



**CITY OF CAMPBELL**  
Community Development Department

December 21, 2020

**NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

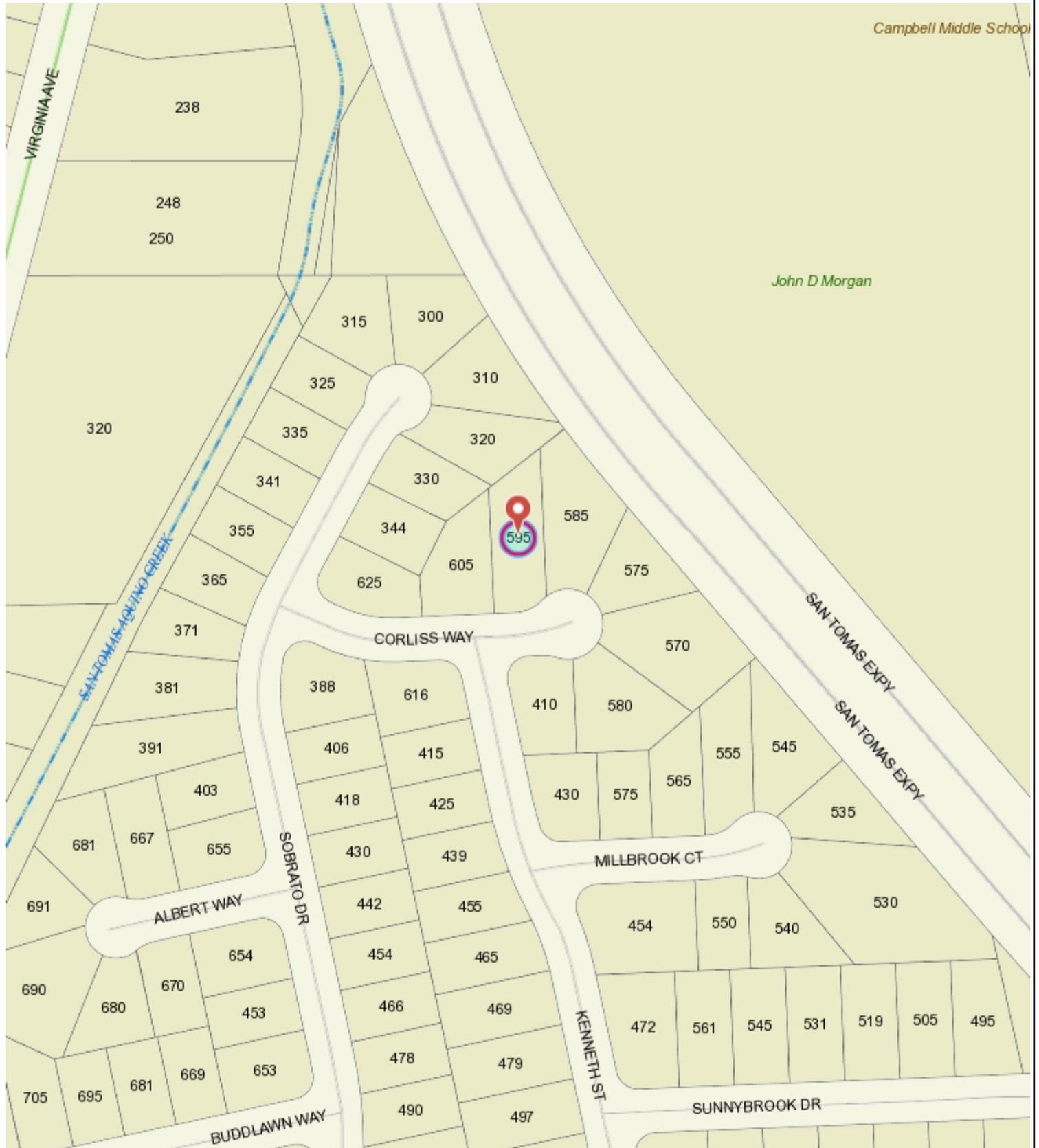
**File No.:** PLN-2020-150  
**Applicant:** Modern Renovations  
**Project Address:** 595 Corliss Way  
**Property Owner:** KJ Oneill  
**Zoning District:** R-1-6 (Single Family Residential)  
**General Plan:** Low Density Residential (San Tomas Area Neighborhood Plan)  
**Neighborhood Association(s):** San Tomas Area Community Coalition  
**Project Description:** Approximately 342 sq. ft. single-story addition to an existing single-family home

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on December 21, 2020 and ends on January 4, 2021 (accounting for the holiday closure). Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **January 4, 2021**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email [nazh@campbellca.gov](mailto:nazh@campbellca.gov).



# 595 Corliss Way



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Campbell IT, GIS Services

Scale 1:2,257

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



"Precision Building Since 1995"

DESIGNER Paul Castello  
408-644-3397

PERMIT JURISDICTION: CAMPBELL, CALIFORNIA  
DESIGN - BUILD FIRM: MODERN RENOVATIONS  
DRAFTING: PAUL CASTELLO  
STRUCTURAL ENGINEER: DMAC ENGINEERING, INC.  
FIRE SPRINKLER ENGINEER: N/A  
SOILS ENGINEER: N/A  
GEOLOGIST: N/A  
SURVEY ENGINEER: NA  
LANDSCAPE CONTRACTOR: N/A

595 CORLISS WY.  
CAMPBELL, CA 95008-3915  
PARCEL # (APN): 404-25-043  
ZONE R1- 6  
1833 sq ft Home

Built in 1959 on a 9288 sq.ft. Lot  
3 Bedroom 2 Bath Single Family Home

Abbreviation:  
AFCI arc fault circuit interrupter AFF above finished floor  
BET better  
DF Douglas fir  
DFL Douglas fir larch  
EA each  
EN end nail  
GFCI ground fault circuit interrupter GFI ground fault interrupter  
FLS floor(s)  
FN face nail  
FTG footing  
FV field verify  
HDR header  
HW hardwood  
M.B. machine bolt  
O.C. on center  
PTDF pressure treated Douglas fir  
SQFT square feet  
S.W.S shear wall schedule  
TBD to be determined  
T&G tongue and groove  
TYP typical  
VAC volts alternating current VDC volts direct current  
w/ with  
WD wood  
WP waterproof WWF welded wire fabric  
& and  
<E> existing  
<N> new  
<R> remodel

"THESE PLANS ARE PROPERTY OF MODERN RENOVATIONS AND FOR USE FOR KRUPPENBACHER RESIDENCE ONLY."  
\*\*IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY MEASUREMENTS BEFORE CONSTRUCTION AND BRING ERRORS TO THE ATTENTION OF THE DESIGNERS AND HOMEOWNER\*\*

**SITE DATA**

<b>GROSS LOT SIZE</b>	<b>9288' sq.</b>
<b>EASEMENTS</b>	<b>729' sq.</b>
<b>NET LOT SIZE</b>	<b>8559' sq.</b>
<b>EXISTING HOME</b>	<b>1641' sq.</b>
<b>DINNING ROOM</b>	<b>279' sq.</b>
<b>EXISTING GARAGE</b>	<b>432' sq.</b>
<b>&lt;E&gt;HOME/DINNINGGARAGE</b>	<b>2352' sq.</b>
<b>PORTABLE SHED</b>	<b>100' sq.</b>
<b>PORTABLE GAZEBO</b>	<b>42' sq.</b>
<b>EXISTING LOT COVERAGE</b>	<b>2494' sq.</b>
<b>PROPOSED ADDITION</b>	<b>342' sq.</b>
<b>NEW HOME TOTAL</b>	<b>2046' sq.</b>
<b>TOTAL FLOOR AREA</b>	<b>2836' sq.</b>
<b>NET LOT SIZE</b>	<b>8559' sq.</b>
<b>&lt;N&gt; F.A.R =</b>	<b>33%</b>
<b>PROPOSED LOT COVERAGE</b>	<b>2836' sq.</b>

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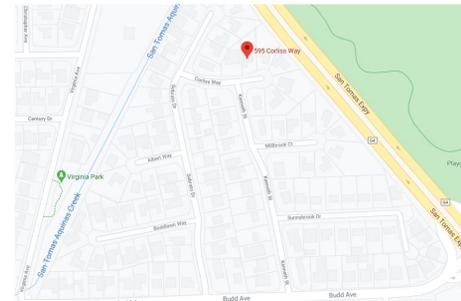
Applicable Codes:  
CAMPBELL MUNICIPAL CODE  
2019 CRC,CPC,GEC, UBC,  
2019 CAL GREEN, BUILDING  
ENERGY EFFICIENCY  
STANDARDS CODE.

UTILITIES:  
PACIFIC GAS & ELECTRIC  
WEST VALLEY SANITATION  
WEST VALLEY COLLECTION  
SAN JOSE WATER

**SCOPE:**

MOVE FRONT FAMILY ROOM WALL FORWARD 15' ASSING 342'sq.  
ALL WORK IS IN THE SAME CONFIGURATION NO TREE REMOVAL  
BUILD NEW CHIMNEY AND FIREPLACE STUCCO COVERED  
GAS FIREPLACE.  
BLEND NEW 40 YR. ROOF MATCH EXISTING AS CLOSE AS POSSIBLE.  
@ NEW SKY LIGHTS IN NEW LIVING ROOM

**VICINITY**



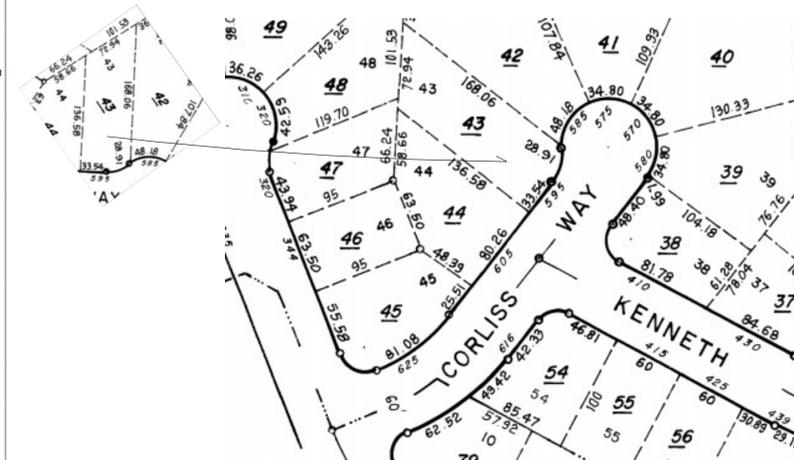
**EXISTING FRONT**



NO CHANGES  
TO REAR

Proposed  
Addition

**EXISTING REAR**



CITY OF CAMPBELL  
PERMITTED WORKING HOURS:  
M-F 6-5, SAT 9-3. NO WORK ON SUNDAYS or HOLIDAYS  
FOR BUILDING DEPT. USE

**Waste Management Statement**  
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 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.

r R317.3.1: Underfloor post, sills on concrete, and exterior deck & stair superstructure shall be of pressure treated lumber; coatings for fastener, post bases, hangars, and connectors in contact with PT shall be H.D. Galvanized, Z-Max, or Stainless Steel, or rated for PT contact. The end nails of the shear wall into the PT plate need to be H.D. Galvanized.

No product may be use that  
exceeds CALIFORNIA's  
maximum limits on  
Vilitleorganic compounds.(VOC)

NUMBER	DATE	REVISION	DESCRIPTION

ADDRESS:  
595 Corliss Wy. Campbell, Ca. 95008  
PARCEL # (APN): 404-25-043

Owner-KATHRINE  
KRUPPENBACHER  
408-807-4700

DRAWINGS PROVIDED BY: 408 644 3397  
Lic.# B-701852  
4925 Ralston Dr.  
San Jose, Ca. 95124

REVISION #  
09152020A

DATE:

12/16/2020

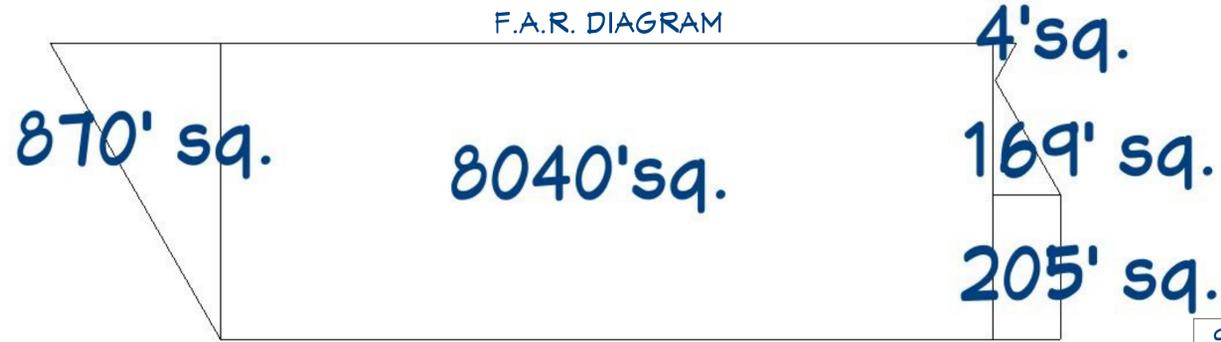
SCALE:

1/4" = 1'

SHEET:

A-1

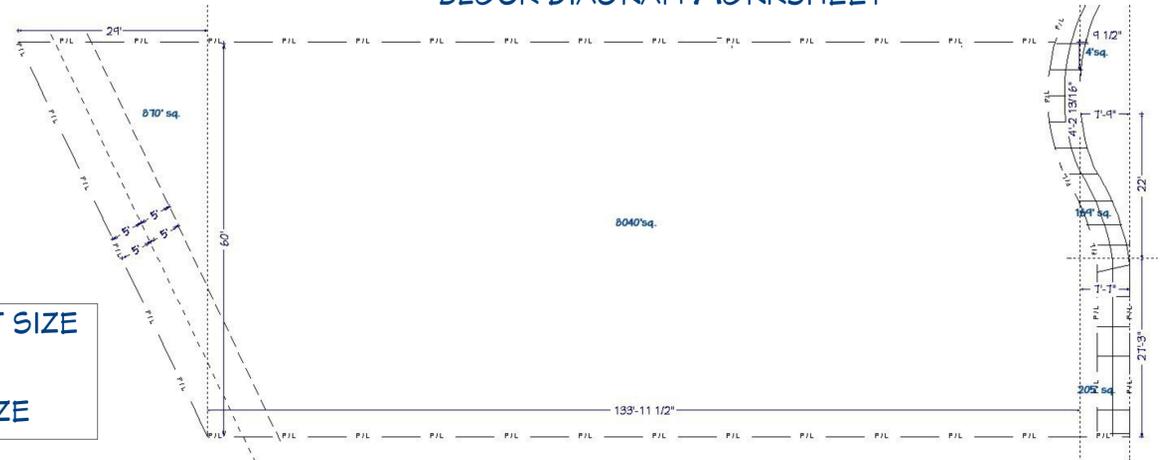
**595 CORLISS WY. Campbell, Ca.**



870 + 8040 + 4 + 169 + 205 = 9,288  
 BLOCK DIAGRAM CALCULATIONS

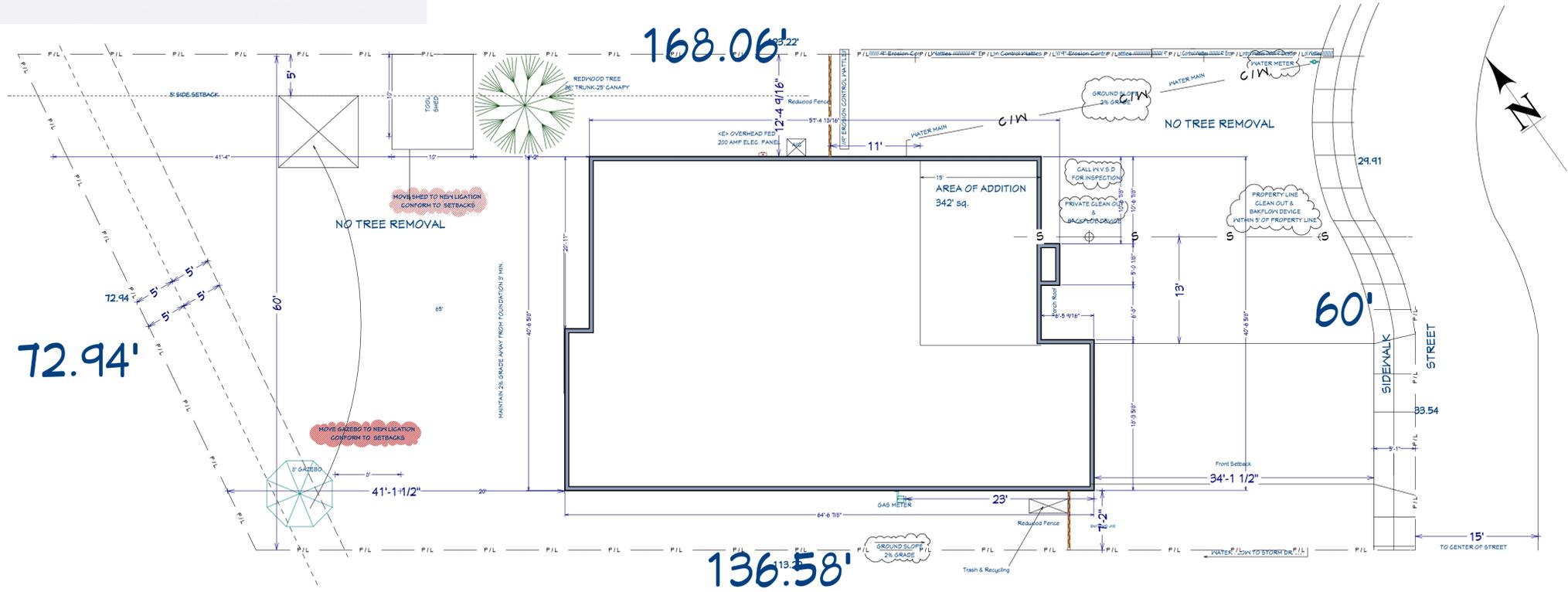
9288' GROSS LOT SIZE  
 -729' EASMENTS  
 8559' NET LOT SIZE

BLOCK DIAGRAM WORKSHEET



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

SETBACKS	WALL HEIGHT	REQUIRED SETBACK	PROPOSED SETBACK
FRONT of STRUCTURE/DWELLING	9'	25'	40'-7"
FRONT of GARAGE/CARPORT	9'	25'	34'-1"
LEFT SIDE FIRST FLOOR	9'	5'	7'-2"
LEFT SIDE SECOND FLOOR	9'	N/A	N/A
RIGHT SIDE FIRST FLOOR	9'	N/A	12'-4"
RIGHT SIDE SECOND FLOOR	N/A	N/A	N/A
REAR of STRUCTURE FIRST FLOOR	9'	25'	41'
REAR of STRUCTURE SECOND FLOOR	N/A	N/A	N/A



**EROSION CONTROL NOTES:**

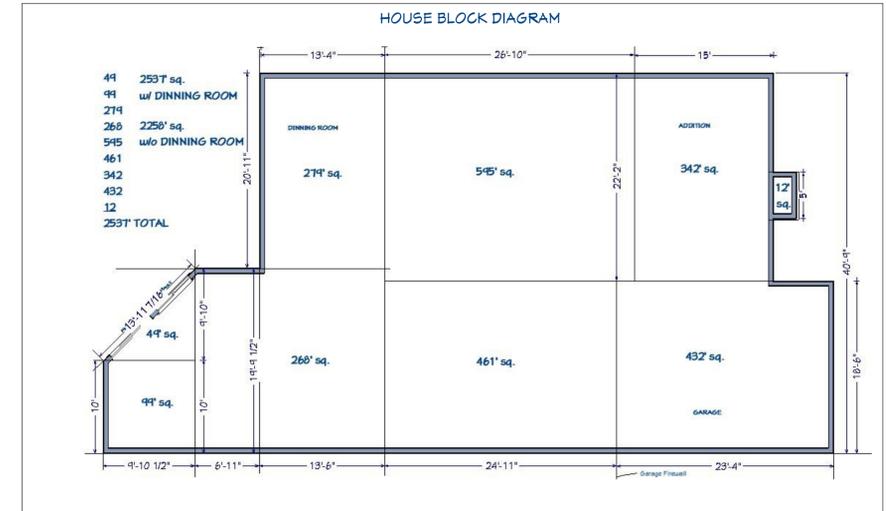
1. INSTALL EROSION CONTROL WATTLES DURING WET MONTHS.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. ALL DEBRIS IN FRONT YARD TO BE CONTAINED BEHIND TEMP. WALLS. NO GYPSUM DRYWALL LEFT EXPOSED TO WEATHER ON SOIL.

**Waste Management Statement**

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 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.

1/8" = 1'

1st Floor



ADDRESS:  
 595 Corliss Wy. Campbell, Ca. 95008  
 PARCEL # (APN): 404-25-043

Owner-KATHRINE  
 KRUPPENBACHER  
 408-807-4700

DRAWINGS PROVIDED BY: 408 644 3397  
 Lic.# B-701852  
 4925 Reifton Dr.  
 San Jose, Ca. 95124

DATE:  
 12/16/2020  
 SCALE:  
 1/8" = 1'  
 SHEET:  
 A-2



# PROPOSED P.M.E. PLAN

## ELECTRICAL SCOPE:

- 6 NEW RECESSED LIGHTS in LIVING ROOM
- NEW LED PORCH LIGHT
- NEW STRIKER FOR FIREPLACE
- 2 NEW 15 amp AFCI CIRCUITS
- 1 NEW GFCI 110V OUTLET

### CITY OF CAMPBELL REQUIRED NOTES

All penetrations into the fire rated floors, walls, and ceilings shall not compromise the fire rating, J-boxes to be metal, can lights to be sealed in 5/8 gypsum boxes.

### ELECTRICAL:

CEC Art. 406.12 : All new and replaced duplex receptacles shall be listed "tamper-resistant receptacles".

All JAS compliant light sources in the following locations are controlled by vacancy light sensors or dimmers. (Exception closet less than 70 'sq. and hallways). CEC 150.0(k)(2k).

- Ceiling recessed downlight luminaries.
- LED Luminaries with nIntegral Sources.
- Pin based LED lamps [i.e. MR16, AR-111, etc.]
- GU-24 based LED light sources.

A Completed CF2R-LTG-01-E form must be provided to the City Building Inspector prior to final inspection.

Art. 210.12 and 210.8 CEC 2016: Arc fault (AFCI) required in family rms, dining rms, parlors, libraries, dens, bedrooms, sun rooms, rec rms, closets, and hallways and lighting. Ground fault (GFCI) is required in bath rms, garages, accessory areas, exterior, crawlspaces, basements, dishwashers, and disposals. Combination AFCI/GFCI is required in kitchens, and laundry areas.

All new and replaced duplex receptacles shall be listed "tamper-resistant receptacles".

Hardwired smoke detection is required in each bedroom. Combination Smoke and Carbon Monoxide detection is required outside each bedroom and on each floor.

All new lighting shall be high-efficacy compliant to table 150.0A CEC. Screw-based permanently installed light fixtures must contain screw-based JAS (Joint Appendix 8) compliant lamps. JAS compliant light sources in ceiling recessed downlights and LED's are to be controlled by vacancy sensors or dimmers. Exhaust fans shall be switched separately from lighting. Exterior lighting shall be controlled by photocell and motion per energy 110.9. At least one fixture in each garage is to be controlled by a vacancy sensor.

### \*ATTENTION\*

"Completed CF2R-LTG-01-E form must be provided to the city Building Inspector, prior to final inspection."

### PLUMBING:

Water Usage Please place this notation on the MEP drawings (from CA civil code sections 1101.1-1101.8) 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 1.6 gal/flush 1.28 gal/flush Shower Head 2.5 gal/minute 1.8 gal/minute Lavatory Faucet 2.2 gal/minute 1.2 gal/minute Kitchen Faucet 2.2 gal/minute 1.8 gal/minute

### MECHANICAL:

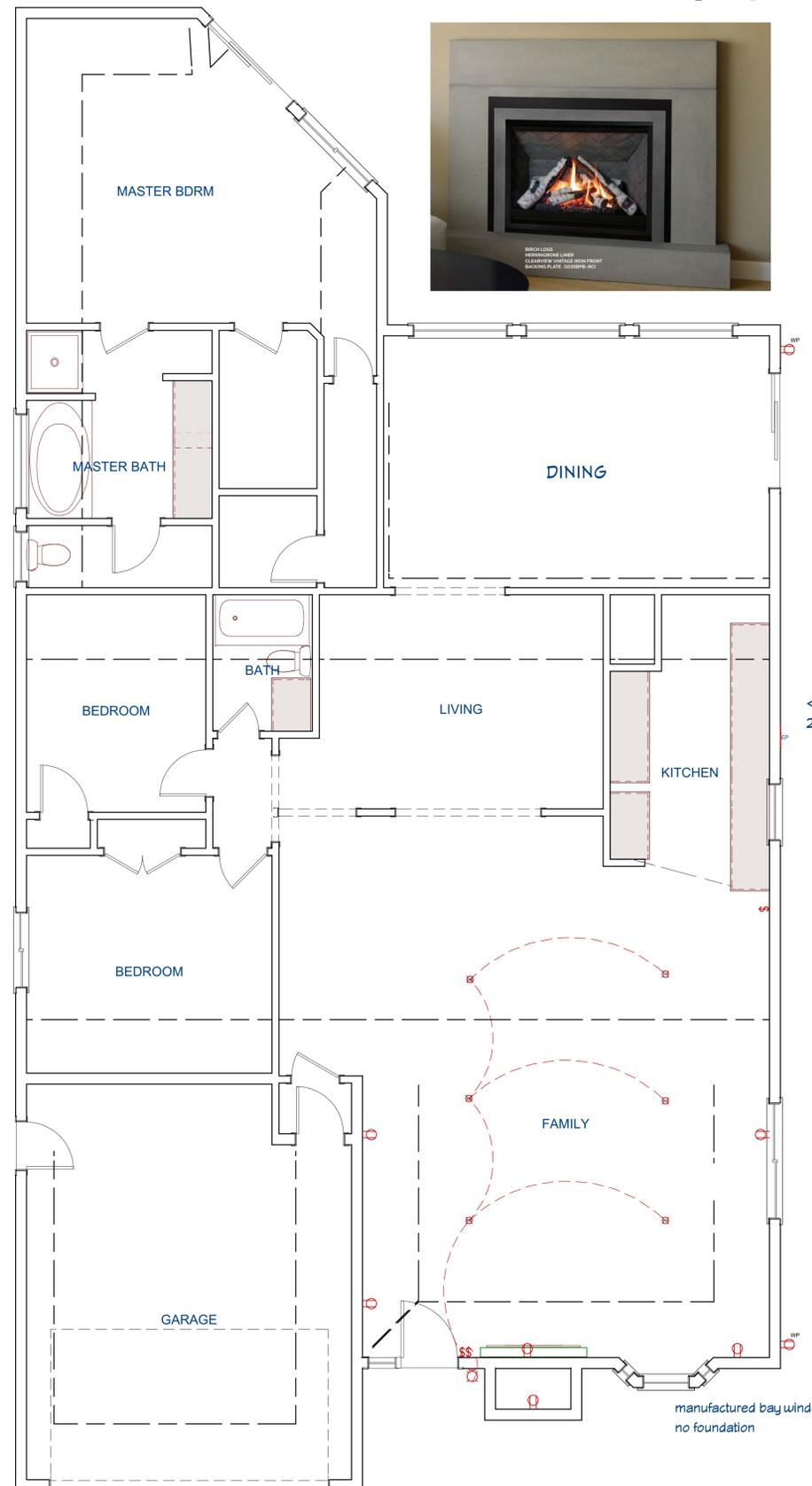
Bathrooms require 50 cfm minimum humidity controlled exhaust fans (by fan or switch) per R405.6. and be switched separately from lighting systems. (per CEC 150): Kitchen hood vent 100 CFM MIN. to have damper and be ducted to the exterior with smooth wall sheet metal. installation per manufacturer's. specs .

### ATTIC HVAC SYSTEM

Section 904.11 CMC 2016. It shall include a service platform, catwalk to the scuttle, lighting, and 110V power. Weight of the unit and a service tech may exceed the loading of the ceiling unless located under support walls; consider the doubling of ceiling joists that span to support walls below.

### ATTIC VENTILATION CALCULATION

(metal per mfg's installation requirements. Exhaust fan must provide a minimum of 100 cfm.



Electrical Plan View

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

### ATTIC VENTILATION CALCS 1/300'

The U.S. Federal Housing authority recommends a minimum of at least 1 square foot of attic ventilation (evenly split between intake and exhaust) for every 300 square feet of attic floor space.

BUILDING SIZE 342\_sq

342' sq. CONDITIONED AIR FLOOR SPACE

342/300 = 1.14' cu. or 164.16" sq. of ATTIC VENTILATION REQUIRED

INTAKE VENT TYPE	OPEN SPACE	TOTAL
(2) 5.5 x 22.5" EVE VENTS	4.5" X 21.5"	193.5"

EXHAUST VENT TYPE	OPEN SPACE "	TOTAL
(2) 6X22.5" DORMER VENTS	5x20"	200.00"

(100' sq.. net)

INTAKE sum= 193.5" sq.  
EXHAUST sum= 200" sq.  
meets requirement= 164.16 " sq.

### UNDERFLOOR VENTILATION CALCS 1/150'

342/150 = 2.28' cu. or 328.32" sq. of ATTIC VENTILATION REQUIRED

VENT TYPE	OPEN SPACE	TOTAL
(3) 5.5 x 22.5" FOUNDATION VENTS	4.5" X 21.5"	311"

meets requirement= 328.32 " sq

NUMBER	DATE	REVISION	DESCRIPTION

ADDRESS: 595 Corliss Wy. Campbell, Ca. 95008  
PARCEL # (APN): 404-25-043

Owner-KATHRINE KRUPPENBACHER  
408-807-4700

DRAWINGS PROVIDED BY: 408-644-3397  
Lic# B-701852  
4925 Rafter Dr.,  
San Jose, Ca. 95124

DATE:

12/16/2020

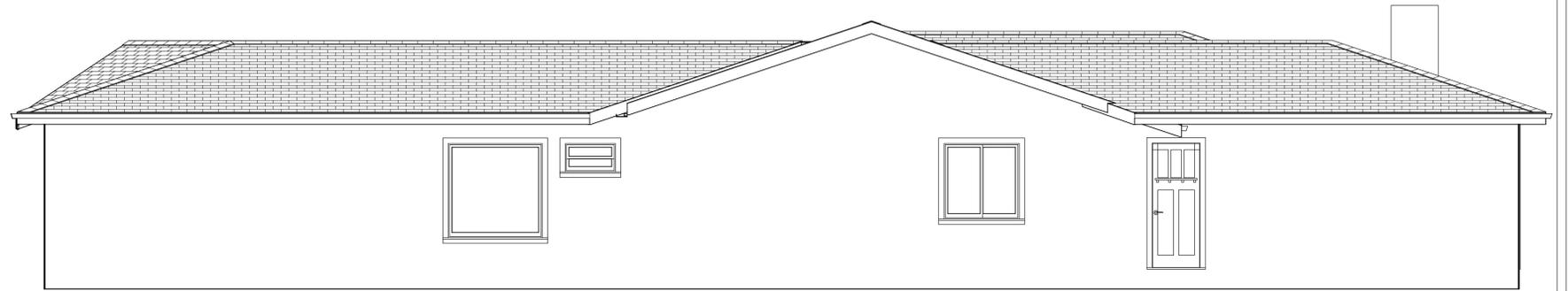
SCALE:

1/4" = 1'

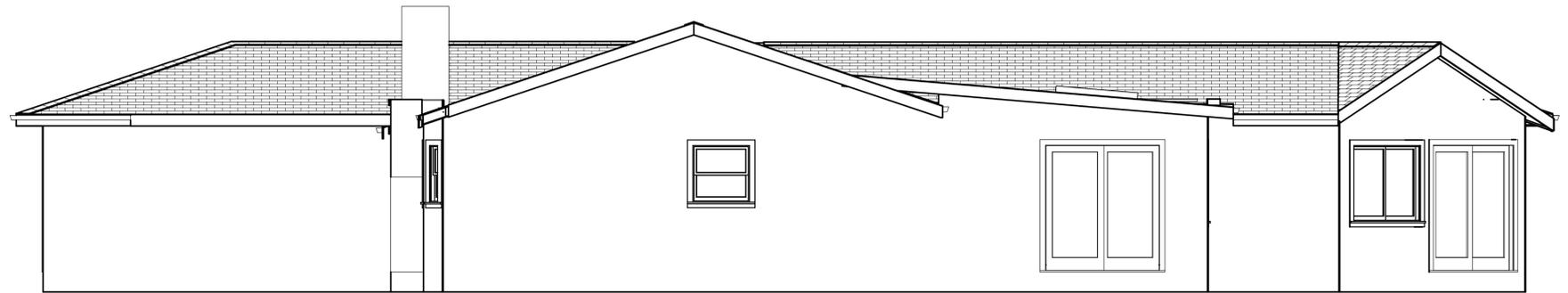
SHEET:

PME

# NORTH ELEVATION



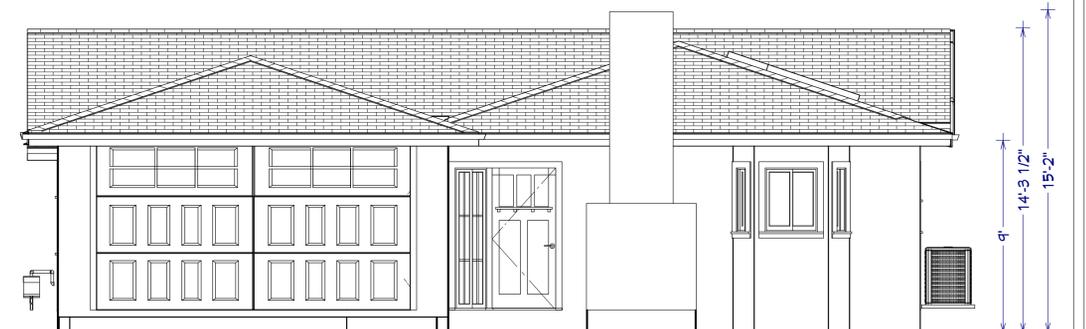
# SOUTH ELEVATION



# WEST ELEVATION



# EAST ELEVATION



# EXISTING ELEVATIONS

Elevation 8

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

ADDRESS:  
595 Corliss Wy. Campbell, Ca. 95008  
PARCEL # (APN): 404-25-043

Owner-KATHRINE  
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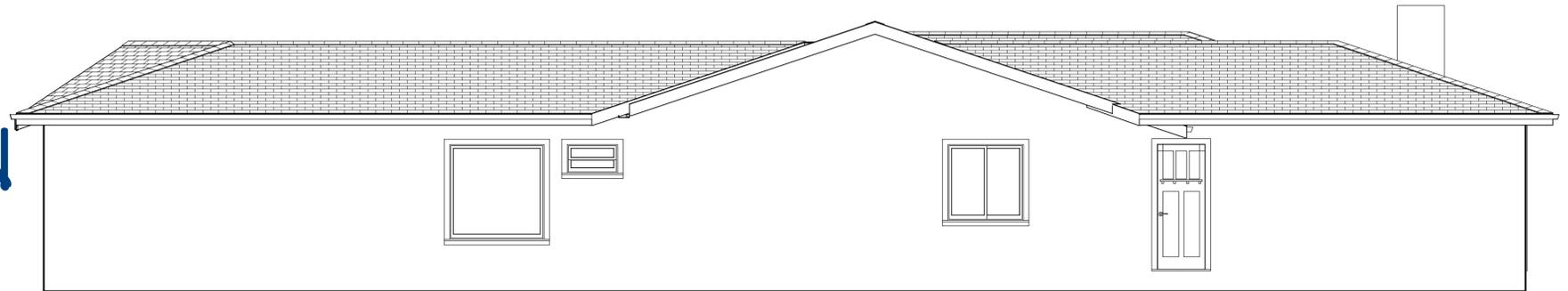
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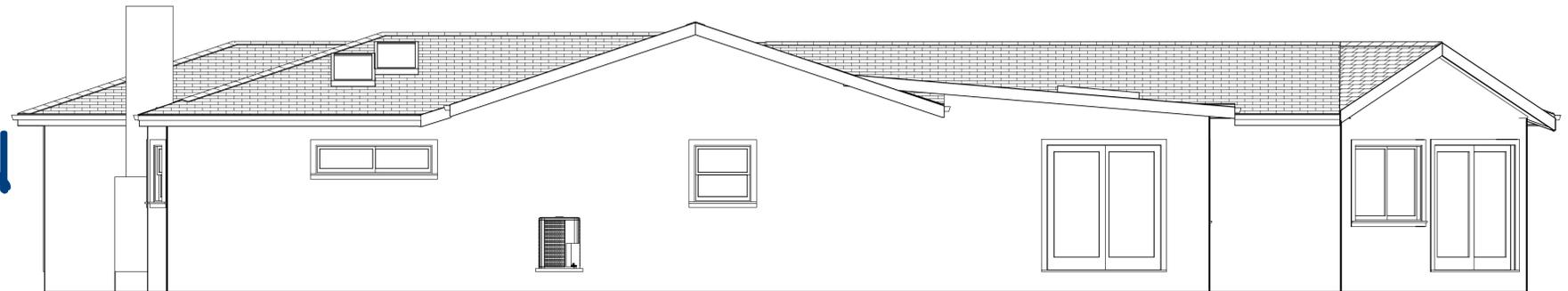
SCALE:  
1/4" = 1'

SHEET:  
A-5

# NORTH ELEVATION



# SOUTH ELEVATION



# WEST ELEVATION



Elevation 10

# EAST ELEVATION



BUILD NEW WOOD FRAMED GAS FIREPLACE & CHIMNEY, RE USE EXISTING ENTRY DOOR & BAY WINDOW MATCH EXISTING STUCCO

Elevation 8

# PROPOSED ELEVATIONS

NUMBER	DATE	REVISION	DESCRIPTION

**ADDRESS:**  
595 Corliss Wy. Campbell, Ca. 95008  
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**Owner-KATHRINE KRUPPENBACHER**  
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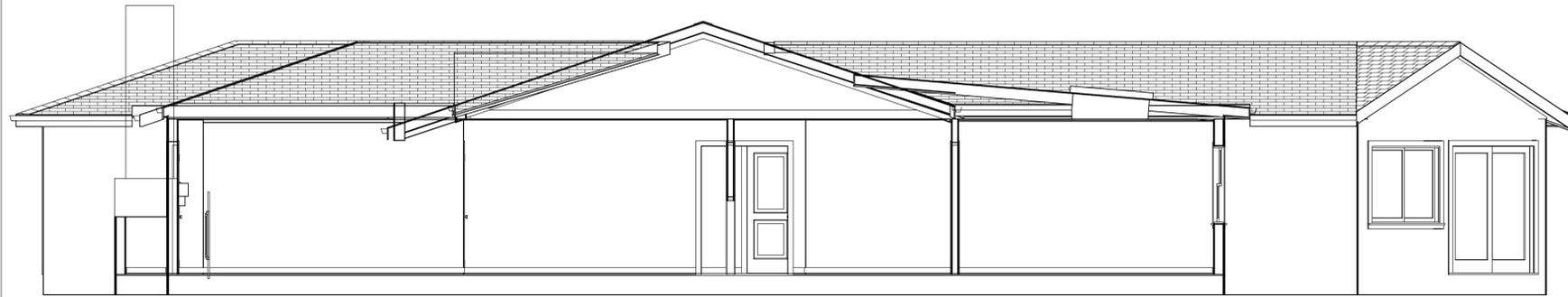
**SCALE:**

1/4" = 1'

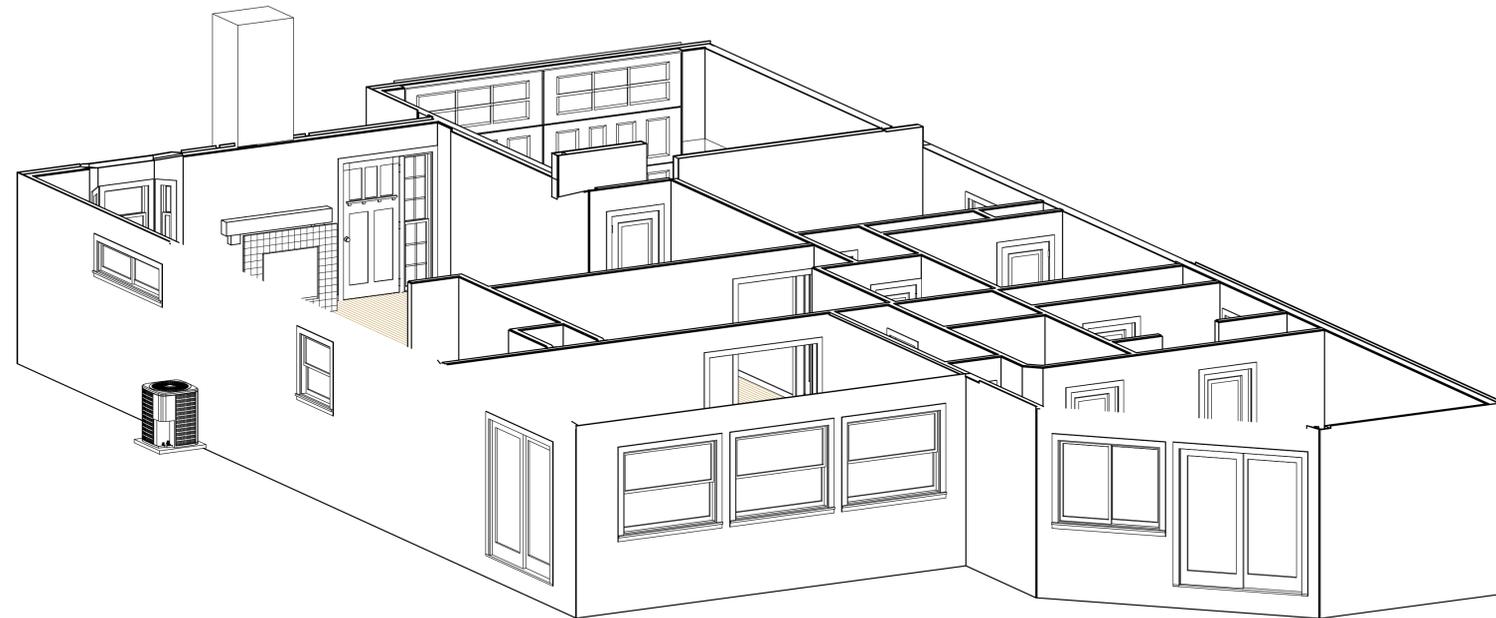
**SHEET:**

A-6

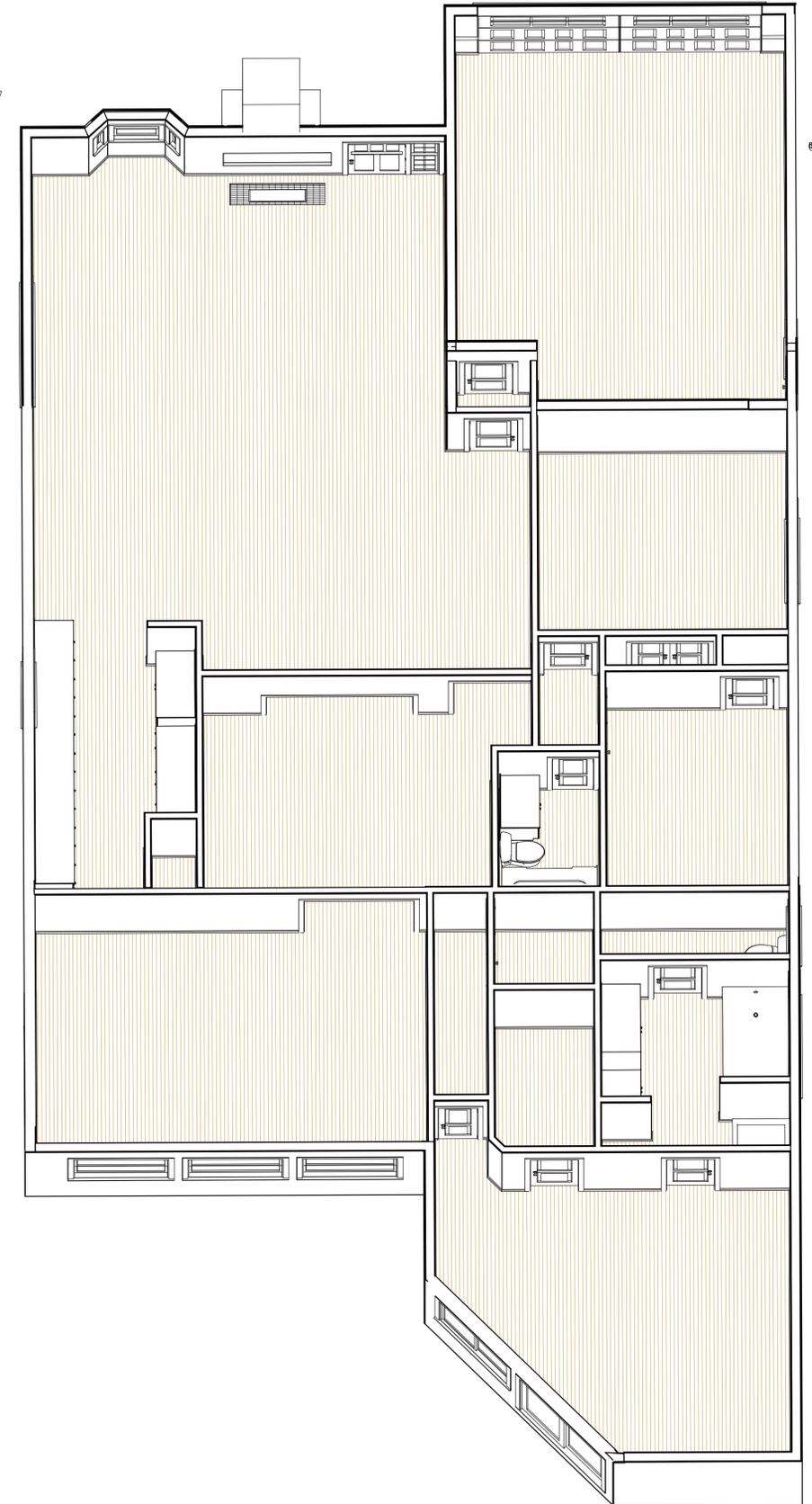
CROSS SECTION INTERIOR ELEVATION # 1



CROSS SECTION INTERIOR ELEVATION # 2



# 3-D VIEW



REVISION TABLE	
NUMBER	DATE

ADDRESS:  
 595 Corliss Wy. Campbell, Ca. 95008  
 PARCEL # (APN): 404-25-043

Owner-KATHRINE  
 KRUPPENBACHER  
 408-807-4700

DRAWINGS PROVIDED BY: 408 644 3397  
 Lic.# B-701852  
 4925 Reifton Dr.,  
 San Jose, Ca. 95124

DATE:  
 12/16/2020

SCALE:  
 1/4" = 1'

SHEET:  
 A-7

# ROOF SCOPE:

40 YEAR COMPOSITION ASPHALT SHINGLE,  
 1/2" RADIANT BARRIER  
 MATCH NEW ROOF COLOR  
 AS CLOSE AS POSSIBLE  
 TO EXISTING ROOF.

### Waste Management Statement

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.

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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.

### ATTIC VENTILATION CALCS

The U.S. Federal Housing authority recommends a minimum of at least 1 square foot of attic ventilation (evenly split between intake and exhaust) for every 300 square feet of attic floor space.

BUILDING SIZE 333 sq

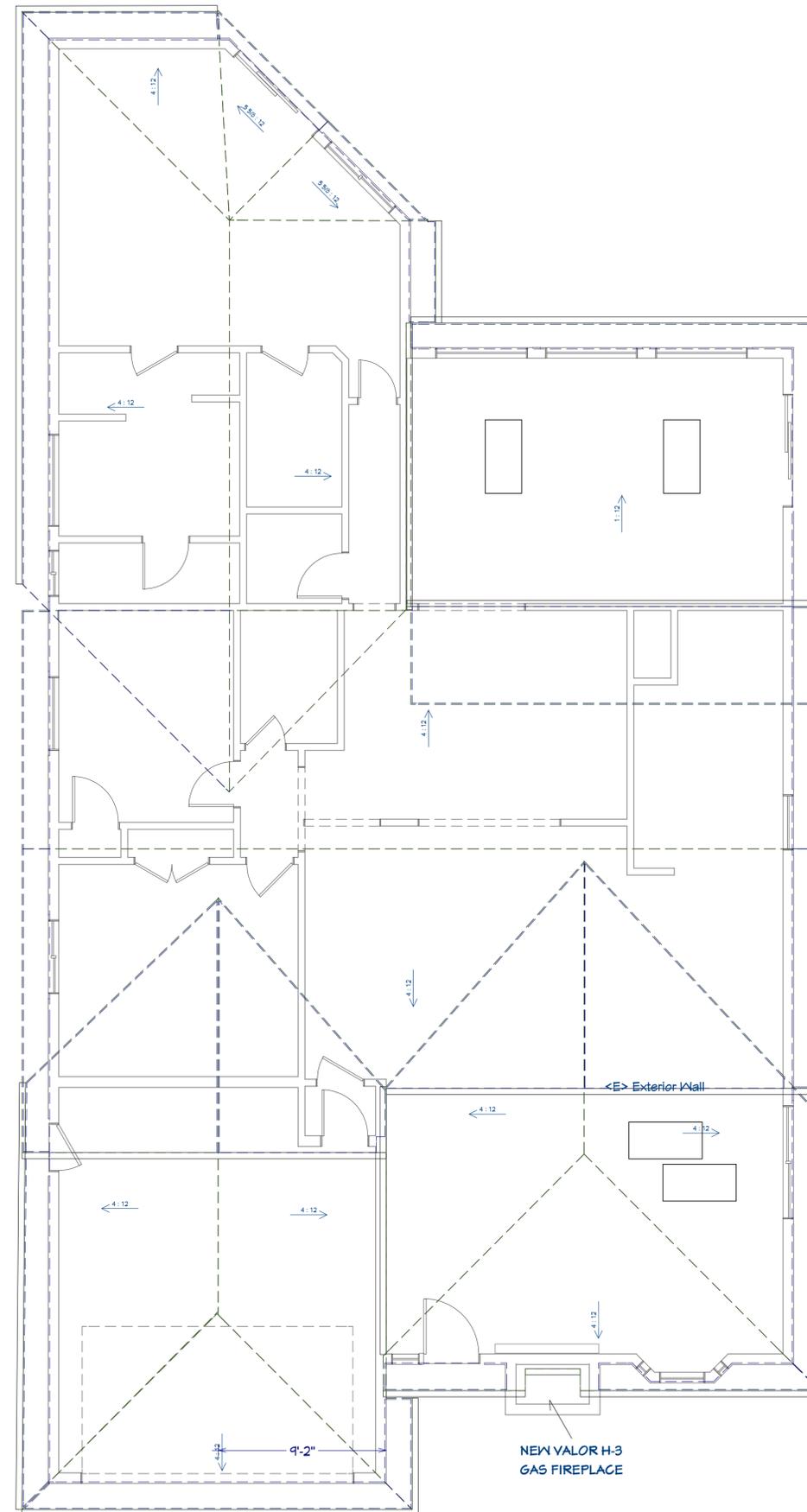
333 sq. CONDITIONED AIR FLOOR SPACE

$333/300 = 111'$  cu. or  $159.84'$  sq. of ATTIC VENTILATION REQUIRED

INTAKE VENT TYPE	OPEN SPACE	TOTAL
(2) 5.5' x 22.5" EVE VENTS	4.5' x 21.5"	193.5"
EXHAUST VENT TYPE	OPEN SPACE "	TOTAL
(2) 6'x22.5" DORMER VENTS (100' sq. net)	5x20"	200.00"

INTAKE sum= 193.5" sq.  
 EXHAUST sum= 200" sq.  
 meets requirement= 172.8 " sq.

**ROOF SCOPE:**  
 GABLE IN REAR  
 5/12 PITCH  
 18" SIDE EYES  
 12" REAR EYE  
 1/2" RADIANT BARRIER  
 40 YEAR ASPHALT COMP.  
 ALUMINUM GUTTERS  
 3 DOWNSPOUTS  
 2 EYEBROW VENTS  
 1 GABLE VENT



Roof Plan View

ROOF PLAN

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

ADDRESS:  
 595 Corliss Wy. Campbell, Ca. 95008  
 PARCEL # (APN): 404-25-043

Owner-KATHRINE  
 KRUPPENBACHER  
 408-807-4700

DRAWINGS PROVIDED BY: 408 644 3397  
 Lic.# B-701852  
 4925 Reifton Dr.,  
 San Jose, Ca. 95124

DATE:

12/16/2020

SCALE:

1/4" = 1'

SHEET:

A-8

**FRESH CONCRETE AND MORTAR APPLICATION**

- BEST MANAGEMENT PRACTICES FOR:**
- Masons and bricklayers
  - Sidewalk construction crews
  - Patio construction workers
  - Construction inspectors
  - General contractors
  - Home builders
  - Developers

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

**GENERAL BUSINESS PRACTICES**

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

**DURING CONSTRUCTION**

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

**LANDSCAPING, GARDENING, AND POOL MAINTENANCE**

- BEST MANAGEMENT PRACTICES FOR THE:**
- Landscapers
  - Gardeners
  - Swimming pool/spa service and repair workers
  - General contractors
  - Home builders
  - Developers

- POOL/FOUNTAIN/SPA MAINTENANCE**
- Never discharge pool or spa water to a street or storm drain.
  - OR
  - When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.

**GENERAL BUSINESS PRACTICES**

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

**STORM DRAIN POLLUTION FROM MASONRY AND PAVING**

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

**LANDSCAPING/GARDEN MAINTENANCE**

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

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

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

**HEAVY EQUIPMENT OPERATION**

- BEST MANAGEMENT PRACTICES FOR THE:**
- Vehicle and equipment operators
  - Site supervisors
  - General contractors
  - Home builders
  - Developers

**SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE**

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.

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

- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

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

**PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES**

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

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

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

**PAINT REMOVAL**

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

Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.

For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.

For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Recycle/reuse leftover paints whenever possible.

Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.

Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

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

# Blueprint for a Clean Bay

## BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

### SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

**EARTH MOVING ACTIVITIES**

**BEST MANAGEMENT PRACTICES FOR THE:**

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

**DETECTING CONTAMINATED SOIL OR GROUNDWATER**

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

**WATCH FOR ANY OF THESE CONDITIONS:**

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

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

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

**GENERAL BUSINESS PRACTICES**

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

**ROADWORK AND PAVING**

**BEST MANAGEMENT PRACTICES FOR THE:**

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

**WHAT CAN YOU DO?**

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

**DURING CONSTRUCTION**

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

**GENERAL CONSTRUCTION AND SITE SUPERVISION**

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

- Construction industry

**WHAT CAN YOU DO?**

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess asphalt or gravel or sand.
- Avoid over application by water trucks for dust control.
- ASPHALT/CONCRETE REMOVAL
- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.
- STORM DRAIN POLLUTION FROM ROADWORK
- Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

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

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

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

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

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

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

- A. Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- B. Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- C. Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.
- D. Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

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

No.	Revision	Date	By	Chd

Date: 07/01/23  
 Drawn By:  
 Designed By:

SCALE:  
N.T.S.  
SHEET:  
OF

REVISION TABLE  
NUMBER DATE REVISION BY DESCRIPTION


DRAWINGS PROVIDED BY: 408 644-3397  
 Lic# B-701852  
 4925 Reifton Dr.  
 San Jose, Ca. 95124

ADDRESS:  
 595 Corliss Wy. Campbell, Ca. 95008  
 PARCEL # (APN): 404-25-043

DATE:  
12/16/2020

SCALE:  
1/4" = 1'

SHEET:  
B-CB

  
**2019 CALGREEN RESIDENTIAL MANDATORY MEASURES**  
**EFFECTIVE JANUARY 1, 2020**  
HCD SHL 615 (New 01/20)

See specific referenced sections for complete details on CALGreen mandatory requirements.

**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Chapter 1 – ADMINISTRATION</b>	
<b>Scope</b>	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.
<b>Chapter 3 – GREEN BUILDING</b>	
<b>Additions and alterations</b>	
301.1.1	<ul style="list-style-type: none"> <li>Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.</li> <li>Requirements only apply within the specific area of the addition or alteration.</li> </ul>
<b>Low-rise and high-rise residential buildings</b>	
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
<b>Mixed occupancy buildings</b>	
302.1	<p>Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.</p> <p><b>Exceptions:</b></p> <ul style="list-style-type: none"> <li>Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable.</li> <li>Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.</li> </ul>

  
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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Chapter 4 – RESIDENTIAL MANDATORY MEASURES</b>	
<b>Division 4.1 – PLANNING AND DESIGN</b>	
<b>Storm water drainage and retention during construction</b>	
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
<b>Grading and paving</b>	
4.106.3	<p>Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.</p> <p><b>Exception:</b> Additions and alterations which do not alter the existing drainage path.</p>
<b>Electric vehicle (EV) charging for new construction</b>	
4.106.4	<ul style="list-style-type: none"> <li>Comply with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 for future installation and use of EV chargers.</li> <li>Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.</li> </ul> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon 1 of the following:             <ol style="list-style-type: none"> <li>Where there is no commercial power supply.</li> <li>Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit.</li> </ol> </li> <li>Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities.</li> </ol> <p><b>Note:</b> For definitions of Accessory Dwelling Units and Junior Accessory Units, see CALGreen Chapter 2.</p>

  
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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>EV charging: 1- &amp; 2-family dwellings/townhouses with attached private garages</b>	
4.106.4.1	<ul style="list-style-type: none"> <li>Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit.</li> <li>Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).</li> <li>Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger.</li> <li>Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces.</li> <li>Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</li> </ul>
<b>Identification</b>	
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
<b>EV charging for multifamily dwellings</b>	
4.106.4.2	<ul style="list-style-type: none"> <li>Applies to all multifamily dwelling units with parking facilities on the site.</li> <li>10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.</li> </ul> <p><b>Note:</b> Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p>

  
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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>EV charging space (EV space) locations</b>	
4.106.4.2.1	Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common use parking areas and shall be available for use by all residents.
<b>EV charging stations (EVCS)</b>	
4.106.4.2.1.1	<p>When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3.) shall comply with at least 1 of the following options:</p> <ol style="list-style-type: none"> <li>The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.</li> <li>The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.</li> </ol> <p><b>Exception:</b> EVCS designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.</p>
<b>EV charging space (EV space) dimensions</b>	
4.106.4.2.2	<p>EV spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> <li>The minimum length of each EV space shall be 18 feet.</li> <li>The minimum width of each EV space shall be 9 feet.</li> <li>In every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet.             <ol style="list-style-type: none"> <li>Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.</li> </ol> </li> </ol>

  
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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Single EV space required</b>	
4.106.4.2.3	<ul style="list-style-type: none"> <li>Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.</li> <li>Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).</li> <li>Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.</li> <li>Construction documents shall identify the raceway termination point.</li> <li>Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</li> </ul>
<b>Multiple EV spaces required</b>	
4.106.4.2.4	<ul style="list-style-type: none"> <li>Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics, and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.</li> <li>Plan design shall be based upon a 40-ampere minimum branch circuit.</li> <li>Required raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</li> </ul>
<b>Identification</b>	
4.106.4.2.5	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

  
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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>EV charging for hotels and motels</b>	
4.106.4.3	<ul style="list-style-type: none"> <li>Applies to all newly constructed hotels and motels.</li> <li>Construction documents shall identify the location of EV spaces.</li> </ul> <p><b>Note:</b> Construction documents are intended to demonstrate the project and capacity for facilitating future EV charging. There is no requirement to be constructed or available until EV chargers are installed for use.</p>
<b>Number of required EV spaces</b>	
4.106.4.3.1	<b>Table 4.106.4.3.1</b> shows the number of required EV spaces based on number of parking spaces provided for all types of parking facilities.
<b>EV charging space (EV space) dimensions</b>	
4.106.4.3.2	<p>EV spaces shall be designed to comply with the following:</p> <ul style="list-style-type: none"> <li>Minimum length of each EV space shall be 18 feet.</li> <li>Minimum width of each EV space shall be 9 feet.</li> </ul>
<b>Single EV space required (similar to 4.106.4.2.3)</b>	
4.106.4.3.3	<ul style="list-style-type: none"> <li>Install a listed raceway capable of accommodating a 208/240-volt de circuit.</li> <li>Raceway shall not be less than trade size 1 (nominal 1-inch inside di</li> <li>Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location.</li> <li>Construction documents shall identify the raceway termination point.</li> <li>Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit in branch circuit overcurrent protective device.</li> </ul>

  
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SECTION	REQUIREMENTS
<b>Multiple EV spaces required (similar to 4.106.4.2.4)</b>	
4.106.4.3.4	<ul style="list-style-type: none"> <li>Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.</li> <li>Plan design shall be based upon a 40-ampere minimum branch circuit.</li> <li>Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.</li> </ul>
<b>Identification (similar to 4.106.4.2.5)</b>	
4.106.4.3.5	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
<b>Accessible EV spaces</b>	
4.106.4.3.6	In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.
<b>Division 4.2 – ENERGY EFFICIENCY</b>	
<b>Scope</b>	
4.201.1 & 5.201.1	<ul style="list-style-type: none"> <li>Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen.</li> <li>Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.</li> </ul>

  
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**2019 CALGREEN CODE**

SECTION	REQUIREMENTS
<b>Division 4.3 – WATER EFFICIENCY AND CONSERVATION</b>	
<b>Water conserving plumbing fixtures and fittings</b>	
4.303.1	<p>Plumbing fixtures and fittings shall comply with the following:</p> <ul style="list-style-type: none"> <li><b>4.303.1.1</b> – Water closets: ≤ 1.28 gal/flush.</li> <li><b>4.303.1.2</b> – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush.</li> <li><b>4.303.1.3.1</b> – Single showerheads: ≤ 1.8 gpm @ 80 psi.</li> <li><b>4.303.1.3.2</b> – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time.</li> <li><b>4.303.1.4.1</b> – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi.</li> <li><b>4.303.1.4.2</b> – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi.</li> <li><b>4.303.1.4.3</b> – Metering faucets: ≤ 0.2 gallons per cycle.</li> <li><b>4.303.1.4.4</b> – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.</li> </ul>
<b>Standards for plumbing fixtures and fittings</b>	
4.303.2	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
<b>Outdoor potable water use in landscape areas</b>	
4.304.1	New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
<b>Division 4.4 – MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY</b>	
<b>Rodent proofing</b>	
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

NUMBER	DATE	REVISION	DESCRIPTION

**ADDRESS:**  
 595 Corliss Wy. Campbell, Ca. 95008  
 PARCEL # (APN): 404-25-043

**Owner-KATHRINE KRUPPENBACHER**  
 408-807-4700

**DRAWINGS PROVIDED BY:** 408-644-3397  
 Lic# B-701852  
 4925 Reifton Dr.  
 San Jose, Ca. 95124

**DATE:**

12/16/2020

**SCALE:**

1/4" = 1'

**SHEET:**

GB-1

 <b>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES</b> <b>EFFECTIVE JANUARY 1, 2020</b> <small>HCD SHL 615 (New 01/20)</small>	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>Construction waste management</b>	
4.408.1	<ul style="list-style-type: none"> <li>Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</li> <li>Provide documentation to the enforcing agency per Section 4.408.5.</li> </ul> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>Excavated soil and land-clearing debris.</li> <li>Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.</li> <li>The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.</li> </ol>
<b>Construction waste management plan</b>	
4.408.2	Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
<b>Waste management company</b>	
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.

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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>Waste stream reduction alternative [LR]</b>	
4.408.4 & 4.408.4.1	<ul style="list-style-type: none"> <li>Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</li> <li>Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</li> </ul>
<b>Operation and maintenance manual</b>	
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
<b>Recycling by occupants</b>	
4.410.2	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.  <b>Exception:</b> Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
<b>Division 4.5 – ENVIRONMENTAL QUALITY</b>	
<b>Fireplaces - General</b>	
4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.

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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>Protection of mechanical equipment during construction</b>	
4.504.1	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
<b>Adhesives, sealants and caulks</b>	
4.504.2.1	Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: <ol style="list-style-type: none"> <li>Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2.</li> <li>Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.</li> </ol>
<b>Paints and coatings</b>	
4.504.2.2	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>Aerosol paints and coatings</b>	
4.504.2.3 & 4.504.2.4	<ul style="list-style-type: none"> <li>Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.</li> <li>Documentation is required per Section 4.504.2.4.</li> </ul>
<b>Carpet systems</b>	
4.504.3	Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following: <ol style="list-style-type: none"> <li>Carpet and Rug Institute's Green Label Plus Program.</li> <li>California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).</li> <li>NSF/ANSI 140 at the Gold level.</li> <li>Scientific Certifications Systems Indoor Advantage™ Gold.</li> </ol>
<b>Carpet cushion</b>	
4.504.3.1	Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
<b>Carpet adhesive</b>	
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.

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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>Resilient flooring systems</b>	
4.504.4	Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with 1 or more of the following: <ol style="list-style-type: none"> <li>Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.</li> <li>Products certified under UL GREENGUARD Gold (formerly the Greenguard Children &amp; Schools program).</li> <li>Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.</li> <li>Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).</li> </ol>
<b>Composite wood products</b>	
4.504.5 & 4.504.5.1	<ul style="list-style-type: none"> <li>Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), as shown in Table 4.504.5.</li> <li>Documentation is required per Section 4.504.5.1.</li> <li>Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).</li> </ul>

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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>Concrete slab foundations</b>	
4.505.2	Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
<b>Capillary break</b>	
4.505.2.1	A capillary break shall be installed in compliance with at least 1 of the following: <ol style="list-style-type: none"> <li>A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.</li> <li>Other equivalent methods approved by the enforcing agency.</li> <li>A slab design specified by a licensed design professional.</li> </ol>
<b>Moisture content of building materials</b>	
4.505.3	Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: <ol style="list-style-type: none"> <li>Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.</li> <li>Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.</li> <li>At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.</li> </ol> <p>Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.</p>

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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>Bathroom exhaust fans</b>	
4.506.1	Each bathroom shall be mechanically ventilated and shall comply with the following: <ol style="list-style-type: none"> <li>Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.</li> <li>Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. <ol style="list-style-type: none"> <li>Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%.</li> <li>A humidity control may be a separate component to the exhaust fan and not required to be integral or built-in.</li> </ol> </li> </ol> <p><b>Note:</b> For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom</p>
<b>Heating and air-conditioning system design</b>	
4.507.2	Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods: <ol style="list-style-type: none"> <li>The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.</li> <li>Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods.</li> </ol> <p><b>Exception:</b> Use of alternate design temperatures necessary to ensure the systems function are acceptable.</p>

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See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
<b>CHAPTER 7 – INSTALLER &amp; SPECIAL INSPECTOR QUALIFICATIONS</b>	
<b>Installer training</b>	
702.1	HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following: <ol style="list-style-type: none"> <li>State certified apprenticeship programs.</li> <li>Public utility training programs.</li> <li>Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.</li> <li>Programs sponsored by manufacturing organizations.</li> <li>Other programs acceptable to the enforcing agency.</li> </ol>
<b>Special inspection</b>	
702.2	When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
<b>Documentation</b>	
703.1	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

ADDRESS:  
595 Corliss Wy. Campbell, Ca. 95008  
PARCEL # (APN): 404-25-043

Owner-KATHRINE KRUPPENBACHER  
408-807-4700

DRAWINGS PROVIDED BY: 408-644-3397  
Lic.# B-701852  
4925 Ralston Dr.,  
San Jose, Ca. 95124

DATE:  
12/16/2020

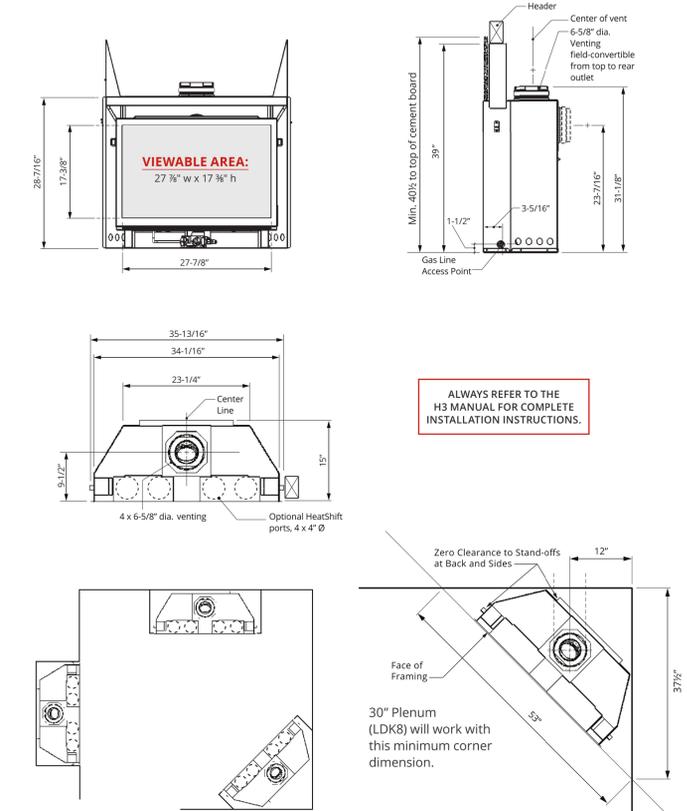
SCALE:  
1/4" = 1'

SHEET:  
GB-2

# VALOR H-3 GAS FIREPLACE



## DIMENSIONS

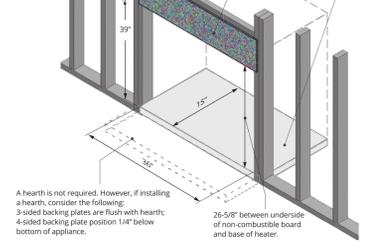


ALWAYS REFER TO THE H3 MANUAL FOR COMPLETE INSTALLATION INSTRUCTIONS.

## FRAMING AND VENTING

### ZC

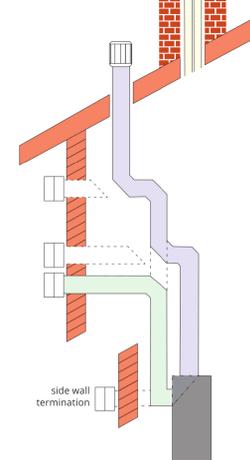
Between underside of header and base of heater. Base of heater must be at finished hearth height. However, please note that the 1040BPB 4-sided backing plate extend 1/4\" below the base of heater. Increase cavity height accordingly.



ALWAYS REFER TO THE H3 MANUAL FOR COMPLETE INSTALLATION INSTRUCTIONS.

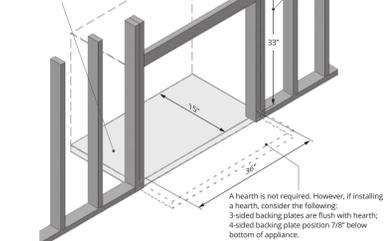
### COAXIAL AND COLINEAR VENTING

The maximum vertical vent run on an H3 cannot exceed 40 feet in total length. The engine can be either top or rear vented.



### ZC REDUCED CLEARANCE

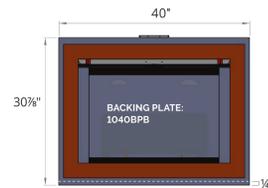
NOTE: This unit requires a solid platform to support it. Combustible framing allowed beneath fireplace.



## BACKING PLATES

### ZC HEATSHIFT COMPATIBLE

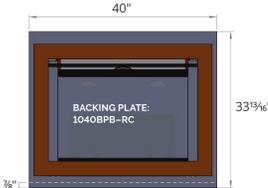
These standard Zero Clearance (ZC) backing plates are typically smaller and made for framing a new fireplace where non-combustible materials are required directly above the unit. The ZC backing plates are compatible with HeatShift.



4-SIDED Backing Plate overhangs bottom of appliance.

### ZC REDUCED CLEARANCE

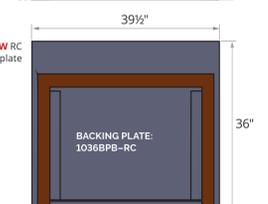
These larger ventilated reduced clearance (RC) backing plates allow tighter framing dimensions than standard ZC plates—ideal when replacing wood or gas fireplaces or preserving existing wall finishes or framing. The Reduced Clearance backing plates are not compatible with HeatShift.



3-SIDED Backing plate sits flush with bottom of appliance.



NEW RC Backing plate



**WARNING**  
This product can expose you to chemicals including Benzene, which is known to the State of California to cause cancer and birth defects or other reproductive harm.  
For more information go to [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov).

Note: Natural gas, in its original state, contains Benzene.

## OPTIONS

GAS + EFFICIENCY	MAX INPUT	MIN INPUT	MAX. OUTPUT* (W/O FAN)	ENERGUIDE %*	
Natural Gas	1000KN	25,000	12,000	19,098	72.05
Propane	1000KP	24,000	11,000	18,523	73.13

\*EnerGuide Ratings and outputs have been determined without a fan/blower, using the CSA P4-15 test method (2015)

### 1 LOGS

Birch	1000BLK
Driftwood	1000DVK
Traditional	1000LSK

### About our efficiency ratings

While the North American fireplace industry is largely self-regulated, at Valor we use recognized Canadian and US government testing methods to determine our energy efficiencies, and ensure our products perform in your home as rated. Visit [valorfireplaces.com/efficiency](http://valorfireplaces.com/efficiency) for more information.

### 2 LINERS

Ledgestone Grey	1015LSL
Herringbone	1075HBL
Brick Charcoal	1065CBL
Red Brick	1010VRL
Black Fluted	1025FBL
Plain Black	1060PBL
Reflective Glass	1070RGL

### 3 CHOOSE A FRONT:

Clean Install Kit, Black	4-sided	1030CIK
Clearview Vintage Iron	3-sided	1045CFV
3\"/>		

### 4 CHOOSE A BACKING PLATE:

ZC	RC
n/a	n/a
+ 1035BPB	or 1035BPB-RC or 1036BPB-RC
+ 1040BPB	or 1040BPB-RC

RC backing plates are not compatible with HeatShift.

### H3 HEATSHIFT

This HeatShift is exclusive to the H3. No other HeatShift combination complies with the H3.  
30\"/>

### STANDARD REMOTE

remote control	GV60
wall switch	1265WSK

### OPTIONAL

Circulating fan	1095CFK
Outdoor conversion kit	GV60CKO
Power adapter	GV60PAK

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Designed and manufactured by Miles Industries Ltd.



Certified to ANSI Z21.88-2017/CSA 2.33 Vented Gas Fireplace Heater American National Standard. CGA-2-17-91 Gas Fired Appliances for use at High Altitudes.

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