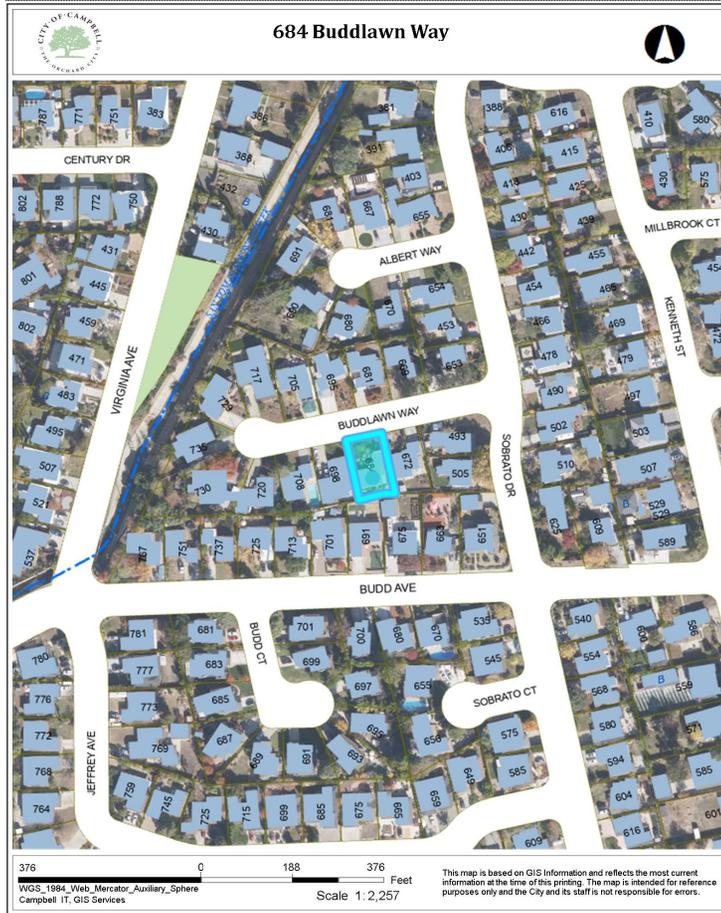


Location of Proposed Project



City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

April 4, 2025

The Community Development Director will be rendering a decision on the following project.

Project Address: 684 Buddlawn Way

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): N/A

Council District: 4

File No.: PLN-2024-182

APN: 404-24-029

Applicant: Amorsolo Tamayo

Property Owner: Chuntung Wang & Lianting Zhou

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow the construction of a new 2,764 square foot, two-story, single-family dwelling using portions of the existing structure.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **April 4, 2025**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 14, 2025**. The director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal.
To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



NEW 2 STORY SINGLE FAMILY RESIDENCE

684 Buddlawn Way
Campbell, California, 95008
APN: 40424029



PERSPECTIVE

PROJECT INFORMATION

SCOPE OF WORKS:

NEW TWO STORY RESIDENCE WITH AN AREA OF 2,732 SF WITH FOUR BEDROOM, FOUR FULL BATHROOM, KITCHEN, LIVING AREA, DINING AREA, ENTRY FOYER, LAUNDRY AREA, FAMILY HALL & TWO BALCONIES @ SECOND FLOOR LEVEL, AND ALSO WITH TWO CAR ATTACHED GARAGE.

INCLUDES THE FOLLOWING SCOPE:

- DEMOLITION OF THE EXISTING 1,120 SF, ONE STORY SINGLE FAMILY RESIDENCE WITH THREE BEDROOMS, TWO-THREE FIXTURE BATHROOM & ATTACHED TWO CAR GARAGE.
- EXISTING 100 AMPS MAIN TO BE UPGRADED TO 200 AMPS PANEL.

PROJECT DATA:

APN:	40424029	
LOT AREA:	6,098 S.F.	
OCCUPANCY:	R-3	
CONSTRUCTION TYPE:	V-B	
SPRINKLER:	YES	
STORY:	TWO	
ZONING:	R-1-6	
NEW LIVING AREA @ FIRST FLOOR LEVEL:	1,534.95 SF	
NEW (GARAGE) @ FIRST FLOOR LEVEL:	441 SF	
NEW ENTRY PORCH @ FIRST FLOOR LEVEL:	38 SF	
NEW LIVING AREA @ SECOND FLOOR LEVEL:	714.46 SF	
BALCONY 1 AREA:	96 SF	
BALCONY 2 AREA:	74 SF	

LOT COVERAGE= 40% MAXIMUM	
LOT AREA: 6,098 SF x 40% = 2,439 SF MAX	
AREA:	
NEW LIVING AREA @ FIRST FLOOR LEVEL:	1,534.95 SF
NEW NON-LIVING AREA (GARAGE) @ FIRST FLOOR LEVEL:	441 SF
NEW ENTRY PORCH:	38 SF
TOTAL AREA=	2,013.95 SF (33%)
THEREFORE: 2,013.95 SF (33%) < 2,744 SF (45%), OK.	
(PLEASE REFER TO SHEET A1.2 FOR ADDITIONAL INFO)	

FLOOR AREA RATIO (FAR)= 45% MAXIMUM	
LOT AREA: 6,098 SF x 45% = 2,744 SF MAX	
FLOOR AREA:	
NEW LIVING AREA @ FIRST FLOOR LEVEL:	1,534.95 SF
NEW NON-LIVING AREA (GARAGE) @ FIRST FLOOR LEVEL:	441 SF
NEW ENTRY PORCH:	38 SF
NEW LIVING AREA @ SECOND FLOOR LEVEL:	714.46 SF
TOTAL AREA=	2,728.41 SF (44%)
THEREFORE: 2,728.41 SF (44%) < 2,744 SF (45%), OK.	
(PLEASE REFER TO SHEET A1.2 FOR ADDITIONAL INFO)	

DRAWING INDEX

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	A1.1	EXISTING FIRST FLOOR AND DEMOLITION PLAN
	A1.2	FLOOR AREA RATIO- KEY PLANS
	A1.3	UTILITY PLAN / GRADING PLAN & DRAINAGE PLAN
	A1.4	PRIVATE PLAN
	A1.5	SITE PHOTOGRAPHY SHEET
	A1.6	STREETScape DRAWING
	A1.7	TREE SURVEY / TREE REMOVAL
	A1.8	LANDSCAPE PLAN
	A1.9	PUBLIC WORKS CONDITION OF APPROVAL
	A2	NEW FLOOR PLAN/ KEY FLOOR PLAN NOTES/GENERAL NOTES
	A3	NEW SECOND FLOOR PLAN/ KEY FLOOR PLAN NOTES
	A4	NEW ROOF PLAN/ KEY NOTES/ ATTIC VENT AT ROOF/ ROOF NOTES/ ROOF DETAILS
	A5	NEW FRONT ELEVATION / RIGHT SIDE ELEVATION
	A6	NEW REAR SIDE ELEVATION/ NEW LEFT SIDE ELEVATION
	A7	MISCELLANEOUS DETAILS
	A7.1	MISCELLANEOUS DETAILS
	A8	FIRST FLOOR & WALL FINISH LAYOUT/ CA GREEN MANDATORY MEASURES
	A9	SECOND FLOOR & WALL FINISH LAYOUT/ CA GREEN MANDATORY MEASURES
	A10	FIRST FLOOR CONCEPTUALIZED ELECTRICAL/MECHANICAL LAYOUT/ LEGEND/ GENERAL NOTES/ ADDITIONAL NOTES
	A11	SECOND FLOOR CONCEPTUALIZED ELECTRICAL/MECHANICAL LAYOUT/ LEGEND/ GENERAL NOTES/ ADDITIONAL NOTES
	CG1	CA GREEN SHEETS
	CG2	CA GREEN SHEETS
	CG3	CA GREEN SHEETS
	CB1	CLEAN BAY BAY SHEET
STRUCTURAL:		
	S1.0	GENERAL STRUCTURAL NOTES
	S2.0	FOUNDATION PLAN/ MID FLOOR & FIRST FLOOR FRAMING PLAN/ CEILING FRAMING
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TITLE 24:		
	TITLE 24-1	ENERGY CALCULATIONS
	TITLE 24-2	ENERGY CALCULATIONS

CODES:

CALIFORNIA FIRE CODE:	2022 EDITION
CALIFORNIA RESIDENTIAL CODE:	2022 EDITION
CALIFORNIA BUILDING CODE:	2022 EDITION
CALIFORNIA ENERGY CODE:	2022 EDITION
CALIFORNIA MECHANICAL CODE:	2022 EDITION
CALIFORNIA PLUMBING CODE:	2022 EDITION
CALIFORNIA ELECTRIC CODE:	2022 EDITION
CALIFORNIA GREEN CODE:	2022 EDITION
CAMPBELL MUNICIPAL CODE:	2022
ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH 2022 CALIFORNIA CODES AND ALL STATE AND LOCAL APPLICABLE AMENDMENTS AND ORDINANCES.
- THE INTENT OF THESE DRAWINGS IS TO INCLUDE ALL LABOR MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, PRESCRIBED OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION INDICATES ACCEPTANCE OF EXISTING CONDITIONS.
- INTERPRETATION OF DRAWINGS: FOR ARRANGEMENTS OF FLOORS, GENERAL FINISH AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS. SHOULD ANY DIFFERENCE APPEAR BETWEEN SCALE MEASUREMENT & FIGURES OR BETWEEN SPECIFICATIONS AND LETTERING ON THE DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE.
- MATCHING OF NEW MATERIALS TO THE EXISTING SHALL BE DONE AS CLOSELY AS POSSIBLE.
- ERRORS AND OMISSIONS: IN THE EVENT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE DOCUMENTS, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR TO NOTIFY THE DESIGNER PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SUCH WILL RELIEVE THE DESIGNER OF RESPONSIBILITY. IF ANY ERROR THAT IS NOT EXPLAINED EITHER BY REFERENCE TO THE DRAWINGS OR SPECIFICATIONS, BECOMES APPARENT, THE CONTRACTOR SHALL REFER THEM TO THE DESIGNER FOR CORRECTION BEFORE PROCEEDING WITH THE WORK.
- SMOKE DETECTORS: PROVIDE ONE SMOKE DETECTOR IN EACH OF THE EXISTING BEDROOMS AND ALSO AT A POINT CENTRALLY LOCATED IN AN AREA GIVING ACCESS TO THE SLEEPING ROOMS. IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE DETECTOR MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDING.
- WINDOWS & GLAZING: ALL NEW WINDOWS SHALL BE DOUBLE GLAZED. THE WINDOWS IN BEDROOMS SHALL MEET EGRESS/INGRESS REQUIREMENTS WITH MINIMUM CLEAR OPENABLE AREA OF 5.7 SQ. FT. AND MINIMUM WIDTH OF 20" AND MINIMUM HEIGHT OF 24". THE SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE FINISHED FLOOR. UNDER FLOOR AND ROOF ATTIC VENTILATION SHALL BE 15% FOR THE GLAZING FOR THE SLIDING DOOR SHALL BE TEMPERED.
- WEATHER-STRIP ALL NEW DOORS AND WINDOWS. PROVIDE THRESHOLD AT EXTERIOR DOORS AND SILL AT ALL WINDOWS.
- PROVIDE GFI OUTLETS IN KITCHEN, GARAGE, BATH ROOMS AND AT EXTERIOR LOCATIONS. PROVIDE AFCI OUTLETS IN ALL BED ROOMS. EVERY 150 SF OF AREA TO BE VENTILATED.
- GENERAL LIGHTING IN KITCHEN AND BATH SHALL BE FLUORESCENT.
- MECHANICAL VENTILATION SYSTEM CAPABLE PROVIDING FIVE AIR CHANGES PER HOUR IN THE FOLLOWING ROOMS: BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS
- WATER PIPE AND FITTING SHALL BE OF BRASS, COPPER, CAST IRON, GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, GALVANIZED STEEL OR OTHER APPROVED MATERIALS. CAST IRON FITTINGS USED FOR WATER NEED NOT BE GALVANIZED IF OVER TWO (2) INCHES IN SIZE. ASBESTOS CEMENT, CPVC, PE OR PVC WATER PIPE MANUFACTURED TO RECOGNIZED STANDARDS MAY BE USED FOR COLD WATER DISTRIBUTION IN A BUILDING. ALL MATERIALS USED IN WATER SUPPLY SYSTEM, EXCEPT VALVES AND SIMILAR DEVICES SHALL BE OF A LIKE MATERIAL, EXCEPT WHERE OTHERWISE APPROVED BY THE CITY.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (i.e., DRYERS, BATH AND UTILITY FANS ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS)
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE, PER CRC R105.3.2.
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO 6 MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR PERIOD IN EXCESS OF 1 YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE, PER CRC R105.5.

DEFERRED SUBMITTAL:

SOLAR- 3.93KW SOLAR SYSTEM
NFPA 13D AUTOMATIC SPRINKLER SYSTEM WITH CAMPBELL AMENDMENTS

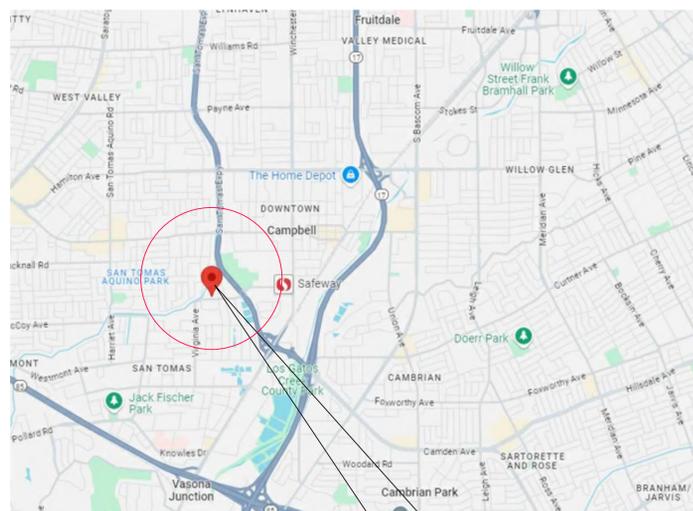
Submittal History			
No.	Description	Date	By
-	INITIAL SUBMITTAL	10/2024	

Designer: Amorsolo Tamayo



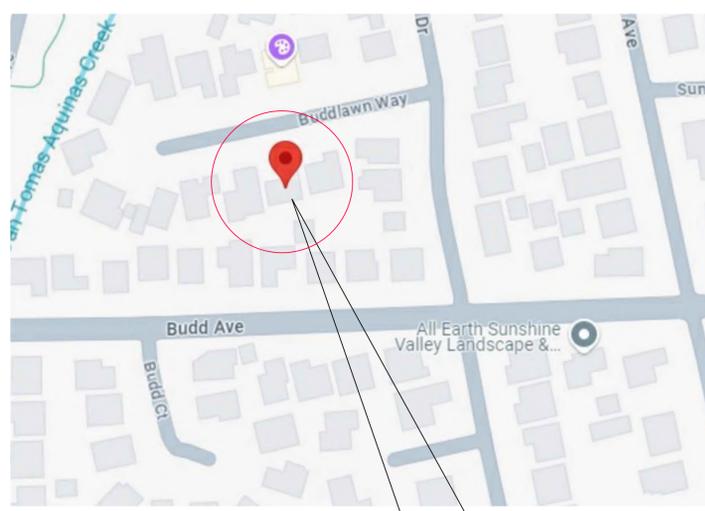
Sheet Notes:

VICINITY MAP



THE SITE
684 Buddlawn Way,
Campbell, California 95008

LOCATION PLAN



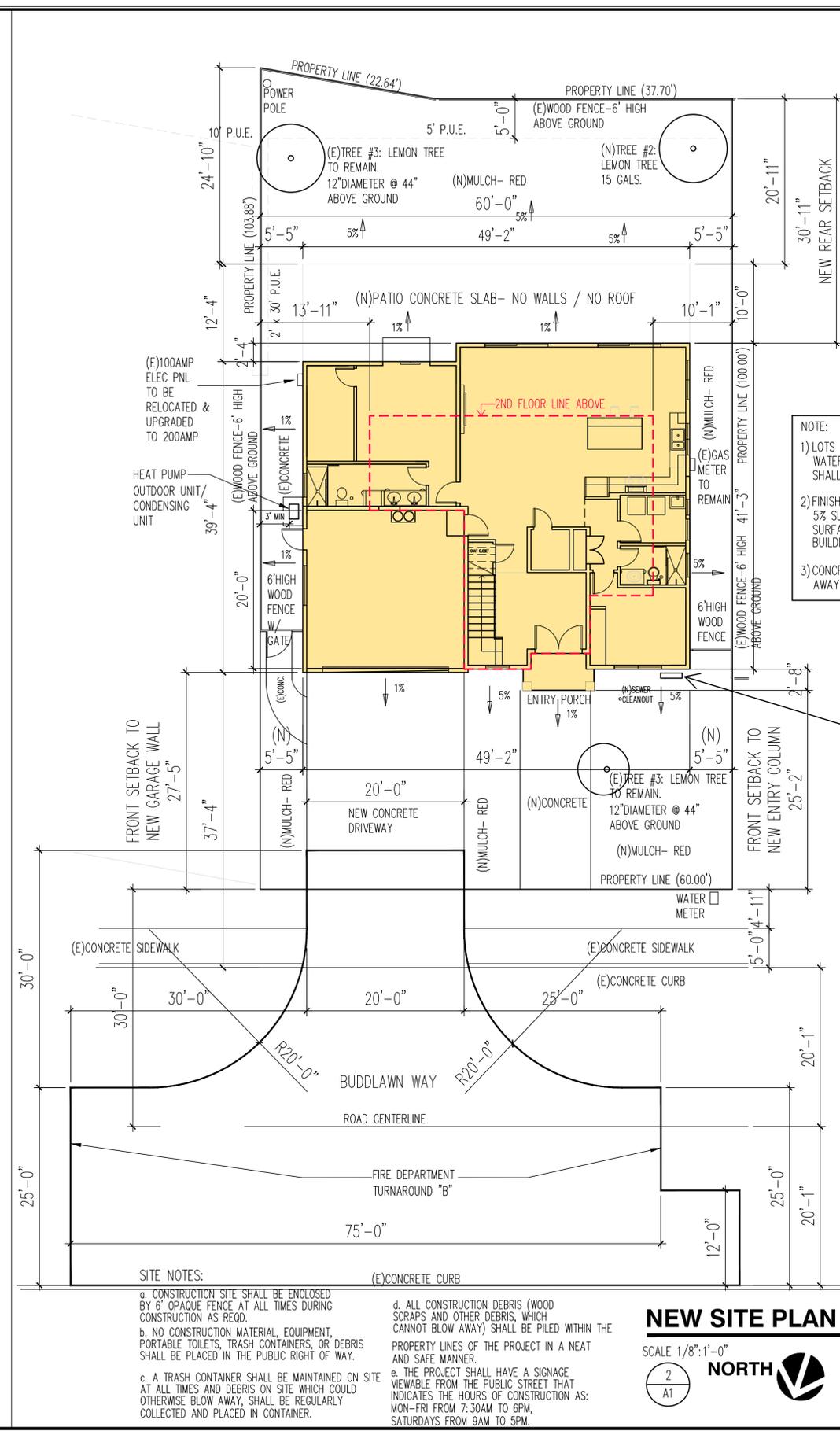
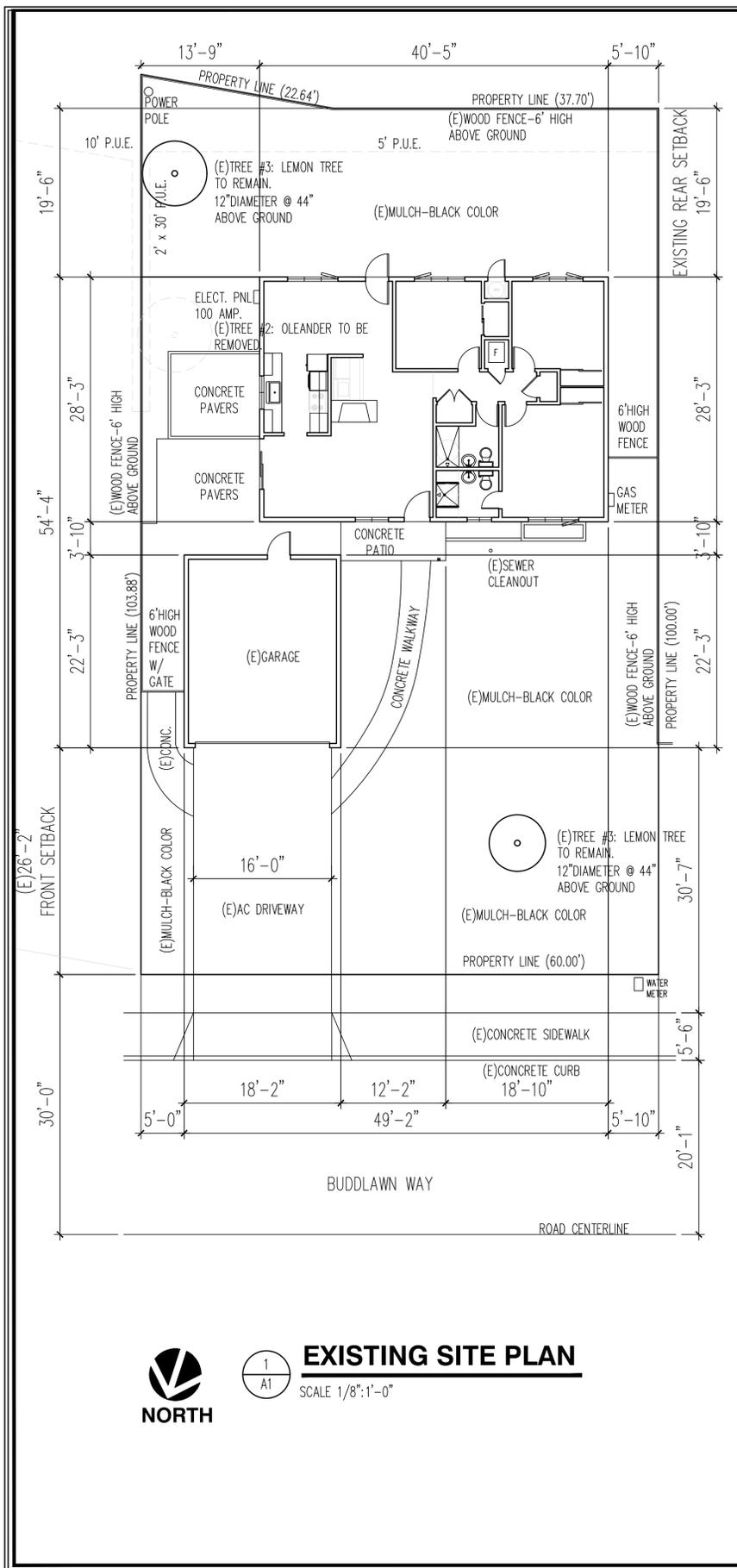
THE SITE
684 Buddlawn Way,
Campbell, California 95008

Project Title:
NEW 2 STORY SINGLE FAMILY RESIDENCE
684 Buddlawn Way
Campbell, California, 95008
APN: 40424029

Job Number:
Drawn By: Amorsolo T.
Checked By: Amorsolo T.
Date:

Drawing Title:
PROJECT INFORMATION
LOCATION PLAN
VICINITY MAP
GENERAL NOTES

Sheet Number:
A0



NOTE:

- 1) LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN OF 6" WITHIN FIRST 10'-0".
- 2) FINISH GROUND SURFACES SHALL BE GRADED 5% SLOPE AWAY FROM BUILDING & HARD SURFACES SHALL BE SLOPED 1% AWAY FROM BUILDING.
- 3) CONCRETE SURFACE SHALL BE 1% SLOPE AWAY FROM THE BLDG.

SANTA CLARA COUNTY FIRE DEPARTMENT NOTES:

ADDRESS IDENTIFICATION:
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL NUMBERS. NUMBERS SHALL BE A MINIMUM OF 6 INCHES (101.6MM) HIGH WITH A MIN. STROKE WIDTH OF 0.5 INCH (12.7MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC 505.1.

CONSTRUCTION SITE FIRE SAFETY:
ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDRAD DETAIL AND SPECS S1-7.

WATER SUPPLY REQUIREMENTS:
POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEMS, AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT. 2022 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 131147.

SITE NOTES:

- a. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION AS REQD.
- b. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
- c. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
- d. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
- e. THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30AM TO 6PM, SATURDAYS FROM 9AM TO 5PM.

Submittal History			
No.	Description	Date	By
-	INITIAL SUBMITTAL	03/2023	

Designer: *Amorsolo Tamayo*

AT
Design Studio
1877 Arroyo Avenue
Livermore, CA 94550
(925) 251-2818
atdesignstudio.com

Sheet Notes:

Project Title:
**NEW 2 STORY
SINGLE FAMILY RESIDENCE
684 Buddlawn Way
Campbell, California, 95008
APN: 40424029**

Job Number:

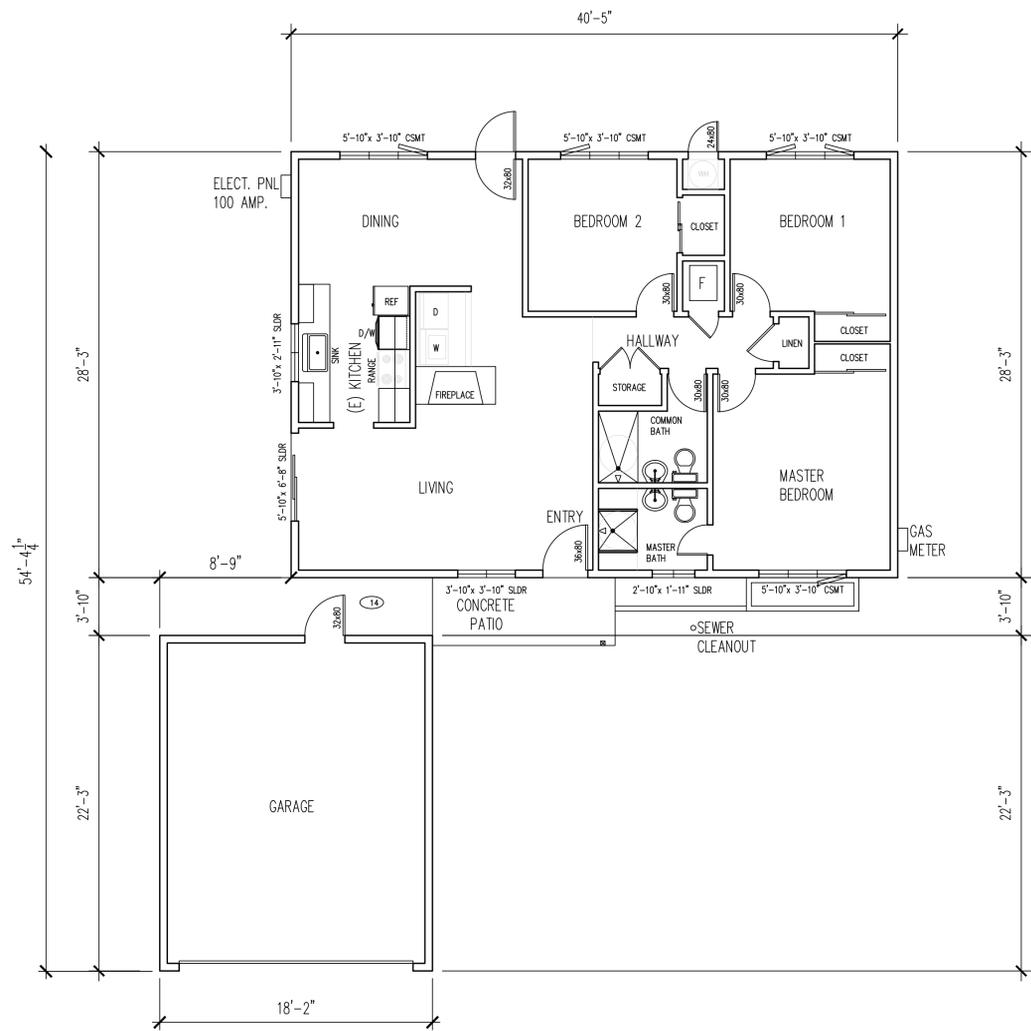
Drawn By: Amorsolo T.

Checked By: Amorsolo T.

Date:

Drawing Title:
EXISTING & NEW
SITE PLAN

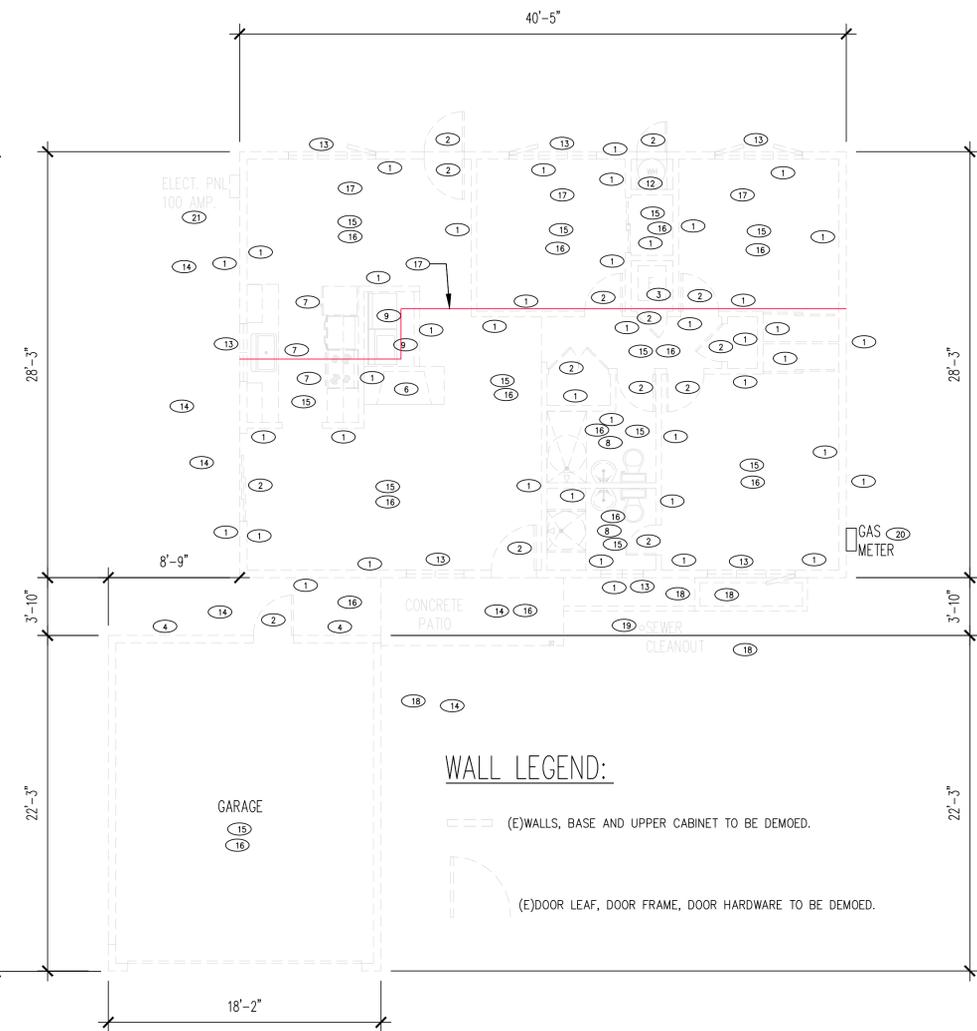
Sheet Number:
A1



1
A2

EXISTING FIRST FLOOR PLAN

SCALE 1/4":1'-0"



1
A2

DEMOLITION PLAN

SCALE 1/4":1'-0"

DEMOLITION NOTES:

- 3 ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE. "AMERICAN NATIONAL STANDARD SAFETY REQUIREMENTS FOR DEMOLITION" (ANSI A10.6-1) PROTECTION:
- THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH CARE AND SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. DO NOT OVERCUT. IF STRUCTURAL MEMBERS NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE STRUCTURAL ENGINEER SHALL BE IMMEDIATELY NOTIFIED AND PRIOR APPROVAL OBTAINED BEFORE REMOVAL OF MEMBERS.
- REMOVE ALL CONCRETE BOLTS AND EMBEDDED ITEMS IN CONCRETE FLOORS THAT PROTRUDE ABOVE THE CONCRETE FLOOR SURFACE. GRIND FLUSH ALL PROJECTING STEEL OR PATCH HOLES FLUSH WITH NON SHRINK GROUT.
- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED ON THE DRAWINGS OR AS OTHERWISE DIRECTED BY THE OWNER.
- DURING CONSTRUCTION, 100% OF CONCRETE MUST BE REUSED OR RECYCLED, AND AT LEAST 50% OF THE REMAINING DEBRIS MUST BE RE-USED OR RECYCLED.

KEY DEMOLITION NOTES:

- 1 REMOVE (E) EXTERIOR & INTERIOR WALLS
- 2 REMOVE (E) DOOR, DOOR FRAME & DOOR HARDWARE.
- 3 REMOVE (E) FURNACE, DUCTING AND APPURTENANCES & CAP OFF GAS & ELECTRICAL LINE.
- 4 REMOVE (E) STUCCO SKIN. PREP WALL TO RECEIVE NEW WALL FINISH.
- 6 REMOVE / DEMO (E) FIREPLACE (CAP OFF GAS LINE OR ELECTRICAL LINE IF APPLICABLE)
- 7 REMOVE (E) KITCHEN APPLIANCES & CAP OFF PLUMBING, GAS & ELECTRICAL LINES DURING DEMOED PHASE.
- 8 REMOVE (E) BATH FIXTURES & CAP OFF PLUMBING LINES DURING DEMOED PHASE.
- 9 REMOVE (E) WASHER/DRYER/PLUMBING FIXTURE & CAP OFF PLUMBING, GAS & ELECTRICAL LINES DURING DEMOED PHASE.
- 10 REMOVE (E) FLOOR FINISHES, PREP FLOOR TO RECEIVE NEW FLOOR FINISH.
- 11 REMOVE (E) CASEWORK/CABINET/MILLWORK.
- 12 REMOVE (E) WATER HEATER & CAP OFF PLUMBING, GAS & ELECTRICAL LINES DURING DEMOED PHASE.
- 13 REMOVE (E) WINDOW
- 14 REMOVE (E) CONCRETE PATIO / CONCRETE PAVERS.
- 15 REMOVE (E) CEILING GYP BD / CEILING JOIST
- 16 REMOVE (E) ROOF STRUCTURE
- 17 REMOVE (E) FLOOR FRAMING STRUCTURE/FLOOR PLYWOOD SUBSTRATE/ FOUNDATION/ FOOTING/ STEM WALL. SEE NEW FLOOR PLAN FOR THE NEW BUILDING OUTLINE/LAYOUT & SEE STRUCTURAL DWGS FOR ADDITIONAL INFO.
- 18 REMOVE (E) PLANTER BOX / LANDSCAPE & CAP OFF WATER /SPRINKLER LINE DURING DEMO PHASE.
- 19 REMOVE / RELOCATE (E) CLEAN OUT & REWORK (E) SANITARY LATERAL AS REQUIRED.
- 20 (E) GAS METER TO REMAIN, CONTRACTOR TO PROVIDE PROTECTION DURING DEMO PHASE..
- 21 (E) ELEC PANEL TO BE RELOCATED, (E) 100AMP TO BE UPGRADED TO 200AMP.

Submittal History			
No.	Description	Date	By
-	INITIAL SUBMITTAL	10/2024	

Designer: *Arsenio Tamayo*

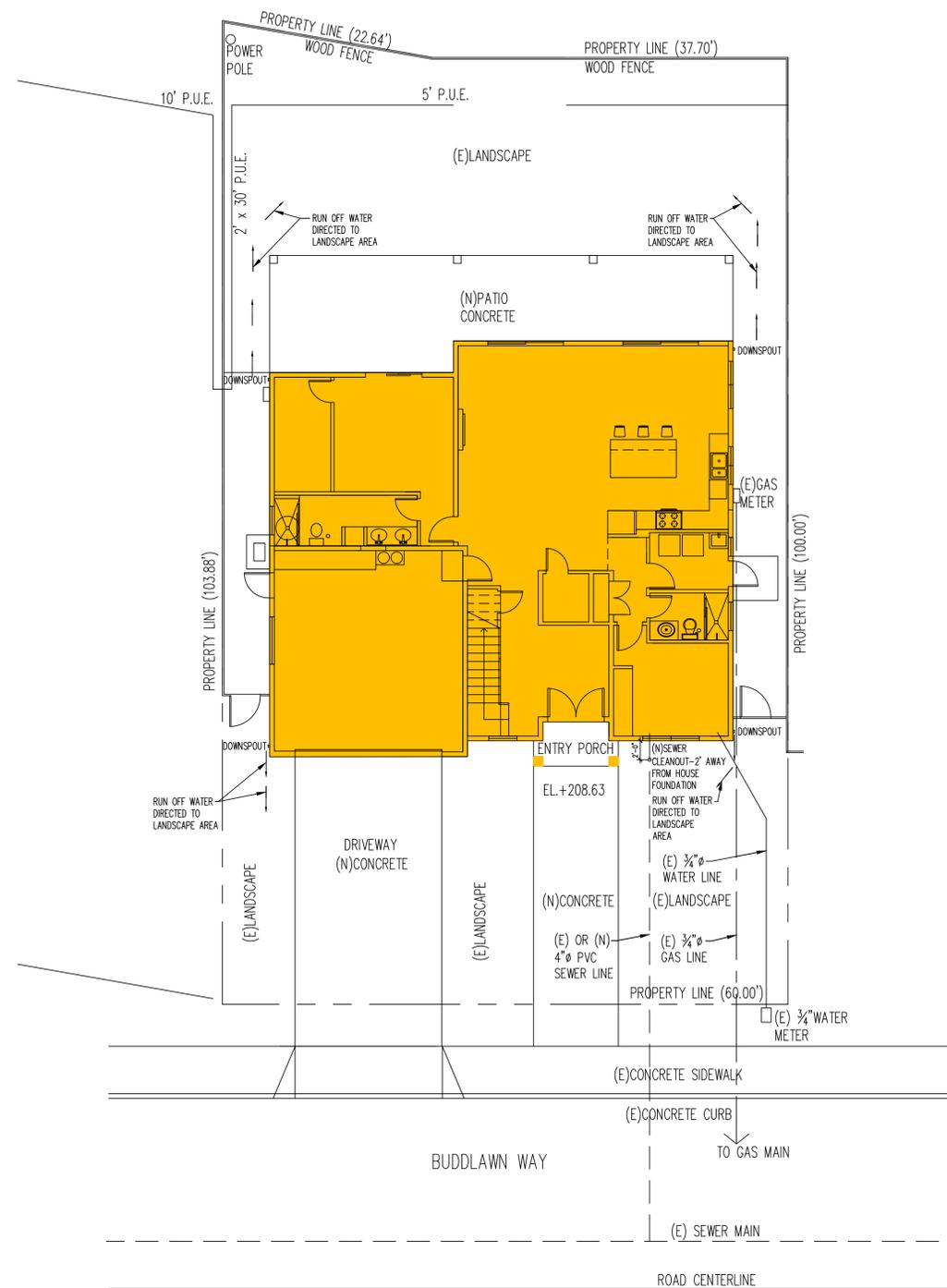
Sheet Notes:

NEW 2 STORY SINGLE FAMILY RESIDENCE
 684 Buddlawn Way
 Campbell, California, 95008
 APN: 40424029

Job Number	
Drawn By	Amsorolo T.
Checked By	Amsorolo T.
Date	

Drawing Title:
 EXISTING FLOOR PLAN
 DEMOLITION PLAN

Sheet Number:
A1.1



1
A1.3

UTILITY PLAN / GRADING & DRAINAGE PLAN

SCALE 1/8"=1'-0"

Submittal History			
No.	Description	Date	By
-	INITIAL SUBMITTAL	11/2024	

Designer: Amorsolo Tamayo



Sheet Notes:

Project Title:

**NEW 2 STORY
SINGLE FAMILY RESIDENCE**
684 Buddlawn Way
Campbell, California, 95008
APN: 40424029

Job Number

Drawn By Amorsolo T.

Checked By Amorsolo T.

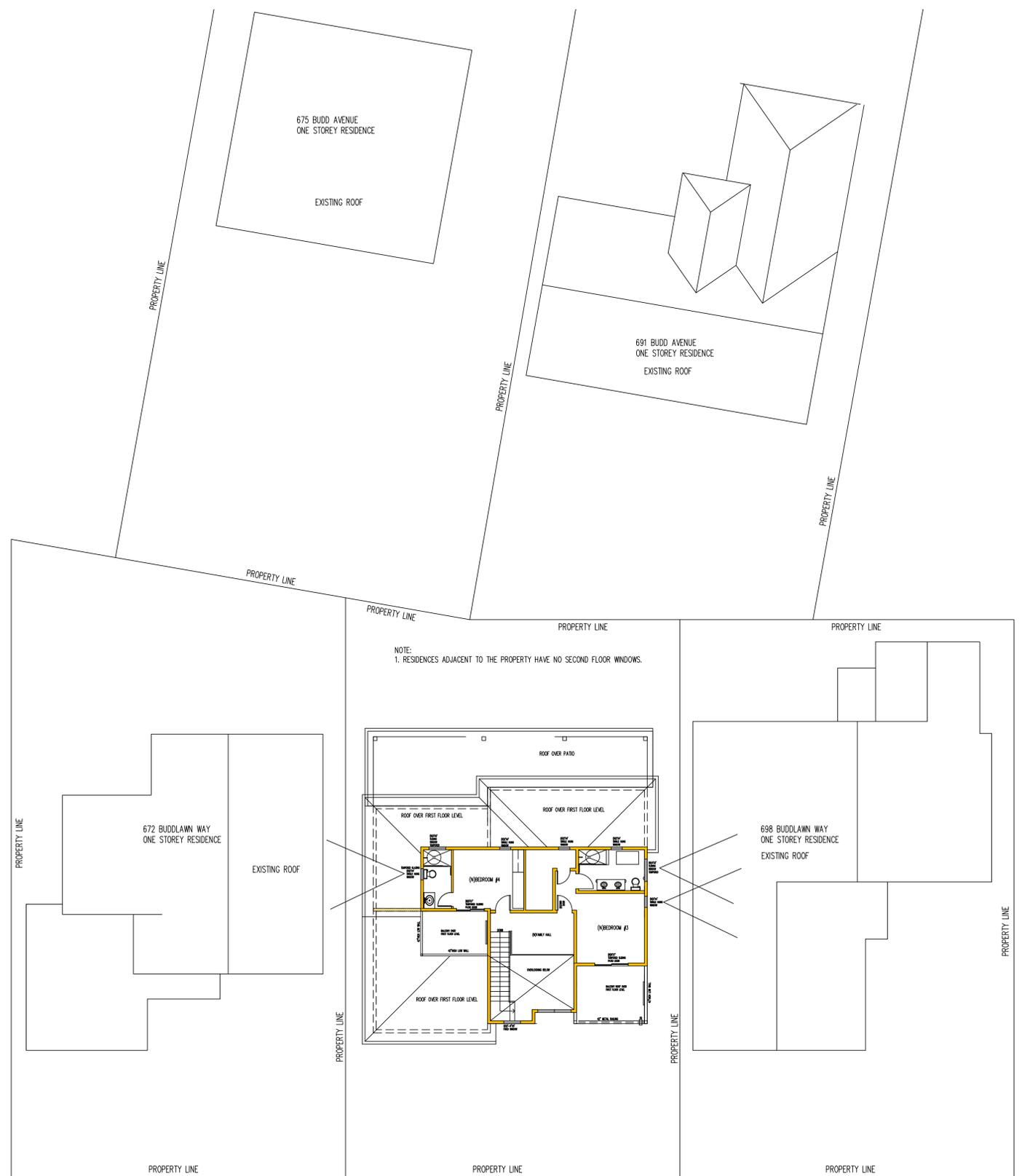
Date

Drawing Title:

UTILITY PLAN / GRADING & DRAINAGE PLAN

Sheet Number:

A1.3



2
A1.3

PRIVACY PLAN
SCALE 3/32"=1'-0"

Submittal History			
No.	Description	Date	By
-	INITIAL SUBMITTAL	11/2024	

Designer: Amorsolo Tamayo




Sheet Notes:

Project Title:
**NEW 2 STORY
 SINGLE FAMILY RESIDENCE**
 684 Buddlawn Way
 Campbell, California, 95008
 APN: 40424029

Job Number: _____
 Drawn By: Amorsolo T.
 Checked By: Amorsolo T.
 Date: _____

Drawing Title:
 PRIVACY PLAN

Sheet Number:
A1.4



FRONT VIEW AT MAIN ENTRY



NEIGHBORS - LEFT & RIGHT VIEW



LOOKING AT LEFT CORNER



LOOKING AT RIGHT CORNER



VIEW FROM MIDDLE OF STREET - LEFT SIDE



VIEW FROM MIDDLE OF STREET - RIGHT SIDE

Submittal History		
No.	Description	Date By
-	INITIAL SUBMITTAL	10/2024

Designer: Amorsolo Tamayo

Sheet Notes:

Project Title:
NEW 2 STORY SINGLE FAMILY RESIDENCE
 684 Buddlawn Way
 Campbell, California, 95008
 APN: 40424029

Job Number: _____
 Drawn By: Amorsolo T.
 Checked By: Amorsolo T.
 Date: _____

Drawing Title:
 SITE PHOTOS

Sheet Number:
A1.5

Submittal History		
No.	Description	Date By
-	INITIAL SUBMITTAL	10/2024

Designer: Amorsolo Tamayo




Sheet Notes:



672 BUDDLAWN WY.
(E) LEFT NEIGHBOR

684 BUDDLAWN WY.
(PROPOSED PROJECT)

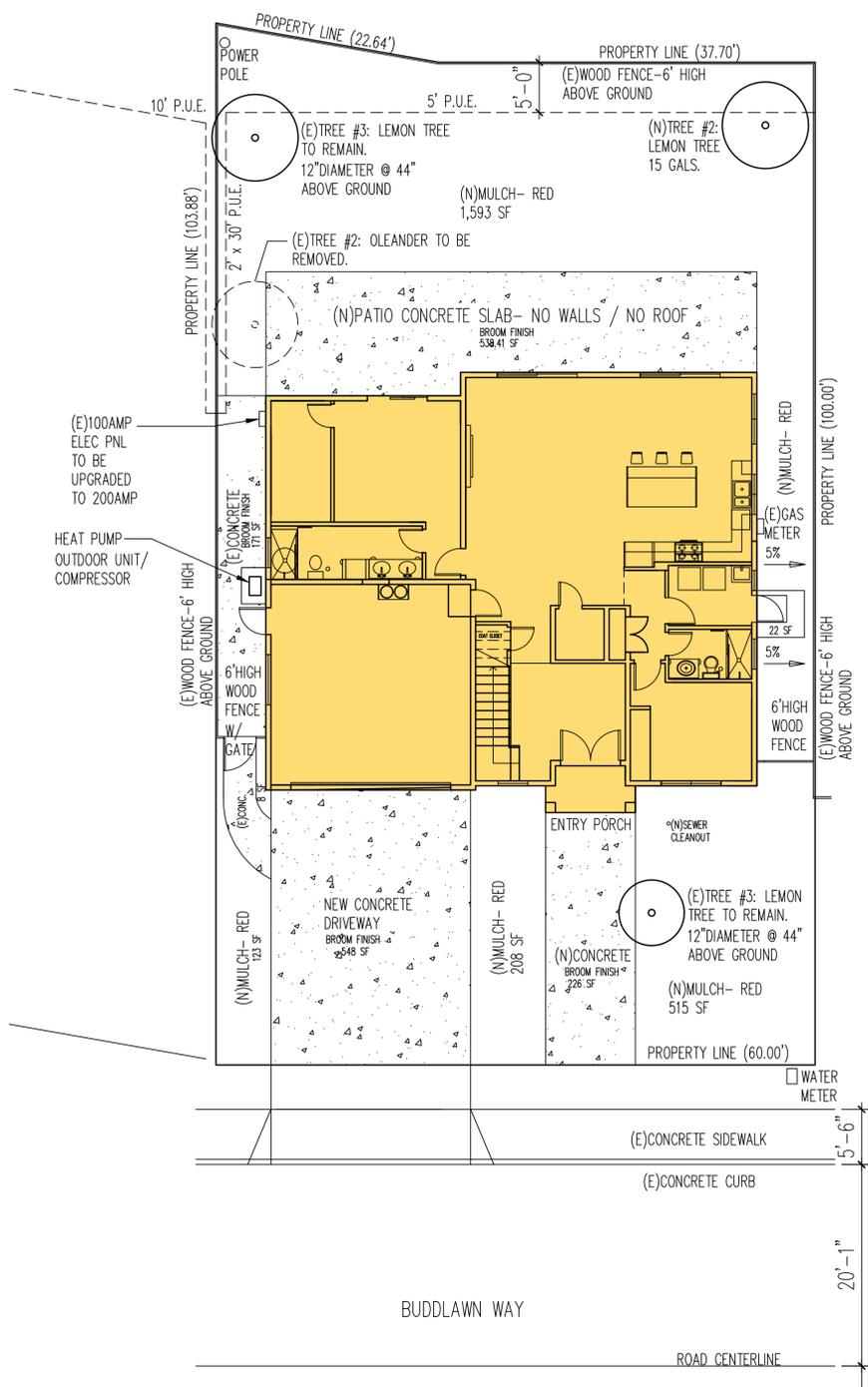
698 BUDDLAWN WY.
(E) RIGHT NEIGHBOR

Project Title:
NEW 2 STORY SINGLE FAMILY RESIDENCE
684 Buddlawn Way
Campbell, California, 95008
APN: 40424029

Job Number: _____
Drawn By: Amorsolo T.
Checked By: Amorsolo T.
Date: _____

Drawing Title:
STREETSCAPE

Sheet Number:
A1.6



1
A1.8

CONCEPTUALIZED LANDSCAPE PLAN

SCALE 1/8":1'-0"

2
A1.8

IMPERVIOUS AND PERVIOUS AREAS:

SCALE: NOT TO SCALE

LOT AREA: 6,098 SF

IMPERVIOUS AREAS:

1) HOUSE FOOTPRINT: 2,013.95 SF

2) CONCRETE - BROOM FINISH: 1,645.05 SF

PERVIOUS AREA:

1) MULCH - RED COLOR: 2,439 SF

3
A1.8

PHOTOGRAPHS:

SCALE: NOT TO SCALE



LEMON TREE



CONCRETE - BROOM FINISH



MULCH - RED COLOR

Submittal History

No.	Description	Date	By
-	INITIAL SUBMITTAL	03/2023	

Designer: *Amorsolo Tamayo*

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Design Studio
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Lubbock City, California 94337
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Amorsolo Tamayo
Design Studio, LLC

Sheet Notes:

Project Title:

**NEW 2 STORY
SINGLE FAMILY RESIDENCE
684 Buddlawn Way
Campbell, California, 95008
APN: 40424029**

Job Number	
Drawn By	Amorsolo T.
Checked By	Amorsolo T.
Date	
Drawing Title:	LANDSCAPE PLAN

Sheet Number:

A1.8

MEMORANDUM

CITY OF CAMPBELL

TO: Larissa Lomen, Project Planner

DATE: 12/19/24

FROM: Arlyn Villanueva, Assistant Engineer

SUBJECT: DRC APPLICATION

Site Address: 684 Buddlawn Way

For File No(s): PLN-2024-182

Project Description: Use permit to build a new 2,732 square foot, two-story, single-family dwelling using portions of the existing structure.

Applicant: Amorsolo Tamayo, Amorsolo Tamayo Design

The subject request may be found:

- Complete
Incomplete

PUBLIC WORKS DEPARTMENT CONDITIONS OF APPROVAL

- 1. The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040.
2. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at \$2,120.00 per net acre, which is \$296.80 (set for R-1 land use).
3. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention.
4. Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line.
5. Pavement Restoration: The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium.

684 Buddlawn Way (PLN-2024-182)

The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (https://www.ci.campbell.ca.us/219) has detailed information on the streets currently under moratorium and the enhanced restoration requirements.

- 6. Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, the applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared, pay various fees and deposits, and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer.
7. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.
8. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped park strip and tree wells in the public right of way.
9. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.).

Table with columns: No., Description, Date, By. Row 1: INITIAL SUBMITTAL, 03/2023.

Designer: Amorsolo Tamayo



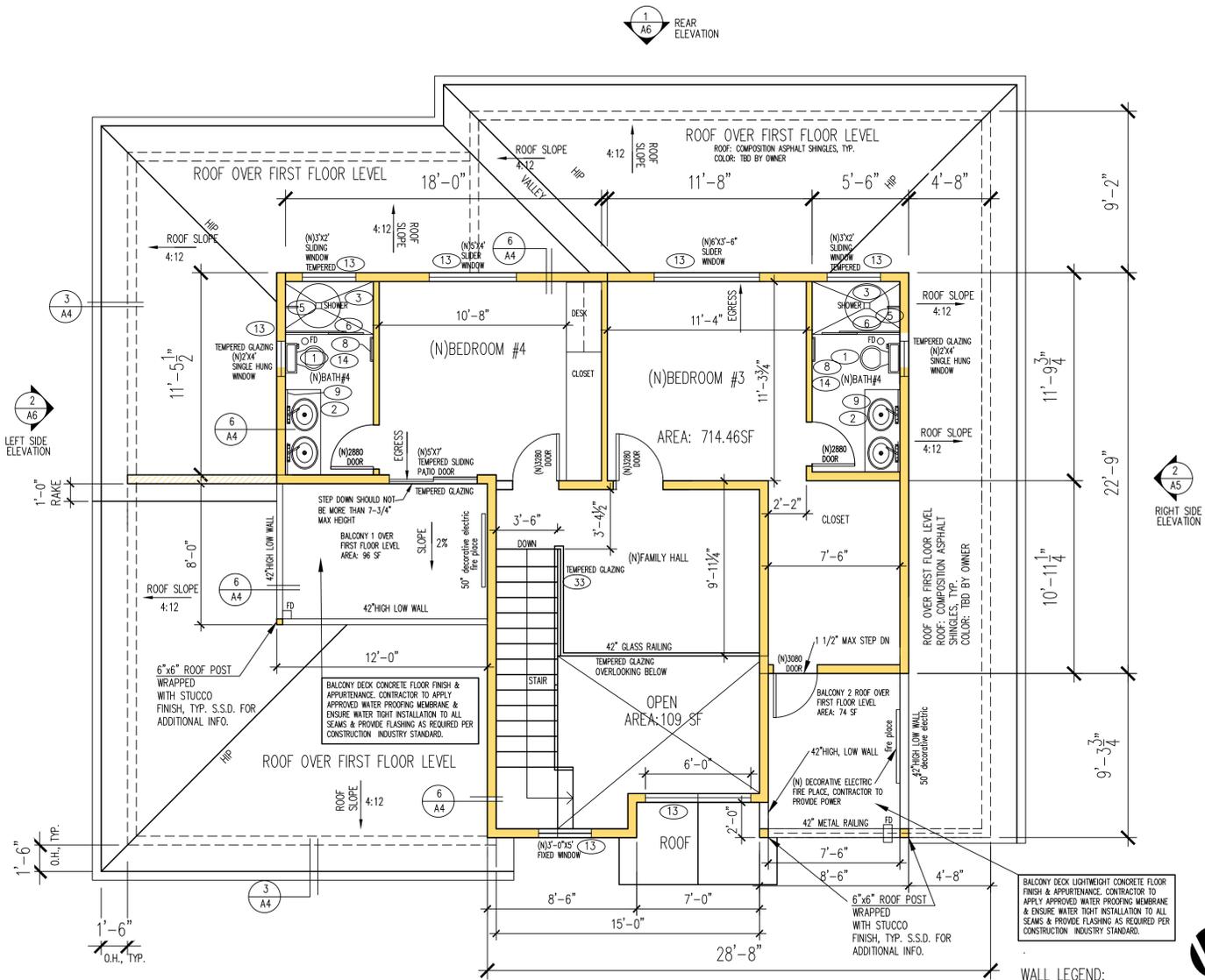
Sheet Notes:

Project Title: NEW 2 STORY SINGLE FAMILY RESIDENCE 684 Buddlawn Way Campbell, California, 95008 APN: 40424029

Job Number, Drawn By: Amorsolo T., Checked By: Amorsolo T., Date

Drawing Title: PUBLIC WORKS CONDITION OF APPROVAL

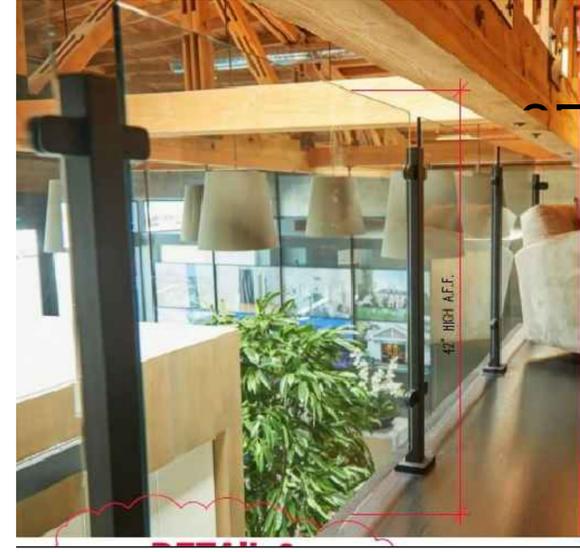
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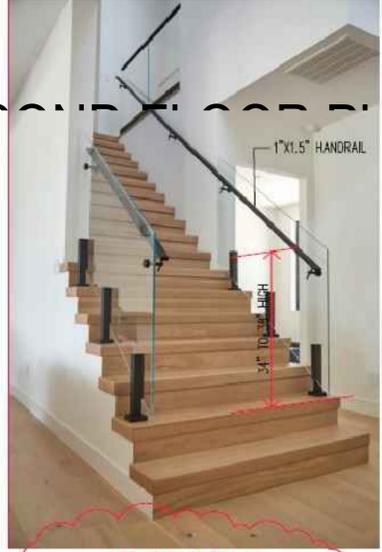
NEW SECOND FLOOR PLAN (AREA: 714.46 SF)

GROSS AREA: 823.46 SF
 OPEN SPACE: 109 SF SF
 TOTAL LIVING AREA: 714.46 SF

BALCONY 1 AREA: 96 SF
 BALCONY 2 AREA: 74 SF



3 A3 **DETAIL - B**



2 A3 **DETAIL - A**

KEY FLOOR PLAN NOTES:

- 1 ULTRA LOW FLUSH WATER CLOSET W/ 1.28 GPF (VENT THROUGH THE ROOF)
- 2 VANITY COUNTER TOP, QUARTZ FINISH, COLOR: TBD BY OWNER
- 3 GLASS SHOWER W/TEMPERED GLASS ENCLOSURE PROVIDE MINIMUM SHOWER STALLS OF 1024 SQUARE INCHES CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. (N)SHOWER WALL WITH LIGHTED SHOWER NICHE: SIZE 12"x24". CONTRACTOR TO PROVIDE POWER TO LIGHT FIXTURE
- 4 CLOSET: VINYL COATED WIRE CLOTHES RACK /SHELF: NUMBER OF SHELVES AND POLES- FIELD VERIFY
- 5 SHOWER HEAD WITH WATER CONSERVING FIXTURE. WALL FINISH: PORCELAIN GLAZED TILE FINISH. FLOOR: UNGLAZED TILE.
- 6 SHOWER DOOR- TEMPERED GLASS- 24" WIDE
- 7 TOWEL RING, PROVIDE BLOCKING +24" HIGH
- 8 TOWEL BAR, PROVIDE BLOCKING +52" HIGH
- 9 LIGHTED MIRROR (LED) ABOVE LAVATORY
- 10 TOILET PAPER HOLDER, PROVIDE BLOCKING +24" HIGH
- 11 PROVIDE DOOR WEATHER STRIP/BOTTOM SWEEP, ALUM.THRESHOLD
- 12 BUILT UP COLUMN-PROVIDE 4"x14" ALUM VENT
- 13 ALL WINDOWS SHALL BE VINYL DOUBLE PANE WINDOW BY MILGARD OR EQUAL, TYPICAL
- 14 TOILET FAN-VENT THRU ROOF OR WALL= 50 CFM HUMIDITY SENSOR & IAQ 21 CFM &< IZONE QUIET
- 15 KITCHEN HOOD-VENT THRU WALL THE KITCHEN RANGE HOOD MUST BE HVJ RATED LIMITED TO 3 SONE AND W/ A MIN AIRFLOW A SPECIFIED IN ASHRAE 62.2. PER ROOM 4.6-4.7. VENTED RANGE HOODS INCLUDING APPLIANCE-RANGE HOODS MUST BE 100CFM. WHILE ALL OTHER HOOD TYPES INCLUDING DOWNDRAFT MUST BE 300CFM.
- 16 LINE OF UPPER CABINET ABOVE. CONTRACTOR TO PROVIDE BLOCKING TO UPPER & BASE CABINET AS REQUIRED.
- 17 DOUBLE BOWL KITCHEN SINK WITH DISPOSER
- 18 MAIN ENTRY DOUBLE DOOR PROVIDE DOOR WEATHER STRIP/BOTTOM SWEEP, ALUM.THRESHOLD
- 19 REFRIGERATOR/FREEZER-PLUMB FOR ICE-MAKER NOTE:APPLIANCE SHALL MEETS ENERGY STAR STANDARDS.
- 20 ENERGY STAR STANDARDS 36" ELECTRIC RANGE
- 21 ENERGY STAR STANDARDS DISHWASHER
- 22 KITCHEN BASE CABINET QUARTZ COUNTERTOP, TYP. CONTRACTOR TO SUBMIT KITCHEN CABINET / MILLWORK DESIGN, ELEVATION & 3D VIEW PROFILE. BASE & UPPER CABINET / MILLWORK PAINT COLOR, SHOP DRAWINGS FOR OWNER APPROVAL. CONTRACTOR TO FIELD MEASURE AND COORDINATE WITH CABINET VENDOR TO ENSURE ALL DIMENSION ARE CORRECT AND COORDINATE WITH THE OWNER ALL KITCHEN APPLIANCES SIZES AND DIMENSIONS, POWER SUPPLY & PLUMBING & GAS LINES ARE COORDINATED.
- 23 50 GAL HEAT PUMP WATER HEATER. SEE DETAIL-2/A7.1
- 24 WOOD STAIR: WITH THREAD= 10.5" / RISER= 7 3/4" MAX WITH 36" HIGH TEMPERED GLASS RAILING.
- 25 JACUZZI/TUB, MODEL & STYLE: TBD BY OWNER,
- 26 CONCRETE DOOR LANDINGS, 36" MIN. LENGTH WITH DOOR THRESHOLD.
- 27 ENERGY STAR STANDARDS CLOTHES WASHER
- 28 ENERGY STAR STANDARDS CLOTHES ELECTRIC DRYER
- 29 42" HIGH METAL RAILING.
- 30 36" HIGH TEMPERED GLASS RAILING WITH 1-1/4" TO 2-1/2" GRIP RAIL. 4" GUARDRAIL MAX. OPENING SEE DETAIL-A / A3.
- 31 HEAT PUMP INDOOR UNIT (ROOF ATTIC)
- 32 NEW DECORATIVE FURRING ACCENT WALL TO RECEIVE DECORATIVE ELECTRIC FIREPLACE. CONTRACTOR TO PROVIDE POWER TO NEW ELECTRIC FIRE PLACE AND ALSO TO ENSURE & COORDINATE W/ THE OWNER FINAL DIMENSION OF THE ELECTRIC FIREPLACE. ACCENT WALL TO FINISH WITH TILE, SIZE & TEXTURE: TBD BY OWNER.
- 33 42" HIGH TEMPERED GLASS RAILING WITH 4'-0" O.C. SUPPORT SEE DETAIL-B / A3.

T-24 REQUIREMENTS

- R-21 walls
- R-38 attic
- R-19 floor
- Windows/Doors U-Value 0.30 SHGC 0.23
- 9.0 HSPF 14 SEER Heat Pump with R-8 ducting
- 50g heat pump water heater
- 110 cfm ERV (spec sheet attached);

Submittal History			
No.	Description	Date	By
-	INITIAL SUBMITTAL	03/2023	

Designer: *Arsenio Tamayo*

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Arsenio Tamayo
 Design Studio, LLC

Sheet Notes:

**NEW 2 STORY
 SINGLE FAMILY RESIDENCE**
 684 Buddlawn Way
 Campbell, California, 95008
 APN: 40424029

Job Number
 Drawn By: *Amsorsolo T.*
 Checked By: *Amsorsolo T.*
 Date

Drawing Title:
 NEW SECOND FLOOR PLAN
 KEY FLOOR PLAN NOTES
 GENERAL NOTES

Sheet Number:
A3



Fresh Air Systems - 130 CFM



HRV
B130H65RT
B130H65RS
 35 to 131 CFM @ 0.2 in. w.g.
 35 to 119 CFM @ 0.4 in. w.g.

UL
UL LISTED
UL 94 HF-1
UL 94 V-0
UL 94 FT-1
UL 94 FT-2
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UL 94 FT-100

- Unit Description**
- SRE of 65% at 32°F and 60% at -13°F (64 CFM)
 - Parts size 5"
 - Recirculation mode
 - Painted steel, corrosion resistant galvanized body
 - One-piece molded insulation shell, no air leakage (expanded polystyrene, UL 94 HF-1 certified)
 - Virtuo constant airflow and auto-balancing device (patent pending)
 - Motorized dampers (no additional backdraft dampers required)
 - Integrated "snap-in" drain system installed in seconds with no additional parts (drain hose included)
 - 4" power cord
 - Heat electrical characteristics: 120 volts, 60 Hz, 2.5 A, 119 W
 - Sound: 70.0 dBA at 115 CFM @ 0.4 in. w.g. 60.1 dBA at 64 CFM @ 0.2 in. w.g.

- Controls**
- AUTOMATIC
 - SPEED SELECTOR
 - ADVANCED TOUCHSCREEN
 - 20-40-60 DELUXE
- Core**
- Polypropylene cross-flow core, impact resistant
 - Dimensions: 12" x 12" x 9" (30.5 cm x 30.5 cm x 23 cm)
- Filters**
- MERV 8 grade washable standard filter (included)
 - Optional MERV13 grade filter part no. V2M285
- Options**
- Complete line of accessories and filters
 - Compatible with the "Trend" transition part no. VTY101 (for units producing up to 110 CFM only)

These are 4 optional main controls and 2 optional auxiliary controls available. Refer to Wall Control specification sheet for more information.

ERV SPEC SHEET

KEY NOTES:

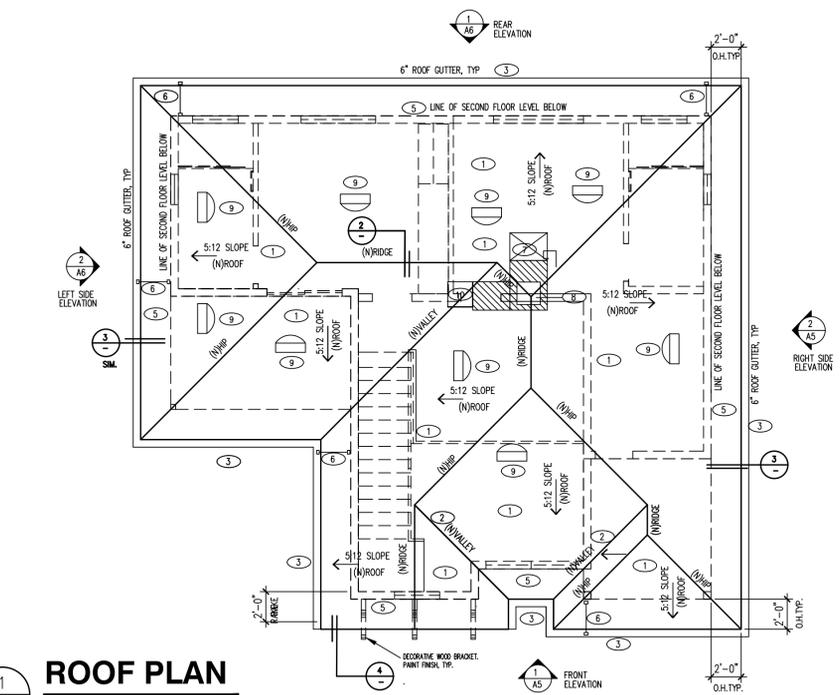
- COMPOSITION SHINGLES ROOF, SLOPES 5:12, MINIMUM CLASS "C"
 - PROVIDE 26 GA G.I. VALLEY FLASHING, TYP.
 - 6" G.I. 24 GA GUTTERS, TYP.
 - NOT USED
 - LINE OF BUILDING BELOW
 - 24 GA DOWNSPOUTS, TYP
 - 22"x30" ATTIC ACCESS, 30"x30" IF ACCESS TO FURNACE
- NOTES:**
- ATTIC ACCESS OPENING SHALL BE LARGE ENOUGH TO FACILITATE REMOVAL OF THE LARGEST PIECE OF EQUIPMENT IN THE ATTIC.
 - DUCTED HEAT PUMP INDOOR UNIT LOCATED IN ROOF ATTIC SPACE. CONTRACTOR TO PROVIDE SUPPORT.
 - 18" LOW PROFILE EYEBROW VENT W/ INSECT SCREENS - SEE BELOW
 - ERV LOCATION IN ROOF ATTIC SPACE. CONTRACTOR TO PROVIDE SUPPORT.

ATTIC VENTS AT ROOF:

ROOF ATTIC VENT AREA REQUIRED:
 714.46 S.F./150 = 4.76 S.F. x 144 = 685.88 SQ. IN.

NUMBER OF VENTS REQUIRED:
 AT ROOF EAVES (50% = 342.94 SQ. IN.)
 342.94/2.13 SQ. IN. NET F.A. PER HOLE=161 HOLES
 PROVIDE 162 -2" DIAMETER HOLES WITH INSECT SCREENS IN THE PERIMETER EAVE BLOCKING

AT UPPER ROOF AREA (50% = 342.94 SQ. IN.)
 342.94/40.79 SQ. IN. NET F.A. PER LOW PROFILE EYEBROW VENT =8.40 VENTS
 PROVIDE 9 -14" LOW PROFILE EYEBROW VENTS AT LOWER ROOF AREA



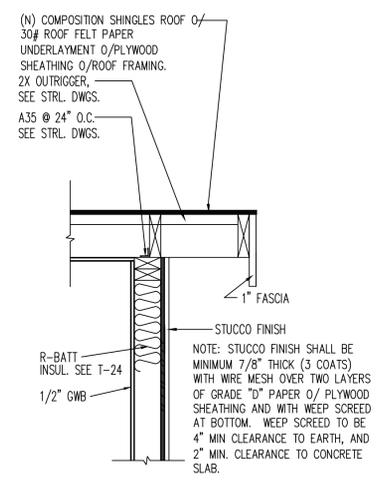
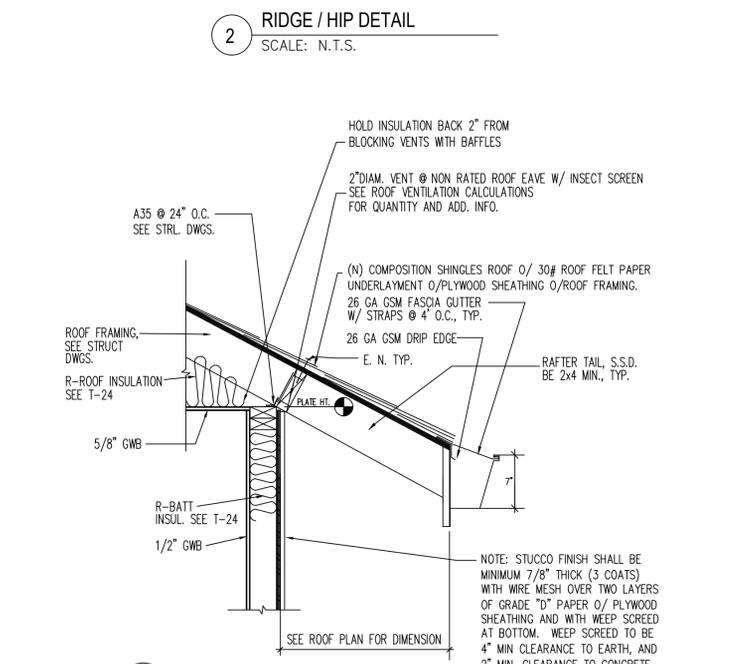
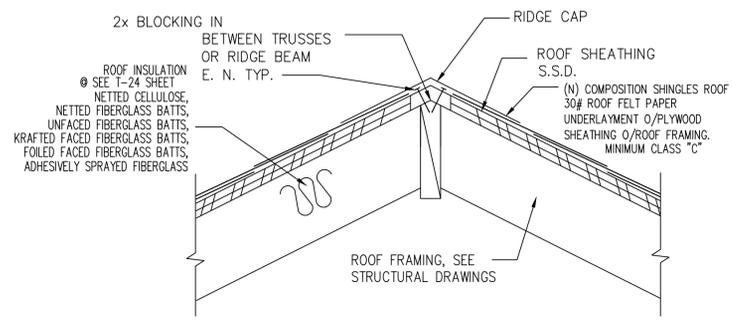
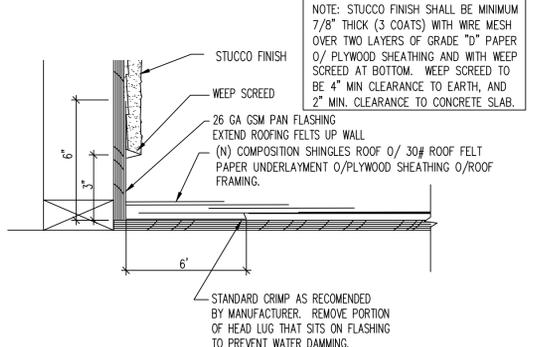
T-24 REQUIREMENTS

R-21 walls
R-38 attic
R-19 floor
Windows/Doors U-Value 0.30 SHGC 0.23
9.0 HSPF 14 SEER Heat Pump with R-8 ducting
50g heat pump water heater
110 cfm ERV (spec sheet attached)

ROOF NOTES:

- THE ROOF ATTIC VENTILATION CALCULATIONS ARE INTENDED AS AN AID IN COMPLYING W/ MIN. VENTILATION REQUIREMENTS PER CODE. IT IS THE CONTRACTOR OPTION TO APPLY THE DESIGN VENTILATION SCHEME OR EQUIVALENT PER CODE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE REQUIRED MIN. VENTILATION PER CODE.
- FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL.

CONTRACTOR TO INSTALL TWO LAYERS OF ROOF UNDERLAYMENT, UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I, ASTM D4869 TYP-E LIIII OR IV; ASTM D6757 AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION.



Submittal History

No.	Description	Date	By
-	INITIAL SUBMITTAL	03/2023	

Designer: *Amorsolo Tamayo*

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Sheet Notes:

Project Title:

NEW 2 STORY
SINGLE FAMILY RESIDENCE
684 Buddlawn Way
Campbell, California, 95008
APN: 40424029

Job Number:

Drawn By: Amorsolo T.

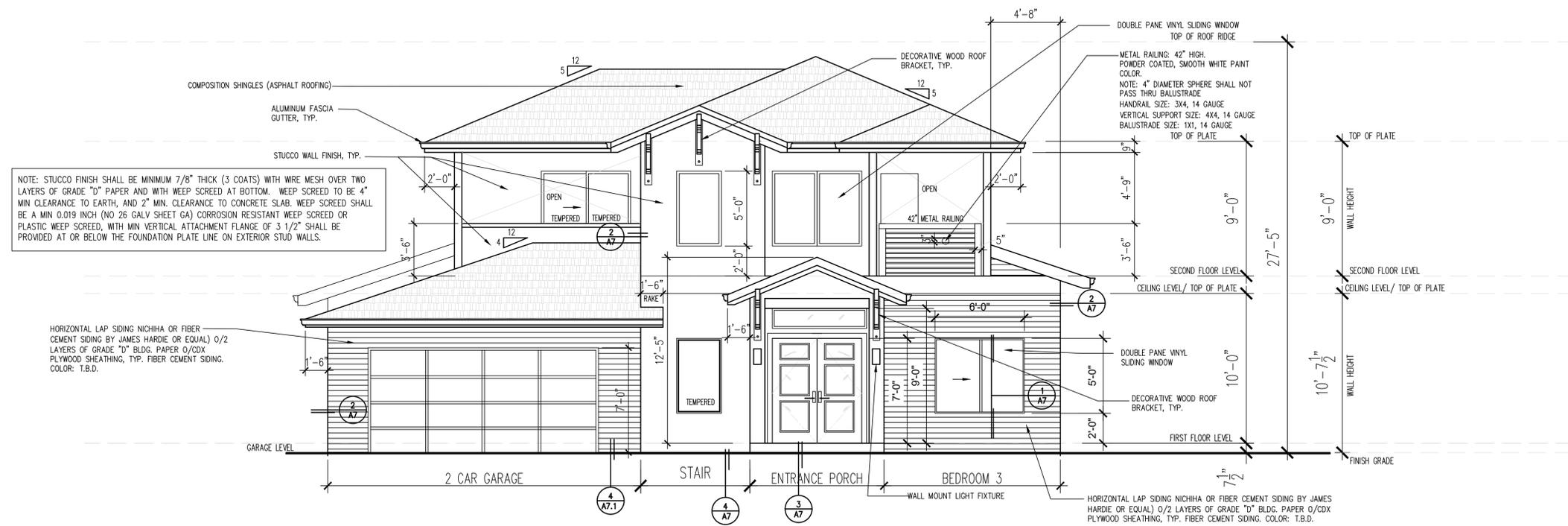
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Date:

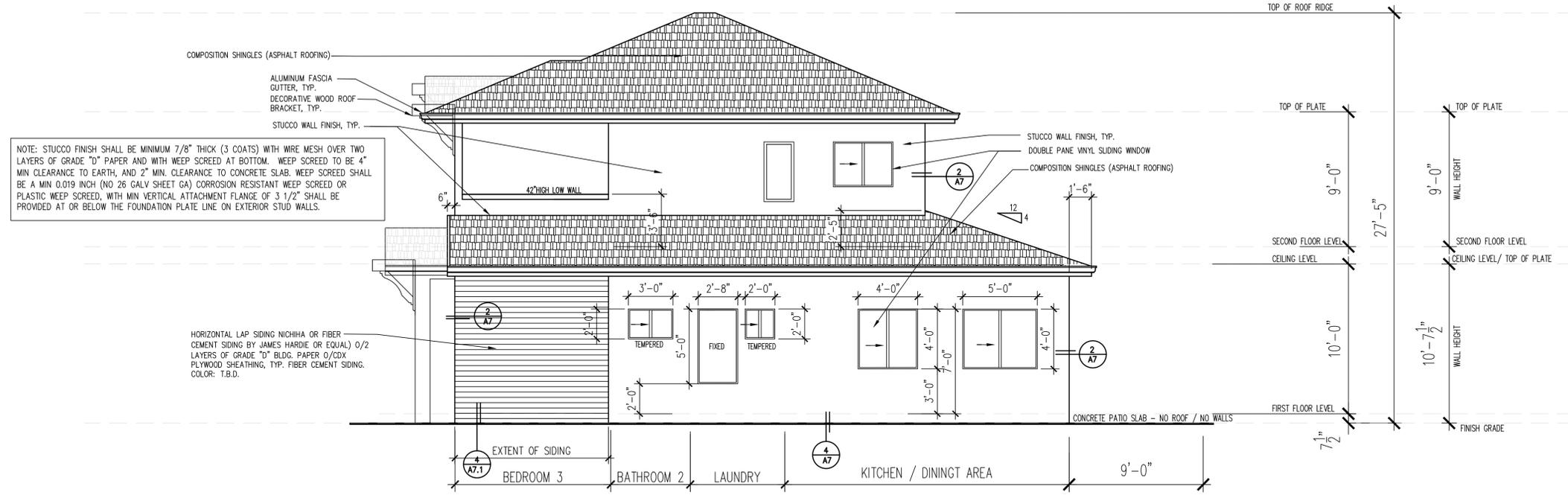
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 ROOF PLAN
 KEY NOTES
 ATTIC VENT AT ROOF
 ROOF NOTES
 ROOF DETAILS

Sheet Number:

A4



1
A5
FRONT ELEVATION
SCALE 1/4":1'-0"



2
A5
RIGHT SIDE ELEVATION
SCALE 1/4":1'-0"

Submittal History			
No.	Description	Date	By
-	INITIAL SUBMITTAL		

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Amorsolo Tamayo
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Sheet Notes:

Project Title:

Job Number	
Drawn By	Amorsolo T.
Checked By	Amorsolo T.
Date	

Drawing Title:	FRONT ELEVATION RIGHT SIDE ELEVATION
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Sheet Number:
A5

**NEW 2 STORY
SINGLE FAMILY RESIDENCE**
684 Buddlawn Way
Campbell, California, 95008
APN: 40424029

STUCCO WALL PAINT COLOR



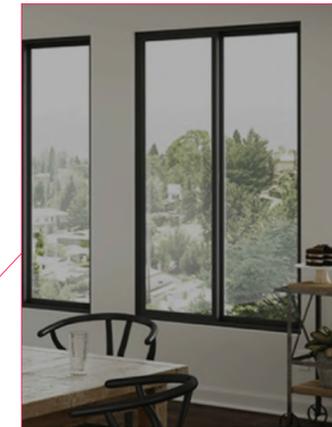
ASPHALT SHINGLE ROOFING



FIBER CEMENT SIDING (ACCENT WALL)



**VINYL DOUBLE PANE WINDOW
BLACK TRIM**



METAL RAILING



COLOR FRONT ELEVATION
SCALE 1/4":1'-0"

Submittal History			
No.	Description	Date	By
-	INITIAL SUBMITTAL		

Designer: Amorsolo Tamayo

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Amorsolo Tamayo
Design Studio, LLC

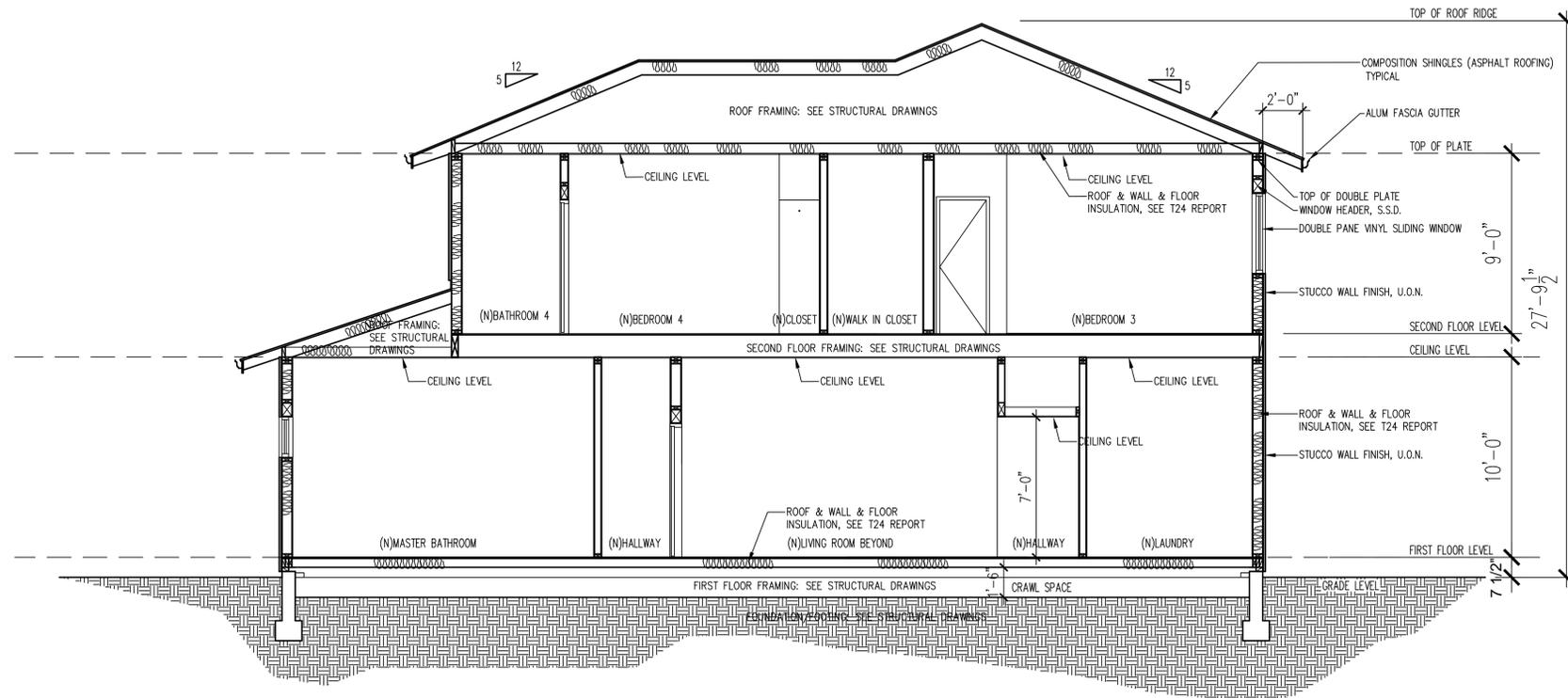
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Project Title:
NEW 2 STORY
SINGLE FAMILY RESIDENCE
684 Buddlaw Way
Campbell, California, 95008
APN: 40424029

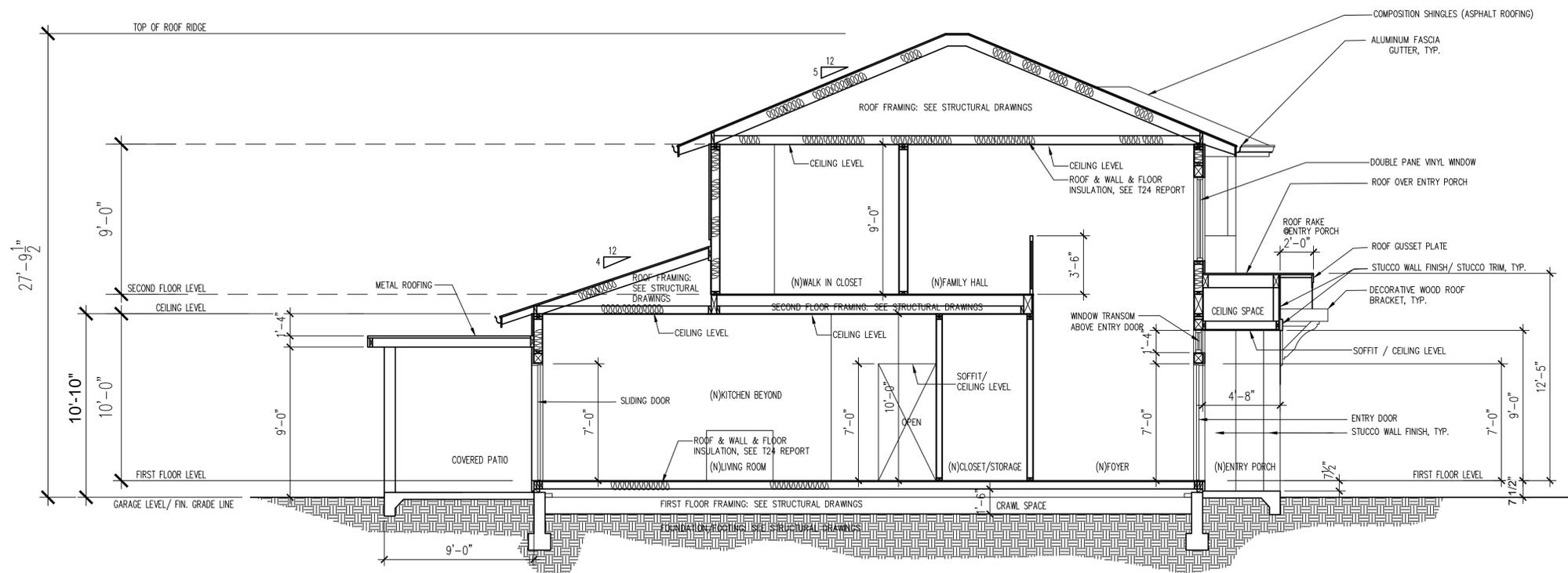
Job Number: _____
Drawn By: Amorsolo T.
Checked By: Amorsolo T.
Date: _____

Drawing Title:
COLOR FRONT ELEVATION

Sheet Number:
A5.1



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



BUILDING SECTION-B
 SCALE 1/4"=1'-0"

Submittal History		
No.	Description	Date By
-	INITIAL SUBMITTAL	

Designer: Amorsolo Tamayo

(Signature)



Sheet Notes:

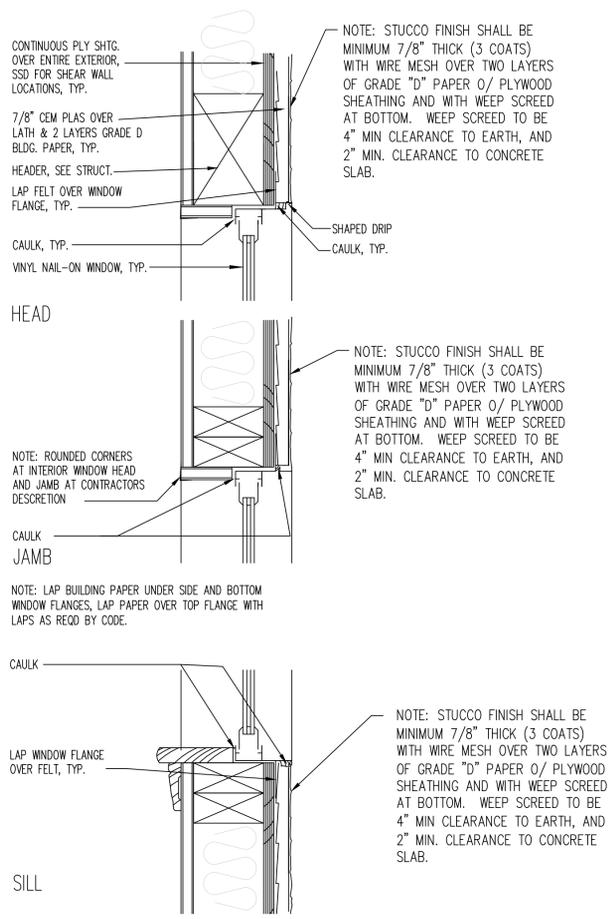
Project Title:

**NEW 2 STORY
 SINGLE FAMILY RESIDENCE**
 684 Buddlawn Way
 Campbell, California, 95008
 APN: 40424029

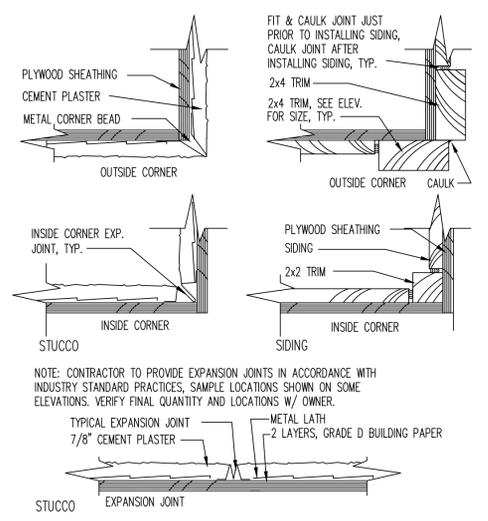
Job Number
 Drawn By Amorsolo T.
 Checked By Amorsolo T.
 Date

Drawing Title:
 BUILDING SECTION A & B

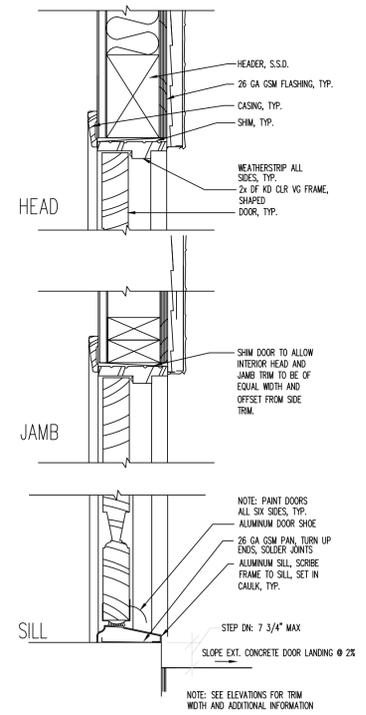
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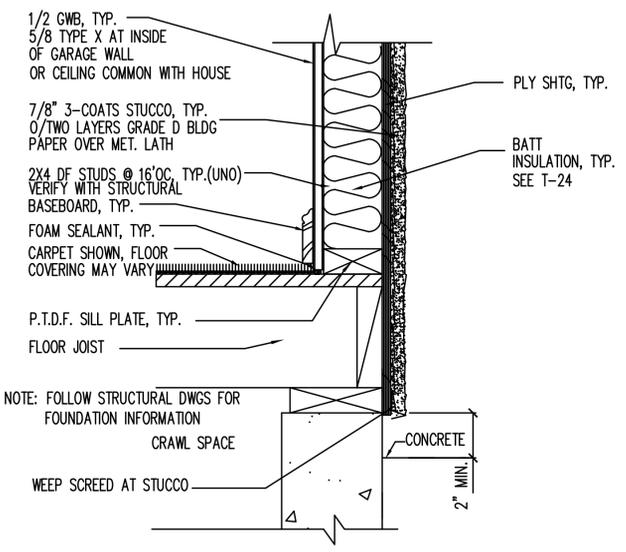
1
A7
TYPICAL WINDOW DETAIL
SCALE NOT SCALE



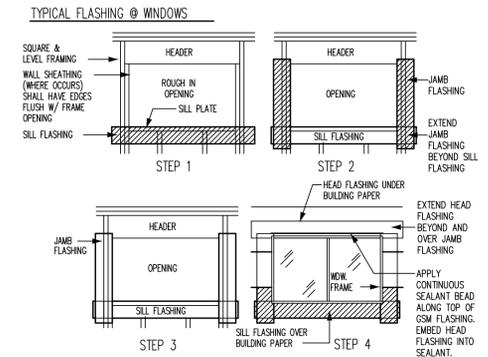
2
A7
EXT. AND INT. CORNERS, TYP.
SCALE NOT SCALE



3
A7
ENTRY DOOR
SCALE NOT SCALE



4
A7
TYPICAL SILL
SCALE NOT SCALE



MATERIALS:
CONTRACTOR SHALL USE 9" WIDE STRIP OF SELF-ADHERED FLASHING (SAF) WATERPROOFING MATERIAL FOR WINDOW FRAME UNITS. SEAL ENTIRE PERIMETER AS ILLUSTRATED IN THE DIAGRAM ABOVE.

STEP 1:
APPLY A STRIP OF SAF HORIZONTALLY BELOW AND EXTEND INTO OPENING TO ACT AS FLASHING PAN WITH UP-TURNED SIDES AND BACK. APPLY THE HORIZONTAL STRIP SO THAT ENDS EXTEND BEYOND THE SIDE FLASHING STRIPS TO BE APPLIED IN STEP 2. ATTACH ONLY THE TOP EDGE OF THE SILL STRIP TO THE FRAMING. DO NOT FASTEN TO THE LOWER EDGE IN ORDER TO SLIP THE WATER RESISTANT SHEET MEMBRANE (BUILDING PAPER) UNDER THE STRIP IN A WEATHER SHED METHOD.

STEP 2:
APPLY A VERTICAL STRIP OF SAF AT EACH JAMB AND EXTEND INTO OPENING. LAP THE VERTICAL STRIPS OVER AND BEYOND THE SILL STRIP. PROVIDE ENOUGH SAF STRIP TO EXTEND BEYOND THE HEAD OPENINGS IN ORDER TO BE INSTALLED UNDER THE HEAD SAF FLASHING STRIP. ATTACH ALONG THE VERTICAL FRAMING AND ALIGN WITH TOP OF SILL.

STEP 3:
APPLY A CONTINUOUS BEAD OF WATERPROOF SEAL ALONG THE INSIDE PERIMETER OF THE OPENING ON TOP OF THE SAF STRIPS IN ORDER TO PROVIDE A WATERTIGHT SEAL IN BETWEEN THE SAF STRIPS AND THE WINDOW FRAME. SAF STRIPS SHALL BE AT LEAST 12" WIDE AND EXTEND INTO THE ROUGH OPENING FRAMING AT THE SILL AND JAMBS IN AN OVERLAPPING WEATHERIZED PATTERN. INSTALL THE WINDOW INTO THE ROUGH OPENING AND FASTEN TO THE FRAMING.

STEP 4:
APPLY A CONTINUOUS WATERPROOF CAULKING BEAD ALONG THE TOP EDGE OF THE GALVANIZED SHEET METAL FLASHING. APPLY AND EMBED THE BOTTOM OF THE HORIZONTAL SAF FLASHING STRIP OVER THE CAULKING BEAD AND THE GSM FLASHING. EXTEND THE SAF FLASHING STRIP BEYOND THE EDGE OF THE VERTICAL JAMB SAF STRIPS. FASTEN THE STRIP TO THE FRAMING.

APPLY REMAINING WEATHER RESISTIVE BARRIER LAPPED OVER THE SAF HEAD STRIP AND THE VERTICAL STRIPS IN AN OVERLAPPING WATER SHED FASHION. APPLY THE WEATHER RESISTIVE BARRIER UNDER THE SAF SILL FLASHING STRIP.

NOTES:
1. FLASH ALL EXTERIOR OPENINGS IN THIS MANNER INCLUDING, BUT NOT LIMITED TO, DOORS, WINDOWS AND VENTS FOR A WATER TIGHT CONSTRUCTION. PENETRATION FLASHING MATERIAL SHALL BE BARRIER COATED REINFORCED AND SHALL PROVIDE A MINIMUM OF 4 HOUR PROTECTION FROM WATER PENETRATION IN ACCORDANCE WITH ASTM-D-779. WATER PROOF CAULKING OR SEALANT SHALL COMPLY WITH FT-T-5-1857. IN HIGH WIND AREAS A WATER RESISTANT SHEET MEMBRANE SHALL BE APPLIED OVER SOLID BACKING.
2. CONTRACTOR TO VERIFY WITH SELF ADHERED FLASHING (SAF) MANUFACTURER THAT THE TYPE OF SEALANT AND OTHER PRODUCTS IN CONTACT WITH SAF ARE COMPATIBLE WITH SELF ADHERED FLASHING PRODUCT.

5
A7
FLASHING AT TYPICAL EXTERIOR WALL OPENINGS

Submittal History			
No.	Description	Date	By
-	INITIAL SUBMITTAL	03/2023	

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Project Title:
NEW 2 STORY SINGLE FAMILY RESIDENCE
684 Buddlawn Way
Campbell, California, 95008
APN: 40424029

Job Number:
Drawn By: *Arsenio T.*
Checked By: *Arsenio T.*
Date: 7/2022

Drawing Title:
MISCELLANEOUS DETAILS

Sheet Number:
A7

Submittal History			
No.	Description	Date	By
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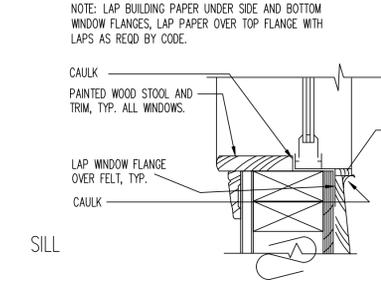
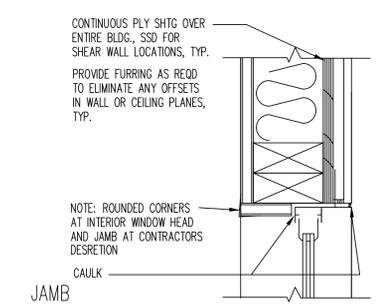
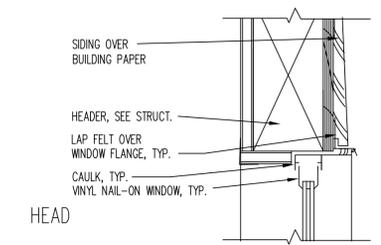
Sheet Notes:

Project Title:
**NEW 2 STORY
SINGLE FAMILY RESIDENCE**
684 Buddlawn Way
Campbell, California, 95008
APN: 40424029

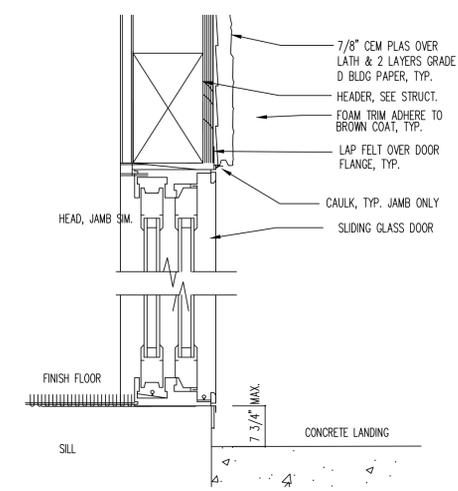
Job Number:
Drawn By: *Arsenio T.*
Checked By: *Arsenio T.*
Date: 7/2022

Drawing Title:
MISCELLANEOUS DETAILS

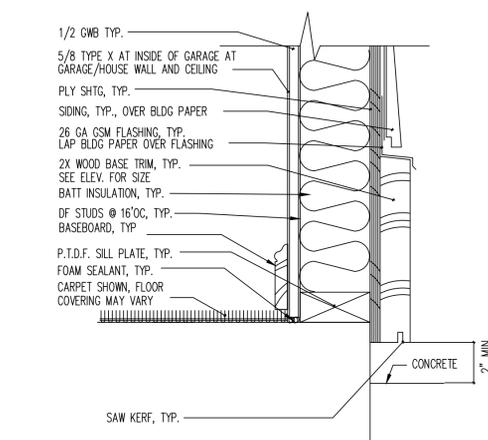
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A7.1



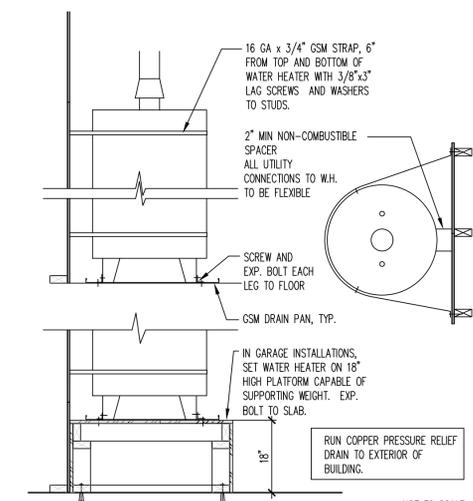
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A7.1 **TYPICAL WINDOW DETAIL-SIDING**
SCALE NOT SCALE



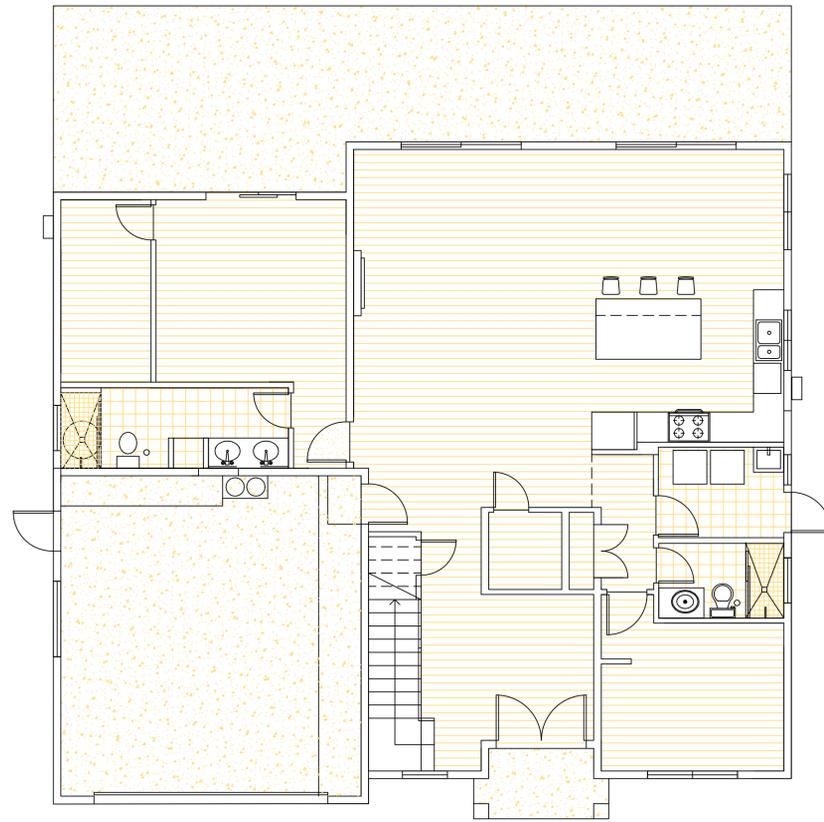
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A7.1 **SLIDING DOOR**
SCALE NOT SCALE



4
A7.1 **TYPICAL SILL- SIDING**
SCALE NOT SCALE



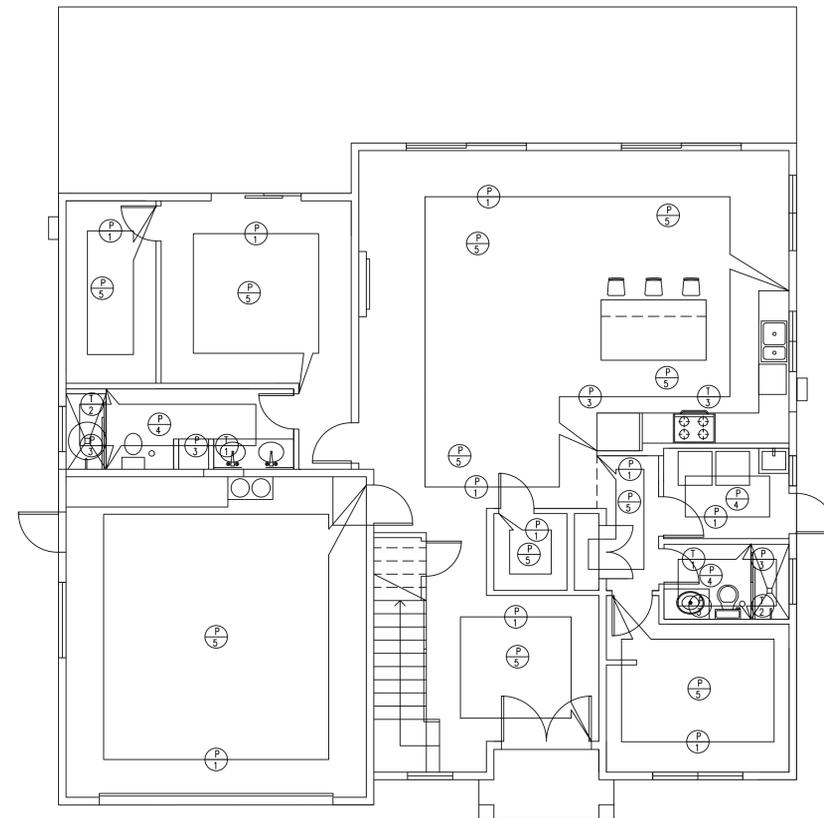
2
A7.1 **WATER HEATER DETAIL**
SCALE NOT SCALE



FLOOR LEGEND:

- NON SLIP UNGLAZED PORCELAIN FLOOR TILE @ BATHROOM (COLOR & SIZE: T.B.D. BY OWNER)
- CONCRETE
- NON SLIP UNGLAZED PORCELAIN FLOOR TILE @ SHOWER (COLOR & SIZE: T.B.D. BY OWNER)
- LUXURY VINYL TILE FLOOR FINISH W/ 8" HIGH WOOD BASE BOARD COLOR: TBD

1 FIRST FLOOR FINISH LAYOUT
SCALE 3/16":1'-0"



WALL LEGEND:

- FIELD PAINT COLOR: T.B.D. BY OWNER
FLAT PAINT FINISH (SEMI-GLOSS PAINT @ KITCHEN AREA)
- ACCENT PAINT COLOR: T.B.D. BY OWNER
FLAT PAINT FINISH
- FIELD PAINT - ABOVE MARBLE WALL TILE SKirting TO CEILING FINISH COLOR: T.B.D. BY OWNER
GLOSS PAINT FINISH
- CEILING FIELD PAINT COLOR: T.B.D. BY OWNER
SEMI GLOSS PAINT FINISH
- CEILING FIELD PAINT COLOR: T.B.D. BY OWNER
FLAT PAINT FINISH (SEMI-GLOSS @ KITCHEN)
- GLAZED MARBLE WALL TILE (4'-0" ABOVE FLOOR FINISH @ BATHROOM AREA - ALL WALLS EXCEPT SHOWER AREAS) COLOR & TEXTURE: T.B.D. BY OWNER
- GLAZED MARBLE WALL TILE (FULL HEIGHT FROM FLOOR TO CEILING @ SHOWER AREA - ALL WALLS) COLOR / TEXTURE: T.B.D. BY OWNER
- ACCENT WALL TILE @ KITCHEN SPLASH BACK FROM COUNTER TOP TO UNDER SIDE OF UPPER CABINET COLOR / TEXTURE: T.B.D. BY OWNER

2 FIRST FLOOR WALL FINISH LAYOUT
SCALE 3/16":1'-0"

CA GREEN MANDATORY MEASURES:

THE CONTRACTOR SHALL REVIEW THE LIMITATIONS AND BASELINES FOR THE SEALANT VOC LIMIT ARCHITECTURAL COATING, WATER USE, FIXTURE FLOW RATES, AND FORMALDEHYDE LIMIT.

CA GREEN MANDATORY MEASURES:

1. GRADING AND PREVENTION OF WATER INTO THE BUILDING. NO STORM WATER RETENSION.
2. INDOOR FIXTURES REDUCES WATER USE.
3. RODENT PROOFING. SEAL PLATES WITH MORTAR.
4. MOISTURE CONTENT OF BUILDING MATERIALS IS 19%
5. BATHROOM EXHAUST FAN WITH HUMIDITY CONTROL.
6. WILL RECYCLE 50% OF DEMOLITION. STUDS, JOISTS, DOORS, AND CABINETS.
7. WASTE MANAGEMENT BY AUTHORITY HAVING JURISDICTION WILL HANDLE WASTE DISPOSALS.

VOC COMPLIANCE

1. ADHESIVE MARLITE C-109 OR APPROVED EQUAL
2. SEALANT SHEET ROCK SIELANT LOW-VOC.
3. COATING NONE

FORMALDEHYDE COMPLIANCE

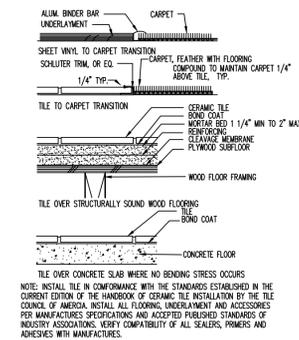
1. CARPET PER CARPET AND RUG INSTITUTES GREEN LABEL
2. PARTICLEBOARD, FIBERBOARD, PLYWOOD COMPOSITE NONESEALANT

STORMWATER NOTES:

NEW RAINWATER DOWNSPOUT SHALL BE DIRECTED TO A LANDSCAPE AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAIN EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCK THAT DIRECTS WATER AWAY FROM THE BUILDING. THRU-CURB DRAINS ARE NOT ALLOWED.

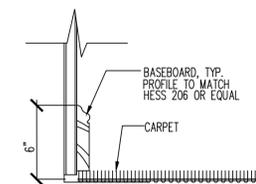
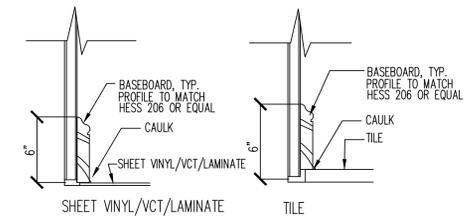
SOLID WASTE

GARBAGE AND WASTE HANDLING SHALL BE IN ACCORDANCE WITH THE CITY OF SANTA CLARA "WASTE HANDLING GUIDELINES". THE CONTRACTOR AND THE OWNER SHALL OBTAIN A COPY AND INCORPORATE THE APPLICABLE PARTS.



TILE OVER CONCRETE SLAB WHERE NO BENDING STRESS OCCURS
NOTE: INSTALL TILE IN CONFORMANCE WITH THE STANDARDS ESTABLISHED IN THE CURRENT EDITION OF THE HANDBOOK OF CERAMIC TILE INSTALLATION BY THE TILE COUNCIL OF AMERICA. INSTALL ALL FLOORING UNDERLAMENT AND ACCESSORIES PER MANUFACTURER SPECIFICATIONS AND ACCEPTED PUBLISHED STANDARDS OF INDUSTRY ASSOCIATIONS. VERIFY COMPATIBILITY OF ALL SEALERS, PRIMERS AND ADHESIVES WITH MANUFACTURERS.

3 FLOOR TRANSITION DETAIL
SCALE : NTS



4 WALL BASE DETAILS
SCALE : NTS

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No.	Description	Date	By
-	INITIAL SUBMITTAL	03/2023	

Designer: *Amorsolo Tamayo*



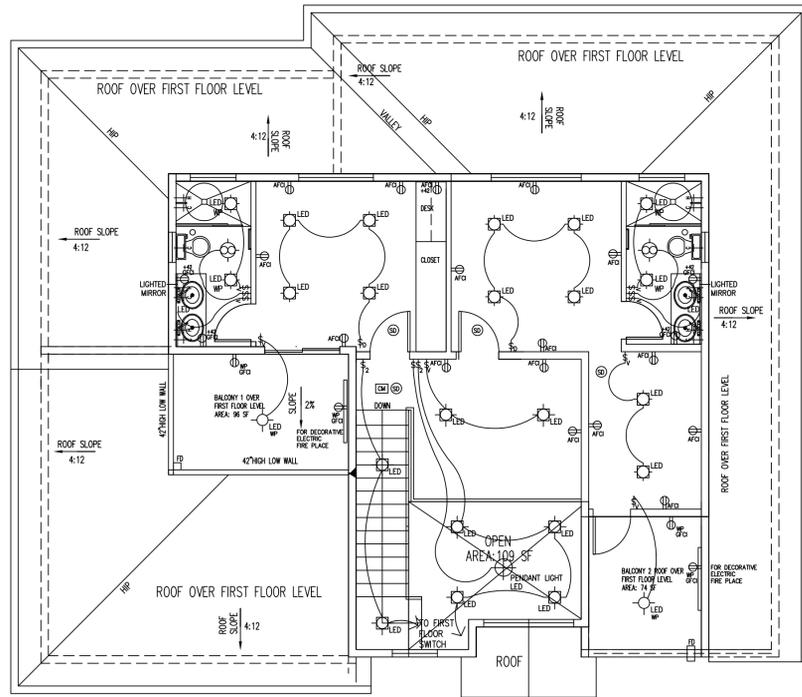
Sheet Notes:

Project Title:
NEW 2 STORY
SINGLE FAMILY RESIDENCE
684 Buddlawn Way
Campbell, California, 95008
APN: 40424029

Job Number:
Drawn By: Amorsolo T.
Checked By: Amorsolo T.
Date: 7/2022

Drawing Title:
FLOOR FINISH LAYOUT
FIRST FLOOR WALL FINISH LAYOUT
CA GREEN MANDATORY MEASURES

Sheet Number:
A8



SECOND FLOOR CONCEPTUALIZED/ ELECTRICAL MECHANICAL LAYOUT

1
A11

SCALE 3/16"=1'-0"

ELECTRICAL & MECHANICAL SYSTEM ARE SHOWN FOR CONCEPTUALIZED & INTENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.

- ADDITIONAL NOTE A:
- ALL LIGHTS SHALL BE HIGH EFFICACY LUMINARIES THROUGHOUT THE HOUSE.
 - ALL RECESSED LIGHT FIXTURES TO HAVE IC RATED ELECTRONIC BALLAST AND SHALL BE AIR-TIGHT.
 - ALL NEW RECEPTACLES ARE TAMPER RESISTANT PER CEC 406.11.

- ADDITIONAL NOTE B:
- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 36-INCHES HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM.
 - SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 36-INCHES HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED (PADDLER) FAN.
 - SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
 - WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

NOTE:
OUTDOOR LIGHTS MUST BE HIGH EFFICACY AND CONTROLLED BY BOTH A MOTION SENSOR AND PHOTOCELL. CONTRACTOR TO SUBMIT FOR OWNER APPROVAL.

- ADDITIONAL NOTE C:
- MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MIN OF 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS, EXCEPT AS OTHERWISE SPECIFIED IN THIS CODE. TOILET ROOMS, BATHROOMS, AND KITCHENS SHALL NOT BE CONSIDERED HAZARDOUS OR NOXIOUS.

MECHANICAL & ELECTRICAL SYSTEM, GAS/WATER/SEWER LINE DIAGRAM ARE SHOWN FOR CONCEPTUALIZED & INTENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.

PLUMBING AND MECHANICAL REQUIREMENTS:

C

- MAXIMUM 2.0 GALLONS PER MINUTE FOR A SHOWERHEAD CONTROLLED BY A SINGLE VALVE. IF A SINGLE VALVE CONTROLS MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS CONTROLLED BY THAT VALVE SHALL NOT EXCEED MORE THAN 2.0 GALLONS PER MINUTE.
 - MAXIMUM 1.2 GALLONS PER MINUTE FOR BATHROOM FAUCETS (LAVATORY).
 - MAXIMUM 1.28 GALLONS PER FLUSH FOR NEW TOILETS.
 - MAXIMUM WATER FACTOR EQUAL TO OR LESS THAN 6.0 FOR CLOTHES WASHERS.
 - MAXIMUM 6.5 GALLONS PER CYCLE OR BE ENERGY STAR QUALIFIED FOR NEW DISHWASHERS.
- PROVIDE WATER CLOSET CLEAR SPACE NOT LESS THAN 30 INCHES IN WIDTH AND 24" INCHES CLEAR SPACE IN FRONT.
- PROVIDE MINIMUM SHOWER STALLS OF 1024 SQUARE INCHES CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE.
- ANCHOR OR STRAP WATER HEATER AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION. THE LOWER ANCHOR/STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS.
- PLASTIC PLUMBING PIPES SHALL NOT BE USED FOR DOMESTIC WATER SUPPLY OR SANITARY WASTE WITHIN THE BUILDING.

A

ELECTRICAL/MECHANICAL LEGEND

- LED OUTDOOR PENDANT LIGHT FIXTURE
- LED LED (WEATHERPROOF)
- LED 2" DIAM. RECESSED LIGHT FIXTURE
- LED CEILING MOUNTED OR HUNG LIGHT FIXTURE
- LED WP WATERPROOF RECESSED LIGHT FIXTURE
- LED WP SENSOR ACTIVATED LIGHT FIXTURE
- LED LED LED COVE LIGHTING OR UNDER CABINET LIGHTING OR STRIP LIGHTING
- LED WP EXTERIOR WALL MOUNTED LED LIGHT FIXTURE (+ 80° TYP.)
- WEATHERPROOF- SENSOR ACTIVATED LIGHT FIXTURE
- FLUORESCENT WALL MOUNTED LIGHT FIXTURE
- 110V DUPLEX CONVENIENCE OUTLET SURFACE MOUNTED
- AFCI DUPLEX RECEPTACLE +15" TO < (U.O.N.) WITH ARC FAULT CIRCUIT INTERRUPTER
- GFCI DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
- GFCI/MP DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT & WATER PROOF INTERRUPTER
- SINGLE POLE WALL SWITCH +48" (U.O.N.)
- SINGLE POLE WALL SWITCH +48" (U.O.N.) W/ VACANCY SENSORS
- DIMMER WALL SWITCH +48" (U.O.N.)
- TWO-WAY WALL SWITCH +48" (U.O.N.)
- PHONE OUTLET
- TV TELEVISION OUTLET (CABLE CONNECTION)
- PANEL ELECTRICAL PANEL
- THERMOSTAT
- CO CARBON MONOXIDE ALARMS-BATTERY OPERATED
- SMOKE DETECTOR (WITH BATTERY BACKUP)
- EXHAUST FAN / LIGHT FIXTURE-TO PROVIDE 5 AIR CHANGES PER HOUR W/BACK-DRAFT DAMPER POINT OF DISCHARGE, MIN. 3' AWAY FROM ANY OPNG.
- C.R. CEILING REGISTER
- HEATER
- H.B. HOSE BIBB W/ BACK FLOW VALVE PREVENTION

GENERAL NOTES

NOT ALL OF THE ABOVE SYMBOLS ARE NECESSARILY USED ON THIS PROJECT.
ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH THE OWNER TO DETERMINE THE FINAL LOCATIONS FOR RECEPTACLES, FIXTURES, PHONES, CABLE, STEREO, SECURITY, DATA LINES, ETC.

PLUMBING LINES UTILIZED AS GROUNDS ARE PROHIBITED.

SMOKE DETECTORS/ALARM SHALL BE INSTALLED PER C.B.C. SECTION 310.9.1.3 AND 310.9.1.4; EACH NEW OR EXISTING BEDROOM SHALL BE SERVED BY A SMOKE DETECTOR; IN NEW CONSTRUCTION EACH SMOKE DETECTOR SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH HOUSE WIRING AS THE PRIMARY POWER SOURCE WITH BATTERY BACK-UP; IN REMODELS EACH SMOKE DETECTOR MAY BE POWERED BY BATTERY ONLY. SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.

- A) SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- IN EACH SLEEPING ROOM
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
 - ON EACH ADDITIONAL STORY OF THE BUILDING INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

IF A FIRE ALARM SYSTEM IS INTEGRATED INTO A SECURITY SYSTEM, THE FIRE ALARM SYSTEM DRAWINGS MUST BE SUBMITTED TO THE LOCAL FIRE JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION.

- NOTE:
- ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM QUICK CLOSING THESE VALVES (TYPICALLY THIS DEVICE MAY BE INSTALLED FOR CLOTH WASHER OR DISH WASHER)
 - (IF NEW) W.H. SHALL BE 'A.O.SMITH' OR EQUAL AND FURNACE SHALL BE 'BRYANT' OR EQUAL- T.B.D. BY OWNER

B

ELECTRICAL REQUIREMENTS:

- RECEPTACLE OUTLETS SHALL BE INSTALLED IN ALL HABITABLE ROOMS:
 - ON ALL WALL SPACES 2 FEET OR WIDER.
 - NOT MORE THAN 6 FEET FROM OPENINGS.
 - NOT MORE THAN 12 FEET ON CENTERS.
- RECEPTACLE OUTLETS SHALL BE INSTALLED IN KITCHENS:
 - ON COUNTER SPACES 12 INCHES OR WIDER.
 - NOT MORE THAN 4 FEET ON CENTERS.
 - NOT MORE THAN 2 FEET FROM AN EDGE COUNTER.
 - ON ISLAND/PENINSULAR COUNTER 12" OR WIDER (1 EVERY 4').
- PROVIDE AT LEAST ONE RECEPTACLE OUTLET AT:
 - BATHROOM
 - OUTSIDE
- ALL 110 VOLT, SINGLE PHASE RECEPTACLE OUTLETS SHALL HAVE GROUND FAULT CIRCUIT PROTECTION AT THE FOLLOWING LOCATIONS:
 - BATHROOM, ADJACENT TO BASIN
 - OUTSIDE
 - WITHIN 6 FEET FROM KITCHEN SINK
- PROVIDE RECEPTACLE OUTLET IN DWELLING UNIT HALLWAYS 10'-0" OR MORE IN LENGTH.
- PROVIDE WALL SWITCH (2-WAY) AT EACH FLOOR LEVEL TO CONTROL INTERIOR STAIRWAY LIGHTING OUTLET WHEN DIFFERENCE BETWEEN FLOOR LEVELS IS SIX STEPS OR MORE.
- PROVIDE SWITCH AND LIGHT AT ATTIC, CRAWL SPACE, UTILITY ROOM OR AREAS WITH HVAC EQUIPMENT.
- BATHROOM EXHAUST FAN SHALL HAVE 50 CUBIC FEET PER MINUTE OF INTERMITTENT VENTILATION, 25 CUBIC FEET PER MINUTE OF CONTINUOUS VENTILATION.
- ALL POWER AND LIGHTING OUTLETS IN FAMILY ROOMS, HALLWAYS, & BEDROOMS SHALL BE PROTECTED BY A 'LISTED AFCI BREAKER'. KITCHEN AND BATHROOMS ARE EXEMPTED FROM THIS REQUIREMENTS PER CEC 210.12(A).
- INSTALL DEDICATED 20AMP CIRCUIT @ BATHROOMS, TYP.

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-	INITIAL SUBMITTAL	03/2023	

Designer: *Amorsolo Tamayo*



Sheet Notes:

Project Title:
**NEW 2 STORY
SINGLE FAMILY RESIDENCE
684 Buddlawn Way
Campbell, California, 95008
APN: 40424029**

Job Number	
Drawn By	Amorsolo T.
Checked By	Amorsolo T.
Date	7/2022

Drawing Title:
SECOND FLOOR CONCEPTUALIZED
ELECTRICAL/MECHANICAL LAYOUT
ELECTRICAL/MECHANICAL LEGEND
GENERAL NOTES
ADDITIONAL NOTES

Sheet Number:
A11



2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

CHAPTER 1 – ADMINISTRATION	
SECTION	REQUIREMENTS
Scope	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.
CHAPTER 3 – GREEN BUILDING	
SECTION	REQUIREMENTS
Additions and alterations	
301.1.1	<ul style="list-style-type: none"> Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. Requirements only apply within the specific area of the addition or alteration. Requirements for electric vehicle charging may apply to additions to or alterations of parking facilities for multifamily buildings.
Low-rise and high-rise residential buildings	
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
Mixed occupancy buildings	
302.1	<p>Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. Live/work units complying with the California Building Code Section 508.5 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

Page 1 of 17



2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

CHAPTER 4 – RESIDENTIAL MANDATORY MEASURES DIVISION 4.1 – PLANNING AND DESIGN	
SECTION	REQUIREMENTS
Storm water drainage and retention during construction	
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
Grading and paving	
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Exception: Additions and alterations which do not alter the existing drainage path.
Electric vehicle (EV) charging for new construction and existing multifamily parking facilities	
4.106.4	<ul style="list-style-type: none"> Comply with Section 4.106.4.1 or 4.106.4.2 for installation and use of EV chargers and receptacles. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code. <p>Exceptions:</p> <ol style="list-style-type: none"> On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following: <ol style="list-style-type: none"> Where there is no local utility power supply, or the local utility is unable to supply adequate power. Where local enforcing agency determines additional local utility infrastructure design requirements for implementation of Section 4.106.4, may adversely impact the construction cost of the project. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities.

Page 2 of 17



2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

EV charging: New 1- & 2-family dwellings/townhouses with attached private garages	
4.106.4.1	<ul style="list-style-type: none"> Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. Service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. <p>Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.</p>
Identification	
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
EV charging for new multifamily dwellings, hotels and motels and new residential parking facilities	
4.106.4.2	<ul style="list-style-type: none"> Applies to all new multifamily dwelling units, hotels and motels and new residential parking facilities. Shall meet the requirements of Sections 4.106.4.2.1 or 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment (EVSE) or designed as a future EV charging space shall count as at least one standard parking space in order to comply with minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2.

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Multifamily development projects, hotels, and motels with less than 20 units	
The number of dwelling units, sleeping units or guest rooms shall be based on all building on a project site.	
<ol style="list-style-type: none"> EV Capable. 10% of the total number of parking spaces on a building site shall be EV spaces capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate electrical panel service capacity, electrical system, and any on-site distribution transformer(s) have sufficient capacity to charge all EVs at a minimum of 40 amps. The service panel/subpanel shall identify overcurrent protective device spaces reserved for future EV charging as "EV CAPABLE." <p>Exceptions:</p> <ol style="list-style-type: none"> When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. 	
4.106.4.2.1	<ol style="list-style-type: none"> EV Ready. 25% of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. <p>Exception: Areas of parking facilities by parking lifts.</p>

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Multifamily development projects, hotels and motels with 20 or more units	
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site.	
<ol style="list-style-type: none"> EV Capable. 10% of the total number of parking spaces on a building site shall be EV spaces capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate electrical panel service capacity, electrical system, and any on-site distribution transformer(s) have sufficient capacity to charge all EVs at a minimum of 40 amperes. The service panel/subpanel shall identify future EV spaces as "EV CAPABLE." <p>Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than 5% of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the 5% required.</p>	
4.106.4.2.2	<ol style="list-style-type: none"> EV Ready. 25% of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. <p>Exception: Areas of parking facilities served by parking lifts.</p>
<ol style="list-style-type: none"> EV Chargers. 5% of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. <p>When low power Level 2 EV charging receptacles or EVSE are installed beyond the minimum required, automatic load management systems (ALMS) may be used to reduce electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EVCS.</p>	

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EV charging stations (EVCS)	
4.106.4.2.2.1	EVCS required by Section 4.106.4.2.2.1.2, Item 3 (1 in 25 EVCS with chargers) shall comply with Section 4.106.4.2.2.1.1. Exception: EVCS serving public accommodations, public housing motels and hotel shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.
Location	
4.106.4.2.2.1.1	<p>When EV chargers are installed, EVCS shall comply with at least one of the following options:</p> <ol style="list-style-type: none"> The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2. <p>Exception: EVCS designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1 and Section 4.106.4.2.2, Item 3.</p>
EV charging stations (EVCS) dimensions	
4.106.4.2.2.1.2	<p>EV charging spaces shall be designed to comply with the following:</p> <ul style="list-style-type: none"> Minimum length of each EV space shall be 18 feet. Minimum width of each EV space shall be 9 feet. One in every 25 charging spaces, but not less than one, shall have an 8-foot minimum aisle. A 5-foot minimum aisle shall be permitted if the minimum width of the EV space is 12 feet. <ol style="list-style-type: none"> Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

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Accessible EV spaces	
4.106.4.2.2.1.3	In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.
EV space requirements	
Single EV space required	
4.106.4.2.3	<ul style="list-style-type: none"> Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. Service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit including an installed branch circuit overcurrent protective device, or spaces reserved to install a branch circuit overcurrent protective device.
Multiple EV spaces required	
<ul style="list-style-type: none"> Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction. <p>Exception (applies to both single and multiple EV spaces): A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.</p>	

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Identification	
4.106.4.2.4	The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
EV ready space signage	
4.106.4.2.5	EV ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor.
EV charging for additions and alterations of parking facilities serving existing multifamily buildings	
4.106.4.3	When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, 10% of the total number of parking spaces added or altered shall be EV spaces capable of supporting future Level 2 EVSE.
DIVISION 4.2 – ENERGY EFFICIENCY	
SECTION	REQUIREMENTS
Scope	
4.201.1 & 5.201.1	<ul style="list-style-type: none"> Energy efficiency requirements for low-rise residential (single-family) (Section 4.201.1); and high-rise residential (multifamily) and hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2022 California Energy Code.

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Submittal History		
No.	Description	Date By
-	INITIAL SUBMITTAL	03/20/24

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Job Number

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Drawing Title:

CALGREEN SHEET

Sheet Number:

CG-1



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DIVISION 4.3 – WATER EFFICIENCY AND CONSERVATION	
SECTION	REQUIREMENTS
Water conserving plumbing fixtures and fittings	
Plumbing fixtures and fittings shall comply with the following:	
4.303.1.1	Water closets: ≤ 1.28 gal/flush.
4.303.1.2	Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush.
4.303.1.3.1	Single showerheads: ≤ 1.8 gpm @ 80 psi.
4.303.1.3.2	Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time.
4.303.1.4.1	Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi.
4.303.1.4.2	Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi.
4.303.1.4.3	Metering faucets: ≤ 0.2 gallons per cycle.
4.303.1.4.4	Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.
4.303.1.4.5	Pre-rinse spray valves: comply with California Code of Regulations (CCR), Title 20, Appliance Efficiency Regulations, Sections 1605.1(h)(4) Table H-2, Section 1605.3(h)(4)(A), and Section 1607(d)(7). Shall be equipped with an integral automatic shutoff.
Submeters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings	
4.303.2	Submeters shall be installed to measure water usage on individual dwelling units in accordance with the <i>California Plumbing Code</i> .
Standards for plumbing fixtures and fittings	
4.303.3	Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> and shall meet applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> .

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Outdoor potable water use in landscape areas	
4.304.1	New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
DIVISION 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY	
SECTION	REQUIREMENTS
Rodent proofing	
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
Construction waste management	
Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.	
Provide documentation to the enforcing agency per Section 4.408.5.	
4.408.1	Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
Construction waste management plan	
4.408.2	Submit a construction waste management plan that meets Items 1 through 5.

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Waste management company	
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
Waste stream reduction alternative	
4.408.4 & 4.408.4.1	<ul style="list-style-type: none"> Low-rise residential projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
Operation and maintenance manual	
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which covers 12 specific subject areas shall be placed in the building.
Recycling by occupants	
4.410.2	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in <i>Public Resources Code</i> Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

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DIVISION 4.5 – ENVIRONMENTAL QUALITY	
SECTION	REQUIREMENTS
Fireplaces – General	
4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.
Protection of mechanical equipment during construction	
4.504.1	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, Sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
Adhesives, sealants and caulks	
Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:	
4.504.2.1	<ol style="list-style-type: none"> Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of CCR, Title 17, commencing with Section 94507.

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Paints and coatings	
4.504.2.2	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.
Aerosol paints and coatings	
4.504.2.3 & 4.504.2.4	<ul style="list-style-type: none"> Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. Documentation is required per Section 4.504.2.4.
Carpet systems	
4.504.3	Carpet installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
Carpet cushion	
4.504.3.1	Carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
Carpet adhesive	
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.

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Paints and coatings	
4.504.2.2	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.
Aerosol paints and coatings	
4.504.2.3 & 4.504.2.4	<ul style="list-style-type: none"> Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. Documentation is required per Section 4.504.2.4.
Carpet systems	
4.504.3	Carpet installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
Carpet cushion	
4.504.3.1	Carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
Carpet adhesive	
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.

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Moisture content of building materials	
Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following:	
4.505.3	<ol style="list-style-type: none"> Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
Bathroom exhaust fans	
Each bathroom shall be mechanically ventilated and shall comply with the following:	
4.506.1	<ol style="list-style-type: none"> Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. <ol style="list-style-type: none"> Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with <i>California Energy Code</i> .

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Heating and air-conditioning system design	
Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods:	
4.507.2	<ol style="list-style-type: none"> The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (<i>Residential Load Calculation</i>), ASHRAE handbooks or other equivalent design software or methods. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (<i>Residential Duct Systems</i>), ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (<i>Residential Equipment Selection</i>) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.
CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS	
SECTION	REQUIREMENTS
Installer training	
702.1	Heating, ventilation, and air conditioning (HVAC) system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following: <ol style="list-style-type: none"> State certified apprenticeship programs. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. Other programs acceptable to the enforcing agency.

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Submittal History		
No.	Description	Date
-	INITIAL SUBMITTAL	03/20/24

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Job Number

Drawn By Amorsolo T.

Checked By Amorsolo T.

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Drawing Title:

CALGREEN SHEET

Sheet Number:

CG-2



2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
 EFFECTIVE JANUARY 1, 2023
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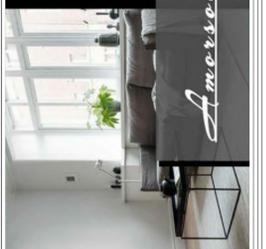
Special inspection	
702.2	When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
Documentation	
703.1	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

Submittal History			
No.	Description	Date	By
-	INITIAL SUBMITTAL	03/20/24	

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Sheet Notes:

Project Title:

Job Number |
 Drawn By | Amorsolo T.
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Drawing Title:
 CALGREEN SHEET

Sheet Number:
CG-3

