

Location of Proposed Project



 City of Campbell
70 North First Street
Campbell, CA 95008 -1423

Project Image



Courtesy Notice

Dear Campbell Resident,

July 18, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 380 Waldo Road

Zoning | Area Plan: R-1-16 | STANP

Neighborhood Association(s): N/A

Council District: 1

File No: PLN-2023-128

APN: 404-29-039

Applicant: Pacific Blue Developments

Property Owner: Lisa Sall

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow an approximately 478 square foot single-story addition to an existing single-family residence

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



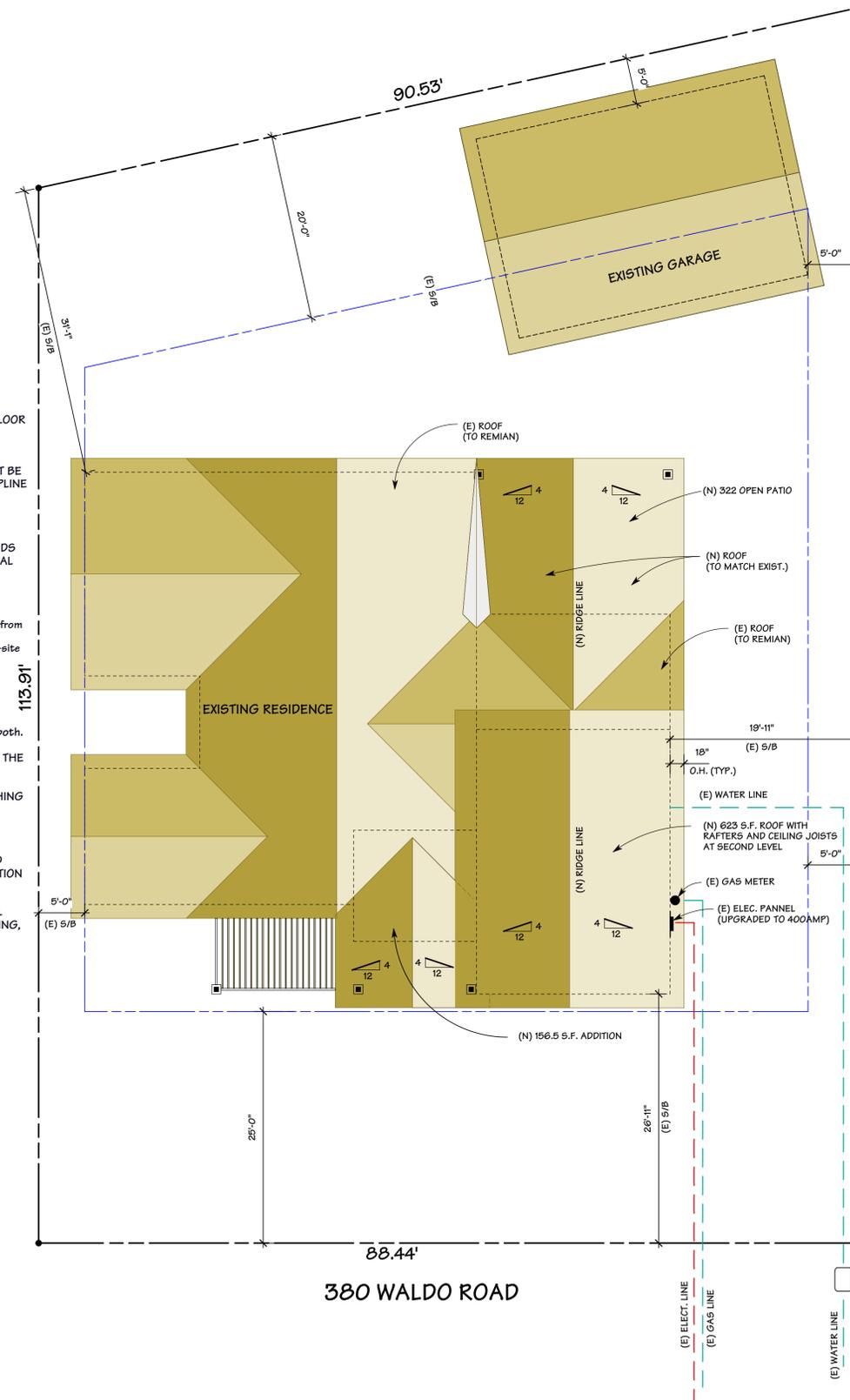
- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



MR. & MRS. SALL ADDITION



BUILDING CODES AND REGULATIONS

2019 CRC CALIFORNIA RESIDENTIAL CODE
 2019 CPC CALIFORNIA PLUMBING CODE
 2019 CMC CALIFORNIA MECHANICAL CODE
 2019 CEC CALIFORNIA ELECTRIC CODE
 2019 CALIFORNIA CODE FOR BUILDING CONSERVATION (NOTE: CHAPTER 5 AND APPENDIX 1, 5 & 6 ADOPTED)
 2019 BUILDING ENERGY EFFICIENCY STANDARDS
 2019 CGBC CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CFC CALIFORNIA FIRE CODE
 ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

SHEET INDEX

A-1	SITE PLAN
A-1.1	EXISTING SITE SITE PLAN WITH PHOTOS
A-2	EXTERIOR ELEVATIONS
A-3	SECTIONS PLAN
A-4	EXISTING 1st FLOOR PLAN
A-5	EXISTING 2nd FLOOR PLAN
A-6	PROPOSED 1st FLOOR PLAN
A-7	PROPOSED 2nd FLOOR PLAN
A-8	ELECTRICAL / PLUMBING / MECHANICAL PLAN
CG	CALIFORNIA GREEN MANDATORY SHEET
S-1	STRUCTURAL ENGINEERING
S-2	STRUCTURAL UPPER FRAMING
S-3	STRUCTURAL LOWER FRAMING
S-4	STRUCTURAL FOUNDATION
S-5	STRUCTURAL DETAILS
S-6	STRUCTURAL DETAILS
T-24-1	TITLE 24
T-24-2	TITLE 24

SCOPE OF WORK

- NEW 156.5 S.F. ADDITION AT FRONT ENTRY.
- NEW FRONT PORCH.
- REMODEL KITCHEN.
- NEW REAR YARD PATIO WITH ROOF COVER.
- CONVERT EXISTING SECOND LEVEL INTO ADU.

SITE DATA

A.P.N.	404-29-039
LOT SIZE	10,929.85 S.F.
ZONING	R-1-10K
SLOPE IS	<10%
YES	YES
(E) 1st LIVING AREA	2,053.0 S.F.
(E) 2nd LIVING AREA	525.2 S.F.
(E) TOTAL LIVING AREA	2,615.0 S.F.
(N) 1st LIVING AREA	156.5 S.F.
(N) 2nd LIVING AREA	0.0 S.F.
(N) TOTAL LIVING AREA	2,771.5 S.F.
(E) GARAGE AREA	560.0 S.F.
(N) PORCH AREA	23.0 S.F.

APPROVAL AND STAMP AREA

All work within the public right-of-way, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Street Opening Permit issued by the City Engineering Department.

Issuance of the Street Opening Permit and payment of all appropriate fees shall be completed by the developer prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

- SITE PLAN NOTES**
- PROVIDE POSITIVE DRAINAGE AWAY FROM NEW FOUNDATION. (SLOPE FINISH GRADE AWAY MINIMUM 2% TYPICAL).
 - IF ANY EARTH WORK AND/OR GRADING IS DONE ON THE PROPERTY OR ANY ACCESS ROADS, OWNER OR CONTRACTOR SHALL MAINTAIN AN UNINTERRUPTED FLOW OF WATER IN SWALES AND NATURAL COURSES. UPON COMPLETION OF THE PROJECT, PROPERTY OWNER IS RESPONSIBLE FOR THE ADEQUACY OF ANY DRAINAGE FACILITIES AND FOR THE CONTINUED MAINTENANCE THEREOF IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY.
 - DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
 - ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
 - RECYCLE AND / OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.
 - POST CONSUMER OR PRE CONSUMER RECYCLED CONTENT VALUE (RCV) MATERIALS ARE USED ON THE PROJECT. TIER 1: NOT LESS THAN A 10 PERCENT RECYCLED CONTENT VALUE.
 - DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
 - PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
 - AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
 - DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 - 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM, OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350.

MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% AND SHALL BE CHECKED BEFORE ENCLOSURE.

SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN 4.408.2

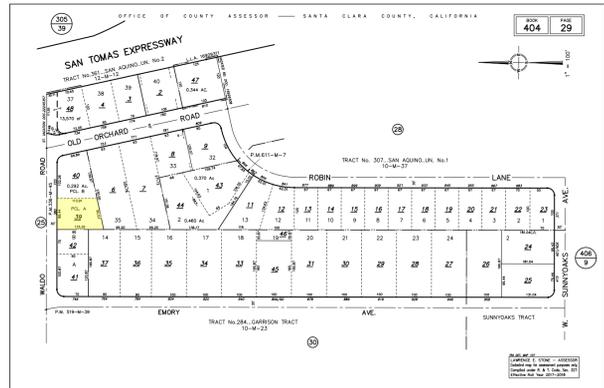
- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

PRIOR TO ANY GRADING, SCRAPING OR TRENCHING WITHIN / UNDER THE CANOPY OF A PROTECTED TREE, A CERTIFIED ARBORIST SHALL BE RETAINED TO PROVIDE SUPERVISION AND RECOMMENDATIONS TO MINIMIZE POSSIBLE DAMAGE TO THE TREE. THE PROPOSED TRENCHING SHALL BE APPROVED BY THE CITY OF SARATOGA PLANNING DEPARTMENT PRIOR TO COMMENCING DIGGING.

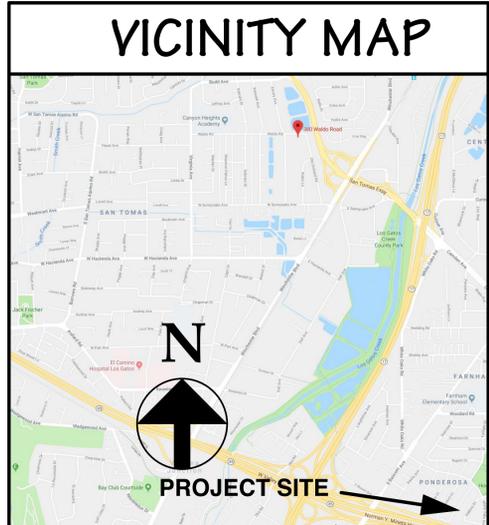
THE CITY OF SARATOGA ARBORIST IS: KATE BEAR, (408)868-1276

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER SHALL PROVIDE FIELD INSPECTION REPORT IN WRITING BEFORE REQUESTING CITY INSPECTION OF FOUNDATION.

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLAN, SPECIFICATIONS AND INVESTIGATION.



APN MAP 404-29-039



VICINITY MAP

SITE W/ ROOF PLAN
 VICINITY MAP
 PLAN NOTES

DRAWN BY
Michael S. Radu

CHECKED BY
PBD

JOB NO.
18-14

DATE
12/06/2022

SCALE
AS SHOWN

SHEET
A-1



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

SITE W/ ROOF PLAN

OWNER: MR. & MRS. SALL
 380 WALDO ROAD
 CAMPBELL, CA. 95008

DESIGN BY:
 PACIFIC BLUE DEVELOPMENTS
 Michael S. Radu
 8 Campbell CA 95008
 (408) 504-6625 Cell

REVISION:

APPROVAL AND STAMP AREA

EXTERIOR ELEVATION NOTES

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. SUCH BARRIER SHALL BE EQUAL TO THAT PROVIDED FOR IN THE C.B.C. STANDARDS AND APPLIED DIRECTLY OVER STUDS OR SHEATHING AT ALL EXTERIOR WALLS. BARRIERS SHALL BE INSTALLED HORIZONTALLY, WEATHERBOARD FASHION, WITH UPPER LAYER LAPPED OVER LOWER LAYER NOT LESS THAN 2 INCHES. WHERE VERTICAL JOINTS OCCUR LAP BARRIER NOT LESS THAN 6 INCHES. PER C.R.C.

EXTERIOR STUCCO FINISH SHALL BE A 3-COAT SYSTEM, 7/8 INCH MINIMUM THICK, HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). PER C.R.C. R703.7, R703.7.2.1 AND R703.7.3

NOTE: PAPERBACK STUCCO WIRE IS EQUIVALENT TO 1 LAYER OF GRADE D PAPER.

FLASH ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER WITH SHEET METAL OR APPROVED WATERPROOF PAPER EXTEND AT LEAST 3" UNDER BUILDING PAPER BEHIND EXTERIOR WALL COVERING. ALL PENETRATIONS SHALL BE THOROUGHLY CAULKED AND SEALED. PER C.R.C.

WHERE REQUIRED, PROVIDE 26 GA. G.I. STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS, CRICKET FLASHING AT ALL CHIMNEYS, AND SADDLE FLASHING AT ALL SKYLIGHTS (UNLESS SELF FLASHING).

PROVIDE 26 GA. GI FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

STAIRS AND STEP RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE. BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). PER C.R.C. SECTIONS R311.7.5.1 RISERS AND R311.7.5.2 TREADS.

ANCHORED MASONRY VENEER SHALL BE 22 GA GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING NO. 9 GA CONTINUOUS WIRE JOINT REINFORCEMENT) TO RESULT IN ONE ANCHOR PER 2-SQ. FT. OF MASONRY VENEER (E.G., SPACED @ 24" O.C. MAXIMUM HORIZONTAL AND 12" O.C. MAXIMUM VERTICAL). PER C.R.C. SECTION R703.8, TABLE R703.3(1) AND FIGURE R703.8, AND R703.12

ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9 ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R905.4.

ROOFING MATERIAL TO BE LIGHTWEIGHT METAL TILE (ICD# 9001) OVER TYPE 30 SATURATED RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLYWOOD OR 'H' CLIPS AT 48" O.C. (TYPICAL).

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.
3. MANUAL S-2004 OR EQUIVALENT.

NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS.

NUMBERS SHALL NOT BE SPELLED OUT. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. PER C.R.C. SECTION 319.1

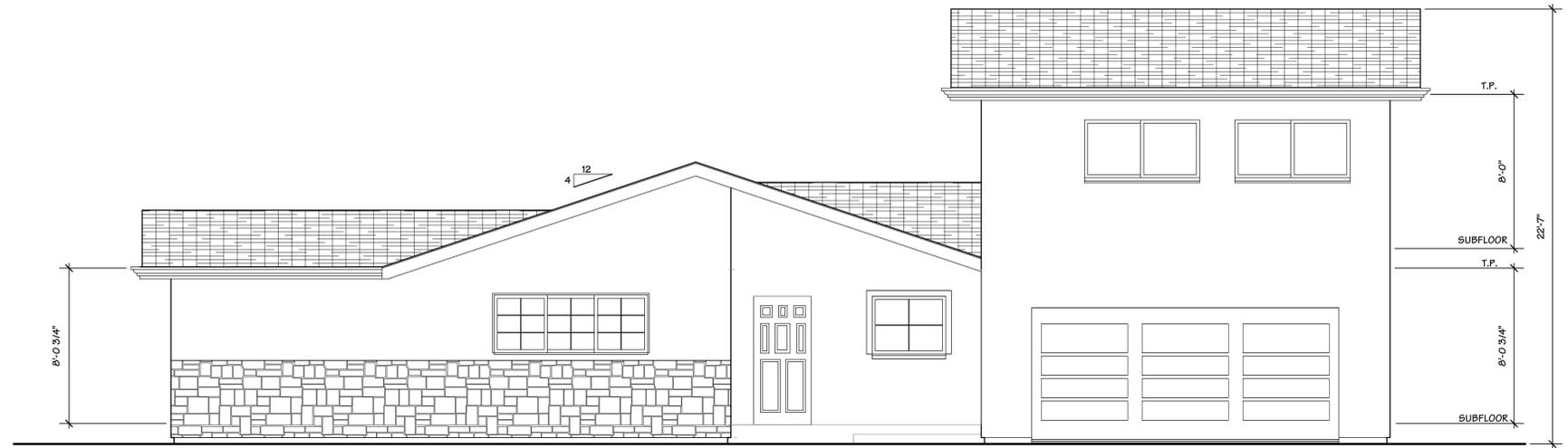
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVETREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED. PER C.R.C. SECTION 317.1.2

AN 18" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF FLOOR JOISTS. FURTHER, SPECIFY A 12" MINIMUM CLEARANCE FROM EARTH TO BOTTOM OF GIRDERS. PER C.R.C. SECTION 317.1

USE PTDF AT FOUNDATION. PER C.R.C. SECTION 317.1 ITEM 3

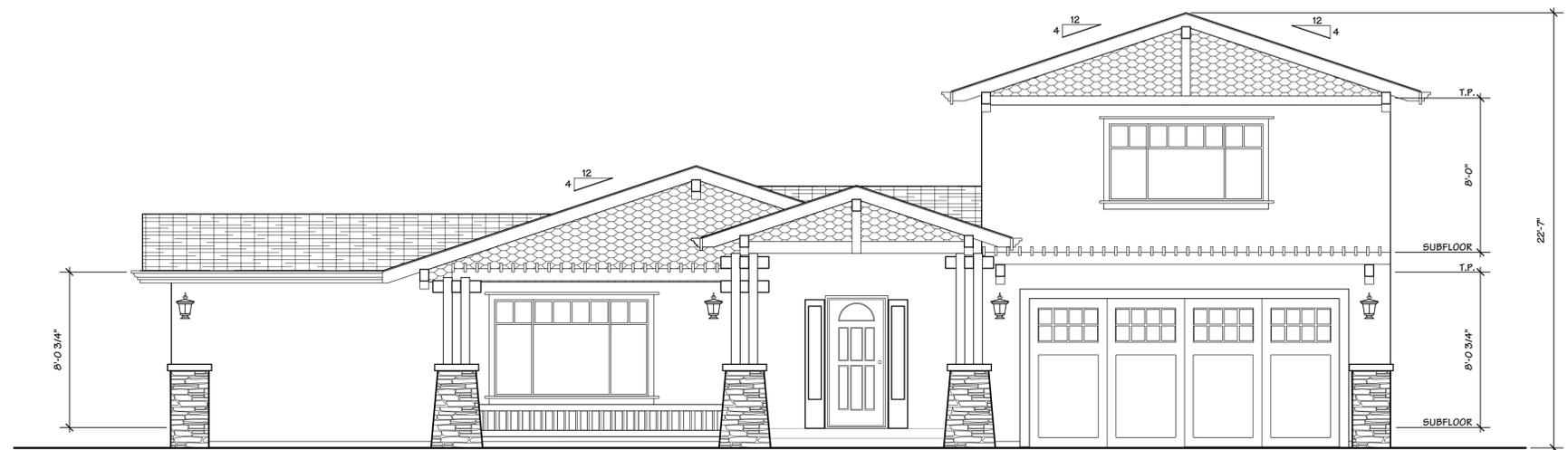
CONCRETE PEDESTAL, WITHIN THE CRAWLSPACE, PROJECTING 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. PROJECTING 6" MINIMUM ABOVE EXPOSED EARTH. PER C.R.C. 317.1.4 EXCEPTION 1

CONCRETE PIERS PROJECT 8" MINIMUM ABOVE EXPOSED EARTH. SHALL BE COVERED BY AN IMPERVIOUS MOISTURE BARRIER. PER C.R.C. R317.1.4 EXCEPTION 2



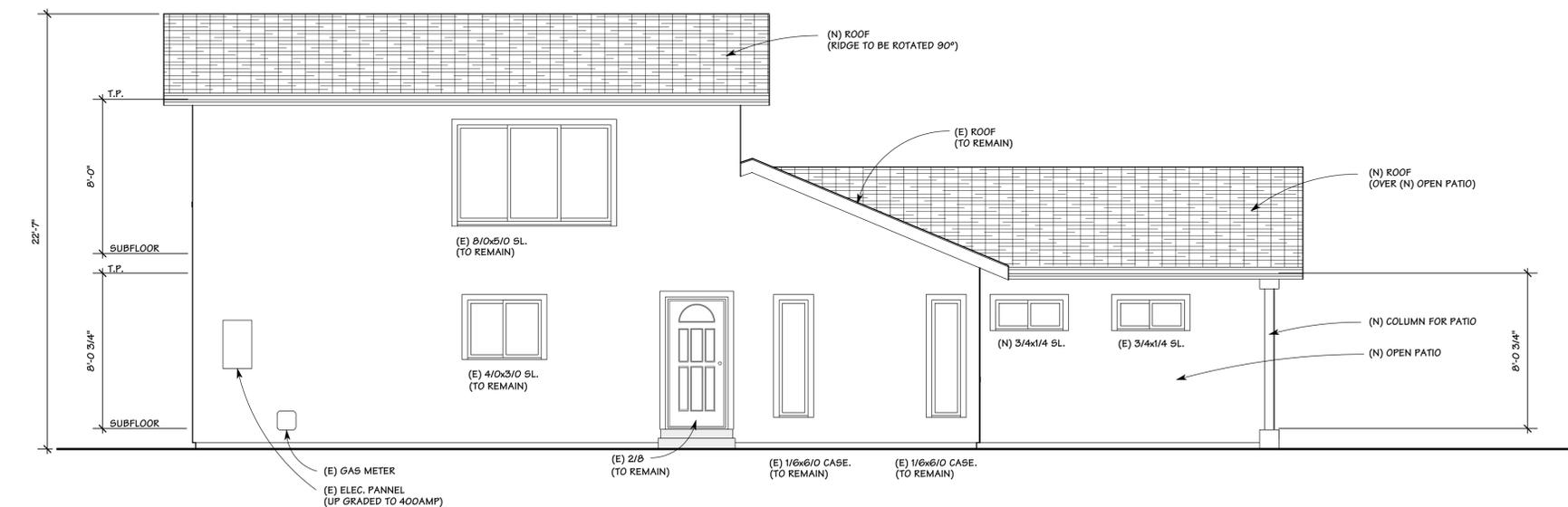
EXISTING FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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



PROPOSED SIDE ELEVATION

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

OWNER: MR. & MRS. SALL
380 WALDO ROAD
CAMPBELL, CA. 95008

DESIGN BY:
PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
35 Collier Way
Campbell, CA 95008
(408) 504-6626 CDR



REVISION:

EXTERIOR ELEVATIONS - 1
PLAN NOTES

DRAWN BY
Michael S. Radu

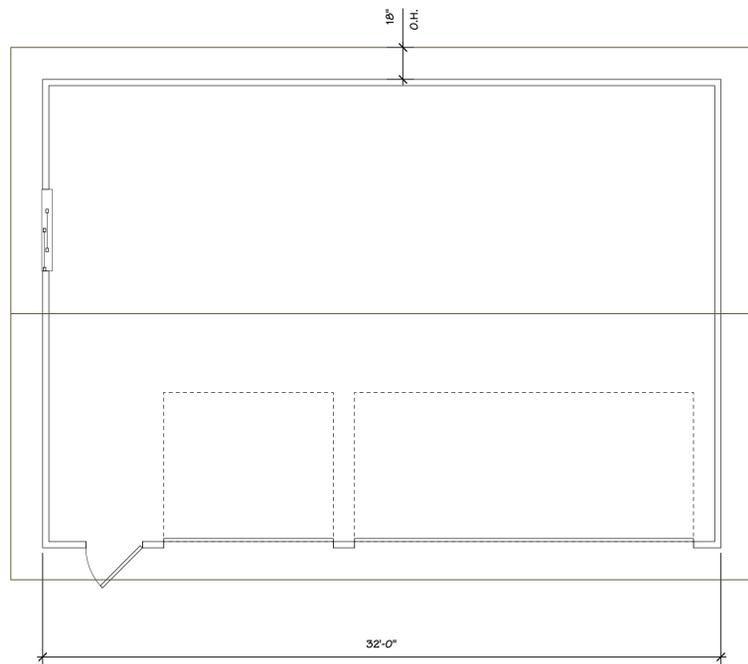
CHECKED BY
PBD

JOB NO.
18-14

DATE
12/06/2022

SCALE
AS SHOWN

SHEET
A-2



EXISTING GARAGE - TO REMAIN AS IS

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



WALL LEGEND

- EXISTING WALL
- NEW WALL
- REMOVE WALL
- PATCH / CLOSE WALL

EXISTING 1st FLOOR PLAN

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

OWNER: MR. & MRS. SALL
380 WALDO ROAD
CAMPBELL, CA. 95008

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
3800 Campbell, CA. 95008
(408) 504-6626 Cell

REVISION:

NO.	DATE	DESCRIPTION

EXISTING FLOOR PLAN

DRAWN BY: Michael S. Radu
Michael S. Radu

CHECKED BY: PBD

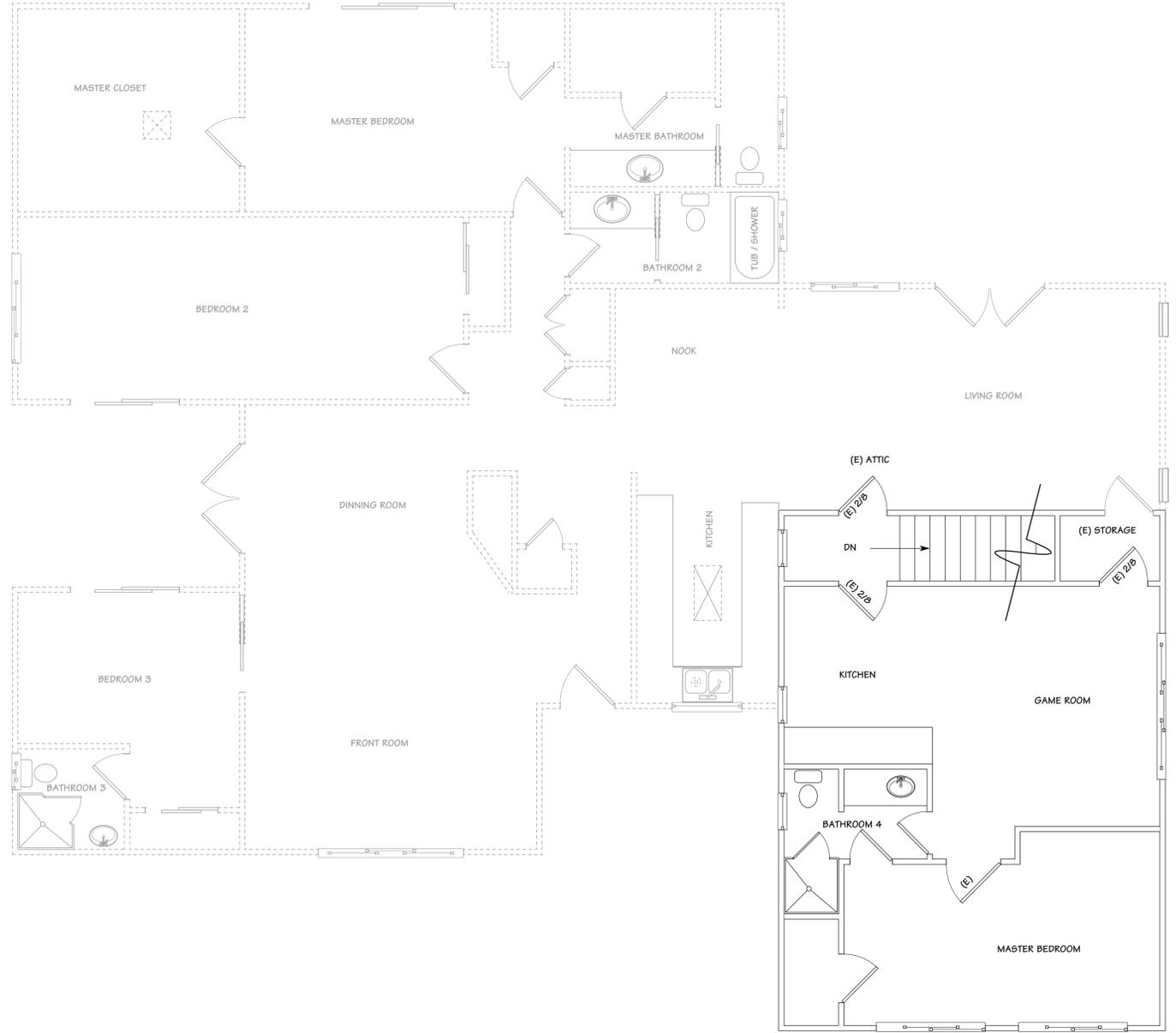
JOB NO.: 18-14

DATE: 12/06/2022

SCALE: AS SHOWN

SHEET: A-4

WALL LEGEND	
	EXISTING WALL
	NEW WALL
	REMOVE WALL
	PATCH / CLOSE WALL



(N) SECONDARY DWELLING UNIT
601.0 S.F.

EXISTING / DEMO 2nd FLOOR PLAN

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

OWNER: MR. & MRS. SALL 380 WALDO ROAD CAMPBELL, CA. 95008	DESIGN BY: PACIFIC BLUE DEVELOPMENTS Michael S. Radu 5000 S. Bascom Campbell, CA. 95008 (408) 504-6626 Cell									
REVISION: <table border="1" style="width: 100%; height: 40px; border-collapse: collapse;"> <tr><td style="width: 10px;"> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>										
EXISTING / DEMO 2nd FLOOR PLAN										
DRAWN BY Michael S. Radu 										
CHECKED BY PBD										
JOB NO. 18-14										
DATE 12/06/2022										
SCALE AS SHOWN										
SHEET A-5										

WALL LEGEND	
	EXISTING WALL
	NEW WALL
	REMOVAL WALL
	PATCH / CLOSE WALL

FLOOR PLAN NOTES

PROVIDE EMERGENCY EGRESS WINDOWS WITH MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. DIMENSIONS SHALL BE 24" MIN. HIGH BY 20" MIN. WIDE, WITH A MAXIMUM FINISH SILL HEIGHT OF 44" ABOVE THE SUBFLOOR. C.R.C.

GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED, LABELED "SAFETY GLASS", AND COMPLY WITH C.R.C. AS FOLLOWS:

- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND GLAZING IN ANY PORTION OF A WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.

- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

- GLAZING IN INDIVIDUALLY FIXED OR OPERABLE PANELS (OTHER THAN ABOVE) THAT MEET ALL OF THE FOLLOWING CONDITIONS: GLAZING GREATER THAN 9 SQ. FT. IN AREA; BOTTOM EXPOSED EDGE LESS THAN 18" & TOP EXPOSED EDGE GREATER THAN 36" ABOVE THE FLOOR; AND WITHIN 36" HORIZONTALLY OF ANY WALKING SURFACE.

SLIDING GLASS WINDOWS SHALL BE DESIGNED AND INSTALLED SO AS TO PREVENT THEIR REMOVAL BY RAISING THE MOVABLE PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. SLIDING UNITS SHALL ALSO HAVE AN APPROVED PRIMARY AND AUXILIARY LOCKING DEVICE PERMANENTLY MOUNTED AND NOT ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING. THE MOVABLE SECTION OF THE SLIDING UNITS SHALL BE MOUNTED ON THE INSIDE TRACK.

ALL DOORS AND WINDOWS ARE TO BE FULLY WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS.

ALL JOINTS AND PENETRATIONS ARE TO BE PROPERLY CAULKED AND SEALED PER TITLE 24 REQUIREMENTS.

PROVIDE 26 GA. GI. FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

ALL STEPS AND STAIRWAYS RISERS SHALL NOT BE LESS THAN 4" MIN. OR GREATER THAN 7.75" MAX. ALL TREADS SHALL BE 13" WIDE (BUT, NOT LESS THAN 9" MIN.) TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS. C.R.C.

SHOWER AND TUB WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE, SUCH AS TILE OR OTHER APPROVED MATERIAL, TO A MINIMUM HEIGHT OF 70" ABOVE THE DRAIN INLET. APPLY NON-ABSORBENT MATERIAL TO WATER-PROOF BUILDING PAPER AND WIRE LATH, INSTALLED OVER WATER-RESISTANT GYP. BOARD APPLIED DIRECTLY TO STUDS. C.R.C.

PROVIDE MIN. 24" CLEAR AT FRONT AND MIN. 30" CLEAR WIDTH AT ALL WATER CLOSETS.

SEISMIC STRAP WATER HEATER TO BUILDING AND INSTALL A MIN. R-12 INSULATION BLANKET. C.P.C. SECTION 510.5, & TITLE 24 REQUIREMENTS.

EXHAUST FANS IN BATHROOMS, LAUNDRY ROOMS, AND SIMILAR ROOMS SHALL BE VENTED DIRECTLY TO THE OUTSIDE AND CAPABLE OF PROVIDING A MINIMUM OF FIVE COMPLETE AIR CHANGES PER HOUR. C.R.C.

MECHANICAL AND PLUMBING PENETRATIONS PASSING ENTIRELY THROUGH BOTH PROTECTIVE MEMBRANES OF BEARING WALLS REQUIRED TO HAVE A FIRE-RESISTANCE RATING, AND WALLS REQUIRING PROTECTED OPENINGS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE BLOCKS SUITABLE FOR THE METHOD OF PENETRATION. PER C.R.C.

PROVIDE FIREBLOCKING IN THE FOLLOWING LOCATIONS PER C.R.C.

(A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.

(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, AND COVE CEILING.

(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

(D) IN OPENINGS OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

(E) AT OPENINGS BETWEEN ATTIC SPACES & CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

5/8" TYPE 'X' ONE HOUR FIRE RATED GYP. BOARD SHALL BE INSTALLED ON ALL WALLS AND CEILING AT GARAGE SIDE WHICH ARE COMMON TO ANY LIVING AREAS, ALSO INSTALL FIRE RATED GYPSUM BOARD AT UNDERSIDE OF ANY ENCLOSED STAIRWAYS. PER C.R.C.

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVE, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (FRCI) FLOORSCORE PROGRAM; OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350.

PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

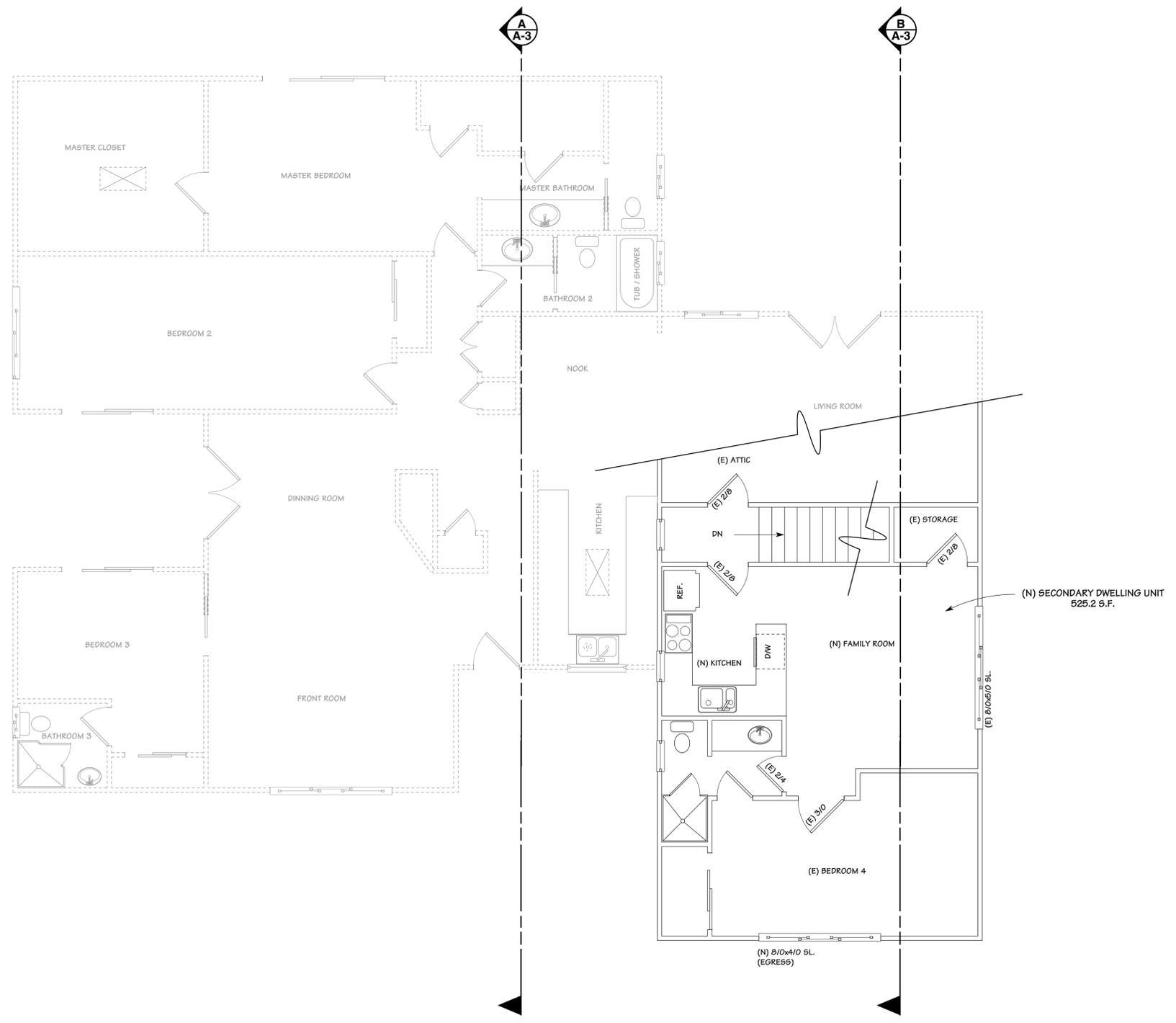
VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.

SHOWER AND OR TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NOABSORBENT SURFACE (E.G. CERAMIC TILE, FIBERGLASS ECT.) OVER MOISTURE RESISTANT UNDERLAYMENT (E.G. WATER RESISTANT GYPSUM BOARD, GREEN BOARD ECT.) TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR. PER C.R.C. SECTION 702.2, R702.4 AND R702.3.7

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. PER C.R.C. SECTION R311.2

ALL EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURE, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA/WDMA/CSA 1011.5.2/A440

EXTERIOR SIDED-HINGED DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA/WDMA/CSA 1011.5.2/A440 OR COMPLY WITH SECTION R609.1 AND R609.3 OR COMPLY WITH C.R.C. SECTION R609.



PROPOSED 2nd FLOOR PLAN

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

OWNER: MR. & MRS. SALL
380 WALDO ROAD
CAMPBELL, CA. 95008

DESIGN BY:
PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
36 Colleen Way
Campbell, CA 95008
(408) 504-6626 Cell

REVISION:

**2ND LEVEL FLOOR PLAN
PLAN NOTES**

DRAWN BY:
Michael S. Radu
Michael S. Radu

CHECKED BY:
PBD

JOB NO.:
18-14

DATE:
12/06/2022

SCALE:
AS SHOWN

SHEET:
A-7

ELECTRICAL / MECHANICAL / PLUMBING NOTES

PROVIDE ELECTRICAL SYSTEM GROUNDING PER SECTION 250 OF THE CALIFORNIA ELECTRICAL CODE TYPICAL.

SMOKE DETECTORS IN DWELLING UNITS SHALL BE HARDWIRED AND MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IF THE DWELLING UNIT HAS MORE THAN ONE STORY A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN ANY BASEMENT IF APPLICABLE. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. REFER TO C.E.C.

IN EVERY HABITABLE ROOM, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE. INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREE-STANDING BAR-TYPE COUNTERS, SHALL BE INCLUDED IN THE SIX FOOT MEASUREMENT. C.E.C.

ATTICS AND ROOF AREAS THAT ARE ACCESSIBLE, THE ELECTRICAL CABLE WITHIN SEVEN (7) FEET OF OPENING SHALL BE PROTECTED PER C.E.C. 320.25

CARBON MONOXIDE ALARMS

(A) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THIS DWELLING PER C.R.C. R315

(B) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE "LISTED" AS COMPLYING WITH UL2034 AND UL2075 PER C.R.C. R315.3

RECEPTACLES SHALL,
(A) NOT BE OVER 6' FROM OPENINGS INCLUDING ANY WALL SPACE 2' OR WIDER.

(B) NOT BE MORE THAN 12' O.C. INCLUDING SLIDING GLASS DOORS.

(C) BE G.F.I. CIRCUITS WHEN INSTALLED WITHIN 6' OF SINKS AND WHEN INSTALLED OUTDOORS PER C.E.C. ARTICLE 210-0(a).

(D) HAVE WATERPROOF COVERS WHEN INSTALLED OUTDOORS.

A 22" x 30" MINIMUM ACCESS TO FURNACE LOCATED IN THE ATTIC IS REQUIRED. IN ADDITION THE OPENING AND PASSAGEWAY MUST BE AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE.

A SOLID 24" MIN. WIDE PLATFORM PATH FROM THE ACCESS OPENING TO THE FURNACE, WITH A RECEPTACLE AT THE FAU AND LIGHT, SWITCHED FROM THE ACCESS OPENING. PER C.M.C. 904.11

PROVIDE AN ADDITIONAL WATERTIGHT CORROSION RESISTANT METAL PAN BELOW CONDENSATE PRODUCING EQUIPMENT (IE. FURNACE) INSTALLED IN ATTIC. A SECONDARY DRAIN LINE MUST BE LOCATED AT A POINT WHERE IT CAN BE READILY OBSERVED. PER C.M.C. 310.2

ACCESS DOOR TO THE FURNACE/COOLING EQUIPMENT / COMPARTMENT SHALL BE A MINIMUM OF 24" WIDE AND A MINIMUM OF 30" CLEAR WORKING SPACE (OF A HEIGHT EQUAL TO THAT OF THE EQUIPMENT OR 6.5 FEET) ON THE FIREBOX SIDE.

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF CGBC SECTION 4.303.1.1 THROUGH 4.303.1.4.4

PLUMBING FIXTURES AND FITTINGS REQUIRED IN CGBC SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE C.P.C. AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

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

HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

SMOKE DETECTORS SHALL BE INTERCONNECTED 110V WITH BATTERY BACKUP, WHICH ARE AUDIBLE IN ALL SLEEPING AREAS AT THE FOLLOWING LOCATIONS:
(1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS, (4) AT LEAST ONE AT EVERY LEVEL AND (5) FARTHER THAN 3 FEET HORIZONTAL DISTANCE FROM THE BATHROOM DOOR CONTAINING A BATHTUB OR SHOWER. PER C.R.C. R314.3, R314.4, R314.5.

AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. PER C.E.C. 210.12(A)

TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES — ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR. PER C.E.C. 210-11(C)(1) AND 210-52 (B)

A DEDICATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) PER C.E.C. 210.52 (C)(3) AND EXCEPTION: CEC210.23(A)(1) AND (A)(2).

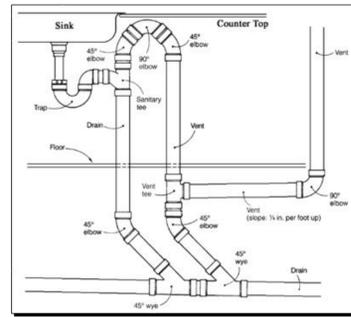
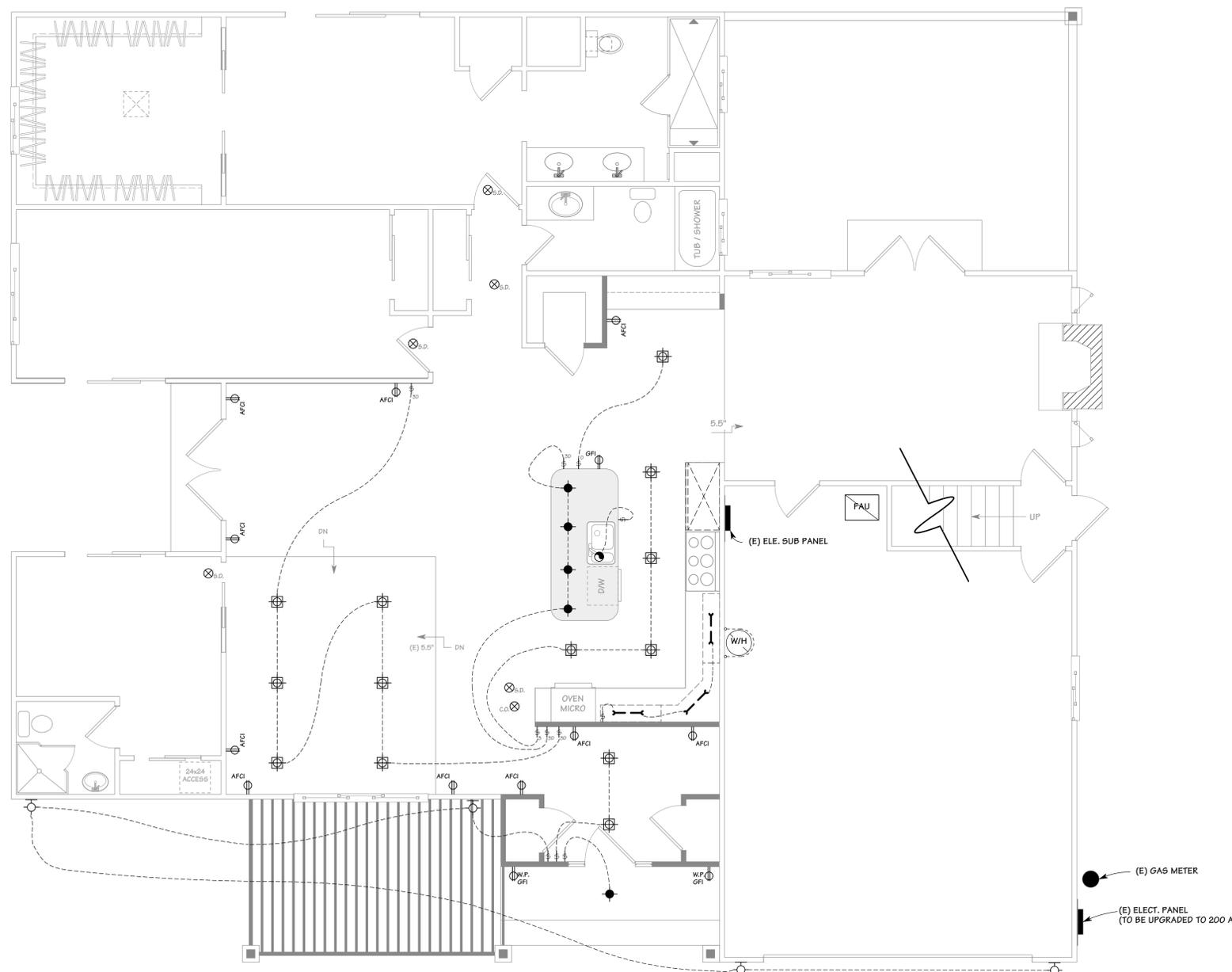
A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. PER C.E.C. 210.11(C)(2) AND 210.52(F)

A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE), LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES (I.E., DISHWASHER, WASHING MACHINE, ETC.). PER C.P.C. 609.10

EXHAUST OUTLETS SHALL BE LOCATED A MINIMUM OF 10-FT FROM DOORS, OCCUPIED AREAS AND OPERABLE WINDOWS. PER C.M.C. 407.2.2

NOTE:
ISLAND COUNTER SPACES. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 600 MM (24 IN.) OR GREATER AND A SHORT DIMENSION OF 300 MM (12 IN.) OR GREATER. WHERE A RANGETOP OR SINK IS INSTALLED IN AN ISLAND COUNTER AND THE WIDTH OF THE COUNTER BEHIND THE RANGETOP OR SINK IS LESS THAN 300 MM (12 IN.), THE RANGETOP OR SINK IS CONSIDERED TO DIVIDE THE ISLAND INTO TWO SEPARATE COUNTERTOP SPACES AS DEFINED IN 210.52(C)(4).

Recessed luminaries with the following features per CA Energy Code 150.0(k)1C:
a. IC-rated,
b. Airtight (AT) per ASTM E283,
c. Sealed with gasket or caulk,
d. Accessible ballast or drivers from below the ceiling,
e. Without screw base sockets, and
f. Light sources compliant with JC8-2016-E.



NOTES FOR HIGH EFFICACY LIGHTING:
A. BATHROOM LIGHTING SHOWN ON SHEET A-7 (INCLUDING THE POWDER ROOMS), TO HAVE HIGH EFFICACY LIGHTING, OR ARE PROVIDED WITH A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J
B. GARAGE, LAUNDRY ROOM AND/OR UTILITY ROOM LIGHTING SHALL BE HIGH EFFICACY, OR HAVE A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J
C. INDICATE THAT OTHER AREAS IN THE HOME, I.E., BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC., SHALL HAVE HIGH EFFICACY LIGHTING CONTROLLED BY DIMMERS OR VACANCY SENSOR FOR LIGHTING CONTROL, EXCEPT CLOSETS SMALLER THAN 70 SQUARE FEET AND HALLWAYS. CA ENERGY CODE 150.0(K)1A, 2K AND TABLE 150.0-A
D. OUTDOOR LIGHTING ATTACHED TO THE BUILDING, MUST BE HIGH EFFICACY, OR CONTROLLED BY BOTH MOTION SENSOR AND PHOTO-CONTROL DEVICES. NOTE THAT LIGHTING NOT ATTACHED TO THE BUILDING (I.E., LANDSCAPER LIGHTING) IS EXEMPT. CA ENERGY CODE 150.0(K)3A

ELECTRICAL/MECHANICAL SYMBOL LEGEND

- LIGHT SWITCH, SINGLE POLE; +48" U.O.N.
- LIGHT SWITCH, 3-WAY; +48" U.O.N.
- LIGHT SWITCH, DIMMABLE; +48" U.O.N.
- CEILING FAN/LIGHT CONTROL
- OUTLET, DUPLEX CONVENIENCE - 20A, 120V; +12" U.O.N.
- OUTLET, SAME AS ABOVE EXCEPT GFI TYPE
- OUTLET, SAME AS ABOVE EXCEPT GFI & WATER PROOF
- OUTLET, ARC-FAULT CIRCUIT INTERRUPTER
- OUTLET, IN CAB FACE, GFI IN KITCHEN
- SWITCHED OUTLET, 1/2 HOT - 20A, 120V; +12" U.O.N.
- OUTLET, FOURPLEX CONVENIENCE - 20A, 120V +12" U.O.N.
- OUTLET, INDIVIDUAL APPLIANCE - 20A, 220V
- UNDER-COUNTER OUTLET
- COUNTER-TOP OUTLET
- FLOOR OUTLET - 20A, 120V
- DOT ADJACENT TO SYMBOL INDICATES MOUNTING ABOVE COUNTER TOP
- PENDANT MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- LOW VOLTAGE RECESSED FIXTURE
- RECESSED FLOURESCENT CEILING LIGHT FIXTURE
- ACCENT LIGHT
- WALL MOUNTED LIGHT FIXTURE
- WALL SCONCE
- FLOURESCENT FIXTURE, UNDER CAB MNTD. DIRECT WIRE, LENGTH VARIES
- SURFACE MOUNTED FLOURESCENT FIXTURE
- FAN/FLOURESCENT LIGHT
- EXHAUST FAN (CEILING UNIT U.O.N.) TO PROVIDE MIN. 5 AIR CHANGES/HR. PER UBC 1203.5
- DISPOSAL
- TELEPHONE OUTLET +12" U.O.N.
- FLOOR MOUNTED TELEPHONE JACK
- TELEVISION HOOKUP
- PUSH BUTTON
- DOORBELL CHIME
- THERMOSTAT
- JUNCTION BOX
- MOTOR CONNECTION
- APPROVED SMOKE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
- APPROVED CARBON MONOXIDE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
- GARAGE DOOR OPENER
- GAS OUTLET
- F.G. KEY
- HOSE BIB W/ VACUUM BREAKER
- AIR RETURN
- AIR REGISTER AT FLOOR
- AIR REGISTER @ WALL
- AIR REGISTER @ CEIL.
- MOTION / SOLOR FLOOD LIGHT
- CEILING FAN

FLOOR ELEC. /MECH. /PLUMB. PLAN

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

OWNER: MR. & MRS. SALL
380 WALDO ROAD
CAMPBELL, CA. 95008

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
Civil Engineer
Campbell, CA. 95008
(408) 504-6826 Cell

REVISION:

**ELEC. / MECH. / PLUMB. PLANS
PLAN NOTES**

DRAWN BY: Michael S. Radu

CHECKED BY: PBD

JOB NO.: 18-14

DATE: 12/06/2022

SCALE: AS SHOWN

SHEET: A-8

ADDITION & REMODEL 380 WALDO ROAD CAMPBELL, CA 95008

CONSTRUCTION NOTES

GENERAL

- APPLYING TO ALL STRUCTURAL FEATURES UNLESS OTHERWISE SHOWN OR NOTED.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE **2019 CALIFORNIA BUILDING CODE (CBC)**.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
 - UNLESS OTHERWISE SHOWN OR NOTED, FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS FOR ALL STRUCTURAL PRODUCTS USED ON THIS PROJECT.
 - THE APPROVED DRAWING SHALL BE KEPT ON THE JOB SITE AND SHALL BE AVAILABLE TO AUTHORIZED REPRESENTATIVES OF THE BUILDING OFFICIAL. THERE SHALL BE NO DEVIATION FROM THE STAMPED DRAWINGS WITHOUT OFFICIAL APPROVAL.
 - SAFETY MEASURES: AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PEOPLE AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.
 - ANY OPENING, HOLES, CUTS OR DISCONTINUITIES NOT SHOWN ON THE STRUCTURAL DRAWINGS AND EXTENDING INTO OR THROUGH STRUCTURAL ELEMENTS REQUIRE THE PRIOR APPROVAL OF THE ENGINEER, AND MAY REQUIRE SPECIAL STRUCTURAL DETAILING.
 - CONTRACTORS SHALL SCHEDULE WORK TO MINIMIZE INTERRUPTION AND INCONVENIENCE TO THE ACTIVITIES OF THE ADJACENT BUILDING TENANTS.
 - CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING AREA.
 - CONTRACTOR SHALL COMPLY WITH **CITY OF CAMPBELL** REQUIREMENTS FOR THE PROTECTION OF PUBLIC RIGHT-OF-WAY (SIDEWALKS).
 - THE LOCATION OF EXISTING UTILITY LINES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL ENDEAVOR TO MAINTAIN IN SERVICE ALL UTILITIES TO THE TENANTS FOR THE DURATION OF THE PROJECT.
 - IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR SPECIFIED. REFERENCE TO OTHER DRAWINGS:
 - SEE DRAWINGS OTHER THAN STRUCTURAL FOR KINDS OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR DRIVEWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.
 - HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING, HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND SUB-CONTRACTORS.

DESIGN DATA

- CODE: **CALIFORNIA BUILDING CODE, 2019 EDITION**
- DESIGN VERTICAL LOADS:

ROOF (COMP. SHINGLES) -----	DL	LL
CEILING -----	8 PSF	20 PSF
FLOOR (HARWOOD OR CARPET) -----	6 PSF	10 PSF
WALLS (STUCCO) -----	12 PSF	40 PSF
	17 PSF	---
- LATERAL DESIGN:
 - WIND LOAD = 19.8 PSF
EXPOSURE B
WIND SPEED = 95 MPH
 - SEISMIC BASE SHEAR, $V = 0.21W$

SS = 1.97	S1 = 0.702	Fa = 1.20
SDS = 1.576	SD1 = 0.796	Fv = 1.70
 - RISK CATEGORY II
SEISMIC IMPORTANT FACTOR = 1
SITE CLASSIFICATION D (DEFAULT)
SEISMIC DESIGN CATEGORY D
- SOIL PRESUMPTIVE BEARING VALUE = 1,500 PSF

SHEATHING

- U.O.N., USE DOUGLAS FIR OR OSB APA EXTERIOR, EXPOSURE1, RATED SHEATHING IN CONFORMANCE WITH THE U.S. COMMERCIAL STANDARDS PS-1. INSTALL WITH FACE GRAIN PERPENDICULAR TO JOISTS.
- SHEARWALL SHEATHING SHALL BE 15/32" STRUCTURAL 1 w/ FASTENING AS NOTED IN SHEARWALL SCHEDULE.
- 16d SINKER NAILS MAY BE SUBSTITUTED FOR THE 10d COMMON NAILS INDICATED. BLOCK AT PANEL EDGES AS REQUIRED.
- ROOF SHEATHING SHALL BE 15/32" WITH A SPAN RATING OF 24/0. UNBLOCKED. w/ 8d COMMON NAILS OR 16d SINKER NAILS @ 6" O.C. EDGE & BOUNDARY NAILING AND 10d COMMON NAILS OR 16d SINKER NAILS @ 12" O.C. FIELD NAILING. INSTALL WITH FACE GRAIN PERPENDICULAR TO RAFTERS.
- FLOOR SHEATHING SHALL BE 3/4", MIN. SPAN RATING 48/24. UNBLOCKED. PROVIDE 10d COMMON NAILS OR 16d SINKER NAILS @ 6" o.c. EDGE NAILING, 10d COMMON NAILS OR 16d SINKER NAILS @ 4" O.C. BOUNDARY NAILING, AND 10d COMMON NAILS OR 16d SINKER NAILS @ 10" o.c. FIELD NAILING. GLUE TO FLOOR JOISTS. INSTALL WITH FACE GRAIN PERPENDICULAR TO JOISTS.

ROUGH CARPENTRY

- FOR SCHEDULE OF MINIMUM NAILING SEE TABLE 2304.10.1 OF **2019 CALIFORNIA BUILDING CODE**. UNLESS OTHERWISE NOTED, ALL NAILS SHALL BE COMMON NAILS.
- PLACE JOINTS WITH CROWN UP.
- ADD ONE ADDITIONAL JOIST UNDER ALL PARALLEL PARTITIONS.
- BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2X SOLID BLOCKING.
- METAL FRAMING DEVICES:

PROVIDE TYPICAL CONNECTORS FOR WOOD FRAMING BY SIMPSON CO. OR EQUAL. ALL CONNECTIONS SHALL BE 16 GA. GALVANIZED SHEET METAL OR THICKER, U.O.N., FULLY NAILED IN ALL PUNCHED HOLES WITH NAILS OF SIZE AND LENGTH SPECIFIED AND/OR PROVIDED BY MANUFACTURER. IF CONNECTORS ARE AVAILABLE IN DIFFERENT SIZES, THE SIZE USED SHALL BE AS SHOWN IN DETAILS OR ELSE THE LARGEST SIZE MADE FOR THE DEPTH OF MEMBER BEING FRAMED. COMPARABLE FASTENERS BY OTHER MANUFACTURERS MAY BE USED IF APPROVED IN ADVANCE BY THE DESIGN ENGINEER.

UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING FRAMING CONNECTIONS:

 - SAWN LUMBER JOIST-TO-BEAM: SIMPSON U
 - BEAM-TO-POST: SIMPSON PC
 - POST-TO-BEAM: SIMPSON BC
 - POST-TO-FOUNDATION: SIMPSON PB
- ALL FRAMING LUMBER SHALL BE GRADE STAMPED S-DRY (19% MOISTURE CONTENT)
- SAWN LUMBER:

U.O.N. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH (COAST REGION), GRADED AND MARKED IN ACCORDANCE WITH THE STANDARD GRADING RULES NUMBER 16 OF THE WEST COAST LUMBER INSPECTION BUREAU.

 - POSTS, BEAMS ----- NO. 1 GRADE
 - JOISTS & RAFTERS ----- NO. 2 GRADE
 - STUDS ----- STUD GRADE
- GLUE-LAMINATED LUMBER:

ALL GLUE-LAMINATED MEMBERS SHALL BE DOUGLAS FIR COMBINATION 24F-V4; WET USE ADHESIVE; INDUSTRIAL APPEARANCE GRADE - (CONFORMING WITH AITC 117, CURRENT EDITION)

 - BENDING ----- Fb = 2,400 PSI
 - HORIZONTAL SHEAR ----- Fv = 165 PSI
 - COMPRESSION PERPENDICULAR TO GRAIN ----- Fp = 450 PSI
 - MODULUS OF ELASTICITY ----- E = 1,800,000 PSI
- PARALLAM BEAMS:

AS MANUFACTURED BY WEYERHAEUSER COMPANY

 - BENDING ----- Fb = 2,900 PSI
 - HORIZONTAL SHEAR ----- Fv = 290 PSI
 - COMPRESSION PERPENDICULAR TO GRAIN ----- Fp = 750 PSI
 - MODULUS OF ELASTICITY ----- E = 2,200,000 PSI

- JOISTS:
 - PROVIDE FULL BEARING AT SUPPORTS; 2" SOLID BLOCKING AT SUPPORTS UNDER PARTITIONS AT ANGLE TO JOISTS.
 - PROVIDE CROSSBRIDGING AT MIDSPAN FOR SPANS 8 FT. TO 16 FT. FOR GREATER SPANS, SPACING SHALL NOT EXCEED 8'-0". OMIT CROSS BRIDGING FOR ROOF AND CEILING JOIST 6" AND UNDER IN DEPTH.
 - USE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS.
- STRUCTURAL STUD WALLS:
 - USE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE UNLESS OTHERWISE NOTED OR SHOWN. STAGGER JOINTS IN UPPER AND LOWER MEMBERS OF TOP PLATES NOT LESS THAN 4'-0".
 - BOLT SILL PLATE TO CONCRETE AS PER ANCHOR BOLT SCHEDULE. ONE BOLT SHALL BE WITHIN 9" OF EACH END OF EACH PIECE OF PLATE. PROVIDE 2 BOLTS MINIMUM PER PIECE.
- BOLTS:
 - BOLTS SHALL BE PER ASTM A307, U.O.N.
 - BOLT HOLES 1/16" OVERSIZE. THREADS SHALL NOT BEAR ON WOOD OR STEEL.
 - USE STANDARD MALLEABLE IRON WASHERS AGAINST WOOD. 2 3/4" Øx 5/16" THICK FOR 5/8" BOLTS. 3" Øx7/16" THICK FOR 3/4" BOLTS.
- SCREWS:
 - (WOOD OR LAG) SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLATE.
 - IN SPACING SCREWS, THE HOLES SHALL BE BORED TO THE SAME DIAMETER AND DEPTH OF THE SCREW SHANK. THE HOLES FOR THE THREADED PORTION OF THE SCREWS SHALL BE BORED WITH A BIT NOT LARGER THAN THE DIAMETER OF THE BASE OF THE THREAD.
 - WOOD PRESERVATIVE:

ALL WOOD FRAMING IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER OR PROLONGED DAMPNESS SHALL BE TREATED WITH "CELOW" AT THE RATE OF 0.23 POUNDS PER CUBIC FOOT IN ACCORDANCE WITH AWPA SPECIFICATIONS, OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY.

ALL STEEL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL AS PER SECTION 2304.10.5 OF **2019 CBC**.

REINFORCING STEEL

- REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH "THE RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS" AS SET FORTH IN THE LATEST EDITION OF THE CRSI MANUAL OF STANDARD PRACTICE, AND WITHIN SETTING TOLERANCES AND OTHER REQUIREMENTS OF **2019 CBC** CHAPTER 19.
- REINFORCING STEEL SHALL BE ASTM A706, OR A615 GR.60 FOR # & BIGGER BAR AND ASTM A615 GR.40 FOR #3 & #4 BARS.
- CONCRETE COVER OF REINFORCING STEEL SHALL BE MAINTAINED AS FOLLOWS, UNLESS NOTED OTHERWISE:

CONCRETE POURED AGAINST EARTH -----	3" MIN.
FORMED SURFACES BACK FILLED WITH EARTH -----	2" MIN.
FORMED SURFACES EXPOSED TO WEATHER (#4 & #5) -----	1 1/2" MIN.
FORMED SURFACES EXPOSED TO WEATHER (#6 & LARGER) -----	2" MIN.
FORMED SURFACES EXPOSED TO INTERIOR SPACE -----	3/4" MIN.
- PROVIDE 90 DEGREE HOOK WITH A 12" EXTENSION FOR ALL HORIZONTAL BARS AT CORNERS AND INTERSECTION OF WALLS, FOOTING, AND CURBS. STAGGER SPLICES OF REINFORCING STEEL WHERE POSSIBLE TO MAINTAIN STRUCTURAL CONTINUITY.
- AT THE TIME OF PLACING THE CONCRETE, THE REINFORCING STEEL SHALL BE FREE FROM LOOSE RUST AND OTHER COATINGS OR MATERIALS, STRAIGHTENED, AND SHALL BE ACCURATELY PLACED AND POSITIVELY SECURED IN DESIGNATED LOCATIONS AGAINST DISPLACEMENT BY CONSTRUCTION AND CONCRETE OPERATIONS.

CONCRETE

- CONCRETE CEMENT SHALL CONFORM TO **2019 CBC** SECTION 1903, AND SHALL BE TYPE II. TYPE I CEMENT MAY BE USED IN AREAS NOT IN CONTACT WITH EARTH. AGGREGATE SHALL BE HARDROCK, CONFORMING TO ASTM C-33, AND FREE OF ALKALI-REACTIVITY. WATER/CEMENT RATIO SHALL NOT EXCEED 55%. ACID SOLUBLE CHLORIDE CONTENT SHALL NOT EXCEED 0.2 PERCENT OF CEMENT WEIGHT. CHLORIDE-FREE ADMIXTURES AND PLASTICIZERS FOR WORKABILITY MAY BE USED IF APPROVED BY THE TESTING LABORATORY AND ENGINEER. BECAUSE EXCESS WATER REDUCES CONCRETE STRENGTH, ADDING WATER AT THE SITE IS DISCOURAGED AND SHALL NOT EXCEED ONE GALLON PER CUBIC YARD.
- INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING BARS AND SECURELY TIE PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS OF **2,500 PSI**.
- CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION BETWEEN PREDETERMINED CONSTRUCTION JOINTS.
- CONCRETE SHALL BE CONTINUOUSLY CURED FOR 5 DAYS AFTER PLACEMENT IN ANY APPROVED MANNER.
- THE LOCATION AND PROTECTION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UTILITY PIPES RUN THROUGH, OR WITHIN 24" BELOW, ANY NEW CONCRETE CONSTRUCTION.
- PIPE OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
- PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN.
- CONCRETE SHALL NOT BE ALLOWED TO CURE IN TEMPERATURES LESS THAN 40° FAHRENHEIT FOR THE FIRST THREE DAYS.
- MAXIMUM SLUMP: 4 INCHES.

EPOXIED ANCHORS

WHERE EPOXIED ANCHORS (REINFORCING BARS OR ALL-THREADED RODS) ARE CALLED FOR IN THE STRUCTURAL DRAWINGS, THE EPOXY USED SHALL BE THE SIMPSON **SET-XP** [ESR-2508]. SUBMIT MANUFACTURER'S LITERATURE FOR SUBSTITUTE SYSTEM(S) TO ENGINEER FOR REVIEW AND APPROVAL.

PREMEASURE EPOXIES IN DISPOSABLE, TWO-PART CARTRIDGES DISPENSED THROUGH PROPRIETARY MIXING NOZZLES ARE ACCEPTABLE. POLYESTER RESINS SHALL NOT BE SUBSTITUTED FOR EPOXY. INSTALL DOWELS IN EXISTING CONCRETE OR BRICK PER MANUFACTURER'S RECOMMENDATIONS.

SPECIAL INSPECTION

THE ENGINEER-OF-RECORD OR A SPECIAL INSPECTION AGENCY SHALL BE RETAINED TO PERFORM THE SPECIAL INSPECTION / OBSERVATION FOR THE FOLLOWING ITEMS:

- EPOXIED HOLDOWN ANCHORS
- NAILING FOR TYPE 4, 3, 2 SHEARWALLS

A SPECIAL INSPECTION FOR EACH ITEM MUST BE FURNISHED TO THE BUILDING INSPECTOR AT EACH STAGE.

ABBREVIATION

A.B.	ANCHOR BOLT(S)	ED.	EQUAL	OPNG.	OPENING
A.C.	ASPHALT CEMENT	EQUIV.	EQUIVALENT	P.E.	PERIMETER & EDGE
A.C.I.	AMERICAN CONCRETE INSTITUTE	EXT.	EXTERIOR	PL.	PLATE
ADDL.	ADDITIONAL	E.E.	EACH END	PLF	POUND PER LINEAR FOOT
A.F.F.	ABOVE FINISH FLOOR	E.F.	EACH FACE	PLYWD.	PLYWOOD
AGG.	AGGREGATE	E.S.	EACH SIDE	PRE-FAB.	PRE-FABRICATED
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	E.W.	EACH WAY	PSF	POUND(S) PER SQUARE FOOT
A.I.S.I.	AMERICAN IRON & STEEL INSTITUTE	F.F.L.	FINISH FLOOR LINE	PSI	POUND(S) PER SQUARE INCH
A.I.T.C.	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	F.O.	FACE OF	P.T.	PRESSURE TREATED
A.S.T.M.	AMERICAN STANDARD TESTING & MATERIAL	F.O.S.	FACE OF STUD	R.D.W.D.	REDWOOD
APPROX.	APPROXIMATE	FDN.	FOUNDATION	REF.	REFERENCE
ARCH.	ARCHITECT	FL.	FLOOR	REINF.	REINFORCING
ARCH'L	ARCHITECTURAL	FRMG.	FRAMING	REINF.T.	REINFORCEMENT
BLK.	BLOCK	FT.	FOOT/FEET	REQD.	REQUIRED
BL'KG.	BLOCKING	FTG.	FOOTING	REQT	REQUIREMENT
B.O.	BOTTOM OF	GA.	GAUGE	RFB	RETROFIT A.B.
CANT.	CANTILEVER	GLB	GLU-LAM BEAM	R.O.	ROUGH OPENING
C-C	CENTER TO CENTER	H.S.B.	HIGH STRENGTH BOLT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
C.J.	CONTROL JOINT	HDR.	HEADER	SECT.	SECTION
C.P.	COMPLETE PENETRATION	I.C.C.	THE INTERNATIONAL	SHTG	SHEATHING
CLR.	CLEAR	INT.	INTERIOR	SIM.	SIMILAR
CMU.	CONCRETE MASONRY UNIT	JT.	JOINT	SPEC.	SPECIFICATION
CONST.	CONSTRUCTION	K	KIP(S)	SPECS.	SPECIFICATIONS
CNTSK.	COUNTERSINK	KSI	KIP(S) PER SQUARE	STAGD	STAGGERED
D.F.	DOUGLAS FIR	LB	POUND	STD.	STANDARD
DET.	DETAIL	MAX.	MAXIMUM	T&B	TOP & BOTTOM
DIA.	DIAMETER	M.B.	MACHINE BOLT	T&G	TONGUE & GROOVE
DIA.	DIAMETER	MFR.	MANUFACTURER	T.O.F.	TOP OF
D.W.G.	DRAWING	MIN.	MINIMUM	T.O.C.	TOP OF CONCRETE
(E)	EXISTING	MISC.	MISCELLANEOUS	T.O.G.	TOP OF GRADE
EA.	EACH	(N)	NEW	T.O.P.	TOP OF PLYWOOD
ELEV.	ELEVATION	N.F.P.A.	NATIONAL FOREST PRODUCT ASSOCIATION	T.O.W.	TOP OF WALL
E.N.	EDGE NAIL	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
		O/	OVER	U.N.O.	UNLESS NOTED OTHERWISE
		O.C.	ON CENTER	W/	WITH
		O-O	OUT TO OUT	W.W.F.	WELDED WIRE FABRIC
				Q	CENTER LINE

DRAWING INDEX

S1	TITLE SHEET
S2	UPPER ROOF FRAMING PLAN & DETAILS
S3	LOWER ROOF & FLOOR FRAMING PLAN & DETAILS
S4	FOUNDATION PLAN & DETAILS
S5	DETAILS
S6	TYPICAL DETAILS & NAILING SCHEDULE

Engineer:
DB ENGINEERING
2021 The Alameda, Suite 360
San Jose, CA 95126
Phone: (408) 621-0114
Email:
db.dbengineering@gmail.com



Designer:
Michael Radu
Pacific Blue Developments
35 Colleen Way
Campbell, CA 95008
(408) 504-6826

Project:
ADDITION & REMODEL
380 WALDO ROAD
CAMPBELL, CA 95008

Job Number:
22126

Date:
August 10, 2022

Revisions:

Sheet

S1

of **6** sheets

LEGEND

SYMBOLS

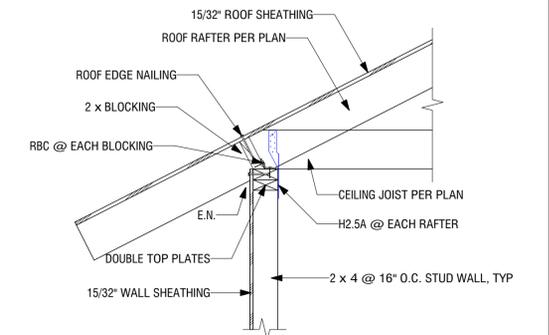
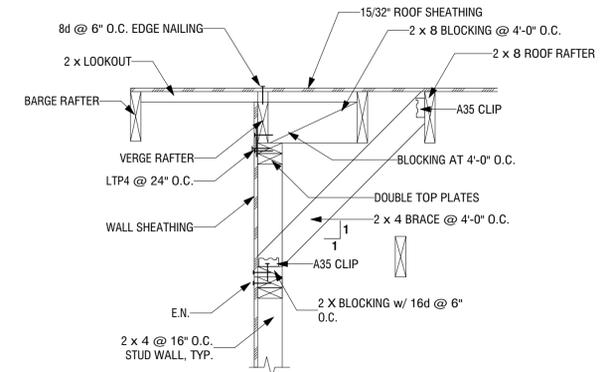
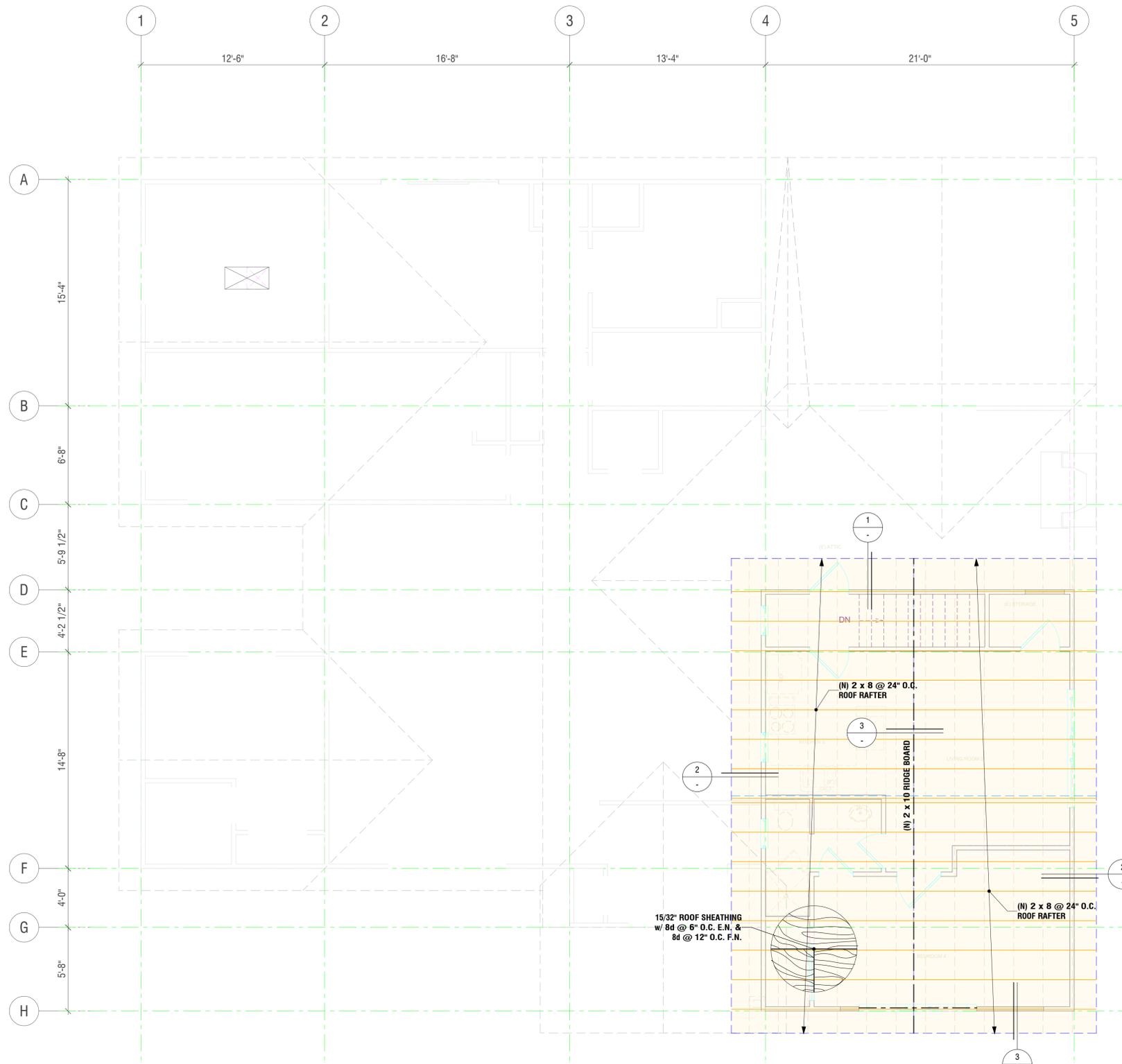
	DETAIL & DETAIL SECTION		SHEAR WALL NUMBER	SHEAR WALL, SEE SHEAR WALL SCHEDULE		HOLDOWN, SIZE & APPROX LOCATION
	GRID LINE BUBBLE		FRAMING REFERENCE TO STRUCTURAL CALCULATIONS		SHEATHING	
	STRUCTURAL WOOD		WOOD BLOCKING		UNDER-PINNED CONCRETE PAD	
	JOIST OR RAFTER		CONCRETE SLAB-ON-GRADE		CONCRETE STEM WALL & FOOTING	2 x 4 @ 16" O.C. STUD WALL

SHEAR WALL SCHEDULE

SHEAR WALL SCHEDULE						
WALL TYPE SYMBOL	SHEAR LOAD (PLF)	WALL SHEATHING MATERIAL	EDGE NAILING (OR SCREWING)	A35 CLIP @ TOP PLATES	SOLE PLATE NAILING	ANCHOR BOLTS 5/8"x12
	310	15/32" PLYWD.	10d @ 6" <small>NOTE 2, 3</small>	24" O.C.	16d @ 6" O.C.	48" O.C. <small>NOTE 5</small>
	460	15/32" PLYWD.	10d @ 4" <small>NOTE 4</small>	16" O.C.	16d @ 4" O.C.	32" O.C.
	600	15/32" PLYWD.	10d @ 3" <small>NOTE 4</small>	12" O.C.	16d @ 3" O.C.	24" O.C.
	770	15/32" PLYWD.	10d @ 2" <small>NOTE 4</small>	9" O.C.	16d @ 2" O.C.	18" O.C.
	1200	15/32" PLYWD.	10d @ 3" EACH SIDE <small>NOTE 4</small>	12" O.C. EACH SIDE	2 ROWS 16d @ 3" O.C. <small>NOTE 6</small>	6" O.C.

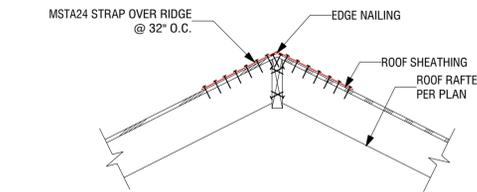
NOTES:

- U.O.N. SHEATHING: 15/32" CD, CC PLYWD. w/ ALL EDGES BLOCKED.
- FRAMING: 2x D.F. TYP. @ 16" O.C., 3x REQD. IF 10d w/ +1 5/8" PENETRATION, 2" OR 3" O.C.
- TYPICAL FASTENERS: 8d OR 10d COMMON OR 10d SHORT w/ 12D PENETRATION MIN., NAIL FIELD @ 12" O.C.
- 3x AT PLATE AND PANEL EDGES AT WALLS W/ SHEAR OVER 350 LBS. NAIL MIN. 1/2" FROM EDGE.
- ANCHOR BOLTS: (ASTM A-307) MIN. 7" EMBEDMENT, W/ 3"x3"x1/4" PLATE WASHER.
- 4x BLOCKING

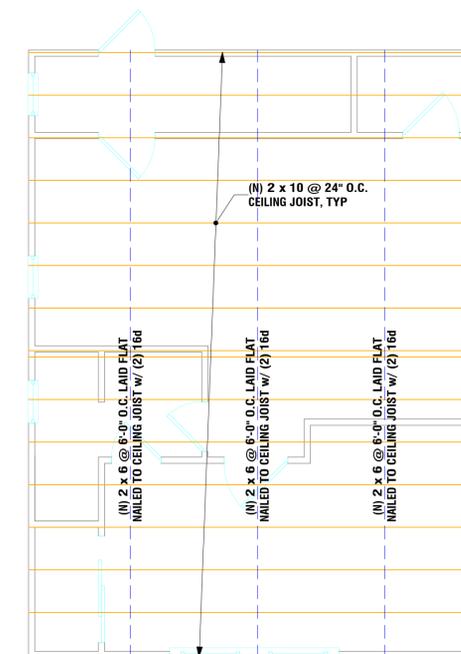


3 GABLE END
Scale: 1" = 1'-0"

2 SHEAR TRANSFER @ ROOF
Scale: 1" = 1'-0"



1 RIDGE BOARD
Scale: 1" = 1'-0"



UPPER CEILING FRAMING PLAN
Scale: 1/4" = 1'-0"

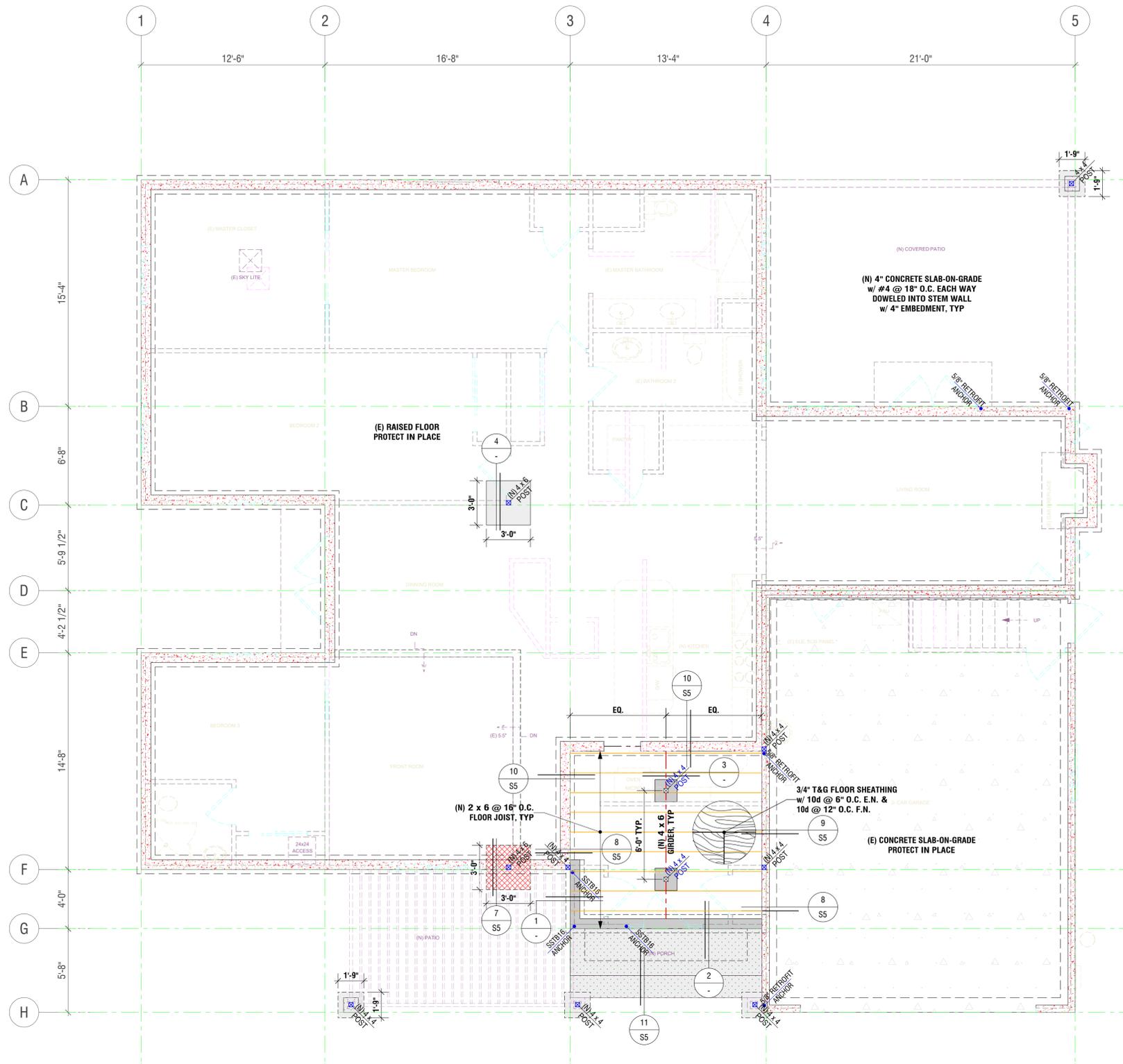
Engineer:
DB ENGINEERING
2021 The Alameda, Suite 360
San Jose, CA 95126
Phone: (408) 621-0114
Email:
db.dbengineering@gmail.com



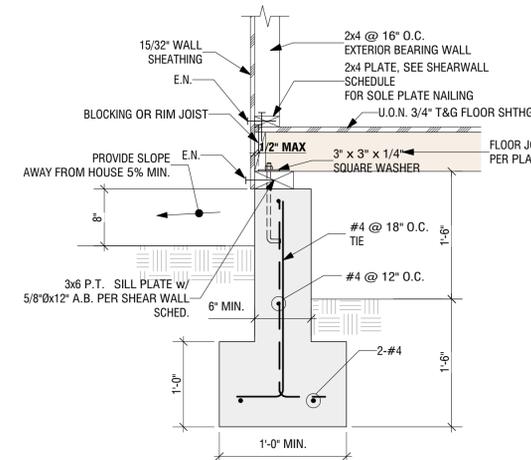
Designer:
Michael Radu
Pacific Blue
Developments
35 Colleen Way
Campbell, CA 95008
(408) 504-6826

Project:
ADDITION & REMODEL
380 WALDO ROAD
CAMPBELL, CA 95008

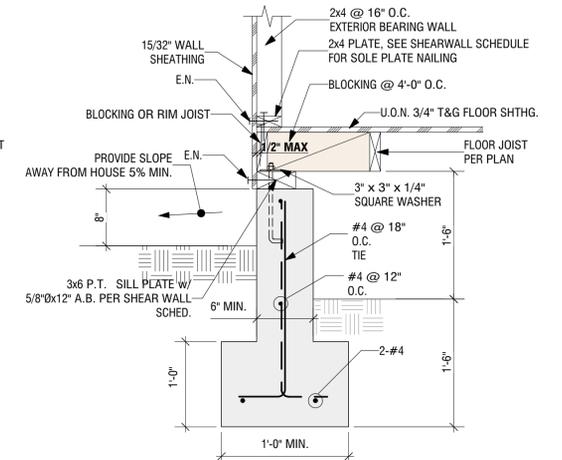
Job Number:
22126
Date:
August 10, 2022
Revisions:



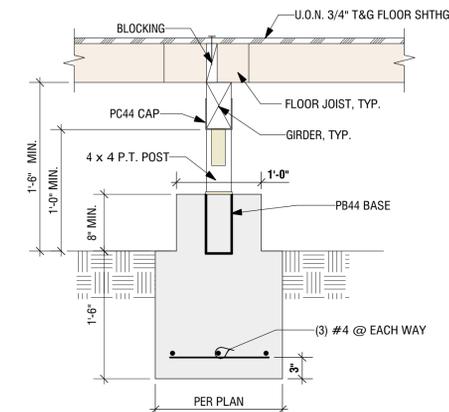
1ST FLOOR FRAMING & FOUNDATION PLAN
Scale: 1/4" = 1'-0"



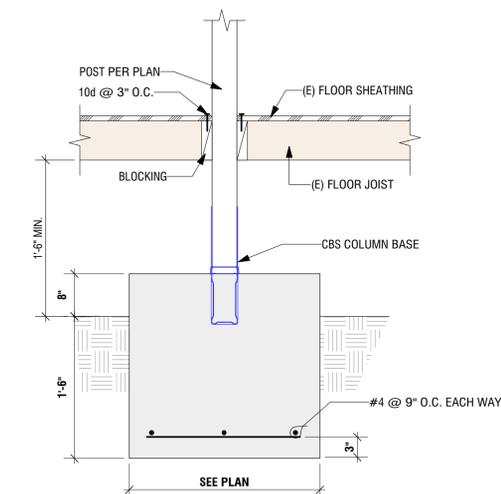
1 PERIMETER FOUNDATION
Scale: 1" = 1'-0"



2 PERIMETER FOUNDATION
Scale: 1" = 1'-0"



3 ISOLATED PIER FOOTING
Scale: 1" = 1'-0"



4 ISOLATED PAD FOOTING
Scale: 1" = 1'-0"

Engineer:
DB ENGINEERING
2021 The Alameda, Suite 360
San Jose, CA 95126
Phone: (408) 621-0114
Email:
db.dbengineering@gmail.com



Designer:
Michael Radu
Pacific Blue
Developments
35 Colleen Way
Campbell, CA 95008
(408) 504-6826

Project:
ADDITION & REMODEL
380 WALDO ROAD
CAMPBELL, CA 95008

Job Number:
22126

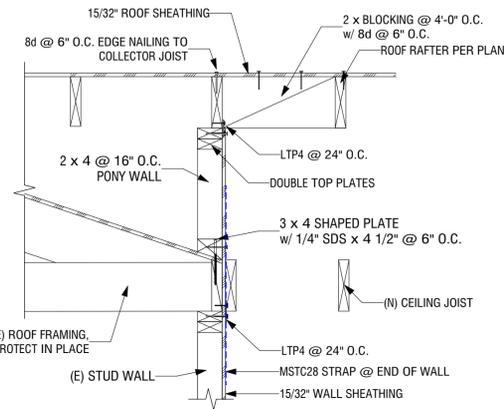
Date:
August 10, 2022

Revisions:

Sheet

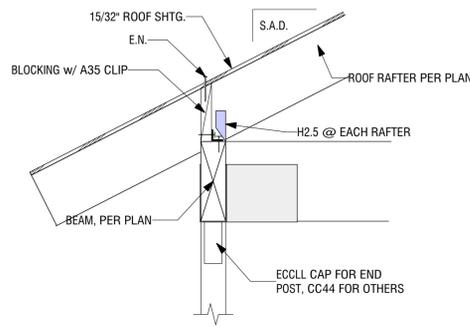
S4

of 6 sheets



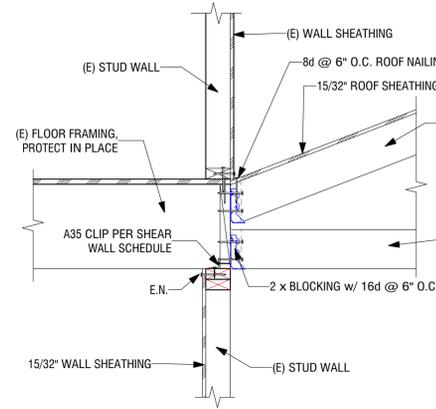
1 INTERIOR SHEAR WALL

Scale: 1" = 1'-0"



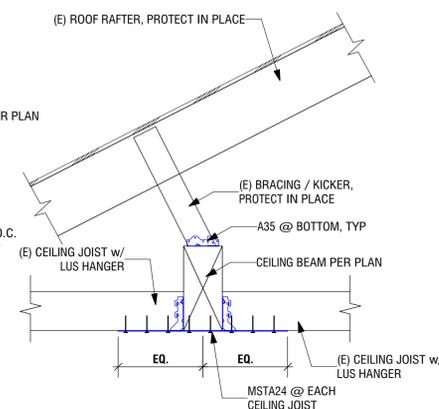
2 ROOF AT PORCH

Scale: 1" = 1'-0"



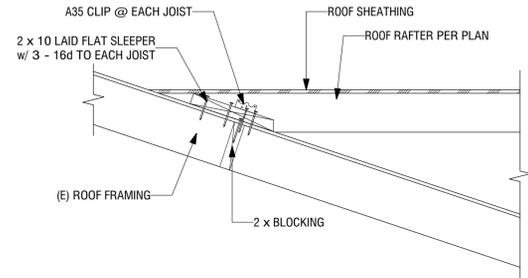
3 ROOF @ WALL

Scale: 1" = 1'-0"



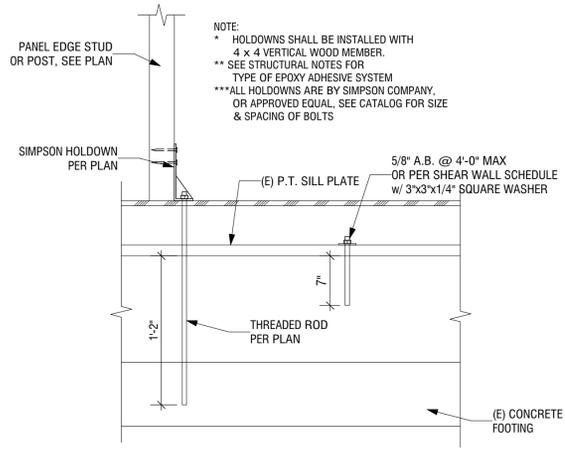
4 CEILING BEAM

Scale: 1" = 1'-0"



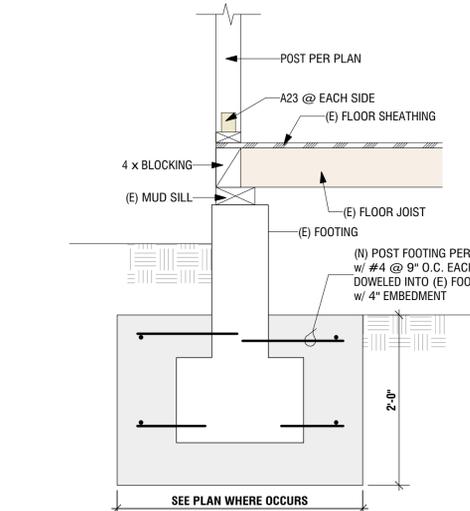
5 CALIFORNIA ROOF

Scale: 1" = 1'-0"



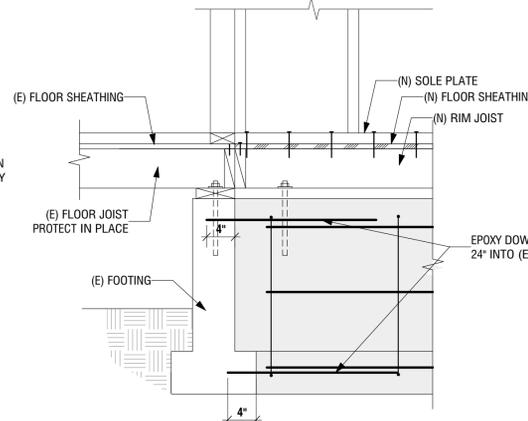
6 EPOXYED ANCHOR BOLTS

Scale: 1" = 1'-0"



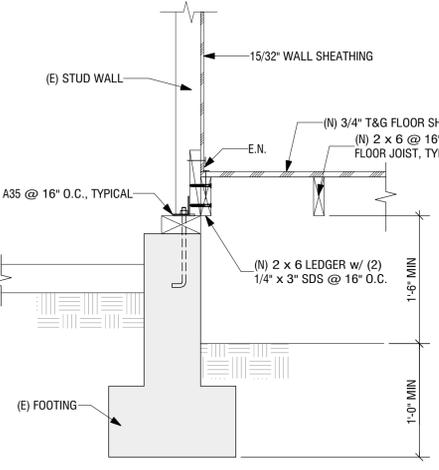
7 POST AT (E) FOOTING

Scale: 1" = 1'-0"



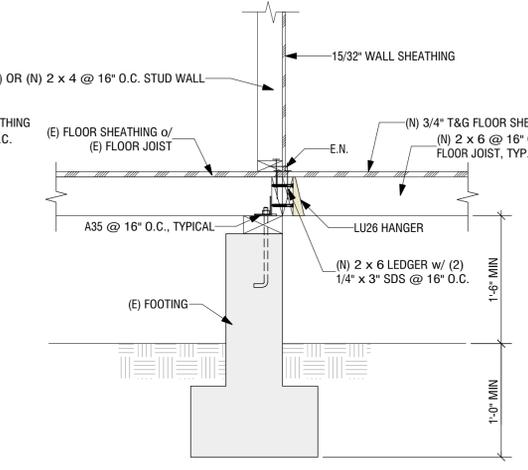
8 COLD JOINT AT FOOTING

Scale: 1" = 1'-0"



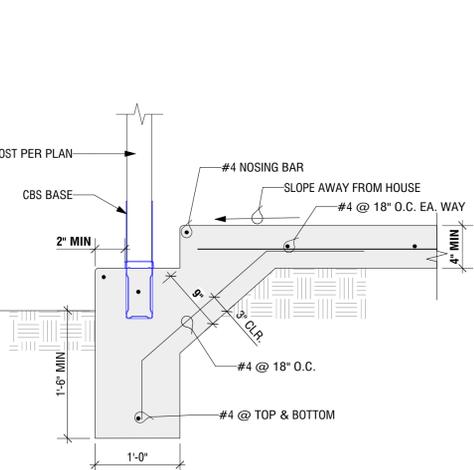
9 FLOOR @ (E) SLAB

Scale: 1" = 1'-0"



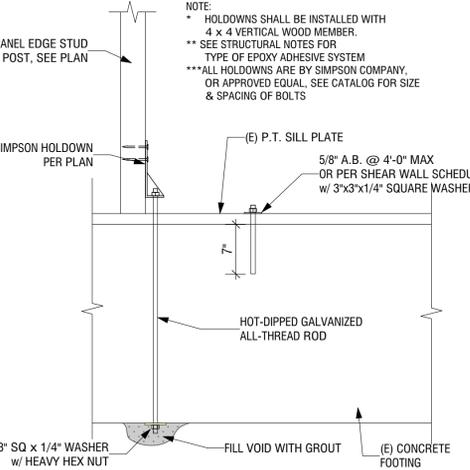
10 FLOOR @ (E) FOOTING

Scale: 1" = 1'-0"



11 CONCRETE STEPS & LANDING

Scale: 1" = 1'-0"



12 RETROFIT ANCHORS

Scale: 1" = 1'-0"

Engineer:
DB ENGINEERING
 2021 The Alameda, Suite 360
 San Jose, CA 95126
 Phone: (408) 621-0114
 Email:
 db.dbengineering@gmail.com

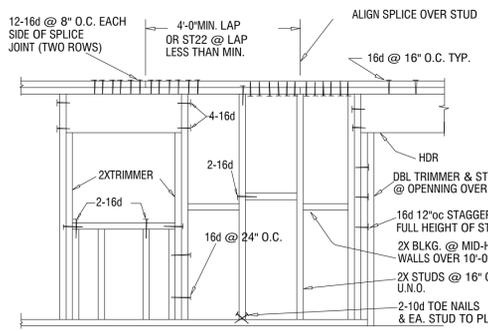


Designer:
Michael Radu
Pacific Blue
Developments
 35 Colleen Way
 Campbell, CA 95008
 (408) 504-6826

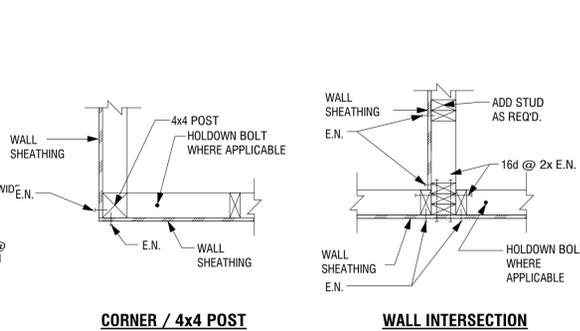
Project:
ADDITION & REMODEL
380 WALDO ROAD
CAMPBELL, CA 95008

Job Number:
 22126
 Date:
 August 10, 2022

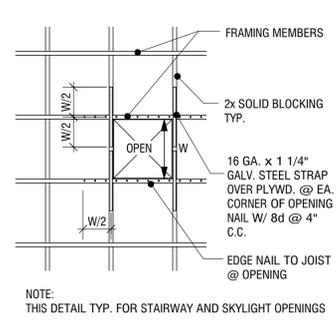
Revisions:



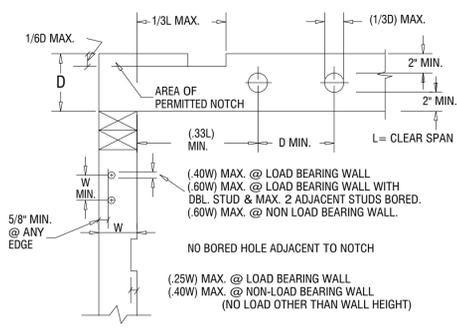
1 TYPICAL STUDWALL DETAIL
NOT TO SCALE



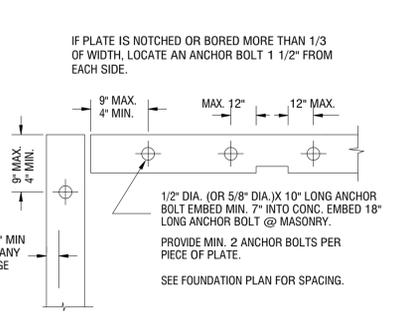
2 TYPICAL SHEAR WALL INTERSECTIONS
N.T.S.



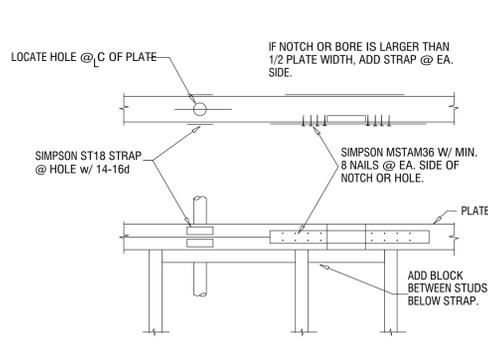
3 OPENING IN DIAPHRAGM
NOT TO SCALE



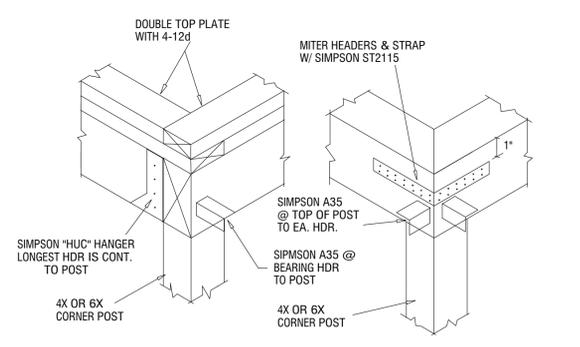
4 NOTCH & BORE LIMITS @ STUDS & JOISTS
NOT TO SCALE



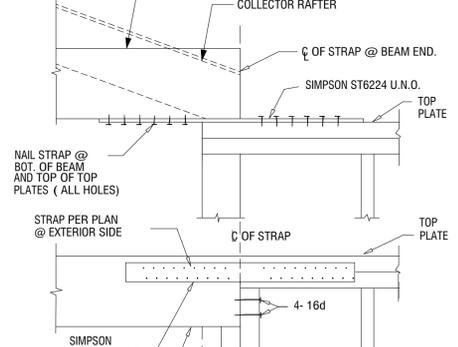
5 SILL PLATE DETAILS
NOT TO SCALE



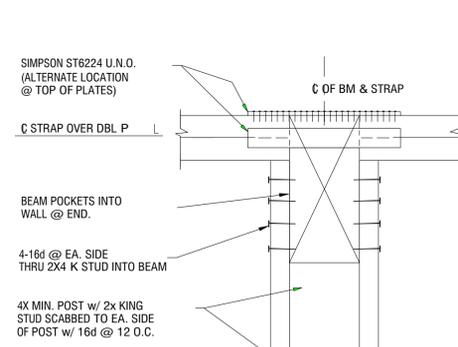
6 NOTCH OR BORE @ TOP PLATE
NOT TO SCALE



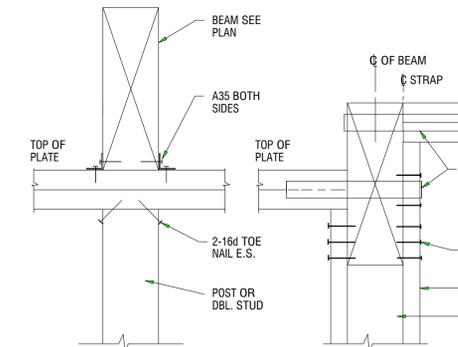
7 CORNER WINDOW HEADER & TOP PLATE DETAIL
NOT TO SCALE



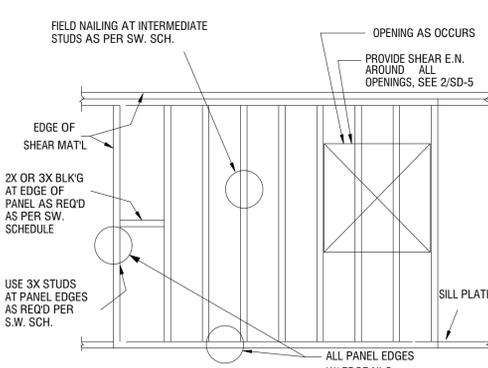
8 BEAM OR HEADER DRAG STRAP DETAIL
NOT TO SCALE



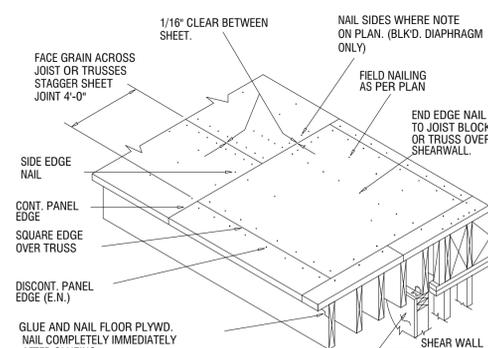
9 DETAIL OF BEAM POCKET
NOT TO SCALE



10 DETAIL OF BEAM TO POST W/ PLATE
NOT TO SCALE



11 TYPICAL SHEARWALL PANEL DETAIL
NOT TO SCALE



12 TYP. ROOF/FLOOR NAILING DETAIL
NOT TO SCALE

TABLE R602.3(1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)]	4-10d box (3" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Sections R802.3.1 and R802.3.2 and Table R802.5.1(9)]	Table R802.5.1(9)	Face nail
5	Collar tie to rafter, face nail or 1 1/2" x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"); or 3-10d common (3" x 0.148"); or 4-3" x 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" x 0.135"); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" x 0.135"); or 3-10d common (3 1/2" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
Wall			
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail 16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail 16" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162"); or 16d box (3 1/2" x 0.135")	16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" x 0.113"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
13	Double top plate splice for SDCs A-D ₁ with seismic braced wall line spacing < 25'	8-16d common (3 1/2" x 0.162"); or 12-16d box (3 1/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
	Double top plate splice SDCs D ₂ , D ₃ , or D ₂ ; and braced wall line spacing > 25'	12-16d (3 1/2" x 0.135")	

2016 CALIFORNIA RESIDENTIAL CODE 209

TABLE R602.3(1)—continued FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162"); or 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.113"); or 3-16d box (3 1/2" x 0.135"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
19	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
20	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
21	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common (2 1/2" x 0.113"); or 8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	4" o.c. toe nail 6" o.c. toe nail
23	1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail

2016 CALIFORNIA RESIDENTIAL CODE 210

TABLE 602.3(1) FASTENING SCHEDULE—continued

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING AND LOCATION
Floor			
24	2" subfloor to joist or girder	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	Blind and face nail
25	2" planks (plank & beam—floor & roof)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3 1/2" x 0.162"); or 4-10 box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 ga. staples, 1 1/2" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered. 24" o.c. face nail at top and bottom staggered on opposite sides
28	Ledger strip supporting joists or rafters	4-16d box (3 1/2" x 0.135"); or 3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	At each joist or rafter, face nail
29	Bridging to joist	2-10d (3" x 0.128")	Each end, toe nail
SPACING OF FASTENERS			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	Edges (inches) ^a Intermediate supports ^b (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to wall framing (see Table R602.3(1) for wood structural panel exterior wall sheathing to wall framing)			
30	1/2" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof)	6 12
31	3/8" - 1"	8d common nail (2 1/2" x 0.131")	6 12
32	1 1/4" - 1 1/2"	10d common (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed nail	6 12
Other wall sheathing^c			
33	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 1/2" head diameter, or 1" crown staple 16 ga., 1 1/2" long	3 6
34	3/8" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 1/2" head diameter, or 1" crown staple 16 ga., 1 1/2" long	3 6
35	1/2" gypsum sheathing ^d	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/2" screws, Type W or S	7 7
36	3/8" gypsum sheathing ^e	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/2" screws, Type W or S	7 7
Wood structural panels, combination subfloor underlayment to framing			
37	1/2" and less	6d deformed (2" x 0.120") nail; or 8d common (2 1/2" x 0.131") nail	6 12
38	3/4" - 1"	8d common (2 1/2" x 0.131") nail; or 8d deformed (2 1/2" x 0.120") nail	6 12
39	1 1/4" - 1 1/2"	10d common (3" x 0.148") nail; or 8d deformed (2 1/2" x 0.120") nail	6 12

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

WALL CONSTRUCTION

TABLE R602.3(1)—continued FASTENING SCHEDULE

- Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- Staples are 16 gage wire and have a minimum 1/4-inch on diameter crown width.
- Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
- Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching wood structural panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
- Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
- Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

Engineer:
DB ENGINEERING
2021 The Alameda, Suite 360
San Jose, CA 95126
Phone: (408) 621-0114
Email:
db.dbengineering@gmail.com



Designer:
Michael Radu
Pacific Blue Developments
35 Colleen Way
Campbell, CA 95008
(408) 504-6826

Project:
ADDITION & REMODEL
380 WALDO ROAD
CAMPBELL, CA 95008

Job Number:
22126
Date:
August 10, 2022

Revisions:

No.	Description

Sheet
S6
of 6 sheets

CERTIFICATE OF COMPLIANCE
Project Name: Sall Residence
Calculation Date/Time: 2022-01-12 10:19:08.00
Input File Name: 0220030 Sall Residence.rbd19x

CFIR-PHF-016
(Page 1 of 11)

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
01	Project Name	Sall Residence													
02	Run Title	Title 24 Analysis													
03	Project Location	380 Waldo Rd													
04	City	Campbell													
05	Zip code	95008													
06	Climate Zone	4													
07	Front Orientation (deg)	0													
08	Building Type	Single Family													
09	Project Scope	ADU/Accessory													
10	ADU Addition Cond. Floor Area (ft²)	156.5													
11	Existing Cond. Floor Area (ft²)	2615													
12	Total Cond. Floor Area (ft²)	2771.5													
13	ADU Bedroom Count	n/a													
14	ADU Bedroom Count is Natural Gas Available?	Yes													

COMPLIANCE RESULTS

01	02
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEI-approved HERS provider.
03	This building incorporates one or more Special Features shown below.

ENERGY USE SUMMARY				
Energy Use (BTU/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	61.45	55.78	1.27	2.7
Space Cooling	46.47	42.64	3.83	8.2
HVAC Ventilation	0	0	0	0
Water Heating	13.21	13.21	0	0
Solar Utilization/Passivity Credit	n/a	0	0	n/a
Compliance Energy Total	121.13	115.63	5.5	4.5

Registration Number: 222-P010000040-000-000-000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Report Version: 2019.2.000
 Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE
Project Name: Sall Residence
Calculation Date/Time: 2022-01-12 10:19:08.00
Input File Name: 0220030 Sall Residence.rbd19x

CFIR-PHF-016
(Page 2 of 11)

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 * New ductwork added is less than 40 ft. in length

HERS FEATURE SUMMARY
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.
 Building Level Verifications:
 * Kitchen range hood
 Cooling System Verifications:
 * None
 Heating System Verifications:
 * None
 HVAC Distribution System Verifications:
 * Domestic Hot Water System Verifications:
 * None

01	02	03	04	05	06	07
01	Project Name	Sall Residence				
02	Conditioned Floor Area (ft²)	2771.5				
03	Number of Dwelling Units	1				
04	Number of Bedrooms	4				
05	Number of Zones	3				
06	Number of Ventilation Cooling Systems	0				
07	Number of Water Heating Systems	1				

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
01	Project Name	Sall Residence				
02	Conditioned Floor Area (ft²)	2771.5				
03	Number of Dwelling Units	1				
04	Number of Bedrooms	4				
05	Number of Zones	3				
06	Number of Ventilation Cooling Systems	0				
07	Number of Water Heating Systems	1				

ZONE INFORMATION						
01	02	03	04	05	06	07
01	Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1
02	Existing 1st Floor	Conditioned	HVAC System1	2053	8.08	DHW Sys 1
03	Existing 1st Floor	Conditioned	HVAC System1	156.5	8.08	DHW Sys 1
04	Existing 2nd Floor	Conditioned	HVAC System1	562	8	DHW Sys 1

Registration Number: 222-P010000040-000-000-000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Report Version: 2019.2.000
 Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE
Project Name: Sall Residence
Calculation Date/Time: 2022-01-12 10:19:08.00
Input File Name: 0220030 Sall Residence.rbd19x

CFIR-PHF-016
(Page 3 of 11)

01	02	03	04	05	06	07	08	09	10	11	
01	Front Wall	Existing 1st Floor	R-0 Wall	0	Front	332	80	90	none	Existing	No
02	Left Wall	Existing 1st Floor	R-0 Wall	90	Left	372	34	90	none	Existing	No
03	Rear Wall	Existing 1st Floor	R-0 Wall	180	Back	608	153.3	90	none	Existing	No
04	Right Wall	Existing 1st Floor	R-0 Wall	270	Right	252	44.6	90	none	Existing	No
05	Front Wall 2	Addition 1st Floor	R-15 Wall	0	Front	104	33.3	90	none	None	n/a
06	Left Wall 2	Addition 1st Floor	R-15 Wall	90	Left	92	91	90	none	None	n/a
07	Front Wall 3	Existing 2nd Floor	R-0 Wall	0	Front	172	60	90	none	Existing	No
08	Left Wall 3	Existing 2nd Floor	R-0 Wall	90	Left	228	38	90	none	Existing	No
09	Rear Wall 2	Existing 2nd Floor	R-0 Wall	180	Back	172	0	90	none	Existing	No
10	Right Wall 2	Existing 2nd Floor	R-0 Wall	270	Right	228	40	90	none	Existing	No
11	Interior Surface	Addition 1st Floor-Existing 1st Floor	R-0 Wall	n/a	n/a	10	0	n/a	n/a	None	No
12	Interior Surface 2	Addition 1st Floor-Existing 1st Floor	R-0 Wall	n/a	n/a	10	0	n/a	n/a	None	No
13	Interior Surface 3	Existing 2nd Floor-Existing 1st Floor	R-0 Wall	n/a	n/a	10	0	n/a	n/a	Existing	No

Registration Number: 222-P010000040-000-000-000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Report Version: 2019.2.000
 Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE
Project Name: Sall Residence
Calculation Date/Time: 2022-01-12 10:19:08.00
Input File Name: 0220030 Sall Residence.rbd19x

CFIR-PHF-016
(Page 4 of 11)

01	02	03	04	05	06	07	08	09	10	11	
01	Name	Zone	Construction	Altitude	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TIR (deg)	Wall Exceptions	Status	Verified Existing Condition
02	Roof 2	Existing 1st Floor	R-19 Roof ABC	n/a	n/a	2053.75	n/a	n/a	Wall Exceptions	Existing	No
03	Roof 3	Addition 1st Floor	R-30 Roof ABC	n/a	n/a	156.5	n/a	n/a	Wall Exceptions	None	n/a
04	Roof 4	Existing 2nd Floor	R-19 Roof ABC	n/a	n/a	562	n/a	n/a	Wall Exceptions	Existing	No
05	Raised Floor (S/L)	Existing 2nd Floor	R-0 Floor No Crawlspace	n/a	n/a	562	n/a	n/a	Wall Exceptions	Existing	No
06	Raised Floor	Existing 1st Floor	R-0 Floor Crawlspace	n/a	n/a	2053	n/a	n/a	Wall Exceptions	Existing	No
07	Raised Floor 2	Addition 1st Floor	R-19 Floor Crawlspace	n/a	n/a	156.5	n/a	n/a	Wall Exceptions	None	n/a

DIAPHRAGM SURFACES - CATHEDRAL CEILING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
01	Name	Zone	Construction	Altitude	Orientation	Gross Area (ft²)	Skylight Area (ft²)	Roof Reflectance	Roof Emissance	Cool Roof	Status	Verified Existing Condition	Existing Construction
02	Roof	Existing 1st Floor	R-19 Roof ABC	0	Front	2.35	2.25	4	0.1	0.85	No	Existing	No

ATTIC										
01	02	03	04	05	06	07	08	09	10	
01	Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
02	Attic Existing 1st Floor	Attic Roof/Existing 1st Floor	Ventilated	4	0.1	0.85	No	No	Existing	No
03	Attic Addition 1st Floor	Attic Roof/Addition 1st Floor	Ventilated	4	0.1	0.85	No	No	None	n/a
04	Attic Existing 2nd Floor	Attic Roof/Existing 2nd Floor	Ventilated	4	0.1	0.85	No	No	Existing	No

Registration Number: 222-P010000040-000-000-000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Report Version: 2019.2.000
 Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE
Project Name: Sall Residence
Calculation Date/Time: 2022-01-12 10:19:08.00
Input File Name: 0220030 Sall Residence.rbd19x

CFIR-PHF-016
(Page 5 of 11)

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
01	Name	Type	Surface	Orientation	Altitude	Width (ft)	Height (ft)	Area (ft²)	U-Factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition	
02	Window	Window	Front Wall	Front	0	1	40	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
03	Door	Window	Front Wall	Front	0	1	40	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
04	Door 2	Window	Left Wall	Left	90	1	40	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
05	Window 2	Window	Left Wall	Left	90	1	38	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
06	Window 2	Window	Left Wall	Left	90	1	38	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
07	Door 3	Window	Rear Wall	Back	180	1	40	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
08	Door 4	Window	Rear Wall	Back	180	1	20	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
09	Door 5	Window	Rear Wall	Back	180	1	40	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
10	Window 5	Window	Right Wall	Right	270	1	4.4	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
11	Window 6	Window	Right Wall	Right	270	1	4.4	0.4	NFRC	0.35	NFRC	Bug Screen	None	n/a	
12	Window 7	Window	Right Wall	Right	270	1	9	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
13	Window 8	Window	Right Wall	Right	270	1	9	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
14	Door 6	Window	Right Wall	Right	270	1	17.8	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
15	Door 6/Double	Window	Front Wall 2	Front	0	1	33.3	0.4	NFRC	0.35	NFRC	Bug Screen	None	n/a	

Registration Number: 222-P010000040-000-000-000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Report Version: 2019.2.000
 Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE
Project Name: Sall Residence
Calculation Date/Time: 2022-01-12 10:19:08.00
Input File Name: 0220030 Sall Residence.rbd19x

CFIR-PHF-016
(Page 6 of 11)

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
01	Name	Type	Surface	Orientation	Altitude	Width (ft)	Height (ft)	Area (ft²)	U-Factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition	
02	Window 9	Window	Front Wall 3	Front	0	1	40	0.4	NFRC	0.35	NFRC	Bug Screen	None	n/a	
03	Window 10	Window	Left Wall 3	Left	90	1	8	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
04	Window 11	Window	Left Wall 3	Left	90	1	8	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
05	Window 12	Window	Right Wall 2	Right	270	1	40	0.58	Table 110.6.A	0.65	Table 110.6.B	Bug Screen	Existing	No	
06	Skylight	Skylight	Roof	Front	0	1	2.25	1.3	Table 110.6.A	0.6	Table 110.6.B	None	Existing	No	

DIAPHRAGM SURFACE CONSTRUCTIONS								
01	02	03	04	05	06	07	08	
01	Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-Factor	Assembly Layers
02	R-0 Floor	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O.C.	R-0	None / None	0.261	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x6 Exterior Finish: 3 Coat Stucco
03	R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
04	R-19 Roof ABC	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-19	None / None	0.057	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x4 Inside Finish: Gypsum Board
05	R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board

Registration Number: 222-P010000040-000-000-000000-0000

2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.*

§ 110.0(a)1	Building Envelope Measures:
§ 110.0(a)5	Air Leakage: Manufactured fenestration, exterior doors, and exterior pit doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E233 or AIAA/WMA/MSA 1011.S.2/440-2011.*
§ 110.0(a)6	Labeling: Fenestration products and exterior doors must have a label meeting the requirements of § 110.11(a).
§ 110.0(a)7	Field fabricated exterior doors and fenestration products: Must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.0.A, 110.0.B, or 110.0.C for exterior doors. They must be caulked and/or weatherstripped.
§ 110.0(a)8	Air Leakage: All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, caulked, or weatherstripped.
§ 110.0(a)9	Insulation Certification by Manufacturers: Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.0(a)10	Insulation Requirements for Heated Slab Floors: Heated slab floors must be insulated per the requirements of § 110.0(a).
§ 110.0(a)11	Roofing Products Solar Reflectance and Thermal Emittance: The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.0(a) and be labeled per § 110.11 when the installation of a cool roof is specified on the CFIR.
§ 110.0(a)12	Radiant Barrier: When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a)	Ceiling and Rafter Roof Insulation: Minimum R-12 insulation in wood frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Ribs access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sheathed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to electric insulation either above or below the roof deck or onto a sloped ceiling.
§ 150.0(b)	Loose-fill Insulation: Loose-fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c)	Wall Insulation: Minimum R-13 insulation in 2.4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2.6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Table 150.1(A) or (B).
§ 150.0(d)	Raised-floor Insulation: Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(e)	Slab Edge Insulation: Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 20 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.0(g).
§ 150.0(g)1	Vapor Retarder: In climate zones 1 through 16, the earth floor or unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl spaces for buildings complying with the exception to § 150.0(g).
§ 150.0(g)2	Vapor Retarder: In climate zones 14 and 15, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(g)	Fenestration Products: Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.75, or the weighted average U-factor of all fenestration must not exceed 0.59.*
§ 110.0(e)	Fireplaces, Decorative Gas Appliances, and Gas Log Measures:
§ 110.0(e)1	Pilot Light: Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1	Closable Doors: Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2	Combustion Intake: Masonry or factory-built fireplaces must have a combustion air or intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tight damper or combustion air control device.*
§ 150.0(e)3	Flue Damper: Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 110.0(f)	Space Conditioning, Water Heating, and Plumbing System Measures:
§ 110.0(f)1	Certification: Heating, ventilation and air conditioning (HVAC), equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.0(f)2	HVAC Efficiency: Equipment must meet the applicable efficiency requirements in Table 110.2A through Table 110.2K.*
§ 110.0(f)3	Controls for Heat Pumps with Supplementary Electric Resistance Heaters: Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.0(f)4	Thermostats: All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.0(f)5	Water Heating Recirculation Loops Serving Multiple Dwelling Units: Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(a).
§ 110.0(f)6	Isolation Valves: Instantaneous water heaters with an input rating greater than 6.9 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water to allow flushing the water heater when the valves are closed.
§ 110.0(f)7	Pilot Lights: Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(f)1	Building Cooling and Heating Loads: Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume, and Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual, or the ACCA Manual J, using design conditions specified in § 150.0(j).

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(a)3a	Clearances: Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(a)3b	Liquid Line Driv: Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(a)1	Storage Tank Insulation: Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(a)2a	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation: All domestic hot water piping must be insulated as specified in Section 102.11 of the California Plumbing Code. In addition, the following piping conditions must be met: a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7; the first five feet of cold water piping from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks; burned below grade; and from the heating source to kitchen fixtures.*
§ 150.0(a)3	Insulation Protection: Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation below-grade must be installed in a waterproof and non-combustible casing or sleeve.
§ 150.0(a)1	Gas or Propane Water Heating Systems: Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 1.25 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the ungrounded conductor must be labeled with the word "open" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use", a Category III or IV vent, or a Type B vent with straight pipe between the outdoor termination and the space where the water heater is installed, a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance, and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(a)2	Recirculating Loops: Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(a).
§ 150.0(a)3	Solar Water-heating Systems: Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (APMO R&T), or by a listing agency that is approved by the Executive Director.
§ 110.0(a)3	Ducts and Fans Measures:
§ 110.0(a)3	Ducts: Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(a)1	CMC Compliance: All air distribution system ducts and plenums must meet the requirements of the CMC §§ 607.0, 607.0.1, 607.0.2, 607.0.3, 607.0.4, 607.0.5, 607.0.6, 607.0.7, 607.0.8, 607.0.9, 607.0.10, 607.0.11, 607.0.12, 607.0.13, 607.0.14, 607.0.15, 607.0.16, 607.0.17, 607.0.18, 607.0.19, 607.0.20, 607.0.21, 607.0.22, 607.0.23, 607.0.24, 607.0.25, 607.0.26, 607.0.27, 607.0.28, 607.0.29, 607.0.30, 607.0.31, 607.0.32, 607.0.33, 607.0.34, 607.0.35, 607.0.36, 607.0.37, 607.0.38, 607.0.39, 607.0.40, 607.0.41, 607.0.42, 607.0.43, 607.0.44, 607.0.45, 607.0.46, 607.0.47, 607.0.48, 607.0.49, 607.0.50, 607.0.51, 607.0.52, 607.0.53, 607.0.54, 607.0.55, 607.0.56, 607.0.57, 607.0.58, 607.0.59, 607.0.60, 607.0.61, 607.0.62, 607.0.63, 607.0.64, 607.0.65, 607.0.66, 607.0.67, 607.0.68, 607.0.69, 607.0.70, 607.0.71, 607.0.72, 607.0.73, 607.0.74, 607.0.75, 607.0.76, 607.0.77, 607.0.78, 607.0.79, 607.0.80, 607.0.81, 607.0.82, 607.0.83, 607.0.84, 607.0.85, 607.0.86, 607.0.87, 607.0.88, 607.0.89, 607.0.90, 607.0.91, 607.0.92, 607.0.93, 607.0.94, 607.0.95, 607.0.96, 607.0.97, 607.0.98, 607.0.99, 607.0.100, 607.0.101, 607.0.102, 607.0.103, 607.0.104, 607.0.105, 607.0.106, 607.0.107, 607.0.108, 607.0.109, 607.0.110, 607.0.111, 607.0.112, 607.0.113, 607.0.114, 607.0.115, 607.0.116, 607.0.117, 607.0.118, 607.0.119, 607.0.120, 607.0.121, 607.0.122, 607.0.123, 607.0.124, 607.0.125, 607.0.126, 607.0.127, 607.0.128, 607.0.129, 607.0.130, 607.0.131, 607.0.132, 607.0.133, 607.0.134, 607.0.135, 607.0.136, 607.0.137, 607.0.138, 607.0.139, 607.0.140, 607.0.141, 607.0.142, 607.0.143, 607.0.144, 607.0.145, 607.0.146, 607.0.147, 607.0.148, 607.0.149, 607.0.150, 607.0.151, 607.0.152, 607.0.153, 607.0.154, 607.0.155, 607.0.156, 607.0.157, 607.0.158, 607.0.159, 607.0.160, 607.0.161, 607.0.162, 607.0.163, 607.0.164, 607.0.165, 607.0.166, 607.0.167, 607.0.168, 607.0.169, 607.0.170, 607.0.171, 607.0.172, 607.0.173, 607.0.174, 607.0.175, 607.0.176, 607.0.177, 607.0.178, 607.0.179, 607.0.180, 607.0.181, 607.0.182, 607.0.183, 607.0.184, 607.0.185, 607.0.186, 607.0.187, 607.0.188, 607.0.189, 607.0.190, 607.0.191, 607.0.192, 607.0.193, 607.0.194, 607.0.195, 607.0.196, 607.0.197, 607.0.198, 607.0.199, 607.0.200, 607.0.201, 607.0.202, 607.0.203, 607.0.204, 607.0.205, 607.0.206, 607.0.207, 607.0.208, 607.0.209, 607.0.210, 607.0.211, 607.0.212, 607.0.213, 607.0.214, 607.0.215, 607.0.216, 607.0.217, 607.0.218, 607.0.219, 607.0.220, 607.0.221, 607.0.222, 607.0.223, 607.0.224, 607.0.225, 607.0.226, 607.0.227, 607.0.228, 607.0.229, 607.0.230, 607.0.231, 607.0.232, 607.0.233, 607.0.234, 607.0.235, 607.0.236, 607.0.237, 607.0.238, 607.0.239, 607.0.240, 607.0.241, 607.0.242, 607.0.243, 607.0.244, 607.0.245, 607.0.246, 607.0.247, 607.0.248, 607.0.249, 607.0.250, 607.0.251, 607.0.252, 607.0.253, 607.0.254, 607.0.255, 607.0.256, 607.0.257, 607.0.258, 607.0.259, 607.0.260, 607.0.261, 607.0.262, 607.0.263, 607.0.264, 607.0.265, 607.0.266, 607.0.267, 607.0.268, 607.0.269, 607.0.270, 607.0.271, 607.0.272, 607.0.273, 607.0.274, 607.0.275, 607.0.276, 607.0.277, 607.0.278, 607.0.279, 607.0.280, 607.0.281, 607.0.282, 607.0.283, 607.0.284, 607.0.285, 607.0.286, 607.0.287, 607.0.288, 607.0.289, 607.0.290, 607.0.291, 607.0.292, 607.0.293, 607.0.294, 607.0.295, 607.0.296, 607.0.297, 607.0.298, 607.0.299, 607.0.300, 607.0.301, 607.0.302, 607.0.303, 607.0.304, 607.0.305, 607.0.306, 607.0.307, 607.0.308, 607.0.309, 607.0.310, 607.0.311, 607.0.312, 607.0.313, 607.0.314, 607.0.315, 607.0.316, 607.0.317, 607.0.318, 607.0.319, 607.0.320, 607.0.321, 607.0.322, 607.0.323, 607.0.324, 607.0.325, 607.0.326, 607.0.327, 607.0.328, 607.0.329, 607.0.330, 607.0.331, 607.0.332, 607.0.333, 607.0.334, 607.0.335, 607.0.336, 607.0.337, 607.0.338, 607.0.339, 607.0.340, 607.0.341, 607.0.342, 607.0.343, 607.0.344, 607.0.345, 607.0.346, 607.0.347, 607.0.348, 607.0.349, 607.0.350, 607.0.351, 607.0.352, 607.0.353, 607.0.354, 607.0.355, 607.0.356, 607.0.357, 607.0.358, 607.0.359, 607.0.360, 607.0.361, 607.0.362, 607.0.363, 607.0.364, 607.0.365, 607.0.366, 607.0.367, 607.0.368, 607.0.369, 607.0.370, 607.0.371, 607.0.372, 607.0.373, 607.0.374, 607.0.375, 607.0.376, 607.0.377, 607.0.378, 607.0.379, 607.0.380, 607.0.381, 607.0.382, 607.0.383, 607.0.384, 607.0.385, 607.0.386, 607.0.387, 607.0.388, 607.0.389, 607.0.390, 607.0.391, 607.0.392, 607.0.393, 607.0.394, 607.0.395, 607.0.396, 607.0.397, 607.0.398, 607.0.399, 607.0.400, 607.0.401, 607.0.402, 607.0.403, 607.0.404, 607.0.405, 607.0.406, 607.0.407, 607.0.408, 607.0.409, 607.0.410, 607.0.411, 607.0.412, 607.0.413, 607.0.414, 607.0.415, 607.0.416, 607.0.417, 607.0.418, 607.0.419, 607.0.420, 607.0.421, 607.0.422, 607.0.423, 607.0.424, 607.0.425, 607.0.426, 607.0.427, 607.0.428, 607.0.429, 607.0.430, 607.0.431, 607.0.432, 607.0.433, 607.0.434, 607.0.435, 607.0.436, 607.0.437, 607.0.438, 607.0.439, 607.0.440, 607.0.441, 607.0.442, 607.0.443, 607.0.444, 607.0.445, 607.0.446, 607.0.447, 607.0.448, 607.0.449, 607.0.450, 607.0.451, 607.0.452, 607.0.453, 607.0.454, 607.0.455, 607.0.456, 607.0.457, 607.0.458, 607.0.459, 607.0.460, 607.0.461, 607.0.462, 607.0.463, 607.0.464, 607.0.465, 607.0.466, 607.0.467, 607.0.468, 607.0.469, 607.0.470, 607.0.471, 607.0.472, 607.0.473, 607.0.474, 607.0.475, 607.0.476, 607.0.477, 607.0.478, 607.0.479, 607.0.480, 607.0.481, 607.0.482, 607.0.483, 607.0.484, 607.0.485, 607.0.486, 607.0.487, 607.0.488, 607.0.489, 607.0.490, 607.0.491, 607.0.492, 607.0.493, 607.0.494, 607.0.495, 607.0.496, 607.0.497, 607.0.498, 607.0.499, 607.0.500, 607.0.501, 607.0.502, 607.0.503, 607.0.504, 607.0.505, 607.0.506, 607.0.507, 607.0.508, 607.0.509, 607.0.510, 607.0.511, 607.0.512, 607.0.513, 607.0.514, 607.0.515, 607.0.516, 607.0.517, 607.0.518, 607.0.519, 607.0.520, 607.0.521, 607.0.522, 607.0.523, 607.0.524, 607.0.525, 607.0.526, 607.0.527, 607.0.528, 607.0.529, 607.0.530, 607.0.531, 607.0.532, 607.0.533, 607.0.534, 607.0.535, 607.0.536, 607.0.537, 607.0.538, 607.0.539, 607.0.540, 607.0.541, 607.0.542, 607.0.543, 607.0.544, 607.0.545, 607.0.546, 607.0.547, 607.0.548, 607.0.549, 607.0.550, 607.0.551, 607.0.552, 607.0.553, 607.0.554, 607.0.555, 607.0.556, 607.0.557, 607.0.558, 607.0.559, 607.0.560, 607.0.561, 607.0.562, 607.0.563, 607.0.564, 607.0.565, 607.0.566, 607.0.567, 607.0.568, 607.0.569, 607.0.570, 607.0.571, 607.0.572, 607.0.573, 607.0.574, 607.0.575, 607.0.576, 607.0.577, 607.0.578, 607.0.579, 607.0.580, 607.0.581, 607.0.582, 607.0.583, 607.0.584, 607.0.585, 607.0.586, 607.0.587, 607.0.588, 607.0.589, 607.0.590, 607.0.591, 607.0.592, 607.0.593, 607.0.594, 607.0.595, 607.0.596, 607.0.597, 607.0.598, 607.0.599, 607.0.600, 607.0.601, 607.0.602, 607.0.603, 607.0.604, 607.0.605, 607.0.606, 607.0.607, 607.0.608, 607.0.609, 607.0.610, 607.0.611, 607.0.612, 607.0.613, 607.0.614, 607.0.615, 607.0.616, 607.0.617, 607.0.618, 607.0.619, 607.0.620, 607.0.621, 607.0.622, 607.0.623, 607.0.624, 607.0.625, 607.0.626, 607.0.627, 607.0.628, 607.0.629, 607.0.630, 607.0.631, 607.0.632, 607.0.633, 607.0.634, 607.0.635, 607.0.636, 607.0.637, 607.0.638, 607.0.639, 607.0.640, 607.0.641, 607.0.642, 607.0.643, 607.0.644, 607.0.645, 607.0.646, 607.0.647, 607.0.648, 607.0.649, 607.0.650, 607.0.651, 607.0.652, 607.0.653, 607.0.654, 607.0.655, 607.0.656, 607.0.657, 607.0.658, 607.0.659, 607.0.660, 607.0.661, 607.0.662, 607.0.663, 607.0.664, 607.0.665, 607.0.666, 607.0.667, 607.0.668, 607.0.669, 607.0.670, 607.0.671, 607.0.672, 607.0.673, 607.0.674, 607.0.675, 607.0.676, 607.0.677, 607.0.678, 607.0.679, 607.0.680, 607.0.681, 607.0.682, 607.0.683, 607.0.684, 607.0.685, 607.0.686, 607.0.687, 607.0.688, 607.0.689, 607.0.690, 607.0.691, 607.0.692, 607.0.693, 607.0.694, 607.0.695, 607.0.696, 607.0.697, 607.0.698, 607.0.699, 607.0.700, 607.0.701, 607.0.702, 607.0.703, 607.0.704, 607.0.705, 607.0.706, 607.0.707, 607.0.708, 607.0.709, 607.0.710, 607.0.711, 607.0.712, 607.0.713, 607.0.714, 607.0.715, 607.0.716, 607.0.717, 607.0.718, 607.0.719, 607.0.720, 607.0.721, 607.0.722, 607.0.723, 607.0.724, 607.0.725, 607.0.726, 607.0.727, 607.0.728, 607.0.729, 607.0.730, 607.0.731, 607.0.732, 607.0.733, 607.0.734, 607.0.735, 607.0.736, 607.0.737, 607.0.738, 607.0.739, 607.0.740, 607.0.741, 607.0.742, 607.0.743, 607.0.744, 607.0.745, 607.0.746, 607.0.747, 607.0.748, 607.0.749, 607.0.750, 607.0.751, 607.0.752, 607.0.753, 607.0.754, 607.0.755, 607.0.756, 607.0.757, 607.0.758, 607.0.759, 607.0.760, 607.0.761, 607.0.762, 607.0.763, 607.0.764, 607.0.765, 607.0.766, 607.0.767, 607.0.768, 607.0.769, 607.0.770, 607.0.771, 607.0.772, 607.0.773, 607.0.774, 607.0.775, 607.0.776, 607.0.777, 607.0.778, 607.0.779, 607.0.780, 607.0.781, 607.0.782, 607.0.783, 607.0.7

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
01	Project Name	Sall Residence & ADU													
02	Run Title	Title 24 Analysis													
03	Project Location	380 Waldo Rd													
04	City	Campbell													
05	Standard Version	2019													
06	Zip code	95008													
07	Climate Zone	4													
08	Orientation (Mag. Cardinal)	D													
09	Building Type	Single Family													
10	Number of Dwelling Units	1													
11	Project Scope	ADU/Accessory													
12	Number of Bedrooms	1													
13	Number of Bathrooms	1													
14	Addition Cond. Floor Area (ft²)	156.5													
15	Number of Stories	1													
16	Existing Cond. Floor Area (ft²)	2579.2													
17	Penetration Average U-Factor	0.4													
18	Total Cond. Floor Area (ft²)	2735.7													
19	Glazing Percentage (%)	17.6%													
20	ADU Bedroom Count	1													
21	ADU Conditioned Floor Area	125.2													
22	Is Natural Gas Available?	Yes													

01	02	03	04	05	06	07
01	Building Complies with Computer Performance					
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.					
03	This building incorporates one or more Special Features shown below					

Energy Use (BTU/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	66.66	66.24	0.22	0.3
Space Cooling	47.62	45.37	2.25	4.7
IAQ Ventilation	0.96	0	0	0
Water Heating	22.86	22.86	0	0
Solar Utilization/Passivity Credit	n/a	0	0	n/a
Compliance Energy Total	137.9	135.43	2.47	1.8

Registration Number: 222-PH000004E-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.2.000
Schema Version: rev 20200901

01	02	03	04	05	06	07
01	Project Name	Sall Residence & ADU				
02	Conditioned Floor Area (ft²)	2735.7				
03	Number of Dwelling Units	1				
04	Number of Bedrooms	4				
05	Number of Zones	3				
06	Number of Ventilation Cooling Systems	0				
07	Number of Water Heating Systems	1				

01	02	03	04	05	06	07
01	Project Name	Sall Residence & ADU				
02	Conditioned Floor Area (ft²)	2735.7				
03	Number of Dwelling Units	1				
04	Number of Bedrooms	4				
05	Number of Zones	3				
06	Number of Ventilation Cooling Systems	0				
07	Number of Water Heating Systems	1				

01	02	03	04	05	06	07	
01	Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
02	Front Floor	Conditioned	HVAC System1	2053	8.08	DHW Sys 1	N/A
03	Addition 1st Floor	Conditioned	HVAC System1	156.5	8.08	DHW Sys 1	N/A
04	ADU	Conditioned	HVAC System2	525.2	8	DHW Sys 1	N/A

Registration Number: 222-PH000004E-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.2.000
Schema Version: rev 20200901

01	02	03	04	05	06	07	08	09	10	11	
01	Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TIR (deg)	Wall Exceptions	Status	Verified Existing Condition
02	Front Wall	Existing 1st Floor	R-0 Wall	0	Front	332	80	90	none	Existing	No
03	Left Wall	Existing 1st Floor	R-0 Wall	90	Left	372	34	90	none	Existing	No
04	Right Wall	Existing 1st Floor	R-0 Wall	180	Right	608	153.3	90	none	Existing	No
05	Front Wall 2	Addition 1st Floor	R-15 Wall	0	Front	104	33.3	90	none	None	n/a
06	Left Wall 2	Addition 1st Floor	R-15 Wall	90	Left	32	0	90	none	None	n/a
07	Right Wall 2	Addition 1st Floor	R-0 Wall	0	Right	172	40	90	none	Existing	No
08	Front Wall 3	ADU	R-0 Wall	0	Front	228	26	90	none	Existing	No
09	Left Wall 3	ADU	R-0 Wall	90	Left	228	26	90	none	Existing	No
10	Right Wall 3	ADU	R-0 Wall	180	Right	272	0	90	none	Existing	No
11	Front Wall 2	ADU	R-0 Wall	0	Front	228	40	90	none	Existing	No
12	Interior Surface 1	Addition 1st Floor-Existing 1st Floor	R-0 Wall	n/a	n/a	10	0	n/a	n/a	None	No
13	Interior Surface 2	Addition 1st Floor-Existing 1st Floor	R-0 Wall	n/a	n/a	10	0	n/a	n/a	None	No
14	Roof 2	Existing 1st Floor	R-19 Roof AMC	n/a	n/a	2555.75	n/a	n/a	n/a	Existing	No
15	Roof 3	Addition 1st Floor	R-30 Roof AMC	n/a	n/a	156.5	n/a	n/a	n/a	None	n/a
16	Roof 4	ADU	R-19 Roof AMC	n/a	n/a	525.2	n/a	n/a	n/a	Existing	No
17	Raised Floor (Sub)	ADU	R-0 Floor No Crawlspace	n/a	n/a	525.2	n/a	n/a	n/a	Existing	No

Registration Number: 222-PH000004E-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.2.000
Schema Version: rev 20200901

01	02	03	04	05	06	07	08	09	10	11	
01	Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TIR (deg)	Wall Exceptions	Status	Verified Existing Condition
02	Raised Floor	Existing 1st Floor	R-0 Floor Crawlspace	n/a	n/a	2553	n/a	n/a	n/a	Existing	No
03	Raised Floor 2	Addition 1st Floor	R-19 Floor Crawlspace	n/a	n/a	156.5	n/a	n/a	n/a	None	n/a

01	02	03	04	05	06	07	08	09	10	11	12	13	14	
01	Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Area (ft²)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
02	Roof	Existing 1st Floor	R-19 Roof AMC	0	Front	225	225	4	0.1	0.85	No	Existing	No	None

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
01	Name	Zone	Construction	Type	U-Factor	SHGC	Radiant Barrier	Cool Roof	Status	Verified Existing Condition	Existing Construction				
02	AMC Existing 1st Floor	AMC Roof/Existing 1st Floor	Ventilated	4	0.1	0.85	No	No	None	Existing	No	None	None	None	None
03	AMC Addition 1st Floor	AMC Roof/Addition 1st Floor	Ventilated	4	0.1	0.85	No	No	None	Existing	No	None	None	None	None
04	AMC ADU	AMC Roof/ADU	Ventilated	4	0.1	0.85	No	No	None	Existing	No	None	None	None	None

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
01	Name	Zone	Surface	Orientation	Azimuth	Wish (ft)	Height (ft)	U-factor	SHGC	Source	Exterior Shading	Status	Verified Existing Condition		
02	Window	Window	Front Wall	Front	0	1	40	0.58	Table 110.6-A	0.65	None	Existing	No	None	None

Registration Number: 222-PH000004E-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.2.000
Schema Version: rev 20200901

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
01	Name	Type	Surface	Orientation	Azimuth	Wish (ft)	Height (ft)	U-factor	SHGC	Source	Exterior Shading	Status	Verified Existing Condition		
02	Door	Window	Front Wall	Front	0	1	40	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
03	Door 2	Window	Left Wall	Left	90	1	40	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
04	Window 2	Window	Left Wall	Left	90	1	18	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
05	Window 3	Window	Left Wall	Left	90	1	18	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
06	Door 3	Window	Rear Wall	Back	180	1	40	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
07	Door 4	Window	Rear Wall	Back	180	1	40	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
08	Window 4	Window	Rear Wall	Back	180	1	20	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
09	Door 5	Window	Rear Wall	Back	180	1	20	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
10	Window 5	Window	Right Wall	Right	270	1	4.4	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
11	Window 6	Window	Right Wall	Right	270	1	4.4	0.4	NFRC	0.35	NFRC	None	n/a	None	None
12	Window 7	Window	Right Wall	Right	270	1	9	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
13	Window 8	Window	Right Wall	Right	270	1	9	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
14	Door 6	Window	Right Wall	Right	270	1	17.8	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
15	Door/Screen	Window	Front Wall 2	Front	0	1	33.3	0.4	NFRC	0.35	NFRC	None	n/a	None	None
16	Window 9	Window	Front Wall 3	Front	0	1	40	0.4	NFRC	0.35	NFRC	None	n/a	None	None
17	Window 10	Window	Left Wall 3	Left	90	1	8	0.58	Table 110.6-A	0.65	None	Existing	No	None	None

Registration Number: 222-PH000004E-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.2.000
Schema Version: rev 20200901

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
01	Name	Type	Surface	Orientation	Azimuth	Wish (ft)	Height (ft)	U-factor	SHGC	Source	Exterior Shading	Status	Verified Existing Condition		
02	Window 11	Window	Left Wall 3	Left	90	1	8	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
03	Window 12	Window	Right Wall 2	Right	270	1	40	0.58	Table 110.6-A	0.65	None	Existing	No	None	None
04	Skylight	Skylight	Roof	Front	0	1	2.25	1.3	Table 110.6-A	0.6	None	Existing	No	None	None

01	02	03	04	05	06	07	08	
01	Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
02	R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
03	R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
04	R-19 Roof AMC	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-19	None / None	0.057	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x4 Inside Finish: Gypsum Board
05	R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board

Registration Number: 222-PH000004E-000-000-000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version:

