

Location of Proposed Project



City of Campbell
70 North First Street
Campbell, CA 95008-1423

Campbell, California



The Orchard City

Notice of Public Hearing

Dear Campbell Resident,

November 23, 2023

The Historic Preservation Board of the City of Campbell will hold a Public Hearing at 5:00 p.m., or shortly thereafter, on Wednesday December 6, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 20 Alice Avenue
Zoning | Area Plan: R-1-6-H | N/A
Neighborhood Association(s): DCNA
Council District: 3
File No: PLN-2023-127
APN: 412-04-052
Applicant: Taeho Um & Associates
Property Owner: Michele M. Babb
Application Type: Zoning Exception
Project Planner: Larissa Lomen, Assistant Planner
Email Contact: larissal@campbellca.gov
Phone Contact: (408) 866-2144

Project Description:

A Zoning Exception to allow the construction of approximately 323 square foot single-car garage with a reduced setback to the public right way (alley).

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<http://campbellca.gov/HPBsignup> .)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

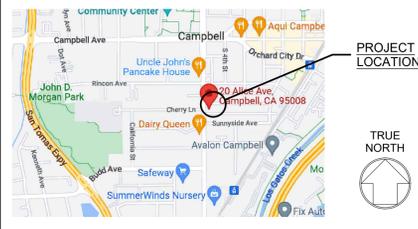
****Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traduccion en Español**



BABB RESIDENCE (N) ADU

at
20 Alice Ave.
Campbell, CA 95008

VICINITY MAP



BUILDING DATA

APN : 412-04-052
Zoning R-1.6-H
Occupancy R-3/U
Use Single Family Dwelling
Const. Type V-B
No. of Stories 1
Automatic Fire Sprinkler : Not Installed
Built in 1939

Design Data
Lot size : 7317.5 SQ. FT.
(E) Main Unit: 4BR + 3BA
(N) ADU Unit: 1BR + 1BA + 1 CAR GARAGE

Floor Area:
(E) Main Unit: 2,005.8 SQ. FT.
(N) ADU: 572.8 SQ. FT.
Sub Total: 2,578.6 SQ. FT.

Non Conditioned Space:
(N) Garage : 322.7 SQ. FT.

Floor Area Ratio (FAR):
(2578.6) / 7,317.5 = 35.2% < 45%

Lot Coverage Ratio:
(2578.6 + 322.7) / 7317.5
= 39.6% < 40%

Building Setback For ADU
Side Yards 4 FT (12 FT for street side)
Rear Yard 4 FT
Distance from main building 10 ft

Effective Codes:

2022 California Building Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Energy Code
2022 California Green Building Code
2022 California Fire Code
2022 California Residential Code

SHEET INDEX

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T1 TREE PROTECTION PLAN

PROJECT DIRECTORY

Project Owner
Michele Babb
408.960.9923
ardernguyen@gmail.com

General Contractor
Jacob Orr
310-691-3424
orr.j@lemonmodeling.com

Designer & Engineer
Taeho Um & Associates
Structural Engineers
650.208.5251
taeho@thumase.com

Energy Consultant
Eduardo Tijerina
Green Solutions
661.300.0690
catitle24reports@gmail.com

SCOPE OF WORK

* (N) ADU (572.8 SQFT) WITH (N) GARAGE (322.7 SQFT)
* DEMO (E) GARAGE (256 SQFT)

ABBREVIATIONS

PL	PROPERTY LINE	H.B.	Hose Bib
±	SQUARE FEET	HDWD.	Hardware
∠	AND	HDWR.	Hardware
∠	ANGLE	HDRL.	Handrail
AT	AT	H.M. (HM)	Hollow Metal
∅	DIAMETER	HORIZ.	Horizontal
L	PERPENDICULAR	H.P.	High Point
#	POUND OR NUMBER	HR.	Hour
<	LESS THAN	HT.	Height
>	GREATER THAN	I.D.	Inside Diameter
CL	CENTERLINE	INFO.	Information
ABBRVS.	Abbreviations	INSUL.	Insulation
ABV.	Above	INT.	Interior
A.D.	Area Drain	L.P.	Low Point
ADJ.	Adjacent	LT.	Light
AFF	Above Finish Floor	MAX.	Maximum
A.P.N.	Assessor's Parcel Number	M.C.	Medicine Cabinet
APPROX.	Approximate	MECH.	Mechanical
ARCH.	Architect	MEMB.	Membrane
BD.	Board	MET.	Metal
BKG.	Backing	MFR.	Manufacturer
BLDC.	Building Blocking	MIN.	Minimum
BLKG.	Blocking	MISC.	Miscellaneous
BM.	Beam	MUL.	Mullion
B.O.	Bottom of	(N)	New
C.B.	Catch Basin	N.	North
CEM.	Cement	N.I.C.	Not in Contract
CER.	Ceramic	NOM.	Nominal
C.I.	Cast Iron	N.T.S.	Not to Scale
C.J.	Control Joint	O.C.	On Center
CL	Centerline	O.D.	Outside Diameter or Overflow Drain
CLG.	Ceiling	PL.	Plate
CLKG.	Caulking	PLWD.	Plywood
CLO.	Closet	PNL.	Panel
CLR.	Clear	PT.	Point
C.M.U.	Concrete Masonry Unit	PTD.	Painted
CNTR.	Counter	PTN.	Partition
C.O.	Clean Out	P.T.	Pressure Treated
COL.	Column	REQ.	Required
CONC.	Concrete	RESIL.	Resilient
CONT.	Continuous	R.O.	Rough Opening
C.R.	Cold Rolled	RWD.	Redwood
C.T.	Ceramic Tile	RWL.	Rainwater Leader
CTR.	Center	S.	South
DBL.	Double	S.C. (SC)	Solid Core
DET.	Detail	SCHED.	Schedule
DIA.	Diameter	SH.	Shelf
DIM.	Dimension	SHR.	Shower
DN, (DN)	Down	SHT.	Sheet
D.O.	Door Opening	SIM.	Similar
D.S.	Downspout	SPEC.	Specification
DWG.	Drawing	SQ.	Square
(E)	Existing	S.S.	Stainless Steel
EA.	Each	S.S.D.	See Structural
E.J.	Expansion Joint	S.V.	Sheet Vinyl
EL.	Elevation	SYM.	Symmetrical
ELEC.	Electrical	T.	Tread
F.D.	Floor Drain	TEMP.	Tempered
FDN.	Foundation	T&G	Toungue & Groove
FF, (FF)	Finish Face	TH.	Threshold
FIN.	Finish	THK.	Thick
FL.	Floor	T.O.	Top of
FLASH.	Flashing	T.O.W.	Top of Wall
FLOUR.	Flourescent	T.P.D.	Toilet Paper Dispenser
F.O.	Face of	T.V.	Television
F.O.C.	Face of Concrete	TYP.	Typical
F.O.F.	Face of Finish	UNF.	Unfinished
F.O.S.	Face of Stud	U.O.N.	Unless Otherwise Noted
FS	Face of Stud	VERT.	Vertical
FRF.	Fireproof	VEST.	Vestibule
FRG, (FRG)	Framing	V.T.	Vinyl Tile
FT.	Foot/Feet	V.I.F.	Verify in Field
FTG.	Foot/Feet	W	West
GA.	Gauge	W/	With
GALV.	Galvanized	WD, (WD)	Wood
G.B.	Grab Bar	W.O.	Where Occurs
GL, (GL)	Grid Line	W/O	Without
GLS.	Glass	WP.	Waterproofing
GFCI	Ground Fault Circuit Interrupt	WR.	Water Resistant
GND.	Ground	WT.	Weight
GR.	Grade		
GYP.	Gypsum		
GWB	Wall-board		

NOTES

GENERAL NOTES :

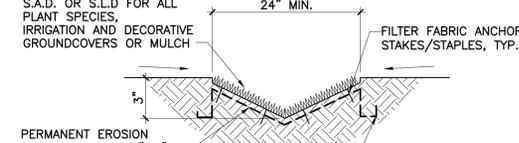
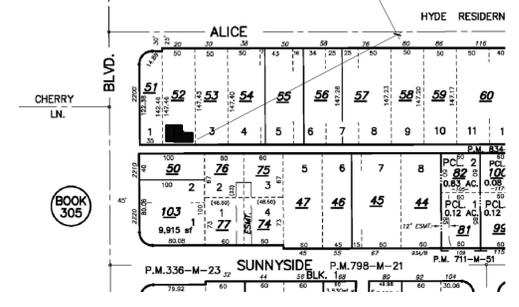
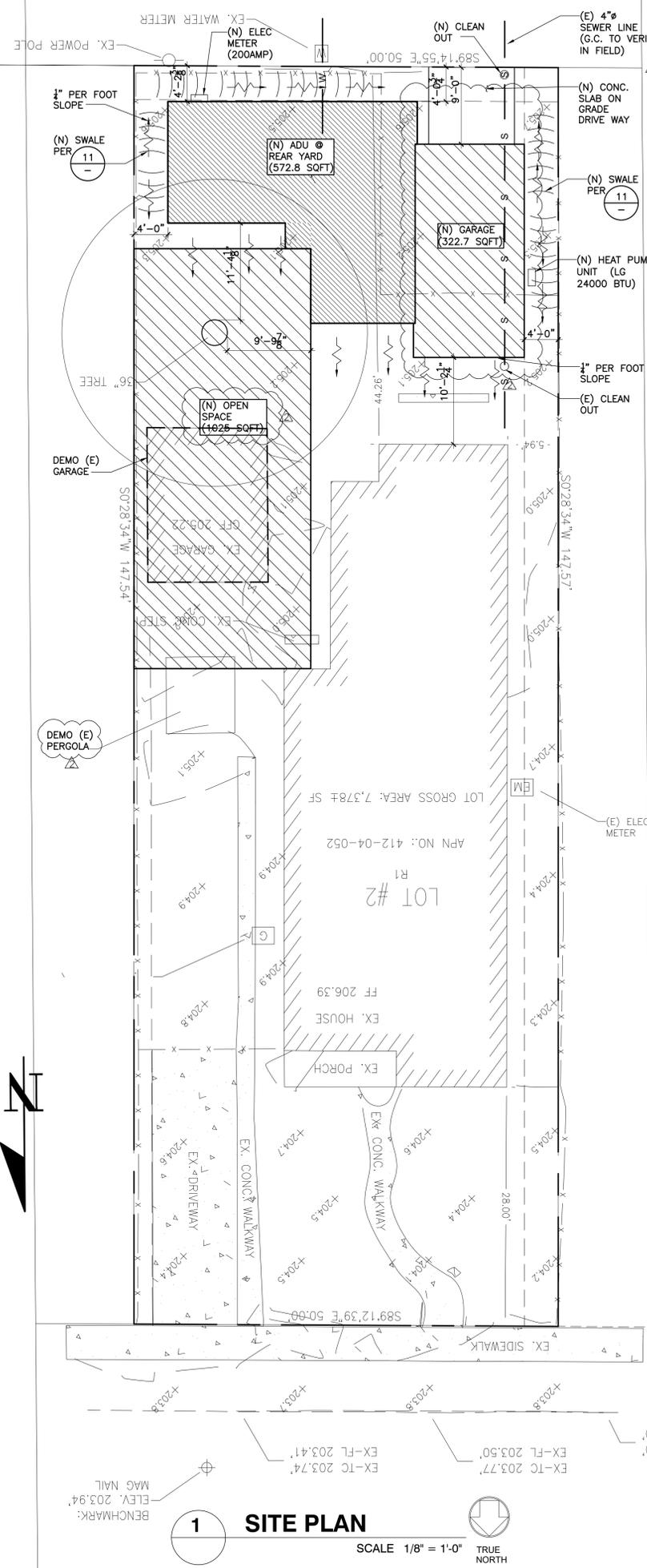
- ALL WORK SHALL CONFORM TO THE CITY'S ORDINANCES AND THE CITY CURRENTLY ADOPTED UNIFORM CODES AND CALIFORNIA CODES 2016 CBC, 2016 CFC, 2016 CMC AND 2016 CEC.
- CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS WITH THE DESIGN PLANS PRIOR TO STARTING WORK. IF THERE EXIST ANY DISCREPANCY, INFORM THE DESIGNER/ ENGINEER FOR FURTHER INSTRUCTION.
- CONTRACTOR SHALL VISIT THE SITE TO DETERMINE EXACT SCOPE OF WORK, METHOD OF OPERATION AND THE TIME IN WHICH THE WORK SHALL BE PERFORMED AND MUST BE APPROVED BY THE OWNER PRIOR TO STARTING WORK.

CONTRACTOR NOTE

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF ANY EXISTING UTILITIES, AMENITIES AND SITE IMPROVEMENTS DURING CONSTRUCTION, WHETHER OR NOT SHOWN ON DRAWINGS OR UNCOVERED DURING WORK.
- THE CONTRACTOR SHALL AT ALL TIMES, KEEP THE CONSTRUCTION SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY CONTRACTOR'S OPERATIONS.
- IF ANY ASBESTOS OR KNOWN MATERIALS CONTAINING ASBESTOS ARE DISCOVERED, THE CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED FOR THE REMOVAL OF THESE CONDITIONS, PRIOR TO THE BEGINNING OF THIS PROJECT. IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER, THEN THE CONTRACTOR WILL PROVIDE THE OWNER WITH A WRITTEN STATEMENT RELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT.
- THE CONTRACTOR WILL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL CONDITIONS. THE CONTRACTOR WILL IDENTIFY ANY CONFLICTS BETWEEN THE WORK OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR WILL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN.
- ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING FROM THE ARCHITECT AND OWNER, AND ONLY PROCEED WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR WILL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS, AND THEIR EMPLOYEES FROM AND AGAINST ANY CLAIMS FOR DAMAGES, INCLUDING ANY INJURY CLAIMS BY THE CONTRACTOR, HIS EMPLOYEES, HIS SUBCONTRACTORS OR ANYONE HE ALLOWS ON THE CONSTRUCTION SITE, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR WILL CARRY THE APPROPRIATE WORKMAN'S COMPENSATION AND LIABILITY INSURANCE AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS ISSUE, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER IF OWNER WILL BE REQUIRED TO CARRY FIRE INSURANCE OR OTHER TYPES OF INSURANCE FOR THE DURATION OF THE PROJECT, AND ASSIST THE OWNER IN IDENTIFYING THE AMOUNT OF COVERAGE REQUIRED.
- THE SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON THESE DRAWINGS ARE NOT INTENDED TO COVER ALL CONDITIONS REQUIRING THESE PRODUCTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL CONDITIONS REQUIRING THESE PRODUCTS, TO REVIEW CONDITIONS NOT IDENTIFIED IN THE DRAWINGS WITH THE OWNER'S AGENT FOR DESIGN CONFORMANCE AND TO PROVIDE AND WARRANT A COMPLETE WATERPROOF INSTALLATION.
- DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

SYMBOL LEGEND

	REFERENCE DATUM
	ELEVATION CALLOUT -ID NUMBER -SHEET NUMBER
	REVISION SYMBOL (CLOUD INDICATES REVISED PORTION)



* NOTE
1. ALL GRASS SWALES SHALL BE LINED WITH A PERMANENT EROSION CONTROL FABRIC SUCH AS ENKAMAT 7000 SERIES OR EQUIVALENT.
A) ENKAMAT CONTACT INFORMATION:
P.O. BOX 1057, SAND HILL ROAD
ENKA, NC 28728
PHONE: 1-800-365-7381 / 1-826-665-3050

2. THE CONTRACTOR SHALL HANDLE, STORE, PLACE AND INSTALL/ANCHOR THE PERMANENT EROSION CONTROL FABRIC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION SPECIFICATIONS AND DETAILS.
3. ALL PLANTING, MAINTENANCE, AND IRRIGATION SHALL BE PER THE LANDSCAPE ARCHITECT'S PLAN OR ARCHITECTURAL PLAN. ALL PLANTING SHALL CONTINUE TO THE EDGE OF INLETS TO ENSURE FULL TREATMENT OF STORM WATER.

11 GRASS SWALE
N.T.S.

12 FIRE HYDRANT LOCATION
SCALE 1/8" = 1'-0"

2"x3" STAMP
2"x3" STAMP

DATE 030123
DRAWN TU
CKE NO. TU
JOB NO. 23.303.A
SCALE: AS SHOWN
SHEET NO.

A1.0

Taeho Um & Associates
Structural Engineers
T. 650.208.5251
taeho@thumase.com
34781 Maple St. Ste K
Fremont, CA 94536



PROJECT

BABB RESIDENCE ADU
20 Alice Ave.
Campbell, CA 95008

DRAWING TITLE

TITLE /
DESIGN DATA /
GENERAL NOTES /
SITE PLAN

REVISIONS

1	PLAN CHECK COMMENTS	5-30-2023
2	PLANNING DEPT. COMMENTS	8-11-2023



DATE 030123
DRAWN TU
CKE NO. TU
JOB NO. 23.303.A
SCALE: AS SHOWN
SHEET NO.



[PICTURE 1]



[PICTURE 2]



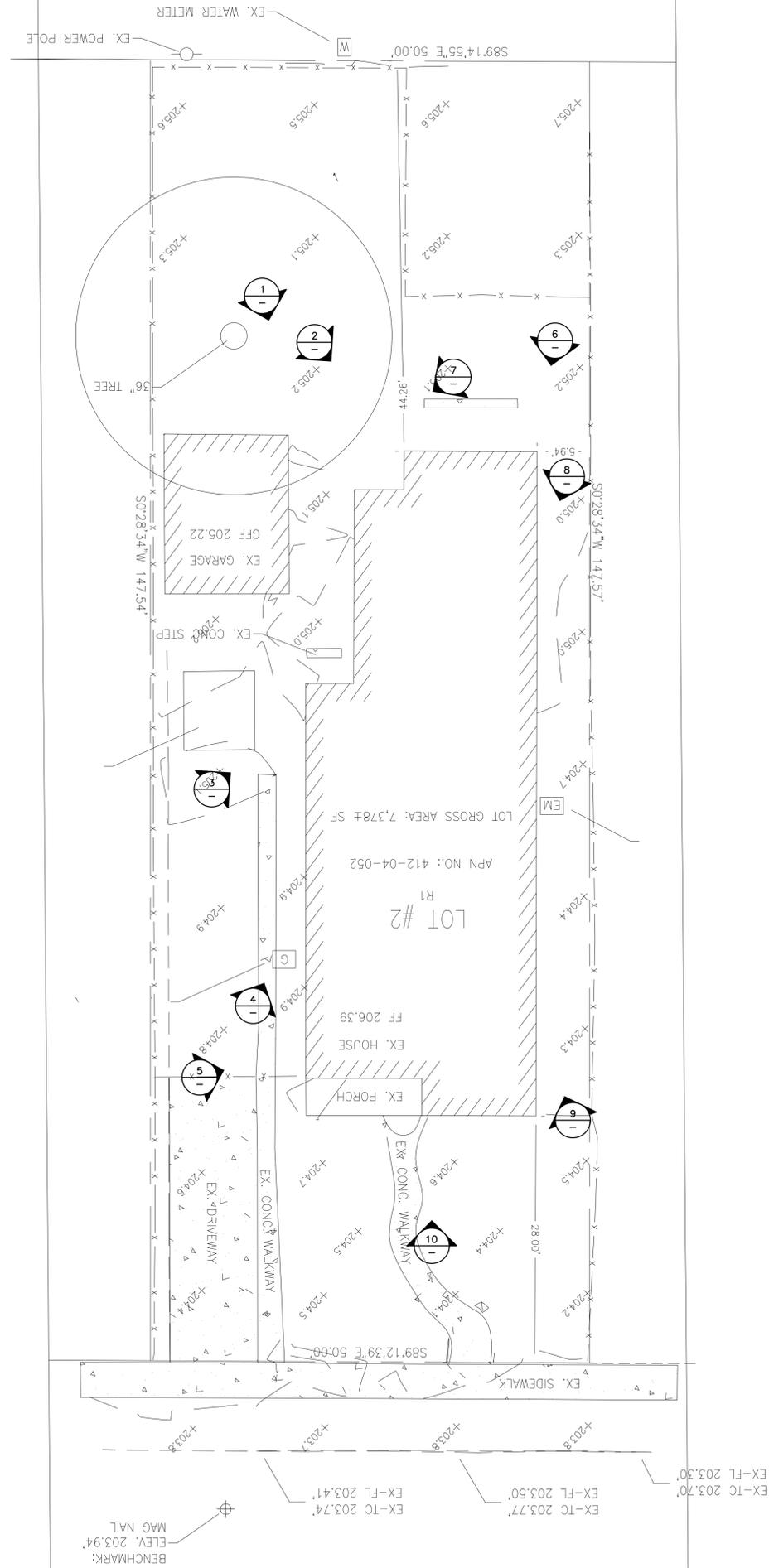
[PICTURE 3]



[PICTURE 4]



[PICTURE 5]



[PICTURE 6]



[PICTURE 7]



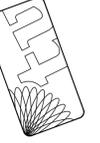
[PICTURE 8]



[PICTURE 9]



[PICTURE 10]



PROJECT

BABB
RESIDENCE ADU

20 Alice Ave.
Campbell, CA 95008

DRAWING TITLE

SITE PHOTOGRAPHY

REVISIONS

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2	PLANNING DEPT. COMMENTS	8-11-2023



DATE	030123
DRAWN	TU
CHEK NO.	TU
JOB NO.	23.303.A
SCALE:	AS SHOWN
SHEET NO.	

A1.1

2/17/23, 10:45 AM thumase.com Mail - 20 Alice Avenue: Demolition of existing detached garage

taeho um <taeho@thumase.com>

20 Alice Avenue: Demolition of existing detached garage
1 message

Tracy Tam <tracyt@campbellca.gov> Fri, Feb 17, 2023 at 10:28 AM
To: "taeho@thumase.com" <taeho@thumase.com>

Hi Taeho,

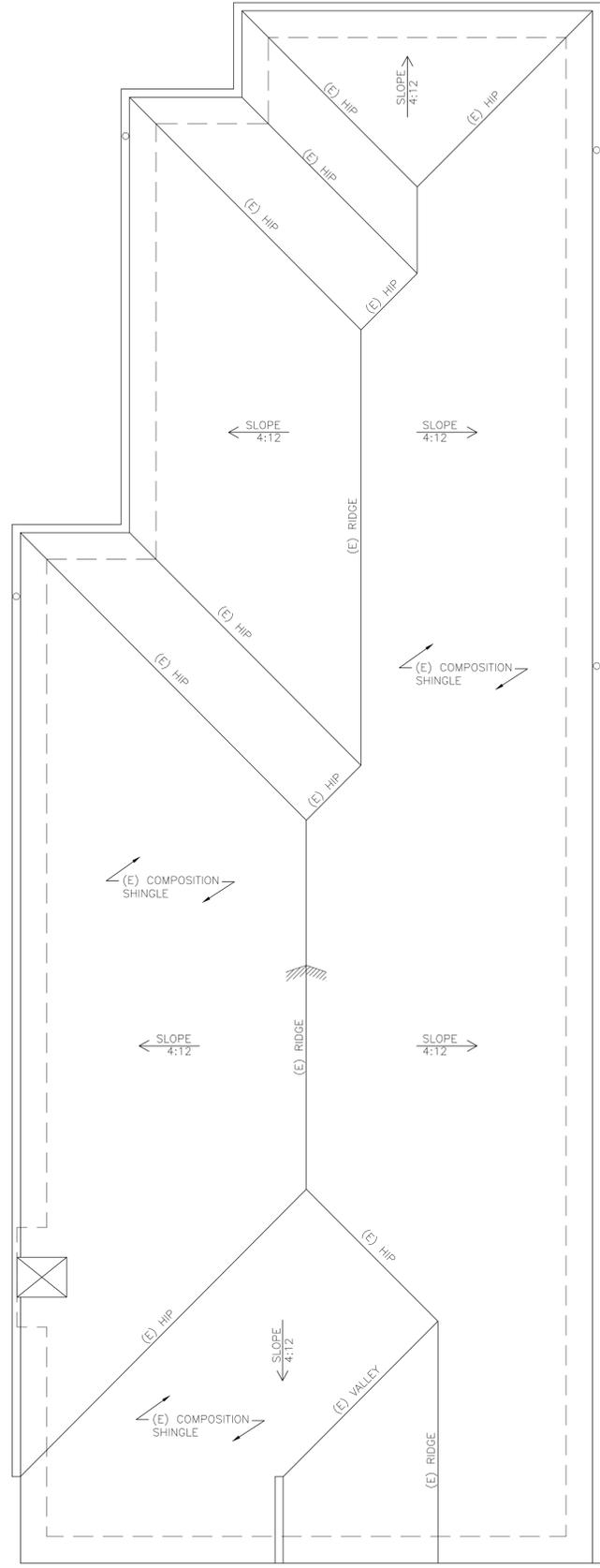
Thanks for your time this morning. Circling back on your question, demolition of the existing detached garage would not require a planning permit (historic resource alteration permit) and would require a building permit. Therefore, you would be submitting a building permit for the demolition of the existing detached garage and construction of the detached ADU with an attached garage.

Best,

Tracy Tam
Associate Planner
City of Campbell | Community Development Department
(408) 871-5103

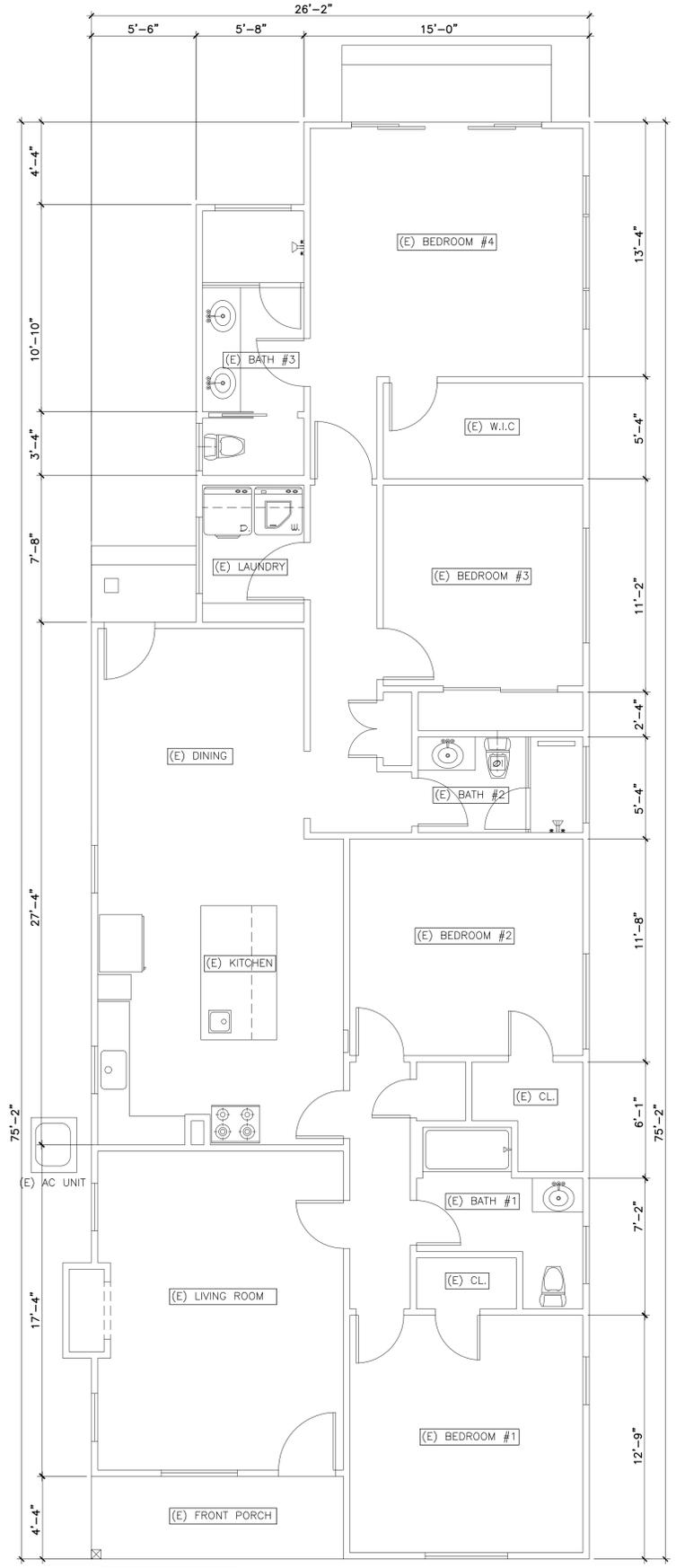
Book a Virtual/In-Person Appointment with a Planner here.
Apply for Planning and Building Permits here.

<https://mail.google.com/mail/u/1/?ik=e5293a7349&view=pt&search=all&permthid=thread-F%3A1758103848217177253&siml=msg-F%3A1758103848...> 1/1



NO CHANGE

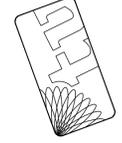
2 (E) ROOF PLAN - MAIN UNIT
SCALE 1/4" = 1'-0" TRUE NORTH



NO CHANGE

1 (E) FLOOR PLAN - MAIN UNIT
SCALE 1/4" = 1'-0" TRUE NORTH

Taeho Um & Associates
Structural Engineers
T. 650.208.5251
taeho@thumase.com
34781 Maple St. Ste K.
Fremont, CA 94536



PROJECT

BABB
RESIDENCE ADU

20 Alice Ave.
Campbell, CA 95008

DRAWING TITLE

(E) & DEMO FLOOR PLAN /
PROPOSED FLOOR PLAN

REVISIONS

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DRAWN	TU
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SCALE:	AS SHOWN
SHEET NO.	

A2.0

KITCHEN REMODEL NOTES

ELECTRICAL REQUIREMENTS

RECEPTACLES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS: (CEC 210.8, 210.12, 210.19(A)(3), 210.23, 210.52, 210.52(C)(A) AND (B), 406.12, 422.5, AND 422.16(B)(4)).

- 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 (I.E. NOT BEHIND AN APPLIANCE).
- ALL OUTLETS AND DEVICES (I.E. RECEPTACLES, LIGHTING, HOODS, ETC.) IN THE KITCHEN SHALL BE AFCI PROTECTED AND TAMPER-RESISTANT (TR).
- RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES.
- COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
- COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
- ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE IF THE AREA OF THE COUNTERTOP HAS A MINIMUM OF 9 SQUARE FEET. A RECEPTACLE SHALL BE PROVIDED FOR EVERY ADDITIONAL 18 SQUARE FEET.
- AT LEAST ONE RECEPTACLE SHALL BE LOCATED WITHIN 2 FEET OF THE OUTER END OF THE PENINSULA COUNTERTOP.
- IF OUTLETS ARE TO BE INSTALLED BELOW COUNTERTOPS, THEY SHALL BE INSTALLED WITHIN 12 INCHES BELOW THE COUNTERTOP SURFACE.
- ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40- OR 50-AMP BRANCH CIRCUIT.
- RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG-CONNECTED WITH A FLEXIBLE CORD IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET:
 - THE LENGTH OF THE CORD IS 18 INCHES TO 4 FEET.
 - RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD.
 - THE RECEPTACLE IS ACCESSIBLE.
 - THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
 - THE FLEXIBLE CORD IS TERMINATED WITH A GROUNDING-TYPE ATTACHMENT PLUG.

KITCHEN RECEPTACLES REQUIREMENTS: (CEC 210.11(C)(1), 210.52(B)(1,2 AND 3), 422.16).

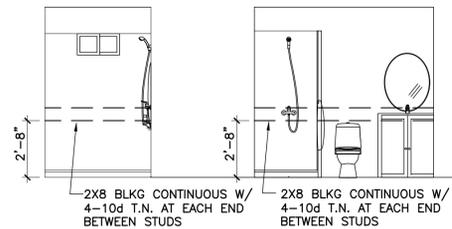
- COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20-AMP BRANCH CIRCUITS.
- A DEDICATED CIRCUIT IS REQUIRED FOR CORD AND PLUG CONNECTED RANGE EXHAUST HOODS. SEPARATE CIRCUIT MAY BE REQUIRED FOR THE GARBAGE DISPOSAL, DISHWASHER, AND BUILT-IN MICROWAVE BASED ON THE MANUFACTURER'S REQUIREMENTS AND THE MOTOR RATING.
- 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.
- THE EXISTING ELECTRICAL PANEL MAY NEED TO BE UPGRADED, OR A SUB-PANEL ADDED, IF THE REQUIREMENTS ABOVE CANNOT BE ACCOMMODATED.

CABINET REQUIREMENTS

- IF INSTALLING A CABINET NEXT TO AN EXISTING FIRE RATED WALL/WALLS (I.E. BETWEEN ATTACHED ADU, APARTMENT UNITS OR TOWNHOMES, ETC.) THE INTEGRITY OF THE FIRE RATED WALL/WALLS CONSTRUCTION SHALL BE MAINTAINED (I.E. FIRE-BLOCKING SHALL BE INSTALLED IN THE WALL/WALLS PER R302.11 AND R302.11.1 OF THE CRC AND SHALL BE CONSTRUCTED PER CRC 302 FIRE-RESISTANT CONSTRUCTION. CONTINUITY OF SUCH FIRE-RESISTANCE-RATED WALL/WALLS SHALL BE PER R302.3 OF THE CRC. [I.E., FIRE-RESISTANCE RATED FLOOR/CEILING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING]).
- A FIRE PERMIT SHALL BE REQUIRED WHEN REMODELING STRUCTURES THAT HAVE EXISTING FIRE SPRINKLERS. A FIRE INSPECTION SHALL BE REQUIRED PRIOR TO A BUILDING ROUGH INSPECTION ALL TRADES AND A FIRE FINAL INSPECTION SHALL BE REQUIRED BEFORE A BUILDING FINAL CAN BE SIGNED-OFF. FIRE INSPECTORS SHALL SIGN-OFF ALL FIRE INSPECTIONS ON THE BUILDING PERMIT.

LIGHTING EFFICIENCY (CEES 150.0(K), CEES150.0(K)(1)(A), CEES150.0(K)(1)(C), (CEES 150.0(K)(2)(G))

- ALL INSTALLED LIGHTING FIXTURES EXCEPT FOR INTEGRAL DEVICE LIGHTING SUCH AS FOR EXHAUST HOODS AND CABINET LIGHTING SHALL BE HIGH EFFICACY INSTALLED IN ACCORDANCE WITH CEES TABLE 150.0-A AND 150.0(K).
- KITCHENS SHALL HAVE READILY ACCESSIBLE WALL MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN.
- SCREW BASE LAMPS SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB.
- RECESSED LIGHTING SHALL BE INSTALLED (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CEC 410.116.
- UNDER CABINET LIGHTING SHALL BE ON A SEPARATE SWITCH FROM ANY OTHER LIGHTING.



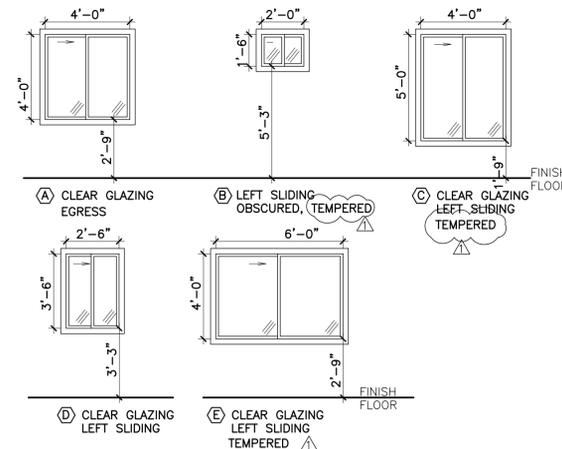
13 Bathroom reinforcement
SCALE 1/4" = 1'-0"

ROOF VENT CALCULATION

PROPOSED AREA REQUIRED VENT:	882 SF
REQUIRED ROOF VENT AREA:	882.0 SF/150 X 144 = 846.72 SI
PROPOSED ROOF VENT:	6-GIBRALTAR 24.25 IN X 2 IN GALV. STEEL SOFFIT VENT (NET FREE VENT 71 SI) 5 EA GIBRALTAR 24X12 HALF DORMER VENT (NET FREE VENT 100 SI)
PROPOSED ROOF VENT AREA:	71 X 6 + 5 X 100 = 946 SI
	926 SI > 846.7 SI OK.

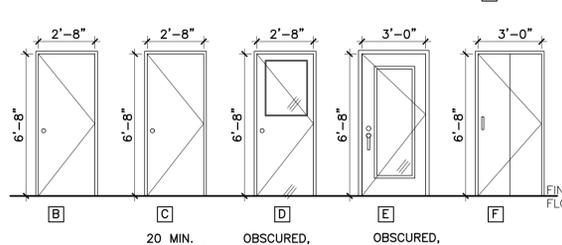
WINDOW SCHEDULE

	SIZE		QTY	TYPE	WINDOW MATERIAL	U-VALUE	SHGC
	WIDTH	HEIGHT					
(A)	4'-0"	4'-0"	1	LEFT SLIDING	VINYL	0.3	0.23
(B)	2'-0"	1'-6"	1	LEFT SLIDING	VINYL	0.3	0.23
(C)	4'-0"	5'-0"	1	LEFT SLIDING	VINYL	0.3	0.23
(D)	2'-6"	3'-6"	1	LEFT SLIDING	VINYL	0.3	0.23
(E)	6'-0"	4'-0"	1	LEFT SLIDING	VINYL	0.3	0.23



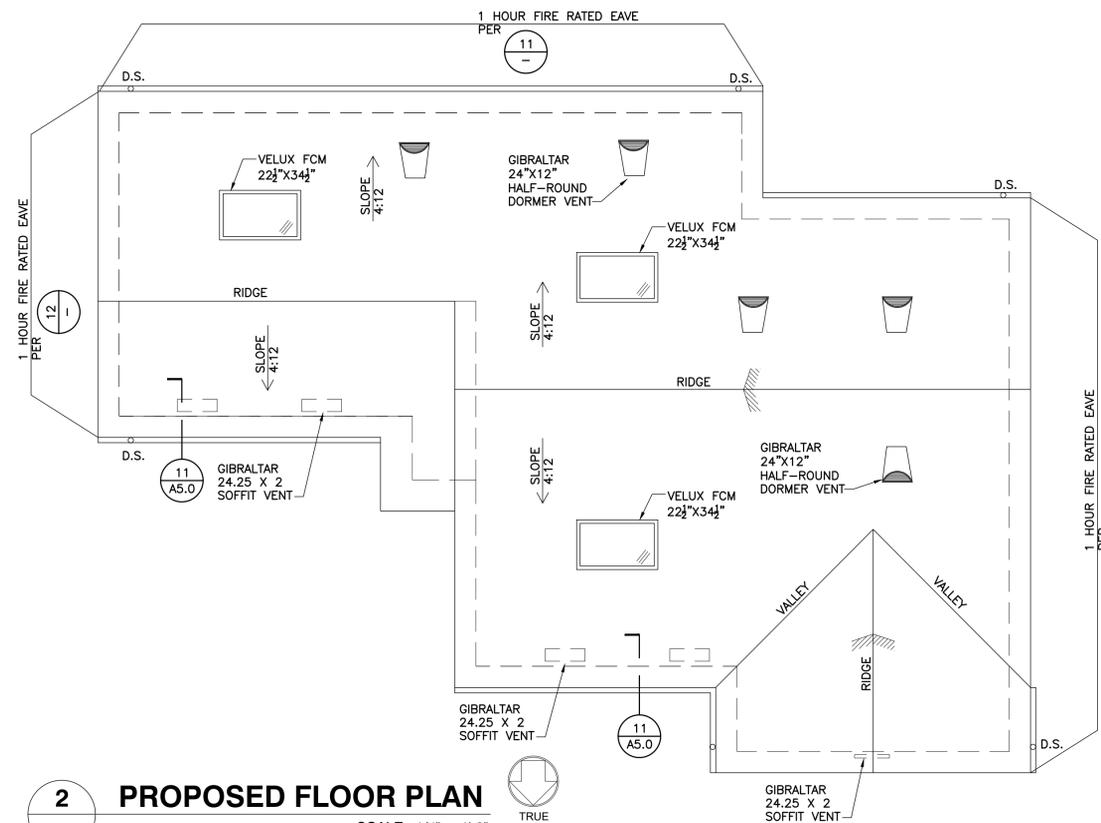
DOOR SCHEDULE

	WIDTH	HEIGHT	QTY	TYPE
(A)	4'-0"	6'-8"	4	DOUBLE SLIDING
(B)	2'-8"	6'-8"	2	SWING, INTERIOR
(C)	2'-8"	6'-8"	1	SWING, 20MIN FIRE RATED
(D)	2'-8"	6'-8"	1	SWING, EXTERIOR
(E)	3'-0"	6'-8"		EXTERIOR
(F)	3'-0"	6'-8"		FOLDING DOOR

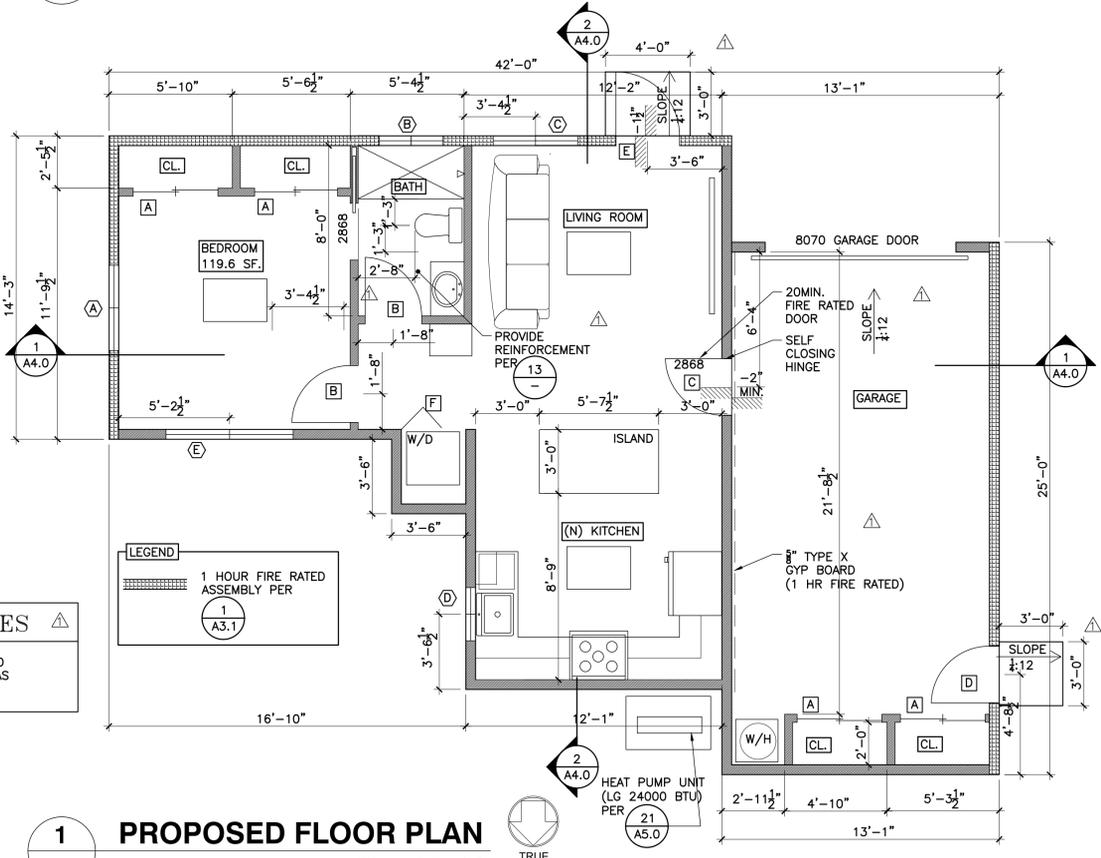


FIRE WALL PENETRATION NOTES

- ALL PENETRATIONS AT THE FIRE WALL SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM e814 OR UL 1479.

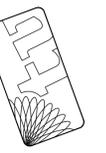


2 PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0" TRUE NORTH



1 PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0" TRUE NORTH

Taeho Um & Associates
Structural Engineers
T. 650.208.5251
taeho@thumase.com
34781 Maple St. Ste K.
Fremont, CA 94536



PROJECT

BABB RESIDENCE ADU

20 Alice Ave.
Campbell, CA 95008

DRAWING TITLE

PROPOSED FLR. PLAN /
PROPOSED ROOF PLAN /
WINDOW & DOOR SCHEDULE

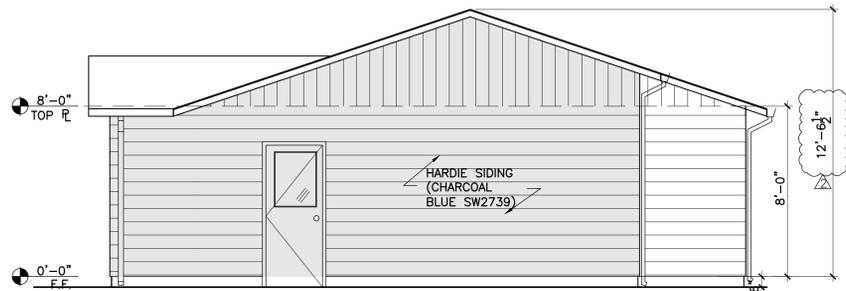
REVISIONS

NO.	DATE	DESCRIPTION
1	5-30-2023	PLAN CHECK COMMENTS
2	8-11-2023	PLANNING DEPT. COMMENTS



DATE: 030123
DRAWN: TU
CKE NO.: TU
JOB NO.: 23.303.A
SCALE: AS SHOWN
SHEET NO.:

A3.0

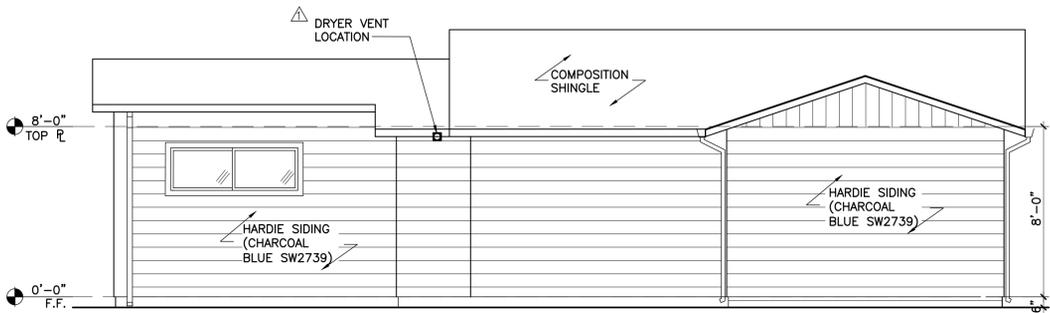


FIRE WALL OPENING CALCULATION	
TOTAL FIRE RATED WALL AREA :	252.7 SQFT
OPENING : DOOR :	2.67 X 6.67 = 17.8 SQFT
$17.8 / 252.7 = 7\% < 25\%$ O.K.	

1 HR FIRE RATED WALL

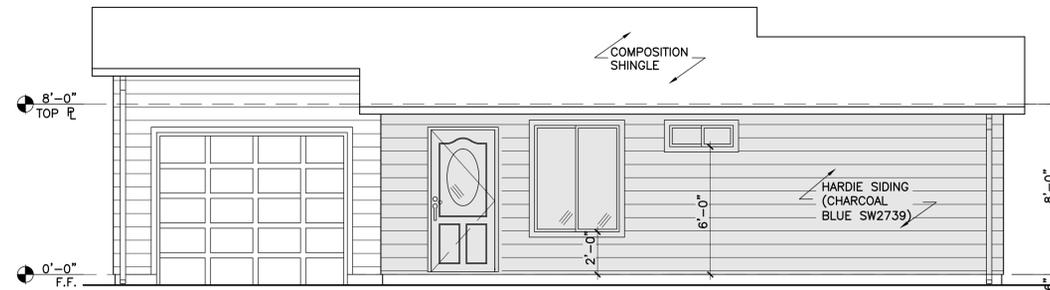
3 PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

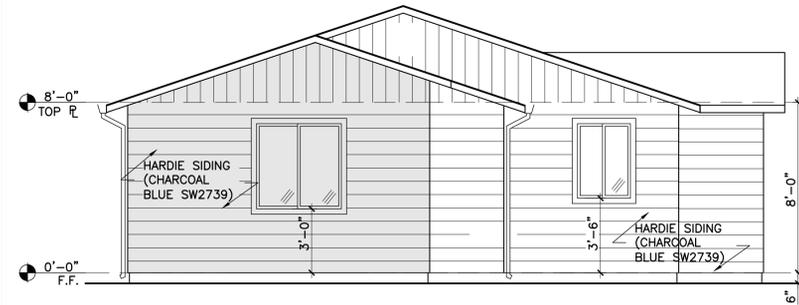


5 PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

FIRE WALL OPENING CALCULATION	
TOTAL FIRE RATED WALL AREA :	235 SF
OPENING : DOOR :	3.00 X 6.67 = 20.1 SF
WINDOW :	2X1.5 + 4X5 = 23 SF
$(20.1+23) / 235 = 18.3\% < 25\%$ O.K.	

1 HR FIRE RATED WALL



6 PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

FIRE WALL OPENING CALCULATION	
TOTAL FIRE RATED WALL AREA :	136.2 SF
OPENING : WINDOW :	4X4 = 16 SF
$16 / 136.2 = 11.7\% < 25\%$ O.K.	

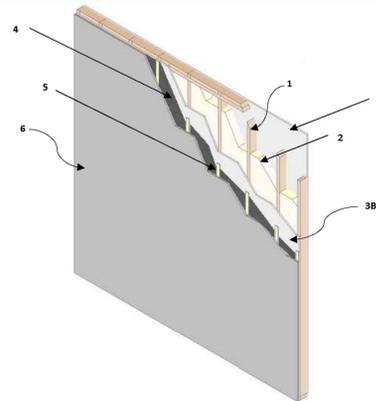
1 HR FIRE RATED WALL

- (N) STUCCO SHALL BE 5/8" THICKNESS OVER (2) PLY GRADE "D" BLDG. PAPER W/ LATH OVER 3/4" CDX PLYWOOD SHEATHING OVER WOOD STUDS. (3 COATS. 5/8" THK. MIN. EXTERIOR STUCCO APPLICATION. CRC R703.6.2)
- ALL PAINT COLOR SHALL BE MATCH TO (E) MAIN UNIT.
- ALL NEW WINDOW TRIM SHALL BE MATCH TO (E).
- G.C. IS FULLY RESPONSIBLE FOR WATER PROOF.
- (N) COMPOSITION SHINGLE SHALL BE CLASS "C" AND MATCH TO (E).
- ALL FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT.
- PLASTIC OR 26 GA MINIMUM WEEP SCREED SHALL BE INSTALLED BELOW FOUNDATION PLATE LINE, AND IT SHALL BE 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED



Division 07 - Thermal and Moisture Protection
07 46 00 Siding
07 46 46 Fiber-Cement Siding

James Hardie Building Products
JH/FCS 60-02
James Hardie Fiber Cement Siding
ASTM E119, CAN/ULC S101
Non-Symmetrical, 1 Hour Load-Bearing Wall Assembly - Full Design Load
(Rating applies to both sides)



- WOOD STUDS:** Nominal 2 in. x 4 in. solid sawn wood studs located 16 in. on center (oc), with two top plates and a single bottom plate. spaced 8 in. oc at board edges and in field areas of boards.
- CAVITY INSULATION (Optional):** Glass fiber batt insulation, conforming to CSA A101; Glass fiber insulation min. 0.6 kg/m³.
- GYPSON WALLBOARD, SIDE A:** 5/8 in. Type X gypsum wallboard, oriented vertically and fastened with 1-3/4 in. cup-head gypsum nails, spaced 7 in. oc at board edges and in field areas, or 1-1/2 in. Type 5 drywall screws, spaced 8 in. oc at board edges and in field areas of boards.
- ADDITIONAL LAYER(S) (Optional):** Any one or two of the following components can be used in any order outward of the gypsum sheathing (Item 3B):
GYPSON SHEATHING, SIDE B: 5/8 in. Type X gypsum sheathing fastened with 1-3/4 in. long roofing nails spaced 7 in. oc. Sheathing edge joints shall be staggered from those on opposite side of the wall.

Date Revised: September 24, 2019 Page 1 of 2 Project No. G103972785
Version: 02 August 2017 SFT-BC-OP-139



Division 07 - Thermal and Moisture Protection
07 46 00 Siding
07 46 46 Fiber-Cement Siding

COMPONENT 1 - EXTERIOR INSULATION: The exterior insulation may be installed up to the max. thickness and density recognized in the certification document.

- ICC-ES AC308 certified open cell, spray-applied polyurethane insulation
- ASTM C578 certified extruded polystyrene (XPS) insulation
- ASTM C1289 certified polyiso insulation
- Mineral wool batt insulation

COMPONENT 2 - WOOD STRUCTURAL PANEL SHEATHING:

- Code prescribed wood structural panel sheathing

One layer of the wood structural panel sheathing may also be installed on the interior of Item 3B.

5. FURRING (Optional):

- Min. 1-1/2 in. wide x 3/8 in. thick furring (Wood: Min. 0.42 s.g.; Metal: Corrosion Resistant min. 20 GA 33 ksi metal hat channel, z-girt or u-bar), or
- Min. 4.574 in. wide x 3/4 in. thick James Hardie Horizontal Steel Furring installed per manufacturer's installation instructions (min. 18 GA 33 ksi metal)

6. CERTIFIED MANUFACTURER: James Hardie Building Products Inc.

CERTIFIED PRODUCT: HardiePlank® smooth and textured Lap Siding (HZ5 and HZ10), CemPlank® Lap Siding, Prevail® Lap Siding, HardieShingle® smooth and textured (HZ5 and HZ10), Artisan® Shingle, HardiePanel® Vertical Siding smooth and textured (HZ5 and HZ10), CemPanel® Vertical Siding, Prevail™ Panel Siding, Artisan® Lap Siding, Artisan® V-Groove Siding, Artisan® Bevel Channel, Artisan® Square Channel, Artisan® Shiplap Lap Siding, Reveal®, and Pressed Reveal® sidings.

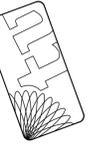
FIBRE-CEMENT EXTERIOR SIDING:

HardiePlank® smooth and textured Lap Siding (HZ5 and HZ10), CemPlank® Lap Siding, Prevail® Lap Siding, HardieShingle® smooth and textured (HZ5 and HZ10), Artisan® Shingle, HardiePanel® Vertical Siding smooth and textured (HZ5 and HZ10), CemPanel® Vertical Siding, Prevail™ Panel Siding, Artisan® Lap Siding, Artisan® V-Groove Siding, Artisan® Bevel Channel, Artisan® Square Channel, Artisan® Shiplap Lap Siding, Reveal®, or Pressed Reveal® sidings installed in accordance with manufacturer's installation instructions.

Date Revised: September 24, 2019 Page 2 of 2 Project No. G103972785
Version: 02 August 2017 SFT-BC-OP-139

1 1 HR FIRE RATED ASSEMBLY

SCALE 1/4" = 1'-0"



PROJECT

BABB
RESIDENCE ADU

20 Alice Ave.
Campbell, CA 95008

DRAWING TITLE

1 HOUR FIRE RATED /
WALL ASSEMBLY /
ELEVATIONS

REVISIONS

NO.	DESCRIPTION	DATE
1	PLAN CHECK COMMENTS	5-30-2023
2	PLANNING DEPT. COMMENTS	8-11-2023



DATE 030123
DRAWN TU
CKE NO. TU
JOB NO. 23.303.A
SCALE: AS SHOWN
SHEET NO.

A3.1

BATHROOM REMODEL NOTES

AGING-IN-PLACE DESIGN & FALL PREVENTION

AT LEAST ONE ENTRY LEVEL BATHROOM IN NEW DWELLINGS SHALL HAVE GRAB BAR REINFORCEMENT EXCEPT ONE AND TWO FAMILY DWELLINGS CONSTRUCTED UNDER THE 2019 CBC/CRC OR EARLIER, COVERED MULTIFAMILY DWELLINGS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CBC CHAPTER 11A AND PUBLIC HOUSE AND PLACES OF PUBLIC ACCOMMODATION REQUIRED TO COMPLY WITH CBC CHAPTER 11B.

- 2022 CRC327.1.1 REINFORCEMENT FOR GRAB BARS SPECIFICS 1. REINFORCEMENT SHALL BE 2 X 8 SOLID LUMBER OR OTHER APPROVED MATERIAL LOCATED BETWEEN 32" TO 39" - 1/4" ABOVE FINISH FLOOR.
2. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE OR ON ONE SIDE WALL AND THE BACK WALL.
3. BATHTUB AND SHOWER/TUB REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.

CEILING HEIGHT

BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8".

- EXCEPTIONS:
1. FOR ROOMS WITH SLOPED CEILINGS, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5 FEET AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A SLOPED CEILING HEIGHT OF NOT LESS THAN 7 FEET
 2. THE CEILING HEIGHT ABOVE BATHROOM AND TOILET ROOM FIXTURES SHALL BE SUCH THAT FIXTURE IS CAPABLE OF BEING USED FOR ITS INTENDED PURPOSE. A SHOWER OR A TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8" ABOVE AN AREA OF NOT LESS THAN 30" BY 30" AT THE SHOWERHEAD.

GENERAL REQUIREMENTS:

ELECTRICAL AND LIGHTING REQUIREMENTS

1. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED WITHIN 3' OF EDGE OF SINK NO MORE THAN 12" BELOW SINK OR COUNTERTOP. (CEC 210.8(A)(1), CEC 406.12, 210.11(C)(3), (CEC 210.51(D) 2. ENERGY STAR EXHAUST FANS DUCTED TO OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM INTERMITTENT OPERATION AND 20 CFM CONTINUOUS OPERATION ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A MANUAL OR AUTOMATIC HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN < 50% TO 80% MAXIMUM. A READILY ACCESSIBLE MANUAL CONTROL DESIGNED TO BE OPERATED AS NEEDED OR AN AUTOMATIC CONTROL SHALL BE PROVIDED FOR INTERMITTENT OPERATIONS. (CMC 403.7, CMC 405.3, 405.3.1, CRC R303.3.1, CEES 150.0(K), 150.0(O)(1)(g))
3. LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 9 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(D))
4. RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE A WEATHER PROOF ENCLOSURE. (CEC 406.9(B))
5. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C))
6. ALL INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY INSTALLED IN ACCORDANCE WITH CEES TABLE 150.0-A AND 150.0(K). (CEES 150.0(K)(1)(A))
7. AT LEAST ONE LIGHT FIXTURE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR SWITCH PROVIDING AUTOMATIC OFF FUNCTIONALITY. (CEES 150.0(K)(2)(E))
8. SCREW BASE LAMPS SHALL CONTAIN SHIELD CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB
9. RECESSED LIGHTING SHALL BE INSTALLED (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET AND MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CEC 410.116 (CEES 150.0(K)(1)(C))

TEMPERED GLAZING (CBC 2406.4.5 CRC R308.4.5 AND R308.4.1)

TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).

1. WITHIN 60 INCHES OF A TUB/SHOWER/SAUNA/STEAM ROOM WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
2. GLAZING WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
3. GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF IN-SWINGING DOOR.

TUB/SHOWER REQUIREMENTS

1. 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. (CPC 408.3, 409.4)
2. NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6)
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NON-ABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CRC R307.2)
4. HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) AND THEIR ASSOCIATED ELECTRICAL COMPONENTS SHALL BE ON AN INDIVIDUAL BRANCH CIRCUIT(S) AND PROTECTED BY A READILY ACCESSIBLE GROUND-FAULT CIRCUIT INTERRUPTER. ALL 125-VOLT, SINGLE-PHASE RECEPTACLES NOT EXCEEDING 30 AMPERES AND LOCATED WITHIN 6 FT MEASURED HORIZONTALLY OF THE INSIDE WALLS OF A HYDROMASSAGE TUB SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER. ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (CEC 680.71)

5. UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT GYPSUM BACKING, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD. (CRC 702.4.2)
6. WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAID WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH, BUT SHALL NOT BE USED OVER A VAPOR RETARDER IN A SHOWER OR BATHTUB COMPARTMENT OR WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO HIGH HUMIDITY SUCH AS IN A STEAM ROOM. (CBC 2509.2, CBC 2509.3 AND CRC R702.3.7)
7. SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MOP). ON-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED 1/4" PER FOOT TO WEEP HOLES. (CPC 408.7)
8. A CURB IS REQUIRED AT SHOWERS. IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 9 INCHES ABOVE THE TOP OF THE DRAIN. A WATERTIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN 1" AND 1/2" PER FOOT TOWARDS TO THE DRAIN. (CPC 408.5)
9. IF INSTALLING A TUB NEXT TO AN EXISTING FIRE RATED WALL/WALLS (I.E. BETWEEN APARTMENT UNITS OR TOWNHOMES, ATTACHED ADU, ETC.) THE INTEGRITY OF THE FIRE RATED WALL/WALLS CONSTRUCTION SHALL BE MAINTAINED (I.E., FIRE-BLOCKING SHALL BE INSTALLED IN THE WALL/WALLS PER R302.11 AND R302.11.1 OF THE CRC AND SHALL BE CONSTRUCTED PER CRC 302 FIRE-RESISTANT CONSTRUCTION. CONTINUITY OF SUCH FIRE-RESISTANCE-RATED WALL/WALLS SHALL BE PER R302.2.3 OF THE CRC. (I.E., CONTINUITY OF PROTECTION SHALL BE FULL HEIGHT FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING, ETC.)
10. A FIRE PERMIT "FP" SHALL BE REQUIRED WHEN REMODELING STRUCTURES THAT HAVE EXISTING FIRE SPRINKLERS. A FIRE INSPECTION SHALL BE REQUIRED PRIOR TO A BUILDING ROUGH INSPECTION ALL TRADES AND A FIRE FINAL INSPECTION SHALL BE REQUIRED BEFORE A BUILDING FINAL CAN BE SIGNED-OFF. FIRE INSPECTORS SHALL SIGN-OFF ALL FIRE INSPECTIONS ON THE BUILDING PERMIT.

WATER CLOSET REQUIREMENTS

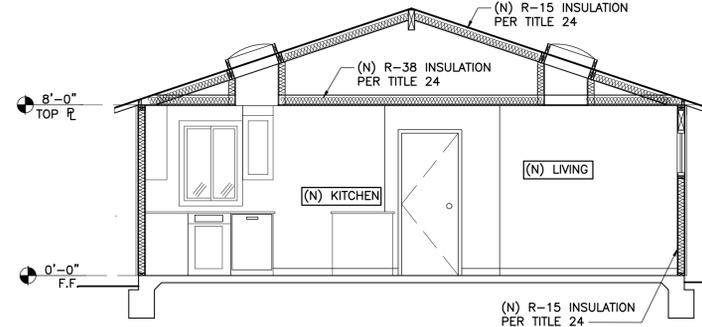
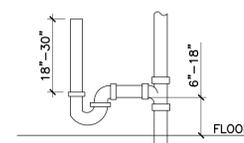
1. THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)
2. WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)

LAUNDRY REMODEL NOTES

- ELECTRIC:**
1. ALL NEW OR ALTERED LIGHTING SHALL BE HIGH EFFICACY. [CPC 150.0(K)(1A)]
 2. AT LEAST ONE LIGHT SHALL BE CONTROLLED BY A VACANCY SENSOR (A MANUAL-ON, AUTOMATIC-OFF OCCUPANCY SENSOR). [CNC 150.0(K)(2A)]
 3. ALL 125-VOLT RECEPTACLES IN LAUNDRY AREAS SHALL BE GFCI PROTECTED, INCLUDING THE CLOTHES WASHER RECEPTACLE. [CEC 210.8A(10)]
 4. RECEPTACLE OUTLETS SHALL BE TAMPER-RESISTANT EXCEPT THOSE WITHIN DEDICATED SPACE FOR AN APPLIANCE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER (BEHIND CLOTHES WASHER). [CEC 406.12A]
 5. SEPARATE 20-AMP CIRCUIT SHALL BE REQUIRED FOR THE LAUNDRY EQUIPMENT. THE LIGHTS AND OTHER RECEPTACLES IN THE ROOM SHALL NOT BE ON THAT CIRCUIT [CEC 210C2].
 6. ALL CIRCUITS SUPPLYING OUTLETS OR DEVICES IN THE LAUNDRY ROOM SHALL BE AFCI PROTECTED [CEC210.12A]
- PLUMBING:**
1. CLOTHES WASHER STANDPIPES SHALL BE A 2 INCH DIAMETER. THE WEIR OF THE TRAP SHALL BE ROUGHED IN 6 - 18 INCHES ABOVE THE FLOOR; THE STANDPIPE SHALL BE A MINIMUM OF 18 AND A MAXIMUM OF 30 INCHES ABOVE THE TRAP [CPC 804.1].

MECHANICAL:

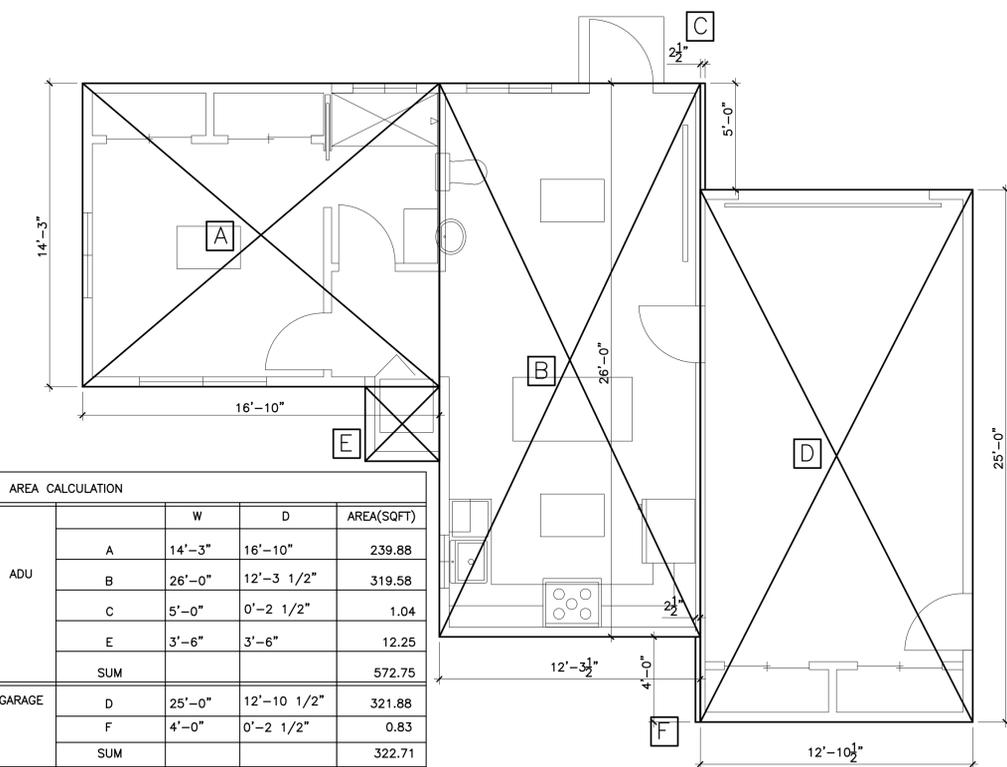
1. CLOTHES DRYERS IN CLOSETS REQUIRE A MINIMUM OF 100 SQ. IN. OF MAKEUP AIR, WHICH CAN BE SUPPLIED BY LOUVERS OR UNDERCUTTING THE DOOR [CMC 504.4.1].
2. DRYER DUCTS SHALL BE SMOOTH-WALLED METAL 4-INCH DIAMETER AND NOT MORE THAN 14 FEET IN LENGTH, WITH AN ALLOWANCE OF 2 90° BENDS IN THAT 14 FT. DEDUCT 2 FT. FOR EACH ADDITIONAL 90° BEND IN EXCESS OF 2 [CMC 504.4.2.1].
3. DUCTS SHALL NOT PASS THROUGH PLENUMS OR BE SHARED WITH OTHER SYSTEMS OR VENTS. THEY SHALL NOT BE CONNECTED WITH SCREWS THAT PENETRATE THE DUCT INTERIOR [CMC 504.4].
4. DRYER DUCTS SHALL TERMINATE ON THE BUILDING EXTERIOR IN A BACKDRAFT DAMPER. SCREENS OR LOUVERS SHALL NOT BE INSTALLED [CMC 504.4].
5. FLEXIBLE TRANSITION DUCTS (CONNECTORS) BETWEEN THE DRYER AND THE METAL DUCT ARE ALLOWED IN LENGTHS UP TO 6 FEET AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION [CMC 504.4.2.2 EXCEPTION]. THEY SHALL BE UL LISTED AND LABELED (L&L) AS DRYER TRANSITION DUCTS, AND SHALL NOT BE PLASTIC.
6. DUCTS MUST BE RIGID METAL. SCREWS SHOULD NOT PENETRATE THE DUCT AS THEY ACCUMULATE LINT WHICH LEADS TO BLOCKAGE. JOIN DUCTS WITH THE MALE END IN THE DIRECTION OF AIR FLOW.



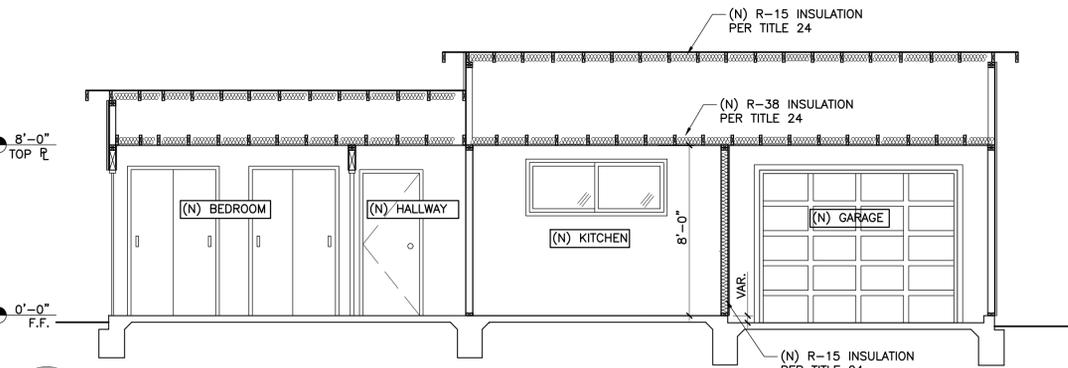
2 PROPOSED SECTION
SCALE 1/4" = 1'-0"

AREA CALCULATION

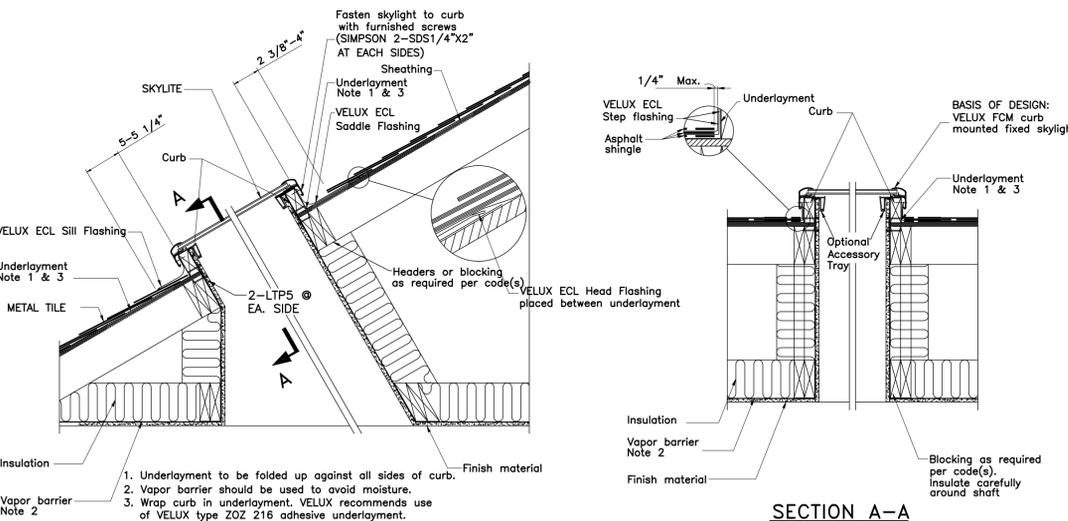
	W	D	AREA(SQFT)	
ADU	A	14'-3"	16'-10"	239.88
	B	26'-0"	12'-3 1/2"	319.58
	C	5'-0"	0'-2 1/2"	1.04
	E	3'-6"	3'-6"	12.25
	SUM			572.75
GARAGE	D	25'-0"	12'-10 1/2"	321.88
	F	4'-0"	0'-2 1/2"	0.83
	SUM			322.71
TOTAL			895.46	



3 AREA CALCULATION
SCALE 1/4" = 1'-0"

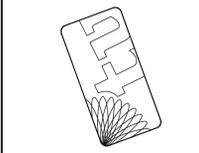


1 PROPOSED SECTION
SCALE 1/4" = 1'-0"



11 TYP. SKY LIGHT

TaeHo Um & Associates
Structural Engineers
T. 650.208.5251
taeho@thumase.com
34781 Maple St. Ste K.
Fremont, CA 94536



PROJECT

BABB RESIDENCE ADU
20 Alice Ave.
Campbell, CA 95008

DRAWING TITLE

PROPOSED SECTIONS / AREA CALCULATION

REVISIONS

1. PLAN CHECK COMMENTS 5-30-2023
2. PLANNING DEPT. COMMENTS 8-11-2023



DATE 030123
DRAWN TU
CKE NO. TU
JOB NO. 23.303.A
SCALE: AS SHOWN
SHEET NO.

A4.0



PROJECT

BABB
RESIDENCE ADU

20 Alice Ave.
Campbell, CA 95008

DRAWING TITLE

DESIGN BOARD

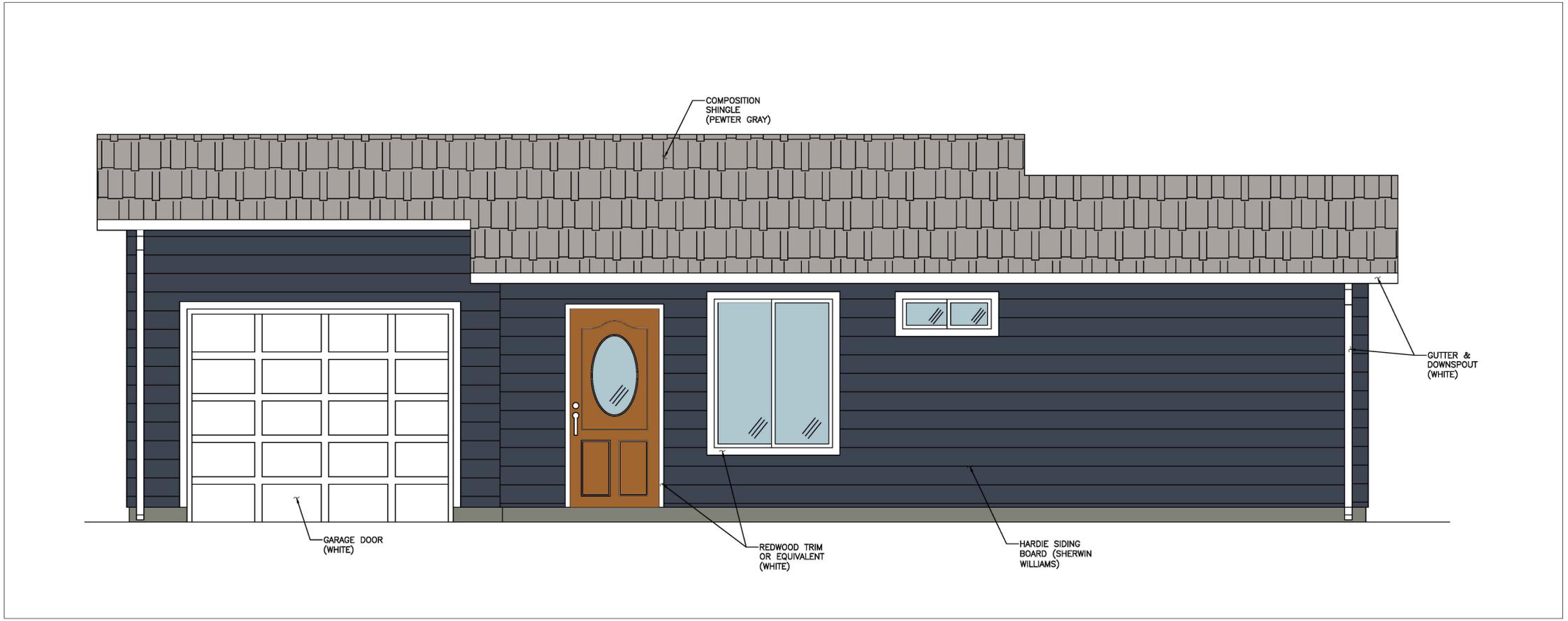
REVISIONS

1	PLAN CHECK COMMENTS	5-30-2023
2	PLANNING DEPT. COMMENTS	8-11-2023



DATE 030123
DRAWN TU
CKE NO. TU
JOB NO. 23.303.A
SCALE: AS SHOWN
SHEET NO.

A5.0



1 DESIGN BOARD
SCALE 1/2" = 1'-0"

Legend

- Protected Tree Location ●
- Non-Protected Tree Location ○
- Tree Protection Fencing - - - - -
- Tree Canopy Extents ☁
- Hand Trenching & Root Pruning >>>>>>>>
- Remove Tree X

Tree Protection Specifications

Construction Phase:

- Tree Protection Fencing** - Install Tree Protection Fencing, in location indicated on Tree Protection Plan Sheet T1, prior to beginning of project, and before any move in of materials.
- A.D.U. Foundation** - Excavation for A.D.U. addition foundation adjacent to tree T1 walnut, shall be by hand methods. See Tree Protection Plan, sheet T1 for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, **Pre-Construction Root Pruning**.

Note:

- The applicant shall provide the project planner with photos of the installed protective fencing prior to issuance of a building permit.
- Sheet T1, Tree Protection Plan shall be included as an element final plan set submittal. The approved plan, Sheet T1, Tree Protection Plan, shall be kept on the construction site at all times.

PRE-CONSTRUCTION ROOT PRUNING

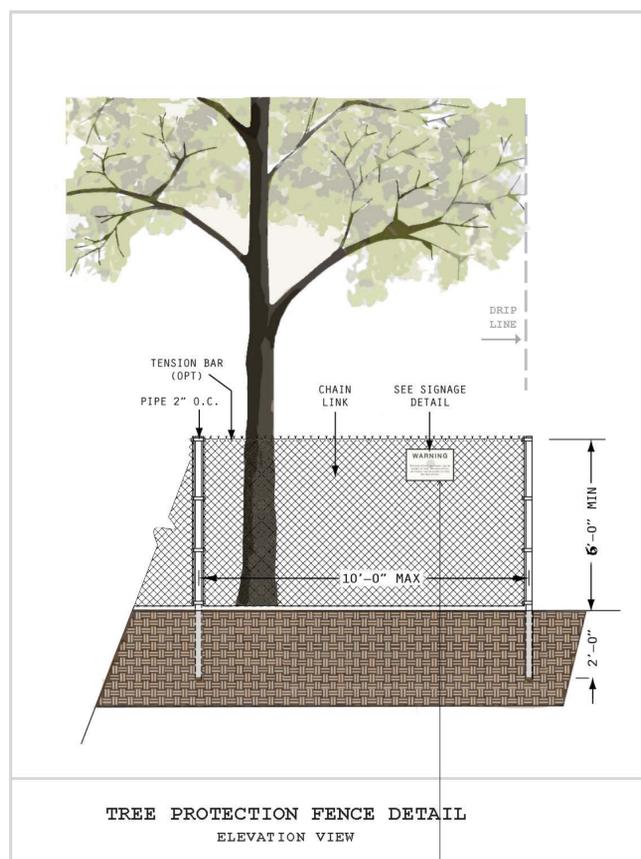
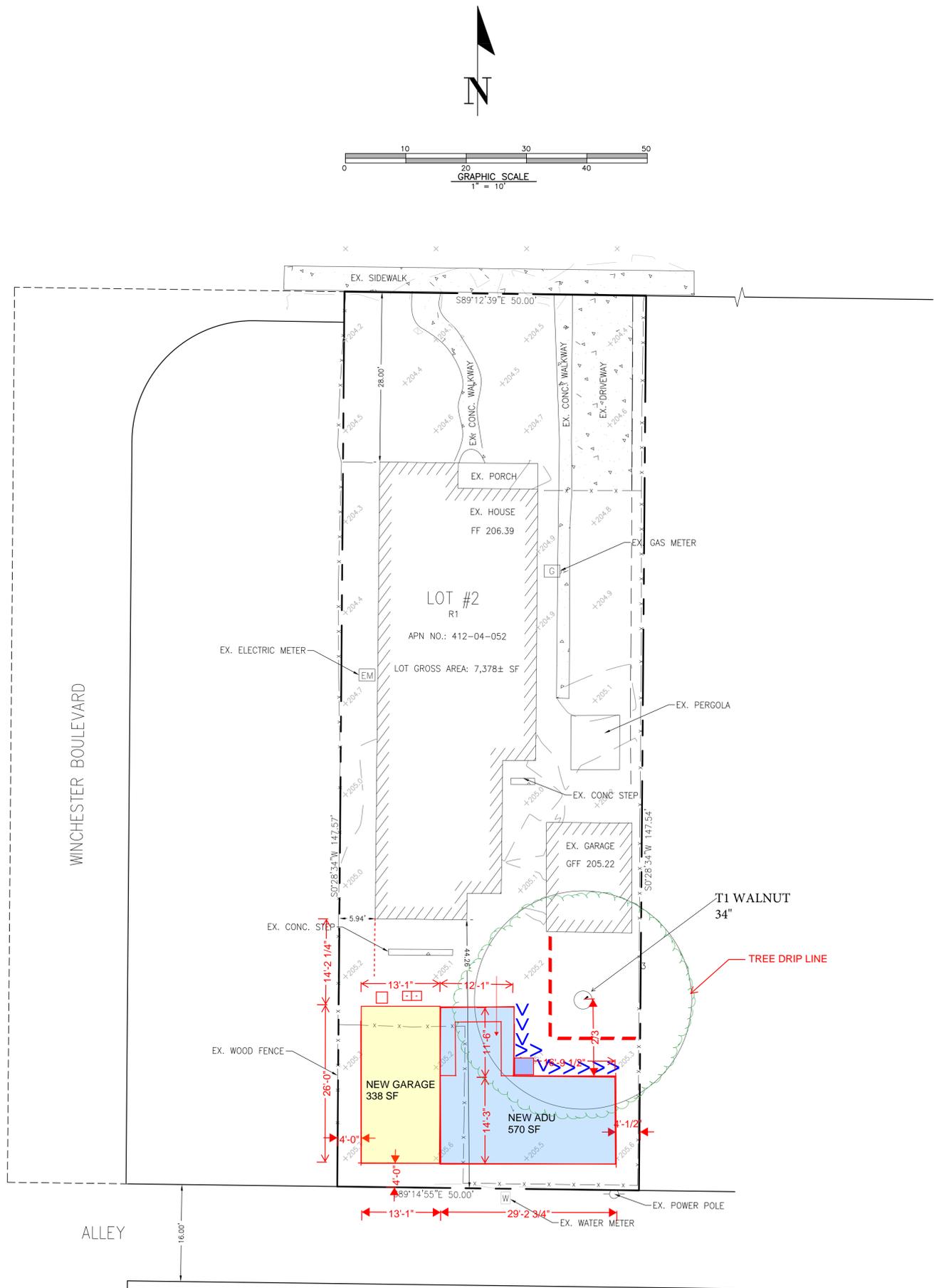
Excavation shall only occur within the TPZ (Tree Protection Zone), of retained trees, when designated by the Project Arborist. Excavations within (or outside of the TPZ, as designated), the Tree Protection Zone, will be performed by hand in order to preserve roots. Pruning of roots 2" in diameter or greater shall be conducted under the supervision of the Project Arborist. These activities will be documented, and a monitoring report will be provided to the City Arborist.

Trenches for root pruning will be hand dug according to locations shown on Tree Protection Plan sheet:

- Trenches will be dug one foot behind staking on tree side of stakes.
- The depth of the trench will equal the depth required for installation of the adjacent element.
- Cleanly prune any roots encountered smaller than 2" in diameter. Use lopper, hand saw, or Sawzall. A sharp spade may be used for palm roots.
- If piping is to be installed, roots 2" in diameter or greater should be retained, if possible, by installing the piping under or over the root.
- The pruned roots should be backfilled before the end of the day. If this is not feasible, the roots shall be covered with burlap layers or carpeting and kept moist until the trench is backfilled.
- If roots are encountered 2" in diameter or greater, the Project Arborist shall be notified, and a determinations shall be made to prune the root or retain it depending on site specific conditions.

Base map from Sheet BT 1, dated 10/19/2022, Preliminary Boundary & Topographic Survey - Concept Site Plan

Additional Tree Protection Information can be found in Appendix F of arborist report dated 2/7/2023.



Warning

Tree Protection Zone

Keep Out

NOTICE: PROTECTIVE FENCING IS REQUIRED ON THIS JOB SITE. REMOVAL OR DAMAGE OF THIS FENCING MAY RESULT IN A FINE

This sign must be prominently displayed. Fencing may not be moved or removed without permission of the Project Arborist. During demolition and construction, all reasonable steps necessary to prevent damage, or the destruction of protected trees is required. Failure to comply with all precautions may result in a STOP WORK order being issued by the regulating agency.

No Entry without Project Arborist Authorization
Kurt Fouts - Arborist Consultant - 831 - 359 - 3607