



CITY OF CAMPBELL
Community Development Department

July 15, 2016

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **July 26, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Ted S Cribari III and Gayl Leones-Cribari for a Site and Architectural Review Permit (PLN2016-117) to allow construction of a 1,526 square-foot single-story residence and 528 square-foot detached garage for a total floor area of 2,426 square-feet on property located at **600 Chapman Drive**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

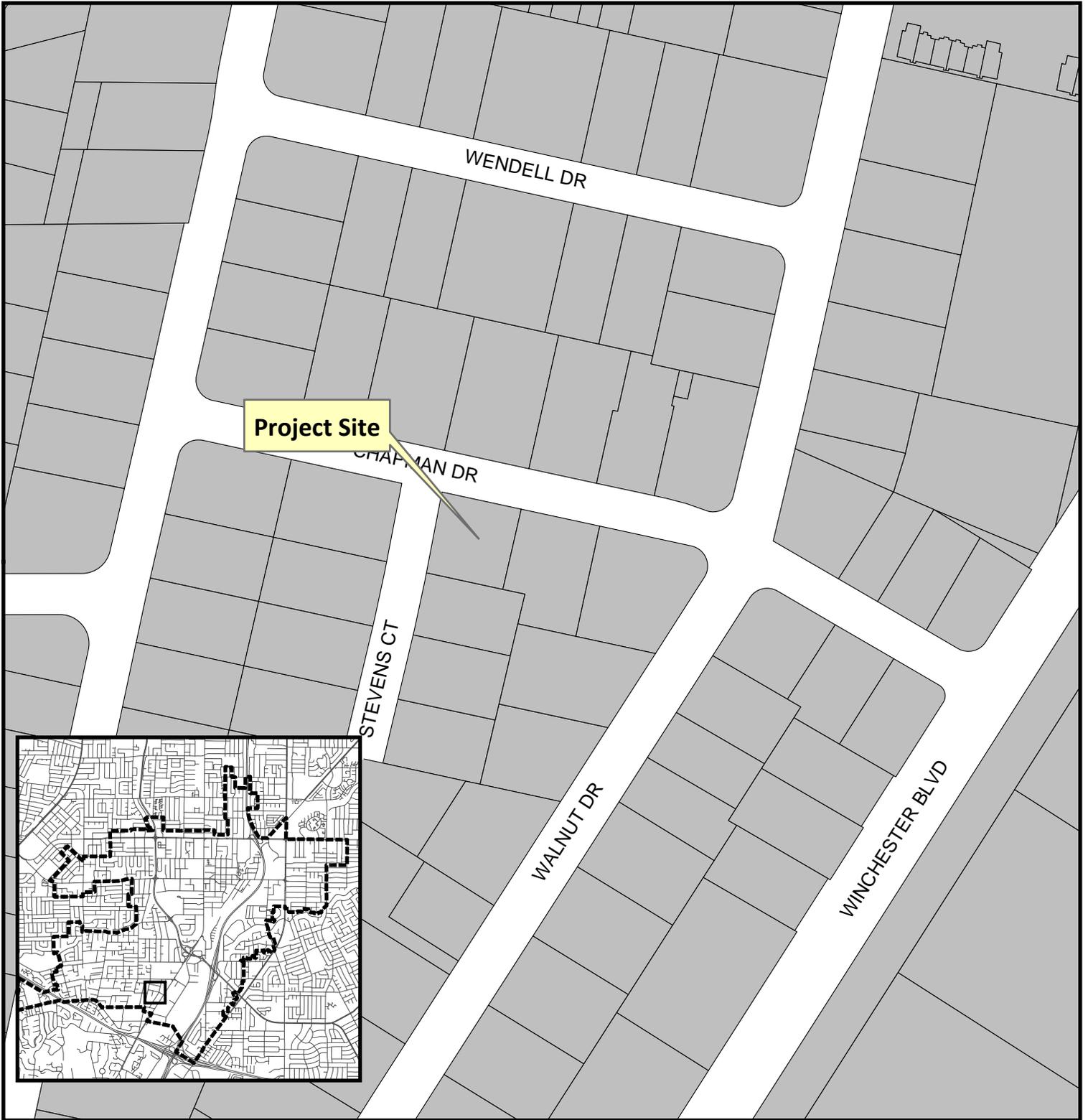
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

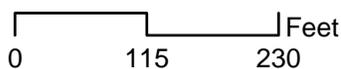
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **600 Chapman Drive**

Project Location Map



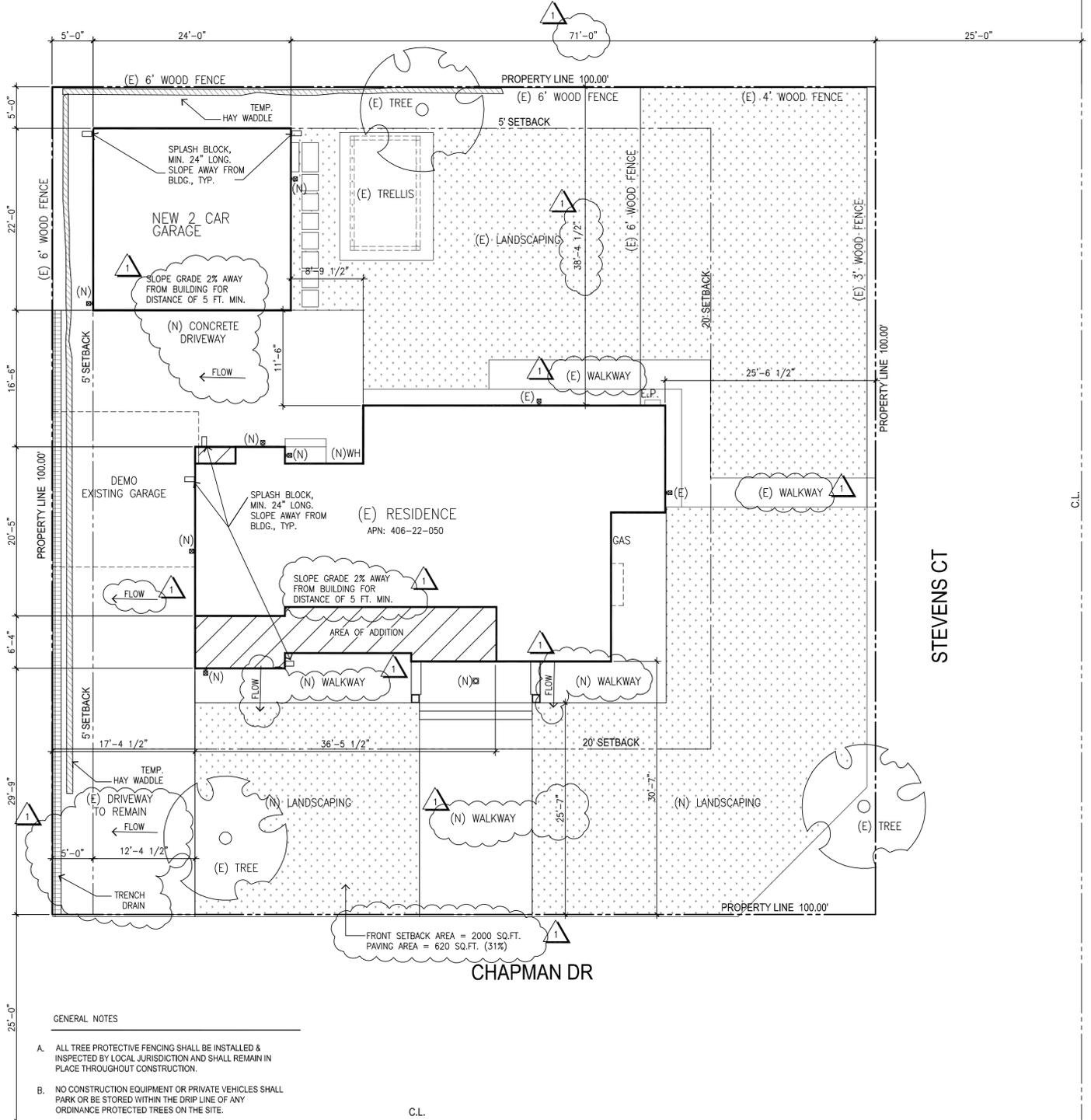
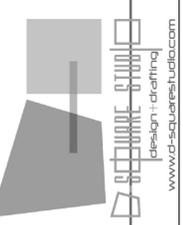
600 Chapman Drive
Site & Architectural Review; PLN2016-117
Construction of 1,526 square-foot
single-story residence and 528 square foot detached
garage for a total floor area of 2,426 square feet.



Community Development Department
Planning Division

CRIBARI RESIDENCE REMODELING

600 CHAPMAN DR CAMPBELL, CA 95008



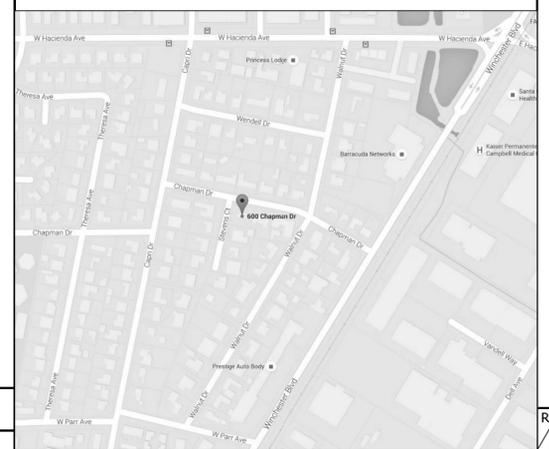
GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (TITLE 24) AND ALL OTHER LOCAL CODES AND ORDINANCES OF THE GOVERNING AUTHORITY HAVING JURISDICTION, AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY THERETO.
- ALL DRAWINGS ARE TO BE USED IN CONCERT WITH EACH OTHER. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, HE SHALL PROMPTLY REQUEST FROM THE DESIGNER CLARIFICATION OF GOVERNING CRITERIA. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT, ORIENTATION AND COORDINATION OF WORK. INFORMATION SHOWN IN THE LARGEST GRAPHIC ARE INTENDED TO SUPPLEMENT INFORMATION OF SMALLER, PRECEDING REFERENCE DRAWINGS.
- NOTATIONS MARKED "TYPICAL" (TYP) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR SIMILAR KIND.
- DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING, AND INSTALLATION OF ANY ASSOCIATED WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL PROMPTLY REQUEST FROM THE DESIGNER CLARIFICATION PRIOR TO COMMENCEMENT OF ASSOCIATED WORK.
- DIMENSIONS ARE RELATED SPECIFICALLY TO FACE OF CONCRETE, FACE OF MASONRY, FACE OF EXTERIOR STUDS, CENTERLINE OF STRUCTURAL COLUMNS AND BEAMS, OR CENTERLINE OF INTERIOR STUDS, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS ARE INDICATED FROM FINISHED SURFACES OF MATERIALS OR ASSEMBLIES.
- BUILDING ELEVATION REFERENCES ARE FROM DIRECT APPLICATION OF FINISH FLOORING APPLIED TO THE STRUCTURAL FLOOR SUBSTRATE OF THE GROUND FLOOR DATUM (MAIN ENTRANCE). CONTRACTOR SHALL INCLUDE REQUIRED DEPRESSIONS AND/OR PROJECTIONS IN ACHIEVING REQUIRED ELEVATIONS. CEILING HEIGHTS ARE REFERENCED TO FINISHED SURFACES UNLESS OTHERWISE NOTED.
- KEYNOTES USED ON THE DRAWINGS ARE FOR ASSEMBLIES, MATERIAL REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON THE RESPECTIVE DRAWING FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE. NOT ALL KEYNOTES REFERENCED MAY BE APPLICABLE TO SIMILAR TYPE DRAWINGS.
- EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER AND CONTRACTOR DO NOT GUARANTEE EXISTING CONDITIONS INDICATED ON THESE DOCUMENTS.
- MATERIALS SUSPECTED OF CONTAINING ASBESTOS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER. WORK IN THAT PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER TESTS THE SUSPECT MATERIAL AND IT IS FOUND TO BE SAFE, OR UNTIL THE SUSPECT MATERIAL HAS BEEN PROPERLY ABATED.
- CONTRACTOR SHALL VERIFY, AT SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS. SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER IN ACCORDANCE WITH PROVISIONS OF THE SPECIFICATIONS.
- CONTRACTOR SHALL PROTECT ALL EXISTING WORK. ANY DAMAGED WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS AND TEXTURES.
- CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH LOCAL ORDINANCES.

PROJECT INFORMATION

APN:	406-22-050
ZONING:	R1-10
STORIES:	1
OWNER/CONTACT:	Ted and Gail Cribari 408-605-9565
PLANS PREPARED BY:	D-SQUARE STUDIO 2193 Summerton Dr San Jose, CA 95122 408-625-9171
GROSS SITE AREA:	15,625 sq.ft.
NET SITE AREA:	10,000 sq.ft.
(E) BUILDING AREA:	1,294 sq.ft.
(E) COVERED PATIO:	48 sq.ft.
(E) GARAGE:	328 sq.ft.
TOTAL:	1,666 sq.ft.
AREA OF NEW ADDITION:	232 sq.ft.
NEW TOTAL AREA:	1,898 sq.ft.
(N) COVERED PATIO:	78 sq.ft.
(N) GARAGE:	528 sq.ft.
TOTAL:	2,504 sq.ft.
(E) LOT COVERAGE:	16%
(N) LOT COVERAGE:	25%
(E) FAR:	0.16
(N) FAR:	$\frac{1,978 + 528}{10,000} = 0.25$
PRIVATE OPEN SPACE:	3,550 sq.ft.
REMODELING AREA:	790 sq.ft.
DEVELOPMENT DATA	
BUILDING COVERAGE EXISTING	1,620 SQ.FT 16%
BUILDING COVERAGE PROPOSED	2,054 SQ.FT 20%
LANDSCAPE COVERAGE EXISTING	5,745 SQ.FT 57%
LANDSCAPE COVERAGE PROPOSED	3,896 SQ.FT 39%
PAVING COVERAGE EXISTING	2,135 SQ.FT 21%
PAVING COVERAGE PROPOSED	3,550 SQ.FT 35%
ALL ADJACENT LAND USES ARE RESIDENTIAL	
2 STANDARD PARKING COVERED SPACES	
3 BEDROOMS	

VICINITY MAP



USABLE REAR YARD CALC.

WIDTH OF PROPERTY AT 20' FROM FRONT PROPERTY LINE = 42'
 $42 \times 20 = 840$ MINIMUM USABLE REAR YARD AREA
 PROPOSED USABLE REAR YARD AREA = 1928 SQ. FT.

CODES

- APPLICABLE CODES:
- 2013 CALIFORNIA BUILDING CODE (CBC), (2012 INTERNATIONAL BUILDING CODE)
 - 2013 CALIFORNIA RESIDENTIAL CODE (CRC)
 - 2013 CALIFORNIA REFERENCE STANDARDS CODE (CRSC)
 - 2013 CALIFORNIA ELECTRICAL CODE (CEC), (2014 NATIONAL ELECTRICAL CODE)
 - 2013 CALIFORNIA MECHANICAL CODES (CMC), (2012 UNIFORM MECHANICAL CODE)
 - 2013 CALIFORNIA PLUMBING CODE (CPC), (2012 UNIFORM PLUMBING CODE)
 - 2013 CALIFORNIA FIRE CODE (CFC), (2012 INTERNATIONAL FIRE CODE)
 - 2013 CALIFORNIA ENERGY CODE
 - 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2013 CALIFORNIA EXISTING BUILDING CODE (CEBC)

SHEET INDEX

ARCHITECTURAL	
A-0.0	TITLE SHEET - SITE PLAN
A-1.0	CAL GREEN
A-2.0	EXISTING / DEMO PLAN
A-2.1	NEW FLOOR PLAN
A-3.0	ELEVATIONS
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS / SECTION
A-4.0	GARAGE ELEV / STREETSCAPE
A-5.0	ROOF PLAN

PROJECT DESCRIPTION

REMODEL OF 790 SQ.FT. APPROX INCLUDING KITCHEN, LIVING, DINING, LAUNDRY ROOM, GUEST BEDROOM BATHROOM WITH AN ADDITION OF 232.53 SQ.FT. DEMO OF EXISTING GARAGE AND NEW GARAGE IN THE BACK OF THE PROPERTY. NEW PORCH

- GENERAL NOTES
- ALL TREE PROTECTIVE FENCING SHALL BE INSTALLED & INSPECTED BY LOCAL JURISDICTION AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
 - NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIP LINE OF ANY ORDINANCE PROTECTED TREES ON THE SITE.
 - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
 - ALL UTILITIES FOR NEW CONSTRUCTION SHALL BE UNDERGROUND. FOR REMODELS AND RENOVATIONS, CHECK W/ LOCAL JURISDICTIONS.

SITE PLAN
SCALE: 1/8" = 1'-0"



REVISIONS:
1 PLANNING 05-17-16

SHEET TITLE SHEET & SITE PLAN
SCALE AS SHOWN
DATE 3.04.2016
PRJ.No. 2016-01

DRAWN BY:
www.d-squarestudio.com
408-625-9171

A-0.0

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

CRIBARI RESIDENCE REMODELING
600 CHAPMAN DR, CAMPBELL, CA 95008

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS: 20% REDUCTION OF WATER USE ARE NOW PRESCRIPTIVELY DESIGNATED WITHIN CALGREEN TEXT.

PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:

- 4.303.1.1 WATERS CLOSETS: ≤ 1.28 GAL/FLUSH
- 4.303.1.2 URINALS: ≤ 0.5 GAL/FLUSH
- 4.303.1.3.1 SINGLE SHOWERHEADS: ≤ 2.0 GPM @ 80 PSI
- 4.303.1.3.2 MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME
- 4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS: ≤ 1.5 GPM @ 60 PSI
- 4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS: ≤ 0.5 GPM @ 60 PSI
- 4.303.1.4.3 METERING FAUCETS: ≤ 0.25 GALLONS PER CYCLE
- 4.303.1.4.4 KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS: SPECIFICS THAT PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

RELOCATES PROVISIONS FOR MULTIPLE SHOWERHEADS TO SECTION 4.303.1.3.2.

4.304.1-OUTDOOR WATER USE-IRRIGATION CONTROLS

AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH:

- 1) CONTROLLER SHALL BE WEATHER OR SOIL MOISTURE-BASED THAT AUTOMATICALLY RESPOND TO THE PLANTS NEEDS AS WEATHER CONDITION CHANGE
- 2) WEATHER-BASED WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE SEPARATE WIRED OR WIRELESS RAIN SENSORS THAT CONNECT OR COMMUNICATE WITH THE CONTROLLERS. SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

INSTALL SEALED COMBUSTION FURNACE

INSTALL HIGH EFFICIENCY AIR CONDITIONING WITH ENVIRONMENTALLY PREFERABLE REFRIGERANTS

USE DUCT MASTIC ON ALL DUCT JOINTS AND SEAMS

CAL GREEN 4.303.1 AS AN ALTERNATE TO PRESCRIPTIVE COMPLIANCE, A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED THROUGH CALCULATIONS

CAL GREEN 4.406.1 JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED

CAL GREEN 4.503.1 GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. WOOD STOVE OR PELLET STOVE SHALL COMPLY W/ US EPA PHASE II EMISSION LIMITS

CAL GREEN 4.505.2 VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS

CAL GREEN 4.505.3 19% MOISTURE CONTENT OF BUILDING FRAMING MATERIALS

CAL GREEN 702.1 HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

TIGHTLY SEAL THE AIR BARRIER BETWEEN GARAGE AND LIVING AREA (PERFORMANCE TEST REQUIRED).

INSULATE ALL HOT WATER PIPES.

USE TRADITIONAL TRUNK, BRANCH, & TWIG PLUMBING WITH DEMAND CONTROLLED CIRCULATION LOOPS.

USE LOW-VOC OR ZERO-VOC PAINT (< 50 GPL VOCs REGARDLESS OF SHEEN)

USE LOW-VOC COATINGS THAT MEET SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1113. www.oqmd.gov/rules/reg/reg11/r1113.pdf

USE LOW-VOC CAULKS, CONSTRUCTION ADHESIVES AND SEALANTS THAT MEET SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168. www.oqmd.gov/rules/reg/reg11/r1168.pdf

REDUCE FORMALDEHYDE IN INTERIOR FINISHES. MEET CURRENT CA AIR RESOURCES BOARD (CARB) AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD FORMALDEHYDE LIMITS BY MANDATORY COMPLIANCE DATES. CGBC TABLE 4.504.5.

ALL CARPET AND 50% OF RESILIENT FLOORING SHALL BE LOW EMITTING.

INSTALL ENERGY STAR DISHWASHER, CLOTHES WASHER THAT MEETS CEE TIER 2 REQUIREMENTS (MODIFIED ENERGY FACTOR 2.0, WATER FACTOR 6.0 OR LESS), AND ENERGY STAR QUALIFIED REFRIGERATOR LESS THAN 25 CUBIC FEET CAPACITY.

DIVISION 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY

4.406.1-RODENT PROOFING

SPECIFICS THE AREAS NEEDING RODENT PROOFING ARE SOLE/BOTTOM PLATES. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF RODENTS.

4.408.1-CONSTRUCTION WASTE REDUCTION BY AT LEAST 50 PERCENT

RECYCLE AND/OR SALVAGE FOR REUSE A MIN. OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4; OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE. DOCUMENTATION IS REQUIRED PER SECTION 4.408.5. EXCEPTIONS:

- 1 - EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
- 2 - ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL ENFORCING AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
- 3 - THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSTIES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

4.408.2-CONSTRUCTION WASTE MANAGEMENT PLAN

A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL. SEE CAL GREEN 4.408 FOR REQUIREMENTS

4.408.2.1-DOCUMENTATION

DOCUMENTATION OF COMPLIANCE WITH THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE PROVIDED TO THE CITY DEMONSTRATING COMPLIANCE. THE PLAN SHALL BE UPDATED AS NECESSARY AND ACCESSIBLE DURING CONSTRUCTION. SEE CITY FOR FORMS

4.408.3-WASTE MANAGEMENT COMPANY

UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT DIVERTED CONSTRUCTION AND DEMOLITION WASTE MATERIALS MEET THE REQUIREMENTS IN SECTION 4.408.1.

4.410-BUILDING MAINTENANCE AND OPERATION

AN OPERATION AND MAINTENANCE MANUAL ACCEPTABLE TO THE CITY SHALL BE AVAILABLE AT FINAL INSPECTION AND SHALL BE PLACED IN THE BUILDING. SEE CALL GREEN 4.410 FOR MANUAL REQUIREMENTS

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.503.1-FIREPLACES

ANY GAS FIREPLACE SHALL BE A DIRECT-VENT, SEALED-COMBUSTION TYPE. ANY WOOD FIREPLACE OR PELLET STOVE SHALL COMPLY WITH THE US EPA PHASE II EMISSION LIMITS

4.504.1-COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

DURING STORAGE ON THE CONSTRUCTION SITE, DURING ROUGH INSTALLATION AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHOD ACCEPTABLE TO THE CITY

4.504.2.1-ADHESIVES, SEALANT AND CAULKS

ALL ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH THE VOC LIMITS SHOWN IN TABLE 4.504.1 AND 4.504.2 OR LIMITS ESTABLISHED BY THE BAY AREA AIR QUALITY DISTRICT, WHICHEVER IS MORE RESTRICTIVE. SEE CAL GREEN 4.504 FOR TABLES

AEROSOL ADHESIVES, SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS THAT DO NOT WEIGH MORE THAN 1 POUND OR CONSIST OF MORE THAN 16 FLUID OUNCES SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS

4.504.2.2-PAINTS AND COATINGS

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH THE VOC LIMITS SHOWN IN TABLE 4.504.3

4.504.2.3-AEROSOL PAINTS AND COATINGS

AEROSOL PAINTS AND COATINGS SHALL COMPLY WITH THE VOC LIMITS SHOWN IN TABLE 1 OF THE BAY AREA AIR MANAGEMENT DISTRICT REGULATION 8, RULE 9

4.504.2.4-VERIFICATION

VERIFICATION OF COMPLIANCE WITH THE VOC LIMITS SHALL BE PROVIDED TO THE CITY THAT MAY INCLUDE BUT IS NOT LIMITED TO MANUFACTURER'S PRODUCT SPECIFICATIONS OR ON-SITE PRODUCT CONTAINERS

4.504.3 - CARPET SYSTEMS

ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

- 1 - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
- 2 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
- 3 - NSF/ANSI 140 AT THE GOLD LEVEL
- 4 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD

4.504.3 - CARPET CUSHION

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

4.504.3 - CARPET ADHESIVE

ALL CARPET ADHESIVES SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1

4.504.5 - COMPOSITE WOOD PRODUCTS

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN THE AIR RESOURCES BOARD'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET. SEQ.), ON OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS AS SHOWN IN TABLE 4.504.5. DOCUMENTATION IS REQUIRED PER SECTION 4.504.5.1.

DEFINITION OF COMPOSITE WOOD PRODUCTS: COMPOSITE WOOD PRODUCTS INCLUDE HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD. "COMPOSITE WOOD PRODUCTS" DO NOT INCLUDE HARDBOARD, STRUCTURAL PLYWOOD, STRUCTURAL PANELS, STRUCTURAL COMPOSITE LUMBER, ORIENTED STRAND BOARD, GLUED LAMINATED TIMBER, PREFABRICATED WOOD I-JOISTS, OR FINGER-JOINED LUMBER, ALL AS SPECIFIED IN CCR, TITLE 17, SECTION 93120.1(A).

4.505-INTERIOR MOISTURE CONTROL

4.505.2-CONCRETE SLAB FOUNDATIONS

CONCRETE SLAB FOUNDATIONS SHALL HAVE A VAPOR RETARDER PER THE CBC AND PROVIDE A CAPILLARY BREAK BY ONE OF THE FOLLOWING:

- 1) A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR BARRIER IN DIRECT CONTACT WITH THE CONCRETE AND A CONCRETE MIX DESIGN THAT WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING
- 2) OTHER EQUIVALENT METHODS APPROVED BY THE CITY
- 3) A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL

4.505.2.1-CAPILLARY BREAK

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- 1 - A 4-INCH (101.6 MM) THICK BASE OF 1/2-INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
- 2 - OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
- 3 - A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

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 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED BY THE FOLLOWING:

- 1) MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER
- 2) MOISTURE READINGS SHALL BE TAKEN BETWEEN 2 AND 4 FEET FROM THE GRADE STAMPED END OF EACH PIECE VERIFIED
- 3) AT LEAST 3 RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE CITY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING

INSULATION PRODUCTS THAT ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE OF THE WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURE'S DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE

Table 4.504.5, FORMALDEHYDE LIMITS	
Maximum Formaldehyde Emissions in Parts per Million	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLEBOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

4.506-INDOOR AIR QUALITY AND EXHAUST

4.506.1 BATHROOM EXHAUST FANS

MECHANICAL BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:

- 1) FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING
- 2) UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS SHALL BE CONTROLLED BY A HUMIDISTAT THAT IS READILY ACCESSIBLE

HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTING THE RELATIVE HUMIDITY BETWEEN 50% AND 80%

DIVISION 4.5-ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)

4.507.2 HEATING AND AIR CONDITIONING SYSTEM DESIGN

HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- 1 - THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- 2 - DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2009 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- 3 - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2004 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM FUNCTIONS ARE ACCEPTABLE.

702.1-INSTALLER TRAINING

HVAC INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM OR BE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED

702.2-SPECIAL INSPECTION

WHEN REQUIRED BY THE CITY THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THE CODE

702.3-DOCUMENTATION

DOCUMENTATION TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, SPECIAL INSPECTION OR OTHER METHODS ACCEPTABLE TO THE CITY

THIS LIST IS NOT MEANT TO BE COMPREHENSIVE FOR ALL CHANGES OR CODE REQUIREMENTS. IT IS THE RESPONSIBILITY OF ALL PARTIES TO DESIGN, PLAN, INSTALL AND CONFORM TO ALL OF THE REQUIREMENTS IN COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, OTHER CALIFORNIA CODES AND CITY ORDINANCES AS APPLICABLE

CAL GREEN NOTES



CRIBARI RESIDENCE REMODELING

600 CHAPMAN DR, CAMPBELL, CA 95008

REVISIONS:

SHEET	CAL GREEN NOTES
SCALE	1/4" = 1'-0"
DATE	3.04.2016
PRJ.No.	2016-01

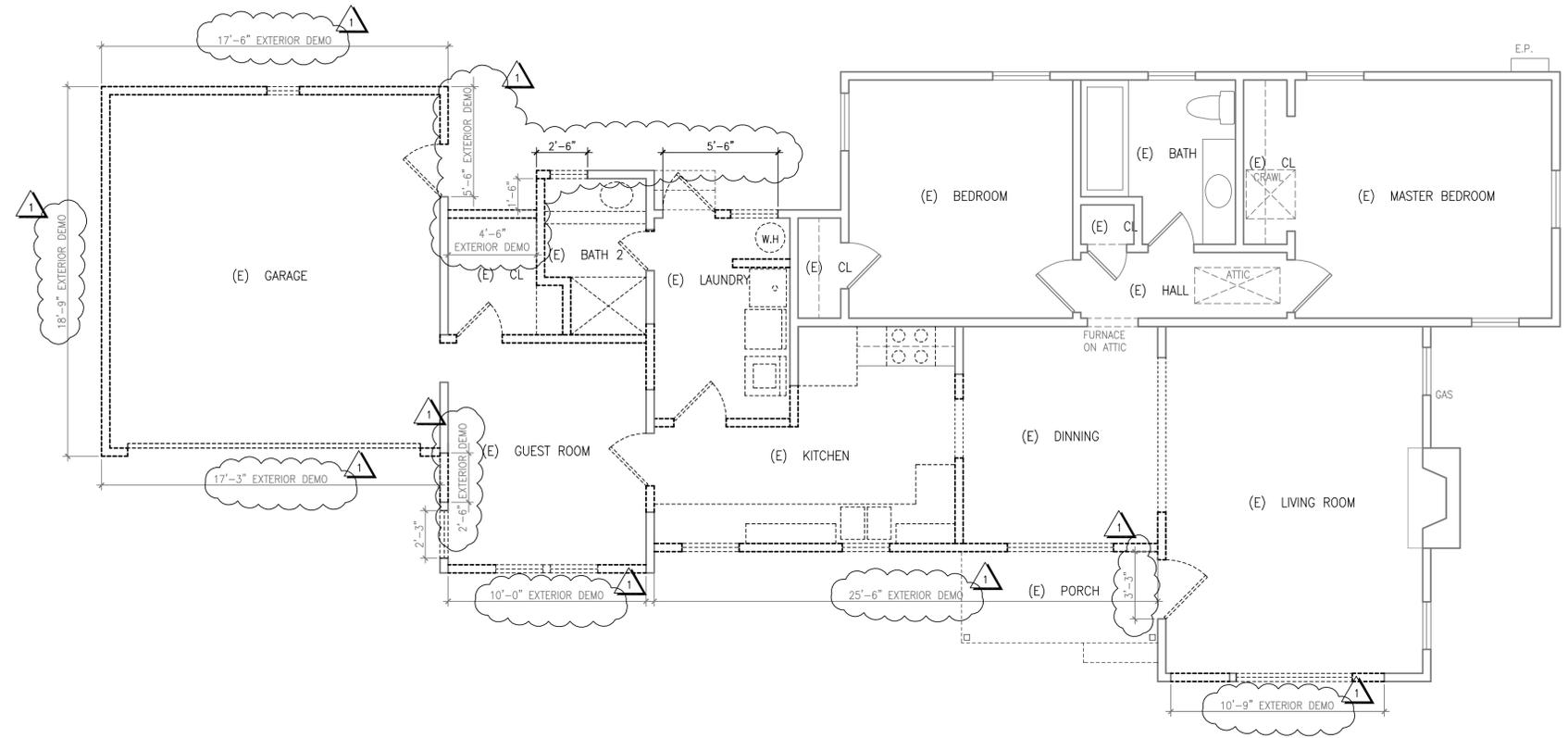
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CRIBARI RESIDENCE REMODELING
600 CHAPMAN DR, CAMPBELL, CA 95008

Exterior Walls	Lineal feet
Existing area (including garage)	169'-3" (House) 59'11" (Garage) Total = 229'-2"
Area to be removed/ replaced/ or relocated	68'-3" (House) 59'-0" (Garage) Total = 127'-3"
Proposed new area	77'-9" (House) 92' (Garage)
Total area following construction	183'-8" (House) 92' (Garage) Total = 275'-8"



LEGEND

	WALL DEMO
	EXISTING WALL
	DEMO DOOR
	(E) DOOR
	DEMO WINDOW
	(E) WINDOW

(E) DEMO PLAN
SCALE: 1/4" = 1'-0"



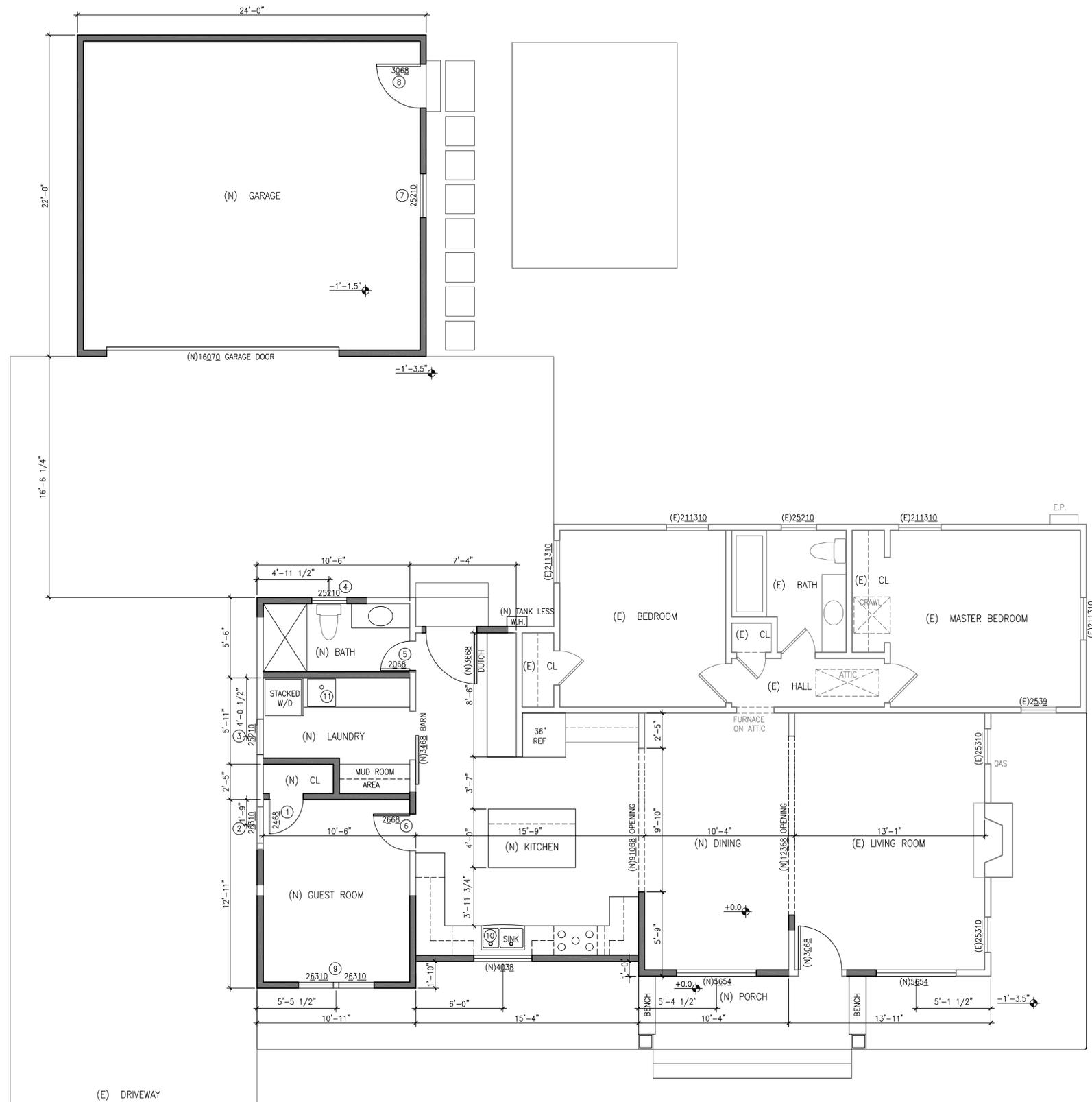
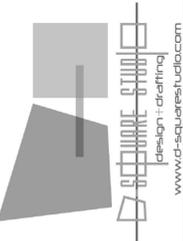
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SHEET	EXISTING/ DEMO PLAN
SCALE	AS SHOWN
DATE	3.04.2016
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(N) FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- A. LANDING AT EXT. DOORS SHALL BE THE WIDTH OF THE OPERABLE DOOR X 36" DEEP PER CBC 1008.1.5. THE LANDING SHALL NOT BE MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD PER CBC 1008.1.4. THRESHOLDS SHALL NOT EXCEED .5" MAX. DOWN FOR OUTWARD SWINGING DOORS, .75" FOR SLIDERS, AND 7.75" MAX. FOR INWARD SWINGING DOORS PER CRC R311.3
- B. ALL SLEEPING ROOMS TO BE PROVIDED WITH ONE EGRESS ESCAPE/ RESCUE WINDOW. EGRESS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. CLR. HT. OF 24" AND A MIN. CLEAR WIDTH OF 20". BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR, PER CBC SECTION 1028.
- C. SEE CAL GREE SHEET FOR WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)
- D. PROVIDE 30" (W) MIN & 24" IN FRONT MIN CLR FOR ALL TOILETS
- E. PROVIDE DOOR STOPS FOR ALL INTERIOR DOORS
- F. PROVIDE MOISTURE RESISTANT, GYP.BD. & FIRE RATED IN ALL WET LOCATIONS.
- G. WHERE DEMOLITION AND NEW WORKS OCCUR, PATCH AND REPAIR (E) FINISHES TO MATCH (N) CONSTRUCTION.
- H. EXTEND DEMOLITION IS NOT LIMITED TO THE ITEMS NOTED. REMOVE ADDITIONAL ITEMS ADJACENT TO THE NEW CONSTRUCTION AS REQUIRED
- I. REMOVE FLOOR IN AREAS AFFECTED BY WALL DEMOLITION
- J. DRYER TO BE VENTED TO THE EXTERIOR WITH A BACKDRAFT DAMPER

KEY NOTES

- ① REUSE EXISTING CLOSET DOOR
- ② REUSE EXISTING GUESTROOM WINDOW
- ③ REUSE EXISTING KITCHEN WINDOW
- ④ REUSE EXISTING LAUNDRY ROOM WINDOW
- ⑤ REUSE EXISTING BATHROOM DOOR
- ⑥ REUSE EXISTING GUEST ROOM DOOR
- ⑦ REUSE EXISTING KITCHEN WINDOW
- ⑧ REUSE EXISTING FRONT DOOR
- ⑨ REUSE EXISTING GUEST ROOM WINDOWS
- ⑩ FARMHOUSE 36" X 21.25" UNDERMOUNT DOUBLE BOWL KITCHEN SINK
- ⑪ REUSE EXISTING UTILITY SINK FROM (E) LAUNDRY ROOM

LEGEND

- NEW 2X4 STUDS @ 16" O.C.
- EXISTING WALLS
- EXISTING DOORS
- NEW DOORS

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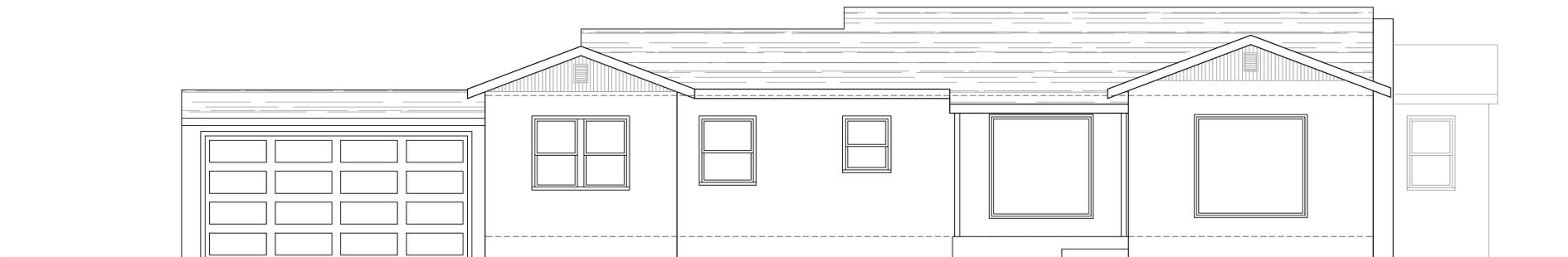
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SHEET NEW FLOOR PLAN
SCALE AS SHOWN
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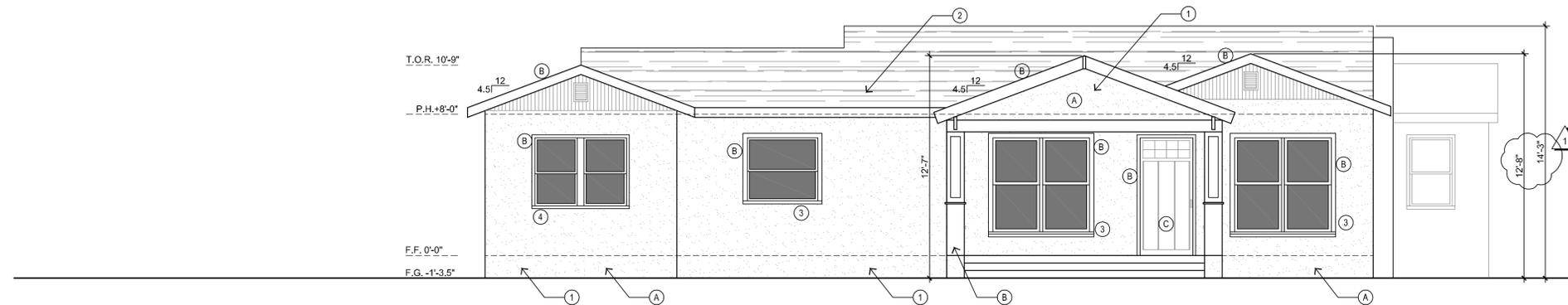
(E) NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

- ① STUCCO TO MATCH EXISTING
- ② ASPHALT SHINGLE ROOF TO MATCH EXISTING
- ③ (N) WINDOW BY MILGARD: TUSCANY VINYL SERIES / WHITE, SEE FLOOR PLAN FOR DIMENSION
- ④ REUSE EXISTING WINDOW, SEE FLOOR PLAN

COLORS

- A SHERWIN WILLIAMS - SW 6207 - RETREAT
- B SHERWIN WILLIAMS - SW 7005 - PURE WHITE
- C SHERWIN WILLIAMS - SW 6871 - POSITIVE RED



(N) NORTH ELEVATION
SCALE: 1/4" = 1'-0"

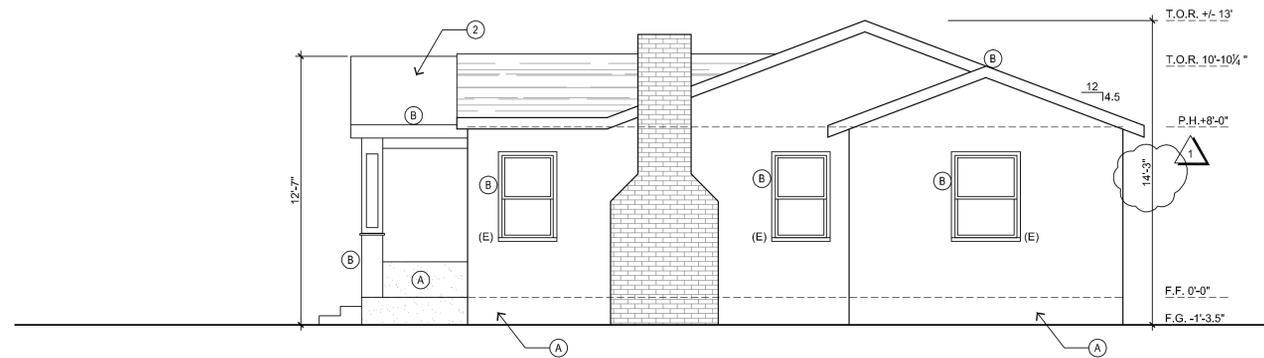
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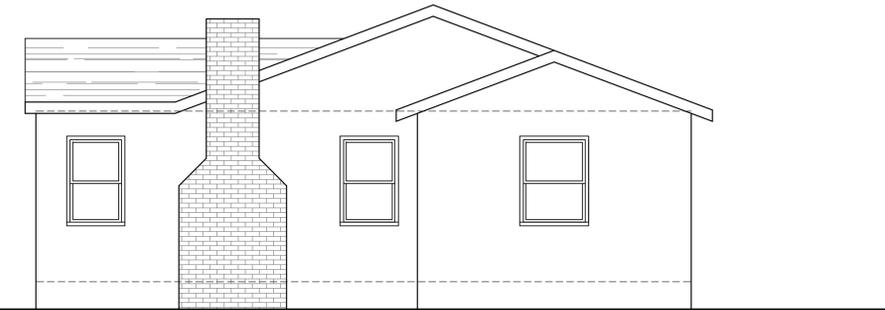
SHEET	ELEVATIONS
SCALE	1/4" = 1'-0"
DATE	3.04.2016
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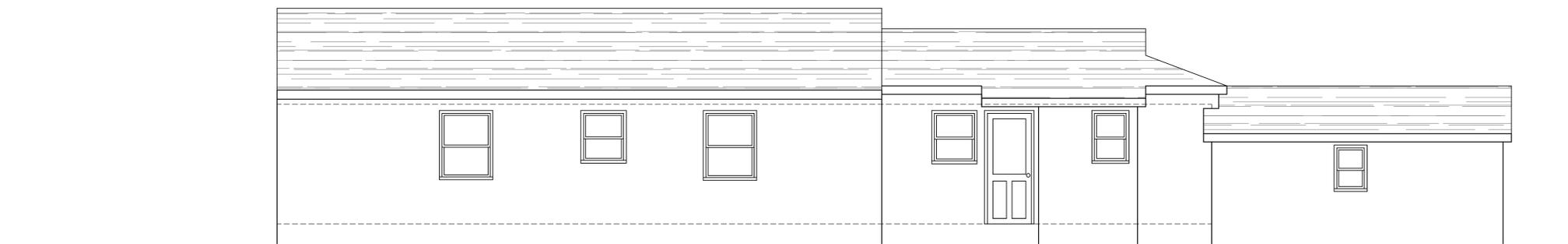
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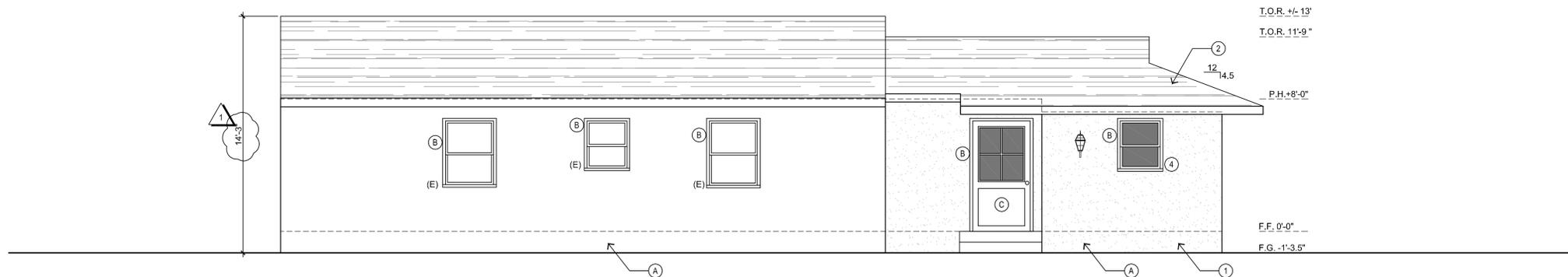
(N) WEST ELEVATION
SCALE: 1/4" = 1'-0"



(E) WEST ELEVATION
SCALE: 1/4" = 1'-0"



(E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



(N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

- ① STUCCO TO MATCH EXISTING
- ② ASPHALT SHINGLE ROOF TO MATCH EXISTING
- ③ (N) WINDOW BY MILGARD; TUSCANY VINYL SERIES / WHITE, SEE FLOOR PLAN FOR DIMENSION
- ④ REUSE EXISTING WINDOW, SEE FLOOR PLAN

COLORS

- (A) SHERWIN WILLIAMS - SW 6207 - RETREAT
- (B) SHERWIN WILLIAMS - SW 7005 - PURE WHITE
- (C) SHERWIN WILLIAMS - SW 6871 - POSITIVE RED

REVISIONS:

① PLANNING 05-17-16

SHEET ELEVATIONS

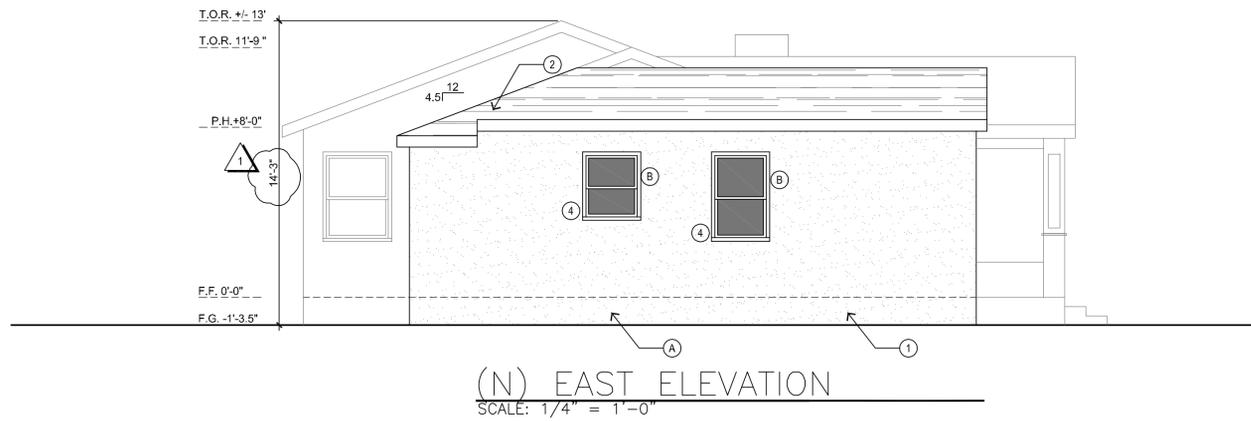
SCALE 1/4" = 1'-0"

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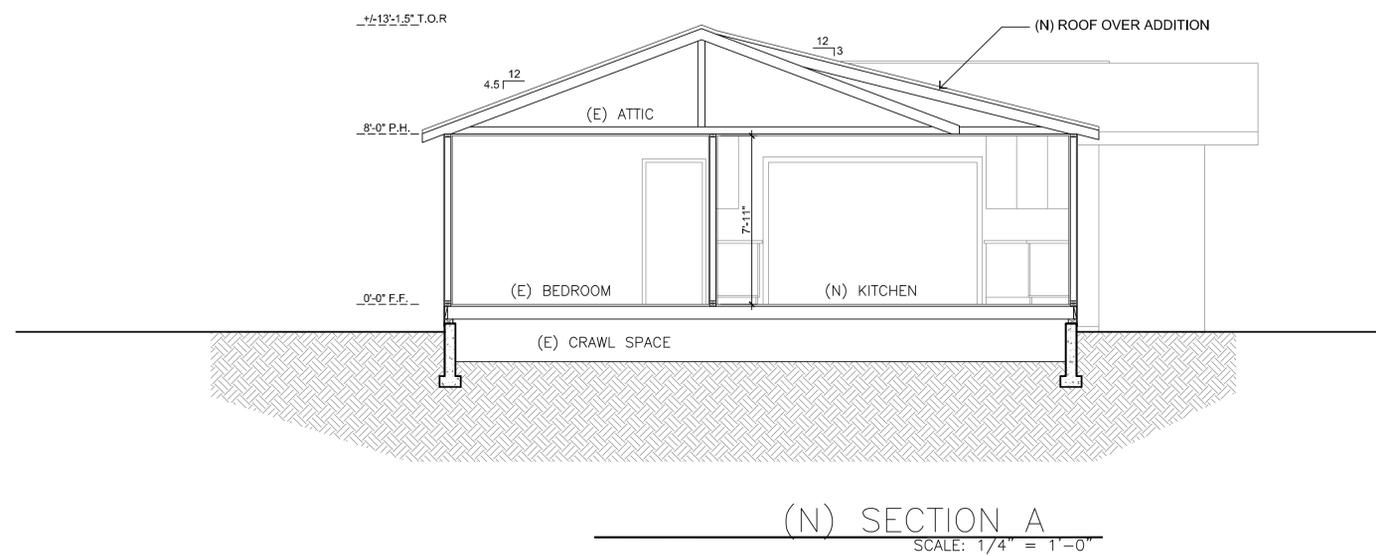


KEY NOTES

- ① STUCCO TO MATCH EXISTING
- ② ASPHALT SHINGLE ROOF TO MATCH EXISTING
- ③ (N) WINDOW BY MILGARD TUSCANY VYNIL SERIES / WHITE, SEE FLOOR PLAN FOR DIMENSION
- ④ REUSE EXISTING WINDOW, SEE FLOOR PLAN

COLORS

- Ⓐ SHERWIN WILLIAMS - SW 6207 - RETREAT
- Ⓑ SHERWIN WILLIAMS - SW 7005 - PURE WHITE
- Ⓒ SHERWIN WILLIAMS - SW 6871 - POSITIVE RED



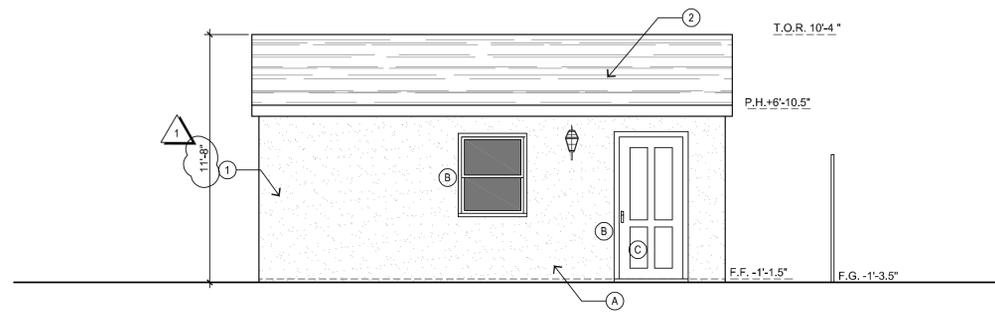
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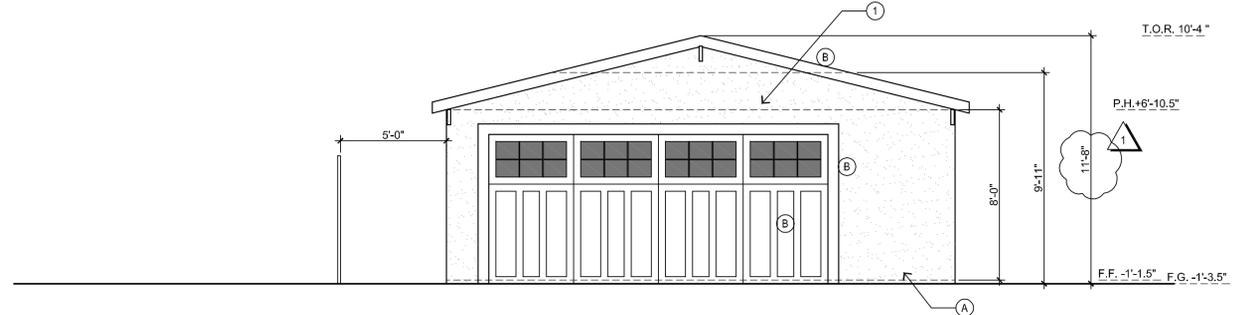
SHEET	ELEVATIONS / SECTION
SCALE	1/4" = 1'-0"
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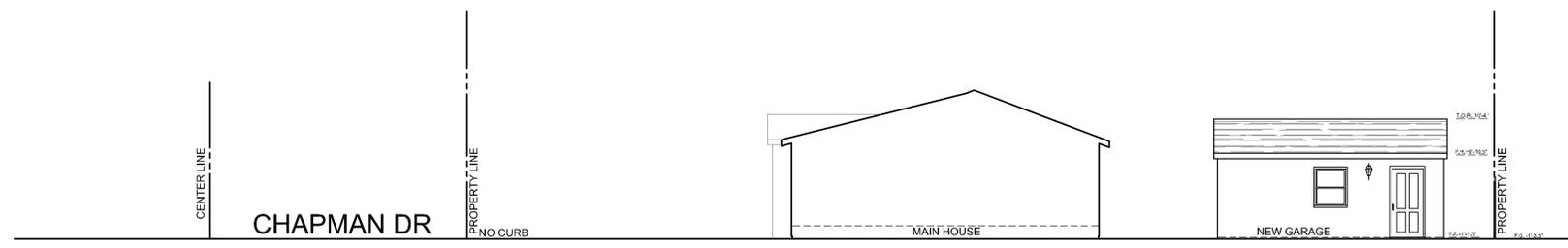
A-3.2



(N) GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



(N) GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SITE SECTION
SCALE: 1/8" = 1'-0"

KEY NOTES

- ① STUCCO TO MATCH EXISTING
- ② ASPHALT SHINGLE ROOF TO MATCH EXISTING
- ③ (N) WINDOW BY MILGARD: TUSCANY VYNIL SERIES / WHITE, SEE FLOOR PLAN FOR DIMENSION
- ④ REUSE EXISTING WINDOW, SEE FLOOR PLAN

COLORS

- (A) SHERWIN WILLIAMS - SW 6207 - RETREAT
- (B) SHERWIN WILLIAMS - SW 7005 - PURE WHITE
- (C) SHERWIN WILLIAMS - SW 6871 - POSITIVE RED



STREETSCAPE
SCALE: 1/8" = 1'-0"

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SHEET GARAGE ELEV/
STREETSCAPE
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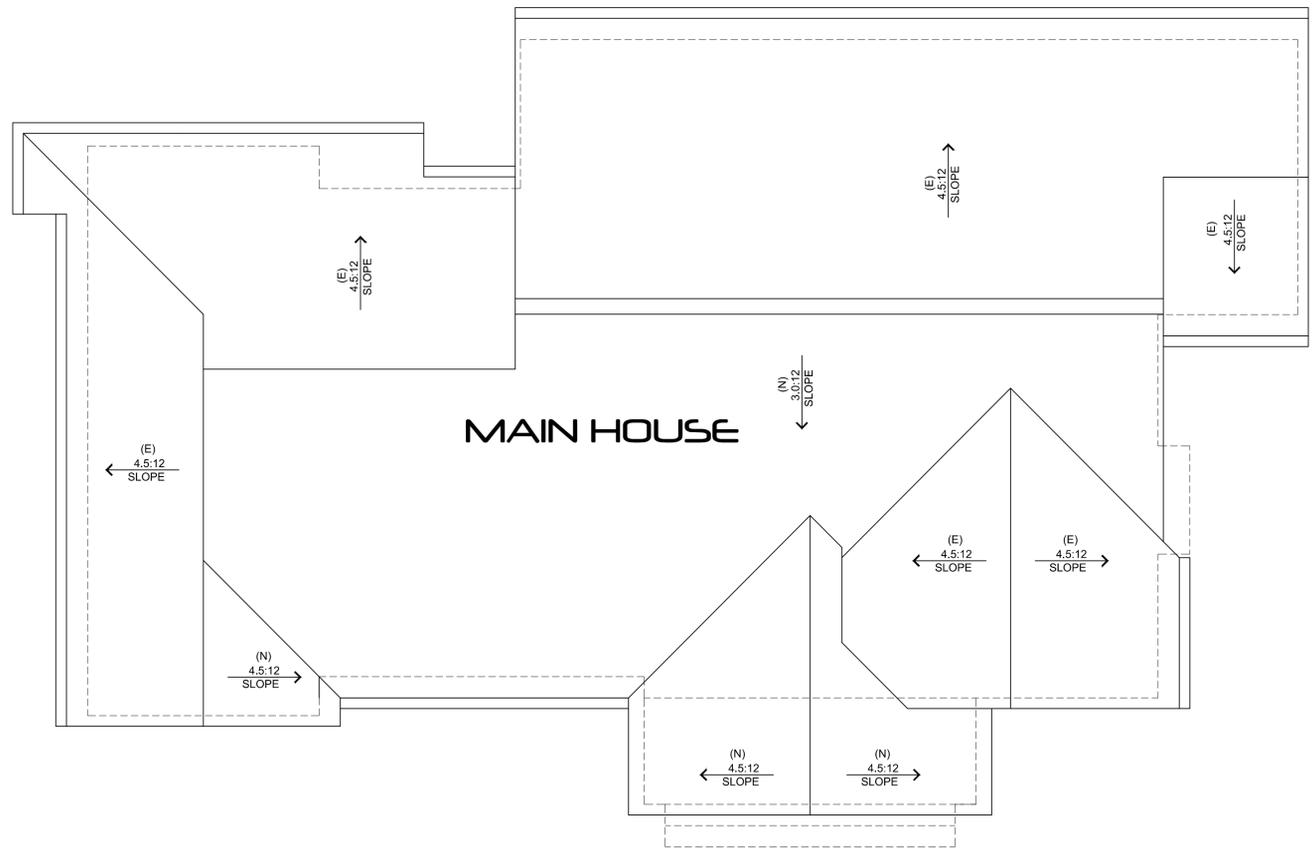
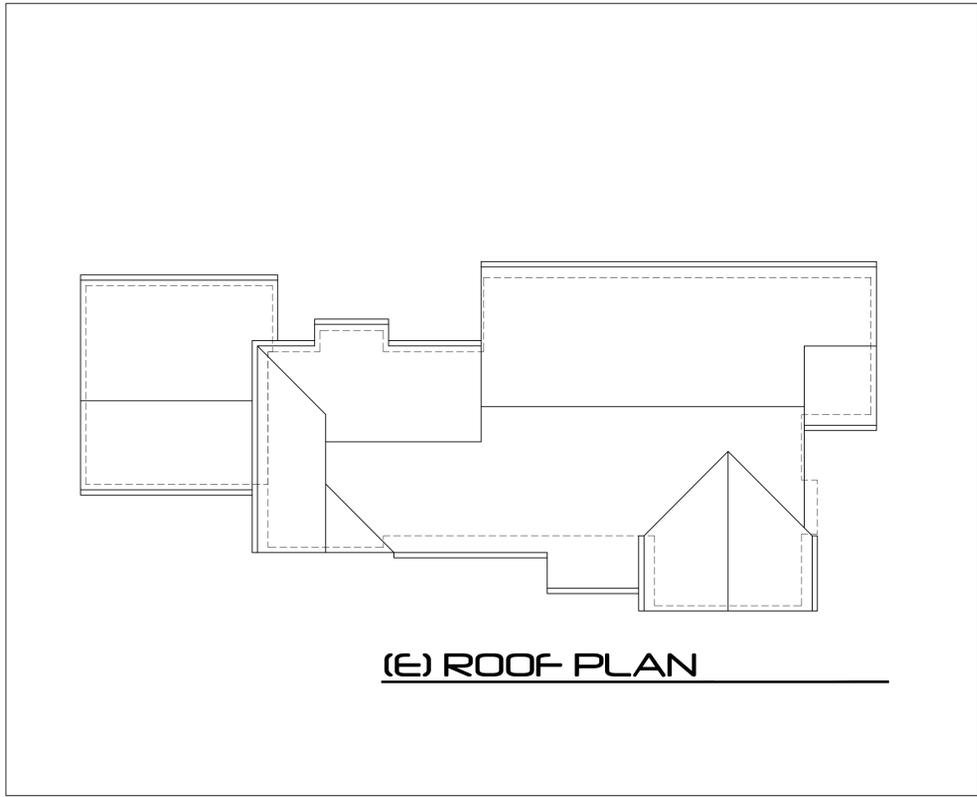
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SHEET	ROOF PLAN
SCALE	1/4" = 1'-0"
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(N) ROOF PLAN
SCALE: 1/4" = 1'-0"