



**CITY OF CAMPBELL**  
Community Development Department

September 17, 2021

**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:

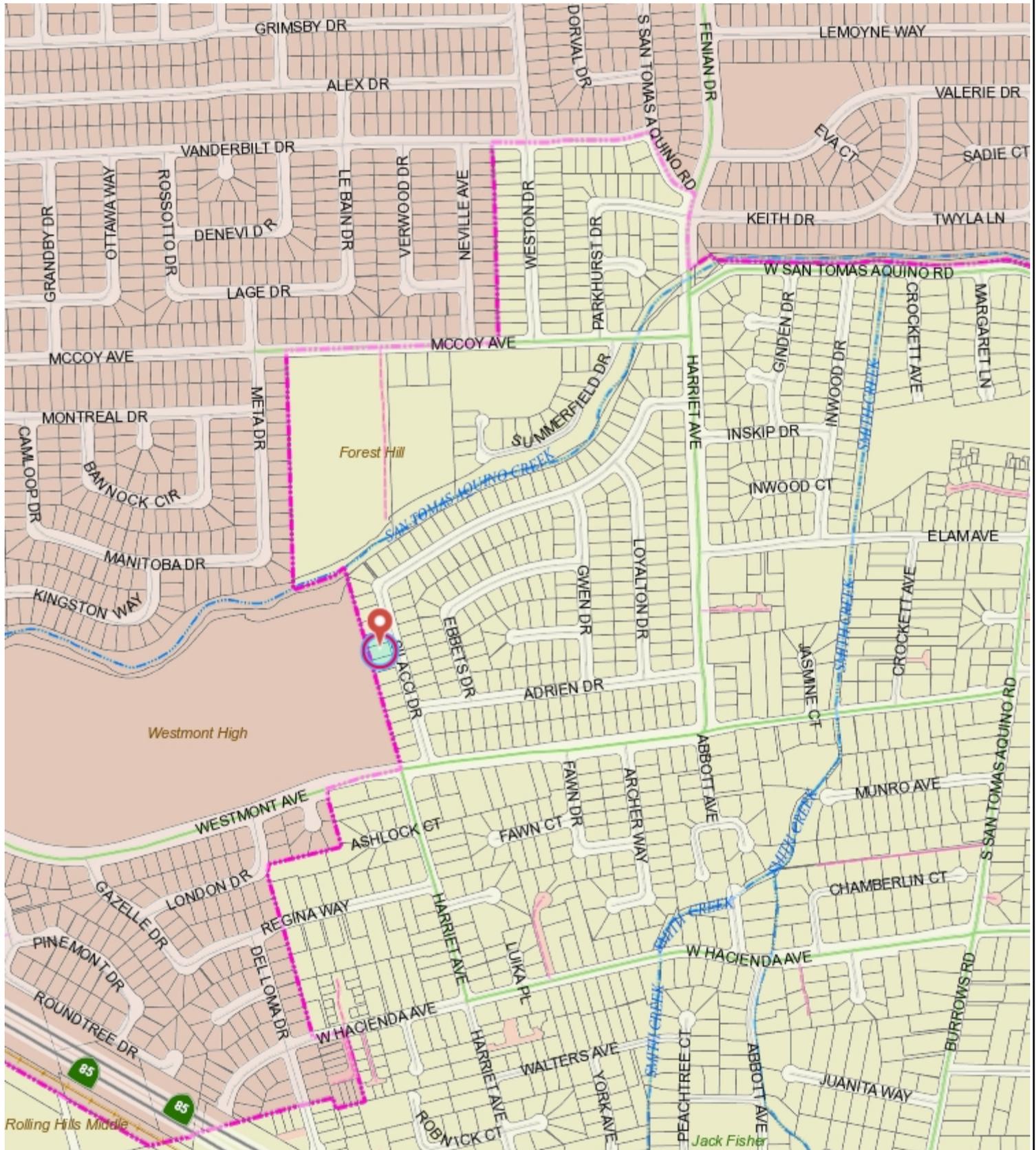
**File No.:** PLN-2021-135  
**Applicant:** Sarmad Khalaf  
**Project Address:** 877 Silacci Dr  
**Property Owner:** Daniel Tang  
**Zoning District:** R-1-6 (Single Family Residential)  
**General Plan:** Low Density Residential (San Tomas Area Neighborhood Plan)  
**Neighborhood Association(s):** San Tomas Area Community Coalition  
**Project Description:** Approximately 636 sq. ft. first-floor addition to an existing single-family 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 10-day comment period for this application begins on September 17, 2021 and ends on September 27, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **September 27, 2021**. 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. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email [nazh@campbellca.gov](mailto:nazh@campbellca.gov).



# Location Map - 877 Silacci Dr.



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.

**Applicable codes:**

- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Mechanical Code
- 2019 California Electrical Code
- 2019 California Plumbing Code
- 2019 California Energy Code
- 2019 California Fire Code
- 2019 Cal Green Building Standards Code

**Drawing List:**

- Architectural**
- A0.0 COVER SHEET / SITE PLAN
  - A0.1 GENERAL NOTES
  - A0.2 CAL GREEN CHECKLIST
  - A1.1 EXISTING AND PROPOSED FLOOR PLAN
  - A1.2 EXISTING AND PROPOSED ROOF PLAN
  - A1.3 PROPOSED ELECTRICAL PLAN
  - A1.4 EXISTING & PROPOSED ELEVATION 01
  - A1.5 EXISTING & PROPOSED ELEVATION 02
  - A1.6 TYPICAL DETAILS
  - T24-1
  - T24-2
- Blueprint for a Clean Bay**
- Structural**
- S1.0 General Notes
  - S1.1 Structural Details Foundation
  - S1.2 Structural Details Walls
  - S1.3 Structural Details Ceiling, Roof, Openings
  - S2.0 Foundation and Floor Framing
  - S3.0 Ceiling Framing Plan
  - S4.0 Roof Framing Plan

**Project Description:**

**877 Silacci project is a REMODEL AND ADDITION TO A SINGLE FAMILY RESIDENCE. REMODEL OF ONE BEDROOM AND ADDITION OF ANOTHER WITH A WALK-IN CLOSET AND A BATHROOM.**

**Existing Structure Data:**

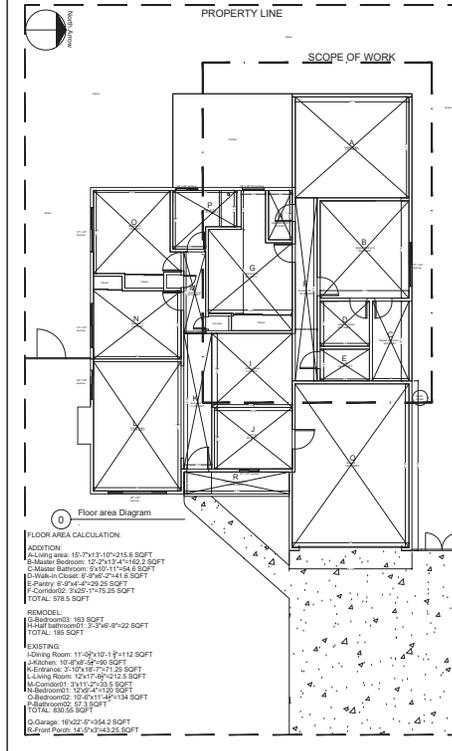
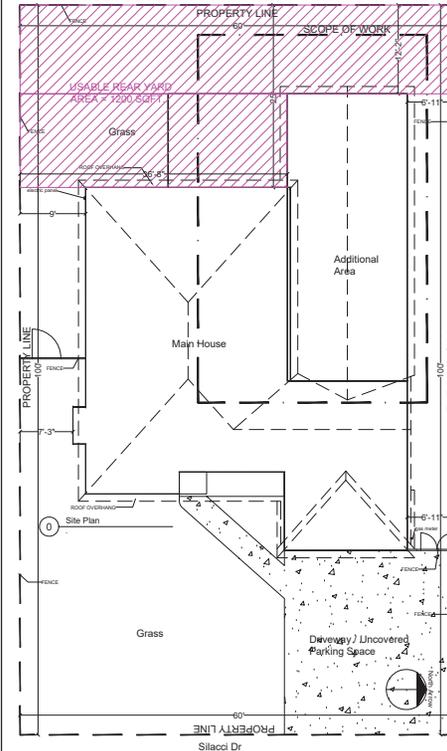
Site Address: 877 Silacci Drive  
 Site City State Zip: Campbell, CA, USA  
 Lot SQ FT: 6000 SQ FT  
 Total Living Area: 1110 SQ FT  
 Year Built: 1962  
 Bedrooms: 4  
 Bathrooms: 2

Zoning: R-1  
 Occupancy: R-3  
 Construction Type: V-B  
 Number of Stories: 1  
 Equipped with fire Sprinklers: No

**Proposed Alteration**

Addition of: 646 SQ FT  
 Living: 1  
 Bedroom: 1  
 Bathroom: 1

Square footages: (Shown on floor area diagram)  
 Floor Area: 1948.25 SQ FT (32.5%)  
 Total Lot Coverage: 1991.5 SQ FT (33.2%)



**Drawn By**

EDDIE DESIGN & REMODELING  
 BUILDING THE FUTURE

**PROPERTY ADDRESS**  
 877 Silacci Drive,  
 Campbell, CA 95008

**OWNER**  
 Daniel Tang  
 Phone: 408 310 8686  
 Grace Tang  
 Phone 408 472 0248  
 Address: 877 Silacci Drive,  
 Campbell, CA 95008

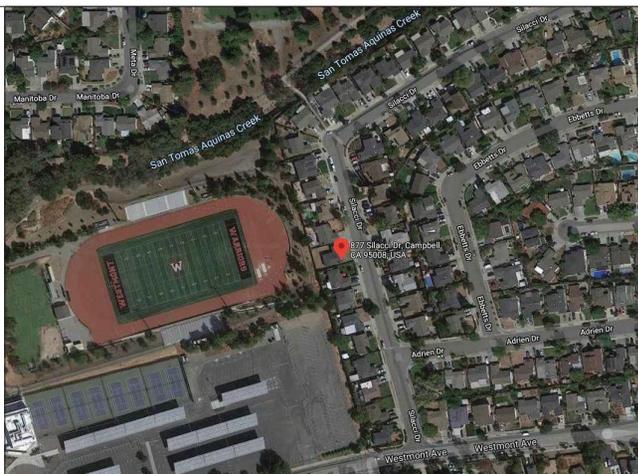
**PROJECT**  
 877 Silacci

**DRAWING**  
 COVER SHEET/  
 SITE PLAN

DRAWING REVISION	No.	DESCRIPTION	DATE
			05/22/21
0	Permit Set	07/09/21	
1	Permit Set	09/02/21	
2	Permit Set		

**SCALE:**  
 1/8" = 1'

**SHEET**  
 A0.0



**A. General**

- All work and materials to conform to the requirements of local and state codes. All work shall be done in accordance with the requirements of the city and/or appropriate authority having jurisdiction over construction where the project is located. All work shall conform to the contract documents which includes the drawings, all addendums and/or modifications issued by the Owner.
- Details and notes shown on drawings are typical and shall apply unless otherwise shown or noted. Details of construction not fully shown shall be of the same nature shown for similar conditions. The contractor shall be responsible to verify all dimensions, elevations, property lines and other related items on the job.

**B. Electrical, Plumbing, and Mechanical**

- Exterior lighting.** All projects shall comply with the County lighting ordinance.
- GFCI outlets.** Ground Fault Circuit Interrupter (GFCI) outlets are required in bathrooms, at kitchen counter tops, at laundry and wet bar sinks, in garages, in crawlspaces, in unfinished basements, and outdoors. (CECS 150.0(6))
- AFCI outlets.** Electrical circuits in bedrooms, living rooms, dining rooms, den, closets, hallways, or similar rooms must be protected by Arc Fault Circuit Interrupters (AFCI). (CECS 210.12)
- Luminaire requirements.** Installed luminaires shall meet the efficacy and fixture requirements of CEES 150.0(6)
- Smoke detectors in building interiors.** Smoke detectors are required in each existing sleeping room, outside each separate sleeping area in the immediate vicinity of sleeping rooms, and in each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R310.4.3)
- Carbon monoxide detectors in building interiors.** Carbon monoxide detectors are required outside each separate sleeping area in the immediate vicinity of sleeping rooms and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R310.4.3)

- Water heater seismic strapping.** Minimum two 3/4-inch-by-24-gauge straps required around water heaters, with 1/4-inch-by-3-inch lag bolts attached directly to framing. Straps shall be at joints within upper third and lower third of water heater vertical dimension. Lower connection shall occur minimum 4 inches above controls. (CPC 507.2)
- Gas appliances in garages.** Water heaters and heating/cooling equipment capable of igniting flammable vapors shall be placed on minimum 18-inch-high platform unless listing report number provided showing ignition-resistant appliance. (CPC 507.13 and CMC 305.1)
- Impact protection of appliances.** Water heaters and heating/cooling equipment subject to vehicular impact shall be protected by bolsters or an equivalent measure. (CPC 507.13.1 and CMC 305.11)

- Water closet clearance.** Minimum 30-inch-wide by 24-inch-deep clearance required at front of water closets. (CPC 403.6)
- Shower size.** Shower compartments shall have minimum area of 1024 square inches and be able to encompass a 30-inch-diameter circle. Shower stalls shall have a minimum 22-inch unobstructed width. (CPC 403.8 and CPC 403.8.6)
- Flareless appliances.** Flareproofs with gas appliances are required to have the flare tamper permanently fixed in the open position and flareproofs with LPG appliances are to have no 'flap' or 'lump' configurations. (CMC 303.7.1)
- Chimney clearance.** Minimum 2-foot chimney clearance required above building with 10-foot minimum clearance of chimney. The chimney shall extend minimum 3 feet above highest point where chimney passes through roof. (CRC R1003.6)

**C. Mechanical Ventilation and Indoor Air Quality (ASHRAE 62.2-2016)**

- Transfer air.** Ventilation air shall be provided directly from the outdoors and not as transfer air from adjacent dwelling units or other spaces, such as garages, unconditioned crawlspaces, or unconditioned attics. (CEES 150.0(6))
- Instructions and labeling.** Ventilation system controls shall be labeled and the home owner shall be provided with instructions on how to operate the system. (CEES 150.0(6))
- Combustion and solid fuel burning appliances.** Combustion appliances shall be properly vented and air systems shall be designed to prevent back drafting. (CEES 150.0(6))
- Garages.** The wall and openings between occupiable spaces and the garage shall be sealed. HVAC systems that recirculate air handlers or return air to garages shall have total air leakage of no more than 6% of total fan flow when measured at 0.1 in. w.c. using California Title 24 or equivalent. (CEES 150.0(6))
- Minimum filtration.** Mechanical systems supplying air to occupiable space through ductwork shall be provided with a filter having a minimum efficiency of MERV 9 or better. (CEES 150.0(6))
- Air inlets.** Air inlets (not exhaust) shall be located away from known contaminants. (CEES 150.0(6))
- Air moving equipment.** Air moving equipment used to meet either the whole-building ventilation requirement or the local-ventilation exhaust requirement shall be rated in terms of airflow and sound. (CEES 150.0(6))
  - All continuously operating fans shall be rated at a maximum of 1.0 sone.
  - Intermittently operated whole-building ventilation fans shall be rated at a maximum of 0.9 sone.
  - Intermittently operated local exhaust fans shall be rated at maximum of 3.0 sone.
  - Remotely located air-moving equipment (mounted outside of habitable spaces) need not meet sound requirements if it is less than 8 feet of ductwork between fan and intake grill.

**D. General Material Specifications**

- Lumber.** All joists, rafters, beams, and posts 2-inches to 4-inches thick shall be No. 2 grade Douglas Fir-Larch or better. All joists and beams 5 inches and thicker shall be No. 1 grade Douglas Fir-Larch or better. Studs and not more than 8 feet long shall be stud-grade Douglas Fir-Larch or better when supporting not more than one floor, roof, and ceiling. Studs longer than 8 feet shall be No. 2 grade Douglas Fir-Larch or better.
- Concrete.** Concrete shall have a minimum compressive strength of 2,000 psi at 28 days and shall consist of 1 part cement, 3 parts sand, 4 parts 1/4-inch maximum size rock, and 1 part water. 11.0 gallons of water per cubic yard. (CRC R402.2)
- Mortar.** Mortar used in construction of masonry walls, foundation walls, and retaining walls shall conform to ASTM C 270 and shall consist of 1 part portland cement, 2 1/4 parts 3/4 sand, and 1/4 to 1/2 part hydrated lime. (CBC 2103.2)
- Grout.** Grout shall conform to ASTM C 476 and shall consist of 1 part portland cement, 11/2 part hydrated lime, 2 1/4 to 3 parts sand, and 1 1/2 parts grout. Grout shall attain a minimum compressive strength of 2,000 psi at 28 days. (CBC 2103.3)
- Masonry.** Masonry units shall comply with ASTM C 90 for load-bearing concrete masonry walls. (CBC 2103.1)
- Reinforcing steel.** Reinforcing steel used in construction of reinforced masonry or concrete structures shall be deformed and comply with ASTM A 615. (CBC 2103.4)
- Structural steel.** Steel used as structural shapes such as wide-flange sections, channels, plates, and angles shall comply with ASTM A 36. Pipe columns shall comply with ASTM A 53. Structural tubes shall comply with ASTM A 500. Grade B.
- Fasteners for preservative-treated wood.** Fasteners for preservative-treated and fire-retardant-treated wood, including lag and anchors, shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.1)
  - Exception:** 1/2-inch diameter or greater steel bolts
- Fasteners for fire-retardant-treated wood.** Fasteners for fire-retardant-treated wood shall be stainless steel, silicon bronze, or copper. (CRC R317.3.3)
  - Exception:** Fire-retardant-treated wood shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.3)

**E. Roofing and Weatherproofing**

- Roof covering.** All roof covering shall be installed per applicable requirements of CBC 1507. Roof A coverings shall be as listed in Class A listed in accordance with ASTM E 159 or UL 790, which shall include coatings of slate, clay, or concrete roof tile, exposed concrete roof deck, terrazo or copper shingles or sheets. (County Building Code 92.1.1505.1)
- Roof flashing.** Flashing shall be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction, and around roof openings. Where flashing is of metal, the metal shall be corrosion-resistant with a thickness of not less than 0.019 inch (No. 26 galvanized steel). (CRC R903.2.1)
- Crickets and saddles.** A cricket or saddle shall be installed on the edge side of any chimney or penetration more than 30 inches wide as measured perpendicular to the slope. Cricket or saddle covering shall be sheet metal or the same material as the roof covering. (CRC R903.2.2)
- Water-resistive barrier.** A minimum of one layer of No. 15 asphalt felt shall be attached to studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer minimum 2 inches. Where joints occur, felt shall be lapped minimum 6 inches. The felt shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to maintain a weather-resistant exterior wall envelope. (CRC R703.2)
- Wall flashing.** Approved corrosion-resistant flashing shall be applied shingle fashion at the following locations to prevent entry of water into the wall cavity or penetration of water to the building structural framing components (CRC R703.8)
  - Exterior door and window openings, extending to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage
  - At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lip on both sides under stucco copings
  - Under and at the ends of masonry, wood, or metal copings and sills
  - Continuously above all projecting wood eaves
  - Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction
  - At wall and roof intersections
  - At built-in gutters
- Dampproofing.** Dampproofing materials for foundation walls enclosing outside space shall be applied to the exterior surface of the wall, and shall extend from the top of the footing to finished grade. (CRC R406.1)
- Weep screed.** A minimum 0.019-inch (No. 26 gauded) steel weep screed, corrosion-resistant weep screed or plastic weep screed with a minimum vertical attachment flange of 1 1/2 inches shall be provided at or below the foundation grade on the exterior stud walls in accordance with ASTM C 92. The weep screed shall be placed a minimum 4 inches above the earth to 2 inches above paved areas and shall be of a type allowing trapped water to drain to the exterior of the building. (CRC R703.2.1)

**F. Grading and soles**

- Grading permit.** Grading permit required if volume of earth moved exceeds 200 cubic yards or if any cuts or fills exceed 8 feet in height/depth. (County Grading Ordinance 2002)
- Compaction report.** Compaction report required for fill material 12 inches or more in depth. (CRC 1803.5.8)

**G. Green Building Standards Code (CALGreen) Requirements**

- Applicability.** CALGreen mandatory measures measures shall apply to any newly constructed building or structure and within any addition or alteration increasing a building's conditioned area, volume, or size. (CALGreen 101.3, CALGreen 301.1.1)
  - Exception:** All residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures per California 301.1.1 and CALGreen 4.305.1
- Water conserving plumbing fixtures and fittings.** Plumbing fixtures and fittings shall
  - Water closets. Maximum 1.28 gallons per flush
  - Urinals. Maximum 0.5 gallons per flush
  - Sinks, showers, and bathtubs. Maximum flow rate of 2.0 gallons per minute at 60 psi
  - Multiple showerheads serving one shower. Maximum combined flow rate of 2.0 gallons per minute at 60 psi
  - Laundry faucets. Maximum flow rate of 1.2 gallons per minute at 60 psi, minimum flow rate of 0.8 gallons per minute at 20 psi
  - Kitchen faucets. Maximum flow rate of 1.8 gallons per minute at 60 psi
  - Exception:** Temporary increase allowed to maximum 2.2 gallons per minute at 60 psi if faucet defects back to maximum 1.8 gallons per minute at 60 psi
- Joists and openings.** Openings in the building envelope separating conditioned space from unconditioned space needed to accommodate utility and other penetrations must be sealed in compliance with the California Energy Code (CALGreen 4.05.1)
  - Exception:** Annular spaces around pipes, electric cables, conduits or other openings in place of exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency
  - Exception:** Annular spaces around pipes, electric cables, conduits or other openings in place of exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency
- Construction waste reduction, disposal, and recycling.** Reduce and/or recycle for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. (CALGreen 4.028.1)
  - Exception:** Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with the firm to not exist or are not located reasonably close to the jobsite
- Construction waste management plan.** A construction waste management plan shall be prepared and available on site during construction. Documentation demonstrating compliance with the plan shall be accessible during construction for the enforcing agency. (CALGreen 4.092.3) The plan
  - Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvaging for future use or sale
  - Specify construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream)
  - Identify diversion facilities where the construction and demolition waste materials will be taken
  - Identify construction methods employed to reduce the amount of construction and demolition waste generated
  - Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both
- Operation and maintenance manual.** Prior to final inspection, a manual, compact disc, web-based reference, or other acceptable media which includes all of the following shall be placed in the building. (CALGreen 4.04.1)
  - Directors to owner or occupant that manual shall remain with the building throughout the life cycle of the structure.
  - Operation and maintenance instructions for the following:
    - Equipment and appliances, including water-saving devices and systems, HVAC system, dishwashers, refrigerators, water heating systems and other major appliances and equipment
    - Roof and yard drainage, including gutters and downspouts.
    - Space conditioning systems, including condensers and air filters.
    - Low-voltage signaling systems.
    - Water reuse systems.
  - Information from local utility, water and wastewater providers on methods to further reduce resource consumption, including rebate programs and rebates.
  - Public transportation and/or carpool options available in the area.
  - Educational material on the building's water and energy performance, including 30-60 percent and what building's occupant may use to maintain the relative humidity level in the building.
  - Information about water-conserving landscape and irrigation design and controls which conserve water.
  - Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
  - Information on required radon testing procedures, including, but not limited to, caulking, grading and radon testing.
  - Information about state solar energy and incentive programs available.
  - Energy audits or special inspections required by the enforcing agency or code.
- Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system. (CALGreen 4.04.1)
- Adhesives, sealants, caulks, paints, and coatings pollutant content.** Adhesives (including carpet adhesives), sealants, caulks, paints, and coatings shall comply with VOC limits per CALGreen 4.04.2. Verification of compliance shall be provided at the request of the enforcing agency. (CALGreen 4.054.2.1)
- Carpet systems.** All carpet installed in the building interior shall meet the testing and product requirements of one of the following (CALGreen 4.04.3)
  - Carpet and Rug Institute's Green Label Plus Program (all carpet option must meet the requirements of the program)
  - California Department of Public Health Standard Practice for the testing of VOCs (Specification 01-290)
  - ISO 9001:90 at the Gold level.
  - Scientific Certifications Systems Indoor Advantage™ Gold.
- Recycled flooring systems.** At least 90 percent of the floor area receiving resilient flooring shall comply with one or more of the following (CALGreen 4.054.4)
  - VOC emission limits defined in the Collaborative for High Performance Schools (CHPS)
  - High Performance Products Database
  - Products compliant with CHPS criteria certified under the GreenGuard Children & Schools program
  - Contribution under the Resilient Floor Covering Institute (RFCI) FloorScore program and
  - Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01-300)
- Stormwater drainage and retention during construction.** Projects which disturb less than one (1) acre of soil and are not part of a larger common plan of development which in total disturbs one (1) acre or more, shall manage stormwater drainage during construction. In order to manage stormwater drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion, and retain soil runoff on the site.
  - Retention basins of sufficient size shall be utilized to retain stormwater on the site.
  - Where stormwater is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, waste or other method approved by the enforcing agency.
  - Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling (e.g. a minimum) paper, computer hardware, glass, plastics and metals.
  - Green maintenance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 3 of the Public Resources Code, Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).
- DRYING AND DRAINING.** Construction sites shall include from the site grading or drainage system will manage air surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:
  - Bevels
  - Water collection and disposal systems
  - French drains
  - Water retention gardens
  - Other water measures which keep surface water away from buildings and soil recharge.

Exception: Additions and alterations not altering the drainage path.

**G. (CALGreen) Requirements (Continued)**

- Water conserving plumbing fixtures and fittings.** Plumbing fixtures and fittings shall
  - Water closets. Maximum 1.28 gallons per flush
  - Urinals. Maximum 0.5 gallons per flush
  - Sinks, showers, and bathtubs. Maximum flow rate of 2.0 gallons per minute at 60 psi
  - Multiple showerheads serving one shower. Maximum combined flow rate of 2.0 gallons per minute at 60 psi
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  - Information from local utility, water and wastewater providers on methods to further reduce resource consumption, including rebate programs and rebates.
  - Public transportation and/or carpool options available in the area.
  - Educational material on the building's water and energy performance, including 30-60 percent and what building's occupant may use to maintain the relative humidity level in the building.
  - Information about water-conserving landscape and irrigation design and controls which conserve water.
  - Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
  - Information on required radon testing procedures, including, but not limited to, caulking, grading and radon testing.
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- Recycled flooring systems.** At least 90 percent of the floor area receiving resilient flooring shall comply with one or more of the following (CALGreen 4.054.4)
  - VOC emission limits defined in the Collaborative for High Performance Schools (CHPS)
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  - Products compliant with CHPS criteria certified under the GreenGuard Children & Schools program
  - Contribution under the Resilient Floor Covering Institute (RFCI) FloorScore program and
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- Stormwater drainage and retention during construction.** Projects which disturb less than one (1) acre of soil and are not part of a larger common plan of development which in total disturbs one (1) acre or more, shall manage stormwater drainage during construction. In order to manage stormwater drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion, and retain soil runoff on the site.
  - Retention basins of sufficient size shall be utilized to retain stormwater on the site.
  - Where stormwater is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, waste or other method approved by the enforcing agency.
  - Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling (e.g. a minimum) paper, computer hardware, glass, plastics and metals.
  - Green maintenance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 3 of the Public Resources Code, Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).
- DRYING AND DRAINING.** Construction sites shall include from the site grading or drainage system will manage air surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:
  - Bevels
  - Water collection and disposal systems
  - French drains
  - Water retention gardens
  - Other water measures which keep surface water away from buildings and soil recharge.

Exception: Additions and alterations not altering the drainage path.

**G. (CALGreen) Requirements (Continued)**

- Misture content of building materials.** Building materials with visible signs of water damage shall not be installed. Wet and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following (CALGreen 4.055.3)
  - Moisture content shall be determined with either a probe-type or contact-type moisture meter.
  - Moisture readings shall be taken at a point 2 feet x 4 feet from the grade stamped end of each joist to be verified.
  - At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosures in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.
- Bathrooms with a bathtub and/or shower shall be mechanically ventilated per the following (CALGreen 4.056.1):**
  - Fans shall be ENERGY STAR compliant and ducted to ventilate outside building.
  - Unless functioning as a component of a whole-house ventilation system, fans shall have humidity controls capable of adjustment - manually or automatically - between a relative humidity range of 50% to 90%.
- Heating and air-conditioning system design.** Heating and air-conditioning systems shall be sized, designed, and have their equipment selected using the following methods (CALGreen 4.057.2)
  - The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J, ASHRAE handbooks, or other equivalent design software or methods.
  - Duct systems are sized according to ANSI/ACCA 1 Manual D 2006, ASHRAE handbooks, or other equivalent design software or methods.
  - Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods.



**PROPERTY ADDRESS**  
877 Silacci Drive,  
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**OWNER**  
Daniel Tang  
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Grace Tang  
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Campbell, CA 95008

**PROJECT**  
877 Silacci

**DRAWING**  
GENERAL NOTES

DRAWING REVISION	DATE
No.	
0	05/22/21
1	07/05/21
2	09/02/21

DRAWING REVISION	DESCRIPTION
0	Permit Set
1	Permit Set
2	Permit Set

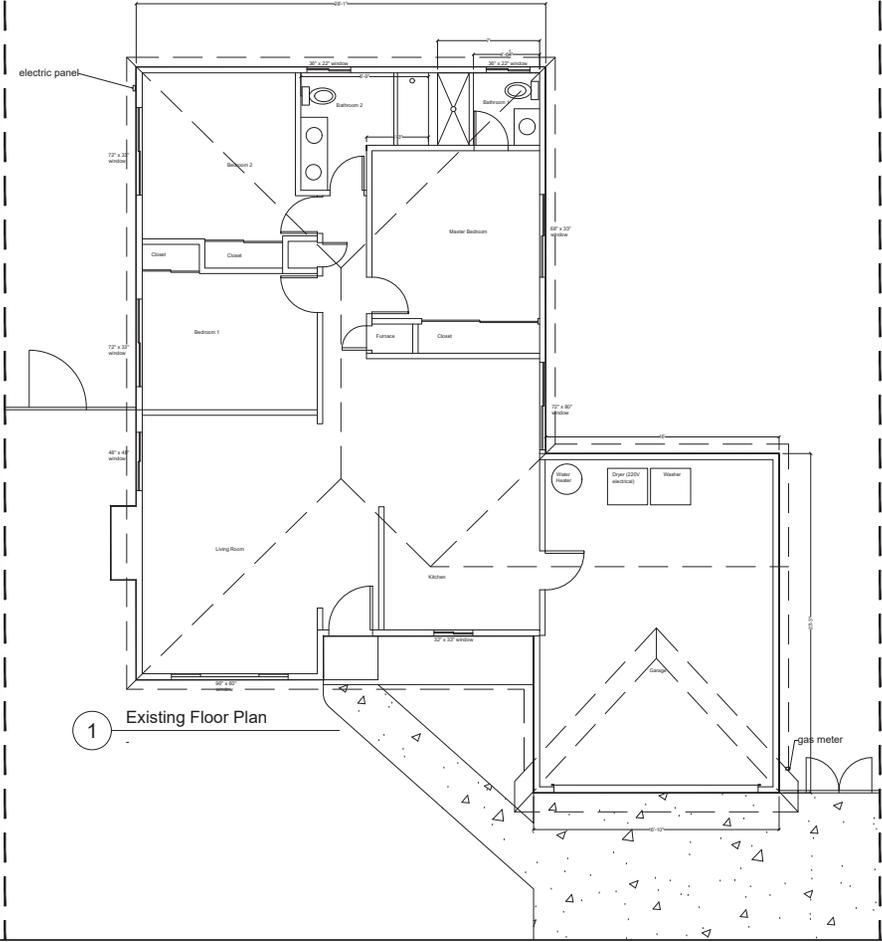
**SCALE:**

**SHEET**

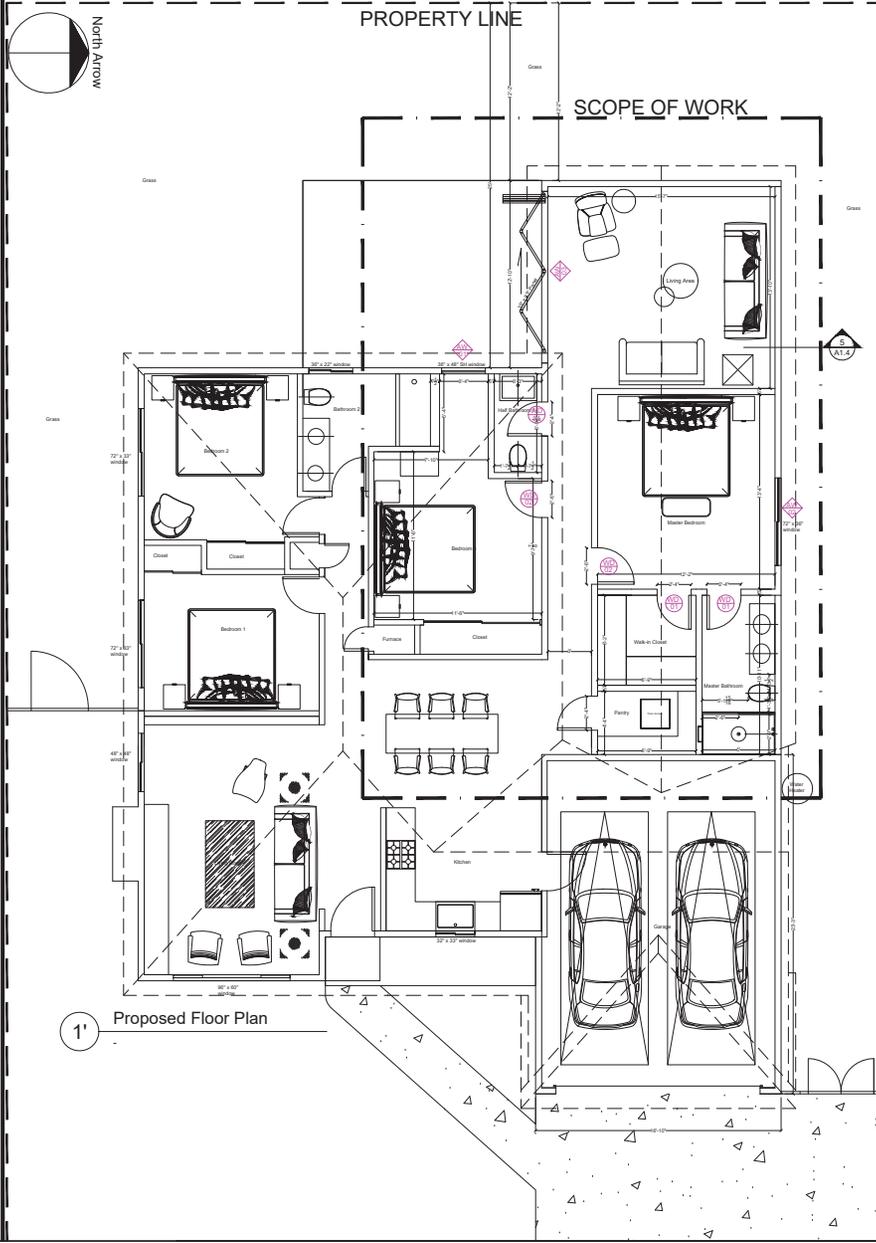
**A0.1**

THESE ARE MINIMUM REQUIREMENTS AND SHALL NOT SUPERSEDE MORE RESTRICTIVE SPECIFICATIONS ON THE PLANS OR AS REQUIRED BY APPLICABLE CODE.





1 Existing Floor Plan



1' Proposed Floor Plan

Drawn By  
  
**EDDIE DESIGN & REMODELING**  
 BUILDING THE FUTURE

**PROPERTY ADDRESS**  
 877 Silacci Drive,  
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**PROJECT**  
 877 Silacci

**DRAWING**  
 FLOOR PLAN  
 PROPOSAL

DRAWING REVISION	DATE
No. 0	05/22/21
1	07/05/21
2	09/02/21

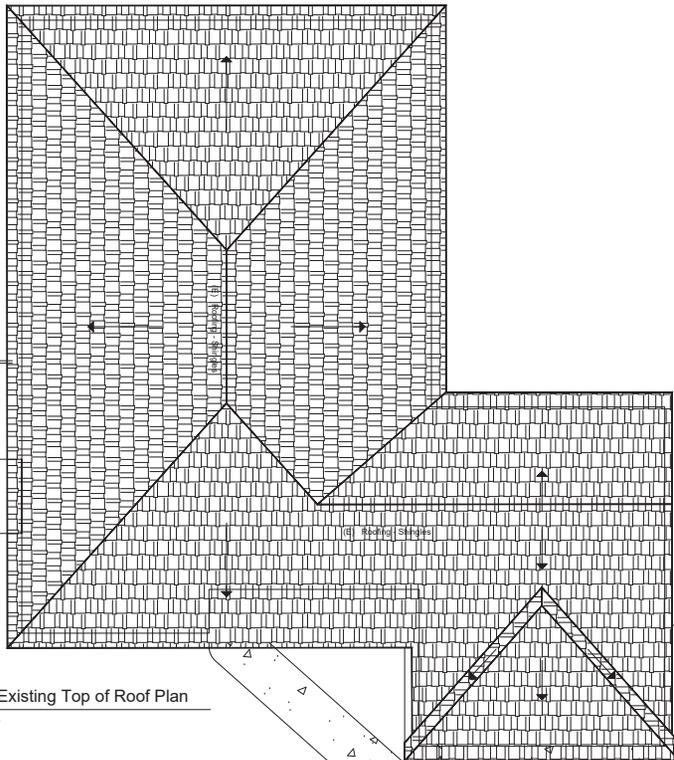
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 1/4"-1'

**SHEET**  
 A1.1

PROPERTY LINE

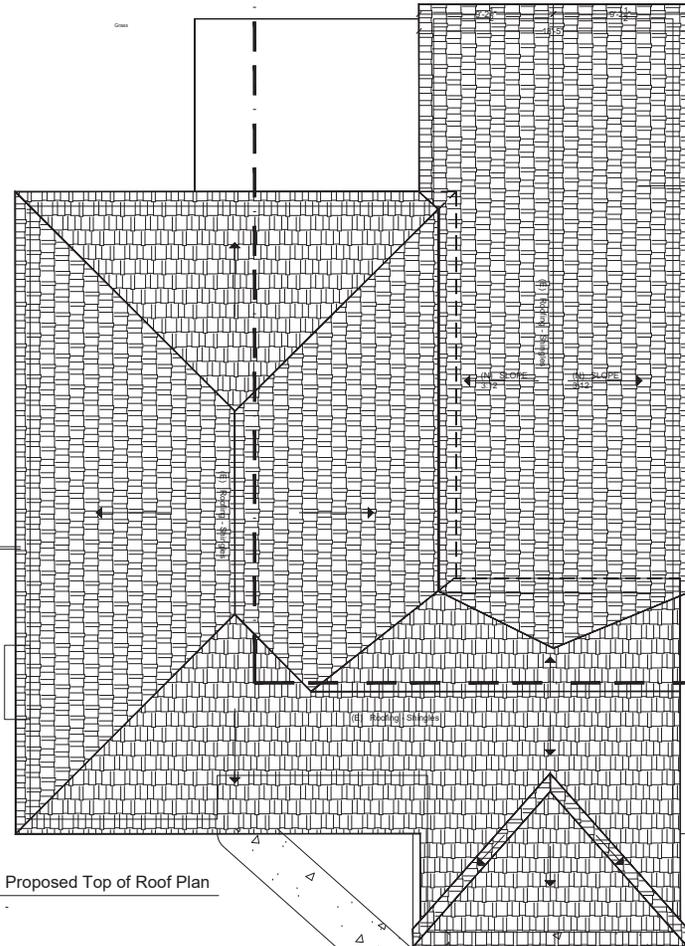
**NOTE:**

All new roof drainage will be directed to landscaped areas to the extent feasible and not onto adjacent properties.



PROPERTY LINE

SCOPE OF WORK



Drawn By



**PROPERTY ADDRESS**

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Campbell, CA 95008

**PROJECT**

877 Silacci

**DRAWING**

ROOF PLAN  
PROPOSAL

DRAWING REVISION	No.	DESCRIPTION	DATE
	0	Permit Set	05/22/21
	1	Permit Set	07/05/21
	2	Permit Set	09/02/21

**SCALE:**  
1/4"=1'

**SHEET**

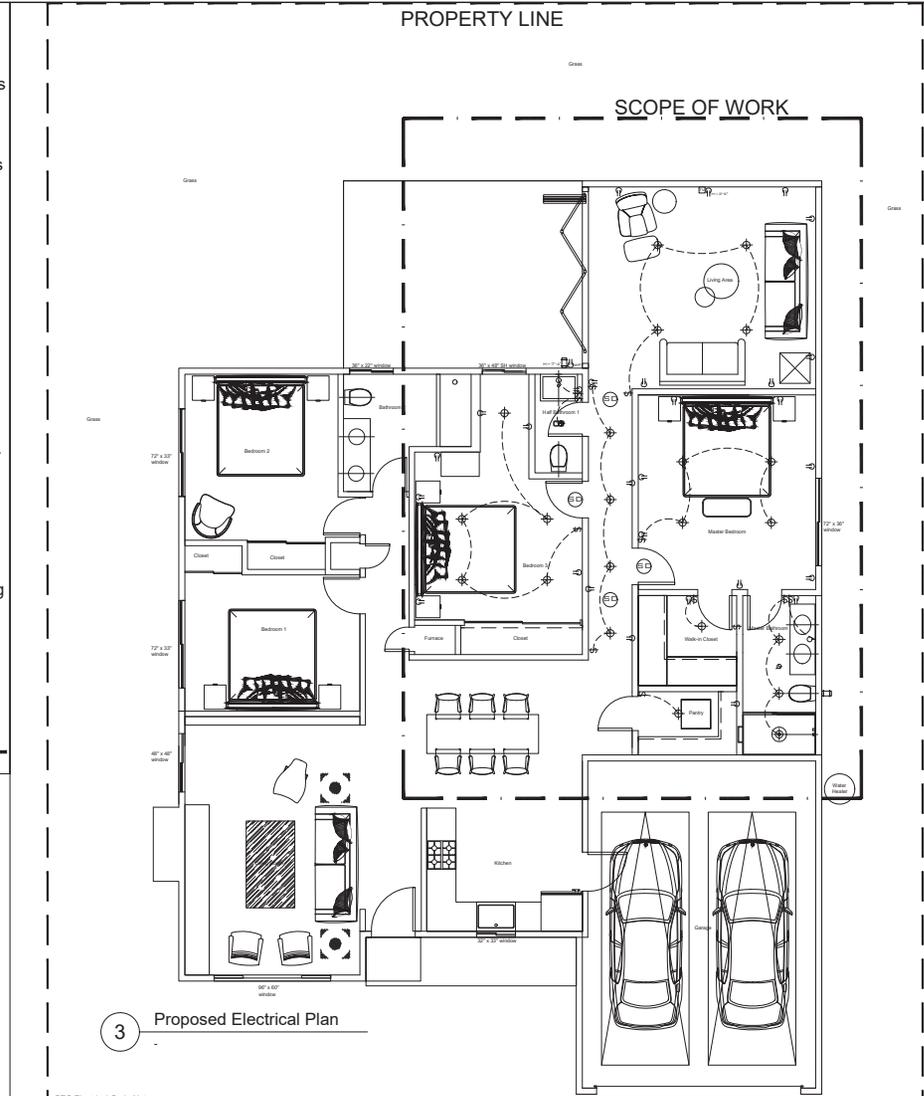
**A1.2**

**CEC Electrical Code Notes:**

1. Smoke alarms must be hardwired with battery back up and must be interconnected. Smoke alarms installed in existing space may be battery operated unless there is an attic or crawlspace for fishing cables or finishes are removed. Smoke alarms must be installed per manufacturer's specifications. All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of the code and the household fire warning equipment provisions of NFPA 62. (CRC-R314)
2. For any dwelling with a fuel-burning appliance or with an attached garage, carbon monoxide alarms shall be provided in the immediate vicinity of any bedroom and on every level including basements. Carbon monoxide alarms must be hardwired with battery back up and must be interconnected. carbon monoxide alarms installed in existing space may be battery operated unless there is an attic or crawlspace for fishing cables or finishes are removed. Carbon monoxide alarms must be installed per manufacturer's specifications. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.
3. All 125-volt receptacles in any dwelling unit shall be tamper-resistant.
4. Listed combination type arc fault circuit interrupters shall protect all branch circuits serving any electrical outlets not required to be GFCI protected. Not required in kitchen or laundry room or for dedicated equipment.
5. Outdoor lighting attached to the building must be high efficacy, or controlled by both motion sensor and photo-control devices (lighting not attached to building is exempt).
6. Switched lighting is required at exits and stairs.
7. High efficiency luminaires shall be switched separately from low efficacy luminaries & exhaust fans.
8. All receptacles serving kitchen countertops and Bathrooms shall be GFCI protected and must be installed such that no point along the wall line is more than 24 inches from a receptacle (4' between receptacles), and shall be listed weather resistant type.
9. Receptacles shall be installed so that no point measured horizontally along the floor in any wall space is over 6 feet from the receptacle (allowing 12 feet max between receptacles on the same wall). Receptacles shall be located along any wall that is 2 feet or more in length.
10. When the bathroom or toilet room is not equipped with a window that provides a ventilation opening of at least 1.5 sq.ft, provide mechanical ventilation with an exhaust capacity of at least 50 CFM. Exhaust shall be switched separately from lighting system.
11. Luminaires recessed into ceilings must meet all the requirements for: insulation contact (IC) labeling; sealed with a gasket or caulked between housing and ceiling, and shall be certified to comply with section 110.9 and allow ballast maintenance and replacement to be readily accessible to building occupants from below, be rated for elevated temperature, must be installed by final inspection.
12. At least one wall switch-controlled lighting outlet shall be installed at outdoor entrances.

**SYMBOL/LEGEND**

Ⓢ	SWITCH
Ⓛ	DUPLEX RECEPTACLE
Ⓛ <sub>WP</sub>	WATERPROOF DUPLEX RECEPTACLE
Ⓛ <sub>H</sub>	DUPLEX RECEPTACLE - HIGH LEVEL
Ⓛ	WALL MOUNTED LIGHT FIXTURE
ⓈD	HARDWIRED SMOKE DETECTOR
Ⓢ	TV OUTLET AT 40" HEIGHT
Ⓢ	EXHAUST FAN
Ⓢ	JUNCTION BOX - HIGH LEVEL
Ⓢ	PENDANT LIGHT
Ⓢ	RECESSED DOWNLIGHT
Ⓢ	FLUORESCENT STRIP LIGHT
Ⓢ	FAN AND LIGHT COMBINATION



3 Proposed Electrical Plan

Drawn By



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**PROJECT**

877 Silacci

**DRAWING**

ELECTRICAL PLAN  
PROPOSAL

DRAWING REVISION	No.	DESCRIPTION	DATE
			05/22/21
0	Permit Set	07/05/21	
1	Permit Set	09/02/21	
2	Permit Set		

SCALE:  
1/4"-1'

SHEET

A1.3

Drawn By



**PROPERTY ADDRESS**

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**PROJECT**

877 Silacci

**DRAWING**

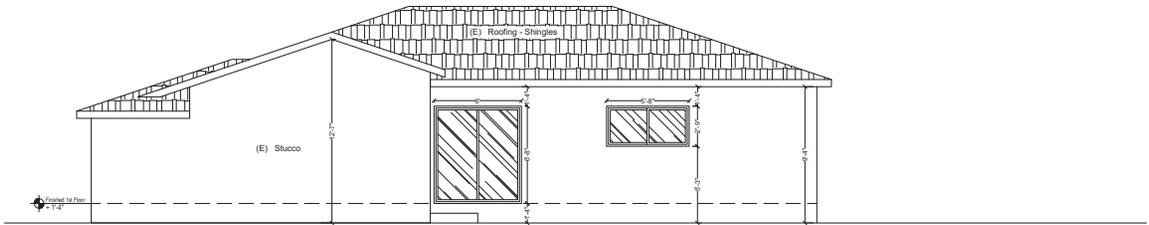
ELEVATION 01  
EXISTING & NEW  
PROPOSAL

DRAWING REVISION	DESCRIPTION	DATE	DATE		
			0	1	2
No.					
0	Permit Set	05/22/21			
1	Permit Set	07/05/21			
2	Permit Set	09/02/21			

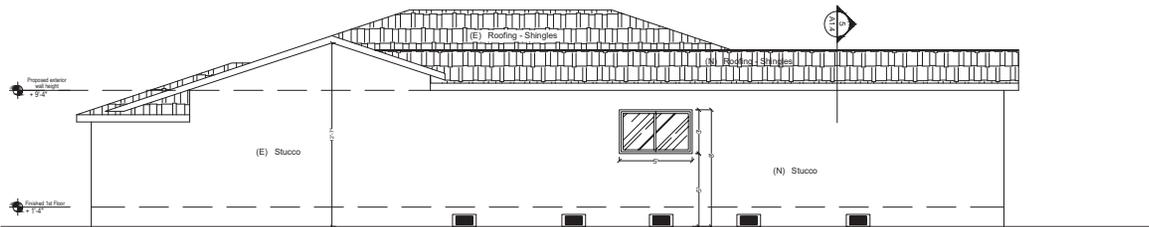
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1/4"=1'

**SHEET**

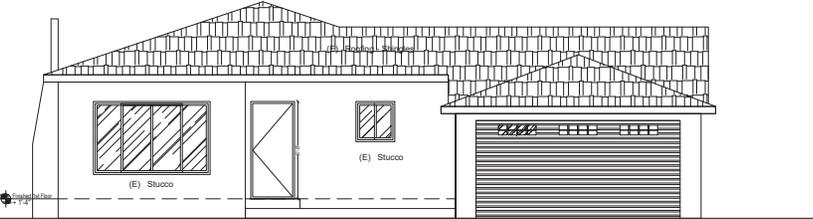
**A1.4**



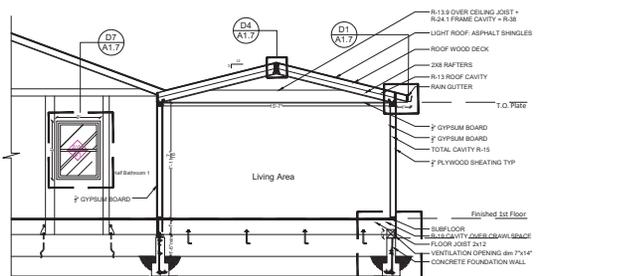
1 Existing North Elevation



1' Proposed North Elevation



2 Existing East Elevation



5 Section through addition

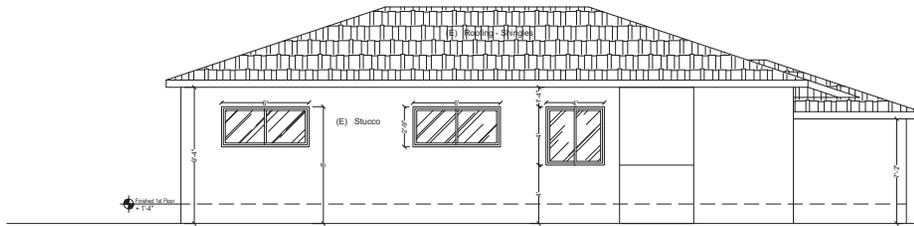
**CRC R317.1 Location Required:**

Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1. Wood joists or the bottom of a wood structural floor where closer than 18 inches (457 mm) or wood girders where closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.

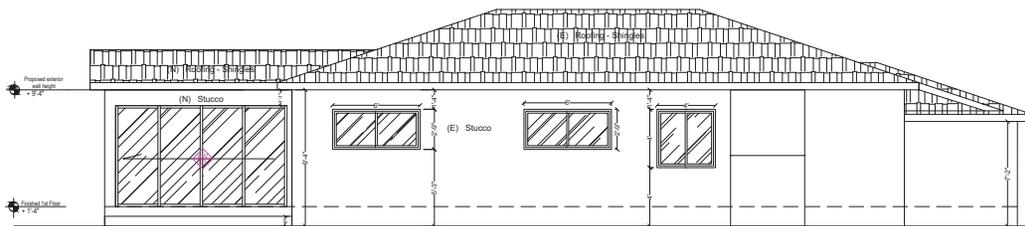
**CRC R408.1 Ventilation:**

The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall be not less than 1 square foot (0.0929 m2) for each 150 square feet (14 m2) of under-floor space area. In this project:

New built-up area is approximately equal to 500 sq ft.  
Ventilation openings net area shall be not less than 3.33 sq ft.  
Ventilation opening dimension will be 7"x14" Qty.5



3 Existing South Elevation



3' Proposed South Elevation

**NOTE:**

The wall & roof colors and materials for the addition will match the existing home

**CRC R305.1 Minimum Height**

Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Drawn By



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**PROJECT**

877 Silacci

**DRAWING**

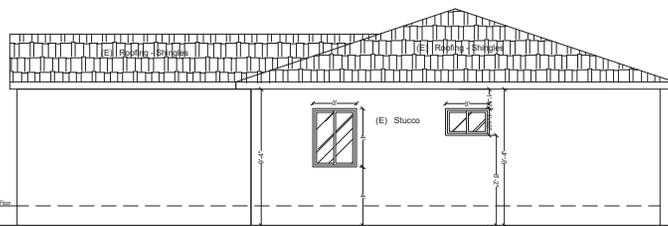
ELEVATION 02  
EXISTING & NEW  
PROPOSAL

DRAWING REVISION	DATE
	05/22/21
DESCRIPTION	05/22/21
	07/05/21
No.	09/02/21
DESCRIPTION	Permit Set
	Permit Set
	Permit Set

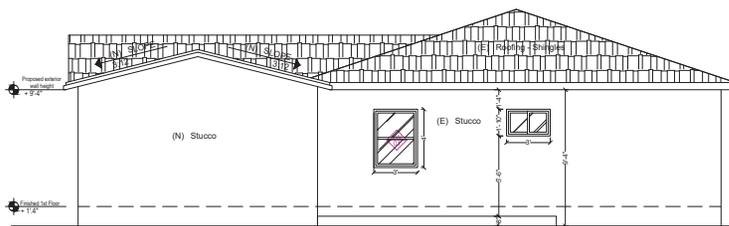
SCALE:  
1/4"=1'

SHEET

A1.5



4 Existing West Elevation



4' Proposed West Elevation

**NOTE:**

**CBC 2510 STUCCO** also called cement plaster: Whether joining new stucco to existing or new work a minimum overlap of 2 inches horizontal and 6 inches vertical is required for stucco lath. When applied over a wood base a minimum of two layers grade D paper or approved equivalent shall be installed.

**CBC 1405.4 FLASHING:**

Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect that moisture to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall.





11595 Autumn Sage Ave.  
Jurupa Valley  
California 91752  
951 880 3107



**CERTIFICATE OF COMPLIANCE**  
Project Name: PRJ-21-362  
Calculation Date/Time: 2021-05-18T02:01:42-05:00  
Input File Name: PRJ-21-362.rdb15n

01	02	03	04	05	06	07	08
Name	Pipe Installation	Parallel Piping	Compact Distribution	Compact Distribution	Recirculation Control	Central DHW Distribution	Shower Drain Water
DHW Typ 1 - U1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Heating Unit Name	File Name	Heating Unit Name	Required Thermostat Type	Status	Existing Condition	Heating Equipment Count	Cooling Equipment Count
(E) HVAC	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	None	None	n/a	Existing	1	1

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AHJ-E1

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/SEER	Efficiency EER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	7	8.1	Not Zonal	Single Speed	Cooling Component 1-HVAC

Registration Number: 421-P01007199A-000-000-000000-0000  
Registration Date/Time: 05/17/2021 23:59  
HERS Provider: CHEERS  
CA Building Energy Efficiency Standards - 2019 Residential Compliance  
Report Generated: 2021-05-18 00:02:46  
Schema Version: rev 2020001

**CERTIFICATE OF COMPLIANCE**  
Project Name: PRJ-21-362  
Calculation Date/Time: 2021-05-18T02:01:42-05:00  
Input File Name: PRJ-21-362.rdb15n

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Zone	Surface	Orientation	Admitt	Height (ft)	Height (ft)	Area (ft²)	U-factor	Shading Source	SHGC	SHGC	Source	Exterior Siding	Status	Verified Existing Condition
(E) Rear Window	Window	(E) Rear Wall	Back	270	1	1	5.58	Table 11B.6-A	0.65	Table 11B.6-A	0.65	Table 11B.6-A	Bug Screen	Existing	No

01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
(E) Front Door	(E) Front Wall	20	3.02	Existing	No

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Default Wall	Exterior Walls	Wood framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.302	Single Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Interior Finish: Gypsum Board Siding/Sheathing/Cladding

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Input File Name: PRJ-21-362.rdb15n

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Project Name	PRJ-21-362	Zone Title	11c 1/2 Analysis	Standard Version	2019	Software Version	EnergyPro 8.2	Number of Dwellings	1	Number of Bedrooms	2	Number of Bathrooms	2	Number of Stories	1

01	02	03	04	05	06	07	08		
Name	System Type	Standard Design	Proposed Design	Compliance Margin	Percent Improvement	Energy Use (kBtu/ft²/yr)	Energy Use (kBtu/ft²/yr)		
Space Heating	39.79	39.2	0.59	1.5	Space Cooling	62.81	63.35	-0.54	-0.9

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/SEER	Efficiency EER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	7	8.1	Not Zonal	Single Speed	Cooling Component 1-HVAC

Registration Number: 421-P01007199A-000-000-000000-0000  
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Input File Name: PRJ-21-362.rdb15n

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Supply Return												
Air Distribution System 1	Unconditioned attic	Non-Verified	8-4.2	1-4.2	Attic	Attic	n/a								

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-Best Fan	Not Required	0

Registration Number: 421-P01007199A-000-000-000000-0000  
Registration Date/Time: 05/17/2021 23:59  
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Calculation Date/Time: 2021-05-18T02:01:42-05:00  
Input File Name: PRJ-21-362.rdb15n

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.089	Single Finish: Gypsum Board Cavity / Frame: 15/2 / 2x4 Interior Finish: Wood Siding/Sheathing/Cladding

Registration Number: 421-P01007199A-000-000-000000-0000  
Registration Date/Time: 05/17/2021 23:59  
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Input File Name: PRJ-21-362.rdb15n

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/SEER	Efficiency EER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	7	8.1	Not Zonal	Single Speed	Cooling Component 1-HVAC

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/SEER	Efficiency EER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	7	8.1	Not Zonal	Single Speed	Cooling Component 1-HVAC

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/SEER	Efficiency EER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	7	8.1	Not Zonal	Single Speed	Cooling Component 1-HVAC

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Input File Name: PRJ-21-362.rdb15n

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Distribution Type	Water Heater Name (ID)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Water 1 (E)	n/a	None	n/a	Existing	No	1	1

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Construction	Type	Factor (0.1-1.2)	Factor									
Attic Existing	Attic Roof/Existing	Ventilated	4	6.1	8.5	No	No	New	n/a	n/a	n/a	n/a	n/a

Registration Number: 421-P01007199A-000-000-000000-0000  
Registration Date/Time: 05/17/2021 23:59  
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Input File Name: PRJ-21-362.rdb15n

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-18 Roof	Colling (below attic)	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-18	None / None	0.038	Over Ceiling: Attic R-13.9 Insul. Cavity / Frame: R-13.9 / 2x10 Single Finish: Gypsum Board

01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater Name (ID)	Solar Heating System	Compact Distribution	HERS Verification	Status
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Water 1 (E)	n/a	None	n/a	Existing

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Construction	Type	Factor (0.1-1.2)	Factor									
Attic Addition	Attic Roof/Existing	Ventilated	4	6.1	8.5	No	No	New	n/a	n/a	n/a	n/a	n/a

Registration Number: 421-P01007199A-000-000-000000-0000  
Registration Date/Time: 05/17/2021 23:59  
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Project Name: PRJ-21-362  
Calculation Date/Time: 2021-05-18T02:01:42-05:00  
Input File Name: PRJ-21-362.rdb15n

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Admitt	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	T/R (deg)	Wind Exceptions	Status	Verified Existing Condition
(E) Right Wall	Existing	Default Wall	0	Right	32	0	90	none	Existing	No

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Distribution Type	Water Heater Name (ID)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Water 1 (E)	n/a	None	n/a	Existing	No	1	1

Registration Number: 421-P01007199A-000-000-000000-0000  
Registration Date/Time: 05/17/2021 23:59  
HERS Provider: CHEERS  
CA Building Energy Efficiency Standards - 2019 Residential Compliance  
Report Generated: 2021-05-18 00:02:46  
Schema Version: rev 2020001

Owner / Contractor:

Project Info:  
877 Silenci Dr  
Campbell, CA 95008

Sheet Title:

Energy Calculations

Sheet Number:

T24-1



**FRESH CONCRETE AND MORTAR APPLICATION**  
BEST MANAGEMENT PRACTICES FOR:

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

**GENERAL BUSINESS PRACTICES**

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff.
- Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

**STORM DRAIN POLLUTION FROM MASONRY AND PAVING**

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

**DURING CONSTRUCTION**

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

**LANDSCAPING, GARDENING, AND POOL MAINTENANCE**

**BEST MANAGEMENT PRACTICES FOR THE:**

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

**GENERAL BUSINESS PRACTICES**

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

**STORM DRAIN POLLUTION FROM LANDSCAPING AND PAVING**

Revegetation is an excellent form of erosion control for any site.

**LANDSCAPING/GARDEN MAINTENANCE**

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

**STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE**

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

**HEAVY EQUIPMENT OPERATION**

**BEST MANAGEMENT PRACTICES FOR THE:**

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

**SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE**

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle, and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

**PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES**

**BEST MANAGEMENT PRACTICES FOR THE: PAINTING/CLEANUP**

- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

**PAINT REMOVAL**

- Chemical paint stripping residue is a hazardous waste.
- Chisps and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (map or vacuum) building cleaning water and dispose to the sanitary sewer.

**STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE**

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by inspecting equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

- Keep all liquid paint products and wastes away from the gutter, street, and storm drain. Liquid residues from paints, thinners, solvent, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- For oil based paints, never out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

**WHAT CAN YOU DO?**

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

**STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES**

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

**EARTH MOVING ACTIVITIES**

**BEST MANAGEMENT PRACTICES FOR THE:**

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

**DURING CONSTRUCTION**

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

**GENERAL BUSINESS PRACTICES**

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

**DETECTING CONTAMINATED SOIL OR GROUNDWATER**

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

**WATCH FOR ANY OF THESE CONDITIONS:**

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

**STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES**

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

**ROADWORK AND PAVING**

**BEST MANAGEMENT PRACTICES FOR THE:**

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment
- Concrete mixers
- Dump trucks
- Concrete mixers
- Construction inspectors
- General contractors
- Developers

**WHAT CAN YOU DO?**

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.

**GENERAL BUSINESS PRACTICES**

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

**DURING CONSTRUCTION**

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

**ASPHALT/CONCRETE REMOVAL**

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

**STORM DRAIN POLLUTION FROM ROADWORK**

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

**GENERAL CONSTRUCTION AND SITE SUPERVISION**

**BEST MANAGEMENT PRACTICES FOR THE: MATERIALS/WASTE/HANDLING**

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

**WHAT CAN YOU DO?**

- Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleaned vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

**STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES**

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

**BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION**

**Spill Response Agencies**

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

**Local Pollution Control Agencies**

- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
- Santa Clara Valley Water District (408) 927-0710
- San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
- Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
- Sunnyvale Water Pollution Control Plant (408) 730-7270
- Palo Alto Regional Water Quality Control Plant (415) 329-2598
- Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

**ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL**

**A. Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

**B. Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

**C. Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys' fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

**D. Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

# Blueprint for a Clean Bay

## BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

### SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

Revision	By	Date
No.		
Date:	07/03/03	
Drawn By:		
Designed By:		

**PLAN FOR THE IMPROVEMENT OF  
ENVOIROMENT PERMIT NO.  
BLUEPRINT FOR A CLEAN BAY**



SCALE:  
N.T.S.

SHEET:  
OF