



CONSTRUCT A NEW DUPLEX ON A VACANT LOT.



- The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.

- All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2025 California Building Code (CBC), 2025 California Mechanical Code (CMC), 2025 California Fire Code (CFC), 2025 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2025 California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies or omissions within the plans or any deviations or changes from the plans before proceeding with the work involved otherwise they will be considered adequate for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until a building permit has been issued.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings work detail dimensions from controlling surface points and actual material dimensions.
- Slope finish exterior surface away from foundation.

COVER SHEET	SHEET 0
TOPOGRAPHIC SURVEY	SHEET 1 OF 1
COVER SHEET	SHEET C0
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SECOND FLOOR PLAN	SHEET A3
ROOF PLAN	SHEET A4
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ASSESSOR'S PARCEL NUMBER	: 047-207-390
BUILDING OCCUPANCY	: R3/U
TYPE OF CONSTRUCTION	: V-B
ZONING	: R-3/6-3/DR/CD
STORIES	: 3
YEAR BUILT/EFF	: 2026
LOT AREA	: 5,235 SF ±
FIRE-SPRINKLER	: YES

UNIT 1

BALCONY	: 46 SF
FIRST FLOOR	: 902 SF
SECOND FLOOR	: 954 SF
GARAGE	: 526 SF
TOTAL	: 2,428 SF

UNIT 2

BALCONY	: 72 SF
FIRST FLOOR	: 1,072 SF
SECOND FLOOR	: 1,146 SF
GARAGE	: 522 SF
TOTAL	: 2,812 SF

TOTAL FLOOR AREA

ALLOWED	: N/A
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DESIGNED
5,240 / 5,235

LOT COVERAGE:

ALLOWED 5,235 X .50	: 2,617.5 SF
DESIGNED 2,219 / 5,235	: 2,219 SF : .4238 (42.38%)

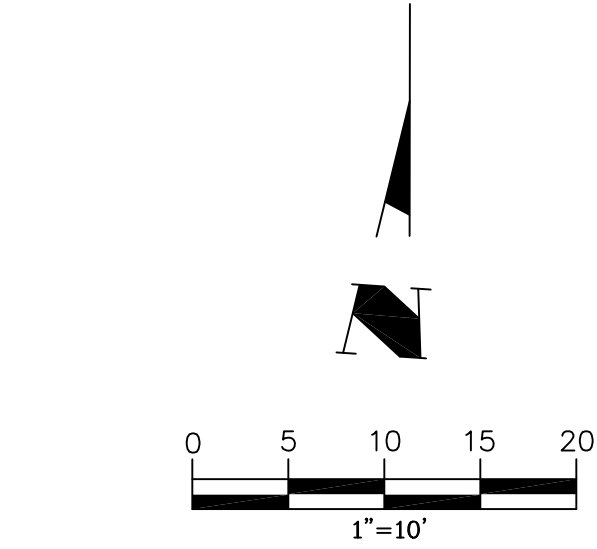
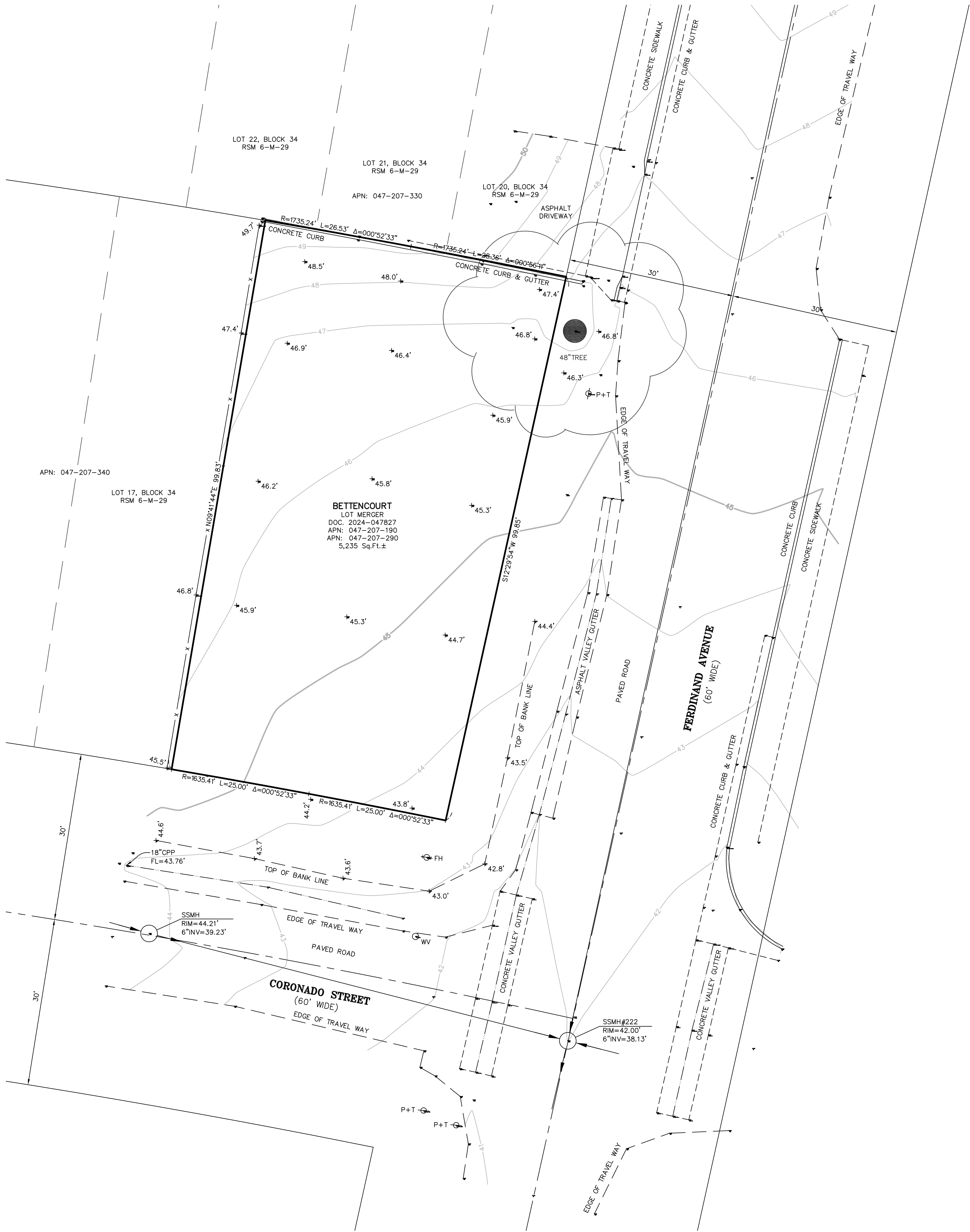
NOTE:

THE FOLLOWING CODES AND REGULATIONS
AS AMENDED BY THE STATE OF CALIFORNIA &
LOCAL JURISDICTION ARE APPLICABLE TO THIS
PROJECT.

CBC	2025	California	Building Code
CIBC	2025	California	Residential Building Code
CGBC	2025	California	Green Building Code
CEC	2025	California	Electrical Code
CFC	2025	California	Plumbing Code
CMC	2025	California	Mechanical Code
CEC	2025	California	Energy Code
CRC	2025	California	Residential Code

Jeff Quinta

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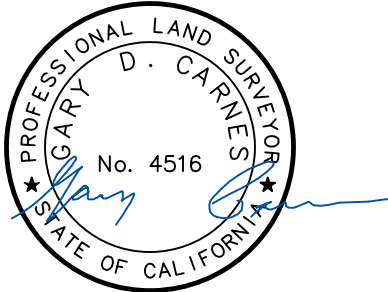
LEGEND	
	PROPERTY BOUNDARY
	LOT LINE
	CENTER LINE
	EASEMENT LINE
	PAVEMENT
	CONCRETE/LIP OF GUTTER
	FENCE
	FLOW LINE
	TIE LINE
	LOT LINE TO BE REMOVED

ABBREVIATIONS

FH	FIRE HYDRANT
INV.	INVERT
P+T	POWER & TELEPHONE POLE
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE

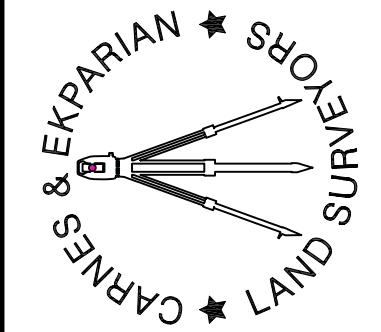
NOTES

- (1) A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GARY D. CARNES, LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- (2) TREE SPECIES AND DRIP LINES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- (3) ALL DISTANCES & DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- (4) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP, IF SHOWN, ARE APPROXIMATE AND BASED ON EVIDENCE AT THE SURFACE.
- (5) BUILDING DIMENSIONS SHOWN ON THIS MAP, IF SHOWN, ARE MEASURED FROM THE TRIM, STUCCO OR SIDING AT RIGHT ANGLES TO THE PROPERTY LINES.



SITE PLAN FOR STRAIGHT LINE CONSTRUCTION LOTS 18&19, BLK 34 RSM 6-M-29 COUNTY OF SAN MATEO, CA.

SHEET 1 OF 1	DATE : 07/31/2024	SCALE : 1" = 10'	DRAWN BY : J.H.	PROJ. MANAGER : G.C.
	Job No. 24002 DWG: SILC - TP			



Carnes & Ekparian, Inc.
LAND SURVEYORS
9505 SUGAR BABE DRIVE GILROY, CA 95020
T: (408) 847-2013 F: (408) 846-7248
EMAIL: OFFICE@CE-PLS.COM

No.	DATE	REVISION
1.	9/4/2024	ADDED ADDITIONAL TOPO NORTH ON FERDINAND
2.	1/7/2025	ADDED TOPO CONTOURS NORTH ON FERDINAND & LOT MERGER DOC #
3.	4/7/2026	REVISED POWER POLE

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE SAN MATEO COUNTY, DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
2. 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 CONVEY 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.
3. 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.
4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPLILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED BEFORE 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.
6. 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.
7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 15050.5 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.
8. 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.
9. 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 5.408.
10. 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:
REPORT NUMBER:
SOILS ENGINEERING COMPANY:
CONTACT INFORMATION:
11. 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.
12. PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
13. ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

DESCRIPTION: ALL TOPOGRAPHIC FEATURES AND ELEVATIONS HAD BEEN
TAKEN FROM SURVEYS BY OTHERS, PROVIDED BY THE OWNER

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

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
BOT = BOTTOM OF STAIR	PV = PAVEMENT GRADE
BUB = 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
B/C = CATCH BASIN	ROW = RIGHT OF WAY
CC = CENTERLINE	S = SLOPE
CD = CLEANOUT	SD = STORM DRAIN
DS = DOWNSPOUT WITH SPLASH BOX	SDMH = STORM DRAIN MANHOLE
EO = END CURVE	SS = 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
FL = FIRE HYDRANT	TR = TOP OF RETAINED GRADE AT WALL
FL = FLOW LINE	TS = TOP OF STAIR
GB = GRADE BREAK	TP = TOP OF WALL
GFF = GARAGE FINISH FLOOR	WCP = WITRIFIED CLAY PIPE
HP = HIGH POINT	WM = WATER METER
HC = HANDICAP UNIT	WV = WATER VALVE
INV = INVERT	

LEGEND	
DESCRIPTION	SYMBOL
BOUNDARY LINE	=====
LOT LINE	=====
EASEMENT LINE	=====
SIDEWALK	
WOOD FENCE	— X — X —
CHAIN LINK FENCE	— o — o —
RETAINING WALL	=====
DRIVEWAY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROLIER	
WATER METER	
AC LINT	
SANITARY SEWER LATERAL	● ———
STORM DRAIN	SD ———
SANITARY SEWER	SS ———
STREET LIGHT CONDUITS	SL ———
WATER	W ———
JOINT TRENCH	JT ———
HOUSE SERVICE	SVC ———
SLOPE ARROW	——— <
EXISTING CONTOUR	- - - - 100
PROPOSED CONTOUR	(100) ———
OVERLAND RELEASE	
DIRECTION OF SURFACE DRAINAGE	
5% SLOPE AWAY FROM BUILDING	>>
GAS LINE	— GAS —
OVERHEAD ELECTRICAL LINE	— OE —
UNDERGROUND ELECTRICAL LINE	— UE —
DOWNSPOUTS W/ SPLASH BOX	
TREE TO BE REMOVED	
ADJACENT SPACE	AG
AGGREGATE BASE (AB)	
ASPHALT PAVEMENT (AC)	
EARTHEN SWALE	
PERVIOUS PAVERS	

GRADING & DRAINAGE PLAN

COVER SHEET

CORONADO ST & FERDINAND AVE

EL GRANADA	J.O.I.	Drafted:	CHECKED: O.G.	Date: 11/11/2025	CALIFORNIA
Project No.: 4027					

SHEET
C0
F 9 SHEETS

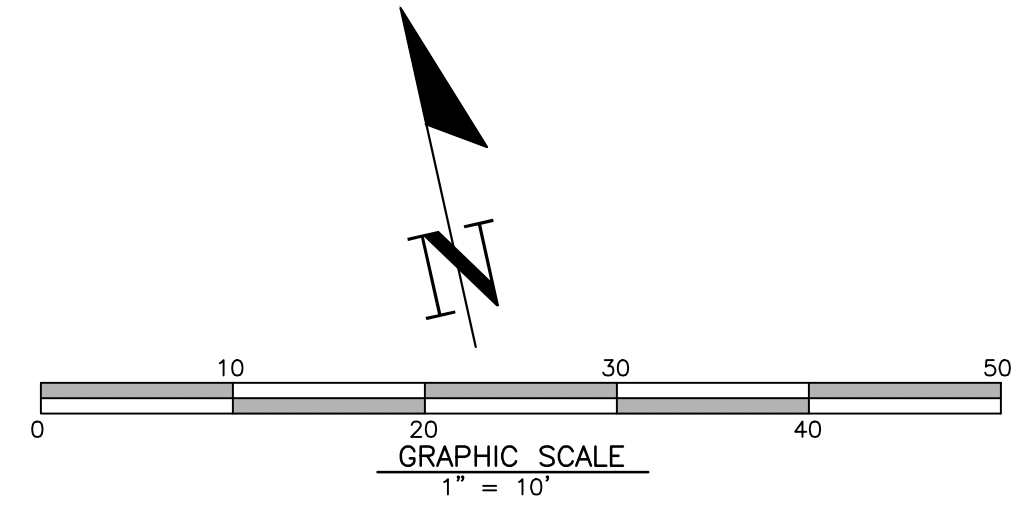
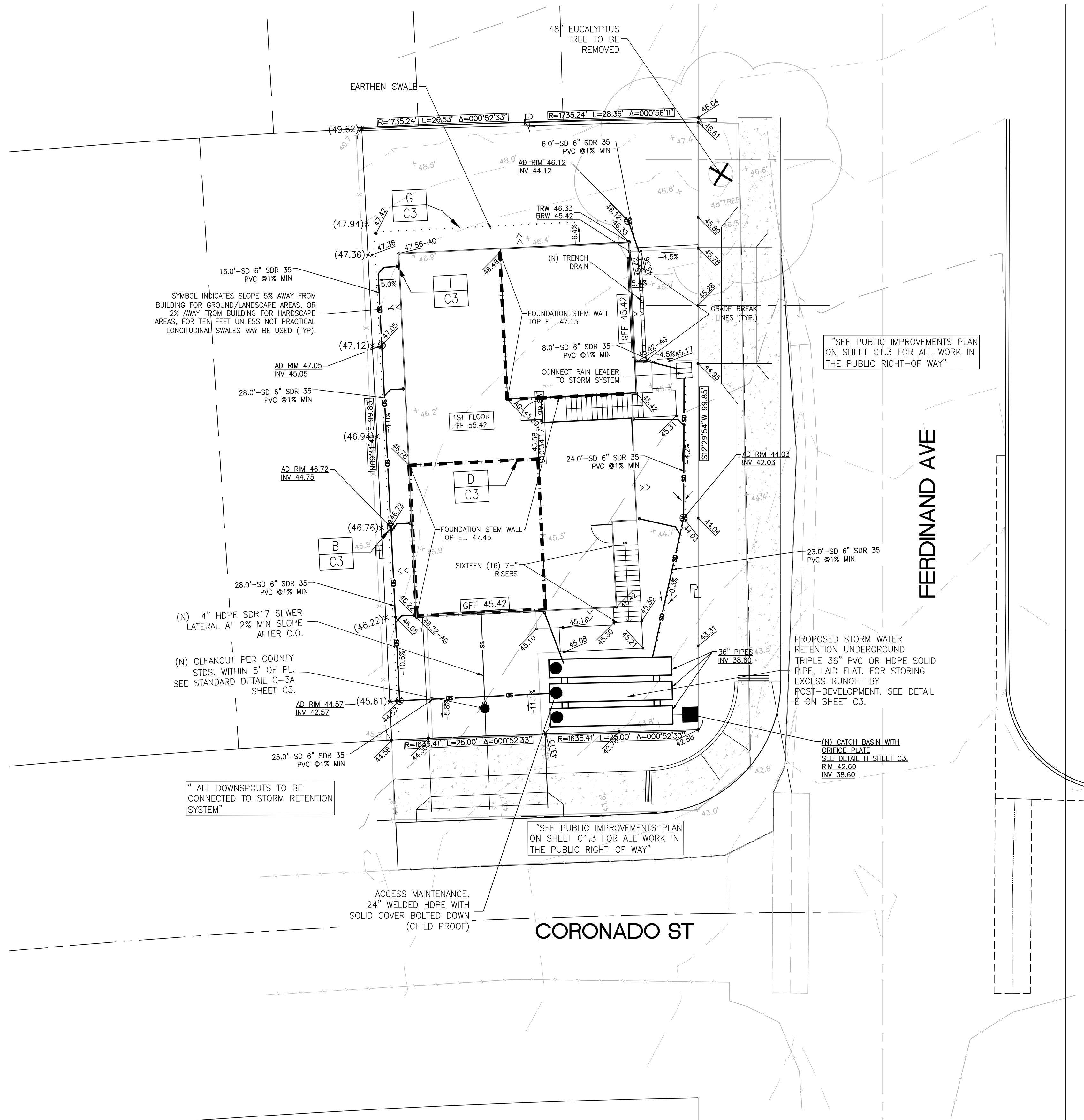
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFINE, 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.

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	_____
LOT LINE	_____
EASEMENT LINE	_____
SIDEWALK	
WOOD FENCE	X X
CHAIN LINK FENCE	
RETAINING WALL	
DROWEY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROUTER	
WATER METER	
AC UNIT	
SANITARY SEWER LATERAL	
STORM DRAIN	SD _____
SANITARY SEWER	SS _____
STREET LIGHT CONDUITS	SL _____
WATER	W _____
JOINT TRENCH	JT _____
HOUSE SERVICE	SVC _____
SLOPE ARROW	
EXISTING CONTOUR	--- 100 ---
PROPOSED CONTOUR	
OVERLAND RELEASE	
DIRECTION OF SURFACE DRAINAGE	>>
SEE SLOPE ARROW FROM BUILDING	>>
GAS LINE	_____
OVERHEAD ELECTRICAL LINE	OE _____
UNDERGROUND ELECTRICAL LINE	UE _____
DOWNSPOUTS W/ SPLASH BOX	
TREE TO BE REMOVED	
ADJACENT GRADE	AG _____
AGGREGATE BASE (AB)	
ASPHALT PAVEMENT (AC)	
EARTHEN SWALE	_____
PERVIOUS PAVERS	

ABBREVIATIONS

AD = ASPHALT CONCRETE	LP = LOW POINT
AD = AREA DRAIN	PAD = PAD ELEVATION
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BRW = BOTTOM OF RETAINED GRADE AT WALL	RCP = REINFORCED CONCRETE PIPE
CB = CATCH BASIN	ROW = RIGHT OF WAY
CL = CENTERLINE	SS=0.04% SLOPE
CS = CLEANOUT	SD = STORM DRAIN
DS = DOWNSPOUT WITH SPLASH BOX	SDMH = STORM DRAIN MANHOLE
EC = END CURVE	SG = SUBGRADE ELEVATION
ELEV = ELEVATION	SS = SANITARY WARE
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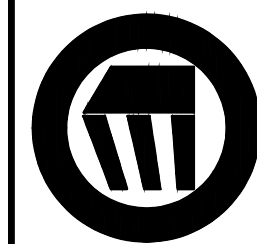


	BY	CITY	DATE	REVISIONS
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P. Oscar Osuna
PORFIRIO OSCAR OSUNA
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CONSULTING CIVIL
1949 O'TOOLE WAY
SAN JOSE, CA 95131

GRADING & DRAINAGE PLAN

CORONADO ST & FERDINAND AVE

EL GRANADA	Project No.: 4027	Designed: J.O.	Checked: O.O.	Date: 11/12/25	CALIFORNIA
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SHEET
C1.1
OF 9 SHEETS

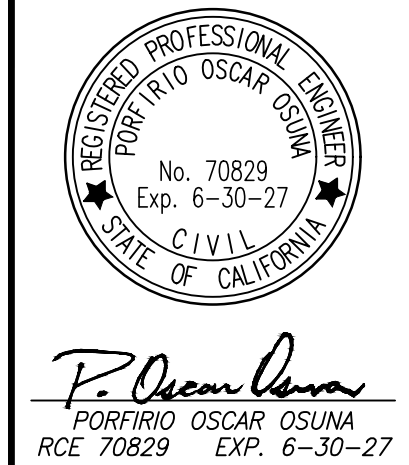
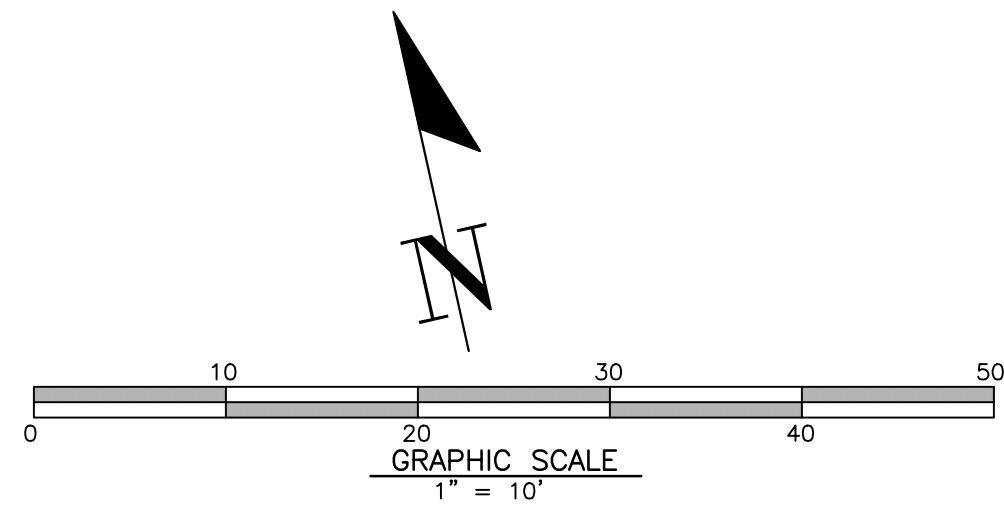
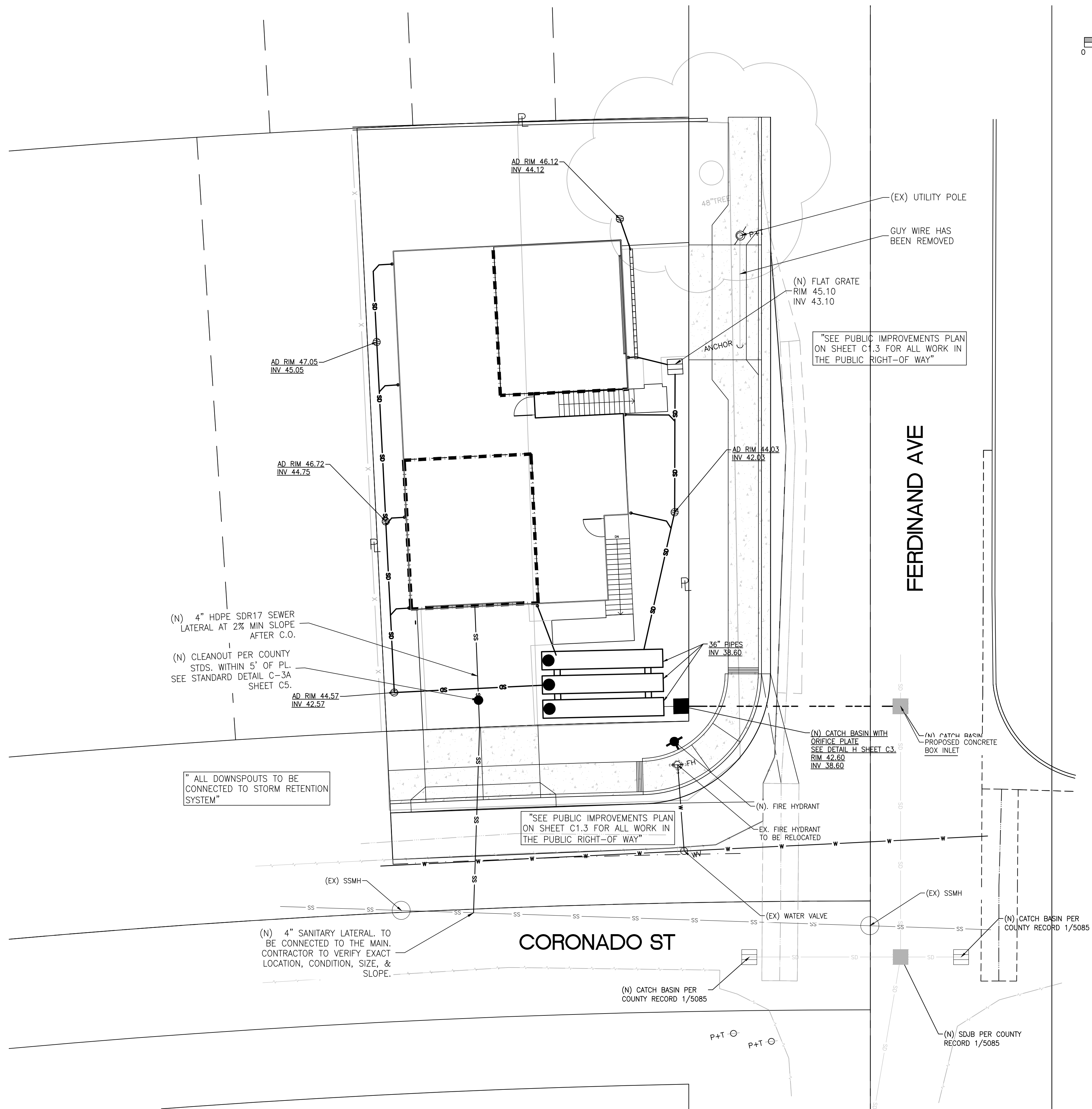
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LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	=====
LOT LINE	=====
EASEMENT LINE	=====
SIDEWALK	
WOOD FENCE	— X — X —
CHAIN LINK FENCE	— o — o —
RETAINING WALL	=====
DRIVEWAY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROLIER	
WATER METER	
AC UNIT	
SANITARY SEWER LATERAL	● —
STORM DRAIN	SD —
SANITARY SEWER	SS —
STREET LIGHT CONDUITS	SL —
WATER	W —
JOINT TRENCH	JT —
HOUSE SERVICE	SVC —
SLOPE ARROW	— > —
EXISTING CONTOUR	- - - 100 —
PROPOSED CONTOUR	
OVERLAND RELEASE	
DIRECTION OF SURFACE DRAINAGE	>>
SITE SLOPE AWAY FROM BUILDING	>>
GAS LINE	— UE —
OVERHEAD ELECTRICAL LINE	— OE —
UNDERGROUND ELECTRICAL LINE	— OE —
DOWNSPOUTS W/ SPLASH BOX	
TREE TO BE REMOVED	
ADJACENT GRADE	AG
AGGREGATE BASE (AB)	
ASPHALT PAVEMENT (AC)	
EARTHEN SWALE	...
PERVIOUS PAVERS	...

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GRADING & DRAINAGE PLAN

UTILITY PLAN

CORONADO ST & FERDINAND AVE

EL GRANADA CALIFORNIA

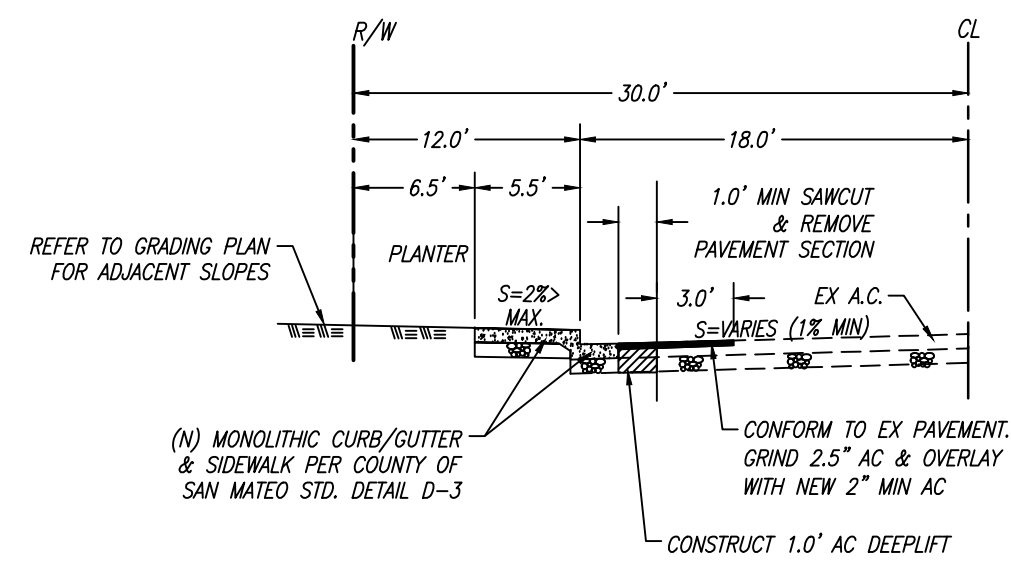
Project No.: 4027
 Designed: J.O.
 Checked: O.O.
 Date: 11/12/25

SHEET
C1.2
OF 9 SHEETS

- ① CONFORM TO EXISTING IMPROVEMENTS.
- ② INSTALL CURB, GUTTER AND SIDEWALK PER COUNTY STANDARDS DETAIL D-3. SEE SHEET C5
- ③ INSTALL A COUNTY STANDARD DRIVEWAY PER DETAIL D-1. SEE SHEET C5
- ④ NEW PAVEMENT. MATCH EXISTING PAVEMENT SECTION OR AS REQUIRED BY COUNTY ENGINEER
- ⑤ INSTALL A CALTRANS STANDARD ADA RAMP DETAIL CASE-C A88A. SEE SHEET C5
- ⑥ EXISTING FIRE HYDRANT TO BE RELOCATED IN BACK OF HANDICAP RAMP
- ⑦ EXISTING POLE TO REMAIN
- ⑧ EXISTING WATER VALVE TO REMAIN
- ⑨ EXISTING EDGE OF PAVEMENT
- ⑩ EXISTING SSMH
- ⑪ PROPOSED CONCRETE BOX INLET PER COUNTY STANDARDS WITH SOLID COVER.
- ⑫ CONCRETE BOX INLET WITH SOLID COVER BY OTHERS. PUBLIC WORKS IMPROVEMENTS
- ⑬ PROPOSED 4" SEWER LATERAL LINE CONNECT TO SEWER MAIN

 CONFORM TO EXISTING PAVEMENT. 2" GRIND
AND OVERLAY PER CITY STANDARDS

 NEW PAVEMENT SECTION TO MATCH
EXISTING MINIMUM



SEE SHEET C1.1 AND C1.2 FOR ON-SITE IMPROVEMENTS

EC-FL 42.23 STA 1+37.56

BC-FL 42.04 STA 9+45.46

FI 41.84 STA 9+04.06

FI 41.99 STA 1+23.53

PROPOSED CATCH BASIN STA=1+32.19

CORONADO ST

NOTE: ALL WORK IN THE PUBLIC RIGHT OF WAY MUST HAVE ENCROACHMENT PERMITS PRIOR TO START OF WORK

SEE SHEET C1.1 AND C1.2 FOR ON-SITE IMPROVEMENTS

EC-FL 42.23 STA 1+37.56

BC-FL 42.04 STA 9+45.46

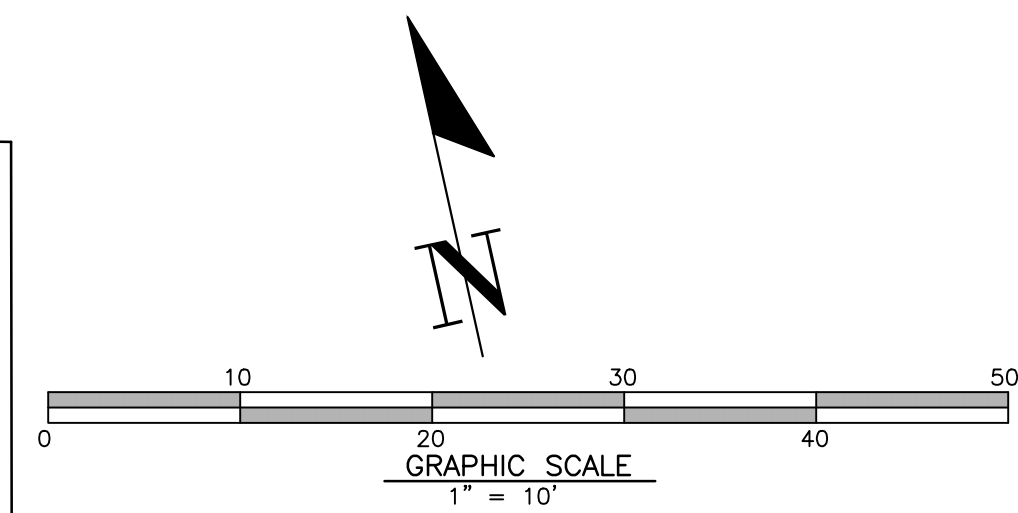
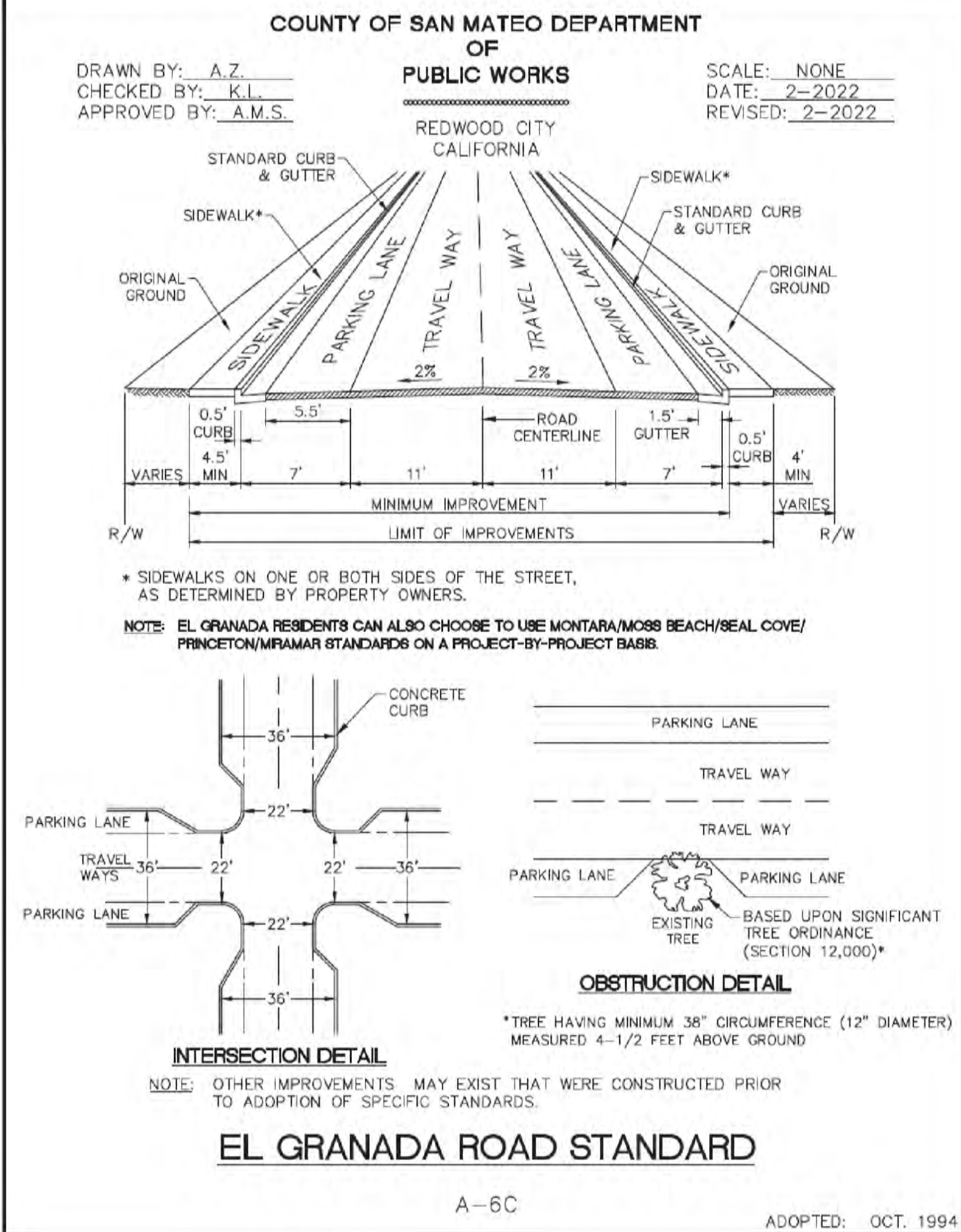
FI 41.84 STA 9+04.06

FI 41.99 STA 1+23.53

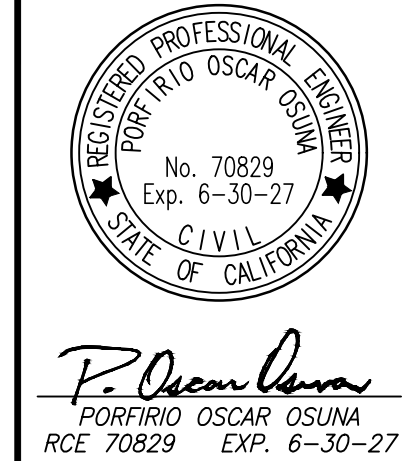
PROPOSED CATCH BASIN STA=1+32.19

CORONADO ST

NOTE: ALL WORK IN THE PUBLIC RIGHT OF WAY MUST HAVE ENCROACHMENT PERMITS PRIOR TO START OF WORK



	BY	CITY	DATE	REVISIONS
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△				
△				
△				



OSUNA
ENGINEERING INC.
Planning | Surveying | Civil Engineering

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

1949 O'TOOLE WAY
SAN JOSE, CA 95131
TEL. (408) 721-2100
info@osunaeengineering.com

GRADING & DRAINAGE PLAN
PUBLIC WORK
CORONADO ST & FERDINAND AVE
 EL GRANADA CALIFORNIA
 Project No.: 0027
 Designed: J.O. Checked: J.O. Date: 11/06/75

SHEET
C1.3
OF 9 SHEETS

ABBREVIATIONS

AC = ASPHALT CONCRETE	LP = LOW POINT
AD = AREA DRAIN	PAD = PAD ELEVATION
AG = ADJACENT GRADE AT FOUNDATION	PCL = 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	RPC = REINFORCED CONCRETE PIPE
CB = CATCH BASIN	ROW = RIGHT OF WAY
CL = CENTERLINE	S+400+ = SLOPE
CO = CLEANOUT	SD = STORM DRAIN
DS = DOWNSPOUT WITH SPLASH BOX	SDMH = STORM DRAIN MANHOLE
EN = END CURVE	SG = SUBGRADE ELEVATION
ELEV. = ELEVATION	SS = SANITARY SEWER
END = 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
FI = FIRE HYDRANT	TRW = TOP OF RETAINED GRADE AT WALL
FL = FLOW LINE	TS = TOP OF STAIR
GB = GRADE BREAK	TW = TOP OF WALL
GF = GARAGE FINISH FLOOR	VCP = VITRIFIED CLAY PIPE
HQ = HIGH POINT	WM = WATER METER
HC = HANDICAP UNIT	WW = WATER VALVE
INV. = INVERT	

STORMWATER

- LANDSCAPE
- ROOF TOP
- HARDSCAPE

CORONADO ST

A horizontal graphic scale bar is shown below the map, with markings at 0, 10, 20, 30, 40, and 50. Below the scale bar, the text "GRAPHIC SCALE" is centered, followed by the text "1" = 10'".

A north arrow is located in the upper right quadrant of the map, pointing towards the top right. It consists of a vertical line with a horizontal crossbar and a small circle at the top, indicating the direction of North.

LA.1	Total Project Area:	7,995 square feet (on private property)
LA.2	Total Area on-site:	5,234 square feet (on the private property)
LA.3	Total Area off-site:	2,761 square feet (frontage or area in Public Right of Way being improved)
LA.4	Total Area of land disturbed during construction	7,995 square feet (Include all project on-site and off-site areas of clearing, grading, excavating and stockpiling)
LA.5	Site slope:	4 %

I.B Is the project a "C.3 Regulated Project" (on and off-site)? **(Use table below to make determination.)**

I.B.1 Enter the amount of Impervious surface Retained, Replaced or Created² by the project (use DMA Table in Worksheet D):

Table I.B.1 Impervious⁶ and Pervious⁶ Surfaces (Match DMA Summary Table in Worksheet D, if applicable)

	Pre-Project	Post-Project			
	I.B.1.a Existing (Pre-Project) Impervious Surface (sq. ft.)	I.B.1.b Existing Impervious Surface to be Retained ² (sq. ft.)	I.B.1.c Existing Impervious Surface to be Replaced ³ (sq. ft.)	I.B.1.d New Impervious Surface to be Created ³ (sq. ft.)	I.B.1.e Post-Project Impervious Surface (sq. ft.) (=b+c+d)
Impervious Surfaces (IS) (e.g., sidewalks, driveways, parking areas, patios, roads, rooftops, pools, pathways, etc.)	-	-	-	2,904	2,904
On-site area (within the parcel/private site boundaries)	-	-	1,295	788	2,083
Off-site area (e.g., frontage/other area in Public Right of Way)	1,295	-	1,295	3,692	4,987
Subtotal:	1,295	-	1,295	3,692	4,987
Total Impervious Surface Replaced and Created: (sum of totals for columns I.B.1.c and I.B.1.d):		I.B.1.f	4,987 sq. ft.		

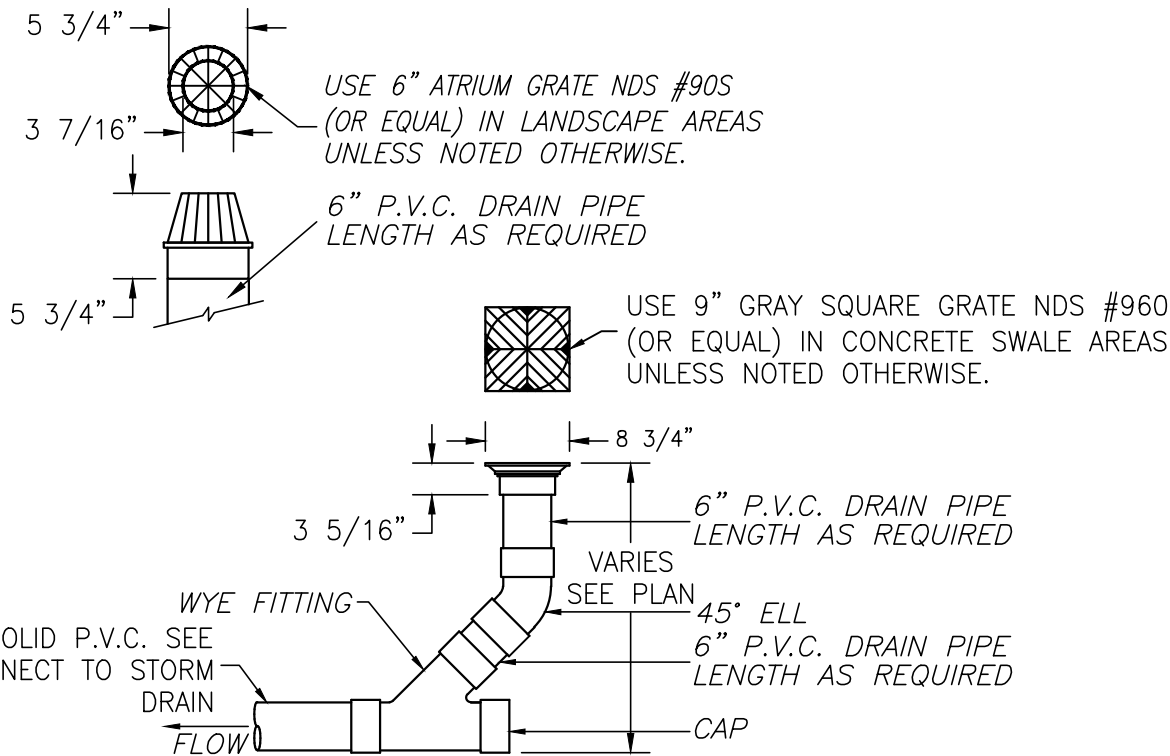
	Existing (Pre-Project) Pervious Surface (sq. ft.)	Post-project Pervious Surface (sq. ft.)
Pervious Surfaces (PS) (e.g., landscaping, pervious pavement, bioretention areas, parking strips, street trees, etc. - both on-site and off-site)		
All pervious off-site area (e.g., frontage/Public Right of Way) ⁶	1,468	678
Landscaping area on-site	5,234	2,330
Pervious Pavement area on-site	-	-
Green Roof area on-site	-	-
Subtotal	6,702	3,008
Total Project Area (should be equal to LA.1)	7,995	7,999

50% Rule Calculation⁷

I.B.1.h	100 %
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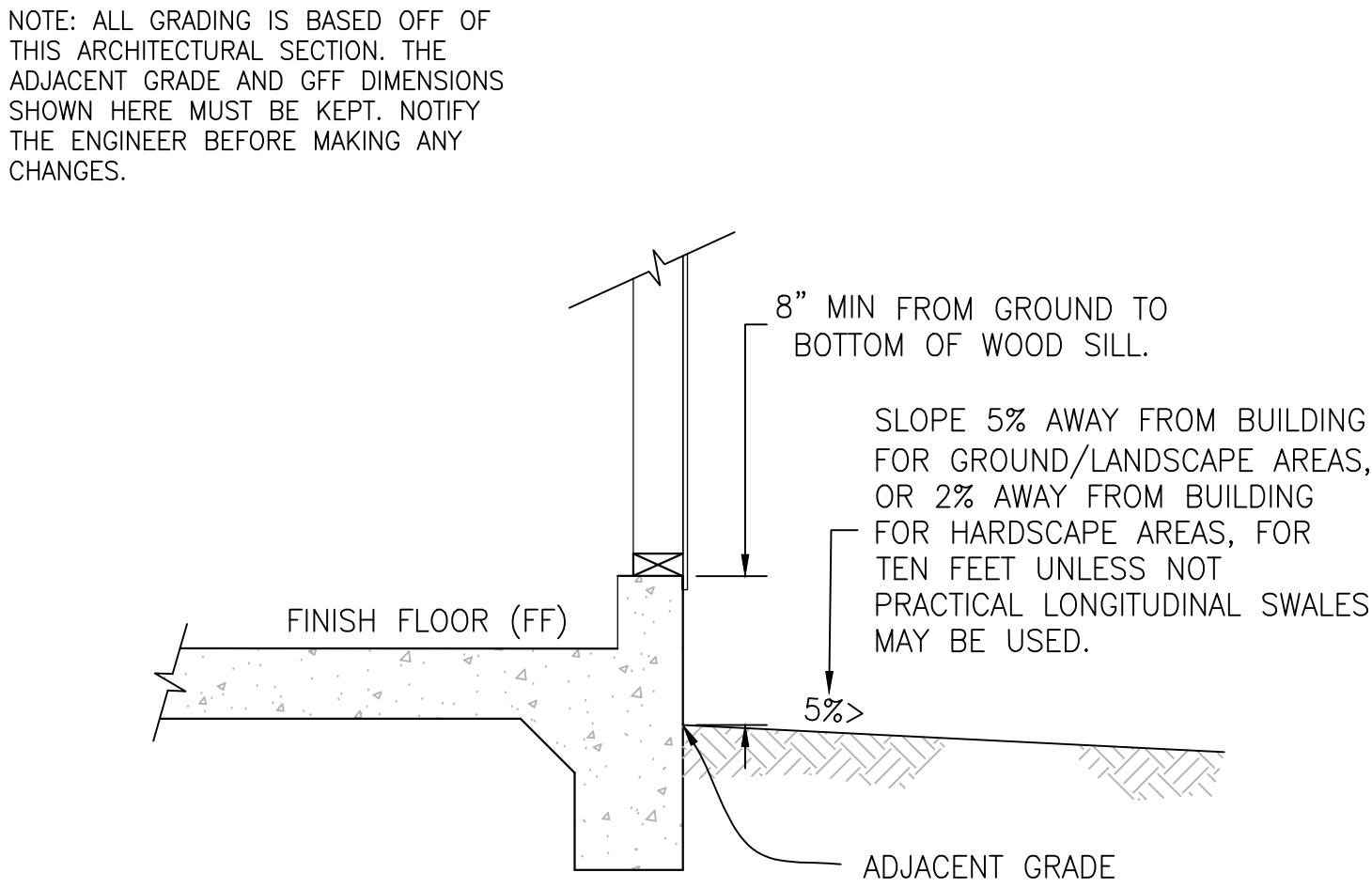
NOTE: THAT THE PROPOSED IMPERVIOUS AREA IS LESS THAN 5,000 SF, THEREFORE IT IS NOT A REGULATED PROJECT.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS AGREEMENT SHALL BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



LANDSCAPE DRAIN DETAIL
N.T.S.

N.T.S.



N.T.S.

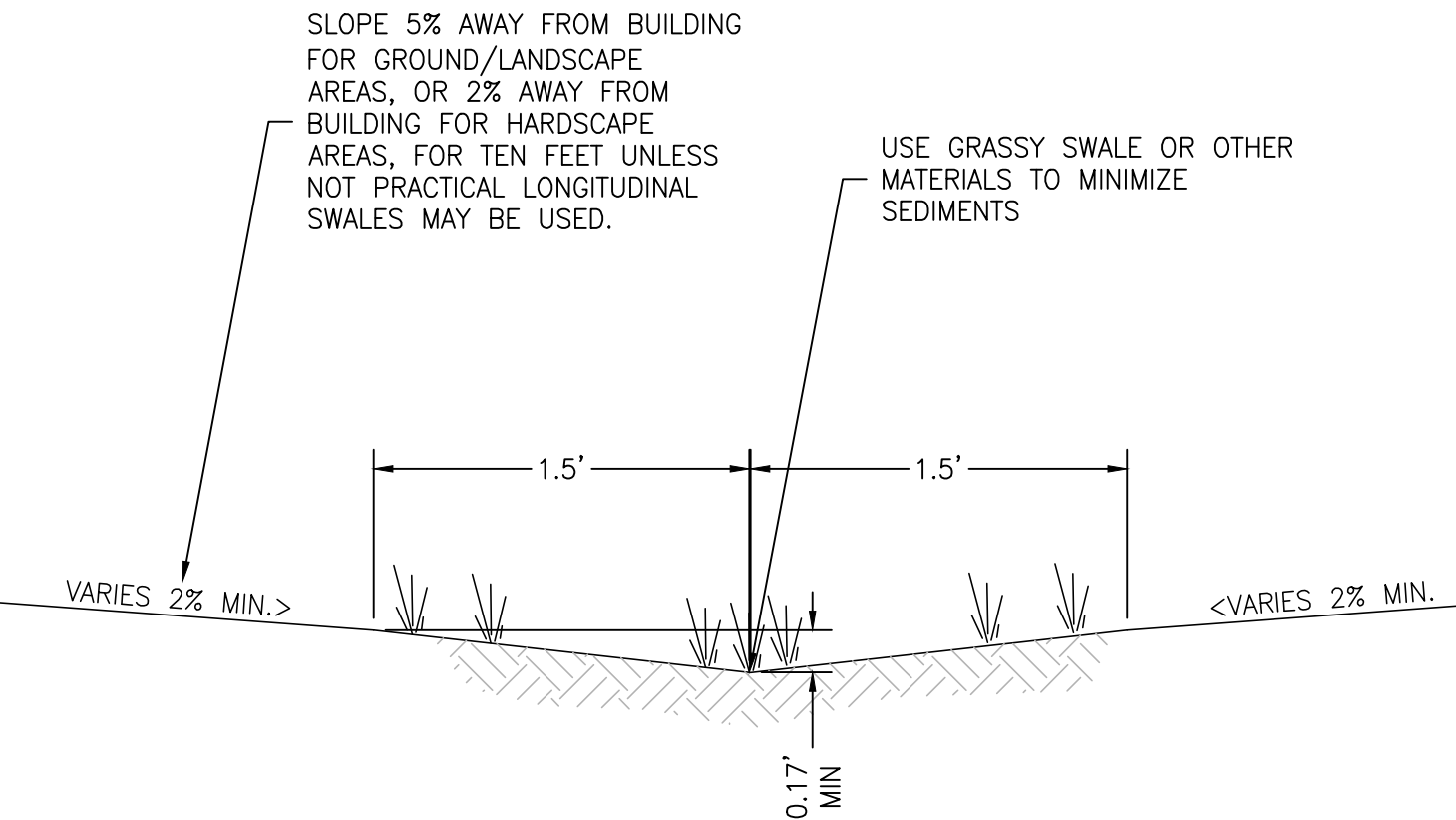
N.T.S.

A NOT USED

B AREA DRAIN DETAIL

C NOT USED

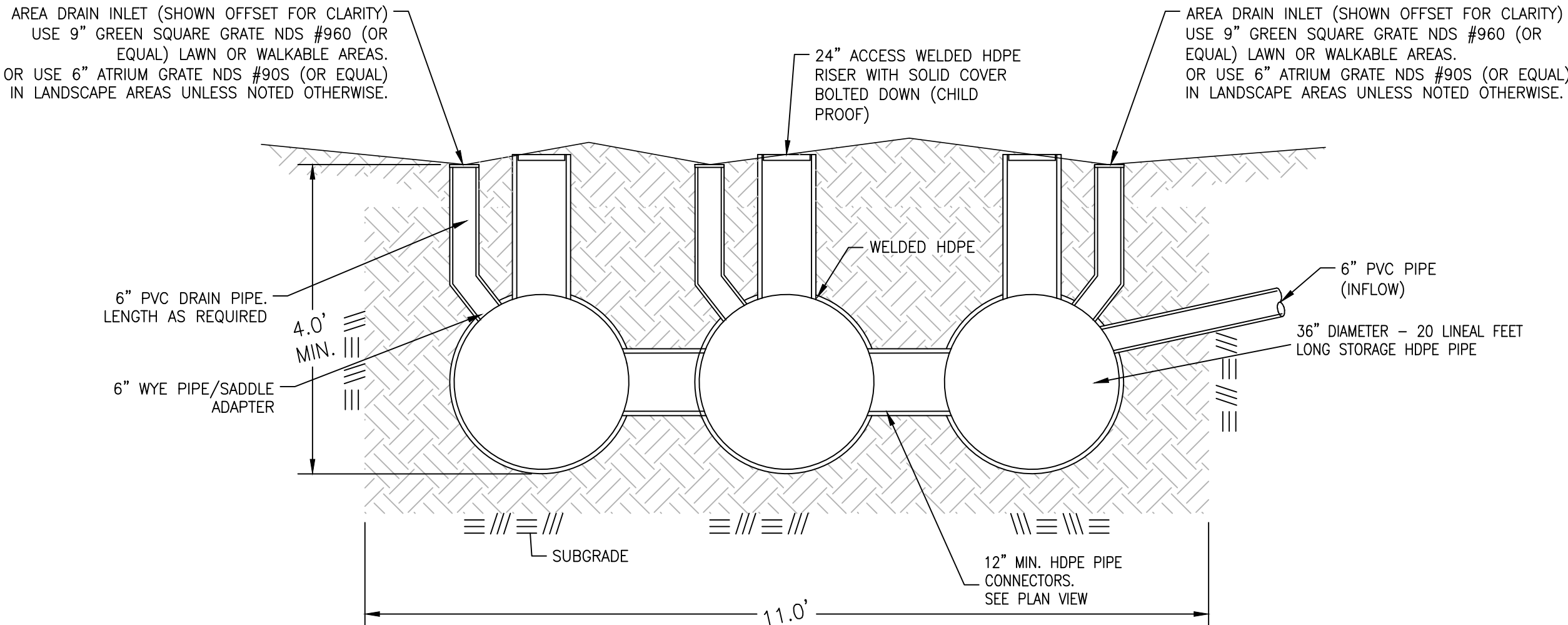
D TYPICAL FOUNDATION/GFF/GROUND SECTION



N.T.S.

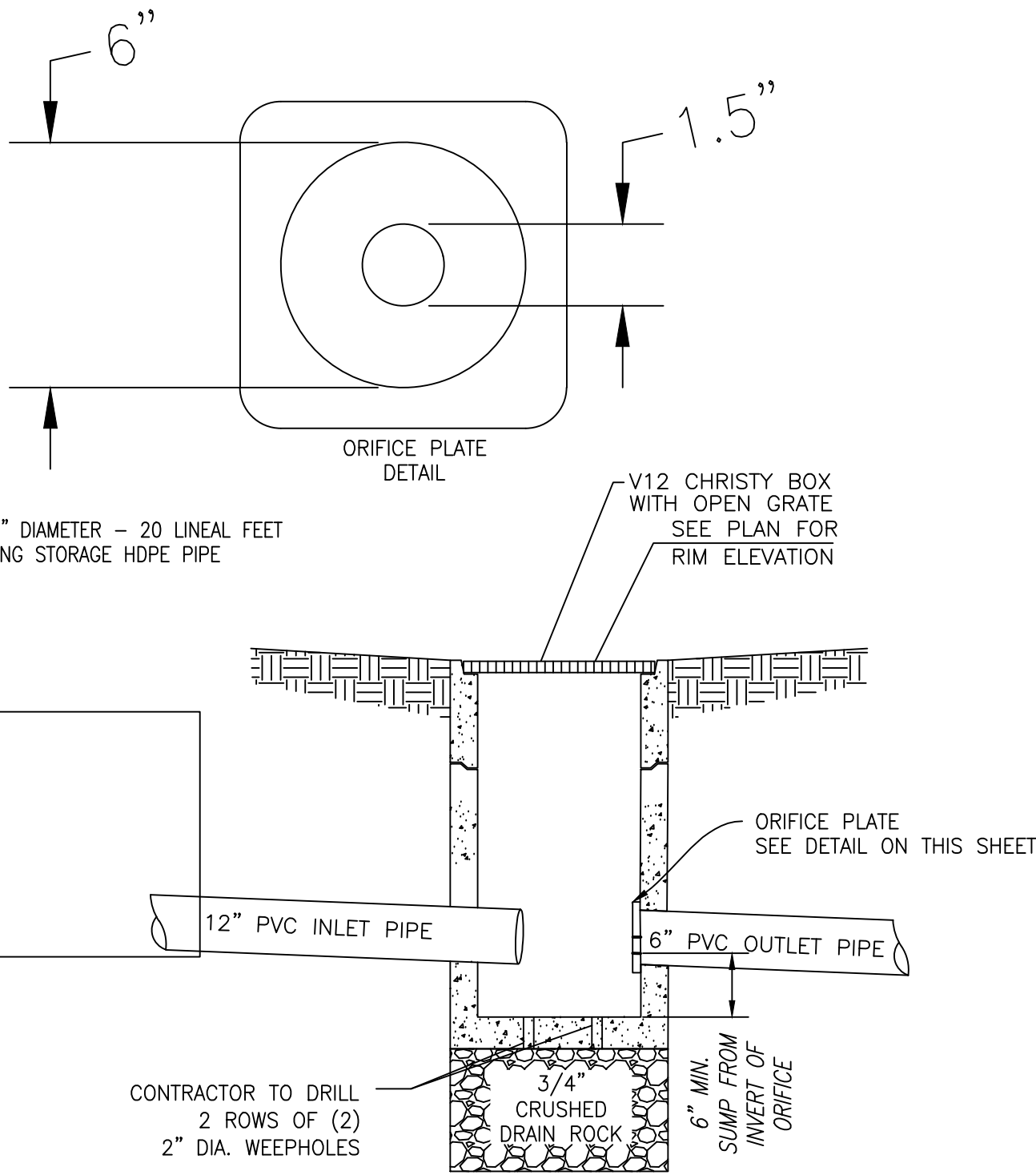
F NOT USED

G EARTHEN SWALE DETAIL

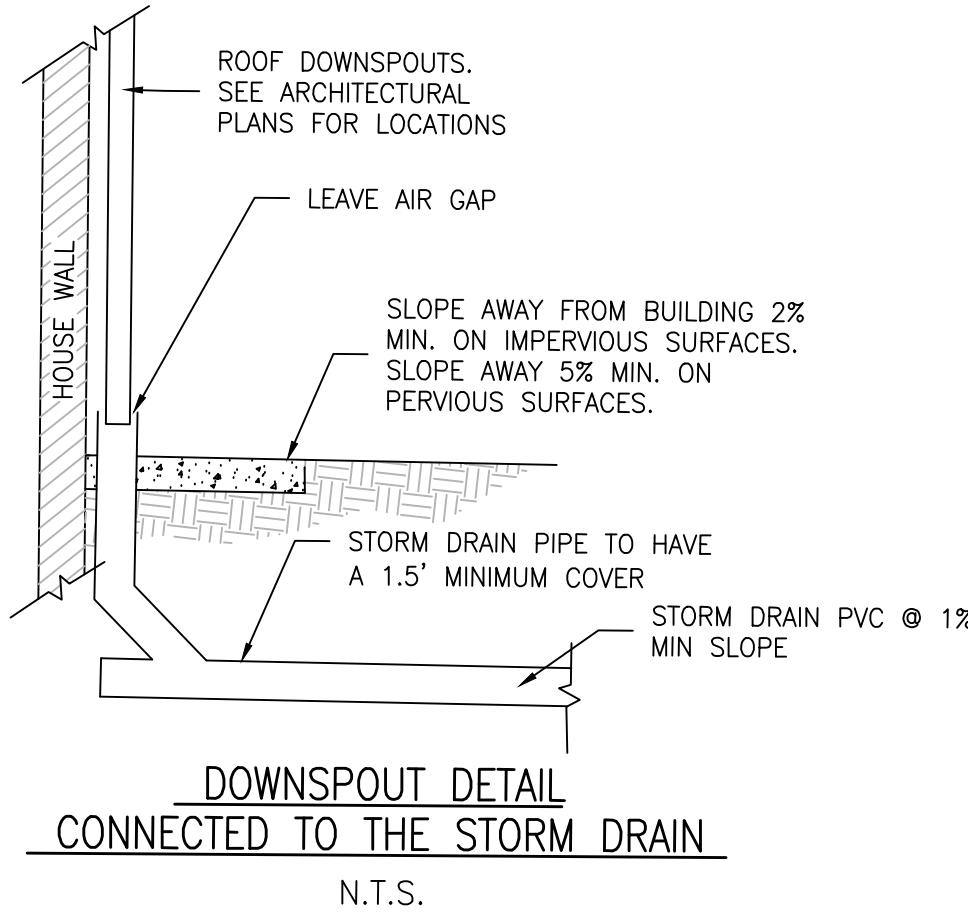


N.T.S.

E STORM WATER DETENTION TRENCH DETAIL

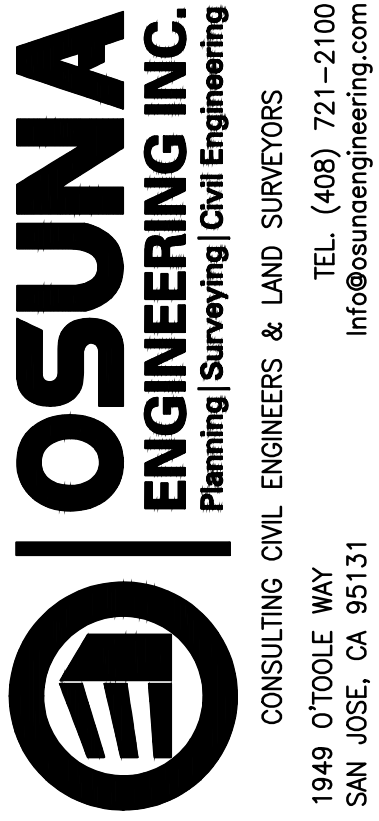
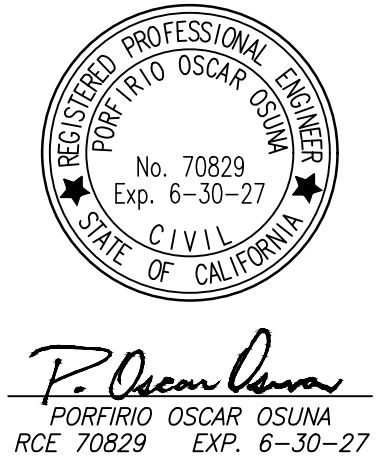


H STORM DETENTION WITH ATTACHED CATCH BASIN



N.T.S.

I DOWNSPOUT CONNECTION TO SD

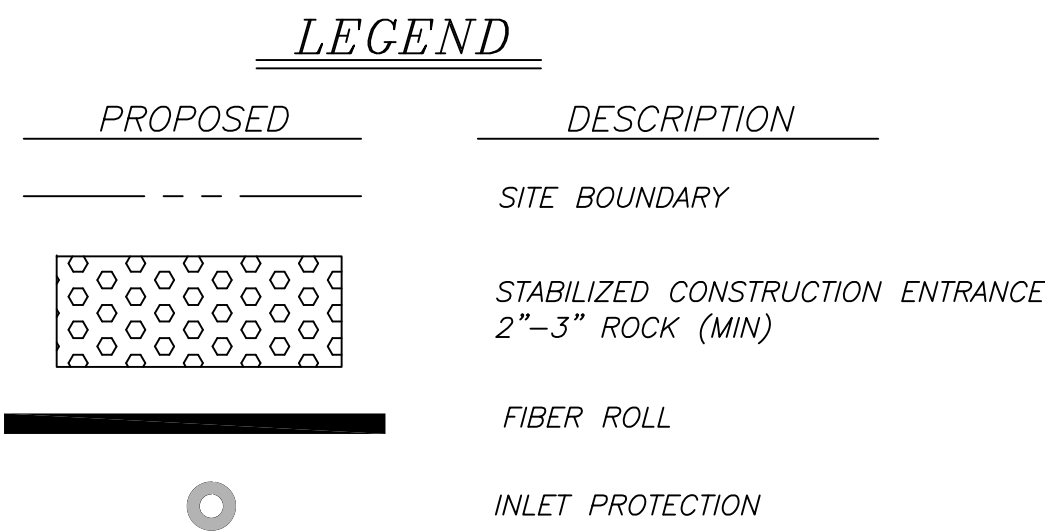
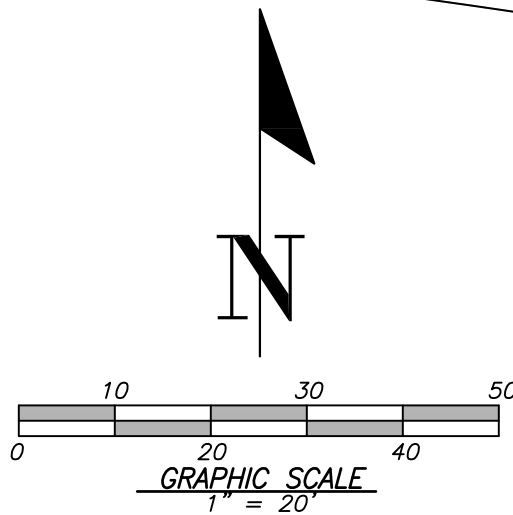
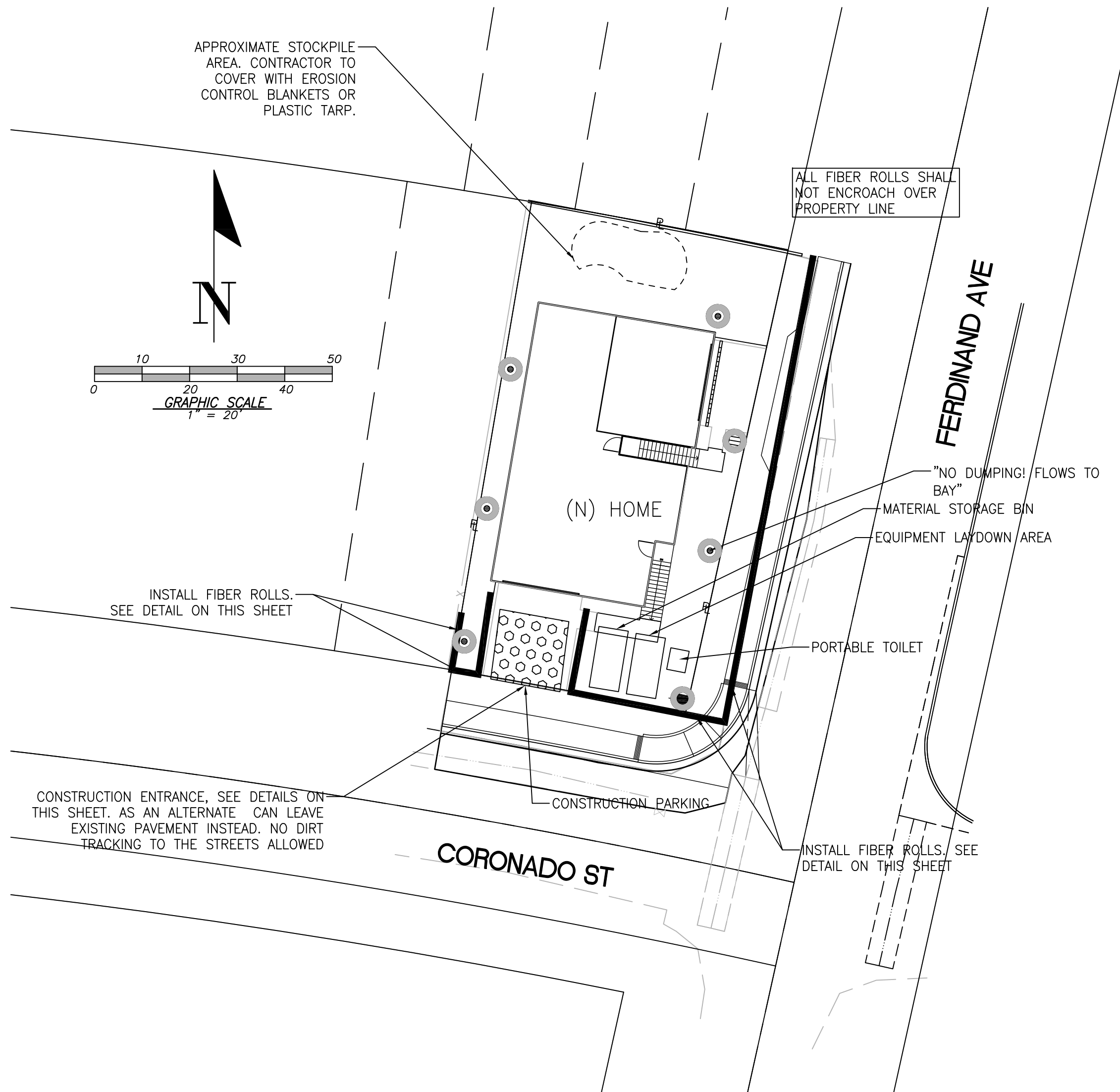


GRADING & DRAINAGE PLAN
CONSTRUCTION DETAILS
CORONADO ST & FERDINAND AVE
EL GRANADA CALIFORNIA
Project No.: 4027
Designed: J.O.
Checked: O.O.
Date: 11/12/25

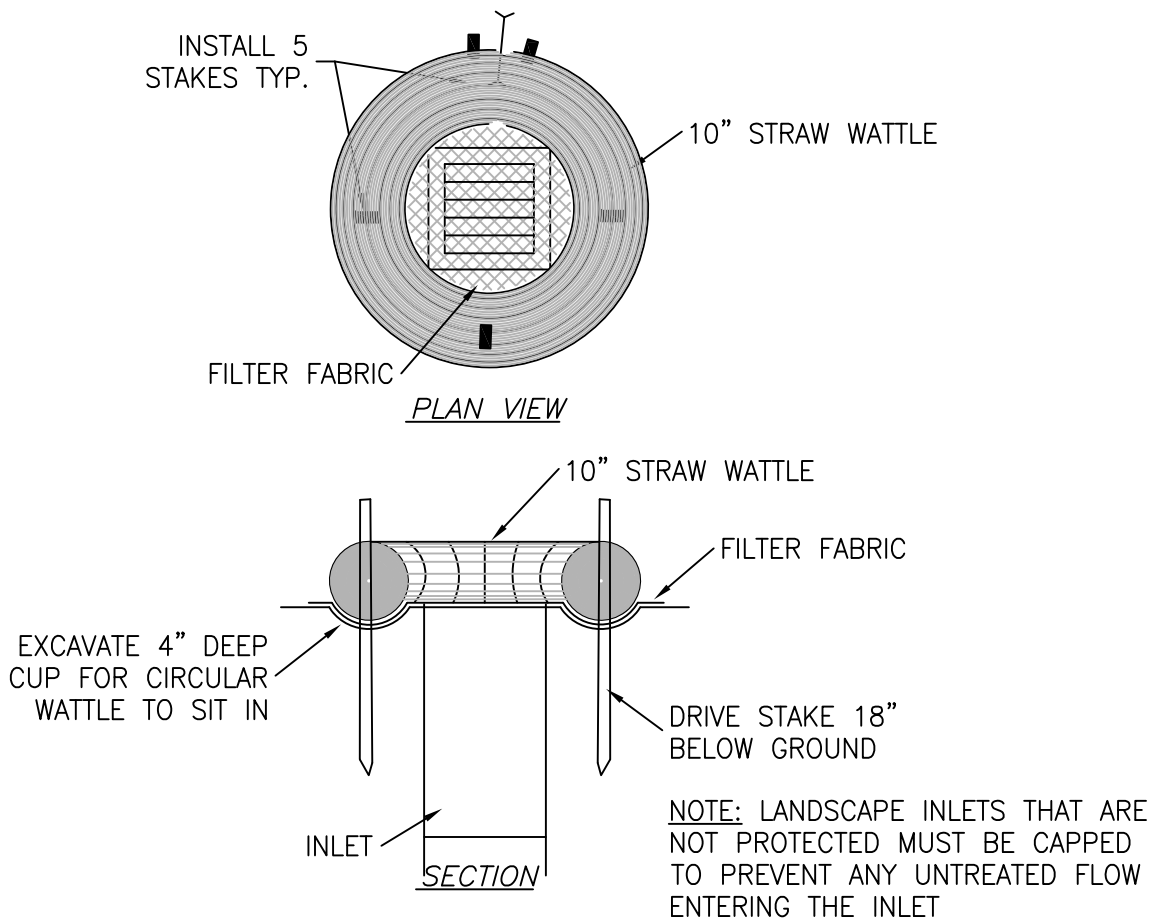
SHEET
C3
OF 9 SHEETS

REVISIONS	DATE	BY	CITY

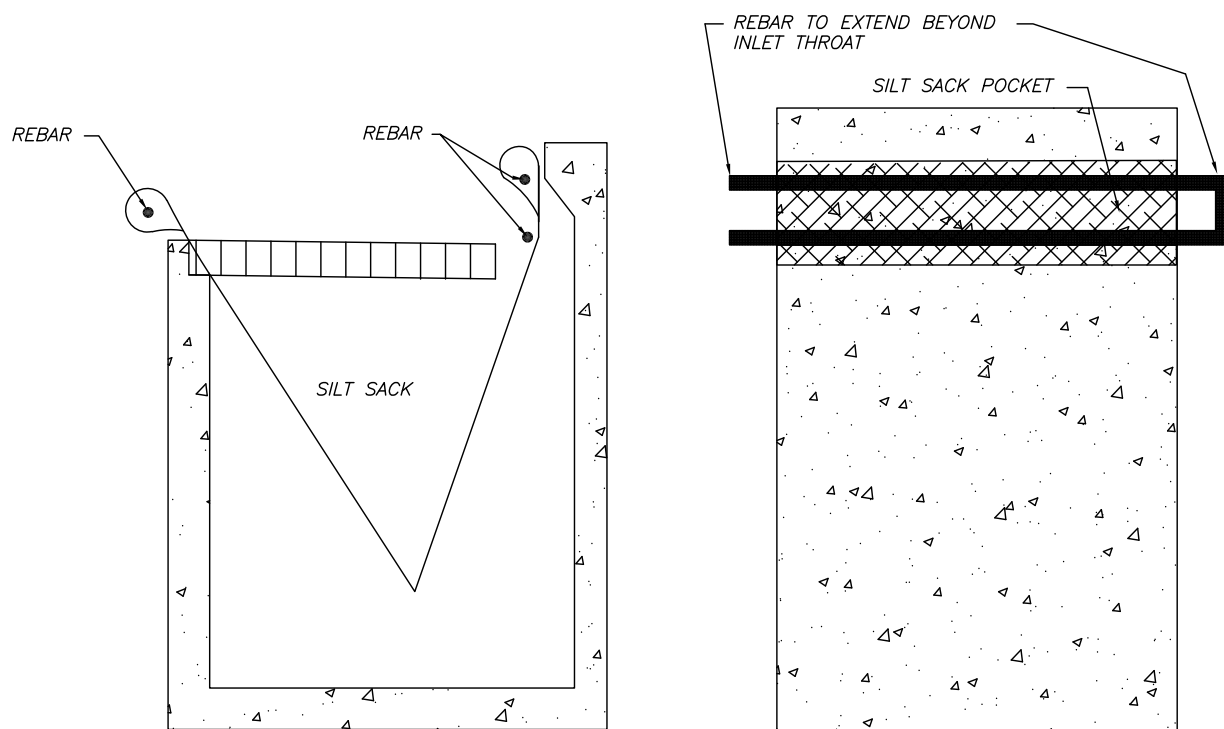
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- MAINTENANCE NOTES**
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
- REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, 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
N.T.S.

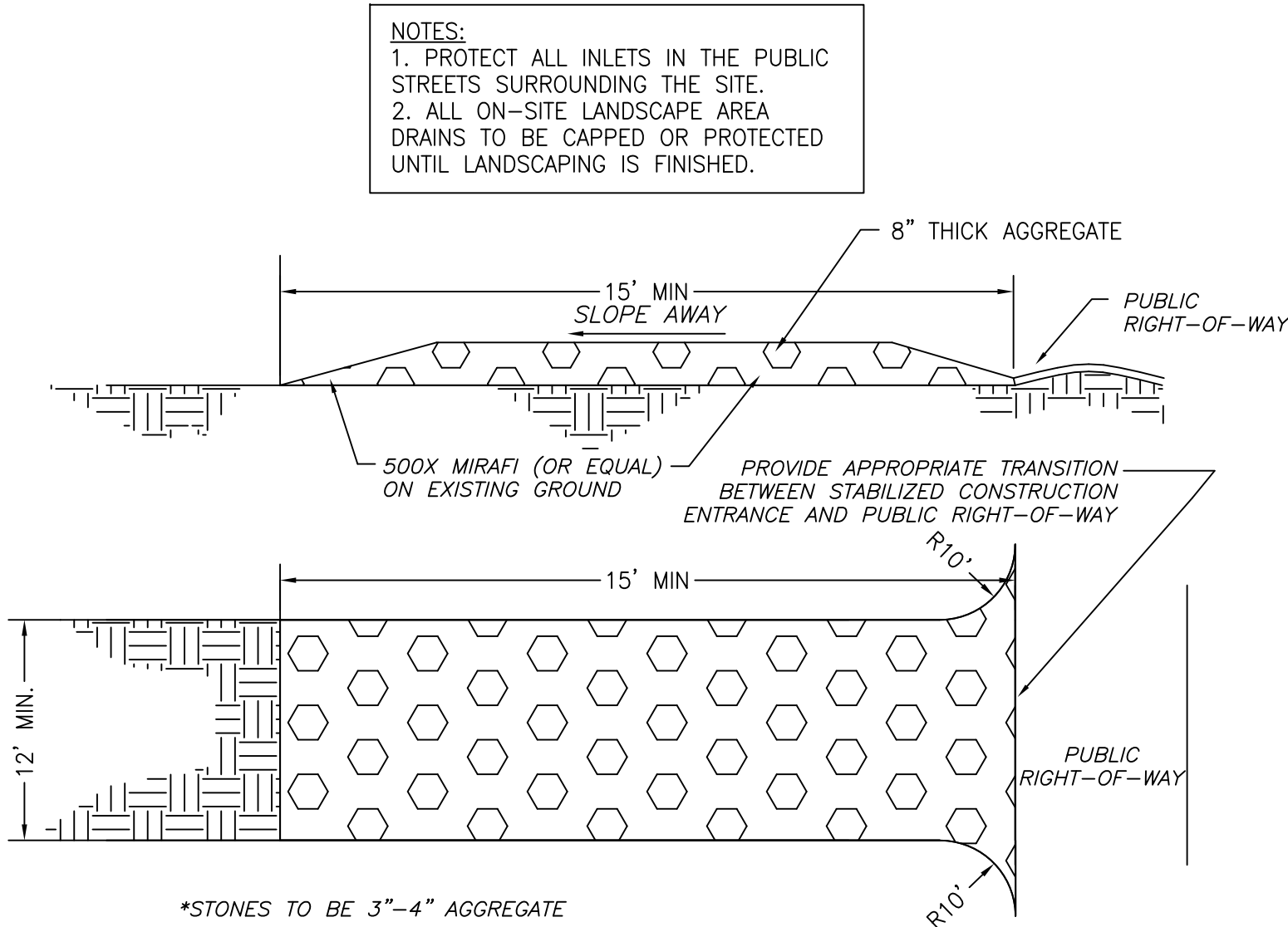
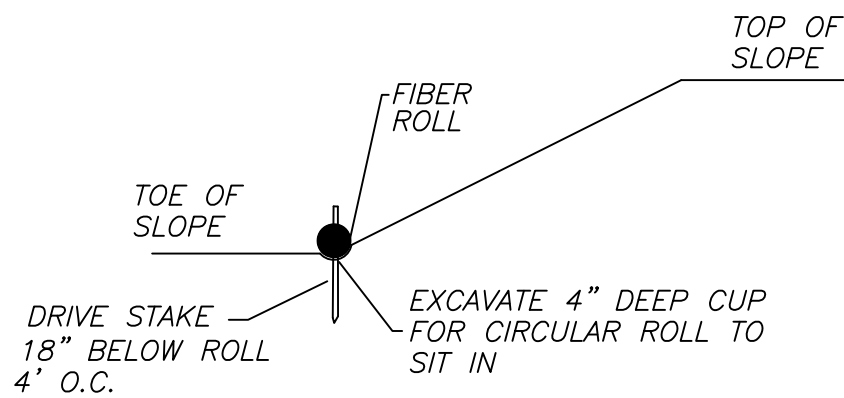
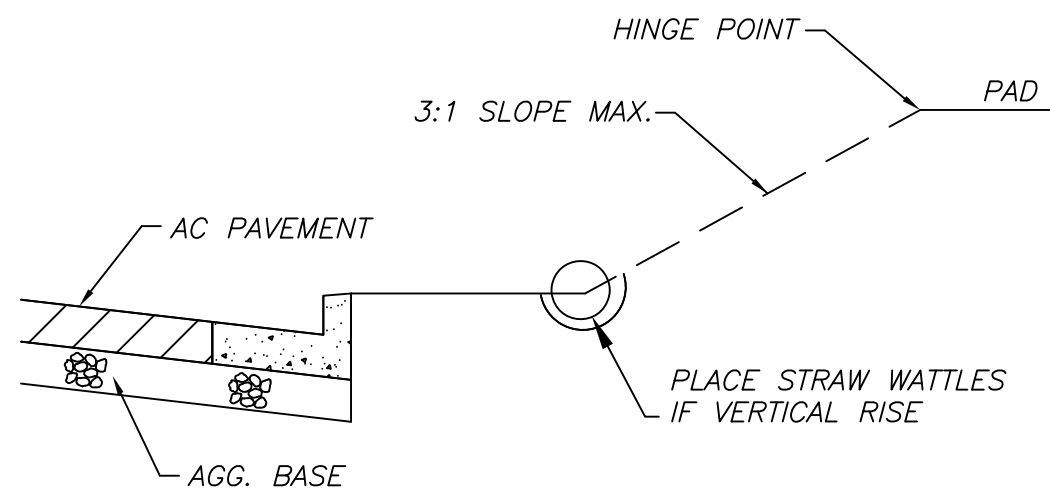


EROSION & SEDIMENT CONTROL NOTES

- NOT USED
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- 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.
- IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
- 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.
- CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLaid 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.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- 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).
- 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

- SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
- 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.
- 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.
- 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.
- 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.
- 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.



MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

REVISIONS		DATE	CITY	BY

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-27
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-27

OSUNA
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CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
TEL: (408) 721-2100
Info@osunaengineering.com

1949 OTTOLE WAY
SAN JOSE, CA 95131

GRADING & DRAINAGE PLAN
EROSION CONTROL
CORONADO ST & FERDINAND AVE

EL. GRANADA
Project No.: 4027
Designed: J.O.
Checked: J.O.
Date: 11/12/25

SHEET
C4
OF 9 SHEETS

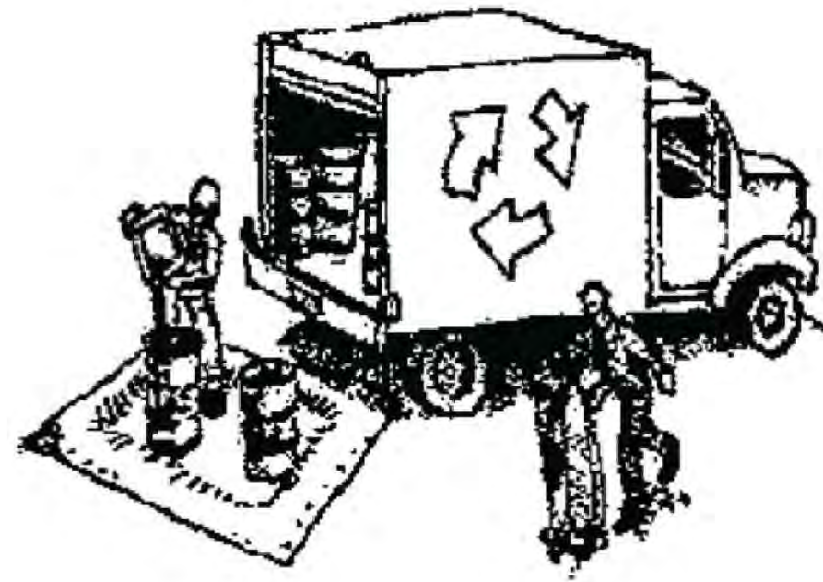
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SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

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



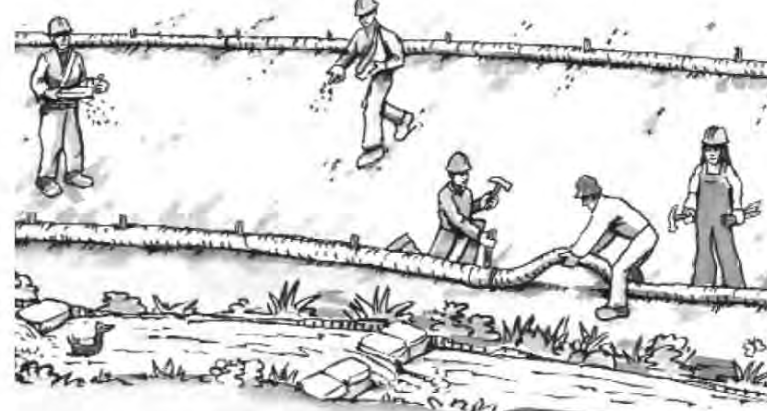
Maintenance and Parking

- ☐ 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

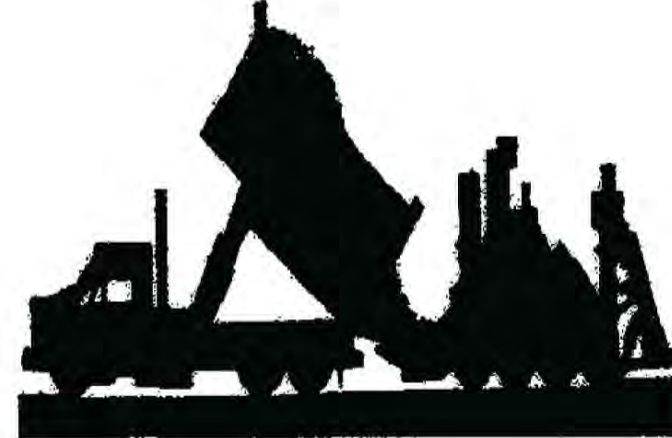


- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed 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.
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ 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.

Concrete, Grout & Mortar Application



- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ☐ 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.

Painting & Paint Removal



Painting Cleanup and Removal

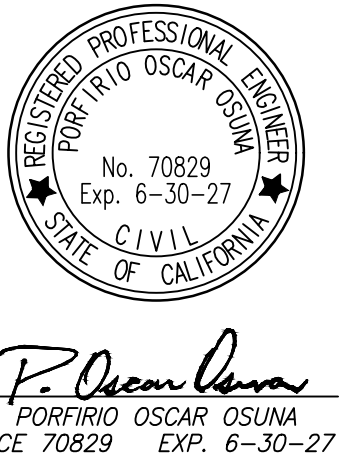
- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes 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
CORONADO ST & FERDINAND AVE
EL GRANADA
Project No.: 4027
Designed: J.O. Checked: O.O. Date: 11/12/25

SHEET
C5
OF 9 SHEETS

D-1

1. ALL CONCRETE TO BE CLASS B CONCRETE.
2. MINIMUM SIDEWALK THICKNESS = 4 INCHES PCC.
3. PLACE 1/2" DIAMETER X 18" LONG DOWELS AT EXPANSION JOINTS AS SHOWN.
4. PLACE 1/2" THICK EXPANSION JOINTS FULL WIDTH 20' ON CENTER.
5. CONSTRUCT MONOLITHIC CURB, GUTTER AND SIDEWALK UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.
6. SUB-BASE MATERIALS WITHIN 30' OF SUBGRADE SHALL BE COMPACTED TO 95%.

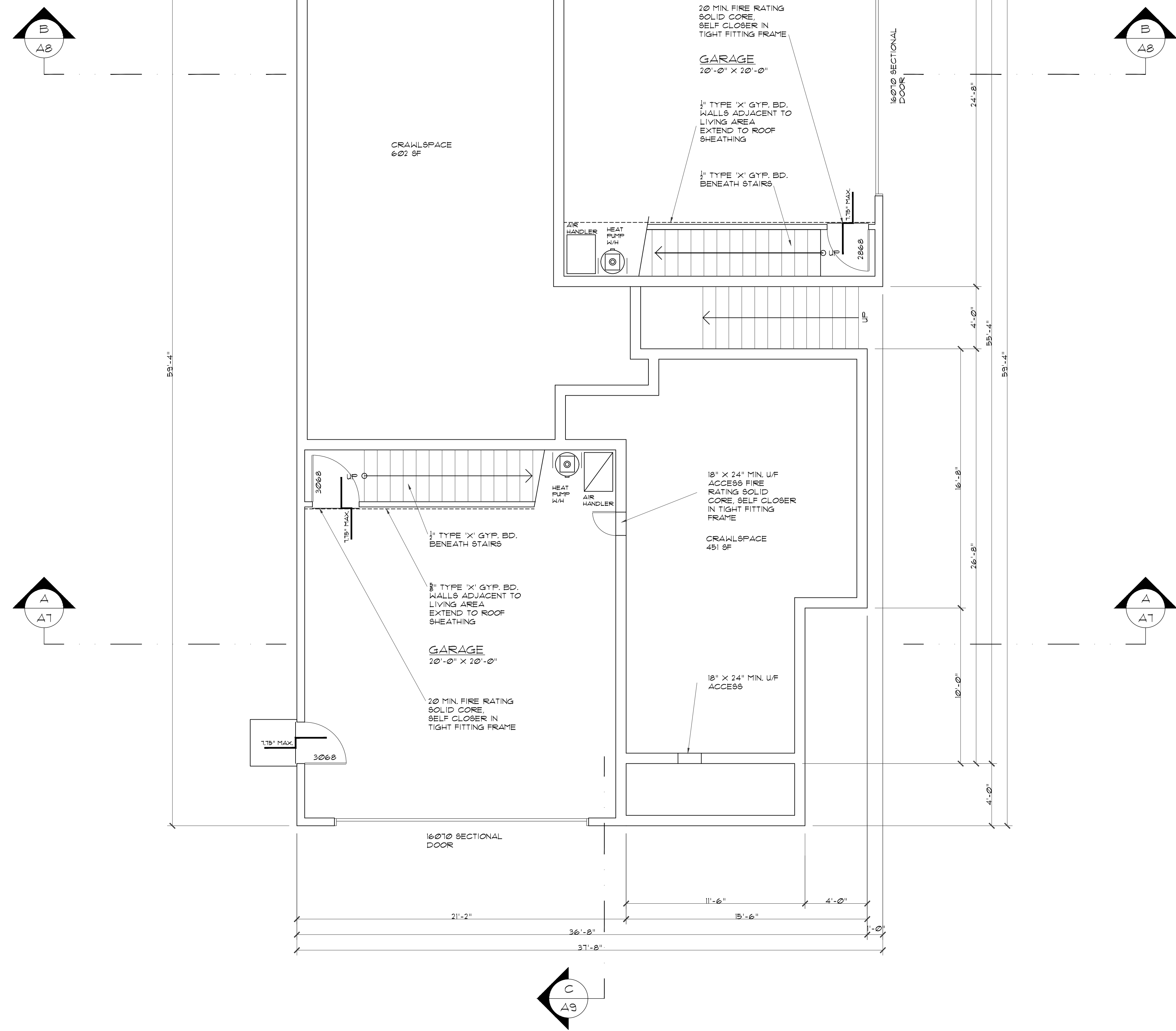
VALLEY GUTTER DETAILS

DATE	DRAWN BY	CHECKED BY	APPROVED	CASE	DRAWER	SET
2002	PC	OC		3	1	170

- USE DETAIL CASE C.

C-3A

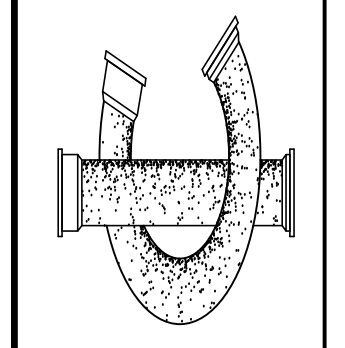
SHEET
C6
OF 9 SHEETS



GARAGE FLOOR PLAN
1/4" = 1'-0"

Revisions	By

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 San Jose, CA 95117
 Phone: (408) 985-1078 Fax: (408) 985-1343
 E-Mail: inncpt@abglobal.net

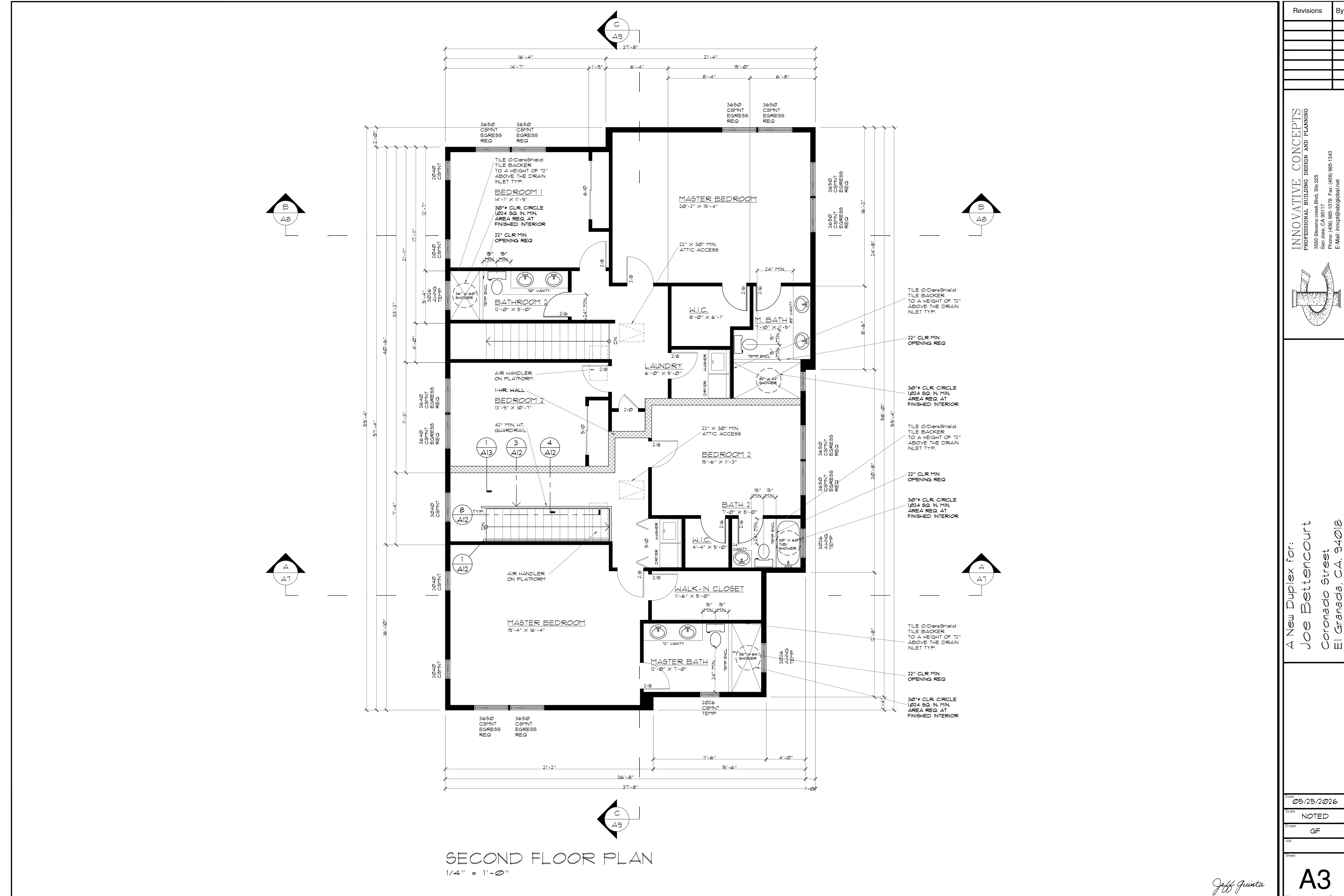


A New Duplex for:
 Joe Bettencourt
 Coronado Street
 El Granada, CA. 94018

Date	05/25/2026
Scale	NOTED
Drawn	GF
Job	
Sheet	

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 Or Sheets

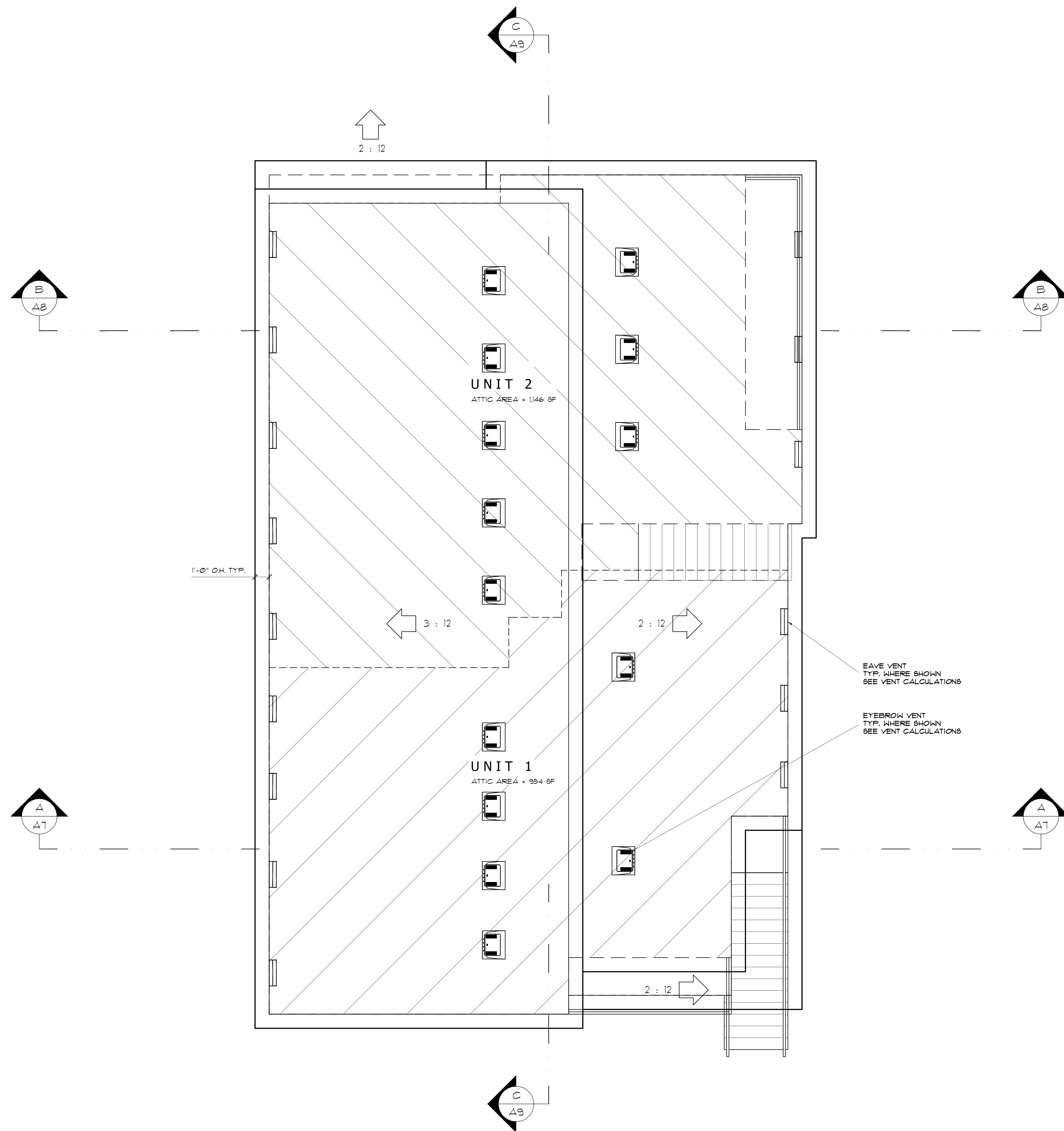
Jeff Quintana



SECOND FLOOR PLAN
1/4" = 1'-0"

Jeff Quintana

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ROOF PLAN
1/4" = 1'-0"

VENT CALCULATIONS:

VENT UNIT 1 SECOND FLOOR ATTIC 1/150 SF MIN. REQ.
ATTIC AREA 954 SF

50% X 954 SF	=	477 SF
477 SF/150	=	3.18 SF
3.18 X 144	=	457.92 SQ. IN.
EYEBROW VENT (1/4" WIRE MESH)	=	78 SQ. IN. EA. NFVA
457.92/78	=	5.87
6 ATTIC VENT MIN. REQ. BY O HAGIN'S INC.		
TO PROVIDE 50% OF REQUIRED ATTIC VENTILATION		
IN UPPER PORTION		

50% X 954 SF	=	477 SF
477 SF/150	=	3.18 SF
3.18 X 144	=	457.92 SQ. IN.
EAVE VENT TYP 5.5" X 22"	=	75 SQ. IN. EA. NFVA
457.92 /75	=	6.10
7 ATTIC VENT MIN. REQ. BY O HAGIN'S INC.		
TO PROVIDE 50% OF REQUIRED ATTIC VENTILATION		
IN LOWER PORTION		

VENT UNIT 1 UNDER-FLOOR ADDITION
1/150 SF MIN. REQ. U/F AREA 451 SF

451 SF/150	=	3.00 SF
3.00 SF X 144	=	432 SQ. IN.
FOUNDATION VENT TYP 8" X 14"	=	62 SQ. IN. NF.V.A.
432/62	=	6.96
7 FOUNDATION VENTS MIN. REQ.		
BY CONSTRUCTION METALS INC.		
TO PROVIDE REQUIRED UNDER-FLOOR VENTILATION		

VENT UNIT 2 SECOND FLOOR ATTIC 1/150 SF MIN. REQ.
ATTIC AREA 1,146 SF

50% X 1,146 SF	=	573 SF
573 SF/150	=	3.82 SF
3.82 X 144	=	550.08 SQ. IN.
EYEBROW VENT (1/4" WIRE MESH)	=	78 SQ. IN. EA. NFVA
550.08/78	=	7.05
8 ATTIC VENT MIN. REQ. BY O HAGIN'S INC.		
TO PROVIDE 50% OF REQUIRED ATTIC VENTILATION		
IN UPPER PORTION		

50% X 1,146 SF	=	573 SF
573 SF/150	=	3.82 SF
3.82 X 144	=	550.08 SQ. IN.
EAVE VENT TYP 5.5" X 22"	=	75 SQ. IN. EA. NFVA
550.08 /75	=	7.33
8 ATTIC VENT MIN. REQ. BY O HAGIN'S INC.		
TO PROVIDE 50% OF REQUIRED ATTIC VENTILATION		
IN LOWER PORTION		

VENT UNIT 1 UNDER-FLOOR ADDITION
1/150 SF MIN. REQ. U/F AREA 602 SF

602 SF/150	=	4.01 SF
4.01 SF X 144	=	577.91 SQ. IN.
FOUNDATION VENT TYP 8" X 14"	=	62 SQ. IN. NF.V.A.
577.91/62	=	9.32
10 FOUNDATION VENTS MIN. REQ.		
BY CONSTRUCTION METALS INC.		
TO PROVIDE REQUIRED UNDER-FLOOR VENTILATION		

Revisions	By

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E-Mail: innconcept@sbglobal.net

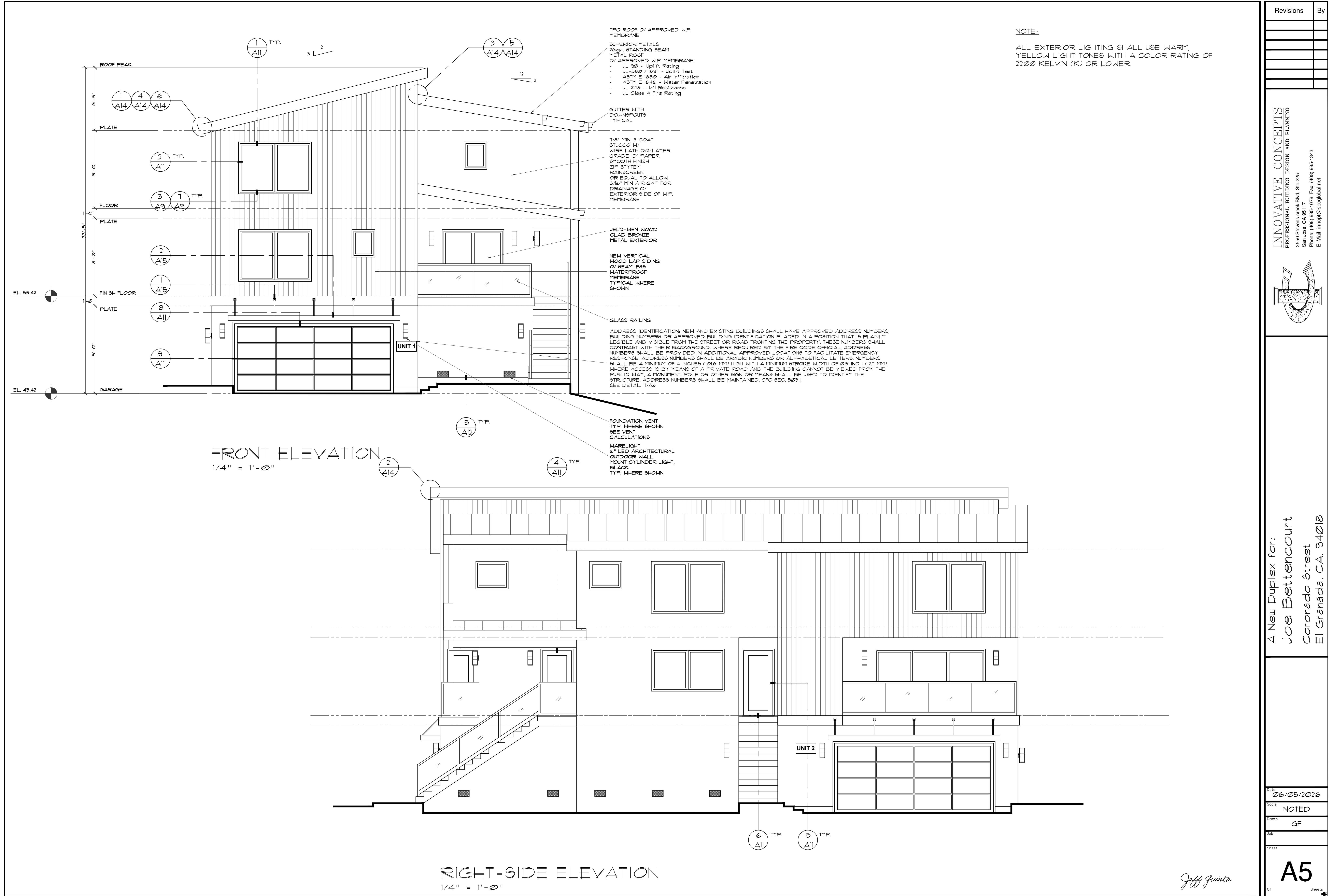
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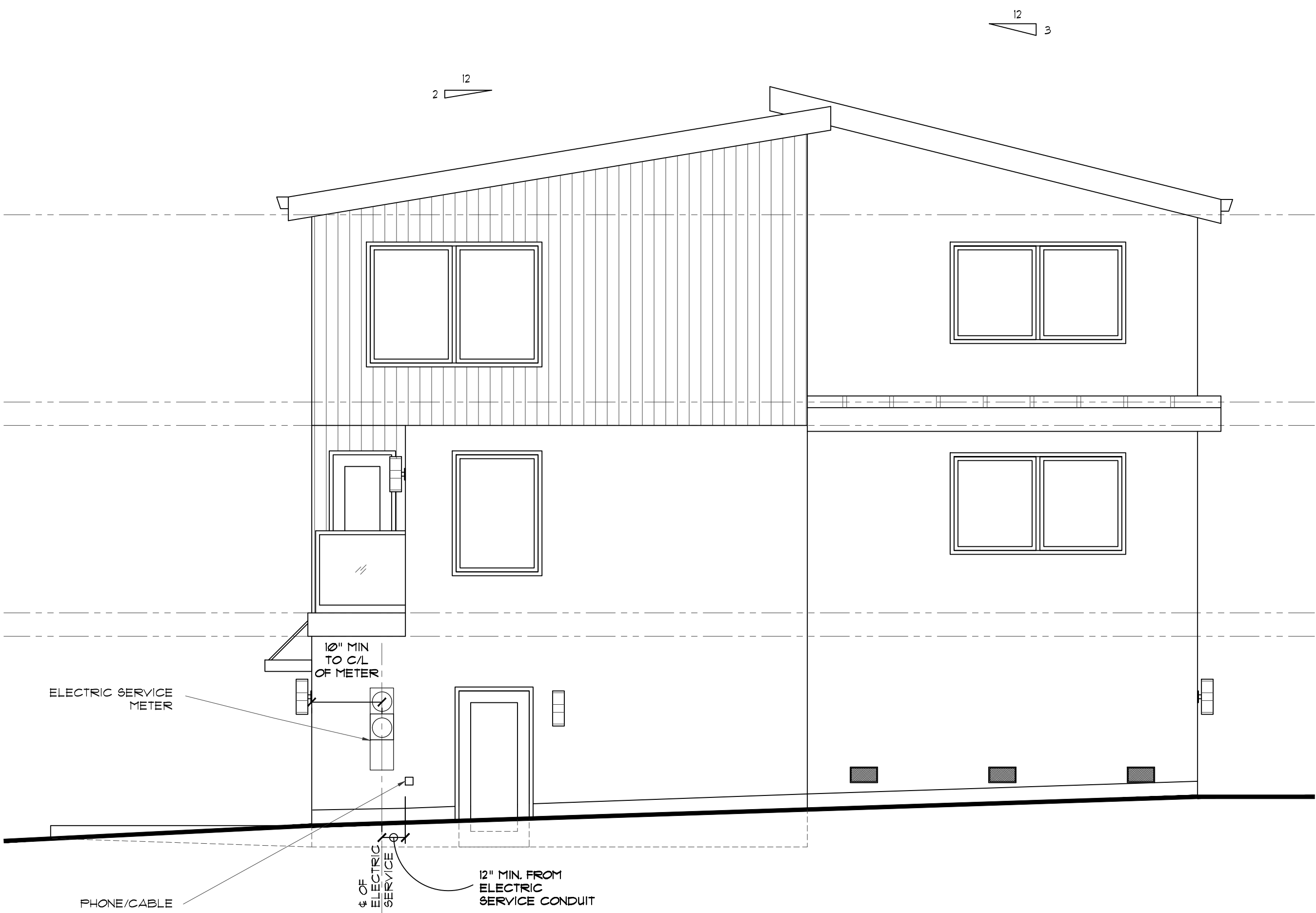
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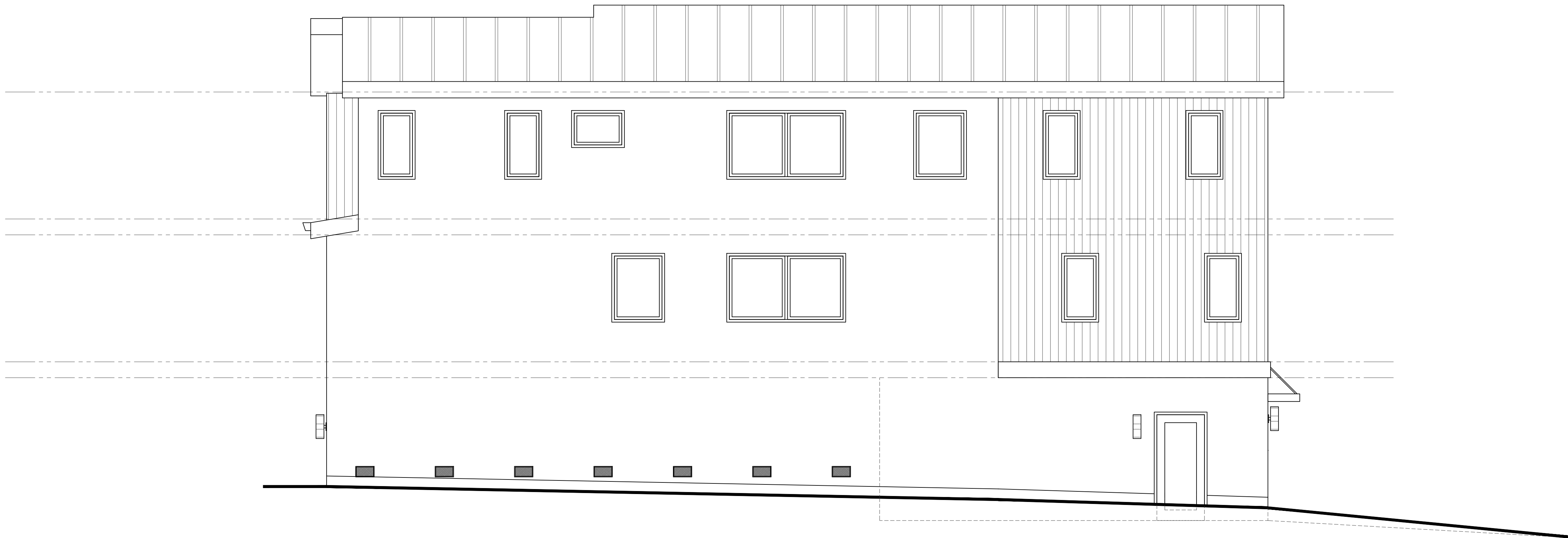
Of Sheets

Jeff Quintana





REAR ELEVATION
1/4" = 1'-0"

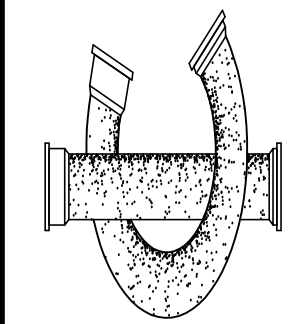


LEFT-SIDE ELEVATION
1/4" = 1'-0"

NOTE:
ALL EXTERIOR LIGHTING SHALL USE WARM,
YELLOW LIGHT TONES WITH A COLOR RATING OF
2200 KELVIN (K) OR LOWER.

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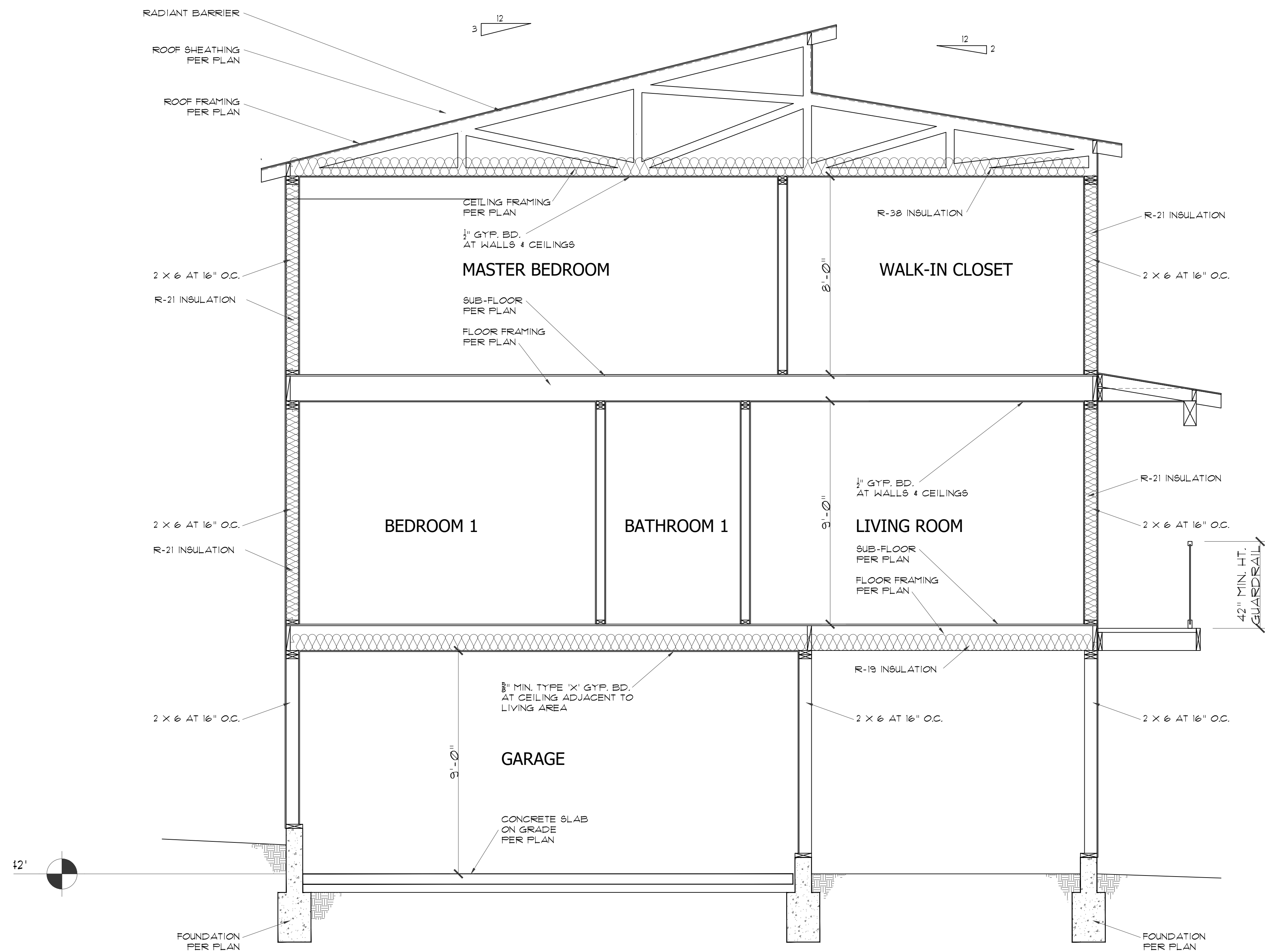


A New Duplex for:
Joe Bettencourt
Coronado Street
El Granada, CA. 94018

Date	06/05/2026
Scale	NOTED
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Job	
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Or Sheets

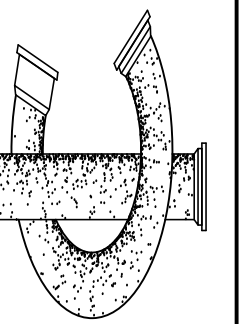
Jeff Quinto



SECTION 'A' - 'A'
3/8" = 1'-0"

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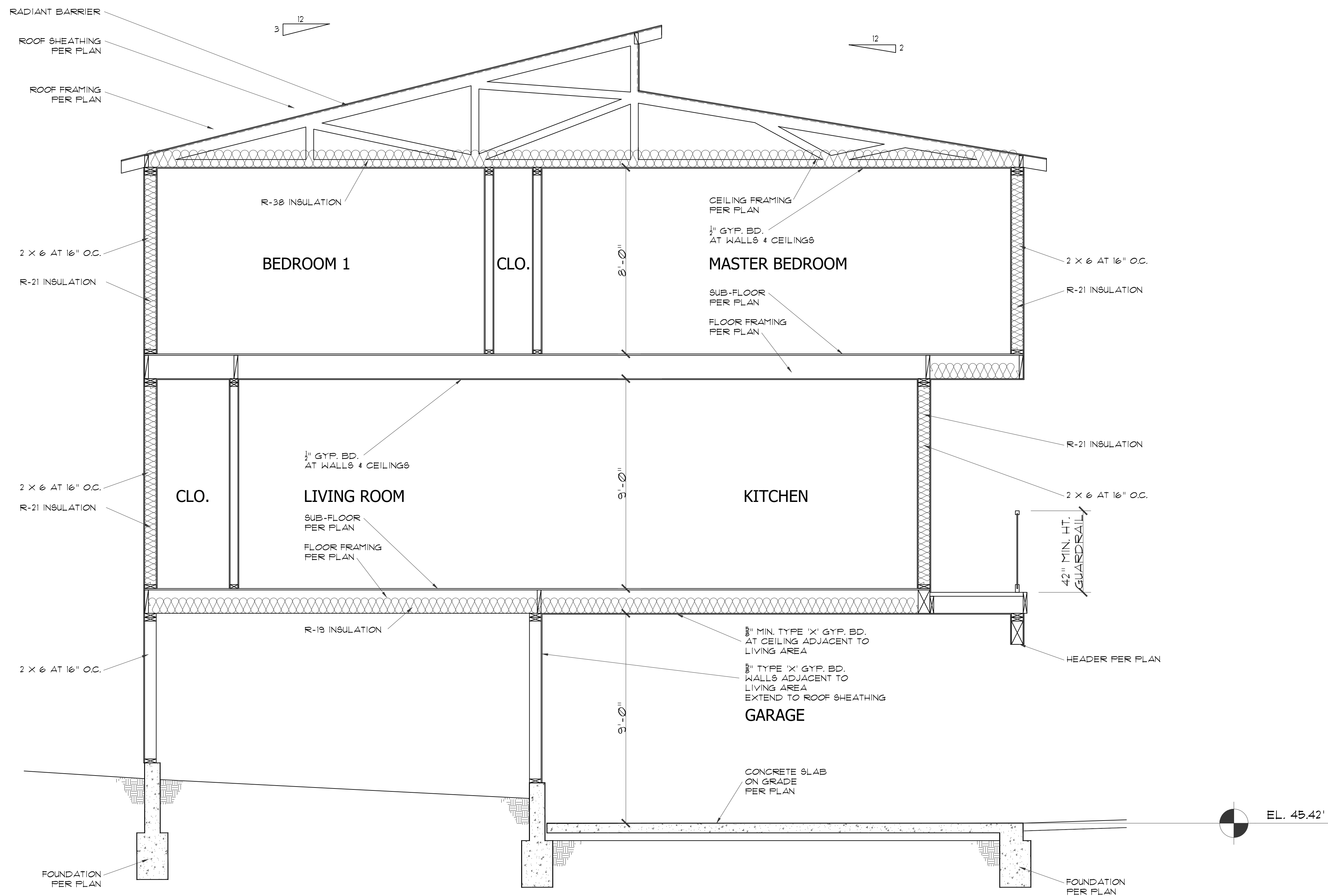


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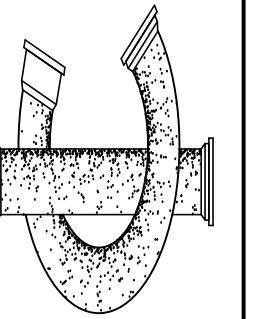
Jeff Junta



SECTION 'B' - 'B'
3/8" = 1'-0"

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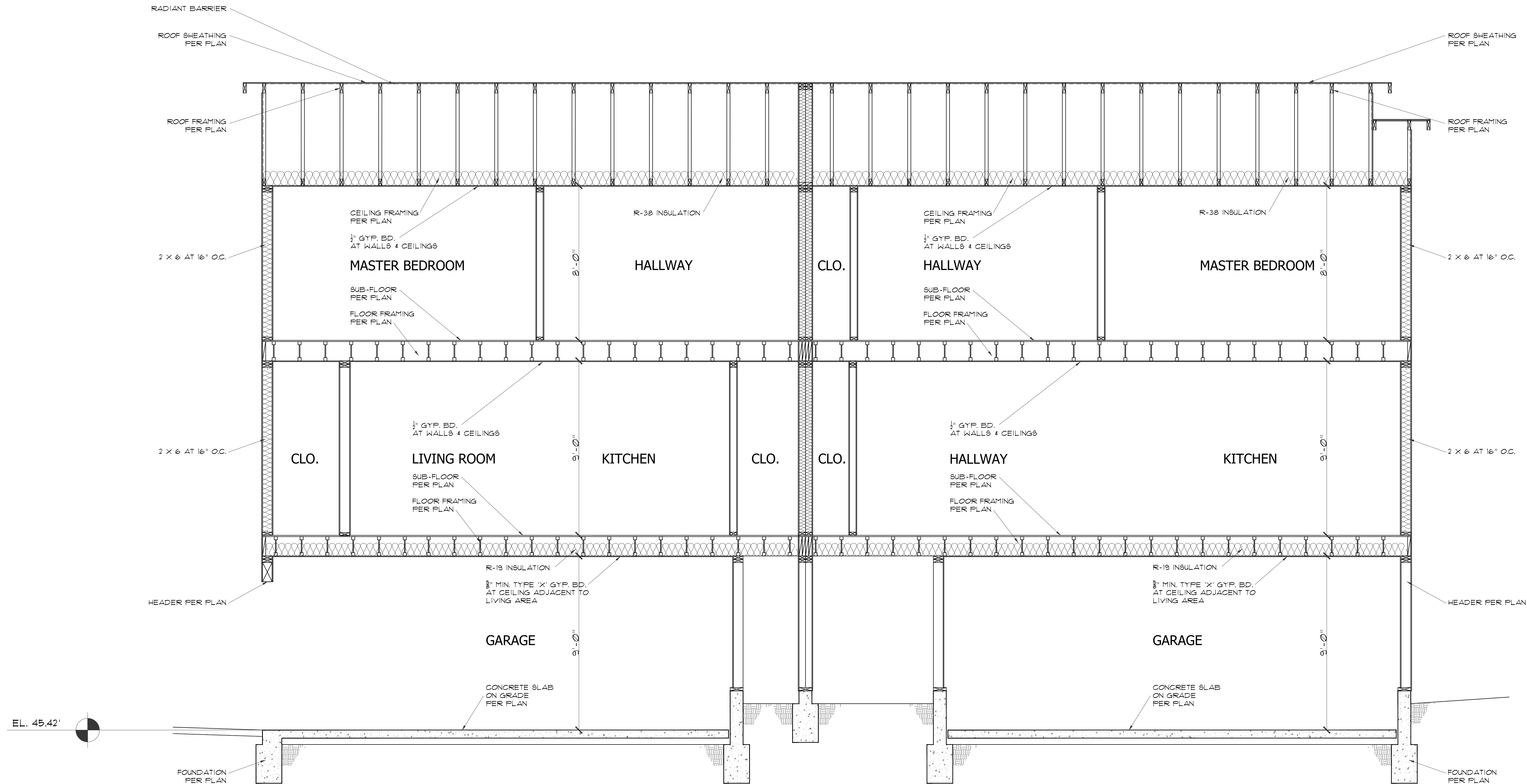


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Date	05/25/2026
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Of Sheets

Jeff Grunza

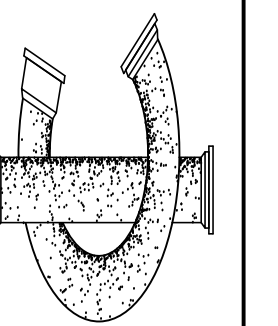


SECTION 'C' - 'C'
3/8" = 1'-0"

Jeff Quintana

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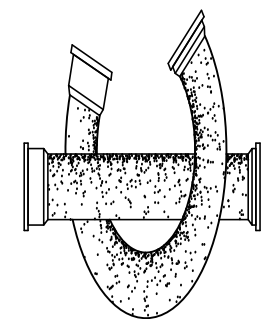
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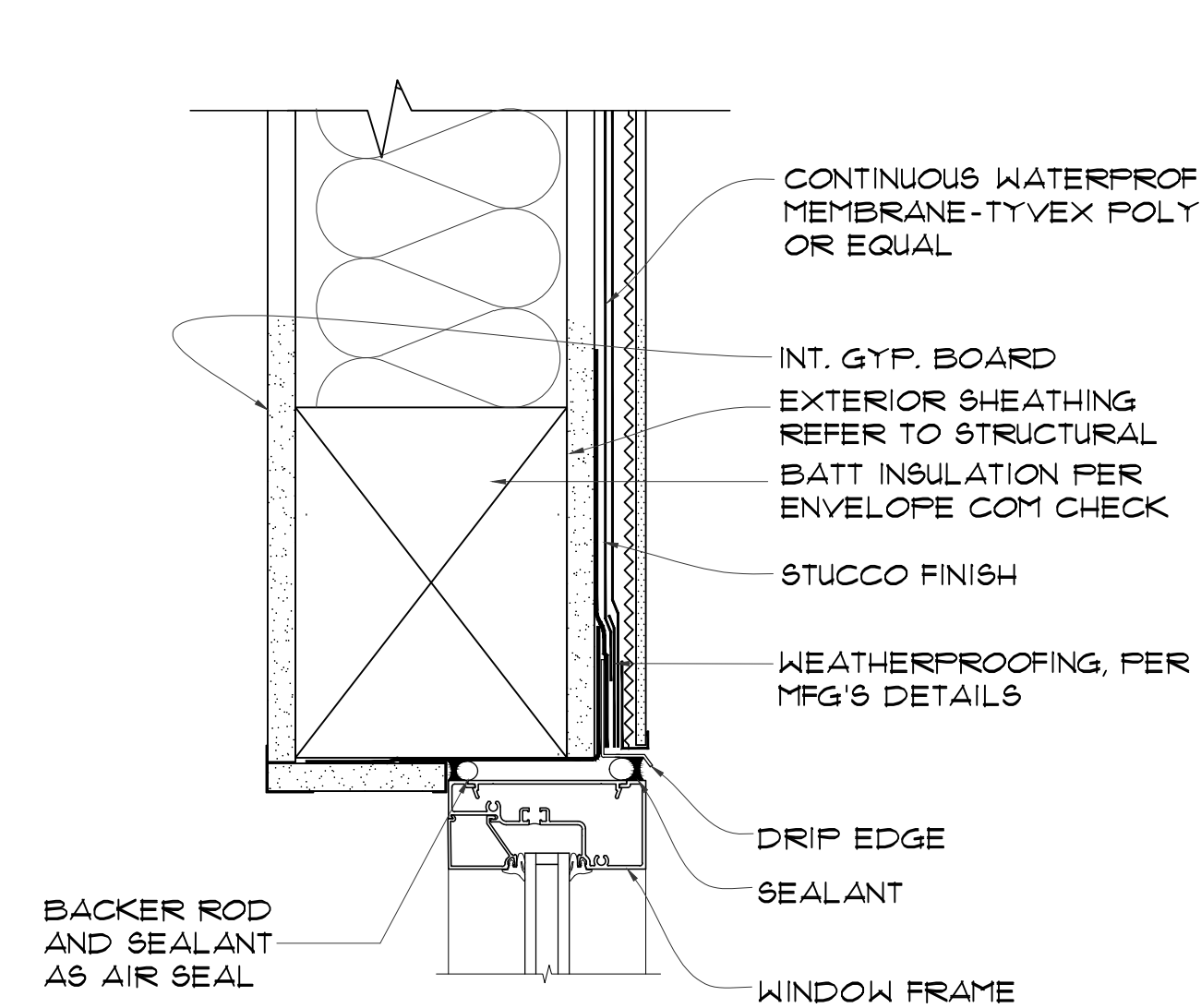
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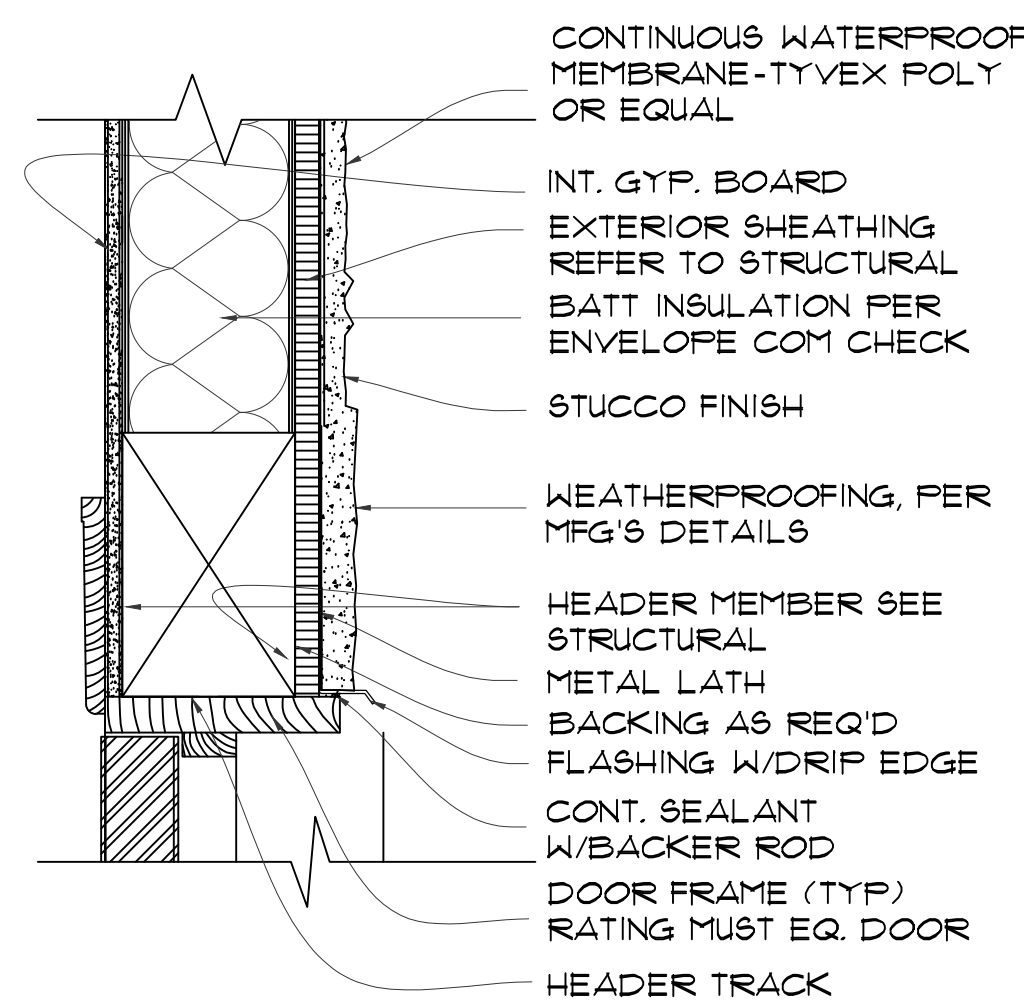
3550 Stevens creek Blvd, Ste 225
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E-Mail: inncpt@sboglobal.net



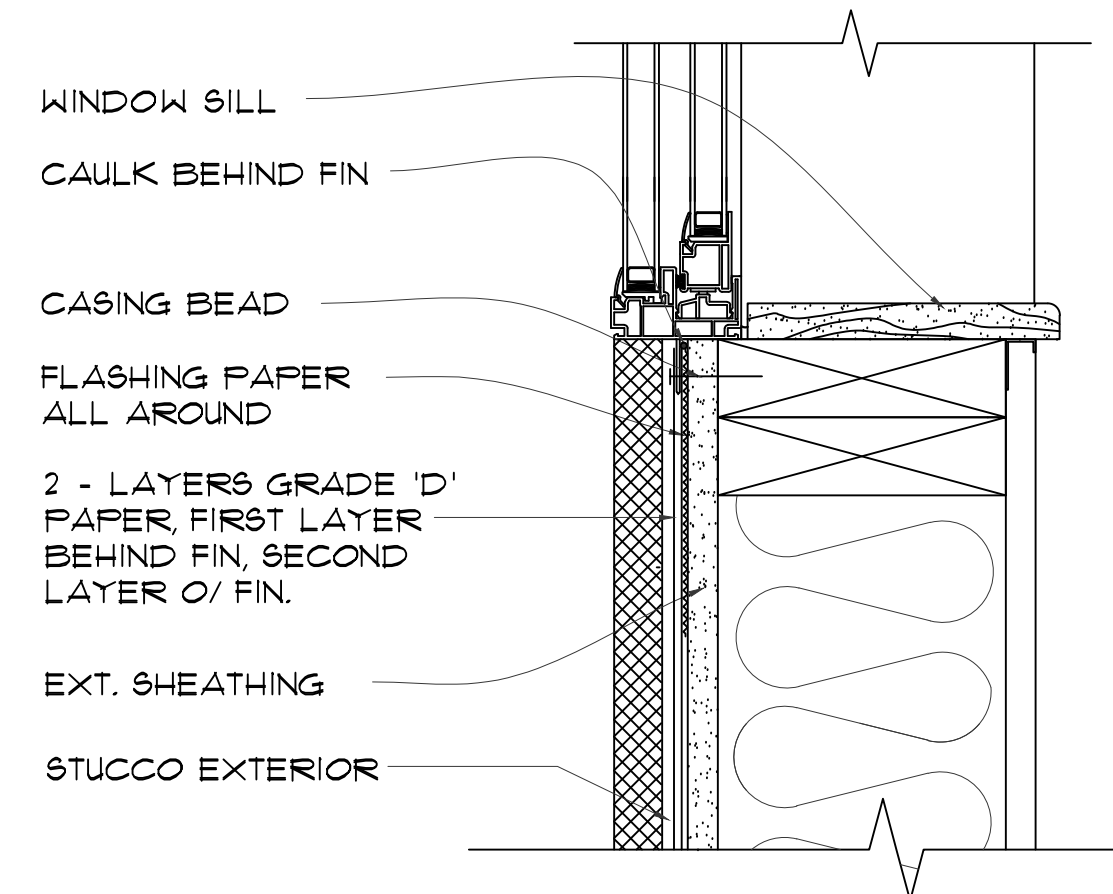
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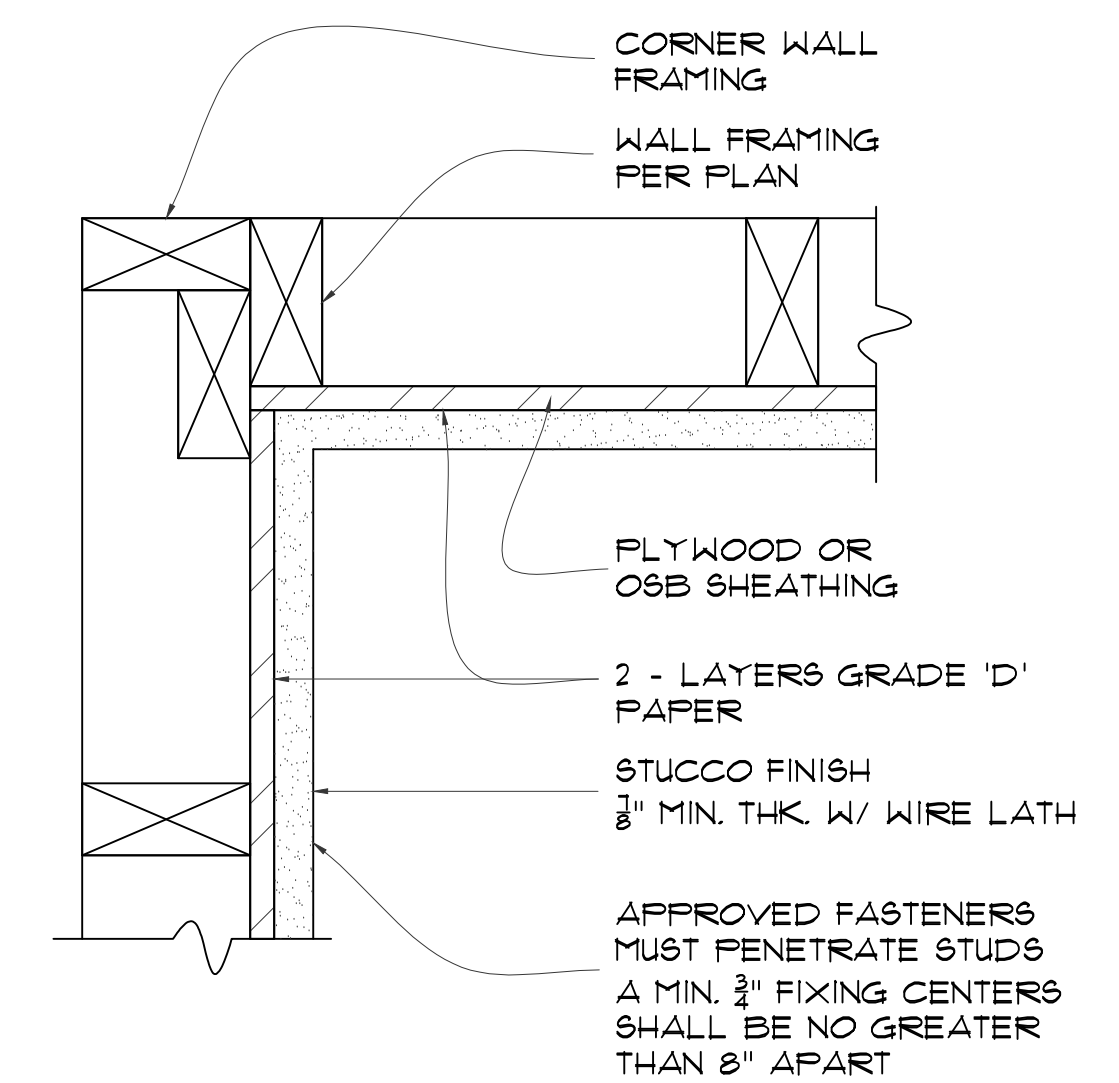
1 WINDOW HEAD
3" = 1'-0"



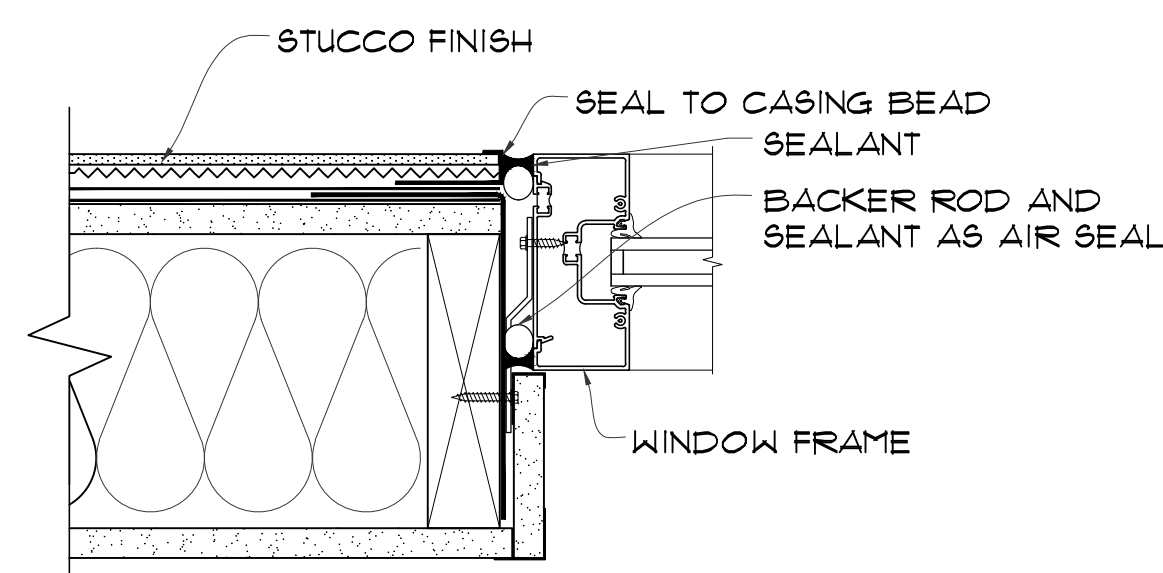
4 DOOR HEAD
3" = 1'-0"



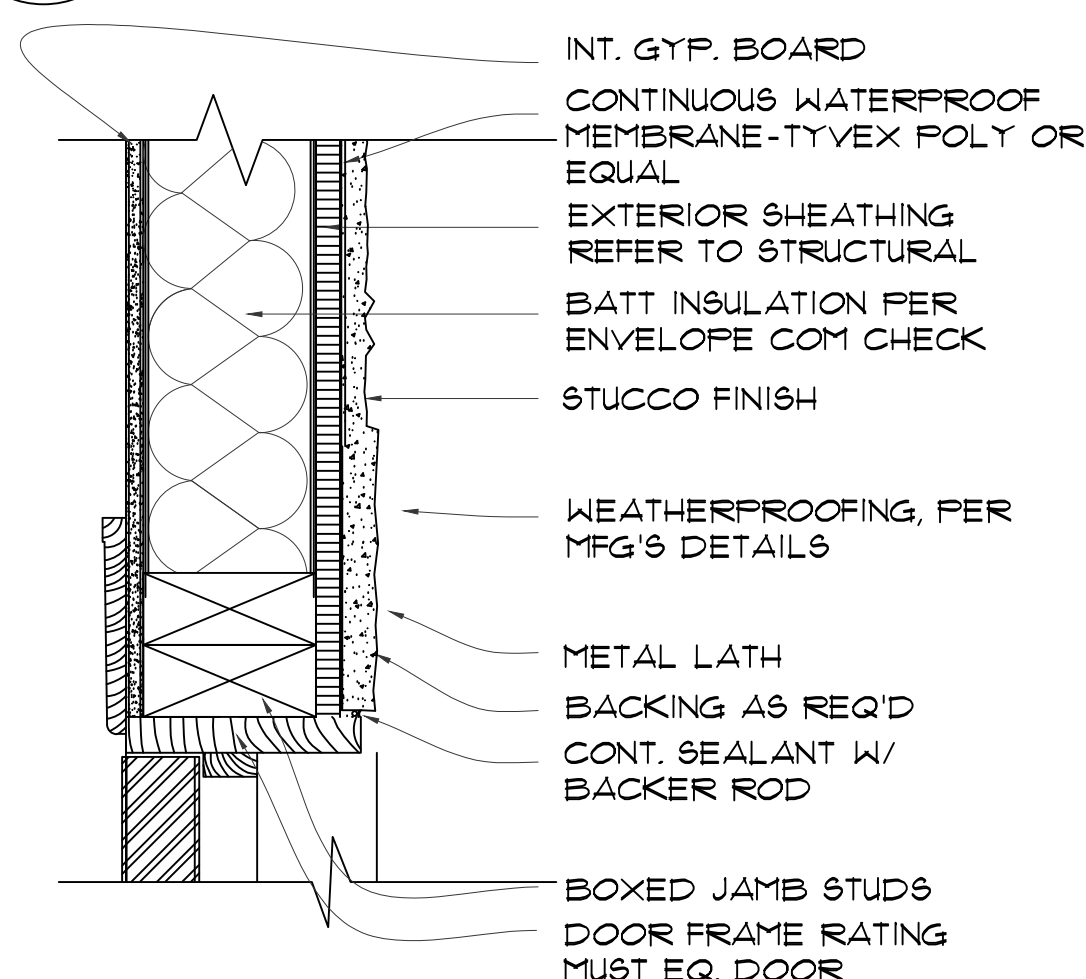
7 WINDOW FLASHING
3" = 1'-0"



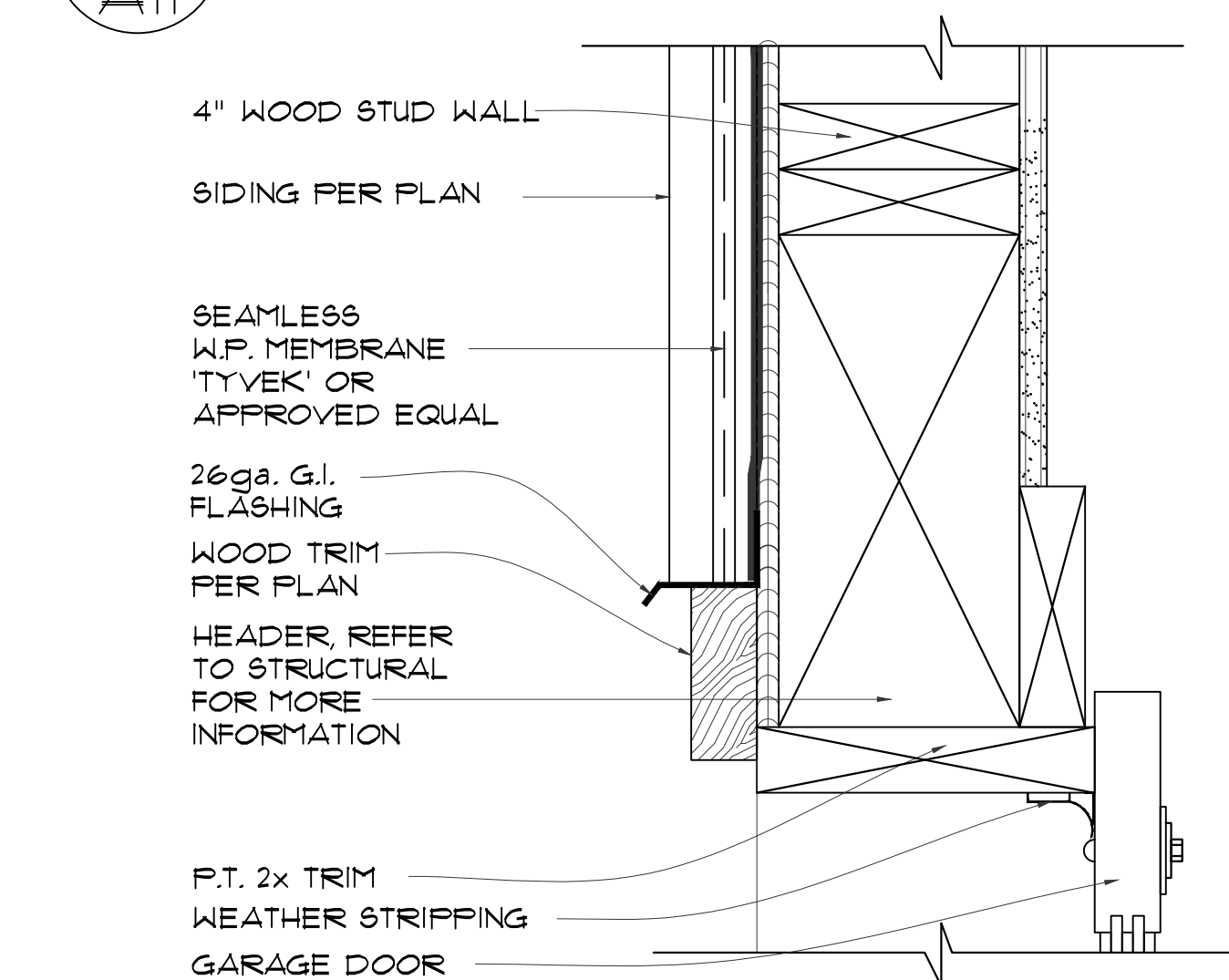
10 - INSIDE CORNER
3" = 1'-0"



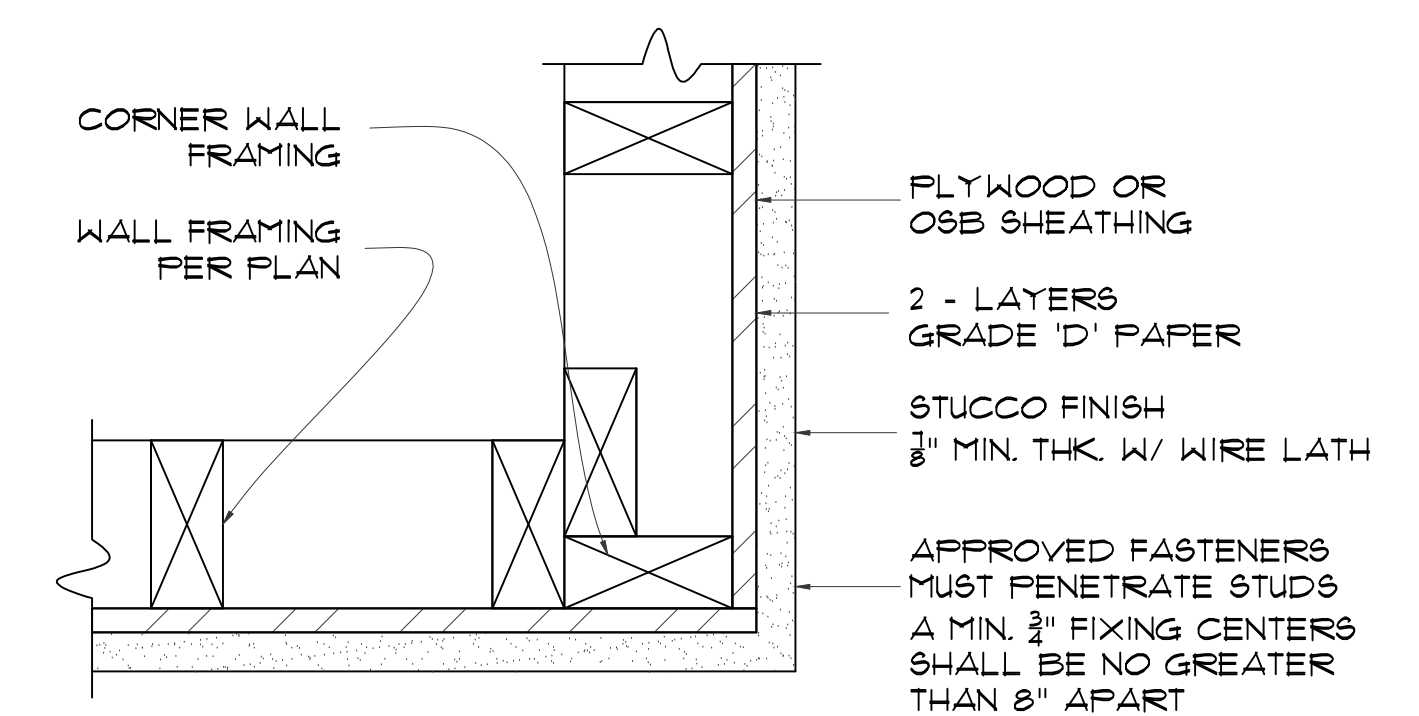
2 WINDOW JAMB
3" = 1'-0"



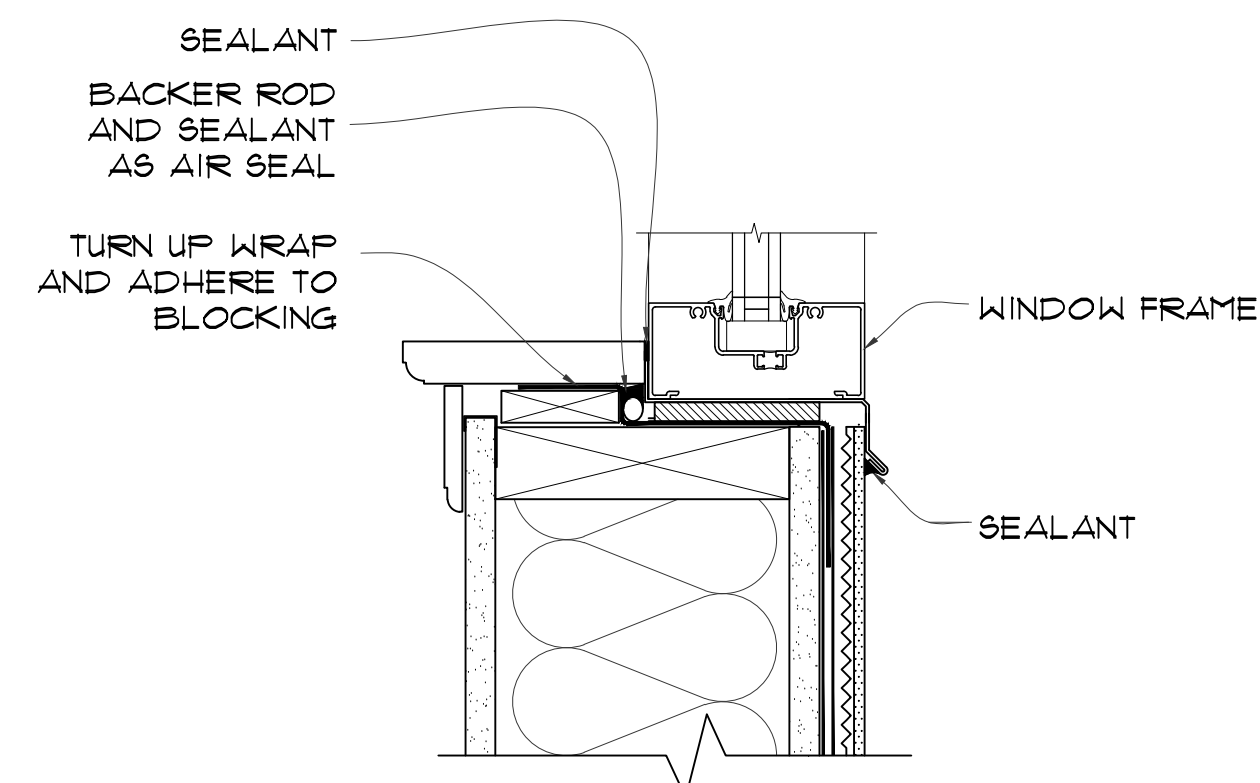
5 DOOR JAMB
3" = 1'-0"



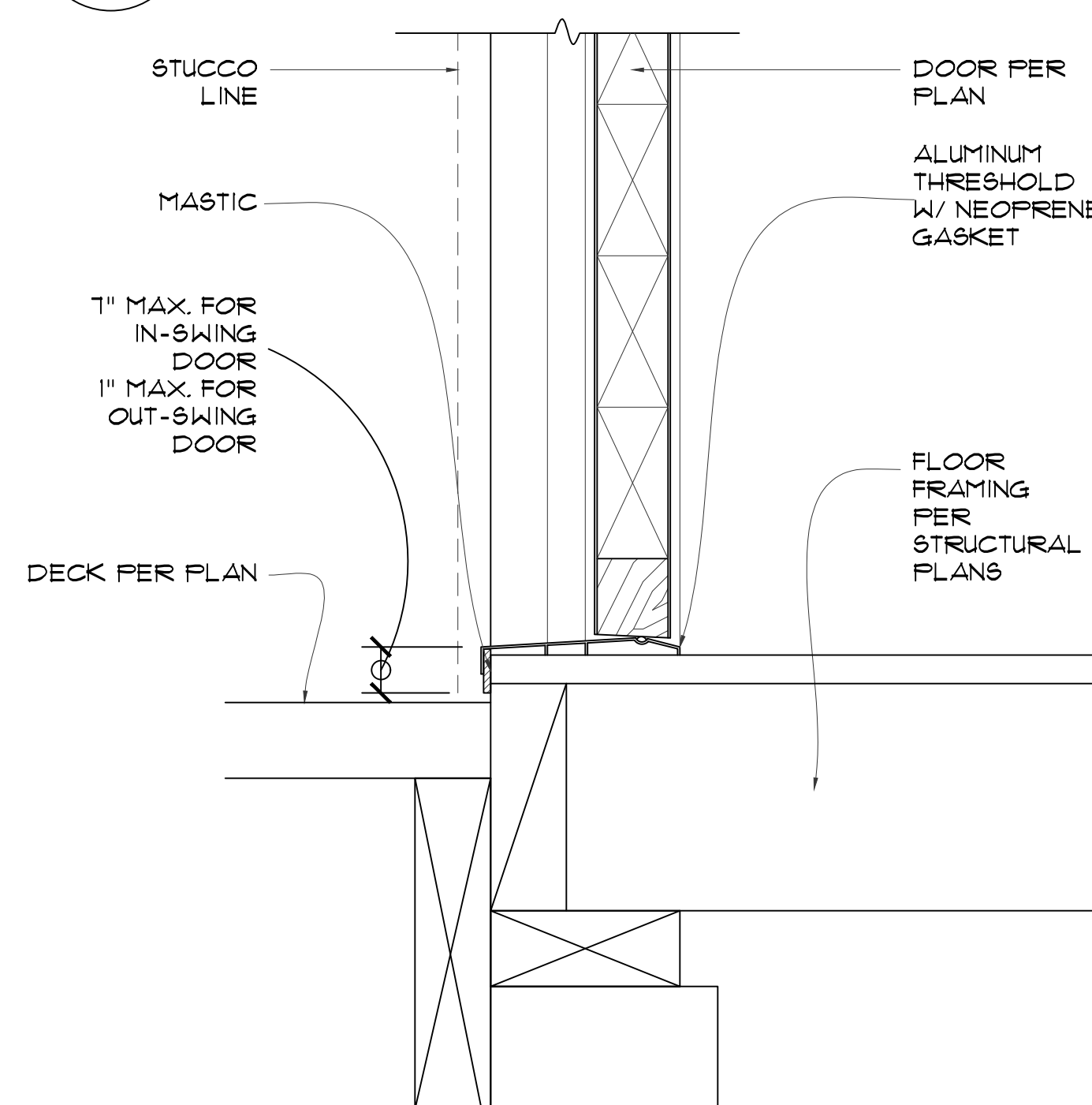
8 GARAGE DOOR-HEAD
3" = 1'-0"



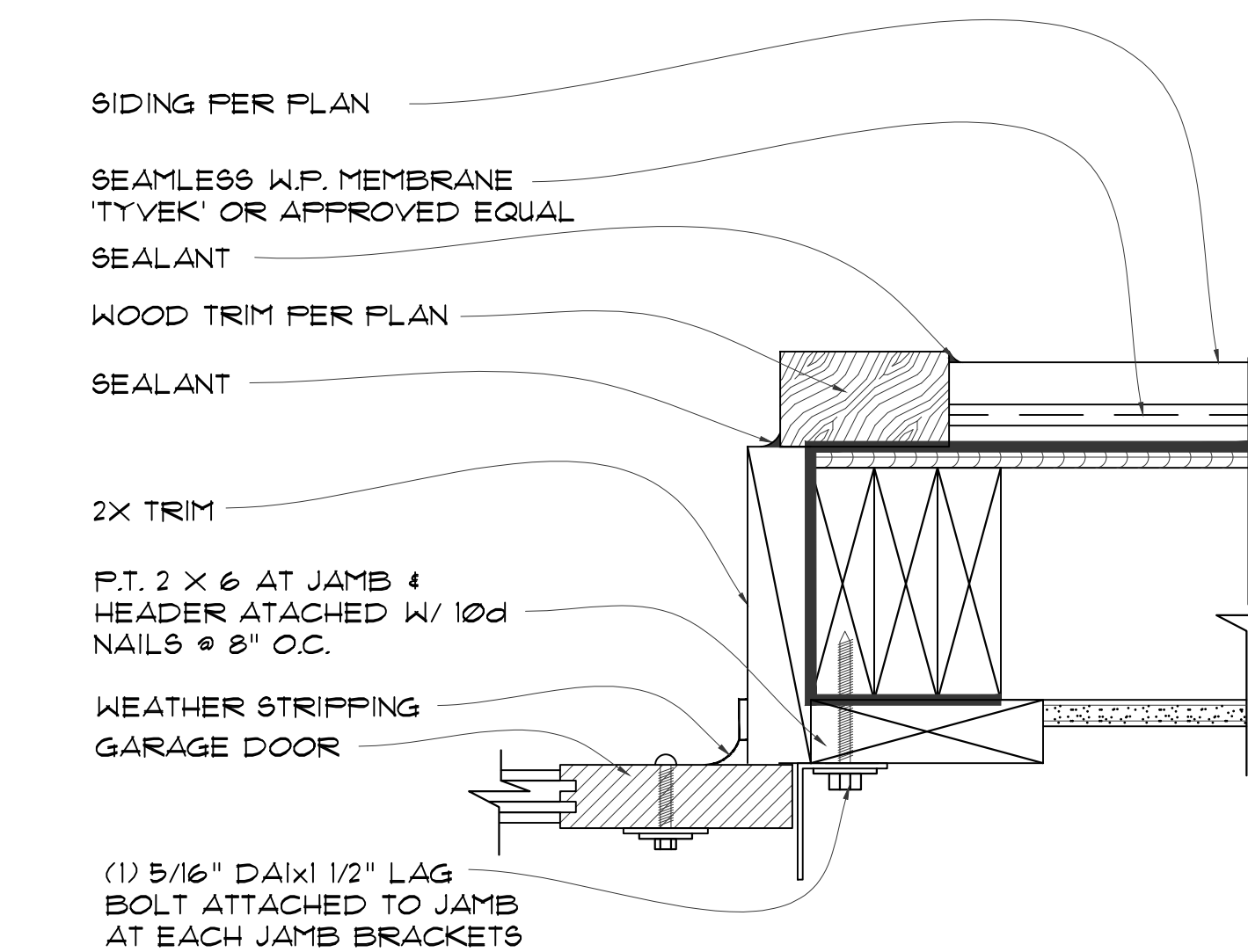
11 - OUTSIDE CORNER
3" = 1'-0"



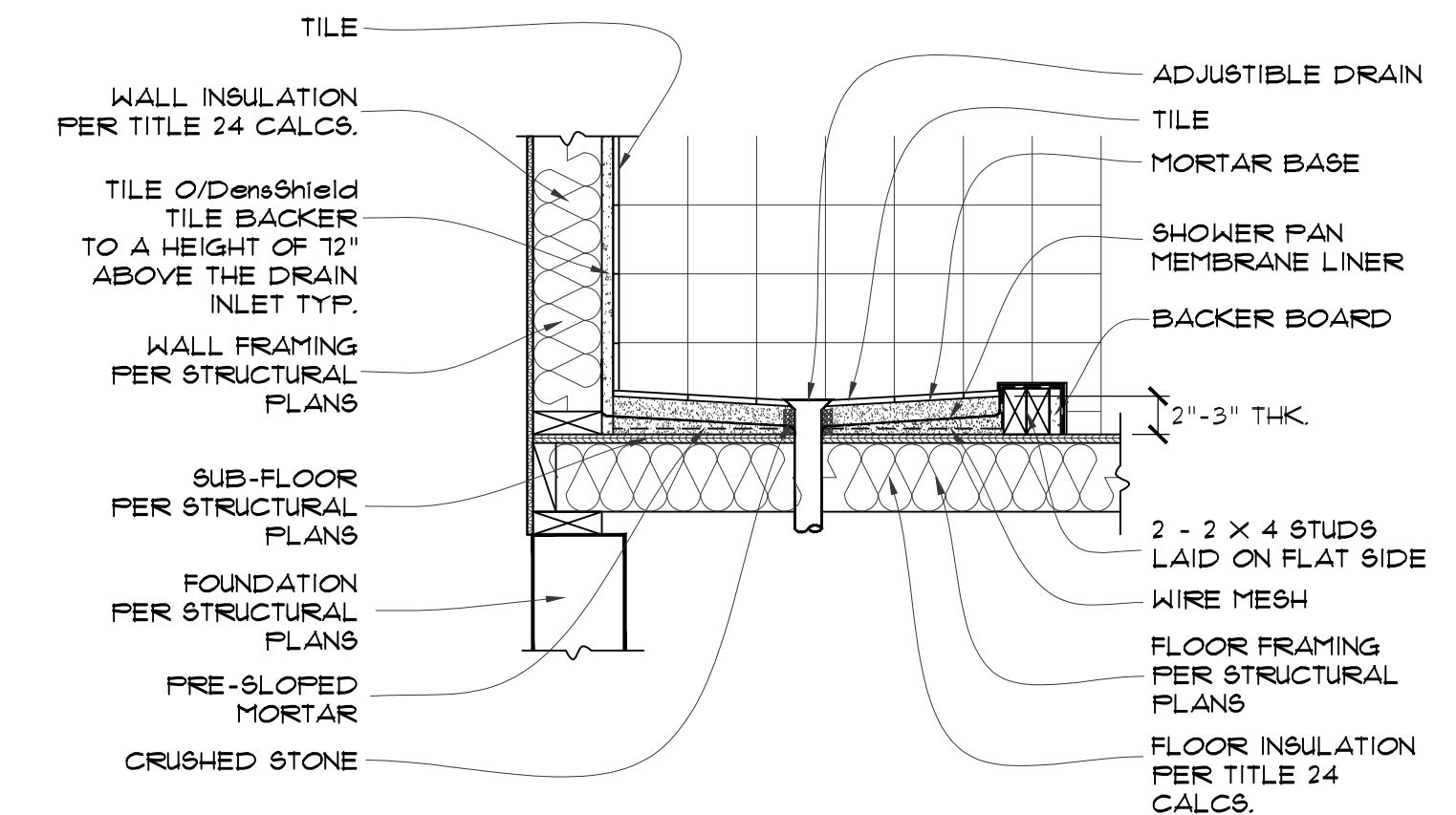
3 WINDOW SILL
3" = 1'-0"



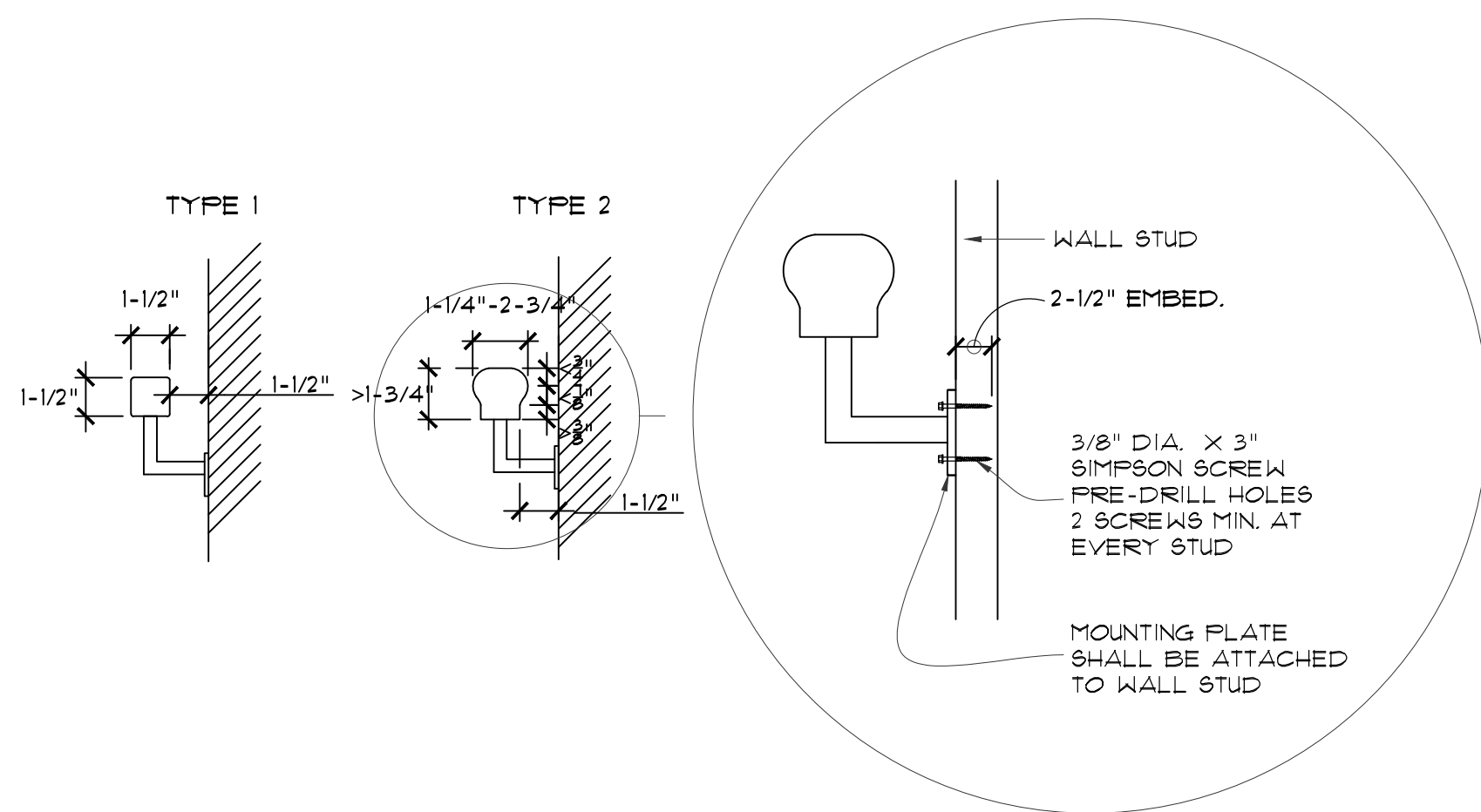
6 DOOR SILL DETAIL
3" = 1'-0"



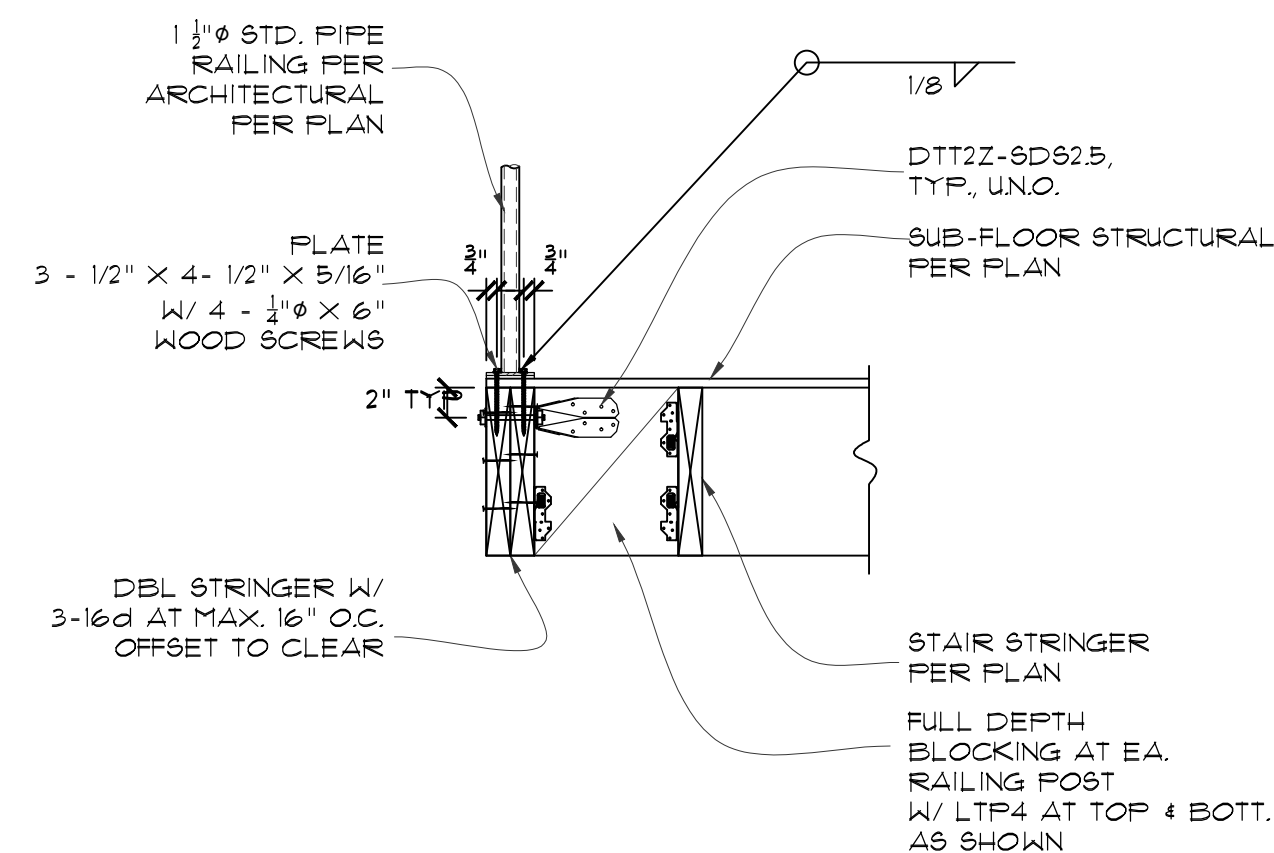
9 GARAGE DOOR-JAMB
3" = 1'-0"



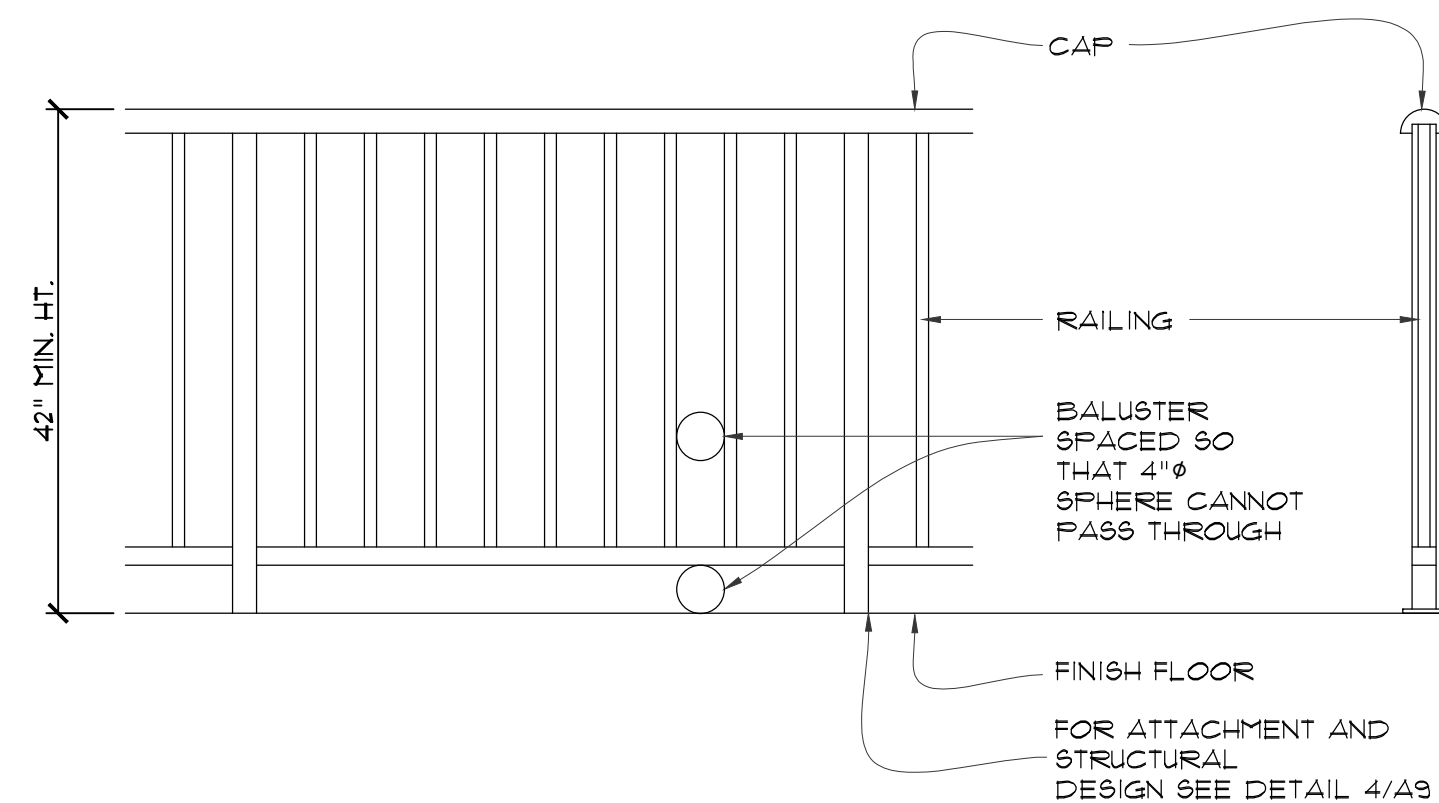
12 SHOWER BACKER
3/4" = 1'-0"



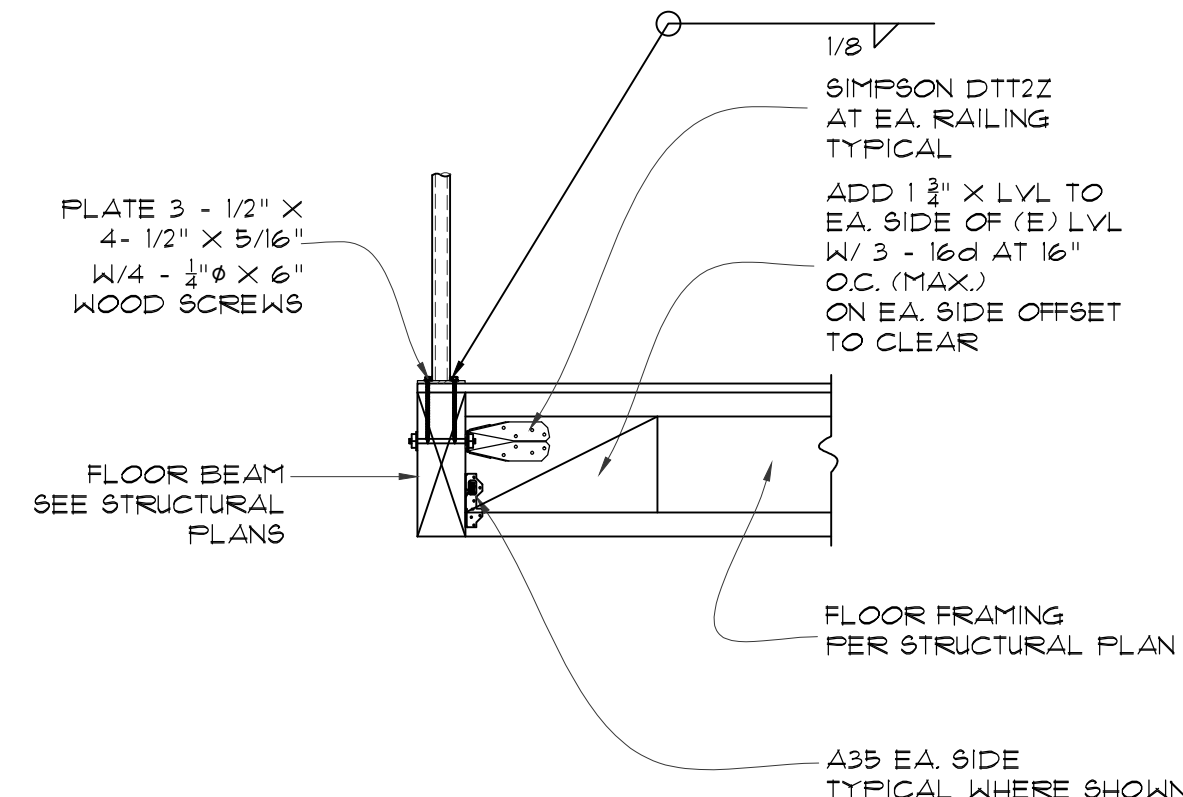
1 HANDRAILS AND GRAB BARS
A12 N.T.S.



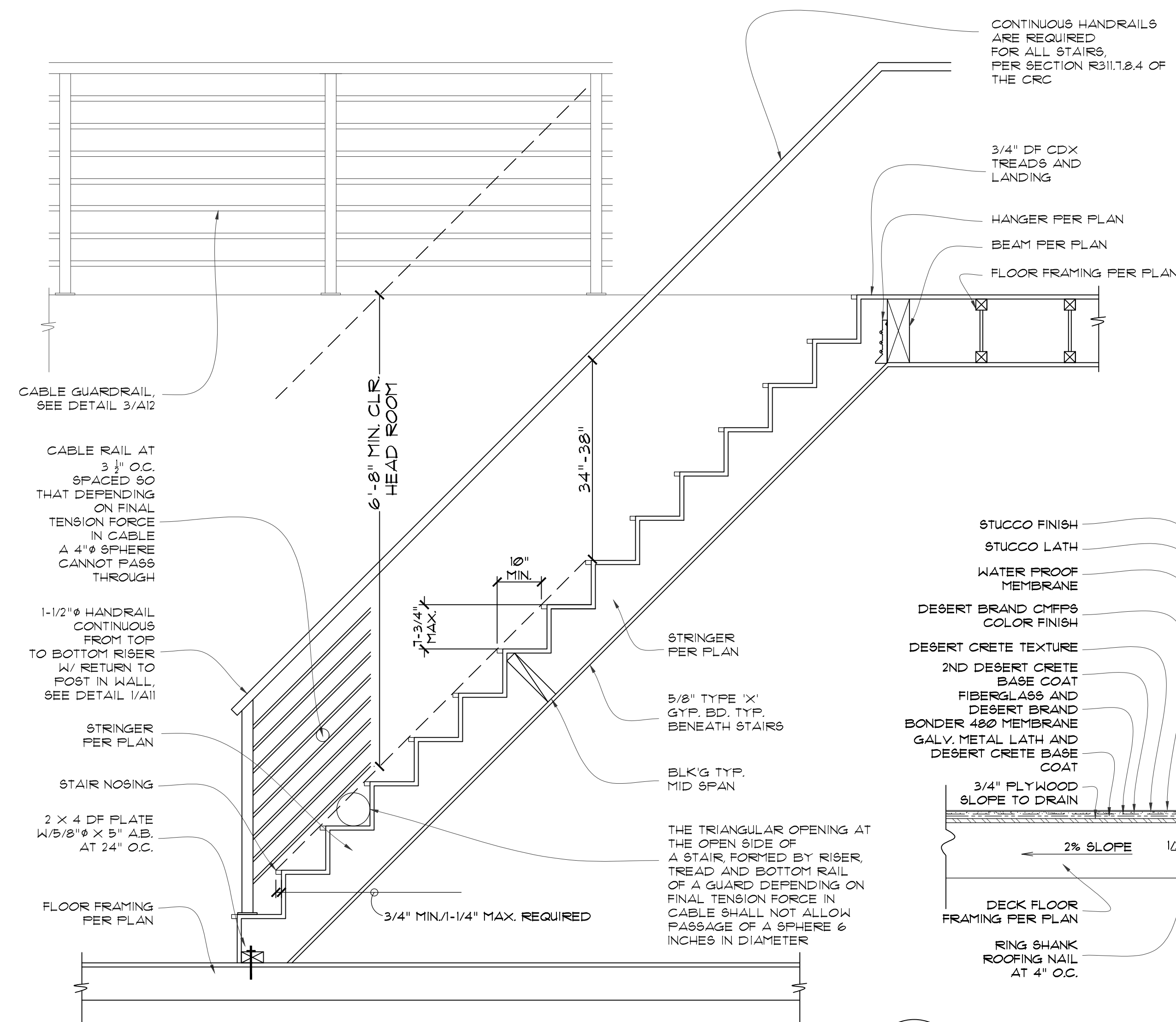
2 RAILING DETAIL
A12 3/4" = 1'-0"



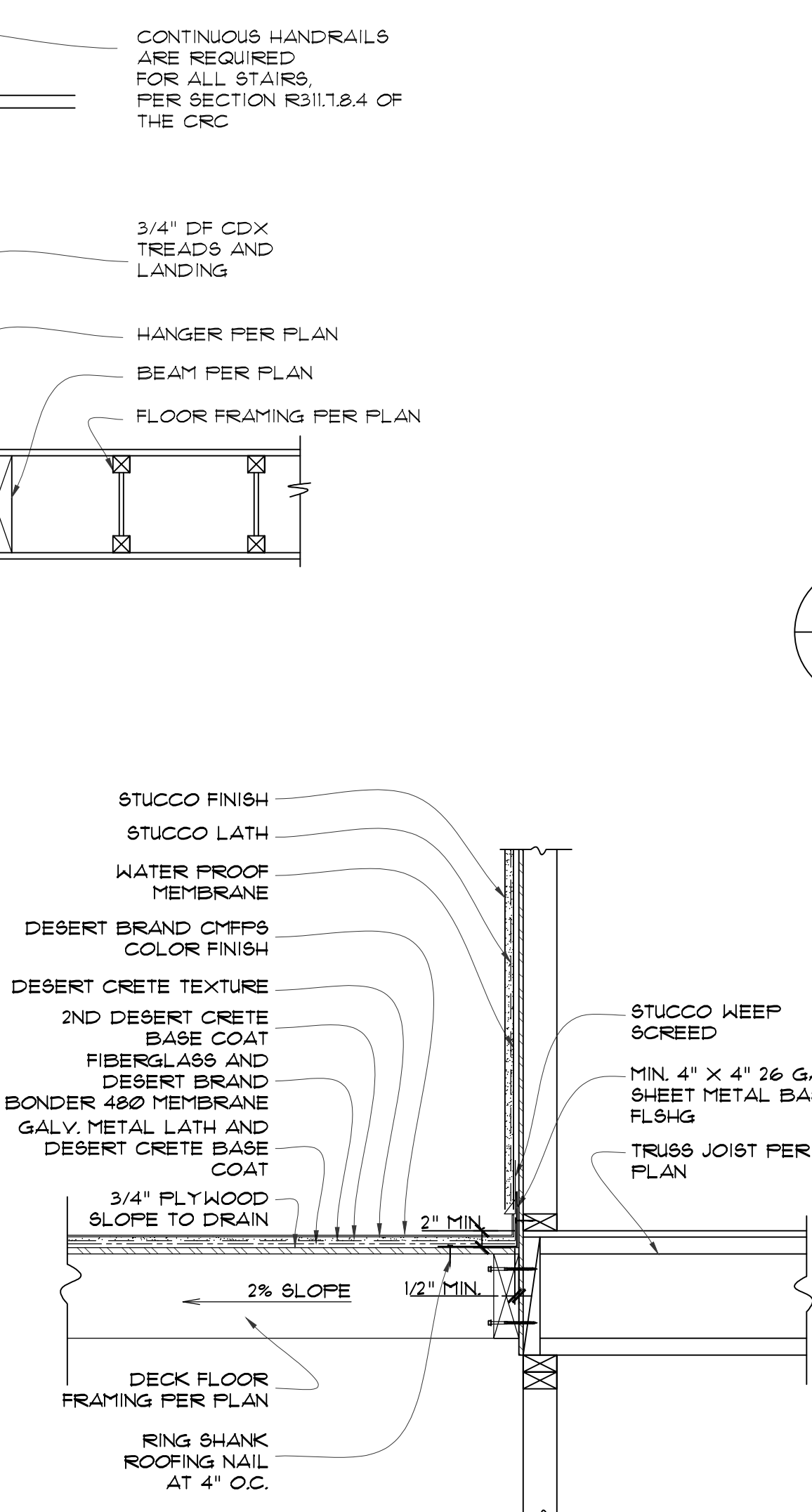
3 GUARDRAIL DETAIL
A12 3/4" = 1'-0"



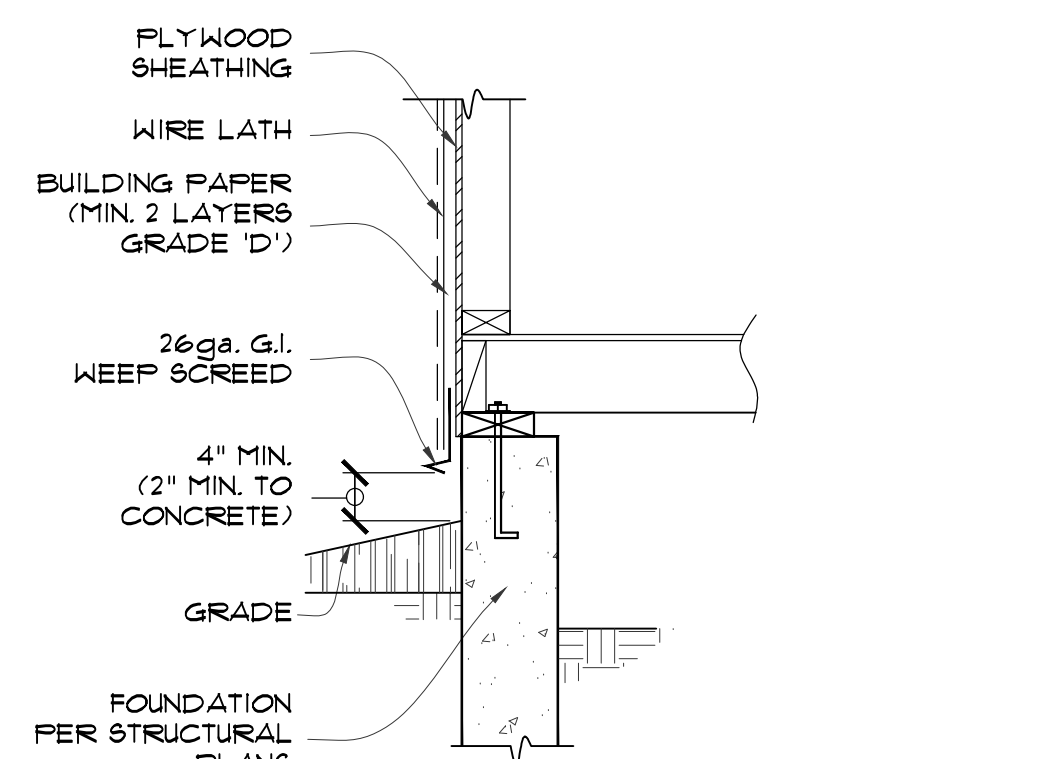
4 RAILING DETAIL
A12 3/4" = 1'-0"



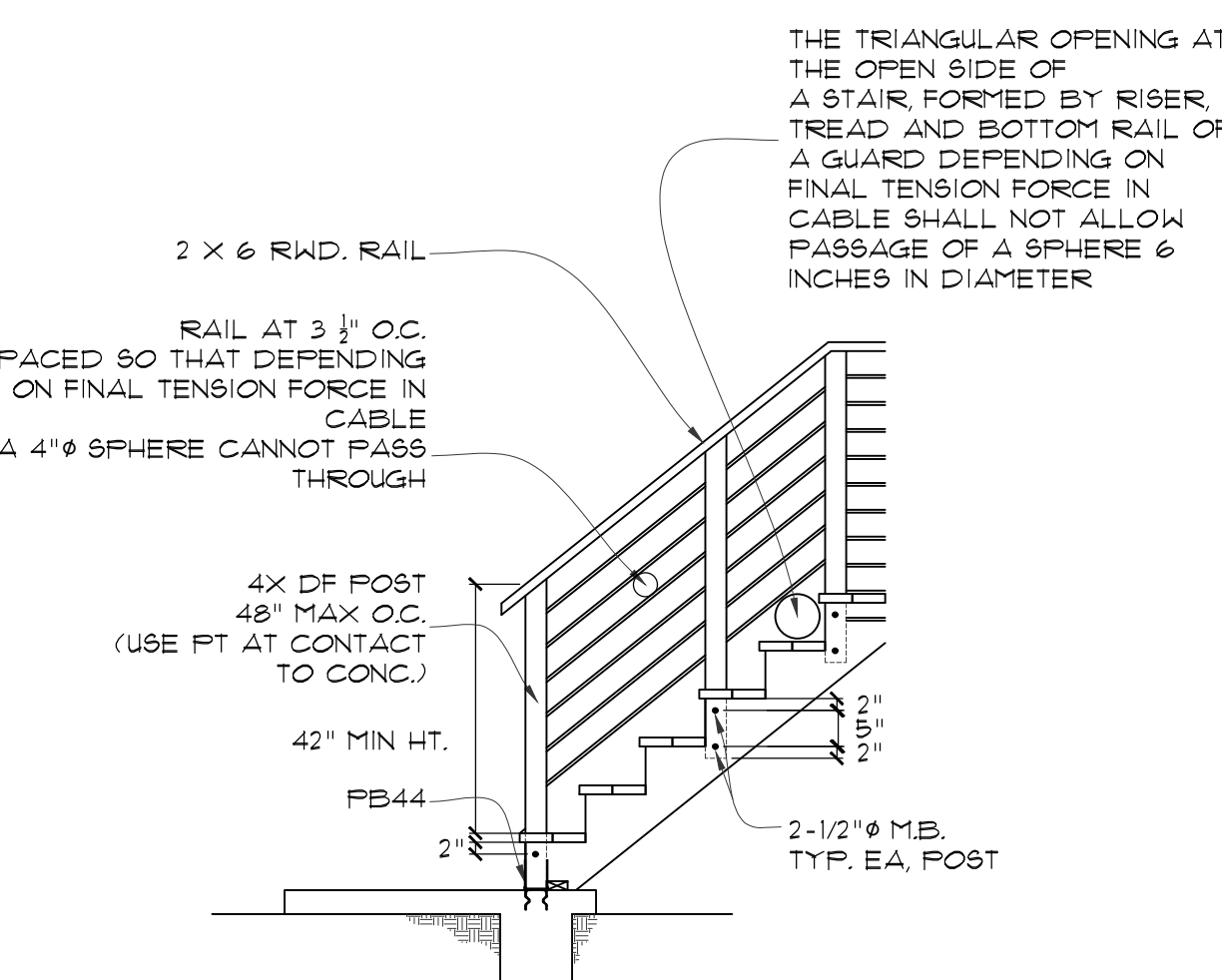
5 TYPICAL STAIR SECTION
A12 3/4" = 1'-0"



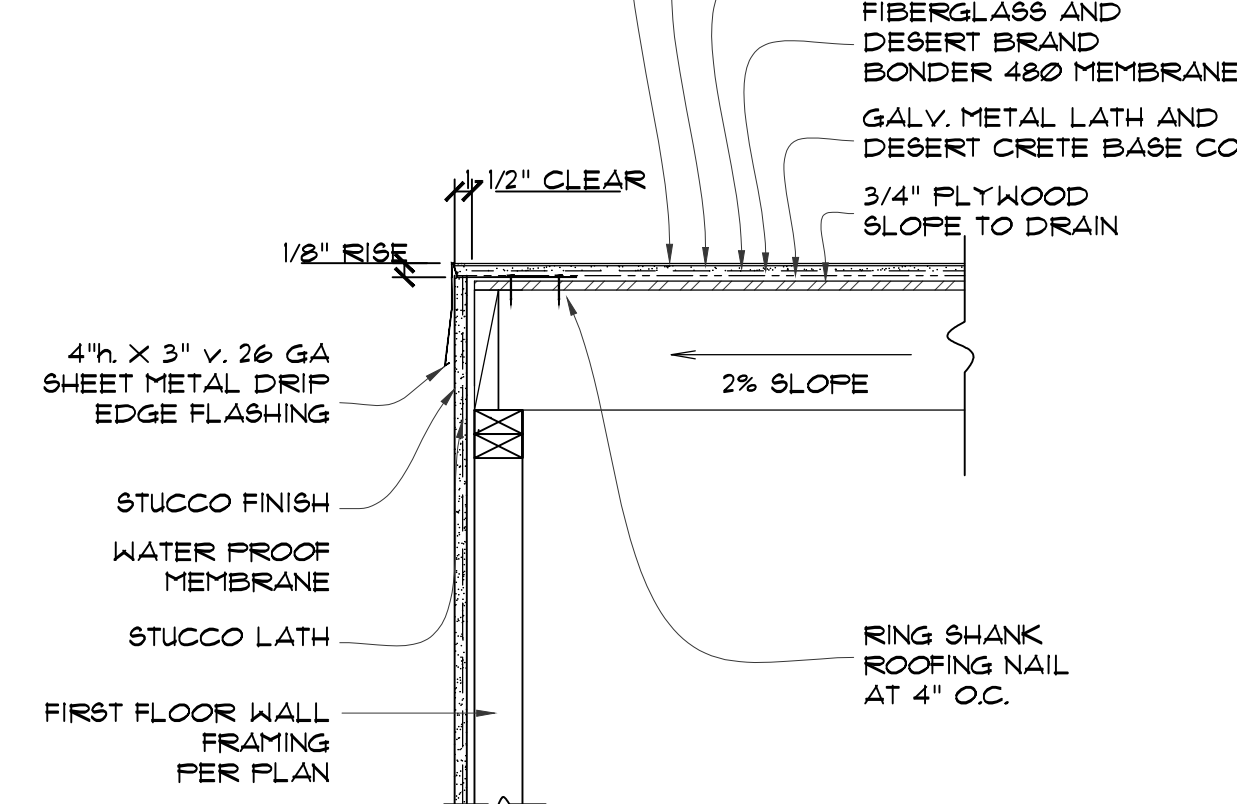
6 DECK TO WALL
A12 3/4" = 1'-0"



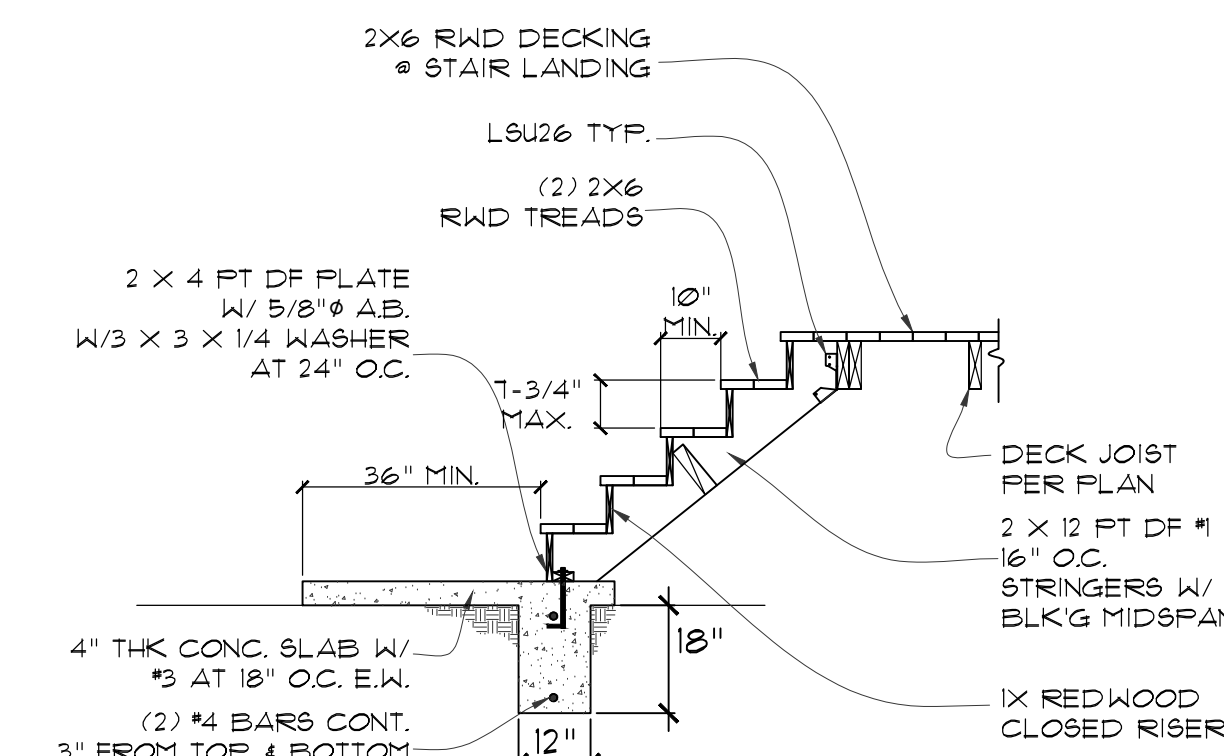
7 WEEP SCREED
A12 3/4" = 1'-0"



8 EXTERIOR RAILING TYP.
A12 3/8" = 1'-0"



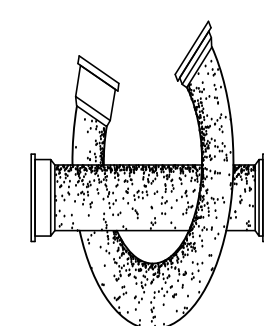
9 DECK EDGE
A12 3/4" = 1'-0"



10 STAIR SECTION TYP.
A12 3/8" = 1'-0"

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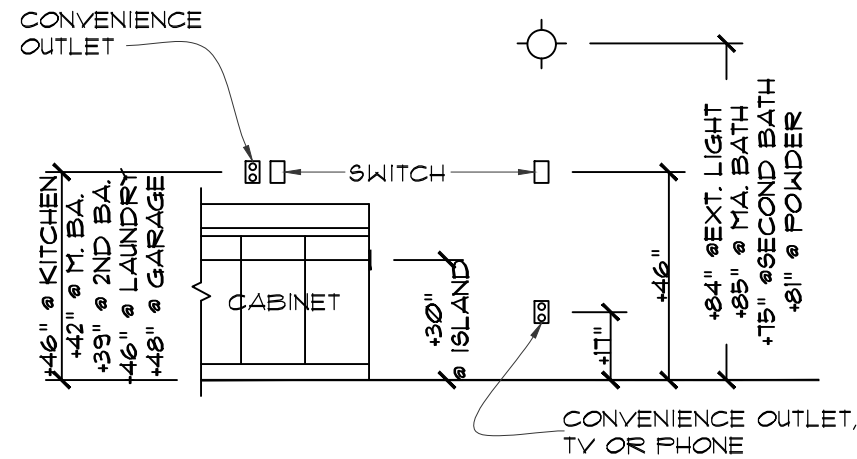


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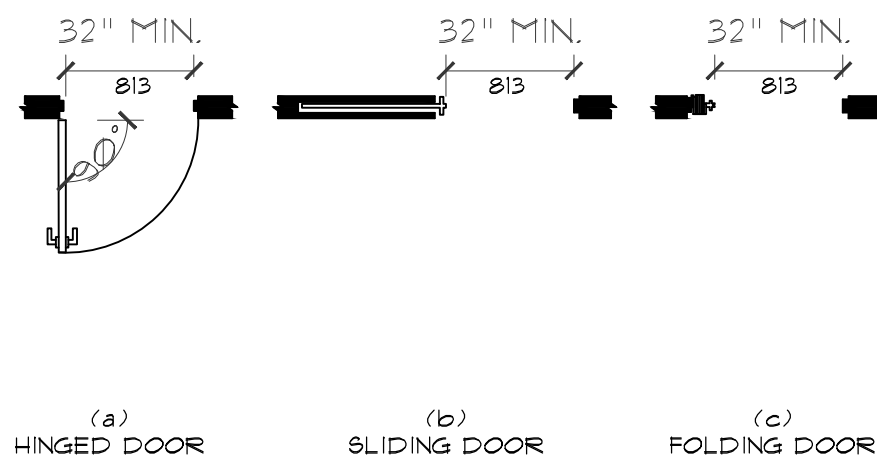
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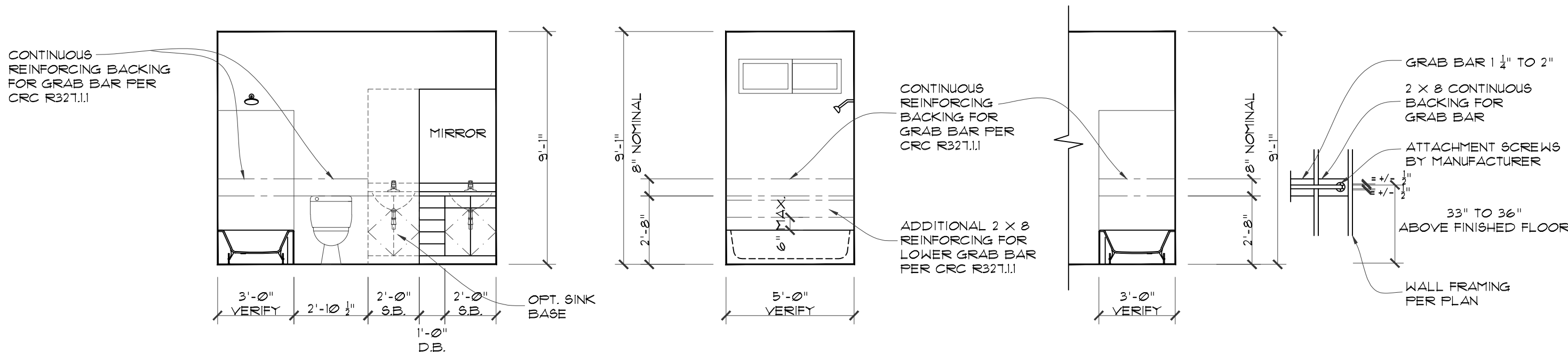
Jeff Junta



TYP. INSTALLATION HTS.
1/4" = 1'-0"



TYP. DOOR OPENING
1/4" = 1'-0"



TYPICAL BACKING DETAIL
1/4" = 1'-0"

DOOR NOTE:

INTERIOR DOORS, EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL."

BATHROOM REINFORCEMENT NOTE:

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL OF THE MAIN RESIDENCE AND THE ADU SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THE FOLLOWING: REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.

REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH (51 MM BY 203 MM) NOMINAL LUMBER, 1-1/2 INCH BY 1-1/4 INCH (38 MM BY 184 MM) ACTUAL DIMENSION OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY.

REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 39-1/4 INCHES (991 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.

ELECTRICAL NOTE:

ELECTRICAL RECEPTACLE OUTLETS SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR.

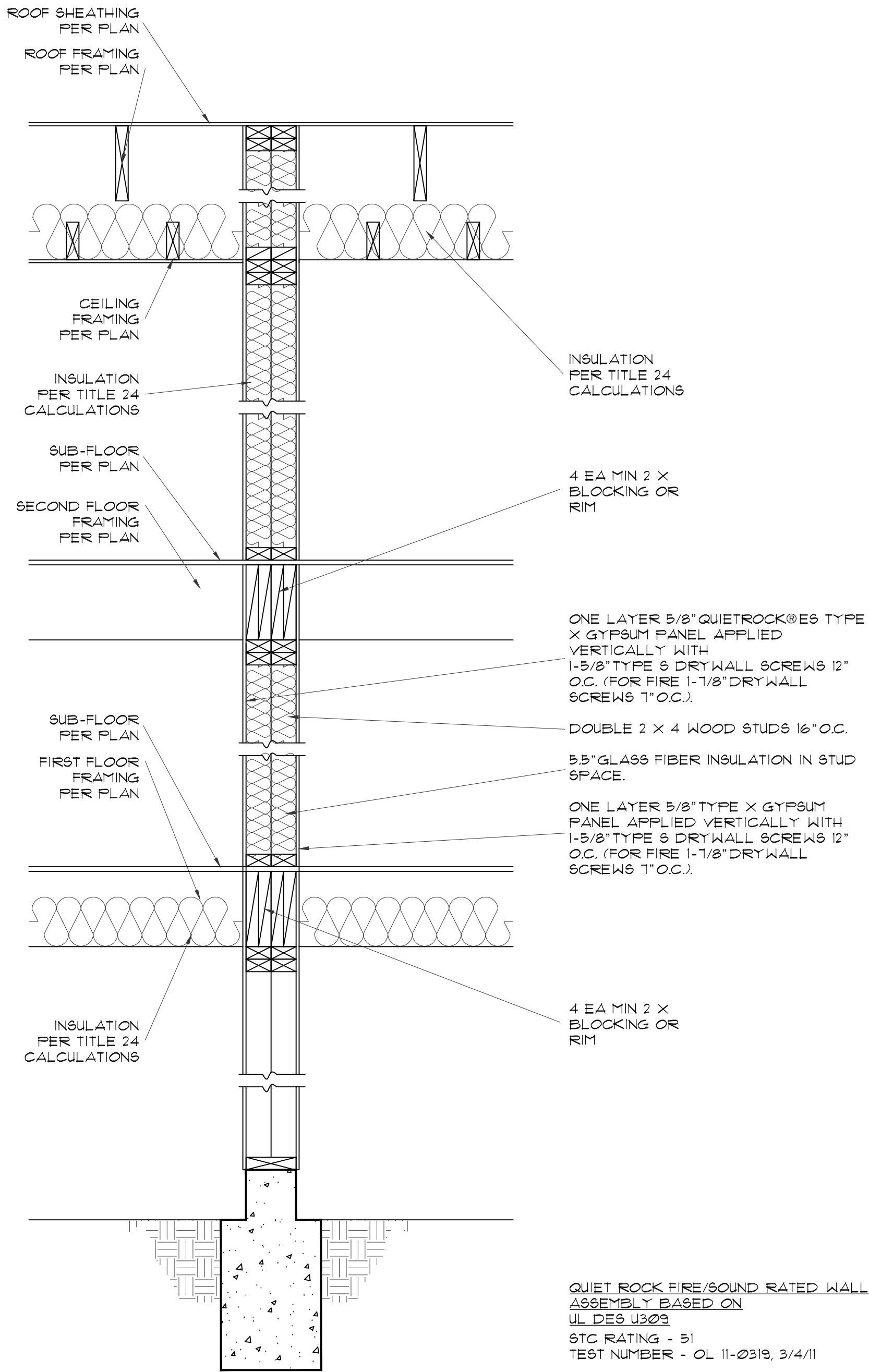
DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHEN DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" ABOVE THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.

SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.

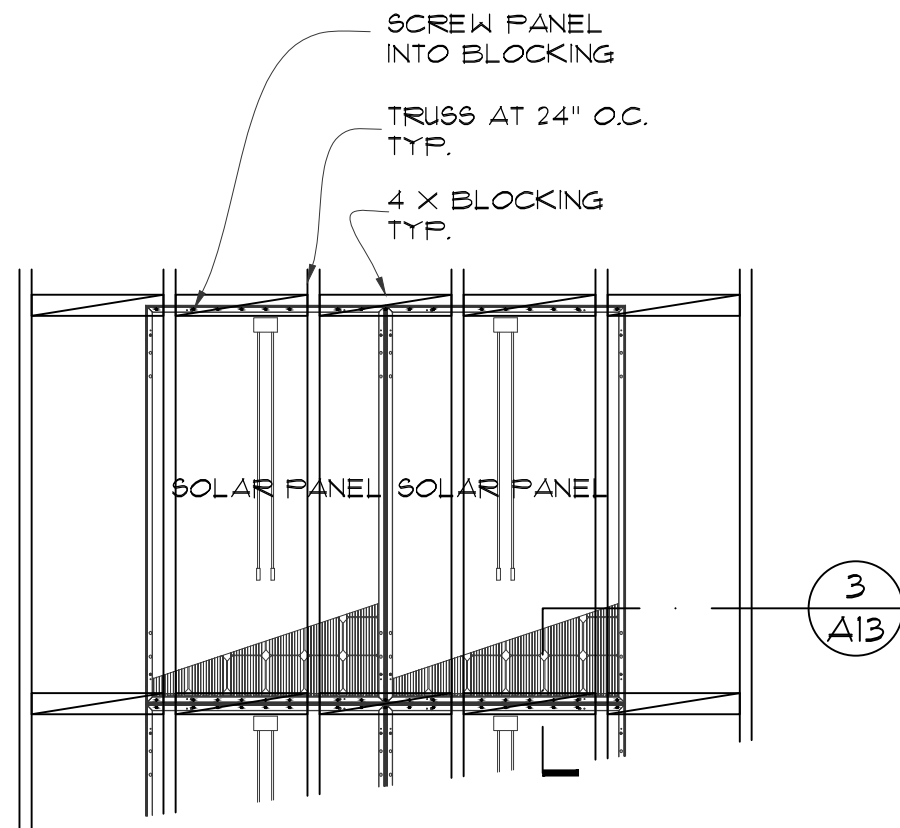
INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTAINANCE MANUAL IN ACCORDANCE THE CALIFORNIA GREEN BUILDING STANDARDS CODE.



1
A13

1-HR. WALL DETAIL

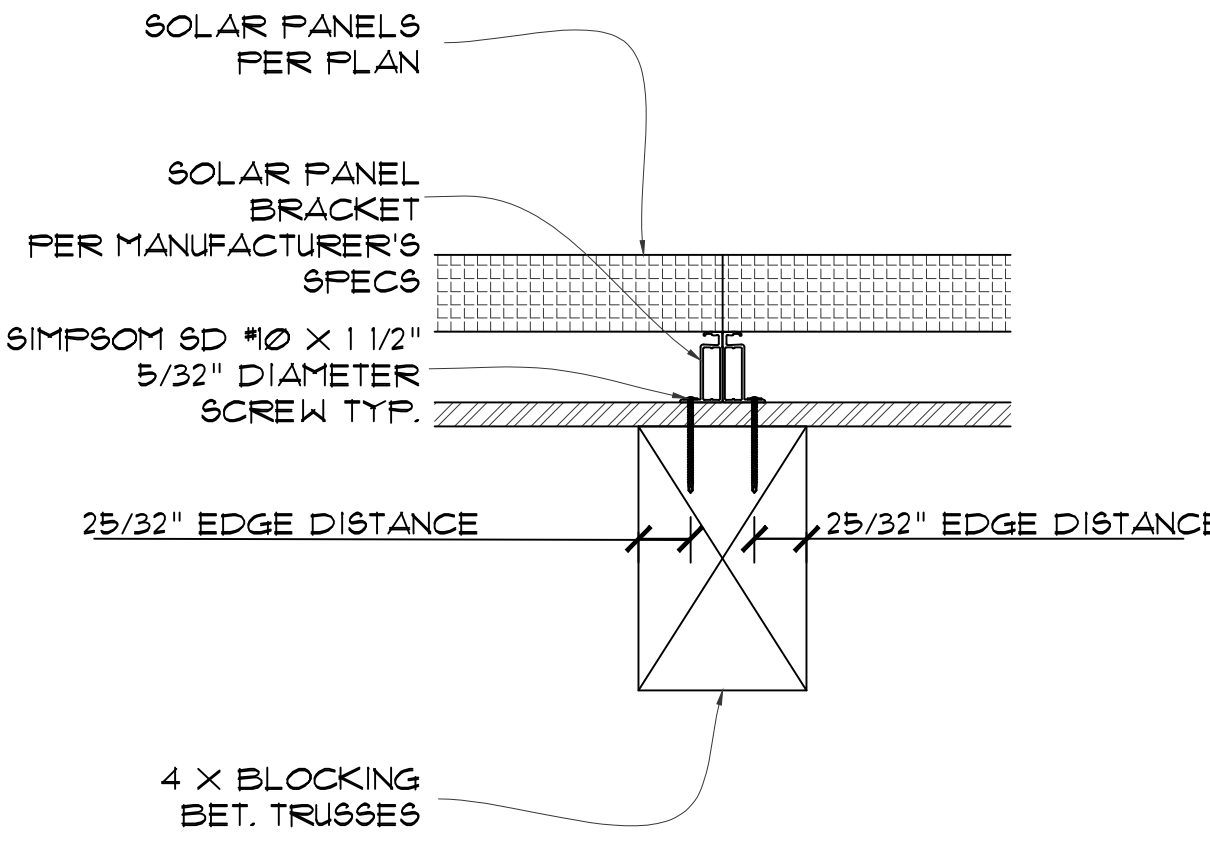
3/4" = 1'-0"



2
A13

SOLAR PANEL

3/8" = 1'-0"



3
A13

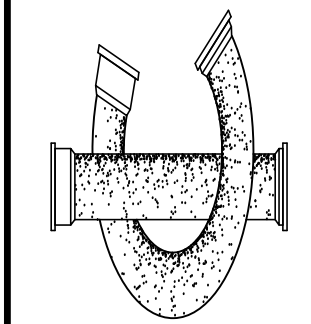
PANEL CONNECTION

3" = 1'-0"

Jeff Quinto

Revisions	By

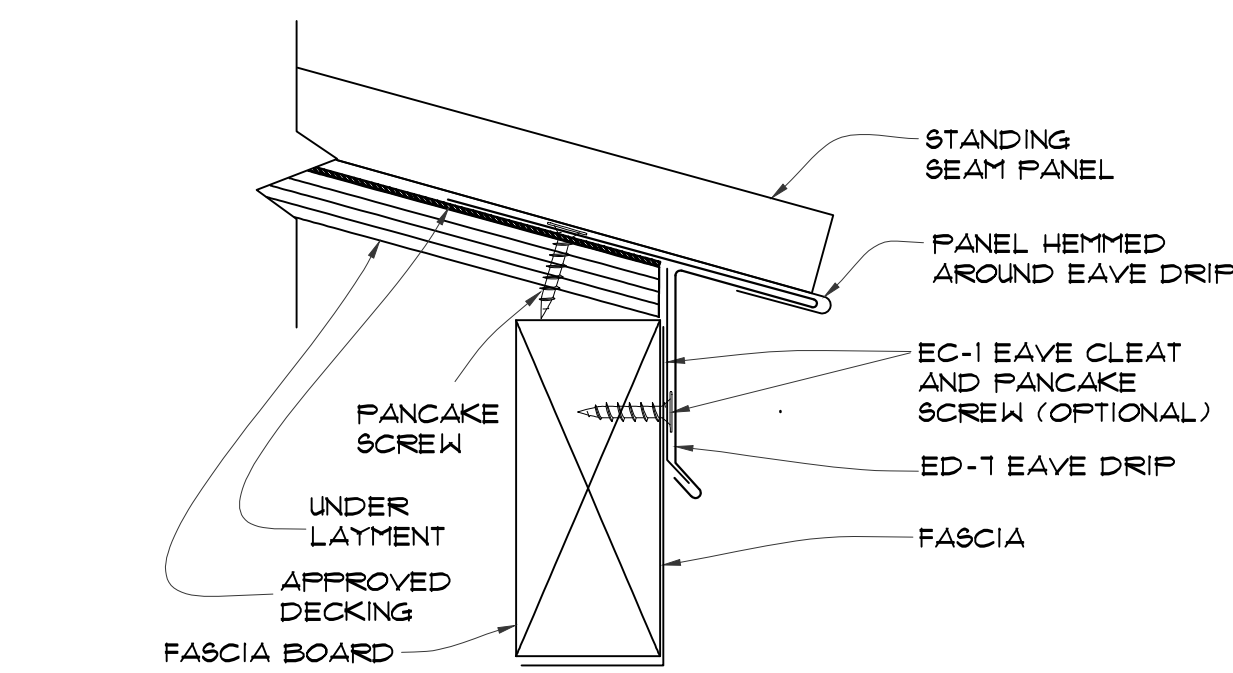
INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Blvd, Ste 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: innpcpl@sbglobal.net



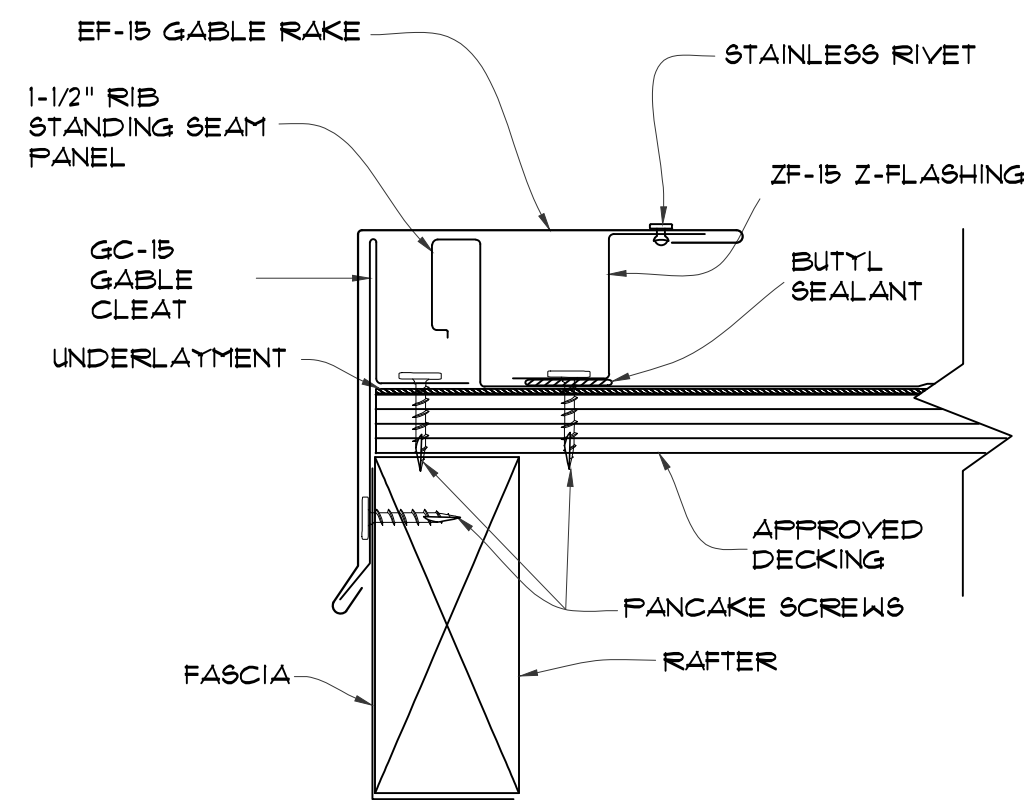
A New Duplex for:
Joe Bettencourt
Coronado Street
El Granada, CA. 94018

Date	05/25/2026
Scale	NOTED
Drawn	GF
Job	
Sheet	

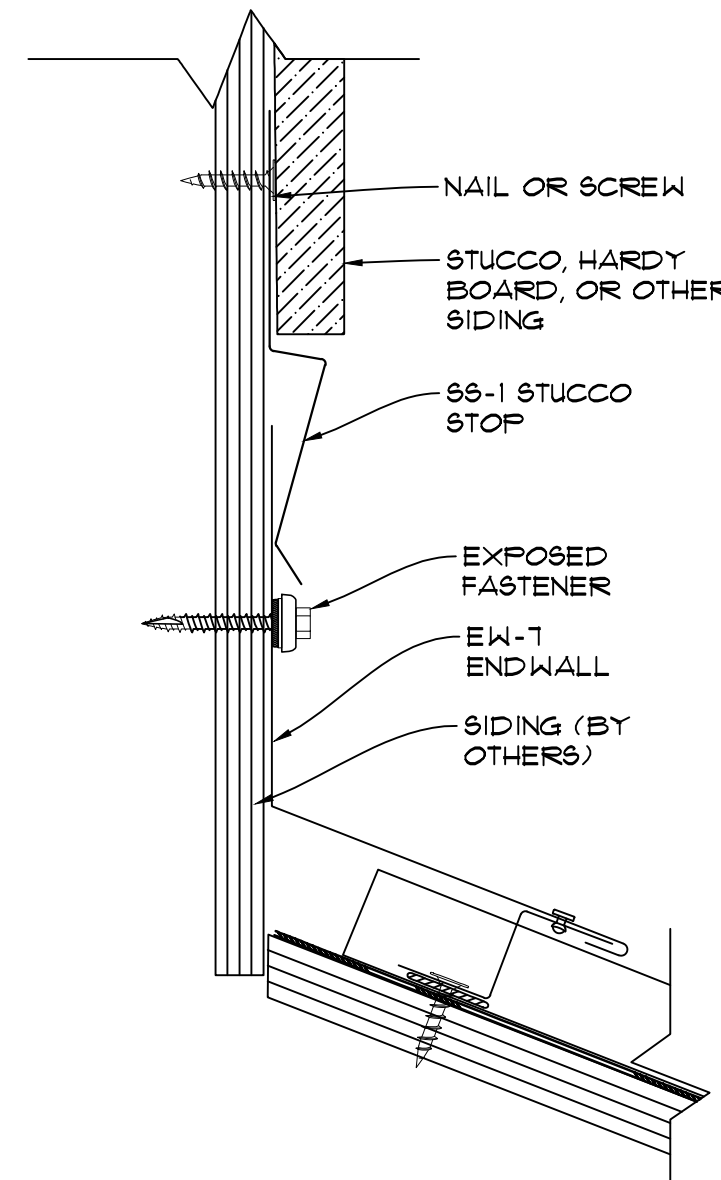
A13
or Sheets



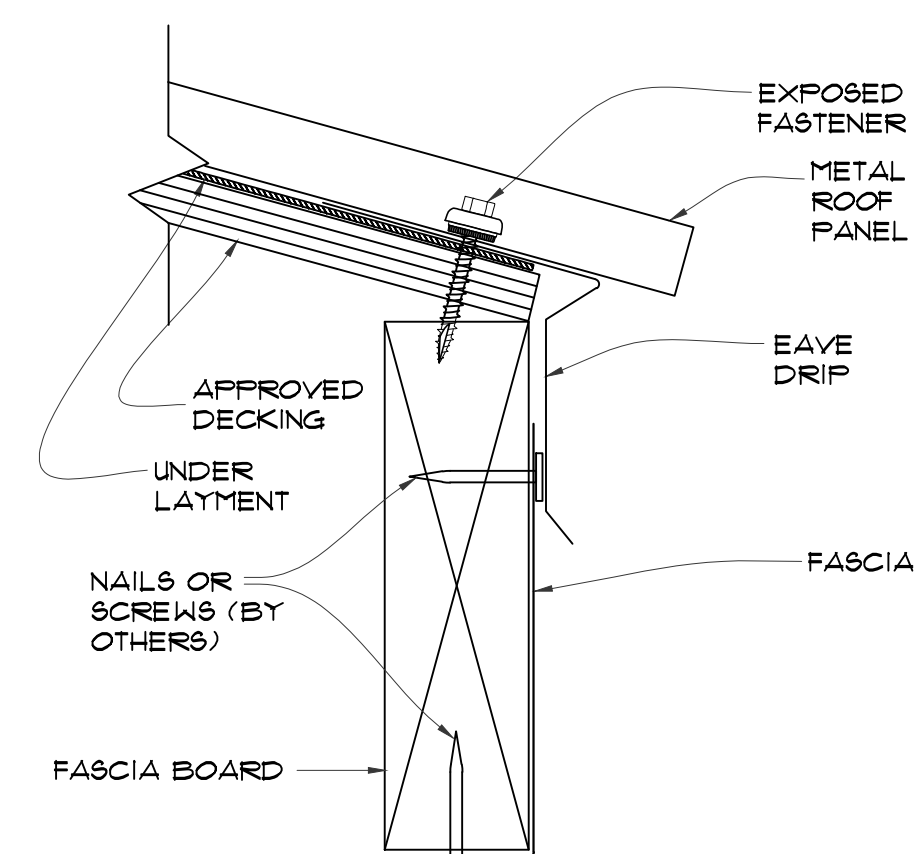
1 EAVE DRIP
A14 6" = 1'-0"



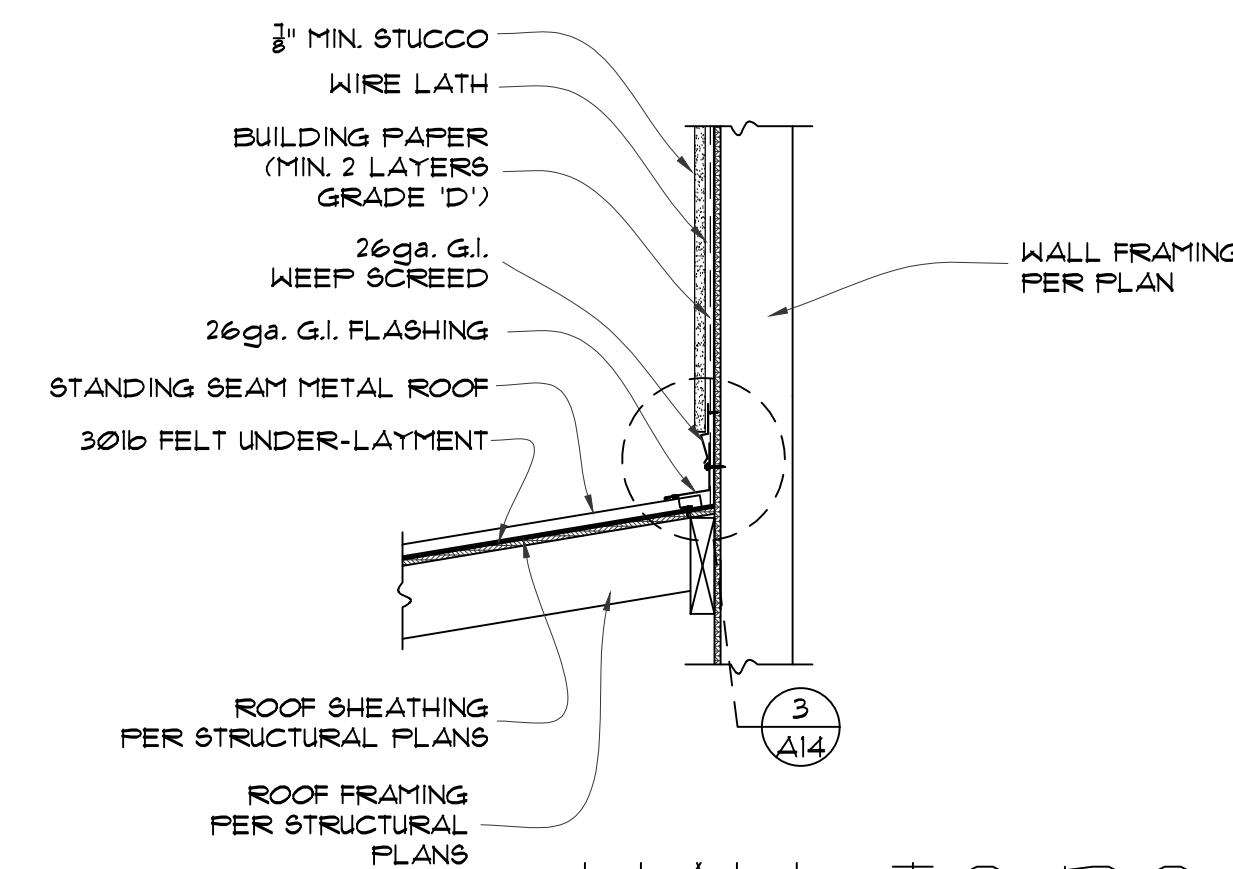
2 GABLE RAKE
A14 6" = 1'-0"



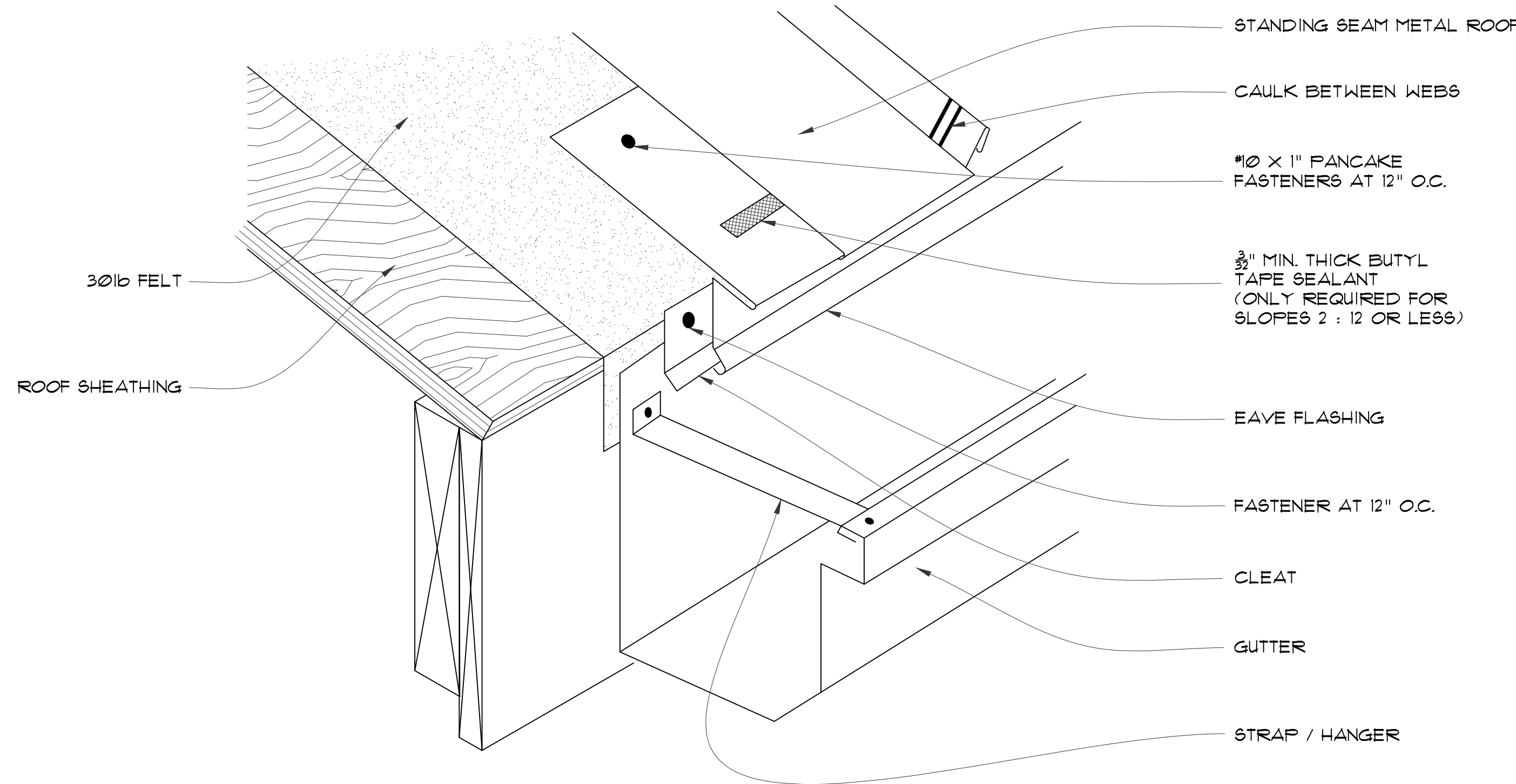
3 GABLE RAKE
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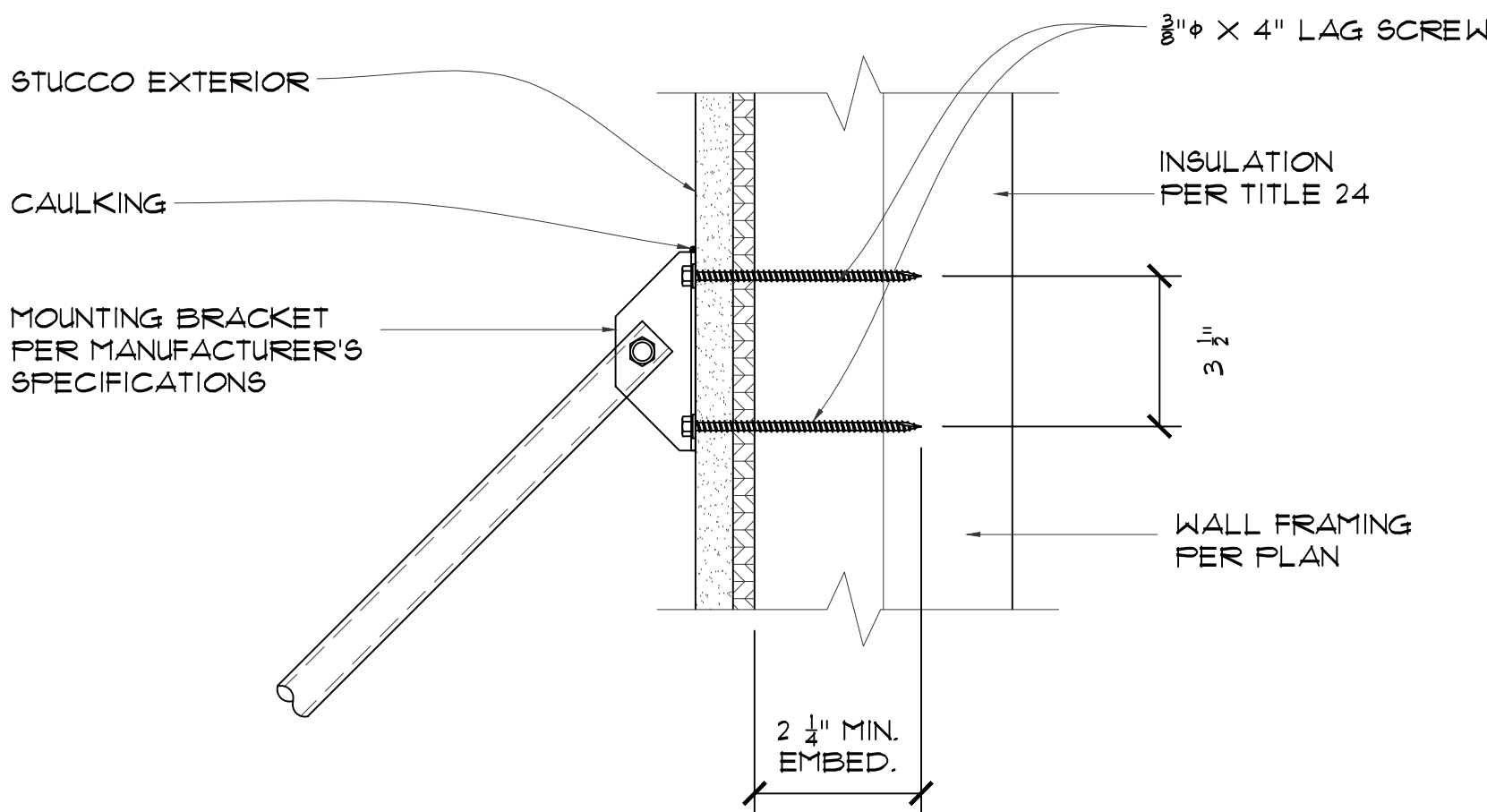
4 FASCIA
A14 6" = 1'-0"



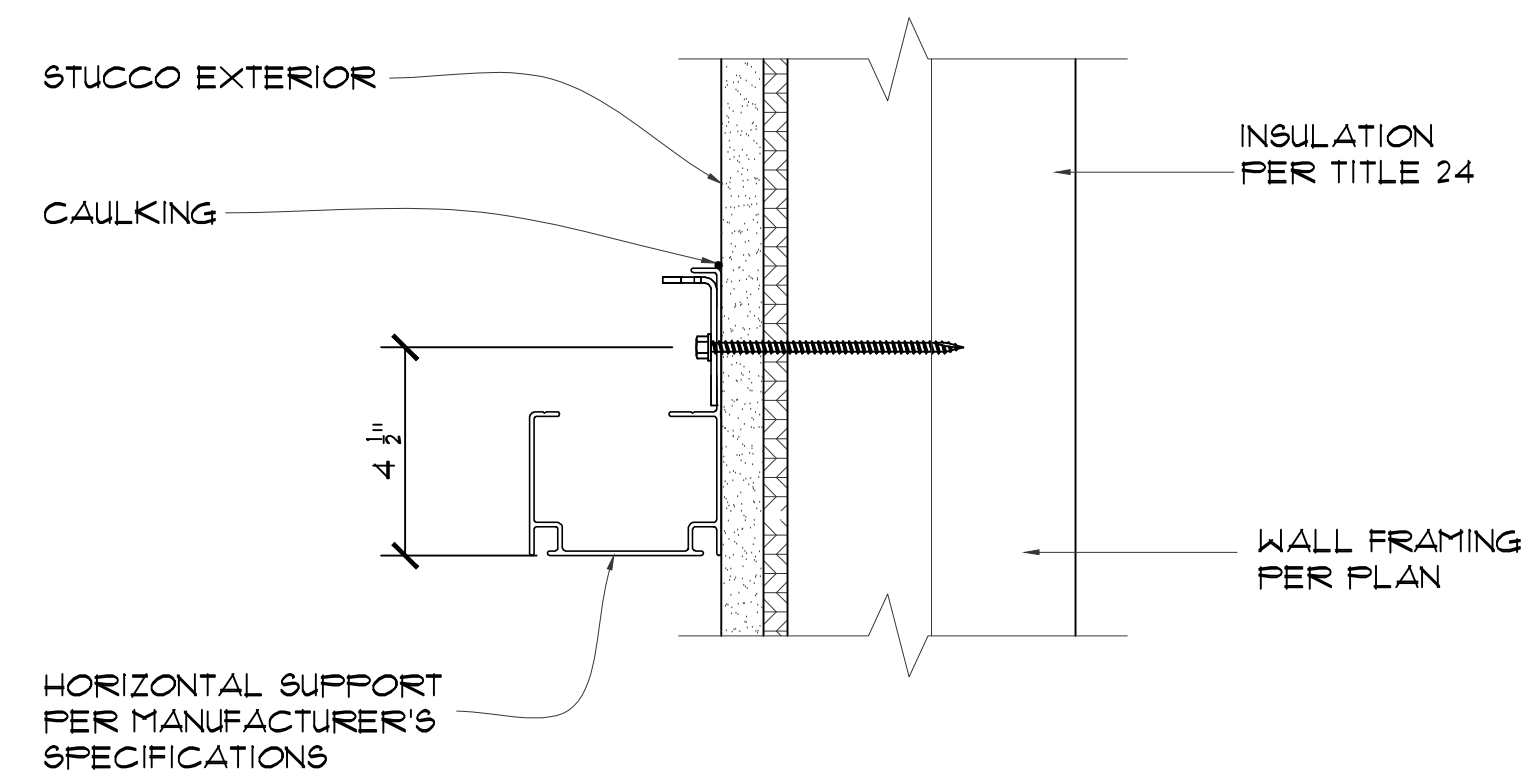
5 WALL TO ROOF FLASHING DETAIL
A14 3/4" = 1'-0"



6 FLASHING AT GUTTER
A14 NOT TO SCALE



1 MOUNTING BRACKET
A15 3" = 1'-0"



2 HORIZONTAL SUPPORT
A15 3" = 1'-0"

Jeff Quintana

Revisions	By

INNOVATIVE CONCEPTS
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A New Duplex for:
Joe Bettencourt
Coronado Street
El Granada, CA. 94018

Date	05/25/2026
Scale	NOTED
Drawn	GF
Job	
Sheet	A15

Of Sheets



CHAPTER 3

GREEN BUILDING

SECTION 301 GENERAL

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.

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 condition of area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant 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.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]

The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections shall be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

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.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, Live/Work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSH/PD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4

RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLIES. Wattlies are used to reduce sediment in runoff. Wattlies are often constructed of natural plant materials such as hay, straw or similar material, shaped in the form of tubes and placed on a downflow slope. Wattlies are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL

Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.

Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattlie or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING.

Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction.

New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - 1.1. Where there is no local utility power supply or the local utility is unable to supply adequate power.
 - 1.2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.

For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.

When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Multifamily parking facilities with assigned parking. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit.

1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

b. Multifamily parking facilities with unassigned parking. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit.

1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

3. Multifamily parking facilities with assigned and unassigned parking. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both.

d. Receptacle power source. EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

e. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers

a. Multifamily parking facilities with unassigned or common use parking. In addition to the low power Level 2 EV charging receptacle requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by residents or guests.

b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.

c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.1 Electric vehicle charging stations (EVCS).

Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also 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 EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

a. The EVCS 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.

b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.

In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.

Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.2.6 Hotels and motels.

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

b. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R2.

2. EV Ready parking spaces with EV chargers.

a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers.

b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings, hotels and motels.
When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Where work requiring a permit is being performed for the installation of 120-volt electrical receptacle(s) for Level 1 EV charging.

4.106.4.4 Bicycle parking. Bicycle parking shall comply with Sections 4.106.4.4.1 through 4.106.4.4.3.

4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels. Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:

1. Permanently anchored bicycle parking devices, racks, or lockers in an unsheltered, open area.
2. Covered or uncovered enclosures with permanently anchored bicycle parking devices or racks.

4.106.4.4.2 Long-term bicycle parking for multifamily buildings.
Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:

1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks.
2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks.
3. Lockable, weatherproof, permanently anchored bicycle lockers.

4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings.
Provide one on-site long-term bicycle parking space for every 25,000 square feet, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:

1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks.
2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks.
3. Lockable, weatherproof, permanently anchored bicycle lockers.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVATION 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 4.303.1.4.

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.

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.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

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.

4.303.1.3 Showerheads.

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.

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.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

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.

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.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

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.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, commercial pre-rinse spray valves shall meet the requirements in the California Plumbing Code, Section 420.3.

4.303.2 Submitters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submitters shall be installed to measure water usage of individual retail dwelling units in accordance with the *California Plumbing Code*.

4.303.3 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*.

4.304 OUTDOOR WATER USE

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.

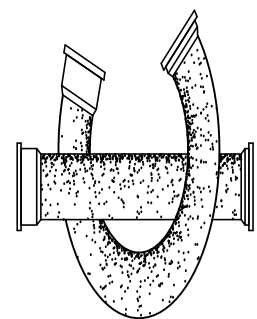
NOTES:

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.water.ca.gov/>

DIVISION 4.4	MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406	ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1	RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in solebottom 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.
4.408	CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
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.
Exceptions:	
1.	Excavated soil and land-clearing debris.
2.	Alternate waste reduction methods developed by working with local agencies if diversion or recycle 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.
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.
1.	Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2.	Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3.	Specify diversion facilities where the construction and demolition waste material collected will be taken.
4.	Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5.	Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
4.408.3	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.
Note:	The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
4.408.4	WASTE STREAM REDUCTION ALTERNATIVE [L.R]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.408.4.1	WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
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..
Notes:	
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).
4.410	BUILDING MAINTENANCE AND OPERATION
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:
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: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and 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 reuse systems.
3.	Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle 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 the 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 required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9.	Information about state solar energy and incentive programs available.
10.	A copy of all special inspections verifications required by the enforcing agency or this code.
11.	Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures
12.	Information and/or drawings identifying the location of grab bar reinforcements.
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.
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.
DIVISION 4.5	ENVIRONMENTAL QUALITY
SECTION 4.501	GENERAL
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.
SECTION 4.502	DEFINITIONS
4.502.1	DEFINITIONS
	The following terms are defined in Chapter 2 (and are included here for reference)
AGRIFIBER PRODUCTS.	Aggrfiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
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 93120.1.
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.

INNOVATIVE CONCEPTS

PROFESSIONAL BUILDING DESIGN AND PLANNING



A New Double for:

Joe Bettencourt

Coronado Street
El Granada CA 94018

Date 05/25/2026

Scale NOTED

GF

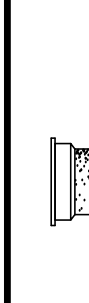
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Jeff Quinta

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



INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING

3550 Stevens creek Blvd, Ste 225
 San Jose, CA 95117

Phone: (408) 985-1078 Fax: (408) 985-1343
 E-Mail: innconpl@abcglobal.net

A New Duplex for: Joe Bettencourt Coronado Street El Granada, CA. 94018	
	Date <u>05/25/2026</u> Scale <u>NOTED</u> Drawn <u>GF</u> Job Sheet

ENERGY COMPLIANCE:

ALL LIGHT FIXTURES IN BATHROOMS, GARAGE, AND LAUNDRY ROOM SHALL BE HIGH-EFFICACY AND CONTROLLED BY VACANCY SENSORS

HEATING EQUIPMENT IN GARAGES:

HEATING EQUIPMENT SHOWN IN THE GARAGE AREA IS TO COMPLY WITH NFPA 54 SECTION 9.1.10: APPLIANCES IN RESIDENTIAL GARAGES AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE AND ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT SHALL BE INSTALLED SO THAT ALL BURNERS AND BURNER IGNITION DEVICES ARE LOCATED NOT LESS THAN 18 IN. (460 MM) ABOVE THE FLOOR UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. NFPA 54 9.1.10 INSTALLATION IN RESIDENTIAL GARAGES

NOTE:

"EFFECTIVE 7/1/2019, FOR ANY NEW RESIDENTIAL GARAGE DOOR INSTALL/REPLACED AS WELL AS WHEN A GARAGE DOOR OPENER EQUIPMENT IS REPLACED, THE OPENER MUST HAVE BATTERY BACKUP, PER CA SB-969."

NOTE:

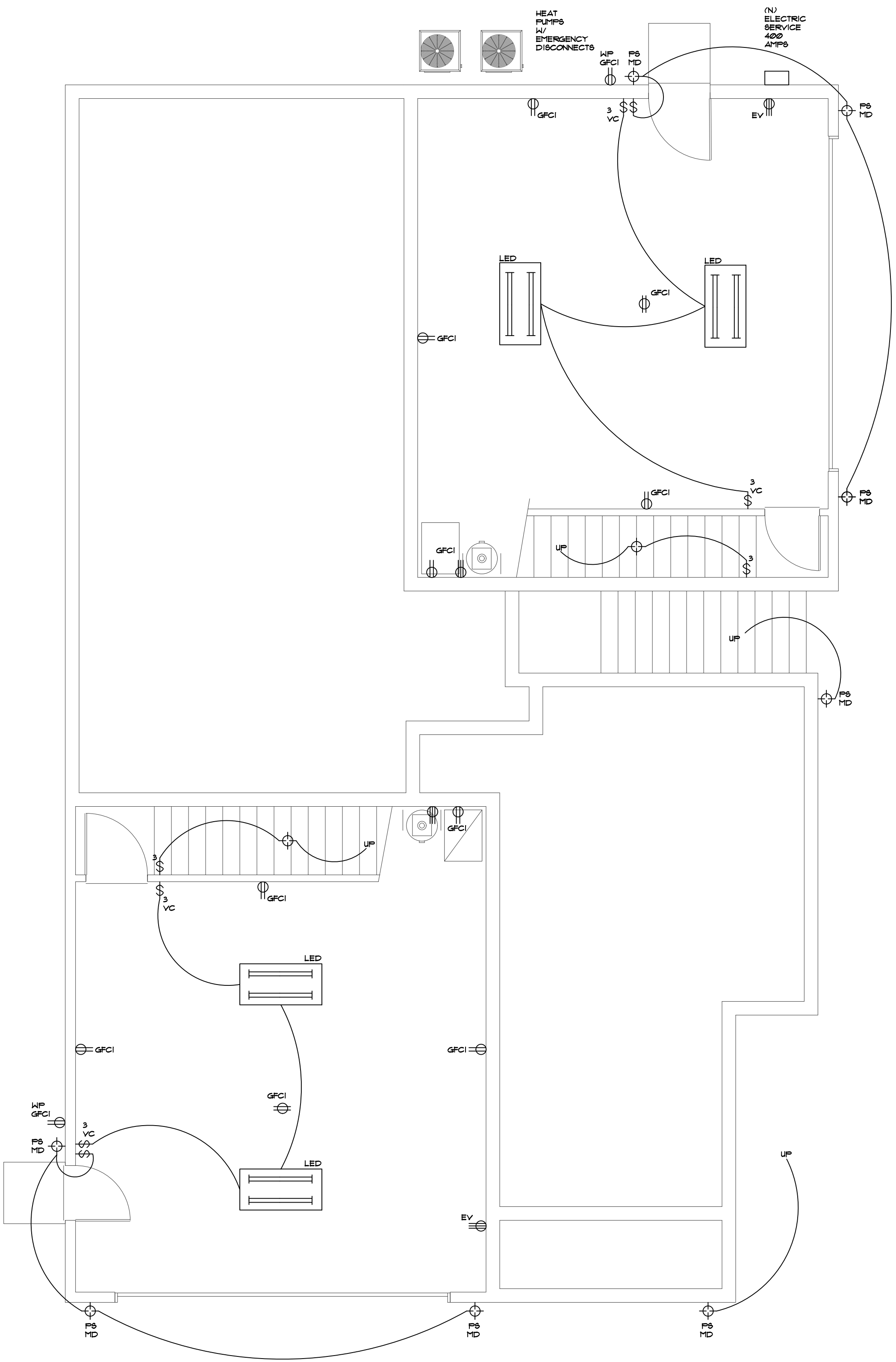
PROVIDE REQUIRED WORKING CLEARANCE AT ALL SUBPANELS AND DISCONNECTS PER ARTICLE 110.26 CEC.

NOTE:

ADD A NOTE ON THE PLANS FOR ALL CAN LIGHTS TO BE IC/AT RATED.

NOTE:

SURGE PROTECTION ON THE ELECTRICAL SERVICE(S) IS REQUIRED IN ACCORDANCE WITH ARTICLE 230.67 OF THE CEC.



ELECTRICAL LEGEND:

- \$ SWITCH
- \$ DIM DIMMER SWITCH
- \$ 34 3 AND 4 WAY SWITCH
- \$ VC VACANCY SENSOR
- ⊕ DUPLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER
- ⊕ FOUR PLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER
- ⊕ 220 OUTLET
- ⊕ 1/2 HOT DUPLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER
- ⊕ WP WATERPROOF DUPLEX RECEPTACLE OUTLET W/ARC FAULT INTERRUPTER
- ⊕ GFCI GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
- ⊕ GFCI/AFCI GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
- ⊕ LED SURFACE MOUNTED LIGHT FIXTURE
- ⊕ FS MD MOTION SENSOR WITH INTEGRATED PHOTO CELL
- ⊕ LED RECESSED LIGHT FIXTURE
- ⊕ JUNCTION BOX
- ⊕ EXHAUST FAN SWITCHED OR CONTINUOUS
- ⊕ LED EXHAUST FAN/LED LIGHT
- ⊕ NEW SMOKE DETECTOR INTERCONNECTED 110V W/ 10 YR. BATTERY LIFE BACK-UP
- ⊕ NEW CARBON MONOXIDE DETECTOR INTERCONNECTED 110V W/ 10 YR. BATTERY LIFE BACK-UP
- ⊕ CEILING REGISTER
- ⊕ FLOOR REGISTER
- ⊕ COLD AIR REGISTER
- ⊕ TOE REGISTER
- ⊕ COLD AIR REGISTER
- ⊕ CHIMES
- ⊕ DOOR BELL
- ⊕ UNDER-CABINET FLUORESCENT
- ⊕ FLUORESCENT LIGHT
- ⊕ WALL SCONCE
- ⊕ SPEAKER
- ⊕ LED TRACK LIGHT

NOTE:

SEPARATE ELECTRICAL CIRCUITS SHALL BE PROVIDED FOR:

- a) DISHWASHER
- b) GARBAGE DISPOSAL
- c) DRYER, 30AMP MINIMUM 220V

NOTE:

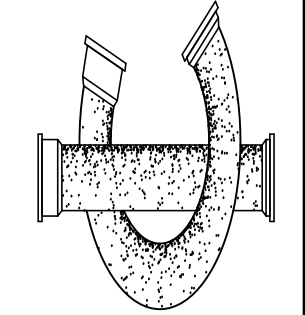
ELECTRIC VEHICLE (EV) CHARGER RECEPTACLE OUTLET SHALL BE PART OF A SEPARATE PERMIT.

GARAGE FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

Jeff Quinta

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Blvd, Ste 225
San Jose, CA 95117
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E-Mail: innconcept@sbglobal.net



A New Duplex for:
Joe Bettencourt
Coronado Street
El Granada, CA. 94018

Date	05/25/2026
Scale	NOTED
Drawn	GF
Job	
Sheet	E1
Or	
Sheets	

NOTE:

NEW FILTERS MUST PROVIDE A MINIMUM OF MERV-13 AS REQUIRED BY SECTION 150.0 (M) 12, C CEC.

NOTE:

THAT THE HOOD SHOULD BE DUCTED TO THE EXTERIOR OF THE BUILDING, AS PER TABLE 402 CMC.

NOTE:

THE ATTIC AIR HANDLER PORTION OF THE HEAT PUMP(S) SHALL COMPLY WITH SECTION 903.2 CMC. THE APPLIANCE SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

NOTE:

ALL LIGHTING IN A TUB/SHOWER LOCATION MUST BE WATERPROOF PER ARTICLE 410.10 (A) & (B) CEC.

NOTE:

ALL CAN LIGHTS TO BE IC/AT RATED.

NOTE:

SURGE PROTECTION ON THE ELECTRICAL SERVICE(S) IS REQUIRED IN ACCORDANCE WITH ARTICLE 230.67 OF THE CEC.

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A LABEL OR SIGN IS REQUIRED AT CONTROLLER OF SWITCH TO INFORM OCCUPANTS THAT FRESH AIR VENTILATOR IS AN INDOOR AIR QUALITY FAN THAT SHOULD OPERATE WHENEVER THE BUILDING IS OCCUPIED.

NOTE:

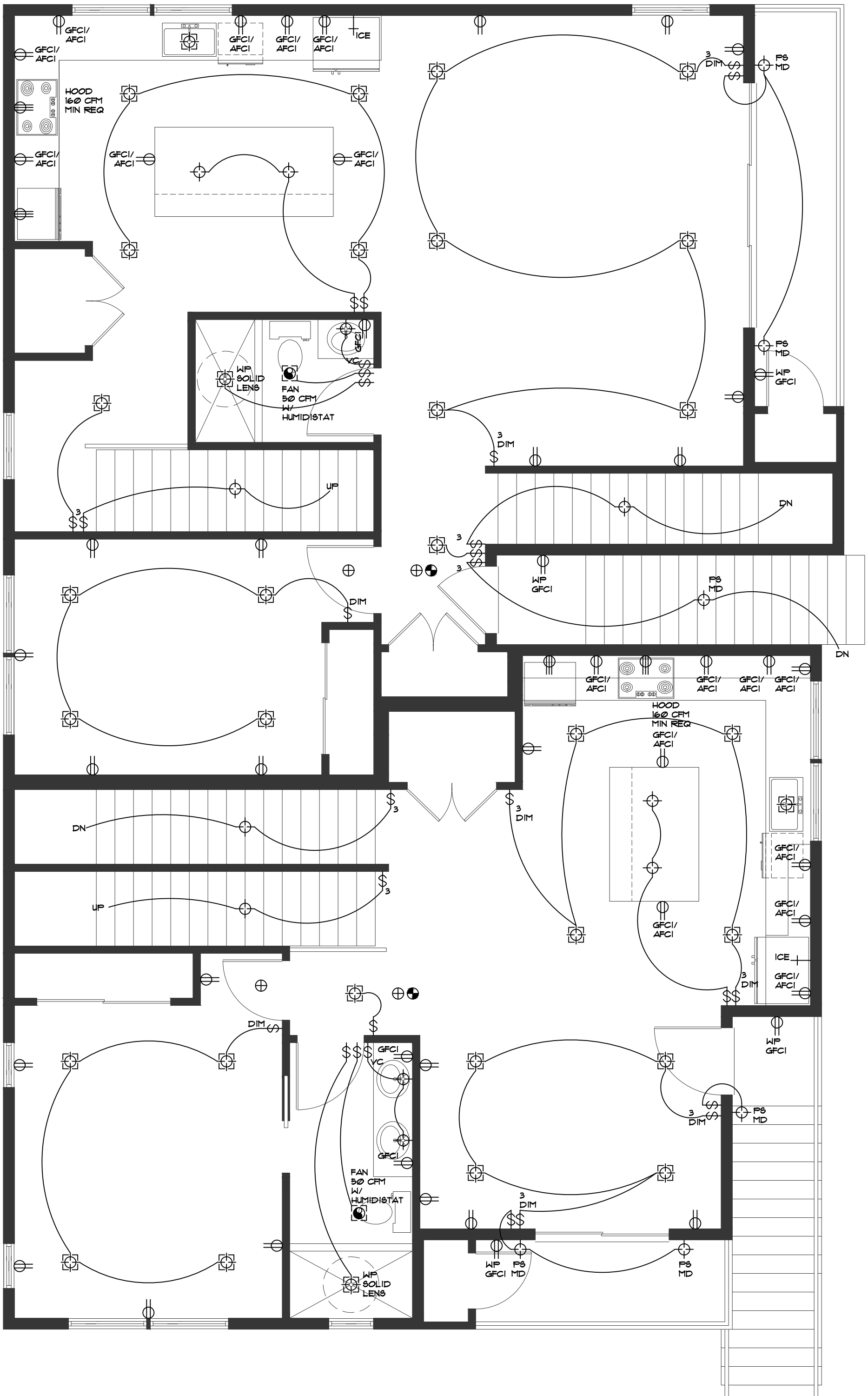
ALL NEW 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.12.

NOTE:

KITCHEN RANGE HOOD PER PAGE 3 OF THE ENERGY REPORT SHALL BE HVI-CERTIFIED AND RATED FOR A MINIMUM 100 CFM OF INTERMITTENT VENTILATION. CEC SECTION 150.0(6); CMC TABLE 403.7

NOTE:

ATTIC HEAT PUMP OR FURNACE WITH COOLING COILS. THE SYSTEM SHOULD HAVE A SEPARATE CONDENSATE PAN UNDER THE COILS, AND A SEPARATE DRAIN SHOULD BE EXTENDED TO THE EXTERIOR



ELECTRICAL LEGEND:

- \$

DIM

\$34

\$VC
- SWITCH

DIMMER SWITCH

3 AND 4 WAY SWITCH

VACANCY SENSOR

DUPLEX RECEPTICAL OUTLET
W/ ARC FAULT INTERRUPTER

FOUR FLEX RECEPTICAL OUTLET
W/ ARC FAULT INTERRUPTER

220 OUTLET

1/2 HOT DUPLEX RECEPTICAL OUTLET
W/ ARC FAULT INTERRUPTER

WATERPROOF DUPLEX RECEPTACLE OUTLET
W/ARC FAULT INTERRUPTER

GROUND FAULT CIRCUIT INTERRUPTER
RECEPTACLE OUTLET

GROUND FAULT CIRCUIT INTERRUPTER
RECEPTACLE OUTLET
ARC FAULT CIRCUIT INTERRUPTER
RECEPTACLE OUTLET

LED SURFACE MOUNTED LIGHT FIXTURE

MOTION SENSOR WITH INTEGRATED PHOTO CELL

LED RECESSED LIGHT FIXTURE

JUNCTION BOX

EXHAUST FAN SWITCHED OR CONTINUOUS

EXHAUST FAN/LED LIGHT

NEW SMOKE DETECTOR INTERCONNECTED 110V
W/ 10 YR. BATTERY LIFE BACK-UP

NEW CARBON MONOXIDE DETECTOR
INTERCONNECTED 110V
W/ 10 YR. BATTERY LIFE BACK-UP

CEILING REGISTER

FLOOR REGISTER

COLD AIR REGISTER

TOE REGISTER

COLD AIR REGISTER

CHIMES

DOOR BELL

UNDER-CABINET FLUORESCENT

FLUORESCENT LIGHT

WALL SCONCE

SPEAKER

LED TRACK LIGHT

SMOKE ALARM NOTES:

- a. FOR NEW CONSTRUCTION, SMOKE DETECTORS SHALL BE HARD-WIRED WITH A BATTERY BACKUP PER CRC R314.6.
- b. WHEN MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS PER CRC R314.4.

CARBON MONOXIDE ALARM NOTES:

- a. CARBON MONOXIDE ALARM SHALL BE HARD-WIRED WITH A BATTERY BACKUP (SEE CRC R315.5 FOR EXCEPTION).
- b. WHEN MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS PER CRC R315.7.

NOTE:

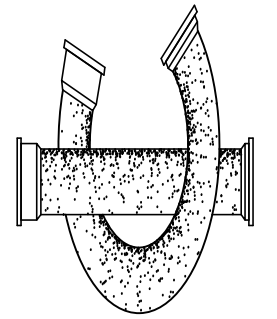
ARC-FAULT CIRCUIT INTERRUPTER (AFCI) DEVICE FOR ALL RECEPTACLE OUTLETS IN ALL FAMILY ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY AREAS AND SIMILAR ROOMS/AREAS REQUIRED PER CEC 210-12.

FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Blvd, Ste 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: inncpd@sbcglobal.net



A New Duplex for:
Joe Bettencourt
Coronado Street
El Granada, CA. 94018

Date	05/25/2026
Scale	NOTED
Drawn	GF
Job	
Sheet	E2
Or	Sheets

NOTE:

NEW FILTERS MUST PROVIDE A MINIMUM OF MERV-13 AS REQUIRED
BY SECTION 150.0 (M) 12, C CEC.

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NOTE:

THE ATTIC AIR HANDLER PORTION OF THE HEAT PUMP(S) SHALL COMPLY WITH SECTION 903.2 CMC. THE APPLIANCE SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

NOTE:

ALL LIGHTING IN A TUB/SHOWER LOCATION MUST BE WATERPROOF PER ARTICLE 410.10 (A) & (B) CEC.

NOTE:

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NOTE:

SURGE PROTECTION ON THE ELECTRICAL SERVICE(S) IS REQUIRED IN ACCORDANCE WITH ARTICLE 230.67 OF THE CEC.

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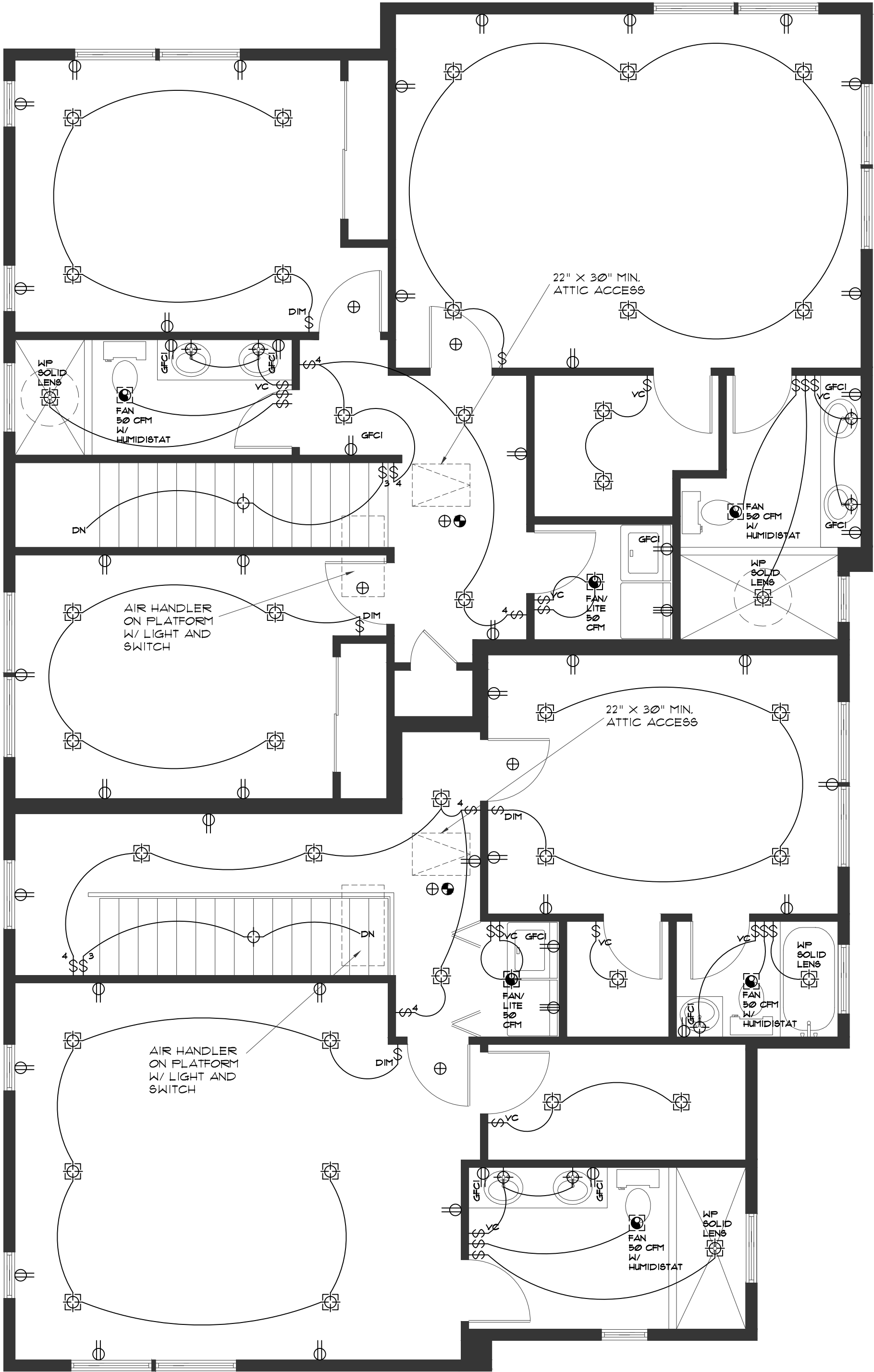
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ELECTRICAL LEGEND:

- \$

SWITCH
- \$DIM

DIMMER SWITCH
- \$34

3 AND 4 WAY SWITCH
- \$VC

VACANCY SENSOR
- ⊕

DUPLEX RECEPTICAL OUTLET
W/ ARC FAULT INTERRUPTER
- ⊕

FOUR FLEX RECEPTICAL OUTLET
W/ ARC FAULT INTERRUPTER
- ⊕

220 OUTLET
- ⊕WP

1/2 HOT DUPLEX RECEPTICAL OUTLET
W/ ARC FAULT INTERRUPTER
- ⊕GFCI

WATERPROOF DUPLEX RECEPTACLE OUTLET
W/ARC FAULT INTERRUPTER
- ⊕GFCI

GROUND FAULT CIRCUIT INTERRUPTER
RECEPTACLE OUTLET
- ⊕GFCI/AFCI

GROUND FAULT CIRCUIT INTERRUPTER
RECEPTACLE OUTLET
ARC FAULT CIRCUIT INTERRUPTER
RECEPTACLE OUTLET
- ⊕

LED SURFACE MOUNTED LIGHT FIXTURE
- ⊕FSMD

MOTION SENSOR WITH INTEGRATED PHOTO CELL
- ⊕

LED RECESSED LIGHT FIXTURE
- ⊕

JUNCTION BOX
- ⊕

EXHAUST FAN SWITCHED OR CONTINUOUS
- ⊕LED

EXHAUST FAN/LED LIGHT
- ⊕

NEW SMOKE DETECTOR INTERCONNECTED 110V
W/ 10 YR. BATTERY LIFE BACK-UP
- ⊕

NEW CARBON MONOXIDE DETECTOR
INTERCONNECTED 110V
W/ 10 YR. BATTERY LIFE BACK-UP
- ⊕

CEILING REGISTER
- ⊕

FLOOR REGISTER
- ⊕

COLD AIR REGISTER
- ⊕

TOE REGISTER
- ⊕

COLD AIR REGISTER
- ⊕

CHIMES
- ⊕

DOOR BELL
- ⊕

UNDER-CABINET FLUORESCENT
- ⊕

FLUORESCENT LIGHT
- ⊕

WALL SCONCE
- ⊕

SPEAKER
- ⊕

LED TRACK LIGHT

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CARBON MONOXIDE ALARM NOTES:

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NOTE:

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SECOND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

Revisions

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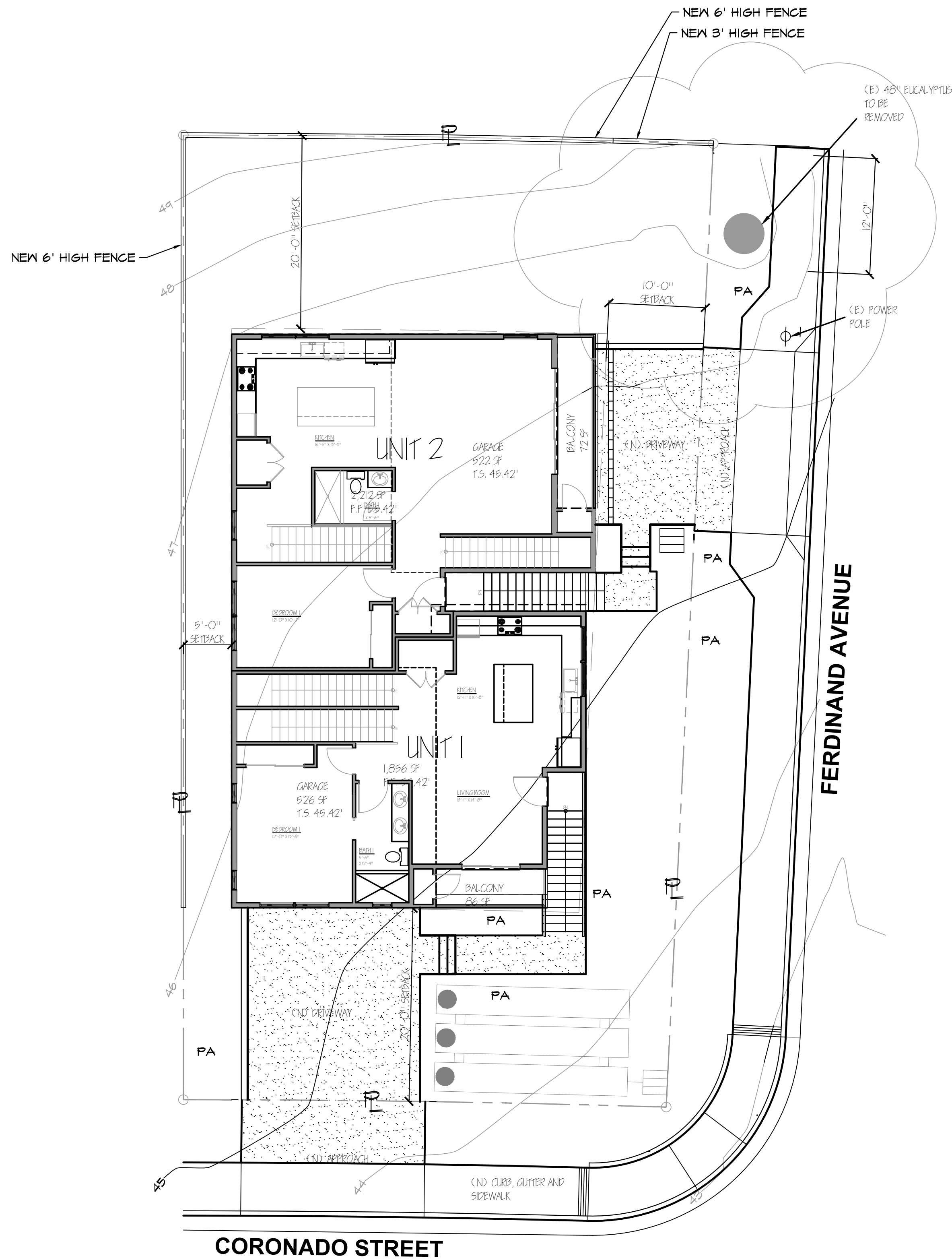
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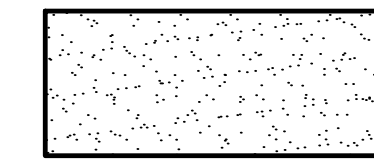
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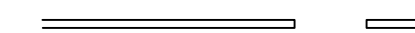
Jeff Quintana



MATERIALS LEGEND



NEW CONCRETE DRIVEWAYS AND WALKS



NEW FENCING SEE PLAN FOR FENCE HEIGHTS

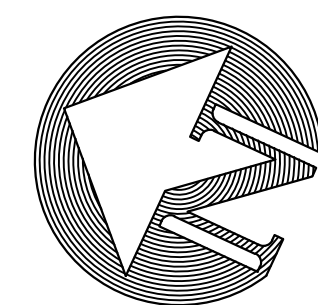
General Project Notes

A. Landscape Project Sq. Ft. 758. Compliance with Performance Approach.

- I Agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package 11/20/2025
- Recirculating water systems shall be used for water features.
- I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans
- A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation Controller for subsequent management purposes.
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Todd Kalbfeld
Professional Landscape Designer
11/20/2025

2 ENTIRE SHEET



NORTH

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REVISIONS
3/31/2025 TK
3/31/2025 TK

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SINGLE FAMILY RESIDENCE
CORONADO & FERDINAND, EL GRADADA, CA

MATERIALS PLAN

DATE NOV / 2024

SCALE 1/8"=1'-0"

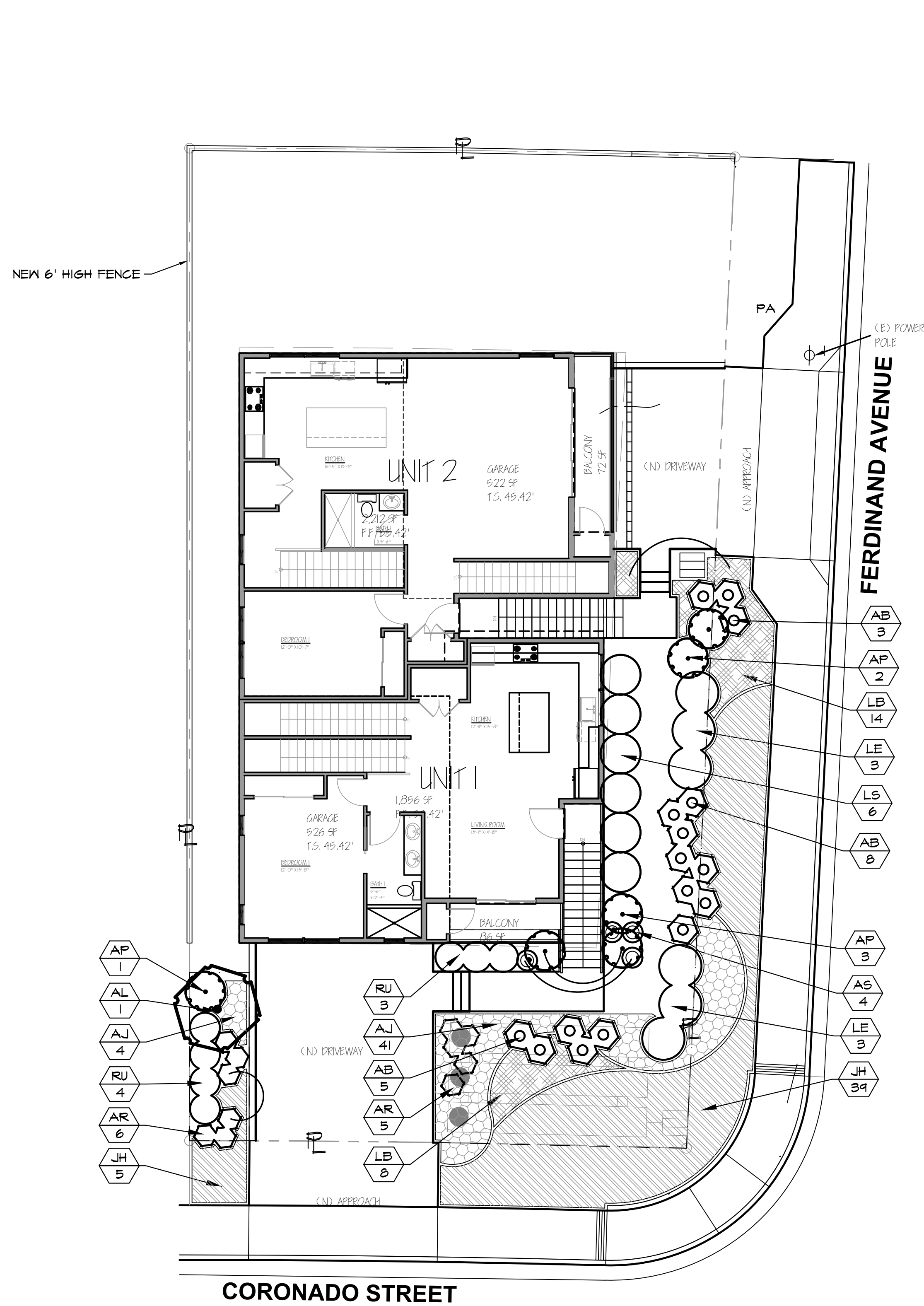
DRAWN TK

JOB CORONADO

SHEET

1-1

OF SHEETS



PLANT LEGEND

SYM.	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS	SUNSET ZONE
TREES							Project Zone Sunset Zone 17
AL	15g	1	Aloe barberae	Tree Aloe	Double 6' Spread	P.F 0.2 Low	Zone 12-24
SHRUBS							
AB	5g	16	Agave Boutin Blue	Foxtail Agave	As Shown	P.F 0.2 Low	Zone 17-24
AP	5g	6	Aloe plicatilis	Fan Aloe	As Shown	P.F 0.2 Low	Zone 12-24
AR	5g	11	Agave a. 'Ray of Light'	Ray of Light Agave	As Shown	P.F 0.2 Low	Zone 17-24
AS	1g	4	Aeonium 'Sunburst'	Sunburst Aeonium	As Shown	P.F 0.2 Low	Zone 15-24
LB	1g	22	Lomandra 'Breeze'	Seascape Mat Rush	Space 30" o.c.	P.F 0.2 Low	Zone 8-24
LE	5g	6	Leucospermum c. Flame Giant	Giant Orange Nodding Pincushion	As Shown	P.F 0.2 Low	Zone 15-24
LS	5g	6	Leucodendron 'Safari Sunset'	Cone Bush	As Shown	P.F 0.2 Low	Zone 9-20
RU	5g	7	Rhaphiolepis umbellata	Yeddo Hanthorn	As Shown	P.F 0.2 Low	Zone 12-24
VINES AND GROUND COVERS						WUCOLS	
AJ	1g	45	Aeonium 'Jack Catlin'	Jack Catlin Aeonium	Space 24" o.c.	P.F 0.2 Low	Zone 15-24
JH	1g	44	Juniperus h. 'Wiltonii'	Creeping Juniper	Space 36" o.c.	P.F 0.2 Low	Zone 'All'

Planting Notes

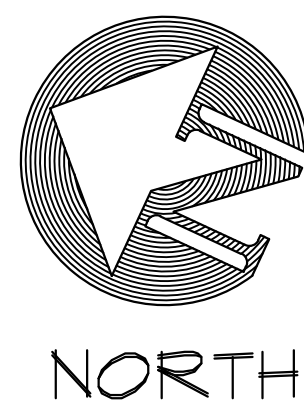
- All trees 15 gallons or larger to receive (2) 2"x10' Lodge Pole Pine Stakes with (1) 1"x4" backer board nailed to stakes. Tie all trees to stakes with rubber ties at mid point of trunk, and right below branch crotch. Nail with galvanized roofing nails.
- Provide deep watering/inspection tubes on all trees. Water basins should be sufficient enough to contain water at base of tree, as necessary.
- Fertilizer tablets shall be placed at the mid-point of root ball per manu. recommendation.
- Rototill and amend entire planting site with 6" or more of compost into top 6"-12" of existing soil as necessary for planting needs. For soils less than 6% organic matter in the top 6" of soil, compost at a rate of a min. of 4 cubic inches per 1000 square feet of permeable area shall be incorporated to a depth of 6" of soil.
- A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

General Project Notes

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12/21/2024

2 ENTIRE SHEET



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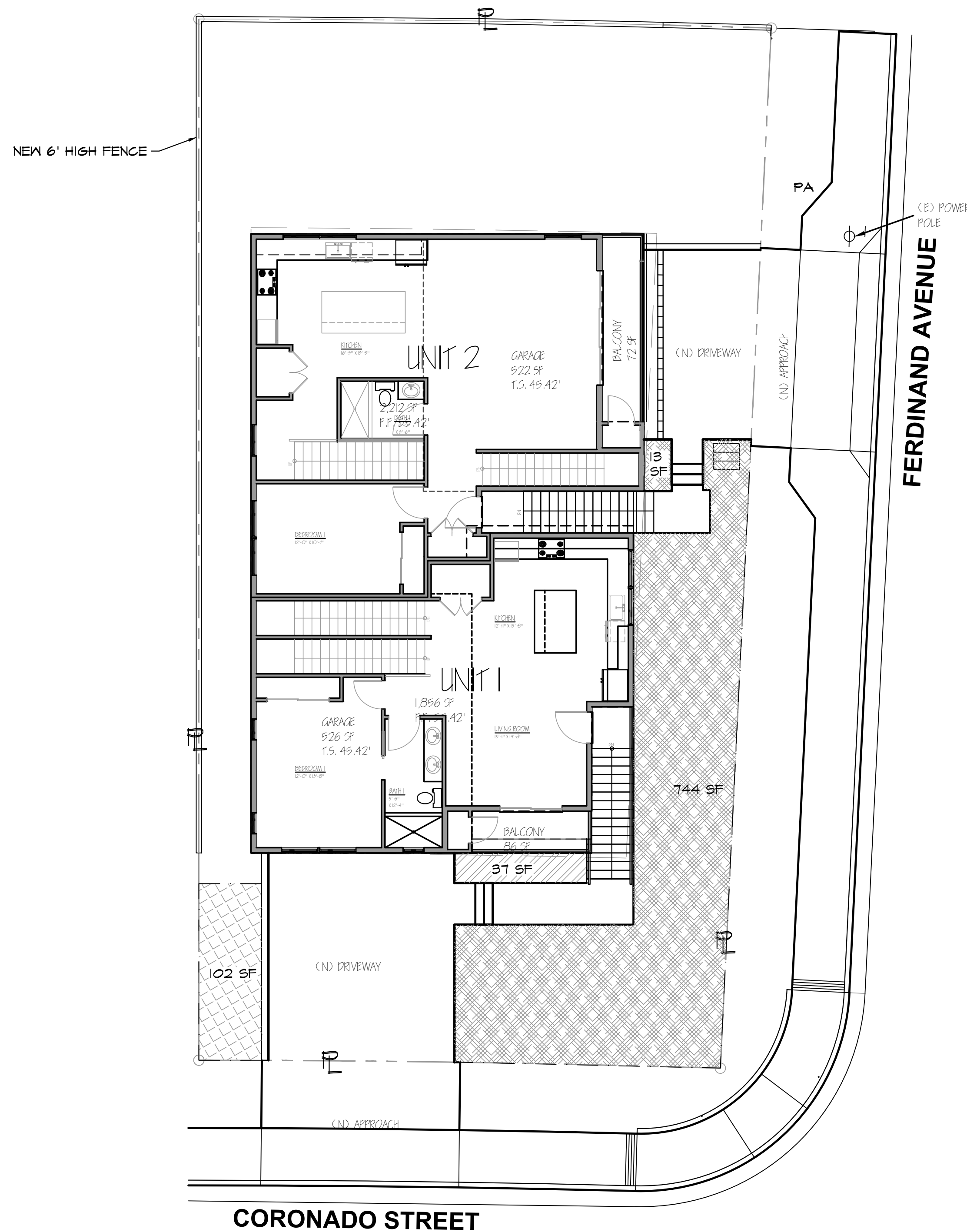
REVISIONS
3/31/2025 TK
11/20/2025 TK

TODD KALBFELD
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SINGLE FAMILY RESIDENCE
CORONADO & FERDINAND, EL GRADADA, CA

PLANTING PLAN

DATE NOV / 2024
SCALE 1/8"=1'-0"
DRAWN TK
JOB CORONADO
SHEET L-2
OF SHEETS



HYDRO - ZONES SQUARE FOOT CALCULATIONS LEGEND

	1. NORTH/EAST	LOW WATER USE	102 SF
	2. SOUTH	LOW WATER USE	757 SF
	3. SOUTH @ BUILDING	LOW WATER USE	37 SF
LOW WATER USE LANDSCAPE AREA TOTAL			896 SF
LANDSCAPE AREA TOTAL			896 SF

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation

Package. Reference Evapotranspiration (ETo) 33.7

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
North/East Low	.2	Drip	.81	.247	102	25.19	526.32
South Low	.2	Drip	.81	.247	757	186.98	3,906.76
South @ Building	.2	Drip	.81	.247	37	9.14	190.97
				Totals	896 (A)	221.31	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
ETWU Total							4,624.05
Maximum Allowed Water Allowance (MAWA) ^e							10,296.56

^aHydrozone #/Planting Description
E.g.
1) front lawn
2) low water use plantings
3) medium water use planting

^bIrrigation Method
overhead spray
or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

$(33.7) (.62) [(.55 \times 896) + (1-.55 \times 0)] = 10,296.56$

$(20.894) [(492.8) + (0)] = 10,296.56$

ETAF Calculations

Regular Landscape Areas			
Total ETAF x Area	(B)	221.31	
Total Area	(A)	896	
Average ETAF	B ÷ A	0.247	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

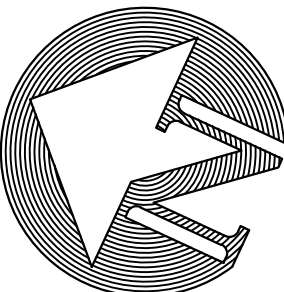
All Landscape Areas			
Total ETAF x Area	(B+D)	221.31	
Total Area	(A+C)	896	
Sitewide ETAF	(B+D) ÷ (A+C)	0.247	

A copy of this form may be obtained from Department of Water Resources website:
<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

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2 ENTIRE SHEET



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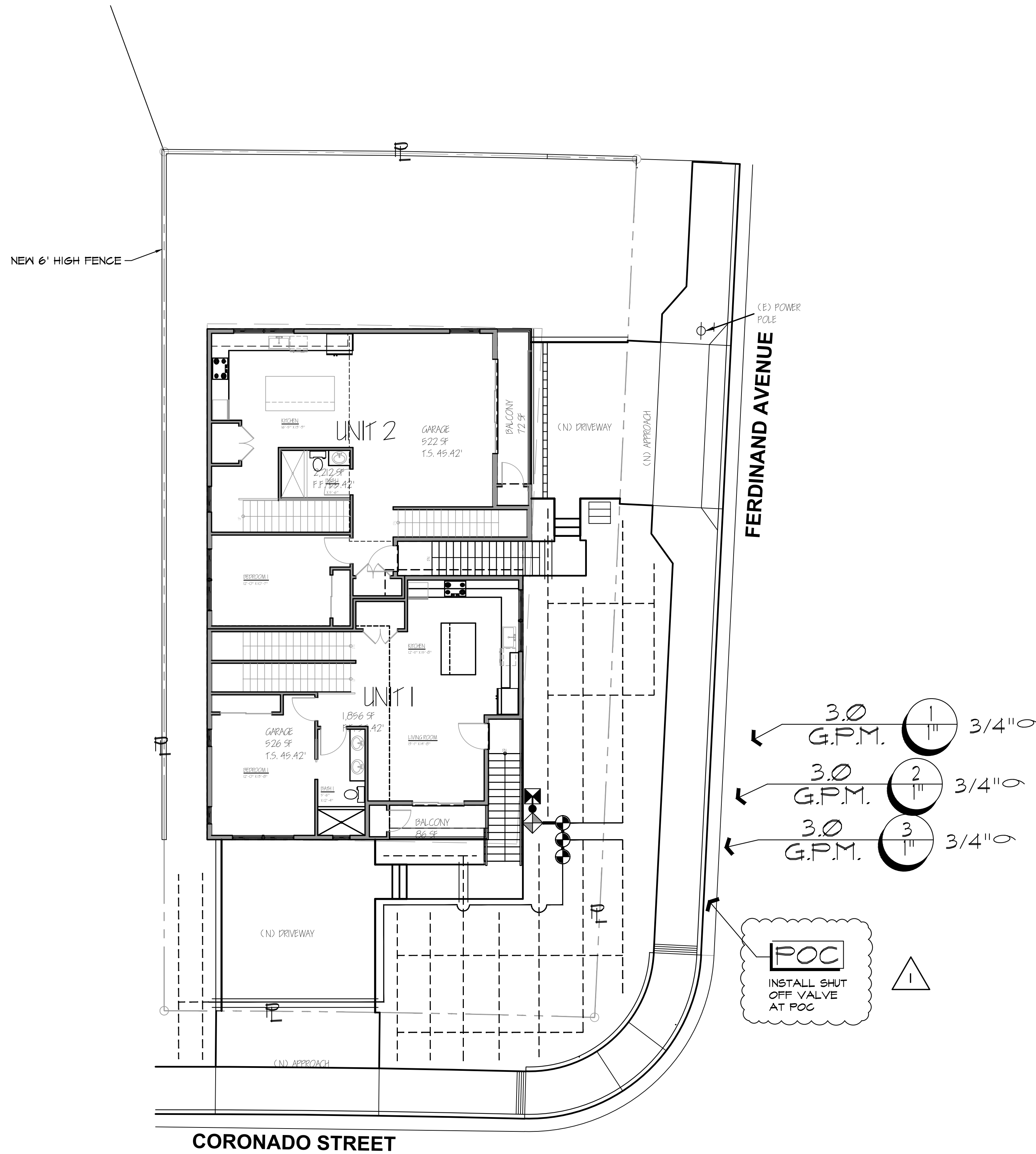
REVISIONS
3/31/2025 1 TK
11/20/2025 2 TK

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SINGLE FAMILY RESIDENCE
CORONADO & FERDINAND, EL GRADADA, CA

HYDRO-ZONE PLAN

DATE NOV / 2024
SCALE 1/8"=1'-0"
DRAWN TK
JOB CORONADO
SHEET L-3
OF SHEETS



IRRIGATION LEGEND

SYM.	DESCRIPTION
	POINT OF CONNECTION (TEE-OFF IRRIGATION SUB METER WATER SERVICE LINE, VERIFY LOCATION IN FIELD)
	Controller: Rainbird ESP-LX Modular Series With Weather Sensor and water sensor shut off devices or equal. Controller operating times to be set between 10:00pm and 6:00am Provide solar and battery backup for Controller.
	Solenoid Valve: Irritrol 700 series 1", or equal located in valve box. Drip Zones - Pressure regulated Solenoid valve: Irritrol 700 series 1" or w/Omnireg 'OMR-100' or equal. Initial Setting to be 20 psi. Adjust as required. Locate in Valve Box.
	FEEBCO - LF825YA Reduced Pressure Zone Assembly Device 1" size (Lead Free) WATTS - Series LFU5B - Lead Free Water Pressure Reducing Valve - Size as Main Line
	Polyethylene drip tube: Transition from PVC as required. Poly Line shall be 3/4" w/emitters plugged directly into 1/2", or 1/4" feeder tubes as required. All tubing shall be staked @ 5'-0" max & buried 2" min. drip emitters shall be Isoflow 2gph pressure compensating emitters. (1) emitter per 4" pot-lgal shrub. (2) emitters per 5 gallon shrub, (4) emitters per 15 gallon can, (10) emitters per 24" box tree, (20) emitters per 36" Box tree or greater.
	3/4", 1" Schedule 40 PVC Pipe. Refer to Pipe Sizing Chart Below.
	1-" Sch 40 PVC Main Line
	Soaker emitter tubing for ground covers
	3" Dia. Irrigation Sleeves for paving
	INDICATES CONTROLLER STATION #
	INDICATES VALVE SIZE

IRRIGATION ZONES

- ALL ZONES LOW WATER UNLESS OTHERWISE SHOWN AT ZONE FLAG USE DRIP IRRIGATION
- CONTRACTOR TO SUPPLY LATEST SMART CONTROLLER WITH RAIN SENSOR.

IRRIGATION NOTES

- THIS SYSTEM IS BASED ON AN ESTIMATED AVAILABLE 20 GPM @APPROXIMATELY 60 PSI @ POINT OF CONNECTION. CONTRACTOR IS TO VERIFY EXISTING PRESSURE AT POC AND ADD PRESSURE REGULATING DEVICE AS NEEDED. ANY DISCREPANCIES SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- EXACT WATER METER LOCATION AND AVAILABLE PSI TO BE VERIFIED WITH WATER SUPPLIER PRIOR TO CONSTRUCTION.
- Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- PRESSURE REGULATING DEVICES ARE TO BE INSTALLED TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS PRESSURE RANGE.
- CONTRACTOR SHALL LOCATE ALL LATERALS, MAINS, AND VALVES IN PLANTING AREAS WHENEVER POSSIBLE. DO NOT CONSTRUCT TEES OR ELLS BENEATH PAVING. ALL PIPING BENEATH PAVING SHALL BE LOCATED WITHIN PVC SCH 40 SLEEVING.
- CONTRACTOR SHALL ALLOW FOR AN ADDITIONAL 1-2 SPRAY HEADS AND ENOUGH DRIP IRRIGATION SUPPLIES IN IRRIGATION BID PRICE TO INSURE ADEQUATE COVERAGE.
- CONTRACTOR SHALL INSTALL FILTER AND THOROUGHLY FLUSH ALL DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF DRIP EMITTERS.
- CONTRACTOR SHALL PROVIDE 1 ADDITIONAL / EXTRA CONTROL WIRE AND CAPPED MAIN FOR FUTURE EXPANSION AND MAINTENANCE.
- TRENCHES WITHIN DRIPLINES OF EXISTING TREES TO REMAIN SHALL BE HAND DUG. NO ROOTS GREATER THAN 1" DIA. SHALL BE CUT. ALL CUT ROOTS BETWEEN 1/2" & 1" DIA. SHALL BE CLEANLY CUT AND DRESSED.

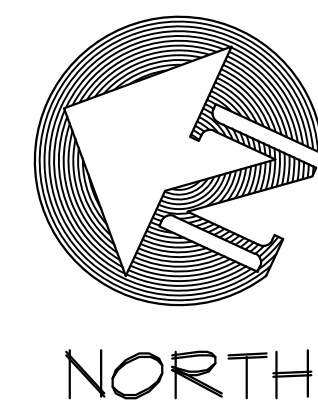
IRRIGATION PIPE SIZING CHART

CLASS 200			SCHEDULE 40		
1/2"	==	0-4 GPM	1/2"	==	0-4 GPM
3/4"	==	5-9 GPM	3/4"	==	5-8 GPM
1"	==	10-16 GPM	1"	==	9-16 GPM
1-1/2"	==	27-35 GPM	1-1/4"	==	16-22 GPM
1-1/4"	==	17-26 GPM	1-1/2"	==	23-30 GPM
2"	==	36-55 GPM	2"	==	31-50 GPM

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2 ENTIRE SHEET



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REVISIONS
3/31/2025 BY TK
11/20/2025 TK

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IRRIGATION PLAN

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DRAWN TK
JOB CORONADO
SHEET L-4
OF SHEETS