



**CITY OF CAMPBELL**  
Community Development Department

June 23, 2017

**NOTICE OF ADMINISTRATIVE SITE AND 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 and Architectural Review Permit for the following project proposal:

**File No.:** PLN2017-177  
**Applicant:** Juan Carlos Navarro  
**Project Address:** 1411 Theresa Avenue  
**Property Owner:** Lynn Carter  
**Zoning District:** R-1-8 (Single-Family Residential)  
**General Plan:** Low Density Residential  
**Project Description:** To add a covered patio to the rear of an existing single-family residence.

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 June 24, 2017 and ends on July 5, 2017 (due to the holiday). Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 5, 2017**. 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:** 1511 Theresa Avenue

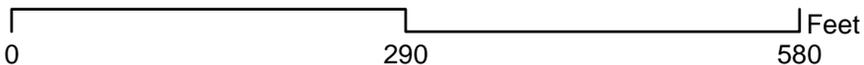
**Application Type:** Admin. Site and Architectural Review

**Planning File No.:** PLN2017-177

**Description:** To add a new covered patio to the rear of an existing single-family residence.



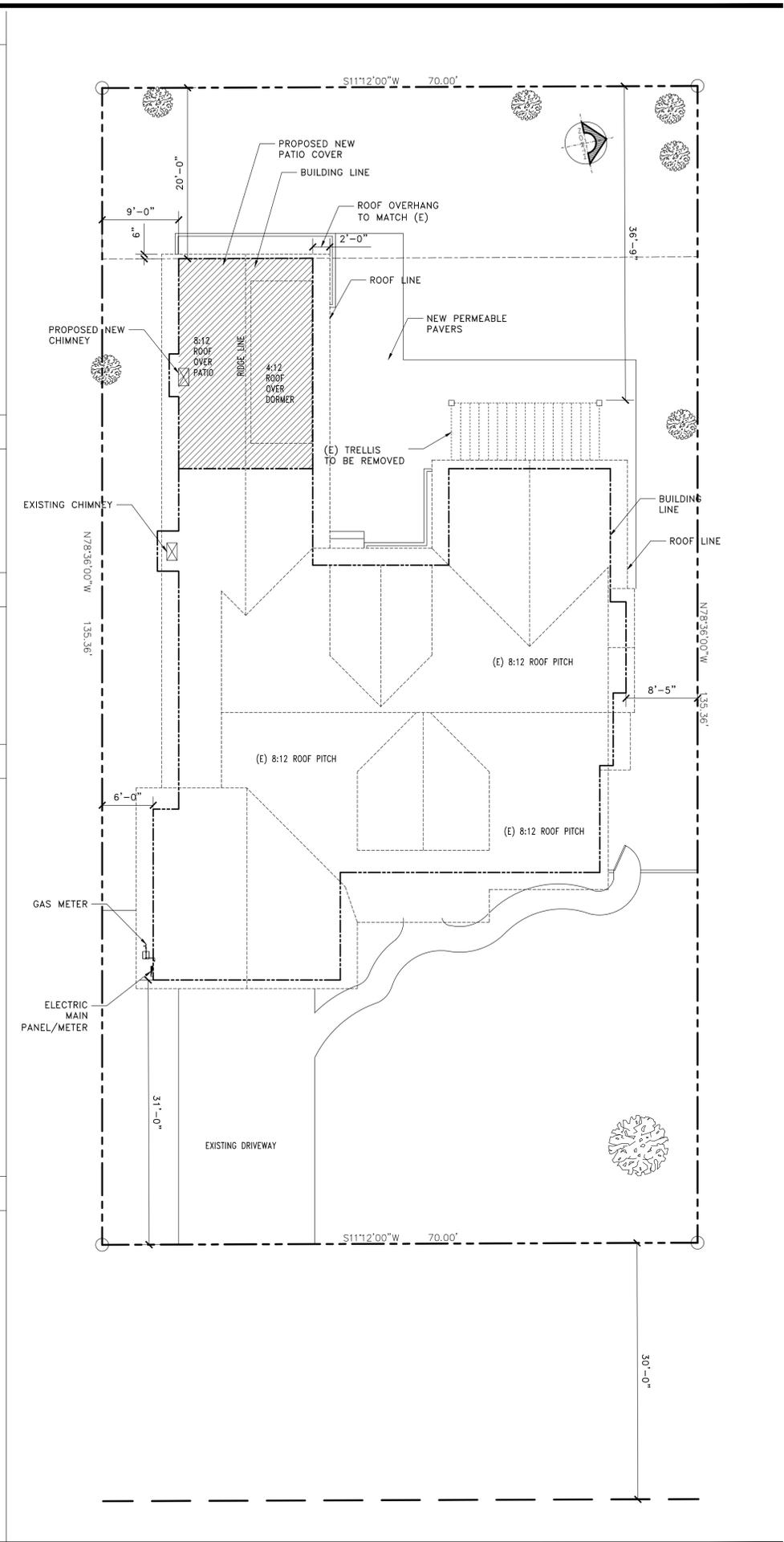
Community Development Department  
Planning Division



SYMBOLS	
BUILDING LAYOUT POINT	BLP
DATUM POINT ELEVATION	
MATCH LINE	
PROPERTY LINE	
DIM. @ F.O.S./STRUC.	
DIM. @ CENTER LINE	
DIM. @ F.O.F./CLEAR	
(N) OR REQUIRED ELEVATION POINT	+9'-0"
(E) ELEVATION POINT	+9'-0"
COLUMN GRID	A, 1
DETAIL NO.	4
SHEET NO.	A6
WALL SECTION NO.	7
SHEET NO.	A8
BUILDING SECTION	9
INTERIOR ELEVATION	1, 2, 3, 4, A2
DOOR NO.	4
DOOR TYPE	
WINDOW NO.	5
REVISION NO.	3
ROOM NAME	ENTRY
ROOM NO.	100
EARTH	
POROUS FILL/ GRAVEL/ROCK	
SAND/MORTAR/ CEMENT PLASTER	
CONCRETE	
MASONRY WALL	
BRICK/BRICK VENEER/ PAVER	
QUARRY/ CERAMIC TILE	
PLYWOOD	
ROUGH WOOD	
FINISH WOOD	
METAL	
GYPSUM BOARD	
PROTECTION BOARD	
ACOUSTICAL TILE	
GLASS	
WATERPROOFING/ FLASHING	
BLANKET OR BATT INSULATION	
RIGID INSULATION	
RESILIENT FLOORING	

ABBREVIATIONS	
A	A.C. Asphalt Concrete ACOUS Acoustical AC.T. Acoustical Tile AC.P. Acoustical Panel A.D. Area Drain ADJ. Adjustable AGGR. Aggregate A.F. Above Finished Floor AL./ALUM. Aluminum & ANG./< Angle APPROX. Approximate ARCH. Architectural ASPH. Asphalt AT At
B	BKG. Backing BD. Board BITUM. Bituminous BLDG. Building BLKG. Blocking BM. Beam B.O. Bottom of BOT. Built-up
C	CAB. Cabinet C.B.A. Carpet Base C.B. Catch Basin CEM. Cement CER. Ceramic C.I. Cast Iron C.J. Construction/Control Joint C.L. Center Line CLG. Ceiling CLK. Caulking CLO. Closet CLR. Clear C.O. Clean out COL. Column CONC. Concrete CONN. Connection CONSTR. Construction CONT. Continuous CONTR. Contractor CORR. Corridor CPT. Carpet C.P. Cement Plaster C.SQ. Carpet Square CTSK. Countersink C.M.U./CMU Conc. Masonry Unit CNTR. Counter C.T. Ceramic Tile CTR. Center C.W. Curtain Wall
D	DAT. Datum DBL. Double DEPT. Department D.F. Drinking Fountain DET. Detail DIA. Diameter DIM. Dimension DISP. Dispenser DKG. Decking DN. Down D.O. Door Opening D.P. Dimension Point DWR. Drawer DS. Downsput D.S.P. Dry Standpipe DWG. Drawing
E	E (E) Existing EA. Each E.J. Expansion Joint EL./ELEV. Elevation ELEC. Electrical ELEV. Elevator EMER. Emergency ENCL. Enclosure E.P. Electrical Panelboard EQ. Equipment EQUIP. Equipment E.W.C. Electrical Water Cooler EXPO. Exposed EXP. Expansion EXT. Exterior F.A. Fire Alarm F.B.O. Furnished by Owner
F	F.D. Floor Drain FDN. Foundation F.E. Fire Extinguisher F.E.C. Fire Extinguisher Cab. F.F. Finish Floor F.G. Fixed Glass F.H.C. Fire Hose Cabinet FHWS. Flat Head Wood Screw FIN. Finish FL. Floor FLASH. Flashing FLUOR. Fluorescent F.O.C. Face of Concrete F.O.F. Face of Finish F.O.M. Face of Masonry F.O.S. Face of Stud FRPF. Fireproof FR. Framing FRC. Full Size F.S. Full Size F.S.R. Fire Sprinkler Riser FT. Foot or Feet FTG. Footing FURR. Furring FUT. Future
G	GA. Gauge GALV. Galvanized G.B. Grab Bar G.CONC. Gunite Concrete GL. Glass GND. Ground GR. Grade GYPSUM Gypsum
H	HB. Hose Bibb H.C. Hollow Core H.D. Hot Dipped HDPC. Handicapped HDWD. Hardwood HDWR. Hardware H.M. Hollow Metal HORIZ. Horizontal HR. Hour HGT. Height
I	I.D. Inside Diameter IN. Inch or Inches INCL. Include INSUL. Insulation INT. Interior
J	JAN. Janitor JT. Joint
K	KIT. Kitchen
L	LAB. Laboratory LAM. Laminated LAV. Lavatory
M	MAT. Material M.B. Machine Bolt LT. Light LG. Large M. Medium MECH. Mechanical MEMB. Membrane MET. Metal MFR. Manufacturer MH. Manhole MIN. Minimum MIR. Mirror MISC. Miscellaneous M.O. Masonry Opening MOUNT. Mounted MULL. Mullion
N	N North N (N) New N.I.C. Not In Contract NO./# Number NOM. Nominal N.T.S. Not to Scale
O	O/O. Overall O.A. On Center O.D. Outside Diameter (Dim.) O.H. Opposite Hand O.F.D. Overflow Drain OBS. Obscure OFF. Office OPNG. Opening OPP. Opposite
P	P.C. Painted Concrete P.G.B. Painted Gypsum Board PKG. Parking PRCST. Pre-Cast PL. Plate P.LAM. Plastic Laminite PLAS. Plaster PLYWD. Plywood PR. Pair PT. Paint P.T.D. Paper Towel Dispenser P.T.D./R. Combination Paper Towel Dispenser & Receptacle PARTN. Partition P.T.R. Paper Towel Receptacle
Q	QTY. Quantity Q.T. Quarry Tile
R	R. Riser RAD. Radius R.B.-4 4" Rubber Top Set Base R.B.-6 6" Rubber Top Set Base R.D. Roof Drain REF. Reference REFR. Refrigerator REIN. Reinforced REQ. Required RESIL. Resilient R.F. Resilient Flooring RFG. Roofing RGR. Register RHWS. Round Head Wood Screw RND. Round R.O. Rough Opening RWD. Redwood R.W.L. Rain Water Leader
S	S South S.C. Solid Core S.C.D. Seat Cover Dispenser S.CONC. Sealed Concrete SCHED. Schedule S.D. Soap Dispenser SECT. Section SH. Shelf SHR. Shower SHT. Sheet SIM. Similar SHT.MET. Sheet Metal
T	TRD. Tread T.B. Towel Bar T.C. Top of Curb TEL. Telephone TEMP. Temporary TER. Terrazzo T.&G. Tongue & Groove T.G.B. Textured Gypsum Board THK. Thick T.O. Top of T.O.C. Top of Concrete T.P.D. Toilet Paper Dispenser T.V. Television T.O.W. Top of Wall TYP. Typical
U	UNF. Unfinished U.O.N. Unless Otherwise Noted UR. Urinal
V	VCR Vinyl Carpet Reducer VCT Vinyl Composition Tile VERT. Vertical VEST. Vestibule V.T. Vinyl Tile V.W.C. Vinyl Wall Covering
W	W West W/W. Water Closet WD. Wood W.D.W. Window W.F. Wall Fabric W.H. Water Heater W/O. Without WP. Waterproof W.SCT. Wainscot W.S.P. Wet Stand Pipe WT. Weight
Y	YD. Yard

TABULATIONS	
APN Numbers: 406-23-032 Occupancy: R3 Single family Zone Designation: R1-6 Construction type: VB Lot size: 9,475 s.f.	
House s.f.:	Existing: 2,104.06 s.f. Proposed: 2,104.06 s.f. Permitted: - s.f.
Garage:	Existing: 412.84 s.f. Proposed: 412.84 s.f. Permitted: - s.f.
Bldg Total:	Existing: 2,516.90 s.f. Proposed: 2,516.90 s.f. Permitted: - s.f.
New patio s.f.:	Existing: 0.00 s.f. Proposed: 388 s.f. Permitted: - s.f.
New Covered Patio:	Existing: 0.00 s.f. Proposed: 388.54 s.f. Permitted: - s.f.
Lot coverage:	Existing: 2,516.90 s.f. Proposed: 2,905.44 s.f. Permitted: - s.f.
Lot coverage:	Existing: 26.56 % Proposed: 30.66 % Permitted: 50 %
Front Setback:	Existing: 31'-0" Proposed: 31'-0" Permitted: 25'-0"
Rear setback:	Existing: 36'-9" Proposed: 20'-0" Permitted: 20'-0"
R. side setback:	Existing: 8'-5" Proposed: 8'-5" Permitted: 5'-0"
L. side setback:	Existing: 6'-0" Proposed: 6'-0" Permitted: 5'-0"
Building height:	Existing: 24'-8" Proposed: 24'-8" Permitted: 30'-0"
No. of Stories:	Existing: 2 Proposed: 2 Permitted: 2
Parking spaces:	Existing: 2 Proposed: 2 Permitted: -
CODE REFERENCE:	
2016 CALIFORNIA RESIDENTIAL CODE (CRC) 2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA PLUMBING CODE (CPC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) 2016 CALIFORNIA FIRE CODE (CFC) 2016 CALIFORNIA T-24 ENERGY CODE CITY OF CAMPBELL, CA. MUNICIPAL CODE	
SCOPE OF WORK:	
ARCHITECTURAL	
A0.0	PROJECT DATA & SITE PLAN
A1.0	EXISTING AND DEMOLITIONS FLOOR PLAN
A1.1	PROPOSED NEW FLOOR PLAN
A1.2	ELECTRICAL & ROOF PLAN
A2.0	EXISTING ELEVATIONS
A2.1	PROPOSED ELEVATIONS & CROSS SECTION
L.1	LANDSCAPE PLAN
L.2	LANDSCAPE PLAN
L.3	LANDSCAPE PLAN
DRAWING INDEX	
ARCHITECTURAL	
ENGINEERING	
LOCATION MAP:	



**design and drafting development**  
586 N First St - Suite 215-  
San Jose, CA 95131  
(P) 408.205.9812 (F) 408.459.1619  
jcnavarro@att.net

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HOUSE ADDITION/REMODEL FOR:  
**THE CARTER RESIDENCE**  
1511 THERESA AVE  
CAMPBELL, CA 95070

REVISION	DATE
1	
2	
3	

J.C. NAVARRO/DESIGNER

DATE: 03.28.2017  
PROJECT No. 08-0717

**PROJECT DATA**

REF. NORTH

**AO.0**

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D-Cube Studio

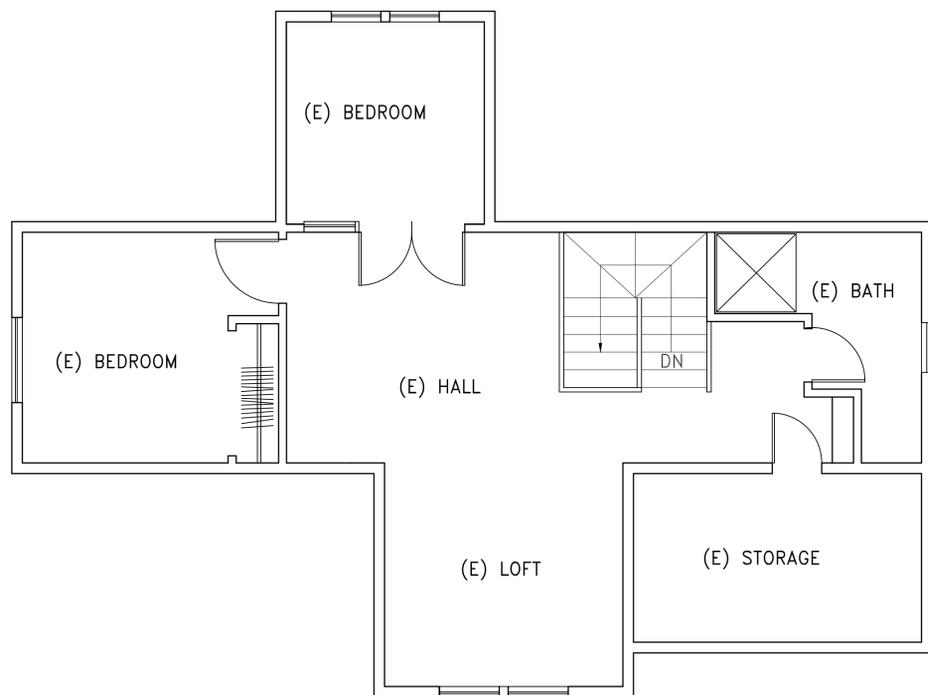
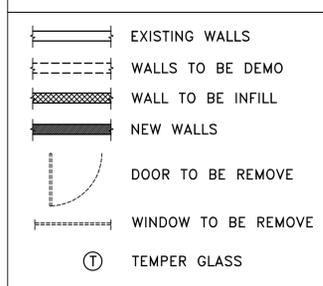
**DEMOLITION NOTES:**

- 1 DOORS REMOVE AND SALVAGE PER OWNER
- 2 WINDOWS & SKYLIGHTS REMOVED AND DISCARD PER OWNER
- 3 CABINETS PROTECT EXISTING WHERE POSSIBLE
- 4 FLOOR COVERINGS PROTECT EXISTING WHERE POSSIBLE
- 5 LIGHT FIXTURES PROTECT EXISTING WHERE POSSIBLE
- 6 APPLIANCES PROTECT EXISTING WHERE POSSIBLE
- 7 LANDSCAPE PROTECT EXISTING WHERE POSSIBLE
- 8 FLATWORK PROTECT EXISTING WHERE POSSIBLE
- 9 VENEER N/A
- 10 ELECTRICAL METER EXISTING TO REMAIN
- 11 GAS METER EXISTING TO REMAIN
- 12 FURNACE EXISTING TO REMAIN
- 13 WATER HEATER EXISTING TO REMAIN

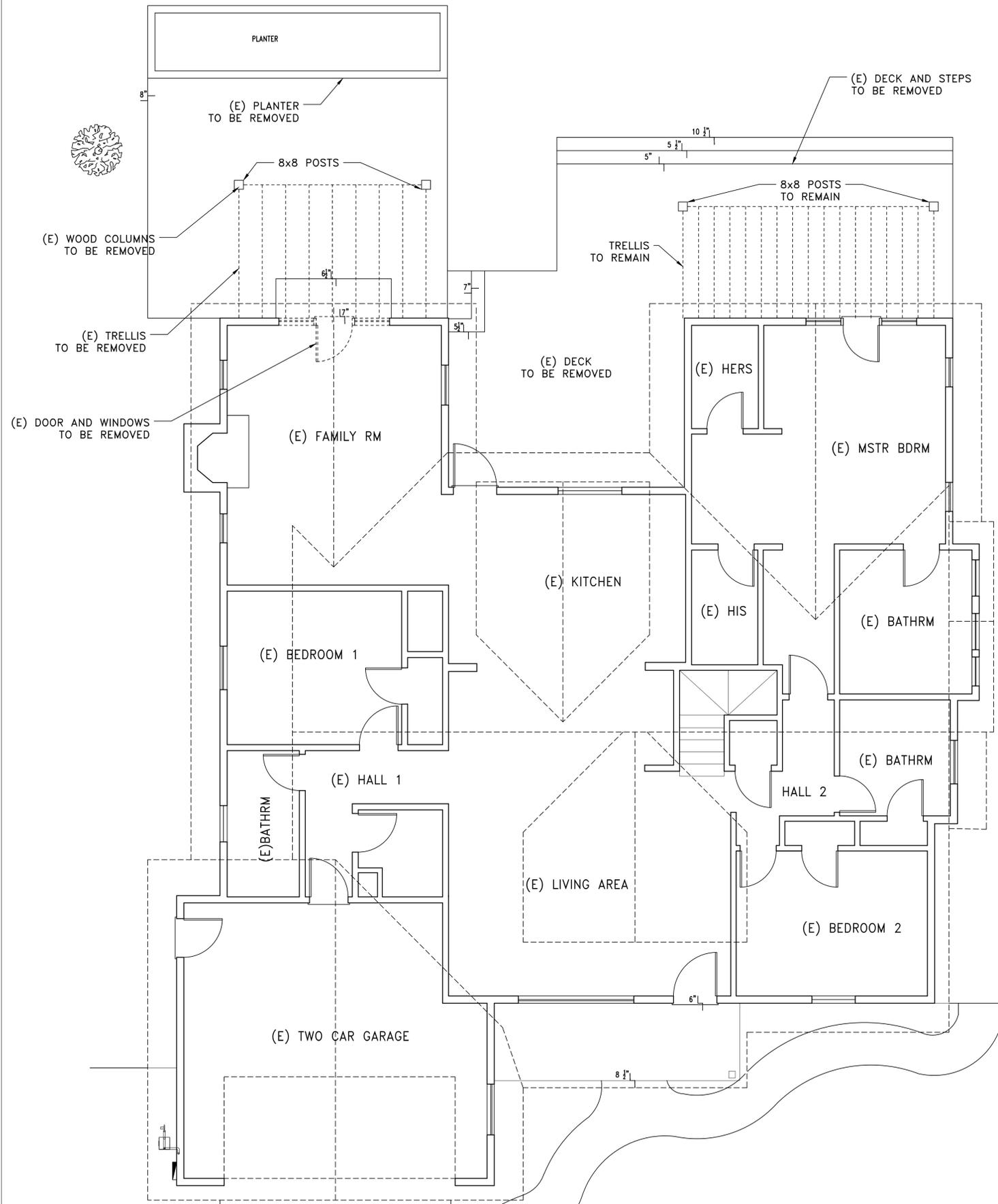
**GENERAL NOTES:**

- I PLUMBING CAP OFF EXISTING AND RELOCATE AFFECTED WATER SUPPLY, DRAIN, VENTS AND WASTE LINES AS REQUIRED
- II ELECTRICAL REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGE OR REMOVED DURING CONSTRUCTION
- III DUCTWORK REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGE OR REMOVED DURING CONSTRUCTION
- IV BRACING CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALL ARE REMOVED AND WHERE IMPORTANT SUPPORT IS REQUIRED
- V DISPOSAL ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- VI HAZARDOUS MATERIALS IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE STOP WORK IMMEDIATELY AND CONTACT OWNER/D-CUBE STUDIO FOR INSTRUCTIONS

**LEGEND:**



EXISTING 2ND FLOOR PLAN (NO CHANGE) 1/4" 2



EXISTING AND DEMOLITION 1ST FLOOR PLAN 1/4" 1



**design and drafting development**  
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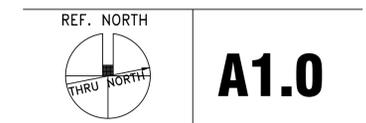
HOUSE ADDITION/REMODEL FOR:  
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 CAMPBELL, CA 95070

REVISION	DATE
1	
2	
3	



J.C. NAVARRO/DESIGNER  
 DATE: 03.28.2017  
 PROJECT No. 08-0717

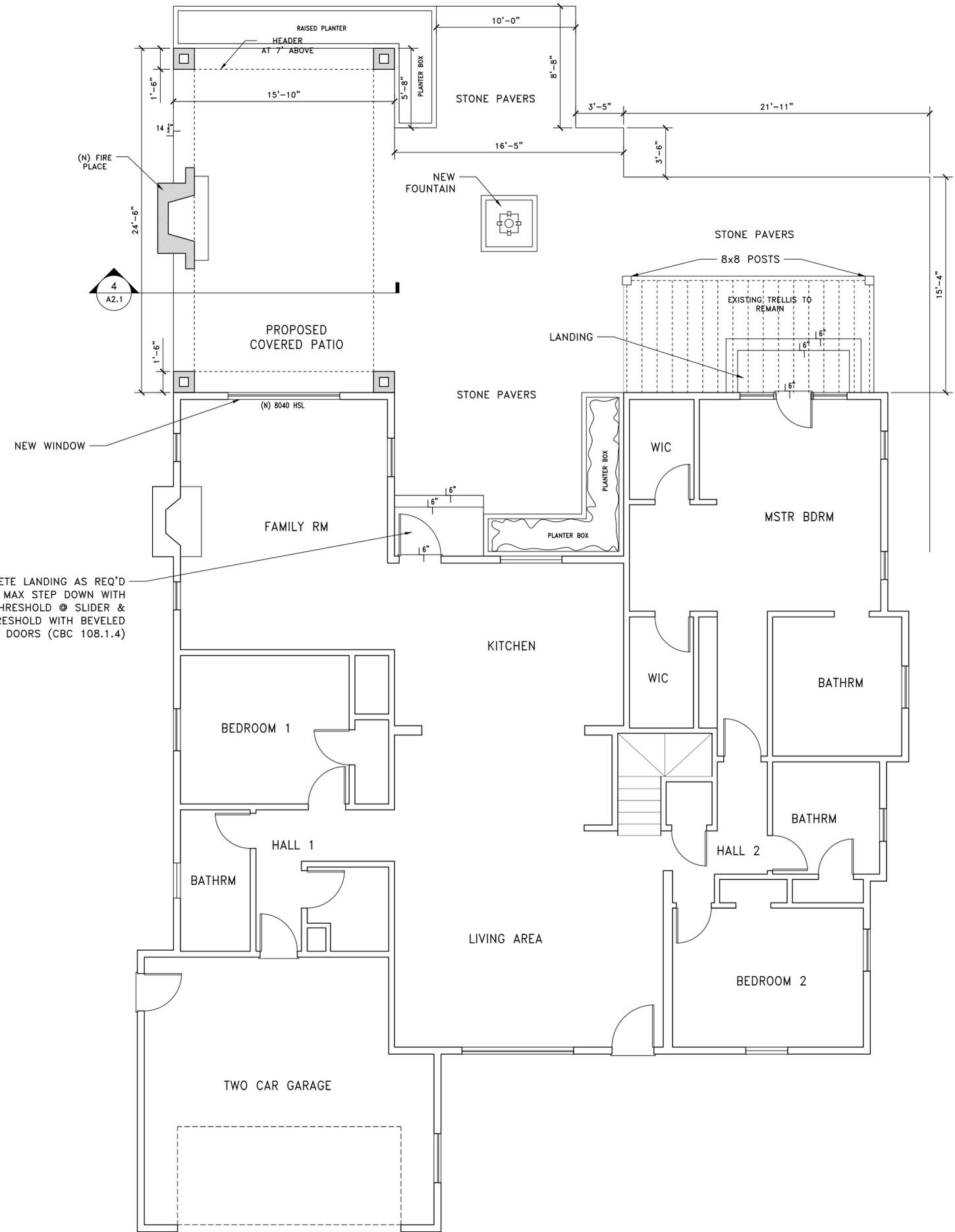
**EXISTING AND DEMOLITION FLOOR PLAN**



**GENERAL NOTES:**

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, ARE ALL PART OF THE CONSTRUCTION DOCUMENTS, GENERAL CONTRACTOR AND ITS SUBCONTRACTORS ARE TO REVIEW AND FOLLOW CONDITIONS LISTED BELOW THAT ARE APPLICABLE TO THIS SPECIFIC PROJECT.
2. IN CASE OF ANY DISCREPANCIES CONSULT THE DESIGNER BEFORE PROCEEDING.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES AND REGULATIONS. G.C. SHALL BECOME FAMILIAR WITH ALL CITY OF CAMPBELL, CA, ASPECTS OF WORKING .
4. GENERAL CONTRACTOR SHALL COORDINATE ALL FACES OF THIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE ONWER/CLIENT DIRECTLY, ALLOWANCES FOR THE OWNER'S WORK MUST BE MADE, COORDINATE WITH DESIGNER/OWNER/G.C.
5. GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS FOR CONSTRUCTION WORKERS AND FOR THE OWNER.
6. GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN RE-ROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. GENERAL CONTRACTOR SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN-HOUSE AT ALL TIMES.
7. NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS, DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE DESIGNER, REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS.
8. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
9. GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURES LOCATION, SHAFTS AND HVAC DUCTWORK PRIOR TO FRAMING, IT IS IMPERATIVE THAT FRAMING MEMBER LOCATIONS DO NOT CONFLICT WITH THE LOCATIONS OF RECESSED LIGHT FIXTURES. IF CONFLICT EXIST NOTIFY THE DESIGNER.
10. GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURE'S INSTRUCTION. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDED DIRECTLY TO THE OWNER/CLIENT IN A MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES ARE MADE KNOWN TO THE OWNER/CLIENT.
11. THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND SHALL NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED.
12. FOR THE MOUNTING HEIGHTS NOT CLEARLY OUTLINE ON THE PLANS OR SCHEDULES, COORDINATE WITH THE DESIGNER.
13. PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS, EVEN WHEN WORK IS TO BE DONE BY OWNER DIRECTLY. REVIEW SCOPE OF WORK AND LOCATIONS FROM INTERIOR ELEVATIONS AND COORDINATE WITH OWNER/DESIGNER
14. ALL FASTENING DEVICES TO BE CONCEALED UNLESS OTHERWISE SHOWN.
15. WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
16. CAULK OR OTHERWISE SEAL AROUND OPENINGS TO LIMIT INFILTRATION, INCLUDED BUT NOT LIMITED TO: EXTERIOR JOINTS, AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES, AND EXTERIOR WALL PANELS.
17. GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATER-TIGHT, ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER-TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.
18. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY OF THESE PLANS AND SPECIFICATIONS.
19. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE OWNER/DESIGNER. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE REVIEWED SHOP DRAWINGS AND SAMPLES.
20. SHOULD A DISCREPANCY APPEAR IN SPECIFICATIONS OR DRAWINGS, OR IN WORK DONE BY OTHERS AFFECTING THIS WORK, NOTIFY THE DESIGNER/OWNER AT ONCE FOR INSTRUCTIONS AS TO PROCEDURE. IF CONTRACTOR PROCEEDS WITH WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE DESIGNER/OWNER, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT.
21. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS OR WHERE REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONTRACTOR INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION FROM THE DESIGNER AS TO WHICH METHOD OR MATERIAL WILL BE REQUIRED.
22. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETIONS, MATCH SURROUNDING SIMILAR SURFACES.
23. THE DRAWINGS AND SPECIFICATION ARE THE PROPERTY AND COPYRIGHT OF 'DCS' AND ASSOCIATES/DESIGNER'S AND SHALL NOT BE USED ON ANY WORK EXCEPT BY AGREEMENT OF THE DESIGNER.
24. CONSTRUCTION LIABILITY: CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM AND ALL LIABILITY, REAL OR NEGLIGENCE OF THE DESIGN PROFESSIONAL.
25. ALL VENTS THROUGH ROOF SHALL BE KEPT AT A MINIMUM HEIGHT CONSISTENT WITH APPLICABLE CODES.
26. ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
27. INTERIOR WALL AND CEILING FINISH SHALL CARRY A FLAME SPREAD RATING AS REQUIRED BY U.F.C. CHAPTER 8.
28. ALL DIMENSION SHOWN ON THESE PLANS ARE MEASURED FROM FINISH WALLS, FLOOR, CEILING AND/OR CENTERLINES OF UTILITY ROUGH-INS UNLESS NOTED OTHERWISE. THE SUBCONTRACTOR SHALL MAKE NECESSARY ALLOWANCES FOR FINISHES DURING ROUGH-IN AS REQUIRED.
29. ITEMS NOTED "EXISTING, VENDOR, FUTURE, BY OTHER, AND NIC (NOT IN CONTRACT)" SHALL BE VERIFY BY THE RESPECTIVE SUB-CONTRACTOR FOR SIZE AND REQUIREMENTS PRIOR TO ROUGH-IN AND FINAL CONNECTION. NOTIFY THE DESIGNER AND ITS CONSULTANTS IMMEDIATELY FOR ERRORS AND DISCREPANCIES.

36" MIN. CONCRETE LANDING AS REQ'D  
 4" MIN. 7.75" MAX STEP DOWN WITH  
 3/4" MAX. THRESHOLD @ SLIDER &  
 1/2" MAX THRESHOLD WITH BEVELED  
 EDGE @ DOORS (CBC 108.1.4)



PROPOSED NEW FLOOR PLAN

1/4" 1



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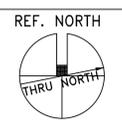
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J.C. NAVARRO/DESIGNER  
 DATE: 03.28.2017  
 PROJECT No. 08-0717

**PROPOSED NEW FLOOR PLAN**



**A1.1**

KEY TO SYMBOLS

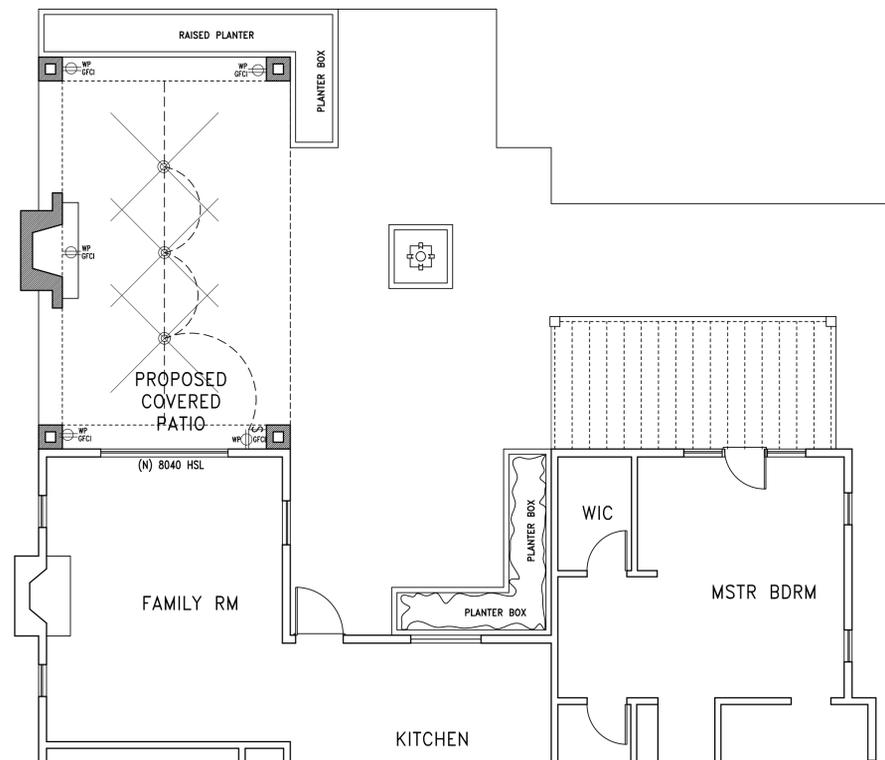
- 120 VOLT WALL DUPLEX RECEPTACLE
- GFCI PROTECTED DUPLEX RECEPTACLE
- WEATHER PROTECTED GFCI PROTECTED RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- DEDICATED APPLIANCE CIRCUIT
- 1/2 SWITCHED DUPLEX RECEPTACLE
- 240 RECEPTACLE
- SINGLE POLE SWITCH
- SINGLE POLE WALL SWITCHED WITH DIMMER
- WALL SWITCHED MULTIPLE LOCATION
- WALL SWITCHED MULTIPLE LOCATION WITH DIMMER
- WALLS SWITCH WITH LIGHT IN SWITCH
- CEILING SURFACE MOUNTED LIGHT FIXTURE
- WALL SURFACE MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN WITH LIGHT COMBINATION
- AC/POWER SMOKE DETECTOR
- AC/POWER CARBON MONOXIDE SMOKE DETECTOR
- TELEVISION WALL BOX
- PHONE WALL BOX
- PENDANT LIGHT DECOR
- FURNACE REGISTER
- HOSE BIB

1. IF AN E IS ASSIGNED PROVIDE EFFICACY LUMINAIRE
2. IF AN MP IS ASSIGNED PROVIDE A LUMINAIRE WITH MOTION SENSOR AND INTEGRAL PHOTO CONTROL
3. IF AN L IS ASSIGNED PROVIDE LED LIGHT
4. RECESSED COMPACT FLUORESCENT LIGHT TO BE 18 WATT U.N.O.

NOTE TO GENERAL CONTRACTOR:  
ELECTRICAL LIGHT FIXTURE LOCATION, RECEPTABLES AND SWITCHES ARE TO BE CONFIRMED WITH OWNER AND INTERIOR DESIGNER, PRIOR TO PROCEED WITH THE INSTALLATION AND FINAL CONFIGURATION.

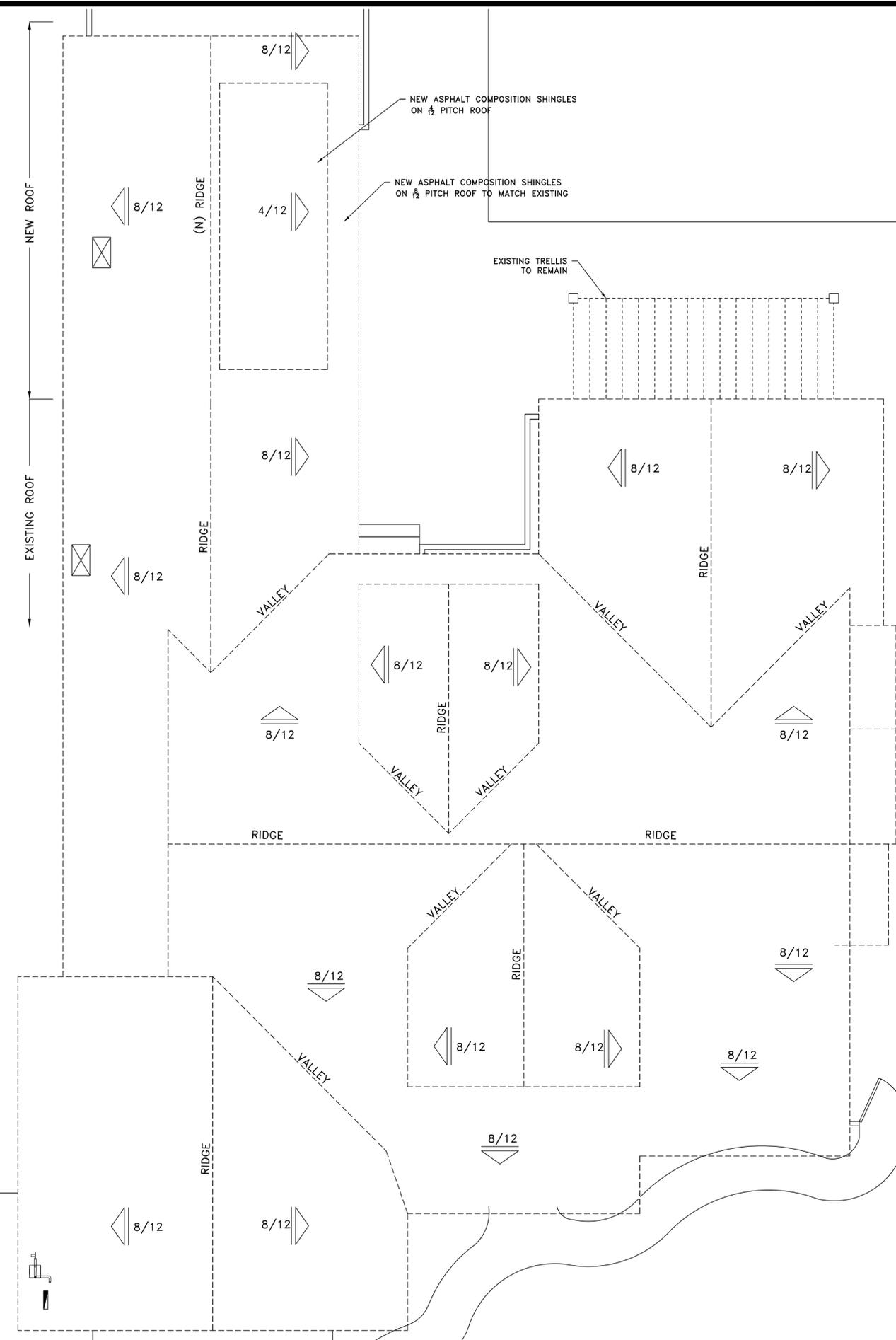
NOTE:  
G.C. TO VERIFY ALL EXISTING ELECTRICAL, RECEPTABLES, LIGHTS, SWITCHES, AND FURNACE REGISTERS

NOTE:  
1. ALL NEW RECEPTABLES TO BE TAMPERED RESISTANT



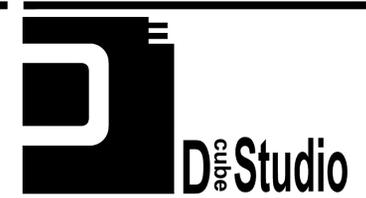
ELECTRICAL FLOOR PLAN

3/16" 2



ROOF FLOOR PLAN

1/4" 1



design and drafting development  
586 N First St - Suite 215-  
San Jose, CA 95131  
(P) 408.205.9812 (f) 408.459.1619  
jcnavarro@df.net

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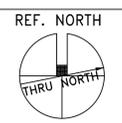
HOUSE ADDITION/REMODEL FOR:  
**THE CARTER RESIDENCE**  
1511 THERESA AVE  
CAMPBELL, CA 95070

REVISION	DATE
1	
2	
3	



J.C. NAVARRO/DESIGNER  
DATE: 03.28.2017  
PROJECT No. 08-0717

ROOF AND ELECTRIC FLOOR PLAN



**A1.2**

WINDOW AND SLIDING GLASS DOOR NOTES:

GENERAL:

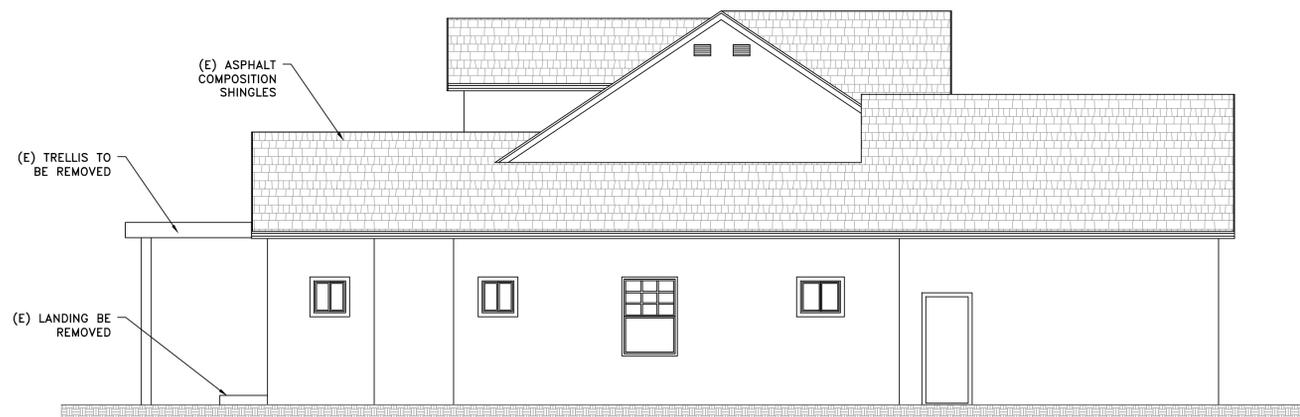
1. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WINDOWS, PATIO DOORS AND SKYLIGHTS AND PROVIDE ALL FLASHING AND CAULKING REQUIRED TO PROVIDE A WEATHER PROOF INSTALLATION. THE INSTALLATION SHALL CONFORM TO CEC AIR FILTRATION STANDARDS.
2. WINDOWS AND PATIO DOORS SHALL BE LABELED PER THE CBC
3. WINDOWS AND PATIO DOORS SHALL HAVE DOUBLE GLAZING AND WEATHER-STRIPPING MEETING ANSI AND CEC AIR FILTRATION STANDARDS.
4. THE CONTRACTOR SHALL FURNISH AND INSTALL SCREENS AT ALL OPENINGS.

TEMPERED SAFETY GLAZING:

- PROVIDE TEMPERED SAFETY GLAZING AT THE FOLLOWING LOCATIONS
- A. WHERE GLAZING IS LOCATED WITHIN A 24 INCH ARC OF A WINDOW VERTICAL EDGES.
  - B. WINDOWS GREATER THAN NINE SQUARE FEET WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LOCATED LESS THAN 18 INCHES ABOVE THE FINISH FLOOR.
  - C. WHERE GLAZING IS LOCATED IN WALLS ENCLOSING STAIRWAYS AND STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE.
  - D. WINDOWS OVER BATHTUB OR SHOWER.
  - E. ALL GLASS SHOWER ENCLOSURES.
  - F. SKYLIGHTS AND SLOPED GLAZING.



EXISTING WEST ELEVATION 3/16" 3



EXISTING SOUTH ELEVATION 3/16" 2



EXISTING NORTH ELEVATION 3/16" 4



EXISTING EAST ELEVATION (NO CHANGE) 3/16" 1

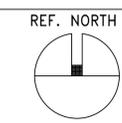
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1	
2	
3	



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 DATE: 03.28.2017  
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EXISTING ELEVATION



**A2.0**

HOUSE ADDITION/REMODEL FOR:  
**THE CARTER RESIDENCE**  
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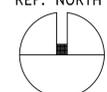
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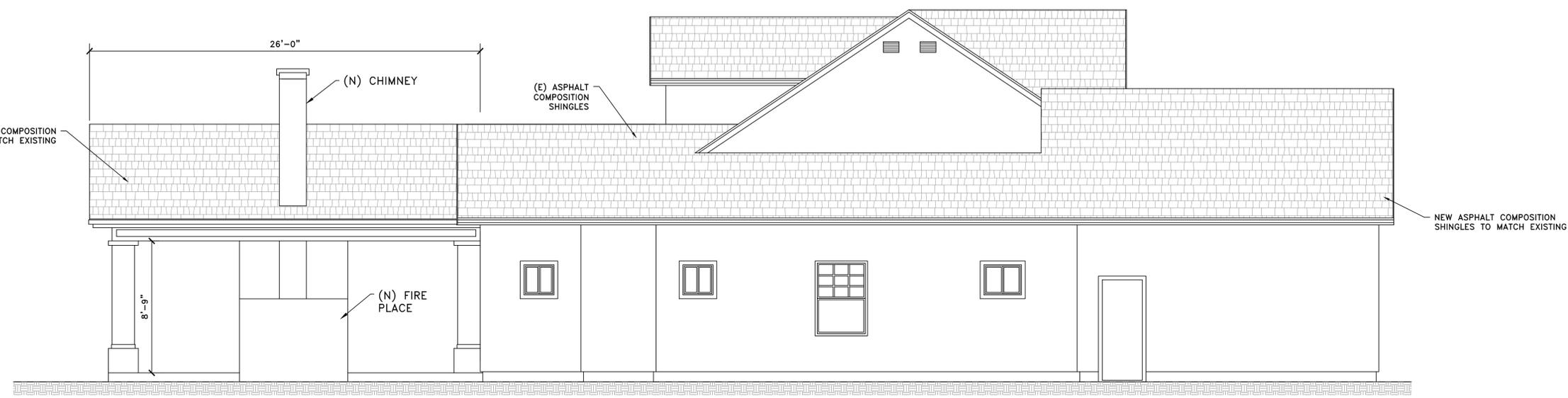
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**PROPOSED NEW ELEVATION**

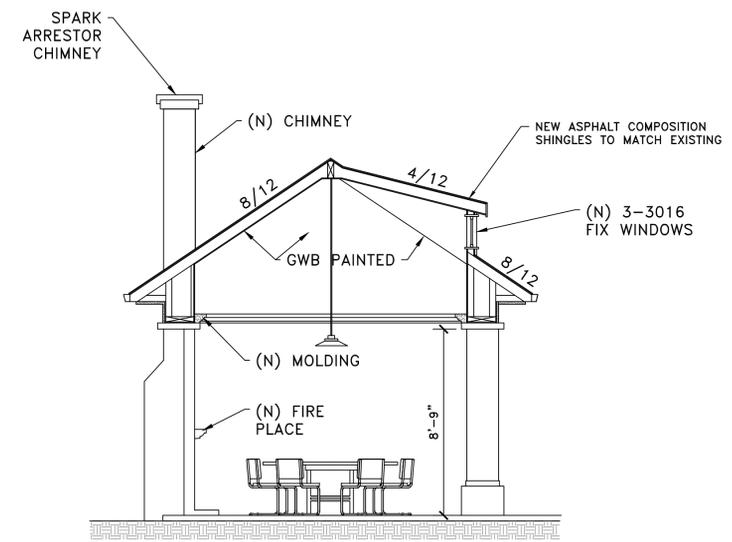
REF. NORTH



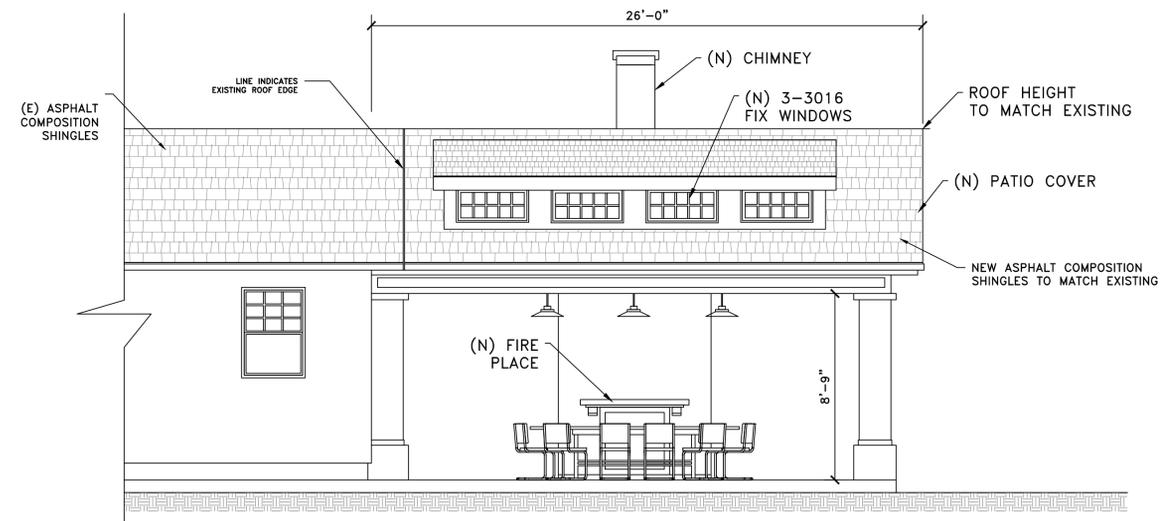
A2.1



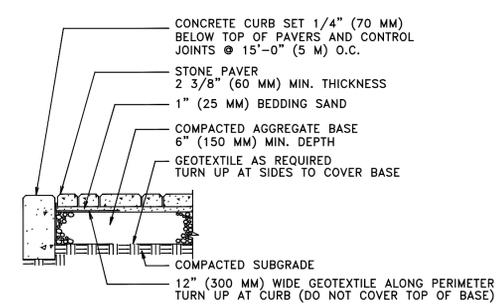
PROPOSED SOUTH ELEVATION 1/4" 3



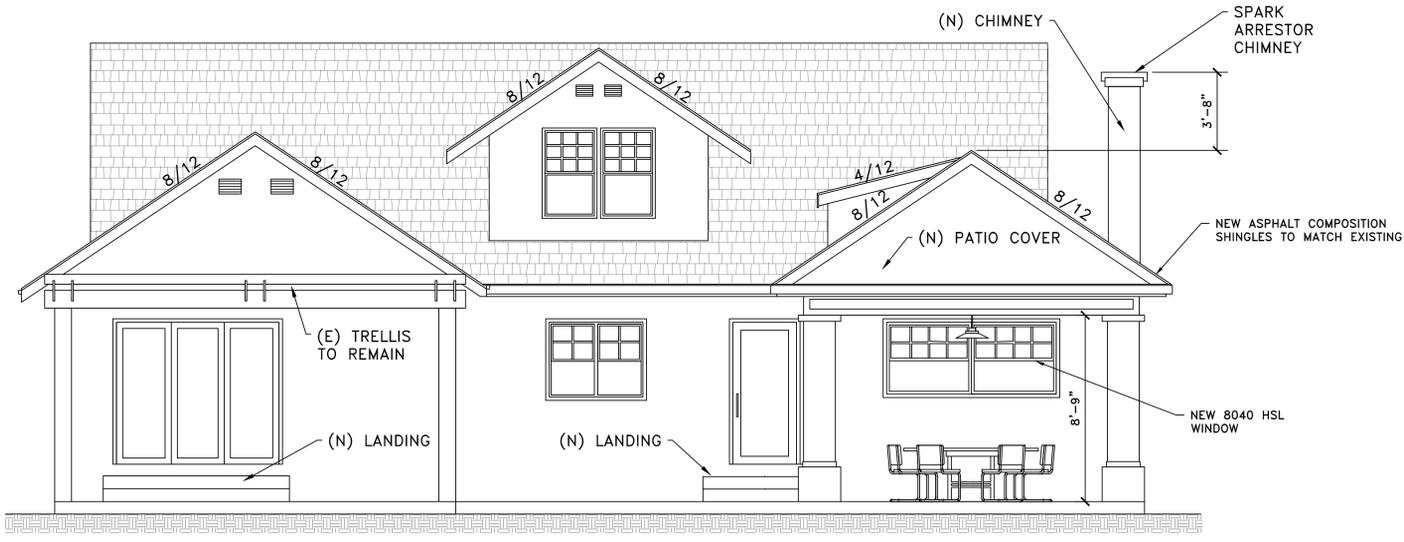
PROPOSED CROSS SECTION 1/4" 5



PROPOSED NORTH ELEVATION 1/4" 2



- NOTES:
1. THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.
  2. CONCRETE PAVERS SHOULD BE PLACED ON A CEMENT-TREATED BASE IF SOIL IS EXTREMELY WEAK OR CONSTANTLY SATURATED. PAVERS CAN BE OVERLAID OR INLAID ON EXISTING ASPHALT OR CONCRETE DRIVEWAYS.
  3. CONSULT ICPI TECH SPEC 2 FOR GUIDELINES ON SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.
  4. PLASTIC, STEEL, ALUMINUM OR PRECAST CONCRETE EDGING MAY BE USED.



PROPOSED WEST ELEVATION 1/4" 1

STONE PAVERS DETAIL 1/4" 4