



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

September 14, 2018

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **September 25, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public hearing to consider the application of Trieu Nguyen for a Site and Architectural Review Permit (PLN2017-97) to allow construction of an approximately 5,550 square-foot two-story single-family residence on property located at **321 W. Sunnyoaks Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

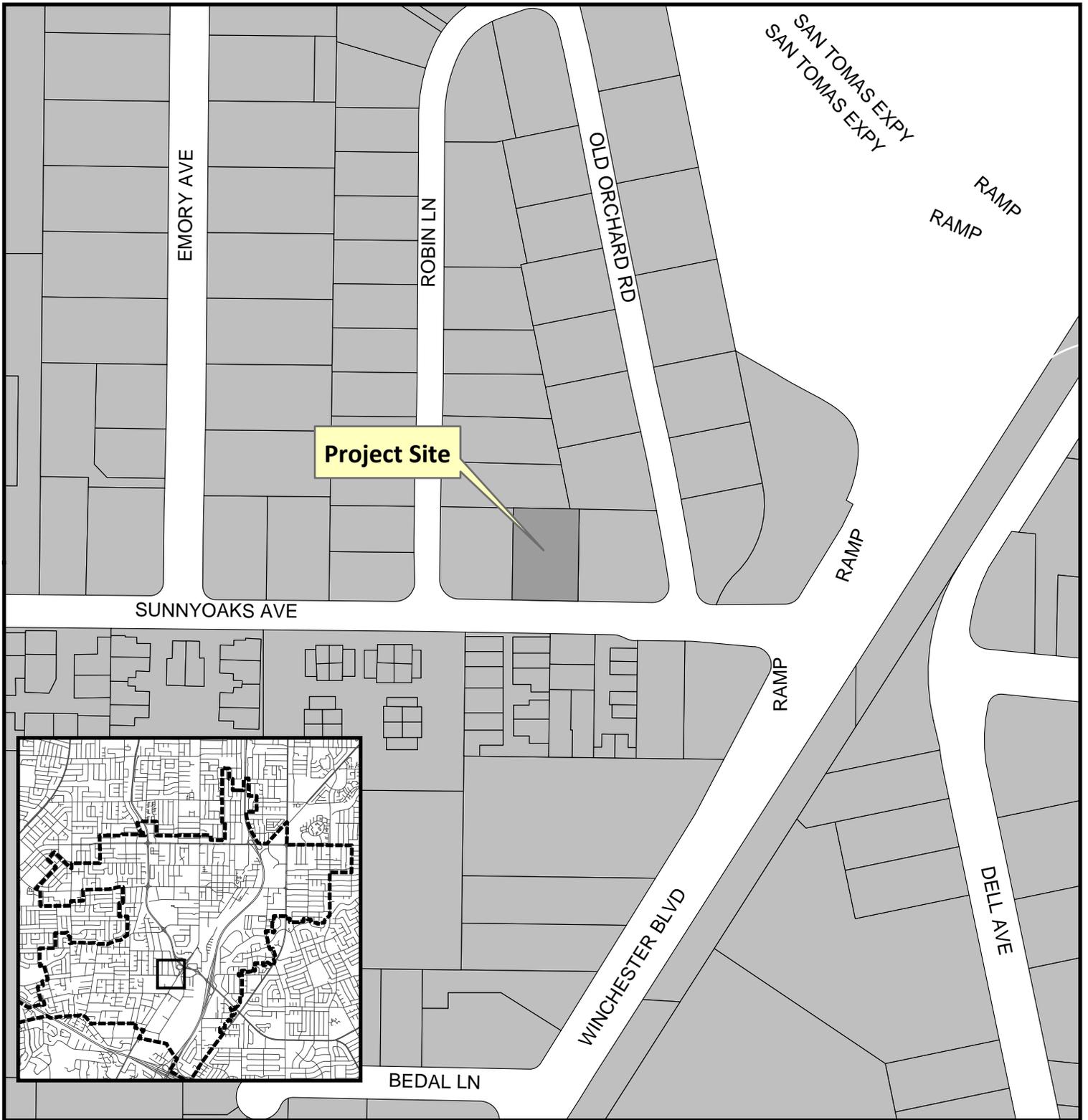
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **321 W. Sunnyoaks Avenue**

# Project Location Map

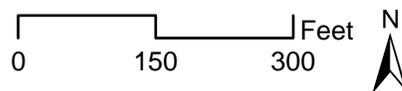


**Project Location:** 321 W. Sunnyoaks Ave

**Application Type:** Site and Architectural Review Permit

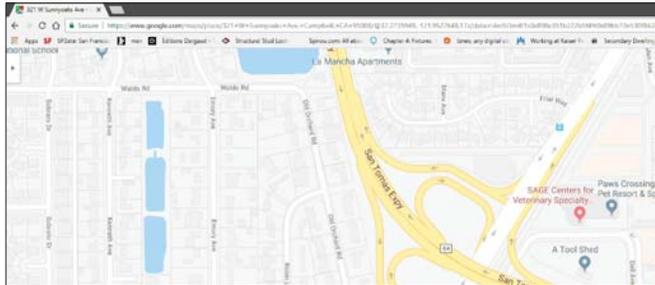
**Planning File No.:** PLN2017-97

**Description:** New approx. 5,550 sf two-story single-family residence

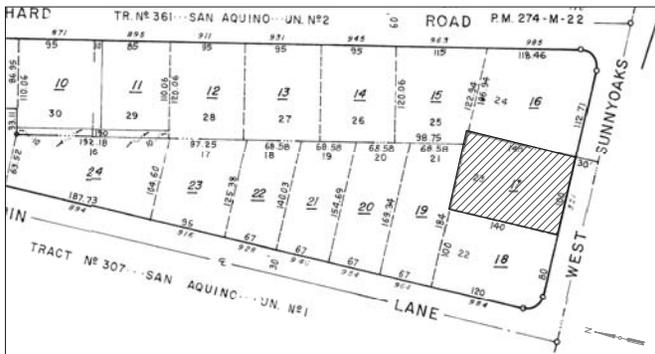


Community Development Department  
Planning Division

**TUAN VU RESIDENCE**  
 321 W. SUNNYOAKS AVE. CAMPBELL CA 95008  
**PLANNING SUBMITTAL**



VICINITY MAP



PLOT MAP

**APPLICABLE CODES**

BUILDING CODE : 2016 CALIFORNIA  
 MECHANICAL: 2016 CALIFORNIA MECHANICAL CODE  
 PLUMBING: 2016 CALIFORNIA PLUMBING CODE  
 ELECTRICAL: 2016 CALIFORNIA ELECTRICAL CODE  
 FIRE: 2016 CALIFORNIA FIRE CODE  
 ENERGY: 2016 BLDG ENERGY EFFICIENCY STANDARD

**CONTRACTOR NOTES**

1. ALL CONTRACTORS AND/OR SUB-CONTRACTORS MUST CHECK-IN WITH OWNERS' AGENT AT CONSTRUCTION SITE BEFORE COMMENCING WORK.
2. ALL CONTRACTORS AND/OR SUB-CONTRACTORS MUST PROVIDE OWNERS'S AGENT WITH COPIES OF REQUIRED INSURANCE CERTIFICATES AS REQUIRED IN THE TENANT HANDBOOK
3. CONTRACTOR SHALL PERFORM FIRST-CLASS WORKMANSHIP. ACCEPTANCE IS CONTIGENT UPON LANDLORD APPROVAL
4. ALL MATERIALS USED IN THE CONSTRUCTION OF THIS SPACE MUST BE ASBESTOS FREE.

**SCOPE OF WORK**

- \* THE SCOPE OF WORK BELOW WILL LIST OUT MAJOR WORK ITEMS. CONTRACTOR TO VERIFY AND PROVIDE ALL UNLISTED WORK ITEMS SHOW ON DRAWING.
- \* NO OFF-SITE WORK.
- ON-SITE WORK:
- A. BUILDING:
  1. DEMOLITION EXISTING HOUSE
  2. PROPOSE NEW 2 STORIES HOUSE
- B. ELECTRICAL: NEW
- C. PLUMBING: NEW
- D. HVAC: NEW
- E. FIRE PROTECTION: THE PROPOSED RESIDENTIAL IS FULLY SPRINKLERED.
- \* ON SITE TREES ARE UNCHANGED.

**SHEET INDEX**

- ARCHITECTURAL:**
- A0.1 COVER SHEET
  - A0.2 SITE PLAN
  - A0.3 LANDSCAPE PLAN & STREETSCAPE
  - A1.1 PROPOSED 1ST FLOOR
  - A1.2 PROPOSED 2ND FLOOR PLAN
  - A1.3 ROOF PLAN
  - A2.1 ELEVATIONS
  - A2.2 ELEVATIONS
  - A3.1 SECTIONS

**DIRECTORY**

**ARCHITECT**  
 COASTLINE DESIGN STUDIO  
 QUYNH TRAN, ARCHITECT  
 2767 DEER ISLE DRIVE  
 SAN JOSE CA 95121  
 Tel: 408-533-2082  
 Email: qt.coastlinedesign@gmail.com

**ENGINEER**  
 A PLUS ENGINEERS  
 TRIEU TIEN NGUYEN, PE  
 224 EL BOSQUE ST  
 SAN JOSE CA 95134  
 Tel: 408.887.6630  
 Email: trieuquyend@aol.com

**TABULATION**

APN: 404-28-017  
 CONSTRUCTION TYPE: V-B  
 ZONING: R1-10  
 LOT AREA: 14,000 SF.  
**SET BACK:**  
 FRONT: 41'-00"  
 LEFT: 10'-0" (WALL HT. = 10'-0", 60% WALL HT. = 6'-0")  
 RIGHT: 8'-04" (WALL HT. = 10'-0", 60% WALL HT. = 6'-0")  
 REAR : 45'-11" (SEE SITE PLAN)

BUILDING HEIGHT: 26'-00"  
 NUMBER OF STORIES: 2

**EXISTING:**  
 FLOOR AREA: 1,405 SF.  
 GARAGE AREA: 491 SF.  
 TOTAL AREA: 1,896 SF.

**PROPOSED NEW FLOOR AREA, LOT COVERAGE CALCULATION:**

<b>1ST FLOOR:</b>	
LIVING AREA:	2,579 SF
FRONT PORCH:	156 SF
REAR PORCH:	92 SF
GARAGE:	820 SF
2ND FLOOR OVERHANG	43.5 SF
<b>TOTAL:</b>	<b>3,690.5 SF</b>
LOT COVERAGE: (3647/14000)100=26.36%	
<b>2ND FLOOR:</b>	
LIVING AREA:	2,151 SF (2340-188)
FRONT BALCONIES:	214 SF (86+188)
REAR BALCONY:	75 SF
<b>TOTAL:</b>	<b>2,440 SF</b>
<b>TOTAL FLOOR AREA:</b>	
1ST FLOOR:	3,399 SF (2,579+820)
2ND FLOOR:	2,151 SF
<b>TOTAL:</b>	<b>5,550 SF</b>
FAR= 5550/14000 = 39.64%	

**DEFERRED SUBMITTALS**

**DEFERRED SUBMITTAL:**  
 IF FIRE SPRINKLER SYSTEM IS NEEDED, IT MUST BE A SEPARATE PERMIT BY A LICENSED FIRE PROTECTION ENGINEER OR CONTRACTOR ACCOMPANIED BY PROPER DRAWN PLANS.

PLANS TO BE COMPLIANCE WITH:  
 1. THE 2016 CA FIRE CODE AND NFPA STANDARD 13D.  
 2. STANDARD DETAILS & SPECIFICATIONS SP-6 (INSTALLATION OF FIRE SPRINKLER SYSTEM IN ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES)

SUBMITTED TO CITY OF CAMPBELL FOR APPROVAL AND PERMITTING.

**CITY OF CAMPBELL - FIRE DEPARTMENT NOTES:**

1. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CALIFORNIA FIRE CODE, CHAPTER 33 AND CITY OF CAMPBELL'S STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CALIFORNIA FIRE CODE, CHAPTER 33
2. 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 LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM), 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. CALIFORNIA FIRE CODE, SEC. 505.1



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**TUAN VU RESIDENCE**  
**321 W SUNNYOAKS AVE.**  
**CAMPBELL, CA**

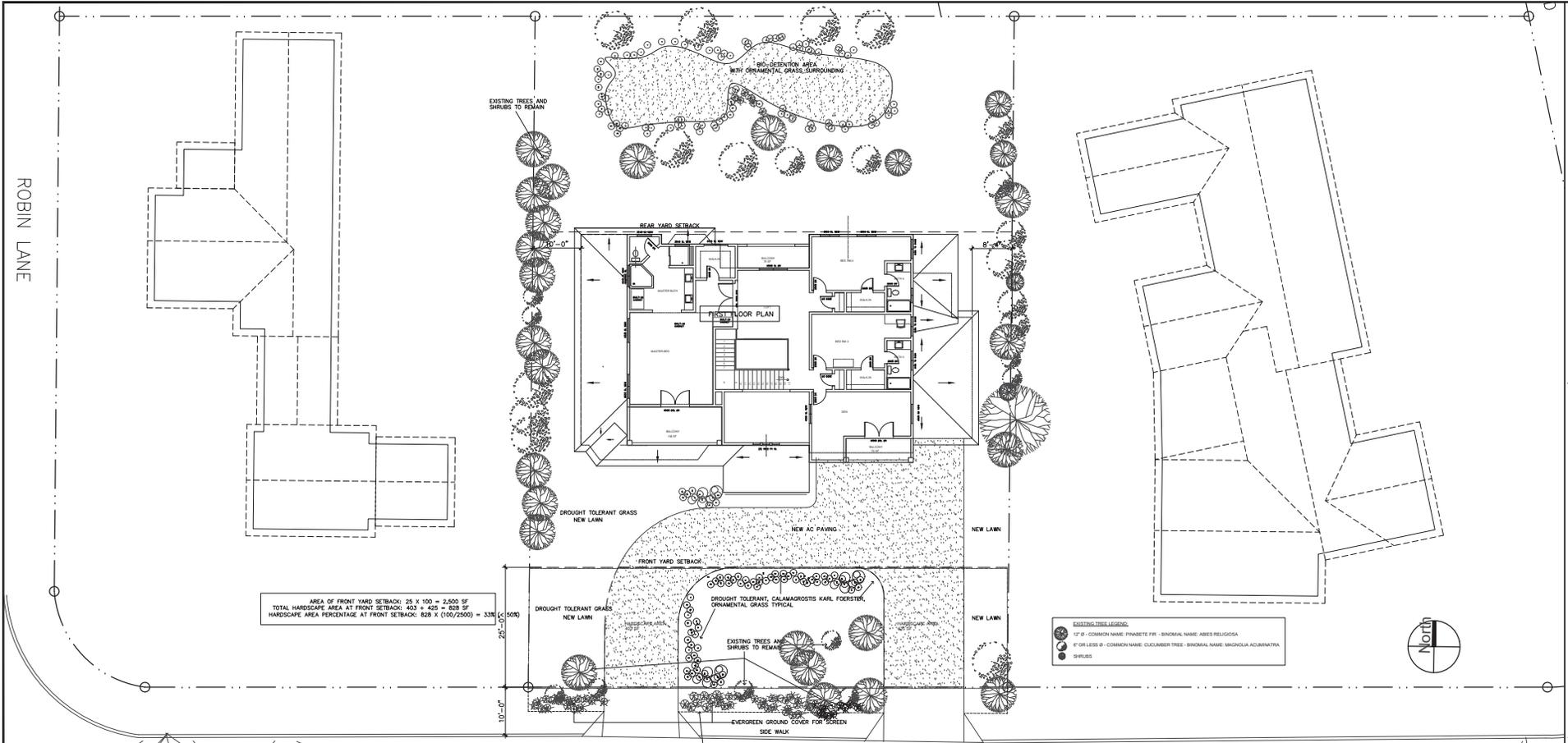
REVISIONS:  
 A PLANNING COMMENTS - MARCH 9, 2018  
 B  
 C  
 D

FEBRUARY 27, 2018

COVER SHEET

**A0.1**





LANDSCAPE PLAN  
1" = 10'-0"



STREETSCAPE  
1" = 10'-0"



COASTLINE DESIGN STUDIO  
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 OAKLAND, CA 94612  
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 415.770.2382

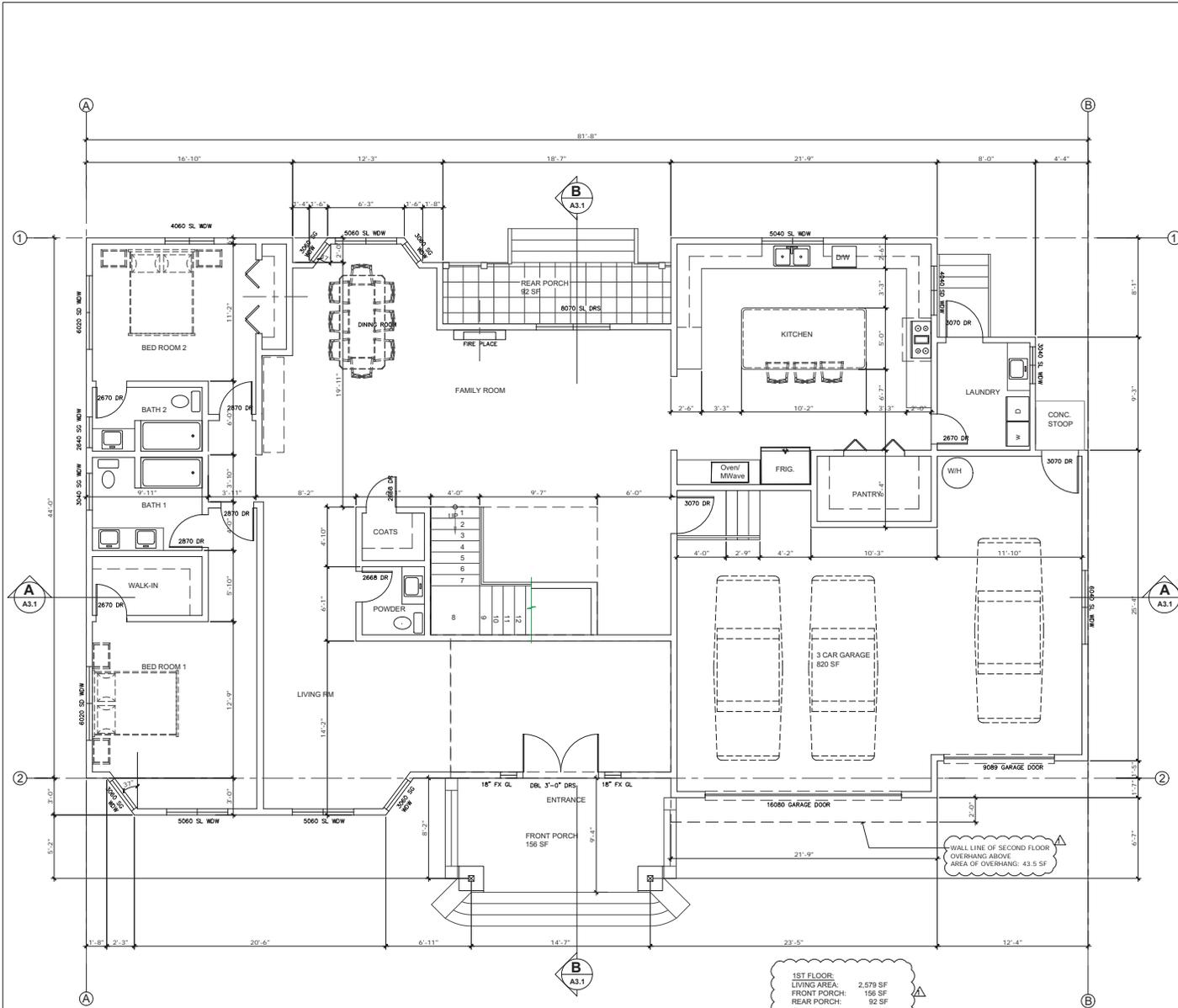


TUAN VU RESIDENCE  
 321 W SUNNYOAKS AVE.  
 CAMPBELL, CA

REVISIONS :  
 A. PLANNING COMMENTS : MARCH 9, 2018

FEBRUARY 27, 2018  
 DESCRIPTIVE  
 LANDSCAPE PLAN  
 AND  
 STREETSCAPE DWG

A0.3



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

1ST FLOOR:  
LIVING AREA: 2,579 SF  
FRONT PORCH: 156 SF  
REAR PORCH: 92 SF  
GARAGE: 820 SF  
2ND FL OVERHANG: 43.5 SF  
TOTAL: 3,690.5 SF

**WINDOW AND DOOR NOTES AND ABBREVIATIONS**

- 6'-0" WIDE  
EX 6040  
4'-0" HIGH
- SL: NEW: SLIDING WINDOWS      DSH: NEW: DOUBLE HANG WINDOWS  
BROW: BAY WINDOWS      SH: NEW: SINGLE HANG NEW  
O: OPERABLE      FX: CL: FX GLASS/ SIDE LIGHT
- X: FIXED  
SFS: SAFETY GLAZING
1. ALL WINDOWS ARE LOW E TYPE- DOUBLE GLAZED, PER TITLE 24 CERTIFICATE.  
2. PROVIDE WINDOW FLASHING AT TIME OF INSTALLATION PER DETAIL 3/A-6
- 6'-8" HIGH  
EX 2668 DR  
2'-4" WIDE
- DR: YELLOW CORE DOOR  
S/D: SOLID CORE DOOR  
DBL DR: DOUBLE DOOR  
B/P: BIFOLD DOOR  
PKL: POKET DOOR
1. PROVIDE ALL EXTERIOR WITH LOCKS AND KEYS, VERIFY WITH ARCHITECT OR OWNER FOR ALL LOCKING FUNCTIONS.  
2. PROVIDE ALL INTERIOR DOOR WITH PRIVATE LOCK, INSIDE OF ROOM.

**PLUMBING NOTES**

- SHOWER AND TUB SHOWER WILL BE PROVIDED W/ INDIVIDUAL CONTROL VALVES.
- EXISTING GAS AND ELECTRICAL METERS (200 AMPS).
- POWER SHUT OFF SWITCH.
- RELOCATED (E) FURNACE, PROVIDE LEVEL CONCRETE PAD FOR INSTALLATION. PROVIDE CONDENSATE OUTLET AND AREA LIGHT SWITCH FROM ACCESS DOOR.
- (H) HVAC SUPPLY DUCTS IN CRAWLSPACE AREA - VERIFY DUCT SIZES & LAYOUT IN FIELD.
- (H) HVAC RETURN AIR REGISTER AT WALL - VERIFY GRILLE & DUCT SIZE & LAYOUT IN FIELD.
- (E) ELECTRIC WATER AND 200 AMP MAIN PANEL - VERIFY NEW LOAD REQUIREMENTS PRIOR TO CONSTRUCTION.
- JACOZZI WITH DEDICATED CIRCUIT AND HATCH DOOR FOR ACCESS TO OUTLET.
- TEMPERED GLASS AT SHOWER DOOR AND ENCLOSURE.
- PROVIDE ARC-FULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS. (2010 IBC SECTION 210-12).
- RELOCATED SUB-PANEL WITH AUTOMATIC SHUT-OFF (CONTRACTOR TO VERIFY).
- PLUMBING FIXTURES: WATER CLOSETS AND URINALS AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
- ALL BATH ROOM FANS TO BE 20 CFM.
- KITCHEN HOOD TO BE 100 CFM.
- MIN. SHOWER AREA: 1.024 S.I. MIN. FINISH DIMENSION: 36" IN ANY DIRECTION, MIN. OUTDOOR SWING: 22"
- VENTILATION FOR MECHANICAL CLOTHES DRYERS SHALL BE VENTED TO OUTSIDE AND COMPLY WITH CITY OF SAN JOSE BUILDING DIVISION DIRECTIVE M-021. SEE SHEET A-5 OR <http://www.sanjose.gov/documents/interior/MSB/MSB%20for%20more%20information> FOR MORE INFORMATION.
- FIREPLACE SPECIFICATION: HEAT & OLD GL-750 FURNACE WITH STANDARD LOGS, REFLECTIVE LINER, OR APPROVED EQUAL. MANTEL SPECIFICATION: METAL KNOCKDOWN MANTEL AND MICA-FIBRE BRANITE APPROVED EQUAL. FACTORY-BUILT FIREPLACES COVERED BY THESE REQUIREMENTS ARE INTENDED FOR INSTALLATION IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS FOR COMBUSTIBLE, PREFABRICATED, VENTS AND SOLID-FUEL BURNING APPLIANCES, NFPA 211, AND IN ACCORDANCE WITH CODES SUCH AS THE BOCA BASIC/NATIONAL CODE, THE STANDARD MECHANICAL CODE, AND THE UNIFORM BUILDING CODE, AND CITY ORDINANCE PER: <http://www.sanjose.gov/documents/interior/MSB/MSB%20for%20more%20information>

**NEW PLAN KEY NOTES**

- INSTALL NEW ELECTRIC METER AND 300 AMP MAIN PANEL - VERIFY NEW LOAD REQUIREMENTS PRIOR TO CONSTRUCTION.
- NEW STAIR CASE BUILT AS SHOWN.
- NEW CONCRETE LANDING WITH STEPS AND RAILING.
- PROVIDE ARC-FULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS. (2010 IBC SECTION 210-12).
- RELOCATED (E) WATER HEATER, PROVIDE SEISMIC ANCHOR, SEE DETAIL 15/A4-1.
- ALL BATH ROOM FANS TO BE 20 CFM.
- KITCHEN HOOD TO BE 100 CFM.
- MIN. SHOWER AREA: 1.024 S.I. MIN. FINISH DIMENSION: 36" IN ANY DIRECTION MIN. OUTDOOR SWING: 22"
- 22 X 30 ATTIC ACCESS HATCH PANEL.
- 18 X 24 FLOOR ACCESS HATCH PANEL.
- THE TOP OF THE LANDINGS AT DOORS ARE NOT MORE THAN 7 1/2" MAXIMUM THRESHOLD FOR IN-SWINGING AND SLIDING DOORS, AND NOT MORE THAN 1 1/2" MAXIMUM THRESHOLD FOR OUT-SWINGING DOOR TYPES.
- NEW ELECTRICAL SERVICE PANEL AND GAS METER, CONTRACTOR TO VERIFY WITH PG&E FOR EXACT LOCATION OF EXISTING UNDERGROUND UTILITY PIPES.

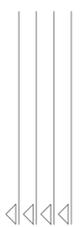
**HVAC AND FURNACE SIZING**

**NEW FURNACE SPECIFICATION:**  
MULTI-SPEED BURNER, 85% EFFICIENCY, 90%-STAGE BURNER FURNACE.  
GOODMAN GRASSBROOK GAS FURNACE  
90,000 BTU FURNACE, 85% EFFICIENCY, 2-STAGE BURNER,  
1,000 CFM MULTI-SPEED BLOWER,  
UPFLOW/HORIZONTAL FLOW APPLICATION  
LOAD SPECIFICATION:  
FOR A 3,000 SQ. FT. (2,000 SQ. FT. SECOND FLOOR AND 1,000 SQ. FT. FIRST FLOOR)  
ZONE IN THE COOLING AND HEATING MODES:  
COOLING: 2.8 TONS EACH FLOOR, FOR EACH FLOOR.  
CONSIDER USING 3.0 TONS FOR COOLING EACH.  
HEATING: 8,000 OUTPUT/STAGE/ZONE  
13 SEER CENTRAL AIR CONDITIONING CONDENSERS  
GOODMAN GOODMAN CENTRAL AIR CONDITIONER  
3 TON, 13 SEER CONDENSER, R410A REFRIGERANT  
CALCULATION FOR COMBUSTION AIR GRILL:  
BTU: 82,000 BTU @ 90% EFFICIENCY  
CALCULATION FOR BTU/CFM: FT. 82,000 / 1,000 BTU/CFM/HR/ 90% = 96 BTU/CFM/HR  
1 SQUARE IN. = 1 BTU/CFM/HR.  
AREA OF GRILL NEEDS: 96 X 1.7 (FREE AIR) = 163 SQ. IN.  
USING 14" MESH GRILL ON WALL: 163 SQ. IN. / 14" X 14" = 11"  
ONE 14" X 11" GRILL WOULD BE SUFFICIENT.  
FOR DOOR COVER: USE AIR COVER WITH TOTAL AREA BIGGER THAN 163 SQ. IN.

COASTLINE DESIGN STUDIO  
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PHONE 408.553.2082



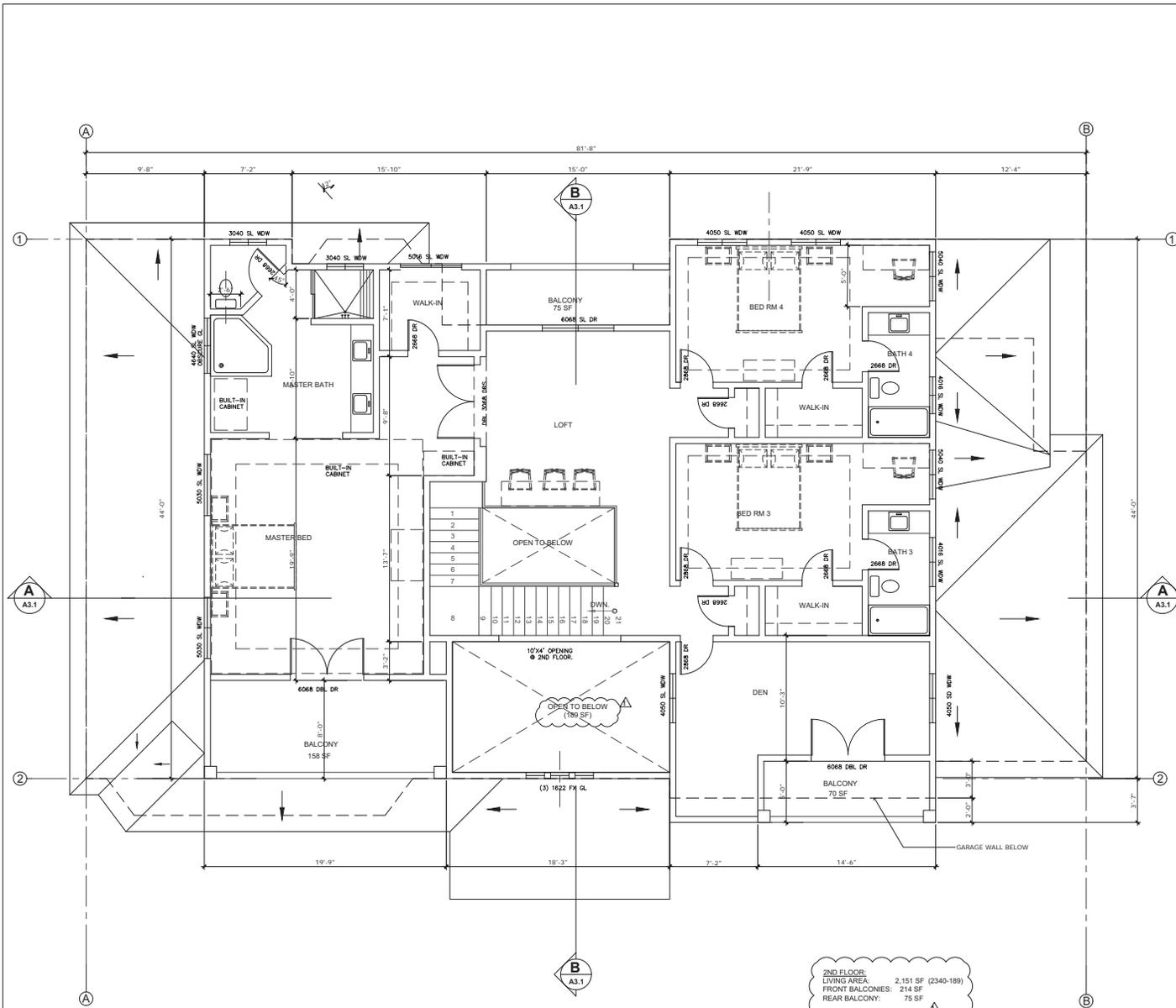
**TUAN VU RESIDENCE**  
321 W SUNNYOAKS AVE.  
CAMPBELL, CA



Feb 19, 2018

FIRST FLOOR PLAN

**A1.1**



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**WINDOW AND DOOR NOTES AND ABBREVIATIONS**

- 6'-0" WIDE  
EX 6040  
4'-0" HIGH
- SL: SLD: SLIDING WINDOWS  
BNW: BAY WINDOWS  
O: OPERABLE  
S/P: SAFETY GLAZING
- DSH: DSH: DOUBLE HANG WINDOWS  
SH: SH: SINGLE HANG WINDOW  
FX: FX: GLASS/SIDE LIGHT
1. ALL WINDOWS ARE LOW E TYPE- DOUBLE GLAZED, PER TITLE 24 CERTIFICATE.  
2. PROVIDE WINDOW FLASHING AT TIME OF INSTALLATION PER DETAIL 37A-6
- 6'-8" HIGH  
EX 2668 DR  
2'-4" WIDE
- DR: YELLOW CORE DOOR  
S/D: SOLID CORE DOOR  
DBL DR: DOUBLE DOOR  
B/P: BIFOLD DOOR  
PKL: POCKET DOOR
1. PROVIDE ALL INTERIOR DOORS WITH LOCKS AND KEYS, VERIFY WITH ARCHITECT OR OWNER FOR ALL LOCKING FUNCTIONS.  
2. PROVIDE ALL EXTERIOR DOOR WITH PRIVATE LOCK, INSIDE OF ROOM.

**PLUMBING NOTES**

- SHOWER AND TUB SHOWER WILL BE PROVIDED W/ INDIVIDUAL CONTROL VALVES.
- EXISTING GAS AND ELECTRICAL METERS (200 AMPS).
- POWER SHUT OFF SWITCH.
- RELOCATED (E) FURNACE, PROVIDE LEVEL CONCRETE PAD FOR INSTALLATION. PROVIDE CONDENSATE OUTLET AND AREA LIGHT SWITCH FROM ACCESS DOOR.
- (N) HVAC SUPPLY DUCTS IN CRAWLSPACE AREA - VERIFY DUCT SIZES & LAYOUT IN FIELD.
- (N) HVAC RETURN AIR REGISTER AT WALL - VERIFY GRILLE & DUCT SIZE & LAYOUT IN FIELD.
- (E) ELECTRIC WATER AND 200 AMP MAIN PANEL - VERIFY NEW LOAD REQUIREMENTS PRIOR TO CONSTRUCTION.
- JACOZZI WITH DEDICATED GROUT AND HATCH DOOR FOR ACCESS TO OUTLET.
- TEMPERED GLASS AT SHOWER DOOR AND ENCLOSURE.
- PROVIDE ARC-FULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS. (2010 CODE SECTION 210-12).
- RELOCATED SUB-PANEL WITH AUTOMATIC SHUT-OFF (CONTRACTOR TO VERIFY).
- PLUMBING FINISHES: WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
- ALL BATH ROOM FANS TO BE 20 CFM.
- KITCHEN HOOD TO BE 100 CFM.
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- FIREPLACE SPECIFICATION: HEAT & COLD SL-750 FLUORIN WITH STANDARD LOGS, REFLECTIVE LINER, OR APPROVED EQUAL. MANTEL SPECIFICATION: INSTAL KENNESAW MANTEL AND WEA-FLEA BRANITE. APPROVED EQUAL: FACTORY-BUILT FIREPLACES COVERED BY THESE REQUIREMENTS ARE INTENDED FOR INSTALLATION IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS FOR COMBUSTIBLE, PRELAPSED, VENT AND SOLID-FUEL BURNING APPLIANCES NFPA 211, AND IN ACCORDANCE WITH CODES SUCH AS THE BOCA BASIC/NATIONAL CODE, THE STANDARD MECHANICAL CODE, AND THE UNIFORM BUILDING CODE, AND CITY ORDINANCE PER: <http://www.sanjose.gov/documents/interior/m021.pdf>

**NEW PLAN KEY NOTES**

- INSTALL NEW ELECTRIC METER AND 300 AMP MAIN PANEL - VERIFY NEW LOAD REQUIREMENTS PRIOR TO CONSTRUCTION.
- NEW STAIR CASE BUILT AS SHOWN.
- NEW CONCRETE LANDING WITH STEPS AND RAILING.
- PROVIDE ARC-FALT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS. (2010 CODE SECTION 210-12).
- RELOCATED SUB-PANEL WITH AUTOMATIC SHUT-OFF (CONTRACTOR TO VERIFY).
- RELOCATED (E) WATER HEATER, PROVIDE SEISMIC ANCHOR, SEE DETAIL 15/4A-1.
- ALL BATH ROOM FANS TO BE 20 CFM.
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- NEW ELECTRICAL SERVICE PANEL AND GAS METER, CONTRACTOR TO VERIFY WITH PG&E FOR EXACT LOCATION OF EXISTING UNDERGROUND UTILITY PIPES.

**HVAC AND FURNACE SIZING**

**NEW FURNACE SPECIFICATION:**  
MULTI-SPEED BURNER, 85% EFFICIENCY,  
90-2-STAGE BURNER FURNACE:  
GOODMAN G950000000 GAS FURNACE  
90,000 BTU FURNACE, 85% EFFICIENCY, 2-STAGE BURNER,  
1,000 CFM MULTI-SPEED BLOWER,  
UPFLOW/HORIZONTAL FLOW APPLICATION

**LOAD SPECIFICATION:**  
FOR A 3,000 SQ. FT. (2,000 SQ. FT. SECOND FLOOR AND 1,000 SQ. FT. FIRST FLOOR)  
HEAT: 18 TONS EACH FLOOR, OR MORE  
COOLING: 2.8 TONS EACH FLOOR, FOR EACH FLOOR

CONSIDER USING 3.0 TONS FOR COOLING EACH.  
HEATING: 18,000 OUTPUT/EFFECTIVE BTUS

13 SEER CENTRAL AIR CONDITIONING CONDENSERS  
GOODMAN G547000000 CENTRAL AIR CONDITIONING CONDENSERS  
3 TON, 13 SEER CONDENSER, R410A REFRIGERANT

**CALCULATION FOR COMBUSTION AIR GALL:**  
BTU: 90,000 BTU @ 95% EFFICIENCY  
CALCULATION FOR BTU: 90,000 / 1,000 BTU/CUBIC FT./HR / 95% = 96 BTU/CUBIC FT./HR

1 SQUARE IN = 1 BTU/CUBIC FT./HR.  
AREA OF GRILL NEEDS: 96 X 1.7 (FREE AIR) = 163 SQ IN.

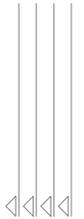
USING 14" MESH GRILL ON WALL: 163 SQ IN / 14" = 11"  
ONE 14" X 11" GRILL WOULD BE SUFFICIENT.  
FOR DOOR COVER: USE AIR LOWER WITH TOTAL AREA BIGGER THAN 163 SQ IN.



COASTLINE DESIGN STUDIO  
307 N. RAN... ARCHITECT  
91.coastlinedesign@gmail.com  
PHONE: 408.753.3708.2082



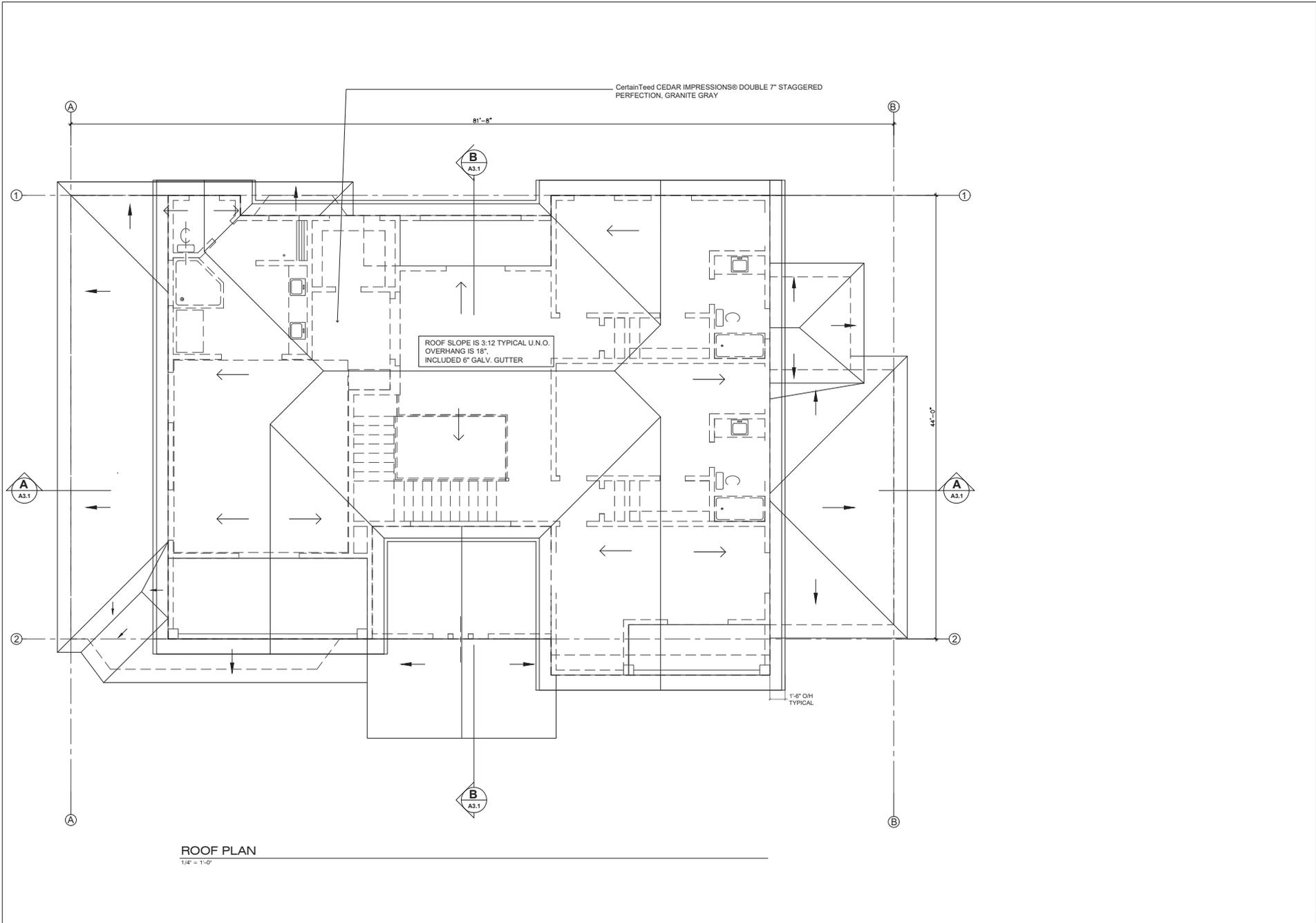
TUAN VU RESIDENCE  
321 W SUNNYOAKS AVE.  
CAMPBELL, CA



Feb 19, 2018

FIRST FLOOR PLAN

A1.2



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 phone: 408.533.2082



**TUAN VU RESIDENCE**  
**321 W SUNNYOAKS AVE.**  
**CAMPBELL, CA**

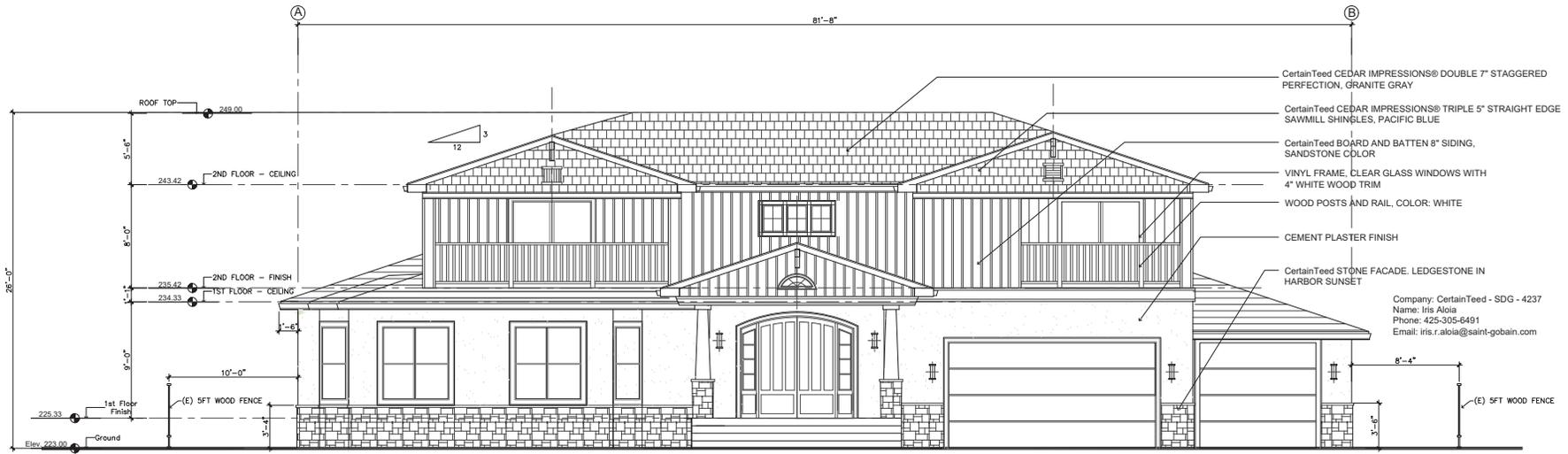
REVISIONS:

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4	

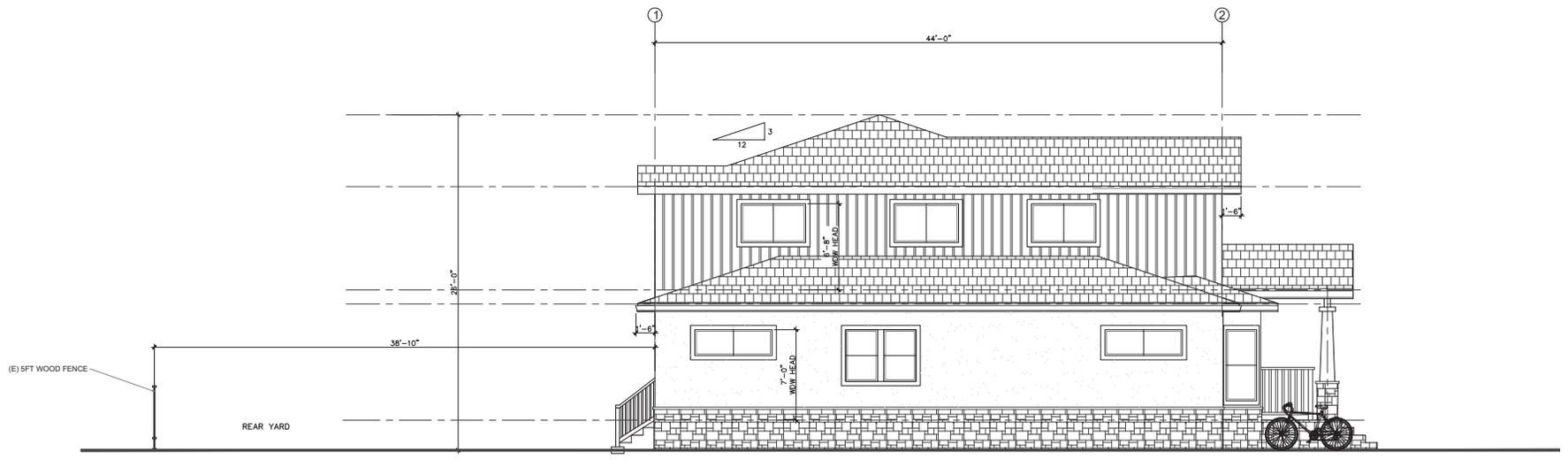
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ROOF PLAN

**A1.3**



PROPOSED FRONT ELEVATION  
 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
 1/4" = 1'-0"



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TUAN VU RESIDENCE  
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 CAMPBELL, CA

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 FIRST FLOOR PLAN

A2.1



REAR ELEVATION  
1/4" = 1'-0"



LEFT ELEVATION  
1/4" = 1'-0"



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REAR AND LEFT ELEVATIONS

A2.2



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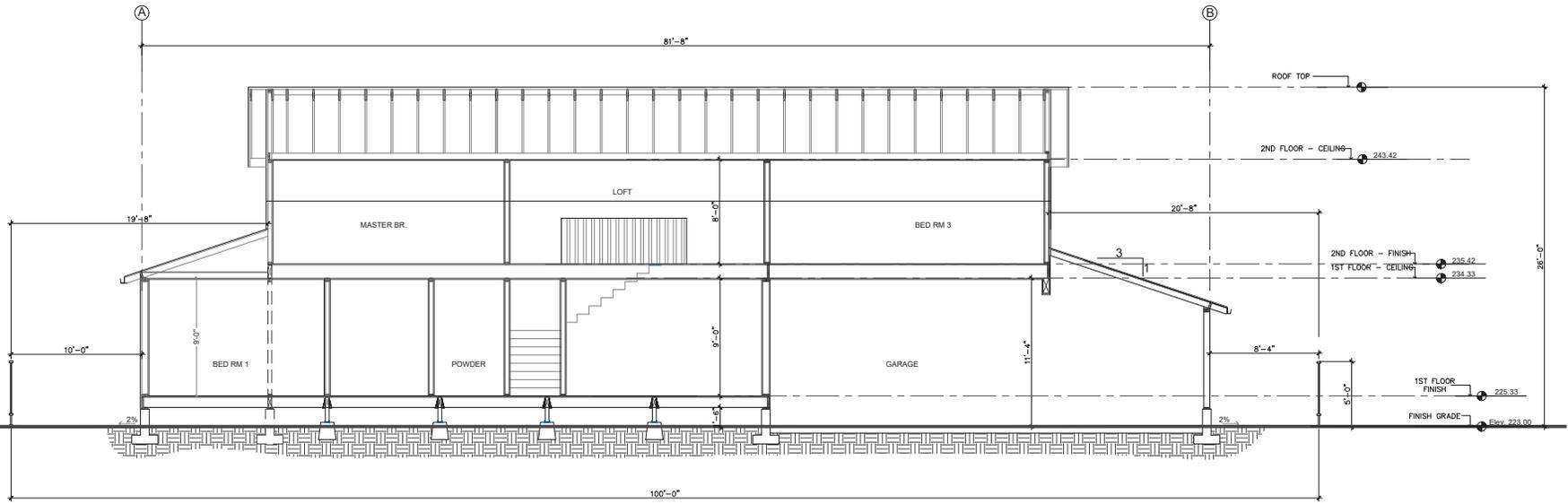
TUAN VU RESIDENCE  
 321 W SUNNYOAKS AVE.  
 CAMPBELL, CA

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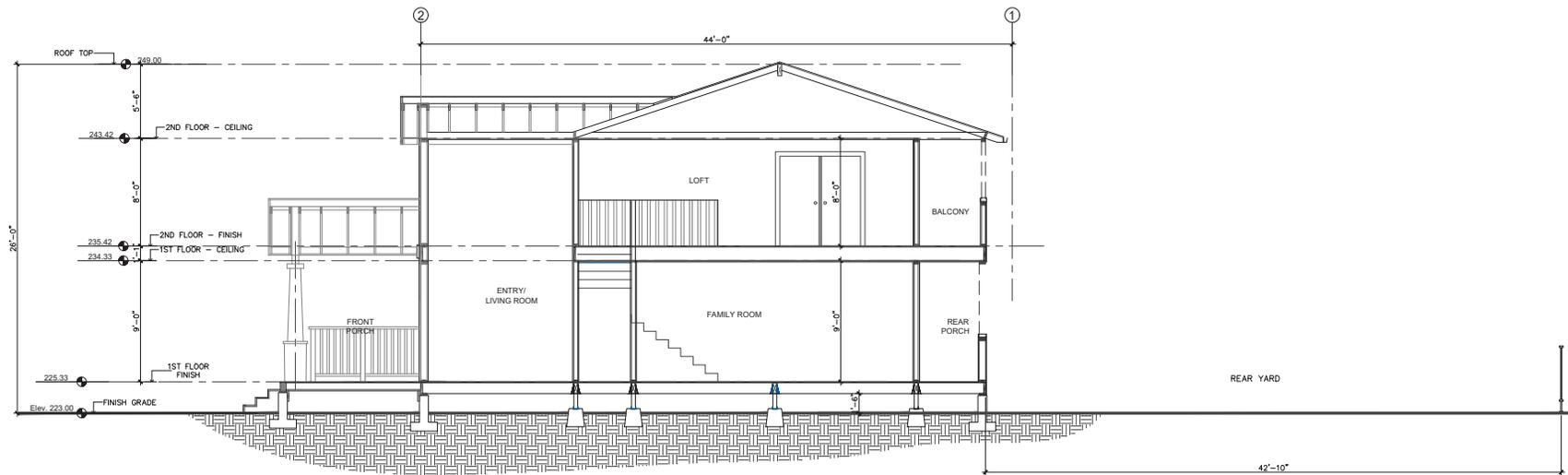

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SECTIONS

A3.1



CROSS SECTION A-A  
 1/4" = 1'-0"



CROSS SECTION B-B  
 1/4" = 1'-0"