



CITY OF CAMPBELL
Community Development Department

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Historic Preservation Board of the City of Campbell has set the hour of 5:00 p.m., or shortly thereafter, on Wednesday, **June 22, 2022** in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the following proposed project(s):

1. Public Hearing to consider the application of Barry Shilman for a Tier 1 Historic Resource Alteration Permit (PLN-2022-60) to allow construction of a second-story dormer on the south elevation of the J. C. Ainsley House (No. 1), a Landmark property located at **84 N. 3rd Street** in the P-D-H (Planned Development / Historic Overlay) Combining Zoning District. Staff is recommending that this project be deemed Categorical Exempt under CEQA.

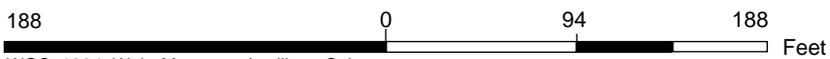
Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Campbell Historic Preservation Board prior to the Public Hearing. Questions may be addressed to the Planning Division at (408) 866-2140.

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

HISTORIC PRESERVATION BOARD
CITY OF CAMPBELL
DANIEL FAMA
SECRETARY



Location Map - 84 N. 3rd Street

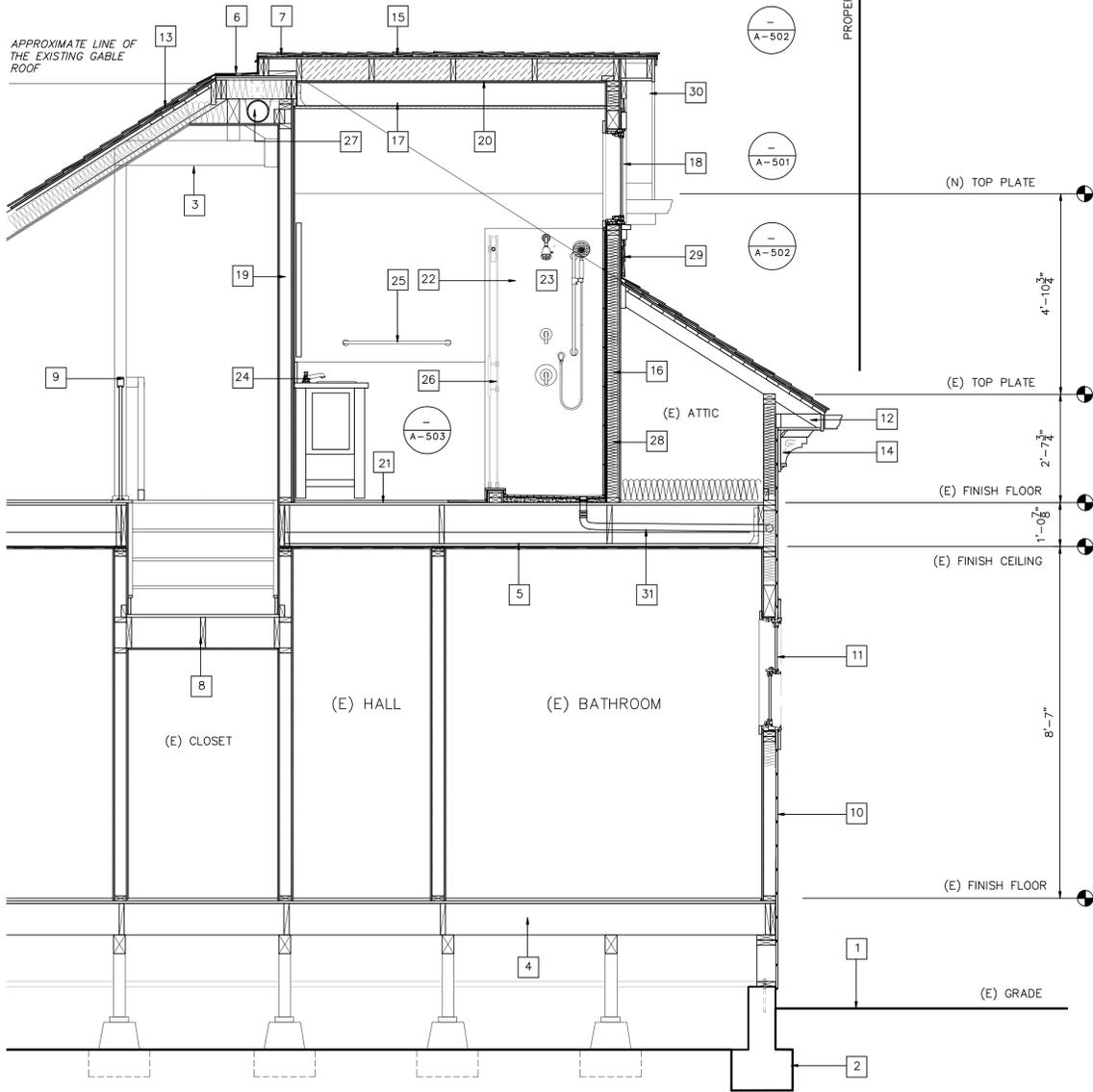


WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1:1,128

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.

NOTE: EXISTING GABLE ROOF HAS BEEN REMOVED FROM THIS BUILDING SECTION ILLUSTRATION TO LEND CLARITY TO THE NEW DORMER GABLE ROOF'S CONNECTION TO EXISTING FLAT ROOF AREA.



PROPOSED BUILDING SECTION

1/2" = 1' SCALE

DIMENSIONAL REFERENCES AND RELATED NOTATIONS: DUE TO SETTLEMENT AND OTHER BUILDING MOVEMENT OVER THE YEARS, ALL DIMENSIONS DEPICTED WITHIN THESE DRAWINGS SHOULD NOT BE FULLY RELIED UPON FOR COMPLETE ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS IN THE FIELD, AND TO PROPERLY CORRELATE ALL DIMENSIONS FOUND WITH THOSE ILLUSTRATED IN THESE DRAWINGS, BEFORE COMMENCING WITH ANY PART OF THE CONSTRUCTION WORK FOR THIS PROJECT.

ALL GRID LINE DIMENSIONS SHOWN (UNLESS OTHERWISE NOTED), ARE TO BE INTERPRETED AS DIMENSIONS TAKEN FROM THE FACE OF WALL STUD. DIMENSIONS SHOWN AS "MIN. CLR." REPRESENT THE MINIMUM CLEARANCES REQUIRED FROM ANY FINISH SURFACE BUILDING MATERIAL.



SHEET NOTES

- EXISTING FINISH GRADE
- EXISTING CONCRETE FOUNDATION
- INDICATES EXISTING SUPPORT FRAMING TO REMAIN
- EXISTING FLOOR JOISTS WITH 4 X 6 GIRDERS LOCATED APPROXIMATELY 48" O.C.
- INDICATES EXISTING 2 X 4 CEILING JOISTS WITH 2 X 12 FLOOR JOISTS SET APPROXIMATELY 1" ABOVE LATH AND PLASTER CEILING
- INDICATES EXISTING BUILT-UP ROOF SYSTEM, ENSURE ROOF SLOPE IS 2% MINIMUM FOR PROPER DRAINAGE TO ROOF SLOPED ROOFS BELOW
- INDICATES NEW GABLE ROOF FRAMING ABOVE EXISTING BUILT-UP AREA
- EXISTING STAIN GRADE WOOD FRAMED STAIRS WITH HANDRAIL TO REMAIN
- EXISTING WOOD CONSTRUCTED GUARD RAIL
- INDICATES EXISTING ORIGINAL PAINTED V-GROOVE SHIPLAP BOARD SIDING
- INDICATES EXISTING WOOD REPLACEMENT WINDOW WITH TRIM
- EXISTING ROOF CORNICE GUTTER WITH CLOSE SOFFIT
- INDICATES EXISTING COMPOSITION SHINGLE ROOF
- INDICATES EXISTING WOOD FRIEZE WITH SPACED CORBELS
- NEW COMPOSITION ROOF SHINGLE ATTACHED TO APPROVED WATERPROOF MEMBRANE ATTACHED TO 1/2" CDX PLYWOOD WOOD DECK NAILED TO NEW ROOF RAFTERS
- INDICATES NEW EXTERIOR VERTICAL WALL: CAREFULLY REMOVE EXISTING ROOF MATERIAL, SHEATHING, SKYLIGHTS, AND ROOF FRAMING IN LOCALIZED AREA ABOVE AS NEEDED TO PREPARE FRAMING OF NEW GABLE WALL AS SHOWN; REFER TO THE STRUCTURAL DRAWINGS FOR NEW ROOF FRAMING REQUIREMENTS AND OTHER DETAILS
- INDICATES DROP BEAM WITH WOOD CLADDING; REFER TO STRUCTURAL DRAWINGS FOR SIZE AND FRAMING CONNECTION REQUIREMENTS
- NEW TEMPERED GLASS CASEMENT WOOD WINDOWS
- INDICATES EXISTING INTERIOR LOAD BEARING WALL: CAREFULLY REMOVE EXISTING DRYWALL, SHEATHING, ETC. AS REQUIRED IN LOCALIZED AREA FOR NEW WALL GABLE AND ROOF SUPPORT FRAMING
- INDICATES NEW GYPSUM BOARD CEILING WITH CLOSE CELL SPRAY FOAM INSULATION PLACED BETWEEN EXISTING STAIN GRADE OPEN BEAM ROOF FRAMING ABOVE; REPAIR AS NEEDED ANY DAMAGED ROOF AREAS AND/OR ROOF COMPONENTS IF ENCOUNTERED TO ENSURE A WATER TIGHT BUILDING ENCLOSURE
- INDICATES OWNER APPROVED NON-SLIP MORTAR SET TILE FLOORING; INSTALL IN ACCORDANCE WITH THE TILE COUNCIL OF NORTH AMERICA (TCNA) HANDBOOK LATEST EDITION FOR SIMILAR TILE INSTALLATION; SEE THE OWNER FOR ADDITIONAL BIDDING INSTRUCTIONS AND OTHER REQUIREMENTS
- NEW TILE SHOWER WALL (SEE THE OWNER FOR BIDDING INSTRUCTIONS)
- NEW SHOWER HEAD AND SEPARATE HAND HELD SHOWER SPRAY WITH THERMOSTATIC ALLY CONTROLLED VALVE SET (2.0 GPM AT 80 PSI); SEE THE OWNER FOR BIDDING INSTRUCTIONS
- NEW LAVATORY WITH FAUCET FIXTURE (1.2 GAL-PER MINUTE AT 60 PSI WITH A MINIMUM OF NOT LESS THAN 0.8 GPM AT 20 PSI.)
- NEW TOWEL BAR: SEE THE OWNER FOR REQUIREMENTS
- INDICATES TEMPERED GLASS BARN DOOR SLIDING SHOWER ENCLOSURE; SEE THE OWNER FOR BIDDING INSTRUCTIONS
- EXISTING MECHANICAL SOFFIT
- NEW BATT INSULATION, SEE T-24 FOR INSULATION REQUIREMENTS
- NEW PAINTED CEDAR OCTAGONAL SHINGLES ATTACHED TO APPROVED WATERPROOF MEMBRANE ATTACHED TO 1/2" CDX PLYWOOD NAILED TO NEW VERTICAL STUDS SPACED AT 16" O.C.
- NEW CLOSED ROOF RAKE SOFFIT
- NEW BUILT-UP SHOWER PAN WITH DRAIN; RECONFIGURE EXISTING PLUMBING WASTE AND VENT STACK LINES AS NEEDED FOR NEW DORMER ADDITION
- INDICATES EXISTING ROOF LINE BEYOND DORMER
- INDICATES EXISTING INSULATION

PROJECT TITLE

Remodeling of the Historic J. C. Ainsley House (No. 1) Second Floor Bathroom for

BARRY SHILMAN & SUSAN BLAKE

**84 N. 3rd Street
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94025 P 850.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 707.637.4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

PRELIMINARY REVIEW ONLY

REVISIONS:

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SHEET DESCRIPTION:

PROPOSED BUILDING SECTION

DATE: 4/28/22

SCALE:

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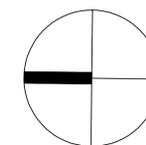
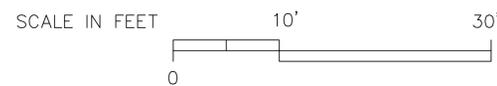
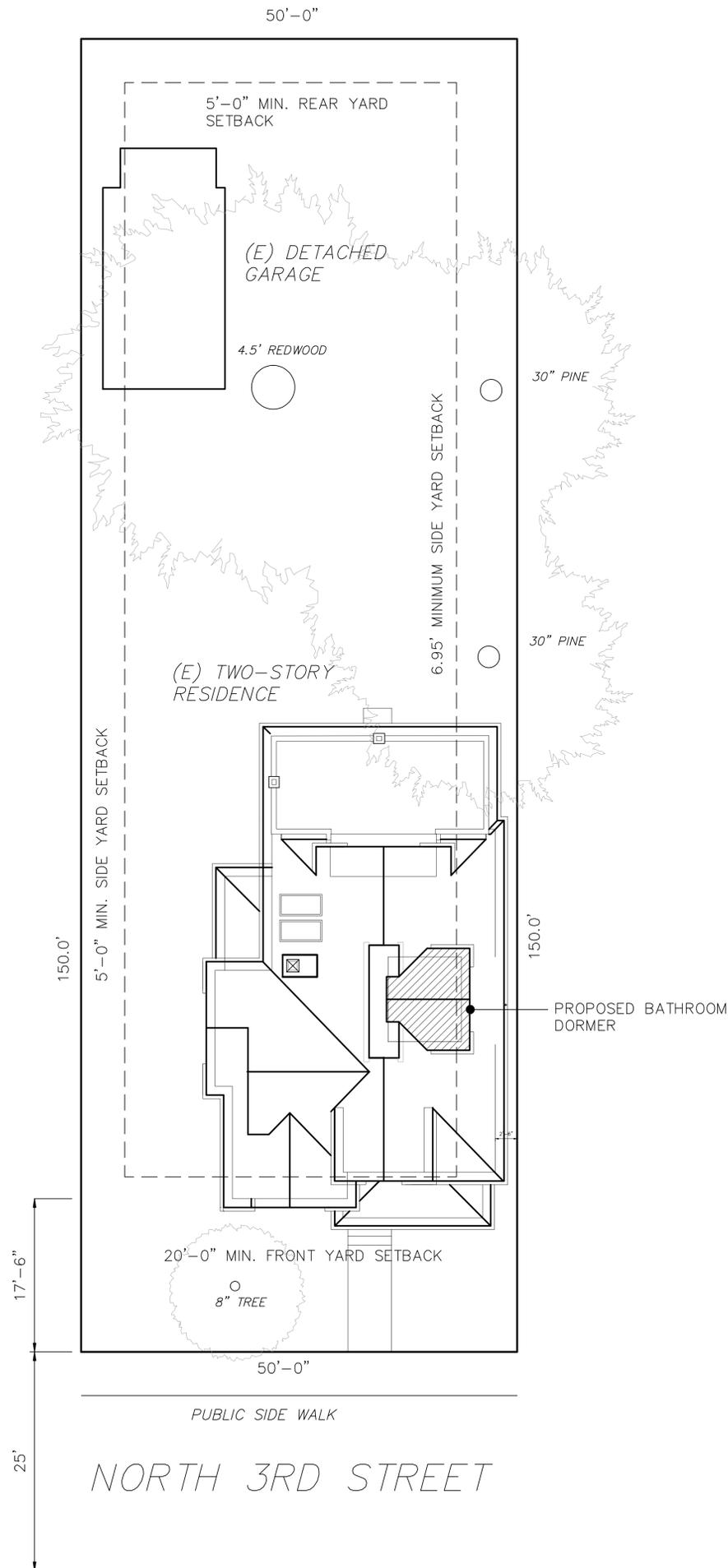
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JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

A-301



SHEET NOTES

PROJECT TITLE

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msa@msandovalarchitects.com



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SHEET DESCRIPTION:

**PROPOSED
SITE PLAN**

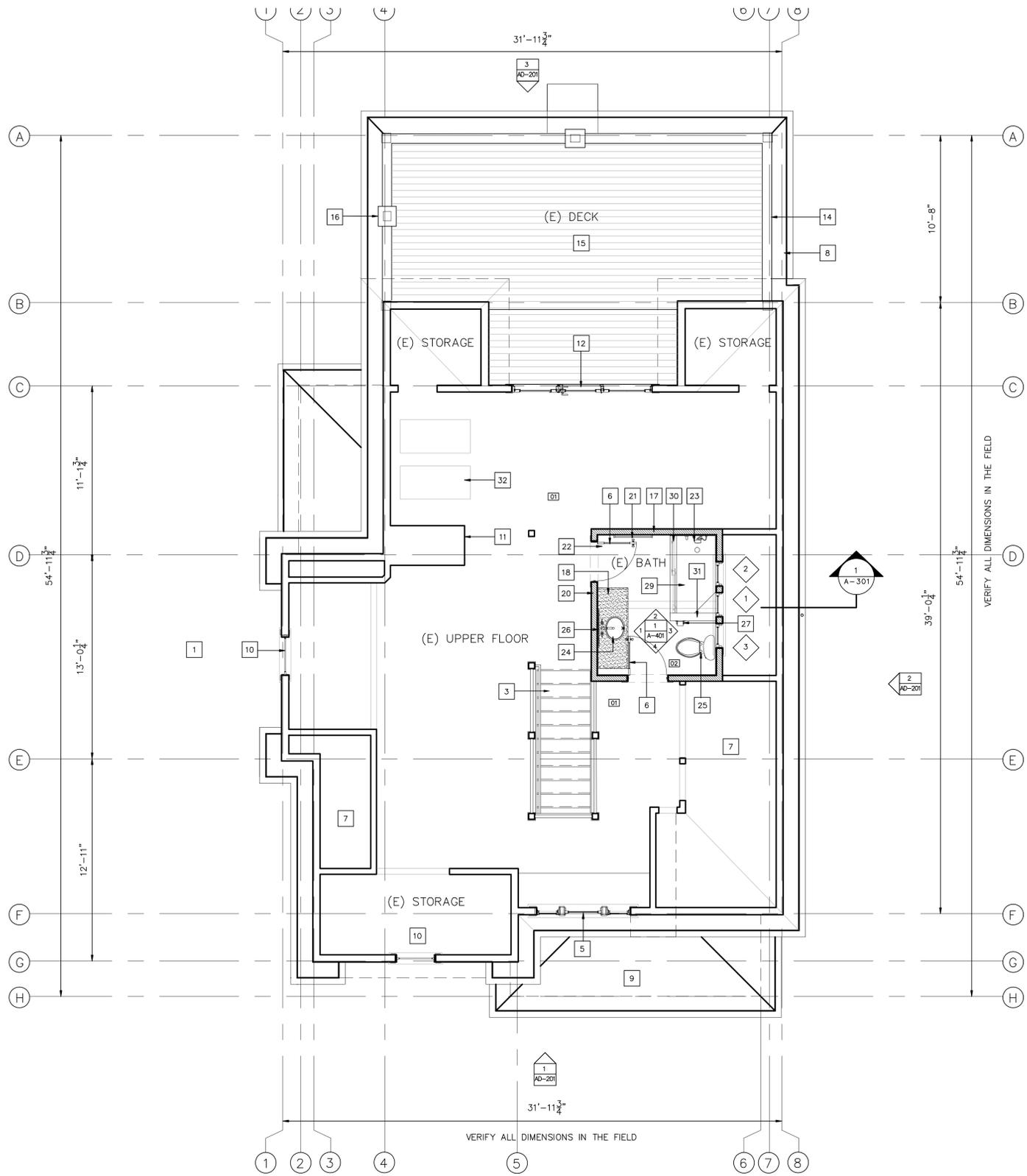
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JOB NUMBER: NO. 2204-02

SHEET NUMBER:

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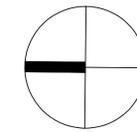
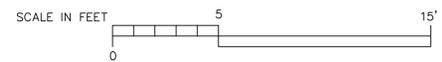
PROPOSED SECOND FLOOR PLAN

1/4" = 1' SCALE

1
A-103

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SHEET NOTES

1. INDICATES EXISTING PAVED DRIVEWAY
2. EXISTING CONCRETE STEPS AND PORCH
3. EXISTING STAIN GRADE WOOD FRAMED STAIRS WITH HANDRAIL TO REMAIN
4. INDICATES EXISTING ORIGINAL PAINTED V-GROOVE SHIPLAP BOARD SIDING
5. INDICATES EXISTING WOOD REPLACEMENT WINDOW WITH TRIM
6. EXISTING INTERIOR DOOR TO REMAIN
7. INDICATES EXISTING DORMER WITH TRIPARTITE CASEMENT WINDOWS
8. EXISTING ROOF CORNICE GUTTER WITH CLOSE SOFFIT
9. INDICATES EXISTING COMPOSITION SHINGLE ROOF
10. INDICATES EXISTING HALF-CIRCLE STAIN GLASS WINDOW WITH SMALL ROSSETTES APPLIED TO EXTERIOR TRIM BOARD
11. EXISTING BRICK FIREPLACE
12. EXISTING WOOD PATIO IN-SWING DOOR WITH FIXED SIDELIGHTS
13. EXISTING HOT WATER HEATER CABINET WITH HALF-MOON METAL ORNAMENT
14. EXISTING EXTERIOR WOOD CONSTRUCTED DECK GUARD PARAPET WALL
15. EXISTING TREX EXTERIOR DECK
16. INDICATES EXISTING MECHANICAL METAL VERTICAL FLUE VENT TERMINATION WITH SHROUD
17. INDICATES NEW EXTERIOR VERTICAL WALL: CAREFULLY REMOVE EXISTING ROOF MATERIAL, SHEATHING, SKYLIGHTS, AND ROOF FRAMING IN LOCALIZED AREA ABOVE AS NEEDED TO PREPARE FRAMING OF NEW GABLE WALL AS SHOWN; REFER TO THE STRUCTURAL DRAWINGS FOR NEW ROOF FRAMING REQUIREMENTS AND OTHER DETAILS
18. INDICATES DROP BEAM ABOVE; REFER TO STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS
19. NEW TEMPERED GLASS CASEMENT WOOD WINDOWS
20. INDICATES EXISTING INTERIOR LOAD BEARING WALL: CAREFULLY REMOVE EXISTING DRYWALL, SHEATHING, ETC. AS REQUIRED IN LOCALIZED AREA FOR NEW WALL GABLE AND ROOF SUPPORT FRAMING
21. INDICATES NEW GYPSUM BOARD CEILING WITH CLOSE CELL SPRAY FOAM INSULATION PLACED BETWEEN EXISTING STAIN GRADE OPEN BEAM ROOF FRAMING ABOVE; REPAIR AS NEEDED ANY DAMAGED ROOF AREAS AND/OR ROOF COMPONENTS IF ENCOUNTERED TO ENSURE A WATER TIGHT BUILDING ENCLOSURE
22. INDICATES OWNER APPROVED NON-SLIP MORTAR SET TILE FLOORING; INSTALL IN ACCORDANCE WITH THE TILE COUNCIL OF NORTH AMERICA (TCNA) HANDBOOK LATEST EDITION FOR SIMILAR TILE INSTALLATION; SEE THE OWNER FOR ADDITIONAL BIDDING INSTRUCTIONS AND OTHER REQUIREMENTS
23. NEW SHOWER HEAD AND SEPARATE HAND HELD SHOWER SPRAY WITH THERMOSTATICALLY CONTROLLED VALVE SET (2.0 GPM AT 80 PSI.); SEE THE OWNER FOR BIDDING INSTRUCTIONS
24. NEW LAVATORY WITH FAUCET FIXTURE (1.2 GALPER MINUTE AT 60 PSI WITH A MINIMUM OF NOT LESS THAN 0.8 GPM AT 20 PSI.)
25. NEW TOILET WITH SEAT (1.28 GAL. MAX.); SEE THE OWNER FOR OTHER REQUIREMENTS
26. NEW INDICATES VANITY MIRROR; SEE THE OWNER FOR BIDDING INSTRUCTIONS
27. NEW TISSUE HOLDER; SEE OWNER FOR REQUIREMENTS
28. NEW TOWEL BAR; SEE THE OWNER FOR REQUIREMENTS
29. NEW SHOWER WITH CORNER SEAT; SEE THE OWNER FOR WALL AND FLOOR FINISH MATERIAL REQUIREMENTS
30. INDICATES TEMPERED GLASS BARN DOOR SLIDING SHOWER ENCLOSURE; SEE THE OWNER FOR BIDDING INSTRUCTIONS
31. INDICATES NEW WOOD FRAMED SHOWER PARTITION; REFER TO INTERIOR ELEVATIONS FOR HEIGHT

PROJECT TITLE

**Remodeling of the
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**BARRY SHILMAN
& SUSAN BLAKE**

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ARCHITECT:



PROJECT CONSULTANT:

**PRELIMINARY
REVIEW ONLY**

REVISIONS:

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SHEET DESCRIPTION:

**PROPOSED
SECOND FLOOR
PLAN**

DATE:
4/28/22

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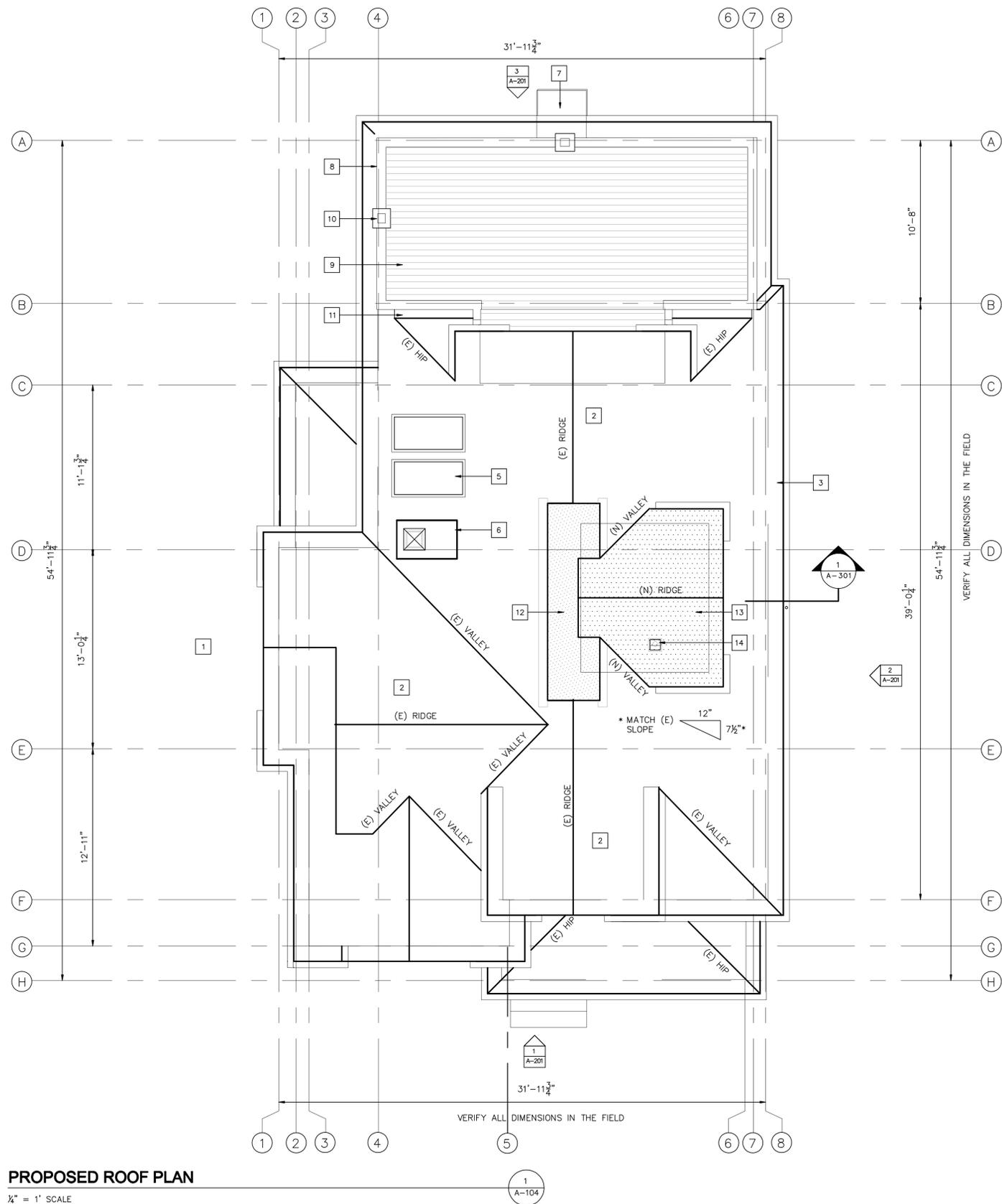
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JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

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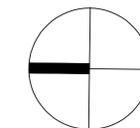
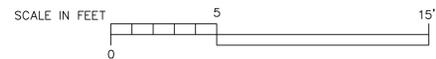


PROPOSED ROOF PLAN

1/4" = 1' SCALE

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SHEET NOTES

1. INDICATES EXISTING PAVED DRIVEWAY
2. INDICATES EXISTING DORMERS
3. EXISTING ROOF CORNICE GUTTER WITH CLOSE SOFFIT
4. INDICATES EXISTING COMPOSITION SHINGLE ROOF
5. EXISTING SKYLIGHTS
6. EXISTING BRICK FIREPLACE CHIMNEY
7. EXISTING HOT WATER HEATER CABINET WITH HALF-MOON METAL ORNAMENT
8. EXISTING EXTERIOR WOOD CONSTRUCTED DECK GUARD PARAPET WALL
9. EXISTING TREX EXTERIOR DECK
10. INDICATES EXISTING MECHANICAL METAL VERTICAL FLUE VENT TERMINATION WITH SHROUD
11. EXISTING G.I. METAL SLOPED DRAINAGE CHANNEL
12. INDICATES EXISTING FLAT ROOF AREA
13. INDICATES NEW DORMER
14. APPROXIMATE LOCATION OF BATH ROOM EXHAUST FAN BELOW

PROJECT TITLE

Remodeling of the Historic J. C. Ainsley House (No. 1) Second Floor Bathroom for

BARRY SHILMAN & SUSAN BLAKE

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ARCHITECT:



PROJECT COMPLETION:

PRELIMINARY REVIEW ONLY

REVISIONS:

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SHEET DESCRIPTION:

PROPOSED ROOF PLAN

DATE: 4/28/22

SCALE:

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CHECK BY:

JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

A-104



PROPOSED WEST EXTERIOR ELEVATION

1/4" = 1' SCALE

1
A-201



PROPOSED SOUTH EXTERIOR ELEVATION

1/4" = 1' SCALE

2
A-201



PROPOSED EAST EXTERIOR ELEVATION

1/4" = 1' SCALE

2
A-201

SHEET NOTES

1. EXISTING GRADE
2. INDICATES EXISTING PAVED DRIVEWAY
3. EXISTING CONCRETE STEPS AND PORCH
4. WOOD FRAMED PORCH RAILING
5. INDICATES EXISTING ORIGINAL PAINTED V-GROOVE SHIPLAP BOARD SIDING
6. INDICATES EXISTING WOOD FRIEZE WITH SPACED CORBELS
7. EXISTING PORCH SPANDREL WITH TURNED SPINDLES
8. GABLE END GINGERBREAD TRIM ORNAMENT IN A RADIATING FAN CUTOUT PATTERN WITH APPLIED SMALL ROSSETTES
9. INDICATES EXISTING WOOD REPLACEMENT WINDOW WITH TRIM
10. EXISTING DOOR WITH TRIM
11. EXISTING PAINTED OCTAGONAL SHINGLE SET IN HORIZONTAL SAW TOOTH PATTERN
12. INDICATES EXISTING DORMER WITH TRIPARTITE CASEMENT WINDOWS
13. EXISTING ROOF CORNICE GUTTER WITH CLOSE SOFFIT
14. INDICATES EXISTING COMPOSITION SHINGLE ROOF
15. INDICATES EXISTING JALOUSIE WINDOW
16. INDICATES EXISTING HALF-CIRCLE STAIN GLASS WINDOW WITH SMALL ROSSETTES APPLIED TO EXTERIOR TRIM BOARD
17. EXISTING BRICK FIRE PLACE CHIMNEY
18. INDICATES EXISTING VERTICAL CORNER BOARD TRIM
19. EXISTING WOOD PATIO DOOR
20. INDICATES EXISTING UNDER FLOOR ACCESS PANEL
21. EXISTING HOT WATER HEATER CABINET WITH HALF-MOON METAL ORNAMENT
22. EXISTING EXTERIOR WOOD CONSTRUCTED DECK GUARD PARAPET WALL
23. INDICATES EXISTING MECHANICAL METAL VERTICAL FLUE VENT TERMINATION WITH SHROUD
24. INDICATES EXISTING FIXED GABLED WINDOWS WITH JALOUSIE CENTER WINDOW
25. EXISTING DECK SCUPPERS WITH LEADER HEADS WITH DOWNSPOUTS
26. INDICATES EXISTING FLAT ROOF AREA
27. INDICATES NEW DORMER
28. NEW OCTAGONAL WOOD SHINGLE SIDING IN SAW TOOTH PATTERN OVER NEW WATER RESIST MEMBRANE ATTACHED TO 1/2" CDX PLYWOOD OVER 2x STUD WALL
29. NEW CASEMENT WOOD WINDOWS
30. NEW WOOD WINDOW TRIM
31. NEW COMPOSITION SHINGLE ROOF TO MATCH EXISTING ROOF

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PROJECT CONSULTANT:

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SHEET DESCRIPTION:

**PROPOSED
EXTERIOR
ELEVATIONS**

DATE:
4/28/22

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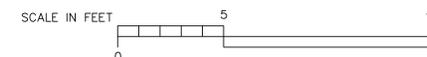
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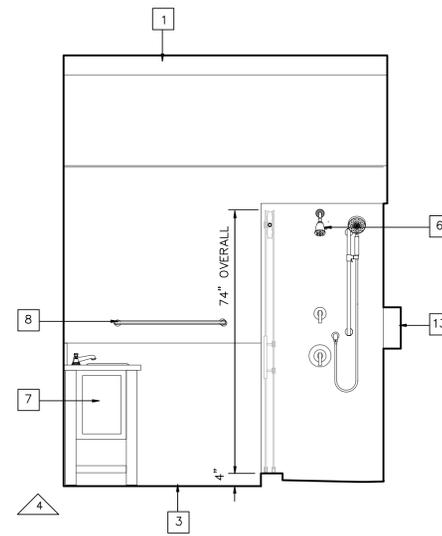
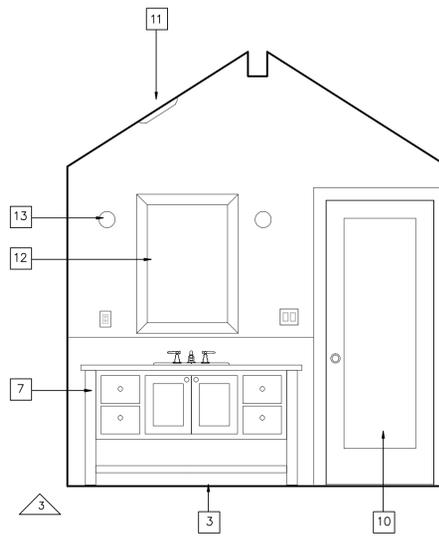
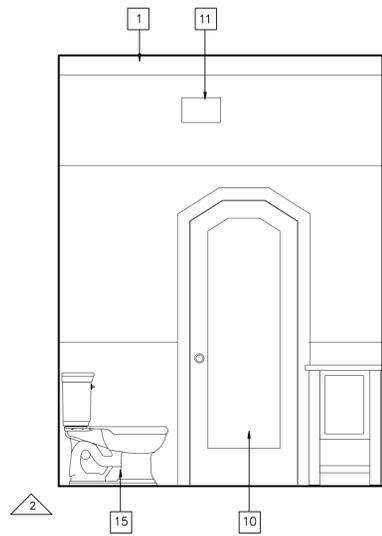
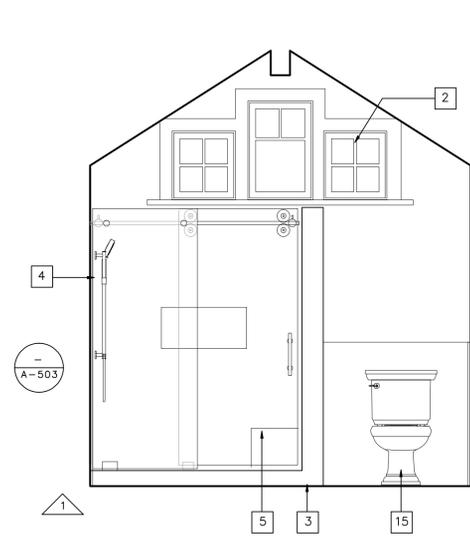
JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

A-201





PROPOSED SECOND FLOOR BATH INTERIOR ELEVATIONS

1/4" = 1' SCALE

1
A-401

SHEET NOTES

1. INDICATES DROP BEAM WITH WOOD CLADDING; REFER TO STRUCTURAL DRAWINGS FOR SIZE AND FRAMING CONNECTION REQUIREMENTS
2. NEW TEMPERED GLASS CASEMENT WOOD WINDOWS
3. INDICATES OWNER APPROVED NON-SLIP MORTAR SET TILE FLOORING; INSTALL IN ACCORDANCE WITH THE TILE COUNCIL OF NORTH AMERICA (TCNA) HANDBOOK LATEST EDITION FOR SIMILAR TILE INSTALLATION (SEE THE OWNER FOR ADDITIONAL BIDDING INSTRUCTIONS AND OTHER REQUIREMENTS)
4. NEW TILE SHOWER WALL (SEE THE OWNER FOR BIDDING INSTRUCTIONS)
5. INDICATES CORNER SHOWER SEAT LEDGE
6. NEW SHOWER HEAD AND SEPARATE HAND HELD SHOWER SPRAY WITH THERMOSTATICALLY CONTROLLED VALVE SET (2.0 GPM AT 80 PSI.); SEE THE OWNER FOR BIDDING INSTRUCTIONS
7. NEW VANITY CABINET WITH SINK AND FAUCET FIXTURE (1.2 GAL.PER MINUTE AT 60 PSI WITH A MINIMUM OF NOT LESS THAN 0.8 GPM AT 20 PSI.)
8. NEW TOWEL BAR (SEE THE OWNER FOR BIDDING REQUIREMENTS)
9. INDICATES TEMPERED GLASS BARN DOOR SLIDING SHOWER ENCLOSURE (SEE THE OWNER FOR BIDDING INSTRUCTIONS)
10. EXISTING WOOD STILE AND RAIL FLAT PANEL INTERIOR DOOR
11. CEILING MOUNTED BATHROOM EXHAUST FAN
12. BATHROOM WALL MIRROR (SEE THE OWNER FOR REQUIREMENTS)
13. INDICATES APPROXIMATE LOCATION OF LED VANITY WALL SCONCES (SEE THE OWNER FOR BIDDING REQUIREMENTS)
14. 24" X 12" X 3" DEEP WALL NICHE, SLOPE BOTTOM 2% FOR DRAINAGE
15. NEW TOILET WITH SEAT (1.28 GAL. MAX.), SEE THE OWNER FOR OTHER BIDDING REQUIREMENTS

PROJECT TITLE

**Remodeling of the
Historic J. C. Ainsley
House (No. 1) Second
Floor Bathroom for**

**BARRY SHILMAN
& SUSAN BLAKE**

**84 N. 3rd Street
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE
MADERA, CA 94825 P 850.941.8048 SOUTH BAY
#15.924.7088 NORTH BAY 707.637.4363 MAPA
www.msandovalarchitects.com
msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTING:

PRELIMINARY
REVIEW ONLY

REVISIONS:

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SHEET DESCRIPTION:

**PROPOSED
INTERIOR
ELEVATIONS**

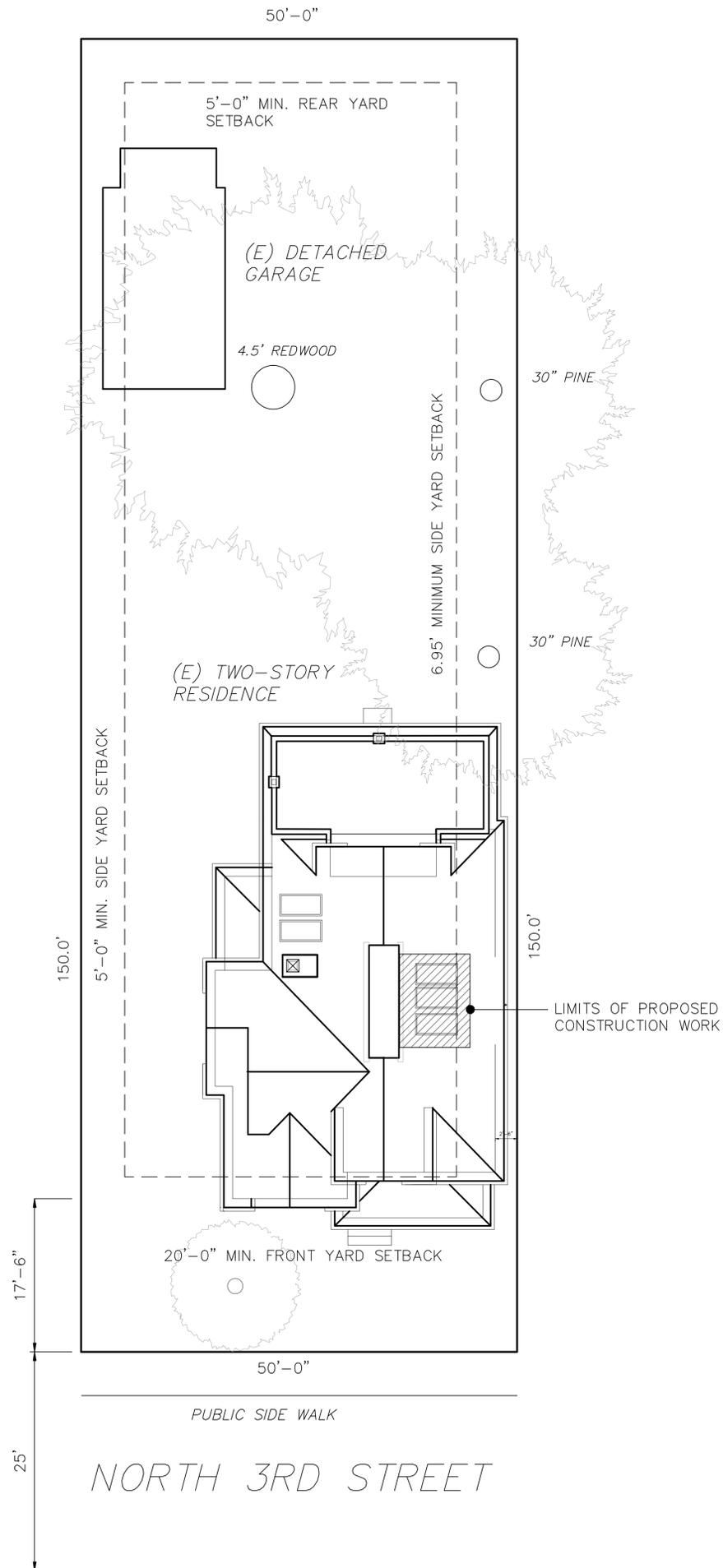
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DRAWN BY: CHECK BY:

JOB NUMBER: NO. 2204-02

SHEET NUMBER:

A-401



SHEET NOTES

PROJECT TITLE

Remodeling of the Historic J. C. Ainsley House (No. 1) Second Floor Bathroom for

BARRY SHILMAN & SUSAN BLAKE

**84 N. 3rd Street
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PROJECT COMPLETION:

PRELIMINARY REVIEW ONLY

REVISIONS:

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SHEET DESCRIPTION:

EXISTING SITE PLAN

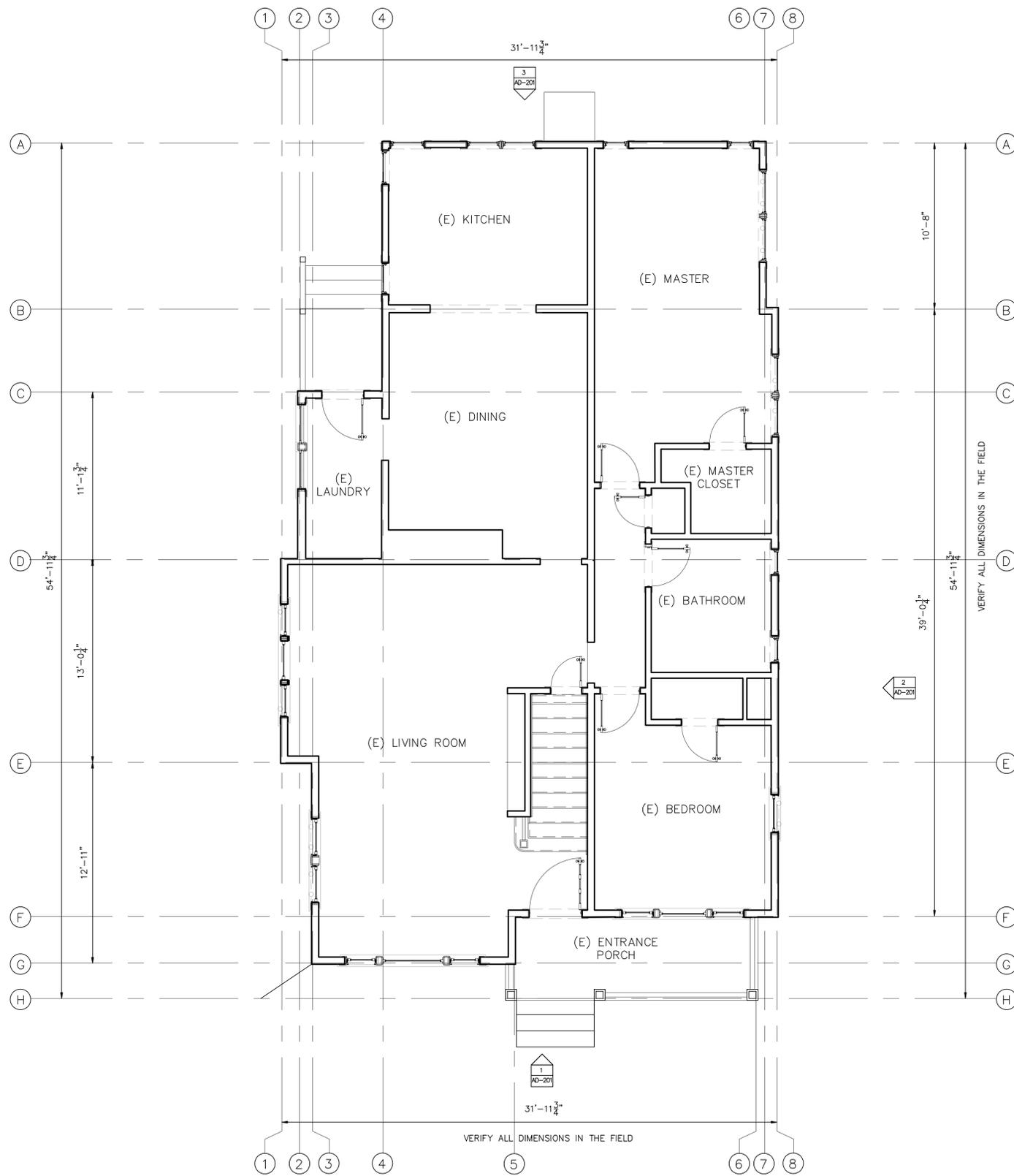
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DRAWN BY: CHECK BY:

JOB NUMBER: NO. 2204-02

SHEET NUMBER:

AD-101



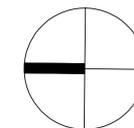
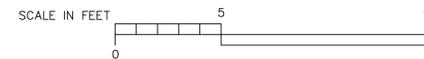
EXISTING FIRST FLOOR PLAN

1/4" = 1' SCALE

1
AD-102

DIMENSIONAL REFERENCES AND RELATED NOTATIONS: DUE TO SETTLEMENT AND OTHER BUILDING MOVEMENT OVER THE YEARS, ALL DIMENSIONS DEPICTED WITHIN THESE DRAWINGS SHOULD NOT BE FULLY RELIED UPON FOR COMPLETE ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS IN THE FIELD, AND TO PROPERLY CORRELATE ALL DIMENSIONS FOUND WITH THOSE ILLUSTRATED IN THESE DRAWINGS, BEFORE COMMENCING WITH ANY PART OF THE CONSTRUCTION WORK FOR THIS PROJECT.

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SHEET DESCRIPTION:

**EXISTING FIRST
FLOOR PLAN**

DATE:
4/28/22

SCALE:

DRAWN BY:

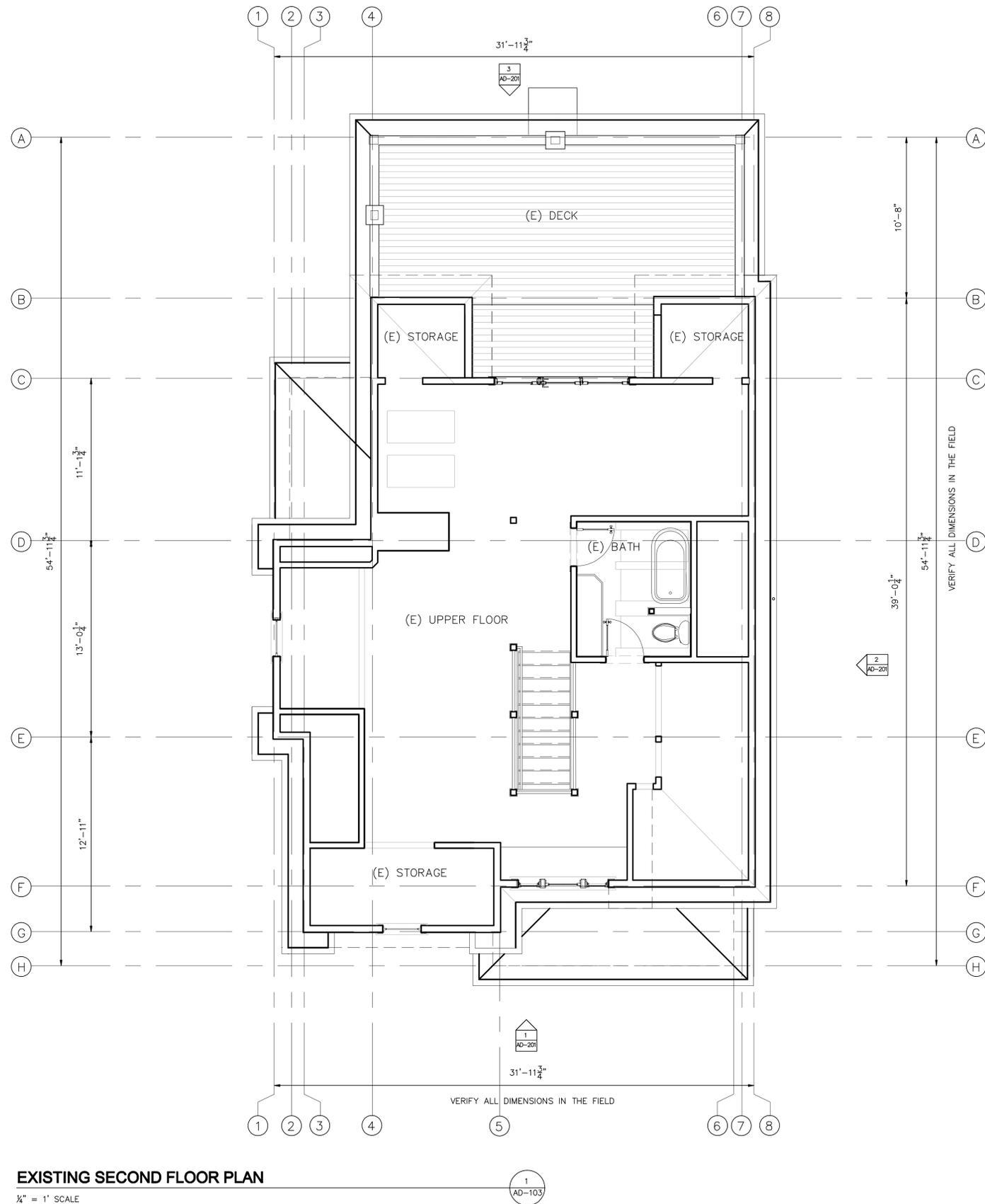
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NO. 2204-02

SHEET NUMBER:

AD-102



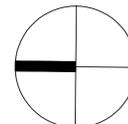
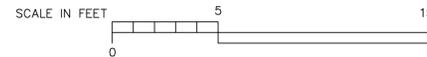
EXISTING SECOND FLOOR PLAN

1/4" = 1' SCALE

1
AD-103

DIMENSIONAL REFERENCES AND RELATED NOTATIONS: DUE TO SETTLEMENT AND OTHER BUILDING MOVEMENT OVER THE YEARS, ALL DIMENSIONS DEPICTED WITHIN THESE DRAWINGS SHOULD NOT BE FULLY RELIED UPON FOR COMPLETE ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS IN THE FIELD, AND TO PROPERLY CORRELATE ALL DIMENSIONS FOUND WITH THOSE ILLUSTRATED IN THESE DRAWINGS, BEFORE COMMENCING ANY PART OF THE CONSTRUCTION WORK FOR THIS PROJECT.

FLOORING: ALL GRID LINE DIMENSIONS SHOWN (UNLESS OTHERWISE NOTED), ARE TO BE INTERPRETED AS DIMENSIONS TAKEN FROM THE FACE OF WALL STUD. DIMENSIONS SHOWN AS "MIN. CLR." REPRESENT THE MINIMUM CLEARANCES REQUIRED FROM ANY FINISH SURFACE BUILDING MATERIAL.



SHEET NOTES

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ARCHITECT:



PROJECT CONSULTOR:

PRELIMINARY REVIEW ONLY

REVISIONS:

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SHEET DESCRIPTION:

EXISTING SECOND FLOOR PLAN

DATE: 4/28/22

SCALE:

DRAWN BY:

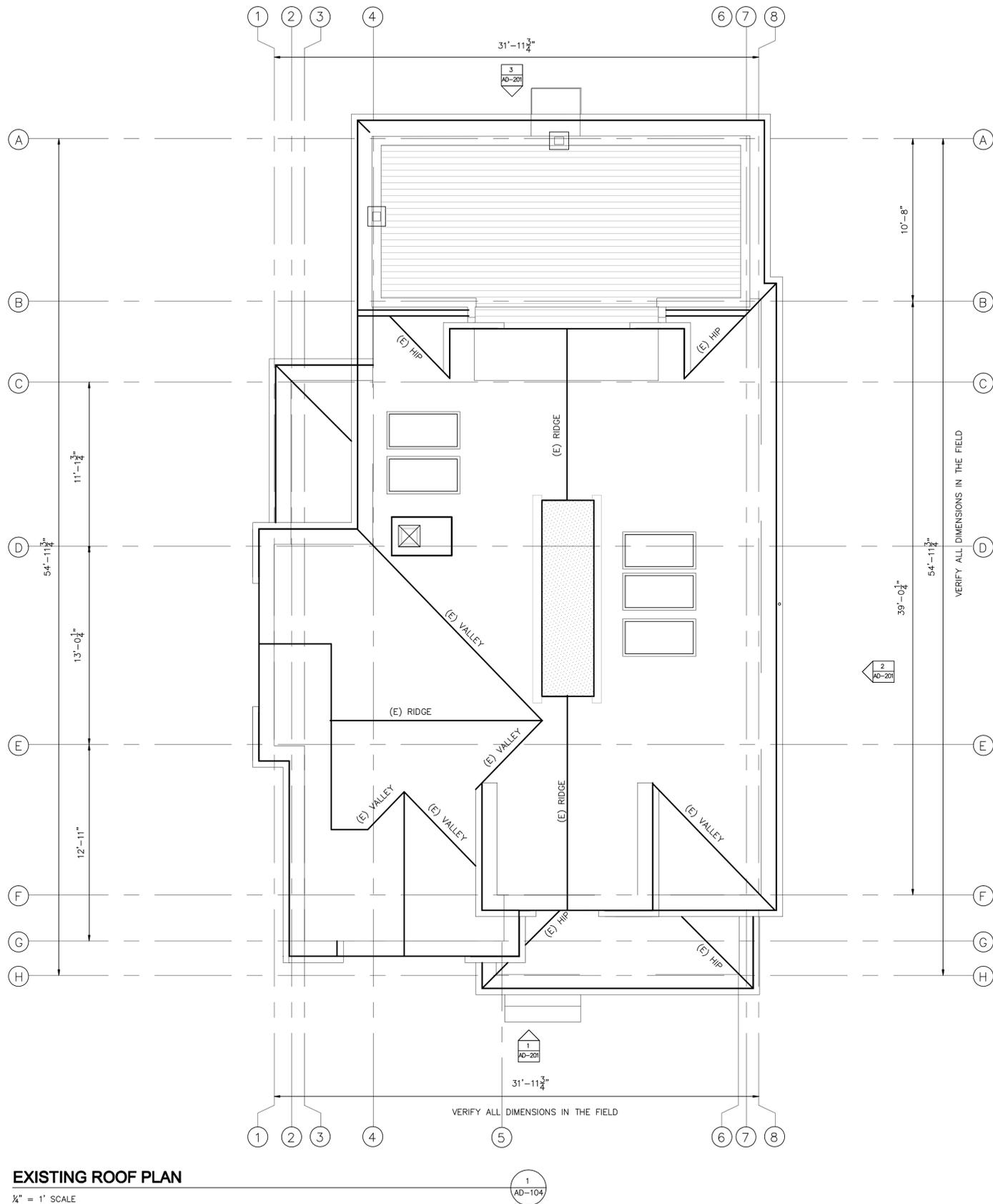
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NO. 2204-02

SHEET NUMBER:

AD-103

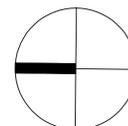
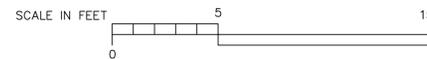


EXISTING ROOF PLAN

1/4" = 1' SCALE

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SHEET NOTES

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ARCHITECT:



PROJECT CONSULTANT:

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REVISIONS:

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SHEET DESCRIPTION:

**EXISTING SECOND
FLOOR PLAN**

DATE:
4/28/22

SCALE:

DRAWN BY:

CHECK BY:

JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

AD-104



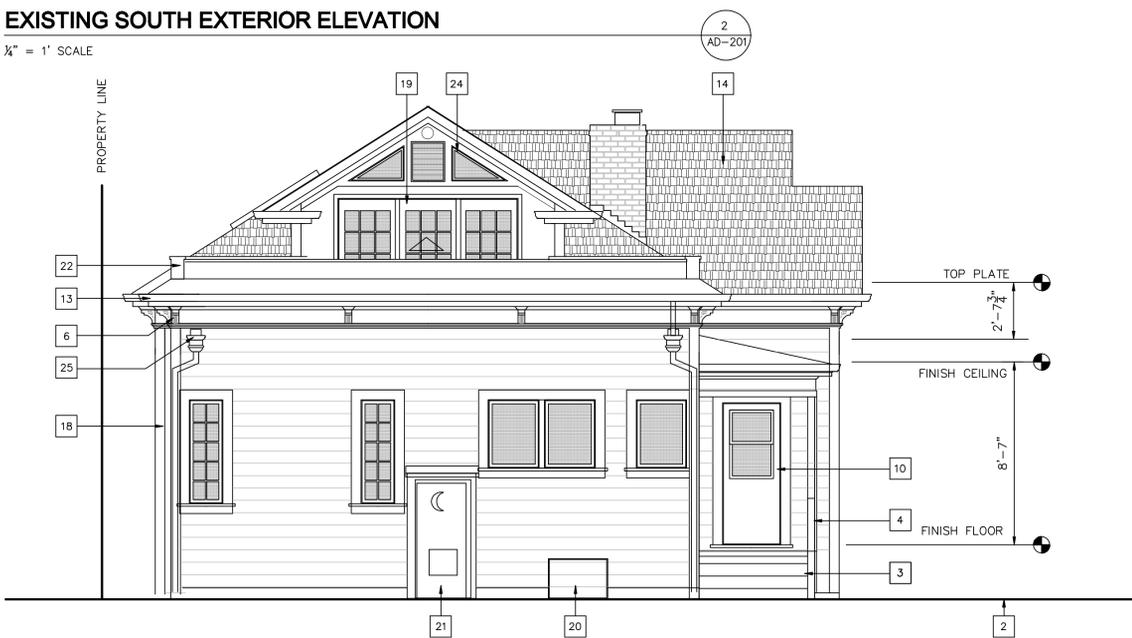
EXISTING WEST EXTERIOR ELEVATION (STREET VIEW)

1/4" = 1' SCALE



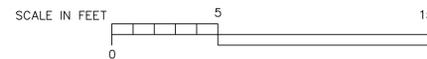
EXISTING SOUTH EXTERIOR ELEVATION

1/4" = 1' SCALE



EXISTING EAST EXTERIOR ELEVATION

1/4" = 1' SCALE



SHEET NOTES

1. EXISTING GRADE
2. INDICATES EXISTING PAVED DRIVEWAY
3. EXISTING CONCRETE STEPS AND PORCH
4. WOOD FRAMED PORCH RAILING
5. INDICATES EXISTING ORIGINAL PAINTED V-GROOVE SHIPLAP BOARD SIDING
6. INDICATES EXISTING WOOD FRIEZE WITH SPACED CORBELS
7. EXISTING PORCH SPANDREL WITH TURNED SPINDLES
8. GABLE END GINGERBREAD TRIM ORNAMENT IN A RADIATING FAN CUTOUT PATTERN WITH APPLIED SMALL ROSSETTES
9. INDICATES EXISTING WOOD REPLACEMENT WINDOW WITH TRIM
10. EXISTING DOOR WITH TRIM
11. EXISTING PAINTED OCTAGONAL SHINGLE SET IN HORIZONTAL SAW TOOTH PATTERN
12. INDICATES EXISTING DORMER WITH TRIPARTITE CASEMENT WINDOWS
13. EXISTING ROOF CORNICE GUTTER WITH CLOSE SOFFIT
14. INDICATES EXISTING COMPOSITION SHINGLE ROOF
15. INDICATES EXISTING JALOUSIE WINDOW
16. INDICATES EXISTING HALF-CIRCLE STAIN GLASS WINDOW WITH SMALL ROSSETTES APPLIED TO EXTERIOR TRIM BOARD
17. EXISTING BRICK FIRE PLACE CHIMNEY
18. INDICATES EXISTING VERTICAL CORNER BOARD TRIM
19. EXISTING WOOD PATIO DOOR
20. INDICATES EXISTING UNDER FLOOR ACCESS PANEL
21. EXISTING HOT WATER HEATER CABINET WITH HALF-MOON METAL ORNAMENT
22. EXISTING EXTERIOR WOOD CONSTRUCTED DECK GUARD PARAPET WALL
23. INDICATES EXISTING MECHANICAL METAL VERTICAL FLUE VENT TERMINATION WITH SHROUD
24. INDICATES EXISTING FIXED GABLED WINDOWS WITH JALOUSIE CENTER WINDOW
25. EXISTING DECK SCUPPERS WITH LEADER HEADS WITH DOWNSPOUTS
26. INDICATES EXISTING BUILT UP ROOF AREA

PROJECT TITLE

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PROJECT CONSULTANT:

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REVIEW ONLY

REVISIONS:

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- 2
- 3
- 4
- 5
- 6
- 7
- 8

SHEET DESCRIPTION:

**EXISTING EXTERIOR
ELEVATIONS**

DATE: 4/14/22

SCALE:

DRAWN BY:

CHECK BY:

JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

AD-201

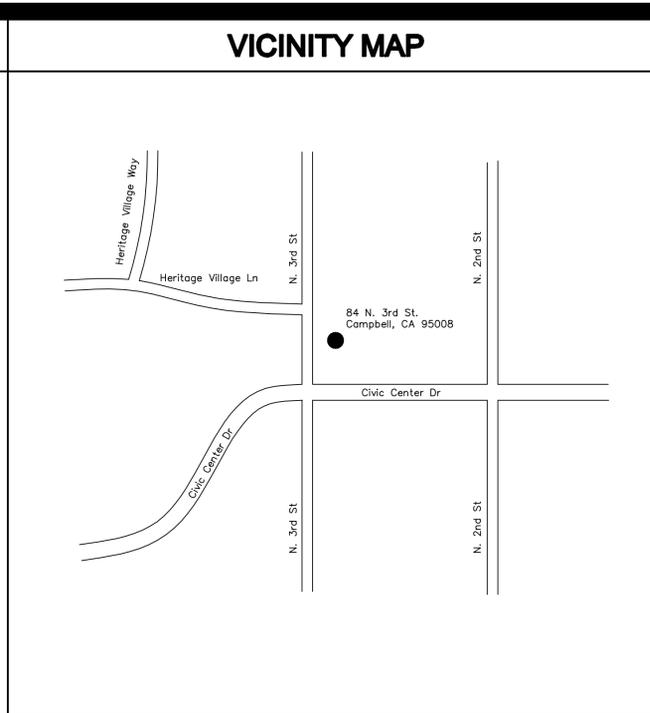
PROJECT TEAM

OWNERS

BARRY SHILMAN AND SUSAN BLAKE
84 N. 3rd Street
Campbell, CA 95008
Email: Barry Shilman <_shilman@comcast.com>

ARCHITECT

M. SANDOVAL ARCHITECTS, INC.
885 North San Antonio Road
Los Altos, California 94022
Peninsula and South Bay
Phone: (650) 941-8048
Fax: (650) 941-8069
San Francisco and North Bay
Phone: (415) 924-7059
Fax: (415) 924-7269
Email: msa@msandovalarchitects.com
www.msandovalarchitects.com



TABULATIONS

PROPERTY OWNERS: BARRY SHILMAN AND SUSAN BLAKE
84 NORTH THIRD STREET
CAMPBELL, CA 95008

ZONING: R-1

APN: 279-39-006

HISTORIC RESOURCE INVENTORY LISTING: YES

HISTORIC NAME: J. C. AINSLEY HOUSE (NO. 1)
DATED OF DESIGNATION: 1984
TYPE OF DESIGNATION: LANDMARK

CONSTRUCTION TYPE: R-3, U

LOT AREA: APPROX. 7,500 SQ. FT.

FIRE SPRINKLER PROTECTION: NONE

EXISTING FLOOR AREA

EXISTING FIRST FLOOR: 1,497 SQ. FT. (NO CHANGE)

EXISTING COVERED PORCHES: APPROX. 109 SQ.FT. (NO CHANGE)

SUBTOTAL: 1,606 SQ.FT.

EXISTING SECOND FLOOR: 1,173 GROSS SQ. FT. (NO CHANGE)

DETACHED GARAGE: APPROX. 372 SQ. FT. (NO CHANGE)

TOTAL EXISTING FLOOR AREA: 3,151 SQ. FT.

PROPOSED FLOOR AREA: NONE

MAXIMUM FLOOR AREA: 45% OF LOT AREA OR 3,375 SQ. FT.

MAXIMUM COVERAGE: 40% OF LOT AREA OR 3,000 SQ. FT.

GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL CONFORM TO THE PROVISIONS OUTLINED IN THE FOLLOWING CODE OF REGULATIONS: 2019 CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY, FIRE CODE, AND GREEN BUILDING CODE, STATE HISTORICAL BUILDING CODE (SHBC) AS AMENDED BY THE STATE OF CALIFORNIA, CITY, AND/OR ANY OTHER APPLICABLE REGULATIONS WHICH MAY BE IMPOSED BY ANY LOCAL PUBLIC AGENCY HAVING JURISDICTION OVER ANY PART OF THIS PROJECT.
- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING ANY GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL, PLUMBING AND/OR ANY RELATED TYPE OF WORK OR ACTIVITY, SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE ABOVE LISTED CODES AND REGULATIONS.
- ALL ADDENDS, BULLETINS AND NOTICES ISSUED LATER BY THE ARCHITECT SHALL BE CONSIDERED AS PART OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING ALL THE NECESSARY MEANS INCLUDING ALL TEMPORARY SHORING AND SUPPORT APPARATUS, FENCING, BARRIERS, LIGHTING, PEDESTRIAN AND VEHICULAR WARNING SIGNS, COVERINGS, FIRE PROTECTION, MATERIALS AND EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS, PROPERTY AND SITE FEATURES INCLUDING LANDSCAPING, THROUGH OUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE THE PLANS AND SPECIFICATIONS, CODES AND STANDARDS AND CONDITIONS AT THE JOB SITE BEFORE SUBMITTING HIS BID, TO DETERMINE THE EXTENT OF WORK TO BE DONE. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE IN THE CONTRACTOR'S BEHALF FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE PUT DUE TO FAILURE ON HIS PART TO ACQUAINT HIMSELF WITH THESE PLANS AND SPECIFICATIONS, OR THE CONDITIONS AT THE JOB SITE.
- IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSIONS FROM THE SPECIFICATIONS, AND OR THE DRAWINGS ETC., OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN ORDER TO PROVIDE A WRITTEN CLARIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF THE SITE AND OF ALL DEBRIS CREATED BY HIS WORK OR THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL BY THE BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED IF MADE NECESSARY BY ERRORS, CHANGES, OR OTHER REASONS AND ALL REPLACEMENT WORK SHALL MATCH ADJOINING SURFACES.
- ALL PARTS OF THE WORK WHICH ARE NOTED IN THE DRAWINGS OR SPECIFICATIONS CONTAINED HEREIN, TO BE REVIEWED FOR THEIR CONFORMANCE WITH THE CONTRACT DOCUMENTS BY THE ARCHITECT AND OR THE PROJECT'S CONSULTANTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT SEVEN DAYS PRIOR TO THE COMMENCEMENT OF SUCH WORK.
- ALL SHOP DRAWINGS, SAMPLES, AND OR RELATED MATERIALS REQUESTED BY THE ARCHITECT AND /OR THE OWNER SHALL BE FURNISHED IN A TIMELY MANNER NOT TO DELAY THE SCHEDULING OF THE WORK, OR IMPACT THE PROJECT'S CONSTRUCTION TIME.

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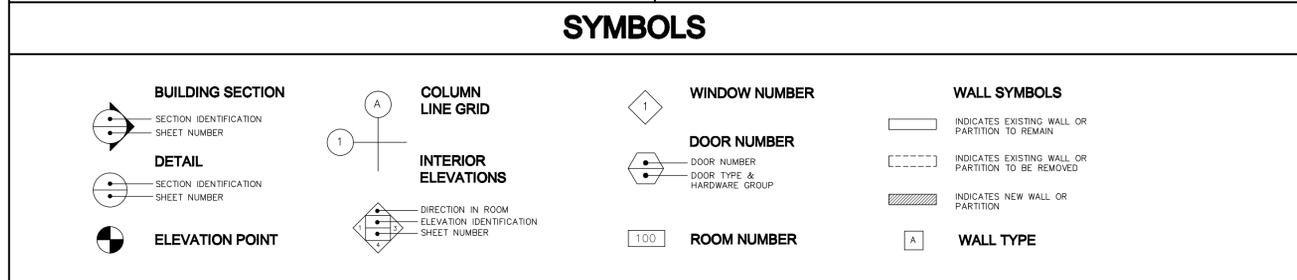
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PROJECT COMPLETION:

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ABBREVIATIONS

A.B. Anchor Bolt	E. East	INT. Interior	PR. Pair	U.L. Underwriters Laboratories Unless Otherwise Noted
A.C. Acoustical	E.A. Each	INV. Invert	PRECAST. Pre-cast	U.O.N. Unless Otherwise Noted
A.D. Area Drain	E.J. Expansion Joint	J.N. Joist Number	P.T. Pressure Treated	UR.N. Urinal
ADJ. Adjustable	EL. Elevation	JST. Joist	PTN. Partition	
A.F.F. Above Finished Floor	ELECT. Electrical		Q.T. Quarry Tile	VERT. Vertical
AGGR. Aggregate	ELEV. Elevator	LAV. Lavatory	QTR. Quarter	V.G. Vertical Grain
AL. Aluminum	EMER. Emergency	LOCK. Locker		W. West
ALT. Alternate	ENCL. Enclosure	L.P.S. Low Pressure Sodium Light	R. Radius	W.C. Water Closet
APROX. Approximate	E.O.S. Edge of Surface	LT. Light	R.B. Roof Beam	W.S. Wood
ARCH. Architectural	E.Q. Equal		R.C. Reinforced Concrete	W.W.F. Weather-stripping
ABB. Asbestos	E.P. Electrical Panel	M.B. Machine Bolt	R.D. Roof Drain	YD. Welded Wire Fabric
ASPH. Asphalt	EST. Estimate	M.C. Medicine Cabinet	REF. Refrigerator	
	EXEC. Excavate	MECH. Mechanical	RESIL. Resilient	
	EXT. Extinguisher	MEMB. Membrane	RM. Room	
BD. Board	F.A. Fire Alarm	M.H. Mantle or Metal Halide	R.O. Rough Opening	
BET. Between	FAB. Fabricate	MIR. Mirror	RD.WD. Redwood	
BIT. Bituminous	F.A.U. Forced Air Unit	MISC. Miscellaneous		
BULDG. Building	F.O.C. Face of Curb	MEZZ. Mezzanine	S. South	
BLK. Blocking	F.D. Floor Drain	MFR. Manufacturer	S.C. Solid Core	
BM. Beam	F.F. Finish Floor	M.O. Masonry Opening	S.C.D. Seat Cover Dispenser	
BN. Bullnose	F.G. Floor Girder	M.V. Mercury Vapor	SCHED. Schedule	
BOT. Bottom	F.H.C. Fire Hose Cabinet		S.D. Soap Dispenser	
CAB. Cabinet	F.O.F. Face of Finish	N. North	SDG. Siding	
CEM. Cement	F.O.S. Face of Stud.	N.I.C. Not in Contract	SECT. Section	
CER. Ceramic	FP. Fireplace	NO. Number	SHT. Sheet	
C.G. Cast Iron	FTG. Footing	NORM. Normal	SM. Similar	
C.I. Ceiling Joists	FURN. Furring	N.T.S. Not To Scale	SQ. Square	
CL. Clear	FURR. Furnace		S.SINK. Service Sink	
CLG. Ceiling	FURR. Furnace	O/ Over	S.S. Stainless Steel	
CLR. Clear	FIX. Fixture	OA. Overall	STA. Station	
C.M.U. Cement Masonry Unit	GA. Galvanized	OBS. Obscure	STD. Standard	
C.O. Clean Out	G.B. Grab Bar	O.C. On Center	STL. Steel	
COL. Column	G.D. Garbage Disposal	O.D. Outside Diameter	STRUCT. Structural	
CONC. Concrete	GL. Glass	OFF. Office	SURF. Surface	
CONN. Connection	GLB. Glue Laminated Timber	OH. Overhead	SYM. Symbol	
CONST. Construction	G.S.M. Galvanized Sheet Metal		SYS. System	
CONT. Continuous	GYP. BD. Gypsum Board	P.D. Power Driven	T.&B. Top And Bottom	
CORR. Corridor	H.B. Hose Bib	PEN. Plywood Edge Nailing	T.&G. Tongue And Groove	
COUNT. Counter	H.C. Hollow Core	PERF. Perforated	T. Tread	
CFM. Collar Tie	HD. Head	PL. Property Line	T.B. Towel Bar	
C.T. Collar Tie	HDR. BD. Header Board	PLAS. Plasma Screen	T.P.H. Toilet Paper Holder	
DRY. Dryer	H.C. Handicapped	P. LAM. Plastic Laminate	T.P.D. Toilet Paper Dispenser	
DBL. Double	HORIZ. Horizontal	PLAS. Plaster	TEL. Telephone	
DEPT. Department	HGT. Height	PLY.WD. Plywood	THRU. Through	
DET. Detail	HTR. Heater	PRE.FAB. Prefabricated	T.O.C. Top of Curb	
D.F. Down	HRD. WD. Hard Wood	PROJ. Project	T.O.P. Top of Pavement	
D.N. Door	I.D. Inside Diameter	PROP. Property	T.O.W. Top of Wall	
DR. Down Spout	INSUL. Insulation	PROJ. Projection	T.V. Television	
D.S. Diffuser		PT. Point	TYP. Typical	
DIF. Drawer		P.T.D. Paper Towel Dispenser		
DWR. Drawer				

INDEX TO DRAWINGS

ARCHITECTURAL DRAWINGS	
G-001	TITLE SHEET, GENERAL NOTES, VICINITY MAP
A-001	CONSTRUCTION NOTES
AD-101	EXISTING SITE PLAN
AD-102	EXISTING FIRST FLOOR PLAN
AD-103	EXISTING SECOND FLOOR PLAN
AD-104	EXISTING ROOF PLAN
AD-201	EXISTING EXTERIOR ELEVATIONS
A-101	PROPOSED SITE PLAN
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DESCRIPTION OF WORK

THE OWNERS OF THIS PROPERTY WISH TO REMODEL THEIR EXISTING SECOND FLOOR BATHROOM BY CHANGING THE ROOM'S CURRENT RESTRICTED SLOPED CEILING TO ALLOW FOR THE PROPER HEADROOM ABOVE WHEN USING THEIR NEW SHOWER. IN DOING SO A SMALL DORMER ROOF MUST BE ADDED TO REPLACE THE 3 EXISTING SKYLIGHTS THAT HAD BEEN INSTALLED UNDER A PREVIOUS REMODELING PERMIT FOR THE SECOND FLOOR'S ROOM ADDITION.

OTHER THAN THE LOCALIZED STRUCTURAL FRAMING AND FINISH CARPENTRY WORK REQUIRED FOR THE INSTALLATION OF THE NEW DORMER AS ILLUSTRATED, THE WORK UNDER THIS PERMIT WILL INCLUDE MINOR ALTERATIONS OF THE EXISTING PLUMBING AND ELECTRICAL SYSTEMS OF THE HOME ALONG WITH NORMAL NON STRUCTURAL INTERIOR FINISH IMPROVEMENT ALTERATIONS

DUE TO THE ENORMOUS HISTORICAL VALUE OF THIS STRUCTURE TO THE CITY OF CAMPBELL, ALL REMODELING, REPAIR, AND RENOVATION WORK SHALL FOLLOW THE RECOMMENDATIONS AS OUTLINED IN THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING AND RECONSTRUCTING HISTORIC BUILDINGS, PUBLISHED BY THE U.S. DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE TECHNICAL PRESERVATION SERVICES WASHINGTON, D.C. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), SECTION 15064.5 (3).

REVISIONS:

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SHEET DESCRIPTION:

TITLE SHEET, PROJECT TEAM, DESCRIPTION OF WORK, INDEX TO DRAWINGS, SYMBOLS, ABBREVIATIONS, VICINITY MAP, GENERAL NOTES

DATE: 4/26/22 SCALE:

DRAWN BY: CHECK BY:

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G-001