SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom meeting if attending remotely:

www.campbellca.gov/SARCsignup

After registering, you will receive a confirmation email containing information about joining the meeting.

September 10, 2024
Tuesday
6:30 PM

SARC AGENDA

Doetsch Conference Room
70 North First Street, Campbell, CA 95008

CALL TO ORDER / INTRODUCTIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

The Site and Architectural Review Committee (SARC) is a subcommittee of the Planning Commission authorized by the Campbell Municipal Code to review the architectural design and site layout of proposed development projects. The SARC makes reports and recommendations to the Planning Commission, however, the SARC has no decision-making authority, and its recommendations are not binding on the Planning Commission.

SARC meetings are scheduled immediately preceding the 7:00 PM Planning Commission public hearings. As such, the time allotted for each application is limited and must be reserved for review and discussion by the SARC, staff, and applicants. Any time remaining during the scheduled review time may be utilized for public comment at the discretion of the Chair.

SCHEDULED ITEMS

ITEM/FILE NO.		ADDRESS	START TIME	APPLICANT
1.	PLN-2024-1	1430 Westmont Avenue	6:30 PM	TDDG LLC
Site and Architectural Review Permit to allow the demolition of an existing single-family residence and construction of a new approximately 4,338 square foot two-story single-family residence located on an R-1-9 zoned property located in the San Tomas Area Neighborhood Plan. Project Planner: Tracy Tam, Associate Planner				

ADJOURNMENT

Adjourn to the next Site and Architectural Review Committee meeting on **September 24, 2024**, to be held in the Doetsch Conference Room, 70 North First Street, Campbell, California.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact City Clerk's Office at ClerksOffice@campbellca.gov or (408) 866-2117.

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: September 10, 2024

From: Tracy Tam, Associate Planner

Via: Rob Eastwood, Community Development Director

Subject: Site and Architectural Review Permit

File No.: PLN-2024-1 ~1430 Westmont Avenue

PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow the construction of an approximately 4,338 square-foot new two-story single-family residence (reference **Attachment 1** – Project Plans).

PROJECT SITE

The project site is a 10,084 square-foot property located within the San Tomas Area Neighborhood Plan along the southside of Westmont Avenue, between Harriet Avenue and South San Tomas Aquino Road in the R-1-9 (Single-Family Residential) Zoning District.

BACKGROUND

The project requires a Site and Architectural Review Permit pursuant to the San Tomas Area Neighborhood Plan (STANP). STANP requires a site and architectural approval by the Planning Commission for the construction of a building or structure on an undeveloped lot. Pursuant to Official Director Interpretation No. 4, if a project involves the removal of an existing structure in order to construct a new structure, the property is to be viewed as undeveloped. As the project includes full demolition of an existing single-family residence and the construction of a new single-family residence, the property is considered to be undeveloped. Therefore, the project requires a Site and Architectural Review Permit. Pursuant to CMC Section 21.54.050, the Site and Architectural Review Committee's (SARC) purview is to review the project's architectural design and site configuration, upon which a recommendation may be made to the Planning Commission.

Review of the Site and Architectural Review Permit application is governed by the San Tomas Area Neighborhood Plan. The Neighborhood Plan provides development standards (e.g., height, setback, lot coverage, etc.) as well as design guidelines in terms of design compatibility, scale and mass, surface articulation, building orientation, and privacy. The guidelines are not meant to prescribe any particular style, but rather provide an overall framework for evaluating the design of new residences.

PROJECT DATA

Zoning District:	R-1-9
General Plan Designation:	Low Density Residential (less than 5.5 units per gross acre)
Net Lot Area:	10,084 square feet
Building Height	
Proposed:	27’-3”
Allowed:	28’-0”

Building Square footage:			
Existing house (to be demolished):	1,453 square feet		
Proposed house:	4,338 square feet		
Floor Area Ratio:			
Proposed:	0.43		
Allowed:	0.45		
Lot Coverage:			
Proposed:	29%		
Allowed:	35%		
Setbacks:	**Proposed**	**Required**	**Complies?**
Front (north):	25'-0"	20-feet	Yes
Side 1st floor (east):	10'-1"	10-feet	Yes
Side 1st floor (west):	8'-3"	8-feet	Yes
Side 2nd floor (east):	14'-0"	14-feet	Yes
Side 2nd floor (west):	27'-4"	14'-1"	Yes
Rear:	25'-10"	25-feet	Yes

DISCUSSION

Within the San Tomas Area Neighborhood Plan (STANP), there are design criteria that residential properties must follow. These design criteria include regulations related to compatibility, scale and mass, building orientation, and privacy impacts. The project is not subject to the Housing Accountability Act (HAA) as the HAA defines a Housing Development Project as involving 2 or more residential units, mixed-use projects with at least 2/3 of the square footage designated for residential use, or transitional/supportive housing. Projects subject to the HAA are subject to objective General Plan and zoning standards. While the project is not subject to the HAA, Senate Bill 9 (SB-9) requires the ministerial approval of either one or two residential units, which includes single-family residences. Ministerial review means a process for development approval involving no personal judgment by the public official as to the wisdom of carrying out the project. The public official merely ensures that the proposed development meets all the applicable objective standards for the proposed action but uses no special discretion or judgment in reaching a decision.[1]

The Site and Architectural Review permit requires review and approval by the Planning Commission. However, due to the passing of SB-9 and the requirement of ministerial approvals for one or two residential units, the Planning Commission is limited in requesting alterations to the project and cannot deny the project if it complies with the city's objective requirements. [2]

Site Layout: The proposed new single-family residence conforms with all setbacks, parking requirements, landscape requirements and provides vehicular and pedestrian access from Westmont Avenue. The front door is facing Westmont Avenue. The property also contains a triangular shaped easement on the property which allows emergency vehicle access, private ingress/egress, utilities within the easement area to serve the rear property (1440 Westmont Avenue).

Architectural Design, Scale, and Mass: The proposed project is a two-story home with an attached two-car garage, incorporating more modern architectural elements, such as the two-story entryway feature.

[1] This is contained in in SB-9 Fact Sheet authored by the California Department of Housing and Community Development.
[2] Staff will be aligning the state's requirement of a ministerial single-family process with the Campbell Municipal Code in a future municipal code update. This has been identified on the City Council adopted workplan.



The San Tomas Area Neighborhood Plan (STANP) discourages the use of two-story vertical elements such as two-story entry ways, however, because this standard is subjectively written and not objectively written, this standard cannot be enforced. Furthermore, requesting alterations to a project must be tied to objective standards and because the standard is not objective, alterations to the project to satisfy the scale and massing provisions in STANP cannot be requested.

The project is incorporating a second floor, however, the second story is setback from the first floor. Furthermore, the second floor does not extend over the attached garage, which reduces the overall massing of the proposed single-family residence.

Surface articulation: STANP suggests the design of homes should avoid unarticulated wall and roof planes, especially on two-story elevations. It also suggests the use of different texture materials to create additional building articulation.

The proposed single-family residence incorporates building insets and projections on most façades, as well as incorporation of different exterior materials with varying texture. A variety of materials are proposed, including a stone veneer, horizontal lap siding of exposed cedar, and stucco.

Privacy impacts: The privacy impact provision in STANP contains design guidance related to the number, placement, and size of second story windows. To minimize privacy impacts, STANP suggests using smaller windows and placing window sills as high up as possible while still conforming to building code requirements. These standards are subjective and therefore, cannot be enforced. However, the second story side elevations indicate limited windows and smaller windows where they occur.

Landscaping/Hardscaping: The project is required to satisfy the requirements of CMC Section 21.26.030 (General landscaping requirements for all zoning districts) and the minimum tree requirement per STANP. CMC Section 21.26.030 generally requires the front yard area to be landscaped and a mixture of types of planting (e.g., shrubs, ground cover, trees) to be incorporated. STANP requires 1 tree per 2,000 square feet of lot area. The project proposes new landscaping in the front, side, and rear yards and plans to retain the existing oak tree in the rear yard. The proposed landscaping is a mixture of trees, shrubs, and ground cover. There are no protected trees proposed for removal, and the project site incorporates 7 trees on the property, thereby satisfying the minimum number of trees required by STANP.

PUBLIC FEEDBACK

Staff received one public inquiry regarding the project. The email (reference **Attachment 2** – Public Comment) included concerns related to the size of the proposed house.

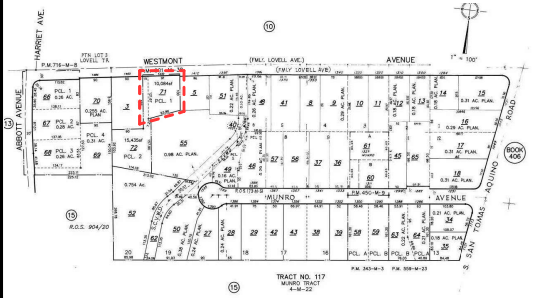
OPTIONS

The SARC should discuss the proposed project's design and compliance with objective standards.

Attachments:

1. Project Plans
2. Public Comment

VICINTY MAP



NEW CONSTRUCTION

1430 WESTMONT AVE, CAMPBELL CA 95008

A.P.N. : 403-14-071

TDDG
THE DESIGN & DEVELOPMENT GROUP
97 BOSTON AVE
SAN JOSE, CA 95128
T 650.483.9454
www.tddgus.com

ABBREVIATIONS

℄	CENTERLINE	LAB.	LABORATORY
ϕ	DIAMETER	LAM.	LAMINATE
△	ANGLE	LAV.	LAVATORY
		LT.	LIGHT
ACOUS.	ACOUSTICAL		
ADJ.	ADJUSTABLE	M	MIRROR (FRAMED)
AGG.	AGGREGATE	MAT.	MATERIAL
AL.	ALUMINUM	MAX.	MAXIMUM
APPROX.	APPROXIMATE	M.C.	MEDICINE CABINET
ARCH.	ARCHITECTURAL	MECH.	MEHCANICAL
A.P.L.	ASSUMED PROPERTY LINE	MEMB.	MEMBRANCE
A.F.F.	ABOVE FINISH FLOOR	MET.	METAL
ADD'L	ADDITIONAL	MFR.	MANUFACTURER
		MIN.	MINIMUM
BD.	BOARD	MISC.	MISCELLANEOUS
BITUM.	BITUMINOUS	MTD.	MOUNTED
BLDG.	BUILDING		
BLKG.	BLOCKING	(N)	NEW
BM.	BEAM	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	NO. or #	NUMBER
		NOM.	NOMINAL
C.	CASEMENT	NTS.	NOT TO SCALE
CAB.	CABINET	N.R.	NON-RATED
C.B.	CATCH BASIN		
C.T.	CERAMIC TILE	O.A.	OVERALL
C.I.	CAST IRON	O.C.	ON CENTER
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OPP.	OPPOSITE
COL.	COLUMN	O.F.D.	OVERFLOW DRAIN
CONC.	CONCRETE		
CONT.	CONTINUOUS	PEN.	PENETRATION(S)
CORR.	CORRIDOR	PL.	PLATE
CTSK.	COUNTERSUNK	P.LAM.	PLASTIC LAMINATE
		PLYWD.	PLYWOOD
DBL.	DOUBLE	PR.	PAIR
DEPT.	DEPARTMENT	P.T.	PRESSURE TREATED
DET.	DETAIL	PTD.	PAPER TOWEL DISPENSER
DIA.	DIAMETER	P.I.P.	POURED-IN-PLACE
DIM.	DIMENSION		
DISP.	DISPENSER	Q.T.	QUARRY TILE
DN.	DOWN	R.	RISER
DR.	DOOR	RAD.	RADIUS
DS.	DOWNSPOUT	R.D.	ROOF DRAIN
DWG.	DRAWING	REF.	REFERENCE
D.D.	DECK DRAIN	REFR.	REFRIGERATOR
		REINF.	REINFORCED
(E)	EXISTING	REQD.	REQUIRED
EA.	EACH	RESIL.	RESILIENT
E.J.	EXPANSION	R.H.	ROBE HOOK
EL.	ELEVATION	RM.	ROOM
ELEC.	ELECTRICAL	R.O.	ROUGH OPENING
ELEV.	ELEVATOR	RT.	RESILIENT TILE
EMERG.	EMERGENCY	RWD	REDWOOD
ENCL.	ENCLOSURE		
EQ.	EQUAL	S.C.	SOLID CORE
EQPT.	EQUIPMENT	SCHED.	SCHEDULE
EXP.	EXPANSION	SD.	SOAP DISPENSER
EXT.	EXTERIOR	SECT.	SECTION
		SH.	SHELF
F.A.	FIRE ALARM	SHWR.	SHOWER
F.C.O.	FLOOR CLEANOUT	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDN.	FOUNDATION	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	STL.	STEEL
FIN.	FINISH	STOR.	STORAGE
FL.	FLOOR	STRL.	STRUCTURAL
F.O.C.	FACE OF CONCRETE	SUSP.	SUSPENDED
F.O.F.	FACE OF FINISH		
F.O.S.	FACE OF STUDS	T.D.	TRENCH DRAIN
FT.	FOOT OR FEET	TRD.	TREAD
FTG.	FOOTING	T.B.	TOWEL BAR
FURR.	FURRING	T.O.C.	TOP OF CURB/CONCRETE
F.R.	FIRE RETARDANT	TEL.	TELEPHONE
		TER.	TERRAZZO
GA.	GAGE	T.&G.	TONGUE AND GROOVE
GALV.	GALVANIZED	THK.	THICK
GL.	GLASS	TK.BD.	TACKBOARD
GND.	GROUND	T.P.	TOP OF PAVEMENT
GYP.	GYPSUM	T.P.D.	TOILET PAPER
G.W.B.	GYPSUM WALL BOARD	T.V.	TELEVISION
GEN.	GENERAL	TYP.	TYPICAL
		T.O.S.	TOP OF STEEL
H.B.	HOSE BIBB	T.O.W.	TOP OF WALL
H.C.	HOLLOW CORE		
HCA	HANDICAP ACCESSIBLE	U.O.N.	UNLESS OTHERWISE NOTED
H.H.	HEAD HEIGHT		
H.M.	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HORIZ.	HORIZONTAL	VDI	VISUAL DISPLAY
HR.	HOUR	VERT.	VERTICAL
		VEST.	VESTIBULE
I.D.	INSIDE DIAMETER		
INSUL.	INSULATION	W	WITH
INT.	INTERIOR	W.C.	WATER CLOSET
IVT.	INTRAVENOUS TRACK	WD.	WOOD
		W/O	WITHOUT
JAN.	JANITOR	WPY	WATERPROOF
JT.	JOINT	WR.	WASTE RECEPTACLE
KIT.	KITCHEN	WT.	WEIGHT

DEFERRED PERMITS

Deferred permit submittal items shall be reviewed and approved by the architect or engineer-of-record prior to forwarding the items to the building department for review. The deferred permit & submittal items shall not be installed until the building department has approved their design and submittal documents. - 2022 CBC Section 107.3.4.1

Fire Sprinklers required. Obtain separate Fire Permit. Design and install in accordance with NFPA 13D, 2022, and CMV Residential Fire Sprinkler System requirements (See City Website under "Fire Handouts"). Coordinate water meter and water main sizes with approved fire sprinkler shop drawings. (Minimum 1" meter and 1" service unless hydraulic calcs. prove the existing are adequate).

DEFERRED SUBMITTAL

- MANUFACTURED TRUSSES
- FIRE SPRINKLER
- PV SYSTEM

CODE COMPLIANCE

CALIFORNIA BUILDING STANDARDS CODE
2022 CBC (CALIFORNIA BUILDING CODE)
2022 CRC (CALIFORNIA RESIDENTIAL CODE)
2022 CMC (CALIFORNIA MECHANICAL CODE)
2022 CPC (CALIFORNIA PLUMBING CODE)
2022 CEC (CALIFORNIA ELECTRICAL CODE)
2022 CFC (CALIFORNIA FIRE CODE)
2022 CENC (CALIFORNIA ENERGY CODE)
2022 CGBSC (CALIFORNIA GREEN BUILDING STANDARDS CODE)

GENERAL NOTES

1. ALL WEATHER FIRE ACCESS ROADS AND FIRE HYDRANTS SHALL BE COMPLETED PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
2. ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO: CALIFORNIA ENERGY CODE; CALIFORNIA BUILDING CODE; CALIFORNIA ELECTRIC CODE; CALIFORNIA PLUMBING CODE; CALIFORNIA MECHANICAL CODE AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY THE GOVERNING AGENCIES.
3. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.
4. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
5. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY:
   SILICON VALLEY SOIL ENGINEERING
   FILE NUMBER: SV2407
   DATE: JUNE 7, 2022
   THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL RECOMMENDATIONS OF THE SOILS REPORT FOR CONSTRUCTION, GRADING, AND FOUNDATION INSPECTION.
   PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL HAVE THE SOILS ENGINEER REVIEW AND APPROVE IN WRITING THAT THE FOUNDATION AND SITE DESIGN ARE IN CONFORMANCE WITH THE SOILS REPORT.
6. THE WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE SHALL HAVE ATTACHED A PIPE WHICH WILL RUN OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6 AND 24 INCHES ABOVE GRADE AND POINTED DOWN. (2022 CPC 608.5).
7. CLEARANCES OF LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN THE LISTING. UNLISTED
   APPLIANCES CLEARANCES SHALL COMPLY WITH THE CALIFORNIA MECHANICAL CODE (2022 CMC).
8. THE DOCUMENTS CONTAINED HEREIN HAVE BEEN PREPARED SPECIFICALLY FOR USE ON THE CANNERY VILLAGE ONLY. RE-USE OF THESE DOCUMENTS IN ANY WAY (MODIFIED OR UNMODIFIED, COMPLETE OR INCOMPLETE) TO CONSTRUCT IN A DIFFERENT LOCATION WITHOUT THE SIGNATURE OF ARCHITECT ON DOCUMENTS THAT ARCHITECT SPECIFICALLY PREPARES FOR AN ALTERNATE LOCATION SHALL BE AT TITUS BUILDERS, INC. SOLE RISK. ARCHITECT ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE DOCUMENTS.
9. ARCHITECTURAL DESIGN SHOWN IN THE BUILDING PERMIT PLANS MATCH THE PLANS APPROVED BY THE CITY COUNCIL / ZONING ADMINISTRATOR. ANY CHANGES MUST BE CLEARLY NOTED.
10. STRUCTURAL PLANS ARE CONSISTENT WITH THE ARCHITECTURAL PLANS. IN THE EVENT OF A DISCREPANCY BETWEEN THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS, THE ARCHITECTURAL PLANS SHALL TAKE PRECEDENCE, AND REVISED STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE BUILDING INSPECTION DIVISION.
11. WATER PIPING SHALL NOT BE INSTALLED IN OR UNDER A CONCRETE FLOOR SLAB WITHIN A BUILDING WITHOUT PRIOR APPROVAL OF THE THE BUILDING OFFICIAL. WHEN APPROVED, SUCH PIPING SHALL BE INSTALLED IN ACCORDANCE WITH 2022 CPC 609.3
12. IF CPVC IS USED ON THIS PROJECT, 2022 CPC 604.1 REQUIREMENTS MUST BE SUBMITTED TO THE BUILDING AND SAFETY DIVISION FOR REVIEW BEFORE INSTALLATION.

SITE NOTES:
1. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. 6 INCHES MINIMUM WITHIN 10 FEET (5% MINIMUM; 2% IS PERMITTED AT IMPERVIOUS SURFACES).
3. ALL ROOF DRAINAGE SHALL BE PIPED TO APPROVED DRAINAGE FACILITY. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.

PROJECT DATA

SCOPE OF WORK:
1. DEMOLISH THE EXISTING SINGLE FAMILY DWELLING
2. CONSTRUCT A NEW 2 STORY SINGLE FAMILY HOUSE

PROJECT LOCATION:		1430 WESTMONT AVE, CAMPBELL CA
A.P.N.:		403-14-071
ZONING:		R1-9
LOT SIZE:		10,084 SF
EXISTING CONSTRUCTION TYPE:		V-B
PROPOSED CONSTRUCTION TYPE:		V-B
OCCUPANCY:		R3-U SINGLE FAMILY DWELLING
SETBACKS:		
FRONT:	25'-0"	
SIDE (RIGHT):	8'-0"	
SIDE (LEFT):	11'-0"	
REAR:	25'-0"	
MAX. HEIGHT:	28'-0"	
PROPOSED HIGHT:	27'-9"	
FLOOR AREA RATIO:		(SEE SHEET FAR FOR CALCULATIONS)
LOT COVERAGE:		(SEE SHEET FAR FOR CALCULATIONS)
IMPERVIOUS LANDSCAPE AREAS (INCLUDING DRIVEWAY):		567.74 SF
PERVIOUS LANDSCAPE AREAS:		4,249 SF
FIRE SPRINKLER SYSTEM:		YES
PVC SYSTEM:		YES
DVSE:		YES

BUILDING AREA SUMMARY:

MAIN HOUSE:		
LIVING:	3,928 SF	
GARAGE:	409 SF	
PORCH:	185 SF	
FAR:		4,338 SF (43.01%)
MAXIMUM ALLOWABLE F.A.R.:		45%
LOT COVERAGE RATIO:		2,912 SF (28.88%)
MAXIMUM ALLOWABLE LOT COVERAGE		40%

CONTACTS

OWNER:
HIEN NGUYEN
325 I NAPA DRIVE
SAN JOSE, CA 95146
TEL. (408) 623 - 5724
EMAIL. HUEYCONSTRUCTIONINC@GMAIL.COM

DESIGNER:
DE NGUYEN
DESIGN AND DEVELOPMENT GROUP
97 BOSTON AVE
SAN JOSE, CA 95128
TEL. 650.483.9454
EMAIL. DE@TDDGUS.COM

STRUCTURAL ENGINEER:
TUONG TRANVU
TRANVU LLC
526 CALERO AVE
SAN JOSE, CA 95123
TEL. 888.226.8603
EMAIL. TUONG@TRANVU.COM

TITLE 24 CONSULTANT:
KEVIN LAUGHTON
TAILORED ENERGY AND TESTING SERVICES LTD
548 MARKET ST #30051
SAN FRANCISCO, CA 94120-7775
TEL. 888.310.0808
EMAIL. KEVIN.LAUGHTON@GMAIL.COM

GEOTECHNICAL CONSULTANT:
SEAN DEWERT
SILICON VALLEY SOIL ENGINEERING
1916 O'DOLE WAY
SAN JOSE, CA 95131
TEL. 408.324.1400

CIVIL ENGINEER:
DILIP S. KISHANI
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO.205
FREMONT, CA 94538
TEL. 510.344.8955
EMAIL. 1sterlingconsultants@gmail.com

CALGREEN NOTES

CODE REFERENCES BASED ON
2022 CALIFORNIA GREEN BUILDING CODE

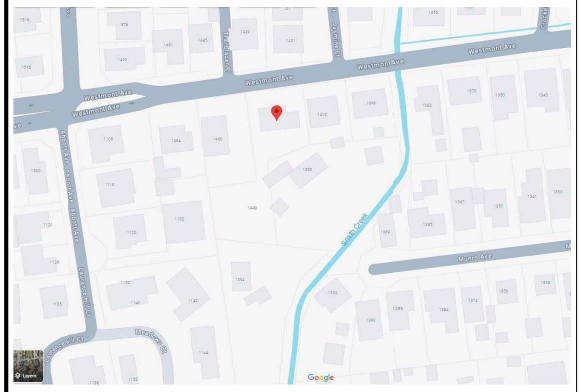
(SEE SHEETS CG.1 & CG.2 FOR DETAILED DESCRIPTIONS OF THE LIST BELOW)

1. A COMPREHENSIVE BUILDING MANUAL TO BE PLACED IN BUILDING, CAL GREEN 4.410.1
2. INDOOR WATER USE PER CAL GREEN 4.303.1
   - FIXTURE TYPE: — MAX FLOW RATE
   - SHOWER HEADS — 1.8 GPM @ 60 PSI
   - LAVATORY FAUCETS, RESIDENTIAL — 1.2 GPM @60 PSI
   - KITCHEN FAUCETS — 1.8 GPM @ 60 PSI
   - WATER CLOSETS, TYP. — 1.28 GALLONS / FLUSH
   - DISHWASHERS (ENERGY STAR) — 5.8 GALLONS MAX PER CYCLE
   - URINALS — 0.5 GAL FLUSH 4.303.1.2
3. INSTALLED AUTOMATIC IRRIGATION CONTROLLERS TO CONFIRM TO CAL GREEN 4.304.1
4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED FROM THE PASSAGE OF RODENTS. CAL GREEN 4.406.1
5. ALL DUCT OPENINGS AND MECHANICAL EQUIPMENT TO BE PROTECTED FROM THE PASSAGE OF RODENTS. CAL GREEN 4.504.1
6. ALL ADHESIVES, SEALANTS AND CAULKS TO COMPLY WITH CAL GREEN 4.504.2.1
7. ALL PAINTS AND COATINGS TO COMPLY WITH CAL GREEN 4.504.2.2 & 4.504.2.3
8. ALL FLOOR COVERINGS TO COMPLY WITH CAL GREEN 4.504.3, 4.504.4, & 4.504.5
9. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER PER CBC SHALL ALSO COMPLY WITH CAL GREEN 4.505.2
10. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT CAL GREEN 4.505.3
11. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR, DUCTED TO TERMINATE OUTSIDE THE BUILDING, & UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, SHALL BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT COMPLYING WITH CAL GREEN 4.506.1
12. DUCT SYSTEMS SHALL BE SIZED AND DESIGNED PER CAL GREEN 4.507.2
13. MIN. OF 65% CONSTRUCTION WASTE SHALL BE DIVERTED TO RECYCLE OR SALVAGE, PER CAL GREEN 4.408.1
14. ALL INSPECTIONS AND VERFICIATIONS TO BE PROVIDED PER CAL GREEN 102.
15. EV CHARGING FOR NEW CONSTRUCTION CALGREEN 4.106.4.

DRAWING LIST

T1	COVER SHEET
A1	EXISTING SITE PLAN
A2	PROPOSED SITE PLAN
A3	SITE PHOTOS
A4	STREETSCAPE ELEVATION
A5	PROPOSED FIRST FLOOR PLAN
A6	PROPOSED SECOND FLOOR PLAN
A7	DOORS AND WINDOWS SCHEDULE
A8	PROPOSED FRONT & RIGHT ELEVATIONS
A9	PROPOSED REAR & LEFT SIDE ELEVATIONS
A10	PROPOSED SECTIONS
A11	PROPOSED ROOF PLAN
A12	COLOR AND MATERIAL ELEVATION
A13	PRIVACY PLAN
FAR	FLOOR AREA CALCULATIONS
CG1	CAL GREEN REQUIREMENTS
CG2	CAL GREEN REQUIREMENTS
C1	EXISTING CONDITION AND DEMOLITION PLAN
C2	GRADING, DRAINAGE 4 UTILITY PLAN
L-1.0	LANDSCAPE SITE PLAN
L-1.1	LANDSCAPE CONSTRUCTION DETAILS
L-2.0	LANDSCAPE IRRIGATION PLAN
L-3.0	LANDSCAPE PLANTING PLAN
L-4.0	HYDROZONE MAP AND WELO WORKSHEET

PROJECT LOCATION



PROJECT DESIGNER:
DE NGUYEN

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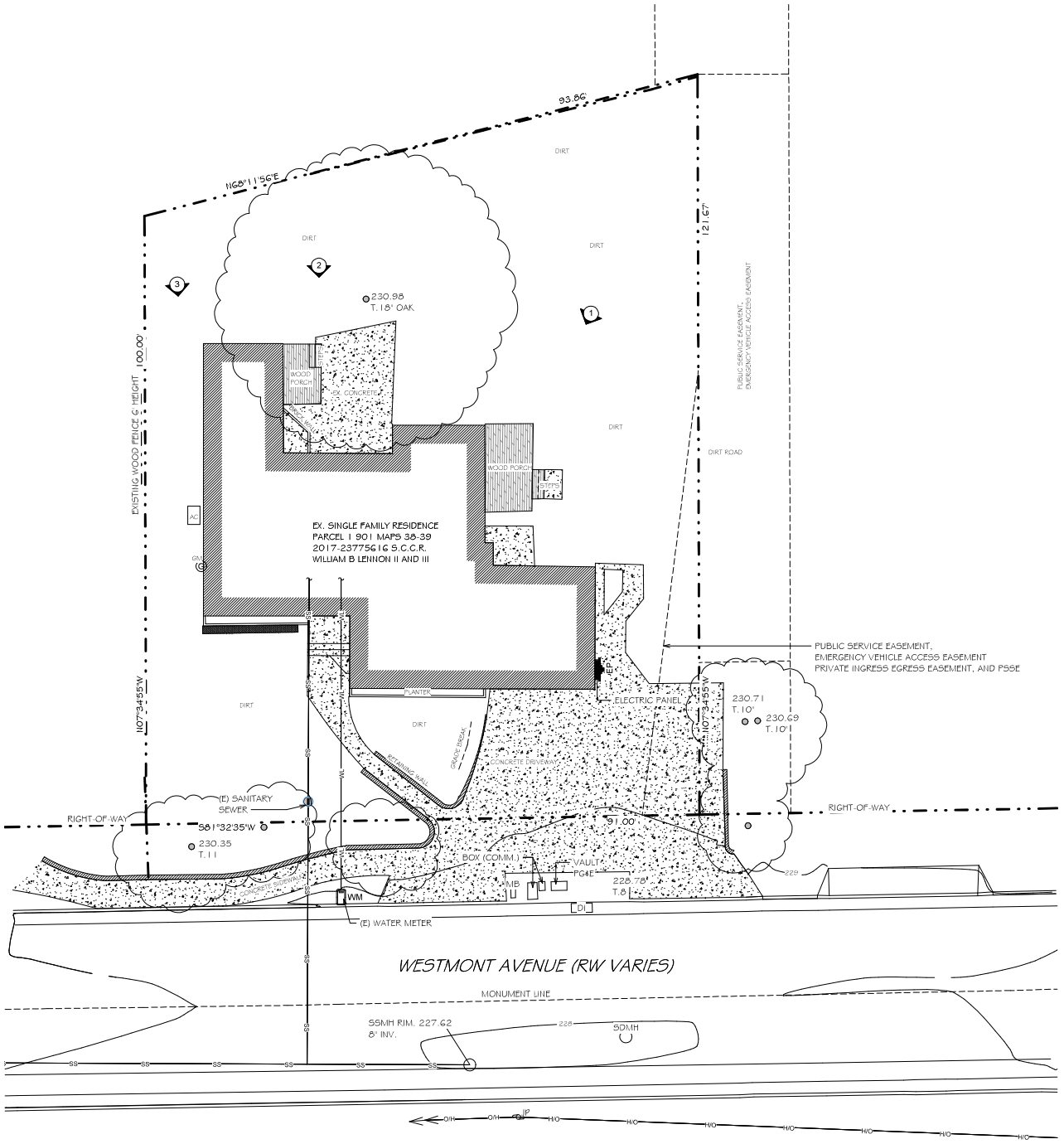
NO.	DATE	REMARKS

Project Name:

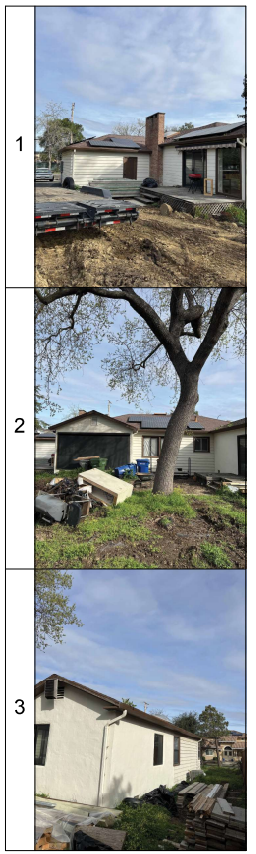
NEW CONSTRUCTION
1430 WESTMONT AVE, CAMPBELL, CA 95008

Date: 6/22/22
Scale: AS SHOWN
Drawn By:

Sheet Number:
T1



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



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PROJECT DESIGNER:
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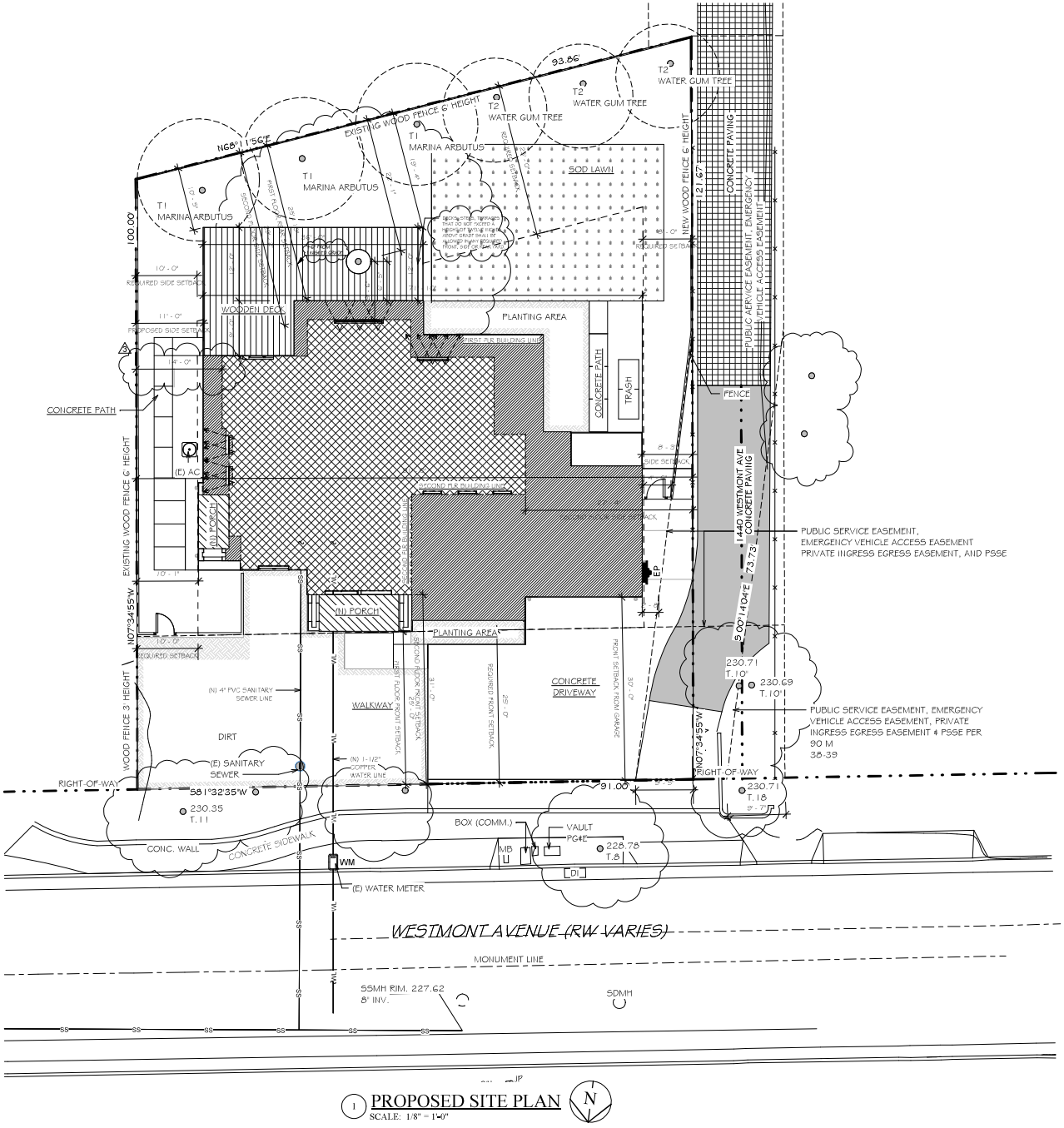
NO.	DATE	REVISION

Project Name:

NEW CONSTRUCTION
1430 WESTMONT
AVE, CAMPBELL, CA
95008

DATE:	6/22/22
SCALE:	AS SHOWN
DRAWN BY:	Author

Sheet Number:
A1



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

N

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SITE LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE
- PROPERTY LINE
- EXISTING TO BE REMOVED
- BUILDING LINE
- WL WL WL — WATER LINE
- SS SS SS — SEWER LINE
- FENCE
- EP — ELECTRIC PANEL
- G — GAS METER
- WM — WATER METER
- WV — WATER VALVE
- CO — PROPERTY CLEANOUT
- DRAINAGE ARROWS
- FIRST FLOOR BUILDING
- SECOND FLOOR BUILDING
- PORCH
- COVERED PORCH
- SECOND STORY WINDOW SIGHTLINE

PROJECT DESIGNER:
DE NGUYEN

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NO.	DATE	DESCRIPTION
2	Revision 2	04/18/2024
3	Revision 3	06/07/2024

Project Name:

NEW CONSTRUCTION 1430 WESTMONT AVE, CAMPBELL, CA 95008

DATE: 6/22/22
SCALE: AS SHOWN
DRAWN BY: Author

Sheet Number:
A2
Project No: 2105

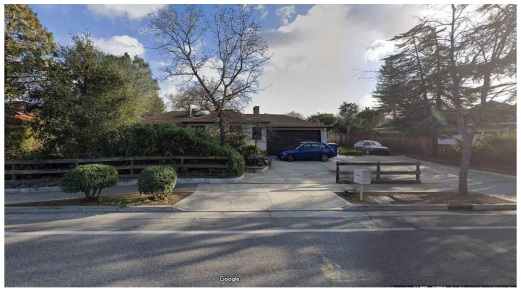
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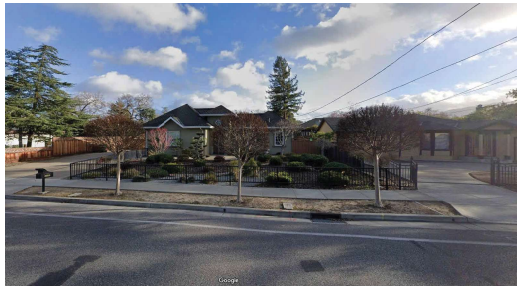
PROJECT SITE



1410 WESTMONT AVE, CAMPBELL, CA 95008



1430 WESTMONT AVE, CAMPBELL, CA 95008



1460 WESTMONT AVE, CAMPBELL, CA 95008

WESTMONT AVE

SITE PHOTOS

PROJECT DESIGNER:
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NO.	DATE	REVISION

Project Name:

NEW CONSTRUCTION
1430 WESTMONT
AVE, CAMPBELL, CA
95008

Date: 6/22/22
Scale: AS SHOWN
Drawn By: Author

Sheet Number:
A3



1410 WESTMONT AVE

1430 WESTMONT AVE

1460 WESTMONT AVE

1 PROPOSED SITE STREETSCAPE
SCALE: 1/8" = 1'-0"

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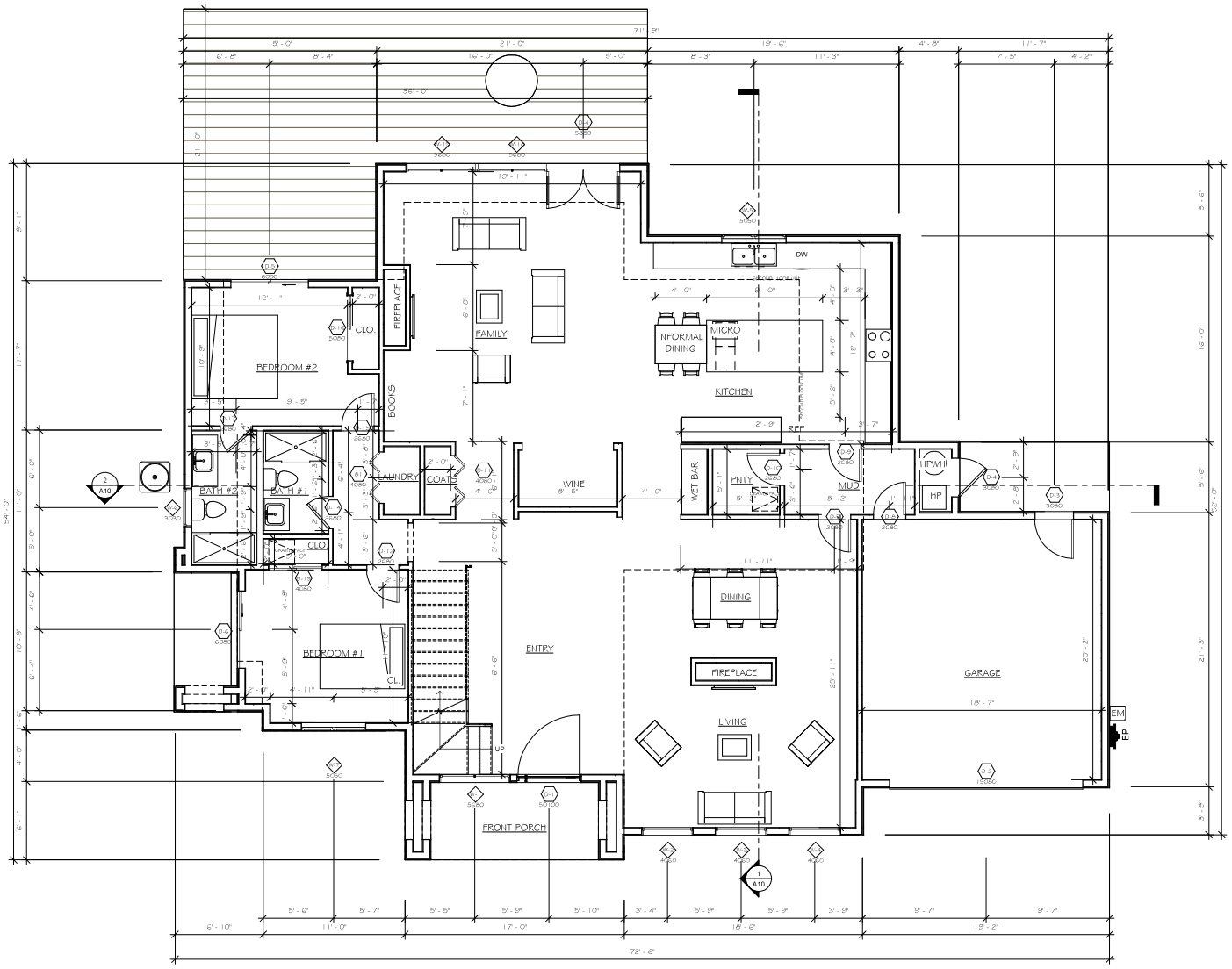
No.	DATE	REMARKS

Project Name:

NEW CONSTRUCTION 1430 WESTMONT AVE, CAMPBELL, CA 95008

Date:	6/2/22
Job No.:	
Scale:	AS SHOWN
Drawn By:	Author

Sheet Number:
A4
Project No: 2015



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1 4" = 1'-0"

FLOOR PLAN NOTES

(REF: 2022 CALIFORNIA RESIDENTIAL CODE)

101	FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS.
102	ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, & FACE OF STOREFRONT (U.O.N.)
103	ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
104	ALL DIMENSIONS AT WINDOWS & DOORS ARE THE CENTERLINE (U.O.N.)
105	ALL DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N. (OR PER BUILDING/CITY DIRECTION)
106	ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.
107	ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2x6 STUDS, U.O.N., S.S.D.
108	ALL INTERIOR WALLS SHALL BE CONSTRUCTED OF 2x4 STUDS, U.O.N., S.S.D.
109	SAFETY GLAZING / TEMPERED GLASS, SHALL BE PROVIDED IN HAZARDOUS AREAS PER & AFFIXED WITH PERMANENT LABEL.
110	ALL GLASS WITHIN 60 INCHES OF TUB OR SHOWER SHALL BE TEMPERED GLASS. CRC R308.4.5
111	IF THE SILL OF OPERABLE WINDOW(S) IS LOCATED LESS THAN A.F.F. & GREATER THAN 72" A.F.G. & THE OPENING IS GREATER THAN 4", THE WINDOW SHALL BE PROVIDED W/ OPENING CONTROL DEVICES THAT COMPLY WITH CRC R312.2.2
112	TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" & ITS REFERENCED STANDARDS.
113	ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE W/ CEMENTITIOUS BACKER BOARD & A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF +72" (6'4" PREFERRED), ABOVE FLOOR PER CRC R307.2
114	SEE PLUMBING NOTES, FOR, SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.
115	PROVIDE BACKING FOR ALL WALL & CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC., AS REQUIRED. COORDINATE W/ SUPPLIERS FOR REQUIREMENTS.
116	VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
117	PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRICAL SERVICE & APPROVED UNDER-SLAB RANGE EXHAUST VENT TO OUTSIDE, (WHERE OCCURS), AT KITCHEN ISLAND
118	LAUNDRY APPLIANCES:
a.	APPLIANCE HOSES, DRYER VENTS & GAS STUBOUTS TO BE INSTALLED IN RECESSED BOXES BY DRYERBOX OR EQUAL
b.	PROVIDE APPROVED LINT TRAP AT DRYER VENT.
c.	DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES.
d.	EXHAUST DUCTS SHALL NOT EXCEED A TOTAL LENGTH OF 14 FT (HORIZONTAL & VERTICAL), INCLUDING (2) 90° ELBOWS. VENT RUN SHALL COMPLY W/ MNFRS. SPECS. & CMC 504.4.2 & 908.
e.	INSTALL WASHER LEFT, DRYER RIGHT WHEN FACING APPLIANCES
119	CONCRETE STOOP/LANDING SHALL SLOPE AWAY FROM HOUSE 1/8"/1'-0" MIN. SIZE PER PLAN. LANDING AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NOT LESS THAN 36". EXTEND 2" WIDER THAN DOOR OPENING EACH SIDE
120	AIR CONDITIONING CONDENSER:
a.	DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL & SHALL HAVE SMOOTH INTERIOR SURFACES.
b.	LOCATE MIN. 5 FT. FROM OUTLET OF ANY DRYER VENT. (CENC 150.0 (b) 3.A)
c.	LOCATE MIN. 12" FROM BUILDING OR PER MANUFACTURER'S INSTRUCTIONS & MIN. 24" FROM OTHER UNITS.
d.	PROVIDE 36"W x 30" HT. CLEAR WORKING SPACE AT SERVICE LOCATION. (CMC 1 105.3)
121	1 LAYER 1/2" GYP. BD. - ALL GARAGE WALLS. (CRC TABLE R302.6)
122	DUCTS IN THE GARAGE & PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF MIN. 26 GA. (0.019 IN) SHEET STEEL OR OTHER APPROVED MATERIAL & HAVE NO OPENINGS INTO THE GARAGE (CRC R302.5.2)

THE DESIGN & DEVELOPMENT GROUP

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LEGEND

- PROPOSED WALL
- SECTION LINE
- UPPER KITCHEN CABINET
- SECTION DETAIL NUMBER / SHEET WHERE SECTION IS DRAWN
- DOOR DESIGNATION
- WINDOW DESIGNATION
- CEILING HEIGHT
- ELECTRICAL METER
- ELECTRICAL PANEL
- HEAT PUMP WATER HEATER
- HEAT PUMP
- ACU

PROJECT DESIGNER:
DE NGUYEN

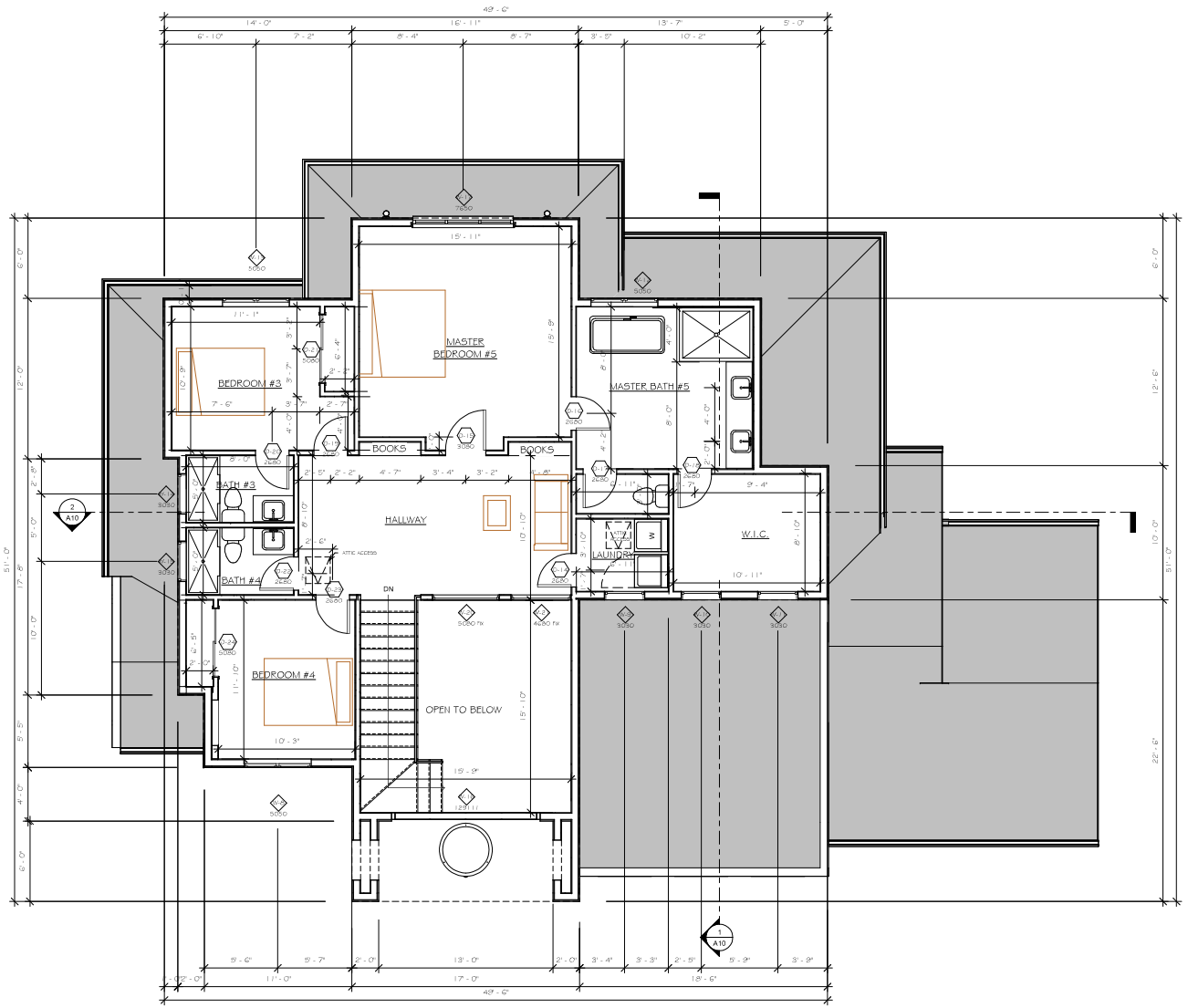
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No.	DATE	DESCRIPTION

Project Name:

NEW CONSTRUCTION 1430 WESTMONT AVE, CAMPBELL, CA 95008

DATE:	6/2/22	Sheet Number:
JOB NO.:		A5
SCALE:	AS SHOWN	
DRAWN BY:	Author	



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

FLOOR PLAN NOTES

(REF: 2022 CALIFORNIA RESIDENTIAL CODE)

101	FOR ADDITIONAL INFORMATION NOT SHOWN ON PARTIAL PLANS REFER TO THE APPROPRIATE MAIN FLOOR PLANS.
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103	ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
104	ALL DIMENSIONS AT WINDOWS & DOORS ARE THE CENTERLINE (U.O.N.)
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107	ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2x6 STUDS, U.O.N., S.S.D.
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114	SEE PLUMBING NOTES, FOR SHOWER HEAD MOUNTING HEIGHTS & MAX. FLOW RATES FOR FIXTURES.
115	PROVIDE BACKING FOR ALL WALL & CEILING MOUNTED CABINETS, FIXTURES, CABINETS, BRACKET, GRAB BARS, ETC. AS REQUIRED. COORDINATE W/ SUPPLIERS FOR REQUIREMENTS.
116	VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
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b.	LOCATE MIN. 5 FT. FROM OUTLET OF ANY DRYER VENT. (CENC 150.0 (m) 3.A)
c.	LOCATE MIN. 12" FROM BUILDING OR PER MANUFACTURER'S INSTRUCTIONS & MIN. 24" FROM OTHER UNITS.
d.	PROVIDE 30"W x 30" HT. CLEAR WORKING SPACE AT SERVICE LOCATION. (CMC 1105.3)
121	1 LAYER 1/2" GYP. BD. - ALL GARAGE WALLS. (CRC TABLE R302.6)
122	DUCTS IN THE GARAGE & PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF MIN. 26 GA. (0.019 IN) SHEET STEEL OR OTHER APPROVED MATERIAL & HAVE NO OPENINGS INTO THE GARAGE (CRC R302.5.2)

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LEGEND

- PROPOSED WALL
- SECTION LINE
- UPPER KITCHEN CABINET
- SECTION DETAIL NUMBER (SIM; 1 / A101)
- SHEET WHERE SECTION IS DRAWN
- DOOR DESIGNATION (2'-6" x 6'-8")
- WINDOW DESIGNATION (1'-0" Name)
- CEILING HEIGHT (CH: 8'-0")
- ELECTRICAL METER (150 SF; EM)
- ELECTRICAL PANEL (EP)
- HEAT PUMP WATER HEATER (HPWH)
- HEAT PUMP (HP)
- ACU

PROJECT DESIGNER:
DE NGUYEN

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NO.	DATE	DESCRIPTION

Project Name:

NEW CONSTRUCTION 1430 WESTMONT AVE, CAMPBELL, CA 95008

DATE:	6/22/22
JOB NO.:	
SCALE:	AS SHOWN
DRAWN BY:	Author

Sheet Number:
A6
Project No: 2105

DOOR SCHEDULE				
TAG #	ROOM	DESCRIPTION	WIDTH	HEIGHT
D-1	FRONT PORCH	EXTERIOR GLASS STRIPED DOOR	5' - 0"	10' - 0"
D-2	GARAGE	GARAGE ROLL UP DOOR	15 - 0"	8' - 0"
D-3	GARAGE	SINGLE FLUSH SWING	3' - 0"	8' - 0"
D-4		EXTERIOR FOUR PANELS FOLDING GLASS DOOR	5' - 8"	8' - 0"
D-4		SINGLE FLUSH	3' - 0"	8' - 0"
D-5		DOUBLE SLIDING DOOR	6' - 0"	8' - 0"
D-6	BEDROOM #1	DOUBLE SLIDING DOOR	6' - 0"	8' - 0"
D-7	DINING	SINGLE FLUSH SWING	2' - 6"	6' - 8"
D-8	MUD	SINGLE FLUSH SWING	2' - 6'	6 - 8"
D-9	MUD	SINGLE FLUSH SWING	2' - 6"	6 - 8"
D-10	PNTY	SINGLE FLUSH SWING	2' - 6'	6 - 8"
D-11	ENTRY	BIFOLD FLUSH PANEL	4' - 0"	8 - 0"
D-12	BEDROOM #1	SINGLE FLUSH SWING	2' - 6'	6 - 8"
D-13	BEDROOM #1	INTERIOR DOUBLE PANEL SLIDING	4' - 0"	8 - 0"
D-14	LAUNDRY	SINGLE FLUSH SWING	2' - 6"	8 - 0"
D-14	BATH #1	SINGLE FLUSH	2' - 6'	8 - 0"
D-15	MASTER BEDROOM #5	SINGLE FLUSH SWING	3' - 0"	8 - 0"
D-15	BEDROOM #2	SINGLE FLUSH SWING	2' - 6'	6 - 8"
D-16	MASTER BATH #5	SINGLE FLUSH SWING	2' - 6'	8 - 0"
D-16	BEDROOM #2	INTERIOR DOUBLE PANEL SLIDING	5' - 0"	8 - 0"
D-17	MASTER BATH #5	SINGLE FLUSH SWING	2' - 6'	8 - 0"
D-17	BATH #2	SINGLE FLUSH	2' - 6'	8 - 0"
D-18	W.I.C.	SINGLE FLUSH SWING	2' - 6'	8 - 0"
D-19	BEDROOM #3	SINGLE FLUSH SWING	2' - 6'	8 - 0"
D-20	BATH #3	SINGLE FLUSH SWING	2' - 6'	8 - 0"
D-21	BEDROOM #3	INTERIOR DOUBLE PANEL SLIDING	5' - 0"	8 - 0"
D-22	BATH #4	SINGLE FLUSH SWING	2' - 6'	8 - 0"
D-23	BEDROOM #4	SINGLE FLUSH SWING	2' - 6'	6 - 8"
D-24	Room	INTERIOR DOUBLE PANEL SLIDING	5' - 0"	8 - 0"

WINDOW SCHEDULE							
TAG #	DESCRIPTION	TOP OF WINDOW	SILL HEIGHT	WIDTH	HEIGHT	TEMPERED	EGRESS
W-1	FIXED	10' - 0"	2' - 0"	5' - 6"	8' - 0"	YES	
W-2	FIXED	8' - 0"	2' - 0"	4' - 0"	6' - 0"	YES	
W-3	FIXED	8' - 0"	2' - 0"	4' - 0"	6' - 0"	YES	
W-4	FIXED	9' - 0"	3' - 0"	4' - 0"	6' - 0"	YES	
W-5	DOUBLE CASEMENT	8' - 0"	3' - 0"	5' - 0"	5' - 0"	YES	
W-6	FIXED	8' - 0"	5' - 0"	3' - 0"	3' - 0"	YES	
W-7	DOUBLE CASEMENT	8' - 0"	3' - 0"	5' - 0"	5' - 0"	YES	
W-8	DOUBLE CASEMENT	7' - 6"	2' - 6"	5' - 0"	5' - 0"	NO	YES
W-9	FIXED	7' - 6"	4' - 6"	3' - 0"	3' - 0"	YES	
W-10	FIXED	7' - 6"	4' - 6"	3' - 0"	3' - 0"	YES	
W-11	FIXED	7' - 6"	4' - 6"	3' - 0"	3' - 0"	YES	
W-12	DOUBLE CASEMENT	8' - 0"	3' - 0"	5' - 0"	5' - 0"	YES	
W-13	DOUBLE CASEMENT	8' - 0"	3' - 0"	5' - 0"	5' - 0"	NO	YES
W-14	FIXED	7' - 6"	4' - 6"	3' - 0"	3' - 0"	YES	
W-15	FIXED	7' - 6"	4' - 6"	3' - 0"	3' - 0"	YES	
W-16	FIXED	22' - 4"	11' - 4"	11' - 1"	11' - 0"	YES	
W-17	TRIPLE CASEMENT	8' - 0"	3' - 0"	7' - 6"	5' - 0"	NO	YES
W-18	FIXED	8' - 0"	0' - 0"	5' - 6"	8' - 0"	YES	
W-19	FIXED	8' - 0"	0' - 0"	5' - 6"	8' - 0"	YES	
W-20	FIXED	8' - 6"	0' - 6"	5' - 0"	8' - 0"	YES	
W-21	FIXED	8' - 6"	0' - 6"	4' - 6"	8' - 0"	YES	

THE DESIGN & DEVELOPMENT GROUP

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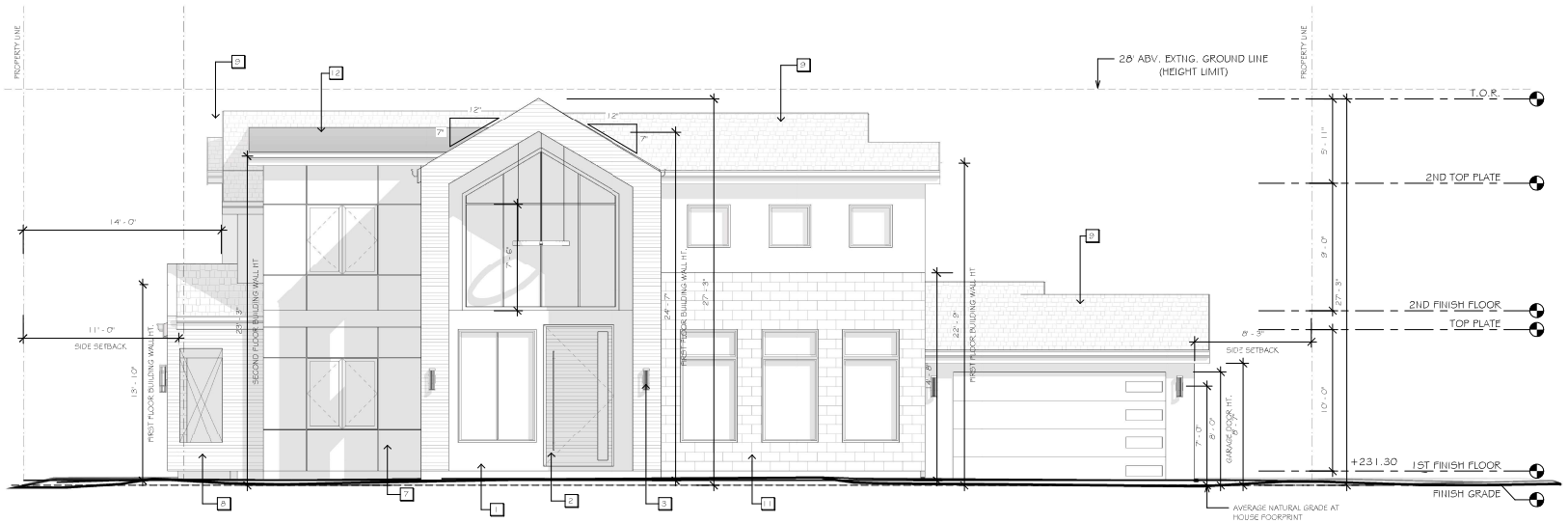
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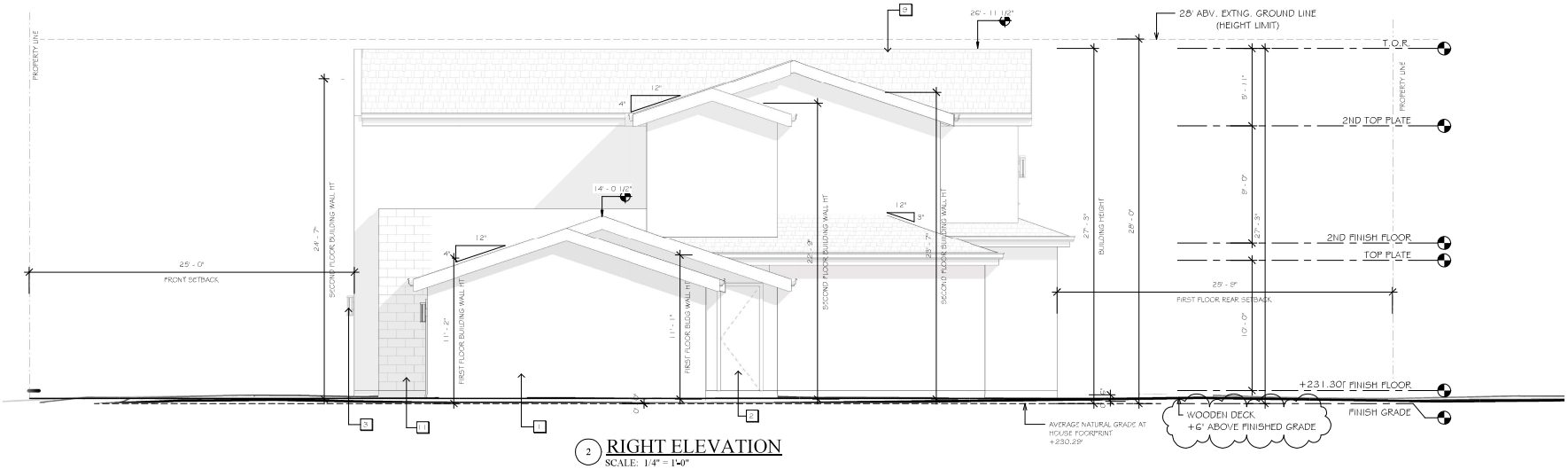
NEW CONSTRUCTION 1430 WESTMONT AVE, CAMPBELL, CA 95008

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Sheet Number:
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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

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ELEVATION NOTES

(REF: 2022 CALIFORNIA RESIDENTIAL CODE)

101	FINISH GRADE VARIES - SEE CIVIL ENGINEERS PLAN FOR FINAL GRADE AND SITE DRAINAGE INFORMATION.
102	SEE COLOR BOARDS FOR SPECIFIC MANUFACTURERS OF ROOFING, STONE, OR BRICK DETAILS, MATERIAL.
103	SEE FLOOR PLANS FOR GLAZING INFORMATION.
104	ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X6 STUDS, U.O.N., S.S.D.
105	HOUSE ADDRESS SHALL BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2" AND SHALL CONTRAST WITH THEIR BACKGROUND. CRC R319.
106	EXTERIOR FINISH SHALL BE 1-COAT STUCCO OVER 1" FOAM OVER 2 LAYERS GO MIN. GRADE 'D' BUILDING PAPER OR SHEATHING (WHERE OCCURS, S.S.D.). SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS. STUCCO SHALL COMPLY WITH ASTM C 1063 & ASTM C 926, PER CRC R703.7 & TABLE R702.1 (1)
107	EXTERIOR FINISH SHALL BE 6" LAP SIDING INSTALLED PER MANUFACTURERS SPECS ONLY MIN. BUILDING PAPER OR SHEATHING (WHERE OCCURS, S.S.D.). SHEATHING SHALL HAVE 1/8" GAP BETWEEN PANELS.
108	ALL WINDOWS ON ACCESSORY STRUCTURES AND BUILDINGS INCLUDING WINDOWS AND/OR SKYLIGHTS, EXCEPT THAT NO WINDOW OR SKYLIGHT OPENING THAT FACE THE SIDE OR REAR PROPERTY LINE SHALL BE LOCATED OVER NINE FEET ABOVE THE GROUND LEVEL

KEYNOTES

1	1-COAT STUCCO SYSTEM, SEE EXTERIOR ELEVATION NOTES ON THIS PAGE
2	STAINED WOOD DOOR
3	EXTERIOR WALL MOUNTED LIGHT FIXTURE. MOUNT @ MIN. 80" U.O.N.
7	STUCCO SMOOTH, PANELS STYLE
8	SIDING: HORIZONTAL LAP SIDING 6" EXPOSED CEDAR
9	COMPOSITION SHINGLE ROOF MINIMUM CLASS 'C' OVE 30# FELT
11	NATURAL STONE VENEER
12	TPO ROOFING

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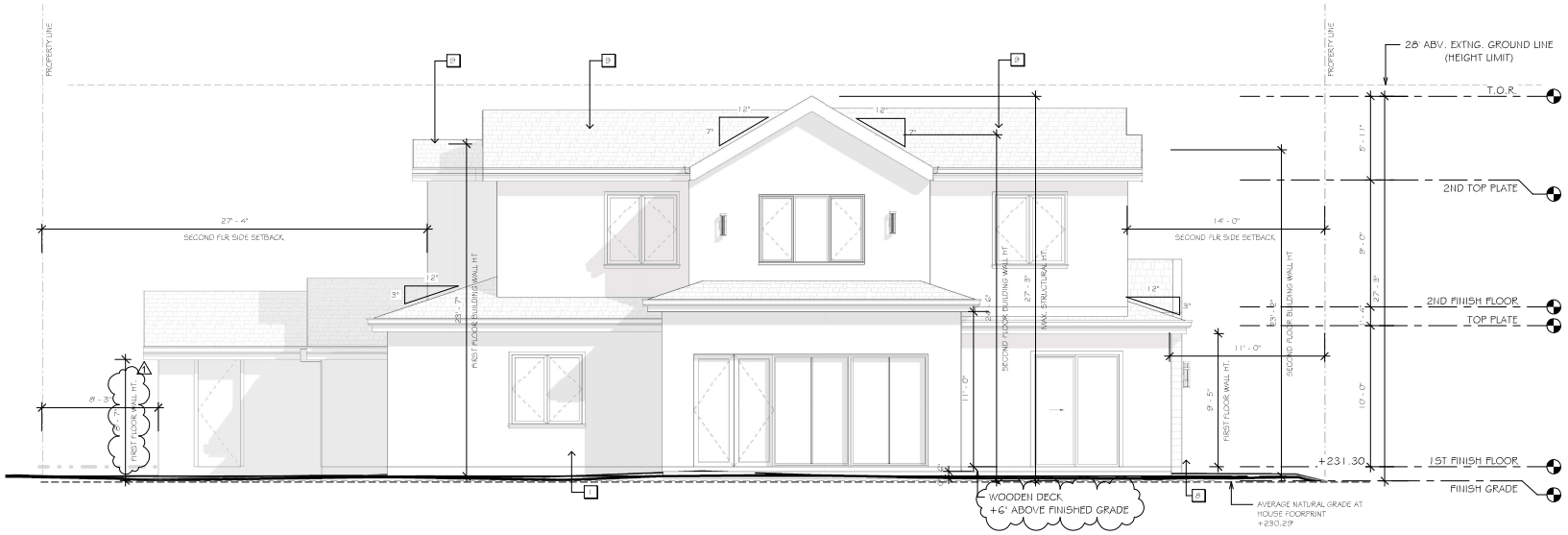
NO.	DATE	DESCRIPTION
3	Revision 3	06/07/2024

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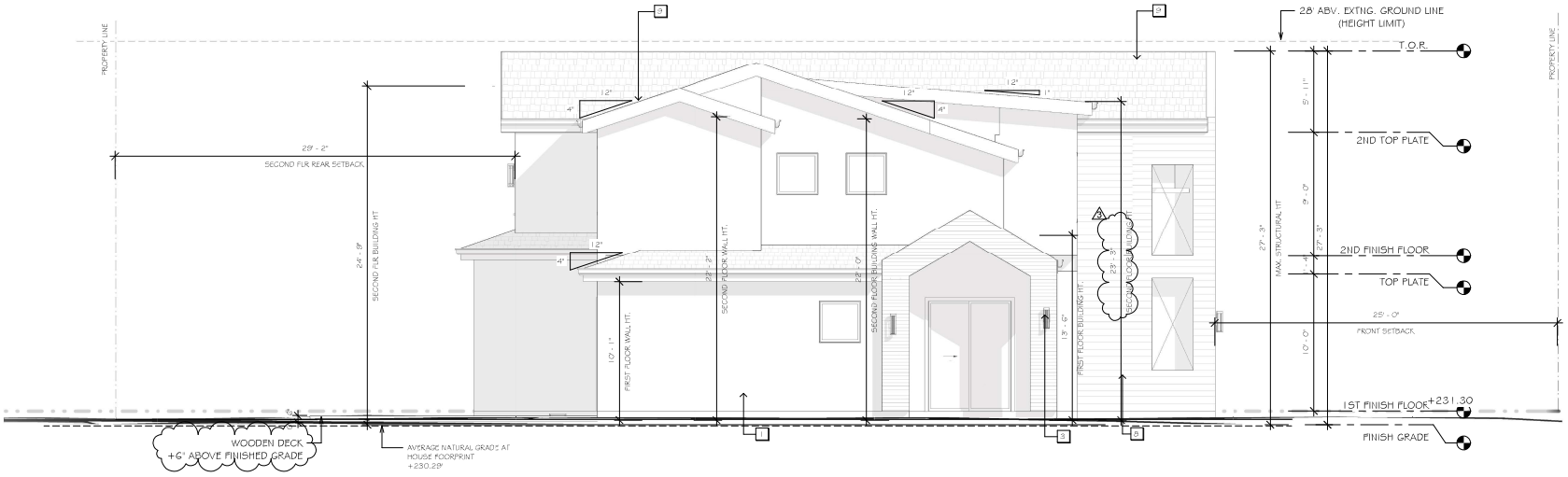
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1 REAR ELEVATION
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2 LEFT ELEVATION
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ELEVATION NOTES

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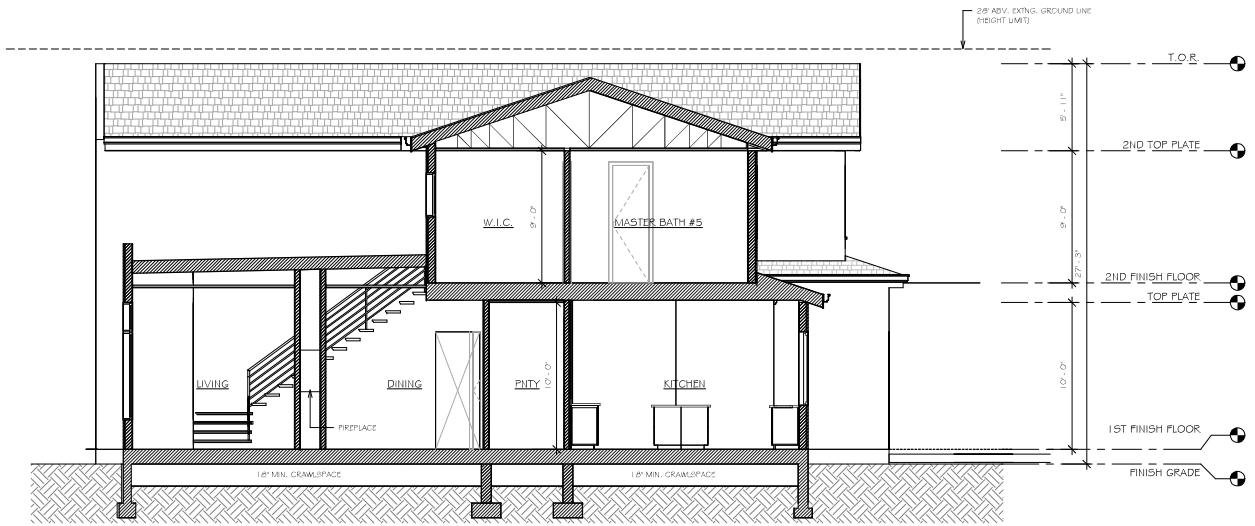
No.	Date	Description
1	Revision 1	03/19/2024
3	Revision 3	06/07/2024

Project Name:

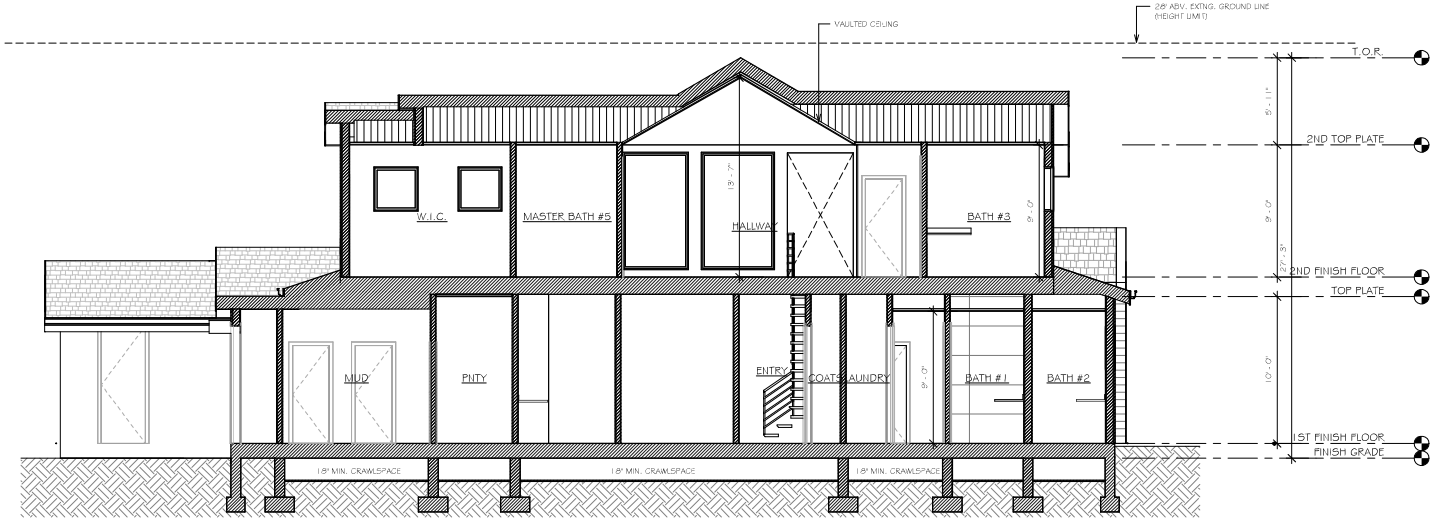
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1 SETION A-A
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2 SECTION B-B
SCALE: 1/4" = 1'-0"

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NOTES:

1. A MINIMUM 1/2" PER FT OF SLOPE AROUND THE BUILDING FOR DISTANCE OF AT LEAST 30 INCHES AWAY EXTERIOR WALLS.

2. EXTERIOR STUCCO OVER WATERPROOF MEMBRANE OVER PLYWOOD SHEATHING. FLASHING WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING).

3. EXTERIOR WOOD SIDING OVER 2 LAYERS GRADE 'D' PAPER OVER PLYWOOD SHEATHING. FLASHING WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING).

4. BUILDING ADDRESS: NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FRONT THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, SHALL BE A MINIMUM OF ONE-HALF INCH STROKE BY TWO AND ONE-HALF INCHES HIGH, AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION, ALTERATIONS OR REPAIR OF EXISTING CONSTRUCTION. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE.

5. ALL MATERIALS APPLIED AS ROOF COVERING ON ANY STRUCTURE REGULATED BY THIS CODE SHALL HAVE A FIRE RETARDANT RATING OF CLASS A. ALL WOOD STRUCTURES ARE REQUIRED TO HAVE CLASS A ROOF COVERING.

6. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

7. PROVIDE ANCHORED ATTACHMENT OF BRICK VENEER, PROVIDE 22 GA. GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING NO. 9 GA. CONTINUOUS WIRE JOINT REINFORCEMENT) SPACED @ 24" O.C. MAX. HORIZONTAL AND 16" O.C. MAX. VERTICAL.
*REQUIRED VERIFICATION OF A VERTICAL SURVEY TO BE PRESENTED TO THE TOWNS INSPECTOR PRIOR TO BOTH THE UNDER FLOOR AND FINAL INSPECTIONS

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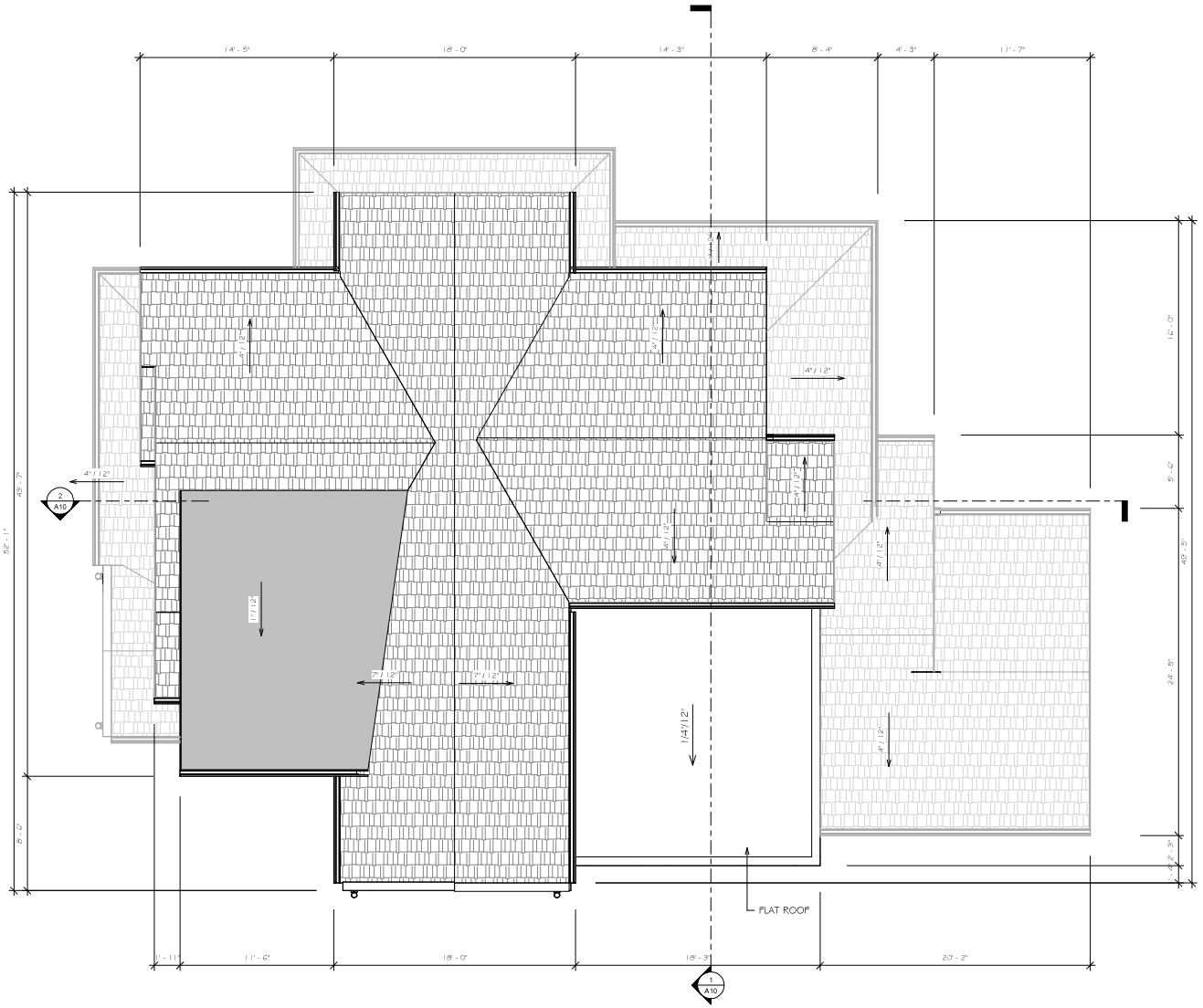
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DATE:	6/2/22	Sheet Number:
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1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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VENTILATION NOTES

1. A MINIMUM OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING WITH ADEQUATE CROSS VENTING FOR VAULTED CEILING.
2. THE ATTIC ACCESS SHALL BE A MINIMUM OF 22" X 30". A THIRTY-INCH MINIMUM CLEAR HEAD ROOM SHALL BE PROVIDED ABOVE THE ATTIC ACCESS. ATTIC ACCESS SHALL BE LOCATED AT A READILY ACCESSIBLE LOCATION.
3. MECHANICAL VENTILATION IS NOT LESS THAN 6 AIR CHANGES PER HOUR TYPE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT ELAST 3 FEET FROM ANY OPENING INTO THE BUILDING. THE EXHAUST VENT SHALL BE EQUIPPED WUTH BACK-DRAFT DAMPER TO COMPLY WITH ENERGY CALCULATIONS.
4. PROVIDE OUTDOOR COMBUSTION AIR OPENINGS FOR THE MECHANICAL CLOSET WITH THE 2 PERMANENT OPENINGS METHOD PER CMC SECTION 701.4.1. ONE OPENING SHALL COMMENCE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE.
5. VENT SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES PER CRC 327.6.3.
6. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN NO. 26 GAGE GALVANIZED SHEET CORROSION RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED ON NON-PERFORATED CAP SHEET, AT LEAST 36" WIDE RUNNING THE FULL LENGTH ON THE VALLEY PER CRC R3327.5.3.
7. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER PER CRC R327.5.4.
8. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDER-FLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS PER CRC 327.6.2.

a. THE DIMENSIONS OF THE OPENINGS SHALL BE MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8".
b. THE MATERIALS USED SHALL BE NON-COMBUSTIBLE AND CORROSION RESISTANT.

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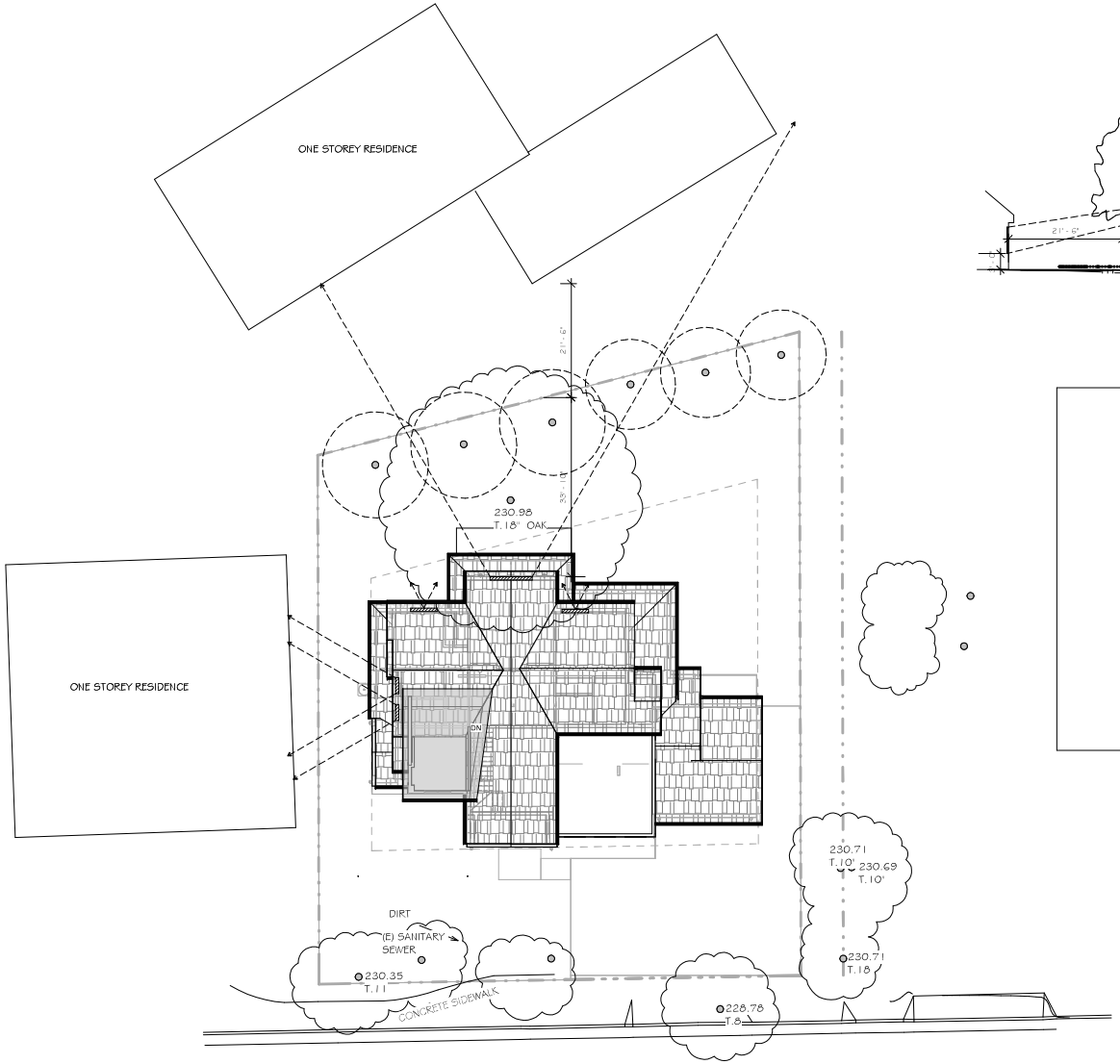
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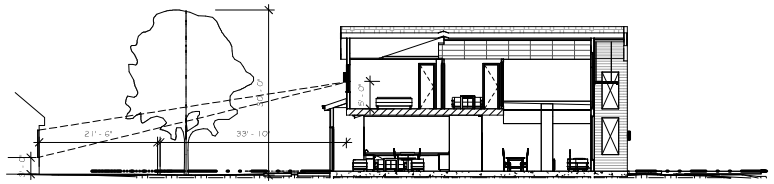
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Sheet Number:
A11
Project No: 2105



1 PRIVACY PLAN
SCALE: 3/32" = 1'-0"



2 PRIVACY ELEVATION
SCALE: 3/32" = 1'-0"

ONE STOREY RESIDENCE

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FLOOR AREA COMPUTATION

TAG	LEVEL	AREA TYPE	AREA
J	1ST FINISH FLOOR	GARAGE	409 SF
			409 SF
A	1ST FINISH FLOOR	LIVING AREA	358 SF
B	1ST FINISH FLOOR	LIVING AREA	136 SF
C	1ST FINISH FLOOR	LIVING AREA	21 SF
D	1ST FINISH FLOOR	LIVING AREA	82 SF
E	1ST FINISH FLOOR	LIVING AREA	268 SF
F	1ST FINISH FLOOR	LIVING AREA	455 SF
G	1ST FINISH FLOOR	LIVING AREA	117 SF
H	1ST FINISH FLOOR	LIVING AREA	419 SF
I	1ST FINISH FLOOR	LIVING AREA	25 SF
K	1ST FINISH FLOOR	LIVING AREA	468 SF
			2348 SF
L	1ST FINISH FLOOR	PORCH	102 SF
M	1ST FINISH FLOOR	PORCH	53 SF
			155 SF
N	2ND FINISH FLOOR	LIVING AREA	139 SF
O	2ND FINISH FLOOR	LIVING AREA	14 SF
P	2ND FINISH FLOOR	LIVING AREA	136 SF
Q	2ND FINISH FLOOR	LIVING AREA	168 SF
R	2ND FINISH FLOOR	LIVING AREA	487 SF
S	2ND FINISH FLOOR	LIVING AREA	170 SF
T	2ND FINISH FLOOR	LIVING AREA	186 SF
V	2ND FINISH FLOOR	LIVING AREA	281 SF
		OPEN BELOW	1580 SF

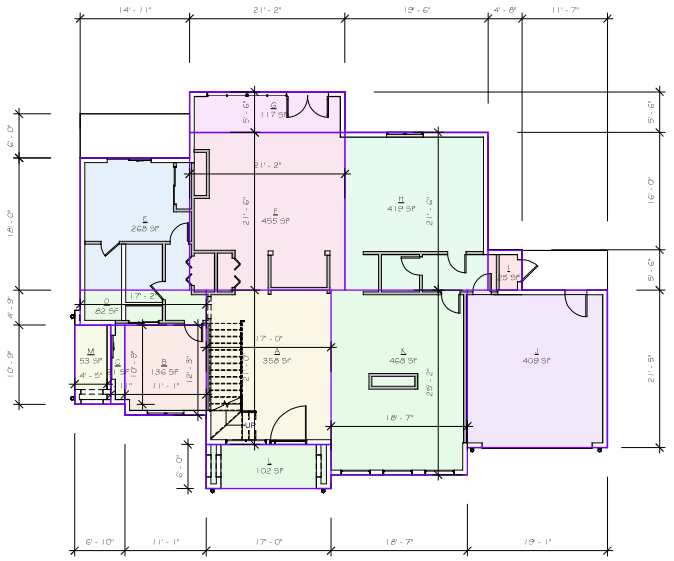
FLOOR AREA RATIO

AREA TYPE	FLOOR AREA	RATIO
FIRST FLOOR LIVING AREA	2348 SF	23.28%
GARAGE	409 SF	4.06%
SECOND FLOOR LIVING	1580 SF	15.67%
FLOOR AREA RATIO	4338 SF	43.01%

LOT COVERAGE RATIO

AREA TYPE	FLOOR AREA	LEVEL	RATIO
FIRST FLOOR LIVING AREA	2348 SF	1ST FINISH FLOOR	23.28%
FRONT PORCH	102 SF	1ST FINISH FLOOR	1.01%
GARAGE	409 SF	1ST FINISH FLOOR	4.06%
PORCH	53 SF	1ST FINISH FLOOR	0.53%
LOT COVERAGE RATIO	2912 SF		28.88%

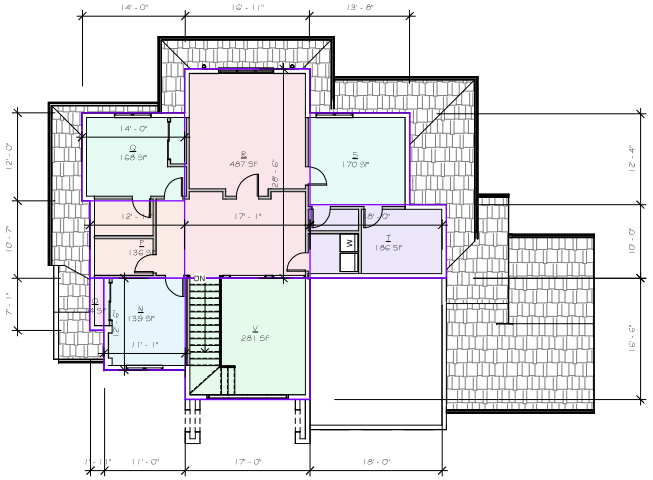
LOT AREA: 10,084 SF



FLOOR AREA DIAGRAM

- 21 SF
- 25 SF
- 53 SF
- 82 SF
- 102 SF
- 117 SF
- 136 SF
- 268 SF
- 358 SF
- 409 SF
- 419 SF
- 455 SF
- 468 SF

1 FIRST FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"



FLOOR AREA DIAGRAM

- 14 SF
- 136 SF
- 139 SF
- 168 SF
- 170 SF
- 186 SF
- 281 SF
- 487 SF

2 SECOND FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2022, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

Y	N/A	RESPON. PARTY
X		

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

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

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

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

Y	N/A	RESPON. PARTY
□	X	

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

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

Exception: Additions and alterations not altering the drainage path.

Y	N/A	RESPON. PARTY
□	X	

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 *Where there is no commercial power supply.*
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

Y	N/A	RESPON. PARTY
□	X	□

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

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

Y	N/A	RESPON. PARTY
□	X	□

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:

1. Construction documents are intended to demonstrate the projects capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

Y	N/A	RESPON. PARTY
□	X	

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 2, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Y	N/A	RESPON. PARTY
X		

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

Y	N/A	RESPON. PARTY
□	X	

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Y	N/A	RESPON. PARTY
X	□	

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Y	N/A	RESPON. PARTY
□	X	

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

Y	N/A	RESPON. PARTY
□	X	

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents as intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculators for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

Y	N/A	RESPON. PARTY
□	X	

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

Y	N/A	RESPON. PARTY
X		

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

Y	N/A	RESPON. PARTY
X	□	

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

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

Y	N/A	RESPON. PARTY
□	X	

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

Y	N/A	RESPON. PARTY
X	□	

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

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

Y	N/A	RESPON. PARTY
X	□	

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

Y	N/A	RESPON. PARTY
X	□	

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

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND
IS INCLUDED AS A CONVENIENCE FOR THE USER

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP@ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM@ 60 PSI
KITCHEN FAUCETS	1.8 GPM@ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

Y	N/A	RESPON. PARTY
□	X	

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

Y	N/A	RESPON. PARTY
X	□	

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

Y	N/A	RESPON. PARTY
X	□	

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

Y	N/A	RESPON. PARTY
X	□	

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

Y	N/A	RESPON. PARTY
X	□	

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

Y	N/A	RESPON. PARTY
X	□	

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

Y	N/A	RESPON. PARTY
X	□	

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

Y	N/A	RESPON. PARTY
□	X	

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

Y	N/A	RESPON. PARTY
X	□	

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: *Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.*

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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PROJECT DESIGNER:
DE NGUYEN

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No.	DATE	DESCRIPTION

Project Name:

NEW CONSTRUCTION
1430 WESTMONT
AVE, CAMPBELL, CA
95008

DATE:	6/22/22
SCALE:	AS SHOWN
DRAWN BY:	DN
Sheet Number:	CG1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2022, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with thissection.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS(SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[3]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS.

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of a least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% 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 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA (121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception Use of alternate design temperatures necessary to ensure the system functions are acceptable

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. Where specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

THE DESIGN & DEVELOPMENT GROUP
97 BOSTON AVE
SAN JOSE, CA 95128
T 650.483.9454
www.tddgus.com

PROJECT DESIGNER:
DE NGUYEN

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No.	DATE	DESCRIPTION

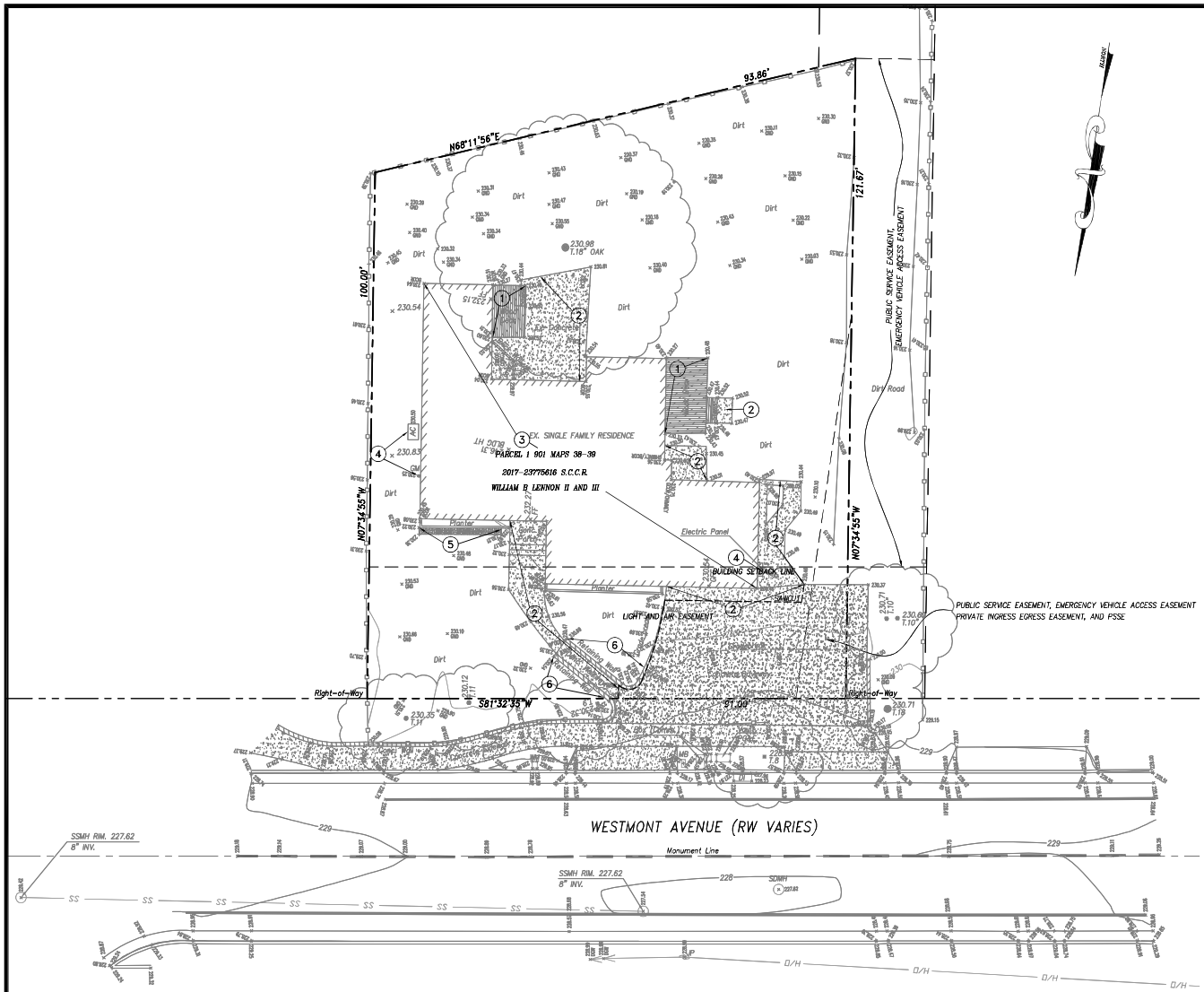
PROJECT NAME:

NEW CONSTRUCTION
1430 WESTMONT
AVE, CAMPBELL, CA
95008

DATE:	6/22/22
SCALE:	AS SHOWN
DRAWN BY:	AUTHOR

SHEET NUMBER:
CG2

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



DEMOLITION LEGEND

PROPERTY LINE

SAWCUT LINE

EX. TREE WITH GROUND ELEV., DBH,

REMOVE EXISTING TREE

REMOVAL NOTES

1. REMOVE EXISTING DECK
2. REMOVE EXISTING CONCRETE
3. REMOVE EXISTING BUILDING
4. REMOVE EXISTING UTILITY
5. REMOVE EXISTING BRICK
6. REMOVE EXISTING WALL

DEMOLITION NOTES

1. DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF CAMPBELL'S BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

GROSS LOT AREA = 10,084.47 SF (0.2315 ACRES)

VERTICAL DATUM: HELD ELEVATION OF 230.16 FEET AT CITY BENCHMARK 617, BEING A BRASS DISK STAMPED SANTA CLARA VALLEY WATER DISTRICT AT THE NORTHEAST CORNER OF THE INTERSECTION OF HARRIET AVENUE AND WESTMONT AVENUE, AT THE APPROXIMATE MID POINT OF THE RETURN, VERTICAL DATUM=NAVD88

BASIS OF BEARINGS: N 02°05'21" W ALONG THE MONUMENT LINE OF HARRIET AVENUE AS SHOWN THAT CERTAIN PARCEL MAP RECORDED JANUARY 30, 2017 IN BOOK 901 OF MAPS AT PAGES 38-39, SANTA CLARA COUNTY RECORDS.

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.

LICENSED LAND SURVEYOR HELMUT R. KORSTICK NO. 7739 STATE OF CALIFORNIA

DATE: JUNE 17, 2023					
SCALE: AS NOTED					
DRAWN: DSK/PV					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF: NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER PHILIP S. KUSHNIR C 51620 STATE OF CALIFORNIA

PREPARED BY:

STERLING CONSULTANTS

46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA. 94538
sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

HIEN DUY NGUYEN
1430 WESTMONT AVENUE
CAMPBELL, CA 95008

APN: 403-14-071

1430 WESTMONT AVENUE

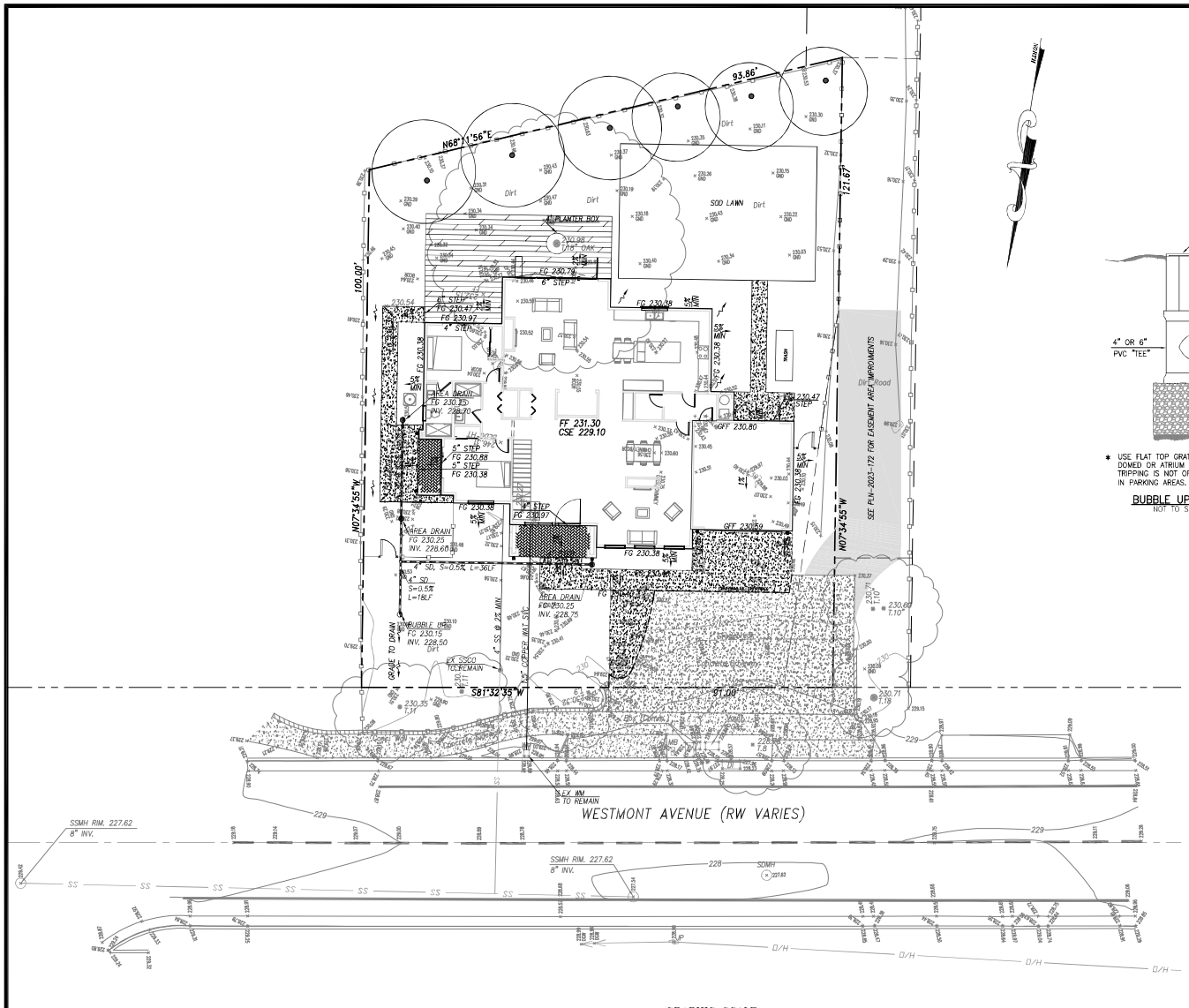
EXISTING CONDITION & DEMOLITION PLAN

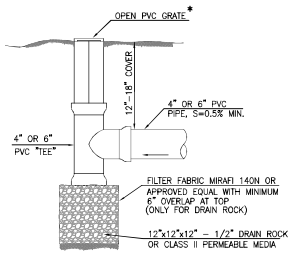
CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO. C1

1 OF 2 SHEETS

JOB NO. 2023-110





* USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

BUBBLE UP DETAIL
NOT TO SCALE

GRADING NOTES:

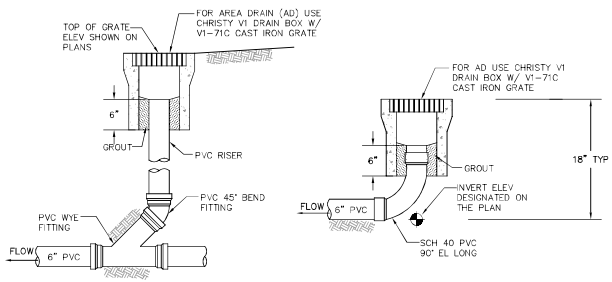
1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF CAMPBELL'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
13. ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.

EARTHWORK SUMMARY

MEASURED RAW CUT: (UNDER FOOTPRINT & OUTSIDE)	**138 CY**
MEASURED RAW FILL: (UNDER FOOTPRINT & OUTSIDE)	**10 CY**
ESTIMATED EXPORT:	**128 CY**

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.



AREA DRAIN - DETAIL
NOT TO SCALE

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

DATE: JUNE 17, 2023				
SCALE: AS NOTED				
DRAWN: DSK/PV				
DESIGNED: DSK				
ENGINEER: DSK				
MANAGER: DSK	NO.	BY	DATE	REVISIONS

CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER — PHILIP S. KITSINIAN — C 51620 — STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA. 94538
sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
HIEN DUY NGUYEN
1430 WESTMONT AVENUE
CAMPBELL, CA 95008

APN: 403-14-071

1430 WESTMONT AVENUE

GRADING, DRAINAGE & UTILITY PLAN

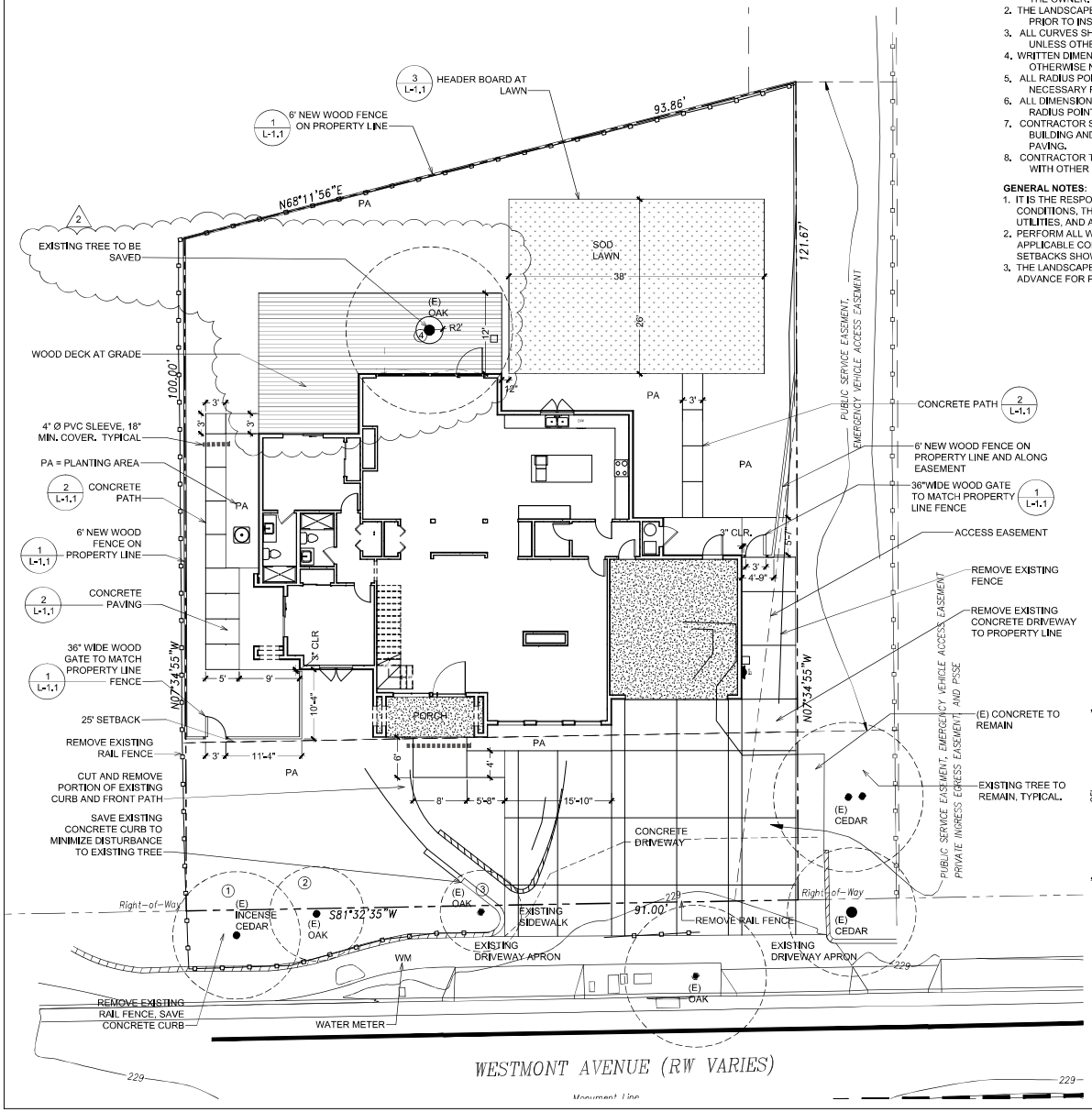
CITY OF CAMPBELL — COUNTY OF SANTA CLARA — CALIFORNIA

SHEET NO. C2

2 OF 2 SHEETS

JOB NO. 2023-110

UNDERGROUND SERVICE ALERT
(USA) - 800-227-2600
CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.



CONSTRUCTION LAYOUT NOTES:
1. THE LAYOUT PLAN IS DIAGRAMMATIC ONLY, SHOULD A DISCREPANCY EXIST BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR:
   A. VERIFYING AND CONFORMING TO SETBACKS AND OTHER INDICATED DIMENSIONS.
   B. LAYOUT OF ALL MAJOR COMPONENTS PRIOR TO STARTING CONSTRUCTION.
   C. COOPERATING WITH LANDSCAPE ARCHITECT AND OWNER IN RESOLVING ANY DISCREPANCIES AND MAKING ADJUSTMENTS TO AVOID ADDITIONAL COSTS TO THE OWNER.
2. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKE UP AND FORM WORK PRIOR TO INSTALLATION.
3. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS AND ALL ANGLES SHALL BE 90°, UNLESS OTHERWISE NOTED.
4. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS, UNLESS OTHERWISE NOTED.
5. ALL RADIUS POINT DISCREPANCIES ARE +/-. ADJUSTMENTS IN THE FIELD MAYBE NECESSARY FOR SMOOTH, EVEN LINES AND LAYOUT POINTS.
6. ALL DIMENSIONS START AT REFERENCE LINES, FACE OF BUILDING, DESIGNATED RADIUS POINTS, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL INSTALL EXPANSION JOINTS WITH MASTIC BETWEEN ANY BUILDING AND PAVING CONNECTIONS, AND BETWEEN EXISTING PAVING AND NEW PAVING.
8. CONTRACTOR TO COORDINATE SLEEVING (IRRIGATION, LIGHTING, DRAINAGE, ETC.) WITH OTHER CONTRACTORS

GENERAL NOTES:
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
2. PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
3. THE LANDSCAPE ARCHITECT AND THE OWNER SHALL BE ADVISED 48 HOURS IN ADVANCE FOR PERFORMANCE OF SITE OBSERVATIONS.

PROJECT INFORMATION

PROJECT ADDRESS: 1430 WESTMONT AVE. CAMPBELL, CA 95008

TOTAL LANDSCAPE AREA: 4288 SF
PROJECT TYPE: RESIDENTIAL NEW LANDSCAPE,
WATER SUPPLY TYPE: POTABLE WATER,

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE DATE:

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

4/26/2024
ANYI HUANG DATE:
LANDSCAPE ARCHITECT
LIC #4987

LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7):

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

FOR SOIL LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES IN TO THE SOIL.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

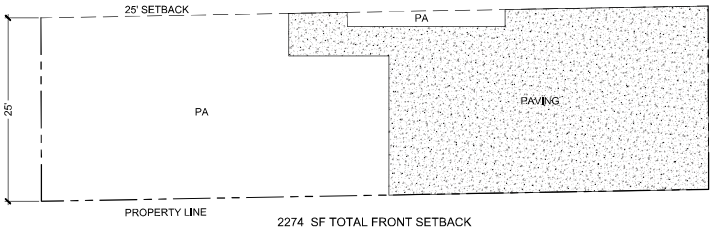
EXISTING TREE SURVEY

#	NAME	SIZE (DBH)	NOTE
1	INCENSE CEDAR	11"	SAVE
2	OAK	11"	SAVE
3	OAK	9"	SAVE
4	OAK	18"	SAVE

TOTAL EXISTING TREE TO BE REMOVED: 0

2 TOTAL 5 TREES NEEDED FOR THE DEVELOPMENT. PROJECT PROPOSED 6 NEW TREES PLUS 4 EXISTING TREES, TOTAL TREES EXCEEDS REQUIREMENT.

FRONT SETBACK IMPERIOUS PAVING CALCULATION



2274 SF TOTAL FRONT SETBACK
1124 SF (PAVING, < 50%)
1150 SF (PLANTING AREA >50%)

NORTH
0 4' 8' 16'

SHEET INDEX

L-1.0 LANDSCAPE SITE PLAN
L-1.1 LANDSCAPE CONSTRUCTION DETAILS
L-2.0 LANDSCAPE IRRIGATION PLAN
L-3.0 LANDSCAPE PLANTING PLAN
L-4.0 HYDROZONE MAP AND WELO WORKSHEET

ANYI LANDSCAPE STUDIO
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650-533-0107

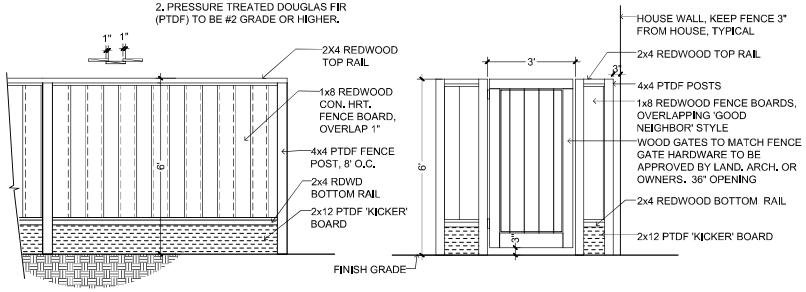
REVISION DATE	NO.
3/4/2024	1
4/26/2024	2

SHEET TITLE: LANDSCAPE SITE PLAN

ANYI HUANG LICENSED LANDSCAPE ARCHITECT 4987 RENEWAL 5/31/2025 4/26/2024 DATE STATE OF CALIFORNIA

NEW RESIDENCE
PROJECT ADDRESS:
1430 WESTMONT AVE
CAMPBELL, CA, 95008

DATE: 12/27/2023
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 23035
SHEET L - 1.0
TOTAL SHEETS: 5

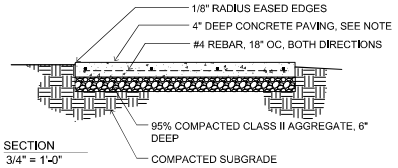


1 L-1.1 6' WOOD FENCE AND GATE DETAILS

SCALE: 1/2 " = 1'-0"

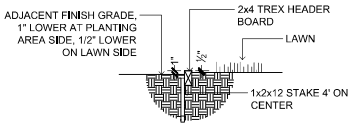
CONCRETE NOTES

- TOOLED SCORE LINE 3/4" DEEP x 1/2" WIDE.
- EXPANSION JOINTS TO BE MADE OF FIBROUS MATERIAL, COVERED WITH MASTIC SEAL, TYPICAL AT CONCRETE OF DIFFERENT POUR AND WALL.
- CONCRETE TO HAVE DAVIS INTEGRAL COLOR, COLOR TO BE SELECTED BY OWNER.
- CONCRETE TO HAVE MEDIUM BROOM FINISH
- PROVIDE OWNERS WITH SAMPLE POUR FOR APPROVAL OF COLOR AND TEXTURE



2 L-1.1 CONCRETE PAVING DETAIL

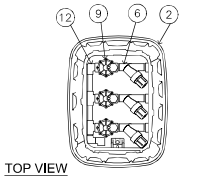
SCALE: 3/4 " = 1'-0"



3 L-1.1 HEADER BOARD DETAIL

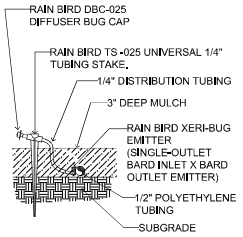
SCALE: 3/4 " = 1'-0"

IRRIGATION COMPONENT DETAILS

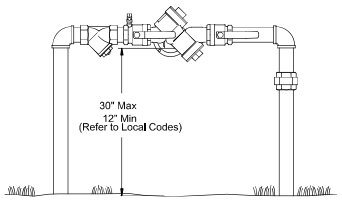


1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER AT DRIP SYSTEM: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

IRRIGATION CONTROL VALVE IN VALVE BOX DETAILS



DRIP LINE AND EMITTER DETAIL



BACKFLOW DEVICE: FEBCO 825Y INSTALLATION DETAIL

ANYI
LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.

SHEET TITLE: LANDSCAPE CONSTRUCTION DETAILS

REGISTERED LANDSCAPE ARCHITECT ANYI HUANG 5/31/2025 4/29/2024 DATE STATE OF CALIFORNIA

NEW RESIDENCE

PROJECT ADDRESS: 1430 WESTMONT AVE CAMPBELL CA, 95008

DATE: 12/27/2023

SCALE:

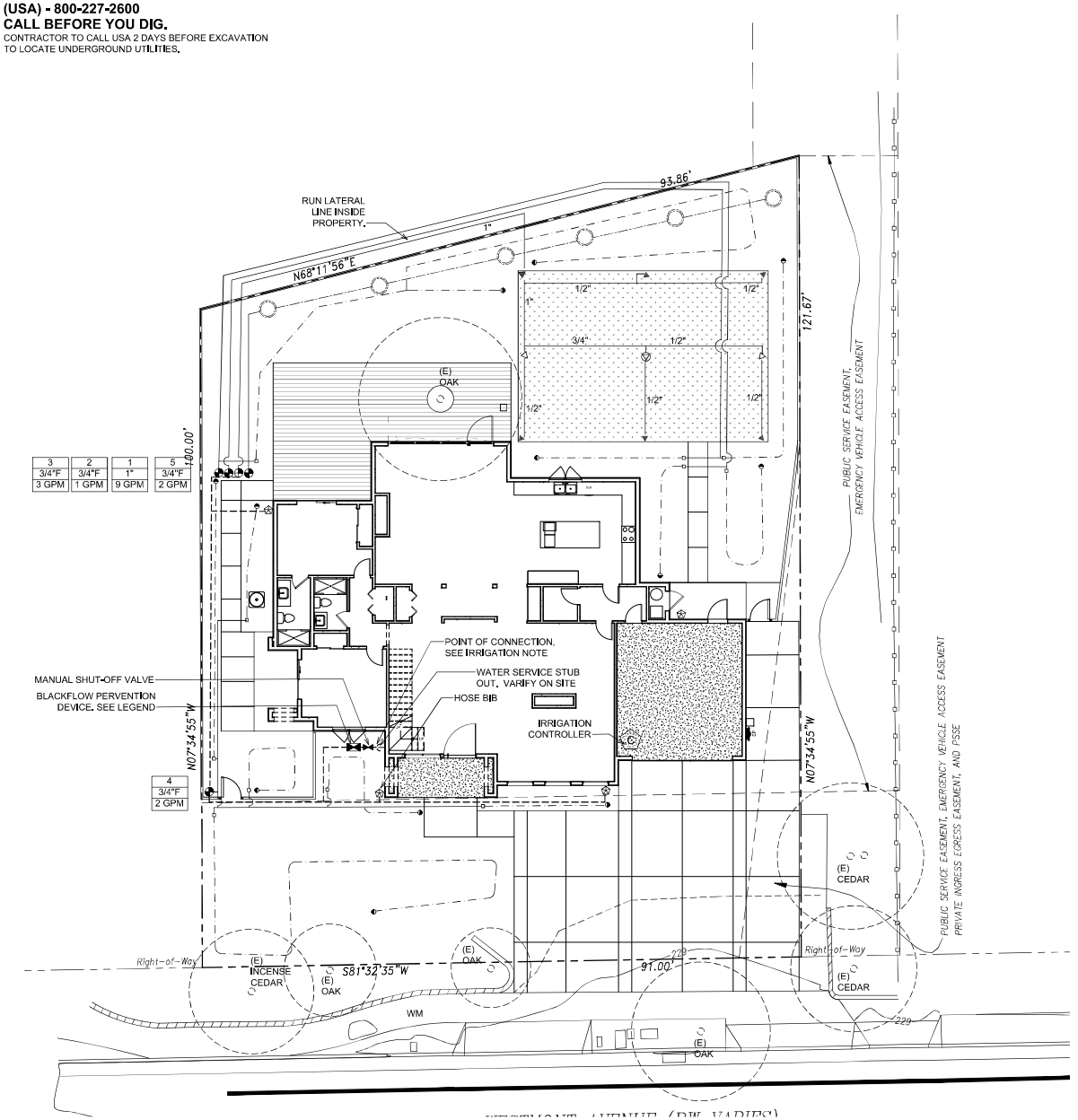
DRAWN BY: AH

PROJECT # 23035

SHEET L - 1.1

TOTAL SHEETS: 5

UNDERGROUND SERVICE ALERT
(USA) - 800-227-2600
CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION
TO LOCATE UNDERGROUND UTILITIES.



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
▼ ▽ ▽	RAIN BIRD 1800 BODY 4" POP UP WITH R-VAN ADJUSTABLE ROTARY NOZZLE. INSTALL SPRAY BODY ON DOUBLE SWING JOINT. ADJUST RADIUS TO AVOID OVER SPRAY AND PROVIDE HEAD TO HEAD COVERAGE R-VAN24, R-VAN18, R-VAN18-360
	½" POLYETHYLENE DISTRIBUTION TUBING (RAINBIRD XT-700). SECURE IN PLACE WITH GALVANIZED TIE-DOWN STAKE EVERY 4', UNDER MULCH. USE RAINBIRD XERI-BUG EMITTERS XB-05PC (0.5 GPH) FOR 1 GALLONG PLANTS, XB-10PC (1 GPH) FOR 5 GALLON PLANTS, AND 2-XB-10PC FOR EACH 15 GALLON PLANT. INSTALL ¼" TUBING WITH STAKE AND DIFFUSER BUG CAP TO EACH PLANT. INSTALL FLUSH CAP (RAINBIRD MDCFCAP) AT THE END OF XT-700 TUBING.
	RAINBIRD XFD ON SURFACE DRIPLINE, 0.9 GPH, 12" SPACE (XFD-09-12). 24"Ø CIRCLE AROUND 24" BOX TREE. SECURE DRIPLINE WITH LANDSCAPE STAPLES
	1" DIAMETER SCHEDULE 40 PVC IRRIGATION MAIN LINE. BURY 18" DEEP.
	CLASS 200 PVC LATERAL LINE, 1/2"Ø PIPE UNLESS NOTED OTHERWISE. BURY 12" MINIMUM.
	FEBCO 825 BACKFLOW DEVICE. INSTALLED ON COPPER RISER 12" ABOVE GRADE.
	HUNTER PGV VALVE, SIZE AS INDICATED. LOCATE INSIDE VALVE BOX BELOW GRADE
	RAINBIRD XCZ-075 (VALVE FOR DRIP SYSTEM INSTALL 3/4" PR RBY FILTER AFTER VALVE). LOCATE IN VALVE BOX BELOW GRADE.
2 3/4"F 4 GPM	INDICATES IRRIGATION CONTROLLER AND STATION NUMBER INDICATES VALVE SIZE. F = HY-FILTER INDICATES FLOW RATE (GALLON PER MINUTE)
	3/4" BRASS HOSE BIB ON COPPER RISER. WALL MOUNT ON WALL
C	RACHIO 3 SMART CONTROLLER, 8 ZONES. INSTALL INSIDE GARAGE.

IRRIGATION NOTES:
1. POINT OF CONNECTION: CONTRACTOR TO TEST WATER SUPPLY FOR AVAILABILITY OF 35 GPM AND VERIFY MINIMUM STATIC WATER PRESSURE OF 55 PSI.
2. TEST PIPES FOR LEAKS BEFORE BACKFILL.
3. INSTALL 4" PVC SLEEVE UNDER PAVING, COORDINATE WITH OTHER CONTRACTORS.
4. INSTALL PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

IRRIGATION STATIONS INFORMATION

HYDROZONE VALVE #	VALVE SIZE	FLOW RATE (GPM)	APPLICATION TYPE / RATE (IN/HR)	DESIGN OPERATION PRESSURE (PSI)	HYDROZONE / PLANT TYPES
1	1"	9	SPRAY / .74	30 PSI	High / lawn
2	3/4"F	1	DRIP/ N/A	30 PSI	Moderate / shrubs
3	3/4"F	3	DRIP/ N/A	30 PSI	Low / shrubs
4	3/4"F	2	DRIP/ N/A	30 PSI	Low/ shrubs
5	3/4"F	2	DRIP/ N/A	30 PSI	Low/ trees

* F = 'WYE' FILTER, INSTALL AFTER VALVE

IRRIGATION SCHEDULE NOTE:
1. ALL HYDROZONES ARE CONTROLLED BY AN ET/WEATHER BASED IRRIGATION CONTROLLER THAT MAKES REAL TIME ADJUSTMENT TO THE IRRIGATION PROGRAM RUN-TIMES AND FREQUENCY BASED ON HOURLY WEATHER INFORMATION.
2. IRRIGATION SHALL BE LIMITED TO THE HOURS OF 8 PM TO 10 AM.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

NORTH
0 4' 8' 16'

ANYI LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.
3/4/2024	1
4/26/2024	2

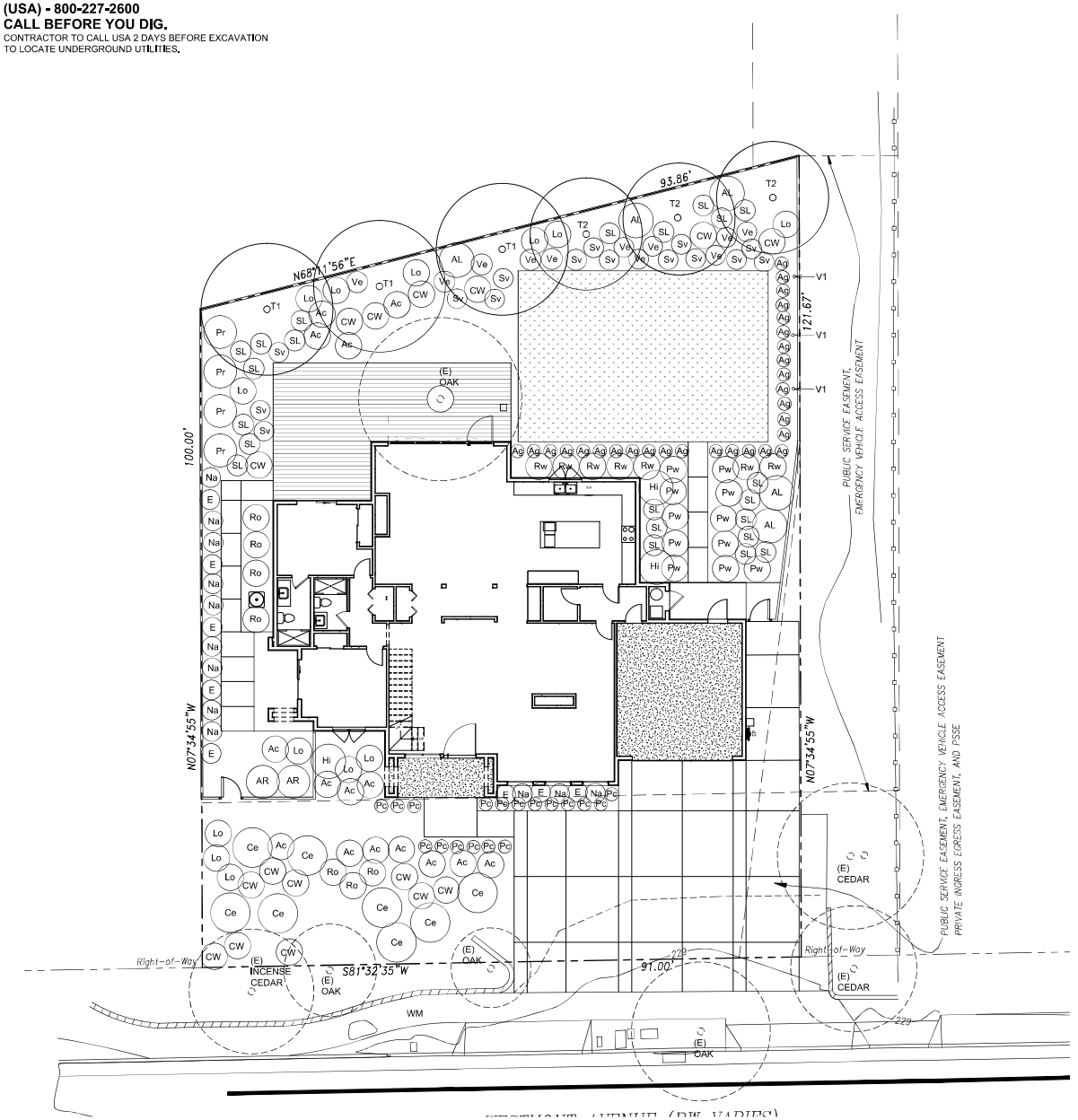
SHEET TITLE: LANDSCAPE IRRIGATION PLAN

ANYI HUANG LANDSCAPE ARCHITECT 5631 STATE OF CALIFORNIA
5/31/2025
4/26/2024
DATE

NEW RESIDENCE
PROJECT ADDRESS:
1430 WESTMONT AVE
CAMPBELL CA, 95008

DATE: 12/27/2023
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 23035
SHEET L - 2.0
TOTAL SHEETS: 5

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TO LOCATE UNDERGROUND UTILITIES.



PLANTING LIST

SYM	BOTANICAL NAME - COMMON NAME	QTY	SIZE	H x W *	NOTE	WULCO **
Tree						
T1	Arbutus 'Marina' - Marina Arbutus	3	24" box	30'x30'	standard	L
T2	Tristaniopsis laurina 'Elegant' - Water Gum	3	24" box	35'x25'	standard	L
Shrub						
Ac	Acacia cognata 'Cousin Itt' - Cousin Itt River Wattle	15	5 gallon	2'x4'		L
AR	Arctostaphylos d. 'Howard McMinn' - Manzanita	2	5 gallon	3'x5'		L
ag	Agapenthus 'Storm Cloud' - Lily Of The Nile	29	5 gallon	2'x2'		M
AL	Alyogyne huegelii - Blue Hibiscus	5	5 gallon	6'x5'		L
Ce	Ceanothus 'Anchor Bay' - Anchor Bay Ceanothus	8	5 gallon	1'x6'		L
CW	Correa 'Wyn's Wonder' - Variegated Australian Fuchsia	16	5 gallon	2'x4'		L
E	Euonymus japonicus 'Green Spire' - Green Spire Euonymus	8	5 gallon	6'x1'		L
Hi	Hibiscus syriacus 'Minerva' - Rose Sharon	3	5 gallon	8'x4'		L
Lo	Loropetalum chinensis 'Plum Delight' - Chinese Fringe Flower	13	5 gallon	3'x5'		L
Na	Nandina domestica 'Gulf Stream' - Heavenly Bamboo	12	5 gallon	3'x3'		L
Pr	Prunus caroliniana 'Compacta' - Dwarf Cherry Laurel	4	5 gallon	6'x4'	column	L
Pw	Pittosporum tobira 'Wheeler's Dwarf' - Dwarf Mock Orange	11	5 gallon	2'x4'		L
Pc	Pittosporum tobira 'Cream De Mint' - Dwarf Varigated Tobira	18	5 gallon	1'x2'		L
Rw	Rosa 'Iceberg' - Iceberg Rose	7	5 gallon	4'x3'		M
Ro	Rosmarinus o. 'Tuscan Blue' - Rosmary	7	5 gallon	5'x4'		L
SL	Salvia leucantha - Mexican Sage	22	5 gallon	3'x5'		L
Sv	Santolina chamaecyparissus - Lavender Cotton	15	5 gallon	2'x3'		L
Ve	Verbena lilacina 'De La Mina' - Verbena	11	5 gallon	3'x2'		L
vine						
V1	Clytostoma callistegioides - Lavender Trumpet vine	3	5 gallon	——	train to fence	M
Sod Lawn						
	Sod lawn - Delta Bluegrass 'Bolaro Plus' dwarf fescue with bluegrass	1083 sf	sod			

** WUCOLS CATEGORIES OF WATER NEEDS: L = LOW WATER USE, M = MEDIUM WATER USE

PLANTING NOTE:
1. Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
   a. 4 cubic yards nitrogen fortified organic compost
   b. 10 LB fertilizer (N16/P6/K8) w/ 2% iron
   c. 5 LB sulfate of ammonia
2. Mulch all exposed soil surfaces of the planting areas with a 3" thick layer of medium recycled wood chips, color 'Dark Brown'.
3. For trees, nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties.
4. The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
5. Landscape Architect to approve plant locations prior to planting.
6. The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the maintenance period until final acceptance of the work by the Owner.
7. The Contractor shall be responsible for the adequate protection of the improvements. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

NORTH
0 4' 8' 16'

SHEET INDEX

L-1.0 LANDSCAPE SITE PLAN
L-1.1 LANDSCAPE CONSTRUCTION DETAILS
L-2.0 LANDSCAPE IRRIGATION PLAN
L-3.0 LANDSCAPE PLANTING PLAN
L-4.0 HYDROZONE MAP AND WELO WORKSHEET

ANYI LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.
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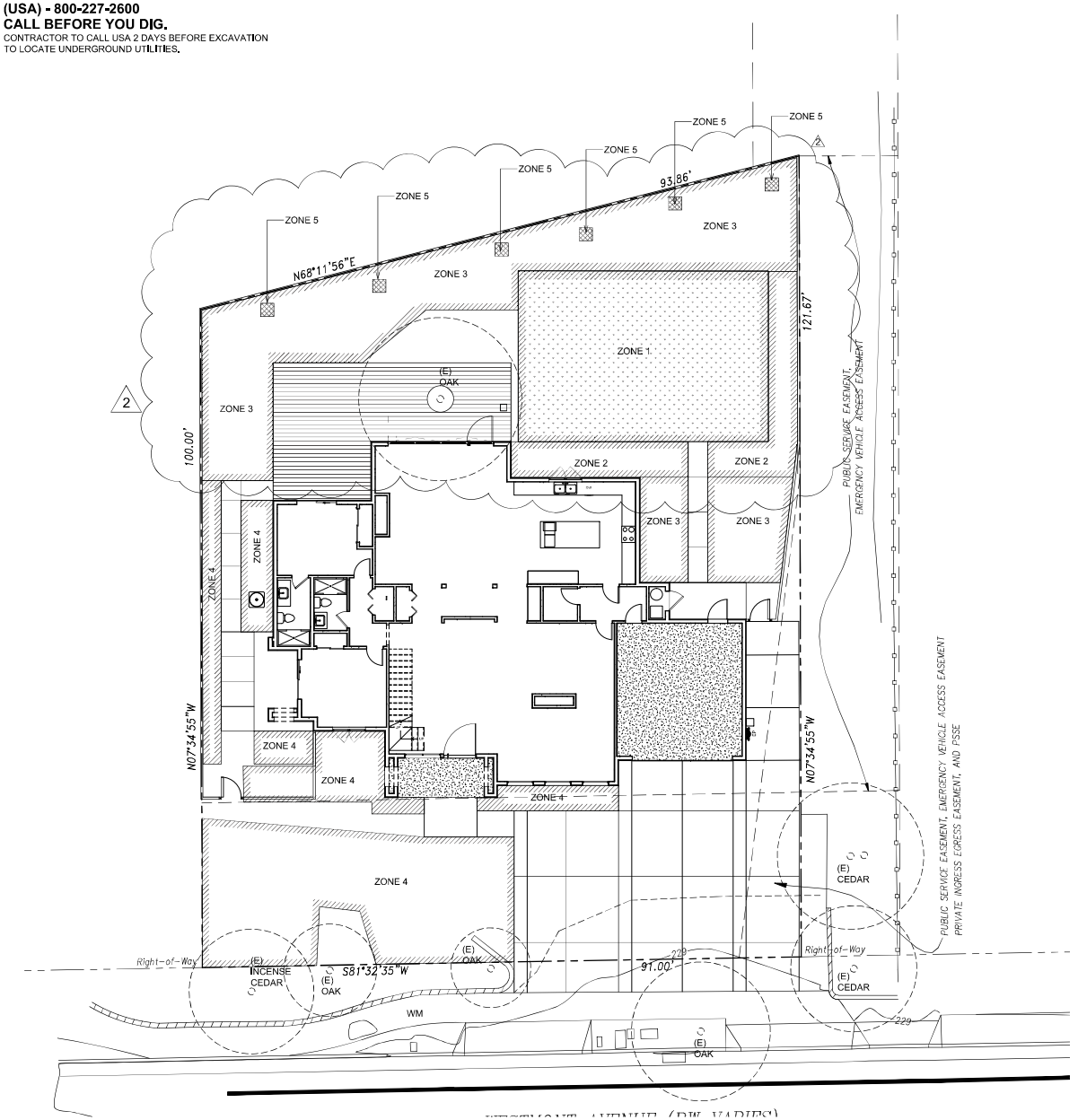
SHEET TITLE: LANDSCAPE PLANTING PLAN

ARCHIVED LANDSCAPE ARCHITECT ANYI HUANG
5/31/2025
4/26/2024
DATE
STATE OF CALIFORNIA

NEW RESIDENCE
PROJECT ADDRESS:
1430 WESTMONT AVE
CAMPBELL CA, 95008

DATE: 12/27/2023
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 23035
SHEET L - 3.0
TOTAL SHEETS: 5

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JOB ADDRESS: 1430 WESTMONT AVE. CAMPBELL, CA 95008

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 42.9

Hydrozone # 'Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Waer Use (ETWU)
Regular Landscape Areas							
1 / high / lawn	0.8	spray	0.75	1.07	984	1049.60	27917.26
2 / moderate water use shrubs	0.5	drip	0.81	0.62	328	202.47	5385.27
3/ low water use shrubs	0.3	drip	0.81	0.37	1514	560.74	14914.58
4/ low water use shrubs	0.3	drip	0.81	0.37	1438	532.59	14165.90
5/ low water use trees	0.3	drip	0.81	0.37	24	8.89	236.43
				Totals	**4288**	**2354.29**	
Special Landscape Areas							
				1	0	0.00	
				Totals	0	0.00	
						ETWU Total	**62619.44**
			Maximum Allowed Water Allowance (MAWA)				**62728.72**

Hydrozone #/Panting Description
E.g
1.) front Lawn
2.) low Water use plantings
3.) medium water use planting

Irrigation Method
overhead spray
or drip

Irrigation Efficiency
0.75 for spray head
0.81 for drip

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

MAWA (Annual Gallons Allowed) = (Eto)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF XArea	2354.29
Total Area	4288.00
Average ETAF	0.55

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

All Landscape Areas

Total ETAF x Area	2354.29
Total Area	4288.00
Sitewide ETAF	0.55

NORTH
0 4' 8' 16'

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REVISION DATE	NO.
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4/26/2024	2

SHEET TITLE: HYDROZONE MAP AND WELO WORKSHEET

ANYI HUANG LANDSCAPE ARCHITECT 5/31/2025 4/26/2024 STATE OF CALIFORNIA

NEW RESIDENCE
PROJECT ADDRESS: 1430 WESTMONT AVE CAMPBELL CA, 95008

DATE: 12/27/2023
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 23035
SHEET L - 4.0
TOTAL SHEETS: 5

Tracy Tam

From: Mathew Clark <>
Sent: Saturday, January 20, 2024 11:26 PM
To: Planning Division; Tracy Tam; Anne Bybee; Building Division; Dan Furtado; Elliot Scozzola; Sergio Lopez
Subject: 1430 Westmont Avenue PLN-2024-1 response

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

In response to the 1430 Westmont Avenue proposal for a 4,094 square foot resident under PLN-2024-1, my response should come as no shock to anyone:

Too big, overtly grotesque over-the-top "lawyer foyer" mcmansion entrance, and overall the STANP supporting "oversized lots and a rural character" is a complete and utter joke. These developers just put the FAR and lot coverage limits to the maximum and the city soaks it up because it just sees property tax revenue.

This city government is not fit for purpose and should be ashamed of itself. You just keep massively oversizing the size of single family homes for the tax base while ignoring all your other responsibilities to the people of this city and those that will be coming for many decades after. Single family homes are wasteful and these huge homes house relatively few people, leading to large impacts on our overall environment for no real increase in housing.

Campbell planning is broken, the STANP is a horrible law, and you guys need to stop putting 4000 square foot houses in places where 3000 square foot houses went up 10 years prior and the biggest homes used to be sub-2500 for a long, long time before that. You're just accelerating waste without fixing housing. Knock it off.

Mathew D. Clark, PE, QSD