



CITY OF CAMPBELL
Community Development Department

March 3, 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:

Project Address: 1329 Virginia Ave.

Zoning/Area Plan: R-1-8

Neighborhood Association(s): STACC

File No.: PLN-2020-149

APN: 406-18-058

Applicant: Summer Construction Consulting LLC

Property Owner: Qingbing Wang

Application Type: Administrative Site and Architectural Review Permit

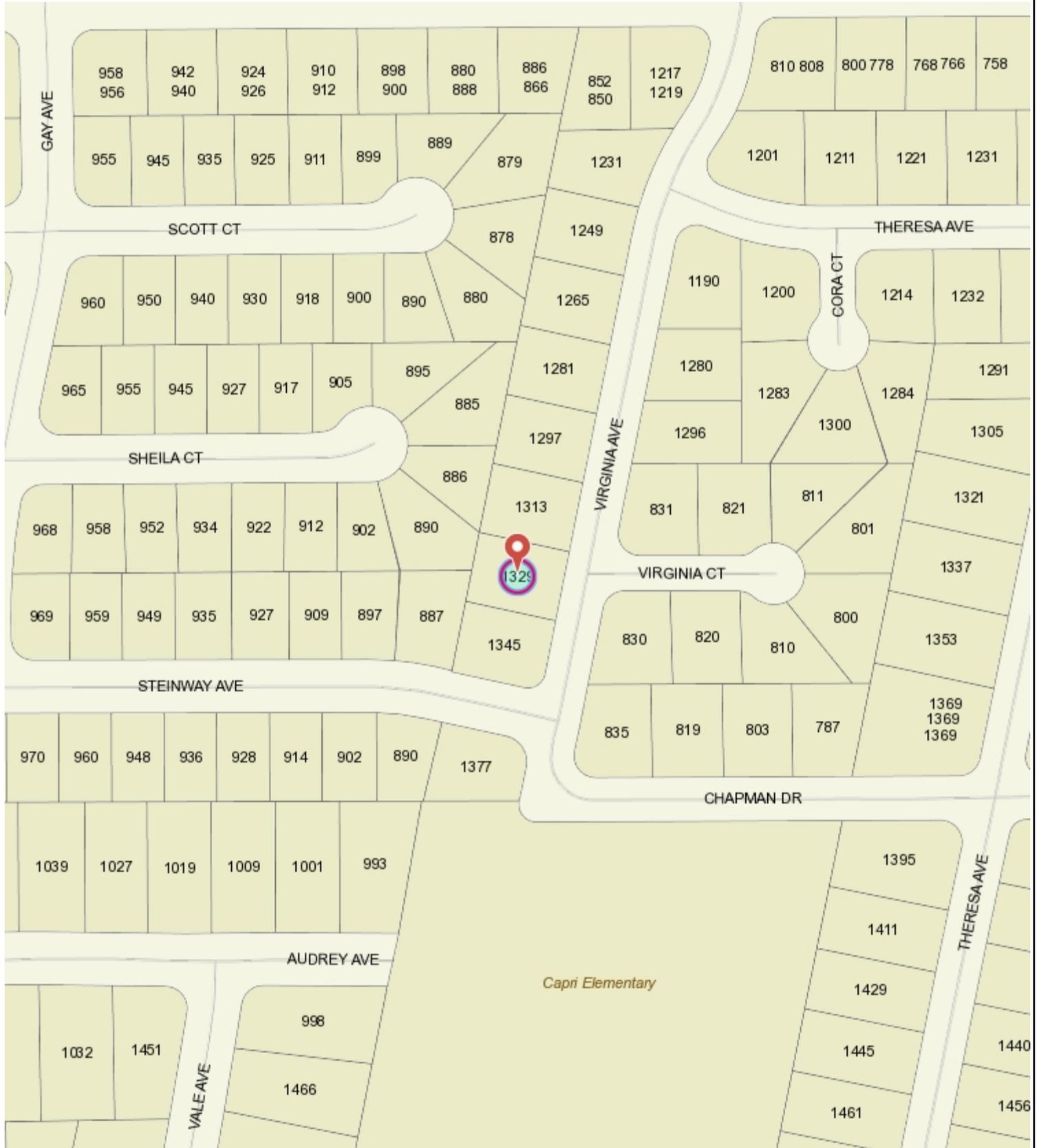
Project Description: To allow a 394 square-foot addition to an existing single-family dwelling.

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 March 3, 2021 and ends on March 15, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 15, 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 Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at danielf@campbellca.gov.



Location Map - 1329 Virginia Ave

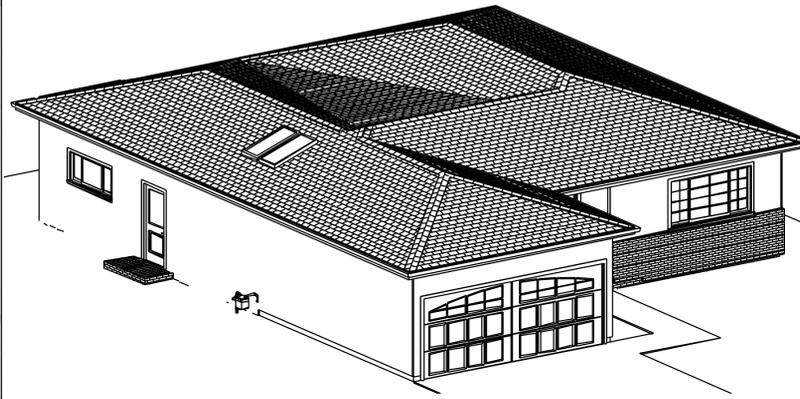


This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

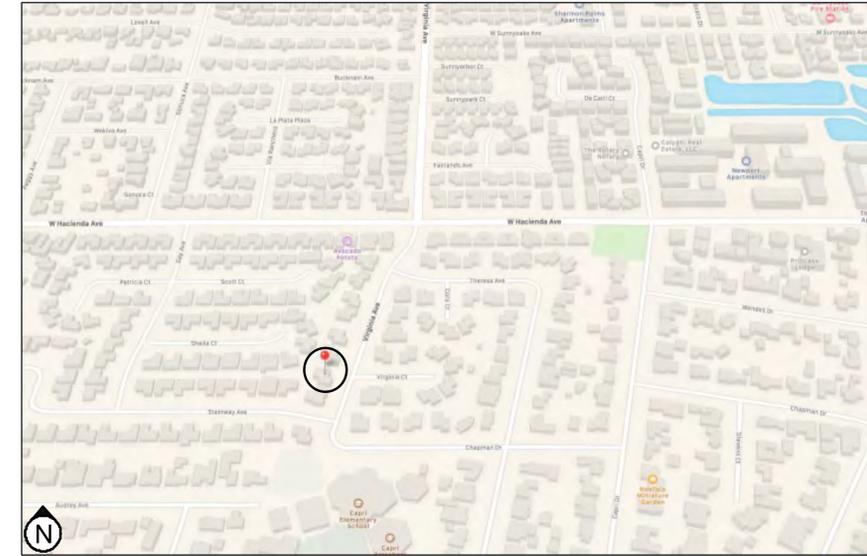
VIRGINIA AVENUE PROJECT



LOCATION MAP



PROPOSED RENDERING



VICINITY MAP



INTERIOR DESIGNER
GILBERT FERNANDEZ III

DELTA REVISIONS

PLANNING COMMENTS
DECEMBER 14, 2020 DANIEL FAMA

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SCOPE OF WORK

- ADDITION TO THE REAR LEFT CORNER OF THE EXISTING HOME.
- ADDITION TO MATCH THE EXISTING HOME IN MATERIAL, HEIGHT AND ROOFING.
- ADDITION TO INCLUDE 1 BEDROOM, 1 BATHROOM, 1 CLOSET, BAY WINDOW AND EXTENSION OF THE EXISTING FAMILY ROOM.
- 2 NEW SKYLIGHTS TO BE ADDED TO THE FAMILY ROOM.
- EXISTING FIREPLACE TO BE REMOVED.
- ADDITION TO BE ALL SLAB ON GRADE.
- ALL UTILITIES AND APPLIANCES TO REMAIN. NO REMODLING TO BE DONE TO THE EXISTING AREAS.
- NEW ROOFING TO REQUIRE A CRICKET FOR ROOF DRAINAGE.

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY AND THE LATEST ADOPTED ADDITIONS.
- THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS, AND HE SHALL CORRELATE ALL SUCH ITEMS AT THE JOB SITE. HE SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION AND OR CORRECTION PRIOR TO BEGINNING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND COORDINATION OF ALL TRADES WITH THE GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR SHOWN IN THESE PLANS TO RENDER THE JOB COMPLETE.
- CHANGES TO THE PLAN DURING CONSTRUCTION OTHER THAN:
 - (A) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE.
 - (B) INTERIOR DOOR AND ZERO-CLEARANCE FIREPLACE RELOCATION SHOWN ON THE APPROVE PLANS.
 - (C) A SINGLE NONBEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM.
 - (D) INTERIOR NON-STRUCTURAL WALL FINISHES.
- SHALL CAUSE PLANS APPROVAL AND CONSTRUCTION TO BE SUSPENDED, A NEW PLAN CHECK (FOR THE NEW PLAN CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE COMMON PLAN CHECK PROCESS.

FIRE SPRINKLERS

NO FIRESPRINKLERS REQUIRED AS NO OTHER SQUARE FOOTAGE IS TO BE ADDED AND LESS THAN 50% OF THE EXISTING STRUCTURE IS TO BE REMODELED.

CODE EDITIONS

- CALIFORNIA RESIDENTIAL CODE 2019 EDITION
- CALIFORNIA BUILDING CODE 2019 EDITION
- CALIFORNIA MECHANICAL CODE 2019 EDITION
- CALIFORNIA PLUMBING CODE 2019 EDITION
- CALIFORNIA ELECTRICAL CODE 2019 EDITION
- CALIFORNIA ENERGY CODE 2019 EDITION
- CALIFORNIA FIRE CODE 2019 EDITION
- CALIFORNIA GREEN BUILDING CODE 2019 EDITION
- ANY OTHER APPLICABLE LOCAL AND STATE LAWS & REGULATIONS

PROJECT DATA

LOT DATA	
A.P.N.	406-18-058
CONSTRUCTION TYPE:	VB
GROUP	R-3/U
LOT SIZE:	8,000 SF
ZONING:	R-1-8
FLOOD ZONE:	X
FLOOR AREA RATIO MAX (45%)	3,600 SF
BUILDING COVERAGE MAX (35%)	2,800 SF

SQUARE FOOTAGE CALCULATIONS (SEE SHEET A2)

EXISTING AREA	SQUARE FOOTAGE	PROPOSED AREA	SQUARE FOOTAGE
HABITABLE SPACE	1,291 SF	HABITABLE SPACE	1,685 SF
BUILDING COVERAGE	1,788 SF	BUILDING COVERAGE	2,182 SF
EXISTING BEDROOMS	3	PROPOSED BEDROOMS	4
EXISTING BATHROOMS	2	PROPOSED BATHROOMS	3

HABITABLE SQUARE FOOTAGE ADDED	394 SF
BUILDING COVERAGE SQUARE FOOTAGE ADDED	400 SF

CRAWLSPACE & SLAB ON GRADE BREAK DOWN

EXISTING HABITABLE CRAWLSPACE	1,056 SF
NEW HABITABLE CRAWLSPACE	0 SF
EXISTING HABITABLE SLAB ON GRADE	235 SF
NEW HABITABLE SLAB ON GRADE (ADDITION (H&I)-EXISTING FIREPLACE)	394 SF
EXISTING SLAB ON GRADE GARAGE	454 SF
EXISTING SLAB ON GRADE FRONT PORCH	43 SF

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S2.1	STRUCTURAL DETAILS
S2.2	STRUCTURAL DETAILS

PROJECT CONTACTS

ARCHITECTURAL DESIGN Architectural Designer Gilbert Fernandez 408.722.0057 gf.gilfernandez@gmail.com	STRUCTURAL DESIGN B&H Structural Engineers Brian Ho 650.3947299 bhstructural@hotmail.com	TITLE 24 REPORT Carstairs Energy Calculations Timothy Carstairs 805.904.9048 timmycarstairs@yahoo.com
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DESIGN DISCLAIMER

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEvised SOLELY FOR THIS PROJECT, PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF GILBERT FERNANDEZ ARCHITECTURAL DESIGNER.

ABBREVIATIONS

AA Attic Access	(E) Existing
AC Air Conditioning	EA Each
ACC Access	EM Electrical Meter
AD Access Door	FAR Floor Area Ratio
ADD Addition	FC Finished Ceiling
ADH Adhesive	FF Finished Floor
AFF Above Finished Floor	FUR Furnace
ALM Alarm	GPM Gallons Per Minute
AP Access Panel	GM Gas Meter
APPROX Approximate	HB Hose Bib
APRVD Approved	KIT Kitchen
ASPH Asphalt	IN Inch
AVG Average	MAX Maximum
BDRM Bedroom	MIN Minimum
BEL Below	MISC Miscellaneous
BLDG Building	(N) New
BN Bullnose	OBS Obscure
CA Crawlspace Access	OC On Center
CAB Cabinet	OH Overhead
CF Cubic Feet	QTY Quantity
CFM Cubic Feet per Minute	REF Refrigerator
CL Centerline	REQ Required
CLG Ceiling	RM Room
CLST Closet	RO Rough Opening
CO Clean Out	S Sewer Lateral
CuFt Cubic Feet	SF Square Foot
CuYd Cubic Yard	SHWR Shower
CW Cold Water	TYP Typical
DBL Double	UT Utility
DEMO Demolition	W Water Lateral
DIA Diameter	WH Water Heater
DR Door	WIN Window
DS Downspout	WM Water Meter
DW Driveway	WP Weatherproof

TITLE PAGE

(VIRGINIA AVE
PROJECT)
1329 VIRGINIA AVE
CAMPBELL, CA 95008

1/22/21

A 1

GENERAL SITE PLAN NOTES

-CALL BEFORE YOU DIG. CONTACT UNDERGROUND SERVICE ALERT (USA) 1.800.227.2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.

-BEFORE ANY EXCAVATION, COORDINATE LOCATION OF ALL EXISTING SITE UTILITIES.

-EXCAVATION, FILLS, AND UTILITIES FOR ALL BUILDINGS OR STRUCTURES SHALL BE SO CONSTRUCTED OR PROTECTED THAT THEY DO NOT ENDANGER LIFE OR PROPERTY.

-CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN DURING EXCAVATION AND CONSTRUCTION, UNLESS OTHERWISE NOTED.

-FINISH GRADE SHALL SLOPE AWAY FROM THE FOUNDATION OF ALL BUILDINGS AND STRUCTURES A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF TEN FEET. (CBC 1804.3). ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12 INCHES PLUS 2%.

-ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL (33%).

-LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.

-NEW RAINWATER DOWNSPOUTS SHALL BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPE AREA PR MAY DRAIN TO SPLASH BLOCK OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.

-IMPLEMENTATION OF "BEST MANAGEMENT PRACTICES" SHALL BE USED TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION "BEST MANAGEMENT PRACTICES" WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

-PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARDS.

-TRENCHES SHALL BE LOCATED OUTSIDE OF THE DRIP LINES OF EXISTING TREES IN ORDER TO MINIMIZE NEGATIVE IMPACT.

-SEE COVER SHEET, FLOOR PLAN, AND BEST MANAGEMENT PRACTICES SHEET FOR ADDITIONAL PROJECT INFORMATION.

-NATURAL GRADE AND VEGETATION SHALL BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE.

-SETBACK VERIFICATION: PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS.

-STORM WATER RETENTION NOTE: DISPOSITION AND TREATMENT OF STORM WATER WILL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STANDARDS AND IMPLEMENTATION STANDARDS ESTABLISHED BY THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM.

-SEE ARBORIST REPORT FOR TREE IDENTIFICATION, AND ADDITIONAL INFORMATION, IF A REPORT WAS PROVIDED.

-SEE LANDSCAPE, GRADING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION AND COORDINATION.

-NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.

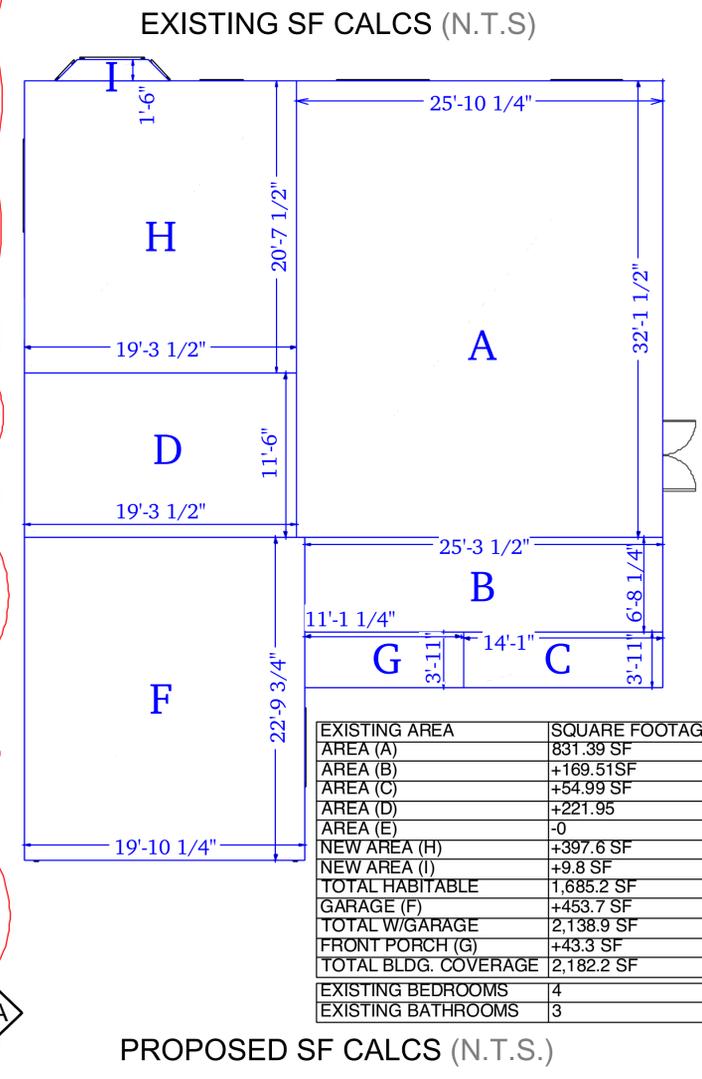
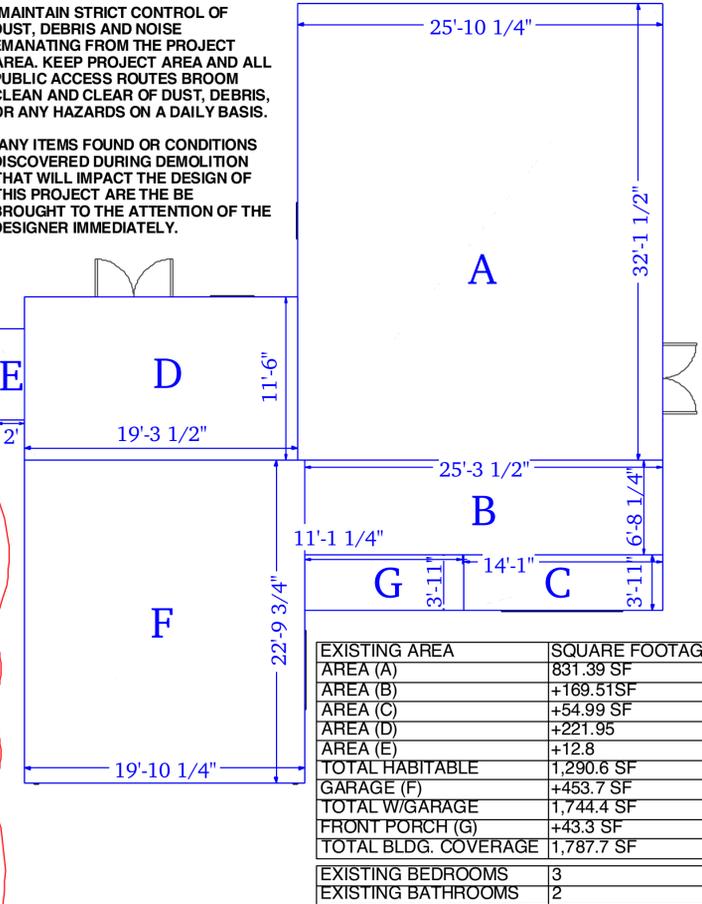
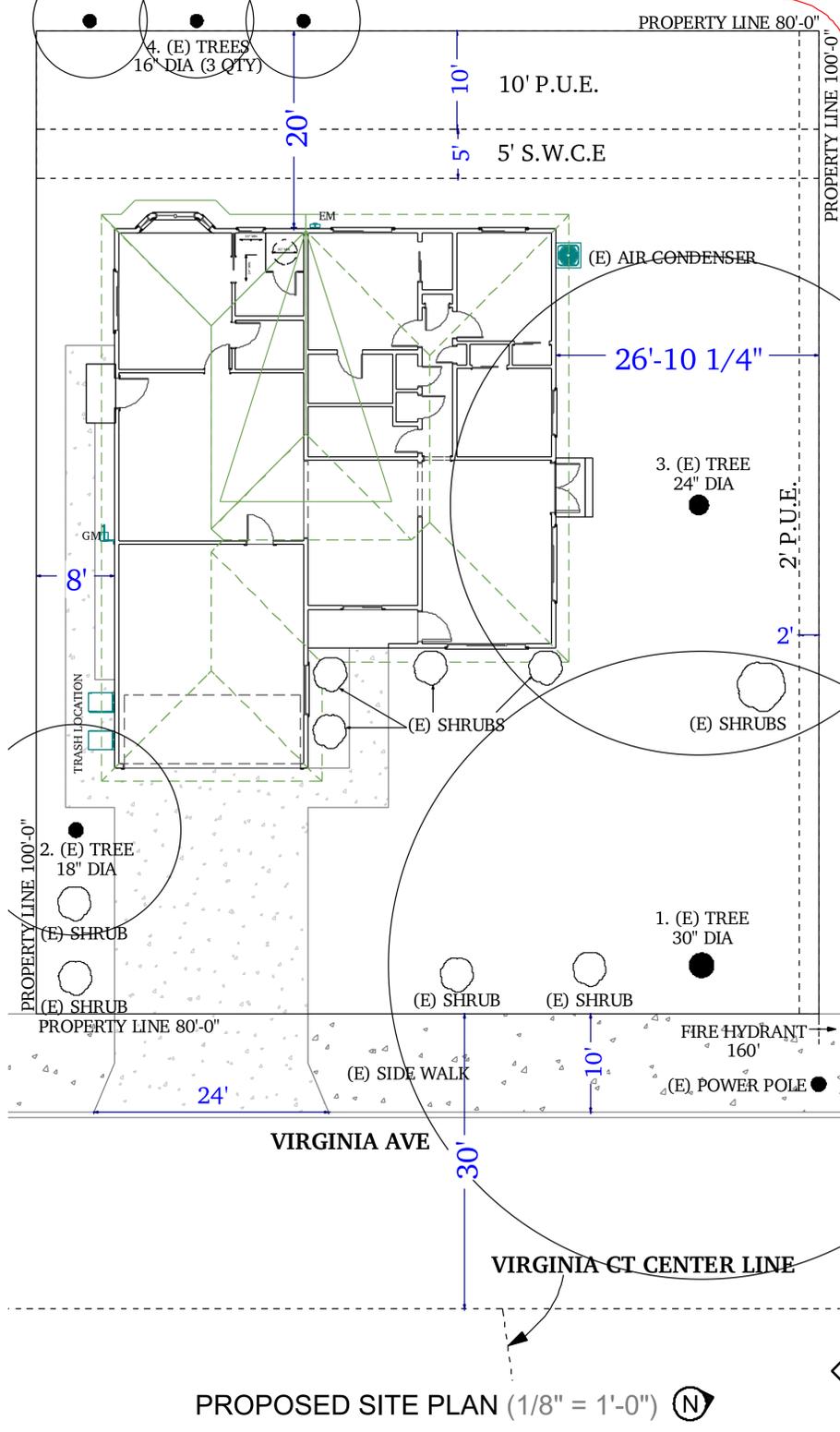
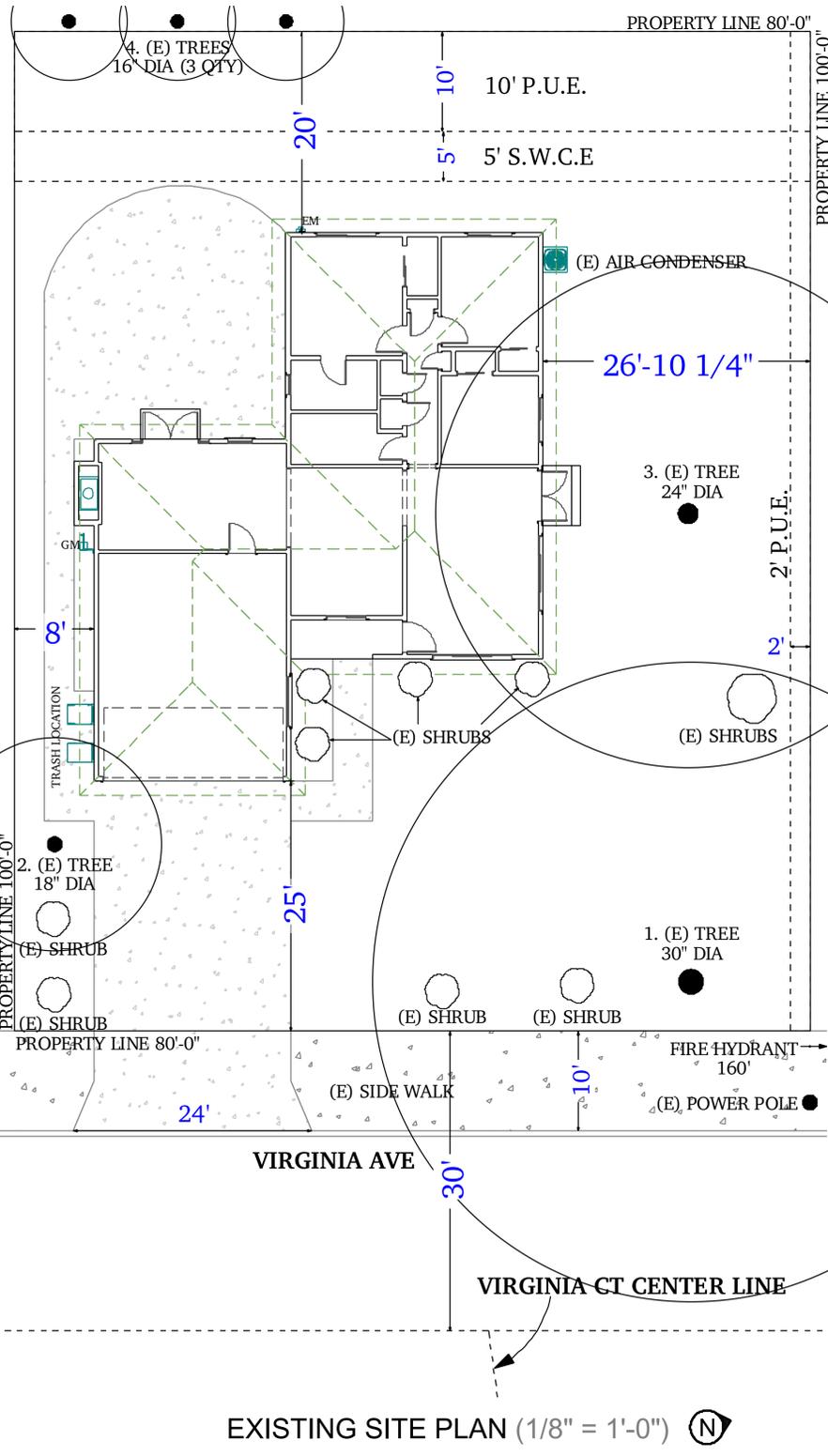
-PROVIDE PROPER SHORING & STRUCTURAL SUPPORT AS REQUIRED THROUGHOUT DEMOLITION AND CONSTRUCTION.

-IN THE HANDLING OF DEMOLITION OR CONSTRUCTION WASTE, FOLLOW THE CITY GUIDELINES AND REGULATIONS.

-PROTECT EXISTING TREES ON PROJECT SITE DURING DEMOLITION AND CONSTRUCTION FOLLOW CITY GUIDELINES.

-MAINTAIN STRICT CONTROL OF DUST, DEBRIS AND NOISE EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA AND ALL PUBLIC ACCESS ROUTES BROOM CLEAN AND CLEAR OF DUST, DEBRIS, OR ANY HAZARDS ON A DAILY BASIS.

-ANY ITEMS FOUND OR CONDITIONS DISCOVERED DURING DEMOLITION THAT WILL IMPACT THE DESIGN OF THIS PROJECT ARE THE BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.



DELTA REVISIONS
PLANNING COMMENTS
DECEMBER 14, 2020 DANIEL FAMA

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SITE PLANS SF CALCS

(VIRGINIA AVE PROJECT)
1329 VIRGINIA AVE
CAMPBELL, CA 95008

1/22/21

A 2

PLUMBING NOTES

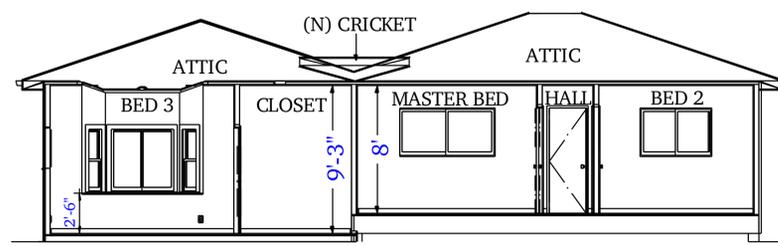
- WATER CLOSETS (TOILET):**
 1. WATER CLOSET COMPARTMENT MUST HAVE NOT LESS THAN 15" CENTERLINE OF BIDET TO RIM & NOT LESS THAN 24" CLEARANCE IN FRONT OF THE UNIT AS PER CPC 407.6.
 2. PROVIDE CAULKING AT BOTTOM OF ALL WATER CLOSETS AS PER CPC 407.2.
 3. BATHROOMS & WATER CLOSET COMPARTMENTS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE EXTERIOR OPENING WITH AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA WITHIN OF 1-1/2 SQ FT OR 5 AIR CHANGES PER HOUR.
 4. ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR, ALL GLAZING WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF A DOOR, AND GLAZING IN ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING & BIFOLD DOORS SHALL BE TEMPERED.
 5. SHOWER STALLS & TUB ENCLOSURES TO HAVE SAFETY GLAZING SHOWER DOORS. MAY NOT BE LESS THAN 22" MINIMUM WIDTH. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD TO MAINTAIN A 22" CLEARANCE AS PER CBC 2407 & CPC 411.6.
 6. WATERPROOF OF GYPSUM BOARD UNDERLAY AT SHOWERS, TUBS & OTHER SURFACES ADVERSELY AFFECTED BY WATER IS NOT ALLOWED AS PER GA-216 OR ASTM C840.
 7. TUB/SHOWER WALLS OF SMOOTH, NON-ABSORBANT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT TO 72" ABOVE DRAIN.
 8. PIPING IN UNCONDITIONED SPACE LEADING TO & FROM WATER HEATERS SHALL BE INSULATED WITH AN INSTALLED THERMAL RESISTANCE OF R-3 OR GREATER FOR 5 FEET OF PIPE CLOSEST TO THE WATER HEATER, OR WHATEVER SHORTER LENGTH IS IN UNCONDITIONED SPACES.
 9. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC-418.0

FIRE NOTES

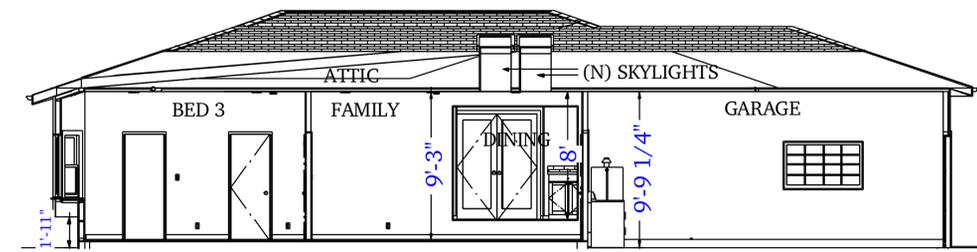
1. A FIRE ESCAPE WINDOW SHALL BE PROVIDED IN EVERY BEDROOM WHERE THERE IS NOT A DOOR TO THE EXTERIOR WITH A SILL NO HIGHER THAN 44" ABOVE THE FINISHED FLOOR. THE OPENING MUST BE AT MINIMUM 24" HIGH & 20" WIDE. SUCH WINDOW SHALL HAVE A CLEAR OPENABLE AREA OF NOT LESS THAN 5.7 SQUARE FEET WITH STREET, ALLEY, YARD OR EXTERIOR COURT ACCESS.
 2. PROVIDE SMOKE DETECTORS AT ALL BEDROOMS & HALLWAYS AS REQUIRED (MIN. 3' FROM AC RETURN/VENTS).
 3. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2034.
 4. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2075.
 5. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2016 C.R.C. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
 6. 1/2-INCH GYPSUM BOARD FROM FOUNDATION TO ROOF SHEATHING ON THE GARAGE SIDE OF THE WALL REQUIRED FOR FIRE RATING. CRC R302.6 AND TABLE R302.6

WINDOW & DOOR NOTES

1. ALL WINDOWS SHALL BE DUAL PANE UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR DOORS LEADING TO HOUSE SHALL HAVE ALUMINUM THRESHOLD AND FULLY WEATHERSTRIP.
 3. ALL WEATHER STRIPPING, CAULKING, AND SEALING OF EXTERIOR DOORS, WINDOWS, AND BLDG. ENVELOPE OPENINGS, AS REQUIRED BY THE C.B.C. SHALL BE SUBJECT TO FIELD INSPECTION.
 4. ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED.
 5. GLASS WINDOWS AND DOORS THAT ARE SUBJECT TO HUMAN IMPACT, WITHIN 24" OF DOOR, CLOSER THAN 60" ABOVE AN EXTERIOR WALKING SURFACE OR WITHIN 18" OF AN INTERIOR FLOOR MUST BE TEMPERED GLASS OR REQUIRES A PROTECTIVE GRILL AS PER CBC 2406.

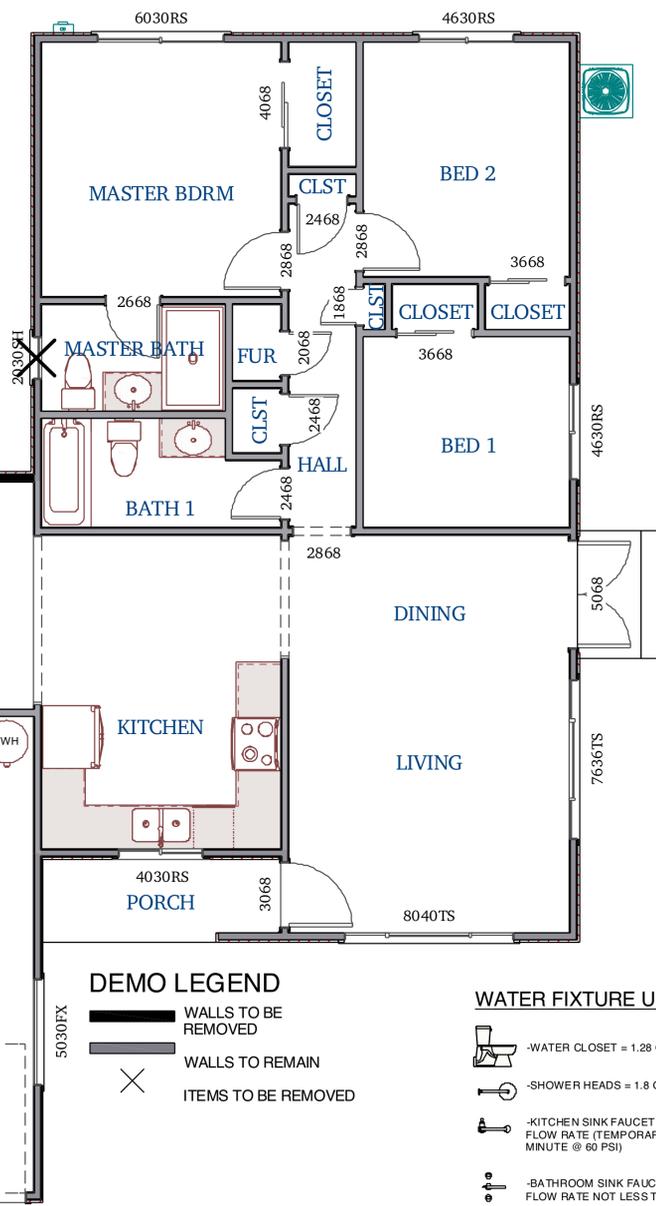


CROSS SECTION (3/16" = 1'-0")



CROSS SECTION (3/16" = 1'-0")

NEW DOOR SCHEDULE						NEW WINDOW SCHEDULE						
NUMBER	QTY	TYPE	WIDTH	HEIGHT	TEMPERED	NUMBER	QTY	TYPE	WIDTH	HEIGHT	EGRESS	TEMPERED
DD1	1	POCKET	30"	80"		W01	2	SINGLE HUNG	16"	48"		YES
DD2	2	HINGED	30"	80"		W02	1	RIGHT SLIDING	30"	24"		YES
DD3	1	HINGED	36"	80"	YES	W03	1	RIGHT SLIDING	48"	48"	YES	YES
DD4	1	HINGED	28"	80"		W04	1	TRIPLE SLIDING	72"	30"		



EXISTING FLOOR PLAN (1/4" = 1'-0")

PROPOSED LEGEND

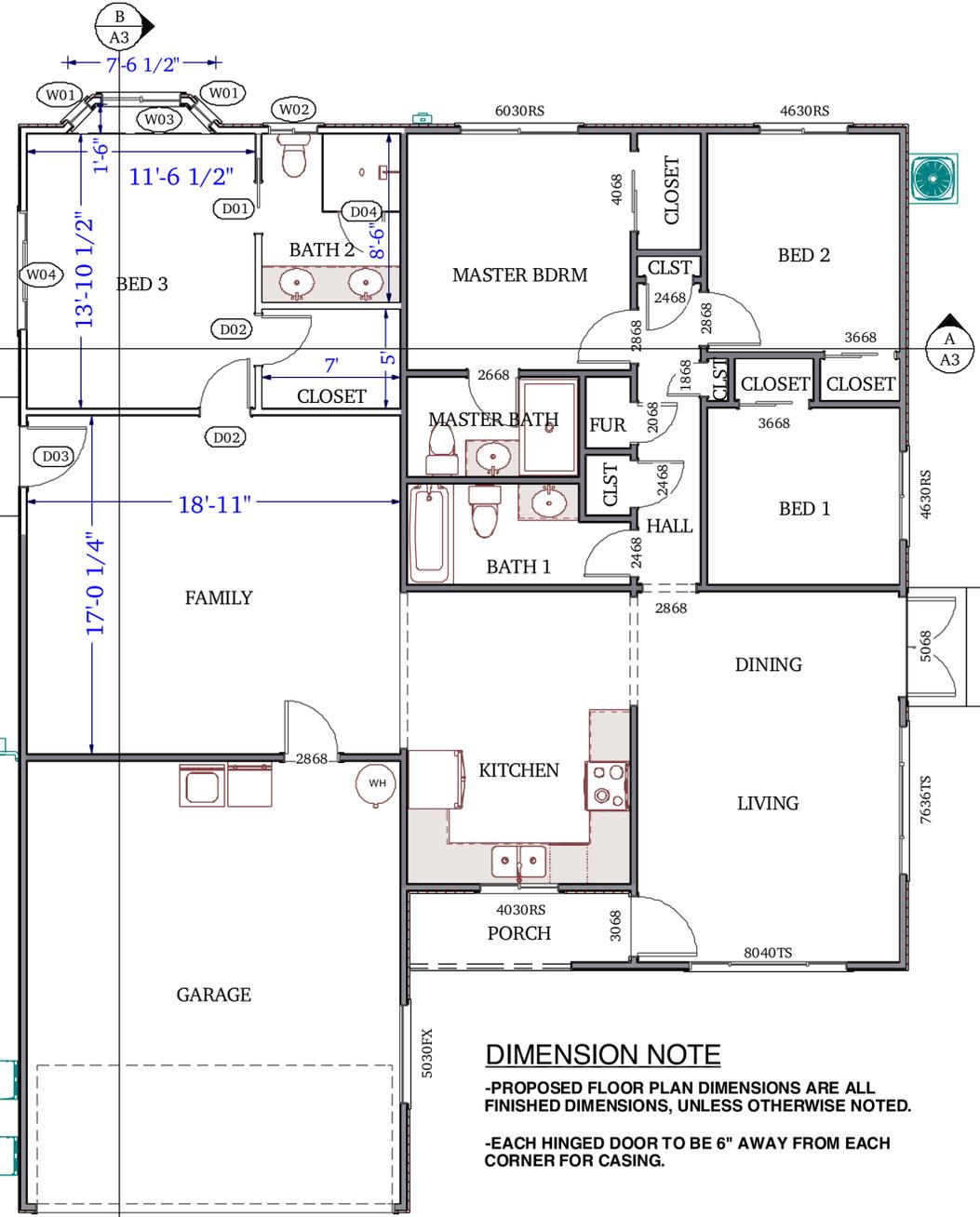
- NEW WALLS
- WALLS TO REMAIN
- (E) EXISTING ITEMS
- (N) NEW ITEMS
- WINDOWS-
- FX FIXED WINDOW
- RS RIGHT SLIDER
- SC SINGLE CASEMENT

DEMO LEGEND

- WALLS TO BE REMOVED
- WALLS TO REMAIN
- × ITEMS TO BE REMOVED

WATER FIXTURE USAGES & LEGEND

- WATER CLOSET = 1.28 GALLONS/FLUSH
- SHOWER HEADS = 1.8 GALLONS PER MINUTE @ 80 PSI
- KITCHEN SINK FAUCET = 1.8 GALLONS PER MINUTE @ 60 PSI, AND MINIMUM FLOW RATE (TEMPORARY INCREASE SHALL NOT EXCEED 2.2 GALLONS PER MINUTE @ 60 PSI)
- BATHROOM SINK FAUCET = 1.2 GALLONS PER MINUTE @ 60 PSI AND MINIMUM FLOW RATE NOT LESS THAN 0.8 GALLONS PER MINUTE @ 20 PSI



PROPOSED FLOOR PLAN (1/4" = 1'-0")

DIMENSION NOTE

- PROPOSED FLOOR PLAN DIMENSIONS ARE ALL FINISHED DIMENSIONS, UNLESS OTHERWISE NOTED.
- EACH HINGED DOOR TO BE 6" AWAY FROM EACH CORNER FOR CASING.

INTERIOR DESIGNER
GILBERT FERNANDEZ III

DELTA REVISIONS

PLANNING COMMENTS
DECEMBER 14, 2020 DANIEL FAMA

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**(E) & (N)
FLOOR PLAN
CROSS
SECTION**

**(VIRGINIA AVE
PROJECT)
1329 VIRGINIA AVE
CAMPBELL, CA 95008**

1/22/21

A 3

CRAWL SPACE VENTILATION CALC'S

REQUIRED -NONE-

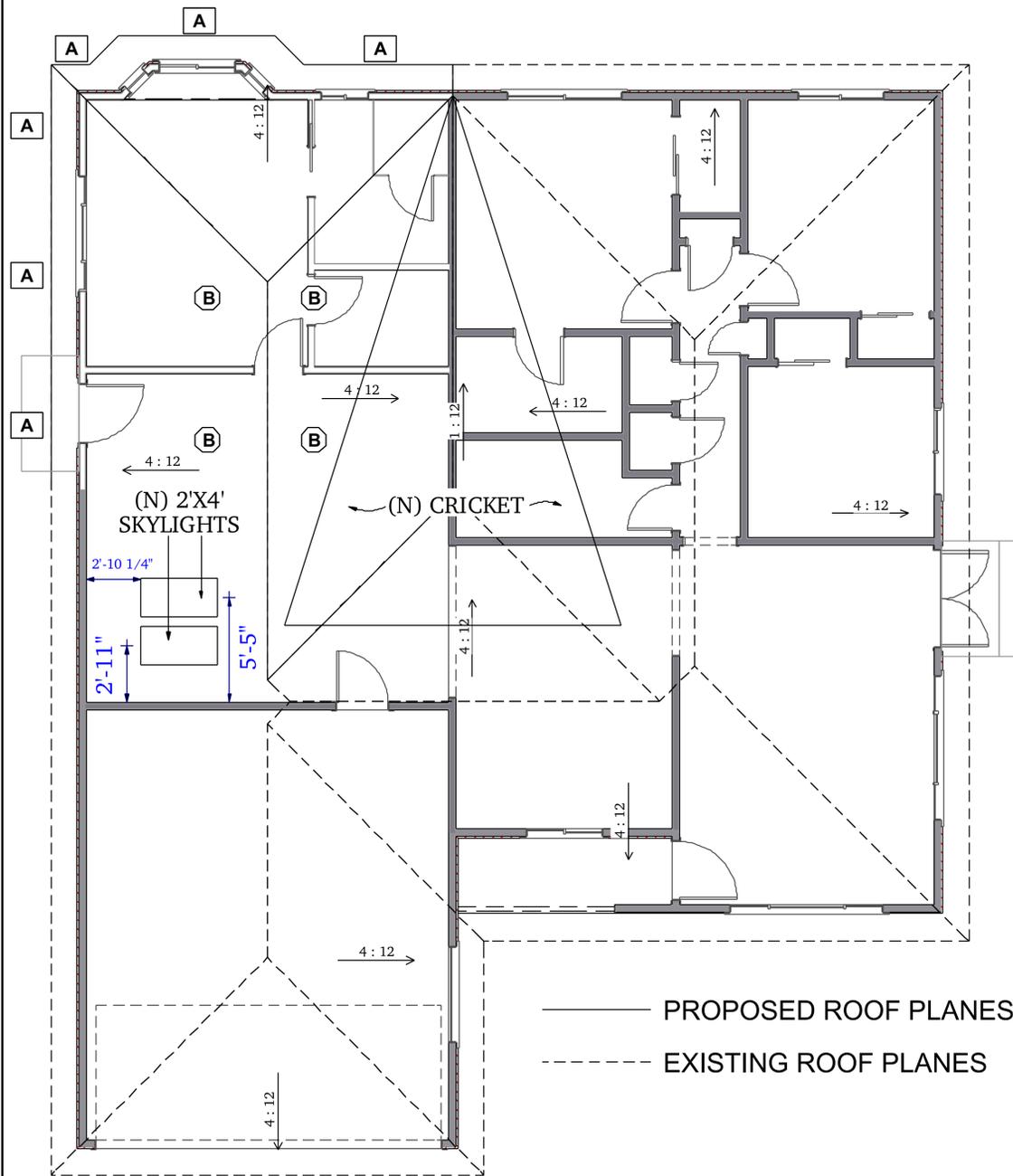
No crawl space ventilation required. Addition is a slab on grade.

ATTIC VENTILATION CALC'S

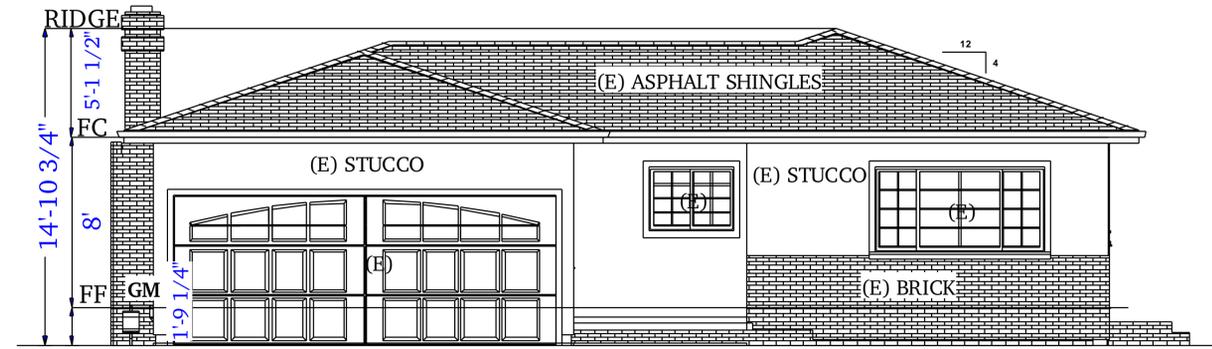
REQUIRED 407.4 SQ FT / 150 = 2.72 SQ FT X 144 = 391.7 SQ IN

- A** -ROOF VENTILATION FOR LOWER VENTING
Provide a 2" x 96" continuous soffit vent in aluminum at 10 SQ IN(NFVA per linear foot). (10 x 20 = 200 SQ IN) Provide 20 linear feet of continuous soffit venting. Note: paint to match eave color.
- B** -ROOF VENTILATION FOR UPPER VENTING
Provide a 3" x 21" x 16" eyebrow roof vent 63 SQ IN per vent. (63 x 4 = 252 SQ IN) Provide a minimum 4 eyebrow roof vents. Note: provide eyebrow roof vents for a shingle roof and install per manufactures specs.

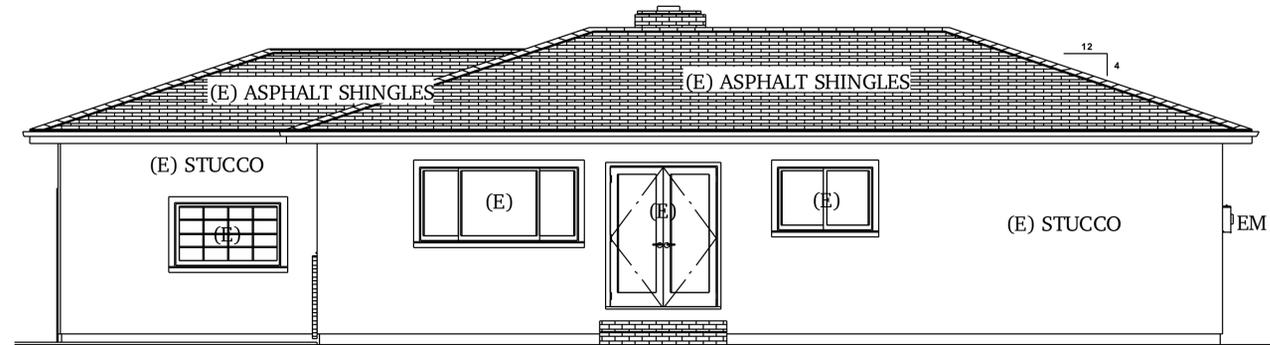
TOTAL PROVIDED 200 + 252 = 452 SQ IN > 391.7 SQ IN: OK



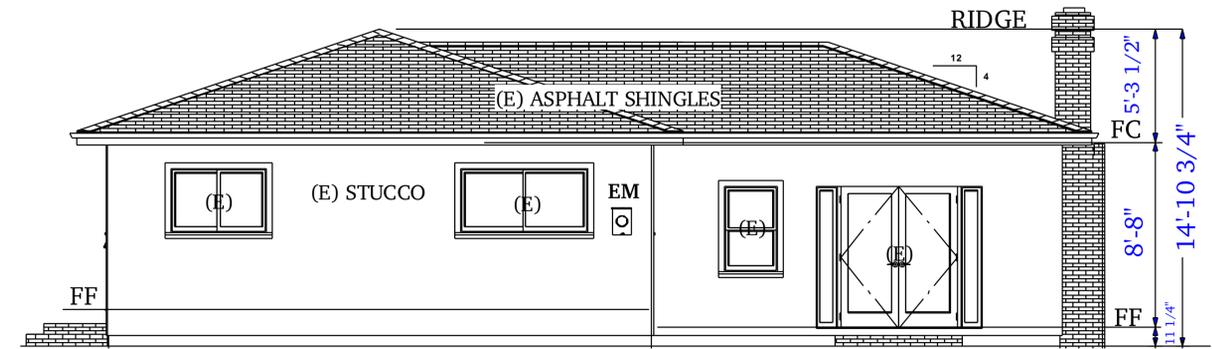
PROPOSED ROOF PLAN (1/4" = 1'-0") **N**



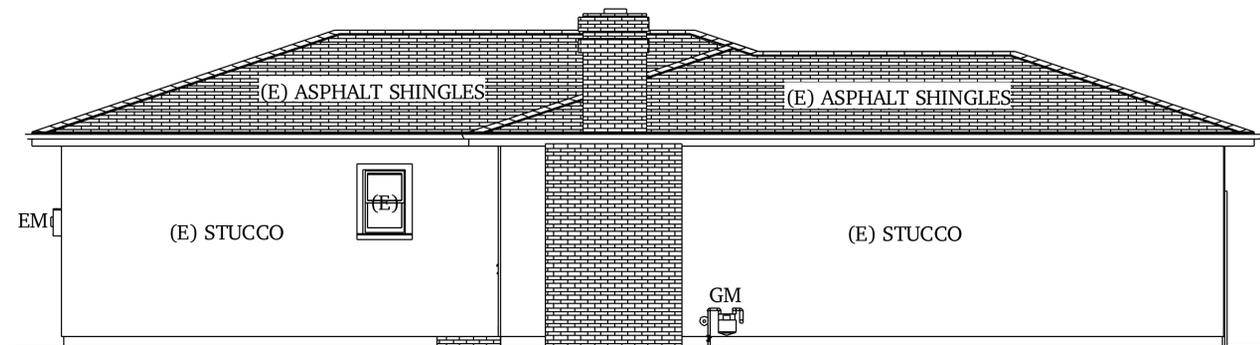
EXISTING FRONT ELEVATION (1/4" = 1'-0")



EXISTING RIGHT ELEVATION (1/4" = 1'-0")



EXISTING REAR ELEVATION (1/4" = 1'-0")



EXISTING LEFT ELEVATION (1/4" = 1'-0")



INTERIOR DESIGNER
GILBERT FERNANDEZ III

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(E) & (N) ROOF PLAN (E) ELEVATIONS

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ADDRESS NUMBER

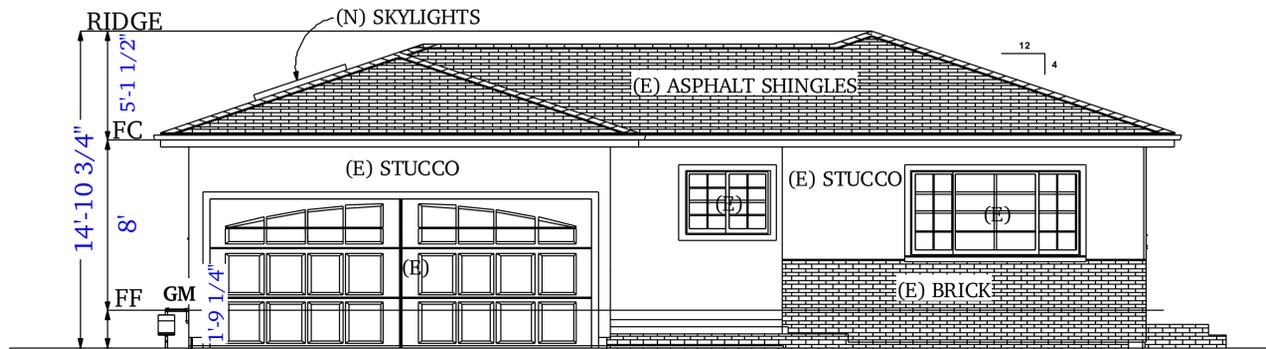
BUILDING ADDRESS WHICH MUST BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET. ADDRESS LETTERS/ NUMBERS SHALL BE MINIMUM 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. CRC R319

EXTERIOR LATH MATERIAL

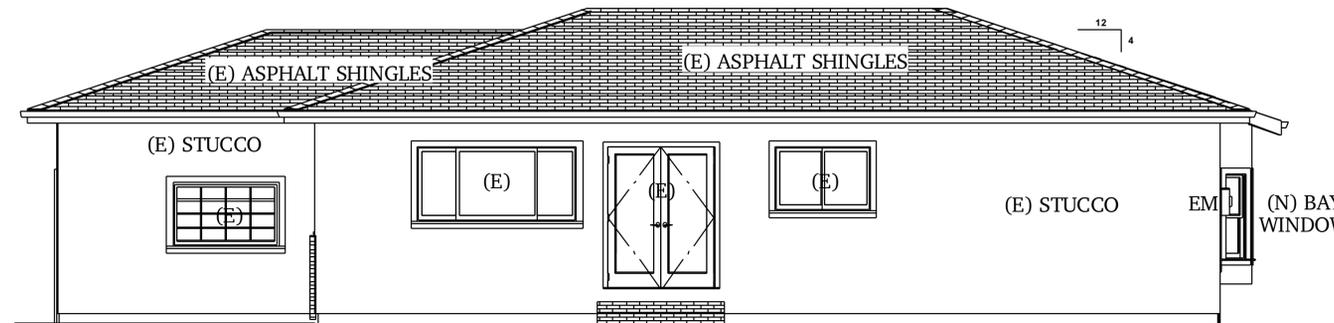
1. 3-COAT STUCCO 7/8" THICK PORTLAND CEMENT PLASTER OVER PAPER AND WIRE LATH.
2. APPLY LATH PAPER DIRECTLY OVER WOOD STRUCTURAL PANEL AS PER "S" SHEET.
3. APPLY TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
4. INSTALL A WEEP SCREEN AT A MIN. OF 8" ELEV. ABOVE GRADE AND A MIN. OF 2" ABOVE PAVED SURFACE.

ELEVATION NOTES

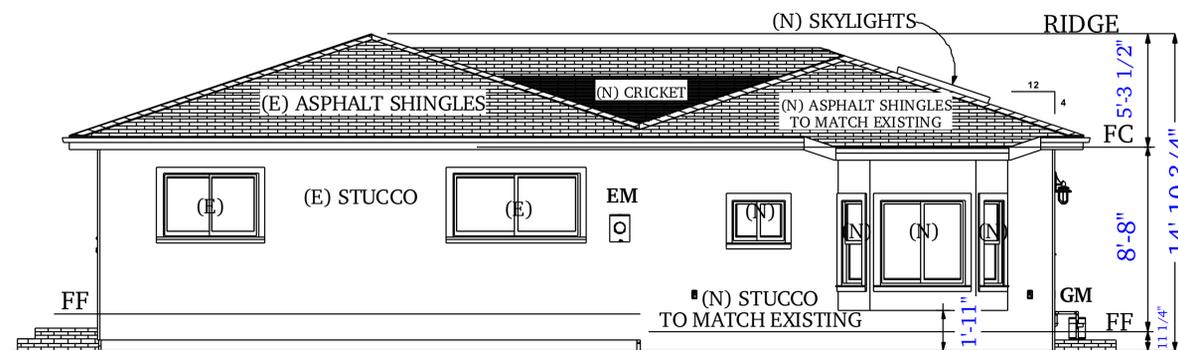
1. PROVIDE BITHUTHENE OR SIMILAR RUBBERIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES AND PROJECTIONS.
2. PROVIDE AN ANTI-PONDING DEVICE AT BOTTOM COURSE OF THE ROOF IF A RAISED FASCIA BOARD IS USED.
3. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING & COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2 ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.



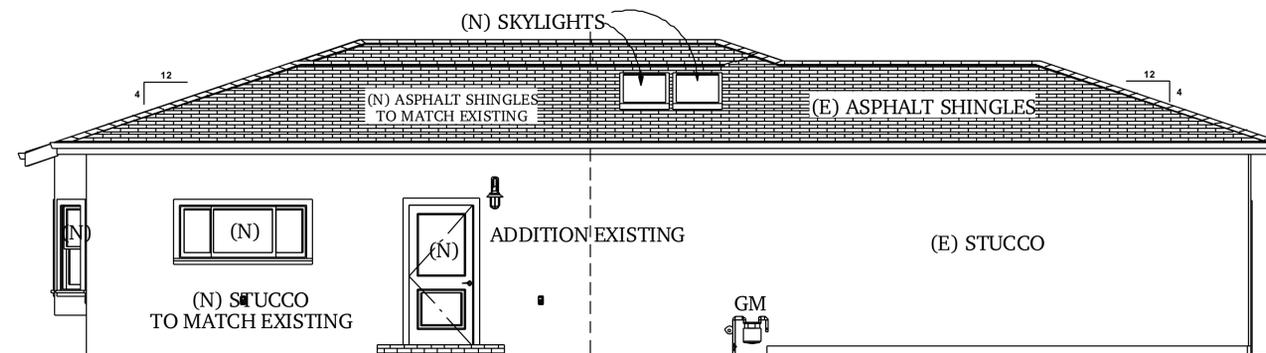
PROPOSED FRONT ELEVATION (1/4" = 1'-0")



PROPOSED RIGHT ELEVATION (1/4" = 1'-0")



PROPOSED REAR ELEVATION (1/4" = 1'-0")



PROPOSED LEFT ELEVATION (1/4" = 1'-0")



INTERIOR DESIGNER
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GENERAL ELECTRICAL NOTES

- 1.CONTRACTOR IS TO VERIFY & CONFIRM W/OWNER WHETHER ANY LOW VOLTAGE NETWORK, SECURITY, SURVEILLANCE & INTERCOM SYSTEM IS TO BE PROVIDED/INSTALLED.
- 2.ALL ELECTRICAL WORK TO COMPLY W/APPLICABLE CURRENT CODES & LOCAL JURISDICTION REGULATIONS.
- 3.GROUNDING:
A-PROVIDE UFER GROUND PER ELECTRICAL CODE.
B-HOT, COLD & GAS LINES SHALL BE ELECTRICALLY BONDED AT EACH WATER HEATER.
C-PROVIDE INTERSYSTEM BONDING DEVICE LOCATED NEAR MAIN ELECTRIC SERVICE PANEL & ALL SUB PANELS AT POOL HOUSE & ACCESSORY STRUCTURE.
- 4.ARC-FAULT CIRCUIT INTERRUPTER IS REQUIRED FOR ALL ROOMS PER CEC 210.12(B). PROVIDE DESIGNATED 20 AMP CIRCUITS FOR BATHROOMS & KITCHENS PER CEC 2016.
- 5.ALL RECEPTACLES SHALL BE TAMPER-RESISTANT TYPICAL PER CEC 406.12,13,14 CEC 210.8(B).
- 6.ALL RECEPTACLES, OUTLETS, SMOKE DETECTORS PER N.E.C. 210-8 SHALL BE GROUND FAULT CIRCUIT INTERRUPTERS FOR DWELLINGS UNITS WHEN INSTALLED IN INSIDE AND OUTDOORS.
- 7.PROVIDE DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM. THIS CIRCUIT CAN NOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. PER NEC SECTION 210-52.
- 8.BOTTOM OUTLET OF ALL ELECTRICAL OUTLET BY THE HEADBOARD LOCATIONS OF BEDS IN BEDROOMS & GUEST ROOMS TO BE SWITCH OPERATED. SWITCH LOCATED BY THE ENTRY DOOR OF THE ROOM. COORDINATE W/OWNER FOR ANY OTHER OUTLET TO BE SWITCHED.
- 9.IN KITCHENS & DINING UNITS OF DWELLING UNITS, A RECEPTACLE SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12". RECEPTACLE SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24". MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULA COUNTERTOPS, 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTERTOP. COUNTERTOP SEPARATED BY RANGE TOPS, REFRIGERATORS OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER SPACES, RECEPTACLE RENDERED INACCESSIBLE BY APPLIANCES FASTENED IN PLACES OR APPLIANCES OCCUPYING DEPICTED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS. N.E.C. ARTICLE 210-52(C).
- 10.TWO SMALL APPLIANCES BRANCH CIRCUITS FOR THE KITCHEN TO BE LIMITED TO SUPPLY WALL & COUNTER SPACE OUTLET. THEY SHALL NOT SUPPLY DINNING ROOM, OUTSIDE PLUGS, RANGES, RANGE HOODS, DISPOSALS, DISHWASHERS OR MICROWAVES. ONLY REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING REFRIGERATORS PER NEC SECTION 210-52(B).
- 11.ALL RECEPTACLES AT WET AREAS TO BE GFCI PROTECTED THRU-OUT TYPICAL. PROVIDE DEDICATED CIRCUIT FOR SPA, RANGE, BUILT-IN MICROWAVES & SIMILAR EQUIPMENT PER CURRENT APPLICABLE CODES.

MECHANICAL NOTES

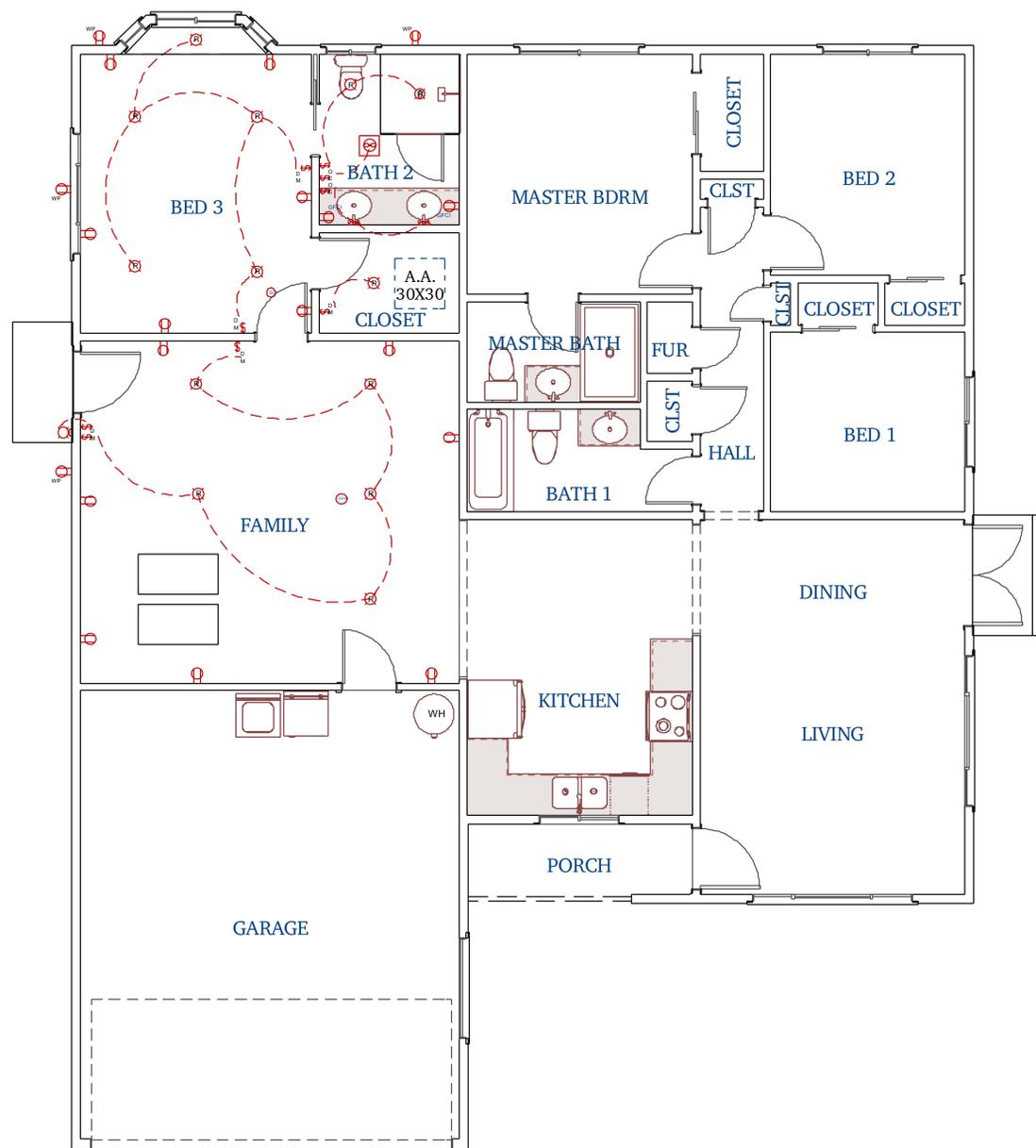
1. EXHAUST FANS IN A BATHROOMS AS REQUIRED PER CEC SECTION 150(O). VENTILATION AIR MUST COME DIRECTLY FROM OUTDOORS (I.E. NOT FROM ATTIC OR CRAWLSPACE.)
- 2.BATHROOMS SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL (CALGREEN 4.506.1).
3. VENTILATION HEATING & AIR CONDITIONING SYSTEMS SHALL HAVE MERV 13 FILTERS OR BETTER, CEC 150.0(M)12B.
4. ALL ENVIRONMENTAL DUCT TERMINATIONS SHALL BE MINIMUM 3 FEET FROM ANY OPENING INTO BUILDING (I.E. DRYERS, BATH & UTILITY FANS, ETC. MUST BE AWAY FROM DOORS WINDOW OPENING SKYLIGHTS OR ATTIC VENTS, TYPICAL PER CMC 504.5.
5. PROVIDE A MINIMUM OF 50 CFM INTERMITTENT AIRFLOW FOR THE BATHROOM EXHAUST FANS.
6. KITCHEN HOOD PROVIDE DAMPER & DUCT W/SMOOTH SHEET METAL EXHAUST DIRECTLY TO OUTSIDE W/100 CFM MINIMUM
7. PROVIDE LIGHT, SWITCH & MAINTENANCE RECEPTACLE FOR ALL ATTIC SPACES FOR ATTIC FURNACE.

SMOKE/CARBON MONOXIDE NOTES

- 1.SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM & IN CORRIDORS GIVING ACCESS TO SUCH ROOMS AS REQUIRED BY CRC 2016 SECTION 314 & IN ACCORDANCE W/THE MANUFACTURES INSTRUCTIONS. IN NEW CONSTRUCTION, ALL SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING & SHALL HAVE BATTERY BACK-UP. THE DETECTOR SHALL EMIT A SIGNAL WHEN BATTERIES ARE LOW IN POWER. CRC 2016 SECTION R314.
- 2.ALL SMOKE ALARMS SHALL EITHER BE DUAL SENSOR (PHOTOION) OR MAY BE PHOTOELECTRIC WHEN MORE THAN 20 FEET FROM KITCHEN, ROOM WITH A BURNING STOVE OR FIREPLACE.
- 3.PROVIDE NEW 110V SMOKE DETECTORS W/BATTERY BACK-UP AT HALFWAY CORRIDORS LEADING TO BEDROOMS. CRC 2016 SECTION R314.
- 4.SMOKE ALARMS SHALL BE INTERCONNECTED HARD-WIRED W/BATTERY BACK-UP PER CRC 2016 SECTION R314.5 (PHOTO ELECTRIC DUAL SENSOR).
- 5.PROVIDE CARBON MONOXIDE ALARMS (PER CRC 2016 CODE SECTION R315. HARDWIRED W/BATTERY BACK-UP IN NEW CONSTRUCTION & FOR ALTERATIONS, ADDITIONS, REPAIRS EXCEEDING \$1,000 & OR 500 SQ. FT. OR WHAT LOCAL JURISDICTION BUILDING DEPARTMENTS REQUIRED SQUARE FOOTAGE AMOUNT, WHICH EVER IS GREATER, VERY W/ BUILDING DEPARTMENT. ALL SMOKE ALARMS & CARBON MONOXIDE ALARMS SHALL BE AC/DC INTERCONNECTED.
6. FOR PLACEMENT OF SMOKE ALARMS & CARBON MONOXIDE ALARMS IN ROOMS W/VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED ETC) REFER TO THE MANUFACTURES GUIDELINES FOR PROPER PLACEMENT. SMOKE ALARMS & CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED PER CRC RESIDENTIAL CODE.

LIGHTING NOTES

- 1.GENERAL PURPOSE LIGHTING FIXTURES IN KITCHENS & BATHROOMS SHALL BE FLUORESCENT FIXTURES CONTROLLED BY THE MOST ACCESSIBLE SWITCHES THOSE NEAREST TO THE DOOR PER SECTION 150(K).
- 2.RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, CERTIFIED AIR TIGHT (ASTME 283) & SEALED W/A GASKET OR CAULKED BETWEEN HOUSING & CEILING, & SHALL BE CERTIFIED TO COMPLY W/SECTION 119(N), & ALLOW BALLAST MAINTENANCE & REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. CENC 50(K)12.
- 3.ALL OF THE INSTALLED WATTAGE OF LIGHT FIXTURES IN KITCHENS SHALL BE HIGH EFFICACY. HIGH EFFICIENCY LIGHT FIXTURES MUST PROVIDE AT LEAST 40 LUMEN PER WATT. ALMOST ALL FLUORESCENT LAMPS EQUIPPED W/ELECTRONIC BALLAST QUALIFY. (VERIFY) INCANDESCENT LAMPS (INCLUDING ANY SCREW IN TYPES) QUARTZ HALOGEN LAMPS OR LOW VOLTAGE LAMPS SUCH AS HALOGEN LAMPS DO NOT.
- 4.LIGHTING IN BATHROOMS:
ALL BATHROOM LIGHTS BE HIGH EFFICACY LUMINARIES CONTROLLED BY A VACANCY SENSOR (MANUAL ON OCCUPANCY SENSOR & MOTION SENSOR THAT COMPLIES W/CEC SECTION 110-9(B) & SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON).
- 5.OTHER ROOMS SHALL HAVE ALL LUMINAIRES MEET THE REQUIREMENTS IN TABLE 150.0-A FOR HIGH EFFICACY (CALIFORNIA ENERGY CODE SECTION 150(K)1). CLOSETS THAT AREA LESS THAN 70 SQ. FT. ARE EXEMPT FROM THIS REGULATION.
- 6.CONTRACTORS ARE TO VERIFY & CONFIRM THE LOCATION OF ALL LIGHTS SWITCHES & PROVIDE ADDITIONAL OUTLETS OTHER THAN ONES SHOWN ON DRAWINGS. DO NOT OMIT/ELIMINATE ANY OUTLETS SHOWN ON DRAWINGS.
- 7.LAMP USED FOR GENERAL LIGHTING IN KITCHENS & BATHROOMS SHALL HAVE EFFICIENCY OF NOT LESS THAN 40 LUMENS PER WATT PER TITLE 24.2-5352(J).



PROPOSED ELECTRICAL PLAN (1/4" = 1'-0")

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Occupancy Sensor, Dimmer, Timer
	Thermostat
	Smoke Detector/CO2 Combo, Smoke Detector

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ELECTRICAL

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INTERIOR DESIGNER
GILBERT FERNANDEZ III

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2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020	
HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Chapter 1 – ADMINISTRATION	
Scope	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.
Chapter 3 – GREEN BUILDING	
Additions and alterations	
301.1.1	<ul style="list-style-type: none"> Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. Requirements only apply within the specific area of the addition or alteration.
Low-rise and high-rise residential buildings	
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
Mixed occupancy buildings	
302.1	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. Exceptions: <ul style="list-style-type: none"> Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

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HCD SHL 615 (New 01/20)	
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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Chapter 4 – RESIDENTIAL MANDATORY MEASURES	
Division 4.1 – PLANNING AND DESIGN	
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.
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. Exception: Additions and alterations which do not alter the existing drainage path.
Electric vehicle (EV) charging for new construction	
4.106.4	<ul style="list-style-type: none"> Comply with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 for future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions: <ol style="list-style-type: none"> On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon 1 of the following: <ol style="list-style-type: none"> Where there is no commercial power supply. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities. Note: For definitions of Accessory Dwelling Units and Junior Accessory Units, see CALGreen Chapter 2.

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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
EV charging: 1- & 2-family dwellings/townhouses with attached private garages	
4.106.4.1	<ul style="list-style-type: none"> Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Identification	
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
EV charging for multifamily dwellings	
4.106.4.2	<ul style="list-style-type: none"> Applies to all multifamily dwelling units with parking facilities on the site. 10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
EV charging space (EV space) locations	
4.106.4.2.1	Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common use parking areas and shall be available for use by all residents.
EV charging stations (EVCS)	
4.106.4.2.1.1	When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3,) shall comply with at least 1 of the following options: <ol style="list-style-type: none"> The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2. Exception: EVCS designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
EV charging space (EV space) dimensions	
4.106.4.2.2	EV spaces shall be designed to comply with the following: <ol style="list-style-type: none"> The minimum length of each EV space shall be 18 feet. The minimum width of each EV space shall be 9 feet. 1 in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. <ol style="list-style-type: none"> Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020	
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See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Single EV space required	
4.106.4.2.3	<ul style="list-style-type: none"> Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Multiple EV spaces required	
4.106.4.2.4	<ul style="list-style-type: none"> Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics, and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
Identification	
4.106.4.2.5	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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

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HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Multiple EV spaces required (similar to 4.106.4.2.4)	
4.106.4.3.4	<ul style="list-style-type: none"> Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
Identification (similar to 4.106.4.2.5)	
4.106.4.3.5	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
Accessible EV spaces	
4.106.4.3.6	In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.
Division 4.2 – ENERGY EFFICIENCY	
Scope	
4.201.1 & 5.201.1	<ul style="list-style-type: none"> Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020	
HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Division 4.3 – WATER EFFICIENCY AND CONSERVATION	
Water conserving plumbing fixtures 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: ≤ 1.28 gal/flush. 4.303.1.2 – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. 4.303.1.3.1 – Single showerheads: ≤ 1.8 gpm @ 80 psi. 4.303.1.3.2 – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. 4.303.1.4.1 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. 4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. 4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle. 4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.
Standards for plumbing fixtures and fittings	
4.303.2	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
Outdoor potable water use in landscape areas	
4.304.1	New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY	
Rodent proofing	
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

CAL GREEN 1

(VIRGINIA AVE PROJECT)
1329 VIRGINIA AVE
CAMPBELL, CA 95008

1/22/21

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INTERIOR DESIGNER
GILBERT FERNANDEZ III

DELTA REVISIONS
PLANNING COMMENTS
DECEMBER 14, 2020 DANIEL FAMA



PROJECT INDEX

Table with 2 columns: TITLE PAGE, SITE PLANS/F CALCS, FLOOR PLAN/CROSS SEC., ROOF PLAN/(E) ELEV., (N) ELEVATIONS, (N) ELECTRICAL PLAN, CAL GREEN 1, CAL GREEN 2, TITLE 24, TITLE 24, CONSTRUCTION BMP, GENERAL NOTES, FOUNDATION/FRAMING, STRUCTURAL DETAILS, STRUCTURAL DETAILS.

CAL GREEN 2

(VIRGINIA AVE PROJECT)
1329 VIRGINIA AVE
CAMPBELL, CA 95008

1/22/21

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2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020. HCD SHL 615 (New 01/20). 2019 CALGREEN CODE. SECTION 4.504.2.3 & 4.504.2.4: Aerosol paints and coatings. SECTION 4.504.3: Carpet systems. SECTION 4.504.3.1: Carpet cushion. SECTION 4.504.3.2: Carpet adhesive.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020. HCD SHL 615 (New 01/20). 2019 CALGREEN CODE. SECTION 4.504.1: Protection of mechanical equipment during construction. SECTION 4.504.2.1: Adhesives, sealants and caulks. SECTION 4.504.2.2: Paints and coatings.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020. HCD SHL 615 (New 01/20). 2019 CALGREEN CODE. SECTION 4.408.4 & 4.408.4.1: Waste stream reduction alternative [LR]. SECTION 4.410.1: Operation and maintenance manual. SECTION 4.410.2: Recycling by occupants. Division 4.5 - ENVIRONMENTAL QUALITY. SECTION 4.503.1: Fireplaces - General.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020. HCD SHL 615 (New 01/20). 2019 CALGREEN CODE. SECTION 4.408.1: Construction waste management. SECTION 4.408.2: Construction waste management plan. SECTION 4.408.3: Waste management company.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020. HCD SHL 615 (New 01/20). 2019 CALGREEN CODE. CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS. SECTION 702.1: Installer training. SECTION 702.2: Special inspection. SECTION 703.1: Documentation.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020. HCD SHL 615 (New 01/20). 2019 CALGREEN CODE. SECTION 4.506.1: Bathroom exhaust fans. SECTION 4.507.2: Heating and air-conditioning system design.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020. HCD SHL 615 (New 01/20). 2019 CALGREEN CODE. SECTION 4.505.2: Concrete slab foundations. SECTION 4.505.2.1: Capillary break. SECTION 4.505.3: Moisture content of building materials.

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020. HCD SHL 615 (New 01/20). 2019 CALGREEN CODE. SECTION 4.504.4: Resilient flooring systems. SECTION 4.504.5 & 4.504.5.1: Composite wood products.