



CITY OF CAMPBELL
Community Development Department

March 16, 2018

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, **March 27, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Sundarrajan Swaminthan for a Site and Architectural Review Permit (PLN2018-15) to allow the construction of a one-story single-family residence using portions of the existing structure on property located at **1545 Theresa Avenue**. Staff is recommending that this item be deemed Categorical 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.

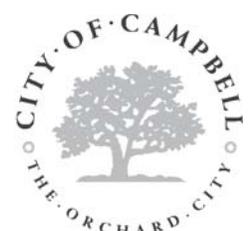
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1545 Theresa Avenue**

Project Location Map

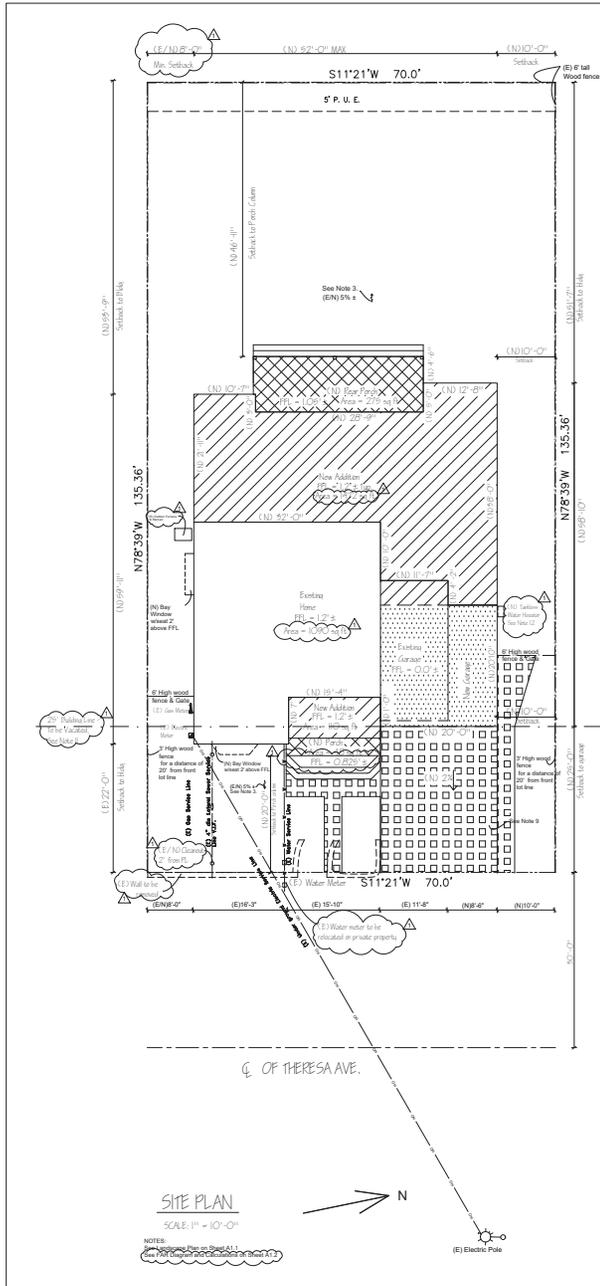


Project Location: 1545 Theresa Ave.
Application Type: Site and Arc. Permit
Planning File No.: PLN2018-12



Community Development Department
Planning Division





PROJECT DATA:

(E) ZONING: R1-B
 APN: 406-25-054
 OCCUPANCY: R3/U

EXISTING CONDITIONS: Single Family Home / 3 bedrooms / 2 bathroom

LOT AREA:
 9,479 SF
 Allowable Floor Area Rate: 45%
 Allowable Coverage: 35%
 (E) Habitable Space: 2 Bdr - 2 Bdr.
 (E) Attached Garage
 (E) Area of the building
 (E) Front/Back Porch to be demolished
 (E) Coverage

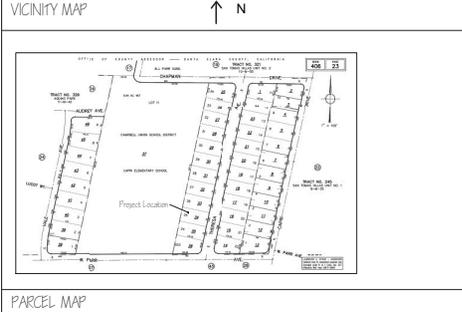
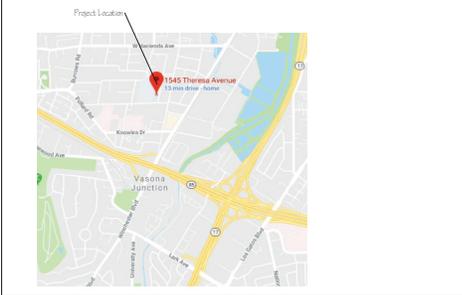
(E) Floor Area Ratio: 14.8%
 (E) Coverage: 16.2%

PROPOSED CONDITIONS: (E) Single Family Home / 4 bedrooms / 3 bathroom

(ND) ADDITION (Living space): 1472 SF
 Habitable Space: 4 Bdr - 3 Bdr: 2,962 SF
 (R) Attached Garage: 416 SF
 (N) Front Porch: 48 SF
 (N) Area of the building: 2,978 SF
 (N) Back Porch: 775 SF
 (N) Coverage: 3,301 SF

(N) Floor Area Ratio: 31.5 + 4.5%
 (N) Coverage: 34.9 + 3.5%

Allowable Building Height: 1 story buildings / Up to 28'H
 Impervious Area at Front Yard: 1550 SF
 Front Yard Area (40' x 20' + 50' x 25'): 1900 SF
 Paved Drive way: 500 SF
 Paved pathwa/ Steps: 120 SF
 % of Impervious Area: 40% (Shall not exceed 40%)



CONSTRUCTION TYPE:
 TYPE V - B:
 BUILDING SPRINKLED, YES
 ROOF MATERIAL: RESIDENTIAL SHINGLES LIFE TIME
 EXTERIOR WALL: STUCCO.

SCOPE OF WORK:
 New Dwelling Using Portions of the Original Structure:
 - Addition of 1472 sq ft area to the existing 1088 sq ft home resulting in (N) Master Bedroom Suite, (N) Kitchen, (N) Pantry, (N) laundry, (N) Guest Bedroom, (N) Guest Bath, (N) Guest Bedroom, (N) Family Room, (N) Dining, (N) Guest Bedroom, (N) Front Porch, (N) Back Porch, (R) Living Room, (R) Bedrooms
 - Converting Single Car Garage to Two Car Garage
 - (N) Front Porch & (N) Rear Porch, (N) Tankless Water Heater, Upgrade Electric Panel
 (N) Fire Sprinklers

APPLICABLE CODES:
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 GREEN STANDARDS CODE
 2016 California Building Code (CBC)
 2016 California Plumbing Code (CPC)
 2016 California Mechanical Code (CMC)

2016 California Electrical Code
 2016 California Energy Code (1-24)
 Campbell Municipal Code
 Any Other Applicable Local and State Laws and Regulations.

PROJECT DIRECTORY:

OWNER:
 RAJESHWARI RAGHURAMAN & SUNDAR SWAMINATHAN
 1545 THERESA AVE, CAMPBELL, CA-95008
 PH: 408-938-9479

DESIGNER:
 SEEMA SHENVI
 PS DESIGN INC
 10445 BYRNE AVE, CUPERTINO, CA-95014
 PH: 408-460-9394

DRAWING INDEX SCHEDULE:
 A-1 SITE PLAN, PROJECT ANALYSIS
 A-1.1 (E) LANDSCAPE PLAN & (N) LANDSCAPE PLAN
 A-1.2 FAR DIAGRAM AND CALCULATIONS
 A-2 (E) FLOOR PLAN / (E) ELEVATIONS
 A-3 (N) FLOOR PLAN
 A-4 (N) ROOF PLAN
 A-5.1 (N) ELEVATIONS
 A-5.2 (N) SIDE ELEVATIONS
 A-6 (N) BUILDING SECTIONS

GENERAL NOTES:

CONTRACTOR AND ALL SUBCONTRACTORS SHALL ESTABLISH ALL BUILDING LINES, FLOOR LEVELS, ETC., AND SHALL VERIFY ALL GRADES, CONDITIONS, DIMENSIONS, AND DATA AT THE SITE PRIOR TO START OF WORK. ERRORS RESULTING FROM FAILURE TO VERIFY ALL LAYOUT FIGURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND EACH SUBCONTRACTOR.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.

CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COVERINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC., IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DEALER'S INSTRUCTIONS, TYPICAL, ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTURERS FOR THE PROPER OPERATION AND MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.

General Notes

NOTES:
 1. Contractor shall verify that new addition including Porch area is within the setbacks specified on the drawing.
 2. Contractor shall field locate existing sewer line and connection thereof. New Sewer line shall be provided as per codes and local Agency's requirements. Contractor shall coordinate this construction with Local Agency.
 3. Slope grade away from foundation 6" in 10' (0% min) for drainage at new addition. 2% min grade can be provided at impervious surfaces. Provide weaves with min 1% gradient on side walls.
 On-site drainage to be directed through landscaping on the property and not onto neighboring properties.
 4. All (E) items shall remain.
 5. Contractor shall coordinate with Owner to relocate water main.
 6. Coordinate location of (N) AC Unit with the Owner.
 Provide 2" min setback from all property lines. Install per manufacturer's instructions. Concrete pad shall be 6" high min.
 7. All setbacks to new addition shall be as indicated on the plans and shall comply with Campbell Municipal code.
 8. Splash blocks shall be installed at all to direct the roof water away from the foundation and towards landscaped area on the lot.
 Any existing downspouts that connect directly to the storm drain system shall be disconnected and directed towards landscaped area.
 9. Downspouts shall be disconnected and directed towards landscaped area.
 10. See Sheet A-1 for Building Department and Fire Department Conditions for Permitting Application Approval.
 11. Vacate of Public Easement: For the applicant's Title Report, the property is encumbered with an old County Light and Gas easement that requires the applicant to vacate the Building Setback Line. If the applicant wishes to construct the new structure within that line, then the applicant shall file a separate application for approval of the Building Department prior to issuance of the building permit. The applicant shall submit a copy of the building setback line application for approval by the City Engineer, pay the current application processing fee, process the application with City staff's comments and fully complete the vacation.
 12. The tankless shall have a separate dedicated gas line.

CONDITIONS FOR INSTALLATION OF UTILITY SERVICES:
 The following conditions apply only if the applicant has chosen to install / upgrade utility services under: sewer, gas, etc. to the street.

a. Utility Enhancement Permit: Separate permits for the installation of utilities to serve the development shall be required (including water, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for complete sewer, gas, water, electric and all other utility work.

b. Utility Contribution Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility contribution plan and schedule for approval to the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location of all existing utilities and the associated main lines. Indicate which utilities and services are to remain, which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

c. Payment Restoration: Based on the utility contribution plan, the applicant shall ensure a payment restoration plan is approved by the City Engineer prior to any utility installation or abandonment. Streets that have been reconstructed or replaced within the previous five years and utility boring and logging for all new utility installations. Theresa Avenue has not been reconstructed or replaced in the last 5 years. The payment restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

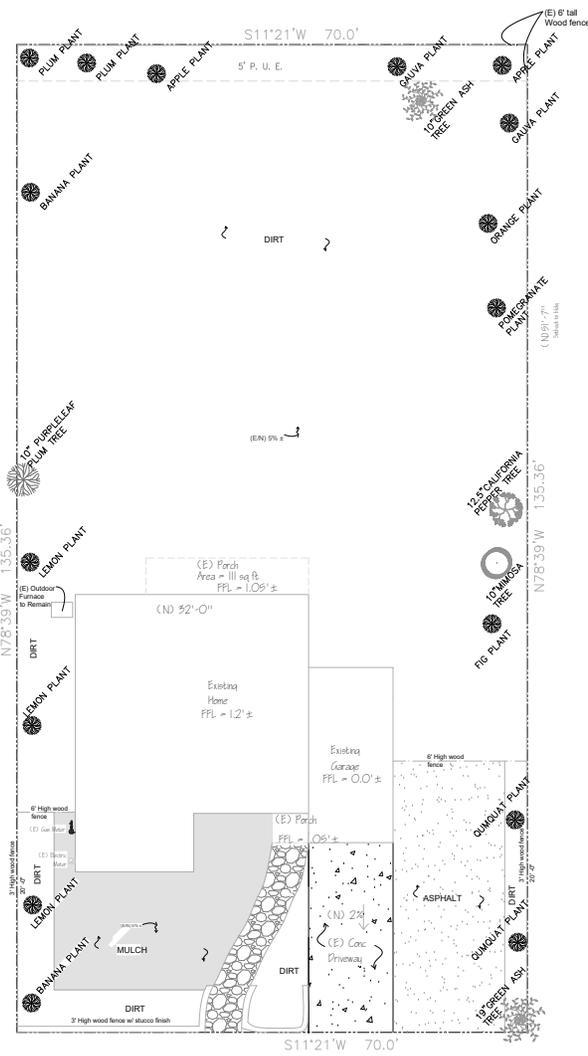
No.	Revision/Issue	Date
	Planning Application Comments	1/30/18

Seema Shenvi, PE
 10445 BYRNE AVE.
 CUPERTINO, CALIFORNIA

SITE PLAN, PROJECT ANALYSIS
NEW DWELLING USING PORTIONS OF THE ORIGINAL STRUCTURE
THE SWAMINATHAN RESIDENCE
 1545 THERESA AVE
 CAMPBELL, CALIFORNIA- 95008

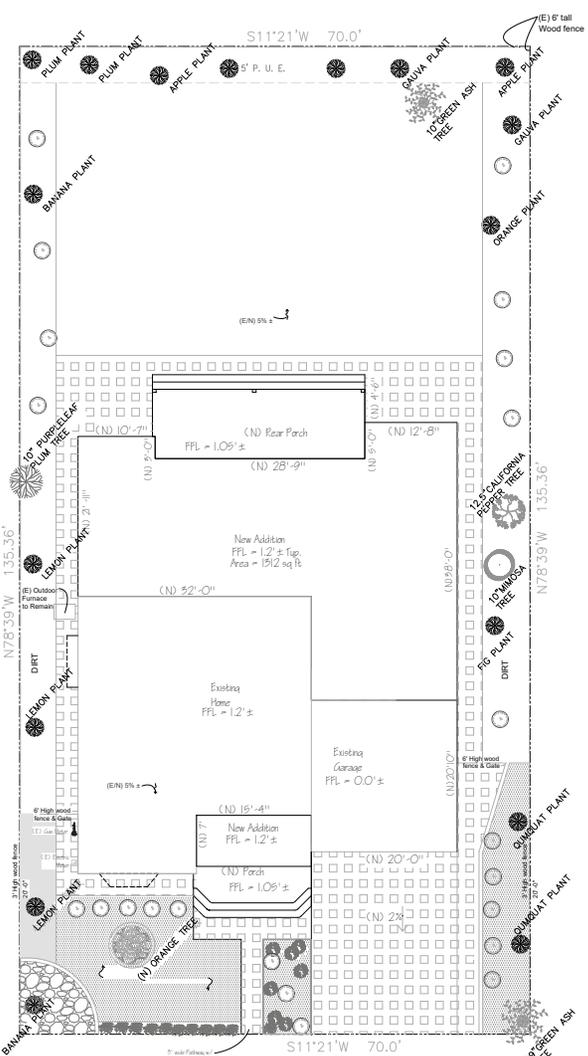
Project	Sheet
10025-000300	A-1

Date: Dec 2017
 Scale: AS NOTED



(E) LANDSCAPE PLAN

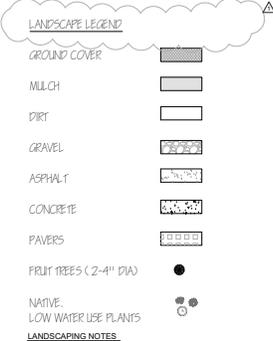
SCALE: 1/8" = 1'-0"



(N) LANDSCAPE PLAN

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

Landscaping will be compliant with the W.E.O standards (Chapter 27, Division 2 of Title 23 of the California Code of Regulations) as adopted by the Campbell Water Efficient Landscape Ordinance.



PLANTING AREA:
At least 80% (100% for non-residential areas) of non-harf area shall consist of native or low water use plants.
No invasive and/or noxious plant species shall be planted.
Plants with similar water needs shall be grouped within hicrozones. Each hicrozone shall be controlled by a separate valve.

SOIL MANAGEMENT:
At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscaped area.
A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seeding).
Grassing shall be designed to minimize soil erosion, run-off, and water waste.

IRRIGATION SYSTEM:
Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
Irrigation controllers shall be a type which does not lose programming data in the event the primary power source is interrupted.
Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

General Notes

NOTES:
1. See site Plan and Project Data on Sheet A-1

BUILDING DEPARTMENT CONDITIONS

- PERMIT REQUIRED: A building permit application shall be required for the installation and setting of any irrigation system. The irrigation system shall be installed in accordance with the applicable California Building Code and the applicable California Plumbing Code. The irrigation system shall be installed in accordance with the applicable California Building Code and the applicable California Plumbing Code. The irrigation system shall be installed in accordance with the applicable California Building Code and the applicable California Plumbing Code.
- CONSTRUCTION PERMITS: The construction of any irrigation system shall be in accordance with the applicable California Building Code and the applicable California Plumbing Code.
- USE OF PLANTS: The minimum size of construction plants submitted for building permits shall be 18" in height.
- PLANT SPECIES: All plants shall be native or low water use plants. No invasive and/or noxious plants shall be planted. Plants shall be grouped within hicrozones. Each hicrozone shall be controlled by a separate valve.
- PLANTING AREA: At least 80% (100% for non-residential areas) of non-harf area shall consist of native or low water use plants. No invasive and/or noxious plants shall be planted. Plants with similar water needs shall be grouped within hicrozones. Each hicrozone shall be controlled by a separate valve.
- SOIL MANAGEMENT: At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscaped area. A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seeding). Grassing shall be designed to minimize soil erosion, run-off, and water waste.
- IRRIGATION SYSTEM: Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor. Irrigation controllers shall be a type which does not lose programming data in the event the primary power source is interrupted. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

PLANNING DEPARTMENT CONDITIONS

The City of Campbell Planning Department has reviewed this project and has determined that it complies with the applicable California Building Code and the applicable California Plumbing Code. The project shall be installed in accordance with the applicable California Building Code and the applicable California Plumbing Code.

PLANNING APPLICATION COMMENTS

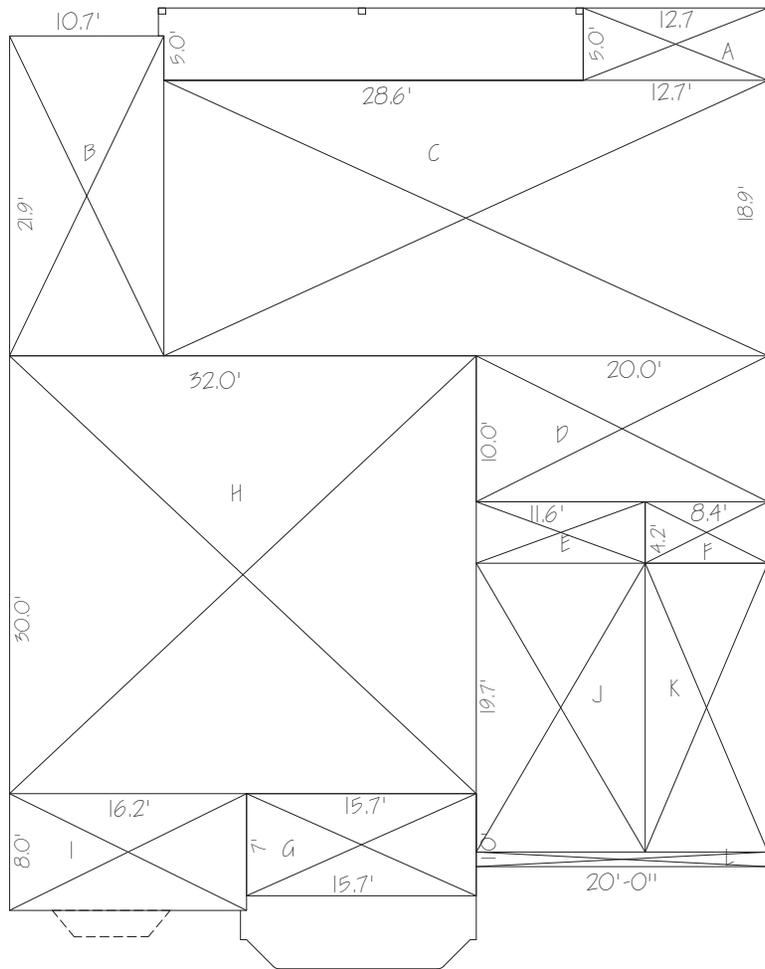
No.	Revision/Issue	Date
		1/30/18

Professional Seal: Seema Shenvi, PE, PS Design Inc., 10445 BYRNE AVE, CUPERTINO, CALIFORNIA

Project: THE SWAMINATHAN RESIDENCE
1545 THERESA AVE, CAMPBELL, CALIFORNIA - 95008

Project No.: 1025402304
Date: Jan 2018
Scale: AS NOTED

Sheet: A-1.1



FAR DIAGRAM

SCALE: 1/4" = 1'

FAR CALCULATIONS

	L (FT)	B (FT)	AREA (SF)
A	12.6	5	63.00
B	10.7	21.9	234.33
C	41.3	18.9	780.57
D	20	10	200.00
E	11.6	4.2	48.72
F	8.4	4.2	35.28
G	15.7	7	109.90
ADDITION			1472
H	32	30	960.00
I	16.2	8	129.60
EXISTING HOME			1090
J	11.6	19.8	229.68
K	8.4	19.8	166.32
L	1	20	20.00
GARAGE			416

General Notes

NOTES:
1. See site Plan and Project Data on Sheet A1

No.	Revision/Issue	Date



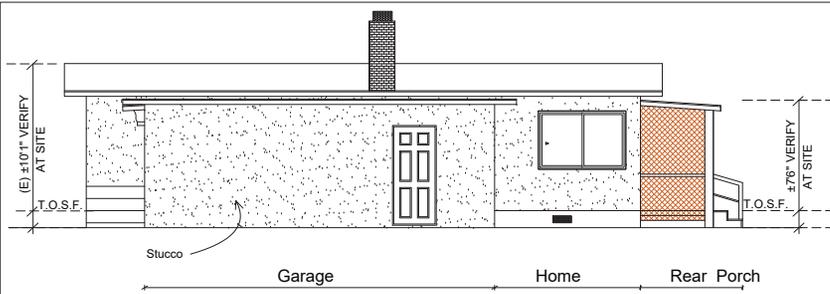
Seema Shenvi, PE
1025 405/3284
PS Design Inc.
10445 BYRNE AVE.
CUPERTINO, CALIFORNIA

FAR DIAGRAM CALCULATIONS

NEW DWELLING USING PORTIONS OF THE ORIGINAL STRUCTURE

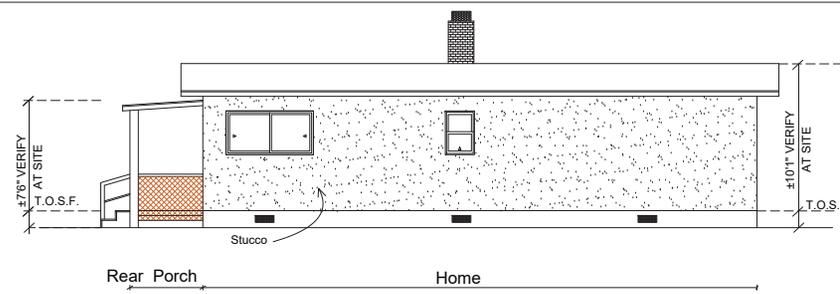
THE SWAMINATHAN RESIDENCE
1545 THERESA AVE
CAMPBELL, CALIFORNIA - 95008

Project	Sheet
Date Feb 2018	A-1.2
Scale AS NOTED	



(E) SIDE/ NORTH-EAST ELEVATION

SCALE: 1/4" = 1'

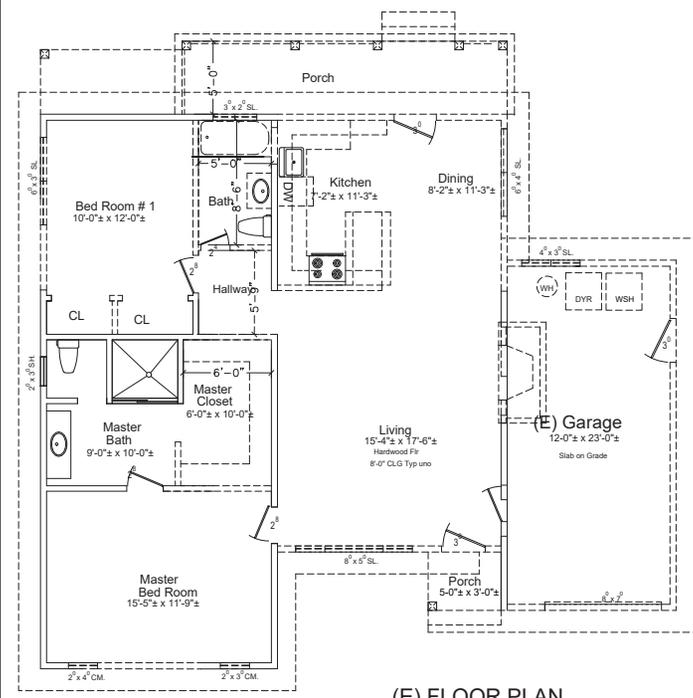


(E) SIDE/ SOUTH-WEST ELEVATION

SCALE: 1/4" = 1'

WALL LEGEND:

	Existing 2" x 4" @ 16" o.c. studwall to remain.
	New 2" x 4" studs.
	Existing wall to be removed.



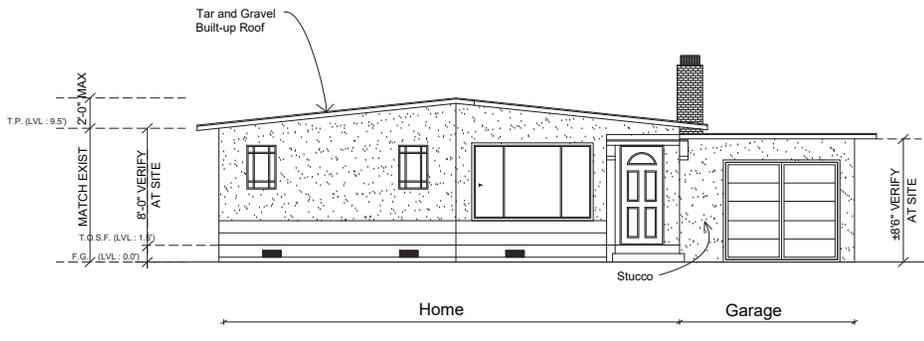
(E) FLOOR PLAN

SCALE: 1/4" = 1'



(E) REAR/ NORTH-WEST ELEVATION

SCALE: 1/4" = 1'



(E) FRONT/ SOUTH-EAST ELEVATION

SCALE: 1/4" = 1'

General Notes

No.	Revision/Issue	Date



Seema Shenvi, PE
 1025 4603204
 PS Design Inc.
 10445 BYRNE AVE.
 CUPERTINO, CALIFORNIA

(E) FLOOR PLAN & (E) ELEVATIONS
 NEW DWELLING USING PORTIONS OF THE ORIGINAL STRUCTURE.

THE SWAMINATHAN RESIDENCE
 1545 THERESA AVE
 CAMPBELL, CALIFORNIA- 95008

Project	Sheet
Date	A-2
Scale	AS NOTED

WALL LEGEND:

	Existing 2 of 4 @ 16" oc. studs to remain.
	New 2x4 studs
	Existing wall to be removed.

LANDING NOTES:

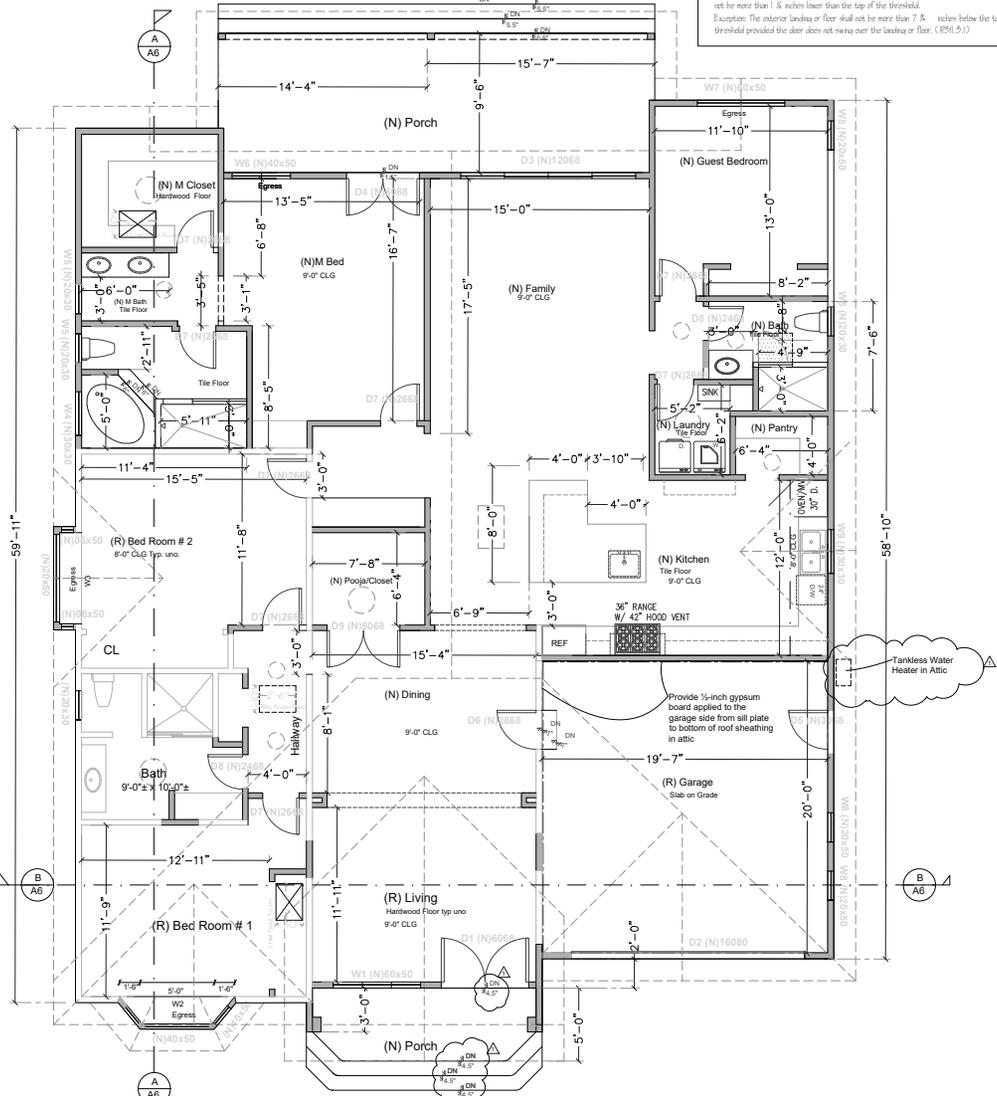
Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 inch vertical in 12 units horizontal (2 percent) (R201.5).

Floor elevations at required egress doors. Landings or floors at the required egress doors shall not be more than 1 1/2 inches lower than the top of the threshold.

Exception: The exterior landing or floor shall not be more than 7 1/2 inches below the top of the threshold provided the door does not swing over the landing or floor. (R201.5.1)

NOTES:

- 1-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND HE / SHE SHALL PROVIDE REQUIRED BRACING AND TEMPORARY SUPPORT, ETC.
- 2-WATER CLOSETS SHALL BE LOCATED IN A CLEAR SPACE THAT IS AT LEAST 50" WIDE (15" MIN TO CENTER) WITH 24" CLEAR IN FRONT.
- 3-SHOWERS AND TUB WALLS TO BE FINISHED WITH CEMENT PLASTER, TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET.
- 4-SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
- 5-W.R. GYP. BD. IS NOT PERMITTED AS BACKING AT SHOWER AND TUB / SHOWER WALLS. "DUROCK" OR OTHER APPROVED CEMENTITIOUS BACKER BOARD SHOULD BE USED INSTEAD.
- 6-EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN EVERY SLEEPING ROOM AND SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. MINIMUM OPENING IS 24" IN HEIGHT AND 20" IN WIDTH WITH A NET CLEAR OPENING OF 5.7 SQ.FT. DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE OPENING SHALL NOT BE OVER 44" ABOVE THE FINISHED FLOOR PER CRC R310.
- 7-WATER CLOSET SHOULD HAVE 1.28 GAL / PUSH MAX. CAPACITY.
- 8-ADDRESS NUMBER ON THE BUILDING SHOULD BE CLEARLY VISIBLE FROM ADJACENT STREET OR ROAD OR SECTION R201.9.
- 9-ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED PER R308.4.8



(N) FLOOR PLAN
SCALE: 1/4" = 1' → N

SCHEDULE OF DOORS:

DOOR TYPE	SIZE	DESCRIPTION
D1*	6'-0" x 6'-8"	Insulated Fiberglass door w/ 1" wide transom
D2*	16'-0" x 8'-0"	Steel Garage Door
D3*	12'-0" x 6'-8"	Insulated Collapsible Door
D4*	9'-0" x 6'-8"	Vinyl French Door
D5	3'-0" x 6'-8"	Embossed panel Steel door
D6	2'-8" x 6'-8"	Embossed panel solid door
D7	2'-6" x 6'-8"	Embossed panel solid door
D8	2'-4" x 6'-8"	Embossed panel solid door
D9	9'-0" x 6'-8"	Vinyl French Door

* - Any egress within the door shall be tempered glass

SCHEDULE OF WINDOWS:

WINDOW TYPE*	SIZE	DESCRIPTION
W1*	6'-0" x 5'-0"	Fixed Window with screen w/ 1" wide transom
W2*	8'-0" x 5'-0"	Pan Window. See Note below
W3*	6'-0" x 5'-0"	Pan Window. See Note below
W4*	3'-0" x 5'-0"	Fixed Window. See Note below
W5*	2'-0" x 5'-0"	Single Hung Window with screen
W6	4'-0" x 5'-0"	Sliding Window with screen
W7	8'-0" x 5'-0"	Sliding Window with screen
W8	2'-0" x 5'-0"	Single Hung Window with screen
W9	5'-0" x 5'-0"	Sliding Window with screen

Notes:
 1. All Windows shall be as per Owner's choice.
 2. * - Window shall be of tempered (safety) glass.
 3. * - Pan window shall satisfy egress requirements.
 4. Contractor shall check opening sizes prior to construction.
 5. Header height = 6'-8"; Match Existing LIN2
 6. Contractor shall coordinate with Homeowner to provide window grade.

General Notes

Professional Engineer Seal:
 SEEMA SHENVI, PE
 C 77273
 LICENSED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA

Seema Shenvi, PE
 1005490394
 PS Design Inc.
 10445 BYRNE AVE.
 CUPERTINO, CALIFORNIA

(N) FLOOR PLAN
 NEW DWELLING USING PORTIONS OF THE ORIGINAL STRUCTURE

THE SWAMINATHAN RESIDENCE
 1545 THERESA AVE
 CAMPBELL, CALIFORNIA- 95008

Project	Sheet
Date	Nov 2017
Scale	AS NOTED

A-3

Additional Notes:
 1. Contractor shall provide and install spark arrestor.
 2. Exterior Plaster/Stucco:
 a) Weather resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper (R703.6.3)
 b) Plastering with Portland cement plaster shall not be less than three coats when applied over metal lath or wire lath and shall be not less than two coats when applied over masonry, concrete, pressure-preservative treated wood or decay-resistant wood as specified in Section R317.1 or gypsum backing (R703.6.2).
 c) A minimum 26 ga. galvanized corrosion-resistant weep screed with: (R703.6.2.1)
 1) A minimum vertical attachment flange of 3-1/2 inches provided at or below the foundation plate line at all exterior walls.
 2) The screed shall be placed a minimum of 4 inches above earth or 2 inches above paved area.

INTERIOR WALL FINISH:

DRYWALL: All walls and Ceilings shall have a light texture as selected by Owner U.N.O.
Color: As selected by Owner.
Notes: All base boards, window sills, etc. shall be painted, typical U.N.O.
 1. Bathroom shall have a semi-gloss oil based paint, verify with owner.
 2. Painting Contractor shall paint a 2' x 2' area for owner's approval of color.

MILLWORK:
Color: As selected by the owner.

EXTERIOR FINISH SPECIFICATIONS:

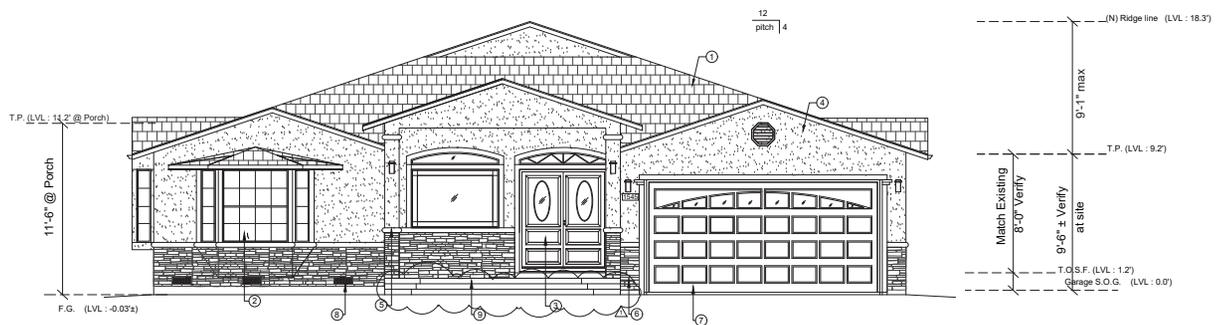
1. Roof material: Class A - 50 Year Composition Shingles
 2. Fascia: 2x Fascia, see eave detail, typical. Color: Match existing.
 3. Gutters: 26 gauge G.S.M. gutters, typical. Color shall match fascia.
 4. Downspouts: 26 gauge G.S.M. downspouts prime and paint downspouts to match adjacent color
 5. Flashing: 26 gauge flashing and counter flash all penetration at roof 4" min. lap, 6" min. side lap. Paint to match adjacent color, where exposed, with, 1st coat #1722 Kel Guard galvanized iron primer, 2nd coat #1240 Acry Shield acrylic flat finish.
 6. Stucco Siding: Match existing, uno. Color: Match existing, uno.

INSULATION SCHEDULE: (See T24- Calculations on sheet T24-1 & T24-2)

1. R19 at Perimeter / Exterior Walls of Conditioned Space.
 2. R19 at Floor over crawl spaces.
 3. R-30 at flat attic; R30 at vaulted ceiling.

Notes:
 (b) Insulation shall meet "California Energy Commission", (C.E.C.)
 (c) All insulation shall be firmly attached as per C.E.C. standards.
 (d) Use Fiberglass Insulation.

Items as Selected by Owner:
 Appliances, cabinets, plumbing fixtures and accessories, floor coverings and light fixture



(N) FRONT/ SOUTH-EAST ELEVATION

Note: The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. The contrasting address numbers shall be Arabic numbers or alphabetical letters. Each character shall be not less than 4 inches in height with a stroke width of not less than 1/4 inch. (CBC 319.1)

See Elevation Keynotes on Sheet S5



(N) REAR/ NORTH-WEST ELEVATION

Note: See Elevation Keynotes on Sheet S5

ELEVATION KEYNOTES

- 50 YEAR CLASS A COMP SHINGLE ROOF TRUE DEFINITION SERIES - ESTATE GRAY COLOR
- JELD-WEN OR EQUIVALENT VINYL WINDOW WITH WHITE FINISH
- MAHOGANY ENTRY DOOR W/ GLAZING PER DOOR SCHEDULE
- 3 COAT 3/8" THICK STUCCO OVER WIRE MESH, 02 LAYER GRADE D BLDG. PAPER OVER STRUCTURAL PANELS, FINISHED W/ 2 COATS OF PAINT, SHERWIN WILLIAMS - WEB GRAY PAINT
- 4" FOAM STUCCO TRIM W/ 2 COATS OF PAINT, SHERWIN WILLIAMS - COTTON WHITE
- STONE VENEER - CORONADO, TUSCAN VILLA - FLORENTINE
- 16" WIDE GARAGE DOOR-CLOPAY - WHITE OR ALMOND COLOR WARCH WINDOW
- UNDER-FLOOR VENT
- CONCRETE LANDING
- STUCCO SCREED

General Notes

No.	Revision/Issue	Date
1	Planning Application Comments	1/30/18



Seema Shenvi, PE
 10254903394
 PS Design Inc.
 10445 BYRNE AVE.
 CUPERTINO, CALIFORNIA

(N) ELEVATIONS
 NEW DWELLING USING PORTIONS OF THE ORIGINAL STRUCTURE
 THE SWAMINATHAN RESIDENCE
 1545 THERESA AVE
 CAMPBELL, CALIFORNIA- 95008

Project	Sheet
Date	Nov 2017
Scale	1/4" = 1'-0"

A-5.1

NOTES:

1. WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE "U" AND "SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET T24 FOR THE REQUIRED VALUES.
2. CONTRACTOR OR OWNER/BUILDER IS RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, DIMENSIONS AND ROOF SLOPES IN FIELD. ANY CONFLICTS BETWEEN ACTUAL ON SITE CONDITIONS AND THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RESOLVE WITH THE OWNER/DESIGNER IMMEDIATELY, PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR ANY PORTION OF THE WORK, EITHER AT THE START OF CONSTRUCTION OR AT ANY TIME THROUGHOUT THE COURSE OF THE CONSTRUCTION TO COMPLETION.
3. UNDER FLOOR VENTS SHOULD BE MIN. 1.0 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA.
1044 SQ. FT. / 150 SQ. FT. = 7
TOTAL 10 VENTS AT REAR ADDITION DUE TO MESH RESTRICTIONS
4. CLASS "A" ROOFING MIN. ROOF FASTENERS SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5.

GYPSUM BOARD SCHEDULE:

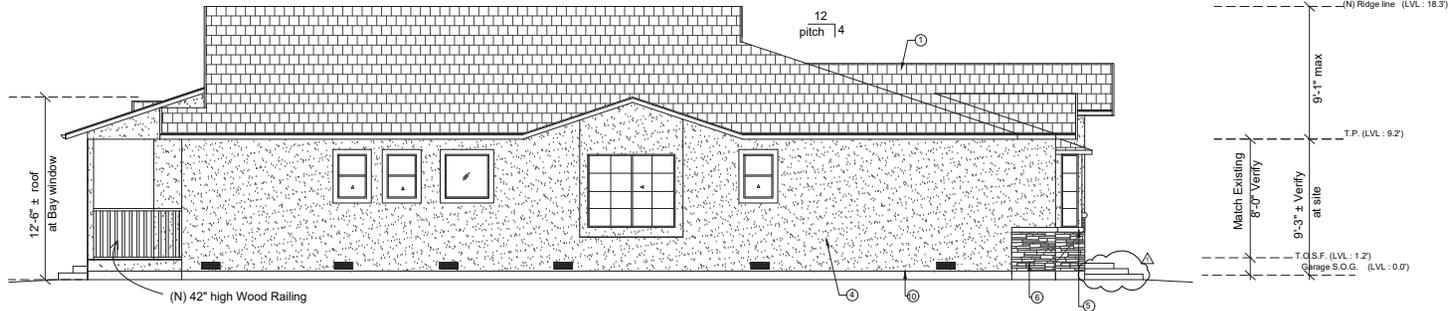
1. Use 1/2" Gyp. Bd. at all interior walls, Typical, U.N.O.
2. Use 5/8" Gyp. Bd. at all ceilings, Typical, U.N.O.
3. Use 5/8" Gyp. Bd. Type 'X' at inside face of all exterior walls, Typical, U.N.O.
4. Gyp. Bd. shall have rounded corners.

Notes:

All Gyp Bd. shall be screwed
Alternate: Edge nail & screw @ Field; verify with General Contractor.

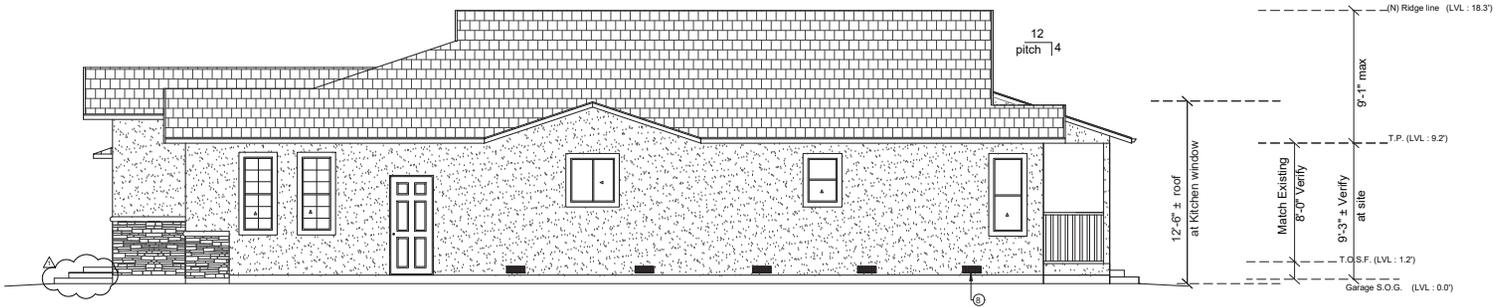
DOOR AND HARDWARE SPECIFICATIONS:

1. As selected by owner.
2. Use 1-1/2 pair hinges on 6'-8" doors
3. Door stops shall be purchased and installed by contractor as selected by owner.
4. Master Bedroom and all bathroom shall have privacy locks.



(N) SOUTH-WEST SIDE/ ELEVATION

Note: See Schedule Appendix on Sheet S3



(N) NORTH-EAST SIDE/ ELEVATION

Note: See Schedule Appendix on Sheet S3

General Notes

No.	Revision/Issue	Date



Seema Shenvi, PE
10254603294
PS Design Inc.
10445 BYRNE AVE.
CUPERTINO, CALIFORNIA

(N) SIDE ELEVATIONS
NEW DWELLING USING PORTIONS OF THE ORIGINAL STRUCTURE
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CAMPBELL, CALIFORNIA- 95008

Project	Sheet
Date Dec 2017	A-5.2
Scale 1/4" = 1'-0"	

