73 JENKINS PLACE

SANTA CLARA, CA 95051

NEW 2-STORY SINGLE FAMILY HOUSE

PERMIT SUBMISSION SET:

City of Santa Clara
Building Division
1500 Warburton Ave.
Santa Clara, CA 95050
www.santaclaraca.gov

Building Division: 408-615-2440
Email: Building@santaclaraca.gov
Permit Center: 408-615-2420
Email: PermitCenter@santaclaraca.gov
Automated Inspection Scheduling System: 408-615-2400

2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CGC) RESIDENTIAL CHECKLIST

New residential buildings shall be designed to include the green building mandatory measures specified in this checklist. This checklist shall also be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to the specific area of the addition or alteration.

BUILDING PERMIT NO.: BLD20
ADDRESS: 73 Jenkins Place, Santa Clara, CA 95051

MANDATORY MEASURES SPECIFIED (Please check boxes below)

Feature or Measure	Yes
SITE DEVELOPMENT (CGC 4.106)	
Storm water drainage and retention during construction. A plan shall be developed and shall be implemented to manage storm water drainage during construction per CGC 4.106.2.	☑
Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings per CGC 4.106.3.	☑
Electric vehicle (EV) charging for new construction. Provide capability for future electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; 10% of total parking spaces, as specified, for multifamily dwellings; and in new hotels and motels per CGC 4.106.4. EV spaces for hotels/motels shall comply with accessibility provisions for EV charging stations in the *California Building Code*, Chapter 11B.	☐
ENERGY EFFICIENCY (CGC 4.201)	
California Energy Code. The building's construction shall meet or exceed the requirements of the 2019 California Building Energy Efficiency Standards per CGC 4.201.1.	☑
WATER EFFICIENCY AND CONSERVATION	
INDOOR WATER USE (CGC 4.303)	
Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.	
Water closets: The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (CGC 4.303.1.1).	☑
Urinals: The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.5 gallons per flush (CGC 4.303.1.2).	☐
Showerheads. The flow rate for single showerhead and multiple showerheads serving one shower shall not exceed 1.8 gallons per minute at 80 psi, and shall be certified to the performance criteria of the U.S. EPA WaterSense Specification (CGC 4.303.1.3).	☑
Residential lavatory faucets. The flow rate shall not be more than 1.2 gallons per minute at 60 psi, and not less than 0.8 gallons per minute at 20 psi (CGC 4.303.1.4.1).	☑
Lavatory faucets in common and public use areas. The flow rate shall not exceed 0.5 gallons per minute at 60 psi (CGC 4.303.1.4.2).	☑
Metering Faucets. The flow rate shall not deliver more than 0.2 gallons per cycle (CGC 4.303.1.4.3).	☑
Kitchen Faucets. The flow rate shall not exceed 1.8 gallons per minute at 60 psi (CGC 4.303.1.4.4).	☑
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code per CGC 4.303.2.	☑

"I:\BLDG\FINAL\FORMS\Informational\RG01 Green Building Residential Checklist_2019 CGC_01-2020.pdf " Page 1 of 3

BLD Permit No.: ________

OUTDOOR WATER USE (CGC 4.304)	
Outdoor potable water use in landscape areas. Residential developments shall comply with the City Water Service and Use Rules and Regulations, Item No. 24, or the California Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, per CGC 4.304.1.	☐
ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.406)	
Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be rodent proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the City per CGC 4.406.1.	☑
CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGC 4.408)	
Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction and demolition waste management (CGC 4.408.1).	☑
BUILDING MAINTENANCE AND OPERATION (CGC 4.410)	
An operation and maintenance manual shall be provided to the building occupant or owner per CGC 4.410.1.	☑
Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for depositing, storage and collection of nonhazardous materials for recycling per CGC 4.410.2.	☑
ENVIRONMENTAL QUALITY (CGC 4.503)	
Gas fireplace. Any installed gas fireplaces shall be a direct-vent sealed-combustion type per CGC 4.503.1.	☑
Woodstoves. 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 per CGC 4.503.1.	☑
POLLUTANT CONTROL (CGC 4.504)	
Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution components openings shall be covered with tape, plastic, sheet metals, or other methods acceptable to the City to reduce the amount of water, dust or debris, which may enter the system per CGC 4.504.1.	☑
Adhesive, sealants and caulks shall meet the VOC or other toxic compound limits per CGC 4.504.2.1.	☑
Paints, stains and other coatings shall comply with VOC limits per CGC 4.504.2.2.	☑
Aerosol paints and coatings shall meet the product-weighted MIR limits for ROC and other requirements per CGC 4.504.2.3.	☑
Verification. Documentation shall be provided, at the request of the Building Division, to verify compliance with VOC finish materials per CGC 4.504.2.4.	☑
Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of CGC 4.504.3.	☑
Resilient flooring systems. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with the requirements of CGC 4.504.4.	☑
Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with the formaldehyde requirements of CGC 4.504.4.	☑
INTERIOR MOISTURE CONTROL (CGC 4.505)	
Concrete slab foundations. Vapor retarder and capillary break shall be installed if a slab on grade foundation system is used. The use of a 4" thick base of ½" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" shall be provided per CGC 4.505.2 and CRC R506.2.3.	☑
Moisture content of building material. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be checked prior to finish material being applied per CGC 4.505.3.	☑

"I:\BLDG\FINAL\FORMS\Informational\RG01 Green Building Residential Checklist_2019 CGC_01-2020.pdf" Page 2 of 3

BLD Permit No.: ________

ENVIRONMENTAL COMFORT (CGC 4.507)	
Heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods per CGC 4.507.2: 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016 or equivalent; 2. Duct systems are sized according to ANSI/ACCA 1 Manual D-2016 or equivalent; 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3 Manual S-2014 or equivalent.	☑
INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 702)	
Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program per CGC 702.1.	☑
Special inspection. Special inspectors employed by the City must be qualified and able to demonstrate competence in the discipline they are inspecting per CGC 702.2.	☑
VERIFICATION (CGC 703)	
Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance per CGC 703.1.	☑

Responsible Designer's Declaration Statement	Contractor Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2019 California Green Building Standards Code.	I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: KYLE CHAN	Name:
Signature: [signature]	Signature:
Date: 9/10/2021	Date:
Company: KYLE CHAN ARCHITECT, INC.	License:
Address: 1416 SARATOGA AVE #120	Address:
City: SAN JOSE State: CA Zip: 95129	City: State: Zip:

"I:\BLDG\FINAL\FORMS\Informational\RG01 Green Building Residential Checklist_2019 CGC_01-2020.pdf" Page 3 of 3

SEE A0.5 FOR SITE PLAN

3D STUDIES 1
SCALE N.T.S.

PROJECT TEAM

OWNER
MO BAI
73 JENKINS PL
SANTA CLARA, CA 95051
(267) 779-6961
gatormo@gmail.com

ARCHITECT
KYLE CHAN, ARCHITECT
1416 SARATOGA AVE, #120
SAN JOSE, CA 95129
PH: 408-780-8030
CELL: 669-244-3111
kyle@kylechan.com

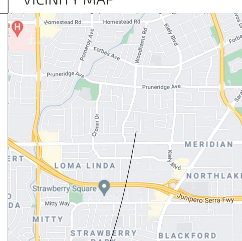
SURVEYOR
BAY LAND CONSULTING
2315 SOUTH BASCOM AVE #200
CAMPBELL, CA 95008
KENNETH ANDERSON
LS7523
408-786-6700
AGOODSURVEYOR@GMAIL.COM
SURVEYOR@BAYLANDCONSULTING.COM
HTTP://BAYLANDCONSULTING.COM/

CIVIL ENGINEER
BAY LAND CONSULTING
2315 SOUTH BASCOM AVE #200
CAMPBELL, CA 95008
408-786-6700
SCOTT HOFFMAN
scott@blceng.com
HTTP://BAYLANDCONSULTING.COM/

TITLE-24 ENERGY CONSULTANT
CARSTAIRS ENERGY CALCULATIONS
PO BOX 4736
SAN LUIS OBISPO, CA 93403
PH:805-904-9048
title24@yahoo.com

GENERAL CONTRACTOR
T.B.D.

VICINITY MAP



SITE

N.T.S.

ZONING INFORMATION

PER **SANTA CLARA MUNICIPAL CODE:**

ZONING DISTRICT R1-6L

MINIMUM SETBACK	REQUIRED	PROPOSED
FRONT	20'	20'
SIDE INTERIOR	5'	5'
STREET SIDE	15'	15'
REAR INTERIOR	20'	20'
MAXIMUM HEIGHT	25'	24'-9"
EXISTING AREA:	2,010 SF	
NEW HOUSE AREA:	3,008 SF (SEE A0.5)	
LOT SIZE:	5,914 SF	
TOTAL PORCH AREA:	44 SF	
LOT COVERAGE: (1ST FLOOR + PORCH)	2,205 SF (37%)	
# BEDROOMS	5	
# BATHROOMS	4	

PROJECT INFORMATION

PROJECT DESCRIPTION: 1. DEMOLISH EXISTING SINGLE FAMILY HOUSE
2. PROPOSE A NEW 2-STORY SINGLE FAMILY HOUSE.

APN: 296-36-033

CONSTRUCTION TYPE: V-B

OCCUPANCY: R-3 / U

BUILDING CODES:
2019 CBC (BASED ON 2018 IBC)
2019 CRC (BASED ON 2018 IRC)
2019 CEC (BASED ON 2017 NEC)
2019 CMC (BASED ON 2018 UMC)
2019 CPC (BASED ON 2018 UPC)
2019 CALIFORNIA ENERGY CODE
2019 CFC (BASED ON 2018 IFC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
CITY MUNICIPAL CODE
ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS

FIRE SPRINKLER: A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS
FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.

SOLAR PANEL: SOLAR PANEL REQUIRED PER TITLE-24 UNDER A SEPARATE PERMIT.

DRAWING INDEX

INDEX
A0.1 PROJECT INFO

CIVIL
1 OF 1 BOUNDARY & TOPOGRAPHIC SURVEY
C1 NOTES & DETAILS
C2 GRADING & DRAINAGE PLAN
C3 EROSION CONTROL PLAN
C4 EROSION CONTROL NOTES AND DETAILS

ARCHITECTURAL
A0.5 SITE PLAN / FLOOR AREA STUDY
A1.1 EXISTING FLOOR PLAN / ELEVATIONS
A2.1 FIRST FLOOR / SECOND FLOOR PLANS
A2.2 ROOF PLAN
A3.1 PROPOSED ELEVATIONS
A8.0 EXTERIOR SECTIONS

kylechan ARCHITECT
1416 SARATOGA AVE
SUITE 120,
SAN JOSE, CA 95129
669-244-3111
www.kylechan.com
kyle@kylechan.com

PLANNING SET
9.15.2021

Sheet Revisions:
1 PLAN CHECK COMMENTS 10.25.2021

BAI RESIDENCE
NEW RESIDENCE
73 JENKINS PLACE
SANTA CLARA, CA 95051

PROGRESS SET
NOT FOR CONSTRUCTION

COVER SHEET

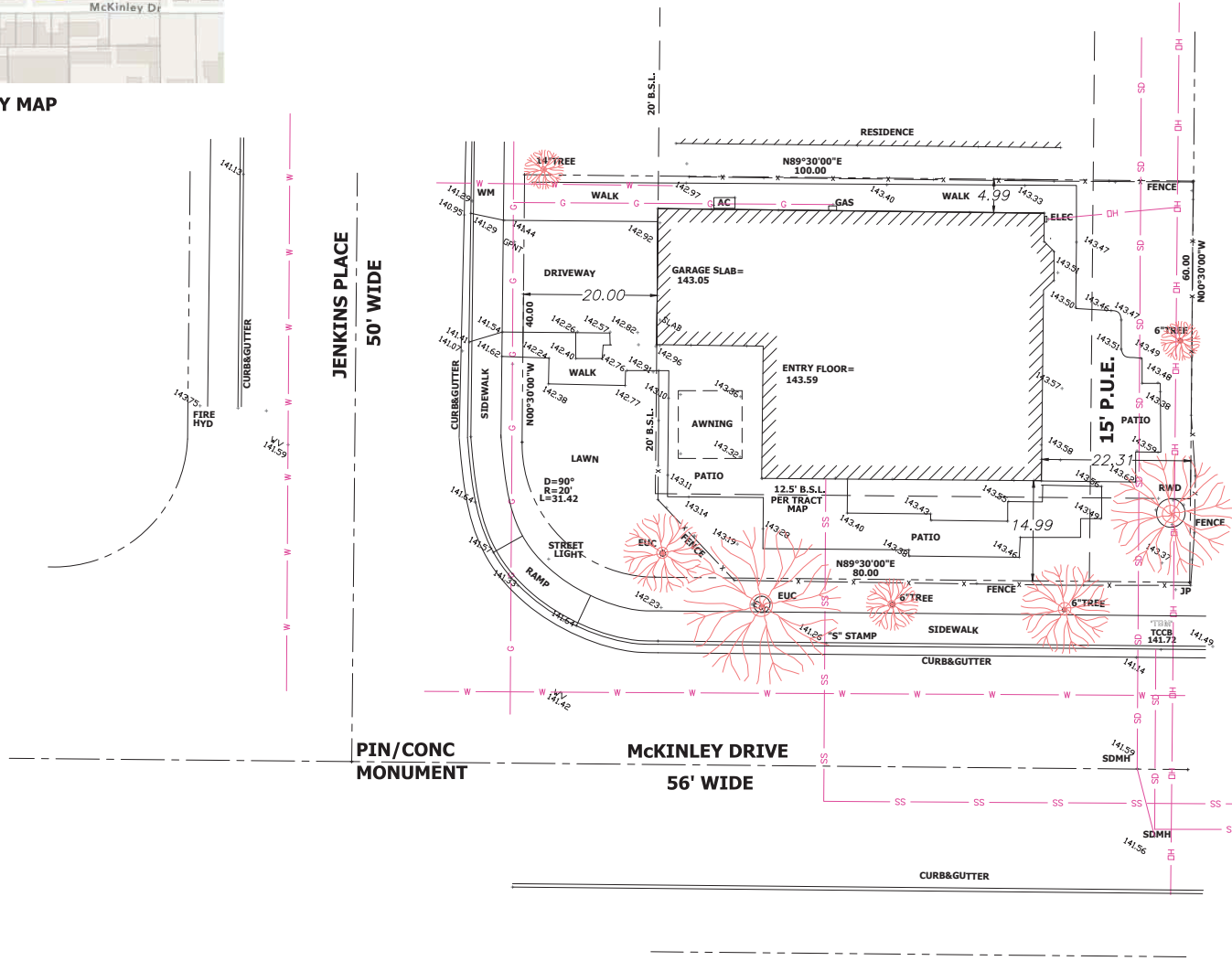
ELECTRONIC PLAN REVIEW

A0.1

PROJECT NUMBER: 2102
73 JENKINS PLACE

VICINITY MAP

SCALE 1"=8'



EASEMENT AND UNDERGROUND UTILITY NOTE

ALL EASEMENT AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY EXIST IT SHALL BE THE RESPONSIBILITY OF THE OTHERS TO DETERMINE THE SIZE, DEPTH, AND LOCATION OF UNDERGROUND UTILITY LINES

ANY EASEMENTS THAT ARE SHOWN ARE AS PER THE RECORDED TRACT MAP OF THE LOT

CALL 811 BEFORE YOU DIG

BENCHMARK - "TBM"

THE RELATIVE ELEVATIONS SHOWN HEREON ARE BASED ON GPS NAVD 88 DATUM. THE TOP OF CURB CATCH BASIN ADJACENT THE SE CORNER WAS USED FOR THE SITE "TBM" ELEVATION = 141.72 (ASSUMED)

BASIS OF BEARINGS

CENTERLINE OF McKINLEY DRIVE PER TRACT 1289 BOOK 51 MAPS, PAGE 7 SANTA CLARA COUNTY RECORDS

LOT AREA

5914 SQ. FT. ±

PROFESSIONAL LAND SURVEYOR KENNETH M. ANDERSON 8/01/21 No. 7523 STATE OF CALIFORNIA

BAYLAND CONSULTING
www.baylandconsulting.com

JOB NO. JENKINS-21-01 | SCALE: 1"=8' | PROJECT MGR: KA | DATE: 8-01-21 | SHEET 1 OF 1 SHEET

REVISIONS

DATE	DESCRIPTION

BOUNDARY & TOPOGRAPHIC PLAN
for: MO BAI
73 JENKINS PL SANTA CLARA CA 95051
LOT 34, 51 MAPS 7 TRACT NO. 1289
APN 296-36-033
SANTA CLARA COUNTY

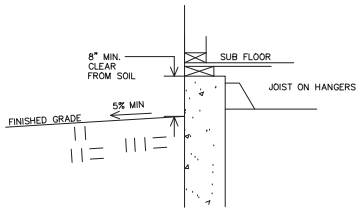
BAY LAND CONSULTING
LAND SURVEYORS/CIVIL ENGINEERS
P.O. BOX 299 SANTA CLARA, CA 95052
Santa Clara, California 95050
PH: (408) 296-6000
MAPPING THE BAY AREA

GENERAL NOTES

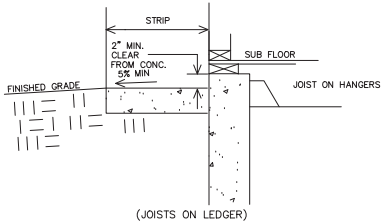
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS. STANDARD DRAWINGS, AND REQUIREMENTS OF THE CITY OF SANTA CLARA.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/642-2444.
3. EXISTING UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND ARE APPROXIMATE IN LOCATION AND DEPTH. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH, AND REPORT POTENTIAL CONFLICTS TO THE ENGINEER PRIOR TO EXCAVATION FOR NEW FACILITIES.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO REPLACE ALL STREET MONUMENTS, LOT CORNER PIPES, AND GRADE STAKES DISTURBED DURING THE PROCESS OF CONSTRUCTION AT THE REGULAR ENGINEER'S FEE.
5. PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSINGS WITH 12" OR LESS VERTICAL CLEARANCE.
6. ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM PROJECT SITE AND FROM PUBLIC RIGHT-OF-WAY.
7. CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.
8. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
9. GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.
10. CONTRACTOR SHALL PERFORM HIS CONSTRUCTION AND OPERATION IN MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY" ISSUED BY THE SAN MATEO COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM, TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION, THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
11. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE PERMITTED, EXCEPT AT LOCATION(S) APPROVED BY THE CITY TRAFFIC ENGINEER.

GRADING NOTES

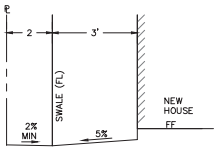
1. DATE OF SURVEY: AUGUST, 2021
2. FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 5 FEET.
3. ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 90 OF CALTRANS SPECIFICATIONS AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA TEST METHOD NO. 521.
4. ON-SITE UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL. THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN UNCOMPACTED THICKNESS AND SHALL BE MECHANICALLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
5. LOCATION OF TREES SHOWN HEREON ARE TAKEN AT A POINT THAT THE TREE ENTERS THE GROUND. SIZES OF TREES SHOWN HEREON ARE TAKEN AT DBH (DIAMETER AT BREAST HEIGHT)
6. LOCATION OF METERS ARE AS NOTED. COORDINATE ALL SUCH WORK WITH THE UTILITY COMPANY HAVING JURISDICTION.
7. CONTRACTOR SHALL BARRICADE AND PROTECT ALL EXISTING SITE FEATURES INCLUDING TREES, FENCES, GATES, UTILITIES, ETC.
8. ALL ON-SITE STORM DRAINAGE AND SANITARY SEWER PIPE TO BE PVC SCHEDULE 40.



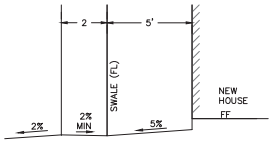
(JOISTS ON LEDGER)
CONCEPTUAL PERIMETER FOOTING-TYPE 3
CLEARANCE FROM ADJACENT SOIL
SEE STR. & ARCH. PLANS
ON-SITE ONLY SCALE: N.T.S 1



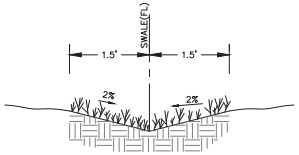
(JOISTS ON LEDGER)
CONCEPTUAL PERIMETER FOOTING-TYPE 3
CLEARANCE FROM ADJACENT CONCRETE
SEE STR. & ARCH. PLANS
ON-SITE ONLY SCALE: N.T.S 2



GRASS SWALE DETAIL(NORTH)
ON-SITE ONLY SCALE: N.T.S 3



GRASS SWALE DETAIL(SOUTH)
ON-SITE ONLY SCALE: N.T.S 4



GRASS SWALE DETAIL(EAST)
ON-SITE ONLY SCALE: N.T.S 5

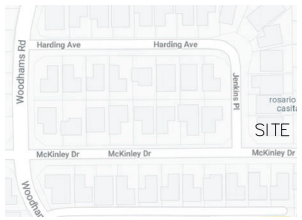
UNDERGROUND UTILITY NOTES

1. CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
2. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.

BENCHMARK "TBM"
THE RELATIVE ELEVATIONS SHOWN HEREON ARE BASED ON GPS NAVD 88 DATUM. THE TOP OF CURB CATCH BASIN ADJACENT THE SE CORNER WAS USED FOR THE SITE "TBM"
ELEVATION = 141.72 (ASSUMED)

BASIS OF BEARINGS
CENTERLINE OF McKINLEY DRIVE
PER TRACT 1289
BOOK 51 MAPS, PAGE 7
SANTA CLARA COUNTY RECORDS

LOT AREA
5914 SQ. FT. ±



VICINITY MAP
NTS

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CENTER LINE
		FENCE LINE
GAS	G	GAS LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
	SD	STORM DRAIN, PVC SCH. 40
		UTILITY BOX-AS NOTED
×G 97.44		SPOT ELEVATION
	98.10	FINISH GRADE
	CO	CLEAN OUT TO GRADE
		CONCRETE
		DOWNSPOUT WITH SPLASH BLOCK

ABBREVIATIONS

AB	AGGREGATE BASE	MH	MAN HOLE
AC	ASPHALT CONCRETE	MON	MONUMENT
APN	ASSESSORS PARCEL NUMBER	N	NEW
BLD	BUILDING	OHW	OVERHEAD WIRE
CB	CATCH BASIN	PL	PROPERTY LINE
CO	CLEAN OUT	PM	PARCEL MAP
CONC	CONCRETE	P.U.E.	PUBLIC UTILITY EASEMENT
CP	CONTROL POINT	PVMT	PAVEMENT
DS	DOWN SPOUT	RD	ROOF DRAIN
DWY	DRIVEWAY	RIM	TOP OF GRATE
EX	EXISTING	SD	STORM DRAIN
EM	ELECTRICAL METER	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISH FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISH GRADE	S/W	SIDEWALK
FH	FIRE HYDRANT	TBM	TEMPORARTY BENCH MARK
FS	FINISH SURFACE	VG	VALLEY GUTTER
	GAS/GROUND	W	WATER
GM	GAS METER	WDF	WOOD FENCE
INV	PIPE INVERT	WM	WATER METER
JP	JOINT POLE	WV	WATER VALVE

SHEET INDEX

C1 NOTES & DETAILS
C2 GRADING & DRAINAGE PLAN
C3 EROSION CONTROL PLAN
C4 EROSION CONTROL NOTES AND DETAILS

REGISTERED PROFESSIONAL ENGINEER SCOTT HOFFMAN C58998 CIVIL STATE OF CALIFORNIA

BAY LAND CONSULTING
LAND SURVEYORS/CIVIL ENGINEERS
PO BOX 299
Santa Clara, California 95052
Ph: (408) 296-6000 FAX: (408) 404-5579
SERVING THE BAY AREA
www.bayllandconsulting.com

GRADING AND DRAINAGE DETAILS
73 JENKINS PL
APN 296-36-033
SANTA CLARA, CA 95051

REVISIONS

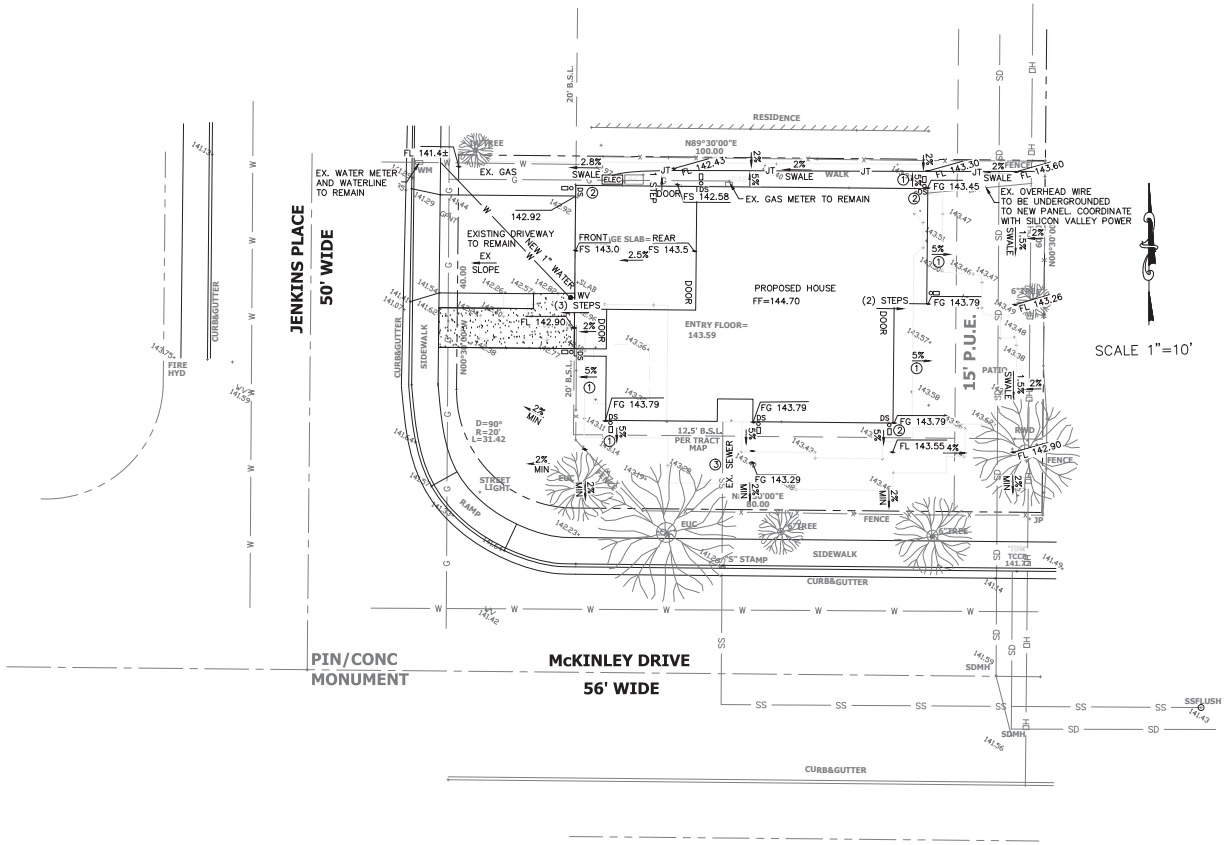
DATE	DESCRIPTION

JOB NO. 21073
SCALE: AS SHOWN
DRAWN BY: YC
CHECKED BY: SH
DATE: 09/13/21

SHEET C1 OF 4 SHEETS

NOTATIONS

1. SLOPE GROUND AWAY FROM FOUNDATION @ 5% MIN ON SOIL AND @ 2% MIN ON CONCRETE FOR FIRST 5 FEET.
2. INSTALL SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH DO NOT DISCHARGE TO HARDSCAPE OR ARE NOT CONNECTED TO THE DRAINAGE SYSTEM.
3. SEWER SERVICE
   NEW 4" PVC SCH 40 (SDR 35 OR BETTER) SEWER LATERAL @ 2%MIN.
   EXISTING LATERAL CLEAN OUT NOT FOUND AT TIME OF SURVEY. CONTRACTOR TO LOCATE EXISTING LATERAL AND CLEAN-OUT AND EXTEND LATERAL FROM PROPERTY LINE TO HOUSE PER CITY OF SANTA CLARA SEWER DISTRICT REQUIREMENTS AND DETAILS. INSTALL NEW CLEAN-OUT AT PROPERTY LINE PER CITY OF SANTA CLARAA DISTRICT REQUIREMENTS.
4. ALL SERVICES TO BE UNDERGROUND INCLUDING ELECTRIC, CABLE AND TELEPHONE. CONTACT SILICON VALLEY POWER FOR ELECTRIC SERVICES. CONTACT PG&E FOR GAS SERVICES.



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LAND SURVEYORS/CIVIL ENGINEERS
PO BOX 299
Santa Clara, California 95052
Ph: (408) 296-6000 FAX: (408) 404-5579
SERVING THE BAY AREA

BAYLAND CONSULTING
www.bayareaconsulting.com

GRADING AND DRAINAGE PLAN
73 JENKINS PL
APN 296-36-033
SANTA CLARA, CA 95051

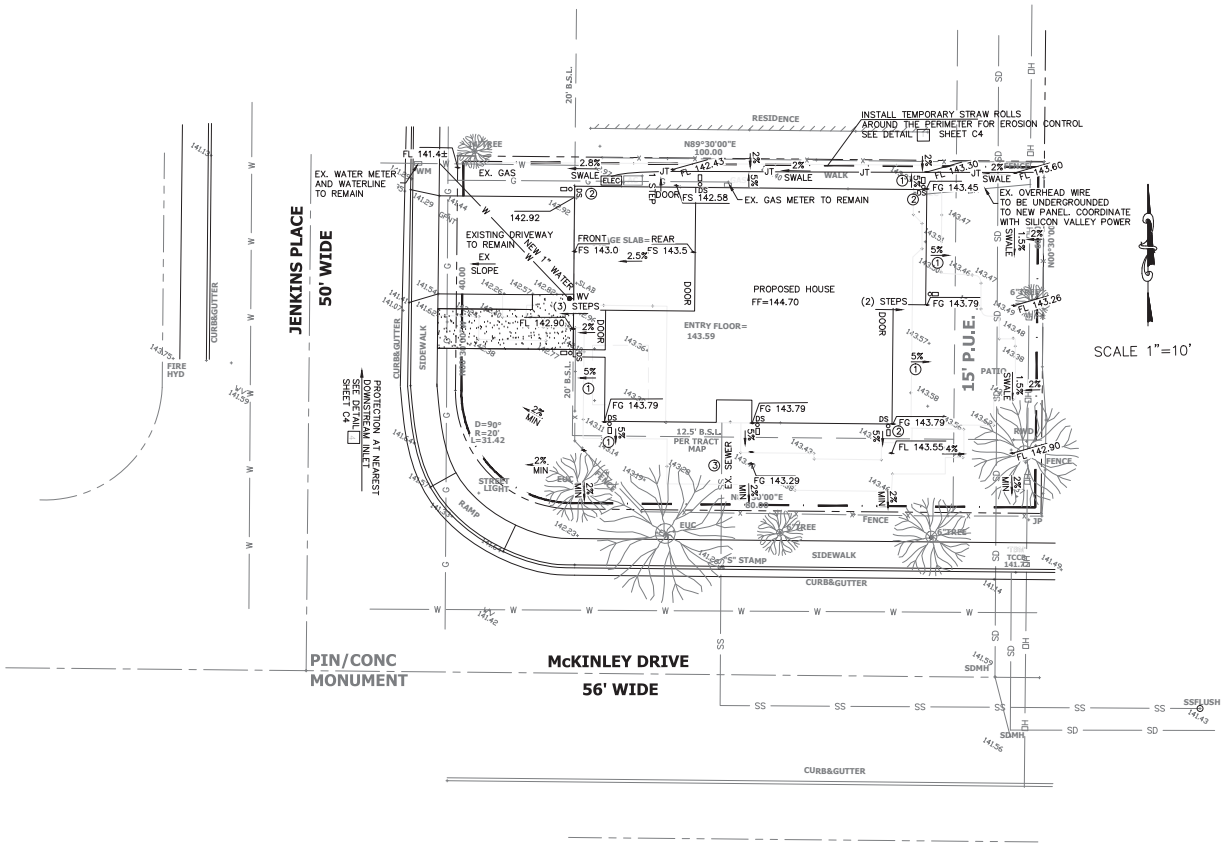
REVISIONS

DATE	DESCRIPTION

JOB NO. 21073
SCALE: AS SHOWN
DRAWN BY: YC
CHECKED BY: SH
DATE: 09/14/21

SHEET
C2
OF 4 SHEETS

REGISTERED PROFESSIONAL ENGINEER
SCOTT HOFFMAN
C58998
CIVIL
STATE OF CALIFORNIA



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GRADING AND DRAINAGE EROSION CONTROL PLAN

73 JENKINS PL
APN 296-36-033
SANTA CLARA, CA 95051

REVISIONS

DATE	DESCRIPTION

JOB NO. 21073
SCALE: AS SHOWN
DRAWN BY: YC
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REGISTER PROFESSIONAL ENGINEER
SCOTT HOFFMAN
C58998
CIVIL
STATE OF CALIFORNIA

SHEET
C3
OF 4 SHEETS

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. Contractor/Owner:_____
   It shall be the owner's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the soil erosion control measures.
2. Civil Engineer: Bay Land Consulting, 2005 De La Cruz Blvd. Ste 230, Santa Clara, CA Ph: 408-296-6000.
3. Construction Superintendent: _____
   Contractor: _____
6. Owner/contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events.
7. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate remedy shall occur.
8. Sanitary facilities shall be maintained on the site.
9. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage system, including existing drainage swales and water courses.
10. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
11. Contractor shall provide dust control as required by the appropriate federal, state and local agency requirements.

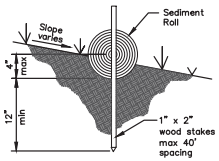
EROSION AND SEDIMENT CONTROL MEASURES

1. The facilities shown on this plan are designed to control erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes. During the non-rainy season Best Management Practices (BMPs) must be implemented during construction which includes, but is not limited to: stabilized construction entrance, tire wash area and inlet protection.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrance ways. (Also include this note on grading plans.)
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the City.
5. If hydroseeding is not used or is not effective by 10/10, then other immediate methods shall be implemented, such as Erosion control Blankets, or a three-step application of 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the City Representative of any field changes.

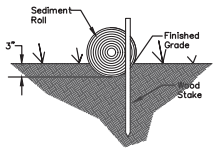
Maintenance Notes

1. Maintenance is to be performed as follows:
   A. Repair damages caused by soil erosion or construction at the end of each working day.
   B. Swales shall be inspected periodically and maintained as needed.
   C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   D. Sediment shall be removed and sediment trap restored to its original dimensions when sediment has accumulated to a depth of 1 foot.
   E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   F. Rills and gullies must be repaired.

2. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.



ENTRENCHMENT DETAIL IN SLOPE AREA
ON-SITE N.T.S.

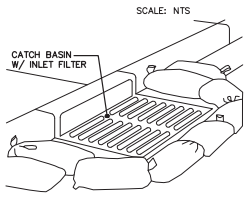


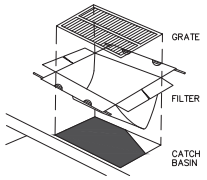
ENTRENCHMENT DETAIL IN FLAT AREA
ON-SITE N.T.S.

NOTES:
FOLLOW MANUFACTURER'S RECOMENDATIONS FOR INSTALLATION. IN GENERAL, THESE WILL BE AS FOLLOW:
1. FINE GRADE THE SUBGRADE BY HAND DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
2. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 2 TO 4 INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
3. SOIL EXCAVATION IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.
4. PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN 3-5 FEET WITH 1"X2" STAKES OR AS SUGGESTED BY MANUFACTURER.
5. STAKES ARE TYPICAL DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE ABBUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.
6. ON SLOPES PLACE ROLL TO FOLLOW CONTOUR AS CLOSELY AS POSSIBLE. CURVE ENDS UPHILL AT THE ENDS.
7. REPAIR OF REPLACE SPILT, TORN, UNRAVELING OR SLUMPING FIBER ROLLS.
8. INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.

FIBER ROLLS | 1

SCALE: NTS





NOTES:
BRING THE DISTURBED AREA TO THE GRADE OF THE DROP INLET AND SMOOTH AND COMPACT IT. APPROXIMATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

PROPERLY DISPOSE OF ACCUMULATED SEDIMENT

INSPECT ALL INLET PROTECTION DEVICES BEFORE AND AFTER RAINFALL EVENTS, AND WEEKLY THROUGHOUT THE RAIN SEASON. DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY 24 HOURS.

REMOVE ALL INLET PROTECTIOIN DEVICES WITHIN THIRTY DAYS AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTIONS IS NO LONGER REQUIRED.

CATCH BASIN INLET FILTER

INSTALLATION
REMOVE DRAIN GRATE

INSERT CATCH BASIN FILTER INTO BASIN LEAVING 3" FLAP EXPOSED

REPLACE GRATE TO BASIN THEREBY PINCHING FABRIC BETWEEN GRATE AND CATCH BASIN AND HOLDING FILTER IN PLACE

INSPECTION AND MAINTENANCE

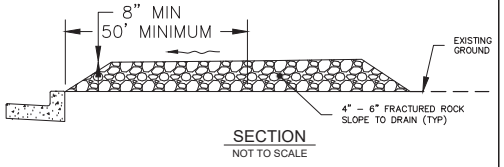
INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER EVERY RAIN EVENT

EMPTY CATCH BASIN FILTERS WHEN FILTERS APPEAR TO BE HALF FULL

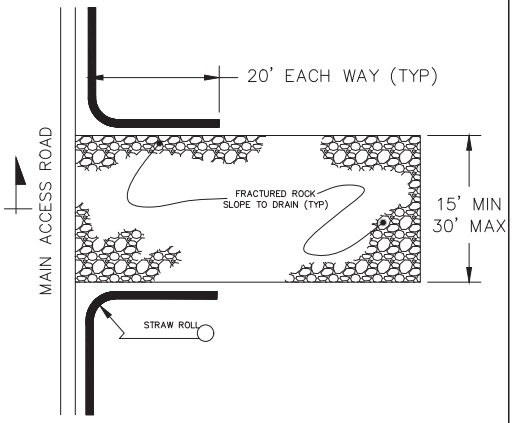
DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS

CLEAN AND REUSE INLET FILTERS OR DISCARD AND REPLACE AS NECESSARY

STORM DRAIN INLET PROTECTION (PUBLIC STREET) | 4



SECTION
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE | 3

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GRADING AND DRAINAGE
EROSION CONTROL NOTES & DETAILS
73 JENKINS PL
APN 296-36-033
SANTA CLARA, CA 95051

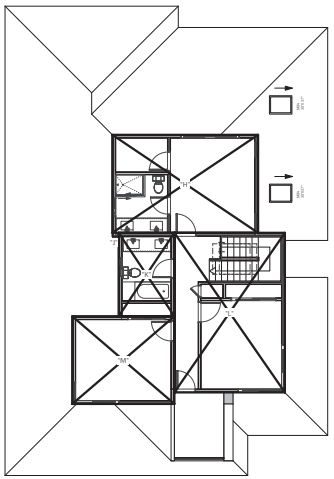
REVISIONS

DATE	DESCRIPTION

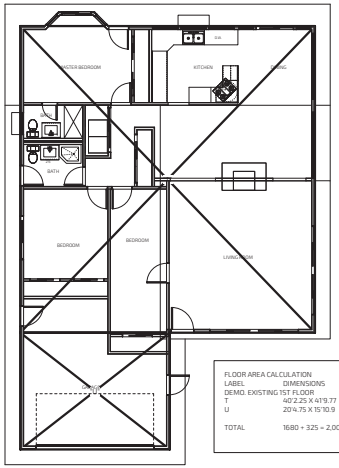
JOB NO. 21073
SCALE: AS SHOWN
DRAWN BY: YC
CHECKED BY: SH
DATE: 09/06/21

SHEET
C4
OF 4 SHEETS

REGISTER PROFESSIONAL ENGINEER
SCOTT HOFFMAN
C58998
CIVIL
STATE OF CALIFORNIA



2ND FLOOR PROPOSED PLAN

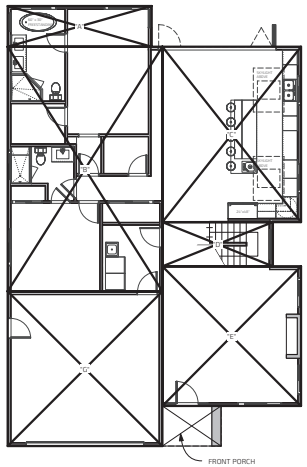


FLOOR AREA CALCULATION

LABEL	DIMENSIONS	AREA
DEMO. EXISTING 1ST FLOOR		
T	40'-2.25 X 41'9.77	1,680 SF
U	20'4.75 X 15'10.9	325 SF
TOTAL	1680 + 325 = 2,005 SF	

AREA CALCULATION (DEMO. EXISTING HOUSE) 4

SCALE 1/8" = 1'-0"



FRONT PORCH

1ST FLOOR PROPOSED PLAN

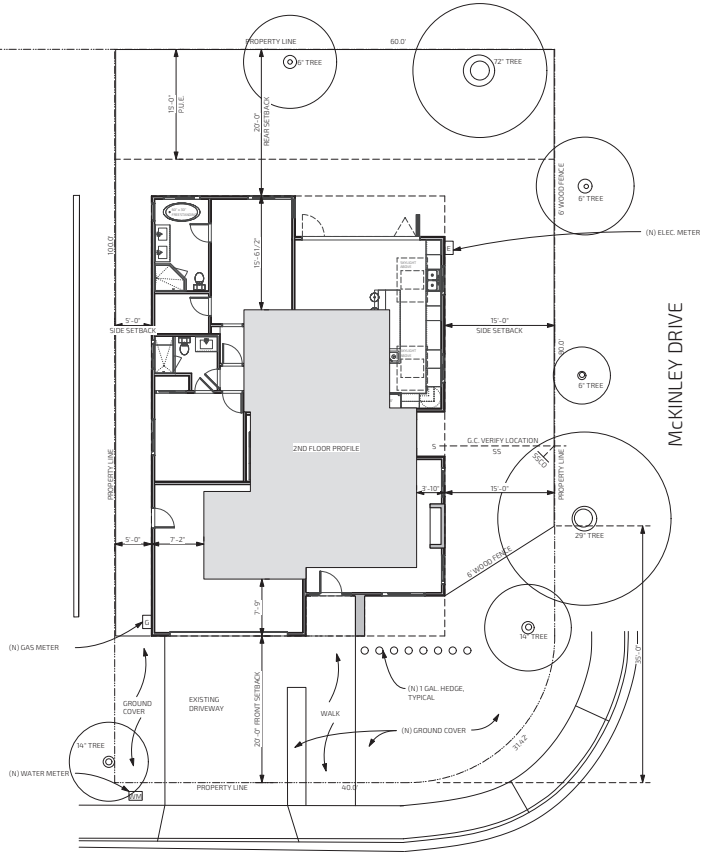
FLOOR AREA CALCULATION

LABEL	DIMENSIONS	AREA
1ST FLOOR		
A	19'7.5X5'6.5	109 SF
B	21'3X34'4.5	704 SF
C	18'11X23'11	452 SF
D	15'1X6'1.5	91 SF
E	18'1X19'.5	360 SF
G	21'1X21'1	445 SF
2ND FLOOR		
H	19'10.5X13'4.5	266 SF
J	10.5X6.5	1 SF
K	7'7X11'4.5	86 SF
L	15'1X21'9	328 SF
M	15'1X21'9	328 SF
N	13'1X11'11.5	166 SF

CONDITIONED AREA	
1ST FLOOR (A-E)	1,716 SF
2ND FLOOR (H-M)	847 SF
TOTAL CONDITIONED AREA	2,563 SF
GARAGE (G)	445 SFF
TOTAL BUILDING AREA	3,008 SF
LOT COVERAGE CALCULATION	
LOT SIZE	5,914 SF
FRONT PORCH 8'0X5'5.5	44 SF
TOTAL COVERAGE	1716+445+44 = 2,205 SF (37%)
2ND: 1ST RATIO	847/1716+445 = 39.2%

AREA CALCULATION (PROPOSED HOUSE) 3

SCALE 1/8" = 1'-0"



PROPOSED SITE PLAN 1

SCALE 1/8" = 1'-0"

0' 5' 10' 15' 20'

kylechan ARCHITECT
1416 SARATOGA AVE
SUITE 120,
SAN JOSE, CA 95129
669-244-3171
www.kylechan.com
kyle@kylechan.com

PLANNING SET
9.15.2021

Sheet Revisions:

1 PLAN CHECK COMMENTS 10.25.2021

BAI RESIDENCE
NEW RESIDENCE
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SANTA CLARA, CA 95051

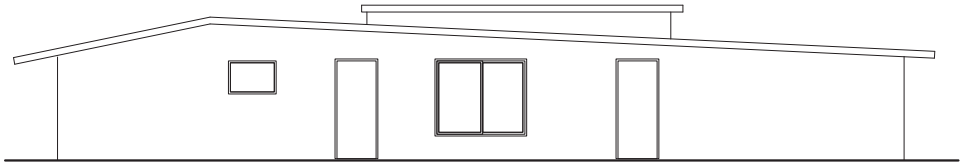
PROGRESS SET
NOT FOR CONSTRUCTION

SITE PLAN / ROOF PLAN

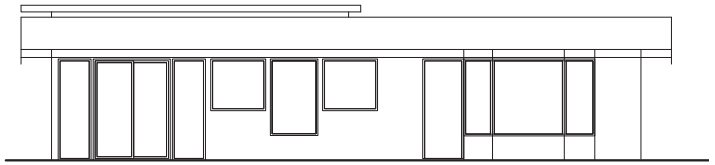
ELECTRONIC PLAN REVIEW

A0.5

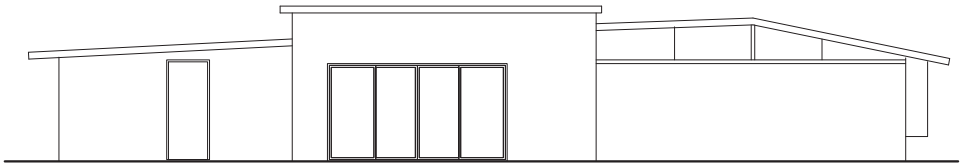
PROJECT NUMBER: 2102
73 JENKINS PLACE



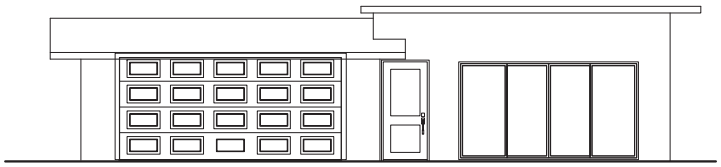
EXISTING LEFT ELEVATION 4
SCALE 1/4" = 1'-0"



EXISTING BACK ELEVATION 3
SCALE 1/4" = 1'-0"

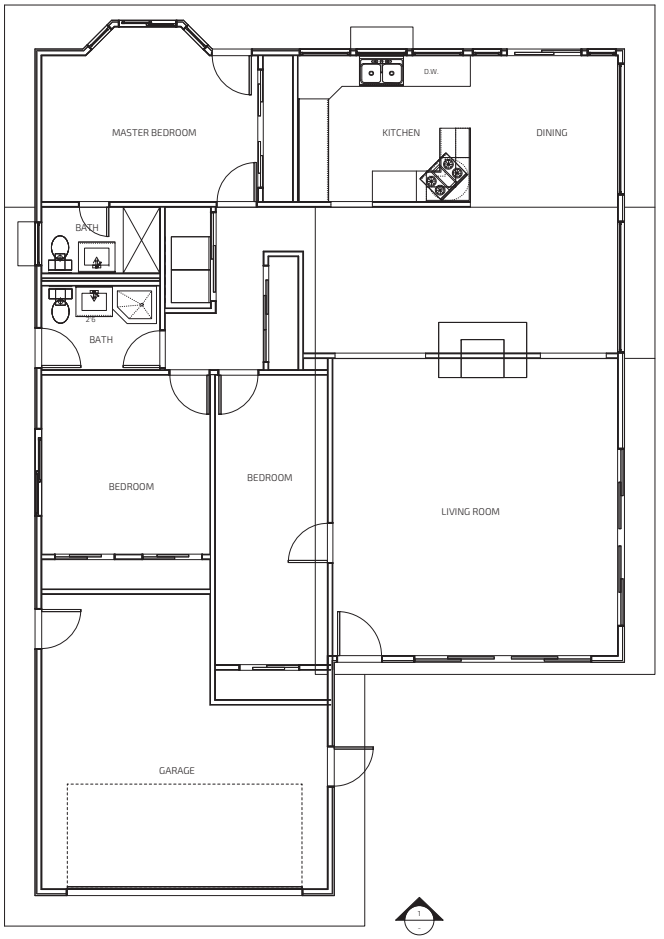


EXISTING RIGHT ELEVATION 2
SCALE 1/4" = 1'-0"



0' 2.5' 5' 7.5' 10' 12.5' 15'

EXISTING FRONT ELEVATION 1
SCALE 1/4" = 1'-0"



0' 2.5' 5' 7.5' 10' 12.5' 15'

EXISTING FLOOR PLAN / ROOF PLAN 5
SCALE 1/4" = 1'-0"

kylechan
ARCHITECT
1416 SARATOGA AVE
SUITE 120,
SAN JOSE, CA 95129
669-244-3111
www.kylechan.com
kyle@kylechan.com

PLANNING SET
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SANTA CLARA, CA 95051

PROGRESS SET
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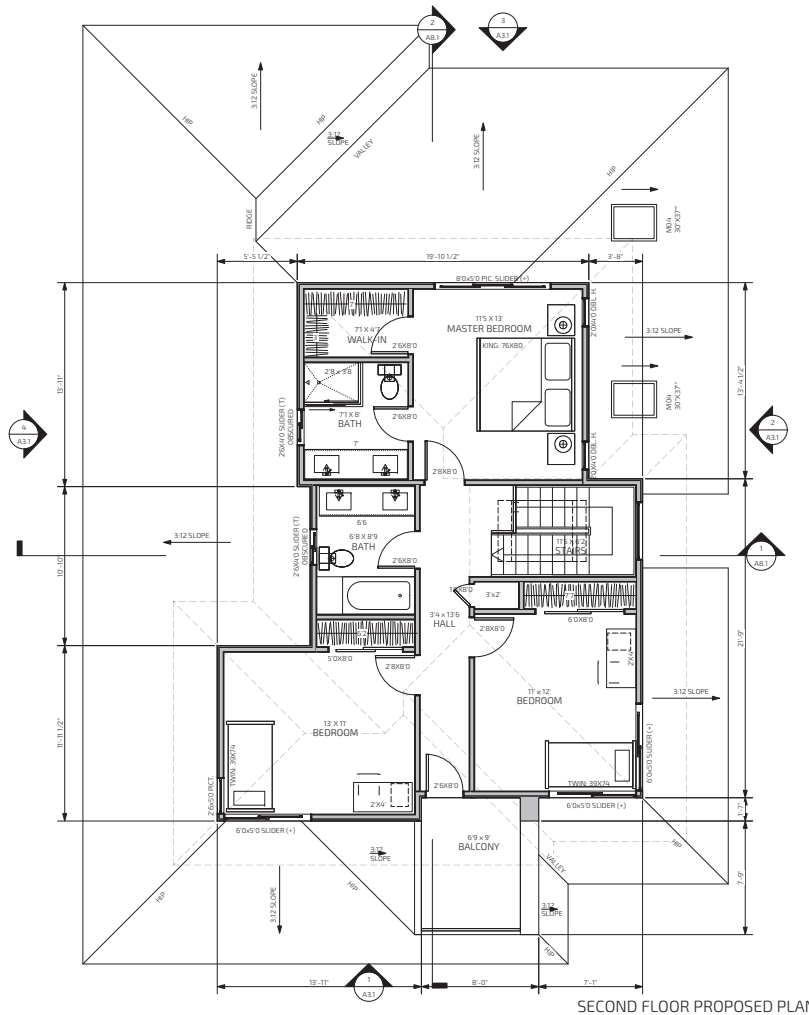
EXISTING
FLOOR PLAN /
ELEVATIONS

ELECTRONIC PLAN REVIEW

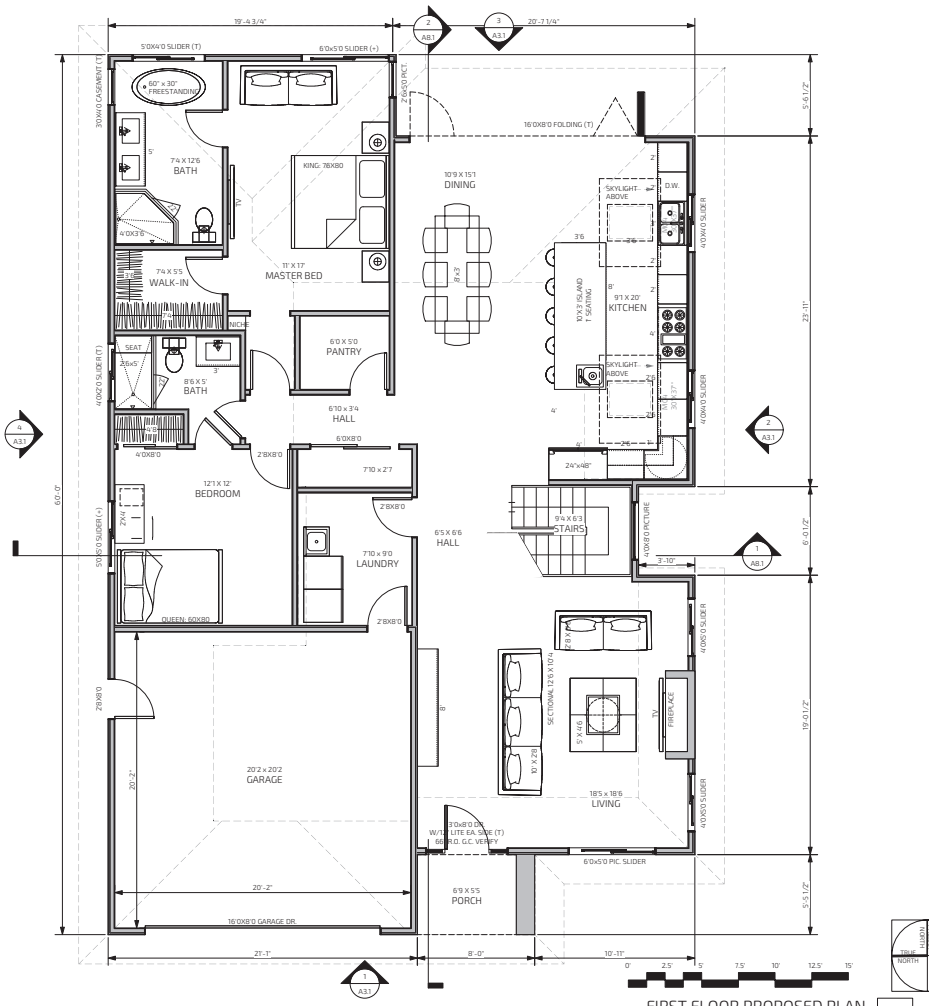
A1.1

PROJECT NUMBER: 2102
73 JENKINS PLACE



SECOND FLOOR PROPOSED PLAN 2

SCALE 1/4" = 1'-0"



FIRST FLOOR PROPOSED PLAN 1

SCALE 1/4" = 1'-0"

kc
kylechan
ARCHITECT
1416 SARATOGA AVE
SUITE 120,
SAN JOSE, CA 95129
669-244-3111
www.kylechan.com
kyle@kylechan.com

PLANNING SET
9.15.2021

Sheet Revisions:

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PROGRESS SET
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FIRST / SECOND FLOOR PROPOSED PLAN

ELECTRONIC PLAN REVIEW

A2.1

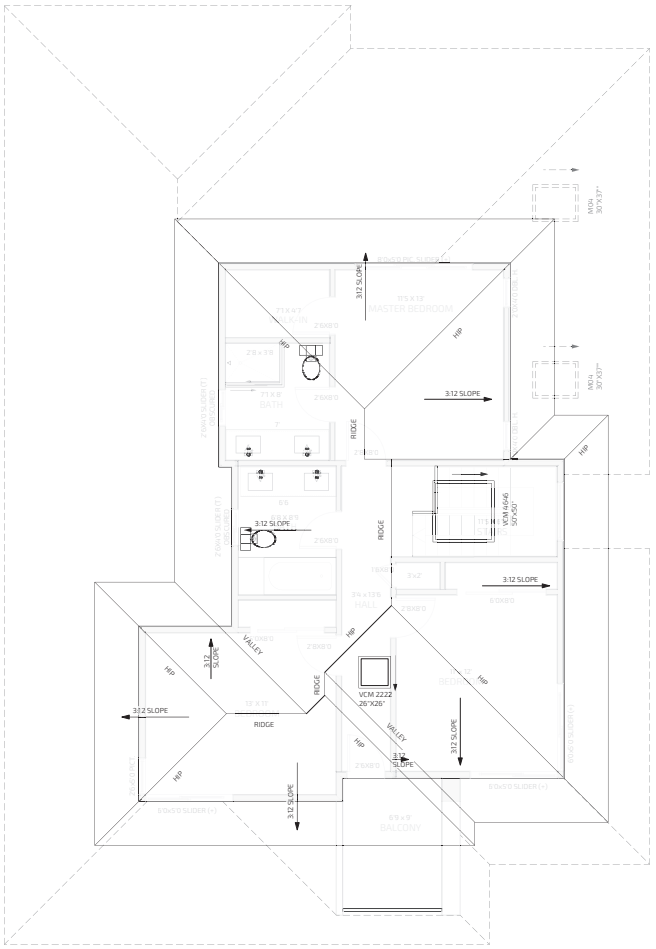
PROJECT NUMBER: 2102
73 JENKINS PLACE

ROOF PLAN KEY NOTES

SEE A0.5 KEYNOTES FOR ALL ROOF PLAN KEYNOTES

FLOOR PLAN KEY NOTES

SEE A2.1 KEYNOTES FOR ALL ROOF PLAN KEYNOTES 1-9



0' 2.5' 5' 7.5' 10' 12.5' 15'

PROPOSED ROOF PLAN 1

SCALE 1/4" = 1'-0"

kylechan
ARCHITECT
1416 SARATOGA AVE
SUITE 120,
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PROGRESS SET
NOT FOR CONSTRUCTION

PROPOSED
ROOF PLAN

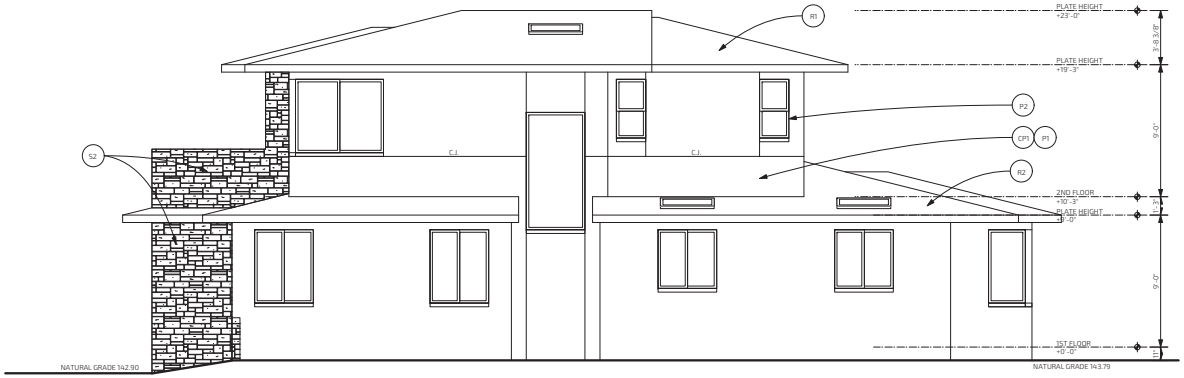
ELECTRONIC PLAN REVIEW

A2.2

PROJECT NUMBER: 2102
73 JENKINS PLACE

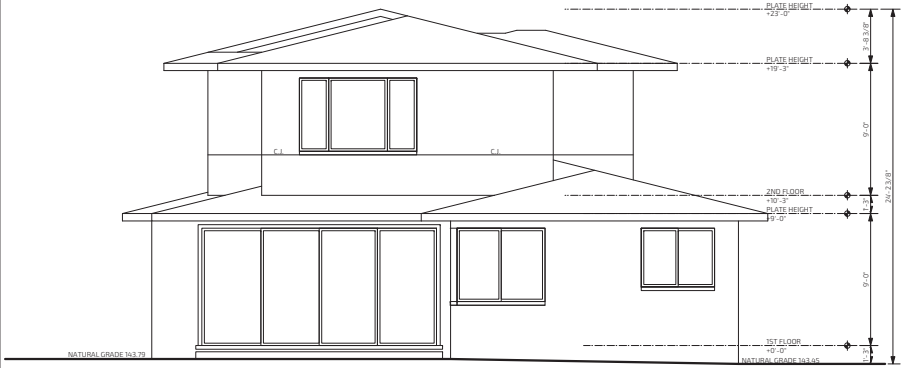
PROPOSED LEFT ELEVATION 4

SCALE 1/4" = 1'-0"



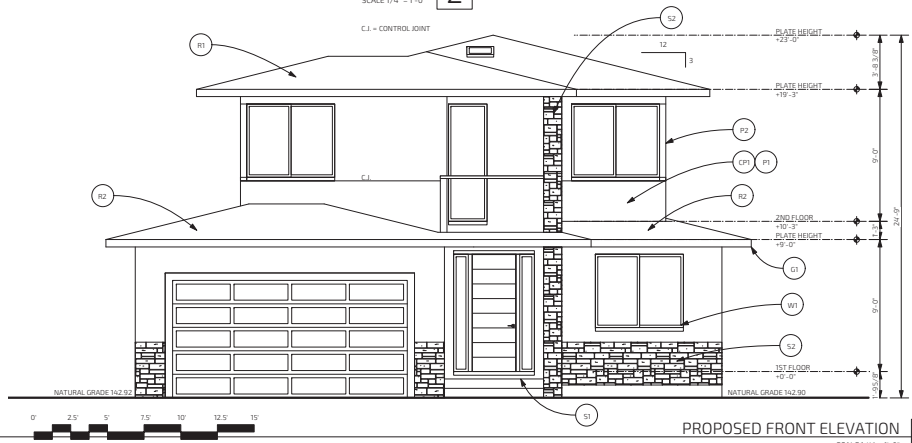
PROPOSED RIGHT ELEVATION 2

SCALE 1/4" = 1'-0"



PROPOSED BACK ELEVATION 3

SCALE 1/4" = 1'-0"



PROPOSED FRONT ELEVATION 1

SCALE 1/4" = 1'-0"

0' 2.5' 5' 7.5' 10' 12.5' 15'

EXTERIOR FINISH SCHEDULE

SYMBOL	MATERIAL	MFR./DEALER	MODEL #/ DESCRIPTION/ LOCATION	COLOR
S1	STONE OVERLAY / OR STAMP CONCRETE	U-SAVE ROCKERY OR SIM.	(N) CONC. LANDING W/ FLAG STONE OVERLAY: PENNSYLVANIA LILAC PATIO BY U-SAVE ROCKERY OR SIM. www.usaverockerysj.com	-
S2	LIGHTWEIGHT CLAD STONE VENEER PANEL (**)	ELDORADO STONE OR SIM.	STACKED STONE: BLACK RIVER COLOR FINISH PROVIDE STONE CAP AT TOP, TYPICAL. STONE TO WRAP TO BOTH SIDES OF WALL, TYPICAL. ICC ESR-1215	-
R1	ASPHALT ROOF SHINGLES (*)	-	NEW ASPHALT ROOF SHINGLE PER CRC R905.2 ROOF TO BE CLASS 'A' OR BETTER. CERTAINTEED PRESIDENTIAL SERIES OR SIM.	LIGHT GRAY
R2	STANDING SEAM METAL ROOF (*)	-	NEW STANDING SEAM ROOF PER CRC R905.4 ROOF TO BE CLASS 'A' OR BETTER. 12"MAX PROFILE & V-GROOVE. W/ PVDF COATING	METALLIC GRAY
G1	GUTTER	-	ALUM. - PAINTED	GRAPHITE
CP1	CEMENT PLASTER	-	EXTERIOR SMOOTH HARD STEEL TOWEL FINISH (ACRYLIC STUCCO FIN. SIMILAR)	MATCH P1
P1	EXTERIOR PAINT	-	PAINT AT CEMENT PLASTER	BEIGE
P2	TRIM PAINT	-	MATCH WINDOW TRIM	GRAPHITE
W1	SIDING	-	PAINTED HARDIE ARTISAN SIDING OVER GRADE 'D' BUILDING PAPER OVER PLYWOOD SHEATHING. ICC-ES REPORT: ESR-2290	BEIGE
	WINDOW	-	WINDOW SASH AND TRIM FINISH (SEE A2.1 SPEC FOR FINISH MATERIALS)	GRAPHITE

1. PAINT ALL EXTERIOR WINDOW TRIM, SILLS, NON-VINYL SASH, MUTTINS, DECK RAILINGS, DECK FASCIA, BEAMS AND TRELLISES, RAFTER TAILS AND EAVE SHEATHING BOARDS. PROTECT ANY AND ALL VINES / PLANTINGS FROM DAMAGE.
2. CONTRACTOR TO CONFIRM ALL FINISH WITH OWNER BEFORE ORDERING.
3. PROVIDE COEFFICIENT OF FRICTION OF 0.6 OR HIGHER FOR ALL FLOOR TILE & EXTERIOR FLAG STONE SURFACE.

kylechan
ARCHITECT
1416 SARATOGA AVE
SUITE 120,
SAN JOSE, CA 95129
669-244-3111
www.kylechan.com
kyle@kylechan.com

PLANNING SET
9.15.2021

Sheet Revisions:

BAI RESIDENCE
NEW RESIDENCE
73 JENKINS PLACE
SANTA CLARA, CA 95051

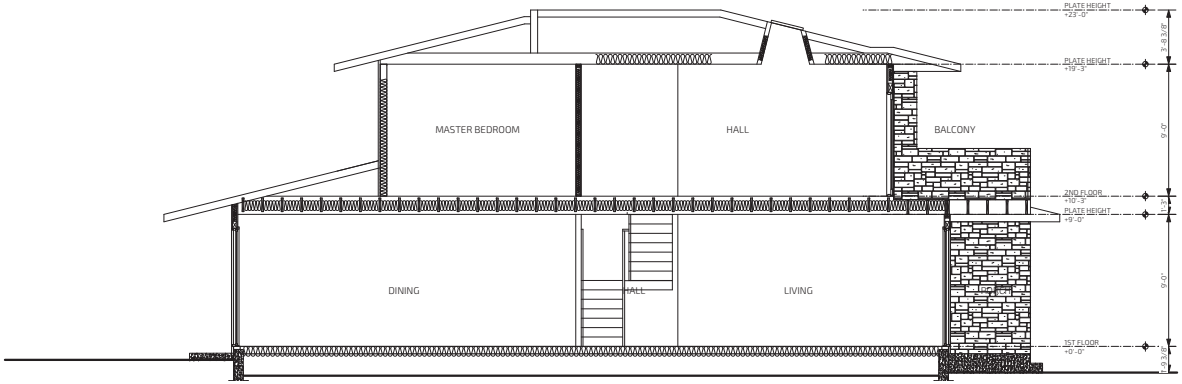
PROGRESS SET
NOT FOR CONSTRUCTION

PROPOSED ELEVATIONS

ELECTRONIC PLAN REVIEW

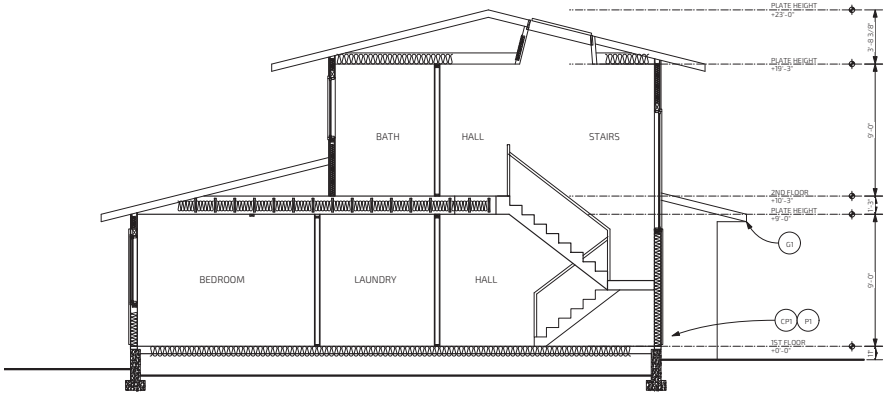
A3.1

PROJECT NUMBER: 2102
73 JENKINS PLACE



BUILDING SECTION 2

SCALE 1/4" = 1'-0"



BUILDING SECTION 1

SCALE 1/4" = 1'-0"

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△

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BUILDING SECTIONS

ELECTRONIC PLAN REVIEW

A8.0

PROJECT NUMBER: 2102
73 JENKINS PLACE