



CITY OF CAMPBELL
Community Development Department

September 28, 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, **October 9, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Gordon K. Wong for a Site and Architectural Review Permit to allow the construction of a new one-story single-family residence on property located at **1170 Peggy Avenue**. Staff is recommending that this item be deemed Categorical 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'.

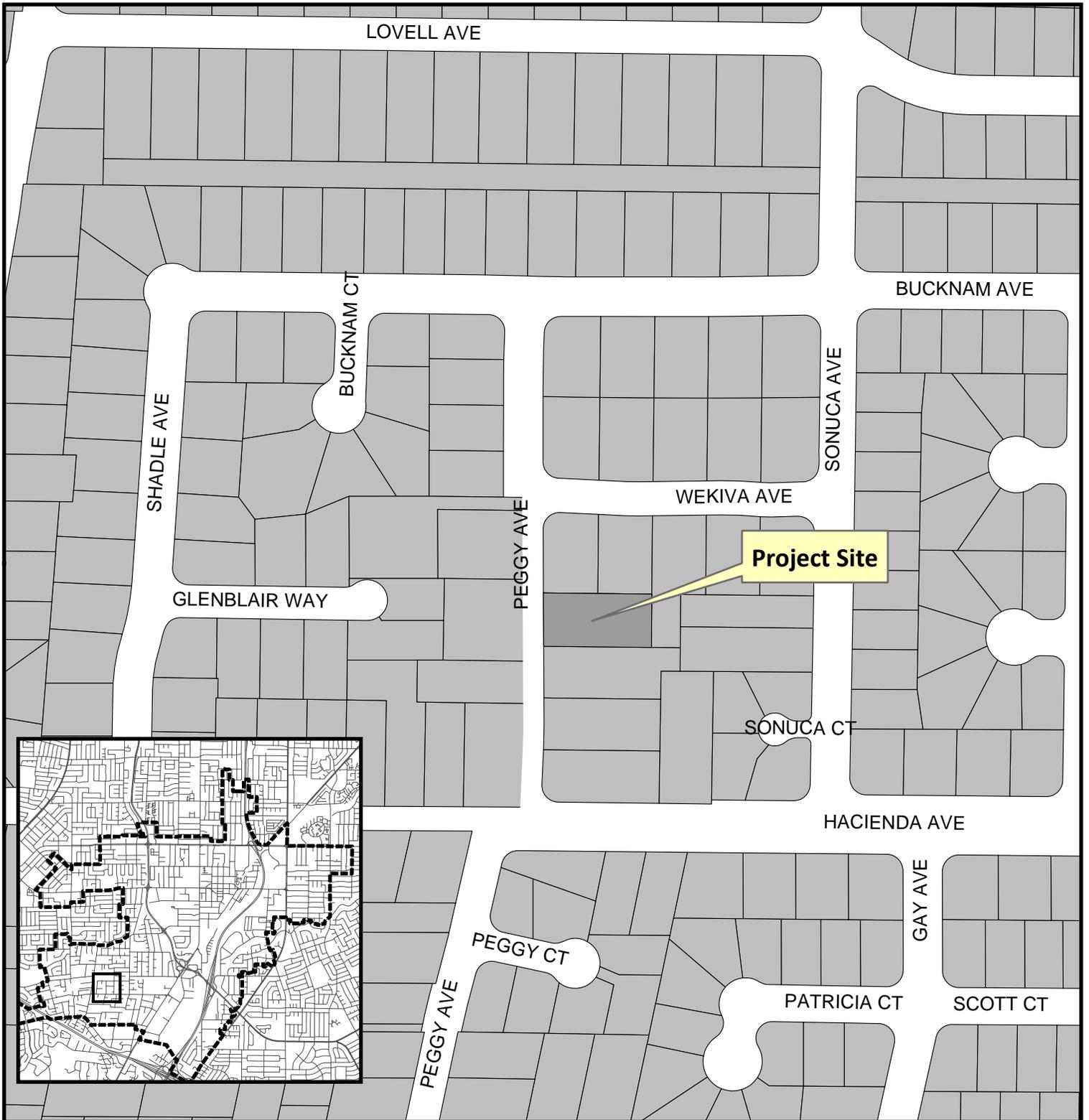
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **1170 Peggy Avenue**

Project Location Map

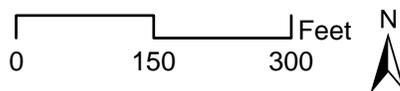


Project Location: 1170 Peggy Ave

Application Type: Site and Architectural Review Permit

Planning File No.: PLN2017-205

Description: New approx. 3,400 sf one-story single-family residence



Community Development Department
Planning Division

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND/OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAINED IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
- ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS REQUIRED FOR THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS - GORDON WONG, ARCHITECT. THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
- LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS. PRIOR TO ISSUANCE OF THE BUILDING PERMIT A SANITARY SEWER WOODUP PERMIT OR CLEARANCE LETTER MUST BE OBTAINED AND A COPY OF THE PERMIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT.

SITE NOTES

- CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
- 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.
- 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.
- THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 8AM TO 5 PM.

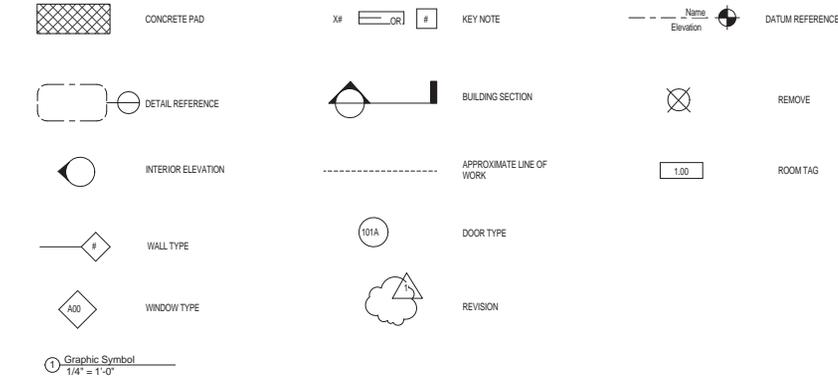
6. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF CPC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1.

7. WATER SUPPLY SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICATION AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF UCH PROJECT AND TO COMPLY WITH THE REQUIREMENT OF THAT PURVEYOR. SUCH REQUIREMENT SHALL BE INCORPORATED INTO THE DESIGN OF WATER BASED FIRE PROTECTION SYSTEMS AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE PORTABLE 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 REQUIREMENT OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT PER 2010 CPC SEC 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

ABBREVIATIONS

A	ABOVE	G	GALV	GALVANIZED	N	NEW	S	SEE CIVIL DRAWINGS
ABV	ASPHALT CONCRETE	GC	GL	GENERAL CONTRACTOR	(N)	NORTH	SCD	SCHEDULE
AC	ADDITIONAL	GND	GLASS	N.F.V	NET FREE VENTILATION	SD	SD	STORM DRAIN
AD	ADDITIONAL	GWB	GROUND	NIC	NOT IN CONTRACT	SECT	SECT	SECTION
ADL	ADDITIONAL	GYP	GYSUM WALL BOARD	NOM	NOMINAL	SEF	SEF	SEE ELECTRICAL DRAWINGS
AFF	ABOVE FINISH FLOOR	H	GYSUM	NP	NO PARTING	SF	SF	SQUARE FOOT OR FEET
ASPH	ASPHALT	I		NR	NON-RATED	SHR	SHR	SHOWER
				NTS	NOT TO SCALE	SHT	SHT	SHEET
B	BITUMINOUS	H	HOBOD	HARDBOARD	O	OVERALL	SHTG	SHEATHING
BITUM	BITUMINOUS	HOBOD	HARDBOARD	O	OVERALL	SM	SM	SEISMIC JOINT
BKG	BACKING	HDR	HEADER	OA	ON CENTER	SL	SL	SEALANT
BLOS	BUILDING	HWR	HARDWARE	OC	ON CENTER	SLD	SLD	SEE LANDSCAPE DRAWINGS
BM	BEAM	HWD	HARDWOOD	OD	OUTSIDE DIAMETER/ DIMENSION	SM	SM	SHEET METAL
BR	BACKER ROD	HTR	HEATER	OFI	OWNER FURNISHED CONTRACTOR INSTALLED	SMD	SMD	SEE MECHANICAL DRAWINGS
BUR	BUILT-UP ROOF	HVAC	HEATING, VENT. & A.C.	OFI	OWNER FURNISHED CONTRACTOR INSTALLED	SCF	SCF	SCAFFOLD
BOR	BEDROOM	I		OFI	OWNER FURNISHED OWNER INSTALL	SOG	SOG	SLAB ON GRADE
BW	BOTTOM OF WALL	IN	INCH	P	PENETRATION	SPD	SPD	SEE PLUMBING DRAWINGS
		IN	INCH	PERF	PERFORATED	SPEC/S	SPEC/S	SPECIFICATION
C	CABINET	IN	INCH	PERP	PERPENDICULAR	SS	SS	SANITARY SEWER
CAB	CABINET	IN	INCH	PL	PLATE	STC	STC	SOUND TRANSMISSION COEFFICIENT
CB	CATCH BASIN	INT	INTERIOR	PL	PROPERTY LINE	STD	STD	STANDARD
CEM	CEMENT	INT	INTERIOR	PLAS	PLASTER	STL	STL	STEEL
CF	CUBIC FEET	INT	INTERIOR	PLG	PLUMBING	STOR	STOR	STORAGE
CJ	CATCH JOINT	INT	INTERIOR	PLW	PLYWOOD	STR	STR	STRUCTURAL
CL	CLOSET	INT	INTERIOR	PNL	PANEL	SY	SY	SQUARE YARD
CTL	CENTERLINE	INT	INTERIOR	POC	POINT OF CONNECTION	T	T	
CLG	CEILING	INT	INTERIOR	PP	PERMEABLE PAVERS	T&B	T&B	TOP AND BOTTOM
CONC	CONCRETE	INT	INTERIOR	PREFAB	PREFABRICATED	T&G	T&G	TONGUE AND GROOVE
CPT	CARPET	INT	INTERIOR	PSF	POUNDS PER SQUARE FOOT	TC	TC	TOP OF CURB
		INT	INTERIOR	PSI	POUNDS PER SQUARE INCH	TOP	TOP	TOP OF CONCRETE
D	DECK	INT	INTERIOR	PTD	PAINTED	TOP	TOP	TOP OF PAVING
DR	DRAIN	INT	INTERIOR	PTR	PRESSURE TREATED	TOS	TOS	TOP OF STEEL
D.S.	DOWNSPOUT	INT	INTERIOR	PTRWDD	PRESSURE TREATED WOOD PROPOSED	TRD	TRD	TREAD
		INT	INTERIOR	QTY	QUANTITY	TW	TW	TOP OF WALL
E	EXISTING	LOC	LOCATION	R	REVEAL OR RISER	U	U	
(E)	EXISTING	LT	LIGHT	R	RADIUS	UL	UL	UNDERWRITERS LABORATORIES
E	ELECTRICAL	LT	LIGHT	RCP	REINFORCED CONCRETE PIPE	UTIL	UTIL	UTILITIES
ELEC	ELECTRICAL PANEL	M	MACHINE BOLT	RD	ROOF DRAIN	V	V	VERTICAL
EP	ELECTRICAL PANEL	M	MACHINE BOLT	REF	REFERENCE	VCP	VCP	VITREOUS CLAY PIPE
EXT	EXTERIOR	M	MACHINE BOLT	REFL	REFLECTED	VERT	VERT	VERTICAL
		M	MACHINE BOLT	REFR	REFRIGERATOR	V	V	VERTICAL
F	FOUNDATION	M	MACHINE BOLT	RET	RETAINING OR RETARDANT	W	W	WEST OR WIDTH
FDN	FOUNDATION	M	MACHINE BOLT	REG	REGISTER	W	W	WEST OR WIDTH
FH	FIRE HYDRANT	M	MACHINE BOLT	RO	ROUGH OPENING	W	W	WEST OR WIDTH
FN	FINISH	M	MACHINE BOLT	(R)	REPLACE	W	W	WEST OR WIDTH
FF	FINISH FLOOR	M	MACHINE BOLT			WC	WC	WATER CLOSET
FL	FLOW LINE	M	MACHINE BOLT			WD	WD	WOOD
FLUOR	FLUORESCENT	M	MACHINE BOLT			WDW	WDW	WINDOW
FOC	FACE OF CONCRETE	M	MACHINE BOLT			W/O	W/O	WITHOUT
FOS	FACE OF FINISH	M	MACHINE BOLT			WP	WP	WATER PROOF
FR	FIRE RATED	M	MACHINE BOLT			WPT	WPT	WORKING POINT
FS	FLOOR SINK	M	MACHINE BOLT			WR	WR	WATER RESISTANT
FSL	FIRE SPRINKLER	M	MACHINE BOLT					
FTG	FOOTING	M	MACHINE BOLT					
FURR	FURRING	M	MACHINE BOLT					

GRAPHIC SYMBOLS



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PARK RESIDENCE
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 Campbell, CA 95008

#	DATE	REVISION

Architectural Notes, Symbols, & (E) Site Plan

A001

SCALE 1/4" = 1'-0"

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HERMAN FERNANDEZ, PROJECT ENGINEER
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 (408) 714-1400
 HERMANF@GMAIL.COM



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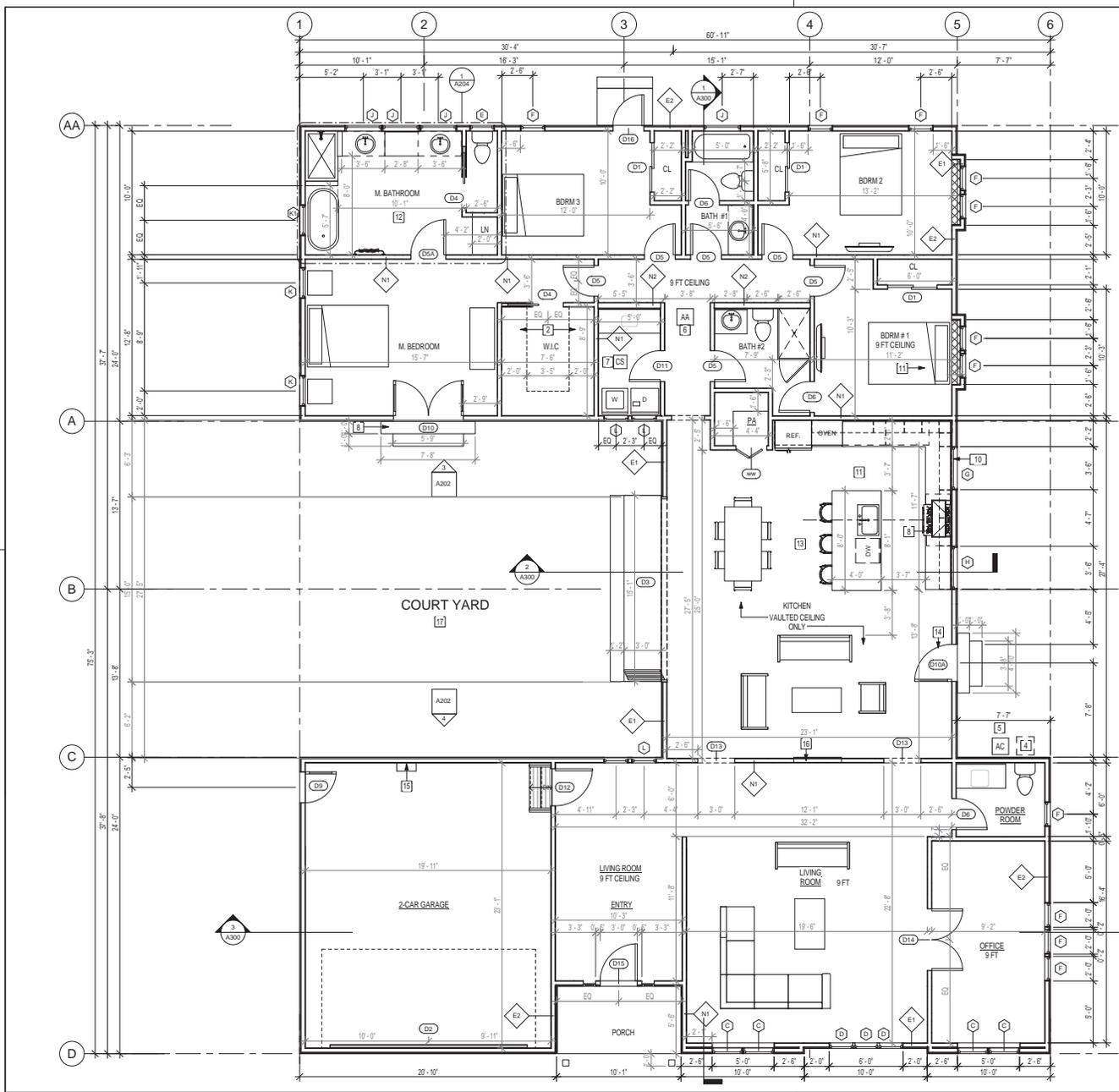
PROJECT REVISION

#	DATE	DESCRIPTION

Floor Plan, Proposed

A101

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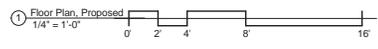


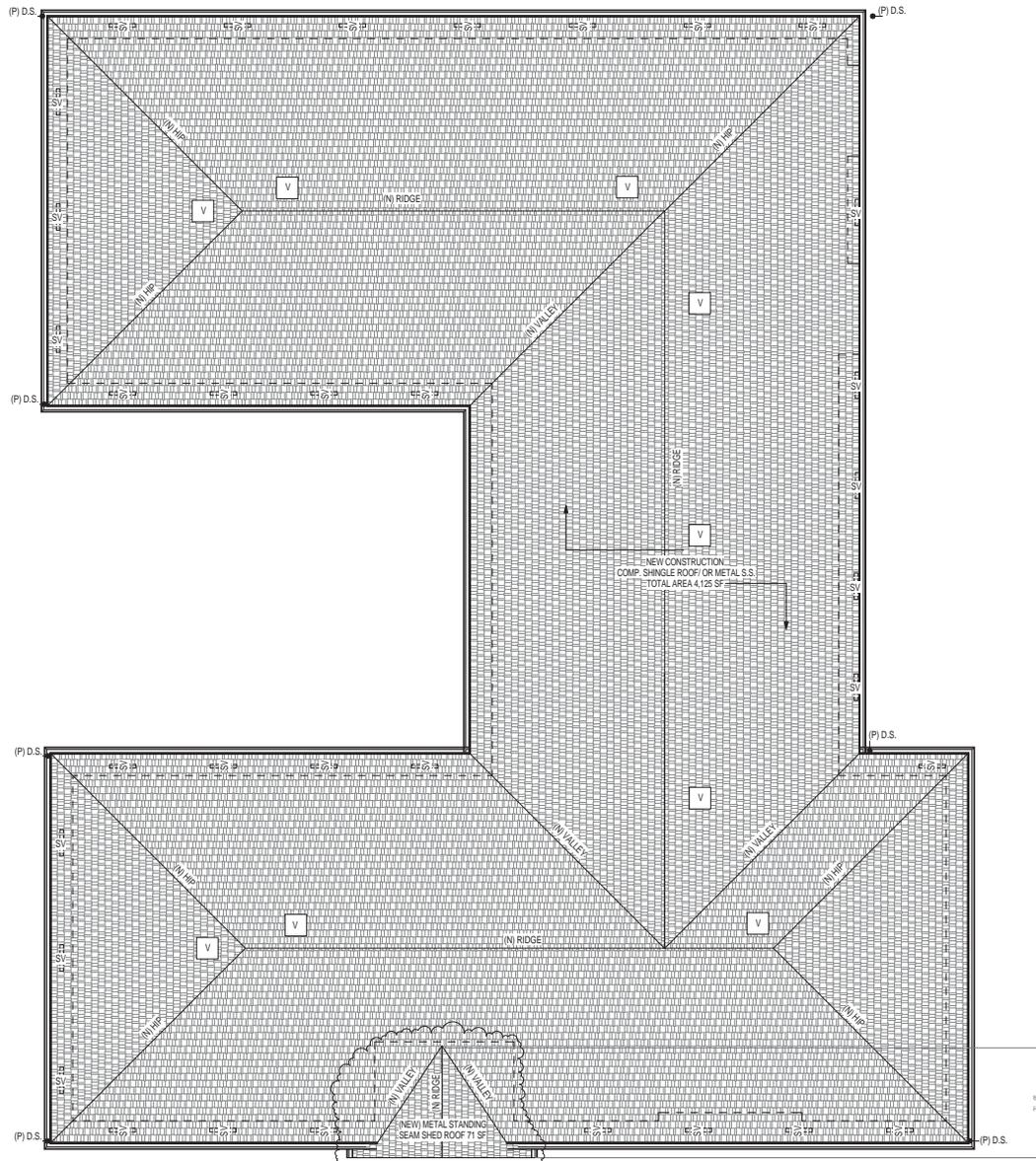
FLOOR PLAN KEYNOTES

- 1 NEW SINGLE FAMILY DWELLING, AREA 3366 SQ. FT.
- 2 ALL ELEMENTS IN BLACK TO BE NEW CONSTRUCTION
- 3 FOR WALL TYPES, LAYERS, DOOR SCHEDULE, AND WINDOW SCHEDULE, SEE SHEET A500
- 4 NEW PG&E METER, COMPLY WITH CEC
- 5 NEW A/C UNIT WITH CONCRETE PAD TO BE LOCATED 3 FT AWAY FROM ANY WINDOW/OPENING
- 6 ATTIC ACCESS AT HALLWAY, 30" X 30"
- 7 NEW CRAWL SPACE ACCESS 18" WIDTH X 24" LENGTH, SEE FLOOR PLAN
- 8 NEW GAS RANGE AND STOVE WITH HOOD
- 9 NEW CONCRETE FOUNDATION, ROOF PLAN, AND FRAMING PLAN, SEE STRUCTURAL DRAWINGS
- 10 NEW WINDOWS, SEE WINDOW SCHEDULE ON SHEET A500
- 11 SEE KITCHEN LAYOUT, ON SHEET A203, INTERIOR ELEVATIONS
- 12 SEE MASTER BATHROOM LAYOUT, ON SHEET A204, INTERIOR ELEVATIONS
- 13 KITCHEN CEILING TO BE VAULTED, SEE SHEET A300 SECTIONS, AND STRUCTURAL DRAWINGS ROOF FRAMING PLAN
- 14 FOR WINDOW AND DOOR DETAILS, SEE SHEET A401, ARCHITECTURE DETAILS, WINDOW AND JAMB DETAIL
- 15 NEW TANKLESS WATER HEATER TO BE MOUNTED TO WALL
- 16 NEW GAS FIREPLACE AT LIVING ROOM, REFER TO CLIENT FOR SPECS.
- 17 NEW DRIVEWAY PAVING AND PAVERS AT COURTYARD, SEE LANDSCAPE PLAN ON SHEET L1, LANDSCAPE PLAN, AND SHEET A000 SITE PLAN
- 18 FOR ALL FLOOR FINISHES AND CABINERY CONSULT THE CLIENT
- 19 IF THERE ARE ANY DISCREPANCIES CONSULT THE ARCHITECT
- 20 AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED.

FLOOR PLAN LEGEND

- DOOR TAG
- WALL TAG
- WINDOW TAG





1 Roof Plan, Proposed
1/4" = 1'-0"

ROOF PLAN KEYNOTES

- 1 STATE LAW REQUIRES A FIRE RATING OF CLASS C OR BETTER
- 2 ALL GUTTERS & DOWNSPOUTS TO BE GSM PAINTED
- 3 D.S. — INDICATES 2" X 3" Z6 GA. G.I. DOWNSPOUTS LOCATED AS SHOWN
- 4 COMP. SHINGLE ROOF METAL S.S., CONFIRM WITH CLIENT
- 5 MEMBRANE / FLASHING FOR ROOF DRAIN
- V 18" X 18" ROOF DORMER VENT, PER SPEC.
- SV 22" X 3" SOFFIT VENT, PER SPEC.

PER CALIFORNIA RESIDENTIAL CODE SECTION R802.2 - ROOF VENTILATION REQUIREMENT

THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE

ADDITIONAL ATTIC & SOFFIT VENTILATION CALC.

TOTAL ATTIC AREA = 4,125 SQFT

4125 SF / 150 = 27.5 SF x 144 SQ IN = 3,960 SQ IN (REQ.)

HALF OF AREA ALLOCATED TO DORMER VENT: 1,980 SQ IN
18" X 18" (ECONO VENT, 26 GAUGE GAL STEEL)
N.F.V. = 240 SQ IN X 9 = 2,160 SQ IN (PROVIDED)

HALF OF AREA ALLOCATED TO SOFFIT VENT: 1,980 SQ IN
22" X 3" (GALVANIZED STEEL)
N.F.V. = 60 SQ IN X 34 = 2,040 SQ IN (PROVIDED)

ROOF DRAINAGE CALCULATION

ROOF SF: 4,125 SF

HOURLY RATE: 1.5 IN / H

PIPE SIZE: 2"

SF PER 2" PIPE: 816 SF X 7 = 5,712 (OK)



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PARK RESIDENCE
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Campbell, CA 95008

PROJECT REVISION

#	DATE	DESCRIPTION

Roof Plan,
Proposed

A103

SCALE 1/4" = 1'-0"

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MATERIALS BOARD 1170 PEGGY AVENUE

◆ STUCCO



MANUFAC.: STOLIT
 EXT. FINISH: STUCCO
 ASSEMBLY: 3 COAT
 PAINT: KELLY-MOORE
 COLOR: GREAT WHITE
 COLOR CODE: KMW49

◆ WOOD SIDING



MANUFAC.: PAVILION
 PRODUCT: POPLAR WOOD SLATS
 TYPE: EXT. THERMAL TREATED
 FINISH: POLYURETHANE COAT
 PAINT: KELLY-MOORE
 COLOR: ROASTED KONA
 COLOR CODE: KMA69

◆ SOFFIT



MANUFAC.: CERTAINTEED
 PRODUCT: SOFFIT
 TYPE: BEADED TRIPLE 2"
 VENTING: INVISIBLY VENTED
 WARRANTY: LIFETIME
 PAINT: KELLY-MOORE
 COLOR: STERLING GRAY
 COLOR CODE:

◆ SHINGLE ROOF TILE AND METAL ROOF (ENTRANCE)

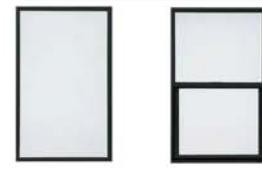


MANUFAC.: CERTAINTEED
 PRODUCT: LANDMARK
 COLOR: MAX DEF
 GEORGETOWN
 GRAY
 WARRANTY: LIFETIME



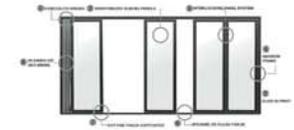
MANUFAC.: BERRIDGE
 TYPE: CEE-LOCK
 FIRE RATING: UL 790
 WIND RATING: UL90 WIND UPLIFT
 WARRANTY: LIFETIME

◆ WINDOWS



MANUFACT.: MILGARD
 TYPE: CASEMENT / FIXED
 FRAME: BRONZE ANODIZED
 HARDWARE: SMART TOUCH LOCK
 GRIDS: MINIMALIST
 GLASS TYPE: CLEAR
 TINTED: SOLAR GRAY

◆ PANORAMIC DOORS



MANUFAC.: PANORAMIC DOORS
 FRAME: ALUM. BLOCK
 COLOR: DARK BRONZE
 GLASS: 1" DUAL PANED TEMPERED
 T-24 ENERGY: LOW-E3 WITH ARGON
 HARDWARE: SHEFFIELD ORB HANDLE



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PARK RESIDENCE
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PROJECT REVISION

#	DATE	DESCRIPTION

Materials Board
 A403
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MECHANICAL & PLUMBING NOTES

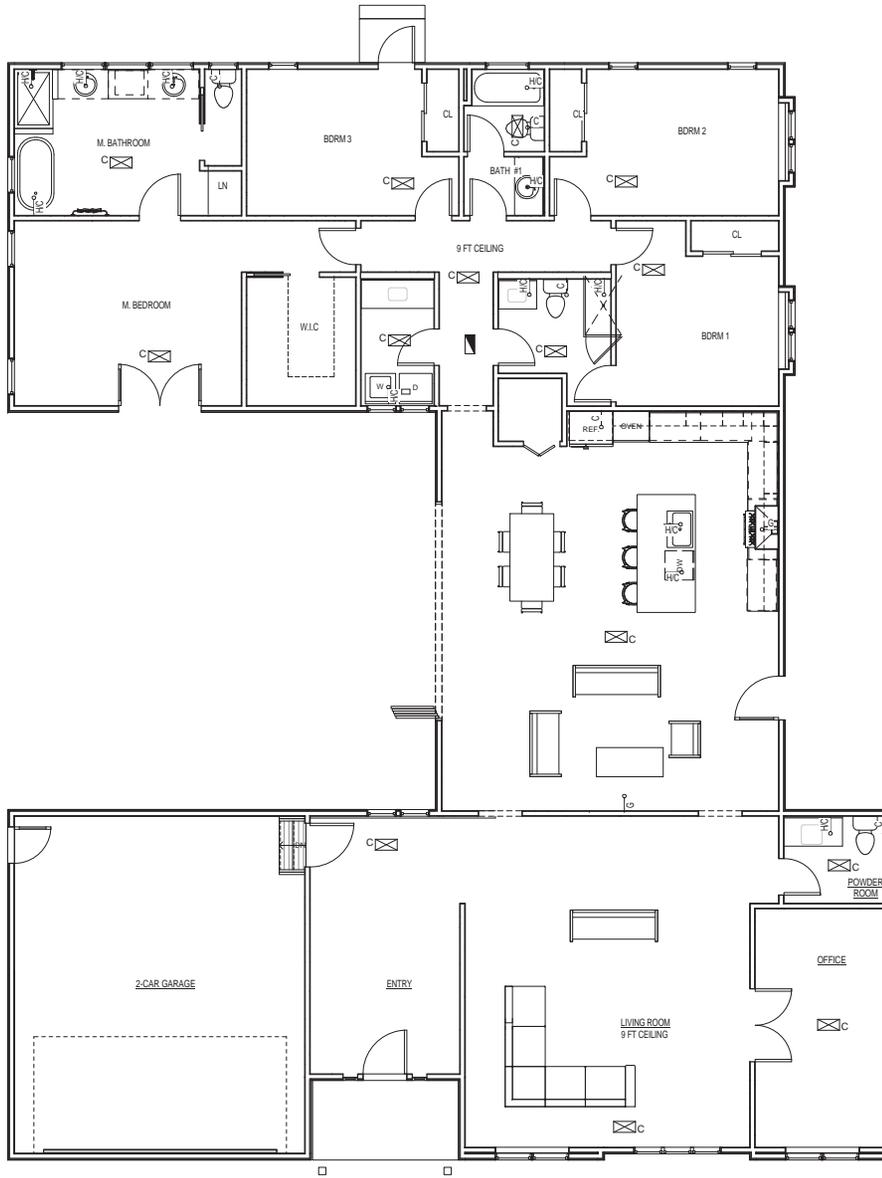
- LAYOUT IS SCHEMATIC ONLY-CONTRACTOR SHALL SIZE ALL NECESSARY EQUIPMENT TO FURNISH COMPLETE HEATING SYSTEM.
- ALL MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS.
- SEE TITLE 24 COMPLIANCE NOTES ON SHEET 'TITLE-24' FOR ADDITIONAL NOTES.
- ALL DUCT WORK SHALL BE INSULATED.
- PROVIDE & INSTALL NEW COPPER PIPING SIZE IN ACCORDANCE W/ UPC.
- INSTALL 3 1/2" BATT INSULATION IN OTHERWISE UNINSULATED STUD SPACES CONTAINING PLUMBING PIPING.
- PROVIDE & INSTALL NEW COPPER PIPING SIZE IN ACCORDANCE W/ UPC (WHERE APPLICABLE).
- HOSE BIB SHALL BE PROVIDED W/ APPROVED LISTED BACK FLOW PREVENTION DEVICES OF THE NON-REMOVABLE TYPE.
- THERE SHALL BE HUMIDITY CONTROLLED EXHAUST FAN IN BATHROOMS AND LAUNDRY ROOM PER R.405.6
- CLOTHES DRYER EXHAUST FAN SHALL COMPLY WITH 504.3.2016 C.M.C.

MECHANICAL & PLUMBING LEGEND

-  AIR, DIFFUSER CEILING
-  AIR, RETURN CHASE
-  AIR, MECH. UNIT LOCATED IN ATTIC
-  AIR, CONDENSER
-  HOT & COLD WATER
-  COLD WATER
-  GAS STUB
-  CLEAN OUT
-  MRCOOL ADVANTAGE DUCTLESS MINI-SPLIT (AC + HEATER), SEE SHEET A501
-  FOUNDATION VENT
-  GAS METER
-  HOOD VENT PER SPECS. SEE SHEET A403
-  DRYER VENT, PER SPECS. SHEET, SEE SHEET A403

GAS PIPE SIZE 40 METALLIC

GAS STOVE	65,000 BTU
GAS CLOTHES DRYER	35,000 BTU
WARM AIR FURNACE	100,000 BTU
LENGTH OF 100 FT NOMINAL PIPE SIZE 1 1/4", CAPACITY 600	



Mechanical and Plumbing Plan
1/4" = 1'-0"



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PARK RESIDENCE
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PROJECT REVISION

#	DATE	DESCRIPTION

Mechanical & Plumbing Plan, Proposed

A502

SCALE 1/4" = 1'-0"

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