ADDITION ADU ATTACHED 1279 PALAMOS AVE, **SUNNYVALE, CA 94089** APN:104-27-082



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

CONSULTANTS

94089 S SUNN AVE

AMOS

0

27

MARK DATE DESCRIPTION

PROJECT NO: 10427082

PROJECT SITE

VICINITY MAP

PROJECT SITE

APN MAP

GENERAL NOTES A0.2 CALGREEN A0.3 CLEAN BAY **AERIAL IMAGES** A0.5 STREETSCAPE A0.6 SOLAR SHADE ANALYSIS SITE PLAN PROPOSED A1.0A DEMOLITION PLAN PROPOSED SECOND FLR PLAN PROPOSED ROOF PLAN **EXTERIOR ELEVATIONS BUILDING SECTIONS** A3.2 WALL SECTIONS A4.2 3D IMAGES

INTERIOR ELEVATIONS

DETAILS

DETAILS

DETAILS

DETAILS

T-24 SHEETS

MATERIAL BOARD

A8.4

A8.5

A9.0

PROPOSED CEILING PLAN

SHEET INDEX

ARCHITECTURAL

COVER

CONTACTS OWNER RESIDENCE 1279 PALAMOS AVE, SUNNYVALE, CA. 94089 NATHAN IGLESIAS c. 650.260.3959 e. nathani@google.com **DESIGNER**

JER DESIGN GROUP 9711 HOPI LANE GILROY, CA. 95020 JOSE RAMA c. 408.843.8067 e. jer@jerdesigngroup.com

CONSTRUCTION TYPE VB.

SCOPE OF WORK

DEFINING MAIN ENTRANCE

EXPANDING LIVING SPACE'S AT THE FIRST FLOOR

PROJECT CONSIST OF THE FOLLOWING: EXISTING SINGLE FAMILY HOUSE APPROX. 1475SF.

VACAVILLE, CA. 95688

e. NRGMicah@gmail.com

MICAH SEIERSTAD

o. 530.545.1138

THE ADDITION LOCATED AT FRONT AND SIDE YARD OF THE HOUSE ADDITION WILL INCL. THE FOLLOWING

EXPANDING THE EXISTING GARAGE TO ACCOMM. TWO PARKING STALLS FRONT ELEVATION

ADDING THE SECOND FLOOR TO ACCOMMATED A ADU DWELLING UNIT WITH A SIDE YARD ENTRANCE OPPSITE SIDE, OF EXISTING MAIN ENT.

STRUCTURE **GPM ENGINEERS** 3340 WALNUT AVE. SUITE 292 FREMONT, CA. 94536 MOHAMED S. GENIDY o. 650.331.7264 e. mgenidy@gpmengineers.com TITLE 24 ENG. 5 STAR ENERGY 155 NOVATO DR.

FAR: .33% FAR: .469% INCL. ADU **BUILDING HEIGHT MAX: DEFERRED SUBMITTAL**

ADDRESS:

SITE AREA (ACRES): LOT COVERAGE

OCCUPANCY GROUP:

BUILDING AREA:

TYPES OF CONSTRUCTION:

PROJECT INFORMATION R-0 L.M.D. RES. 104-27-082 1279 PALAMOS AVE,, SUNNYVALE, CA 94089 5,940 S.F. (0.14 ACRE) .25 (EXISTING) 1090(L) + 385(G)=1475 SF. .33 (NEW) 352 LIVING + 119(G)= 471 SF. TOTAL 1946 SF. R3 AND U CAD DWG FILE: F:\Windows\Active 1,442 SF FIRST FLR. 504 SF GARAGE 1,946 SUB-TOTAL

COPYRIGHT: 2020 JER DESIGN GROUP SHEET TITLE 2 STORY, 30'-0

CHK'D BY:

2019 C.R.C. CALIFORNIA RESIDENTIAL CODE

APPLICABLE CODE

845 SF (ADU 2ND. FLR)

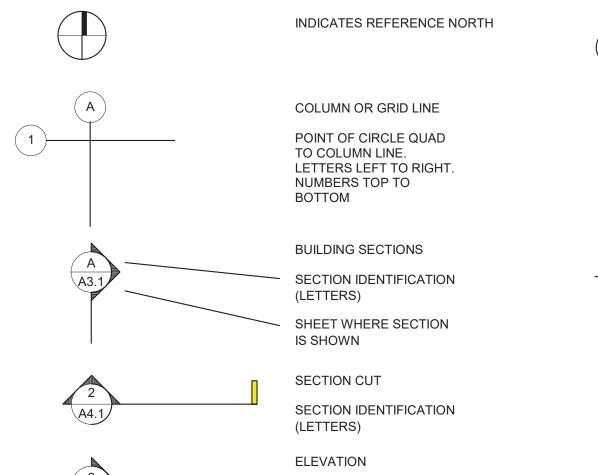
TOTAL 2,791 SF

A0

DRAWN BY: Authors\Dwg's\1279 Palamo

SYMBOLS

NORTH



ELEVATION IDENTIFICATION

SHEET WHERE DETAIL IS SHOWN

SHEET WHERE DETAIL IS SHOWN

(NUMBERS)

DETAIL REFERENCE

DETAIL IDENTIFICATION

DETAIL REFERENCE

DETAIL IDENTIFICATION

INTERIOR ELEVATION

CORRESPONDING NUMBER

OPENING INDICATIONS

DOOR OPENING

WINDOW OPENING

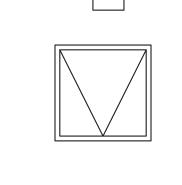
DIMENSION TO CENTER

DIMENSION TO ROUGH FACE

DOOR MARK

KEY NOTE

NORTH ARROW



REVISION **CLOUD AROUND REVISION**

WORK POINT,

CONTROL POINT OR DATUM POINT REFERENCE ELEVATION

DIMENSION ABOVE FLOOR

WALL TYPE

ROOF ACCESS HATCH

GUTTER AND DOWNSPOUT FOR MTL. AWNING ON FRONT FACADE ONLY. PAINT DS TO MATCH EXTERIOR WALL

-AUUIUG-DESIGU-SEUDESIL email: jer@jerdesigngroup.com 408.843.8067 c **CONSULTANTS**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND LINPUBLISHED WORK OF THE DESIGNER AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

0

4 0.

< Z

GENERAL NOTES

DOWN SPOUT

DISHWASHER

DEMOLITION

DIAMETER

DIAGONAL

DIMENSION

DEAD LOAD

DOWN

DOUBLE

DBL.

DEMO

DIM.

DIA. or Ø

1. ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE SUBCONTRACTORS'S WORK. THE CONTRACTOR SHALL CLOSELY COORDINATE WORK WITH THAT OF SUBCONTRACTORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH PLANS & SPECS.xxxx

HOT WATER

HYDRAULIC

INSIDE FACE

INTERCOM OUTLET

INSIDE DIAMETER

IDENTIFICATION

IMPREGNATED

ISOLATED GROUND

INTERMEDIATE METALLIC CONDUIT

- 2. ALL MATERIALS, LABOR, INSTALLATION, FABRICATIONS, ETC. SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS INCLUDING BUT NOT LIMITED TO THOSE LISTED UNDER PROJECT DATA IN THESE DRAWINGS, AND ALL LOCAL CODES. CONTRACTOR SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY LOCAL & STATE AUTHORITIES AND THE LANDLORD.
- 3. ALL CONSTRUCTION SHALL COMPLY WITH ENERGY STANDARDS IN TITLE 24 OF THE CALIFORNIA STATE BUILDING CODE AS OUTLINED IN THE ENERGY CERTIFICATES PROVIDED BY THE ENERGY CONSULTANT.
- 4. ALL MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, FIRE-PROTECTION ENGINEERING TO BE "DESIGN BUILD" BY OTHERS. OTHERS RESPONSIBLE FOR ENGINEERING, PERMITS, FEES, CALCULATIONS, REPORTS, DRAWINGS, ETC. REQUIRED BY LOCAL AND ALL OTHER GOVERNING AGENCIES. SUCH DESIGN SHALL BE FULLY COORDINATED WITH ALL INFORMATION PROVIDED IN THIS DRAWSING.
- 5. ALL "DESIGN-BUILD" SUBCONTRACTORS SHALL OBTAIN PERMITS AND PAY PERMIT FEES FOR THEIR RESPECTIVE FIELDS OF WORK.
- 6. EXAMINATIONS OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. THEY SHALL, ASCERTAIN AND

7. CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT, AND ALL CONDITIONS DURING CONSTRUCTION WHICH MAY AFFECT THEIR WORK. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE REPORTED TO THE ARCHITECT BEFORE BIDDING OR PROCEEDING WITH ANY WORK.

PORCELAIN

PARTITION

QUARRY TILE

QUANTITY

POWFR

PREFABRICATED

POLYVINYLCLORIDE

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

PREFAB.

l PSF

PWR

Q.T.

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

13. SUBMITTAL HAS BEEN CHECKED AND COORDINATED WITH CONTRACT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF SHOP DRAWINGS, PROPER FITTINGS, COORDINATION OF WORK, CONSTRUCTION TECHNIQUES, MATERIALS, AND WORK REQUIRED BY CONTRACT DOCUMENTS. SUBMITTALS WILL BE REQUIRED FOR: - PAINT.

WINDOW

WEIGHT

WITHOUT

WOOD

YARD

l wp

WT.

W/O

WD.

W.I.

WAINSCOT

WEATHER PROOF

WROUGHT IRON

(0000)

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

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

MARK DATE DESCRIPTION PROJECT NO: 10427082 CAD DWG FILE: F:\Windows\Active Project\1279_ DRAWN BY: Authors\Dwg's\1279 Palamos CHK'D BY: Checker COPYRIGHT: 2020 JER DESIGN GROUP SHEET TITLE

0

2

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.	Sheet:	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste.	Sheet:	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.2 Construction waste management plan. Submit a construction waste management plan.	Sheet:	Initials and 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:	Initials and 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, readily accessible areas shall be identified for the collection of recycling.	Sheet:	Initials and Date:
4.5 Environmental Quality	4.503.1 Fireplaces. Any installed gas fireplace shall be a direct-vent sealed-combustion type.	Sheet:	Initials and Date:

4.3 Wate Efficiency Conserva			
4.3 Water Efficiency and Conservation	4.303.1.2 Urinals . The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.3 Showerheads. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all shower heads shall not exceed 1.8 gallons per minute at 80 psi.	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.4 Faucets. Residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. Lavatory faucets in common and public use areas in residential buildings shall not exceed 0.5 gpm at 60 psi. Metering faucets installed in residential buildings shall not deliver more than 0.2 gallons per cycle. Kitchen faucets shall not exceed 1.8 gpm at 60 psi.	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed per the California Plumbing Code.	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.304.1 Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.305.1 Recycled water supply systems. Newly constructed residential developments, where recycled water is available from a municipal source may be required to have recycled water supply systems installed.	Sheet:	Initials and Date:

4.303.1.1 Water Closets. Effective flush volume of all water Sheet:

closets shall not exceed 1.28 gallons per flush.

Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual 5-2014 or equivalent.		
702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems.	Sheet:	Initials and Date:
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.		

4.5 Environmental Quality	4.504.4 Resilient flooring systems. Where resilient flooring is in stalled, 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).	Sheet:	Initials and Date:
4.5 Environmental Quality	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 section s, as shown in Table 4.504.5. 4.505.2 Concrete slab foundations. Vapor retarder	Sheet:	Initials and Date:
4.5 Environmental Quality	and capillary break is installed at slab-on-grade foundations.		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 ANSI/ACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI/ACCA 1	Sheet:	Initials and Date:



CALGREEN RESIDENTIAL MANDATORY CHECKLIST

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2020

Sunnyvale

Initials and

Following is a standardized checklist of the 2019 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 Field Inspection 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:	Initials and Date:
4.1 Planning and Design	4.106.3 Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings	Sheet:	Initials and Date:
4.1 Planning and Design	4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages shall install a listed raceway to accommodate a dedicated 208.240-volt branch circuit	Sheet:	Initials and Date:
4.1 Planning and Design	4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces capable of supporting future EVSE.	Sheet:	Initials and Date:
4.1 Planning and Design	4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE.	Sheet:	Initials and Date:
4.2 Energy Efficiency	4.201.1 Scope Compliance with the California Energy Commission mandatory standards.	Sheet:	Initials and Date:

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444

Building and Planning Division representatives are available 8 a.m. - 12:30 p.m. and 1 p.m. - 5 p.m.

Sunnyvale.ca.gov - Search "Planning and Building"

Rev. 1/2020 Page 1 of 6

Page 4 of 6

4.5 Environmental Quality	4.503.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet:	Initials and Date:
4.5 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.	Sheet:	Initials and Date:
4.5 Environmental Quality	 4.504.2 Finish material pollutant control. Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. Paints and coatings. Paints, stains and other coatings shall be compliant with voelimits. Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Verification. Documentation shall be provided to verify that compliant voe limit finish materials have been used. 	Sheet:	Initials and Date:
4.5 Environmental Quality	 4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: Carpet and Rug Institute's Green Label Plus Program. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) NSFI ANSI 140 at the Gold level. Scientific Certifications Systems Indoor Advantage™ Gold. Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 	Sheet:	Initials and Date:

LTVUUIUG-DERIGU-SEUDESIU email: jer@jerdesigngroup.com 408.843.8067 c CONSULTANTS ALL DRAWINGS AND WRITTEN MATERIAL ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN ARE THE ORIGINAL AND
UNPUBLISHED WORK OF THE DESIGNER, AND
MAY NOT BE COPIED OR USED WITHOUT THE
WRITTEN CONSENT OF THE DESIGNER. OWNER 94089 S **IYVALI** SUNN **AMOS** 279 MARK DATE DESCRIPTION PROJECT NO: 10427082 CAD DWG FILE: F:\Windows\Active Project\1279

DRAWN BY: Authors\Dwg's\1279 Palamos - 210212.rvt Checker COPYRIGHT: 2020 JER DESIGN GROUP SHEET TITLE

A0.2

JER DESIGN GROUP

Blueprint for a Clean Bay

Best Management Practices for the Construction Industry Remember: The property owner and the contractor share ultimate responsibility for the

environmental damage caused by your subcontractors or employees.



activities that occur on a construction site. You may be held responsible for any

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without into a street or storm drain.



General

and Site

Construction

Supervision

Who should use

this information?

Site Supervisors

Home Builders

Developers

Homeowners

Inspectors

General Contractors

creeks and the Bay.

Storm Drain Pollution from

Construction Activities

Construction sites are common sources of storm water

pollution. Materials and wastes that blow or wash into a

storm drain, gutter, or street have a direct impact on local

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight stormwater pollution. This "blueprint" summarizes "Best Management Practices (BMPs) for stormwater pollution prevention.

Small Business Hazardous **Waste Disposal Program**

Spill Response Agencies:

In the City of Sunnyvale, DIAL 9-1-1.

State Office of Emergency Service

Santa Clara County Environmental

. (408) 299-6930

. .1-800-852-7550

Warning Center (24 hours)

Health Sevices

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call (408) 299-7300 for a quote, more information or guidance on disposal.

Local Pollution Control Agencies:

County of Santa Clara Pollution Prevention Program . . (408) 441-1195

County of Santa Clara Integrated Waste Management Program (408) 441-1198

Santa Clara County Hazardous Waste Program . (408) 299-7300 For information on the disposal of hazardous waste County of Santa Clara District Attorney

Environmental Crimes Hotline . (408) 299-TIPS Santa Clara Valley Water District (408) 265-2600

Garbage Disposal . (408) 752-8530

Santa Clara County Recycling Hotline

Regional Water Quality Control Board

Serving San Francisco Bay Region

Sunnyvale Water Pollution

Sunnyvale Recycling Program

Or visit www.ci.sunnyvale.ca.us/recycle

Control Plant

. 1-800-533-8414

. (510) 622-2300

(408) 730-7262

Paints, Solvents, and Adhesives All paints, solvents, and adhesives contain

Storm Drain Pollution from

Painting and Application

of Solvents and

Who should use this

Adhesives

information?

Paperhangers

Graphic Artists

Dry Wall Crews

Floor Covering

Installers

Home Builders

Developers

Homeowners

Landscaping, Gardening

And Pool Maintenance

Service and Repair Workers

Who should use this

Swimming Pool/Spa

General Contractors

information?

Landscapers

Home Builders

Gardeners

Painters

Plasterers

 General Contractors chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Doing the Job Right Handling Paint Products

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous. Contact the Santa Clara County Hazardous Waste Program at (408) 299-7300.

before 1978 can contain high amounts of lead. even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.

Wash water from painted buildings constructed

If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Removal

Painting Cleanup

■ Buildings constructed before 1978 may have lead paint in them. Test paint for lead by taking samples to a local environmental testing laboratory to determine if removed paint must be disposed of as hazardous waste. Paint chips and dust from non-hazardous dry stripping and

sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash. ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl

tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor. ■ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area, or check Sunnyvale Water Pollution Control Plant (408) 730-7270 to find out if you can collect

(mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its

Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.

For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary

excess liquids and residue as hazardous waste. ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper

sewer. Never pour paint down a storm drain. Dispose of

container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste. ☐ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a

sanitary landfill. Leave lids off paint cans so the refuse collector cam see that they are empty. Empty, dry paint cans also may be recycled as metal.

☐ Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

Recycle/Reuse Leftover Paints Whenever Possible

■ Donate excess water-based (latex) paint for reuse. Call the Santa Clara County Hazardous Waste Program at (408) 299-7300 for details.

☐ Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous

Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

> APPEARING HERFIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

 ∞ 0

N

0

2

treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or baylands. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill

Pollution Prevention Program

- ☐ Keep an orderly site and ensure good housekeeping
- Maintain equipment properly.
- drainage channels.
- to storm drains.

- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Field Manual, available form the Regional Water Quality Control Board San
- Francisco Bay Region, as a reference. Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- As a contractor, or site supervisor, owner or operator of a everyone who works at the construction site is familiar with site, you may be responsible for any environmental this information. Inform subcontractors about the stormdamage caused by your subcontractors or employees. water requirements and their own responsibilities. Use BAASMA, Blueprint for a Clean Bay, a construction best

Doing the Job Right General Principles

- practices are used.
- Cover materials when they are not in use. ■ Keep materials away from streets, storm drains and
- ☐ Ensure dust control water doesn't leave site or discharge

Advance Planning To Prevent Pollution

Train your employees and subcontractors. Make sure

Clara Valley Urban Runoff Pollution Prevention Program, and California Storm Water Quality Association Stormwater Best Management Practice Handbook: Construction; (Jan 2003) as references.

management practices guide available from the Santa

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels. ☐ Keep pollutants off exposed surfaces. Place trash cans
- and recycling receptacles around the site to minimize litter. Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. ☐ Use dry cleanup methods whenever possible. If you must
- use water, use just enough to keep the dust down. Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the

■ Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

- ☐ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt. scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See Sunnyvale Recycling of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

Developers Homeowners

Storm Drain Pollution

from Landscaping and

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life

Doing the Job Right General Business Practices

- ☐ Protect stockpiles (e.g. asphalt, sand, or soil) and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- in a shed or storage cabinet. Schedule grading and excavation projects during dry

Store pesticides, fertilizers, and other chemicals indoors or

- Use temporary check dams or ditches to divert runoff
- away from storm drains. ☐ Protect storm drains with sandbags or other sediment
- Revegetation is an excellent form of erosion control for any site. Replant as soon as possible with temporary vegetation such as grass seed.

Landscaping/Garden Maintenance

- ☐ Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash.
- Dispose of unused pesticides as hazardous waste.

Sunnyvale residences. Place yard waste in approved containers at curbside for pickup on waste collection Sunnyvale SMaRT station for recycling. Contact the Sunnyvale Recycling Program (408) 730-7262 for further information.

Curbside pickup of yard waste is provided for

- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost if possible.
- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on

Pool/Fountain/Spa Maintenance Draining pools or spas

When it's time to drain a pool, spa, or fountain, please be sure to call the Sunnyvale Water Pollution Control Plant (408) 730-7270 before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

storm drain; discharge to a sanitary sewer chlorine dissipate for a few days and then recycle/

Never discharge pool or spa water to a street or

reuse water by draining it gradually onto a landscaped area. OR ☐ Contact the Sunnyvale Water Pollution Control Plant (408) 730-7270. You may be able to discharge to the sanitary sewer by running the

hose to a utility sink or sewer pipe clean-out. ☐ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as

sodium bromide. Filter Cleaning

drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the

If there is no suitable dirt area, call the Sunnyvale Water Pollution Control Plant (408) 730-7270 for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

Earth-Moving and Dewatering Activities

Who should use this information?

- Bulldozer, Back Hoe, and Grading Machine Operators
- General Contractors
- Site Supervisors
- Dump Truck Drivers

 Home Builders Developers

Soil excavation and grading operations

loosen large amounts of soil that can flow or blow into storm drains when handled mproperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or ughened ground surfaces.

ontaminated groundwater is a mmon problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or

laden with sediments. Any of these

the Bay, or interfere with wastewater

pollutants can harm wildlife in creeks or

treatment plant operation. Discharging

sediment-laden water from a dewaterin

site into any water of the state without

treatment is prohibited.

Storm Drain Pollution from Doing the Job Right Earth-Moving Activities General Business Practices

- Schedule excavation and grading work during dry weather. Perform major equipment repairs away
- maintenance must be done on site, designate a location away from storm
 - Practices During Construction
 - slopes or where construction is not immediately planned. or temporary drainage swales. Use
- Association Stormwater Best from the job site. When refueling or vehicle/equipment
 - absolutely necessary. Plant temporary vegetation for erosion control on
 - around excavations. Refer to the Regional Water Quality Control

sediment control measures, and California Stormwater Quality

oily sheen on groundwater.

agency and ask whether the

sediments present) or sanitary sewer.

haul pumped groundwater offsite for

treatment and disposal at an

appropriate treatment facility.

OR, you may be required to collect and

- Do not use diesel oil to lubricate
- ☐ Call your local wastewater treatment Remove existing vegetation only when
- Protect downslope drainage courses, streams, and storm drains with wattles, check dams or ditches to divert runoff Board's Erosion and Sediment Control

Field Manual for proper erosion and

- Management Practice Handbook (construction, 2003) Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- Dewatering Operations Check for Toxic Pollutants Check for odors, discoloration, or an equipment parts, or clean equipment.
- groundwater must be tested. ☐ If contamination is suspected, have the water tested by a certified laboratory. Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no

Check for Sediment Levels ☐ If the water is clear, the pumping time is less

- than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain. ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call
 - your local wastewater treatment plant for ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank
 - prior to discharge. Options for filtering Pumping through a perforate pipe sunk

part way into a small pit filled with

Pumping from a bucket placed below water level using a submersible pump; Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe. ☐ When discharging to a storm drain, protect

Detecting Contaminated Soil or Groundwater

ontaminated groundwater a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved know what to look for in detecting contaminated soil or groundwater, and testing ponded groundwater before pumping. Watch for any of

Unusual soil conditions discoloration or odor. Abandoned underground tanks. Abandoned wells.

Buried barrels, debris or with drain rock, or cover inlet with filter fabric f any of these are found

follow the procedures below.

Fresh Concrete and Mortar

- Who should use this information?
- Patio Construction Workers Construction Inspectors
- Home Builders Developers Concrete Delivery/Pumping Workers

And Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

Doing the Job Right General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- streets or drains. Always store both dry and wet materials under cover. protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.

☐ Wash out chutes onto dirt areas at site that do not flow to

wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff. ☐ Do not use diesel fuel as a lubricant on concrete forms, tools,

Secure bags of cement after they are open. Be sure to keep

- ☐ Set up and operate small mixers on tarps or heavy plastic drop cloths. When cleaning up after driveway or sidewalk construction, wash fines onto dirt
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and
- does not reach gutters or storm drains. ■ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a local recycling facility. Call

☐ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

the Sunnyvale Recycling Program at (408) 730-7262 for information.

Roadwork and Paving

Who should use this information?

Seal Coat Contractors

 Road Crews Driveway/Sidewalk/Parking Lot Construction Crews

Operators of Grading Equipment

- Paving Machines, Dump Trucks, Concrete Mixers Construction Inspectors
- General Contractors Developers Home Builders

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Doing the Job Right General Business Practices

- Develop and implement erosion/sediment control
- Check for and repair leaking equipment. ☐ Perform major equipment repairs at designated
- construction sites. ■ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment. Recycle used oil, concrete, broken asphalt, etc.

■ Take broken up concrete to a local recycling facility.

whenever possible, or dispose of properly.

Call the Sunnyvale Recycling Program at

(408) 730-7262 for information.

easier. Avoid performing equipment repairs at

- from contacting stormwater runoff. plans for roadway embankments. □ Schedule excavation and grading work during dry
- areas in your maintenance yard, where cleanup is
 - dispose to dirt area. Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar
 - street or storm drain. Collect and recycle, or from rainfall and prevent runoff with temporary

During Construction

- Avoid paving and seal coating in wet weather, or
- ☐ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter

- when rain is forecast, to prevent fresh materials
- Never wash excess material from exposed aggregate concrete or similar treatments into a
- roofs or plastic sheets and berms. material (cloth, rags, etc.) to catch drips when not

☐ Clean up all spills and leaks using "dry" methods

(with absorbent materials and/or rags) Dig up,

remove, and properly dispose of contaminated soil.

- Avoid over-application by water trucks for dust
- ☐ Park paving machines over drip pans or absorbent

Collect and recycle or appropriately dispose of excess abrasive gravel or sand.

the inlet using a barrier of burlap bags filled

anchored under the grate. OR pump water

through a grassy swale prior to discharge.

Asphalt/Concrete Removal Avoid creating excess dust when breaking

After breaking up old pavement, be sure to

remove all chunks and pieces. Make sure

asphalt or concrete.

broken pavement does not come in contact with rainfall or runoff. ☐ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and

☐ Sweep, never hose down streets to clean up

tracked dirt. Use a street sweeper or vacuum

truck. Do not dump vacuumed liquor in storm

properly dispose of, all residues.

Heavy Equipment Operation

- Who should use this information?
- Vehicle and Equipment Operators

Site Supervisors

Home Builders

Developers

General Contractors

Stormwater Pollution

equipment from the site as soon as possible.



from Heavy Equipment on Construction Sites Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction

Doing the Job Right

or trailers.

- Site Planning and Preventive Vehicle Maintenance Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and
- berms, sand bags, or other barriers. Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- possible, otherwise, dispose of them as hazardous wastes. Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- routine vehicle and equipment maintenance. Contain the area with have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier. ☐ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them wherever
- during rain events. Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

☐ Cover exposed fifth wheel hitches and other oily or greasy equipment

Spill Cleanup

Services 1-800-852-7500.

- or rags) whenever possible and properly dispose of absorbent materials. ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- immediately. In Sunnyvale, dial 9-1-1 if hazardous materials might enter the ☐ If the spill poses a significant hazard to human health and safety, property or



ALL DRAWINGS AND WRITTEN MATERIAL

OWNER

■ Never clean a filter in the street or near a storm

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- areas, not down the driveway or into the street or storm drain. Protect applications of fresh concrete and mortar from rainfall and runoff until the
- disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.

Clean up spills immediately when they happen. ☐ Never hose down "dirty" pavement or impermeable surfaces where fluids

☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.

Report significant spills to the appropriate local spill response agencies

the environment, you must also report it to the State Office of Emergency

CHK'D BY: COPYRIGHT: 2020

SHEET

(GreenTeam/Zanker of Sunnyvale) Recycling Drop-Off Center, Santa Clara Valley Water District Pollution Hotline . 1-888-510-5151

Materials/Waste Handling

- and wastes, including solvents, water-based paints, vehicle Program information listed above.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed

Swimming Pool Maintenance

Masons and Bricklayers Sidewalk Construction Crews

General Contractors

Storm Drain Pollution from Fresh Concrete

G V O V

LANNING-DESIGN-SENDESING

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

email: jer@jerdesigngroup.com 408.843.8067 c

CONSULTANTS

PROJECT LOCATION



PICTURE 02

PICTURE 03

94089

OWNER

AMOS 1279

MARK DATE DESCRIPTION

PROJECT NO: 10427082

COPYRIGHT: 2020

SHEET TITLE

SHEET

CAD DWG FILE: F:\Windows\Active Project\1279

DRAWN BY: Authors\Dwg's\1279 Palamos
- 210212.rvt
Checker

JER DESIGN GROUP

AERIAL MAP

PICTURE 06

A0.4

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

94089

SUNN

AMOS

MARK DATE DESCRIPTION 06/19/20 PLANNING

279

PROJECT NO: 10427082

CAD DWG FILE: F:\Windows\Active
Project\1279

DRAWN BY: Authors\Dwg's\1279 Palamos
- 210212.rvt
Checker

COPYRIGHT: 2020

JER DESIGN GROUP SHEET TITLE

A0.5

SHEET



STREETSCAPE



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

94089 SUNN

1279

MARK DATE DESCRIPTION

1 06/19/20 PLANNING

PROJECT NO: 10427082

CAD DWG FILE: F:\Windows\Active
Project\1279

DRAWN BY: Authors\Dwg's\1279 Palamos
- 210212.rvt
Checker

COPYRIGHT: 2020

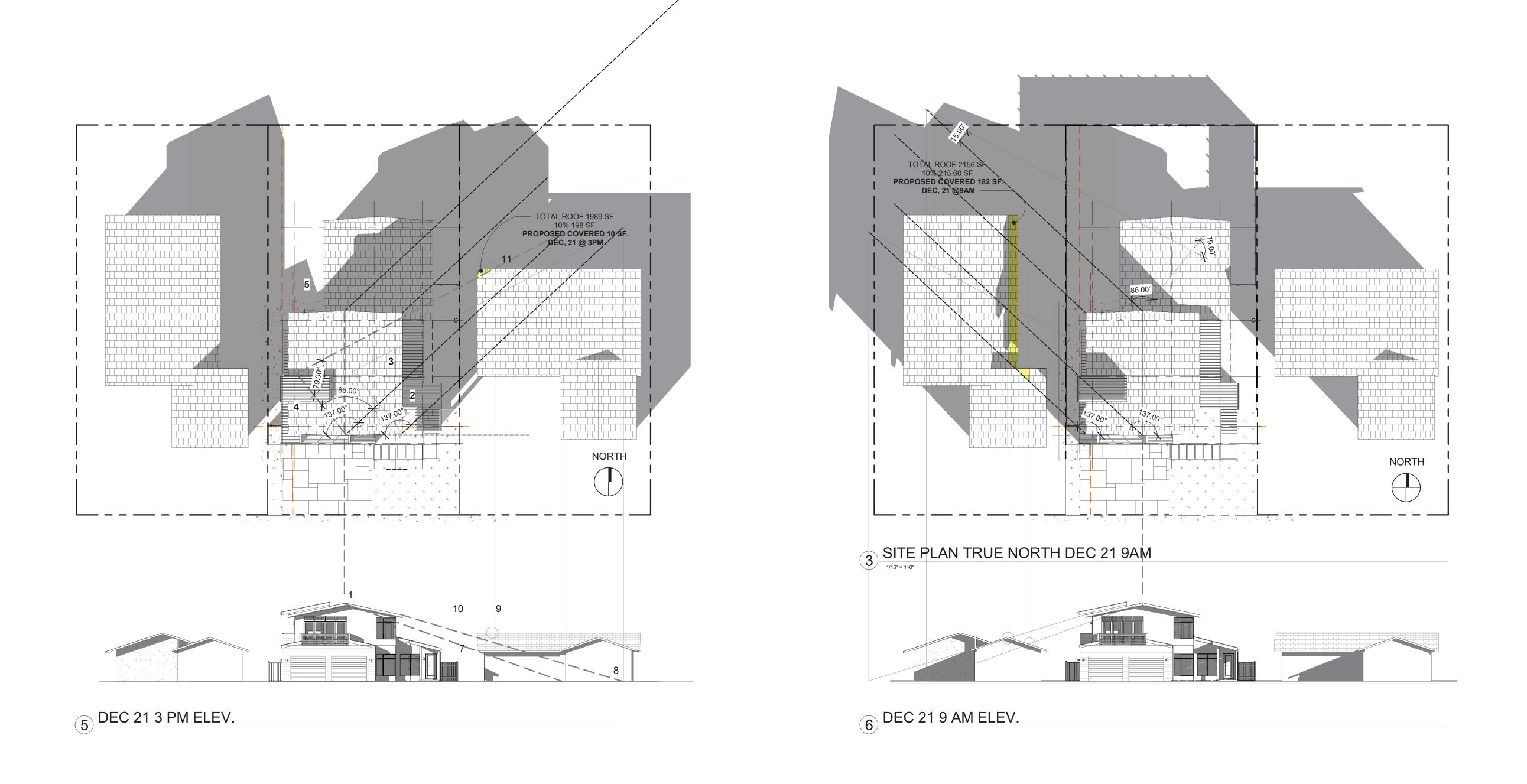
JER DESIGN GROUP SHEET TITLE

A0.5

SHEET OF

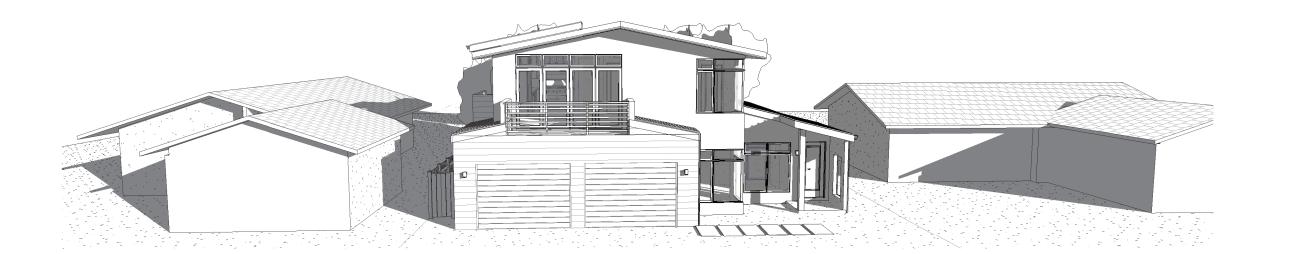


STREETSCAPE





2 DEC 21 3 PM



1 DEC 21 9 AM



email: jer@jerdesigngroup.com 408.843.8067 c CONSULTANTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

94089 S SUNNY <u>5</u>

AVE, AMOS 1279 PAL

 \forall

SHADE

SOLAR

200101

MARK DATE DESCRIPTION 02/24/21 PLANNING

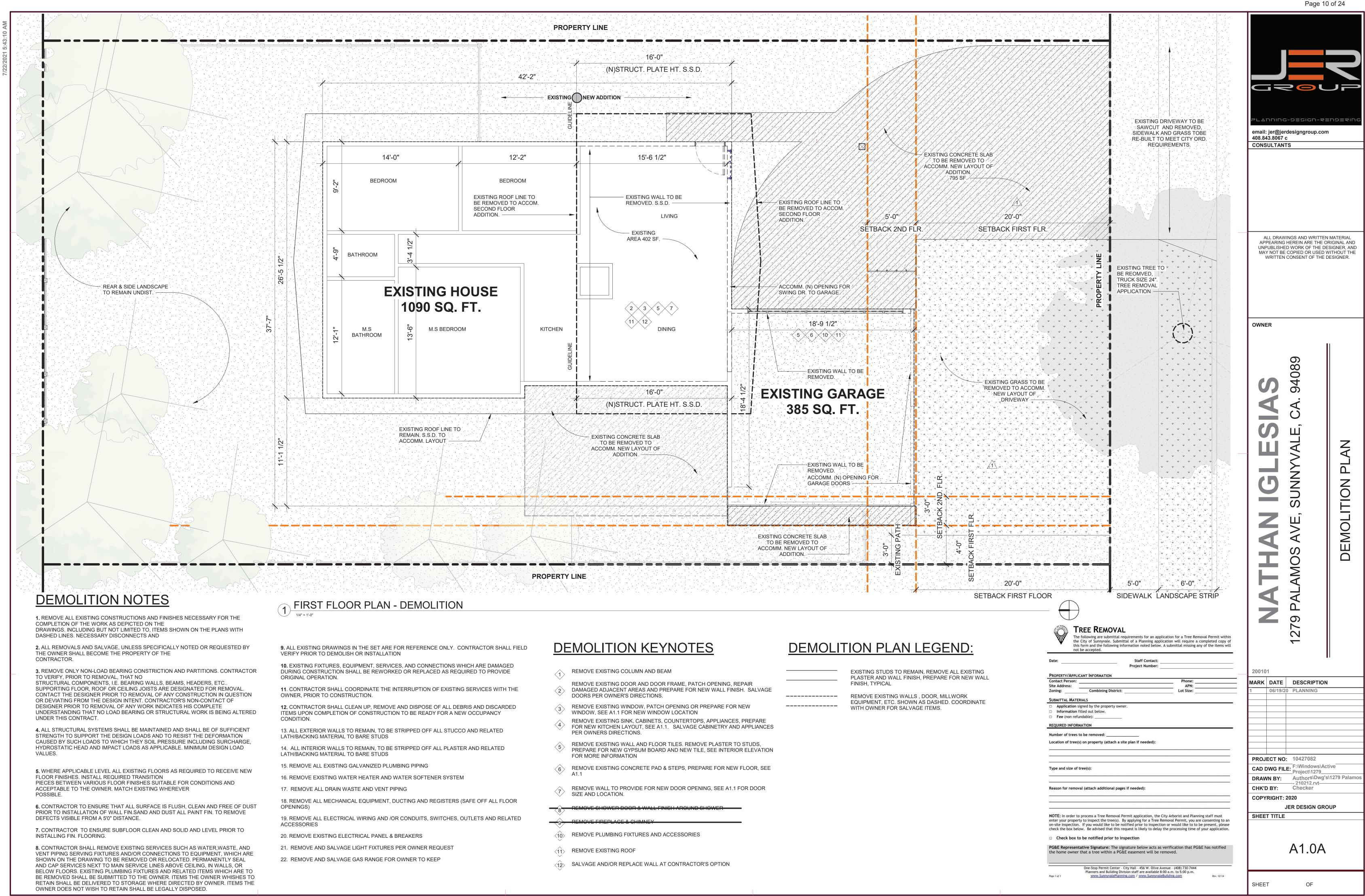
PROJECT NO: 10427082

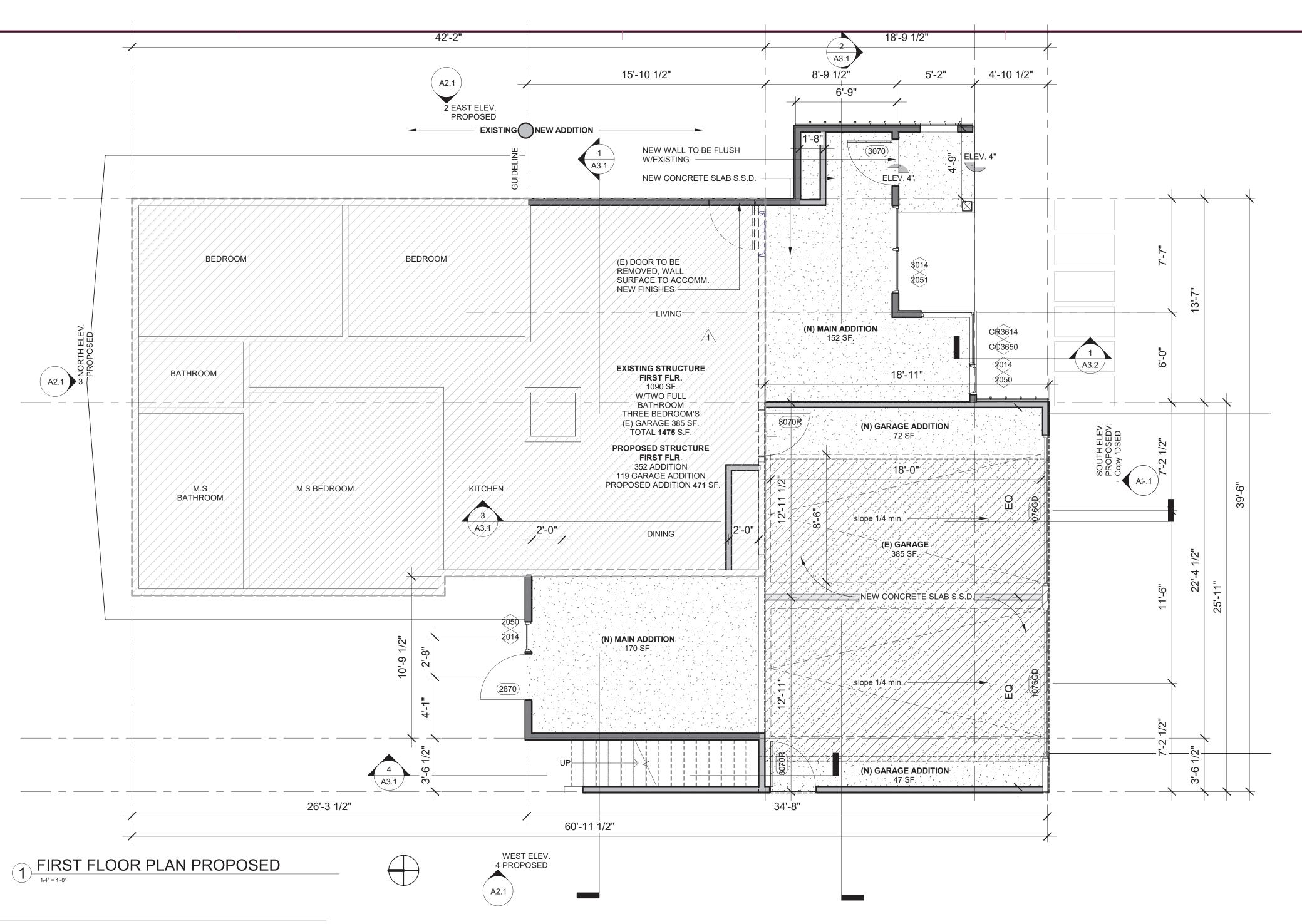
CAD DWG FILE: F:\Windows\Active Project\1279 DRAWN BY: Authors\Dwg's\1279 Palamos
- 210212.rvt
Checker CHK'D BY:

COPYRIGHT: 2020 JER DESIGN GROUP

SHEET TITLE

Attachment 5 Page 9 of 24





			V SCHEDU	<i></i>		
Type Mark	Count	Туре	Width	Height	Head Height	Sill Height
2000	4	0000	01.011	01.011	OL OIL	01.01
2020	1	2020	2'-0"	2'-0"	8'-0"	6'-0"
2014	1	2014	2'-0"	1'-4"	4'-5"	3'-1"
2014	1	2014	2'-0"	1'-4"	4'-5"	3'-1"
3014	1	3014	3'-0"	1'-4"	4'-5"	3'-1"
3014	1	3014	3'-0"	1'-4"	6'-4"	5'-0"
1270	1	3046	3'-0"	4'-6"	5'-1"	7"
2020	1	2020	2'-0"	2'-0"	8'-0"	6'-0"
CC3650	1	Corner Direct Set	3'-6"	4'-11"	5'-8"	9"
CR3614	1	ht14"	3'-6"	1'-4"	7'-0"	5'-8"
2014	1	2014	2'-0"	1'-4"	7'-0"	5'-8"
2050	1	2050	2'-0"	4'-11"	5'-8"	9"
CC3650	1	Corner Direct Set	3'-6"	4'-11"	6'-8"	1'-9"
CR3614	1	ht14"	3'-6"	1'-4"	8'-0"	6'-8"
2050	1	2050	2'-0"	4'-11"	6'-8"	1'-9"
2046	1	2046	2'-0"	4'-6"	6'-8"	2'-2"
2020	1	2020	2'-0"	2'-0"	8'-0"	6'-0"
2014	1	2014	2'-0"	1'-4"	8'-0"	6'-8"
2014	1	2014	2'-0"	1'-4"	7'-0"	5'-8"
2050	1	2050	2'-0"	4'-11"	6'-4"	1'-5"
3014	1	3014	3'-0"	1'-4"	7'-0"	5'-8"
2051	1	3050	3'-0"	4'-11"	5'-8"	9"
4014	1	4014	4'-0"	1'-4"	4'-5"	3'-1"
3016	1	3016	3'-0"	1'-6"	8'-6"	7'-0"
3016	1	3016	3'-0"	1'-6"	8'-6"	7'-0"
3016	1	3016	3'-0"	1'-6"	8'-6"	7'-0"
3016	1	3016	3'-0"	1'-6"	8'-6"	7'-0"
3014	1	3014	3'-0"	1'-4"	7'-0"	5'-8"
2051	1	3050	3'-0"	4'-11"	5'-8"	9"
2014	1	2014	2'-0"	1'-4"	8'-0"	6'-8"
2020	1	2020	2'-0"	2'-0"	8'-0"	6'-0"
3017	1	2070	2'-0"	7'-2"	7'-3"	1"

					CHEDUL			
Type Mark	Count	Mark	Туре	Width	Height	Thickness	Location	Hardware Group
2468	1	3070	3070	3'-0"	7'-0"	1 3/8"	PANTRY	
2475	1	2870	Int-P101-WDWF- 2870	2'-8"	7'-0"	1 3/4"		
2475	1	2870	Int-P101-WDWF- 2870	2'-8"	7'-0"	1 3/4"		
2482	1	12070	12070	12'-0"	7'-0"	3/4"		
2481	1	4066TT	Overheard_Pane I_Garage_Door_ Contemporary_4	16'-0"	7'-0"			
2484	1	1076GD	4500x2400mm	10'-0"	7'-0"			
2484	1	1076GD	4500x2400mm	10'-0"	7'-0"			
2475	1	2870	Int-P101-WDWF- 2870	2'-8"	7'-0"	1 3/4"		
2474	1	3070	Int-P101-WDWF- 36" x 84"	3'-0"	7'-0"	1 3/4"		
2474	1	2870	Int-P101-WDWF- 36" x 84"	3'-0"	7'-0"	1 3/4"		
2474	1	2872	Int-P101-WDWF- 36" x 84"	3'-0"	7'-0"	1 3/4"		
2486	1	SL2470	Interior_barn_do or_18732	2'-4"	7'-0"			
2474	1	3070R	Int-P101-WDWF- 36" x 84"	3'-0"	7'-0"	1 3/4"		
2474	1	3070R	Int-P101-WDWF- 36" x 84"	3'-0"	7'-0"	1 3/4"		
2475	1	2870	Int-P101-WDWF- 2870	2'-8"	7'-0"	1 3/4"		
2474	1	3070	Int-P101-WDWF- 36" x 84"	3'-0"	7'-0"	1 3/4"		
6070	1	3071	6070	6'-0"	7'-0"	1 3/8"	CLOSET	

FLOOR PLAN NOTES

- 1. ALL FLOOR PLAN DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.O.N. WHERE CLEAR DIMENSION IS INDICATED, IT SHALL BE FROM FACE OF FINISH TO FACE OF FINISH. WHERE CENTERLINE DIMENSION IS INDICATED, IT SHALL BE FROM CENTERLINE OF OBJECT NOTED.
- 2. CONTRACTOR TO PROVIDE RECESSED BOXES BEHIND ALL REFRIGERATORSFOR ICE-MAKERS & WATER LINE AND <u>WASHER/DRYER</u>. CAULKING ALL AROUND RECESSED BOXES
- REFER TO PROJECT INFORMATION SHEET FOR ROOF/ATTIC & UNDERFLOOR VENTILATION CALCULATIONS.
- PROVIDE FLOORING TRANSITION STRIP BETWEEN DISSIMILAR MATERIALS.
 MECHANICAL & PLUMBING VENTS THROUGH EXTERIOR WALLS SHALL BE
- MECHANICAL & PLUMBING VENTS THROUGH EXTERIOR WALLS SHALL BE EQUIPPED WITH WALL CAP, BUILT-IN BACKDRAFT DAMPER & BIRD SCREEN.
- 6. FOR ROOM FINISHES, SEE ROOM FINISH SCHEDULE SHEET
- 7. SEE INTERIOR ELEVATION SHEETS FOR MOUNTING HEIGHTS OF BATHROOM ACCESSORIES, COUNTERTOP HEIGHTS.
- 8. SEE SHEET A-0.1 FOR ABBREVIATIONS, LEGENDS, SYMBOLS.
- 9. WHERE DOOR LOCATIONS ARE NOT SPECIFIED, CENTER IN WALL OR
- INSTALL 4" FROM FACE OF ADJACENT WALL FRAMING.10. ALL INTERIOR WALLS TO BE WALL TYPE C U.O.N. SEE WALL LEGEND.
- 11. EACH BEDROOM AND OUTSIDE SLEEPING AREA, PROVIDED WITH A SMOKE AND CARBON MONOXIDE DETECTORS INSTALLED IN A ACCORDANCE WITH CRC. R.315 CARBON MONOXIDE ALARMS COMBINED WITH SMOKE SHALL COMPLY WITH SECTION R315, ALL APPLICABLE STANDARD, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE ALARM.

SYMBOL LEGEND

FLOOR

C CARPET # DOOR SYMBOL

HARDWOOD # WINDOW SYMBOL

PT PORCELAIN TILE

FLOOR PLAN KEYNOTE

SHEET VINYL

WALL LEGEND

EXTERIOR WALLS

TYPICAL EXTERIOR WALL - ALL EXTERIOR WALLS ARE TYPE W1 U.O.N. SEE DETAIL 1 / A8.1 AND 13 / A8.1

SEE SHEET A-0.1 FOR BALANCE OF SYMBOLS

INTERIOR WALLS

TYPICAL INTERIOR WALL - ALL INTERIOR WALLS ARE TYPE W2 U.O.N., PROVIDE ACOUSTICAL INSULATION AT BATHROOMS AND BEDROOMS WALL. SEE DETAIL / A8.1 SYMBOL IS NOT SHOWN FOR CLARITY, SEE DTL 13 / A8.1 FOR ADDITIONAL INFORMATION

EXISTING STUDS TO REMAIN, REMOVE ALL EXISTING PLASTER AND WALL FINISH, PREPARE FOR NEW WALL FINISH, TYPICAL (PREPARE WALL TO ACCOMM. ACOUSTICAL INSULATION AT BATHROOMS AND REARWAMS. 5/8" GYPSUM BD. EACH SIDE. PLYWOOD SHEATHING WHERE OCCURS S.S.D. REFER TO DETAILS. PROVIDE ACOUSTICAL INSULATION AT BATHROOMS AND BEDROOMS WALLS. (TO MATCH EXISTING WALL INTERIOR FINISH). REFER TO OWNER FOR SAMPLE.

NOTE: USE WATER RESISTANT GYPSUM BD. AT BATHROOM (TYP.)

FLOOR PLAN KEYNOTES

01 TOILET- SELECTED BY OWNER

02 TOILET-PAPER HOLDER - SELECTED BY OWNER

03 PEDESTAL SINK - SELECTED BY OWNER

04 MIRROR - SEE INTERIOR ELEVATIONS FOR DIMENSIONS
05 TOWEL BAR TO BE SELECTED - PROVIDE BLKG IN WALL

06 COUNTER TOP - SELECTED BY OWNER

O7 SHOWER, SEE DTL. - / --- AND 6 / A8.3 , SHOWER SURROUND - SELECTED BY OWNER

08 SHOWER SHELF - SELECTED BY OWNER

09 SHOWER HEAD - SELECTED BY OWNER

10 PULL DOWN ATTIC ACCESS, SEE DTL11 / A8.2

11 LAVATORY AND FAUCET - SELECTED BY OWNER

12 GAS FIREPLACE - SELECTED BY OWNER

ADJUSTABLE SHOWER HEAD W/HANDSHOWER - SELECTED BY OWNER

WALK-IN BATH TUB EQUIPPED WITH EXTENSION BOX TO FIT OPENING, SEE 5 / A8.3

15 DISHWASHER - SEE APPLIANCE & EQUIPMENT SCHEDULE

REFRIGERATOR SPACE, PROVIDE RECESSED BOX FOR WATERLINE & SHUT-OFF VALVE IN WALL FOR ICE MAKER - SEE APPLIANCE & FOLIPMENT SPEC

FOURMENT SPEC BNDERMOUNT FARM SINK, KITCHEN SINK WITH GARBAGE DISPOSAL - SELECTED BY OWNER

18 GAS RANGE COOKTOP - SEE APPLIANCE & EQUIPMENT SCHEDULE

19 KITCHEN ISLAND

20 WINE COOLER - SELECTED BY OWNER

21 MILLWORK FINISH TO BE SELECTED BY OWNER - SEE INTERIOR ELEVATIONS

22 UNDERMOUNT VANITY SINK - SELECTED BY OWNER

BAR SINK - SELECTED BY OWNER, SEE DTL9 / A8.3

24 WALL-MOUNTED RANGE HOOD - SEE APPLIANCE & EQUIPMENT

25 TEMPERED GLASS SHOWER SCREEN & DOOR

CLOTHES DRYER - PROVIDE VENT TO EXTERIOR WITH BACKDRAFT DAMPER

IN ACCORDANCE WITH CMC 504.3.2 - SEE APPLIANCE & EQUIPMENT SCHEDULE CLOTHES WASHER - PROVIDE PLUMBING & GALVANIZED FLASHING PAN

UNDER UNIT & RECESSED VALVE AND DRAIN BOX IN WALL

28 PROVIDE NEW TEMPERED SHOWER GLASS DOOR WITH TOWEL BAR

29 CABINET SYSTEMS - N.I.C. TO BE PROVIDED & INSTALLED BY OWNER

30 DOWNSPOUT

31 BUILT-IN MICROWAVE & OVEN - SELECTED BY OWNER

32 UNDERCOUNTER LAZY SUSAN UNIT

33 TEMPER GLASS PANEL DOOR

34 BUILT-IN CABINET FOR TELEVISION

35 LAUNDRY SINK - SELECTED BY OWNER

PROVIDE HOT & COLD WATER ROUGH-IN FOR N.I.C.

WATER SOFTENER

37 CLOTHES ROD WITH 12" DEEP FIXED SHELF ABOVE, SEE D113 / A8.2

38 HANDRAIL - SEE DTL7 / A8.2

BUILT-IN MILLWORK - SEE INTERIOR ELEVATIONS. REFER TO MILLWORK

COLUMNS MDO WITH STONE VENEER BASE, SEE DT14 / A8.3

41 ROOF LINE ABOVE

LINEN CLOSET - PROVIDE 5-20" DEEP SHELVES - DETERMINE

SPACING ON JOB WITH ARCHITECT & CLIENT.

PANTRY SHELVES - PROVIDE ADJUSTABLE SHELVES

CRAWL SPACE VENTILATION AREAWAY - EXISTING LOCATION

PATIO DECK CONCRETE OR COMPOSITE ASSEMBLY BY TREX OR

EQUAL. COLOR TO BE SELECTED BY OWNER. (TO BE DETERMINED BY OWNER).

ROOF VENT (VENTILATION) OHAGIN 72 SQ.IN. NFVA. OR EQUAL, SEE DTL. 10 / A8.4

47 CONCRETE SLAB

PRE-FABRICATED COLUMN COVER, SEE DTL20 / A8.2

PLANNING-DESIGN-RENDERING
email: jer@jerdesigngroup.com

email: jer@jerdesigngroup.com 408.843.8067 c CONSULTANTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

S94089

Ź

 \triangleleft

200101

MARK DATE DESCRIPTION

1 06/19/20 PLANNING

0

2

1 06/19/20 PLANNING

PROJECT NO: 10427082

CAD DWG FILE: F:\Windows\Active Project\1279

DRAWN BY: Authors\Dwg's\1279 Palamos - 210212.rvt

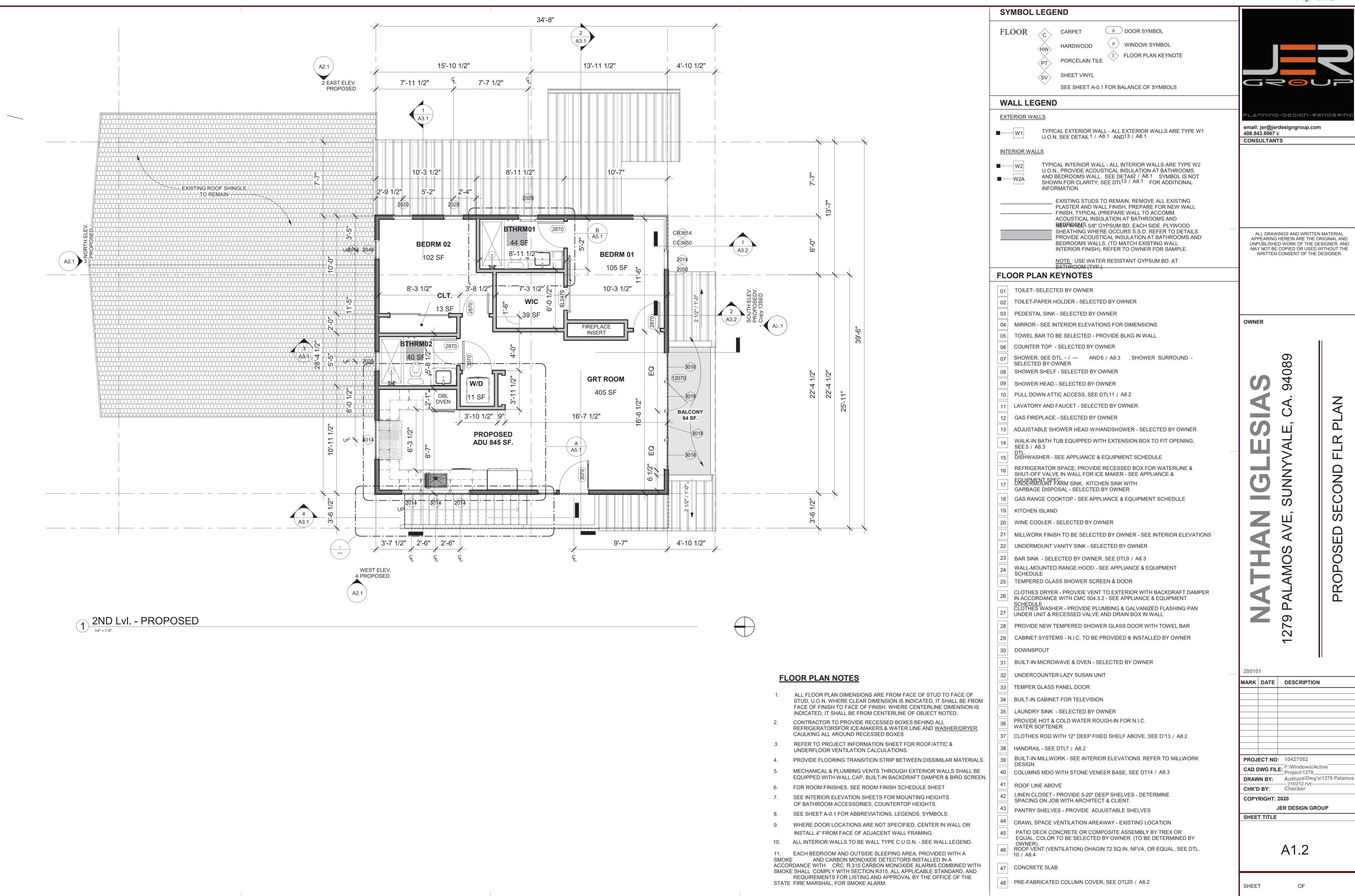
CHK'D BY: Checker
COPYRIGHT: 2020

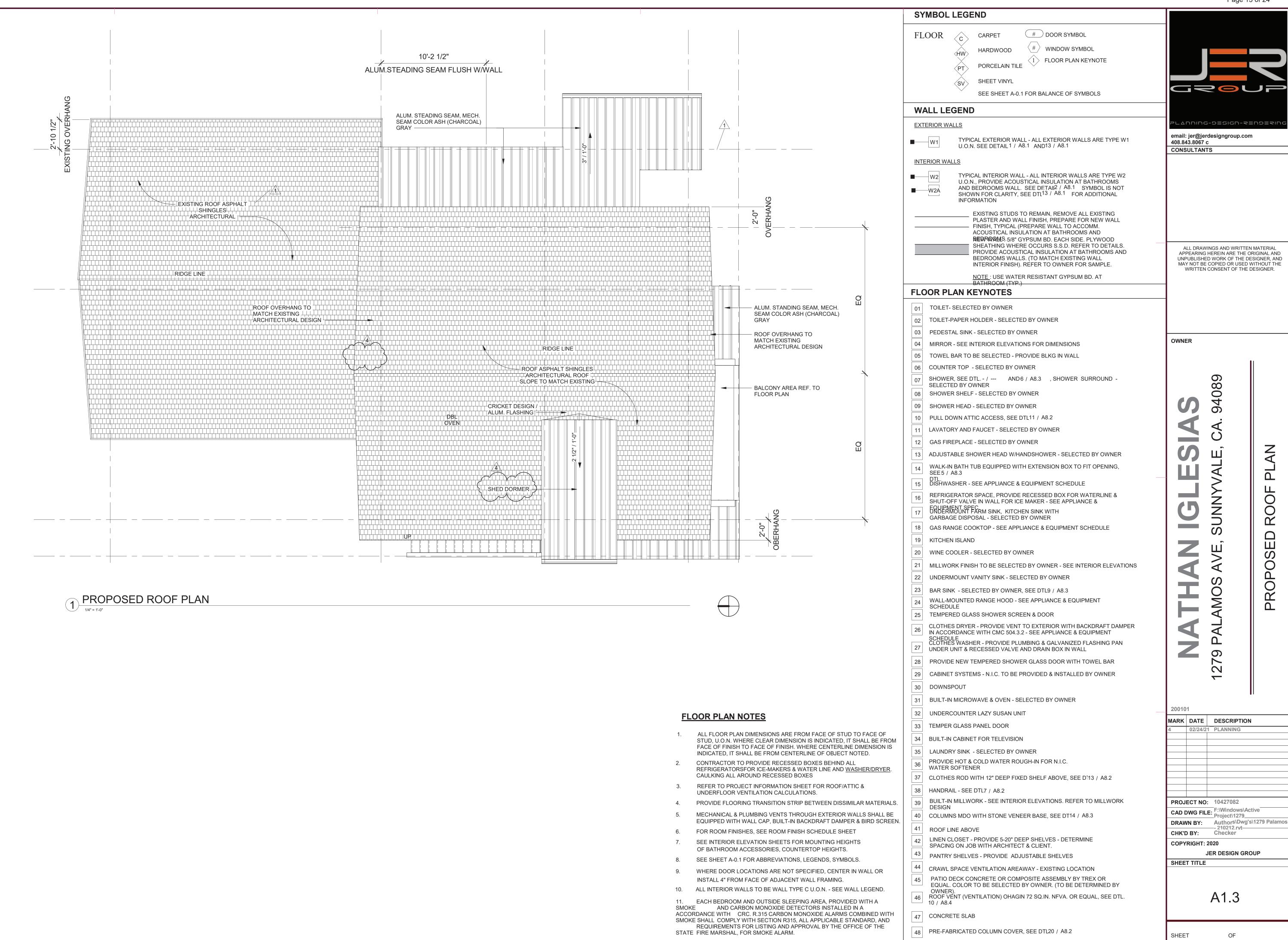
JER DESIGN GROUP

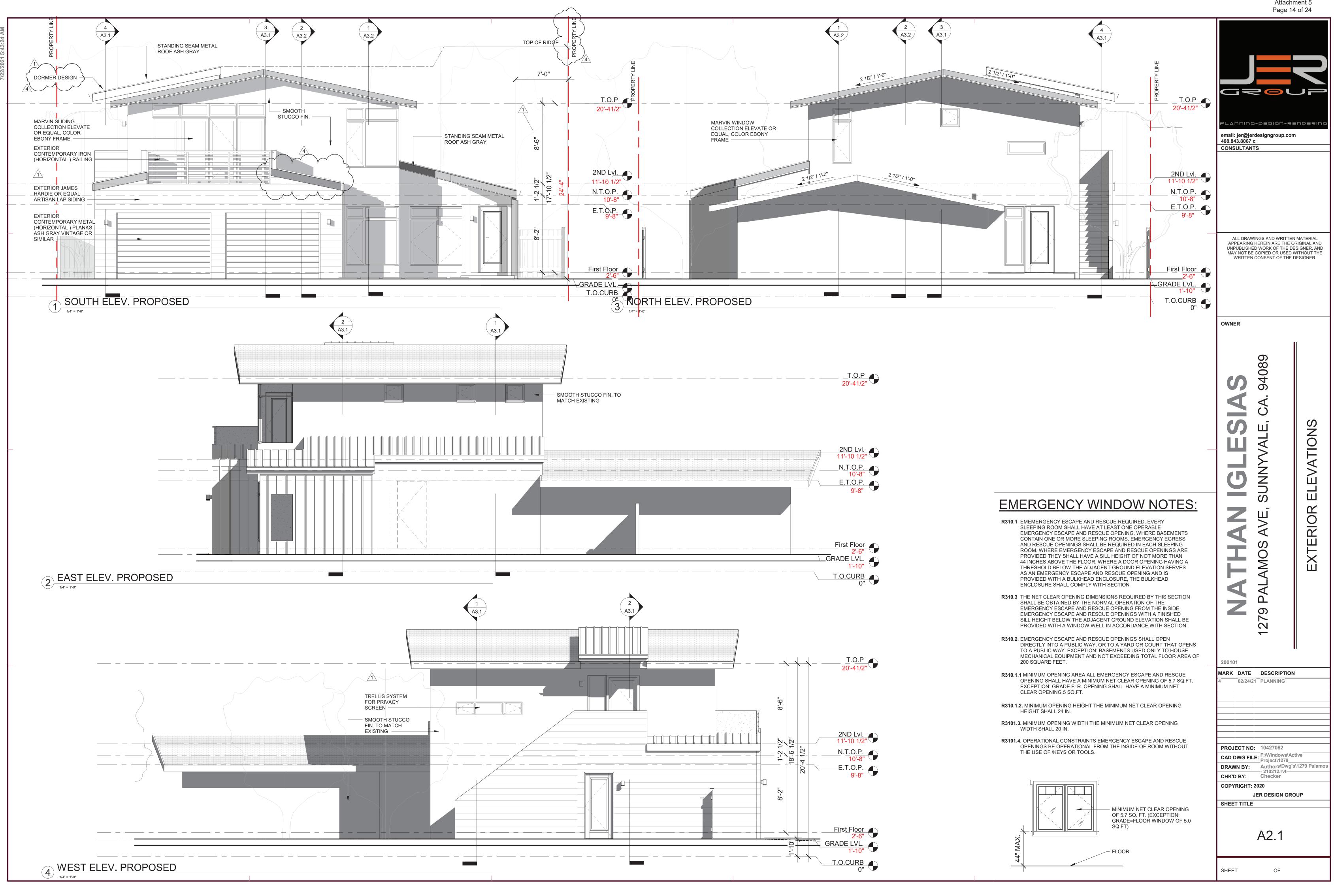
SHEET TITLE

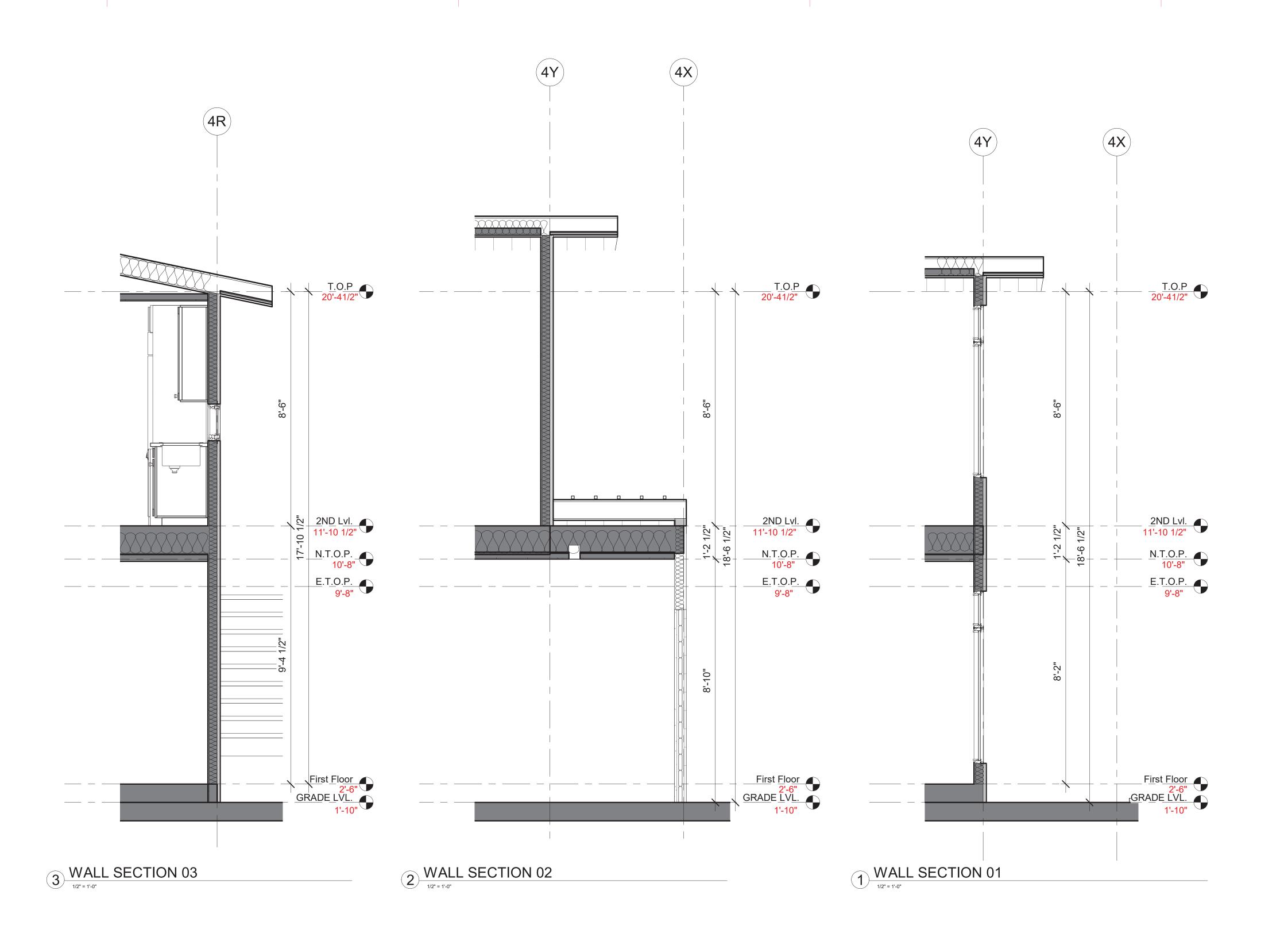
A1.1

SHEET (









CZOUP LANNING-DESIGN-SENDESIN email: jer@jerdesigngroup.com 408.843.8067 c

CONSULTANTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

94089 CA SUNNYVALE, AVE, AMOS.

WALL

200101

MARK DATE DESCRIPTION

1279 PAL

PROJECT NO: 10427082

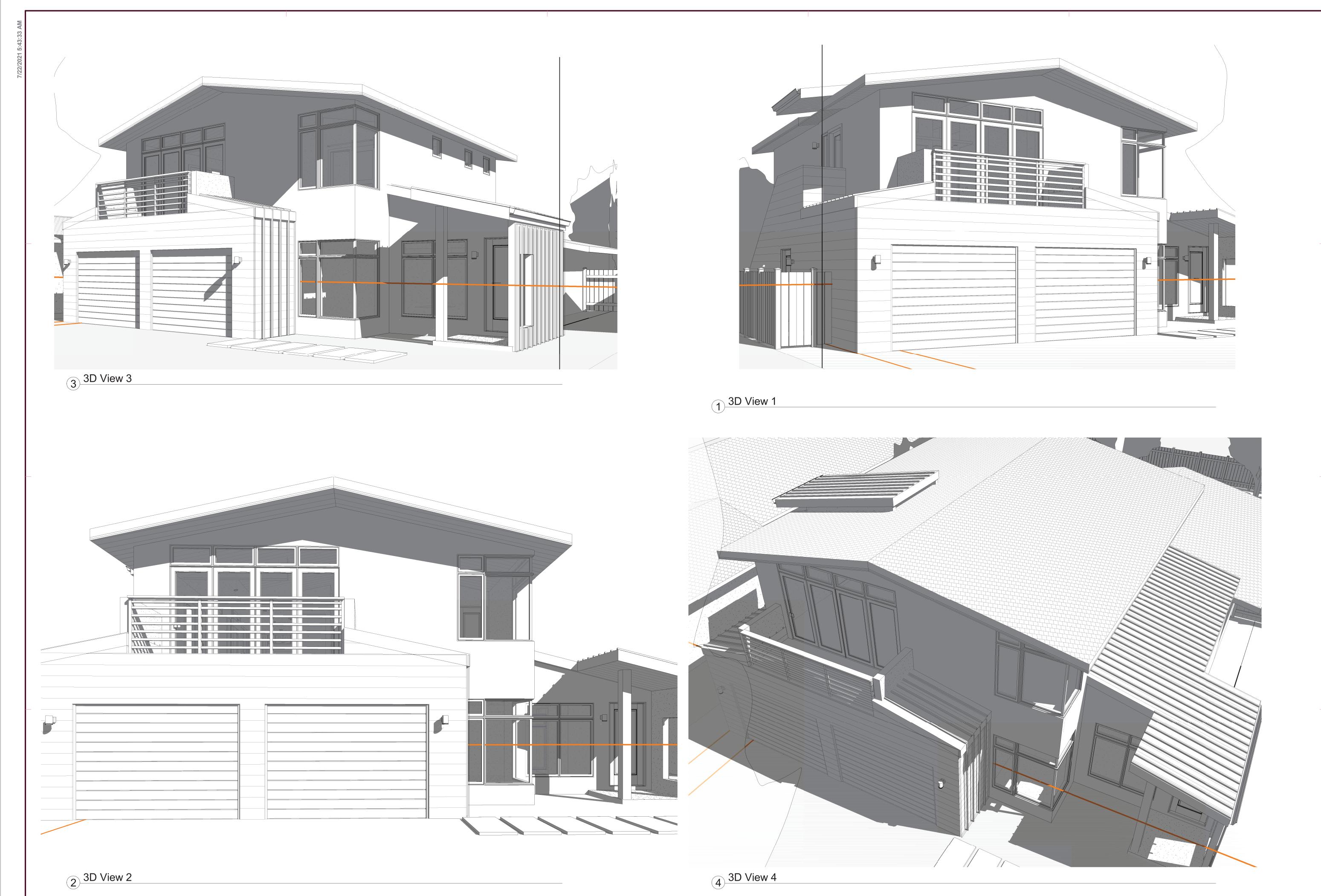
CAD DWG FILE: F:\Windows\Active Project\1279

DRAWN BY: Authors\Dwg's\1279 Palamos - 210212.rvt Checker

COPYRIGHT: 2020 JER DESIGN GROUP

SHEET TITLE

A3.2



PLANNING-DESIGN-RENDERING

email: jer@jerdesigngroup.com 408.843.8067 c CONSULTANTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

JVIILIK

V IGLESIAS
E, SUNNYVALE, CA. 94089

279 PALAMOS AVE, SUNNYVALE

IMAGE

0101								
RK	DATE	DESCRIPTION						

PROJECT NO: 10427082

CAD DWG FILE: F:\Windows\Activ

CAD DWG FILE: F:\Windows\Active
Project\1279

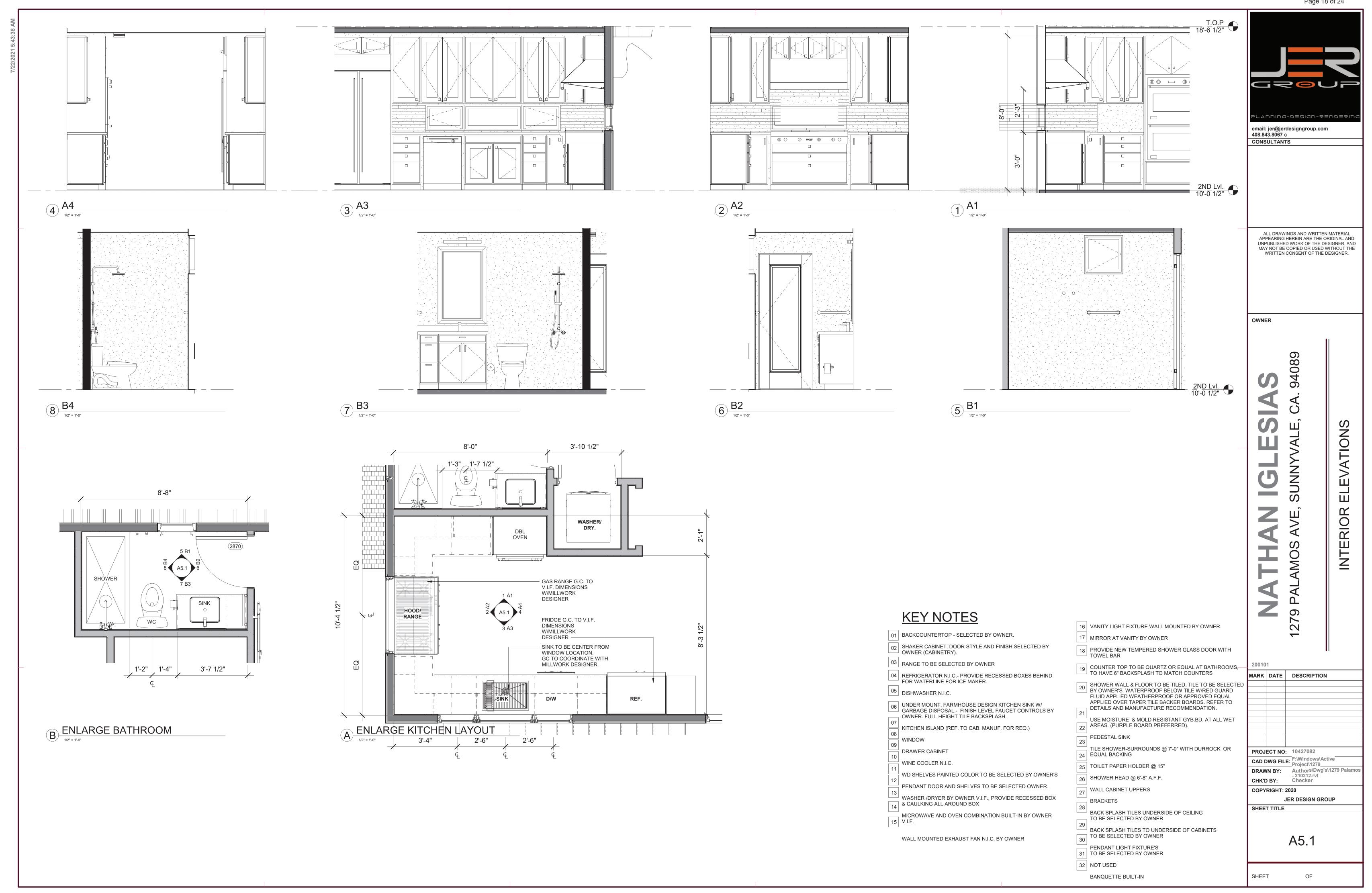
DRAWN BY: Authors\Dwg's\1279 Palamos
- 210212.rvt
Checker

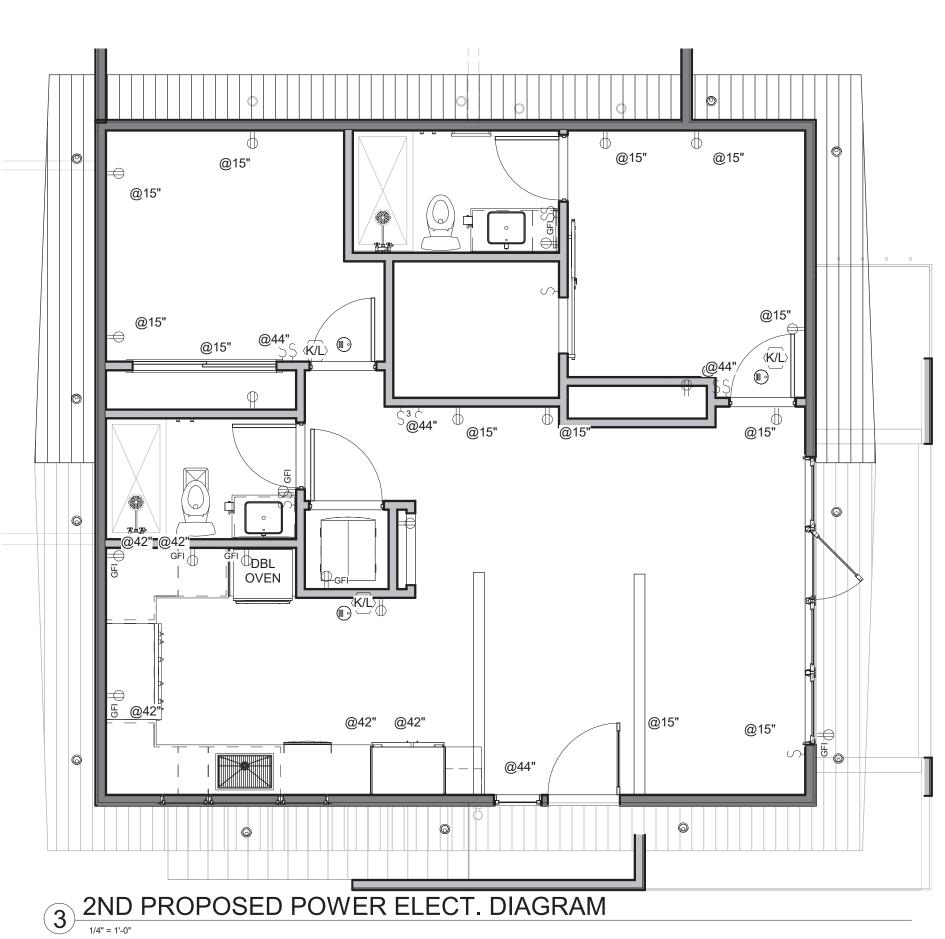
COPYRIGHT: 2020 JER DESIGN GROUP

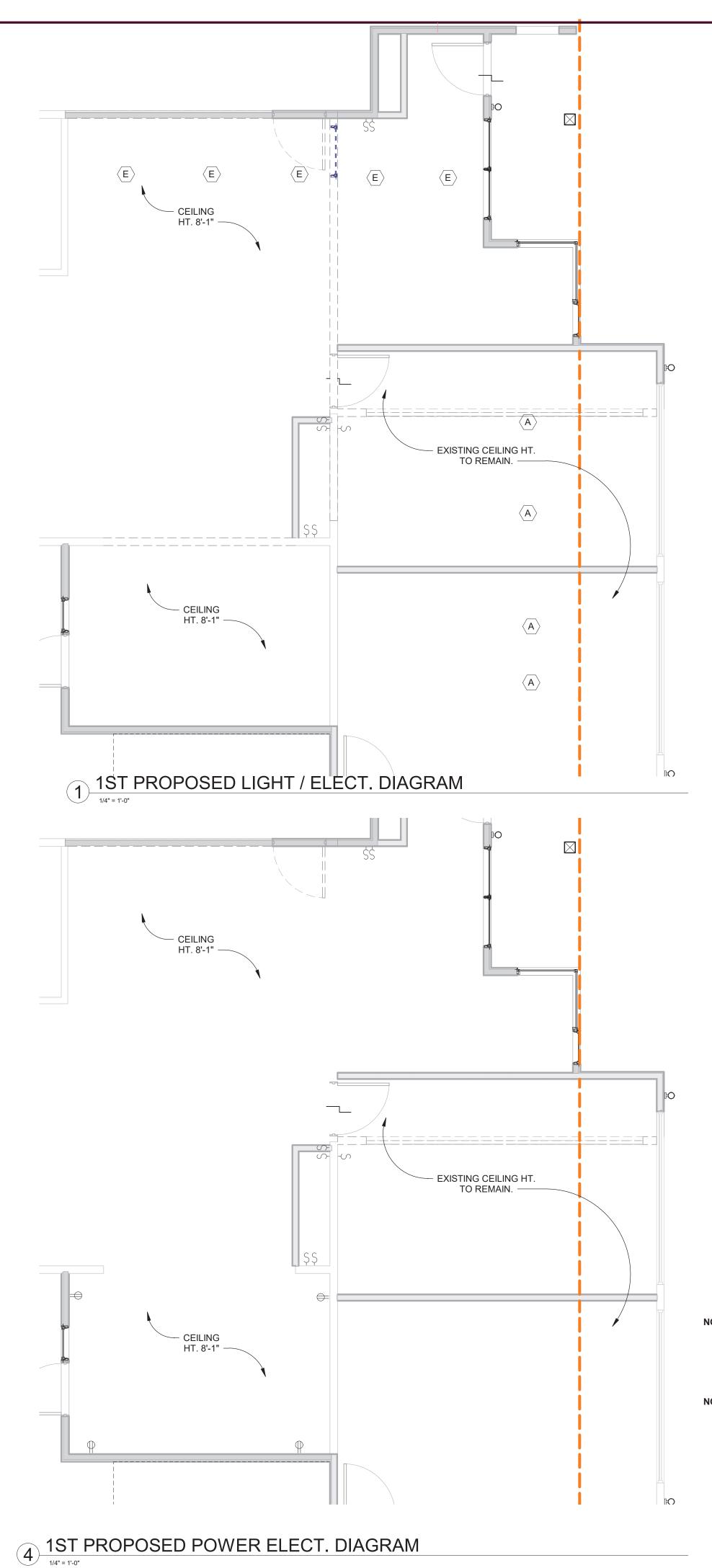
JER DESIGN GR SHEET TITLE

A4.2

SHEET O







ELECTRICAL NOTES

THE CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED PROJECT TO INSPECT THE EXISTING CONDITIONS AND DETERMINE THE SCOPE OF OF HIS WORK AND EXTENT OF DEMOLITION. THE SITE INSPECTION SHALL BE MADE PRIOR TO SUBMITTING BID FOR THE PROPOSED PROJECT . NO COMPENSATION WILL BE ALLOWED FOR FAILURE TO INSPECT THE SITE. CONTRACTORSHALL INFORM ARCHITECT OR DESIGNER PRIOR TO BIDDING OF DISCREPANCIES WHICH EXIST BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS

REFER TO DESIGNER REFLECTED CEILING PLAN FOR EXACT LOCATION OF

ALL LIGHT FIXTURES. PER- CONCEPTUAL LAYOUT. REFER TO RISER DIAGRAM FOR FEEDER SIZES FOR PANELBOARD. DRAWINGS ARE DIAGRAMMATIC AND MAY NOT REFLECT ACTUAL FIELD

CONDITIONS; FIELD VERIFIED LOCATIONS. VERIFY ALL FIXTURES WITH OWNER PRIOR TO INSTALLATION.

VERIFY LOCATION OF CABLE, VOICE, AND DATA LINES WITH OWNER PRIOR TO ROUGH-IN. UNLESS OTHERWISE NOTED, OUTLET HEIGHTS TO BE 15" MINIMUM ABOVE

FLOOR. WALL SWITCH HEIGHT TO BE 44" MAXIMUM ABOVE FLOOR. DEDICATED 20 AMP CIRCUIT SHALL SUPPLY THE REQUIRED BATHROOM OUTLETS; THE CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES,

LIGHTS, FANS, ETC. ALL RECESSED LIGHTING FIXTURES TO BE IC RATED AND AIRTIGHT. ALL BRANCH CIRCUITS (I.E. RECEPTACLES, LIGHTS, SMOKE ALARMS, ETC.)

TO BE AFCI LISTED EXCEPT THOSE SPECIFICALLY LABELED GFCI ON PLANS. ALL LIGHTING AND SWITCHES TO MEET CURRENT TITLE 24 ENERGY CODE. ALL BATHROOM FIXTURES TO BE HIGH EFFICIENCY OR OCCUPANCY

SENSOR CONTROLLED. KITCHEN LIGHTING TO BE 50% HIGH EFFICIENCY OF TOTAL WATTAGE.

ALL HABITABLE ROOMS TO HAVE DIMMER SWITCHES. ALL EXTERIOR LIGHTS TO HAVE PHOTO CELL MOTION SENSOR CONTROL.

KITCHEN CIRCUITS TO COMPLY WITH CEC 210-52(B): TWO 20 AMP SMALL APPLIANCE CIRCUITS TO SUPPLY KITCHEN; TO INCLUDE SEPARATE CIRCUIT FOR DISHWASHER AND DISPOSAL.

KITCHEN COUNTERTOP RECEPTACLES TO BE SPACED AT 24" PER CEC 210.52(C)(1); RECEPTACLES TO BE GFCI PER CEC 210.8(A)(6). CONTRACTOR TO PROVIDE ROUGH-IN AND MAKE ALL CONNECTIONS OF

KITCHEN EQUIPMENT IN ACCORDANCE WITH KITCHEN DRAWINGS. ALL SMOKE DETECTORS TO BE LOCATED IN BEDROOMS; TO BE HARDWIRED 120VOLT WITH BATTERY BACK-UP AND INTERCONNECTED.

CARBON MONOXIDE/SMOKE DETECTORS TO BE INSTALLED IN ALL HALLWAYS AND STAIRWELLS; 120VOLT WITH BATTERY BACK-UP AND INTERCONNECTED.

ALL CONSTRUCTION FOR THIS PROJECT SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND CURRENT ELECTRIC AND BUILDING CODES. EXTERIOR OUTLETS TO BE GFCI PROTECTED WITH WEATHER PROOF IN-USE

-7UUIUG-D≣ZIQU-S≣UD≣SIU

email: jer@jerdesigngroup.com 408.843.8067 c CONSULTANTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER. AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER

EACH BEDROOM AND OUTSIDE SLEEPING AREA, PROVIDED WITH A SMOKE AND CARBON MONOXIDE DETECTORS INSTALLED IN A ACCORDANCE WITH

CARBON MONOXIDE ALARMS COMBINED WITH SMOKE SHALL COMPLY WITH SECTION R315,

ALL APPLICABLE STANDARD, AND REQUIREMNTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE

CO CARBON MONOXIDE DET. SD SMOKE DET.

L	INTERIOR LIGHTING FIXTURE SCH							
		FIXTURE TYPE	DESCRIPTION	MANUFACTURER'S CATALOG NO.	LAMPS	VOLT	WATTS	MOUNTING
	• •	A	FLUORESCENT LIGHT FIXTURE	LITHONIA LIGHTING VW 2 32 120 GEB OR APPROVED EQUAL	2F32T8	120	64	SURFACED MOUNTED
		B	CONICAL PENDANT FIXTURE	SHAPER LIGHTING 148 SERIES OR APPROVED EQUAL	LED	120	18	SUSPENDED MOUNTED
USE 		(C)	RECTANGULAR PENDANT FIXTURE	SHAPER LIGHTING 141 SERIES OR APPROVED EQUAL	LED	120	29	SUSPENDED MOUNTED
	□ □ WALL VANITY FIXTURE		WALL VANITY FIXTURE	SHAPER LIGHTING 605 SERIES OR APPROVED EQUAL	LED 120	20	WALL MOUNTED	
	•	E	5"Ø CANNED LIGHT FIXTURE	LAMP PLUS LIGHTING HALO H991CAT OR APPROVED EQUAL	LED	120	12	RECESSED MOUNTED
USE 	Ø	F	11" Ø SURFACED MOUNTED LIGHT FIXTURE	BUYLIGHTFIXTURE LIGHTING BLF13989 OR APPROVED EQUAL	CFL	120	22	SURFACE MOUNTED
	HX	©	WALL SCONCE LIGHT FIXTURE FOR OUTDOOR	HINKLEY LIGHTING SHELTER 1320-BK-LED OR APPROVED EQUAL	LED	120	10	WALL MOUNTED
	\circ	H	ROUND SURFACE LED LIGHT FIXTURE	LITHONIA LIGHTING FMHLDL 12 SERIES OR APPROVED EQUAL	LED	120	30	SURFACE MOUNTED
	+		SURFACE LIGHT FIXTURE LISTED FOR WET LOCATION	HALO LIGHTING 1200 SERIES OR APPROVED EQUAL	LED	120	17.5	RECESSE MOUNTE
		J	UNDER CABINET LIGHT FIXTURE WITH INDIVIDUAL ON/OFF SWITCH	HALO LIGHTING HU10 SERIES OR APPROVED EQUAL	LED	120	72	SURFACE MOUNTED
	©	⟨K/L⟩	SMOKE DETECTOR / CARBON N	MONOXIDE ALARM				

200101

MARK DATE DESCRIPTION PROJECT NO: 10427082 CAD DWG FILE: F:\Windows\Active Project\1279 DRAWN BY: Authors\Dwg's\1279 Palamo CHK'D BY: Checker **COPYRIGHT: 2020** JER DESIGN GROUP

0

2

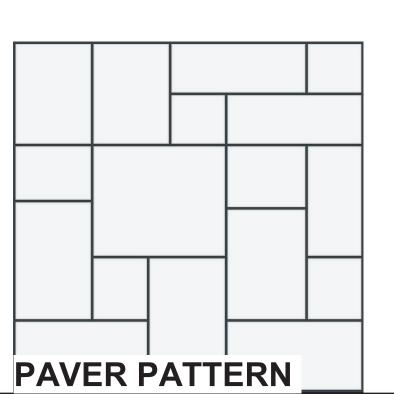
SHEET TITLE

A7.1

STANDING SEAM

STANDING SEAM METAL ROOF ASSEMBLY

GARAGE DOOR
ASH GRAY PLANKS

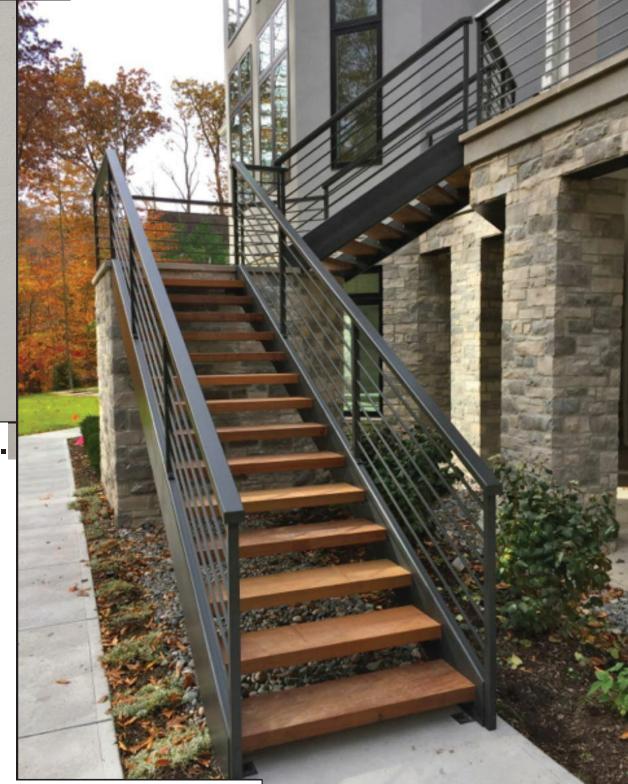


EXTERIOR SIDING
ARTISAN LAP SIDING

SMOOTH FIN.

STUCCO COLOR LIGHT GRAY





IRON RAILING
PREFAB TREADS

GZOUP -∀UUIDG-D≡SIQU-S≡UD≡SIU email: jer@jerdesigngroup.com 408.843.8067 c

CONSULTANTS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER, AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

OWNER 94089

S SUNN **AMOS**

200101							
MARK	DATE	DESCRIPTION					
DDO I	FCT NO	. 10/27082					
PROJ	FCT NO	· 10427082					

1279

CAD DWG FILE: F:\Windows\Active
Project\1279

DRAWN BY: Authors\Dwg's\1279 Palamos
- 210212.rvt
Checker

COPYRIGHT: 2020

JER DESIGN GROUP SHEET TITLE

A9.0

SHEET

PAVER PATTERN LIGHT GRAY LARGE FORMAT







