**SITE AND ARCHITECTURAL REVIEW COMMITTEE**
City of Campbell, California

**Register in advance for this Zoom webinar:**

https://us02web.zoom.us/webinar/register/WN_XOHlZ3oTTJqN3O8vDrxUzQ

September 22, 2020
Tuesday
6:30 PM

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

# SARC AGENDA
## Remote ZOOM Meeting

**CALL TO ORDER / INTRODUCTIONS**

**STAFF COMMUNICATIONS**

**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 7:30 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-2020-61 | 1351 Peggy Ave | 6:30 PM | Daniel Warren |
| Site and Architectural Review Permit (PLN-2020-61) to allow construction of a new approximately 4,446 square-foot two-story single family residence with an interior accessory dwelling unit. Project Planner: *Naz Pouya Healy, Assistant Planner* | | | | |

**ADJOURNMENT**

Adjourn to the next remote Site and Architectural Review Committee meeting not yet scheduled.

**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 Corinne Shinn at the Community Development Department, at corinnes@cityofcampbell.com or (408) 866-2140.

# MEMORANDUM

**Community Development Department**
**Planning Division**

| | | | |
|---|---|---|---|
| **To:** | Site and Architectural Review Committee | **Date**: September 22, 2020 | |
| **From:** | Naz Pouya Healy, Assistant Planner NPH | | |
| **Via**: | Paul Kermoyan, Community Development Director PK | | |
| **Subject:** | Site and Architectural Review Permit | | |
| **File No.:** | PLN-2020-61 ~ 1351 Peggy Ave | | |

## PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow construction of a new approximately 4,446 square-foot two-story single-family residence with an interior accessory dwelling unit (ADU) (reference **Attachment 1** – Project Plans).

## PROJECT SITE

The project site is an 8,568 square-foot property located on Peggy Avenue between W. Hacienda Avenue and Steinway Avenue, within the City's San Tomas Area Neighborhood in the R-1-10 (Single-Family Residential) Zoning District (reference **Attachment 2** – Location Map). The site is currently developed with a single-family home that will be demolished as part of the project. Pursuant to the San Tomas Area Neighborhood Plan (STANP), demolition and reconstruction of a single-family residence – which characterizes a lot as "undeveloped" – requires Site and Architectural approval by the Planning Commission.

## PROJECT DATA

| | | |
|---|---|---|
| Zoning Designation: | R-1-10 (Single-Family Residential) | |
| General Plan Designation: | Low-Density Residential (less than 3.5 units/gr. acre) | |
| Net Lot Area: | 8,568 square-feet[1] | |
| Building Height: | 27 feet 9 inches | 28 feet (Max. Allowed) |
| Building Square Footage: | | |
| First Floor Living: | 1,444 square feet | |
| Second Floor Living: | 1,754 square feet | |
| Interior ADU: | 823 square feet | |
| Attached Garage: | 425 square feet | |
| | 4,446 square feet (Total House Size) | |
| Floor Area Ratio (FAR): | .52 (4,446 sq. ft.)[2] | .45 (3,855 sq. ft.) (Max. Allowed) |
| Parking: | 2 covered, 2 uncovered | 1 covered, 2 uncovered (Min. Req.) |

[1] Non-conforming lot (10,000 square-foot minimum lot size in the R-1-10 Zoning District)
[2] See ADU discussion on Page 3

Building Coverage Areas:

| | |
|---|---|
| First Floor/Garage: | 1,869 square feet |
| Interior ADU: | 823 square feet |
| Front Porch: | 11 square feet |
| | 2,703 square feet (Total Building Coverage) |

| | | |
|---|---|---|
| Building (Lot) Coverage: | 32% (2,703 sq. ft.) | 35% (2,999 sq. ft.) (Max. Allowed) |
| Setbacks | Proposed | Required |
| Front | 28 feet 4 inches | 25 feet |
| Garage | 25 feet | 25 feet |
| 1st-Story Side (north) | 10 feet 2 inches | 10 feet |
| 2nd-Story Side (north) | 13 feet | 12 feet 8 inches (60% of the wall height) |
| 1st-Story Side (south) | 8 feet | 8 feet |
| 2nd-Story Side (south) | 13 feet | 12 feet 8 inches (60% of the wall height) |
| Rear (east): | 36 feet 6 inches | 20 feet |

**DISCUSSION**

Review of the Site and Architectural Review Permit application is governed by the San Tomas Area Neighborhood Plan (STANP). The 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. 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.

Design: The proposed two-story, 4,446 square-foot single-family residence with an interior ADU incorporates a traditional style with hipped and gabled rooflines, composition roofing, and stucco and horizontal siding walls. The neutral color scheme incorporates a white and light gray body, a dark gray roof, brick at the entry, and a dark gray garage door (reference **Attachment 3** – Materials Board). The overall architectural style is consistent with the new residences built within the San Tomas Area that achieve compatibility by incorporating design elements and materials representative of the homes in the neighborhood.

Proposed Front Elevation

Proposed Rear Elevation

Proposed South Side Elevation

Proposed North Side Elevation

ADU: The plans propose a new home designed under the maximum .45 FAR (.42), but with an interior ADU of 823 square feet which would then exceed the maximum FAR (.52). The current ADU Ordinance states that creation of an ADU shall comply with the maximum floor area, maximum lot coverage, and minimum private open space specified by the applicable zoning district and neighborhood plan, "except to the extent necessary to allow an ADU no larger than 800 square feet." This provision is consistent with state law prohibiting zoning regulations that would preclude construction of an 800 square foot ADU.

The intent of this provision is to enable construction of a reasonably sized ADU on a property that has an existing residence which is or may be proposed to max out the permitted floor area. With construction of a new home, there are no limitations that would prevent construction of a new home which maximizes the allowable floor area, with the addition of a maximum allowable ADU at 800 square feet. In this particular case, the applicants could propose a new home at 3,855 square feet (.45 FAR) and then propose an interior 800 square-foot ADU resulting in a total house size of 4,656 square feet (or .54 FAR). The applicants have chosen to propose a new home that is less than the maximum allowed FAR and then add 23 square feet to the proposed interior ADU which results in a house size FAR of 52%.

Scale and Mass: The STANP speaks extensively to scale and mass indicating that "the perceived scale and mass of new homes should be compatible with homes in the surrounding area." Although the STANP identifies various methods for minimizing scale and mass, it neither precludes two-story homes nor sets a maximize size (other than what results from the maximum floor area ratio). The subject property is adjacent to one-story homes on each side and to the rear. Staff's analysis of the 32 existing one- and two-story homes within 300 feet of the project site reveals that they average 2,401 square feet in size. Of the 32 homes, the six two-story R-1-10 homes are detailed below for a comparison.

| Address | Lot Size | FAR | Total House Size | Second Story Floor Area | Second Story % of Total Floor Area | Building Height |
|---|---|---|---|---|---|---|
| 1273 Peggy Ave | 20,064 SF | .14 | 2,738 SF | 702 SF | 26% | 26 feet |
| 1350 Peggy Ave | 10,850 SF | .38 | 4,017 SF | 1,243 SF | 31% | 27 feet |
| 1371 Peggy Ave | 8,568 SF | .41 | 3,491 SF | 1,257 SF | 36% | 27 feet |
| 1381 Peggy Ave | 10,015 SF | .36 | 3,588 SF | 1,450 SF | 40% | - |
| 1157 Steinway Ave | 11,800 SF | .32 | 3,839 SF | 1,636 SF | 42% | 27 feet |
| 1167 Steinway Ave | 19,817 SF | .24 | 4,780 SF | 1,765 SF | 37% | 24 feet |
| **1351 Peggy Ave** | **8,568 SF** | **.52** | **4,446 SF** | **1,984 SF** | **46%** | **28 feet** |

Although the proposed home would not be the largest in the vicinity, the proposed floor area ratio would far exceed that of the surrounding properties, many of which are considerably larger lots. That said, the subject property is nonconforming due to its lot size, which may be considered as a reason to allow a higher floor area ratio. However, the size and ratio of the second story floor area relative to the total house size would also far exceed that of the surrounding properties. Together these features may be viewed as contributing to an appearance of scale and mass incompatible with the homes in the surrounding area.

Setting aside the proposed ADU, the SARC should comment on how the house on its own fits into the neighborhood character. If the SARC believes the house size should be smaller, then staff would recommend establishing a benchmark floor area for the home with the addition of an 800 square foot ADU added to that floor area.

Although the home has incorporated different architectural features to minimize bulk and mass, its size in relation to the homes within the immediate area may be imposing. The SARC could explore ways to minimize its relatively large appearance to respect the built environment. This could be accomplished by relocating square footage from the second floor to the first floor, replacing the second story with a half story, and/or reducing the overall height. Another option would be to create a detached ADU which would offset square footage from the main structure.

Surface Articulation: The STANP calls for new homes to "avoid long unarticulated wall and roof planes especially on two-story elevations." In response to comments the applicant incorporated changes in the wall materials by incorporating stucco and horizontal siding. The SARC should consider if the proposed wall treatment changes are adequate to address wall and roof plane articulation issues.

Privacy: Construction of a two-story home may present privacy concerns to neighboring residents. In this respect, pursuant to the STANP second-story windows should be carefully placed to lessen privacy impacts. To minimize privacy impacts, second-story side-facing windows are small and clerestory. Larger bedroom windows are facing the front yard or rear yard (at a distance of at least 36 feet from the rear property line). If the SARC is concerned about privacy impacts from the rear windows, the applicant could be directed to modify window size, location, quantity, or design.

Landscaping/Hardscaping: The property's front yard will be fully landscaped with new drought tolerant vegetation in compliance with the State water efficiency standards and new and/or existing trees as required by the STANP (a total of four trees within the net lot area). There are several existing trees on the property however none are a protected species. In the front yard, two camphor trees will remain, although narrowing the driveway to avoid the southern camphor tree's dripline will increase its likelihood for survival. Four Italian cypresses and two African fern pines are proposed for removal. Several other existing trees at the sides of the new home are indicated to remain but are likely to be significantly impacted by construction.

Public Improvements: Pursuant to the STANP, this section of Peggy Avenue has been designated to remain unimproved however 20 feet of right-of-way along the project frontage shall be granted in fee for public street purposes.

**DISCUSSION POINTS**

The SARC should discuss the proposed project's application of ADU provisions, scale, design, site layout, and landscaping. If the SARC believes that the project warrants changes, the applicant may be asked to revise the design, which may be brought back to the SARC at a subsequent meeting.

Attachments:

1. Project Plans
2. Location Map
3. Materials Board

# PEGGY RESIDENCE
# NEW RESIDENCE

## 1351 PEGGY AVENUE
## CAMPBELL CALIFORNIA

## CALGREEN MANDATORY MEASURES

A4.1 PLANNING & DESIGN-SITE DEVELOPMENT
4.106.2: A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION,
4.106.3: THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.
A4.2 ENERGY EFFICIENCY
4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.
A4.3 WATER EFFICIENCY & CONSERVATION
4.303.1: INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.
4.403.2: WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES
4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
OUTDOOR WATER USE:
4.304.1 AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOILED-BASED.
A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY
4.406.1: JOINTS & OPENINGS.
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4.408.1: A MINIMUM OF 75% OR THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PER-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.
4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
4.410.1 AN OPERATION & MAINTENANCE MANUAL WHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
A4.5 ENVIRONMENTAL QUALILTY
POLLUTANT CONTROL :
4504.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.
4.504.2.2: PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
4.5O4.2.3: ALL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS.
4.504.2.4: DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
4.504.3: CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
4.504.4: 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAMS.
4.504.5: PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH.
4.505.2: VAPOR RETARDER & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
4.505.3: MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
INDOOR AIR QUALITY & EXHAUST
4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM. CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
ENVIRONMENTAL COMFORT
4.507.1: WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R-4.2.
4.507.2: DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19-D (MANUAL D) OR EQUIVALENT.
3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.
INSTALLER & SPECIAL INSPECTOR QUALILFICATIONS
702.11: HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
702.2: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
703.1: VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

## FIRE DEPARTMENT NOTES

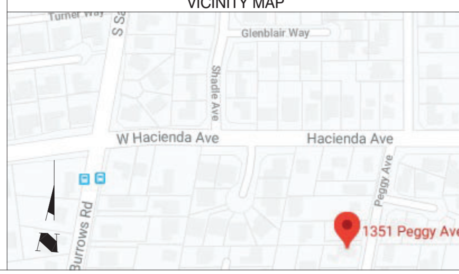
1. THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".
2. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD.
3. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.
4. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

## SPECIAL INSPECTIONS

ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.

- RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).
- THIS PROJECT WILL REQUIRE THAT A SURVEYOR APPROVE THE FOUNDATION FORMS IN TERMS OF SETBACK ACCURACY AND FLOOR LEVEL HEIGHTS PRIOR TO PLACING CONCRETE. LANGUAGE FOR THE LETTER MUST BE AS WRITTEN AS PER CAMPBELL'S SURVEYOR HANDOUT AVAILABLE THROUGH THE BUILDING DEPARTMENT.
- HERS VERIFICATION REQUIRED FOR THE BUILDING ENVELOPE (QUALITY INSULATION INSTALLATION (QII)), HVAC COOLING, HVAC DISTRIBUTION, AND HVAC FAN SYSTEMS. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

## VICINITY MAP




## GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2019, CALIFORNIA BUILDING CODE (CBC) 2019, CALIFORNIA MECHANICAL CODE (CMC) 2019, CALIFORNIA PLUMBING CODE (CPC) 2019, CALIFORNIA FIRE CODE (CFC) 2019, CALIFORNIA ELECTRICAL CODE (CEC) 2019, CALIFORNIA GREEN BUILDING CODE (CGBC) 2019, ENERGY EFFICIENCY STANDARDS TITLE 24, 2019 CITY OF CAMPBELL REACH CODE.
2. -NOT USED-
3. SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.
4. FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
5. SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
6. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
7. PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.
8. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-16d EACH END.
9. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12' O.C. (MINIMUM).
10. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.
11. POWER DRIVEN FASTENERS: ICBO #1290, PIN #DN72 AS MANUFACTURED BY "HILTI". SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.
12. EXTERIOR FINISH TO BE HORIZONTAL SIDING AT 1st FLOOR AND SHINGLE SIDING AT THE 2nd FLOOR- SEE EXTERIOR ELEVATIONS.
13. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/ CASING BEAD, MILCOR #66/EXTERIOR CORNER, MILCOR #1 EXP. JOINT. INTERIOR CORNER, MILCOR #30 EXP. JOINT.
14. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.
15. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED. H.S.=HORIZONTAL SLIDER, S.H.=SINGLE HUNG, OBS.=OBSCURE, FXD.=FIXED, TEMP.=TEMPERED, HLF. RND.=HALF ROUND.
16. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.
17. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.
18. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.
19. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.
20. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.

## DEFERRED SUBMITTALS

DEFERRED APPROVALS ARE SUBJECT TO CITY'S APPROVAL

- FIRE SPRINKLER SYSTEM TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT. THE STRUCTURE WILL COMPLY WITH CRC SEC. R313 FOR RESIDENTIAL FIRE SPRINKLERS. SUBMIT DESIGN CALCULATION AND PLAN TO COUNTY FIRE (408) 378-4010
- PV SYSTEM 3.62 kWdc IS A "REQUIRED SPECIAL FEATURE" OF THE ENERGY CALCULATION. A SEPARATE BUILDING PERMIT IS REQUIRE FOR THE PV SYSTEM THAT IS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING. **THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.**

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## PROJECT DATA

| | |
|---|---|
| PROJECT ADDRESS: | 1351 PEGGY AVENUE |
| ASSESSOR PARCEL NUMBER: | 406-16-059 |
| ZONING: | R-1-10 |
| CONSTRUCTION TYPE: | V-B |
| OCCUPANCY TYPE: | R-3/U |
| LOT SIZE: | 8,568.77 NET S.F. |
| DEMO EXISTING RESIDENCE | 1233 S.F. |
| PROPOSED FIRST LEVEL FLOOR AREA: | 1,444.12 S.F. |
| PROPOSED SECOND LEVEL FLOOR AREA: | 1,754.45 S.F. |
| TOTAL LIVING SPACE: | 3,198.57 S.F. |
| GARAGE | 425.38 S.F. |
| ADU | 821.75 S.F. |
| MAX. F.A.R. | 3,855.9 S.F. (45%) |
| TOTAL F.A.R. | 4,445.7 S.F. |
| PROPOSED COVERED PORCH: | 11.25 S.F. |
| MAX. LOT COVERAGE: | 2,999.1 S.F. (35%) |
| TOTAL LOT COVERAGE: | 1,902.49 S.F. (22.2%) |
| FRONT SETBACK AREA: | 1,762 S.F. |
| FRONT YARD PAVING: | 536 S.F. |
| REAR YARD AREA: | 1,748.16 S.F. |
| REAR YARD PAVING: | 980.37 S.F. |
| FRONT SETBACK AT 1st FLOOR: | 25'-0" |
| FRONT SETBACK AT 2nd FLOOR: | 35'-11" |
| LEFT SETBACK AT 1st FLOOR: | 8'-0" |
| LEFT SETBACK AT 2nd FLOOR: | 13'-0" |
| RIGHT SETBACK AT 1st FLOOR: | 10'-1 1/2" |
| RIGHT SETBACK AT 2nd FLOOR: | 13'-0" |
| REAR SETBACK AT 1st FLOOR: | 36'-6 1/2" |
| REAR SETBACK AT 2nd FLOOR: | 37'-1/2" |
| LANDSCAPE COVERAGE: | 4,027 S.F. |
| PAVING COVERAGE: | 1,079 S.F. |
| IMPERVIOUS COVERAGE: | 1,079 S.F. |
| PERVIOUS COVERAGE: | 536 S.F. |
| BUILDING HEIGHT: | 27'-1 3/4" RIDGE HEIGHT (28'-0" MAX.) |
| PARKING: | 2 COVERED PARKING SPACES |
| HOUSE F.A.R. WITHOUT ADU: | 3,645.7 S.F. |
| HOUSE F.A.R. WITH ADU: | 4,445.7 S.F. |

SCOPE OF WORK:
DEMO EXISTING HOUSE, DETACHED GARAGE, SHEDS AND CONSTRUCT NEW 2-STORY RESIDENCE WITH ATTACHED 2 CAR GARAGE, COVERED PORCH, PATIO AND ATTACHED ADU. PROVIDE NEW STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL AS NECESSARY AND SHOWN ON PLANS.

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

These drawings and the designs incorporated herein, as an instrument of service are and shall remain the property of WARREN DESIGN and are not to be used in whole or part for any other project without written consent. @ Copyright 2019

PEGGY RESIDENCE
NEW RESIDENCE
1351 PEGGY AVE.
CAMPBELL CALIFORNIA

Date:4/8/20
Drawn By:
Revisions:
1 8/07/2020 PLAN CHECK

TITLE SHEET
SHEET INDEX
PROJECT DATA
VICINITY MAP
GENERAL
NOTES

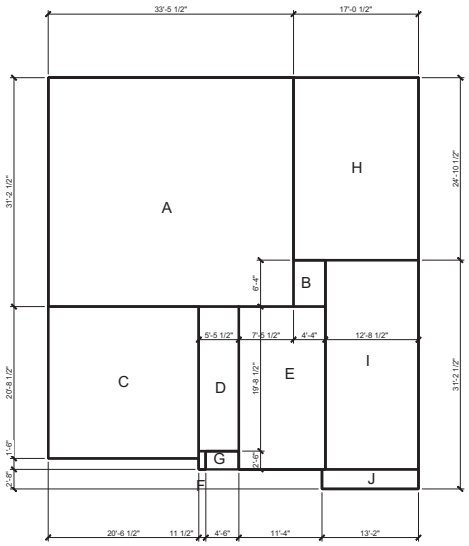
Project No: 2008
Sheet No: T-1

| FLOOR AREA CALCULATION WITHOUT ADU: | | |
|---|---|---|
| AREA | | S.F. |
| A | | 1,044.82 |
| B | | 27.44 |
| C (GARAGE) | | 425.38 |
| D | | 107.57 |
| E | | 261.89 |
| F | | 2.4 |
| H (ADU) | | 423.91 |
| I (ADU) | | 362.73 |
| J (ADU) | | 35.11 |
| ADU TOTAL | | 821.75 - 800.0 (NON-F.A.R.) |
| ADU (OVERAGE) | | 21.75 |
| 1st FLOOR TOTAL | | 1,891.25 |
| | | |
| L | | 121.5 |
| M | | 1,493.65 |
| N | | 23.7 |
| O | | 13.0 |
| P | | 102.6 |
| 2nd FLOOR TOTAL | | 1,754.45 |
| FLOOR AREA TOTAL: | | 3,645.7 S.F. |

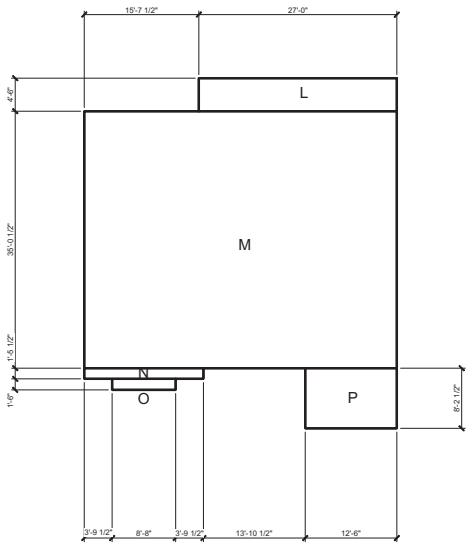
| FLOOR AREA CALCULATION WITH ADU: | | |
|---|---|---|
| AREA | | S.F. |
| A | | 1,044.82 |
| B | | 27.44 |
| C (GARAGE) | | 425.38 |
| D | | 107.57 |
| E | | 261.89 |
| F | | 2.4 |
| H (ADU) | | 423.91 |
| I (ADU) | | 362.73 |
| J (ADU) | | 35.11 |
| ADU TOTAL | | 821.75 |
| 1st FLOOR TOTAL | | 2,691.25 |
| | | |
| L | | 121.5 |
| M | | 1,493.65 |
| N | | 23.7 |
| O | | 13.0 |
| P | | 102.6 |
| 2nd FLOOR TOTAL | | 1,754.45 |
| FLOOR AREA TOTAL: | | 4,445.7 S.F. |

| LOT COVERAGE CALCULATION: | | |
|---|---|---|
| FIRST FLOOR | | 1,465.86 |
| C (GARAGE) | | 425.38 |
| G (COVERED PORCH) | | 11.25 (NON-F.A.R.) |
| | | |
| LOT COVERAGE TOTAL: | | 1,902.49 S.F. |

| LOT COVERAGE CALCULATION: | | |
|---|---|---|
| FIRST FLOOR | | 2,265.86 |
| C (GARAGE) | | 425.38 |
| G (COVERED PORCH) | | 11.25 (NON-F.A.R.) |
| | | |
| LOT COVERAGE TOTAL: | | 2,702.49 S.F. |




1st Level




2nd Level

0 8 16 24 32

SCALE: 1/8 = 1'-0"

WARREN DESIGN

579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

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PEGGY RESIDENCE

NEW RESIDENCE

1351 PEGGY AVE.

CAMPBELL CALIFORNIA

Date:4/8/20

Drawn By:

Revisions:

FLOOR AREA DIAGRAM

Project No: 2008

Sheet No: T-1.1

1361 Peggy Avenue Front View

1361 Peggy Avenue Right View

1351 Peggy Avenue Left View

1351 Peggy Avenue Front View

1351 Peggy Avenue Right View

1285 Peggy Avenue Front View

1285 Peggy Avenue Left View

WARREN DESIGN

579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

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PEGGY RESIDENCE

NEW RESIDENCE

1351 PEGGY AVE.

CAMPBELL CALIFORNIA

Date: 4/8/20

Drawn By:

Revisions:

SITE PHOTOGRAPHY SHEET

Project No: 2008

Sheet No: T-1.2

1361 Peggy Avenue

1351 Peggy Avenue

1285 Peggy Avenue

Streetscape

0 8 16 24 32

SCALE: 1/8 = 1'-0"


WARREN DESIGN

579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

Warren Design



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PEGGY RESIDENCE

NEW RESIDENCE

1351 PEGGY AVE.

CAMPBELL CALIFORNIA

Date:4/8/20

Drawn By:

Revisions:

8/07/2020 PLAN CHECK

STREETSCAPE

Project No:

2008

Sheet No:

T-1.3

## BASIS OF BEARINGS

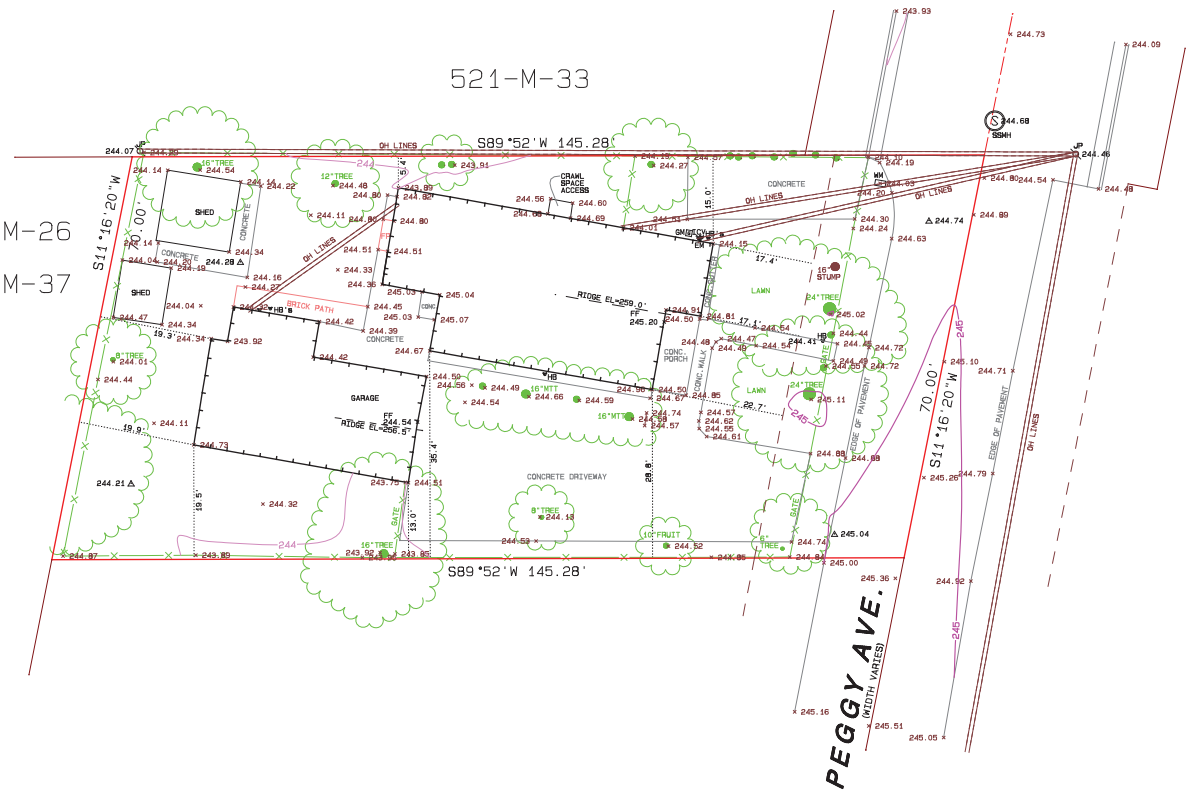
THE BEARINGS SHOWN ON THIS MAP ARE BASED ON FOUND MONUMENTS ON THE CENTER LINE OF STEINWAY AVENUE AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 99 OF MAPS, PAGE 35, SANTA CLARA COUNTY RECORDS.
= SOUTH 89°52' WEST

## BASIS OF ELEVATIONS

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON A HIGH PRECISION GPS READING ON AN INITIAL CONTROL POINT AS ESTABLISHED WITH LEICA'S "HxGN SMARTNET" (NAVD 88)

## LEGEND

- INDICATES RECORD BOUNDARY LINE
- INDICATES EXTERIOR FACE OF BUILDING
- INDICATES EDGE OF RIGHT OF WAY
- INDICATES CENTER LINE OF RIGHT OF WAY
- INDICATES APPROXIMATE DRIPLINES OF TREES
- △ INDICATES RANDOM SURVEY CONTROL POINT
- × 244.54 INDICATES SPOT ELEVATION
- HB INDICATES HOSE BIB
- ICV INDICATES IRRIGATION CONTROL VALVES
- WM INDICATES WATER METER
- EM INDICATES ELECTRIC METER
- FF INDICATES FINISH FLOOR
- JP INDICATES JOINT SERVICES POLE
- GM INDICATES GAS METER
- OH INDICATES OVERHEAD
- ● INDICATES 12"ITALIAN CYPRESS UNLESS NOTED OTHERWISE
- MTT INDICATES MULTI-TRUNK TREE




## TECHNICAL INFORMATION

ASSESSOR'S PARCEL NUMBER: 406-16-059
ADDRESS OF PROJECT: 1351 PEGGY AVENUE
CAMPBELL, CA

CLIENT'S NAME: ALISON LOVE

DEED REFERENCE: DOC.#21020507

SIZE OF LOT: 9,969 SQ FT, +/-, GROSS
8,219 SQ FT, +/-, NET

LICENSED LAND SURVEYOR
ROBERT J. CRAIG
5418
STATE OF CALIFORNIA

GRAPHIC SCALE
10 0 5 10 20 40
( IN FEET )
1 inch = 10 ft.

## ATTENTION

THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

## NOTES

THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILINGS, UNDERGROUND TANKS AND UNDERGROUND UTILIY LINES MAY NOT BE SHOWN.

A REQUESTED TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

BOUNDARY LINES DELINEATED ON THIS MAP ARE IN RED AND ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORD DATA.

REVISED


ROBERT J. CRAIG
LICENSED LAND SURVEYOR
966 ELSIE MAE DRIVE
BOULDER CREEK, CA 95006
(831) 359-1750 OR (408) 884-3791
RobertJamesCraig@gmail.com


# TOPOGRAPHIC MAP

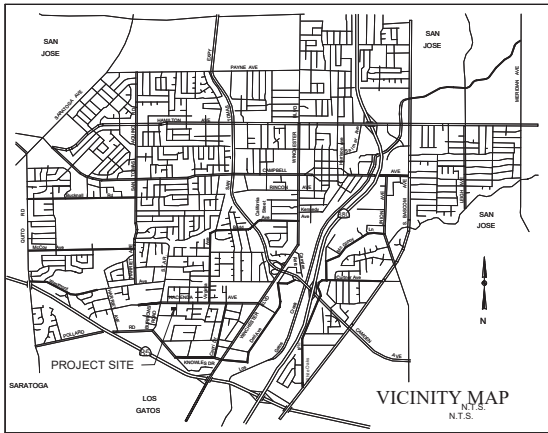
OF LANDS
AS DESCRIBED IN DOCUMENT NO.21020507
OFFICIAL RECORDS OF SANTA CLARA CO.

Situate in
CAMPBELL
County of Santa Clara,
State of California

| | | | |
|---|---|---|---|
| SCALE : 1 " = 10 ' | DRAWN: RJC | JOB NO. C-20027 | SHEET |
| DATE: MARCH 25, 2020 | APN 406-16-059 | INDEX: SANTA CLARA CO. | ONE |
| FIELDWORK: NIB | | | OF ONE |

Thu Mar 26 07:58:36 2020

K:\AAA RJC\AAA RJC\2020\C-20027 - Love\C-20027 Topo Preliminary.pro




VICINITY MAP
N.T.S.

## EARTHWORK TABLE

| LOCATION | CUT (CY) | FILL (CY) |
|---|---|---|
| FOUNDATION PAD | 20 | 19 |
| NEW PATIO/ DRIVEWAY/SITE GRADING | 14 | 15 |
| INFILTRATION UNITS / SWALES/ PIPES | 15 | 9 |
| EXPORT | 6 | |

NOTE:
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE OFF. TABLE DOES NOT REFLECT CONCRETE REMOVAL OR PLANTER MATERIAL MAXIMUN DEPTH IS 30' FROM EXISTING GRADE FOR CRAWL SPACE AND/OR THE STORMWATER INFILTRATION UNITS AND UTILITY TRENCHING. IF THE SANITARY SEWER LATERL IS REPLACED, THE DEPTH WILL BE APPROXIMATELY 48"

## TREE NOTES:

SPECIES OF TREES TO BE DETERMINED BY AN ARBORIST.
DRIP LINES ARE NOT SHOWN ON THIS MAP AND ARE TO BE MEASURED IN THE FIELD
ONLY TREES LARGER THAN 4 INCHES IN DIAMETER ARE SHOWN ON THIS MAP

## STREET NOTES

a. The applicant/contractor shall obtain a separate encroachment permit from the City's Engineering Division prior to start of any work within the City's right-of-way or public easement areas. The applicant shall obtain permits from utility companies prior to

b. Contact Public Works to schedule an inspection a minimum of 24 hours in advance of commencement of public improvement work. The construction supervisor will discuss any repair work to frontage improvements which are not shown on the plans.

c. The applicant shall remove and replace all cracked, damaged, uplifted or depressed frontage improvements (curb, gutter, sidewalk, driveway, etc.), existing or damaged by the construction activities, per City standards along the entire property frontage. Prior to final inspection of the building permit, the applicant is required to install frontage improvements per City standards along the entire property frontage. All improvements are to completed and approved by the City's Public Work's inspector prior to the final inspection by the Building inspector.

## PAVING NOTE

All ONSITE Paving shall comply with MMC section II-13-18. Proposed paving, driveway, and their approaches shall meet minimum TI requirement of 3.5. Bearing capacity for the driveway and the entry drive court shall be designed to provide a minimum of 50,000 lbs bearing capacity for the fire apparatus. CFC Section 503.2.3

## STORMWATER RUNOFF NOTES

1. ALL STORM DRAIN PIPES SHALL BE 4 INCH MINIMUM DIAMETER AND ALL PIPES CONNECTING DOWNSPOUTS TO STORM DRAINS SHALL BE 4 INCH MINIMUM DIAMETER.
2. ALL SPLASH BLOCKS SHALL BE 28 INCHES MINIMUM IN LENGTH.
3. ALL DOWNSPOUTS SHALL BE DIRECTED TO A STORM DRAIN SYSTEM. NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT
4. THE PRIMARY SOURCE OF POLLUTANTS IS OIL FROM VEHICLES PARKED AT THE SITE AND ROOF RAINWATER RUNOFF.
5. NO HAZARDOUS MATERIALS SHALL BE HANDLED OR STORED AT THIS SITE.
6. SOIL TYPES AND WATER TABLE ARE NOT YET DETERMINED. A SOILS REPORT IS PENDING.

## ENVIRONMENTAL NOTE:

ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COOLINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR CCBSC § 604.2.4

LOT AREA
0.23 acres
9967.97 sq ft

## IMPERVIOUS AREA CHART

(E) PAVEMENT 1
307 sq ft

(E) PAVED AREA 2
101 sq ft

(E) PAVEMENT 3
13 sq ft

(E) DW WALK 4
1866 sq ft

(E) PAVEMENT 5
87 sq ft

(E) PAVEMENT 6
16 sq ft

(E) PAVED AREA 7
17 sq ft

(E) TOTAL PAVED AREA
2407 sq ft

(E) HOUSE 1
1256.59 sq ft

(E) DWELLING UNIT 2
769.57 sq ft

(E) BUILDING 3
152.99 sq ft

(E) BUILDING 4
82.67 sq ft

(E) BUILDING TOTAL
2261 sq ft

(E) TOTAL IMPERVIOUS AREA
4668 sq ft / 0.107 ac

(N) HOUSE PAD AREA
2690 sq ft

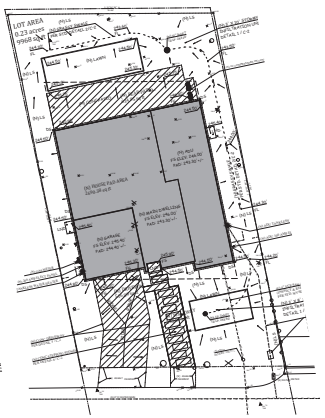
(N) DRIVEWAY
517 sq ft

(N) WALKWAY
286 sq ft

(N) REAR PATIO
635 sq ft

(N) TOTAL
IMPERVIOUS AREA
4128 sq ft

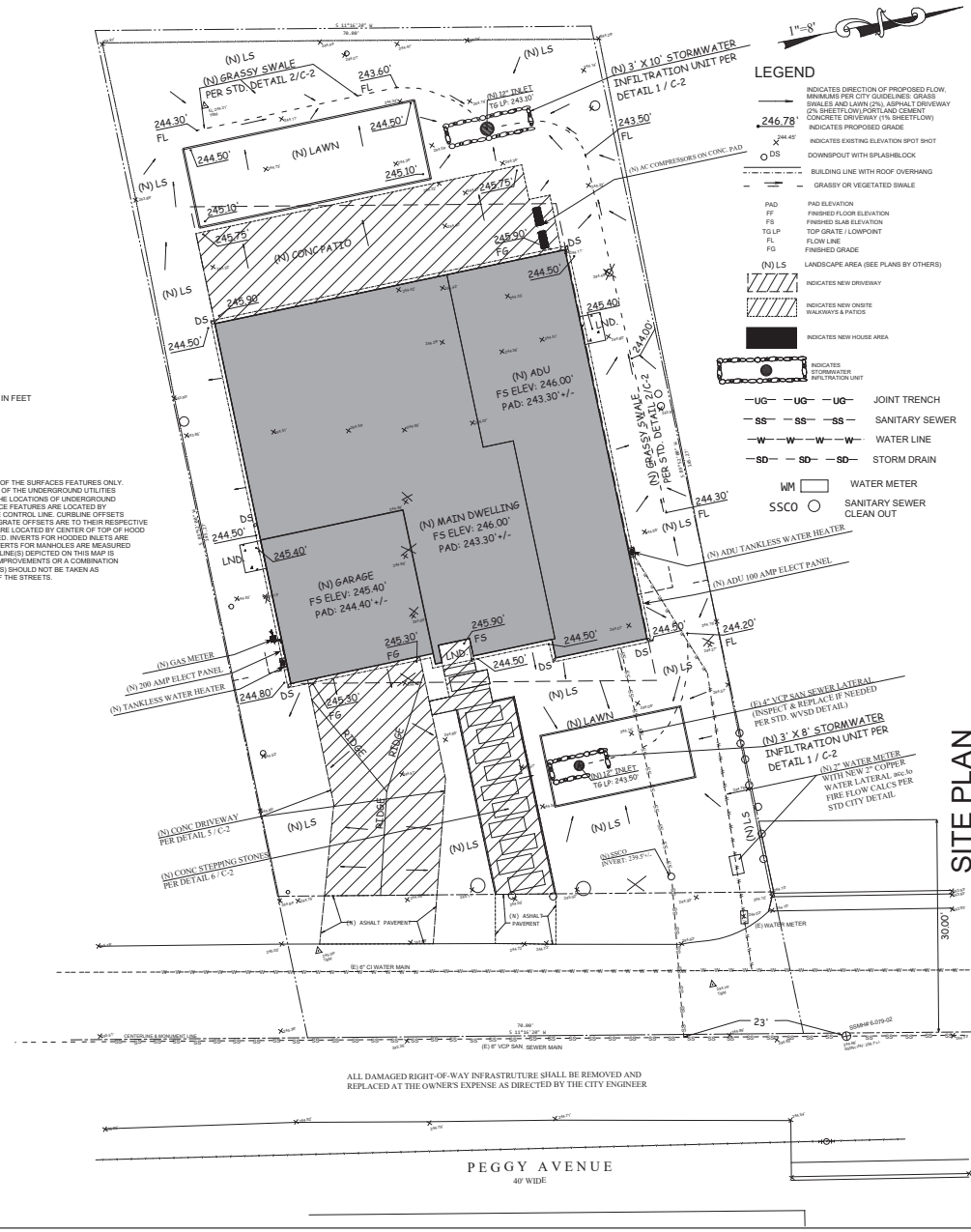
## IMPERVIOUS AREA MAPS



ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

## UNDERGROUND DISCLAIMER

NOTE: THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACES FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB. MANHOLE AND FLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS. HOODED INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB, UNLESS OTHERWISE NOTED. INVERTS FOR HOODED INLETS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS. A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.




ALL DAMAGED RIGHT-OF-WAY INFRASTRUTURE SHALL BE REMOVED AND REPLACED AT THE OWNER'S EXPENSE AS DIRECTED BY THE CITY ENGINEER

| No. | Revision | Date | By | Chk'd |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |

04-04-15
REVISED 07-29-19
REVISED 10-14-20
REVISED 05-18-22

Drawn By: JLK


JLK ASSOCIATES
SURVEYORS / ENGINEERS
73 CEDAR LANE
SAN JOSE, CA 95127
408-910-3230


# DRAINAGE & GRADING PLAN

1351 PEGGY AVE.
CITY OF CAMPBELL, CA

SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

SCALE: AS NOTED

SHEET:
C - 1

## TREE NOTES:

SPECIES OF TREES TO BE DETERMINED BY AN ARBORIST.
DRIP LINES ARE NOT SHOWN ON THIS MAP AND ARE TO BE MEASURED IN THE FIELD
ONLY TREES LARGER THAN 4 INCHES IN DIAMETER ARE SHOWN ON THIS MAP

## STREET NOTES

a. The applicant/contractor shall obtain a separate encroachment permit from the City's Engineering Division prior to start of any work within the City's right-of-way or public easement areas. The applicant shall obtain permits from utility companies prior to

b. Contact Public Works to schedule an inspection a minimum of 24 hours in advance of commencement of public improvement work. The construction supervisor will discuss any repair work to frontage improvements which are not shown on the plans.
c. The applicant shall remove and replace all cracked, damaged, uplifted or depressed frontage improvements (curb, gutter, sidewalk, driveway, etc.), existing or damaged by the construction activities, per City standards along the entire property frontage. If frontage improvements do not currently exist,
the applicant is required to install frontage improvements per City standards along the entire property frontage. All improvements are to completed and approved by the City's Public Work's inspector prior to the final Inspection by the Building inspector.

## PAVING NOTE

All ONSITE Paving shall comply with MMC section II-13-18. Proposed paving, driveway, and their approaches shall meet minimum TI requirement of 3.5. Bearing capacity for the driveway and the entry drive court shall be designed to provide a minimum of 50,000 lbs bearing capacity for the fire apparatus. CFC Section 503.2.3

## STORMWATER RUNOFF NOTES

1. ALL STORM DRAIN PIPES SHALL BE 4 INCH MINIMUM DIAMETER AND ALL PIPES CONNECTING DOWNSPOUTS TO STORM DRAINS SHALL BE 4 INCH MINIMUM DIAMETER
2. ALL SPLASH BLOCKS SHALL BE 24 INCHES MINIMUM IN LENGTH
3. THE STORM RUNOFF GENERATED BY THE NEW PROJECT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT
4. THE PRIMARY SOURCE OF POLLUTANTS IS OIL FROM VEHICLES PARKED AT THE SITE AND ROOF RAINWATER RUNOFF.
5. NO HAZARDOUS MATERIALS SHALL BE HANDLED OR STORED AT THIS SITE.
6. SOIL TYPES AND WATER TABLE ARE NOT YET DETERMINED. A SOILS REPORT IS PENDING.

## ENVIRONMENTAL NOTE:

ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COOLINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING IINSPECTOR CCBSC 4.504.2.4

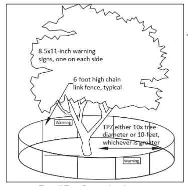
## UNDERGROUND DISCLAIMER

NOTE: THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACES FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444).
SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB. MANHOLE AND FLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS. HOODED INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB, UNLESS OTHERWISE NOTED. INVERTS FOR HOODED INLETS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

---

For written specifications associated with illustrations below, see Public Works Specifications Section 31.
Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees)

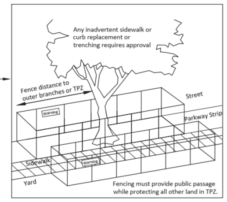
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area - see Tree Technical Manual Sec 2.15(E)
- Restricted trenching area - see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.



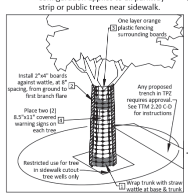

Type I Tree Protection: Layout configuration applies to all Regulated Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



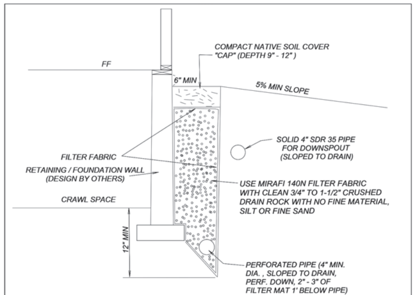

Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.




Type III Tree Protection: Layout for trunk protection applies to all Regulated Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

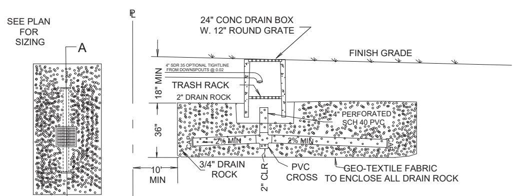
Required protection shall be executed before demolition, excavation or site work occurs.

| Rev | By | Date | | |
|---|---|---|---|---|
| 0 | DWH | 12/14/92 | Tree Protection During Construction | Approved by: D. DOCKTER |
| 1 | DD | 08/10/06 | | PE No. ISA-WE: 351 |
| 2 | JGH | 06/02/16 | | Date 08/30/2017 |
| 3 | RTN | 05/22/17 | City of Palo Alto Standard | Dwg No. 605 |
| Scale: NTS | | | | |




PARIMETER FOUNDATION SUBDRAIN DETAIL 8 C-2

NOT TO SCALE

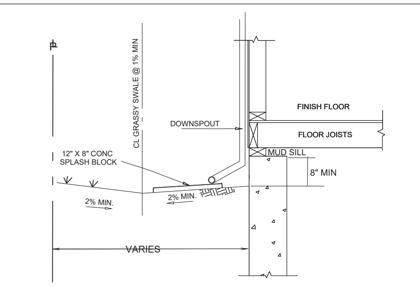



NOTES:
1. GRAVEL BASIN TO BE CONSTRUCTED IN NATIVE SOIL BELOW EXISTING GROUND ELEVATION PRIOR TO THE PLACEMENT OF FILL MATERIAL FOR THE CONSTRUCTION OF THE PROPOSED LAWN TERRACE.

2. USE INLET PROTECTION DURING CONSTRUCTION

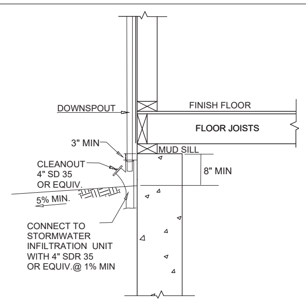
STORMWATER INFILTRATION UNIT 1 C-2

NOT TO SCALE




GRASSY SWALE & DOWNSPOUT SPLASH BLOCK DETAIL 2 C-2

NOT TO SCALE

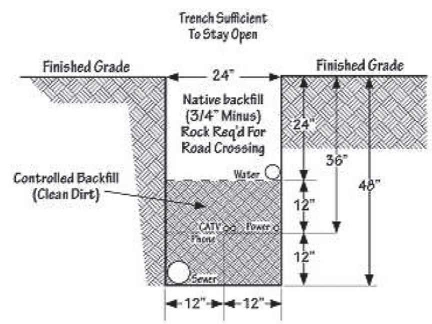



DOWNSPOUT CONNECTION DETAIL 3 C-2

ALTERNATIVE (SEE SOILS REPORT RECOMMNDATION)

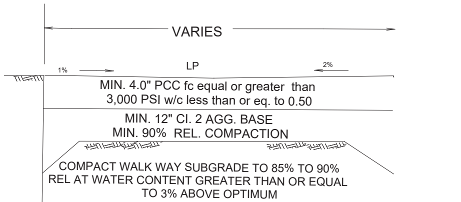
## TREE PROTECTION NOTES

1. City approved tree protection warning signs are required to be installed and maintained at all times until all construction activities are completed."
2. Required tree protection shall remain in place until all construction activities are completed. No changes to tree protection can be made until a revised tree protection plan is submitted and approved by the
3. Failure to install and maintain required tree protection will result in issuance of a stop work order and implementation of a corrective action plan."



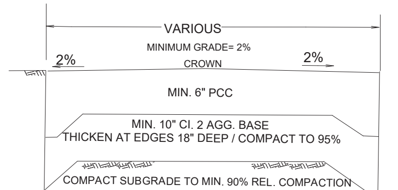

JOINT TRENCH DETAIL 7 C-2

NOT TO SCALE



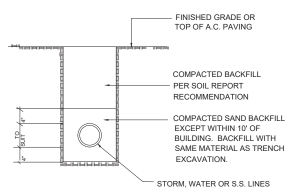

WALK WAY / STEPPING STONES SECTION B -B 6 C-2

NOT TO SCALE




DRIVEWAY SECTION A - A 5 C-2

NOT TO SCALE




ON - SITE PIPE LINE BACKFILL DETAIL 8 C-2

NOT TO SCALE

| No. | Revision | Date | By | Chkd |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |

04-04-19
REVISED 07-29-19
REVISED 04-06-20
REVISED 05-18-20

Drawn By: JLK

**JLK ASSOCIATES**
SURVEYORS / ENGINEERS
73 CEDAR LANE
SAN JOSE, CA. 95127
408-910-3230

# CONSTRUCTION DETAILS
## DRAINAGE & GRADING PLAN
## 1351 PEGGY AVE.
## CITY OF CAMPBELL, CA

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

SCALE: AS NOTED

SHEET: C - 2

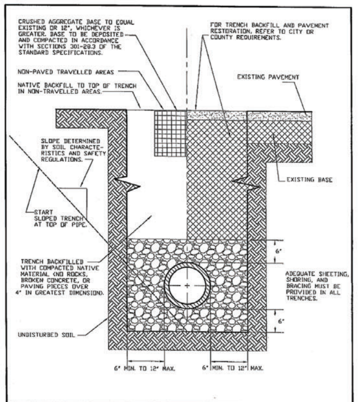
## NOTES

1. EXCEPT AS OTHERWISE INDICATED HEREON OR ON THE PROJECT PLANS, ALL HOUSE CONNECTION REPAIR SHALL CONFORM TO THE APPLICABLE PORTIONS OF STANDARD PLAN 222, HOUSE CONNECTION SEWER, AND W.V.S.D. STANDARD SPECIFICATIONS.
2. SEE PROJECT PLANS FOR VALUES OF D, L, V, AND W. (DIMENSION L IS THE HORIZONTAL LENGTH OF THE HOUSE CONNECTION REPAIR).
3. EXISTING SEWERS ARE INDICATED BY DASHED LINES. HOUSE CONNECTION SEWERS TO BE CONSTRUCTED ARE INDICATED BY SOLID LINES AND SHALL BE OF THE SAME MATERIAL AS THE EXISTING SEWER.
4. 1/16 (22.5 DEGREES) OR 1/8 (45 DEGREES) BENDS SHALL BE USED TO REPAIR OR CONSTRUCT ANY SEWER ON A CURVE OR AT ANY CHANGE IN ALIGNMENT. WHERE PHYSICAL OR GEOMETRIC LIMITATIONS PRECLUDE THE USE OF 1/6 (22.5 DEGREES) OR 1/8 (45 DEGREES) BENDS, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APROVAL HIS PROPOSED METHOD OF REPAIR OR CONSTRUCTION.
5. ALL HOUSE CONNECTION SEWERS TO BE CONSTRUCTED UNDER A PROPOSED CONDUIT SHALL BE ENCASED IN CONCRETE AS SHOWN HEREON. WHEN THE HOUSE CONNECTION SEWER SLOPE EXCEEDS 1:1 THE CONTRACTOR MAY, AT HIS OPTION, PLACE A CIRCULAR CROSS SECTION WITH MINIMUM COVER EQUAL TO DIMENSION "X" AS SHOWN ON SECTION A-A' HEREON IN LIEU OF A SQUARE CROSS SECTION OF CONCRETE. CONCRETE BEDDING AND ENCASEMENT SHALL BE CLASS 250C14 (450-C-2000) AND SHALL EXTEND TO THE FIRST PIPE JOINT AT LEAST 1 FT. BEYOND THE O.D. OF EACH SIDE OF THE PROPOSED CONDUIT.
6. FOR CASES R AND S, WHEN THE SLOPE OF THE PIPE EXCEEDS 1:1, THE CONTRACTOR MAY, AT HIS OPTION, CONSTRUCT A CHIMNEY CONFORMING TO STANDARD PLAN 220 ON THE NEW SEWER IN LIEU OF CONSTRUCTING THE ENCASEMENT SHOWN HEREON.
7. FOR CASES E AND F, SADDLES SHALL BE CONNECTED EITHER TO THE LENGTH OF PIPE CONTAINING THE EXISTING TEE OR WYE OR TO THE ADJACENT DOWNSTREAM PIPE LENGTH.
8. CONDUITS TO BE INSTALLED OVER OR WITHIN 1 INCH OF ANY CONCRETE ENCASEMENT OR STRUCTURE, WHETHER EXISTING OR TO BE PLACED IN CONFORMITY WITH THE REQUIREMENTS HEREIN SHALL BE INSTALLED ON A 1 INCH SAND CUSHION OR APPROVED EXPANSION JOINT MATERIAL. CONCRETE ENCASEMENT INSTALLED PURSUANT TO THIS STANDARD PLAN SHALL BE SEPARATED FROM EXISTING CONDUIT WITH 1 INCH THICK EXPANSION JOINT MATERIAL.
9. THOSE PORTIONS OF AN ABANDONED PIPE LOCATED BENEATH OR WITHIN 6 INCHES OF A RELOCATED HOUSE CONNECTION SEWER SHALL BE REMOVED. THE EXCAVATION SHALL BE REFILLED TO THE GRADE OF THE NEW PIPE INVERT WITH CLASS 60E70 (100-E-100) CONCRETE. THE CONTRACTOR MAY, AT HIS OPTION, SUBSTITUTE MECHANICALLY COMPACTED BACKFILL IN LIEU OF THE CLASS 60E70 (100-E-100) CONCRETE. THOSE PORTIONS OF ABANDONED PIPE NOT REMOVED SHALL BE SEALED. WHERE CAPS ARE USED, THEY SHALL BE SEALED BY FILLING THE SPACE ABOVE THE CAP WITH SAND AND 1 INCH THICK COATING OF TYPE "F" MORTAR.
10. SUPPORT WALLS SHALL CONFORM TO STANDARD PLAN 224.
11. WHEN INDICATED ON THE PROJECT PLANS OR THE SPECIAL SPECIFICATIONS, A CLEANOUT SHALL BE CONSTRUCTED IN CONJUNCTION WITH CASE E AS FOLLOWS:
    A. SUBSTITUTE A "Y" FOR THE 45 DEGREES BEND.
    B. PLACE A 45 DEGREES BEND ON THE UPPER END OF THE "Y".
    C. CAP TOP OF 45 DEGREES BEND WITH A CAP.
12. DIMENSION SHOWN ON THIS PLAN ARE FOR ENGLISH UNITS ONLY

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

**SEWER LATERAL REPAIR NOTES**

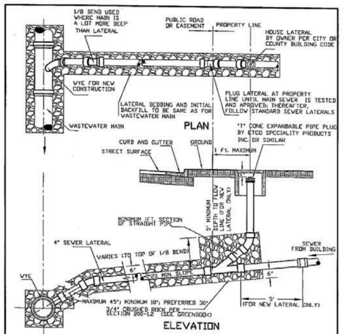
| SCALE NONE | DRAWN BY: J. PICADO | CHECKED BY: P. SEVCIK | APPROVED BY: DATE SEPT. 13, 2007 DISTRICT MANAGER AND ENGINEER | DRAWING 14C |
|---|---|---|---|---|




WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

**PIPE BEDDING, TRENCH BACKFILL & RESURFACING**

| SCALE NONE | DRAWN BY: J. PICADO | CHECKED BY: P. SEVCIK | APPROVED BY: DATE SEPT. 13, 2007 DISTRICT MANAGER AND ENGINEER | DRAWING 6 |
|---|---|---|---|---|

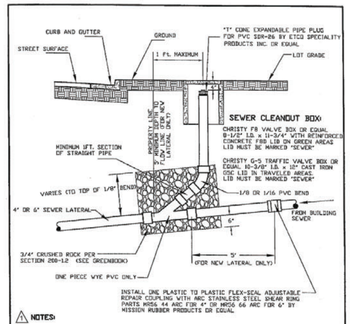



NOTES: 1. TO CONNECT FOUR INCHES LATERAL, INSTALL WYE OR SADDLE IN EXISTING WASTEWATER MAIN.
2. SERVICE LATERALS LARGER THAN SIX INCHES SHALL BE CONNECTED WITH A MANHOLE.
3. LOCATION OF ALL LATERALS SHALL BE SHOWN ON AS-BUILT DRAWINGS.

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

**SERVICE LATERAL TO MAIN SEWER**

| SCALE NONE | DRAWN BY: J. PICADO | CHECKED BY: P. SEVCIK | APPROVED BY: DATE SEPT. 13, 2007 DISTRICT MANAGER AND ENGINEER | DRAWING 15 |
|---|---|---|---|---|




NOTES:

ACCEPTABLE PLASTIC PIPE: PVC SDR 26

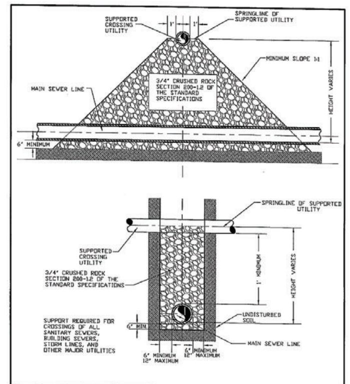
PVC PIPE

| Revision | By | Date |
|---|---|---|
| 1 | A.K. | 12/04/2015 |

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

**STANDARD SEWER LATERAL CLEANOUT**

| SCALE NONE | DRAWN BY: J. PICADO | CHECKED BY: P. SEVCIK | APPROVED BY: DATE SEPT. 13, 2007 DISTRICT MANAGER AND ENGINEER | DRAWING 3 |
|---|---|---|---|---|




WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

**SUPPORT FOR UTILITY CROSSINGS, WHERE REQUIRED**

| SCALE NONE | DRAWN BY: J. PICADO | CHECKED BY: P. SEVCIK | APPROVED BY: DATE SEPT. 13, 2007 DISTRICT MANAGER AND ENGINEER | DRAWING 7 |
|---|---|---|---|---|

## WEST VALLEY SANITATION DISTRICT, SANTA CLARA COUNTY

GENERAL NOTES

1. All material and methods of construction for sanitary sewers must conform to the Standard Specifications of West Valley Sanitation District. Inspection of sanitary sewer work will be carried out by said District located at 100 E. Sunnyoaks Avenue, Campbell, California. Notify District office 48 hours before requiring inspection. Telephone (408) 378-2407.

2. Unless otherwise indicated on the improvement plans, sewer pipe options are vitrified clay, and PVC SDR 26 (or better.)

3. 3/4" crushed aggregate (per Section 200-1.2) shall be used for pipe bedding as set forth in Section 306-1.2.1 of the Latest Edition of the "Greenbook" (Standard Specifications for Public Works Construction).

4. A building sewer shall be constructed for each residence, minimum slope 2%. The underground contractor shall install a clean-out for each building sewer.

5. Engineer shall submit a set of cut sheets in a form approved by the District at least one working day prior to the start of construction. Approved plan revisions requiring changes in grade or alignment will require submittal of revised cut sheets before construction.

6. Underground contractor shall be appropriately licensed and comply with District's insurance coverage and performance bond requirements.

7. Prior to construction, underground contractor to obtain excavation permit from ________________.

8. Contractor shall obtain inquiry identification number from USA (800) 227-2600.

9. West Valley Sanitation District, Ordinance Code Sec. 6.060, requires the installation of a back-flow protective device in the building plumbing system when the lowest plumbing fixture is less than one (1) foot above the surface elevation of the nearest upstream manhole, vertical riser or similar structure located in the District's sewer system capable of providing for overflow of sewage and relief of pressure developed by the sewage.

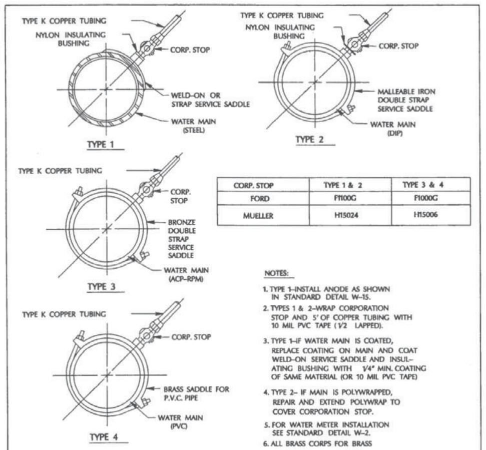
10. It is the Contractor's responsibility to "pothole" any utility crossings or other underground obstructions before proceeding with construction. The Contractor should coordinate with the Design Engineer to verify the elevation and alignment of any underground appurtenances. Failure to verify locations in advance may result in construction delays pending design revisions and re-submittals for approval.

11. Contractor shall exercise proper safety procedures when working in confined space in accordance with the latest CAL/OSHA provisions.

12. All sanitary sewer lines, including 4-inch building sewers, will be TV-inspected by WVSD.

13. To accommodate the TV-inspection of sewer lines 6" or larger, the contractor will air test, ball, mandrel (for plastic pipe), and flush the system. It will be the responsibility of the contractor to insure access to the manhole. In the event the TV-inspection crew arrives to find they are unable to conduct the TV-inspections because of buried manholes, equipment or materials in the way, etc., then the developer or contractor will be charged for the time spent by WVSD.

Approved As To Design Only, Based On Information Submitted Hereon.



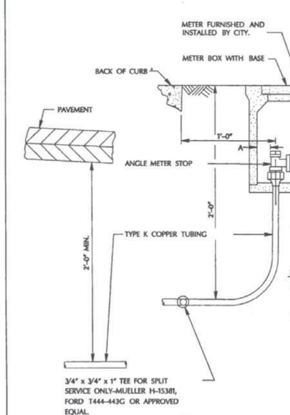

| CORP. STOP | TYPE 1 & 2 | TYPE 3 & 4 |
|---|---|---|
| FORD | F1100G | F1000G |
| MUELLER | H15024 | H15006 |

NOTES:

1. TYPE 1-INSTALL ANODE AS SHOWN IN STANDARD DETAIL W-15.
2. TYPES 1 & 2-WRAP CORPORATION STOP AND 5' OF COPPER TUBING WITH 10 MIL PVC TAPE (1/2 LAPPED).
3. TYPE 1-IF WATER MAIN IS COATED, REPLACE COATING ON MAIN AND COAT WELD-ON SERVICE SADDLE AND INSULATING BUSHING WITH 1/4" MIN. COATING OF SAME MATERIAL (OR 10 MIL PVC TAPE)
4. TYPE 2- IF MAIN IS POLYWRAPPED, REPAIR AND EXTEND POLYWRAP TO COVER CORPORATION STOP.
5. FOR WATER METER INSTALLATION SEE STANDARD DETAIL W-2.
6. ALL BRASS CORPS FOR BRASS SADDLES SHALL HAVE CC THREADS (SADDLES AND CORPS)

| SERVICE CONNECTION SCHEDULE | | | | | |
|---|---|---|---|---|---|
| SERVICE | WATER MAIN MATERIAL | | | | |
| SIZE | STEEL | D.I.P. | A.C.P. | R.P.M. | P.V.C. |
| 3/4" | TYPE 1 | TYPE 2 | TYPE 3 | TYPE 3 | TYPE 4 |
| 1" | " | " | " | " | " |
| 1- 1/2" | " | " | " | " | " |
| 2" | " | " | " | " | " |

| APPROVED BY | CONNECTION TYPES FOR 3/4" – 2" SERVICE TAPS | DRAWING NO. W-1 |
|---|---|---|
| DATE | DEPARTMENT OF PUBLIC WORKS | |

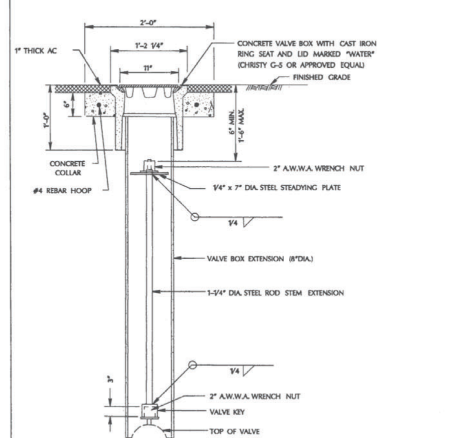



NOTES:

1. FOR CONNECTION TO MAIN SEE DETAIL W-1.
2. FOR 1 1/2" AND 2" SERVICES, INSULATE CUSTOMER SERVICE LINE AT BALL VALVE. FOR 1 1/2" SERVICE, INSTALL 2" x 1 1/2" BRASS REDUCER F x M AND 2" x 1 1/2" PLASTIC BUSHING. FOR 2" SERVICE, INSTALL 2 1/2" x 2" BRASS REDUCER FxM AND 2 1/2" x 2" PLASTIC BUSHING.

| METER SIZE | METER BOX | ANGLE METER STOP | | BALL VALVE | | CRITICAL DIMENSIONS | |
|---|---|---|---|---|---|---|---|
| | CHRISTY | FORD | MUELLER | FORD | MUELLER | A | B |
| 5/8" x 3/4" | B12, B125, B30SL | KV43-332WG | H-14258 | NOT REQUIRED | NOT REQUIRED | 1" MIN. | 2 3/4" |
| 1" | B12, B125, B30SL | KV43-342WG | H-14258 | NOT REQUIRED | NOT REQUIRED | 1 1/2" MIN. | 3" |
| 1 1/2" D | B44,B44E2, B44X4, B44SL | FV43-666WG | H-14277 | BF13-666 | B20283 | 1 1/2" MIN. | 3 1/4" |
| 2" D | B44,B44E2, B44X4, B44SL | FV43-777WG | H-14277 | BF11-777 | B20283 | 2" MIN. | 3 3/4" |
| 2" T | B44,B44E2, B44X4, B44SL | FV43-777WG | H-14277 | BF11-777 | B20283 | 2" MIN. | 2 3/4" |

| APPROVED BY | WATER METER SERVICES 3/4" –2" | DRAWING NO. W-2 |
|---|---|---|
| DATE 4-2-92 | DEPARTMENT OF PUBLIC WORKS | |




NOTES :

1. MILL TOP OF STEM EXTENSION TO ACCEPT A.W.W.A. WRENCH NUT AND PEEN TOP OF EXTENSION TO SECURE NUT.
2. STEM EXTENSION REQUIRED ONLY WHEN THE DEPTH TO TOP OF VALVE OPERATOR NUT IS GREATER THAN 3'-0".
3. VALVE BOX EXTENSION MAY BE 8" PVC CLASS150 PIPE MATERIAL.

| APPROVED BY | VALVE BOX INSTALLATION | DRAWING NO. W-3 |
|---|---|---|
| DATE | DEPARTMENT OF PUBLIC WORKS | |

04-04-19
REVISED 07-29-19
REVISED 04-06-20
REVISED 05-18-20

Drawn By: JLK

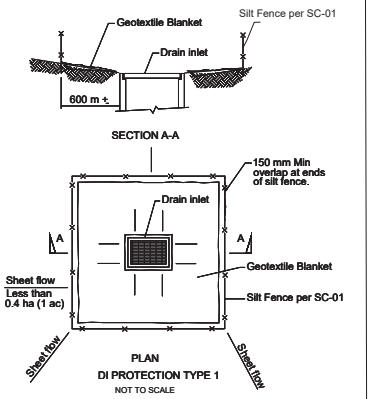
**JLK ASSOCIATES**
SURVEYORS / ENGINEERS
73 CEDAR LANE
SAN JOSE, CA. 95127
408-910-3230

CITY STANDARD NOTES & DETAILS
DRAINAGE & GRADING PLAN
1351 PEGGY AVE.
CITY OF CAMPBELL, CA

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

SCALE: AS NOTED

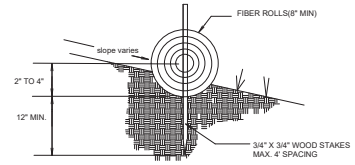
SHEET: C - 3




**NOTES:**

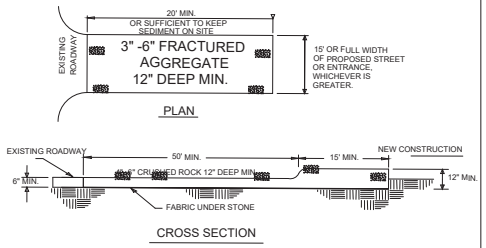
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

INLET PROTECTION DETAIL — 3 / C-4




WATTLE BARRIER DETAIL — 1 / C-4

NOT TO SCALE




TEMPORARY CONSTRUCTION ENTRANCE — 2 / C-4

NOT TO SCALE

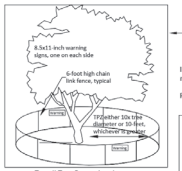
## TREE PROTECTION NOTES

1. City approved tree protection warning signs are required to be installed and maintained at all times until all construction activities are completed."
2. Required tree protection shall remain in place until all construction activities are completed. No changes to tree protection can be made until a revised tree protection plan is submitted and approved by the
3. Failure to install and maintain required tree

For written specifications associated with illustrations below, see Public Works Specifications Section 31. Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees)

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).

- Restricted activity area - see Tree Technical Manual Sec 2.15(E)
- Restricted trenching area - see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

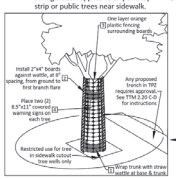



Type I Tree Protection: Layout configuration applies to all Regulated Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project.

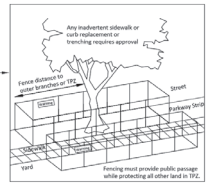
Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.

Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.




Type III Tree Protection: Layout for trunk protection applies to all Regulated Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.




Required protection shall be executed before demolition, excavation or site work occurs.

| Rev | By | Date |
|---|---|---|
| 0 | DWH | 12/14/92 |
| 1 | DD | 08/10/00 |
| 2 | JGH | 06/02/16 |
| 3 | RTN | 05/22/17 |

Scale: NTS

Tree Protection During Construction

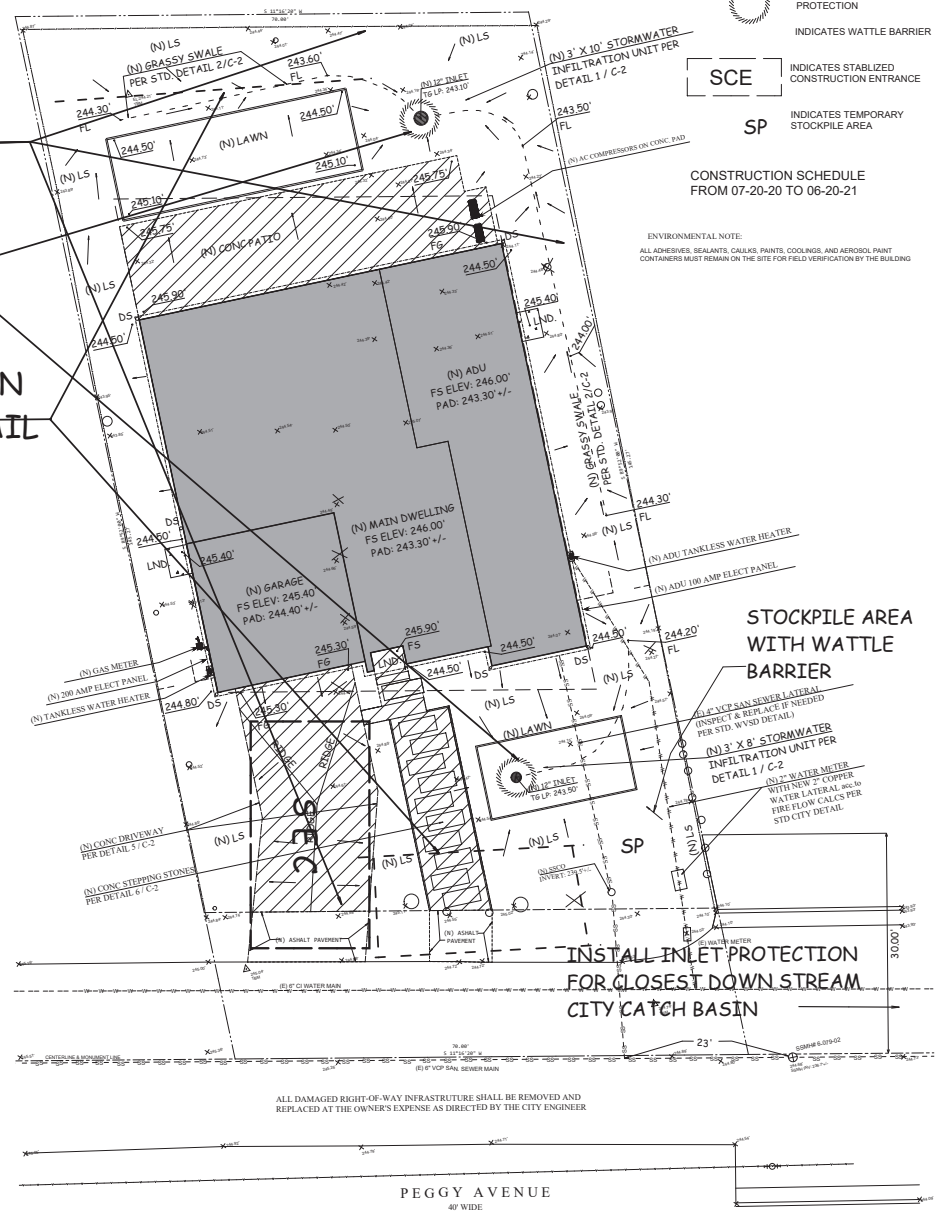
City of Palo Alto Standard

Approved by: D. DOCKTER
PE No. ISA WE: 351
Date 08/30/2017
Dwg No. 605

INSTALL WATTLE BARRIER

INSTALL INLET PROTECTION

INDICATES TREE PROTECTION FENCING PER CITY STD. DETAIL




STOCKPILE AREA WITH WATTLE BARRIER

INSTALL INLET PROTECTION FOR CLOSEST DOWN STREAM CITY CATCH BASIN

ALL DAMAGED RIGHT-OF-WAY INFRASTRUTURE SHALL BE REMOVED AND REPLACED AT THE OWNER'S EXPENSE AS DIRECTED BY THE CITY ENGINEER

EROSION CONTROL SYMBOLS

INDICATES INLET PROTECTION

INDICATES WATTLE BARRIER

SCE — INDICATES STABLIZED CONSTRUCTION ENTRANCE

SP — INDICATES TEMPORARY STOCKPILE AREA

CONSTRUCTION SCHEDULE FROM 07-20-20 TO 06-20-21

ENVIRONMENTAL NOTE:

ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COOLINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING

| No. | Revision | Date | By | Chkd |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |

04-06-20 REVISED 07-29-19 REVISED 04-09-20 REVISED 05-19-20

Drawn By: JLK


JLK ASSOCIATES
SURVEYORS / ENGINEERS
73 CEDAR LANE
SAN JOSE, CA. 95127
408-910-3230

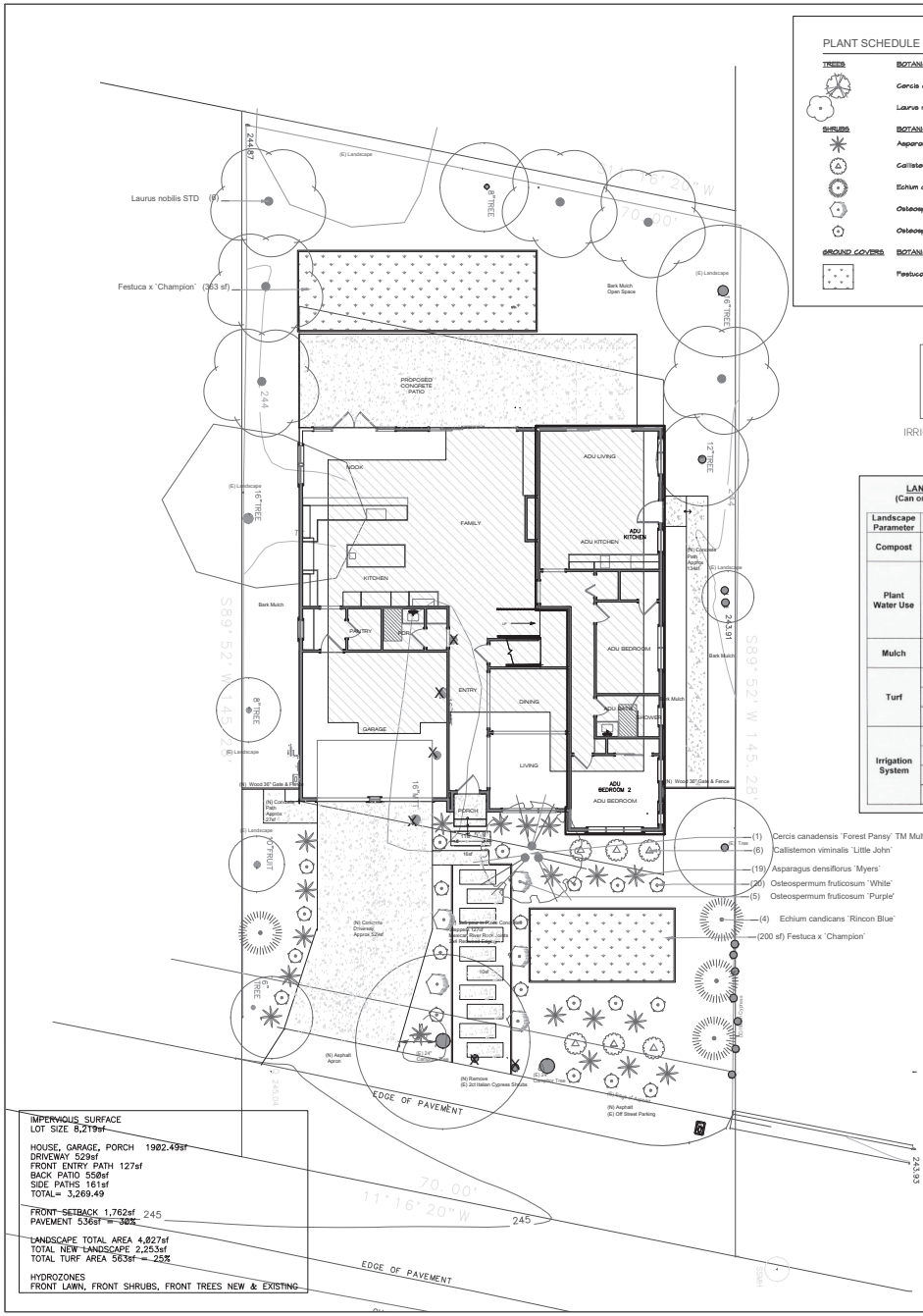

SEDIMENT EROSION CONTROL PLAN

1351 PEGGY AVE.
CITY OF CAMPBELL, CA

REGISTERED PROFESSIONAL ENGINEER ALI ABIANI NO C 57818 CIVIL STATE OF CALIFORNIA

SCALE: AS NOTED

SHEET: C - 4




IMPERVIOUS SURFACE
LOT SIZE 8,219sf

HOUSE, GARAGE, PORCH 1902.49sf
DRIVEWAY 529sf
FRONT ENTRY PATH 127sf
BACK PATIO 550sf
SIDE PATHS 161sf
TOTAL= 3,269.49

FRONT SETBACK 1,762sf
PAVEMENT 536sf = 30%

LANDSCAPE TOTAL AREA 4,827sf
TOTAL NEW LANDSCAPE 2,253sf
TOTAL TURF AREA 563sf = 25%

HYDROZONES
FRONT LAWN, FRONT SHRUBS, FRONT TREES NEW & EXISTING

## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | | QTY | |
|---|---|---|---|---|---|---|
| | Cercis canadensis 'Forest Pansy' TM Multi trunk | Forest Pansy Redbud | 15 gal. | | 1 | LW-0.3 |
| | Laurus nobilis STD | Sweet Bay | 15 gal | | 8 | LW-0.3 |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | | QTY | |
| | Asparagus densiflorus 'Myers' | Myers Asparagus | 5 gal. | | 19 | LW-0.3 |
| | Callistemon viminalis 'Little John' | Dwarf Bottlebrush | 5 gal | | 6 | LW-0.3 |
| | Echium candicans 'Rincon Blue' | Periwinkle Pride Of Madeira | 1 gal | | 4 | LW-0.3 |
| | Osteospermum fruticosum 'Purple' | African Daisy | 1 gal | | 5 | LW-0.3 |
| | Osteospermum fruticosum 'White' | African Daisy | 1 gal | | 20 | LW-0.3 |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | QTY | |
| | Festuca x 'Champion' | Champion Fescue blend | sod | | 565 sf | MW-0.2 |

- Prescriptive Compliance Pathway- Appendix D
  - Project Information Worksheet
  - Water Efficient Landscape Worksheet
  - Landscape Design Plan

IRRIGATION PLAN AND WATER BUDGET CALCULATION SHEET NOT REQUIRED WITH PRESCRIPTIVE ALLOWANCE

**LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST**
**(Can only be used when aggregate landscape areas are 2,500 square feet or less)**

| Landscape Parameter | Design Measures | Location on Plans |
|---|---|---|
| Compost | Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test). | All Planting Areas |
| Plant Water Use | Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.<br>Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water. | All New Planting Areas |
| Mulch | A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers. | All Planting Areas |
| Turf | Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. | Yes |
| | Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. | n/a |
| | Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff. | n/a |
| Irrigation System | Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. | Yes |
| | Irrigation controller programming data will not be lost due to an interruption in the primary power source. | Yes |
| | Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff. | n/a |
| | A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more. | n/a |

**CERTIFICATE OF COMPLETION OF THE LANDSCAPE DOCUMENTATION PACKAGE**

This certificate is filed out by the project applicant upon completion of the Landscape Documentation Package.

**PART 1. PROJECT INFORMATION SHEET**

| | | |
|---|---|---|
| Date | | |
| Project Name | | |
| Name of Project Applicant | Telephone No. | |
| | Fax No. | |
| Title | Email Address | |
| Company | Street Address | |
| City | State | Zip Code |

**Project Address and Location:**

| | | |
|---|---|---|
| Street address | Parcel, tract or lot number, if available. | |
| City | Latitude/Longitude (optional) | |
| State | Zip Code | |

**Project Landscape Information:**

| | |
|---|---|
| Total Landscaped Area (square feet) | Project Type (select all that apply)<br>☐ New<br>☐ Rehabilitated<br>☐ Public<br>☐ Private<br>☐ Cemetery<br>☐ Homeowner-installed |
| Water Supply Type<br>☐ Potable<br>☐ Recycled<br>☐ Well | |

**Property Owner or his/her designee:**

| | | |
|---|---|---|
| Name | Telephone No. | |
| | Fax No. | |
| Title | Email Address | |
| Company | Street Address | |
| City | State | Zip Code |

**Property Owner**

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature Date

## Plant Material shall comply with the following:

For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

## Mulch & Soil Preparation

1 Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of 6" into landscape area (unless contra-indicated by a soil test.).

2 A minimum of 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting ground covers, direct seeding applications where mulch is contra-indicated.
3 no turf present on this installation.

2 Prior to planting, compacted materials shall be transformed to a friable condition.

3 For soils less than 6% organic matter in the top 6" of soil, add organic compost to planting areas equal to a rate of minimum 4 cubic yards per 1,000sf of permeable area to a minimum depth of 6" into the soil.

4. A soils report is required.

## Tree Protection

The following general tree preservation measures apply to all trees to be retained: No storage of material, top soil, vehicles, or equipment shall be permitted within the tree enclosure area, The ground under and around the tree canopy area shall not be altered. Trees to retained shall be irrigated, aerated and maintained as necessary to ensure survival.

## Landscape & Irrigation Maintenance

1. Maintenance may include but not limited to the following: routine inspection, auditing, pressure testing, adjustment, and repair of the irrigation system; top dressing with compost, replenishing mulch, fertilizing, pruning, replanting of failed plants, weeding, pest control.

2. Failed plants shall be replaced with the same functionally equivalent plants that may be size-adjusted as appropriate for the stage of growth of the overall installation. Failing plants shall either be replaced or be revived through appropriate adjustments to water, nutrients, pest control or other factors recommended by landscape professional.

## IRRIGATION

1 Irrigation Controller with rain sensing shut off device either integral or auxiliary required. Controller to be outside of building. Exact location of the controller and weather sensor to be determined by the contractor.

2. Valve Boxes: Exact location of valves to be determined by the contractor based on site conditions and underground utilities. Valves shall have Pressure Reducer and Filter appropriate for Drip. A manual Shut Off Valve shall be installed with Valve Nest.

3. Irrigation for each hydro-zone shall have a separate valve as indicated. Root Well Bubblers recommended for each new tree.

4. Manual Shut Off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

5. All irrigation emission devices must meet the requirements set in the ANSI standard, ASBABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard."

6. No sprinklers will be installed at this site.

7. For areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff. Only drip irrigation will be installed on this site.

8. Irrigation shall be designed, maintained and managed to meet or exceed an average landscape efficiency of 70%.

9. Irrigation run times shall be scheduled between 8pm and 10am. Operation outside time window is allowed for auditing and system maintenance.

10 A diagram or list of the hydro-zones shall be kept with the irrigation controller for subsequent management purposes.

11. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, irrigation schedule and a schedule of landscape and irrigation maintenance.

12. An irrigation audit report shall be completed at the time of final inspection.

Static Water Pressure = 70psi
Provider: City of Campbell
Meter size 3/4"

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

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE APPENDIX D PRESCRIPTIVE REQUIREMENTS AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

I AGREE TO COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO.

(name) , HOMEOWNER

THESE PLANS ARE A SCHEMATIC ONLY AND ARE NOT CONSTRUCTION DOCUMENTS

| Revisions | Date | By |
|---|---|---|
| | | |
| | | |


KL DESIGNS LLC
Residential Landscape Planning
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Kimberly Leichner
Award Winning Landscape Designer
(408) 910-3198
Kim@KLDesigns.Biz

KL Designs LLC

San Jose, CA 95118
Phone: (408) 910-3198


# Landscape Plan

Residence
1351 Peggy Ave.
Campbell CA

N

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Date: 040720
Drawn By: KAL
Job No 1342

L- 01

## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| | Hunter MPBOOSR PROS-04-PRS40-CV Turf Rotator, 4.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body, AD.J=Orange and Gray ( arc 90-210), S60=Lime Green and Gray (arc 360) | 14 | 40 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Hunter PGV-ASV-S (Drip Assembly) 3/4" 3/4" and 1" Plastic Electric Remote Control Valve, with removable Anti-Siphon Cap, and Flow Control, for Residential Use. Inlet/Outlet: Slip x Slip. | 4 |
| | Hunter PGV-ASV-S (Sprinklers) 3/4" 3/4" and 1" Plastic Electric Remote Control Valve, with removable Anti-Siphon Cap, and Flow Control, for Residential Use. Inlet/Outlet: Slip x Slip. | 9 |
| Controller | Hunter PHC-1200 (12 stations) Hi-Fi enabled, full-functioning controller with touchscreen, 12-Station Fixed controller, 120 VAC, Outdoor model. | 1 |
| 1 | Hunter HFS-100 (Flow Sensor) Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp. | 1 |
| 2 | Hunter HFS-100 (Flow Sensor) Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp. | 1 |
| | Irrigation Lateral Line: PVC Schedule 40 | 1153.4 l.f. |

Valve Callout
Valve Number
Valve Flow
Valve Size

## IRRIGATION

1 Irrigation Controller with rain sensing shut off device either integral or auxiliary required. Controller to be outside of building. Exact location of the controller and weather sensor to be determined by the contractor.

2. Valve Boxes: Exact location of valves to be determined by the contractor based on site conditions and underground utilities. Valves shall have Pressure Reducer and Filter appropriate for Drip. A manual Shut Off Valve shall be installed with Valve Nest.

3. Irrigation for each hydro-zone shall have a separate valve as indicated. Root Well Bubblers recommended for each new tree.

4. Manual Shut Off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

5. All irrigation emission devices must meet the requirements set in the ANSI standard, ASBABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard."

6. No sprinklers will be installed at this site.

7. For areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff. Only drip irrigation will be installed on this site.

8. Irrigation shall be designed, maintained and managed to meet or exceed an average landscape efficiency of 70%.

9. Irrigation run times shall be scheduled between 8pm and 10am. Operation outside time window is allowed for auditing and system maintenance.

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11. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, irrigation schedule and a schedule of landscape and irrigation maintenance.

12. An irrigation audit report shall be completed at the time of final inspection.

Static Water Pressure = 70psi
Provider: City of Campbell
Meter size 3/4"

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

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE APPENDIX D PRESCRIPTIVE REQUIREMENTS AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

I AGREE TO COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO.

_____
(name) , HOMEOWNER


KL DESIGNS LLC
Residential Landscape Planning
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Kimberly Leichner
Award Winning Landscape Designer
(408) 910-3198
Kim@KLDesigns.Biz

KL Designs LLC
San Jose, CA 95118
Phone: (408) 910-3198


# Irrigation Plan

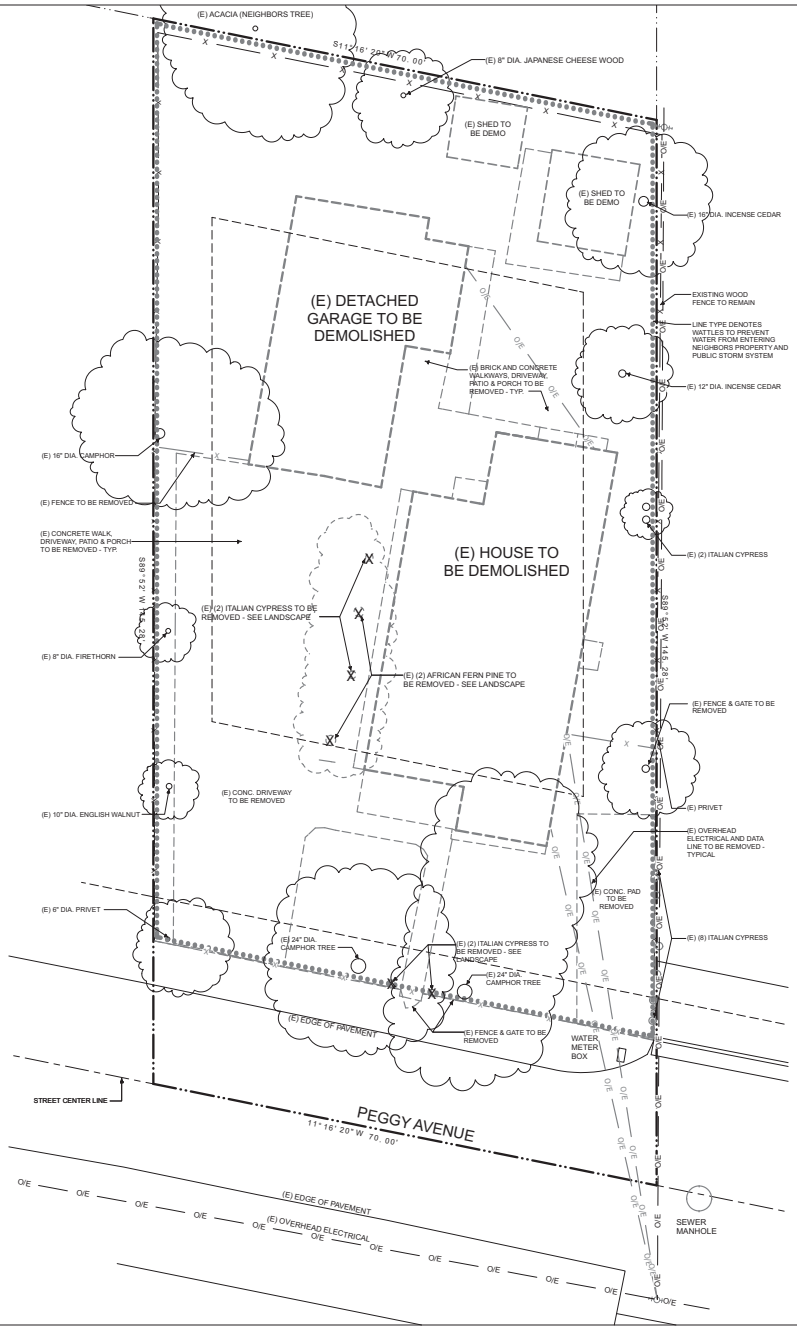
Residence
1351 Peggy Ave.
Campbell CA

N

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Date: 040720
Drawn By: KAL
Job No 1342

L- 02




## Demolition Site Plan

0 8 16 24 32

SCALE: 1/8 = 1'-0"

GENERAL NOTES:

1 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
2 SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 5'-0" AWAY FROM STRUCTURE FOR DRAINAGE.
3 ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
4 THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3).
5 ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CRC 1806.7.4).
6 EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302.1(2).

WASTE MANAGEMENT PLAN:

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.
OR
WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

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PEGGY RESIDENCE
NEW RESIDENCE
1351 PEGGY AVE.
CAMPBELL CALIFORNIA

Date: 4/8/20
Drawn By:
Revisions:

EXISTING/ DEMOLITION SITE PLAN

Project No: 2008

Sheet No: A-1.0

GENERAL NOTES:

1. VERIFY LOCATION OF ALL UTILITIES AT JOB SITE
2. FINISHED GROUND SURFACES SHALL BE GRADED 5% SLOPE AWAY BUILDING - HARD SURFACES SHALL BE SLOPED 1% AWAY FROM BUILDING
3. ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
4. THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3).
5. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CRC 1808.7.4).
6. EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302-1(1)
7. THIS PROJECT WILL REQUIRE THAT A SURVEYOR APPROVE THE FOUNDATION FORMS IN TERMS OF SETBACK ACCURACY AND FLOOR LEVEL HEIGHTS PRIOR TO PLACING CONCRETE. LANGUAGE FOR THE LETTER MUST BE AS WRITTEN AS PER CAMPBELL'S SURVEYOR HANDOUT AVAILABLE THROUGH THE BUILDING DEPARTMENT.

WASTE MANAGEMENT PLAN:

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

OR

WEST VALLEY COLLECTION AND RECYCLING (408) 283-6250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.


WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760



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PEGGY RESIDENCE
NEW RESIDENCE
1351 PEGGY AVE.
CAMPBELL CALIFORNIA

Date: 4/8/20
Drawn By:
Revisions:

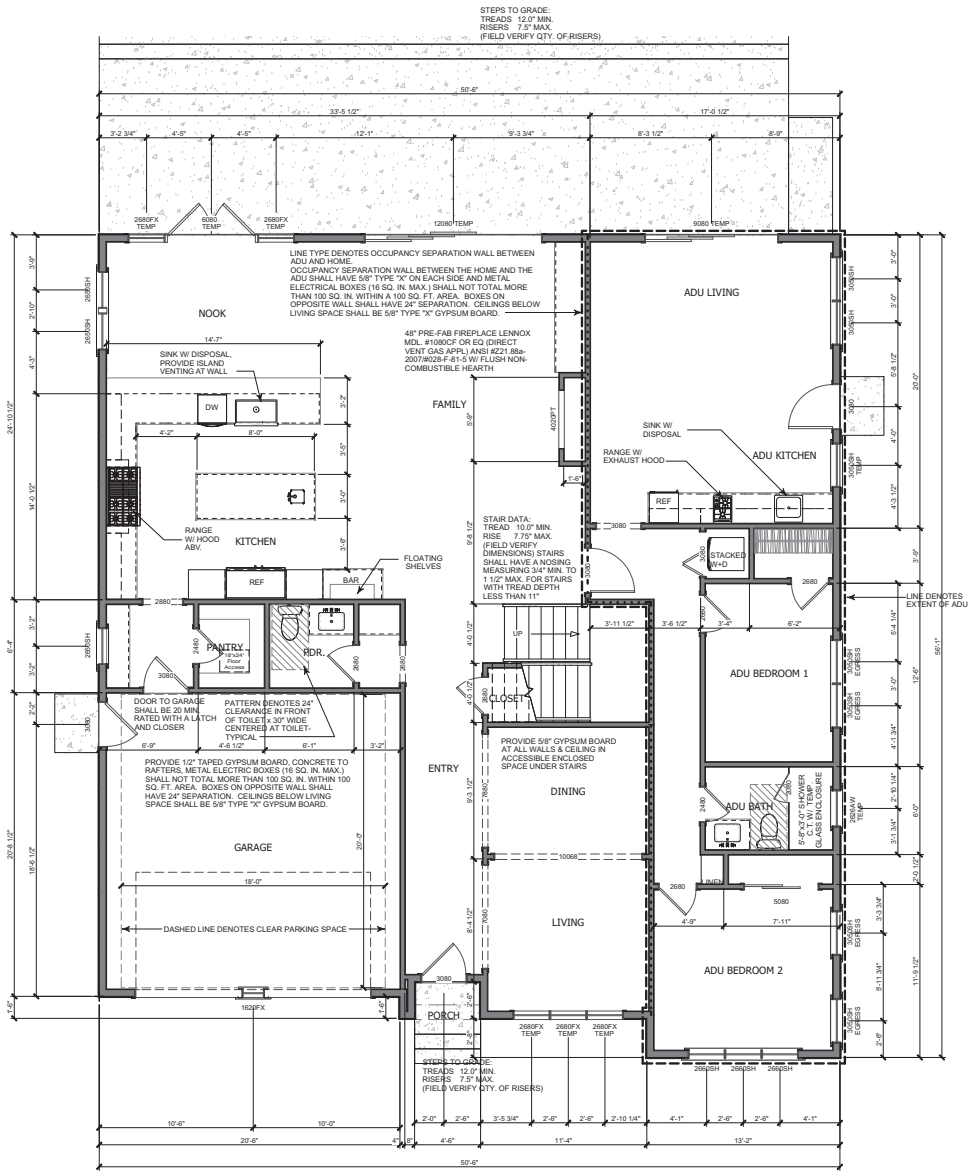
SITE PLAN

Project No: 2008

Sheet No: A-1.1

GENERAL NOTES:

1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
2. ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 13/4" THICK
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFTEY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH SILL & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
8. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/ FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
9. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
10. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
11. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
12. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
13. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
14. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
15. PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
16. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA.ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
17. LANDINGS NO MORE THAN 7.75" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 11/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0 DEEP MIN.
18. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O
19. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
20. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CEnC SECTION 117).
21. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(j)2 CEnC).
22. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2016 CALIFORNIA PLUMBING CODE.




## First Level Floor Plan

SCALE: 1/4 = 1'-0"

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

PEGGY RESIDENCE
NEW RESIDENCE
1351 PEGGY AVE.
CAMPBELL CALIFORNIA

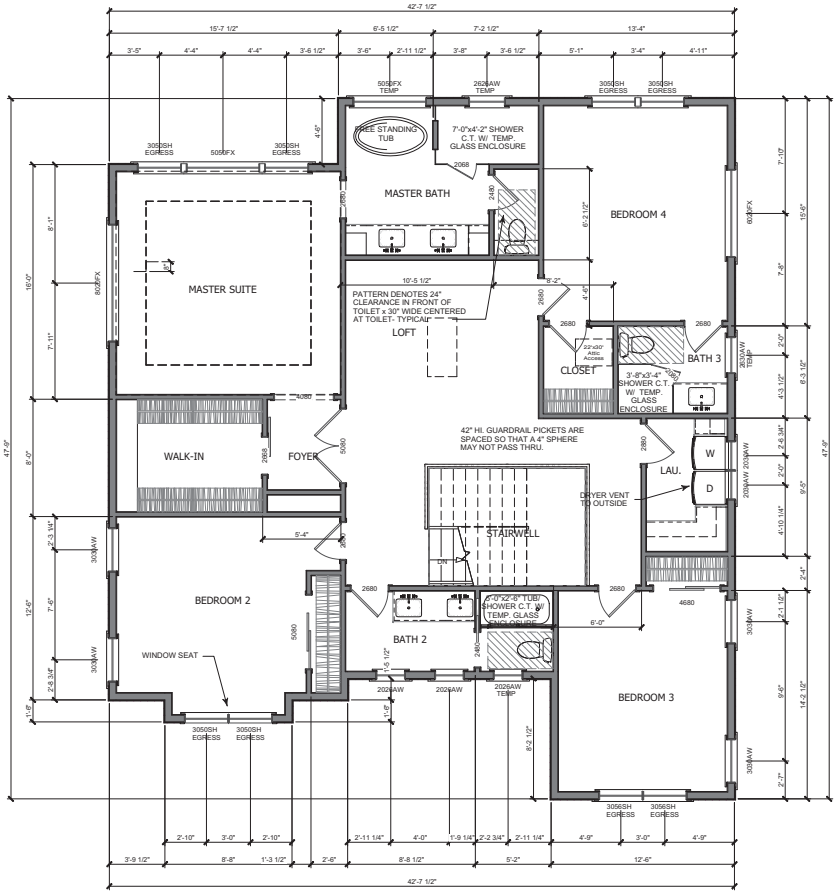
Date: 4/8/20
Drawn By:
Revisions:

FIRST LEVEL FLOOR PLAN

Project No: 2008
Sheet No: A-2

GENERAL NOTES:

1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
2. ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 1 3/4" THICK
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFTEY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH SILL & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
8. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/ FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
9. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
10. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
11. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
12. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
13. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
14. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
15. PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
16. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA.ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
17. LANDINGS NO MORE THAN 7.75" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 11/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0 DEEP MIN.
18. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O
19. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
20. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CEnC SECTION 117).
21. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(j)(2) CEnC).
22. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2016 CALIFORNIA PLUMBING CODE.




## Second Level Floor Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

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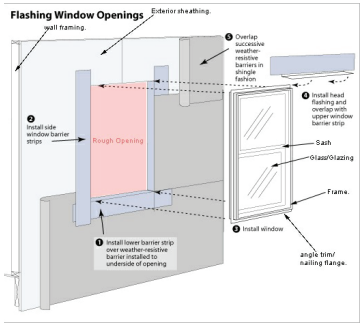
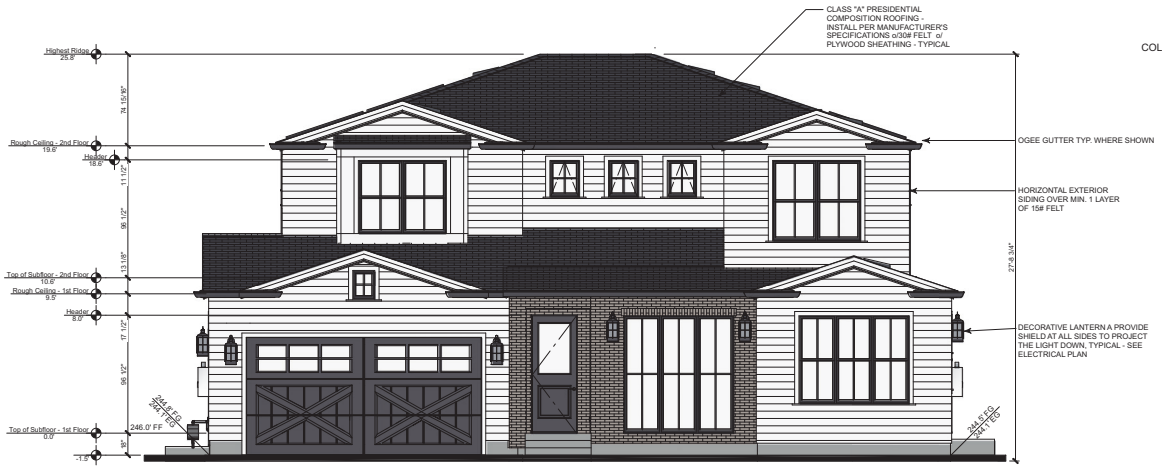
SECOND LEVEL FLOOR PLAN

Project No: 2008

Sheet No: A-3




ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:
EXTERIOR WINDOWS AND DOORS.
AT THE INTERSECTION OF CHIMNEY'S OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION.AT WALL AND ROOF INTERSECTIONS.
AT BUILT-IN GUTTERS.




Exterior Elevation Front

0 4 8 12 16

SCALE: 1/4 = 1'-0"

26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS-TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)

PRESIDENTIAL ROOFING
COLOR: CERTAINTEED-CHARCOAL BLACK

STUCCO SIDING
COLOR: BENJAMIN MOORE - GRAYTINT

HORIZONTAL SIDING
COLOR: BENJAMIN MOORE - SNOW WHITE

HALF ROUND GUTTER
COLOR: BENJAMIN MOORE - CITY SHADOW

WOOD WINDOW TRIM

COLOR: BENJAMIN MOORE-WHITE
WINDOW FRAME: BLACK

DECORATIVE LANTERN
COLOR: BLACK

Right Elevation

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EXTERIOR ELEVATIONS

Project No: 2008

Sheet No: A-4

Rear Elevation

26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)

0 4 8 12 16

SCALE: 1/4 = 1'-0"

Left Elevation

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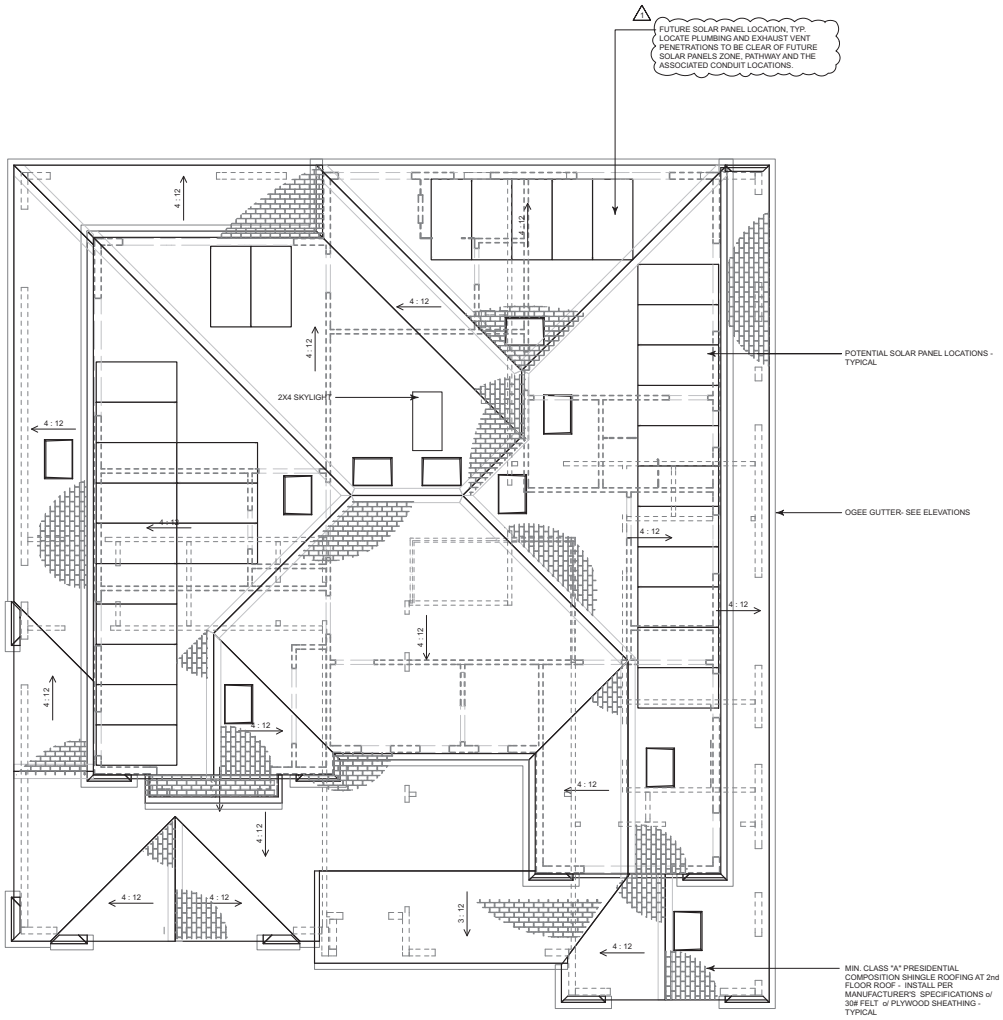
EXTERIOR ELEVATIONS

Project No:
2008

Sheet No:
A-5




ATTIC VENTILATION:

ENTRY LEVEL ROOF:
482 S.F. OF ATTIC SPACE / 300 = 1.6 S.F.
1.6 S.F. x 144 SQ. INCHES = 230 SQ. INCHES REQ'D
115 SQ. INCHES REQ'D / 72 SQ. INCHES = 2 - 32"x24" O'HAGIN FLAT ROOF VENTS.
PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK) 115 SQ. INCHES REQ'D / 9 SQ. INCHES=13 FREEZE BLOCKS REQUIRED. PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.
UPPER LEVEL ROOF:
2,236 S.F. OF ATTIC SPACE / 300 = 7.4 S.F.
7.4 S.F. x 144 SQ. INCHES = 1,065 SQ. INCHES REQ'D
533 SQ. INCHES REQ'D / 72 SQ. INCHES = 8 - 32"x24" O'HAGIN FLAT ROOF VENTS.
PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK) 533 SQ. INCHES REQ'D / 9 SQ. INCHES = 60 FREEZE BLOCKS REQUIRED.

NOTE:
AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.R.C.

FOUNDATION VENTILATION:
8"X16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS. WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS
2,088 S.F. / 150 S.F. = 14 S.F.
8"X16" = .72 S.F.
14 S.F. / .72 = 20 VENTS MIN. REQ'D

ROOF PLAN NOTES:

ROOF SLOPE IS TO BE 4 1/2:12.
ARROWS INDICATE DIRECTION OF ROOF SLOPE.
OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.)
PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
INSTALL "OGEE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.
ALL MATERIALS BELOW BFE SHALL BE RESISTANT TO FLOOD DAMAGE.

## Roof Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

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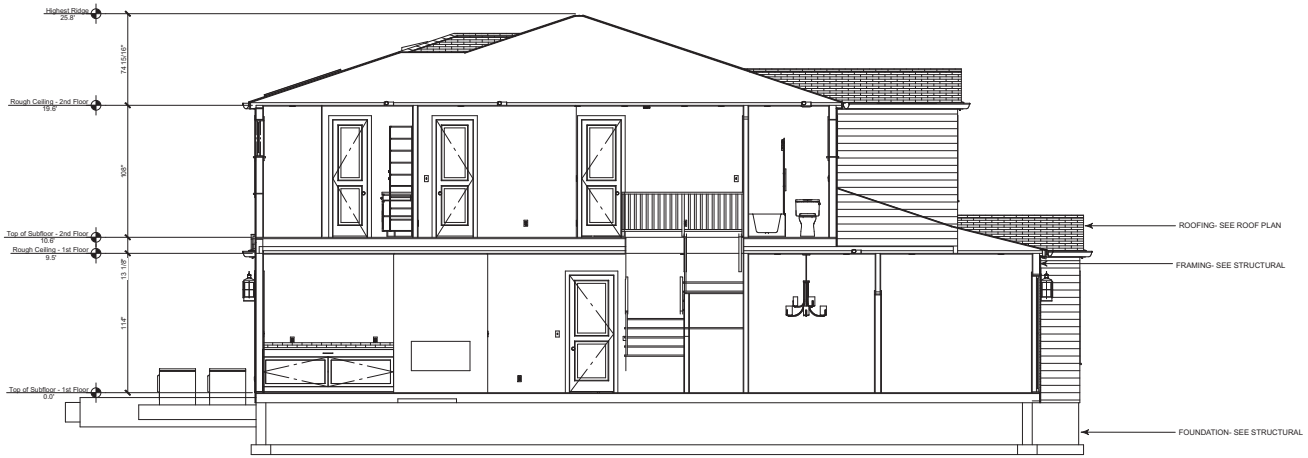
ROOF PLAN

Project No: 2008
Sheet No: A-6

INSULATION REQUIREMENTS:

| | |
|---|---|
| WALL INSULATION: | R-21 |
| FLOOR INSULATION: | R-19 |
| ATTIC INSULATION: | R-38 |

PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF PER TITLE-24

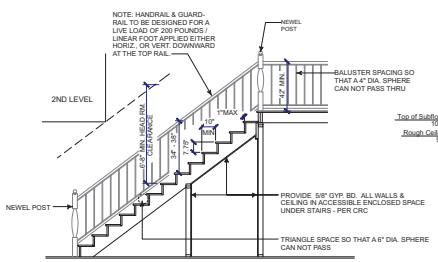



## Section A

0 4 8 12 16

SCALE: 1/4 = 1'-0"

STAIRS TO BE MIN. 36" CLR. WIDTH AT ALL POINTS ABV. THE PERMITTED HANDRAIL HEIGHT, WITH HANDRAILS PROJECTING A MAX. OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY (NOT LESS THAN 31 1/2" MIN. WIDTH WHERE HANDRAIL INSTALLED ON ONE SIDE AND 27" MIN. WIDTH WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES OF THE STAIRWAY). PER CRC 311.7.1




NOTE:
- HANDRAILS/GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP TYPICAL.
- THE STAIRWAY TO BE MIN. 36" CLR. WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT.

## TYPICAL STAIR

## Section B

GENERAL NOTES:

1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC
2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL
2.b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. =
2.c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
2.d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
2.e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.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SECTIONS

Project No: 2008

Sheet No: A-7

ELECTRICAL GENERAL NOTES:

1. PROVIDE AT LEAST (1)-20 AMP BRANCH CIRCUIT FOR BATHROOM & LAUNDRY ROOM OUTLETS WITH NO ADDITIONAL LIGHTS, OUTLETS, FANS, ETC. CONNECTED PER CEC.
2. PROVIDE (2) OR MORE 20-AMP BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN AREAS PER CEC 220-4(B) & 210-52(B).
3. ARC FAULT (AFCI) ARE REQUIRED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC. ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) ARE REQUIRED AT BATH ROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/ GFCI ARE REQUIRED IN KITCHENS, AND LAUNDRY AREAS. 2019 CEC 210.8 & 210.12
4. ALL RECESSED LED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL.
5. PROVIDE GFI PROTECTION FOR ALL WEATHERPROOF RECEPTACLE OUTLETS PER CEC 210.52.
6. ALL MULTIWIRE BRANCH CIRCUITS, (DISHWASHER & GARBAGE DISPOSAL CIRCUITS) WILL DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. 2019 CEC 210.4
7. PROVIDE A DEDICATED CIRCUIT FOR THE FURNACE. 2019 CEC 422.12.
8. BRANCH CIRCUITS FOR LIGHTING & APPLIANCES, INCLUDING MOTOR-OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH 2019 CEC ARTICLE 220.10 IN ADDITION, BRANCH CIRCUITS SHALL BE PROVIDED FOR SPECIFIC LOADS NOT COVERED BY 220.10 WHERE REQUIRED ELSEWHERE IN THIS CODE & FOR DWELLING UNIT LOADS AS SPECIFIED FOR 2019 CEC ARTICLE 210.11. (C) BRANCH CIRCUITS REQUIRED.
9. THE NUMBER OF BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD & THE SIZE OF RATING OF THE CIRCUITS USED. IN ALL INSTALLATIONS, THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAX. SPECIFIED BY 2019 CEC ARTICLE 220.18 NUMBER OF BRANCH CIRCUITS.
10. PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION - WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED) CEC 210.11(C)(3) AND 210.52.
11. ELECTRICAL, LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL & MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER FOR FINAL APPROVAL AND/OR REVISIONS.
12. SEE OWNER FOR LOW VOLTAGE SWITCHING.
13. VERIFY PHONE & T.V. JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL
14. ALL ELECTRICAL FIXTURES & APPLIANCES MAKE AND MODELS PER OWNERS SPECIFICATIONS.
15. RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH CEC
16. LIGHTS IN CLOSETS MUST HAVE AN ENCLOSED BULB TYPICAL
17. LIGHTS OVER SHOWER AND TUBS MUST BE LABELED "SUITABLE FOR DAMP LOCATIONS" PER CEC
18. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ALL SMOKE DETECTORS TO BE 110V INTERCONNECTED AND BE WIRED TO THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACK-UP (TYPICAL). SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE PER CBC. APPROVED COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING BASEMENTS IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND ALARMS SHALL BE INTERCONNECTED.
19. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM TWO (2) FOR SMALL KITCHEN APPLIANCES PER CEC
20. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM ONE (1) FOR LAUNDRY APPLIANCES PER CEC
21. ALL LED FIXTURES IN CEILINGS THAT ARE REQUIRED TO BE INSULATED MUST BE I.C. TYPE FIXTURES.
22. ALL NEWLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY COMPLIANT TO TABLE 150.0A CEC. SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURE MUST CONTAIN JA8 COMPLAINT LAMPS. JA8 COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
23. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTS. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING. AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM/AREA(S) MUST BE CONTROLLED BY A VACANCY SENSOR. NEW OUTDOOR LIGHTING MUST BE HIGH-EFFICACY AND INCLUDE A MANUAL ON/OFF SWITCH AS WELL AS ONE OF THE FOLLOWING: PHOTOCONTROL AND MOTION SENSOR PER ENERGY 110.9.
24. EXTERIOR LIGHTS SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9.
25. AT LEAST ONE FIXTURE IN EACH GARAGE, LAUNDRY ROOM, UTILITY ROOM, BATHROOM ARE TO BE CONTROLLED BY A VACANCY SENSOR.
26. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING.

PLUMBING GENERAL NOTES:

MUNICIPAL COD ORDINANCE 2260 SECTION 18.18.20 PROHIBITS THE USE OF GAS WATER HEATERS AND GAS WARM AIR FURNACES ON NEW HOMES. GAS MAY BE USED FOR OTHER APPLIANCES THAT INCLUDE FIREPLACES, POOL HEATERS, DRYERS ETC.

1. PROVIDE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERETO. AN APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING 2019 CMC 1312.3
2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2019 CPC 609.10
3. IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE ( i.e. ABOVE WINDOWS OR DOORS). CMC 310.2
4. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
5. PROVIDE DBL. SEISMIC STRAPPING AT ALL WATER HEATERS
6. PLUMBING CONTRACTOR SHALL PROVIDE T& P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C
7. IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC
8. NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR , OR CRAWL HOLE PER CPC
9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE. GAS PIPE SIZING TO BE PER TABLE 12-8 2019 CPC 1217. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.
10. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)
11. EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A UV RESISTANT TAPE (150 CEC).
12. DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURE'S INSTALLATION GUIDELINES ALLOW.
13. ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.
14. ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.

| FIXTURE | IF THE WATER USAGE EXCEEDS | IT MUST BE REPLACED WITH |
|---|---|---|
| WATER CLOSET | 1.6 GAL./ FLUSH | 1.28 GAL./ FLUSH |
| SHOWER HEAD | 2.5 GAL./ MINUTE | 1.8 GAL./ MINUTE |
| LAVATORY FAUCET | 2.2 GAL./ MINUTE | 1.2 GAL./ MINUTE |
| KITCHEN FAUCET | 2.2 GAL./ MINUTE | 1.8 GAL./ MINUTE |

15. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
16. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
17. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
18. THE FIRST 5'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(j)(2) CEnC).

MDU FLOOR PLAN

ASHRAE Standard 62.2 Equation 4.1(a)

The whole-building exhaust shall provide a minimum ventilation rate according to Equation 4 1(a) below:

= 0.01A +7.5 (N+1)

Where:

$Q_{fan}$ = fan flow rate

$A_{br}$ = conditioned floor area. ft

$N_{br}$ = number of bedrooms; not to be less than one

Q = 0.01 (3299 ft) +7.5 (4.1)

Q = 33+ 7.5(5)

Q = 33 + 37.5

Q = 70.5 cfm

WHOLE-BUILDING VENTILATION RATE SUMMARY

CONTINUOUS FAN FLOW (cfm) = 70.5

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR THE SELECTION OF THE WHOLE BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

LOCAL VENTILATION RATE SUMMARY

BATHROOM FAN FLOW (cfm) = 50 (# of Bathrooms=4)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM THE TABLE 7.1

DUCT SIZE = 4'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

LOCAL VENTILATION RATE SUMMARY

KITCHEN FAN FLOW (cfm) = 100 (# of Kitchens = 1)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 35'

ADU FLOOR PLAN

ASHRAE Standard 62.2 Equation 4.1(a)

The whole-building exhaust shall provide a minimum ventilation rate according to Equation 4 1(a) below:

= 0.01A +7.5 (N+1)

Where:

$Q_{fan}$ = fan flow rate

$A_{br}$ = conditioned floor area. ft

$N_{br}$ = number of bedrooms; not to be less than one

Q = 0.01 (848 ft) +7.5 (2.1)

Q = 8.48+ 7.5(3)

Q = 8.48 + 22.5

Q = 30.98 cfm

WHOLE-BUILDING VENTILATION RATE SUMMARY

CONTINUOUS FAN FLOW (cfm) = 31.0

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR THE SELECTION OF THE WHOLE BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

LOCAL VENTILATION RATE SUMMARY

BATHROOM FAN FLOW (cfm) = 50 (# of Bathrooms=1)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM THE TABLE 7.1

DUCT SIZE = 4'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

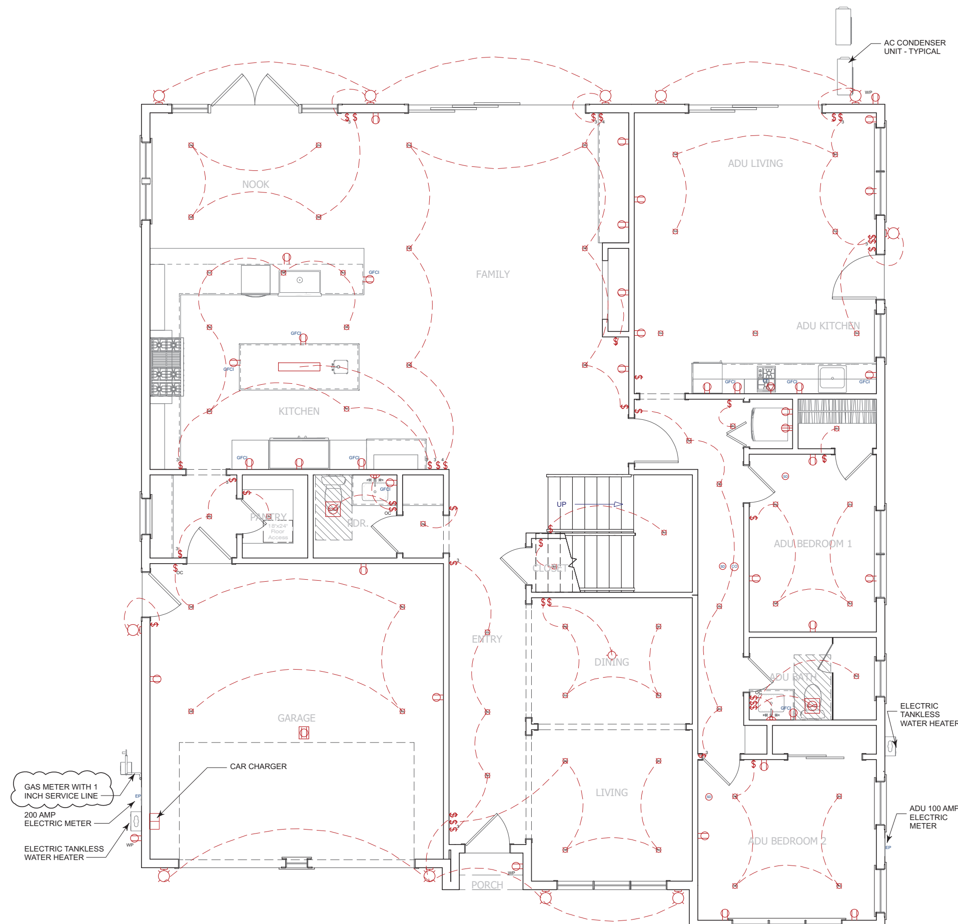
LOCAL VENTILATION RATE SUMMARY

KITCHEN FAN FLOW (cfm) = 100 (# of Kitchens = 1)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5'

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 35'




## ELECTRICAL - DATA - AUDIO LEGEND

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---|---|---|---|
| | Ceiling Fan | DM $ T $ | Switches: Dimmer, Timer |
| | | AV Control A $ | Audio Video: Control Panel, Switch |
| | Ventilation Fans: Ceiling Mounted, Wall Mounted | C5 SP SP | Speakers: Ceiling Mounted, Wall Mounted |
| R | Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage | C5/TV TV | Wall Jacks: CAT5, CAT5 + TV, TV/Cable |
| | Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce | | Telephone Jack |
| | Chandelier Light Fixture | CO CO | Carbon Monoxide Alarm: Ceiling Mounted, Wall Mounted |
| | LED Light Fixture | | Gas |
| | 240V Receptacle | | Door Chime, Door Bell Button |
| WP GFCI | 110V Receptacles: Duplex, Weather Proof, GFCI | SD SD | Smoke Alarm: Ceiling Mounted, Wall Mounted |
| $ WP $ 3 $ 4 $ | Switches: Single Pole, Weather Proof, 3-Way, 4-Way | EP | Electrical Breaker Panel |

## First Level MEP Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

THIS PLAN IS A CONCEPTUAL DESIGN. THE CONTRACTOR SHALL CONFIRM THE DESIGN IS TO MEET THE MINIMUM REQUIREMENTS. CONTRACTOR SHALL MAKE ANY REQUIRED DESIGN CHANGES TO MEET THE MINIMUM REQUIREMENTS

WARREN DESIGN
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PEGGY RESIDENCE
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1351 PEGGY AVE.
CAMPBELL CALIFORNIA

Date:4/8/20

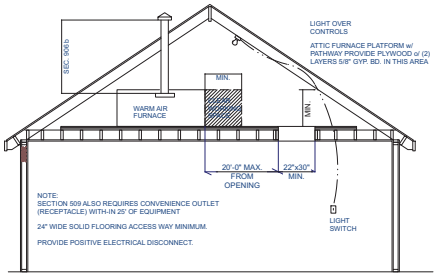
Drawn By:

Revisions:

FIRST LEVEL MEP PLAN

Project No: 2008

Sheet No: E-1

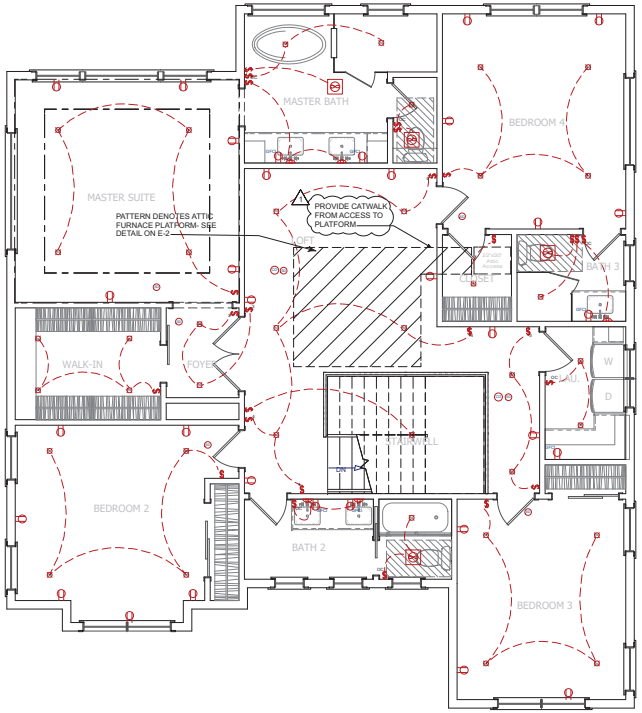



RELATED CODE SECTIONS: 509, 708

CENTRAL WARM-AIR FURNACES INSTALLED IN AN ATTIC MUST BE ACCESSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE BY THE OWNER/OCCUPANT AND FOR SERVICES AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CHECKING BELT TENSION, AND RELIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHT, AN ELECTRICAL OUTLET, SAFE ACCESS WAY AND SUFFICIENT WORKING SPACE-ON THE CONTROL SIDE ALL ENCOURAGE AND FACILITATE MAINTENANCE AND ALSO ENABLE RAPID EGRESS IN AN EMERGENCY.

## ATTIC FURNACE PLATFORM

SCALE: N.T.S.




## Second Level Electrical Plan

0 4 8 12 16

SCALE: 1/4 = 1'-0"

| ELECTRICAL - DATA - AUDIO LEGEND | | | |
|---|---|---|---|
| SYMBOL | DESCRIPTION | | |
| | Ceiling Fan | DM $ T $ | Switches: Dimmer, Timer |
| | | AV Control | Audio Video: Control Panel, Switch |
| | Ventilation Fans: Ceiling Mounted, Wall Mounted | CS SP SP | Speakers: Ceiling Mounted, Wall Mounted |
| | Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage | CS/TV TV | Wall Jacks: CAT5, CAT5 + TV, TV/Cable |
| | Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce | | Telephone Jack |
| | Chandelier Light Fixture | CO | Carbon Monoxide Alarm: Ceiling Mounted, Wall Mounted |
| | Fluorescent Light Fixture | | Gas |
| | 240V Receptacle | | Door Chime, Door Bell Button |
| WP GFCI | 110V Receptacles: Duplex, Weather Proof, GFCI | SD | Smoke Alarm: Ceiling Mounted, Wall Mounted |
| $ WP $ 3 $ 4 $ | Switches: Single Pole, Weather Proof, 3-Way, 4-Way | EP | Electrical Breaker Panel |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CAMPBELL CALIFORNIA

Date: 4/8/20

Drawn By:

Revisions:

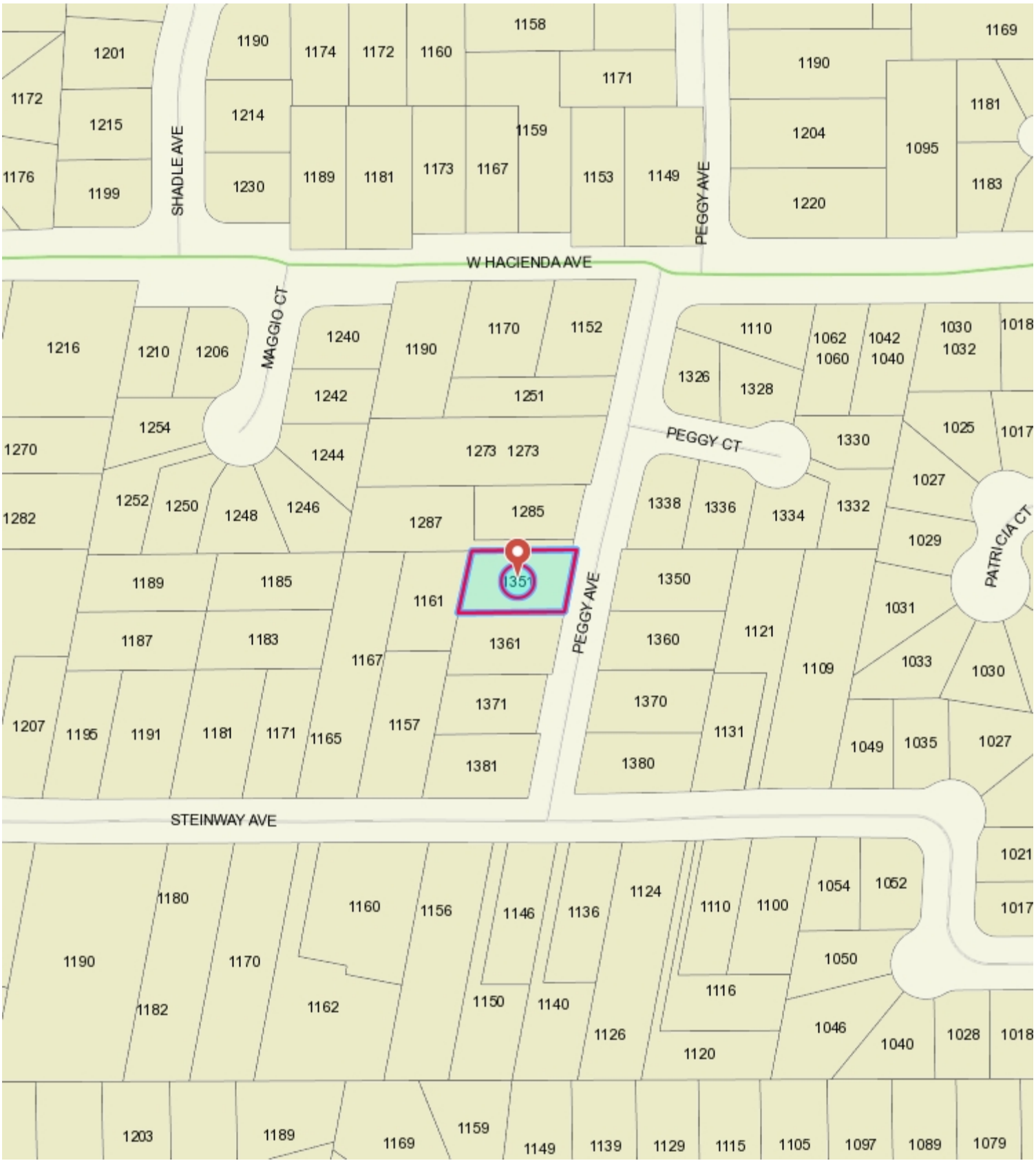
SECOND LEVEL ELECTRICAL PLAN

Project No: 2008

Sheet No: E-2

Attachment No. 2

# 1351 Peggy Ave

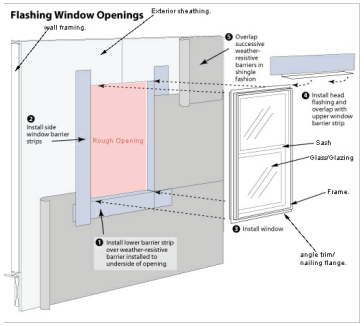



376 0 188 376 Feet

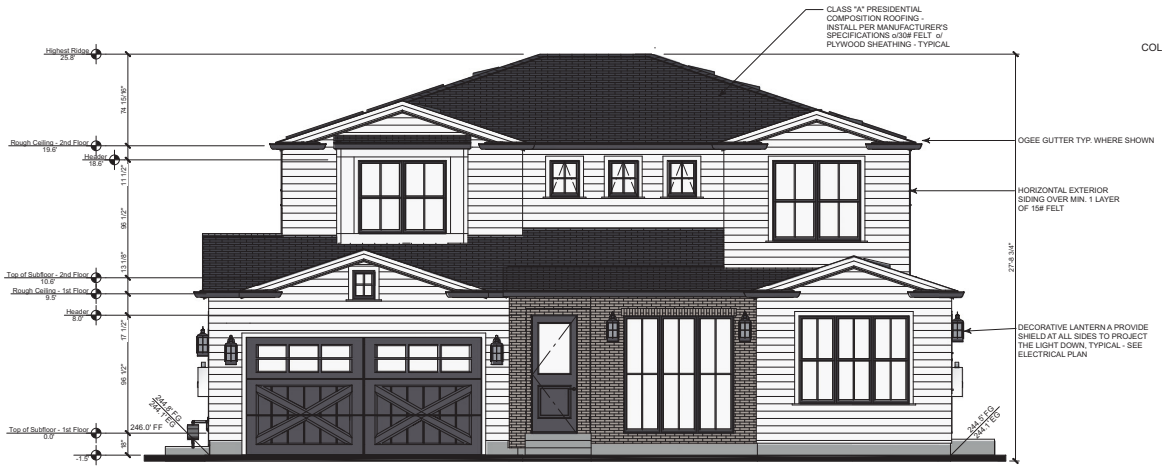
WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 2,257

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.




ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:
EXTERIOR WINDOWS AND DOORS.
AT THE INTERSECTION OF CHIMNEY'S OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION.AT WALL AND ROOF INTERSECTIONS.
AT BUILT-IN GUTTERS.




Exterior Elevation Front

SCALE: 1/4 = 1'-0"

26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS-TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)

PRESIDENTIAL ROOFING
COLOR: CERTAINTEED-CHARCOAL BLACK

STUCCO SIDING
COLOR: BENJAMIN MOORE - GRAYTINT

HORIZONTAL SIDING
COLOR: BENJAMIN MOORE - SNOW WHITE

HALF ROUND GUTTER
COLOR: BENJAMIN MOORE - CITY SHADOW

WOOD WINDOW TRIM

COLOR: BENJAMIN MOORE-WHITE
WINDOW FRAME: BLACK

DECORATIVE LANTERN
COLOR: BLACK

Right Elevation

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PEGGY RESIDENCE
NEW RESIDENCE
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CAMPBELL CALIFORNIA

Date:4/8/20
Drawn By:
Revisions:

EXTERIOR ELEVATIONS

Project No: 2008

Sheet No: A-4