



**CITY OF CAMPBELL**  
Community Development Department

January 28, 2022

**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:** 686 Margaret Lane

**Zoning/Area Plan:** R-1-6

**Neighborhood Association(s):** San Tomas Area  
Community Coalition

**File No.:** PLN-2021-162

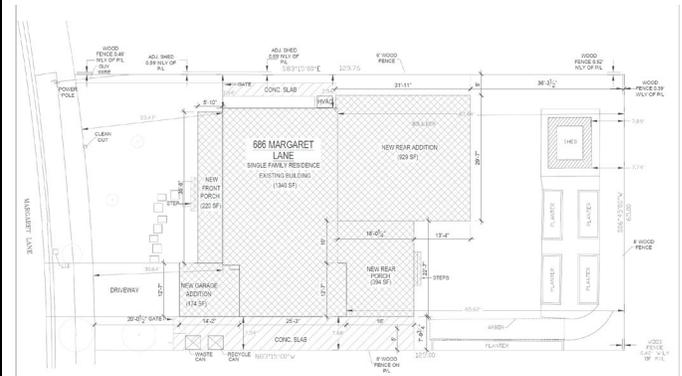
**APN:** 403-09-027

**Applicant:** Jerome Ma

**Property Owner:** Jerome Ma

**Application Type:** Administrative Site and

**Project Description:** To allow a 930 sq. ft. rear addition, and 112 sq. ft. front addition, to an existing single-story single-family residence.

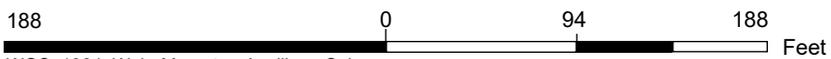
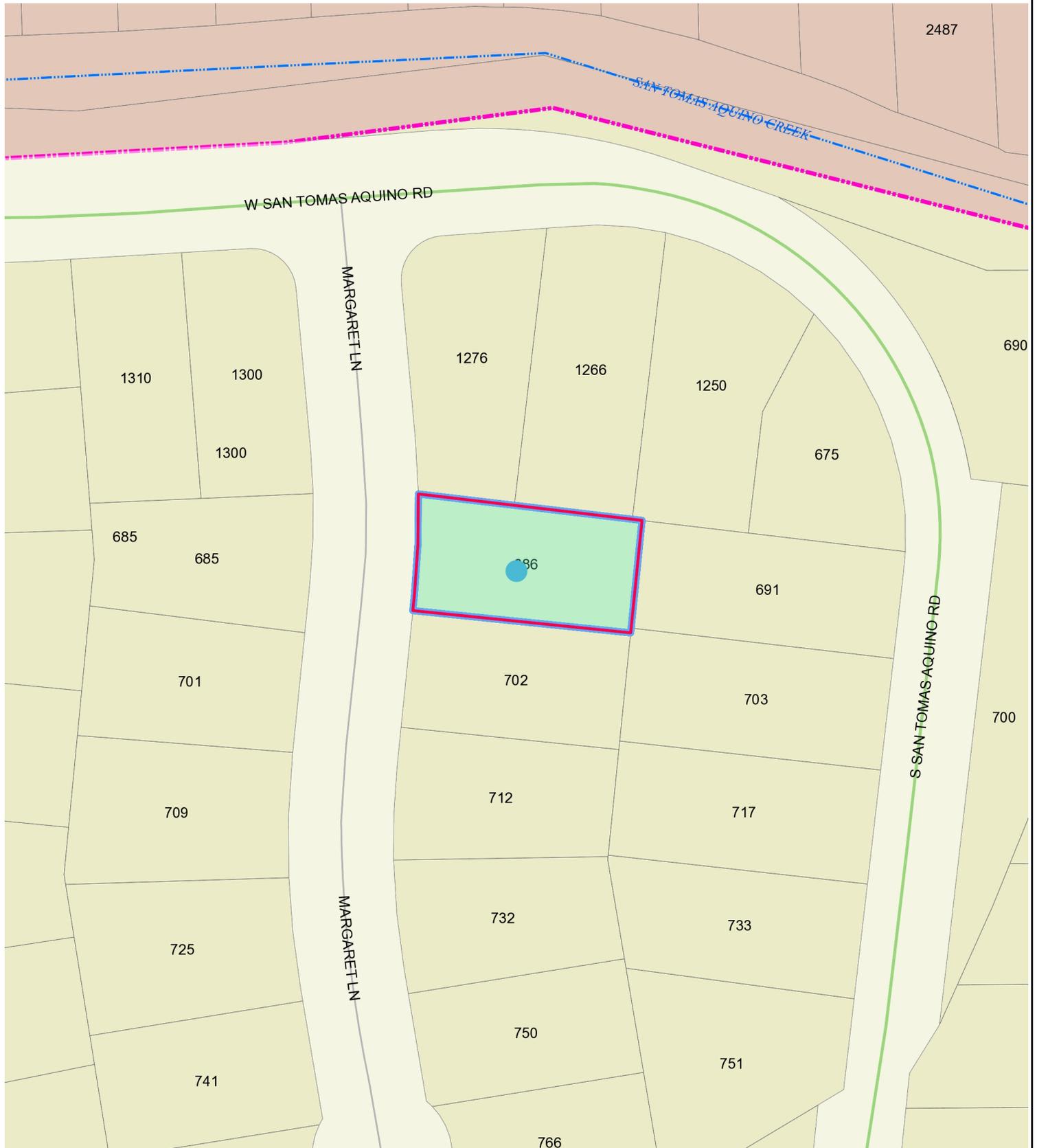


This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on January 31, 2022 and ends on February 10, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 10, 2022**. 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 with an appointment 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 Stephen Rose, Senior Planner, in the Community Development Department, at (408) 866-2142 or by email at [stephenr@campbellca.gov](mailto:stephenr@campbellca.gov).



# Location Map 686 Margaret Lane



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Campbell IT, GIS Services

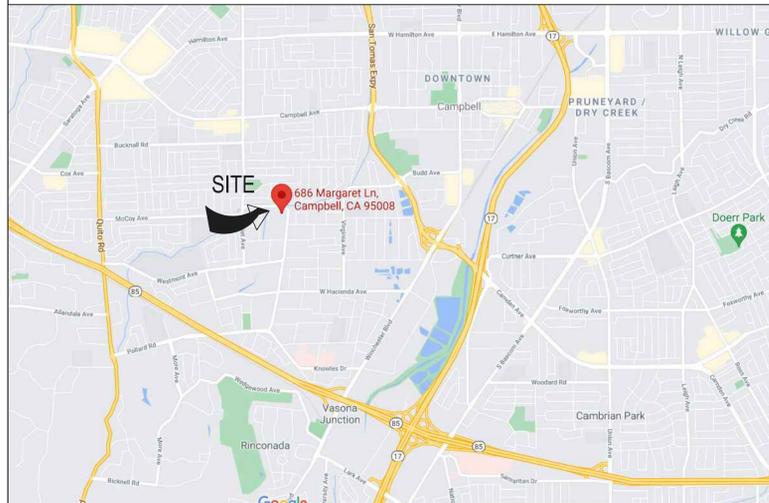
Scale 1:1,128

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.

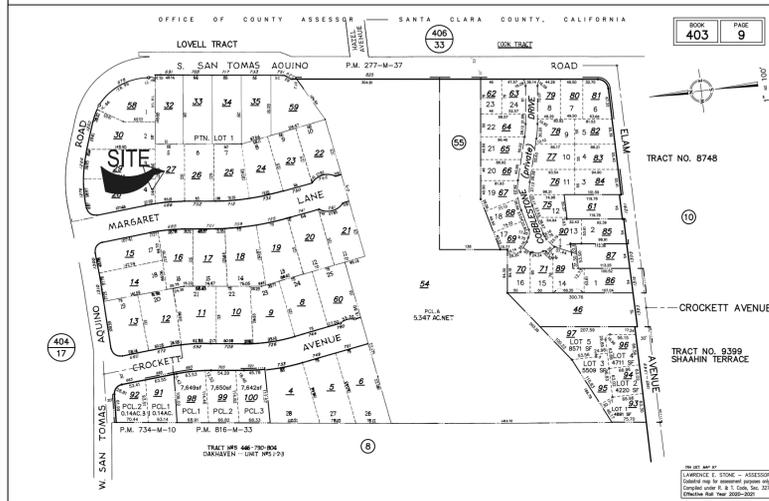
# MA FAMILY RESIDENCE ADDITION

686 MARGARET LANE, CAMPBELL

## LOCATION MAP



## ASSESSOR'S PARCEL MAP



## APPLICABLE CODES

APPLICABLE CODES (with Campbell Amendments)  
 -2019 CALIFORNIA ADMINISTRATIVE CODE, CAC  
 -2019 CALIFORNIA BUILDING CODE, CBC  
 -2019 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC  
 -2019 CALIFORNIA ELECTRICAL CODE, CEC  
 -2019 CALIFORNIA MECHANICAL CODE, CMC  
 -2019 CALIFORNIA PLUMBING CODE, CPC  
 -2019 CALIFORNIA ENERGY CODE, CEC  
 -2019 CALIFORNIA HISTORICAL CODE, CHC  
 -2019 CALIFORNIA FIRE CODE, CFC  
 -2019 CALIFORNIA EXISTING BUILDING CODE  
 -2019 CALIFORNIA GREEN BUILDING STANDARDS  
 -2019 CALIFORNIA REFERENCED STANDARDS  
 -SANTA CLARA COUNTY STANDARD DETAIL AND SPECIFICATION SI-7 FOR CONSTRUCTION SITE SAFETY

## SCOPE OF WORK

NEW 3BR / 2BA REAR ADDITION (930 SF) AND GARAGE FRONT ADDITION (174 SF) TO AN EXISTING SINGLE FAMILY RESIDENCE (1,308 SF) TOTALING 2,412 S.F.  
 -- SEE BELOW PROJECT SUMMARY FOR ADDITIONAL VALUES  
**NOTE:** This project has been classified as an Addition & Remodel, the plans submitted will be compared during construction. If more walls or roof are removed or altered than approved, the construction classification could be changed from Addition & Remodel to New Home. If the classification is changed to New Home, the project will be stopped and require a new submittal under the requirements of New Home, which is subject to more stringent energy codes, rooftop solar, loss of gas appliances, increased engineering, increased Planning and Public Works requirements, fire sprinklers, increased fees, and landscape design. Normally, the time needed to make the mid-project application and get back to work is about a year.

## PROJECT SUMMARY

ASSESSOR'S PARCEL NO.	403-09-027
ZONING:	R-1-6
JURISDICTION	CAMPBELL
TYPE OF CONSTRUCTION:	TYPE V-B
BUILDING OCC. GROUPS:	R-3 (SINGLE FAMILY RESIDENTIAL)
REQUIRED PROPERTY SETBACKS:	
FRONT	20'-0"
REAR	GREATER THAN HALF WALL HEIGHT OR 5'-0" MIN.
RIGHTSIDE	GREATER THAN HALF WALL HEIGHT OR 5'-0" MIN.
LEFT SIDE	GREATER THAN HALF WALL HEIGHT OR 5'-0" MIN.
PROPOSED PROPERTY SETBACKS:	
FRONT	20'-0"
REAR	36'-3 1/2"
RIGHTSIDE	7'-9 1/2"
LEFT SIDE	5'-0"
MAX. ALLOWED BUILDING HEIGHT:	28'-0"
PROPOSED BUILDING HEIGHT:	15'-2"
LOT AREA:	8,233 SF
EXISTING AREAS:	
EXISTING FIRST FLOOR AREA:	1,005 SF
EXISTING GARAGE AREA:	303 SF
PROPOSED ADDITION AREAS:	
PROPOSED FIRST FLOOR ADDITION AREA:	930 SF
PROPOSED GARAGE ADDITION AREA:	174 SF
TOTAL AREA (EXISTING & PROPOSED)	2,412 SF
FAR PERCENTAGE	29.3%
BUILDING COVERAGE	2,412 SF + 122 SF (SHED) + 612 SF (PORCHES) = 3,146 SF
BUILDING COVERAGE PERCENTAGE	38.2%
LANDSCAPING COVERAGE	4,113 SF
PAVING COVERAGE	974 SF
IMPERVIOUS / PERVIOUS COVERAGE	50% / 50%
COVERED PARKING PROVIDED	TWO SPACES ( 12X3)

## SHEET INDEX

CVR	COVER SHEET
BCB	BLUEPRINT FOR A CLEAN BAY
ESP	EXISTING SITE PHOTOGRAPHS
A-00	SITE PLAN
A-01	FIRST FLOOR PLAN
A-02	ROOF PLAN
A-03	BUILDING ELEVATIONS
A-04	BUILDING ELEVATIONS
A-05	BUILDING SECTIONS
	<u>STRUCTURAL DRAWINGS:-</u>
S0	GENERAL NOTES & SPECS
S1	FOUNDATION PLAN
S2	FIRST FLOOR FRAMING PLAN
S2.1	DETAILS
S2.2	ROOF PLAN
S3	DETAILS
S3.1	DETAILS
S3	DETAILS
S3.1	DETAILS
S3.2	DETAILS
S4	DETAILS
S5	DETAILS
S6	DETAILS
S7	DETAILS
	<u>MEP DRAWINGS:-</u>
S0	GENERAL NOTES & SPECS
E1.0	FIRST FLOOR LIGHTING PLAN
E1.1	FIRST FLOOR POWER PLAN
FP1.0	FIRST FLOOR FIRE PROTECTION PLAN
M1.0	FIRST FLOOR MECHANICAL PLAN
P1.0	FIRST FLOOR SANITARY PLAN
P1.1	FIRST FLOOR HOT & COLD WATER PLAN
	<u>LANDSCAPE DRAWINGS:-</u>
L-0	COVER SHEET ( SITE PLAN)
L-1	PLANTING PLAN
L-2	IRRIGATION PLAN
L-3	HYDROZONES

## PROJECT TEAM

OWNER:  
 JEROME MA  
 686 MARGARET LN  
 CAMPBELL CA 95008  
 jerome.ma@gmail.com

DRAFTER BY:  
 ZAID DAOUD  
 zaid@zdaoud.com

STRUCTURAL:  
 ARATHI GOPAKUMAR, PE  
 2504 LINCOLN AVE  
 BELMONT CA 94002  
 (408) 413-9122

MEP:  
 CEED CIVIL ENGINEERING  
 908 NEW HAMPSHIRE AV  
 WASHINGTON DC 20037  
 (202) 539-0014

LANDSCAPE:  
 NOP PANITCHPAKDI  
 (669) 205-2643

Project Name

Private Residence  
 686 Margaret Lane  
 Campbell CA

Drawing Title

COVER SHEET

Sheet Number

**CVR**

**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.

**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.

**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/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.

**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 or 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?**

**GENERAL BUSINESS PRACTICES**

- 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.
- 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.

**GENERAL CONSTRUCTION AND SITE SUPERVISION**  
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.

**WHAT CAN YOU DO?**

**GENERAL BUSINESS PRACTICES**

- 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.

**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.

**MATERIALS/WASTE/HANDLING**  
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.

**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 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**

- 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.

Project Name

Private Residence  
686 Margaret Lane  
Campbell CA

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

Sheet Number

**BCB**



1- FRONT SITE (BIRD'S-EYE VIEW)



4- REAR ELEVATION



2- FRONT ELEVATION (BIRD'S-EYE VIEW)



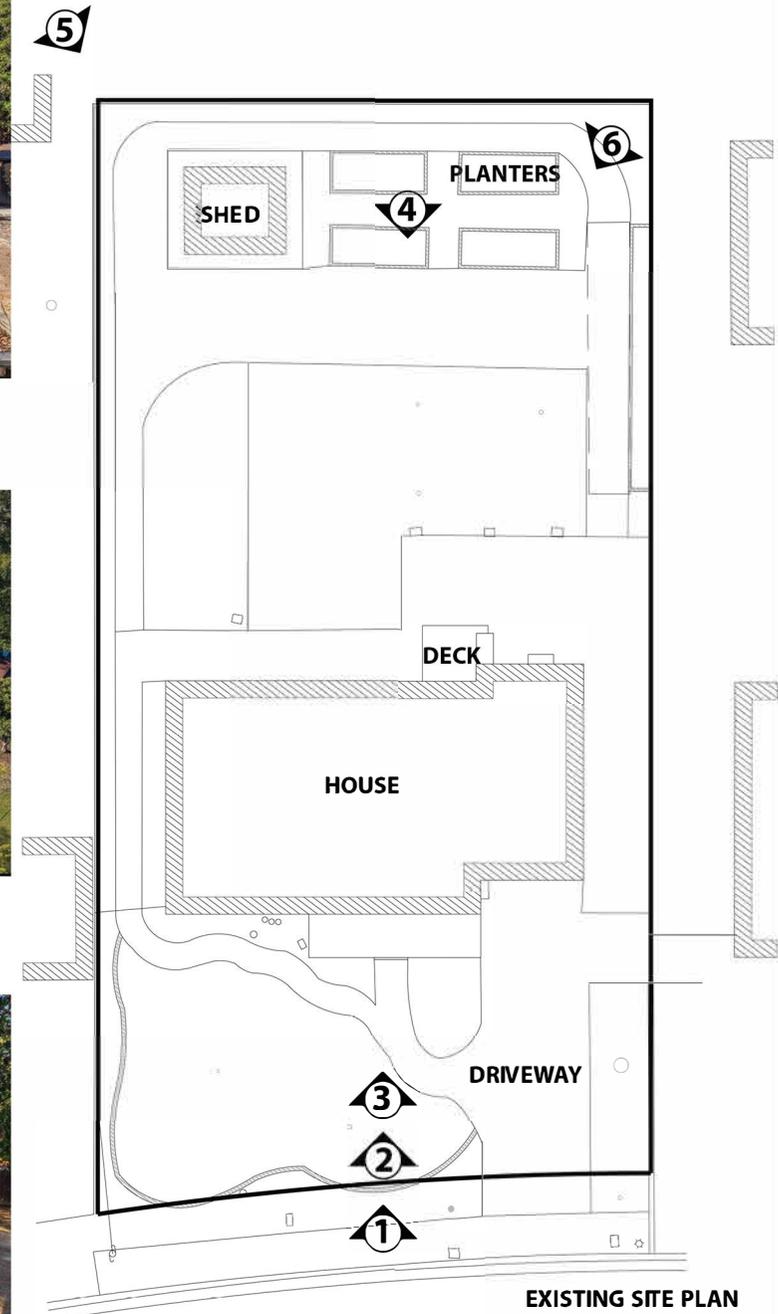
5- REAR SITE (BIRD'S-EYE VIEW)



3- FRONT ELEVATION



6- BACK YARD



Project Name

Private Residence  
686 Margaret Lane  
Campbell CA

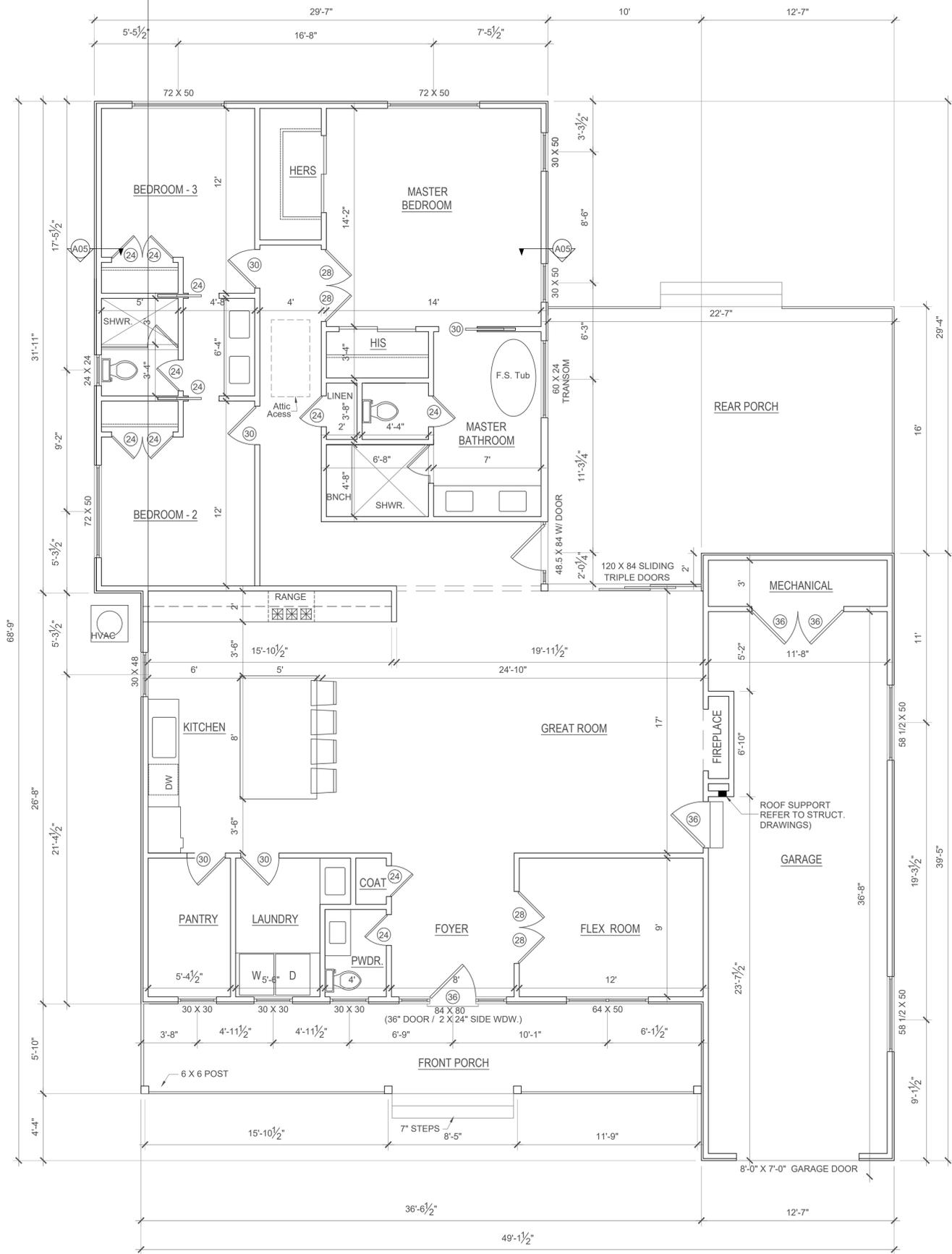
Drawing Title

EXISTING  
SITE  
PHOTOGRAPHS

Sheet Number

ESP





PROPOSED FIRST FLOOR PLAN

- FIRST FLOOR - HOUSE 1,901 SQ. FT.
- GARAGE 515 SQ. FT.
- PORCH 614 SQ. FT.
- TOTAL AREA 3,030 SQ. FT.

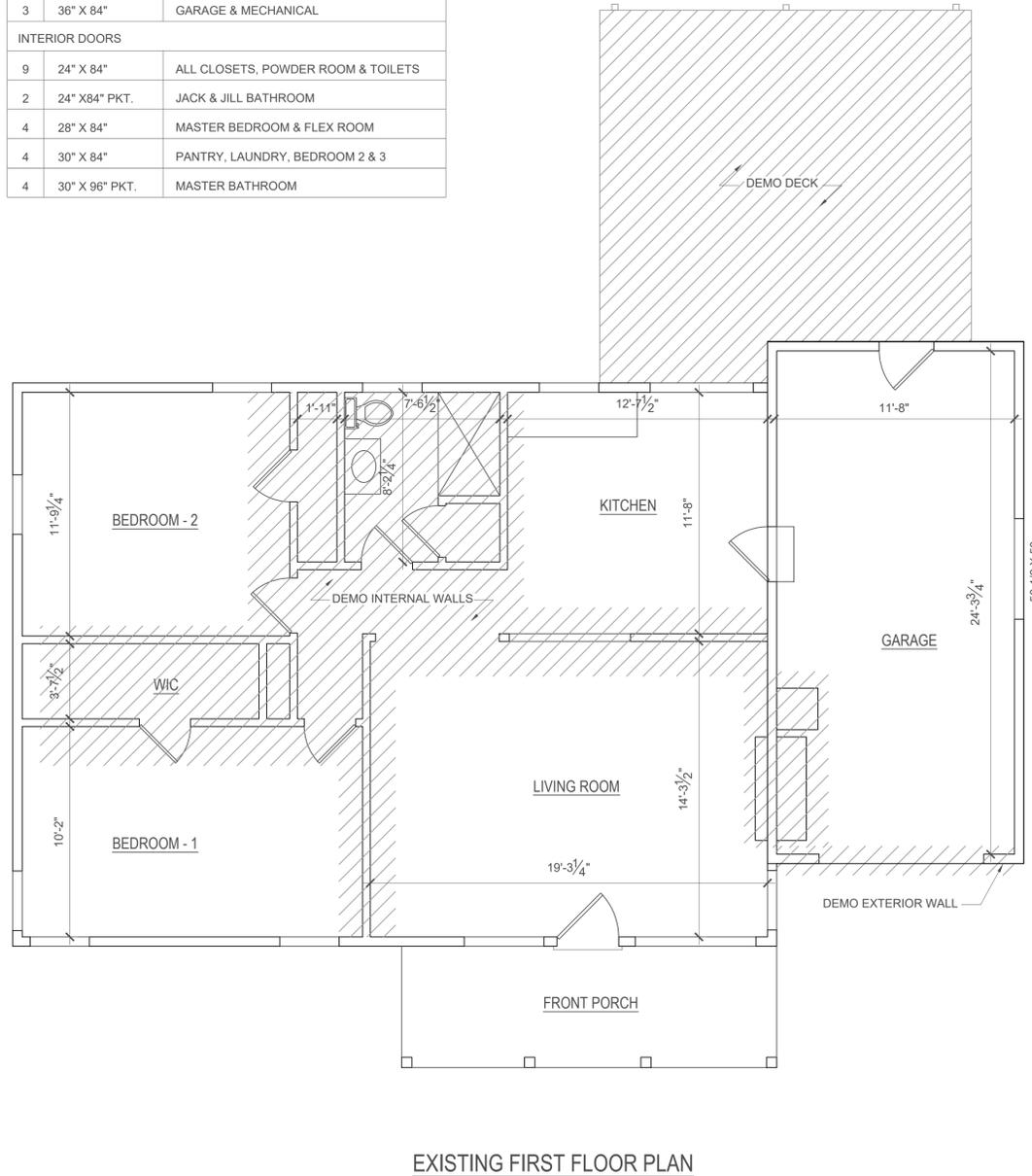
- 2 x 4 INTERIOR WALLS
- 2 x 4 EXTERIOR WALL
- 8' - 0" CEILING HEIGHT
- 6'-8" INTERIOR DOOR HEIGHT
- ALL COUNTERTOPS ARE 24" DEEP UNLESS OTHERWISE NOTED

DOOR CHART

EXTERIOR DOORS		
QTY	SIZE	LOCATION
1	36" X 96" W/ 2X24"	MAIN ENRTY WITH TWO SIDE WINDOWS
3	36" X 84"	GARAGE & MECHANICAL
INTERIOR DOORS		
9	24" X 84"	ALL CLOSETS, POWDER ROOM & TOILETS
2	24" X 84" PKT.	JACK & JILL BATHROOM
4	28" X 84"	MASTER BEDROOM & FLEX ROOM
4	30" X 84"	PANTRY, LAUNDRY, BEDROOM 2 & 3
4	30" X 96" PKT.	MASTER BATHROOM

WINDOW CHART

QTY	SIZE	LOCATION	SILL HGT
1	120" X 84" (3XSLID.)	GREAT ROOM	-
1	48.5" X 84" W/ DOOR	GREAT ROOM	-
2	58 1/2" X 50"	GARAGE	30"
1	60" X 50"	FLEX ROOM	30"
3	30" X 30"	POWDER, LAUNDRY & PANTRY	50"
1	18" X 18"	OVER GARAGE DOOR	106"
1	30" X 40"	KITCHEN	44"
1	24" X 24"	JACK & JILL BATHROOM	56"
3	72" X 50"	MASTER BED, BEDROOM 2 & 3	30"
2	30" X 50"	MASTER BEDROOM	30"
1	60" X 24" TRA.	MASTER BATHROOM	56"



EXISTING FIRST FLOOR PLAN

Project Name

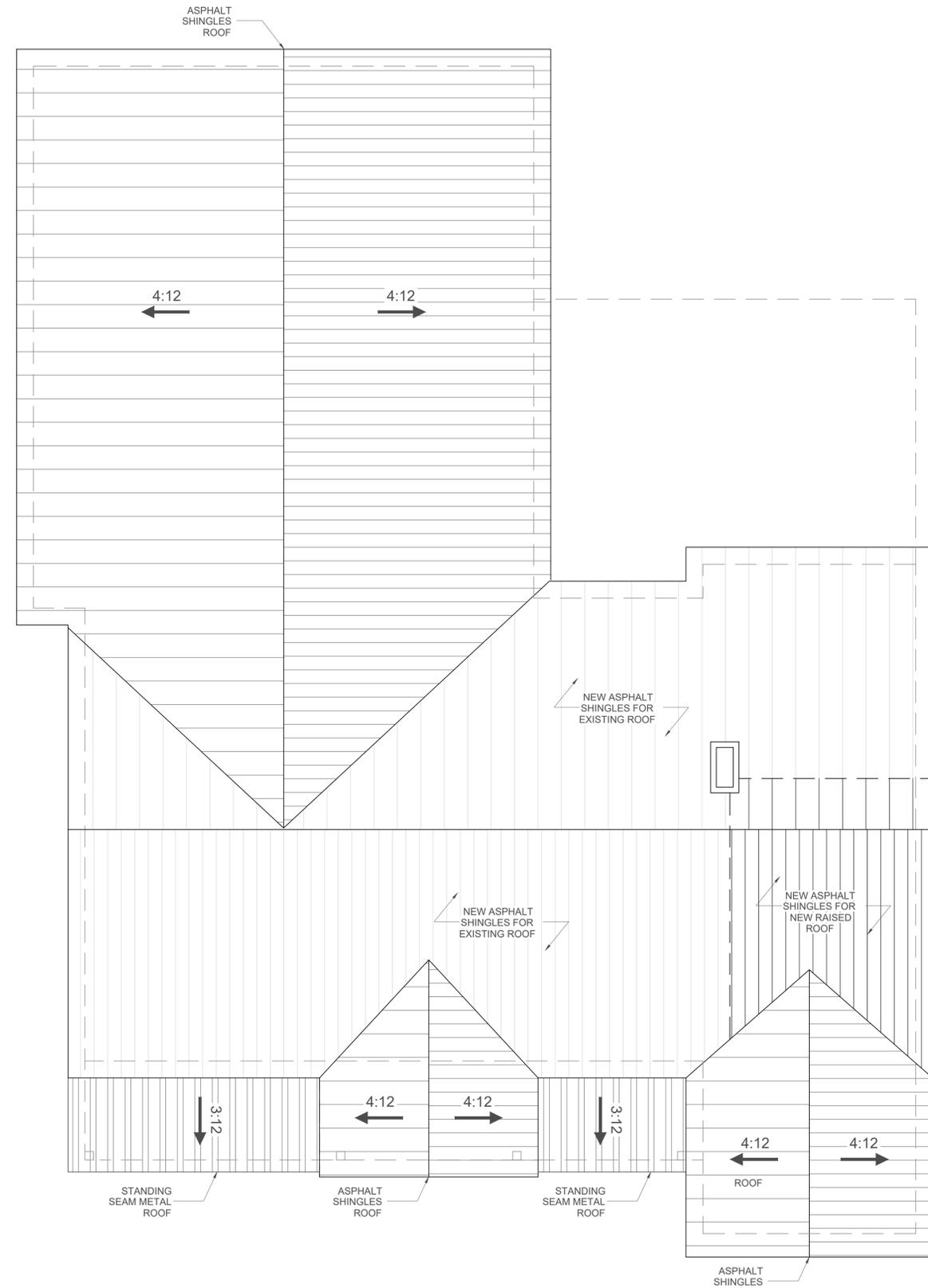
Private Residence  
686 Margaret Lane  
Campbell CA

Drawing Title

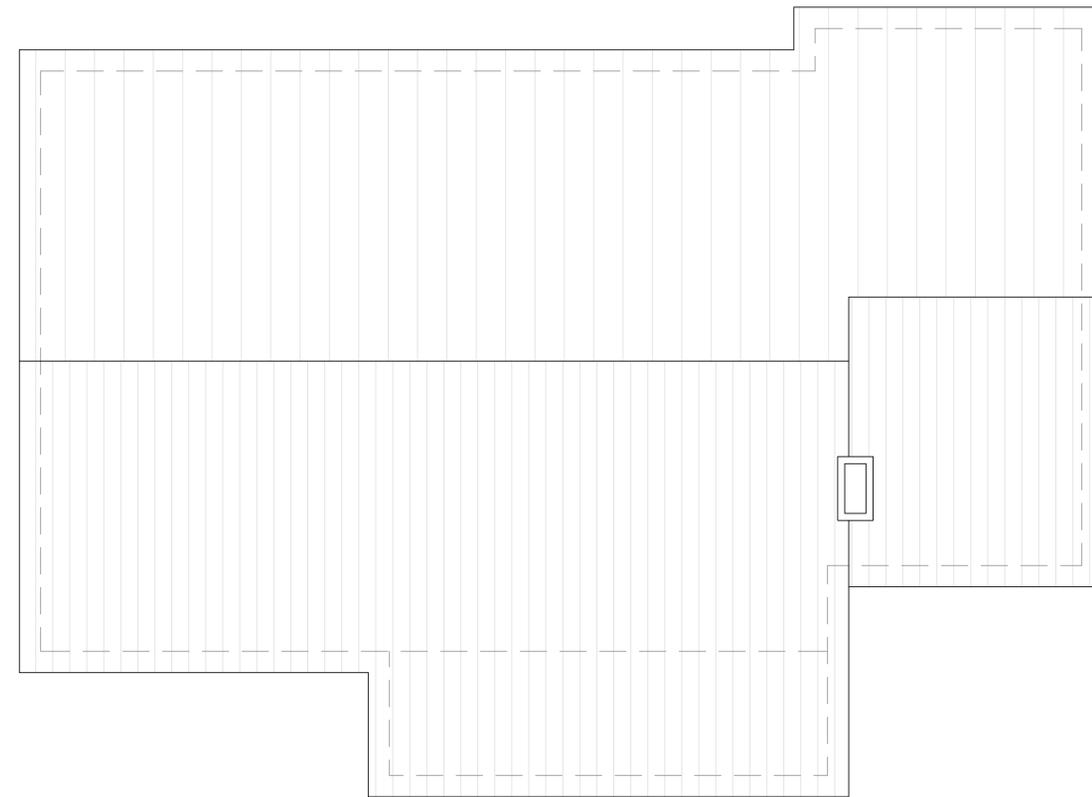
FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

Sheet Number

**A-01**



PROPOSED ROOF PLAN



EXISTING ROOF PLAN

**ATTIC VENT CALCULATIONS**

NEW REAR ADDITION - 930 SF:  
 VENT REQUIREMENT =  $930/150 = 894$  SQ IN  
 SO, 447 SQ INCH (EXHAUST NEAR THE RIDGE)  
 AND 447 SQ INCH (INTAKE, ON THE SOFFIT OR UNDEREAVE)  
 FOR THE RIDGE:  
 VentSure® 4-Foot Strip Heat & Moisture Ridge Vent  
 23 lineal feet required.  
 FOR THE UNDEREAVE:  
 UNDEREAVE INTAKE VENT (17) 6x16" pieces

FOR GARAGE ADDITION - 174 SF:  
 VENT REQUIREMENT =  $174/150 = 168$  SQ IN  
 SO, 84 SQ INCH (EXHAUST NEAR THE RIDGE)  
 AND 84 SQ INCH (INTAKE, ON THE UNDEREAVE)  
 FOR THE RIDGE:  
 VentSure® 4-Foot Strip Heat & Moisture Ridge Vent  
 5 lineal feet required.  
 FOR THE UNDEREAVE:  
 UNDEREAVE INTAKE VENT (3) 8x16" pieces

Project Name

**Private Residence**  
 686 Margaret Lane  
 Campbell CA

Drawing Title

**ROOF PLAN**  
 SCALE 1/4" = 1'-0"

Sheet Number

**A-02**



FRONT ELEVATION



REAR ELEVATION

Project Name

**Private Residence**  
686 Margaret Lane  
Campbell CA

Drawing Title

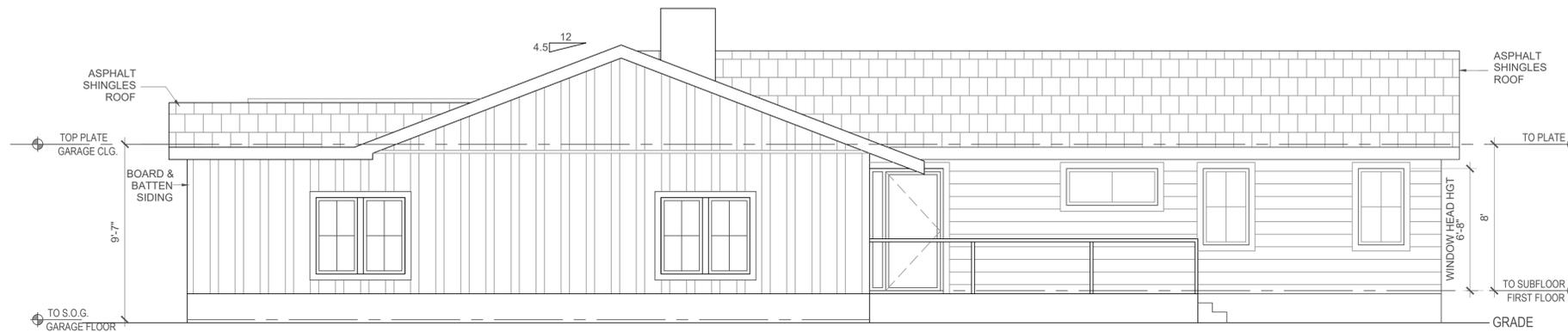
**ELEVATIONS**  
SCALE 1/4" = 1'-0"

Sheet Number

**A-03**



RIGHT ELEVATION



LEFT ELEVATION

Project Name

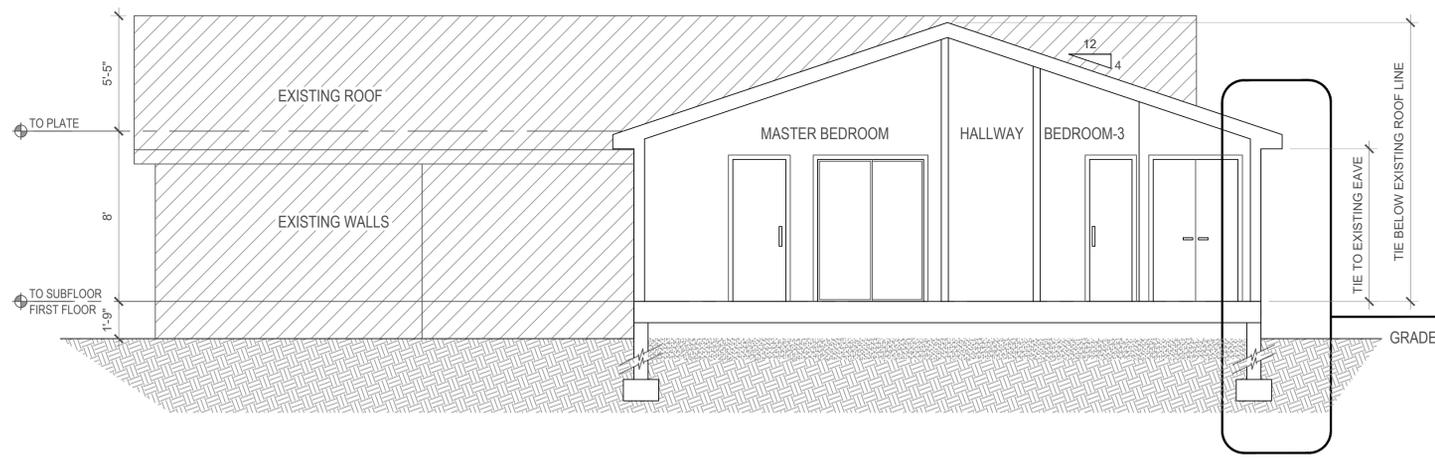
**Private Residence**  
686 Margaret Lane  
Campbell CA

Drawing Title

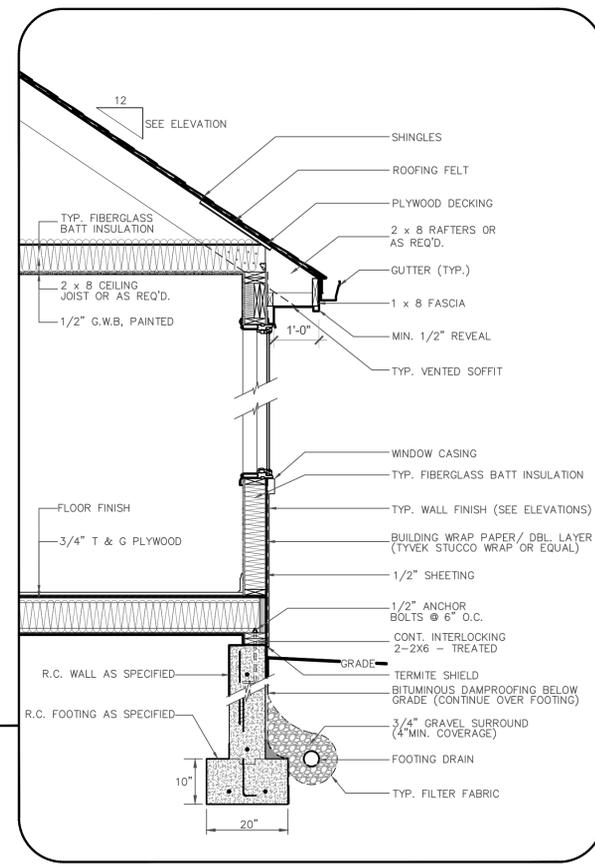
**ELEVATIONS**  
SCALE 1/4" = 1'-0"

Sheet Number

**A-04**



NEW ADDITION SECTION



TYPICAL WALL SECTION  
NOT TO SCALE

Project Name  
**Private Residence**  
686 Margaret Lane  
Campbell CA

Drawing Title  
**SECTIONS**  
SCALE 1/4" = 1'-0"

Sheet Number

**A-05**

## OWNERSHIP OF DOCUMENTS

ALL DRAWINGS, SPECIFICATIONS AND OTHER WORK PRODUCT OF THE ENGINEER FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY AND SHALL REMAIN THE PROPERTY OF THE ENGINEER WHETHER THE PROJECT IS COMPLETED OR NOT. REUSE OF ANY OF THE INSTRUMENTS OF SERVICE OF THE ENGINEER BY THE OWNER OR EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER SHALL BE AT THE OWNER'S RISK AND THE OWNER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, AND EXPENSES INCLUDING ATTORNEYS' FEES ARISING OUT OF SUCH UNAUTHORIZED REUSE OF THE ENGINEER'S INSTRUMENTS OF SERVICE BY THE OWNER OR BY OTHERS ACTING THROUGH THE OWNER.

## GENERAL

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.

2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

3. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO 2019 CRC

4. THE ENGINEER HAS NOT CONSIDERED VIBRATION EFFECTS OF MECHANICAL EQUIPMENT.

5. THE ENGINEER HAS NOT DESIGNED CONCRETE SLAB ON GRADE.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS DURING CONSTRUCTION. SAFETY AND BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

8. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ARCHITECT SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.

9. WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON ROOF OR FLOOR FRAMING, THEY SHALL BE DISTRIBUTED SO THAT THE LOADS DO NOT EXCEED THE DESIGN LOAD.

10. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR IT. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY OTHERS.

THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER, WHETHER OF MATERIAL OR WORK, AND WHETHER SERVICED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

11. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:

SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, FLOOR AND ROOF FINISHES

12. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING: PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. \*EXCEPT AS SHOWN OR NOTED\*. ELECTRIC CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES. SIZE AND, LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.

13. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATION FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, OSTENS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

14. OPENINGS, POCKETS, ETC. LARGER THAN 6 INCHES SHALL NOT BE PLACED IN CONCRETE SLABS, DECK BEAMS, JOISTS, COLUMNS, WALLS ETC., UNLESS ON THE STRUCTURAL DRAWINGS

15. DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL.

16. ALL RETAINING WALLS SHALL BE ADEQUATELY SHORED DURING BACK FILLING.

17. STRUCTURAL OBSERVATIONS PERFORMED BY ARCHITECT/ENGINEER DURING CONSTRUCTION ARE NOT THE CONTINUOUS AND SPECIAL INSPECTION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR.

18. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ENGINEER FOR INTERPRETATION OR CLARIFICATION.

## SPECIAL INSPECTION( REQUIRED)

PROVIDE SPECIAL INSPECTION WHERE APPLICABLE FOR THE FOLLOWING:-

1. DURING INSTALLATION OF EXPANSION ANCHORS
2. DURING INSTALLATION OF EPOXY ANCHORS / DOWELS JUST PRIOR TO PLACING CONCRETE FOUNDATIONS TO ENSURE SUBGRADE IS SUITABLE, FREE FROM LOOSE SOIL, AND FOUNDATIONS ARE OF PROPER DIMENSIONS

HARDWARE	LARR #	ICC #
HOLD-DOWNS	25720	2920
JOIST HANGERS	25806	2549
MSF STRAPS	25713	2105
A34, A35, A35F	25716, 25293	2523
SIMPSON SET EPOXY	25744	2508
LUS	25807	2549
HILTI HY150 EPOXY	25881	2262
CMST 14	25293	2105
SIMPSON ANCHOR TIE DOWN SYSTEM (ATS)	25643	2320

## WOOD FRAME:

1. ALL STRUCTURAL LUMBER SHALL BE D. FIR-LARCH OF THE FOLLOWING GRADES, CONFORMING TO STAND. GRADING RULES FOR WEST COAST LUMBER, NO. 16, UNLESS NOTED OTHERWISE.

2X RAFTERS AND JOISTS (U.O.N.) .....NO. 2  
4X BEAMS AND HEADERS .....NO. 1  
6X BEAMS AND STRINGERS .....NO. 1  
LAMINATED BEAMS .....24F-V3, V4 OR V8 FOR CANTILEVER  
POSTS AND TIMBER .....NO. 1  
2X4, 2X6 STUD .....CONST. GRADE.

2. PLYWOOD SHEATHING SHALL BE GRADE CC-CO, EXTERIOR GLUE OR STRUC. II, EXTERIOR GLUE SHALL BE IN ACCORDANCE WITH APA STANDARDS, OSB BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

-ROOF, 1/2" CD, CC PLYWOOD, EXTERIOR GRADE, W/8006:6:12 U.N.O.

-FLOOR, 3/4" CD, CC PLYWOOD TONGUE AND GROOVE OR BLOCKED PANEL EDGES, W/10084:4:10 U.N.O.

-WALL, 3/8"-1/2" (4 PLY MIN.) CD, CC, PLYWOOD OR OSB WITH ALL EDGES BLOCKED.

3. A REGISTERED STAMP OR BRAND OF THE D. FIR PLYWOOD ASSOCIATION SHALL IDENTIFY EACH SHEET OF PLYWOOD.

4. TOP PLATE OF ALL STUD WALLS SHALL BE 2 PIECES THE SAME SIZE AS STUDS. SPLICES TO LAP 4'-0" MINIMUM AND BE NAILED WITH 12-16D MINIMUM EACH SIDE OF JOINT.

5. EDGES OF ALL OPENINGS THROUGH THE ROOF SHALL BE NAILED PER BOUNDARY OF PLYWOOD DIAPHRAGM NAILING REQUIREMENTS.

6. JOIST HANGERS AND OTHER CONNECTORS SHALL BE TYPES:

7. BOLT HOLES IN WOOD SHALL BE 1/32" TO 1/16" LARGER THAN THE NORMAL BOLT DIAMETER. ALL BOLTS SHALL HAVE STANDARD CUT WASHER UNDER HEAD AND NUT UNLESS OTHERWISE NOTED.

8. ALL BOLTS SHALL BE RETIGHTENED PRIOR TO THE APPLICATION OF SHEETING, PLASTER, ETC.

9. PROVIDE Lx6 DIAGONAL LET-IN BRACING (AT APPROX. 45 DEGREE) EVERY 25'-0" MAXIMUM IN ALL STUD WALLS AND Lx6 DIAGONAL LET-IN BRACING (AT APPROX. 45 DEGREE) EVERY 25'-0" MAXIMUM IN ALL STUD WALLS. BRACING SHALL RUN CONTINUOUS FROM SILL PLATE TO TOP PLATE. NAIL WITH 2-8D PER STUD AND 3-0D EACH END TO PLATES.

10. PROVIDE FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AT FLOOR, CEILING, AND ROOF. FIRE STOPS SHALL BE 2X NOMINAL THICKNESS OF WOOD AND SHALL BE THE FULL WIDTH OF THE ENCLOSED SPACE. PLACE FIRE STOPS AT A MAXIMUM SPACING OF 8'-0" IN THE VERTICAL DIRECTION. PROVIDE 2X FIRE STOPS IN ALL FURRED SPACES, VERTICAL AND HORIZONTAL, AND AT THE SAME LINES AS FIRE STOPS IN ADJACENT STUD WALLS.

11. PROVIDE 2X SLOE BRACING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS. BLOCKING SHALL BE ONE PIECE AND THE FULL DEPTH OF THE JOIST OR RAFTER.

12. ALL STUD PARTITIONS OR WALLS OVER 10-FT. HEIGHT SHALL HAVE 2X BRIDGING, SAME AS THE STUD, PREFERABLY AT MID-HEIGHT BUT NOT TO EXCEED INTERVALS OF 8 FT.

13. DO NOT NOTCH JOISTS, RAFTERS OR BEAMS, EXCEPT WHERE SHOWN IN DETAILS. OBTAIN ENGINEER'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH BILLS, PLATES, TUDS, AND DOUBLE LOCATED IN THE CENTER OF THE STUD OR PLATE.

14. CROSS BRIDGING SHALL BE PROVIDED AT 8'-0" O.C. MAXIMUM FOR ALL JOISTS AND RAFTERS MORE THAN 8' DEEP.

15. PROVIDE DOUBLE JOISTS UNDER PARTITIONS, WHICH ARE PARALLEL TO THE JOISTS.

16. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE PLACED 9 INCHES FROM THE END OF A PLATE, OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF A PLATE, AND SPACED AT INTERVALS NOTED.

17. NAILED CONNECTIONS SHALL CONFORM TO THE MINIMUM NAILING SCHEDULE BELOW, EXCEPT AS OTHERWISE NOTED. ALL NAILS SHALL BE COMMON NAILS. IF DRIVING OF NAILS CAUSES SPLITTING, HOLES FOR THE NAILS SHALL BE SUB-DRILLED.

CONTRACTOR TO PROVIDE ADEQUATE SHORING BEFORE ATTEMPTING TO DEMOLISH ANY EXISTING WALLS AND FRAMING.

## CONCRETE

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS OR AS PER PLAN.
2. ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI318-14
3. REMOVE ALL DELETERIOUS MATERIALS FROM THE FORMS BEFORE POURING ANY CONCRETE.
4. ALL FORMWORK TO REMAIN IN PLACE UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
5. FOLLOW ACI RECOMMENDATIONS FOR PLACING CONCRETE AND CURING DURING HOT OR COLD WEATHER.
6. REINFORCING STEEL SHALL BE INTERNALLY VIBRATED, SUFFICIENT TO CONSOLIDATE THE MIX AND REDUCE THE OCCURENCE OF VOIDS. ALL CONCRETE SHALL BE CURED USING AN APPROVED METHOD.
7. REINFORCING STEEL SHALL CONFORM TO ASTM A1615 GRADE 60 (ALL BARS #5 OR >, GRADE 40 FOR BARS < #5) 17, STEEL DOWEL, BOLTS, ANCHORS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY ATTACHED WITH CHEMICAL ADHESIVE AND POSITIONED BEFORE PLACING CONCRETE.
8. THE MINIMUM CLEAR CONCRETE COVERAGE TO PROTECT STEEL AGAINST CORROSION IS 3" FOR CONCRETE IN PERMANENT CONTACT WITH SOIL AND 2" FOR ALL OTHER CONDITIONS.
9. WATERPROOFING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

## FOUNDATIONS

CLAY SOILS BEARING PRESSURE 1,500 PSF,

1. FOUNDATIONS SHALL BE OF THE SIZE AND TYPE AS INDICATED ON THE DRAWINGS.
2. FOOTINGS ARE TO BE CARRIED A MINIMUM OF 24" INTO FIRM UNDISTURBED, NATURAL SOIL OR APPROVED COMPACTED-FILL \*MIN. 90% RELATIVE COMPACTION\*.
3. DESIGN BEARING PRESSURE IS 1500 PSF IN UNDISTURBED, NATURAL SOIL.
4. DESIGN LATERAL BEARING PRESSURE IS APPROX. 300 PSF/FT WITH A 33% FOR WINDS. THE FOOTINGS OF THE PROPOSED STRUCTURES SHALL BE SUPPORTED COMPLETELY BY A UNIFORM THICKNESS OF NON-EXPANSIVE COMPACTED SOIL. THE STRUCTURES SHALL NOT BE SUPPORTED OVER A CUT/FILL TRANSITION.
5. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE.
6. ALL EXCAVATIONS SHALL BE PROPERLY BACK FILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL INSTALLATION OF SUCH BRACING.
7. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL WITH NOT LESS THAN 5/8" NOMINAL DIAMETER STEEL BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE OR MASONRY AND SPACED NOT MORE THAN 4' APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. USE 3"x3"x1/4" SQUARE WASHER SPECIFIED IN SECTION 2306. ALL INTERIOR WALLS NON SHEAR WALLS TO HAVE HILTI X-DNI \*WITH A MINIMUM PENETRATION OF 1-1/4" INTO SLAB\* AT 24" ON CENTER, UNLESS NOTED OTHERWISE, TO BE INSTALLED IN ACCORDANCE WITH ICBO #2388 LARR# 2582.
8. CONTINUOUS FOOTING IN ADDITION \*\* 4 BAR EXTRA FOR ELECTRICAL GROUND. LOCATION TO BE VERIFIED WITH ELECTRICAL CONTRACTOR.

## PARALLAM BEAMS

1. PARALLAM WOOD BEAMS SHALL BE MANUFACTURED BY TRUSS JOIST MACMILLAN OR EQUIV.

ID PER MANUFACTURER'S SPECIFICATIONS AND PER ICBO REPORT NO. 4979, LARR# 25202

2. PROPERTIES OF PLB SHALL BE AS FOLLOW:

A) E = 2,000,000 PSI  
FB = 2,900 PSI  
FC = 1,600 PSI (PARALLEL TO GRAIN)  
FV = 290 PSI

## REINFORCING STEEL

1. ALL REINFORCING SHALL CONFORM TO ASTM A615, 60 KSI UNLESS OTHERWISE NOTED.

2. REINFORCING BARS SHALL HAVE THE FOLLOWING MINIMUM COVERAGE. PLACE BARS AS NEAR TO THE CONCRETE SURFACE AS THESE MINIMUMS PERMIT WHEREVER POSSIBLE UNLESS NOTED OTHERWISE:

	MIN. CONCRETE COVER
CONCRETE POURED AGAINST EARTH	3"
FORMED CONCRETE IN CONTACT WITH EARTH	2"
EXPOSED TO WEATHER *#6 AND LARGER*	2"
EXPOSED TO WEATHER *#5 AND SMALLER*	1-1/2"
SLABS & WALLS NOT EXPOSED TO WEATHER	1"
NOT EXPOSED TO WEATHER	1-1/2"

3. #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTH NOT SHOWN SHALL BE CONTINUOUS, LAPPING 1'-6" MINIMUM IN CONCRETE \*SEE TYPICAL DETAILS\*. HORIZONTAL WALL SPLICES SHALL BE STAGGERED. VERTICAL BARS SHALL NOT BE SPLICED EXCEPT AT HORIZONTAL SUPPORT, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK UNLESS OTHERWISE SHOWN.

4. BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE A.C.I. STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. ALL DOWELS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE.

5. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZE, CLEARANCES, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS THAT ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.

6. NO WELDING OF REINFORCEMENT \*INCLUDING TACK WELDING\* SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWINGS, WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. USE E60XX ELECTRODES.

## SHEAR WALL HOLD-DOWNS:

1. THE CONCRETE CONTRACTOR IS TO VERIFY LOCATION OF HOLD-DOWNS AND ANCHOR BOLTS WITH ROUGH FRAMING TO ASSURE PROPER AND ACCURATE INSTALLATION, WITH THE FRAMING CONTRACTOR.
2. ALL HD'S, HOA'S, PA'S, HPA'S, HPAHQ22'S AND MPA'S, ARE TO BE INSTALLED ACCORDING TO STRONG TIE SPECIFICATIONS AND REQUIREMENTS OF ICBO REPORT #1211 AND #4935, AND LARR #25528.
3. MPA'S AND HPAHQ22'S SHALL BE INSTALLED IN FOOTINGS HAVING A MINIMUM WIDTH OF AT LEAST 8" (U.O.)
4. ALL HOLD-DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
5. PROVIDE 2- NOF4 REINFORCING BARS TOP AND BOTTOM OF ALL CONTINUOUS FOOTINGS.
- 6.

## DESIGN CRITERIA

1. BUILDING CODE: ALL WORK SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE CALIFORNIA BUILDING CODE CRC 2019, INCLUDING LOCAL BUILDING OFFICIAL AMENDMENTS

2. VERTICAL LOADS - (UNLESS OTHERWISE NOTED ON DRAWINGS)

	LIVE LOAD	DEAD LOAD
SLOPED ROOF (3.5:12 MINIMUM)	20 PSF	15 PSF
FLAT ROOF (2% MINIMUM SLOPE)	20 PSF	17 PSF
FLOOR LOADS	40 PSF	15 PSF
WALL LOADS	0 PSF	14 PSF
CEILING LOADS	10 PSF	10 PSF
BALCONY LOADS	60 PSF	15 PSF

3. LATERAL DESIGN FACTORS

WIND LOAD	
WIND SPEED:	110 MPH
OCCUPANCY CATEGORY:	II
ROUGHNESS CATEGORY:	C
EXPOSURE CATEGORY:	B
IMPORTANCE FACTOR:	1.00
INTERNAL PRESSURE FACTOR:	1.29
EARTHQUAKE LOAD (BUILDING)	
IMPORTANCE FACTOR:	1.00
OCCUPANCY CATEGORY:	II
SS-VALUE	2.073
SI-VALUE	.742
SITE CLASS:	E
SDS-VALUE	1.658
SDI-VALUE	.989
SEISMIC DESIGN CATEGORY	E
BASIC SEISMIC FORCE RESISTING SYSTEM (S)	LIGHT FRAME (WOOD) WALLS SHEATHED WITH STRUCTURAL PANELS
DESIGN BASE SHEAR:	.255W
R-VALUE	6.5
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE
REDUNDANCY FACTOR USED	2.5
SOIL BEARING CAPACITY	1500 PSF
SLIDING FRICTION VALUE	.30
COMPRESSIVE STRENGTH OF CONCRETE	

FASTENING SCHEDULE		
ELEMENT/CONNECT ON	FASTENER	LOCATION
ROOF		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3 - 8d common (2 1/2" x 0.131") 3-10d box (3"x0.128") 3 - 3" x 0.131" nails 3 - 3" x 14 gage staples, 7/16" crown	Toenail each end
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2- 8d common (2 1/2" x 0.131") 2 - 3" x 0.131" nails 2 - 3" x 14 gage staples 3-3"x0.131" nails	toenail each end
Flat blocking to truss and web filler	2-16d common (3 1/2"x0.162") @6" o.c. 3-3"x0.131" nails @ 6" o.c. 3-3" x 14 gage staples @ 6" o.c.	Face nail
2. Ceiling joists to top plate	3-8d common 3-10d box 3-3"x0.131" nails 3-3" x 14 gage staples, 7/16" crown	Toenail each joint
3. Ceiling joist not attached to parallel rafter, laps over partitions (no truss)	3-16d common 4-10d box 4-3"x0.131" nails 4-3" x 14 gage staples, 7/16" crown	Face nail
4. Ceiling joists attached to parallel rafter (heel joint) (Table and Section2308.7.3.1)	Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common 4-10d box 4-3"x0.131" nails 4-3" x 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (Table and section 2308.7.5)	3-16d common 3-16d box 4-10d box 4-3"x0.131" nails 4-3" x 14 gage staples, 7/16" crown	Toenail <sup>10)</sup>
7. Roof rafters to ridge valley	2-16d common	End nail

17. Top or bottom plate to stud	2-16d common 3-10d box 3-3"x0.131" nails 3-3" x 14 gage staples, 7/16" crown	End nail
18. Top plates, laps at corners and intersections	2-16d common 3-10d box 3- 3"x0.131" nails 3-3" x 14 gage staples, 7/16" crown	Face nail
19. 1" brace to each stud and plate	2-8d common 2-10d box 2- 3"x0.131" nails 2- 3" x 14 gage staples, 7/16" crown	Face nail
20. 1"x6" sheathing to each bearing	2-8d common 2-10d box	Face nail
21. 1"x8" and wider sheathing to each bearing	3-8d common 3-10d box	Face nail
FLOOR		
22. Joint to sill, top plate, or girder	3-8d common 3-10d box 3-3"x0.131" nails 3-3" x 14 gage staples, 7/16" crown	Toenail
23. Rim joist, band joist or blocking to top plate, sill or other framing below	3-8d common 3-10d box 3"x0.131" nails 2" x 14 gage staples, 7/16" crown	6" o.c., toenail
24. 1"x6" subfloor or less to each joist	2-8d common 2-10d box	Face nail
25. 2" subfloor to joist or girder	2-16d common	Face nail
26. 2" plank	2-16d common	Each bearing, face nail
27. Built up girders and beams, 2" lumber layers	230d common	Each bearing, face nail at top and bottom staggered on opposite sides
	10d box 3"x0.131" nails 3" x 14 gage staples, 7/16" crown	Each end at each splice, face nail
28. Ledger strip supporting joists or rafters	3-16d common 4-10d box 4-3"x0.131" nails 4-3" x 14 gage staples, 7/16" crown	Each joint or rafter, face nail
29. Joint to band joist or rim joist	3-16d common 4-10d box 4-3"x0.131" nails 4-3" x 14 gage staples, 7/16" crown	End nail
30. Bridging or blocking to	2-8d common	Each end, toenail

## ADHESIVE AND EXPANSION ANCHORS

1. MECHANICAL ANCHORS INTO CONCRETE: HILTI CARBON STEEL

KWK-BOLT II (ICBO ESR#2302, COLA RR #25901) OR RAMSET RED HEAD TURNBOLT (ICBO ESR#2251, COLA R.R.#2748)

2. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO CONCRETE AND GROUT-FILLED MASONRY UNITS: CA-GEL 7000 BY COVERT OPERATIONS

(ICBO ESR#1702, COLA RR #25113) HIT HY-150 BY HILTI (ICB ESR #2678, COLA RR #25257), OR EPOXY-TIE SET BY SIMPSON STRONG-TIE (ICBO ESR#1772, COLA RR #25279).

3. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO HOLLOW MASONRY UNITS AND UNREINFORCED BRICK MASONRY (URM): CIA-GEL 7000 BY COVERT OPERATIONS (ICBO ESR #1702, COLA RR #25113), HIT HY-20 BY HILTI (ICBO ESR#2502, COLA RR #24564), OR EPOXY-TIE SET BY SIMPSON STRONG-TIE (ICBO ESR#1772, COLA RR #25279). USE SCREENS AS SPECIFIED BY THE MANUFACTURER.

4. MECHANICAL FASTENERS: STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.

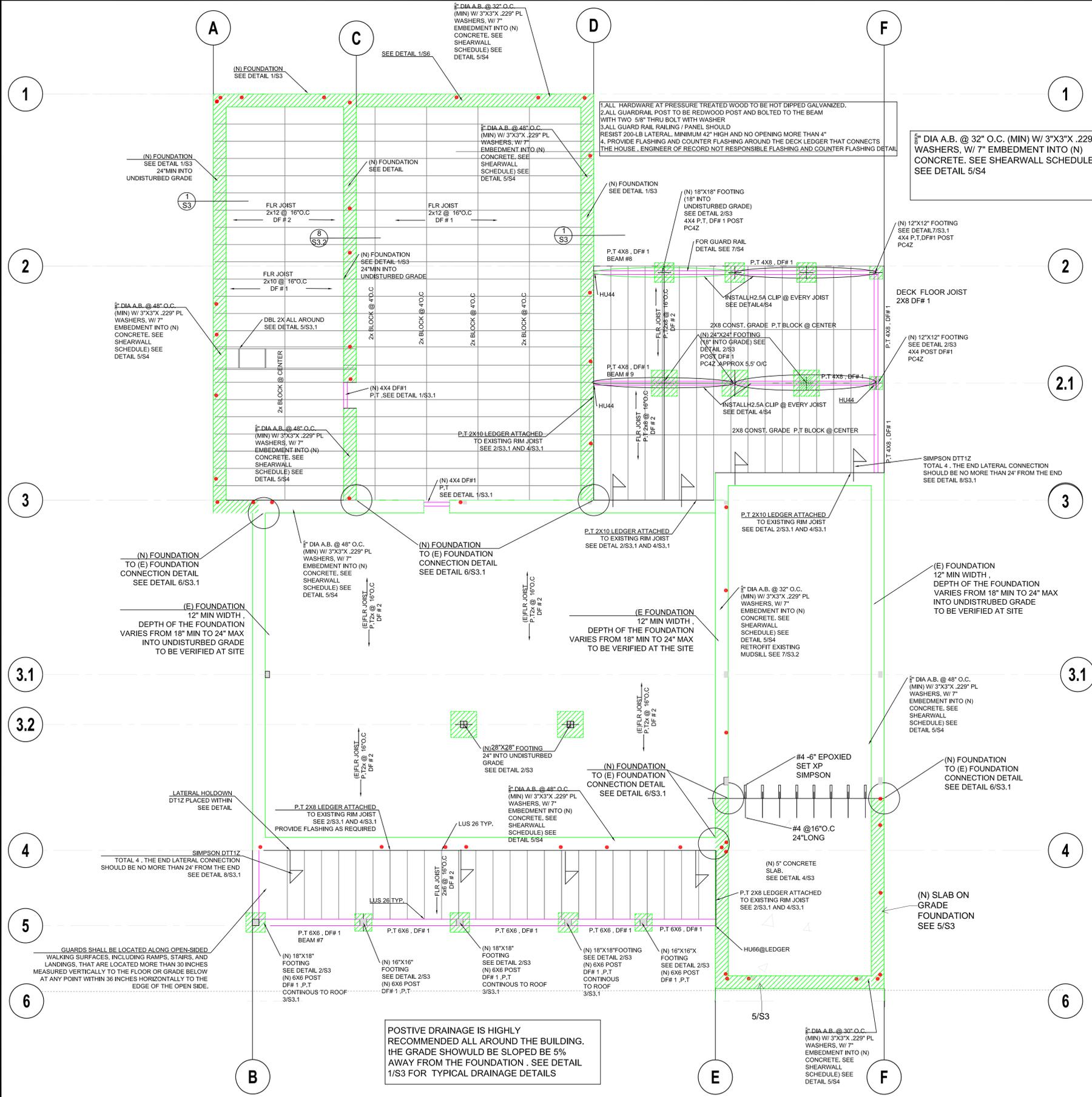
5. ADHESIVE ANCHORS: ASTM A36 THREADED RODS WITH ASTM A 563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F 436 WASHERS.

6. ADHESIVE DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.

8. UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS PER ICBO, COLA REPORTS & MANUFACTURERS RECOMMENDATIONS.

or hip rafters, or roof rafter to 2" ridge beam	3-10d box 3-3"x0.131" nails 3-3" x 14 gage staples, 7/16" crown 3-10d common 3-16d box 4-10d box 4-3"x0.131" nails 4- 3" x 14 gage staples, 7/16" crown	Toenail
W ALL		
8. Stud to Stud (not at braced wall panels)	16d common 10d box 3"x0.131" nails 3" x 14 gage staples, 7/16" crown	24" o.c. face nail 16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common 16d box 3"x0.131" nails 3" x 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail
10. Built-up header	16d common 16d box	16" o.c. each edge, face nail 12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common 4-10d box	Toenail
12. Top plate to top plate	16d common 10d box 3"x0.131" nails 3" x 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common 12-10d box 12-3"x0.131" nails 12-3" x 14 gage staples, 7/16" crown	Each side of end joint, face nail (rein 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	16d common 16d box 3"x0.131" nails 3" x 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common 3-16d box 4-3" x 14 gage staples, 7/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common 4-10d box 4-3"x0.131" nails 4-3" x 14 gage staples, 7/16" crown 2-16d common 3-10d box 3-3"x0.131" nails 3-3" x 14 gage staples, 7/16" crown	Toenail End nail

joist, rafter or truss		
WOOD STRUCTURAL PANELS, SUB FLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING <sup>10)</sup>		
31. 3/8"-1/2"	6d common or deformed (2"x0.113") (subfloor and wall)	6" edge 12" intermediate supports
	8d box or deformed (roof)	
	2 3/8"x0.113" nail (subfloor and wall)	
	1 1/2" 16 gage staple, 7/16" crown	4" edge
	2 3/8" x0.113" nail (roof)	6" intermediate supports
3		



CONCRETE COMPRESSIVE STRENGTH: 2500 PSI  
 SETXP BONDING STRENGTH : 1830 PSI  
 MAXIMUM TIGHTENING TORQUE FOR 3/8" ANCHOR BOLT : 50 FT-LB  
 FOR 1/2" ANCHOR BOLT  
 MIN EMBEDMENT DEPTH = 3.5 INCH FOR EXISTING FOUNDATION  
 MAX EMBEDMENT DEPTH = 12.5 INCH  
 MIN ANCHOR SPACING = 3 INCH  
 MIN EDGE DISTANCE = 1-3/4 INCH

5/8" DIA A.B. @ 32" O.C. (MIN) W/ 3"x3"x .229" PL WASHERS, W/ 7" EMBEDMENT INTO (N) CONCRETE. SEE SHEARWALL SCHEDULE) SEE DETAIL 5/S4

**SAFETY NOTES:**  
 PRIOR TO EXCAVATIONS, DETERMINE THE EXISTENCE OF ALL UNDERGROUND FACILITIES WHICH MAY BE SUBJECT TO DAMAGE. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THEM AND MAINTAIN THEIR SERVICE AS REQUIRED BY THE OWNER. REPAIR ANY DAMAGE THAT OCCURS.

PROVIDE ADEQUATE SHORING AND BRACING AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION WORK. SHORING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE IS FULLY SELF-SUPPORTING. SHORING DESIGN AND PLACEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR.

**CONCRETE :**  
 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS. OR OTHERWISE NOTED. ( 3000 PSI FOR PIER AND TIE BEAM)

ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CRC 2019.

REMOVE ALL DELETERIOUS MATERIALS FROM THE FORMS BEFORE POURING ANY CONCRETE.

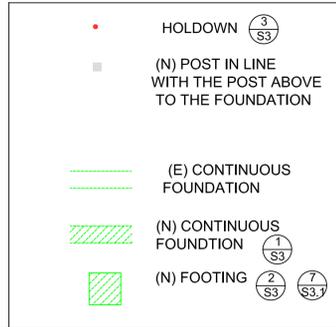
ALL FORMWORK TO REMAIN IN PLACE UNTIL CONCRETE HAS REACHED DESIGN STRENGTH. FOLLOW ACI RECOMMENDATIONS FOR PLACING CONCRETE AND CURING DURING HOT OR COLD WEATHER. CONCRETE SHALL BE INTERNALLY VIBRATED, SUFFICIENT TO CONSOLIDATE THE MIX AND REDUCE THE OCCURENCE OF VOIDS. ALL CONCRETE SHALL BE CURED USING AN APPROVED METHOD.

REINFORCING STEEL SHALL CONFORM TO ASTM A1615 GRADE 60 (ALL BARS #5 OR >, GRADE 40 FOR BARS < #5) STEEL DOWEL, BOLTS, ANCHORS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY ATTACHED WITH CHEMICAL ADHESIVE AND POSITIONED BEFORE PLACING CONCRETE. THE MINIMUM CLEAR CONCRETE COVERAGE TO PROTECT STEEL AGAINST CORROSION IS 3" FOR CONCRETE IN PERMANENT CONTACT WITH SOIL AND 2" FOR ALL OTHER CONDITIONS. WATERPROOFING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

SPECIAL INSPECTION FOR 1 )ANCHOR BOLT AND HOLDOWN( EPOXIED)

**FLOOR DIAPHRAGM:**  
 USE 3/4" APA RATED PLYWOOD FLOOR SHEATHING WITH 10D @ 6" EDGE AND 12" FIELD NAILING. MINIMUM WIDTH OF PLYWOOD TO BE 24" UNLESS SUPPORTED ON FOUR SIDES. INSTALL PLYWOOD WITH LONG DIRECTION PERPENDICULAR TO JOISTS WITH STAGGERED END JOINTS AND 1/8" SPACING BETWEEN PANELS, UNLESS OTHERWISE INDICATED BY THE MANUFACTURER.

**LEGEND/SPECIFICATIONS**



**EXCAVATION**

- DESIGN BASED ON MOST RECENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND LOCAL AMENDMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATOR SERVICE TO IDENTIFY AND LOCATION ANY BURIED UNDERGROUND UTILITIES A MINIMUM OD 48-HOURS PRIOR TO BEGINNING ANY EXCAVATION WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL WORK SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND SPECIFICATIONS INCLUDING OSHA AND CONDITIONS OF THE PERMIT(S).
- EXCAVATIONS SHALL BE CARRIED OUT "IN THE DRY" AND PROVISIONS SHALL BE MADE TO PREVENT THE BOTTOM OF EXCAVATION FROM FLOODING.
- EXCAVATION FOR FOUNDATION SHALL BE CARRIED TO UNDISTURBED FIRM MATERIAL.
- FINISH GRADE SHALL SLOPE AWAY FROM ALL STRUCTURES AT:
  - COMPACTED EARTH: 5% MIN.
  - ROCK: 5% MIN.
  - COMPACTED CRUSHED ROCK/AGGREGATE BASE: 5% MIN.
  - ASPHALT: 2% MIN.
  - CONCRETE: 2% MIN.
- THE CONTRACTOR SHALL COOPERATE WITH AND NOTIFY THE LOCAL BUILDING INSPECTOR AND THE OWNER 72 HOURS PRIOR TO THE COMMENCEMENT OF FOUNDATION EXCAVATIONS AND UPON COMPLETION OF FOUNDATION EXCAVATIONS FOR THE REQUIRED APPROVALS PRIOR TO INSTALLING FORMS OR REINFORCING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF ALL EXCESS SOIL AND DEMOLITION MATERIALS AT A LEGAL DISPOSAL SITE.

POSTIVE DRAINAGE IS HIGHLY RECOMMENDED ALL AROUND THE BUILDING. THE GRADE SHOULD BE SLOPED BE 5% AWAY FROM THE FOUNDATION . SEE DETAIL 1/S3 FOR TYPICAL DRAINAGE DETAILS



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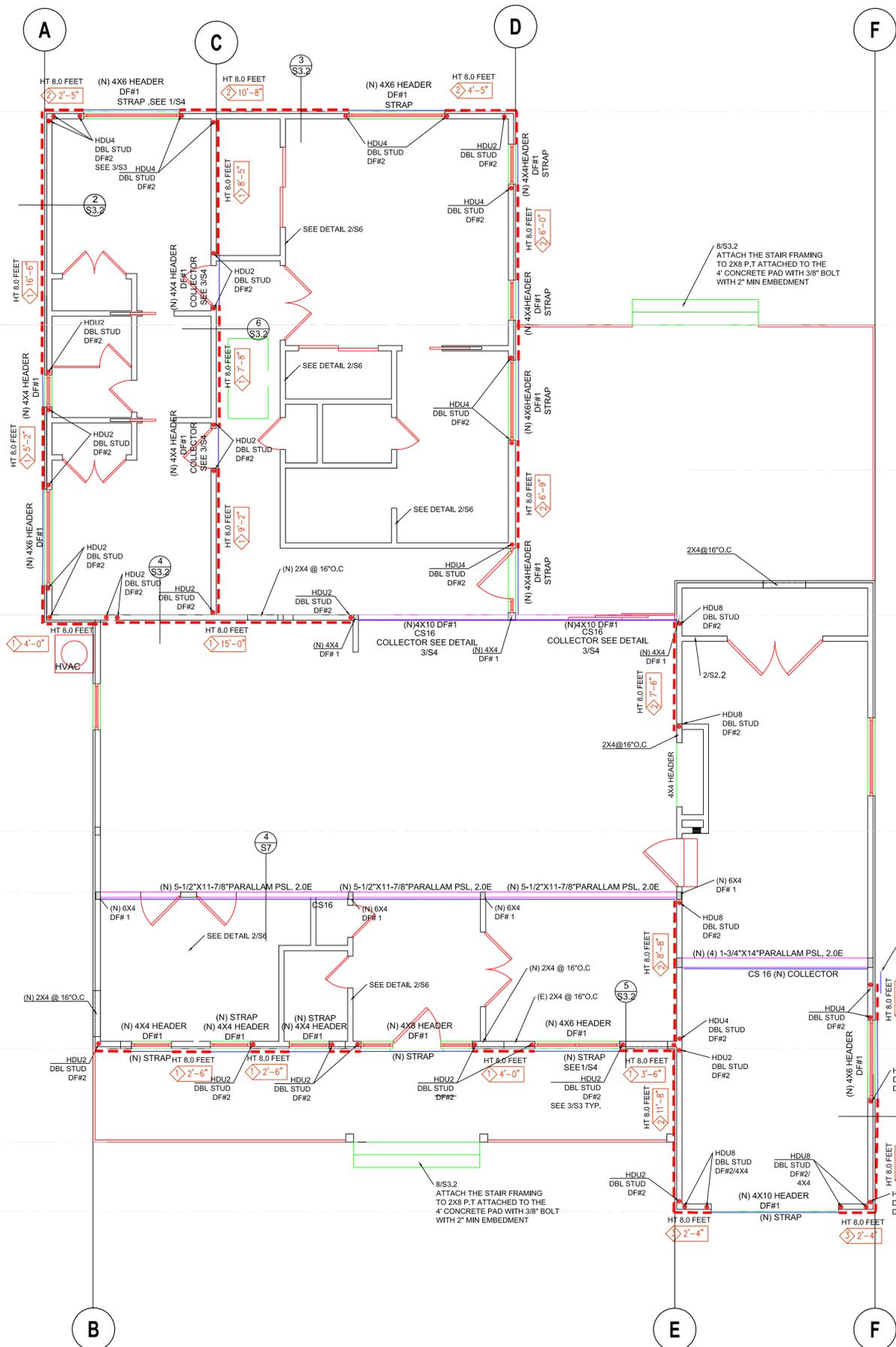
**(P) FOUNDATION PLAN**

Date :08/06/21

Scale: AS NOTED

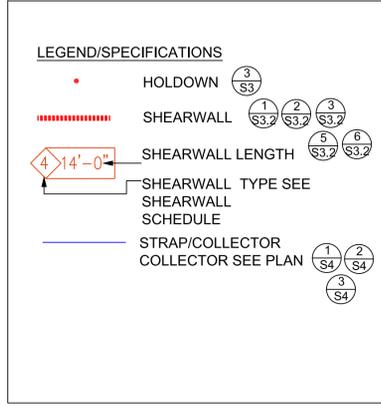
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Sheet: S1  
 of 12 Sheets



**1 S2 PROPOSED FIRST FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'

ONLY LABELED SHEARWALL LENGTH IS INCLUDED IN THE LATERAL LOAD CALCULATION



- FRAMING NOTES:**
- FRAMING LUMBER SHALL BE THESE MINIMUM GRADES UNLESS OTHERWISE SHOWN ON PLANS  
STUDS, BLOCKS, MEMEBERS SHORTER THAN 48"- DF CONST STD JOISTS RAFTERS - DF#2 BEAM, HEADERS- DF#1
  - ALL LUMBER IN CONTACT WITH THE CONCRETE SHALL BE PRESSURE TREATED, BOLTED SILL PLATES SHALL BE MINIMUM 3" NOMINAL THICKNESS.
  - ALL LUMBER SHALL HAVE A MINIMUM 8" SEPARATION FROM THE SOIL.
  - THE STRUCTURE SHOULD BE FIRE BLOCKED TO ISOLATE ALL UNDERFLOOR, WALL SOFFIT, DROPPED CEILING AND ATTIC SPACES FROM ONE ANOTHER
  - LAP TOP PLATE MINIMUM MINIMUM 48", WHERE BOTH PLATES ARE CUT , PROVIDE SIMPSON CS16 STRAP X24"( 12' ENDS)
  - PLYWOOD SHEARWALL SHOULD BE BLOCKED AT ALL EDGE JOINTS
  - WALLS WITHOUT PLYWOOD SHEATHING SHALL BE BLOCKED MID HEIGHT AT ALL CORNERS AND WINDOW AND DOOR OPENINGS

- WALL NOTES:**
- NEW STRUCTURAL WALL : 2X4 STUD WALL @ 16" O.C ( OR AS NOTED)  
NEW PARTITION WALL: 2X4 STUD WALL @ 16" O.C ( OR AS NOTED)  
ALL BEARING WALLS PARALLEL TO JOIST MUST BE DOUBLE JOIST  
WALL INSULATION SHALL BE R19, FLOOR R19 AND ROOF INSULATION R-30 ( R-30 INSULATION ONLY FOR THE NEW ADDITION ). TO BE VERIFIED AS PER ARCHITECTURE.
- FLOOR DIAPHRAGM:**  
USE 3/4" APA RATED PLYWOOD FLOOR SHEATHING WITH 10D @ 6" EDGE AND 12" FIELD NAILING. MINIMUM WIDTH OF PLYWOOD TO BE 24" UNLESS SUPPORTED ON FOUR SIDES. INSTALL PLYWOOD WITH LONG DIRECTION PERPENDICULAR TO JOISTS WITH STAGGERED END JOINTS AND 1/8" SPACING BETWEEN PANELS, UNLESS OTHERWISE INDICATED BY THE MANUFACTURER.

**TABLE 1: HEADER SCHEDULE**

OPENING	ROOF		2nd FLR.	
	HEADER	JACKSTUD	HEADER	JACKSTUD
UP TO 4'-0"	4x4	(1)2x4	4x6	(1)2x4
4'-0"-6'-0"	4x6	(1)2x4	4x8	(2)2x4
6'-0"-7'-0"	4x8	(2)2x4	4x10	(2)2x4

ENGINEER OF RECORD NOT RESPONSIBLE FOR FLASHING AND COUNTER FLASHING

**TABLE 2: SHEARWALL SCHEDULE** (SEE DETAIL 7/S3.2 FOR INSTALLING NEW 2X MUDDSILL)

SHEARWALL TYPE	CDX#1	EDGE NAILING	JOISTS or BLOCKS TO TOP PLATE	ANCHOR BOLTS TO CONCRETE	ALLOWABLE SHEAR LOAD
(FIELD-BUILT)	APA RATED	10d Common Nails	FRAMING CLIPS	5/8"Ø x 12" at	
1	15/32"	@6" o.c.	A-35 at 16" o.c.	32" o.c. 2x SILL PLATE	340 lb/ft
2	15/32"	@4" o.c.	A-35 at 16" o.c.	32" o.c. 3x SILL PLATE	510 lb/ft
3	15/32"	@3" o.c.	A-35 at 12" o.c.	30" o.c. (N) 3x SILL PLATE	665 lb/ft
4	15/32"	@2" o.c.	L90 at 10" o.c.	12" o.c. (N) 3x SILL PLATE	870lb/ft

**PLY WOOD BRACING NOTES**  
ALL NEW PLYWOOD USED FOR SHEARWALLS SHALL BE 1/2" THICK CD-X GRADE APA-RATED PLYWOOD OR OSB SHEATHING. EDGE NAILING SHALL BE AS SHOWN ON THE DRAWINGS. FIELD NAILING SHALL BE 10D @ 12" UNO.

EDGE NAILS SHALL BE NO CLOSER THAN 3/8" FROM THE EDGE OF THE INDIVIDUAL PLYWOOD PIECES.

EXACT LOCATION OF SHEAR WALLS MAY VARY AS LONG AS OVER ALL LENGTHS AND A HEIGHT TO WIDTH RATIO OF 2 TO 1 IS MAINTAINED.

STUDS SHALL BE SPACED AT 16" O.C. MAXIMUM (PLYWOOD MAY BE INSTALLED EITHER VERTICALLY OR HORIZONTALLY)

ALL UNSUPPORTED PANEL EDGES SHALL BE BLOCKED AND EDGE-NAILED (EN)  
USE ONLY COMMON OR GALVANIZED BOX NAILS FOR ALL PANEL AND SILL PLATE NAILING (GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLER)

ALL SHEAR PANELS ARE TO BE CONTINUOUS BETWEEN HORIZONTAL DIAPHRAGMS (ROOF TO FLOOR, FLOOR TO FLOOR, FLOOR TO FOUNDATION)

ANCHOR BOLTS SHALL BE 10" LONG (MIN.) FOR 2X SILL PLATES AND 12" LONG (MIN.) FOR 3X SILL PLATES, W/ 7" MIN. EMBEDMENT.

WHERE 3X EDGE MEMBERS ARE REQUIRED, STUDS AND/OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3X MINIMUM AND NAILS SHALL BE STAGGERED  
WHERE SILL PLATES ARE 3X MINIMUM, SILL PLATE NAILING SHALL BE STAGGERED.  
2X SILL PLATES AT EXISTING WALLS MAY BE UPGRADED BY ADDING 2X BLOCKING BETWEEN STUDS AND NAILING WITH (4)10D PER BLOCK  
FOR SDS 1/4X6: SIMPSON STRONG-DRIVE WOOD SCREWS INTO JOIST OR BLOCKING BELOW, PREDRILLING MAY BE REQUIRED DEPENDING ON MOISTURE CONTENT OF WOOD. STAGGER SCREWS IN TWO ROWS (1 3/4" APART) INTO 4X JOIST OR BLOCKING WHERE SPACING IS LESS THAN 6" ON CENTER.



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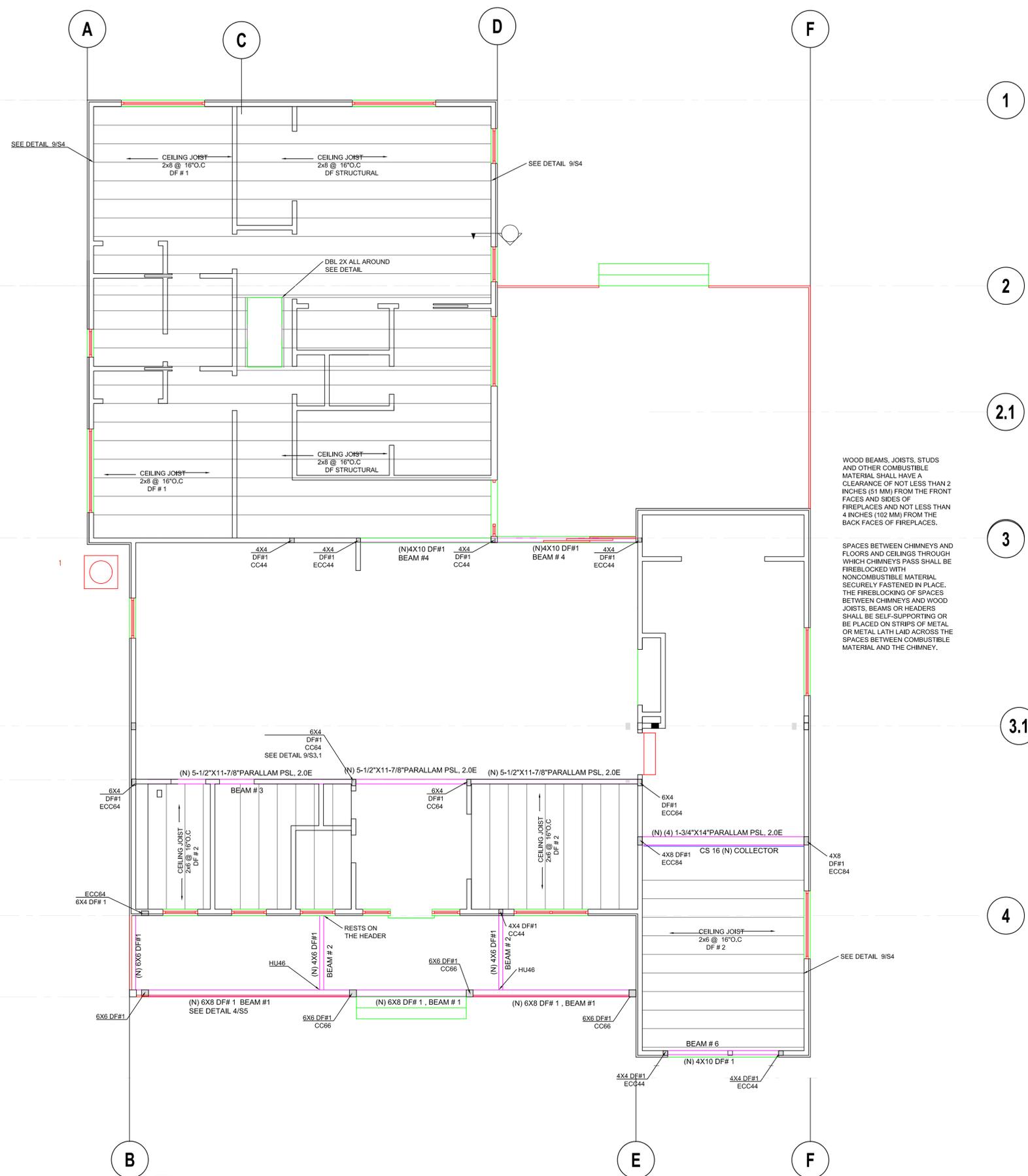
**(P) FIRST FLOOR FRAMING PLAN**

Date :08/06/21

Scale: AS NOTED

Job:686

Sheet: **S2**  
of 12 Sheets

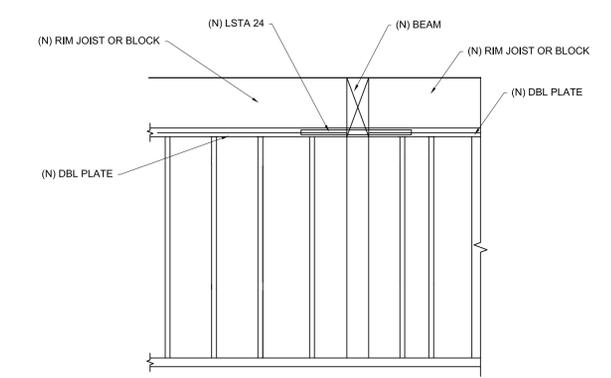


**1 PROPOSED CEILING PLAN**  
**S2.1**

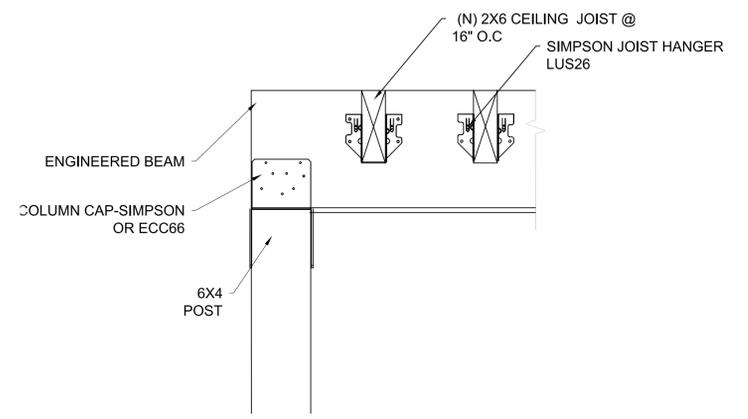
SCALE: 1/4" = 1'

WOOD BEAMS, JOISTS, STUDS AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A CLEARANCE OF NOT LESS THAN 2 INCHES (51 MM) FROM THE FRONT FACES AND SIDES OF FIREPLACES AND NOT LESS THAN 4 INCHES (102 MM) FROM THE BACK FACES OF FIREPLACES.

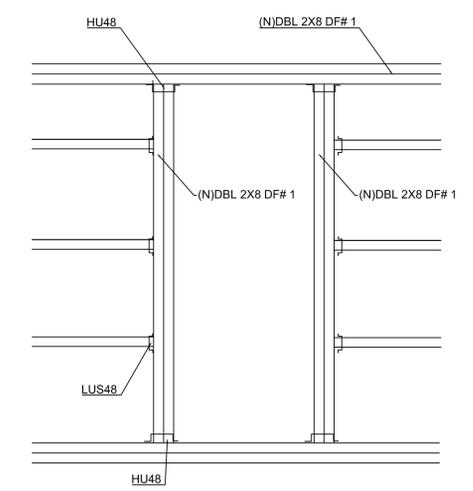
SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.



**2 BEAM AND POST CONNECTION**  
**S2.1**



**3 BEAM AND POST CONNECTION**  
**S2.1**



**4 OPENING IN THE FRAMING**  
**S2.1**



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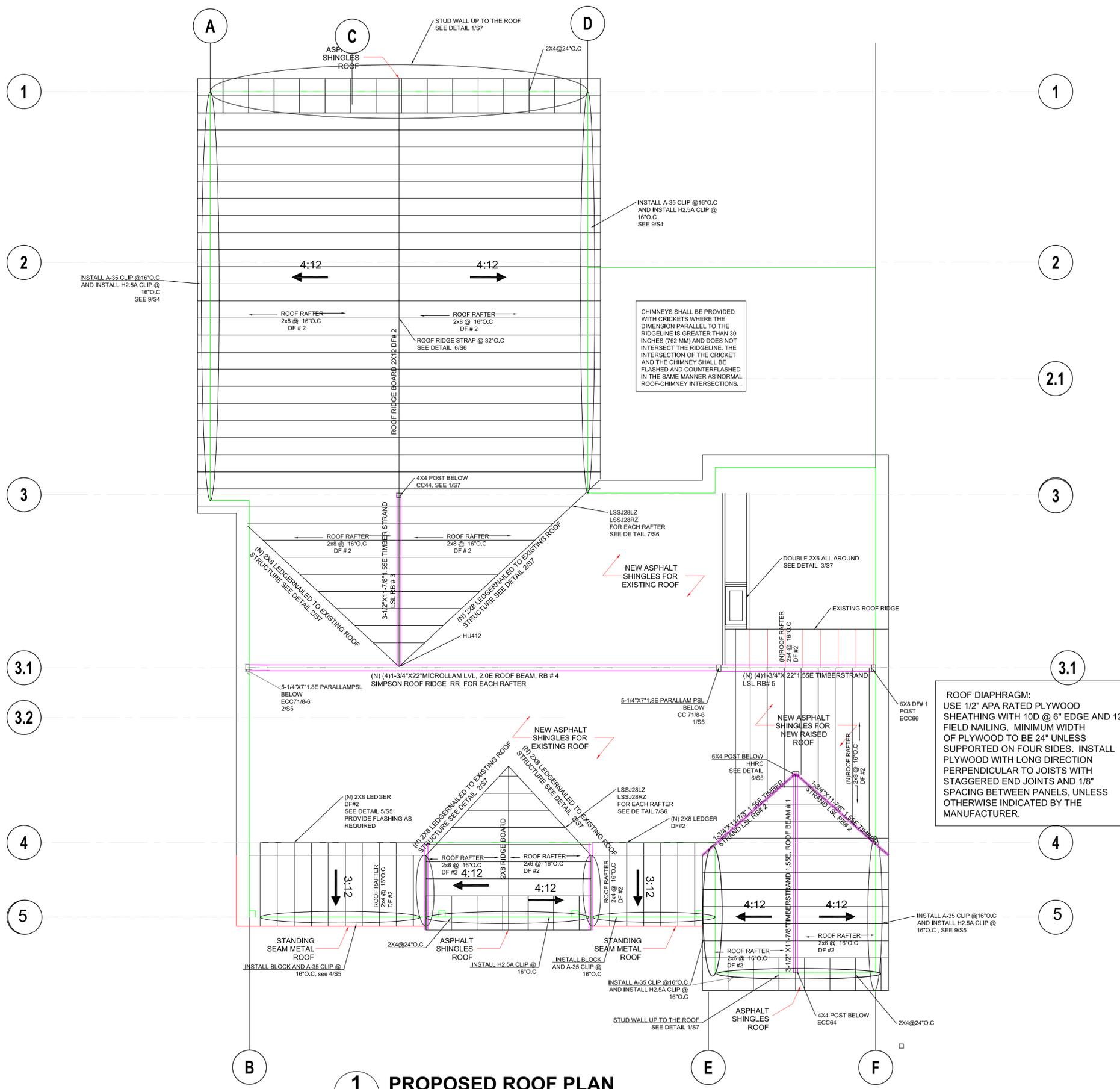
**DETAILS**

Date :6-12-2021

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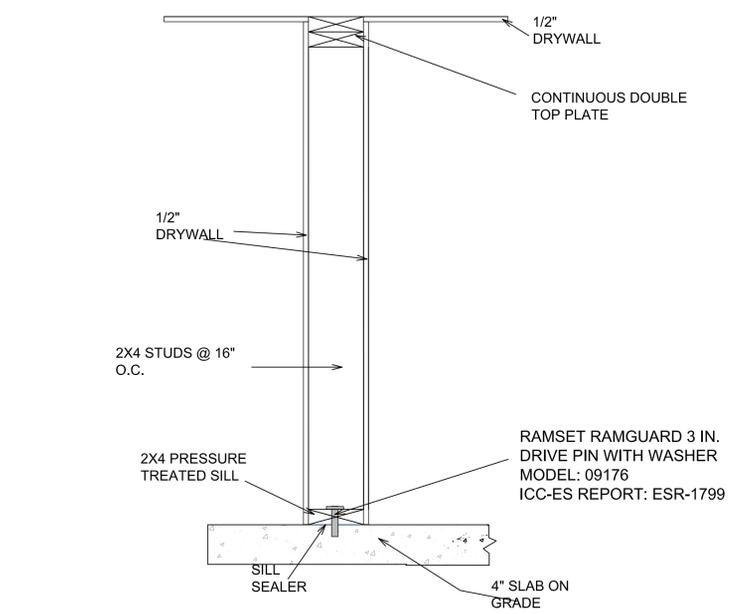
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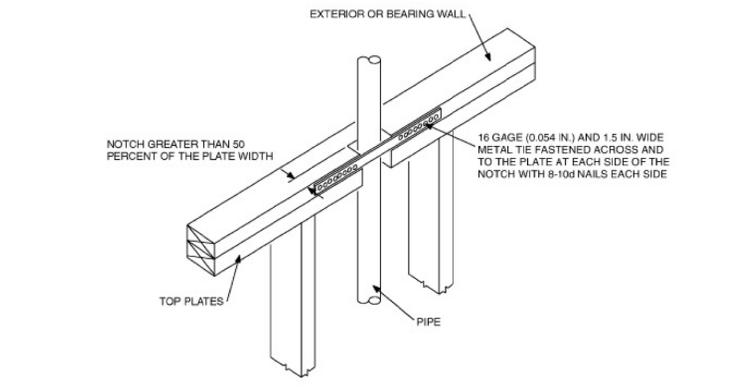


**1 PROPOSED ROOF PLAN**  
S2.2

SCALE: 1/4" = 1'

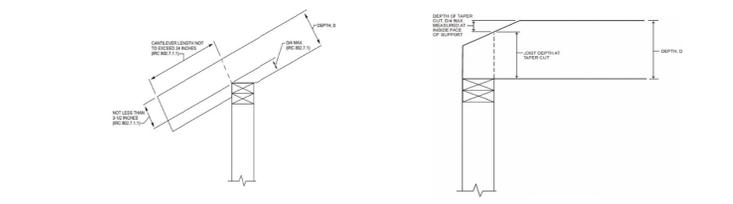


**2 INTERIOR WALL @ CONCRETE SLAB**  
S2.2



**3 STRAPPING @ DOUBLE PLATE**  
S2.2

**ROOF DIAPHRAGM:**  
USE 1/2" APA RATED PLYWOOD SHEATHING WITH 10D @ 6" EDGE AND 12" FIELD NAILING. MINIMUM WIDTH OF PLYWOOD TO BE 24" UNLESS SUPPORTED ON FOUR SIDES. INSTALL PLYWOOD WITH LONG DIRECTION PERPENDICULAR TO JOISTS WITH STAGGERED END JOINTS AND 1/8" SPACING BETWEEN PANELS, UNLESS OTHERWISE INDICATED BY THE MANUFACTURER.



**4 NOTCHING @ CEILING / RAFTER**  
S2.2



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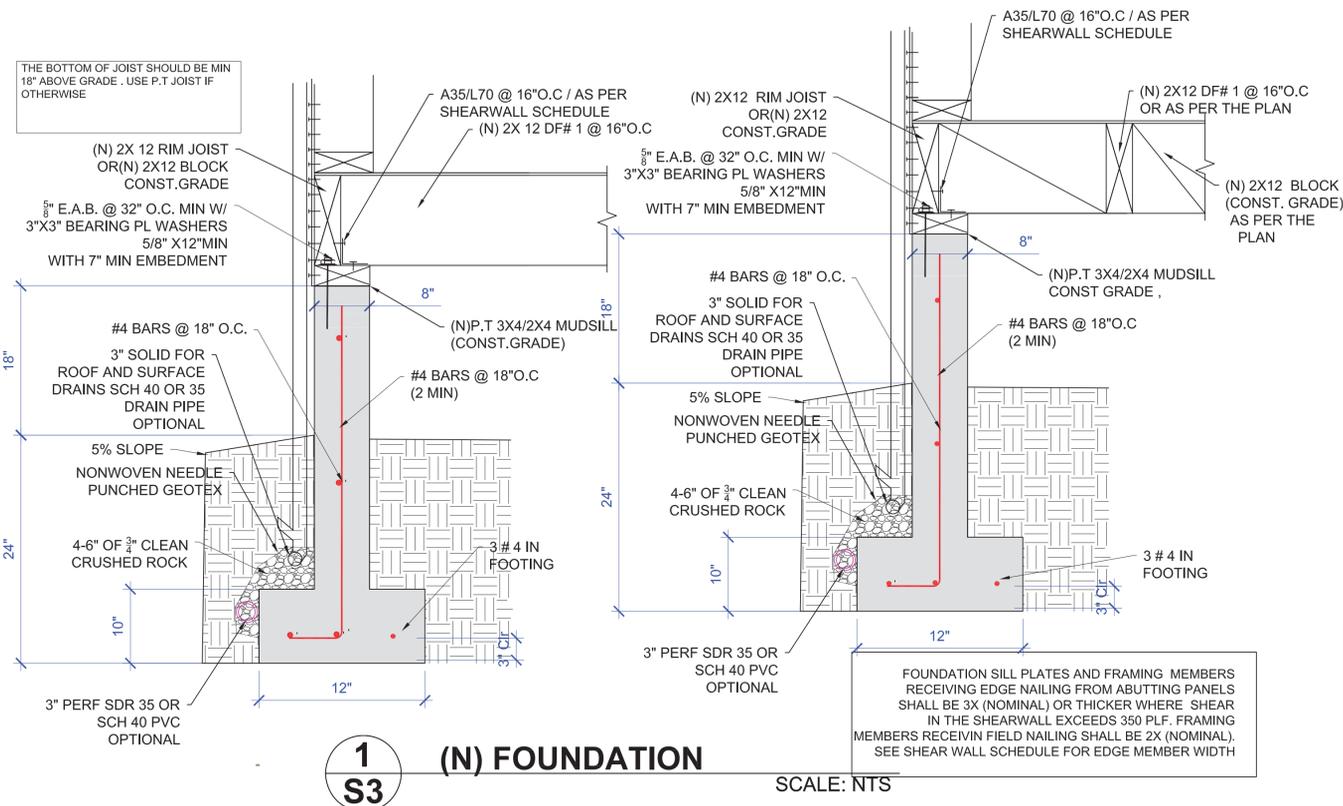
**(P) ROOF PLAN**

Date: 08/06/21

Scale: AS NOTED

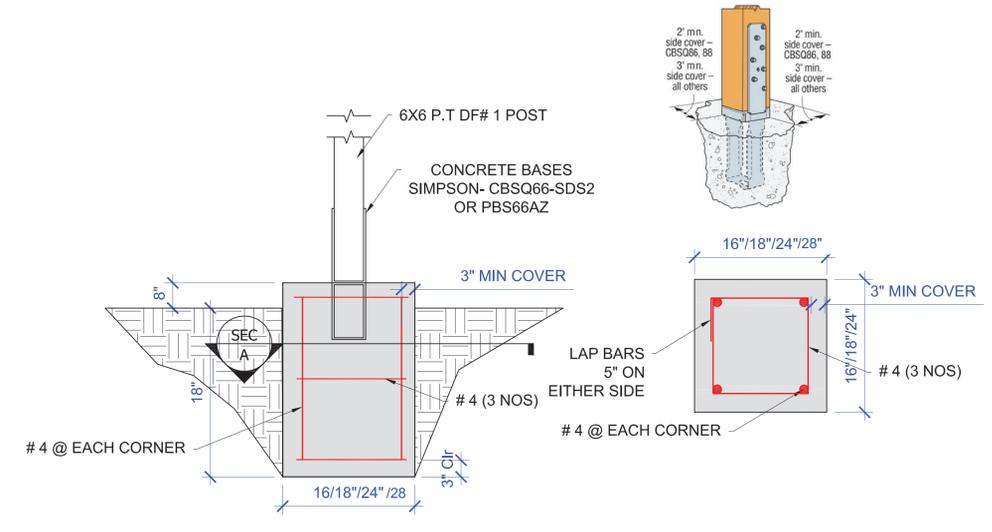
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Sheet: **S2.2**  
of 12 Sheets

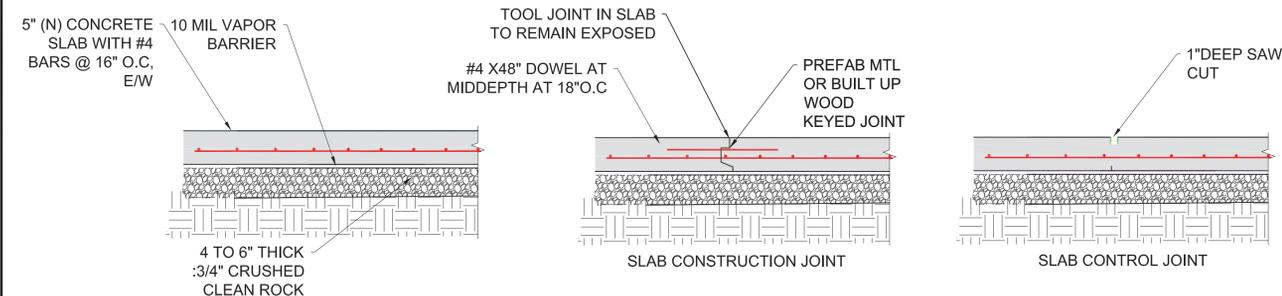


**1**  
**S3** (N) FOUNDATION  
SCALE: NTS

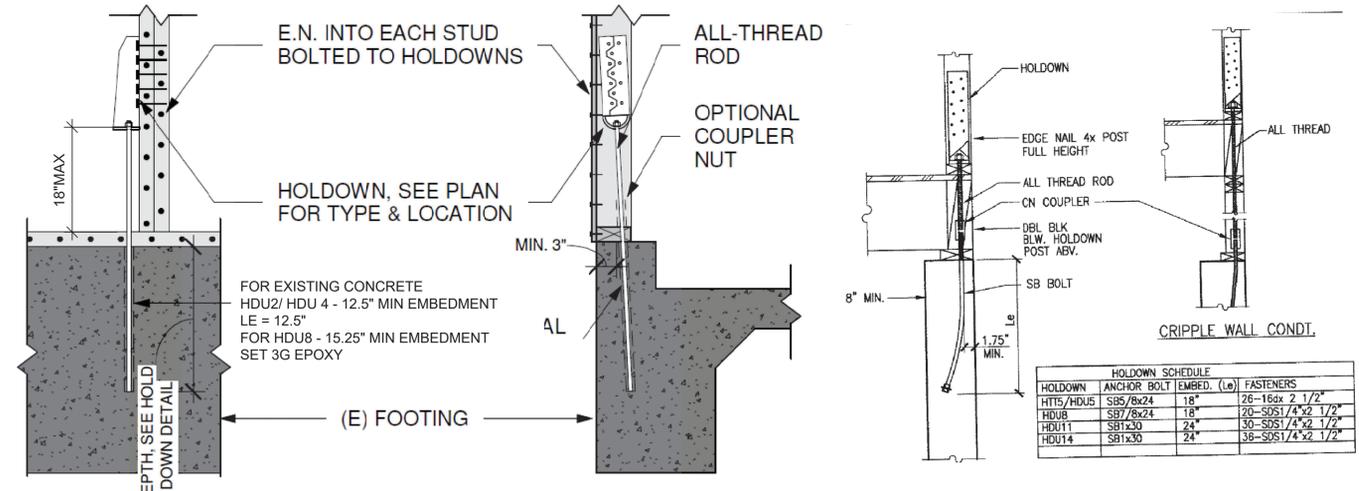
PATIO ROOF POST FOOTING - 18"x18" AND 18" INTO UNDISTURBED GRADE  
 PATIO FLOOR BEAM FOOTING - 16"x16" AND 18" INTO UNDISTURBED GRADE  
 INTERNAL FOOTING IN EXISTING STRUCTURE - 28"x28" AND 24" INTO UNDISTURBED GRADE  
 DECK BEAM FOOTING - 24"x24" AND 18" INTO UNDISTURBED GRADE



**2**  
**S3** (N) FOOTING  
SCALE: NTS



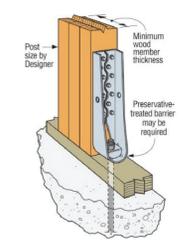
**4**  
**S3** (N) CONCRETE SLAB  
SCALE: NTS



**3**  
**S3** (N) HOLDOWN  
SCALE: NTS

HOLDOWN SCHEDULE			
HOLDOWN	ANCHOR BOLT EMBED. (Le)	FASTENERS	
HTS/HDUS	SB5/8x24	18"	26-16d x 2 1/2"
HDU8	SB7/8x24	18"	20-SDS1/4 x 2 1/2"
HDU11	SB1x30	24"	30-SDS1/4 x 2 1/2"
HDU14	SB1x30	24"	38-SDS1/4 x 2 1/2"

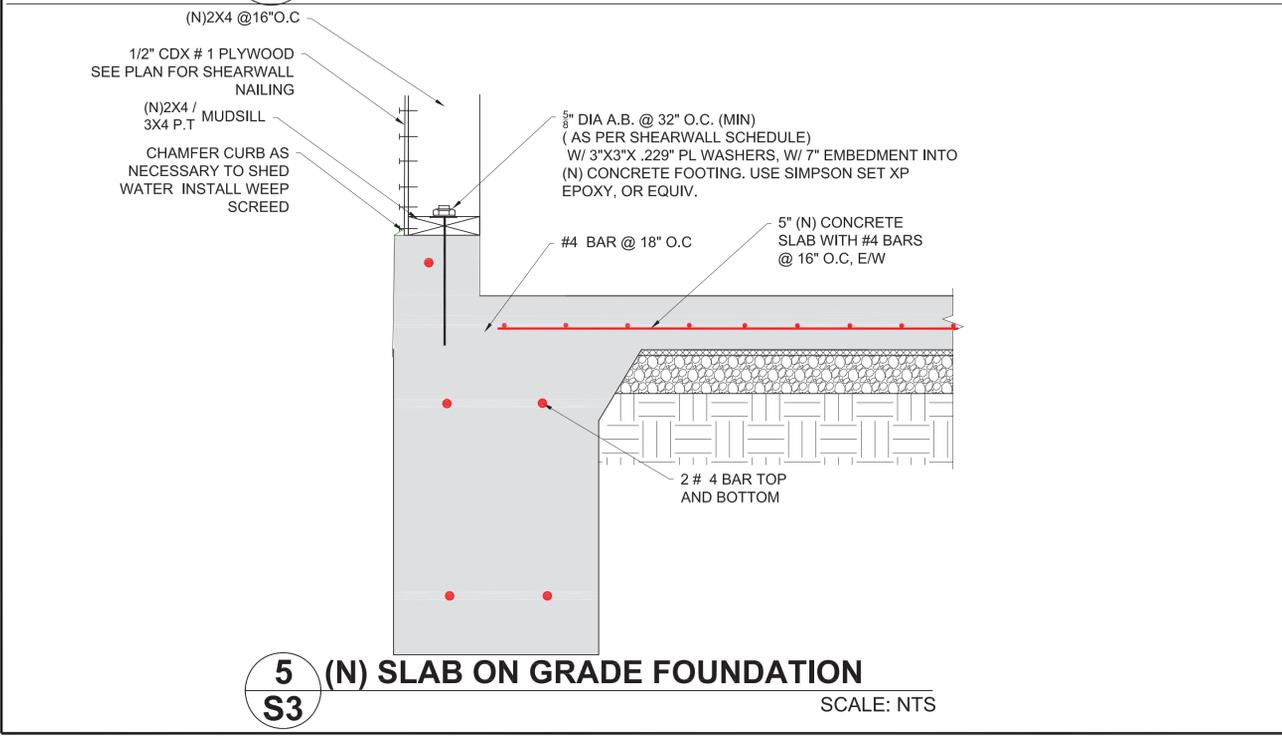
Model No.	Gs.	Dimensions (in.)					Anchor Bolt Dia. (in.)	Fasteners	Minimum Wood Member Thickness (in.)	Allowable Tension Loads (160°)		
		W	H	B	ℓ	ℓ <sub>a</sub>				DP/SP	SPF/NF	Deflection at Allowable Load (in.)
DTT12	14	1 1/2	7 1/2	1 1/2	1/2	1/2	(8) SD #9 x 1 1/2"	1 1/2	840	840	0.170	
				1 1/2	1/2	1/2	(8) 16d x 1 1/2"	1 1/2	910	640	0.167	
				1 1/2	1/2	1/2	(8) 16d x 1 1/2"	1 1/2	910	650	0.167	
DTT22	14	3 1/4	6 3/4	1 1/2	1/2	1/2	(8) 1 1/2" x 1 1/2" SDS	1 1/2	1,825	1,800	0.105	
				1 1/2	1/2	1/2	(8) 1 1/2" x 1 1/2" SDS	3	2,145	1,635	0.128	
DTT22-SDS2.5	14	3 1/4	6 3/4	1 1/2	1/2	1/2	(8) 1 1/2" x 2 1/2" SDS	3	2,145	2,105	0.128	
				1 1/2	1/2	1/2	(8) 1 1/2" x 2 1/2" SDS	3	3,075	2,215	0.088	
HDU4-SDS2.5	14	3	10 3/4	1 1/2	1/2	1/2	(10) 1 1/2" x 2 1/2" SDS	3	4,565	3,285	0.114	
				1 1/2	1/2	1/2	(14) 1 1/2" x 2 1/2" SDS	3	5,845	4,065	0.115	
HDU8-SDS2.5	10	3	16 1/4	1 1/2	1/2	1/2	(20) 1 1/2" x 2 1/2" SDS	3	8,785	4,870	0.110	
				1 1/2	1/2	1/2	(20) 1 1/2" x 2 1/2" SDS	3	6,970	5,020	0.116	
HDU11-SDS2.5	10	3	22 1/4	1 1/2	1/2	1/2	(30) 1 1/2" x 2 1/2" SDS	3	10,235	6,865	0.137	
				1 1/2	1/2	1/2	(30) 1 1/2" x 2 1/2" SDS	7 1/2	11,175	8,845	0.137	
HDU14-SDS2.5	7	3	25 1/4	1 1/2	1/2	1/2	(36) 1 1/2" x 2 1/2" SDS	7 1/2	14,390	10,435	0.177	
				1 1/2	1/2	1/2	(36) 1 1/2" x 2 1/2" SDS	5 1/2	14,445	10,350	0.172	



DBL 2X STUD (DF#2) ARE NAILED TOGETHER FOR HOLDOWN WITH 16 D NAILS @ 4" O.C STAGGERED

Model No.	Dimensions (in.)			Allowable Tension Loads						
	Stemwall Width	Dia.	Length	Min. Embed. (ℓ <sub>a</sub> )	Wind and SDC A&B			SDC C-F		
					Midwall	Corner	End Wall	Midwall	Corner	End Wall
SB5/8x24	6	7/8	24	18	6,675	6,550	6,550	6,675	5,730	5,730
SB7/8x24	8	7/8	24	18	10,055	8,980	6,550	8,795	7,855	5,730
SB1x30	8	1	30	24	13,110	9,505	6,930	11,470	8,315	6,065

**3**  
**S3** (N) HOLDOWN  
SCALE: NTS



**5**  
**S3** (N) SLAB ON GRADE FOUNDATION  
SCALE: NTS



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PROJECT-ADDITION  
 686 MARGARET LANE  
 CAMPBELL CA

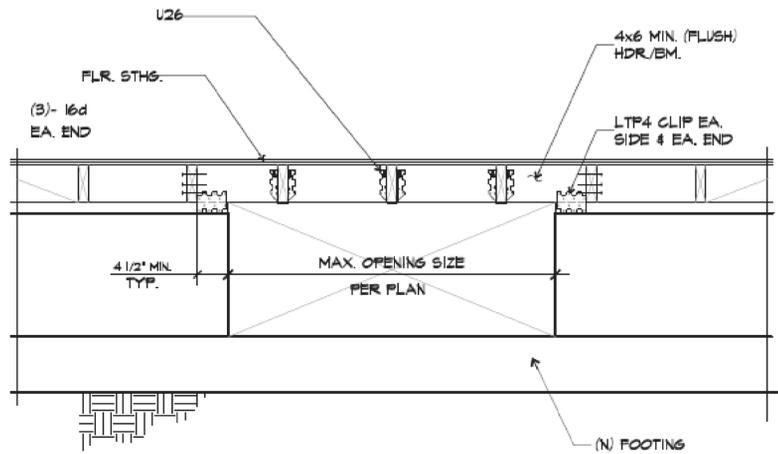
DETAILS

Date: 6-12-2021

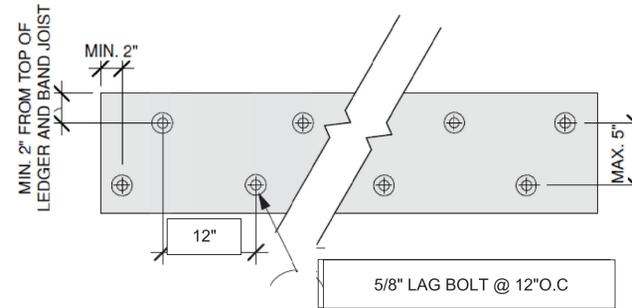
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Job: 686

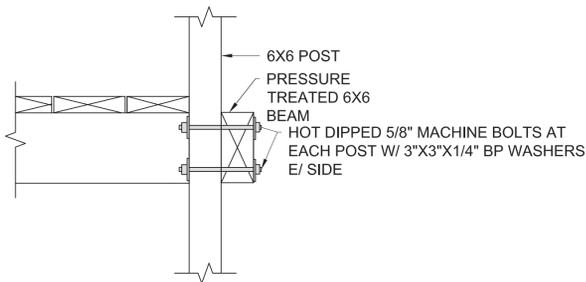
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 of 12 Sheets



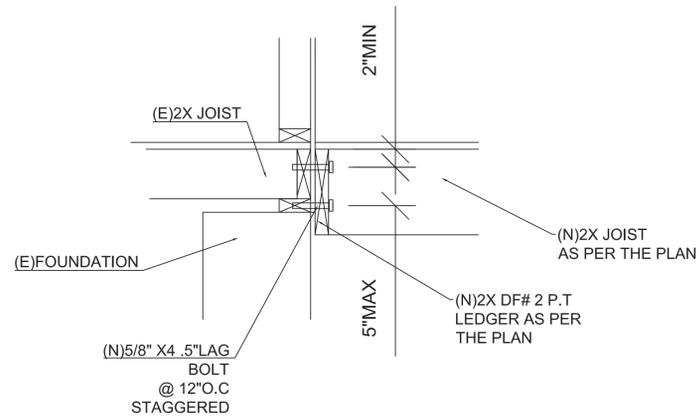
**1 (N) OPENING IN THE FOUNDATION**  
**S3.1** SCALE: NTS



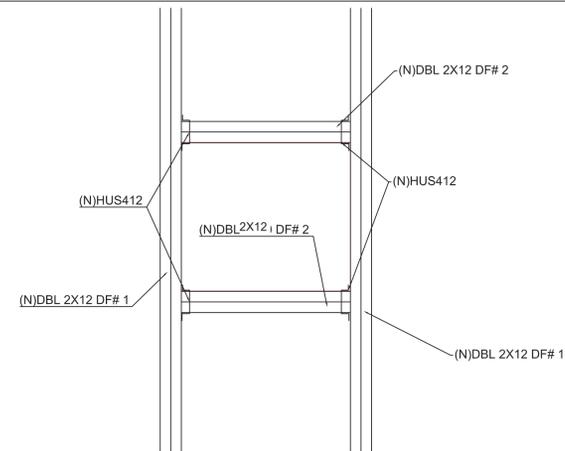
**2 (N) LEDGER DETAIL**  
**S3.1** SCALE: NTS



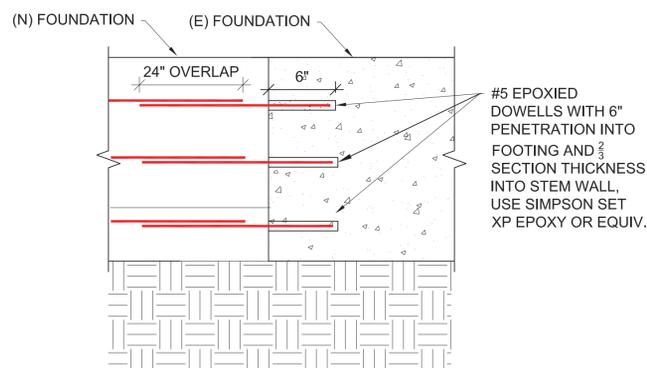
**3 (N) PATIO ROOF POST CONNECTION**  
**S3.1** SCALE: NTS



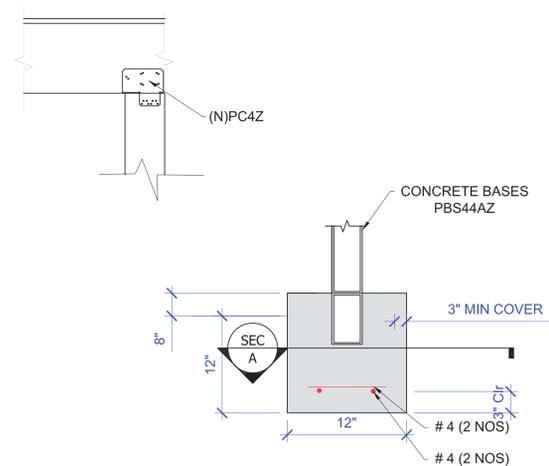
**4 (N) LEDGER CONNECTION**  
**S3.1** SCALE: NTS SCALE: NTS



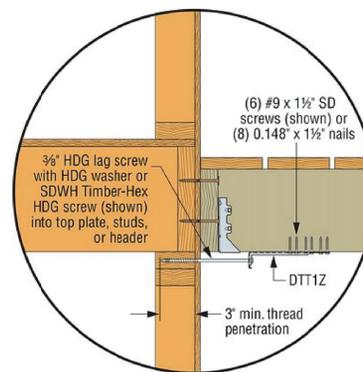
**5 (N) CRAWLSPACE ACCESS**  
**S3.1** SCALE: NTS SCALE: NTS



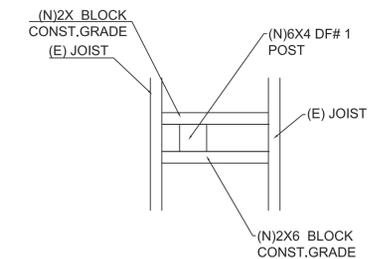
**6 (N) FOUNDATION TO EXISTING FOUNDATION CONNECTION DETAIL**  
**S3.1** SCALE: NTS



**7 (N) DECK FOOTING**  
**S3.1** SCALE: NTS



**8 (N) DECK FOOTING**  
**S3.1** SCALE: NTS



**9 FLOOR OPENING**  
**S3.1** SCALE: NTS



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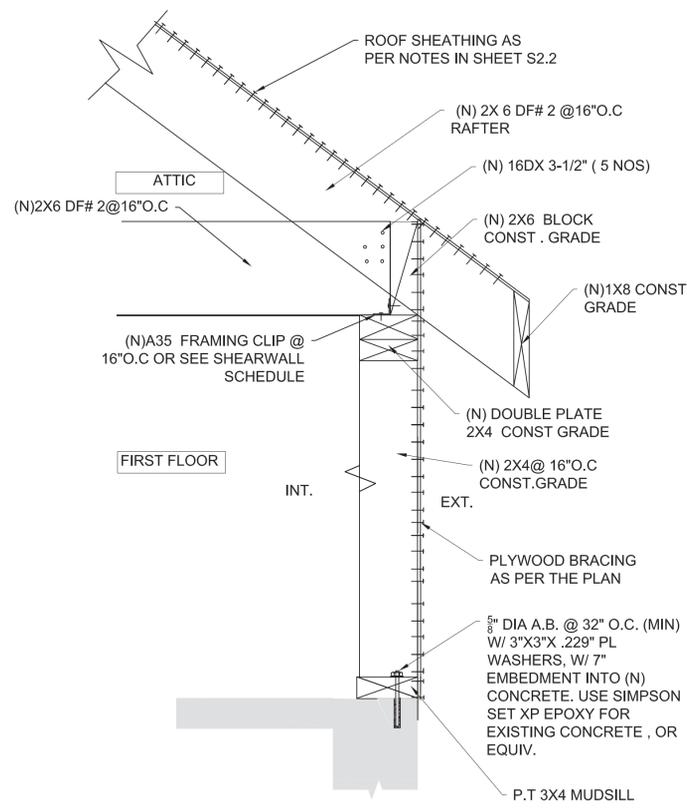
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Date: 6-12-2021

Scale: AS NOTED

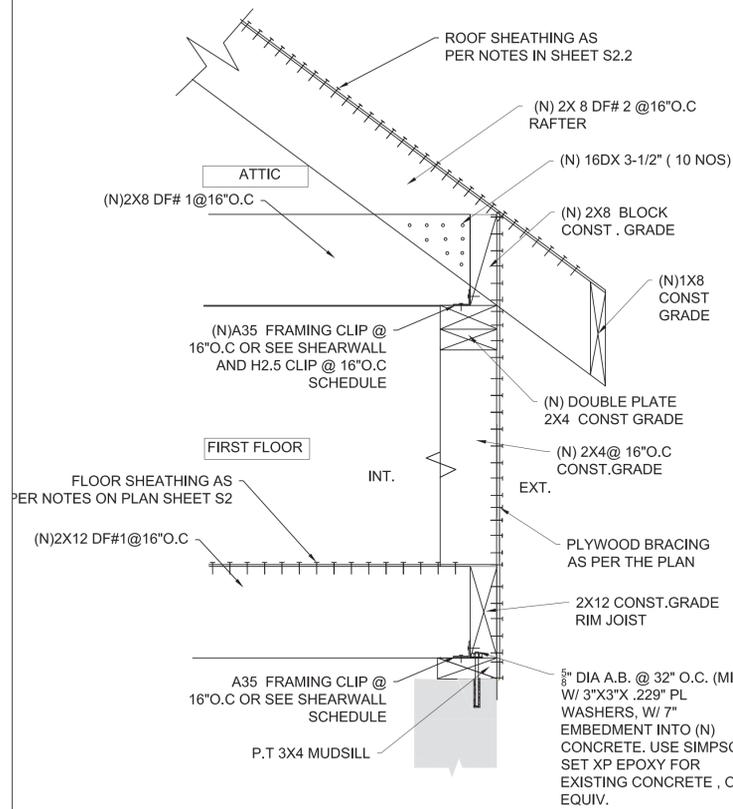
Job: 686

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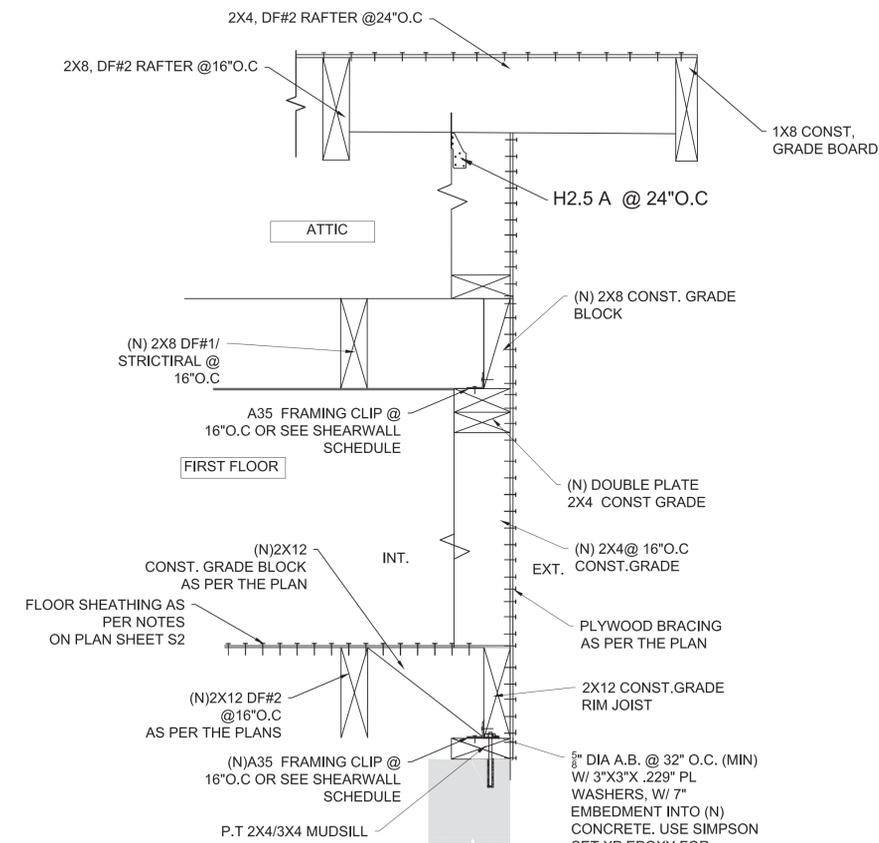
**1 (N) SHEARWALL DETAIL**  
**S3.2**

SCALE: NTS



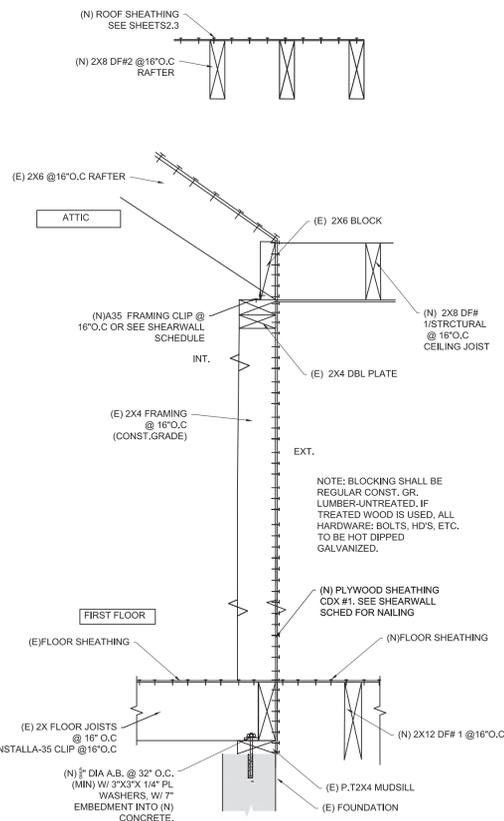
**2 (N) SHEARWALL DETAIL**  
**S3.2**

SCALE: NTS



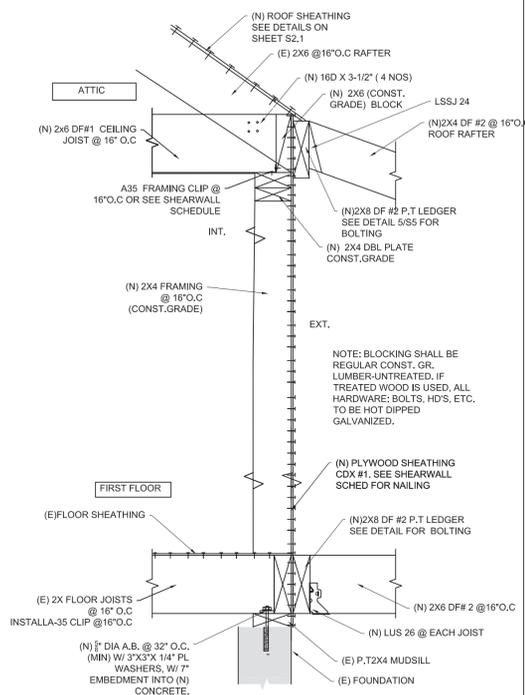
**3 (N) SHEARWALL DETAIL**  
**S3.2**

SCALE: NTS



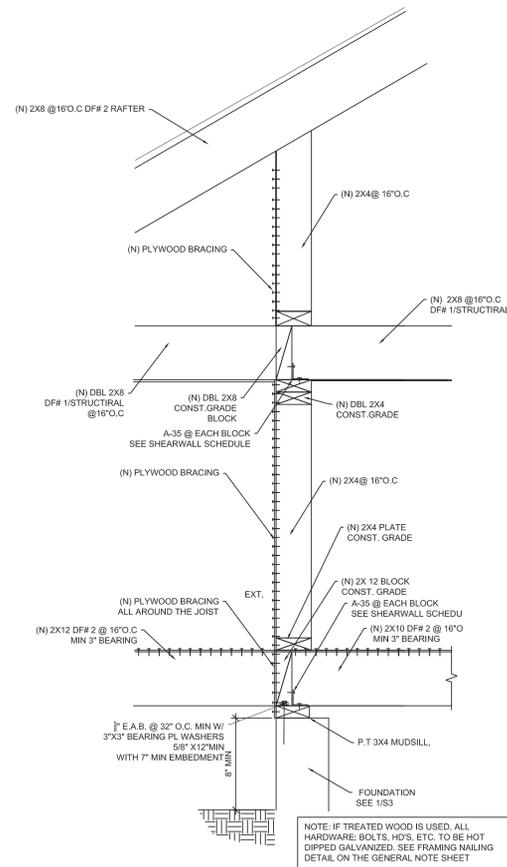
**4 (N) SHEARWALL DETAIL**  
**S3.2**

SCALE: NTS



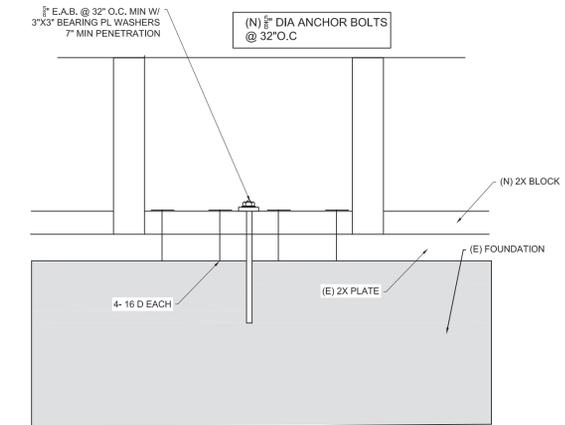
**5 (N) SHEARWALL DETAIL**  
**S3.2**

SCALE: NTS



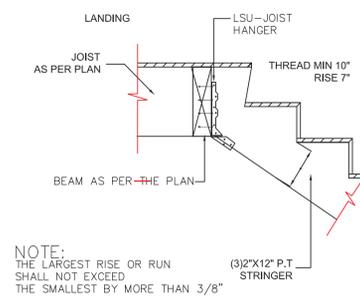
**6 (N) SHEARWALL DETAIL**  
**S3.2**

SCALE: NTS



**7 MUDSILL RETROFIT**  
**S3.2**

SCALE: NTS



**8 (N) STAIR DETAIL**  
**S3.2**

SCALE: NTS



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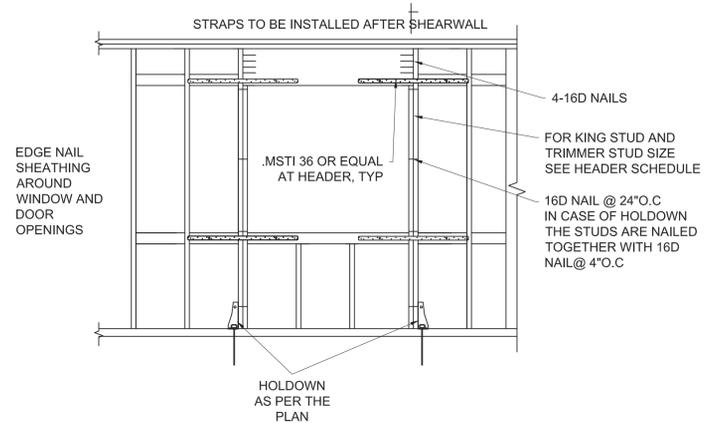
**DETAILS**

Date: 6-12-2021

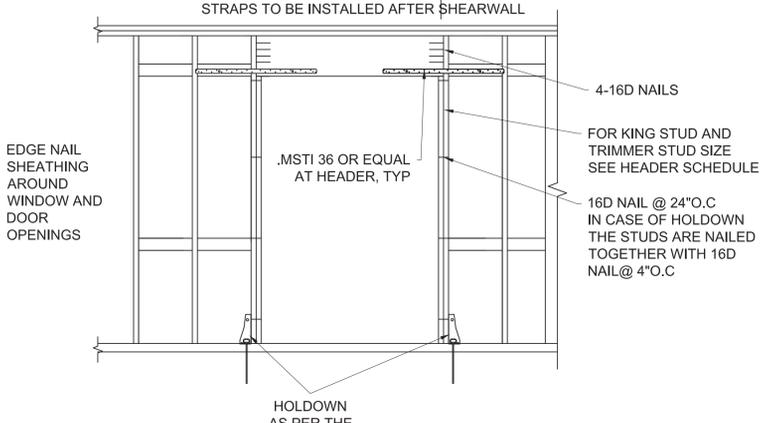
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Job: 686

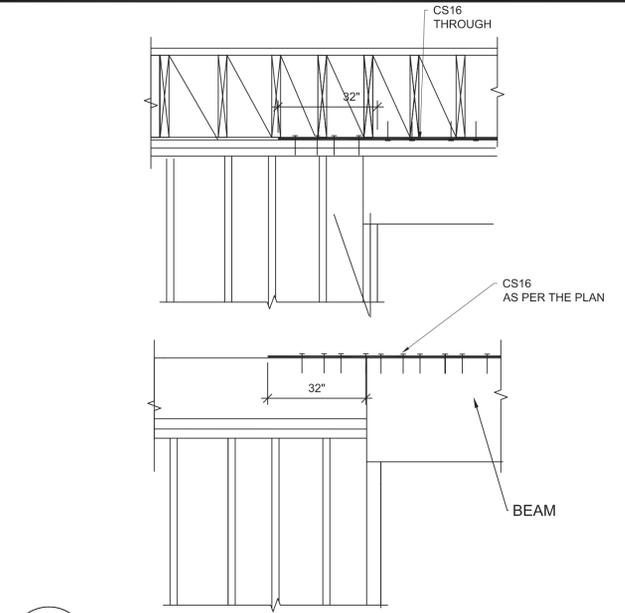
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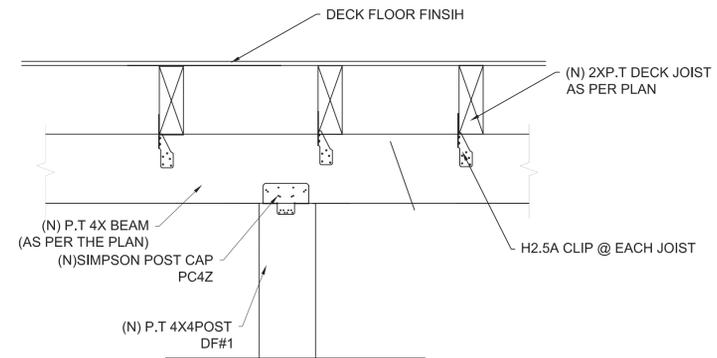
**1**  
**S4** **STRAPPING FOR WINDOW OPENING**  
SCALE: NTS



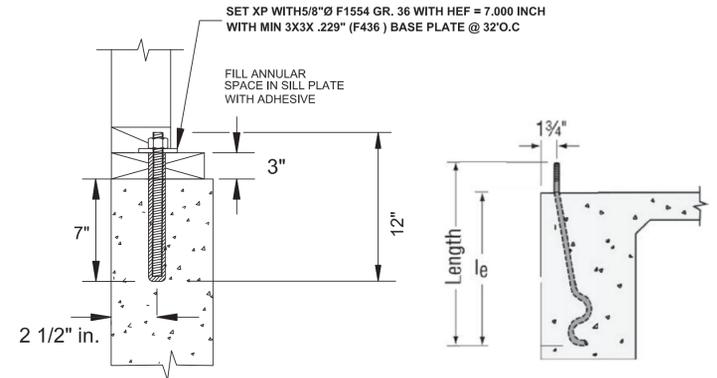
**2**  
**S4** **STRAPPING FOR DOOR OPENING**  
SCALE: NTS



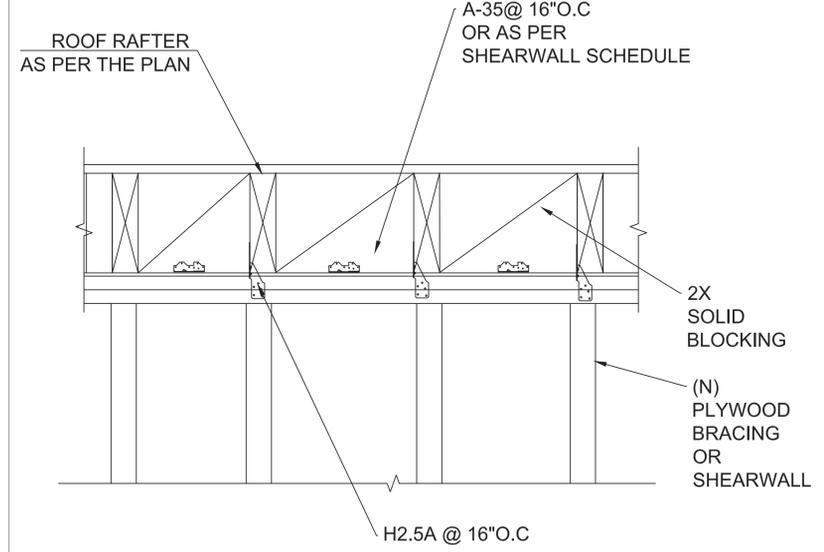
**3**  
**S4** **INTERIOR HEADER COLLECTOR**  
SCALE: NTS



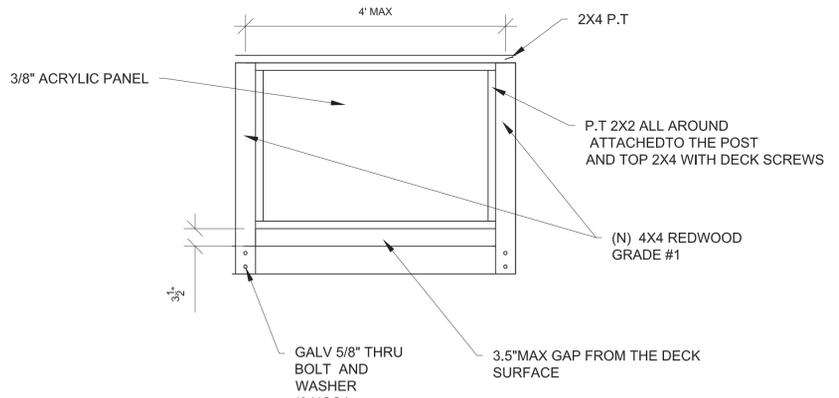
**4**  
**S4** **DECK BEAM TO POST CONNECTION**  
SCALE: NTS



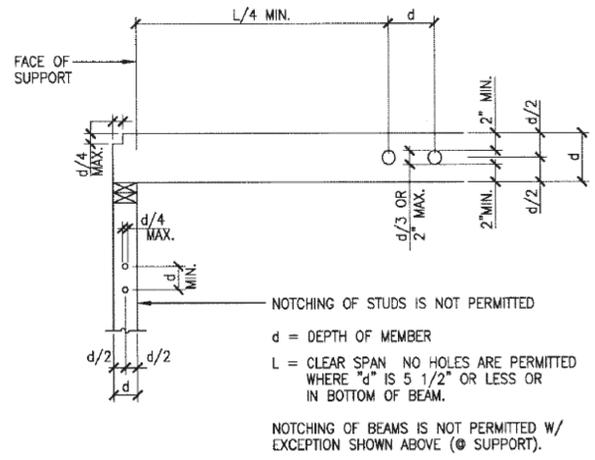
**5**  
**S4** **ANCHOR BOLT DETAIL**  
SCALE: NTS



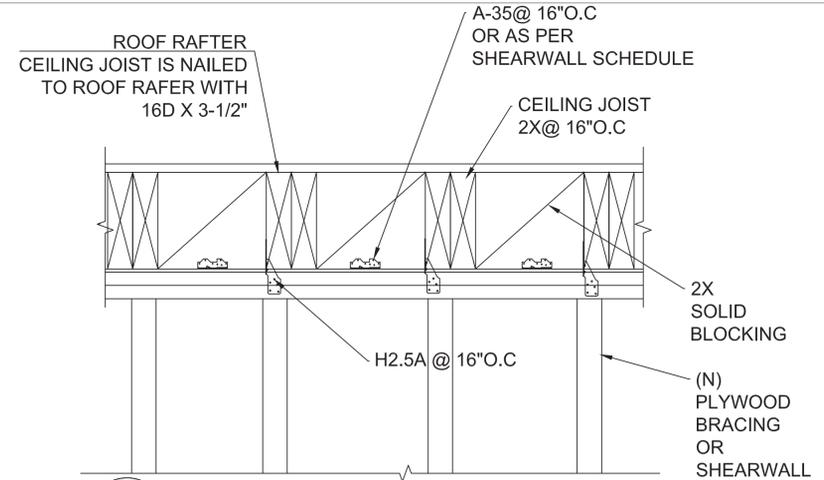
**6**  
**S4** **ROOF RAFTER DETAIL**  
SCALE: NTS



**7**  
**S4** **DECK PANEL**  
SCALE: NTS



**8**  
**S4** **BEAM HOLE ( REFERENCE ONLY)**  
SCALE: NTS



**9**  
**S4** **POST ON (E) BEAM**  
SCALE: NTS



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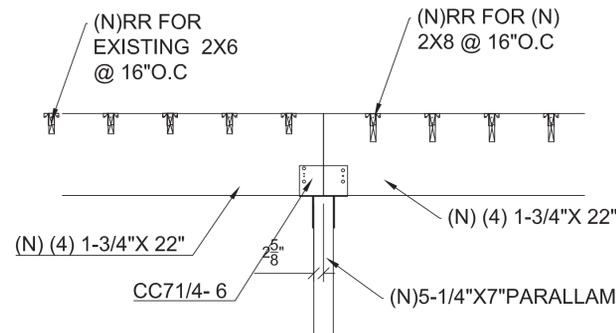
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Date: 6-12-2021

Scale: AS NOTED

Job: 686

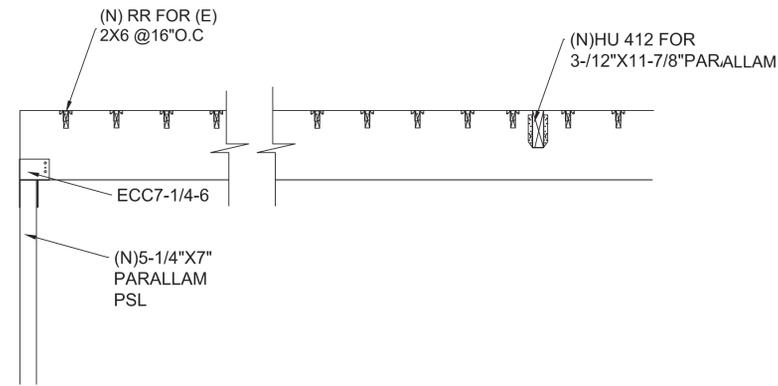
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of 12 Sheets



1  
S5

**BEAM DETAIL**

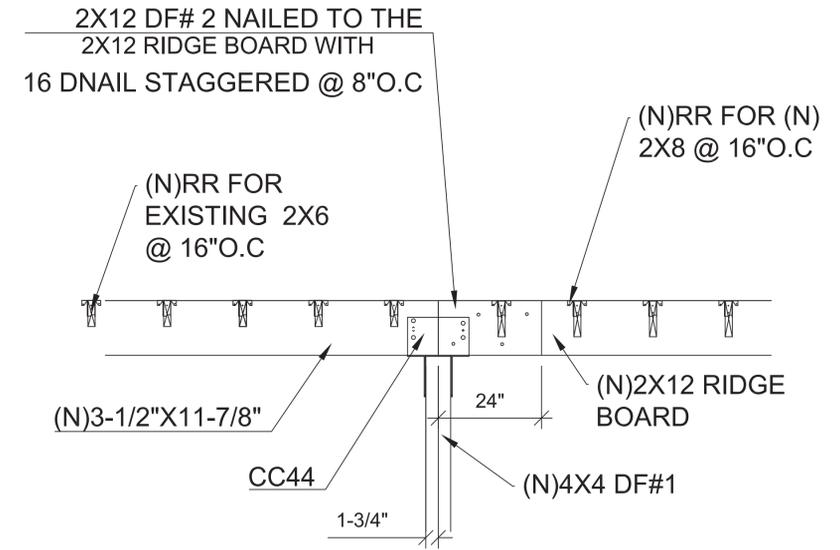
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2  
S5

**BEAM DETAIL**

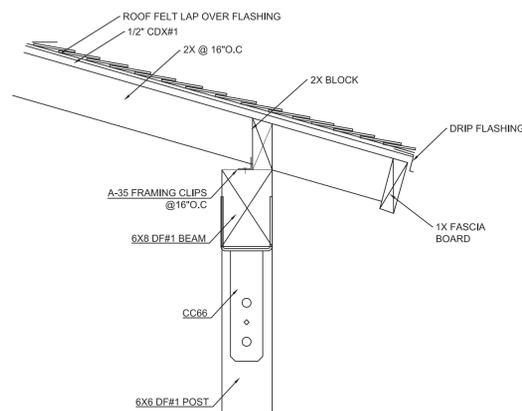
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3  
S5

**DETAIL**

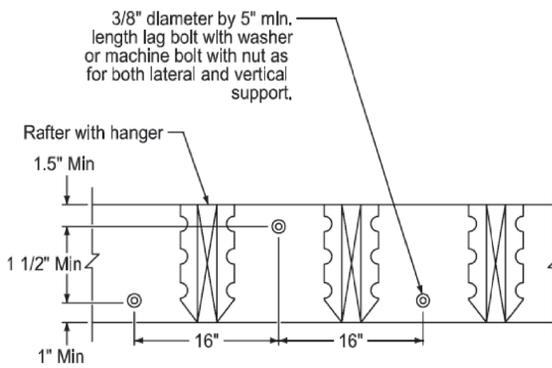
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4  
S5

**ROOF DETAIL**

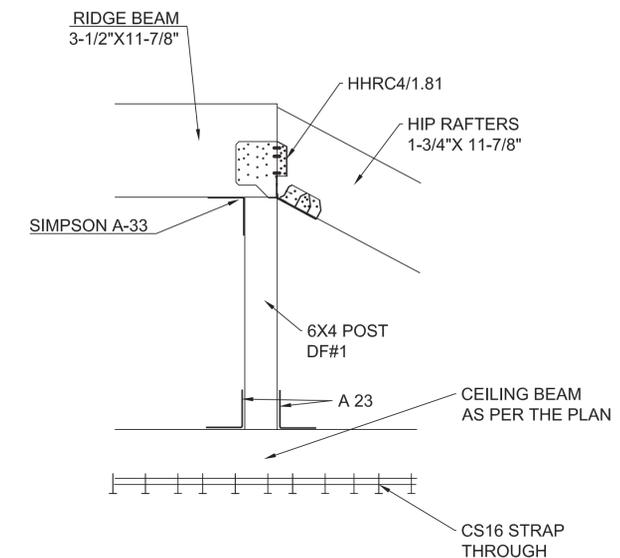
SCALE: NTS



5  
S5

**PATIO ROOF LEDGER**

SCALE: NTS



6  
S5

**ROOF BEAM DETAIL**

SCALE: NTS



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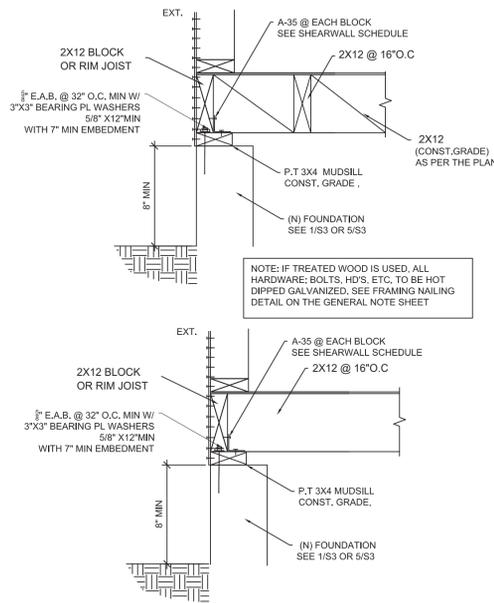
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Date: 6-12-2021

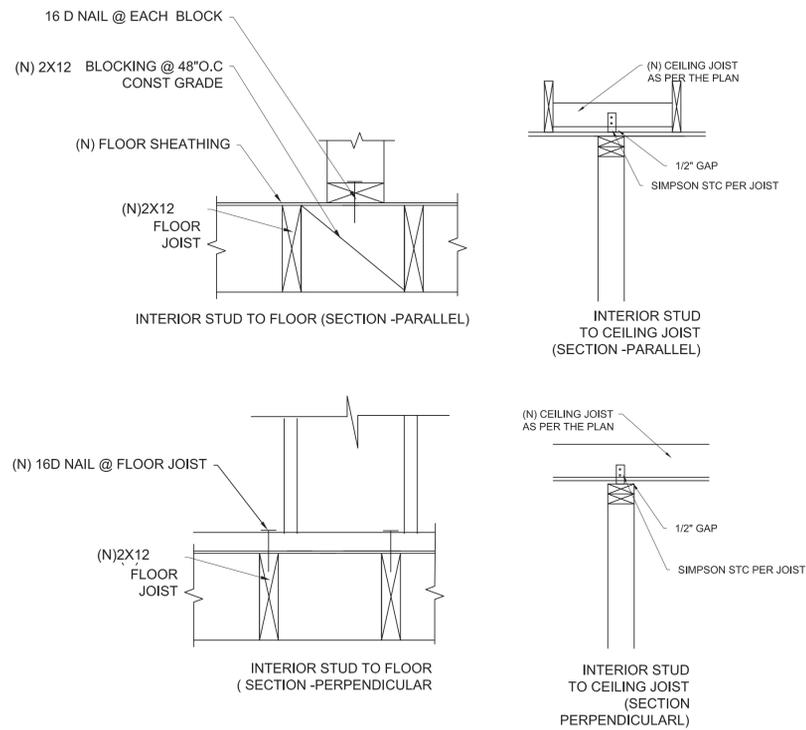
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Job: 686

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of 12 Sheets

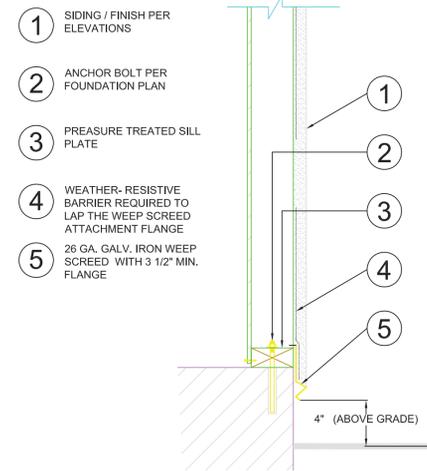


**1**  
**S6** FLOOR FRAMING DETAIL  
SCALE: NTS



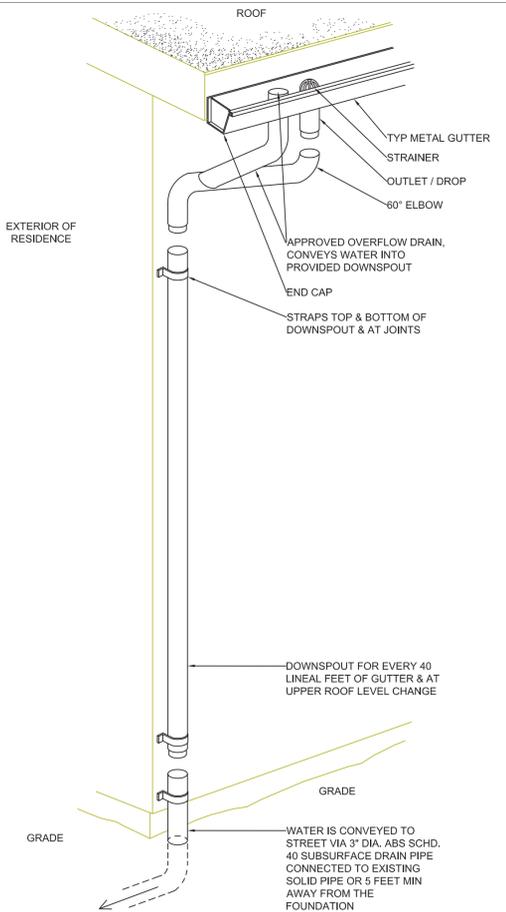
**2**  
**S6** INTERIOR NON BEARING WALL  
SCALE: NTS

NOTE: WHERE EXTERIOR WALL OCCURS ABUTTING AN EXTERIOR PATIO OR PAVED WALKWAY THE PAVING ON THE OUTSIDE SHALL BE DROPPED 1 1/2" BELOW FINISH FLOOR ELEVATION AND SLOPED AWAY FROM THE HOUSE AT 1% ON THE PAVING.

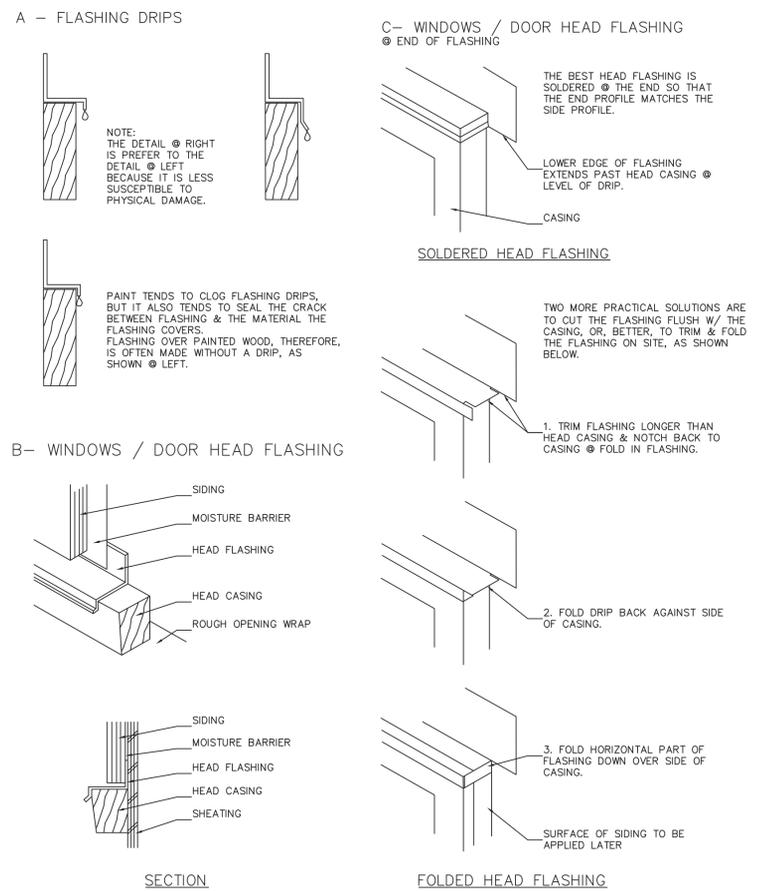


NOTE: A CORROSION RESISTANT WEEP SCREED WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING IS REQUIRED AT OR BELOW THE STUCCO AT THE FOUNDATION PLATE LINE 8" MIN. ABOVE FINISH GRADE OR 4" MIN. ABOVE PAVED SURFACES.

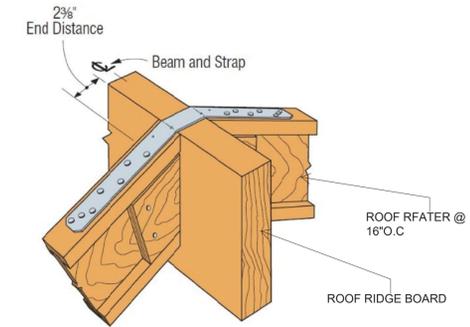
**3**  
**S6** WEEP SCREED  
SCALE: NTS



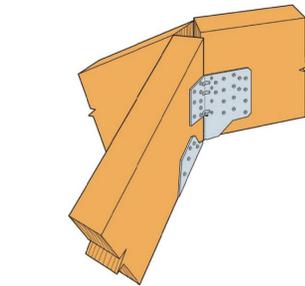
**4**  
**S6** DOWNSPOUT (TYPICAL)  
SCALE: NTS



**5**  
**S6** TYPICAL OPENING FLASHING  
SCALE: NTS



**6**  
**S6** RIDGE RAFTER STRAP LSTA 18 @16"O.C.  
SCALE: NTS



**7**  
**S6** HHRC  
SCALE: NTS



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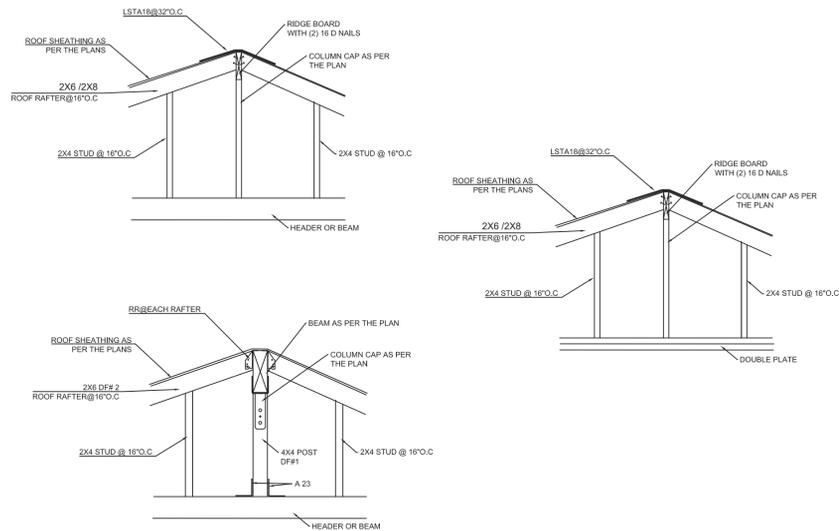
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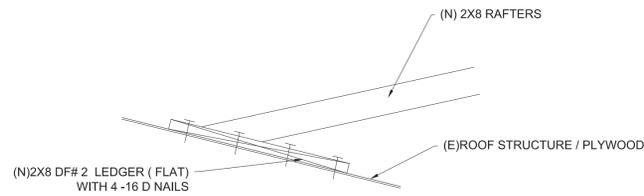
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Job: 686

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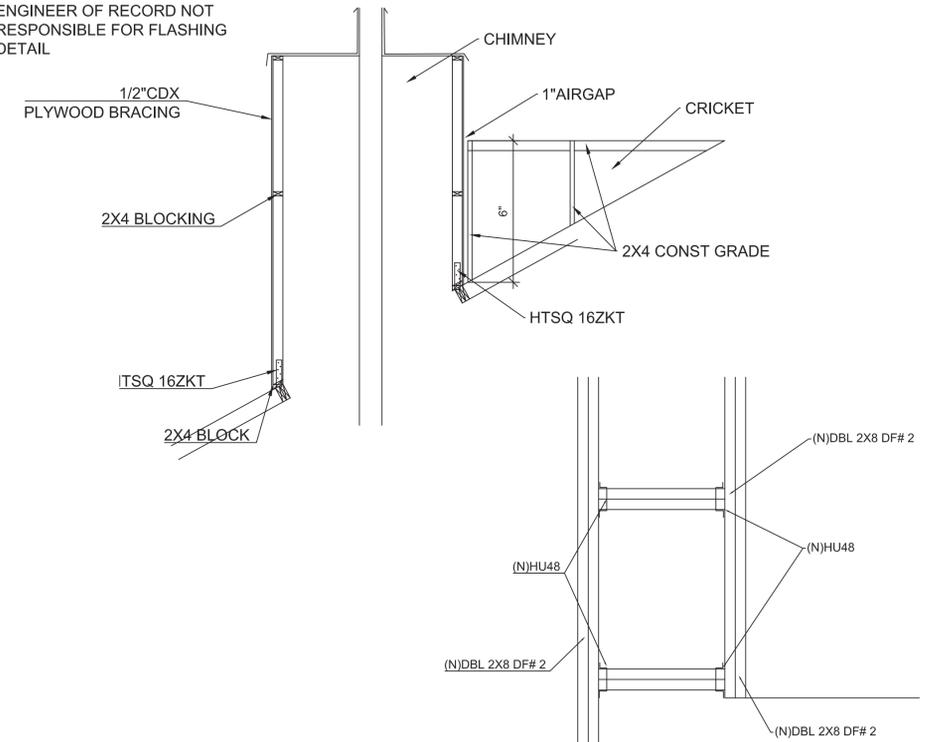


**1**  
**S7** **ROOF DETAIL** SCALE: NTS

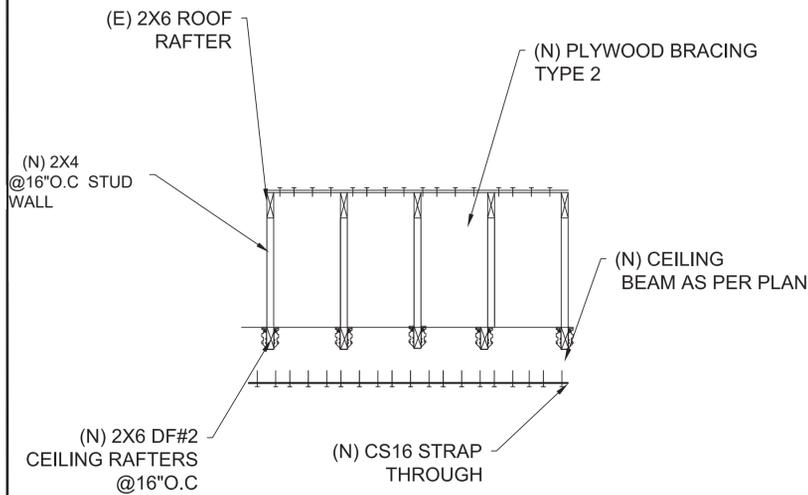


**2**  
**S7** **ROOF DETAIL** SCALE: NTS

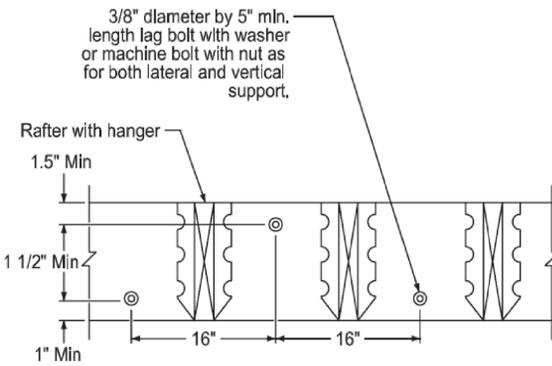
THE CHIMNEY SHALL BE FLASHED AND COUNTERFLASHED IN THE SAME MANNER AS NORMAL ROOF-CHIMNEY INTERSECTIONS. ENGINEER OF RECORD NOT RESPONSIBLE FOR FLASHING DETAIL



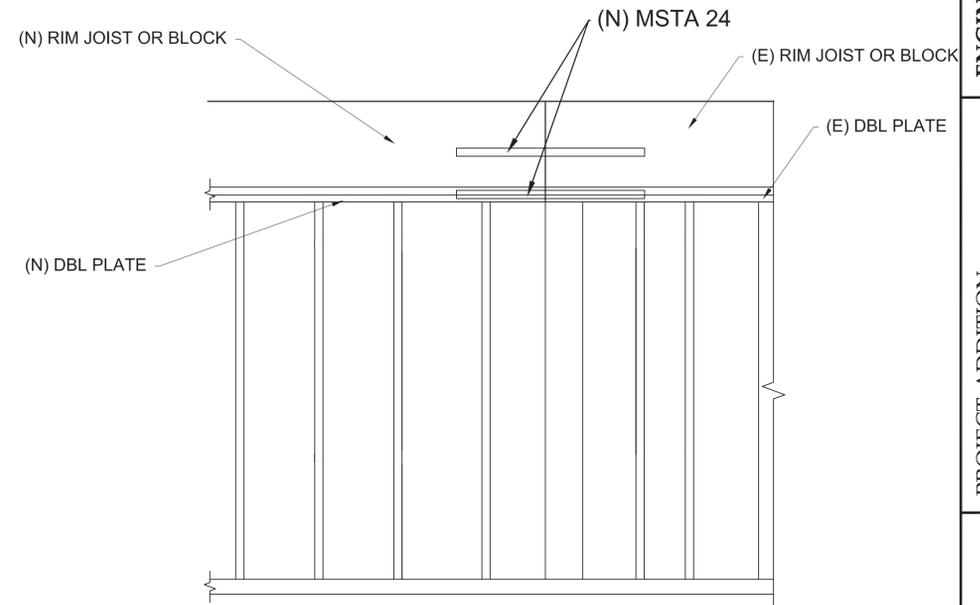
**3**  
**S7** **CHIMNEY DETAIL** SCALE: NTS



**4**  
**S7** **BEAM DETAIL** SCALE: NTS



**5**  
**S7** **PATIO ROOF LEDGER** SCALE: NTS



**6**  
**S7** **DBL PLATE STRAP** SCALE: NTS



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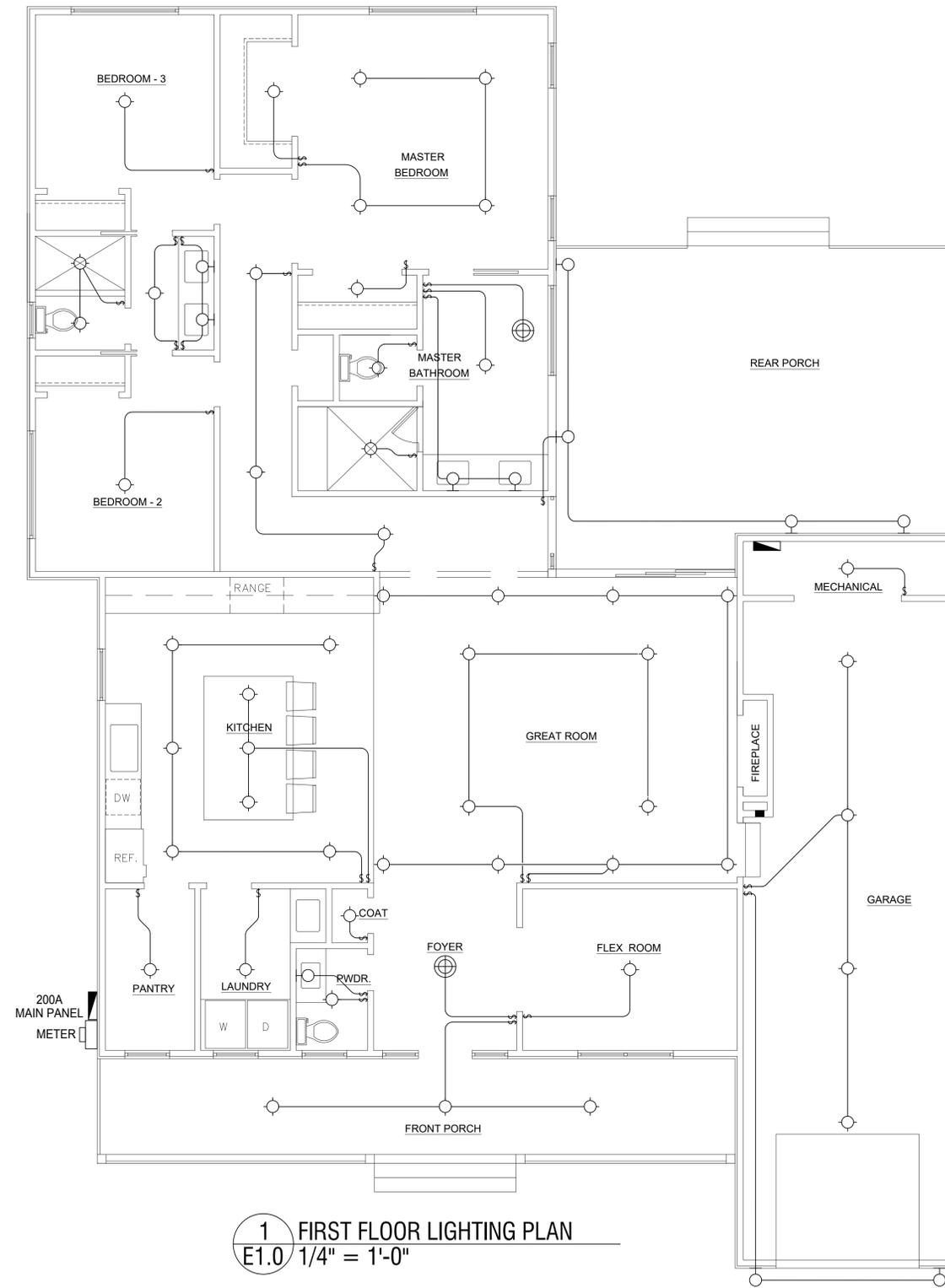
**DETAIL**

Date :6-12-2021

Scale: AS NOTED

Job:686

Sheet: **S7**  
of 12 Sheets



**1** FIRST FLOOR LIGHTING PLAN  
E1.0 1/4" = 1'-0"

DRAWN BY:

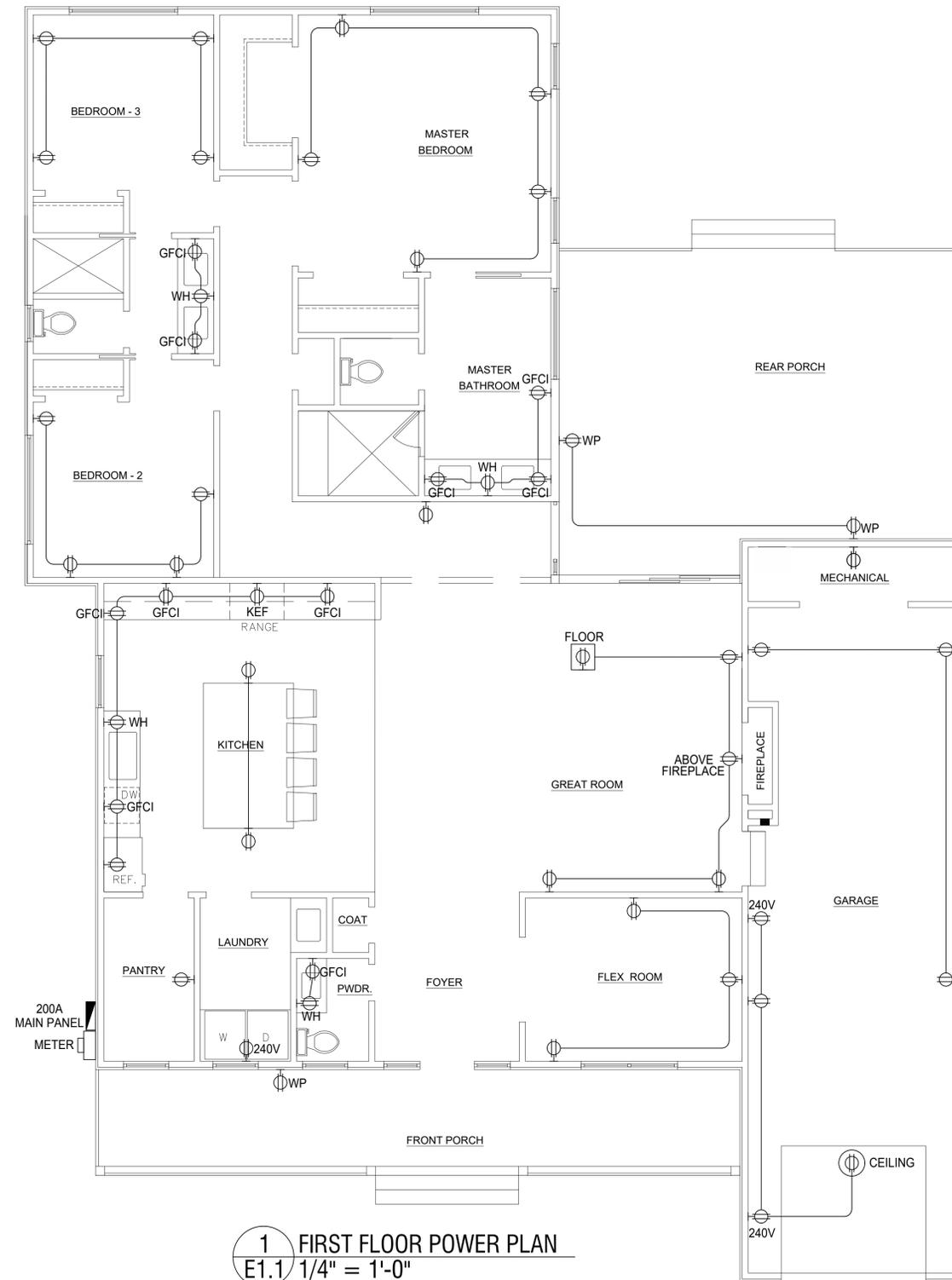
BTN

Revision Schedule		
Number	Description	Date

Revision Schedule

FIRST FLOOR  
LIGHTING PLAN

E1.0



**1** FIRST FLOOR POWER PLAN  
E1.1 1/4" = 1'-0"

DRAWN BY:

BTN

Revision Schedule		
Number	Description	Date

Revision Schedule

FIRST FLOOR  
POWER PLAN

E1.1



908 New Hampshire Avenue  
 #100, Washington, DC 20037  
 Phone Number: 202-539-0014



**1** FIRST FLOOR FIRE PROTECTION PLAN  
 FP1.0 1/4" = 1'-0"

DRAWN BY:

BTN

Revision Schedule		
Number	Description	Date

Revision Schedule

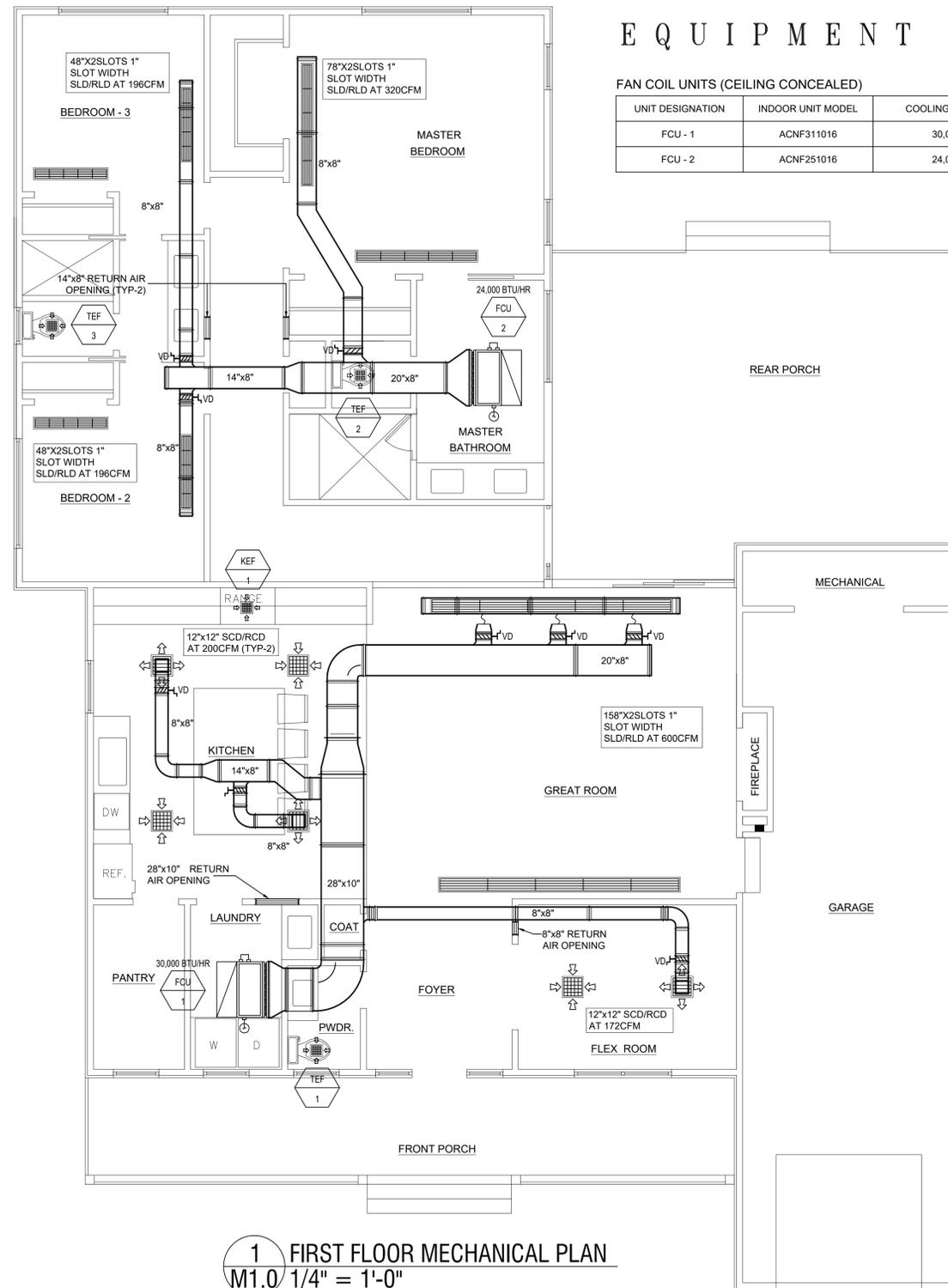
**FIRST FLOOR  
 FIRE  
 PROTECTION  
 PLAN**

**FP1.0**

# EQUIPMENT SCHEDULE

## FAN COIL UNITS (CEILING CONCEALED)

UNIT DESIGNATION	INDOOR UNIT MODEL	COOLING BTU/HR	ELECTRICAL DATA	WEIGHT (lbs)
FCU - 1	ACNF311016	30,000	208/230	79
FCU - 2	ACNF251016	24,000	208/230	69



**1** FIRST FLOOR MECHANICAL PLAN  
M1.0 1/4" = 1'-0"

DRAWN BY:

BTN

Revision Schedule		
Number	Description	Date

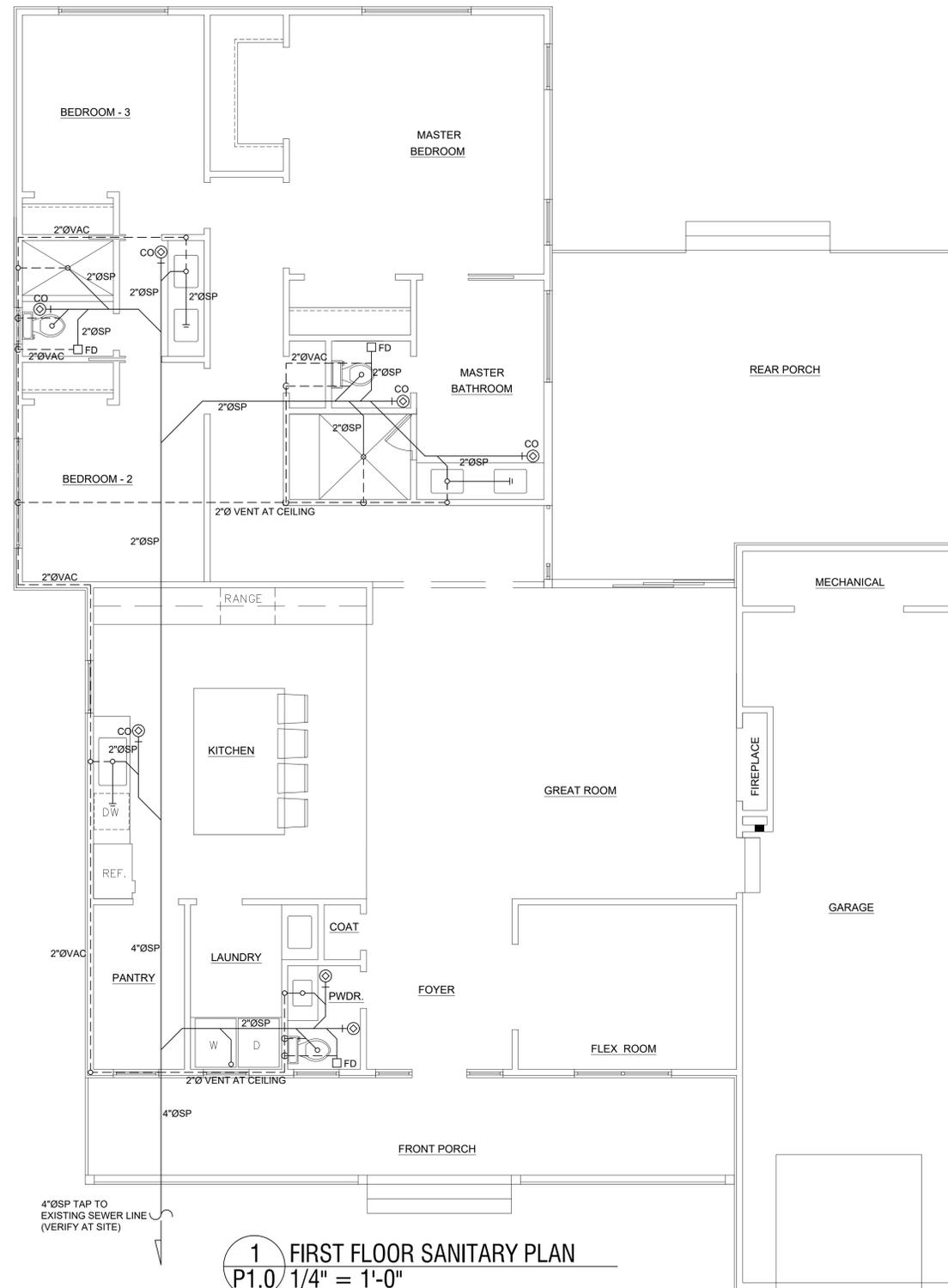
Revision Schedule

FIRST FLOOR  
MECHANICAL  
PLAN

M1.0



908 New Hampshire Avenue  
 #100, Washington, DC 20037  
 Phone Number: 202-539-0014



**1** FIRST FLOOR SANITARY PLAN  
 P1.0 1/4" = 1'-0"

DRAWN BY:  
 BTN

Revision Schedule		
Number	Description	Date

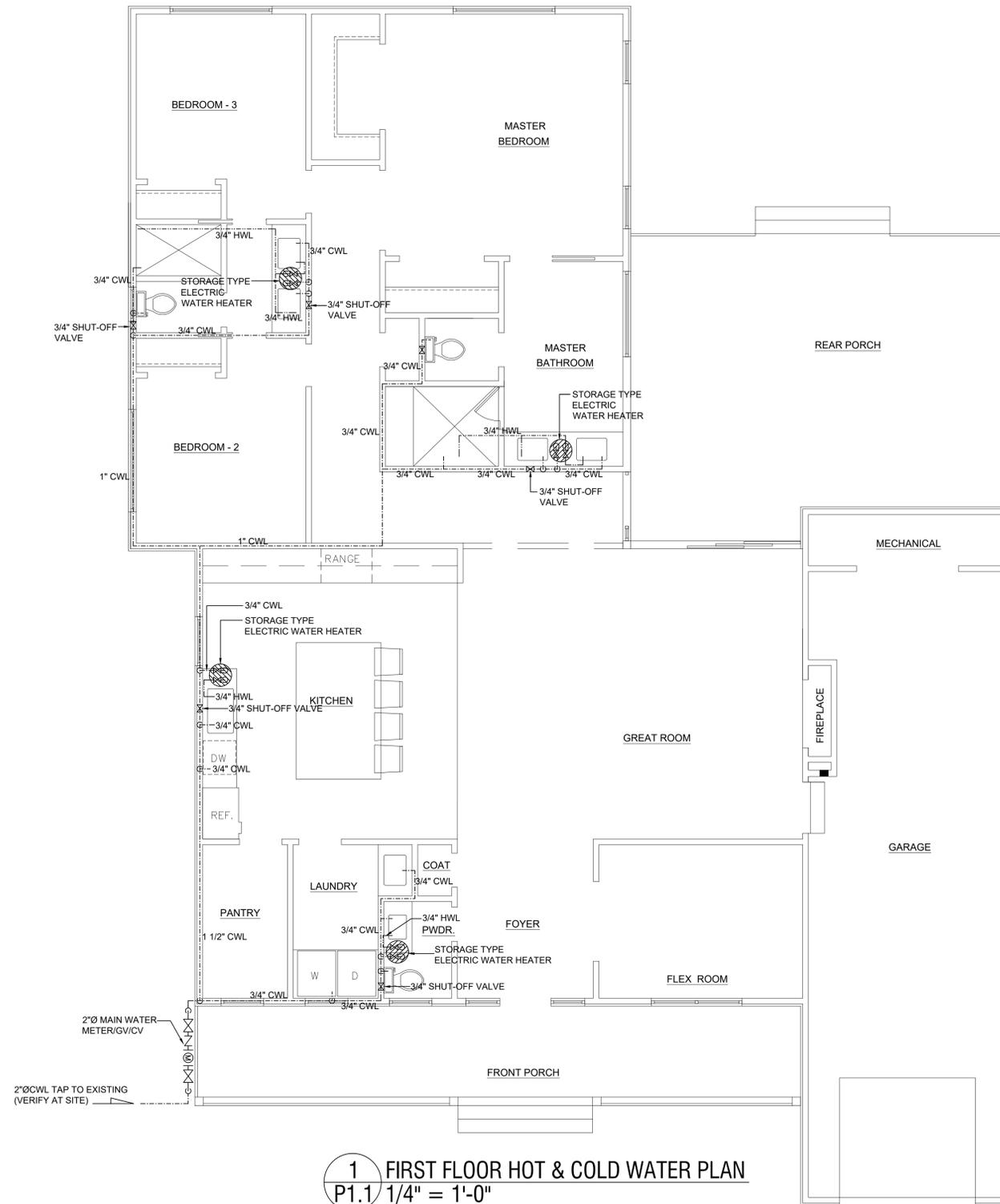
Revision Schedule

FIRST FLOOR  
 SANITARY PLAN

P1.0



908 New Hampshire Avenue  
 #100, Washington, DC 20037  
 Phone Number: 202-539-0014



**1** FIRST FLOOR HOT & COLD WATER PLAN  
 P1.1 1/4" = 1'-0"

DRAWN BY:

BTN

Revision Schedule		
Number	Description	Date

Revision Schedule

FIRST FLOOR  
 HOT & COLD  
 WATER PLAN

P1.1

# LANDSCAPE DESIGN CONCEPT

GARDEN DESIGN INCORPORATES THE USE OF DROUGHT-TOLERANT AND CALIFORNIA NATIVE PLANTS TO PRODUCE AN ATTRACTIVE, LOW MAINTENANCE, WATERWISE LANDSCAPE, THAT IS BIODIVERSE IN NATURE AND COMPLIMENTS THE LOCAL RESIDENTIAL COMMUNITY

## PROJECT CONTACT INFORMATION:

PROPERTY OWNER:  
JEROME MA (408) 828-6161

LANDSCAPE DESIGNER:  
NOP PANITCHPAKDI (669) 205-2643

## TOTAL FRONT YARD AREA

TOTAL 1,965 SF

## TOTAL HARDSCAPE AREAS (IMPERVIOUS SURFACES)

FRONT YARD 345 SF (18%)

## TOTAL IRRIGATED LANDSCAPE AREAS

FRONT YARD 1,620 SF

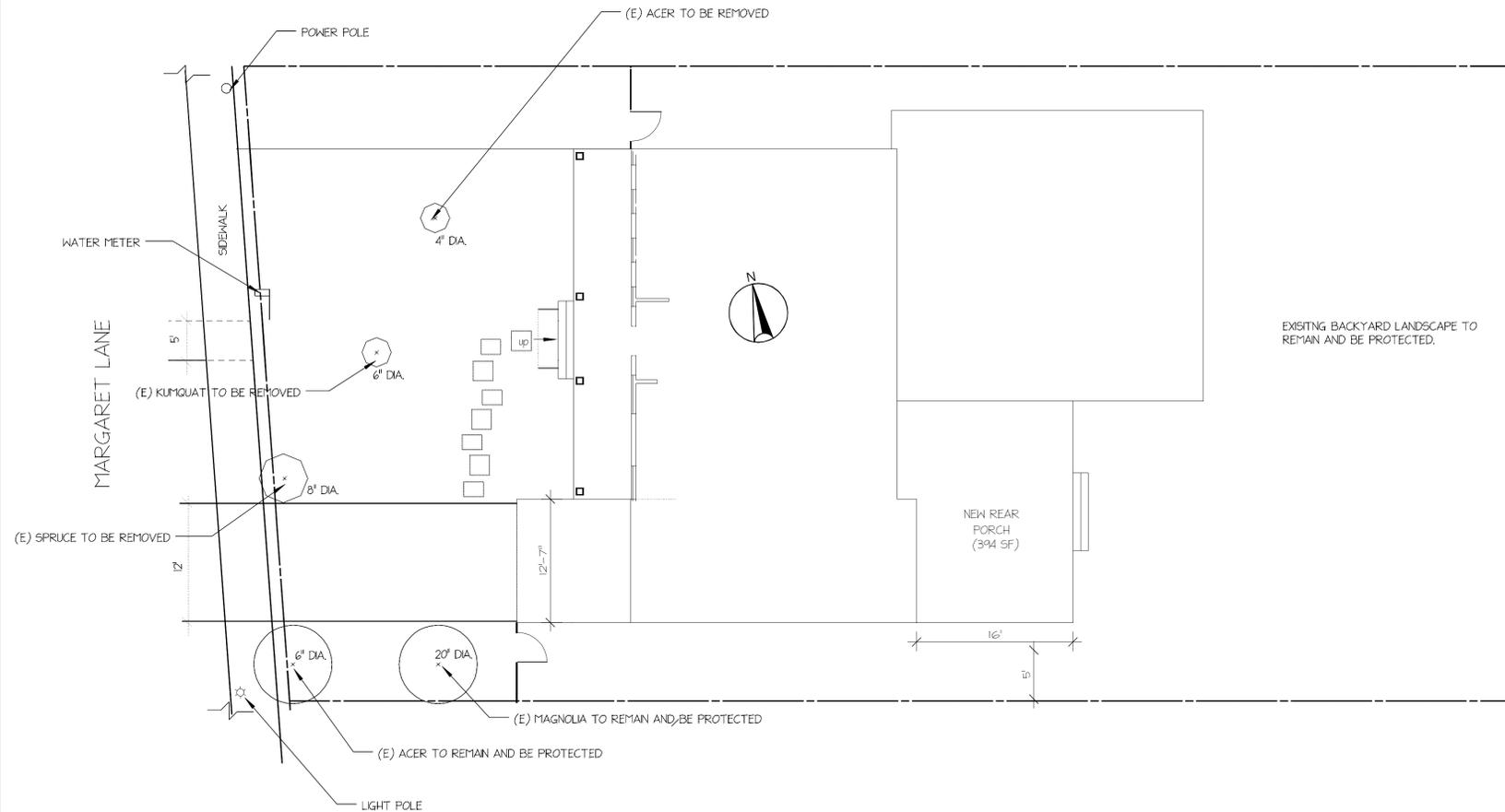
## LANDSCAPE DOCUMENT CHECK LIST

DATE	8/5/2021
PROJECT APPLICANT	JEROME MA
TOTAL LANDSCAPE AREA	1,620 SF
PROJECT TYPE	RESIDENTIAL REHABILITATED LANDSCAPE
WATER SUPPLY TYPE	CAMPBELL CITY
CHECKLIST	L-0
PROJECT CONTACTS	L-0
LANDSCAPE DESIGN CONCEPT	L-0
TREE PROTECTION NOTES	L-0
APPLICANT SIGNATURE	L-0
PLANTING PLAN	L-1
SOIL MANAGEMENT REPORT	L-1
GRADING NOTES	L-1
IRRIGATION DESIGN PLAN	L-2
WATER EFFICIENT LANDSCAPE WORKSHEET	L-3
HYDROZONE INFORMATION TABLE	L-3

## NOTES

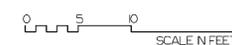
### TREE PROTECTION

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS FUEL, OIL, GASOLINE AND OTHER CHEMICALLY INJURIOUS MATERIALS, AS WELL AS FROM FLOODING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT TOWN'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIALS AS WELL AS MATERIAL CLEANUP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES. STOCK PILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
4. ALL TREE PROTECTION FENCING SHALL ENCOMPASS DRIFLINE OF EXISTING TREES AND SHALL BE CHAIN LINK AND MINIMUM OF FIVE (5) FEET IN HEIGHT WITH POSTS DRIVEN INTO GROUND.



I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

SIGNATURE :  
*Nop Panitchpakdi*  
LANDSCAPE DESIGNER



No.	Date	Description

**NOP PANITCHPAKDI**  
LIC. # 449130  
[www.aptoslandscapedesign.com](http://www.aptoslandscapedesign.com)  
(669) 205-2643

COVER SHEET

JEROME MA RESIDENCE  
686 MARGARET LANE  
CAMPBELL, CA 95008

SCALE	1/8"=1'-0"	PROJECT NO.	
DRAWN BY		SHEET NO.	L-0
CHECKED BY			
DATE	8/5/2021		
DATE OF PRINT			

TOTAL FRONT YARD AREA

TOTAL 1,965 SF

TOTAL HARDSCAPE AREAS (IMPERVIOUS SURFACES)

FRONT YARD 345 SF (18%)

TOTAL IRRIGATED LANDSCAPE AREAS

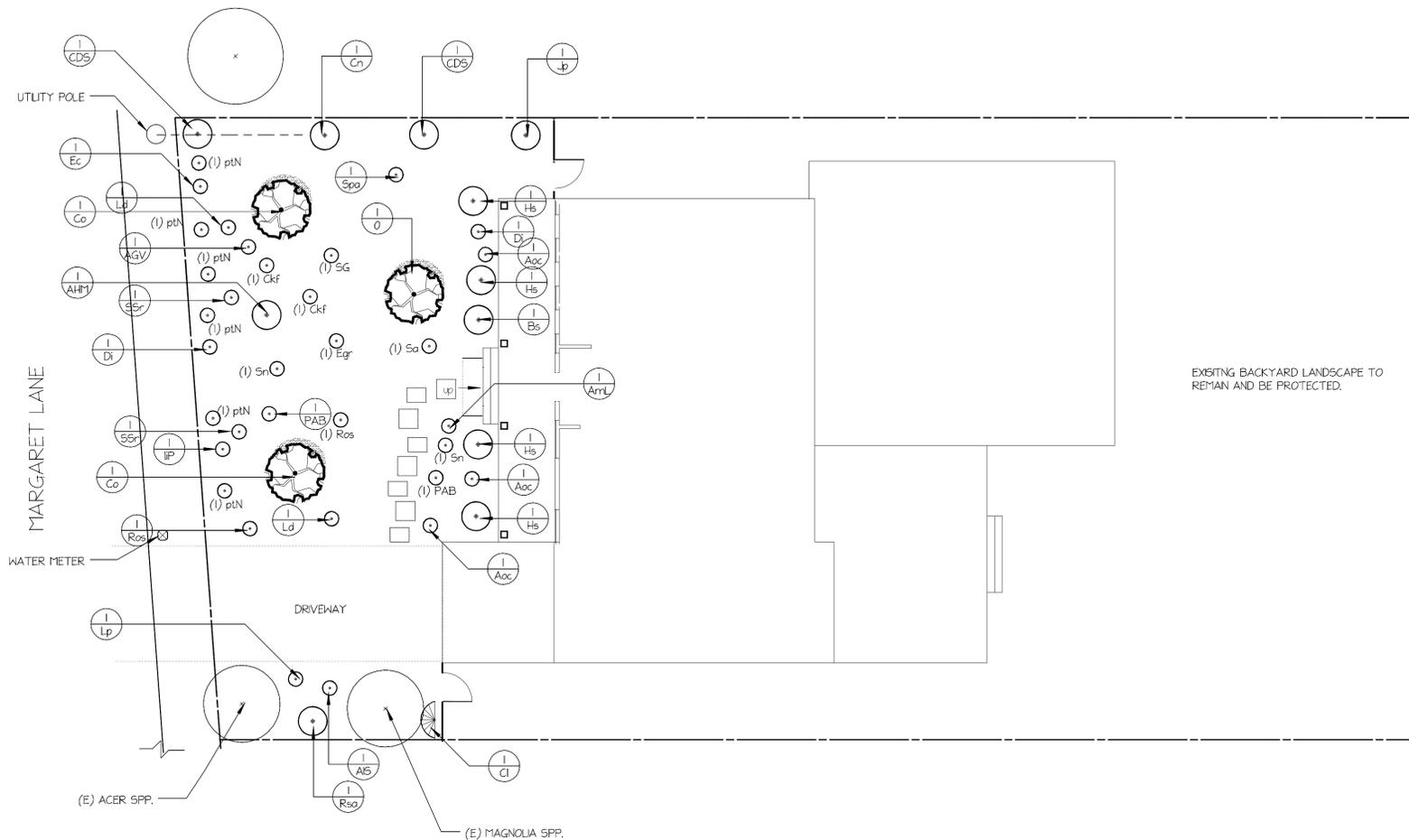
FRONT YARD 1,620 SF

SOIL MANAGEMENT

- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO OBTAIN A SOILS FERTILITY REPORT AND AMEND ACCORDINGLY.
- ORGANIC COMPOST MUST BE INCORPORATED AT A MINIMUM RATE OF 4 CUBIC YARDS PER 1,000 SF. TO A DEPTH OF 6 INCHES.
- A MINIMUM 3 INCH LAYER OF MULCH MUST BE APPLIED ON ALL EXPOSED SOIL.

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM WITH THE NATURAL SLOPE OF THE SITE
- ALL GRADING TO ALLOW MAXIMUM WATER ABSORPTION INTO LANDSCAPE AREAS AND MINIMIZE WATER RUNOFF.
- ALL HARDSCAPE SHALL MAINTAIN A MIN. 2% CROSS SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING AREAS NEXT TO BUILDINGS ARE TO BE GRADED AWAY, MIN. 2% SLOPE.
- ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS



PLANT LEGEND

Key	Qty	Botanical Name	Size/Condition	Remarks	WUCOLS
<b>Trees</b>					
O	1	Pinus x yeddensis 'Akebono'	15g		MEDIUM
Cn	1	Cornus nuttallii	5g	NATIVE	MEDIUM
Co	2	Cercis occidentalis	15 gallon	NATIVE	LOW
<b>Shrubs</b>					
AHM	1	Arclostaphylos 'Howard McMini'	5 gal	NATIVE	LOW
CDS	2	Ceanothus 'Dark Star'	5 gallon	NATIVE	LOW
Hs	4	Hibiscus species	5g		MEDIUM
Ld	2	Lavandula dentata	1g		LOW
Ros	2	Rosa x 'Noia'	3g		MEDIUM
Rsa	1	Ribes sanguineum	5 gal	NATIVE	LOW
SSr	2	Salvia 'Sierra red greggii'	1 gal		LOW
Spa	1	Sphaeralcea ambigua	1g		LOW
IP	1	Ivanilla x intermedia 'Provence'	1g		LOW
ptN	6	Pittosporum tobira 'Nanum'	1g		LOW
<b>Ornamental Grasses</b>					
CKF	2	Calamagrostis karl foerster	1 gal		MEDIUM
SG	1	Stipa gigantea	1 gal		LOW
Sa	1	Stipa arundinacea	1g		MEDIUM
<b>Perennials and Annuals</b>					
AGV	1	Anigazanthos 'Gold Velvet'	1g		LOW
AIS	1	Astroemeria 'Indian Summer'	1g		MEDIUM
AmL	1	Achillea millefolium 'Little moonshine'	1g	NATIVE	LOW
Aoc	3	Anigazanthos orange cross	1 gallon		LOW
Di	2	Dielsia indica	1 Gal		LOW
Ec	1	Euphorbia corollata	1 Gal	NATIVE	LOW
Lp	1	Limonium peretzii	1g		LOW
PAB	2	Penstemon 'Apple Blossom'	1 gal		MEDIUM
Sn	2	Salvia nemorosa	1 gal		MEDIUM
<b>Vines</b>					
Bs	1	Bougainvillea spp.	5g		LOW
Cl	1	Clematis lasiantha	5g	NATIVE	LOW
Jp	1	Jasminum polyanthum	5g		MEDIUM
<b>Other Plants</b>					
Egr	1	Eriogonum grande rubescens	1 Gal	NATIVE	LOW

NOTES

PLANTING NOTES

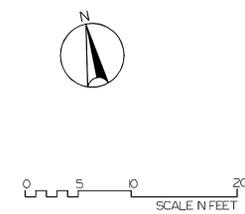
- FINE GRADING, HEADERS, AND IRRIGATION COVERAGE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS.
- PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE OWNER'S REPRESENTATIVE REQUEST PRIOR TO INSTALLATION.

No.	Date	Description
	REVISED 7/28/2021	
	REVISED 8/2/2021	

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PLANTING PLAN

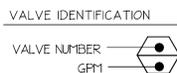
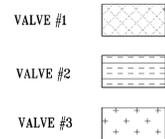
JEROME MA RESIDENCE  
 686 MARGARET LANE  
 CAMPBELL, CA 95008



SCALE	1/8"=1'-0"	PROJECT NO.	
DRAWN BY		SHEET NO.	L-1
CHECKED BY			
DATE	6/13/2021		
DATE OF PRINT			

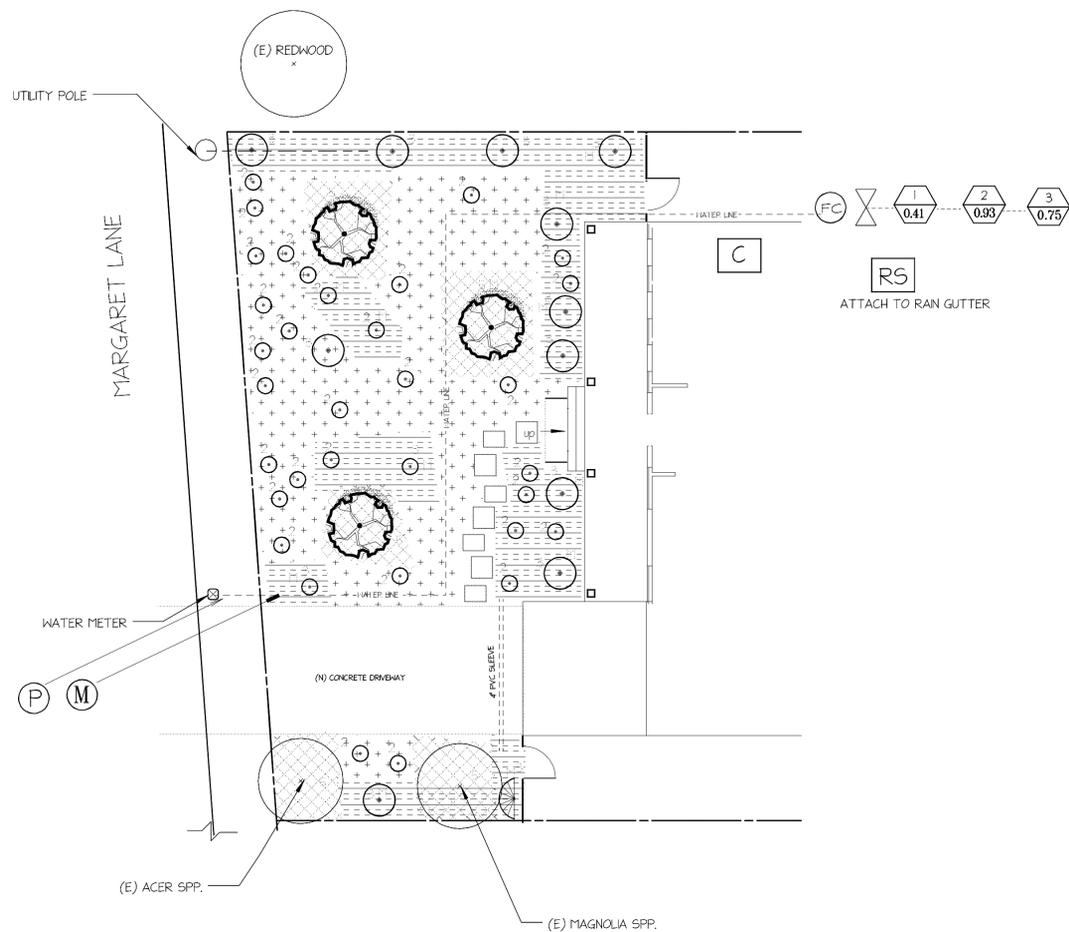
VALVE LEGEND

VALVE	ZONE DESCRIPTION	AREA	GPM
1	TREES LOW	400 SF	0.41
2	SHRUBS MEDIUM	540 SF	0.93
3	SHRUBS LOW	680 SF	0.75
TOTAL		1,620 SF	



NOTES:

- HYDROZONE BASED ON PLANT SPECIES WATER USE OIN ACCORDANCE OF WUCOLS IV 2014.
- TREE HYDROZONE AREA ESTIMATED FROM SPECIES CANOPY SIZE AT MATURITY.



TOTAL FRONT YARD AREA

TOTAL 1,965 SF

TOTAL HARDSCAPE AREAS (IMPERVIOUS SURFACES)

FRONT YARD 345 SF (18%)

TOTAL IRRIGATED LANDSCAPE AREAS

FRONT YARD 1,620 SF

IRRIGATION LEGEND

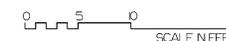
SYMBOL	MANUFACTURER	MODEL SPECIFICATIONS
(P)		POINT OF CONNECTION
	FEBCO	1" MODEL No. 825Y DESCRIPTION: BACKFLOW
(M)	HUNTER	1" ICV-10IG DESCRIPTION: 1" MASTER VALVE IN YARD BOX
(FC)	HUNTER	FLOW CLIK DESCRIPTION: FLOW CLIK FLOW SENSOR IN YARD BOX
	RAIN BIRD	100DV-1 IN. DESCRIPTION: 1" RESIDENTIAL IRRIG. VALVE
	NIBCO / EQUAL	DESCRIPTION: LINE SIZE BALL VALVE IN YARD BOX
(C)	HUNTER	OUTDOOR PRO-HC DESCRIPTION: IRRIGATION CONTROLLER, 6 STATION
(RS)	HUNTER	SOLAR SYNC DESCRIPTION: SOLAR SYNC RAIN SENSOR
	RAIN BIRD	PRF-100-BFF DESCRIPTION: REMOTE 1" VALVE LOW FLOW CONTROL ZONE KIT
	ANY	SCHEDULE 40 PLASTIC PIPE SIZES: 3/4" - 1" LATERAL LINES
---	ANY	PVC SCHEDULE 40 PLASTIC PIPE SIZES: 1" - 2" MAIN LINE 18" COVER
	RAIN BIRD / EQUAL	UXB360SPYK-XERI-BUBBLER DESCRIPTION: TREE BUBLER (0 TO 35 GPH)
	RAIN BIRD / EQUAL	A50788 1GPH DESCRIPTION: DRIP SPOT EMITTER
	HUNTER	RPG ROTOR (ADJUSTABLE) DESCRIPTION: 4" ADJUSTABLE ROTOR LAWN SPRINKLER

IRRIGATION NOTES

- ALL IRRIGATION COMPONENTS TO BE INSTALLED ACCORDING TO MANUFACTURE SPECIFICATIONS AND IN COMPLIANCE TO LOCAL CODES AND ORDINANCES.
- MANUAL SHUT OFF VALVE LOCATED IN CARSON BOX TO BE INSTALLED BEFORE ALL AUTOMATIC IRRIGATION VALVES
- CONTRACTOR TO LOCATE VALVES IN EASY ACCESS LOW VISIBLE LOCATIONS

DRIP EMITTER SCHEDULE

PLANT SIZE	EMITTER NO.
1 GALLON	2 -1 GPH
5 GALLON	3 -1 GPH
15 GALLON	5 -1 GPH
24" BOX	6 -2 GPH



NOTES

IRRIGATION SCHEDULING

CONTRACTOR SHALL ADJUST THE IRRIGATION SCHEDULE FOR THE ESTABLISHMENT PERIODS AS FOLLOWS:

- RUN ALL STATIONS TO KEEP SOIL OPTIMALLY MOIST AT ALL TIMES DURING THE FIRST 90 DAYS OF ESTABLISHMENT.
- ADJUST EACH STATION AS NECESSARY FOR ACTUAL SITE CONDITIONS.
- AT NO TIME SHALL RUNOFF BE PERMITTED. ADJUST START TIMES TO ACCOMMODATE LOCAL SOIL PROFILES.

SMART CONTROLLER

DO NOT OVERRIDE SMART CONTROLLER FUNCTIONS. CONTRACTOR SHALL FOLLOW MANUFACTURE'S INSTRUCTIONS FOR INPUT OF ALL IRRIGATION SYSTEM REQUIREMENTS FOR SCHEDULING, INCLUDING PRECIPITATION RATES, PLANT TYPES, SOIL PROFILES, ETC.

REVISED 8/2/2021

No.	Date	Description

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IRRIGATION PLAN

JEROME MA RESIDENCE  
686 MARGARET LANE  
CAMPBELL, CA 95008

SCALE	1/8"=1'-0"
DRAWN BY	
CHECKED BY	
DATE	6/22/2021
DATE OF PRINT	

PROJECT NO.	
SHEET NO.	L-2

ZONE CALLOUTS

ZONE	VALVE SIZE	TYPE	AREA	PSI	GPM	RATE	TIME
1	1"	TREES	400 SF	30	0.41	0.64	23 MIN
2	1"	SHRUBS	540 SF	30	0.93	0.64	23 MIN
3	1"	SHRUBS	680 SF	30	0.75	0.64	23 MIN

HYDROZONES

WATER EFFICIENT LANDSCAPE WORKSHEET

ZONE	WATER USE	PF	METHOD	IE	ETAF (PF/IE)	HA	ETAF * HA	ETWU
1. TREES	LOW	0.2	DRIP	0.81	1.06	400 SF	99	2,774
2. SHRUBS AND PLANTS	MOD	0.5	DRIP	0.81	.62	540 SF	333	9,362
3. SHRUBS AND PLANTS	LOW	0.2	DRIP	0.81	.246	680 SF	168	4,716
					TOTAL	1,620 SF		16,852

WELO RESIDENTIAL WATER BUDGET

ET<sub>o</sub> 45.3  
 TOTAL IRRIGATED AREA 3,091 SF  
 $MAWA = (ET_o) \times (0.62) \times [(0.55 \times LA) + (1.0 - 0.55) \times SLA]$   
 MAWA = 25,024.63 GALLONS  
 $ETWU = \frac{(ET_o)(0.62)(PF \times LA)}{IE} + SLA$   
 ETWU = 16,852 GALLONS

STATEMENT OF COMPLIANCE

I HAVE COMPLIED WITH THE CALIFORNIA CODE OF REGULATIONS TITLE 23, MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN.

*Nop Panitchpakdi*  
 NOP PANITCHPAKDI, LANDSCAPE DESIGNER

NOTES

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No.	Date	Description
	4/19/2021	REVISED
	7/17/2021	REVISED

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HYDROZONES

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 CAMPBELL, CA 95008

SCALE	PROJECT NO.
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DATE 8/4/21	SHEET NO. L-3
DATE OF PRINT	