CITY OF CAMPBELL
Community Development Department

March 4, 2021

NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT

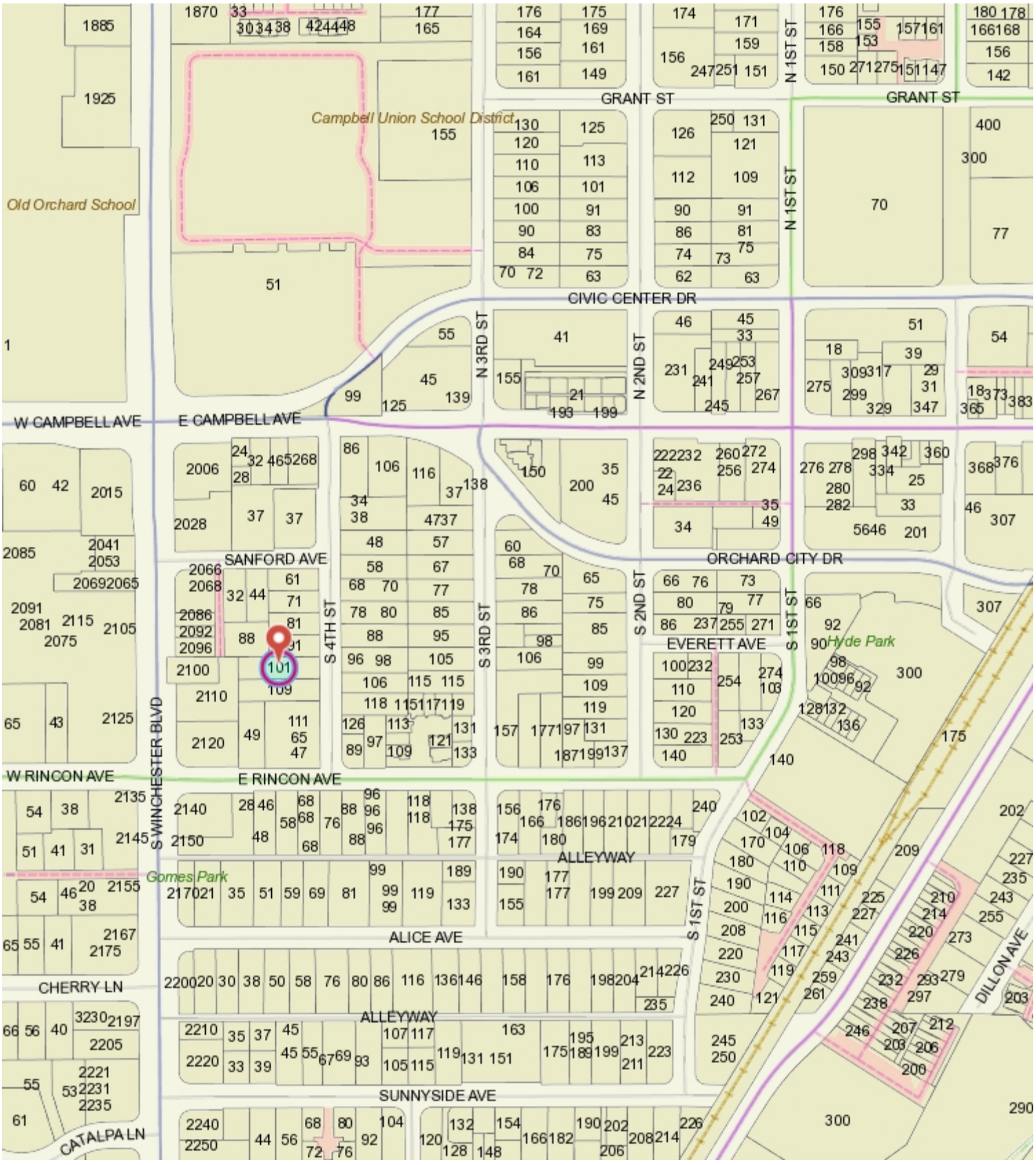
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

File No.:	**PLN-2021-11**
Applicant:	**Susan Tighe**
Project Address:	**101 S. 4th St.**
Property Owner:	**Susan Tighe**
Zoning District:	**P-D (Planned Development)**
General Plan:	**Low-Medium Density Residential**
Project Description:	**Construction of an approximately 637 square-foot single-story addition and remodel to an existing single-family residence.**

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 4, 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 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.

Location Map - 101 S. Fourth St.



752 0 376 752 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 4,514

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.

CAL GREEN NOTES

STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION
- Refer to Civil Engineering sheets

GRADING AND PAVING - DRAINAGE CONTROL
- Refer to Civil Engineering sheets

ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION
- Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall 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. The 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. The 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".

- For each dwelling unit, a wired National Electrical Manufacturers Association (NEMA) outlet supplied by a 40-ampere minimum dedicated branch circuit shall be installed specifically for supplying electrical power for an Electric Vehicle Charger. One of the required circuits or raceways must be installed inside the garage and the second circuit or raceway must be installed outside of the garage.

WATER EFFICIENCY AND CONSERVATION

Indoor Water Use
Max fixture flow rates:
- Toilets: 1.28 gallons per flush
- Single shower head: 1.8 gpm at 80 psi (note: when a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gpm at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time).
- Lavatory faucets: 1.2 gpm at 60 psi
- Kitchen faucets: 1.8 gpm at 60 psi
- All plumbing fixtures and fittings shall meet the standards referenced in Table 1701.1 of the 2019 California Plumbing Code.

Outdoor Water Use
- Residential projects shall comply with the Local water efficient landscape ordinance or the current CA Dept. of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, OR

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

Enhanced Durability and Reduced Maintenance
- Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

Construction Waste Reduction, Disposal and Recycling
- Contractor to provide a Construction Waste Management Plan (CWMP) to the enforcing agency for approval prior to permit issuance. 65 % minimum of the on-hazardous construction and demolition waste shall be recycled or salvaged (or meet more stringent local requirements). The plan shall include the following:
  1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
  2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk-mixed (single stream).
  3. Identify diversion facilities where the waste material will be taken.
  4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
  5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.Documentation shall be provided, prior to the first inspection, confirming compliance to the waste management plan provided to the enforcing agency.

Life Cycle Assessment
At final inspection, a manual, compact disc, web-based reference, or other acceptable media including items 1-10 shall be placed in the building.
1. Directions to the owner or occupant that the manual shall remain in the building throughout the life cycle of the structure
2. Operation and maintenance instructions for the following:
   A. Equipment and appliances, including HVAC systems water-saving devices and water heaters.
   II. Roof and yard drainage, including gutters and downspouts.
   III. Space conditioning systems, including condensers and air filters
   IV. Landscape irrigation systems
   V. Water re-use systems
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5' away from the foundations
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the enforcing agency or this code.

ENVIRONMENTAL QUALITY

Pollution Control
- At the Time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency.

Fireplaces
- Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. Section 4.503.

Finish Material Pollution Control
- Adhesives, sealants, caulks, paints, coatings and aerosol paints shall meet the VOC limits specified in the tables at left, unless more stringent local or regional air pollution or air quality or management district rules apply.
- All adhesives, sealants, caulks, paints, coatings and aerosol paint containers must remain on the site for field verification by the building inspector.
- Prior to final inspection, a letter signed by the general contractor or the owner/builder (for any owner/builder projects) must be provided to the enforcing agency certifying that all adhesives, sealants, caulks, paints, coatings, aerosol paints, carpet systems (including carpeting, cushion and adhesives), resilient flooring systems and composite wood products installed on this project are within the emission limits specified in CGBSC Section 4.504.

Carpet Systems
- Carpet system installed in the building interior will meet the testing and product requirements found in the 2019 California Green Building Code

Resilient Flooring Systems
- Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring will comply with the California green Building Code requirements.

Composite Wood Products
- Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior and exterior of the building will comply with the low formaldehyde emission standards

Interior Moisture Control
- Concrete slab foundations to have vapor barrier over 4" minimum clean aggregate base.
- Prior to encasing the wall & floor framing, confirmation must be provided to the building inspector showing that the framing members do not exceed 19% moisture content.

Indoor Air Quality & Exhaust
- Bathroom exhaust fans must be Energy Star compliant, must be ducted to terminate outside the building, and must be controlled by a humidistat which shall be readily accessible.

Environmental Comfort
- Heating & Air conditioning systems shall be designed in accordance with the requirements of CGBSC section 4.507.2

Installer Special Inspector Qualification
- HVAC system installer will be trained and certified in the proper installation of HVAC systems and equipment by a recognized training/certified program

Verification
- Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Building Division that will show substantial conformance with the 2019 Code requirements.

TABLE 4.504.1
ADHESIVE VOC LIMIT[1, 2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1, 2, 3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

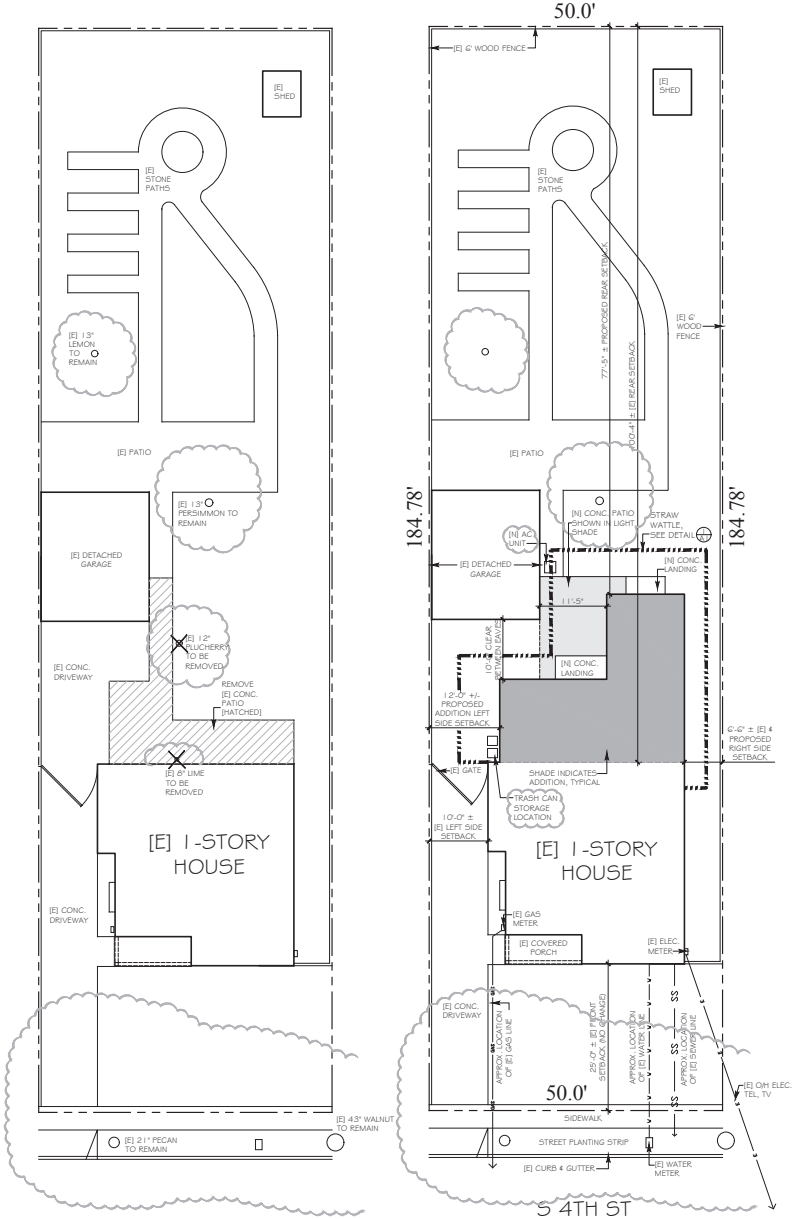
TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).



DEMO PLAN 1"=10' - 0"

SITE PLAN 1"=10' - 0"

THIS IS NOT A SURVEY.
SURVEYOR TO VERIFY ALL THE BUILDING SETBACKS BEFORE THE START OF CONSTRUCTION WORK

GENERAL NOTES

The contractor shall furnish all material, labor, scaffolding, utensils, and apparatus required for the work shown on these plans and pay for the full freightage cartage, taxes, and handling of material associated with the work.

All work shall comply and conform to all codes and regulations, including the 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2019 California Energy Code (CEnC), and 2019 California Green Building Standards Code (CALGreen) requirements, and all local, state and federal requirements, codes and regulations, unless otherwise noted.

Contractor shall be solely responsible for job and worksite safety.

All work is to be performed in accordance with these plans and specifications and to the satisfaction of the owner.

Bidders shall visit the site and familiarize themselves with all existing conditions, and be prepared to carry out the work within the existing limitations.

Verify all dimensions in the field, written dimensions have precedence over scaled dimensions. Any discrepancies between drawings and/or specifications and actual conditions shall be brought to the attention of the architect for immediate clarification prior to proceeding with the work.

Change orders shall be in writing.

Substitutions will be considered, but do not substitute materials, equipment, or methods without specific advanced approval by the architect.

Contractor shall notify the architect of all modifications to drawing by the building department and of all changes requested by the inspector.

Follow manufacturer's instructions carefully. Manufacturer's operating instructions and guarantees shall be given to the owner at the end of the job.

All features of construction not fully shown shall be of the same type and character as that shown for similar conditions. For special conditions or discrepancies, notify the architect before bidding or proceeding with work.

All material shall be of the best of their respective kinds, new, and subject to the approval of the owner. All work is to be performed in the best manner by skilled workmen.

It is the responsibility of the contractor & sub- contractors to notify the architect and/or engineer of any discrepancies, inconsistencies, errors or omissions in the plans & specifications which might affect the work, prior to proceeding with the work.

CONSTRUCTION-PHASE STORM-WATER MANAGEMENT

Contractor to install straw waddles around work area (as shown on site plan).

Contractor shall be responsible that no mud or muddy water leaves the property.

Sweep or scrape up soils tracked onto the road at the end of each day. Do not hose into street, gutter, or storm drain.

The site shall be monitored by the contactorf owner after rain event to verify erosion control measure are functioning.

GRADING & DRAINAGE NOTES

Existing drainage pattern to remain. Direct flow from new addition into landscaped areas.

No grading required except for foundation / crawlspace excavations & finish shaping for proper drainage.

Shape final grades to slope away 5% for 10' from structures or into landscape areas.

Downspouts to discharge across splash-blocks & into landscaped areas away from structures.

Water shall not be allowed to pond adjacent to foundations

DRAWING INDEX

FIRE PROTECTION NOTES

1. THE EXISTING & PROPOSED BUILDING IS NOT FIRE-SPRINKLERED
2. SMOKE ALARMS ARE REQUIRED FOR THIS PROJECT - REFER TO THE FLOOR PLAN, SHEET A2

PROJECT DATA

PROJECT ADDRESS:
101 S. 4TH ST., CAMPBELL, CA 95008

PROJECT OWNER: SUSAN TIGHE

PROJECT SCOPE OF WORK:
- INTERIOR REMODEL & ADDITION OF [E] 1-STORY HOUSE - REMODEL AREA = 256 SQUARE FEET
- REMOVE 2 FRUIT TREES - A LIME & A PLUCHERRY

APN: 412-05-043

ZONING: P-D (PLANNED DEVELOPMENT)

FLOOD ZONE X

CONSTRUCTION TYPE: V-B NOT SPRINKLERED

OCCUPANCY GROUP: R3 / U

LOT SLOPE: FLAT

GROSS & NET LOT SIZE: 9,239 ± SQ. FT.

BUILDING AREA		
[E] HOME LIVNG AREA	1,029	±
PROPOSED ADDITION	637	
[E] DETACHED GARAGE	402	±
TOTAL	2,068	±
	FAR = 0.223	
[E] SHED	51	±
[E] COVERED PORCH	64	±

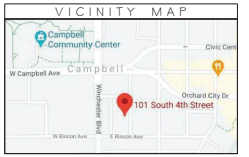
BUILDING LOT COVERAGE		
[E] HOME	1,029	±
PROPOSED ADDITION	637	
[E] GARAGE	402	±
COVERED PORCH	64	±
TOTAL	2,132	±

TOTAL IMPERVIOUS AREAS		
BUILDINGS	2,183	±
DRIVEWAY	860	±
PATIOS & WALKS	1,610	±
TOTAL HARDSCAPE AREA	4,653	±
TOTAL LANDSCAPED AREA	4,586	±

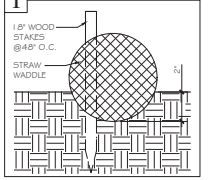
[E] BUILDING HEIGHT = 15'-9" +/-
PROPOSED BUILDING HEIGHT = 17'-0" +/-

[E] & PROPOSED PARKING SPACES: 2 (1 COVERED)

VICINITY MAP



1 STRAW WADDLE DETAIL NTS



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REVISIONS	BY
3-1-21	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED REMODEL & ADDITION FOR
TIGHE RESIDENCE
101 SOUTH 4TH ST.
CAMPBELL ▫ CALIFORNIA

DATE:	12-3-20
SCALE:	AS NOTED
DRAWN:	CSDB
JOB:	TIGHE
SHEET	

A1

OF 3 SHEETS

PLAN NOTES

GENERAL NOTES
1. All showers to have a minimum clear door opening width of 22"
2. All showers to have tile wall protection to a minimum of 84" above the floor-mount tile on full mortar bed or ½" cement backer board.
3. Wooden backing (2x8 min.) shall be provided in all bathroom walls at toilet, shower, and bathtub- located at 34" from the floor to the center of the backing, suitable for the addition of grab bars.

WATER HEATER NOTES
1. A 120V electrical receptacle shall be wintin 3' of the water heater and accessible to the water heater with no obstructions.
2. A category III or IV vent, or a type B vent with straight pipe shall be provided between the outside termination and the space where the water heater is installed
3. A condensate drain shall be installed that is no more than 2" higher than the base of the installed water heater, and allows natural draining without pump assistance.
4. The water heater shall have a gas supply line capable of providing 200,000 BTU/hr.

SHOWER VALVES
1. Showers, tubs, whirlpool tubs, and tub-shower combinations shall be provided with individual pressure balance or thermostatic mixing control valves.
2. The maximum mixed water setting shall be 120° Fahrenheit.
3. Water heater thermostat shall not be considered as suitable for meeting this requirement.

SMOKE AND CARBON MONOXIDE ALARMS
1. A smoke detectors and carbon monoxide alarms shall be hard-wired with battery back-up and interconnected such that when one alarm sounds, all will sound.

ELECTRICAL NOTES
1. The required two small appliance branch circuits for the kitchen are limited to supplying wall and counter space outlets (note they cannot serve the dining room, outside plugs, range hoods, disposals, dishwashers, or microwaves- only the required countertop/wall outlets including the refrigerator).
2. Light fixtures in tub and shower enclosures shall be listed (and labeled) as "suitable for damp locations".
3. All branch circuits that supply outlets installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by an arc-fault circuit interrupter
4. A dedicated 20-amp circuit is required to serve bathroom outlets. This circuit cannot supply any other receptacles, lights, fans, etc. (exception: where the circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied).
5. All 125-volt, 15- and 20- ampere receptacle outlets shall be listed as Tamper-resistant receptacles.
6. Provide the following separate circuits:
   a) 20 amps for the bathroom
   b) (2) small appliance circuits for the kitchen 20 amp
   c) Motor (FAU)
   d) Garbage disposal
   e) Dishwasher
   f) 30 amp laundry circuit
7. Provide GFCI protection at the following locations:
   - within 6' of the edge of a shower or tub
   - dishwashers
   - garage receptacles (min. one for each stall)
   - kitchens and at all counters with sinks
   - bathrooms
8. When a natural gas powered Cooktop or Range is provided, the following is also required:
   a. A dedicated 240-volt, 30-amp or greater electrical receptacle that is connected to the electric panel with conductors of adequate capacity, within 3 feet of the appliance and accessible with no obstructions;
   b. Both ends of the unused conductor shall be labeled with the words "For Future Electric Range" and be electrically isolated;
   c. A reserved double-pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "For Future Electric Range;" and
   d. Other electrical components, including conductors, receptacles, or blank covers, related to this section shall be installed in accordance with the California Electrical Code.

   NOTE: If gas or propane plumbing is not installed for a cooktop or range, these requirements do not apply.

ATTIC ACCESS PANEL NOTES
1. Attic access panels shall have permanently attached insulation using adhesive or mechanical fasteners. The access shall be gasketed to prevent air leakage, typical.

ATTIC FURNACE NOTES
1. The attic furnace (horizontal) shall be installed per the approved Listing and manufacturer's required clearances for furnace and ducts. CMC 904.10
2. Provide a separate condensate pan under the cooling coils, and ensure a separate drain is extended to the exterior.

EGRESS WINDOW NOTES
All emergency escape and rescue (egress) openings from the bedrooms shall comply with the following:
1. Minimum net clear openable dimension of 24" in height.
2. Minimum net clear openable dimension of 20" in width.
3. Minimum net clear openable dimension of 5.7 square feet in area. Grade floor or below grade openings shall have a minimum net clear opening of 5 sq.ft.
4. The bottom of the clear opening shall not be greater than 44 inches above the floor.
5. All egress windows with two or more latches shall have the latches interconnected and operable from the lowest latch.

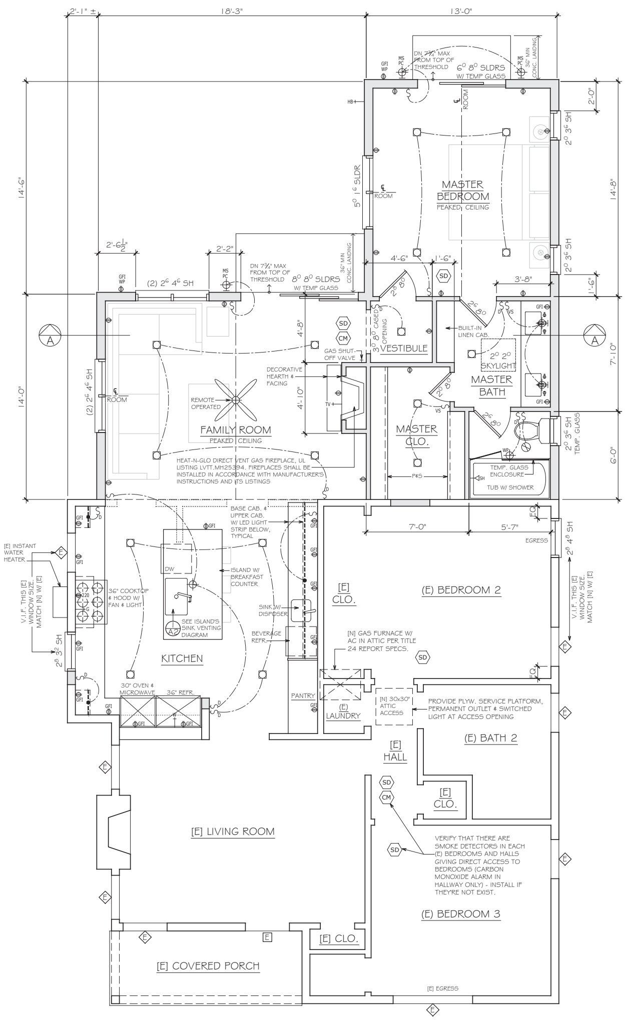
PLUMBING CLEANOUT NOTES
1. Each horizontal drainage pipe shall be provided with a cleanout at its upper terminal (except horizontal drain lines less than 5' not serving sinks or urinal). An additional cleanout shall be added for each aggregate change in direction exceeding 135 degrees.
2. Cleanouts shall be within 20' of crawl access or extended to exterior.
3. Cleanout shall be provided at the kitchen sink.

LIGHTING NOTES
1. All lighting shall be high efficacy per Table 150.0-A (pin-based CFL; pulse-start MH; HPS; hardwired high frequency generator & induction lamp; outdoor LED; inseparable SSL; or JA8-compliant luminaires) controlled by dimmers or vacancy sensors, except in closets less than 70 sq. ft. and luminaires in hallway.
2. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire must be controlled by a vacancy sensor.
3. Undercabinet lighting and exhaust fans must be switched separately from other lighting systems.
4. Luminaires providing outdoor lighting and pemanently mounted to a residential building or to other buildings on the same lot shall be high efficacy luminaires per Table 150.0-A (not including lighting around swimming pools/water features or other Article 680 locations) and controlled by a manual ON and OFF switch that permits the automatic actions of:
   - Photocell and either a motion sensor or an automatic time switch control; or
   - Astronomical Time Clock control.

   Controls that override to ON shall not be allowed unless the override shall automatically returns the automatic control to its normal operation within 6 hours. An energy management control system that provides the specified lighting control functionality and complies with all the requirements applicable to the specified controls may be used to meet these requirements.
   NOTE: ALL OUTDOOR LIGHTING SHALL BE DOWNWARD DIRECTED & SHIELDED
5. Recessed luminaires in insulated ceilings shall be IC rated, w/ electronic ballast and Air-tight (AT)
6. Permanently installed night lights and night lights integral to installed luminaires or exhaust fan shall not consume more than 5 watts per luminaire/exhaust fan.

MECHANICAL AND PLUMBING NOTES
1. Installation instructions for all listed equipment shall be provided to the field inspector at time of inspection.
2. All exterior hose bibs shall have non-removable backflow prevention devices.
3. Water heater shall have a pressure-relief valve with drain to exterior.
4. All hot water supply piping 3/4" and greater shall be insulated per CEC SECTION 150.0 (J)2III
5. All hot water supply piping from the heating source to the kitchen fixtures shall be insulated per CEC SECTION 150.0 (J)2.vi
6. The water heater shall have isolation valves on both the cold water supply and the hot water pipe leaving the water heater, and hose bibs or other fittings on each valve for flushing the water heater when the valves are closed.
7. Provide a minimum 3" working space along each side (with a total of at least 12" on both sides combined), back and top of furnace.
8. All building water supply systems in which quick-acting valves are installed shall be provided with devices to absorb high pressures resulting from the quick closing of these valves (e.g., clothes washers and dishwashers).
9. Termination of all environmental air ducts shall be a minimum of 3 feet from any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
10. All mechanical, plumbing, electrical, and similar penetrations of the floor or top-plates shall be caulked with a rated fire caulk with an ASTM E136 rating.
11. Minimum recovery capacity of water heater equivalent to not less than the first hour rating of 80 gallons.
12. Install recessed washer & dryer hook-ups to allow for units to be flush with rear wall.
13. Ventilation heating and air conditioning systems shall have MERV 13 filters or better.
14. Local exhaust systems shall vented to the outdoors for bathrooms.
15. Provide minimum 50 cfm intermittent airflow for Bathroom exhaust fans, OR provide minimum 20 cfm for continuously operating Bathroom exhaust fans.
14. Water piping and cooling system line insulation thickness and conductivity Piping shall be insulated to the thickness as follows:
   a. All domestic hot water system piping conditions listed below, whether buried or unburied, must be insulated and the insulation thickness shall be selected based on the conductivity range in Table 120.3-A and the insulation level shall be selected from the fluid temperature range based on the thickness required in Table 120.3A
   b. The first 5' of hot and cold-water pipes from the storage tank.
   c. All water piping of nominal ¾" diameter or larger.
   d. All piping associated with a domestic hot water recirculation system regardless of diameter
   e. Piping from the heating source to a storage tank or between tanks
   f. Piping buried below grade
15. No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine. Listed air gaps shall be installed with the flood-level (FL) marking at or above the flood level of the sink or drain-board, whichever is higher.
16. All exhaust fans shall be ENERGY STAR compliant and provided with humidity controls adjusting from 50% - 80%. All exhaust fans to have backdraft dampers.
17. A gas supply line with the capacity to provide a minimum of 200,000 btu/hr to the water heater shall be installed.
18. A Category III, IV, or a Type B vent with a straight pipe between the outside termination and the space where the water heater is located shall be installed.
19. A condensate drain, in compliance with CMC 310.1, that is a maximum of two (2) inches higher than the base of the installed water heater that allows natural drain without pump assistance shall be installed.

KITCHEN HOODS NOTES:
1. Provide minimum 100 cfm intermittent airflow for the kitchen range hood / microwave hood combination, vented directly to the outside. The fan shall be listed at 3 sone or less for noise unless the exhaust rate is 400 cfm or greater. The rating must be based on a water column of 0.25 or greater. 7" diameter duct min., or larger as required by manufacturer's installation manual.
2. Where combustion appliances or solid-fuel burning appliances are located inside the pressure boundary. The maximum allowable net exhaust flow of the two largest exhaust fans shall not exceed 15 cfm per 100 sq.ft. of occupiable space, when operating at full capacity. If the designed total net flow exceeds this limit, the next exhaust flow must be reduced by reducing the exhaust flow or providing compensating out-door airflow (NOTE: if make-up air fan is installed, it must be electrically interlocked with the largest exhaust fan).



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

0 5 10 15

LEGEND	
············	INDICATES EXISTING WALL TO BE REMOVED
═══	INDICATES EXISTING WALL TO REMAIN
▬▬▬	INDICATES NEW CONSTRUCTION
◇E	EXISTING WINDOW TO REMAIN
E	EXISTING DOOR TO REMAIN

ELECTRICAL/MECHANICAL LEGEND

Symbol	Description	Symbol	Description
	FAN	→W	WATER CONNECTION
	CEILING MOUNTED FIXTURE	→HB	HOSE BIB
	RECESSED FIXTURE	→G	GAS CONNECTION
	LED STRIP-LIGHT (UNDER CAB)	→TV	CABLE TV JACK
	WALL MOUNTED FIXTURE	SD	SMOKE DETECTOR
PH	TELEPHONE JACK	CM	CARBON MONOXIDE ALARM
ET	ETHERNET PORT	SH	SHOWER HEAD
$	SWITCH		'RAIN' SHOWER HEAD
$VS	SWITCH WITH VACANCY SENSOR*	WP	WATER PROTECTION
$D	SWITCH WITH DIMMER	GFI	GROUND FAULT INTERRUPTER
	OUTLET	PC	PHOTOCELL
220	220V OUTLET	MS	MOTION SENSOR
EV	ELECTRIC VEHICLE CHARGING		CEILING FAN

* NOTE: ALL LIGHT FIXTURES SHALL BE HIGH EFFICACY LED

* MANUAL-ON VACANCY SENSOR THAT TURNS FIXTURE OFF AUTOMATICALLY WHEN NO OCCUPANTS ARE PRESENT & WHICH DOES NOT HAVE AN OVERRIDE ALLOWING THE FIXTURE TO BE ALWAYS ON

ENERGY EFFICIENCY NOTES

EXISTING, all items are to remain except the following:
1. Envelope:
   a. Windows: Altered/ New NFRC Rated 0.30 U-Factor, 0.23 SHGC
2. Heating: Replace existing with a new 56,000 BTU, 95% AFUE, 3 Ton AC- 15 SEER, 12.5 EER- New ducts in attic R-8
3. Verification: None

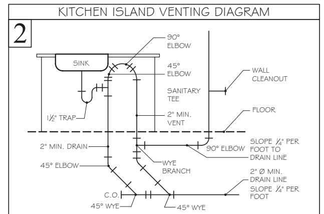
ADDITION:
1. Envelope:
   a. Roof: Rafter R-30, Attic R-38
   b. Wall: 2x6 R-21
   c. Floor: R-21
   d. Slab: NA
   e. Windows/ Glass Doors: New NFRC Rated 0.30 U-Factor, 0.23 SHGC
   f. Doors: NA
   g. Skylights: NA
2. Heating: Tie into replaced system
3. Water Heating: Tie into existing system

'HERS' TESTING TO BE COMPLETED BEFORE OR DURING CONSTRUCTION

- Minimum Airflow
- Verified EER
- Verified SEER
- Verified Refrigerant Charge
- Fan Efficacy Watts/ CFM
- Duct Leakage

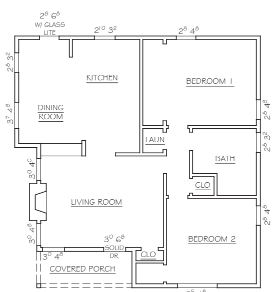
KITCHEN ISLAND VENTING DIAGRAM

2



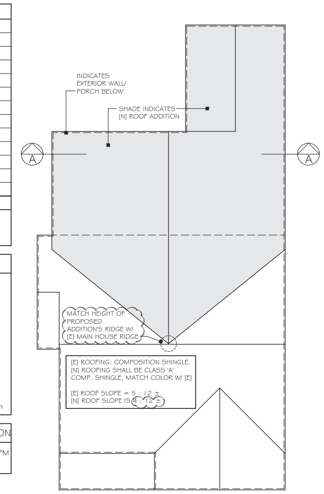
(ISLAND SINKS TO COMPLY WITH 2019 CPC SECTION 909)

NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.



EXISTING FLR PLAN 1/8"= 1'-0"

0 5 10 15



ROOF PLAN 1/8"= 1'-0"

0 5 10 15

DRAWINGS PREPARED BY

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▫ARCHITECT▫

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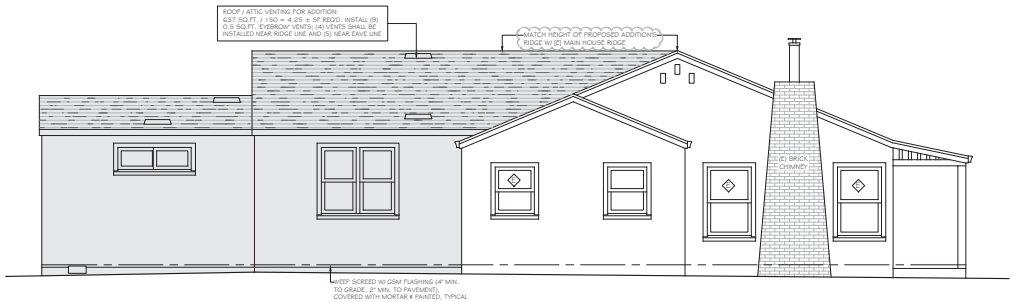
REVISIONS	BY
3-1-21	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

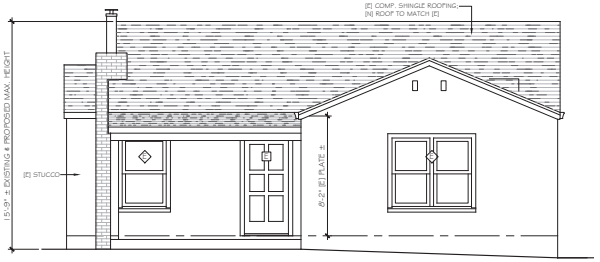
A PROPOSED REMODEL & ADDITION FOR
TIGHE RESIDENCE
101 SOUTH 4TH ST.
CAMPBELL ▫ CALIFORNIA

DATE:	12-3-20
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	TIGHE
SHEET	A2

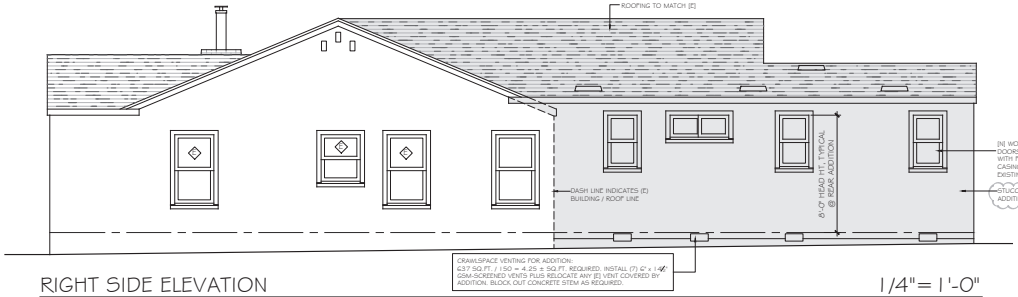
OF 3 SHEETS



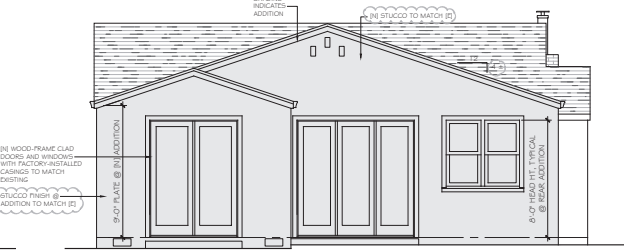
LEFT SIDE ELEVATION 1/4"= 1'-0"



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



RIGHT SIDE ELEVATION 1/4"= 1'-0"



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

RESIDENTIAL MANDATORY MEASURES SUMMARY

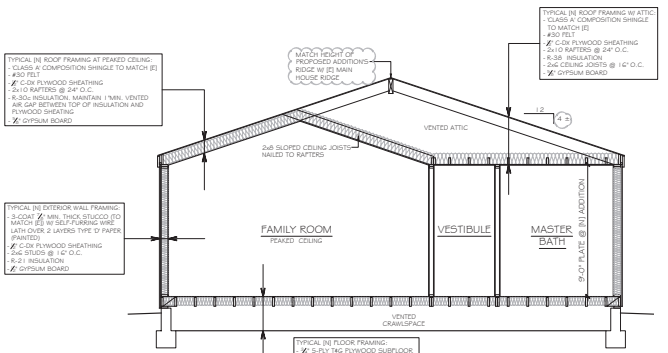
2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply.
(01/2020)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011."
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4-5 for exterior doors. They must be caulked and/or weather-stripped."
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped."
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling."
§ 150.0(b):	**Loose-fill Insulation.** Loose-fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B."
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor."
§ 150.0(f):	**Slab Edge Insulation.** Slab-edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent, have a water vapor permeance no greater than 2.0 perm per inch, be protected from physical damage and UV light deterioration; and, where installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for building complying with the exceptions to § 150.0(d).
§ 150.0(g)2	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(i):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58."
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside-air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device."
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control."
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0,§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission."
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K."
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating."
§ 110.3(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat."
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas, flin-type central furnaces, household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour.), and pool and spa heaters."
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort Systems Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pumps systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(q)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(q)2A	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one-inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks; buried below grade, and from the heating source to kitchen fixtures."
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(j)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3-conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use", a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed, a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance, and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(h)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(h)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible, 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.9). Portions of the duct system completely exposed and surrounded by directly conditioned spaces are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area."
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** Where space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a new inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in § 150.0(m)12. Filters must be accessible for regular service."
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3."



SECTION A-A 1/4"= 1'-0"

CONTINUE TO SHEET A4

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REVISIONS	BY
3-1-21	

PRELIMINARY SET	
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A PROPOSED REMODEL & ADDITION FOR
TIGHE RESIDENCE
101 SOUTH 4TH ST.
CAMPBELL ▫ CALIFORNIA

DATE:	12-3-20
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	TIGHE
SHEET	A3
OF	3 SHEETS

FRONT VIEW

LEFT SIDE VIEW

LEFT SIDE VIEW

REAR VIEW

FROM THE OFFICE OF
CHRIS SPAULDING
ARCHITECT
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BERKELEY CA 94710

CURRENT SITE PHOTOS
101 S. 4TH STREET

CAMPBELL □ CALIFORNIA