



**CITY OF CAMPBELL**  
Community Development Department

November 12, 2019

**NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

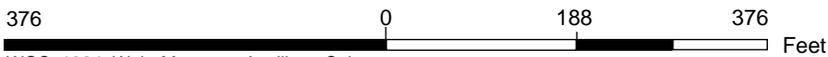
**File No.:** PLN2019-107  
**Applicant:** Darryl Moore  
**Project Address:** 1710 Silacci Dr  
**Property Owner:** Darryl Moore  
**Zoning District:** R-1-6 (Single Family Residential)  
**General Plan:** Low Density Residential (San Tomas Area Neighborhood Plan)  
**Neighborhood Association(s):** San Tomas Area Community Coalition  
**Project Description:** Approx. 285 sf rear addition to existing single-story home

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on November 12, 2019 and ends on November 22, 2019. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 22, 2019**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Naz Pouya Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email [NazH@campbellca.gov](mailto:NazH@campbellca.gov).



# 1710 Silacci Dr



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.

**PROJECT INFORMATION**

ADDRESS: 1710 SILACCI DRIVE  
CAMPBELL, CA 95008  
TELEPHONE: (408) 709-864  
OWNER: DARRYL MOORE  
OCCUPANCY GROUP (S): R-3U  
TYPE OF CONSTRUCTION: V-B, NO SPRINKLER  
CODEL:  
CALIFORNIA FIRE CODE 2016 EDITION  
CALIFORNIA BUILDING CODE 2016 EDITION  
CALIFORNIA ELECTRICAL CODE 2016 EDITION  
CALIFORNIA MECHANICAL CODE 2016 EDITION  
CALIFORNIA PLUMBING CODE 2016 EDITION  
CALIFORNIA GREEN BUILDING CODE 2016 EDITION  
CALIFORNIA RESIDENTIAL CODE 2016 EDITION  
BUILDING ENERGY EFFICIENCY STANDARD 2016 EDITION

**PROJECT DATA**

LOT SIZE = 6,395 SQ. FT.  
EXISTING FLOOR AREA = 1,522 SQ. FT.  
EXISTING GARAGE AREA = 447 SQ. FT.  
EXISTING PORCH = 56 SQ. FT.  
NEW ADDITION AREA = 789 SQ. FT.  
TOTAL FLOOR AREA = 1,601 SQ. FT.  
TOTAL BUILDING AREA = 2,216 SQ. FT.  
LOT COVERAGE (2,216 / 6,395 = 34%)

# RESIDENTIAL ADDITION 1710 SILACCI DRIVE CAMPBELL, CA 95008

**AGREEMENT BETWEEN OWNER AND DESIGNER/ENGINEER**

- BY USE OF THESE PLANS THE OWNER AND GENERAL OR SUB CONTRACTOR HAVE AGREED TO INDEMNIFY THE DESIGNER/ENGINEER OF ALL LEGAL COST ASSOCIATED WITH ANY OWNER AND CONTRACTOR DISPUTES AND HOLD DESIGNER/ENGINEER HARMLESS.
- THE MAXIMUM DESIGNER/ENGINEER'S LIABILITY IS LIMITED TO THE FEES RECEIVED FOR SERVICE RENDERED.

**LEGEND FOR DRAWINGS:**

- ..... NEW WORK
- HIDDEN NEW WORK
- ..... VISIBLE EXISTING WORK TO REMAIN
- HIDDEN EXISTING WORK TO REMAIN
- ..... EXISTING WORK TO BE REMOVED

**SCOPE OF WORK:**

- NEW 285 SQ. FT. FAMILY ROOM ADDITION AT THE REAR OF THE EXISTING HOUSE.

**SHEET INDEX**

- A1 COVER SHEET
- A2 EXISTING & PROPOSED FLOOR PLANS
- A3 PROPOSED & EXISTING ELEVATIONS
- S1 GENERAL NOTES AND DETAILS
- S2 FOUNDATION AND FRAMING PLANS

**NOTES**

**GENERAL:**

- ALL WORK SHALL BE CONFORM TO THE 2013 EDITION CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA MECHANICAL CODE (CMC), 2013 CALIFORNIA PLUMBING CODE (CPC), 2013 CALIFORNIA ELECTRICAL CODE (CEC) TITLE 24 ENERGY EFFICIENCY STANDARDS 2013 EDITION AND APPLICABLE LOCAL ORDINANCES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL THE DIMENSIONS AND EXISTING CONDITIONS THEREON BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ENGINEER PRIOR TO PROCEEDING WITH AFFECTED WORK.

**DESIGN BUILD NOTES:**

- ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK TO BE DESIGN-BUILD PER ALL APPLICABLE CODES AND ORDINANCES. DESIGN-BUILD CONTRACTORS ARE RESPONSIBLE FOR THE DESIGN FEES, PERMITS, ETC. FOR THIS WORK. THE CONTRACTORS SHALL PREPARE DESIGN DRAWINGS AND OBTAIN AND PAY FOR REQUIRED PERMITS FOR DESIGN-BUILD WORK.
- PROVIDE A COMPLETE WORKING SYSTEM. THE CONTRACTORS SHALL VERIFY THE FIELD CONDITIONS AFFECTING HIS WORK PRIOR TO SUBMITTING BIDS.
- CONTRACTORS SHALL VERIFY ADEQUACY OF EXISTING SYSTEMS FOR THEIR INTENDED PURPOSE AND NOTIFY THE ARCHITECT OF CONFLICTS AND DEFICIENCIES PRIOR TO SUBMITTING BIDS.
- SEE TITLE 24 ENERGY COMPLIANCE SHEET FOR ADDITIONAL DESIGN-BUILD REQUIREMENTS.

**ELECTRICAL NOTES:**

- THE NEW FOUNDATION SHALL HAVE A CONCRETE ENCASED ELECTRODE (1% AIG COPPER WIRE).
- PROVIDE AT LEAST ONE SEPARATE 20-AMP CIRCUIT AT EACH BATHROOM TO SUPPLY RECEPTACLE OUTLETS.
- PROVIDE MINIMUM OF 2 SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCE.
- PROVIDE A 20 AMP RATED CIRCUIT AT LAUNDRY.
- PROVIDE A PERMANENT OUTLET AND LIGHT FIXTURE AT FURANCE IN ATTIC. LOCATE SWITCH AT ACCESS OPENING.
- THE FURNACE/CENTRAL HEATING EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT.
- ALL LIGHTS IN CLOSET SHALL MEET THE SPACING REQUIREMENT OF CEC SECTION 410-8
- ALL RECESSED LIGHT FIXTURES SHALL BE IC RATED AND AIR TIGHT OR FIXTURES NOT IDENTIFIED FOR CONTACT WITH INSULATION SHALL HAVE ALL RECESSED PARTS SPACED AT LEAST 3" FROM COMBUSTIBLE MATERIAL AND 3" FROM THERMAL INSULATION.
- CONSULT PG4E FOR ELECTRICAL SERVICE REQUIREMENT.

**MECHANICAL NOTES:**

- WHEN GAS APPLIANCE IS LOCATED WITHIN AN ENCLOSED SPACE, COMBUSTION AND MAKEUP AIR ARE REQUIRED. COMBUSTION AND MAKEUP AIR SHOULD BE LOCATED WITH 12 INCHES FROM TOP AND BOTTOM OF THE SPACE. SIZED AT MINIMUM 1 SQ. INCH PER 5,000 BTU TO THE APPLIANCE.
- AT ALL DRILLING UNITS PROVIDE 3-INCH MINIMUM WORKING SPACE ALONG EACH SIDE (WITH TOTAL OF AT LEAST 12 INCHES ON BOTH SIDES CORNERED) BECAK AN TOP OF FURNACE.
- PROVIDE INSTALLATION INSTRUCTION FOR ALL LISTED EQUIPMENT TO FIELD INSPECTOR AT THE TIME OF INSPECTION.
- ALL ENVIRONMENTAL AIR DUCTS (DYER, BATH RAND UTILITY FANS) SHALL BE A MINIMUM OF 3 FT. FROM PROPERTY LINE OR ANY OPENING INTO THE BUILDING AND MUST BE 3 FT. AWAY FROM DOORS, WINDOWS, OPEN SKYLIGHTS OR ATTIC VENTS.

**PLUMBING NOTES:**

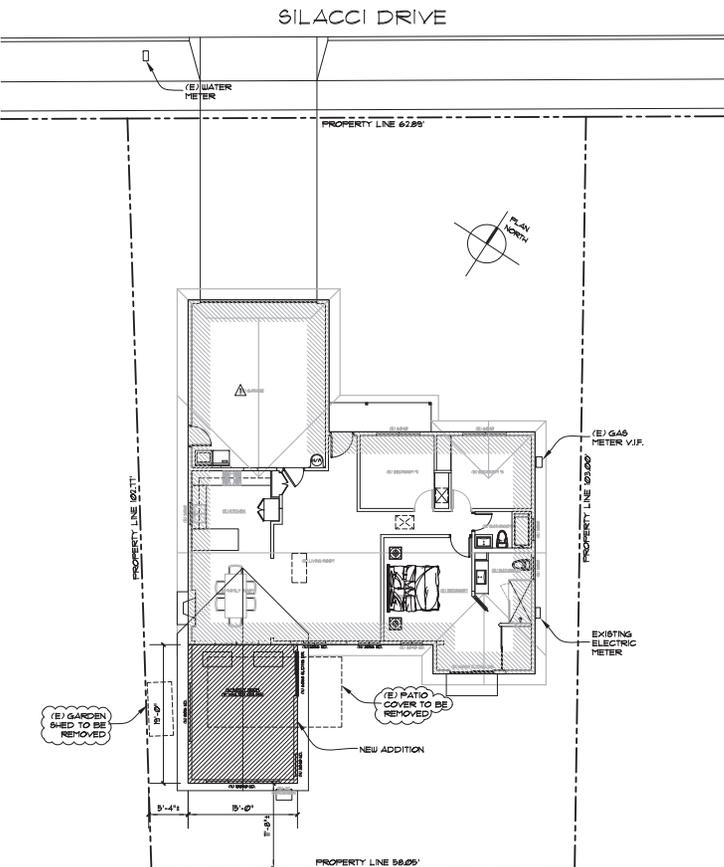
- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO FIELD INSPECTOR AT THE TIME OF INSPECTION.
- PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBBS.
- WATER HEATER SHALL HAVE TEMPERATURE/PRESSURE RELIEF VALVE RUNS OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 14" TO 24" ABOVE GRADE AND POINT DOWN.
- PROVIDE 3/16" GA. EARTHQUAKE STEEL STRAP AT WATER HEATER FASTED TO STUD WALL W/ 1/2" DIA. X 3" LAGSCREW AND FLAT WASHERS.
- SHOWER HEADS, LAVATORY OR SINK FAUCET SHALL HAVE MAX. FLOW OF 2.5 GPM.
- SHOWER SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OR THERMOSTATIC MIXING VALVE. THE HANDLE POSITION STOPS SHALL BE SET PER MANUFACTURERS' INSTRUCTION TO DELIVER A MAX. WATER TEMPERATURE SETTING OF 120 F.
- THE TOILET SHALL HAVE MAX. 128 GAL. PER FLUSH.

**VICINITY MAP**



**ABBREVIATIONS**

S	AND	GALV.	GALVANIZED
L	ANGLE	GEN.	GENERAL
@	AT	GYP.	GYPSUM
BLDG.	BUILDING	HORIZ.	HORIZONTAL
BLKG.	BLOCKING	HT.	HEIGHT
BM.	BEAM	INSUL.	INSULATION
BOT.	BOTTOM	INT.	INTERIOR
BTWN.	BETWEEN	MAX.	MAXIMUM
CEM.	CEMENT	MISC.	MISCELLANEOUS
C.J.	CONTROL JOINT	NEW	NEW
CLG.	CEILING	NO. OR #	NUMBER
CLR.	CLEAR	ON CENTER	ON CENTER
COL.	COLUMN	FL.	PLATE
CONC.	CONCRETE	FLM.	FARALLAM
CONN.	CONNECTION	FLYUD.	PLYWOOD
CONT.	CONTINUOUS	REINF.	REINFORCED
CTR.	CENTER	REQD.	REQUIRED
DBL.	DOUBLE	RM.	ROOM
DET.	DETAIL	SCHED.	SCHEDULE
DF	DOUGLAS FIR	SECT.	SECTION
DIA. OR #	DIAMETER	SHT.	SHEET
DIAG.	DIAGONAL	SH.	SHILLAR
DM.	DIMENSION	SPEC.	SPECIFICATIONS
DN.	DOWN	SQ. FT.	SQUARE FEET
DR.	DOOR	ST.	STEEL
DWG.	DRAWING	STRUCT.	STRUCTURAL
(E)	EXISTING	UNL.	UNLESS OTHERWISE NOTED
EA.	EACH	VERT.	VERTICAL
ELEV.	ELEVATION	VP.	VERIFY
EN.	EDGE NAIL	V/F.	VERIFY IN FIELD
EW.	EACH WAY	W.C.	WATER CLOSET
EXT.	EXTERIOR	WD.	WINDOW
FOAND.	FOUNDATION	WP.	WATERPROOF
FF	FINISH FLOOR	W/	WITH
FN.	FINISH FLOOR	FIN.	FINISH
FLR.	FLOOR	W/O	WITHOUT
FL NAIL	FLOOR NAIL	W/	WITH IN
FTG.	FOOTING		



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STATE OF CALIFORNIA

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Project Title:  
**REAR ADDITION  
1710 SILACCI DRIVE  
CAMPBELL, CA 95008**

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Sheet Title:  
**COVER SHEET**

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Revision No.:	Date:
PERMIT	11/04/2016
PLANS CHECK REVIEW	10/07/2016
1	1
1	1
1	1
1	1

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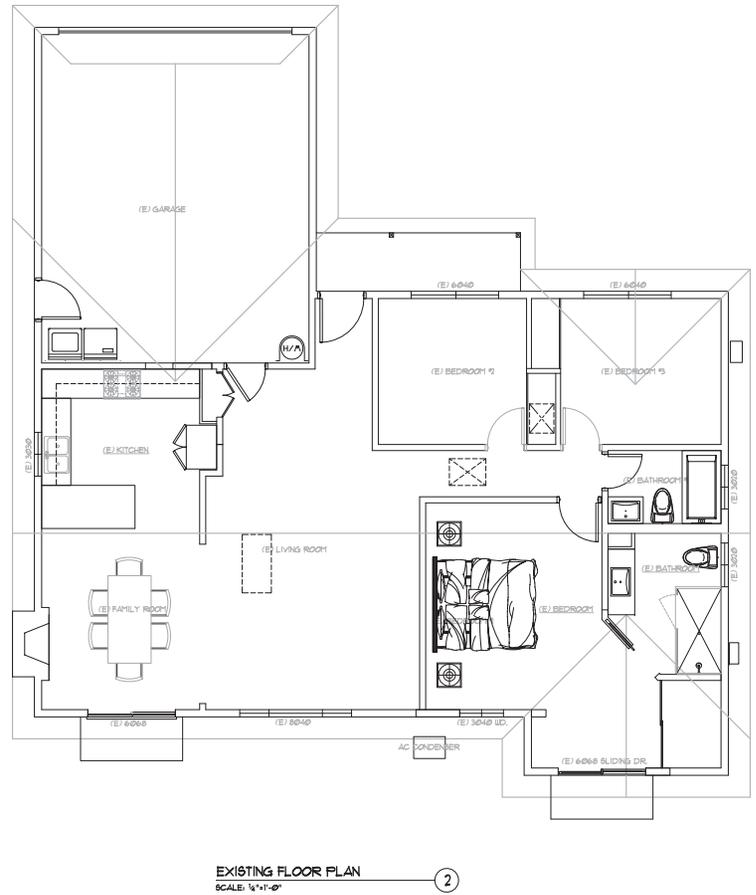
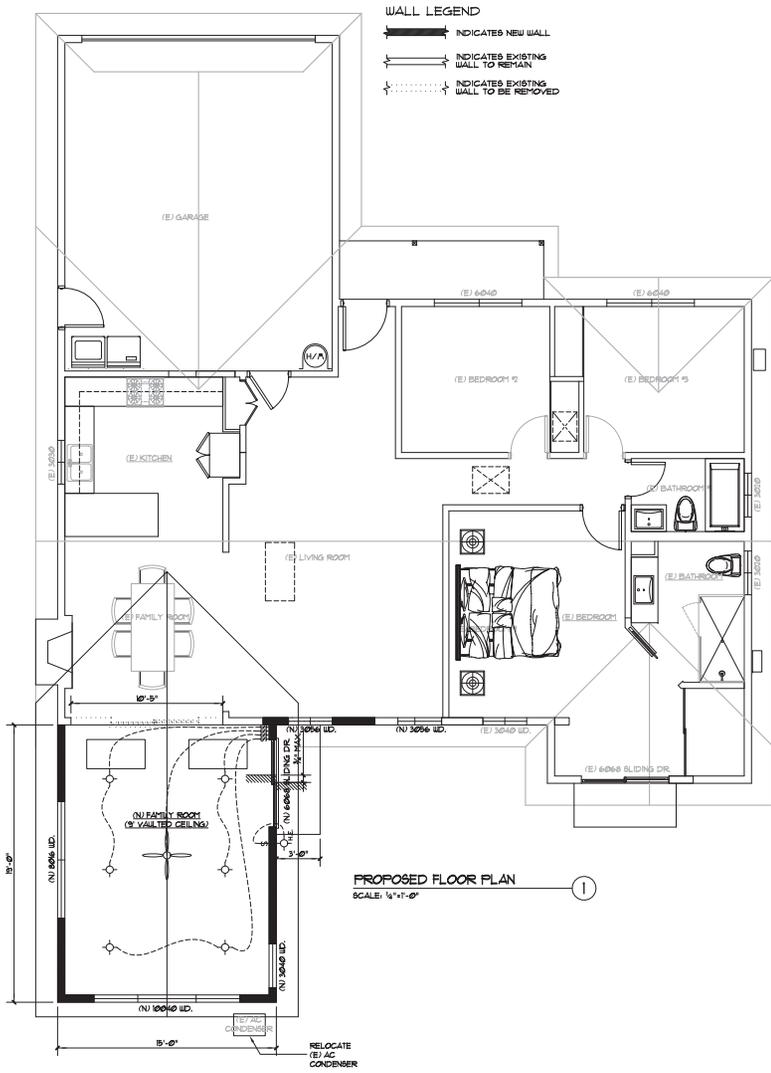
Date: 11/10/2016

Drawn by: JX

Checked by: JX

Sheet No: **A1**

Project No: 1710



**ELECTRICAL LEGEND**

- 100V DUPLEX OUTLET
- 240V OUTLET
- WATERPROOF DUPLEX OUTLET AND GFI
- GROUND FAULT INTERRUPTER OUTLET
- CEILING MOUNTED LIGHT FIXTURE
- HIGH EFFICACY LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- PHOTOELECTRIC SMOKE ALARM
- DUAL SENSOR (PHOTOELECTRIC/IONIZATION) SMOKE ALARM
- SWITCH
- MANUAL ON VACANCY SENSOR
- 3-WAY SWITCH
- DIMMER SWITCH
- EXHAUST FAN
- TELEPHONE
- CARBON MONOXIDE (CO) ALARM

**KEYNOTES**

1. USE CEMENT BACKING BOARD AND WATERPROOFED MATERIAL AT SHOWER/BATHUB WALLS. ALSO PROVIDE CEMENTIOUS TILE BACKING OVER WATERPROOF MEMBRANE AT TUB SURROUND WALLS THAT HAVE TILE FINISH.
2. SHOWER DOOR SIZE TO HAVE A NET OPENING OF AT LEAST 2" WITH SAFETY TEMPERED DOOR TO SUNG OUT.
3. THRESHOLDS DIMENSIONS AT SLIDING DOOR SHALL NOT EXCEED 3/4" INCHES.
4. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNDROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR SPACES SHALL BE PROTECTED BY A LISTED ARC-FULT CIRCUIT INTERRUPTER.
5. SMOKE DETECTOR AND CARBON MONOXIDE SHALL BE HARDWIRED TO 100 W/ BATTERY BACKUP AND SHALL BE INTERCONNECTED.
6. NEW WINDOW TO MEET ENERGY REQUIREMENTS PER 2013 CEC. ALL HEIGHT NOT TO EXCEED 24" AFF. 5'1" SOFT. OF OPENABLE AREA WITH 24" NET CLEAR OPENING HEIGHT AND 20" MIN. NET CLEAR OPENING WIDTH.

**ELECTRICAL NOTES:**

1. AT LEAST 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINAIRE IN THE KITCHEN MUST BE IN LUMINAIRE THAT ARE HIGH EFFICACY LUMINAIRE AS DEFINED IN TABLE 90-C. LUMINAIRE THAT ARE NOT HIGH EFFICACY MUST BE SWITCHED SEPARATELY.
2. PERMANENTLY INSTALLED LUMINAIRE IN BATHROOMS, GARAGES, LAUNDRY ROOM UTILITY ROOM SHALL BE HIGH EFFICACY LUMINAIRE AND ARE CONTROLLED BY VACANCY SENSOR PER CEC SECTION 90-A.6.
3. PERMANENTLY INSTALLED LUMINAIRE LOCATED OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRE (EXCEPT CLOSETS LESS THAN 50 SQ. FT.) OR ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 90-C THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.
4. ALL NEW RECEPTACLES SHALL BE "AMPERE-RESISTANT" PER ARE 408.3 CEC 200.
5. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNDROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FULT CIRCUIT INTERRUPTER COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2003 CEC 280.2)

PROJECT: DARRYL MOORE  
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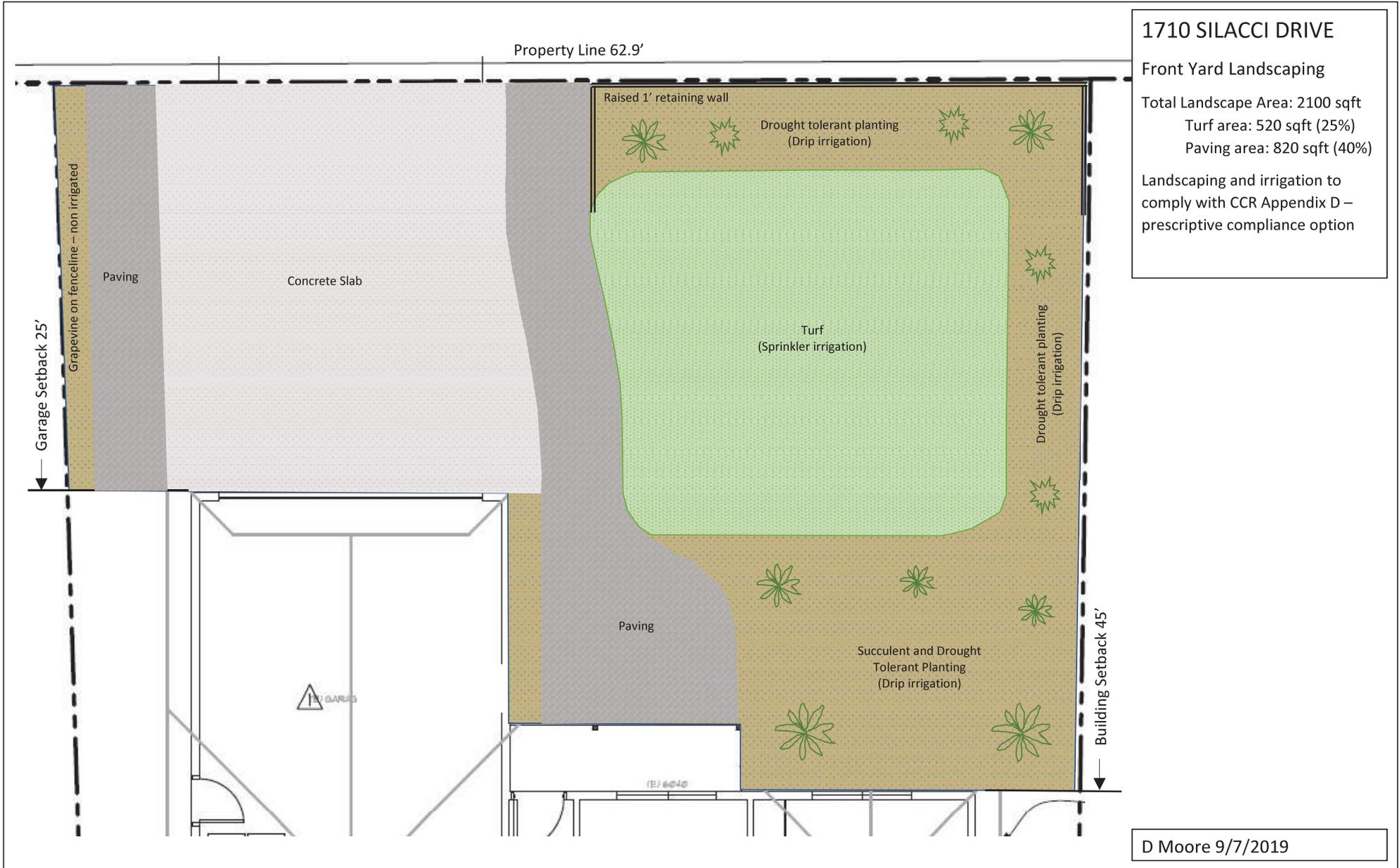
Project Title: REAR ADDITION  
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Sheet Title: EXISTING & PROPOSED FLOOR PLANS

Revision No.	Date
PERMIT	1/04/2016
PLAN CHECK REV. 1	10/07/2015

Date: 11/10/2016  
 Drawn by: JX  
 Checked by: JX  
 Sheet No: A2  
 Project No: 1710





**1710 SILACCI DRIVE**  
**Front Yard Landscaping**  
 Total Landscape Area: 2100 sqft  
 Turf area: 520 sqft (25%)  
 Paving area: 820 sqft (40%)  
 Landscaping and irrigation to comply with CCR Appendix D – prescriptive compliance option

D Moore 9/7/2019