CITY OF CAMPBELL
Community Development Department

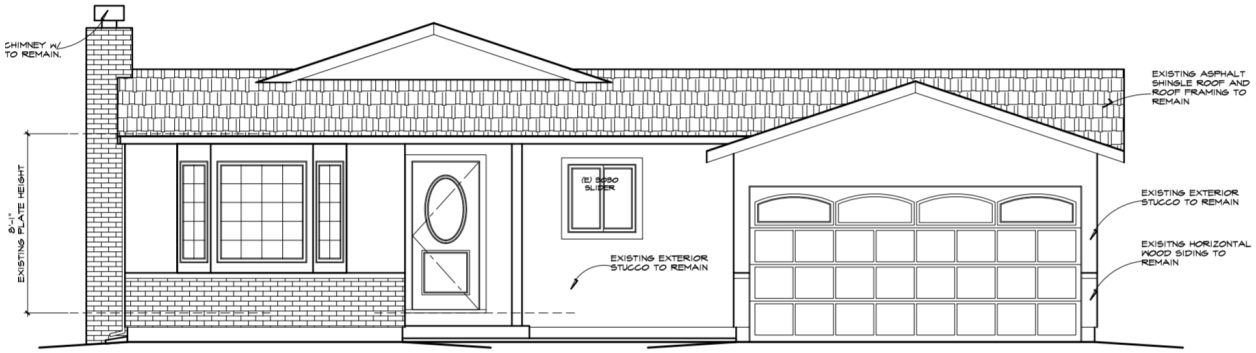
COURTESY NOTICE OF NEW PLANNING APPLICATION

May 20, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 1679 Silacci Dr.
Zoning | Area Plan: R-1-6 | STANP
Neighborhood Association(s): STACC
File No.: PLN-2022-46
APN: 403-43-049
Applicant: Atelier Designs
Property Owner: Alireza Mofrad
Application Type: Administrative Site and Architectural Review Permit
Project Description: Proposed 480 square-foot rear first-story addition to an existing single-family residence.



Project Planner: Daniel Fama
Email Contact: danielf@campbellca.gov
Phone Contact: (408) 866-2193
Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. To view the project plans, please scan the QR code:

Location Map for 1679 Silacci Dr.

376 0 188 376 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 2,257

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

GENERAL NOTES:

1. The following architectural specifications shall conform with the 2019 CRC, 2019 CBC, and local ordinances. The California Building Standards is based on the current CMC, CPC and CEC in use.
2. Civil, Soil and Structural Engineers Specifications take precedence over the following architectural specifications.
3. The contractor and / or subcontractor shall verify all dimensions on the drawings and shall notify the Designer of any discrepancies prior to starting the work.
4. Trade names and manufacturers referred to are for quality standards only. Specifications will be permitted as approved by the owner.
5. The contractor shall be responsible for the satisfactory completion of all work in accordance with the project plans and specifications and to meet and/ or exceed standard construction industry building practice.
6. All doors and windows to the outside or unconditioned areas shall be weather stripped. All manufacturers products shall be approved by the American National Standard Institute (ANSI).
7. Pre-fab fireplace manufacturer shall provide models and approvals to the City Building Department.
8. Skylight manufacturers shall submit the design detail with engineer's calculations and brochure to the City Building Department for review and approval. Provide ICC listings or equal.
9. Guardrails shall be built to resist 200 lb. per in any direction. Guardrails shall be 42" high with intermediate members 4" o.c.
10. Provide 30" min. clear width at water closets (15" min. each way from center of water closet).
11. Provide underfloor access 18" x 24"
12. Provide underfloor ventilation not less than 1/150th of the underfloor area.
13. Provide attic ventilation not less than 1/150th of the area of the attic.
14. Veneer anchors shall be design per 2019 CBC.
15. Stairway designs shall per 2019 CBC.
16. Tempered safety glass typical at all exterior sliding doors, sidelights adjacent to doors, any glass less than 18" from floor, interior shower enclosures and any window above tub or inside shower enclosures or any hazardous location for which glazing can be subject to human impact.
17. Smoke detectors shall be installed in every room and at a point centrally located in the corridor or area giving access to each separate sleeping areas. In new construction, all smoke detectors shall be hardwired with a battery back-up. Smoke detectors installed in existing buildings may be solely battery operated.
18. All lath and plaster shall conform to 2013 CRC R703.6.3. Exterior lath and plaster (stucco) shall be applied 7/8" thick min. in no less than 3 coats over wire mesh lath, over 2 layer 15# grade 'D' felt with weep screeds (typical unless noted otherwise).
19. Provide approved flashing at all openings in the exterior walls such as doors, windows, skylights, vents, pipes, ducts, etc. in such a manner as to make them water proof. All metal flashing shall be Ga. 26 GI, unless noted otherwise.
20. Provide a min. 12" x 12" access to all tub shut off.
21. All dimensions are given as face of stud unless noted otherwise.
22. All dimensions take precedence over scale. Do not scale drawings.
23. These documents were prepared for a negotiated contract between owner and builder / contractor. Not all conditions and details are shown. It shall be the owner and builder / contractor's responsibility to select all finishes and fixtures.

CONCRETE and FOUNDATION (refer to Structural General Notes for additional information)
1. Slabs on grade shall be 4" min. thickness. See drawings for sand, rock base and reinforcement. Slab on grade shall be placed in alternate panels. No panel shall exceed 25 lineal feet in width or 600 sq. ft. in area, unless separated by control joints.
2. All exterior concrete slabs (Patios, driveways, and walkways) to have a minimum slope of 1/8" per foot to prevent ponding of water.
3. Construction joints shall be thoroughly air and wat) er cleaned and roughened to expose coarse aggregates. Surface to receive concrete shall be maintained continuously wet at least three hours in advance of pouring.
4. For footing: ultimate compressive strength at 28 days shall be 2500 PSI. max. aggregate size 1-1/2", slump 4" and min. cement of 4-1/2 sacks per yard of mix, max. water content 7 gallons per sack. Slab on grade: Ultimate compressive strength at 28 days shall be 2800 PSI. Max. aggregate size 3/4", slump 3-1/2" and min. cement content of 5-1/2 sacks per yard of mix, max. water content of 6-1/2 gallons per sack.
5. Transit mixed concrete shall conform to ASTM specification C-94 and above provision.
6. Concrete strength to be verified by standard cylinder tests made by an approved testing laboratory.
7. The excavated bottom of all footings shall extend to elevation marked on Foundation Detail sheet.
8. Footing shall be poured in neat excavation without side forms whenever possible.
9. Anchors, bolts, inserts and other hardware to be set in concrete shall be firmly set in position before concrete is placed.
10. Stepped foundations shall be used where the ground slopes more than 1 foot vertical to 10 feet horizontal. Top and bottom of foundation to be level.
11. Reinforcing steel shall be grade 60 with deformation per ASTM specification A-615 and welded wire mesh per ASTM specification A-185.
12. Splices in reinforcing shall lap 32 diameters in concrete and 48 diameters in concrete block. Reinforcing shall be bent 18" min. around corners in walls and pilasters.
13. No. 4 rebars continuous top and bottom of all concrete stem walls w/ 20" lap at all joints and corners. Horizontal rebars to be placed 3" from respective top or bottom of concrete foundation.
14. Provide UFER electric ground w/ 2 no. 4 rebars 20' long embedded in footing in opposite directions. Install GEC continuous from UFER to water pipe, but not to gas pipe.
15. Provide 5/8" diameter x 10" (min.) anchor bolts w/ 3" sq. x 1/4" thk. steel plate washer and nut at 4'-0" o.c. one-story and at 4'-0" o.c. two-story, unless noted otherwise on shear wall schedule. Locate anchor bolts within 12" from corners and butt joint.
16. See Shear Wall Schedule for anchor bolt spacing at shear walls.
17. Install 6" x 14" galvanized screen foundation vents.
18. Provide two 6" x 14" galvanized screen foundation vent per car space in garage exterior wall. For additions, extend existing utilities (i.e. pipes, hose bibs, etc.) removed due to placement of new addition, to exterior wall of new addition.
19. For cold joints, drill 1/2" dia. holes into existing concrete, brush and air clean hole, pack and epoxy grout (use 'Adhesive Engineer's' concressive or equal). Provide 24" min. lap into new concrete and tie to continuos rebar at top and bottom of new footing.

CARPENTRY:

1. Rafters, joists, beams, girders, posts and mullions to be Douglas Fir, Coast region graded based on Standard Grading and dressing rules no. 16 of the West Coast Lumber Inspection Bureau.
2. Minimum grade to be used except as noted on drawings:

Structural joists Plank and Rafters	#2
Structural light framing	#2
Light framing and Wall studs	Std. Grade.
Beams and stringers	#1
Posts and timber	#1

3. Nailing for framing shall be with box nails, number and size per 2019 CBC Nailing Table, except as noted on plans and details. Nails shall not be driven closer together than 1/2 of their length, nor closer to the edge of member than 1/4 their length except for sheathing. Min. penetration of 1/2 their length.
4. Sill plates on concrete shall be 3x6 (min.) Foundation Grade Redwood. or treated DF. Sill plates shall be bolted to the concrete w/ 5/8" dia x 10" (min.) anchor bolts w/ 3"x3"x1/4" thk washer. Bolts shall not be placed more than 12" from end of plates.
5. Metal framing devices shall be as manufactured by 'Simpson' company or as approved equal.
6. Framing clips (i.e. PC & PB) shall be provided top and bottom of all posts, mullions and double studs at edges of openings.
7. Provide double joists under all parallel partition.
8. Where plywood sheathing is used on roof or floor, sheets shall be laid perpendicular direction of joists. Plywood sheets shall be staggered. Min. area of sheet to be 16 sq. ft. All plywood is to be DF structural II grade or exterior use C-C or C-D grade.
9. Edge of plywood sheet not nailed to stud, joists or solid blocking shall be blocked by 2 x 4 and nailed with edge nailing, unless tongue and groove is used.
10. Subfloor to be 3/4" DF C-D T & G plywood, nailed perpendicular to floor joists with 8d at 6" o.c. edges and 10" o.c. field.
11. Subfloor applied directly over girders to be 1-1/8" DF C-D T & G plywood, nailed with 10d at 6" o.c.
12. Provide rafter ties at 48" o.c. where ceiling joists are perpendicular to rafters.
13. Purlins shall be 2x6 min. or the same size as rafter, whichever is greater.
14. Bolts bearing on wood shall have standard cast iron or malleable washers. Bolt holes shall be drilled 1/16" larger than bolt diameter. Threads shall not bear on wood. Lag screws pre-drill holes same as diameter of root thread. Enlarge to shank diameter for length of shank.
15. Columns and posts at exterior locations or subject to water splash shall be 1" above finished floor and shall bear on a metal base plate or a foundation plate or sill as specified the 2019 CBC.
16. Where stud wall abut masonry walls the stud shall be 2 x 4 DF PT member and anchored with 1/8" x 3" 'Ramset' drivepins @ 24" o.c.
17. All studs shall be continuous and uninterrupted for the entire full height of the wall unless supported laterally by ceiling, floor or rafter joists perpendicular to the wall. The max. allowable wood stud height shall be per Sec. 2308.9, CBC.
18. Provide firestop to cut off all concealed draft openings (both vertical and horizontal) not to exceed 10'-0".
19. No cripple wall studs supporting a floor shall be less than 14" high. For cripple walls exceeding 4'-0" in height, such walls shall be framed of studs having the size required for an additional story.
20. Plaster, metal lath and drywall shall comply w/ current CBC requirements.

MECHANICAL:

1. All mechanical shall be installed per Uniform Mechanical Code and City ordinances currently in use.
2. Solid fuel, oil, gas require outside / attic / underfloor combustion air. Size and location of combustion air vents determined by the 2019 UMC.
3. Furnace rooms shall comply w/ 2019 CMC.
4. Provide automatic night setback thermostats on all furnaces. Total output for all furnaces shall not exceed 125,000 BTU's.
5. Provide 6" clearance in combustion air side of furnace room and 30" working space in front of all heating controls.
6. Where there is a water heater or gas furnace located in the garage and a door from the garage to dwelling, provide min. 1 sq. in. outside combustion air per 1000 BTU w/ 1/2 high and 1/2 low vents for water heater.
7. Garage applications shall have flame ignition 18" above floor and protected from auto impact.
8. Venting of appliances shall comply w/ 2019 CMC.
9. Provide clearance at range top to combustible materials per 2019 CMC. For exception, see 2019 CMC for requirements.
10. All appliances shall be approved by a recognized testing agency.
11. Provide seismic strapping for water heater, top and bottom.
12. All interior bathroom fans shall provide 5 air changes per hour.
13. Provide automatic dampener at all ventilation fans.
14. Gas piping shall not be embedded in or below slabs within building or pass under foundation.
15. Sheet metal to be a minimum of 26 Ga. g.i. unless otherwise noted. Provide valley flashing.
16. Provide spark arrestors on all chimneys.

PLUMBING:

1. All plumbing installation shall conform to the California Plumbing Code and City ordinances currently in use.
2. Provide approval from the Sanitary District.
3. Provide a 6" sand bed and cover if plastic or VCP is used for sewer line.
4. A 4" cleanout to grade shall be installed within the first 4 feet from property line, where lateral enters the property and shall be housed in a concrete box with removable cover.
5. Backflow device shall be installed if required by Sanitary District.
6. Condensate drains shall not enter sanitary system.
7. Regulators are required for pressures in excess of 80 lbs.
8. Floor drains shall be equipped with trap primers.
9. Water heaters located within the building shall have drain from heater to exterior location.
10. Water closets installed in any building within the City shall be limited to not more than 1.28 gallons per flush.
EXCEPTION: Excessive long sewer laterals or other unforeseen circumstances that would impair the proper removal of wastes need not comply.
11. Shower heads shall meet the following flow rate requirements:
a. Single Showerhead- 1.8 gpm at 80 PSI. (CGBSC 4.303.1.3.1)
b. Multiple showerheads serving one shower- Combined flow rate of all showerheads and/ or other shower outlets controlled by a single valve- 2.0 gpm at 80 psi
12. Faucets shall have flow rate requirements:
a. Lavatory faucet- 1.2 gpm at 60 psi (minimum shall not be less than 0.8 gpm at 20 psi).
b. Kitchen faucets- 1.8 gpm at 60 psi.
13. Toilet drains over living, dining, family rooms to be cast iron for sound control.

FIRE SPRINKLER NOTES:

1. -NONE-

ARCHITECTURAL SITE PLAN NOTES:

1. This architectural site plan is not intended as a boundary survey.

2. This architectural site plan does not guaranty accurate location of all or any legal boundaries, property lines, setbacks, easements, utilities, buildings and other items on the project site. The designer or author of this architectural site plan shall not be held liable for any inaccuracies, discrepancies and/ or omissions in comparison to any other legal documentation or survey generated by a professional civil engineer or licensed land surveyor or in comparison with any official recorded maps or plans with any government recognized recording or mapping agency.

3. Homeowner and/ or his/her authorized agent/ representative shall verify the location of all legal boundaries, property lines, setbacks, easements, buildings and other legal requisites of the property prior to start of construction.

4. Homeowner and/ or his/her authorized agent/ representative shall employ services of a licensed land surveyor or licensed civil engineer to conduct an independent survey of the property in order to accurately verify and document all legal boundaries, property lines, setbacks, easements, buildings and other legal requisites of the property.

5. Dimension, notes and survey information shown on this architectural site plan are to be referenced with plans prepared by the civil engineer or licensed land surveyor of record of the project, if such services are retained by the Homeowner and/ or contractor. All dimensions, notes, survey information and other site information shown on plans prepared by the civil engineer or licensed land surveyor of record shall superceed any dimensions and notes shown on this architectural site plan.

6. Should the city determine that this project requires additional information, such as site survey, geotechnical report, soils report, environmental assessments or reports and any other reports, research or additional information as determined by the local city planning/ building department as required items in order to process the plans, the owner shall employ the services of licensed professionals that can supply such information and services.

7. Atelier Designs shall not be held liable for any delay or additional cost to this project caused/ or due to adjustments, changes and/ or revisions to the plans as required by any additional findings and reports submitted by licensed professional consultants such as Licensed Land Surveyors, Civil Engineers, Geotechnical/ Soils Engineer or others licensed professional retain by the Owner or his/ her authorized agent/ representative, or as deemed required and necessary by the local City/ or County Building and/ or Planning Department or other governmental agency.

UNDERFLOOR VENTILATION CALCULATION:

1 UNIT FLOOR VENT = 6x14 VENT SIZE
= 84 SQ INCH OR 82 SQ INCH (LESS AREA APPROX. AREA OF INSECT MESH)
REQUIRED UNDERFLR VENTILATION =1/150th OF CRAWL SPACE
CRAWL SPACE AT NEW ADDITION= 482 SF/ 150
= 3.21 SF (462 SQ INCH)
= 6 VENT UNITS REQUIRED (MIN)**
**CURRENTLY, THE PLAN SHOWS 14 VENT UNITS, PROPORTIONATELY DISTRIBUTED. SEE EXTERIOR ELEVATIONS SHEET A-5.

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

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

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

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2019 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS.
AND ANY ADDITIONAL LOCAL CITY PLANNING AND BUILDING CODE AND REQUIREMENTS.

'CAL-GREEN' NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH THE CALGREEN CODE AND THE LOCAL CONSTRUCTION WASTE MANAGEMENT PLAN REQUIREMENTS. THIS INCLUDES TRACKING AND DOCUMENTING THAT 65% OF CONSTRUCTION WASTE MUST BE RECYCLED IN ACCORDANCE WITH THE CALGREEN CODE AND LOCAL REQUIREMENTS. TURNOVER DOCUMENTATION AND VERIFICATION OF COMPLIANCE TO THE INSPECTOR AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL PROVIDE WATTLES, OR OTHER MEASURES ACCEPTABLE TO LOCAL AUTHORITIES, AS REQUIRED TO CONTROL STORMWATER RUNOFF DURING CONSTRUCTION.

3. BATHROOM FANS SHALL BE HUMIDITY CONTROLLED. CONTROLS MUST BE CAPABLE OF ADJUSTMENT BETWEEN 50-80% HUMIDITY RANGE. (ONLY APPLIES TO ROOMS WITH A SHOWER OR TUB)

4. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

ATTIC VENTILATION CALCULATION:

1 UNIT ATTIC VENT = 2.5"Φ (4.9 SQ IN.)
1 UNIT "EYE BROW" VENT= 72 SQ INCH
14"x24" WINDOW VENT UNIT= 336 SQ INCH
14"x18" WINDOW VENT UNIT= 252 SQ INCH
14"Φ VENT UNIT= 150 SQ INCH

REQUIRED ATTIC VENTILATION:
1/150th OF ATTIC SPACE
482 SF/ 150= 3.21 SF (462 SQ INCH)
(3)-14"x18" WINDOW VENT UNITS EXCEEDS MINIMUM REQUIRED VENT UNIT AREA.

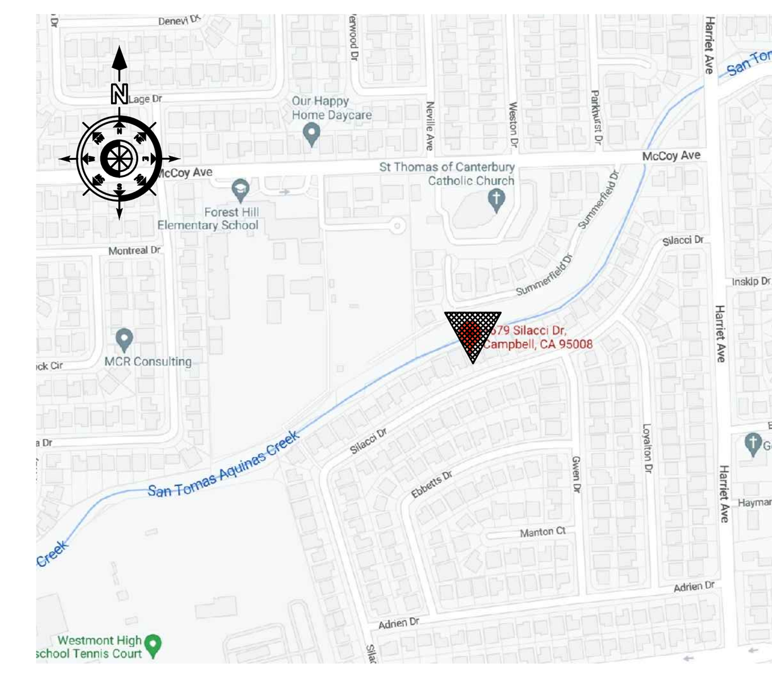
PROVIDE (3)-14"x18" LOUVERED METAL WINDOW VENT UNIT w/ 1/4" SQ (MAX) INSECT MESH, PROVIDE (2)-2.5" DIA VENT HOLES w/ INSECT MESH (1/4" SQ MAX, TYPICAL AT ALL VENTILATION UNITS) AT FRIEZE BLOCK AT EVERY OTHER BAY FOR CROSS VENTILATION.

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2, 3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

LOCATION MAP:



SCOPE OF WORK:

1. AN ADDITION OF 482 SF TO INCLUDE A NEW MASTER SUITE WITH MASTER BATHROOM AND WALK-IN CLOSET.
2. REMODEL EXISITNG MASTER BATHROOM INTO NEW SHARED COMMON BATHROOM.
3. REPLACE EXISTING A/C CONDENSER UNIT.

PROJECT DATA:

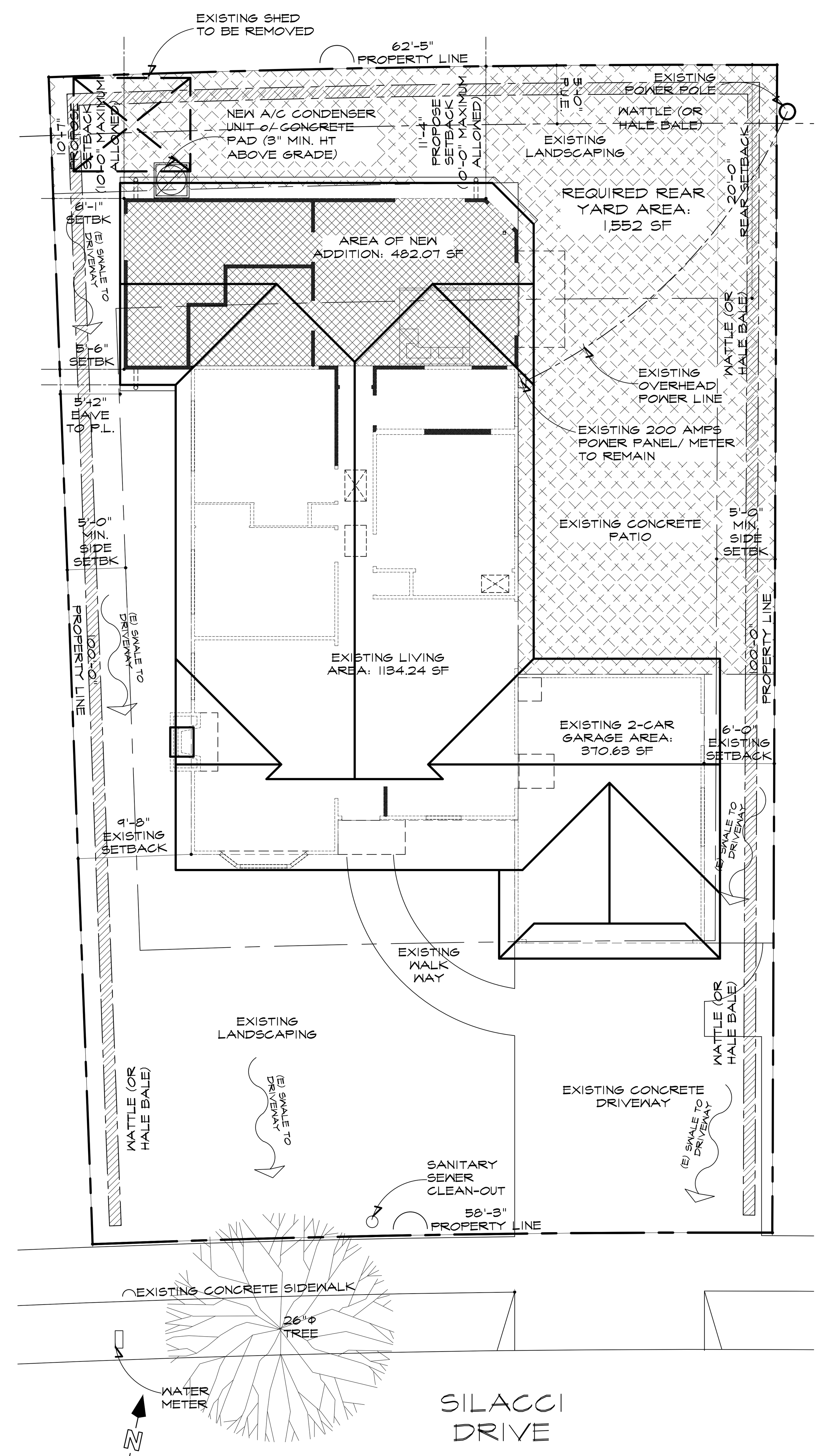
OWNER:	ALIREZA E. MOFRAD and JACQUELYN BICKAR
ADDRESS:	1679 SILACCI DRIVE CAMPBELL, CA 95008
ASSESSOR PARCEL No.:	403-43-49
CONSTRUCTION TYPE:	VB
OCCUPANCY:	R-3/U
ZONING DISTRICT:	R1-6 (SAN TOMAS AREA NEIGHBORHOOD PLAN)
LOT AREA:	6,098.00 SF
EXISTING LIVING FLOOR AREA:	1,134.24 SF
NEW LIVING AREA ADDITION:	482.07 SF
TOTAL NEW LIVING AREA:	1,617.31 SF
EXISTING 1-CAR GARAGE AREA:	370.63 SF
TOTAL NEW BUILDING COVERAGE/ FLOOR AREA RATIO (F.A.R.):	1,987.94 SF (33%)

DEVELOPMENT GUIDELINES:
FRONT SETBACK: 20'
REAR SETBACK*: 20'
(*10'-0" WHERE THE USEABLE REAR YARD AREA = 20 X LOT WIDTH. (FOR THE PURPOSES OF THIS SECTION, THE USEABLE REAR YARD AREA SHALL BE DEFINED AS THAT AREA BOUNDED BY THE REAR BUILDING LINES EXTENDED TO THE SIDE LOT LINES AND REAR PROPERTY LINE.)

MINIMUM USEABLE REAR YARD AREA: 1,552 SF
PROPOSED USEABLE REAR YARD AREA: 1,595 SF

SIDE SETBACK: THE GREATER OF FIVE FEET, OR ONE-HALF THE HEIGHT OF THE BUILDING WALL ADJACENT TO THE PROPERTY LINE.

SHEET INDEX:



ARCHITECTURAL SITE PLAN
SCALE 1/16" = 1'-0"

REVISIONS:

N O T I C E
These drawings represents ideas, designs, arrangements, plans and specifications which are proprietary to Atelier Designs. All builders, contractors and professionals commissioned by the Client / Home owner or authorized agent of the owner are responsible for verification of all conditions, dimensions and details indicated in these drawings. No part of these plans, specifications, and or details can be reproduced in any manner without the written consent of Atelier Designs.

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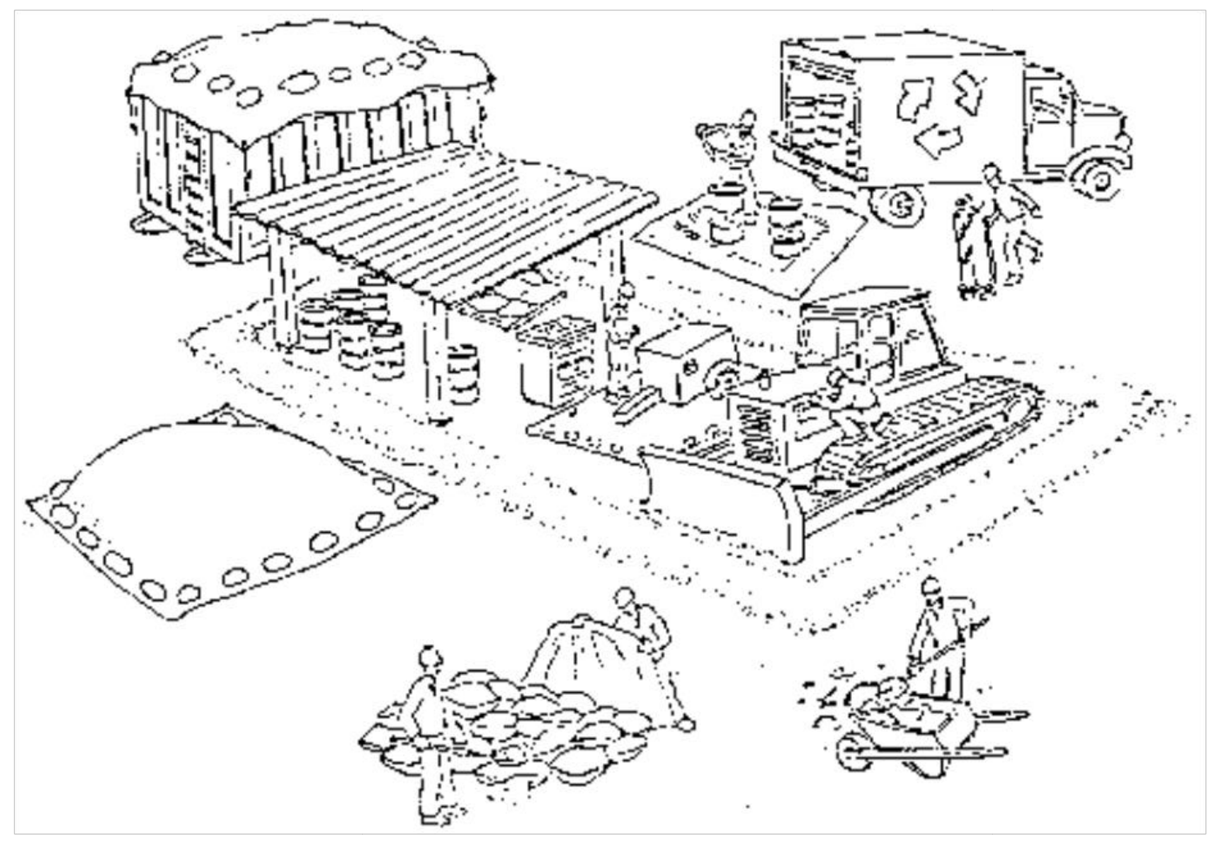
GILROY, CA 95021
Phone nos. (408) 858-9968 (408) 806-8188
Website: www.atdes.net

RESIDENTIAL ADDITION and REMODEL for:
ALIREZA E. MOFRAD and JACQUELYN BICKAR
1679 SILACCI DRIVE
CAMPBELL, CA 95008

JOB NO.	MOFRAD
DATE:	APRIL 21 2022
DRAWN BY:	FT Kun
SCALE:	1/4" = 1'-0"

A-1

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

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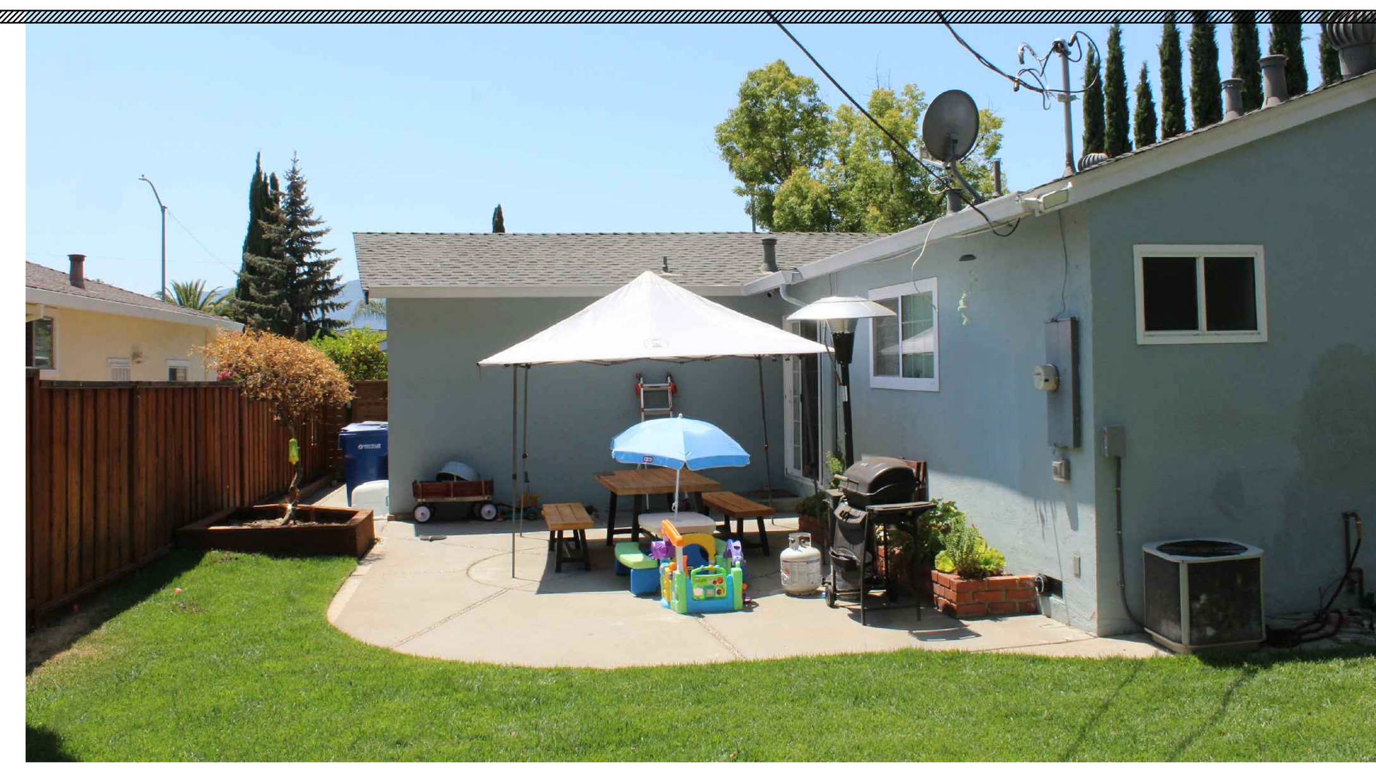
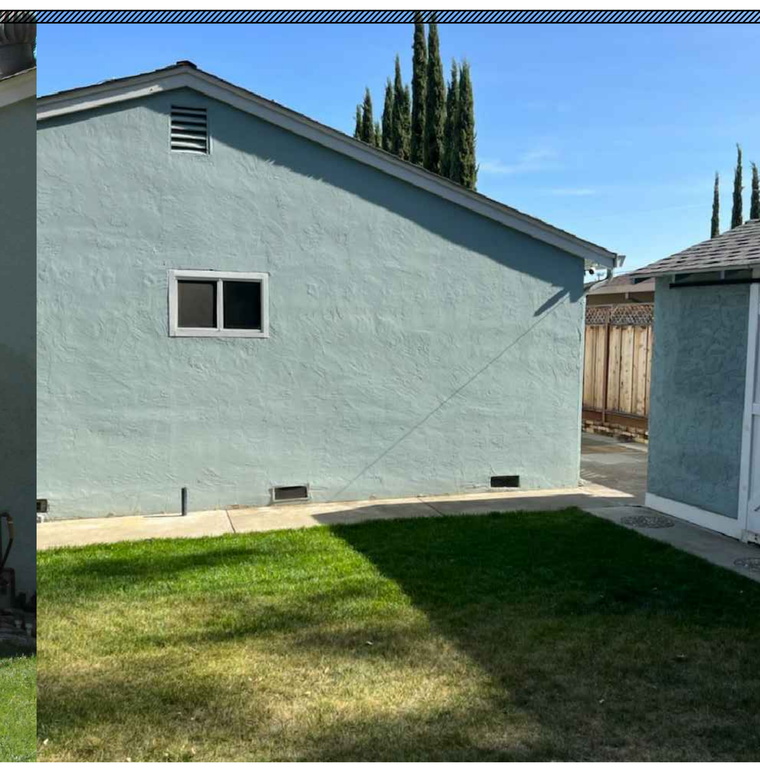
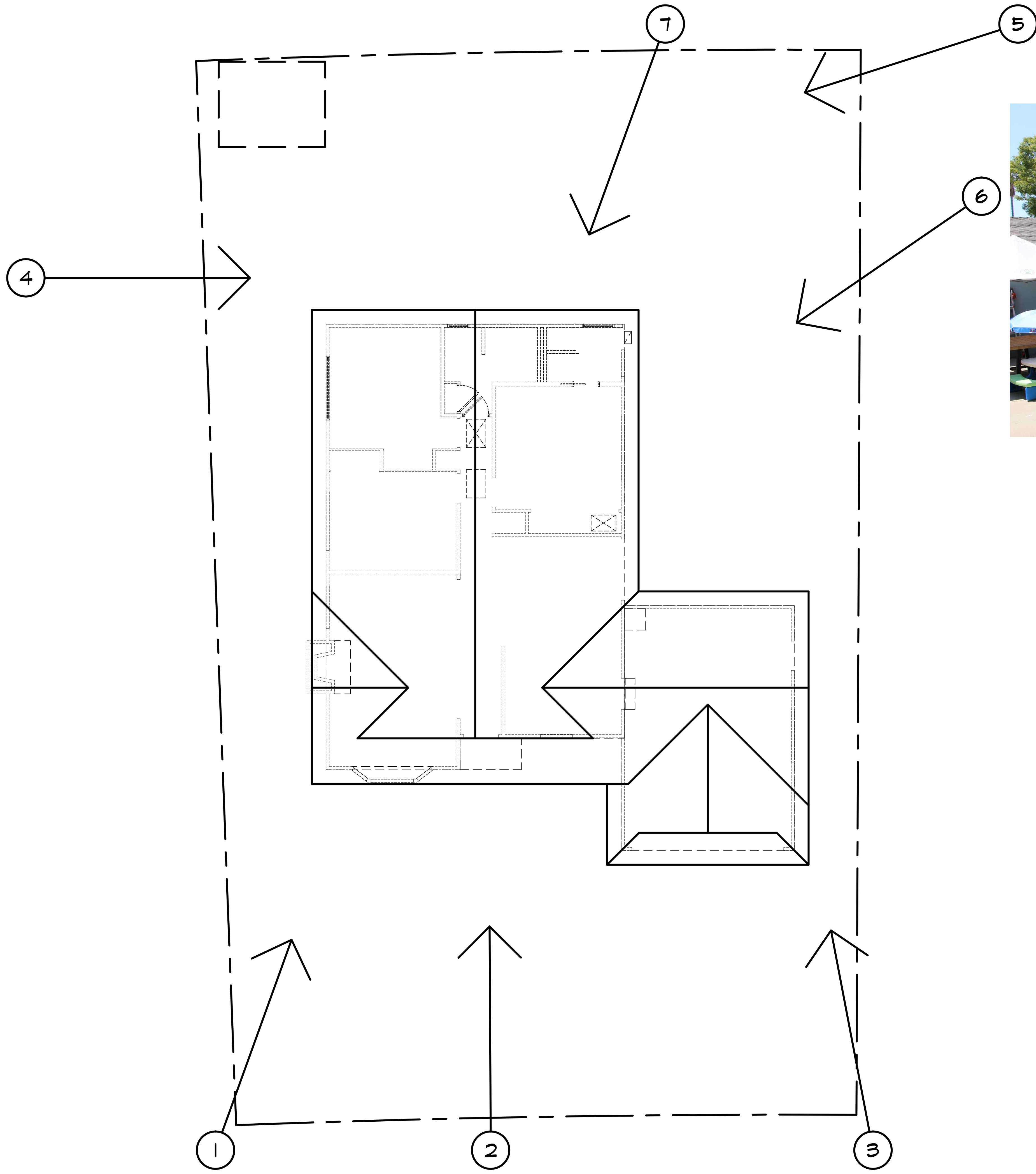
RESIDENTIAL ADDITION and REMODEL for:
ALIREZA E. MOFRAD
and JACQUELYN BICKAR
1679 SILACCI DRIVE
CAMPBELL, CA 95008

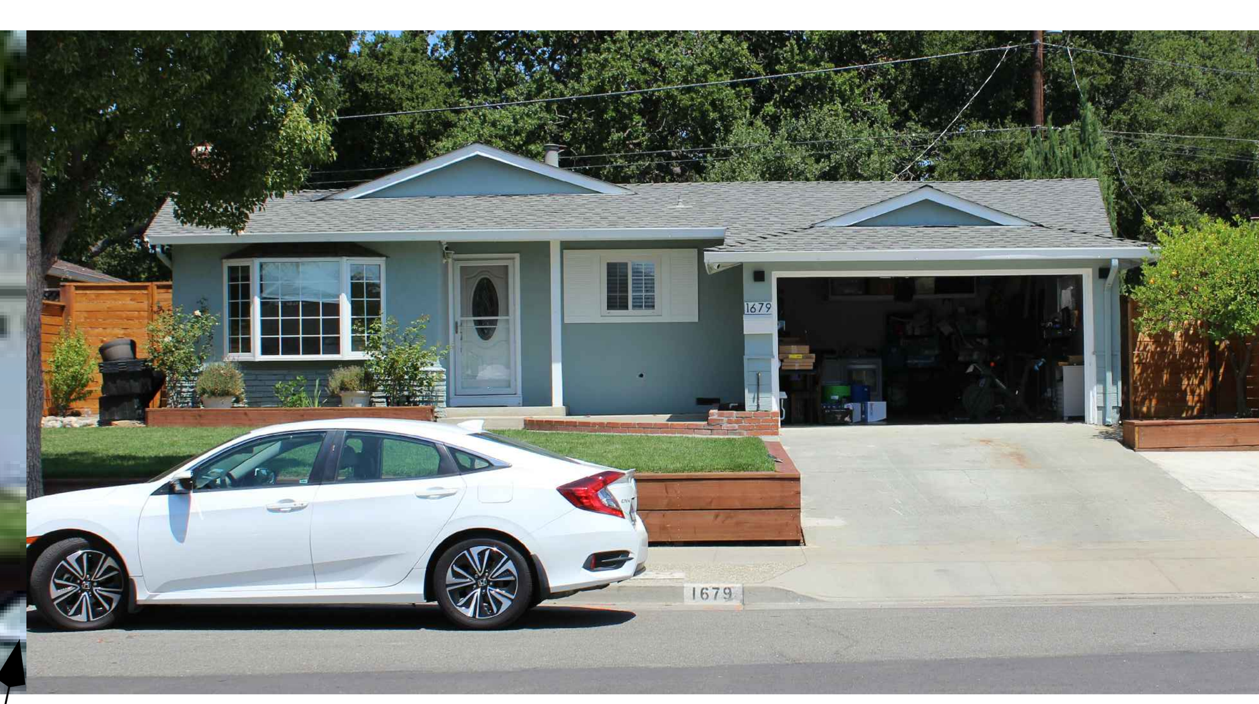
JOB NO.: MOFRAD
DATE: APRIL 21 2021
DRAWN BY: FT Kun
SCALE: 1/4" = 1'-0"

BMP



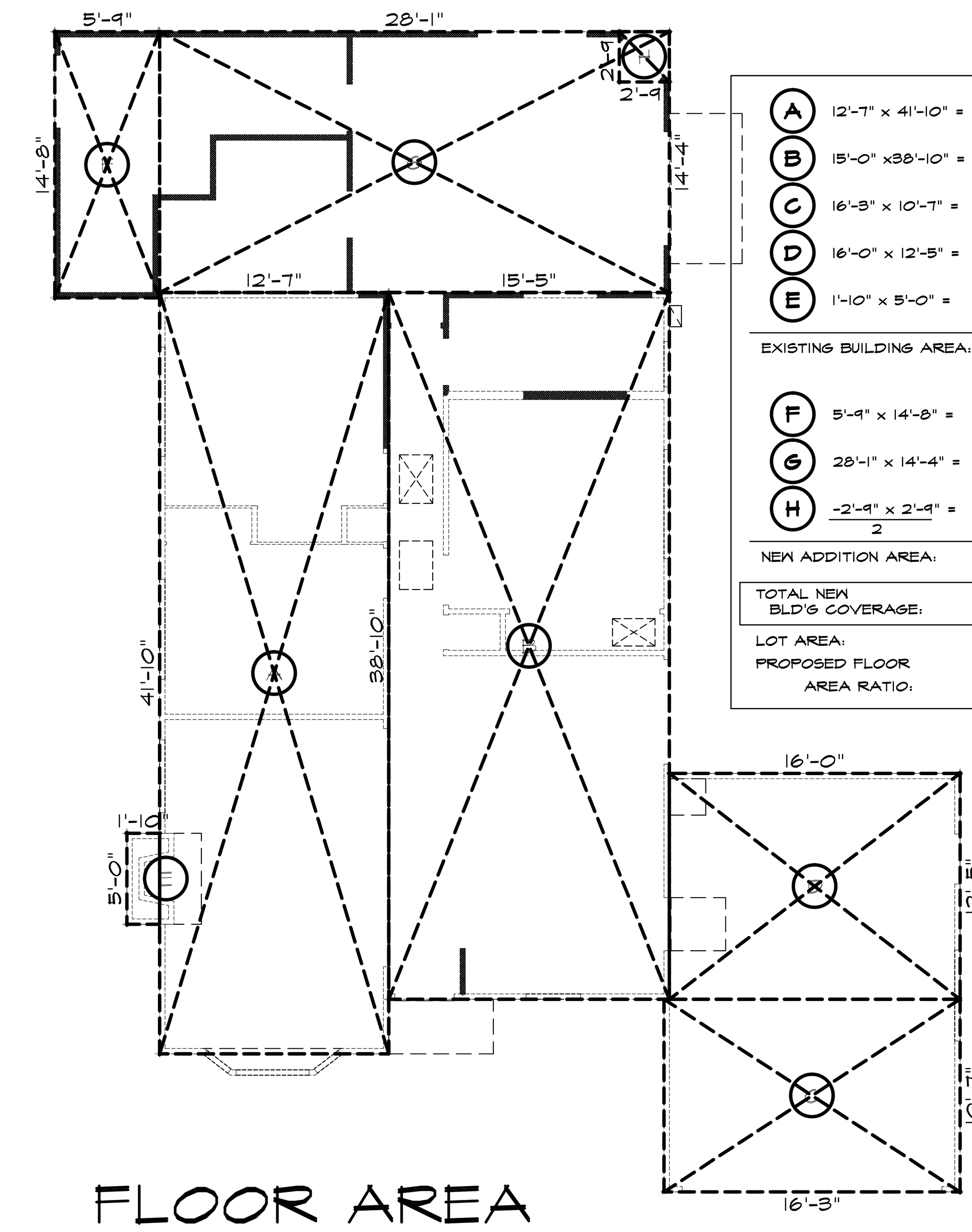






ARCHITECTURAL SITE PLAN

SCALE 1/16" = 1'-0"



A	12'-7" x 41'-10" =	526.40 SF
B	15'-0" x38'-10" =	598.68 SF
C	16'-3" x 10'-7" =	171.97 SF
D	16'-0" x 12'-5" =	198.66 SF
E	1'-10" x 5'-0" =	9.16 SF
EXISTING BUILDING AREA:		1,504.87 SF
F	5'-9" x 14'-8" =	84.33 SF
G	28'-1" x 14'-4" =	402.52 SF
H	-2'-9" x 2'-9" = / 2	- 3.78 SF
NEW ADDITION AREA:		483.07 SF
TOTAL NEW BLD'G COVERAGE:		1,987.94 SF
LOT AREA:		6,098.00 SF
PROPOSED FLOOR AREA RATIO:		33%

FLOOR AREA CALCULATION DIAGRAM

SCALE 1/8" = 1'-0"

REVISIONS:

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RESIDENTIAL ADDITION and REMODEL for:
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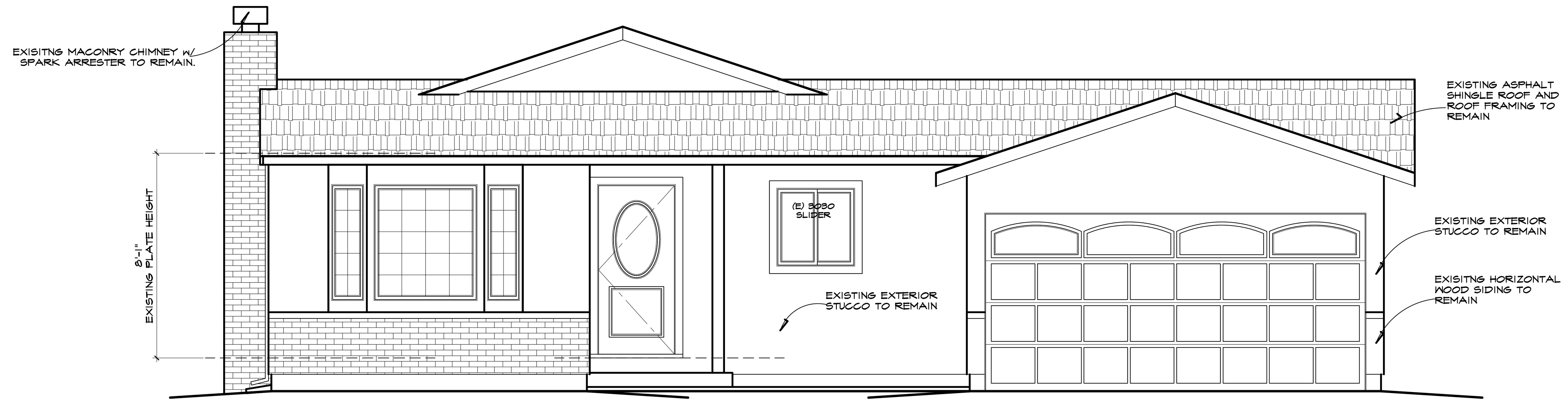
and JACQUELYN BICKAR
1679 SILACCI DRIVE
CAMPBELL, CA 95008

JOB NO.: MOFRAD
DATE: APRIL 21 2022
DRAWN BY: FT Kun
SCALE: 1/4" = 1'-0"

A-1a

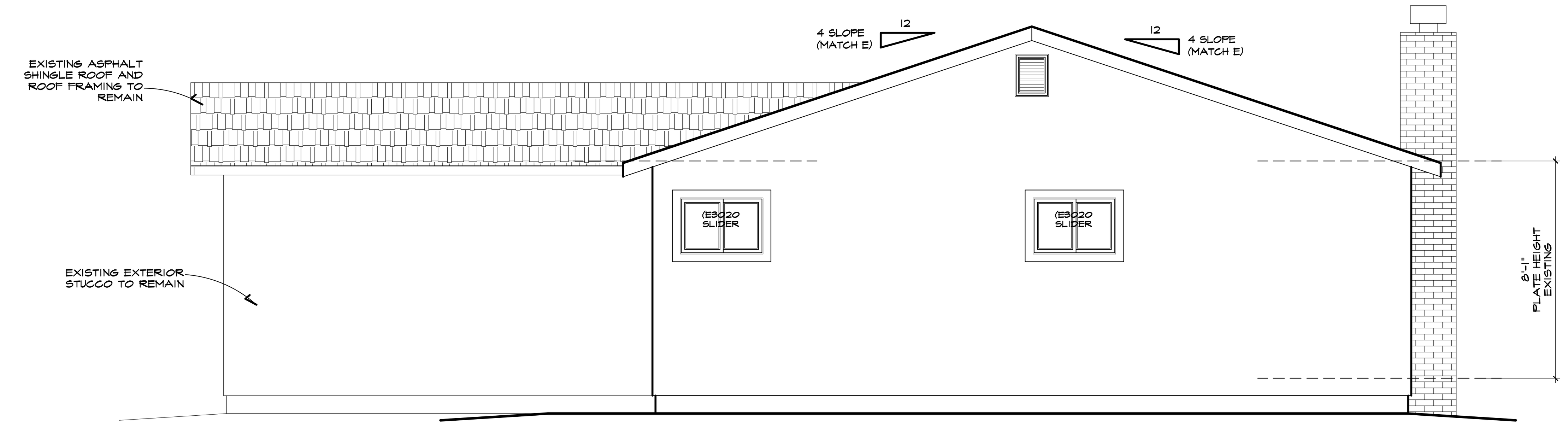
ABBREVIATIONS:

A/C.	AIR CONDITIONER
AL	ALUMINUM
A.B.	ANCHOR BOLT
A.P.A.	AMERICAN PLYWOOD ASSOCIATION
A.P.N.	ASSESSOR PARCEL NUMBER
BM.	BEAM
BLK'G.	BLOCKING
BLDG.	BUILDING
BOTT.	BOTTOM
CAB	CABINET
CLO.	CLOSET
C.J.	CEILING JOIST
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINOUS
D.	DRYING MACHINE
DET.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGRAM
D.W.	DISH WASHER
DBL.	DOUBLE
DR.	DOOR
D.S.	DOWN SPOUT
D.F.	DOUGLAS FIR
D.H.	DOUBLE HUNG WINDOW
EA.	EACH
ELECT.	ELECTRICITY
ELEV.	ELEVATION
ENCL.	ENCLOSED
EQ.	EQUAL
EXT.	EXTERIOR
(E), EX.	EXISTING
F/	FOR
F.F.	FACE FRAMED
FIN. FLR.	FINISH FLOOR
F.O.C.	FACE OF CURB or FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.G.	FIBERGLASS
FIX.	FIXTURE
FLASH.	FLASHING
FLOUR.	FLOURESCENT
FLR.	FLOOR
FTG.	FOOTING
F.A.U.	FORCED AIR UNIT
G.I.	GALVANIZE IRON
GA.	GAUGE
GLS.	GLASS
GLU. LAM.	GLUE LAMINATED
GLZ.	GLAZING
G.P.F.	GALLONS PER FLUSH
GR.	GRADE
GYP. BD.	GYPSUM BOARD
HDR.	HEADER
H.V.	HEAT VENT
H.D.	HOLD DOWN
I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIAL
INSUL.	INSULATION
JST.	JOIST
LINO.	LINOLEUM
M.B.	MACHINE BOLT
MFR.	MANUFACTURER
M.C.	MEDICINE CABINET
MTL.	METAL
MIN.	MINIMUM
(N)	NEW
N.T.S.	NOT TO SCALE
OV.	OVEN
O.C.	ON CENTER
O/	OVER
O.H.	OVER HANG
PR.	PAIR
P.C.	PHOTO CELL
P.G.	PAINT GRADE
PLY, P.W.	PLYWOOD
PKT.	POCKET
P.B.	PUSH BUTTON
P.T.	PRESSURE TREATED
REF.	REFRIGERATOR
RDWD.	REDWOOD
REQ'D.	REQUIRED
R.S.	RESAWN
REV.	REVERSE
R.O.	ROUGH OPENNING
SEL.	SELECT STRUCTURAL
STR.	STRENGTH
S.H.	SINGLE HUNG
SL. GLS.	SLIDING GLASS
DR.	DOOR
SHT'G.	SHEATING
SHT.	SHEET
S & P	SHELF & POLE
SHWR.	SHOWER
S.C.	SOLID CORE
S/CLO.	SELF CLOSER
S.G.	STAIN GRADE
SPEC'S.	SPECIFICATIONS
SQ.	SQUARE
STD.	STANDARD
SURR	SURROUND
SIM	SIMILAR
TEMP. GLS	TEMPERED GLASS
T & G	TONGUE & GROOVE
THK.	THICK
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.B.C.	UNIFORM BUILDING CODE
U.P.C.	UNIFORM PLUMBING CODE
U.M.C.	UNIFORM MECHANICAL CODE
VERT.	VERTICAL
W	WASHING MACHINE
W/C	WATER CLOSET
W.H.	WATER HEATER
W/	WITH
WD.	WOOD
W.I.	WROUGHT IRON
WIND., WDW.	WINDOW
W.P.	WATER PROOF
W.S.	WEATHER STRIP
W.W.M.	WELDED WIRE MESH



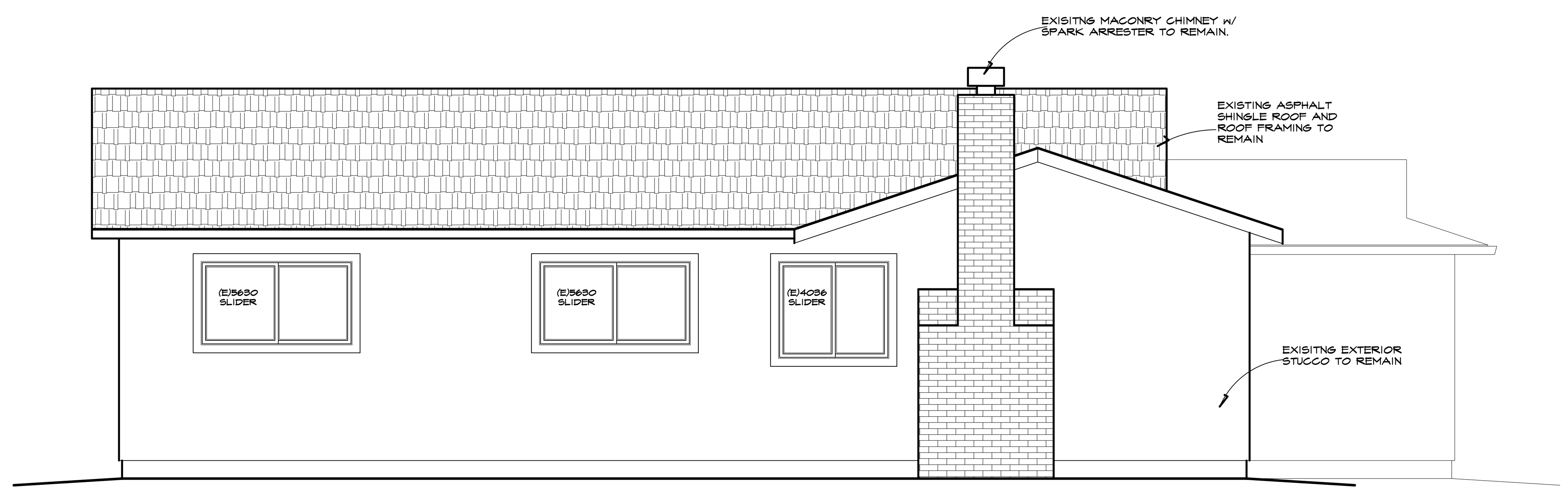
FRONT ELEVATION

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



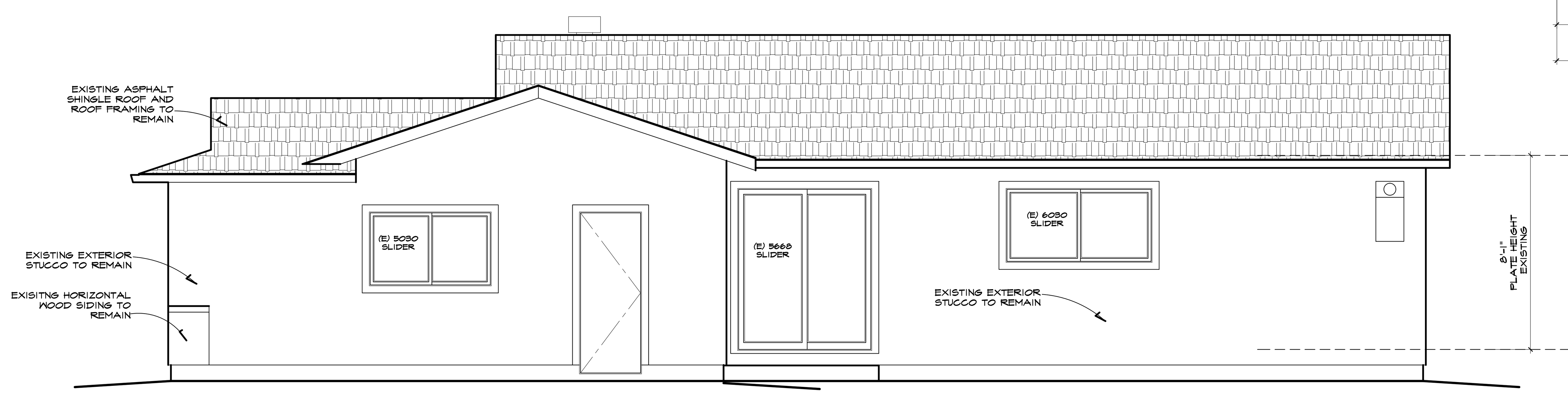
REAR ELEVATION

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

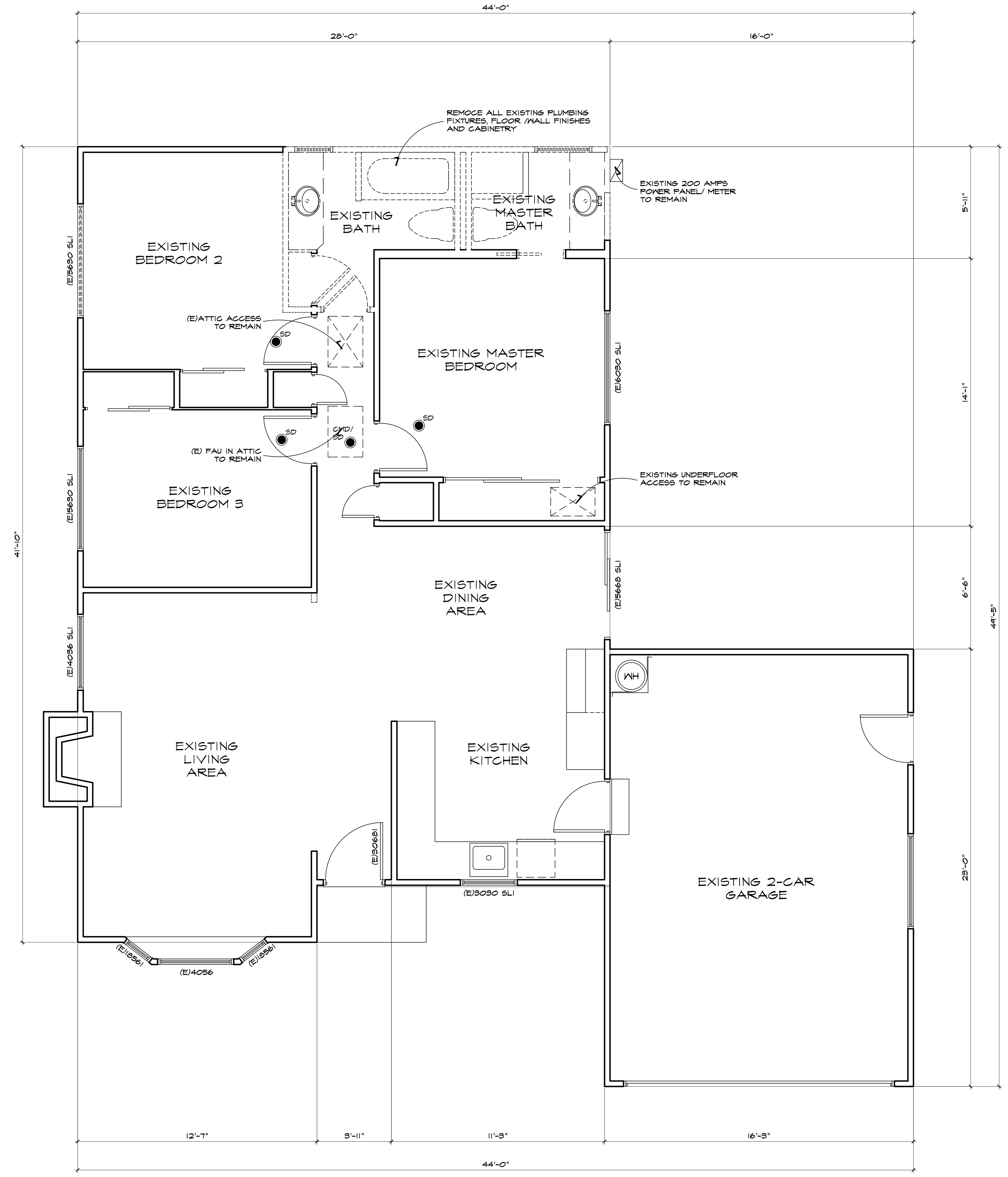
SCALE 1/4" = 1'-0" EAST

NOTES and LEGEND:

INDICATES EXISTING WALLS TO REMAIN

INDICATES EXISTING WALLS AND STRUCTURE(S) TO BE DEMOLISHED, REMOVED OR REPLACE (AS NOTED ON THE PLANS)

DIMENSIONS SHOWN ARE MEASURED TO APPROXIMATE FACE OF STUDS (F.O.S.). FIELD VERIFY ALL FINISH TO FINISH SURFACE DIMENSIONS.



AS-BUILD/ DEMOLITION PLAN

SCALE 1/4" = 1'-0"

REVISIONS:

N O T I C E

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and JACQUELYN BICKAR
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CAMPBELL, CA 95008

JOB NO.: MOFRAD

DATE: APRIL 21 2022

DRAWN BY: FT Kun

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

A-2

ELECTRICAL/MECHANICAL SYMBOLS:

- EXTERIOR SECURITY LIGHT WITH MOTION SENSOR SWITCH
- 110 AFCI DUPLEX OUTLET w/ ARC FAULT INTERRUPTER CIRCUIT
- 110V DUPLEX OUTLET
- 110V DUPLEX OUTLET w/ 'HALF-HOT'
- 110V DUPLEX OUTLET w/ GROUND FAULT INTERRUPTER CIRCUIT
- 110V DUPLEX FLOOR OUTLET
- 220V OUTLET
- *SMOKE DETECTOR (HARD-WIRED AND INTER-CONNECTED w/ BATTERY BACK-UP)
- SURFACE MOUNT CEILING FIXTURE
- WALL MOUNT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE (I.C. RATED)
- RECESSED 'LOW VOLT' LIGHT FIXTURE
- RECESSED 'DIRECTIONAL' LIGHT FIXTURE
- CHANDELIER LIGHT FIXTURE (OWNER SELECT)
- RECESSED FLOURESCENT LIGHT FIXTURE (I.C. RATED)
- CEILING FAN
- SURFACE MOUNT FLOURESCENT LIGHT FIXTURE
- UNDER-CABINET MOUNT FLOURESCENT LIGH FIXTURE
- *EXHAUST FAN w/ DAMPER AND FAN
- PHONE JACK
- TELEVISION JACK
- TOGGLE LIGHT SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- PUSH BUTTON SWITCH (CHIME, GARAGE DOOR, ETC...)
- THERMOSTAT
- WALL MOUNT AIR REGISTER
- TOE KICK MOUNT AIR REGISTER
- FLOOR MOUNT REGISTERS
- CEILING MOUNT AIR REGISTER
- CEILING MOUNT AIR RETURN REGISTER
- WALL MOUNT AIR RETURN REGISTER
- HOSE BIB
- GAS COCK
- FIRE PLACE GAS TURN KEY
- MAIN POWER PANEL (110V-115V WITH 200 AMPS MIN.)
- MAIN GAS METER VALVE
- *EXHAUST UNIT w/ FLOURESCENT LIGHT COMBINATION UNIT
- DOOR CHIME (OWNER SELECT)
- DP DAMP PROOF
- *CARBON MONOXIDE DETECTOR
- CEILING LIGHT JUNCTION
- LIGHT EMITTING DIODE
- OUTLET w/ WEATHER PROOF COVER
- GARBAGE DISPOSAL UNIT
- SECURITY CAMERA

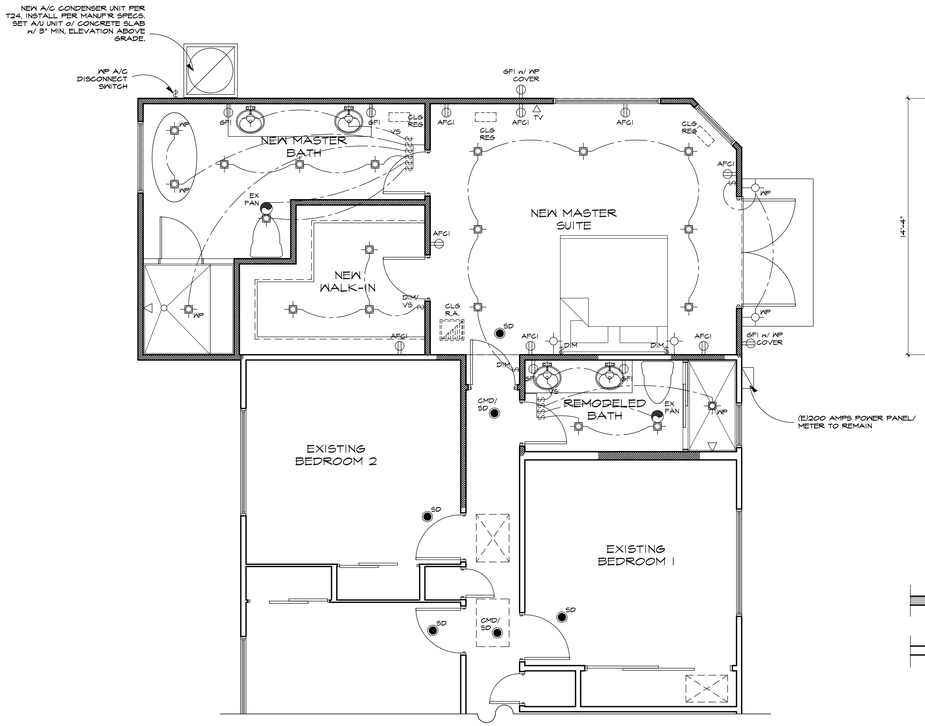
*NOTES:
1. MULTIPLE PURPOSE ALARMS (SMOKE PLUS C.O.) SHALL COMPLY TO CRC SECTION R315.3.1

2. ALL NEW RECEPTACLES TO BE RATED 'T.R.' (TAMPER RESISTANT)

3. WHERE CONTINUOUS OPERATING BATHROOM FAN IS INSTALLED, FAN SHALL OPERATE AT A MINIMUM OF 20 CFM AND CONTINUOUS OPERATING KITCHEN FANS MUST OPERATE AT 5 AIR EXCHANGES PER HOUR. ASHRAE 62.2-2007 SECTION 4.64.

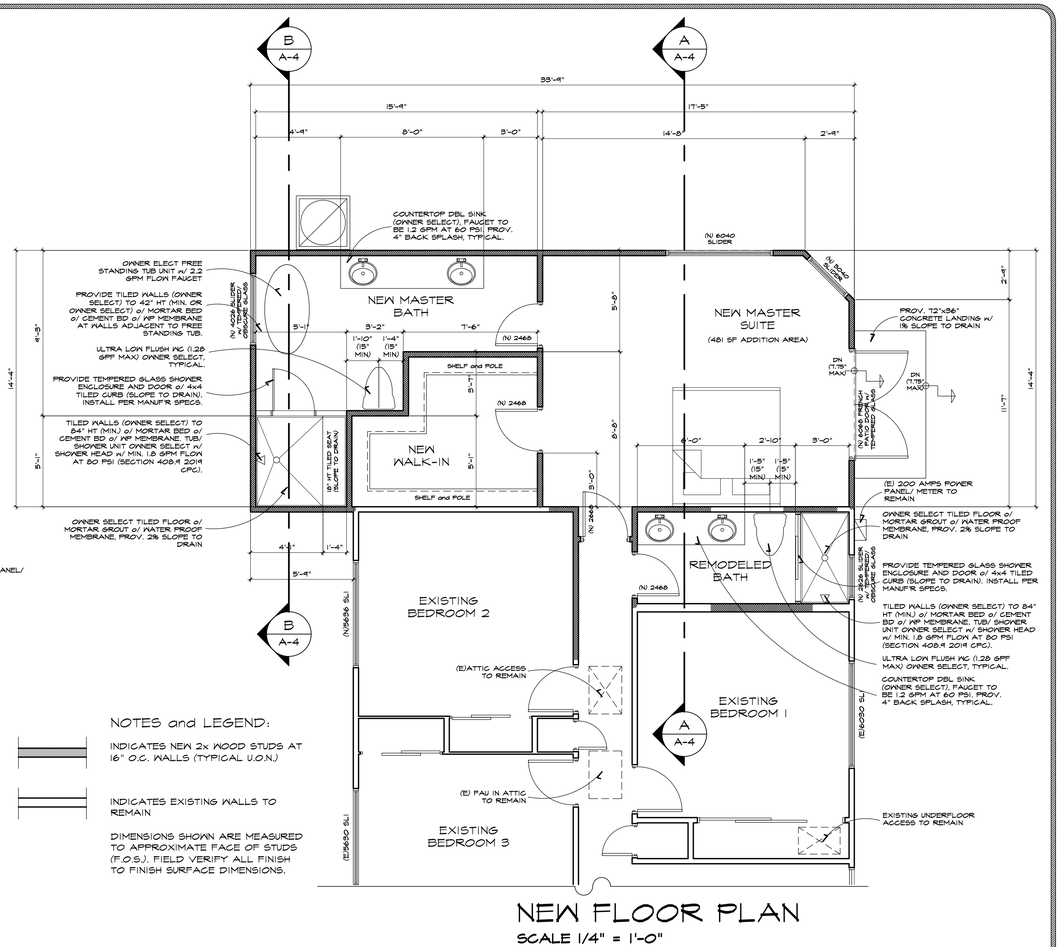
4. AT INTERMITTENT LOCAL EXHAUST, THE MINIMUM BATHROOM INTERMITTENT VENTILATION AIRFLOW SHALL BE 50 CFM AND FOR KITCHEN HOOD EXHAUST SHALL BE 100 CFM (OR AS AN ALTERNATE, PROVIDE CEILING OR WALL MOUNTED EXHAUST FAN OR DUCTED VENTILATION SYSTEM THAT PROVIDES AT LEAST 5 AIR CHANGES OF THE KITCHEN VOLUME PER HOUR). ASHRAE 62.2-2007 SECTION 4.6.4.

5. ALL LIGHT FIXTURES TO BE LIGHT EMITTING DIODE (LED) TYPE (TYPICAL, U.O.N.). SEE 'ELECTRICAL NOTES', 'd. LIGHTING'.



ELECTRICAL-MECHANICAL PLAN

SCALE 1/4" = 1'-0"



NOTES and LEGEND:

INDICATES NEW 2x WOOD STUDS AT 16" O.C. WALLS (TYPICAL U.O.N.)

INDICATES EXISTING WALLS TO REMAIN

DIMENSIONS SHOWN ARE MEASURED TO APPROXIMATE FACE OF STUDS (F.O.S.). FIELD VERIFY ALL FINISH TO FINISH SURFACE DIMENSIONS.

NEW FLOOR PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL NOTES

a) PANEL LOCATIONS
Panels shall not be located in the vicinity of easily ignitable material, such as clothes closets. Panels shall not be located in bathrooms.

b) NON-METTALIC SHEATHED CABLE
Non-metallic sheathed cable shall be:
1. Protected by conduit, electrical metallic tubing, schedule 80 PVC rigid non-metallic conduit, pipe, guard strips, listed surface metal or non-metallic raceway, or other means when cable is exposed or subject to physical damage.
2. Protected by a 1/16 inch steel plate or sleeve, or be not less than 1-1/4 inch from the nearest edge of the framing member, when installed through framing members. Steel plates or sleeves are required on all double shear walls when cable is installed either through or parallel to framing members.
3. Protected by guard-strips within 6 feet of an attic access when no permanent stairs or ladders are provided.
4. Protected by guard-strips in the entire attic when permanent stairs or ladders are provided. Access panels or doors from the second floor into the attic are considered permanent access and guard-strips are required in the entire attic.
5. Have a bending radius not less than 5 times the diameter of the cable.
6. Supported at intervals not exceeding 4-1/2 feet.

c) CIRCUITS AND RECEPTACLES
1. Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft. from an outlet, including any wall space 2 ft. wide or greater. *Note: A fixed panel of a sliding glass door is considered wall space.*
2. In kitchens, breakfast rooms, pantries and dining rooms a minimum of 2-20A circuits shall be provided. Counter space receptacles shall be GFCI and installed:
   - At each wall counter space that is 12 in. or greater;
   - No more than 48 in. oc.;
   - Maximum 24 in. from the end of the counter
   - Maximum 20 in. above counter surface
   - On island counter spaces (one receptacle min.) not more than 12 in. below counter surface;
   - On peninsular counter spaces (one receptacle min.) not more than 12 in. below counter surface;
3. Bathrooms shall have a separate 20A circuit with at least one GFCI wall receptacle within 36 in. of each basin.
4. Laundry rooms shall have a separate 20A circuit with at least one receptacle shall be provided.
5. In garages, at least one GFCI receptacle shall be provided. All other garage receptacles except those dedicated to an appliance shall be GFCI.
6. In hallways of 10 ft. or more in length, at least one receptacle shall be provided.
7. Outdoor outlets shall be GFCI. One outlet shall be installed at the front of the dwelling and one at the rear of the dwelling. Receptacles shall be accessible at grade level and not more than 6-1/2 ft. above grade.
8. All receptacles within 6 ft. of a wet bar shall be GFCI.
9. All receptacles on 15A or 20A branch circuits that supply dwelling unit receptacles shall be protected by Arc-Fault Circuit Interrupters, including switched outlets.
10. All receptacles serving appliances or motors with a rating of 1 HP or 6 Amps shall be on a separate circuit.
11. For HVAC equipment, a separate 15A or 20A circuit with an accessible receptacle at the equipment shall be provided. If located in an under-floor area, the receptacle shall be GFCI.

d) LIGHTING
1. Switched lighting shall be installed in:
   - All habitable rooms,
   - Bathrooms,
   - Hallways,
   - Stairways, at each level,
   - Garages,
   - At all outdoor entrances and exits,
   - Near HVAC equipment in attic or under-floor, with a switch at the access point.

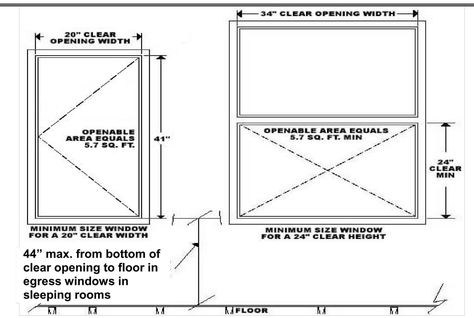
2. LIGHTS INSTALLED INSIDE A CLOSET SHALL BE HIGH EFFICIENCY (i.e. PIN-BASED CFL; PULSE START MH, HPS, GU-24 SOCKETS OTHER THAN LEDs, LED LUMINAIRES WITH INTEGRAL SOURCE, ETC.)
3. SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS JA8-2016 OR JA8-2016-E (JA8-2016-E LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES)
4. ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION CLOSETS LESS THAN 70 SF AND HALLWAYS) -
   i. CEILING RECESSED DOWNLIGHT LUMINAIRES.
   ii. LED BASED LUMINAIRES WITH INTEGRAL SOURCES.
   iii. PIN-BASED LED LAMPS (i.e. MR16, AR-111, ETC)
   iv. GU-24 BASED LED LIGHT SOURCES.

e) FANS
In bathrooms containing tubs or showers:
1. A fan capable of providing 5 air changes per hour shall be installed when exterior openings for natural ventilation are provided;
2. A fan capable of providing 7.5 air changes per hour shall be installed when no exterior openings for natural ventilation are provided.

f) SMOKE ALARMS
In new construction, smoke alarms shall receive their primary power from the building wiring. The wiring shall be permanent and installed without a disconnecting switch other than those required for over-current protection.

Exception: Where residential dwelling/townhouse is equipped with automatic fire sprinkler system, sleeping rooms in basement are not required to have egress openings provided that the basement has one of the following:
- One means of egress per CRC R311 and one emergency escape and rescue opening (does not have to be in the bedroom), or
- Two means of egress per CRC R311.

EMERGENCY ESCAPE AND RESCUE OPENINGS



Because so many fire deaths occur when occupants of residential buildings are asleep at the time of a fire, the 2019 California Residential Code (CRC), Section R310.1 requires that:
- Habitable Attics
- Basements contain one or more sleeping rooms and
- Every sleeping room below the fourth story

Shall have at least one operable window or exterior door opening approved for emergency escape and rescue (egress windows/doors). Such openings shall open directly into a public way or to a yard or court that opens to a public way.
- The net clear openable area shall be no less than 5.7 square feet (5 square feet for grade floor openings from exterior grade and basement window wells).
- In addition to the above requirement, the net clear openable height dimension shall be a minimum of 24 inches. The net clear openable width dimension shall be a minimum of 20 inches (Note: using both minimum figures will not obtain the required 5.7 square feet.)

The chart below summarizes the minimum window dimensions that will achieve a 5.7 square-foot opening.

Minimum Clear Opening Width/Height of Emergency Escape and Rescue Windows (inches)

Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4

Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24

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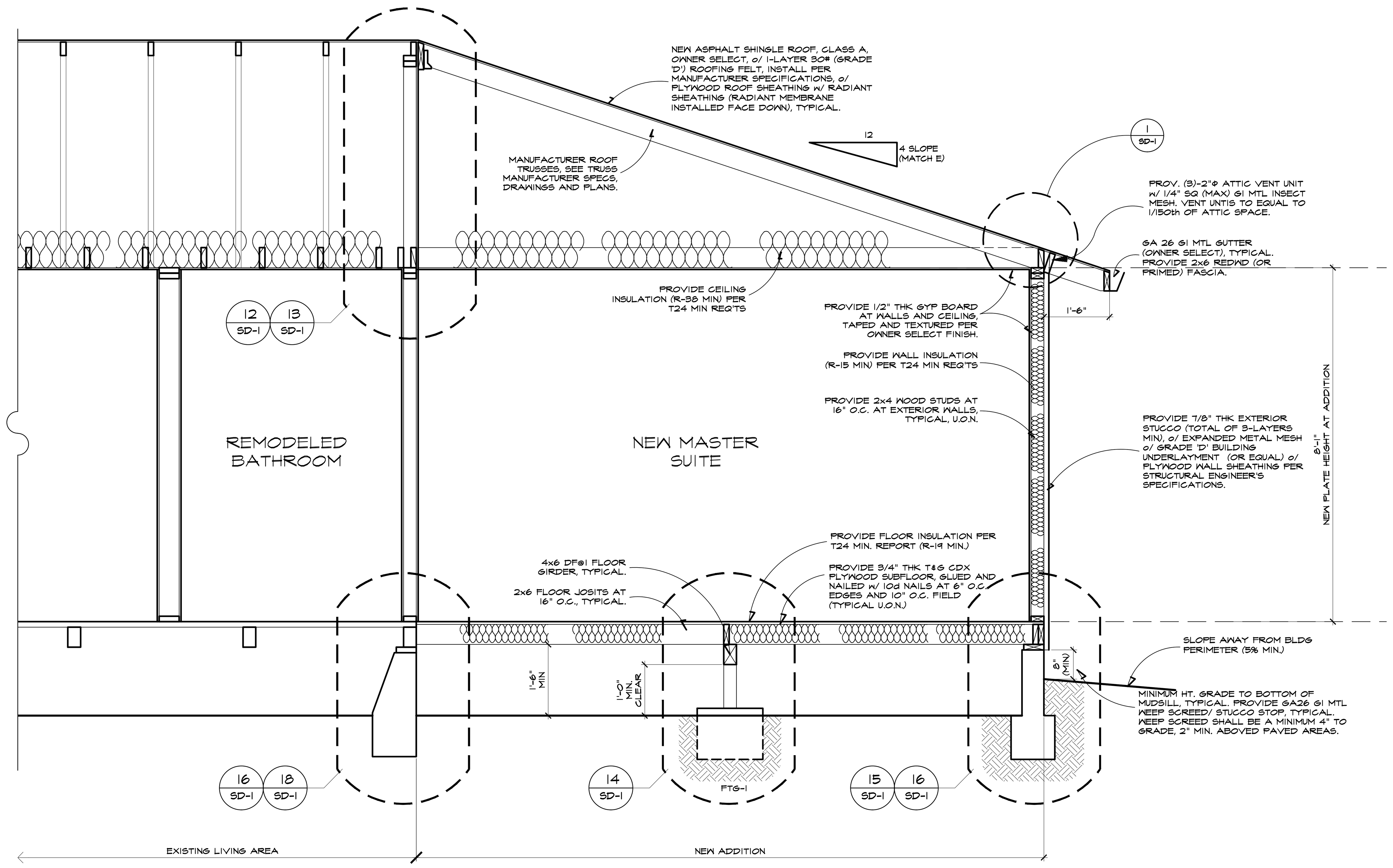
ALIREZA E. MOFRAD
and JACQUELYN BICKAR
1679 SLACCI DRIVE
CAMPBELL, CA 95008

JOB NO. MOFRAD
DATE: APRIL 21 2022
DRAWN BY: FT Kun
SCALE: 1/4" = 1'-0"

A-3

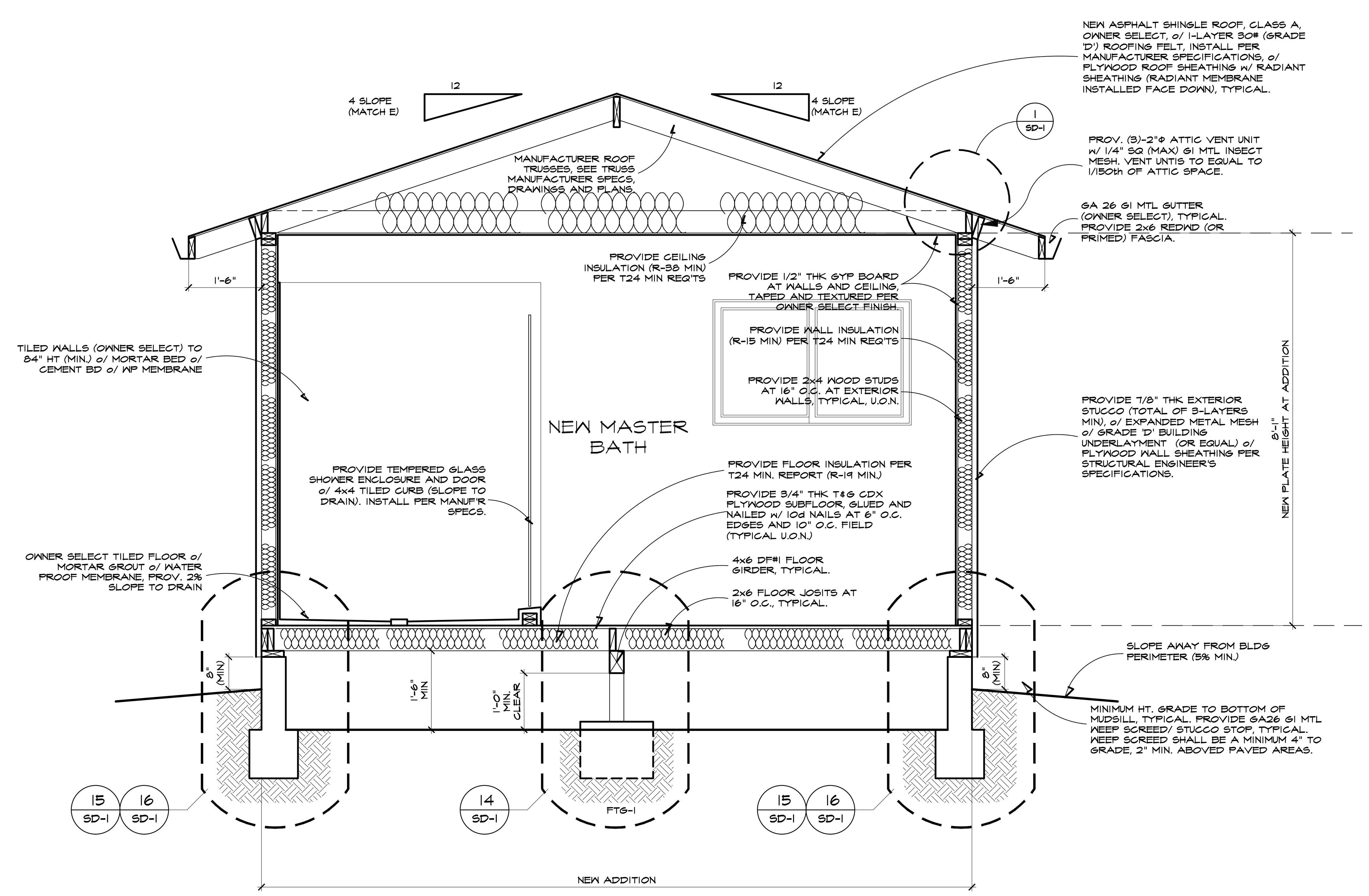


NEW ASPHALT SHINGLE ROOF, CLASS A, OWNER SELECT, o/ 1-LAYER 30# (GRADE 'D') ROOFING FELT, INSTALL PER MANUFACTURER SPECIFICATIONS, o/ PLYWOOD ROOF SHEATHING w/ RADIANT SHEATHING (RADIANT MEMBRANE INSTALLED FACE DOWN), TYPICAL.
MANUFACTURER ROOF TRUSSES, SEE TRUSS MANUFACTURER SPECS, DRAWINGS AND PLANS.
12
4 SLOPE (MATCH E)
1 SD-1
PROV. (3)-2"Ø ATTIC VENT UNIT w/ 1/4" SQ (MAX) GI MTL INSECT MESH. VENT UNITS TO EQUAL TO 1/150th OF ATTIC SPACE.
GA 26 GI MTL GUTTER (OWNER SELECT), TYPICAL. PROVIDE 2x6 REDWD (OR PRIMED) FASCIA.
PROVIDE CEILING INSULATION (R-38 MIN) PER T24 MIN REQTS
PROVIDE 1/2" THK GYP BOARD AT WALLS AND CEILING, TAPED AND TEXTURED PER OWNER SELECT FINISH.
PROVIDE WALL INSULATION (R-15 MIN) PER T24 MIN REQTS
PROVIDE 2x4 WOOD STUDS AT 16" O.C. AT EXTERIOR WALLS, TYPICAL U.O.N.
PROVIDE 7/8" THK EXTERIOR STUCCO (TOTAL OF 3-LAYERS MIN), o/ EXPANDED METAL MESH o/ GRADE 'D' BUILDING UNDERLAYMENT (OR EQUAL) o/ PLYWOOD WALL SHEATHING PER STRUCTURAL ENGINEER'S SPECIFICATIONS.
1'-6"
NEW PLATE HEIGHT AT ADDITION
12 SD-1
13 SD-1
REMODELED BATHROOM
NEW MASTER SUITE
4x6 DF#1 FLOOR GIRDER, TYPICAL.
2x6 FLOOR JOISTS AT 16" O.C., TYPICAL.
PROVIDE FLOOR INSULATION PER T24 MIN. REPORT (R-19 MIN.)
PROVIDE 3/4" THK T&G CDX PLYWOOD SUBFLOOR, GLUED AND NAILED w/ 10d NAILS AT 6" O.C. EDGES AND 10" O.C. FIELD (TYPICAL U.O.N.)
SLOPE AWAY FROM BLDG PERIMETER (5% MIN.)
MINIMUM HT. GRADE TO BOTTOM OF MUDSILL, TYPICAL. PROVIDE GA26 GI MTL WEEP SCREED/ STUCCO STOP, TYPICAL. WEEP SCREED SHALL BE A MINIMUM 4" TO GRADE, 2" MIN. ABOVED PAVED AREAS.
1'-6" MIN
1'-0" MIN CLEAR
8" MIN
FTG-1
16 SD-1
18 SD-1
14 SD-1
15 SD-1
16 SD-1
EXISTING LIVING AREA
NEW ADDITION

A
A-4

BUILDING SECTION

SCALE 1/2" = 1'-0"

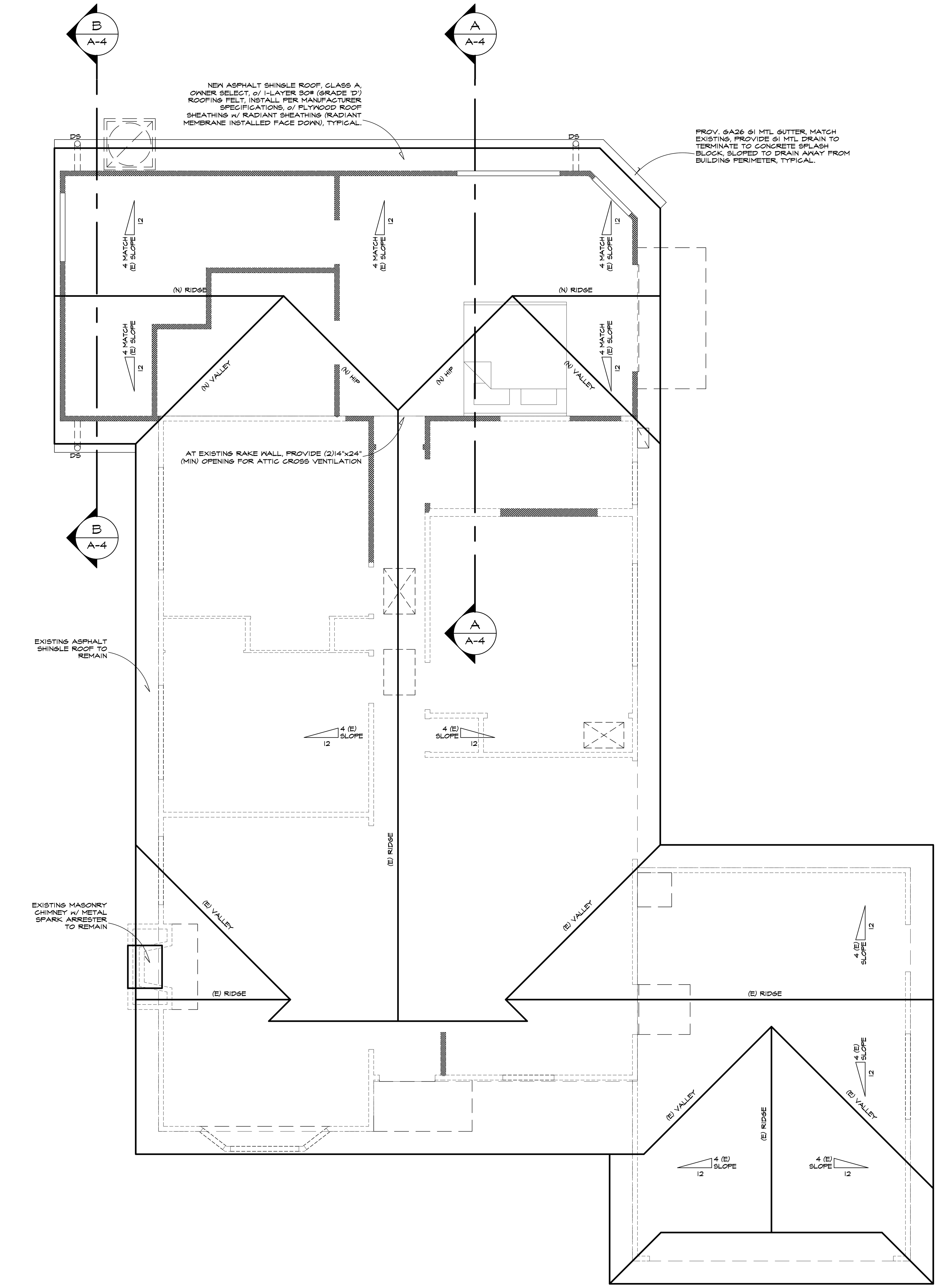


NEW ASPHALT SHINGLE ROOF, CLASS A, OWNER SELECT, o/ 1-LAYER 30# (GRADE 'D') ROOFING FELT, INSTALL PER MANUFACTURER SPECIFICATIONS, o/ PLYWOOD ROOF SHEATHING w/ RADIANT SHEATHING (RADIANT MEMBRANE INSTALLED FACE DOWN), TYPICAL.
4 SLOPE (MATCH E)
12
1 SD-1
MANUFACTURER ROOF TRUSSES, SEE TRUSS MANUFACTURER SPECS, DRAWINGS AND PLANS.
PROV. (3)-2"Ø ATTIC VENT UNIT w/ 1/4" SQ (MAX) GI MTL INSECT MESH. VENT UNITS TO EQUAL TO 1/150th OF ATTIC SPACE.
GA 26 GI MTL GUTTER (OWNER SELECT), TYPICAL. PROVIDE 2x6 REDWD (OR PRIMED) FASCIA.
1'-6"
PROVIDE CEILING INSULATION (R-38 MIN) PER T24 MIN REQTS
PROVIDE 1/2" THK GYP BOARD AT WALLS AND CEILING, TAPED AND TEXTURED PER OWNER SELECT FINISH.
PROVIDE WALL INSULATION (R-15 MIN) PER T24 MIN REQTS
PROVIDE 2x4 WOOD STUDS AT 16" O.C. AT EXTERIOR WALLS, TYPICAL U.O.N.
TILED WALLS (OWNER SELECT) TO 84" HT (MIN.) o/ MORTAR BED o/ CEMENT BD o/ WP MEMBRANE
NEW MASTER BATH
PROVIDE 7/8" THK EXTERIOR STUCCO (TOTAL OF 3-LAYERS MIN), o/ EXPANDED METAL MESH o/ GRADE 'D' BUILDING UNDERLAYMENT (OR EQUAL) o/ PLYWOOD WALL SHEATHING PER STRUCTURAL ENGINEER'S SPECIFICATIONS.
NEW PLATE HEIGHT AT ADDITION
PROVIDE TEMPERED GLASS SHOWER ENCLOSURE AND DOOR o/ 4x4 TILED CURB (SLOPE TO DRAIN). INSTALL PER MANUFR SPECS.
PROVIDE FLOOR INSULATION PER T24 MIN. REPORT (R-19 MIN.)
PROVIDE 3/4" THK T&G CDX PLYWOOD SUBFLOOR, GLUED AND NAILED w/ 10d NAILS AT 6" O.C. EDGES AND 10" O.C. FIELD (TYPICAL U.O.N.)
OWNER SELECT TILED FLOOR o/ MORTAR GROUT o/ WATER PROOF MEMBRANE, PROV. 2% SLOPE TO DRAIN
4x6 DF#1 FLOOR GIRDER, TYPICAL.
2x6 FLOOR JOISTS AT 16" O.C., TYPICAL.
SLOPE AWAY FROM BLDG PERIMETER (5% MIN.)
MINIMUM HT. GRADE TO BOTTOM OF MUDSILL, TYPICAL. PROVIDE GA26 GI MTL WEEP SCREED/ STUCCO STOP, TYPICAL. WEEP SCREED SHALL BE A MINIMUM 4" TO GRADE, 2" MIN. ABOVED PAVED AREAS.
8" MIN
1'-6" MIN
1'-0" MIN CLEAR
FTG-1
15 SD-1
16 SD-1
14 SD-1
15 SD-1
16 SD-1
NEW ADDITION

B
A-4

BUILDING SECTION

SCALE 1/2" = 1'-0"



B A-4
A A-4
NEW ASPHALT SHINGLE ROOF, CLASS A, OWNER SELECT, o/ 1-LAYER 30# (GRADE 'D') ROOFING FELT, INSTALL PER MANUFACTURER SPECIFICATIONS, o/ PLYWOOD ROOF SHEATHING w/ RADIANT SHEATHING (RADIANT MEMBRANE INSTALLED FACE DOWN), TYPICAL.
PROV. GA26 GI MTL GUTTER, MATCH EXISTING, PROVIDE GI MTL DRAIN TO TERMINATE TO CONCRETE SPLASH BLOCK SLOPED TO DRAIN AWAY FROM BUILDING PERIMETER, TYPICAL.
DS
4 MATCH (E) SLOPE
12
(N) RIDGE
(N) VALLEY
(N) HIP
AT EXISTING RAKE WALL, PROVIDE (2)14"x24" (MIN) OPENING FOR ATTIC CROSS VENTILATION
EXISTING ASPHALT SHINGLE ROOF TO REMAIN
4 (E) SLOPE
(E) RIDGE
(E) VALLEY
EXISTING MASONRY CHIMNEY w/ METAL SPARK ARRESTER TO REMAIN

ROOF PLAN

SCALE 1/4" = 1'-0"

REVISIONS:

ATELIER DESIGNS

Drafting and Design Service Firm
P.O. BOX 2169
GILROY, CA 95021
Phone nos. (408) 858-9968 (408) 806-8188
Website: www.atdes.net

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N O T I C E

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RESIDENTIAL ADDITION and REMODEL for:
ALIREZA E. MOFRAD
and JACQUELYN BICKAR
1679 SILACCI DRIVE
CAMPBELL, CA 95008

JOB NO.	MOFRAD
DATE:	APRIL 21 2021
DRAWN BY:	FT Kun
SCALE:	1/4" = 1'-0"

A-4

COMMUNITY DEVELOPMENT DEPARTMENT • BUILDING DIVISION
70 N 1st street • Campbell, CA 95008
(408) 866-2130 • FAX (408) 871-5101 • building@cityofcampbell.com

Residential VOC Compliance Certification

Address: 1679 SILACCI DRIVE, CAMPBELL, CA 95008   Permit No.:

ADHESIVE	MANUFACTURER	CALGreen Limit [1]	ACTUAL VOCs
LOCTITE PL FAST GRAB	LOCTITE	50	1.7%

SEALANT	MANUFACTURER	CALGreen Limit [1]	ACTUAL VOCs
LOCTITE POLYSEAMSEAL	LOCTITE	250	1.5%

ARCHITECTURAL COATINGS (Paints & Coatings)	MANUFACTURER	CALGreen Limit [1]	ACTUAL VOCs
KELLY MOORE	KELLY MOORE	150	<2 G/L

RESILIANT FLOORING	MANUFACTURER	CALGreen Limit [1]	ACTUAL VOCs
NOT APPLICABLE			

FORMALDEHYDE COMPLIANCE CERTIFICATION

PRODUCT	MANUFACTURER	CURRENT LIMIT	ACTUAL
Hardwood plywood veneer core		0.05	
Hardwood plywood composite core		0.05	
Particleboard		0.09	
Medium density fiberboard		0.11	
Thin medium density fiberboard [2]		0.13	

[1] See other side of page for VOC limits
[2] Thin medium density fiberboard has a maximum thickness of 5/16 inch

Division 4.3 - Water Efficiency and Conservation	Brand	Model	GPM
1. Water Closet(s)	KOHLER	CIMARRON	1.28
2. Shower Head(s)	KOHLER	FORTE	1.75 GPM
3. Faucet(s) (NOT KITCHEN)	KOHLER	DEVONSHIRE	1.2 GPM
4. Kitchen Faucet(s)			
5. Outdoor Water Use/Irrigation Controllers	Brand	Model	Weather Based ___ Soil Moisture Based ___

Division 4.4 – Material Conservation & Resource Efficiency

This Project Has A Construction Waste Management Plan YES [X] NO [ ]

This Project Requires an Operation & Maintenance Manual (New Homes Only)

Note Book ______ CD Disc ______ Other ______

Division 4.5 Environmental Quality

1. Fireplace is Direct Vent Gas NOT APPLICABLE

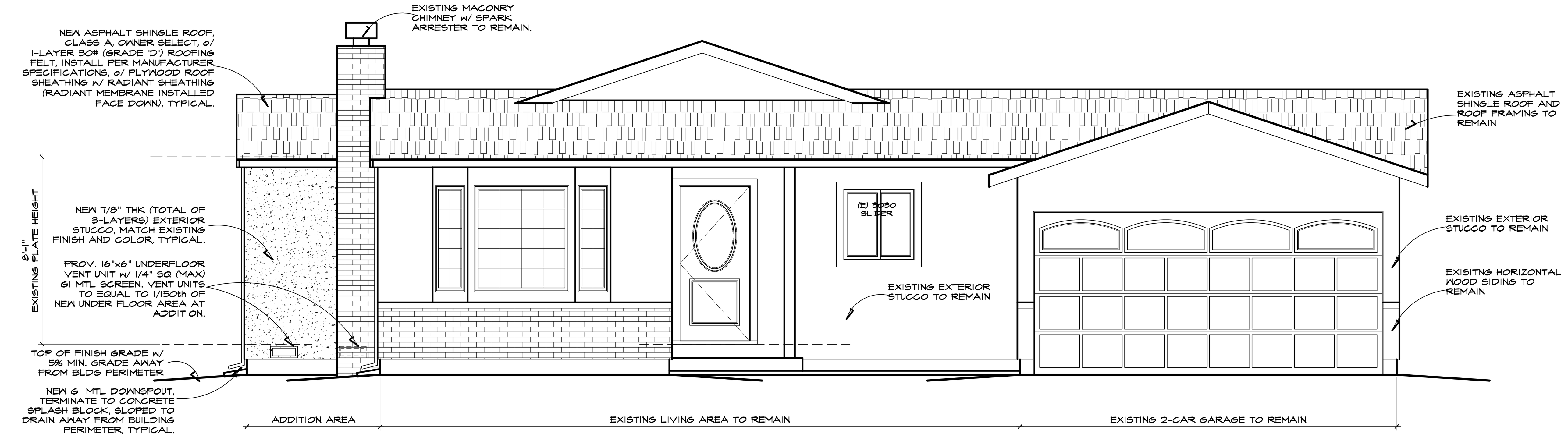
2. Fireplace is Wood Burning EPA Phase II NOT APPLICABLE

All carpet installed in the building interior meets the testing and product requirements of the following: (check one)

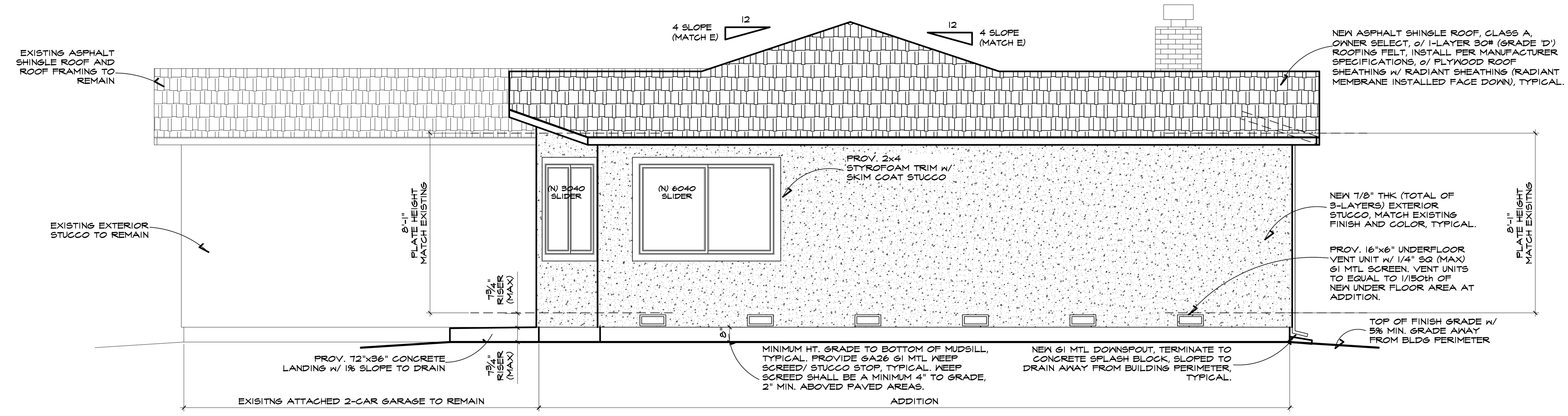
- [ ] Carpet and Rug Institute's Green Label
- [X] California Department of Public Health "Standard Method for the Testing of VOCs"
- [ ] NSF/ANSI 140 at the Gold level
- [ ] Scientific Certifications Systems Indoor Advantage ™ Gold
- [ ] No carpet installed on this project

I certify that the information provided on this form is accurate and that the materials used on this project comply with Section 4.504 (Residential) or 5.504 (Non-Residential) of the 2016 California Green Building Standards Code.

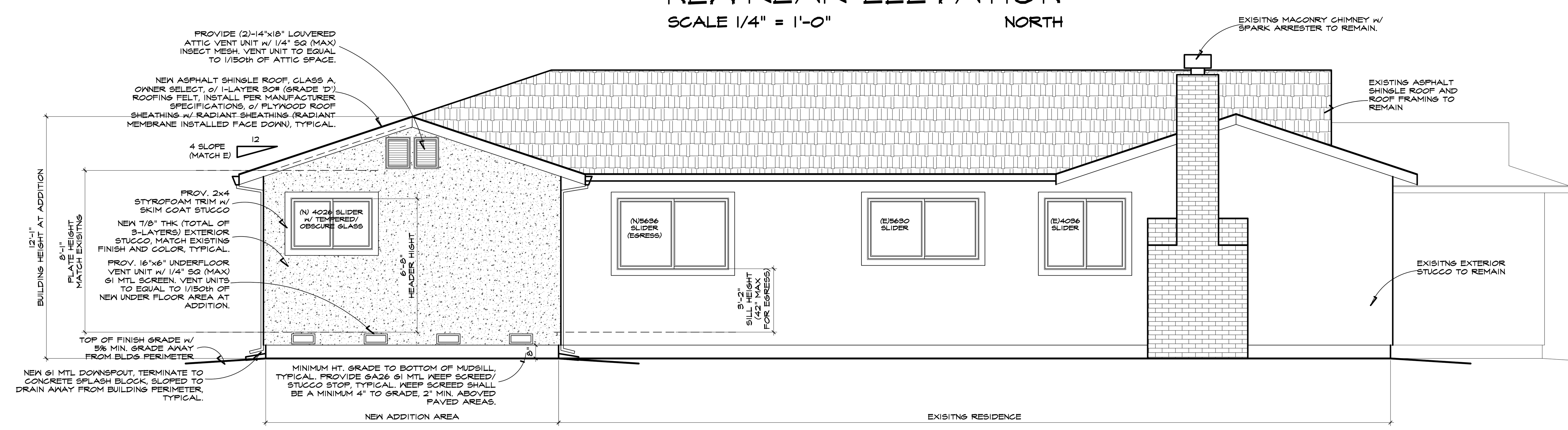
FRANCIS T KUN	[signature]	APRIL 26 2022
Print Name	Signature	Date



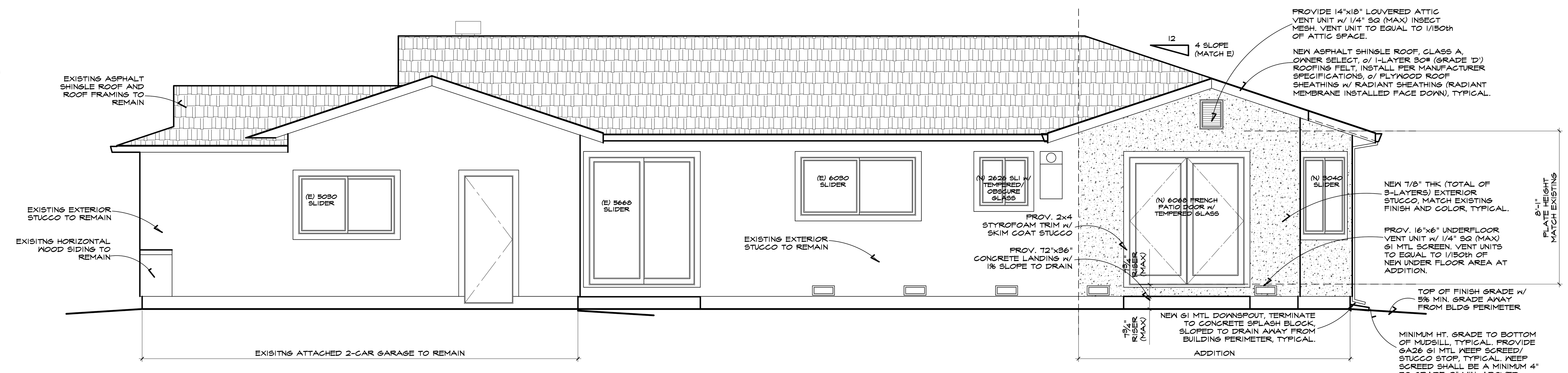
NEW FRONT ELEVATION
SCALE 1/4" = 1'-0"   SOUTH



NEW REAR ELEVATION
SCALE 1/4" = 1'-0"   NORTH



NEW LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"   WEST



NEW RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"   EAST

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