



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

April 9, 2020

**NOTICE OF PUBLIC HEARING**  
**Historic Preservation Board**

**NOTICE IS HEREBY GIVEN** that the Historic Preservation Board of the City of Campbell has set the hour of 5:00 p.m., or shortly thereafter, on **Wednesday, April 28, 2021** for a Public Hearing to consider the application of Kohlsaas & Associates for a Tier 1 Historic Resource Alteration Permit (PLN-2021-58) to allow removal of two French doors and an exterior chimney to be replaced with a new sliding glass door and to infill one existing window, to an Alice Avenue Historic District property commonly known as the Claude and Jeanette Grizzle House, located at **99 Alice Avenue** in the R-1-6-H (Single-family Residential / Historic Overlay) Combining Zoning District. Staff is recommending that this project be deemed Categorical Exempt under CEQA.

This public hearing will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

While members of the public will not be able to attend the meeting of the Campbell City Historic Preservation Board physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>). Interested persons may submit written correspondence to [planning@campbellca.gov](mailto:planning@campbellca.gov) prior to or during the public hearing. In the event that the provisions of Executive Order N-29-20 are modified or suspended before the date of the meeting so as to require physical attendance by participants, the meeting will be held in the City Council Chambers at 70 N. First Street, Campbell, California. Additional procedures will be detailed in the published meeting agenda; and any updated information will be posted to the City's website at [www.campbellca.gov](http://www.campbellca.gov).

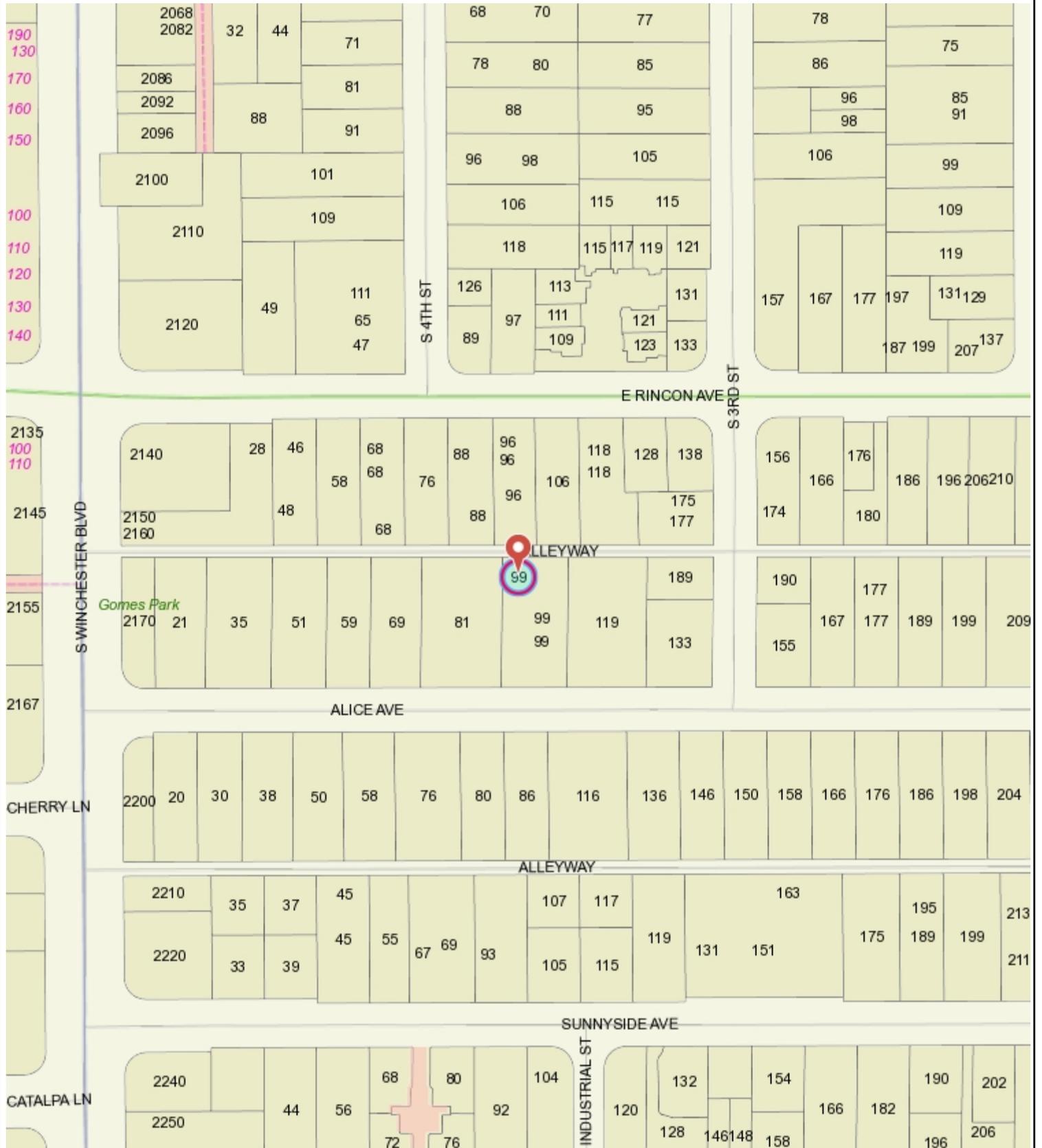
In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or [ClerksOffice@campbellca.gov](mailto:ClerksOffice@campbellca.gov) at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number. For more information you can contact the Community Development Department at (408) 866-2140 or [planning@campbellca.gov](mailto:planning@campbellca.gov).

HISTORIC PRESERVATION BOARD  
CITY OF CAMPBELL  
DANIEL FAMA  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **99 Alice Avenue**



# Location Map - 99 Alice Ave.

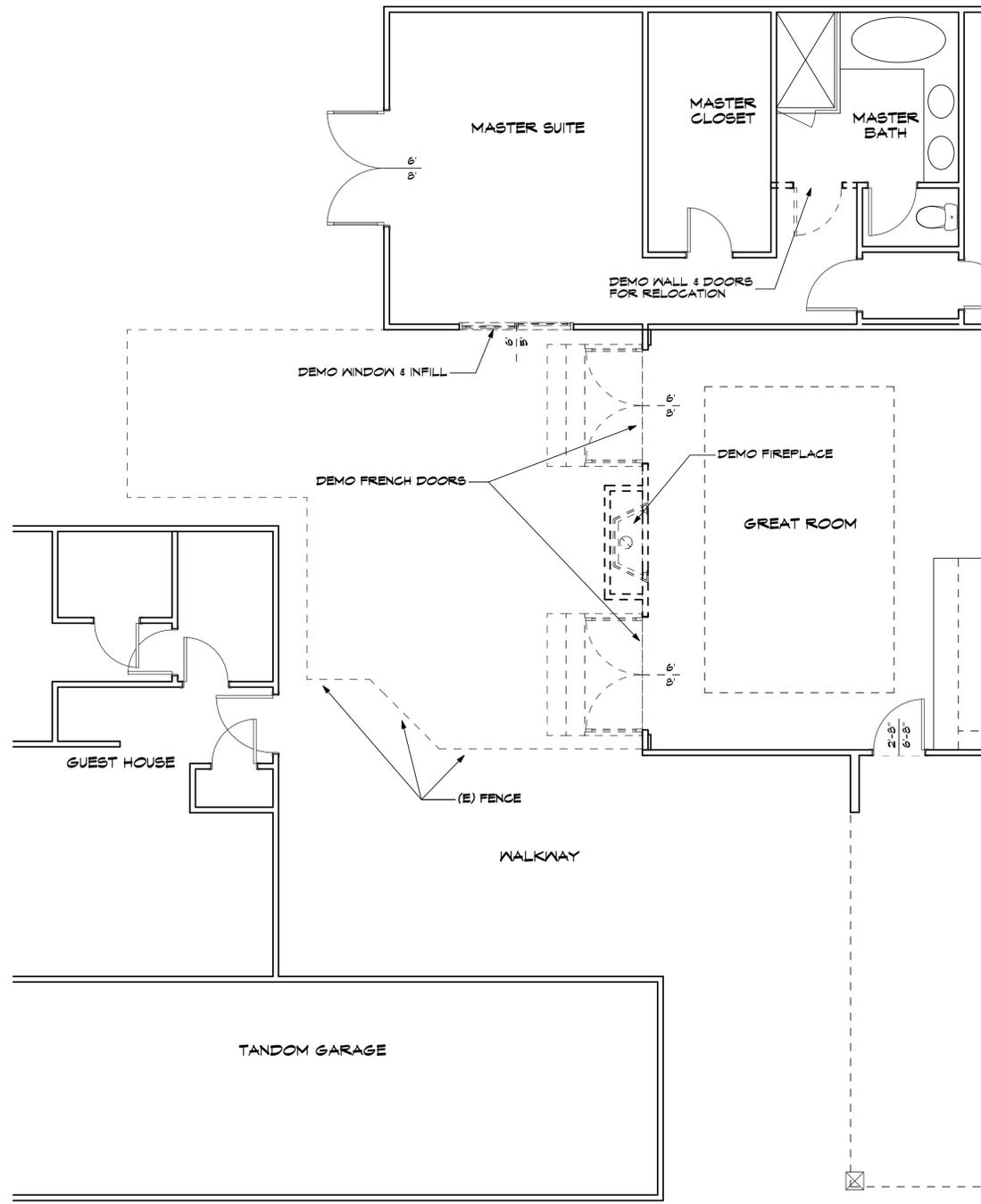


This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

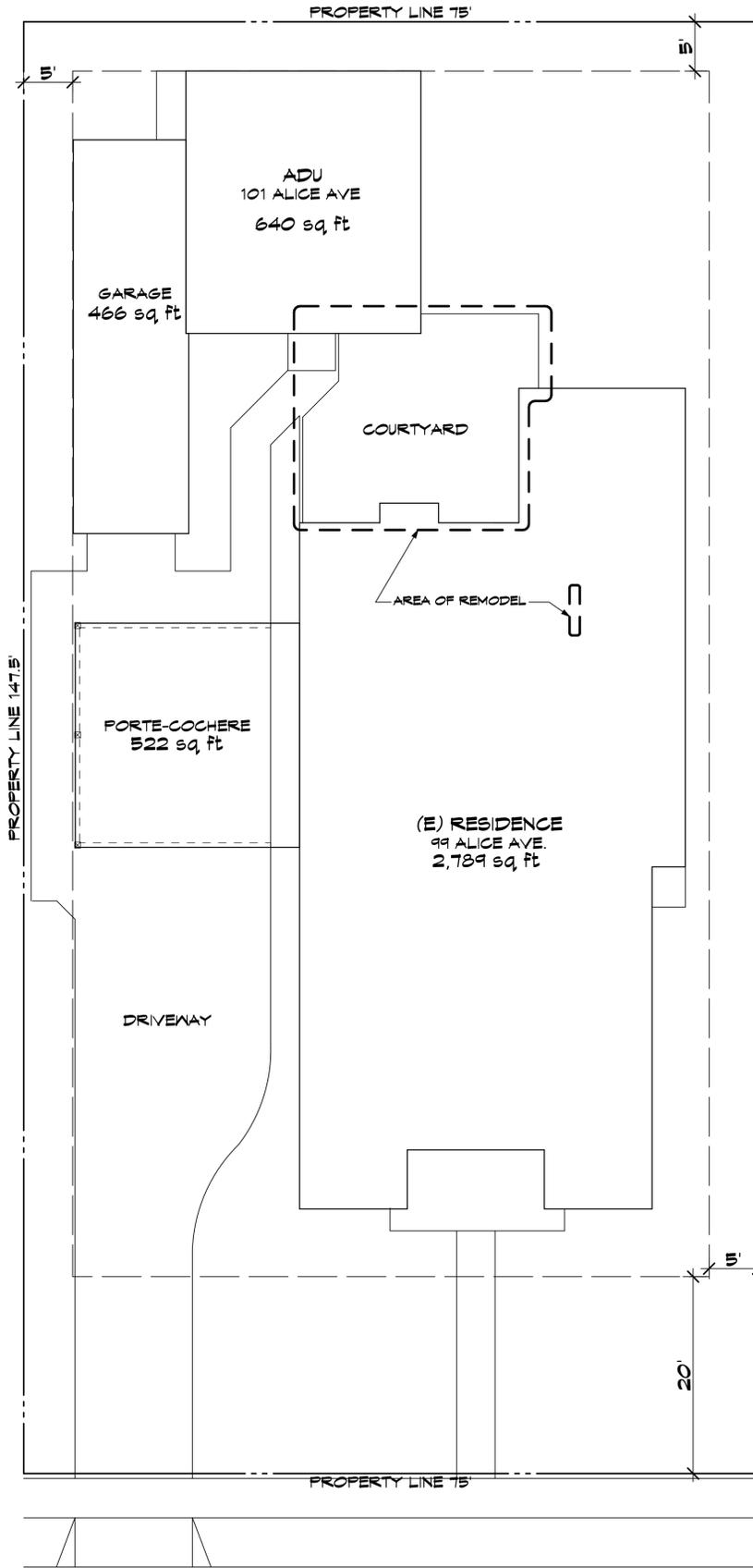
THIS PROJECT SHALL COMPLY WITH THE SUBMITTED WASTE MANAGEMENT PLAN

NO PRODUCT MAY BE USED THAT EXCEEDS CALIFORNIA'S MAXIMUM LIMITS ON VOLATILE ORGANIC COMPOUNDS (VOC)

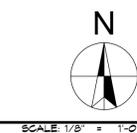
CONSTRUCTION HOURS ARE LIMITED TO 8 AM TO 5 PM MONDAY THROUGH FRIDAY & 9 AM TO 4 PM SATURDAY. NO CONSTRUCTION ON SUNDAYS & HOLIDAYS.



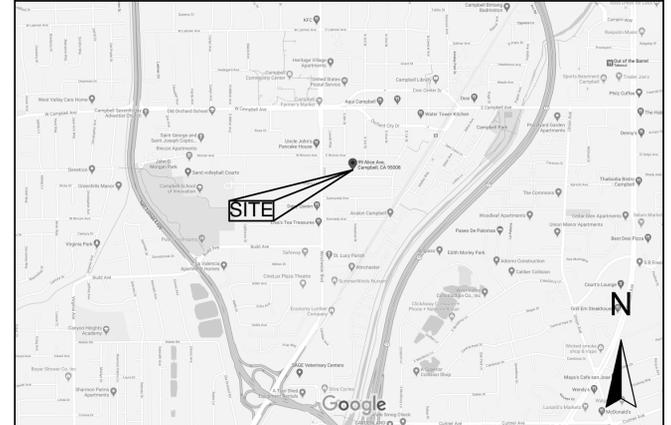
DEMO PLAN



SITE PLAN



VICINITY MAP



PROJECT DATA

PROJECT ADDRESS: 99 & 101 ALICE AVE, CAMPBELL, CA 95008  
 OWNER: THIEN & LIM BUI, 99 & 101 ALICE AVE, CAMPBELL, CA 95008  
 APN#: 412-05-062  
 ZONING: F-D  
 OCCUPANCY GROUP: R-2/U  
 TYPE OF CONSTRUCTION: V-E  
 SITE AREA: 11,062 SF  
 SETBACKS: REQ'D  
 FRONT: 20'  
 REAR: 5'  
 SIDE FIRST FLOOR: 5'  
 MAX. HEIGHT: 35'

BUILDING AREA:	EXISTING	CONSTR. AREA	PROPOSED
RESIDENCE FIRST FLOOR	2,789 SF	444 SF	2,789 SF
CARPORT	522 SF		522 SF
GARAGE	466 SF		466 SF
ADU	640 SF		640 SF

PROJECT DIRECTORY

ARCHITECT: KOHLSAAT & ASSOCIATES, 51 UNIVERSITY AVENUE, SUITE L, LOS GATOS, CA 95030, TEL: (408) 395-2555  
 STRUCTURAL ENGINEER: DACK DEVELOPMENT & ENGINEERING, 33870 ALTURA ST., FREMONT, CA 94536, 510-793-1130

SCOPE OF WORK

REMOVE 2 FRENCH DOORS & FIREPLACE. NEW SLIDING DOOR IN SPACE OF FIREPLACE AND FRENCH DOORS. NEW CONCRETE PATIO OUTSIDE OF NEW SLIDING DOOR. RELOCATE BATHROOM DOOR.

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE 2019 CBC PART 2, CRC PART 2.5, CEC PART 3, CMC PART 4, OFC PART 5, CBEESC PART 6, CHCC PART 8, CEBC PART 10, CEESC PART 11 AS WELL AS ALL APPLICABLE STATE & LOCAL CODES.

SHEET INDEX

- A-1 TITLE SHEET/SITE PLAN/DEMO PLAN
- CB BLUEPRINT FOR A CLEAN BAY
- A-2 FLOOR PLAN/ELEVATIONS
- S-1 FOUNDATION/FRAMING PLAN



CITY OF CAMPBELL  
Community Development Department

Waste Management Standard Notes

Provide Waste Management standard notes demonstrating a 65% reduction in construction waste, including:

- Construction wash-out water from concrete, mortar, tile, taping, and painting shall be done in a containment pool either portable or in a lined evaporative pit. Wash-out shall not enter the storm water system.
- Trash piles shall not be located in the front yard or visible from the street. Trash piles shall not contain paints, solvents, glues, taping compound, food products, or easily recyclable discards such as bottles, cans, plastics, or paper.
- Remaining trash shall be limited to wood, drywall, roofing, and assorted metals and shall be covered with a waterproof tarp.
- Trash shall be separated at an approved bay area disposal site such as Guadalupe Recycling. All trash is to be quickly hauled off site.
- Retain the receipt and keep with the permit documents, proof of recycle and disposal of the job site trash will be checked periodically and prior to final inspection or WVCR will deliver a roll-off debris box and sort the trash off site.

REVISIONS

NO.	DATE	DESCRIPTION

**KOHLSAAT & ASSOCIATES**  
 51 UNIVERSITY AVE. • LOS GATOS, CA • 95030 • (408) 395-2555



A REMODEL OF:  
**Bui Residence**  
 99 ALICE AVE. CAMPBELL, CA 95008

NOTE: The Contractor shall verify all dimensions, elevations and conditions prior to starting work. Any deviations shall be noted on the drawings or any conditions different from those shown shall be noted on the drawings prior to installation.

DATE: 3/15/21

SCALE: AS SHOWN

SHEET  
**A-1**  
 1 OF 1

**PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES**

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

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

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

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

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

**PAINT REMOVAL**

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

**STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES**

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

**HEAVY EQUIPMENT OPERATION**

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

**SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE**

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

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

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

**LANDSCAPING, GARDENING, AND POOL MAINTENANCE**

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

**GENERAL BUSINESS PRACTICES**

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

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algacides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

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

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

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

**FRESH CONCRETE AND MORTAR APPLICATION**

BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

**GENERAL BUSINESS PRACTICES**

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

**STORM DRAIN POLLUTION FROM MASONRY AND PAVING**

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

**DURING CONSTRUCTION**

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

# Blueprint for a Clean Bay

## BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

### SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

**EARTH MOVING ACTIVITIES**

BEST MANAGEMENT PRACTICES FOR THE:

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

**DURING CONSTRUCTION**

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

**GENERAL BUSINESS PRACTICES**

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

DETECTING CONTAMINATED SOIL OR GROUNDWATER

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

**WATCH FOR ANY OF THESE CONDITIONS:**

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

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

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

**ROADWORK AND PAVING**

BEST MANAGEMENT PRACTICES FOR THE:

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

**WHAT CAN YOU DO?**

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.

**GENERAL BUSINESS PRACTICES**

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

**DURING CONSTRUCTION**

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

BEST MANAGEMENT PRACTICES FOR THE:

- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

**ASPHALT/CONCRETE REMOVAL**

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

**STORM DRAIN POLLUTION FROM ROADWORK**

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

**GENERAL CONSTRUCTION AND SITE SUPERVISION**

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

**WHAT CAN YOU DO?**

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

**STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES**

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

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

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

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

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

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

Spill Response Agencies

- Dial 911
  - Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
  - Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).
- Local Pollution Control Agencies
- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
  - Santa Clara Valley Water District (408) 927-0710
  - San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
  - Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
  - Sunnyvale Water Pollution Control Plant (408) 730-7270
  - Palo Alto Regional Water Quality Control Plant (415) 329-2598
  - Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

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

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

Chd					
	By				
Date					
Revision					
No.					
Date:	07/01/03	Drawn By:		Designed By:	

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

SCALE:  
N.T.S.

SHEET:  
OF

**CAL GREEN MANDATORY MEASURES 2019**

MANDATORY FEATURE OR MEASURE	VERIFICATION	
	REQUIREMENTS	
<b>PLANNING &amp; DESIGN</b>		
<b>Site Development:</b>		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.106.4 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces, as specified, for multifamily dwellings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>General</b>		
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>WATER EFFICIENCY AND CONSERVATION</b>		
<b>Indoor Water Use</b>		
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. 1.28 gpf for water closets		
ii. 1.8 gpm @ 60psi for showers		
iii. 1.2 gpm @ 60psi for lavatory faucets		
iv. 1.5 rpm @ 60psi for kitchen faucets		
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Outdoor Water Use</b>		
4.304.1 After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or		
2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.		
<b>MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY</b>		
<b>Enhanced Durability &amp; Reduced Maintenance</b>		
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Construction Waste Reduction, Disposal, &amp; Recycling</b>		
4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Comply with a more stringent local construction & demolition waste management ordinance; or		
2. A construction waste management plan, per Section 4.408.2; or		
3. A waste management company, per Section 4.408.3; or		
4. The waste stream reduction alternative, per Section 4.408.4		
<b>Building Maintenance &amp; Operation</b>		
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>ENVIRONMENTAL QUALITY</b>		
<b>Fireplaces</b>		
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Pollutant Control</b>		
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MRL limits for VOC and other toxic compounds.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.4 90% of floor area receiving resilient flooring shall comply with specified VOC criteria.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.504.5 Particleboards, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Interior Moisture Control</b>		
4.505.2 Vapor retarder and capillary break in installed at slab on grade foundation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Environmental Comfort</b>		
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent.		
2. Size duct systems according to ANSI/ACCA 1 Manual D-2014 or equivalent.		
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.		
<b>INSTALLER &amp; SPECIAL INSPECTOR QUALIFICATIONS</b>		
<b>Qualifications</b>		
T02.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T02.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Verifications</b>		
T03.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FIXTURE FLOW RATES		
FIXTURE TYPE:	FLOW RATE:	REFERENCE:
WATER CLOSETS	1.28 GALLONS PER FLUSH	CGBSC SECTION 4.303.1.1
SINGLE SHOWERHEAD	1.8 GPM @ 80 PSI	CGBSC SECTION 4.303.1.3.1
MULTIPLE SHOWERHEAD*	1.8 GPM @ 80 PSI	CGBSC SECTION 4.303.1.3.2
LAVATORY	1.2 GPM @ 60 PSI	CGBSC SECTION 4.303.1.4.1
KITCHEN**	1.5 GPM @ 60 PSI	CGBSC SECTION 4.303.1.4.4

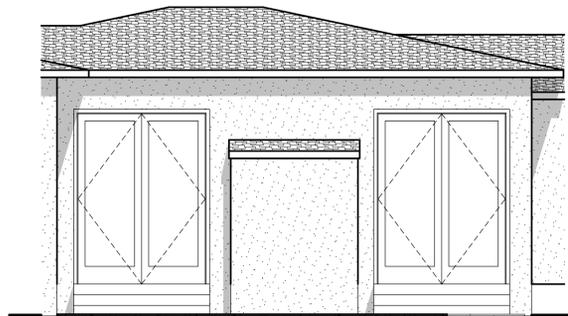
\*COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE.  
\*\*MINIMUM SHALL NOT BE LESS THAN 0.5 GPM @ 20 PSI.  
ALL PLUMBING FIXTURES & FITTING SHALL MEET THE STANDARDS REFERENCED IN TABLE 1101.1 CGC

VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8, SHALL BE PROVIDED TO THE CITY/TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL PLUMBING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.

**NOTE:**  
EXISTING NON-COMPLIANT PLUMBING FIXTURES MUST BE REPLACED IF THEY USE MORE THAN THE LISTED BELOW WITH WATER CONSERVING FIXTURES THAT MEET THE CURRENT BUILDING STANDARDS APPLICABLE TO A NEWLY CONSTRUCTED REAL PROPERTY OF THE SAME TYPE. CIVIL CODE SECTION 1101.1-1101.8 AS FOLLOWS:

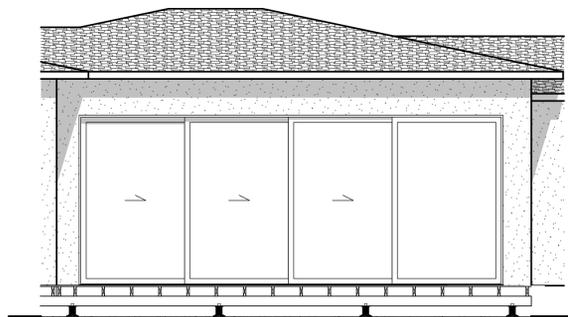
1. 1.6 GALLONS PER FLUSH FOR TOILETS
2. 1.0 GALLONS PER FLUSH FOR URINALS
3. 2.5 GPM FOR SHOWERHEADS
4. 2.2 GPM FOR ANY INTERIOR FAUCETS

ALL NEW PLUMBING FIXTURES MUST COMPLY WITH THE REDUCED FLOW RATES AS NOTED IN FIXTURE FLOW RATES TABLE.



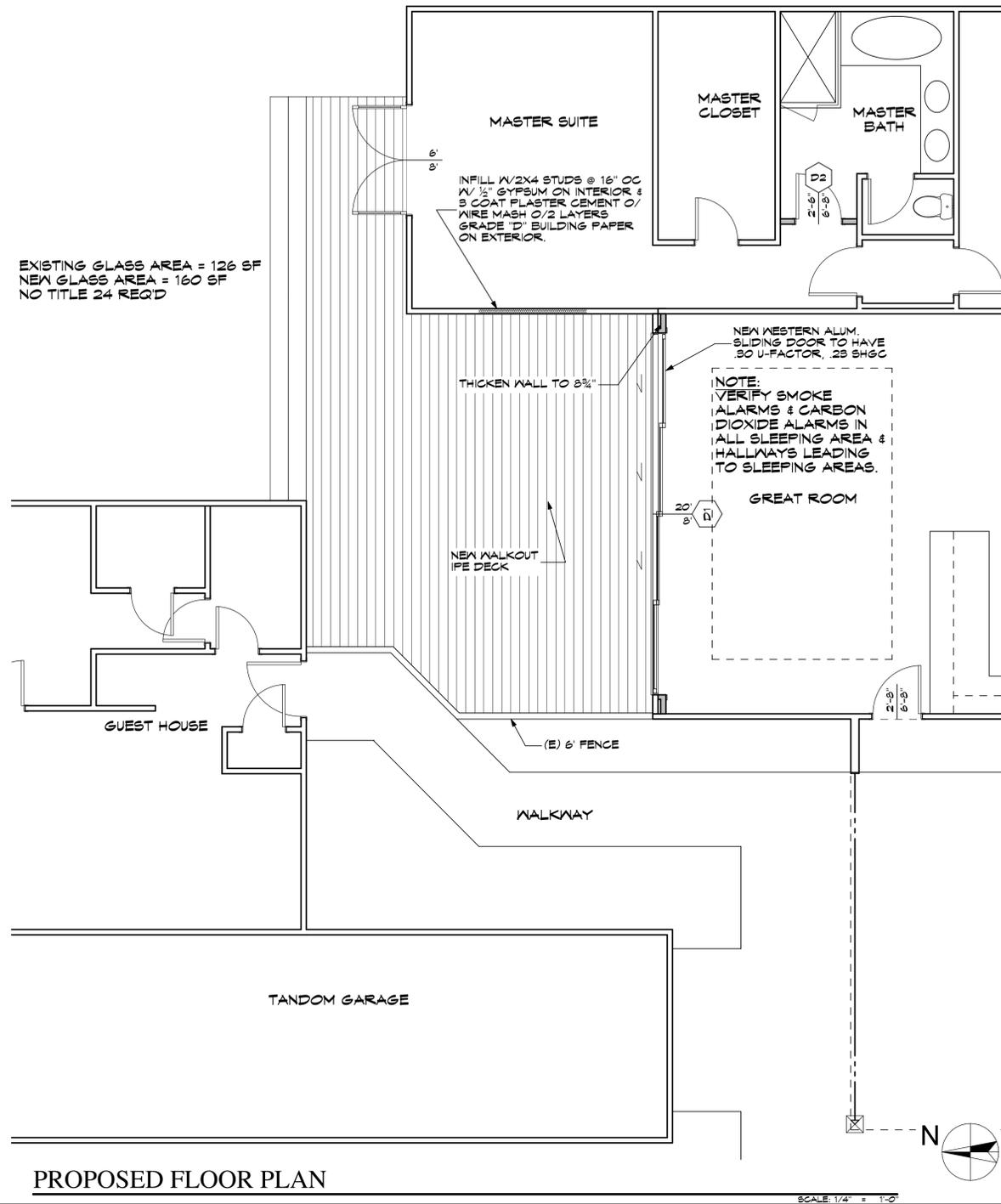
(E) REAR ELEVATION

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



PROPOSED REAR ELEVATION

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



PROPOSED FLOOR PLAN

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

REVISIONS

**KOHLSAAT & ASSOCIATES**  
51 UNIVERSITY AVE. • LOS GATOS, CA • 95030 • (408) 395-2555



A REMODEL OF:  
**Bui Residence**  
99 ALICE AVE. CAMPBELL, CA 95008

NOTE:  
The Contractor shall verify all dimensions, elevations and conditions prior to starting any work. Any deviations from the approved plans or any conditions different from those shown on the drawings shall be reported to the Architect's attention prior to installation.

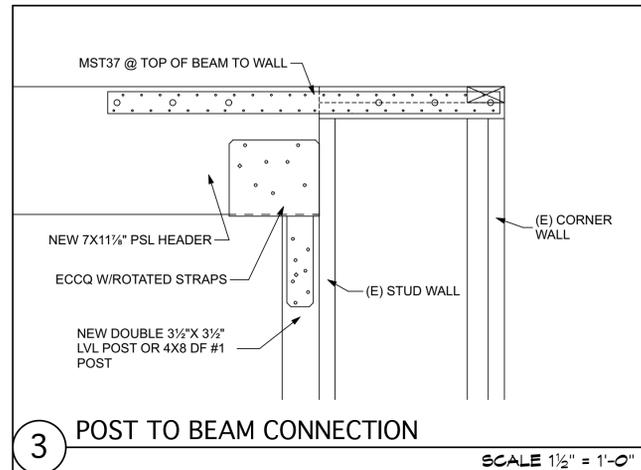
DATE: 8/15/21

SCALE: AS SHOWN

SHEET

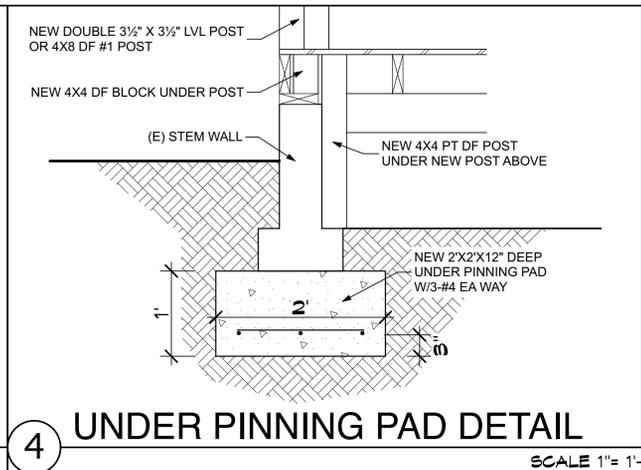
**A-2**

3 OF 3



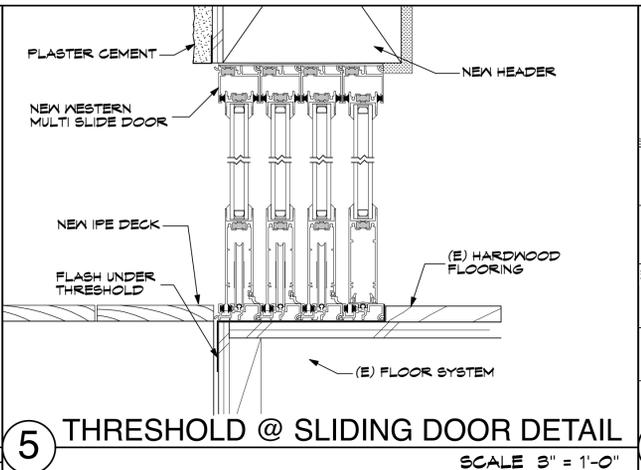
3 POST TO BEAM CONNECTION

SCALE 1 1/2" = 1'-0"



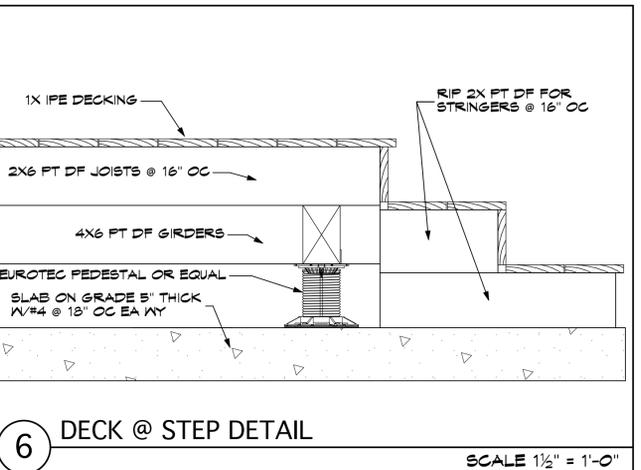
4 UNDER PINNING PAD DETAIL

SCALE 1" = 1'-0"



5 THRESHOLD @ SLIDING DOOR DETAIL

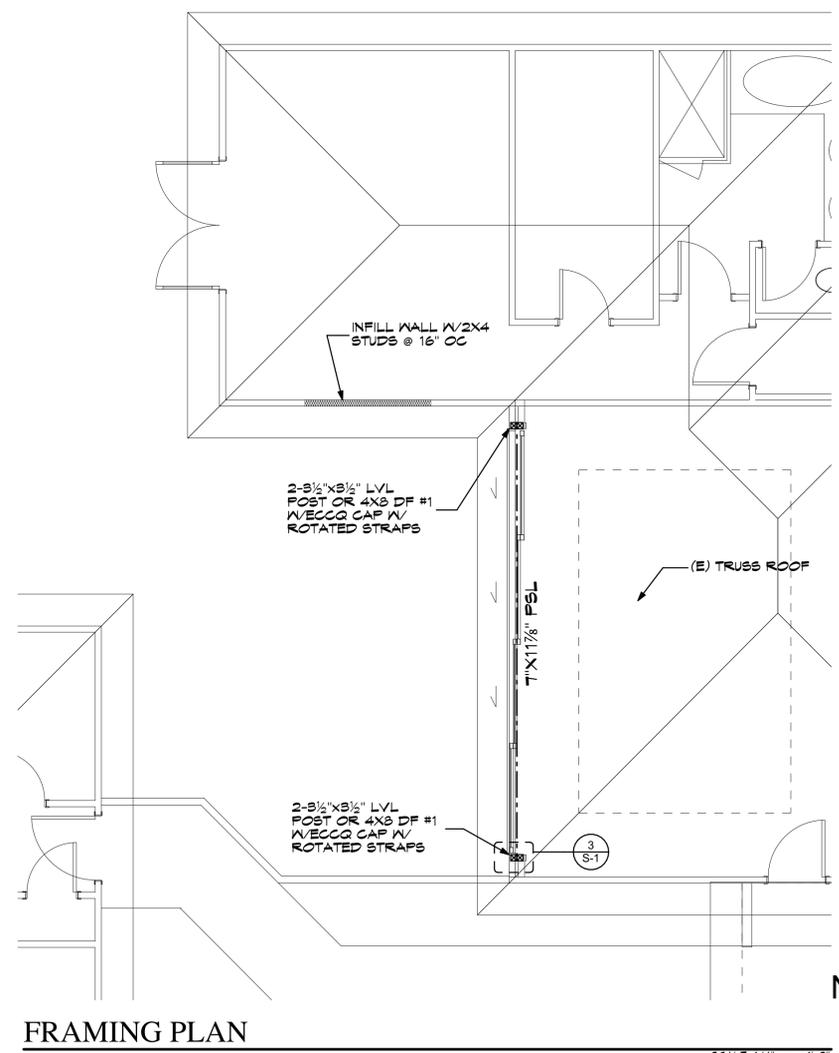
SCALE 3" = 1'-0"



6 DECK @ STEP DETAIL

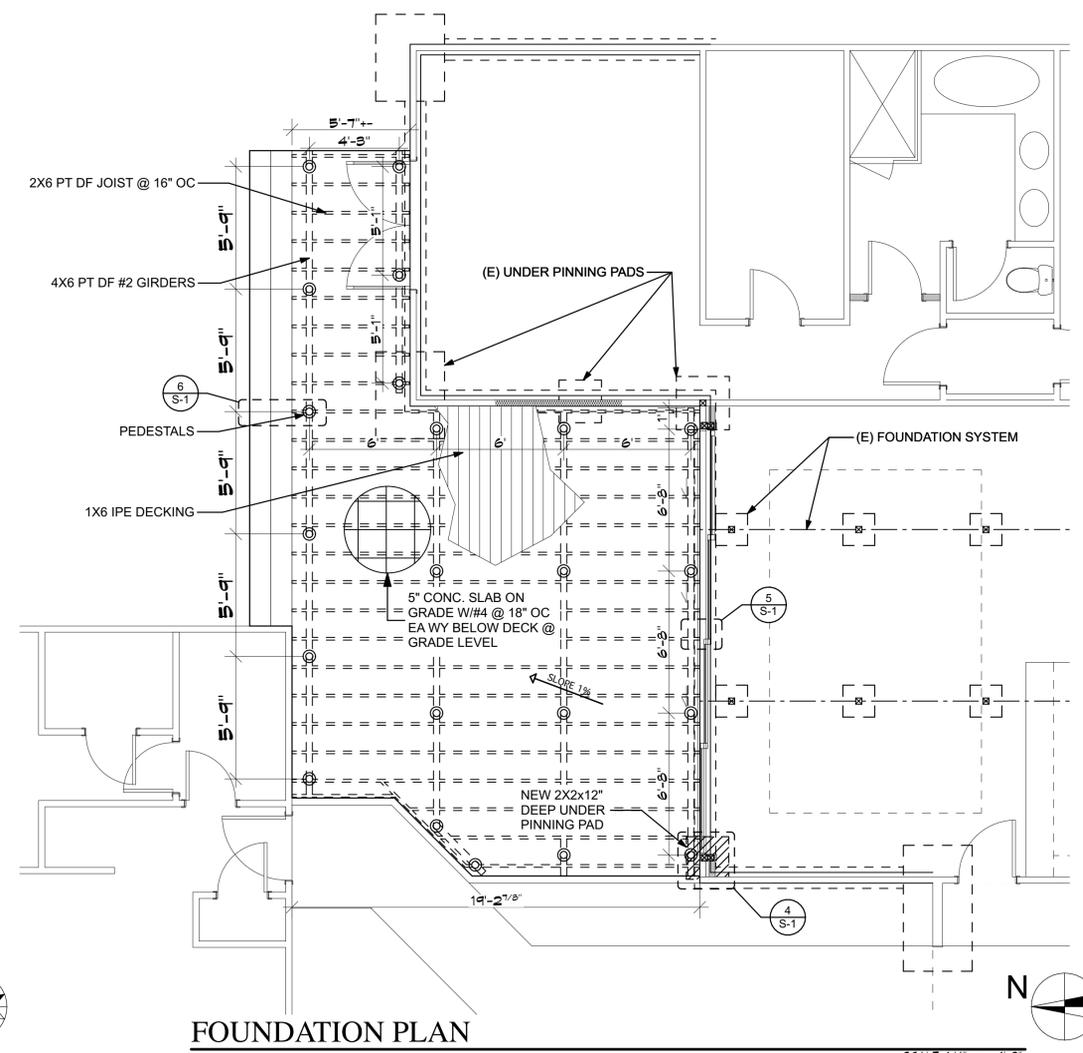
SCALE 1 1/2" = 1'-0"

LEGEND	
	EXISTING ROOF RAFTER
	NEW ROOF RAFTER
	NEW CEILING JOIST
	EXISTING CEILING JOIST
	NEW FLOOR JOIST
	EXISTING FLOOR JOIST
	CMU RETAINING WALL
	NEW CONTINUOUS FOOTING
	EXISTING CONTINUOUS FOOTING
	NEW SPREAD FOOTING
	UNDER PINNING PAD FOOTING
	GIRDER, HEADER, OR BEAM
	DETAIL MARKER
	4X OR 6X POST
	SIMPSON HD HOLDOWN
	SHEAR WALL - SEE SCHEDULE
	MST48 VERT. HD
	MST36 VERT. HD
	SIMPSON STRONG-WALL
	2X KICKER TO BM OR WALL BELOW



FRAMING PLAN

SCALE 1/4" = 1'-0"



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



FOUNDATION/FRAMING PLAN

**DACK**  
DEVELOPMENT & ENGINEERING  
38870 Altura Street • Fremont, CA 94536  
510-793-1130 Phone/Fax • 510-599-2624 cell



**The Remodel of:**  
**99 ALICE. AVE.**  
**CAMPBELL, CA. 95008**

Rev	Description

Date: 3/15/21  
Scale: AS NOTED  
Drawn By: JL  
Reviewed By: TD  
Job: Bui  
Sheet Number:  
**S-1**  
4 of 4