

Location of Proposed Project




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

Project Image



Courtesy Notice

Dear Campbell Resident,

September 17, 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: 803 W. Sunnyoaks Ave

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

Neighborhood Association(s): N/A

Council District: 5

File No.: PLN-2024-137

APN: 404-32-016

Applicant: LADC Consulting Inc.

Property Owner: Dreamhouse3 Investment LLC

Application Type: Administrative Site and Architectural Review

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow an approximately 649 square foot single-story addition to an existing single-story, single-family 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 providing another opportunity for public comment.



- 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 traducción en Español



ZHANG'S RESIDENCE

REMODEL & ADDITION

803 W SUNNYOAKS AVE, CAMPBELL, CA 95008

APN: 40432016

PROJECT TEAM

PROPERTY OWNER:	ARCHITECTURE & MEP	STRUCTURAL ENGINEERING
JERRY ZHANG 803 W SUNNYOAKS AVE, CAMPBELL, CA 95008	LADC CONSULTING INC. 2380 GUME DR, STE. E SAN JOSE, CA 95131	LADC CONSTRUCTION INC. 2380 GUME DR, STE. E SAN JOSE, CA 95131
TEL: (408)480-5950 EMAIL:INFO@GOODCHOICEREALTOR.COM	TEL: (408) 642-1628 FAX: (408) 642-1539 EMAIL: INFO@LADC-ARCH.COM	TEL: (408) 642-1628 FAX: (408) 642-1539 EMAIL: INFO@LADC-ARCH.COM

PROJECT DATA AND ZONING

APN NUMBER:	40432016
ZONING:	R-1-6
LOT AREA:	6,200 SQ.FT. / 0.1 ACRES
TYPE OF CONSTRUCTION:	V-B
OCC. GROUP:	R3-U
FIRE SPRINKLER:	(E) NO
(E) MAIN HOUSE FLOOR AREA:	1,280 SQ.FT.
(E) GARAGE	408 SQ.FT.
(E) TOTAL FLOOR AREA:	1688 SQ.FT.
(N) ADDITION	649 SQ.FT.
(N) TOTAL FLOOR AREA	1,280+408+649=2,337 SQ.FT.
MAX. FAR:	45%
PROPOSED FAR:	31%
MAX LOT COVERAGE:	40%
PROPOSED LOT COVERAGE:	38%
EXISTING STORIES:	1
PROPOSED STORIES:	KEEP EXISTING
MAXIMUM BUILDING HEIGHT:	30'-0"
EXISTING BUILDING HEIGHT:	12'-11 19/23"
PROPOSED BUILDING HEIGHT:	14'-7"
(N) #BEDROOM:	4
(N) #BATH:	3

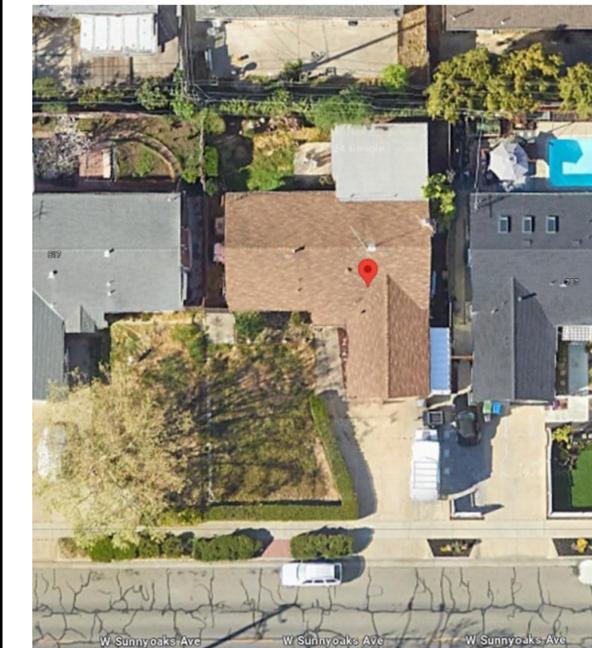
	SETBACK	
	PROPOSED	REQUIRED
FRONT	28'-10"	20'-0"
REAR	22'-5"	5'-0"
SIDE - INNER	7'-3"	5'-0"
SIDE - INNER	6'-7"	5'-0"

FOR APPROVAL STAMP ONLY:



DESIGN • BUILD • MANAGEMENT
LADC CONSULTING INC.
2380 GUME DR, STE. E
SAN JOSE, CA 95131
OFFICE: (408) 642 - 1628
FAX: (408) 642 - 1539
EMAIL: INFO@LADC-ARCH.COM

CONSULTANTS:



803 W SUNNYOAKS AVE, CAMPBELL, CA 95008
EXISTING CONDITION

DRAWING INDEX

ARCHITECTURAL

A-0.0	TITLE SHEET
A-0.1	GENERAL NOTES AND SYMBOLS
A-0.2	SITE PHOTOGRAPHY
A-0.3	STREETSCAPE DRAWING
A-1.0	EXISTING AND PROPOSED SITE PLAN
A-1.1	EXISTING FLOOR DEMOLITION AND ROOF PLAN
A-2.0	PROPOSED FLOOR PLAN
A-2.0A	FLOOR PLAN AREA DIAGRAM
A-2.1	PROPOSED ROOF PLAN
A-3.0	EXISTING ELEVATION
A-3.1	PROPOSED ELEVATION AND WINDOWS/DOOR SCHEDULE
A-3.2	PROPOSED ELEVATION
A-3.3	PROPOSED COLOR ELEVATION AND MATERIAL
A-4.0	PROPOSED SECTION

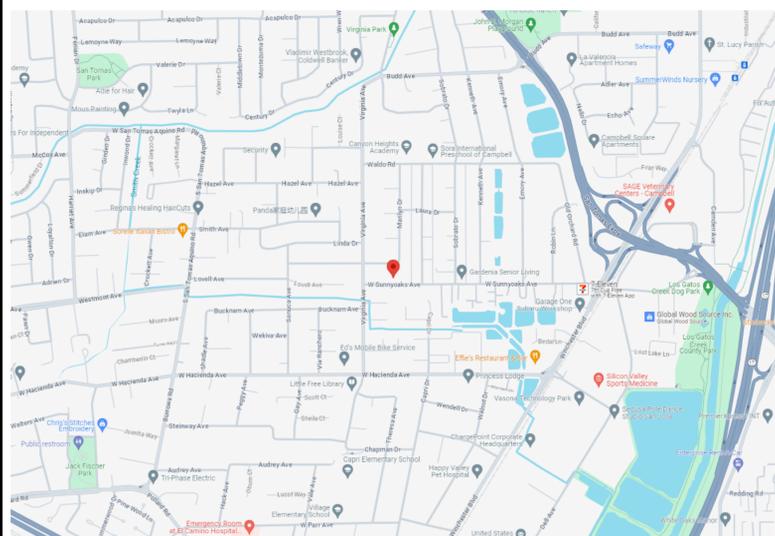
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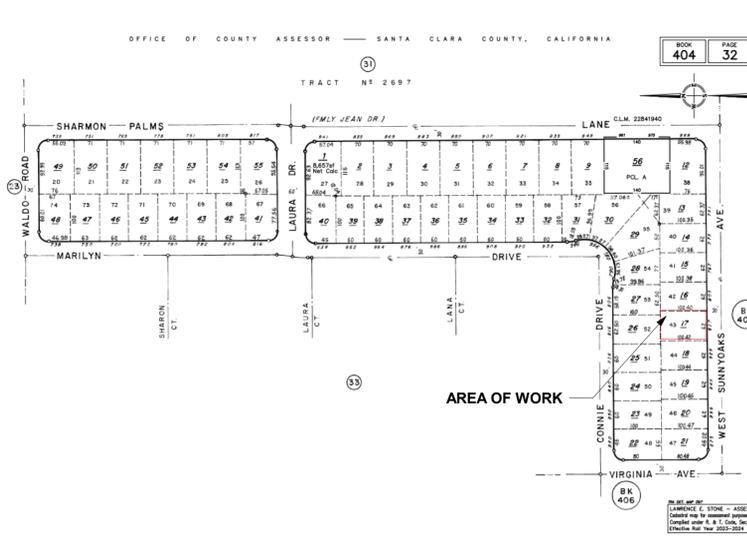
PROJECTS:

ZHANG'S RESIDENCE
REMODEL & ADDITION
803 W SUNNYOAKS AVE,
CAMPBELL, CA 95008
APN: 40432016

VICINITY MAP



PARCEL MAP



SCOPE OF WORK

- THIS PROJECTS AIMS:
1. TO DEMOLISH THE EXISTING NON-COMFORMANCE BUILDING AREA; REMODEL THE EXISTING LIVING SPACE;
 2. ADD A 673 SQ.FT ADDITION AT FRONT;
 3. THE PROPOSED FLOOR PLAN INCORPORATE 4 BEDROOMS, 3 BATHROOMS IN TOTAL.
 4. REPLACE AND ADDING NEW WINDOWS AND DOORS.
- ELECTRICAL:
1. UPGRDTE EXISTING 100 AMP ELECTRICAL PANEL TO 200 AMP
 2. MAIN HOUSE RE-WIRE OUTLET AND LIGHTS
 3. NEW ELECTRICAL WASHER (1).
- MECHANICAL:
1. NEW ELECTRICAL HEAT PUMP (1).
- PLUMBING:
1. NEW GAS TANK WATER HEATER (1).
 2. NEW GAS DRYER (1).
 3. NEW PLUMBING FIXTURES FOR BATHROOMS AND KITCHEN.
 4. NEW HOSE BIB AT FRONT (1) AND BACK (1).
 5. NEW GAS COOKTOP (1).

FOR CITY OFFICIAL ONLY

#	DATE	DESCRIPTION
1	08/27/2024	1ST PLANNING SUBMITTAL

DRAWN BY: WC
CHECKED BY: QL
PROJECT NO.: PD-24012

SHEET TITLE:

TITLE SHEET

SHEET OF:

A-0.0

APPLICABLE CODES

APPLICABLE CODE
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE (CFC)
CITY OF CAMPBELL MUNICIPAL CODE

DIFFERED SUBMITTALS

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK
- THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: CBC, CFC, CPC, CEC, CRC, AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
- THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLIGENCE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.

GENERAL AND DEMO NOTES

- THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION OF THE ORIGINAL LEASE DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE OWNER NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
- REFER TO MECHANICAL & ELECTRICAL DEMOLITION NOTES AND MEP DOCUMENTS FOR EXTENT OF DEMOLITION OF THOSE SYSTEMS.
- PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED.
- CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
- OPERATING SYSTEMS, UTILITIES AND SERVICES SERVING THE EXISTING SITE SHALL BE MAINTAINED IN OPERATION TO SERVE THE NEEDS OF PORTIONS OF THE BUILDING AND SITE NOT INVOLVED IN THE WORK UNDER THIS CONTRACT AT ALL TIMES DURING THE PROGRESS OF THE WORK UNDER THIS CONTRACT, EXCEPT FOR SUCH SHORT PERIODS AS ARE ABSOLUTELY NECESSARY TO PERFORM THE WORK. SUCH OPERATING SYSTEMS, UTILITIES AND SERVICES INCLUDE BUT ARE NOT LIMITED TO WATER, ELECTRICITY, HVAC, SANITARY, SEWER, FIRE ALARM, TELEPHONE AND SECURITY.
- PRIOR TO INTERRUPTING OR OTHERWISE AFFECTING ANY SUCH OPERATING SYSTEM, UTILITY OR SERVICE, CONTRACTOR SHALL CONSULT WITH OWNER'S REPRESENTATIVE TO ESTABLISH A MUTUALLY SATISFACTORY SCHEDULE FOR CUT OVER, CUT OFF DISRUPTION OR OTHER CHANGE IN THE OPERATION OF THE AFFECTED SYSTEM, UTILITY OR SERVICE.
- ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
- DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER, NOISE AND DUST IS NOT TO BE DISRUPTIVE TO THE OCCUPIED AREA OF THE BUILDING. PROVIDE TEMPORARY PARTITIONS AS REQUIRED.
- DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING NECESSARY TO EXECUTE THE NEW WORK.
- CONTRACTOR TO OBTAIN & COMPLY WITH ALL BUILDING RULES & REGULATIONS.
- EXISTING ROOF DRAINS TO BE REWORKED AS REQUIRED. COORDINATE LOCATION WITH ARCHITECT & OWNER.
- ALL WORK PERFORMED AFTER NORMAL BUSINESS HOURS REQUIRES AREA TO BE CLEAN BEFORE 8:00 AM THE FOLLOWING DAY. CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK.

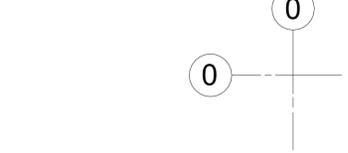
GENERAL PLUMBING NOTES

- CONTRACTOR VERIFY ALL(E) PLUMBING SIZE AND LOCATION. ALL NEW WATER AND DRAINAGE SHALL MATCH EXISTING
- ALL DRAINAGE PIPE SHALL HAVE MINIMUM 4% DOWN GRADE SLOPE.
- ALL (N) TAP WATER (HOT & COLD) PIPE SHOULD BE COPPER PIPE, ALL (N) DRAINAGE PIPE SHOULD BE POLYETHYLENE PIPE.
- PRIOR TO INSTALLATION, ALL PLUMBING ELEMENTS SHALL BE LOCATED AND INSTALLED AS PER CODE (2022 CPC)
- WATER SAVING PLUMBING FIXTURES ARE REQUIRED THROUGHOUT THE HOUSE
- RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM AT 60 PSI & MINIMUM OF 0.8 GPM AT 20 PSI. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 60 PSI. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDING SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.
- WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
- SINGLE SHOWERHEAD SHALL HAVE A MAXIMUM FLOW OF 1.8 GPM AT 80 PSI. MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE COMBINED FLOW OF 1.8 GPM AT 80 PSI OR, THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALL AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED. DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC ONLY. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS, SIZES, AND ELEVATIONS OF ALL ITEMS SHOWN AS EXISTING PRIOR TO DEMOLITION OR THE INSTALLATION OF ANY NEW WORK.
- WHEN PLACING NEW PLUMBING FIXTURES, CONTRACTOR SHALL VERIFY LOCATIONS OF PLUMBING VENTS, OFFSET VENTS THAT TERMINATE WITHIN 10 FEET OF HVAC UNITS OUTDOOR AIR INTAKES. CONTRACTOR SHALL FIELD VERIFY PRIOR TO BID WHERE THE INTERFERENCES ARE AND PRICE ACCORDINGLY OR MAKE ALLOWANCE IN BID.
- THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTING OR EVERY STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF THE WORK. LOCATION OF ALL ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS NECESSARY TO SECURE BEST CONDITIONS AND RESULTS MUST BE DETERMINED AT THE JOB SITE AND SHALL HAVE THE APPROVAL OF THE ARCHITECT BEFORE BEING INSTALLED.
- OBTAIN RECORD DRAWINGS (IF THERE IS ANY) OF THE EXISTING CONSTRUCTION FROM THE OWNERS FOR INFORMATION ON EXISTING CONDITIONS.
- ALL VALVES SHOWN SHALL BE FULL LINE SIZE UNLESS OTHERWISE NOTED.
- USE CAUTION WHEN SAW-CUTTING THROUGH EXISTING CONCRETE FLOOR OR WALL CONSTRUCTION FOR THE INSTALLATION OF MECHANICAL/PLUMBING SYSTEMS TO AVOID CUTTING (E) REBAR AT EDGE OF OPENING. LEAVE SUFFICIENT REBAR EXPOSED TO THE NEW REINFORCING FOR REPLACEMENT CONCRETE AND/OR OTHER STRUCTURAL ATTACHMENTS FOR NEW CONSTRUCTION.
- CLOSELY COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO TRENCHING, DEMOLITION OR INSTALLATION OF NEW. IDENTIFY SIZE AND LOCATIONS OF ALL PENETRATIONS THROUGH FOUNDATIONS, WALLS, OR ROOFS PRIOR TO FABRICATION OF ANY SYSTEMS OR ORDERING MATERIALS AFFECTED BY POSSIBLE COORDINATION CONFLICTS. REFER TO ARCHITECTURAL DESCRIPTION OF CONSTRUCTION PHASING, PROVIDE SEQUENCED DEMOLITION TEMPORARY SERVES AND SEQUENCED CONSTRUCTION IN ORDER TO MAINTAIN SERVICES TO OCCUPIED PORTIONS OF THE FACILITY.
- AFTER DEMOLITION OF EXISTING EQUIPMENT AND ACCESSORIES, PATCH ALL SURFACES THAT WILL REMAIN TO MATCH WITH EXISTING ADJACENT SURFACES.
- OFFSET ALL RISERS AND DROPS TO AVOID PENETRATIONS AT TOP PLATES.
- RESET ALL EXISTING FLOOR CLEANOUTS AND FLOOR DRAIN TOPS WHERE NEW FLOORING IS INSTALLED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS, TRANSITIONS, OFFSETS, ETC., TO AVOID DUCTWORK, PIPING, EQUIPMENT OR STRUCTURE AND TO MAKE A COMPLETE AND FUNCTIONING SYSTEM.
- INSTALL ALL WORK TO CLEAR ARCHITECTURAL, STRUCTURAL MEMBERS AND MECHANICAL SYSTEMS. ADJUST PIPING AS NECESSARY. NO ITEM SUCH AS PIPE, ETC., SHALL BE IN CONTACT WITH ANY EQUIPMENT. INSTALL ALL PIPING AS HIGH AS POSSIBLE OR AS SPECIFIED ON DRAWINGS TO MAINTAIN MAXIMUM ACCESSIBILITY.
- ALL NEW SANITARY WASTE PIPING SHOWN SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED ON PLANS. WHERE SLOPES LESS THAN 1/4" PER FOOT ARE INDICATED, CONTRACTOR SHALL SLOPE NEW PIPING UNIFORMLY BETWEEN UPPER TERMINAL OF PIPE AND THE POINT OF CONNECTION TO THE SITE PIPING (AS INDICATED ON CIVIL PLANS) TO ACHIEVE THE MAXIMUM SLOPE POSSIBLE. BUT IN NO CASE SHALL THE PIPING BE SLOPED AT LESS THAN THE MINIMUM SLOPE INDICATED.
- PENETRATION OF PIPES, CONDUIT, ETC., IN WALLS AND/OR FLOORS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED. MATERIALS SHALL BE A TESTED ASSEMBLY APPROVED BY THE STATE FIRE MARSHAL.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR CUTTING THROUGH STRUCTURAL SYSTEM. CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT BEFORE MAKING PENETRATIONS THAT ARE NOT DETAILED ON THE CONSTRUCTION DOCUMENTS.
- AT THE TIME OF THE DESIGN PHASE, IN MOST AREAS THERE WERE NO AVAILABLE DRAWINGS TO USE AS REFERENCE IN LOCATING EXISTING WASTE, VENT, AND COLD WATER PIPING. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITY SERVICE PRIOR TO INSTALLATION OF NEW PIPING.
- WHERE NEW FLOORING IS INSTALLED, REPLACE FLOOR DRAIN FLOOR GRATES. REFER TO ARCHITECTURAL PLANS FOR AREAS OF NEW FLOORING.
- REFER TO SPECIFICATIONS FOR CURRENT CODES AND STANDARDS. WHEN PROVIDING A NEW FIXTURE IN PLACE OF AN EXISTING, THE NEW FIXTURE SHALL CONNECT TO EXISTING DOMESTIC WASTER, WASTE AND VENT SYSTEMS. ALL NEW HARDWARE (INCLUDING FIXTURE SUPPORT CARRIER), MATERIALS AND FITTINGS AS REQUIRED TO CONNECT TO EXISTING SYSTEMS SHALL BE PROVIDED. EXTEND (E) PLUMBING SERVICES AS REQUIRED TO MAKE NEW CONNECTIONS. ALL PIPING SHALL BE BEHIND FINISHED SURFACES.

ABBREVIATION

&	And	E.J.	Expansion Joint	LAB.	Laboratory	RWD.	Redwood
@	Angle	EL.	Elevation	LAM.	Laminate	R.W.L.	Rain Water Leader
▲	At	ELEC.	Electrical	LAV.	Lavatory	S.	South
⌀	Centerline	ELEV.	Elevator	LCK.	Locker	S.A.D.	See Architectural Drawing
⌀	Diameter or Round	EMER.	Emergency	LT.	Light	S.C.	Solid Core
#	Pound or Number	ENCL.	Enclosure	MAS.	Masonry	S.C.D.	Seat Cover Dispenser
(E)	Existing	ENGR.	Engineer	MAT.	Material	SCHED.	Schedule
(R)	Relocated	E.P.	Electrical Panelboard	M.B.	Maximum	S.D.	Soap Dispenser
(N)	New	EQ.	Equal	MECH.	Mechanical	S.E.D.	See Electrical Drawing
A.B.	Anchor Bolt	E.P.T.	Equipment	EXST.	Existing	S.H.	Single Hung
ACOUS.	Acoustical	EW.C.	Electrical Water Cooler	EXP.	Exposed	SHR.	Shower
A.D.	Area Drain	EXT.	Exterior	EXP.	Expansion	SHT.	Sheet
ADJ.	Adjustable	F.A.	Fire Alarm	F.E.C.	Fire Extinguisher Cab.	SIM.	Similar
AGGR.	Aggregate	F.B.	Flat Bar	F.H.C.	Fire Hose Cabinet	SL.	Sliding
AL.	Aluminum	F.D.	Floor Drain	F.H.W.S	Fire Hose Cabinet	S.M.D.	See Mechanical Drawing
ALT.	Alternate	FDN.	Foundation	FL.	Finish	S.M.S.	Sheet Metal Screw
A.P.	Access Panel	F.E.	Fire Extinguisher	FLX.	Fixture	S.N.D.	Sanitary Napkin Dispenser
APPROX.	Approximate	F.H.C.	Fire Hose Cabinet	FLX.	Fixture	S.N.R.	Sanitary Napkin Receptacle
ARCH.	Architectural	F.H.W.S	Fire Hose Cabinet	FLX.	Fixture	SPEC.	Specification
ASB.	Asbestos	FLX.	Fixture	FLX.	Fixture	S.P.D.	See Plumbing Drawing
ASPH.	Asphalt	FLASH.	Flashing	FLX.	Fixture	SQ.	Square
A.F.F.	Above Finish Floor	FLUOR.	Fluorescent	FLX.	Fixture	S.S.D.	See Structural Drawing
B.B.	Bulletin Board	F.O.C.	Face of Concrete	FLX.	Fixture	S.S.T.	Stainless Steel
BD.	Board	F.O.F.	Face of Finish	FLX.	Fixture	S.K.	Service Sink
BITUM.	Bituminous	F.O.S.	Face of Studs	FLX.	Fixture	STA.	Station
BKG.	Backing	FRF.	Fireproof	FLX.	Fixture	STD.	Standard
BLDG.	Building	F.S.	Full Size	FLX.	Fixture	STL.	Steel
BLK.	Block	FT.	Foot or Feet	FLX.	Fixture	STR.	Structural
BLKG.	Blocking	FTG.	Footing	FLX.	Fixture	SUSP.	Suspended
BM.	Beam	FURR.	Furring	FLX.	Fixture	SYM.	Symmetrical
BOT.	Bottom	FUT.	FUTURE	FLX.	Fixture	TRD.	Tread
CAB.	Cabinet	GA.	Galvanize	FLX.	Fixture	T.B.	Towel Bar
C.B.	Catch Basin	GALV.	Galvanized	FLX.	Fixture	T.C.	Top of Curb
CEM.	Cement	G.B.	Glass	FLX.	Fixture	TEL.	Telephone
CEC.	Ceramic	GL.	Glass	FLX.	Fixture	TER.	Terrazzo
C.I.	Cast Iron	GND.	Ground	FLX.	Fixture	TEMP.	Tempered
C.C.	Corner Guard	GR.	Grade	FLX.	Fixture	T&G.	Tongue and Groove
C.J.	Construction Joint	GYP.	Gypsum	FLX.	Fixture	THK.	Thick
CLG.	Calking	H.B.	Hose Bibb	FLX.	Fixture	THRES.	Threshold
CLK.	Close	H.C.	Hollow Core	FLX.	Fixture	T.P.	Top of Pavement
CLR.	Clear	HDWD.	Hardwood	FLX.	Fixture	T.P.B.	Telephone Panelboard
C.O.	Cased Opening	HDWE.	Hardware	FLX.	Fixture	T.P.D.	Toilet Paper Dispenser
COL.	Column	H.M.	Hollow Metal	FLX.	Fixture	T.V.	Television
CONC.	Concrete	HORIZ.	Horizontal	FLX.	Fixture	T.W.	Top of Wall
CONN.	Connection	HR.	Hour	FLX.	Fixture	TYP.	Typical
CONSTR.	Construction	HGT.	Height	FLX.	Fixture	UNF.	Unfinished
CONT.	Continuous	I.D.	Inside Diameter (Dim.)	FLX.	Fixture	U.O.N.	Unless Otherwise Noted
CORR.	Corridor	INC.	Incandescent	FLX.	Fixture	UR.	Urinal
CPT.	Carpet	INFO.	Information	FLX.	Fixture	V.C.T.	Vinyl Composition Tile
CTR.	Countersunk	INSUL.	Insulation	FLX.	Fixture	VERT.	Vertical
CNTR.	Counter	INT.	Interior	FLX.	Fixture	VEST	Vestibule
CTR.	Center	INTER.	Intermediate	FLX.	Fixture	V.I.F.	Verify in field
DET.	Detail	JAN.	Janitor	FLX.	Fixture	W.	West
DIA.	Diameter	JT.	Joint	FLX.	Fixture	W/	With
DIM.	Dimension	Kit.	Kitchen	FLX.	Fixture	W/C	Wall Covering
DISP.	Dispenser			FLX.	Fixture	W.C.	Water Closet
DN.	Down			FLX.	Fixture	WD	Wood
D.O.	Door Opening			FLX.	Fixture	W.F.	Wide Flange
DR.	Drawer			FLX.	Fixture	W/O	Where Occurs
DWR.	Downspout			FLX.	Fixture	W/O	Without
DS.	Dry Standpipe			FLX.	Fixture	WP.	Waterproof
D.S.P.	Dry Standpipe			FLX.	Fixture	WSC.T.	Wainscot
DWG.	Drawing			FLX.	Fixture	WT.	Weight
E.	East			FLX.	Fixture	W.R.	Water Resistant
EA.	Each			FLX.	Fixture		
E.B.	Expansion Bolt			FLX.	Fixture		

GRID LINE



FLOOR ELEVATION



BUILDING SECTION



DETAIL SECTION



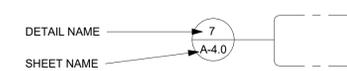
EXTERIOR ELEVATION



INTERIOR ELEVATION



DETAIL REFERENCE TAG



REVISION TAG



ROOM TAG



WINDOW TAG



DOOR TAG



CEILING TAG



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CONSULTANTS:

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PROJECTS:

ZHANG'S RESIDENCE
REMODEL & ADDITION
803 W SUNNYOAKS AVE.
CAMPBELL, CA 95008
APN: 40432016

#	DATE	DESCRIPTION
1	08/27/2024	1ST PLANNING SUBMITTAL

DRAWN BY: YY
CHECKED BY: QL
PROJECT NO.: PD-24012

GENERAL NOTES AND SYMBOLS

SHEET OF:

A-0.1



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DRAWN BY: YY
 CHECKED BY: QL
 PROJECT NO.: PD-24012

SHEET TITLE:
SITE PHOTOGRAPHY

SHEET OF:
A-0.2

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817 W SUNNYOAKS AVE.

SUNNYOAKS AVE

787 W SUNNYOAKS AVE.

DATE	DESCRIPTION
08/27/2024	1ST PLANNING SUBMITTAL

DRAWN BY: YY
CHECKED BY: QL
PROJECT NO.: PD-24012

SHEET TITLE:

STREET ELEVATIONS

SHEET OF:

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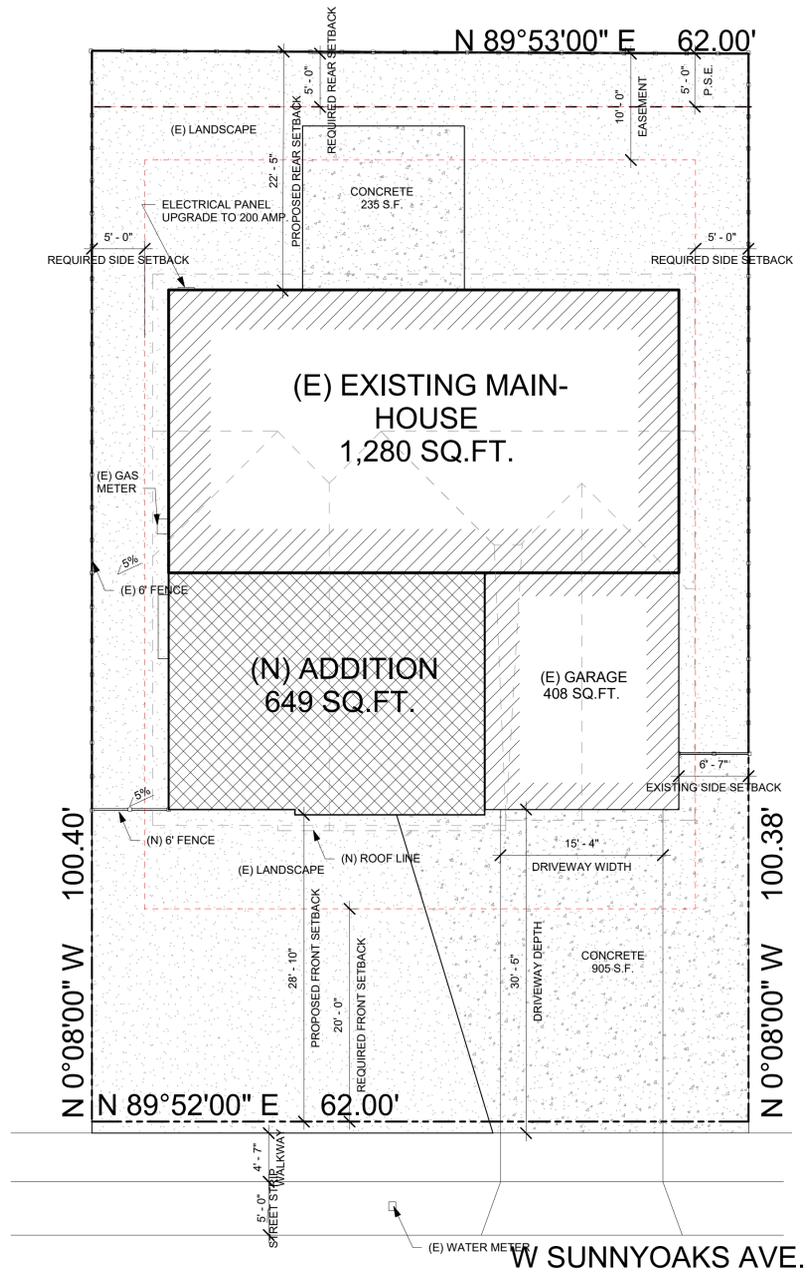
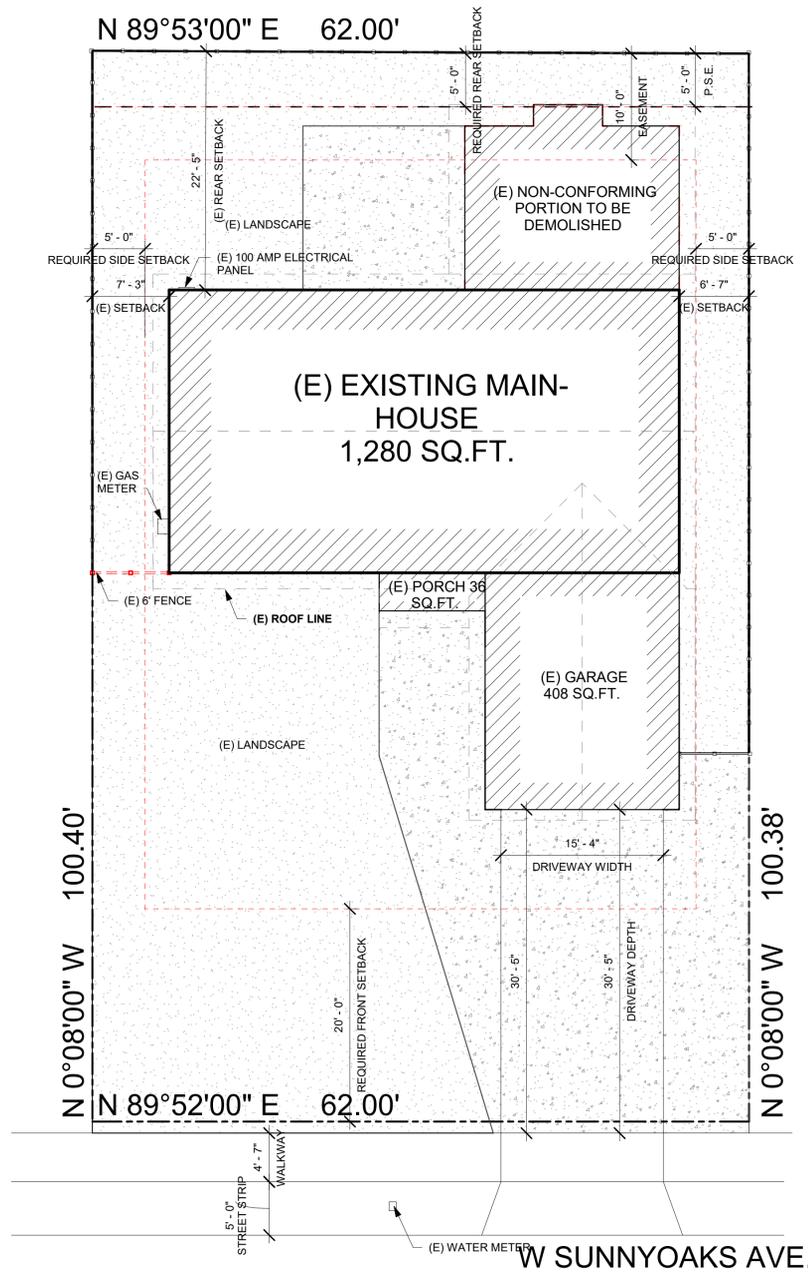
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SHEET TITLE:

EXISTING AND PROPOSED SITE PLAN

SHEET OF:

A-1.0



- SITE PLAN LEGEND**
- EXISTING BUILDING
 - PROPOSED ADDITION
 - TURF
 - CONCRETE
 - PROPERTY LINE



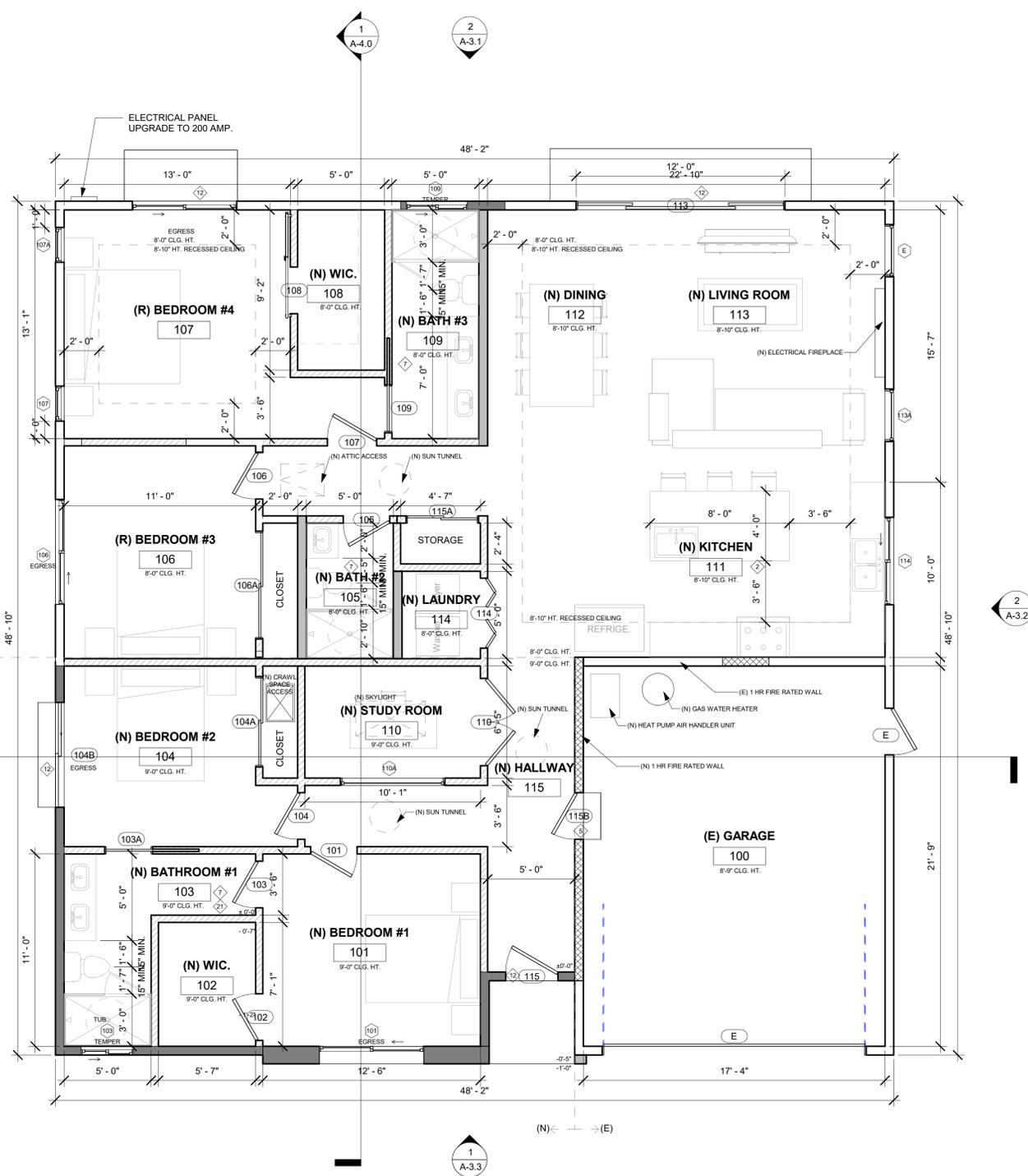
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GENERAL NOTES:

- ◇ ALL INTERIOR FINISH MATERIALS, KITCHEN EQUIPMENTS, PLUMBING FIXTURES AND ELEC. FIXTURES SHALL BE SELECTED BY OWNERS. PROVIDE INTERCOM, SECURITY & VACUUM AT OWNER'S OPTION.
- ◇ EXTERIOR WALL & PLUMBING WALL: 2X6 @ 16" O.C., TYP.
- ◇ KITCHEN NOTES:
 - A. COOK TOP WITH EXHAUST AIR TO EXTERIOR WALL.
 - B. HOME CENTER WITH UPPER CABINET AND LIGHT.
 - C. DISH-WASHER, GARBAGE DISPOSAL, MICRO-WAVE, OVEN AND OTHER EQUIPMENTS SHALL BE SELECTED BY OWNER BEFORE CONSTRUCTION.
 - D. PROVIDE GFCI PROTECTED OUTLETS AT COUNTER TOP.
 - E. PROVIDE 2 MIN. SEPARATE 20 AMP CIRCUITS FOR SMALL KITCHEN APPLIANCES.
 - F. TWO (2) 20 AMP DEDICATED CIRCUITS FOR COUNTER RECEPTACLES.
 - G. EVERY COUNTER SPACE 12" OR WIDER SHALL HAVE AN APPLIANCE RECEPTACLE. COUNTER RECEPTACLES INSTALLED EVERY 4 FEET ON CENTER, SUCH THAT THERE IS NO MORE THAN 24" TO A RECEPTACLE. NO EQUIPMENT CAN BE CONNECTED TO THE COUNTER CIRCUITS.
 - H. ALL COUNTER RECEPTACLES MUST BE GFCI PROTECTED.
 - I. ISLANDS/PENINSULAS GREATER THAN 12" X 24" MUST HAVE AT LEAST ONE GFCI ELECTRICAL OUTLET. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
 - J. ELECTRIC OVEN AND RANGE REQUIRE SEPARATE CIRCUITS.
 - K. IF GAS LINE IS ALTERED OR MOVED SHOW EXISTING AND PROPOSED LOCATION, PIPE SIZE, AND BTU'S OF APPLIANCES BEING SERVED. SHOW GAS METER LOCATION. LEAVE EXPOSED FOR INSPECTION.
 - L. GARAGE REQUIRED TO BE A MINIMUM 1-3/8" SOLID CORE OR 20MINUTE RATED. SELF CLOSING / SELF LATCHING DOOR.
 - M. SKYLIGHTS -OPERABLE SKYLIGHTS MUST BE 10 FEET FROM PLUMBING VENTS OR THREE FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REPORT NUMBER.
- ◇ PROVIDE 18"x24" UNDERFLOOR ACCESS
- ◇ PROVIDE 22"x30" ATTIC ACCESS. MIN. 30" HEADROOM CLEARANCE.
- ◇ SELF-CLOSING & SELF-LATCHING SOLID CORE DOOR 1-3/8" THICK WITH 20 MINUTES RATED. (BY: CAL-DOOR CO. OR APPROVED EQUAL)
- ◇ WATER HEATER & FURNACE SHOULD HAVE SEISMIC RESTRAINT STRAP & ELEVATE PILOT HEIGHTS 18" MIN. ABOVE FLOOR. COVER WITH SHEET METAL. PER CPC & CMC.
- ◇ BATH TUB AND SHOWER NOTES:
 - A. FINISHED WALL W/ NONABSORBENT SURFACE UP TO 72" ABOVE FLOOR
 - B. TEMPERED GLASS ENCLOSURE. (22" MIN. OPENING)
 - C. PROVIDE FIBER-REINFORCED GYPSUM BACKERS (OR APPR. EQ.)
 - D. ALL BATHTUB AND SHOWER, SHOULD COMPLY WITH CRC R307.2 AND R702.4.2. TYP.
 - E. PROVIDE W/R GREEN GYP. BD. @ AROUND SHOWER. TUBS PER UBC CHAPTER 25
 - F. PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE UP TO 72" ABOVE THE DRAIN INLET AT TUB/SHOWER.
 - G. PROVIDE TEMPERED GLAZING FOR ALL NEW WINDOWS WITHIN 24" FROM THE ARC OPENING OF THE DOORS AND WITHIN 60" FROM THE WET SURFACE OF TUB/SHOWER.
 - H. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
 - I. ALL ELECTRICAL RECEPTACLES SHALL BE GFCI PROTECTED.
 - J. ALL LIGHTS THROUGHOUT THE RESIDENCE INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY.
 - K. MUST BE CONTROLLED BY A MANUAL-ON OCCUPANCY SENSOR
 - L. TOILET CLEARANCE -24" IN FRONT OF TOILET AND 15" ON EACH SIDE MEASURED FROM CENTER OF TOILET.
 - M. SKYLIGHTS -OPERABLE SKYLIGHTS NEED TO BE 10- FEET FROM PLUMBING VENTS OR 3- FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REPORT NUMBER. SHOWER COMPARTMENT MUST HAVE A FINISHED INTERIOR NO LESS THAN 1024 SQUARE INCHES AND SHALL ENCOMPASS A MINIMUM THIRTY-INCH CIRCLE
 - N. SHOWER AND TUB/SHOWER SHALL HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE (I.E., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. W.R. GYP.) TO A HEIGHT OF 72-INCHES ABOVE THE DRAIN INLET.
 - O. PRESSURE BALANCED OR THERMOSTATIC MIXING VALVE REQUIRED FOR SHOWER AND SHOWER TUB COMBINATIONS. MAXIMUM MIXING WATER TEMP OF 120N F.
 - P. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC.
 - Q. SAFETY GLAZING IS REQUIRED ON WINDOWS WITHIN TUB OR SHOWER AREA WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
- ◇ CUSTOM TUB WITH CERAMIC TILE SHELF AND EDGE. PROVIDE ACCESS PANEL AT MOTOR SIDE. THE PANEL SHALL BE LARGE ENOUGH FOR LARGEST EQUIPMENT.
- ◇ ALL EXTERIOR WOOD DOORS SHALL BE SOLID CORE WITH WEATHER STRIP.
- ◇ GARAGE & UTILITY ROOM CONSTRUCTION: (ONE HOUR RATED)
 - 5/8" GYP. BD. TYPE "X" ON WALL, CEILING, AND POSTS. FIRE RESISTANT CAULKING AT PENETRATIONS. FIRE SEPARATION WALL UP TO ROOF FRAMING.
- ◇ DRYER SHALL BE A LISTED & APPROVED PRODUCT TESTED BY A RECOGNIZED TESTING AGENCY, IF THE VENT MORE THAN 14' LONG.
- ◇ EGRESS DOOR: 7 3/4" MAX. FOR IN-SWINGING DOORS & 1 1/2" MAX. FOR OUT-SWINGING DOORS FROM THE TOP OF THE THRESHOLD TO THE LANDING AT THE EXTERIOR DOORS. (SEE 2022 CRC R311.3.1)
 - A. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.
- ◇ EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY. CRC R311.3.2
- ◇ THE CLOTHES DRYER'S SHALL BE VENTED TO THE OUTSIDE WITH A MIN. 4" EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. C.M.C. SECTION 504.3.1.
 - THE DRYER TERMINATES TO THE OUTSIDE OF BLDG TO BE MIN. 3' FROM OPENING.
 - MAX. LENGTH OF THE DRYER SHALL NOT EXCEED 14' W/ (2)-90 DEGREE ELBOWS EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. CMC 504.3.2.2.
- ◇ EXHAUST DUCT TO ROOF OR THRU WALL. PER 510.5.2 OF 2022 CPC.
- ◇ PROVIDE A 100 SQ.IN. LOUVER IN THE DOOR FOR MAKEUP AIR. (CMC 504.3.1.)
- ◇ A COMPRESSOR OR PORTION OF A CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES (76MM) ABOVE THE ADJOINING GROUND LEVEL. (2022 CMC 1105.2)
- ◇ VENTILATION @ LAUNDRY & WATER CLOSET ROOM TO COMPLY WITH 2022 CMC TABLE 402.1 & 504.6.
- ◇ FURNACE COMBUSTION AIR TO COMPLY WITH 602 CMC
- ◇ T & P VALVE DRAIN LINE TO DISCHARGE TO THE EXTERIOR W/ 2% SLOPE.
- ◇ CONCRET SLAB FOUNDATIONS ARE REQUIRED TO HAVE A VAPOR RETARDER & CAPILLARY BREAK.
- ◇ PROVIDE REINFORCEMENTS FOR AT LEAST ONE BATHROOM ON ENTRY LEVEL. REINFORCEMENT FOR WATER CLOSET, BATHTUB AND SHOWER ROOM SHALL COMPLY WITH CODE R327.1.1 PER CRC 2022.

LEGEND

- EXISTING WALL TO REMAIN
- NEW EXTERIOR WALL
 - 2X6 @ 16" STUDS @ 16" O.C. WITH 1/2" THK. GYP. BD. INTERIOR SIDE
 - 7/8" CEMENT PLASTER OVER PAPER BACKED LATH OVER 1/2" CDX PLYWOOD OR 3/8" CDX PLYWOOD PER SHEAR WALL LAYOUT ON S-PLAN. (SEE ELEVATIONS FOR EXTERIOR FINISH) (SEE S-PLAN FOR ACTUAL SIZES.)
- NEW INTERIOR WALL
 - 2X4 WOOD STUDS @ 16" O.C. WITH 1/2" THK. GYP. BD. ON BOTH SIDES
 - USE W/R GREEN GYP. BD. @ WET WALLS
 - (CDX PLYWOOD OVER STUD @ SHEAR WALLS) S.S.D.
- PLUMBING WALL
 - 2X6 WOOD STUDS @ 16" O.C. WITH 1/2" THK. GYP. BD. ON BOTH SIDES
 - USE W/R GREEN GYP. BD. @ WET WALLS
 - (CDX PLYWOOD OVER STUD @ SHEAR WALLS) S.S.D.
- 1 HOUR RATED WALL
 - 2X6 WOOD STUDS @ 16" O.C. W/ 5/8" TYP. "X" GYP. BD. ON BOTH SIDES.
 - (1/2" CDX PLYWOOD OVER STUD @ SHEAR WALLS. W/R GREEN GYP. BD. @ WET WALLS)
- ATTIC ACCESS
 - 22X30" MIN.
 - 30" HEADROOM CLEARANCE.
- CRAWL SPACE ACCESS
 - 18X24" MIN. UNDERFLOOR ACCESS
- DOOR TAG
- WINDOW TAG
- EXISTING DOOR
- EXISTING WINDOW



1 FLOOR PLAN - PROPOSED
1/4" = 1'-0"

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1	08/27/2024	1ST PLANNING SUBMITTAL

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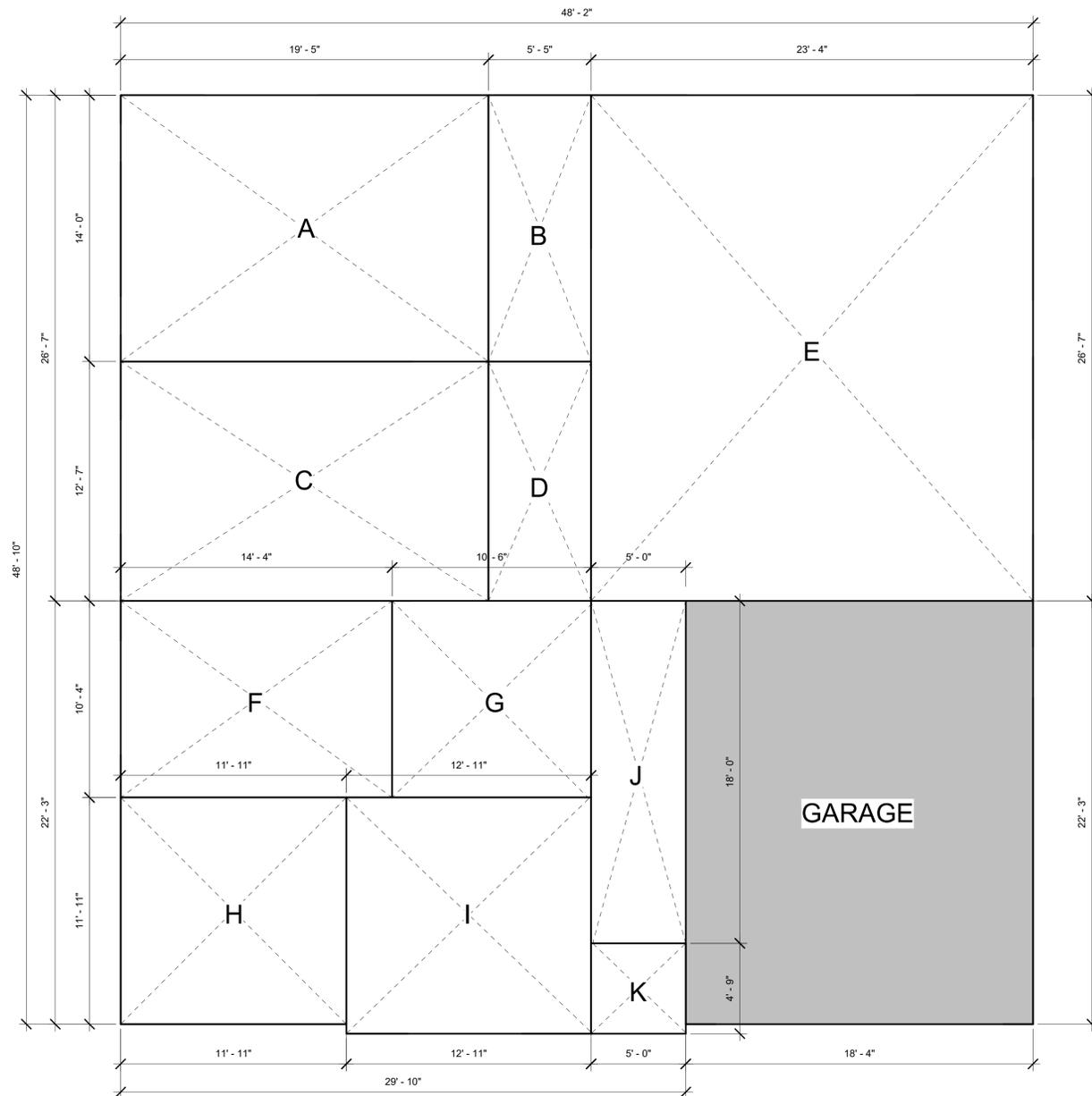
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PROPOSED FLOOR PLAN

SHEET OF:

A-2.0

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

FLOOR AREA CALCULATION		
LABEL	DIMENSIONS	AREAS
EXISTING HOUSE		
A	19'-5" x 14'-0"	272 SQ.FT.
B	5'-5" x 14'-0"	76 SQ.FT.
C	19'-5" x 12'-7"	244 SQ.FT.
D	5'-5" x 12'-7"	68 SQ.FT.
E	23'-4" x 26'-7"	620 SQ.FT.
ADDITION		
F	14'-4" x 10'-4"	148 SQ.FT.
G	10'-6" x 10'-4"	109 SQ.FT.
H	11'-11" x 11'-11"	142 SQ.FT.
I	12'-11" x 12'-11"	160 SQ.FT.
J	5'-0" x 18'-0"	90 SQ.FT.
K	5'-0" x 4'-9"	24 SQ.FT.
GARAGE		
GARAGE	18'-4" x 22'-3"	408 SQ.FT.
TOTAL AREA: (EXCLUDE K)		2,337 SQ.FT
FLOOR AREA RATIO		
LOT SIZE		6,200 SQ.FT.
F.A.R (EXCLUDE K AND GARAGE)		1929 SQ.FT. / 6200 SQ.FT. = 0.31
LOT COVERAGE		
LOT COVERAGE		2,361 SQ.FT / 6200 SQ.FT. = 0.38

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SHEET TITLE:

FLOOR AREA
DIAGRAM

SHEET OF:

A-2.0A

ROOF NOTES:

- MINIMUM CLASS "C" ROOFING ON THE PLANS. CRC R902.1.3.
- FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER CRC R905.2.5.
- ROOFING MATERIALS SHALL HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTANCE INDEX (SRI) EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN TABLE A4.106.5.1 (2).
- DOWN SPOUTS TO BE CONNECTED TO APPROVED DRAIN SYSTEM OR SPLASH BLOCK. CONTRACTOR TO VERIFY EXISTING ROOF SLOPE AND EAVE. 1'-6" CANTILEVERED ROOF OVERHANGS UNLESS NOTED OTHERWISE.
- TYPICAL 4:12 PITCH UNLESS NOTED OTHERWISE.

ATTIC VENTILATION CALCULATION:

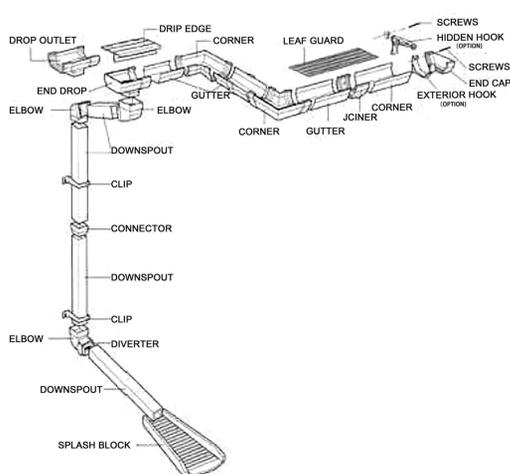
*CALCULATION OF ROOF RELIEF VENTS:
 TOTAL AREA ENCLOSED: 1,923 S.F.
 AREA OF OPENING REQUIRED:
 1,923 / 300 = 6.41 SQ.FT. x 144 = 923 SQ.IN.
 SQUARE INCHES NFVA PROVIDED:
 (13) O'HAGIN VENTS, 72 SQ.IN. EA. X 13 = 936 SQ.IN.
 REQUIRED: 936 SQ.IN. > 923 SQ.IN.

*CALCULATION OF ROOF RELIEF VENTS FOR (E) MAIN HOUSE:
 TOTAL AREA ENCLOSED: 1,250 S.F.
 AREA OF OPENING REQUIRED:
 1,250 / 300 = 4.2 SQ.FT. X 144 = 604.8 SQ.IN.
 SQUARE INCHES NFVA PROVIDED:
 (9) O'HAGIN VENTS, 72 SQ.IN. EA. X 9 = 648 SQ.IN.
 REQUIRED: 648 SQ.IN. > 604.8 SQ.IN.

SO 13 - 9 = 4 REQUIRED, PROVIDE 4 VENTS FOR ADDITION AREA AND BLOCKED OUT AREA.

(CONTRACTOR TO VERIFY THE EXISTING CONDITION & LOCATION.)

TYP. DOWNSPOUT:

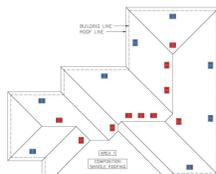


ROOF SPECS:

FREE ARCHITECTURAL DESIGN SERVICES

How Many Attic Vents Do I Need?
 Send us your plans. Don't have plans? No problem. Provide us with your address and we'll figure out the rest.
[Email to: info@ohagin.com](mailto:info@ohagin.com)

- Let us help you with our **FREE** architectural and design services
- We can have your attic ventilation installation plan created in a matter of days
- A sample of what you get is shown below and is all your contractor needs to properly ventilate your attic space



LEGEND	NOTES
	ALL RIDGE VENTS MUST BE INSTALLED WITH THE CORRECT FLASHING TO PREVENT WATER INTRUSION.
	ALL GABLE VENTS MUST BE INSTALLED WITH THE CORRECT FLASHING TO PREVENT WATER INTRUSION.
	ALL VALLEY VENTS MUST BE INSTALLED WITH THE CORRECT FLASHING TO PREVENT WATER INTRUSION.

FREE TECHNICAL SUPPORT SERVICES

FOR YOUR PLANNING, DESIGN, INSTALLATION, AND EDUCATIONAL NEEDS. O'HAGIN OFFERS A RANGE OF FREE SERVICES:

- FREE ARCHITECTURAL/DESIGN SUPPORT SERVICES**
- Prompt analysis of roof plans in AutoCAD or other format
 - Calculate the number of vents required based on local building codes
 - Provide specific recommendations for vent placement

- FREE PRE AND POST-INSTALLATION SUPPORT**
- Meetings with builders, consultants, building code officials, or other members of your design and construction team
 - Support regarding any aspect of our product performance or installation

ADDITIONAL INFORMATION

- APPROVALS**
- O'Hagin is a recognized leader in attic ventilation testing and design
 - O'Hagin products hold local and national approvals including:
 - Class A fire rated
 - Miami Dade County Product Control Approved

For complete testing information, call: (877) 324-0444

INSTRUCTIONS
 Complete step-by-step installation instructions are available on our website at www.ohagin.com on our YouTube channel (see link below) or by calling our Customer Service Team toll free at (877) 324-0444.

OHAGIN Superior Attic Ventilation Products
 CHECK OUT O'HAGIN'S YOUTUBE CHANNEL
 YOUTUBE.COM/OHAGINLLC
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TAPERED LOW-PROFILE VENTS FOR SLATE, SHAKE AND SHINGLE ROOFS

OPTIONAL **Fire & ICE** ATTIC VENTS - RESISTANT TO FLAMES, EMBERS, RAIN & SNOW



MADE IN THE U.S.A. WITH U.S. STEEL

VISIT O'HAGIN'S WEBSITE AT WWW.OHAGIN.COM

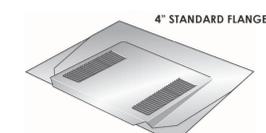
210 CLASSIC COURT, SUITE 100
 ROHNERT PARK, CA 94928
 Phone: (877) 324-0444 | Fax: (707) 588-9187

BENEFITS OF ATTIC VENTILATION

BEST VENTS FOR COMPO ROOFS



- Fire & ICE ATTIC VENTS** Upgrade to these vents in wildfire danger areas - these vents block the entry of firebrands (embers)
- VALIDATE THE WARRANTY** All manufacturers of roofing shingles require **ADEQUATE** attic ventilation to validate their warranties.
- FITS WITH SOLAR SYSTEMS** Low-profile design is compatible with most solar panel installations and fits under most rack mount solar systems.
- EXTEND THE ROOF'S LIFE** Ventilation protects attic insulation and rafter cavities from moisture, thereby reducing the risk of mold and dry rot.
- MAINTAIN CURB APPEAL** When painted to match, O'Hagin attic ventilation systems blend into surrounding roofing material.
- CONSERVE ENERGY** O'Hagin attic vents are completely passive, reducing energy costs related to heating and cooling.
- REMOVE TRAPPED GASES** Proper attic ventilation facilitates the removal of hot, trapped gases and fumes, a major cause of indoor air pollution, allergies and related health problems.
- REDUCE MOISTURE BUILDUP** Proper attic ventilation reduces moisture buildup from indoor water sources and condensation that occurs naturally in the attic space.

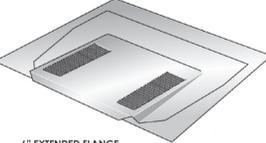


Available Pre-Painted Finishes:

Black*	Charcoal*	Brown*	Gray*	White*
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*Colors may vary between lots

- Specially designed 26 gauge G-90 galvanized steel has a 20 year warranty
- Also available in .032" aluminum or 16 oz. copper, with a 50 year warranty



Net Free Ventilation Area

STANDARD 1/4" WIRE MESH	72.00 SQ. IN.
OPTIONAL 1/8" WIRE MESH	64.80 SQ. IN.

Fire & ICE LINE OF ATTIC VENTS

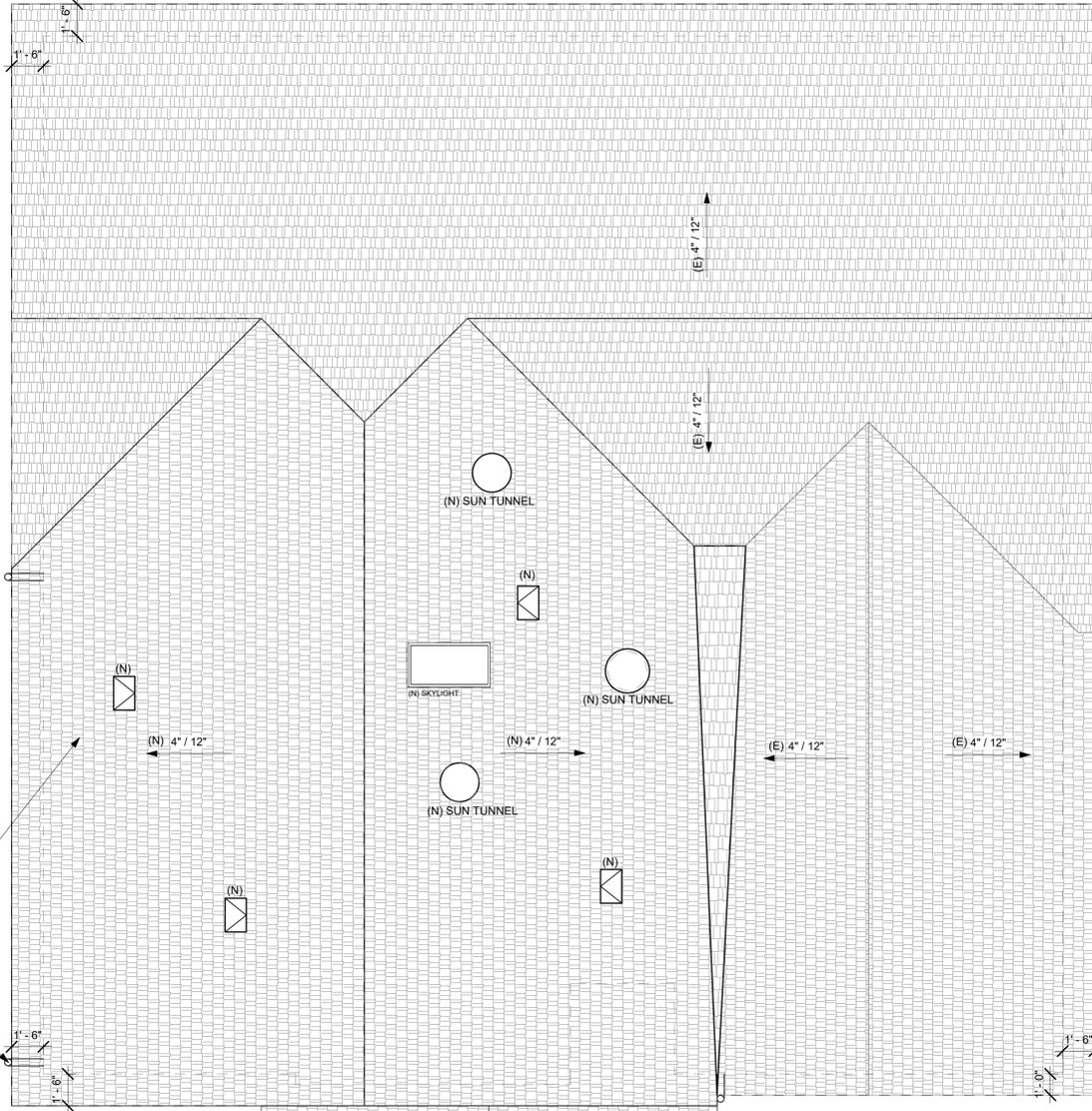
- Class A fire-rated vent*
- Flame, ember, rain and snow resistant*
- Complies with Wildland Urban Interface Code requirements and accepted for use by many local fire officials for installation in Wildland Urban Interface (WUI) zones
- Interior stainless-steel matrix system
- May be used in place of under-eave and soffit vents:
 - superior airflow
 - balanced airflow
 - decreased construction costs

PHOTOS OF O'HAGIN Fire & ICE ATTIC VENTS DURING EXTREME TEST CONDITIONS



Photo captions:
 1. FIRE & ICE® vent shown cut-away to expose interior stainless steel matrix;
 2. FIRE & ICE® vent during flame and ember test performed on all O'Hagin vents;
 3. FIRE & ICE® vent during FBC TAS 100(A)-95 attic vent testing for wind-driven rain and snow;
 4. FIRE & ICE® vent close up view showing increased airflow of interior stainless steel matrix.

MADE IN THE U.S.A. WITH U.S. STEEL



(N) ROOF SHINGLE MATCH TO EXISTING MINIMUM CLASS "C" ROOFING W/ RADIANT BARRIER FASTENERS FOR THE ROOF SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRCR905.2.5.

4" DOWNSPOUT THE ROOF WATER LEADERS LEAD TO TYP. 2'-0" X 0'-8" SPLASH BLOCK @ ALL D.S. WHICH DEFLECTS WATER AWAY FROM THE BUILDING. THERE IS TO BE 5% MIN. SLOPE AWAY FROM THE FOUNDATION AREA.

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

FOR APPROVAL STAMP ONLY:



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PROJECTS:

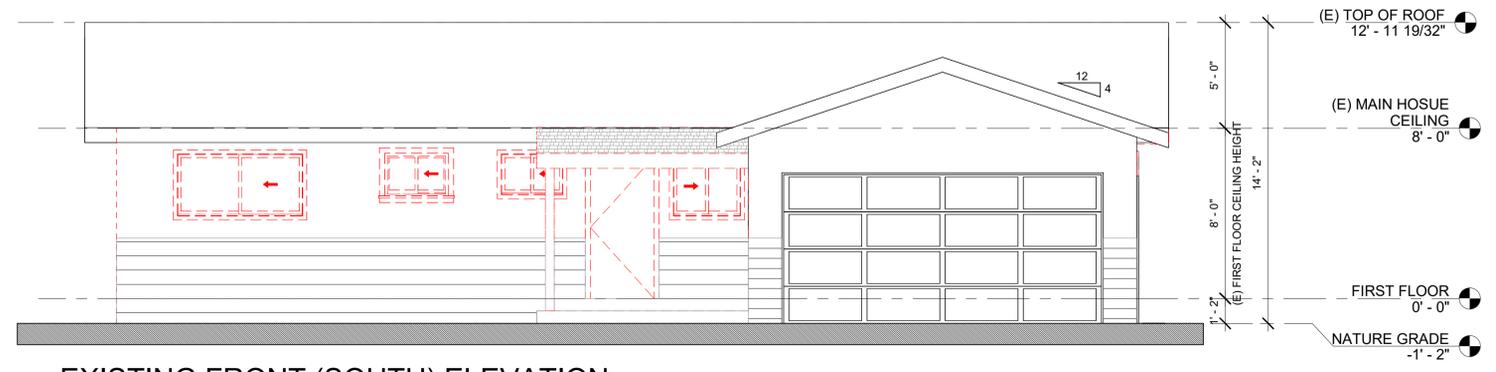
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 REMODEL & ADDITION
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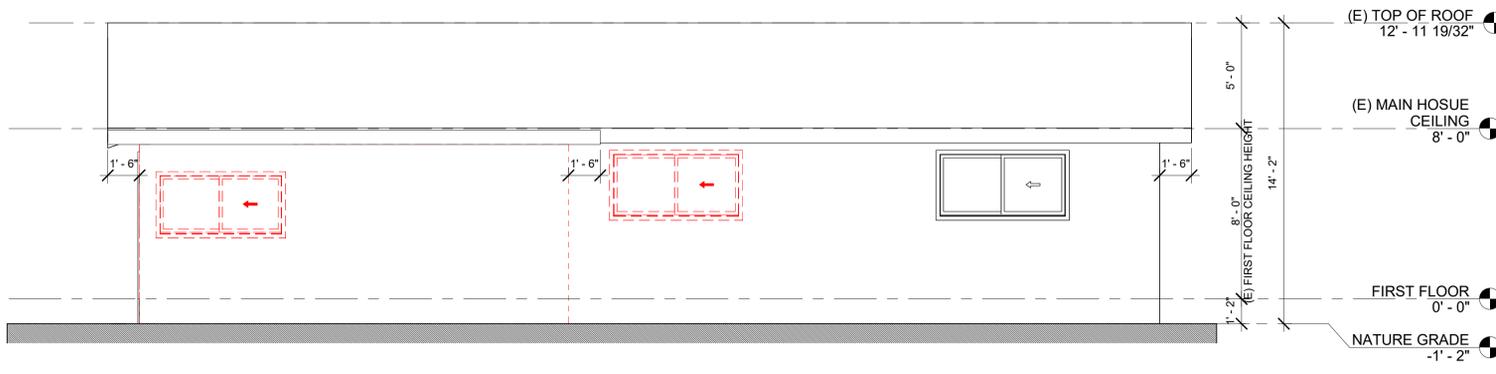
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 PROJECT NO.: PD-24012

SHEET TITLE:
 PROPOSED ROOF PLAN

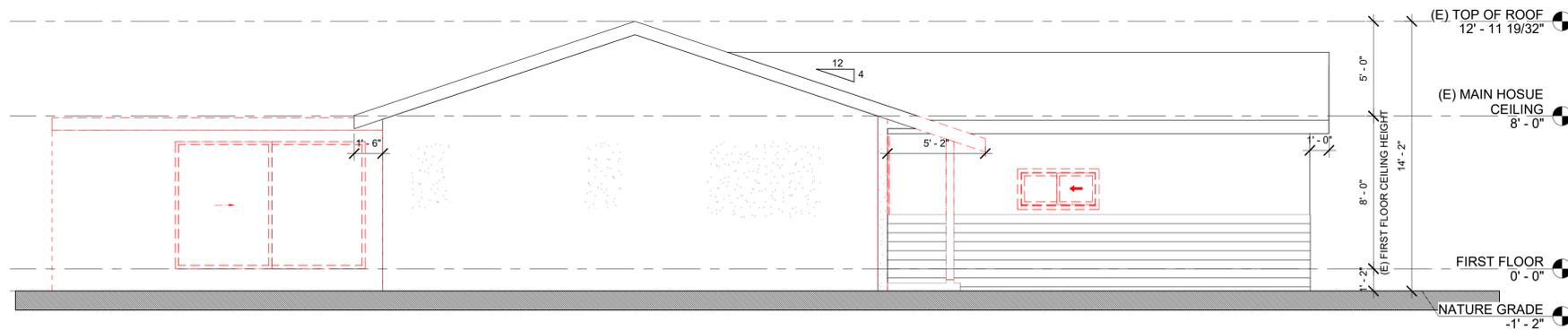
SHEET OF:
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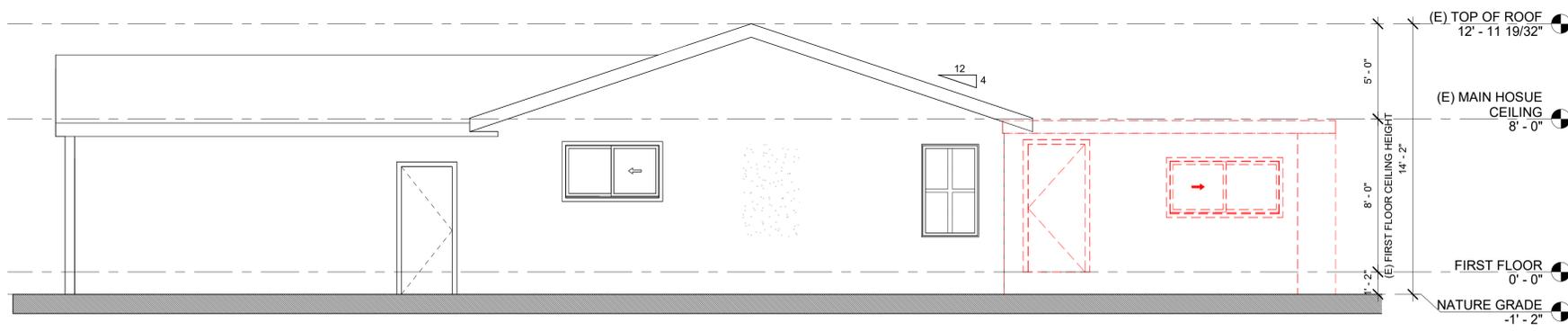
1 EXISTING FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



2 EXISTING REAR (SOUTH) ELEVATION
1/4" = 1'-0"



3 EXISTING LEFT (WEST) ELEVATION
1/4" = 1'-0"



4 EXISTING RIGHT (EAST) ELEVATION
1/4" = 1'-0"

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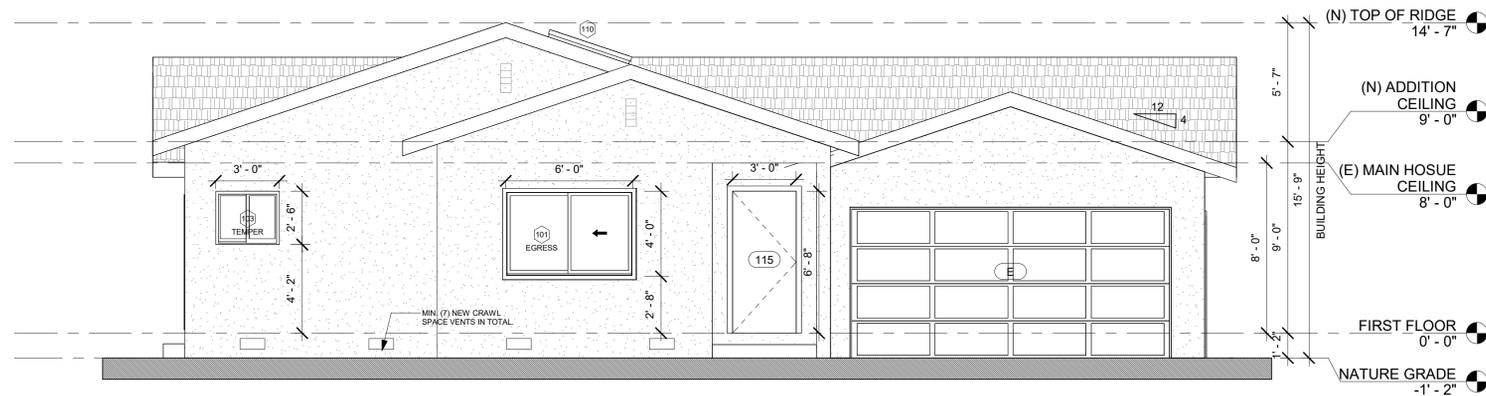
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PROJECT NO.: PD-24012

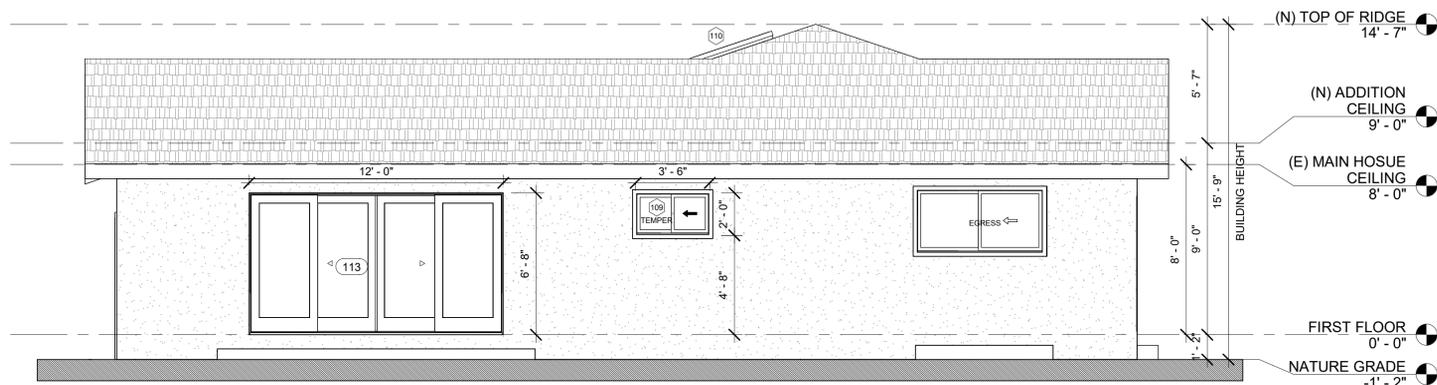
SHEET TITLE:
EXISTING ELEVATIONS

SHEET OF:
A-3.0

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



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

WINDOW SCHEDULE									
WINDOW NO.	LOCATION	WIDTH	HEIGHT	SILL HEIGHT	TYPE	MANUF.	MODEL	REMARK	NOTE

FIRST FLOOR

101	(N) BAEDROOM #1	6' - 0"	4' - 0"	2' - 8"	SLIIDING	PER OWNER	PER OWNER	EGRESS	
103	(N) BATHROOM #1	3' - 0"	2' - 6"	4' - 2"	SLIDING	PER OWNER	PER OWNER	TEMPER	
106	(R) BEDROOM #3	6' - 0"	4' - 0"	2' - 8"	SLIDING	PER OWNER	PER OWNER	EGRESS	
107	(N) BEDROOM #4	2' - 0"	3' - 6"	3' - 2"	SINGLE HUNG	PER OWNER	PER OWNER		
107A	(N) BEDROOM #4	2' - 0"	3' - 6"	3' - 2"	SINGLE HUNG	PER OWNER	PER OWNER		
109	(N) BATH #3	3' - 6"	2' - 0"	4' - 8"	SLIDING	PER OWNER	PER OWNER	TEMPER	
110	(N) STUDY ROOM	2' - 0"	4' - 0"		SKYLIGHT	PER OWNER	PER OWNER		
110A	(N) STUDY ROOM	6' - 0"	3' - 0"	3' - 8"	FIXED	PER OWNER	PER OWNER		
113A	(N) LIVING ROOM	3' - 0"	4' - 10"	1' - 10"	FIXED	PER OWNER	PER OWNER		
114	(N) KITCHEN	5' - 0"	2' - 10"	3' - 10"	SLIDING	PER OWNER	PER OWNER		
120	(N) LIVING ROOM	6' - 0"	3' - 0"	3' - 10"					
E	(N) LIVING ROOM	3' - 0"	4' - 10"	1' - 10"	KEEP EXISTING	PER OWNER	PER OWNER		

WINDOW SCHEDULE

DOOR SCHEDULE								
DOOR NO.	ROOM NAME	WIDTH	HEIGHT	TYPE	MANUF.	MODEL	REMARK	NOTE

NATURE GRADE

E	(E) GARAGE	15' - 0"	7' - 0"	KEEP EXISTING			EXTERIOR	
E	(E) GARAGE	2' - 8"	6' - 8"	KEEP EXISTING		PER OWNER	EXTERIOR	

FIRST FLOOR

101	(N) BEDROOM #1	2' - 8"	6' - 8"	INSWING		PER OWNER		
102	(N) BEDROOM #1 WIC.	2' - 8"	6' - 8"	INSWING		PER OWNER		
103	(N) BATHROOM #1	2' - 8"	6' - 8"	INSWING		PER OWNER		
103A	(N) BATHROOM #1	2' - 8"	6' - 8"	POCKET DOOR		PER OWNER		
104	(N) BEDROOM #2	2' - 8"	6' - 8"	INSWING		PER OWNER		
104A	(N) CLOSET	5' - 0"	6' - 8"	SLIDING		PER OWNER		
104B	(N) BEDROOM #2	6' - 0"	6' - 8"	SLIDING		PER OWNER	EXTERIOR	TEMPER GLASS / EGRESS
105	(N) BATH #2	2' - 8"	6' - 8"	INSWING		PER OWNER		
106	(R/N) BEDROOM #3	2' - 8"	6' - 8"	INSWING		PER OWNER		
106A	(N) CLOSET	6' - 0"	6' - 8"	SLIDING		PER OWNER		
107	(N) BEDROOM #4	2' - 10"	6' - 8"	INSWING		PER OWNER		
108	(N) BEROOM #4 WIC.	2' - 8"	7' - 0"	BARN DOOR		PER OWNER		/ EGRESS
109	(N) BATH #3	2' - 8"	6' - 8"	POCKET DOOR		PER OWNER		
110	(N) STUDY ROOM	5' - 0"	6' - 8"	GLASS DOUBLE OUTSWING		PER OWNER		
113	(N) LIVING ROOM	12' - 0"	6' - 8"	6'-0"SLIDING DOOR WITH (2) 3'-0" SIDELITES		PER OWNER	EXTERIOR	TEMPER GLASS
114	(N) LAUNDRY	4' - 0"	6' - 8"	BI-FOLD		PER OWNER		
115	(N) ENTRY	3' - 0"	6' - 8"	INSWING		PER OWNER	EXTERIOR	
115A	(N) STORAGE	4' - 0"	6' - 8"	SLIDING		PER OWNER		
115B	(N) HALLWAY	2' - 8"	6' - 8"	INSWING		PER OWNER		

DOOR SCHEDULE

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PROJECTS:

ZHANG'S RESIDENCE
REMODEL & ADDITION
803 W SUNNYOAKS AVE.
CAMPBELL, CA 95008
APN: 40432016

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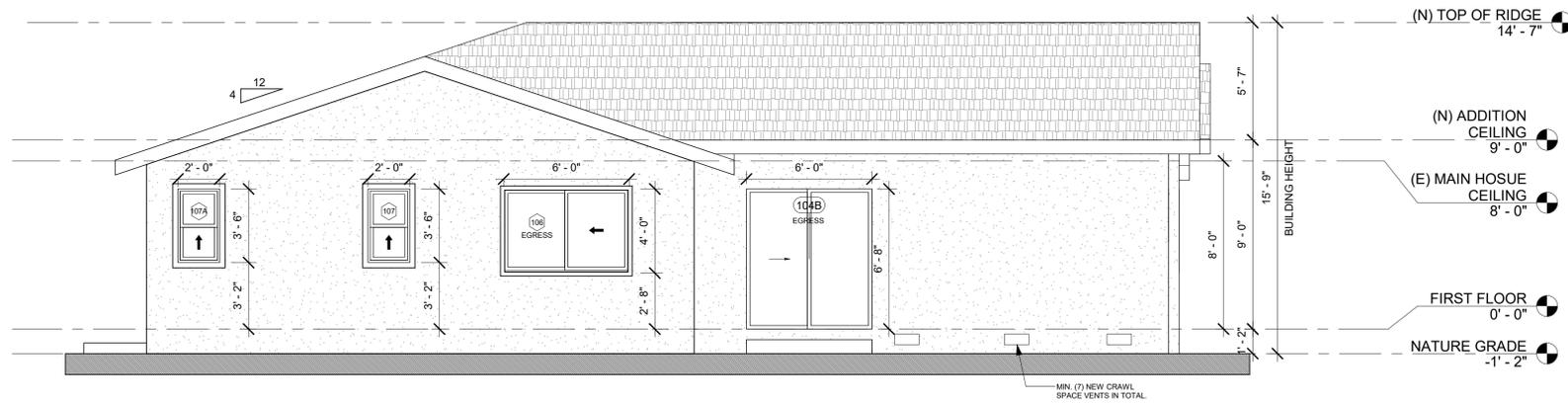
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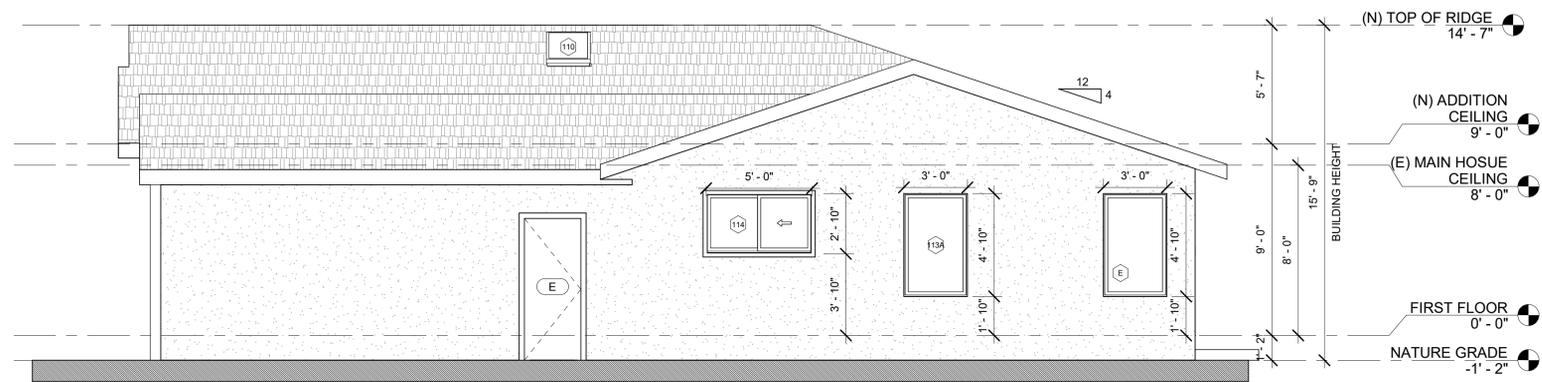
PROPOSED ELEVATIONS AND WINDOWS/DOOR SCHEDULE

SHEET OF:

A-3.1



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



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

CRAWL SPACE VENTILATION CALCULATION:

TOTAL AREAS ENCLOSED: 1,923 S.F.
 AREA OF OPENING REQUIRED:
 $1,923 / 150 = 12.82 \text{ SQ. FT. } \times 144 = 1,846 \text{ SQ. IN.}$
 TO PROVIDE
 (22) 14" X 6" VENTS (14" X 6" = 84 SQ. IN.) = 22 X 84 = 1,848 SQ. IN.
 REQUIRED: 1,848 SQ. IN. > 1,846 SQ. IN.

CALCULATION OF EXISTING MAIN HOUSE VENTS:
 TOTAL AREAS FOR (E)MAIN HOUSE: 1,250 S.F.
 AREA OF OPENING REQUIRED:
 $1,250 / 150 = 8.33 \text{ SQ. FT. } \times 144 = 1,199.52 \text{ SQ. IN.}$

TO PROVIDE
 (15) 14" X 6" VENTS (14" X 6" = 84 SQ. IN.) = 15 X 84 = 1,260 SQ. IN.
 REQUIRED: 1,260 SQ. IN. > 1,199.52 SQ. IN.

SO 22 - 15 = 7 REQUIRED, PROVIDE 7 VENTS FOR ADDITION AND BLOCKED AREA.
 (CONTRACTOR TO VERIFY THE EXISTING CONDITION & LOCATION)

CRAWL SPACE VENTILATION CALCULATION:

- The minimum net clear opening area for emergency escape and rescue window is 5.7 square feet. **2022 CBC Section 1030.2**

EXCEPTION: The minimum area for grade floor openings is 5.0 square feet. To qualify as a grade floor opening *the maximum sill height cannot be more than 44" above or below the finished exterior ground level* adjacent to the opening.

- The net clear opening dimensions shall be the result of normal operation of the opening.
- Casement window openings shall be measured when opened a minimum of 90 degrees.
- Replacement windows shall comply with the current windows requirements for sill height and net clear if the interior or exterior wall finish (stucco, siding, etc) framing, or opening is altered.

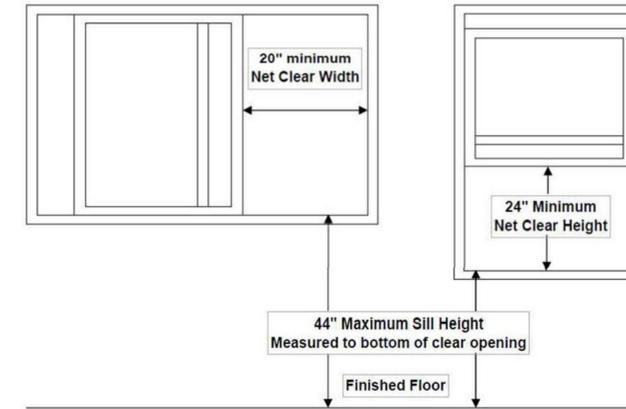


TABLE SHOW SOME EXAMPLES OF MINIMUM NET OPEN AREA DIMENSION (INCHES)															
WIDTH	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34.2
HEIGHT	41.1	39.1	37.4	35.7	34.2	32.9	31.6	30.4	29.4	28.4	27.4	26.5	25.7	24.9	24

- Basements, habitable attics and every sleeping room below the fourth floor in dwelling units shall have at least one operable window or door approved for emergency escape which shall open directly into a public street, public way, yard or exit court.
- All windows that are installed, whether retrofit or full flanged frame window must be dual glazed and meet the California Energy Code requirements Table 150.1 (Maximum U-Factor 0.30, Maximum SHGC 0.23)

NOTES:

- EACH BEDROOM SHALL HAVE (1) EGRESS WINDOW.
- OPENING OF ALL OPERABLE WINDOW SHALL HAVE A HEIGHT OF 44" MIN TO OPENING ABOVE FIN. FLOOR AND THE NET CLEAR OPENING OF 5.0 SQUARE FEET MINIMUM. (GRADE FLOOR OPENING MAY HAVE A NET CLEAR OPENING OF 5.0 SQUARE FEET MINIMUM, THE CLEAR HEIGHT SHALL BE 24" MIN. AND THE NET CLEAR WIDTH SHALL BE 20" MINIMUM).
- ALL NEW WINDOW TO HAVE LOW-E GLASS
- ALL PATIO DOOR TO HAVE TEMPERED GLASS
- ALL EGRESS WINDOWS TO HAVE A 24" MIN. TO THE FINISH FLOOR OR A SAFETY BAR PLACED OVER OPERABLE OPENING

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 APN: 40432016

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DRAWN BY: YY
 CHECKED BY: QL
 PROJECT NO.: PD-24012

SHEET TITLE:

PROPOSED ELEVATIONS

SHEET OF:

A-3.2

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 APN: 40432016



1 PROPOSED FRONT(NORTH) ELEVATION WITH COLOR
 1/4" = 1'-0"

EXTERIOR MATERIAL MATRIX

MATERIAL MARK	DESCRIPTION	BASIS OF DESIGN	FINISH / COLOR	REMARK
PNT-1	ROOF MATERIAL	ROYAL SOVEREIGN CHARCOAL ALGAE RESISTANT 3-TAB ROOFING SHINGLES OR EQUIVALENT	CHARCOAL	
PNT-2	EXTERIAL WALL PAINT	BEHR PREMIUM #MS-39 CRYSTAL WHITE ELASTOMERIC MASONRY, STUCCO AND BRICK EXTERIOR PAINT OR EQUIVALENT	CRYSTAL WHITE	
PNT-3	WINDOWS AND DOOR TRIM, ROOF FASCIA AND GUTTER	RUST-OLEUM 369383 ADVANCED PAINT FOR INDOOR AND OUTDOOR OR EQUIVALENT	SANTIN BLACK	
PNT-4	GABLE VENT	CLASSIC RECTANGULAR GABLE VENT LOUVER OR EQUIVALENT	BLACK	

#	DATE	DESCRIPTION
1	08/27/2024	1ST PLANNING SUBMITTAL

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 PROJECT NO.: PD-24012

SHEET TITLE:

PROPOSED
 COLOR
 ELEVATION AND
 MATERIAL

SHEET OF:

A-3.3

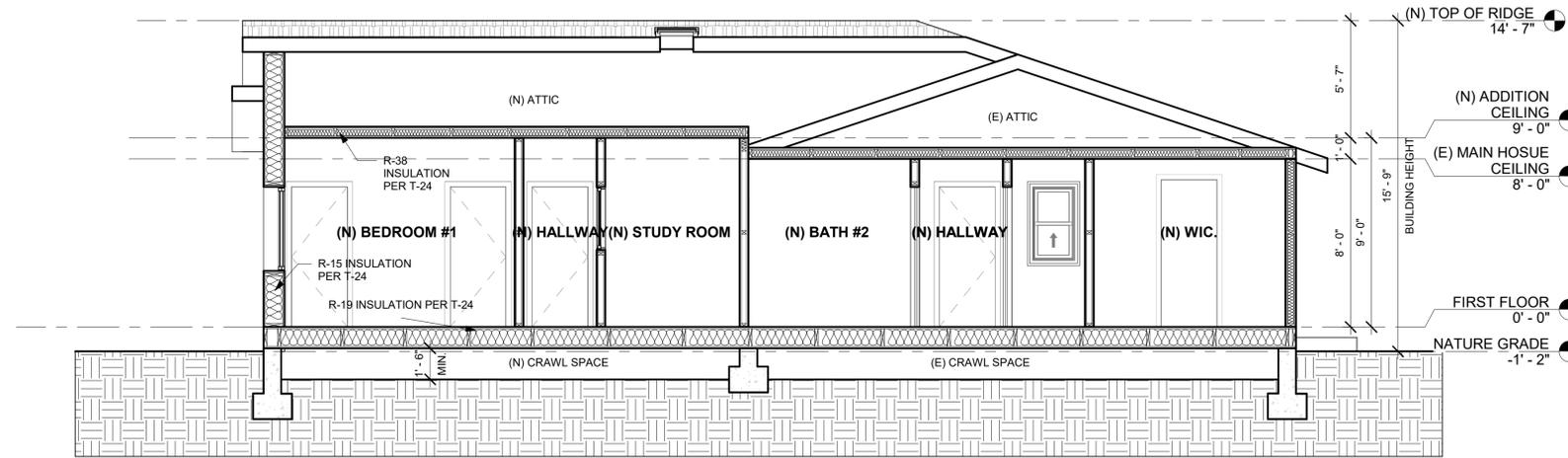
NOTE:

ONE HOUR RATED WALL:

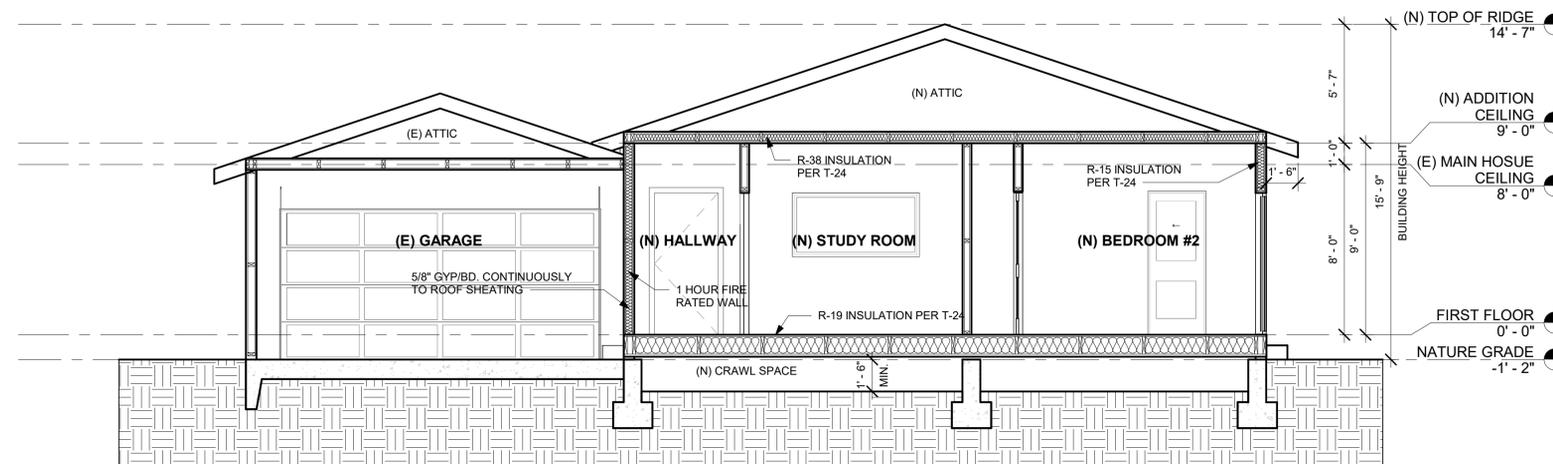
5/8" GYP. BD. TYPE "X" ON WALL, CEILING, AND POSTS. FIRE RESISTANT CAULKING AT PENETRATIONS. FIRE SEPARATION WALL UP TO ROOF FRAMING. SEE FIRE SEPARATION NOTES FOR INFORMATION.

WOOD FRAMING LESS THAN 8" ABOVE GRADE SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD.

ROOF DECK INSULATION IS A MANDATORY REQUIREMENT FOR CLIMATE ZONE 4. IF PROJECT LOCATED IN ZONE 4, PROVIDE AT LEAST R-3 INSULATION ABOVE DECK, OR R-4 INSULATION BELOW DECK.(CENC 150.0(A)1)



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



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

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SHEET TITLE:

PROPOSED SECTION

SHEET OF:

A-4.0