



**CITY OF CAMPBELL**  
**Community Development Department**

October 16, 2020

**NOTICE OF PUBLIC HEARING**  
**THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM**

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **October 27, 2020**, for a Public Hearing to consider the application of Daniel Warren for a Site and Architectural Review Permit to allow construction of a new approximately 4,446 square-foot two-story single-family residence with an interior accessory dwelling unit on property located at **1351 Peggy Avenue**. Staff is recommending that this item be deemed Categorical Exempt under CEQA. This Planning Commission meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

Interested persons may register to electronically participate in this Zoom PC meeting at [https://us02web.zoom.us/webinar/register/WN\\_pQ4qoDVdTY-k5p0RhN-Gw](https://us02web.zoom.us/webinar/register/WN_pQ4qoDVdTY-k5p0RhN-Gw). After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, October 23<sup>rd</sup>, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing by email to [planning@campbellca.gov](mailto:planning@campbellca.gov). Questions may be addressed to the Community Development Department at (408) 866-2140. Plans and architectural drawings may be viewed by Friday, October 16<sup>th</sup>, on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or [ClerksOffice@campbellca.gov](mailto:ClerksOffice@campbellca.gov) at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

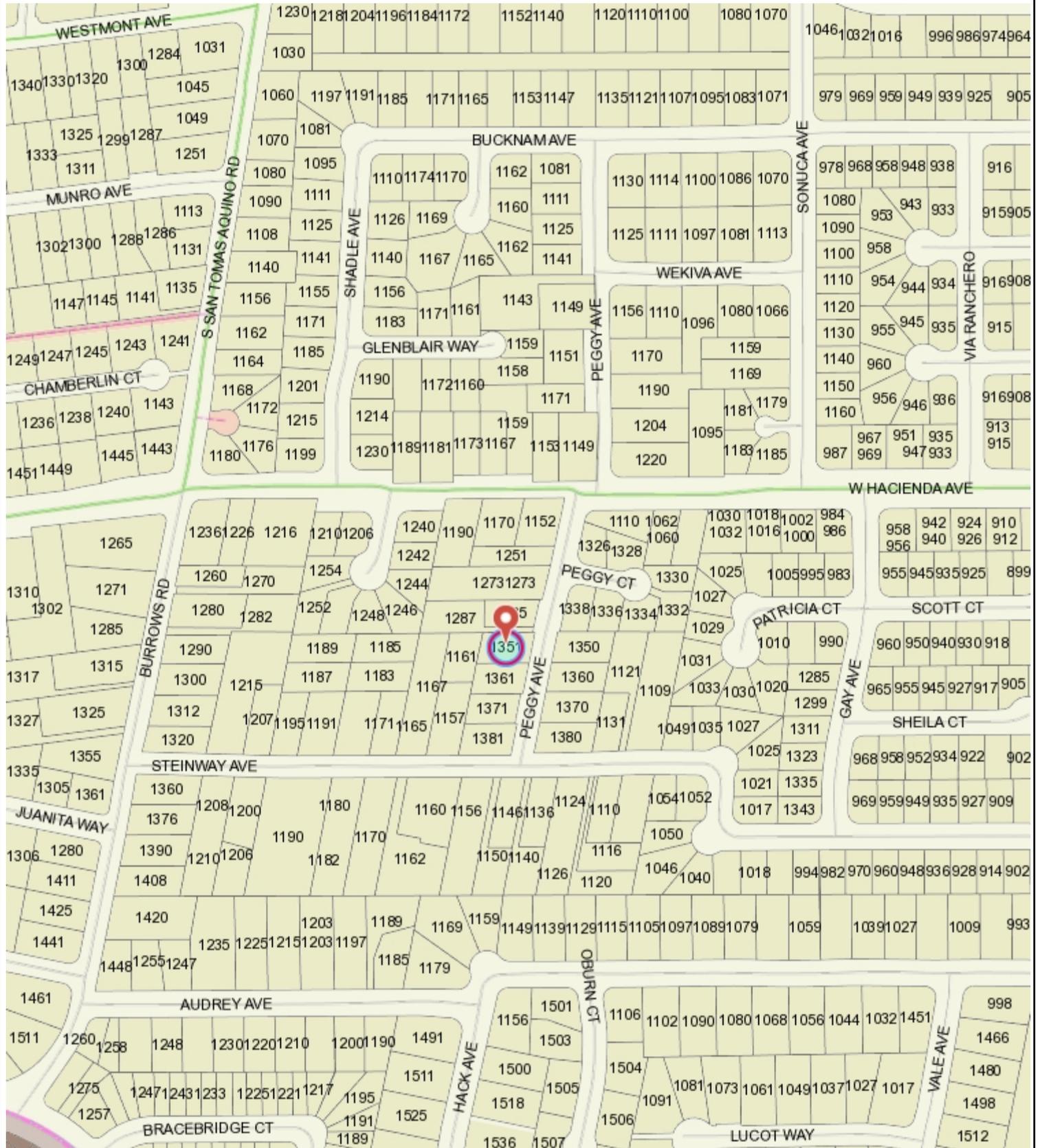
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE:

When calling on this Notice, refer to **1351 Peggy Avenue**

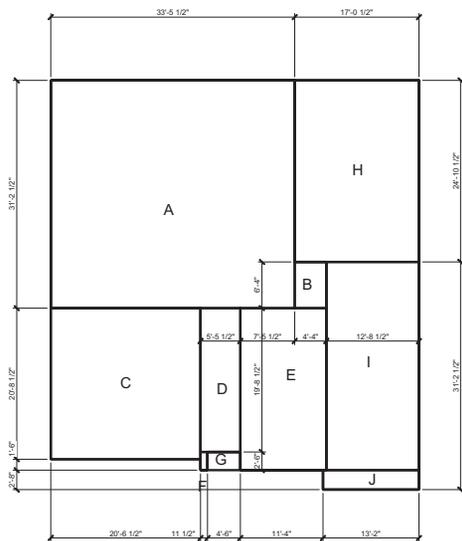


# Location Map - 1351 Peggy Ave



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





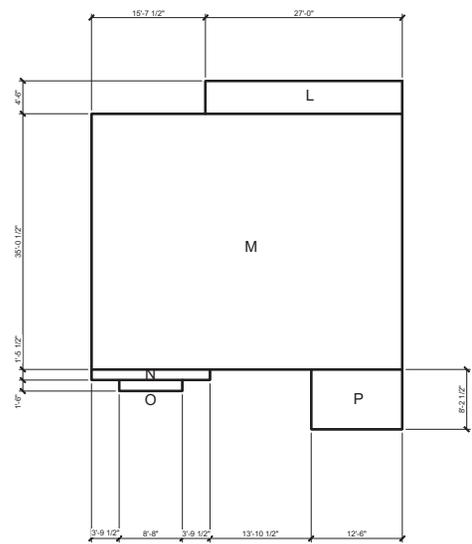
1st Level  
 SCALE: 1/8" = 1'-0"

FLOOR AREA CALCULATION (WITHOUT ADU)	
AREA	S.F.
A	1,044.82
B	27.44
C (GARAGE)	425.38
D	107.57
E	261.89
F	2.4
H (ADU)	423.91
I (ADU)	82.73
J (ADU)	35.11
ADU TOTAL	821.75 (NON-F.A.R.)
ADU COVERAGE	21.6
1st FLOOR TOTAL	1,891.25
L	121.5
M	1,493.65
N	43.7
O	23.7
P	13.0
2nd FLOOR TOTAL	1,784.45
FLOOR AREA TOTAL	3,645.7 S.F.

LOT COVERAGE CALCULATION	
FIRST FLOOR	1,465.86
C (GARAGE)	425.38
G (COVERED PORCH)	11.25 (NON-F.A.R.)
LOT COVERAGE TOTAL	1,892.49 S.F.

FLOOR AREA CALCULATION (WITH ADU)	
AREA	S.F.
A	1,044.82
B	27.44
C (GARAGE)	425.38
D	107.57
E	261.89
F	2.4
H (ADU)	423.91
I (ADU)	82.73
J (ADU)	35.11
ADU TOTAL	821.75
1st FLOOR TOTAL	2,693.25
L	121.5
M	1,493.65
N	43.7
O	23.7
P	13.0
2nd FLOOR TOTAL	1,784.45
FLOOR AREA TOTAL	4,445.7 S.F.

LOT COVERAGE CALCULATION	
FIRST FLOOR	2,265.86
C (GARAGE)	425.38
G (COVERED PORCH)	11.25 (NON-F.A.R.)
LOT COVERAGE TOTAL	2,702.49 S.F.



2nd Level

WARREN DESIGN  
 870 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 408.699.8700

PEGGY RESIDENCE  
 NEW RESIDENCE  
 1351 PEGGY AVE.  
 CAMPBELL CALIFORNIA

Date:	4/8/20
Drawn By:	
Revisions:	
▲	
▲	
▲	
▲	
▲	

FLOOR AREA  
 DIAGRAM

Project No: 2008  
 Sheet No: T-1.1



1361 Peggy Avenue Front View



1361 Peggy Avenue Right View



1351 Peggy Avenue Left View



1351 Peggy Avenue Front View



1351 Peggy Avenue Right View



1285 Peggy Avenue Front View



1285 Peggy Avenue Left View

WARREN DESIGN

8716 CAMPBELL AVE. CAMPBELL, CA 95008 P: 650.499.2970

*Handwritten signature*

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PEGGY RESIDENCE  
NEW RESIDENCE  
1351 PEGGY AVE.

CAMPBELL CALIFORNIA

Date: 4/8/20

Drawn By:

Revisions:

- ▲
- ▲
- ▲
- ▲
- ▲

SITE PHOTOGRAPHY SHEET

Project No: 2008

Sheet No: T-1.2



**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON FOUND MONUMENTS ON THE CENTER LINE OF STEINWAY AVENUE AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 99 OF MAPS, PAGE 35, SANTA CLARA COUNTY RECORDS.  
= SOUTH 89°52' WEST

**BASIS OF ELEVATIONS**

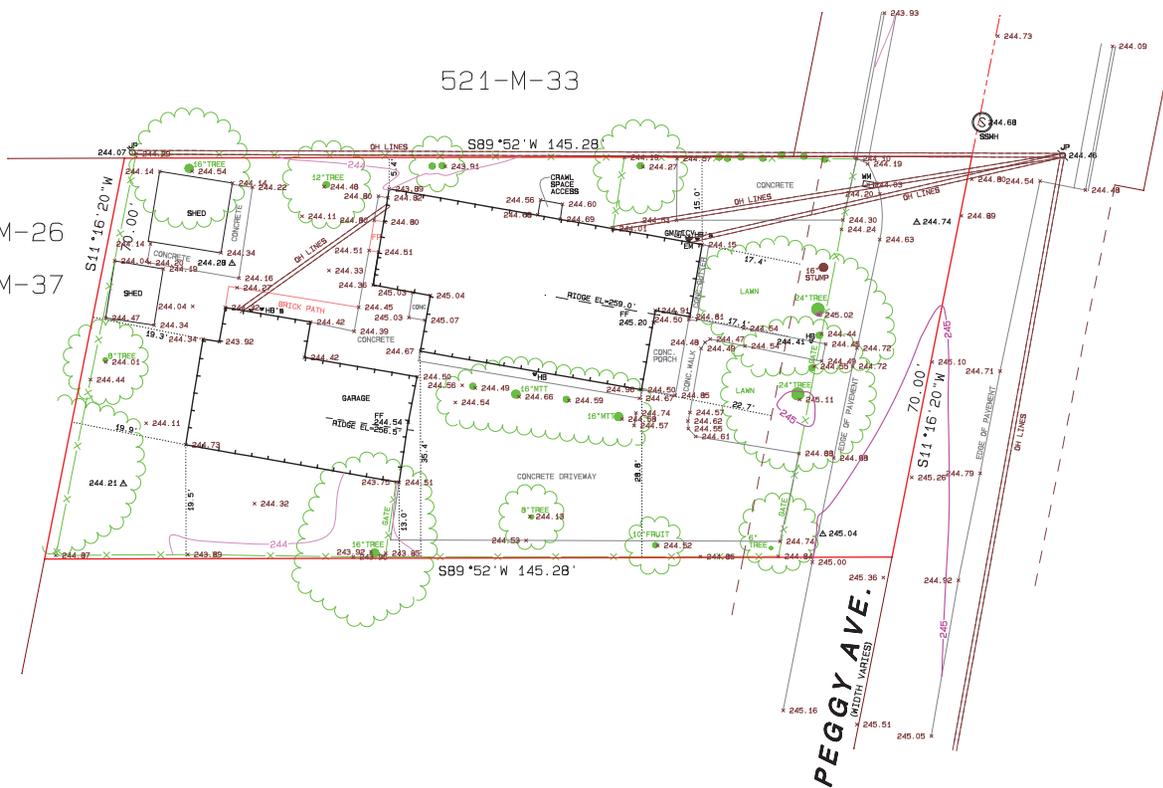
ELEVATIONS SHOWN ON THIS MAP ARE BASED ON A HIGH PRECISION GPS READING ON AN INITIAL CONTROL POINT AS ESTABLISHED WITH LEICA'S "HXGN SMARTNET" (NAVD 88)

**LEGEND**

- INDICATES RECORD BOUNDARY LINE
- INDICATES EXTERIOR FACE OF BUILDING
- INDICATES EDGE OF RIGHT OF WAY
- INDICATES CENTER LINE OF RIGHT OF WAY
- ~ INDICATES APPROXIMATE DRIPLINES OF TREES
- △ INDICATES RANDOM SURVEY CONTROL POINT
- x 244.54 INDICATES SPOT ELEVATION
- HB INDICATES HOSE BIB
- ICV INDICATES IRRIGATION CONTROL VALVES
- WM INDICATES WATER METER
- EM INDICATES ELECTRIC METER
- FF INDICATES FINISH FLOOR
- JP INDICATES JOINT SERVICES POLE
- GM INDICATES GAS METER
- OH INDICATES OVERHEAD
- INDICATES 12" ITALIAN CYPRESS UNLESS NOTED OTHERWISE
- MTT INDICATES MULTI-TRUNK TREE

152-M-26  
178-M-37

521-M-33



**TECHNICAL INFORMATION**

ASSESSOR'S PARCEL NUMBER: 406-16-059  
ADDRESS OF PROJECT: 1351 PEGGY AVENUE  
CAMPBELL, CA

CLIENT'S NAME: ALISON LOVE

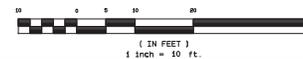
DEED REFERENCE: DOC. #21020507

SIZE OF LOT: 9,969 SQ FT, +/- GROSS  
8,219 SQ FT, +/- NET



*Robert J. Craig*

**GRAPHIC SCALE**



**ATTENTION**

THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

**NOTES**

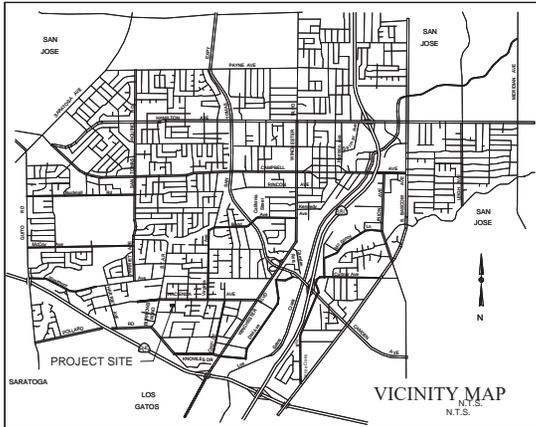
THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILING, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

A REQUESTED TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

BOUNDARY LINES DELINEATED ON THIS MAP ARE IN RED AND ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORD DATA.

REVISED	<b>ROBERT J. CRAIG</b> LICENSED LAND SURVEYOR 968 ELSTE MAE DRIVE BOULDER CREEK, CA 95006 (831) 359-1750 OR (408) 884-3791 Robert.J.Craig@rcs11.com		<b>TOPOGRAPHIC MAP</b> AS DESCRIBED IN DOCUMENT NO. 21020507 OFFICIAL RECORDS OF SANTA CLARA CO.
	SHEET 11 <b>CAMPBELL</b> County of Santa Clara, State of California		
SCALE: 1" = 10'	DATE: MARCH 25, 2020	JOB NO. C-20027	SHEET
	DRWN BY: APN 406-16-059	INDEX: SANTA CLARA CO.	ONE
FIELDWORK: NIB			OF ONE



**EARTHWORK TABLE**

LOCATION	CUT (CY)	FILL (CY)
FOUNDATION PAD	20	10
NEW PATIO DRIVEWAY/STAIR GRADING	14	15
INFILTRATION UNITS (DUALS) P/PS	15	0
EMBANK	0	0

**NOTE:**  
 EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO FURNISH THE EXACT AMOUNTS FOR EACH TABLE ITEM. TABLE DOES NOT REFLECT CONCRETE REMOVAL OR FLAVOR MATERIAL. MINIMUMS OF 12" OF FRESH EXISTING GRADE FOR FINISH GRADE UNDER THE STORMWATER INFILTRATION UNITS AND 12" OF EXISTING GRADE FOR FINISH GRADE UNDER THE SANITARY SEWER LATERAL IS REQUIRED. THE DEPTH WILL BE APPROXIMATELY 4"

**TREE NOTES:**

SPACES OF TREES TO BE DETERMINED BY AN ARBORIST. DRIP LINES ARE NOT SHOWN ON THIS MAP AND ARE TO BE MEASURED IN THE FIELD ONLY. TREES LARGER THAN 4" DBH IN DIAMETER ARE SHOWN ON THIS MAP.

**STREET NOTES:**

A. The applicant shall provide an approved construction plan from the City Engineering Division prior to start of any work on the City right-of-way or public improvement area. The applicant shall obtain permits from the appropriate city or county.  
 B. Control Poles: Posts to establish a vertical alignment of streets is advised of construction of public improvement work. The construction approval shall require such a vertical representation which will be shown on the plan.  
 C. The applicant shall provide a detailed plan of proposed street improvements including proposed street, curb, sidewalk, drainage, etc., including a complete set of utility locations and City standards along the entire property boundary. The proposed improvements shall be in accordance with the City standards and the City Engineering Division. An applicant is required to submit a drainage report from a licensed engineer to the City Engineering Division. The report shall be submitted and approved by the City Engineering Division prior to the start of any work on the City right-of-way or public improvement area.

**PAVING NOTE:**

All ONDITE paving shall comply with MHC section 8.13.16. Proposed paving, driveway, and their approaches shall meet minimum T1 requirement of 2.5. Bearing capacity for the driveway and the entry drive shall be designed to provide a minimum of 90,000 lbs bearing capacity for the fire apparatus. CFC Section 503.2.3.

**STORMWATER RUNOFF NOTES:**

1. All stormwater runoff shall be collected and conveyed to the appropriate stormwater management facility.  
 2. The applicant shall provide a detailed plan of proposed stormwater management facilities including proposed stormwater management facility, catch basin, and stormwater pipe.  
 3. The applicant shall provide a detailed plan of proposed stormwater management facilities including proposed stormwater management facility, catch basin, and stormwater pipe.  
 4. The applicant shall provide a detailed plan of proposed stormwater management facilities including proposed stormwater management facility, catch basin, and stormwater pipe.  
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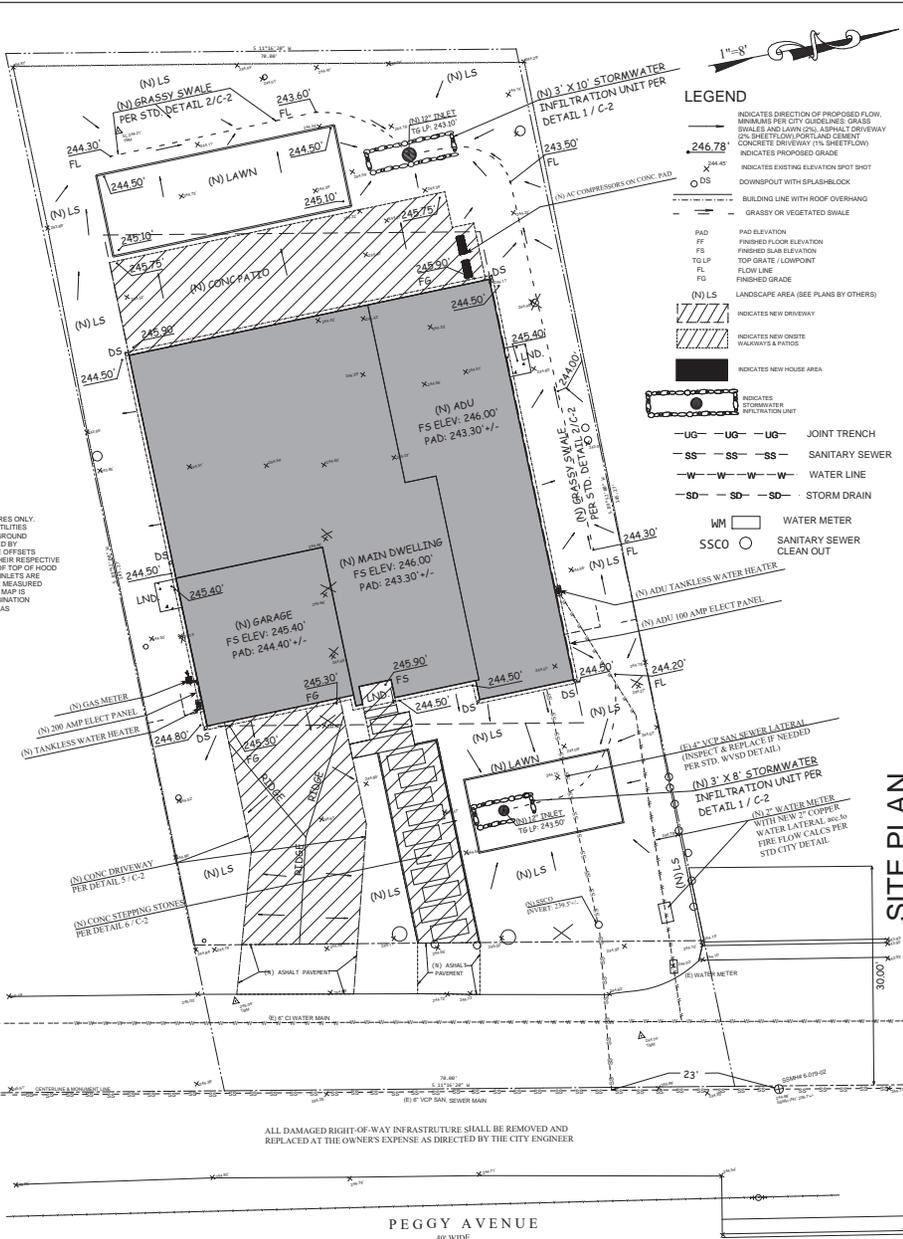
**ENVIRONMENTAL NOTE:**

All adjacent wetlands shall be protected. Wetlands shall be protected and preserved. Wetlands shall be protected and preserved. Wetlands shall be protected and preserved.

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**UNDERGROUND DISCLAIMER**

NOTE: THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACES FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "GUY" (1-800-442-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB. MANHOLE AND INLET OFFSETS ARE TO THEIR RESPECTIVE CENTERS. HOODS INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB. UNLESS OTHERWISE NOTED, INLETS FOR HOODS INLETS ARE MEASURED FROM THE TOP OF HOOD AND INLETS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINES DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS. A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINES SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.



ALL DAMAGED RIGHT-OF-WAY INFRASTRUCTURE SHALL BE REMOVED AND REPLACED AT THE OWNERS EXPENSE AS DIRECTED BY THE CITY ENGINEER.

PEGGY AVENUE  
40' WIDE

**IMPERVIOUS AREA CHART**

LOT AREA  
0.23 acres  
9967.97 sq ft

(E) PAVEMENT 1 307 sq ft	(E) HOUSE 1 1256.59 sq ft	(N) HOUSE PAD AREA 2690 sq ft
(E) PAVED AREA 2 101 sq ft	(E) DWELLING UNIT 2 769.57 sq ft	(N) DRIVEWAY 517 sq ft
(E) PAVEMENT 3 13 sq ft	(E) BUILDING 3 152.99 sq ft	(N) WALKWAY 286 sq ft
(E) DW WALK 4 1866 sq ft	(E) BUILDING 4 82.87 sq ft	(N) REAR PATIO 635 sq ft
(E) PAVEMENT 5 87 sq ft	(E) BUILDING TOTAL 2261 sq ft	(N) TOTAL IMPERVIOUS AREA 4128 sq ft
(E) PAVEMENT 6 16 sq ft		
(E) PAVED AREA 7 17 sq ft		
(E) TOTAL PAVED AREA 2407 sq ft		
(E) TOTAL IMPERVIOUS AREA 4668 sq ft / 0.107 ac		

**IMPERVIOUS AREA MAPS**



**JLK ASSOCIATES**  
 SURVEYORS / ENGINEERS  
 75 CEDAR LANE  
 SAN JOSE, CA 95127  
 408-910-3230

**DRAINAGE & GRADING PLAN**  
 1351 PEGGY AVE.  
 CITY OF CAMPBELL, CA



SCALE: AS NOTED  
 SHEET:  
**C - 1**



**NOTES:**

1. CHECK AS SHOWN INDICATED WHETHER OR NOT THE PROJECT ALONG ALL MAINS STAYS IN PLACE. THIS WORK CONNECTION SHALL BE MADE TO EXISTING SPECIFICATIONS.
2. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.
3. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.
4. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.
5. ALL NEW CONNECTIONS SHALL BE MADE TO EXISTING MAINS AS SHOWN ON THIS PLAN.
6. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.
7. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.
8. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.
9. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.
10. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.
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12. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.
13. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.
14. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.
15. THE EXISTING LATERAL SHALL BE REPAIRED TO THE SAME CONDITION AS THE ORIGINAL LATERAL.

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY  
**SEWER LATERAL REPAIR NOTES**

SCALE: DRAWN BY: CHECKED BY: APPROVED BY: DATE: SHEET NO. OF SHEETS: DRAWING NO. OF DRAWINGS: 14C

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY  
**PIPE BEDDING, TRENCH BACKFILL & RESURFACING**

SCALE: DRAWN BY: CHECKED BY: APPROVED BY: DATE: SHEET NO. OF SHEETS: DRAWING NO. OF DRAWINGS: 6

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY  
**SERVICE LATERAL TO MAIN SEWER**

SCALE: DRAWN BY: CHECKED BY: APPROVED BY: DATE: SHEET NO. OF SHEETS: DRAWING NO. OF DRAWINGS: 15

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY  
**STANDARD SEWER LATERAL CLEANOUT**

SCALE: DRAWN BY: CHECKED BY: APPROVED BY: DATE: SHEET NO. OF SHEETS: DRAWING NO. OF DRAWINGS: 3

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY  
**SUPPORT FOR UTILITY CROSSINGS, WHERE REQUIRED**

SCALE: DRAWN BY: CHECKED BY: APPROVED BY: DATE: SHEET NO. OF SHEETS: DRAWING NO. OF DRAWINGS: 7

**WEST VALLEY SANITATION DISTRICT, SANTA CLARA COUNTY**

**GENERAL NOTES:**

1. All materials and methods of construction for sanitary sewer shall conform to the Standard Specifications of the State of California, Department of Public Works, Division of Highways, Standard Specifications for Highway Construction, 1983 Edition, Section 1000-1-1 through 1000-1-10.
2. Minimum allowable depth on the easement pipe, corner pipe or manhole is 4 feet. All PVC pipe shall be 4 feet.
3. All "standard" approved pipe materials shall be used. The pipe shall be set back to Section 1000-1-1.1 of the State of California, Department of Public Works, Division of Highways, Standard Specifications for Highway Construction, 1983 Edition, Section 1000-1-1.1.
4. A utility cover or manhole shall be installed at each manhole, manhole stop, etc. The underground manhole shall be constructed to meet the above requirements.
5. All manhole covers shall be of cast iron or steel, approved by the District, and shall be set back to Section 1000-1-1.1 of the State of California, Department of Public Works, Division of Highways, Standard Specifications for Highway Construction, 1983 Edition, Section 1000-1-1.1.
6. All manhole covers shall be of cast iron or steel, approved by the District, and shall be set back to Section 1000-1-1.1 of the State of California, Department of Public Works, Division of Highways, Standard Specifications for Highway Construction, 1983 Edition, Section 1000-1-1.1.
7. All manhole covers shall be of cast iron or steel, approved by the District, and shall be set back to Section 1000-1-1.1 of the State of California, Department of Public Works, Division of Highways, Standard Specifications for Highway Construction, 1983 Edition, Section 1000-1-1.1.
8. All manhole covers shall be of cast iron or steel, approved by the District, and shall be set back to Section 1000-1-1.1 of the State of California, Department of Public Works, Division of Highways, Standard Specifications for Highway Construction, 1983 Edition, Section 1000-1-1.1.
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15. All manhole covers shall be of cast iron or steel, approved by the District, and shall be set back to Section 1000-1-1.1 of the State of California, Department of Public Works, Division of Highways, Standard Specifications for Highway Construction, 1983 Edition, Section 1000-1-1.1.

Approved By: DATE: DRAWING NO. W-1

**CONNECTION TYPES FOR 3/4" - 2" SERVICE TAPS**

DEPARTMENT OF PUBLIC WORKS

APPROVED BY: DATE: DRAWING NO. W-1

**WATER METER SERVICES 3/4" - 2"**

DEPARTMENT OF PUBLIC WORKS

APPROVED BY: DATE: DRAWING NO. W-2

**VALVE BOX INSTALLATION**

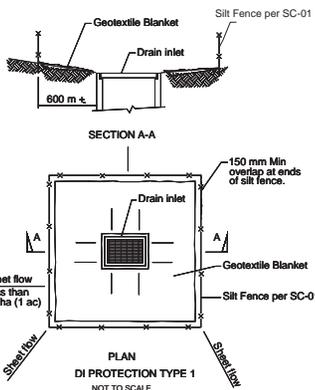
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: DATE: DRAWING NO. W-3

**JLK ASSOCIATES**  
SURVEYORS/ENGINEERS  
73 CEDAR LANE  
SAN JOSE, CA 95127  
408-910-3230

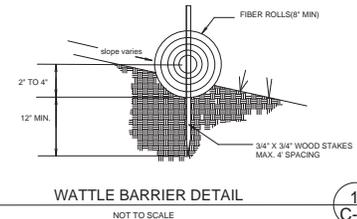
**CITY STANDARD NOTES & DETAILS**  
**DRAINAGE & GRADING PLAN**  
1351 PEGGY AVE.  
CITY OF CAMPBELL, CA

SCALE: AS NOTED  
SHEET: C-3

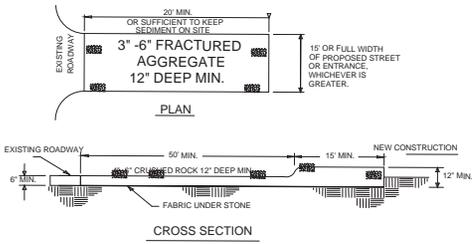


- NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
  2. Not applicable in paved areas.
  3. Not applicable with concentrated flows.

INLET PROTECTION DETAIL 3  
C-4



WATTLE BARRIER DETAIL 1  
C-4



TEMPORARY CONSTRUCTION ENTRANCE 2  
C-4

- TREE PROTECTION NOTES**
1. City approved tree protection warning signs are required to be installed and maintained at all times until all construction activities are completed.
  2. Required tree protection shall remain in place until all construction activities are completed. No changes to tree protection can be made until a revised tree protection plan is submitted and approved by the City.
  3. Failure to install and maintain required tree

INSTALL WATTLE BARRIER

INSTALL INLET PROTECTION

INDICATES TREE PROTECTION FENCING PER CITY STD. DETAIL

For written specifications associated with illustrations below, see Public Works Specifications Section 33. Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) ([www.cityofpaloalto.org/trees](http://www.cityofpaloalto.org/trees))

**Tree Protection Zone (TPZ)** shown in gray (radius of TPZ equals 30 times the diameter of the tree or 30-feet, whichever is greater).

- Restricted activity area - see Tree Technical Manual Sec. 2.3.5(B)
- Restricted tree work area - see Tree Technical Manual Sec. 2.3.5(C), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

**Type I Tree Protection:** Layout configuration applies to all regulated trees, matching the site diagrams with the tree preservation report (TPR) distances written for this project.

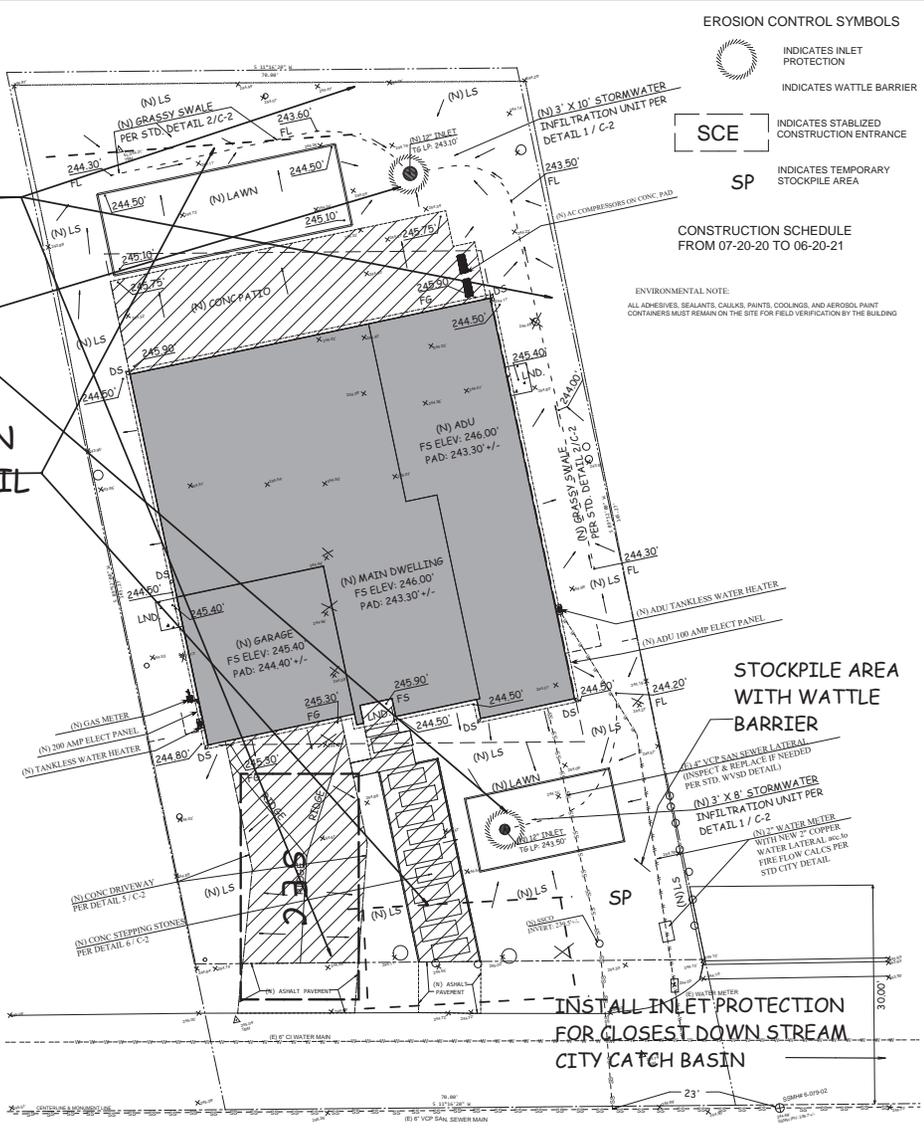
**Type II Tree Protection:** Layout configuration applies to all parkway strip or public trees near sidewalk.

**Type III Tree Protection:** Layout for trunk protection applies to all regulated trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

Rev	No	Date	Approved by:
0	0000	12/14/17	D. DOKKIER
1	01	08/09/19	PF No. 124.001.003
2	02	08/09/19	Date: 08/30/2017
3	03	08/09/19	
4	04	08/09/19	

City of Palo Alto Standard City No. 605



- EROSION CONTROL SYMBOLS**
- INDICATES INLET PROTECTION
  - INDICATES WATTLE BARRIER
  - INDICATES STABILIZED CONSTRUCTION ENTRANCE
  - INDICATES TEMPORARY STOCKPILE AREA
- CONSTRUCTION SCHEDULE  
FROM 07-20-20 TO 06-20-21

ENVIRONMENTAL NOTE:  
ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COOLINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING DEPARTMENT.

Other	By	Date	Revision	No.

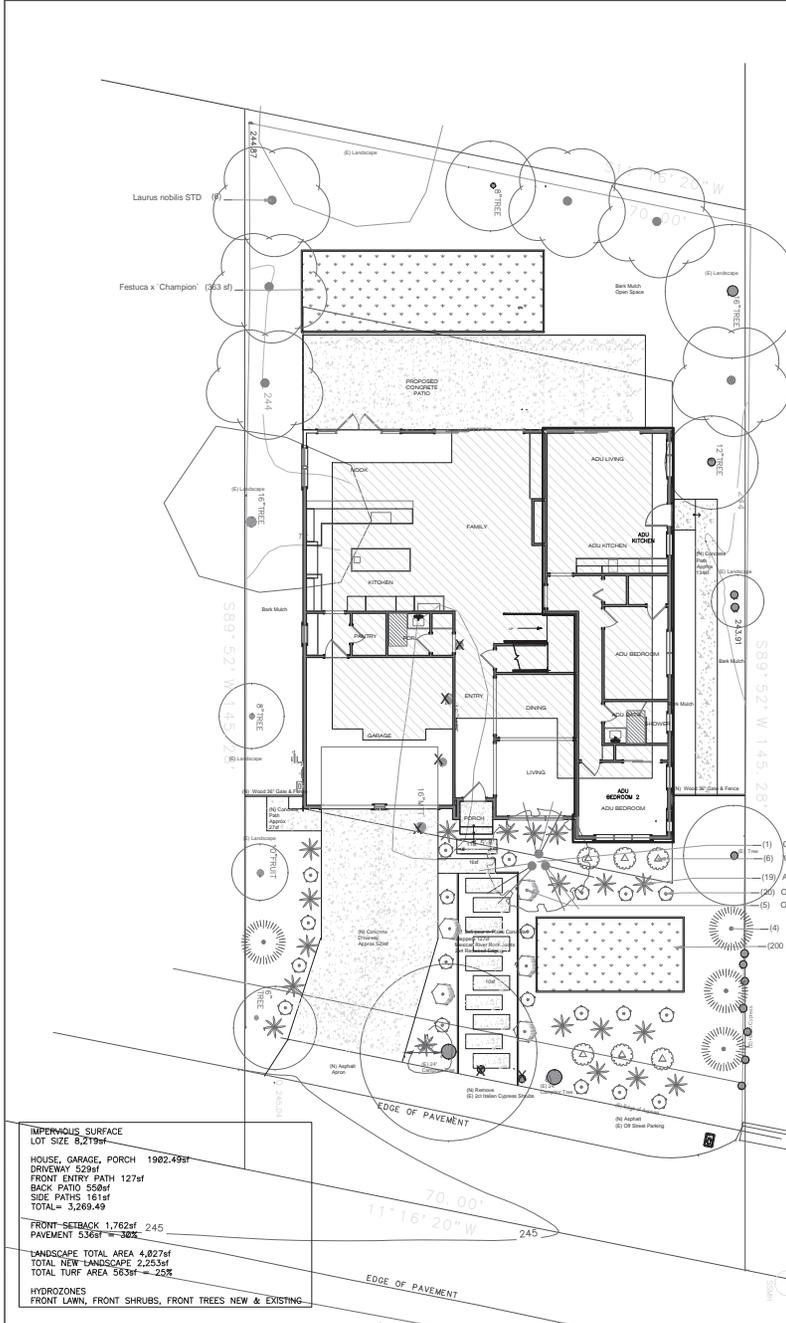
04-05-19  
REVISED 04-05-19  
REVISED 05-19-20  
Drawn By: JAT

**JLK ASSOCIATES**  
SURVEYORS / ENGINEERS  
73 CEDAR LANE  
SAN JOSE, CA 95127  
408-910-3230

**SEDIMENT EROSION CONTROL PLAN**  
1351 PEGGY AVE.  
CITY OF CAMPBELL, CA



SCALE: AS NOTED  
SHEET: C-4



**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	Cercis canadensis 'Forest Pansy' TM Multi trunk	Forest Pansy Redbud	9 gal.	1	
	Laurus nobilis STD	Sweet Bay	9 gal.	6	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	Asparagus densiflorus 'Myra'	Myra Asparagus	9 gal.	14	
	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	9 gal.	6	
	Echum candicans 'Rincon Blue'	Panhandle Pride Of Madeira	1 gal.	4	
	Osteospermum fruticosum 'Purple'	African Daisy	1 gal.	5	
	Osteospermum fruticosum 'White'	African Daisy	1 gal.	30	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	Festuca x 'Champion'	Champion Fescue blend	soil		565 sf

- Prescriptive Compliance Pathway- Appendix D
- Project Information Worksheet
- Water Efficient Landscape Worksheet
- Landscape Design Plan

IRRIGATION PLAN AND WATER BUDGET CALCULATION SHEET  
 NOT REQUIRED WITH PRESCRIPTIVE ALLOWANCE

**LANDSCAPE WATER-EFFICIENCY (MVEL) APPENDIX - D CHECKLIST**  
 (Can only be used when aggregate landscape areas are 2,500 square feet or less)

Landscaping Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 5 inches into landscape area (unless noted otherwise by a soil test). Beneficial: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.	All Planting Areas
Plant Water Use	Non-essential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	All New Planting Areas
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	All Planting Areas
Turf	Total turf area shall not exceed 20% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in pathways less than 10 feet in width. Turf, if utilized in pathways is irrigated by sub-surface irrigation or other technology that prevents overwatering or runoff.	Yes n/a n/a
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source. Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overwatering or runoff. A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	Yes Yes n/a n/a

**CERTIFICATE OF COMPLETION OF THE LANDSCAPE DOCUMENTATION**  
 This certifies a final audit of the project and completion of the landscape documentation package.

**PART 1. PROJECT INFORMATION SHEET**

Project Name: \_\_\_\_\_  
 Project Address and Location: \_\_\_\_\_  
 Project Landscaping Information: \_\_\_\_\_  
 Property Owner or Neighbor Designer: \_\_\_\_\_  
 Property Owner: \_\_\_\_\_  
 Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Plant Material shall comply with the following:**  
 For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

- Mulch & Soil Preparation**
- 1 Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of 6" into landscape area (unless contra-indicated by a soil test).
  - 2 A minimum of 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting ground covers, direct seeding applications where mulch is contra-indicated.
  - 3 No turf present on this installation.
  - 2 Prior to planting, compacted materials shall be transformed to a friable condition.
  - 3 For soils less than 6% organic matter in the top 6" of soil, add organic compost to planting areas equal to a rate of minimum 4 cubic yards per 1,000sf of permeable areas to a minimum depth of 6" into the soils.
  - 4 A soils report is required.

**Tree Protection**  
 The following general tree preservation measures apply to all trees to be retained: No storage of material, top soil, vehicles, or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

- Landscape & Irrigation Maintenance**
1. Maintenance may include but not limited to the following: routine inspection, auditing, pressure testing, adjustment, and repair of the irrigation system; top dressing with compost, replenishing mulch, fertilizing, pruning, replanting of failed plants, weeding, pest control.
  2. Failed plants shall be replaced with the same functionally equivalent plants that may be size-adjusted as appropriate for the stage of growth of the overall installation. Failing plants shall either be replaced or be revived through appropriate adjustments to water, nutrients, pest control or other factors recommended by landscape professional.

- IRRIGATION**
- 1 Irrigation Controller with rain sensing shut off device either integral or auxiliary required. Controller to be outside of building. Exact location of the controller and weather sensor to be determined by the contractor.
  2. Valve Boxes: Exact location of valves to be determined by the contractor based on site conditions and underground utilities. Valves shall have Pressure Reducer and Filter appropriate for Drop. A manual Shut Off Valve shall be installed with Valve Nest.
  3. Irrigation for each hydro-zone shall have a separate valve as indicated. Root Well Bubblers recommended for each new tree.
  4. Manual Shut Off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
  5. All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014, "Landscape Irrigation Sprinkler and Emitter Standard."
  6. No sprinklers will be installed at this site.
  7. For areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff. Only drip irrigation will be installed on this site.
  8. Irrigation shall be designed, maintained and managed to meet or exceed an average landscape efficiency of 70%.
  9. Irrigation run times shall be scheduled between 8pm and 10am. Operation outside time window is allowed for auditing and system maintenance.
  - 10 A diagram or list of the hydro-zones shall be kept with the irrigation controller for subsequent management purposes.
  11. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, irrigation schedule and a schedule of landscape and irrigation maintenance.
  12. An irrigation audit report shall be completed at the time of final inspection.

Static Water Pressure = 70psi  
 Provider: City of Campbell  
 Meter size 3/4"

I AGREE TO COMPLY WITH REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE APPENDIX D PRESCRIPTIVE REQUIREMENTS AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

I AGREE TO COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MVELO.

(name), HOMEOWNER

THESE PLANS ARE A SCHEMATIC ONLY AND ARE NOT CONSTRUCTION DOCUMENTS

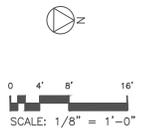
Revisions	Date	By



KL Designs LLC  
 San Jose, CA 95118  
 Phone: (408) 910-3198

Landscape Plan

Residence  
 1351 Peggy Ave.  
 Campbell CA



Date: 04/2020  
 Drawn By: KAL  
 Job No 1342

**L- 01**



IRRIGATION SCHEDULE			
SYM-BOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	FIN.
1	Hunter HPIB-000E (PIB-00-PIB-00-0V) Turf Receiver, 40' pop-up with check valve, pressure regulated to 40 psi (2.16 bar) with backflow preventer on PIG-40 body, AD-3000 range and grey, and 10-210, 800/Lite Green and grey (pr. 860)	14	40
2	Hunter PPIV-ADV-6 (Drip Assembly) 5/4" 3/4" and 1" Plastic Electric Remote Control Valve with removable Anti-Siphon Cap, and Flow Control, For Residential Use. Inst/Octlet: 8ip x 8ip.	4	
3	Hunter PPIV-ADV-6 (Sprinklers) 5/4" 3/4" and 1" Plastic Electric Remote Control Valve with removable Anti-Siphon Cap, and Flow Control, For Residential Use. Inst/Octlet: 8ip x 8ip.	9	
Collector	Hunter PIG-200 (2 stations) PIG-200 1/2" 1/2" manifold, full-functioning controller with touchscreen, 13-station Field controller, 120 VAC, Outdoor model.	1	
1	Hunter HPIB-100 (Flow Sensor) Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.	1	
2	Hunter HPIB-100 (Flow Sensor) Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.	1	
Irrigation Lateral Line: PIV Schedule 40		179.4 LF	

- ### IRRIGATION
1. Irrigation Controller with rain sensing shut off device either integral or auxiliary required. Controller to be outside of building. Exact location of the controller and weather sensor to be determined by the contractor.
  2. Valve Boxes: Exact location of valves to be determined by the contractor based on site conditions and underground utilities. Valves shall have Pressure Reducer and Filter appropriate for Drip. A Manual Shut Off Valve shall be installed with Valve Nest.
  3. Irrigation for each hydro-zone shall have a separate valve as indicated. Root Well Bubbblers recommended for each new tree.
  4. Manual Shut Off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
  5. All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014, "Landscape Irrigation Sprinkler and Emitter Standards".
  6. No sprinklers will be installed at this site.
  7. For areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff. Only drip irrigation will be installed on this site.
  8. Irrigation shall be designed, maintained and managed to meet or exceed an average landscape efficiency of 70%.
  9. Irrigation run times shall be scheduled between 8pm and 10am. Operation outside time window is allowed for auditing and system maintenance.
  10. A diagram or list of the hydro-zones shall be kept with the irrigation controller for subsequent management purposes.
  11. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, irrigation schedule and a schedule of landscape and irrigation maintenance.
  12. An irrigation audit report shall be completed at the time of final inspection.

Static Water Pressure = 70psi  
 Provider: City of Campbell  
 Meter size 3/4"

I AGREE TO COMPLY WITH REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE APPENDIX D PRESCRIPTIVE REQUIREMENTS AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

I AGREE TO COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELD.

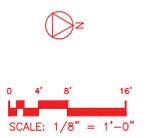
(name), HOMEOWNER



**KL Designs LLC**  
 San Jose, CA 95118  
 Phone: (408) 910-3198

# Irrigation Plan

Residence  
 1351 Peggy Ave.  
 Campbell CA



Date: 040720  
 Drawn By: KAL  
 Job No 1342

**L- 02**

Date: 4/8/20

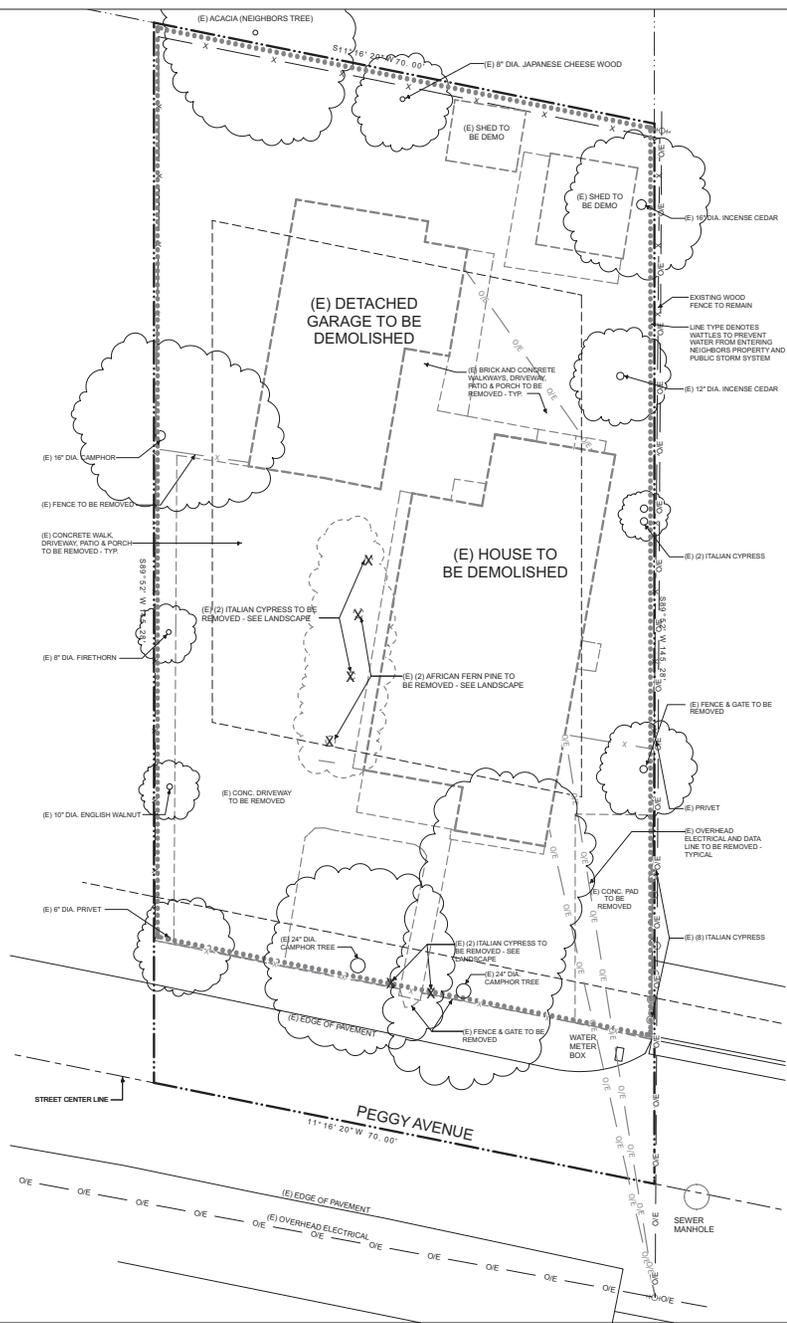
Drawn By:

Revisions:


EXISTING/  
 DEMOLITION  
 SITE PLAN

Project No: 2008

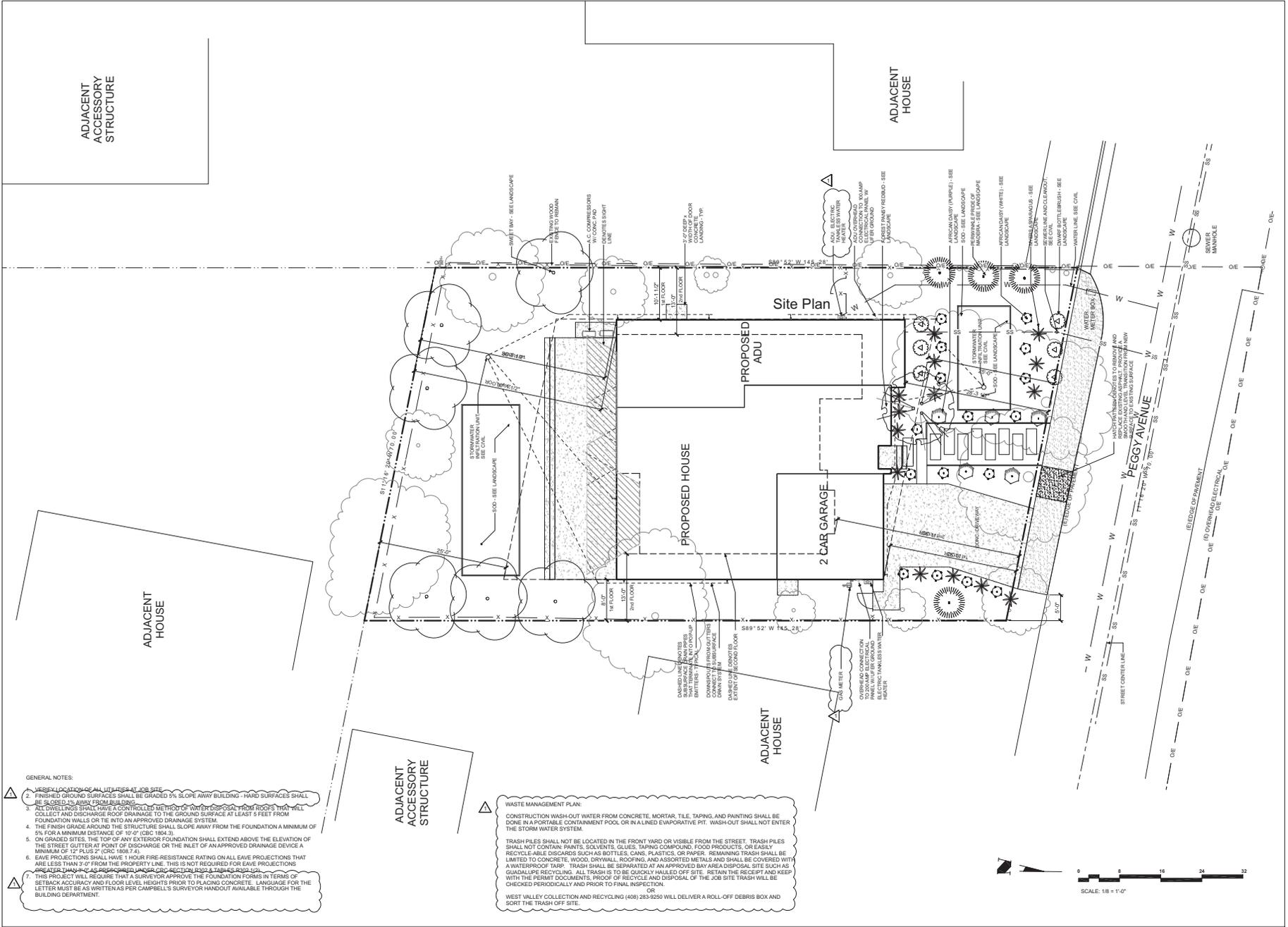
Sheet No: A-1.0



Demolition Site Plan

- GENERAL NOTES:
- 1 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
  - 2 SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 5'-0" AWAY FROM STRUCTURE FOR DRAINAGE.
  - 3 ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
  - 4 THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3).
  - 5 ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CBC 1805.7.4).
  - 6 EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302.1(2).

- WASTE MANAGEMENT PLAN:
- CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.
- TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED DAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS. PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.
- OR
- WEST VALLEY COLLECTION AND RECYCLING (408) 283-6250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.



ADJACENT  
ACCESSORY  
STRUCTURE

ADJACENT  
HOUSE

Site Plan

PROPOSED  
ADU

PROPOSED  
HOUSE

2 CAR  
GARAGE

ADJACENT  
HOUSE

ADJACENT  
HOUSE

ADJACENT  
ACCESSORY  
STRUCTURE

- GENERAL NOTES:**
1. VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
  2. FINISHED GROUND SURFACES SHALL BE GRADED 2% SLOPE AWAY BUILDING - HARD SURFACES SHALL BE SLOPED 1% AWAY FROM BUILDINGS.
  3. ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
  4. THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% FOR A MINIMUM DISTANCE OF 10'-0" (C.R.C. 180A.3).
  5. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (C.R.C. 180B.7A).
  6. EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 2'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS ON GRADED SITES.
  7. THIS PROJECT WILL REQUIRE THAT A SURVEYOR APPROVE THE FOUNDATION FORMS IN TERMS OF SETBACK ACCURACY AND FLOOR LEVEL HEIGHTS PRIOR TO PLACING CONCRETE. LANGUAGE FOR THE LETTER MUST BE AS WRITTEN AS PER CAMPBELL'S SURVEYOR HANDOUT AVAILABLE THROUGH THE BUILDING DEPARTMENT.

**WASTE MANAGEMENT PLAN:**

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAMINATION POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN PAINTS, SOLVENTS, COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS. PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

OR

WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

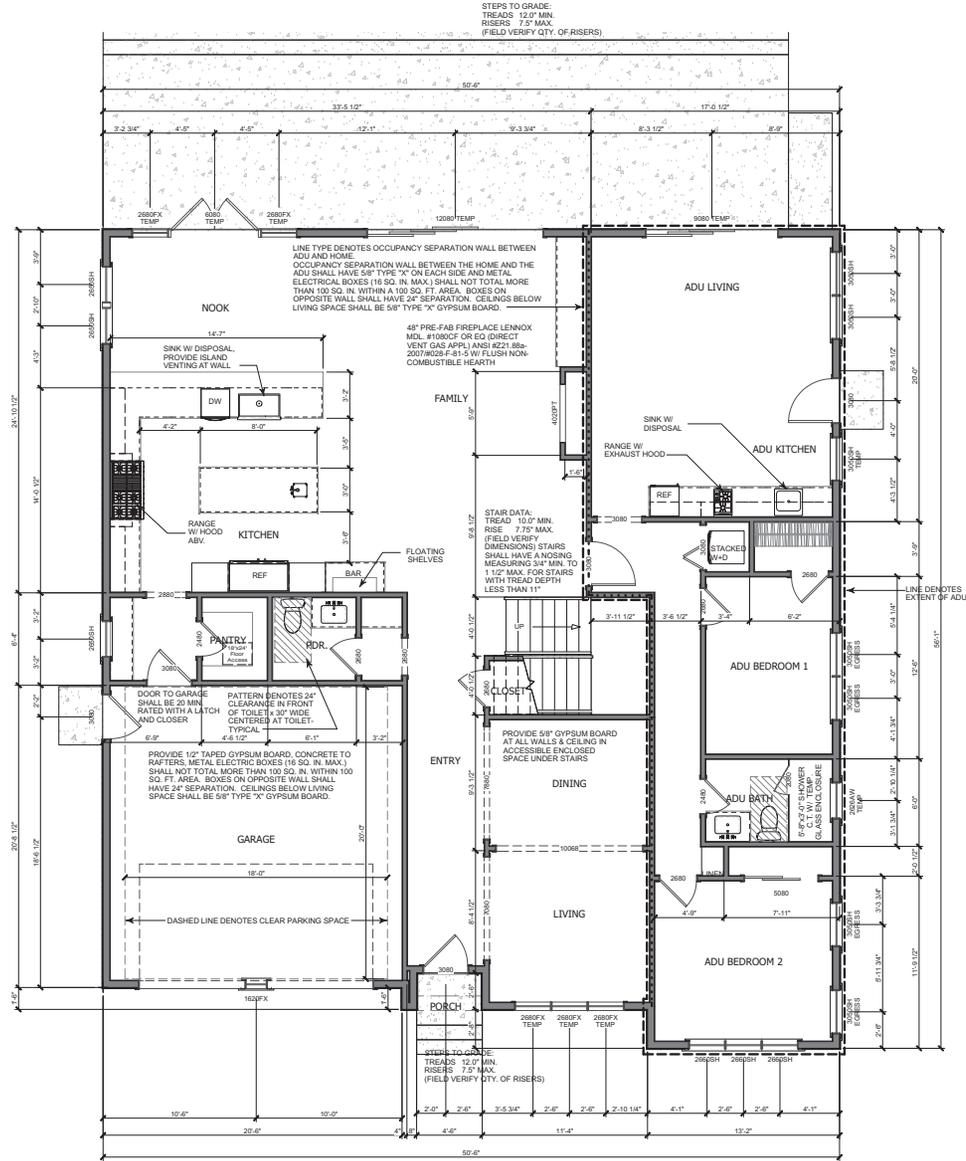
**WARREN DESIGN**  
870 E. CAMPBELL AVE., CAMPBELL, CA 95008 P: 650.609.2970

**PEGGY RESIDENCE**  
NEW RESIDENCE  
1351 PEGGY AVE.  
CAMPBELL CALIFORNIA

Date: 4/8/20
Drawn By:
Revisions:
▲
▲
▲
▲
<b>SITE PLAN</b>
Project No: 2008
Sheet No: A-1.1
6 of 17

GENERAL NOTES:

1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS' AND/OR OWNERS' SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
2. ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 1 3/4" THICK
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH SILL & MIN NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.C.
8. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 2.8 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 80 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
9. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE
10. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
11. WATER HEATERS SHALL BE STRAPPED WITH THE UPPER & LOWER 1/4 OF THE HEATER STRAPS SHALL BE LOCATED 4" MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
12. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
13. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
14. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
15. PROVIDE FIRE STOPS IN OPENINGS AT FLOOR & CEILING OF ALL FIREPLACES
16. PROVIDE ACDC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED TYPICAL
17. LANDINGS NO MORE THAN 7/16" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 1/12" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3-0 DEEP MIN.
18. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O.
19. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9
20. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CIBC SECTION 117)
21. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (7/8" THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1 1/2" (1" FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2" (1 1/2") (CIBC)
22. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 908 OF THE 2016 CALIFORNIA PLUMBING CODE.



First Level Floor Plan



WARREN DESIGN  
 8701 CAMPBELL AVE., CAMPBELL, CA 95008 P: 408.699.8700

PEGGY RESIDENCE  
 NEW RESIDENCE  
 1351 PEGGY AVE.  
 CALIFORNIA

CAMPBELL

Date: 4/8/20

Drawn By:

Revisions:


FIRST LEVEL FLOOR PLAN

Project No: 2008

Sheet No: A-2







Rear Elevation



26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)



Left Elevation

WARREN DESIGN

870 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 408.699.2970

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PEGGY RESIDENCE  
NEW RESIDENCE  
1351 PEGGY AVE.

CAMPBELL CALIFORNIA

Date: 4/8/20

Drawn By:

Revisions:



EXTERIOR ELEVATIONS

Project No: 2008

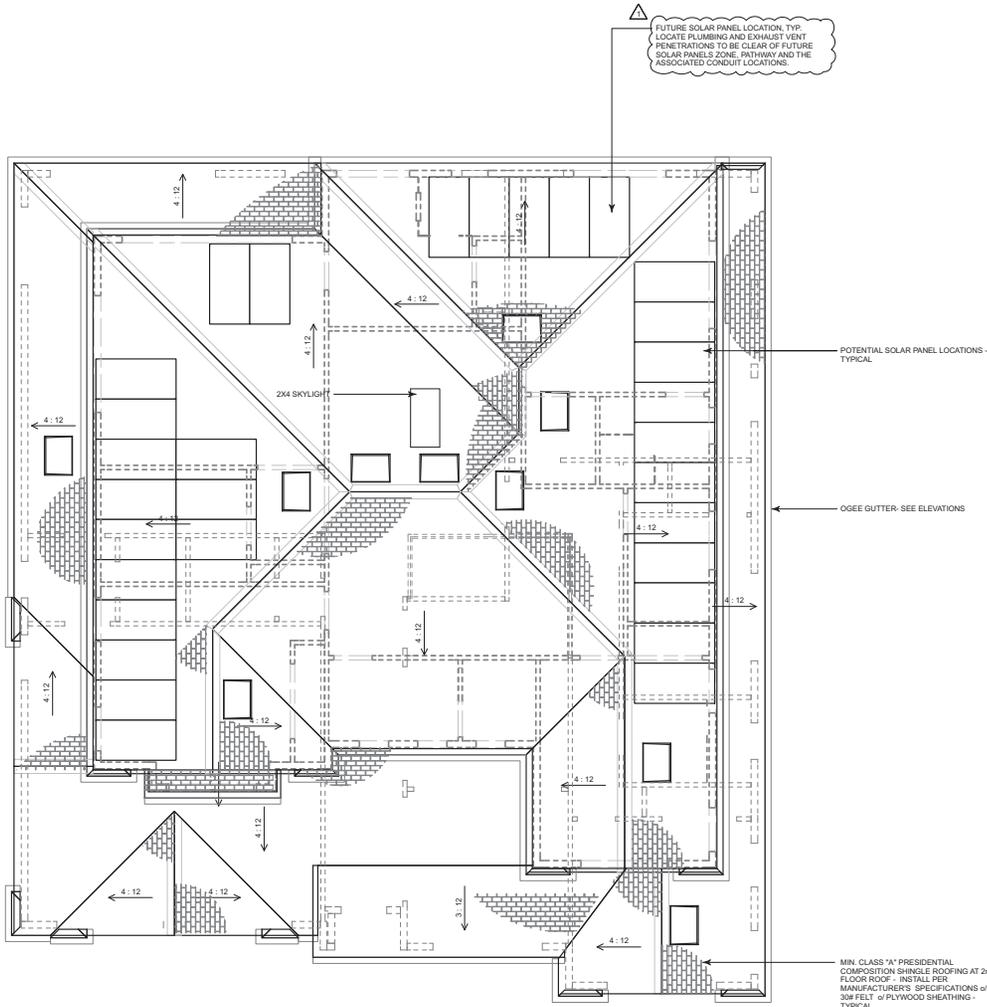
Sheet No: A-5

10 of 17

Date: 4/8/20
Drawn By:
Revisions:
▲
▲
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ROOF PLAN

Project No:	2008
Sheet No:	A-6



**ATTIC VENTILATION:**  
 ENTRY LEVEL ROOF:  
 482 S.F. OF ATTIC SPACE / 300 = 1.6 S.F.  
 18 S.F. x 144 SQ. INCHES = 230 SQ. INCHES REQ'D  
 115 SQ. INCHES REQ'D / 72 SQ. INCHES = 2 - 32"x24" OHMAGIN FLAT ROOF VENTS.  
 PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK) 115 SQ. INCHES REQ'D / 9 SQ. INCHES = 13 FREEZE BLOCKS REQUIRED. PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.  
 UPPER LEVEL ROOF:  
 2,236 S.F. OF ATTIC SPACE / 300 = 7.4 S.F.  
 7.4 S.F. x 144 SQ. INCHES = 1,066 SQ. INCHES REQ'D  
 533 SQ. INCHES REQ'D / 72 SQ. INCHES = 8 - 32"x24" OHMAGIN FLAT ROOF VENTS.  
 PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK) 533 SQ. INCHES REQ'D / 9 SQ. INCHES = 60 FREEZE BLOCKS REQUIRED.

**NOTE:**  
 AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.R.C.

**FOUNDATION VENTILATION:**  
 6"x16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS. WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS.  
 2,888 S.F. / 150 S.F. = 14 S.F.  
 6"x16" = 12 S.F.  
 14 S.F. / 12 = 20 VENTS MIN. REQ'D

**ROOF PLAN NOTES:**  
 ROOF SLOPE IS TO BE 4:12-12.  
 ARROWS INDICATE DIRECTION OF ROOF SLOPE.  
 OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (I.U.N.O.)  
 PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.  
 INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.  
 INSTALL "OGEE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.  
 PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.  
 ALL MATERIALS BELOW BFE SHALL BE RESISTANT TO FLOOD DAMAGE.

Roof Plan  
 0 4 8 12 16  
 SCALE: 1/4" = 1'-0"



Section A

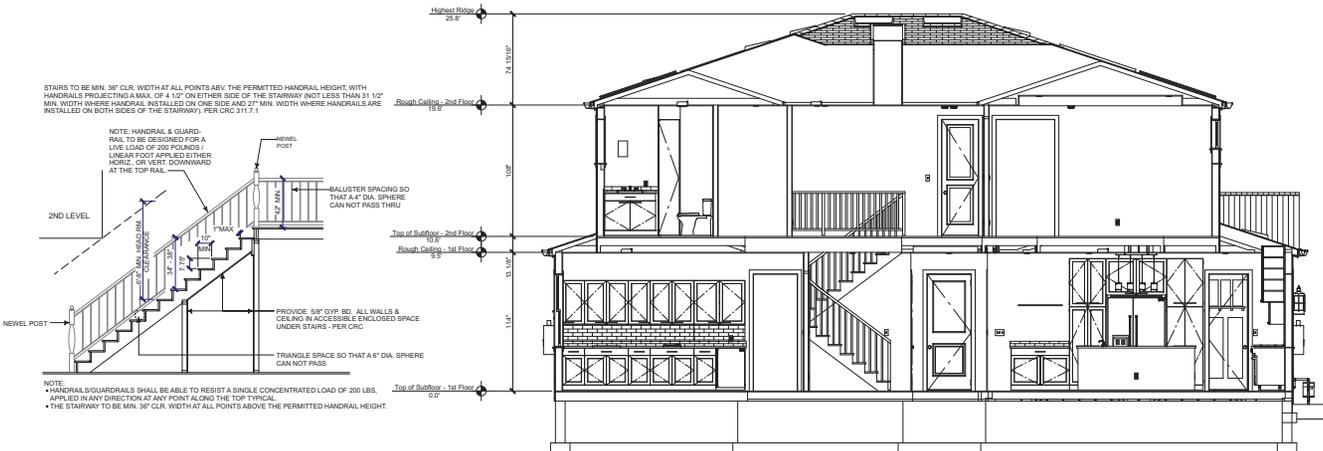


INSULATION REQUIREMENTS:  
 WALL INSULATION: R-21  
 FLOOR INSULATION: R-19  
 ATTIC INSULATION: R-38  
 PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF PER TITLE-24

WARREN DESIGN  
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*Handwritten signature and initials*

PEGGY RESIDENCE  
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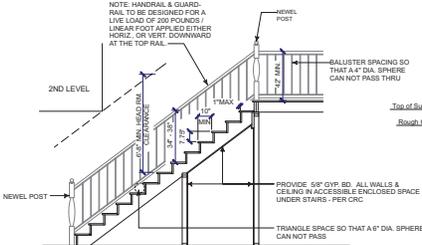


Section B

- GENERAL NOTES:
1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
  2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC:
    - 2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-00" INTERVALS BOTH VERTICAL AND HORIZONTAL.
    - 2.b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
    - 2.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 STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
    - 2.d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
    - 2.e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

STAIRS TO BE MIN. 36" CLR. WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT, WITH HANDRAILS PROJECTING A MAX. OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY (NOT LESS THAN 3 1/2" MIN. WIDTH WHERE HANDRAILS INSTALLED ON ONE SIDE AND 2 1/2" MIN. WIDTH WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES OF THE STAIRWAY). PER CBC 311.7.1

NOTE: HANDRAIL & GUARDRAIL SHALL TO BE DESIGNED FOR A LIVE LOAD OF 200 POUNDS / LINEAR FOOT APPLIED EITHER HORIZ. OR VERT. DOWNWARD AT THE TOP RAIL.



NOTE:  
 • HANDRAILS/GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP TYPICAL.  
 • THE STAIRWAY TO BE MIN. 36" CLR. WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT.

TYPICAL STAIR

Date: 4/8/20

Drawn By:

Revisions:



SECTIONS

Project No: 2008

Sheet No: A-7

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**ELECTRICAL GENERAL NOTES:**

- PROVIDE AT LEAST (1) 20 AMP BRANCH CIRCUIT FOR BATHROOM & LAUNDRY ROOM OUTLETS WITH NO ADDITIONAL LIGHTS, OUTLETS, FANS, ETC. CONNECTED PER CEC.
- PROVIDE (2) OR MORE 20-AMP BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN AREAS PER CEC 220.4(B) & (C).
- ARC-FAULT (AF) ARE REQUIRED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, REC. ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING GROUNDFault (GFCI) ARE REQUIRED IN BATH ROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR CRAWLSPACES, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/GFCI ARE REQUIRED IN KITCHENS AND LAUNDRY AREAS PER CEC 210.12.
- ALL RECESSED LED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 70 VOLTAGE.
- PROVIDE GFI PROTECTION FOR ALL WEATHERPROOF RECEPTACLE OUTLETS PER CEC 210.52.
- ALL MULTIWIRE BRANCH CIRCUITS, DISHWASHER & GARBAGE DISPOSAL CIRCUITS WILL DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. 2019 CEC 210.4
- PROVIDE A DEDICATED CIRCUIT FOR THE FURNACE. 2019 CEC 422.12
- BRANCH CIRCUITS FOR LIGHTING & APPLIANCES, INCLUDING MOTORS-OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH 2019 CEC ARTICLE 220.10 IN ADDITION, BRANCH CIRCUITS SHALL BE PROVIDED FOR SPECIFIC LOADS NOT COVERED BY 220.10 WHERE REQUIRED ELSEWHERE IN THIS CODE & FOR DWELLING UNIT LOADS AS SPECIFIED FOR 2019 CEC ARTICLE 210.11. (C) BRANCH CIRCUITS REQUIRED.
- THE NUMBER OF BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD & THE SIZE OF RATING OF THE CIRCUITS USED. IN ALL INSTALLATIONS, THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAX. SPECIFIED BY 2019 CEC ARTICLE 220.18 NUMBER OF BRANCH CIRCUITS.
- PROVIDE A DEDICATED 20-AMP CIRCUIT 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) CEC 210.11(C)(3) AND 210.52
- ELECTRICAL LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL & MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER FOR FINAL APPROVAL AND REVISIONS ETC.
- SEE OWNER FOR LOW VOLTAGE SWITCHING
- VERIFY PHONE & TV JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL
- ALL ELECTRICAL FIXTURES & APPLIANCES MAKE AND MODELS PER OWNERS SPECIFICATIONS.
- RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH CEC.
- LIGHTS IN CLOSETS MUST HAVE AN ENCLOSED BULB TYPICAL
- LIGHTS OVER SHOWER AND TUBS MUST BE LABELED "SUITABLE FOR DAMP LOCATIONS" PER CEC.
- PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ALL SMOKE DETECTORS TO BE 10W INTERCONNECTED AND BE WIRED TO THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACK-UP (TYPICAL). SMOKE DETECTORS SHALL SOUND AN ALARM AND SHALL NOT BE BYPASSED AT THE RESIDENCE PER CEC. APPROVED COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF OR SHALL BE CONCEALED WITHIN OR WITHIN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING BASEMENTS IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND ALARMS SHALL BE INTERCONNECTED.
- PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM TWO (2) FOR SMALL KITCHEN APPLIANCES PER CEC
- PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM ONE (1) FOR LAUNDRY APPLIANCES PER CEC
- ALL LED FIXTURES IN CEILING THAT ARE REQUIRED TO BE INSULATED MUST BE I.C. TYPE FIXTURES.
- ALL NEWLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY COMPLIANT TO TABLE 150.0A CEC. SEVEN-BAYED PERMANENT LIGHT FIXTURE MUST CONTAIN JAR COMPLIANT LAMPS. JAR COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACUANCY SENSORS OR DIMMERS.
- EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTS. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING. AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOMS MUST BE CONTROLLED BY A VACUANCY SENSOR. NEW OUTDOOR LIGHTING MUST BE HIGH EFFICACY AND INCLUDE A MANUAL ON/OFF SWITCH. SEE THE FOLLOWING FOR THE FOLLOWING: PHOTOCONTROL AND MOTION SENSOR PER ENERGY 110.9.
- EXTERIOR LIGHTS SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9.
- AT LEAST ONE FIXTURE IN EACH GARAGE, LAUNDRY ROOM, UTILITY ROOM, BATHROOM ARE TO BE CONTROLLED BY A VACUANCY SENSOR.
- UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING.

**PLUMBING GENERAL NOTES:**

- MUNICIPAL CODE ORDINANCE 2800 SECTION 18.18.2 PROHIBITS THE USE OF GAS WATER HEATERS AND GAS WARM AIR FURNACES ON NEW HOMES. GAS MAY BE USED FOR OTHER APPLIANCES THAT INCLUDE FRIGIDERS, FLOOR HEATERS, ETC.
- PROVIDE AN ACCESSIBLE SHUT-OFF VALVE INSTALLED IN THE FUEL SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERETO. AN APPLIANCE FUEL CONNECTION SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING 2019 CEC 1912.2
- PROVIDE WATER-HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-START VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER) 2019 CEC 409.2
- IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (i.e. ABOVE WINDOWS OR DOORS). CMC 310.2
- ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
- PROVIDE 80LB. SERVICING STRAPPING AT ALL WATER HEATERS
- PLUMBING CONTRACTOR SHALL PROVIDE T & P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR. C.B.C
- IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE-BALANCED OR THERMOSTATIC MIXING VALVES PER CPC
- NO UNDER-FLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE PER CPC
- PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPES TO EACH APPLIANCE. GAS PIPE SIZING TO BE PER TABLE 124.1 2019 CPC 1217. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.
- THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL, BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)
- EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A UV RESISTANT TAPE (150 CEC).
- DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURER'S INSTALLATION GUIDELINES ALLOW.
- ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.
- ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.

FIXTURE	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.8 GAL./FLUSH	1.28 GAL./FLUSH
SHOWER HEAD	2.5 GAL./MINUTE	1.8 GAL./MINUTE
LAUNDRY FAUCET	2.2 GAL./MINUTE	1.2 GAL./MINUTE
KITCHEN FAUCET	2.2 GAL./MINUTE	1.8 GAL./MINUTE

**ASHRAE Standard 62.2 Equation 4.1(a)**

The whole-building exhaust shall provide a minimum ventilation rate according to Equation 4.1(a) below:

$$Q = 0.01A + 7.5(N+1)$$

Where:  
 Q = fan flow rate  
 A = conditioned floor area, ft<sup>2</sup>  
 N = number of bedrooms, not to be less than one

**WHOLE-BUILDING VENTILATION RATE SUMMARY**

CONTINUOUS FAN FLOW (cfm) = 70.5

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR THE SELECTION OF THE WHOLE-BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5"

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

**LOCAL VENTILATION RATE SUMMARY**

BATHROOM FAN FLOW (cfm) = 50 (# of Bathrooms=4)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM THE TABLE 7.1

DUCT SIZE = 4"

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

**LOCAL VENTILATION RATE SUMMARY**

KITCHEN FAN FLOW (cfm) = 100 (# of Kitchens = 1)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5"

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 35'

**ASHRAE Standard 62.2 Equation 4.1(a)**

The whole-building exhaust shall provide a minimum ventilation rate according to Equation 4.1(a) below:

$$Q = 0.01A + 7.5(N+1)$$

Where:  
 Q = fan flow rate  
 A = conditioned floor area, ft<sup>2</sup>  
 N = number of bedrooms, not to be less than one

**WHOLE-BUILDING VENTILATION RATE SUMMARY**

CONTINUOUS FAN FLOW (cfm) = 31.0

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR THE SELECTION OF THE WHOLE-BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5"

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

**LOCAL VENTILATION RATE SUMMARY**

BATHROOM FAN FLOW (cfm) = 50 (# of Bathrooms=1)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 4"

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

**LOCAL VENTILATION RATE SUMMARY**

KITCHEN FAN FLOW (cfm) = 100 (# of Kitchens = 1)

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR SELECTION OF THE LOCAL VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE LOCAL VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 5"

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 35'

**ELECTRICAL - DATA - AUDIO LEGEND**

SYMBOL	DESCRIPTION	NOTES
	Ceiling Fan	Switches: Dimmer, Timer
	Ventilation Fans: Ceiling Mounted, Wall Mounted	Audio Video: Control Panel, Switch
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage	Speakers: Ceiling Mounted, Wall Mounted
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Chandelier Light Fixture	Telephone Jack
	LED Light Fixture	Carbon Monoxide Alarm: Ceiling Mounted, Wall Mounted
	240V Receptacle	Gas
	110V Receptacles: Duplex, Weather Proof, GFCI	Door Chime, Door Bell Button
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way	Smoke Alarm: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel	

**First Level MEP Plan**



THIS PLAN IS A CONCEPTUAL DESIGN. THE CONTRACTOR SHALL VERIFY THE DESIGN IS TO MEET THE MINIMUM REQUIREMENTS. CONTRACTOR SHALL MAKE ANY REQUIRED DESIGN CHANGES TO MEET THE MINIMUM REQUIREMENTS

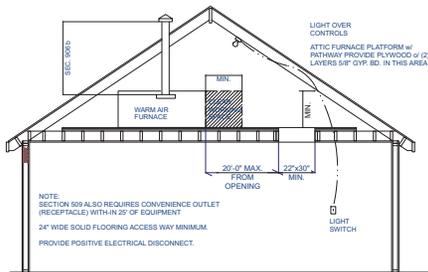
**WARREN DESIGN**  
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 CAMPBELL, CALIFORNIA

Date: 4/8/20  
 Drawn By:  
 Revisions:  
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**FIRST LEVEL MEP PLAN**

Project No: 2008  
 Sheet No: E-1  
 13 of 17

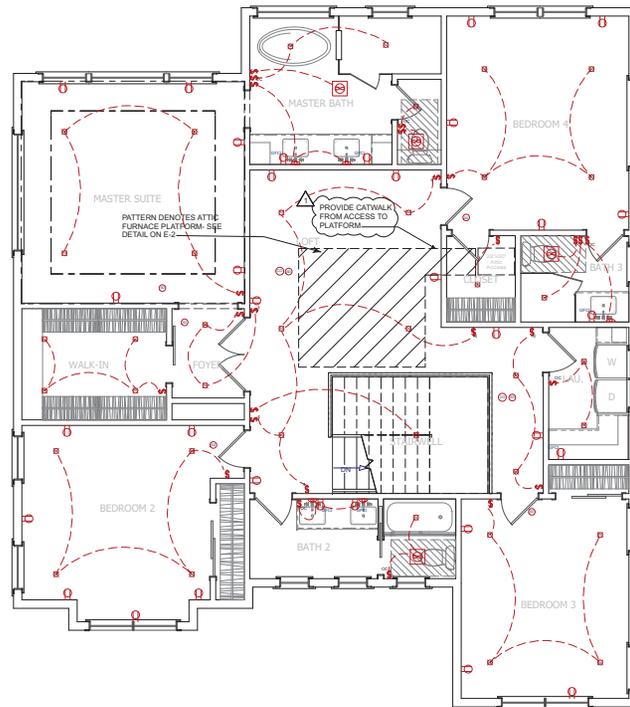


RELATED CODE SECTIONS: 509, 708

CENTRAL WARM AIR FURNACES INSTALLED IN AN ATTIC MUST BE ACCESSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE BY THE OWNER/OCCUPANT AND FOR SERVICES AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CHECKING BELT TENSION, AND RELIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHT, AN ELECTRICAL OUTLET, SAFE ACCESS WAY AND SUFFICIENT WORKING SPACE ON THE CONTROL SIDE ALL ENCOURAGE AND FACILITATE MAINTENANCE AND ALSO ENABLE RAPID EGRESS IN AN EMERGENCY.

**ATTIC FURNACE PLATFORM**

SCALE: N.T.S.



**Second Level Electrical Plan**



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

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Carbon Monoxide Alarm: Ceiling Mounted, Wall Mounted
	Gas
	Door Chime, Door Bell Button
	Smoke Alarm: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

**WARREN DESIGN**

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*Handwritten signature*

**PEGGY RESIDENCE**  
**NEW RESIDENCE**  
**1351 PEGGY AVE.**  
**CAMPBELL CALIFORNIA**

Date: 4/8/20

Drawn By:

Revisions:

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**SECOND LEVEL ELECTRICAL PLAN**

Project No: 2008

Sheet No: E-2