



CITY OF CAMPBELL
Community Development Department

June 18, 2020

NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION

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:

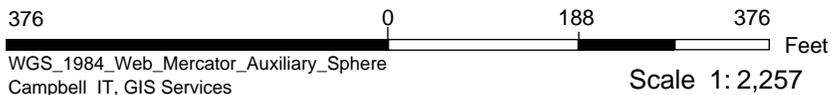
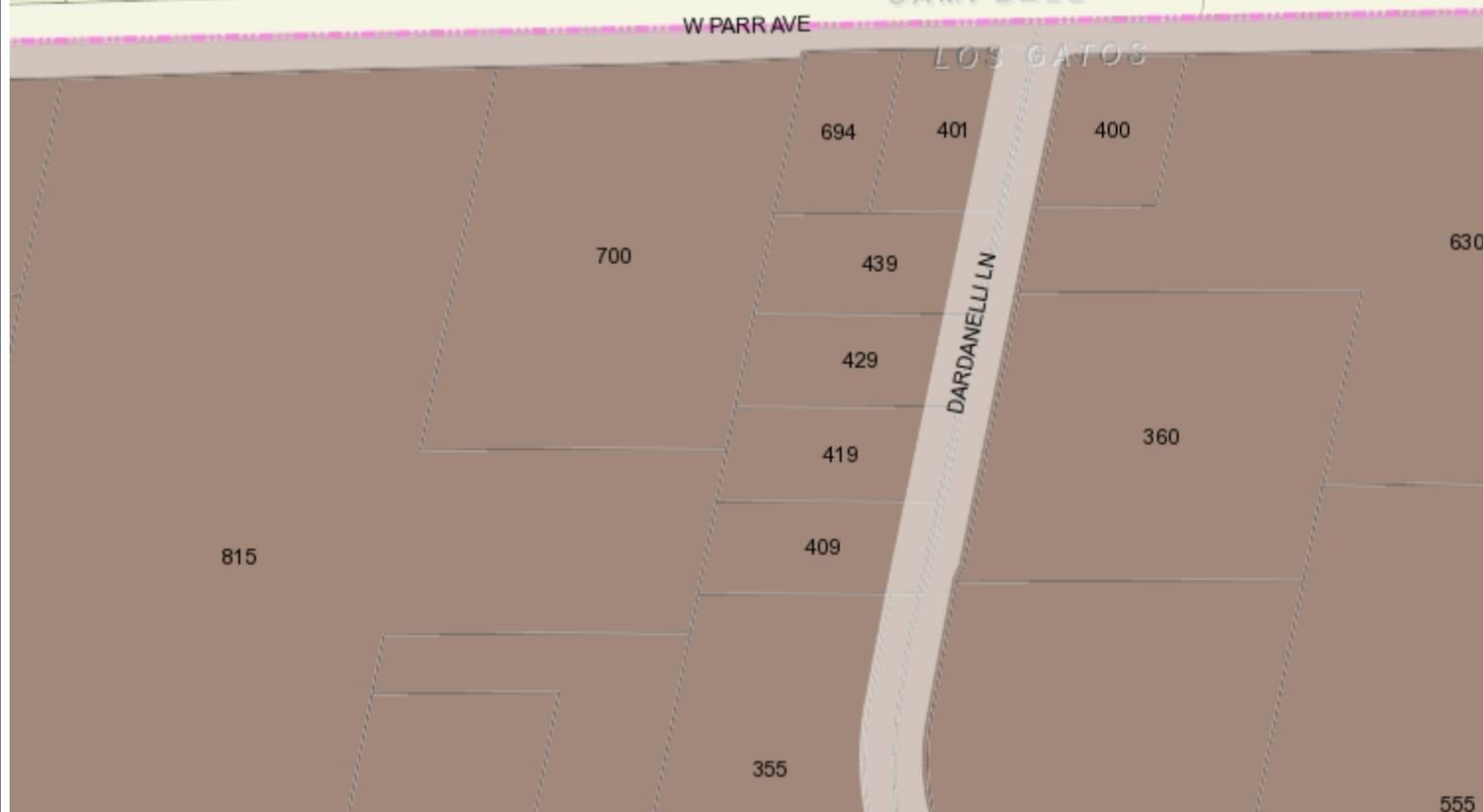
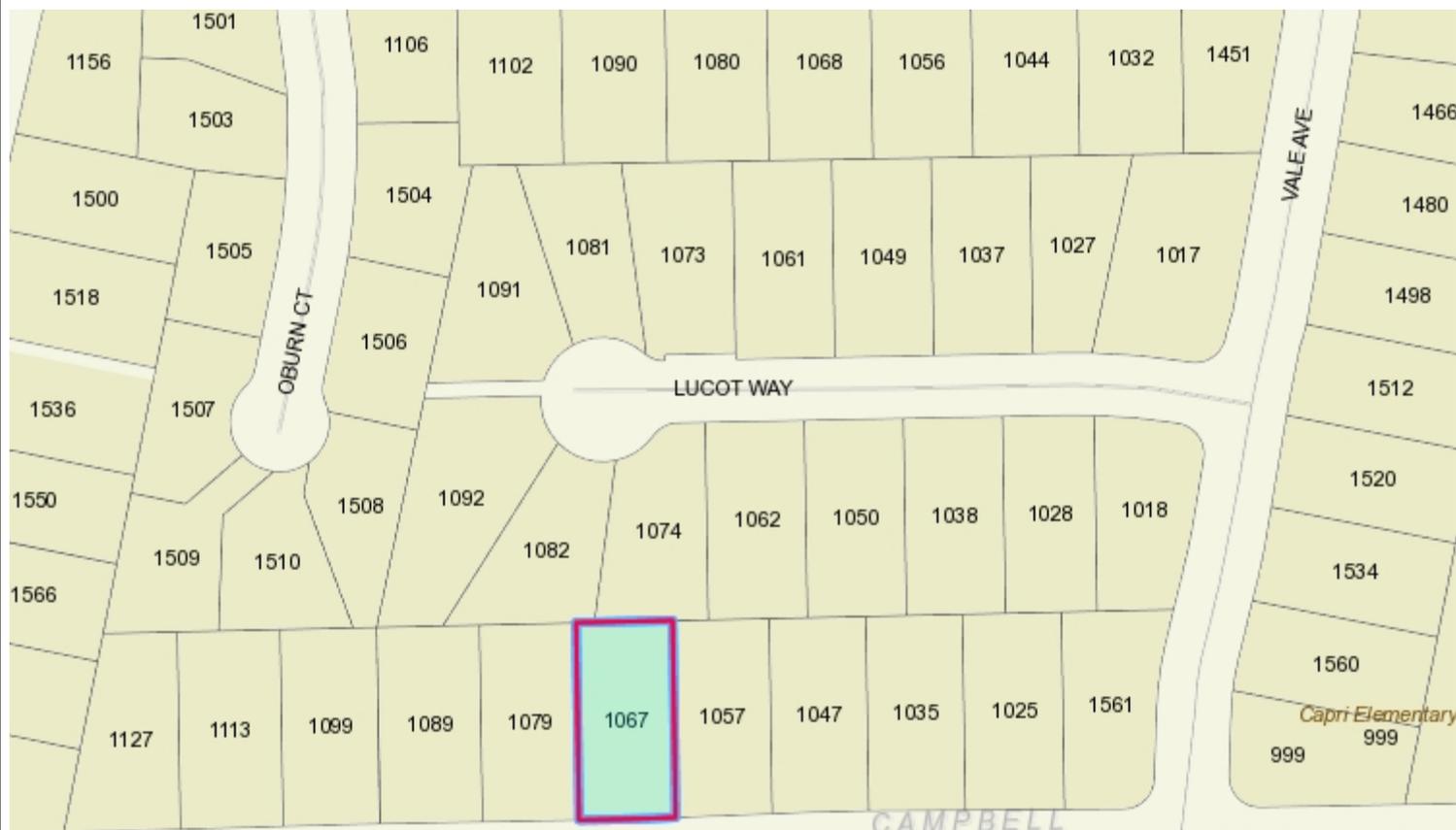
File No.: PLN2019-205
Applicant: Richard Haro
Project Address: 1067 W. Parr Ave
Property Owner: Lan-Chi Lam
Zoning District: R-1-6 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s): San Tomas Area Community Coalition
Project Description: 581 square-foot first-floor addition and remodel to an existing single-family home.

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 18, 2020 and ends on June 29, 2020. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **June 29, 2020**. 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. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email nazh@campbellca.gov.



1067 W. Parr Ave



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

SITE LOCATION MAP



SQUARE FOOTAGES

EXISTING ADU			PROPOSED ADU				
HABITABLE SPACE	PORCH		HABITABLE AREA	PORCH		COVERAGE	
683	32		900	72		3067.5	
EXISTING			PROPOSED				
MAIN HOUSE HABITABLE AREA	PORCHES	GARAGE	MAIN HOUSE HABITABLE AREA	PORCHES	GARAGE	COVERAGE	FAR
1979.5	0	405	2560.5	89	405	3865.5	31%

FIRE PROTECTION NOTES:

HOMES INCLUDING ATTACHED GARAGES SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D. THE DEVELOPER AND CONTRACTOR SHALL ENSURE THAT THE UNDERGROUND WATER LINES AND WATER METERS ARE SIZED TO ACCOMMODATE THE AUTOMATIC FIRE SPRINKLER SYSTEMS. COORDINATE WITH THE FIRE SPRINKLER SYSTEM CONTRACTOR.

ALL FIRE SERVICES (AND WATER SERVICES SUPPLYING 13D FIRE SPRINKLERS) SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR.

FIRE SERVICE INSTALLATION
THE FIRE SERVICES, INCLUDING WATER SERVICES SUPPLYING NFPA 13D FIRE SPRINKLERS, SHOWN ON THESE PLANS ARE PRELIMINARY AND SHALL NOT BE INSTALLED UNTIL AFTER THE FIRE SPRINKLER PLANS HAVE BEEN APPROVED BY THE CITY. IF THE FIRE SPRINKLER PLANS REQUIRE CHANGES TO THE UTILITIES SHOWN ON THESE PLANS, REVISIONS TO THESE PLANS MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE INSTALLATION OF THE FIRE UTILITIES.

OBTAIN A SEPARATE FIRE PERMIT. DESIGN AND INSTALL IN ACCORDANCE WITH NFPA 13D, 2016, AND SANTA CLARA COUNTY FIRE DEPT RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIREMENTS. COORDINATE WATER METER AND WATER MAIN SIZES WITH APPROVED FIRE SPRINKLER SHOP DRAWINGS. (MINIMUM 1" METER AND 1" SERVICE UNLESS HYDROLOGIC CALCULATIONS PROVE EXISTING IS ADEQUATE).

WATER SUPPLY REQUIREMENTS:

WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANT WATER-BASED PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTILL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2016 CFC SEC 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

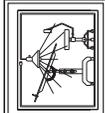
ADDRESS IDENTIFICATION:

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS FLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" (101.6 mm) HIGH WITH A MINIMUM STROKE WIDTH OF .5" (12.7 mm). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

CONSTRUCTION SITE FIRE SAFETY:

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION S1-7.

SITE DATA SHEET INDEX



RICHARD HARD
DRAFTING AND PLANNING, INC.
2150 MANNING WAY, SAN JOSE, CA 95148
(408) 532-1755 - HARDING1@AHL.COM
HAND DRAFTING PLANNING - CAD

SHEET INDEX

- C. COVER
- 1.0 EXISTING SITE PLAN
- PROPOSED SITE PLAN
- 1.1 AREA CALCS FOR MAIN HOUSE
- 1.2 LANDSCAPE PLAN
- 1.3 CONDITIONS OF APPROVAL
- 2. MAIN HOUSE EXISTING FLOOR PLAN
- 3. MAIN HOUSE PROPOSED FLOOR PLAN
- 4. MAIN HOUSE EXISTING ELEVATIONS
- 5. MAIN HOUSE PROPOSED ELEVATIONS
- 6. ROOF PLAN
- 7. COLORED ELEVATIONS WITH MATERIALS

CONSTRUCTION DATA

BUILDING TYPE: VB
NUMBER OF STORIES: 1
OCCUPANCY GROUP: R3,U
FIRE SPRINKLER: YES
DEFERRED SUBMITAL:
FIRE SUPPRESSION SYSTEM
CODES:
2016 CRC
2016 CBC
2016 FIRE CODE
2016 CMC,CPC,CEC
2016 CEC (TITLE 24 ENERGY CODE)
SPECIAL INSPECTIONS REQUIRED:
HERS TESTING REQUIRED FOR DUCTING SYSTEM
STRUCTURAL RETROFIT HOLDOWN INSPECTION

SITE DATA AND ZONING

APN 406-24-051
LOT AREA 12,480 SF
ZONING R-1-10
COVERAGE ALLOWED
COVERAGE PROPOSED 31%
FAR EXISTING 24.5%
FAR PROPOSED 31%

SETBACKS

MAIN HOUSE
EXISTING BUILDING HEIGHT 15'
PROPOSED BUILDING HEIGHT 15'
EXISTING FRONT SETBACK 39'-2"
PROPOSED FRONT SETBACK: 25'-0"
EXISTING
INTERIOR SIDE 8'-0, 7'-8"
REAR 72'-0"
PROPOSED
INTERIOR SIDE 8'-0, 7'-8"
REAR 72'-0"

SCOPE OF WORK

ADD BEDROOMS AND BATHROOMS
RELOCATE KITCHEN, REDESIGN
INTERIOR/NDW FURNACE, WATER HEATER,
UPGRADE ELECTRICAL SERVICE
ADD FIRE SPRINKLERS

HONG FAMILY ADDITION AND REMODEL
1067 WEST PARR AVE
CAMPBELL, CA

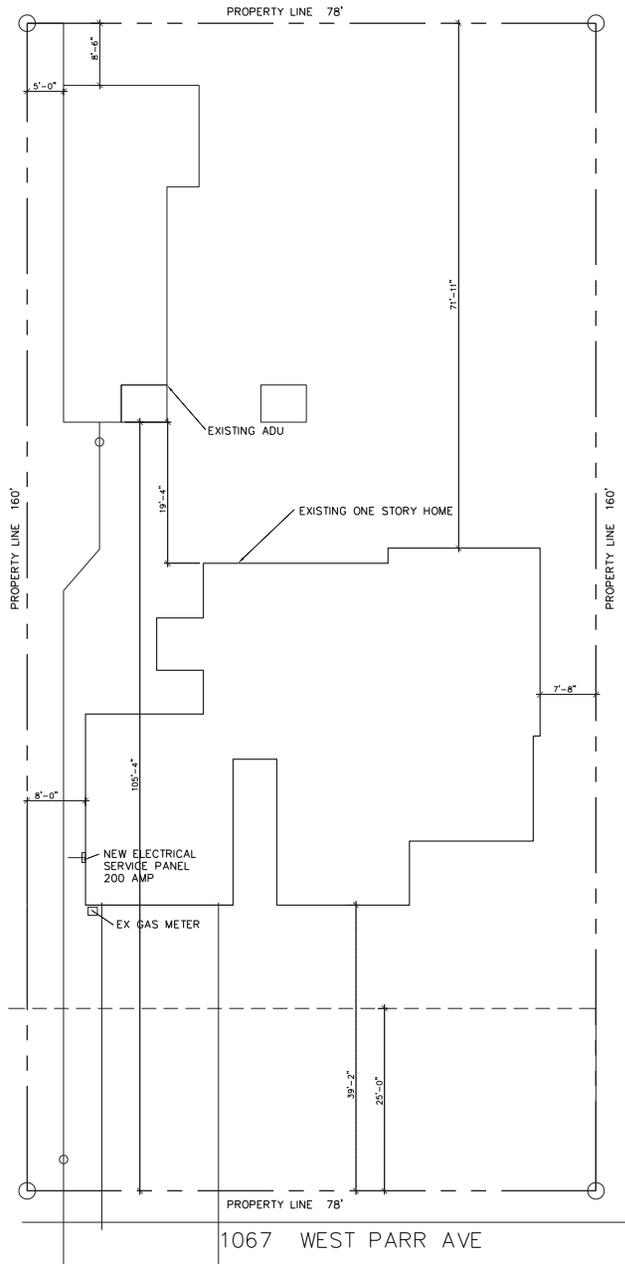
DATE 6-10-19

BY RH

SCALE 1/8"=1'-0"

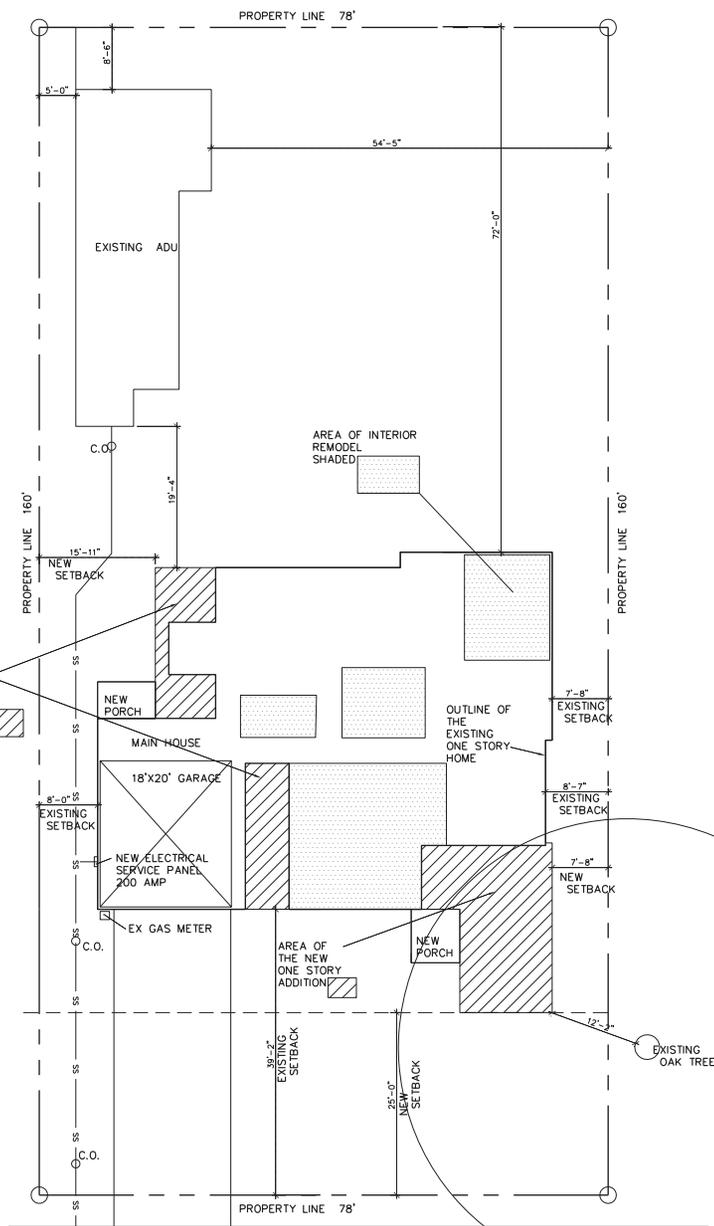
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1067 WEST PARR AVE
EXISTING SITE PLAN

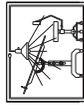
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1067 WEST PARR AVE
PROPOSED SITE PLAN

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

EXISTING SITE PLAN
PROPOSED SITE PLAN



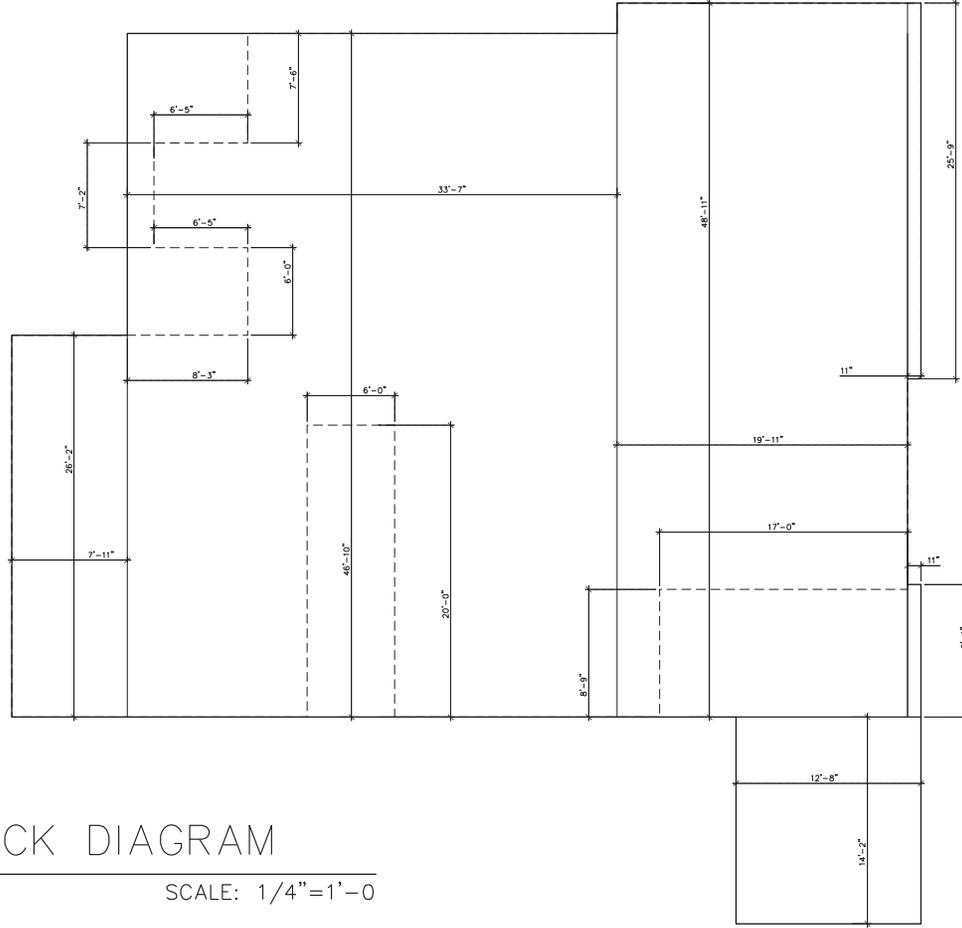
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HARD DRAFTING PLANNING . COM

HONG FAMILY ADDITION AND REMODEL
1067 WEST PARR AVE
CAMPBELL, CA

DATE: 6-10-19
BY: RH
SCALE: 1/8"=1'-0"

BLOCK DIAGRAM

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



HONG FAMILY ADDITION AND REMODEL
 1067 WEST PARR AVE
 CAMPBELL, CA

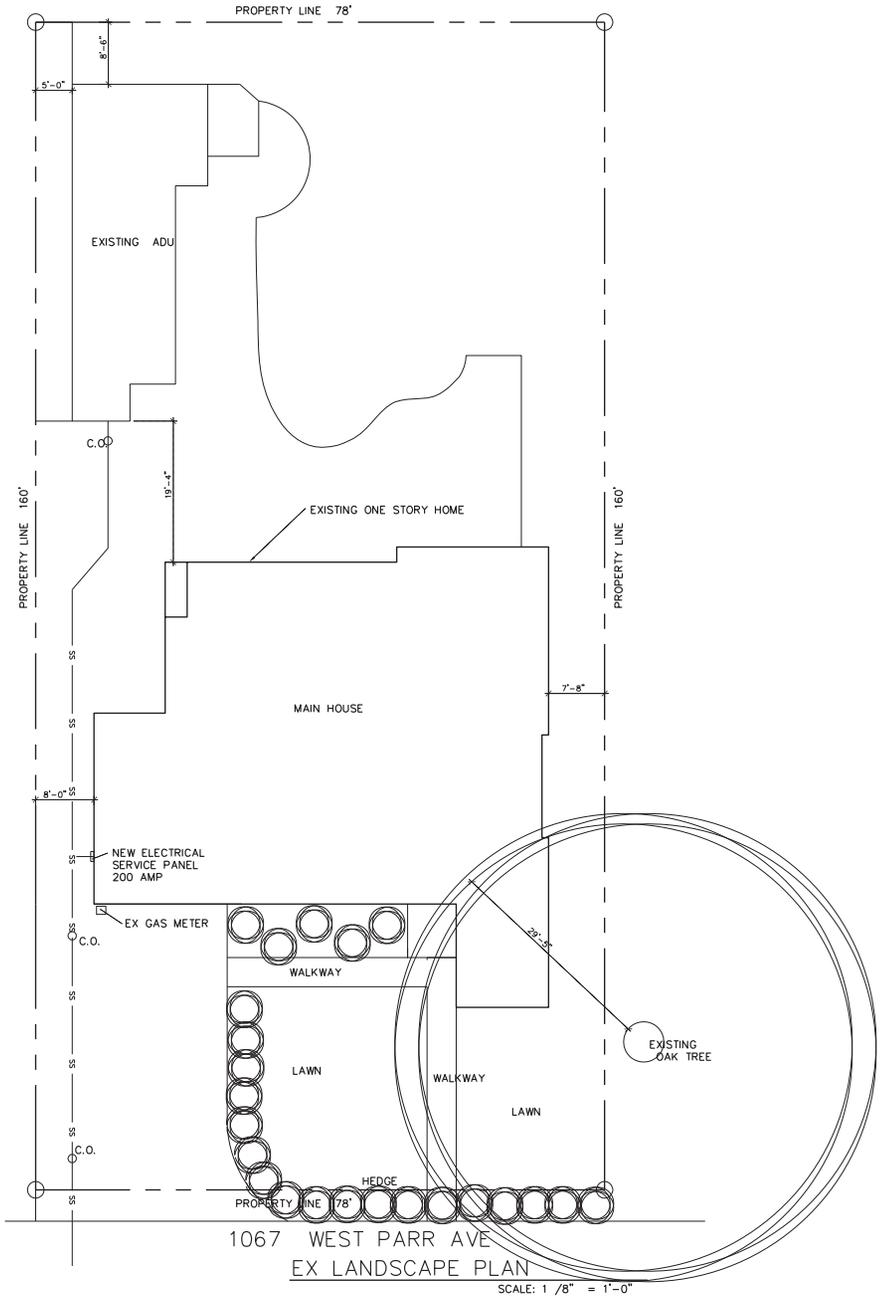
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1.1
 SHEET 1 OF 10

MAIN HOUSE
 AREA CALCS

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 HARD DRAFTING PLANNING · COA

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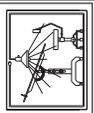


1067 WEST PARR AVE
EX LANDSCAPE PLAN

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

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EXISTING LANDSCAPE PLAN



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(408) 532-1755 - HARDING1@AOL.COM
LAND DRAFTING PLANNING - CDR

HONG FAMILY ADDITION AND REMODEL

1067 WEST PARR AVE
CAMPBELL, CA

DATE	6-10-19
BY	RH
SCALE	1/8"=1'-0"
PROJECT	HONG

1.2
SHEET 1 OF 10

MEMORANDUM CITY OF CAMPBELL

TO: Naz Pouya, Project Planner **DATE:** 10/28/19
FROM: Arlyn Villanueva, Assistant Engineer (408)8662153
SUBJECT: DRC APPLICATION

Site Address: 1067 West Parr Avenue
For File No(s): PLN2019-205
Project Description: Use permit to build 581sf addition and remodel existing single-family home
Applicant: Richard Haro/Lan-Chi Lam, Owner

PUBLIC WORKS DEPARTMENT CONDITIONS OF APPROVAL OR PUBLIC WORKS DEPARTMENT PRELIMINARY COMMENTS

- Storm Drain Area Fee:** Prior to issuance of any grading or building permits, the applicant shall pay the required Storm Drain Area fee, currently set at \$2,120.00 per net acre, which is \$495.00. The fee has been added to the Building permit and can be paid together with any other outstanding permit fees.
- Water Meter(s) and Sewer Cleanout(s):** Any proposed water meter(s) and sewer cleanout(s) shall be installed on private property behind the public right-of-way line.
- The following conditions only apply if the applicant has a need to install / upgrade utility services (water, sewer, gas, etc.) in the street:
 - Utility Encroachment Permit:** Separate permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.
 - Utility Coordination Plan:** Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size 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.
 - Pavement Restoration:** The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Mortarion. The City's Pavement Maintenance Program website (<https://www.ci.campbell.ca.us/219>) has detailed information on the streets currently under mortarion and the enhanced restoration requirements.

J:\LandDev\Conditions\Plg\Par Avenue W 1067 October 2019

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CITY OF CAMPBELL

BUILDING INSPECTION DIVISION - COMMENTS TO THE DEVELOPMENT REVIEW COMMITTEE

DRC: October 29, 2019
ADDRESS: 1067 W Parr Ave. **Project Application:** PLN2019-00295

RECOMMENDATION:

Note: No building code issue has been reviewed at Development Review Committee; it will be reviewed in the Building Permit process. Please be aware that building codes are changing constantly; plans submitted for building permit shall comply with the code in effect at that time. Submit permit application together with required documents to the Building Inspection Division to obtain a building permit. No construction can be commenced without an appropriate building permit.

It is recommended that this item be forwarded to the Planning Commission for review, with the following conditions.

TO THE SATISFACTION OF THE BUILDING DIVISION MANAGER/BUILDING OFFICIAL:

- PERMITS REQUIRED:** A building permit application shall be required for the proposed complete remodeling and addition to the existing structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.
- PROJECT DESCRIPTION:** This project is proposed as a "remodel and addition to an existing dwelling". The scope of work proposed under this project closely reflects the construction of a new single-family dwelling. The Building Inspection Division will consider this project as a Remodel & Addition, but fees will be calculated based on the comparative similarities to new construction. This project upon submittal, will be reviewed under the provisions of Chapter 18.32 of the City Campbell Municipal Code to determine how this project will be defined.
- PLAN PREPARATION:** Portions of this project require plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.
- CONSTRUCTION PLANS:** The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
- SIZE OF PLANS:** The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

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- SITE PLAN:** Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details.
- SEISMIC REQUIREMENTS:** Additions and Alterations to (e) residential structures shall comply with Section 2464 of the 2016 California Building Code (CBC).
- TITLE 24 ENERGY COMPLIANCE:** California Title 24 Energy Compliance forms CF-1R and ME-1R shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.
- SPECIAL INSPECTIONS:** When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C. Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.
- The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.
- APPROVALS REQUIRED:** The project requires the following agency approval prior to issuance of the building permit:
 - West Valley Sanitation District (378-2407)
 - Santa Clara County Fire Department (378-4010)
 - School District:
 - Campbell Union School District (378-3405)
 - Campbell Union High School District (371-0960)
 - Moreland School District (379-1370)
 - Cambrian School District (377-2103)
 - Bay Area Air Quality Management District (Demolitions Only)
 - San Jose Water Company (279-7900)
- P.G. & E.:** Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant

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should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

- INTENT TO OCCUPY DURING CONSTRUCTION:** Owners shall declare their intent to occupy the dwelling during construction. The Building Inspection Division may require the premises to be vacated during portions of construction because of substandard and unsafe living conditions created by construction.
- CONSTRUCTION FENCING:** This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems.
- BUILD IT GREEN:** Applicant shall complete and submit a "Build It Green" inventory of the proposed new single family project prior to issuance of building permit.
- STORM WATER REQUIREMENTS:** Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.
- This project shall comply with the mandatory requirements for Residential Structures, Chapter 4 of the California Green Building Code 2016 ed.
- This Structure, if classified as a new Single Family Dwelling under Chapter 18.32 of the Campbell Municipal Code, shall be equipped with residential fire sprinklers compliant with Section R313 of the California Residential Code 2016 ed.
- CONSTRUCTION SITE MANAGEMENT:** This project shall use the following Site Management policies:
 - Job Site Manager.** Every permitted job must have an identified person to manage the work and be responsive to issues that come up during construction. It is important to identify this person and provide contact information to the Building Inspector at the beginning of the construction process. When a change is made concerning site manager, the inspector should be made aware of the new person and contact information.
 - Construction Debris.** At the end of each construction day, attention should be made to collect and manage construction waste and debris. Trash must be covered and removed from the site as soon as reasonable. Respect the neighbors and keep a clean site! Sites that fail to manage trash can and will be cited.

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- Construction Hours.** Every Permitted job is required to observe the permitted hours of construction. Construction work is allowed from 8:00am to 5:00pm Monday thru Friday. Construction is allowed on Saturdays from 9:00am to 4:00pm. No work is allowed on Sundays or Legal U.S. Holidays. Workers showing up at job sites before the permitted times may create a problem and should be discouraged from arriving earlier than 15 minutes before permitted times. Material deliveries should never be scheduled before permitted hours. It is the responsibility of the Contractor to manage and coordinate deliveries. Citations and/or Stop Work Notices will be issued to Contractors violating the permitted hours.
- Dust and Dirt.** Many jobs will create dust and dirt on the street. When it rains, sites may have mud running into the sidewalk and street. All job sites must keep all rain runoff on the site and prevent water from running from the site into the gutter and street. Vehicles tracking mud and dirt into the street require cleanup and keeping the sidewalks and streets clean. If you fail to manage your dirt, dust and mud, your site may be issued a "Stop Work" notice and/or a citation.
- Music and Unnecessary Noise.** Radios and loud music or other noise not related to construction is discouraged and will keep the neighbors from complaining. Earbuds are a good way to keep the music playing and not a problem for the neighbors. Job sites are not a good place for a worker's dog. Animals should be left at home.
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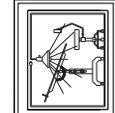
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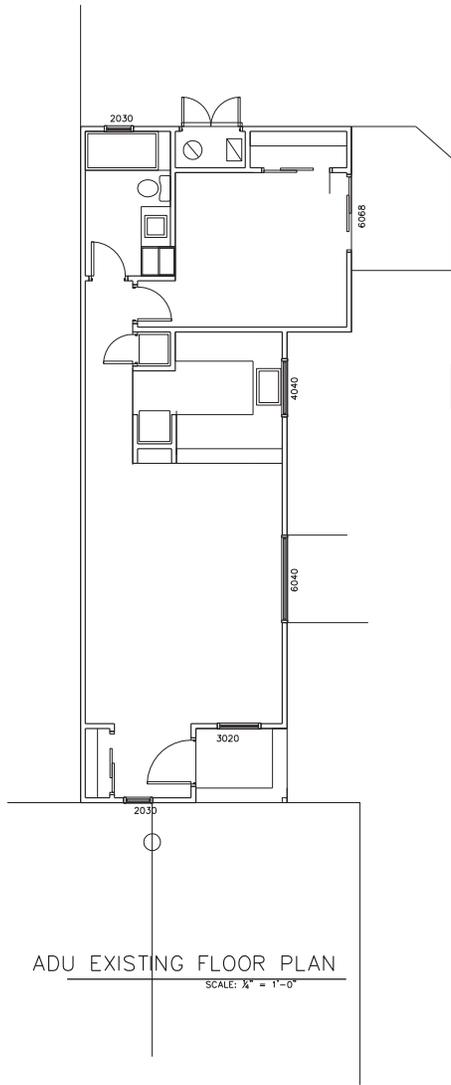
CONDITIONS OF APPROVAL



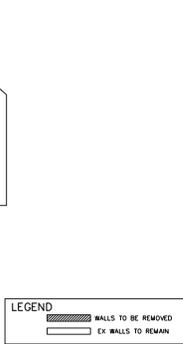
RICHARD HARO
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 2150 MANDALAY WAY, SAN JOSE, CA 95148
 (408) 532-1755, HAROINC@ATLDCOM
 HARD DRAFTING PLANNING . COM

HONG FAMILY ADDITION AND REMODEL
 1067 WEST PARR AVE
 CAMPBELL, CA

DATE	6-10-19
REV	RH
DATE	
BY	HONG
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SH 1 OF 10	



ADU EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

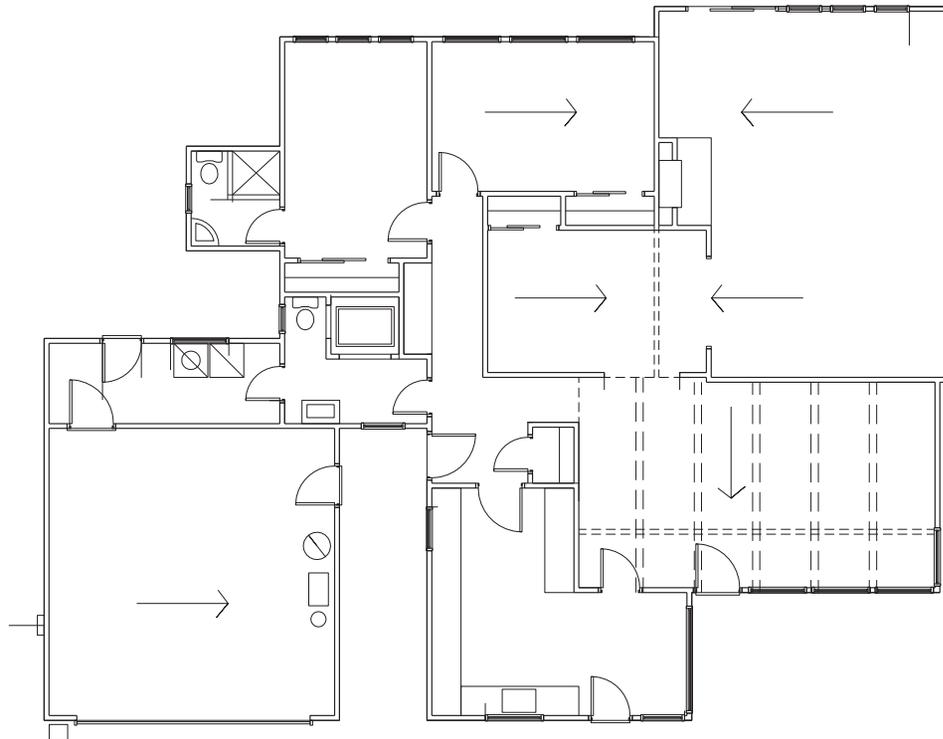


WASTE MANAGEMENT PLAN

1. ALL DEMOLITION IS TO BE DONE BY HAND OR HAND HELD POWER TOOLS.
2. DEBRIS FROM DEMO TO BE REMOVED FROM SITE BY DUMPSTERS "RECYCLOGY" OR BY TRUCK TO RECYCLE CENTERS.
RECYCLE CENTERS: VALLEY RECYCLE ZANKER RECYCLE CENTER AND LANDFILL
RECYCLE CENTERS TO RECYCLE 70% MIN OF ALL MATERIALS
ALL DEBRI IS TO MEASURED BY WEIGHT OR VOLUME BUT NOT BOTH
3. DURING CONSTRUCTION: METAL AND WOOD DEBRI ARE TO BE SEPARATED AND DEPOSITED INTO BINS PROVIDED AT THE SITE. THEN TAKEN TO PREDETERMINED RECYCLE CENTERS.
WOOD TO GUADALUPE RECYCLE OR ZANKER
METALS TO RECYCLING CENTERS TO REDEEM FOR MONEY
4. CONTRACTOR IS TO KEEP RECORD OF ALL MATERIALS SENT TO RECYCLE CENTERS, BY RECEIPT AND/OR LOG. SUCH LOG TO BE AVAILABLE UPON REQUEST BY THE BUILDING INSPECTOR.

DEMO PLAN

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

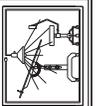


MAIN HOUSE EXISTING FLOOR PLAN

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

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MAIN HOUSE
EXISTING FLOOR PLAN
ADU EX FLOOR PLAN

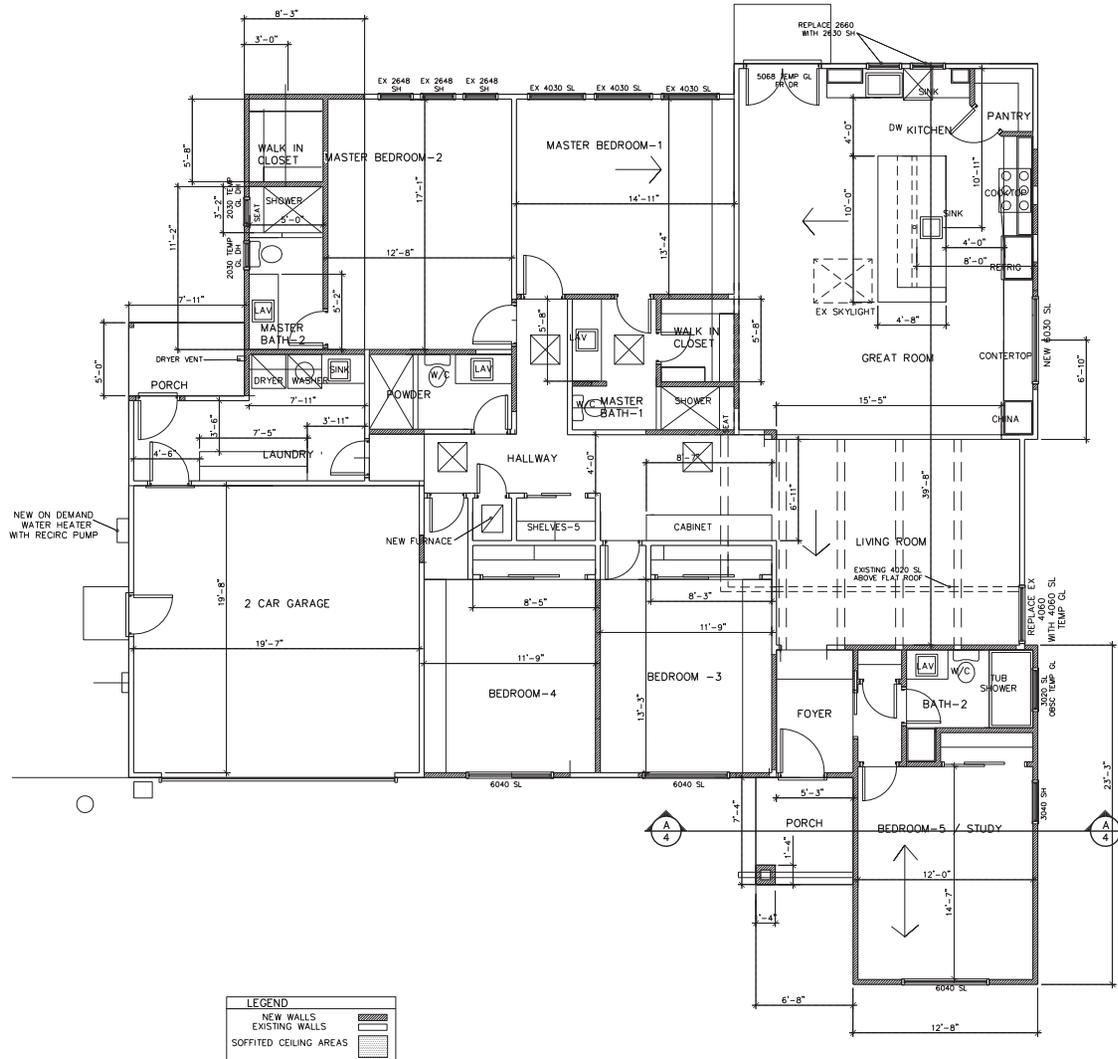


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1067 WEST PARR AVE
CAMPBELL, CA

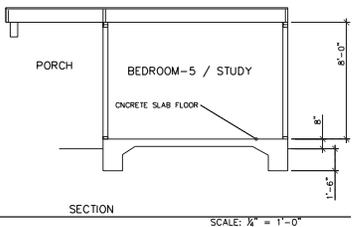
DATE 6-10-19
BY RH
SCALE 1/4"=1'-0"

DR HONG
2



LEGEND	
	NEW WALLS
	EXISTING WALLS
	SOFFITED CEILING AREAS

PROPOSED MAIN HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

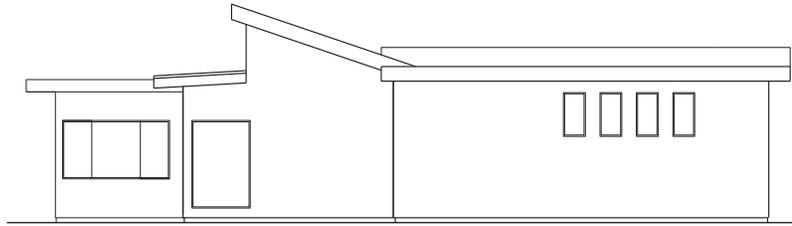
- NOTES**
- 4" MIN / 7.75" MAX RISER, WITH MINIMUM 10" READS
 - THRESHOLDS AT DOORWAYS TO BE MAXIMUM 1" ABOVE FINISH FLOOR FOR SL GL DRRS, AND 1/2" ABOVE FINISH FLOOR FOR SWINGING DOORS
 - EGRESS WINDOWS MIN SIZE (NET CLEAR OPENING HEIGHT OF 24", A MINIMUM NET CLEAR OPENING WIDTH OF 20", THE BOTTOM OF THE EGRESS OPENING TO BE NO MORE THAN 44" ABOVE THE FINISH FLOOR. SEE CRC R310.1, R310.1.1, R310.1.2 AND R310.1.3.
 - TILE SHOWER TO A MIN 72" ABOVE THE DRAIN-TILE OVER MORTAR BASE OVER WATER PROOF MEMBRANE OVER CEMENTITIOUS BACKER BD OVER 2X OF #2 STUDS-HOTTOP SHOWER PAN & INSTALL TILE FLOOR OVER MORTAR BED. SLOPE 1/4" / 12" TO DRAIN IN FLOOR.
 - PROVIDE PRESSURE CONTROLLED HOT WATER MIXING SHOWER VALVE.
 - TEMPERED GLASS SHOWER DOOR AND TEMPERED GLASS SHOWER ENCLOSURE AS OCCURS, IF USING DOORS MAINTAIN 22" MIN CLEAR WITH DOOR OPEN AND DOOR MUST SWING OUT.
 - 1/2" TYPE 'X' GYP BD AT WALLS COMMON TO GARAGE, TO UNDERSIDE OF ROOF SHEATHING
 - ALL RETRO HD'S REQUIRE A SPECIAL INSPECTION FROM AN APPROVED INSPECTION & TESTING AGENCY OR THE ENGINEER OF RECORD
 - INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE RUSH-FRAMING INSPECTION
 - WATER USAGE**
WATER CLOSET, SHOWER VALVES, SINK AND LAVATORIES SHALL BE AS PER THE WATER BUDGET ESTABLISHED UNDER THE GREEN BUILDING CODE ON OR BEFORE JANUARY 1, 2014. FOR ALL BUILDINGS ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OF FINAL PERMITS APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-CONFORMING PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDING MAY HAVE EXEMPT FEATURES.

FIXTURE	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.6 GAL / FLUSH	1.28 GAL / FLUSH
SHOWER HEAD	2.5 GAL / MINUTE	1.8 GAL / MINUTE
LAVATORY FAUCET	2.2 GAL / MINUTE	1.2 GAL / MINUTE
KITCHEN FAUCET	2.2 GAL / MINUTE	1.8 GAL / MINUTE
 - PROVIDE LANDINGS OUTSIDE OF ALL EXTERIOR DOORS, THE WIDTH OF THE DOORWAY, BUT NOT LESS THAN 24" X 36" THEY SHALL BE MADE OF CAST IN PLACE CONCRETE, MORTARED OR INTERLOCKING BRICKS OR PAVERS, OR ANCHORED IN PLACE PRESURE TREATED WOOD OR REDWOOD DECKING. THEY SHALL HAVE A MIN SLOPE AWAY FROM THE FOOTING OF 2% MIN.
 - ADDRESS NUMBERS:
 - ADDRESS NUMBERS SHALL BE INTERNALLY OR EXTERNALLY LIT DURING NONDAYLIGHT HOURS. LIGHTING MUST BE ON ALL THE TIME (TYPICALLY LOW VOLTAGE UNITS) OR IF IT ONLY DURING NONDAYLIGHT HOURS. SWITCHING SHALL BE CONTROLLED BY A TIME CLOCK OR A PHOTO SENSOR. BATTERY OR PHOTO CELL POWERED UNITS CANNOT BE USED FOR REQUIRED ADDRESSING
 - ADDRESS NUMBERS SHALL BE AT LEAST FOUR INCHES HIGH AND INSTALLED ON A CONTRASTING BACKGROUND
 - ADDRESS NUMBERS SHALL READ FROM LEFT TO RIGHT, VERTICALLY POSITIONED NUMBERS CANNOT BE USED
 - ADDRESS NUMBERS SHALL BE PLACED IN SUCH A LOCATION THAT EMERGENCY CREWS CAN READ THE ADDRESS FROM THE STREET FRINGING THE DWELLING.
 - SHWR MUST HAVE 30" DIA. CIRCLE CLEARANCE AT THE FINISH INTERIOR TYPICAL WITH MIN PAN AREA TO BE 1028 SQ IN

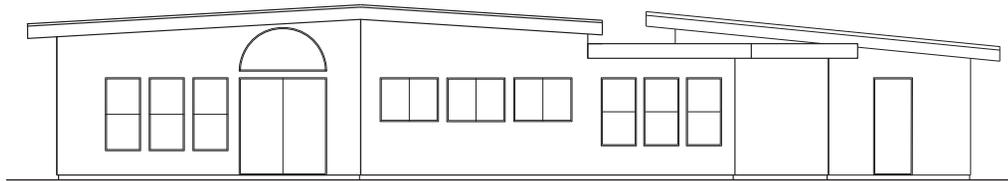
MAIN HOUSE PROPOSED FLOOR PLAN

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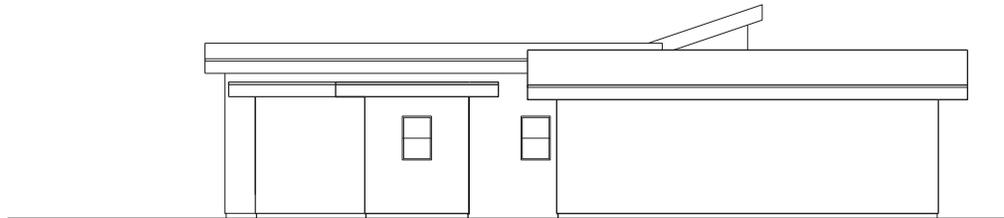
HONG FAMILY ADDITION AND REMODEL	6-10-19
1067 WEST PARR AVE	RH
CAMPBELL, CA	1/4"=1'-0"
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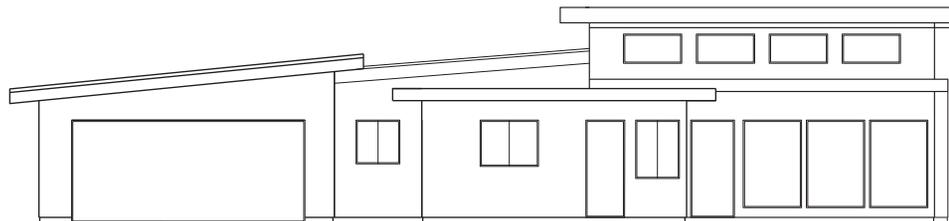
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



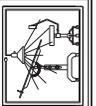
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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MAIN HOUSE
EXISTING ELEVATIONS



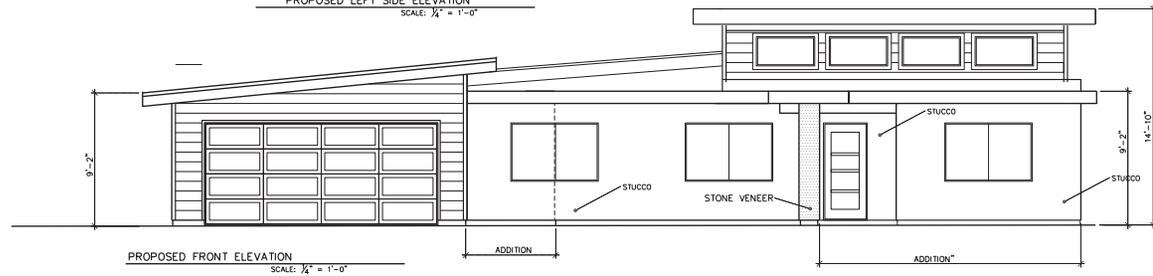
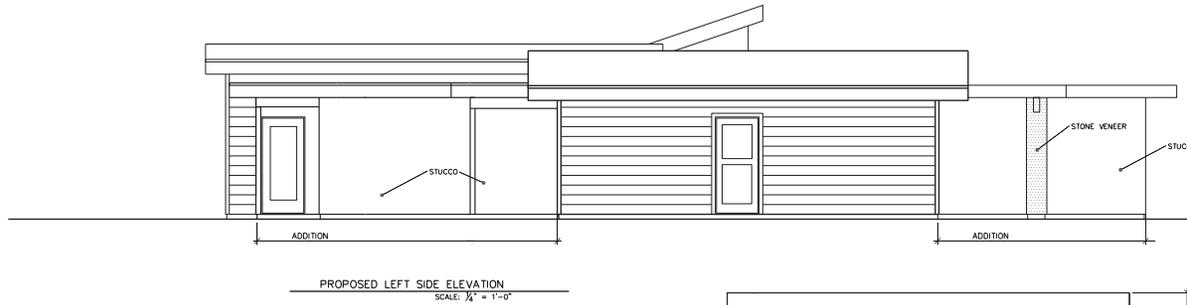
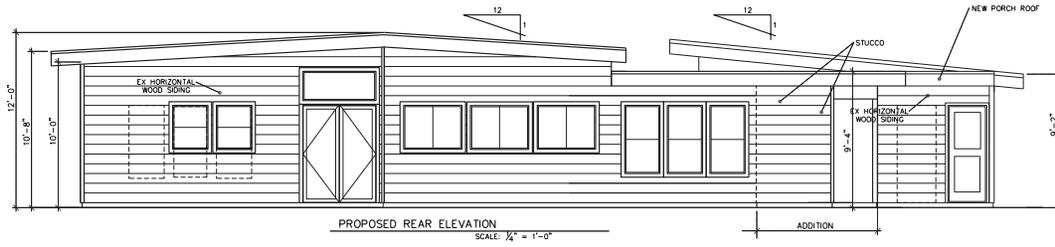
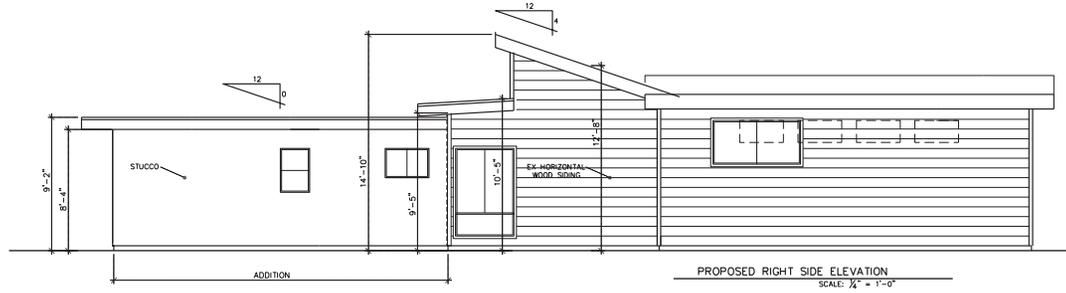
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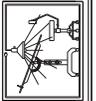
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MAIN HOUSE
PROPOSED ELEVATIONS

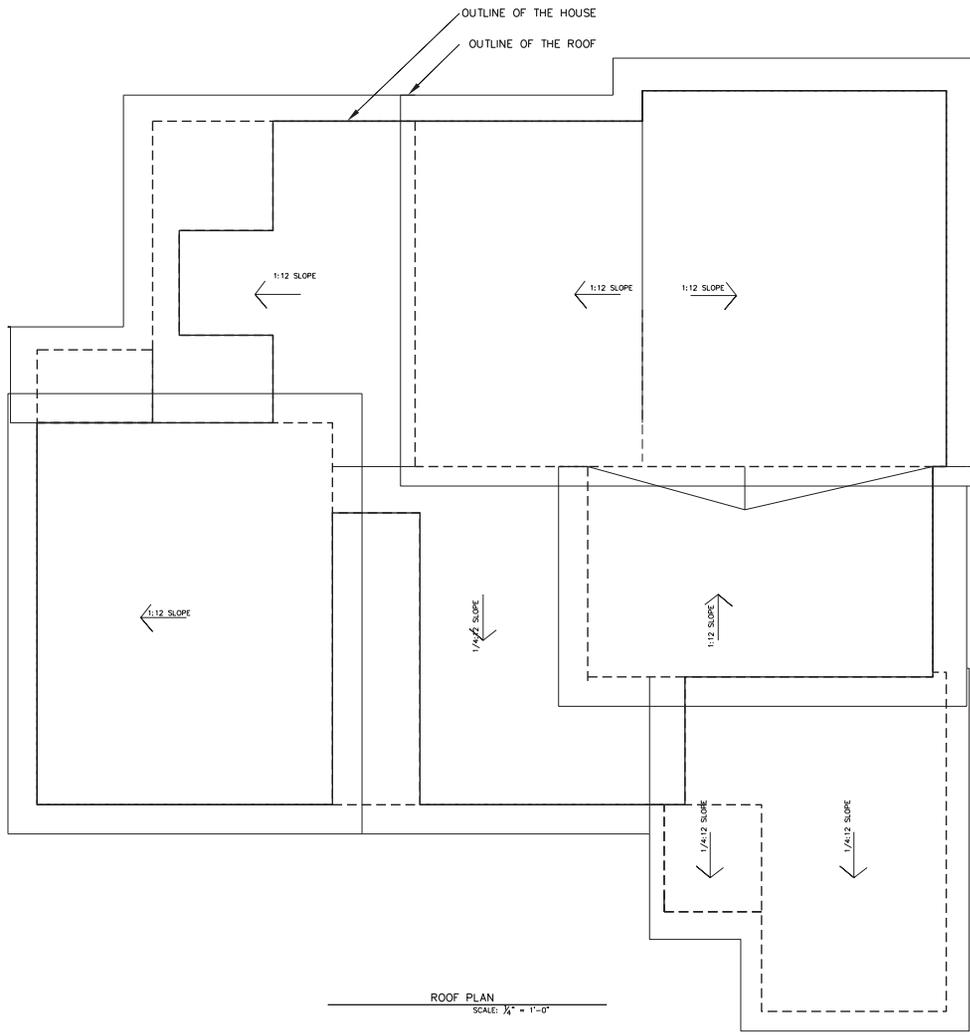


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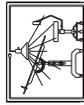
DR: HONG



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

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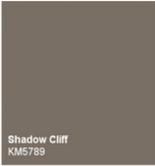
ROOF PLAN



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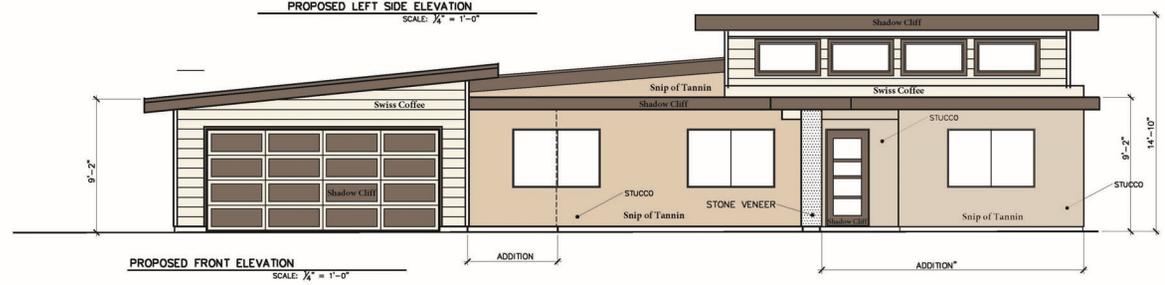
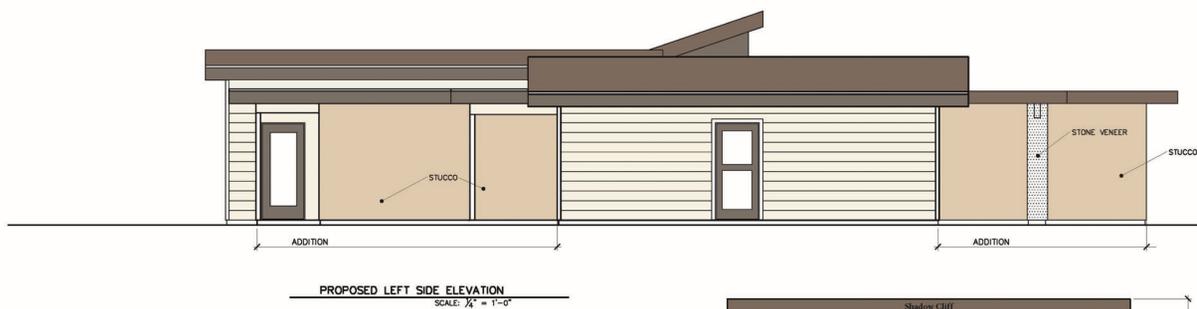
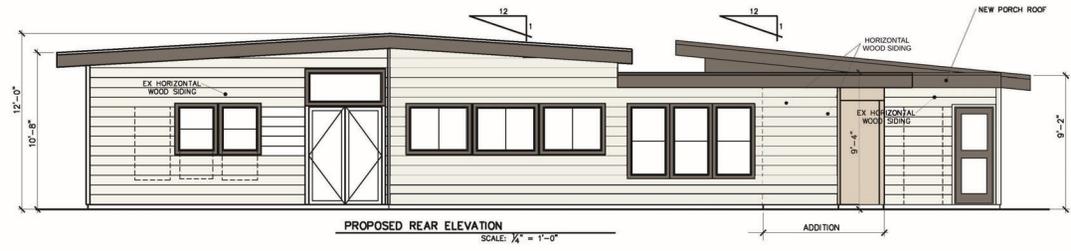
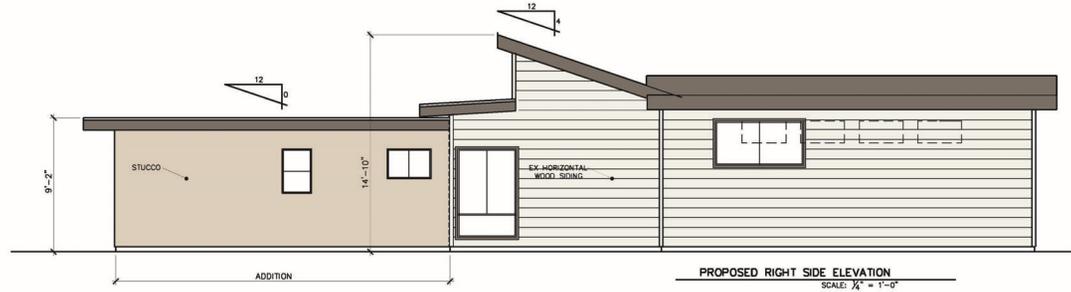
Shadow Cliff
KM5789



Swiss Coffee
23

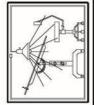


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MAIN HOUSE
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