



**CITY OF CAMPBELL**  
Community Development Department

March 23, 2022

**NOTICE OF ADMINISTRATIVE ACTION**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

**Project Address:** 1505 W. Hacienda Avenue

**Zoning/Area Plan:** R-1-9

**Neighborhood Association(s):** San Tomas Area Community Coalition

**File No.:** PLN-2021-168

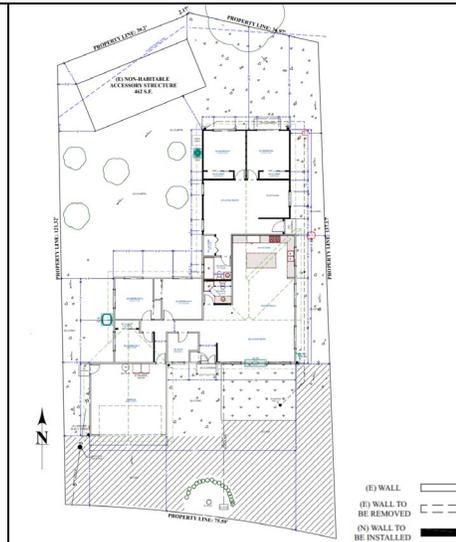
**APN:** 403-15-036

**Applicant:** Wilbert Givargiz

**Property Owner:** Ebrahim Amin

**Application Type:** Administrative Site and Architectural Review Permit

**Project Description:** To allow a 780 square foot rear addition to an existing single-story single-family residence.



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 March 24, 2022 and ends on April 4, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 4, 2022**. 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. at the Planning Division office with an appointment during normal business hours (8:00 AM – 5:00 PM) and on the City's website.

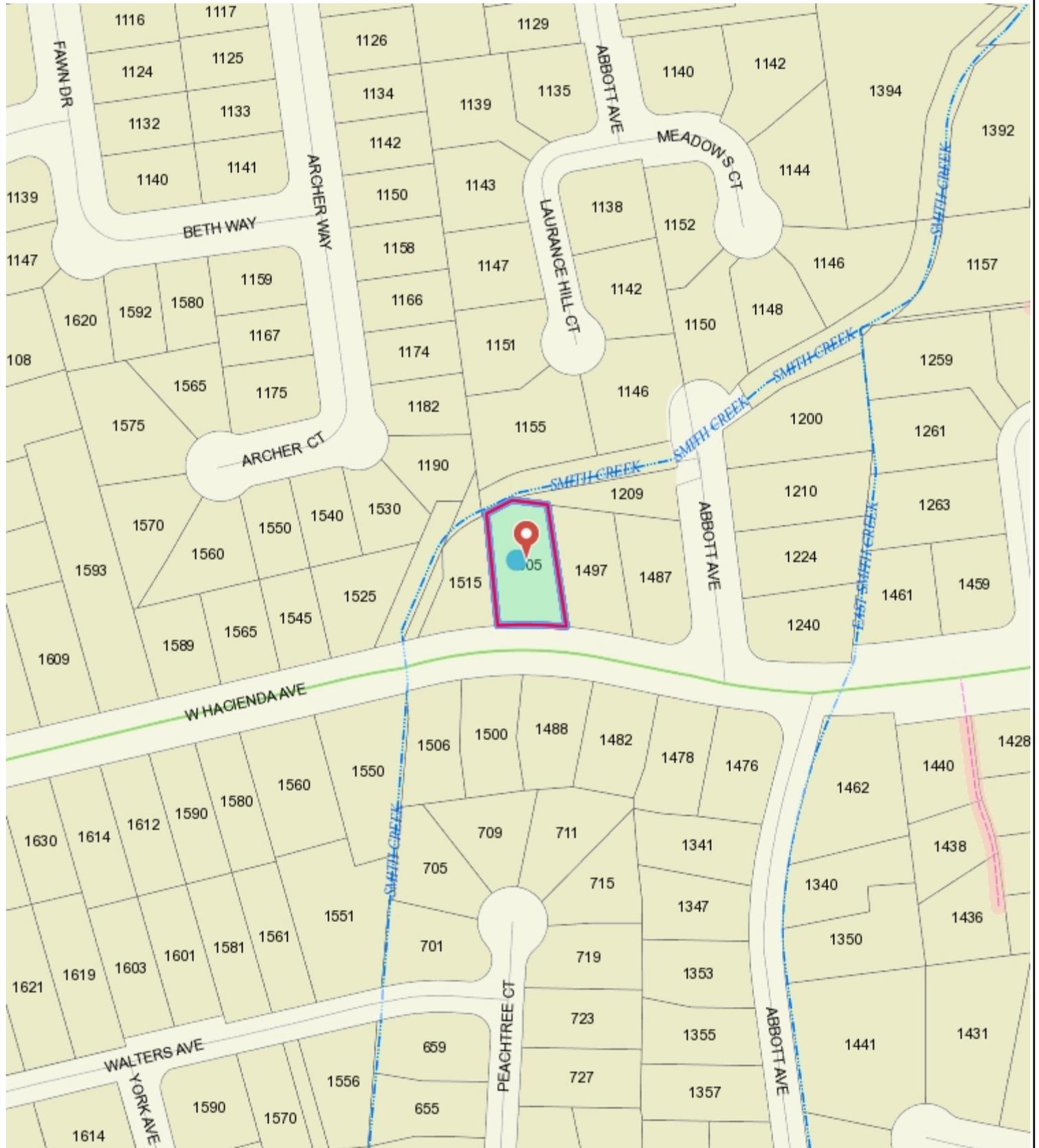
Plans and architectural drawings may be viewed by scanning the QR code. From the web page, select 'Administrative Decisions'.



Questions or comments regarding this application may be addressed to Stephen Rose, Senior Planner, in the Community Development Department, at (408) 866-2142 or by email at [stephenr@campbellca.gov](mailto:stephenr@campbellca.gov).



# Location Map 1505 W. Hacienda Ave



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.

# ADDITION & REMODELING

## 1505 W. HACIENDA AVE

### CAMPBELL, CA 95008

DRAWINGS PROVIDED BY:



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STRUCTURAL/CIVIL ENGINEER:

**GENERAL NOTES:**

PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL VERIFY THAT CONDITIONS AT THE PROJECT SITE ARE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, INCLUDING DIMENSIONS, MEASUREMENTS, ELEVATIONS AND CONDITIONS NECESSARY FOR SUCCESSFUL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL REPORT AT ONCE ERRORS, INCONSISTENCIES, OMISSIONS AND APPARENT DISCREPANCIES TO THE DESIGNER, ARCHITECT AND ENGINEER. THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR WORK PERFORMED INVOLVING A KNOWN ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS.

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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

DATE:

9/1/2021

SCALE:

1/8" = 1'

SHEET:

A1

**DRAWING INDEX:**

- A1 SITE PLAN
- A2 EXISTING FLOOR PLAN & SITE PHOTOGRAPHY
- A3 PROPOSED FLOOR PLAN
- A4 MEP
- A5 SECTIONS
- A6 ROOF PLAN
- A7 ELEVATIONS
- A7.1 ELEVATIONS

- TITLE 24
- BLUEPRINT FOR A CLEAN BAY
- S0 STRUCTURAL NOTES
- S1 FOUNDATION PLAN
- S2 ROOF PLAN
- SD1 STRUCTURAL DETAILS
- SD2 STRUCTURAL DETAILS
- SD3 STRUCTURAL DETAILS

**PROJECT DATA:**

ZONING: R-1-9  
CONSTRUCTION TYPE: VB  
APN: 40315036  
OCCUPANCY: R3/U  
LOT SIZE: 9,800 S.F.  
EXISTING HOUSE LIVING AREA: 2,309 S.F.  
EXISTING ADU LIVING AREA: 462 S.F.  
TOTAL EXISTING LIVING AREA: 2,771 S.F.  
EXISTING GARAGE AREA: 396 S.F.  
NEW ADDITION: 209 S.F.  
NEW LIVING AREA: 2,980 S.F.  
F.A.R: (2,309 + 462 + 209) / 9,800 = 0.30  
LOT COVERAGE: (2,309 + 462 + 209 + 396) / 9,800 = 0.34

**BUILDING CODES:**

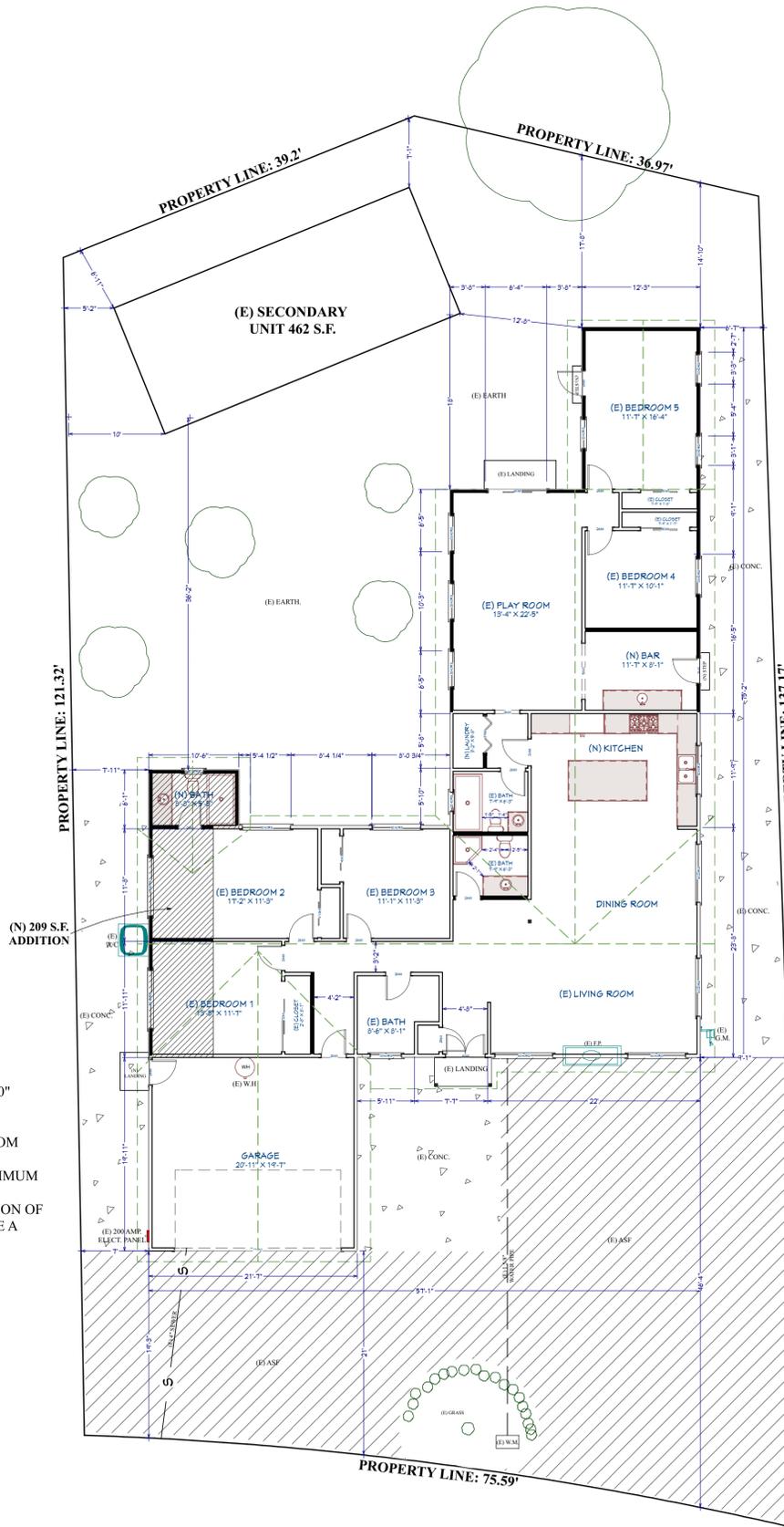
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY
- 2019 CALIFORNIA FIRE CODE,
- 2019 CALIFORNIA GREEN BUILDING STANDARDS

**GENERAL NOTES:**

1. VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
2. SLOPE ALL FINISH GRADES A MIN. OF 5% AT PERVIOUS AND 2% AT IMPERVIOUS SURFACES FOR 10'-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" (CBC1804.3).
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).

**WASTE MANAGEMENT PLAN**

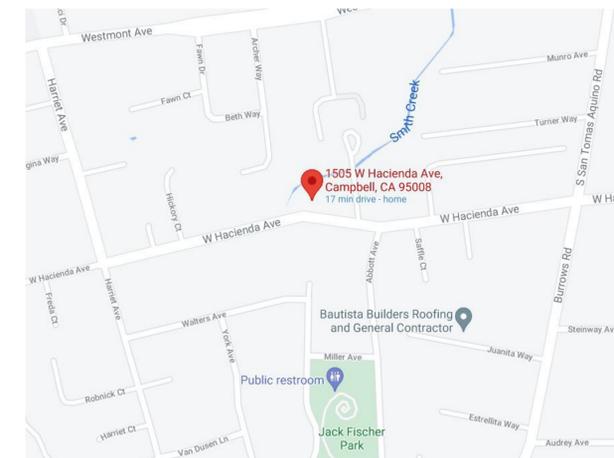
CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINE EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM. TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: 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, DRY WALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH WATERPROOF TRAP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADELOUPE 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.



**SCOPE OF WORK:**

- 209 S.F. ADDITION.
- RAISING THE FLOOR AT PLAY ROOM AND BEDROOM 4 & 5 AREA.
- REPLACING THE EXTERIOR WALLS AND ROOF OVER PLAYROOM, BEDROOM 4 & 5.
- REMOVING A LOAD BEARING WALL BETWEEN (E) KITCHEN AND DINING ROOM.
- REMODELING TWO BATHROOMS.
- ELECTRICAL & PLUMBING WORK.

**VICINITY MAP**



**PARCEL MAP**





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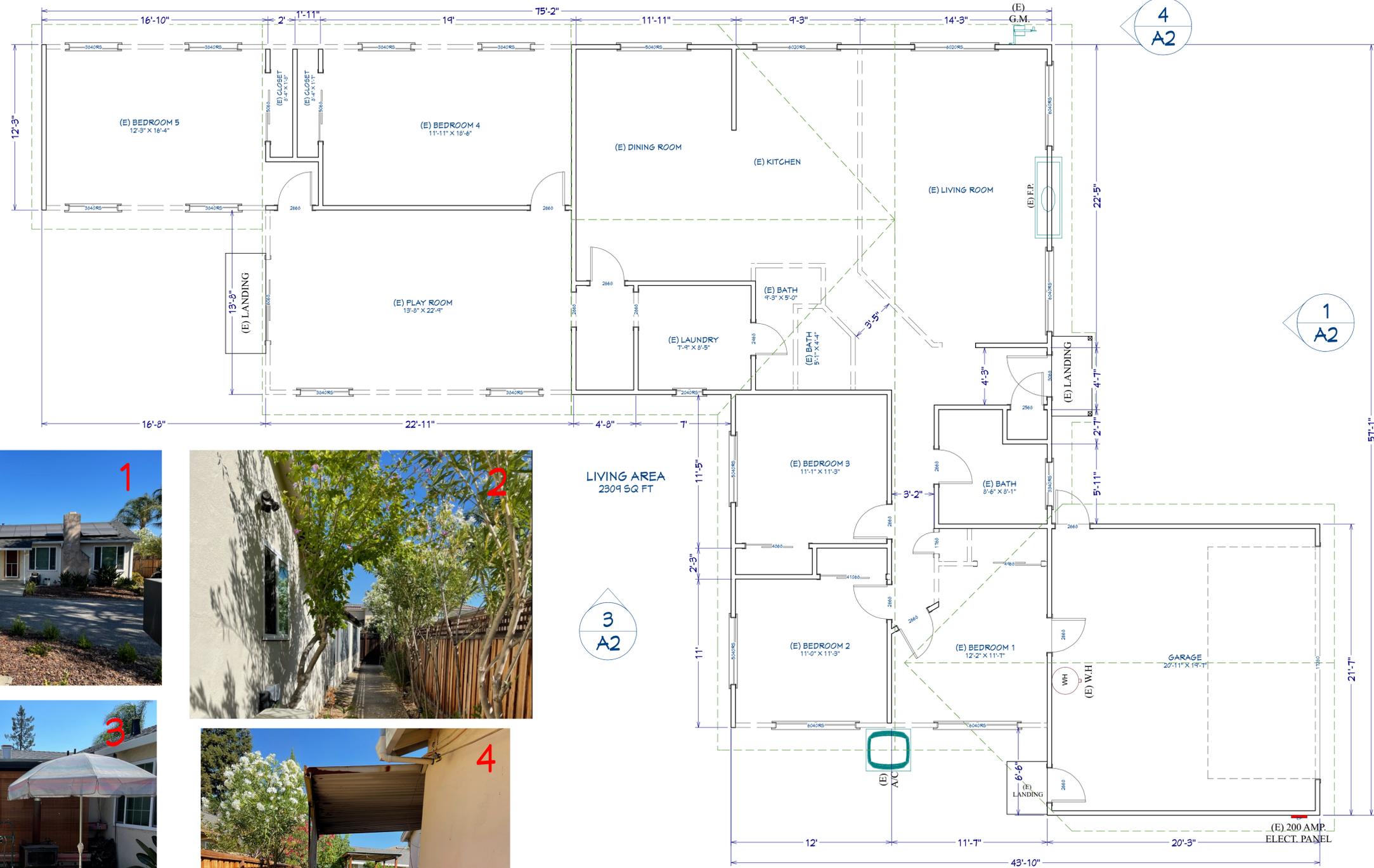
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DATE:  
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SCALE:  
 1/4" = 1' - 0"

SHEET:  
 A2



LIVING AREA  
 2309 SQ FT

**EXISTING FLOOR PLAN**

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

- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL TO BE INSTALLED



6  
 A2

4  
 A2

5  
 A2

1  
 A2

3  
 A2

2  
 A2

**EXISTING FLOOR PLAN**

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

- (E) WALL
- (E) WALL TO BE REMOVED
- (N) WALL TO BE INSTALLED





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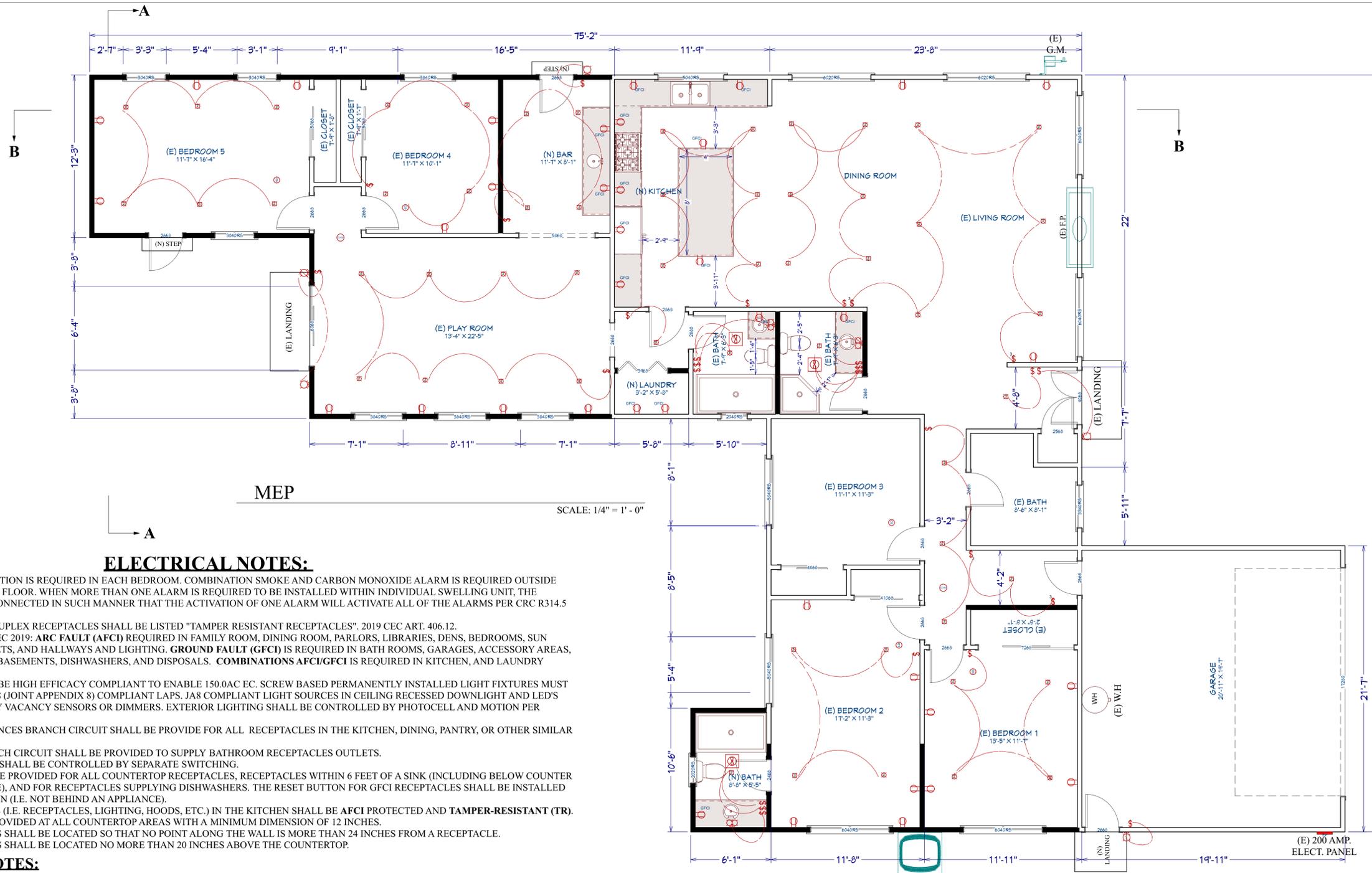
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MEP SCALE: 1/4" = 1' - 0"

**ELECTRICAL NOTES:**

- HARDWIRED SMOKE DETECTION IS REQUIRED IN EACH BEDROOM. COMBINATION SMOKE AND CARBON MONOXIDE ALARM IS REQUIRED OUTSIDE EACH BEDROOM AND EACH FLOOR. WHEN MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN INDIVIDUAL SWELLING UNIT, THE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS PER CRC R314.5 AND R315.1.3.
- ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER RESISTANT RECEPTACLES". 2019 CEC ART. 406.12.
- PER ART. 210.12 AND 210.8 CEC 2019: **ARC FAULT (AFCI)** REQUIRED IN FAMILY ROOM, DINING ROOM, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. **GROUND FAULT (GFCI)** IS REQUIRED IN BATH ROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, BASEMENTS, DISHWASHERS, AND DISPOSALS. **COMBINATIONS AFCI/GFCI** IS REQUIRED IN KITCHEN, AND LAUNDRY AREAS.
- ALL NEW LIGHTING SHALL BE HIGH EFFICACY COMPLIANT TO ENABLE 150.0AC EC. SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAPS. JA8 COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHT AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS. EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCCELL AND MOTION PER ENERGY 110.9.
- TWO 20 AMP SMALL APPLIANCES BRANCH CIRCUIT SHALL BE PROVIDE FOR ALL RECEPTACLES IN THE KITCHEN, DINING, PANTRY, OR OTHER SIMILAR AREAS.
- A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLES OUTLETS.
- UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING.
- GFCI** PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
- ALL OUTLETS AND DEVICES (I.E. RECEPTACLES, LIGHTING, HOODS, ETC.) IN THE KITCHEN SHALL BE **AFCI** PROTECTED AND **TAMPER-RESISTANT (TR)**.
- RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES.
- COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
- COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.

**MECHANICAL NOTES:**

- BATHROOMS REQUIRE 50 CFM MINIMUM HUMIDITY CONTROLLED EXHAUST FANS ( BY FAN OR SWITCH) PER R405.6. AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
- KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MFG'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM. (PER CEC 150).
- TERMINATION OF THE BATHROOM AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING. CMC 502.2.1.

**PLUMBING NOTES:**

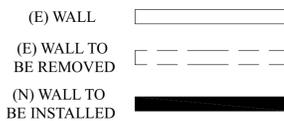
- SHOWER STALL SHALL BE 1024 SQUARE INCHES MINIMUM AND CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE. CPC 408.6.
- SHOWERHEAD & CONTROL VALVES SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENT SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT PER CPC 408.9.
- SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS. CPC 408.5.

**CALCS FOR ROOF VENTILATION:**

850/150 = 5.6 SF  
 (5.6 X 1.25 X 1.25) X 3/144 = 0.2  
 6.6 / 2 / 0.2 = 16 BLOCKS  
 PROVIDE 3-2.5" HOLES AT 16 BLOCKS  
 ALSO, PROVIDE 4-12" EYEBROW ROOF VENTS AT UPPER PORTION OF THE EACH ROOF.  
 MIN. 36" SEPARATION IS REQUIRED BETWEEN THE UPPER AND LOWER VENTILATION OPENINGS

**VENTILATION CALCULATION:**

CRAWL AREA: 209 SF  
 VENTILATION: 209/150= 1.4  
 14"X6" / 144= 0.583 SF  
 1.4 / 0.583= 2 VENTS AT (N) ADDITION  
 PROVIDE TOTAL (N) 2-14"X 6" LOUVERED VENT W./ 1/4" WIRE MESH OPENINGS.



**NOTE:**

**WATER EFFICIENT PLUMBING FIXTURES (CALGREEN 301.1.1)**  
 ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE SHALL BE UPGRADED. THE FOLLOWING TABLE SHOWS THE FIXTURES THAT ARE CONSIDERED TO BE NON-COMPLIANT AND THE TYPE OF WATER-CONSERVING PLUMBING FIXTURE THAT SHALL BE INSTALLED IN PLACE OF NON-COMPLIANT FIXTURES:

Plumbing Fixture	Non-Compliant Plumbing Fixture	Required Water-Conserving Plumbing Fixture (maximum flow-rates)
Water Closet (Toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/minute	1.8 gallons/minute at 80psi
Faucet -Bathroom	Greater than 2.2 gallons/minute	1.2 gallons/minute At 60 psi
Faucet - Kitchen	Greater than 2.2 gallons/minute	1.8 gallons/minute at 60 psi (average)

\* Residential building constructed after January 1, 1994 are exempt from this requirement.

**ENERGY BUILDING NOTE:**

- IN THE BATHROOMS AT LEAST ONE LUMINAIRE TO BE CONTROLLED BY A VACANCY SENSOR, PLEASE SPECIFY. CENC 150(K)(2)(J).
- THE HIGH EFFICACY LUMINAIRES (NEW LIGHTING) TO BE SEPARATELY SWITCHED FROM ANY EXISTING LOW EFFICACY LUMINAIRES PER CENC 150(K)(2)(A).

ELECTRICAL LEGEND	
⊙	CEILING MOUNTED LIGHT
⊖	WALL MOUNTED LIGHT
⊞	EXHAUST FAN CAPABLE OF PROVIDING 50 CFM/UNIT
⊞	I.C. RATED CAN LIGHT AND CERTIFIED AS AIR TIGHT.
⊞ WP/GFI	WATERPROOF OUTLET W/ GROUND FAULT INTERRUPTER
⊞	SINGLE POLE LIGHT SWITCH
⊞	DIMMER
⊞	THREE WAY LIGHT SWITCH
⊞	VACANCY SENSOR SWITCH(manual-on occupancy sensor and motion sensor that complies with CEC section 110.9(b) and shall not have a control that allows the luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.)
⊞	RECPACLE
⊞ SD	SMOKE DETECTOR
⊞	PHOTO CELL AND MOTION SENSOR EXTERIOR LIGHT SEE- OUTDOOR LIGHTING- NOTE BELOW.
H.E.	HIGH EFFICACY
⊞	PENDANT LIGHTS
⊞	FLUORESCENT LIGHT

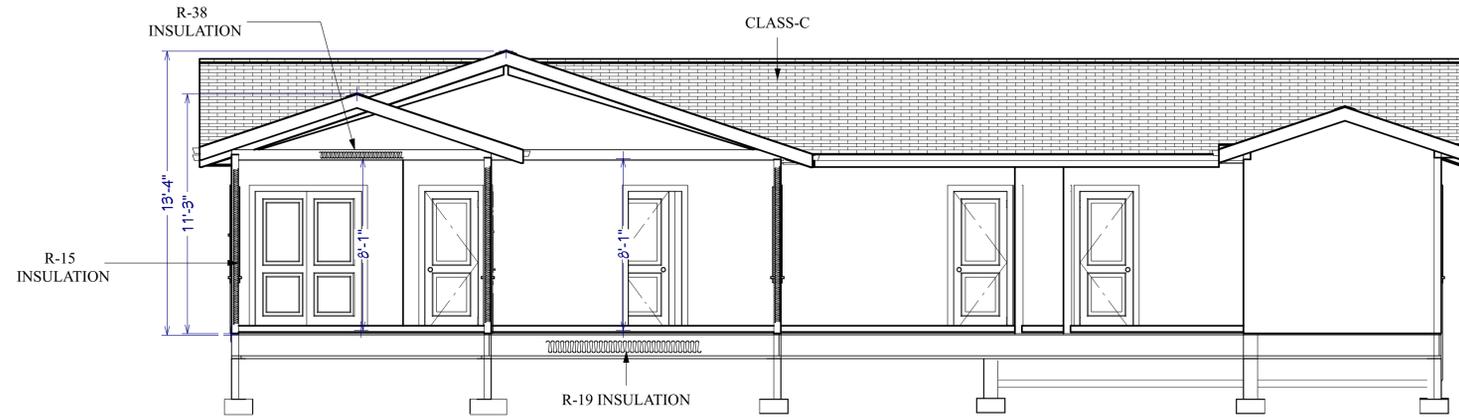


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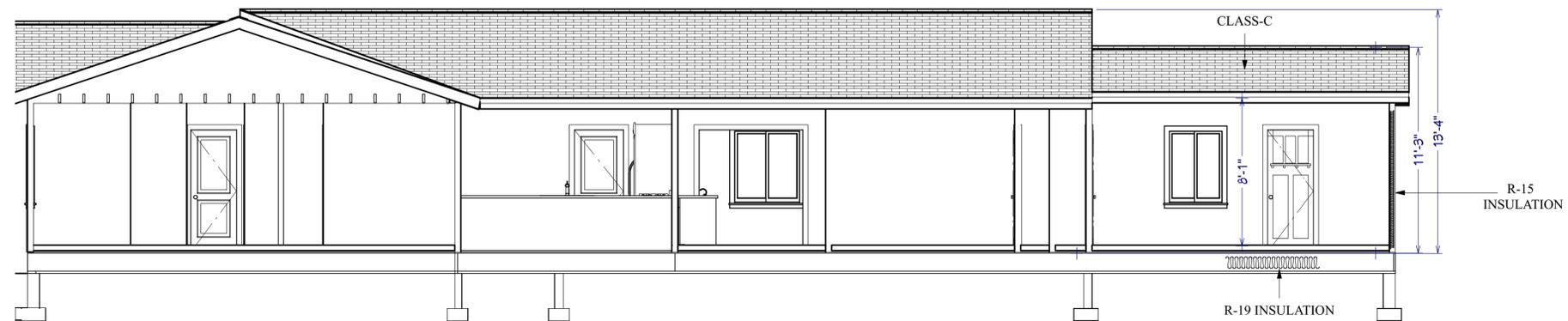
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SECTION A-A

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SECTION B-B

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

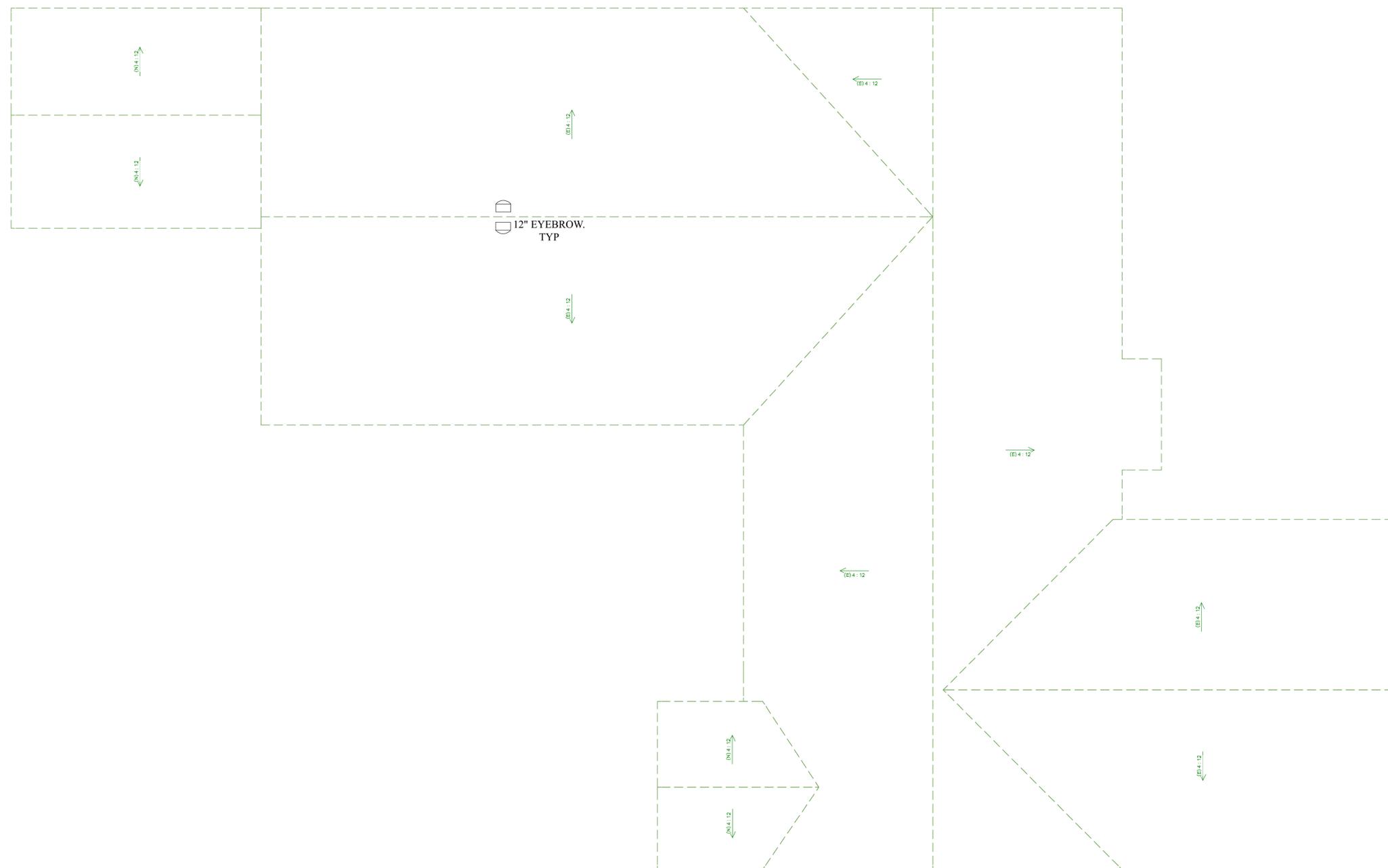
DATE:

9/1/2021

SCALE:

SHEET:

A6



**PROPOSED ROOF PLAN**

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

**EXTERIOR ELEVATION NOTES:**

1. EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS O/ PLYWOOD SHEATHING O/ TWO LAYER OF "D" PAPER THAT THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND FLASHING, AND IS DIRECTED BETWEEN THE LAYERS.
- EXTERIOR STUCCO TO HAVE A 26 GA. GALVANIZED WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/4 INCHES PROVIDED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
2. EXTERIOR TRIMS: FOAM TRIMS. COLOR: STORM CLOUD (LRV 32).
3. WINDOWS/SLIDING DOORS: INTEGRITY (OR SIMILAR), VINYL WINDOWS, DUAL GLAZED, SASH COLOR = WHITE.
4. ROOFING: TO BE A COOL ROOF WITH A MINIMUM AGED SOLAR REFLECTANCE OF .20 AND A MINIMUM THERMAL EMMITANCE OF .75.
5. FASCIA & GUTTER: SELECTION BY OWNER.

DRAWINGS PROVIDED BY:

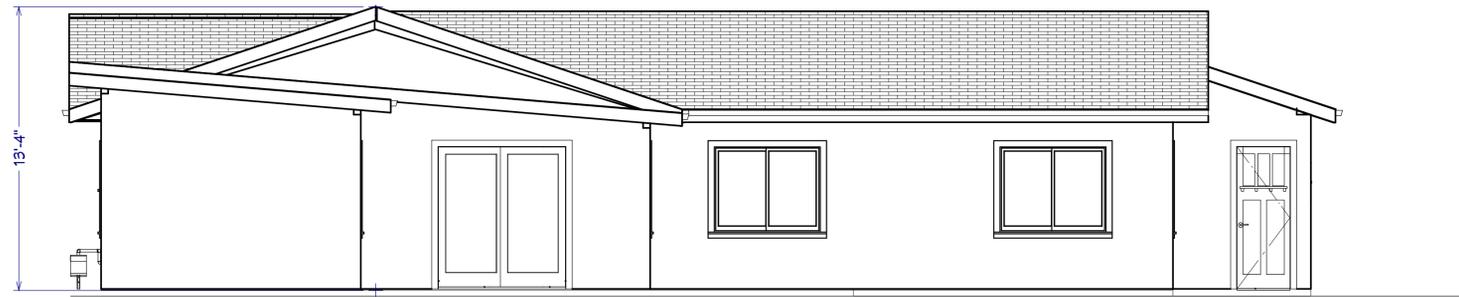


WILBERT GIVARGIZ  
5751 RIBCHESTER CT, SAN JOSE CA, 95123  
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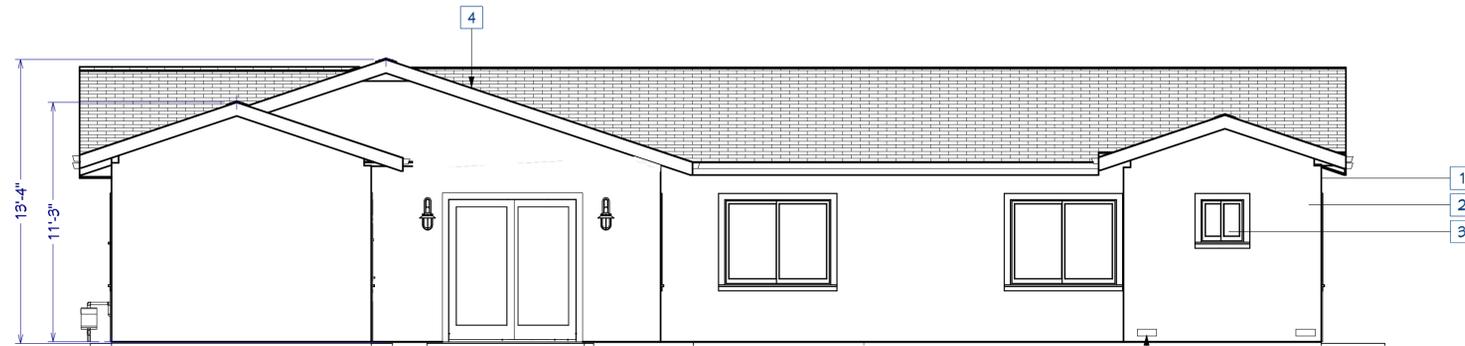
*W. Givargiz*  
OWNER(S):

**AMIN RESIDENCE**  
1505 W. HACIENDA AVE,  
CAMPBELL, CA 95008  
EAMIN4@YAHOO.COM  
CONTACT# (415) 264 5659

STRUCTURAL/CIVIL ENGINEER:



**EXISTING REAR ELEVATION**



**PROPOSED REAR ELEVATION**

PROVIDE TOTAL (N) 2 - 14" 6"  
W/ 1/4" WIRE MESH OPENING

- 1
- 2
- 3

**GENERAL NOTES:**

PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL VERIFY THAT CONDITIONS AT THE PROJECT SITE ARE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, INCLUDING DIMENSIONS, MEASUREMENTS, ELEVATIONS AND CONDITIONS NECESSARY FOR SUCCESSFUL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL REPORT AT ONCE ERRORS, INCONSISTENCIES, OMISSIONS AND APPARENT DISCREPANCIES TO THE DESIGNER, ARCHITECT AND ENGINEER. THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR WORK PERFORMED INVOLVING A KNOWN ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS.

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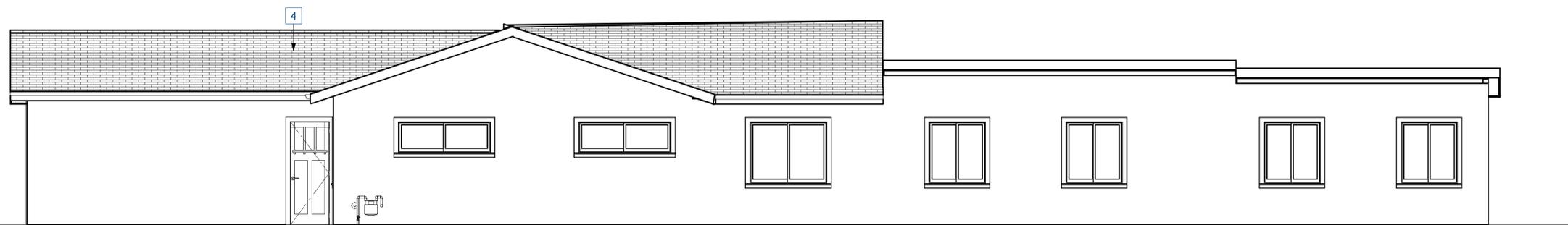
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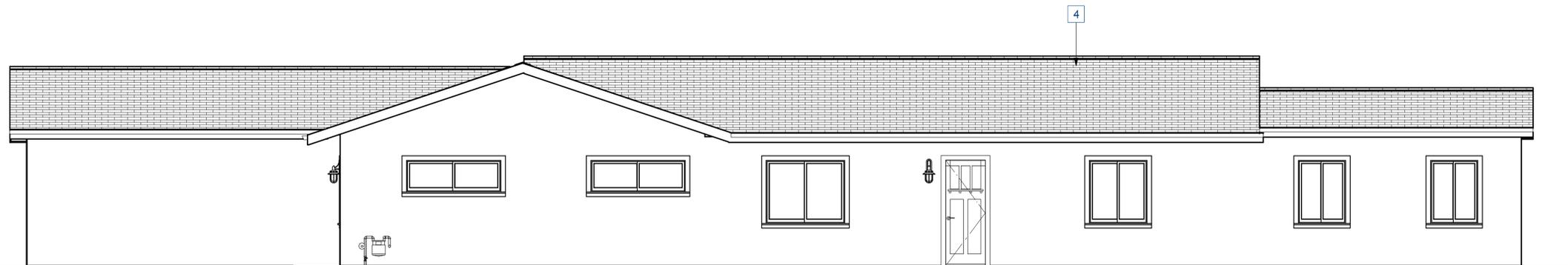
SCALE:

SHEET:

**A7**



**EXISTING RIGHT ELEVATION**



**PROPOSED RIGHT ELEVATION**

DRAWINGS PROVIDED BY:



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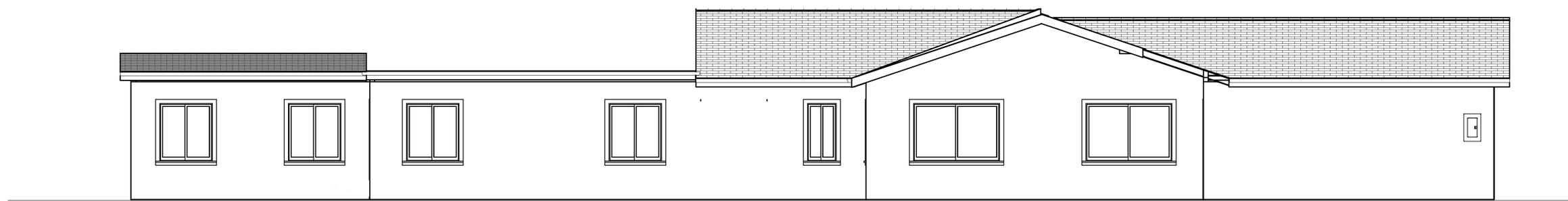
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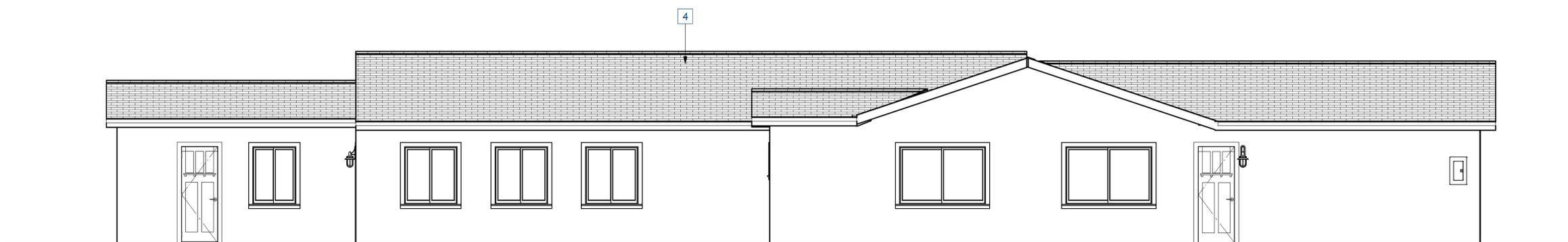
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9/1/2021

SCALE:

SHEET:  
**A7.1**



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION



**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

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

**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.

- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- 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 MASONRY AND PAVING**

Fresh concrete 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.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algacides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

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 algacides 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.

- 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.

**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 isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

**PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES**

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

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

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- 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.

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, 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.

**PAINT REMOVAL**

- Chemical paint stripping residue is a hazardous waste.
- Chips 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 (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

**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.

# Blueprint for a Clean Bay

## BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

### SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

**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 paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

**WHAT CAN YOU DO?**

**GENERAL BUSINESS PRACTICES**

- 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.
- 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.

**STORM DRAIN POLLUTION FROM ROADWORK**

Road paving, surfacing, and pavement removal happen 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:

- Construction industry

**WHAT CAN YOU DO?**

- 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 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.

MATERIALS/WASTE/HANDLING

- 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 cleared 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**

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

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.

**Spill Response Agencies**

- Dial 911
- Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
- 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

**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.

Chgd	By	Date	Revision	No.	Date: 07/01/03	Drawn By:	Designed By:

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

SCALE:  
N.T.S.

SHEET:  
OF



CITY OF CAMPBELL  
SANTA CLARA COUNTY, CALIFORNIA

**GENERAL NOTES:**

- Construction shall conform to CBC 2019, AF&PA SDPW 2018 and all applicable codes and regulations.
- Should an error appear in the working details or specifications or in work done by others affecting the work, the contractor shall notify the architect and engineer at once and in writing. If the contractor proceeds with the work so affected without having given such written notice and without receiving the necessary approval, decision or instruction in writing from the owner, then he shall have no valid claim against the owner, its officers, employees or agents for cost so proceeding.
- The Contractor shall notify the engineer where a conflict or a discrepancy occurs between the structural drawings and any other portion of the contract documents or existing field conditions. Such notification shall be given in due time so as not to affect the construction schedule. In case of a conflict between structural drawings and specifications, the most restrictive condition shall take precedence unless written approval has been given for the least restrictive. Contractor shall verify all dimensions with architectural and structural drawings prior to commencing any work.
- Where no specific detail is shown, the construction shall be identical or similar to that indicated for like cases of construction on this project. Should there be any question, contact the Architect and Engineer prior to proceeding.
- Any substitution for structural members, hardware, or details shall be reviewed by the Engineer. Such review will be billed on a time and material basis to the contractor with no guarantee that the substitution will be allowed.
- Do not scale drawings. Contact the Architect or Engineer for any dimension not shown.
- These drawings are not complete until reviewed and accepted by local building officials and signed by the owner and the Engineer.
- All drawings and written material appearing herein constitutes the original and unpublished work of the Engineer and the same may not be duplicated, used or disclosed without written consent of the Engineer.
- The structure shown on these drawings is structurally sound only in its completed form. The stability of this structure depends on the diaphragms and the bracing members shown. The Contractor is to provide for the design and construction of shoring for all earth, forms, concrete, steel, wood, and masonry to resist gravity, wind and seismic loads. Temporary support shall remain in place until all diaphragms and lateral resisting elements are in place in their entirety.
- It is Contractors responsibility to comply with the pertinent sections, as they apply to this project, of the "Construction Safety Order" issued by the State of California latest edition, and all Cal OSHA requirements. The Structural Engineer do not accept any responsibility for the contractor's failure to comply with these requirements. Contractor shall be responsible for adequate design and construction of all forms and temporary support requirements.

**FOUNDATION**

- Geotechnical investigation by: PER CBC 2019 TABLE-1806.2 CLASS 5
- When structural observation is required, structural engineer shall observe footing reinforcing steel prior to concrete placement. Provide 48 hours notice to structural engineer prior to concrete placement.
- Foundation type: conventional Raised Foundation  
minimum founded depth & width of foundation U.O.N.  
Below rough pad grade (NEW).....18" MIN.  
Below tough pad grade (EXIST).....12" MIN.  
Width (NEW).....15" MIN.  
Allowable Soil Bearing Capacity .....1500 PSF
- Roof and area drainage shall be directed away from the foundation.

**CONCRETE**

- Structural concrete shall attain 28-day compressive strength as follows:
 

Class	Use	f'c @ 28 days	Max. Agg. size	W/C ratio
A	Foundation	2500 psi	1"	0.50
B	Slab-On-Grade	2500 psi	1"	0.55
- All concrete shall be ready-mix in accordance with ASTM-C94.
- Cement shall conform to ASTM C-150 type I or II.
- Water shall be clean and free from injurious amount of oils, acid, alkalis, salt, organic material or other substances deleterious to concrete or reinforcement.
- Concrete aggregates shall conform to ASTM C-33. Aggregates for lightweight concrete shall conform to ASTM C-330.
- Reinforcing steel shall conform to ASTM A615-grade 40 for #4 and smaller and grade 60 for #5 and larger, except reinforcing steel to be welded shall conform to ASTM A706.
- Reinforcing steel shall be fabricated according to "Manual of Standard Practice for Reinforced Concrete Construction."
- All preheating and welding of reinforcing steel shall be done in accordance with AWS D1.4 latest edition and shall be continuously inspected by a qualified testing laboratory. Contractor shall furnish rebar mill certificates to the testing laboratory.
- Minimum clear concrete cover for reinforcing steel shall be as follows U.O.N  
Cast against earth.....3"  
Exposed to earth.....2"  
Not exposed to weather.....1.5"
- All reinforcement shall be continuous. Lap splice shall be 60 diameter U.O.N.

**SPECIAL INSPECTION**

- Provide Special Inspection as required by CBC 2019 edition section 1704 for:
  - Drill & epoxy (SET-XP) Retrofit Holdown
  - Drill & Bond rebar.
  - Shear wall edge nailing of 4" oc or smaller.
- Reports prepared and signed by the inspector shall be submitted to the building official and the Engineer. All discrepancies shall be brought to the immediate attention of the contractor for correction.

**GENERAL NOTES:**

- Code: 2019 California Building Code
- DEAD LOADS:**  
ROOF (comp).....13 PSF  
FLOOR.....15 PSF  
WALL.....15 PSF
- LIVE LOADS:**  
ROOF.....20 PSF  
FLOOR.....40 PSF
- WIND LOAD (method 2) (ASCE 7-16)**  
Wind Speed=110 mph, I=1, Exposure=C, Gpi = 0.18, -0.18  
Longitudinal Wind Force = 3.46 kip,  
Transverse wind force= 9.38 kip,
- SEISMIC LOAD (ASCE 7-16)**  
Seismic Imporance Factor I=1, Occupancy Category= II, S1=0.791g, Ss=2.202g  
Site Class= D, SDS= 1.762, SD1= 0.896, Seismic Design Category=E,  
Basic Seismic Resisting System=Bearing Wall System, Cs=0.2710, R=6.5,  
Procedure used=Equivalent Lateral Force, Base Shear=10.84 kip

**NAILING SCHEDULE:**

- All nails for structural work shall be common wire nails conforming to the following min. sizes:
 

8d	0.131"ø x 2 1/2"
10d	0.148"ø x 3"
16d	0.162"ø x 3 1/2"
20d	0.192"ø x 4"
- Provide nails at connections as indicated on the drawings. Where nail at connections are not indicated, nail per nailing schedule in note 4.
- Nailing not noted in schedule or on plans shall be a min of two nail at each contact.  
8d nail for 1" material and 16d for 2" material.
- Nailing Schedule:**

CONNECTION	FASTENING
1. Joist to sill or girder, toenail	3-8d common
2. Bridging to joist	2-8d common
3. 1"x6" subfloor or less to each joist	2-8d common
4. Wider than 1"x6" subfloor or less to each joist	3-8d common
5. 2" subfloor to joist or girder	2-16d common
6. Sole plate to joist or blkng	16d @ 16" oc
Sole plate to joist or blkng at braced wall panel	3-16d per 16"
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d or 2-16d
9. Double stud	6d @ 24" oc
10. Double top plates, face nail	16d @ 16" oc
Double top plates, lap splice	8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 6" oc
13. Top plates, laps and intersection, face nail	2-16d
14. Continuous header, two pieces	16d @ 16" oc @ ea. edge
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toe nail	4-8d
17. Ceiling joists, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d
19. Rafter to plate, toenail	3-8d
20. 1" diagonal brace to each stud and plate, face nail	2-8d
21. 1"x8" sheathing to each bearing, face nail	3-8d
22. Wider than 1"x8" sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	16d @ 24" oc
24. Built-up girder and beams	2-10d @ 32" o.c. or 2 - 20d @ end

**WOOD STRUCTURAL PANEL (MIN. REQUIRED)**

- REFERENCES: PS1, PS2, APA, NER-108 AND ICC ES-1952
- WALL PANELS**.....OSB/CDX  
3/8" 32/16"
- ROOF PANELS**.....OSB/CDX  
1/2", 32/16"
- FLOOR PANELS**.....OSB/CDX  
3/4" 20 OC, OSB
- BLOCKING:**
  - WALLS: ALL UNSUPPORTED PANEL JOINTS SHALL BE BLOCKED SOLID WITH 3X BLOCKING.
  - FLOORS & ROOFS: WHERE NOTED ON THE DRAWINGS, ALL UNSUPPORTED PANEL JOINTS SHALL BE BLOCKED SOLID WITH 3X4 FLAT BLOCKING.
- NAILING:** COMMON WIRE NAILS, PANEL NAIL SHALL BE DRIVEN SO THAT THE HEADS ARE FLUSH WITH THE SURFACE OF THE PANEL. FIELD NAILING SHALL BE 12" OC AND THE MIN. PANEL EDGE DISTANCE SHALL BE MAINTAINED.

**WOOD**

- All sawn lumber shall be Douglas Fir-lurch as graded by West Coast Lumber Inspection Bureau (WCLIB) in accordance with Standard Grading Rules U.O.N. All members shall have a min. grade of No.2 (stud, post, beams) U.O.N.
- All structural sheathing used for shear wall and roof, shall be manufactured in accordance with APA. Sheathing shall meet PS2-92 performance and shall be stamped with APA trademark.
- All foundation plates or sill on concrete slab which are in direct contact with earth, and plates or sill on concrete or masonry foundation shall be pressure treated.
- All wood shall have a moisture content of not more than 19% when sheathing is applied.
- 8" min. clearance shall be maintained at all exterior walls between finish grade and bottom of wood walls.
- Bearing and shear walls shall have double top plate lapped at wall corners and intersection and plates shall be inter nailed with 4-16d at such locations. For plate splice detail see drawings.
- Sill plate anchor bolts shall be installed with plate washers 3x3x0.229 between nut and plate.
- Provide solid blocking between joist and rafter at all supports.
- Provide blocking at all ceiling levels.
- Joist under and parallel to partition shall be doubled and nailed together.
- Holes for bolts in wood shall be bored with 1/8" larger than the nominal diameter of the bolt.
- Holes for lag screws shall be bored as follows:
  - The clearance hole for the shank shall have the same diameter as the shank, and the same depth of penetration as the length of unthreaded shank.
  - The lead hole for the threaded portion shall have a diameter equal to 75% of the shank diameter and a length equal to the length of the threaded portion.
- Lag screws and wood screws shall be screwed and not driven into place. Soap may be used to lubricate the screws.
- All bolts and lag screws shall be provided with metal washers under heads and nuts which bear on wood. Applies also to inserted expanding fasteners, Red Heads, etc.

Bolt Diameter	MI Washer	Steel Washer
1/2"ø	2"ø X 5/16"	2 1/2"X2 1/2"X1/4"
3/4"ø	3"øX1/4"	3"X3"X3/16"
7/8"ø	3 1/2"øX1/4"	3 1/2"X3 1/2"X3/8"
1"ø	4"øX1/2"	3 3/4"X3 3/4"X3/8"

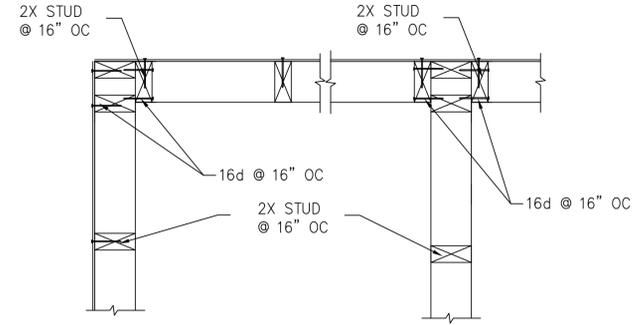
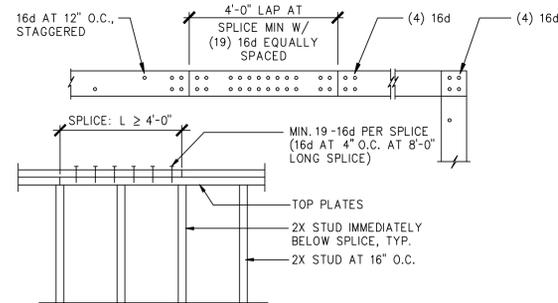
- All bolts and lag screws shall be tightened at installation and retightened before closing in or at completion of job.
- Lay all structural sheathing on roof and floors with face grain perpendicular to support typical U.O.N. Use ply-clip at unsupported sheathing edges.
- Connector hardware model number are those for Simpson Strong-Tie Company. All joist hanger shall be Simpson "U" series U.O.N. Equivalent connectors with ICBO acceptance may be submitted for review as an alternate.
- All fastener for preservative treated wood shall be hot dip galvanized.

**ENGINEERED LUMBER**

- Parallam 2.0 (PSL) shall have the following properties:  
E= 2000000 PSI  
Fb= 2900 PSI  
Fv= 290 PSI
- Microllam 1.9 (LVL) shall have the following properties:  
E= 1900000 PSI  
Fb= 2600 PSI  
Fv= 285 PSI

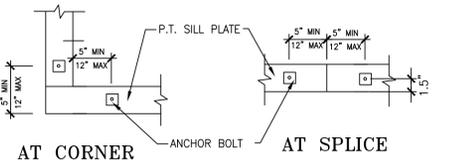
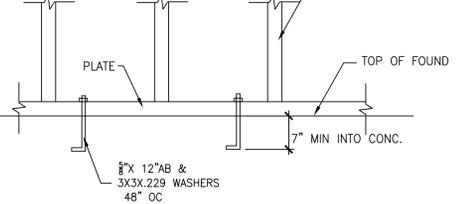
**6 COLLECTOR DETAIL**

No Scale



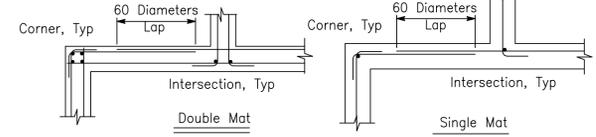
**1 STUD CONN. @ CORNER**

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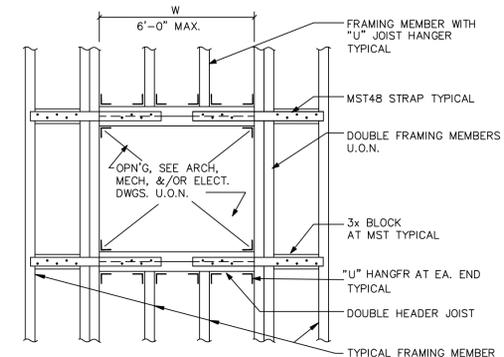
**2 ANCHOR BOLT @ SILL PLATE**

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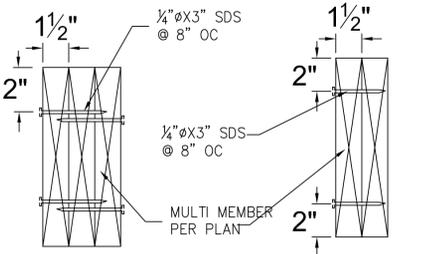
**3 CORNER/INTERSECTION REINF SPLICE, TYPICAL**

No Scale



**4 ACCESS OPENING**

No Scale



**Assembly B**

**Assembly A**

**5 BUILT-UP BEAM**

No Scale

**REVISION**

NO.	DESCRIPTION

**LEGEND**

- 4X POST PER PLAN
- MST37 STRAP U.O.N.
- 
- 4X8 HDR
- H.D. W/A.B. TYPE & SIZE
- SHEAR WALL TYPE & LENGTH
- (N)JOIST
- (E)2X4 STUD WALL
- (N)2X4 STUD WALL
- (N)HDR SIZE
- CONC. FTG.
- H.D. CONC. FTG. (U.P.)

**FOUNDATION SCHEDULE**

- F-1 18"SQX12" FTG W/3-#5 EA. WY
- F-2 24"SQX12" FTG W/4-#5 EA. WY
- F-3 30"SQX12" FTG W/4-#5 EA. WY
- U.P. 24"SQX16" FTG W/3-#5 EA. WY

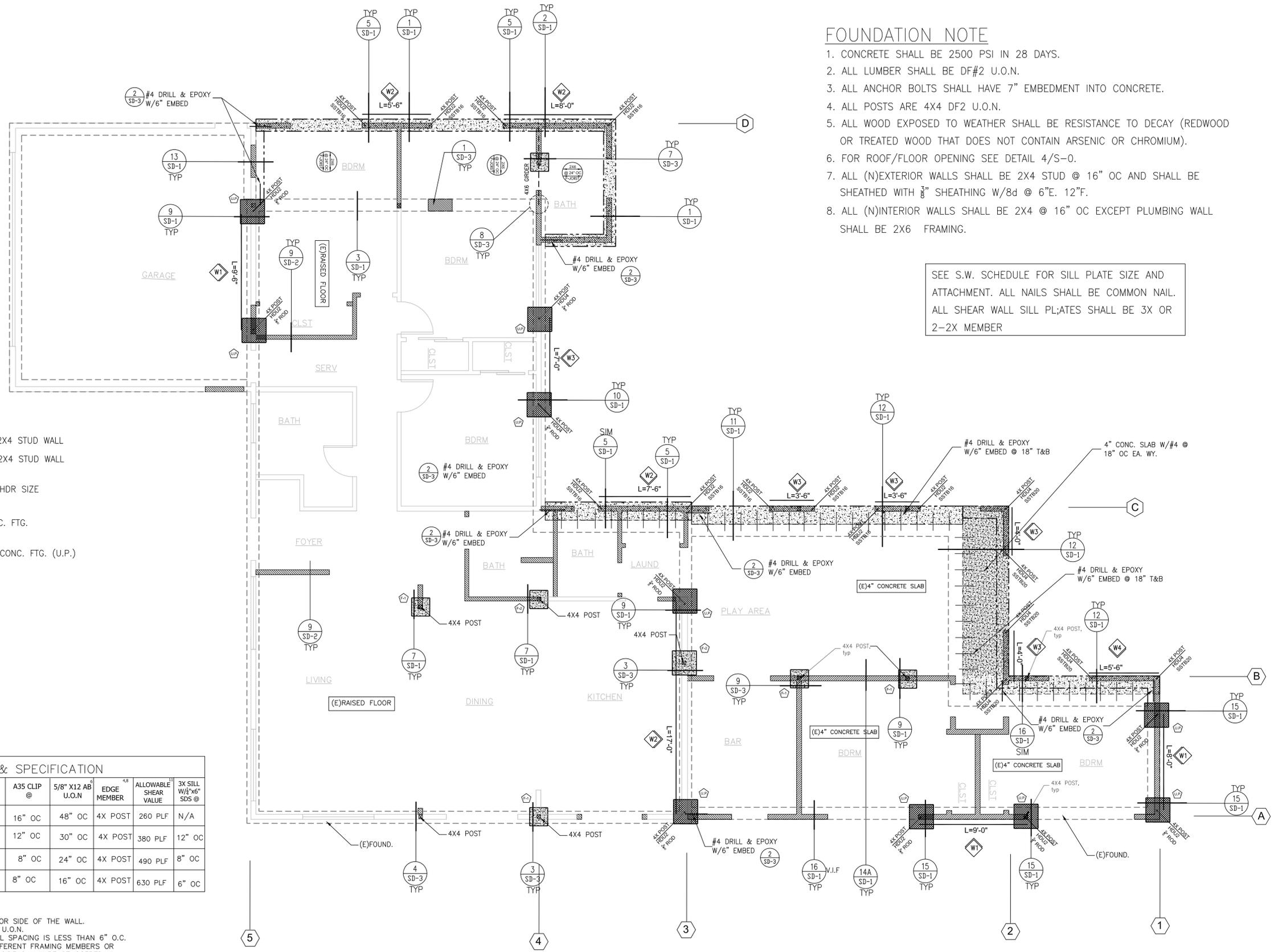
SHEAR WALL SCHEDULE & SPECIFICATION							
PANEL	3/8" SHEATHING PER SHEET S-0	2X STUDS @ U.O.N.	2X SILL W/16d@	A35 CLIP @	5/8" X12 AB U.O.N	EDGE MEMBER	ALLOWABLE SHEAR VALUE
	EDGE NAILING-8d (C.N.) @ 6" O.C. FIELD NAILING-8d C.N. @12"	16" OC	6" OC	16" OC	48" OC	4X POST	260 PLF
	EDGE NAILING-8d (C.N.) @ 4" O.C. FIELD NAILING-8d C.N. @12"	16" OC	N/A	12" OC	30" OC	4X POST	380 PLF
	EDGE NAILING-8d (C.N.) @ 3" O.C. FIELD NAILING-8d C.N. @12"	16" OC	N/A	8" OC	24" OC	4X POST	490 PLF
	EDGE NAILING-8d (C.N.) @ 2" O.C. FIELD NAILING-8d C.N. @12"	16" OC	N/A	8" OC	16" OC	4X POST	630 PLF

1. ALL NAILS SHALL BE COMMON NAILS.
2. PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
3. SHEAR PANELS MAY BE INSTALLED EITHER ON INTERIOR OR EXTERIOR SIDE OF THE WALL.
4. ALL PANEL EDGES MUST BE BLOCKED WITH 2X OR WIDER MEMBER, U.O.N.
5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
6. ANCHOR BOLTS ARE 3/8" J-BOLT OR 3/8" TITEN HD AND EMBEDDED AT LEAST 7" INTO CONCRETE AND SHALL BE SPACED NO MORE THAN 48" APART WITH 3X3X0.229 PLATE WASHER. PLATE WASHER AT SHEAR WALL SILL PLATE SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.
7. WHERE 2-2X4 STUD ARE USED AT STRAP TIE-DOWN LOCATIONS, STRAP NAILS SHALL BE INSTALLED AT EVERY OTHER NAIL TO PREVENT SPLITTING OF WOOD. 2-2X4 STUD SHALL BE INNER-NAILED WITH 16d @ 8" OC.
8. ALL INTERNAL SHEAR WALL PANEL SHALL EXTEND TO ROOF DIAPHRAGM. NAIL TO RAFTER OR TRUSS W/10d @ 6" OC.
9. ALL EXTERNAL SHEAR WALL PANEL SHALL EXTEND TO TOP PLATE HEIGHT.
11. WHERE SHEAR VALUES EXCEED 350 PLF AND ALL HARDY WALLS, FOUNDATION SILL PLATE AND ALL FRAMING MEMBER RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN SINGLE 3" NOMINAL MEMBER, AND NAILS SHALL BE STAGGERED.

**FOUNDATION NOTE**

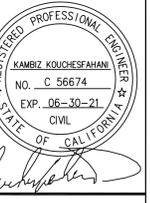
1. CONCRETE SHALL BE 2500 PSI IN 28 DAYS.
2. ALL LUMBER SHALL BE DF#2 U.O.N.
3. ALL ANCHOR BOLTS SHALL HAVE 7" EMBEDMENT INTO CONCRETE.
4. ALL POSTS ARE 4X4 DF2 U.O.N.
5. ALL WOOD EXPOSED TO WEATHER SHALL BE RESISTANCE TO DECAY (REDWOOD OR TREATED WOOD THAT DOES NOT CONTAIN ARSENIC OR CHROMIUM).
6. FOR ROOF/FLOOR OPENING SEE DETAIL 4/S-0.
7. ALL (N)EXTERIOR WALLS SHALL BE 2X4 STUD @ 16" OC AND SHALL BE SHEATHED WITH 5/8" SHEATHING W/8d @ 6"E. 12"F.
8. ALL (N)INTERIOR WALLS SHALL BE 2X4 @ 16" OC EXCEPT PLUMBING WALL SHALL BE 2X6 FRAMING.

SEE S.W. SCHEDULE FOR SILL PLATE SIZE AND ATTACHMENT. ALL NAILS SHALL BE COMMON NAIL. ALL SHEAR WALL SILL PLATES SHALL BE 3X OR 2-2X MEMBER



**FOUNDATION/ FLOOR FRAMING**

S:1/4"=1'-0"



**ADDITION & REMODELING**  
 1505 W. HACIENDA AVE.  
 CAMPBELL, CA

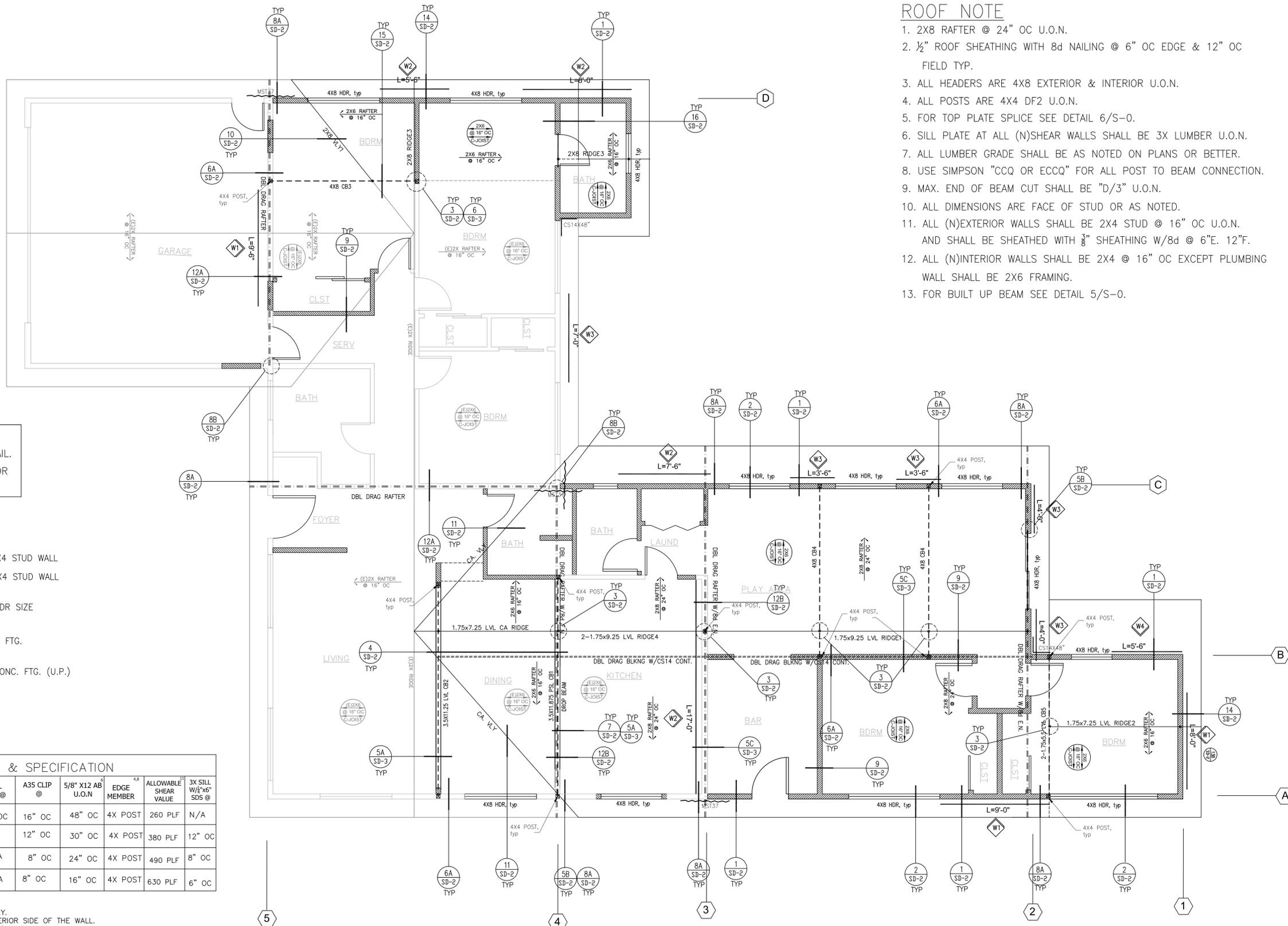
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**ADDITION FOUNDATION PLAN**

**REVISION**

PREPARED: KJK  
 CHECKED: SR  
 JOB NO. PCC-6-21  
 DATE: 05-18-21

**SHEET NUMBER**  
 S-1  
 OF SHEETS



SEE S.W. SCHEDULE FOR SILL PLATE SIZE AND ATTACHMENT. ALL NAILS SHALL BE COMMON NAIL. ALL SHEAR WALL SILL PLATES SHALL BE 3X OR 2-2X MEMBER

LEGEND

- 4X POST PER PLAN
- MST37 STRAP U.O.N.
- (N)2X WALL O/12"W (N)FOUND
- H.D. W/A.B. TYPE & SIZE
- SHEAR WALL TYPE & LENGTH
- (N)JOIST
- (E)2X4 STUD WALL
- (N)2X4 STUD WALL
- 4X8 HDR (N)HDR SIZE
- CONC. FTG.
- H.D. CONC. FTG. (U.P.)

SHEAR WALL SCHEDULE & SPECIFICATION								
PANEL	3/8" SHEATHING PER SHEET S-0	2X STUDS @ U.O.N.	2X SILL W/16d@	A35 CLIP @	5/8" X12 AB U.O.N	EDGE MEMBER	ALLOWABLE SHEAR VALUE	3X SILL W/1/2"x6" SDS @
W1	EDGE NAILING-8d (C.N.) @ 6" O.C. FIELD NAILING-8d C.N. @12"	16" OC	6" OC	16" OC	48" OC	4X POST	260 PLF	N/A
W2	EDGE NAILING-8d (C.N.) @ 4" O.C. FIELD NAILING-8d C.N. @12"	16" OC	N/A	12" OC	30" OC	4X POST	380 PLF	12" OC
W3	EDGE NAILING-8d (C.N.) @ 3" O.C. FIELD NAILING-8d C.N. @12"	16" OC	N/A	8" OC	24" OC	4X POST	490 PLF	8" OC
W4	EDGE NAILING-8d (C.N.) @ 2" O.C. FIELD NAILING-8d C.N. @12"	16" OC	N/A	8" OC	16" OC	4X POST	630 PLF	6" OC

- ALL NAILS SHALL BE COMMON NAILS.
- PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
- SHEAR PANELS MAY BE INSTALLED EITHER ON INTERIOR OR EXTERIOR SIDE OF THE WALL.
- ALL PANEL EDGES MUST BE BLOCKED WITH 2X OR WIDER MEMBER, U.O.N.
- WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- ANCHOR BOLTS ARE 3/8" J-BOLT OR 3/8" TITEN HD AND EMBEDDED AT LEAST 7" INTO CONCRETE AND SHALL BE SPACED NO MORE THAN 48" APART WITH 3X3X0.229 PLATE WASHER. PLATE WASHER AT SHEAR WALL SILL PLATE SHALL EXTEND TO WITHIN 1/4" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.
- WHERE 2-2X4 STUD ARE USED AT STRAP TIE-DOWN LOCATIONS, STRAP NAILS SHALL BE INSTALLED AT EVERY OTHER NAIL TO PREVENT SPLITTING OF WOOD. 2-2X4 STUD SHALL BE INNER-NAILED WITH 16d AT 8" OC.
- ALL INTERNAL SHEAR WALL PANEL SHALL EXTEND TO ROOF DIAPHRAGM. NAIL TO RAFTER OR TRUSS W/10d @ 6" OC.
- ALL EXTERNAL SHEAR WALL PANEL SHALL EXTEND TO TOP PLATE HEIGHT.
- WHERE SHEAR VALUES EXCEED 350 PLF AND ALL HARDY WALLS, FOUNDATION SILL PLATE AND ALL FRAMING MEMBER RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN SINGLE 3" NOMINAL MEMBER, AND NAILS SHALL BE STAGGERED.

ROOF NOTE

- 2X8 RAFTER @ 24" OC U.O.N.
- 1/2" ROOF SHEATHING WITH 8d NAILING @ 6" OC EDGE & 12" OC FIELD TYP.
- ALL HEADERS ARE 4X8 EXTERIOR & INTERIOR U.O.N.
- ALL POSTS ARE 4X4 DF2 U.O.N.
- FOR TOP PLATE SPLICE SEE DETAIL 6/S-0.
- SILL PLATE AT ALL (N)SHEAR WALLS SHALL BE 3X LUMBER U.O.N.
- ALL LUMBER GRADE SHALL BE AS NOTED ON PLANS OR BETTER.
- USE SIMPSON "CCQ OR ECCQ" FOR ALL POST TO BEAM CONNECTION.
- MAX. END OF BEAM CUT SHALL BE "D/3" U.O.N.
- ALL DIMENSIONS ARE FACE OF STUD OR AS NOTED.
- ALL (N)EXTERIOR WALLS SHALL BE 2X4 STUD @ 16" OC U.O.N. AND SHALL BE SHEATHED WITH 3/8" SHEATHING W/8d @ 6"E. 12"F.
- ALL (N)INTERIOR WALLS SHALL BE 2X4 @ 16" OC EXCEPT PLUMBING WALL SHALL BE 2X6 FRAMING.
- FOR BUILT UP BEAM SEE DETAIL 5/S-0.

CEILING & ROOF FRAMING

S:1/4"=1'-0"



**ADDITION & REMODELING**  
 1605 W. HACIENDA AVE.  
 CAMPBELL, CA

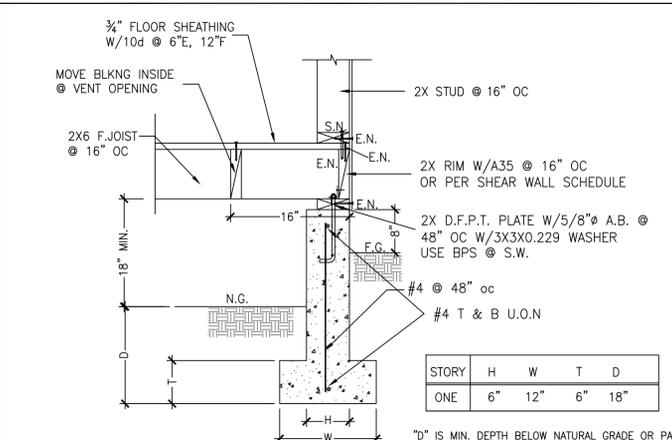
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 DRAWING TITLE: **ROOF PLAN**

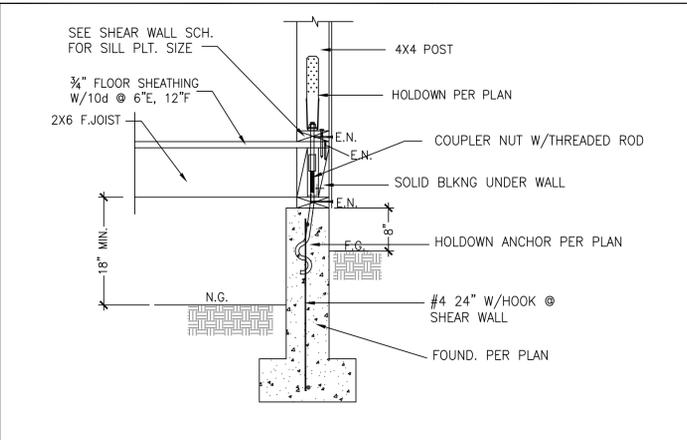
REVISION	

PREPARED: KJK  
 CHECKED: SR  
 JOB NO. PCC-6-21  
 DATE: 05-18-21

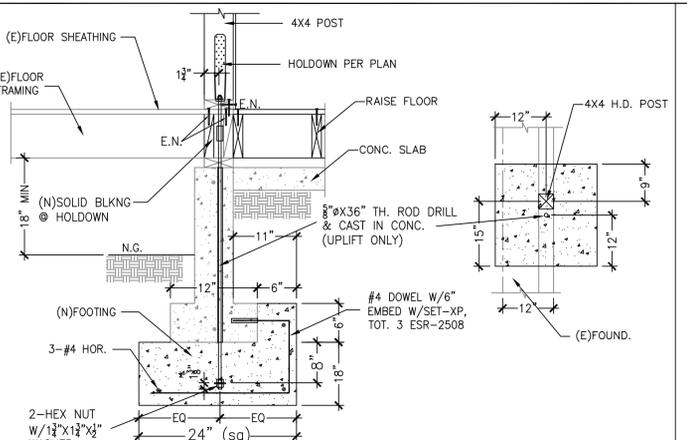
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 OF SHEETS



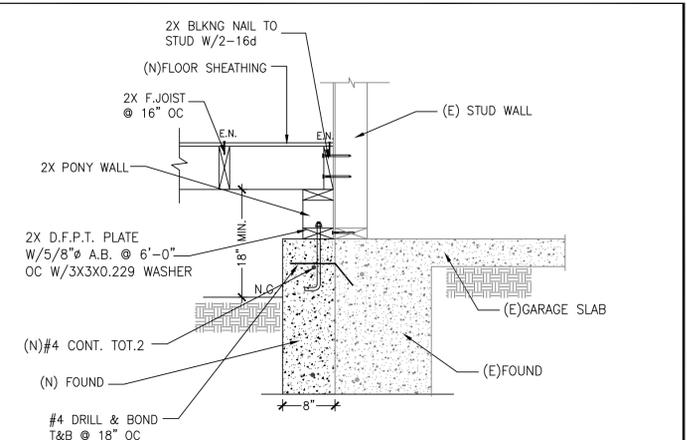
1 EXTERIOR FOUND. N.T.S.



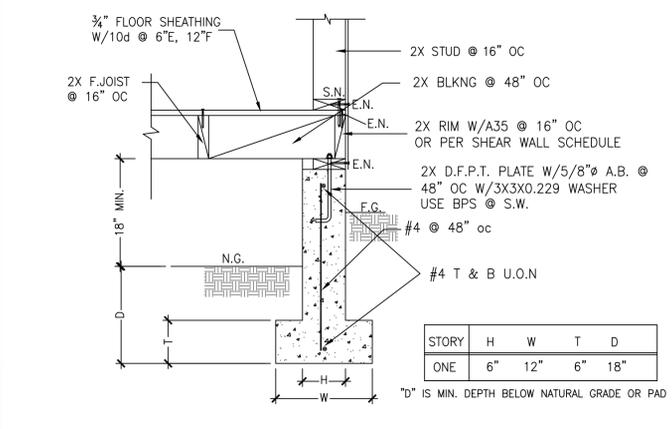
5 HOLDOWN DETAIL N.T.S.



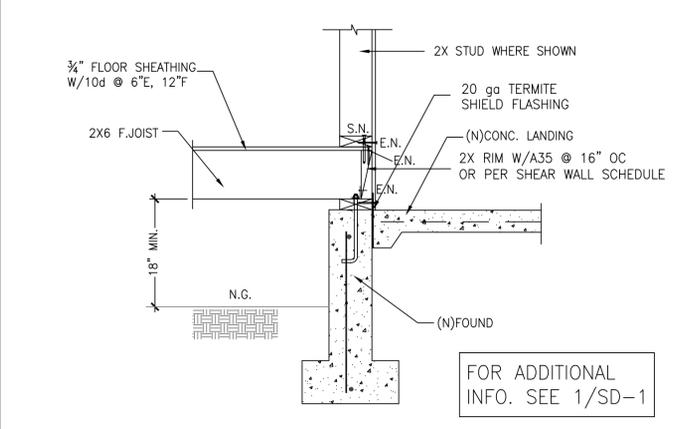
9 RETROFIT H.D. N.T.S.



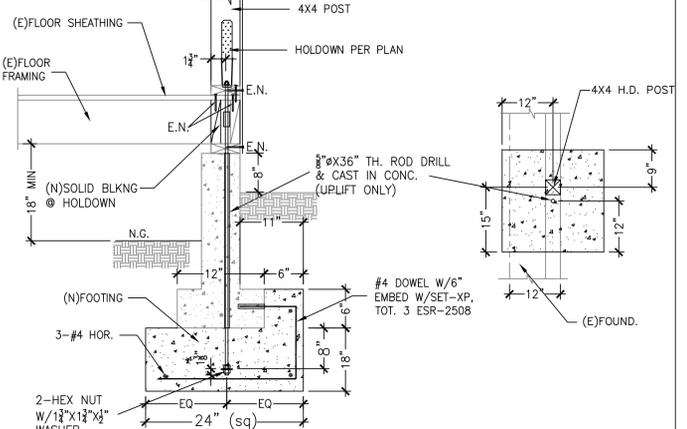
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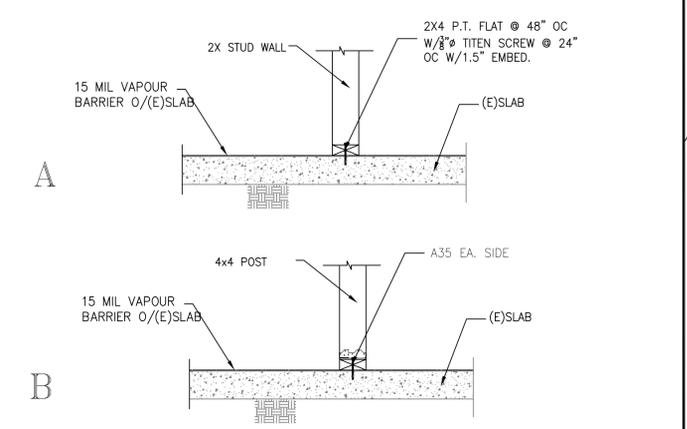
2 EXTERIOR FOUND. N.T.S.



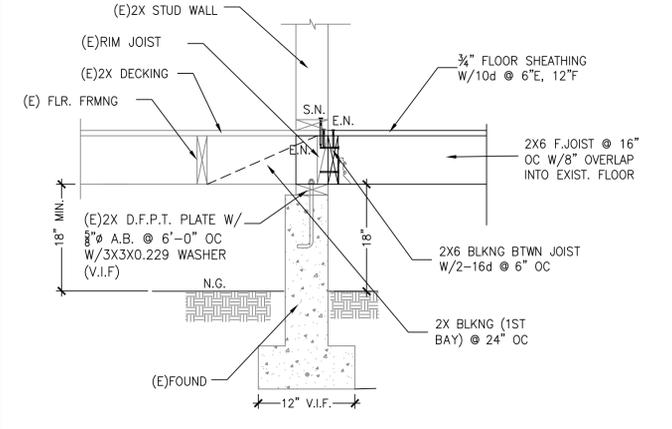
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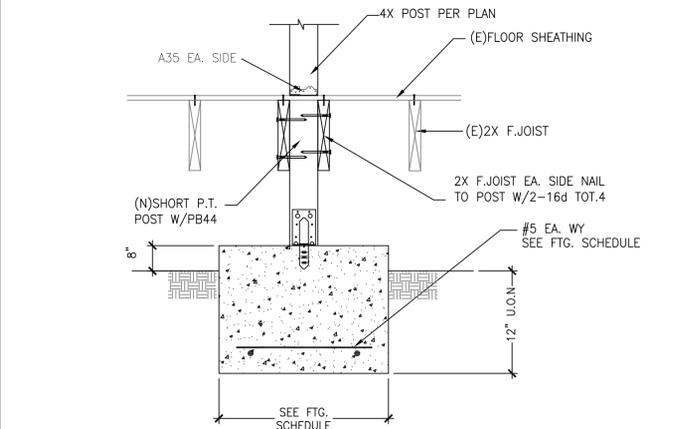
10 RETROFIT H.D. N.T.S.



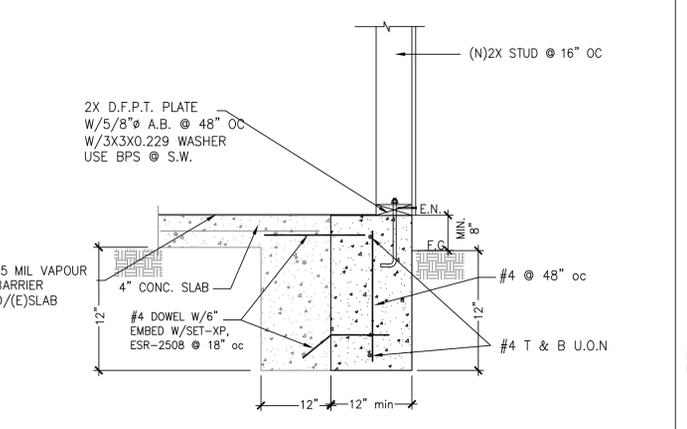
14 WALL CONN @ SLAB FLOOR N.T.S.



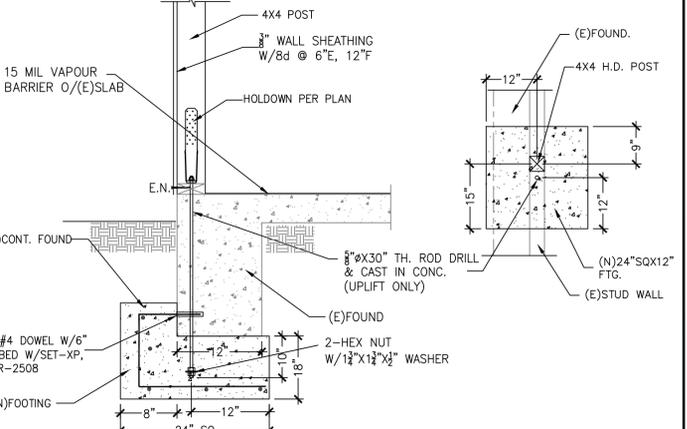
3 INTERIOR FOUND. N.T.S.



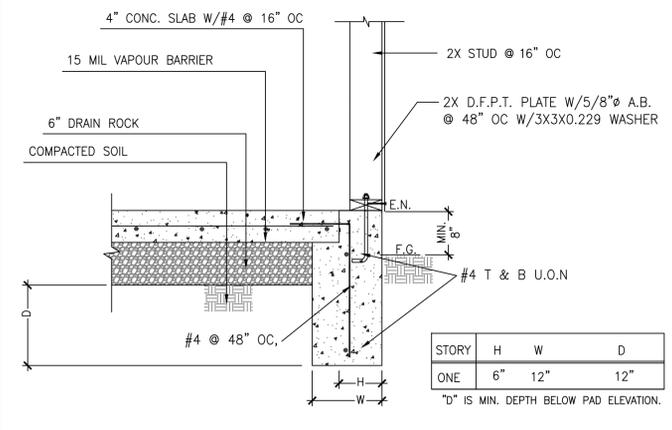
7 ISOLATED FTG. N.T.S.



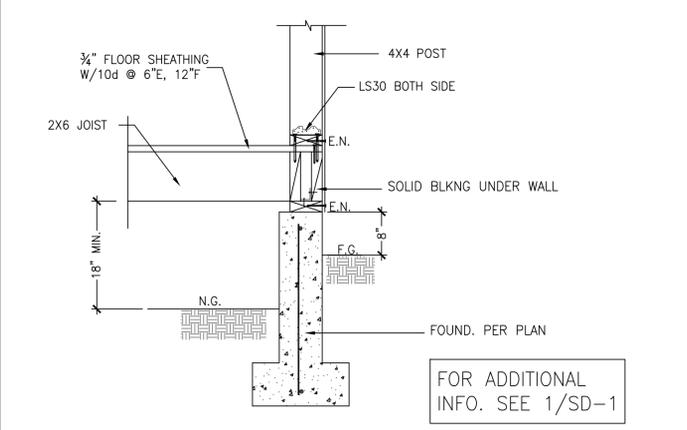
11 EXTERIOR FOUND. N.T.S.



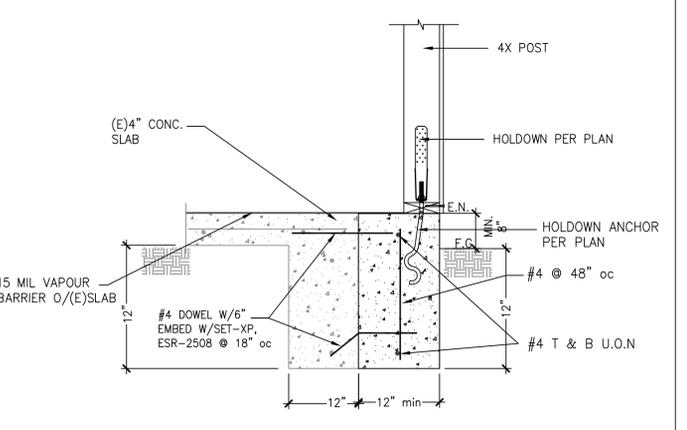
15 RETROFIT HOLDOWN (TYP) N.T.S.



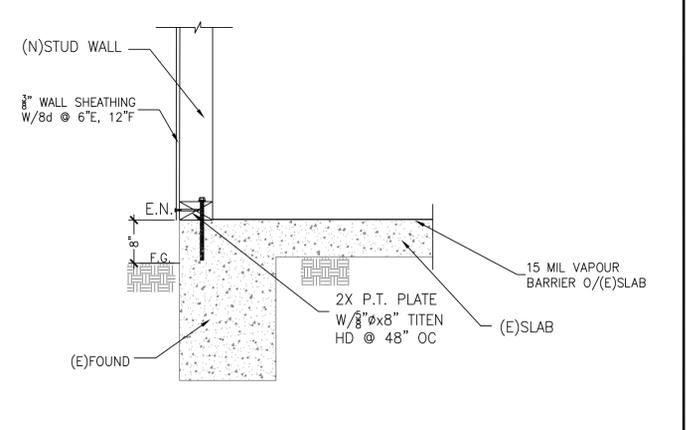
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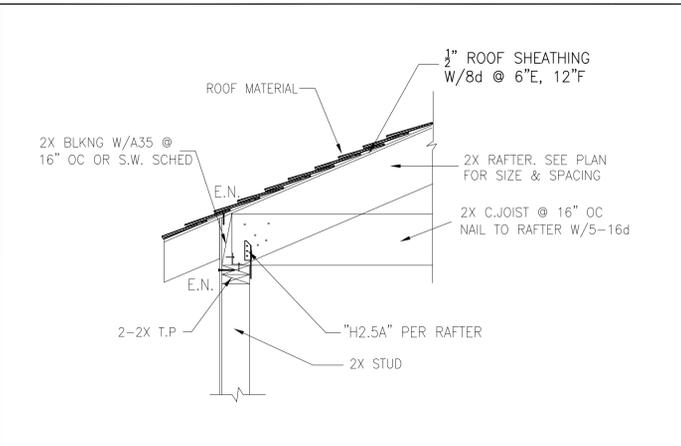
8 POST CONN. ON FOUND N.T.S.



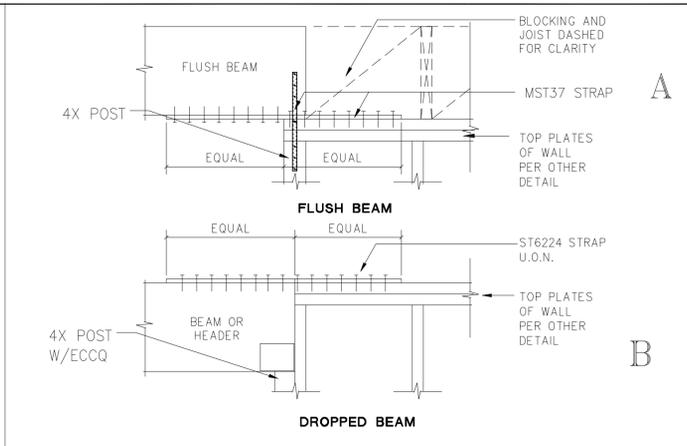
12 HOLDOWN DETAIL N.T.S.



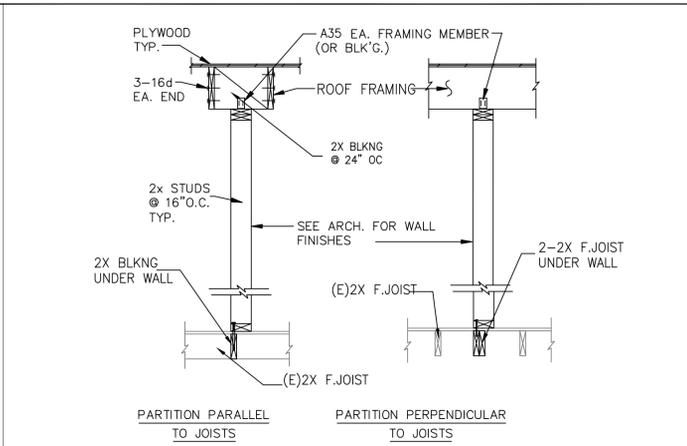
16 WALL ON (E) FOUND. N.T.S.



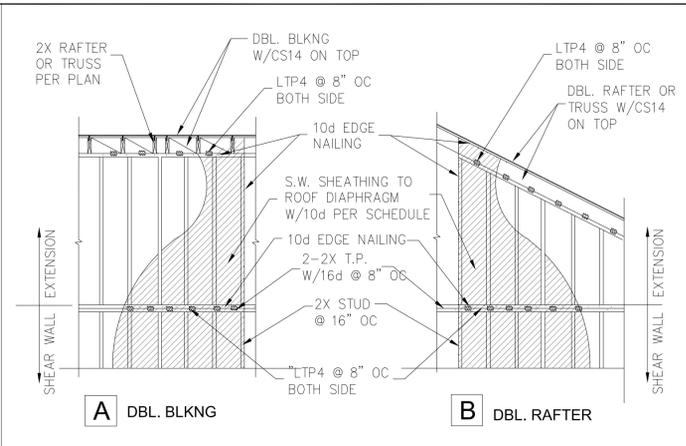
1 SHEAR TRANSFER @ ROOF N.T.S



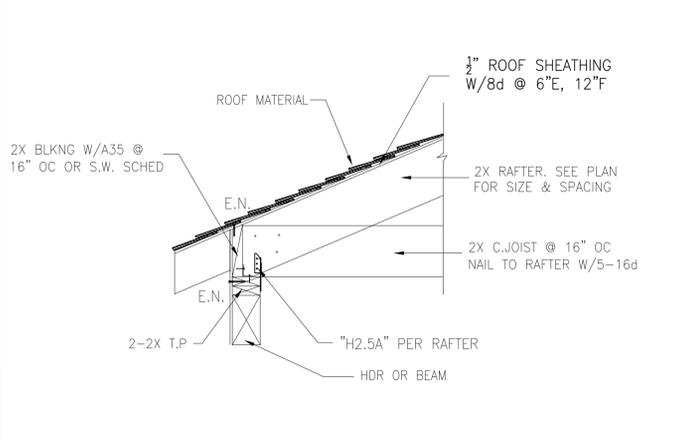
5 BEAM CONN. N.T.S



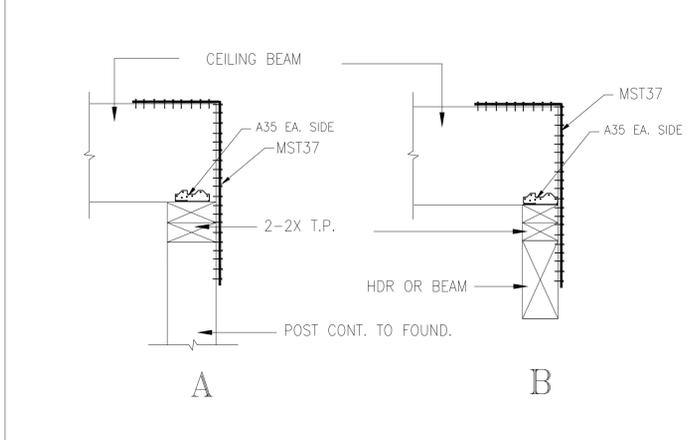
9 TYP. INTERIOR WALL DETAIL N.T.S



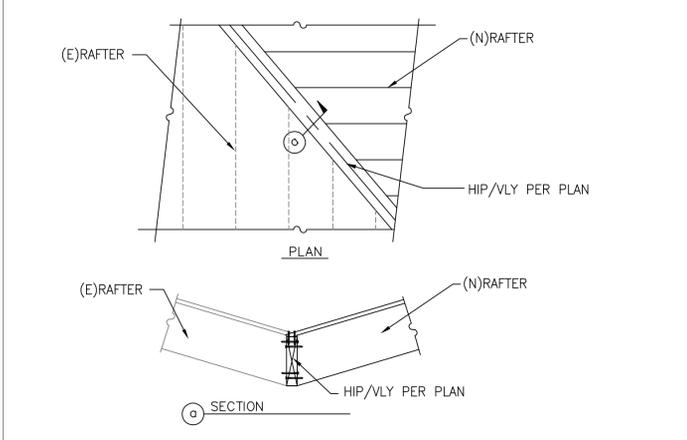
13 S.W. EXTENSION TO ROOF N.T.S



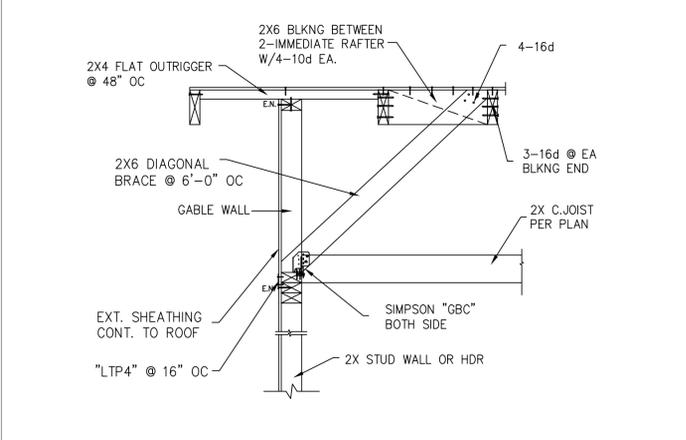
2 SHEAR TRANSFER @ ROOF N.T.S



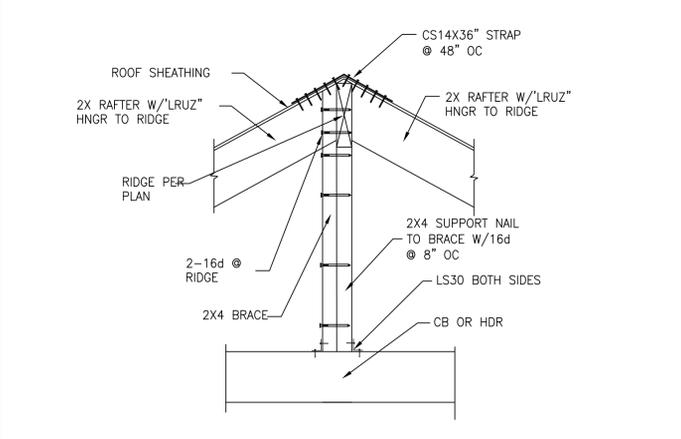
6 POST/BEAM CONN. N.T.S



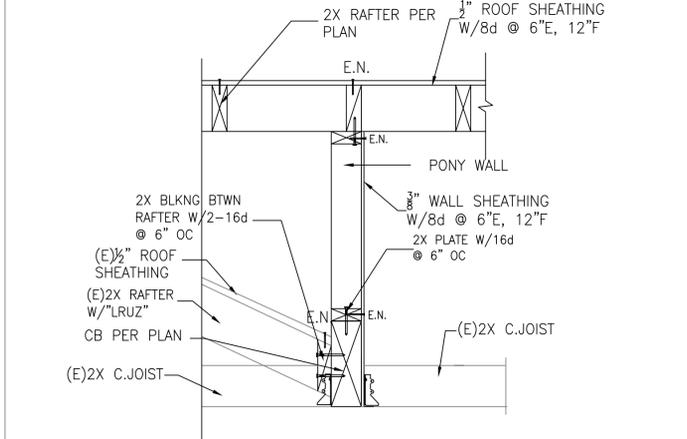
10 ROOF FRAMING DETAIL N.T.S



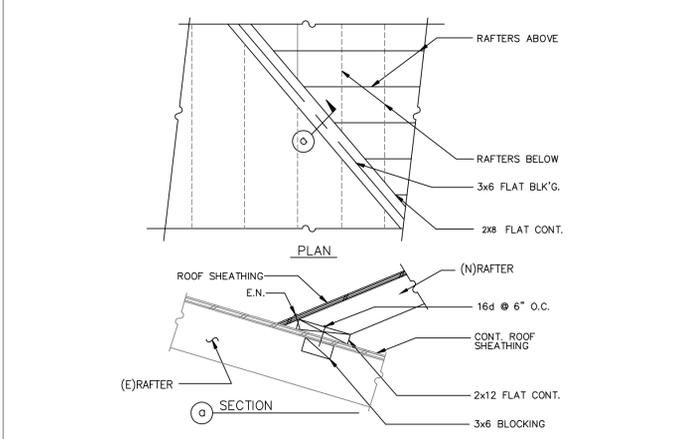
14 GABLE END BRACE N.T.S



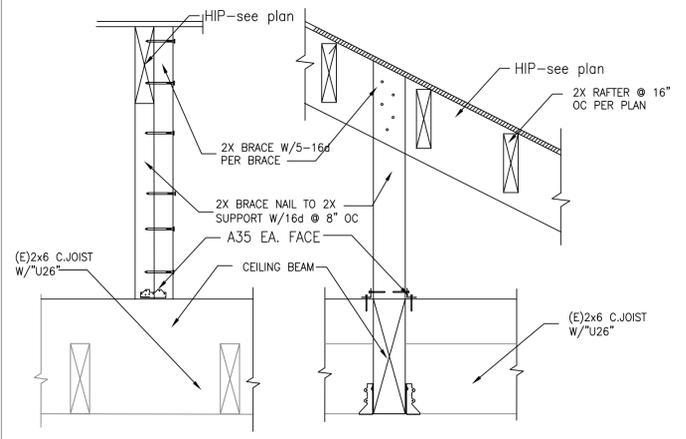
3 RIDGE SUPPORT DETAIL N.T.S



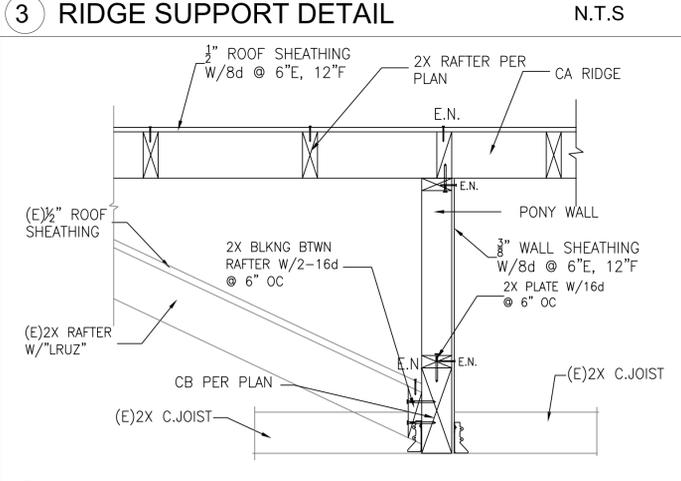
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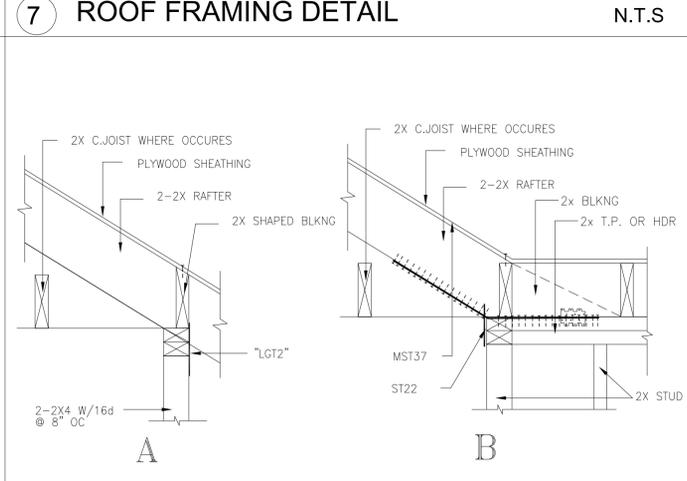
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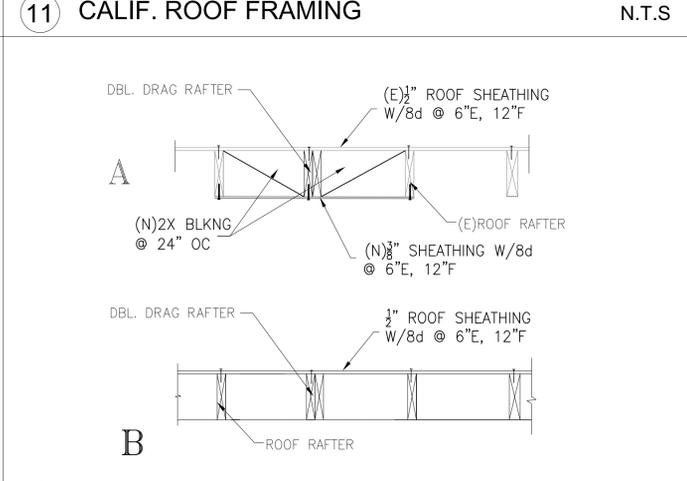
15 HIP SUPPORT DETAIL N.T.S



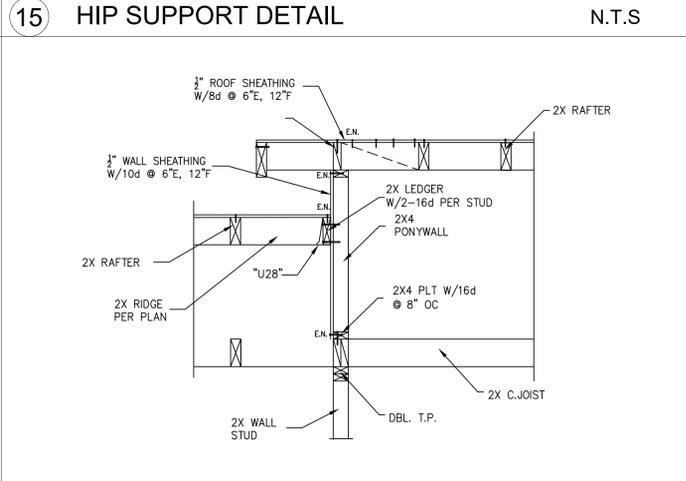
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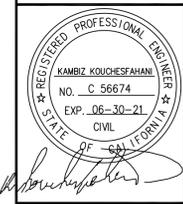
8 DRAG DETAIL N.T.S



12 DRAG DETAIL N.T.S



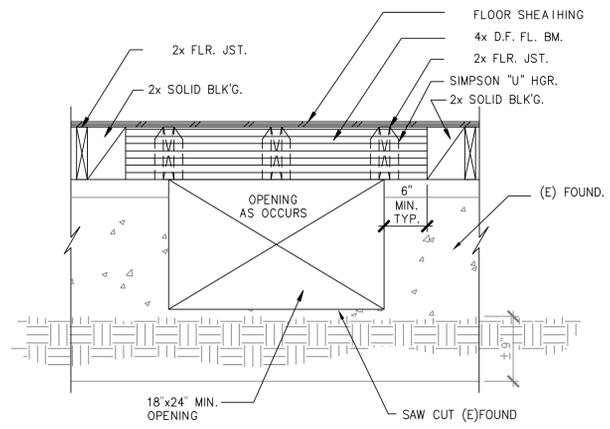
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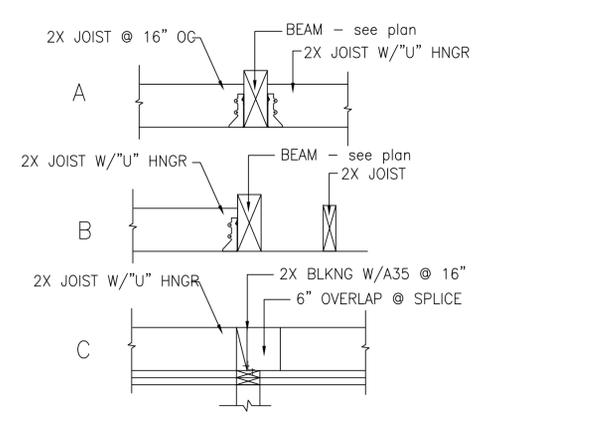
ADDITION & REMODELING  
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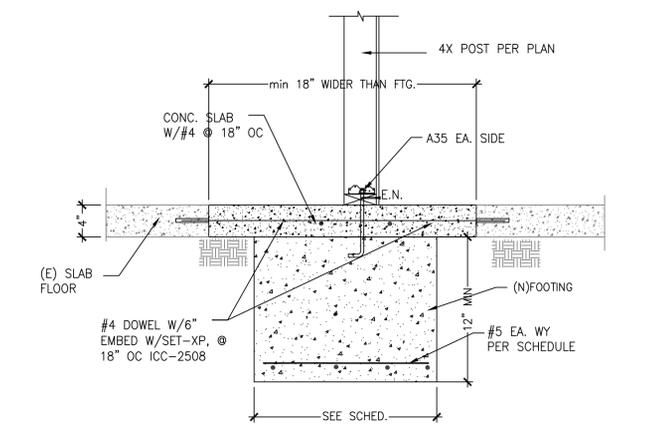
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DRAWING TITLE:	STRUCTURAL DETAIL
REVISION	
PREPARED: KJK	
CHECKED: AP	
JOB NO. PCC-6-21	
DATE: 05-18-21	
SHEET NUMBER	SD-2
OF SHEETS	



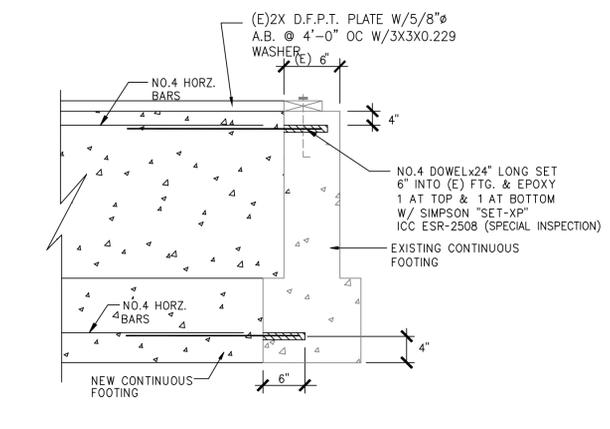
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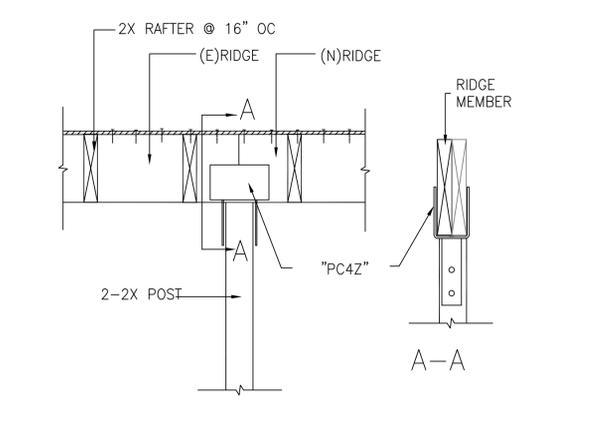
5 CEILING JOIST CONN. N.T.S



9 POST FOOTING N.T.S



2 FOUND. CONN. DETAIL N.T.S



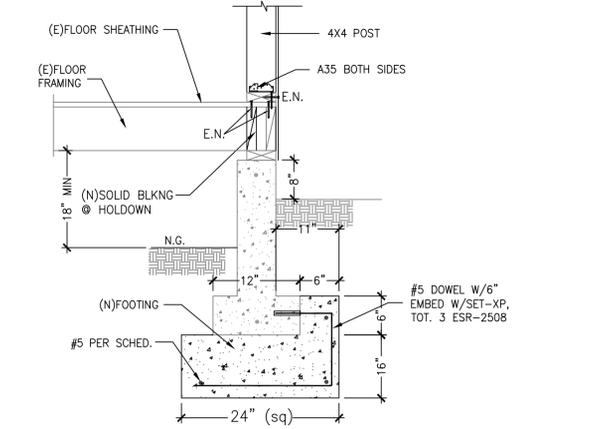
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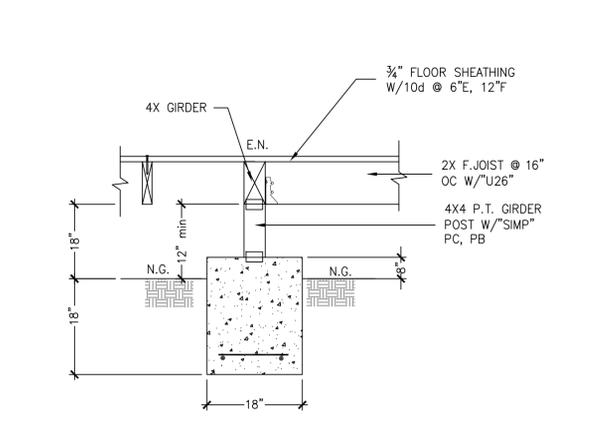
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14 N.T.S



3 POST FOOTING DETAIL N.T.S



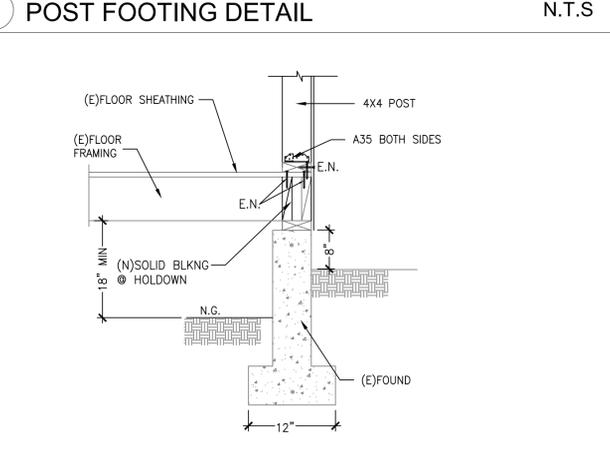
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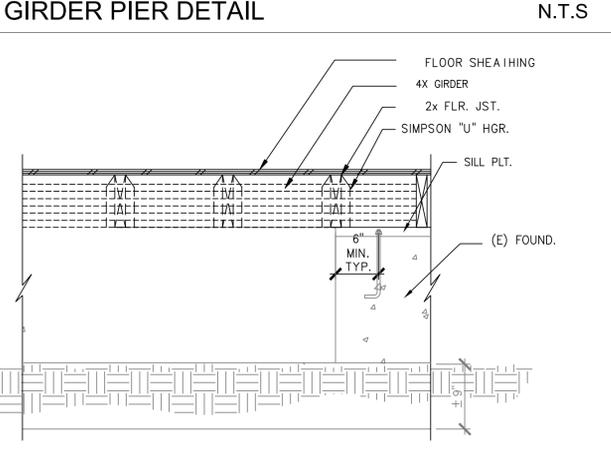
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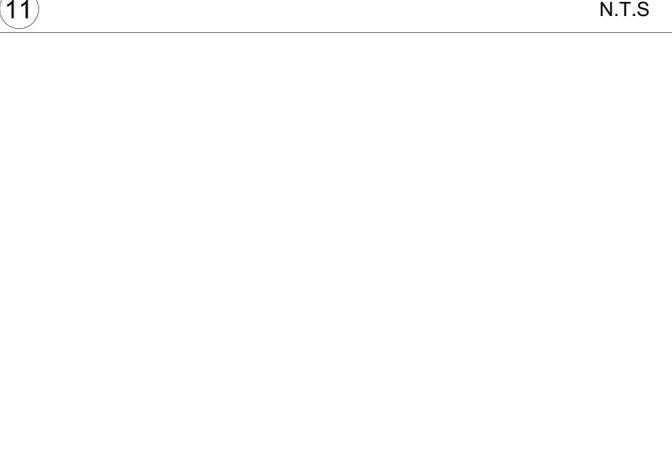
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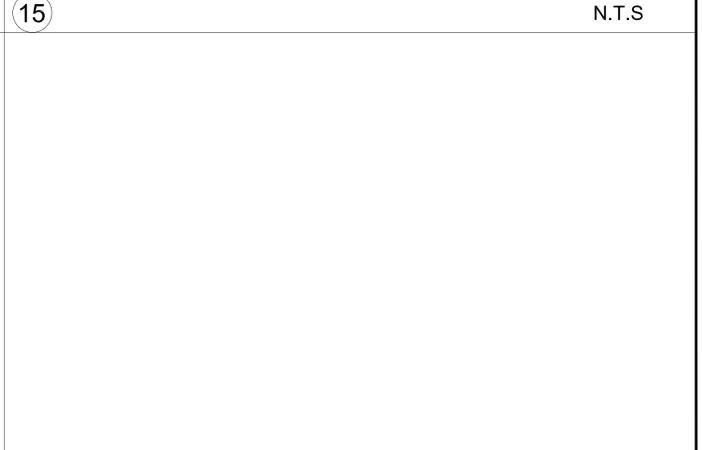
4 POST ON FOUND N.T.S



8 FOUND. DETAIL N.T.S



12 N.T.S



16 N.T.S



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PROJECT: REMODELING  
 DRAWING TITLE: STRUCTURAL DETAIL

REVISION

PREPARED: KJK  
 CHECKED: AP  
 JOB NO. PCC-6-21  
 DATE: 05-18-21

SHEET NUMBER  
**SD-3**  
 OF SHEETS