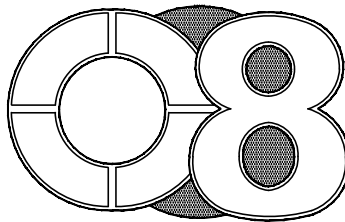


CONDITIONAL OF APPROVAL	NEW SINGLE FAMILY HOUSES 1136 NORTHUMBERLAND LLC 1136 NORTHUMBERLAND DR. SUNNYVALE , CALIFORNIA					08 DESIGN STUDIO 4180 WATKINS WAY SAN JOSE, CA 95155 408.375.0041 REVISIONS These drawings are instruments of service & are the property of 08 Design Studio. All designs and other information on these drawings are for use on the specified project and shall not be used without the expressed written consent of 08 Design Studio. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings. DESIGNED BY: CN PROJECT NEW SINGLE FAMILY HOUSE 1136 NORTHUMBERLAND LLC 1136 NORTHUMBERLAND DR. SUNNYVALE, CALIFORNIA SHEET CONTENTS TITLE SHEET DATE8-5-19 SCALEAS SHOWN JOB1910 SHEET A-0
	SHEET INDEX		BUILDING ANALYSIS		SCOPE OF WORK	
	A-0TITLE SHEET CIVIL C-0TOPOGRAPHIC BOUNDARY SURVEY C-1COVER SHEET C-2DEMOLITION PLAN C-3GRADING & DRAINAGE PLAN C-4MISC. DETAILS C-5CROSS SECTIONS C-6UTILITY PLAN C-7OFF-SITE IMPROVEMENT PLAN DRAINAGE PLAN T-1TENTATIVE PARCEL MAP T-2TENTATIVE PARCEL MAP LANDSCAPE L-0COVER SHEET/ CHECKLISTS L-1LANDSCAPE SITE/ PLANTING PLAN L-2HYDROZONE PLAN L-3LANDSCAPE WATER USE CALCULATIONS ARCHITECTURAL A-1.0SITE PLAN A-SCSTREETSCAPE A-SSSHADOW STUDY A-ACAREA CALCULATIONS A-2.1FIRST FLOOR PLAN A-2.2SECOND FLOOR PLAN A-3.1ELEVATIONS A-3.2ELEVATIONS A-4.0ROOF PLAN GB-1GREEN BUILDING CHECKLIST B-ACAREA CALCULATIONS B-2.1FIRST FLOOR PLAN B-2.2SECOND FLOOR PLAN B-3.1ELEVATIONS B-3.2ELEVATIONS B-4.0ROOF PLAN GB-1GREEN BUILDING CHECKLIST		APN: 198-38-018 TYPE OF CONSTRUCTION: Ⅴ-B ZONE: R-0 LOT AREA: 15,574 SF. HISTORICAL: NO OCCUPANCY GROUP R3/U EXISTING STRUCTURE: MAIN HOUSE: 1,584 SF. (TO BE DEMOLISHED) NEW STRUCTURE: LOT 1 AREA: 7,953 SF TOTAL ALLOWABLE BUILDING AREA: 3,578 SF. GARAGE: 400 SF FIRST FLOOR: 2,638 SF (INCLUDING GARAGE AREA) SECOND FLOOR: 940 SF TOTAL FLOOR AREA: 3,578 SF LOT COVERAGE: COVERED PATIO AREA: 70 + 37 = 107 SF TOTAL COVERAGE AREA: 2,638 + 107 = 2,745 SF. PERCENTAGE LOT COVERAGE: 2,745/7,953 = .345 (35%) LOT 2 AREA: 7,621 SF TOTAL ALLOWABLE BUILDING AREA: 3,429 SF. GARAGE: 400 SF FIRST FLOOR: 2,496 SF (INCLUDING GARAGE AREA) SECOND FLOOR: 931 SF TOTAL FLOOR AREA: 3,427 SF LOT COVERAGE: COVERED PATIO AREA: 107 + 37 = 144 SF TOTAL COVERAGE AREA: 2,496 + 144 = 2,640 SF. PERCENTAGE LOT COVERAGE: 2,665/7,621 = .346 (35%)		DEMOLISHED 1,584 SQFT. EXISTING STRUCTURE, SHALL BE APPLY UNDER SEPARATE PERMIT. NEW CONSTRUCTION OF 2 SINGLE FAMILY HOUSES LIVING AREA WITH ATTACHED 2 CAR GARAGE. BUILDING CODES THIS PROJECT SHALL COMPLY WITH 2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA PLUMBING CODE (CPC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA GREEN BUILDING CODE LOCAL CITY OF SUNNYVALE ORDINANCE VICINITY MAP N.T.S. STEVENS CREEK FWY ROBIN WAY S BERNARDO AVE NORTHUMBERLAND DR. PLYMOUTH DR. FREESTONE SITE NORTH	
	DEFERRED SUBMITTAL		CONTACT INFO.	GENERAL NOTES		
	1. CONTRACTOR TO INSTALL A NFPA 13-D FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT 2. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND A PERMIT APPLICATION TO THE SUNNYVALE FIRE DEPARTMENT FOR APPROVAL PRIOR CONSTRUCTION. 3. PROVIDE STICKERS FOR VALVING AND METER REQUIREMENTS 4. CONTRACTOR TO ACQUIRE ENCROACHMENT PERMIT UNDER SEPARATE PERMIT		OWNER: 1136 NORTHUMBERLAND LLC 206-931-4169 ARCHITECTURAL CHAD NGUYEN 4180 WATKINS WAY SAN JOSE, CA (408)-375-0041	1. HERS VERIFICATION REQUIRED FOR THE HVAC COOLING, HVAC DISTRIBUTION SYSTEM FAN SYSTEMS, AND IAQ (INDOOR AIR QUALITY). PROVIDE EVIDENCE OF THIRDPARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. 2. AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING. 3. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. 4. PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT. 5. PRIOR TO OCCUPANCY OF THE BUILDING, PROVIDE A LETTER FROM THE CERTIFIED GREENPOINT RATER THAT VERIFIES COMPLIANCE WITH THE CHECKLIST AND THE MINIMUM REQUIRED POINTS WERE ACHIEVED. 6. PROPERTY LINE SURVEY WILL BE COMPLETED BY LICENCED SURVEYOR AND PROVIDED TO THE BULDING INSPECTOR PRIOR TO FOUNDATION INSPECTION 7. BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY LICENCED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION 8. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH INSPECTION.		
	GEOTECH CONSULTANT		LANDSCAPE	ENERGY CONSULTANT	CIVIL ENGINEERS	STRUCTURAL
			GREG LEWIS LANDSCAPE ARCHITECT 736 PARK WAY SANTA CRUZ, CA 831-425-4747		NNR ENGINEERING 535 WEYBRIDGE DRIVE SAN JOSE, CA 408-348-7813	



DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95155
408.375.0041

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DESIGNED BY: CN

PROJECT

NEW SINGLE FAMILY HOUSE

1136 NORTHUMBERLAND LLC

1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

TITLE SHEET

DATE8-5-19

SCALEAS SHOWN

JOB1910

SHEET

A-0



AERIAL VIEW



AERIAL VIEW



LOT 1 FRONT VIEW



LOT 1 REAR VIEW

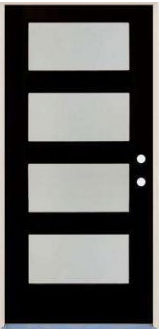


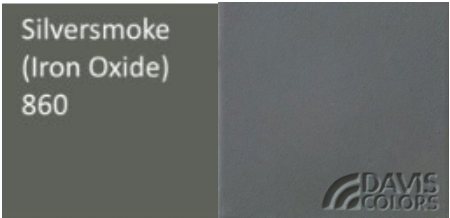
LOT 2 FRONT VIEW



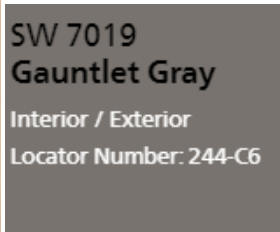
LOT 1 REAR VIEW

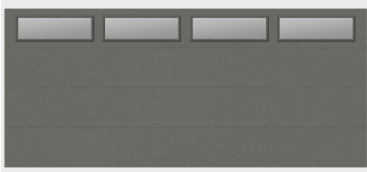
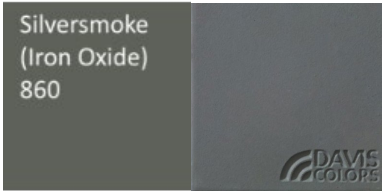
1136 Northumberland Lot 1

Item	Product Brand and Item Name	Colored Picture Example	Comments
Stucco	Sand Finish Painted: SW 7005 Pure White	 SW 7005 Pure White Interior / Exterior Locator Number: 255-C1	
Roof	Grand Sequoia Shingles- Autumn Brown		
Stone Veneer	Eldorado Cut Coarse Stone- Oyster		
Outdoor Lighting	Hinkley Lighting Shelter 1 Light Outdoor Wall Sconce		
Front Door	Modern 4Lite Satin Etch Glass Contemporary Door Painted SW 7020 Black Fox	 SW 7020 Black Fox Interior / Exterior Locator Number: 244-C7	

Garage Door	Contemporary Single Garage Door with 4 Clear windows on left side Painted in SW 7020 Black Fox		
Windows	Milgard Tuscany Series Color: Espresso		
Driveway Concrete	Concrete Driveways – Silversmoke		
Walkway Pavers	Cambridge Cobble Pavers Victorian		
House Numbers – Design	Modern style black house numbers		

1136 Northumberland Lot 2

Item	Product Brand and Item Name	Colored Picture Example	Comments
Stucco	Sand Finish		
Siding	Painted: SW 7008 Alabaster Cement Hardie Board, Horizontal Lapped 8" Boards		
Roof	CertainTeed Landmark Moire Black		
Stone Veneer	Eldorado Cliffstone Whitebark		
Outdoor Lighting	Craftmade Oil Rubbed Bronze Riviera Outdoor Wall Sconce		
Front Door	4 Lite One Panel Door Painted SW 7019 Gauntlet Gray	 	

Garage Door	Flush Panel Garage Door with 4 Clear windows on top row Painted in SW 7019 Gauntlet Gray	 SW 7019 Gauntlet Gray Interior / Exterior Locator Number: 244-C6	
Windows	Milgard Tuscany Series Color: Black Bronze		
Driveway Concrete	Concrete Driveways – Silversmoke	 Silversmoke (Iron Oxide) 860 DAVE COLORES	
Walkway Pavers	Cambridge Cobble Pavers Victorian		
House Numbers – Design	Black house numbers with black frame		

CONCEPTUAL GRADING AND DRAINAGE PLANS
2 LOT SUBDIVISION FOR RESIDENTIAL USE
1136 NORTHUMBERLAND DRIVE, SUNNYVALE, CA.
APN: 198-38-018



Nadir Raftouli

NNR ENGINEERING
CIVIL ENGINEERS
555 WEYBROOK DRIVE
SAN JOSE, CALIFORNIA 95033
(408) 348-7883

1136 NORTHUMBERLAND DRIVE

SUNNYVALE

SANTA CLARA COUNTY

CALIFORNIA

TWO (2) LOTS
SUBDIVISION
COVER SHEET

-	-
-	-
-	-
-	-
-	-
REVISIONS	BY

JOB NO:
DATE: 1-8-2020
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:

C-1

PROPERTY LINE
CENTERLINE
SANITARY SEWER
STORM DRAIN LINE
ELECTRICAL LINE
GAS LINE
JOINT TRENCH
TELECOMM
WATER LINE
OVERHEAD
SANITARY SEWER
CLEANOUT
SANITARY SEWER
MANHOLE
FENCE LINE
WATER VALVE
WATER METER
FIRE HYDRANT
JOINT POLE
GUY ANCHOR
TREE, SIZE AND TYPE
AS NOTED
GAS LINE
WATER LINE
REMOVE TREE
CONCRETE
GAS METER
DRAINAGE FLOW
AREA DRAIN
(CHRISTY BOX V-1)
OR EQUAL
STORM DRAIN
MANHOLE

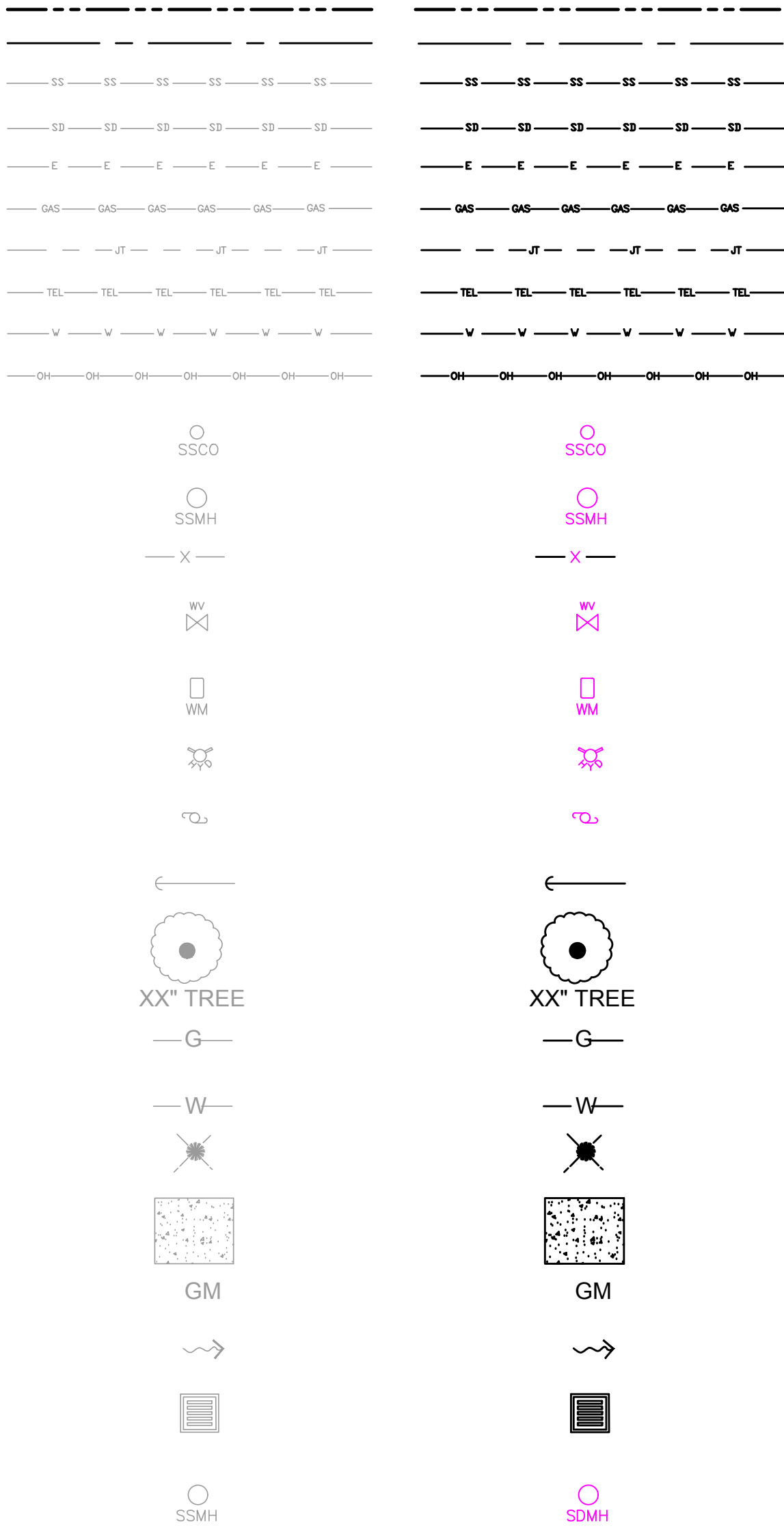
ABBREVIATION

AD AREA DRAIN
CO CLEANOUT
(E) EXISTING
FF FINISH FLOOR
FG FINISH GRADE
FL FLOW LINE
FS FINISH SLAB
INV INVERT
(N) NEW
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SD STORM DRAIN

LEGEND

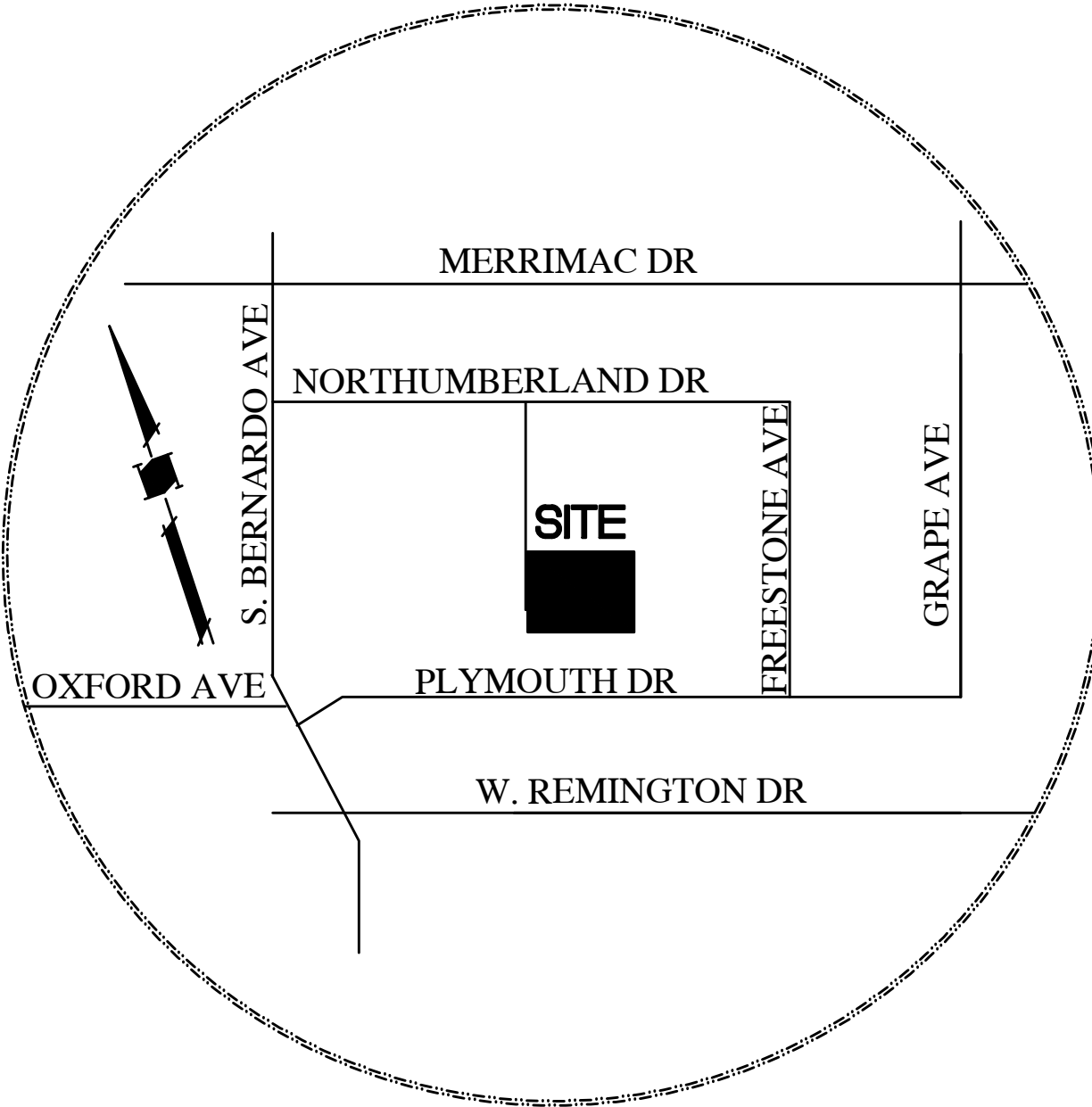
EXISTING

PROPOSED



STORM DRAIN CALCULATION

PRE-DEVELOPMENT:	
DESCRIPTION	AREA (S.F.)
BUILDING	2410
DRIVEWAY/WALKWAY	3455
SHED	181
TOTAL	6046
POST-DEVELOPMENT:	
DESCRIPTION	AREA (S.F.)
BUILDING	4740
DRIVEWAY	2059
PORCH	1427
TOTAL	8226
NET CHANGE	2180



VICINITY MAP
NTS

STORM DRAIN CALCULATION

FOR BOTH LOTS:			
IMPERVIOUS AREA CALCULATION (CITY IMPERVIOUS AREA WORKSHEET)			
A	15574	S.F.	TOTAL AREA OF PARCEL
B	9528	S.F.	EXISTING PERVIOUS AREA
C	6046	S.F.	EXISTING IMPERVIOUS AREA
D	39	%	EXISTING % IMPERVIOUS
E	4881	S.F.	EXISTING IMPERVIOUS AREA TO BE REPLACED W/NEW IMPERVIOUS AREA
F	3396	S.F.	EXISTING PERVIOUS AREA TO BE REPLACED W/NEW IMPERVIOUS AREA
G=E+F	8277	S.F.	NEW IMPERVIOUS AREA (CREATING OR REPLACING)
H	1216	S.F.	EXISTING IMPERVIOUS AREA TO BE REPLACED W/NEW PERVIOUS AREA
I=F-H	2180	S.F.	NET CHANGE IN IMPERVIOUS AREA
J=B-I	7348	S.F.	PROPOSED PERVIOUS AREA
K	8226	S.F.	PROPOSED IMPERVIOUS AREA
J+K	15574	S.F.	VERIFY THAT J+K=A
L	53	%	PROPOSED PERCENTAGE IMPERVIOUS

SHEET INDEX

TOPOGRAPHIC BOUNDARY SURVEY	C-0
COVER SHEET	C-1
DEMOLITION PLAN	C-2
CONCEPTUAL GRADING & DRAINAGE PLAN	C-3
MISC. DETAILS	C-4
CROSS SECTIONS	C-5
UTILITY PLAN	C-6
OFF-SITE IMPROVEMENT PLAN	C-7
TENTATIVE PARCEL MAP	T-1
TENTATIVE PARCEL MAP	T-2

BENCHMARK

VERTICAL DATUM IS BASED ON THE CITY OF SUNNYVALE BM # 21

BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN, INTERSECTION OF WEST REMINGTON AVENUE AND SOUTH BERNARD AVENUE. ELEVATION=188.195' (NAVD 88)

BASIS OF BEARINGS

THE BEARING OF THE EASTERLY LINE OF TRACT NO. 995 AS RECORDED IN BOOK 44 OF MAPS, PAGES 44 AND 45, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

EARTHWORK QUANTITY

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF SUNNYVALE AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

APPROXIMATE CUT REQUIRED 90± CY

FILL REQUIRED 10± CY



[Signature]

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(408) 948-7815

CALIFORNIA

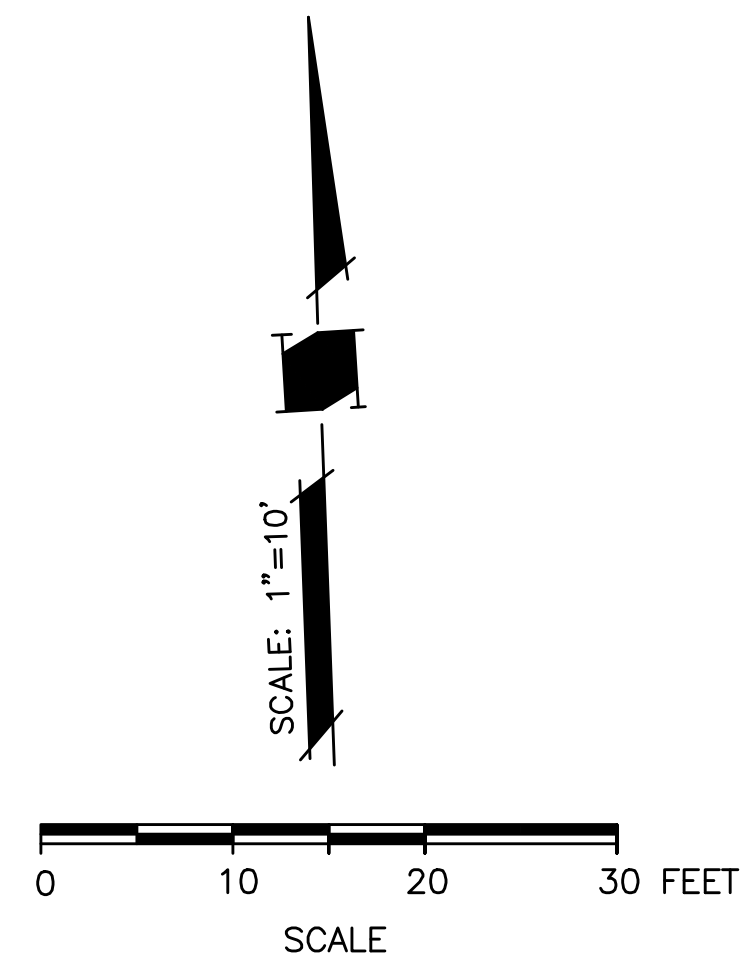
1136 NORTHERLAND DRIVE
SUNNYVALE
APN 198-38-018

SANTA CLARA COUNTY

DEMOLITION PLAN

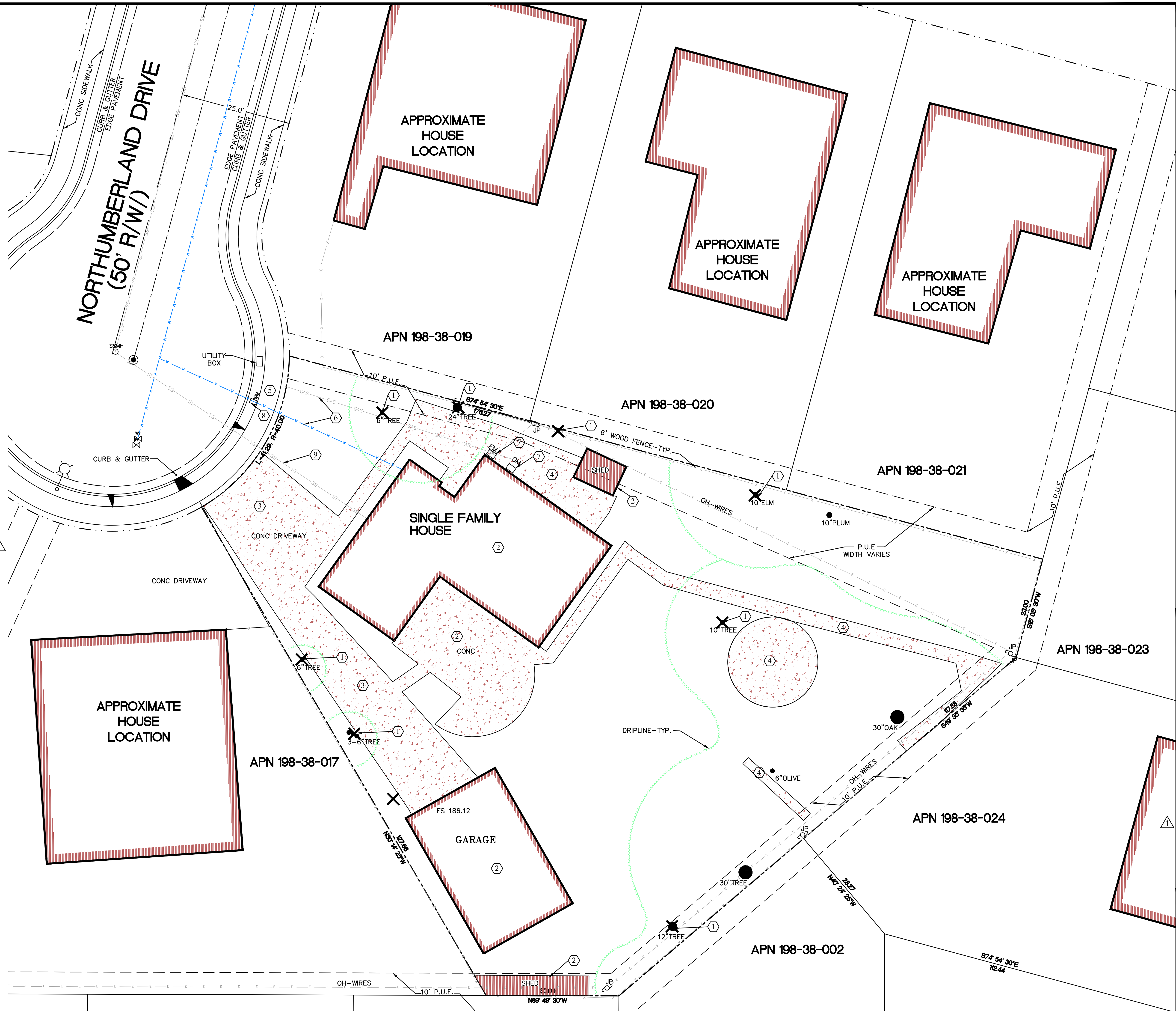
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	-
	-
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	-
REVISIONS	DATE
JOB NO:	
DATE:	1-8-2020
SCALE:	1" = 10'
DRAWN BY:	NR
SHEET NO:	

C-2



DEMOLITION NOTES:

- 1 REMOVE EXISTING TREE
- 2 REMOVE CONCRETE PATIO OR CONCRETE PAD/EXISTING STRUCTURE
- 3 REMOVE EXISTING CONCRETE DRIVEWAY
- 4 REMOVE EXISTING CONCRETE WALKWAY
- 5 REMOVE EXISTING CONCRETE SIDEWALK
- 6 ABANDON UTILITY IN PLACE
- 7 SALVAGE EXISTING GAS/ELECT. METERS
- 8 SALVAGE EXISTING WATER METER
- 9 REMOVE ON-SITE EXISTING SS LATERAL UP TO PROPERTY LINE.



GRADING AND DRAINAGE CONSTRUCTION NOTES:

- 1 DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
- 2 DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.), DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PVIOUS AREA OF THE SITE -TYP.
- 3 EARTH SWALE @S=0.7%.
- 4 REMOVE EXISTING DRIVEWAY APPROACH AND INSTALL NEW 18' WIDE DRIVEWAY APPROACH ALONG FRONTAGE PROPERTY PER CITY DETAIL 5C-1.
- 5 SHALLOW GRAVEL BASIN 6'X6'X4.5' DEEP.
- 6 6" PVC (SDR-35) @ S=0.5% MIN.
- 7 INFILTRATION DEVICE.

DRAINAGE NOTE

- 1 CB
RIM 185.6±
INV 184.3±
- 2 CB
RIM 185.5±
INV 183.0±
- 3 CB
RIM 184.0±
INV 181.5±
- 4 CB
RIM 185.5±
INV 183.0±
- 5 CB
RIM 185.6±
INV 184.3±
- 6 CB
RIM 185.5±
INV 183.0±
- 7 CB
RIM 184.0±
INV 181.5±

LEGEND:

- ⊕ AREA DRAIN
(CHRISTY BOX V-1)
OR EQUAL
- ▣ CATCH BASIN
(CHRISTY BOX V-24)
OR EQUAL

DETAIL NUMBER
PAGE NUMBER

DRAINAGE NOTE

- A. "UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEET FLOW ONTO THE NEIGHBORING PROPERTY."

ENCROACHMENT PERMIT

PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT ALONG WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

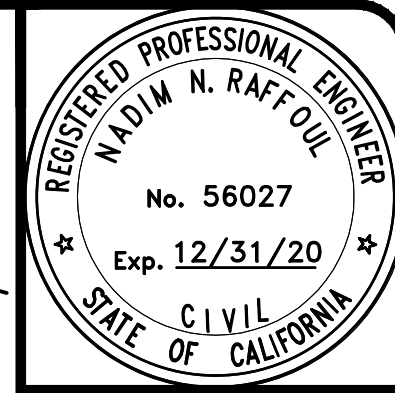
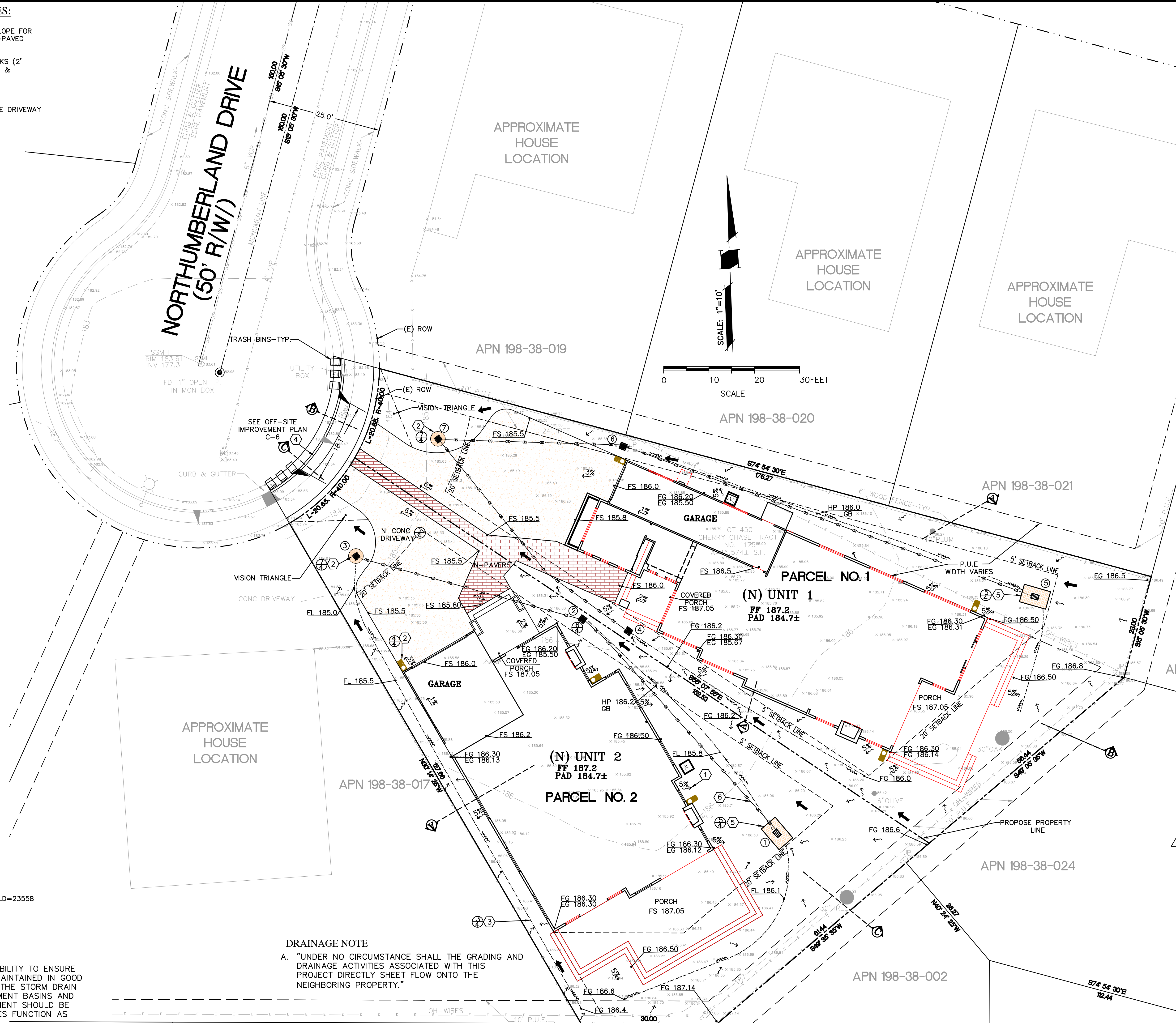
FOLLOW THE ATTACHED LINK FOR THE ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS.
[HTTPS://SUNNYVALE.CA.GOV/CIVICAX/FILEBANK/BLOBDLOAD.ASPX?BLOBLD=23558](https://SUNNYVALE.CA.GOV/CIVICAX/FILEBANK/BLOBDLOAD.ASPX?BLOBLD=23558)

CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.

MAINTENANCE NOTE: IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL DRAINAGE IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS, SEDIMENT BASINS AND PERMEABLE PAVEMENT FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED.

DRAINAGE NOTE

- A. "UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEET FLOW ONTO THE NEIGHBORING PROPERTY."



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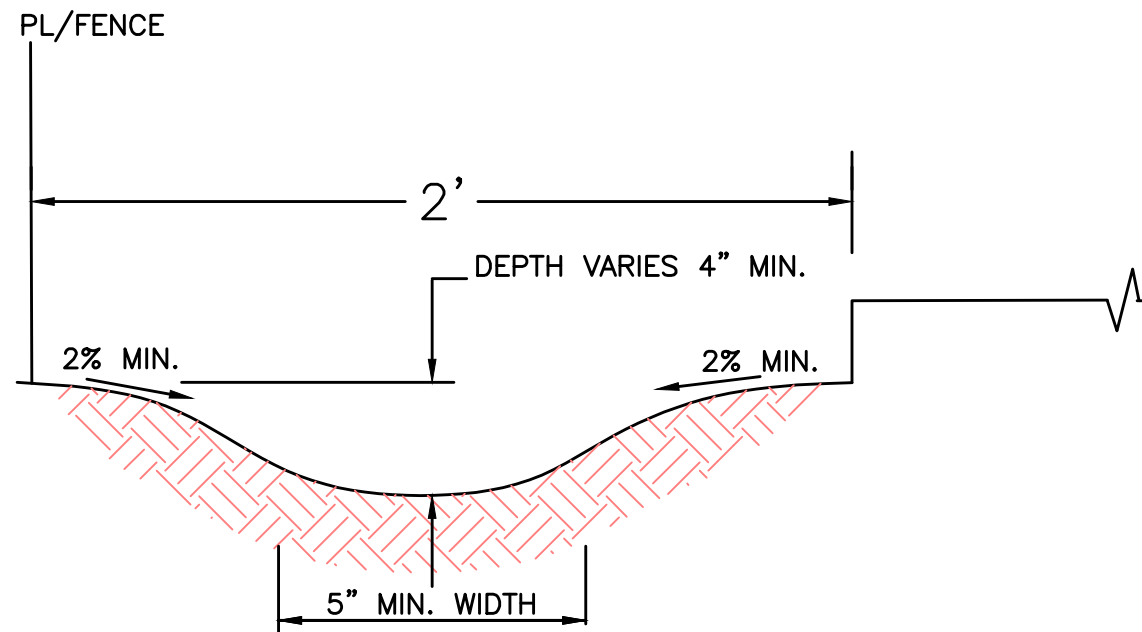
1136 NORTHUMBERLAND DRIVE
SUNNYVALE
APN 198-38-018
SANTA CLARA COUNTY

TWO (2) LOTS
SUBDIVISION
GRADING AND
DRAINAGE PLAN

CITY COMMENTS	114-19
-	-
-	-
-	-
-	-

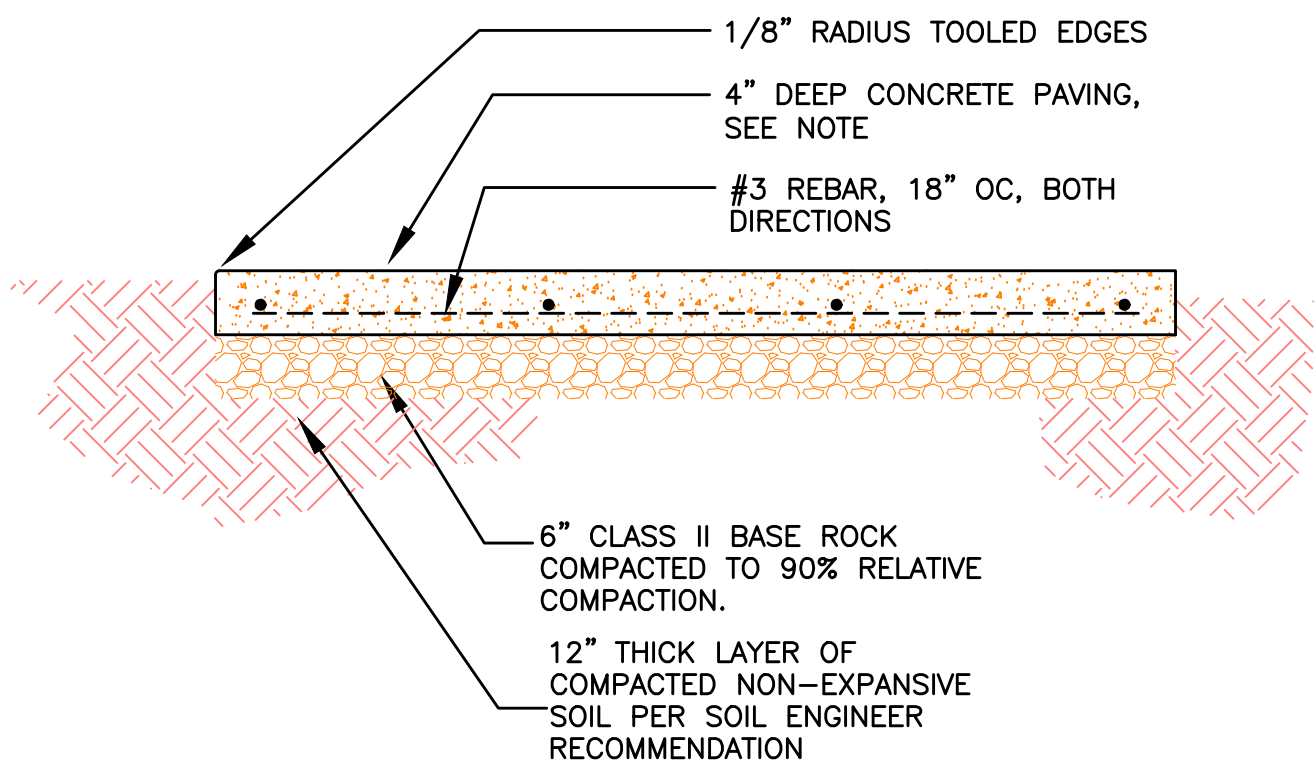
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JOB NO:	
DATE:	1-8-2020
SCALE:	1" = 10'
DRAWN BY:	NR
SHEET NO:	

C-3

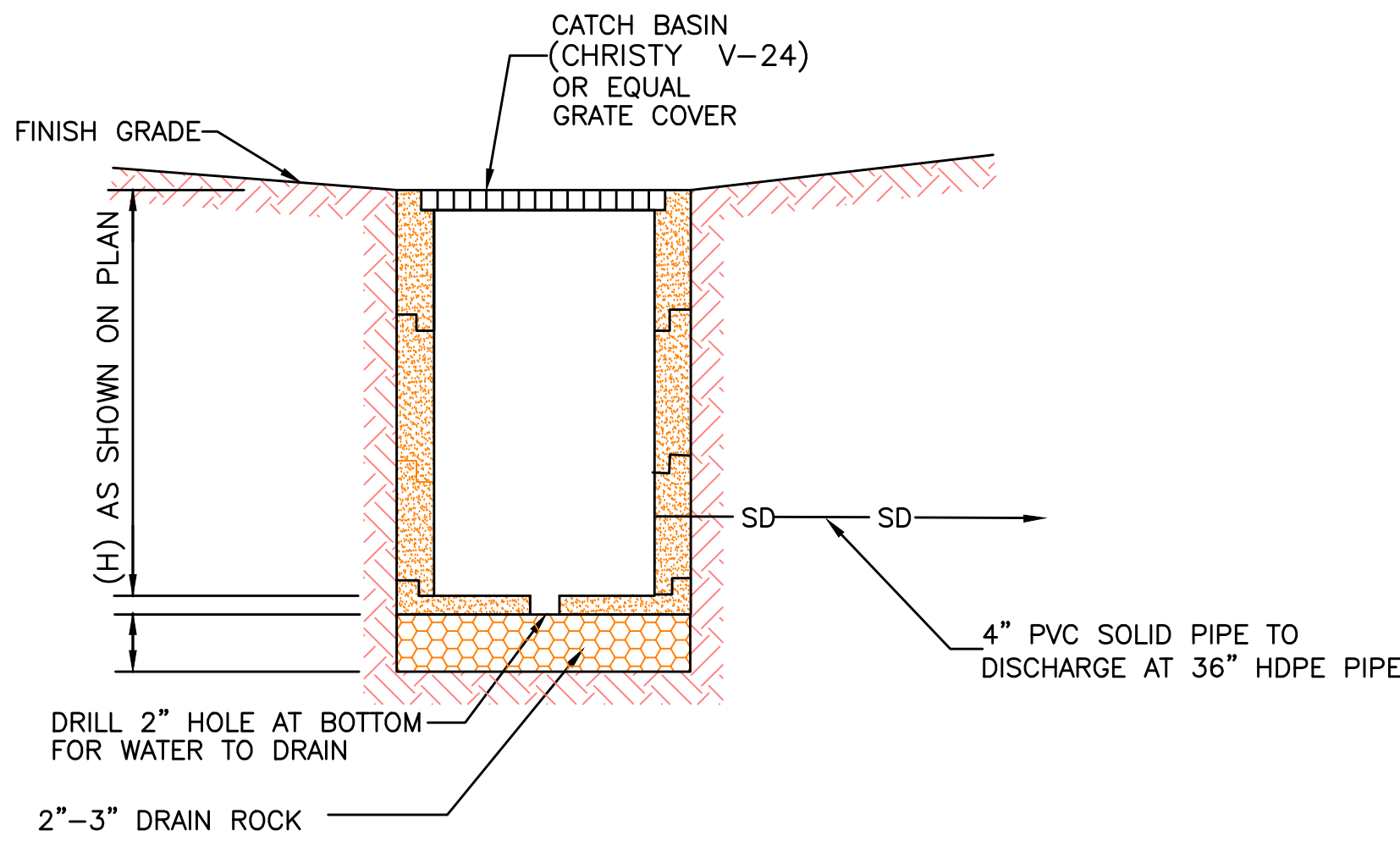


NOTES:
1. SEE LANDSCAPE PLANS FOR SURFACING

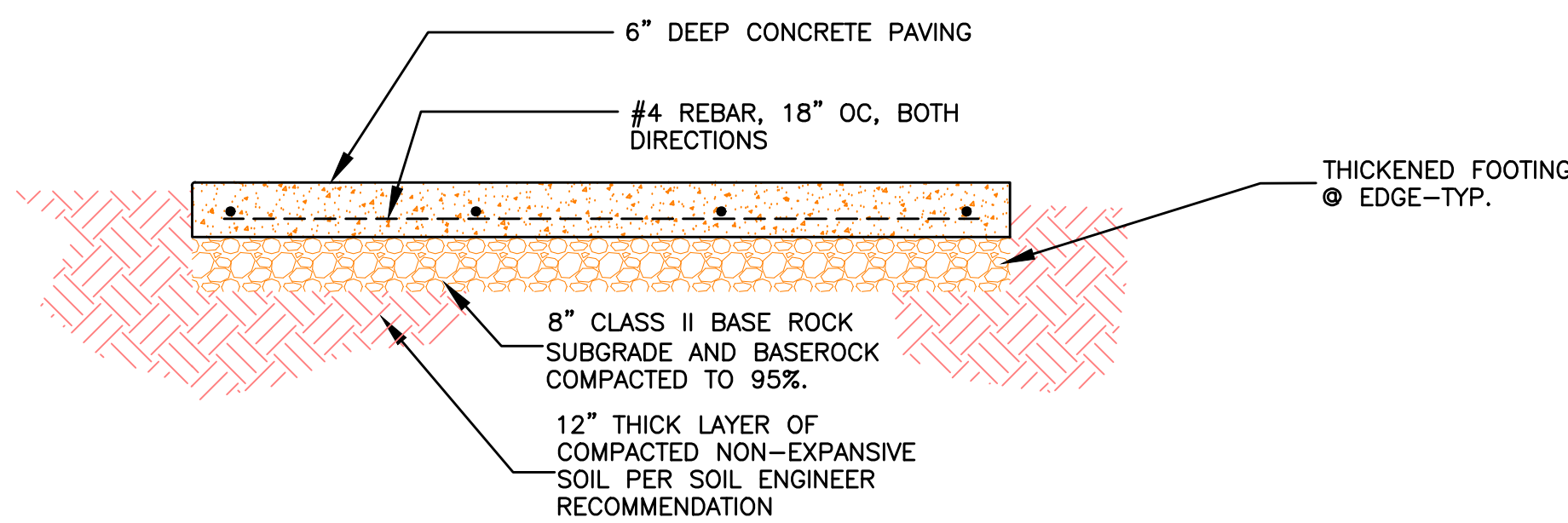
EARTH SWALE DETAIL
N.T.S. 3/4



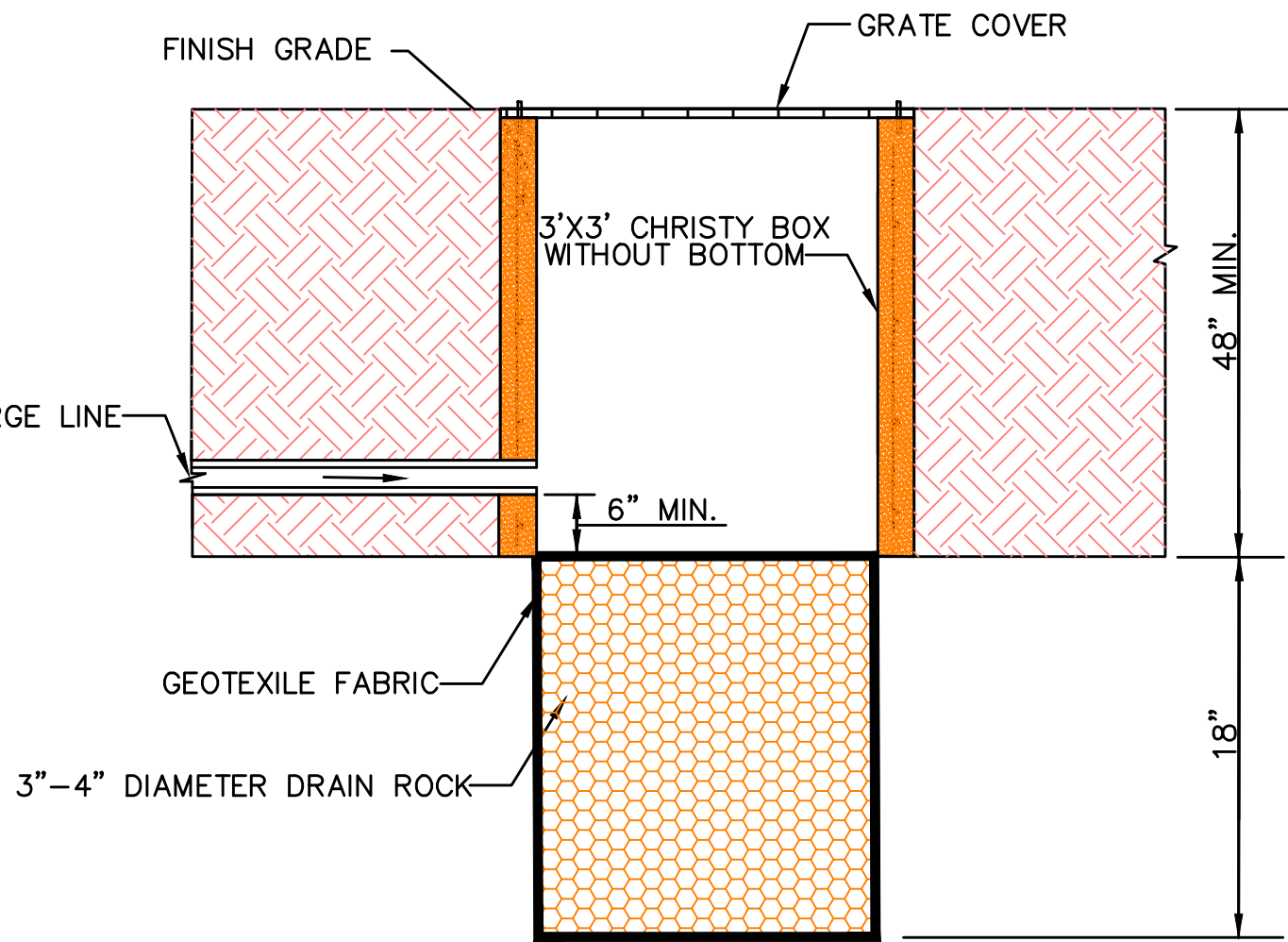
CONCRETE WALKWAY-TYPICAL SECTION
N.T.S. 2/4



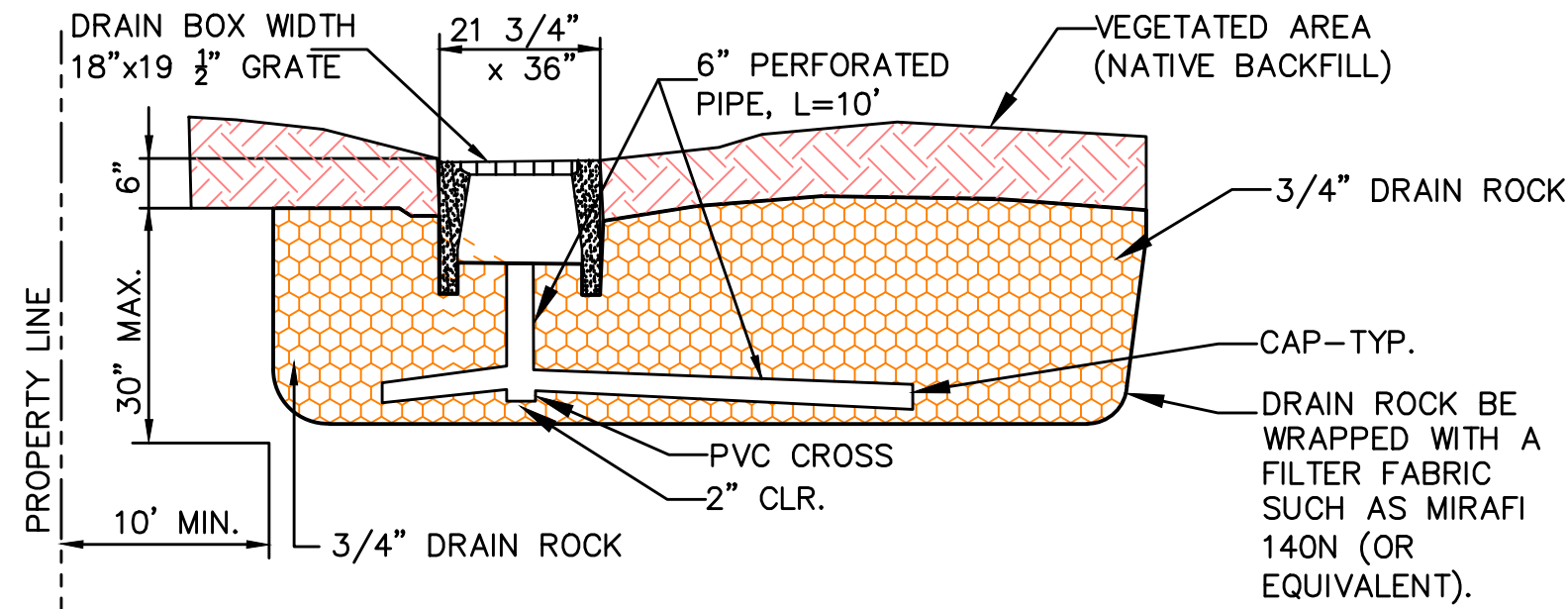
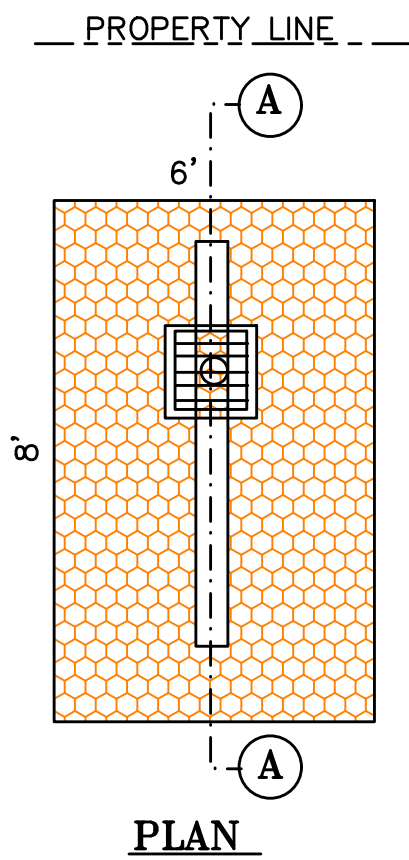
CATCH BASIN DETAIL
N.T.S. 6/4



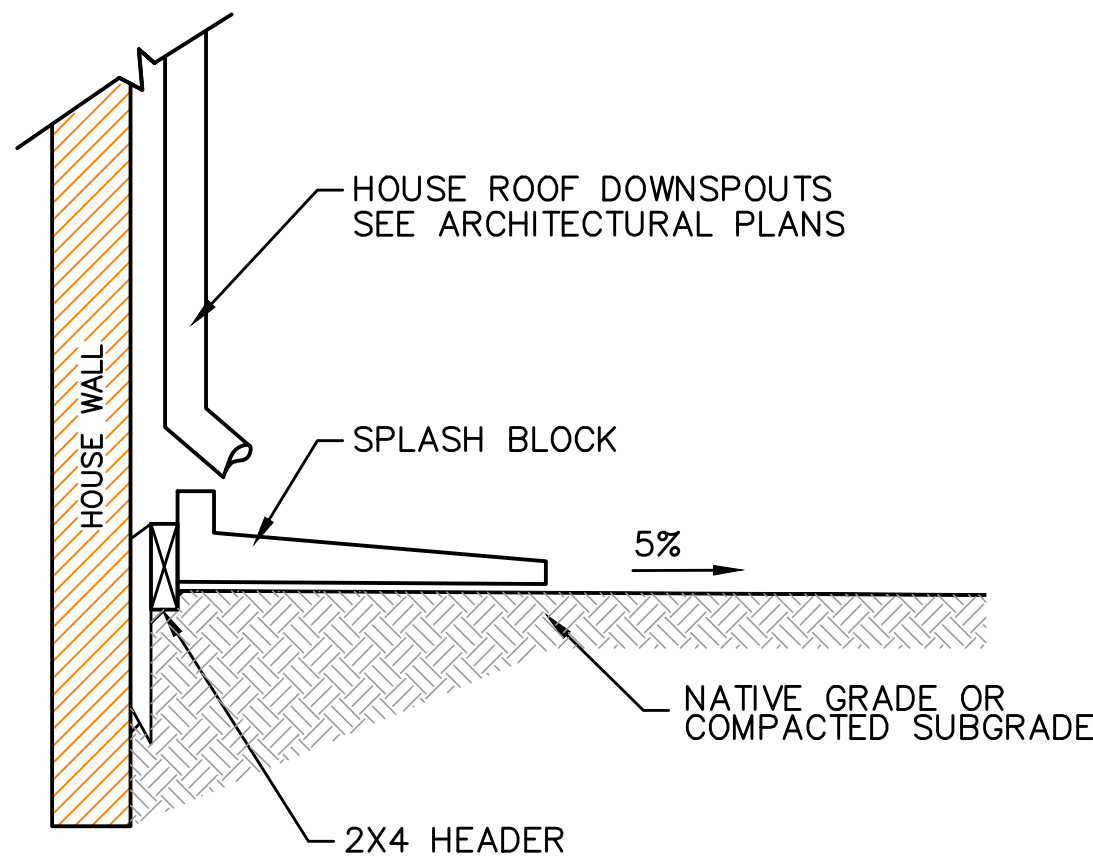
CONCRETE DRIVEWAY-TYPICAL SECTION
N.T.S. 1/4



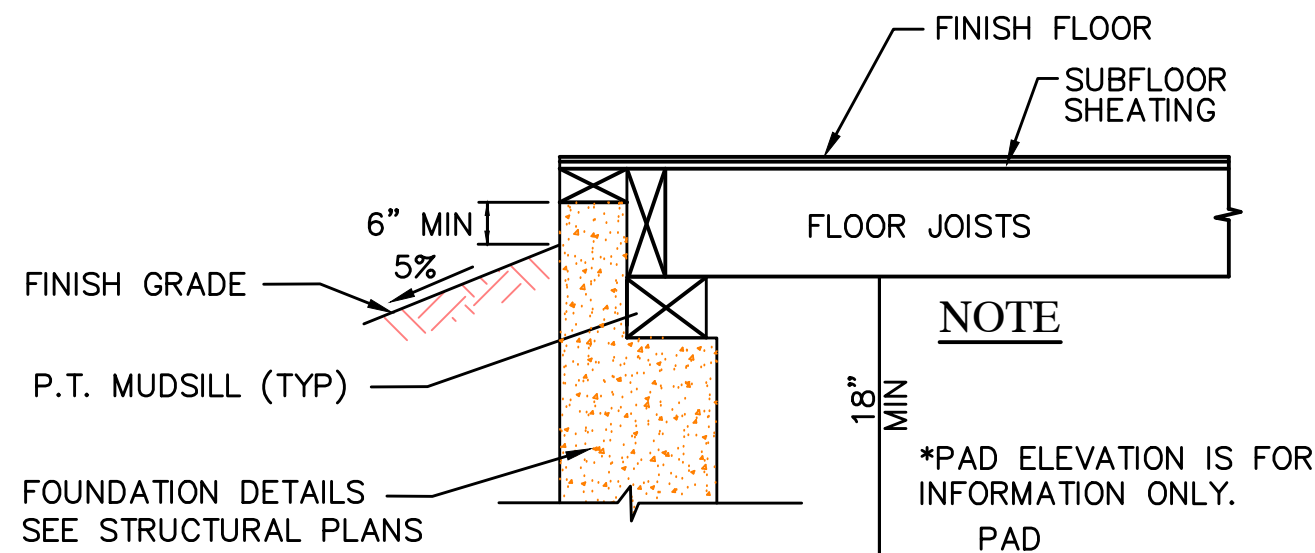
INFILTRATION DEVICE DETAIL
N.T.S. 7/4



SHALLOW GRAVEL BASIN
N.T.S. 5/4



ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S. 4/4



EXTERIOR GRADING DETAIL (TYP.)
N.T.S.



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1136 NORTHERLAND DRIVE

SUNNYVALE

SANTA CLARA COUNTY

CALIFORNIA

TWO (2) LOTS
SUBDIVISION

MISC. DETAILS

REVISIONS	BY
JOB NO:	
DATE:	1-8-2020
SCALE:	N.T.S.
DRAWN BY:	NR
SHEET NO:	



[Signature]

NNR ENGINEERING
CIVIL ENGINEERS
655 WETBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 348-7883

1136 NORTHERLAND DRIVE

SUNNYVALE

CALIFORNIA

SANTA CLARA COUNTY

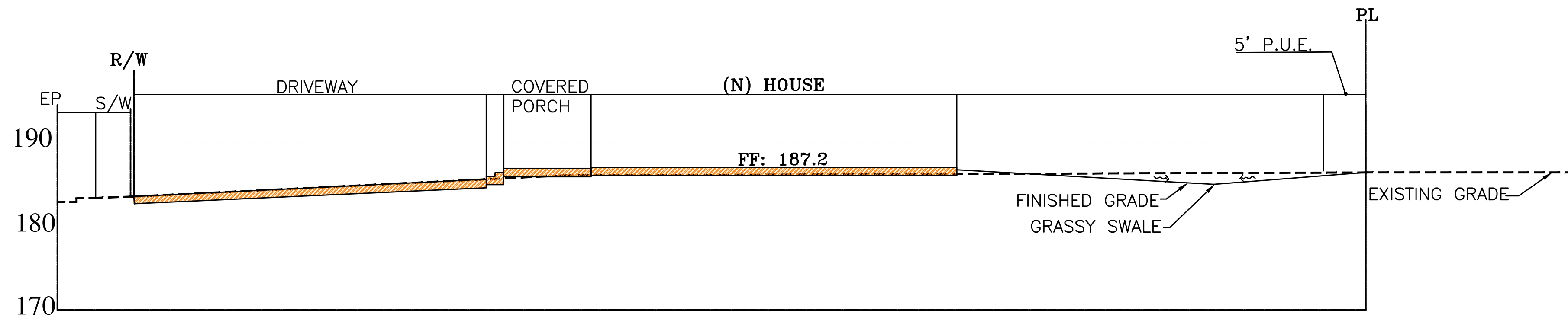
TWO (2) LOTS
SUBDIVISION

CROSS SECTIONS

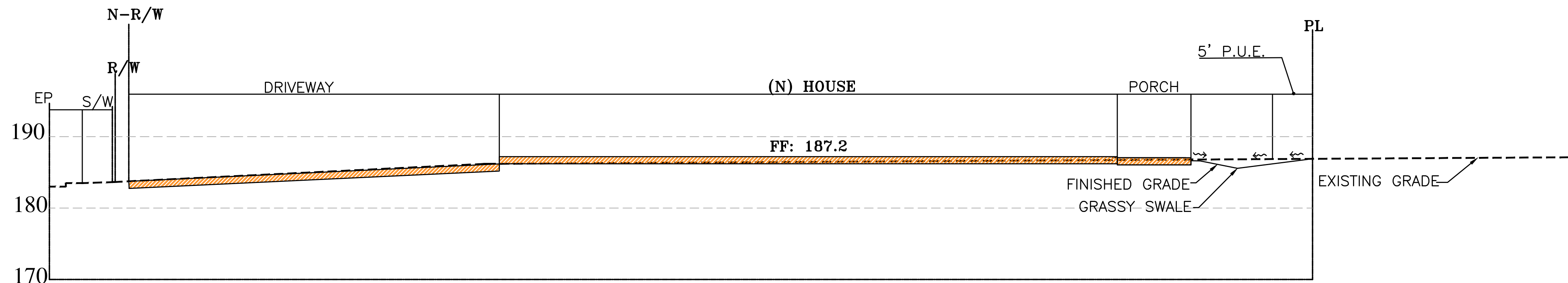
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REVISIONS	BY
JOB NO:	
DATE: 1-8-2020	
SCALE: AS SHOWN	
DRAWN BY: NR	
SHEET NO:	

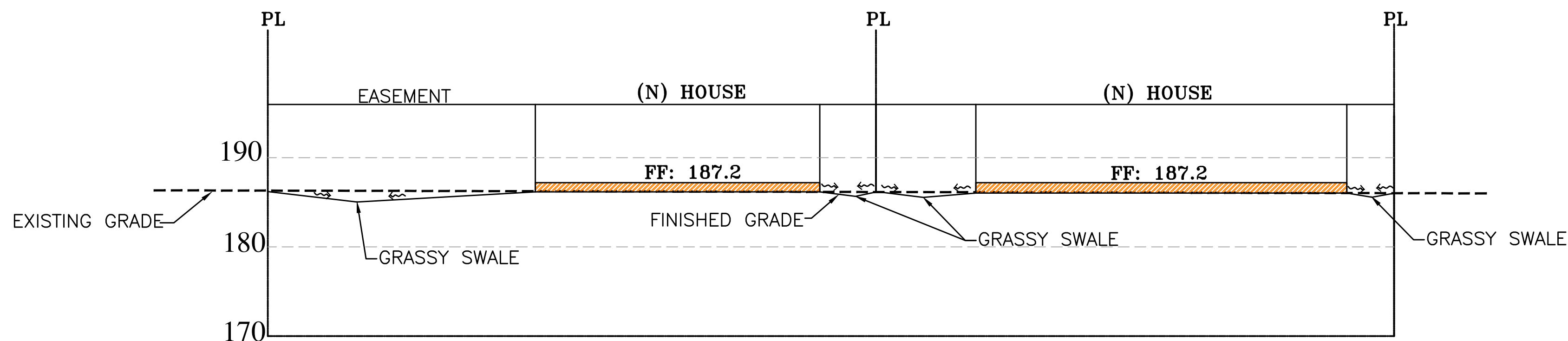
C-5



SECTION C-C
SCALE: H 1"=10'
V 1"=10'



SECTION B-B
SCALE: H 1"=10'
V 1"=10'



SECTION A-A
SCALE: H 1"=10'
V 1"=10'



NNR ENGINEERING

CIVIL ENGINEERS
835 WEBBECRE DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 948-7985

CALIFORNIA

136 NORTHUMBERLAND DRIVE

SUNNYVALE

APN 198-38-018

SANTA CLARA COUNTY

**TWO (2) LOTS
SUBDIVISION**

**OFF-SITE IMPROVEMENT
DRAINAGE PLAN**

CITY COMMENTS 2/3/2020

REVISIONS DATE

JOB NO:

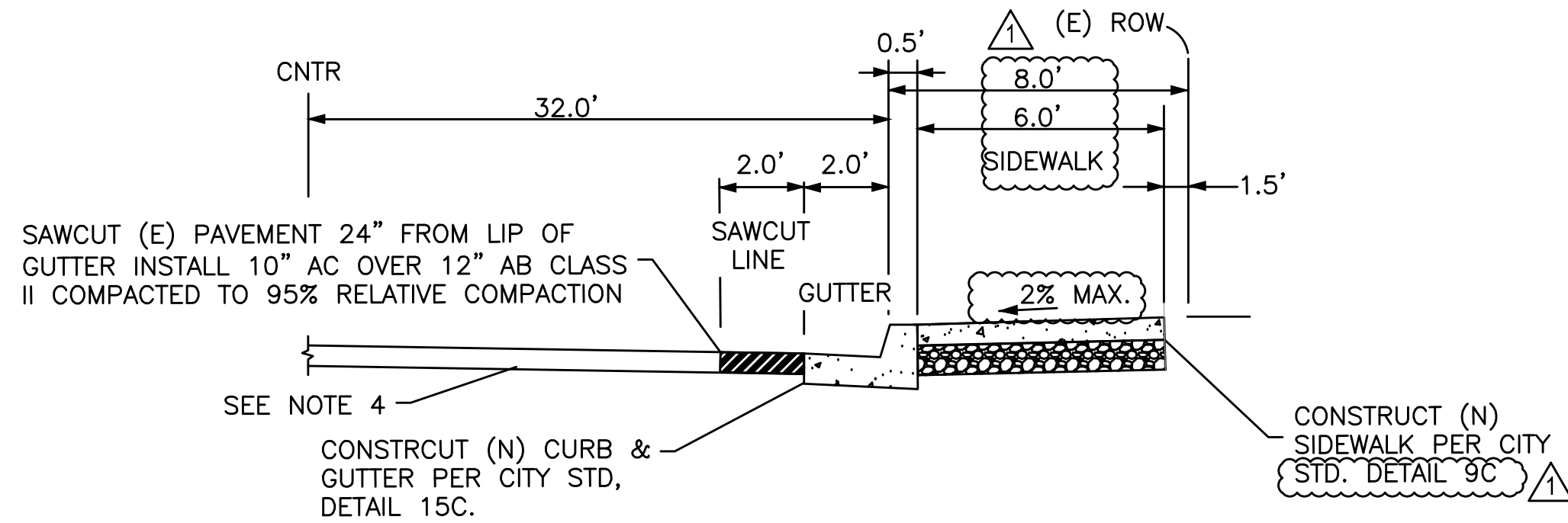
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SHEET NO:

C-7



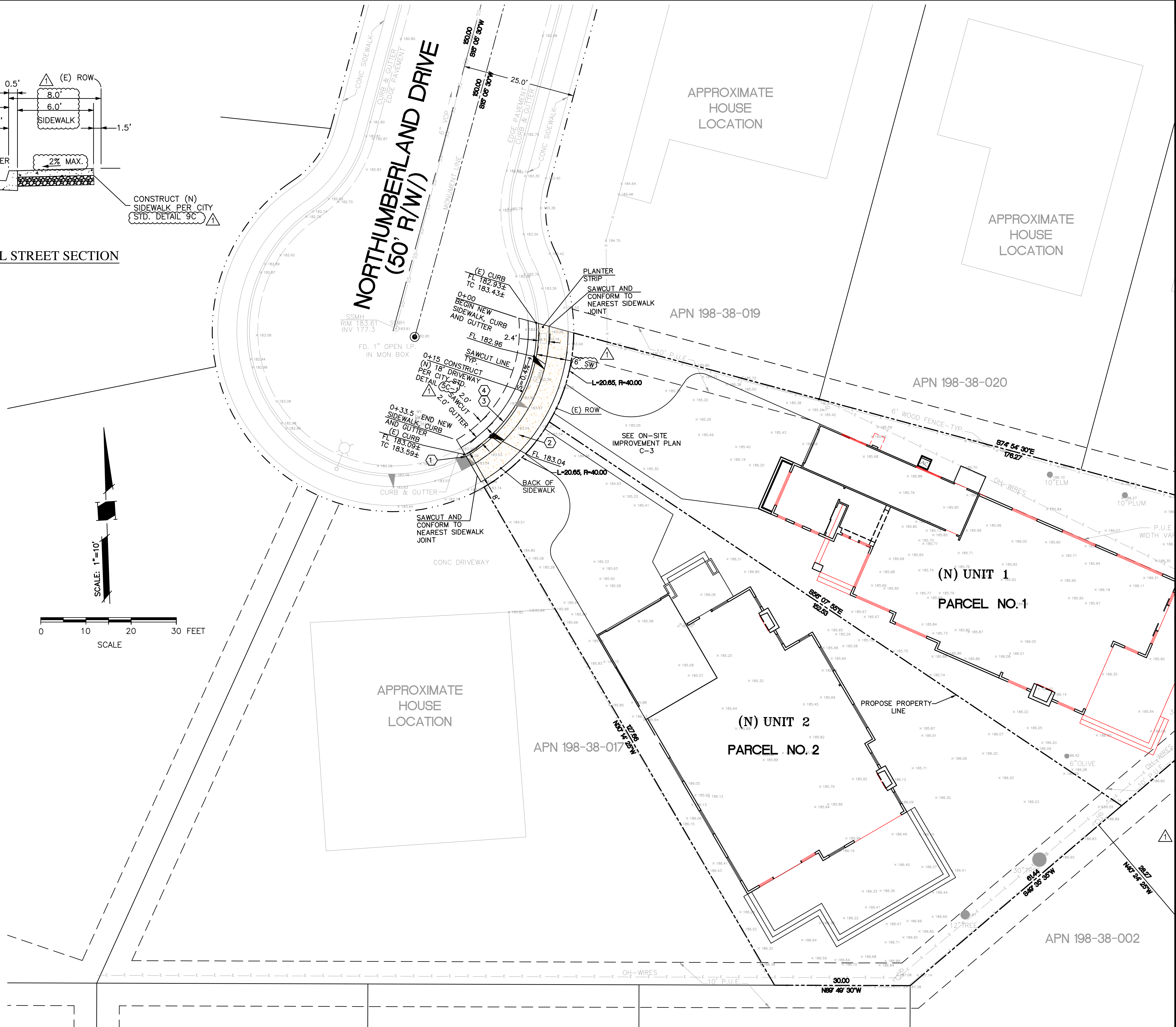
NORTHUMBERLAND DR. TYPICAL STREET SECTION

GENERAL NOTES.

1. PRIOR TO ANY WORK IN PUBLIC RIGHT OF WAY, OBTAIN AN ENCROACHMENT PERMIT ALONG WITH INSURANCE REQUIREMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST MUTCD STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
2. PROTECT EXISTING TREE.
NO UTILITY TRENCH SHALL BE ALLOWED WITHIN 15' RADIUS OF AN EXISTING MATURE TREE. BORING, AIR SPADE OR OTHER EXCAVATION METHOD AS APPROVED BY THE CITY ARBORIST SHALL BE CONSIDERED TO PROTECT EXISTING MATURE TREE. CONSULT WITH THE CITY ARBORIST PRIOR TO ADJUSTING LOCATIONS OF UTILITY LINES.
3. REMOVE EXISTING DRIVEWAY APPROACHES AND INSTALL NEW DRIVEWAY APPROACHES ALONG THE PROJECT FRONTAGE TO COMPLY WITH AMERICAS WITH DISABILITIES ACT (ADA) REQUIREMENTS AND CITY STANDARD DETAILS AND SPECIFICATIONS. ALL UNUSED DRIVEWAY APPROACHES SHALL BE REPLACED WITH NEW CURB, GUTTERS AND SIDEWALKS PER CITY STANDARDS.
4. NORTHUMBERLAND DRIVE -TYPE II SLURRY SEAL IS TO BE APPLIED OVER THE ENTIRE NORTHUMBERLAND DR. CUL-DE-SAC BULB. FINAL STREET RESTORATION LIMITS ARE TO BE DETERMINED BY DPW INSPECTOR AT TIME OF CONSTRUCTION COMPLETION

CONSTRUCTION NOTES:

1. CONSTRUCT (N) CURB & GUTTER PER CITY STD, DETAIL 15C.
2. CONSTRUCT (N) SIDEWALK PER CITY STD.DETAIL 9C.
3. REMOVE EXISTING SIDEWALK, CURB AND GUTTER.
4. REMOVE EXISTING DRIVEWAY.





NNR ENGINEERING
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 946-785

CALIFORNIA

1136 NORTHUMBERLAND DRIVE

SUNNYVALE

APN 198-38-018

SANTA CLARA COUNTY

TENTATIVE PARCEL MAP

TWO (2) LOTS
SUBDIVISION

CITY COMMENTS 2/3/2020

REVISIONS DATE

JOB NO:

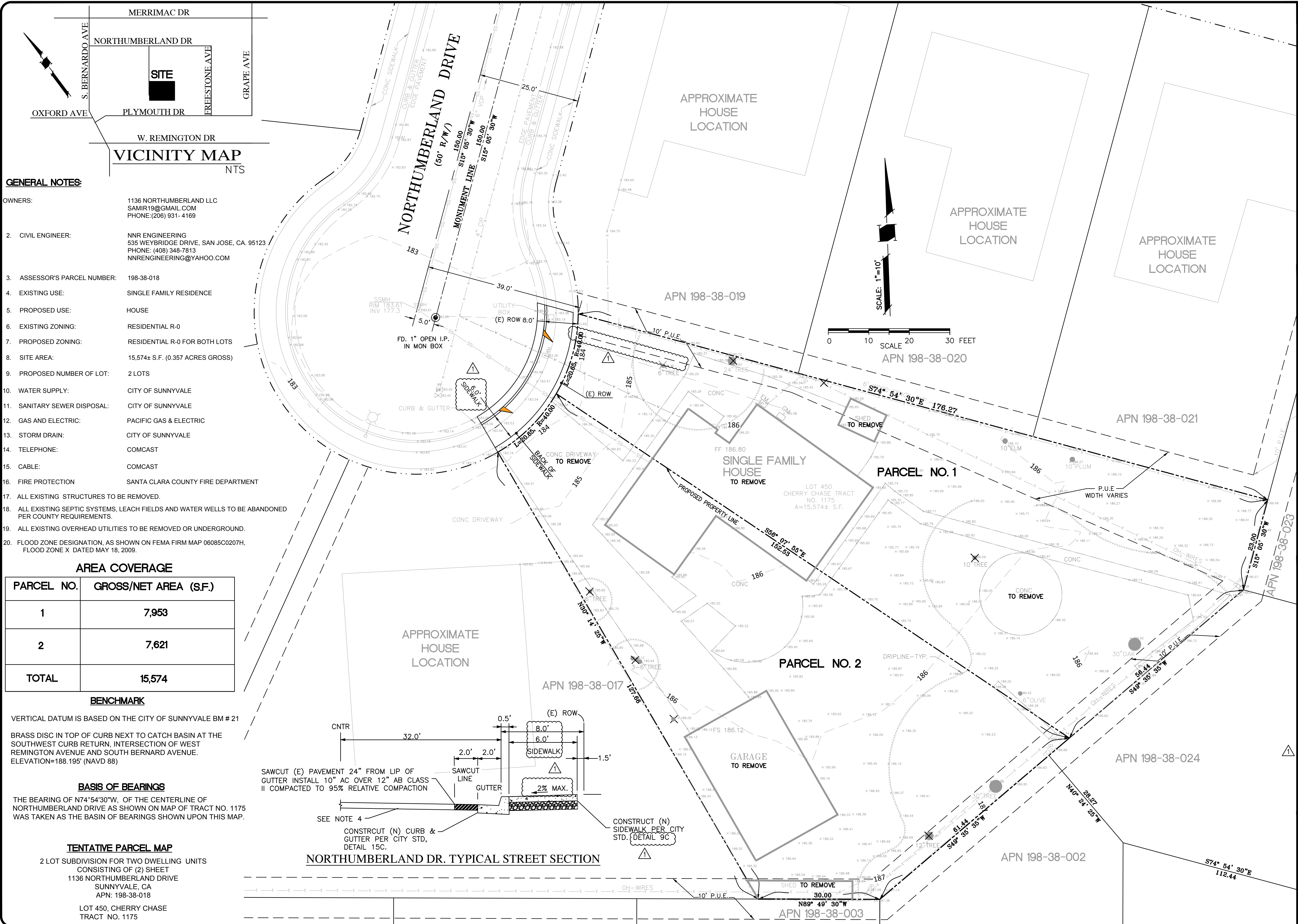
DATE: 1-8-2020

SCALE: 1"=10'

DRAWN BY: NR

SHEET NO:

T-1



- GENERAL NOTES:**
- OWNERS: 1136 NORTHUMBERLAND LLC
SAMIR19@GMAIL.COM
PHONE:(206) 931- 4169
2. CIVIL ENGINEER: NNR ENGINEERING
535 WEYBRIDGE DRIVE, SAN JOSE, CA. 95123
PHONE: (408) 348-7813
NNREENGINEERING@YAHOO.COM
3. ASSESSOR'S PARCEL NUMBER: 198-38-018
4. EXISTING USE: SINGLE FAMILY RESIDENCE
5. PROPOSED USE: HOUSE
6. EXISTING ZONING: RESIDENTIAL R-0
7. PROPOSED ZONING: RESIDENTIAL R-0 FOR BOTH LOTS
8. SITE AREA: 15,574± S.F. (0.357 ACRES GROSS)
9. PROPOSED NUMBER OF LOT: 2 LOTS
10. WATER SUPPLY: CITY OF SUNNYVALE
11. SANITARY SEWER DISPOSAL: CITY OF SUNNYVALE
12. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC
13. STORM DRAIN: CITY OF SUNNYVALE
14. TELEPHONE: COMCAST
15. CABLE: COMCAST
16. FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
17. ALL EXISTING STRUCTURES TO BE REMOVED.
18. ALL EXISTING SEPTIC SYSTEMS, LEACH FIELDS AND WATER WELLS TO BE ABANDONED PER COUNTY REQUIREMENTS.
19. ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR UNDERGROUND.
20. FLOOD ZONE DESIGNATION, AS SHOWN ON FEMA FIRM MAP 06085C0207H, FLOOD ZONE X DATED MAY 18, 2009.

PARCEL NO.	GROSS/NET AREA (S.F.)
1	7,953
2	7,621
TOTAL	15,574

BENCHMARK

VERTICAL DATUM IS BASED ON THE CITY OF SUNNYVALE BM # 21

BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN, INTERSECTION OF WEST REMINGTON AVENUE AND SOUTH BERNARD AVENUE. ELEVATION=188.195' (NAVD 88)

BASIS OF BEARINGS

THE BEARING OF N74°54'30"W, OF THE CENTERLINE OF NORTHUMBERLAND DRIVE AS SHOWN ON MAP OF TRACT NO. 1175 WAS TAKEN AS THE BASIN OF BEARINGS SHOWN UPON THIS MAP.

TENTATIVE PARCEL MAP

2 LOT SUBDIVISION FOR TWO DWELLING UNITS
CONSISTING OF (2) SHEET
1136 NORTHUMBERLAND DRIVE
SUNNYVALE, CA
APN: 198-38-018

LOT 450, CHERRY CHASE
TRACT NO. 1175

NORTHUMBERLAND DR. TYPICAL STREET SECTION

GRADING AND DRAINAGE CONSTRUCTION NOTES:

- 1 DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
- 2 DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE -TYP.
- 3 EARTH SWALE @S=0.7%.
- 4 REMOVE EXISTING DRIVEWAY APPROACH AND INSTALL NEW 18" WIDE DRIVEWAY APPROACH ALONG FRONTAGE PROPERTY PER CITY DETAIL SC-1.
- 5 SHALLOW GRAVEL BASIN 6'X6'X4.5' DEEP.
- 6 6" PVC (SDR-35) @ S=0.5% MIN.
- 7 INFILTRATION DEVICE.

DRAINAGE NOTE

- 1 CB
RIM 185.6±
INV 184.3±
- 2 CB
RIM 185.5±
INV 183.0±
- 3 CB
RIM 184.0±
INV 181.5±
- 4 CB
RIM 185.5±
INV 183.0±
- 5 CB
RIM 185.6±
INV 184.3±
- 6 CB
RIM 185.5±
INV 183.0±
- 7 CB
RIM 184.0±
INV 181.5±

LEGEND:

- ⊕ AREA DRAIN
(CHRISTY BOX V-1)
OR EQUAL
- ▣ CATCH BASIN
(CHRISTY BOX V-24)
OR EQUAL

DETAIL NUMBER
PAGE NUMBER

DRAINAGE NOTE

A. "UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEET FLOW ONTO THE NEIGHBORING PROPERTY."

ENCROACHMENT PERMIT

PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT ALONG WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

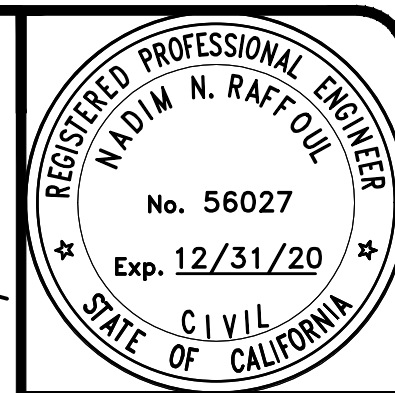
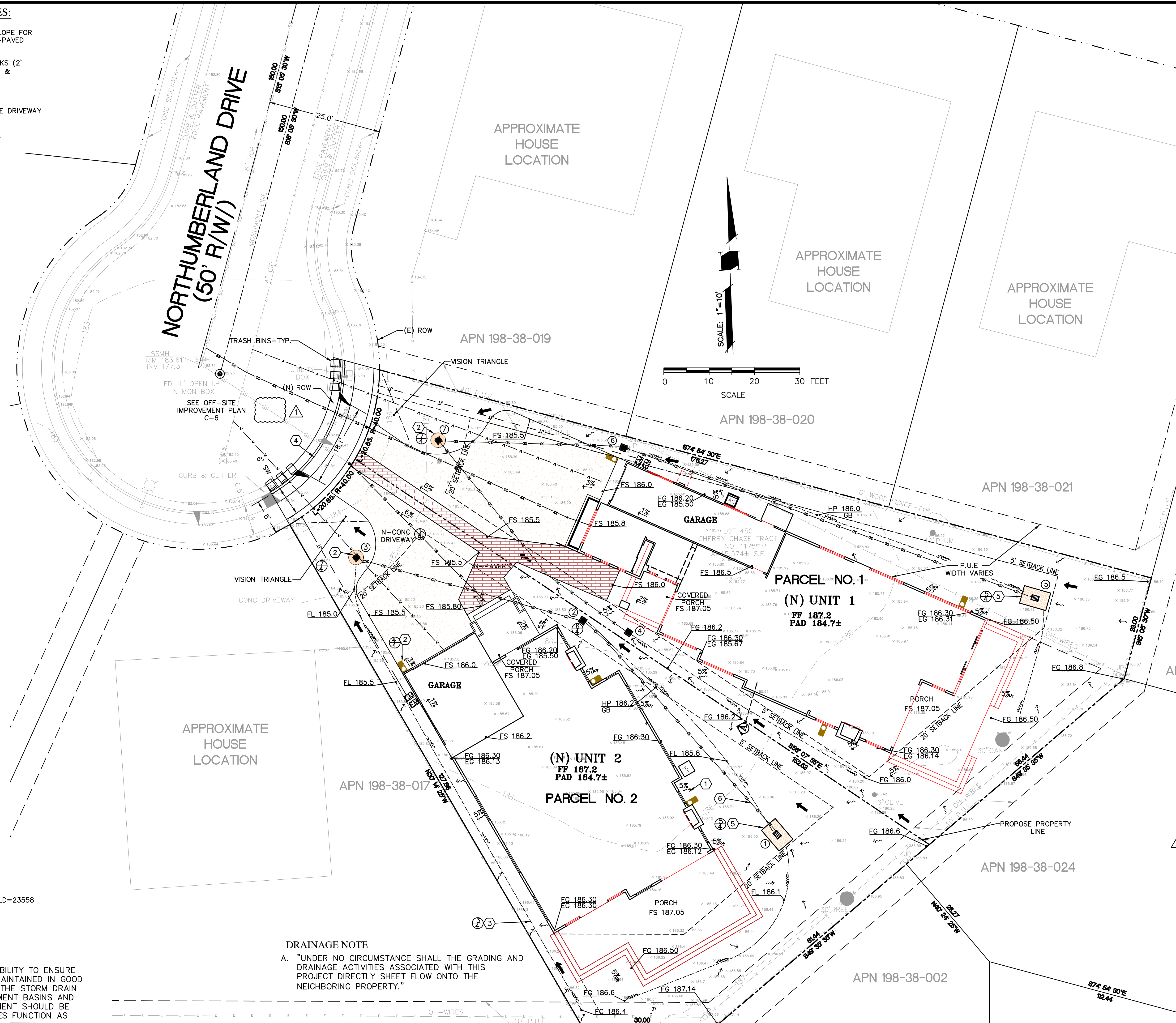
FOLLOW THE ATTACHED LINK FOR THE ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS.
[HTTPS://SUNNYVALE.CA.GOV/CIVICAX/FILEBANK/BLODLOAD.ASPX?BLODID=23558](https://SUNNYVALE.CA.GOV/CIVICAX/FILEBANK/BLODLOAD.ASPX?BLODID=23558)

CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.

MAINTENANCE NOTE: IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL DRAINAGE IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS, SEDIMENT BASINS AND PERMEABLE PAVEMENT FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED.

DRAINAGE NOTE

A. "UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEET FLOW ONTO THE NEIGHBORING PROPERTY."



NNR ENGINEERING
CIVIL ENGINEERS
685 WETMORE DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 948-7885

136 NORTHUMBERLAND DRIVE

SUNNYVALE

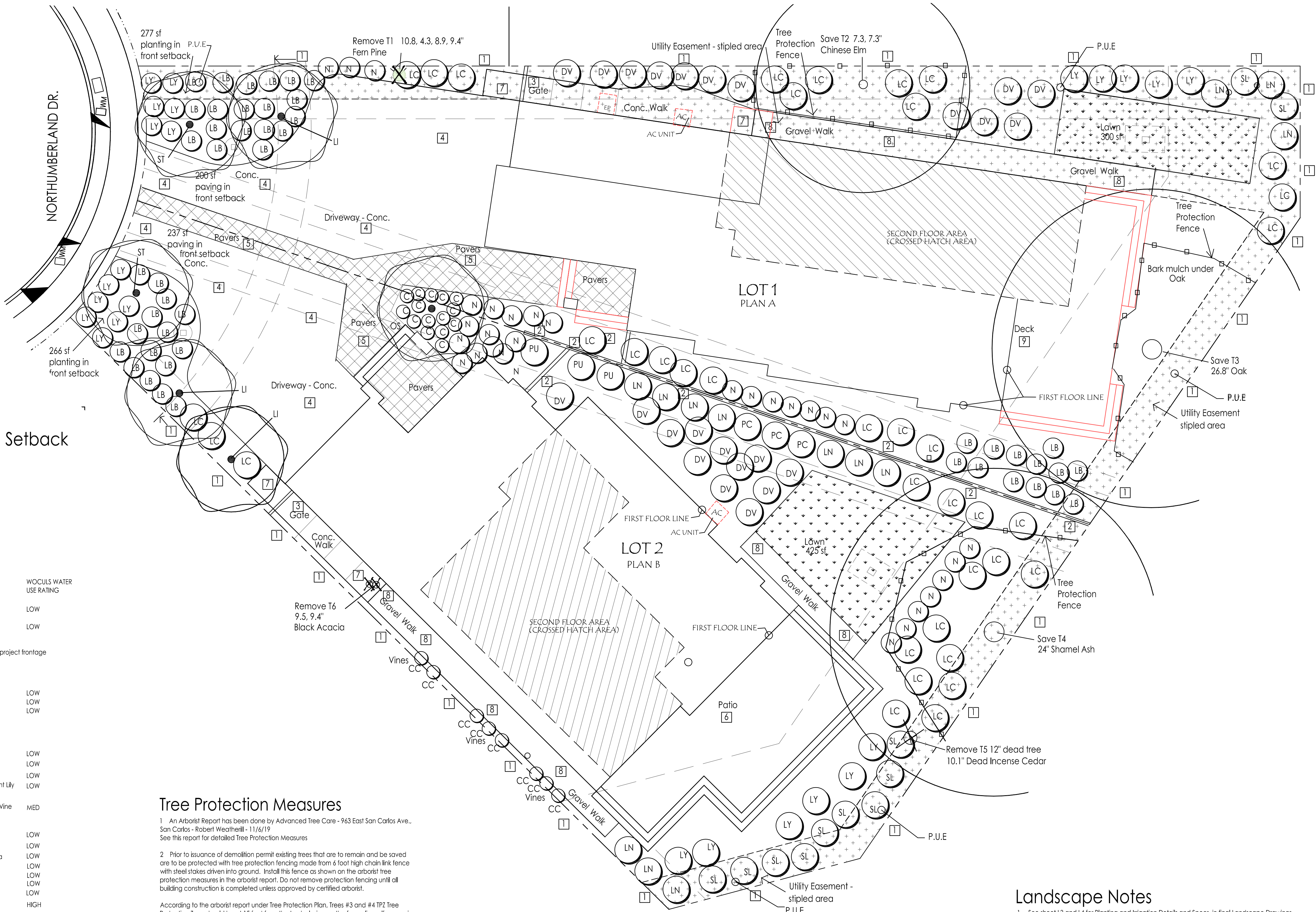
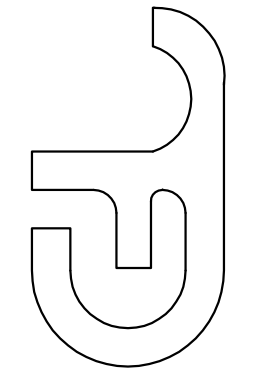
APN 198-38-018

SANTA CLARA COUNTY

TENTATIVE PARCEL MAP

TWO (2) LOTS
SUBDIVISION

CITY COMMENTS	2/3/2020
	-
	-
	-
	-
REVISIONS	DATE
JOB NO:	
DATE:	1-8-2020
SCALE:	1"=10'
DRAWN BY: NR	
SHEET NO:	
T-2	



% of Landscaping in 20' Front Yard Setback

LOT 1
Total area 277 sf Planting and 200 sf Paving = 477 sf Total area
Planting area percentage 277/477 = 58% OK

LOT 2
Total area 266 sf Planting and 237 sf Paving = 503 sf Total area
Planting area percentage 266/503 = 53% OK

Plant Legend

KEY TREES	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WOCULS WATER USE RATING
LI	-	24" box	Lagerstroemia Tuscarora Replacement Trees	Crape Myrtle	LOW
OS	-	24" box	Olea Swan Hill multi Replacement Trees	Swan Hill Olive	LOW
ST	-	24" box	Street Tree - species determined by City Arborist Install as per City Standard details and specifications along the project frontage		
TALL SHRUBS					
PU	-	5	Pittosporum undulatum	Victorian Box	LOW
PR	-	5	Prunus caroliniana	Carolina Cherry	LOW
LN	-	5	Laurus nobilis	Grecian Laurel	LOW
Up size some or all tall shrubs to 15 gal. if they are available and you have the budget					
MEDIUM SHRUBS					
DI	-	5	Dietes iridicoides	Fortnight Lily	LOW
LC	-	5	Loropetalum Razzleberry or other maroon leaved variety		LOW
N	-	5	Nandina Gulf Stream	Heavenly Bamboo	LOW
DV	-	5	Dietes variegata	Variegated Fortnight Lily	LOW
VINES					
CC	-	5	Clytostoma callistigoides	Lavender Trumpet Vine	MED
GROUNDCOVERS					
LB	-	5	Lomandra Breeze		LOW
SL	-	5	Salvia leucantha	Mexican Sage	LOW
LY	-	5	Lantana spreading or dwarf Yellow	Low Yellow Lantana	LOW
C	-	1	Carex divarica	Berkeley Sedge	LOW
J	-	1	Juncus Blk Blue	Grey Sedge	LOW
BF	-	1	Bulbine frutescens		LOW
S	-	1	Senecio mandraliscae		LOW
LAWN					
-	-	SOD	Turf Tall Fescue Install 2x4 redwood headers		HIGH

Landscape Site Legend

- 1 6 foot high solid wood good neighbor fence - replace any existing fence not in good condition
- 2 6 foot high solid wood fence
- 3 6 foot high x 3 foot wide gate
- 4 Driveway - Concrete, natural color with score joints
- 5 Entry Walkway - Pavers
- 6 Rear landing and steps - Concrete, natural color with score joints
- 7 Side path - Concrete, natural color with score joints
- 8 Gravel - 3 inches deep, crushed granite 3/4" dia. gray
- 9 Rear deck

Tree Protection Measures

- An Arborist Report has been done by Advanced Tree Care - 963 East San Carlos Ave., San Carlos - Robert Weatherill - 11/6/19
See this report for detailed Tree Protection Measures
- Prior to issuance of demolition permit existing trees that are to remain and be saved are to be protected with tree protection fencing made from 6 foot high chain link fence with steel stakes driven into ground. Install this fence as shown on the arborist tree protection measures in the arborist report. Do not remove protection fencing until all building construction is completed unless approved by certified arborist.
- Do not park or store materials under existing tree canopies. Do not dump any solid or liquid construction waste under tree canopies. Do not allow rain or irrigation to puddle for more than a few hours under existing tree canopies.
- Any pruning of trees to be done by an arborist, not a construction worker.
- Make sure tree is irrigated during construction during the dry time of the year as per the project arborist recommendations.
- Do not trench under existing tree canopies. If there is no alternative use an air spade or do it by hand under the supervision of a consulting arborist.
- No utility trench is allowed within 15' radius of an existing mature tree. Boring, air spade or other excavation method as approved by the City Arborist shall be considered to protect existing mature tree. Consult with the City Arborist prior to adjusting locations of utility lines
- No significant size trees are being removed. The two significant trees on the site are #3 and #4 and they are being saved. Tree #2 will be saved if possible but is not a significant tree and does not have to be protected or saved.

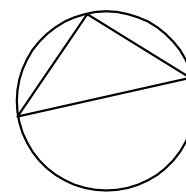
Landscape Notes

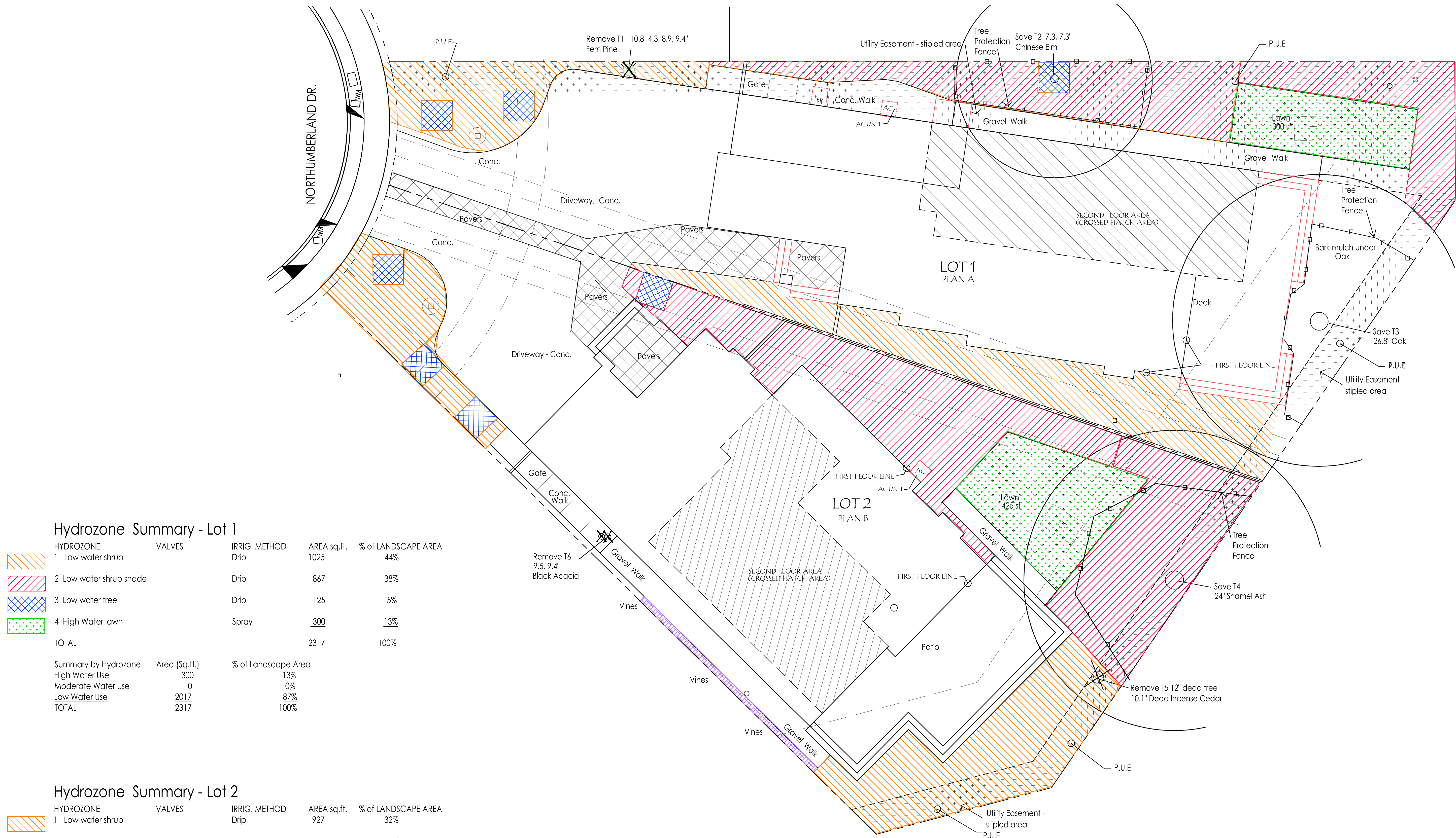
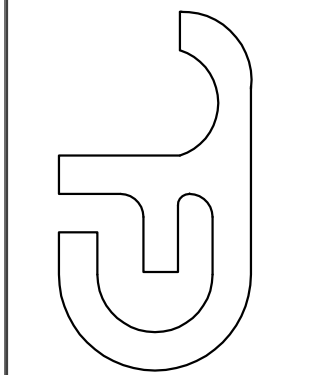
- See sheet L3 and L4 for Planting and Irrigation Details and Specs. in final Landscape Drawings
- Exact location of plants on site to be adjusted so as to best coordinate with irrigation component locations, lights, drainage features, and swales
- Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including Mahogany colored Wonder Mulch from Vision Recycling in Fremont.
- Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 15 gal. size
- The plan is schematic. Don't install plants too close to edges of paving or buildings. Keep valves and quick couplers away from trees.
- The plants will do much better if efforts to uncompact soil that has is compacted during building construction. Do not do excessive digging under existing tree canopies.

I have complied with the criteria of the MWEL Ordinance and applied them accordingly for the efficient use of water in the landscape design plan
Greg Lewis - Landscape Architect 12-3-19
Greg Lewis 12/7/19

Tree Protection Plan Landscape Site/Planting Plan

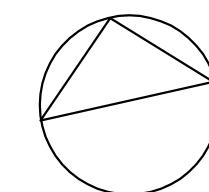
1/8"=1'-0"
0' 8' 16'





Hydrozone Plan

1/8"=1'-0"
0' 8' 16'



 MAXIMUM APPLIED WATER ALLOWANCE		PROJECT #:
MAWA = (ETo) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]		
ETo**	San Jose (Sunnyvale)	
	45.30	ETo (inches /year)
Enter total project Landscaped Area	2,317.00	LA (square feet)
Enter Special Landscaped Area		SLA (square feet)
<u>RESULTS:</u>		
	45,552.68	MAWA (gallons /year)

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water Resources

MAWA= Maximum applied water allowance (gallons per year)
 ET_o = Reference Evapotranspiration (inches per year)
 0.7 = ET Adjustment Factor (ETAF)
 LA = Planted landscaped area including SLA and not including hardscapes. Also include surface area of water features not using recycled water.
 0.62 = Conversion Factor (to gallons per square foot)
 SLA = Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled water.
 0.3 = The additional ET Adjustment Factor for SLA $(1.0 - 0.7 = 0.3)$

	ESTIMATED TOTAL WATER USE	PROJECT #:
	$ETWU = (ET_o) \times (0.62) \times [(PF \times HA)/IE + SLA]$	

Irrigation Efficiency	0.7
Value =	default (minimum) value

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Moderate	0.4 - 0.6
High	0.7 - 1.0
Water Feature (High)	1.0
SLA	1.0

ETWU =	Estimated total water use per year (gallons per year)
ETo =	Reference Evapotranspiration (inches per year)
PF =	Plant factor from WUCOLS* or equivalent reference subject to approval
HA =	Hydrozone Area (square feet)
SLA =	Special Landscaped Area (square feet)
0.62 =	Conversion Factor (to gallons per square foot)
IE =	Irrigation Efficiency (minimum 0.7)

Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)
1	low	0.3	drip	1,025	308
2	low	0.3	drip	867	217
3	low	0.3	drip	125	38
4	high	0.8	spray	300	240
	SLA	1		0	
		Sum		2,317	802

RESULTS				
MAWA =	45,553	ETWU =	32,169	gallons/year

ETWU must be less than or equal to MAWA

ETWU complies with MAWA

	MAXIMUM APPLIED WATER ALLOWANCE	PROJECT #:
$MAWA = (ET_o) \times (0.62) \times [(0.7 \times LA) + (0.3 \times SLA)]$		
ET _o **	San Jose (Sunnyvale)	
	45.30	ET _o (inches / year)
Enter total project Landscaped Area	2,936.00	LA (square feet)
Enter Special Landscaped Area		SLA (square feet)
<u>RESULTS:</u>		
	57,722.35	MAWA (gallons / year)

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water Resources

MAWA= Maximum applied water allowance (gallons per year)
 ET_o = Reference Evapotranspiration (inches per year)
 0.7 = ET Adjustment Factor (ETAF)
 LA = Planted landscaped area including SLA and not including hardscapes. Also include surface area of water features not using recycled water.
 0.62 = Conversion Factor (to gallons per square foot)
 SLA = Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled water.
 0.3 = The additional ET Adjustment Factor for SLA (1.0 - 0.7 = 0.3)

	ESTIMATED TOTAL WATER USE	PROJECT #:
	$ETWU = (ET_o) \times (0.62) \times [(PF \times HA)/IE + SLA]$	

Irrigation Efficiency Value =	0.7 default (minimum) value
-------------------------------	--------------------------------

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Moderate	0.4 - 0.6
High	0.7 - 1.0
Water Feature (High)	1.0
SLA	1.0

ETWU =	Estimated total water use per year (gallons per year)
ETo =	Reference Evapotranspiration (inches per year)
PF =	Plant factor from WUCOLS* or equivalent reference subject to approval
HA =	Hydrozone Area (square feet)
SLA =	Special Landscaped Area (square feet)
0.62 =	Conversion Factor (to gallons per square foot)
IE =	Irrigation Efficiency (minimum 0.7)

HYDROZONE TABLE					
Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)
1	low	0.3	drip	927	278
2	low	0.3	drip	1,443	361
3	low	0.3	drip	100	30
4	high	0.8	spray	425	340
5	med	0.5	drip	41	21
SLA		1		0	
		Sum		2,936	1,029

RESULTS				
MAWA =	57.722	ETWU =	41.300	gallons / year

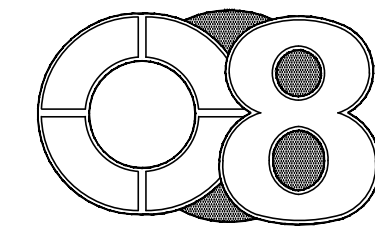
ETWU must be less than or equal to MAWA

ETWU complies with MAWA

1136 Northumberland Lot 1

1136 Northumberland Lot 2

Landscape Water Use Calcs.



DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95155
408.375.0041

REVISIONS

These drawings are instruments of service and are the property of O8 Design Studio. All designs and other information on these drawings are for use on the specified project and shall not be used without the expressed written consent of O8 Design Studio. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings.

DESIGNED BY: CN

PROJECT

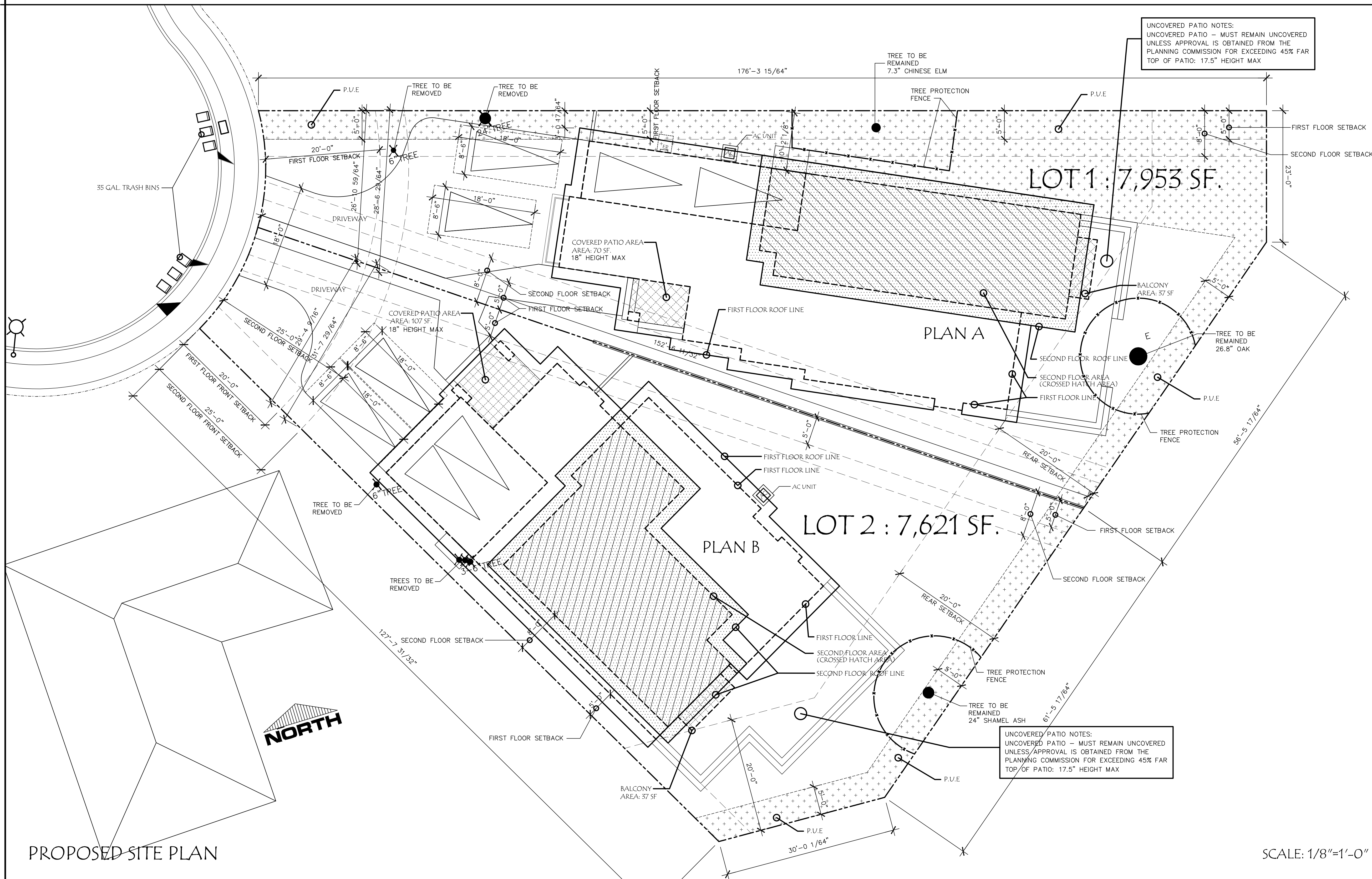
NEW SINGLE FAMILY HOUSE

1136
NORTHUMBERLAND
LLC

1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

SITE PLAN



PROPOSED SITE PLAN

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

PUBLIC WORK NOTES

SIDEWALK, CURB & GUTTER:
OWNER MUST REPLACE THOSE PORTIONS OF THE EXISTING SIDEWALKS, CURBS, GUTTERS OR DRIVEWAY APPROACHES IN THE PUBLIC RIGHT-OF-WAY ALONG THE FRONTAGE OF THE PROPERTY THAT ARE BROKEN, BADLY CRACKED, DISPLACED, OR NON-STANDARD, AND MUST REMOVE ANY UNPERMITTED PAVEMENT IN THE PLANTER STRIP. CONTACT PUBLIC WORKS' INSPECTOR TO ARRANGE A VISIT SO THE INSPECTOR CAN DETERMINE THE EXTENT OF REPLACEMENT WORK.

ANY WORK IN THE RIGHT-OF-WAY MUST BE DONE PER PUBLIC WORKS' STANDARDS BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE DEVELOPMENT CENTER.

THE OWNER MAY BE REQUIRED TO REPLACE EXISTING AND OR ADD NEW STREET TREES IN THE PUBLIC RIGHT-OF-WAY ALONG THE PROPERTY'S FRONTAGE. CALL THE PUBLIC WORKS' ARBORIST TO ARRANGE A SITE VISIT SO HE/SHE CAN DETERMINE WHAT STREET TREE WORK, IF ANY, WILL BE REQUIRED FOR THIS PROJECT.

SITE PLAN NOTES

- CONTRACTOR TO PROVIDE LOT DRAINAGE WILL BE 5% AWAY FROM THE BUILDING AND 2% TOWARDS THE PUBLIC RIGHT-OF-WAY. LOT DRAINAGE SHALL NOT CROSS A PROPERTY LINE.
- ANY WORK ASSOCIATED WITH THE PROJECT'S WATER SERVICE SHALL BE COORDINATED WITH CALIFORNIA WATER SERVICE (CALWATER). ANY WATER SERVICE WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A SEPARATE ENCROACHMENT PERMIT.
- THE SCOPE OF THE STREETScape IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROPOSED BY THE APPLICANT IN A SEPARATE ENCROACHMENT PERMIT APPLICATION TO PUBLIC WORKS.
- ALL UTILITIES, INCLUDING ANY REMAINING OVERHEAD BOUNDARY LINES, ARE REQUIRED TO BE PLACED UNDERGROUND AND RESULT IN THE ELIMINATION OF ANY EXISTING UTILITY POLES IN FRONT OF THE SITE.

GENERAL NOTES

- ALL EXTERIOR LANDING SHALL BE MAX. OF 7.75" IF DOOR OPEN TOWARD INSIDE AND MAX. OF 1" IF DOOR OPEN TOWARD LANDING.
- CONTRACTOR TO OBTAIN DEMOLITION PERMIT AND TREE REMOVAL PERMIT FROM PLANNING AND BUILDING DEPARTMENT PRIOR ANY CONSTRUCTION COMMENCEMENT.
- ON GRADED SITE, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12" PLUS 2%.
- STRUCTURES AND VEGETATION ARE LIMITED TO 3.5 FEET IN HEIGHT WITHIN THE VISION TRIANGLES.

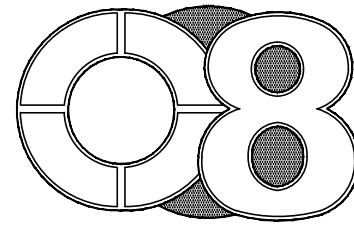
DATE 8-5-19

SCALE AS SHOWN

JOB 1910

SHEET

A-1.0



DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

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DESIGNED BY: CN

PROJECT

NEW SINGLE FAMILY
HOUSE

1136
NORTHUMBERLAND
LLC

1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

STREET SCAPE
NEIGHBORHOOD
CONTEXT &
CALGREEN
NOTES

DATE 8-5-19

SCALE AS SHOWN

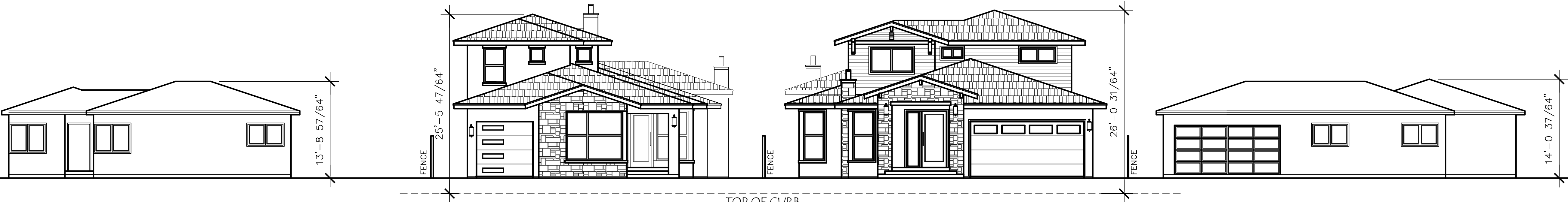
JOB 1910

SHEET

A-SC

LOT 1

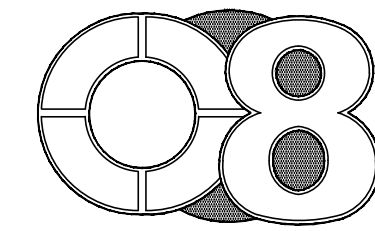
LOT 2



1132 NORTHUMBERLAND DR.

PROPOSED HOUSES
1136 NORTHUMBERLAND DR.

1140 NORTHUMBERLAND DR.



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SAN JOSE, CA 95135
408.575.0041

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LLC

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SUNNYVALE, CALIFORNIA

SHEET CONTENTS

SHADOW
STUDY

DATE 8-5-19

SCALE AS SHOWN

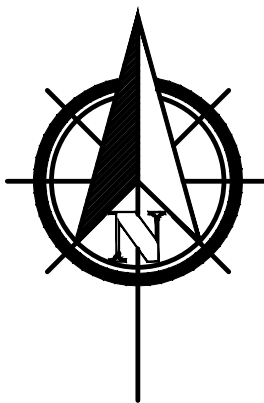
JOB 1910

SHEET

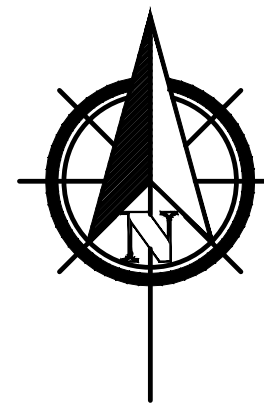
A-SS



DECEMBER 21-9:00AM

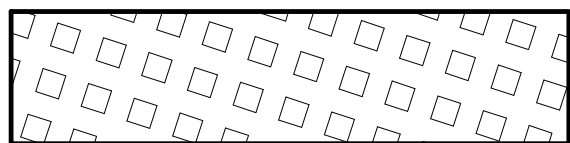


DECEMBER 21-3:00PM

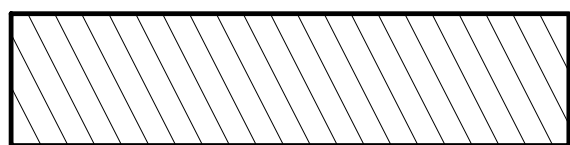


SHADOW STUDY

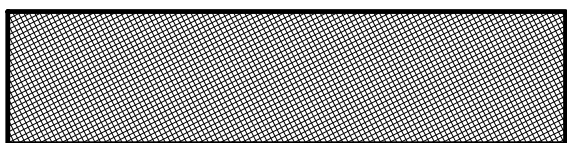
DECEMBER 21-9:00AM:

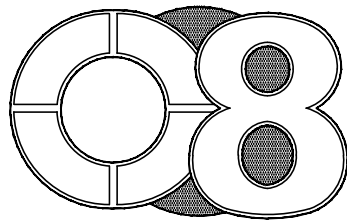


DECEMBER 21-3:00PM:



ROOF OVERLAP (4.5%) :





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1136
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SUNNYVALE, CALIFORNIA

SHEET CONTENTS

FLOOR AREA
CALCULATIONS

PLAN A

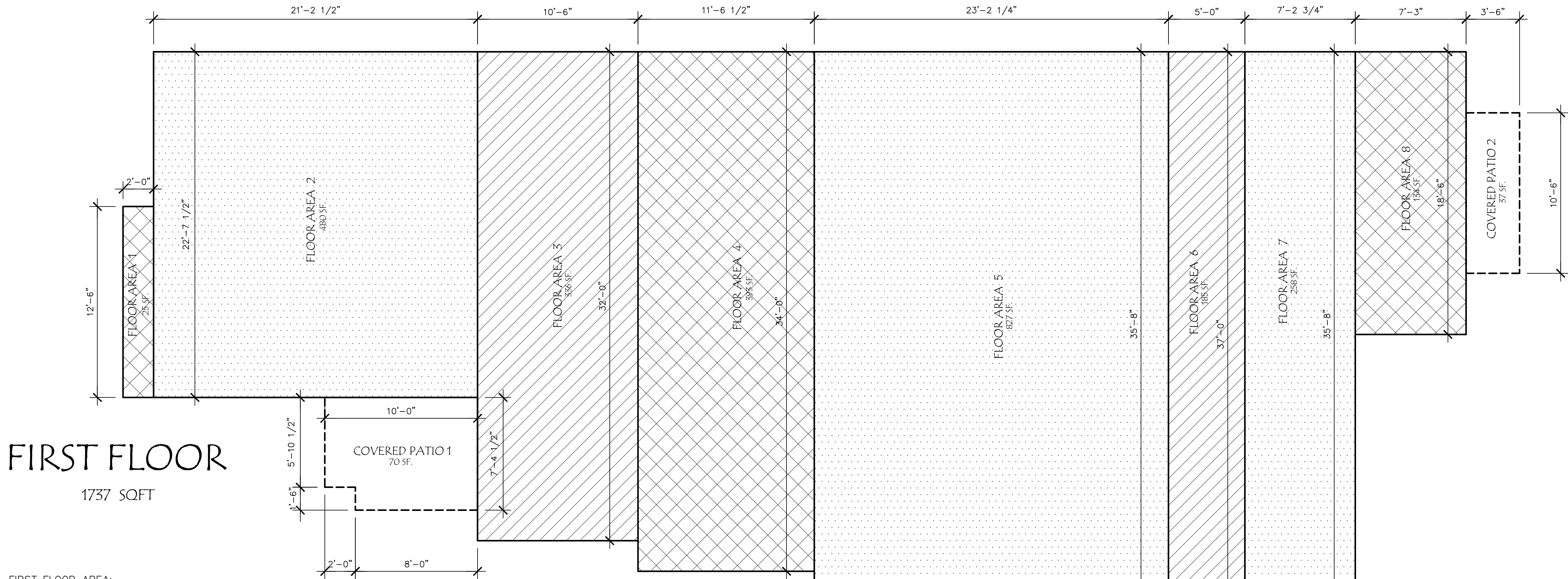
DATE 8-5-19

SCALE AS SHOWN

JOB 1910

SHEET

A-AC



FIRST FLOOR

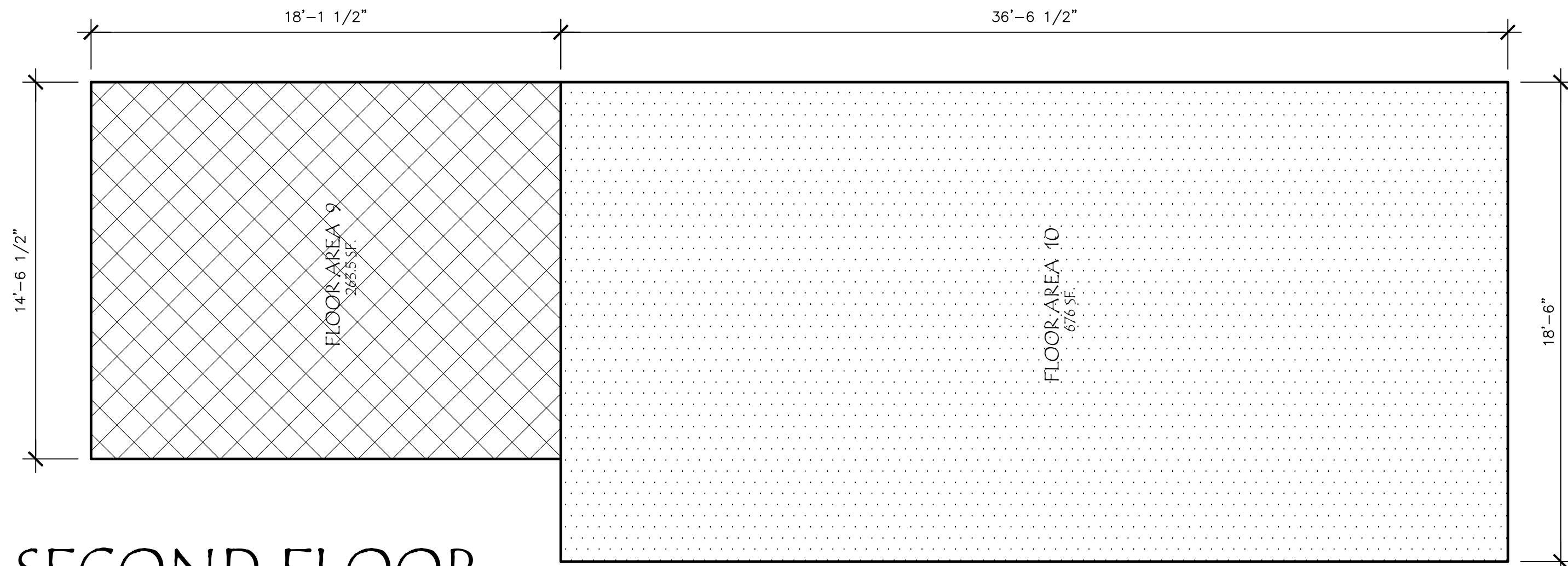
1737 SQFT

FIRST FLOOR AREA:

	AREA
FLOOR AREA 1	25 SQFT.
FLOOR AREA 2	480 SQFT.
FLOOR AREA 3	336 SQFT.
FLOOR AREA 4	393 SQFT.
FLOOR AREA 5	827 SQFT.
FLOOR AREA 6	185 SQFT.
FLOOR AREA 7	258 SQFT.
FLOOR AREA 8	134 SQFT.
2,638 SQFT.	

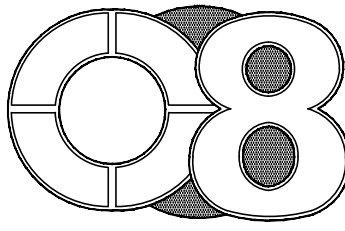
SECOND FLOOR AREA:

	AREA
FLOOR AREA 9	264 SQFT.
FLOOR AREA 10	676 SQFT..
940 SQFT.	



SECOND FLOOR

1135 SQFT



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SAN JOSE, CA 95155
408.375.0041

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DESIGNED BY: CN

Chm

PROJECT

NEW SINGLE FAMILY
HOUSE

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1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

FIRST
FLOOR PLAN

PLAN A

DATE 8-5-19

SCALE AS SHOWN

JOB 1910

SHEET

A-2.1

FLOOR PLAN NOTES

FIREPLACE NOTES:
MANUF.: REGENCY GAS FIREPLACE OR EQUAL
MODEL: P33-NG10 GAS FIREPLACE
FIREPLACE SHALL BE FACTORY-BUILT AND SHALL BE LISTED,
LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH
ITS LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

DRYER NOTES:
EXHAUST AIR VENT FOR DRYER TERMINATES TO THE OUTSIDE
OF BUILDING MIN. 3 FEET FROM ANY OPENING.

PLUMBING NOTES:
ALL WATER CLOSETS SHALL HAVE MAX 1.28 GPF
SHOWER AND TUB/SHOWER WALLS SHALL BE SMOOTH,
HARD, NONABSORBENT SURFACE OVER A MOISTURE
RESISTANT UNDERLAYMENT TO HEIGHT OF 72 INCHES
ABOVE THE DRAIN INLET. WATER-RESISTANT BACKING
BOARD SHALL NOT BE USED OVER A VAPOR RETARDER
IN SHOWER OR BATHTUB COMPARTMENTS.
PLUMBING VENTS TO BE MINIMUM 3 FEET ABOVE OR
10 FEET AWAY FROM ALL OPERABLE SKYLIGHTS.

MECHANICAL NOTE:
DUCTS IN GARAGE PENETRATING THE WALLS AND CEILING
OF AT SEPARATION WALL SHALL BE CONSTRUCTED OF
MIN NO. 26 GAGE STEEL SHEET
VENTILATION FOR MECHANICAL CLOTHES DRYERS SHALL BE
VENTED TO OUTSIDE.

RAIL AND GUARDRAIL NOTE:
OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL
PATTERNS SUCH THAT A 4 INCH DIAMETER SPHERE
CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT
OF 42 INCHES.
PROVIDE MIN. OF 1/2" GYPBOARD UNDER STAIR CEILING

UNDERFLOOR VENT
CALCULATION:

LIVING AREA:
AREA TO BE VENTED: 1737 SF.
TOTAL AREA OF VENT REQUIRE: 11.58 SF.

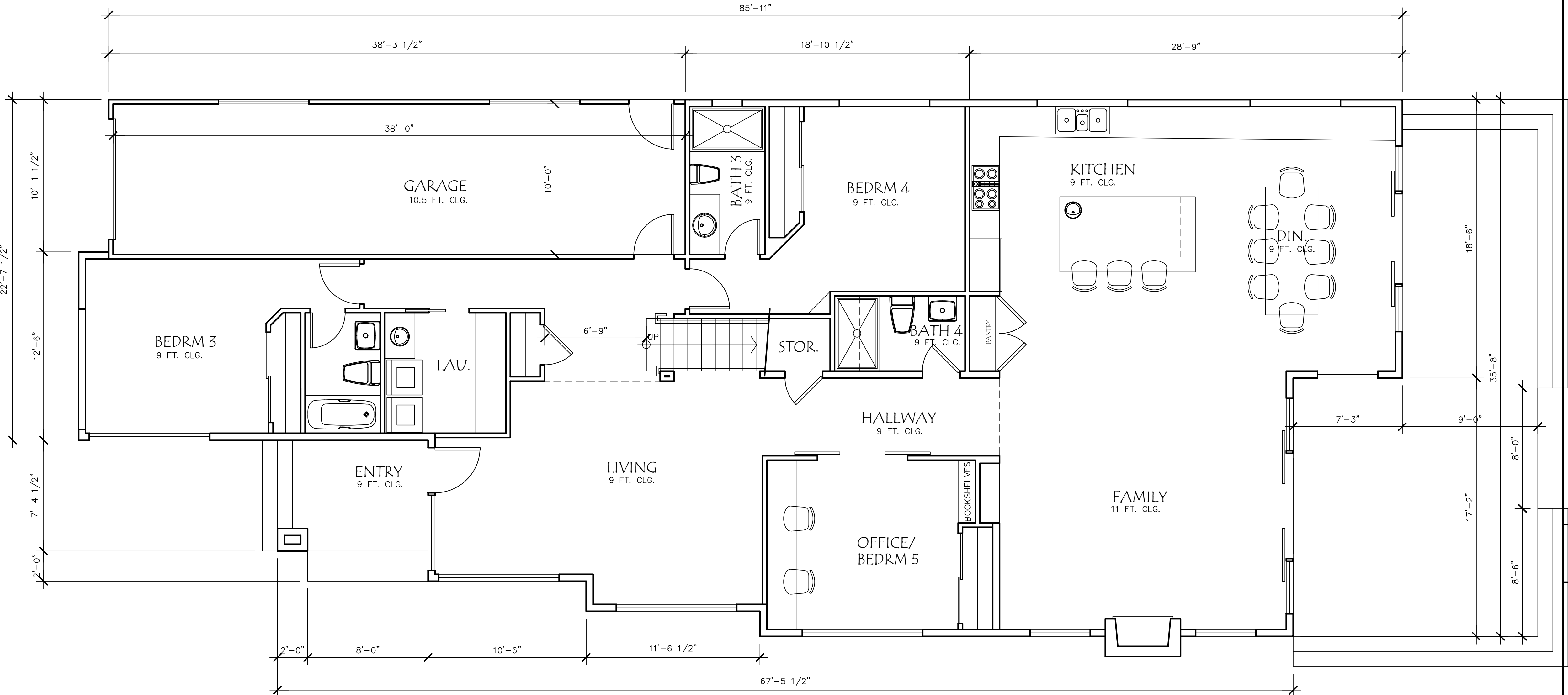
TOTAL VENT REQUIRE:
VENT TYPE: 8"x14" = .75 SF.
11.58 / .75 = 16 VENTS
TOTAL VENT PROVIDE: 16 VENTS

NOTES: PROVIDE 1/4" WIRE MESH
COVER EACH VENT

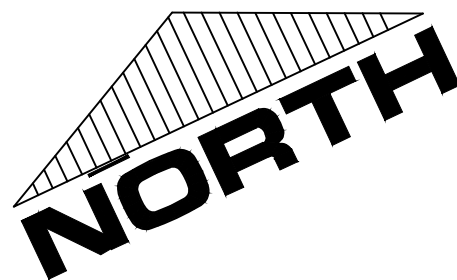
SEE ELEVATIONS SHEET A3.1 AND A3.2 FOR VENT LOCATIONS.

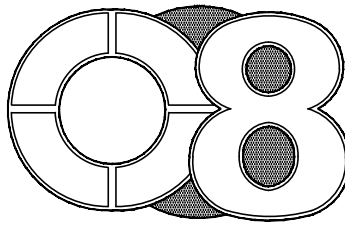
LEGEND

- | | |
|--|--|
| | BUILT-OUT WALL |
| | 1 HR. FIRE RATED WALL |
| | SOUND INSULATED WALL |
| | NEW 2X4 STUD WALL |
| | NEW 2X6 STUD WALL |
| | SHUTOFF VALVE FOR GAS LOCATED
OUTSIDE THE FIREBOX AND WITHIN
3 FT. OF THE APPLIANCE. |
| | EMERGENCY EGRESS WINDOW OR DOOR |
| | TEMPERED GLASS |
| | FIXED |
| | DOOR NUMBER |
| | WINDOW NUMBER |



EXTERIOR LANDING NOTE:
ALL EXTERIOR THRESHOLD HEIGHT AT ALL EXTERIOR DOORS. A DOOR MAY OPEN
AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL.
IF THE DOOR DOES NOT SWING OVER THE LANDING. MAXIMUM 1-1/2" IF DOOR
SWING OVER THE LANDING.





DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

REVISIONS

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DESIGNED BY: CN

PROJECT

NEW SINGLE FAMILY
HOUSE

1136
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LLC

1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

SECOND
FLOOR PLAN

PLAN A

DATE 8-5-19

SCALE AS SHOWN

JOB 1910

SHEET

A-2.2

FLOOR PLAN NOTES

FIREPLACE NOTES:
MONESSEN GAS FIREPLACE OR EQUAL
MODEL BDV600N / PV7
FIREPLACE SHALL BE FACTORY-BUILT AND SHALL BE LISTED,
LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH
ITS LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

DRYER NOTES:
EXHAUST AIR VENT FOR DRYER TERMINATES TO THE OUTSIDE
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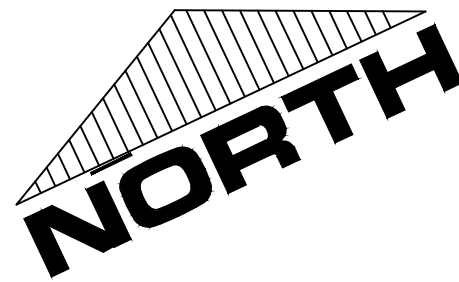
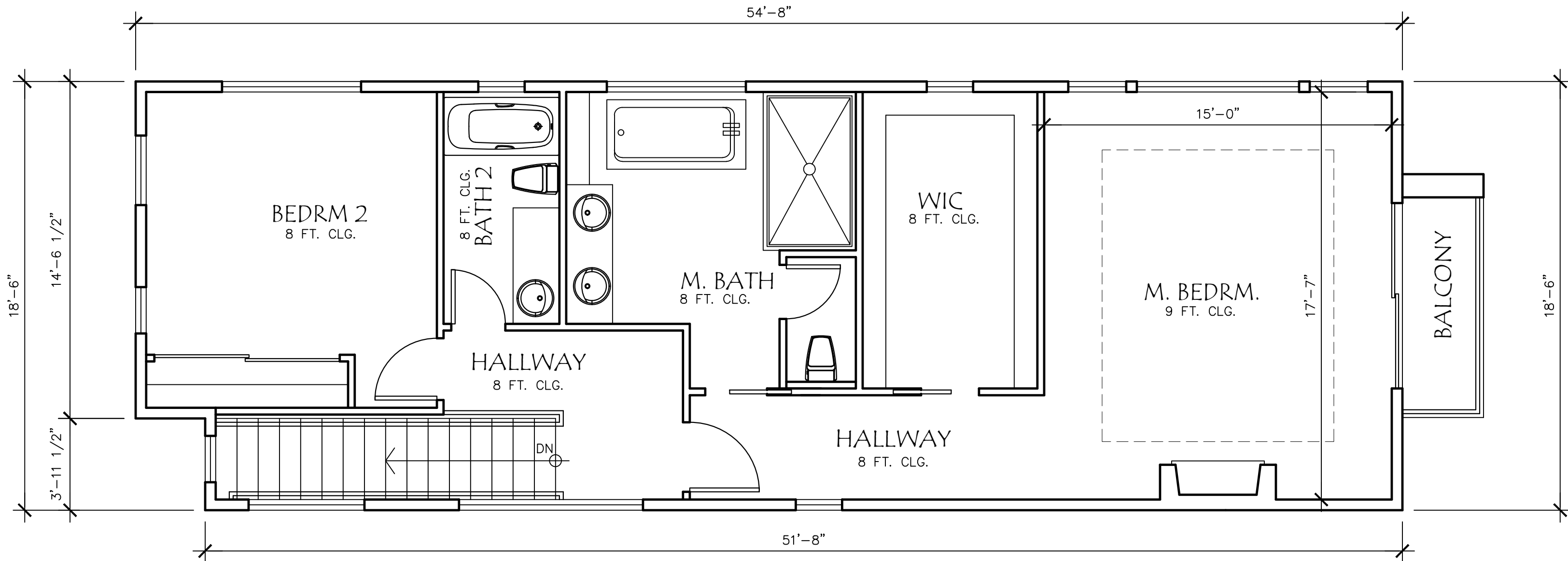
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CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT
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PROVIDE MIN. OF 1/2" GYPBOARD UNDER STAIR CEILING

LEGEND

	BUILT-OUT WALL
	1 HR. FIRE RATED WALL
	SOUND INSULATED WALL
	NEW 2X4 STUD WALL
	NEW 2X6 STUD WALL
	SHUTOFF VALVE FOR GAS LOCATED OUTSIDE THE FIREBOX AND WITHIN 3 FT. OF THE APPLIANCE.
	EMERGENCY EGRESS WINDOW OR DOOR
	TEMPERED GLASS
	FIXED
	DOOR NUMBER
	WINDOW NUMBER

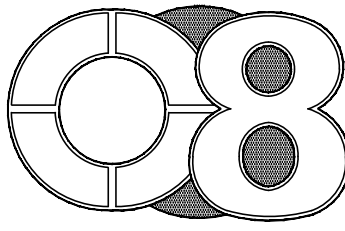
NOTES



EXTERIOR LANDING NOTE:
ALL EXTERIOR THRESHOLD HEIGHT AT ALL EXTERIOR DOORS, A DOOR MAY OPEN
AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL
IF THE DOOR DOES NOT SWING OVER THE LANDING. MAXIMUM 1-1/2" IF DOOR
SWING OVER THE LANDING.

SECOND FLOOR PLAN

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



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1136
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1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

ELEVATIONS

PLAN A

DATE 8-5-19

SCALE AS SHOWN

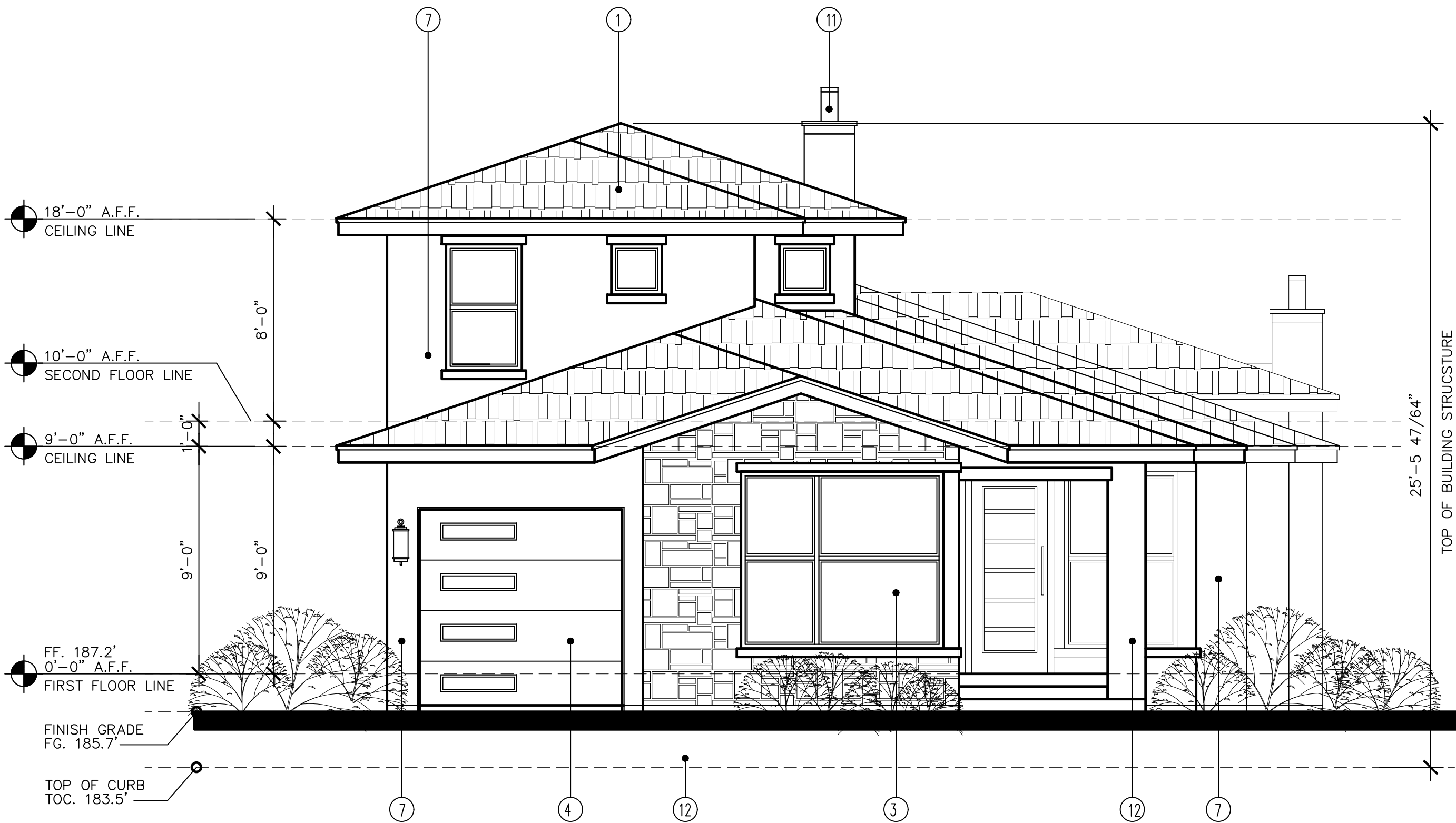
JOB 1910

SHEET

A-3.1

KEYNOTES

- 1 ASPHALT SHINGLE
- 2 DOOR
- 3 WINDOW
- 4 GARAGE DOOR
- 5 EXTERIOR LIGHT
- 6 CONCRETE STEPS
- 7 STUCCO
- 8 UNDER FLOOR VENT
- 9 WROUGHT IRON RAILING
- 10 1/2 ALUMINUM REVEAL
- 11 CHIMNEY
- 12 CULTURE STONE VENEER



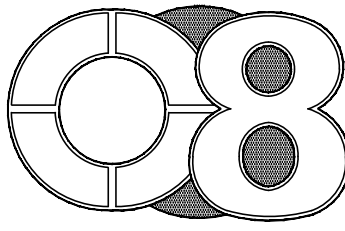
FRONT ELEVATION

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



RIGHT ELEVATION

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



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SHEET CONTENTS

ELEVATIONS

PLAN A

DATE 8-5-19

SCALE AS SHOWN

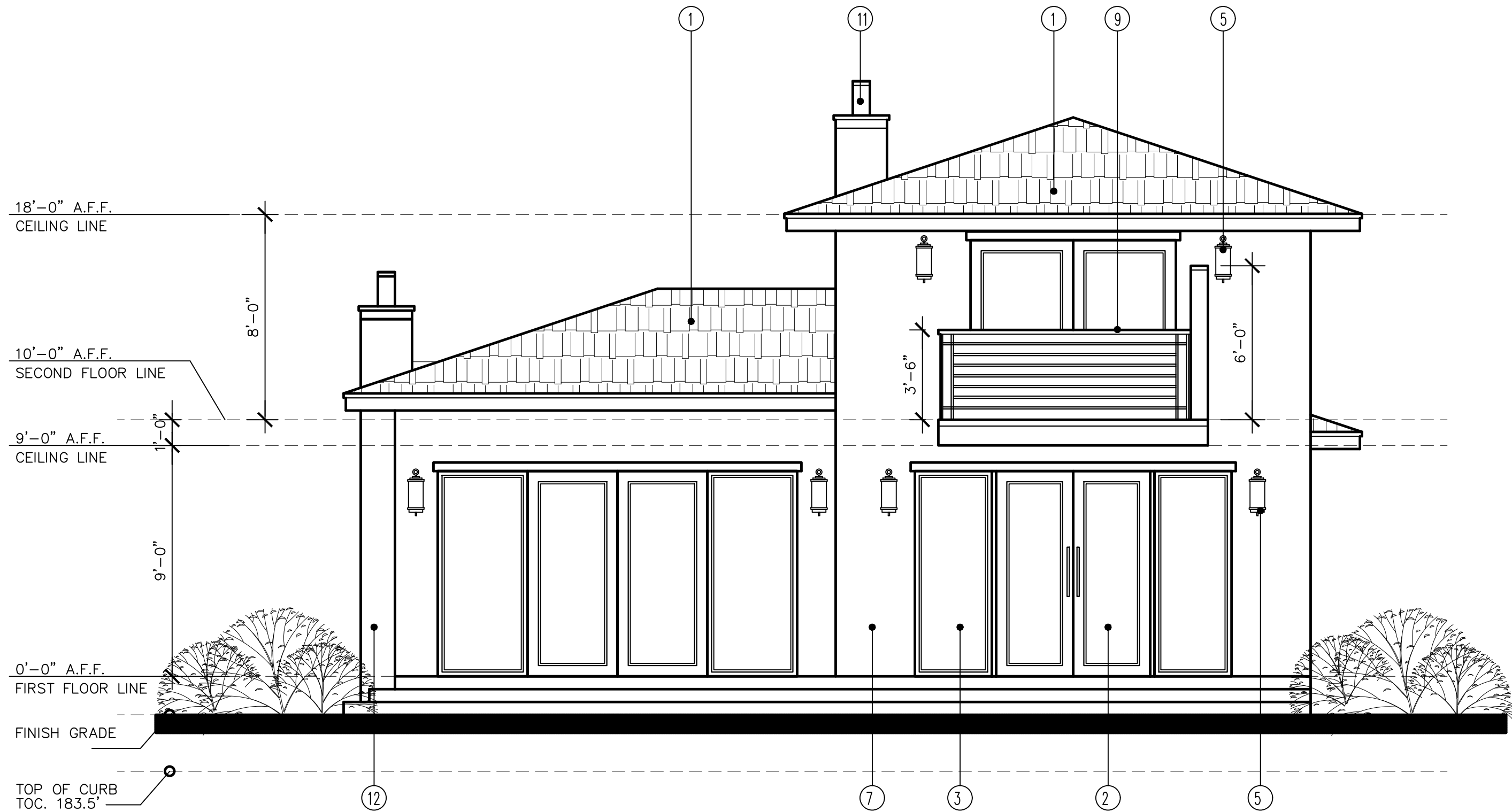
JOB 1910

SHEET

A-3.2

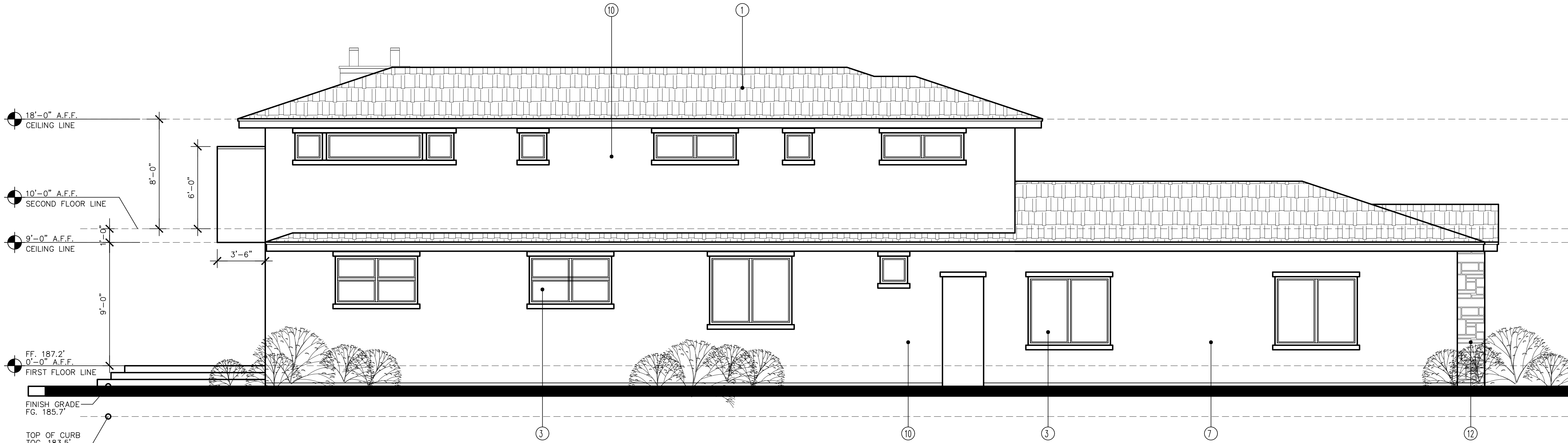
KEYNOTES

- ① ASPHALT SHINGLE
- ② DOOR
- ③ WINDOW
- ④ GARAGE DOOR
- ⑤ EXTERIOR LIGHT
- ⑥ CONCRETE STEPS
- ⑦ STUCCO
- ⑧ UNDER FLOOR VENT
- ⑨ WROUGHT IRON RAILING
- ⑩ 1/2 ALUMINUM REVEAL
- ⑪ CHIMNEY
- ⑫ CULTURE STONE VENEER



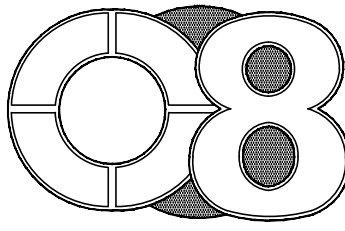
REAR ELEVATION

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



LEFT ELEVATION

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



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SAN JOSE, CA 95155
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SHEET CONTENTS

ROOF PLAN

PLAN A

DATE 8-5-19

SCALE AS SHOWN

JOB 1910

SHEET

A-4.0

ROOF PLAN

- 1 FLOOR LINE
- 2 FASOIA
- 3 GUTTER
- 4 BUILDING LINE BELOW
- 5 HIP LINE
- 6 CRICKET
- 7 FLAT ROOF AREA - 1/2" PER FT.
- 8 GAL. MTL FLASHING
- 8 WOOD TRELLIS
- 9 2'X2' SKYLIGHT
- 10 4'X4' SKYLIGHT
- 11 RIDGE VENT
- 12 RIDGE LINE
- 13 DOWN SPOUT
- 14 VALLEY LINE
- 15 ATTIC VENT
- 16 CHIMNEY

ROOFING NOTES

MANUFACTURE: ASPHALT SHINGLE
TYPE: PRESIDENTIAL SHAKE
CLASS: B
COLOR: BLACK

ATTIC ACCESS:
ROOF VENT: GALVANIZE ROOF VENT
GUTTER AND DOWN SPOUT: GALVANIZE GUTTER AND
DOWN SPOUT, PAINTED FINISH

PLUMBING NOTE : PLUMBING VENTS TO BE MINIMUM 3 FEET
ABOVE OR 10 FEET AWAY FROM ALL OPERABLE SKYLIGHTS

ATTIC VENT CALCULATION

ATTIC SPACE	ATTIC AREA	x 1/150 = REQ'D. FREE VENT	20X20 ATTIC VENT = 1.3 SQFT	24X9 ATTIC VENT AREA= .75 SQFT	1" HOLE VENT 3 @ EA. BLKG 1-1/2" DIA. = .0123 SQFT.
A					
B					
C					
D					

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

FIRST FLOOR ROOF PLAN

SECOND FLOOR ROOF PLAN

4.5 Environmental Quality	4.505.2 Concrete slab foundations. Vapor retarder and capillary break is installed at slab-on-grade foundations. 4.503.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet: n/a	Initials: _____ Date: _____
4.5 Environmental Quality	4.507.2 Heating and air-conditioning system design. Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSIACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI! ACCA 1 Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.	Sheet: A-0	Initials: _____ Date: _____
Chapter 7 Installer and Special Inspector Qualifications	702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems. 702.2 Special Inspection. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. 703.1 Documentation. Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	Sheet: A-0	Initials: _____ Date: _____

4.3 Water Efficiency and Conservation	4.304.1 Outdoor potable water use in landscape areas. After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent; or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWEL0's Appendix D Prescriptive Compliance Option. Notes: 1. The Model Water Efficient Landscape Ordinance (MWEL0) and supporting documents are available at: www.water.ca.gov/wateruseefficiency/landscapeordnance/ 2. A water budget calculator is available at: www.water.ca.gov/wateruseefficiency/landscapeordnance/	Sheet: A-0	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	Sheet: A-0	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4.The waste stream reduction alternative, per Section 4.408.4.	Sheet: A-0	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	4.410.1 Operation and maintenance manual. An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet: n/a	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	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 is 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.	Sheet: n/a	Initials: _____ Date: _____
4.5 Environmental Quality	4.503.1 Fireplace. Any installed gas fireplace shall be a direct vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	Sheet: A-0	Initials: _____ Date: _____

4.3 Environmental Quality	4.504.1 Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction. 4.504.2 Finish material pollutant control. 4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. 4.504.2.2 Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits. 4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. 4.504.2.4 Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used. 4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF! ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 201 0 (also known as Specification 01350). 4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93J20 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.	Sheet: A-0	Initials: _____ Date: _____
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CALGREEN MANDATORY CHECKLIST RESIDENTIAL PROJECTS

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2017

Following is a standardized checklist of the 2016 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

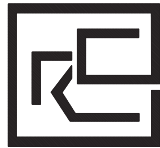
CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
4.1 Planning and Design	4.106.2 Storm water drainage and retention during construction. A plan is developed and implemented to manage storm water drainage during construction.	Sheet: A-0	Initials: _____ Date: _____
4.1 Planning and Design	4.106.3 Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows keep water from entering buildings.	Sheet: C-3	Initials: _____ Date: _____
4.1 Planning and Design	4.106.4 EV Charging. Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 12.5% of total parking spaces, as specified, for multi-family dwellings.	Sheet: A-0	Initials: _____ Date: _____
4.2 Energy Efficiency	4.201.1 Scope Building meets or exceeds the requirements of the California Building Energy Efficiency Standards	Sheet: T24, 1/T24.2	Initials: _____ Date: _____

4.3 Water Efficiency and Conservation	4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4303.1.1 through 4303.1.4.4. 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 t1ush 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 2.0 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 showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. 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 0.25 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.	Sheet: A-0	Initials: _____ Date: _____
4.3 Water Efficiency and Conservation	4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	Sheet: A-0	Initials: _____ Date: _____

CALGREEN CHECKLIST

REVISIONS	BY

BUILDERS' ENERGY SERVICES, INC.
460 WEST EDUNGSON AVENUE, MORGAN HILL, CA 95037
(408) 202-9075 www.bne24.com heather@builders-energy.net
Making a Difference in Energy Design since 1978



SERVING ARCHITECTS, BUILDERS AND HOMEOWNERS

TITLE 24
HERS RATINGS
GREEN POINT RATERS

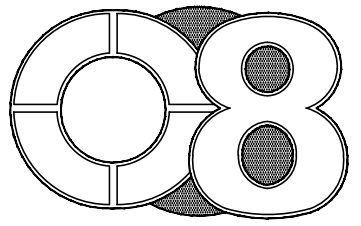
ENERGY STAR PARTNERS
HERS II CERTIFIED
CEA CERTIFIED

WITH OFFICES IN:
MORGAN HILL
SAN JOSE

NEW SINGLE FAMILY HOUSE - LOT A
1136 NORTHBERLAND DRIVE
SUNNYVALE, CA 94087

Date	12/15/19
Drawn	HEC
Client's Job #	
BES Job #	09475
Sheet	

GB-2



DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

REVISIONS

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DESIGNED BY: CN

PROJECT

NEW SINGLE FAMILY
HOUSE

1136
NORTHUMBERLAND
LLC

1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

FLOOR AREA
CALCULATIONS

PLAN B

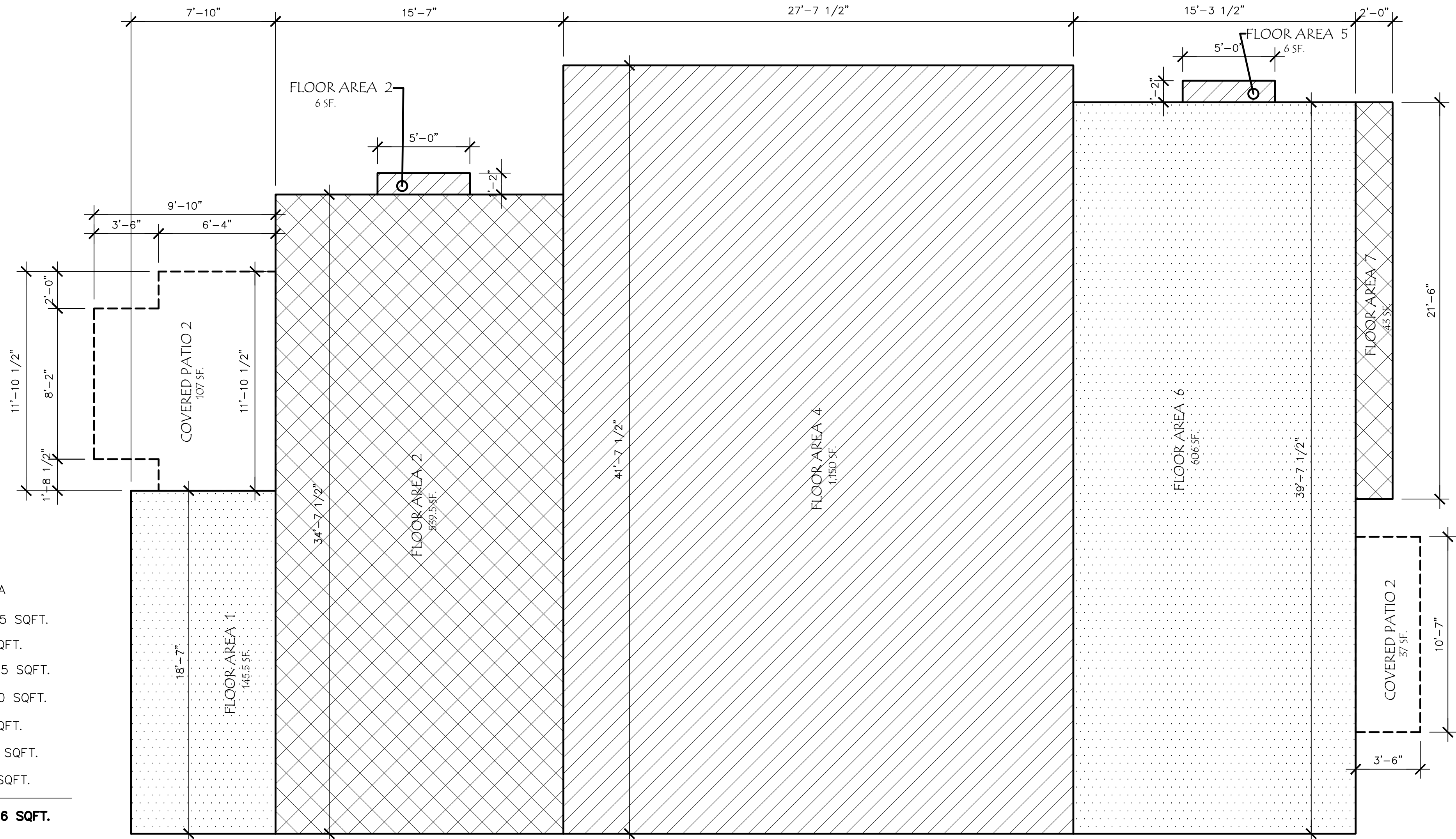
DATE 8-5-19

SCALE AS SHOWN

JOB 1910

SHEET

B-AC

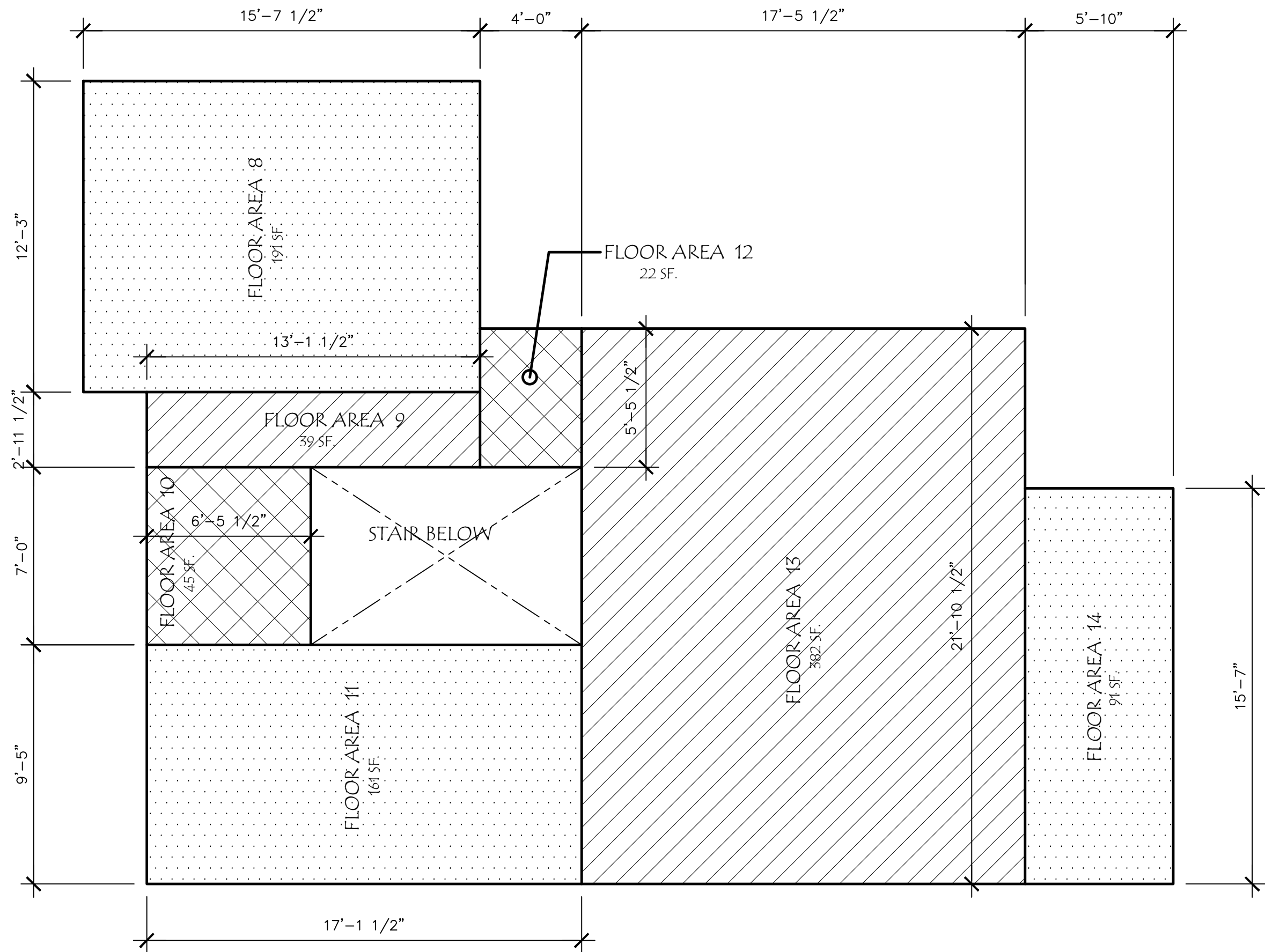


FIRST FLOOR

2,496 SQFT

FIRST FLOOR AREA:

	AREA
FLOOR AREA 1	145.5 SQFT.
FLOOR AREA 2	6 SQFT.
FLOOR AREA 3	539.5 SQFT.
FLOOR AREA 4	1,150 SQFT.
FLOOR AREA 5	6 SQFT.
FLOOR AREA 6	606 SQFT.
FLOOR AREA 7	43 SQFT.
	2,496 SQFT.

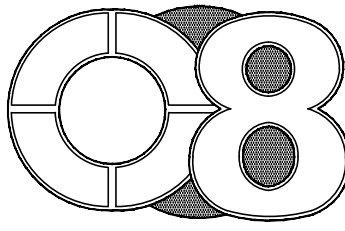


SECOND FLOOR

931 SQFT

SECOND FLOOR AREA:

	AREA
FLOOR AREA 8	191 SQFT.
FLOOR AREA 9	39 SQFT.
FLOOR AREA 10	45 SQFT.
FLOOR AREA 11	161 SQFT.
FLOOR AREA 12	22 SQFT.
FLOOR AREA 13	382 SQFT.
FLOOR AREA 14	91 SQFT.
	931 SQFT.



DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

REVISIONS

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DESIGNED BY: CN

Chm

PROJECT

NEW SINGLE FAMILY HOUSE

1136
NORTHUMBERLAND LLC

1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

FIRST
FLOOR PLAN

PLAN B

DATE 8-5-19

SCALE AS SHOWN

JOB 1910

SHEET

B-2.1

FLOOR PLAN NOTES

FIREPLACE NOTES:
MANUF.: REGENCY GAS FIREPLACE OR EQUAL
MODEL: P33-NG10 GAS FIREPLACE
FIREPLACE SHALL BE FACTORY-BUILT AND SHALL BE LISTED, LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

DRYER NOTES:
EXHAUST AIR VENT FOR DRYER TERMINATES TO THE OUTSIDE OF BUILDING MIN. 3 FEET FROM ANY OPENING.

PLUMBING NOTES:
ALL WATER CLOSETS SHALL HAVE MAX 1.28 GPF SHOWER AND TUB/SHOWER WALLS SHALL BE SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 72 INCHES
ABOVE THE DRAIN INLET. WATER-RESISTANT BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.
PLUMBING VENTS TO BE MINIMUM 3 FEET ABOVE OR 10 FEET AWAY FROM ALL OPERABLE SKYLIGHTS.

MECHANICAL NOTE:
DUCTS IN GARAGE PENETRATING THE WALLS AND CEILING OF AT SEPARATION WALL SHALL BE CONSTRUCTED OF MIN NO. 26 GAGE STEEL SHEET
VENTILATION FOR MECHANICAL CLOTHES DRYERS SHALL BE VENTED TO OUTSIDE.

RAIL AND GUARDRAIL NOTE:
OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 42 INCHES.
PROVIDE MIN. OF 1/2" GYPBOARD UNDER STAIR CEILING

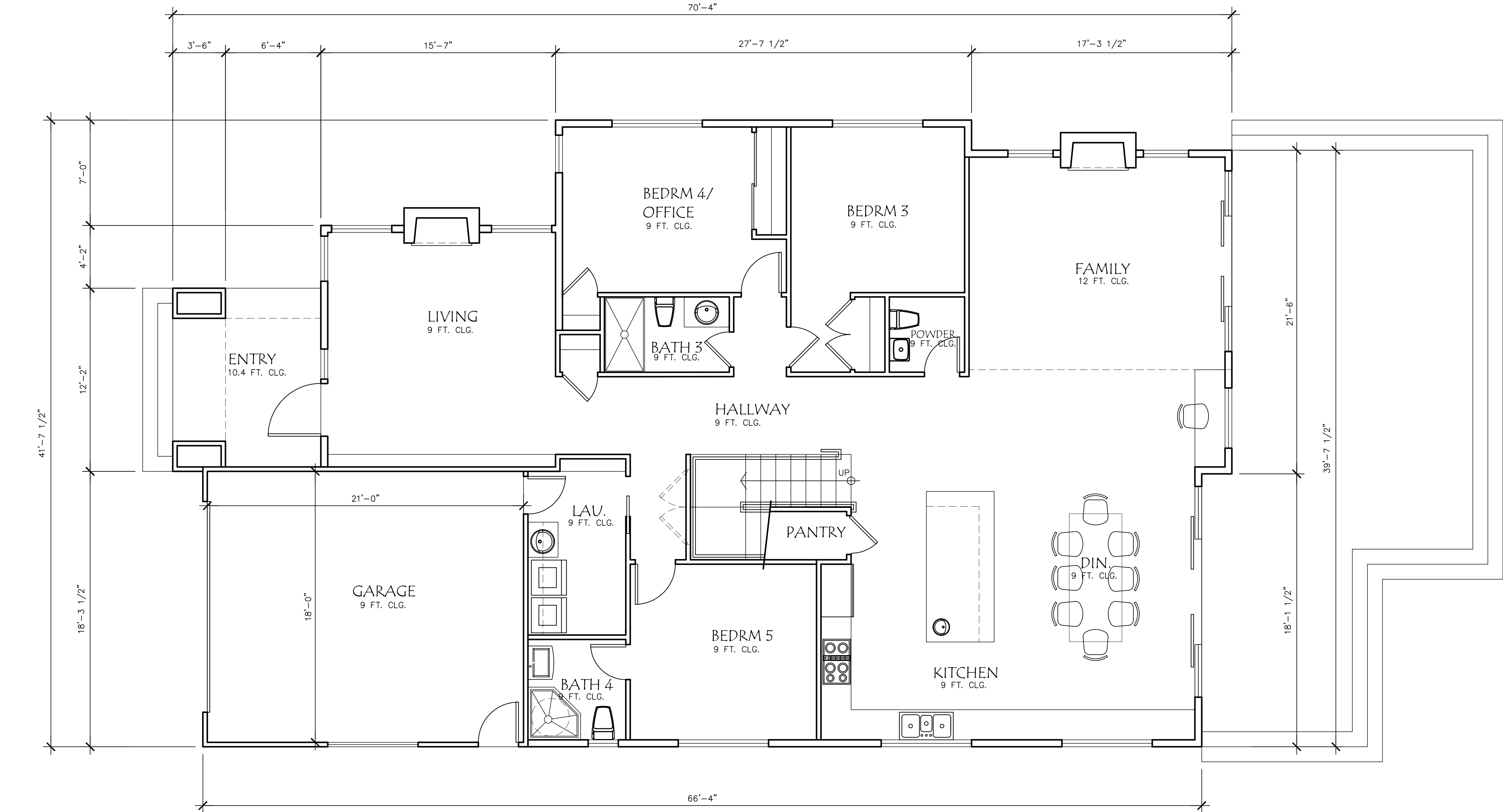
UNDERFLOOR VENT
CALCULATION:

LIVING AREA:
AREA TO BE VENTED: 1737 SF.
TOTAL AREA OF VENT REQUIRE: 11.58 SF.
TOTAL VENT REQUIRE:
VENT TYPE: 8"x14" = .75 SF.
11.58 / .75 = 16 VENTS
TOTAL VENT PROVIDE: 16 VENTS
NOTES: PROVIDE 1/4" WIRE MESH COVER EACH VENT

SEE ELEVATIONS SHEET A3.1 AND A3.2 FOR VENT LOCATIONS.

LEGEND

	BUILT-OUT WALL
	1 HR FIRE RATED WALL
	SOUND INSULATED WALL
	NEW 2X4 STUD WALL
	NEW 2X6 STUD WALL
	SHUTOFF VALVE FOR GAS LOCATED OUTSIDE THE FIREBOX AND WITHIN 3 FT. OF THE APPLIANCE.
	EMERGENCY EGRESS WINDOW OR DOOR
	TEMPERED GLASS
	FIXED
	DOOR NUMBER
	WINDOW NUMBER

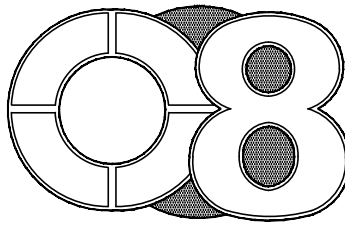


EXTERIOR LANDING NOTE:
ALL EXTERIOR THRESHOLD HEIGHT AT ALL EXTERIOR DOORS. A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. MAXIMUM 1-1/2" IF DOOR SWING OVER THE LANDING.

FIRST FLOOR PLAN

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

NOTES



DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

REVISIONS

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DESIGNED BY: CN

PROJECT

NEW SINGLE FAMILY
HOUSE

1136
NORTHUMBERLAND
LLC

1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

SECOND
FLOOR PLAN

PLAN B

DATE 8-5-19

SCALE AS SHOWN

JOB 1910

SHEET

B-2.2

FLOOR PLAN NOTES

FIREPLACE NOTES:
MONESSEN GAS FIREPLACE OR EQUAL
MODEL BDV600N / PV7
FIREPLACE SHALL BE FACTORY-BUILT AND SHALL BE LISTED,
LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH
ITS LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

DRYER NOTES:
EXHAUST AIR VENT FOR DRYER TERMINATES TO THE OUTSIDE
OF BUILDING MIN. 3 FEET FROM ANY OPENING.

PLUMBING NOTES:
ALL WATER CLOSETS SHALL HAVE MAX 1.28 GPF
SHOWER AND TUB/SHOWER WALLS SHALL BE SMOOTH,
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ABOVE THE DRAIN INLET. WATER-RESISTANT BACKING
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IN SHOWER OR BATHTUB COMPARTMENTS.

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10 FEET AWAY FROM ALL OPERABLE SKYLIGHTS.

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VENTILATION FOR MECHANICAL CLOTHES DRYERS SHALL BE
VENTED TO OUTSIDE.

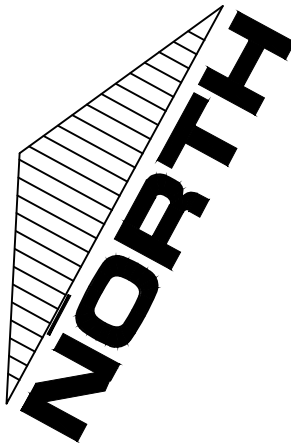
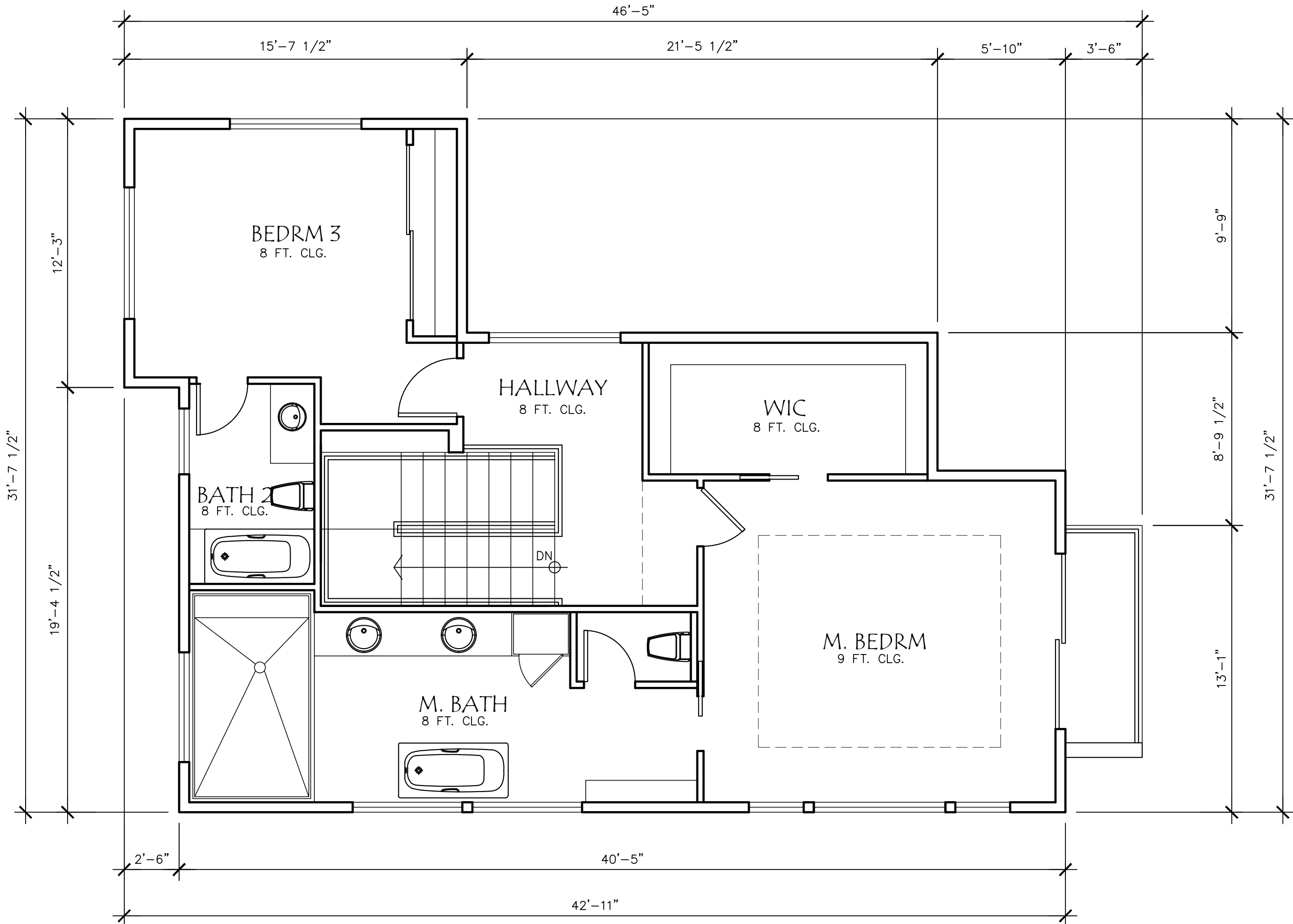
RAIL AND GUARDRAIL NOTE:
OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL
PATTERNS SUCH THAT A 4 INCH DIAMETER SPHERE
CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT
OF 42 INCHES.

PROVIDE MIN. OF 1/2" GYPBOARD UNDER STAIR CEILING

LEGEND

	BUILT-OUT WALL
	1 HR. FIRE RATED WALL
	SOUND INSULATED WALL
	NEW 2X4 STUD WALL
	NEW 2X6 STUD WALL
	SHUTOFF VALVE FOR GAS LOCATED OUTSIDE THE FIREBOX AND WITHIN 3 FT. OF THE APPLIANCE.
	EMERGENCY EGRESS WINDOW OR DOOR
	TEMPERED GLASS
	FIXED
	DOOR NUMBER
	WINDOW NUMBER

NOTES



EXTERIOR LANDING NOTE:
ALL EXTERIOR THRESHOLD HEIGHT AT ALL EXTERIOR DOORS. A DOOR MAY OPEN
AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL.
IF THE DOOR DOES NOT SWING OVER THE LANDING. MAXIMUM 1-1/2" IF DOOR
SWING OVER THE LANDING.

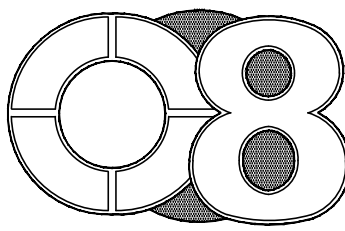
SECOND FLOOR PLAN

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



KEYNOTES

- ① ASPHALT SHINGLE
- ② DOOR
- ③ WINDOW
- ④ GARAGE DOOR
- ⑤ EXTERIOR LIGHT
- ⑥ CONCRETE STEPS
- ⑦ WOOD SIDING
- ⑧ UNDER FLOOR VENT
- ⑨ WROUGHT IRON RAILING
- ⑩ 1/2 ALUMINUM REVEAL
- ⑪ CHIMNEY
- ⑫ CULTURE STONE VENEER
- ⑬ STUCCO FINISH



DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

REVISIONS

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DESIGNED BY: CN

PROJECT

NEW SINGLE FAMILY
HOUSE

1136
NORTHUMBERLAND
LLC

1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

ELEVATIONS

PLAN B

DATE 8-5-19

SCALE AS SHOWN

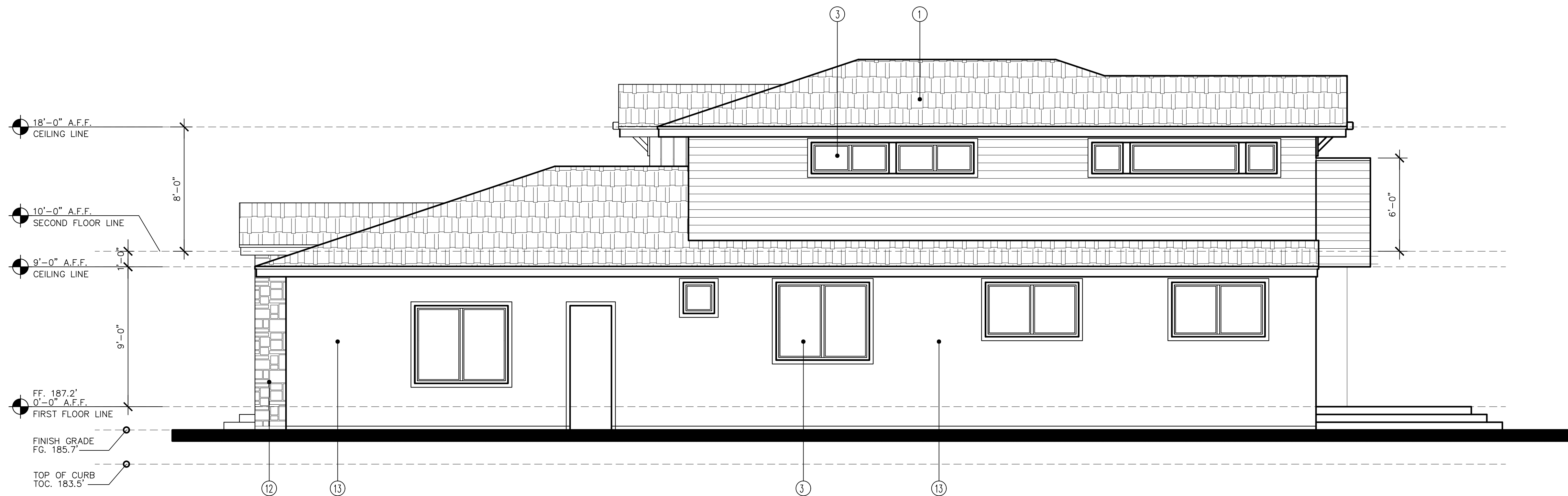
JOB 1910

SHEET

B-3.1

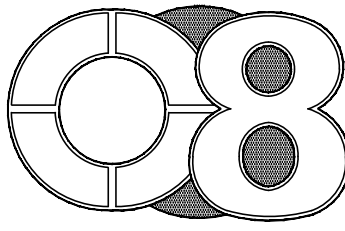
FRONT ELEVATION

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



RIGHT ELEVATION

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



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SAN JOSE, CA 95135
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PROJECT

NEW SINGLE FAMILY
HOUSE

1136
NORTHUMBERLAND
LLC

1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

ELEVATIONS

PLAN B

DATE 8-5-19

SCALE AS SHOWN

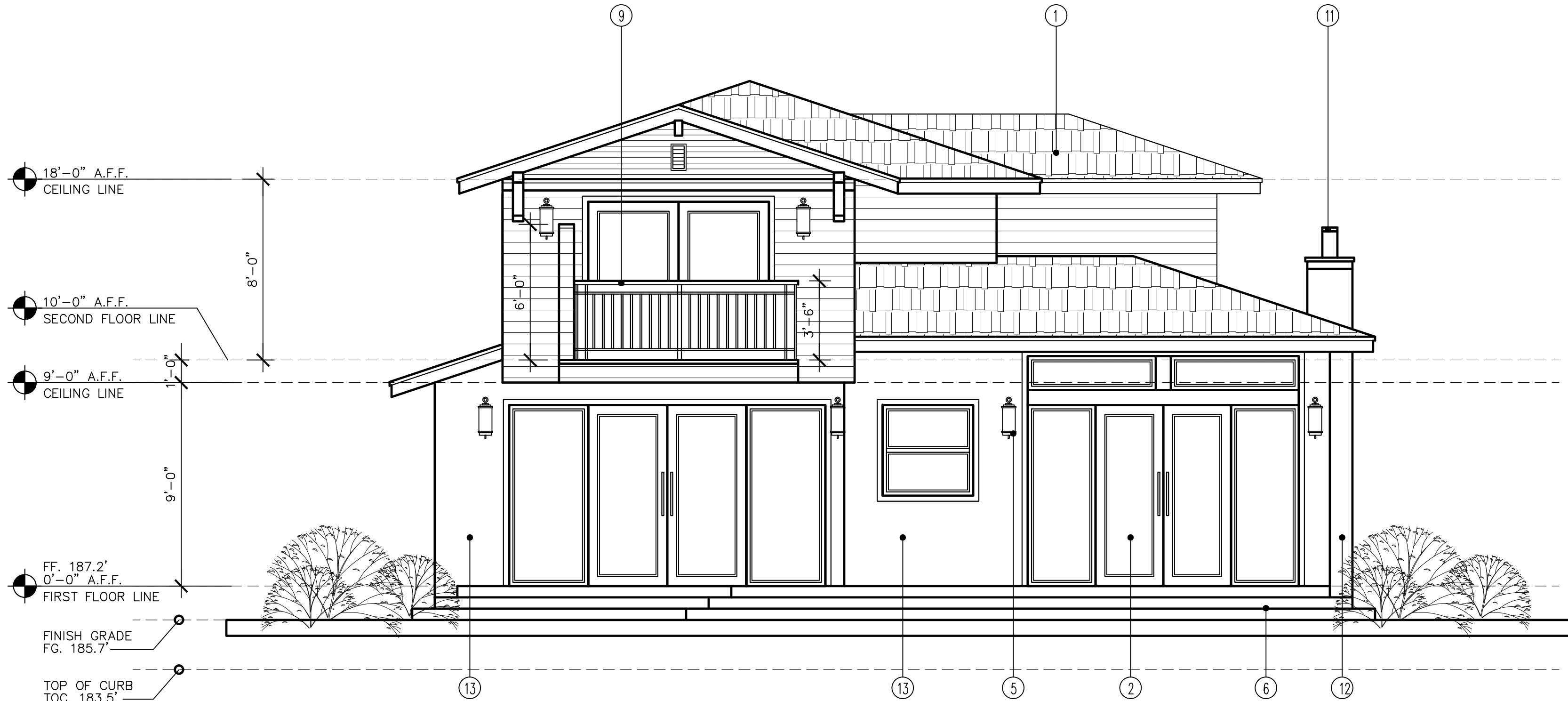
JOB 1910

SHEET

B-3.2

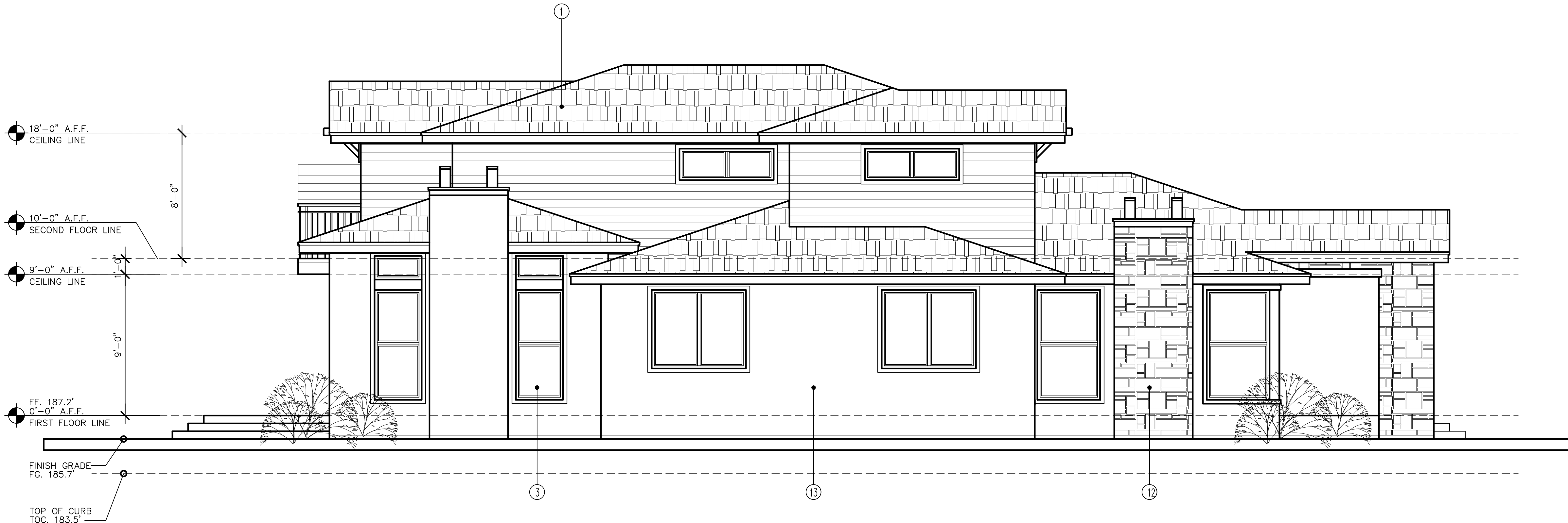
KEYNOTES

- 1 ASPHALT SHINGLE
- 2 DOOR
- 3 WINDOW
- 4 GARAGE DOOR
- 5 EXTERIOR LIGHT
- 6 CONCRETE STEPS
- 7 WOOD SIDING
- 8 UNDER FLOOR VENT
- 9 WROUGHT IRON RAILING
- 10 1/2 ALUMINUM REVEAL
- 11 CHIMNEY
- 12 CULTURE STONE VENEER
- 13 STUCCO FINISH



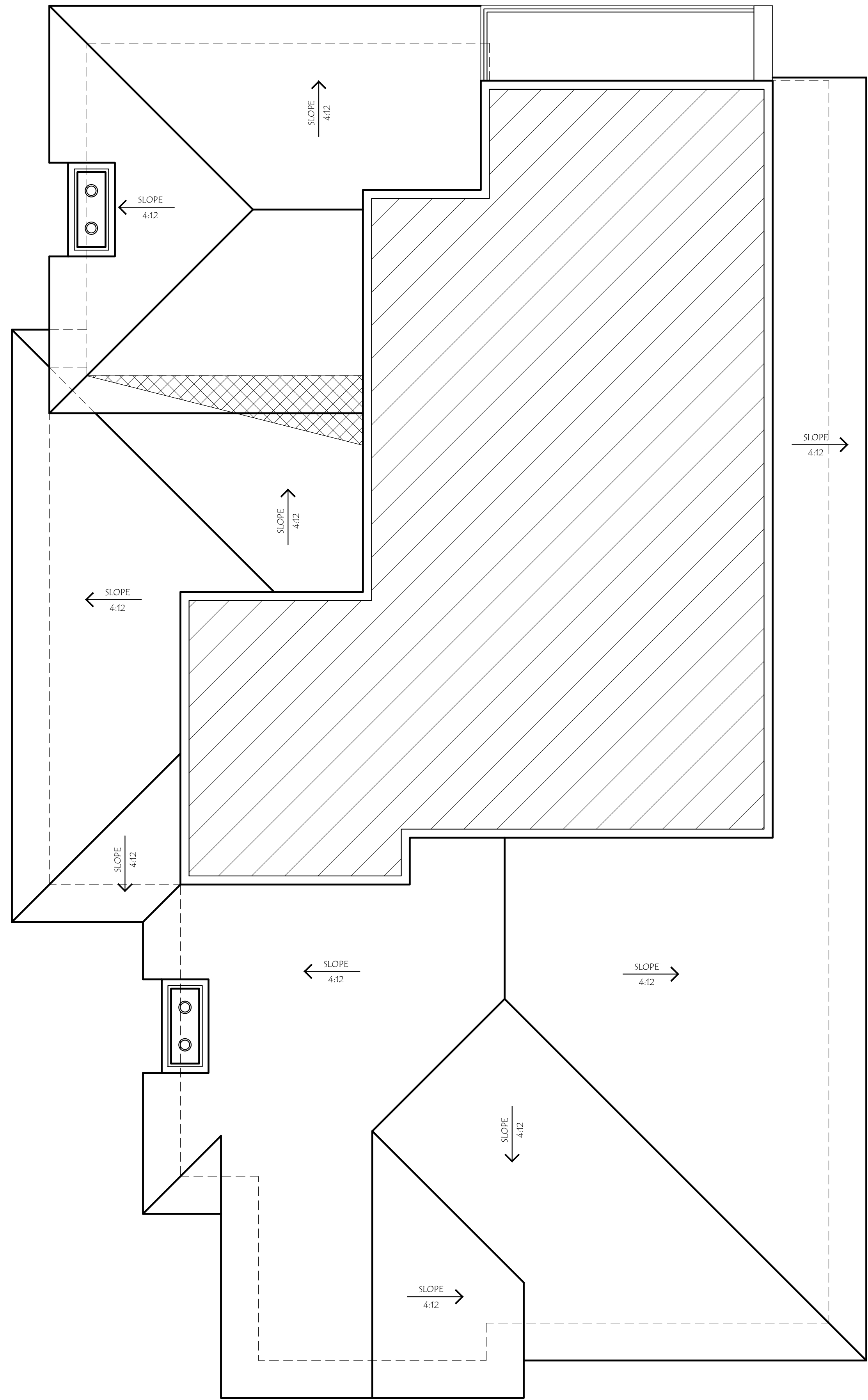
REAR ELEVATION

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

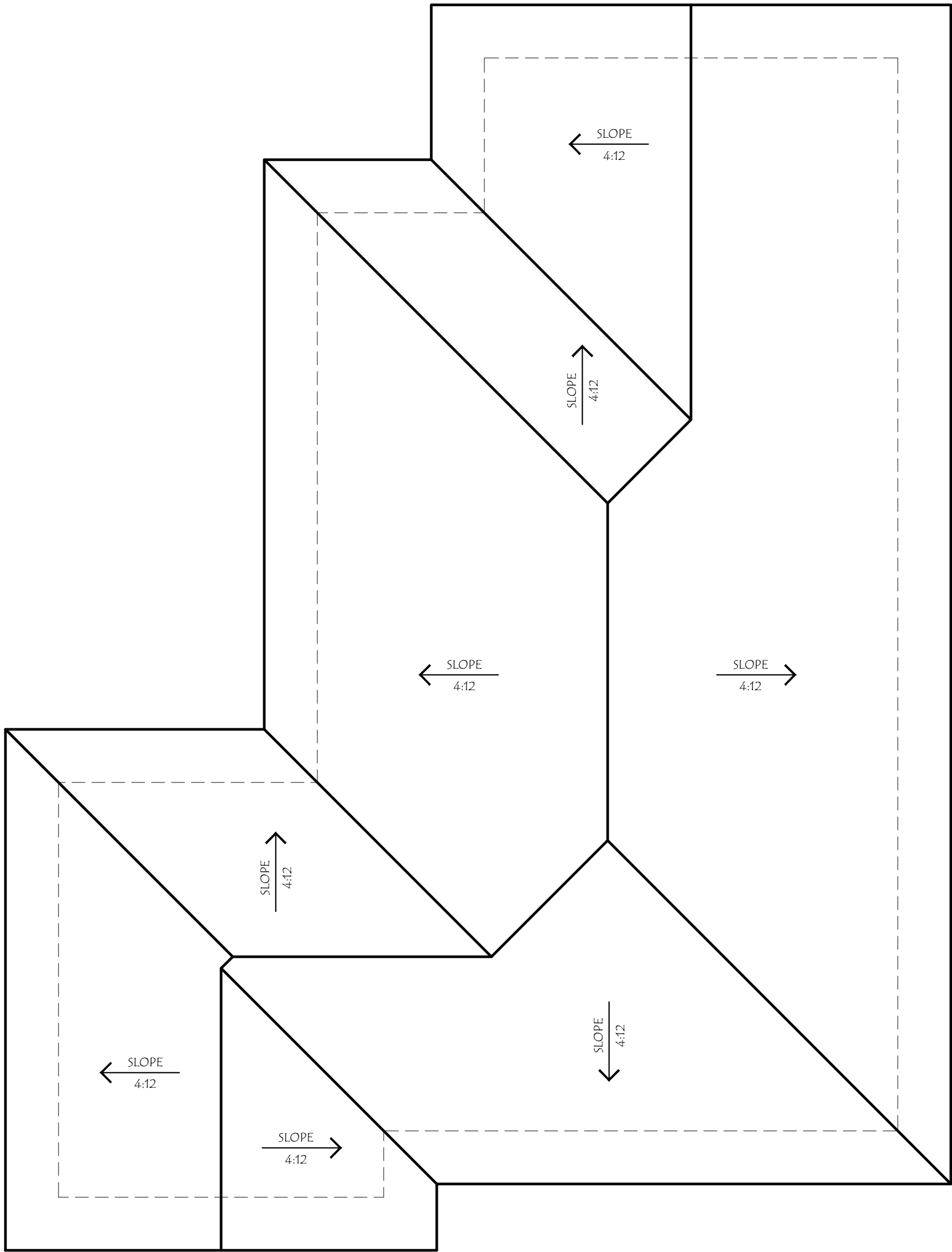


LEFT ELEVATION

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



FIRST FLOOR ROOF PLAN



SECOND FLOOR ROOF PLAN

ROOF PLAN

- 1 FLOOR LINE
- 2 FASIA
- 3 GUTTER
- 4 BUILDING LINE BELOW
- 5 HIP LINE
- 6 CRICKET
- 7 FLAT ROOF AREA - 1/2" PER FT.
- 8 GAL. MTL. FLASHING
- 9 WOOD TRELLIS
- 10 2'X2' SKYLIGHT
- 11 4'X4' SKYLIGHT
- 12 RIDGE VENT
- 13 RIDGE LINE
- 14 DOWN SPOUT
- 15 VALLEY LINE
- 16 ATTIC VENT
- 17 CHIMNEY

ROOFING NOTES

MANUFACTURE: CLASSIC METAL ROOFING SYSTEMS OR EQUAL
TYPE: CLICKLOCK STANDING SEAM METAL ROOFING
CLASS: B
COLOR: VERMONT SLATE
WEIGHT: 67 LBS PER SQUARE

ATTIC ACCESS:
ROOF VENT: GALVANIZE ROOF VENT
GUTTER AND DOWN SPOUT: GALVANIZE GUTTER AND
DOWN SPOUT, PAINTED FINISH

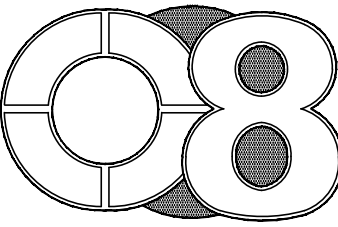
PLUMBING NOTE :PLUMBING VENTS TO BE MINIMUM 3 FEET
ABOVE OR 10 FEET AWAY FROM ALL OPERABLE SKYLIGHTS

SKYLIGHT: VELUX GLASS SKYLIGHT OR EQUAL
ICBO NUMBER: NER-216

NOTE: LAMINATED GLASS SHALL BE MINIMUM .30 MIL
POLYVINYL INTERLAYER OR EQUIVALENT.

ATTIC VENT CALCULATION

ATTIC SPACE	ATTIC AREA	x 1/150	REQ'D. FREE VENT	20X20 ATTIC VENT = 1.3 SQFT	24X9 ATTIC VENT AREA= .75 SQFT	1" HOLE VENT 3 @ EA. BLKG 1-1/2" DIA. = .0123 SQFT.
A						
B						
C						
D						



DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95155
408.375.0041

REVISIONS

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DESIGNED BY: CN

PROJECT

NEW SINGLE FAMILY
HOUSE

1136
NORTHUMBERLAND
LLC

1136 NORTHUMBERLAND DR.
SUNNYVALE, CALIFORNIA

SHEET CONTENTS

ROOF PLAN

PLAN B

DATE 8-5-19

SCALE AS SHOWN

JOB 1910

SHEET

B-4.0

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

REVISIONS	BY

BUILDERS' ENERGY SERVICES, INC.

400 WEST EDMUNDSON AVENUE, MORGAN HILL, CA 95037
(408) 202-9075 www.bee24.com heather@builders-energy.net
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TITLE 24
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ENERGY STAR PARTNERS
HERS II CERTIFIED
CEA CERTIFIED

WITH OFFICES IN:
MORGAN HILL
SAN JOSE

NEW SINGLE FAMILY HOUSE - LOT B
1136 NORTHLBERLAND DRIVE
SUNNYVALE, CA 94087

Date	12/15/19
Drawn	HEC
Client's Job #	
BES Job #	09475
Sheet	

GB-1



NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

New Residence - Plan B

New Home Single Family v. 7.0.2

Points Targeted

Community

Energy

IAQ/Health

Resources

Water

Responsible Party

Blueprint Page No.

Possible Points

CALGreen	Yes	CALGreen Res (REQUIRED)	4	1	1	1	1	1		
A. SITE										
	Yes	A1. Construction Footprint	1				1			
	Yes	A2. Job Site Construction Waste Diversion	2					2		
	Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2					2		
	Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	1					1		
	Yes	A3. Recycled Content Base Material	1							
	Yes	A4. Stormwater Control: Prescriptive Path	1							
	Yes	A6.1 Permeable Paving Material	1					1		
	Yes	A6.3 Non-Leaching Roofing Materials	1					1		
B. FOUNDATION										
	Yes	B1. Fly Ash and/or Slag in Concrete	1					1		
C. LANDSCAPE										
	Yes	C2. Three Inches of Mulch in Planting Beds	1					1		
	Yes	C3. Resource Efficient Landscapes	1							
	Yes	C4. Minimal Turf in Landscape	1					1		
	Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2		
	≥25%	C4.2 Turf on a Small Percentage of Landscaped Area	1					2		
	Yes	C6. High-Efficiency Irrigation System	1					2		
	≤0.5 Eio	C11. Landscape Meets Water Budget	0					2		
	Yes	C13. Reduced Light Pollution	1	1						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE										
	Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchens, Bathrooms, Utility Rooms, and Basements)	2				1	1		
E. EXTERIOR										
	Yes	E4. Durable and Non-Combustible Cladding Materials	1					1		
	Yes	E5. Durable Roofing Materials	1					1		
	Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1					1		
G. PLUMBING										
	Yes	G1. Efficient Distribution of Domestic Hot Water	1		1					
	Yes	G1.1 Insulated Hot Water Pipes	1		1					
	Yes	G2. Install Water-Efficient Fixtures	2					2		
	Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	1					1		
	Yes	G2.2 WaterSense Bathroom Faucets	1					1		
	≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2		
H. HEATING, VENTILATION, AND AIR CONDITIONING										
	Yes	H1. Sealed Combustion Units	1			1				
	Yes	H1.1 Sealed Combustion Furnace	2			2				
	Yes	H1.2 Sealed Combustion Water Heater	1							
	Yes	H3. Effective Ductwork	1		1					
	Yes	H3.1 Duct Mastic on Joints and Seams	1			1				
	Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1				
	Yes	H5. Advanced Practices for Cooling	1							
	Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1					
	Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	Y	R	R	R	R	R	R	
	Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	1							
	Yes	H7. Effective Range Hood Ducting and Design	1			1				
	Yes	H7.1 Effective Range Hood Control	1			1				
	Yes	H8. High Efficiency HVAC Filter (MERV 13+)	1			1				
	Yes	H9. Advanced Refrigerants	1			1				
	Yes	H10. No Fireplace or Sealed Gas Fireplace	1			1				
	Yes	H12. Register Design Per ACCA Manual T	1			1				
I. RENEWABLE ENERGY										
	Yes	I1. Pre-Plumbing for Solar Water Heating	1		1					
	Yes	I2. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	25							
J. BUILDING PERFORMANCE AND TESTING										
	Yes	J1. Third-Party Verification of Quality of Insulation Installation	1			1				
	Option 1: Compliance Over Title 24	J5. Building Performance Exceeds Title 24 Part 6	25.0514		25+					
	Yes	J5.1 Home Outperforms Title 24 Part 6	1		1					
	Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1			3				
	3.5	J10. Blower Door Testing	1							
K. FINISHES										
	Yes	K3. Low-VOC Caulks and Adhesives	1			1				
	Yes	K5. Formaldehyde Emissions in Interior Finish Exceed CARB	2			2				
	Yes	K5.2 Cabinets and Countertops	2			2				
	Yes	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	2			2				
M. APPLIANCES AND LIGHTING										
	Yes	M1. ENERGY STAR® Dishwasher	1					1		
	CEE Tier 2	M2. Efficient Clothes Washing and Drying	2		1			2		
	Yes	M2.1 CEE-Rated Clothes Washer	2		2					
	Yes	M5. Lighting Efficiency	2							
	Yes	M5.1 High-Efficiency Lighting	2		2					
N. COMMUNITY										
	Yes	N1. Smart Development	2	1				1		
	Yes	N1.1 HVI Site	1							
	Yes	N5. Social Interaction	1	1						
	Yes	N5.1 Residence Entries with Views to Callers	1	1						
	Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1						
O. OTHER										
	Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	R	
	Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5		
	Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	2		0.5	0.5	0.5	0.5		
Summary				Community	Energy	IAQ/Health	Resources	Water		
		Total Available Points in Specific Categories	301.5	29	75.5	60	87	50		
		Minimum Points Required in Specific Categories	50	2	26	8	6	6		
		Total Points Targeted	0.1	4.0	35.1	15.5	14.5	15.0		

4.5 Environmental Quality	4.505.2 Concrete slab foundations. Vapor retarder and capillary break is installed at slab-on-grade foundations. 4.503.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet: n/a	Initials: _____ Date: _____
4.5 Environmental Quality	4.507.2 Heating and air-conditioning system design. Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSIACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI! ACCA 1 Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.	Sheet: A-0	Initials: _____ Date: _____
Chapter 7 Installer and Special Inspector Qualifications	702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems. 702.2 Special Inspection. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. 703.1 Documentation. Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	Sheet: A-0	Initials: _____ Date: _____

4.3 Water Efficiency and Conservation	4.304.1 Outdoor potable water use in landscape areas. After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent; or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWEL0's Appendix D Prescriptive Compliance Option. Notes: 1. The Model Water Efficient Landscape Ordinance (MWEL0) and supporting documents are available at: www.water.ca.gov/wateruseefficiency/landscapeordnance/ 2. A water budget calculator is available at: www.water.ca.gov/wateruseefficiency/landscapeordnance/	Sheet: A-0	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	Sheet: A-0	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4.The waste stream reduction alternative, per Section 4.408.4.	Sheet: A-0	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	4.410.1 Operation and maintenance manual. An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet: n/a	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	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 is 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.	Sheet: n/a	Initials: _____ Date: _____
4.5 Environmental Quality	4.503.1 Fireplace. Any installed gas fireplace shall be a direct vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	Sheet: A-0	Initials: _____ Date: _____

4.3 Environmental Quality	4.504.1 Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction. 4.504.2 Finish material pollutant control. 4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. 4.504.2.2 Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits. 4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. 4.504.2.4 Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used. 4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF! ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 201 0 (also known as Specification 01350). 4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93J20 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.	Sheet: A-0	Initials: _____ Date: _____
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CALGREEN MANDATORY CHECKLIST RESIDENTIAL PROJECTS

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2017

Following is a standardized checklist of the 2016 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

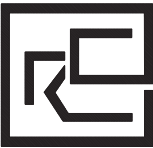
CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
4.1 Planning and Design	4.106.2 Storm water drainage and retention during construction. A plan is developed and implemented to manage storm water drainage during construction.	Sheet: A-0	Initials: _____ Date: _____
4.1 Planning and Design	4.106.3 Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows keep water from entering buildings.	Sheet: C-3	Initials: _____ Date: _____
4.1 Planning and Design	4.106.4 EV Charging. Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 12.5% of total parking spaces, as specified, for multi-family dwellings.	Sheet: A-0	Initials: _____ Date: _____
4.2 Energy Efficiency	4.201.1 Scope Building meets or exceeds the requirements of the California Building Energy Efficiency Standards	Sheet: T24.1/T24.2	Initials: _____ Date: _____

4.3 Water Efficiency and Conservation	4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4303.1.1 through 4303.1.4.4. 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 t1ush 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 2.0 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 showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. 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 0.25 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.	Sheet: A-0	Initials: _____ Date: _____
4.3 Water Efficiency and Conservation	4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	Sheet: A-0	Initials: _____ Date: _____

CALGREEN CHECKLIST

REVISIONS	BY

BUILDERS' ENERGY SERVICES, INC.
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GREEN POINT RATERS

ENERGY STAR PARTNERS
HERS II CERTIFIED
CEA CERTIFIED

WITH OFFICES IN:
MORGAN HILL
SAN JOSE

NEW SINGLE FAMILY HOUSE - LOT B
1136 NORTHBERLAND DRIVE
SUNNYVALE, CA 94087

Date	12/15/19
Drawn	HEC
Client's Job #	
BES Job #	09475
Sheet	

GB-2