



CITY OF CAMPBELL
Community Development Department

February 25, 2021

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.: PLN2019-229
Applicant: Megan Miner
Project Address: 1151 Hazel Ave
Property Owner: Kadhair Al-Hemyari
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: New approximately 2,844 sq. ft. two-story 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 February 25, 2021 and ends on March 8, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 8, 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.



DEVELOPMENTAL REVIEW COMMENTS

This project shall comply with the following:
 The California Fire (CFC) 4 Building (CBC) Code, 2016 edition, as adopted by the City of Campbell
 Municipal Code (CMC) and California Code of Regulations (CCR).

1. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from the Building Department all applicable construction permits 2. Fire Sprinklers Required: An automatic residential fire sprinkler system shall be installed in one and two-family dwellings as follows: 1) In all new one- and two-family dwellings and in existing one and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: One or more additions made to a building after January 1, 2011 that do not total more than 1,000 square feet of building area. 2) In all new basements and in existing basements that are expanded by more than 50%. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by CBLMC. Provide a note on the cover sheet indicating that an automatic fire sprinkler system will be installed per NFPA 13D. 3. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 903.3.5 and Health and Safety Code 13147.1.

APPLICABLE CODE: Applicant is advised that applications for permit submitted after Jan. 1, 2020, shall be prepared under 2019 California Codes and current Campbell Municipal Code.

Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development project permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection* ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

Utilities: All on-site utilities shall be installed underground per Section 21.18.140 of the Campbell Municipal Code for any new or remodeled buildings or additions. Applicant shall comply with all plan submittals, permitting, and fee requirements of the serving utility companies.

Utility locations shall not cause damage to any existing street trees. Where there are utility conflicts due to established tree roots or where a new tree will be installed, alternate locations for utilities shall be explored. Include utility trench details where necessary.

Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line.

Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

Pavement Restoration: The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium. The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (<https://www.ci.campbell.ca.us/219>) has detailed information on the streets currently under moratorium and the enhanced restoration requirements.

Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, the applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:

- Show location of all existing utilities within the new and existing public right of way.
- Installation of gravel between the property line and edge of pavement.
- Construction of conforms to existing public and private improvements, as necessary.

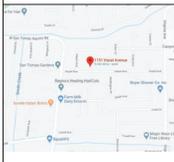
Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:
 2019 CALIF. FIRE CODE
 2019 CALIF. BLDG CODE
 2019 CALIF. RESIDENTIAL CODE
 2019 CALIF. MECH CODE
 2019 CALIF. PLUMB'G CODE
 2019 CALIF. ELEC. CODE
 2019 CALIF. ENERGY CODES
 2019 CALIF. GREEN BUILDING CODES
 ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

VICINITY MAP



Kadhair Al-hemyari

1151 HAZEL AVE. CAMPBELL, CA 95008

GENERAL NOTES

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE MEGAN MINER DESIGN PRIOR TO COMMENCING WORK. VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND RECORD. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.
 GROUND IMMEDIATELY ADJACENT TO FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10'-0" FOR POSITIVE DRAINAGE.
 LANDSCAPED AREA.
 ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.
 NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIFLINE OF ANY ORDINANCE PROTECTED TREES ON SITE.
 ADDRESS NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. MIN. 4" HIGH X 1" WIDE PER CRC 939.
 DUCT OPENING COVERED AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.
 VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER COMPOUNDS (TABLE 4.504.1)
 PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS (TABLE 4.504.3)
 AEROSOLS AND COATINGS COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS
 VIBRATION AND DOCUMENTATION OF VOC LIMITS FOR ROC AND FINISH MATERIALS
 VOC COMPLIANCE - CARBTS & CARBT SYSTEMS
 10% FLOOR AREA RECEIVING REDUCED FLOORING MEET VOC EMISSION LIMITS PER CHPS
 PARTICLES/LEAKAGE: MEET HARDWARE/PLUMBING COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (TABLE 4.504.5)
 MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE
 BATHROOM EXHAUST FANS TERMINATE OUTSIDE BUILDING AND CONTROLLED BY HUMIDITY CONTROL.
 DUCT SYSTEM ARE SIZED AND DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING:
 1. FURNISHING AND INSTALLATION SHALL BE IN ACCORDANCE TO ACCA MANUAL D-2009
 2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA MANUAL D-2009
 3. SELECT HARDWARE AND COILING EQUIPMENT ACCORDING TO ANSI/ACCA MANUAL D-2004
 HVAC INSTALLERS TRAINED AND CERTIFIED

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION IS REQUIRED ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MEGAN MINER DESIGN AND REQUIRE ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERRORS IS FOUND ON PLAN OF ANY KIND AND NOTIFY MEGAN MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE REALITY OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILS TO NOTIFY THE OFFICE OF MEGAN MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MEGAN MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MEGAN MINER DESIGN.

DRAWING SCHEDULE

- COVERSHEET _____ 1
- ADDITIONAL NOTING _____ 2
- CAL GREEN _____ 3
- MANDATORY MEAS. & (E) PHOTOS _____ 4
- BLUE PRINT FOR CLEAN BAY _____ 5
- SCVURPPP _____ 6
- BMP 1 _____ 7
- BMP 2 _____ 8
- TOPO SURVEY _____ 9
- TOPO WITH NEIGHBOR _____ 10
- SITEPLAN & CURB CUT _____ 11
- SITE WITH NEIGHBORS _____ 12

GRADING

- GRADING & DRAINAGE _____ C1
- GRADING UTILITIES _____ C2

LANDSCAPE PLAN

- LANDSCAPE PLAN _____ L1
- LANDSCAPE LEGEND _____ L2
- IMAGE LEGAND 1 _____ L3
- IMAGE LEGAND 2 _____ L4
- TREES TO BE REMOVED _____ L5
- TREES TO REMOVE LEGEND _____ L6
- NEW FLOORPLANS _____ L3
- PROPOSED ELEVATIONS _____ 14
- FLOOR AREA RATIO _____ 15
- STREET SCAPE & CURB HEIGHT _____ 16
- ROOF PLAN & SECTION _____ 17
- NOTES _____ 18
- DETAILS _____ 19

ANALYSIS

ASSESSOR'S PARCEL #	406-02-083
LOT AREA:	6,338 sqft
ZONING:	R-1
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES.
SLOPE OF LOT:	FLAT LOT
NET LOT AREA:	6,338 S.F.
GROSS LOT AREA:	8873 S.F.
PROPOSED	
NEW LIVING LOWER :	1,600 S.F.
NEW LIVING UPPER :	1,039 S.F.
NEW GARAGE :	205 S.F.
NEW PORCH :	37 S.F.
NEW TOTAL SQUARE FOOTAGE :	2,881 S.F.
NEW F.A.R (LIVING SPACE + GARAGE) :	2,844 S.F.
NEW LOT COVERAGE (LOWER FOOTPRINT) :	1842 S.F.
F.A.R.	
ALLOWABLE F.A.R. PERCENTAGE:	45%
LOT SIZE:	6,338 S.F.
NEW F.A.R (LIVING SPACE + GARAGE) :	2852 S.F.
PROPOSED F.A.R. PERCENTAGE:	44%
LOT COVERAGE (W/O PORCH)	
ALLOWABLE L.C. PERCENTAGE:	40%
LOT SIZE:	6,338 S.F.
ALL LOWER BUILDING FOOTPRINTS:	1805 S.F.
PROPOSED L.C. PERCENTAGE:	28%
LOT COVERAGE (W/ PORCH)	
ALLOWABLE L.C. PERCENTAGE:	40%
LOT SIZE:	6,338 S.F.
ALL LOWER BUILDING FOOTPRINTS:	1,842 S.F.
PROPOSED L.C. PERCENTAGE:	29%
BUILDING HEIGHT:	25'-15"

LANDSCAPING COVERAGE (PERVIOUS):	3505 SQFT - 55%
PAVING COVERAGE IN FRONT SETBACK (IMPERVIOUS):	545 SQFT - 32% OF FRONT SETBACK
HOUSE COVERAGE:	1842 SQFT
DRIVE WAY COVERAGE:	630 SQFT
FRONT PATH COVERAGE:	200 SQFT
REAR PATIO COVERAGE:	290 SQFT
TOTAL IMPERVIOUS COVERAGE:	2952 SQFT
LOT SIZE:	6338 SQFT
TOTAL IMPERVIOUS COVERAGE PERCENTAGE:	45%
IMPERVIOUS COVERAGE TOTAL:	2955 SQFT
FRONT WOOD MULCH:	1245 SQFT
REAR WOOD MULCH:	1300 SQFT
PLANTER BEDS WITH MULCH:	950 SQFT
TOTAL PERVIOUS COVERAGE:	3505 SQFT
LOT SIZE:	6338 SQFT
TOTAL PERVIOUS COVERAGE PERCENTAGE:	55%
FRONT SETBACK:	20'-0"
REAR SETBACK:	9'-9"
SIDE SETBACKS:	5'-0"

PERSONAE

OWNER	DESIGNER
Kadhair Al-hemyari	MEGAN MINER DESIGN
1151 HAZEL AVE.	CAMPBELL, CA 95008
406-02-083	1848B PROSPECT RD. #15 SARATOGA, CA 95070
	408-336-0951

SCOPE OF WORK

(N) 4 BDRM . 3.5 BA WITH A LAUNDRY, LIVING, FAMILY, KITCHEN AND DINING FOR A TOTAL OF 2807 SQFT OF LIVABLE SPACE, ALONG WITH THAT THERE IS TO BE A 205 SQFT GARAGE AND 37 SQFT PORCH.

SPECIAL NOTE

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING.
 PLEASE CONFIRM ALL MINIMUM SETBACKS ARE MET AND MAINTAINED WITH THESE VERIFICATION REQUIRED FOR HVAC DISTRIBUTION. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (DRS) TO PROTECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
 BUILDER MUST PROVIDE HOMEOWNERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRE.
 DWELLING WASTE LINES SHALL COMPLY WITH SECTION 710.1 CALIFORNIA PLUMBING CODE 2019

REVISIONS	BY
Thursday, February 3, 2023	

THE PLANS, TITLES AND DESIGN SYMBOLS ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DESIGNER DOES NOT TAKE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS OR FOR ANY DAMAGE TO THE PROJECT OR TO THE PROPERTY OF THE CLIENT OR OTHER THIRD PARTIES.

Megan Miner

MM HOME DESIGNS
 1848B Prospect Rd. Suite 15, Saratoga, CA 95070
 MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Kadhair Al-hemyari
 1151 HAZEL AVE. CAMPBELL, CA 95008
 emadk@a@yahoo.com

DRAWN	MM
CHECKED	MM
DATE	Thursday, February 3, 2023
SCALE	AS SHOWN
DOR NO.	

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REVISIONS	BY
Thursday, February 3, 2023	

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017		2016 CALGREEN CODE REQUIREMENTS	
Division 1.0 - ADMINISTRATION			
101.3.1 - Scope			
101.3.1	Applies to ALL newly constructed residential buildings (low-rise, high-rise, and townhomes).	4.106.4.1 & 4.106.4.1.1 continued	directory shall identify the ownership protective device spaces (reserved for future EV charging as "EV CAPABLE," permanently and visibly marked as "EV CAPABLE").
Chapter 3.0 - GREEN BUILDING			
301.1.1 - Additions and alterations			
301.1.1	Applies to additions or alterations where the addition or alteration increases the building's conditioned area, volume, or size.	4.106.4.2	EV charging for multifamily dwellings
301.2 - Low-rise and high-rise buildings			
301.2 - Low-rise and high-rise buildings			
Division 4.0 - PLUMBING AND MECHANICAL			
4.106.2 - Storm water drainage and retention during construction			
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.	4.106.4.2.1	EV charging space (EV space) locations
4.106.3 - Grading and paving			
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Except for additions and alterations which do not alter the existing drainage path.	4.106.4.2.2	EV charging space (EV space) dimensions
4.106.4 - Electric vehicle (EV) charging for new construction			
4.106.4	Comply with Section 4.106.4.1 and 4.106.4.2 for future installation and use of EV charging.	4.106.4.2.3	EV charging space (EV space) identification
4.106.4.1 - General			
4.106.4.1	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Except for additions and alterations which do not alter the existing drainage path.	4.106.4.2.3	EV charging space (EV space) identification

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017		2016 CALGREEN CODE REQUIREMENTS	
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CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017		2016 CALGREEN CODE REQUIREMENTS	
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CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017		2016 CALGREEN CODE REQUIREMENTS	
Division 4.3 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)			
4.303.1 - Water closets, lavatories, showers, and fittings			
4.303.1	Plumbing fixtures and fittings shall comply with the following: <ul style="list-style-type: none"> 4.303.1.1 Water Closets and Lavatories: 1.28 gpm @ 80 psi 4.303.1.2 Wall Mounted Urinals: 0.125 gpm @ 80 psi 4.303.1.3 Showerheads: 2.0 gpm @ 80 psi 	4.303.1	Water closets and lavatories shall comply with the following: <ul style="list-style-type: none"> 4.303.1.1 Water Closets and Lavatories: 1.28 gpm @ 80 psi 4.303.1.2 Wall Mounted Urinals: 0.125 gpm @ 80 psi 4.303.1.3 Showerheads: 2.0 gpm @ 80 psi
4.303.1.4 - Multiple Showerheads			
4.303.1.4	Multiple Showerheads combined flow rate of all showerheads controlled by a single valve shall not exceed 2.2 gpm @ 80 psi or any shower valve allowed to be in operation at a time.	4.303.1.4	Multiple Showerheads combined flow rate of all showerheads controlled by a single valve shall not exceed 2.2 gpm @ 80 psi or any shower valve allowed to be in operation at a time.
4.303.1.5 - Residential Lavatory Faucets			
4.303.1.5	Residential Lavatory Faucets: Maximum Flow Rate: 1.2 gpm @ 80 psi; Minimum Flow Rate: 0.8 gpm @ 20 psi	4.303.1.5	Residential Lavatory Faucets: Maximum Flow Rate: 1.2 gpm @ 80 psi; Minimum Flow Rate: 0.8 gpm @ 20 psi
4.303.1.6 - Kitchen Faucets			
4.303.1.6	Kitchen Faucets: 0.825 gallons per cycle	4.303.1.6	Kitchen Faucets: 0.825 gallons per cycle
4.303.1.7 - Laundry Faucets			
4.303.1.7	Laundry Faucets: 1.85 gpm @ 80 psi; Temporary increase to 2.2 gpm allowed but shall default to 1.5 gpm	4.303.1.7	Laundry Faucets: 1.85 gpm @ 80 psi; Temporary increase to 2.2 gpm allowed but shall default to 1.5 gpm
Standards for plumbing fixtures and fittings			
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.			
Division 4.3 - WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)			
4.304.1 - Outdoor potable water use in landscape areas			
4.304.1	After December 1, 2015, new residential developments with an irrigable landscape area equal to or greater than 500 square feet shall comply with one of the following: <ul style="list-style-type: none"> 1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; 2. Projects with irrigable landscape areas less than 2500 square feet may comply with the current California Department of Water Resources' Compliance Option. 	4.304.1	After December 1, 2015, new residential developments with an irrigable landscape area equal to or greater than 500 square feet shall comply with one of the following: <ul style="list-style-type: none"> 1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; 2. Projects with irrigable landscape areas less than 2500 square feet may comply with the current California Department of Water Resources' Compliance Option.
Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)			
4.401.1 - Roofs			
4.401.1	Annual spaces around pipes, electric cables, conduits or other openings in low-sloped roofs shall be sealed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of air.	4.401.1	Annual spaces around pipes, electric cables, conduits or other openings in low-sloped roofs shall be sealed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of air.
4.401.2 - Material conservation & resource efficiency (construction waste reduction, disposal & recycling)			
4.401.2	Construction waste reduction of at least 65% <ul style="list-style-type: none"> • Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste 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. 	4.401.2	Construction waste reduction of at least 65% <ul style="list-style-type: none"> • Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste 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.

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017		2016 CALGREEN CODE REQUIREMENTS	
Division 4.0 - PLUMBING AND MECHANICAL			
4.408.2 - Construction waste management plan			
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.	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.
4.408.3 - Waste management company			
4.408.3	Obtain 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.	4.408.3	Obtain 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.
4.408.4 - Waste stream reduction alternative			
4.408.4	(LIR) Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 5 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.	4.408.4	(LIR) Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 5 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.408.4.1 - Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 5 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.			
4.408.4.2 - Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 5 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.			
Division 4.0 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION)			
4.410.1 - Operation and maintenance manual			
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.	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.
4.410.2 - Recycling by occupants			
4.410.2	When 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic wastes, and metals or other materials acceptable to the enforcing agency. Other specific documentation or special instructions necessary to verify compliance are specified in appropriate sections of CALGreen.	4.410.2	When 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic wastes, and metals or other materials acceptable to the enforcing agency. Other specific documentation or special instructions necessary to verify compliance are specified in appropriate sections of CALGreen.

CALGreen. RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017		2016 CALGREEN CODE REQUIREMENTS	
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4.501.1 - General			
4.501.1	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.	4.501.1	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.
Division 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)			
4.501.2 - Protection during construction			
4.501.2	At the time of rough installation, drying 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, airtight or other methods acceptable to the enforcing agency to reduce the amount of water, dust and odors entering the openings may be used.	4.501.2	At the time of rough installation, drying 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, airtight or other methods acceptable to the enforcing agency to reduce the amount of water, dust and odors entering the openings may be used.
4.501.3 - Adhesives, sealants and caulks			
4.501.3	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: <ul style="list-style-type: none"> 1. Adhesives, adhesive bonding primers, adhesive primers, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1109 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1106 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 below. 2. 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 the California Code of Regulations (CCR), Title 17, commencing with Section 94507. 	4.501.3	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: <ul style="list-style-type: none"> 1. Adhesives, adhesive bonding primers, adhesive primers, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1109 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1106 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 below. 2. 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 the California Code of Regulations (CCR), Title 17, commencing with Section 94507.
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4.504.2 - The VOC content limit for coatings that do not meet the definitions for the specialty coating categories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 2.1, 3.06, 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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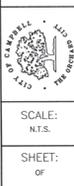
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FRESH CONCRETE AND MORTAR APPLICATION BEST MANAGEMENT PRACTICES FOR:		LANDSCAPING, GARDENING, AND POOL MAINTENANCE BEST MANAGEMENT PRACTICES FOR THE:		HEAVY EQUIPMENT OPERATION BEST MANAGEMENT PRACTICES FOR THE:		PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES BEST MANAGEMENT PRACTICES FOR THE:	
<ul style="list-style-type: none"> Masons and bricklayers Sidewalk construction crews Patio construction workers Construction inspectors General contractors Home builders Developers 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Landscapers Gardeners Swimming pool/spa service and repair workers General contractors Home builders Developers 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Vehicle and equipment operators Site supervisors General contractors Home builders Developers 	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Painters Paperhangers Plasterers Graphic artists Dry wall crews Floor covering installers General contractors Home builders Developers 	<ul style="list-style-type: none"> Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
<p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> 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 into 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. 	<p>STORM DRAIN POLLUTION FROM MASONRY AND PAVING</p> <p>Fresh cement and cement-reinforced 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.</p>	<p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> 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. 	<p>LANDSCAPING/GARDEN MAINTENANCE</p> <ul style="list-style-type: none"> Use 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 use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant. <p>STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE</p> <p>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 algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.</p>	<p>SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE</p> <ul style="list-style-type: none"> Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Perform major maintenance, repair jobs, vehicle and equipment washing off site. If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible. Do not use diesel oil to lubricate equipment or parts. Clean up spills immediately when they happen. 	<p>PAINT REMOVAL</p> <ul style="list-style-type: none"> Chemical paint stripping residue is a hazardous waste. Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately. Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash. When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. 	<p>WHAT CAN YOU DO?</p> <ul style="list-style-type: none"> 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. <p>STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES</p> <p>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.</p>	
<h1 style="text-align: center;">Blueprint for a Clean Bay</h1> <h2 style="text-align: center;">BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.</h2> <h3 style="text-align: center;">SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM</h3>							
<p>EARTH MOVING ACTIVITIES</p> <p>BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> Ballastors, backhoe, and grading machine operators Dump truck drivers Site supervisors General contractors Home builders Developers 	<p>DETECTING CONTAMINATED SOIL OR GROUNDWATER</p> <p>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.</p>	<p>ROADWORK AND PAVING</p> <p>BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> 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 	<p>GENERAL CONSTRUCTION AND SITE SUPERVISION</p> <p>BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> Construction industry 	<p>MATERIALS/WASTE/HANDLING</p> <ul style="list-style-type: none"> Practice Source Reduction: minimize waste when you order materials. Order only the amount you need to finish the job. Use recyclable materials whenever possible. Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed. 	<p>WATER POLLUTION PREVENTION</p> <p>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 bayslands. 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 pour over or spill into a street or storm drain.</p> <p>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.</p> <p>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.</p>	<p>ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL</p> <p>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 both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.</p> <p>B. Civil Penalties. 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.</p> <p>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.</p> <p>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.</p>	
<p>DURING CONSTRUCTION</p> <ul style="list-style-type: none"> Remove existing vegetation only when absolutely necessary. Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned. Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Cover stockpiles and excavated soil with secured tarps or plastic sheeting. 	<p>WATCH FOR ANY OF THESE CONDITIONS:</p> <ul style="list-style-type: none"> Unusual soil conditions, discoloration, or odor Abandoned underground tanks Abandoned wells Buried barrels, debris, or trash 	<p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> 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. 	<p>WHAT CAN YOU DO?</p> <ul style="list-style-type: none"> 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-prone runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels. Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter. Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. 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. Make sure portable toilets are in good working order. Check frequently for leaks. 	<p>STORM DRAIN POLLUTION FROM ROADWORK</p> <p>Road paving, surfacing, and pavement removal happens 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.</p>	<p>Spill Response Agencies</p> <ol style="list-style-type: none"> Dial 911 Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710 Governor's Office of Emergency Services Warming Center (800) 852-7550 (24 hours). 	<p>Local Pollution Control Agencies</p> <p>Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195</p> <p>Santa Clara Valley Water District (408) 927-0710</p> <p>San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300</p> <p>Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga</p> <p>Sunnyvale Water Pollution Control Plant (408) 730-7270</p> <p>Palo Alto Regional Water Quality Control Plant (415) 229-2598</p> <p>Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford</p>	
<p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> 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. 	<p>STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES</p> <p>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.</p>	<p>DURING CONSTRUCTION</p> <ul style="list-style-type: none"> 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. 	<p>STORM DRAIN POLLUTION FROM ROADWORK</p> <p>Road paving, surfacing, and pavement removal happens 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.</p>	<p>STORM DRAIN POLLUTION FROM ROADWORK</p> <p>Road paving, surfacing, and pavement removal happens 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.</p>	<p>Scale: N.T.S.</p> <p>Sheet: OF</p>		

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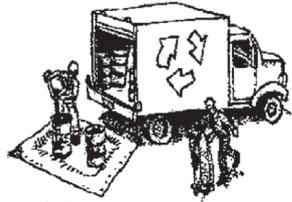
PLAN FOR THE IMPROVEMENT OF
BLUEPRINT FOR A CLEAN BAY
 ENFORCEMENT PERMIT NO.



Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Store and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site free of litter (e.g. lunch items, cigarette butts).
- ☐ Remove litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ☐ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



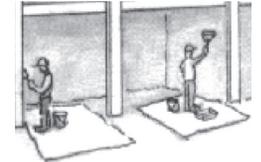
Paving

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ☐ Protect storm drain inlets during saw cutting.
- ☐ Saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

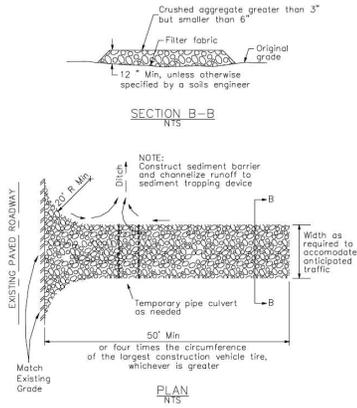
- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



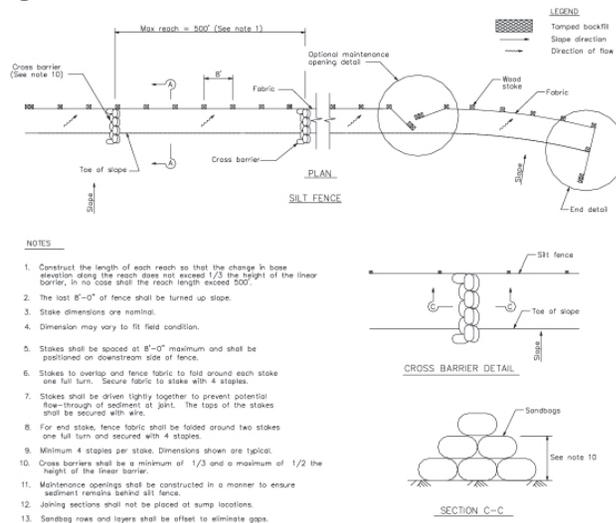
**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

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

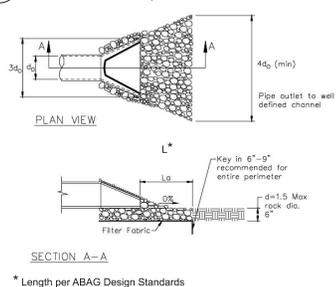
3 Stabilized Construction Entrance/Exit
CASQA Detail TC-1



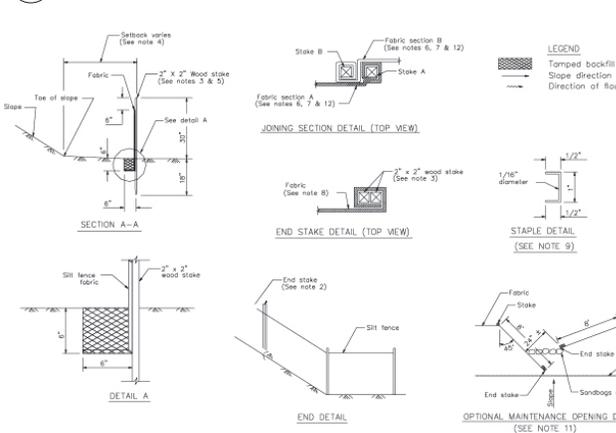
1 Silt Fence
CASQA Detail SE-1



4 Velocity Dissipation Devices
CASQA Detail EC-10



2 Silt Fence
CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material handler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
- Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

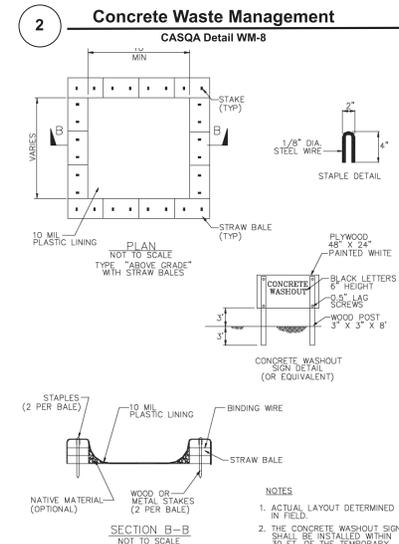
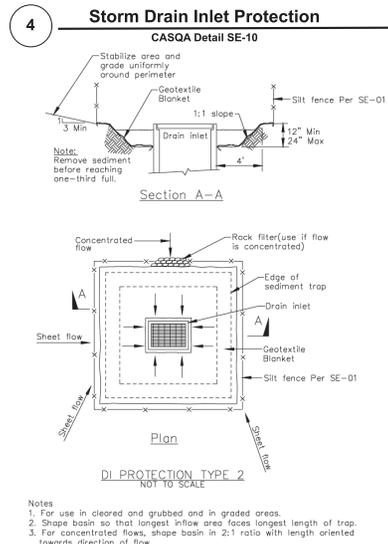
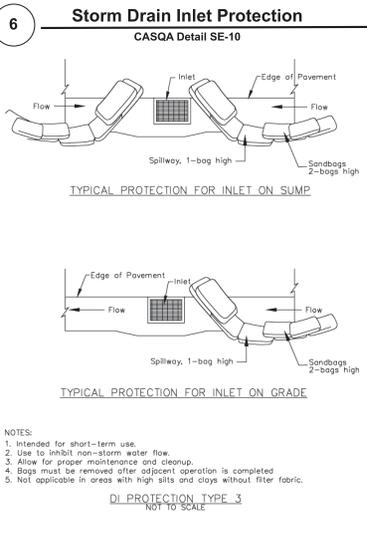
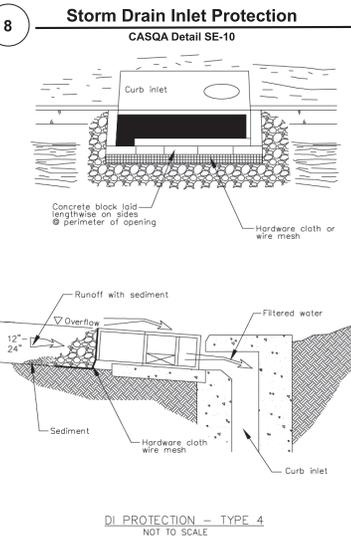
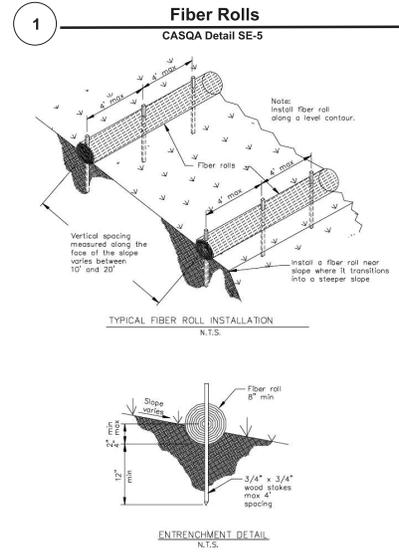
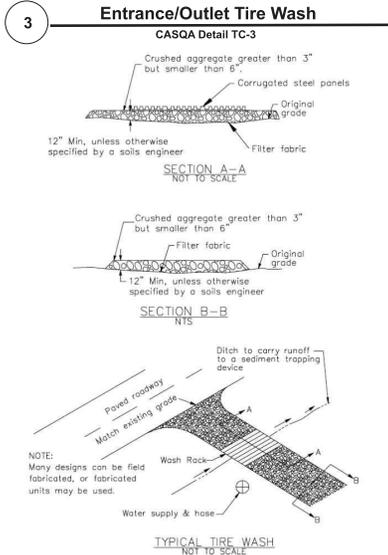
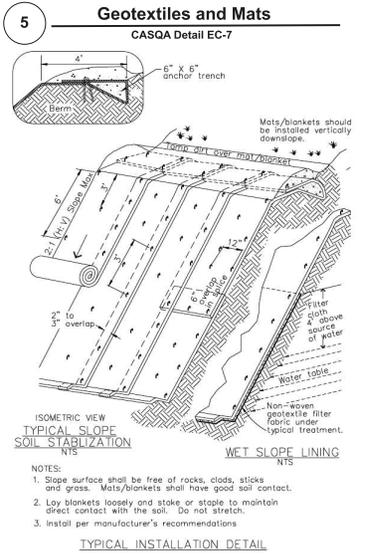
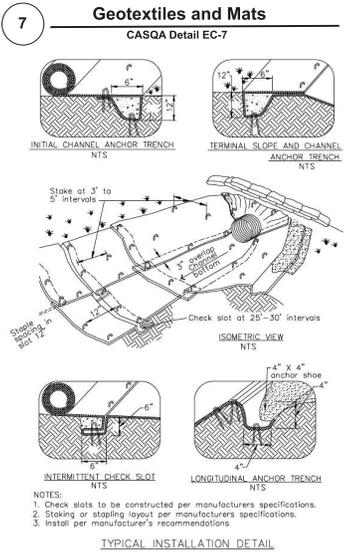
STANDARD EROSION CONTROL NOTES

- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber rolls or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (taps, straw bales, silt fences, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

Project Information

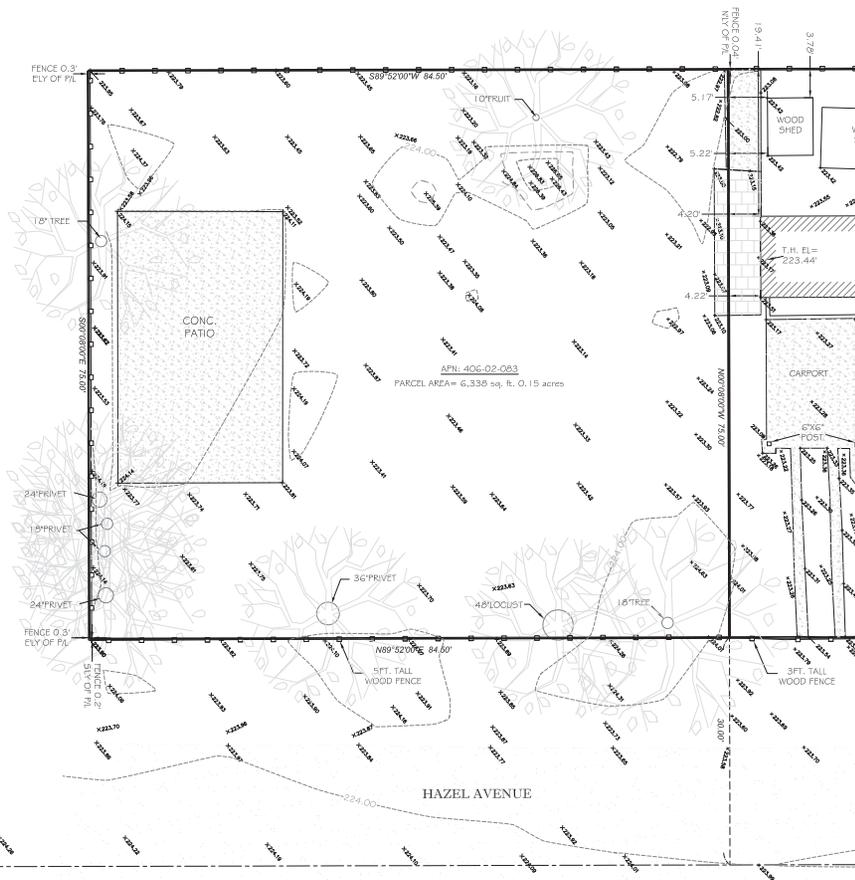




Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cbmphandbooks.com.

Project Information



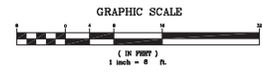


LEGEND:

	PROPERTY LINE
	WOOD FENCE
	CHAIN LINK FENCE
	OVERHEAD WIRES
	MAJOR CONTOUR
	BUILDING
	WALL
	CONCRETE
	PAVEMENT
	BRICK
	SLATE / STONE
	GRASS
	SPOT ELEVATION
	TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
	TREE DRIFLINE

SURVEYOR'S NOTES

- ELEVATIONS ARE BASED ON SANTA CLARA VALLEY WATER DISTRICT BENCHMARK 632, BRASS DISK ON NORTHEAST CURB OF SAN TOMAS AQUINO RD AT 500 FT NORTH OF HAZEL AVE. ELEVATION = 223.89 FEET NAVD83
- ONLY TREES 6' AND ABOVE WERE LOCATED ON THIS SURVEY. SMALLER TREES AND SHRUBS ARE NOT SHOWN.
- DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.



LEGAL DESCRIPTION

PORTION OF LOT 1.0 OF TRACT NO. 202 HAZELWOOD TRACT, RECORDED IN BOOK 7 OF MAPS PAGE 20 OF SANTA CLARA COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I, KACIE A. FLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013). I FURTHER CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION.

KACIE A. FLOUFF, PLS 9013



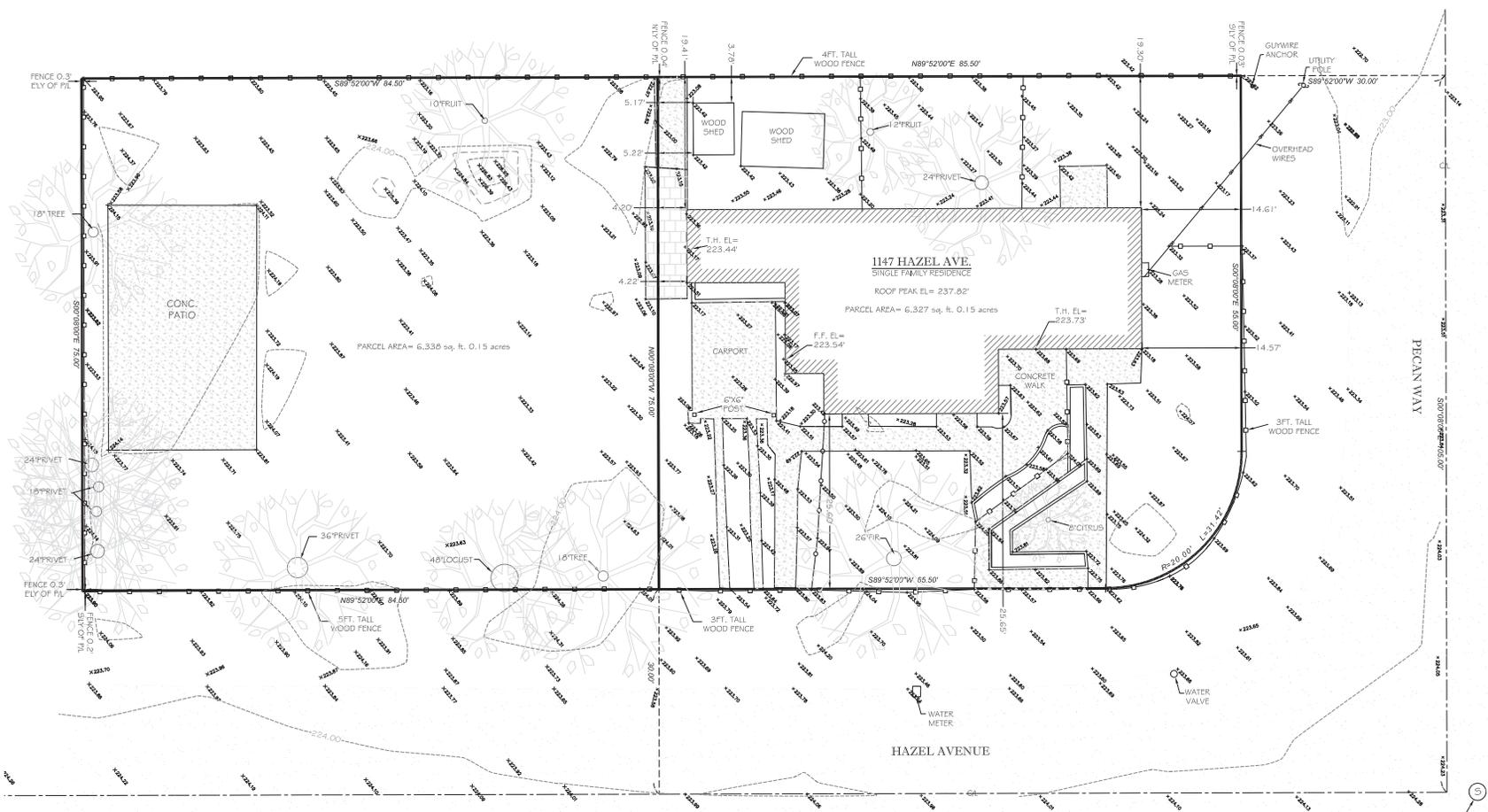
DATE: 04 / 26 / 19
 DRAWING SCALE: 1" = 8'
 PREPARED BY: KACIE FLOUFF
 APPROVED BY: KACIE FLOUFF
 FILE NAME: NCA-19-043-147 Hazel Avenue_Campbell_Topo.dwg

HAZEL AVENUE, CAMPBELL
 COUNTY OF SANTA CLARA
 STATE OF CALIFORNIA
 APNS: 406-002-083

PROJECT:
 TOPOGRAPHIC SITE PLAN

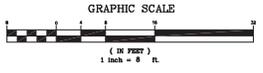
PROJECT NO.
 NCA-19-043

SHEET NO.
 1 OF 1



SURVEYOR'S NOTES

- ELEVATIONS ARE BASED ON SANTA CLARA VALLEY WATER DISTRICT BENCHMARK 632, BRASS DISK ON NORTHEAST CURB OF SAN TOMAS AQUINO RD AT 500 FT NORTH OF HAZEL AVE.
ELEVATION= 223.89 FEET NAVD88
- ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.
- DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.



LEGAL DESCRIPTION

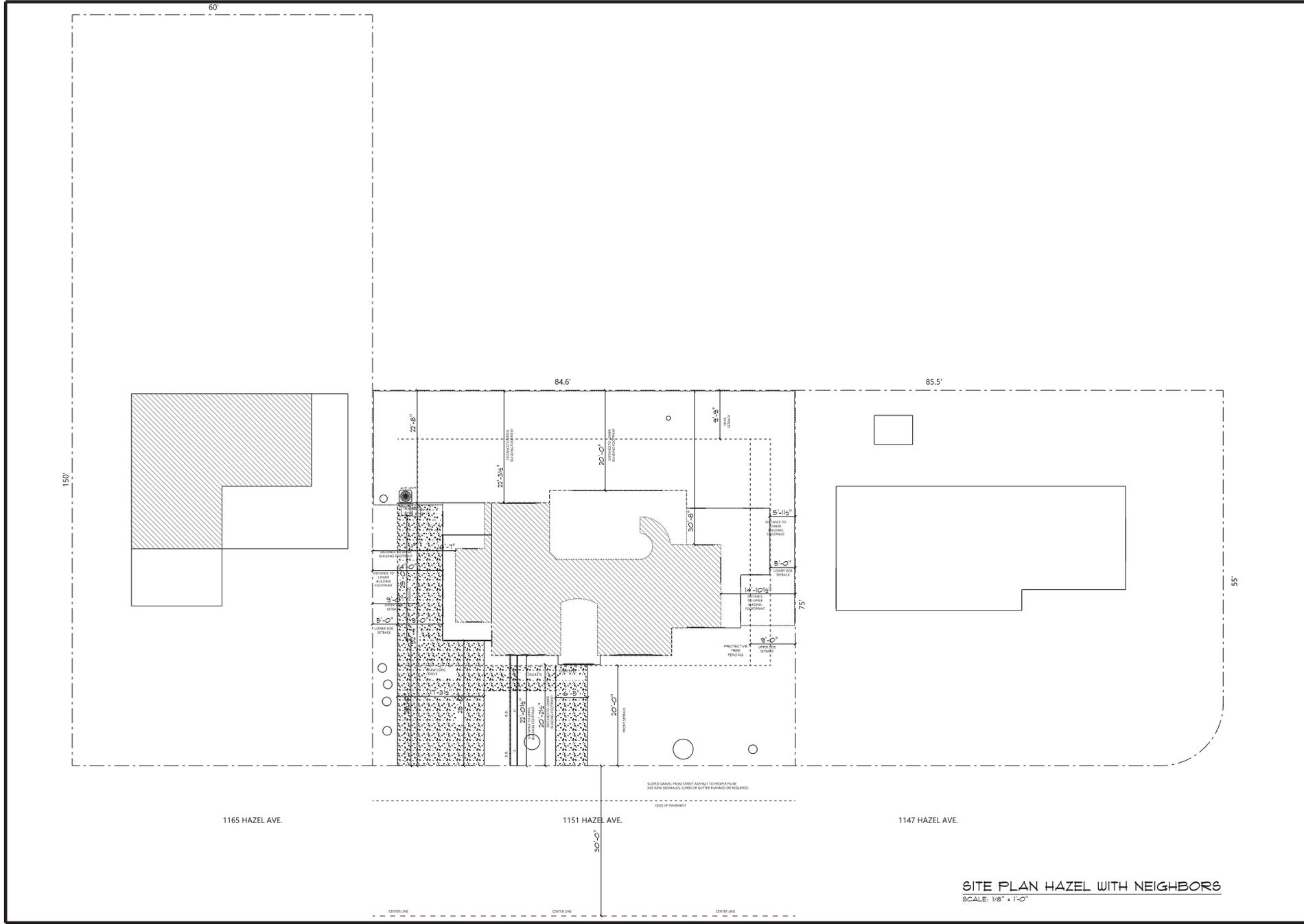
PORTION OF LOT 10 OF TRACT NO. 202 HAZELWOOD TRACT, RECORDED IN BOOK 7 OF MAPS PAGE 20 OF SANTA CLARA COUNTY RECORDS.

LEGEND:

- PROPERTY LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD WIRES
- MAJOR CONTOUR
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- SLATE / STONE
- GRASS
- SPOT ELEVATION
- TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
- TREE DRIFLINE

SURVEYOR'S CERTIFICATE

I, KAGE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013). I FURTHER CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION.



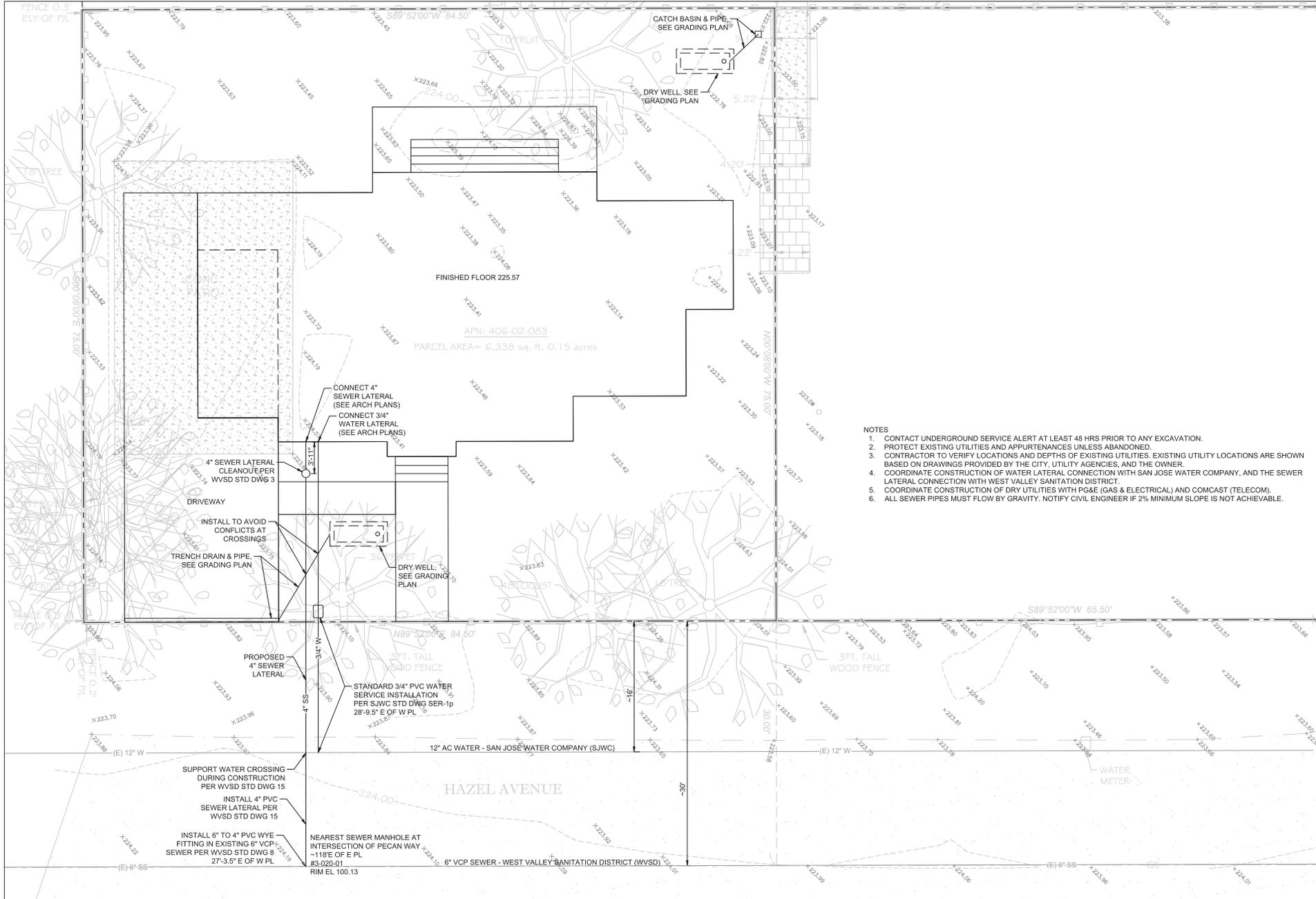
1165 HAZEL AVE.

1151 HAZEL AVE.

1147 HAZEL AVE.

SITE PLAN HAZEL WITH NEIGHBORS
 SCALE: 1/8" = 1'-0"

REVISIONS BY	
Thursday, February 3, 2021	
<small>THE PLANS, DRAWINGS AND DESIGN SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. REVISED BOARDS FOR THIS PROJECT, PLANS AND DRAWINGS ARE VALID ONLY AS TO PART FOR THE OTHER PERSONS REGARDING THE SUBJECT MATTER. PLEASE CONTACT THE DESIGNER IMMEDIATELY.</small>	
	
	
MM HOME DESIGNS 18488 Prospect Rd. Suite 15, Saratoga, CA 95070 MMHOMEDESIGNS@GMAIL.COM - 408.396.0951	
A Project for: Kadhair Al-hemyari 1151 HAZEL AVE. CAMPBELL, CA 95008 emadkad@yahoo.com	
DRAWN	MM
CHECKED	MM
DATE	Tuesday, February 2, 2021
SCALE	AS SHOWN
JOB NO.	
PAGE:	
12 / 27	
<small>SITE WITH NEIGHBORS</small>	



1. CONTACT UNDERGROUND SERVICE ALERT AT LEAST 48 HRS PRIOR TO ANY EXCAVATION.
2. PROTECT EXISTING UTILITIES AND APPURTENANCES UNLESS ABANDONED.
3. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES. EXISTING UTILITY LOCATIONS ARE SHOWN BASED ON DRAWINGS PROVIDED BY THE CITY, UTILITY AGENCIES, AND THE OWNER.
4. COORDINATE CONSTRUCTION OF WATER LATERAL CONNECTION WITH SAN JOSE WATER COMPANY, AND THE SEWER LATERAL CONNECTION WITH WEST VALLEY SANITATION DISTRICT.
5. COORDINATE CONSTRUCTION OF DRY UTILITIES WITH PG&E (GAS & ELECTRICAL) AND COMCAST (TELECOM).
6. ALL SEWER PIPES MUST FLOW BY GRAVITY. NOTIFY CIVIL ENGINEER IF 2% MINIMUM SLOPE IS NOT ACHIEVABLE.

DESIGN EVEREST, INC
 365 FLOWER LANE
 MOUNTAIN VIEW, CA 94043
 PHONE: (888) 311-3015
 FOR CONSTRUCTION SUPPORT:
 PHONE: (888) 512-3152
 EMAIL: construction@designeverest.com

UTILITY PLAN
 AL-HEMAYARI RESIDENCE
 1147 HAZEL AVENUE, CAMPBELL
 COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
 APNS-406-02-083

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SIGN DATE: 06-01-2020
DATE: AS NOTED
SCALE: 1"=5'
DRAWN BY: CN
CKD BY: CN
PROJECT #: 201906040

C2

Planting and Irrigation Notes:

1. Plant selection is based on regionally appropriate varieties and climate adaptive species, balancing drought resistance with aesthetics. Some fruit bearing trees have been included to promote a healthy productive landscape.
2. Landscape irrigation to be a multi-zoned drip system with rain sensors and 'smart' timers. The rear and front of the property will be zoned separately to control water use throughout the day.
3. The system will be monitored and controlled wirelessly, with manual control valves installed per Site Plan. It will include 1/2" distribution lines with 1/4" or 1/2" emitter lines. No sprayers will be used.
4. Weather monitoring will be incorporated into the system to avoid unnecessary water use.

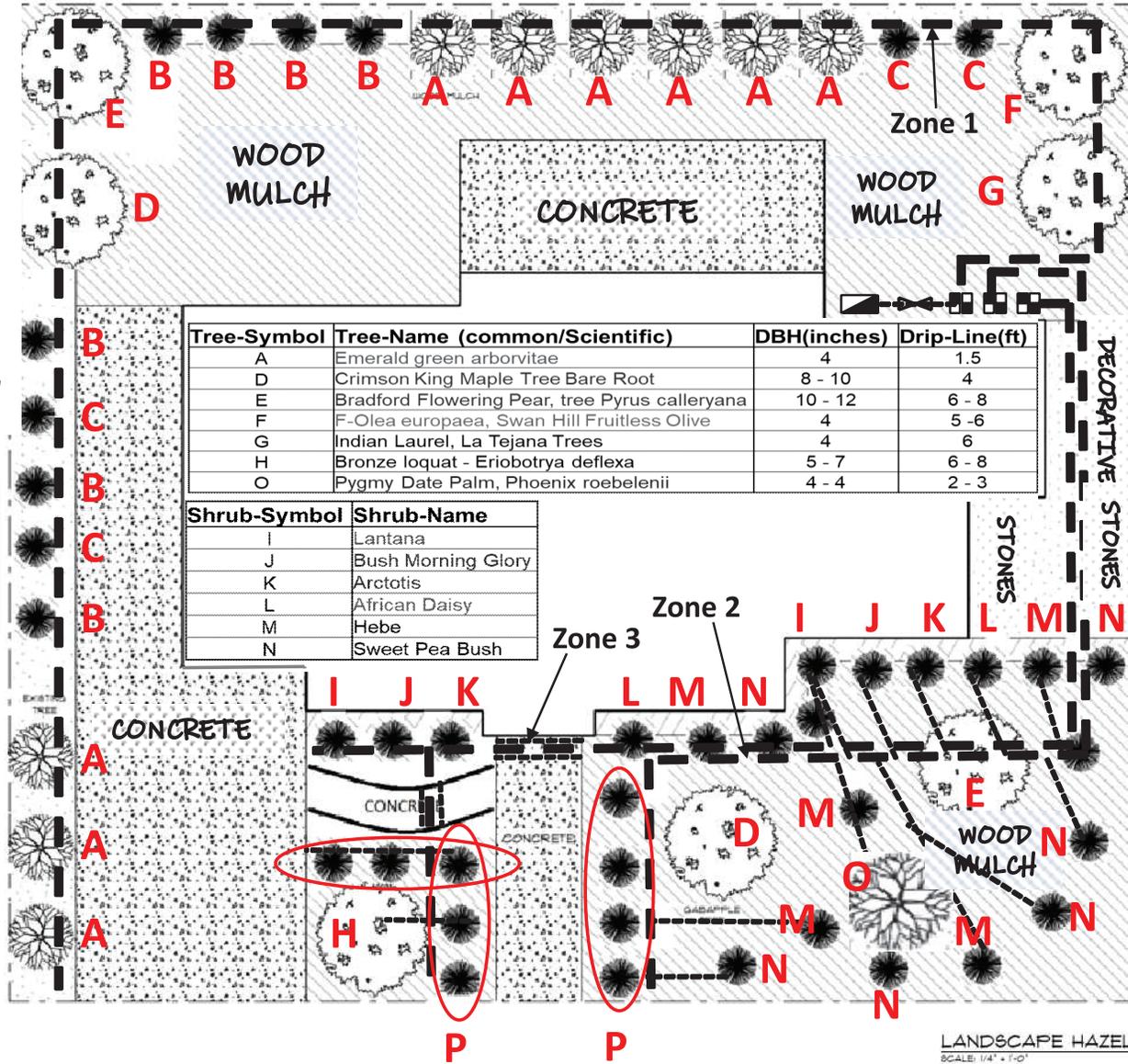
Sheet Notes:

1. The final landscaping plan will be consistent with the California Model Water Efficient Landscape Ordinance (MWELO)
2. Incorporate six inches compost into landscape area, at a rate of at least four cubic yards per 1,000 SQFT

Landscaping Area Calculations

FRONT WOOD MULCH AREA	1245 SQFT
REAR WOOD MULCH AREA	1300 SQFT
PLANTER BEDS WITH MULCH	960 SQFT
TOTAL PERVIOUS COVERAGE	3505 SQFT
LOT SIZE	6338 SQFT
TOTAL PERVIOUS COVERAGE %	55%

-  DECORATIVE STONES
-  Min. 3" WOOD MULCH
-  CONCRETE
-  NIBCO Ball Valve
-  Reduced Pressure Backflow Preventer
-  Zone 1, 2, 3
-  SCH. 40PVC Irrigation line
-  Irrigation low drip line
-  6" SLEEVE



LANDSCAPE PLAN
 PRODUCED BY: KADHAIR AL-HEMYARI
 EMADKAD@YAHOO.COM 408.416.7876

Table of Trees and Shrubs

Tree-Symbol	Tree-Name (common/Scientific)	DBH(inch)	#of Truncks	Drip-Line(ft)
A	Emerald green arborvitae	4	1	1.5
D	Crimson King Maple Tree Bare Root	8 - 10	1	4
E	Bradford Flowering Pear, tree Pyrus calleryana	10 - 12	1	6 - 8
F	F-Olea europaea, Swan Hill Fruitless Olive	4	2 - 3	5 - 6
G	Indian Laurel, La Tejana Trees	4	2 - 4	6
H	Bronze loquat - Eriobotrya deflexa	5 - 7	1	6 - 8
O	Pygmy Date Palm, Phoenix roebelenii	4 - 4	3	2 - 3

Shrub-Symbol	Shrub-Name
B	Evergreen Foliage
C	Callistemon citrinus
I	Lantana
J	Bush Morning Glory
K	Arctotis
L	African Daisy
M	Hebe
N	Sweet Pea Bush

List of trees to be removed

Tree-Symbol	Tree-Name	DBH(inch)	#of Truncks	Drip-Line(ft)
xA	Arborvitae	22	1	0
xB	Black Locust	10 - 12	4	8 - 9
xC	Wild Privet	6 - 8	5	8 - 9
xD	Chines Privet	8 - 10	4	10
xE	Chines Privet	8	2	8
xF	Cherry Plum	7	1	8



A-Emerald green arborvitae, 4"/1'6"



B-Green Foliage, Evergreen Shrub, DL2'-3'



C-Callistemon citrinus 'Little John' Dwarf Bottlebrush, DL2'



D-Crimson King Maple Tree Bare Root



E-Bradford Flowering Pear, tree Pyrus calleryana



F-Olea europaea 'Swan Hill'
Swan Hill Fruitless Olive



G-Indian Laurel | La Tejana Trees



H-Bronze loquat - *Eriobotrya deflexa*

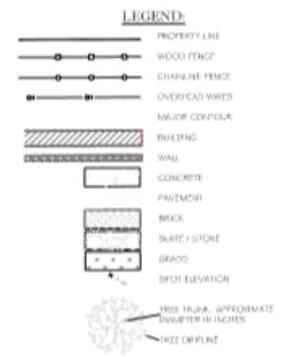
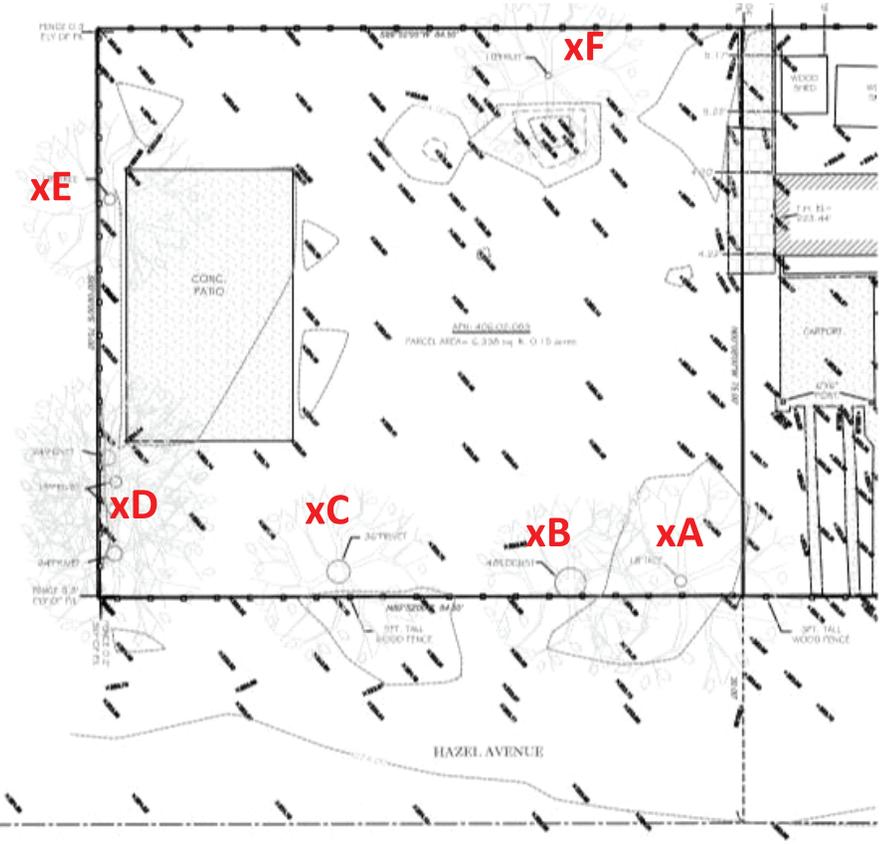


O - Pygmy Date Palm *Phoenix roebelenii* 15 Seeds



P - Green Velvet Boxwood

(trees to be removed)



Tree-Symbol	Tree-Name	DBH(inch)	#of Trunks	Drip-Line(ft)
xA	Arborvitae	22	1	0
xB	Black Locust	10 - 12	4	8 - 9
xC	Wild Privet	6 - 8	5	8 - 9
xD	Chines Privet	8 - 10	4	10
xE	Chines Privet	8	2	8
xF	Cherry Plum	7	1	8

SURVEYOR'S NOTES

1. ELEVATIONS ARE BASED ON SANTA CLARA VALLEY WATER DISTRICT BENCHMARK 5332, BAYVIEW OAK, ON NORTHEAST CORNER OF SAN TOMAS AQUINO RD. AT 500 FT NORTH OF PAZD. AVE. ELEVATION= 223.89 FEET NAVD83.
2. ONLY TREES 42" AND ABOVE WERE LOCATED ON THIS SURVEY. SMALLER TREES AND SHRUBS ARE NOT SHOWN.
3. DISTANCES SHOWN, HORIZON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.



LEGAL DESCRIPTION

PORTION OF LOT 10 OF TRACT NO. 202 HAZELWOOD TRACT, RECORDED IN BOOK 7 OF MAPS PAGE 20 OF SANTA CLARA COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I, KADHAIR AL-HEMYARI, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA. REF. NO. 181731. I FURTHER CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION.

LANDSCAPE PLAN
 PRODUCED BY: KADHAIR AL-HEMYARI
 EMADKAD@YAHOO.COM 408.416.7876



XA



XB



XC



XE



XF



XD

REVISIONS	BY
Tuesday, February 3, 2021	

THE PLANS, TRADE AND DESIGN SHOWS OR THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. REVISED BOARDS FOR THE PROJECT. PLANS SHALL NOT BE USED, REPRODUCED OR IN ANY MANNER FOR OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

Megan M...

MM HOME DESIGNS
 18488 Prospect Rd. Suite 15, Saratoga, CA 95070
 MMHOMEDESIGNS@GMAIL.COM - 408.396.0951

A Project for:
Kadhair Al-hemyari
 1151 HAZEL AVE. CAMPBELL, CA 95008
 emadkad@yahoo.com

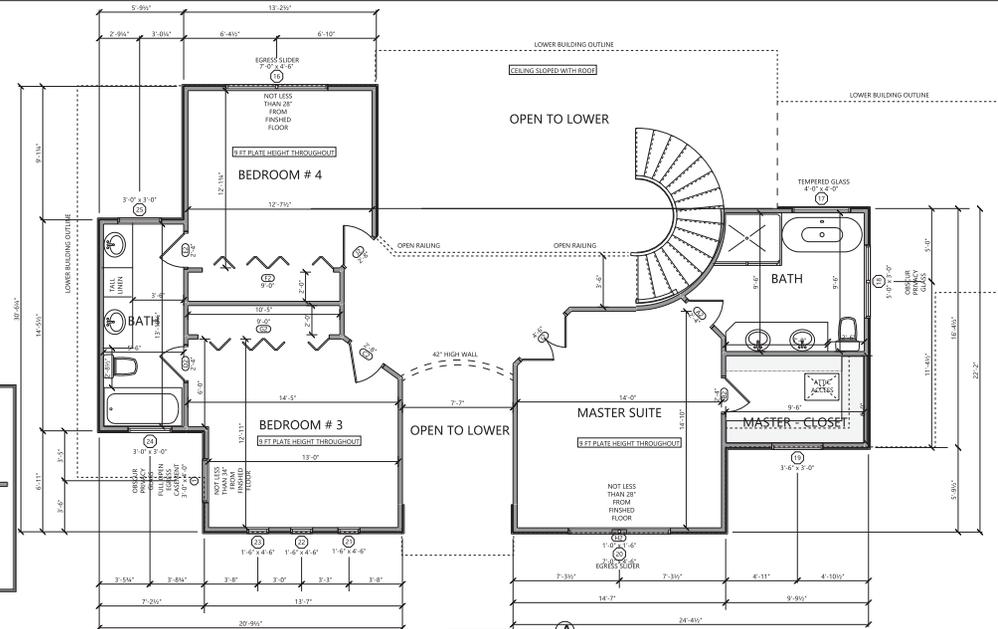
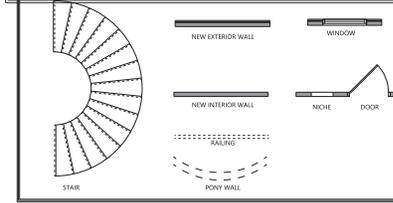
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CHECKED	MM
DATE	Tuesday, February 3, 2021
SCALE	AS SHOWN
JOB NO.	
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L6 / 27

TREES TO REMOVE LEGEND

TREES TO BE REMOVED LEGEND
 SCALE: 1/4" = 1'-0"

OPENING SCHEDULE										
TYPE	WIDTH	HEIGHT	SIZE	OPENING AREA	HEADER	EGRESS	TEMPERED GLASS	COUNT	OPENING ID	
WINDOW	7'-0"	4'-0"	3'-0" x 4'-0"	12.0 sq ft.	9"	No	Yes	No	1	16
WINDOW	7'-0"	4'-0"	7'-0" x 4'-0"	31.5 sq ft.	9"	No	Yes	No	1	16
WINDOW	4'-0"	4'-0"	4'-0" x 4'-0"	16.0 sq ft.	9"	No	Yes	No	1	17
WINDOW	5'-0"	3'-0"	5'-0" x 3'-0"	15.0 sq ft.	9"	No	No	No	1	18
WINDOW	3'-0"	3'-0"	3'-0" x 3'-0"	9.0 sq ft.	9"	No	No	No	1	19
WINDOW	7'-0"	4'-0"	7'-0" x 4'-0"	31.5 sq ft.	9"	Yes	Yes	No	1	20
WINDOW	11'-0"	4'-0"	11'-0" x 4'-0"	68.8 sq ft.	9"	No	No	No	1	21
WINDOW	1'-6"	4'-6"	1'-6" x 4'-6"	6.8 sq ft.	9"	No	No	No	1	22
WINDOW	1'-6"	4'-6"	1'-6" x 4'-6"	6.8 sq ft.	9"	No	No	No	1	23
WINDOW	3'-0"	3'-0"	3'-0" x 3'-0"	9.0 sq ft.	9"	No	Yes	2	24	
WINDOW	3'-0"	3'-0"	3'-0" x 3'-0"	9.0 sq ft.	9"	No	No	1	25	
DOOR	2'-4"	6'-0"	2'-4" x 6'-0"	17.5 sq ft.	7"	No	No	1	A2	
DOOR	2'-4"	6'-0"	2'-4" x 6'-0"	17.5 sq ft.	7"	No	No	1	B2	
DOOR	2'-8"	6'-8"	2'-8" x 6'-8"	19.8 sq ft.	7"	No	No	2	C2	
DOOR	2'-4"	6'-8"	2'-4" x 6'-8"	17.5 sq ft.	7"	No	No	1	D2	
DOOR	2'-4"	6'-8"	2'-4" x 6'-8"	17.5 sq ft.	7"	No	No	1	E2	
THRESHOLD	9'-0"	6'-0"	9'-0" x 6'-0"	60.0 sq ft.	9"	No	No	1	F2	
THRESHOLD	9'-0"	6'-0"	9'-0" x 6'-0"	61.3 sq ft.	9"	No	No	1	G2	
NICHE	1'-0"	1'-0"	1'-0" x 1'-0"	1.0 sq ft.	9"	No	No	1	H2	
COMBINED UNIT	4'-6"	6'-9"	4'-6" x 6'-9"	28.4 sq ft.	9"	No	No	1	I2	
DOOR	2'-8"	6'-8"	2'-8" x 6'-8"	19.8 sq ft.	7"	No	No	1	J2	
NICHE	1'-0"	1'-0"	1'-0" x 1'-0"	1.0 sq ft.	9"	No	No	1	K1	

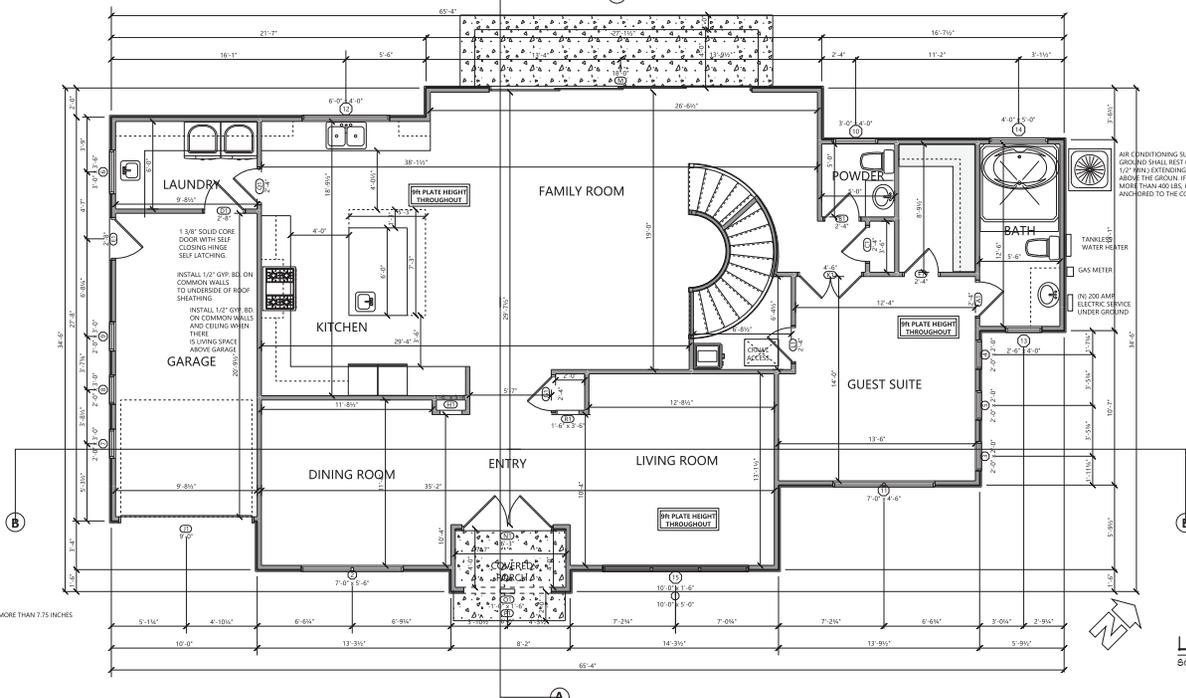


UPPER FLOORPLAN
SCALE: 1/4" = 1'-0"

*** NOTE TO CONTRACTOR ***
THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MEGAN WINDES AND REQUESTS ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MEGAN WINDES DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MEGAN WINDES DESIGN PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MEGAN WINDES DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MEGAN WINDES DESIGN.

OPENING SCHEDULE LOWER									
TYPE	WIDTH	HEIGHT	SIZE	OPENING AREA	HEADER	EGRESS	TEMPERED GLASS	COUNT	OPENING ID
WINDOW	10'-0"	5'-0"	10'-0" x 5'-0"	50.0 sq ft.	9"	No	No	1	1
WINDOW	7'-0"	5'-6"	7'-0" x 5'-6"	38.5 sq ft.	9"	No	No	1	2
WINDOW	2'-0"	2'-0"	2'-0" x 2'-0"	4.0 sq ft.	9"	No	No	1	3
WINDOW	2'-0"	2'-0"	2'-0" x 2'-0"	4.0 sq ft.	9"	No	No	1	4
WINDOW	2'-0"	2'-0"	2'-0" x 2'-0"	4.0 sq ft.	9"	No	No	1	5
WINDOW	3'-0"	2'-6"	3'-0" x 2'-6"	10.5 sq ft.	9"	No	No	1	6
WINDOW	2'-0"	2'-0"	2'-0" x 2'-0"	4.0 sq ft.	9"	No	No	1	7
WINDOW	2'-0"	2'-0"	2'-0" x 2'-0"	4.0 sq ft.	9"	No	No	1	8
WINDOW	2'-0"	2'-0"	2'-0" x 2'-0"	4.0 sq ft.	9"	No	No	1	9
WINDOW	3'-0"	4'-0"	3'-0" x 4'-0"	12.0 sq ft.	9"	No	No	1	10
WINDOW	7'-0"	4'-6"	7'-0" x 4'-6"	29.3 sq ft.	9"	No	No	1	11
WINDOW	6'-0"	6'-0"	6'-0" x 6'-0"	22.7 sq ft.	9"	No	No	1	12
WINDOW	2'-0"	2'-6"	2'-0" x 2'-6"	10.5 sq ft.	9"	No	No	1	13
WINDOW	4'-0"	5'-0"	4'-0" x 5'-0"	19.3 sq ft.	9"	No	Yes	1	14
WINDOW	10'-0"	1'-6"	10'-0" x 1'-6"	12.8 sq ft.	9"	No	No	1	15
SLIDING DOOR	18'-0"	6'-0"	18'-0" x 6'-0"	144.0 sq ft.	9"	No	No	1	M
DOOR	2'-4"	6'-9"	2'-4" x 6'-9"	17.9 sq ft.	7"	No	No	1	A1
DOOR	2'-4"	6'-9"	2'-4" x 6'-9"	17.9 sq ft.	7"	No	No	1	B1
DOOR	2'-4"	6'-9"	2'-4" x 6'-9"	17.9 sq ft.	7"	No	No	1	C1
DOOR	2'-4"	6'-9"	2'-4" x 6'-9"	17.9 sq ft.	7"	No	No	1	D1
DOOR	2'-4"	6'-9"	2'-4" x 6'-9"	17.9 sq ft.	7"	No	No	1	E1
DOOR	2'-4"	6'-9"	2'-4" x 6'-9"	17.9 sq ft.	7"	No	No	1	F1
DOOR	2'-4"	6'-9"	2'-4" x 6'-9"	17.9 sq ft.	7"	No	No	1	G1
NICHE	1'-0"	1'-0"	1'-0" x 1'-0"	1.0 sq ft.	9"	No	No	1	H1
GARAGE	9'-0"	6'-0"	9'-0" x 6'-0"	71.2 sq ft.	9"	Yes	No	1	I1
COMBINED UNIT	6'-0"	6'-0"	6'-0" x 6'-0"	28.8 sq ft.	9"	No	No	1	A1
DOOR	2'-4"	6'-9"	2'-4" x 6'-9"	17.9 sq ft.	7"	No	No	1	L1
COMBINED UNIT	6'-3"	6'-3"	6'-3" x 6'-3"	46.6 sq ft.	9"	Yes	No	1	N1
NICHE	1'-0"	1'-0"	1'-0" x 1'-0"	1.0 sq ft.	9"	No	No	1	O1
ARCH	6'-0"	10'-0"	6'-0" x 10'-0"	99.0 sq ft.	9"	No	No	1	P1
DOOR	2'-4"	6'-9"	2'-4" x 6'-9"	17.9 sq ft.	7"	No	No	1	Q1
NICHE	1'-0"	1'-0"	1'-0" x 1'-0"	1.0 sq ft.	9"	No	No	1	R1

A DOOR SHALL HAVE A MINIMUM CLEAR HEIGHT OF 78 INCHES, MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
B DOOR SHALL BE READILY OPERABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
C A SLIDE AT THE EXTERIOR ENDING SHALL NOT BE MORE THAN 7/8 INCHES FROM THE THRESHOLD.
D LANDING AT THE EGRESS DOOR SHALL NOT BE MORE THAN 1/4 INCHES LOWER THAN THE TOP OF THE THRESHOLD. LANDING SHALL NOT BE MORE THAN 7.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD WHERE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1



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

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BODY COLOR - ASHEN TAN
BENJAMIN MOORE - 936



STONE COLOR: SADDLE BROWN
HXL - EL DORADO STONE



TRIM COLOR: NORTH CREEK
BENJAMIN MOORE - 1001



ROOFING: WOODBERRY
BROWN
WOODLAND VALLE -
0688945



ELEVATION NOTES

- Stucco shall be 1/2" thick and three coat applied over approved wire lath and two layers of grade D building paper over plywood sheathing. Provide 36 gauge galvanized weep screed at foundation plus 1/8" at least 4" above grade or 2" above concrete or paving. Siding shall be applied over one layer grade D building paper. (CBC 104.2)(CBC R103.2)
- Provide a spark arrestor for any new or existing chimney. (CBC 210.9)(CBC 1003.6.1)
- Roof Slopes 12:12 and 6:12 with asphalt shingles shall have two layers of 15 lbs. felt applied single slope. (CBC 807.13)(CBC 808.2)
- Provide all under-floor areas with cross ventilation at 1/80 for the entire area with one vent within 3' of each corner. Screens over the openings shall have 1/8" to 1/4" openings. (CBC 120)(CBC 8428)
- Attic areas shall have cross ventilation at 1/80 for the entire area with 50% of the required vent area to be ventilators located a minimum of 3' above eave of cornice vents. Screens over the openings shall have 1/8" to 1/4" openings. (CBC 120)(CBC 8428)
- Provide attic access (2'0" x 2'0") and under-floor access (8'0" x 2'4") for new areas. (CBC 120)(CBC 8428.4)
- Provide under floor clearance of 18" from joists to earth and 12" clearance from joists to earth. (CBC 2504.1.1)(CBC 831.1)
- INSTALL APPROVED ADDRESS NUMBERS ON FRONT OF HOME WHICH ARE PLAINLY VISIBLE FROM THE ADJACENT STREET OR ROAD. THE NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND AND BE A MIN. 4" HIGH WITH A MIN. STROKE OF 1/2"

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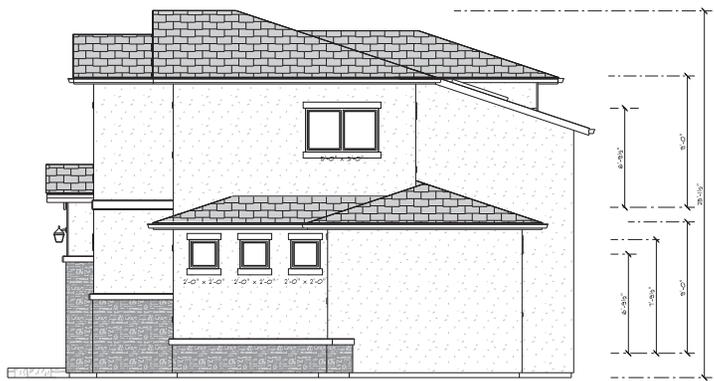


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

Design of home uses mix of hips and gable to work along side existing neighbors who have similar refashion. Along with that a use of stucco was chosen to blend into the majority of the homes in the area. Stone and arched item used sparingly to enhance the over aesthetic. Initial design had two story wall features at front and per planning department request we added a roofline at front to minimize the visual impact of the front to break up the wall line and the homes design adapted more hips to minimize the peaks at front of home to reduce visual height.



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



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

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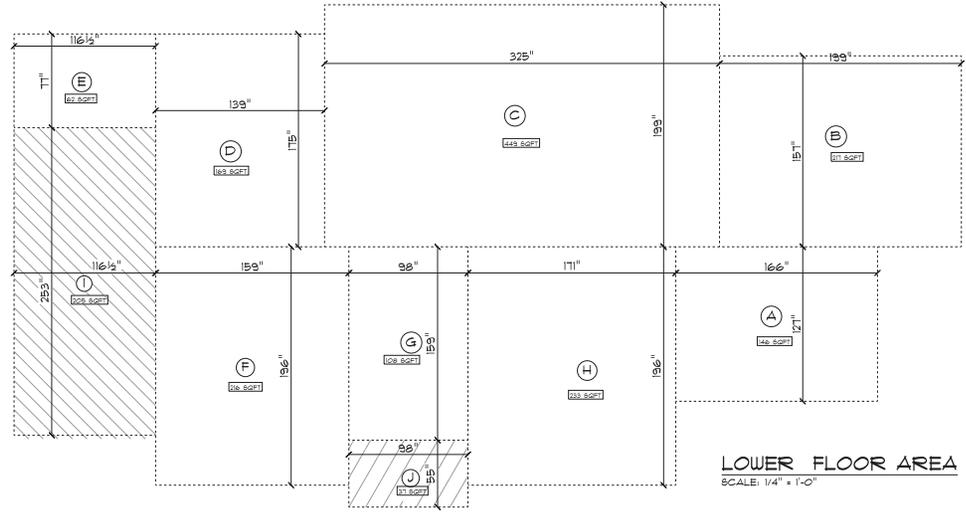
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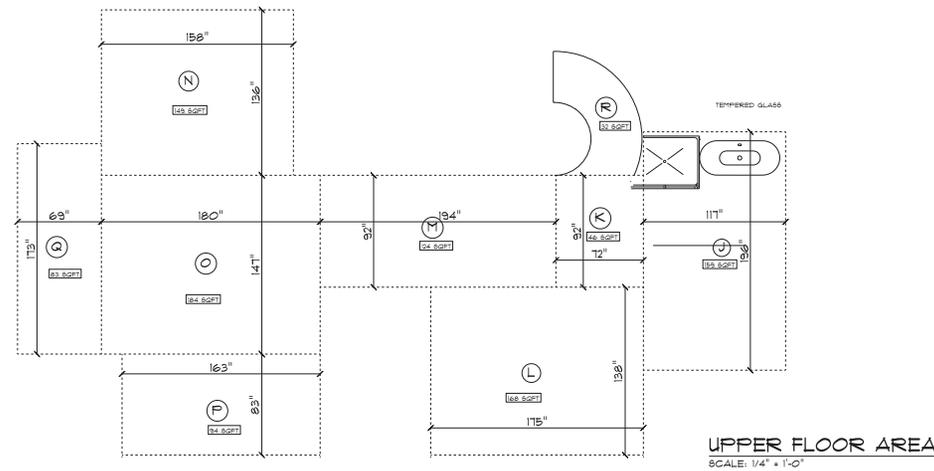
A:	146 SQFT
B:	217 SQFT
C:	443 SQFT
D:	169 SQFT
E:	62 SQFT
F:	216 SQFT
G:	108 SQFT
H:	233 SQFT
I:	205 SQFT
J:	37 SQFT

LOWER TOTAL LIVING: 1600 SQFT
 GARAGE SQFT
 PORCH SQFT



J:	159 SQFT
K:	46 SQFT
L:	168 SQFT
M:	124 SQFT
N:	149 SQFT
O:	184 SQFT
P:	94 SQFT
Q:	83 SQFT
R:	32 SQFT

TOTAL UPPER LIVING: 1,039 SQFT



TOTAL LIVING SPACE: 2525 SQFT
 TOTAL LOT COVERAGE: 1723 SQFT

Stucco shall be 7/8" thick and three coat applied over approved wire lath and two layers of grade D building paper. Provide weep screed. (CBC 2510.6/CRC 8703.6)

Siding shall be applied over one layer grade D building paper. (CBC 1404.2/CRC 8703.2)

Provide a spark arrestor for any new or existing chimney. (CBC 2113.9.1/CRC 1003.9.1)

Roof Slopes - 2:12 and - 4:12 with asphalt shingles shall have two layers of 15 lbs. felt applied single style. (CBC 1507.2.2/CRC 903.2.2)

Provide all under-floor areas with cross ventilation at 1/150 for the entire area with one vent within 2' of each corner. Screens over the openings shall have 1/8" to 1/4" openings. (CBC 1231/CRC 8408)

Attic areas shall have cross ventilation at 1/150 for the entire area with 50% of the required vent area to be ventilation located a minimum of 2' above eave or control vent. Screens over the openings shall have 1/8" to 1/4" openings. (CBC 1201/CRC 8406)

Provide attic access (20"x30") and under floor access (18"x24") for new areas. (CBC 1209/CRC 8408.4)

Provide under floor clearance of 18" from joists to earth and 12" clearance from girders to earth. (CBC 2304.11.2.1/CRC 8377.1)



RIGHT ELEVATION W- CURB HEIGHT
SCALE: 1/4" = 1'-0"



HAZEL AVE.

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

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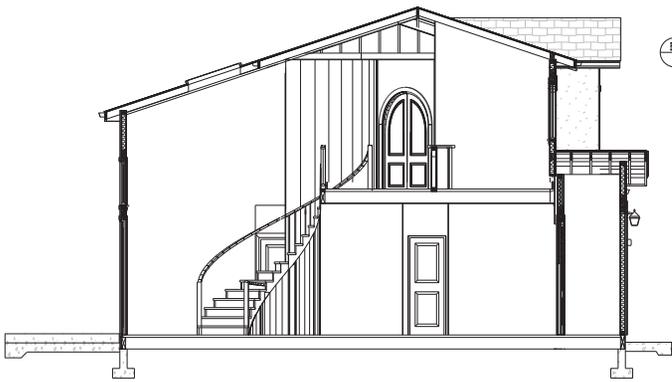
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ROOF PLAN & SECTION



CROSS SECTION B
SCALE: 1/4" = 1'-0"



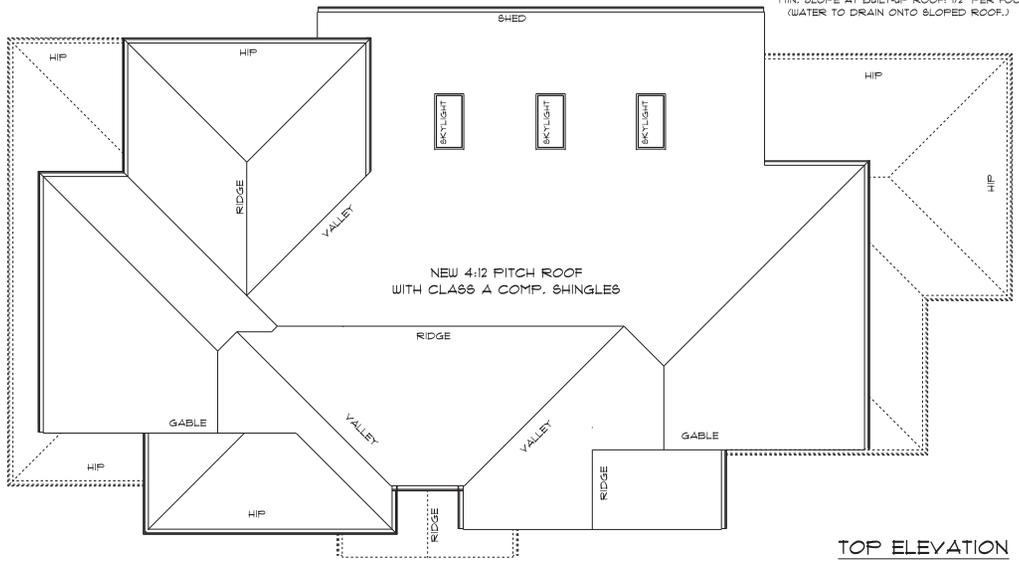
CROSS SECTION A
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

- ROOFING:
CLASS "A" COMPOSITION SHINGLES,
COLOR TO BE SELECTED BY OWNER.
OVER 30 LB. ROOFING FELT. INSTALL PER MANUF. SPECS.
- BUILT-UP ROOF, CLASS "A"
2# LB. BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD, INNER FLIES,
11 LB. FELT W/ MIN. 2# LB. MOFFING,
1# LB. MINERAL SURFACE CAP SHEET.
- FLASHING 4 COUNTERFLASHING:
26 GAUGE STEEL, U.O.N., AS
REQUIRED AT JUNCTURE OF
ROOF AND VERTICAL SURFACES.
SEE SHEET METAL NOTES ON
SHEET 9P.
- VALLEY FLASHING:
26 GAUGE GALV. STEEL OVER
1# LB. FELT. CRICKETS SIMILAR.
- DOWNSPOUTS:
2 1/4" DIA ROUND GALV.
STEEL DOWNSPOUTS. PROVIDE
BASKET STRAINER AND SPLASH-
BLOCK AT EACH DOWNSPOUT.
- GUTTERS:
5" GALV. STEEL GUTTER

BUILT-UP ROOF, CLASS "A"

- 1) 2# LB. BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD.
 - 2) INNER FLIES; 11 LB. FELT W/ MIN. 2# LB. MOFFING,
1# LB. MINERAL SURFACE CAP SHEET.
- MIN. SLOPE AT BUILT-UP ROOF: 1/2" PER FOOT.
(WATER TO DRAIN ONTO SLOPED ROOF.)



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

