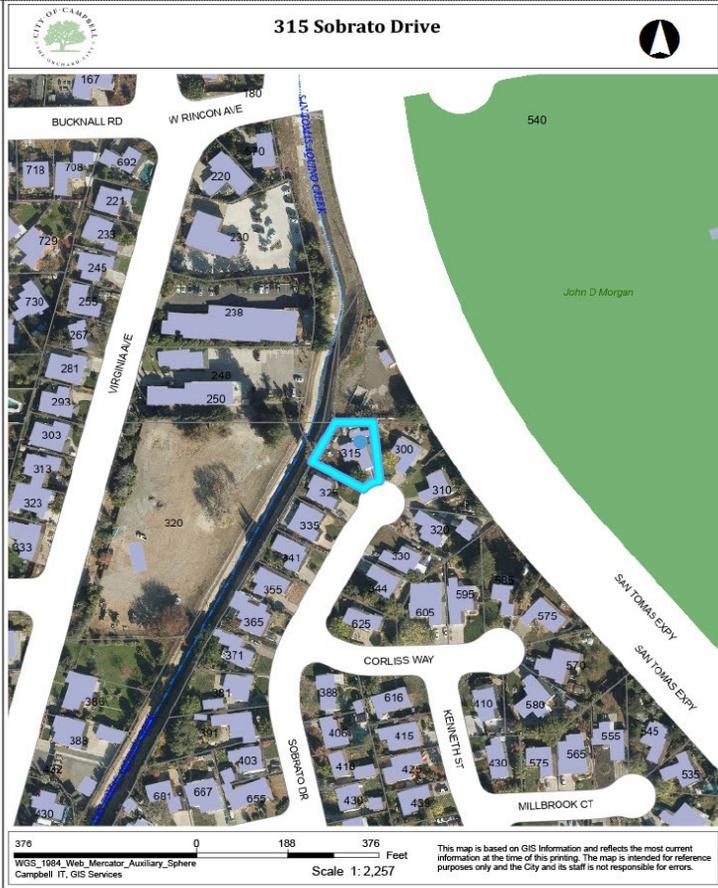


## Location of Proposed Project




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

## Project Image



# Courtesy Notice

Dear Campbell Resident,

April 6, 2024

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

**Project Address:** 315 Sobrato Dr

**Zoning | Area Plan:** R-1-6 | STANP

**Neighborhood Association(s):** N/A

**Council District:** 4

**File No.:** PLN-2024-52

**APN:** 404-25-051

**Applicant:** Gilbert Fernandez

**Property Owner:** Krishna Ubrani

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

**Project Planner:** Ishwarya, Planning Technician

**Email Contact:** [ishwarya@campbellca.gov](mailto:ishwarya@campbellca.gov)

**Phone Contact:** (408) 866-2163

**Project Description:**

To allow an approximately 1,254 square-foot second floor addition to an existing single-story residence.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice



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

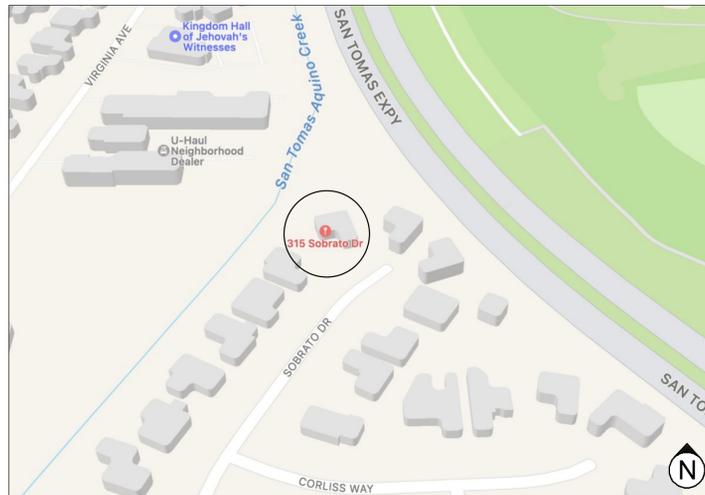
**Note:** Applications may change after initial application submittal. To view the project plans, please scan the QR code.

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



# 315 SOBRATO DRIVE ADDITION/REMODEL

**INTERIOR DESIGNER**  
GILBERT FERNANDEZ III



LOCATION MAP

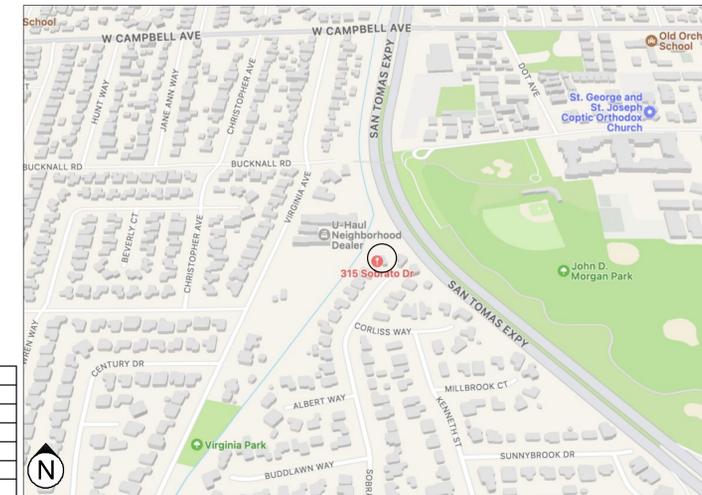
## PROJECT DATA

A.P.N.	404-25-051
CONSTRUCTION TYPE:	VB
GROUP	R-3/U
LOT SIZE:	9,273 SQ. FT.
ZONING:	R-1-6 (STANP)

EXISTING FLOOR AREA	1,510 SQ. FT.
+ADDITION	1,254 SQ. FT.
TOTAL FAR	2,764 SQ. FT. (30%)
PROPOSED LOT COVERAGE	2,073 (25%)

SEE SHEET A-4 & A-4.1 FOR DIAGRAM BREAKDOWNS

EXISTING		PROPOSED	
BEDROOMS	3	BEDROOMS	5
BATHROOMS	2	BATHROOMS	3.5
GARAGE	2 CAR	GARAGE	2 CAR
CEILING HEIGHT 1ST FLOOR	8'	CEILING HEIGHT 1ST FLOOR	8'
CEILING HEIGHT 2ND FLOOR	NONE	CEILING HEIGHT 2ND FLOOR	8'
ADU	NONE	ADU	DETACHED



VICINITY MAP

## SCOPE OF WORK

- ADDITION TO THE 1ST FLOOR (REAR AND FRONT), 2ND FLOOR ADDITION & NEW DETACHED ADU.
- EXISTING LAYOUT TO BE REDESIGNED TO WORK WITH THE NEW 2ND FLOOR ADDITION.
- NEW ELECTRICAL, PLUMBING, MECHANICAL. ELECTRICAL METER TO BE UPGRADED TO 200 AMP. TWO NEW FURNACES AND AC UNITS. EXISTING GAS METER TO REMAIN.
- EXISTING GARAGE TO BE REMODELED ONLY AND TO REMAIN IN THE SAME LOCATION WITH SAME ROOF PLANES.

## GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY AND THE LATEST ADOPTED ADDITIONS.
- THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS, AND HE SHALL CORRELATE ALL SUCH ITEMS AT THE JOB SITE. HE SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION AND OR CORRECTION PRIOR TO BEGINNING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND COORDINATION OF ALL TRADES WITH THE GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR SHOWN IN THESE PLANS TO RENDER THE JOB COMPLETE.
- CHANGES TO THE PLAN DURING CONSTRUCTION OTHER THAN:
  - CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE.
  - INTERIOR DOOR AND ZERO-CLEARANCE FIREPLACE RELOCATION SHOWN ON THE APPROVE PLANS.
  - A SINGLE NONBEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM.
  - INTERIOR NON-STRUCTURAL WALL FINISHES.
- SHALL CAUSE PLANS APPROVAL AND CONSTRUCTION TO BE SUSPENDED, A NEW PLAN CHECK (FOR THE NEW PLAN CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE COMMON PLAN CHECK PROCESS.

## CODE EDITIONS

- CALIFORNIA RESIDENTIAL CODE	2022 EDITION
- CALIFORNIA BUILDING CODE	2022 EDITION
- CALIFORNIA MECHANICAL CODE	2022 EDITION
- CALIFORNIA PLUMBING CODE	2022 EDITION
- CALIFORNIA ELECTRICAL CODE	2022 EDITION
- CALIFORNIA ENERGY CODE	2022 EDITION
- CALIFORNIA FIRE CODE	2022 EDITION
- CALIFORNIA GREEN BUILDING CODE	2022 EDITION
- CAMPBELL MUNICIPAL CODE	2022 EDITION

## PROJECT INDEX

A-1	ARCHITECTURAL COVER SHEET
TP	TOPOGRAPHIC MAP
A-2	EXISTING AND PROPOSED SITE PLAN CONDITIONS
A-2.1	PROJECT TREE CONDITIONS AND EXISTING PHOTOS
A-3	EXISTING FLOOR PLAN CONDITIONS & DEMO NOTES
A-3.1	PROPOSED FLOOR PLANS AND NOTES
A-4	EXISTING FLOOR AREA DIAGRAM CALCULATIONS
A-4.1	PROPOSED FLOOR AREA DIAGRAM CALCULATIONS
A-5	PROPOSED ROOF PLANS & VENTILATION CALCS
A-6	PROPOSED WINDOW & DOOR SCHEDULES
A-7	EXISTING ELEVATIONS & FRONT STREET VIEW
A-7.1	PROPOSED ELEVATIONS AND NOTES
A-7.2	PROPOSED, EXISTING & ADJACENT STREET VIEWS
A-8	PROPOSED CROSS SECTIONS

## FIRE SPRINKLERS

FIRESPRINKLERS REQUIRED. OBTAIN SEPARATE FIRE PERMIT, DEFERRED SUBMITTAL. DESIGN AND INSTALL IN ACCORDANCE WITH NFPA 13D, 2022, AND CMV RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIREMENTS (SEE CITY WEBSITE UNDER 'FIRE HANDOUTS'). COORDINATE WATER METER AND WATER MAIN SIZES WITH APPROVED FIRE SPRINKLER SHOP DRAWINGS. (MINIMUM 1" METER AND 1" SERVICE UNLESS HYDRAULIC CALCULATIONS PROVE EXISTING ADEQUATE).

## PROJECT CONTACTS

ARCHITECTURAL DESIGN Designer Gilbert Fernandez (408) 722-0057 gf.gilfernandez@gmail.com	STRUCTURAL DESIGN EOR TBD -	OWNER Krishna Ubrani (408) 410-2895 kubrani@yahoo.com
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## DESIGN DISCLAIMER

THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEvised SOLELY FOR THIS PROJECT, PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF GILBERT FERNANDEZ INTERIOR DESIGNER.

## ABBREVIATIONS

AA	Attic Access	(E)	Existing
AC	Air Conditioning	EA	Each
ACC	Access	EM	Electrical Meter
AD	Access Door	FAR	Floor Area Ratio
ADD	Addition	FC	Finished Ceiling
ADH	Adhesive	FF	Finished Floor
AFF	Above Finished Floor	FUR	Furnace
ALM	Alarm	GPM	Gallons Per Minute
AP	Access Panel	GM	Gas Meter
APPROX	Approximate	HB	Hose Bib
APRVD	Approved	KIT	Kitchen
ASPH	Asphalt	IN	Inch
AVG	Average	MAX	Maximum
BDRM	Bedroom	MIN	Minimum
BEL	Below	MISC	Miscellaneous
BLDG	Building	(N)	New
BN	Bullnose	OBS	Obscure
CA	Crawlspace Access	OC	On Center
CAB	Cabinet	OH	Overhead
CF	Cubic Feet	QTY	Quantity
CFM	Cubic Feet per Minute	R	Return
CL	Centerline	REF	Refrigerator
CLG	Ceiling	REQ	Required
CLST	Closet	RM	Room
CO	Clean Out	RO	Rough Opening
CuFt	Cubic Feet	S	Sewer Lateral
CuYd	Cubic Yard	SF	Square Foot
CW	Cold Water	SHWR	Shower
DBL	Double	SL	Sky Light
DEMO	Demolition	TYP	Typical
DIA	Diameter	UT	Utility
DR	Door	W	Water Lateral
DS	Downspout	WH	Water Heater
DW	Driveway	WIN	Window
		WM	Water Meter
		WP	Weatherproof

### APPROVAL STAMP



DELTA	REVISIONS
A	-
B	-
C	-
D	-
E	-
F	-

ARCHITECTURAL COVER SHEET

315 SOBRATO DRIVE  
CAMPBELL CA 95008

2/13/24

A-1

TRACT NO. 2351  
**SUNNYBROOK GARDENS, UNIT NO. 2**

BEING A PORTION OF LOTS 1, 2 AND 11 OF THE  
RESUBDIVISION OF THE E.N.PARR SUBDIVISION

IN THE  
**CITY OF CAMPBELL**

**SANTA CLARA COUNTY, CALIFORNIA**

SCALE: 1" = 60'

FEBRUARY, 1959

**MARK THOMAS & CO.**  
CIVIL ENGINEERS AND SURVEYORS  
SAN JOSE, CALIFORNIA

CONSISTING OF TWO SHEETS

**OWNER'S CERTIFICATE:**

I hereby certify that I am the owner of or have some right, title or interest in and to the real property included within the subdivision shown upon this map that I am the only person whose consent is necessary to pass a clear title to said real property and I hereby consent to the making of said map and subdivision as shown within the blue border lines and hereby dedicate to public use all streets and portions of streets not heretofore existing as shown upon said map within said subdivision and also dedicate to public use easements for any and all public uses under upon or over said streets and said portions thereof.

I also hereby dedicate to public use easements for all public service facilities including poles, wires, conduits, storm sewers, sanitary sewers, and gas, water, and heat mains and all public utilities, and any and all appurtenances to the above under on or over those certain strips of land lying between the rear lines and/or side lines of lots and the dashed lines each designated as "P.S.E." (Public Service Easement), easements under upon or over those certain strips of land designated as "A.E." (Anchor Easement) for pole anchor purposes only, and easements for wire-clearance purposes only over those certain strips of land each designated as "W.C.E." (Wire Clearance Easement). The above mentioned public service easements to be kept open and free from buildings or structures of any kind except public service structures, irrigation systems and appurtenances thereto and lawful fences. The wire clearance easements to be limited to buildings or structures and appurtenances thereto which have a maximum height of fifteen feet above the ground line of poles.

Frank E. Barber  
Frank E. Barber  
(a single man)

**ACKNOWLEDGMENT:**

State of California }  
County of Santa Clara } S.S.

On this 9 day of March 1959, before me, Betty E. Cornish a Notary Public in and for said County and State personally appeared Frank E. Barber, known to me to be the person whose name is subscribed to the within instrument and he acknowledged to me that he executed the same

My Commission Expires: 1-3-62  
Betty E. Cornish  
Notary Public

**BASIS OF BEARINGS:**

The bearing, N. 87° 45' E., of the northerly boundary of Tract No. 1212, as shown on map thereof recorded in Book 44 of Maps on pages 46 and 47, was used as basis for bearings shown upon this map

All distances and dimensions are shown in feet and decimals thereof.

The blue border indicates the boundaries of the land subdivided by this land.

• Indicates iron pipe found ◦ Indicates iron pipe set

**CERTIFICATE OF THE ENGINEER:**

I, Aldo P. Savio, hereby certify that I am a Registered Civil Engineer of the State of California, that this map, consisting of two (2) sheets, correctly represents a survey made under my supervision in December, 1958; that the survey is true and complete as shown, that all monuments shown thereon actually exist, or will be placed upon completion of street improvement work, and their positions are correctly shown, and that said monuments are sufficient to enable the survey to be retraced.

Aldo P. Savio  
Registered Civil Engineer, No. 5691

**CERTIFICATE OF CITY ENGINEER:**

I hereby certify that I have examined the final map of Tract No. 2351, that the subdivision as shown thereon is substantially the same as it appeared on the tentative map thereof, and any approved alterations, that all the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with and that I am satisfied that said map is technically correct

Dated: March 9, 1959

Mark Thomas  
City Engineer, City of Campbell

**CERTIFICATE OF CLERK OF CITY COUNCIL:**

It is ordered that the map of Tract No. 2351 be and the same is hereby approved, that all the streets, portions of streets and other parcels of land shown upon said map and therein offered for dedication to public use be and the same are hereby accepted for the purposes for which the same are offered for dedication.

I hereby certify that the foregoing order was adopted by the City Council of the City of Campbell at a meeting held March 9, 1959.

Joetha Teretien  
City Clerk and Clerk Ex-Officio of the City Council of the City of Campbell, California

**CERTIFICATE OF COUNTY RECORDER:**

File No. 1605310 Fee 7.00 Paid  
Accepted for record and recorded in Book 104 of Maps, at pages 10, 11 in the Office of the County Recorder of Santa Clara County this 23 day of MARCH 1959, at 2:03 P.M.

Syl C. Tully, County Recorder  
By G. B. O'Brien Deputy

104  
10

10

10

# TRACT NO. 235I SUNNYBROOK GARDENS, UNIT NO. 2

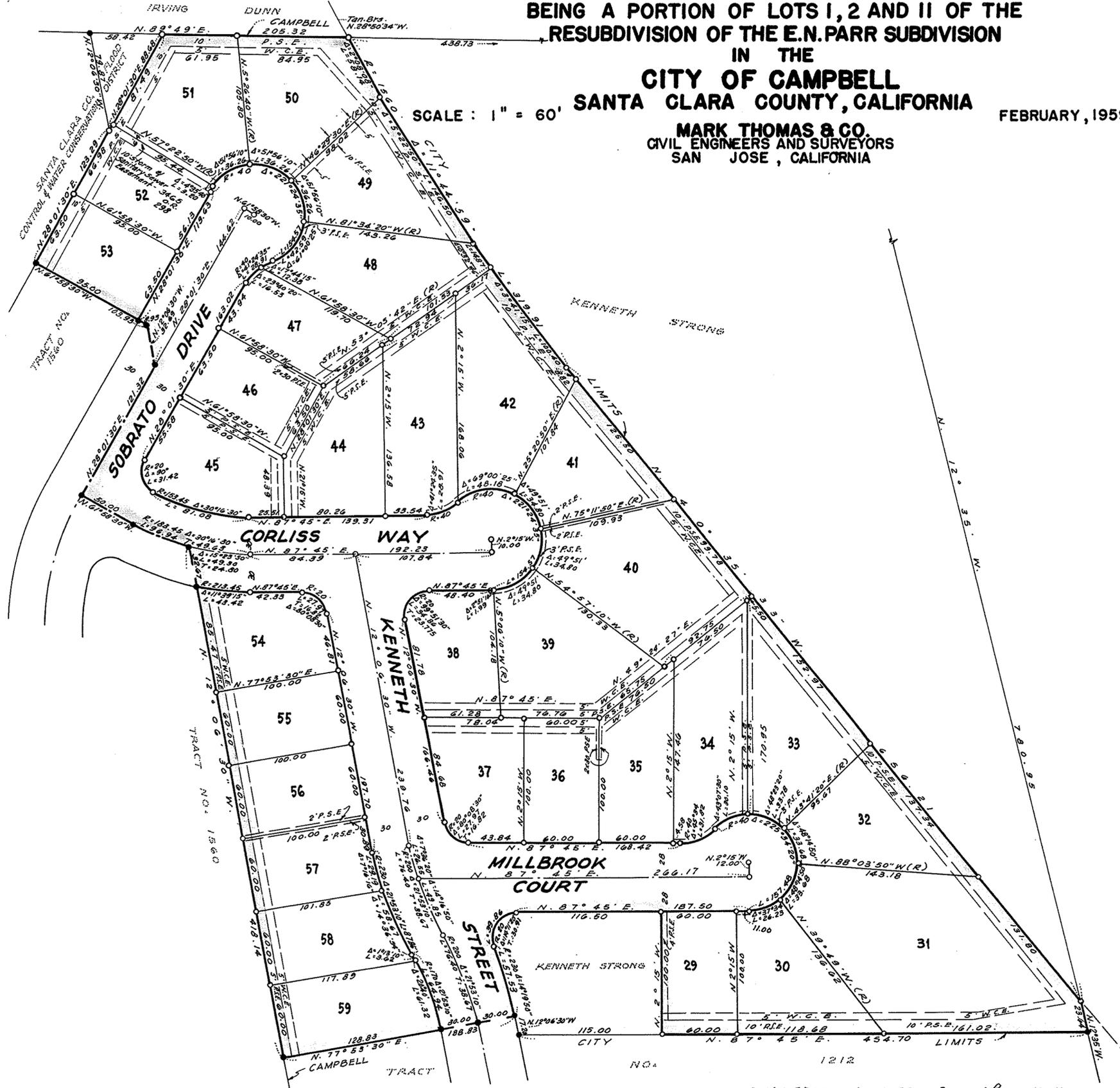
BEING A PORTION OF LOTS 1, 2 AND 11 OF THE  
RESUBDIVISION OF THE E.N. PARR SUBDIVISION  
IN THE

**CITY OF CAMPBELL**  
**SANTA CLARA COUNTY, CALIFORNIA**

SCALE: 1" = 60'

FEBRUARY, 1959

**MARK THOMAS & CO.**  
CIVIL ENGINEERS AND SURVEYORS  
SAN JOSE, CALIFORNIA



# LEGEND

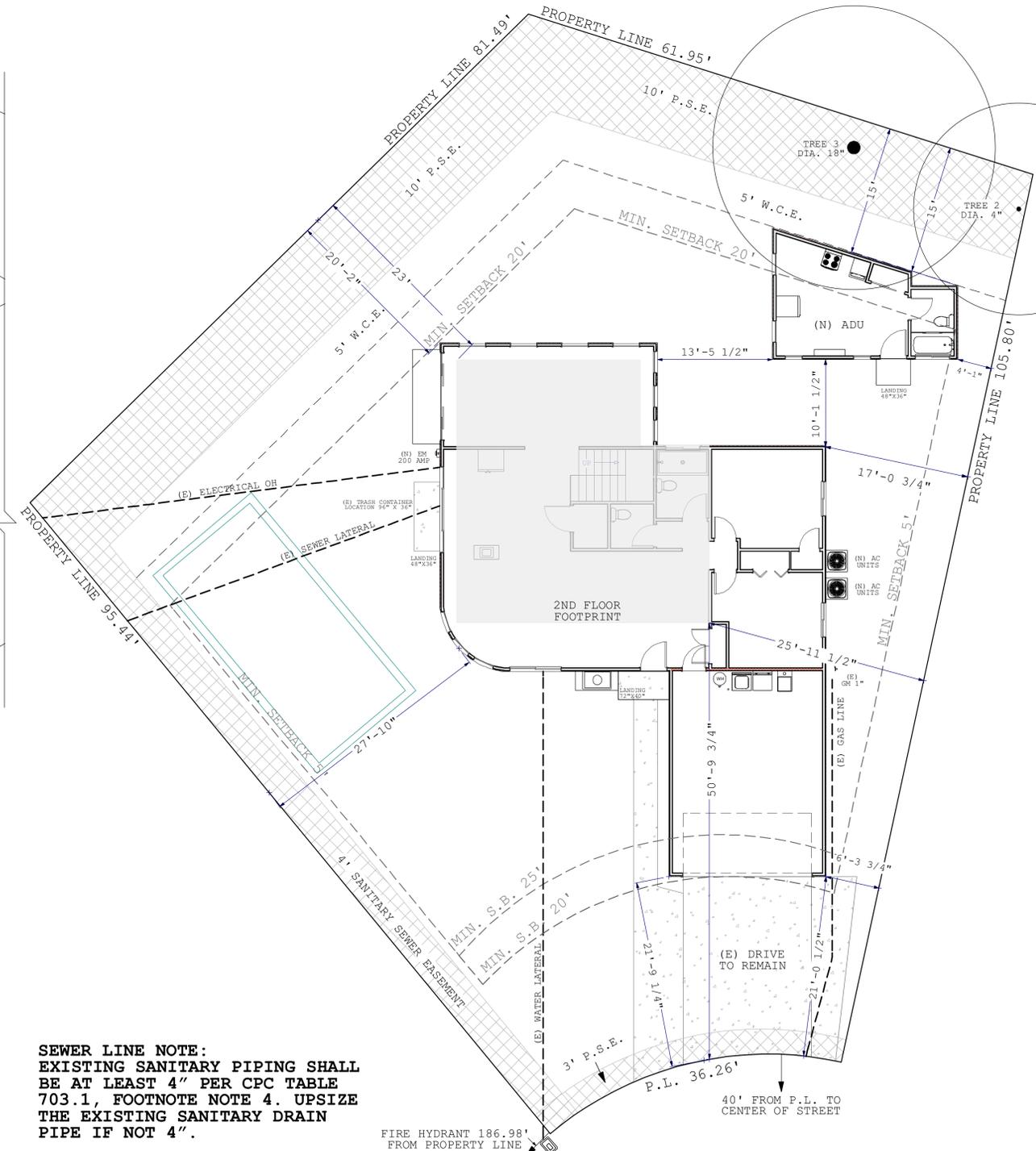
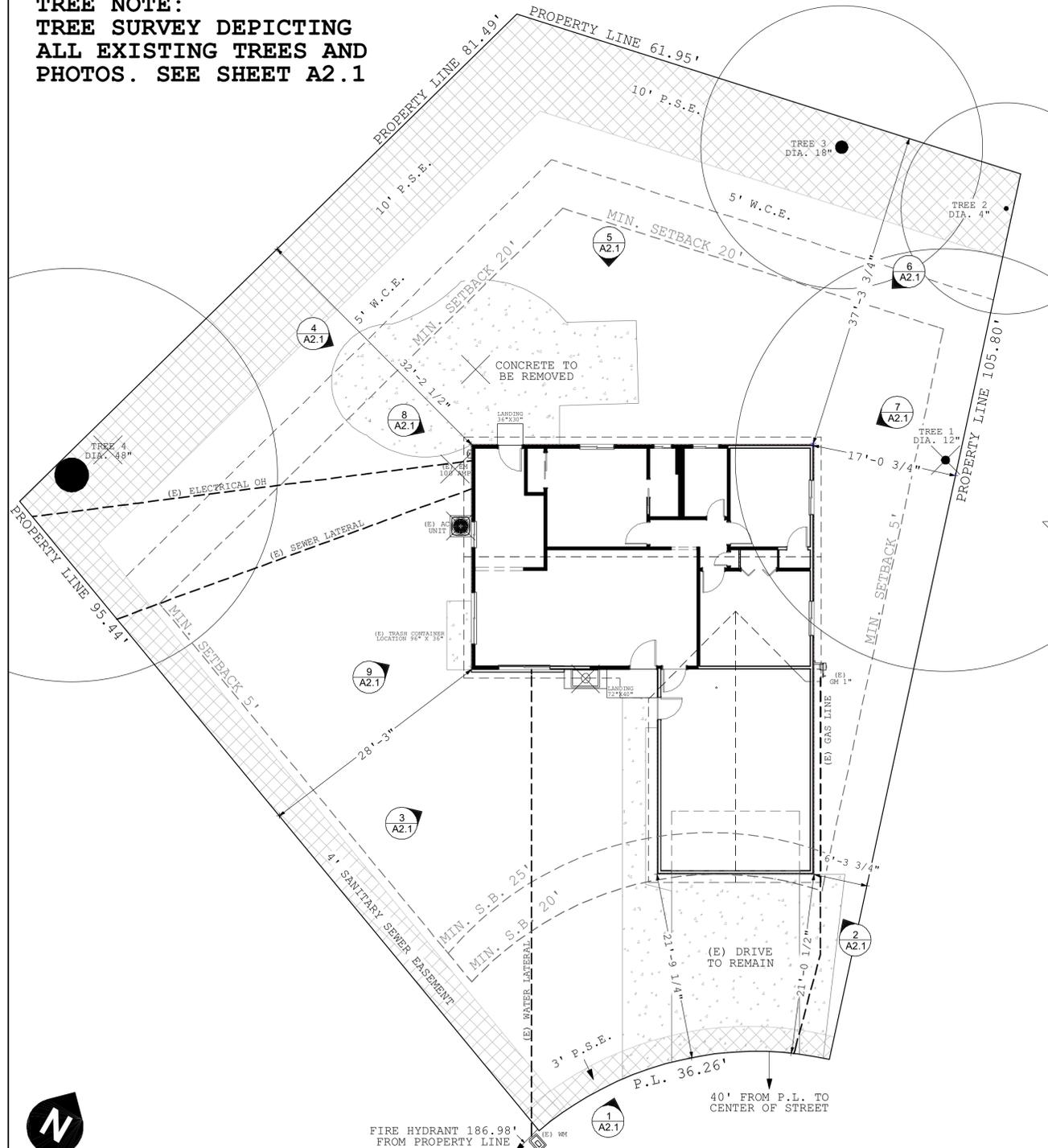
-  CONCRETE
-  EASEMENTS
-  2ND FLOOR OUTLINE
-  ITEMS REMOVED

# SITE PLAN GENERAL NOTES

1. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 OR USANORTH811.ORG AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
2. BEFORE ANY EXCAVATION, COORDINATE LOCATION OF ALL EXISTING UTILITIES.
3. EXCAVATION, FILLS, AND UTILITIES FOR ALL BUILDINGS OR STRUCTURES SHALL BE SO CONSTRUCTED OR PROTECTED THAT THEY DO NOT ENDANGER LIFE OR PROPERTY.
4. CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN DURING EXCAVATION AND CONSTRUCTION, U.O.N.
5. FINISH GRADE SHALL SLOPE AWAY FROM THE FOUNDATION OF ALL BUILDINGS AND STRUCTURES A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF TEN FEET. (CBC 1804.3). ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISH-CHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12 INCHES PLUS 2%.
6. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL (33%).
7. LOT GRADINGS SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO SLOPE ONTO NEIGHBORING PROPERTY.
8. NEW RAINWATER DOWNSPOUTS SHALL 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.

9. IMPLEMENTATION OF "BEST MANAGEMENT PRACTICES" SHALL BE USED TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION "BEST MANAGEMENT PRACTICES" WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICE, CITATIONS, OR STOP ORDERS.
10. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARDS.
11. ANY TRENCHES SHALL BE LOCATED OUTSIDE OF THE DRIP LINE OF EXISTING TREES IN ORDER TO MINIMIZE NEGATIVE IMPACTS.
12. SEE COVER SHEET, FLOOR PLAN, AND BEST PRACTICES MANAGEMENT SHEETS FOR ADDITIONAL PROJECT INFORMATION.
13. NATURAL GRADE AND VEGETATION SHALL BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE.
14. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
15. ANY ITEMS FOUND OR CONDITIONS DISCOVERED DURING DEMOLITION THAT WILL IMPACT THE DESIGN OF THIS PROJECT ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.

**TREE NOTE:**  
**TREE SURVEY DEPICTING**  
**ALL EXISTING TREES AND**  
**PHOTOS. SEE SHEET A2.1**



**SEWER LINE NOTE:**  
 EXISTING SANITARY PIPING SHALL  
 BE AT LEAST 4" PER CPC TABLE  
 703.1, FOOTNOTE NOTE 4. UPSIZE  
 THE EXISTING SANITARY DRAIN  
 PIPE IF NOT 4".



NORTH

EXISTING SITE PLAN 1/8" = 1'-0"

PROPOSED SITE PLAN 1/8" = 1'-0"



INTERIOR DESIGNER  
 GILBERT FERNANDEZ III

*Gilbert Fernandez III*

DELTA	REVISIONS
A	-
B	-
C	-
D	-
E	-
F	-

EXISTING AND PROPOSED  
 SITE PLAN CONDITIONS

315 SOBRATO DRIVE  
 CAMPBELL CA 95008

2/13/24

A-2

**TREE SURVEY**

NUMBER	SPECIES	TRUNK DIAMETER	CONDITION	PROPOSED
TREE 1	UNRECOGNIZED NOT PROTECTED	12"	GOOD	REMOVED DUE TO STORM SAFETY ISSUES.
TREE 2	SHRUB	4"	FAIR	TO REMAIN
TREE 3	PINE	18"	GOOD	TO REMAIN
TREE 4	EUCALYPTUS	48"	GOOD	REMOVED DUE TO STORM SAFETY ISSUES.



1. FRONT



2. FRONT RIGHT



3. FRONT LEFT



4. REAR LEFT CORNER



5. REAR



6. REAR RIGHT CORNER



7. REAR RIGHT CORNER



8. REAR LEFT CORNER



9. FRONT LEFT CORNER



INTERIOR DESIGNER  
GILBERT FERNANDEZ III

*Gilbert Fernandez III*

DELTA	REVISIONS
A	-
B	-
C	-
D	-
E	-
F	-

PROJECT TREE CONDITIONS AND  
EXISTING PHOTOS

315 SOBRATO DRIVE  
CAMPBELL CA 95008

2/13/24

**A-2.1**

# DEMO LEGEND

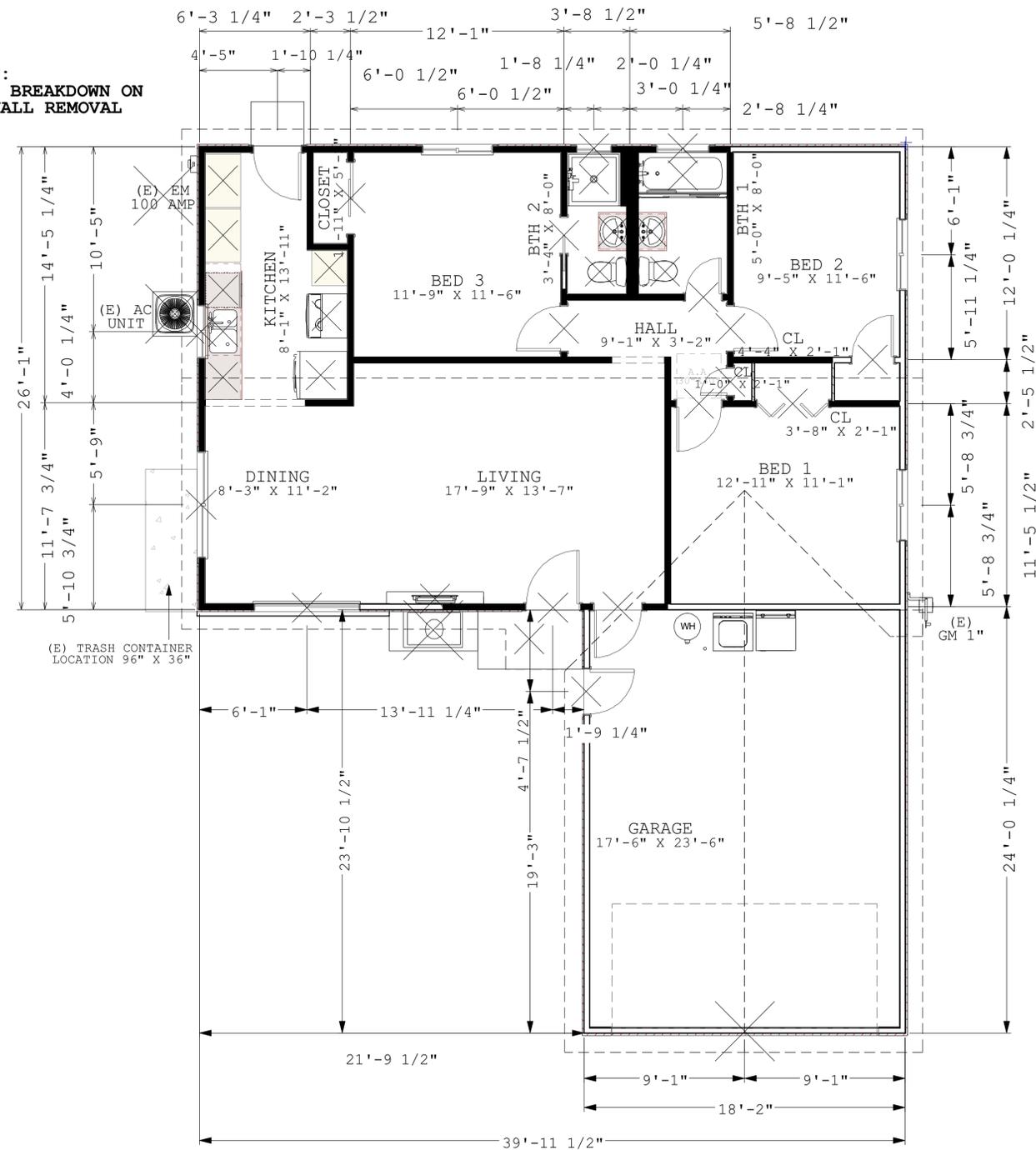
-  WALLS TO BE REMOVED
-  WALLS TO REMAIN
-  ITEMS TO BE REMOVED
-  EXISTING ROOF PLANES

GRAPHIC SCALE : 1/4" INCH = 1 FEET  


## DUST CONTROL NOTES

1. WATER ALL ACTIVE CONSTRUCTION AREAS ON A "AS NEEDED" BASIS.
2. WATER OR COVER STOCKPILES OF DEBRIS, SOIL, SAND OR OTHER MATERIALS THAT CAN BE BLOWN BY THE WIND.
3. COVER ALL TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
4. APPLY WATER AS NEEDED, OR APPLY NON-TOXIC SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING, AND STAGING AREAS AT CONSTRUCTION SITES. ALSO HYDROSEED OR APPLY NON-TOXIC SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS.
5. SWEEP (PREFERABLY WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING, AND STAGING AREAS AT CONSTRUCTION SITES ON AN "AS NEEDED" BASIS.
6. SWEEP ADJACENT PUBLIC STREETS (PREFERABLY WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO THEM.
7. ENCLOSE, COVER, WATER, OR APPLY NON-TOXIC SOIL BINDERS TO EXPOSE STOCK PILES (DIRT, SAND, ETC.) ON AN "AS NEEDED" BASIS.
8. LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS WITHIN THE PROJECT PARCEL TO 15 MPH.
9. INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT STILL RUNOFF TO PUBLIC ROADWAYS AND/OR THE ADJACENT WATERWAY.
10. REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.
11. THE APPROVED PLAN SHALL BE IMPLEMENTED FOR THE DURATION OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES THAT GENERATES DUST AND OTHER AIRBORNE PARTICLES.
12. ALL GRADED SURFACES AND MATERIALS, WHETHER FILLED, EXCAVATED, TRANSPORTED OR STOCKPILED, SHALL BE WETTED, PROTECTED OR CONTAINED IN SUCH A MANNER AS TO PROTECT ANY SIGNIFICANT NUISANCE FROM DUST OR SPILLAGE UPON ADJOINING WATER BODY, PROPERTY, OR STREETS, EQUIPMENT, AND MATERIALS ON THE SITE SHALL BE USED IN SUCH A MANNER AS TO AVOID EXCESSIVE DUST. A DUST CONTROL PLAN MAY BE REQUIRED AT ANYTIME DURING THE COURSE OF THE PROJECT.
13. A DUST PALLIATIVE SHALL BE APPLIED TO THE SITE WHEN REQUIRED BY THE GOVERNING AGENCY. THE TYPE AND RATE OF APPLICATION SHALL BE RECOMMENDED BY THE SOILS ENGINEER AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND BUILDING DEPARTMENT'S GEOTECHNICAL SECTION, AND THE REGIONAL WATER QUALITY CONTROL BOARD.

**WALL REMOVAL NOTE:**  
**SEE SHEET A-4 FOR BREAKDOWN ON EXISTING LINEAR WALL REMOVAL**



EXISTING FLOOR/DEMOLITION PLAN 1/4" = 1'-0"



INTERIOR DESIGNER  
 GILBERT FERNANDEZ III

*Gilbert Fernandez III*

DELTA	REVISIONS
A	-
B	-
C	-
D	-
E	-
F	-

### EXISTING FLOOR PLAN CONDITIONS & DEMOLITION NOTES

315 SOBRATO DRIVE  
 CAMPBELL CA 95008

2/13/24

**A-3**

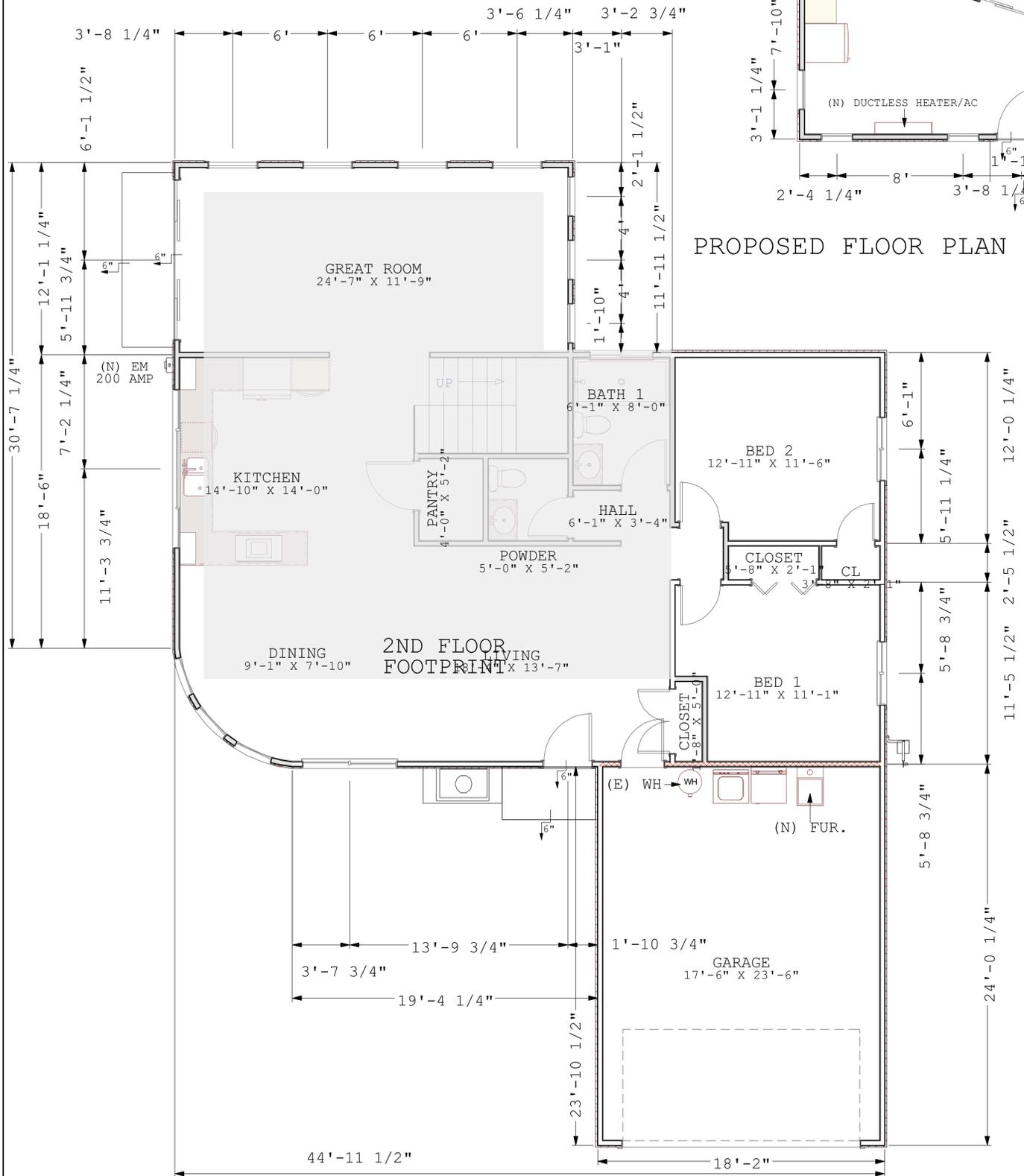


NORTH

# PROPOSED LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALLS
- 1 HR FIRE WALL 1/2" TYPE "X" GYPSUM BOARD - PER NOTE

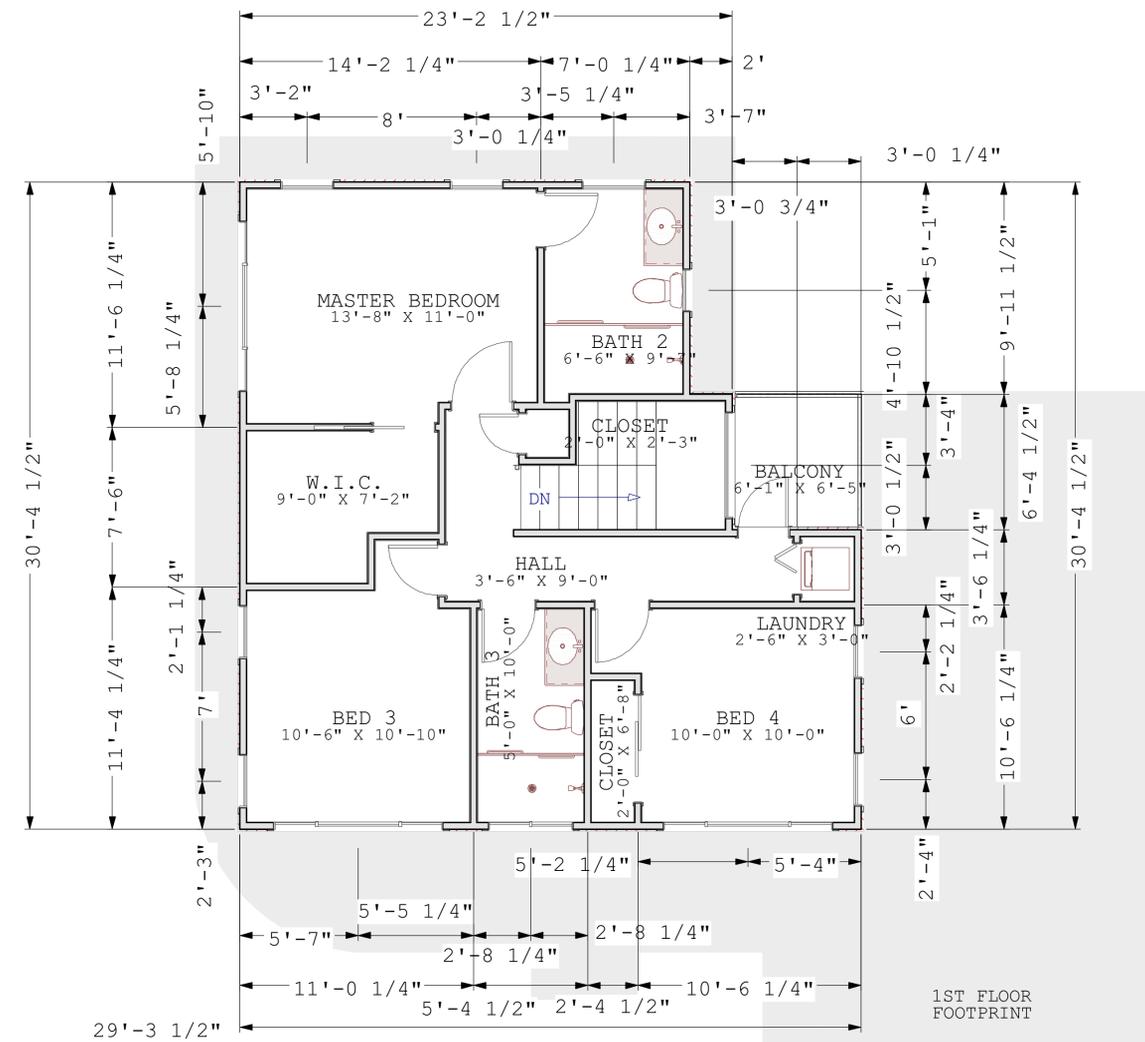
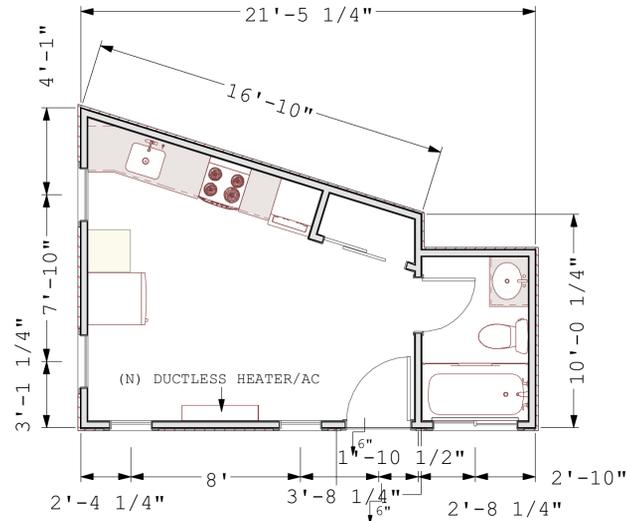
GRAPHIC SCALE : 1/4" INCH = 1 FEET  
 0 1 2 3 4 5 10 15



PROPOSED FLOOR PLAN (ADU) 1/4" = 1'-0"

# FLOOR PLAN NOTES

1. A FIRE ESCAPE WINDOW SHALL BE PROVIDED IN EVERY BEDROOM WHERE THERE IS NOT A DOOR TO THE EXTERIOR WITH A SILL HIGH OF NOT MORE THAN 44" ABOVE THE FLOOR. SUCH WINDOW SHALL HAVE A CLEAR OPERABLE AREA OF NOT LESS THAN 5.7 SQ. FT. WITH NO DIMENSION LESS THAN 24" IN HEIGHT OR 20" IN WIDTH THAT WILL OPEN TO THE EXTERIOR.
2. PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATERS SHALL BE INSULATED WITH AN INSTALLED THERMAL RESISTANCE OF R-3 OR GREATER FOR FIVE FEET OF PIPE CLOSEST TO THE WATER HEATER, OR WHATEVER SHORTER LENGTH IS IN UNCONDITIONED SPACES.
3. WATER CLOSET Notes  
 - WATER CLOSETS (TOILET) COMPARTMENT MUST HAVE NOT LESS THAN 15" CENTERLINE OF BIDET TO RIM AND NOT LESS THAN 24" CLEAR IN FRONT OF THE UNIT AS PER CPC 407.6.  
 - PROVIDE CAULKING AT BOTTOM OF ALL WATER CLOSETS. CPC 407.2.  
 - BATHROOMS & WATER CLOSET COMPARTMENTS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE EXTERIOR OPENING W/AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA W/MIN. OF 1-1/2 SQ FT OR 5 AIR CHANGES PER HOUR.
4. SHOWER/TUB NOTES  
 - MAINTAIN MINIMUM AREA AND DIMENSIONS 70" ABOVE THE SHOWER DRAIN. CPC 411.7  
 - SHOWER STALLS AND TUB ENCLOSURES TO HAVE SAFETY GLAZING SHOWER DOORS, MAY NOT BE LESS THAN 22" MINIMUM WIDTH. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD TO MAINTAIN 22" CLEARANCE. CBC 2407 & CPC 411.6  
 - WATERPROOF GYPSUM BOARD UNDERLAY AT SHOWERS, TUBS AND OTHER SURFACES ADVERSELY AFFECTED BY WATER IS NOT ALLOWED AS PER GA-216 OR ASTM C840.  
 - Shower stall to be 1024 square inches minimum and capable of encompassing a 30" diameter circle. CPC 408.6.  
 - Specify height of shower threshold in compliance with CPC 408.5.  
 - Specify location of shower drain. Verify minimum 2 inches below proposed shower threshold.



# PLUMBING FIXTURE NOTES

1. WATER CLOSET = 1.28 GALLONS/FLUSH
2. SHOWER HEADS = 2.0 GALLONS PER MINUTE @ 80 PSI
3. KITCHEN SINK FAUCET = 1.8 GALLONS PER MINUTE @ 60 PSI, AND MINIMUM FLOW RATE (TEMPORARY INCREASE SHALL NOT EXCEED 2.2 GALLONS PER MINUTE @ 60 PSI)
4. BATHROOM SINK FAUCET = 1.2 GALLONS PER MINUTE @ 60 PSI AND MINIMUM FLOW RATE NOT LESS THAN 0.8 GALLONS PER MINUTE @ 20 PSI



NORTH PROPOSED FLOOR PLAN (1ST FLOOR) 1/4" = 1'-0"

PROPOSED FLOOR PLAN (2ND FLOOR) 1/4" = 1'-0"



INTERIOR DESIGNER  
 GILBERT FERNANDEZ III

*Gilbert Fernandez III*

DELTA	REVISIONS
A	-
B	-
C	-
D	-
E	-
F	-

PROPOSED FLOOR PLANS AND NOTES

315 SOBRATO DRIVE  
 CAMPBELL CA 95008

2/13/24

**A-3.1**

**EXISTING FLOOR AREA**

SECTION	DIMENSIONS	AREA
A	40.2' X 26.4'	1,061.3 SQ.FT
B	23.8' X 18.4'	437.9 SQ.FT
C	5.0' X 2.2'	11 SQ.FT

**TOTAL 1,510.2 SQ. FT.**

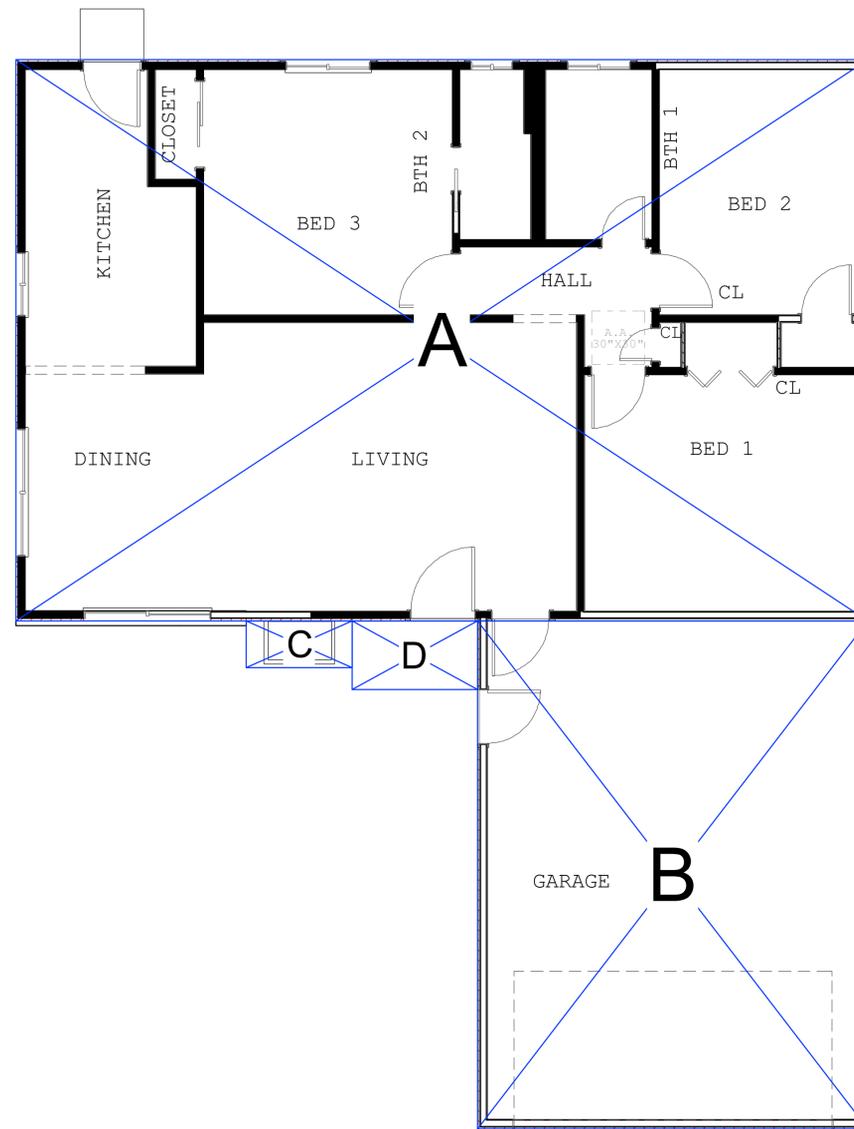
**PERCENTAGE: (1,510/9,273) 16%**

**EXISTING LOT COVERAGE**

SECTION	DIMENSIONS	AREA
A	40.2' X 26.4'	1,061.3 SQ.FT
B	23.8' X 18.4'	437.9 SQ.FT
C	5.0' X 2.2'	11 SQ.FT
D	5.9' X 3.2'	18.9 SQ.FT

**TOTAL 1,529.1 SQ. FT.**

**PERCENTAGE: (1,529/9,273) 16%**



INTERIOR DESIGNER  
GILBERT FERNANDEZ III

*(Signature)*

DELTA	REVISIONS
A	-
B	-
C	-
D	-
E	-
F	-

**EXISTING FLOOR AREA/WALL  
REMOVAL DIAGRAM CALCULATIONS**

**315 SOBRATO DRIVE  
CAMPBELL CA 95008**

**2/13/24**

**A-4**



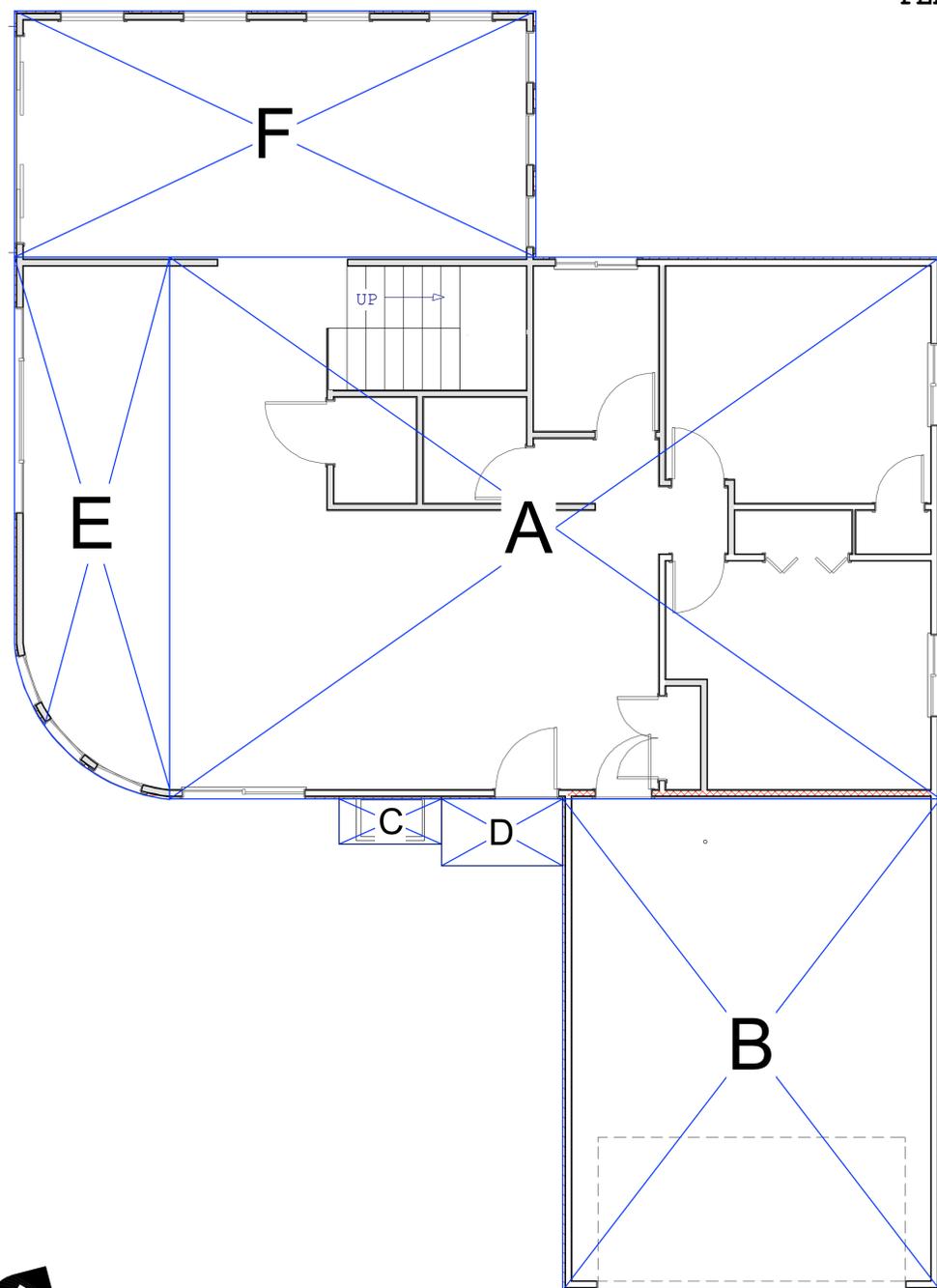
NORTH

EXISTING FLOOR AREA DIAGRAM 1/4" = 1'-0"

**PROPOSED FLOOR AREA**

SECTION	DIMENSIONS	AREA
A	40.2' X 26.4'	1,061.3 SQ.FT
B	23.8' X 18.4'	437.9 SQ.FT
C	5.0' X 2.2'	11 SQ.FT
E	- X -	185.5 SQ.FT
F	25.5' X 11.9'	303.5 SQ.FT
G	8.8' X 3.5'	30.8 SQ.FT
H	4.1' X 3.5'	14.4 SQ.FT
I	12.9' X 9.5'	122.6 SQ.FT
J	8.6' X 13.0'	111.8 SQ.FT
K	21.5' X 17.6'	378.4 SQ.FT
L	8.0' X 20.6'	164.8 SQ.FT

**TOTAL 2,764.0 SQ. FT.**  
**PERCENTAGE: (2,764/9,273) 30%**



PROPOSED FLOOR AREA DIAGRAM  
 (1ST FLOOR) 1/4" = 1'-0"

**PROPOSED LOT COVERAGE**

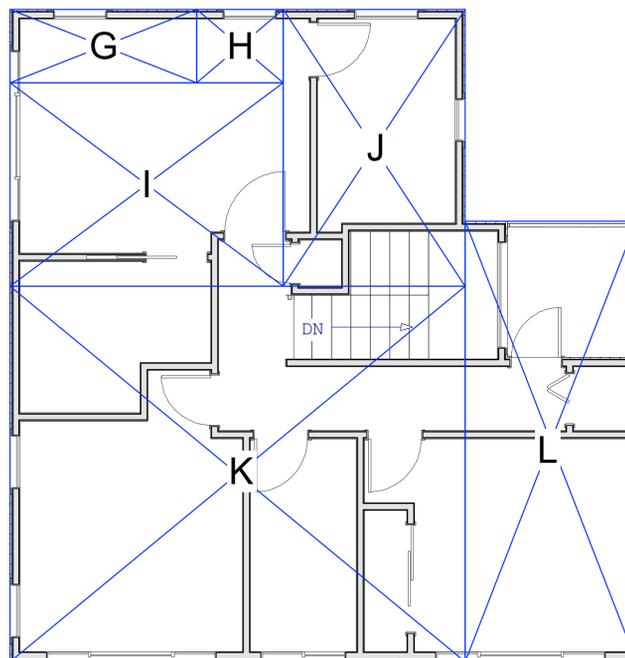
SECTION	DIMENSIONS	AREA
A	40.2' X 26.4'	1,061.3 SQ.FT
B	23.8' X 18.4'	437.9 SQ.FT
C	5.0' X 2.2'	11 SQ.FT
D	5.9' X 3.2'	18.9 SQ.FT
E	- X -	185.5 SQ.FT
F	5.0' X 10.6'	53 SQ.FT
S	6.7' X 16.3'/1.6	68 SQ.FT
T	16.3' X 8.6'	140.2 SQ.FT
U	5.4' X 8.6'	46.4 SQ.FT

**TOTAL 2,073 SQ. FT.**  
**PERCENTAGE: (2,073/9,273) 25%**

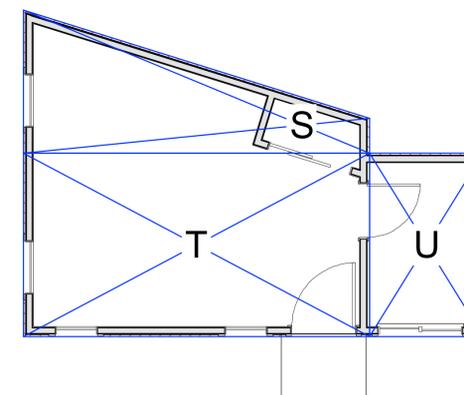
**PROPOSED ADU**

SECTION	DIMENSIONS	AREA
S	6.7' X 16.3'/1.6	68 SQ.FT
T	16.3' X 8.6'	140.2 SQ.FT
U	5.4' X 8.6'	46.4 SQ.FT

**TOTAL 255 SQ. FT.**  
**PROPOSED FLOOR AREA 2,764 SQ. FT**  
**PROPOSED ADU +255 SQ. FT**  
**TOTAL FLOOR AREA 3,019 SQ. FT**  
**PERCENTAGE (3,019/9,273) 33%**



PROPOSED FLOOR AREA DIAGRAM  
 (2ND FLOOR) 1/4" = 1'-0"



PROPOSED FLOOR AREA DIAGRAM  
 (ADU 1/4" = 1'-0"



INTERIOR DESIGNER  
 GILBERT FERNANDEZ III

DELTA	REVISIONS
A	-
B	-
C	-
D	-
E	-
F	-

**PROPOSED FLOOR AREA  
 DIAGRAM CALCULATIONS**

**315 SOBRATO DRIVE  
 CAMPBELL CA 95008**

**2/13/24**

**A-4.1**





INTERIOR DESIGNER  
GILBERT FERNANDEZ III

*Gilbert Fernandez III*

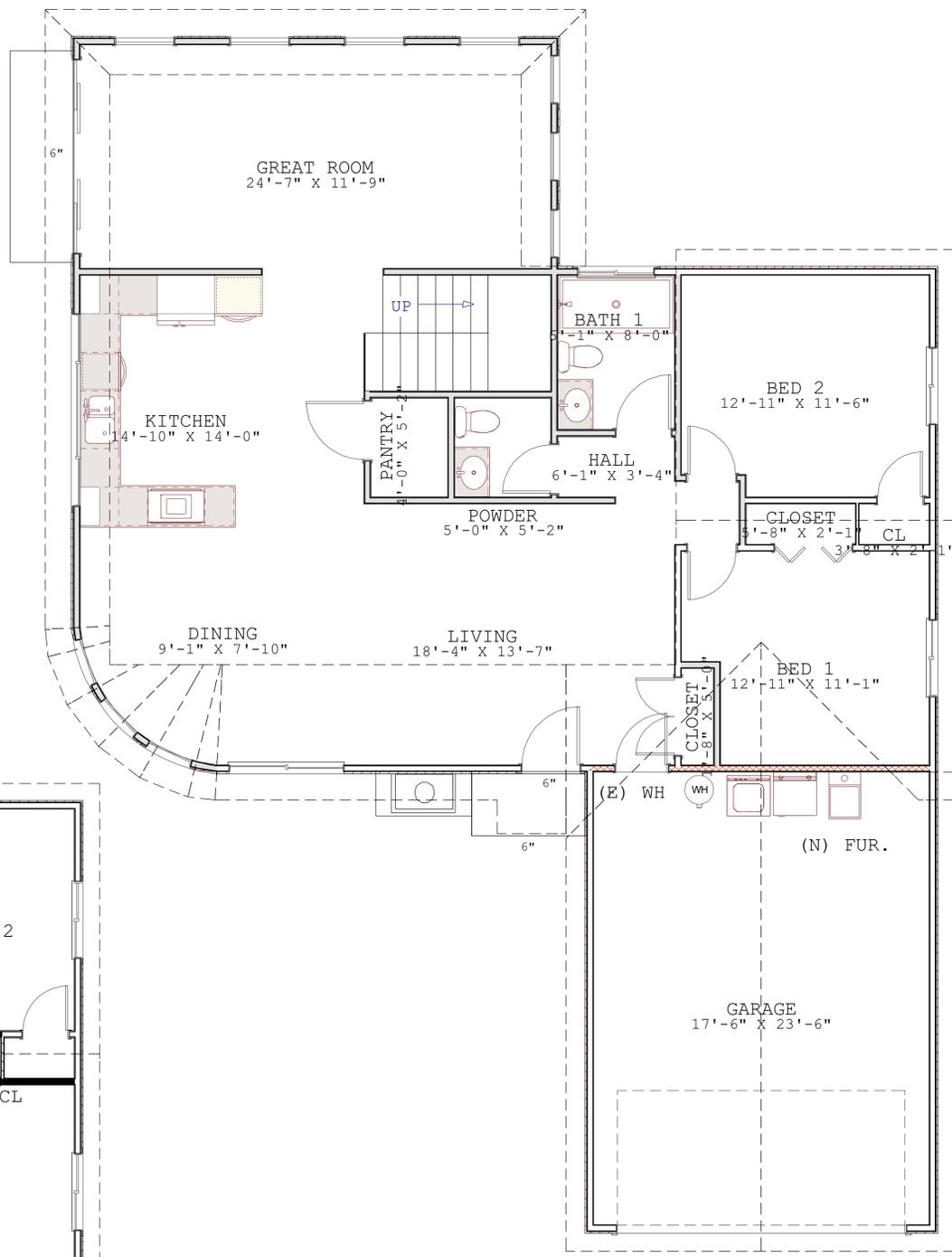
DELTA	REVISIONS
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**PROPOSED ROOF PLANS &  
VENTILATION CALCULATIONS**

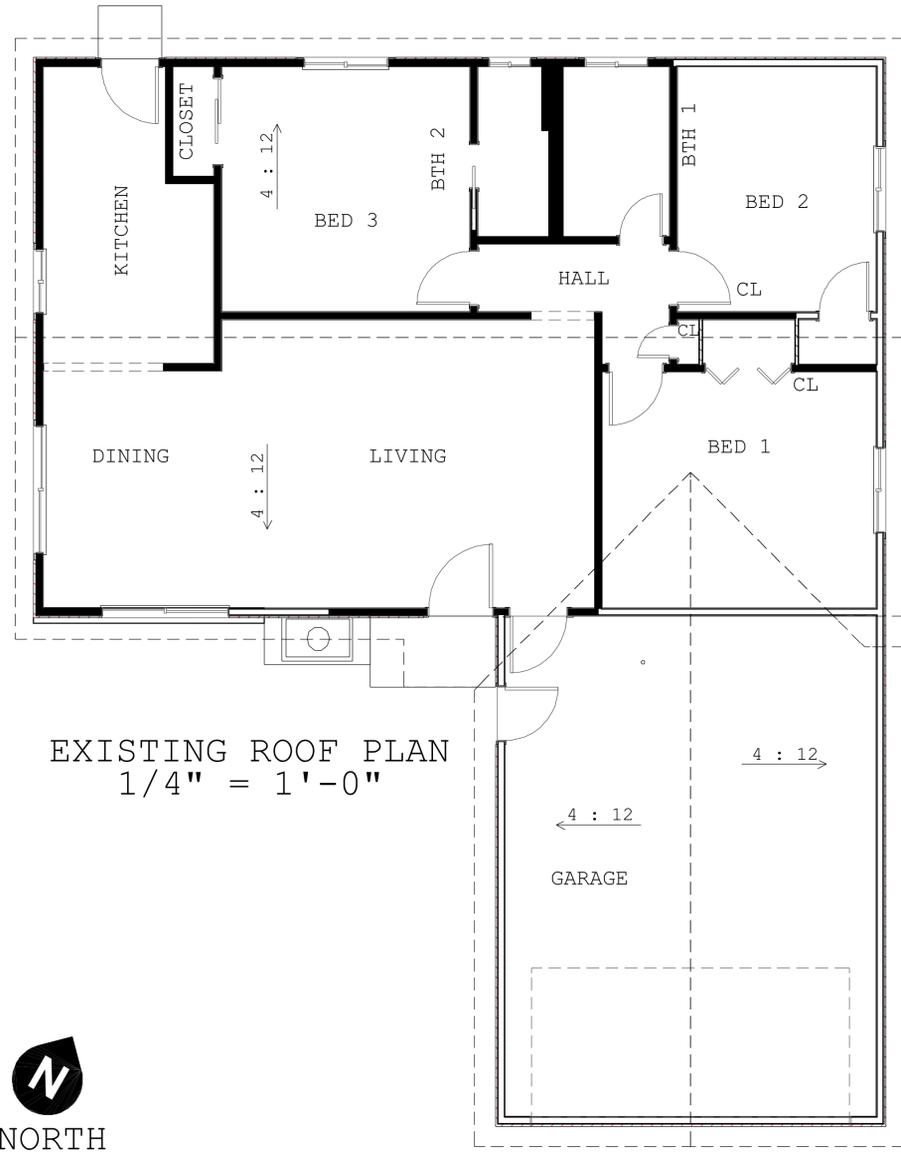
**315 SOBRATO DRIVE  
CAMPBELL CA 95008**

**2/13/24**

**A-5**

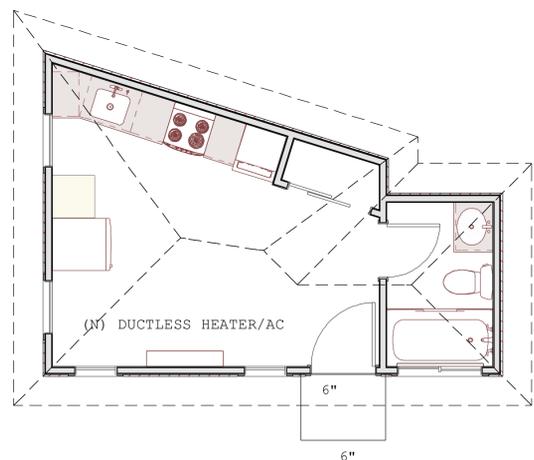


PROPOSED ROOF PLAN  
(2ND FLOOR) 1/4" = 1'-0"



EXISTING ROOF PLAN  
1/4" = 1'-0"

PROPOSED ROOF PLAN  
(1ST FLOOR) 1/4" = 1'-0"



PROPOSED ROOF PLAN  
(ADU) 1/4" = 1'-0"



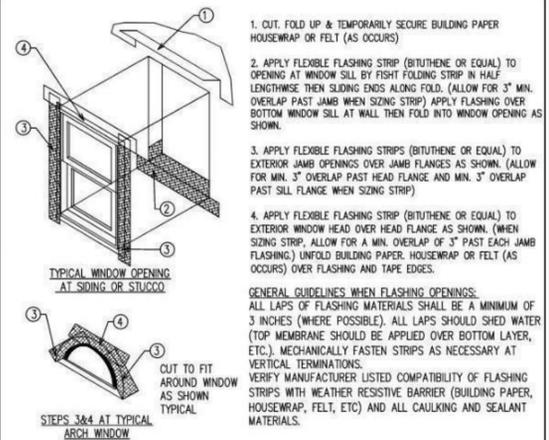
DELTA	REVISIONS
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B	-
C	-
D	-
E	-
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WINDOW SCHEDULE									
NUMBER	TYPE	WIDTH	HEIGHT	BOTTOM	OTY	FLOOR	ROOM NAME	TEMPERED	PTRF.
W01	TRIPLE SLIDING	120"	42"	38"	1	1	KITCHEN	YES	
W02	LEFT SLIDING	72"	48"	32"	1	1	DINING		
W03	FIXED GLASS	30"	60"	20"	2	2	BED 3		
W04	SINGLE CASEMENT	24"	48"	32"	2	1	ADU 255 SF		
W05	SINGLE HUNG	30"	42"	38"	2	1	ADU 255 SF		
W06	SINGLE CASEMENT	30"	60"	20"	2	1	GREAT ROOM		
W07	LEFT SLIDING	48"	24"	56"	1	1	BATH 1	YES	
W08	FIXED GLASS	30"	60"	20"	2	2	MASTER BEDROOM		YES
W09	FIXED GLASS	60"	60"	20"	1	2	OPEN BELOW/BALCONY	YES	
W10	FIXED GLASS	36"	36"	44"	1	2	BATH 2	YES	
W11	TRIPLE SLIDING	96"	42"	38"	1	2	BED 3		
W12	LEFT SLIDING	48"	36"	44"	1	1	BATH	YES	
W13	FIXED GLASS	30"	60"	20"	1	1	GREAT ROOM		
W14	TRIPLE SLIDING	96"	42"	38"	1	2	MASTER BEDROOM		
W15	SINGLE CASEMENT	30"	48"	32"	2	1	DINING		
W16	SINGLE HUNG	24"	36"	44"	1	2	BATH 2	YES	
W17	TRIPLE SLIDING	96"	42"	38"	1	2	BED 4		
W18	FIXED GLASS	30"	60"	20"	2	2	BED 4		
W19	LEFT SLIDING	48"	36"	44"	1	2	BATH 3	YES	
W20	FIXED GLASS	30"	48"	32"	1	1	DINING		

DOOR SCHEDULE									
NUMBER	TYPE	WIDTH	HEIGHT	OTY	FLOOR	ROOM NAME	TEMPERED	PTRF.	
D01	GARAGE	180"	84"	1	1	GARAGE	YES		
D02	HINGED	36"	80"	1	1	LIVING	YES		
D03	HINGED	30"	80"	1	1	BATH/ADU 255 SF			
D04	HINGED	34"	80"	1	1	HALL/BATH 1			
D05	HINGED	30"	80"	1	1	HALL/POWDER			
D06	HINGED	22"	80"	1	2	CLOSET/HALL			
D07	HINGED	32"	80"	1	1	GARAGE/LIVING		YES	
D08	2 DR. BIFOLD	28"	80"	1	2	LAUNDRY/HALL			
D09	HINGED	36"	80"	1	1	PANTRY/KITCHEN			
D10	HINGED	28"	80"	1	2	HALL/BALCONY	YES		
D11	DOUBLE HINGED	48"	80"	1	1	CLOSET/LIVING			
D12	HINGED	30"	80"	1	2	BATH 2/MASTER BEDROOM			
D13	SLIDER	48"	80"	1	1	ADU 255 SF/CL.			
D14	HINGED	30"	80"	1	1	BED 1/HALL			
D15	HINGED	34"	80"	1	2	MASTER BEDROOM/HALL			
D16	HINGED	30"	80"	1	2	BATH 3/HALL			
D17	POCKET	34"	80"	1	2	MASTER BEDROOM/W.I.C.			
D18	HINGED	36"	80"	1	1	ADU 255 SF	YES		
D19	HINGED	30"	80"	1	2	BED 4/HALL			
D20	HINGED	28"	80"	1	1	BED 2/CL.			
D21	HINGED	30"	80"	1	1	BED 1/HALL			
D22	4 DR. BIFOLD	48"	80"	1	1	BED 1/CLOSET			
D23	SLIDER	60"	80"	1	2	CLOSET/BED 4			
D24	QUAD SLIDER	120"	80"	1	1	GREAT ROOM	YES		
D25	FIXED	36"	80"	4	1	GREAT ROOM	YES		
D26	HINGED	28"	80"	1	2	BED 3/HALL			

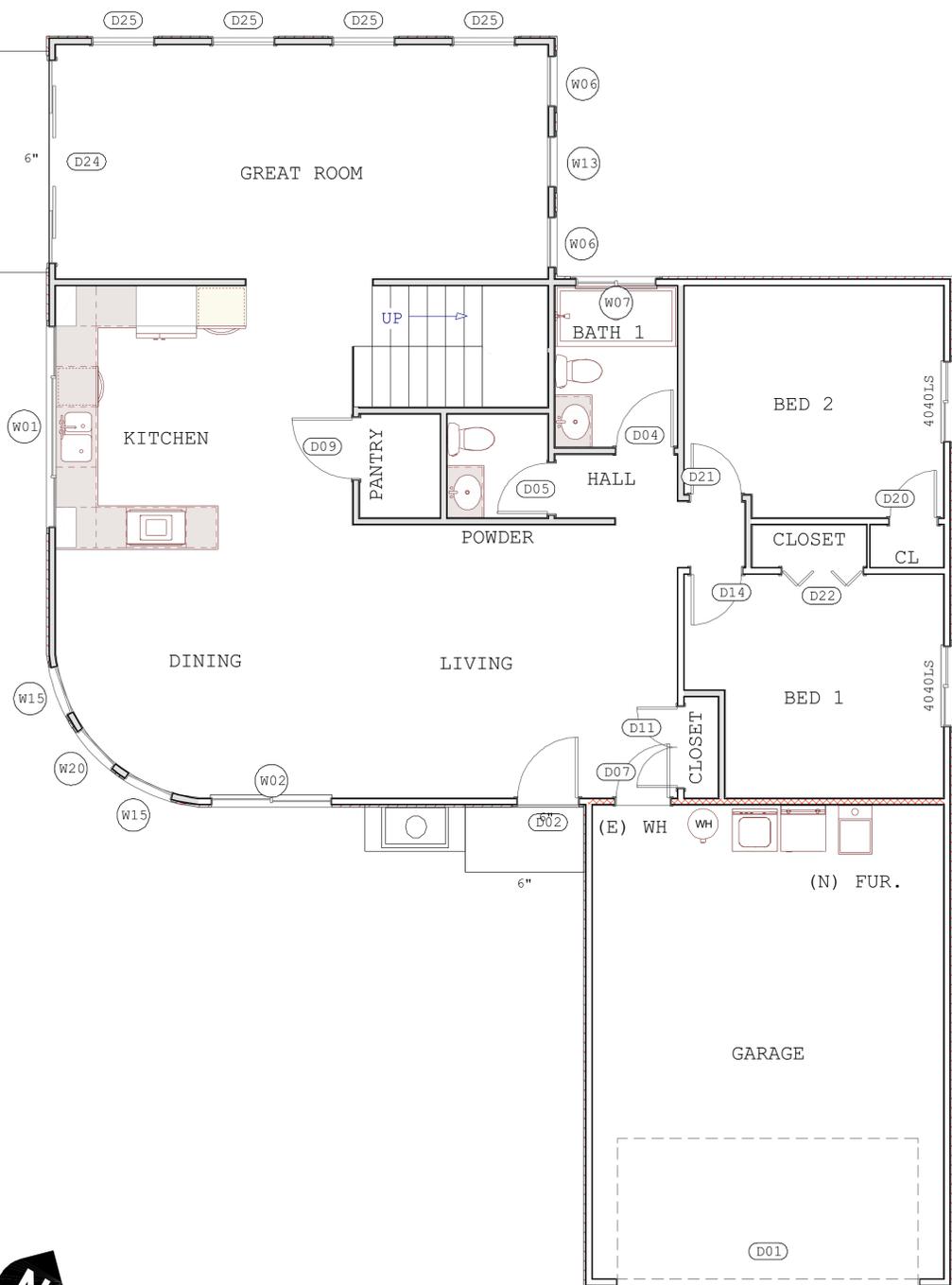
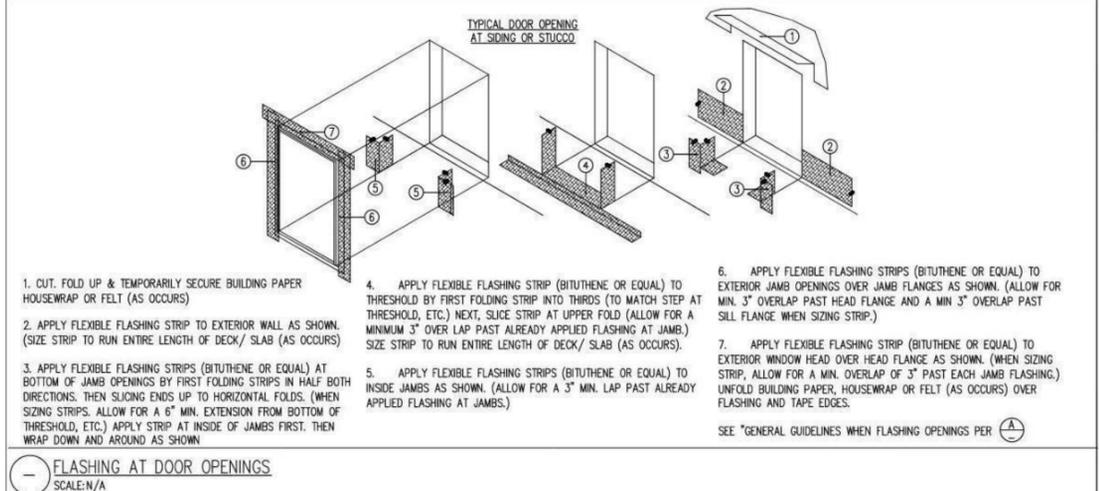
NEWLY INSTALLED WINDOWS SHALL HAVE A MAXIMUM U- FACTOR OF 0.30 AND A MAXIMUM SHGC OF 0.23.

-FASTEN WINDOW TO WALL PER MANUFACTURE  
 -ADHESION TO OSB CAN BE A PROBLEM IF IT IS EVEN SLIGHTLY DAMP OR DUSTY.- PRIME OSB OR PLYWOOD SHEATHING PRIOR TO SASM INSTALLATION WITH #100 VOC PRIMER BY PROTECTO-WRAP. SEE SHEET A6.50 FOR SPECIFICATIONS.  
 -SASM (SELF- ADHESING FLASHING STRIP)- PW 100/40 AIR/ VAPOR BARRIER BY PROTECTO-WRAP. SEE SHEET A6.50 FOR SPECIFICATIONS. USE ROLLER AT ALL TIMES TO INSTALL SASM.  
 -SILL PAN SHALL BE COPPER OR STAINLESS STEEL AND PROVIDE SLOPE TO DRAIN TO EXTERIOR OF STRUCTURE.  
 -SEALANTS: PERMATHANE SM 71108 BY SCHIEB- MORRHEAD. CLEAN ALL METAL FLASHING OF OIL, DIRT PRIOR TO INSTALLATION OF SEALANTS.-SHIMS SHALL BE MADE OF HIGH COMPRESSION PLASTIC OR HARDWOOD.  
 -ALL MATERIALS SUCH AS, BUT NOT LIMITED TO, COATINGS, FLASHING AND SEALANTS THAT COME INTO CONTACT WITH EACH OTHER SHALL EXHIBIT CHEMICAL COMPATIBILITY AND ADHESION FOR THE INTENDED PURPOSE.  
 -ON THE INTERIOR SIDE, APPLY BACKER ROD AND A CONTINUOUS INTERIOR PERIMETER BEAD OF SEALANT, OR AEROSOL FOAM SEALANT WITHOUT BACKER ROD. THIS EFFECTIVELY FORMS A BACK DAM TO PREVENT WATER INTRUSION INTO THE INTERIOR.  
 -AFTER INSTALLATION, RECHECK THE SEAL BETWEEN THE SILL OF THE WINDOW AND THE UPTURNED LEG OF THE SILL PAN AND RESEAL AS NEEDED.  
 -NAIL THE WINDOW SIDE AND TOP FINNS FROM THE CENTER TO EDGE EVERY OTHER HOLE ON LARGER WINDOWS, ADD A SINGLE NAIL AT THE CENTER OF THE BOTTOM FIN WITH A SEALANT RING AT THE BACK OF THE FIN AT THE NAIL.  
 -C.B.C. 1405.3 CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHER PROOF. SINCE C.B.C. DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE "MOISTOP" FLASHING BY FORTIFIBER CORP., OR EQUAL, WHENEVER POSSIBLE FOR FLASHING MATERIAL. CAULK BACK OF THE WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.  
 -26.G.A. G.I. FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR.  
 -LINE WIRE, WHEN USED AS BACKING TO SUPPORT WATER- RESISTANT BUILDING PAPER OR FELT - BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS ARE PRACTICE.  
 -NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL.  
 -PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER WIRE BACKING.

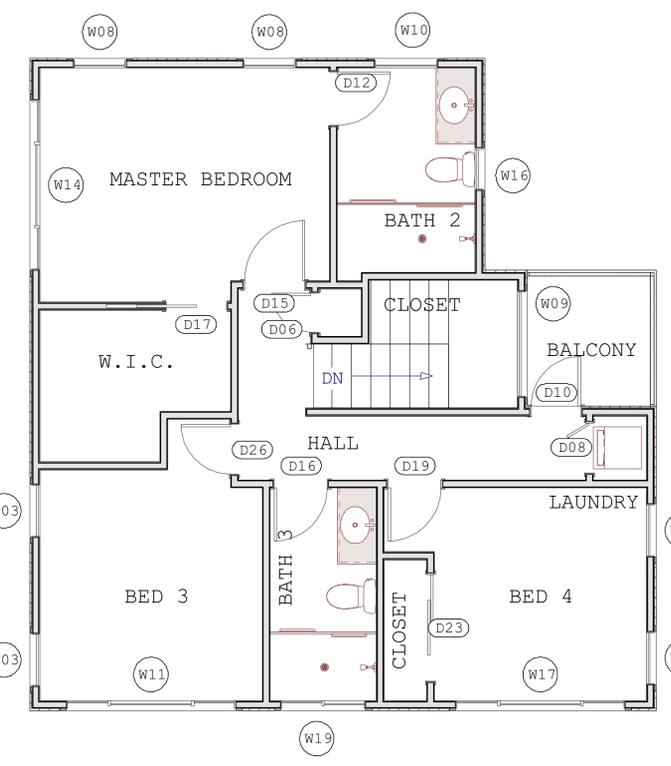


WINDOWS AND DOORS FLASHING NOTES:  
 N/A

FLASHING AT WINDOW OPENINGS  
 SCALE: N/A



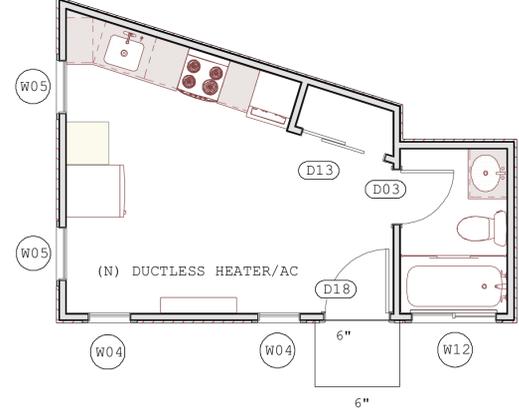
PROPOSED FLOOR PLAN (1ST FLOOR) 1/4" = 1'-0"



PROPOSED FLOOR PLAN (2ND FLOOR) 1/4" = 1'-0"

**WINDOW & DOOR NOTES**

- Every sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall open directly into a public way, or to a yard or court that opens to a public way. (R310.2).
- The opening shall comply with the following minimums:
- Minimum net clear operable dimension of 24 inches in height (R310.2.1).
- Minimum net clear operable dimension 20 inches in width (R310.2.1).
- Minimum net clear operable dimension of 5.7 square feet in area. Grade floor or below grade openings shall have a minimum net clear opening of 5 sq ft (R310.2.1).
- The bottom of the clear opening shall not be greater than 44 inches measure from the floor. (R310.2.2).
- ALL WINDOWS SHALL BE DUAL PANE UNLESS OTHERWISE NOTED.
- ALL EXTERIOR DOORS LEADING TO HOUSE SHALL HAVE ALUMINUM THRESHOLD AND FULLY WEATHERSTRIP.
- SAFETY GLASS TO BE PROVIDED FOR DOORS AND WINDOWS ADJACENT TO OPENINGS. ALL WINDOWS IN BATHS, AND IN WINDOWS WHERE EXPOSED BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE FLOOR.
- ALL WEATHER STRIPPING, CAULKING, AND SEALING OF EXTERIOR DOORS, WINDOWS, AND BLDG. ENVELOPE OPENINGS, AS REQUIRED BY THE C.B.C. SHALL BE SUBJECT TO FIELD INSPECTION.
- ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED.
- GLASS WINDOWS AND DOORS THAT ARE SUBJECT TO HUMAN IMPACT, WITH 24" OF DOOR, CLOSER THAN 60" ABOVE AN EXTERIOR WALKING SURFACE OR WITHIN 18" OF AN INTERIOR FLOOR MUST BE TEMPERED GLASS OR REQUIRES A PROTECTIVE GRILL AS PER CBC 2406.



PROPOSED FLOOR PLAN (ADU) 1/4" = 1'-0"

**PROPOSED WINDOW & DOOR SCHEDULES**

**315 SOBRATO DRIVE  
 CAMPBELL CA 95008**

2/13/24

**A-6**





INTERIOR DESIGNER  
GILBERT FERNANDEZ III

*Gilbert Fernandez III*

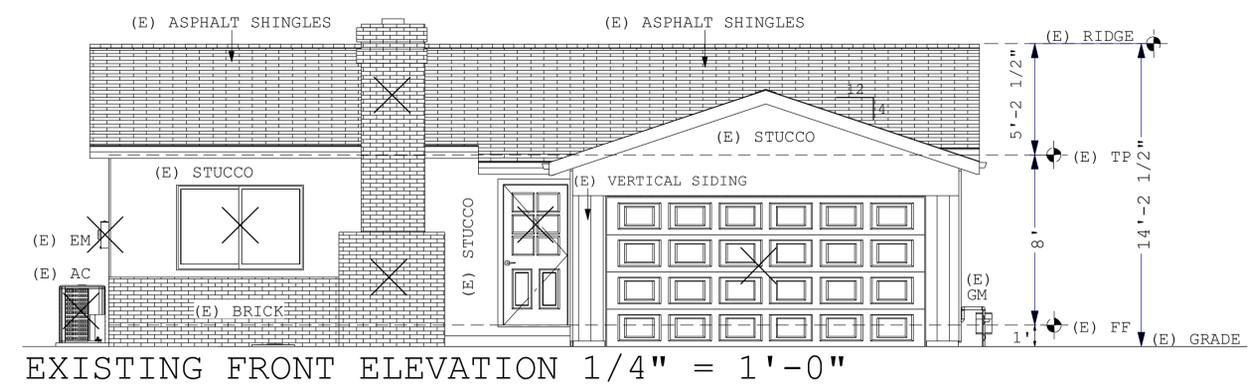
DELTA	REVISIONS
A	-
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F	-

EXISTING ELEVATIONS  
& FRONT STREET VIEW

315 SOBRATO DRIVE  
CAMPBELL CA 95008

2/13/24

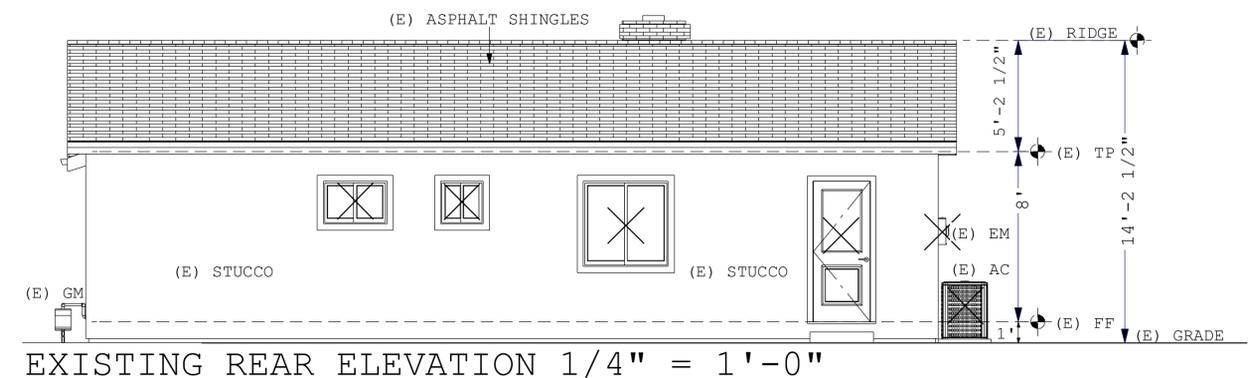
A-7



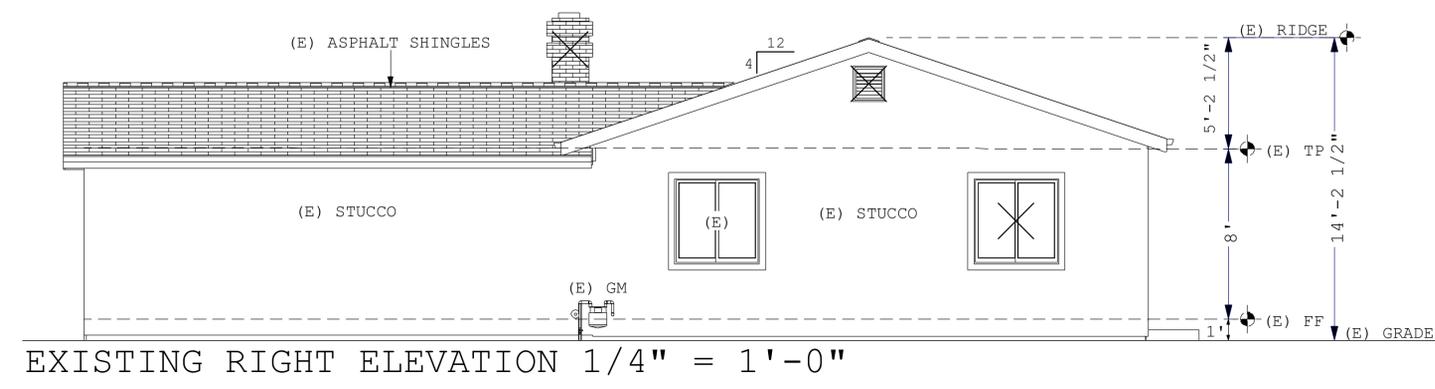
EXISTING FRONT ELEVATION 1/4" = 1'-0"



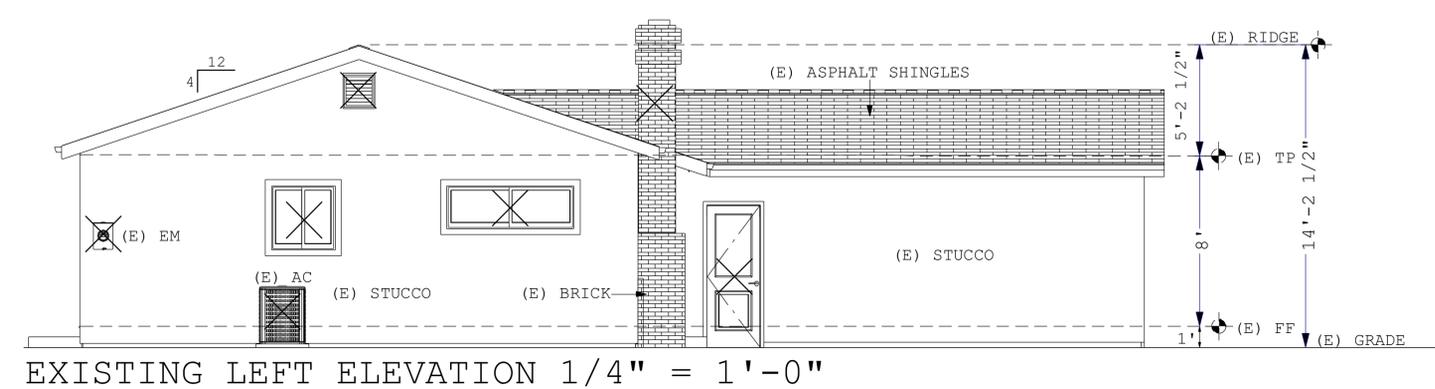
EXISTING FRONT STREET VIEW N.T.S.



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



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



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



INTERIOR DESIGNER  
GILBERT FERNANDEZ III

*Gilbert Fernandez III*

DELTA	REVISIONS
A	-
B	-
C	-
D	-
E	-
F	-



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

**HEIGHT NOTE**

REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL CERTIFY HEIGHT OF BUILDING DOES NOT EXCEED 26 FEET. THE WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO ROOF SHEATHING INSPECTION AND SHALL TAKE INTO ACCOUNT THE ADDED HEIGHT WITH THE INSTALLATION OF THE ROOFING MATERIALS AND UNDERLAYMENT.

**ADDRESS NUMBER**

ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

**EXTERIOR LATH MATERIAL**

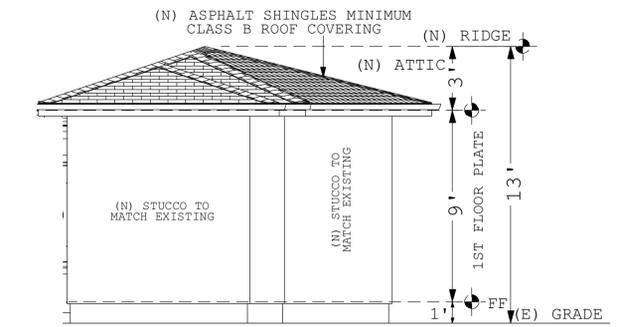
- 3-COAT STUCCO 7/8" THICK PORTLAND CEMENT PLASTER OVER PAPER AND WIRE LATH.
- APPLY LATH PAPER DIRECTLY OVER WOOD STRUCTURAL PANEL AS PER "S" SHEET.
- APPLY TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
- INSTALL A WEEP SCREEN AT A MIN. OF 8" ELEV. ABOVE GRADE AND A MIN. OF 2" ABOVE PAVED SURFACE.

**ELEVATION NOTES**

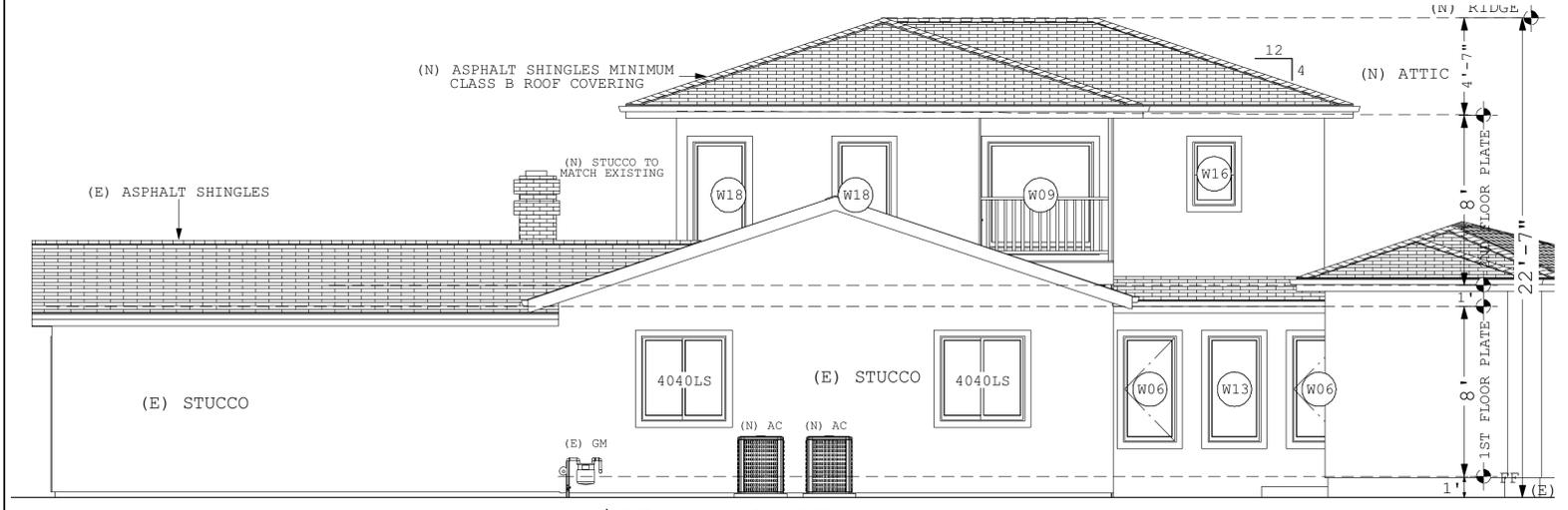
- PROVIDE BITUTHENE OR SIMILAR RUBBERIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES AND PROJECTIONS.
- PROVIDE AN ANTI-PONDING DEVICE AT BOTTOM COURSE OF THE ROOF IF A RAISED FASCIA BOARD IS USED.
- PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
- NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
- PROVIDE GALVANIZED STEEL METAL FLASHING & COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2 ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
- PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.



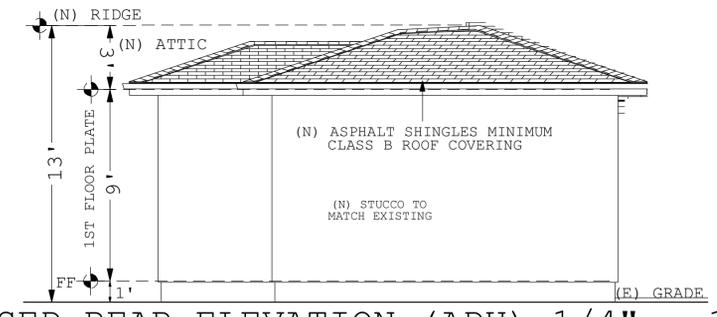
PROPOSED REAR ELEVATION 1/4" = 1'-0"



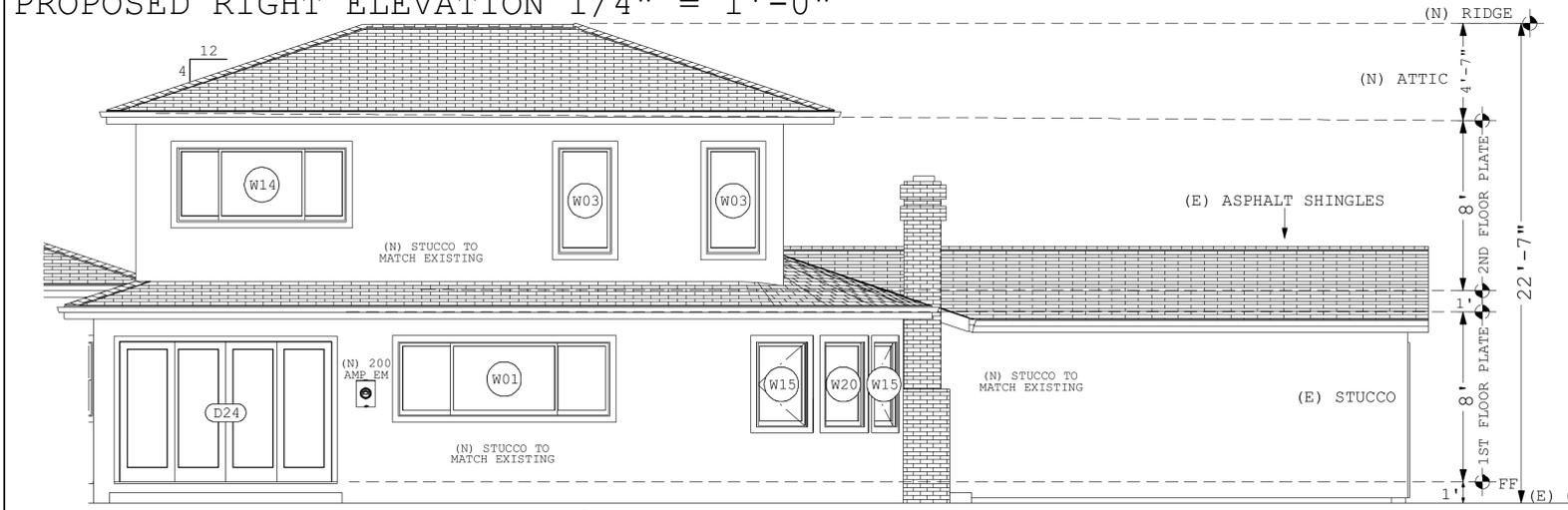
PROPOSED RIGHT ELEVATION (ADU) 1/4" = 1'-0"



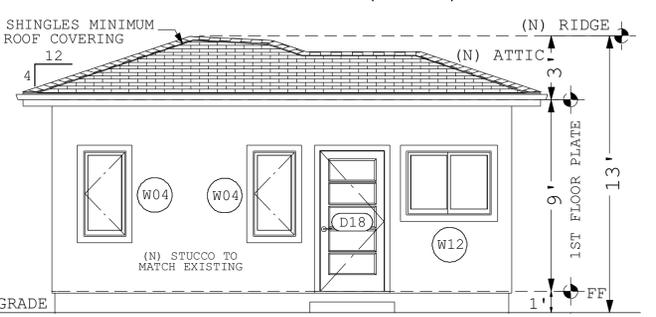
PROPOSED RIGHT ELEVATION 1/4" = 1'-0"



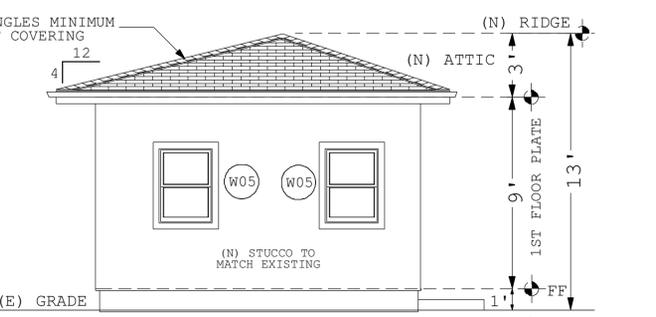
PROPOSED REAR ELEVATION (ADU) 1/4" = 1'-0"



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



PROPOSED FRONT ELEVATION (ADU) 1/4" = 1'-0"



PROPOSED LEFT ELEVATION (ADU) 1/4" = 1'-0"

PROPOSED ELEVATIONS  
AND NOTES

315 SOBRATO DRIVE  
CAMPBELL CA 95008

2/13/24

**A-7.1**



INTERIOR DESIGNER  
GILBERT FERNANDEZ III

*Gilbert Fernandez III*

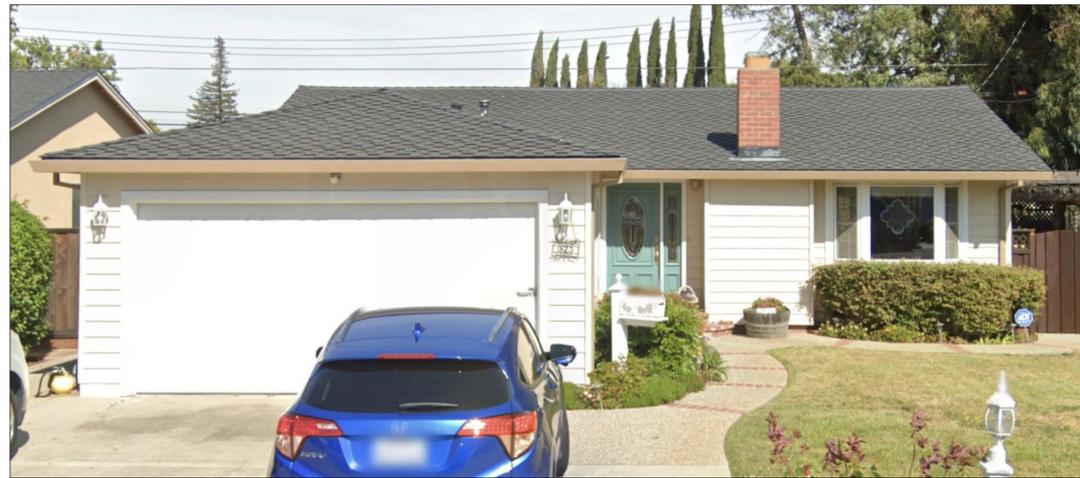
DELTA	REVISIONS
A	-
B	-
C	-
D	-
E	-
F	-



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



EXISTING FRONT STREET VIEW (315 SOBRATO) N.T.S.



325 SOBRATO DRIVE STREET VIEW N.T.S.



300 SOBRATO DRIVE STREET VIEW N.T.S.



320 SOBRATO DRIVE STREET VIEW N.T.S.



310 SOBRATO DRIVE STREET VIEW N.T.S.

PROPOSED FRONT ELEVATION,  
EXISTING STREET VIEW &  
ADJACENT PROPERTIES

315 SOBRATO DRIVE  
CAMPBELL CA 95008

2/13/24

**A-7.2**

# INSULATION NOTE

EXTERIOR WALL: R-15

CRAWL SPACE: R-19

ROOF: R-38



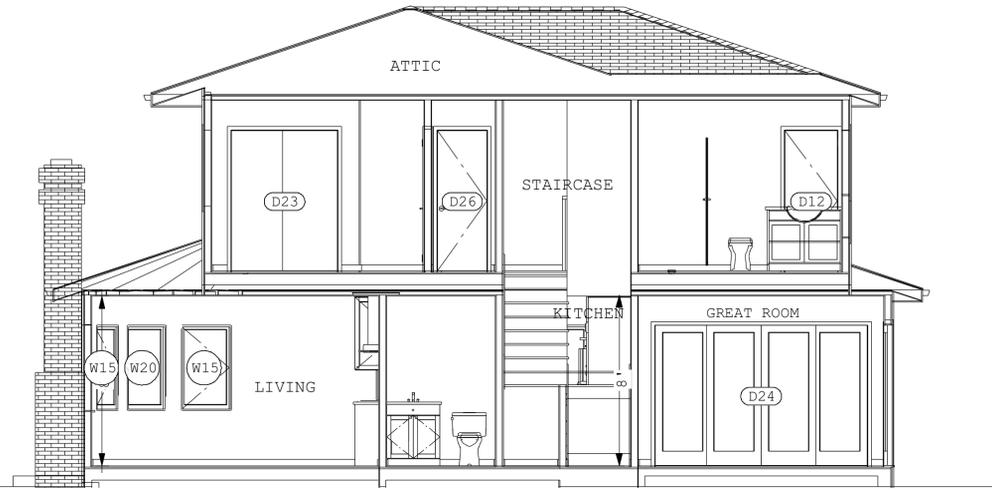
INTERIOR DESIGNER  
GILBERT FERNANDEZ III

*Gilbert Fernandez III*

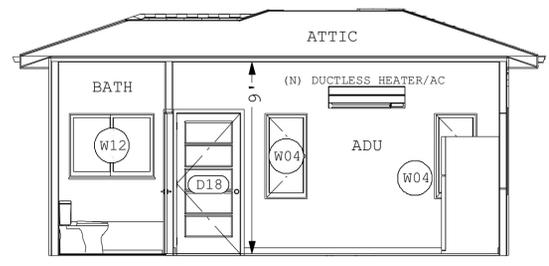
DELTA	REVISIONS
A	-
B	-
C	-
D	-
E	-
F	-



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



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



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

PROPOSED CROSS SECTIONS

315 SOBRATO DRIVE  
CAMPBELL CA 95008

2/13/24

**A-8**