



CITY OF CAMPBELL
Community Development Department

October 15, 2021

NOTICE OF ADMINISTRATIVE ACTION

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

Project Address: 625 Craig Ave.

Zoning District: R-1-6

Neighborhood Association(s): San Tomas Area

File No.: PLN-2021-120

APN: 406-01-039

Applicant: Daniel Warren

Property Owner: Farhad & Ana Fazlollahi

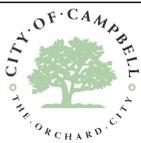
Application Type: Administrative Site and Architectural Review Permit

Project Description: Major addition (first and second stories) and remodel to an existing single-family home.

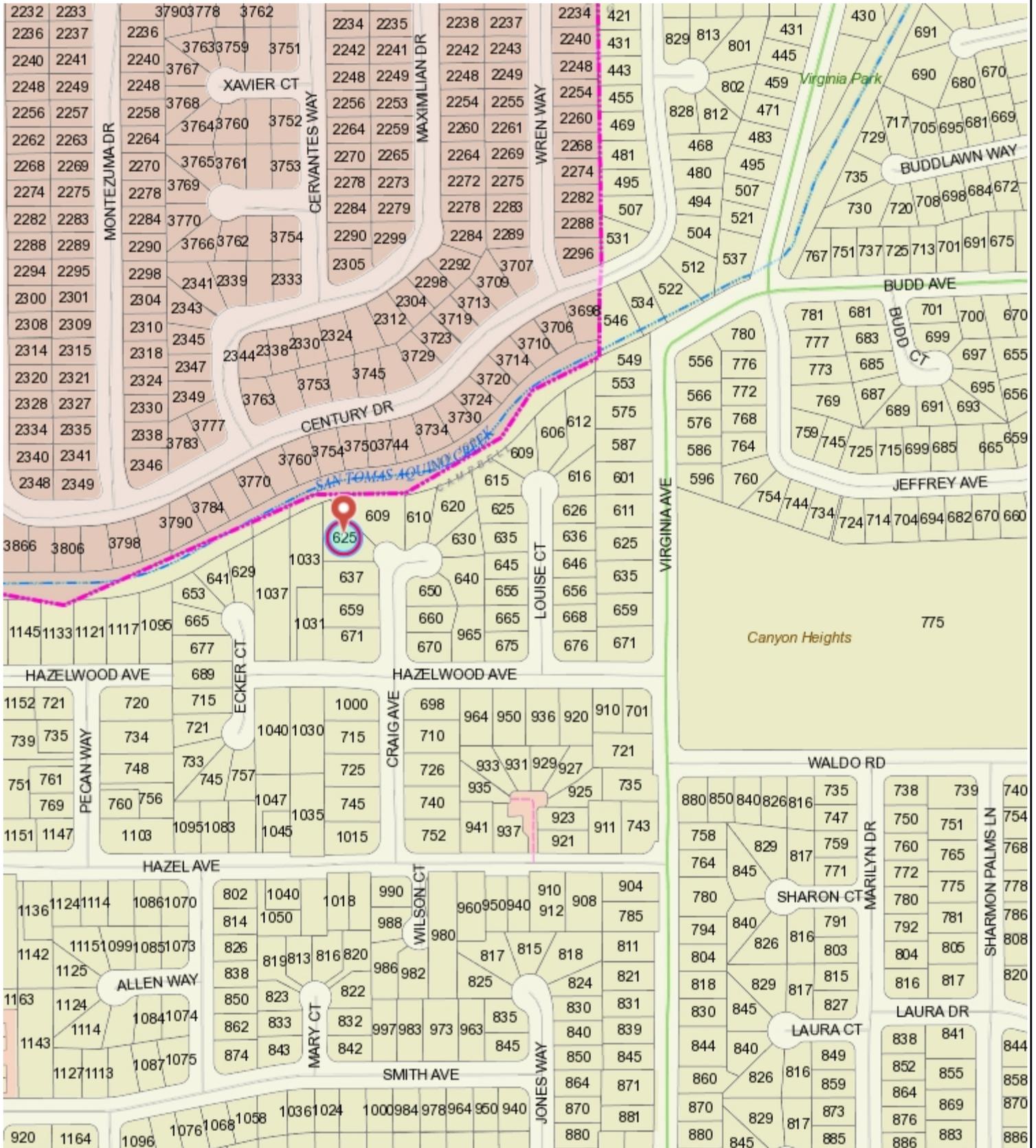


This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on October 15, 2021 and ends on October 25, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 25, 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. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at danielf@campbellca.gov.



Location Map - 625 Craig 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.

FAZLOLLAHI RESIDENCE REMODEL/2ND STORY ADDITION 625 CRAIG AVENUE CAMPBELL, CALIFORNIA

WARREN DESIGN
 679 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3780



These drawings and the design incorporated herein, or any part thereof, are the property of WARREN DESIGN and are not to be used for any other project without the express written consent of Warren Design. © Copyright 2024

FAZLOLLAHI RESIDENCE
REMODEL/2ND STORY ADDITION
625 CRAIG AVENUE
CAMPBELL CALIFORNIA

CALGREEN MANDATORY MEASURES	FIRE DEPARTMENT NOTES	GENERAL NOTES	SHEET INDEX																																																																						
<p>A4.1 PLANNING & DESIGN-SITE DEVELOPMENT</p> <p>4.106.2: A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.</p> <p>4.106.3: THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.</p> <p>A4.2 ENERGY EFFICIENCY</p> <p>4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.</p> <p>A4.3 WATER EFFICIENCY & CONSERVATION</p> <p>4.303.1: INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:</p> <ol style="list-style-type: none"> 1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED. 2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED. <p>4.403.2: WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES</p> <p>4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.</p> <p>OUTDOOR WATER USE:</p> <p>4.304.1 AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOILED-BASED.</p> <p>A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY</p> <p>4.406.1: JOINTS & OPENINGS</p> <p>ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT 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.</p> <p>4.408.1: A MINIMUM OF 75% OR THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PER-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.</p> <p>4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.</p> <p>4.410.1 AN OPERATION & MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.</p> <p>A4.5 ENVIRONMENTAL QUALITY POLLUTANT CONTROL :</p> <p>4504.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.</p> <p>4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS</p> <p>4.504.2.2: PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.</p> <p>4.504.2.3: ALL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS.</p> <p>4.504.2.4: DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.</p> <p>4.504.3: CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.</p> <p>4.504.4: 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAMS.</p> <p>4.504.5: PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH.</p> <p>4.505.2: VAPOR RETARDER & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.</p> <p>4.505.3: MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.</p> <p>INDOOR AIR QUALITY & EXHAUST</p> <p>4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM. CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.</p> <p>ENVIRONMENTAL COMFORT</p> <p>4.507.1: WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R-2.</p> <p>4.507.2: DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:</p> <ol style="list-style-type: none"> 1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT. 2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19-D (MANUAL D) OR EQUIVALENT. 3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT. <p>INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS</p> <p>702.11: HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.</p> <p>702.2: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.</p> <p>703.1: 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.</p>	<p>THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".</p> <p>SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.</p> <p>AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.</p>	<ol style="list-style-type: none"> 1. CONTRACTOR SHALL COMPLY WITH ALL CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2019, CALIFORNIA BUILDING CODE (CBC) 2019, CALIFORNIA MECHANICAL CODE (CMC) 2019, CALIFORNIA PLUMBING CODE (CPC) 2019, CALIFORNIA FIRE CODE (CFC) 2019, CALIFORNIA ELECTRICAL CODE (CEC) 2019, CALIFORNIA GREEN BUILDING CODE (CGBC) 2019, ENERGY EFFICIENCY STANDARDS TITLE 24. 2. SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE. 3. FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION. 4. SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. 5. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS. 6. PROVIDE SOLID BLOCKING AT ALL FURRED CEILING AND SOFFITS AT WALLS. 7. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-16d EACH END. 8. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12" O.C. (MINIMUM). 9. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER UNLESS OTHERWISE NOTED. 10. POWER DRIVEN FASTENERS: ICB #1290, PIN #DN72 AS MANUFACTURED BY "HILTI". SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS. 11. EXTERIOR FINISH TO BE HORIZONTAL SIDING AT 1st FLOOR AND SHINGLE SIDING AT THE 2nd FLOOR- SEE EXTERIOR ELEVATIONS. 12. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1 CASING BEAD, MILCOR #66 EXTERIOR CORNER, MILCOR #1 EXP. JOINT, INTERIOR CORNER, MILCOR #30 EXP. JOINT. 13. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS. 14. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED. H-S = HORIZONTAL SLIDER, S-H = SINGLE HUNG, OBS = OBSOLETE, FXD = FIXED, TEMP = TEMPERED, HLF, RND = HALF ROUND. 15. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS. 16. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE. ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS. 17. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM. 18. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION. 19. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS. 	<p>T-1 TITLE SHEET / SHEET INDEX / PROJECT DATA / VICINITY MAP / GENERAL NOTES</p> <p>T-1.1 FLOOR AREA DIAGRAM, AND CALCULATION</p> <p>T-1.2 SITE PHOTOGRAPHY SHEET</p> <p>T-1.3 STREETScape</p> <p>T-1.4 USABLE REAR YARD EXHIBIT</p> <p>C1 TOPOGRAPHICAL & RECORD BOUNDARY</p> <p>C2 GRADING AND DRAINAGE PLAN</p> <p>C3 EROSION AND SEDIMENT CONTROL PLAN</p> <p>A-1 SITE PLAN</p> <p>A-2 EXISTING FLOOR PLAN</p> <p>A-3 EXISTING EXTERIOR ELEVATIONS</p> <p>A-4 1ST LEVEL FLOOR PLAN</p> <p>A-5 2ND LEVEL FLOOR PLAN</p> <p>A-6 PROPOSED EXTERIOR ELEVATIONS</p> <p>A-7 PROPOSED EXTERIOR ELEVATIONS</p> <p>A-8 SECTIONS</p> <p>A-9 ROOF PLAN</p> <p>E-1 1ST LEVEL ELECTRICAL PLAN</p> <p>E-2 2ND LEVEL ELECTRICAL PLAN</p> <p>S0 GENERAL NOTES & SHEAR WALL SCHEDULE</p> <p>S1 FOUNDATION PLAN</p> <p>S2 FOUNDATION DETAILS</p> <p>S3 SECOND FLOOR FRAMING PLAN</p> <p>S4 CEILING FRAMING PLAN / ROOF FRAMING PLAN</p> <p>S5 FRAMING DETAILS</p> <p>S6 FRAMING DETAILS</p> <p>T24.1 TITLE 24 COMPLIANCE</p> <p>T24.2 TITLE 24 COMPLIANCE</p> <p>CB-1 BLUEPRINT FOR A CLEAN BAY CAMPBELL</p>																																																																						
	<p>SPECIAL INSPECTIONS</p> <p>ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.</p> <p>• RETROFIT HOLD-DOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLD-DOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTIONS(S).</p>																																																																								
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		<p>SPECIAL FEATURES</p> <p>CONTRACTOR REQUIREMENT AT TIME OF FINAL INSPECTION A MANUAL PROVIDED TO BUILDING OWNER OR OCCUPANTS WHICH INCLUDES THE FOLLOWING REQUIREMENTS:</p> <ul style="list-style-type: none"> • DIRECTIONS TO OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE. • OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENTS AND APPLIANCES, ROOF AND YARD DRAINAGE, SPACE CONDITIONING SYSTEMS, LANDSCAPE IRRIGATION SYSTEMS AND WATER REUSE SYSTEMS. • INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION INCLUDING RECYCLE PROGRAMS, PUBLIC TRANSPORTATION AND/ OR CAR POOL OPTIONS AVAILABLE IN THE AREA, PLUS ITEMS COVERED UNDER CGBC SECTION 4.410 (6) THRU (10). 	<p>PROJECT DATA</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">PROJECT ADDRESS:</td> <td>625 CRAIG AVENUE</td> </tr> <tr> <td>ASSESSOR PARCEL NUMBER:</td> <td>406-01-039</td> </tr> <tr> <td>ZONING:</td> <td>R-1-6</td> </tr> <tr> <td>CONSTRUCTION TYPE:</td> <td>V-B</td> </tr> <tr> <td>OCCUPANCY TYPE:</td> <td>R-3/U</td> </tr> <tr> <td>LOT SIZE:</td> <td>11,102.0 S.F.</td> </tr> <tr> <td>EXISTING HOUSE:</td> <td>2,251.73 S.F. (INCLUDING 339.77 S.F. UNPERMITTED FAMILY ROOM)</td> </tr> <tr> <td>EXISTING GARAGE:</td> <td>396.0 S.F.</td> </tr> <tr> <td>PROPOSED ADDITION</td> <td></td> </tr> <tr> <td>1ST FLOOR:</td> <td>179.15 S.F.</td> </tr> <tr> <td>2ND FLOOR:</td> <td>741.37 S.F.</td> </tr> <tr> <td>COVERED PORCH:</td> <td>20.1 S.F.</td> </tr> <tr> <td>TOTAL LIVING AREA:</td> <td>3,172.15 S.F.</td> </tr> <tr> <td>MAX. F.A.R.:</td> <td>4,995.9 S.F. (45%)</td> </tr> <tr> <td>TOTAL PROPOSED F.A.R.:</td> <td>3,568.15 S.F. (33.9%)</td> </tr> <tr> <td>MAX. LOT COVERAGE:</td> <td>4,440.8 S.F. (40%)</td> </tr> <tr> <td>TOTAL LOT COVERAGE:</td> <td>2,846.88 S.F. (25.6%)</td> </tr> </table> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">FRONT SETBACK AREA:</td> <td>1,770.06 S.F.</td> </tr> <tr> <td>FRONT YARD PAVING:</td> <td>613.92 S.F.</td> </tr> <tr> <td>REAR YARD AREA:</td> <td>3,223.66 S.F.</td> </tr> <tr> <td>REAR YARD PAVING:</td> <td>561.38 S.F.</td> </tr> <tr> <td>FRONT SETBACK AT 1st FLOOR:</td> <td>28'-4 1/2"</td> </tr> <tr> <td>FRONT SETBACK AT 2nd FLOOR:</td> <td>31'-4 3/4"</td> </tr> <tr> <td>LEFT SETBACK AT 1st FLOOR:</td> <td>7'-5 1/2"</td> </tr> <tr> <td>LEFT SETBACK AT 2nd FLOOR:</td> <td>N/A</td> </tr> <tr> <td>RIGHT SETBACK AT 1st FLOOR:</td> <td>11'-9"</td> </tr> <tr> <td>RIGHT SETBACK AT 2nd FLOOR:</td> <td>13'-2 1/4"</td> </tr> <tr> <td>REAR SETBACK AT 1st FLOOR:</td> <td>28'-8 1/4"</td> </tr> <tr> <td>REAR SETBACK AT 2nd FLOOR:</td> <td>37'-8 1/4"</td> </tr> <tr> <td>LANDSCAPE COVERAGE:</td> <td>4,552.07 S.F.</td> </tr> <tr> <td>PAVING COVERAGE:</td> <td>2,950.3 S.F.</td> </tr> <tr> <td>IMPERVIOUS COVERAGE:</td> <td>3,599.63 S.F.</td> </tr> <tr> <td>PERVIOUS COVERAGE:</td> <td>0.0 S.F.</td> </tr> <tr> <td>BUILDING HEIGHT:</td> <td>26'-9 3/4" RIDGE HEIGHT (28'-0" MAX.)</td> </tr> <tr> <td>PARKING:</td> <td>3 COVERED PARKING SPACES</td> </tr> </table>	PROJECT ADDRESS:	625 CRAIG AVENUE	ASSESSOR PARCEL NUMBER:	406-01-039	ZONING:	R-1-6	CONSTRUCTION TYPE:	V-B	OCCUPANCY TYPE:	R-3/U	LOT SIZE:	11,102.0 S.F.	EXISTING HOUSE:	2,251.73 S.F. (INCLUDING 339.77 S.F. UNPERMITTED FAMILY ROOM)	EXISTING GARAGE:	396.0 S.F.	PROPOSED ADDITION		1ST FLOOR:	179.15 S.F.	2ND FLOOR:	741.37 S.F.	COVERED PORCH:	20.1 S.F.	TOTAL LIVING AREA:	3,172.15 S.F.	MAX. F.A.R.:	4,995.9 S.F. (45%)	TOTAL PROPOSED F.A.R.:	3,568.15 S.F. (33.9%)	MAX. LOT COVERAGE:	4,440.8 S.F. (40%)	TOTAL LOT COVERAGE:	2,846.88 S.F. (25.6%)	FRONT SETBACK AREA:	1,770.06 S.F.	FRONT YARD PAVING:	613.92 S.F.	REAR YARD AREA:	3,223.66 S.F.	REAR YARD PAVING:	561.38 S.F.	FRONT SETBACK AT 1st FLOOR:	28'-4 1/2"	FRONT SETBACK AT 2nd FLOOR:	31'-4 3/4"	LEFT SETBACK AT 1st FLOOR:	7'-5 1/2"	LEFT SETBACK AT 2nd FLOOR:	N/A	RIGHT SETBACK AT 1st FLOOR:	11'-9"	RIGHT SETBACK AT 2nd FLOOR:	13'-2 1/4"	REAR SETBACK AT 1st FLOOR:	28'-8 1/4"	REAR SETBACK AT 2nd FLOOR:	37'-8 1/4"	LANDSCAPE COVERAGE:	4,552.07 S.F.	PAVING COVERAGE:	2,950.3 S.F.	IMPERVIOUS COVERAGE:	3,599.63 S.F.	PERVIOUS COVERAGE:	0.0 S.F.	BUILDING HEIGHT:	26'-9 3/4" RIDGE HEIGHT (28'-0" MAX.)	PARKING:	3 COVERED PARKING SPACES
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PERVIOUS COVERAGE:	0.0 S.F.																																																																								
BUILDING HEIGHT:	26'-9 3/4" RIDGE HEIGHT (28'-0" MAX.)																																																																								
PARKING:	3 COVERED PARKING SPACES																																																																								

Date:	8/19/2021
Drawn By:	
Revisions:	
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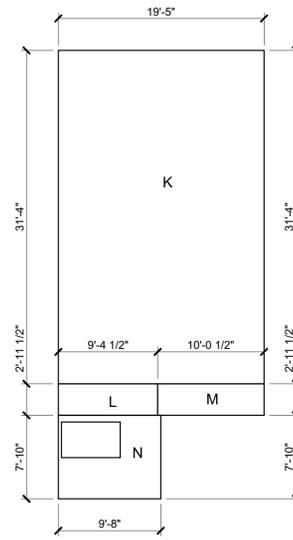
TITLE SHEET
SHEET INDEX
PROJECT DATA
VICINITY MAP
GENERAL NOTES

Project No: **2108**

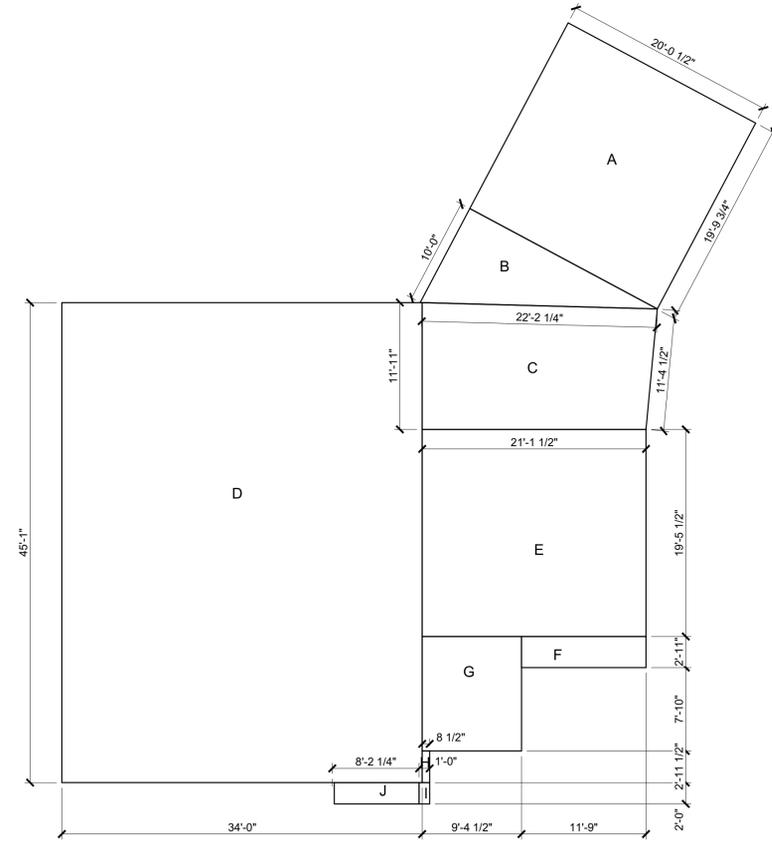
Sheet No: **T-1**

1 of 15

FLOOR AREA CALCULATION:		
AREA		S.F.
A		396.0
B		100.17
C		251.67
D		1,532.83
E		411.06
F		34.27
G		100.78
H		2.1
I		2.0
J		16.0
1st FLOOR TOTAL		2,826.78 S.F.
K		608.21
L		27.73
M		29.71
N		75.72
2nd FLOOR TOTAL		741.37 S.F.
FLOOR AREA TOTAL:		3568.15 S.F.



2nd Floor



1st Floor



WARREN DESIGN
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FAZLOLLAHI RESIDENCE
REMDEL/2ND STORY ADDITION
625 CRAIG AVENUE
CAMPBELL CALIFORNIA

Date:	8/19/2021
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FLOOR AREA DIAGRAM

Project No:
2108
 Sheet No:
T-1.1
 2 of 15



637 Craig Avenue Front View



637 Craig Avenue Right View



625 Craig Avenue Left View



625 Craig Avenue Front View



625 Craig Avenue Right View



609 Craig Avenue Front View



609 Craig Avenue Left View

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REMODEL/2ND STORY ADDITION
625 CRAIG AVENUE
CAMPBELL CALIFORNIA

Date: 8/19/2021

Drawn By:

Revisions:

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SITE PHOTOGRAPHY PLAN

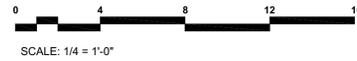
Project No:
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625 Craig Avenue

Streetscape



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625 CRAIG AVENUE
CAMPBELL CALIFORNIA

Date: 8/19/2021

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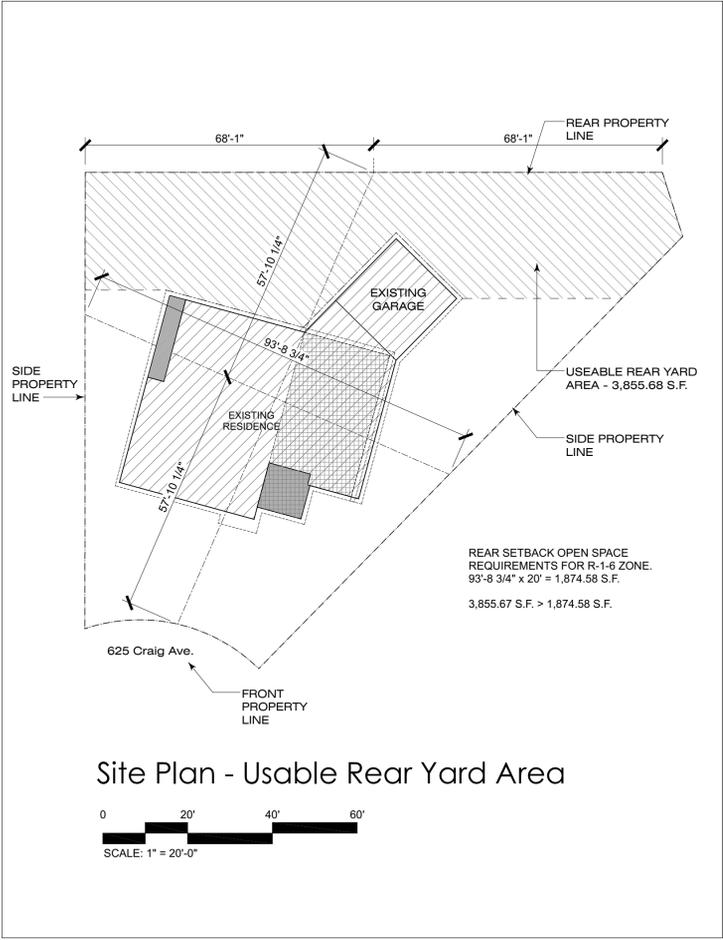
STREETSCAPE

Project No:

2108

Sheet No:

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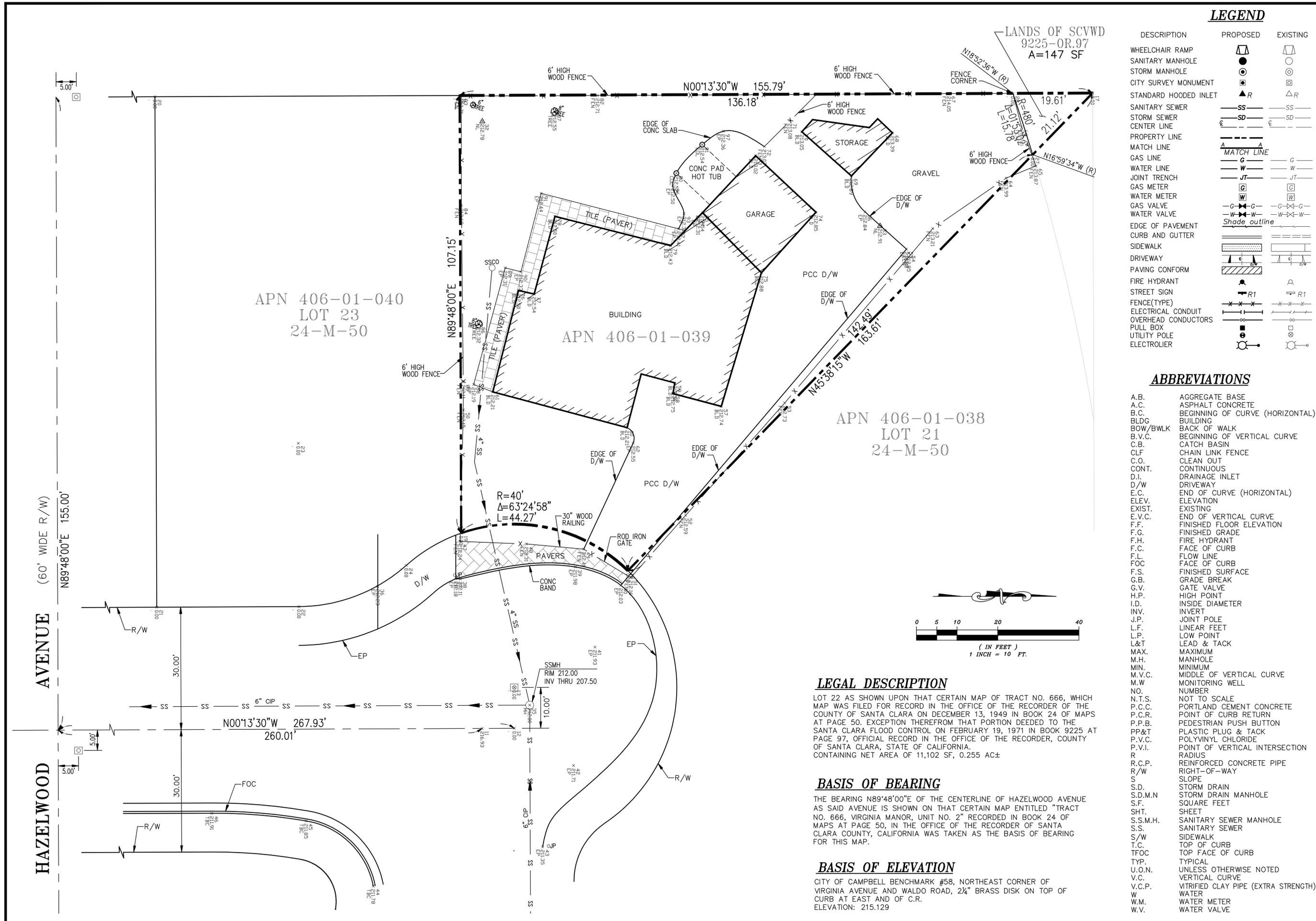
FAZLOLLAHI RESIDENCE
REMODEL/2ND STORY ADDITION
625 CRAIG AVENUE
CAMPBELL CALIFORNIA

Date:	8/19/2021
Drawn By:	
Revisions:	
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USABLE REAR YARD EXHIBIT

Project No:
2108

Sheet No:
T-1.4



LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM SEWER		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

ABBREVIATIONS

A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
B.C.	BEGINNING OF CURVE (HORIZONTAL)
BLDG	BUILDING
BOW/BWLK	BACK OF WALK
B.V.C.	BEGINNING OF VERTICAL CURVE
C.B.	CATCH BASIN
CLF	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONT.	CONTINUOUS
D.I.	DRAINAGE INLET
D/W	DRIVEWAY
E.C.	END OF CURVE (HORIZONTAL)
ELEV.	ELEVATION
EXIST.	EXISTING
E.V.C.	END OF VERTICAL CURVE
F.F.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.C.	FACE OF CURB
F.L.	FLOW LINE
FOC	FACE OF CURB
F.S.	FINISHED SURFACE
G.B.	GRADE BREAK
G.V.	GATE VALVE
H.P.	HIGH POINT
I.D.	INSIDE DIAMETER
INV.	INVERT
J.P.	JOINT POLE
L.F.	LINEAR FEET
L.P.	LOW POINT
L&T	LEAD & TACK
MAX.	MAXIMUM
M.H.	MANHOLE
MIN.	MINIMUM
M.V.C.	MIDDLE OF VERTICAL CURVE
M.W.	MONITORING WELL
NO.	NUMBER
N.T.S.	NOT TO SCALE
P.C.C.	PORTLAND CEMENT CONCRETE
P.C.R.	POINT OF CURB RETURN
P.P.B.	PEDESTRIAN PUSH BUTTON
PP&T	PLASTIC PLUG & TACK
P.V.C.	POLYVINYL CHLORIDE
P.V.I.	POINT OF VERTICAL INTERSECTION
R.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.	SLOPE
S.D.M.	STORM DRAIN
S.D.M.N	STORM DRAIN MANHOLE
S.F.	SQUARE FEET
SHT.	SHEET
S.S.M.H.	SANITARY SEWER MANHOLE
S.S.	SANITARY SEWER
S/W	SIDEWALK
T.C.	TOP OF CURB
TFOC	TOP FACE OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.	VERTICAL CURVE
V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
W.	WATER
W.M.	WATER METER
W.V.	WATER VALVE

LEGAL DESCRIPTION

LOT 22 AS SHOWN UPON THAT CERTAIN MAP OF TRACT NO. 666, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA ON DECEMBER 13, 1949 IN BOOK 24 OF MAPS AT PAGE 50. EXCEPTION THEREFROM THAT PORTION DEEDED TO THE SANTA CLARA FLOOD CONTROL ON FEBRUARY 19, 1971 IN BOOK 9225 AT PAGE 97, OFFICIAL RECORD IN THE OFFICE OF THE RECORDER, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA. CONTAINING NET AREA OF 11,102 SF, 0.255 AC±

BASIS OF BEARING

THE BEARING N89°48'00"E OF THE CENTERLINE OF HAZELWOOD AVENUE AS SAID AVENUE IS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 666, VIRGINIA MANOR, UNIT NO. 2" RECORDED IN BOOK 24 OF MAPS AT PAGE 50, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, CALIFORNIA WAS TAKEN AS THE BASIS OF BEARING FOR THIS MAP.

BASIS OF ELEVATION

CITY OF CAMPBELL BENCHMARK #58, NORTHEAST CORNER OF VIRGINIA AVENUE AND WALDO ROAD, 2 1/4" BRASS DISK ON TOP OF CURB AT EAST END OF C.R. ELEVATION: 215.129

ADVANCED DEVELOPMENT

2883 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SAIDIAN
CIVIL ENGINEER

TOPOGRAPHICAL & RECORD BOUNDARY SURVEY FOR: APN 406-01-039 625 CRAIG AVENUE CAMPBELL CALIFORNIA

PROFESSIONAL ENGINEER
JACOB SAIDIAN
No. 33503
Exp. 06/30/22
CIVIL

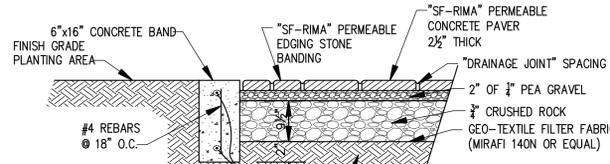
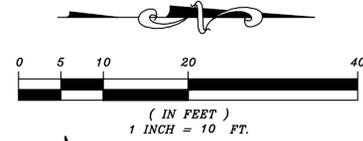
APPROVED BY: *Jacob Saidian*

Checked: JS
Drawn: AG
Designed: JS
Surveyed: JS
Scale: 1"=10'
Date: 08-09-2021

Sheet No. **C1**

Of 3

Job No. 456



NOTES:

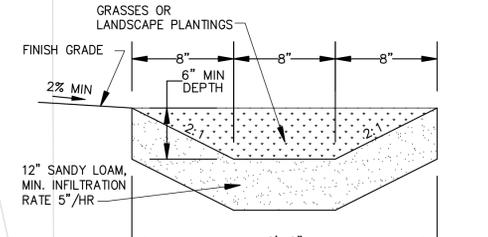
- "SF-RIMA" PERVIOUS CONCRETE PAVING FROM - BASALITE 1-800-266-3670.
 - INSTALL PER MANUFACTURE SPECIFICATIONS.
 - COLOR - TAN/CHARCOAL.
- NOTE: GEOTECHNICAL CONSULTANT SHOULD EVALUATE THE SUBGRADE CONDITION PRIOR TO INSTALLATION OF THE FILTER FABRIC AND IF SOFT SUBGRADE CONDITION ARE ENCOUNTERED, A GEOTEXTILE FABRIC MAY BE RECOMMENDED.

PERVIOUS CONCRETE PAVER DETAIL

NTS

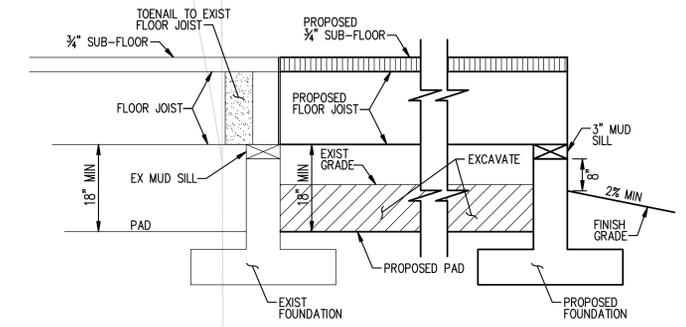
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EMBANKMENT	0 CY
EXCESS	110 CY



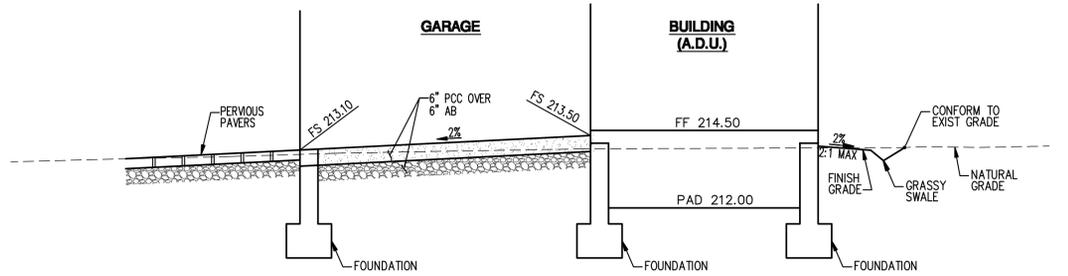
GRASSY SWALE DETAIL

NTS



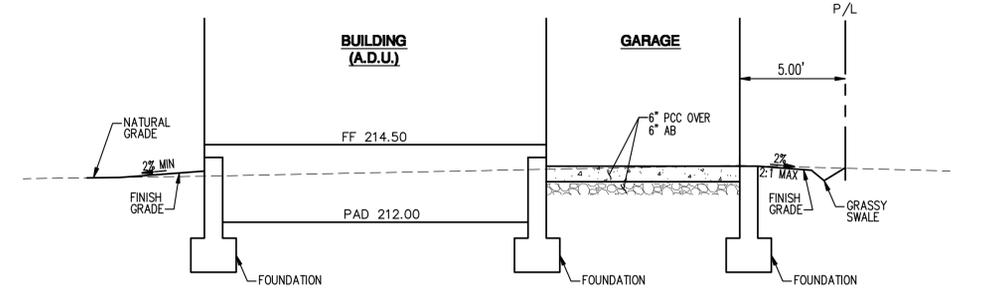
SECTION C-C

NTS



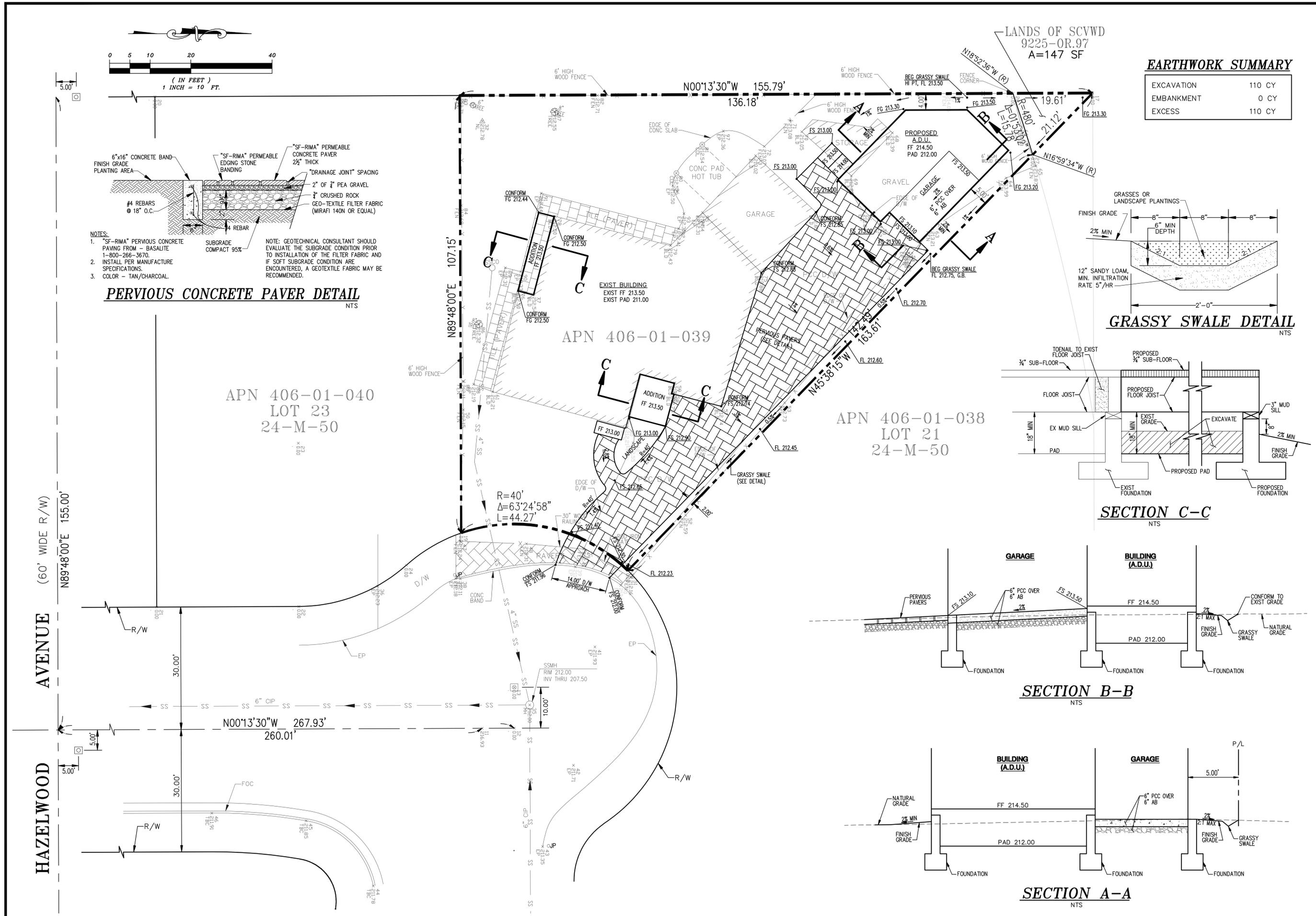
SECTION B-B

NTS



SECTION A-A

NTS



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SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SAIDIAN CIVIL ENGINEER

Description	App'd	Date	Revision

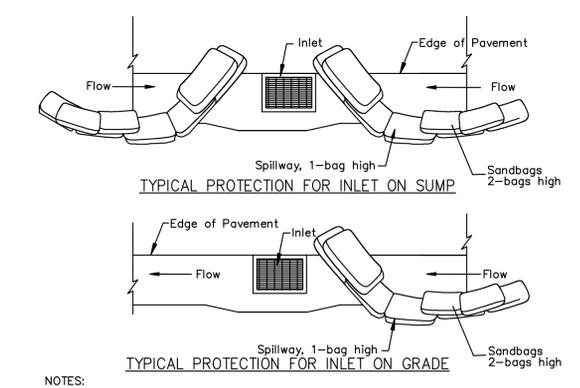
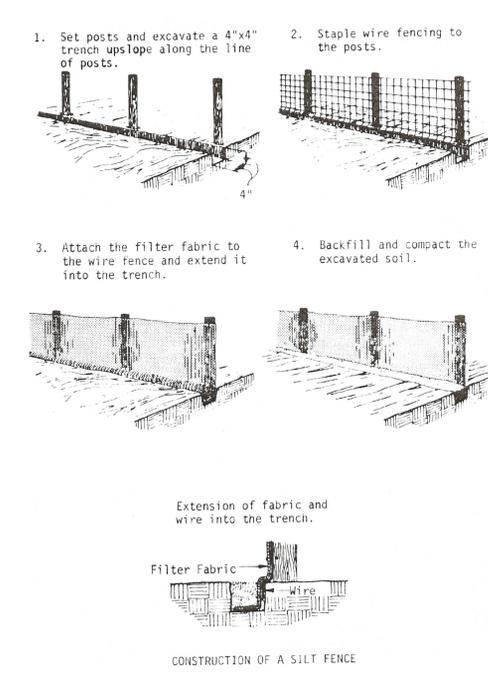
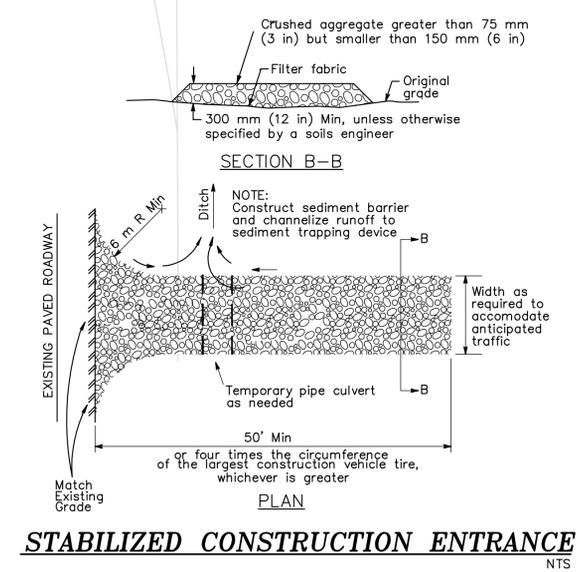
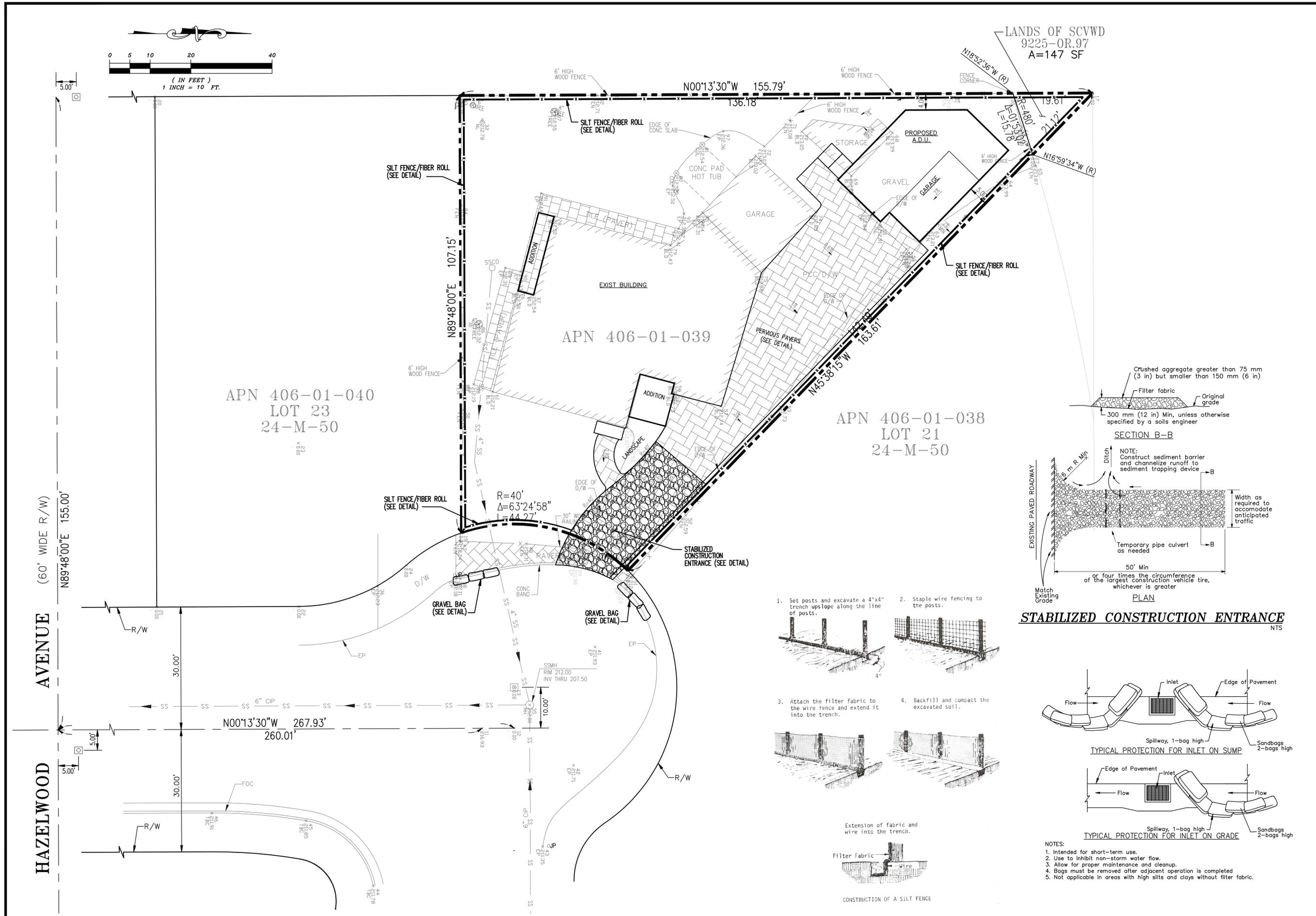
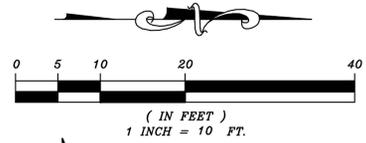
GRADING AND DRAINAGE PLAN
FOR: APN 406-01-039
625 CRAIG AVENUE
CAMPBELL CALIFORNIA

PROFESSIONAL ENGINEER
JACOB SAIDIAN
No. 33503
Exp. 06/30/22
CIVIL

APPROVED BY:
JACOB SAIDIAN
R.C.E. No. 39609
EXPIRES 06/30/22

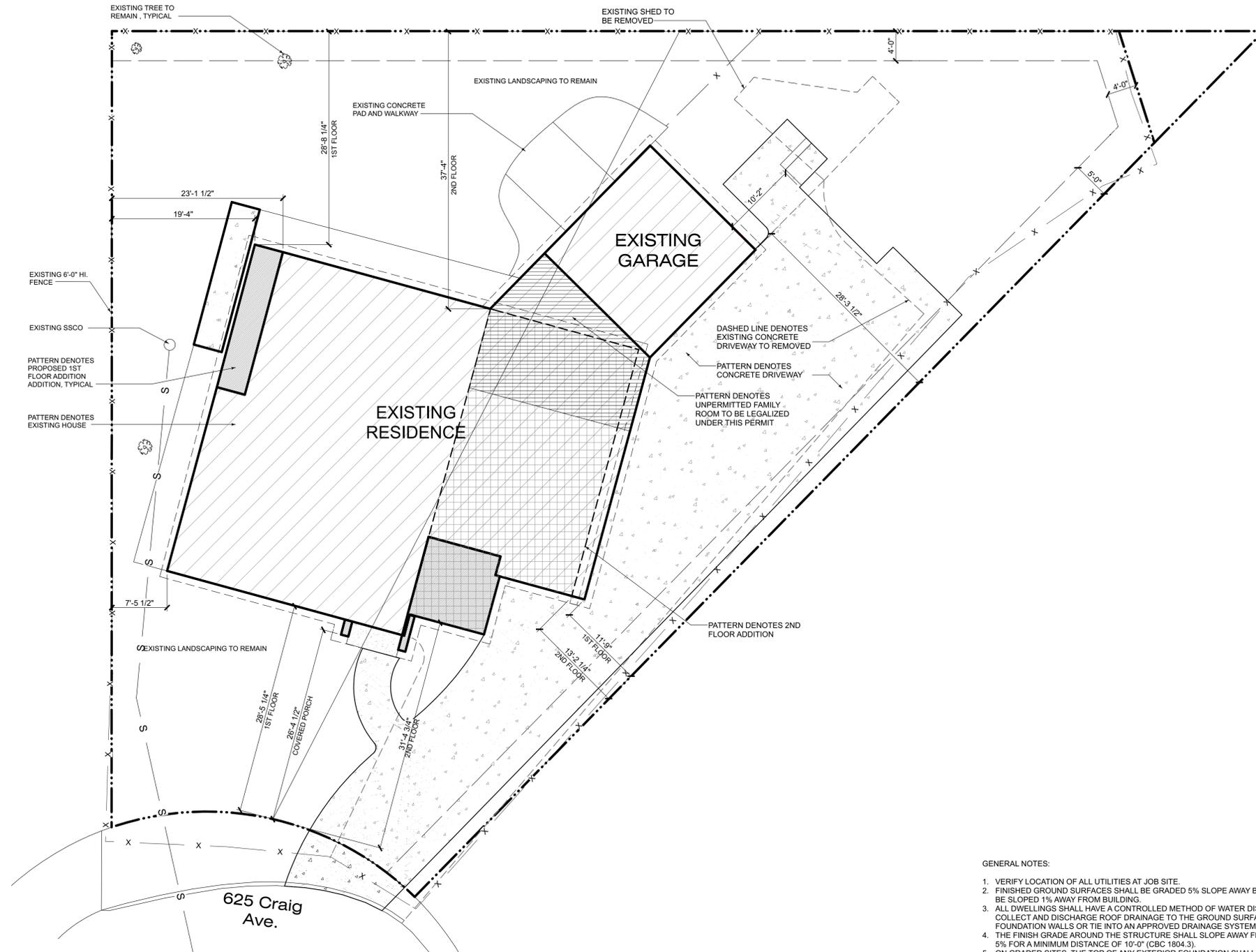
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Drawn: AG
Designed: JS
Surveyed: JS
Scale: 1"=10'
Date: 08-09-2021

Sheet No. **C2**
Of 3
Job No. 456



- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed
 5. Not applicable in areas with high silts and clays without filter fabric.

ADVANCED DEVELOPMENT		2983 BENJAMIN COURT SAN JOSE, CALIFORNIA 95124 (408) 376-0570 JACOB SAIDIAN CIVIL ENGINEER	
Checked: JS	Drawn: AG	Designed: JS	Surveyed: JS
Scale: 1"=10'	Date: 08-09-2021	Expires: 06/30/22	
EROSION AND SEDIMENT CONTROL PLAN FOR: APN 406-01-039 625 CRAIG AVENUE CAMPBELL CALIFORNIA			
APPROVED BY: JACOB SAIDIAN <i>Jacob Saidian</i> R.C.E. No. 39509 EXPIRES 06/30/22			
Sheet No. C3			
Of 3			
Job No. 456			



Site Plan



GENERAL NOTES:

1. VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
2. FINISHED GROUND SURFACES SHALL BE GRADED 5% SLOPE AWAY BUILDING - HARD SURFACES SHALL BE SLOPED 1% AWAY FROM BUILDING.
3. ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
4. THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3).
5. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CRC 1808.7.4).
6. EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302.1(2).
7. THIS PROJECT WILL REQUIRE THAT A SURVEYOR APPROVE THE FOUNDATION FORMS IN TERMS OF SETBACK ACCURACY AND FLOOR LEVEL HEIGHTS PRIOR TO PLACING CONCRETE. LANGUAGE FOR THE LETTER MUST BE AS WRITTEN AS PER CAMPBELL'S SURVEYOR HANDOUT AVAILABLE THROUGH THE BUILDING DEPARTMENT.

WASTE MANAGEMENT PLAN:

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

OR

WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

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REMDEL/2ND STORY ADDITION
625 CRAIG AVENUE
CAMPBELL CALIFORNIA

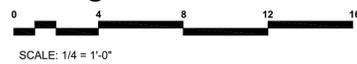
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SITE PLAN

Project No: 2108
Sheet No: A-1



Existing Floor Plan



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REMODEL/2ND STORY ADDITION
625 CRAIG AVENUE
CAMPBELL CALIFORNIA

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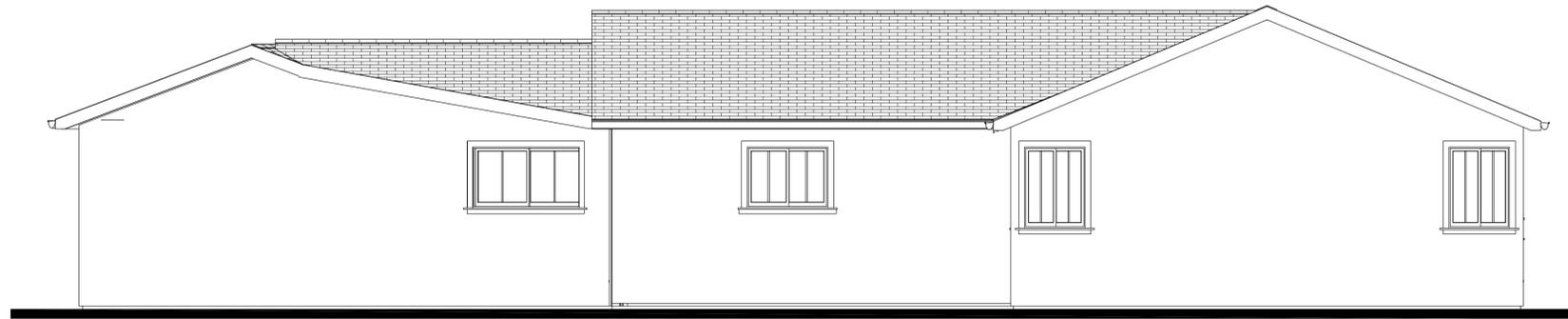
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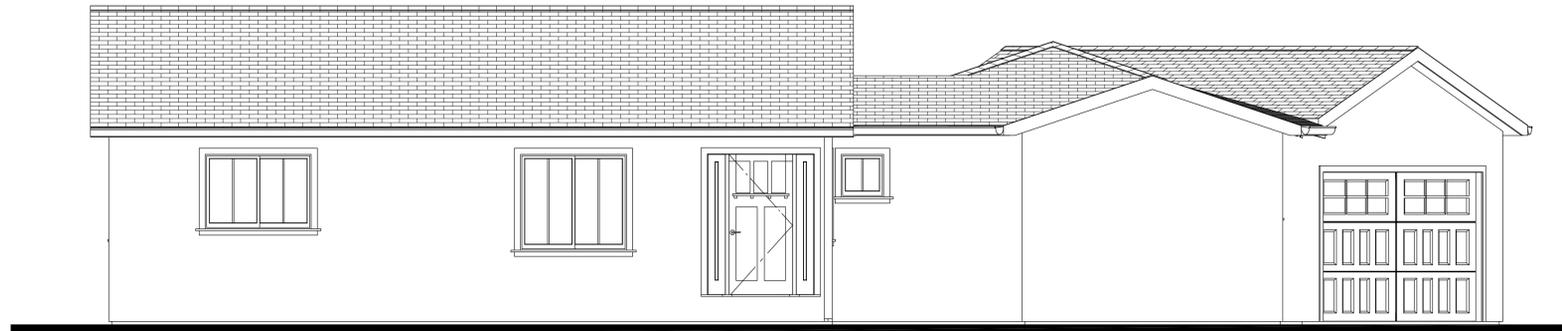
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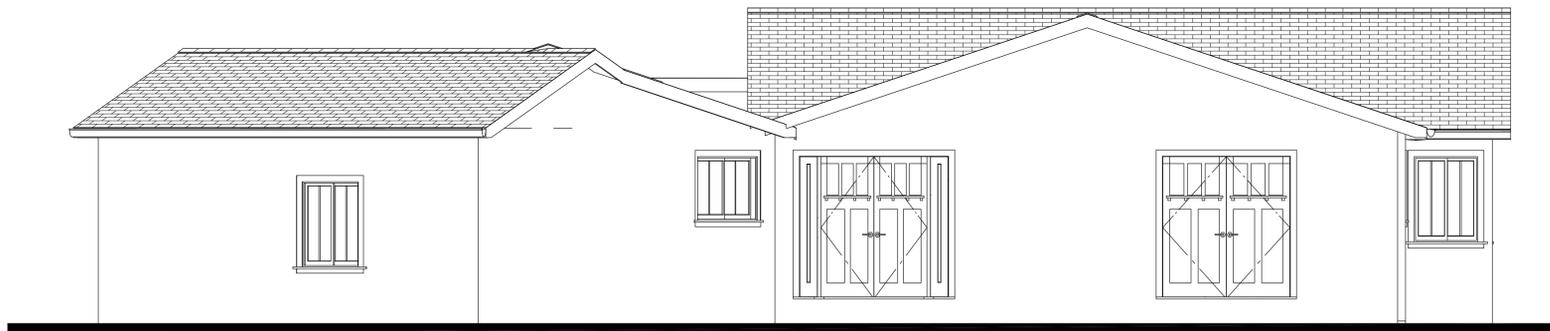
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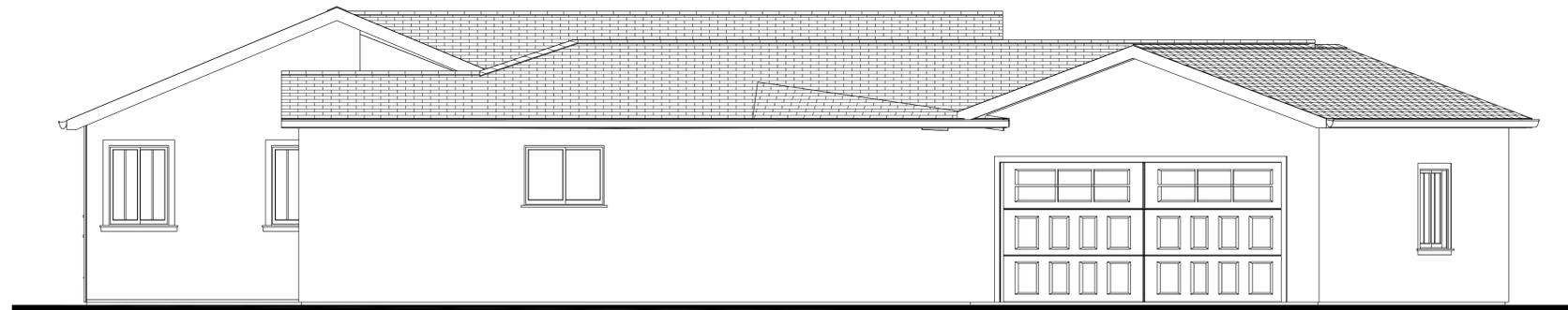
Left Elevation



Front Elevation



Rear Elevation



Right Elevation

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REMODEL/2ND STORY ADDITION
625 CRAIG AVENUE
CAMPBELL CALIFORNIA

Date: 8/19/2021

Drawn By:

Revisions:

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EXISTING
EXTERIOR
ELEVATIONS

Project No:

2108

Sheet No:

A-3

GENERAL NOTES:

1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
2. ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 1 3/4" THICK
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH SILL & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
8. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

FIXTURE REPLACED WITH	IF THE WATER USAGE EXCEEDS	IT MUST BE
WATER CLOSET	1.6 GAL / FLUSH	1.28 GAL / FLUSH
SHOWER HEAD	2.5 GAL / MINUTE	1.8 GAL / MINUTE
LAVATORY FAUCET	1.2 GAL / MINUTE	1.2 GAL / MINUTE
KITCHEN FAUCET	2.2 GAL / MINUTE	1.8 GAL / MINUTE
URINAL	1.0 GAL / FLUSH	.125 GAL / FLUSH

9. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
10. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
11. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
12. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
13. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
14. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
15. PROVIDE FIRE STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
16. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
17. LANDINGS NO MORE THAN 7.75' LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 11/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0" DEEP MIN.
18. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O
19. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
20. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CEN-C SECTION 117).
21. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (1.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150)(1)(2) CEN-C.
22. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2019 CALIFORNIA PLUMBING CODE.



1st Level Floor Plan



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REMODEL/2ND STORY ADDITION
625 CRAIG AVENUE
CAMPBELL CALIFORNIA

Date: 8/19/2021
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1st LEVEL FLOOR PLAN

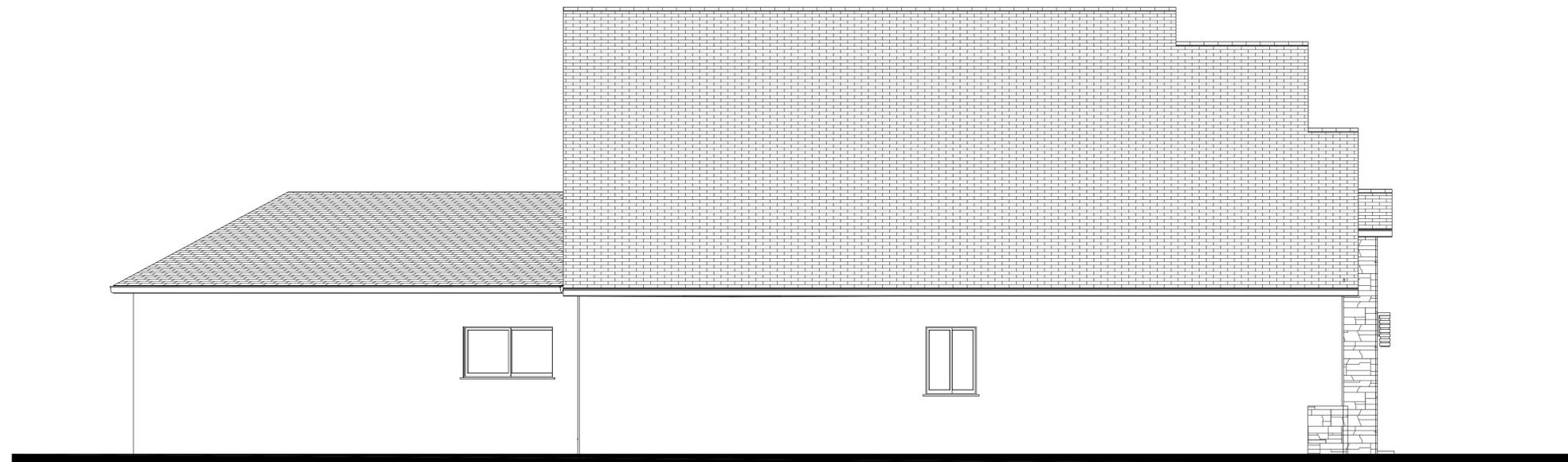
Project No: **2108**
 Sheet No: **A-4**
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Front Elevation



26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS-TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)



Left Elevation

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PROPOSED EXTERIOR ELEVATIONS

Project No:

2108

Sheet No:

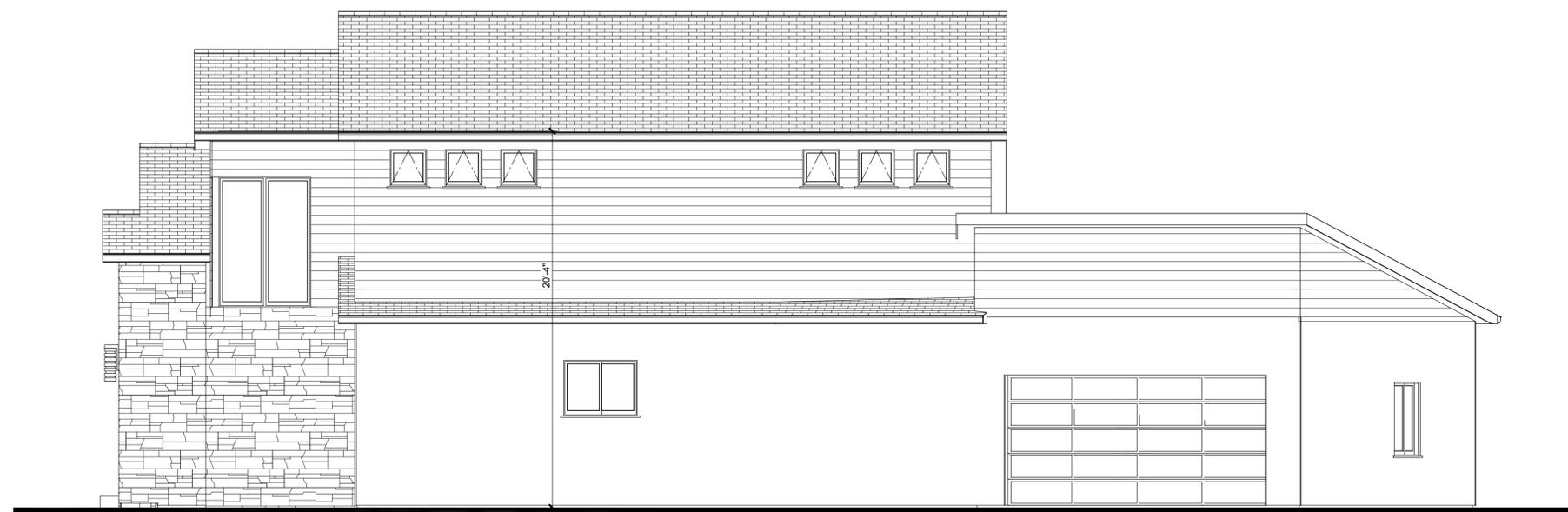
A-6



Rear Elevation



26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS-TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)



Right Elevation

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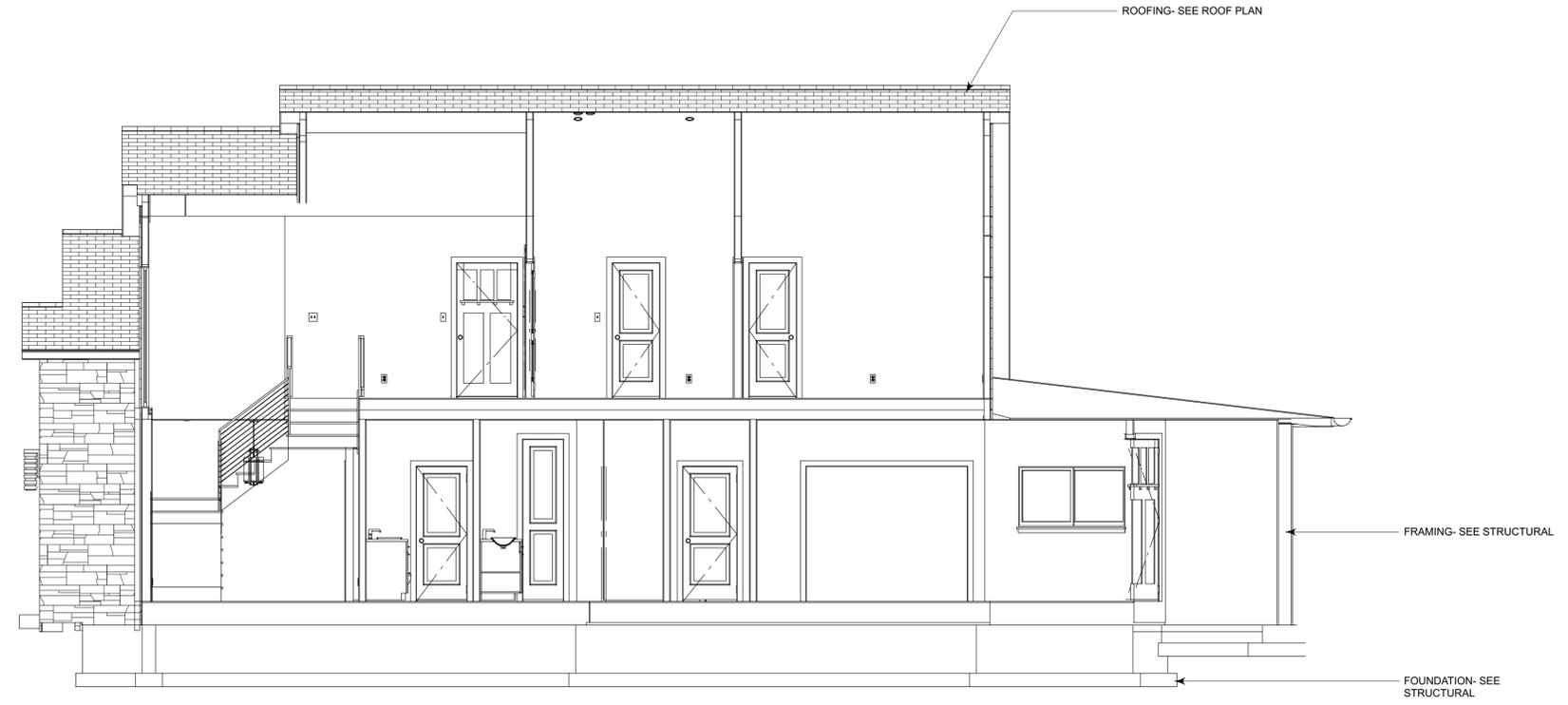
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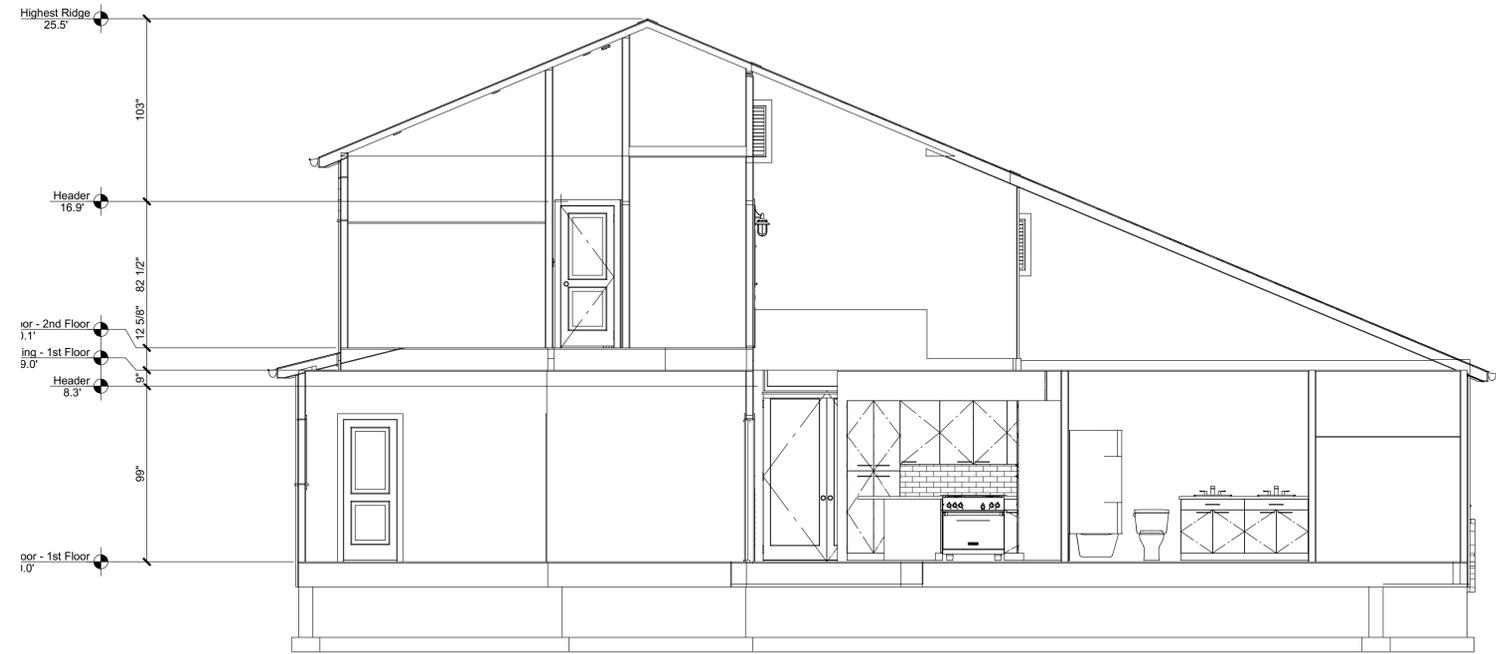
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Section A-A



Section B-B

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SECTIONS

Project No:
2108

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ROOF PLAN NOTES:

ARROWS INDICATE DIRECTION OF ROOF SLOPE.
 OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.)
 PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
 INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
 INSTALL "OGEE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
 PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.
 ALL MATERIALS BELOW BFE SHALL BE RESISTANT TO FLOOD DAMAGE.

ATTIC VENTILATION:

1ST LEVEL ROOF:
 564.64 S.F. OF ATTIC SPACE / 300 = 1.88 S.F.
 139 S.F. x 144 SQ. INCHES = 270.72 SQ. INCHES REQ'D
 270.72 SQ. INCHES / 2 = 135.36 SQ. INCHES

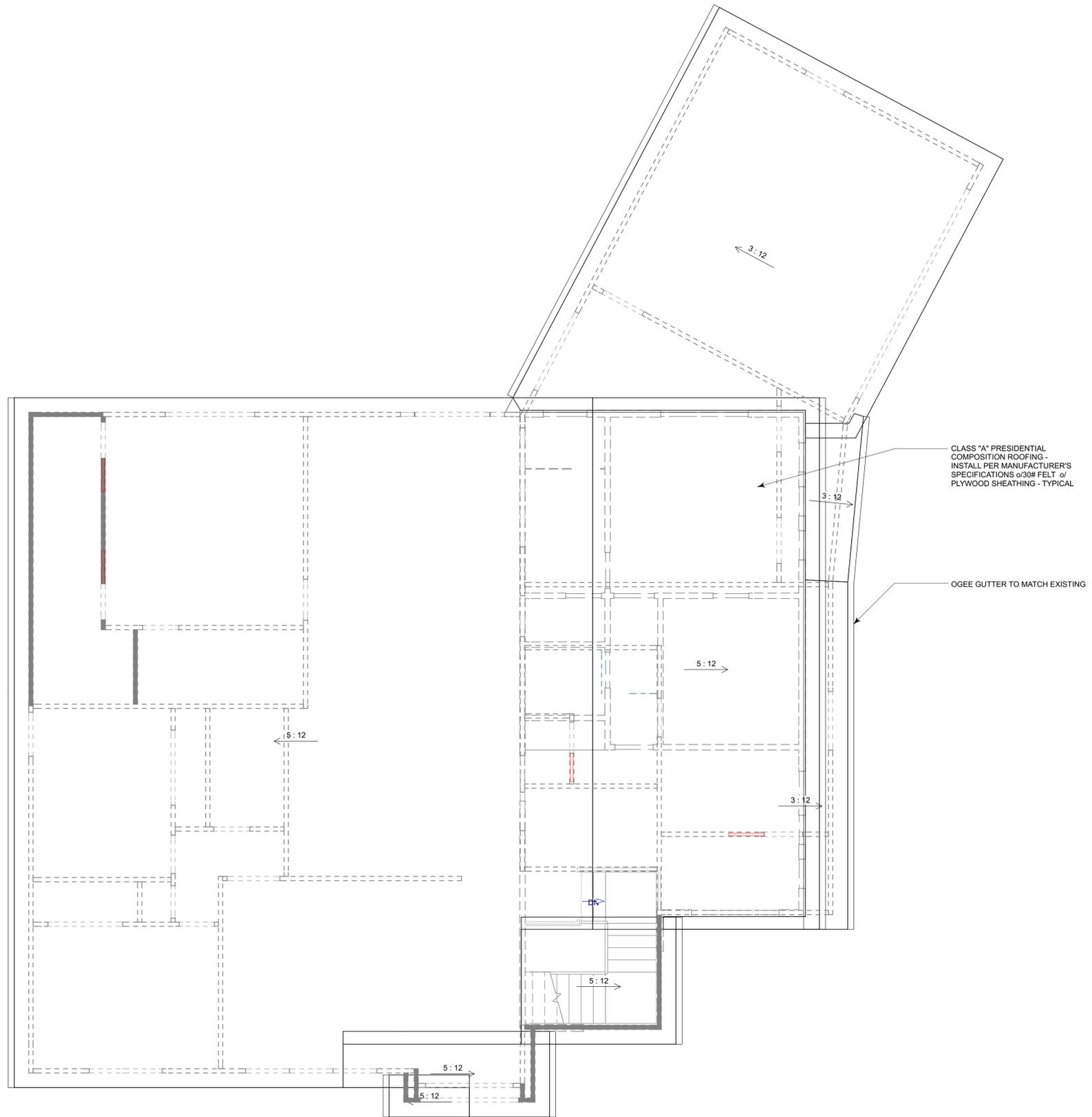
135.36 SQ. INCHES REQ'D / 72 SQ. INCHES = 2 - 32"x24" O'HAGIN FLAT ROOF VENTS.
 PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
 135.36 SQ. INCHES REQ'D / 9 SQ. INCHES = 16 FREEZE BLOCKS REQUIRED
 PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

2ND LEVEL ROOF:
 2,984.94 S.F. OF ATTIC SPACE / 300 = 9.95 S.F.
 9.95 S.F. x 144 SQ. INCHES = 1,432.8 SQ. INCHES REQ'D
 1,432.8 SQ. INCHES / 2 = 716.4 SQ. INCHES

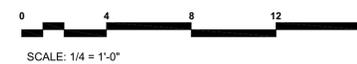
716.4 SQ. INCHES REQ'D / 72 SQ. INCHES = 10 - 32"x24" O'HAGIN FLAT ROOF VENTS.
 PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
 716.4 SQ. INCHES REQ'D / 9 SQ. INCHES = 80 FREEZE BLOCKS REQUIRED
 PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

NOTE:
 AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3" BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.R.C.

FOUNDATION VENTILATION:
 8"X16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS. WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS
 1,990.6 S.F. / 150 S.F. = 13.27 S.F.
 8"X16" = .72 S.F.
 13.27 S.F. / .72 = 19 VENTS MIN. REQ'D



Roof Plan



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ROOF PLAN

Project No:
2108

Sheet No:
A-9

ELECTRICAL GENERAL NOTES:

1. PROVIDE AT LEAST (1)-20 AMP BRANCH CIRCUIT FOR BATHROOM & LAUNDRY ROOM OUTLETS WITH NO ADDITIONAL LIGHTS, OUTLETS, FANS, ETC. CONNECTED PER CEC.
2. PROVIDE (2) OR MORE 20-AMP BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN AREAS PER CEC 220-4(B) & 210-52(B).
3. ARC FAULT (AFCI) ARE REQUIRED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUN ROOMS, REC. ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) ARE REQUIRED AT BATH ROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/ GFCI ARE REQUIRED IN KITCHENS, AND LAUNDRY AREAS. 2019 CEC 210.8 & 210.12
4. ALL RECESSED INCANDESCENT FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL.
5. PROVIDE GFI PROTECTION FOR ALL WEATHERPROOF RECEPTACLE OUTLETS PER CEC 210.52.
6. ALL MULTIWIRE BRANCH CIRCUITS, (DISHWASHER & GARBAGE DISPOSAL CIRCUITS) WILL DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. 2019 CEC 210.4.
7. PROVIDE A DEDICATED CIRCUIT FOR THE FURNACE. 2019 CEC 422.12.
8. BRANCH CIRCUITS FOR LIGHTING & APPLIANCES, INCLUDING MOTOR-OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH 2019 CEC ARTICLE 220.10 IN ADDITION, BRANCH CIRCUITS SHALL BE PROVIDED FOR SPECIFIC LOADS NOT COVERED BY 220.10 WHERE REQUIRED ELSEWHERE IN THIS CODE & FOR DWELLING UNIT LOADS AS SPECIFIED FOR 2019 CEC ARTICLE 220.18 NUMBER OF BRANCH CIRCUITS.
9. THE NUMBER OF BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD & THE SIZE OF RATING OF THE CIRCUITS USED. IN ALL INSTALLATIONS, THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAX. SPECIFIED BY 2019 CEC ARTICLE 220.18 NUMBER OF BRANCH CIRCUITS.
10. PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED 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) CEC 210.11(C)(3) AND 210.52.
11. ELECTRICAL, LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL & MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER FOR FINAL APPROVAL AND/OR REVISIONS.
12. SEE OWNER FOR LOW VOLTAGE SWITCHING.
13. VERIFY PHONE & TV JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL
14. ALL ELECTRICAL FIXTURES & APPLIANCES MAKE AND MODELS PER OWNERS SPECIFICATIONS.
15. ALL DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTACLES".
16. LIGHTS IN CLOSETS MUST HAVE AN ENCLOSED BULB TYPICAL.
17. LIGHTS OVER SHOWER AND TUBS MUST BE LABELED "SUITABLE FOR DAMP LOCATIONS" PER CEC
18. PROVIDE A/D/C SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ALL SMOKE DETECTORS TO BE 110V INTERCONNECTED AND BE WIRED TO THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACK-UP (TYPICAL). SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE PER CBC. APPROVED COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING BASEMENTS IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND ALARMS SHALL BE INTERCONNECTED.
19. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM TWO (2) FOR SMALL KITCHEN APPLIANCES PER CEC
20. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM ONE (1) FOR LAUNDRY APPLIANCES PER CEC
21. ALL RECESSED FIXTURES IN CEILING ARE REQUIRED TO BE INSULATED MUST BE I.C. TYPE FIXTURES.
22. ALL NEWLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY COMPLIANT TO TABLE 150.0A CEC. INCLUDING SCREW-BASED WHICH MUST CONTAIN JAB COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
23. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTS.
24. AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM/AREA(S) MUST BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION) CEC 150.0(k)2.
25. NEW OUTDOOR LIGHTING MUST BE HIGH-EFFICACY AND INCLUDE A MANUAL ON/OFF SWITCH AS WELL AS ONE OF THE FOLLOWING: PHOTOCONTROL AND MOTION SENSOR PER ENERGY 110.9.
26. EXTERIOR LIGHTS SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9.
27. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING

PLUMBING GENERAL NOTES:

1. PROVIDE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERETO. AN APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING 2019 CMC 1312.3
2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2019 CPC 808.10
3. IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (i.e. ABOVE WINDOWS OR DOORS) CMC 310.2
4. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
5. PROVIDE DBL. SEISMIC STRAPPING AT ALL WATER HEATERS
6. PLUMBING CONTRACTOR SHALL PROVIDE T & P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C
7. IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC
8. NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE PER CPC
9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE. GAS PIPE SIZING TO BE PER TABLE 12-8 2019 CPC 1217. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.
10. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)
11. EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A UV RESISTANT TAPE (150 CEC).
12. DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURE'S INSTALLATION GUIDELINES ALLOW.
13. ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.
14. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

FIXTURE	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.6 GAL / FLUSH	1.28 GAL / FLUSH
SHOWER HEAD	2.5 GAL / MINUTE	1.8 GAL / MINUTE
LAVATORY FAUCET	2.2 GAL / MINUTE	1.2 GAL / MINUTE
KITCHEN FAUCET	2.2 GAL / MINUTE	1.8 GAL / MINUTE

15. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE
16. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
17. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
18. THE FIRST 5'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (75%) THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150)(j)2 CENC).

MECHANICAL GENERAL NOTES:

1. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (BATH FANS, DOMESTIC RANGE VENT, ETC.) SHALL BE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING (CMC SEC. 504.5)
2. THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14'-0", MIN. OF 4" DIAMETER WITH A BACKDRAFT DAMPER TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE WITHOUT SCREWS. DUCT SHALL TERMINATE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING.
3. MECHANICAL CONTRACTOR TO INSTALL A COMPLETE & OPERATING HEAT SYSTEM TO MEET ALL APPLICABLE CODE REQUIREMENTS.
4. MECHANICAL CONTRACTOR SHALL DETERMINE LOCATIONS OF THERMOSTATS & COLD AIR RETURNS.
5. PROVIDE COMBUSTION AIR FOR FUEL-BURNING EQUIPMENT PER C.M.C.
6. ALL VENT TERMINATIONS MUST BE 4' AWAY HORIZONTAL AND VERTICAL FROM ANY DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO ANY BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.2)
7. BATHROOM REQUIRE 50 CFM MINIMUM HUMIDITY CONTROLLED EXHAUST FANS (BY FAN OR SWITCH) PER R405.6 AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
8. THE VENT TERMINAL OF A DIRECT-VENT APPLIANCE WITH AN INPUT OF 10,000 BTU/H OR LESS SHALL BE LOCATED AT LEAST 6" FROM ANY AIR OPENING INTO A BUILDING, AND SUCH AN APPLIANCE WITH AN INPUT OVER 10,000 BTU/H BUT NOT OVER 50,000 BTU/H SHALL BE INSTALLED WITH A 9" OF VENT TERMINATION CLEARANCE, AND AN APPLIANCE WITH AN INPUT OVER 50,000 BTU/H SHALL HAVE AT LEAST A 12" OF VENT TERMINATION CLEARANCE. THE BOTTOM OF THE VENT TERMINAL AND THE AIR INTAKE SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.3)
9. KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MANUFACTURER'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM.
10. THE SCOPE OF THIS PROJECT TRIGGERS THE REQUIREMENTS FOR A HERS HVAC TESTING.
11. HEATING VENTILATION AND AIR CONDITIONING SYSTEM SHALL HAVE MERV 13 FILTERS OR BETTER. CEC 150.0(m)12c.

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

ASHRAE Standard 62.2 Equation 4.1(a)
 The whole-building exhaust shall provide a minimum ventilation rate according to Equation 4.1(a) below:
 $Q = 0.03A + 7.5(N+1)$
 Where:
 Q_{fan} = fan flow rate
 A_{br} = conditioned floor area, ft²
 N_{br} = number of bedrooms; not to be less than one
 CONTINUOUS FAN FLOW (cfm) = 62.5
 USE THE FAN FLOW RATE FROM THIS SUMMARY FOR THE SELECTION OF THE WHOLE BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1
 DUCT SIZE = 5"
 MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'



1st Level Electrical Plan



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

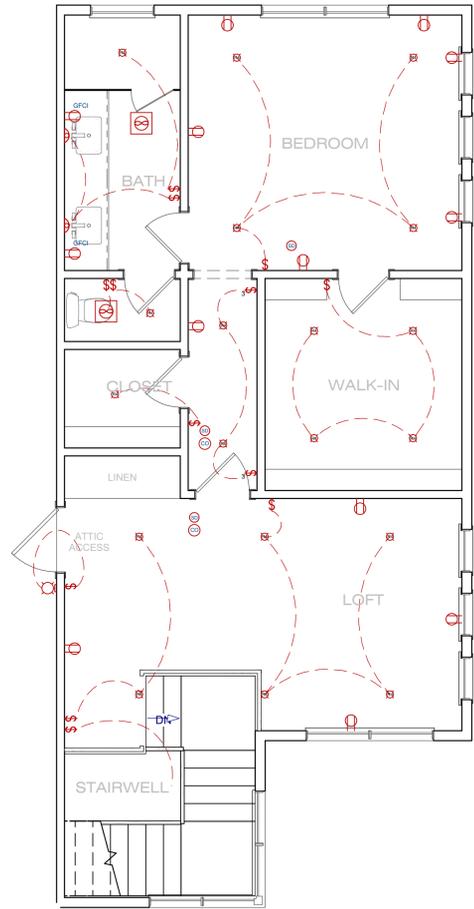
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 CAMPBELL

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 Drawn By:
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1st LEVEL ELECTRICAL PLAN

Project No: 2108
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PROVIDE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 200/240 VOLT BRANCH CIRCUIT. RACEWAY SHALL NOT BE LESS THAN 1" (INSIDE DIAMETER) AND SHALL ORIGINATE AT THE MAIN SERVICE OR SUB-PANEL AND SHALL TERMINATE INTO A LISTED CABINET OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED EV CHARGER. RACEWAY IS REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREA AND SPACES. THE SERVICE OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMP MINIMUM DEDICATED BRANCH CIRCUIT OVER-CURRENT PROTECTIVE DEVICE. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL ALSO BE PERMANENTLY AND CLEARLY MARKED AS "EV CAPABLE".

2nd Level Electrical Plan
 0 4 8 12 16
 SCALE: 1/4" = 1'-0"

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2nd LEVEL ELECTRICAL PLAN

Project No:
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 Sheet No:
 E-2

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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

GENERAL BUSINESS PRACTICES

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

DURING CONSTRUCTION

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

- When cleaning up after driveway or sidewalk construction, wash fins 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.

- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

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

LANDSCAPING, 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.

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.

- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.

- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

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.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES
BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

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

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

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or 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 and vacuum) building cleaning water and dispose to the sanitary sewer.

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.

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

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

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

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES
BEST MANAGEMENT PRACTICES FOR THE:

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

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.
- 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.

GENERAL BUSINESS PRACTICES

- 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.

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.

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.

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

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. 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

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

CRAIG RESIDENCE 625 CRAIG AVENUE CAMPBELL CALIFORNIA	Date: 07/01/03	Drawn By:	Designed By:
	No.	Revision	Date
PLAN FOR THE IMPROVEMENT OF BLUEPRINT FOR A CLEAN BAY ENCROACHMENT PERMIT NO.	Chgd	By	
SCALE: N.T.S.			
SHEET: of CB-1			