



CITY OF CAMPBELL
Community Development Department

June 28, 2018

NOTICE OF ADMINISTRATIVE SITE AND ARCHITECTURAL REVIEW

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

Project Address: 1291 Theresa

Zoning/Area Plan: R-1-8 / STANP

File No.: PLN2018-168

APN: 406-19-009

Applicant: Cornelia Haber

Property Owner: Aditya Vadrevu

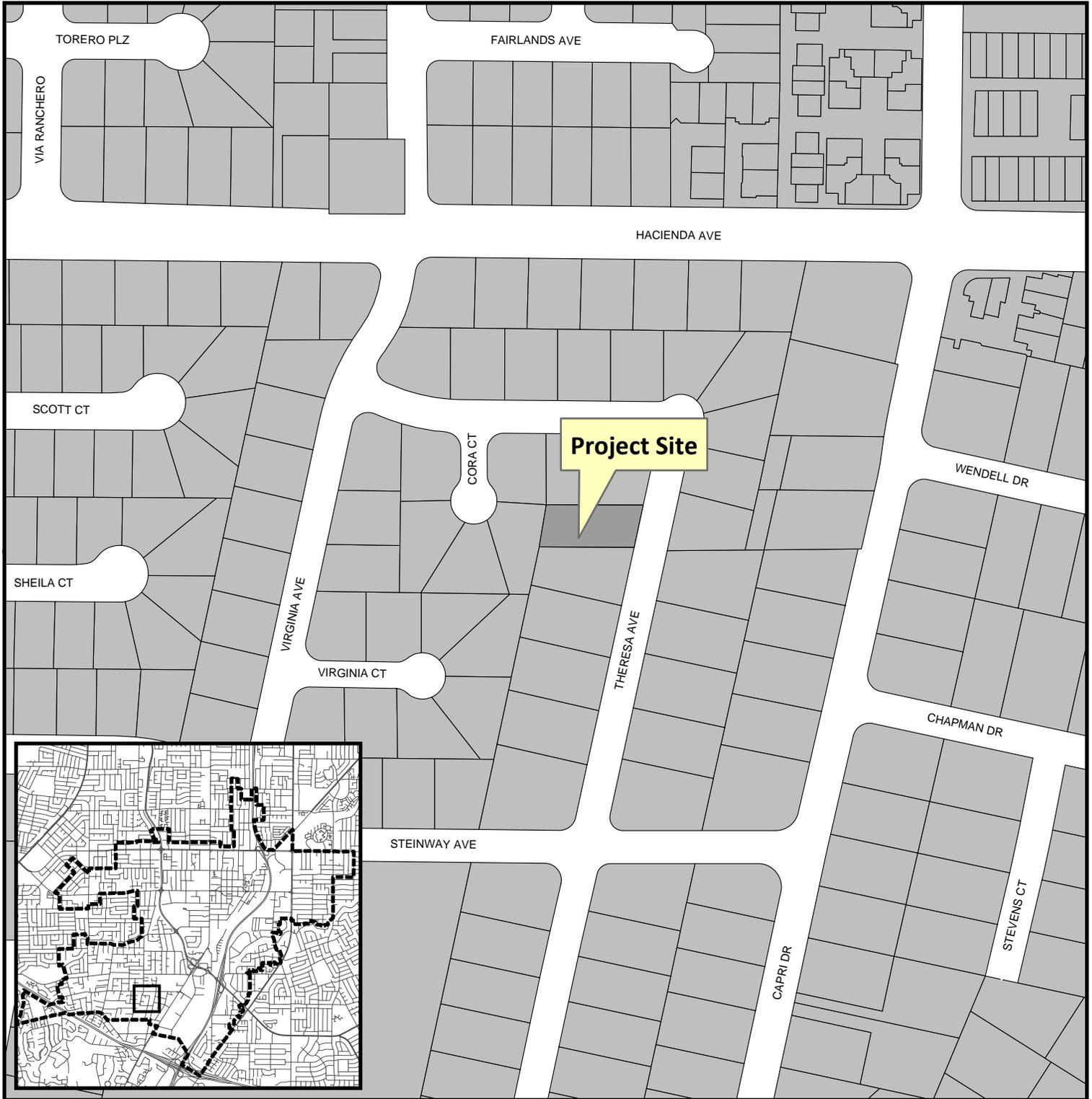
Application Type: Admin Site & Arch

Project Description: Major addition (1,110 sq. ft.) to existing single-story home.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on **June 29, 2018** and ends on **July 9, 2018**. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 9, 2018**. 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 \$750 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Cindy McCormick, Senior Planner, in the Community Development Department, at (408) 871-5103 or by email cindym@cityofcampbell.com.

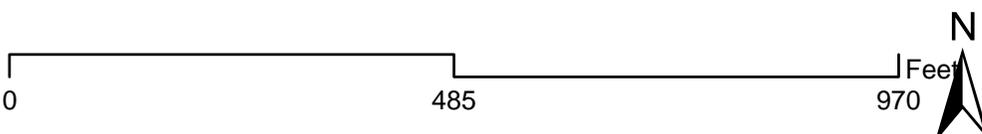
Project Location Map



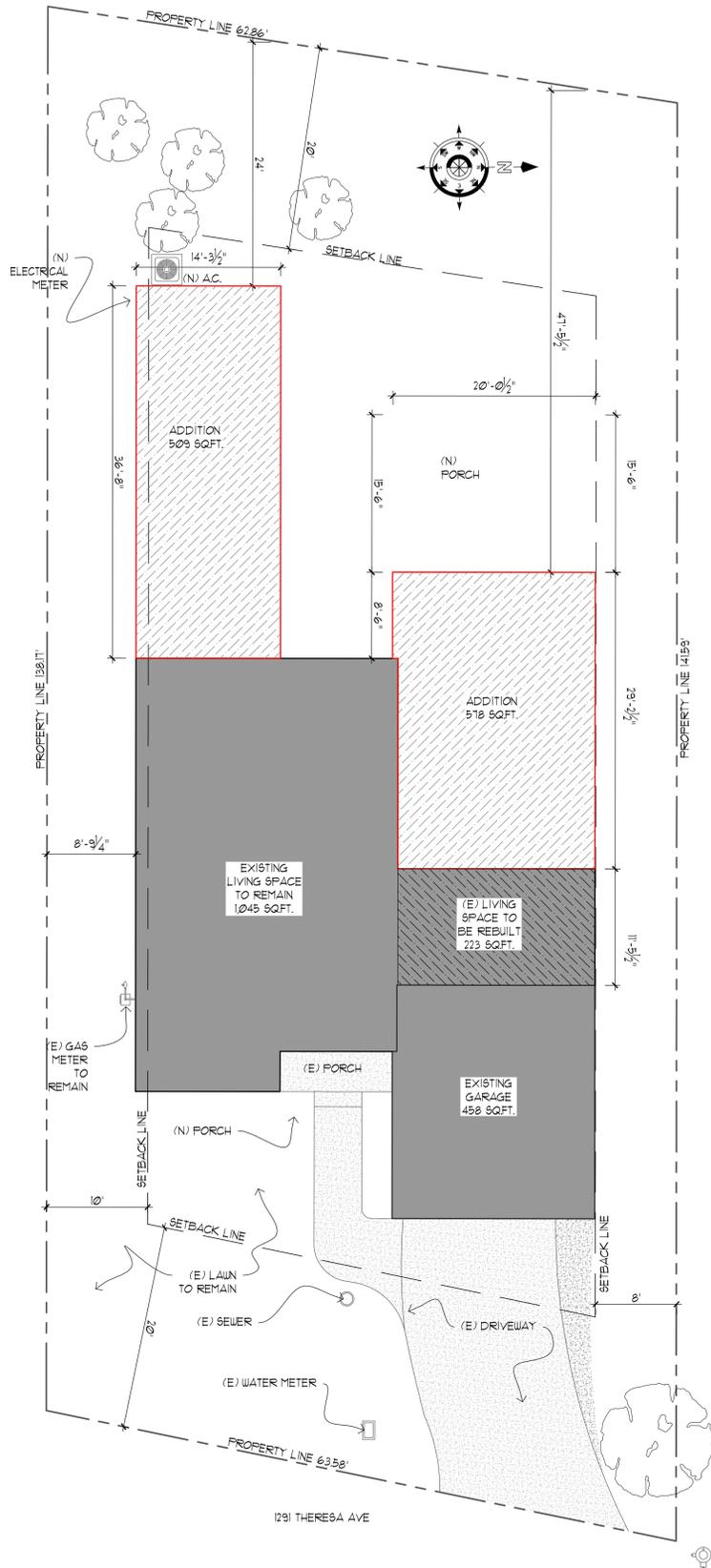
Project Location: 1291 Theresa Ave.

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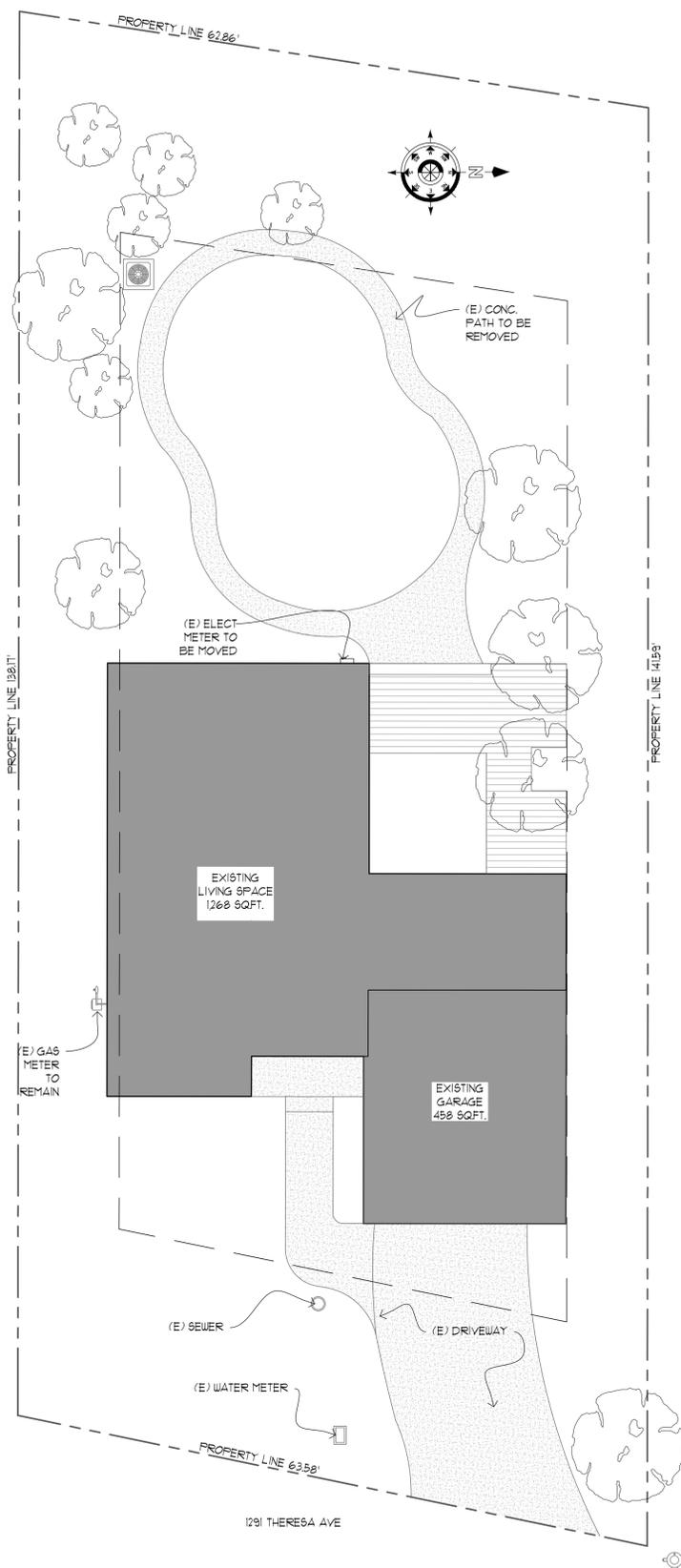
Planning File No.: PLN2018-168



Community Development Department
Planning Division



1 PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"



2 EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

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- SD-3 STRUCTURAL DETAILS
- SD-4 STRUCTURAL DETAILS
- SD-5 STRUCTURAL DETAILS
- SD-6 STRUCTURAL DETAILS
- ZHFX-1 STRONG WALL DETAILS
- ZHFX-2 STRONG WALL DETAILS
- ZHFX-3 STRONG WALL DETAILS

DESCRIPTION OF WORK

REMODEL AND ADDITION TO EXISTING SINGLE FAMILY HOME WITH ATTACHED 2 CAR GARAGE.

ADD 544 SQFT. FOR NEW MASTER BEDROOM WITH BATHROOM AND CLOSETS.
ADD 518 SQFT. FOR RELOCATED KITCHEN AND NEW FAMILY ROOM.
REMOVE EXISTING FAMILY ROOM AND REPLACE WITH NEW BEDROOM
REPLACE ALL WINDOWS
REPLACE FURNACE
REPLACE WATER HEATER
RELOCATE ELECTRICAL METER

NEW PORCH AT REAR
EXTEND ENTRY PORCH

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING CODES AS ADOPTED BY THE CITY OF CAMPBELL:
 - 20% CALIFORNIA RESIDENTIAL CODE
 - 20% CALIFORNIA MECHANICAL CODE
 - 20% CALIFORNIA PLUMBING CODE
 - 20% CALIFORNIA FIRE CODE
 - 20% CALIFORNIA ELECTRICAL CODE
 - 20% BUILDING ENERGY EFFICIENCY STANDARDS
 - 20% CAL GREEN
 - 20% CALIFORNIA BUILDING CODE
 - CAMPBELL MUNICIPAL CODE
2. ALL EXISTING CONDITIONS SHALL BE VERIFIED FOR COMPATIBILITY WITH NEW CONSTRUCTION SHOWN HEREIN.
3. ALL NOTES AND DIMENSIONS SHALL BE FIELD VERIFIED.
4. WRITTEN DIMENSIONS SHALL BE OBSERVED OVER SCALED DIMENSIONS.
5. SIMILAR DETAILS SHALL APPLY TO SIMILAR CONDITIONS.
6. IN THE EVENT THAT DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE DESIGNER SHALL BE NOTIFIED BEFORE WORK CAN PROCEED.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE PROJECT, INCLUDING BUT NOT LIMITED TO:
 - ALL WORK REQUIRED TO PREPARE FOR NEW CONSTRUCTION.
 - THE REMOVAL OR RELOCATION OF ALL EXISTING PIPES, CONDUITS, WIRES, ETC., AS REQUIRED TO COMPLETE THE PROJECT.
 - THE MATCHING OF ALL NEW WALL, CEILING, ROOFING MATERIALS AND TEXTURES, UNLESS NOTED OTHERWISE.

PROJECT DATA

PROPERTY ADDRESS: 1291 THERESA AVE, CAMPBELL CA 95008
PROPERTY OWNER: ADITYA AND MYTHILI VADREVV

APN: 406-19-009
ZONING: R-1-B
OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: V-B

LOT SIZE: 8,713 SQFT.
MAX. ALLOWED: 3,920.8 SQFT.
F.A.R. (45%): 3,485.2 SQFT.
LOT COVERAGE (40%): 3,485.2 SQFT.
MAX. HEIGHT: 35 FT.

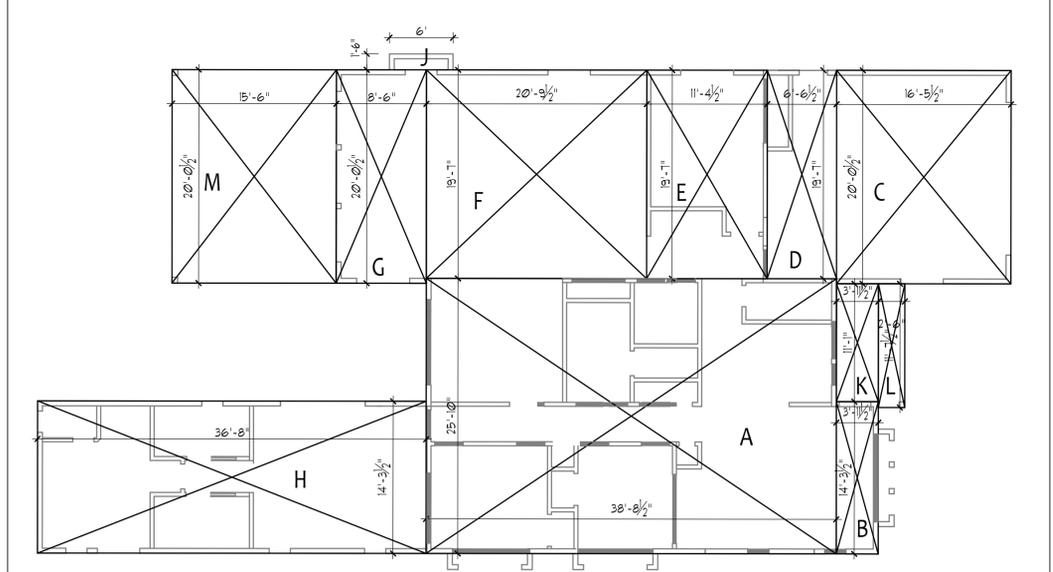
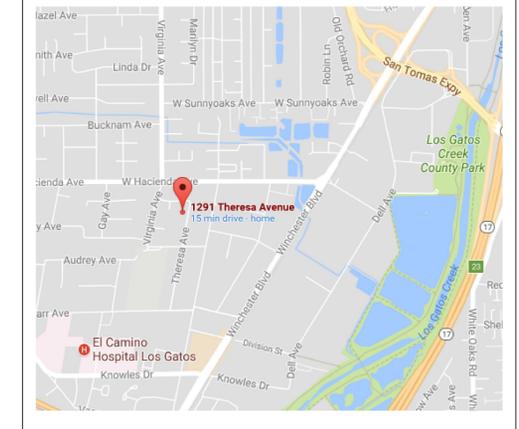
PROPOSED:
F.A.R.: 1267.93 SQFT.
EXISTING LIVING SPACE: 1,110.55 SQFT.
ADDITION LIVING SPACE: 2,371.94 SQFT.
TOTAL LIVING SPACE: 451.96 SQFT.
(E) GARAGE TO REMAIN: 2,835.90 SQFT.
TOTAL F.A.R.: 2,835.90 SQFT.

LOT COVERAGE:
EXISTING PORCH: 45.85 SQFT.
NEW PORCHES: 385.56 SQFT.
TOTAL PORCHES: 321.46 SQFT.

FLOOR AREA DIAGRAM

FLOOR AREA			
BLOCK NAME	WIDTH	LENGTH	AREA
	FT. IN.	FT. IN.	SQ. FT.
A	25 10	38 8.5	999.97
B	14 3.5	3 1.5	44.66
C	20 0.5	16 5.5	329.85
D	19 1.0	6 6.5	128.11
E	19 7.0	11 4.5	222.16
TOTAL EXISTING FAR			1725.35
F	19 7.0	20 9.5	407.17
G	20 0.5	8 6.0	170.35
H	14 3.5	36 8.0	524.03
J	1 6.0	6 0.0	9.00
TOTAL ADDITION			1110.55
TOTAL PROPOSED FAR			2835.90
K	11 7	3 12	45.85
L	11 7.5	2 6	28.06
M	20 0.5	15 6	310.65
TOTAL LOT COVERAGE			3221.46

LOCATION MAP



CORNELIA HABER
RESIDENTIAL DESIGN

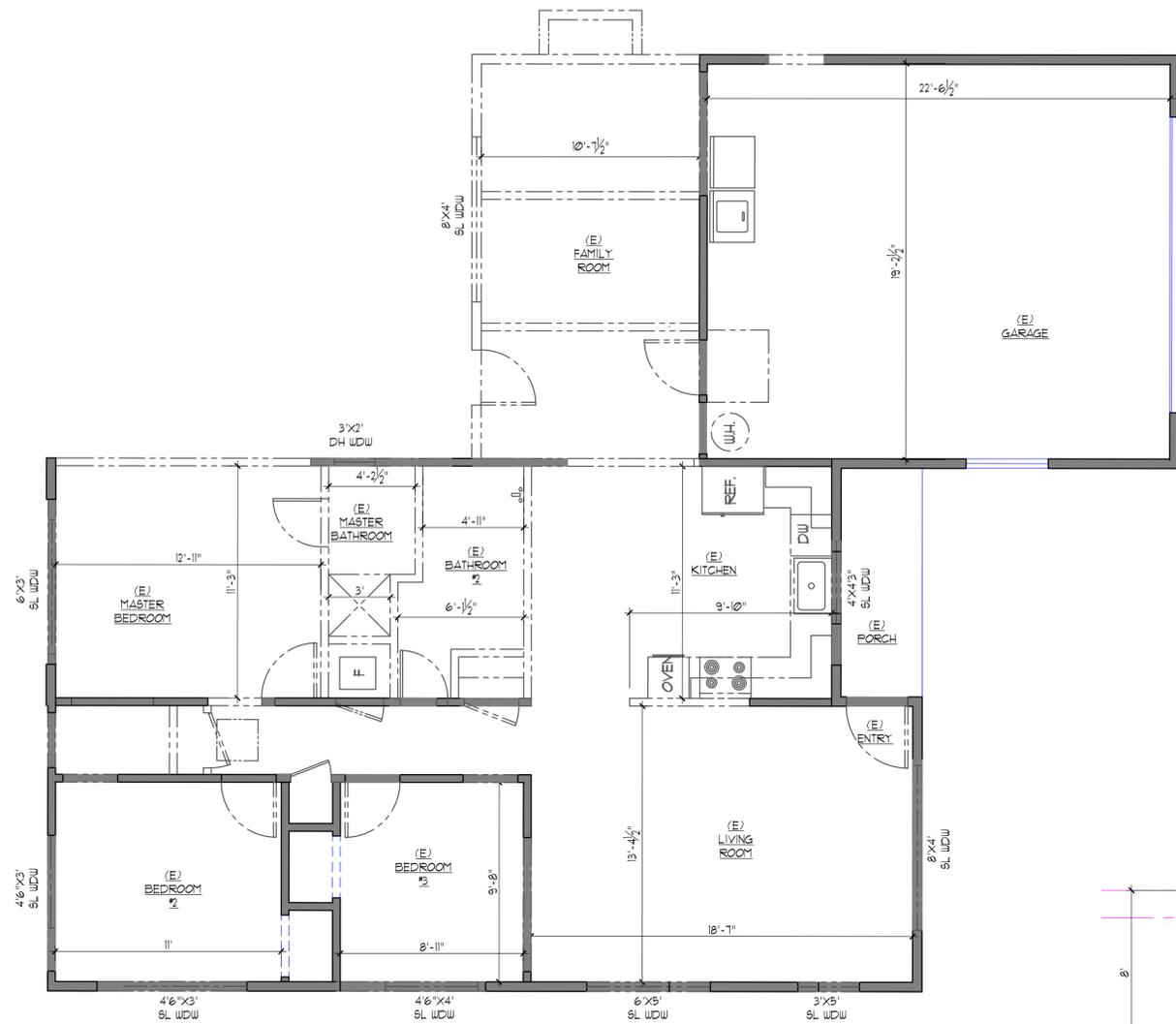
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VADREVV RESIDENCE
1291 THERESA AVENUE, CAMPBELL, CA

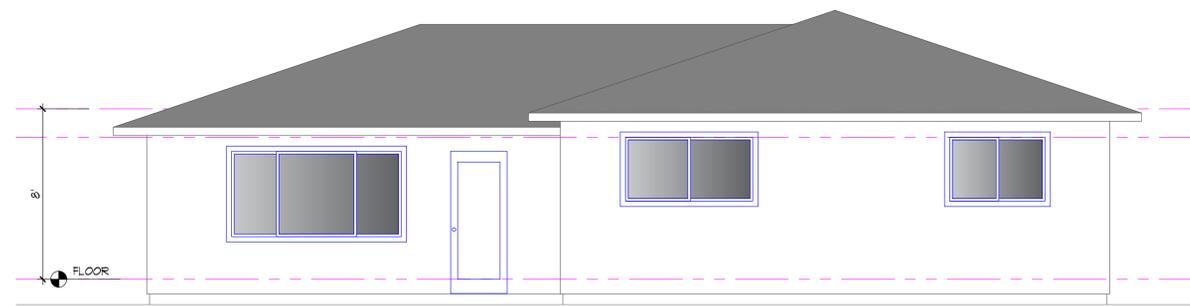
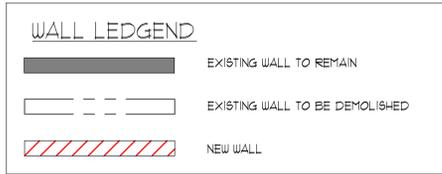
DATE 5.22.2018

REVISIONS

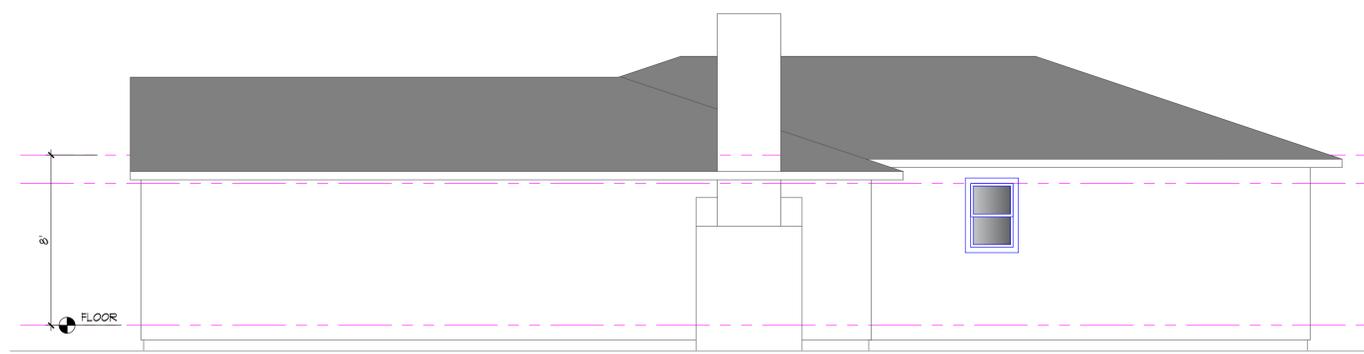
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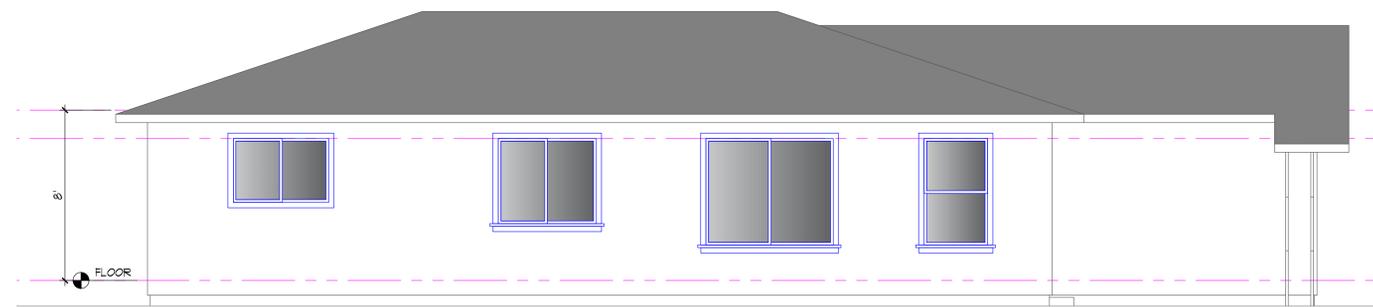
1 EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"



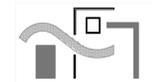
2 EXISTING REAR ELEVATION
SCALE 1/4" = 1'-0"



3 EXISTING RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



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



CORNELIA HABER
RESIDENTIAL DESIGN

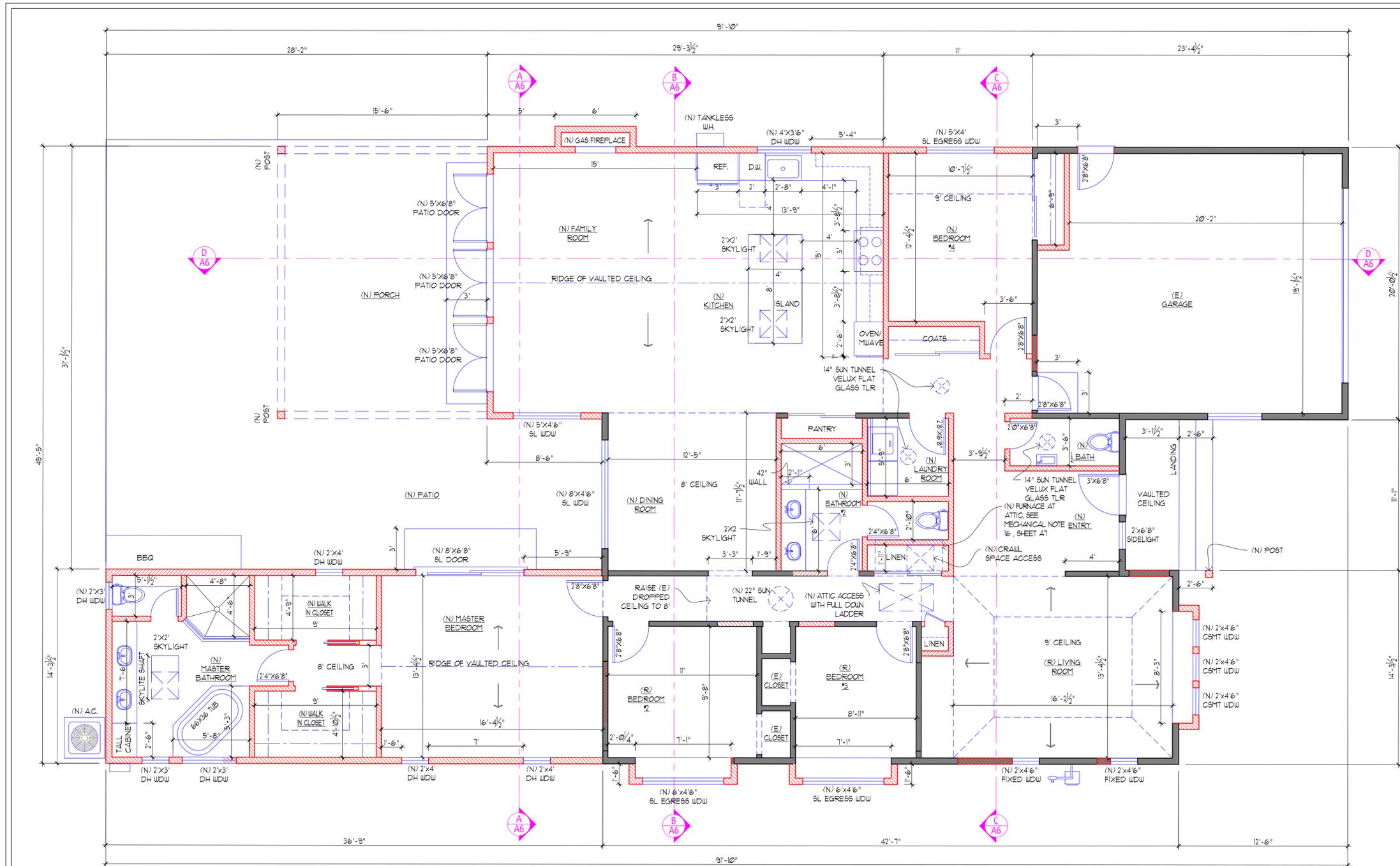
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VADREVVU RESIDENCE
1291 THERESA AVENUE, CAMPBELL, CA

DATE 5.22.2018

REVISIONS

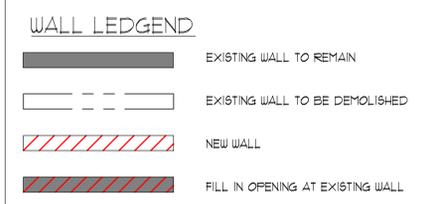
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- ### CAL GREEN CODE
- INDOOR WATER USE**
- PER CGBC SECTION 43031 PROVIDE A PLUMBING FIXTURES AND FITTINGS SCHEDULE TO SHOW A REDUCTION OF OVERALL USE OF PORTABLE WATER WITHIN THE BUILDING BY AT LEAST 20% THE 20% REDUCTION IN PORTABLE WATER USE SHALL BE DETERMINED BY ONE OF THE METHODS IN CODE SECTION.
 - EACH FIXTURE AND FITTING SHALL MEET REDUCED FLOW RATES SPECIFIED IN TABLE 4303.1
 - PRESCRIPTIVE USE MAXIMUM FLOW RATES:

SHOWERHEADS	2.0 GPM AT 60 PSI
LAVATORY FACET	1.2 GPM AT 60 PSI
KITCHEN AND UTILITY FAUCETS	1.8 GPM
WATER CLOSET	1.2 GALLONS PER FLUSH
 - A CALCULATION WHICH SHOWS A 20% REDUCTION IN THE BUILDING WATER USE (BASELINE AS ESTABLISHED IN TABLE 4303)
 - SINGLE SHOWERHEADS OR MULTIPLE SHOWERHEADS SHALL HAVE A MAXIMUM COMBINED FLOW RATE OF 4.2 GPM AT 60 PSI (20% CAL GREEN 4303.1.1)
 - SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ASPE A107.53.3.2.
 - DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS DEFINED AS THE COMPOSITE AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. FLUSH VOLUMES WILL BE TESTED IN ACCORDANCE WITH ASPE A107.53 AND ASPE A107.54.
 - LAVATORY FACETS HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 60 PSI. THEY SHALL NOT HAVE A FLOW RATE 4.0 GPM AT 20 PSI (20% CAL GREEN 4303.1.1)
 - PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 43031 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE APPLICABLE REFERENCE STANDARDS 43031
 - PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS 43031
- OUTDOOR WATER USE**
- WHEN LANDSCAPING IS PROVIDED, A WATER BUDGET (CALCULATION) SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION USE THAT CONFORMS TO THE LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES LOCAL WATER RESOURCES MODEL LANDSCAPE IRRIGATION IS MORE STRINGENT 43041
 - AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED 43042
- MATERIAL CONSERVATION AND RESOURCE EFFICIENCY**
- ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF ROOFWATER BY CLOSING SUCH OPENINGS WITH COBLENT PORTLAND CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY (20% CGBC 4306.1)
 - VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS (20% CGBC 4306.2 AND 4306.3). THE USE OF A 4" THICK BASE OF 3/4" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH UNLAPPED JOINTS NOT LESS THAN 4" WILL BE PROVIDED.
 - MOISTURE CONTENT OF BUILDING MATERIALS THAT EXCEED 1% SHALL NOT BE ENCLOSED. MOISTURE CONTENT CAN BE DETERMINED WITH A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER (20% CGBC 4306.3)
 - RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 30 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
 - COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, OR
 - A CONSTRUCTION WASTE MANAGEMENT PLAN PER SECTION 4406.3, OR
 - A WASTE MANAGEMENT COMPANY PER SECTION 4406.3, OR
 - THE WASTE STREAM REDUCTION ALTERNATIVE PER SECTION 4406.4
 - AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4401, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION (20% CGBC 4401)
- ENVIRONMENTAL QUALITY CGBC DIV 4.5**
- ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH EPA PHASE 2 EMISSION LIMITS WHERE APPLICABLE.
 - WOOD STOVE PELLET STOVE FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
 - DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- POLLUTANT CONTROL (FINISHES)**
- ARCHITECTURAL PAINTS, STAINS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4304.1 AND 4304.3, CAL GREEN CODE (20% CGBC 4304.1 AND 4304.3) UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER'S SPECIFICATIONS OR SHEET.
 - THE VOC CONTENT VERIFICATION CHECKLIST SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FAR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE INSPECTOR FOR VERIFICATION (20% CGBC 4304.1)
 - AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED HAP LIMITS FOR VOC AND OTHER TOXIC COMPONENTS AS SPECIFIED BY SQUARE FOOT (20% CGBC 4304.1)
 - CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH TESTING AND PRODUCT REQUIREMENTS INCLUDED IN CGBC 4304.3
 - ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4304.1
 - IF A RESIDENT FLOOR IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESIDENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE CRITERIA INCLUDED IN 20% CGBC 4304.3.
 - HARDWOOD FLOORING, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED ON AHSR AIR TOXICS CONTROL FEATURE FOR COMPOSITE WOOD (1) COR 3310 ET 3501 BY OR BEFORE THE DATES SPECIFIED IN THESE SECTIONS, AS SHOWN IN TABLE 4304.3 (20% CGBC 4304.3)
 - INDOOR AIR QUALITY AND TEST
 - EXHAUST FANS THAT ARE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING SHALL BE PROVIDED IN EVERY BATHROOM PER 20% CAL GREEN SECTION 4506.1
- ENVIRONMENTAL COPPERT**
- DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS (20% CAL GREEN 4501.2)
 - ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 1 MANUAL J-2004 OR EQUIVALENT.
 - SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2009 OR EQUIVALENT.
 - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL B-2004 OR EQUIVALENT.
 - HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS (20% CAL GREEN 4501.2)
 - SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING (20% CAL GREEN 4501.2)
 - VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDING OR INSPECTION CERTIFICATION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.
- INTERIOR MATERIALS AND FINISH NOTES**
- TYPICAL TILE INSTALLATION SHALL BE ONE LAYER WATER RESISTANT DRYBACK, 3 LAYERS OF 5 GRAFT PAPER, CERAMIC TILE PER OWNER'S SELECTION, SET IN PORTLAND GROUT WITH CGC R102.2.
 - AT SHOWERS OR TUBS, CERAMIC TILE SHALL BE 3/8" THICK, NON-ABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CERAMIC FIBER CEMENT OR GLASS MAT GYPSUM BOARD) TO A HEIGHT OF 1" ABOVE THE DRAIN NILET. (REFER TO 20% CGC 102.3.8.1 102.4.2)
 - WATER RESISTANT GYPSUM BOARDING SHALL NOT BE USED OVER A CLASS I OR II VAPOR RETARDER IN SHOWER OR BATHUB COMPARTMENTS (20% CGC 102.3.8)
 - AT SHOWERS INSTALL A HOT TAPPED TILE SHOWER PAN LINER.
 - INSIDE WALL TEXTURE SHALL BE PER OWNER'S SELECTION.
 - INTERIOR TRIM SHALL BE 3" PROFILE PER OWNER'S SELECTION.
 - AT WINDOWS INSTALL 1/2" PAINTED WOOD STOODS AND 3/8" PAINTED WOOD APRONS. COLOR TO MATCH WALL COLOR.
 - ALL INTERIOR DOORS SHALL BE 1-3/8" WOOD, SOLID CORE, PRIMED AND PAINTED. INCLUDE ALL HARDWARE PER OWNER'S SELECTION.
 - CABINETS AT ALL BATHROOMS SHALL BE PAINT GRADE, COORDINATE STYLE AND MATERIALS WITH OWNER.
 - CABINETS AT KITCHEN SHALL BE STAIN GRADE, COORDINATE STYLE AND WOOD SPECIES WITH OWNER.
 - FLOOR FINISH AT ALL ROOMS EXCEPT BATHROOMS AND LAUNDRY SHALL BE HARDWOOD, COORDINATE WOOD SPECIES AND STAIN COLOR WITH OWNER.
 - FLOOR FINISH AT BATHROOMS SHALL BE CERAMIC TILE PER OWNER'S SELECTION.
 - COUNTERTOPS AT BATHROOMS SHALL BE GRANITE WITH A 4" BACKSLASH PER OWNER'S SELECTION.
 - COUNTERTOP AT KITCHEN SHALL BE GRANITE WITH 8" BACKSLASH AND DECORATIVE ACCENT PER OWNER'S SELECTION.
 - PRODUCE AND INSTALL ORGANIZER SHELVES AT THE PANTRY AND CLOSETS PER OWNER'S SELECTION.
 - PROVIDE AND INSTALL MIRRORS AT BATHROOMS AND POWDER ROOM. COORDINATE STYLE AND SIZE WITH OWNER.
 - PROVIDE AND INSTALL 1/2" MDF CROWN MOULDING, PAINTED, AT ALL CORNERS.
 - FINISH GARAGE WALLS AND CEILING WITH 1/2" GYPSUM BOARD, ORANGE PEEL, TEXTURE AND PAINT. INSTALL R-13 INSULATION IN THE GARAGE EXTERIOR WALLS.
- WINDOW AND DOOR NOTES**
- MAIN ENTRY DOOR SHALL HAVE AN APPROVED TYPE DOOR VIBER WITH A MINIMUM FIELD VISION OF 80 DEGREES.
 - INSTALL LOCKSET AND DEADBOLT WITH HARDENED INSERT, 1" THRU AND 5/8" EMBEDMENT, TYPICAL AT ALL EXTERIOR SING DOORS.
 - ALL EXTERIOR SING DOORS TO BE 1 1/2" THICK.
 - ALL EXTERIOR DOORS AND WINDOWS SHALL BE LEATHER-STRIPPED (CGBC 4401.6) BY DOOR JAM KIT ON PATIO DOORS.
 - ALL NEW OR REPLACED WINDOWS SHALL BE CERTIFIED AND LABELED FOR COMPLIANCE TO ENERGY CONSERVATION REGULATIONS.
 - ALL NEW OR REPLACED WINDOWS AND SKYLIGHTS SHALL BE DOUBLE GLAZED AND SHALL HAVE A MAX 0.98 U-FACTOR AND A MAX 0.40 SOLAR HEAT GAIN COEFFICIENT. (CA TITLE 24 SECTION 90.20% CGC 135.1)
 - SKYLIGHTS SHALL HAVE TINTED GLASS, REFER TO 'VELUX' CATALOG. SIZE SHALL BE AS SHOWN ON ROOF PLAN, NOT TO SCALE.
 - UNT SKYLIGHTS AND TUBULAR DAYLIGHTING DEVICES SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF 'MARKED-TO-PERFORMANCE' (20% CGC 306.5.3)
 - GLAZING IDENTIFICATION THE 'HRC' LABEL WHICH STATES THE REQUIRED U-VALUE AND 60% FOR ALL WINDOWS NOT TO BE PROVIDED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR AND SHALL REFLECT THE VALUES LISTED IN THE ENERGY REPORT. (20% CGC 306.5)

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



- PLAN NOTES**
- ALL DIMENSIONS ARE TO THE FACE OF FINISHED WALL UNLESS NOTED OTHERWISE. DO NOT SCALE PLANS. USE NOTED DIMENSIONS. PLEASE CONTACT DESIGNER FOR ANY DISCREPANCIES.
 - MEANS OF EGRESS: EACH BEDROOM OR SLEEPING ROOMS (BELOW 4TH STORY) SHALL HAVE ONE WINDOW THAT MEETS EGRESS REQUIREMENTS MIN 20" NET CLEAR WIDTH MIN 24" NET CLEAR HEIGHT WHEN OPEN MIN 5.7' SOFT NET CLEAR OPENING (3.0 SOFT FOR GRADE LEVEL ROOMS) AND MAX HEIGHT OF 44" FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. (20% CGC 102.1)
 - TENSED GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (20% CGC 2406.3 AND 20% CGC 102.1)
 - WITHIN A 24 INCH ARC OF EITHER THE EDGE OF A DOOR, AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SUNDING, SLIDING AND FOLD-UP DOOR.
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING A TUB OR SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - ANY GLAZING IN WINDOWS MEETING ALL THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQFT.
 - BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FINISHED FLOOR.
 - TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE FINISHED FLOOR.
 - WITHIN 36" HORIZONTALLY, AND IN A STRAIGHT LINE OF A WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ADJACENT TO SWIMMING POOLS, TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - PROVIDE SMOKE ALARMS IN THE FOLLOWING LOCATIONS (20% CGC 907.1.2.3 AND 20% CGC R301.4)
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING ORAL SPACES AND UNHABITABLE ATTICS OR CHIMNELS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL BE WIRING FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - DUAL SENSOR PHOTOELECTRIC MULTIPLE-PURPOSE ALARMS, CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH SECTION 903, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE ALARMS.
 - DUAL SENSOR PHOTOELECTRIC MULTIPLE-PURPOSE ALARMS SHALL BE USED IF LOCATED 30 FEET OR MORE FROM A KITCHEN, FIREPLACE, OR WOOD-BURNING STOVE.
 - ATTIC ACCESS: PROVIDE CHIMNEL WITH AN AREA BIGGER THAN 30 SQFT AND VERTICAL HEIGHT LARGER THAN 30 FEET. PROVIDE MIN 22" X 30" ATTIC ACCESS LOCATION PER PLAN. ATTIC ACCESS LADDER A FULL-DOWN CEILING PANEL WITH HOLDING STAIRWAY SHALL BE PROVIDED FOR ATTIC ACCESS WHERE SHOWN ON THE PLAN. UNIT SHALL BE SELF CONTAINED WITH ITS OWN FRAME AND REQUIRE NO HEADROOM OR ATTIC CLEARANCE. MINIMUM ATTIC ACCESS OPENING TO BE 22" AND MINIMUM LENGTH OF OPENING TO BE 30". MINIMUM LOAD CAPACITY OF LADDER TO BE 300# (20% CGC R301.1)
 - CRAWL SPACE ACCESS: PROVIDE MIN 24" X 24" ACCESS TO THE CRAWL SPACE. LOCATION PER PLAN.
 - MEANS OF EGRESS: PROVIDE CHIMNEL WITH A MEANS OF EGRESS. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING AT THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE.
 - MEANS OF EGRESS: PROVIDE AT LEAST ONE EGRESS DOOR. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT OF THE DOOR IS 78 INCHES MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - LANDING: THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EXTERIOR LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" VERTICAL IN 5 UNITS HORIZONTAL (2 PERCENT) (20% CGC R301.3)
 - LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 11/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 1 1/2 INCHES BELOW THE TOP OF THE THRESHOLD. PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (20% CGC R301.3)
 - WHEN LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP OR A STAIRWAY.
 - DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 1 1/2 INCHES BELOW THE TOP OF THE THRESHOLD. EXCEPT: A LANDING IS NOT REQUIRED WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR. PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY. (20% CGC R301.3)
 - EXCEPTION: A LANDING IS NOT REQUIRED WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR. PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.
 - HALLWAYS SHALL BE MINIMUM 36" CLEAR WIDE. (20% CGC R316)
 - NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQIN OF FLOOR AREA (71 SQFT) AND ENCOMPASS A 30-INCH DIAMETER CIRCLE.
 - SHOWER DOORS NOTES:
 - SHOWER DOORS SHALL SWING OUT.
 - SHOWER DOORS SHALL BE AT LEAST 37" WIDE.
 - PROVIDE SOUND INSULATION AT BATHROOM AND LAUNDRY SPACES WHEN THEY OCCUR NEXT TO, OR OVER BEDROOMS.
 - TYPICAL THERMAL INSULATION SHALL BE:
 - R-38 FOR THE ATTIC/ROOF
 - R-9 FOR THE EXTERIOR WALLS
 - R-9 FOR FLOORS OVER UNHEATED SPACES
 - R-40 FOR HEATING AND COOLING DUCTS
 - INSULATION SHALL CONFORM TO FIBER-SPEARED BATTINS AND SMOKE DENSITY REQUIREMENTS OF 200 CALIFORNIA RESIDENTIAL CODE 302.101 TO 302.103 (20% CGC 302.10)
 - AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST AN "INSULATION CERTIFICATE" SIGNED BY THE INSTALLER AND THE BUILDER, IN A CONSPICUOUS LOCATION IN THE BUILDING, STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 1.5.5 OF THE CALIFORNIA ADMINISTRATIVE CODE.
 - ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 60 WATT PER SQUARE CENTIMETER, TESTS FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 910 (20% CGC R302.10.4, 20% CGC R302.10.5)
 - MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNELS, FLUING VENTS, CHIMNELS, ALLEYS, PARKING LOTS AND LOADING DOCKS, EXCEPT AS OTHERWISE SPECIFIED BY CGC, WHERE A SOURCE OF CONTAMINANT IS LOCATED WITHIN 10 FEET OF AN INTAKE OPENING, SUCH OPENING SHALL BE LOCATED A MINIMUM OF 7 FEET BELOW THE CONTAMINANT SOURCE. FOR THE PURPOSE OF THIS SECTION, THE EXHAUST FROM CHIMNELS, UNIT TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS. (20% CGC R302.1)
 - INSTALL NEW HIGH EFFICIENCY RANGEHAAT AT THE ATTIC SPACE IN THE HALLWAY. PROVIDE GAS CONNECTION AND ELECTRICAL OUTLET AS NECESSARY.
 - PER CALIFORNIA CIVIL CODE ARTICLE 1004 AND CAL-GREEN SECTION 3011 FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE-FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO BE UPGRADED.

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A3



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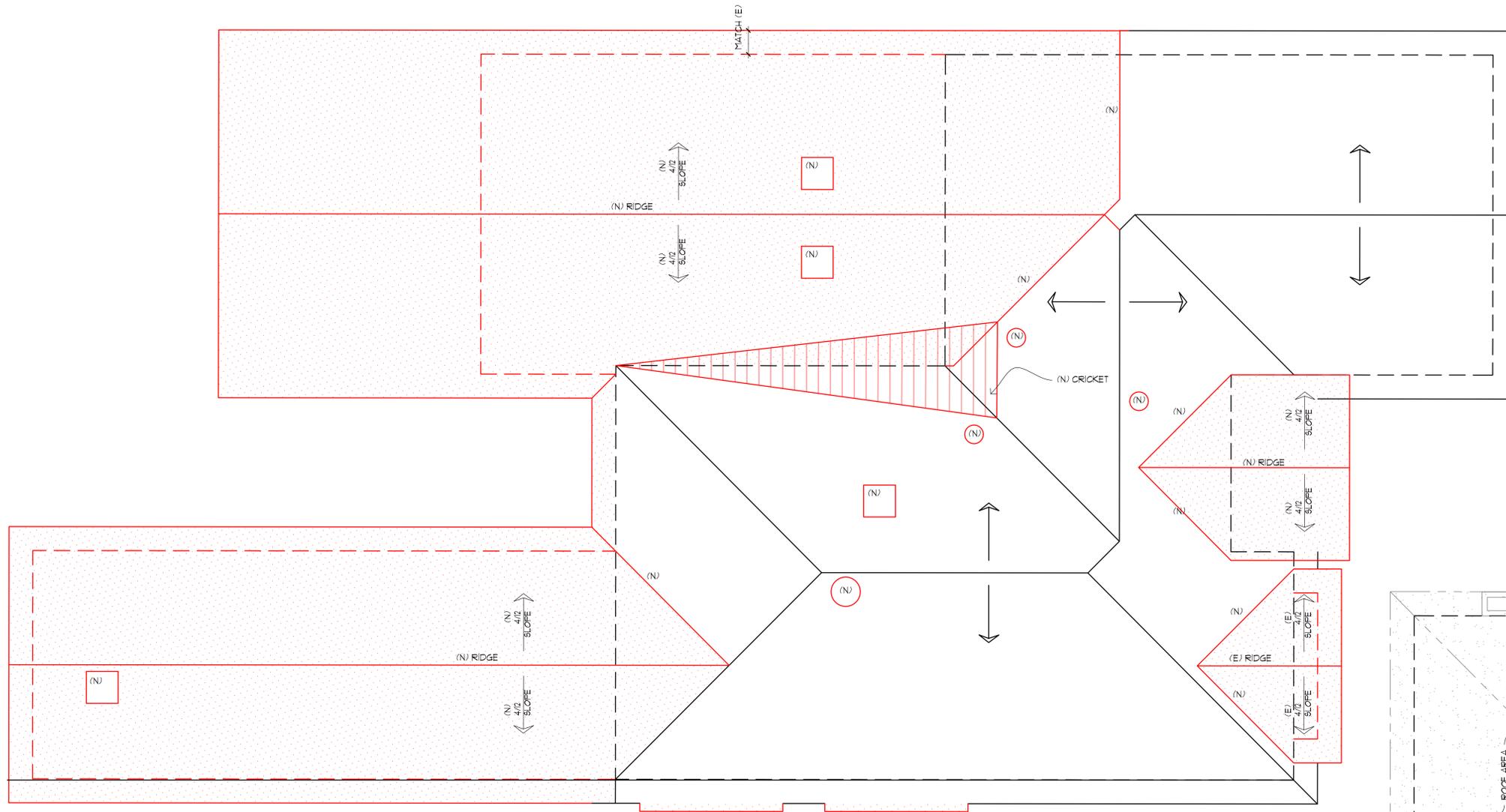
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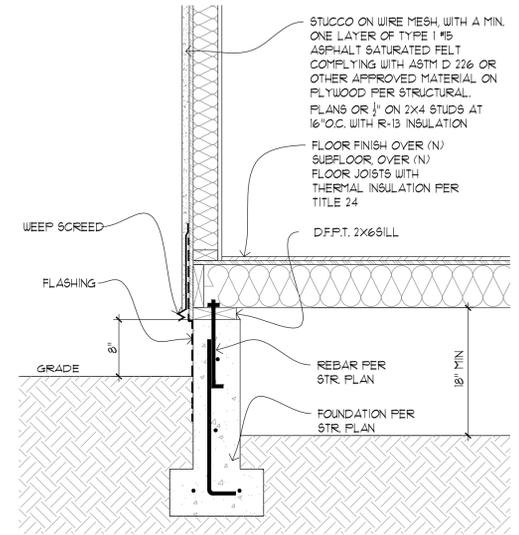
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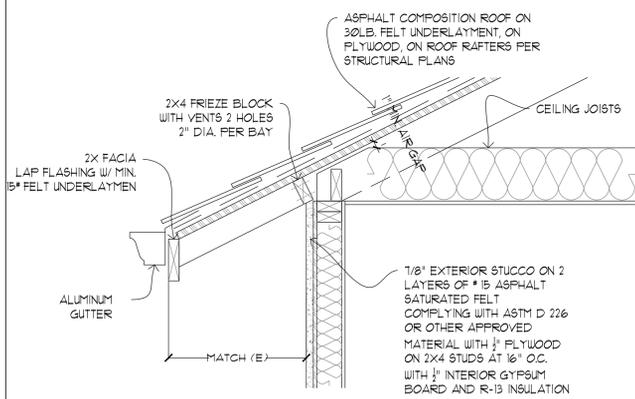
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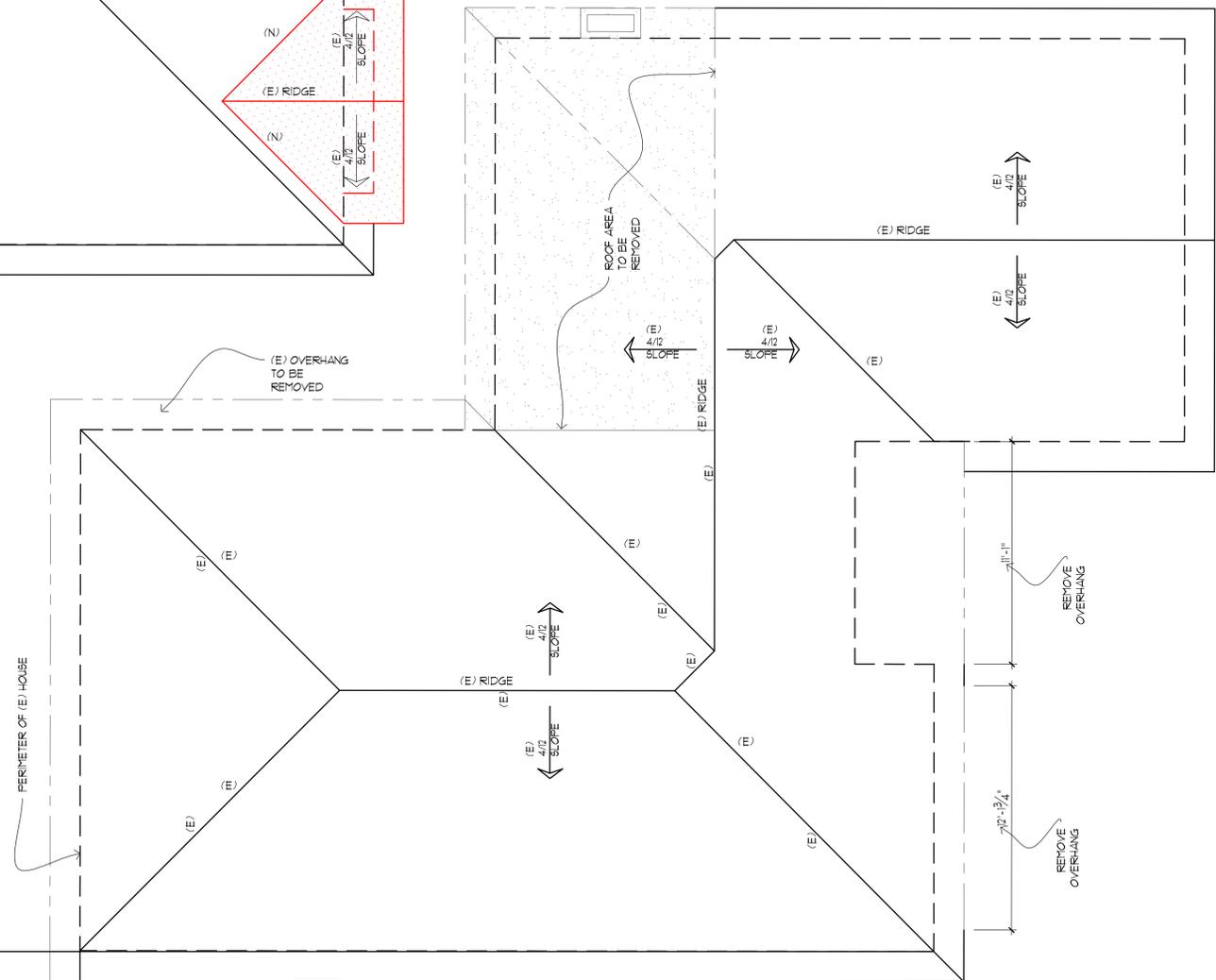
1 PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"



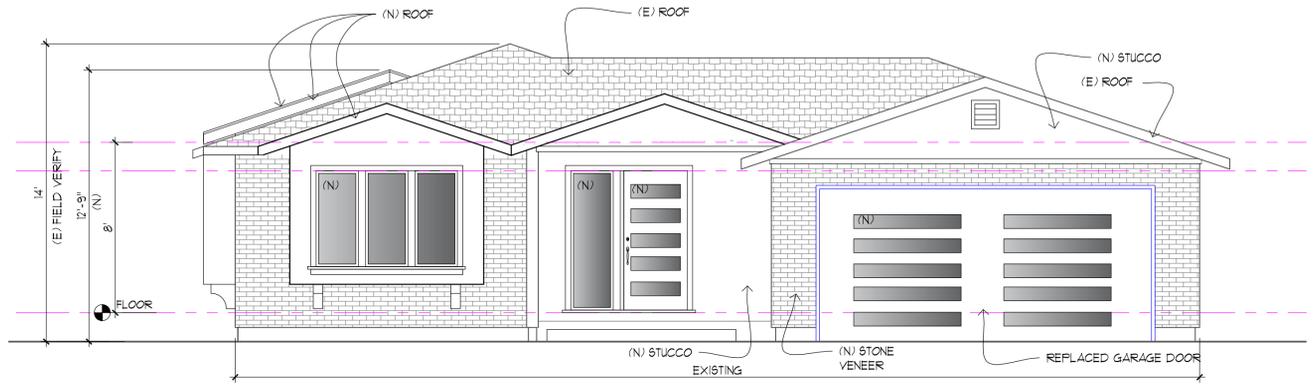
2 FOUNDATION DETAIL
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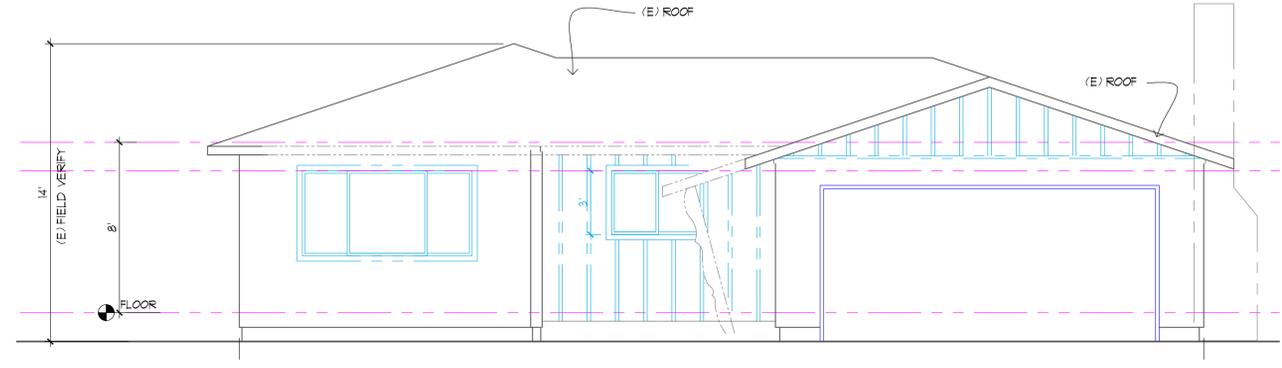
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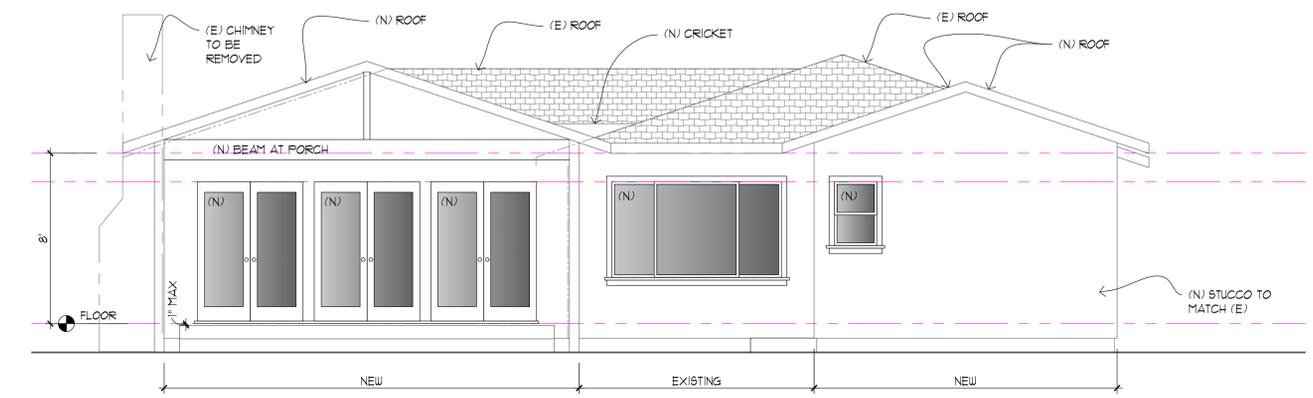
4 EXISTING ROOF PLAN
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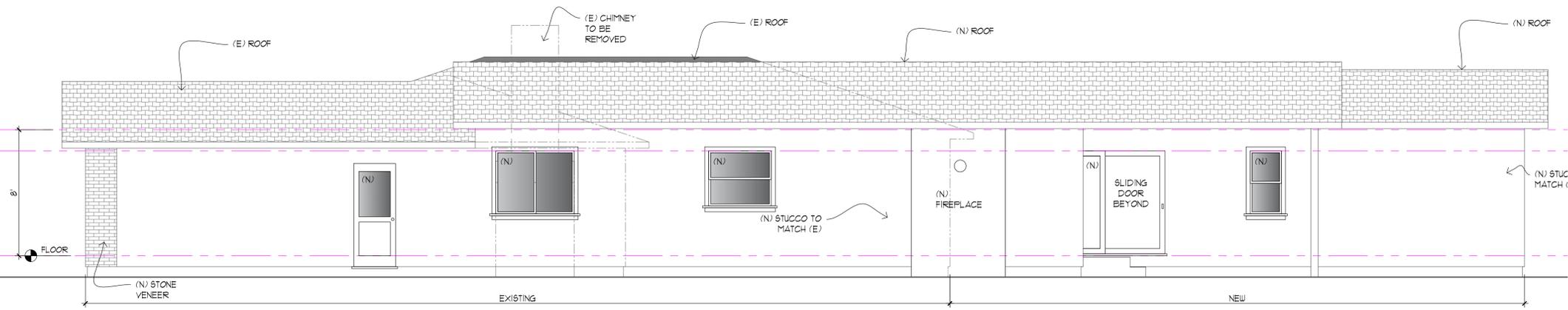
1 PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"



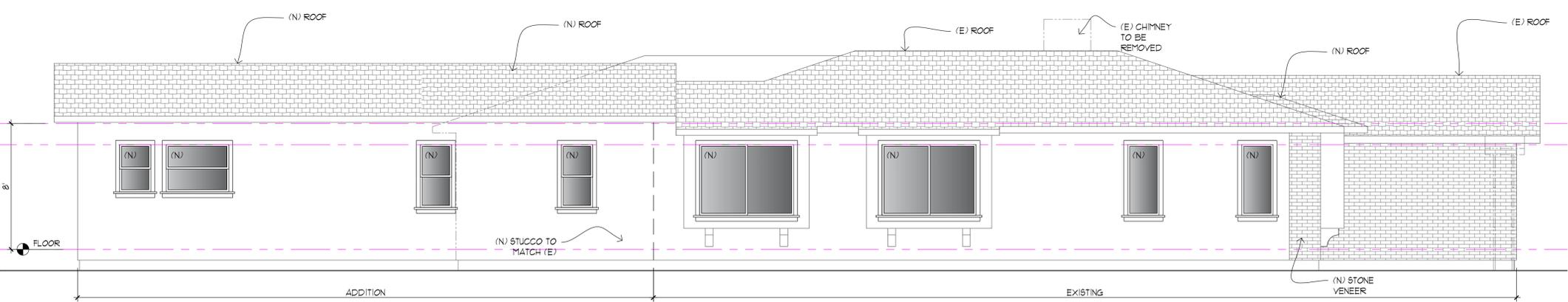
5 EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE 1/4" = 1'-0"



3 PROPOSED RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



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

- EXTERIOR FINISH NOTES**
1. EXTERIOR STUCCO SHALL BE 1/2" THICK, THREE COAT APPLIED OVER APPROVED METAL WIRE LATH AND TWO LAYERS OF GRADE 'D' PAPER, PROVIDE 16 GA GALVANIZED DEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING.
 2. STUCCO SHALL BE APPLIED OVER A WATER RESISTIVE BARRIER, ONE LAYER OF #5 ASPHALT FELT OR THE EQUIVALENT OF TWO LAYERS GRADE 'D' BUILDING PAPER INSTALLED PER CODE REQUIREMENTS (2003 IRC R703.2).
 3. ROOF SLOPES LESS THAN 4:12 SHALL HAVE TWO LAYERS OF 15 LB. FELT APPLIED SHINGLE STYLE (2006 IRC R905.2.1).
 4. ROOFING SHALL BE CLASS 'A' ASPHALT COMPOSITION TILES.
 5. ROOF OVERHANGS TO MATCH EXISTING.
 6. INSTALL BRICK (STONE) VENEER LESS THAN 8 POUNDS PER SQFT. APPLY DIRECTLY TO WOOD STUDS (SPACED AT 16" O.C. AT 2' X 2'), OVER A CORROSION RESISTANT WIRE MESH WITH TWO LAYERS OF WATER RESISTIVE BARRIER. ATTACH THE MESH WITH 2" LONG CORROSION RESISTANT STEEL WIRE RUNNING NAILS, AT 4" O.C. PROVIDING A MINIMUM 1/2" PENETRATION INTO EACH STUD AND WITH 8 COPPER NAILS AT 8" O.C. INTO TOP AND BOTTOM PLATES OR WITH EQUIVALENT WIRE TIES NO LESS THAN 4.0005" CORROSION RESISTANT WIRE OR APPROVED EQUAL SHALL BE LOOPED THROUGH THE MESH FOR EVERY 2 SQUARE FEET OF STONE VENEER. THIS TIE SHALL BE A LOOP HAVING LEGS NOT LESS THAN 6 INCHES IN LENGTH, SO BENT THAT IT WILL LIE IN THE STONE VENEER PORTLAND JOINT. THE LAST 2" OF EACH WIRE LEG SHALL HAVE A RIGHT-ANGLE BEND. ONE NO. 10 MINIMUM THICKNESS OF GYPSUM GROUT SHALL BE PLACED BETWEEN THE BACKING AND THE STONE VENEER.
 7. AT NEW CONSTRUCTION, INSTALL 1/4" X 1/4" G.S.M. FOUNDATION VENTS WITH SCREENS, MATCH EXISTING SIZE AND SHAPE. ALL UNDER FLOOR AREAS SHALL HAVE VENTILATION AT 1/500 FOR THE ENTIRE AREA (2006 IRC R408).
 8. METAL GUTTER (8000" THICK ALUMINUM) ON 2" FASCIA.
 9. INSTALL METAL DOWNSPOUT PER ROOF PLAN.
 10. FLASH ALL VALLEYS, ROOF WALL INTERSECTIONS, AND PENETRATIONS THROUGH ROOF WITH 26 GA. G.S.M. FLASHING.
 11. INSTALL 100 SQIN. N.F.V. AIR VENTILATION CORNER VENTS PER MANUFACTURER'S SPECIFICATIONS.
 12. ADDRESS NUMBER ON BUILDING VISIBLE FROM THE STREET FRONTING THE PROPERTY, MINIMUM 4" HIGH (2003 IRC R901.1).
 13. EXTERIOR FINISH NOTES TABLE WATER RESISTIVE BARRIERS SHALL BE INSTALLED SUCH THAT THE FIRST COURSE IS UNDER THE FLASHING AND THE TOP COURSE SHALL BE INSTALLED OVER THE FLASHING.
 14. ATTIC VENTS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/4" MINIMUM AND 1/4" MAXIMUM OPENING (R906.1, R906.2).
 15. A MINIMUM OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING (R906.5).
 16. ROOFING MATERIALS SHALL HAVE A MINIMUM 5-YEAR AGED SOLAR REFLECTANCE AND THERMAL EMITTANCE OR A MINIMUM SOLAR REFLECTANCE INDEX (SRI) EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN TABLES A4.0.6.



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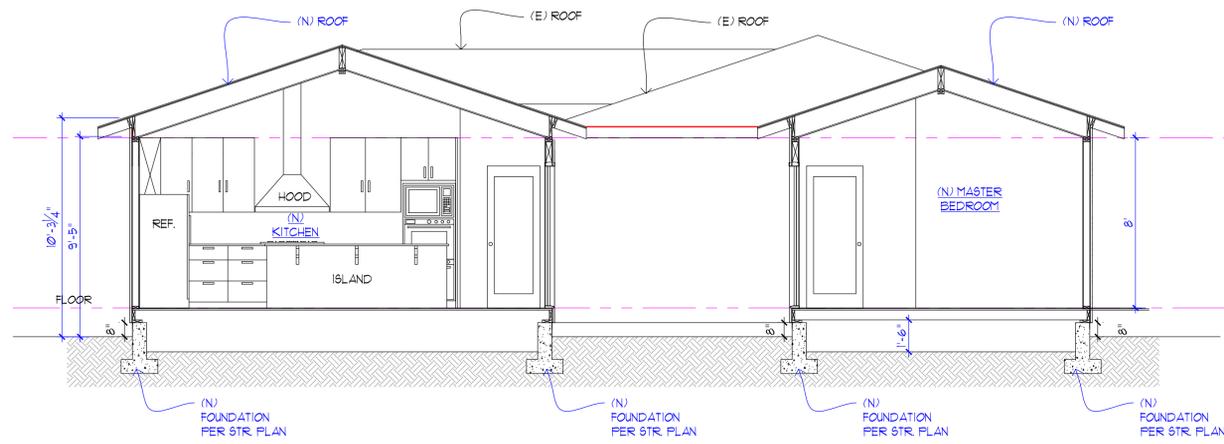
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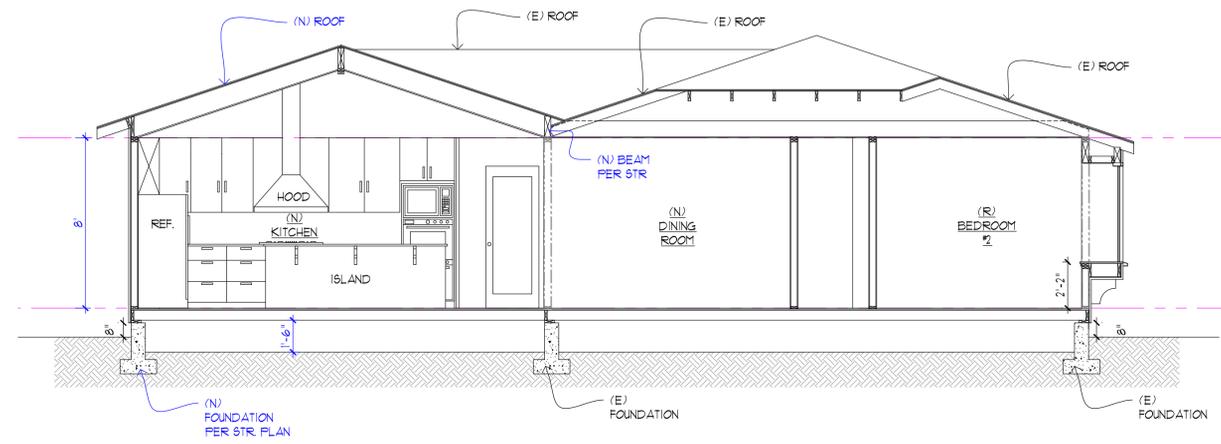
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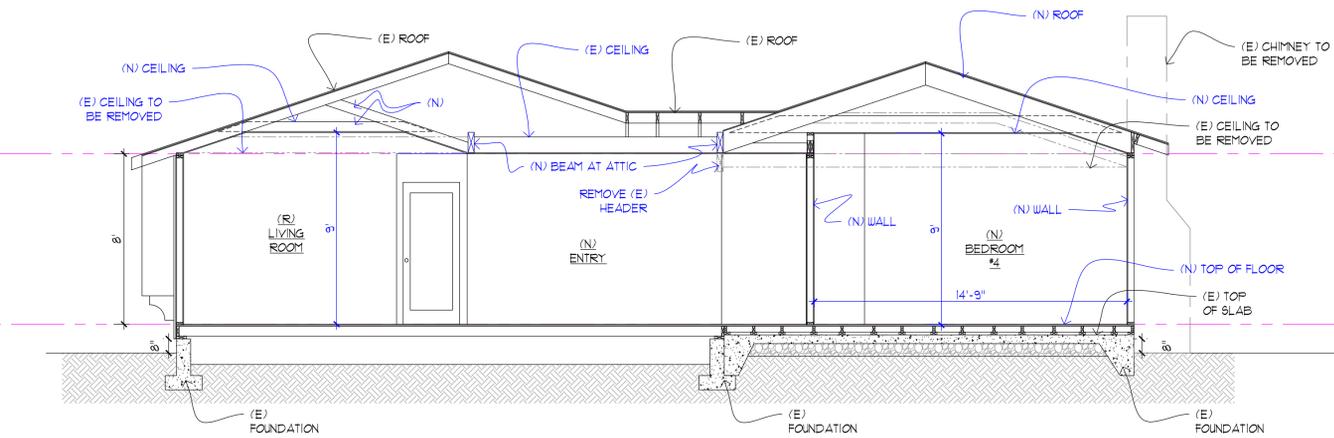
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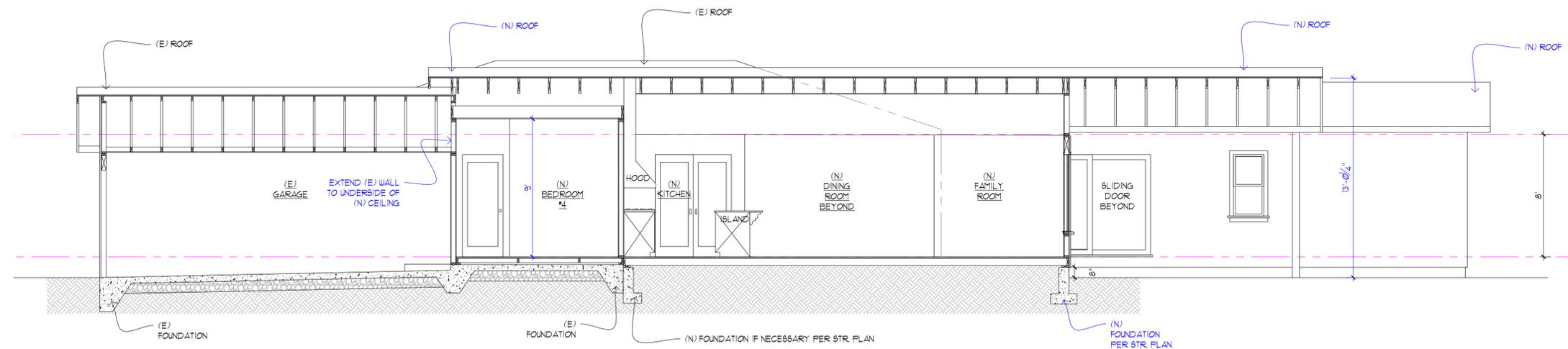
1 A-A SECTION
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2 B-B SECTION
SCALE 1/4" = 1'-0"



3 C-C SECTION
SCALE 1/4" = 1'-0"



4 D-D SECTION
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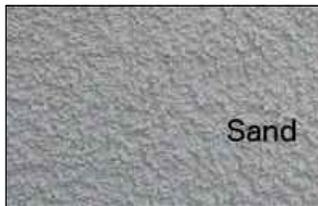


ROOFING
ASPHALT COMP TO MATCH EXISTING

Veneerstone
Stacked Stone Villa Flats 10 sq. ft. Handy Pack Manufactured Stone



STONE VENEER



STUCCO TEXTURE AND COLOR



WINDOW FRAME COLOR



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A8