



**CITY OF CAMPBELL**  
Community Development Department

February 24, 2015

**NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT**

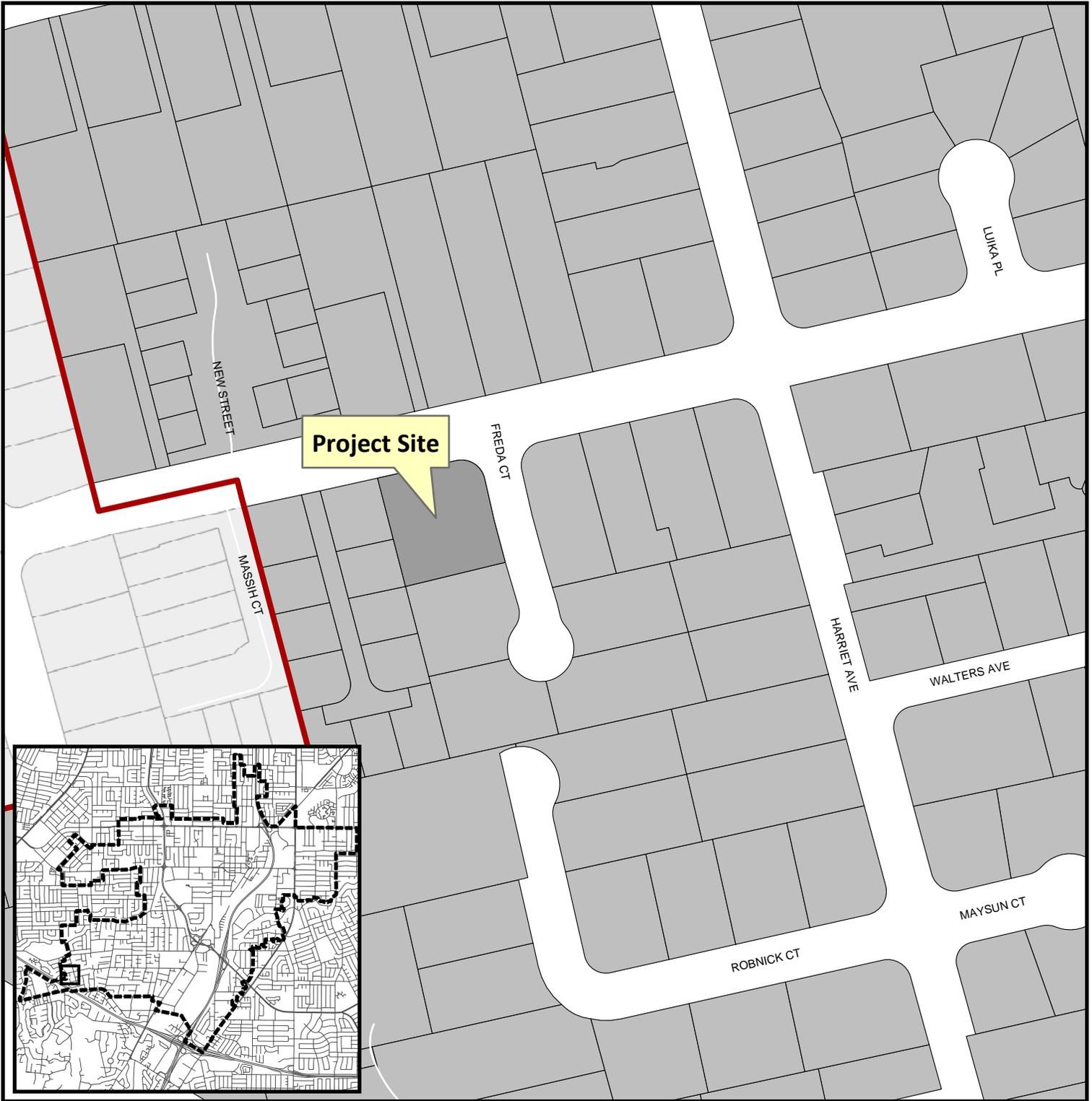
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site & Architectural Review Permit for the following project proposal:

<b>File No.:</b>	<b>PLN2014-334</b>
<b>Applicant:</b>	<b>Jason &amp; Sylvia Cathy</b>
<b>Project Address:</b>	<b>1291 Freda Court</b>
<b>Property Owner:</b>	<b>Jason &amp; Sylvia Cathy</b>
<b>Zoning District:</b>	<b>R-1-9 (Single-Family Residential)</b>
<b>General Plan:</b>	<b>Low Density Residential &lt;4.5 Units/Gr. Acre</b>
<b>Project Description:</b>	<b>To allow a 917 sq. ft. addition to an existing single-family residence.</b>

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on February 25, 2015 and ends on March 9, 2015. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 9, 2015**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2142 or by email [stephenr@cityofcampbell.com](mailto:stephenr@cityofcampbell.com).

# Project Location Map

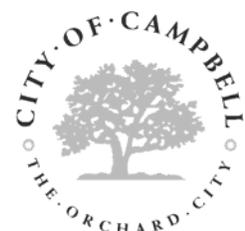
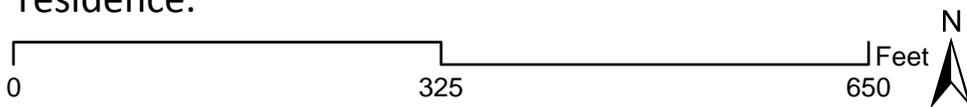


**Project Location:** 1291 Freda Court

**Application Type:** Admin. Site and Arch. Review Permit

**Planning File No.:** PLN2014-334

**Description:** 917 s.f. addition to existing single-family residence.



Community Development Department  
Planning Division



METRO DESIGN GROUP

ARCHITECTURE-PLANNING-INTERIORS

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PROJECT NAME

**CATHY RESIDENCE**

1291 FREDA CT.  
CAMPBELL, CA 95008  
APN# 403-19-074

REVISIONS

NO.	DESCRIPTION

SPECIAL INSPECTION

RETROFIT HOLDDOWNS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).

PROJECT DESCRIPTION

ADDITION AND REMODEL TO AN EXISTING ONE STORY FAMILY RESIDENCE RESULTING IN THE FOLLOWING: REMODELED KITCHEN, FAMILY ROOM, DINING ROOM, ENTRY, LAUNDRY, BEDROOM #2, BEDROOM #3, BATH #2, MASTER BEDROOM, MASTER BATH. DEMOLITION OF AN EXISTING DETACHED ACCESSORY BUILDING.

COVER SHEET

GENERAL NOTES  
PROJECT CONTACTS  
PROJECT DESCRIPTION  
VICINITY MAP  
SHEET INDEX  
AREA TABULATIONS  
LEGEND  
ABBREVIATIONS  
DEFERRED SUBMITTALS

DATE : 1-12-15

SCALE : AS-NOTED

DRAWN BY : ER

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 14591

SHEET NUMBER

**A0**

**SHEET INDEX**

NO.	DESCRIPTION
A-0	SHEET INDEX, PROJECT DESCRIPTION, VICINITY MAP & TABULATIONS, AND ABBREVIATIONS
A-1	SITE PLAN & NOTES & LEGEND
A-2	EXISTING / DEMO FLOOR PLAN
A-2.1	EXISTING ELEVATIONS
A-3	FIRST FLOOR PLAN DIMENSIONED
A-4	EXTERIOR ELEVATIONS (NORTH & SOUTH)
A-4.1	EXTERIOR ELEVATIONS (EAST & WEST)
A-5	BUILDING SECTIONS 'A' & 'B'
A-5.1	BUILDING SECTIONS 'C' & 'D'

**CONSTRUCTION NOTES**

**CONSTRUCTION HOURS:**  
CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 8:00 AM TO 5:00 PM WEEKDAYS AND 9:00 AM TO 4:00 PM SATURDAYS. CONSTRUCTION IS PROHIBITED ON SUNDAYS AND HOLIDAYS UNLESS AN EXCEPTION IS GRANTED BY THE BUILDING OFFICIAL.

**CONTRACTOR CONTACT INFORMATION POSTING:**  
PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE PROJECT SITE SHALL BE POSTED WITH THE NAME AND CONTACT NUMBER OF THE LEAD CONTRACTOR IN A LOCATION VISIBLE FROM THE PUBLIC STREET.

**AREA TABULATIONS**

NO.	DESCRIPTION	EXISTING	DEMO	PROPOSED	TOTAL
<b>1. SITE AREA</b>					
GROSS:		12,223.76 SF			
NET:		10,600.85 SF			
<b>2. FLOOR AREA</b>					
FIRST FLOOR		1,292.49	22.00	916.05	2,186.54
GARAGE		419.46	0.00	0.00	419.46
ACCESSORY STRUCTURE (SHED)		490.00	490.00	0.00	0.00
TOTAL		2,111.95	422.00	916.05	2,806.00
<b>AREA OF INTERIOR REMODEL</b>					
		943 SF			
<b>3a. FLOOR AREA RATIO</b>					
ALLOWABLE		4,770.38	0.45		
EXISTING		2,111.95	0.20		
PROPOSED		2,606.00	0.25		
<b>3b. PROJECT LOT COVERAGE</b>					
ALLOWABLE		3,710.30	0.35		
EXISTING		2,133.88	0.20		
PROPOSED		2,627.93	0.25		
<b>4. IMPERVIOUS COVERAGE</b>					
BUILDINGS		2,111.95	422.00	916.05	2,606.00
COVERED PORCH(S)		21.93	0.00	0.00	21.93
PATIO		0.00	0.00	24.00	24.00
DRIVEWAY		434.12	0.00	0.00	434.12
DECK		0.00	0.00	0.00	0.00
HARDSCAPE / WALKS		120.80	7.96	0.00	112.84
TOTAL		2,688.80	429.96	940.05	3,198.89
		25.36%	04.06%	08.87%	30.17%
<b>(E) DRIVEWAY, WALK, &amp; PATIO/PORCH</b>					
		576.85	0.05		
<b>(P) DRIVEWAY, WALK, &amp; PATIO/PORCH</b>					
		592.89	0.06		
<b>5. MAXIMUM ALLOWABLE HEIGHT</b>					
ALLOWABLE		28'-0"			
PROPOSED		15'-5" (E) TO REMAIN			
<b>6. FRONTYARD COVERAGE</b>					
REQUIRED		95.51 / 50.00%			
PROPOSED (NO CHANGES)		1,576.42 / 82.64%			
<b>7. TREES PER 2000 SQ.FT. OF NET LOT AREA</b>					
REQUIRED:		5.30			
EXISTING TO REMAIN:		12			

**PROJECT SUMMARY**

NO.	DESCRIPTION	EXISTING	PROPOSED	PERCENT %
<b>ASSESSOR'S PARCEL NUMBER</b>				
		403-19-074		
<b>LOT SIZE</b>				
		12,223.76		
		10,600.85		
<b>UTILIZATION</b>				
		SO. FT.		PERCENT %
		EXISTING / PROPOSED		EXISTING / PROPOSED
BUILDING COVERAGE		2,111.95 / 2,606.00		19.92% / 24.75%
LANDSCAPE COVERAGE		7,912.05 / 7,081.55		74.64% / 66.80%
PAVING COVERAGE		576.85 / 891.30		5.44% / 8.41%
<b>FLOOR AREA RATIO</b>				
TOTAL BUILDING SQ. FT.		EXISTING / PROPOSED		
DIVIDED BY NET LOT SIZE		19.92% / 24.75%		
<b>ADJACENT LAND USES</b>				
		USE		ZONING
NORTH		RESIDENTIAL		RL-9 / STAMP
SOUTH		RESIDENTIAL		RL-9 / STAMP
EAST		RESIDENTIAL		RL-9 / STAMP
WEST		RESIDENTIAL		PDY STAMP
<b>PARKING</b>				
STANDARD		2 (EXISTING COVERED IN GARAGE)		
COMPACT		0		
DISABLED		0		
TOTAL		2		
<b>RESTAURANT AND ASSEMBLY USES</b>				
SEATING COUNT		N/A		
<b>RESIDENTIAL PROJECTS</b>				
		A	B	C
LIVING AREA		2,209	N/A	N/A
GARAGE AREA		419	N/A	N/A
TOTAL AREA		2,628	N/A	N/A
NUMBER OF BEDROOMS		4	N/A	N/A
NUMBER OF UNITS		1	N/A	N/A

**LEGEND**

**GRID LINE**  
① NUMBERS - VERT.  
A LETTERS - HORIZ.

**DOORS**  
DOOR MARK

**WINDOWS**  
WINDOW MARK

**WALLS**  
(N) WALLS, U.N.O.  
(N) RETAINING WALL U.N.O.

**INTERIOR ELEVATIONS**  
INTERIOR ELEV. NUMBER

**ROOM IDENTIFICATION**  
KITCHEN ← ROOM NAME

**REVISION**  
CLOUD AROUND REVISION.  
REVISION NUMBER IN TRIANGLE

**WORK CONTROL POINTS**  
⊕ WORK POINT, CONTROL POINT, DATUM POINT OR FINISH FLOOR.  
⊖ MATCH LINE - SHADED SIDE IS CONSIDERED.

**DIMENSIONS**  
— FACE OF STUD  
— CENTER POINT

**PARTIAL SECTION**  
SECTION LETTER  
SHEET NUMBER

**BUILDING SECTION**  
SECTION LETTER  
SHEET NUMBER

**DETAIL**  
DETAIL NUMBER  
SHEET NUMBER

**ABBREVIATIONS**  
KITCHEN, KNOCK DOWN, KNOCK OUT, KICK PLATE, ANGLE, LABORATORY, LAMINATE, LAUNDRY, LAUNDRY CHUTE, LINEN, LOCKER, LOW POINT, LIGHT, MATERIAL, MAXIMUM, MACHINE BOLT, MEDICINE CABINET, MODIFY, MODIFIED, MATCH EXISTING, MECHANICAL, MEMBRANE, METAL, MANUFACTURE (N), MIDDLE, MINIMUM, MISCELLANEOUS, MISCELLANEOUS, MOUNTING, MODIFICATION, MOUNTED, METAL, TEMP, TERRAZZO, THRESHOLD, THICK (NESS), TOP OF CURB, TOP OF STEEL, TOP OF SLAB, TREAD, TRANSFORMER, TELEVISION, TYPICAL, UNFINISHED, UNLESS NOTED OTHERWISE, UTILITY, VINYL, VINYL COMPOSITION TILE, VERT, VERTICAL, VESTIBULE, VESTIBULE, WASH, WASH, WITH, WATER CLOSET, WALL COVERING, WOOD (SOFTWOOD), WATER HEATER, WEAP HOLE, WROUGHT IRON, WITHOUT, WATERPROOF (ING), PAIR, WASCOT, WEIGHT, WELDED WIRE FABRIC, EXISTING (WHEN USED AS A PREFIX - (EXISTING)), ZEE (BAR)

**ABBREVIATION**

AB	ANCHOR BOLT	DDM	DIMENSION	KIT	KITCHEN	RFG	ROOFING
ABRSV	ABRASIVE	DISP	DISPOSAL, DISPENSER	KN	KNOCK DOWN	REB	RECESSED IRONING BOARD
AC	AIR CONDITIONING	DL	DEAD LOAD	KL	KNOCK OUT	RL	RAIN LEADER
ACC	ACCESS	DMT	DEMOUNTABLE	KN	KNOCK	RM	ROOM
ACCU	ACOUSTICAL, ACOUSTIC	DN	DOWN	RP	ROUGH OPENING	RWD	REINWOOD
ADDN	ADDITION	DP	DAMP PROOFING	RK	REMOVE EXISTING	RWD	REMOVE EXISTING
ADDV	ADDITION	DR	DOOR	L	LAB	S	SOUTH
ADJ	ADJUSTABLE	DS	DOWNSPOUT	LAM	LAMINATE	SC	SOLID CORE
AFF	ARCH FLOOR	DT	DOWNCAST	LAI	LAUNDRY	SCH	SCHEDULE
AGGR	AGGREGATE	DW	DISHWASHER	LAV	LAUNDRY	SCD	SELF CLOSING
ALT	ALTERNATE	DWG	DRAWING	LC	LAUNDRY CHUTE	SECT	SECTION
ALTN	ALTERNATION	DWR	DRAWER	LN	LINEN	SERV	SERVICE
ALUM	ALUMINUM	(E)	EXISTING	LS	LOCKER	SF	SQUARE FOOT (FEET)
ANCH	ANCHOR	E	EAST	LVR	LOCKER	SH	SHIELD
AP	ACCESS PANEL	EA	EACH	LP	LOW POINT	SHK	SHOWER
APPD	APPROVED	EA	EACH	LT	LIGHT	SHT	SHEET
APPLIC	APPLICABLE	EP	EXHAUST PAN	MAT	MATERIAL	SIM	SIMILAR
APPROX	APPROXIMATE	ES	EXPANSION JOINT	MAX	MAXIMUM	SL	SLIDER, SLIDING
ARCH	ARCHITECT, ARCHITECTURAL	ELEC	ELECTRIC	MC	MEDICINE CABINET	SPEC	SPECIFICATION
ASPH	ASPHALT	ELEV	ELEVATION (ILLUSTRATION)	MDF	MODIFY, MODIFIED	SS	STAINLESS STEEL
ASSY	ASSEMBLE	ENT	ENTRANCE	MECH	MECHANICAL	STA	STATION
ATT	ATTACH (MENT)	EQ	EQUAL	MEMB	MEMBRANE	STD	STANDARD
AUTO	AUTOMATIC	EQIP	EQUIPMENT	NET	NET	STL	STEEL
AUX	AUXILIARY	EW	EACHWAY	NET	NET	STOR	STORAGE
AVG	AVERAGE	EXH	EXHAUST	MID	MIDDLE	STRUC	STRUCTURAL
BC	BRICK COURSE	EXIST	EXISTING	MISC	MISCELLANEOUS	SUSP	SUSPENDED
BD	BOARD	EXP	EXPOSED	MID	MIDDLE	SVP	SHEET VINYL FLOORING
BETW	BETWEEN	EXT	EXTERIOR	MID	MIDDLE	SYM	SYMMETRICAL
BF	BARBER FREE	EXTR	EXTRUDED	MT	MOUNTED	T	TILE
BSTM	BATHROOM	FA	FIRE ALARM	MTD	MOUNTED	T & G	TONGUE AND GROOVE
BU	BUILT UP ROOFING	FAU	FIRE ALARM UNIT	MTL	METAL	TEMP	TEMPERATURE
BKT	BRACKET	FAB	FABRICATE	MUL	MILLION	TER	TERRAZZO
BL	BLINDS	FD	FLOOR DRAIN	MW	MILLWORK	THR	THRESHOLD
BLDG	BUILDING	FDN	FOUNDATION	(N)	NEW	THK	THICK (NESS)
BLK	BLOCK	FE	FIRE EXTINGUISHER	(N)	NEW	THK	THICK (NESS)
BLK C	BLOCK COURSE	FE	FIRE EXTINGUISHER CAB	NAT	NATURAL	TOC	TOP OF CURB
BLT	BUILT	FF	FINISH FLOOR	NAT	NATURAL	TOS	TOP OF STEEL
BN	BEAM	FIN	FINISH (ED)	NEC	NOT IN CONTRACT	TO SL	TOP OF SLAB
BOT	BOTTOM	FL	FLOOR LINE	NO	NUMBER	TR	TREAD
BUR	BUILT UP ROOFING	FLASH	FLASHING	NOM	NOMINAL	TRANS	TRANSFORMER
C	COURSE	FLU	FLOOR	NYS	NOT TO SCALE	TV	TELEVISION
CAS	CASHEMENT	FLUOR	FLOURESCENT	OV	OVER	UNFIN	UNFINISHED
CAB	CABINET	FOC	FACE OF CONCRETE	CA	OVERALL	UNO	UNLESS NOTED OTHERWISE
CANTIL	CANTILEVER	FOF	FACE OF FINISH	OSCC	ON CENTER	UTIL	UTILITY
CAR	CARPET	FAM	FACE OF MASONRY	OC	ON CENTER	VS	VINYL BASE
CBM	CEMENT	FGS	FACE OF STUD	OD	OUTSIDE DIAMETER	VCT	VINYL COMPOSITION TILE
CCR	CHANNEL	FP	FIREPROOFING	OFF	OFFICE	VERT	VERTICAL
CHN	CHANNEL	FR	FIREPLACE	OGG	OBSCURE GLASS	VEST	VESTIBULE
CI	CAST IRON	FR	FIREPLACE	OGL	OBSCURE GLASS	WVC	WATER WALL COVERING
CI	CONTROL JOINT	FT	FOOT, FEET	OP	OPPOSITE	W	WEST
CG	CORNER GUARD	FTG	FOOTING, FURRING	OV	OVEN	W	WASH
CL	CENTER LINE	FUR	FURRED, FURRING	PC	PRECAST CONCRETE	W	WITH
CLG	CELLING	FUT	FUTURE	PE	PORCELAIN ENAMEL	WC	WATER CLOSET
CLGS	CEILING	GA	GALVANIZED	PKT	POCKET DOOR	WC	WALL COVERING
CLO	CLOSET	GAL	GALLON	PL	PROPERTY LINE	WD	WOOD (SOFTWOOD)
CLR	CLEAR, CLEARANCE	GB	GYPSON BOARD	PLAS	PLASTER	WH	WATER HEATER
CMU	CONCRETE MASONRY UNIT	GB	GYPSON BOARD	PLAS	PLASTER	WH	WATER HEATER
CONR	COUNTER	GB	GYPSON BOARD	PLA	PLASTIC LAMINATE	WH	WATER HEATER
CO	CASED OPENING	GB	GYPSON BOARD	PLYWD	PLYWOOD	WI	WROUGHT IRON
COL	COLUMN	GB	GYPSON BOARD	POL	POLISHED	WO	WITHOUT
COMB	COMBINATION	GB	GYPSON BOARD	POL	POLISHED	WP	WATERPROOF (ING)
COMP	COMPOSITION	GB	GYPSON BOARD	POL	POLISHED	WR	WATER RESISTANT
CONC	CONCRETE	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CONN	CONNECTION	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CONST	CONSTRUCTION	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CONT	CONTINUOUS	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CONTR	CONTROL	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
COOK	COOKTOP	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CORR	CORROSION	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CORSU	CORRUGATED	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CRC	COLD ROLLED CHANNEL	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CSK	COUNTERSINK	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CT	CERAMIC TILE	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CTC	CENTER TO CENTER	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CTR	CENTER	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CLST	CUSTOMER	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
CW	CASEWORK	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
d	PENNY (NAIL SIZE)	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
D	DRYER	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
DA	DOUBLE ACTING	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
DBL	DOUBLE	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
DEM	DEMOLISH, DEMOLITION	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
DEP	DEPRESSED	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
DEPT	DEPARTMENT	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
DET	DETAIL	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
DF	DOUBLES FUR	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
DG	DOUBLE GLAZED	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
DH	DOUBLE HUNG	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
DIA	DIAMETER	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)
DIAG	DIAGONAL	GB	GYPSON BOARD	POL	POLISHED	WSCP	WATERPROOF (ING)

# CATHY RESIDENCE

**GENERAL NOTES**

1. CODES AND REGULATIONS	ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES, AS WELL AS ALL APPLICABLE STATE CODES & LOCAL CITY ORDINANCES, 2013 CALIFORNIA BUILDING CODE (C.B.C.), 2013 CALIFORNIA RESIDENTIAL CODE (C.R.C.), 2013 CALIFORNIA ELECTRICAL CODE (C.E.C.), 2013 CALIFORNIA PLUMBING CODE (C.P.C.), 2013 CALIFORNIA MECHANICAL CODE (C.M.C.), 2013 CALIFORNIA FIRE CODE (C.F.C.), 2013 CALIFORNIA MECHANICAL CODE (C.M.C.), 2013 CALIFORNIA FIRE CODE (C.F.C.), 2013 CALIFORNIA ENERGY CODE (C.E.C.), 2013 CALIFORNIA GREEN CODE (C.G.C.) NOTHING ON THE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES & REGULATIONS.
2. SITE VERIFICATION	GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THOROUGHLY THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO 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 THE SAME. NO EXTRA COST TO THE OWNER WILL BE ALLOWED RESULTING FROM HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS AFFECTING HIS WORK.
3. MEASUREMENTS	CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; FOR PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.
4. DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.
5. DISCREPANCIES	MINOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
6. MANUFACTURER'S SPECIFICATIONS	CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY, AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS & INSTRUCTIONS, TYPICAL, ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTURERS FOR PROPER OPERATION AND MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.
7. WINDOWS AND DOORS	CONTRACTOR SHALL VERIFY THE QUANTITY, ROUGH OPENINGS AND TYPES OF DOORS AND WINDOW AND DOOR SCHEDULES IN RELATION TO FRAMING PER FIELD PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
8. CALGREEN STANDARDS	ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. PER CGSBC SEC. 4.504.2.4  PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY CONTRACTOR OR THE OWNER/BUILDER) PROJECTS MUST BE PROVIDED TO THE CITY OF SAN JOSE BUILDING OFFICE, CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGSBC SECTION 4.504.

**PROJECT CONTACTS**

ARCHITECT	<b>M</b>
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NO.	DESCRIPTION

**9. EXISTING HARDSCAPE**

REMOVE EXISTING HARDSCAPE AS NOTED ON PLANS. ARCHITECT AND/OR OWNER TO BE CONSULTED FOR ANY CLARIFICATION IF NEEDED.

**10. FENCES**

(E) GATES AND FENCING TO REMAIN PER SITE PLAN, TYP.

**11. CONSTRUCTION DAMAGE**

(PRIVATE) PROTECT ALL ITEMS INDICATED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. ANY SUCH HARDSCAPE, LANDSCAPE, ETC. DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO SATISFACTION OF OWNERS AT NO ADDITIONAL COST, TYP, U.S.O.

(PUBLIC) THE OWNER/APPLICANT IS RESPONSIBLE FOR ALL DAMAGES TO CURB, GUTTER AND PUBLIC STREET CAUSED DURING THE PROJECT CONSTRUCTION BY PROJECT CONSTRUCTION VEHICLES AT THE PROPERTY FRONTAGE. PUBLIC WORKS INSPECTOR WILL DETERMINE IF ANY REPAIR IS REQUIRED PRIOR TO FINAL OCCUPANCY APPROVAL.

**12. ASBESTOS NOTIFICATION**

PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION A SURVEY SHALL BE PERFORMED FOR THE PRESENCE OF REGULATED ASBESTOS-CONTAINING MATERIAL (RACM). THE CONTRACTOR MUST DEMONSTRATE COMPLIANCE WITH OR EXEMPTION FROM NOTIFICATION REQUIREMENTS. FOR ADDITIONAL INFORMATION, CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAQMD) AT (415) 771-6000. ASK FOR THE TECHNICIAN RESPONSIBLE FOR ASBESTOS NOTIFICATIONS.

**13. UTILITIES**

SEE FLETCMECH PLAN FOR MORE INFO., TYP.  
A. VERIFY (E) OR UPGRADE 200 AMP SERVICE TO REMAIN AT (E) LOCATION. SEE PLAN FOR SUBPANEL LOCATIONS.  
B. EXISTING GAS METER TO REMAIN AT EXISTING LOCATION.  
C. EXISTING WATER METER TO REMAIN AT EXISTING LOCATION.  
D. CONNECT NEW PLUMBING TO EXISTING SEWER LATERAL AS REQUIRED, PROVIDE (N) CLEAN OUT BEHIND RIGHT-OF-WAY, (TYP.).  
E. NEW TELEPHONE & TV CABLE (STRUCTURED CABLING) TO BE INSTALLED PER PLANS.

**14. SURFACE DRAINAGE - NO PROPOSED CHANGES**

A. FINISH GRADES SHOULD PROVIDE A POSITIVE GRADIENT TO AN ADEQUATE DISCHARGE POINT TO PROVIDE REMOVAL OF SURFACE WATER RUNOFF AWAY FROM ALL FOUNDATIONS.  
1. ADJACENT TO BUILDINGS, THE GROUND SURFACE SHOULD SLOPE AT LEAST 5% AWAY FROM THE FOUNDATIONS WITHIN 10 FEET OF THE PERIMETER OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MIN. OF 2% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. (CSC 1804.7)  
2. IMPERVIOUS SURFACES SHOULD HAVE A MINIMUM GRADIENT OF 2% AWAY FROM THE FOUNDATION.  
B. DOWN SPOUTS: DOWNSPOUTS SHALL BE CONNECTED TO SPLASH BLOCKS AND SOLID DRAIN LINES AS SHOWN ON PLANS.

**15. EXCAVATION**

REMOVE EXISTING SOIL AS REQUIRED FOR FOUNDATION. SPOILS FROM EXCAVATION TO BE REMOVED FROM SITE, TYPICAL.

**16. CLEAN UP**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN A CLEAN JOB-SITE AND REMOVE ALL DEBRIS GENERATED BY THE DEMOLITION AND CONSTRUCTION PROCESS IN A TIMELY MANNER. (MAX 10 YARDS OF WASTE)

**17. SAFETY**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION AREA DURING CONSTRUCTION AND SHALL PROVIDE NECESSARY SAFETY MEASURES IN ACCORDANCE WITH ALL STATE AND LOCAL SAFETY ORDINANCES.

**18. CONSTRUCTION WASTE / DISPOSAL / RECYCLING**

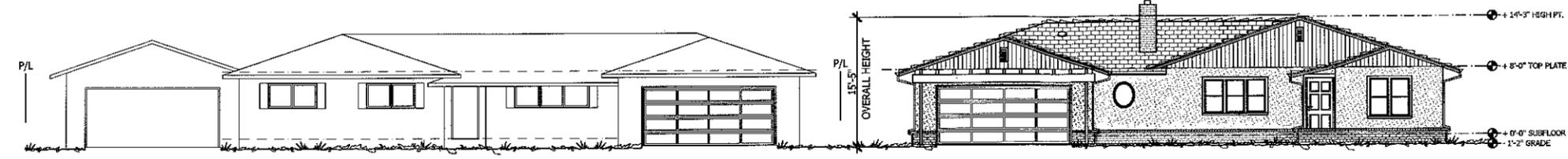
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE DUMPSTERS AS NEEDED FOR THE COLLECTION OF CONSTRUCTION DEBRIS.  
**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.408.1):**  
CONSTRUCTION WASTE REDUCTION OF AT LEAST 50%. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.2, 4.408.3, OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.  
EXCEPTION 1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.  
EXCEPTION 2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.  
EXCEPTION 3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HULL BOUNDARIES OF THE DIVERSION FACILITY.  
**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.408.2):**  
CONSTRUCTION WASTE MANAGEMENT PLAN: SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1-5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY. 1. IDENTIFY THE CONSTRUCTION AND WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.  
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE OR MIXED.  
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND WASTE MATERIALS COLLECTED WILL BE TAKEN.  
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.  
5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.  
**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.408.3):**  
WASTE MANAGEMENT COMPANY: UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.  
**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.408.4):**  
WASTE STREAM REDUCTION ALTERNATIVE: PROJECTS THAT GENERATE A TOTAL COMBINED HEIGHT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WHICH DO NOT EXCEED FOUR (4) POUNDS PER SQUARE FOOT OF BUILDING AREA MAY BE DEEMED TO MEET THE 50% MINIMUM REQUIREMENT AS APPROVED BY THE ENFORCING AGENCY.

**19. ADDRESS IDENTIFICATION (VERIFY EXISTING)**

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF .5 INCH. PER CRC SEC 319.1 & CRC SEC 506.1  
SEE NOTE #22 FOR ADDITIONAL INFO.

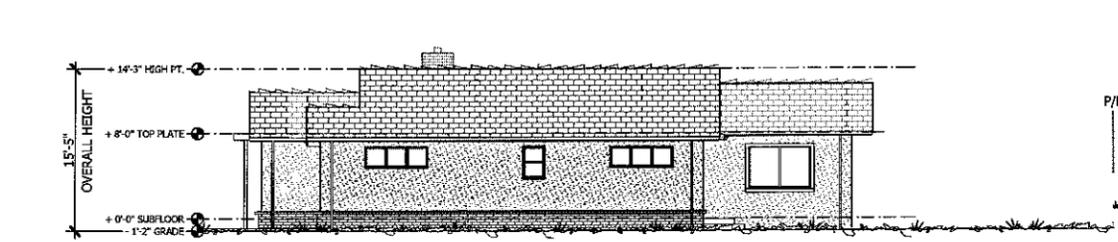
**20. SANITARY SEWER**

GENERAL CONTRACTOR SHALL COORDINATE CONNECTION OF SEWER W/ CITY OF SAN JOSE. VERIFY / PROVIDE CLEANOUT WITHIN TWO (2) FEET OF EACH STRUCTURE, AT 100 FEET INTERVALS AND WITHIN ONE (1) FEET OF THE PROPERTY LINE.  
**21. MANUFACTURER'S SPECIFICATIONS / COMMISSIONING / OWNER MANUAL**  
CONTRACTOR AND ALL SUBCONTRACTOR SHALL INSTALL OR APPLY, AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS, AND INSTRUCTIONS. TYPICAL. ALL MANUALS OR INSTRUCTIONS FOR THESE MANUFACTURERS FOR PROPER OPERATION AND MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT. ALL MANUALS SHALL BE COMPILED IN AN INDIVIDUAL BINDER FORMAT.  
**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.510.1):**  
OPERATION AND MAINTENANCE MANUAL: AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES THE FOLLOWING SHALL BE PLACED IN THE BUILDING:  
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE-CYCLE OF THE STRUCTURE.  
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:  
A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND EQUIPMENT.  
B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.  
C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.  
D. LANDSCAPE IRRIGATION SYSTEMS.  
E. WATER REUSE SYSTEMS.  
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.  
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.  
5. EXCAVATION MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60% AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.  
6. INFORMATION ABOUT WATER CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.  
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.  
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, PAINTING, PAINTING, GRADING AROUND THE BUILDING, ETC.  
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.  
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THE CALIFORNIA BUILDING CODES



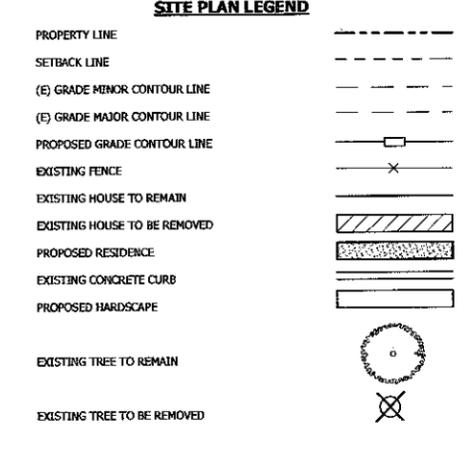
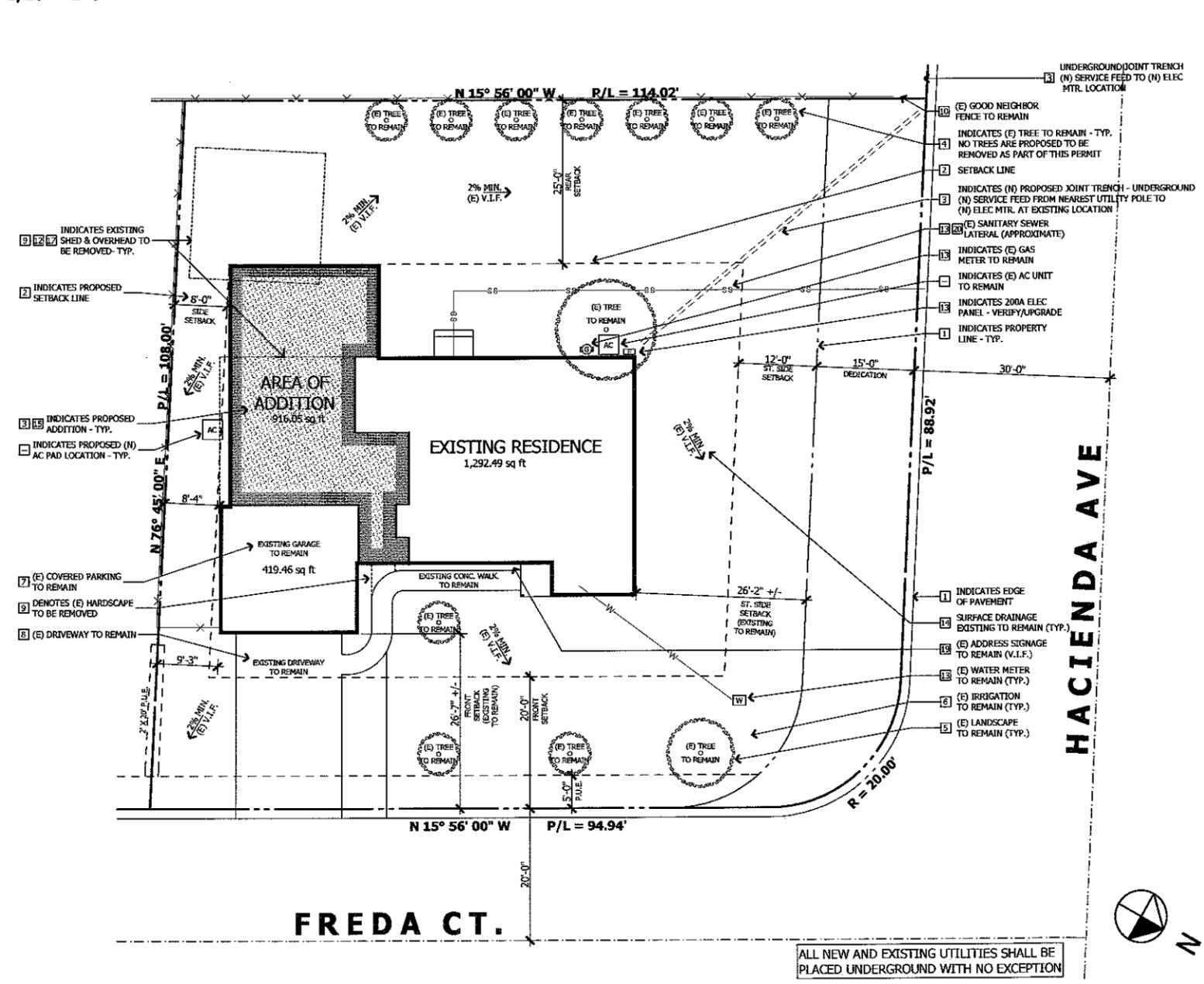
**NORTH EAST STREETSCAPE (FREDA CT.)**

1/16" = 1'-0"



**NORTH WEST STREETSCAPE (HACIENDA AVE.)**

1/16" = 1'-0"



**SITE NOTES**

- 1. SURVEY**  
GENERAL CONTRACTOR TO VERIFY AND EXAMINE EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CLARIFICATIONS BEFORE COMMENCEMENT OF ANY WORK.
- 2. REQUIRED SETBACKS**  

REQUIRED	PROPOSED
FRONT: 20'-0"	20'-0"
REAR: 25'-0"	25'-0"
SIDES: 12'-0" / 8'-0"	20'-2" / 8'-0"
- 3. BUILDING FOOTPRINT**  
GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECT IN FIELD STAKE-OUT OF PROPOSED BUILDING PRIOR TO SETTING FORM WORK AND POURING OF FOOTINGS.
- 4. EXISTING TREES**  
A. EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT COMPACTING OF SOIL BY ANY EQUIPMENT.  
B. TREES TO BE REMOVED: NO TREES TO BE REMOVED AS INDICATED ON SITE PLAN. NO ORDINANCE SIZE TREE SHALL BE REMOVED WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT.  
C. TREES TO REMAIN: ALL EXISTING TREES TO REMAIN AS INDICATED ON PLANS.
- 5. LANDSCAPE (EXISTING TO REMAIN - NO PROPOSED CHANGES)**  
PROTECT EXISTING LANDSCAPING WHERE INDICATED TO REMAIN AND PER OWNER'S SPECS. FROM DAMAGE DURING CONSTRUCTION TYPICAL, U.S.O.  
**GREEN BUILDING NOTE:** PROTECT TOPSOIL FROM EROSION AND RAISE AFTER CONSTRUCTION.  
**GREEN BUILDING NOTE:** INCORPORATE TWO INCHES OF COMPOST INTO THE TOP 6-12 INCHES OF SOIL.  
**GREEN BUILDING NOTE:** EXTERIOR LIGHT FIXTURES SHALL BE DESIGNED SO THAT THE SOURCE IS SHIELDED AND LIGHT IS DIRECTED DOWNWARDS. AVOID OUTDOOR LIGHTING WHERE IT IS NOT NEEDED. RATHER THAN LEAVING OUTDOOR LIGHTS ON ALL NIGHT, USE LIGHTING CONTROLS SUCH AS MOTION SENSORS, TIMERS AND PHOTO SENSORS SO THAT THE LIGHTS ARE ONLY ON WHEN AND WHERE NEEDED. EXTERIOR LIGHTING THAT PROVIDES LOW CONTRAST ON CRITICAL AREAS, SUCH AS SIDEWALKS AND HOME ENTRANCES, IS BETTER FOR VISUAL ACUITY THAN OVERLIGHTING. ELIMINATE ALL UNSHIELDED FIXTURES THAT LET LIGHT ESCAPE SKYWARD OR TRESPASS ON NEIGHBORING PROPERTIES, SUCH AS FLOODLIGHTS. LOOK FOR FIXTURES CERTIFIED BY THE DARK SKY ASSOCIATION FOR LIGHT POLLUTION REDUCTION (WWW.DARKSKY.ORG).
- 6. IRRIGATION SYSTEM (EXISTING TO REMAIN - NO PROPOSED CHANGES)**  
(E) IRRIGATION SYSTEM TO REMAIN. SEE ELECT/MECH/PLUMB PLAN FOR RECOMMENDED MANIFOLD LOCATIONS.  
**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.304.1):**  
CONTROLLER CONTROLS: AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:  
1. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.  
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
- 7. PARKING**  
(2) COVERED PARKING SPACES AT GARAGE TO REMAIN.
- 8. DRIVEWAY**  
(E) DRIVEWAY TO REMAIN - NO PROPOSED CHANGES.

ALL NEW AND EXISTING UTILITIES SHALL BE PLACED UNDERGROUND WITH NO EXCEPTION

PROJECT NAME

**CATHY  
RESIDENCE**

1291 FREDA CT.  
CAMPBELL, CA 95008  
APN# 403-19-074

REVISIONS

NO.	DESCRIPTION

**EXISTING / DEMO  
FLOOR PLAN**

DEMO NOTES  
DEMO LEGEND

DATE : 1-12-15

SCALE : 1/4" = 1'-0"

DRAWN BY : ER

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 14591

SHEET NUMBER

**A-2**

**DEMOLITION NOTES**

**1. ASBESTOS NOTIFICATION**

BEFORE THE COMMENCEMENT OF ANY DEMOLITION OR RENOVATION, A SURVEY SHALL BE PERFORMED FOR THE PRESENCE OF REGULATED ASBESTOS-CONTAINING MATERIAL (RACM). THE CONTRACTOR MUST DEMONSTRATE COMPLIANCE WITH OR EXEMPTION FROM NOTIFICATION REQUIREMENTS. FOR ADDITIONAL INFORMATION, CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) AT (415) 771-6000. ASK FOR THE TECHNICIAN RESPONSIBLE FOR ASBESTOS NOTIFICATIONS.

**2. ELECTRICAL**

EXISTING WIRING DAMAGED OR REMOVED BY NEW WORK SHALL BE REPLACED OR RELOCATED AS REQUIRED. IT IS EXPECTED THAT LOOSE WIRING WILL BE REMOVED FROM THE JOB. IN WALLS NEWLY OPENED UP-GROUND (E) UNGROUNDED OUTLETS. RELOCATE (E) ELECTRICAL SERVICE PER EMP PLAN. PROVIDE/VERIFY 200AMP SERVICE TYPICAL. COORDINATE ALL WORK NECESSARY WITH P.C.A.S. SEE ELECTRICAL/MECH. & PLUMBING PLAN FOR NEW ELECTRICAL WORK TYPICAL, U.O.A.

**3. MECHANICAL SYSTEM**

PROVIDE TIE IN TO (N) FORCED AIR HEATING SYSTEM, SUPPLY & RETURN DUCTS AS REQUIRED PER PLAN. SEE ELECTRICAL / MECH. & PLUMBING PLAN FOR NEW MECHANICAL WORK. TYPICAL, U.O.A.

**4. PLUMBING**

CAP OFF, EXTEND OR RELOCATE AFFECTED GAS, WATER SUPPLY, DRAIN & WASTE LINES AS REQUIRED. BY NEW WORK. (E) PIPE WITH ALL NEW COPPER SUPPLY LINES.  
A. REMOVE EXISTING FIXTURES AS SHOWN ON PLAN.  
B. EXISTING WATER SERVICE LINE & (E) WATER METER AT EXISTING LOCATIONS AS SHOWN ON PLAN.  
C. EXISTING GAS METER AT EXISTING LOCATION AS SHOWN ON PLAN.  
D. PROVIDE NEW WATER HEATERS AS SHOWN ON PLAN.  
SEE ELECTRICAL / MECH. & PLUMBING PLAN FOR NEW PLUMBING WORK TYPICAL, U.O.A.

**5. (E) FOUNDATION & FLOOR SYSTEMS**

FOUNDATION TO REMAIN U.O.A. REMOVE (E) SUBFLOOR AS REQUIRED FOR NEW FOUNDATION AND INTERIOR FIBERS, ALL OTHER EXISTING RAISED FLOOR AND SYSTEM TO REMAIN WHEREVER POSSIBLE, TYPICAL, U.O.A.

**6. (E) WALLS**

CONTRACTOR TO REMOVE EXISTING WALLS WHERE INDICATED ON DEMOLITION PLAN AND LEAVE OTHER EXISTING WALLS WHEREVER POSSIBLE TYPICAL. SEE BRACING AND STRUCTURAL INTEGRITY NOTE BELOW. ARCHITECT TO BE CONTACTED FOR CLARIFICATION BEFORE SUBMITTING BIDS.

**7. CABINETS**

CONTRACTOR TO REMOVE & DISCARD EXISTING KITCHEN AND BATH CABINETS AND ACCESSORIES WHERE INDICATED OR RECYD TYP., U.O.A. VERIFY ITEMS TO BE SALVAGED AND REUSED WITH OWNERS.

**8. FLOOR COVERINGS**

REMOVE EXISTING FLOOR FINISH AS REQUIRED, PROTECT ALL (E) FLOOR COVERING TO REMAIN. SEE PLAN AND ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION. (VERIFY W/ OWNER)

**9. EXCAVATION**

REMOVE EXISTING SOIL AS REQUIRED FOR FOUNDATION WORK. SOILS FROM EXCAVATION TO BE REMOVED FROM SITE, TYPICAL.

**10. BRACING & STRUCTURAL INTEGRITY**

CONTRACTOR SHALL PROVIDE BRACING DURING CONSTRUCTION AS REQUIRED FOR AREAS WHERE WALLS ARE REMOVED AND TEMPORARY SUPPORT OF EXISTING STRUCTURE IS REQUIRED, TYPICAL, U.O.A. CONTRACTOR TO ALERT THE ARCHITECT IMMEDIATELY IF THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING IS IN QUESTION BEFORE THE REMOVAL OF ANY FRAMING.

**11. DOORS AND WINDOWS**

A. WINDOWS: REMOVE AND DISCARD EXISTING WINDOWS AS INDICATED BY (R). SEE FLOOR PLANS AND WINDOW SCHEDULE FOR NEW WINDOW OPENING SIZES.  
B. DOORS: REMOVE ALL EXISTING DOORS INDICATED BY (R) ON PLAN. PROTECT ANY EXISTING DOORS OR FRAMES TO REMAIN. VERIFY ITEMS TO BE SALVAGED OR REUSED WITH OWNERS.

**12. EXISTING CEILING REMOVAL**

AT LOCATIONS INDICATED, CONTRACTOR TO CAREFULLY REMOVE EXISTING CEILINGS AS REQUIRED.

**13. EXISTING ROOF FRAMING**

AT LOCATIONS INDICATED, CONTRACTOR SHALL CAREFULLY REMOVE ALL EXISTING ROOF FRAMING, TYP., U.O.A. SEE ROOF FRAMING PLAN BY STRUCTURAL ENGINEER FOR ADDITIONAL INFO., TYP., U.O.A.

**14. EXTERIOR FINISH**

REMOVE (E) EXTERIOR WALL FINISH AS REQUIRED TO EXPOSE (E) FRAMING AND/OR PLYWOOD SHEATHING TO TIE-IN FOR NEW ADDITION & SHEARWALLS. SEE PLANS BY STRUCTURAL ENGINEER AND EXTERIOR ELEVATION FOR MORE INFO. SEE DEMO FLOOR PLAN, FOR MORE INFO, TYPICAL.

**15. TERMITE DAMAGE OR DRY ROT**

CONTRACTOR SHALL NOTIFY OWNER OF ANY PRESENCE OF TERMITES OR TERMITE DAMAGED OR DRY ROTTED FRAMING MEMBERS DESCRIBED DURING INSPECTION. DO NOT REMOVE DAMAGED AREAS UNLESS IDENTIFIED ON PLANS OR UNTIL DIRECTED TO DO SO BY OWNERS.

**16. (E) IRRIGATION SYSTEM**

EXISTING SPRINKLER HEADS AND VALVES TO REMAIN WHEREVER POSSIBLE. PROTECT EXISTING FROM DAMAGE DURING CONSTRUCTION, TYPICAL, U.O.A. NEW LOCATIONS OF SPRINKLER HEADS TO BE INSTALLED BY OWNER.

**17. (E) HARDSCAPE, PATHWAYS AND DECKS**

A. PROTECT EXISTING HARDSCAPE & PATHWAYS TO REMAIN WHERE POSSIBLE, TYPICAL.  
B. HARDSCAPE AT AREA OF NEW WORK TO BE REMOVED. SALVAGE ROCK FOR POSSIBLE REUSE.

**18. (E) LANDSCAPING**

PROTECT EXISTING LANDSCAPING WHERE INDICATED TO REMAIN, AND PER OWNER'S SPECS. FROM DAMAGE DURING CONSTRUCTION. TYPICAL, U.O.A.

**19. (E) FENCES**

EXISTING PERIMETER FENCES TO REMAIN. REMOVE & REPLACE EXISTING SECTIONS OF FENCES & GATES WHERE REQUIRED FOR CONSTRUCTION ACCESS. TYPICAL, U.O.A.

**20. CONSTRUCTION DAMAGE**

PROTECT ALL ITEMS SO INDICATED FROM DAMAGE DURING CONSTRUCTION. ANY HARDSCAPE, LANDSCAPING, TREES, FLOORING, ETC. DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO SATISFACTION OF OWNERS AT NO ADDITIONAL COST. TYPICAL, U.O.A.

**21. SALVAGE**

CABINETS, SHELVING, AND APPLIANCE OWNERS WISH TO SALVAGE WILL BE MARKED "SAVE" PRIOR TO DEMOLITION. ANY ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MUST BE REMOVED FROM THE STRUCTURE AS WORK PROGRESSES. ON SITE STORAGE OR SALE OF CONTRACTOR SALVAGED ITEMS WILL NOT BE PERMITTED.

**22. CLEAN UP**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN A CLEAN JOB-SITE AND REMOVE ALL DEBRIS GENERATED BY THE DEMOLITION AND CONSTRUCTION PROCESS IN A TIMELY MANNER.

**23. CONSTRUCTION WASTE / DISPOSAL / RECYCLING**

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE DUMPSTERS AS NEEDED FOR THE COLLECTION OF CONSTRUCTION DEBRIS IN A TIMELY MANNER.

**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.408.1):**  
CONSTRUCTION WASTE REDUCTION OF AT LEAST 50%. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.2, 4.408.3, OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

**EXCEPTION 1:** EXCAVATED SOIL AND LAND-CLEARING DEBRIS.  
**EXCEPTION 2:** A WASTE MANAGEMENT PLAN DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.

**EXCEPTION 3:** THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HALL BOUNDARIES OF THE DIVISION FACILITY.

**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.408.2):**  
CONSTRUCTION WASTE MANAGEMENT PLAN: SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 4.4. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE OR THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.

2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE OR MIXED.

3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND WASTE MATERIALS COLLECTED WILL BE TAKEN.

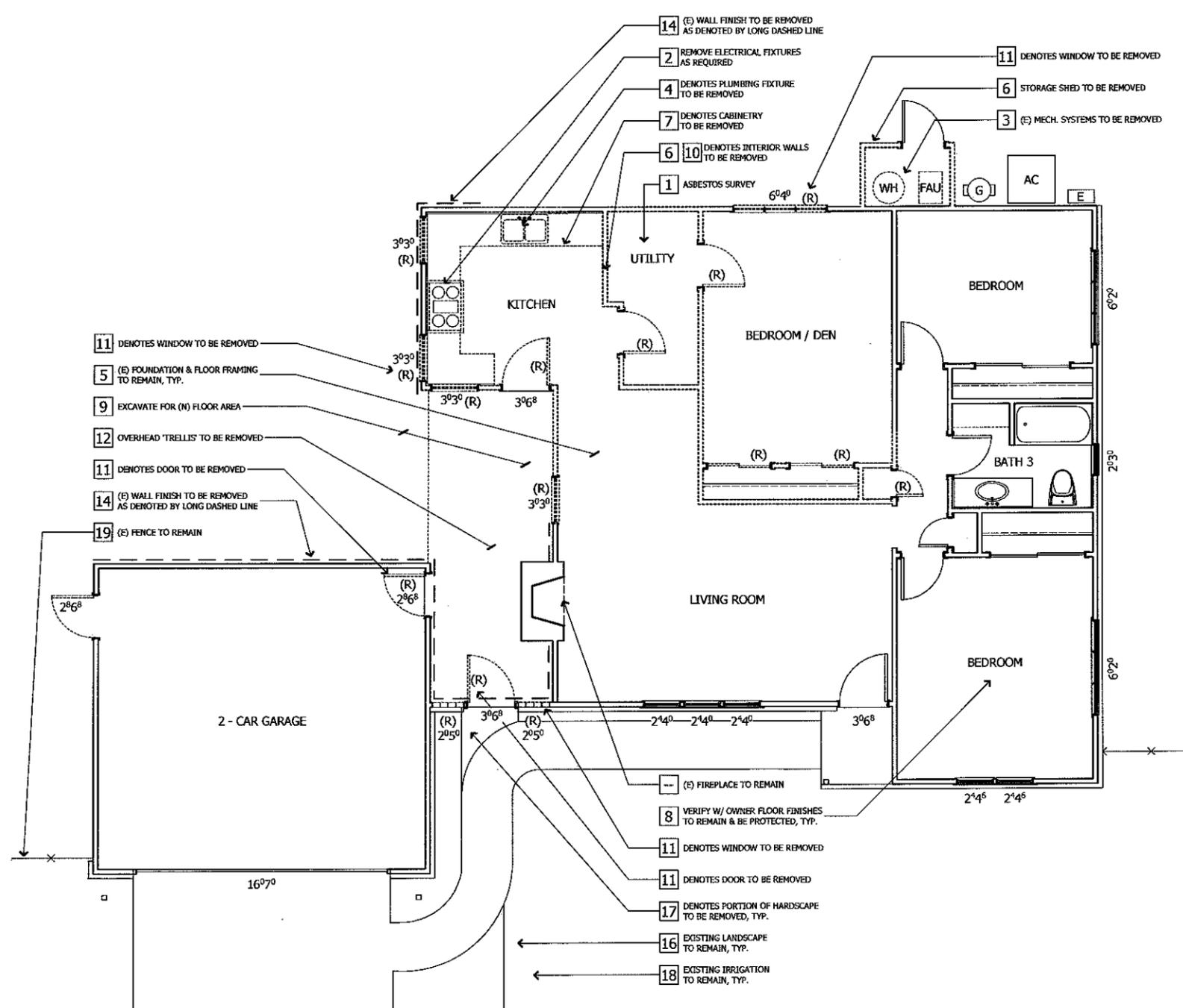
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.

4. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.408.3):**  
WASTE MANAGEMENT COMPANY: UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1

**NOTE:** THE OWNER OR CONTRACTOR SHALL MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.408.4):**  
WASTE STREAM REDUCTION ALTERNATIVE: PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSAL IN LANDFILLS, WHICH DO NOT EXCEED FOUR (4) POUNDS PER SQUARE FOOT OF BUILDING AREA MAY BE DEEMED TO MEET THE 50% MINIMUM REQUIREMENT AS APPROVED BY THE ENFORCING AGENCY.



- 14 (E) WALL FINISH TO BE REMOVED AS DENOTED BY LONG DASHED LINE
- 2 REMOVE ELECTRICAL FIXTURES AS REQUIRED
- 4 DENOTES PLUMBING FIXTURE TO BE REMOVED
- 7 DENOTES CABINETS TO BE REMOVED
- 6 10 DENOTES INTERIOR WALLS TO BE REMOVED
- 1 ASBESTOS SURVEY
- 11 DENOTES WINDOW TO BE REMOVED
- 6 STORAGE SHED TO BE REMOVED
- 3 (E) MECH. SYSTEMS TO BE REMOVED
- 11 DENOTES WINDOW TO BE REMOVED
- 5 (E) FOUNDATION & FLOOR FRAMING TO REMAIN, TYP.
- 9 EXCAVATE FOR (N) FLOOR AREA
- 12 OVERHEAD 'TRELLIS' TO BE REMOVED
- 11 DENOTES DOOR TO BE REMOVED
- 14 (E) WALL FINISH TO BE REMOVED AS DENOTED BY LONG DASHED LINE
- 19 (E) FENCE TO REMAIN
- (E) FIREPLACE TO REMAIN
- 8 VERIFY W/ OWNER FLOOR FINISHES TO REMAIN & BE PROTECTED, TYP.
- 11 DENOTES WINDOW TO BE REMOVED
- 11 DENOTES DOOR TO BE REMOVED
- 17 DENOTES PORTION OF HARDSCAPE TO BE REMOVED, TYP.
- 16 EXISTING LANDSCAPE TO REMAIN, TYP.
- 18 EXISTING IRRIGATION TO REMAIN, TYP.



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PROJECT NAME

**CATHY  
RESIDENCE**

1291 FREDIA CT.  
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APN# 403-19-074

REVISIONS

NO.	DESCRIPTION

**EXISTING  
ELEVATIONS**

DATE : 1-12-15

SCALE : 1/4" = 1'-0"

DRAWN BY : ER

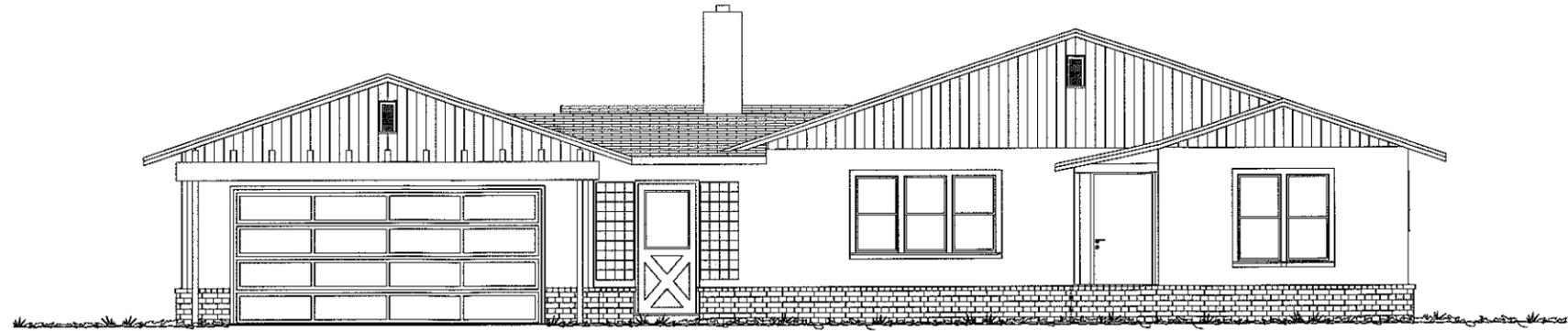
CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 14591

SHEET NUMBER

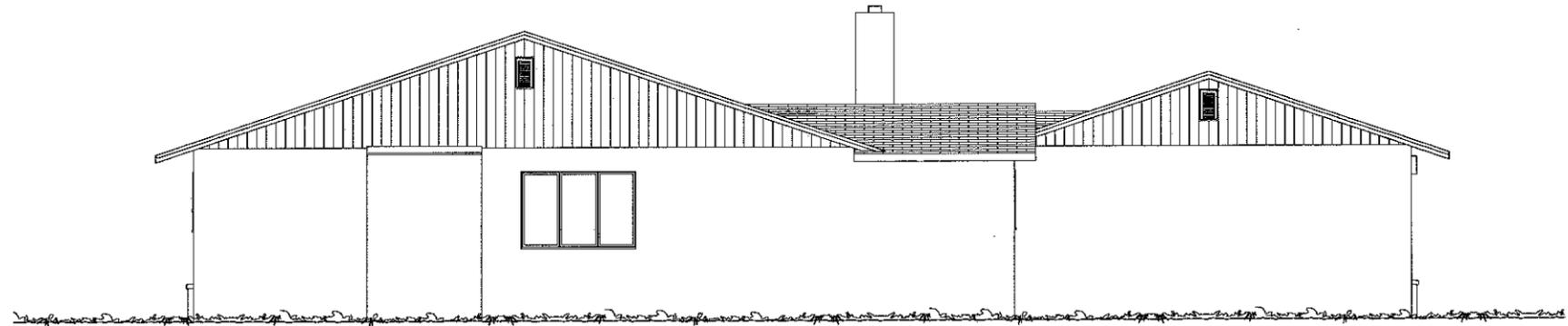
**A-2.1**



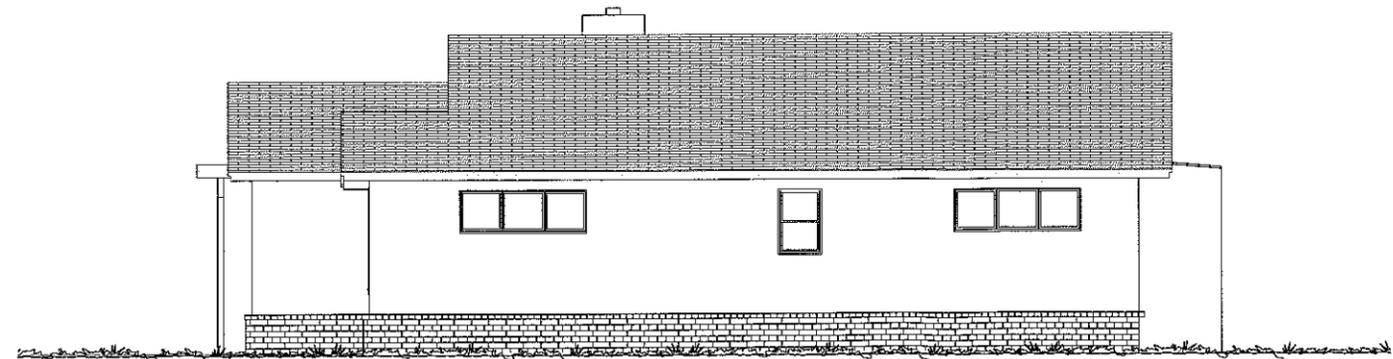
**EXISTING EAST-NE ELEVATION**



**EXISTING SOUTH-SE ELEVATION**



**EXISTING WEST-SW ELEVATION**



**EXISTING NORTH-NW ELEVATION**

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NO.	REVISIONS

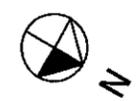
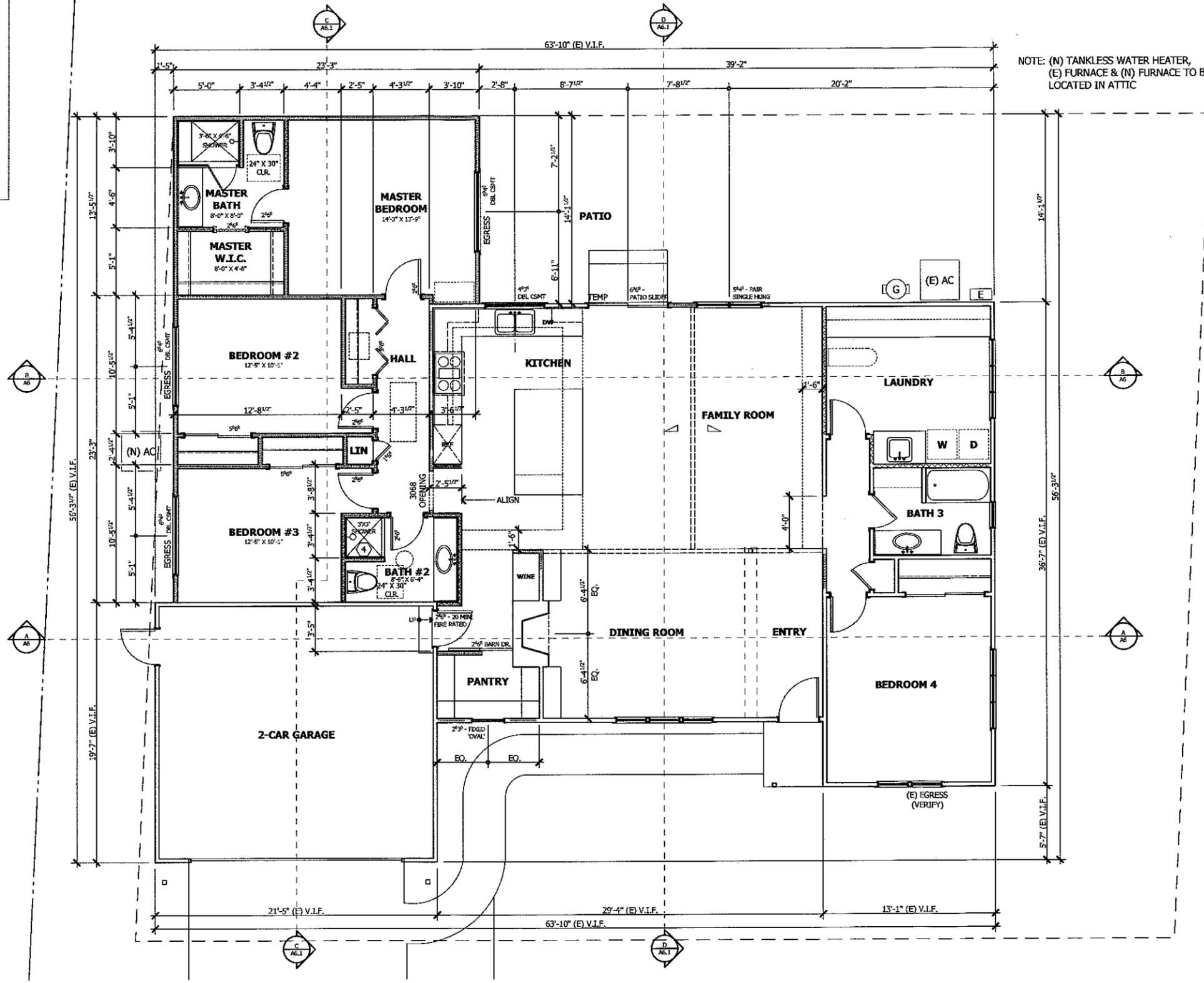
**PROPOSED FIRST FLOOR PLAN DIMENSIONED**

FLOOR PLAN NOTES  
 DATE : 1-12-15  
 SCALE : 1/4" = 1'-0"  
 DRAWN BY : ER  
 CHECKED BY : TS  
 ARCHITECT : TOM SLOAN  
 PROJECT NO : 14591

SHEET NUMBER  
**A-3**

**FLOOR PLAN LEGEND**

- (N) INDICATES NEW FEATURES
- INDICATES NEW 2x4 WALLS
- INDICATES NEW 2x6 WALLS
- INDICATES WALL W/ SOUND INSULATION
- INDICATES CEILING TRANSITION
- INDICATES CROSS SECTION MARKER SEE A-6 SHEETS
- INDICATES NOTE REFERENCE SEE SHEET A-3
- INDICATES NEW WINDOW
- INDICATES NEW DOOR
- INDICATES NEW CABINETRY
- INDICATES NEW PLUMBING FIXTURE





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REVISIONS

NO.	DESCRIPTION

**PROPOSED EXTERIOR ELEVATIONS**

EXTERIOR NOTES  
EXTERIOR LEGEND  
EAST ELEVATION  
WEST ELEVATION

DATE : 1-12-15

SCALE : 1/4" = 1'-0"

DRAWN BY : ER

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 14591

SHEET NUMBER

**A-4**

**EXTERIOR NOTES**

**1. ROOF SYSTEM (MATCH EXISTING)**  
40 YEAR ASPHALT COMPOSITION SHINGLE (TYP.) CLASS 'A' ROOFING. MANUF. & STYLE COLOR - TO MATCH EXISTING OR 2 LAYERS 5/8" FELT UNDERLAYMENT, 1/2" CDX SHEATHING, TYP., U.N.O. SEE STRUCTURAL ENGINEER PLANS FOR ROOF FRAMING PLAN & DETAILS FOR ADDITIONAL NOTES AND INFO. ROOF SHEATHING: 1/2" CDX SHEATHING (APA 48/24).  
**NOTE:** CONTRACTOR TO SUBMIT TO THE BUILDING DEPARTMENT I.C.B.O./C.C. LISTING NUMBERS FOR THE ROOFING, NAILING, FASTENERS AS RECOMMENDED PER STRUCTURAL DRAWINGS AND PER ROOF MANUFACTURER SPECIFICATIONS.  
**GREEN BUILDING NOTE:** USE DURABLE AND FIRE RESISTANT ROOFING MATERIALS AND ASSEMBLY CLASS 'A' ROOF SYSTEM

**2. GUTTERS (MATCH EXISTING)**  
NEW BONDERIZED METAL 'OGEE' GUTTERS TO MATCH EXISTING. PROVIDE TWO (2) COATS FINISH PAINT TO MATCH ROOF COLOR. SEE ROOF PLAN AND NOTES FOR MORE INFO., TYP. U.N.O.

**3. DOWNSPOUTS (MATCH EXISTING)**  
NEW BONDERIZED 2" X 3" METAL RECTANGULAR DOWNSPOUTS TO MATCH EXISTING. PROVIDE 15.0° / 75.0° DEGREE ELBOW FROM DROP OUTLET TO DOWNSPOUT. PROVIDE TWO (2) COATS FINISH PAINT TO MATCH ROOF COLOR. DOWNSPOUTS SHALL BE TIED TO SOLID DRAIN LINE AND CONNECTED TO SPLASH BLOCKS AS SHOWN ON PLANS.

**4. FLASHING**  
PROVIDE FLASHING PER CRC SEC. R905  
A. VALLEY FLASHING: 26 GA. G.I. "W" FLASHING @ ALL VALLEYS, TYPICAL, U.N.O.  
B. CRUICKET & SADDLE FLASHING: 26 GA. G.I. FLASHING OVER 1/2" CDX PLYWOOD WITH 1/4" MIN. SLOPE TO DRAIN, TYP. U.N.O.  
C. STEP FLASHING: 26 GA. GALVANIZED IRON FLASHING WHERE SHOWN OR REQUIRED, TYP. U.N.O.  
D. "Z" FLASHING @ WINDOWS & DOORS: 26 GA. G.I. "Z" FLASHING ABOVE WOOD TRIM AT WINDOW AND EXTERIOR DOOR HEADS, TYPICAL, U.N.O.  
**CONTRACTOR TO REVIEW AND INCLUDE ALL REQUIRED FLASHING FOR BIDDING PURPOSES. TO INCLUDE BUT NOT LIMITED TO VALLEY, CRUICKET, SADDLE, STEP, "Z", LOWER CORNER, UPPER CORNER, INSIDE CORNER, OUTSIDE CORNER, LEAD, WALL OR PARAPET, POSTS, ETC.**

**5. EXTERIOR WALL**  
A. EXTERIOR WALLS: TO BE 2X4 STUDS @ 16" O.C. W/ 2X4 SILL AND DBL 2X4 TOP PLATES AS INDICATED ON STRUCTURAL PLANS, TYP., W/ STUCCO PLASTER FINISH COAT (TO MATCH EXISTING) OR BROWN COAT OF SCRATCH COAT W/ WEATHER RESISTANT BARRIER @ BASE PER CRC 2512.1.2. OF 2 LAYERS CLASS 17 BUILDING PAPER OR 1/2" PLYWOOD SHEATHING, TYP. U.N.O. FINISH TO MATCH EXISTING TYP., U.N.O. OR VERTICAL SIDING (TO MATCH EXISTING) OF 2 LAYERS CLASS 17 BUILDING PAPER OR 1/2" PLYWOOD SHEATHING, TYP. U.N.O.  
B. BALLOON-FRAME WALLS: TO BE FULL HEIGHT STUDS @ 16" O.C. TYP., U.N.O. W/ 1/2" GYP. BD. INTERIOR SIDE. SMOOTH FINISH TYP.  
C. PROVIDE 2X6 PLUMBING WALLS AS REQUIRED.  
D. GARAGE WALL - PROVIDE A MINIMUM 1/2" GYPSUM BOARD FROM FLOOR TO UNDERSIDE OF ROOF SHEATHING ON GARAGE SIDE OF WALLS SEPARATING GARAGE FROM RESIDENCE. PROVIDE MINIMUM 5/8" TYPE 'X' GYPSUM BOARD AT GARAGE CEILING WITH HABITABLE ROOMS ABOVE AND A MINIMUM 1/2" GYPSUM BOARD AT WALLS SUPPORTING THIS FLOOR/CEILING FIRE SEPARATION PER CRC SEC. 302.6. AND CRC SEC. 2508.4  
**GREEN BUILDING NOTE:** INSTALL TERMITES SHIELDS & SEPARATE ALL EXTERIOR WOOD TO CONCRETE CONNECTIONS BY METAL OR PLASTIC FASTENERS / DIVIDERS.  
**GREEN BUILDING NOTE:** USE DURABLE AND NON-COMBUSTIBLE SIDING MATERIALS. SIDINGS MADE OF METAL, STONE, BRICK, STUCCO AND FIBER-CEMENT OFFER A DURABLE AND NON-COMBUSTIBLE HOME EXTERIOR.  
**GREEN BUILDING NOTE:** INSTALL MOISTURE RESISTANT MATERIALS IN WET AREAS OF KITCHEN, BATHROOMS, UTILITY ROOMS, AND BASEMENTS.

**6. EGRESS**  
ALL BEDROOMS SHALL HAVE WINDOWS, OR DOORS MEETING EGRESS REQUIREMENTS PER CRC SEC. 310 (MIN. OF 5.7 SQ. FT. NET OPENABLE AREA OF WINDOW, 20" WIDE AND 24" HIGH MIN. MAXIMUM EGRESS WINDOW SILL HEIGHT FROM FINISHED FLOOR NOT TO EXCEED 44"). WINDOWS HAVING A DUAL LATCH SHALL BE INTERCONNECTED AND THE LATCHES UNLOCKED BY A SINGLE MOTION FROM THE LOWEST OPENING AND CLOSING DEVICE.

**7. WINDOWS (MATCH EXISTING)**  
ALL WINDOWS SHALL BE "MILGARD" MANUFACTURER (MATCH EXISTING), DUAL GLAZED, CUSTOM VINYL CLAD FRAME WINDOWS. CLAD COLOR TO BE "WHITE" (MATCH EXISTING). SEE WINDOW SCHEDULE FOR NEW WINDOW SIZES, TYP. (SEE EGRESS NOTE #6 ABOVE). ALTERNATE MANUFACTURER AS APPROVED BY OWNER/ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE SUPPLIER, COMPLIANCE OF NEW WINDOWS WITH ANY STATE OR LOCAL BUILDING CODES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF METRO DESIGN GROUP IMMEDIATELY. ARCHITECT SHALL REVIEW WINDOW ORDER PRIOR TO PLACING FINAL WINDOW ORDER. SEE EXTERIOR ELEVATIONS FOR ADD. WINDOW INFO.

**8. EXTERIOR DOORS**  
TYPICAL DOORS AND HARDWARE, TYP., U.N.O. MANUFACTURER AS APPROVED BY OWNER/ARCHITECT.  
A. EXTERIOR SLIDING DOOR: U.N.O. SLIDING DOORS TO BE "MILGARD" SLIDING PATIO DOORS (MATCH EXISTING), DUAL GLAZED, TYPICAL GLASS. CUSTOM VINYL CLAD PATIO DOOR. CLAD COLOR TO BE "WHITE" (MATCH EXISTING). HARDWARE TO BE FACTORY PROVIDED. SEE EXTERIOR ELEV. NOTES FOR ADDTL. INFO.

**9. EXTERIOR DOOR & WINDOW TRIM**  
2X4 KILN-DRIED PAINT GRADE WOOD EXTERIOR TRIMBOARD (TABLE-SET). SEE DETAILS FOR ADDITIONAL INFO., TYP.

**10. THERMAL SEAL**  
CAULK ALL EXTERIOR DOORS, WINDOWS, SILLS, AND JOINTS WITH SIKORLEX CAULKING. SEE NOTE #18 FOR ADDITIONAL INFO.

**11. EXTERIOR PAINTING**  
A. PREPARATION AND SAMPLES: THOROUGHLY CLEAN EXTERIOR SURFACES OF ALL DIRT, GREASE, ETC. FILL, PATCH, AND SAND SMOOTH ANY CRACKS, HOLES, ETC. TO PROVIDE A SURFACE THAT WILL INSURE ADHESION AND UNIFORM APPEARANCE OF THE COATING SPECIFIED. PROVIDE NEW LOW-VOC PAINT AT ENTIRE EXTERIOR OF HOUSE. PROVIDE COLOR SAMPLES ON BUILDING FOR APPROVAL BY OWNER PRIOR TO PAINTING, TYP., U.N.O. B. WOOD & METAL TRIM: PROVIDE ONE (1) COAT APPROPRIATE PRIMER-SEALER AND TWO (2) COATS EXTERIOR SEMI-GLOSS LATEX ENAMEL. TYPICAL, U.N.O.  
**SEE NOTE #18 FOR ADDITIONAL INFO.**  
**GREEN BUILDING NOTE:** USE LOW VOC / NO VOC PAINT. LOW-VOC PAINTS CONTAIN LESS THAN 150 GRAMS PER LITER (G/L) OF VOCs FOR NON-FLAT FINISHES, AND 50 G/L OR LESS FOR FLAT FINISHES. PAINTS THAT CONTAIN LESS THAN 5 G/L OF VOCs ARE CLASSIFIED AS ZERO VOC.

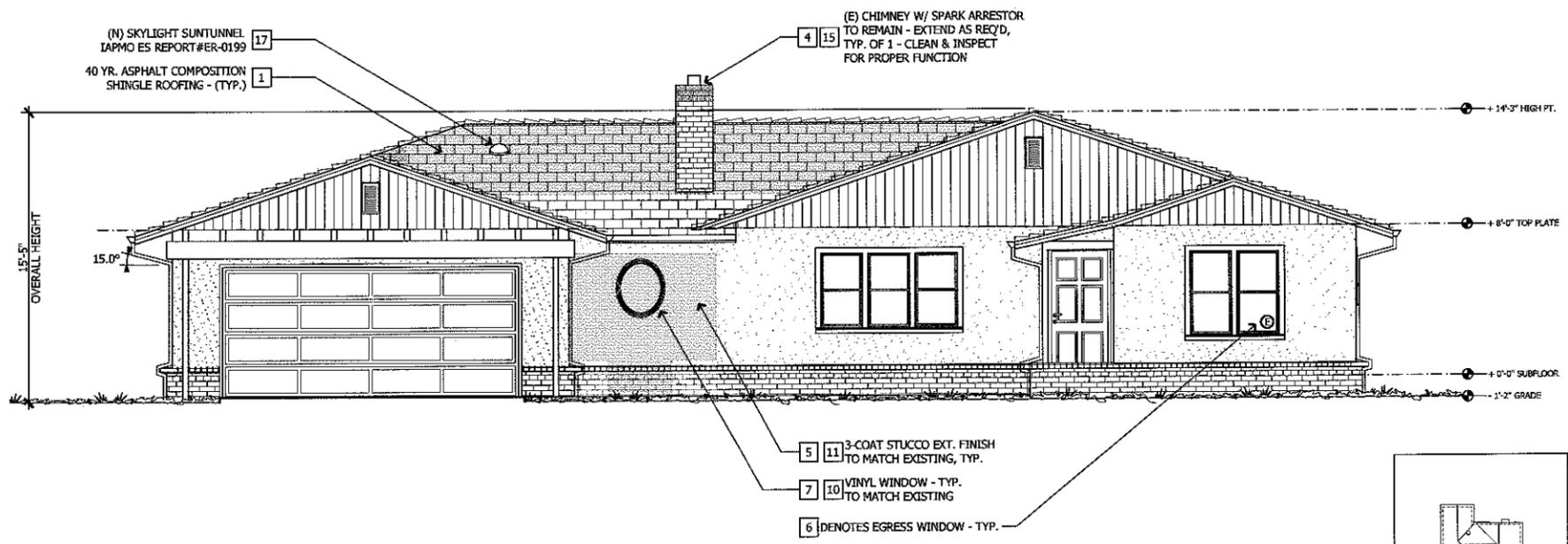
**12. EAVES (MATCH EXISTING)**  
EAVE MATERIAL TO BE 1x V-RUSTIC W/2X RAFTER TAILS TO MATCH EXISTING. EAVE VENTS WHERE REQUIRED, TYPICAL, U.N.O. SEE ELEVATIONS AND DETAILS FOR ADDITIONAL INFO.

**13. EAVE BLOCKING & VENTILATION**  
PROVIDE ATTIC VENTS AT EAVE BLOCKING PER CRC SEC. 806.2 TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/200 IS PERMITTED PROVIDED THAT AT LEAST 80% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS OR PER CRC SEC. 806.2 THE NET FREE CROSS VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS 1 OR CLASS 2 VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. SEE CALCULATION TABLE SHEET.  
A. TYPICAL: 2X D.F. SOLID BLOCKING. FRAMING CLIPS TO TOP PLATE PER STRUCTURAL PLANS (TYP.)

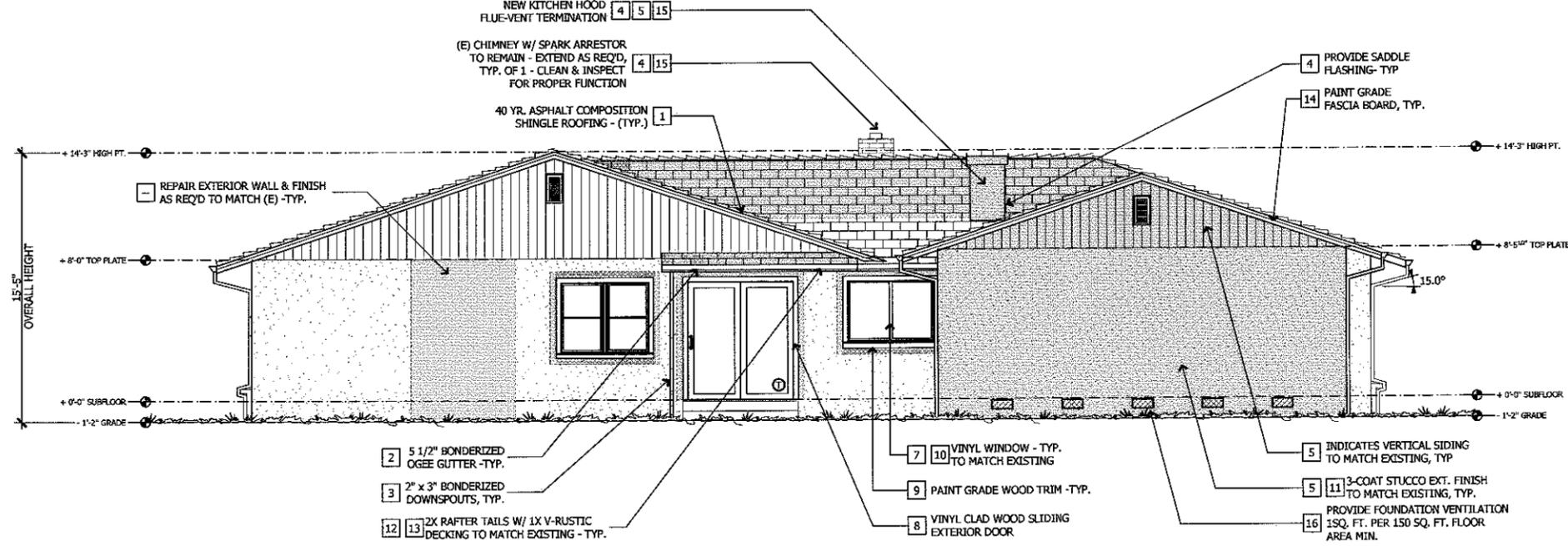
**14. BARGE RAFTER (MATCH EXISTING)**  
NOMINAL 2X SMOOTH PAINT GRADE EAVE MATERIAL. SIZE AND FINISH TO MATCH EXISTING. SEE DETAILS, TYP., U.N.O.

**EXT. ELEVATIONS LEGEND**

(T)	INDICATES TEMPERED GLASS
(E)	INDICATES EGRESS WINDOW
#	INDICATES NOTE REFERENCE - SEE A-5 SHEETS FOR EXTERIOR NOTES



**PROPOSED EAST-NE ELEVATION**



**PROPOSED WEST-SW ELEVATION**

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**CATHY  
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APN# 403-19-074

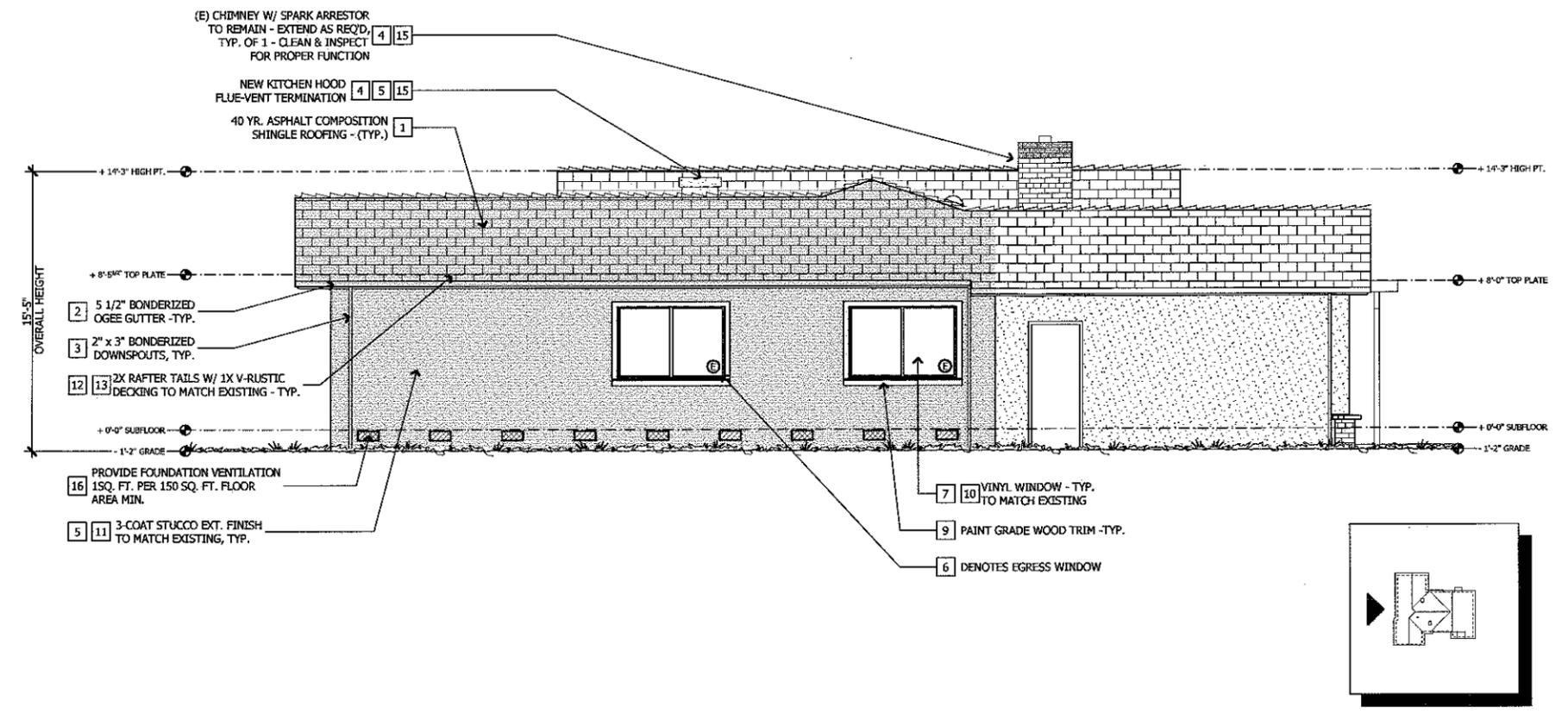
REVISIONS	

**PROPOSED  
EXTERIOR  
ELEVATIONS**

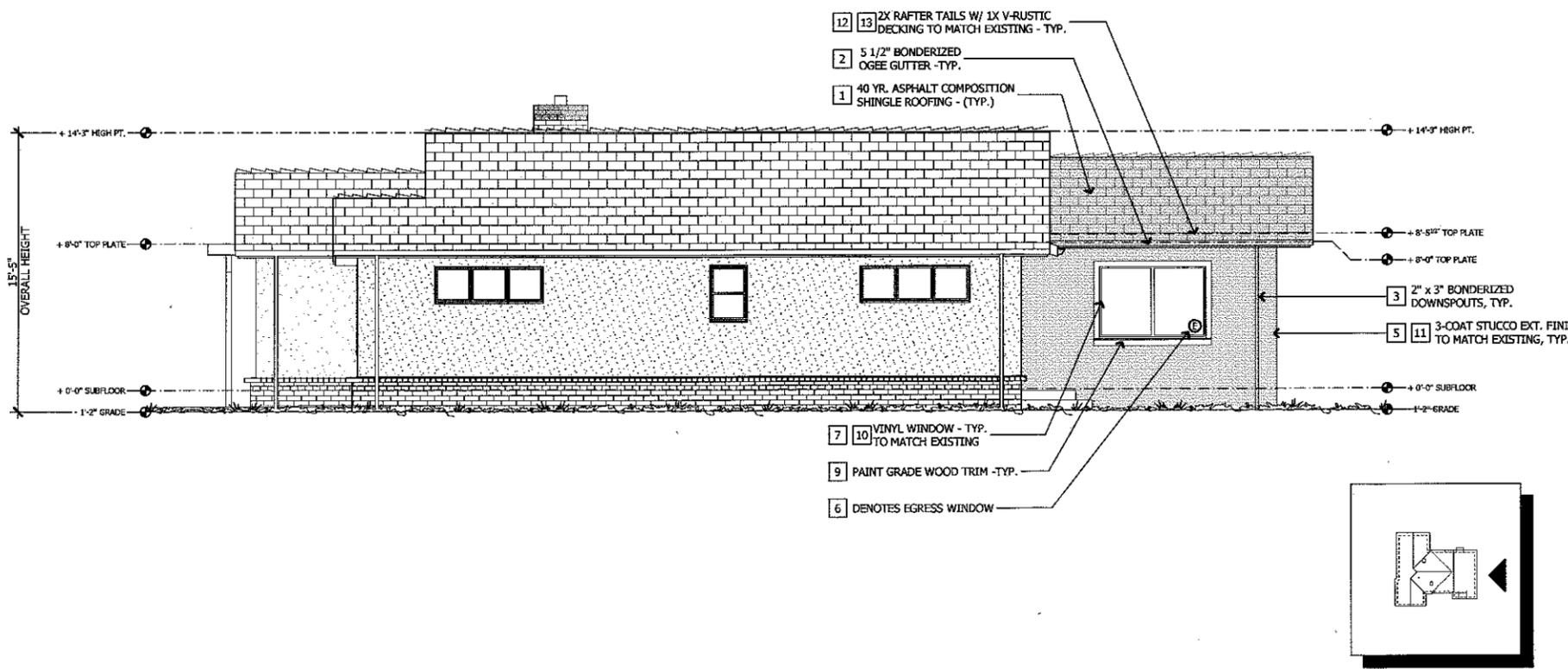
EXTERIOR NOTES  
EXTERIOR LEGEND  
NORTH ELEVATION  
SOUTH ELEVATION

DATE : 1-12-15  
SCALE : 1/4" = 1'-0"  
DRAWN BY : ER  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 14591

SHEET NUMBER  
**A-4.1**



**PROPOSED SOUTH-SE ELEVATION**



**PROPOSED NORTH-NW ELEVATION**

**15. B-VENT TERMINATION**  
CHIMNEY TO BE 2'-0" ABOVE ANY PART OF BUILDING WITHIN 10'-0" BUT NOT LESS THAN 3'-0" ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF AND 3'-0" ABOVE OPERABLE SKYLIGHTS PER CRC SEC 1003.9. PROVIDE LISTED & APPROVED SPARK ARRESTOR AT CHIMNEY TERMINATION PER CRC SEC 1003.9.1 & MANUF. RECD'S AT CHIMNEY AS REQ'D. TYP., U.A.O.

PRIOR TO INSTALLATION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF DECORATIVE SHROUD DEMONSTRATING COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS TO MEET UL LISTING STANDARDS. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFO.

**16. FOUNDATION VENTS**  
INSTALL G.I. SCREENED VENTS PER CRC SEC. 408.1 AS LOCATED IN ELEVATIONS AND FOUNDATION VENT PLAN. G.I. SCREEN AND VISIBLE UNDER FLOOR FRAMING SHALL BE PAINTED BLACK. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR AREA. SEE SHEET A-5.2 FOR FOUNDATION VENT GUIDELINES AND CALCULATION.

**17. SKYLIGHTS**  
NEW SKYLIGHTS: PROVIDE "VELUX" SUNTUNNEL SKYLIGHT (TR) W/ DUAL-GLAZED TEMPERED GLAZING. INSTALL PER MANUF. SPECS. (TYP.) U.A.O. OPERABLE SKYLIGHTS SHALL BE LOCATED A MINIMUM OF 30 FEET FROM ALL FINISHING VENTS OR THE VENT SHALL TERMINATE 3 FEET ABOVE THE SKYLIGHT. OPERABLE SKYLIGHTS SHALL BE A MINIMUM OF 3 FEET FROM ANY FINISHING VENT OR THE VENT SHALL TERMINATE 3 FEET ABOVE THE SKYLIGHT. CONTRACTOR TO VERIFY ALL SKYLIGHT SIZES AND ROUGH OPENINGS AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PLACING FINAL ROOF SKYLIGHT ORDER. "VELUX" PRODUCT TESTING REPORT: IAPMO ES REPORT# ER-0199 (CLASS 'A')

**18. FINISH MATERIALS**  
**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.504.2.1):**  
ADHESIVES, SEALANTS, AND CAULKS: ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY.  
1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SECTION RULE 1108 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1108 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE DICHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.  
2. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS TITLE 17, COMMENCING WITH SECTION 9507.  
**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.504.2.2):**  
PAINTS AND COATINGS: ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE AQB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.35 AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.  
**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.504.2.3):**  
AEROSOL PAINTS AND COATINGS: AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCTION WEIGHTED VOC LIMITS FOR RUC IN SECTION 9422(A)(3) AND OTHER REQUIREMENTS, INCLUDING THE PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTION 9422(C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94220, AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERMIT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.  
**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.504.2.4):**  
VERIFICATION: VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:  
1. MANUFACTURER'S PRODUCT SPECIFICATION.  
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

**EXT. ELEVATIONS LEGEND**

Ⓧ	INDICATES TEMPERED GLASS
ⓔ	INDICATES EGRESS WINDOW
#	INDICATES NOTE REFERENCE - SEE A-5 SHEETS FOR EXTERIOR NOTES

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PROJECT NAME

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REVISIONS

NO.	DESCRIPTION

PROPOSED  
SECTIONS

SECTION NOTES  
SECTION LEGEND  
SECTION 'A'  
SECTION 'B'

DATE : 1-12-15

SCALE : 1/4" = 1'-0"

DRAWN BY : ER

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 14591

SHEET NUMBER

**A-5**

SECTION NOTES

1. FOOTINGS/FOUNDATIONS

1. POURED CONCRETE T' FOOTINGS W/ STEEL REINFORCING. SEE FOUNDATION PLAN & DETAILS FOR ADDITIONAL INFO. TYP. U.N.O.  
**GREEN BUILDING NOTE:** INSTALL TERMITE SHIELDS & SEPARATE ALL EXTERIOR WOOD TO CONCRETE CONNECTIONS BY METAL OR PLASTIC FASTENERS / DIVIDERS.

2. CONCRETE

ALL CONCRETE SHALL BE PER STRUC ENG. SEE FOUNDATION PLAN AND DETAILS FOR ADDITIONAL INFO. TYP. U.N.O.

3. REINFORCING STEEL

SEE FOUNDATION PLAN AND DETAILS BY STRUCTURAL ENGINEER FOR ADDITIONAL NOTES AND INFO., TYPICAL U.N.O.

4. ANCHOR BOLTS

A.B.'S SEE STRUCTURAL ENGINEERS PLANS FOR SPACING (TYP.) U.N.O. SEE FOUNDATION PLAN AND DETAILS FOR ADDITIONAL NOTES AND INFO., TYP. U.N.O.

5. MUDDSILL

P.T.D.F. MUDDSILL. SEE FOUNDATION PLAN AND DETAILS BY STRUCTURAL ENGINEER FOR ADDITIONAL NOTES AND INFO. TYP. U.N.O.  
**GREEN BUILDING NOTE:** INSTALL TERMITE SHIELDS & SEPARATE ALL EXTERIOR WOOD TO CONCRETE CONNECTIONS BY METAL OR PLASTIC FASTENERS / DIVIDERS.

6. FLOOR SYSTEM

TYPICAL FLOOR FRAMING: 3/4" CDX T&G PLYWOOD SUBFLOOR OVER 2X FLOOR JOISTS. SEE STRUCTURAL ENGINEER PLANS FOR ADDITIONAL NOTES AND INFO., TYPICAL, U.N.O.  
**GREEN BUILDING NOTE:** USE LOW VOC / NO VOC CAULKS, CONSTRUCTION ADHESIVES AND SEALANTS THAT MEET SCAQMD RULE 1168. USE CAULKS AND ADHESIVES WITH VOC CONCENTRATIONS OF 70 G/L OR LESS IN PLACE OF STANDARD CAULKS AND ADHESIVES FOR ALL INTERIOR APPLICATIONS SUCH AS INSTALLATION OF FRAMING, SUBFLOORS, FINISH FLOORING, COUNTERTOPS, TRIM, WALL COVERINGS, PANELING AND TUB/SHOWER ENCLOSURES.

7. FRAMING LUMBER

ALL FRAMING LUMBER TO BE FSC CERTIFIED. DOUGLAS FIR-LARCH (NORTH) AND GRADED AS FOLLOWS:  
A. SELECT STRUCTURAL NO.1 APPEARANCE GRADE AT EXPOSED BEAMS  
B. NO. 1 AT ALL CONCEALED 4X & 6X POSTS, HEADERS AND BEAMS  
C. NO. 2 OR BETTER FOR ALL RAFTERS AND JOISTS  
D. STANDARD OR BETTER FOR ALL OTHER FRAMING LUMBER  
E. PROVIDE PRESSURE TREATED D.F. (U-P-22) WHERE LUMBER COMES IN CONTACT WITH EARTH OR CONCRETE, TYPICAL U.N.O.  
**GREEN BUILDING NOTE:** USE LOW VOC / NO VOC CAULKS, CONSTRUCTION ADHESIVES AND SEALANTS THAT MEET SCAQMD RULE 1168. USE CAULKS AND ADHESIVES WITH VOC CONCENTRATIONS OF 70 G/L OR LESS IN PLACE OF STANDARD CAULKS AND ADHESIVES FOR ALL INTERIOR APPLICATIONS SUCH AS INSTALLATION OF FRAMING, SUBFLOORS, FINISH FLOORING, COUNTERTOPS, TRIM, WALL COVERINGS, PANELING AND TUB/SHOWER ENCLOSURES.

8. TYPICAL PLYWOOD & GYP. BD. NAILING

TYPICAL: ALL NAILING SHALL CONFORM TO TABLE 2304.5.1, CBC. SEE NAILING SCHEDULE BELOW.  
A. PLYWOOD NAILING: 1/2" CDX PLYWOOD (APA 2409) 10d @ 6" O.C. @ EDGES AND 10d @ 12" O.C. @ FIELD U.N.O.  
B. GYP. BOARD NAILING: 5/8" GYPSUM BOARD (UNBLOCKED). 5d COOLER WALLS @ 7" O.C. @ EDGES AND FIELD U.N.O.  
C. PLYWD. SUBFLOORS: 1 1/8" CDX T & G PLYWD. (SPAN RATING 24" O.C.) W/10d COMMON @ 6" O.C. @ EDGES AND 10d COMMON @ 12" O.C. @ FIELD U.N.O.  
D. ROOF SHEATHING: 1/2" CDX SHEATHING (APA 48/24). PLYWD. 8d @ 6" o.c. @ EDGES AND 8d @ 12" o.c. @ FIELD U.N.O.  
SEE STRUCTURAL ENGINEERS PLANS, SCHEDULES, AND DETAILS FOR ADDITIONAL INFORMATION  
**GREEN BUILDING NOTE:** USE LOW VOC / NO VOC CAULKS, CONSTRUCTION ADHESIVES AND SEALANTS THAT MEET SCAQMD RULE 1168. USE CAULKS AND ADHESIVES WITH VOC CONCENTRATIONS OF 70 G/L OR LESS IN PLACE OF STANDARD CAULKS AND ADHESIVES FOR ALL INTERIOR APPLICATIONS SUCH AS INSTALLATION OF FRAMING, SUBFLOORS, FINISH FLOORING, COUNTERTOPS, TRIM, WALL COVERINGS, PANELING AND TUB/SHOWER ENCLOSURES.  
**GREEN BUILDING NOTE:** INSTALL MOISTURE RESISTANT MATERIALS IN WET AREAS OF KITCHEN, BATHROOMS, UTILITY ROOMS, AND BASEMENTS.

9. FRAMING HARDWARE

PROVIDE GALV. METAL FRAMING CLIPS, HANGERS, AND ANCHORS BY SIMPSON, SEE FOUNDATION PLAN, ROOF & FLOOR FRAMING PLANS & DETAILS BY STRUCTURAL ENGINEER FOR ADDL NOTES AND INFO., TYP.

10. WALLS

A. EXTERIOR WALLS: TO BE 2X4 STUDS @ 16" O.C. W/ 2X4 SILL AND DR. 2X4 TOP PLATES AS INDICATED ON STRUCTURAL PLANS, TYP. W/ STUCCO PLASTER FINISH COAT (TO MATCH EXISTING) OR BROWN COAT OF SCRATCH COAT W/ WEEP SCREED @ BASE PER CBC 2512.1.2. OF 2 LAYERS CLASS IV BUILDING PAPER OF 1/2" PLYWD SHEATHING, TYP. U.N.O. FINISH TO MATCH EXISTING TYP. U.N.O. OR VERTICAL SIDING (TO MATCH EXISTING) OF 2 LAYERS CLASS IV BUILDING PAPER OF 1/2" PLYWD SHEATHING, TYP. U.N.O.  
B. BALLOON-FRAMED WALLS: TO BE FULL HEIGHT STUDS @ 16" O.C. TYP., U.N.O. W/ 1/2" GYP. BD. INTERIOR SIDE, SMOOTH FINISH TYPICAL.  
C. TYPICAL INTERIOR WALLS: TO BE 2 X 4 STUDS @ 16" O.C. TYP., U.N.O. WITH 1/2" GYP. BD., EACH SIDE, SMOOTH FINISH TYPICAL U.N.O.  
D. PROVIDE 2X6 PLUMBING WALLS AS REQUIRED.  
E. GARAGE WALL - PROVIDE A MINIMUM 1/2" GYPSUM BOARD FROM FLOOR TO UNDERSIDE OF ROOF SHEATHING ON GARAGE SIDE OF WALLS SEPARATING GARAGE FROM RESIDENCE. PROVIDE MINIMUM 5/8" TYPE X GYPSUM BOARD AT GARAGE CEILING WITH HABITABLE ROOMS ABOVE AND A MINIMUM 1/2" GYPSUM BOARD AT WALLS SUPPORTING THIS FLOOR/CEILING FIRE SEPARATION PER CBC SEC. 302.5. AND CBC SEC. 2508.4  
**GREEN BUILDING NOTE:** INSTALL TERMITE SHIELDS & SEPARATE ALL EXTERIOR WOOD TO CONCRETE CONNECTIONS BY METAL OR PLASTIC FASTENERS / DIVIDERS.  
**GREEN BUILDING NOTE:** USE DURABLE AND NON-COMBUSTIBLE SIDING MATERIALS. SIDINGS MADE OF METAL, STONE, BRICK, STUCCO AND FIBER-CEMENT OFFER A DURABLE AND NON-COMBUSTIBLE HOME EXTERIOR.  
**GREEN BUILDING NOTE:** INSTALL MOISTURE RESISTANT MATERIALS IN WET AREAS OF KITCHEN, BATHROOMS, UTILITY ROOMS, AND BASEMENTS.

11. CEILING FRAMING

A. FLAT: 5/8" GYPSUM BOARD WITH SMOOTH FINISH TYPICAL, U.N.O. OVER 2X CEILING JOISTS PER STRUCTURAL PLANS TYPICAL, U.N.O.

12. SOFFIT

2X D.F. SOFFIT FRAMING (TYP.). SEE FRAMING PLANS BY STRUCTURAL ENGINEER AND DETAILS FOR ADDITIONAL INFO. TYP., U.N.O.

13. EAVES & RAKE (MATCH EXISTING)

EAVE MATERIAL TO BE 1x V-RUSTIC W/2X RAFTER TAILS TO MATCH EXISTING. EAVE VENTS WHERE REQUIRED, TYPICAL U.N.O. SEE ELEVATIONS AND DETAILS FOR ADDITIONAL INFO.

14. POSTS, BEAMS AND HEADERS

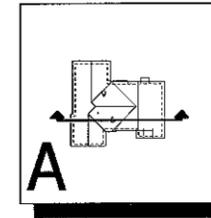
PROVIDE POST CAP AND BASE FOR NEW POSTS WHERE SHOWN OR REQUIRED, REFER TO STRUCTURAL SHEETS AND DETAILS FOR MORE INFO., TYP.  
**GREEN BUILDING NOTE:** DOOR AND WINDOW HEADERS TO BE SIZED FOR LOAD. USE ONLY JACK & CRUPPLE STUDS REQUIRED FOR LOADS.

15. GLU-LAM & PARALLAN BEAMS

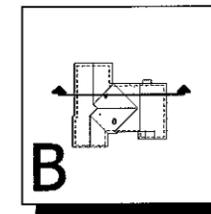
GLUE-LAMINATED BEAMS W/ SIZE AS INDICATED ON PLAN REFER TO STRUCTURAL SHEETS AND DETAILS FOR MORE INFO. TYP.  
**GREEN BUILDING NOTE:** DOOR AND WINDOW HEADERS TO BE SIZED FOR LOAD. USE ONLY JACK & CRUPPLE STUDS REQUIRED FOR LOADS.

16. INSULATION

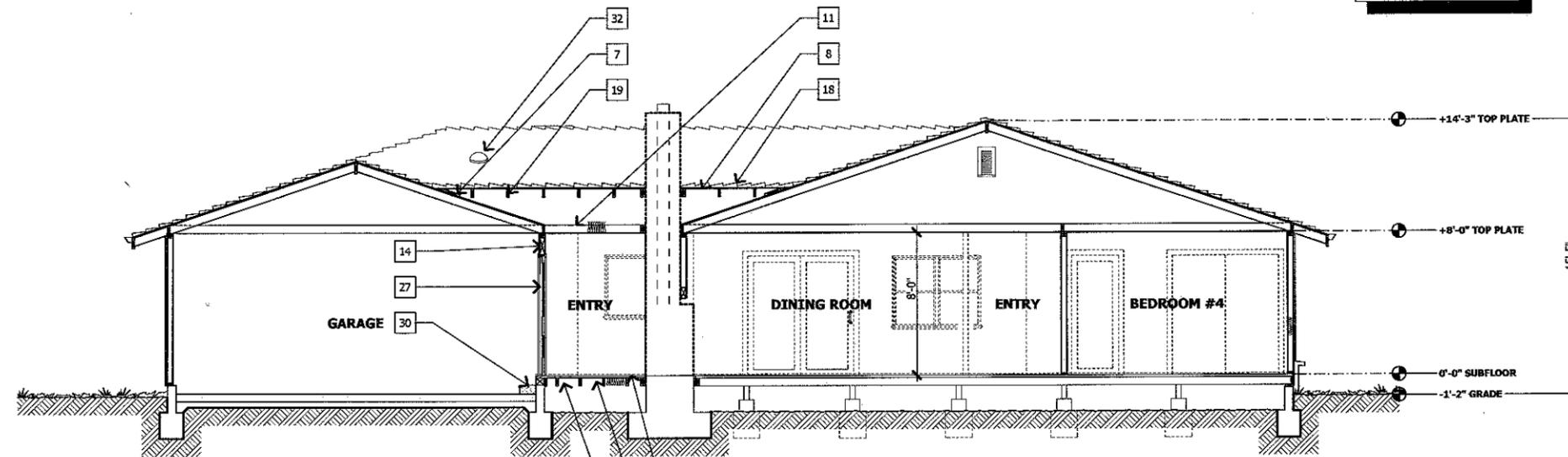
INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR, CEILING OR ROOF CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING OF 450. (CBC 302.10 & CBC SEC. 720.3)  
INSULATE WITH R-VALUES AS FOLLOWS:  
(R-13) MIN. AT ALL 2X4 OR LARGER EXTERIOR STUD WALLS  
(R-30) AT FLAT CEILING ATTIC SPACE  
(R-19) AT ALL RAISED FLOORS  
PROVIDE A VAPOR RETARDER INSTALLED AT WARM SIDE OF ATTIC INSULATION HAVING A TRANSMISSION RATE OF 1 PERM IN ACCORDANCE WITH ASTM E 96  
PROVIDE SOUND INSULATION AT NEW WALLS BETWEEN BATHROOMS OR LAUNDRY ROOMS AND ADJACENT LIVING AREAS.  
SEE TITLE 24 COMPLIANCE FORMS FOR ADDITIONAL INFORMATION.  
**GREEN BUILDING NOTE:** USE LOW-EMITTING INSULATION (CERTIFIED SECTION 01390) AT WALLS, FLOORS, AND CEILINGS.  
**GREEN BUILDING NOTE:** THE INSTALLATION OF INSULATION SHALL BE INSPECTED FOR QUALITY BEFORE APPLYING DRYWALL.



SECTION A



SECTION B

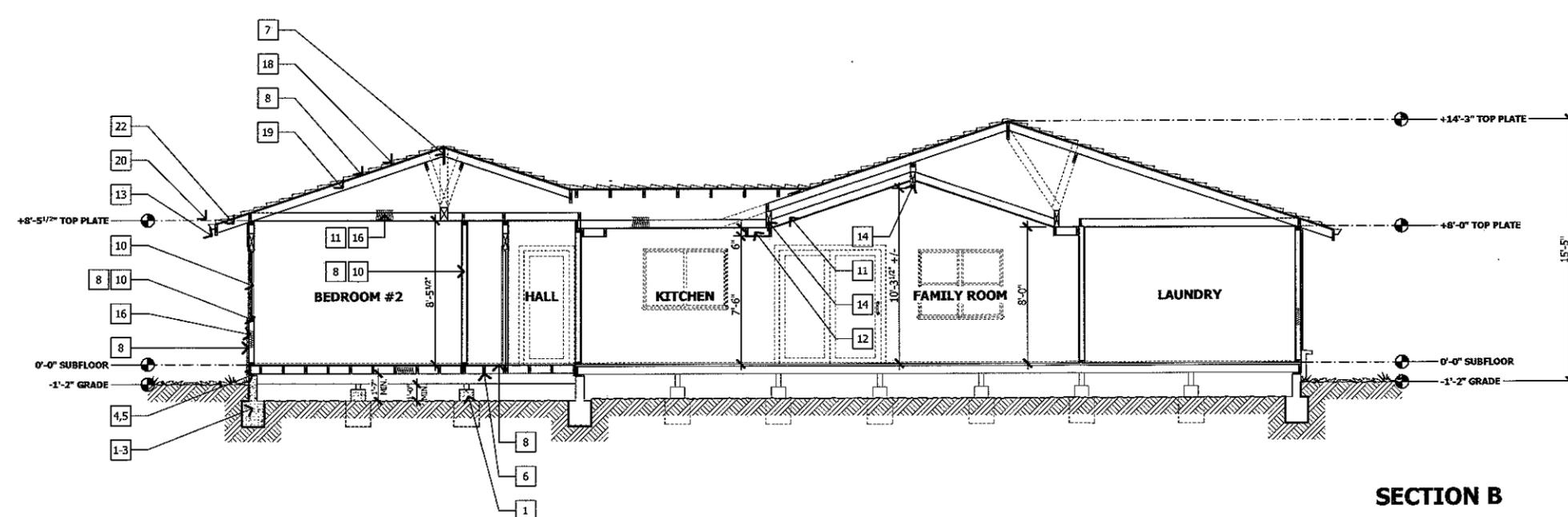


**GENERAL SECTION NOTES**

REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL RELATED INFORMATION.

REFER TO INTERIOR ELEVATIONS FOR INTERIOR RELATED INFORMATION.

# INDICATES NOTE REFERENCE - SEE A-6 SHEETS FOR SECTION NOTES



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PROJECT NAME

**CATHY  
RESIDENCE**

1291 FREDA CT.  
CAMPBELL, CA 95008  
APN# 403-19-074

REVISIONS

NO.	DESCRIPTION

PROPOSED SECTIONS

SECTION NOTES  
SECTION LEGEND  
SECTION 'C'  
SECTION 'D'

DATE : 1-12-15

SCALE : 1/4" = 1'-0"

DRAWN BY : ER

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 14591

SHEET NUMBER

**A-5.1**

**17. FIRE & DRAFT STOPS**

INSTALL FIRE STOPS ALONG 10 FOOT INTERVALS ALONG THE LENGTH OF ANY BALLOON FRAMED WALL ABOVE 10 FEET HEIGHT AND TO CREATE A DRAFTSTOP BETWEEN THE GARAGE AND HABITABLE SPACE & OTHER LOCATIONS PER CRC R002.11, SEC. R002.8 & CRC SEC. 719 & 1406.2.3.

**18. ROOF SYSTEM (MATCH EXISTING)**

40 YEAR ASPHALT COMPOSITION SHINGLE (TYP.) CLASS 'A' ROOFING. MANUF. & STYLE COLOR - TO MATCH EXISTING OZ LAYERS 30# FELT UNDERLAMENT, OZ CDX SHEATHING. TYP. U.N.O. SEE STRUCTURAL ENGINEER PLANS FOR ROOF FRAMING PLAN & DETAILS FOR ADDITIONAL NOTES AND INFO. ROOF SHEATHING: 1/2" CDX SHEATHING (APA 46/24).  
NOTE: CONTRACTOR TO SUBMIT TO THE BUILDING DEPARTMENT I.C.B.O./L.C.C. LISTING NUMBERS FOR THE ROOFING, WALLING, FASTENERS AS RECOMMENDED PER STRUCTURAL DRAWINGS AND PER ROOF MANUFACTURER SPECIFICATIONS.  
**GREEN BUILDING NOTE:** USE DURABLE AND FIRE RESISTANT ROOFING MATERIALS AND ASSEMBLY, CLASS 'A' ROOF SYSTEM

**19. ROOF FRAMING**

2x DP#2 FOR SIZE AND SPACING SEE STRUCTURAL ENGINEER'S PLANS. (TYP.) U.O.N. SEE ROOF FRAMING PLAN & DETAILS FOR ADDITIONAL INFO.

**20. GUTTERS AND DOWNSPOUTS**

A. NEW BONDERIZED METAL 'GOLF' GUTTERS TO MATCH EXISTING. PROVIDE TWO (2) COATS FINISH PAINT TO MATCH ROOF COLOR. SEE ROOF PLAN AND NOTES FOR MORE INFO., TYP. U.N.O.  
B. NEW BONDERIZED 2" X 3" METAL RECTANGULAR DOWNSPOUTS TO MATCH EXISTING. PROVIDE 15.0° / 75.0° DEGREE ELBOW FROM DROP OUTLET TO DOWNSPOUT. PROVIDE TWO (2) COATS FINISH PAINT TO MATCH ROOF COLOR. DOWNSPOUTS SHALL BE TIED TO SOLID DRAIN LINE AND CONNECTED TO SPLASH BLOCKS AS SHOWN ON PLANS.

**21. FLASHING**

PROVIDE FLASHING PER CRC SEC. R005  
A. VALLEY FLASHING: 26 GA. G.I. "W" FLASHING @ ALL VALLEYS, TYPICAL, U.N.O.  
B. CRACK & SADDLE FLASHING: 26 GA. G.I. FLASHING OVER 1/2" CDX PLYWG. WITH 1/4" TYP. MIN. SLOPE TO DRAIN, TYP., U.N.O.  
C. STEP FLASHING: 26 GA. GALVANIZED IRON FLASHING WHERE SHOWN OR REQUIRED, TYP., U.N.O.  
D. "Z" FLASHING @ WINDOWS & DOORS: 26 GA. G.I. "Z" FLASHING ABOVE WOOD TRIM AT WINDOW AND EXTERIOR DOOR HEADS, TYPICAL, U.N.O.  
CONTRACTOR TO REVIEW AND TIE ALL REQUIRED FLASHING FOR BEDDING PURPOSES. TO INCLUDE BUT NOT LIMITED TO VALLEY, CRACK, SADDLE, STEP, "Z", LOWER CORNER, UPPER CORNER, INSIDE CORNER, OUTSIDE CORNER, LEAD, WALL OR PARAPET, POSTS, ETC.

**22. EAVE BLOCKING & VENTILATION**

PROVIDE ATTIC VENTS AT EAVE BLOCKING PER CRC SEC. 806.2 TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/200 IS PERMITTED PROVIDED THAT AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS OR PER CRC SEC. 806.2 THE NET FREE CROSS VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS 1 OR CLASS 2 VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.  
SEE CALCULATION THIS SHEET.  
A. TYPICAL: 2X D.P. SOLID BLOCKING. FRAMING CLIPS TO TOP PLATE PER STRUC ENG'S PLANS (TYP.)

**23. BARGE RAFTER (MATCH EXISTING)**

NOMINAL 2X SMOOTH PAINT GRADE EAVE MATERIAL. SIZE AND FINISH TO MATCH EXISTING. SEE DETAILS, TYP., U.N.O.

**24. FOUNDATION / ATTIC ACCESS**

**UNDER FLOOR ACCESS**  
PROVIDE UNDER FLOOR ACCESS 18" X 24" MIN. ACCESS PANEL PER CRC SEC. 408.4. PROVIDE DEL. 2x FRAMING AROUND ENTIRE OPENING (TYP.). SEE FLOOR PLAN FOR ADDITIONAL NOTES AND INFO. TYP. U.N.O. PROVIDE 18" X 24" CRAWL SPACES UNDER MECHANICAL DUCTS PLACED IN THE CRAWL SPACE TO PROVIDE ACCESS TO ALL PORTIONS OF THE CRAWL SPACE AREA.  
**ATTIC ACCESS**  
A. STANDARD ATTIC ACCESS - PROVIDE 22" X 30" MIN. OPENING SIZE W/ 30" MIN. HEADROOM PER CRC SEC. 807.1. PROVIDE DEL. 2x FRAMING AROUND ENTIRE OPENING. TYP. ACCESS SHALL BE PROVIDED IN ACCESSIBLE LOCATION (I.E. NOT A COAT CLOSET)

**25. FOUNDATION VENTS**

INSTALL G.I. SCREENED VENTS PER CRC SEC. 408.1 AS LOCATED IN ELEVATIONS AND FOUNDATION VENT PLAN. G.I. SCREEN AND VISIBLE UNDER FLOOR FRAMING SHALL BE PAINTED BLACK. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR AREA. SEE SHEET A-32 FOR FOUNDATION VENT GUIDELINES AND CALCULATION.

**26. DRYWALL MOLDINGS / CORNER BEAD (MATCH EXISTING)**

PROVIDE ALUMINUM ARCHITECTURAL DRYWALL MOLDINGS AS REQUIRED (MATCH RESIDENCE STANDARD), MANUFACTURED BY PRY ROULET OR EQUAL. TAPE AND SMOOTH WALL TEXTURE PER FINISH SCHEDULE. VERIFY WITH OWNER BEFORE INSTALLATION. SEE DETAILS. TYP., U.N.O.

**27. INTERIOR TRIM**

1X SOLID WOOD PINE, PAINT GRADE KILN-DRIED WOOD, MITER ALL CORNERS. PAINT TO MATCH RESIDENCE STANDARD. SEE INTERIOR NOTES & FINISH SCHEDULE FOR ADDITIONAL INFO., (TYP.), U.N.O.

**28. DOUBLE FRAMING**

PROVIDE DOUBLE 2X D.P. FRAMING ALL AROUND ROOF AND CEILING OPENINGS W/ JOIST HANGERS AT EACH END. TYP. U.N.O.

**29. B-VENT TERMINATION**

CHIMNEY TO BE 2'-0" ABOVE ANY PART OF BUILDING WITHIN 10'-0" BUT NOT LESS THAN 3'-0" ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF AND 3'-0" ABOVE OPERABLE SKYLIGHTS PER CRC SEC 1003.9. PROVIDE LISTED & APPROVED SPARK ARRESTOR AT CHIMNEY TERMINATION PER CRC. SEC. 1003.9.1 & MANUF. RECD'S AT CHIMNEY AS REQ'D. TYP., U.N.O.

PRIOR TO INSTALLATION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF DECORATIVE SPOUD DEMONSTRATING COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS TO MEET UL LISTING STANDARDS. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFO.

**30. PORCH, PATIO, & STOOPS**

ALL STOOPS SHALL CONFORM TO CRC SEC. 311.3. PROVIDE AND INSTALL OWNER SELECTED TILE AT EXTERIOR PORCHES, PATIOS, AND STOOPS. VERIFY FINAL SELECTION BY OWNER PRIOR TO ORDERING, PURCHASING AND INSTALLATION. SEE LANDSCAPE PLAN FOR ADDET. INFO.

**31. DRIVEWAY**

(E) DRIVEWAY TO REMAIN - NO PROPOSED CHANGES.

**32. SKYLIGHTS**

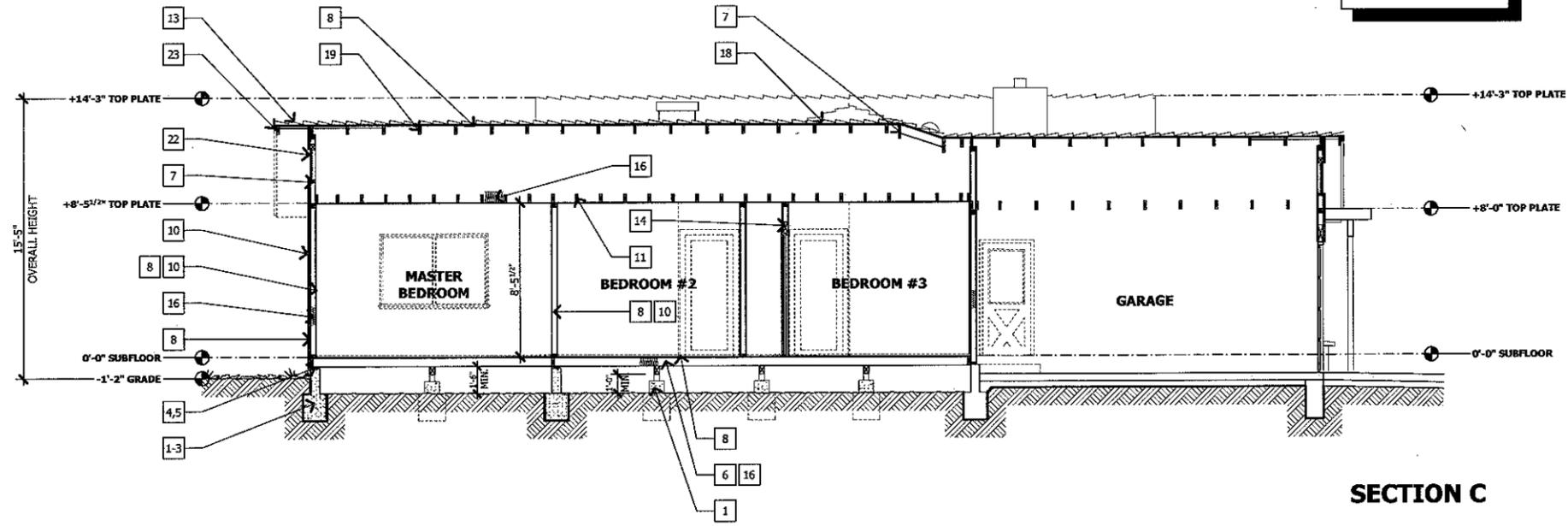
NEW SKYLIGHTS PROVIDE "VELUX" SUNTUNNEL SKYLIGHT (TYP.) W/ DUAL-GLAZED THERMED GLAZING. INSTALL PER MANUF. SPECS, (TYP.) U.N.O. OPERABLE SKYLIGHTS SHALL BE LOCATED A MINIMUM OF 40 FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE 3 FEET ABOVE THE SKYLIGHT. OPERABLE SKYLIGHTS SHALL BE A MINIMUM OF 3 FEET FROM ANY ENVIRONMENTAL AIR VENT (E.G. STOVE HOOD, BATH ROOM FAN, ETC) (EPP 8908) - CONTRACTOR TO VERIFY ALL SKYLIGHT SIZES AND LOCATIONS PRIOR TO INSTALLATION AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PLACING FINAL ROOF SKYLIGHT ORDER.  
"VELUX" PRODUCT TESTING REPORT: IAPMO BS REPORT# ER-0199 (CLASS 'A')

**33. BUILDING MATERIALS**

**CALGREEN RESIDENTIAL MANDATORY MEASURE (4.505.3):**  
MOISTURE CONTENT OF BUILDING MATERIALS: BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 15 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVARIANT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCESSIBLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

NOTE: INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.



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REFER TO INTERIOR ELEVATIONS FOR INTERIOR RELATED INFORMATION.  
# INDICATES NOTE REFERENCE - SEE A-6 SHEETS FOR SECTION NOTES

