



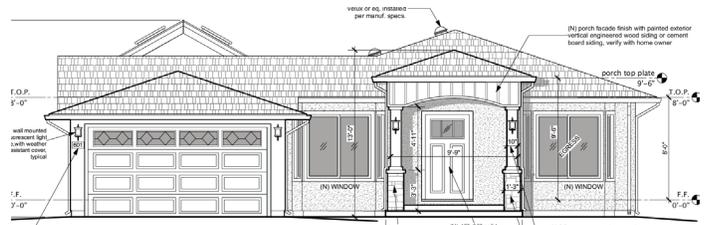
**CITY OF CAMPBELL**  
Community Development Department

June 20, 2022

**NOTICE OF ADMINISTRATIVE ACTION**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

**Project Address:** 601 Ginden Drive  
**Zoning/Area Plan:** R-1-6/STANP  
**Neighborhood Association(s):** STACC  
**File No.:** PLN-2022-57  
**APN:** 403-08-067  
**Applicant:** Ashwin Kapse  
**Property Owner:** Ashwin Kapse  
**Application Type:** Administrative Site and Architectural Review Permit  
**Project Description:** 285 square-foot addition to an existing single-family dwelling and façade remodel



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 21, 2022 and ends on July 1, 2022. Any comments regarding this application must be submitted in writing to the Planning Division before 5:00 PM on **July 1, 2022**. 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.

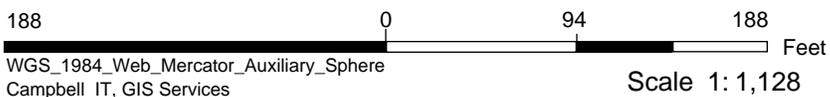
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 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 website by scanning the QR code, below.

Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at [danielf@campbellca.gov](mailto:danielf@campbellca.gov).





# Location Map - 601 Ginden Dr.



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

# PROPOSED ADDITION & INTERIOR REMODEL FOR:

# ASHWIN KAPSE

## 601 GINDEN DRIVE CAMPBELL, CA 95008

REVISIONS:

PROPOSED ADDITION & INTERIOR REMODEL FOR:

**ASHWIN KAPSE**

601 GINDEN DRIVE  
CAMPBELL, CA 95008

APN: 403-08-067

SCALE: AS SHOWN

DRAWN BY: MW

APPROVED: MW

DATE: 11/22/2021

**WALKER CAD DESIGN**  
DESIGNER & PLANNING SERVICE

UNION CITY, CA 94587  
EMAIL: WALKERCAD@COMCAST.NET

32148 ALVARADO BLVD  
PHONE: 510-868-3344



SHEET

**CS-1**

### ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

|              |                                      |                       |  |
|--------------|--------------------------------------|-----------------------|--|
| AC. TILE     | ACOUSTIC TILE                        | LAV.                  | LAVATORY                                 |
| ADJ.         | ADJUSTABLE                           | LAM.                  | LAMINATE                                 |
| ALUM.        | ALUMINUM                             | M.B.                  | MACHINE BOLT                             |
| A.B.         | ANCHOR BOLT                          | M.H.                  | MANHOLE                                  |
| APPROX.      | APPROXIMATELY                        | MFG.                  | MANUFACTURER                             |
| A.C.         | ASPHALTIC CONCRETE                   | M.O.                  | MASONRY OPENING                          |
| A.F.F.       | ABOVE FINISHED FLOOR                 | MATL.                 | MATERIAL                                 |
| @            | AT                                   | MAX.                  | MAXIMUM                                  |
| BLKG.        | BLOCKING                             | MECH.                 | MECHANICAL                               |
| BD.          | BOARD                                | MTL.                  | METAL                                    |
| BOT.         | BOTTOM                               | MISC.                 | MISCELLANEOUS                            |
| BLDG.        | BUILDING                             | MIN.                  | MINIMUM                                  |
| CAB.         | CABINET                              | MTD.                  | MOUNTED                                  |
| C.I.         | CAST IRON                            | (N)                   | NEW                                      |
| C.B.         | CATCH BASIN                          | NOT IN CONTRACT       | NOT TO SCALE                             |
|              | and/or CHALKBOARD                    | N.T.S.                | NOT TO SCALE                             |
| CLG.         | CEILING                              | NO. or #              | NUMBER                                   |
| CEM.         | CEMENT                               | OBS.                  | OBSOLETE                                 |
| C.C. or O.C. | CENTER TO CENTER                     | O.C.                  | ON CENTER                                |
| GER. TILE    | CERAMIC TILE                         | OPNL.                 | OPENING                                  |
| C.O.         | CLEANOUT                             | OPP.                  | OPPOSITE                                 |
| C.O.T.G.     | CLEANOUT TO GRADE                    | O.P.H.                | OPPOSITE HAND                            |
| CLR.         | CLEAR ALL HEART                      | O.F.O.S.              | OUTSIDE FACE OF STUD                     |
| C.A.H.R.     | REDWOOD                              | O.D.                  | OVERFLOW DRAIN and/or OUTSIDE DIAMETER   |
| C.W.         | COLD WATER                           | O.F.C.I.              | OWNER FURNISHED and CONTRACTOR INSTALLED |
| COL.         | COLUMN                               | PART.                 | PARTITION                                |
| CONC.        | CONCRETE                             | P.A.F.                | POWDER ACTUATED FASTENER                 |
| C.P.         | CONCRETE PIPE                        | PL                    | PLATE                                    |
| CONST.       | CONSTRUCTION                         | PLAS                  | PLASTER                                  |
| C.H.         | CONSTRUCTION HEART                   | P.W./PLYWD.           | PLYWOOD                                  |
| C.J.         | CONSTRUCTION JOINT                   | PR                    | PAIR                                     |
| CONT.        | CONTINUOUS                           | P.L.                  | PROPERTY LINE                            |
| CTR.         | COUNTER                              | d                     | PENNY (NAILS)                            |
| CTSK.        | COUNTER SUNK                         | P.V.C.                | POLY VINYL CHLORIDE                      |
| D.A.         | DISABLED ACCESS                      | Q                     |  |
| DTL.         | DETAIL                               | R. or RAD.            | RADIUS                                   |
| DIA. or Ø    | DIAMETER                             | R.W.L.                | RAIN WATER LEADER                        |
| DM.          | DIMENSION                            | RWD/R.W.              | REDWOOD                                  |
| DW.          | DISHWASHER                           | R.C.P.                | REINFORCED CONCRETE                      |
| DISP.        | DISPOSAL                             | PIPE                  | PIPE                                     |
| DD.          | DITTO                                | REINFORCING           | REQUIRED                                 |
| DR.          | DOWNSPOUT                            | R.D.                  | ROUGH OPENING                            |
| D.S.         | DRAWING                              | R.M.                  | ROUGH OPENING                            |
| DWG.         | DRAWING                              | R.O.                  | ROUGH OPENING                            |
| D.F.         | DRINKING FOUNTAIN and/or DOUGLAS FIR | RND. or Ø             | ROUND                                    |
| EA.          | EACH                                 | RND. HEAD METAL SCREW | ROUND HEAD METAL SCREW                   |
| E.W.         | EACH WAY                             | RND. HEAD WOOD SCREW  | ROUND HEAD WOOD SCREW                    |
| ELECT.       | ELECTRIC or ELECTRICAL               | R.H.W.S.              | ROUND HEAD WOOD SCREW                    |
| E.W.C.       | ELECTRIC WATER COOLER                | S.T.S.M.S.            | SELF TAPPING SHEET METAL SCREW           |
| EL. or ELEV. | ELEVATION                            | SHEATH.               | SHEATHING                                |
| ENCL.        | ENCLOSE and/or ENCLOSURE             | SHT.                  | SHEET                                    |
| EQ.          | EQUAL                                | S.M.S.                | SHEET METAL SCREW                        |
| EQUIP.       | EQUIPMENT                            | S.O.V.                | SHUT OFF VALVE                           |
| (E)          | EXISTING                             | SIM.                  | SIMILAR                                  |
| EX.          | EXPANSION                            | S.C.                  | SOLID CORE                               |
| E.J.         | EXPANSION JOINT                      | SPEC.                 | SPECIFICATIONS                           |
| EXP.         | EXPOSED                              | SQ. or Ø              | SQUARE                                   |
| EXT.         | EXTERIOR                             | S.S.                  | STAINLESS STEEL                          |
| F.O.C.       | FACE OF CONCRETE                     | STD.                  | STANDARD                                 |
| F.O.M.       | FACE OF MASONRY                      | STRUC.                | STRUCTURAL                               |
| F.O.S.       | FACE OF STUD                         | TEL.                  | TELEPHONE                                |
| FIN.         | FINISH                               | T.T.B.                | TELEPHONE TERMINAL BOARD                 |
| F.E.         | FIRE EXTINGUISHER                    | TERR.                 | TERRAZZO                                 |
| F.E.C.       | FIRE EXTINGUISHER CABINET            | T.G.                  | TONGUE & GROOVE                          |
| F.H.C.       | FIRE HOSE CABINET                    | T.J.                  | TOOLED JOINT                             |
| F.H.M.S.     | FLAT HEAD METAL SCREW                | T.O.B.                | TOP OF BRAM                              |
| F.H.W.S.     | FLAT HEAD WOOD SCREW                 | T.O.C.                | TOP OF CURB                              |
| FL. or FLR.  | FLOOR                                | T.O.C.                | TOP OF CONCRETE                          |
| FL.          | FLOOR DRAIN                          | T.O.P.                | TOP OF STEEL                             |
| FTG.         | FOOTING                              | T.O.P.                | TOP OF SHEATHING                         |
| FND.         | FOUNDATION                           | T.O.P.                | TOP OF WALK TYPICAL                      |
| GALV.        | GALVANIZED                           | T.O.W.                | TYPICAL                                  |
| G.I.         | GALVANIZED IRON                      | U.O.N.                | UNLESS OTHERWISE NOTED                   |
| GA.          | GAUGE                                | V.T.R.                | VENT THROUGH ROOF                        |
| GL.          | GLASS                                | VERT.                 | VERTICAL                                 |
| GLU-LAM      | GLUE LAMINATED                       | V.G.                  | VERTICAL GRAIN                           |
| GYP. BD.     | GYP. BOARD                           | V.C.T.                | VINYL COMPOSITION TILE                   |
| HDW.         | HARDWARE                             | V.C.P.                | VITRIFIED CLAY PIPE                      |
| HT.          | HEIGHT                               | V.W.C.                | VINYL WALL COVERING                      |
| H.C.         | HOLLOW CORE                          | W.C.                  | WATER CLOSING                            |
| H.M.         | HOLLOW METAL                         | W.H.                  | WATER HEATER                             |
| HORIZ.       | HORIZONTAL                           | WP.                   | WATERPROOF                               |
| H.B.         | HOSE BIBB                            | WI.                   | WITH                                     |
| HR.          | HOUR                                 | WO.                   | WITHOUT                                  |
| INSUL.       | INSULATION                           | WOOD.                 | WOOD                                     |
| INT.         | INTERIOR                             | W.W.M.                | WELDED WIRE MESH                         |
| INV.         | INVERT                               |                       |  |
| JT.          | JOINT                                |                       |  |

### SYMBOLS

REFER TO ARCHITECTURAL FLOOR PLAN SHEETS AND CONSULTANT DRAWINGS FOR ADDITIONAL SYMBOLS AND REFERENCE DESIGNATIONS

|  |                            |  |                            |
|--|----------------------------|--|----------------------------|
|  | <b>DIMENSION REFERENCE</b> |  | <b>MATERIALS REFERENCE</b> |
|  | FACE OF OBJECT             |  | EARTH                      |
|  | CENTERLINE OF OBJECT       |  | GRAVEL / ROCK              |
|  | <b>SECTION REFERENCE</b>   |  | CONCRETE                   |
|  | SECTION NUMBER             |  | CONCRETE BLOCK             |
|  | SHEET WHERE APPEARS        |  | SAND, GROUT OR PLASTER     |
|  | <b>DETAIL REFERENCE</b>    |  | STEEL                      |
|  | DETAIL NUMBER              |  | WOOD, FINISH GRADE         |
|  | SHEET WHERE APPEARS        |  | PLY-WOOD                   |
|  | <b>SCHEDULE REFERENCE</b>  |  | WOOD, CONTINUOUS MEMBER    |
|  | PLAN REF. GRID             |  | WOOD, BLOCKING             |
|  | DOOR ID                    |  |                            |
|  | WINDOW ID                  |  |                            |
|  | REVISION MARKER            |  |                            |
|  | PLAN KEY NOTES             |  |                            |

### APPLICABLE CODES:

2019 CALIFORNIA ADMINISTRATIVE CODE, CCR, TITLE 24, PART 1  
 2019 CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2, VOLUMES 1 & 2  
 2019 CALIFORNIA RESIDENTIAL CODE, CCR, TITLE 24, PART 2.5  
 2019 CALIFORNIA ELECTRIC CODE, CCR, TITLE 24, PART 3  
 2019 CALIFORNIA MECHANICAL CODE, CCR, TITLE 24, PART 4  
 2019 CALIFORNIA PLUMBING CODE, CCR, TITLE 24, PART 5  
 2019 CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6  
 2019 CALIFORNIA FIRE CODE, CCR, TITLE 24, PART 9  
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, CCR, TITLE 24, PART 11, (CAL GREEN)

all work shall comply with the City of Campbell, CA Municipal Code.

OCCUPANCY: R-3U - CBC CHAPTER 3  
 TYPE OF CONSTRUCTION: V-B  
 SPRINKLERS: NO  
 EXISTING STORIES: 1

### SCOPE OF WORK:

- Brief Description Of Project:
- convert old family room to new kitchen with new appliances, plumbing fixtures, countertops and cabinets, with LED lights and outlets, new exhaust hood, new gas range.
  - existing sunken floor at old family room to be raised at same level as house floor.
  - convert old living room to new bedroom #5, with interior wall, closet, egress window.
  - remove old kitchen, remove interior non-load bearing wall at old kitchen.
  - new floor addition at rear yard with new family room, new sliding doors.
  - remove/ upgraded windows, new doors, new sun tunnels, remove old fireplace.
  - new covered entry porch, new entry door, relocated 200 amp electrical meter.
  - small bump out into the garage for the new fridge and pantry.
  - new front addition framed under existing roof area with existing 4x6 beam.

### OWNER

PROPOSED ADDITION & INTERIOR REMODEL FOR:  
**ASHWIN KAPSE**  
 601 GINDEN DRIVE  
 CAMPBELL, CA 95008  
 PHONE: (510) 873-6360  
 APN: 403-08-067

### CONSULTANTS LIST

DESIGNER/ CONSTRUCTION DOCUMENTS:  
**WALKERCAD DESIGN**  
 32148 ALVARADO BLVD  
 UNION CITY, CA 94587  
 (510) 868-3344  
 walkercad@comcast.net

STRUCTURAL ENGINEER:  
**DAN L. CHEN SE**  
 47849 MASTERS COURT  
 FREMONT, CA 94539  
 (510) 579-8230  
 dan\_chen@comcast.net

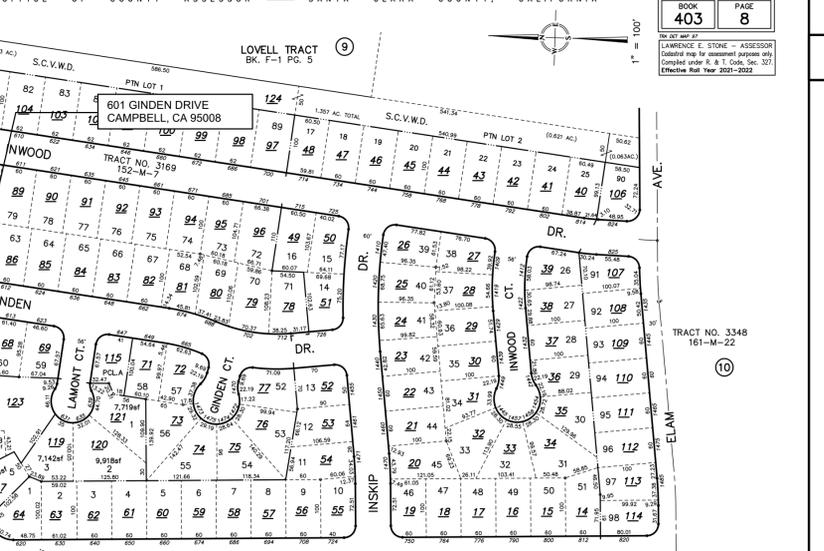
CERTIFIED ENERGY ANALYST:  
**EDUARDO TIJERINA**  
 7600 WEEDPATCH WHY  
 BAKERSFIELD, CA 93307  
 (661) 300-0690  
 EMAIL: catitle24reports@gmail.com

### NOTES

- BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- PORTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES.
- VERIFY/ PROVIDE ILLUMINATED STREET APPROVED NUMBERS OR ADDRESS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, MIN. 4" NUMBERS WITH CONTRASTING BACKGROUND PER CFC SEC 505.
- PROPOSED BUILDING SHALL COMPLY WITH RESIDENTIAL BURGLARY SECURITY REQUIREMENTS PER FREMONT MUNICIPAL CODE, SECTION 7-2130.
- WEEKLY GARBAGE AND RECYCLING COLLECTION SERVICES ARE REQUIRED FOR ALL RESIDENTIAL PROPERTIES, AND ARE PROVIDED EXCLUSIVELY BY REPUBLIC SERVICES.
- GARBAGE AND RECYCLING CARTS MUST ALWAYS BE HIDDEN FROM PUBLIC VIEW, EXCEPT ON COLLECTION DAYS. 27 SQUARE FEET OF STORAGE SPACE IS REQUIRED IN THE GARAGE FOR GARBAGE, RECYCLING AND ORGANIC CARTS. IF SUFFICIENT GARAGE SPACE IS NOT AVAILABLE, RESIDENTS MUST HAVE UNRESTRICTED ACCESS TO THE SAME AMOUNT OF EXTERIOR STORAGE IN THE SIDE OR BACK YARDS SO THAT THE CARTS REMAIN HIDDEN FROM PUBLIC VIEW.
- FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

**HOURS OF CONSTRUCTION ALLOWED:**  
 Monday through Friday, 7:30 a.m. to 7:00 p.m.  
 Saturdays and Sundays, 9:00 a.m. until 6:00 p.m.

### ASSESSOR'S MAP



### INDEX OF DRAWINGS

| SHEET | DESCRIPTION   |
|-------|---|
| CS-1  | COVER SHEET, CODE NOTES, SCOPE OF WORK, SHEET INDEX CONSULTANT LIST, ASSESSOR'S MAP, VICINITY MAP.    |
| BCB   | BLUEPRINT FOR A CLEAN BAY   |
| A-1   | SITE PLAN, SITE NOTES, CALGREEN NOTES, EXISTING FIRST FLOOR DEMOLITION PLAN, DEMO NOTES.              |
| A-1.1 | SITE COLOR PHOTOS AND SITE PLAN WITH KEY NUMBERS  |
| A-2   | PROPOSED FIRST FLOOR PLAN, FLOOR NOTES & LEGEND, WINDOW NOTES, CALGREEN NOTES.                        |
| A-3   | PROPOSED ROOF PLAN, EXISTING ROOF PLAN, ROOF AND CRAWL SPACE VENTILATION CALCULATION                  |
| A-4   | PROPOSED EXTERIOR ELEVATIONS, EXISTING EXTERIOR ELEVATIONS  |
| A-5   | WINDOW & DOOR DETAILS, FINISH DETAILS, SHOWER DETAILS, WINDOW FLASHING DETAILS, SHOWER FINISH DETAILS |
| A-6   | BUILDING SECTIONS, LANDONG DETAILS, KITCHEN WINDOW, GENERAL NOTES                                     |
| S-1   | GENERAL NOTES   |
| S-2   | FOUNDATION PLAN   |
| S-3   | ROOF FRAMING PLAN   |
| S-4   | STRUCTURAL DETAILS  |
| E1    | PROPOSED FIRST ELECTRICAL/ MECHANICAL PLAN, ELECTRICAL LEGEND AND NOTES, GAS PIPE TABLE               |
| T-24A | TITLE 24  |
| T-24B | TITLE 24  |
| CGBC  | CALIFORNIA GREEN BUILDING CODES   |

### PROJECT NOTES

- Electrical Vehicle Charging Station drawings to be deferred submittal. Separate submittal drawing of the EV diagram shall include the following:
- Conductor types and sizes.
  - Size of the overcurrent device (circuit breaker) supplying the EVCS.
  - Conduit size, type and location.
  - The manufacturer and model of the charging stations.
  - The size of the main electric panel, distribution panels (sub panels) and disconnects.
  - Type charging station (Level 1, 2, or 3).

CITY OF CAMPBELL APPROVAL STAMP



**SITE NOTES**

1. PROVIDE AN ATMOSPHERIC AND LISTED ACCESSIBLE BACK FLOW WATER VALVE INSTALLED FOR ALL NEW, REPAIRED, REPLACED OR ALTERED BUILDING SEWERS.
2. BUILDING SEWERS SHALL HAVE AN ATMOSPHERIC RELIEF VALVE INSTALLED UPSTREAM OF THE BACKWATER VALVE AND A CLEANOUT DOWNSTREAM OF THE BACKWATER VALVE OUTSIDE THE BUILDING IN CLOSE PROXIMITY TO THE FOUNDATION.
3. FINISH SLOPES SHALL BE A MINIMUM OF 5% AWAY FROM FOUNDATION WITHIN 5 FEET.
4. PER CRC R401.3, GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET.
5. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN ANY TREES.
6. NO CONSTRUCTION MATERIALS, TOOLS OR AS SUCH MAY BE HARMFUL IS NOT TO BE LOCATED NEAR ANY TREES.
7. REFER TO THE CITY OF CAMPBELL "CLEAN BAY BLUEPRINT" FOR ADDITIONAL INFORMATION.

**SITE DEVELOPMENT**

- 4.106.2** A plan is developed and implemented to manage storm water drainage during construction.
- 4.106.3** Construction plans shall indicate how site grading or drainage system will manage all surface water flows to keep water from entering the buildings.
- A4.106.2.1** Soil analysis is performed by a licensed design professional and findings utilized in the structural design of the building.
- A4.106.2.2** Soil disturbance and erosion are minimized by at least one of the following:
1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy
  2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways.
  3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accept compaction methods.

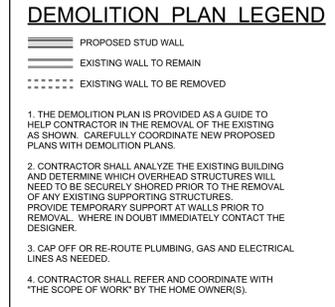
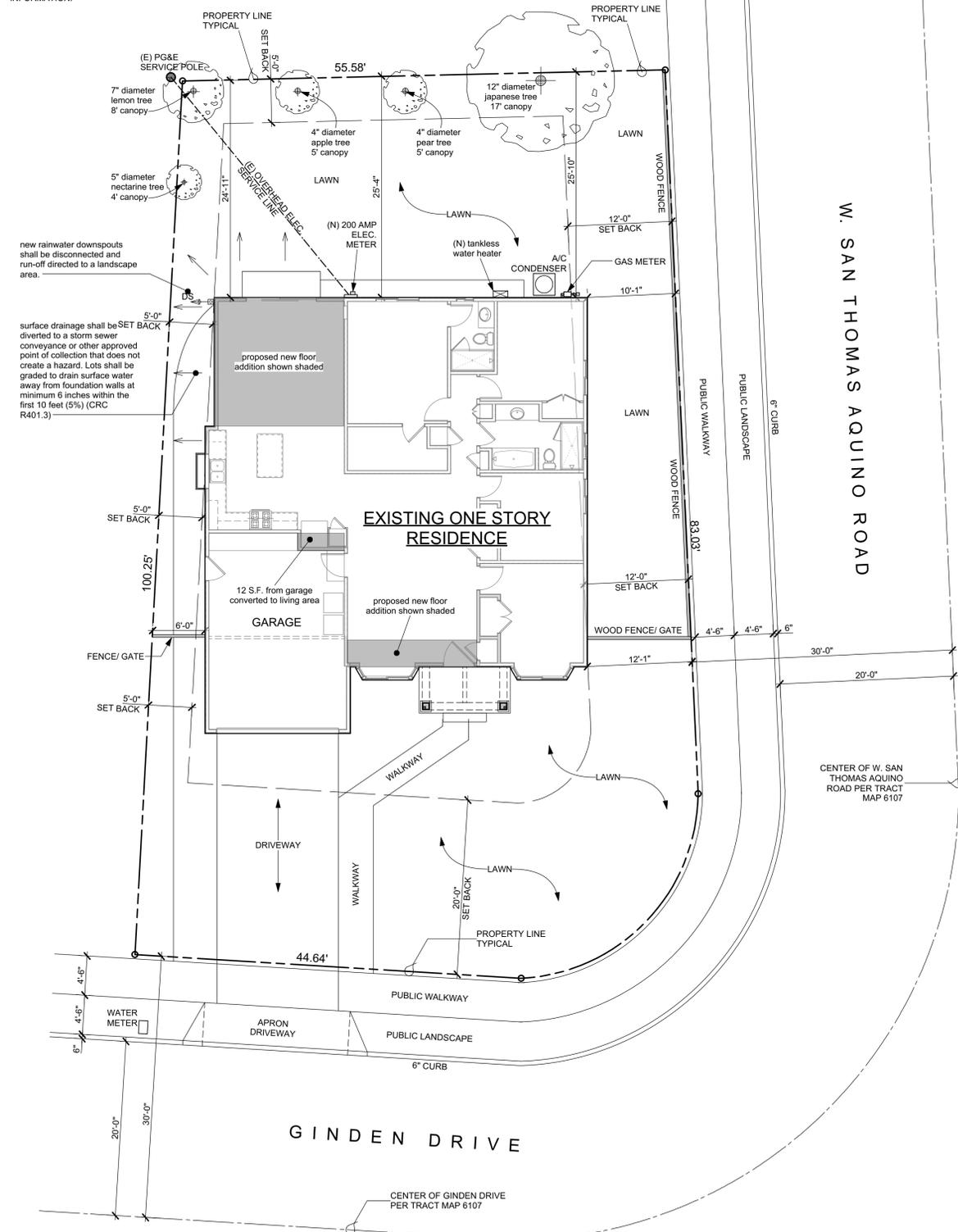
**OUTDOOR WATER USE**

- 4.304.1** Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based
- A4.305.1** Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.
- A4.305.2** Recycled water piping is installed
- A4.305.3** Recycled water is used for landscape.
- A4.106.3** Postconstruction landscape designs accomplish one or more of the following:
1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns.
  2. Limit turf areas to the greatest extent possible.
    - a. Not more than 50 percent for Tier 1.
    - b. Not more than 25 percent for Tier 2.
  3. Utilize at least 75 percent native California or drought tolerant and tree species appropriate for the climate zone region
  4. Hydrozoning irrigation techniques are incorporated into the landscape design.

**CONSTRUCTION DEMOLITION**

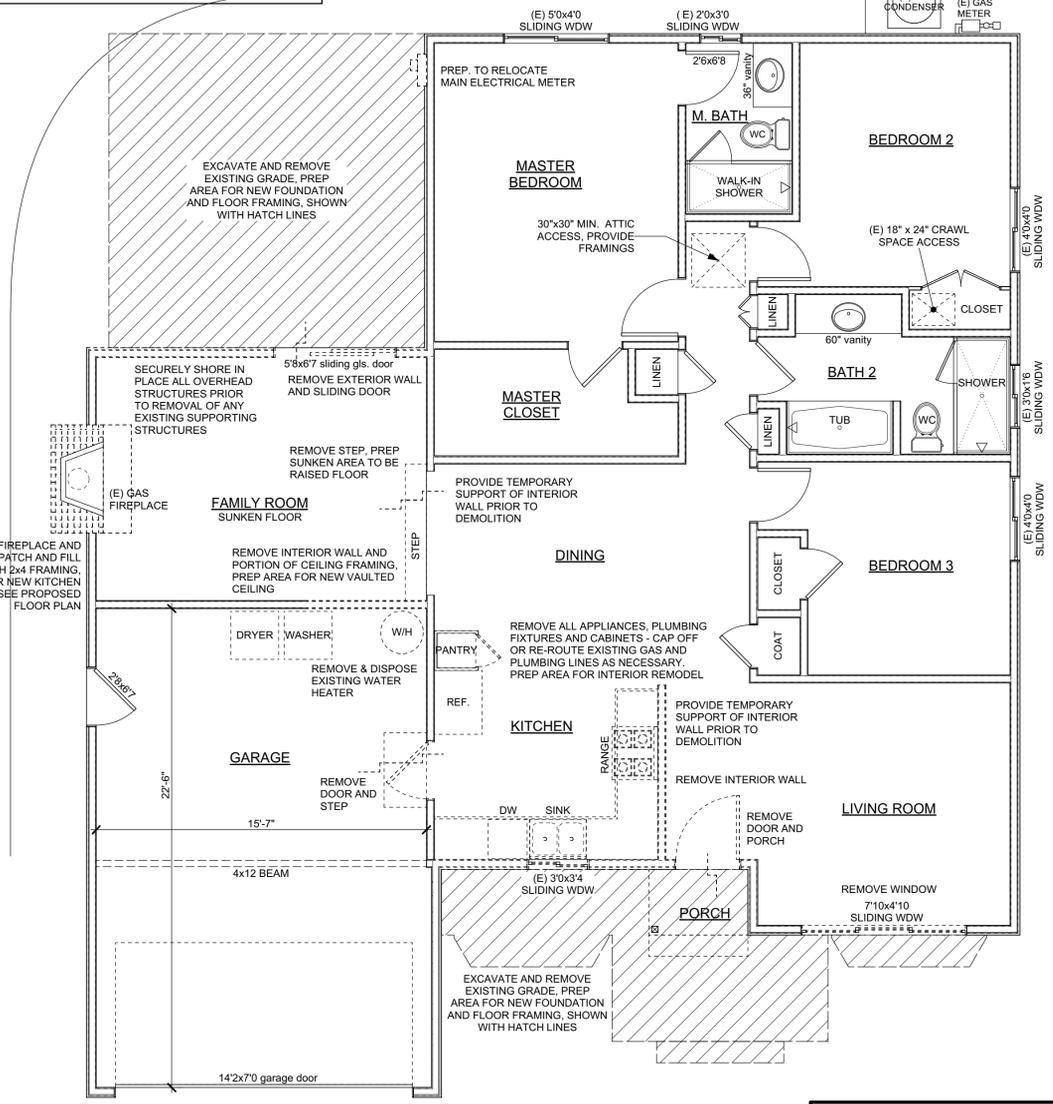
1. DURING CONSTRUCTION AND DEMOLITION, ALL DEBRIS MUST BE REMOVED FROM THE SITE BY AN APPROVED HAULER, USING THEIR DEBRIS BOX SERVICE.
2. ALTERNATELY, THE CONSTRUCTION OR DEMOLITION CONTRACTOR MAY REMOVE MATERIALS FROM THE JOB SITE PREMISES, USING THEIR OWN EQUIPMENT, VEHICLES AND EMPLOYEES, AS AN INCIDENTAL PART OF A TOTAL CONSTRUCTION SERVICE OFFERED BY THAT CONTRACTOR. CONTRACTORS WHO SELF-HAUL DEBRIS IN THEIR OWN VEHICLES MUST DELIVER THE MATERIAL TO AN APPROVED FACILITY AND SUBMIT THE RECEIPTS TO THE CITY.
3. IF A COMPANY OTHER THAN WEST VALLEY COLLECTION AND RECYCLING PROVIDES DEBRIS BOX SERVICE FOR HAULING CERTAIN SEPARATED RECYCLABLE MATERIALS (ONLY SOIL, ASPHALT OR CONCRETE), EACH LOAD MUST NOT CONTAIN MORE THAN 10% GARBAGE OR OTHER NON-RECYCLABLE MATERIAL BY WEIGHT OR VOLUME.
4. PLANT AND TREE DEBRIS MUST BE SEPARATED FROM OTHER WASTE. PLANT DEBRIS MAY BE CHIPPED FOR MULCH, DELIVERED TO WEST VALLEY COLLECTION AND RECYCLING.
5. DURING CONSTRUCTION, 100% OF THE ASPHALT AND CONCRETE MUST BE REUSED OR RECYCLED, AND MINIMUM 65% OF THE REMAINING NON HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS GENERATED FROM THE PROJECT MUST BE REUSED OR RECYCLED IN ACCORDANCE WITH SECTIONS 4.408.2, 4.408.3, OR 4.408.4 OR SHOW COMPLIANCE TO LOCAL ORDINANCE (WHICHEVER IS STRICTER). IN ORDER TO RECEIVE FINAL TO RECEIVE FINAL PERMIT APPROVAL, APPLICANT MUST SAVE ALL RECEIPTS FROM DISPOSAL AND RECYCLING TO TURN IN AT THE COMPLETION OF THE PROJECT.
6. APPLICANT MUST SUBMIT A SIGNED CONSTRUCTION DEBRIS HAULER ACKNOWLEDGEMENT FORM TO ENSURE ONLY AUTHORIZED HAULERS ARE USED TO REMOVE CONSTRUCTION DEBRIS FROM THE JOB SITE.
7. THE APPLICANT MUST SUBMIT A WASTE HANDLING PLAN PRIOR TO BEGINNING ANY CONSTRUCTION. THE WASTE HANDLING PLAN MUST:
  - a. Provide an estimate of type of debris generated.
  - b. List the names of the approved recycling facilities that will be used.
  - c. Indicate that 65% of the material will be recycled.
  - d. Be distributed to all subcontractors on the job.
8. A CITY OF CAMPBELL BUSINESS TAX (LICENSE) IS REQUIRED OF ALL HIRED PERSONS WORKING IN CAMPBELL, INCLUDING ALL CONTRACTORS, SUBCONTRACTORS, AND VENDORS.

| SITE ANALYSIS  |               |  |               |
|--|---------------|--|---------------|
| APN:   | 403-08-067    | EXISTING FLOOR AREA:                                   |               |
| ZONING:  | R-1-6         | FIRST FLOOR  | 1,342 SQ. FT. |
| LOT AREA:  | 6,098 SQ. FT. | GARAGE   | 376 SQ. FT.   |
| FLOOR AREA RATIO (6,098 X 45%)   | 2,744 SQ. FT. | TOTAL AREA   | 1,718 SQ. FT. |
| MAX. LOT COVERAGE (6,098 x 40%)  | 2,439 SQ. FT. | COVERED PORCH  | 14 SQ. FT.    |
| FRONT SET BACK: 20'-0"   |               | NEW ADDITION AREA:                                     |               |
| SIDE SET BACK: A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater). |               | FIRST FLOOR (12 s.f. from garage added to living area) | 285 SQ. FT.   |
| REAR SET BACK: A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater). |               | PORTION OF GARAGE TO LIVING AREA                       | 12 SQ. FT.    |
| STREET SIDE: 12'-0"  |               | TOTAL AREA   | 297 SQ. FT.   |
| MAX. HEIGHT: 35'-0" (2-1/2 STORIES)  |               | COVERED PORCH  | 36 SQ. FT.    |
| PROPOSED INTERIOR REMODEL  | 650 SQ. FT.   | TOTAL PROPOSED AREA:                                   |               |
| PROPOSED LOT COVERAGE (2,053 / 6,098) = 0.336 or 34%   |               | FIRST FLOOR  | 1,639 SQ. FT. |
|  |               | GARAGE   | 364 SQ. FT.   |
|  |               | TOTAL AREA   | 2,003 SQ. FT. |
|  |               | COVERED PORCH  | 50 SQ. FT.    |



**SITE NOTES**

- a) CALL BEFORE YOU DIG! Call Underground Service (USA) at 811 or at 1-800-227-2600 at least 2 working days before excavating.
- b) Finished ground surfaces shall be graded to drain the finished site properly. Finished ground slope within five feet of the building or structure shall slope away at 5%. All exterior hard surfaces (including terraces) shall be installed with a 1% min. slope and shall drain away from the building. Drainage swales shall have a min. slope of 1.5%. Max. allowable graded slope is 3 horizontal to 1 vertical (33%).
- c) New rainwater downspouts shall be disconnected and runoff directed to a landscaped area. Downspouts may be connected to a pop-up drainage emitter in the landscaped area or may drain to splash blocks or cobblestones that direct water away from the building. "Thru-curb" drains are not allowed.
- d) A separate Encroachment Permit is required for any proposed construction work within the City of CAMPBELL right-of-way. All construction within the City of CAMPBELL right-of-way shall conform to current City Standards and Specifications.
- e) Utility work within the City of CAMPBELL right-of-way which is not installed by the contractor will require a separate Encroachment Permit issued to the utility agency performing the work.
- f) All contractors and subcontractors shall implement construction Best Management Practices to protect storm water quality and prevent pollutants from entering the storm draining system.



CITY OF CAMPBELL APPROVAL STAMP

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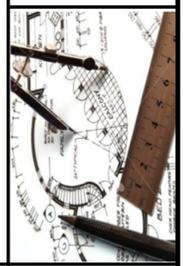
**2 SITE PLAN**  
Scale: 1/8" = 1'-0"

**1 EXISTING FIRST FLOOR - DEMOLITON PLAN**  
Scale: 1/4" = 1'-0"

PROPOSED ADDITION & INTERIOR REMODEL FOR:  
**ASHWIN KAPSE**  
601 GINDEN DRIVE  
CAMPBELL, CA 95008

APN: 403-08-067  
SCALE: AS SHOWN  
DRAWN BY: MW  
APPROVED: MW  
DATE: 11/22/2021

**WALKER CAD DESIGN**  
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**A-1**



11 FRONT STREET - PROPOSED COVERED PORCH  
A-1.1



7 REAR YARD - PROPOSED TANKLESS W/H  
A-1.1



3 REAR YARD - PROPOSED ADDITION AREA  
A-1.1



2 SIDE YARD - REMOVED CHIMNEY  
A-1.1



1 SIDE YARD - REMOVED CHIMNEY  
A-1.1



12 FRONT STREET - PROPOSED ADDITION  
A-1.1



8 RIGHT SIDE YARD - NO CHANGES  
A-1.1



4 REAR YARD - PROPOSED ADDITION AREA  
A-1.1



13 FRONT STREET - NO CHANGES @ LEFT SIDE  
A-1.1



9 FRONT YARD RIGHT SIDE - NO CHANGES  
A-1.1



5 REAR YARD - PROPOSED ADDITION AREA  
A-1.1



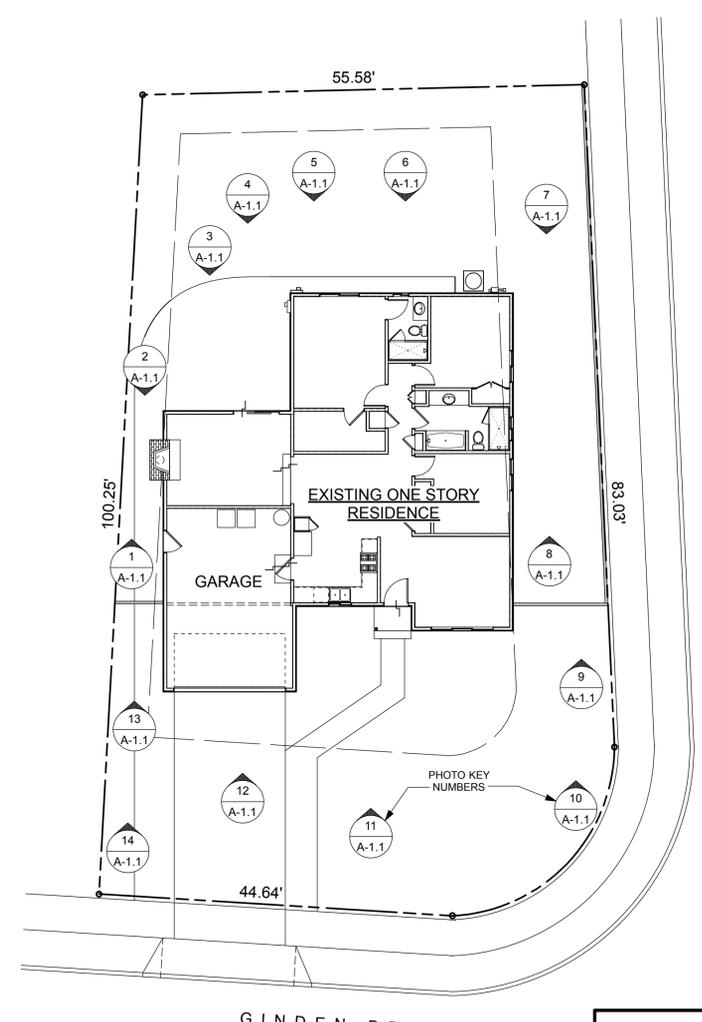
14 FRONT STREET - NO CHANGES @ LEFT SIDE  
A-1.1



10 FRONT YARD - PROPOSED BAY WINDOW  
A-1.1



6 REAR YARD - RELOCATED ELEC. METER  
A-1.1



15 SITE PLAN WITH PHOTO KEY NUMBERS  
A-1.1

REVISIONS:

PROPOSED ADDITION & INTERIOR REMODEL FOR:

**ASHWIN KAPSE**

601 GINDEN DRIVE  
CAMPBELL, CA 95008

APN: 403-08-067

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CITY OF CAMPBELL APPROVAL STAMP

SHEET

A-1.1

**FLOOR PLAN NOTES 1**

**Indoor Water Use**

4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of sections 4.303.1.1 through 4.303.1.4.4

4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.

**Outdoor Water Use**

4.304.1 Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based

**Enhanced Durability and Reduced Maintenance**

4.406.1 Annular spaces around pipes, electric cables, conduits or other opening in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

4.504.3 Carpet and carpet systems shall be compliant with VOC limits.

4.504.4 80 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database or be certified under the Resilient Floor Covering Institute (RFCI) Floor Score program; or meet California Dept. of Public Health, "Standard Method For the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350)

4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

**Interior Moisture Control**

4.503.3 Moisture content of building materials. Moisture content of building used in wall and floor framing shall not exceed 19% before enclosure. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure.

4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.

4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.

4.506 Indoor air quality and exhaust. Bathroom exhaust fans shall be ENERGY STAR ducted to outside. Unless functioning as a component of a whole ventilation system, bathroom exhaust fans must be controlled by a humidistat between a relative humidity range of 50% - 80%.

4.507.2 Heating and air-conditioning system design. Duct system are sized, designed, and equipment is selected using the following methods.

**General**

4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.

**Construction Waste Reduction, Disposal and Recycling**

4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following:

1. Comply with a more stringent local construction and demolition waste management ordinance; or
2. A construction waste management plan, per Section 4.408.2; or
3. A waste management company, per Section 4.408.3; or
4. The waste stream reduction alternative, per section 4.408.4 or
5. Show compliance to local ordinance (whichever is stricter).

**Building Maintenance and Operation**

4.410.1 An operation and maintenance manual shall be provide to the building occupant or owner.

**Pollutant Control**

4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.

4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.

4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.

4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

**Environmental Comfort**

4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods:

1. Establish heat loss and heat gain values according to ANSI/ ACCA 2 Manual J-2004 or equivalent.
2. Size duct systems according to ANSI/ ACCA 1 Manual D-2009 or equivalent
3. Select heating and cooling equipment according to ANSI/ ACCA 3 MANUAL S-2004 or equivalent.

**Qualifications**

702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems.

702.2 Special Inspection. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.

703.1 Documentation. Verification of compliance with this code may include construction documents, plan, specifications builder

**FLOOR PLAN NOTES 2**

1. CARBON MONOXIDE ALARMS INSTALLED 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. CRC R315.2

2. BUILDER TO VERIFY ALL DOOR & WINDOW SIZES ROUGH OPENINGS PRIOR TO PLACING ORDER, COORDINATE WITH SCOPE OF WORK

3. ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.2

**FLOOR PLAN NOTES 3**

702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems

702.2 Special Inspection. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting

703.1 Documentation. Verification of compliance with this code may include construction documents, plans specifications builder

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**WATER EFFICIENCY AND CONSERVATION**

**(CGBC)**

1) 4.303.1 Water conserving plumbing fixtures and fittings: Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4303.1.1 through 4303.1.4.4.

2) Water closets: The effective flush volume of all water closets shall not exceed 1.28 GPF. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

3) Urinals: The effective flush volume of urinals shall not exceed 0.5 gpf

4) Single showerheads: Showerheads shall have a max. flow rate of not more than 1.8 gpm at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5) Multiple showerheads serving one shower: multiple showerheads serving one shower, the combined maximum flow rate shall not exceed 1.8 gallons per minute at 80 psi. [CALGreen Section 4.303.1.3.1]

6) Residential lavatory faucets: The max flow rate of residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gpm at 20 psi.

7) Lavatory faucets in common and public use areas: The max. flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi.

8) Metering faucets: Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

9) Kitchen faucets: The max. flow rate of kitchen faucets shall not exceed 1.8 gpm at 60 psi.

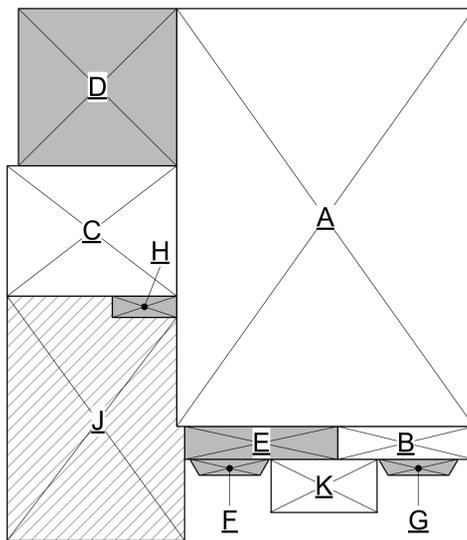
10) 4.304.1. Irrigation Controllers: Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.

11) Exhaust fan. New exhaust fan will be energy star compliant, terminate outside the building, and will be controlled by a humidity control capable of adjustment between a relative humidity range of 50 percent to 80 percent. [calgreen §4.506.1]

**FLOOR AREA DIAGRAM CALCULATIONS**

| SECTION | DIMENSION    | AREA       | NOTES  |
|---------|--------------|------------|--|
| A       | 28'x39'5"    | 1,104 S.F. | (E) FIRST FLOOR AREA = 1,342 S.F.                  |
| B       | 12'10"x3'2"  | 41 S.F.    |  |
| C       | 16'x12'4"    | 197 S.F.   |  |
| D       | 14'11"x14'9" | 220 S.F.   | (N) FIRST FLOOR ADDITION = 285 S.F.                |
| E       | 14'5"x3'11"  | 45 S.F.    |  |
| F       | 6'6"x1'6"    | 10 S.F.    |  |
| G       | 6'6"x1'6"    | 10 S.F.    |  |
| H       | 6'1"x2'0"    | 12 S.F.    | (N) GARAGE AREA CONVERTED TO LIVING AREA = 12 S.F. |
| J       | 16'3"x22'5"  | 364 S.F.   | 2 CAR GARAGE = 364 S.F.                            |
| K       | 10'0"x5'0"   | 50 S.F.    | (N) COVERED PORCH = 50 S.F.                        |

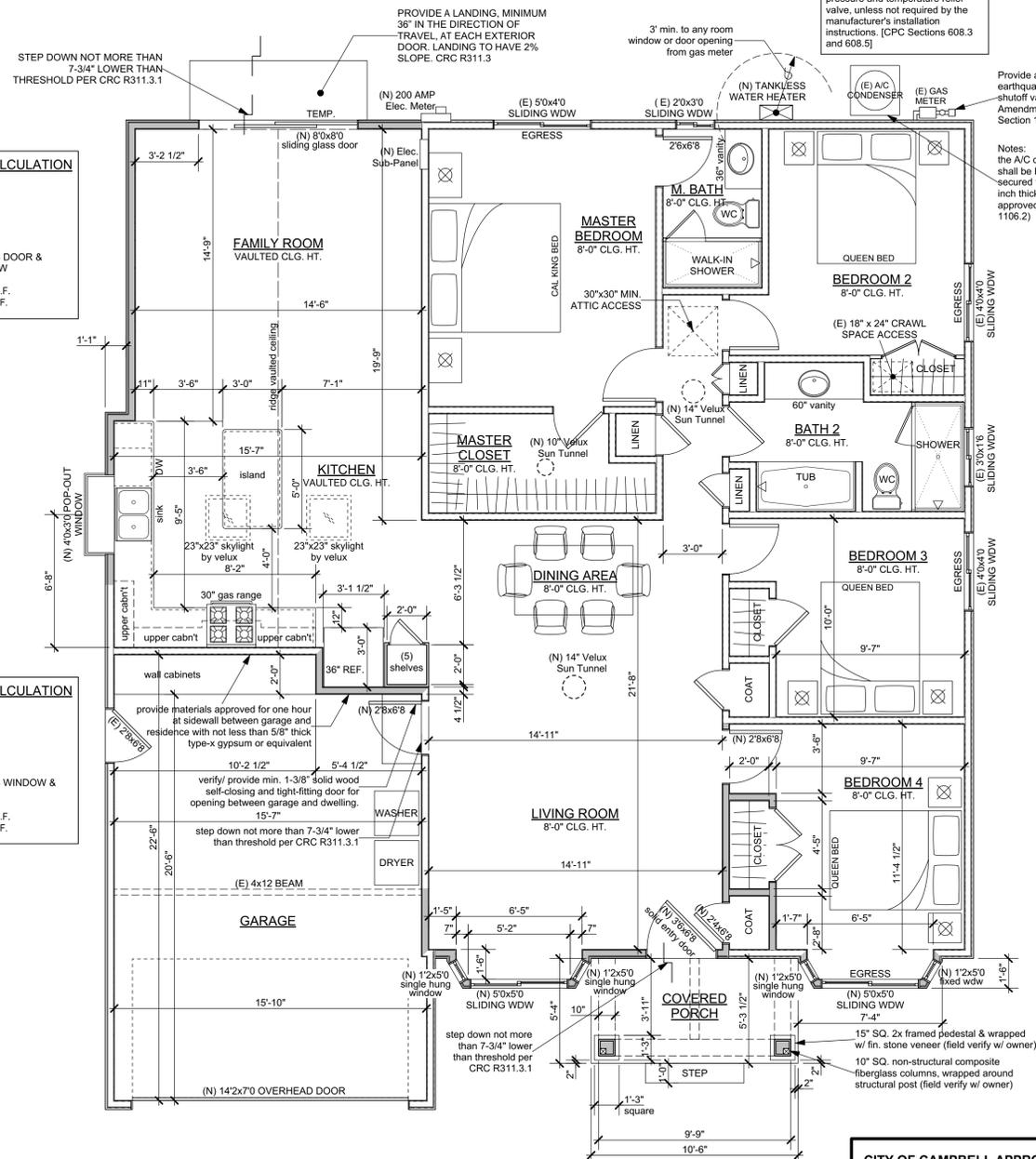
-  PROPOSED FLOOR ADDITION
-  EXISTING RESIDENCE
-  GARAGE/ PORCH OR PATIO



2 FIRST FLOOR CALCULATION AREA  
Scale: 1/8" = 1'-0"

**LIGHT & VENTILATION CALCULATION**  
KITCHEN & FAMILY ROOM AREA:  
14'-6" x 19'-9" = 380 S.F.  
380 S.F. x 8% = 30 S.F. (LIGHT)  
380 S.F. x 4% = 15 S.F. (VENTING)  
(1) NEW 8'-0"x6'-8" SLIDING GLASS DOOR &  
(1) 4'-0"x3'-0" SLIDING GLS. WINDOW  
NATURAL LIGHT PROVIDED = 65 S.F.  
NATURAL VENT PROVIDED = 33 S.F.

**LIGHT & VENTILATION CALCULATION**  
LIVING ROOM & DINING AREA:  
14'-11" x 22'-2" = 330 S.F.  
330 S.F. x 8% = 26 S.F. (LIGHT)  
330 S.F. x 4% = 13 S.F. (VENTING)  
(1) NEW 5'-0"x5'-0" SLIDING GLASS WINDOW &  
(2) 1'-2"x5'-0" SINGLE HUNG WDW  
NATURAL LIGHT PROVIDED = 30 S.F.  
NATURAL VENT PROVIDED = 15 S.F.



1 PROPOSED FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

**FLOOR PLAN LEGEND**

-  INDICATES NEW STUD WALL
-  INDICATES EXISTING STUD WALL TO REMAIN
-  INDICATES EXISTING STUD WALL TO REMOVED
-  INDICATES POST IN WALL SEE STRUCTURAL FRAMING PLAN

ALL DIMENSIONS ARE TAKEN FROM STUD TO STUD, OR STUD TO CONCRETE (unless otherwise noted) CONTRACTOR TO FIELD VERIFY EXISTING CONDITION WITH THE NEW ADDITION OR INTERIOR REMODEL

REVISIONS:

PROPOSED ADDITION & INTERIOR REMODEL FOR:

**ASHWIN KAPSE**

601 GINDEN DRIVE  
CAMPBELL, CA 95008

APN: 403-08-067

SCALE: AS SHOWN  
DRAWN BY: MW  
APPROVED: MW  
DATE: 11/22/2021

**WALKER CAD DESIGN**  
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CITY OF CAMPBELL APPROVAL STAMP

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**A-2**

**ROOF VENTILATION CALCULATION:**

- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS AGAINST THE ENTRANCE OF THE RAIN. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH THE LAST DIMENSION BEING 1/8".
- THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ROOF.
- WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

|               |  |
|---------------|--|
| <b>ZONE 1</b> | <p><b>ADDITION ROOF ATTIC AREA @ 422 S.F. / 150 S.F. = 2.81 SQ. FT. TOTAL REQUIRED NET FREE VENT AREA</b></p> <p>1-1/2"x4"x22-1/2" BLOCK WITH (3) 1-1/2" Ø HOLES, EACH RAFTER BAY PER FRIEZE BLOCK = 0.037 SQ. FT. PER FRIEZE BLOCK</p> <p>CONTINUOUS RIDGE VENT PROVIDED BY OWENS CORNING OR EQ. RIDGE VENT = 0.14 SQ. FT. PER LINEAR FOOT</p> <p>(14) RAFTER BAY FRIEZE BLOCKS x 0.037 = 0.51 SQ. FT. EAVE VENT PROVIDED</p> <p>(1) CONTINUOUS RIDGE VENT AT 27'-0" EACH x 0.14 = 3.78 SQ. FT.</p> <p><b>TOTAL RAFTER VENTS PROVIDED = 4.4 SQ. FT.</b></p> |
| <b>ZONE 2</b> | <p><b>EXISTING ROOF ATTIC AREA @ 1,185 S.F. / 150 S.F. = 7.9 SQ. FT. TOTAL REQUIRED NET FREE VENT AREA</b></p> <p>22"x5" EAVE VENTS (MATCH W/ EXIST.) WITH TO BE 3 - 1 1/2" Ø HOLES PER FRIEZE BLOCK = .08 SQ. FT. PER FRIEZE BLOCK</p> <p>(8) LOW PROFILE ROOF VENTS x 0.70 SQ. FT. = 5.6 SQ. FT.</p> <p>(42) FRIEZE BLOCKS x .08 = 3.36 SQ. FT.</p> <p><b>TOTAL VENTS PROVIDED = 8.96 SQ. FT.</b></p>  |

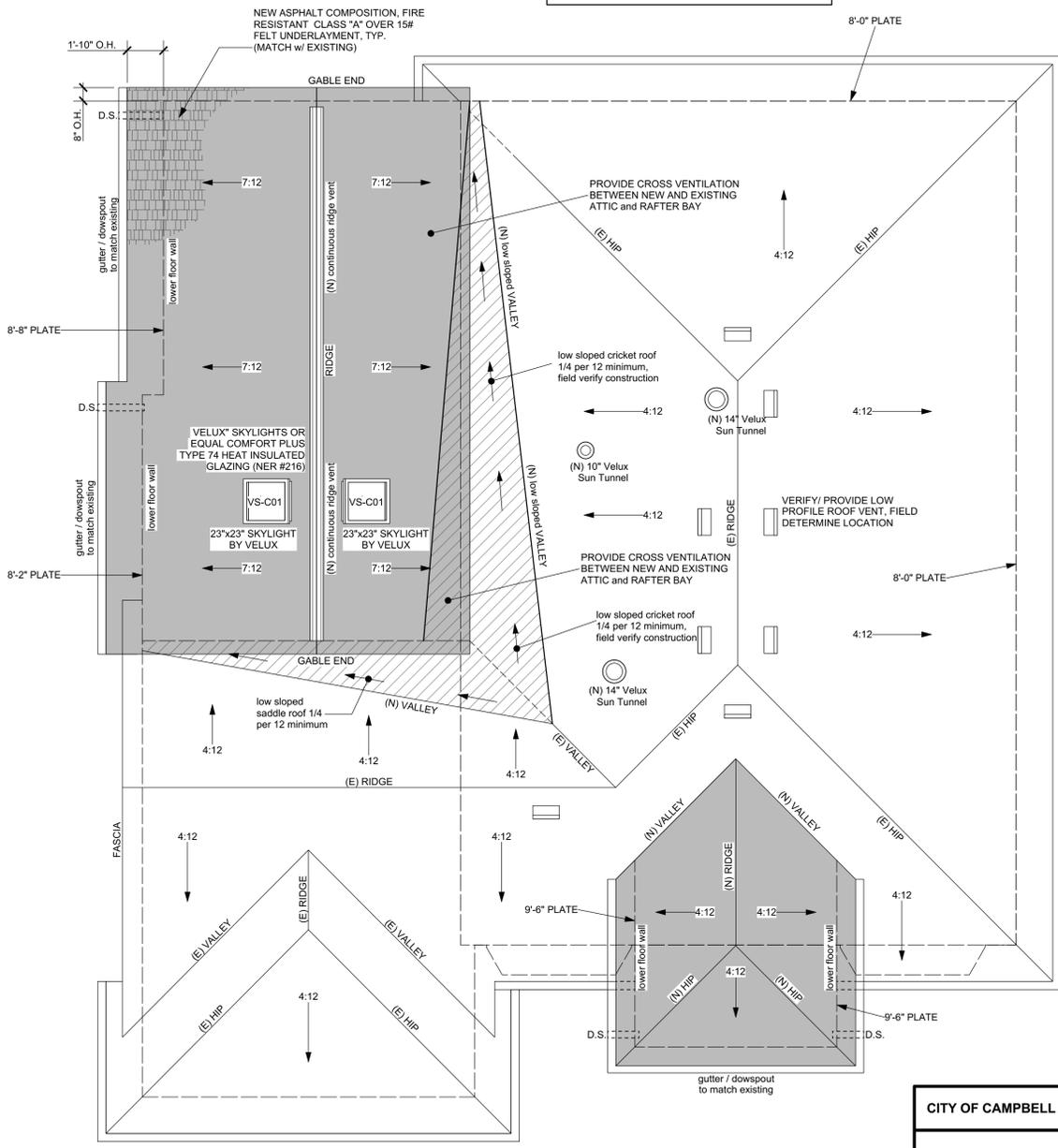
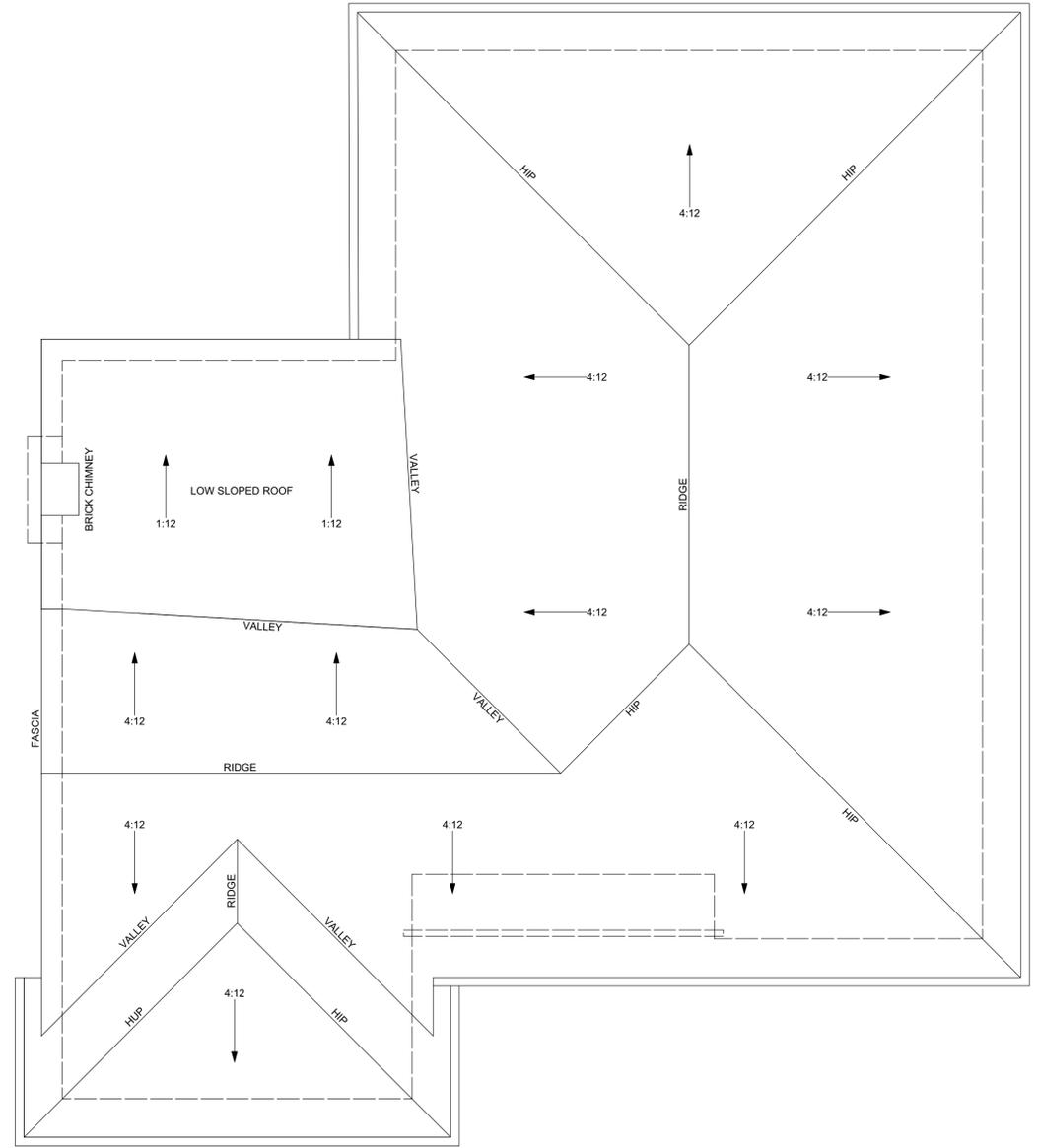
**FOUNDATION VENTILATION CALCULATION**

UNDERFLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. VENTILATION AREA SHALL BE NOT LESS THAN 1/150 OF THE UNDERFLOOR AREA AND SHALL PROVIDE CROSS VENTILATION. THE VENTS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH OPENINGS OF 1/4" IN DIMENSION.

|               |  |
|---------------|--|
| <b>ZONE 1</b> | <p><b>FLOOR ADDITION CRAWL SPACE AREA</b></p> <p>UNDERFLOOR AREA (LIVING AREA) 220 S.F. / 150 S.F. = 1.47 S.F. OF TOTAL REQUIRED NET FREE VENT AREA</p> <p>VENT SIZE 14" x 6" = 0.50 S.F. NET FREE AREA / VENT</p> <p>(N) 4 VENTS x 0.50 S.F. = 2 S.F.</p> <p>TOTAL 4 VENTS REQUIRED (VERIFY IN FIELD, PROVIDE VENTS W/ SCREEN), LOCATIONS TO BE DETERMINED IN FIELD</p> |
| <b>ZONE 2</b> | <p><b>EXISTING CRAWL SPACE AREA</b></p> <p>UNDERFLOOR AREA (LIVING AREA) 1,185 S.F. / 150 S.F. = 7.9 S.F. OF TOTAL REQUIRED NET FREE VENT AREA</p> <p>VENT SIZE 14" x 6" = 0.50 S.F. NET FREE AREA / VENT</p> <p>(E) 16 VENTS x 0.50 S.F. = 8 S.F.</p> <p>(E) 3 VENTS ARE NOT BLOCKED (BUILDER TO VERIFY)</p>  |

**FIELD VERIFY EXISTING ROOF DOWNSPOUTS DRAINAGE WITH EITHER OPTION 1 OR 2 AT NEW**

1. new downsouts to discharge onto splash blocks graded at 2% for the first 5 feet away from the house
2. or connect new roof downsouts to existing pvc perimeter tightline.
3. match slope of new roof determined by existing ridge and existing top of plate (field verify (e) slope).
4. New rainwater downsouts shall be disconnected and runoff directed to a landscape area. Downsouts may be connected to a pop-up drainage emitter in the landscaped area or may drain to splash blocks or cobblestones that direct water away from the building. "Thru-curb" drains are not allowed



**2 EXISTING ROOF PLAN**  
Scale: 1/4" = 1'-0"

**1 PROPOSED ROOF PLAN**  
Scale: 1/4" = 1'-0"

CITY OF CAMPBELL APPROVAL STAMP

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A-3

REVISIONS:

PROPOSED ADDITION & INTERIOR REMODEL FOR:

**ASHWIN KAPSE**

601 GINDEN DRIVE  
CAMPBELL, CA 95008

APN: 403-08-067

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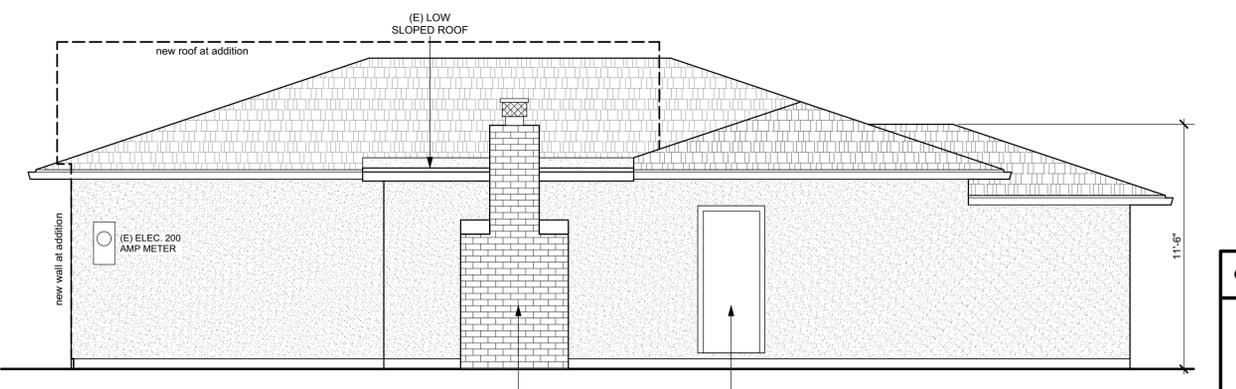
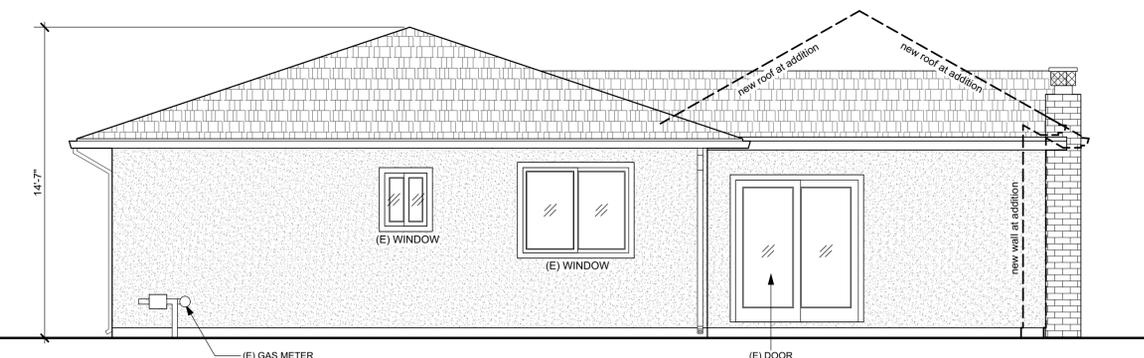
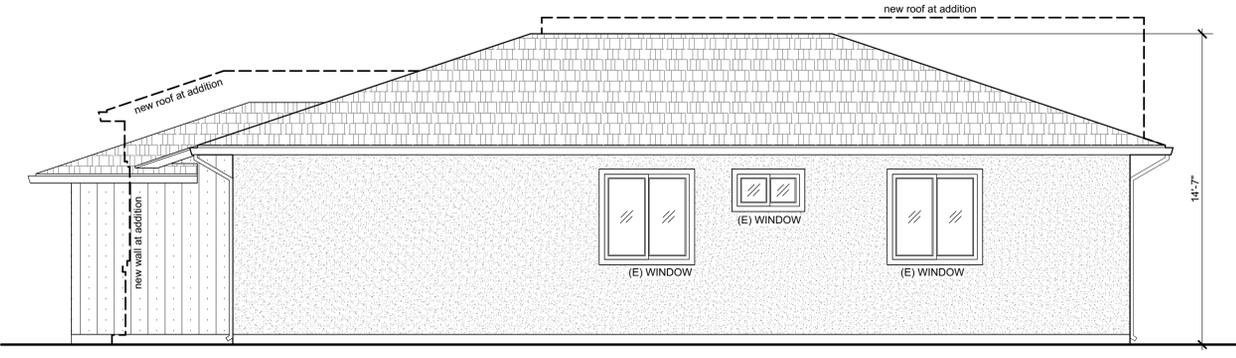
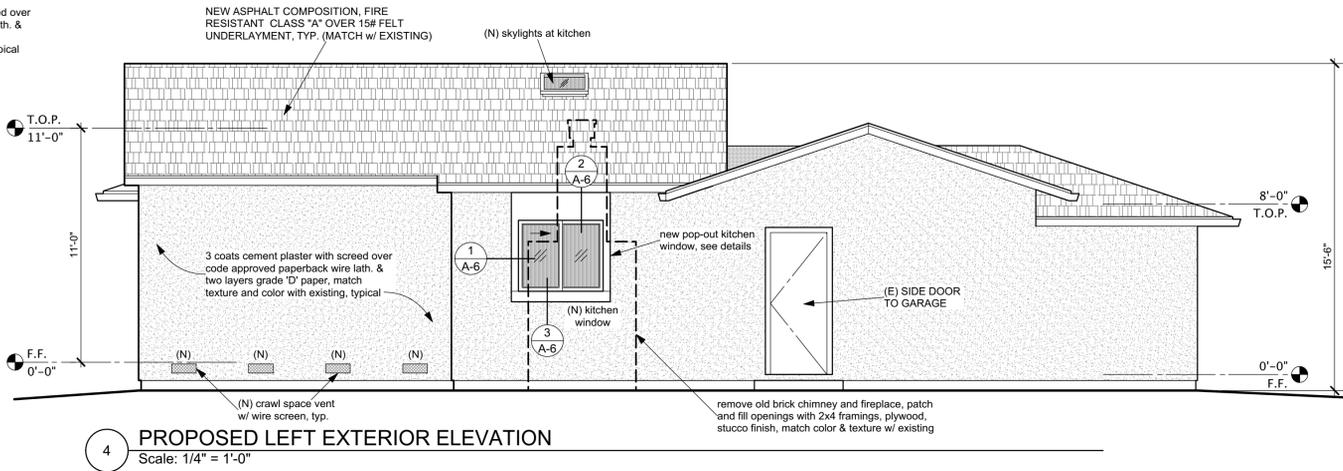
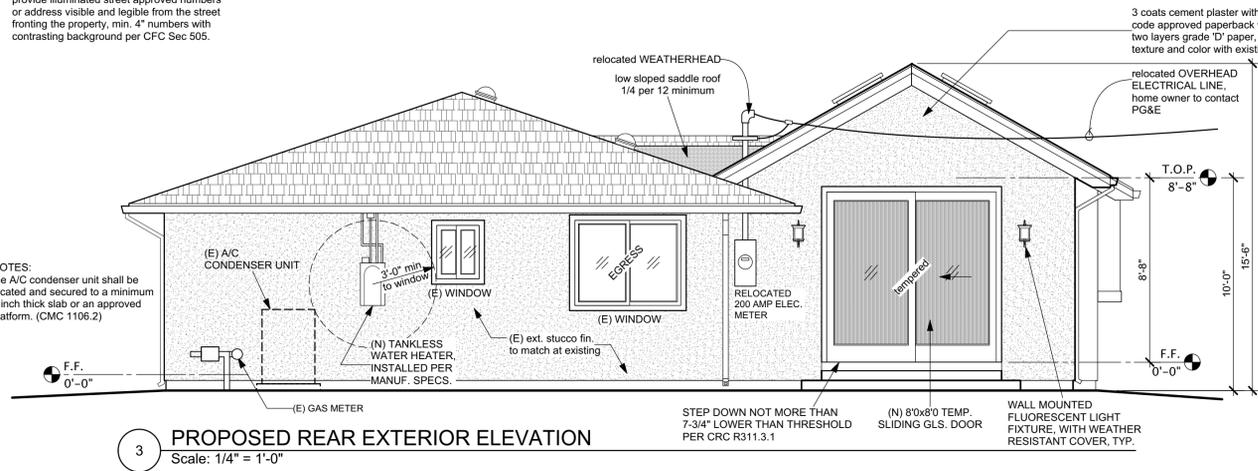
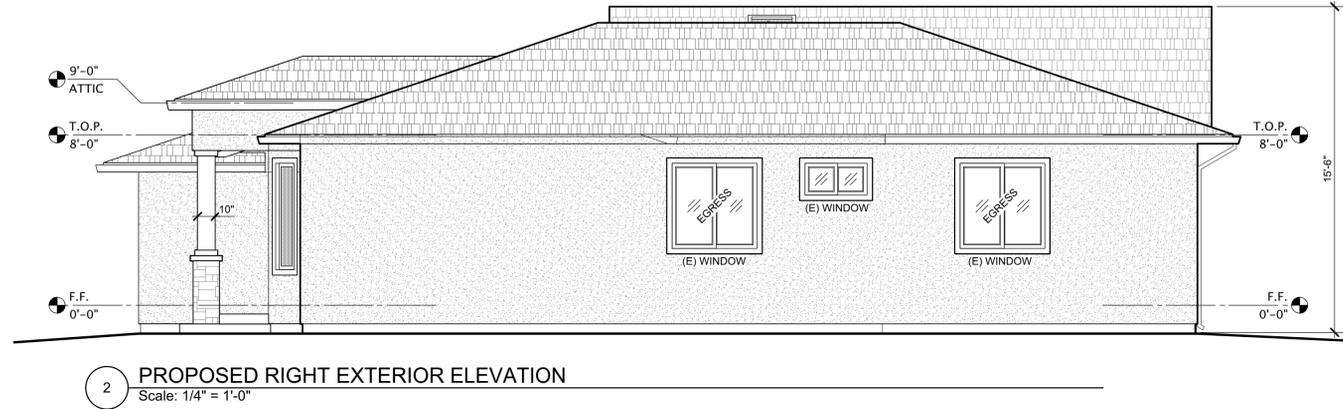
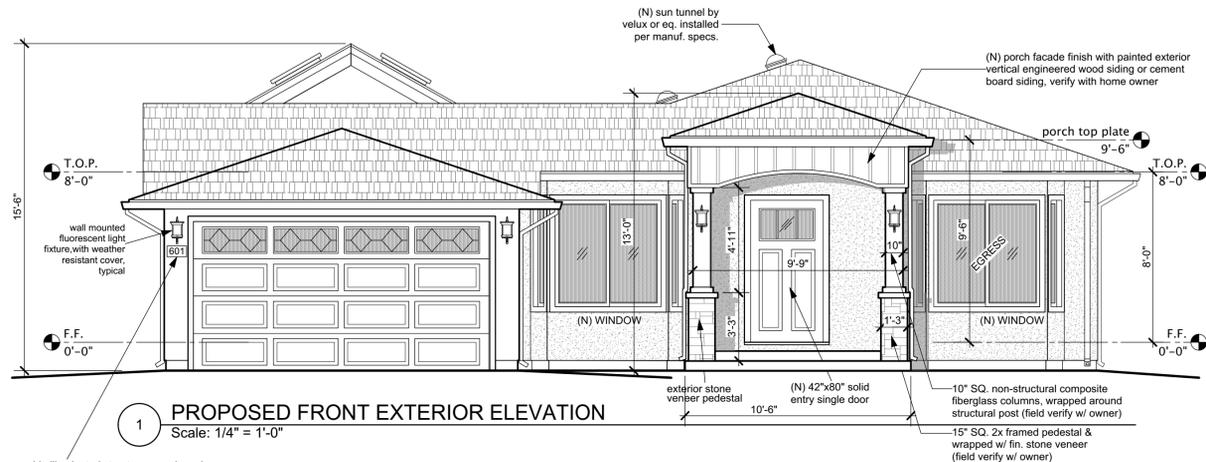
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Morten Walker



SHEET



provide illuminated street approved numbers or address visible and legible from the street fronting the property, min. 4" numbers with contrasting background per CFC Sec 505.

NOTES:  
the A/C condenser unit shall be located and secured to a minimum 3 inch thick slab or an approved platform. (CMC 1106.2)

REVISIONS:

PROPOSED ADDITION & INTERIOR REMODEL FOR:

**ASHWIN KAPSE**

601 GINDEN DRIVE  
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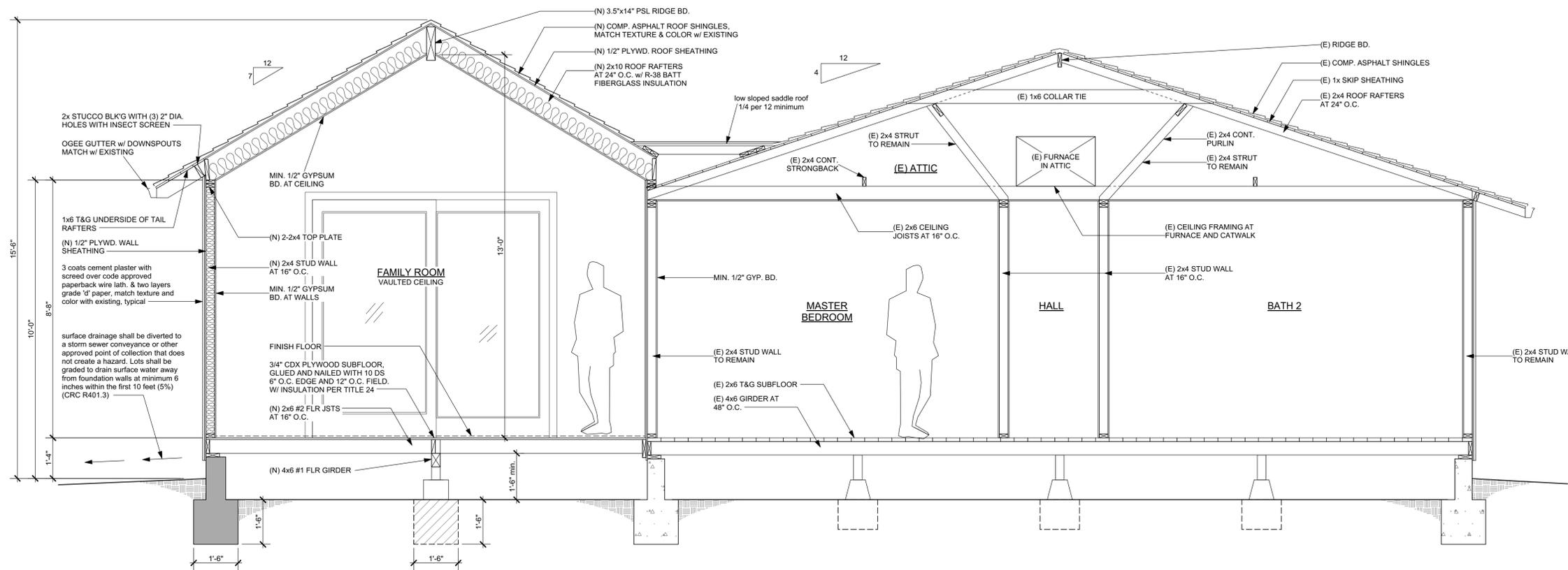
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SHEET

**A-4**



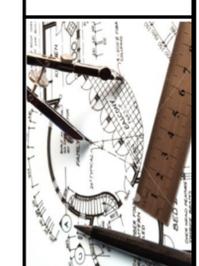
**A BUILDING SECTION**  
 Scale: 1/2" = 1'-0"

|            |
|------------|
| REVISIONS: |
|            |
|            |
|            |

PROPOSED ADDITION & INTERIOR REMODEL FOR:  
**ASHWIN KAPSE**  
 601 GINDEN DRIVE  
 CAMPBELL, CA 95008

APN: 403-08-067  
 SCALE: AS SHOWN  
 DRAWN BY: MW  
 APPROVED: MW  
 DATE: 11/22/2021

**WALKER CAD DESIGN**  
 DESIGNER & PLANNING SERVICE  
 32148 ALVARADO BLVD  
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CITY OF CAMPBELL APPROVAL STAMP

SHEET  
**A-6**

**ELECTRICAL/MECHANICAL NOTES**

- PROVIDE GENERAL USE ELECTRICAL RECEPTACLES SPACED SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6 FEET FROM A RECEPTACLE AND ANY WALL SPACE TWO FEET OR GREATER HAS A RECEPTACLE (EXCEPT IN BATHROOMS AND KITCHENS COUNTERTOPS), (2019 CEC 210.8)
- ALL NEW BEDROOM, FAMILY, STUDIO, CLOSETS, HALLWAYS, KITCHEN, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS OUTLETS (RECEPTACLES, SWITCHES, LIGHTING, ETC.) SHALL BE ON CIRCUITS PROTECTED WITH AN ARC-FAULT CIRCUIT INTERRUPTER, 2019 CEC 210.12(B)
- PROVIDE A DEDICATED 20 AMP CIRCUIT FOR THE FURNACE AND PROVIDE A RECEPTACLE WITHIN 25 FEET, 2019 CEC 422.12, 210.63
- All lighting as high efficacy (i.e. pin-based CFL, pulse start MH, HPS, GU-24 sockets other than LEDs, LED luminaires with integral source, etc.) CEC table 150.0-A
- AT LEAST ONE LIGHT IN BATHROOM, LAUNDRY ROOM, UTILITY ROOM AND GARAGE TO BE CONTROLLED BY A VACANCY SENSOR PER CEC 150.0(k)(2).
- All outdoor lighting as high efficacy with manual on/off switch and one of the following in accordance with CEC 150(k)(3):
  - Photocontrol and motion sensor.
  - Photocontrol and automatic time switch control.
  - Astronomical time switch control.
  - Energy Management Control Systems.
- ALL 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. CEC ARTICLE 406.11
- ELECTRICAL RECEPTACLES SHALL BE PROVIDED PER THE REQUIREMENTS OF CEC §210-52(A). NO POINT, MEASURED AT THE WALL LINE, SHALL BE MORE THAN 6' FROM A RECEPTACLE.
- HEATING AND AIR CONDITIONING SHALL HAVE MERV 6 FILTERS OR BETTER PER CEC 150.0 (m) 12B.
- CLOSET LIGHT SHALL BE HIGH EFFICACY FIXTURES (i.e. PIN-BASED CFL, PULSE START MH, HPS, GU-24 SOCKETS OTHER THAN LEDs, LED LUMINAIRES WITH INTEGRAL SOURCE, ETC.), cec table 150.0-A.
- NEW ADDITIONS BATHROOMS RECEPTACLES TO BE GFCI PROTECTED AND HAVE DEDICATED 20-AMP CIRCUIT. (2019) CEC 210.8
- LIGHTING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT) OR BE CONTROLLED WITH AN OCCUPANT SENSOR WITH CONTROLS THAT DO NOT ALLOW THE FIXTURES TO BE AUTOMATICALLY TURNED ON OR ALLOW THE FIXTURES TO BE ALWAYS ON. CALIFORNIA TITLE 24 SECTION 150(K).
- PROVIDE TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS. PROVIDE SEPARATE CIRCUITS FOR THE GARBAGE DISPOSAL AND THE DISHWASHER. (2019 CEC 210.11)
- PROVIDE SMOKE DETECTORS IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTILEVELS, AND BASEMENTS. (2016 CBC 907.2.11) SMOKE DETECTORS IN NEW CONSTRUCTION AND ADDITIONS ARE TO BE 110V WITH A BATTERY BACK-UP AND INTERCONNECTED. (2019 CBC 907.2.11)
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH AREA HALLWAY ADJACENT TO SLEEPING ROOMS, EACH STORY OF THE BUILDING, AND ANY BASEMENT. CARBON MONOXIDE ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL-BURNING APPLIANCES AND WHERE THE GARAGE IS DETACHED FROM THE HOUSE. (CBC 907.2.11 AND CRC R315.1).
- ALL HOSE-BIBBS SHALL BE PROTECTED BY A NON-REMOVABLE HOSE-BIBB TYPE BACKFLOW PREVENTER, A NON-REMOVABLE HOSE BIBB-TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN SIX (6) INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE (CPC 603.5.7).
- ALL RECESSED LIGHTING FIXTURES IN SPACES WHERE INSULATION IS REQUIRED SHALL BE IC RATED AND SHALL BE LABELED "AIR TIGHT".

**LIGHTING NOTES**

- All luminaires shall be high efficacy
- Recessed downlights luminaires in ceilings shall:
  - Be listed IC for zero clearance; and
  - Airtight with air leakage less than 2.0 CFM at 75 PASCALS; and
  - Be sealed with a gasket or caulk between luminaire housing and ceiling; and
  - Be readily accessible for maintenance if associated with hardwired ballasts or drives; and
  - Not contain screw base sockets; and
  - Contain light sources that comply with Reference Joint Appendix J8 and are marked "JAB-2016-E"; and
  - Be controlled by dimmers or vacancy sensors
- At least one luminaire in bathrooms, garages, laundry rooms, and utility rooms shall be controlled by vacancy sensor.
- At least one luminaire in bathroom shall be controlled by vacancy sensor.
- Outdoor lighting shall be controlled by:
  - Manual on/off switch; and
  - Controlled by photocell and motion sensor or photocontrol time switch control/astronomical time clock/energy management controls system

**VENTILATION NOTE**

All dwelling units shall meet the requirements of ANSI/ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Low Rise Residential Building

**MULTIPLE PENETRATIONS OF THE FIREWALL AT THE GARAGE AND LIVEABLE AREA**

- PENETRATIONS ON OPPOSITE SIDES OF THE WALL TO BE SEPARATED AND NOT OCCUR IN THE SAME STUD BAY PER SECTION 712.3.2 OF THE 2019 CBC/CRC, PART 2, VOLUME 1 OF 2
- PENETRATIONS FROM OPPOSITE SIDES OF THE SAME WALL SHALL BE SEPARATED BY THE FOLLOWING CHOICES:
- HORIZONTAL DISTANCE OF NOT LESS THAN 24-INCHES
  - BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL, ROCKWOOL, OR SLAB MINERAL WOOL INSULATION
  - BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION 717.2.1
  - BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS; OR
  - BY OTHER LISTED MATERIALS AND METHODS.

ALSO, AT NO TIME SHALL THE AGGREGATION AREA OF PENETRATIONS IN THE WALL EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL.

**KITCHEN NOTES:**

- TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREAS THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP WALL OUTLETS INCLUDING THE REFRIGERATOR, PER CEC ARTICLES 210-11(c)(1) and 210-52(b).
- NO DISHWASHER MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHER MACHINE PER UPC SECTION 907.4

**2019 CPC and PG&E Regulations**

**Natural Gas Pipe Sizing Chart**

| Nominal:               | 1/2"                                   | 3/4"  | 1"    | 1-1/4" | 1-1/2" |
|------------------------|--|-------|-------|--------|--------|
| Actual ID:             | 0.622                                  | 0.824 | 1.049 | 1.380  | 1.610  |
| Length of Pipe in Feet | CAPACITY IN CUBIC FEET OF GAS PER HOUR |       |       |        |        |
| 10'                    | 172K                                   | 360K  | 678K  | 1,390K | 2,090K |
| 20'                    | 118K                                   | 247K  | 466K  | 957K   | 1,430K |
| 30'                    | 95K                                    | 199K  | 374K  | 758K   | 1,150K |
| 40'                    | 81K                                    | 170K  | 320K  | 657K   | 985K   |
| 50'                    | 72K                                    | 151K  | 284K  | 583K   | 873K   |
| 60'                    | 65K                                    | 137K  | 257K  | 528K   | 791K   |
| 70'                    | 60K                                    | 126K  | 237K  | 486K   | 728K   |
| 80'                    | 56K                                    | 117K  | 220K  | 452K   | 677K   |
| 90'                    | 52K                                    | 110K  | 207K  | 424K   | 635K   |
| 100'                   | 50K                                    | 104K  | 195K  | 400K   | 600K   |
| 125'                   | 44K                                    | 92K   | 173K  | 355K   | 532K   |
| 150'                   | 40K                                    | 83K   | 157K  | 322K   | 482K   |
| 175'                   | 37K                                    | 77K   | 144K  | 296K   | 443K   |
| 200'                   | 34K                                    | 71K   | 134K  | 275K   | 412K   |
| 250'                   | 30K                                    | 63K   | 119K  | 244K   | 366K   |

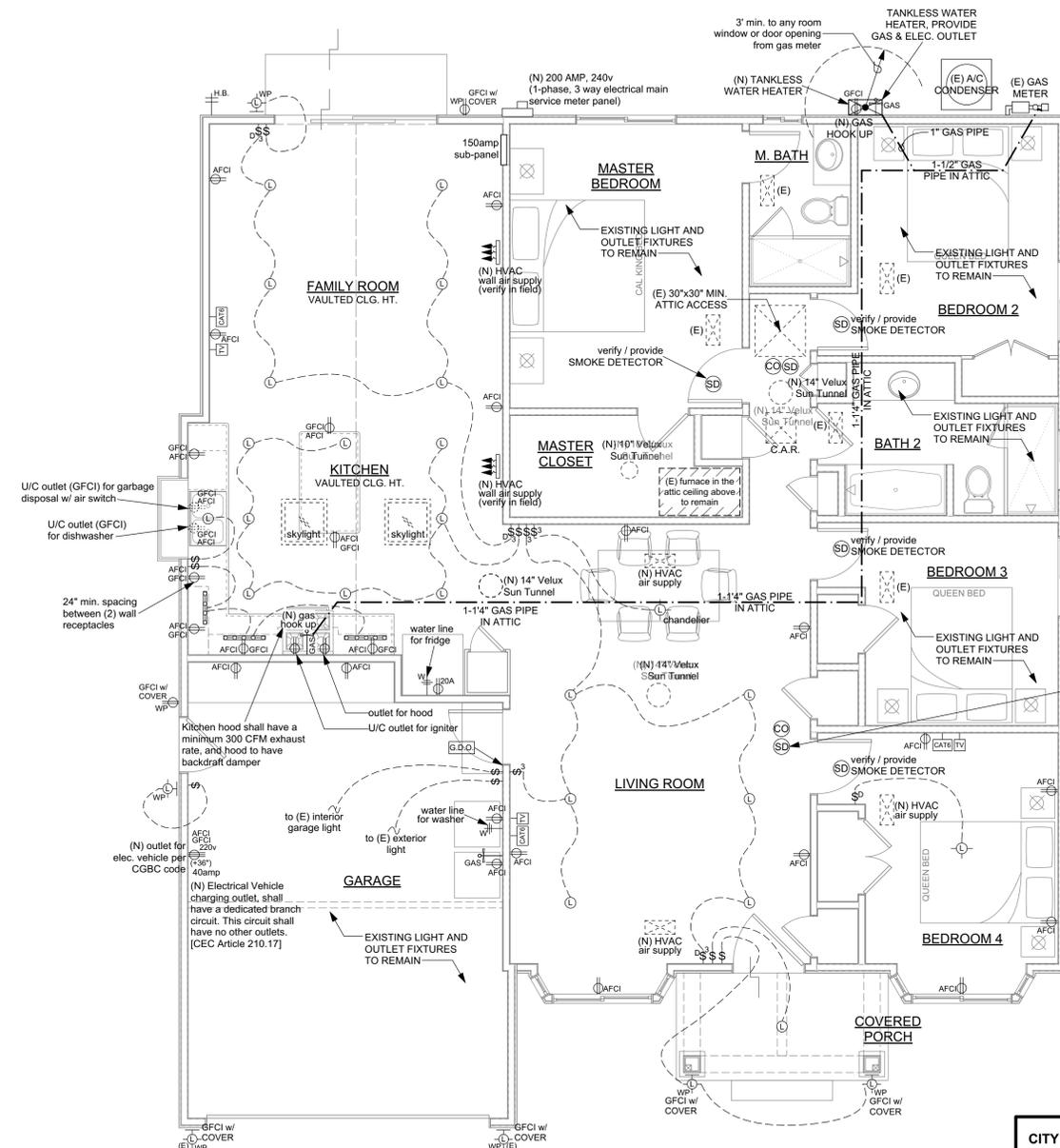
(1) NEW GAS COOKTOP = 80,000 BTU  
TOTAL BTU = 279,000 BTU

(1) NEW TANKLESS WATER HEATER = 199,000 BTU  
TOTAL BTU = 279,000 BTU

**GAS PIPE RUN TO EXISTING GAS METER**  
RANGE TO GAS METER = 76'-0"  
TANKLESS WATER HEATER TO GAS METER = 23'-0"

Approved earthquake-actuated gas shutoff valve shall be provided.

NOTE: MANUFACTURER INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE AT TIME OF INSPECTION.



- carbon monoxide alarms shall be hardwired with a battery backup. [CRC Section R315.5]
- new carbon monoxide alarms shall be interconnected in such a manner that the activation of one alarm shall activate all of the alarms. [CRC Section R315.7]

PROPOSED ADDITION & INTERIOR REMODEL FOR:

**ASHWIN KAPSE**

APN: 403-08-067

SCALE: AS SHOWN  
DRAWN BY: MW  
APPROVED: MW  
DATE: 11/22/2021

**WALKER CAD DESIGN**  
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CITY OF CAMPBELL APPROVAL STAMP

SHEET

**E-1**