29	NFRC		New	NA	
Skylight 1-4	Skylight	Flat Ceiling 3	Left	120			1	16	0.39	NFRC	0.29	NFRC		New	NA	
OPAQUE DOORS																
01	02	03	04	05	06											
Name	Side of Building	Area (ft ²)	U-factor	Status	Verified Existing Condition											
InputDoor	Exterior Front Wall	48	0.2	New	n/a											

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SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab On Grade 1	Garage	380	82	none	0	80%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	8 / None	0.05	Inside Finish: Gypsum Board Sheathing / Insulation: R-8 Sheathing Cavity / Frame: R-15 / 2x4
Garage Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.387	Inside Finish: Gypsum Board Sheathing / Frame: no insul. / 2x4
Flat Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / 11	0.025	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-11 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
Floor	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x12

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
InteriorCeiling	Interior Ceiling	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-0	None / None	0.174	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x8 Sheathing / Insulation: Wood Siding/sheathing/decking Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW System 1	Domestic Hot Water (DHW)	Standard	Water Heater	1	n/a	None	n/a	Water Heater (1)	New	NA	

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WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition	
Water Heater	Gas	Consumer Instantaneous	1	0	UEF	0.98	Btu/hr	200000	0	n/a	n/a		New	n/a	

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 System 1-1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System				
HVAC System 1	Central heating and cooling system with OA ventilation	Heating System	1	Cooling System 1	1	HVAC Fan System 1	Distribution System 1	Setback	New	No					

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating System	Central gas furnace	1	AUFE-97

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HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multispeed Compressor	HERS Verification
Cooling System 1	Central split AC	1	ER2/SEER2	12.48	16	Not Zonal	Single Speed	Cooling System 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge
Cooling System 1-hers-cool	Required	350	Not Required	Not Required	Not Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Surface Area	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution System	New Ducts 25 ft			
Distribution System 1	Conditioned space-entirely	Non-Verified	R-4.2	R-4.2	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Distribution System 1-hers-dist	New	n/a			No

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HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan System 1	HVAC Fan	0.45	HVAC Fan System 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03	04
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)	
HVAC Fan System 1-hers-fan	Required	0.45	

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Induced Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator		

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING DEFENSE OF ANY AND ALL LIABILITY ARISING FROM THE CONTRACTOR'S OWN NEGLIGENCE OR ALLEGED IN NEGLIGENCE, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF MENLO PARK DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT RELATED CONSTRUCTION SHOULD CEASE WITHIN 100-FOOT RADIAL. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
- FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.404.
- ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. REPORT DATE: 02/22/22
REPORT NUMBER: SV2361
SOILS ENGINEERING COMPANY: SILICON VALLEY SOIL ENGINEERING
CONTACT INFORMATION: (408) 324-1400
- THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
- ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE NORTHERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 27.23' (NAVD88 DATUM)

EARTH WORK QUANTITIES
CUT: 18 CY
FILL: 3 CY
EXPORT: 15 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.
THE PAD OF THE HOUSE IS NOT INCLUDED

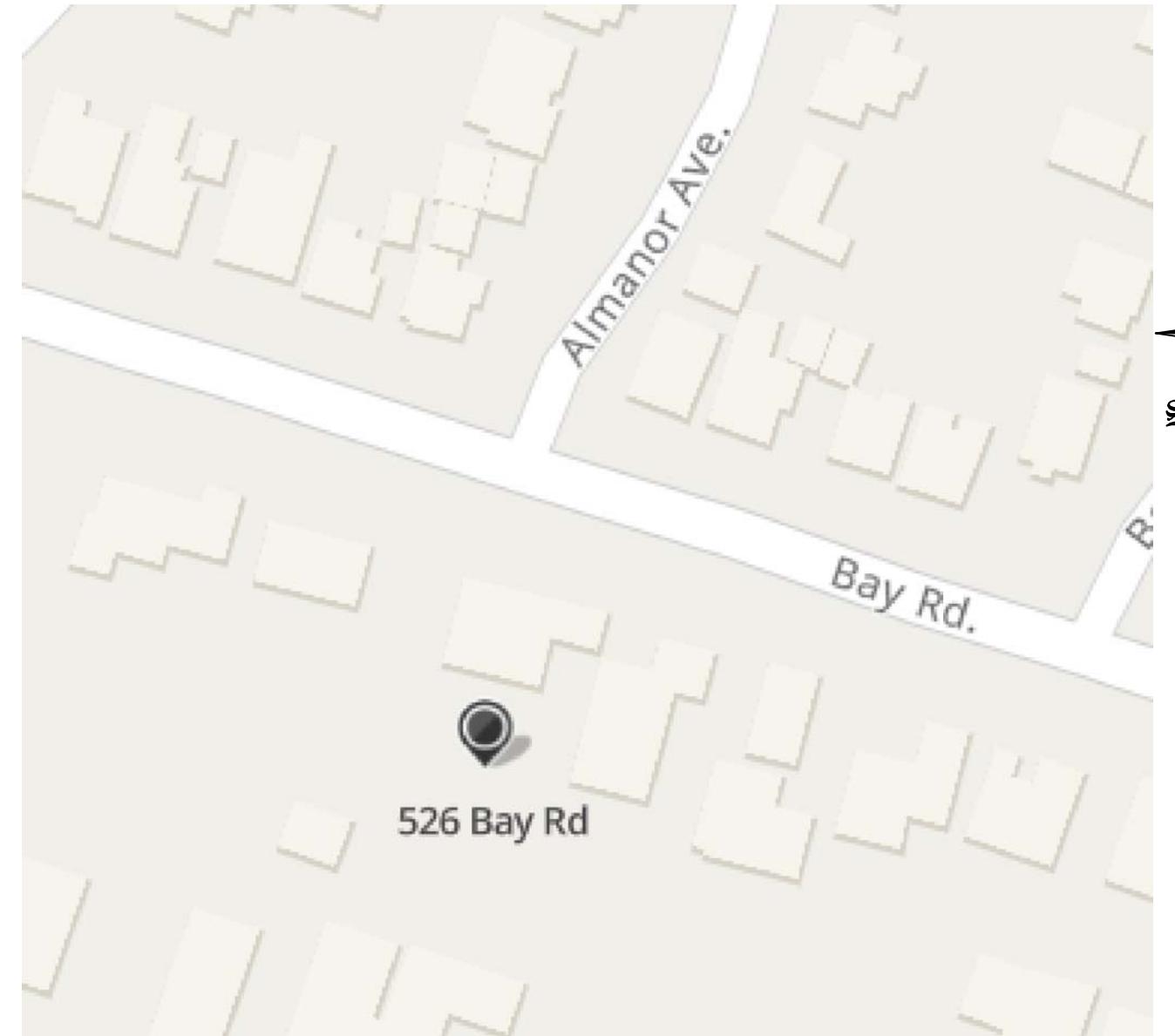
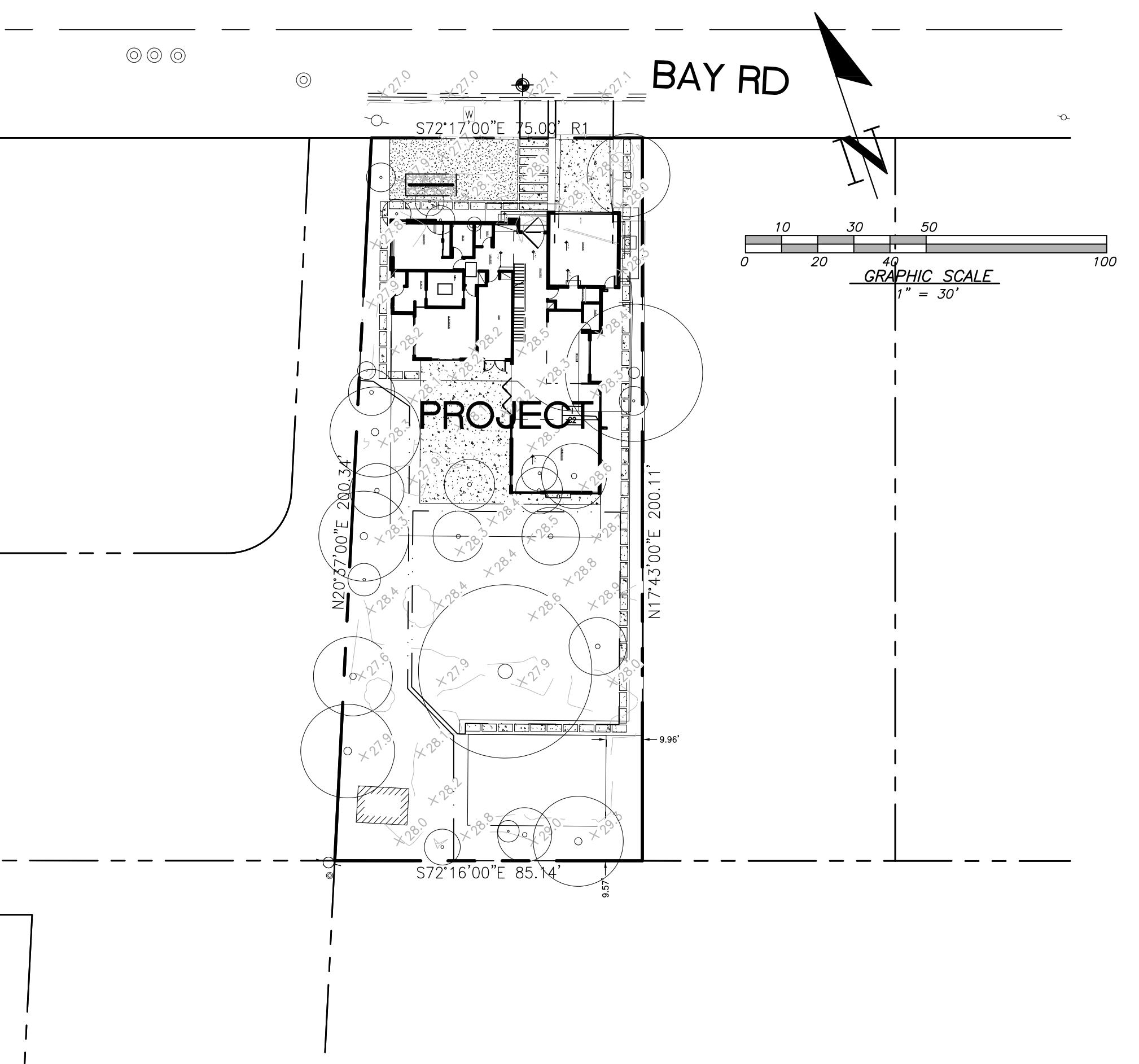
ABBREVIATIONS

AC = ASPHALT CONCRETE	LP = LOW POINT
AD = AREA DRAIN	PAD = PAD ELEVATION
AG = ADJACENT GRADE AT FOUNDATION	PCC = PORTLAND CEMENT CONCRETE
BC = BEGIN CURVE	PL = PROPERTY LINE
BS = BOTTOM OF STAIR	PV = PAVEMENT GRADE
BU = BUBBLE UP	PVC = POLYVINYL CHLORIDE PIPE
BVC = BEGIN VERTICAL CURVE	PVI = POINT OF VERTICAL INTERSECTION
BRW = BOTTOM OF RETAINED GRADE AT WALL	RCP = REINFORCED CONCRETE PIPE
CB = CATCH BASIN	ROW = RIGHT OF WAY
CL = CENTERLINE	S=004> SLOPE
CO = CLEANOUT	SD = STORM DRAIN
DS = DOWNSPOUT WITH SPLASH BOX	SDMH = STORM DRAIN MANHOLE
EC = END CURVE	SG = SUBGRADE ELEVATION
ELEV. = ELEVATION	SS = SANITARY SEWER
EVC = END VERTICAL CURVE	SSMH = SANITARY SEWER MANHOLE
EX. = EXISTING	STA = STATION
F/C = FACE OF CURB	TC = TOP OF CURB
FF = FINISHED FLOOR ELEVATION	TF = TOP OF FENCE
FH = FIRE HYDRANT	TRW = TOP OF RETAINED GRADE AT WALL
FL = FLOW LINE	TS = TOP OF STAIR
GB = GRADE BREAK	TW = TOP OF WALL
GFF = GARAGE FINISH FLOOR	VCP = VITRIFIED CLAY PIPE
HP = HIGH POINT	WM = WATER METER
HO = HOPPAC UNIT	WV = WATER VALVE
INV = INVERT	

GRADING AND DRAINAGE PLAN

526 BAY RD
MENLO PARK, CA 94025

APN: 062-160-180



LOCATION MAP

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	—
LOT LINE	—
EASEMENT LINE	—
SIDEWALK	—
WOOD FENCE	X—X
CHAIN LINK FENCE	—
RETAINING WALL	—
DRIVEWAY DRAIN INLET	—
AREA DRAIN	—
DROP INLET	—
MONUMENT	—
FIRE HYDRANT	—
ELECTROLYER	—
WATER METER	—
AC UNIT	—
SANITARY SEWER LATERAL	—
STORM DRAIN	—
SANITARY SEWER	—
STREET LIGHT CONDUITS	—
WATER	W
JOINT TRENCH	—
HOUSE SERVICE	—
SLOPE ARROW	—
EXISTING CONTOUR	—
PROPOSED CONTOUR	—
OVERLAND RELEASE	—
DIRECTION OF SURFACE DRAINAGE	—
5% SLOPE AWAY FROM BUILDING	>>
GAS LINE	—
OVERHEAD ELECTRICAL LINE	—
UNDERGROUND ELECTRICAL LINE	—
DOWNSPOUTS / SPLASH BOX	—
TREE TO BE REMOVED	X
ADJACENT GRADE	—
AGGREGATE BASE (AB)	—
ASPHALT PAVEMENT (AC)	—

SHEET INDEX

COVER SHEET
GRADING AND DRAINAGE PLAN
CONSTRUCTION DETAILS
EROSION AND SEDIMENT CONTROL PLAN
BEST MANAGEMENT PRACTICES (BMP SHEET)
CITY STANDARDS

C0
C1
C2
C3
C4
C5

OSUNA
ENGINEERING INC.
Planning | Surveying | Civil Engineering

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
6920 SANTA TERESA BLVD STE. 206
SAN JOSE, CA 95119



GRADING & DRAINAGE PLAN		COVER SHEET	
526 BAY RD		526 BAY RD	
MENLO PARK, CA	Project No. 2850	Designed: 07/07/2023	Checked: 07/07/2023
California			
SHEET	C0	C1	C2
OF 6 SHEETS			

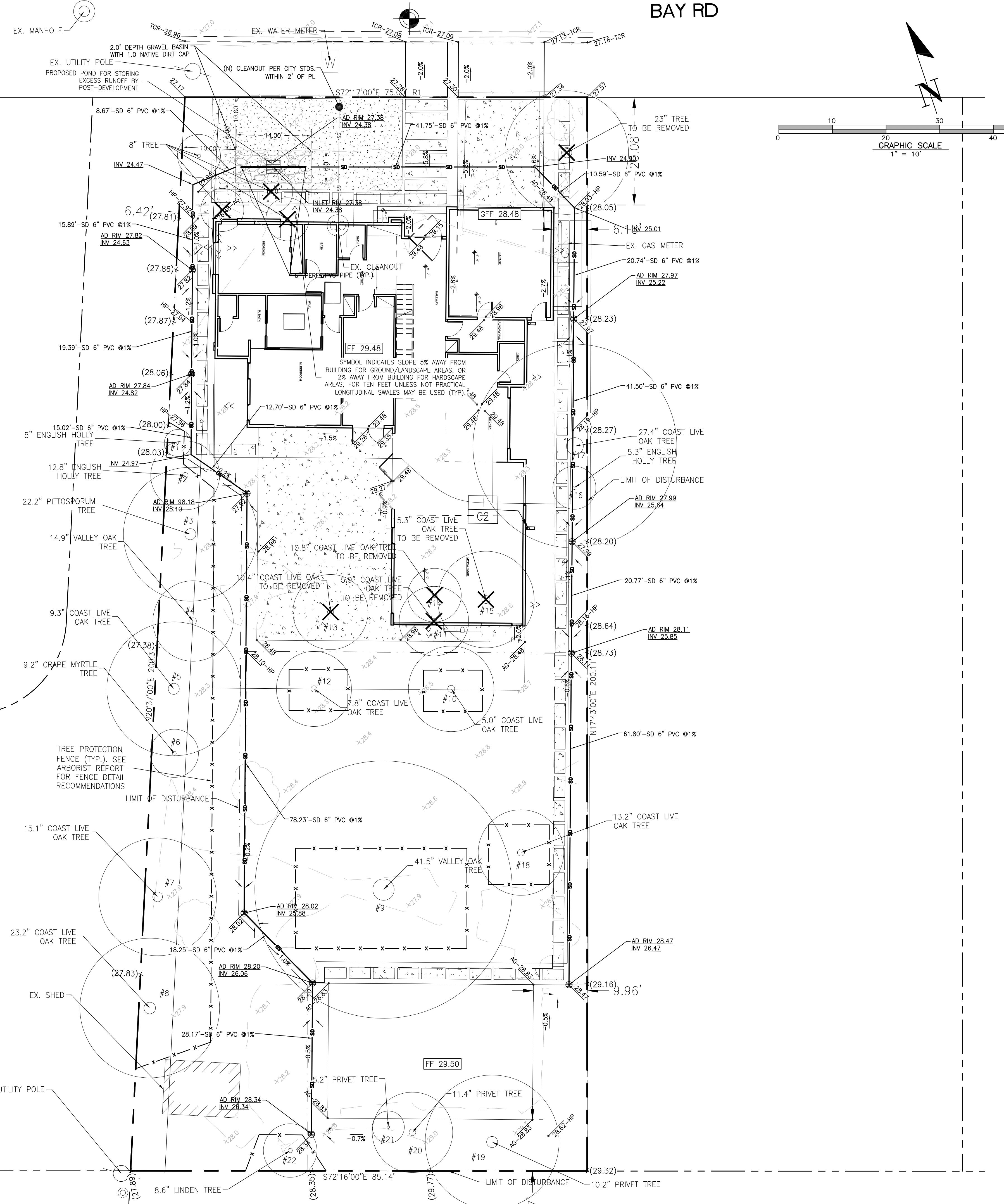
REGISTERED PROFESSIONAL ENGINEER PORFIRIO OSCAR OSUNA No. 70829 Exp. 6-30-25	STATE OF CALIFORNIA CIVIL REVISIONS
PORFIRIO OSCAR OSUNA RCE 70829 Exp. 6-30-25	

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING DEFENSE IN THE EVENT OF AN ACCIDENT, AND THAT HE SHALL HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, WHETHER BASED OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

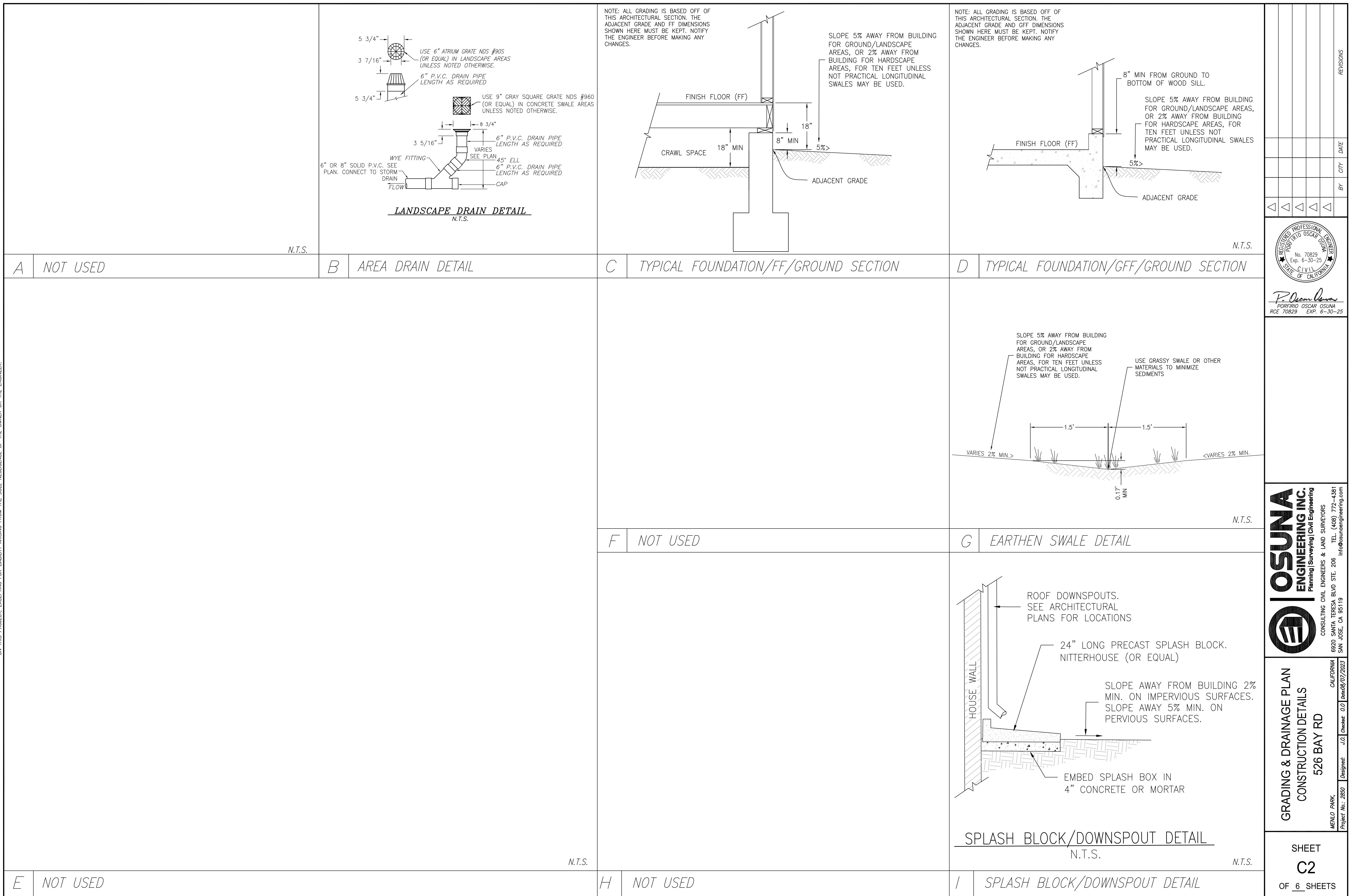
LEGEND	
DESCRIPTION	SYMBOL
BOUNDARY LINE	—
LOT LINE	—
EASEMENT LINE	—
SIDEWALK	X—X
WOOD FENCE	—
CHAIN LINK FENCE	—
RETAINING WALL	—
DRIVEWAY DRAIN INLET	—
AREA DRAIN	—
DROP INLET	—
MONUMENT	—
FIRE HYDRANT	—
ELECTROLER	—
WATER METER	—
AC UNIT	—
SANITARY SEWER LATERAL	—
STORM DRAIN	—
SANITARY SEWER	—
STREET LIGHT CONDUITS	—
WATER	—
JOINT TRENCH	—
HOUSE SERVICE	—
SLOPE ARROW	—
EXISTING CONTOUR	—
PROPOSED CONTOUR	—
OVERLAND RELEASE	—
DIRECTION OF SURFACE DRAINAGE	—
5% SLOPE AWAY FROM BUILDING	—
GAS LINE	—
OVERHEAD ELECTRICAL LINE	—
UNDERGROUND ELECTRICAL LINE	—
TREE TO BE REMOVED	X
ADJACENT GRADE	—
AC	X

ABBREVIATIONS

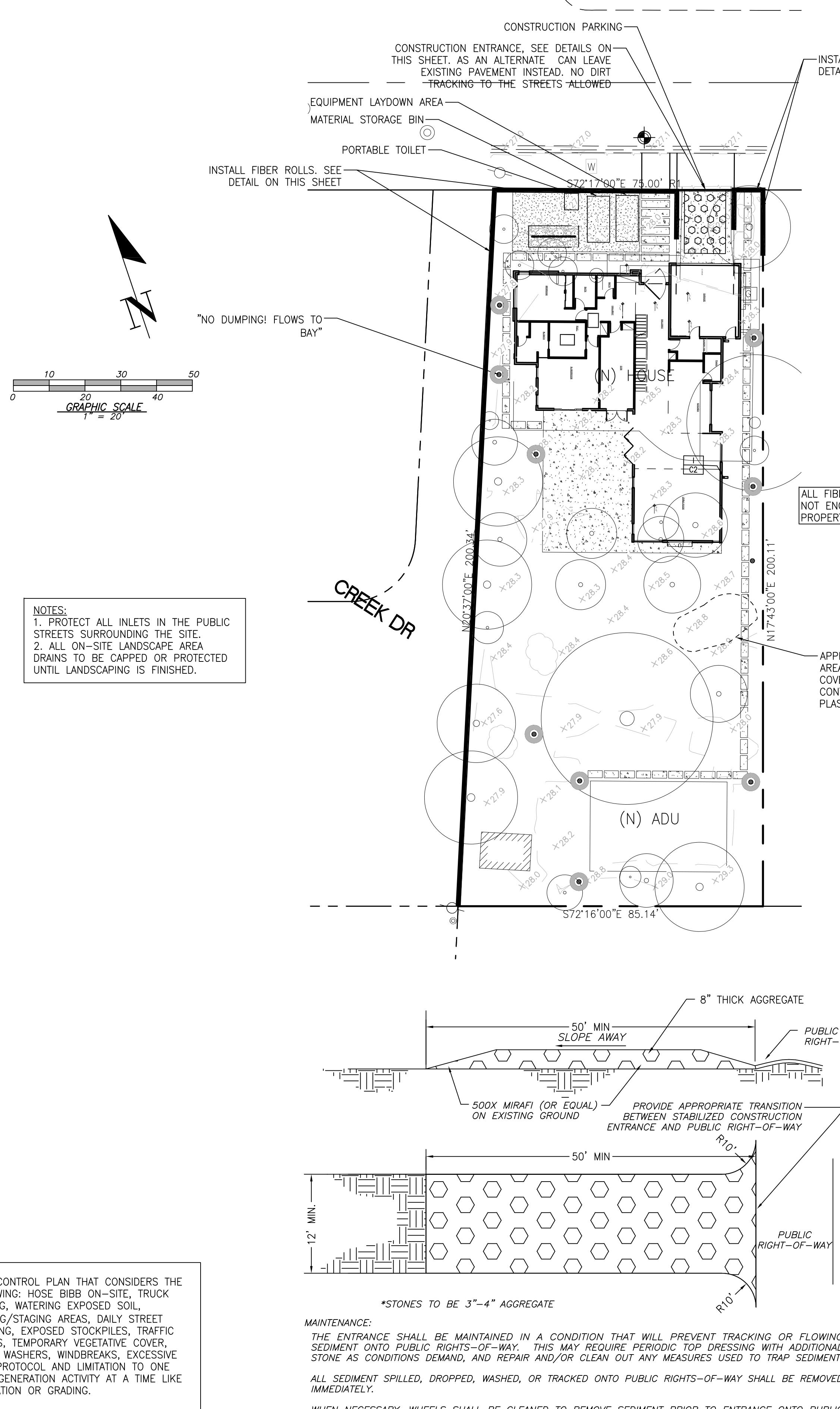
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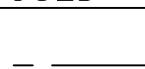
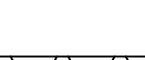
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STABILIZED
CONSTRUCTION ENTRANCE
N.T.S.

*ORNIA MODIFIED SILT SACK
EED & GRAHAM, INC. (OR EQUAL)
ORE & AFTER STREETS ARE PAVED
N.L.S.*

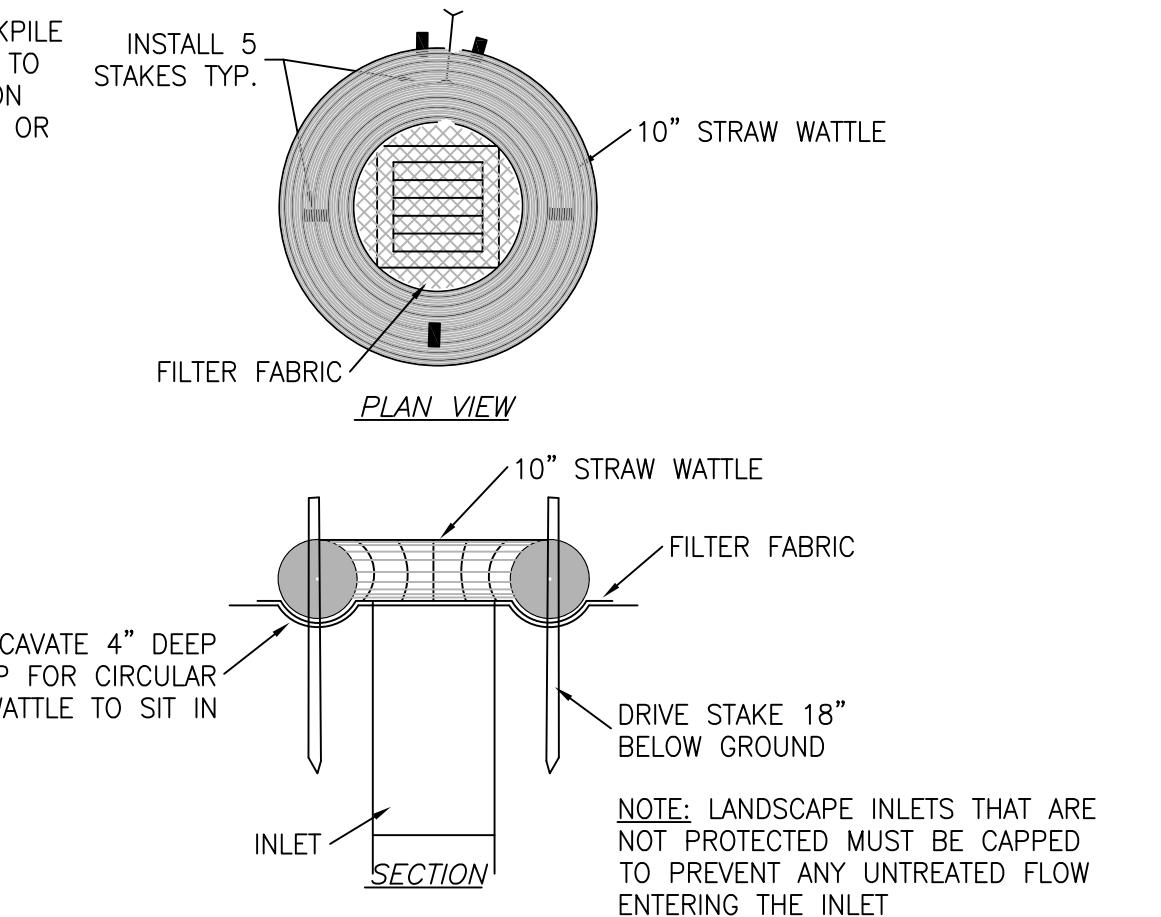
LEGEND

<u>PROPOSED</u>	<u>DESCRIPTION</u>
— — — — —	<i>SITE BOUNDARY</i>
	<i>STABILIZED CONSTRUCTION ENTRANCE 2"-3" ROCK (MIN)</i>
	<i>FIBER ROLL</i>
	<i>INLET PROTECTION</i>

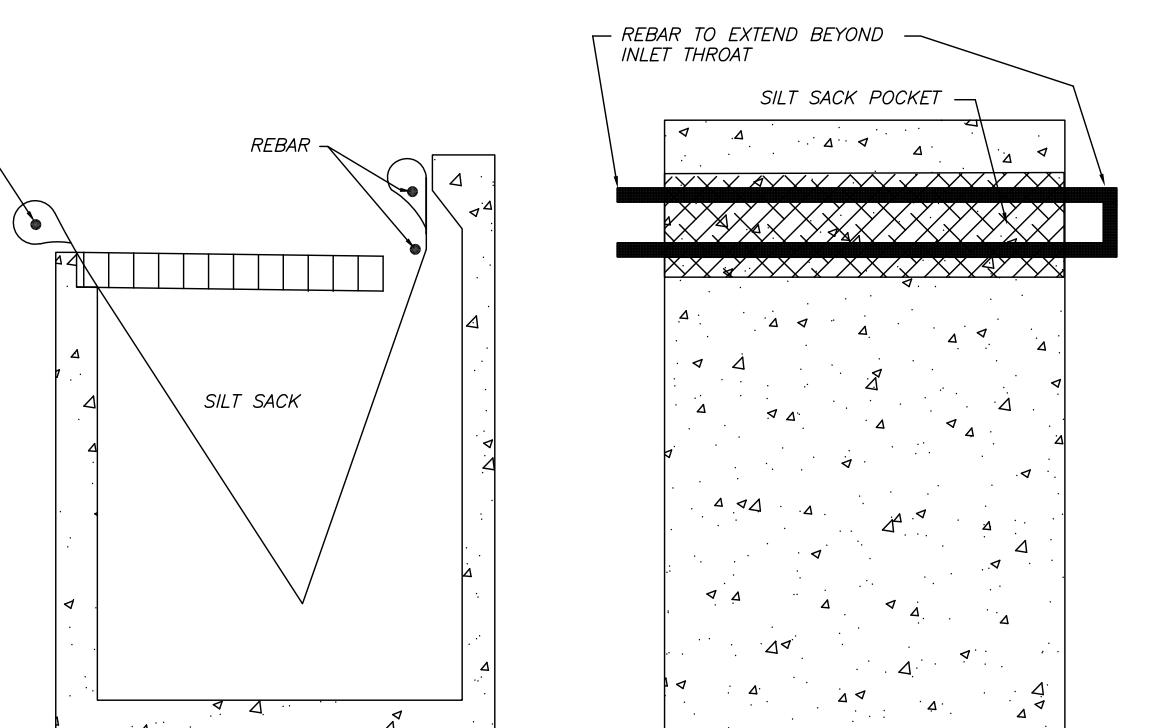
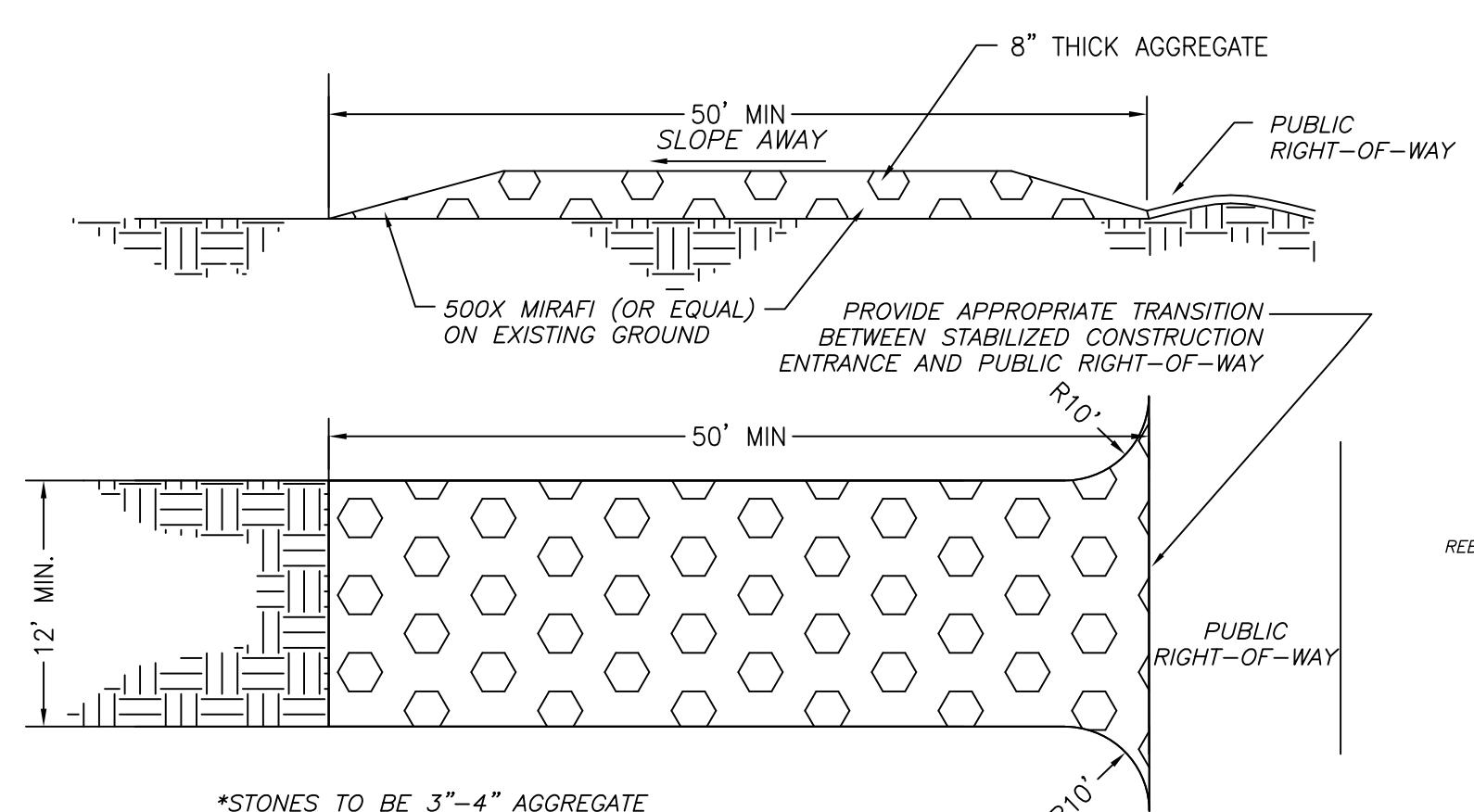
MAINTENANCE NOTES

MINTENANCE IS TO BE PERFORMED AS FOLLOWS:

- REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.



ALTERNATE FIBER ROLL INLET PROTECTION
MAY BE USED IN LANDSCAPE AREA DRAINS

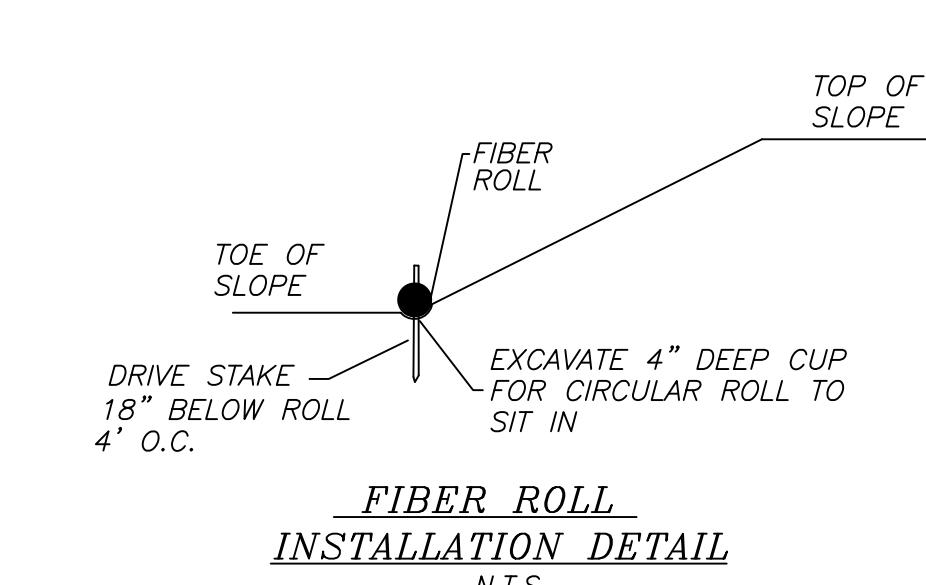
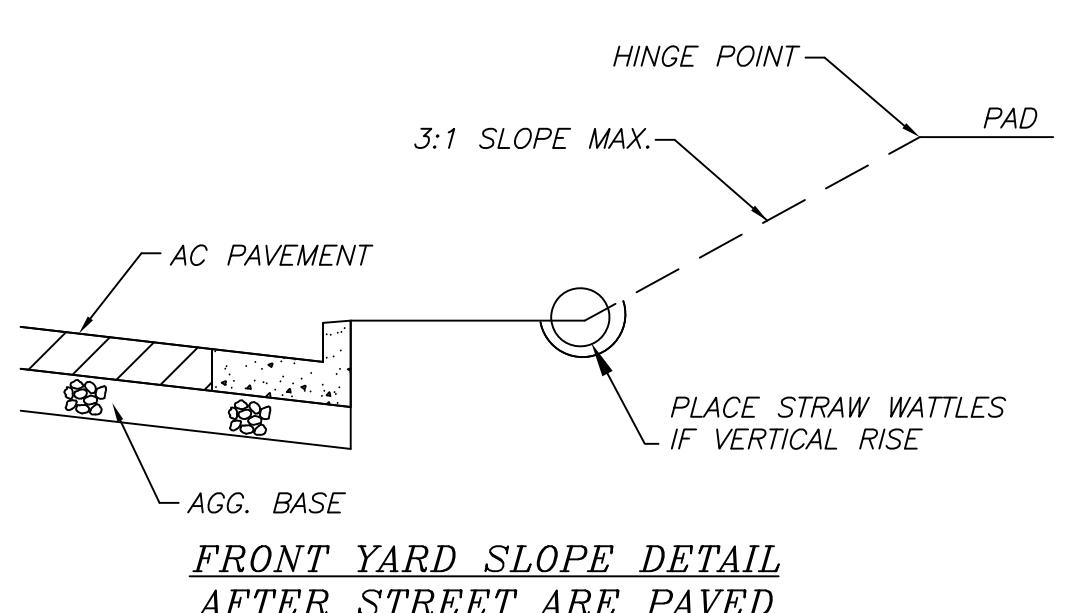


EROSION & SEDIMENT CONTROL NOTES

1. NOT USED
 2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
 3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
 5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
 6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
 7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
 8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
 9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAIDED WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
 10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
 11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
 12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. – ALONG RIGHT-OF-WAY).
 13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

1. SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
 2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
 3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
 4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
 5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
 6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

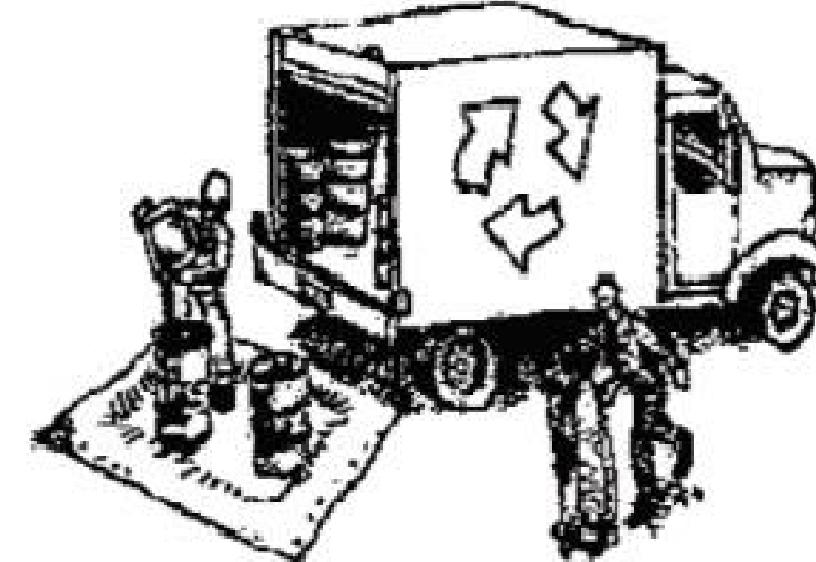


GRADING & DRAINAGE PLAN
EROSION CONTROL
526 BAY RD
CITY OF REDWOOD CITY

GR
SHEET
C3
OF 6 SHEETS



Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

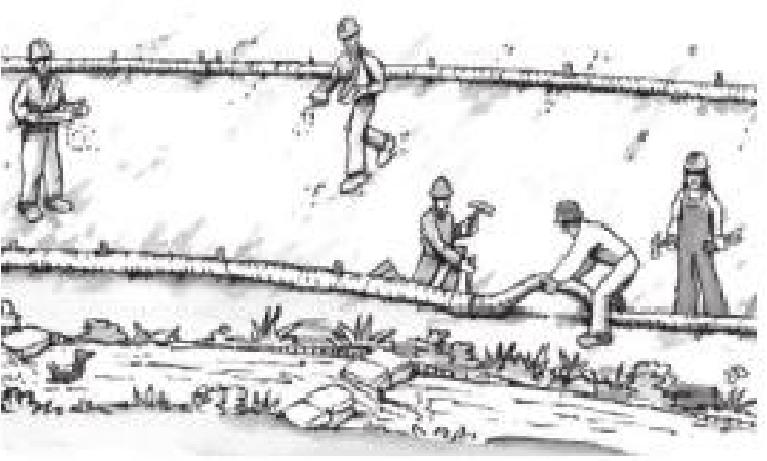
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

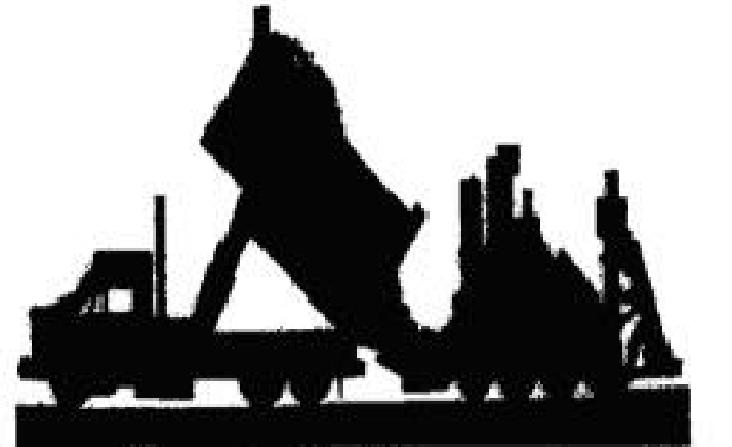
- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.

- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

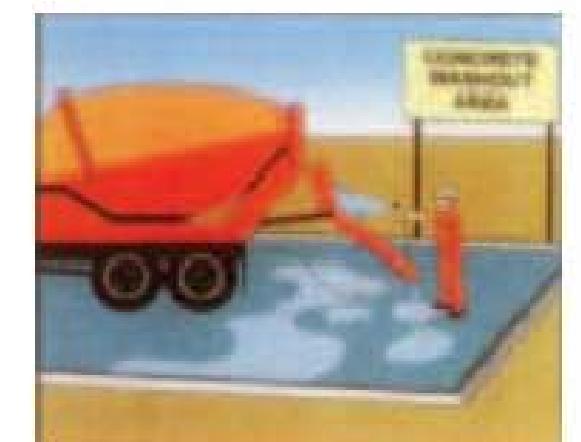
Earthmoving



Paving/Asphalt Work



Concrete, Grout & Mortar Application



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.

- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).

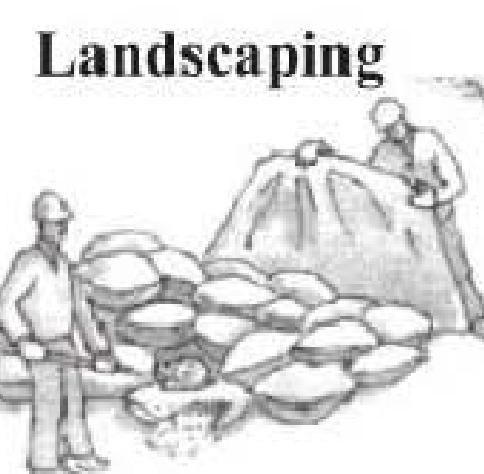
- If sawcut slurry enters a catch basin, clean it up immediately.

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.

- Stack bagged material on pallets and under cover.

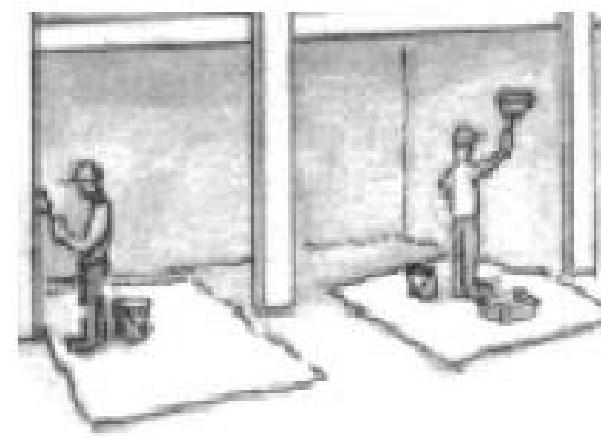
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.



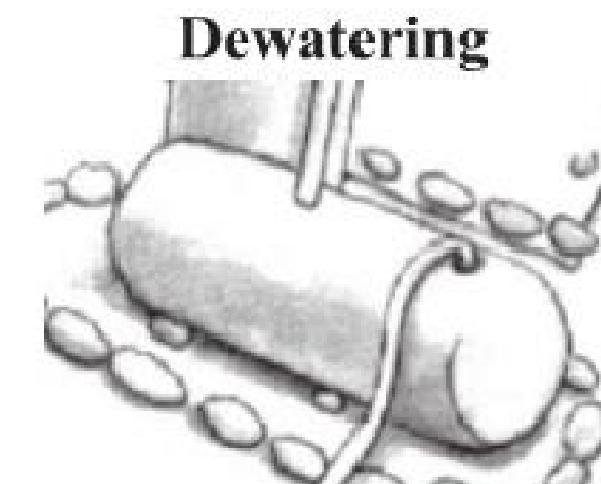
Landscaping

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.

- Divert run-on water from offsite away from all disturbed areas.

- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.

- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

GRADING & DRAINAGE PLAN	
BMP SHEET	
526 BAY RD	
CALIFORNIA	
Project No. 2850	Designed: 02/07/2023
Menlo Park	Checked: 02/07/2023

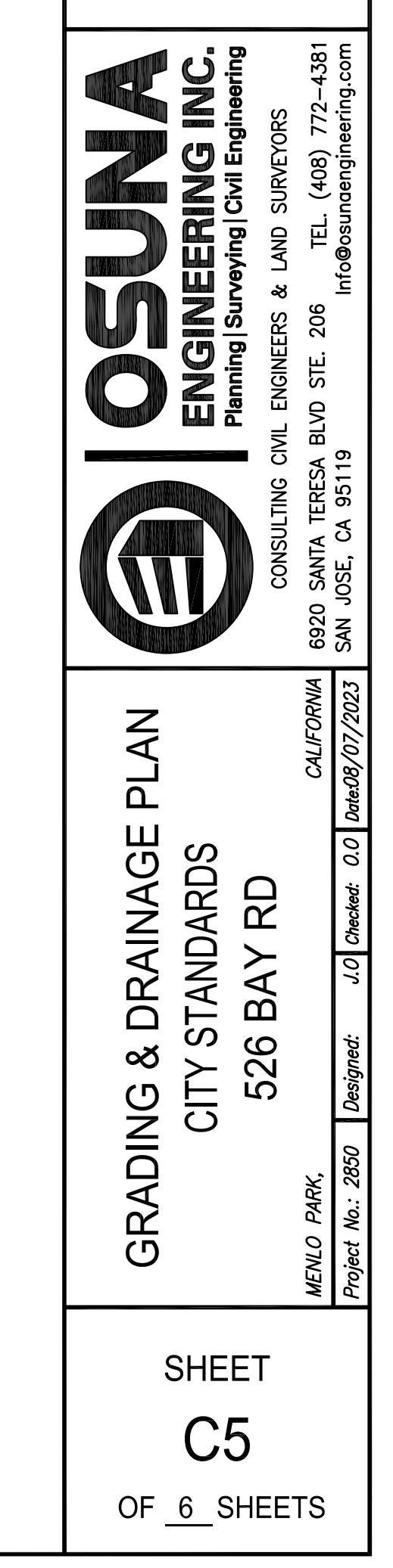
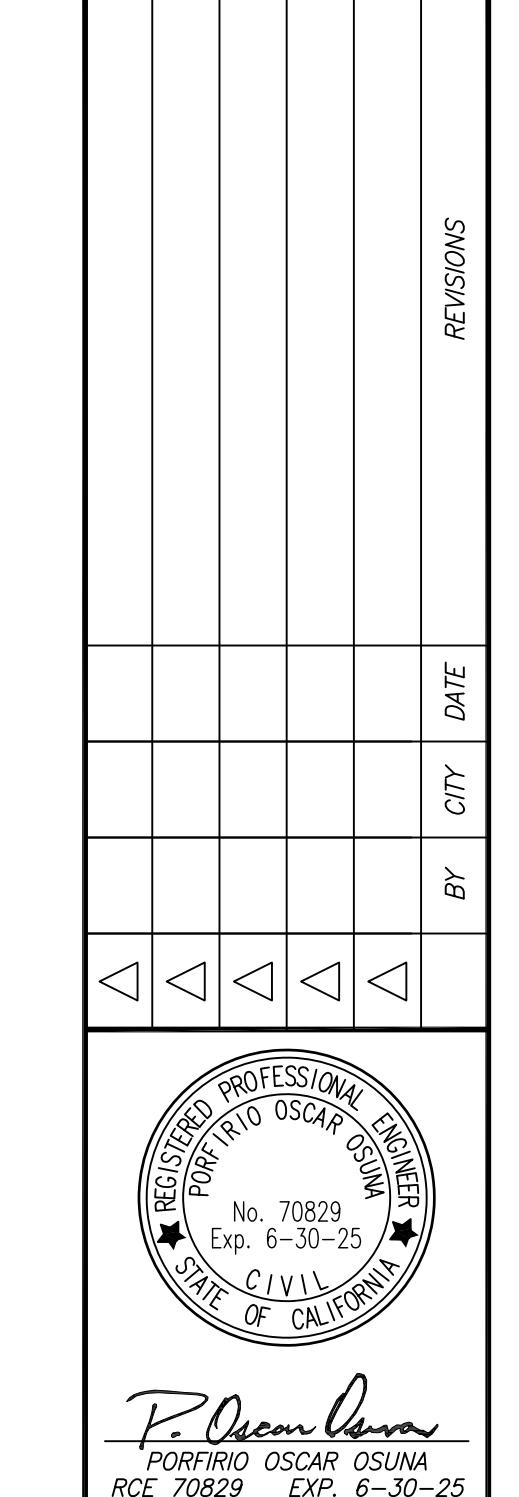
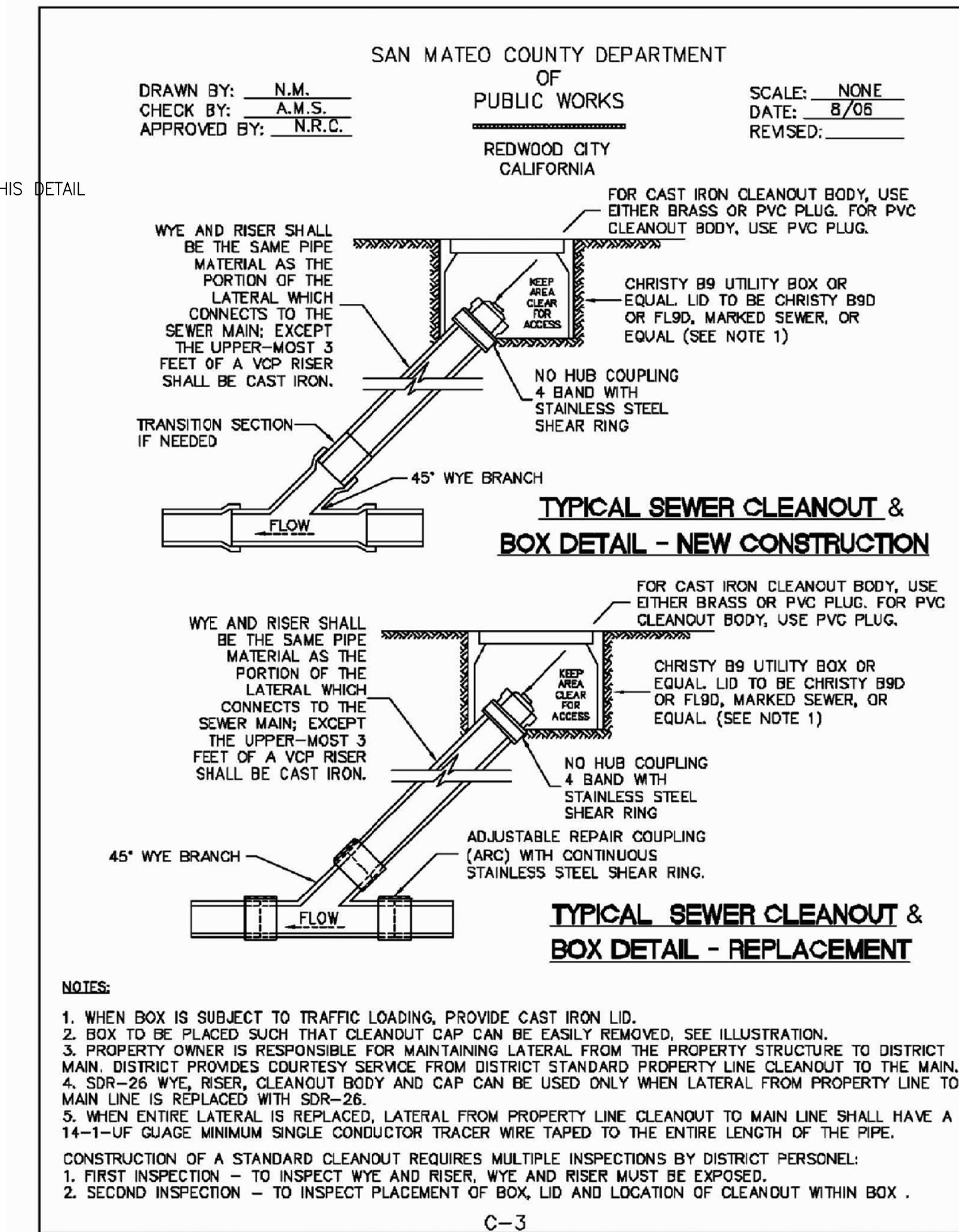
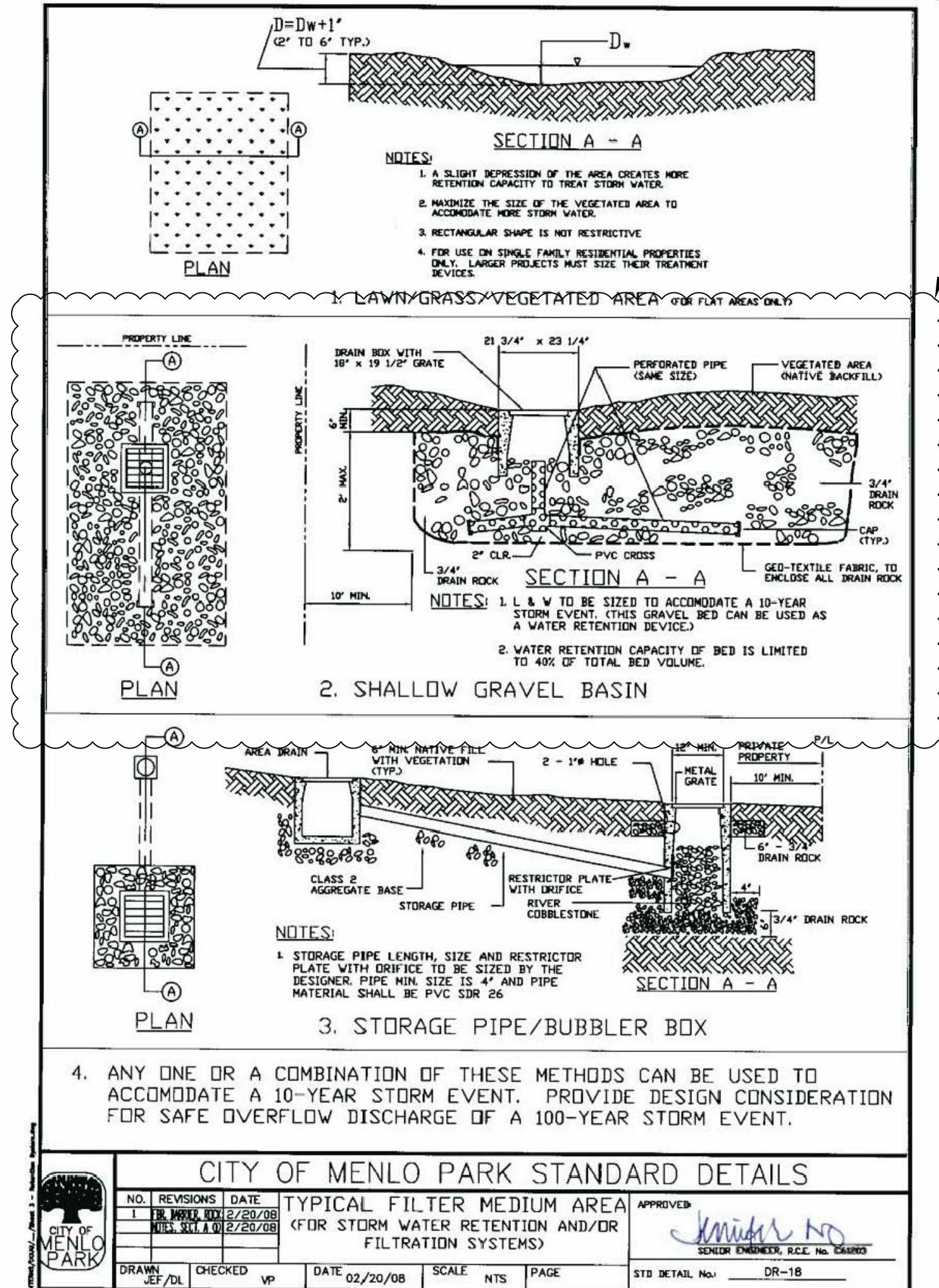
SHEET
C4
OF 6 SHEETS

REVISIONS	DATE
BY CITY	DATE
REVISIONS	DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-25
STATE OF CALIFORNIA
CIVIL
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-25

P. Oscar Osuna

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.





CONSTRUCTION NOTES:

GENERAL

NOTES IN THIS PAGE SHALL BE APPLYING TO ALL STRUCTURAL FEATURES UNLESS OTHERWISE SHOWN OR NOTED.

- All work shall be performed in conformance with the 2022 California Building Code (CBC 2022).
- Structural drawings, as part of contract documents, indicate information sufficient to convey design intent, if errors, inconsistencies or omissions are discovered, promptly notify architect and structural engineer before proceeding with work.
- Details and schedules indicated as "typical" may not be specifically referenced on drawings. Determine where each typical detail or schedule applies before proceeding with work. If conditions are found which are not specifically detailed, and no typical detail or schedule applies, promptly notify architect and structural engineer.
- Conditions shown as existing are based on information provided to structural engineer when drawings were prepared. No warranty is implied as to accuracy of these existing conditions. Verify field measurement and conditions. If errors, inconsistencies or omissions are discovered, promptly notify architect and structural engineer before proceeding with work.
- The drawings schematically indicate existing and new construction. Due to the nature of the work, adjustments will likely be required in the field to meet the design objectives. Such adjustments are part of the contract and shall be included in the lump sum bid.
- Framing conditions not specifically shown shall be framed in accordance with the "Conventional Construction" requirements of CBC.
- Shop drawing submittals:
 - Contractor shall review for completeness and compliance with contract documents and stamp shop drawings documenting this review prior to submission.
 - Submit shop drawings to architect (structural engineer) for review. Do not commence fabrication until review process is completed.
 - Shop drawings are not a part of contract documents, and review is for general conformance with design intent only. Architect's (structural engineer's) review does not constitute an authorization to deviate from the contract or the building code.
 - Submit shop drawings and calculations to governing code authority when specifically indicated or requested.
- The cad drawing files are the property of the structural engineer and will not be released to the contractor or subcontractor for their use.
- Submit deferred submittal items to the architect and the structural engineer for review. After review, submit deferred submittal items to the governing code authority for approval prior to installation. The following is a list of deferred approval items:
 - Cold formed metal stud system, exterior and interior
 - Design-build stairs
 - Structural precast framing members
 - Prefabricated wood trusses
 - Pre-manufactured floor and roof joists

10. Unless otherwise shown or noted, follow manufacturer's installation recommendations for all structural products used on this project.

11. Contractor shall inform the designer of any all modifications to the drawings as required and/or required by inspector and/or any governing agency.

12. Contractor agrees that he shall assume sole and complete responsibility for the job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

13. Any opening, holes, cuts or discontinuities not shown on the structural drawings and extending into or through structural elements require the prior approval of the engineer, and may require special structural detailing.

14. Contractor shall be responsible for locating all underground utilities, all damages shall be repaired at the contractor's expense.

15. Drainage systems, waterproofing and piping are not part of the structural plans and shall be designed by others as required.

STRUCTURAL STEEL

1. Steel shapes shall conform to the following (U.N.O.):

1.a. Wide Flanges ASTM A992, GR.50

1.b. Miscellaneous shapes ASTM A36

(i.e. channels, angles, etc)

1.c. Standard, Extra strong pipe ASTM A53 GR.B

1.d. Hollow structural sections (HSS)

square or rectangular ASTM A500 GR.B (Fy = 42 ksi)

round ASTM A500 GR.B (Fy = 46 ksi)

1.e. Plates, bars ASTM A36

Except as in moment frames which shall be ASTM 992 GR.50

2. All bolts shall conform with ASTM A307 except for steel-to-steel connections which shall conform with ASTM A325N/A490 see plans & details.

3. All work shall be performed in accordance with the latest edition of AISC specifications for design, fabrication and erection of structural steel for buildings.

4. Welding shall conform with the latest edition of the AWS specifications. Use E70XX electrodes. All welding shall be continuously inspected by independent inspector approved by building department.

5. All steel members connecting to or supporting wood framing shall have 5/8" diameter threaded studs at 24-inches on center typ. U.N.O., attached with a 3/16" fillet weld all around (min).

CONCRETE

1. All concrete work to conform to cbc chapter 19.

2. Perform concrete work in compliance with aci 301.

3. Provide normal weight aggregates of natural sand and rock complying with astm c33 (aggregate size).

4. Provide portland cement conforming to astm c150, type ii. Do not use concrete or grout containing chlorides.

Provide normal weight concrete 145/pcf with proven shrinkage characteristics not to exceed 0.05% for foundation, 0.045% for conventionally reinforced slabs/beams, walls and columns, and 0.04% for post-tensioned slabs/beams, attaining minimum

compressive strengths at 28 days (f'c) as follows, unless noted otherwise (design is based on 2500 psi so no special inspection is needed):

- Continuous footings 3000 psi
- Spread footings 3000 psi
- Slabs on grade 3000 psi
- Slump not to exceed 4 (+/- 1) inches. For slab on grade, walls, slab on metal deck and suspended slabs, slump not to exceed 4 (+/- 1) inches.
- Provide keys in construction joints unless detailed otherwise. Thoroughly clean, remove laitance, and thoroughly wet and remove standing water in construction joints before placing new concrete. For horizontal construction joints that are not keyed, the surface shall be cleaned and roughened, if and where roughening of surfaces to expose aggregate to 1/4 inch amplitude is required exposing clean aggregate solidly embedded in the mortar matrix.
- All nails, unless indicated otherwise, are common nails with dimensional properties complying with AF&PA NDS Table L4 and ASTM F1667. Install nails in compliance with CBC Chapter 23, including Table 2304.10.1.
- Provide wood hardware connectors as manufactured by Simpson Strong-Tie Company, Inc. Complying with ICC-ES Evaluation Report No. ESR 1622, ESR 2105, ESR 2236, ESR 2300, ESR 2549, ESR 2551 ESR 2553, ESR 2555, ESR 2604, ESR 2613, ESR 2616, ESR 2330 ESR 3050
- Do not cut or notch structural lumber unless specifically detailed or indicated.
- Provide holes for bolts 1/32" to 1/16" larger than nominal bolt diameter. Provide A307 bolts, unless noted otherwise, with standard cut washer under bolt head and nut. Provide standard washers under heads of lag screws.
- Re-tighten bolts prior to application of sheathing, plaster, etc.
- Provide lateral support for beams, rafters and joists as stipulated in CBC 2308.4.6. Floor joists deeper than 8" shall have blocking or bridging at 8 feet maximum on center.
- Wood studs:
 - Top plate of stud walls shall be 2 pieces same width as studs. Splice as indicated.
 - Provide stud wall bracing in compliance with CBC 2308.6.3 in stud walls not plywood sheathed.
 - Provide fire blocks in compliance with CBC 718.
 - Notch or bore holes in wood studs in compliance with CBC 2308.5.9 and 2308.5.10.
 - Provide double joists under partitions which are parallel to joists and provide solid full depth blocking under partitions which are perpendicular to joists. Laminate multiple joists together with (2)16d @16" o.c. through each joist.
- Mud sill, wood in direct contact with concrete and other members located within 8" of finish grade shall be pressure treated Douglas Fir Larch.

REINFORCING STEEL

- Provide reinforcing steel and reinforcing steel to be welded complying with ASTM A706, Grade 60 steel. Reinforcing at foundation, slab on grade, and all ties may be ASTM A615, Grade 60 unless noted otherwise per plans. ASTM A615, Grade 60 reinforcing may be used in lieu of ASTM A706 reinforcing as permitted by ACI 318, unless noted otherwise.
- Lap reinforcing steel at splices to the following minimum lengths, unless noted otherwise (applicable to 3,000 psi, normal weight concrete only):

Bar size	Top bars	Other bars	Bar size	Top bars	Other bars
#3	2'-4"	1'-10"	#8	7'-9"	6'-0"
#4	3'-1"	2'-5"	#9	8'-9"	6'-9"
#5	3'-11"	3'-0"	#10	9'-10"	7'-7"
#6	4'-8"	3'-7"	#11	10'-11"	8'-5"
#7	6'-9"	5'-3"			

"Top bars" are horizontal bars with more than 12 inches of concrete cast below bars. "Other bars" are horizontal bars with less than 12 inches of concrete cast below bars and all vertical bars. Splice lengths indicated above only apply when clear distances between reinforcing steel, including spliced reinforcing steel, are 2 bar diameters or greater. Increase splice lengths by 43% if clear distances are less than 2 bar diameters, but never less than minimum clear distances indicated below.

3. Minimum clear distances between reinforcing steel, including spliced reinforcing steel, shall be 1" or 1 bar diameter, whichever is greater.

4. Minimum concrete coverage: maintain the following minimum clear distances between reinforcing steel and face of concrete unless noted otherwise:

Slabs on grade	Center of slab
Concrete below grade, formed	2"
Concrete below grade, unformed	3"

5. Chairs or spacers for reinforcing shall be plastic or plastic coated when resting on exposed surfaces.

6. Install all inserts, bolts, anchors, and reinforcing bars and securely tie prior to placing concrete.

ANCHOR BOLTS

- Anchor bolts shall be A307 steel, with an actual diameter of 5/8" and shall be 12" long minimum. Embedment into concrete shall be 7" minimum.
- Each anchor bolt shall be attached to mud sill plate with an steel plate washer of 3"x3"x0.25".
- Maximum spacing is 48" o.c. unless noted otherwise. Two bolts minimum each piece of mud sill plate.
- Anchor bolts shall be minimum of 6", but no more than 12" from each end of the sill plate.
- Anchor bolts may be substituted by epoxy anchors of equal diameter, and installation shall follow approved ESR report.

HOLDOWNS

- Holdown locations shall not be scaled off of the foundation plans. They shall be located by close evaluation of architectural floor plans, shearwall plans, and the framing plans.
- For all holdown installations, contractor shall refer to manufacturer's specifications for embedment, extra rebar, coverage and other requirements.

EPOXIED ANCHORS

- Where epoxied anchors (reinforcing bars or all-threaded rods) are called for in the structural drawings, the epoxy used shall be the Simpson AT-XP [UES-263]. Install per manufacturer's recommendations.
- Only non-rebar-cutting drill bits shall be used to drill holes in existing concrete. Care is to be taken when drilling holes so as not to cut any existing reinforcing.
- Drill holes shall be cleaned of concrete dust and debris using either a nylon brush and a vacuum, or a nylon brush and oil-free compressed air.
- Minimum distance from center line of bolts embedded in epoxy grouted holes to edge of existing concrete shall be 2 1/2".

ROUGH CARPENTRY

- Provide WCLIB or WWPA grade marked Douglas Fir structural lumber. Provide air dry lumber with a 19% maximum moisture content. Moisture content may be measured just prior to placement in structure.
- Provide structural lumber of the following classifications and grades unless noted otherwise:

MEMBER	GRADE
Rafters and joists	No. 2
4x beams, headers and stringers	No. 1
Beams, headers and stringers larger than 4x	No. 1
Posts	No. 1
Wall stud and plates	No. 1
Blocking	Stud Grade

- Treat structural lumber bearing on concrete or masonry with preservative complying with CBC 2303.1.9. Provide fire-treated lumber complying with CBC 2303.2 where indicated on the architectural plans. Provide hot dipped galvanized hardware per ASTM A153, stainless steel fasteners and hardware connectors per ASTM A123 at preservative treated and fire treated structural lumber. Exception: Per CBC 2022, 2304.9.5.1, plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.
- Preservative treat all structural lumber in compliance with IBC 2303.1.9. Provide ASTM A153 hot dipped galvanized or stainless steel fasteners and hardware connectors at preservative treated structural lumber. Exception: Per IBC 2018, 2304.10.5.2, Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.
- All nails, unless indicated otherwise, are common nails with dimensional properties complying with AF&PA NDS Table L4 and ASTM F1667. Install nails in compliance with CBC Chapter 23, including Table 2304.10.1.
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- Re-tighten bolts prior to application of sheathing, plaster, etc.
- Provide lateral support for beams, rafters and joists as stipulated in CBC 2308.4.6. Floor joists deeper than 8" shall have blocking or bridging at 8 feet maximum on center.
- Wood studs:
 - Top plate of stud walls shall be 2 pieces same width as studs. Splice as indicated.
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 - Provide fire blocks in compliance with CBC 718.
 - Notch or bore holes in wood studs in compliance with CBC 2308.5.9 and 2308.5.10.
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- Mud sill, wood in direct contact with concrete and other members located within 8" of finish grade shall be pressure treated Douglas Fir Larch.

galvanized hardware per ASTM A153, stainless steel fasteners and hardware connectors per ASTM A123 at preservative treated and fire treated structural lumber. Exception: Per CBC 2022, 2304.9.5.1, plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

- Preservative treat all structural lumber in compliance with IBC 2303.1.9. Provide ASTM A153 hot dipped galvanized or stainless steel fasteners and hardware connectors at preservative treated structural lumber. Exception: Per IBC 2018, 2304.10.5.2, Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.
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- Wood studs:
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 - Provide fire blocks in compliance with CBC 718.
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DRAWING INDEX:

S1	GENERAL NOTES
S2	STRUCTURAL PLANS
S3	STRUCTURAL PLANS
S4	STRUCTURAL PLANS
S5	FOUNDATION DETAILS
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SF2	FOUNDATION DETAILS
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
SSW1	STEEL STRONG WALL DETAILS
SSW2	STEEL STRONG WALL DETAILS

PARTIAL STRUCTURAL DESIGN DATA

1. SEISMIC DATA



BAY RESIDENCE

CLIENT:

526 BAY RD,
MENLO PARK, CA

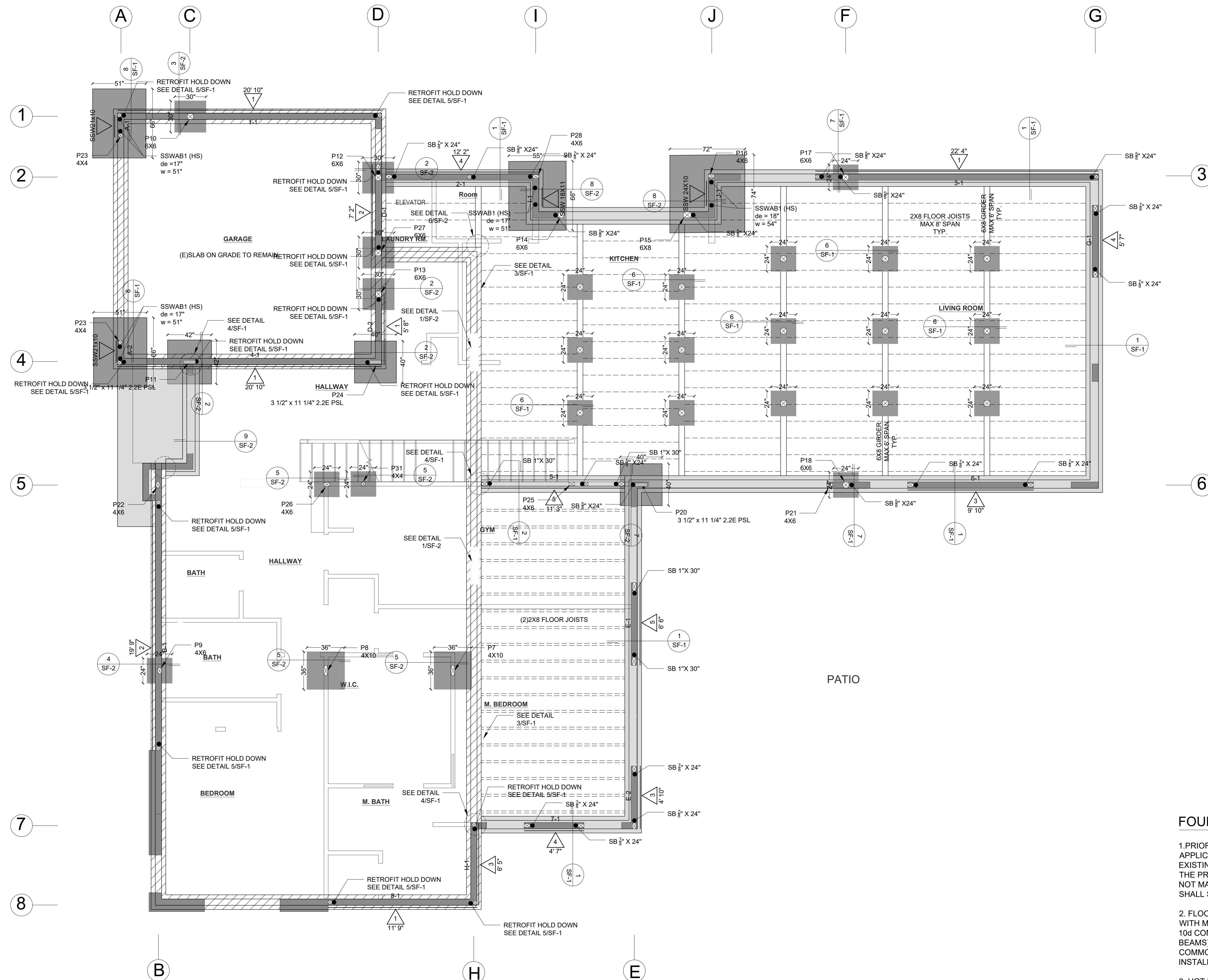
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SHEET TITLE:

FOUNDATION
PLAN

REV: DATE:
REV0 06/22/2023

SCALE:
DRAWN BY: M.Z.
JOB NO: AMS2370
SHEET NO:



EXISTING FOUNDATION
NEW FOUNDATION

S-2



BAY RESIDENCE

CLIENT:

526 BAY RD,
MENLO PARK, CA

PROJECT ADDRESS:

SHEET TITLE:

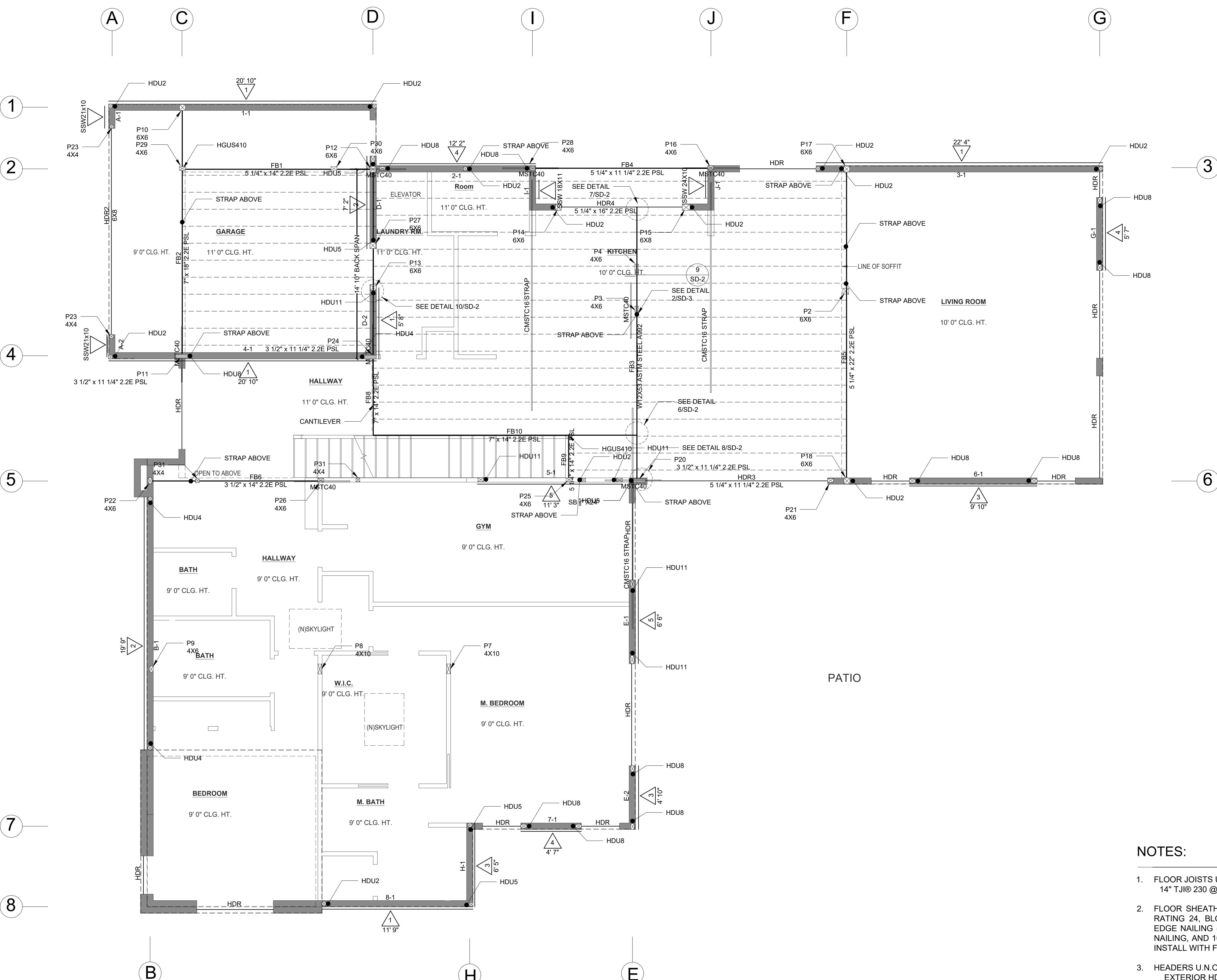
FIRST FLOOR
CEILING PLAN

REV: DATE:
REV0 06/22/2023

SCALE:
DRAWN BY: M.Z.
JOB NO: AMS2370
SHEET NO:

NOTES:

1. FLOOR JOISTS U.N.O.: 14" TJI@ 230 @ 16" OC
2. FLOOR SHEATHING SHALL 23/32" APA RATED STURD-I-FLOOR T&G WITH MIN. SPAN RATING 24, BLOCKED UNDER ALL EDGES. PROVIDE 10d COMMON NAILS @ 6" o.c. EDGE NAILING (ALSO ON FLOOR BEAMS), 10d COMMON NAILS @ 4" o.c. BOUNDARY NAILING, AND 10d COMMON NAILS @ 10" o.c. FIELD NAILING. GLUE TO FLOOR JOISTS. INSTALL WITH FACE GRAIN PERPENDICULAR TO JOISTS.
3. HEADERS U.N.O.:
EXTERIOR HDR: 6x8 MAX. 8' SPAN
INTERIOR HDR: 4x8 MAX 8' SPAN
4. STUD WALLS:
2x6 @ 16" O.C. FOR IN. WALLS
2x6 @ 16" O.C. FOR EX. WALLS
5. POST TO BEAM AND BEAM TO POST CCQ/ECCQ CONNECTION.
6. FOR BEAM STRAPS, SEE DETAIL 4/SD-2





BAY RESIDENCE

526 BAY RD,
MENLO PARK, CA

CLIENT:

PROJECT ADDRESS:

SHEET TITLE:

FIRST FLOOR
ROOF PLANREV: DATE:
REV0 06/22/2023SCALE:
DRAWN BY: M.Z.
JOB NO: AMS2370
SHEET NO:

NOTES:

1. ROOF RAFTER:
2x14 @ 24" O.C. DF. NO.2 MAX 20' SPAN
(2) 2x14 @ 24" O.C. DF. NO.2 MAX 28' SPAN
DO NOT RIP THE RAFTERS
2. ROOF SHEATHING SHALL BE 15/32" WITH A SPAN RATING OF 24'0", UNBLOCKED, w/ 10d COMMON NAILS @ 6" O.C. EDGE & BOUNDARY NAILING AND 10d COMMON NAILS @ 12" O.C. FIELD NAILING. INSTALL WITH FACE GRAIN PERPENDICULAR TO RAFTERS.
3. ALL POST TO BEAM AND BEAM TO POST W/CCQ/ECCQ CONNECTION
4. STUD WALLS:
2x4 @ 16" O.C. MAXIMUM TOP PLATE 10'
2x6 @ 16" O.C. MAXIMUM TOP PLATE 14'
5. FOR ROOF STRAPS, SEE DETAIL 3/SD-2



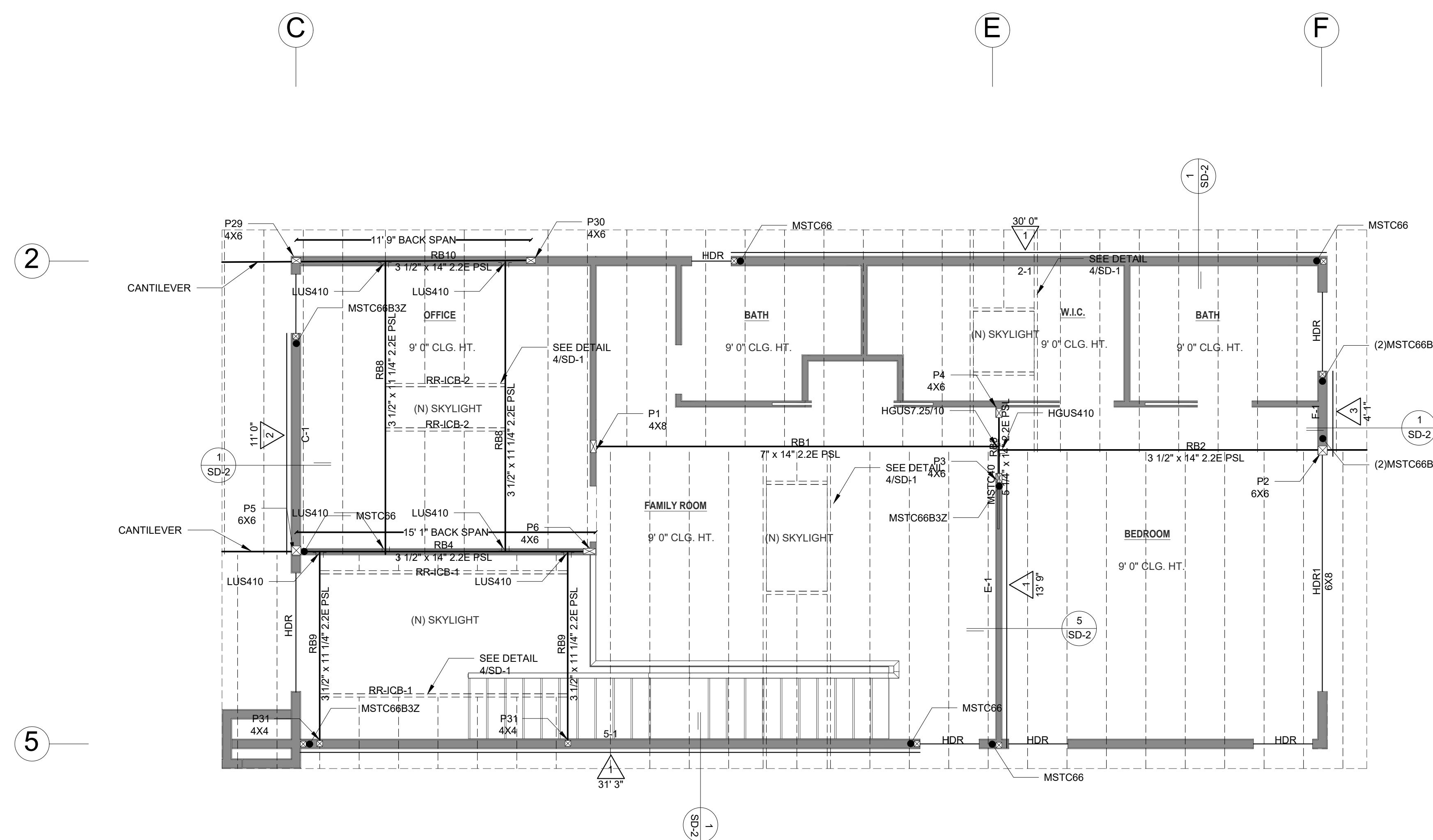
BAY RESIDENCE

CLIENT:

526 BAY RD,
MENLO PARK, CA

PROJECT ADDRESS:

SHEET TITLE:

SECOND FLOOR
ROOF PLANREV: DATE:
REV0 06/22/2023SCALE:
DRAWN BY: M.Z.
JOB NO: AMS2370
SHEET NO:

NOTES:

1. ROOF RAFTER :
2X14 @ 24" O.C. DF. NO.2 MAX 20' SPAN
DO NOT RIP THE RAFTERS
2. HEADERS U.N.O.:
EXTERIOR HDR: 6x8 MAX. 8' SPAN
INTERIOR HDR: 4x8 MAX 8' SPAN
3. ROOF SHEATHING SHALL BE 15/32" WITH A SPAN RATING OF 24/0, UNBLOCKED, w/ 10d COMMON NAILS @ 6" O.C. EDGE & BOUNDARY NAILING AND 10d COMMON NAILS @ 12" O.C. FIELD NAILING. INSTALL WITH FACE GRAIN PERPENDICULAR TO RAFTERS.
4. ALL POST TO BEAM AND BEAM TO POST W/CCQ/ECCQ CONNECTION
5. STUD WALLS:
2X4 @ 16" O.C. MAXIMUM TOP PLATE 10'
2x6 @ 16" O.C. MAXIMUM TOP PLATE 14'
6. FOR ROOF STRAPS, SEE DETAIL 3/SD-2



BAY RESIDENCE

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526 BAY RD,
MENLO PARK, CA

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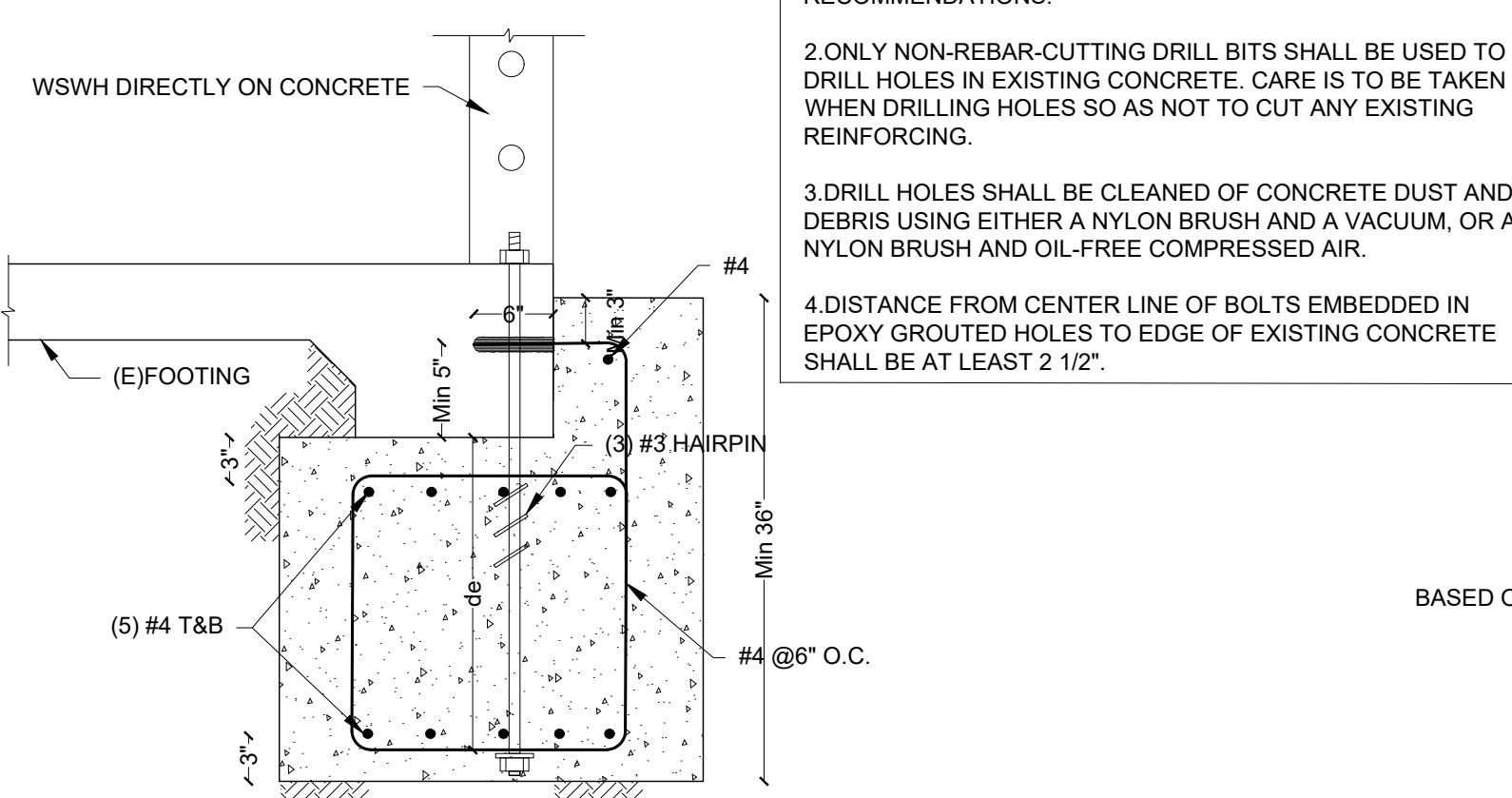
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FOUNDATION DETAILS

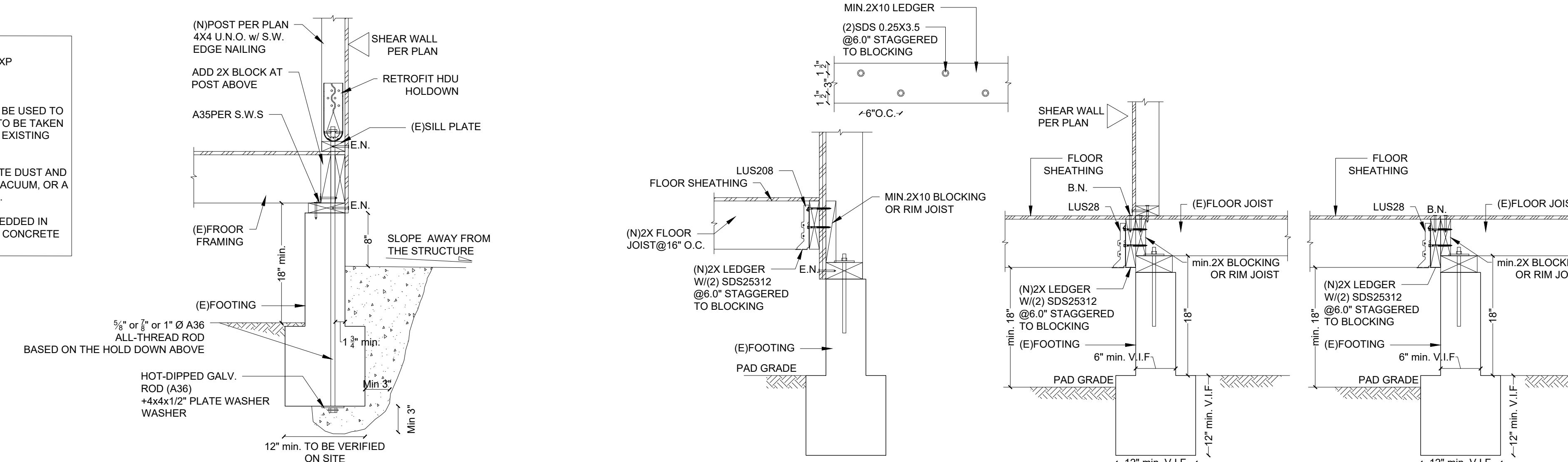
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REV0 06/22/2023

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JOB NO: AMS2370
SHEET NO:

SF-1

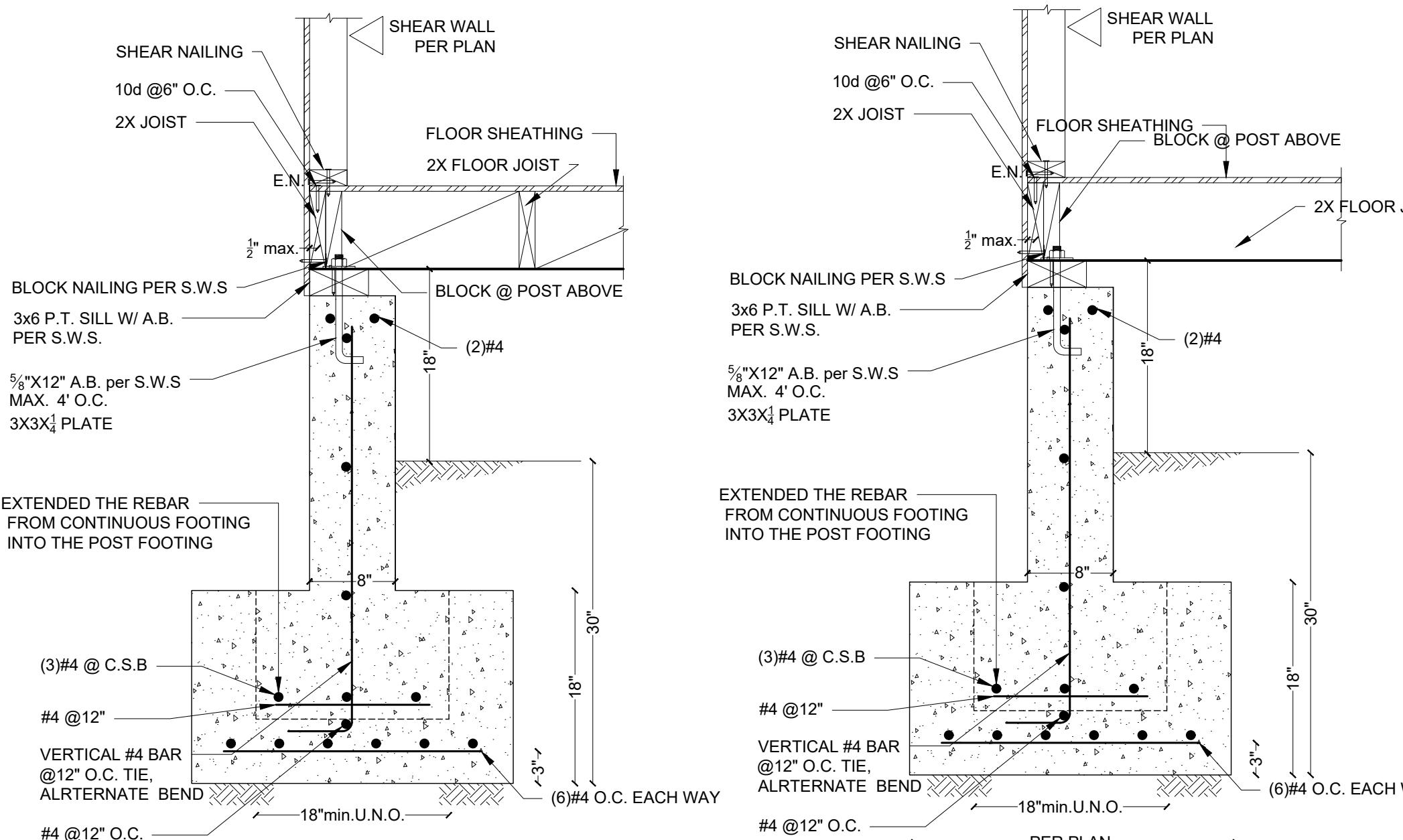


8 UNDER-PINNED EXTERIOR STRONG WALL

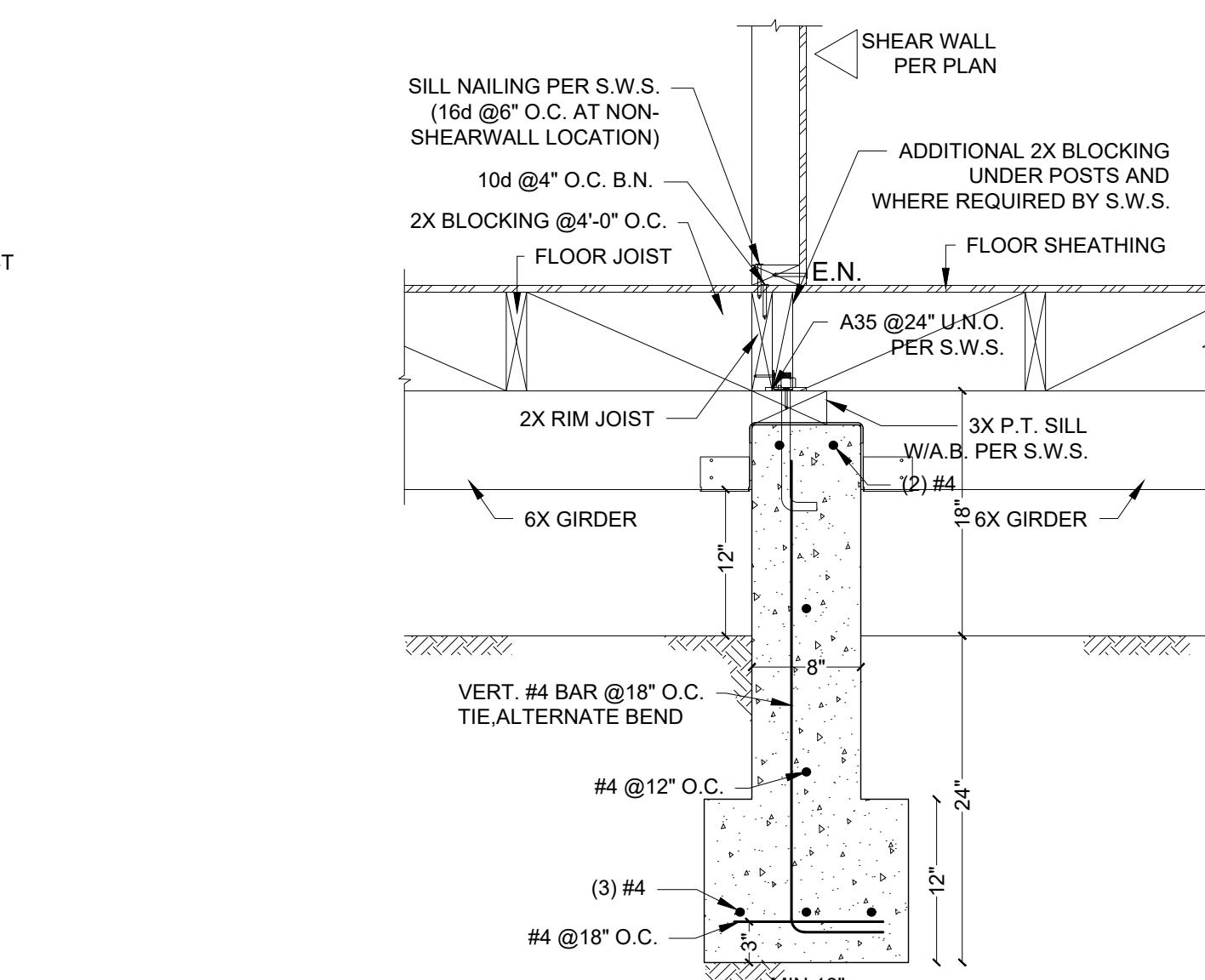


5 RETROFIT HOLD DOWN

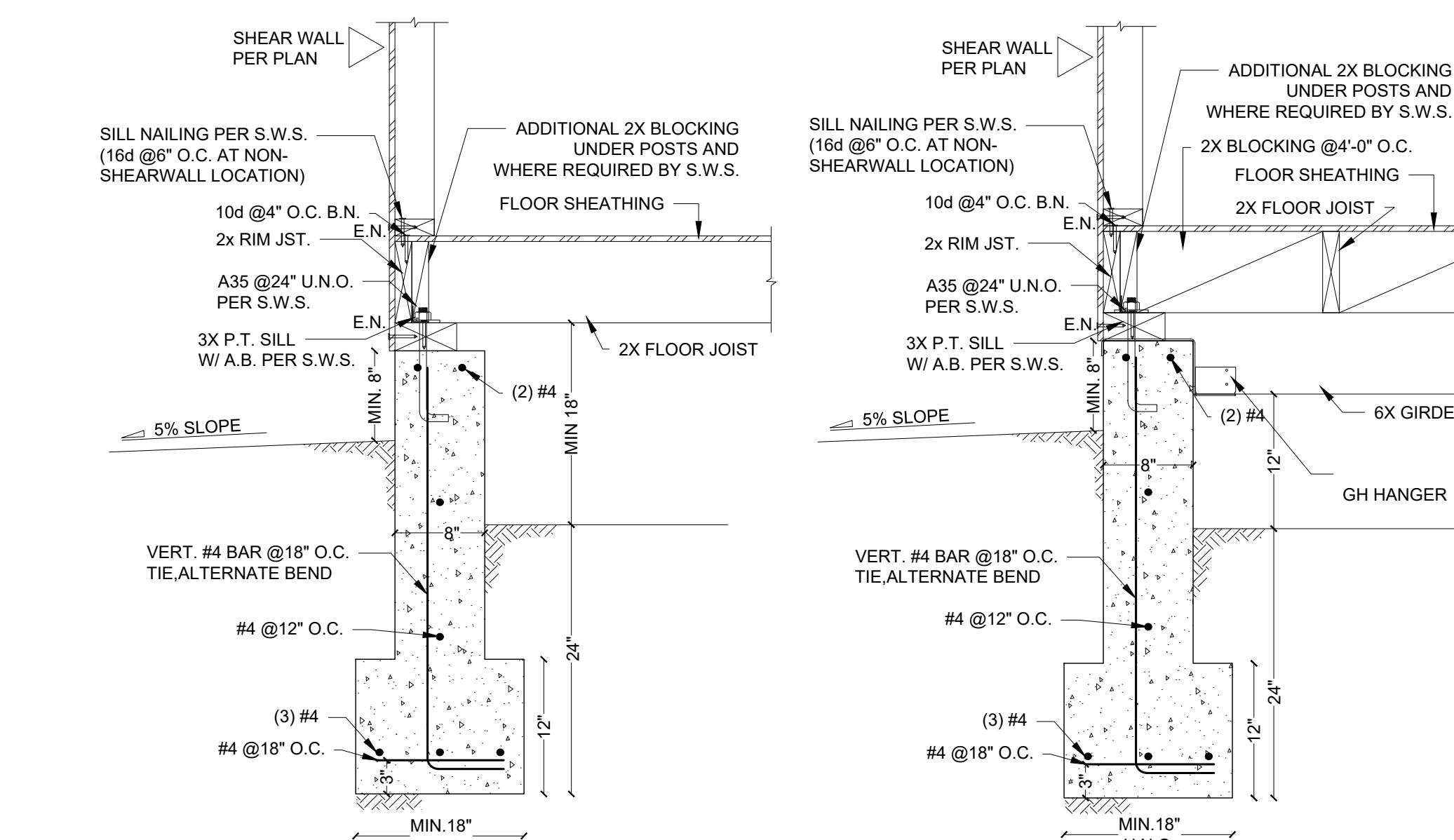
3 (E)JOIST TO (E)FOOTING



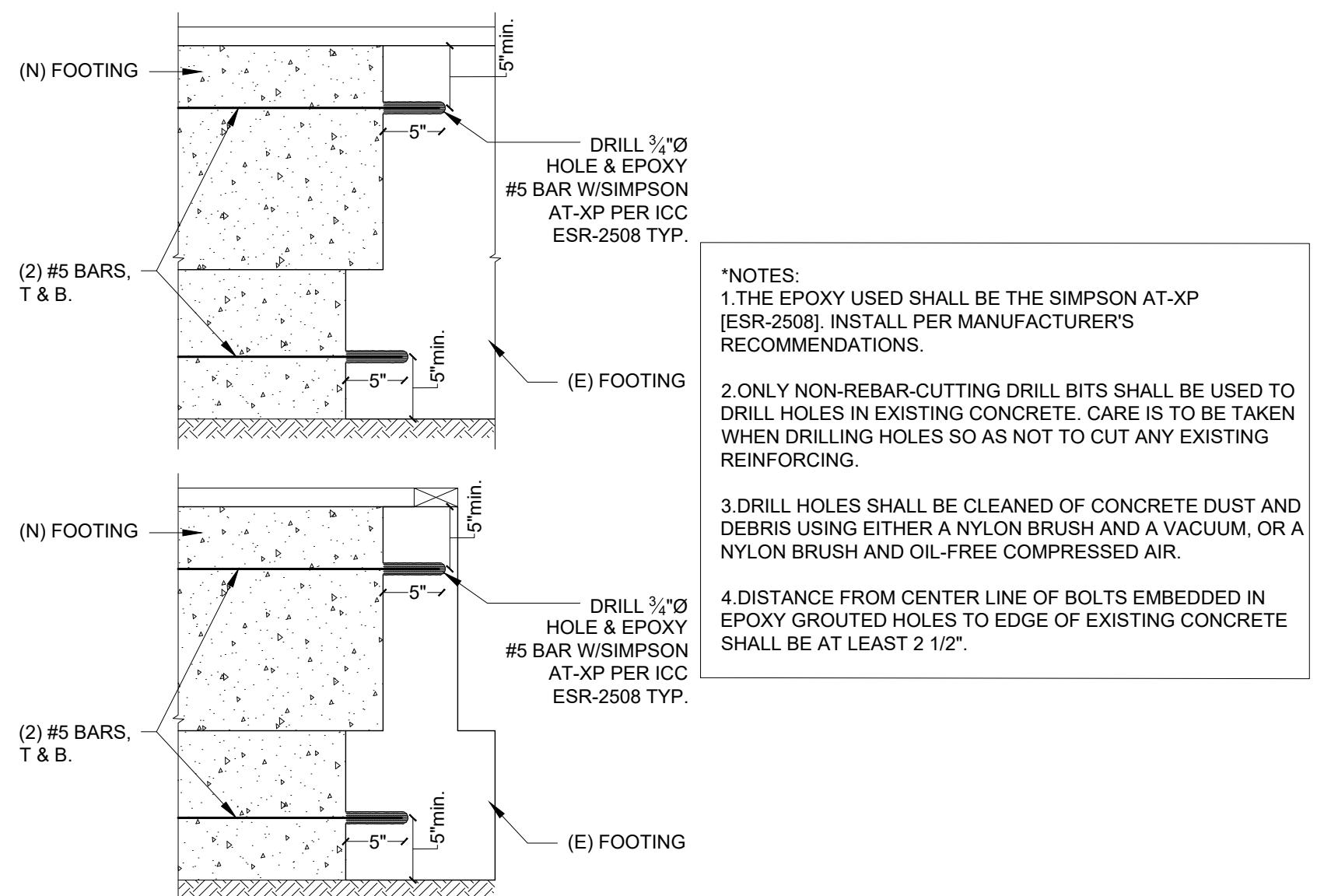
7 POST ISOLATED FOOTING IN EXTERIOR NEW FOUNDATION



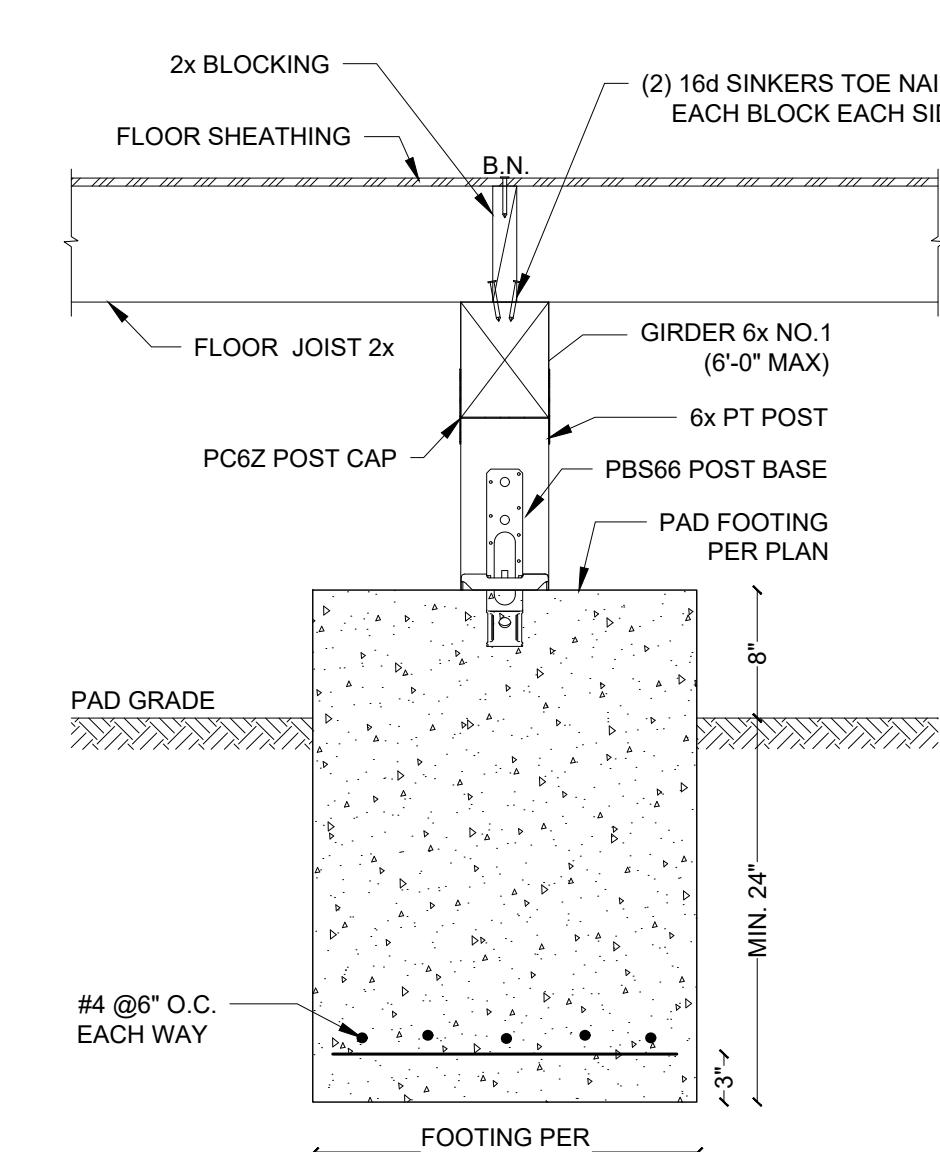
2 INTERIOR FOOTING



1 EXTERIOR FOOTING



4 (N)FOOTING TO (E)FOOTING



6 ISOLATED PIER FOOTING



BAY RESIDENCE

CLIENT:

526 BAY RD,
MENLO PARK, CA

PROJECT ADDRESS:

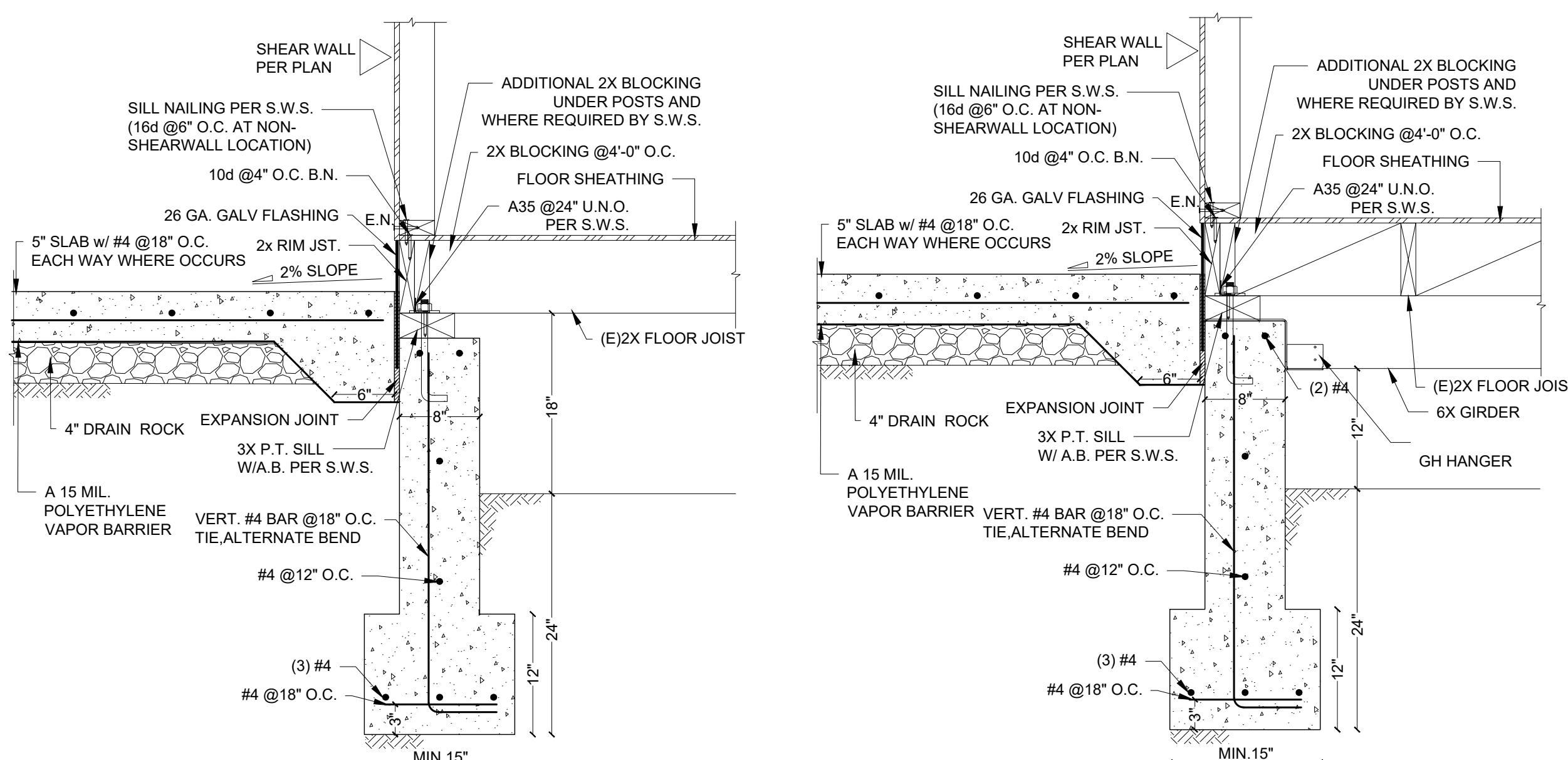
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FOUNDATION DETAILS

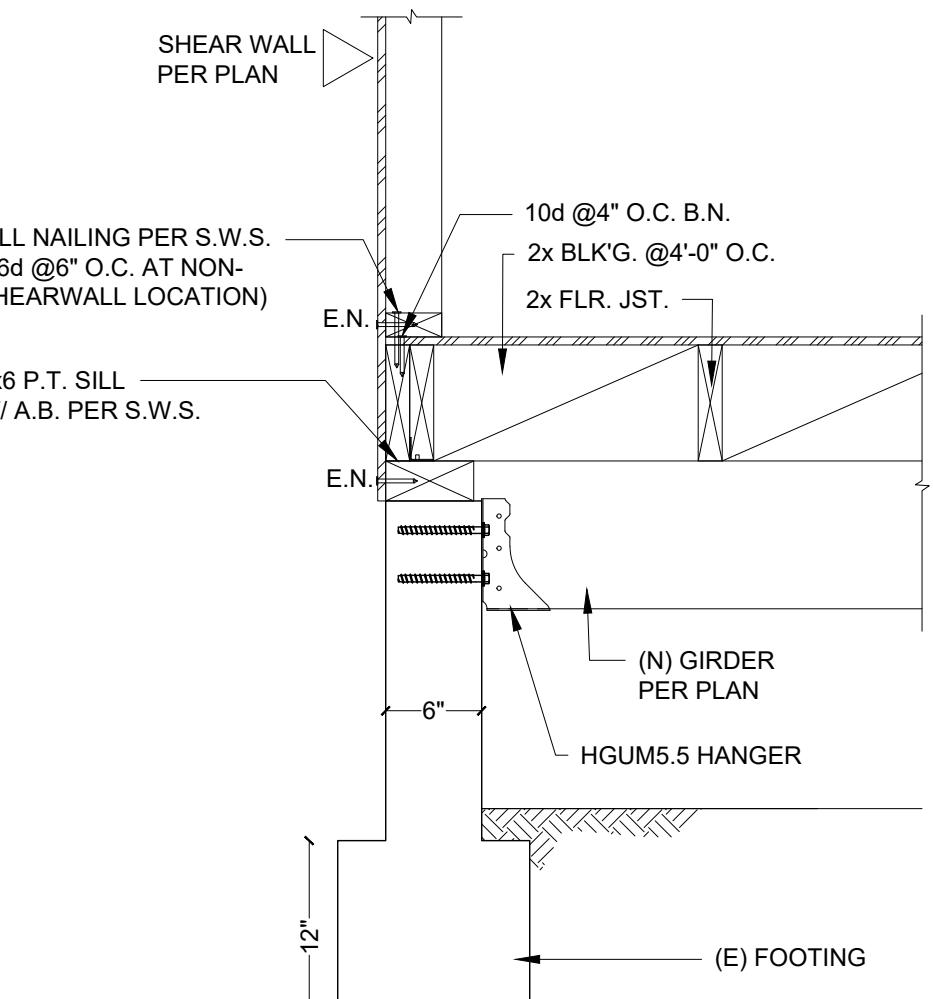
REV: DATE:
REV0 06/22/2023

SCALE:
DRAWN BY: M.Z.
JOB NO: AMS2370
SHEET NO:

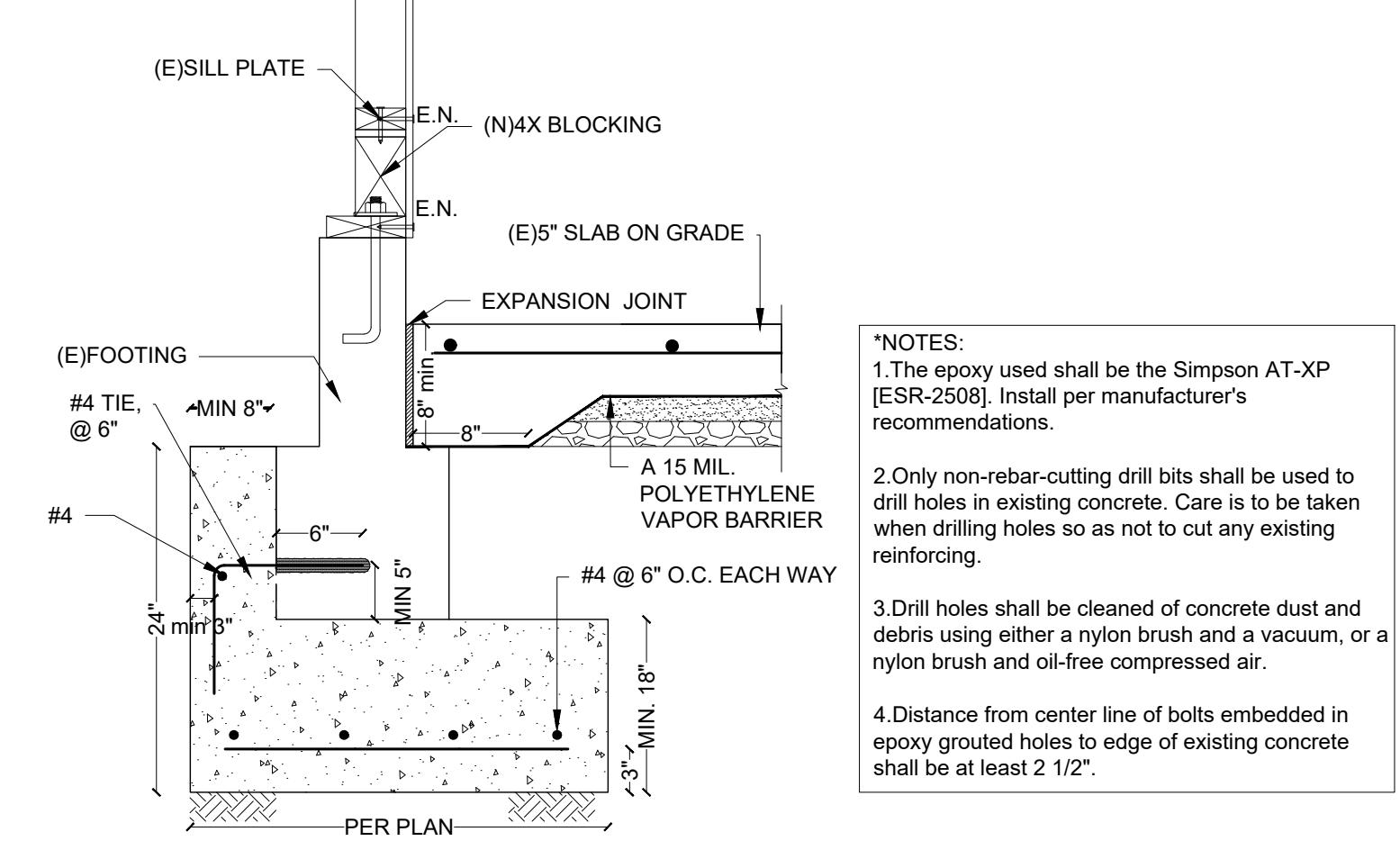
SF-2



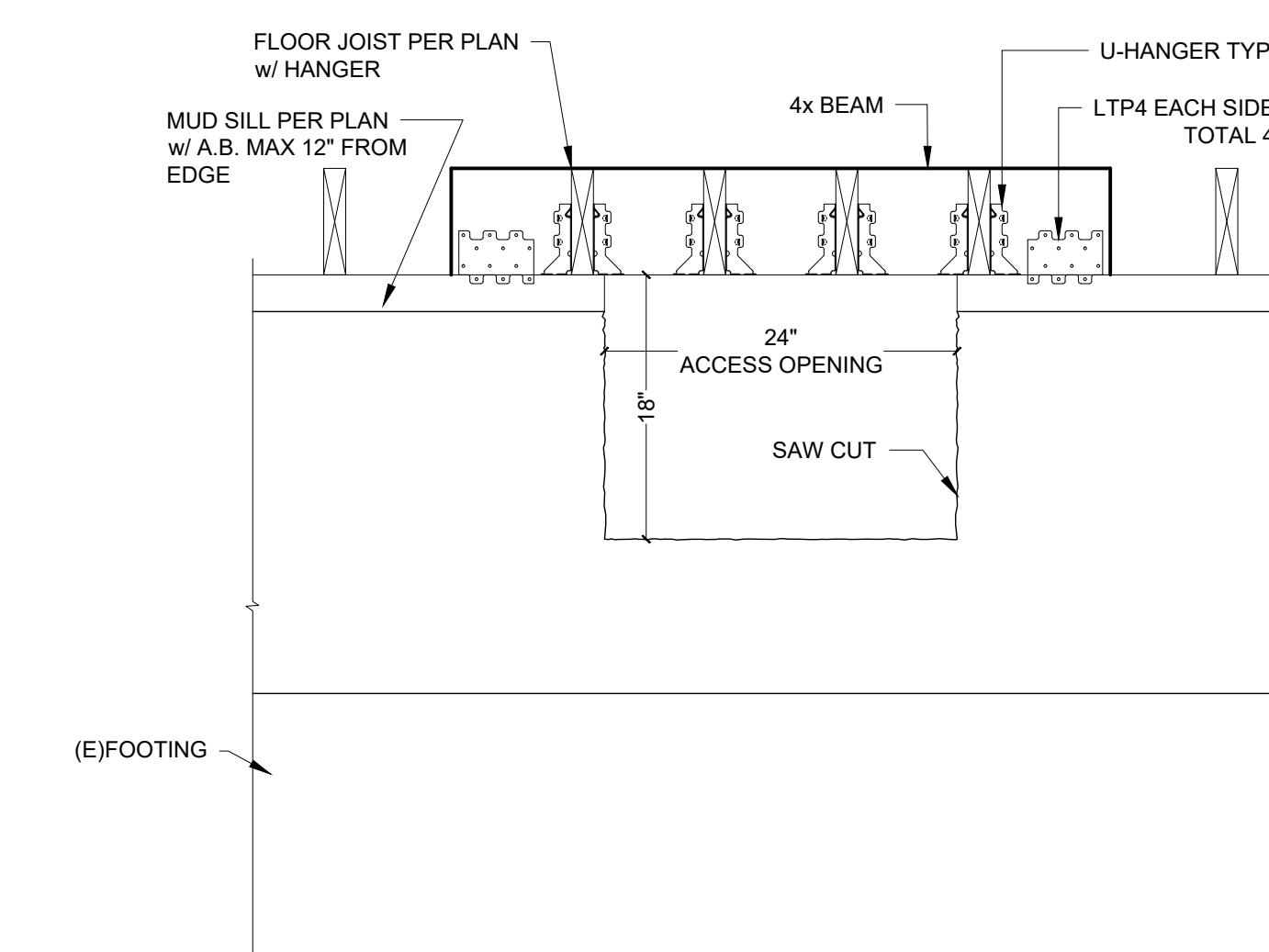
9 PERIMETER FOOTING



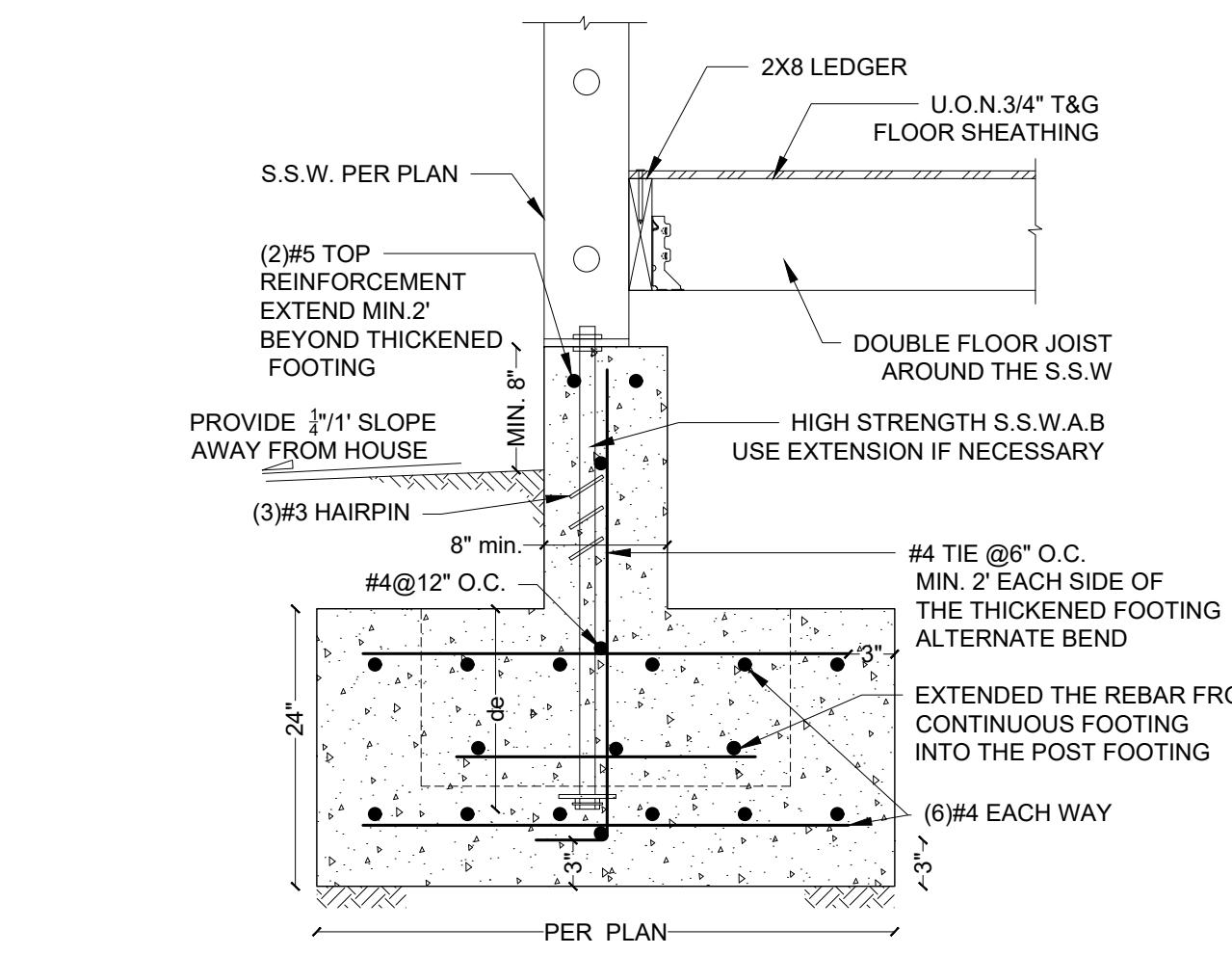
3 UNDER-PINNED POST FOOTING



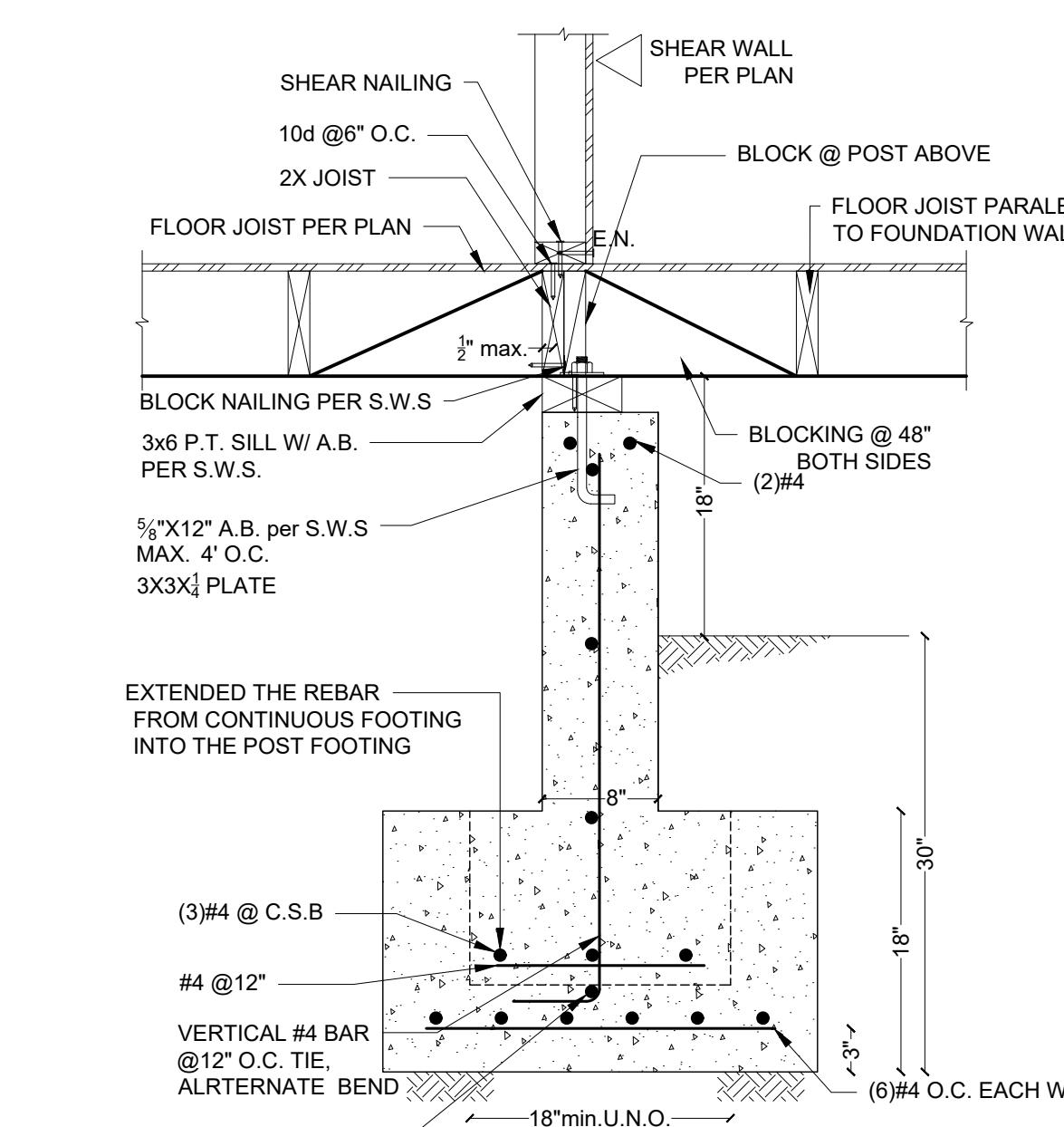
2 UNDER-PINNED POST FOOTING



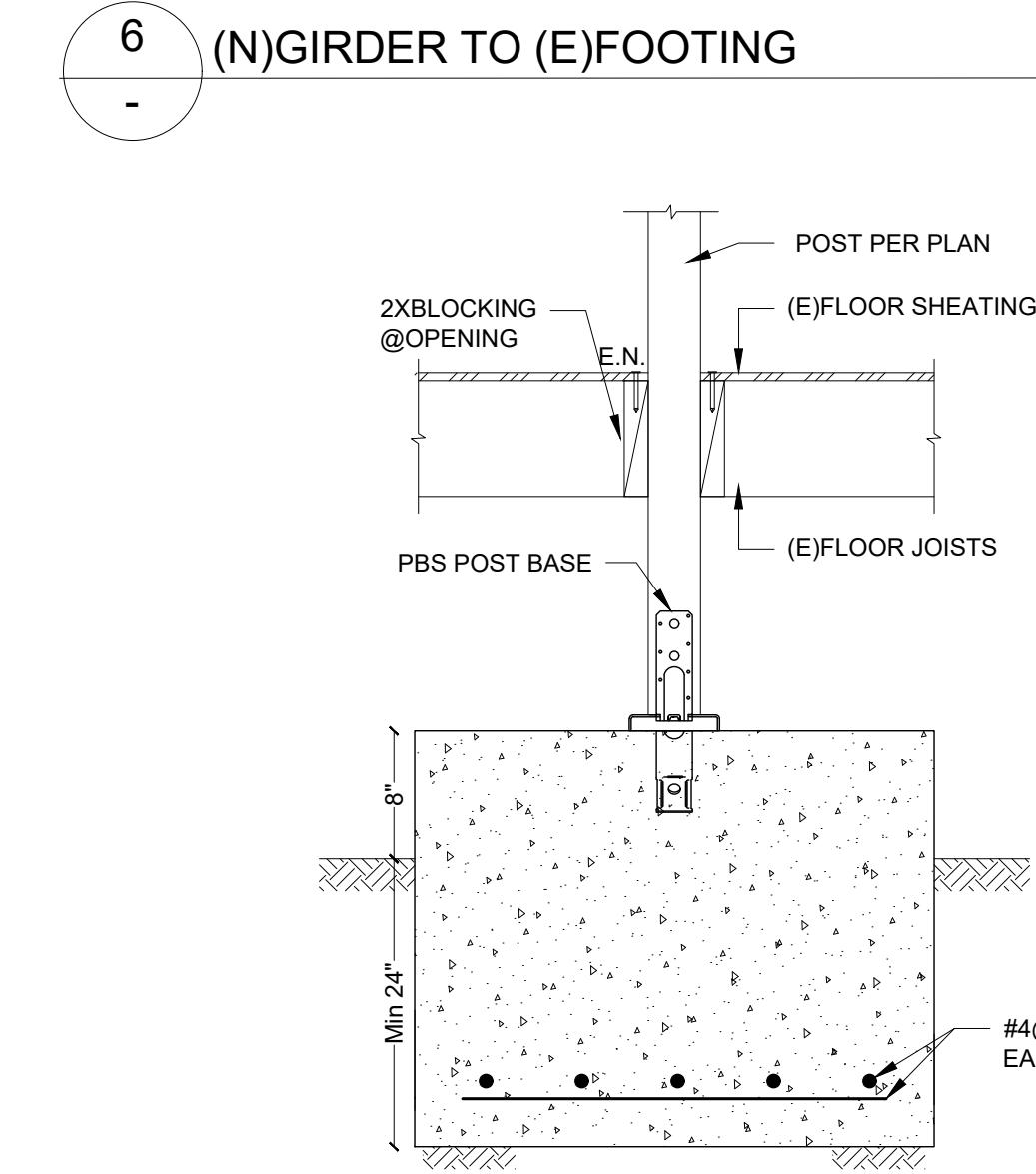
1 STEM WALL ACCESS DETAIL



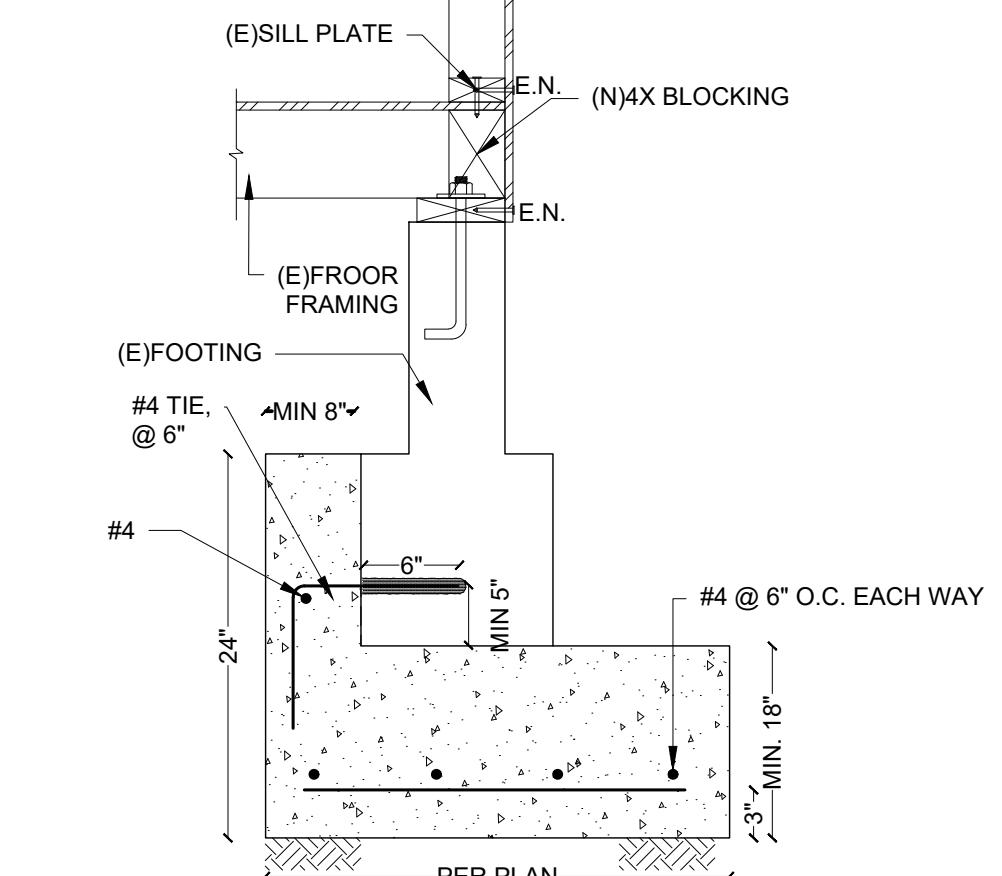
8 S.S.W. FOUNDATION
(SEE ALSO PAGE S.S.W.)



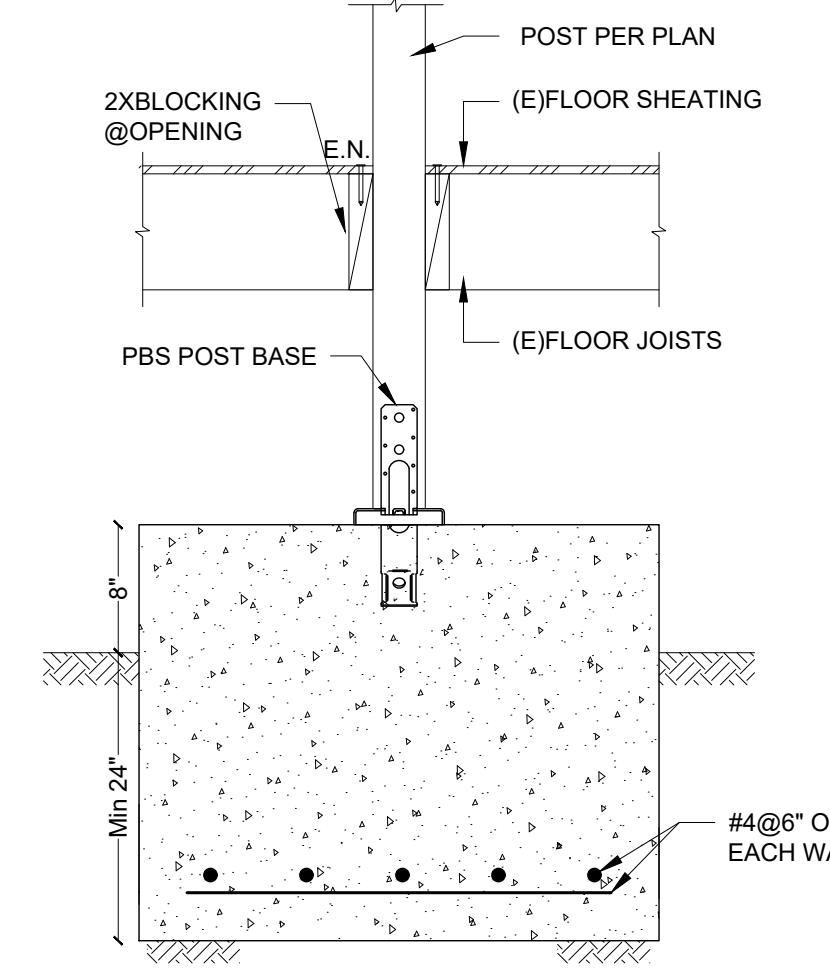
7 POST ISOLATED FOOTING IN NEW FOUNDATION



5 POST FOOTING



4 UNDER-PINNED POST FOOTING



6 (N)GIRDER TO (E)FOOTING



BAY RESIDENCE

CLIENT:

 526 BAY RD,
MENLO PARK, CA

PROJECT ADDRESS:

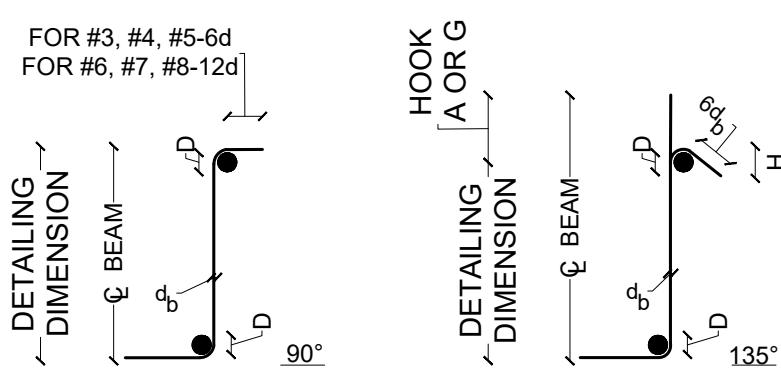
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STRUCTURE DETAILS

REV: 06/22/2023 DATE:

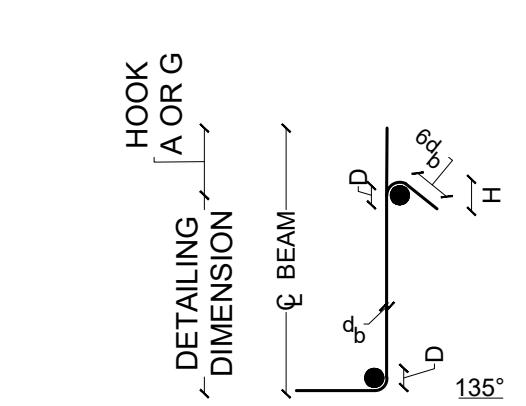
 SCALE:
DRAWN BY: M.Z.
JOB NO: AMS2370
SHEET NO:

SD-1



STIRRUP HOOK (TIE BENDS SIMILAR)

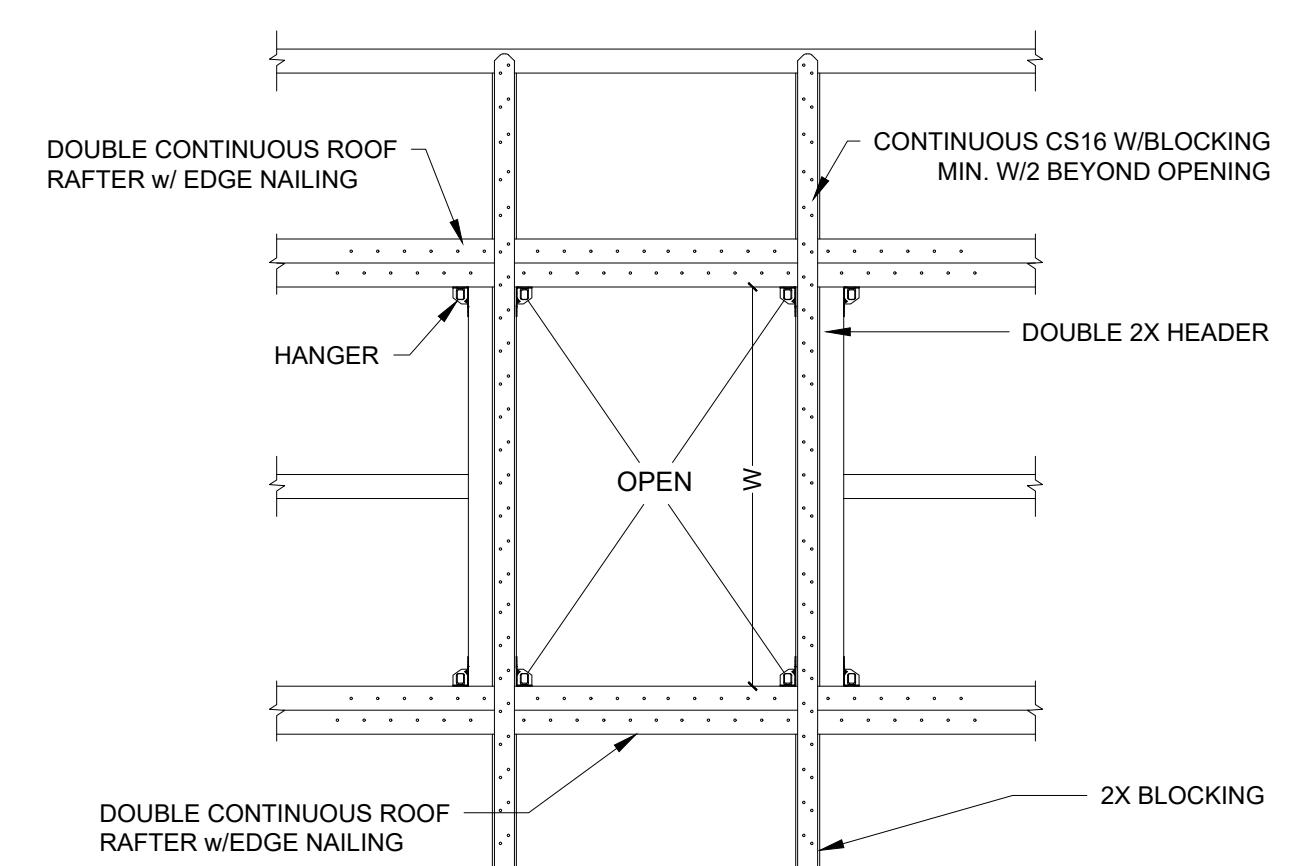
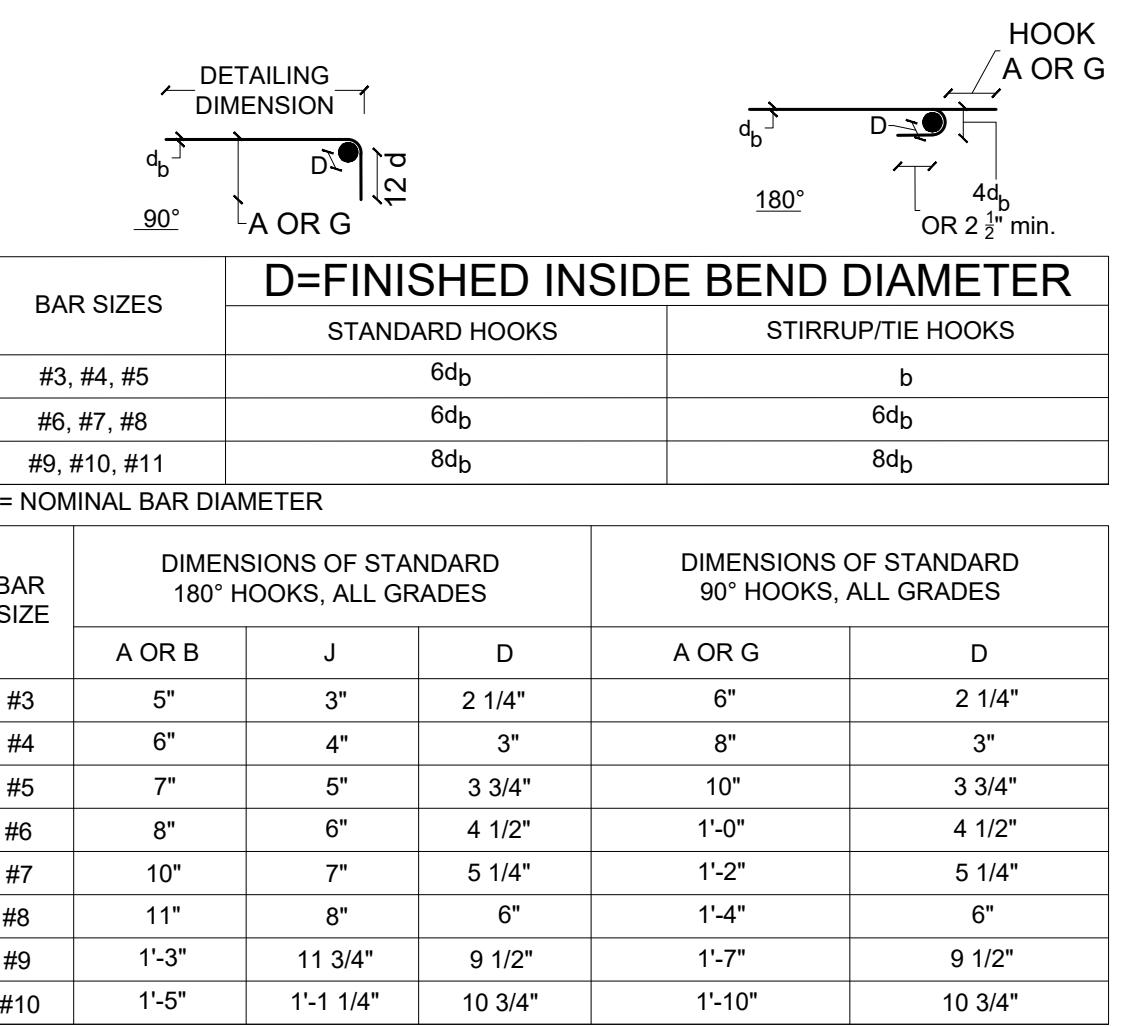
BAR SIZE	D	90° A OR G		135° A OR G APPROX.H	
		A OR G	APPROX.H	A OR G	APPROX.H
#3	1 1/2"	4"	4"	2 1/2"	
#4	2"	4 1/2"	4 1/2"	3"	
#5	2 1/2"	6"	5 1/2"	3 3/4"	
#6	4 1/2"	1'0"	7 3/4"	4 1/2"	
#7	5 1/2"	1'2"	9"	5 1/4"	
#8	6"	1'4"	10 1/4"	6"	



SEISMIC STIRRUP/TIE

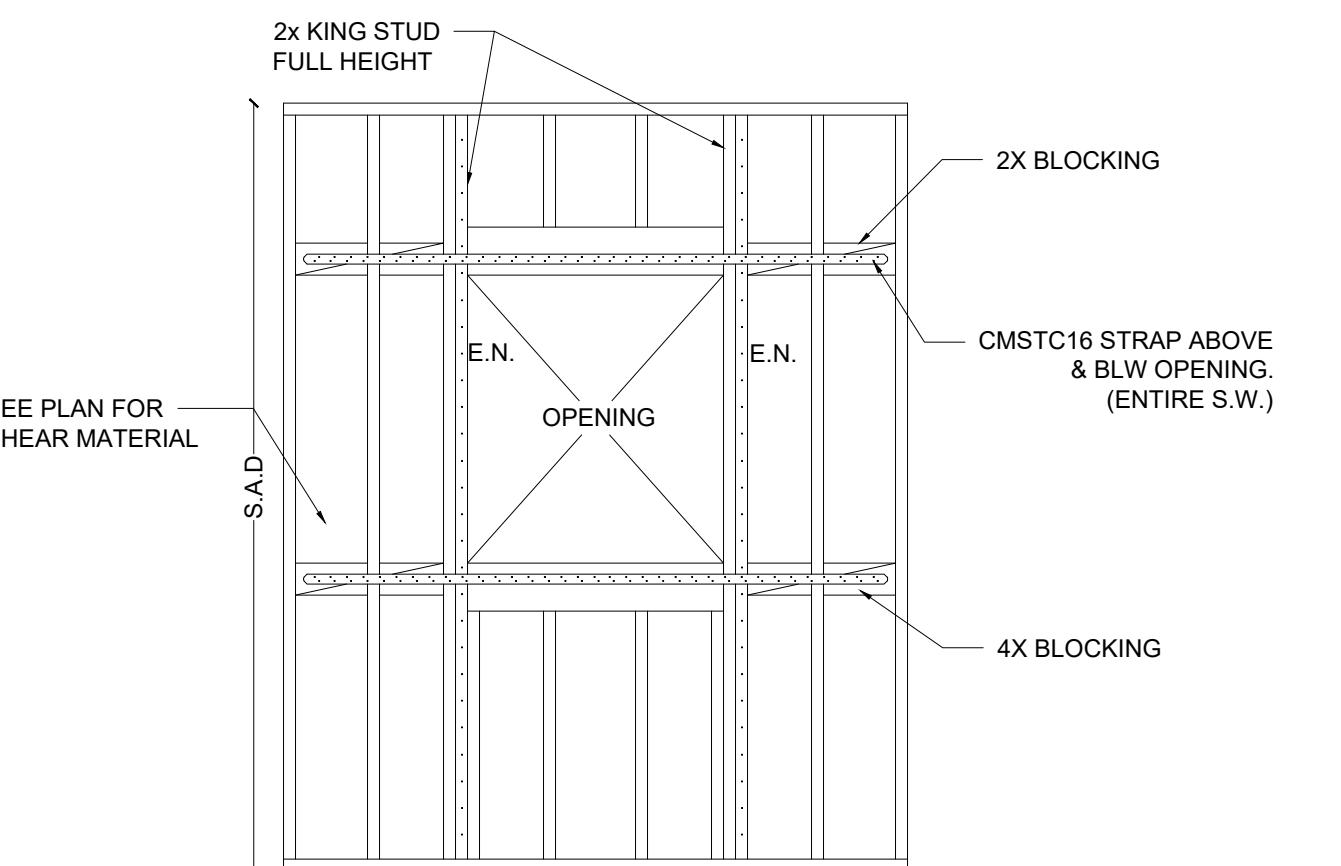
BAR SIZE	135° SEISMIC HOOK		
	A OR B	J	D
#3	5"	3"	2 1/4"
#4	6"	4"	3"
#5	7"	5"	3 3/4"
#6	8"	6"	4 1/2"
#7	10"	7"	5 1/4"
#8	11"	8"	6"
#9	1'3"	9"	9 1/2"
#10	1'5"	10 3/4"	10 3/4"

NOTE: SEE ACI 318-14 & 318R-14



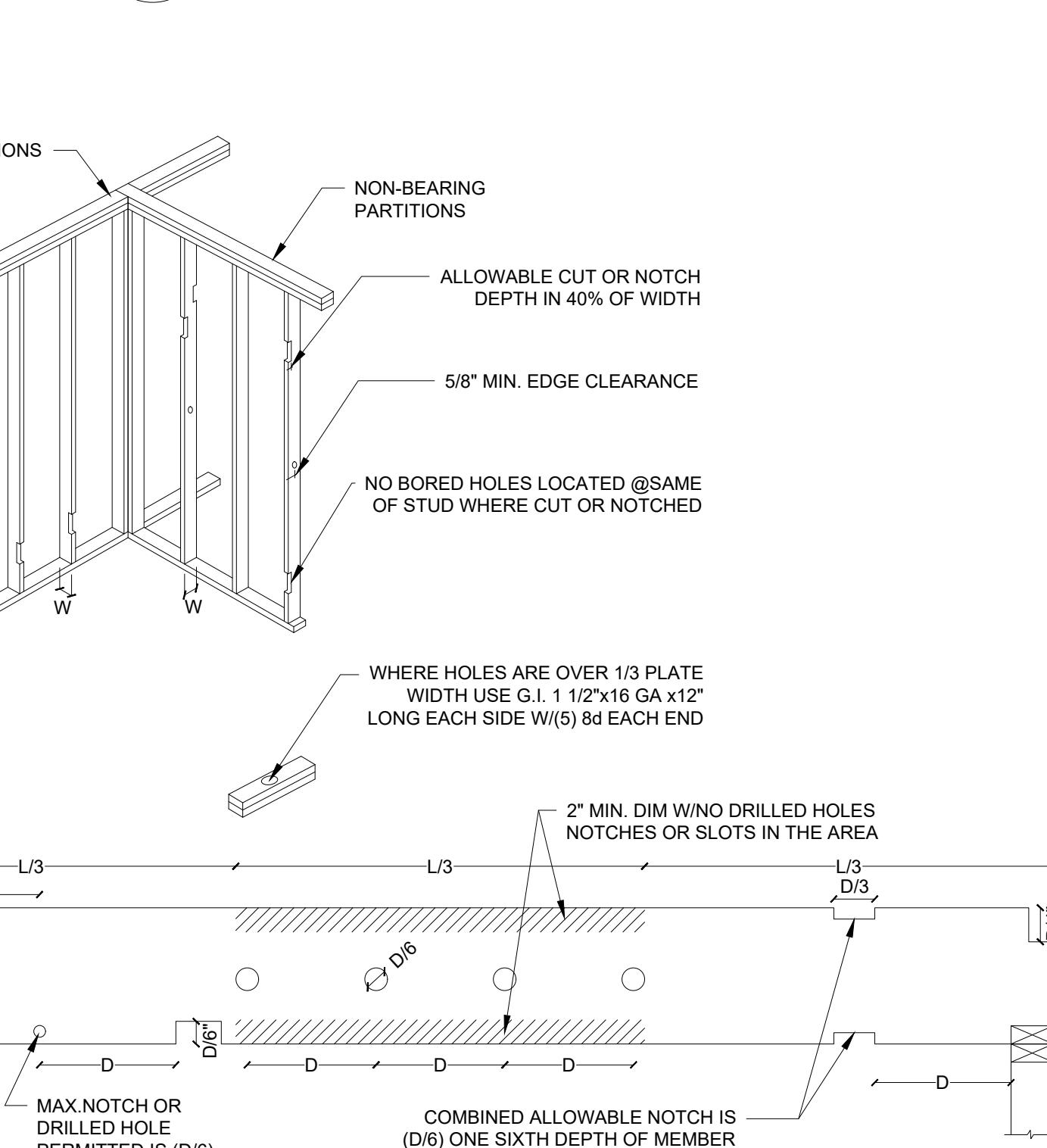
OPENING IN ROOF OR FLOOR

SD-1

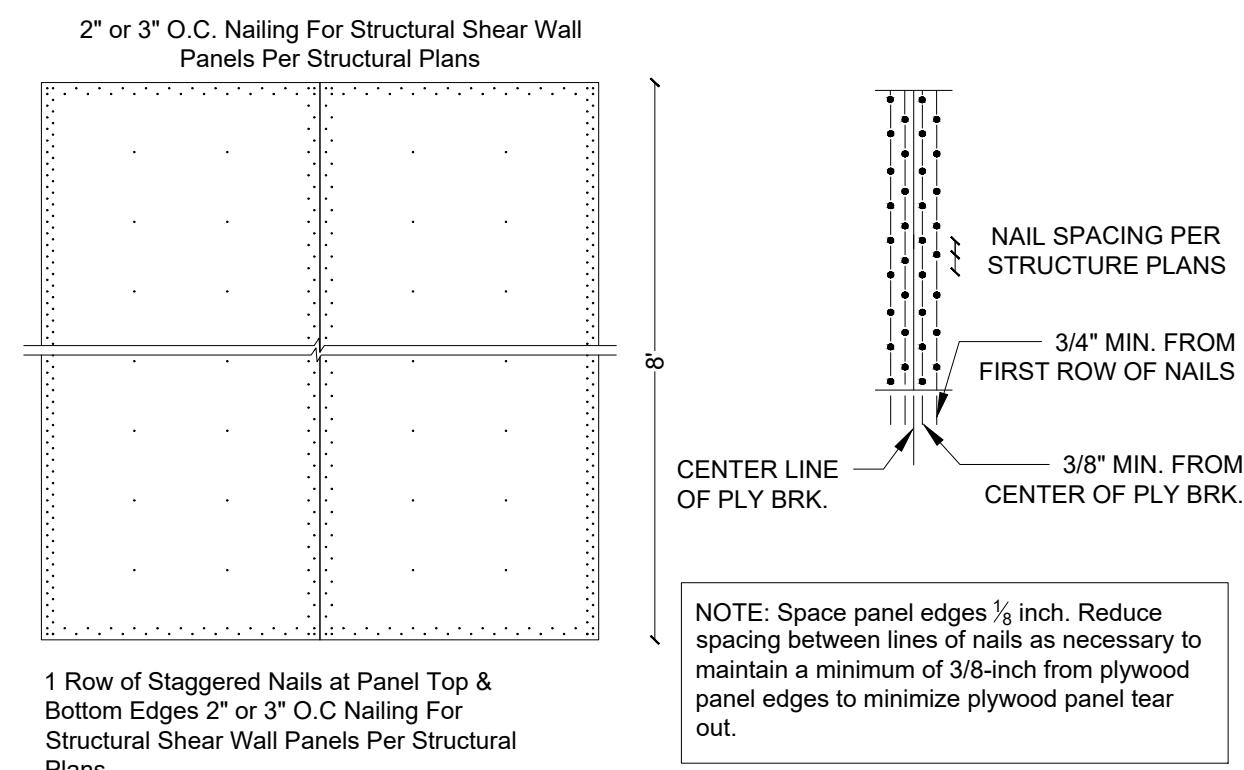


OPENING IN SHEAR WALL

SD-1

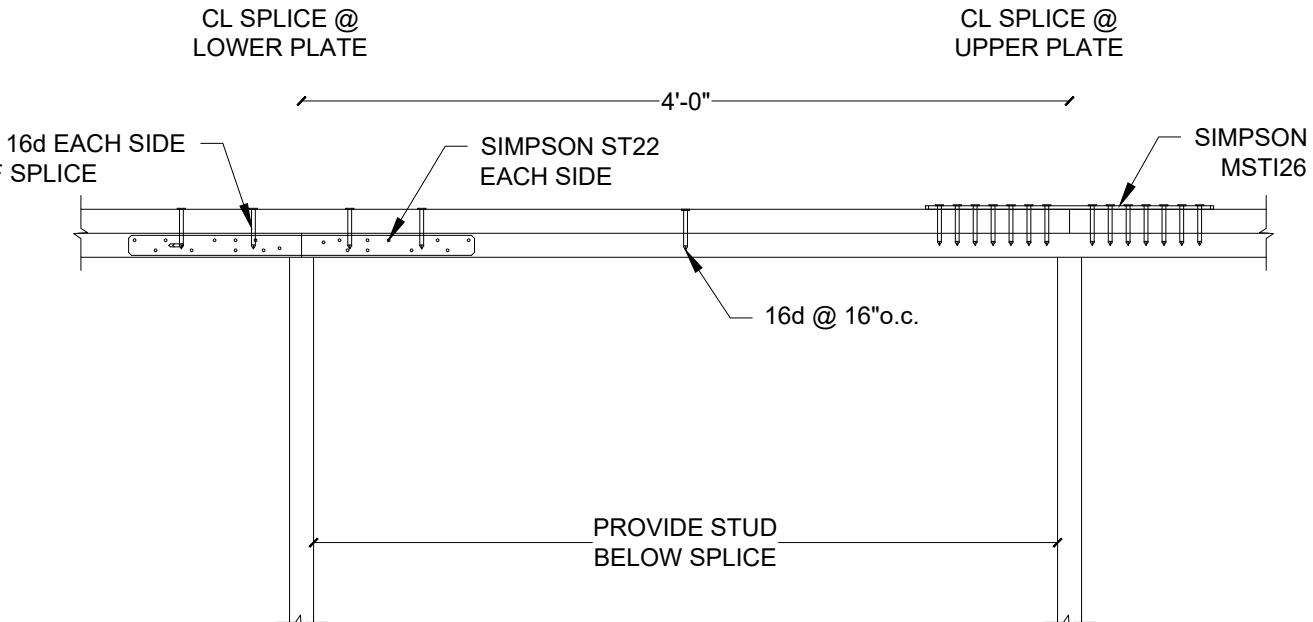


SD-1



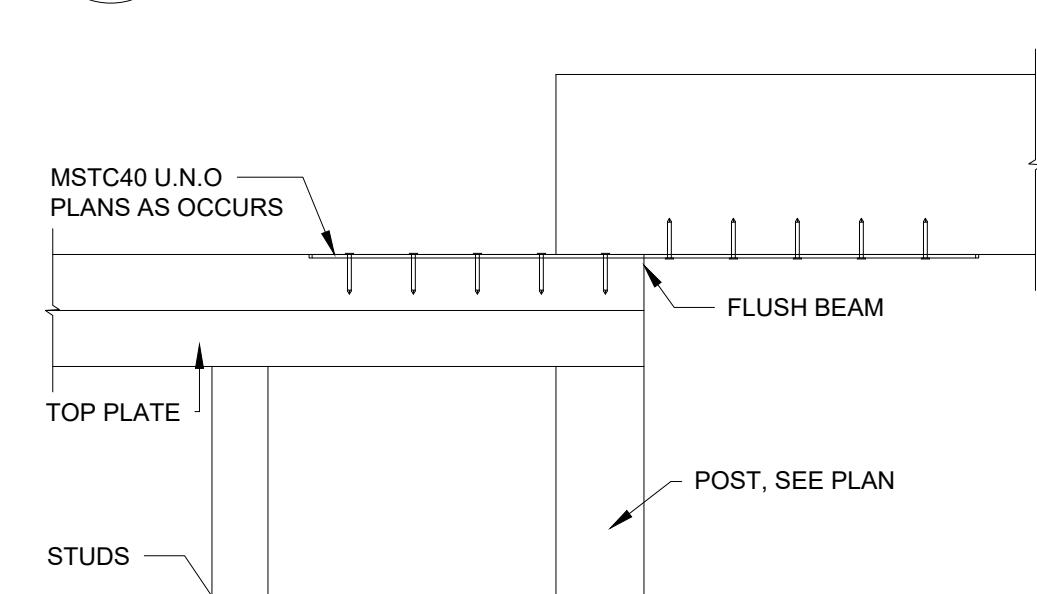
SAEAD WALL NAILING

SD-1

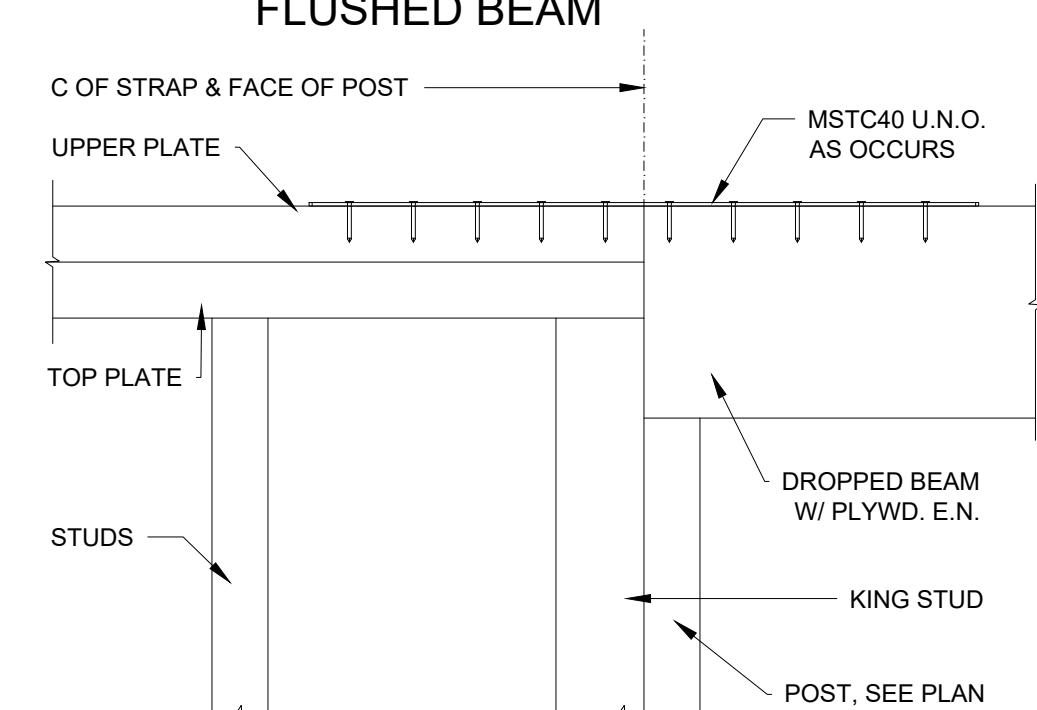


MINIMUM TOP PLATE SPLICING TYPICAL

SD-1



FLUSHED BEAM

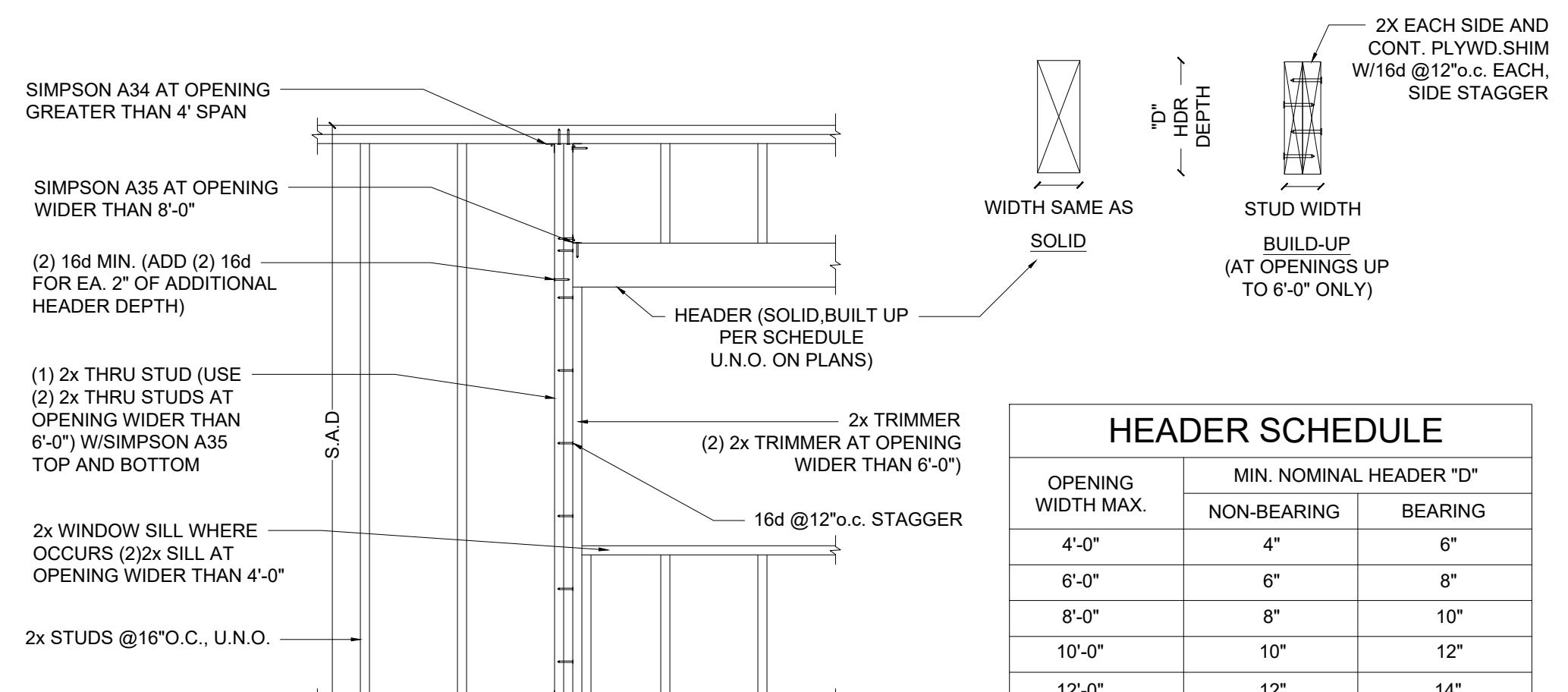


DROPPED BEAM

SD-1

REINFORCEMENT DETAIL

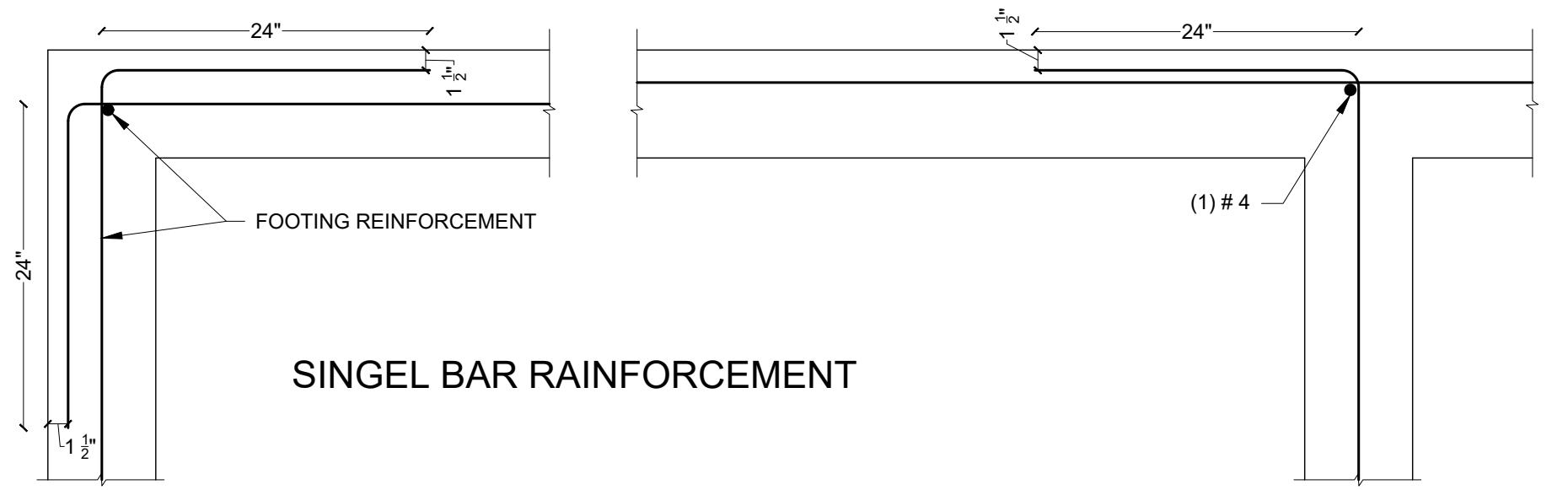
SD-1



TYPICAL STUD WALL FRAMING @ OPENING DETAIL

SD-1

SCALE: 1/8" = 1'

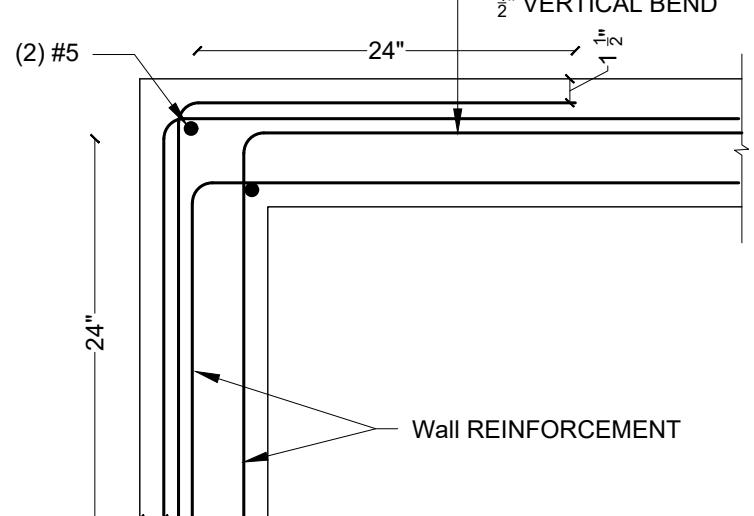


SINGEL BAR REINFORCEMENT

SD-1

MULTI BAR REINFORCEMENT

SD-1



FOOTING & WALL CORNER

SD-1

SCALE: 1/8" = 1'

DATE: 06/22/2023



BAY RESIDENCE

CLIENT:

526 BAY RD,
MENLO PARK, CA

PROJECT ADDRESS:

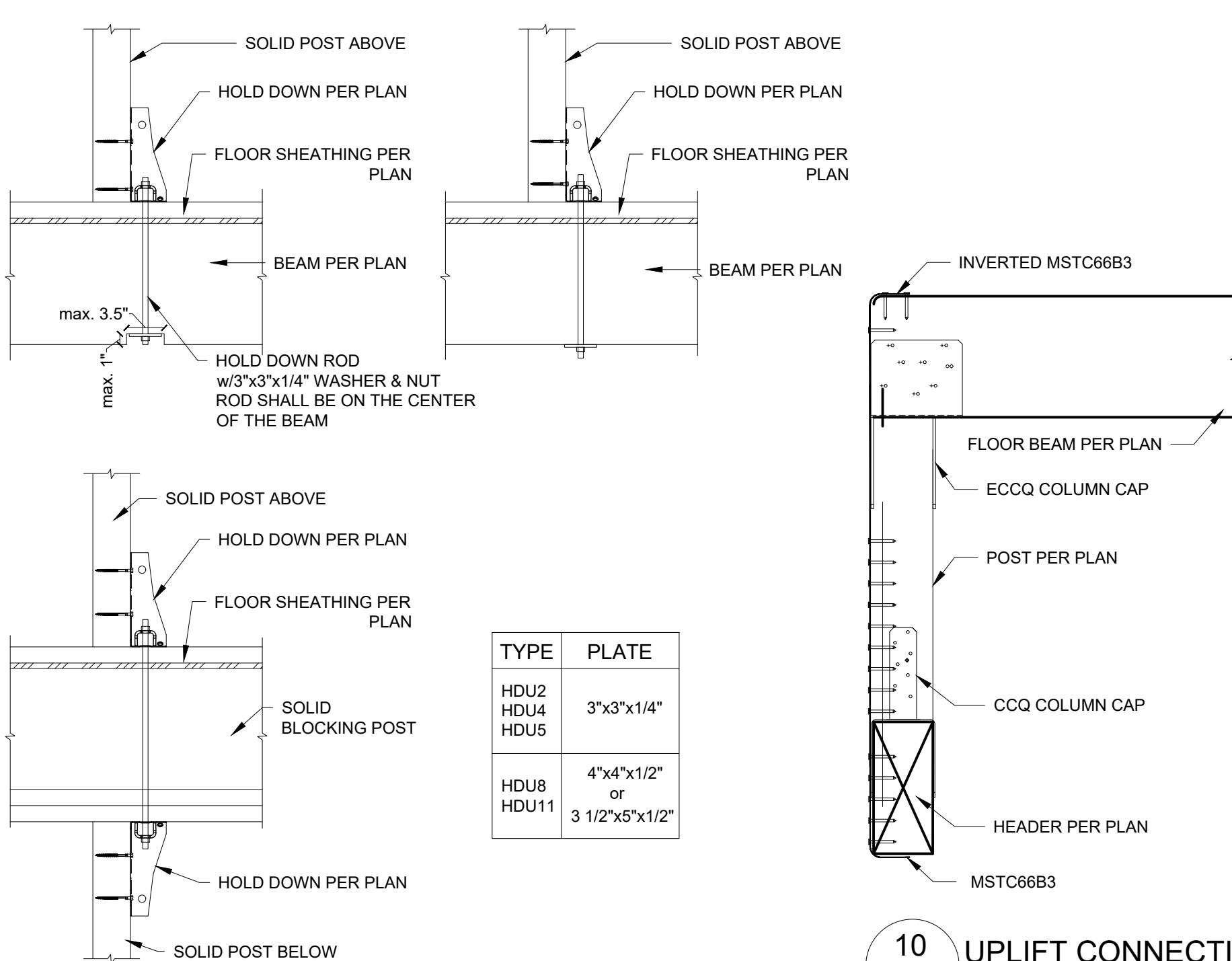
SHEET TITLE:

STRUCTURE DETAILS

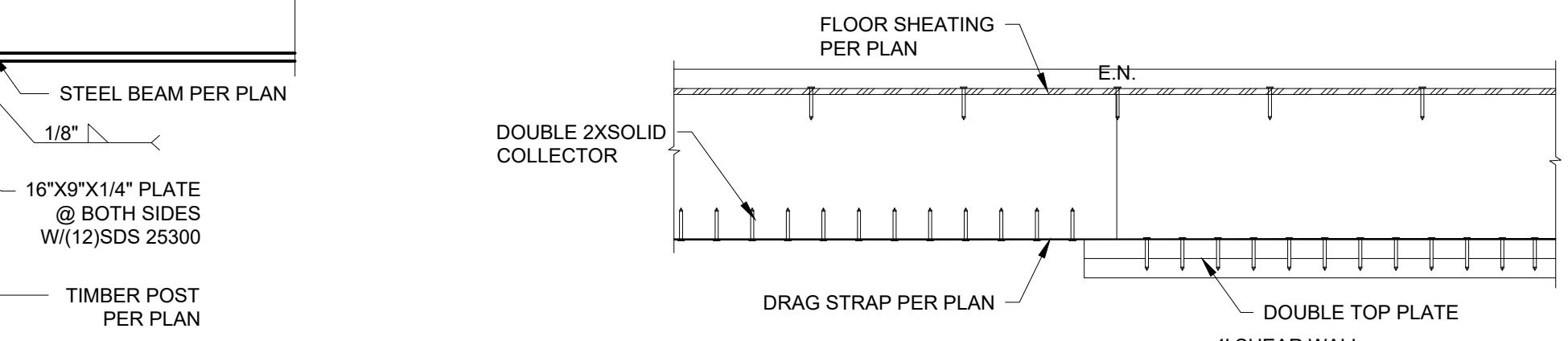
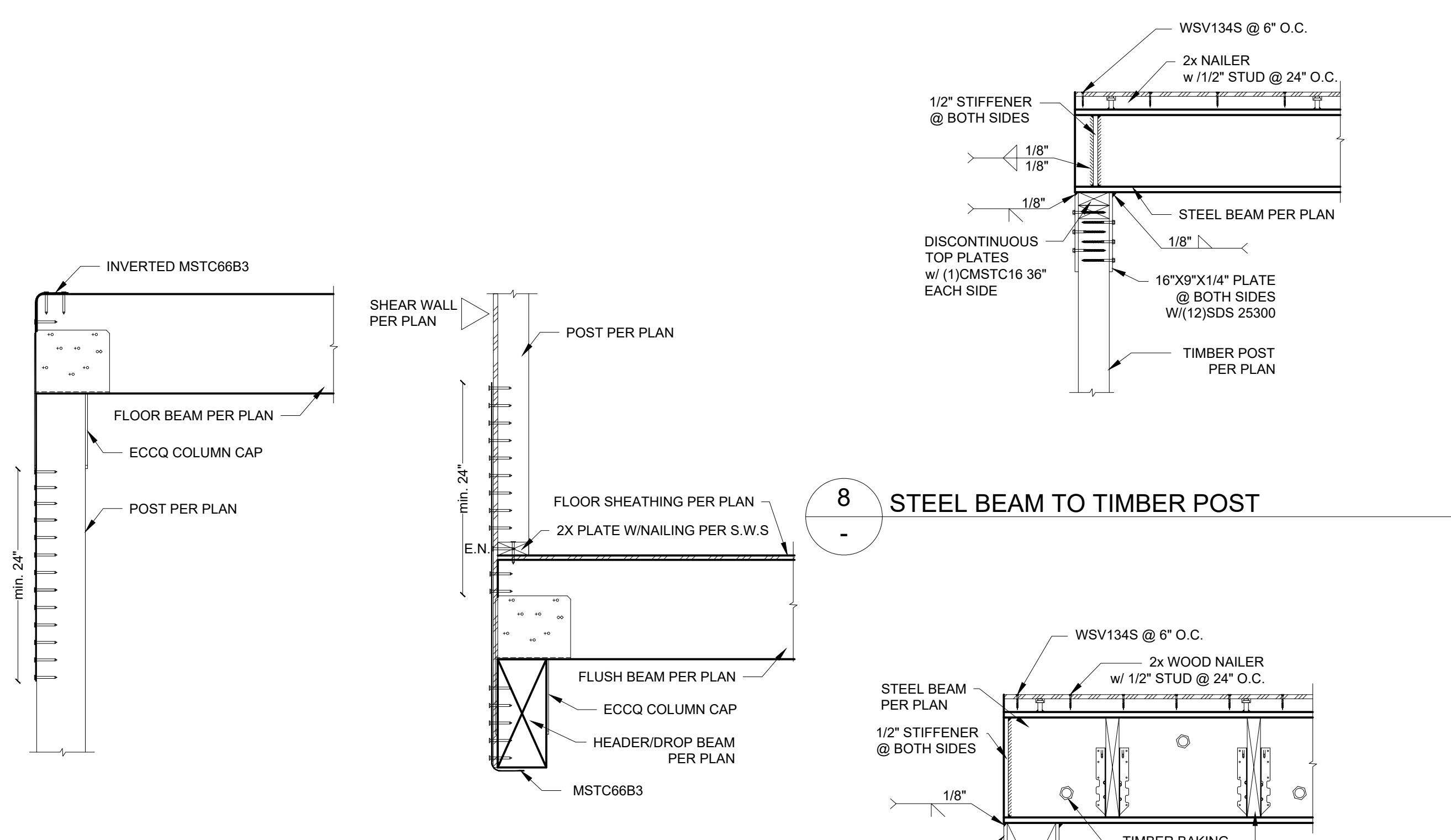
REV: DATE:
REV0 06/22/2023

SCALE:
DRAWN BY: M.Z.
JOB NO: AMS2370
SHEET NO:

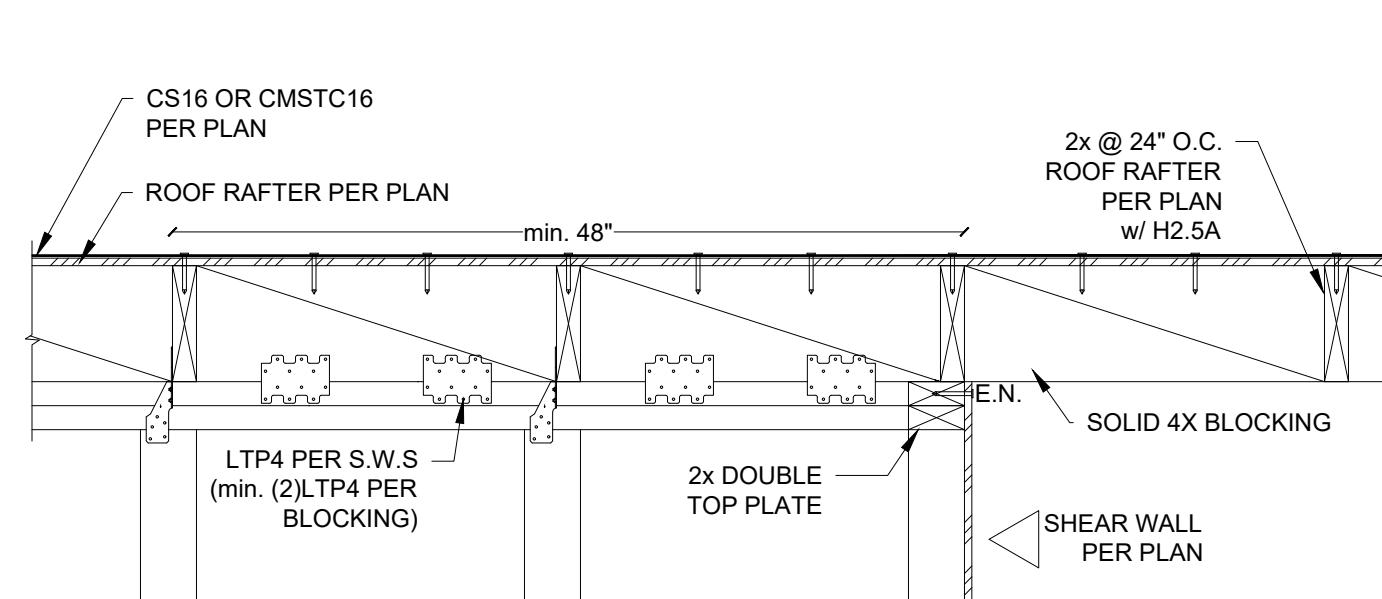
SD-2



12 SHEAR WALL HOLD DOWN TO FLOOR BELOW



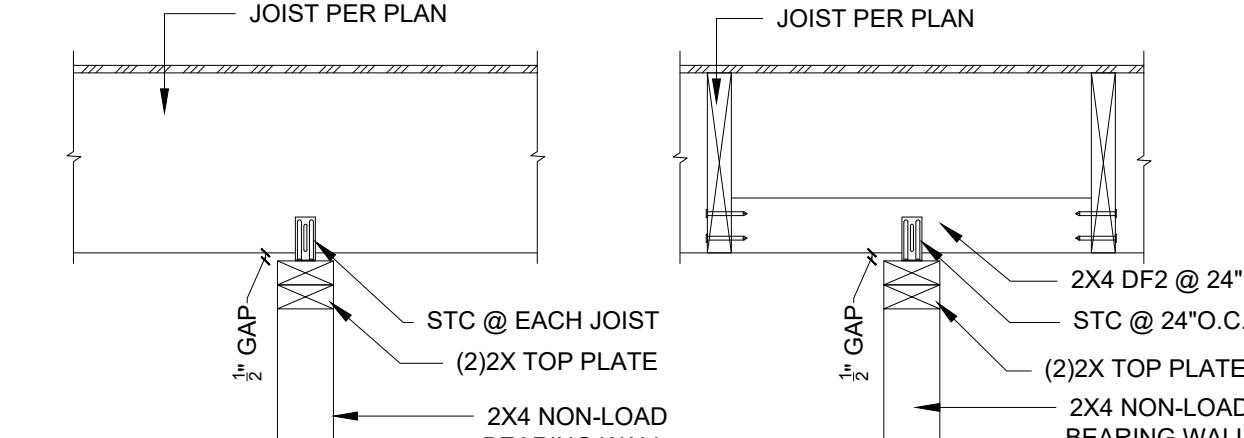
4 TYPICAL DRAG STRAP @ BEAM DETAIL



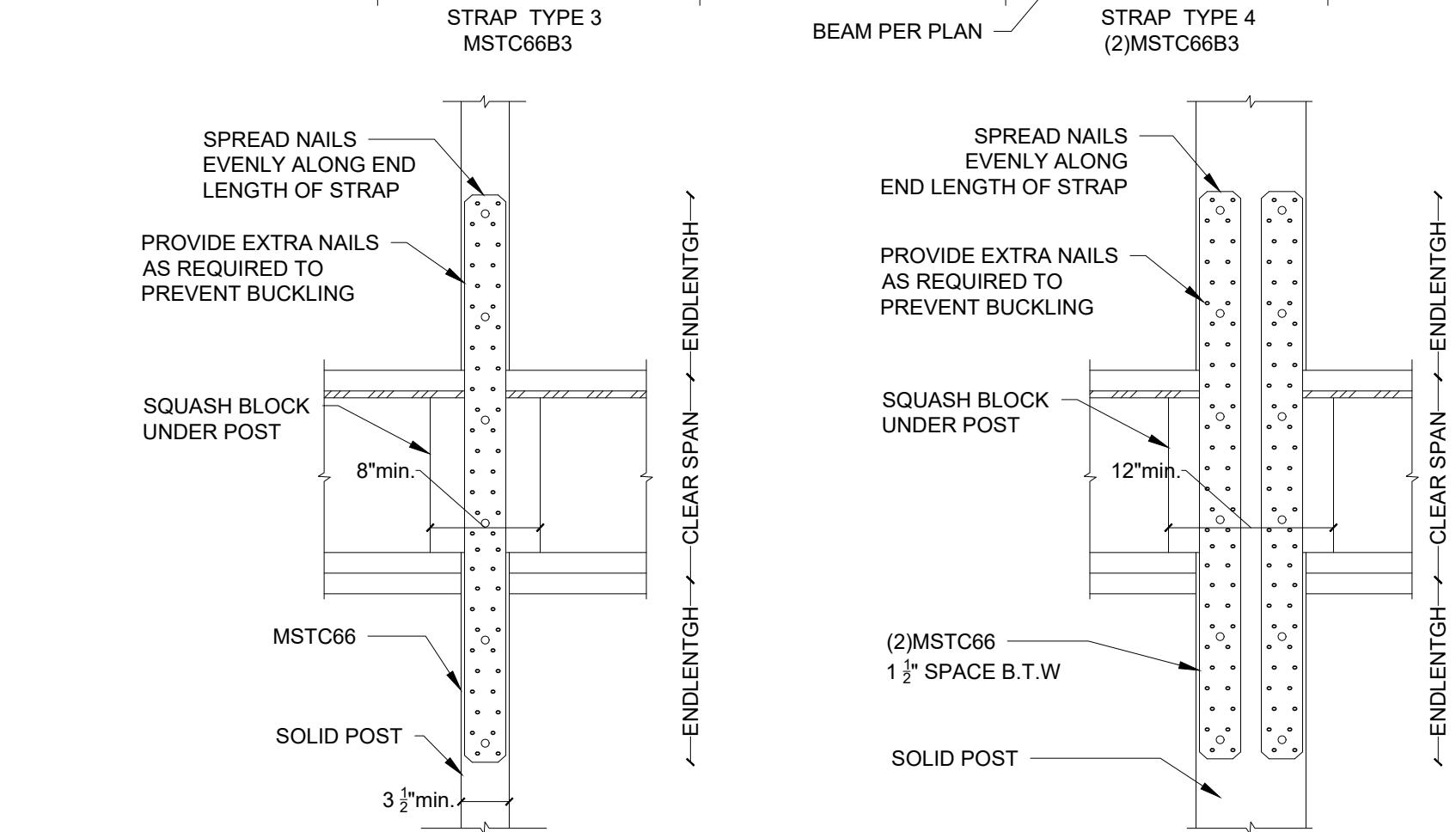
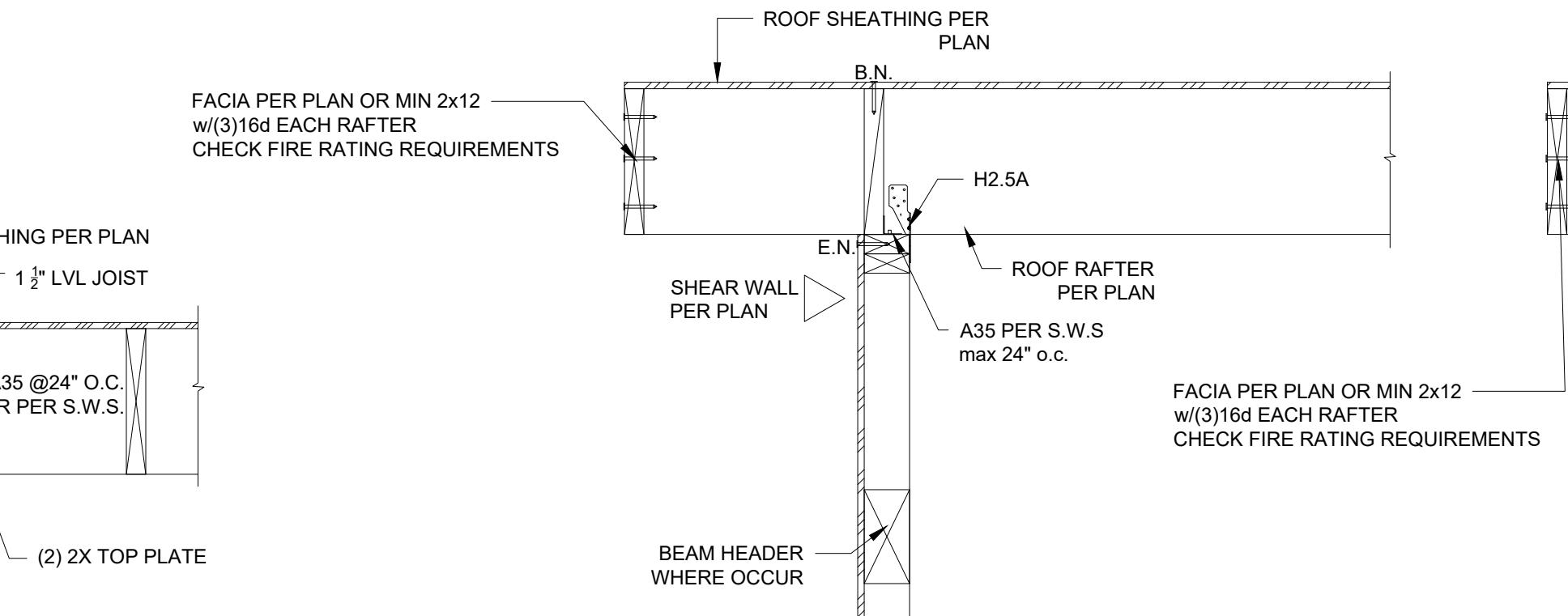
3 ROOF DIAPHRAGM STRAP



6 TIMBER BEAM TO STEEL BEAM CONNECTION



2 NON-LOAD BEARING WALL



11 SHEAR WALL STRAP TO FLOOR BELOW

5 INTERIOR SHEAR WALL



BAY
RESIDENCE

CLIENT:

526 BAY RD,
MENLO PARK, CA

PROJECT ADDRESS:

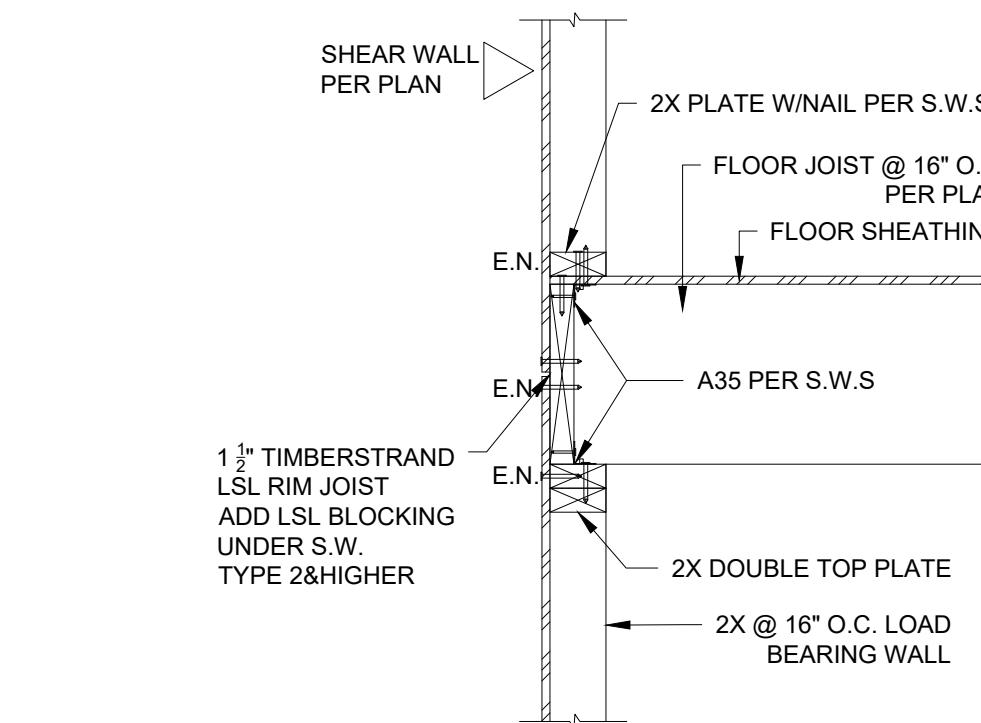
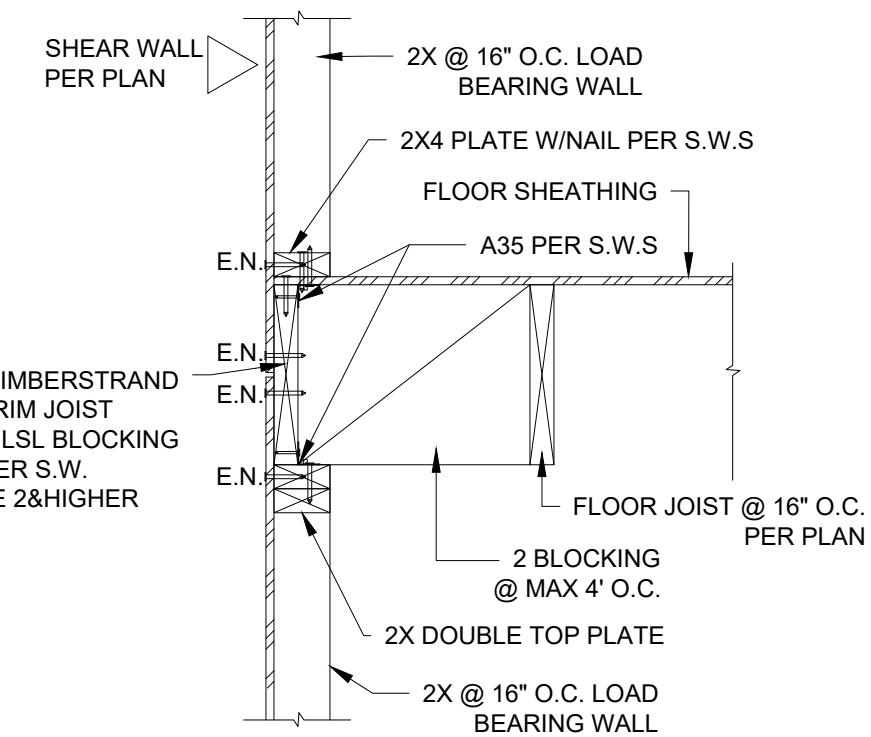
SHEET TITLE:

STRUCTURE
DETAILS

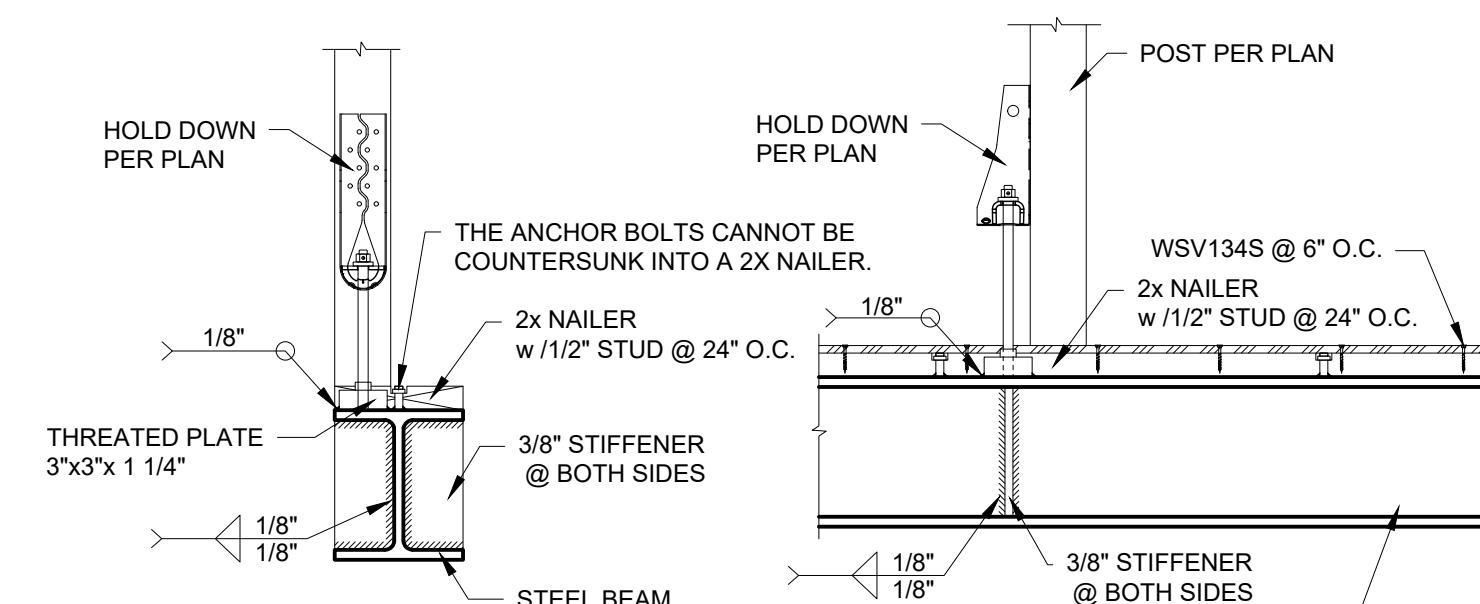
REV: DATE:
REV0 06/22/2023

SCALE:
DRAWN BY: M.Z.
JOB NO: AMS2370
SHEET NO:

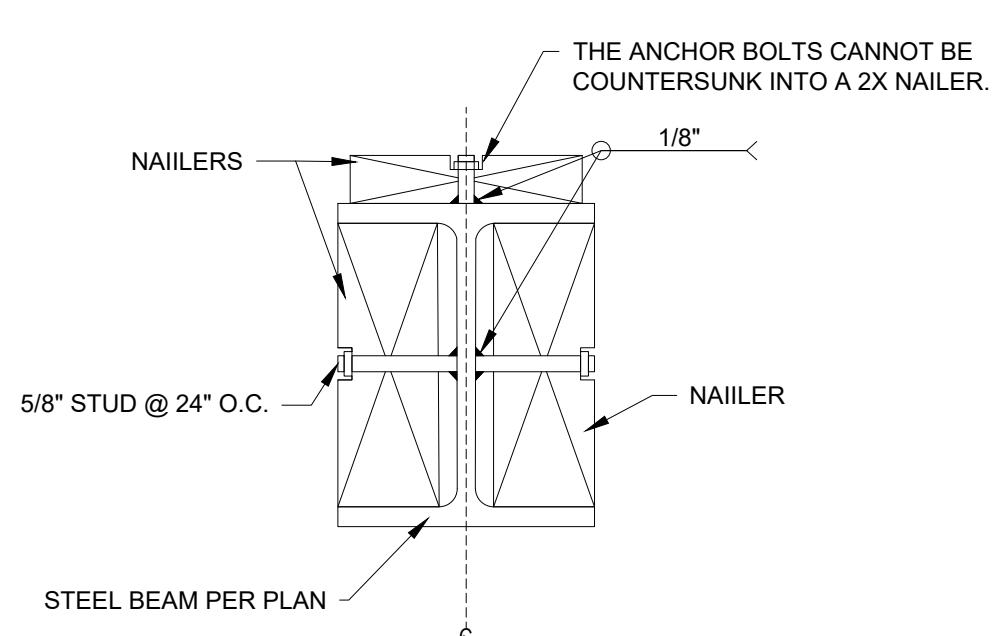
SD-3



3 EXTERIOR SHEAR WALL



2 HOLD DOWN TO STEEL BEAM



1 TYPICAL BEAM DETAIL @ NAILER
SCALE 1/2" = 1'

NAME	DATE
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	SSW1
OF SHEETS	
JOB NO.	

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

NOTES :

1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = l_e - d_e . SEE 5/SSW1 AND 6/SSW1 FOR l_e .

STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS

1

SEE TABLES BELOW FOR DIMENSIONS

HAIRPIN INSTALLATION (GARAGE CURB SHOWN, OTHER FOOTING TYPES SIMILAR.)

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 1/4" ANCHOR BOLT			SSWAB 1" ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)	ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	8,800	22	8	16,100	33	11
		HIGH STRENGTH	9,600	24	8	17,100	35	12
	UNCRACKED	STANDARD	18,500	36	12	33,000	51	17
		HIGH STRENGTH	19,900	38	13	35,300	54	18
WIND	CRACKED	STANDARD	8,800	19	7	15,700	28	10
		HIGH STRENGTH	9,600	21	7	17,100	30	10
		STANDARD	18,300	31	11	32,300	44	15
		HIGH STRENGTH	19,900	33	11	35,300	47	16
	UNCRACKED	STANDARD	5,100	14	6	6,700	16	6
		HIGH STRENGTH	7,400	18	6	11,400	24	8
		STANDARD	9,600	22	8	17,100	32	11
		HIGH STRENGTH	11,400	24	8	21,100	36	12
UNCRACKED	STANDARD	13,600	27	9	27,300	42	14	
	HIGH STRENGTH	15,900	30	10	31,800	46	16	
	STANDARD	19,900	35	12	35,300	50	17	
	HIGH STRENGTH	20,000	36	12	35,300	54	18	

SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI

HAIRPIN SHEAR REINFORCEMENT

#3 HAIRPIN (#3 TIE SIMILAR). SEE TABLE FOR REQUIRED QUANTITY.

TIE SHEAR REINFORCEMENT

#3 HAIRPIN (#3 TIE SIMILAR). SEE TABLE FOR REQUIRED QUANTITY.

STEEL STRONG-WALL SHEAR ANCHORAGE

MODEL	SEISMIC ³		WIND ⁴		ASD ALLOWABLE SHEAR LOAD V (lbs.) ⁵	
	l_e OR l_t (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	MIN. CURB/STEMWALL WIDTH (in.)		6" MIN CURB/STEMWALL 8" MIN CURB/STEMWALL
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	-	1230 880
SSW15	12	(2) #3 TIES	6	NONE REQUIRED	-	1590 1135
SSW18	14	(1) #3 HAIRPIN	8 ⁵	(1) #3 HAIRPIN	6	1590 1135
SSW21	15	(2) #3 HAIRPIN	8 ⁵	(1) #3 HAIRPIN	6	1590 1135
SSW24	17	(2) #3 HAIRPIN	8 ⁵	(1) #3 HAIRPIN	6	1590 1135

NOTES :

1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-14 AND ACI 318-11 AND ASSUME MINIMUM $f_c = 2,500$ PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 D.8.2.

STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE

SSWHSR_KT

SSWHSR AND SSWAB ASSEMBLY

ASSEMBLY $l_e = SSWAB_l_e + SSWHSR_l_e + 3"$

SSWT EXTERIOR INSTALLATION

SSWT INTERIOR INSTALLATION

SSWTPF PANEL FORM INSTALLATION

SSWTBL BRICK LEDGE INSTALLATION

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI

2

SSW ANCHOR BOLTS

5

SSW ANCHOR BOLT EXTENSION

5

SSW ANCHOR BOLT TEMPLATES

6

NO.	DATE	REVISIONS
1	09-21-2009	2006 BC REVISIONS
2	04-16-2014	2012 BC REVISIONS
3	08-08-2016	2015 BC REVISIONS
4	06-19-2020	2018 BC REVISIONS
5	03-16-2021	2021 BC REVISIONS

REGISTERED PROFESSIONAL ENGINEERS
LAND SURVEYORS
GEOSURVEYORS
CIVIL
STATE OF CALIFORNIA
No. C83059
09/30/24

STEEL STRONG-WALL FRAMING DETAILS ENGINEERED DESIGNS

SIMPSON
Strong-Tie
THERE IS NO EQUAL

NAME _____
DATE 03-16-2021
SCALE N.T.S.
CHECKED _____
SHEET SSW2
OF SHEETS _____
JOB NO. _____

SIMPSON Strong-Tie, Co. Inc.

5956 W. Las Positas Blvd.
Pleasanton, CA 94588
Tel: (800) 999-5099
Website: www.strongtie.com

SIMPSON
Strong-Tie
THERE IS NO EQUAL

NO.	DATE	REVISIONS
1	09-21-2009	2006 BC REVISIONS
2	04-16-2014	2012 BC REVISIONS
3	08-08-2016	2015 BC REVISIONS
4	06-18-2020	2018 BC REVISIONS
5	03-16-2021	2021 BC REVISIONS

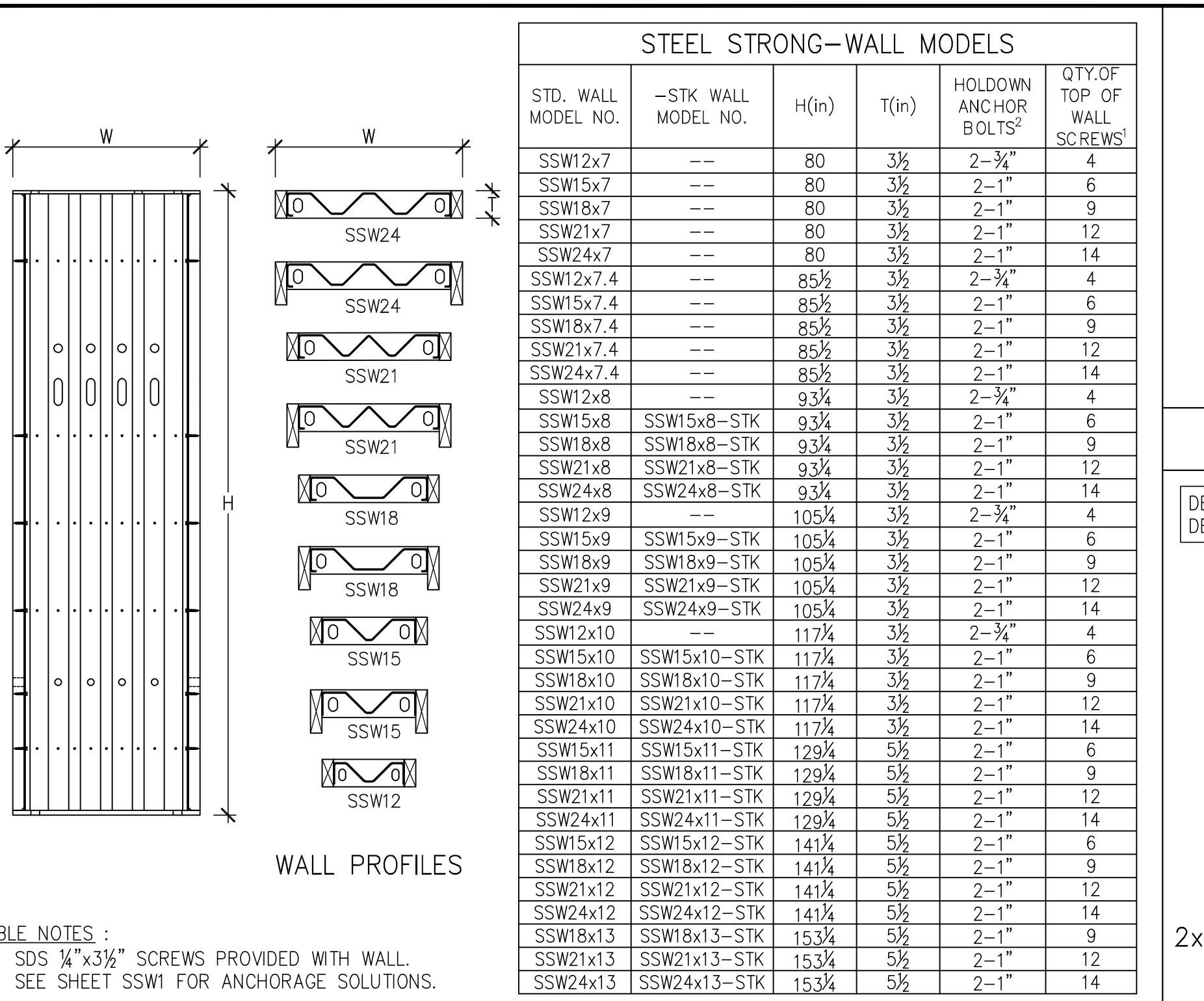
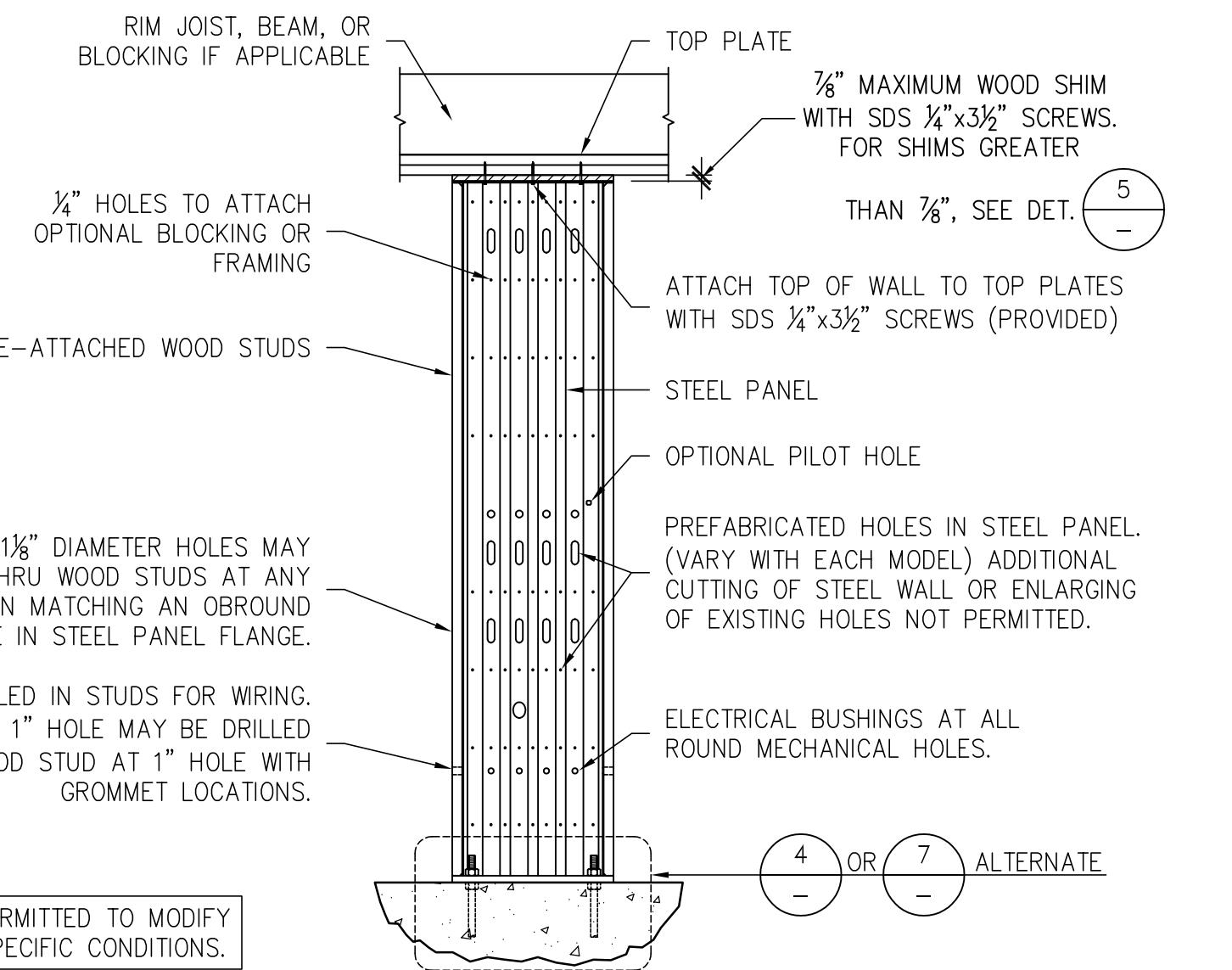


TABLE NOTES :
1. SDS ¼" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

STEEL STRONG-WALL MODELS 1



SINGLE-STORY SSW ON CONCRETE 2

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	H CURB	ROUGH OPENING HEIGHT
SSW12x7	5½"	7'-1½"
SSW15x7	6"	7'-2"
SSW18x7	5½"	8'-2¾"
SSW21x7	6"	8'-3¾"
SSW24x7		

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.

2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING ON UNDERSIDE OF GARAGE HEADER MAY BE NECESSARY FOR LESSER ROUGH OPENING HEIGHTS.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

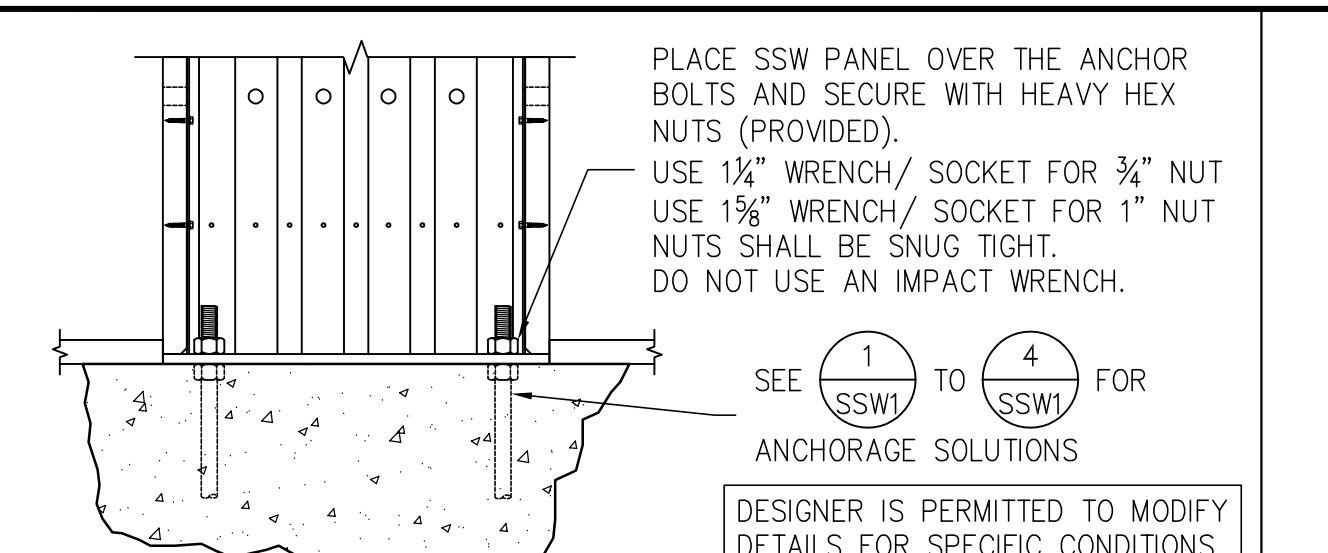
NOTE:
7-FT. HIGH STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. HIGH WOOD STRONG-WALL SHEARWALLS

ALTERNATE GARAGE WALL OPTIONS 3

DESIGNER SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

GARAGE WALL OPTION 1
GARAGE WALL OPTION 2
FOR GARAGE WALL OPTION 2

DESIGNER SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

SEE 1 SSW1 TO 4 SSW1 FOR ANCHORAGE SOLUTIONS

PLACE SSW PANEL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY HEX NUTS (PROVIDED).

USE 1 ½" WRENCH/ SOCKET FOR ¾" NUT

USE 1 ½" WRENCH/ SOCKET FOR 1" NUT

NUTS SHALL BE SNUG TIGHT. DO NOT USE AN IMPACT WRENCH.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

SEE 1 SSW1 TO 4 SSW1 FOR ANCHORAGE SOLUTIONS

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