



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

November 16, 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, **November 27, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of AFG Investment Group LLC for a Planned Development Permit (PLN2018-276) for an approximately 114 square-foot rear addition to an existing single-family residence/historic Structure of Merit on property located at **68 S. Fourth Street** (aka 70 S. Fourth Street). 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.

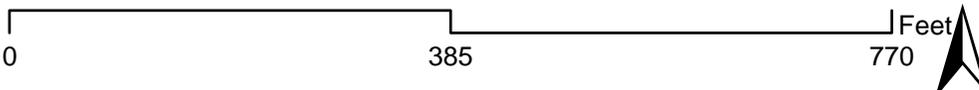
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **68 S. Fourth Street** (aka 70 S. Fourth Street).

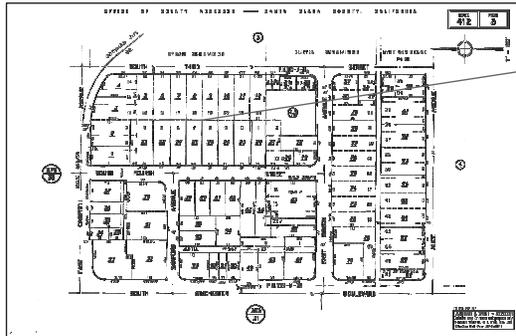
# Project Location Map



**Project Location:** 68 S. Fourth St  
**Application Type:** Planned Development Permit  
**Planning File No.:** PLN2018-276  
**Description:** Approx. 114 sf addition to existing single-family residence/historic Structure of Merit



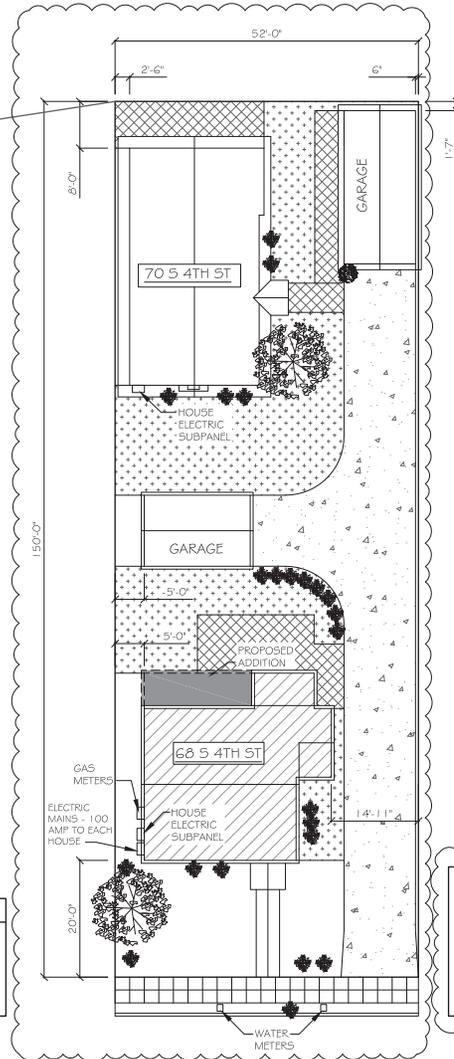
Community Development Department  
Planning Division



FLOOR AREA RATIO (FAR) & LOT COVERAGE	
LOT SIZE:	7,800 SQ.FT.
BLDG. SQ.FT.:	68 5 4TH ST - FRONT UNIT: - EXISTING LIVING AREA = 810 SQ.FT. - EXISTING GARAGE = 221 SQ.FT. - EXISTING COVERED PORCH = 30 SQ.FT. - PROPOSED ADDITION = 114 SQ.FT.
	70 5 4TH ST - REAR UNIT: - EXISTING LIVING AREA = 911 SQ.FT. - EXISTING GARAGE = 322 SQ.FT. - EXISTING COVERED PORCH = 18 SQ.FT.
FAR (E):	68 5 4TH ST: 810 + 221 + 30 = 1061 SQ.FT. 70 5 4TH ST: 911 + 322 = 1233 SQ.FT. - 2264 / 7800 = 29%
FAR (P):	68 5 4TH ST: 810 + 221 + 114 = 1145 SQ.FT. 70 5 4TH ST: 911 + 322 = 1233 SQ.FT. - 2378 / 7800 = 30.4%
LOT COVER (E):	68 5 4TH ST: 810 + 221 + 30 = 1061 SQ.FT. 70 5 4TH ST: 911 + 322 + 18 = 1251 SQ.FT. - 2312 / 7800 = 29.6%
LOT COVER (P):	68 5 4TH ST: 810 + 221 + 114 + 30 = 1175 SQ.FT. 70 5 4TH ST: 911 + 322 + 18 = 1251 SQ.FT. - 2426 / 7800 = 31.1%

APPLICABLE CODES:	
2016 California Building Code (Volumes 1 & 2)	
2016 California Fire Code	
2016 California Electrical Code	
2016 California Plumbing Code	
2016 California Mechanical Code	
2016 California Green Building Standards Code	
2016 California Energy Code	

LEGEND	
	LOT BOUNDARY LINE
	BUILDING BOUNDARY
	ROOF LINE
	DRIVEWAY
	WALKWAYS/PATIOS
	PLANTINGS



SCOPE OF WORK	
REMOVE AND REPLACE EXISTING:	
-	KITCHEN CABINETRY
-	KITCHEN APPLIANCES/FIXTURES: SINK, FAUCET, RANGE, REFER, HOOD
--	NEW GARBAGE DISPOSAL
--	NEW DISHWASHER
--	NEW MICROWAVE HOOD
-	BATHROOM CABINETRY
-	BATHROOM FIXTURES: SINK, FAUCET, TOILET, TUB & SURROUND
--	NEW FAN
-	FLOORING
-	LIGHT FIXTURES
-	CASE, BASE, TRIM
-	INTERIOR DOORS
-	REPLACE EXISTING WINDOWS WITH DUAL PANE WINDOWS
-	PAINT THROUGHOUT INTERIOR
-	NEW LED RECESSED CANS IN LIVING ROOM, KITCHEN, BEDROOMS, & HALL
-	OPEN DINING ROOM WALL INTO LAUNDRY ROOM AREA
-	ADD 114 SQ.FT. AT BACK OF HOUSE TO CREATE WALK-IN CLOSET AND BATH FOR BEDROOM 1

PROJECT DATA	
ADDRESS:	68 & 70 5 4TH STREET CAMPBELL, CA 95008
OWNER:	AFG INVESTMENT GROUP LLC ANGELO GRESTONI 1906 DRY CREEK ROAD SAN JOSE, CA 95124
APN:	412-050-26
ZONE:	P-D
YEAR BUILT:	1940
BUILDINGS:	4
	- 68 5 4TH ST - FRONT - 1 STORY W/DETACHED GARAGE
	- 70 5 4TH ST - REAR - 1 STORY W/DETACHED GARAGE
CONSTR.:	WOOD FRAME
LOT SIZE:	7800 SQ.FT.

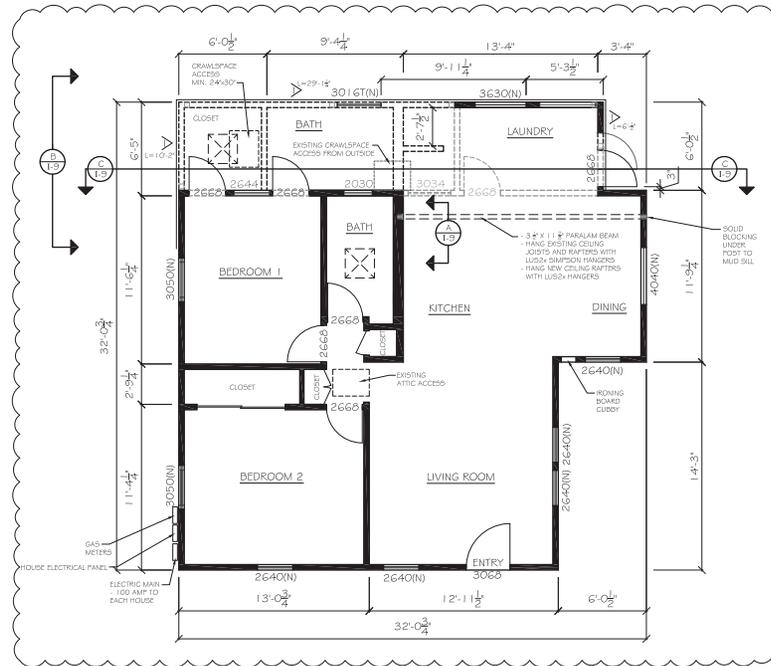
NOTES:	
-	FENCING IS ON PROPERTY LINES
-	EXISTING LANDSCAPE TO REMAIN THE SAME EXCEPT FOR THE PROPOSED ADDITION AREA OF 114 SQ.FT. CURRENTLY AREA IS GRASS.
-	OPEN SPACE AREA:
-	- CALCULATED WITH ADDITION
-	- LESS 20'-0" FRONT SETBACK
-	- INCLUDES PLANTING AREAS, WALKWAYS & PATIOS
-	- DOES NOT INCLUDE DRIVEWAY AREA
-	- TOTAL OPEN SPACE = 2,458 SQ.FT.

REMODEL SQ.FT.:	
(E) TOTAL	= 810 SQ. FT.
KITCHEN	= 102 SQ. FT.
BATH	= 39 SQ. FT.
ADDITION	= 114 SQ. FT.
(N) TOTAL	= 924 SQ. FT.

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68 5 4TH STREET - COVER SHEET / SITE PLAN  
SCALE: 1" = 12'-0"





**SCOPE OF WORK**

REMOVE AND REPLACE EXISTING:

- KITCHEN CABINETS
- KITCHEN APPLIANCES/FIXTURES: SINK, FAUCET, RANGE, REFR, HOOD
- NEW GARBAGE DISPOSAL
- NEW DISHWASHER
- NEW MICROWAVE HOOD
- BATHROOM CABINETS
- BATHROOM FIXTURES: SINK, FAUCET, TOILET, TUB & SURROUND
- NEW FAN
- FLOORING
- LIGHT FIXTURES
- CASE, BASE, TRIM
- INTERIOR DOORS
- REPLACE EXISTING WINDOWS WITH DUAL PANE WINDOWS

NOTE: ALL LOCATIONS & SIZES TO REMAIN AS EXISTING

- PAINT THROUGHOUT INTERIOR
- NEW LED RECESSED CANS IN LIVING ROOM, KITCHEN, BEDROOMS, & HALL
- OPEN DINING ROOM WALL INTO LAUNDRY ROOM AREA
- ADD 114 SQ. FT. AT BACK OF HOUSE TO CREATE WALK-IN CLOSET AND BATH FOR BEDROOM 1

**LEGEND**

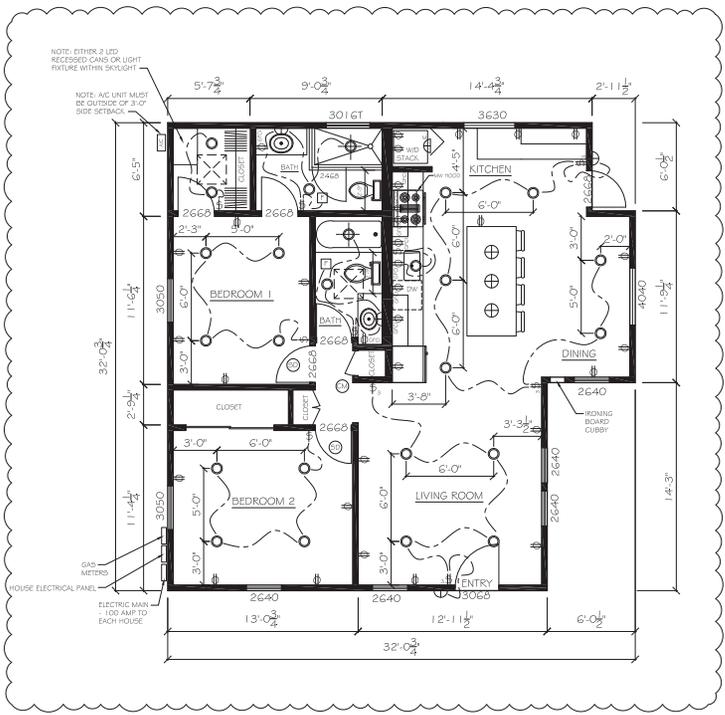
	EXISTING WALL
	WALL TO BE REMOVED
	NEW WALL
	24x24" SKYLIGHT
	4x POST WITH SIMPSON HD3B HOLDDOWN WS5TB16 BOLT
	4x PRESSURE TREATED POST

68 S 4TH STREET - CONSTRUCTION PLAN  
SCALE: 1/8" = 1'-0"

68 S 4TH STREET - CONSTRUCTION PLAN  
68 S 4TH STREET  
CAMPBELL, CA 95008

DATE: 09/20/16
SCALE: AS NOTED
DRAWN: J HEALE
JOB: AG201801
SHEET
I - 3R
OF 15 SHEETS





68 S 4TH STREET - ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"

**SCOPE OF WORK**

REMOVE AND REPLACE EXISTING:

- KITCHEN CABINERY
- KITCHEN APPLIANCES/FIXTURES: SINK, FAUCET, RANGE, REFR, HOOD
- NEW GARBAGE DISPOSAL
- NEW DISHWASHER
- NEW MICROWAVE HOOD
- BATHROOM CABINERY
- BATHROOM FIXTURES: SINK, FAUCET, TOILET, TUB & SURROUND
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- FLOORING
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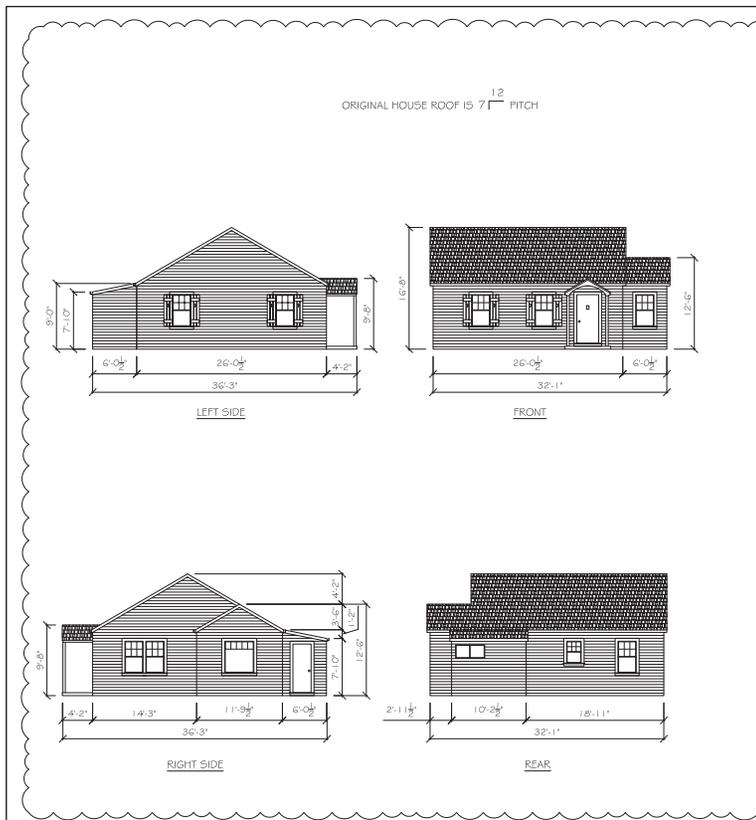
**LEGEND**

	EXISTING WALL
	WALL TO BE REMOVED
	NEW WALL
	SINGLE SWITCH
	DOUBLE SWITCH
	3-WAY SWITCH
	RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPT RECEPTACLE
	CEILING MOUNTED FIXTURE
	NEW LED RECESSED CANS
	WALL MOUNTED FIXTURE
	WALL MOUNTED MOTION SENSOR FIXTURE
	SMOKE DETECTOR
	CARBON MONOXIDE & SMOKE DETECTOR COMBO
	FAN WHUMIDISTAT
	ELECTRICAL PANEL
	NEW AC UNIT

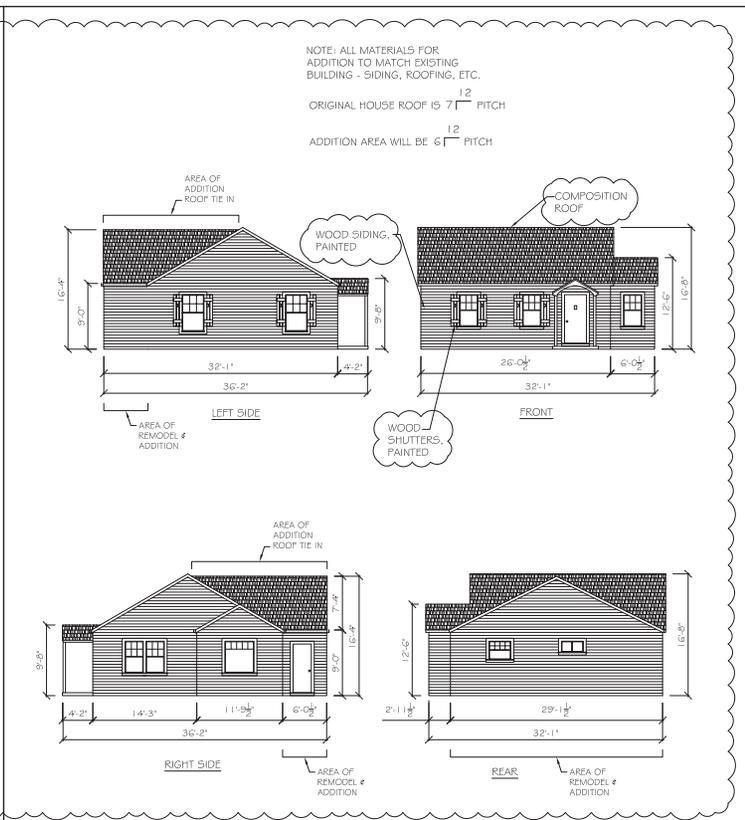
68 S 4TH STREET - ELECTRICAL PLAN  
68 S 4TH STREET  
CAMPBELL, CA 95008

DATE: 09/20/18  
SCALE: AS NOTED  
DRAWN: J HEALE  
JOB: AG201801

SHEET  
1 - 5R  
OF 15 SHEETS



EXISTING ELEVATION



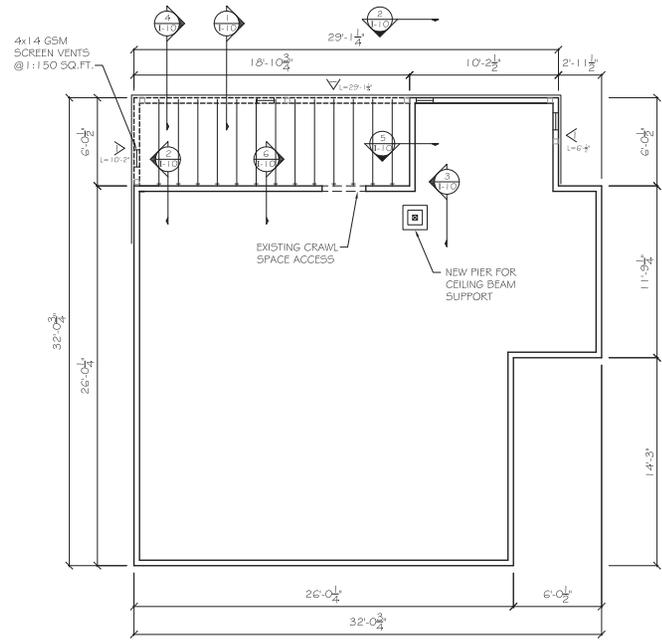
REMODEL ELEVATION

68 S 4TH STREET - ELEVATIONS  
SCALE: 1/4" = 1'-0"

68 S 4TH STREET - ELEVATIONS  
68 S 4TH STREET  
CAMPBELL, CA 95008

DATE: 09/20/18  
SCALE: AS NOTED  
DRAWN: J HEALE  
JOB: AG201801

SHEET  
I - 6R  
OF 15 SHEETS



**SCOPE OF WORK**

REMOVE AND REPLACE EXISTING:

- KITCHEN CABINERY
- KITCHEN APPLIANCES/FIXTURES: SINK, FAUCET, RANGE, REFER, HOOD
- NEW GARBAGE DISPOSAL
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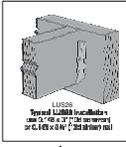
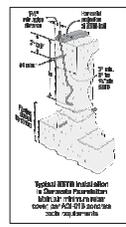
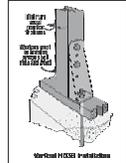
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NOTE: SEE CONSTRUCTION PLAN FOR PLACEMENT OF HD3B HOLDDOWNS

**LEGEND**

	EXISTING STEM WALL
	NEW STEM WALL
	SIMPSON HD3B HOLDDOWN W/55TB16 BOLT
	SHEAR WALL
	SIMPSON LUS2G HANGER
	4x14 GALVANIZED SHEET METAL VENT SCREENS

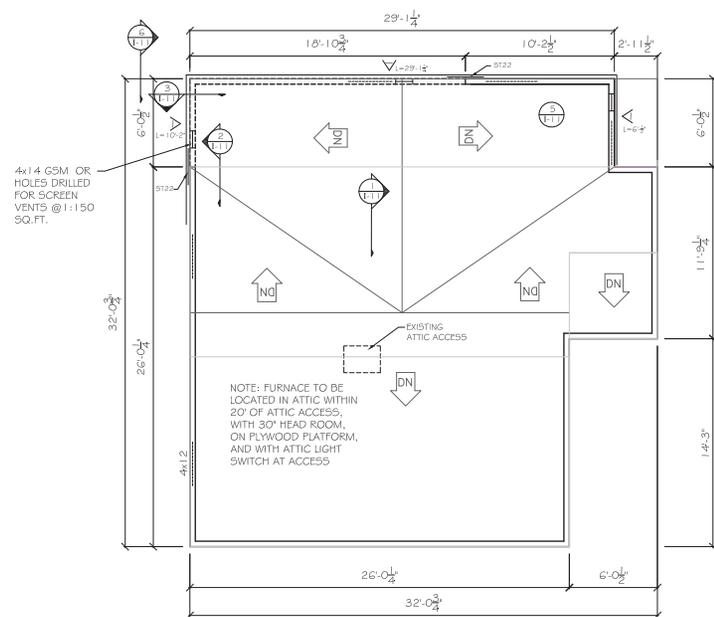


68 S 4TH STREET - FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

68 S 4TH STREET - FOUNDATION PLAN  
68 S 4TH STREET  
CAMPBELL, CA 95008

DATE: 09/20/18  
SCALE: AS NOTED  
DRAWN: J HEALE  
JOB: AG201801  
SHEET  
I - 7  
OF 15 SHEETS

09/20/18



**SCOPE OF WORK**

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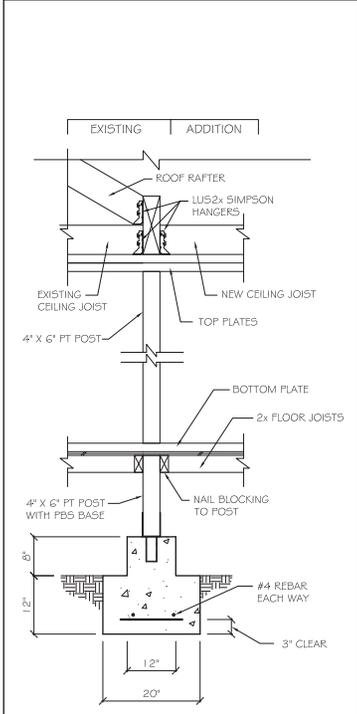
**LEGEND**

	EXISTING WALL
	NEW WALL
	EXISTING ROOF LINE
	NEW ROOF LINE
	4x12 HEADER FOR OPENING
	4x14 GALVANIZED SHEET METAL SCREEN OR DRILLED HOLES
	SIMPSON STRAP TIE

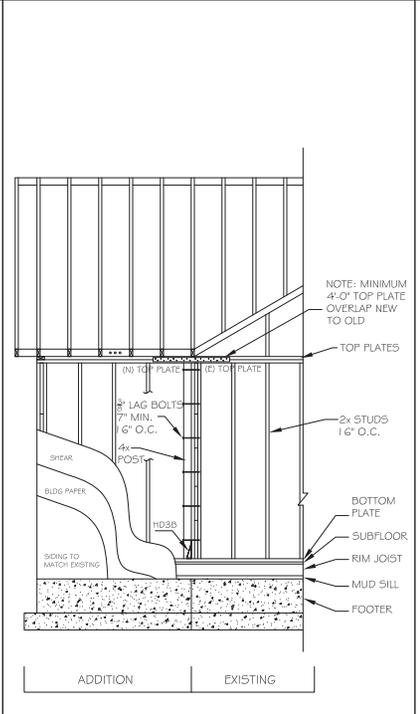
68 S 4TH STREET - ROOF PLAN  
SCALE: 1/4" = 1'-0"

68 S 4TH STREET - ROOF PLAN  
68 & 70 S 4TH STREET  
CAMPBELL, CA 95008

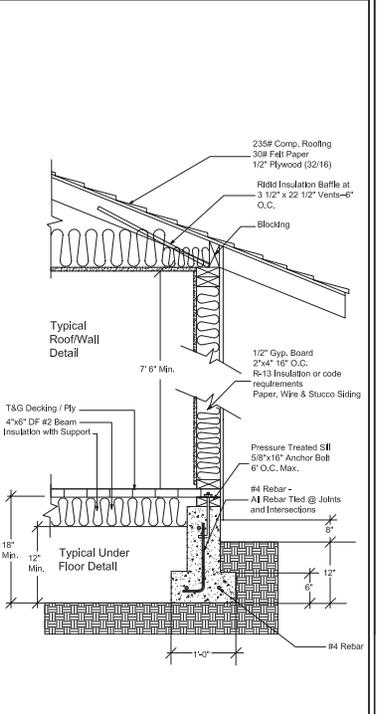
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DRAWN: J HEALE
JOB: AG201801
SHEET
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OF 15 SHEETS



INTERIOR PIER & BEAM SECTION  
SCALE: 1" = 1'-0"



ADDITION TO EXISTING TIE-IN SECTION  
SCALE: 1" = 1'-0"

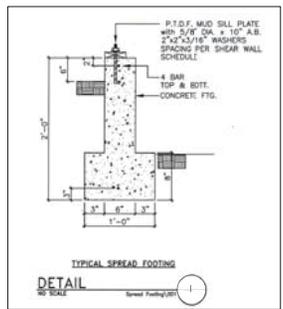


TYPICAL WALL SECTION  
NO SCALE

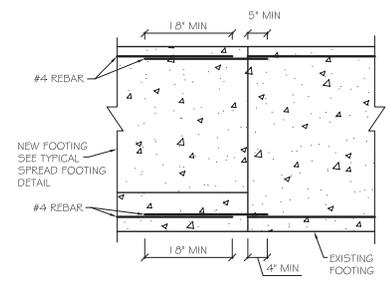
68 S 4TH STREET - SECTIONS  
SCALE: 1/8" = 1'-0"

68 S 4TH STREET - SECTIONS  
68 S 4TH STREET  
CAMPBELL, CA 95008

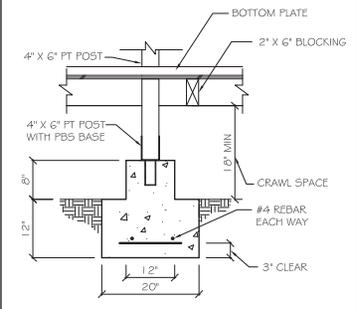
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OF 15 SHEETS



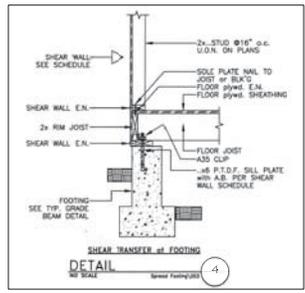
TYPICAL SPREAD FOOTING  
DETAIL  
NO SCALE  
General Footing (1)



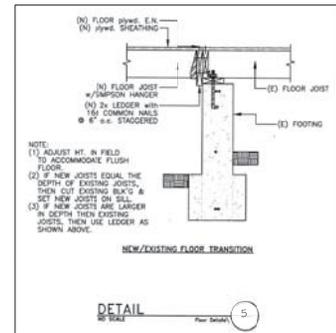
FOOTING JOINT DETAIL  
SCALE: 1\"/>



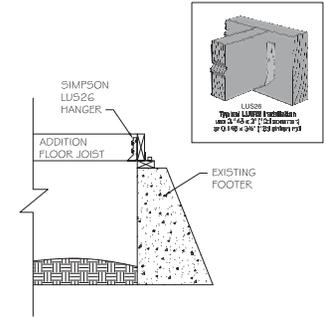
INTERIOR PIER DETAIL  
SCALE: 1\"/>



SHEAR TRANSFER AT FOOTING  
DETAIL  
NO SCALE  
General Footing (4)



NEW/EXISTING FLOOR TRANSITION  
DETAIL  
NO SCALE  
New Sheath (5)



JOIST HANGER DETAIL  
SCALE: 1\"/>

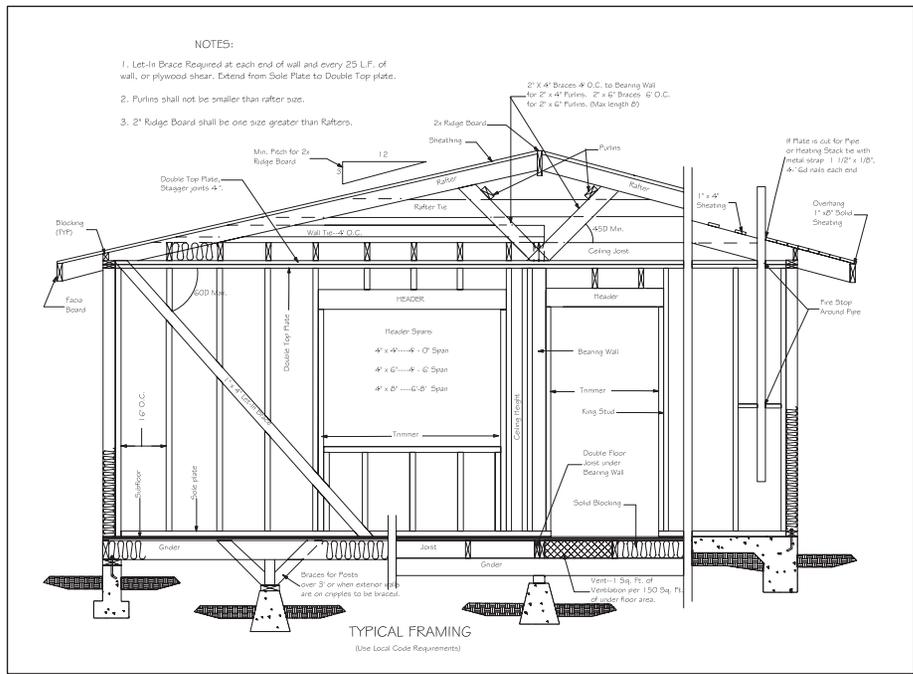
68 S 4TH STREET - FOUNDATION DETAILS  
SCALE: 1\"/>

68 S 4TH STREET - FOUNDATION DETAILS  
68 S 4TH STREET  
CAMPBELL, CA 95008

DATE: 09/20/18  
SCALE: AS NOTED  
DRAWN: J HEALE  
JOB: AG201801  
SHEET  
I - 10  
OF 15 SHEETS







68 S 4TH STREET - DETAILS (TYPICAL FRAMING)  
SCALE: 3/4" = 1'-0"

68 S 4TH STREET - DETAILS (TYPICAL FRAMING)  
68 S 4TH STREET  
CAMPBELL, CA 95008

DATE: 09/20/16  
SCALE: AS NOTED  
DRAWN: J HEALE  
JOB: AG201601

SHEET  
I - 13  
OF 15 SHEETS





**NOTES**

**CONCRETE:**

- Dimensions refer to rough concrete surfaces, center line of columns.
- Excavations shall conform to elevations and dimensions shown within a tolerance of +0.1'.
- Portland cement shall conform to ASTM Spec. C 150, latest edition, Type II. One brand of cement shall be used throughout the work.
- Aggregates shall conform to ASTM Spec. C33, latest edition.
- Transport concrete from mixer to final position by a method which will prevent separation or loss of material, in accordance with ASTM Spec. C94.
- Deposit concrete in continuous operation until section is completed.
- Consolidate placed concrete by mechanical vibrating equipment supplemented by hand-spading, rodding or tamping.
- Concrete design mixes: 2500 PSI, 28 day compressive strength.

**CONCRETE REINFORCING STEEL:**

- For #4 bars or smaller use grade 40, deformed, reinforcing bars conforming to ASTM A615.
- For #5 bars or larger use grade 60, deformed, reinforcing bars conforming to ASTM A615.
- All reinforcement shall be continuous with staggered splices at adjacent bars. Lap 40 diameters at splices in concrete.
- Concrete cover for reinforcing steel shall be made as follows unless otherwise noted on drawings:  
3" minimum for concrete poured against earth.  
2" minimum for concrete poured against forms.

**SHEAR WALL SCHEDULE**

TYPE	SHEAR WALL SHEATHING	C-D or OSB EDGE NAILING	JOISTS or TO TOP PLATE	BLOCKS TO CONCRETE	SILL BOLTS
(FIELD-BUILT)	APA RATED	COMMON NAILS	SIMPSON ANCHOR	3/8" X 12" AT	ALLOWABLE SHEAR LOAD
>	3/8"	8d @ 6" o.c. (6" o.c. field)	A35 @ 16" o.c.	48" o.c. 3x SILL PLATE	260 lb/ft.

**NOTES:**

- See plans for size and location of Holdowns.
- Hardware called out is Simpson Strong-Tie Connectors. Review latest Simpson Strong-Tie catalog prior to installation for requirements and procedures.
- See foundation plan for size and spacing of A.B. U.N.O. where shear walls are shown, follow schedule.
- Use Threaded rod for holdown down anchorage.
- Keep minimum 1/2" clear between all plywood panel edges.
- Use one-piece plywood sheets at all shear walls 48" or less in width.
- Framing at adjoining vertical panel edges for type 2, 3, 4 shear walls shall be minimum 3x with 1 staggered at panel edges.
- Plywood joint and sill plate, sole plate nailing shall be staggered for type 2, 3, 4 shear walls.
- All plywood panels shall be minimum 24" wide.
- Edge nail plywood to holdown post.

All New Mudsills to be 3x minimum with 3/8" dia. x 12" Anchor bolts @ 4'-0" max o.c. Spacing.  
A.B. washers at all new Mudsills and mudsills at designated shear walls to receive 3"x3"x1/2" thk. plate washers.

**HOLDOWN INTO FOOTING:**

Holdown	55TB Anchor (into new Ftg)	Threaded Rod (if into Existing Footing with Silt Epoxy)	Embedment	Dnll Dia.
H03B	55TB16 (44206)	3/8" Dia.	12" (55706)	3/8"

**NOTES**

**CARPENTRY:**

All lumber shall be graded Douglas fir larch or redwood in accordance with WCLB or WWPA rules, latest edition.

Beams, ledgers, and posts: #1 grade or better.  
Headers, #2 grade or better.  
Joists and rafters (see below)  
Studs, sills and plates: #2 grade or better.  
(sills in concrete shall be pressure treated Douglas Fir)  
Glu-Lam, beams: Douglas Fir, comb 28F-V4 exterior glue.  
Plywood sheathing: APA rated, Exposure 1.  
Parallam # micro-lam by Truss Joist Macmillan (NER-292)

**ROOF FRAMING PLAN NOTES:**

- Use 3/8" APA rated plywood sheathing, 24" Exposure 1, unblocked, at both sloping and flat roof areas. Nailed with 10d nails @ 6" p/c at the boundary and edges & 12" o.c. at the intermediate members, typical.
- Only load bearing beams and headers are shown on the plan.
- Provide 1-2x4 stud minimum under each end of all 4x headers. Typical unless otherwise noted.
- Provide (2) 2x4 or 4x4 post under each 4x or (2) 2x ceiling BM. (Typ. U.O.N.)
- Provide double 2x minimum at the perimeter of all skylight openings, Typ.

**FLOOR FRAMING PLAN NOTES:**

- Use 3/4" 1x6 APA rated plywood sheathing, 48" Exposure 1, glued, unblocked, & nailed with 10d nails @ 6" o.c. at the boundary and edges & 10" o.c. at the intermediate members, typical.
- Only load bearing beams and headers are shown on the plan.
- Provide 1-2x4 stud minimum under each end of all 4x or 6x beams and headers, typical unless otherwise noted (Typ. U.O.N.)
- Provide (2) 2x4 or 4x4 post under each 4x or (2) 2x ceiling BM (Typ. U.O.N.)

Provide 1 sq. ft. G1 screen vents for each 150- sq. ft. of under floor area.  
Maintain 18" minimum clearance between joist & 2" rat proofing.  
Double under all parallel partitions solid block under all partitions perpendicular to joist.  
All framing hardware shall be Simpson or ICBO approved equal.

- Double all floor joist below partitions parallel to framing. Solid block below partitions perpendicular to framing.
- Joints in double top plates shall be offset at least 48" and nailed with a minimum of 15- 16d nails (6" max. o.c.) unless otherwise noted.
- Minimum header size for non-bearing wall shall be 4x6 or 2- 2x6 min.
- Only load bearing beams and headers are shown on the plan.

**ANCHOR BOLTS @ NEW FOUNDATION:**

New mudsills shall be minimum 3x w/3/8" dia. x 12" anchor bolts @ 4'-0" max. spacing & 3"x3"x1/2" thk. plate washers.

**ANCHOR BOLTS @ EXISTING FOUNDATION:**

Provide 3/8" dia. all thread rods x 7" embedment into existing footing w/epoxy @ foundation designated as shear walls. Installed 3"x3"x1/2" thk. plate washers @ shear wall anchors.  
Special inspection is required for epoxy anchors. UBC 1701.5.15.

**ROOF FRAMING:**

Composition shingle roofing over 2 layers 30# building felt over 3/8" CDX plywood sheathing w/5d nailing @ 6/10" o.c. over  
2 x 6 DF #2 rafters @ 16" o.c. (or Trusses as recommended by Truss Company)  
2 x 6 DF #2 ceiling joist @ 16" o.c.

**INTERIOR WALLS:**

New 2x studs @ 16" o.c. over 1/2" Gypsum wallboard w/5d cooler nailing @ 7" o.c. throughout the building

**FLOOR FRAMING:**

3/4" tongue & groove plywood sheathing glued, nailed w/10d @ 6/10" o.c.  
See plan for size and spacing of floor joist.



**GENERAL NOTES:**

- SMOKE ALARMS SHALL BE OPERATIONAL AND BE LOCATED IN ALL SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH STORY, INCLUDING BASEMENTS.
- CARBON MONOXIDE ALARMS SHALL BE OPERATIONAL AND LOCATED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
- SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY LIFE AND SHALL BE LISTED BY THE CA STATE FIRE MARSHALL. CARBON MONOXIDE ALARMS SHALL BE LISTED BY THE CA STATE FIRE MARSHALL.
- SMOKE DETECTORS & CARBON MONOXIDE DETECTORS MUST BE HARDWIRED & INTERCONNECTED - IF MORE THAN 1
- EXCEPTION - REMODEL, NO WALL CHANGES, NO CRAWL/ATTIC SPACE

**GENERAL ELECTRICAL NOTES:**

- ALL NEW, REPLACED, OR RELOCATED RECEPTACLES SHALL BE TAMPER RESISTANT. CEC 406.1.2.
- ARC-FAULT CIRCUIT INTERRUPTER (AFCI) IS REQUIRED IN ALL SLEEPING AREAS, LIVING SPACES, KITCHENS, LAUNDRY, ETC.
- IN ALL LIVING SPACES PROVIDE A RECEPTACLE OUTLET SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE.
- EXCEPTION: WALLS LESS THAN 2'-0" LONG
- ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED.
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016 (JA8-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
- RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CALKED BETWEEN THE FIXTURE HOUSING & CEILING.
- AS PER 2016 CMC CODE 504.5, TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3'-0" FROM ANY OPENINGS INTO THE BUILDING AND 3'-0" FROM THE PROPERTY LINE (IE. DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3'-0" AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS)
- WASHER/DRYER:
- AS PER 2016 CMC CODE 717.6.2, PROVIDE SHAFT ENCLOSURE OR LISTED CEILING RADIATION DAMPER FOR WASHER/DRYER VENTING.
- AS PER 2016 CMC CODE 504.3:
- DRYER EXHAUST VENTS SHALL BE A MIN. 4" DIA. OF METAL AND SMOOTH MATERIAL.
- DRYER EXHAUST VENTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14'-0", INCLUDING (2) 90-DEGREE ELBOWS.
- DRYER EXHAUST VENTS MUST TERMINATE TO THE EXTERIOR OF THE BUILDING WITH A BACK DRAFT DAMPER.

Allowed Construction Noise Hours:  
Monday through Friday: 8:00 AM to 5:00 PM  
Saturdays: 9:00 AM to 4:00 PM  
No construction noise allowed on Sundays & holidays.

**APPLICABLE CODES:**

- 2016 California Building Code (Volumes 1 & 2)
- 2016 California Fire Code
- 2016 California Electrical Code
- 2016 California Plumbing Code
- 2016 California Mechanical Code
- 2016 California Green Building Standards Code
- 2016 California Energy Code

**BATHROOM REMODEL NOTES:**

**Building:**

1. Minimum ceiling height in a bathroom is 7'-0" clear, from the finished floor to the finished ceiling.
2. Insulation shall be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space such as exterior walls, garages, crawl spaces, and attics. Walls: R-13, Ceilings: R-30, Floors: R-19
3. Per 2016 California Residential Code cement, fiber-cement or glass mat gypsum backers are allowed to be installed in accordance with the manufacturer recommendations as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
4. Tile SHALL NOT be installed directly on green board or plain gypsum board in shower and tub areas.
5. Tempered glazing shall be installed at all windows within the tub/shower enclosure. CBC 2606.4.
6. All shower and tub door assemblies and glass splash guards shall be safety glazing.

**Electrical:**

1. Bathrooms shall have a dedicated 20-amp circuit (CEC 210.8, 210.11) and shall only serve receptacles within the bathroom.
2. A GFCI protected receptacle shall be located within 36" from the edge of the sink.
3. A minimum of one high efficacy lighting fixture shall be installed in each bathroom; and all other lighting in each bathroom shall be high efficacy or controlled by vacancy sensors.
4. Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray. CEC 410.10.
5. Exhaust fans with a minimum ventilation rate of 50 CFM are required in all bathrooms, even if an operable window is installed. Exhaust fans and lighting shall have separate control switches (even if a combination unit is installed). The exhaust fan may need to be supplied by a GFCI protected circuit based on the manufacturer's requirements. CA Energy Efficiency State 150.06, 150.06a).
5. Electrical panels shall not be installed in bathrooms.

**Plumbing:**

1. Showerheads shall be a maximum 2.0 gallons per minute (gpm) at 80 psi. Lavatory faucets shall be a maximum 1.2 gallons per minute (gpm) at 60 psi. Water closets shall be a maximum 1.28 gallons per flush (gpf).
2. Toilets shall have a minimum net clearance of 15" measured from the center of the toilet to wall or obstruction. Toilets shall have a minimum net clear space in front of toilet of 24". CFC 402.5.
3. The mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120° F. The water-filler valve in bathtubs whirlpools shall have a temperature limiting device set at a maximum of 120° F. The water heater thermostat cannot be used to meet these provisions. CFC 408.3, 409.4.
4. New or reconfigured shower stalls shall be a minimum finished interior of 1.024 square inches and be capable of encompassing a 30 inch diameter circle. Any doors shall swing out of the enclosure and have a clear opening of 22 inches minimum. CFC 408.5, 408.6.
5. Non absorbent wall surfaces for showers or tub / showers shall extend to a height of not less than 72" above floor. CBC 1210.
6. Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight. CFC 402.2.
7. Plastic liners and underlayment shall be sloped a minimum of 1/4" to the drain and be wrapped up the wall a minimum of 3 inches above the top of finished dam.

**Mechanical:**

1. Each bathroom (room which contains a bathtub, shower, or tub/shower combination) shall be mechanically ventilated. Fans shall be ENERGY STAR compliant and terminate outside the building (3 feet from operable windows). Unless functioning as a whole house system, fans must be controlled by a humidity control capable of a relative humidity range of < 50% to a maximum of 80%. Control may be adjusted manually or automatic.

**KITCHEN REMODEL NOTES:**

**Building:**

1. Minimum ceiling height in a kitchen shall be 7'-0" clear measured from finished floor to finished ceiling.
2. Insulation shall be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space such as exterior walls, garages, crawl spaces, and attics. Walls: R-13, Ceilings: R-30, Floors: R-19
3. Door openings between a private garage and dwelling unit shall be minimum 1 - 3/8" solid core wood OR 1 - 3/8" honeycomb core steel, OR a fire door with an approved manufacturer's label of not less than 20-minute fire rating. Fire doors shall be self-closing and self-latching.
4. A fire wall shall be provided between a private garage and living space. Minimum 1/2" gypsum board shall be applied to the garage side of the fire wall (recommend 5/8" Type-X gypsum board). Garages beneath habitable rooms shall be provided with not less than 5/8" Type-X gypsum board or equivalent.

**Electrical:**

1. Minimum 2- 20 amp dedicated kitchen counter branch circuits are required.
2. GFCI protection shall be provided for all countertop receptacles, receptacles within 6 feet of a sink (including below counter and behind an appliance), and for receptacles supplying dishwashers. The reset button for GFCI receptacles shall be installed in an accessible location (ie. not behind an appliance)
3. A dedicated circuit is required for cord and plug connected range exhaust hoods. Separate circuits may be required for the garbage disposal, dishwasher, and built-in microwave based on the manufacturer's requirements and the motor rating.
4. Electric stoves and ovens shall be supplied with a 40- or 50-amp branch circuit.
5. Countertop receptacles shall be located so that no point along the wall is more than 24 inches from a receptacle (48" maximum distance between receptacles). Countertop surfaces wider than 12" require receptacles. Receptacles shall be no higher than 20" above the counter surface.
6. Islands or peninsulas require at least one receptacle no greater than 1 2" below the counter surface, and not below a counter surface that extends more than 6" beyond a cabinet end.
7. Any under-cabinet lighting shall be on a separate switch from any other lighting.
8. Any new receptacles added in the dining area, breakfast room, pantry, or similar area shall be supplied by a 20-amp circuit, the countertop circuits may be used to supply these areas.
9. 100% of total wattage in the kitchen shall be high efficacy.
10. Maximum length for a garbage disposal cord is 36". Maximum length for a dishwasher cord is 48".
11. Multi-wire duplex receptacles for garbage disposals and dishwashers require tie-bars at the breaker in the service panel.

**Plumbing:**

1. Hot water piping 3/4" and greater serving a kitchen shall be insulated with minimum 1" thick insulation.
2. An approved gas shut-off valve shall be accessible within 6-feet of the appliance. Gas connectors shall not extend from one room to another or pass through wall partitions, ceiling, or floors.
3. A 2" accessible plumbing cleanout shall be installed under the kitchen sink.
4. An air-gap above the sink rim shall be installed between the dishwasher drainpipe and the garbage disposal inlet.
5. Kitchen faucets shall be maximum 1.8 gallons per minute at 60 psi (average).

**Mechanical:**

1. Minimum vertical clearance of 30" is required above a cooking range to combustible materials. Minimum vertical clearance of 24" shall be provided between a cook top and combination microwave venting appliance. NOTE: Larger cooking units require greater clearances (refer to the manufacturer's installation specifications).
2. A back draft damper shall be provided on ventilation systems.
3. Kitchen range ventilation hoods shall be a minimum 100 cfm or sized per range manufacturer's specifications.

09/20/18

68 S 4TH STREET - NOTES  
68 S 4TH STREET  
CAMPBELL, CA 95008

DATE: 08/02/18  
SCALE: AS NOTED  
DRAWN: J HEALE  
JOB: AG201801  
SHEET  
I - 15  
OF 15 SHEETS