



CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

July 26, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 740 Craig Ave.

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): STACC

File No.: PLN-2022-88

APN: 406-01-059

Applicant: Rolm Design Studio

Property Owner: Adrian Javelo

Application Type: Administrative Site and Architectural Review Permit

Project Description: Approximately 1,000 square-foot addition and major remodel to an existing single-family residence.



Project Planner: Daniel Fama

Email Contact: danielf@campbellca.gov

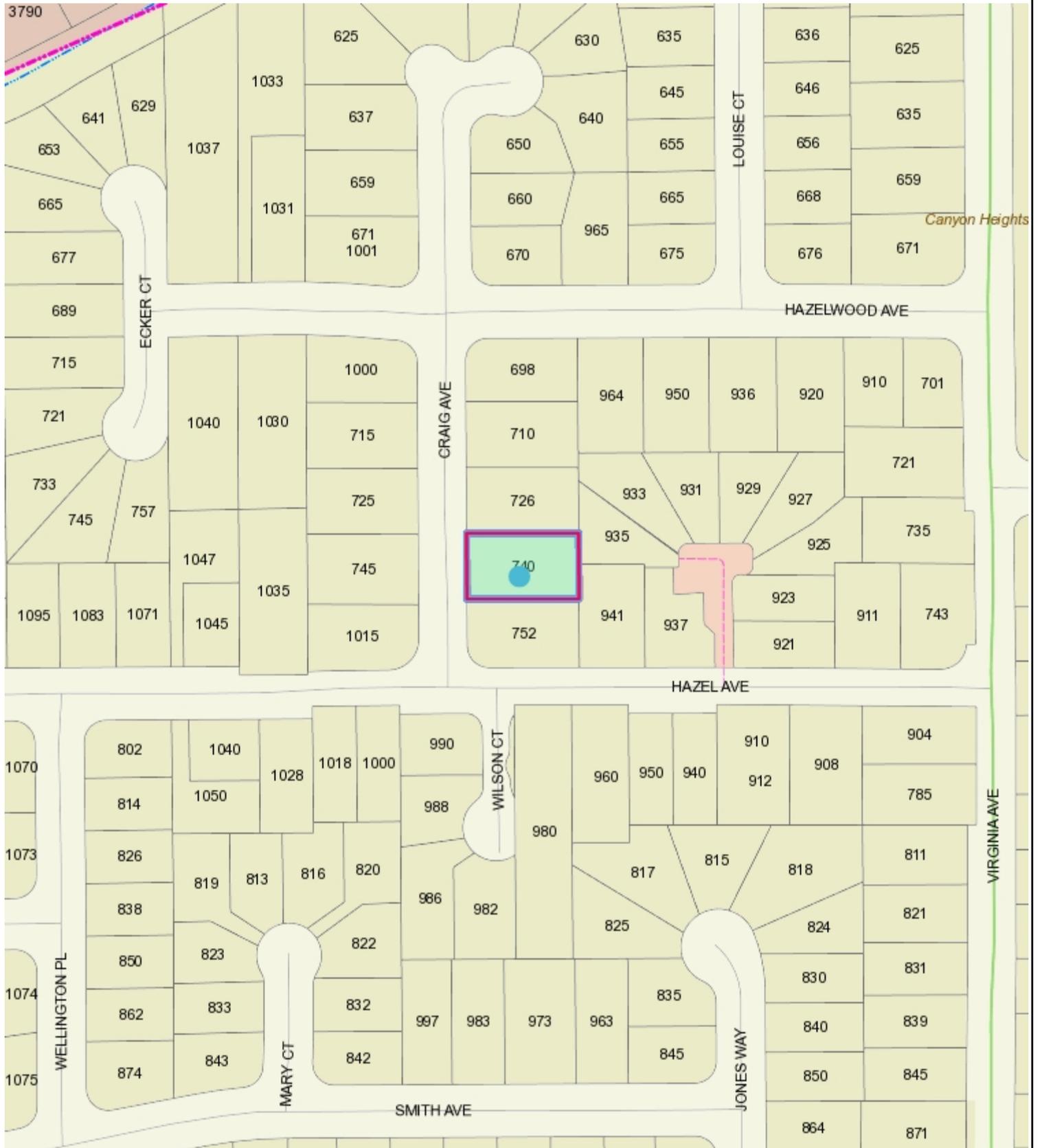
Phone Contact: (408) 866-2193

Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. To view the project plans, please scan the QR code:





Location Map for 740 Craig 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.

An Addition/ Remodelling For:
Javelo Residence
 740 Craig Ave, Campbell, CA 95008



RoIm Design Studio
 SE Bay Area office
 1622 W. Campbell Ave. Ste 108 Campbell, CA 95008
 Orange County office
 23011 Mountain View St Ste 91, Laguna Hills, CA, 92653
 www.roimdesignstudio.com

PROJECT DATA

- JURISDICTION: CAMPELL
- APN: 406-01-059
- ZONING: R1-6
- LAND USE: LDR
- LOT SIZE: 9,375 SF.
- MAXIMUM FAR: 0.45 OR
- MAXIMUM LOT COVERAGE: 0.45 OR
- HEIGHT RESTRICTIONS: SETBACKS: 20'-0" AND 25'-0" FRONT SETBACK, 5'-0" SIDE SETBACKS, 20'-0" REAR SETBACK
- OCCUPANCY TYPE: R1/U
- CONSTRUCTION TYPE: VB
- FLOOR ZONE: D
- FIRE SPRINKLER SYSTEM: NOT REQUIRED, EXISTING HOUSE IS NON SPRINKLERED

BUILDING AREA	EXISTING	PROPOSED	TOTAL SF.	%
MAIN DWELLING	1,536 SF.	714 SF.	2,250 SF.	24%
GARAGE	TO ADU	428	428 SF.	4.5%
ACCESSORY DWELLING	-	602	602	6.5%
COVERED PATIO	-	68	68	0.7%
OTHER (E.G., SHED)	-	-	-	-
TOTAL	2,138 SF.	1,210 SF.	3,348 SF.	36%

SETBACKS	WALL HEIGHT FROM THE GRADE	REQUIRED SETBACK	PROPOSED SETBACK
FRONT	20'	20'	20.43'
LEFT SIDE	5'	5'	5.00'
RIGHT SIDE	5'	5'	5.00'
REAR	20'	20'	20.47'

PROJECT DESCRIPTION

THIS IS AN ADDITION FOR 1,210 S.F. WITH INTERIOR REMODELING TO AN EXISTING SINGLE FAMILY HOUSE FOR 1,536 SF. AND PROPOSED NEW FLOOR AREA IS 2,250 SF INCLUDE NEW TWO CAR GARAGE. WORK INCLUDES:

- CONSTRUCTION OF EXTERIOR WALLS.
- CONSTRUCTION OF PARTITIONS.
- CONSTRUCTION OF DOORS AND WINDOWS.
- CONSTRUCTION OF ROOF AND CEILINGS.
- NEW TANKLESS WATER HEATER, FOR MAIN DWELING.
- UPGRADING THE EXISTING ELECTRICAL TO PANEL 200 AMP.
- RELOCATING THE GAS METER.

SITE IMPROVEMENT INCLUDES:
 NO TREE REMOVAL, AND GRADING PROPOSED.



DEFERRED SUBMITTALS

CBC, SECTION 107.3.4.1: DEFERRED SUBMITTALS. FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING ITEM REQUIRE DEFERRED REVIEW AND PERMIT BY THE CITY OF CAMPBELL

- PV ARRAY / SOLAR PANEL WITH SEPARATE PERMIT

NOTE FOR CONTRACTOR

- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK, IF ANY VARIATION, DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- THE BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, 100-103(B)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.
- ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.
- PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY GENERAL CONTRACTOR OR OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO TOWN OF CAMPBELL BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATING AEROSOL PAINTS, AEROSOL COATING, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION, AND ADHESIVES), RESILIENT FLOORING SYSTEM, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGSBC SECTION 4.504. ALL DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION.

APPLICABLE CODES

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE

EXTERIOR WALL DEMOLITION CALCULATION

- TOTAL EXTERIOR WALL LENGTH : 222.10' LINEAR FEET
- EXTERIOR WALL TO BE DEMOLISHED : 108.16' LINEAR FEET OR %49
- EXTERIOR WALL TO REMAIN: 113.94' LINEAR FEET OR %51

INTERIOR WALL DEMOLITION CALCULATION

- TOTAL INTERIOR WALL LENGTH : 129.22' LINEAR FEET
- INTERIOR WALL TO BE DEMOLISHED : 38.14' LINEAR FEET OR %30
- INTERIOR WALL TO REMAIN: 91.08' LINEAR FEET OR %70

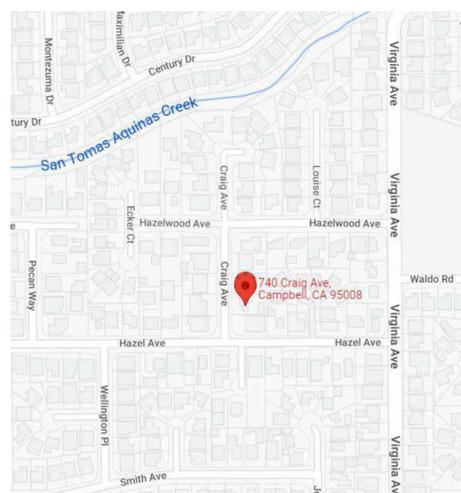
DRAWING INDEX AND ISSUE DATES

Sheet Number	Sheet Name	
A0.00	COVER SHEET	0
II. ARCHITECTURAL		
A1.01	SITE PLAN	0
A1.02	SITE PHOTOS	0
A1.03	RENDERS	0
A2.01	EXISTING AND DEMOLITION FLOOR PLANS	0
A2.11	MAIN DWELING IMPROVEMENT FLOOR PLAN	0
A2.21	REFLECTED CEILING PLANS	0
A2.31	MAIN DWELING ELECTRICAL AND LIGHTING FLOOR PLAN	0
A2.40	ROOF AND DRAINAGE PLAN	0
A3.01	NORTH AND SOUTH ELEVATIONS	0
A3.02	EAST AND WEST ELEVATIONS	0
A4.01	BUILDING SECTIONS	0
A7.01	DOOR AND WINDOW SCHEDULE	0
A8.01	DETAILS	0
A8.02	DETAILS	0
A8.03	SKYLIGHT CUT SHEET	0
A8.04	SKYLIGHT CUT SHEET	0
A8.05	SKYLIGHT AND FIREPLACE CUT SHEET	0
A8.06	DETAILS	0

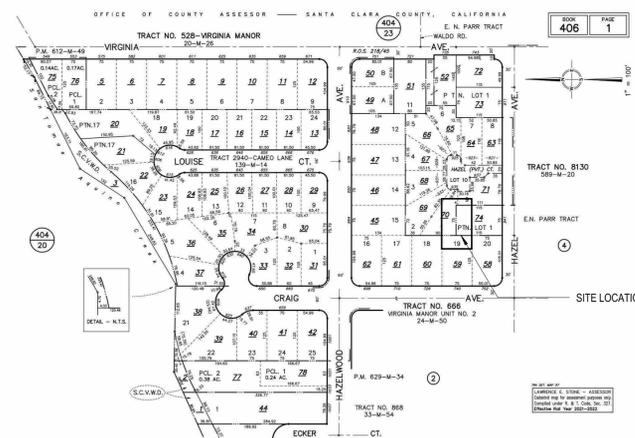
Mehran Soltanzadeh

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VICINITY MAP



PARCEL MAP



PROJECT TEAM

OWNER
 Javelo Residence
 740 Craig Ave,
 Campbell, CA 95008
 P: 408-461-9083
 E: lulu.adrian.ella@gmail.com
 CONTACT: Adrian Javelo

DESIGNER
 RoIm Design Studio
 1622 W Campbell, Suite 108
 Campbell, CA 95008
 P: 925.949.6052
 F: 408-461-9083
 E: mehran@roimdesignstudio.com
 CONTACT: Mehran Soltanzadeh

ROOF DEMOLITION CALCULATION

- TOTAL EXISTING ROOF AREA : 1,974 SF.
- EXISTING ROOF FRAME TO BE DEMOLISHED : 683 SF OR %35
- EXISTING ROOF FRAME TO REMAIN: 1,291 SF OR %65

DRAWING SYMBOL LEGEND

BUILDING SECTION (PLAN)	1 A101	ROOM NAME WITH FLOOR FINISH	Room name ROOM NAME ROOM NUMBER
BUILDING SECTION (ELEVATION)	1 A101	DOOR TAG	101
ELEVATIONS	1 A101	WINDOW TAG	11
WALL SECTION	1 A101	REVISION TAG	1
DETAIL CALLOUT	1 A101	LEVEL TAGS	NAME LEVEL ELEVATION
DETAIL CUT (PLAN/SECTION)	1 A101	LEVEL TAGS	NAME LEVEL ELEVATION
RELATED DETAIL CUT BELOW OR ABOVE	1 A101	PLAN / ELEVATION / SECTION TITLE	1 MAIN SCALE: 1/4" = 1'-0"
WALL TYPE - REFER TO SHEET A2.11	1	DETAIL TITLE	1 MAIN SCALE: 1/4" = 1'-0"
KEYNOTE	1	GLAZING TYPE DESIGNATION	A
CEILING NAME WITH CEILING FINISH	1 A101	NORTH ARROWS	North Arrow Symbol
INTERIOR ELEVATION (ARCHITECTURE OR MILLWORK) REFERENCE	1 A101		

An Addition/ Remodelling For:
Javelo Residence
 740 Craig Ave, Campbell, CA 95008

Revisions		
No.	Date	Revision Description
1	Date 1	Revision 1

Description
COVER SHEET

Project Date 08/10/2021

Drawn by RDS

Checked by RDS

Project Number 000000

Scale As indicated

A0.00



P1



P2



P3



P4



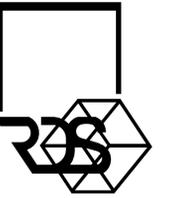
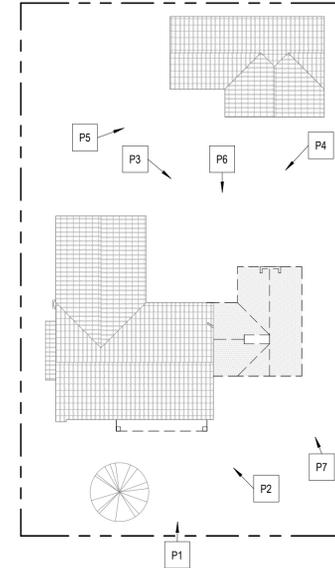
P5



P6



P7



Roim Design Studio
 SF Bay Area office
 1622 W. Campbell Ave. Ste 108 Campbell, CA 95008
 Orange County office
 23011 Moulton Pkwy Ste 91, Laguna Hills, CA 92653
 www.roimdesignstudio.com

Maria S. Z.

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Revisions		
No.	Date	Revision Description

Description SITE PHOTOS	
Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1" = 20'-0"

A1.02



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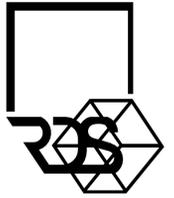
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Revisions		
No.	Date	Revision Description

Description
 RENDERS

Project Date 08/10/2021
 Drawn by RDS
 Checked by RDS
 Project Number 000000
 Scale

A1.03



Rolm Design Studio
 SE Bay Area office
 1622 W. Campbell Ave., Ste 108 Campbell, CA 95008
 Orange County office
 23011 Moulton Hwy Ste 01, Laguna Hills, CA, 92653
 www.rolmdesignstudio.com

Mano Sattiz

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GENERAL NOTES

- A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS, ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- B. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10-FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650-496-5953. ANY CHANGES SHALL BE APPROVED BY THE SAME.
- C. MOVABLE EQUIPMENT, FURNITURE, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- D. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
- E. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
- F. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
- G. REMOVE FLOORING AND BASE THROUGHOUT U.N.O.
- H. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC.; AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
- I. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED OFF ZONES.
- J. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
- K. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK. TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
- L. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
- M. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
- N. CRAIG AVE IS RECENTLY PAVED; THEREFORE, A STREET CLOT MORATORIUM IS IN PLACE FOR A PERIOD OF THREE YEARS. HOWEVER, EXCEPTIONS CAN BE GRANTED WITH PROPER PAVEMENT RESTORATION SUCH AS SLURRY SEAL. THEREFORE, ADDITIONAL COST MAY BE ADDED TO ANY UTILITY WORK IN THE PAVEMENT.
- O. IF THE PROJECT DAMAGES THE CITY'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
- P. APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTING IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF OR A DEPARTURE FROM THE CITY OF CUPERTINO SPECIFICATION OR THESE IMPROVEMENT PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
- Q. CONTACT PUBLIC WORKS, FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
- R. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- S. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- T. CONTRACTOR SHALL REVIEW CITY DETAIL ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- U. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
- V. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
- W. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.
- X. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

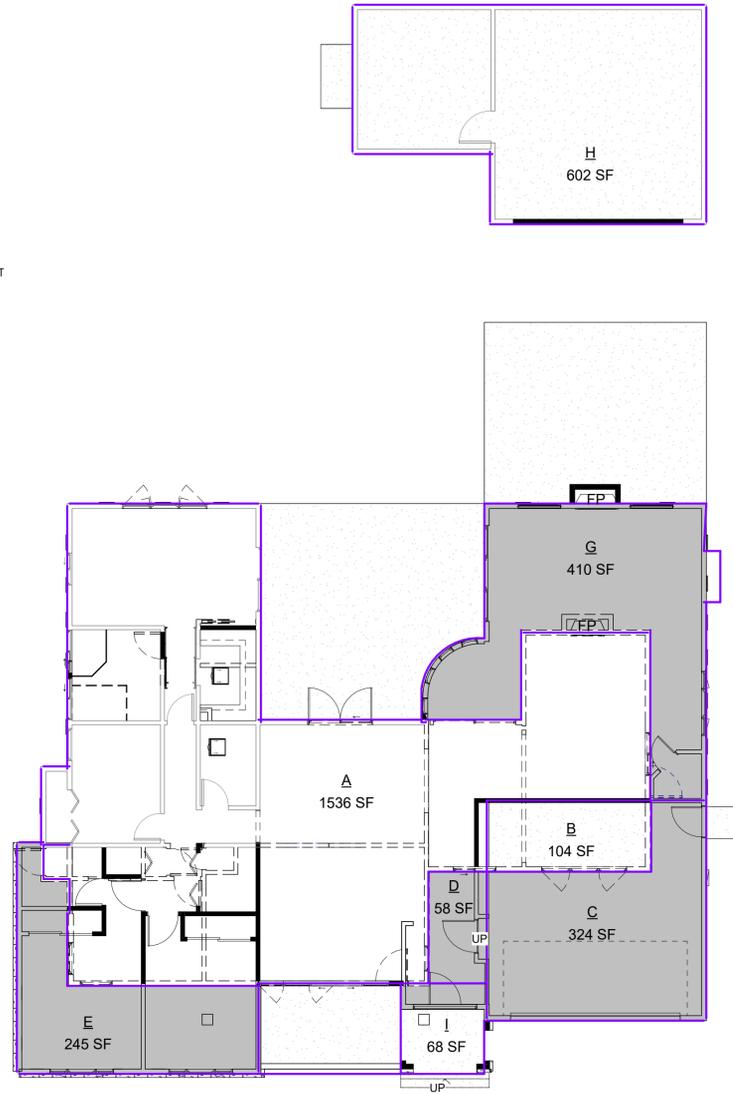
FIRE NOTES AND ADDRESS IDENTIFICATION

- WATER SUPPLY REQUIREMENTS: POTABLE WATER SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER 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 DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEM AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED TO ANY MAINLINE OR APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. THE APPROVED MINIMUM SIZE DIMENSIONS OF THE NUMBERS SHALL BE AS SPECIFIED IN TABLE 505.1. WHERE A BUILDING IS SET BACK FROM THE STREET OR ROAD FRONTING THE PROPERTY AND WHERE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MAY NOT BE CLEARLY IDENTIFIABLE DUE TO DISTANCE FROM THE STREET OR ROADWAY, OR LANDSCAPE, ARCHITECTURAL, OR OTHER OBSTRUCTIONS, APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MUST BE PLACED BOTH AT THE DRIVEWAY SERVING SUCH BUILDING AS WELL AS ON THE BUILDING. AN APPROVED IDENTIFICATION OF MULTIPLE BUILDINGS WITHIN AN INDIVIDUAL COMPLEX SHALL BE REQUIRED WHICH CLEARLY INDICATES EACH INDIVIDUAL BUILDING IN THE COMPLEX. IDENTIFICATION SHALL BE PLACED ON EACH BUILDING IN A SIZE AND LOCATION REQUIRED BY THE FIRE CODE OFFICIAL.
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33.

TABLE 505.1

ADDRESS AS MEASURED FROM THE STREET OR ROAD FRONTING THE PROPERTY	MINIMUM HEIGHT OF NUMBER
LESS THAN 26 FEET	4 INCHES
26-40 FEET	4 INCHES
41-55 FEET	5 INCHES
56-70 FEET	9 INCHES
OVER 70 FEET	12 INCHES

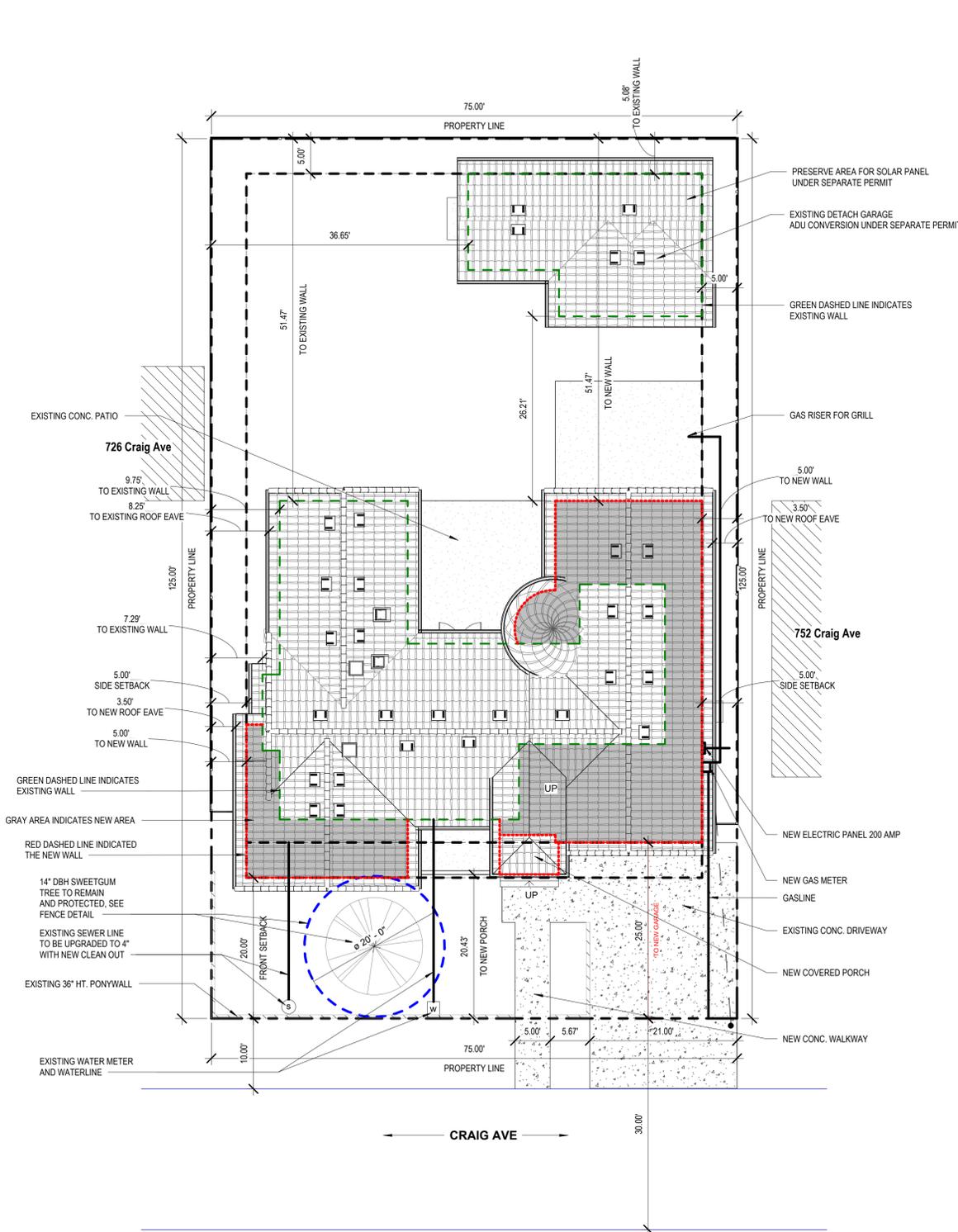
- GATE MAY BE INSTALLED ACROSS A REQUIRED FIRE DEPARTMENT ACCESS ROAD OR DRIVEWAY, WITHOUT APPROVAL FROM THE FIRE DEPARTMENT. A DETAILED PLAN SHALL BE SUBMITTED FOR REVIEW, AND APPROVAL PRIOR TO INSTALLATION. THE FOLLOWING APPLY TO ALL GATE INSTALLATIONS:
 - 1. SECURITY GATES EQUIPPED WITH ELECTRONIC CONTROL DEVICES SHALL HAVE AN APPROVED FIRE DEPARTMENT OVERRIDE KEY SWITCH, AND SHALL ALLOW OPERATION OF THE GATE DURING POWER OUTAGES.
 - 2. MANUAL LOCKING MECHANISMS, SUCH AS PADLOCKS, SHALL BE APPROVED BY THE FIRE DEPARTMENT.
 - 3. FORMS FOR ORDERING FIRE DEPARTMENT APPROVED KEY SWITCHES AND PADLOCKS SHALL BE OBTAINED FROM THE FIRE PREVENTION DIVISION.
 - 4. ALL MANUALLY OPERATED GATES SHALL BE DESIGNED TO REMAIN IN THE OPEN POSITION WHEN LEFT UNATTENDED. ACTIVATION OF AN APPROVED KEY SWITCH FOR AN ELECTRONICALLY CONTROLLED GATE SHALL OPEN THE GATE AND CAUSE IT TO REMAIN IN THE OPEN POSITION UNTIL RESET BY EMERGENCY RESPONSE PERSONNEL.
 - 5. WHEN OPEN, GATES SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH OF THE DRIVEWAY OR ACCESS ROAD SHALL BE ADEQUATELY SUPPORTED TO PREVENT DRAGGING AND SHALL BE OPERABLE BY ONE PERSON. SLIDING GATES SHALL SLIDE PARALLEL TO THE SECURITY FENCE. SWING-STYLE GATES SHALL OPEN A FULL 90 DEGREES (MINIMUM) AND MAY SWING IN EITHER DIRECTION.
 - 6. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN DEFECTIVE.
 - 7. A DURABLE SIGN STATING "NO PARKING + FIRE LANE" SHALL BE PROVIDED ON BOTH SIDES OF THE GATE.



AREA CALCULATION

Area Schedule (Gross Building)		
Name	Type of Area	Area
A	EXISTING AREA	1536 SF
B	EXISTING AREA CONVERT TO GARAGE	104 SF
C	NEW GARAGE	324 SF
D	FRONT ADDITION 1	68 SF
E	FRONT ADDITION 2	245 SF
G	REAR ADDITION	410 SF
H	EXISTING DETACHED GARAGE	602 SF
I	NEW FRONT PORCH	68 SF

- LOT AREA: 9,375 SF.
- TOTAL EXISTING FLOOR AREA: 1,640 SF.
- EXISTING DETACHED GARAGE: 602 SF.
- a. EXISTING AREA TO BE REMOVED: 104 SF.
- b. EXISTING LIVABLE AREA TO REMAIN: 1,536 SF.
- c. ADDITION FOR NEW GARAGE: 324 SF.
- d. ADDITION TO LIVABLE AREA: 714 SF.
- e. b+d = NEW TOTAL LIVABLE FLOOR AREA : 2,250 SF.
- f. a+c = NEW TWO CAR GARAGE: 428 SF.
- g. **ftg = NEW TOTAL FLOOR AREA (INCLUDE GARAGE): 2,678 SF.**
MAXIMUM FLOOR AREA 45%= (45x9,375= 4,218 SF.) > 2,678 SF.
- h. NEW COVERED FRONT PORCH: 68 SF.
- i. EXISTING DETACHED GARAGE : 602 SF.
- j. **h+i = PROPOSED LOT COVERAGE : 3,348 SF.**
- k. **MAX. LOT COVERAGE 40%= (40x9,375= 3,750 sq.) > 2,656 SF.**

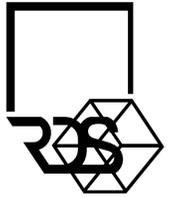


1 SITE PLAN
 SCALE: 1" = 10'-0"

Revisions		
No.	Date	Revision Description

Description	
SITE PLAN	
Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	As indicated

A1.01



Rolm Design Studio
 SE Bay Area office
 1622 W. Campbell Ave., Ste 108 Campbell, CA 95008
 Orange County office
 23011 Moorpark Place Ste 91, Laguna Hills, CA 92653
 www.rolmdesignstudio.com

Maria S. Z...

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GENERAL NOTES

- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10- FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION. ANY CHANGES SHALL BE APPROVED BY THE SAME.
- MOVABLE EQUIPMENT, FURNITURE, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
- THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
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- REMOVE FLOORING AND BASE THROUGHOUT U.N.O.
- WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC.; AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
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- DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
- ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.

DEMOLITION FLOOR PLAN SYMBOLS LEGEND

WALL TO BE REMOVED		DOOR TO REMAIN	
WALL TO REMAIN		DOOR TO BE REMOVED	
WINDOW TO REMAIN			
WINDOW TO BE REMOVED			

KEYNOTES

- NOT IN SCOPE.
- EXISTING AC UNIT TO REMAIN.
- EXISTING FURNACE TO BE REMOVED.
- EXISTING WASHER/DRYER TO BE REMOVED.
- EXISTING FIRE PLACE TO BE REMOVED, PATCH AND REPAIR AT OPENING REQUIRED.
- EXISTING ELECTRICAL PANEL TO BE REMOVED AND RELOCATE. SEE IMPROVEMENT PLAN FOR THE LOCATION.
- CONCRETE STEP TO BE REMOVED.
- EXISTING 40 GALLONS WATER HEATER TO BE REMOVED.
- EXISTING GAS METER TO RELOCATED, SEE IMPROVEMENT PLAN A2.11
- KITCHEN CABINETS AND APPLIANCE TO BE REMOVED.

EXTERIOR WALL DEMOLITION CALCULATION

- TOTAL EXTERIOR WALL LENGTH : 222.10' LINEAR FEET
- EXTERIOR WALL TO BE DEMOLISHED : 108.16' LINEAR FEET OR 49%
- EXTERIOR WALL TO REMAIN: 113.94' LINEAR FEET OR 51%

INTERIOR WALL DEMOLITION CALCULATION

- TOTAL INTERIOR WALL LENGTH : 129.22' LINEAR FEET
- INTERIOR WALL TO BE DEMOLISHED : 38.14' LINEAR FEET OR 30%
- INTERIOR WALL TO REMAIN: 91.08' LINEAR FEET OR 70%

An Addition/ Remodelling For:

Javelo Residence

740 Craig Ave, Campbell, CA 95008

Revisions		
No.	Date	Revision Description

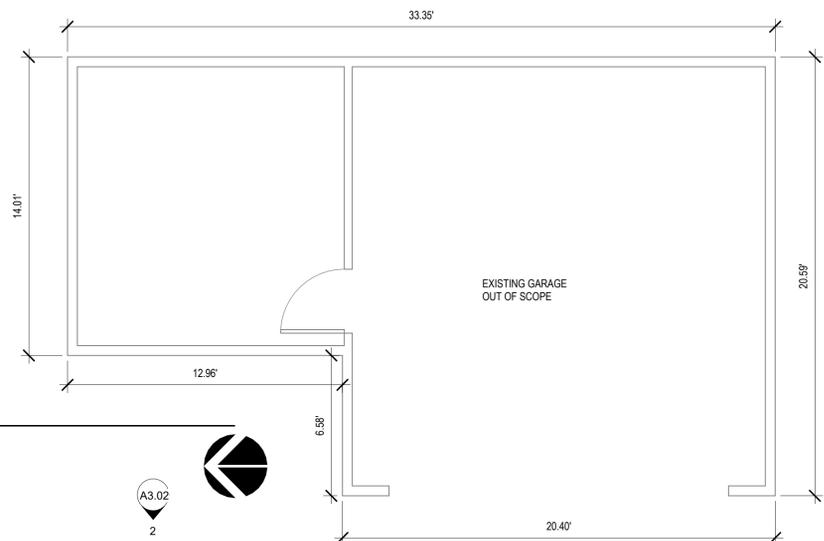
Description
EXISTING AND DEMOLITION
FLOOR PLANS

Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A2.01

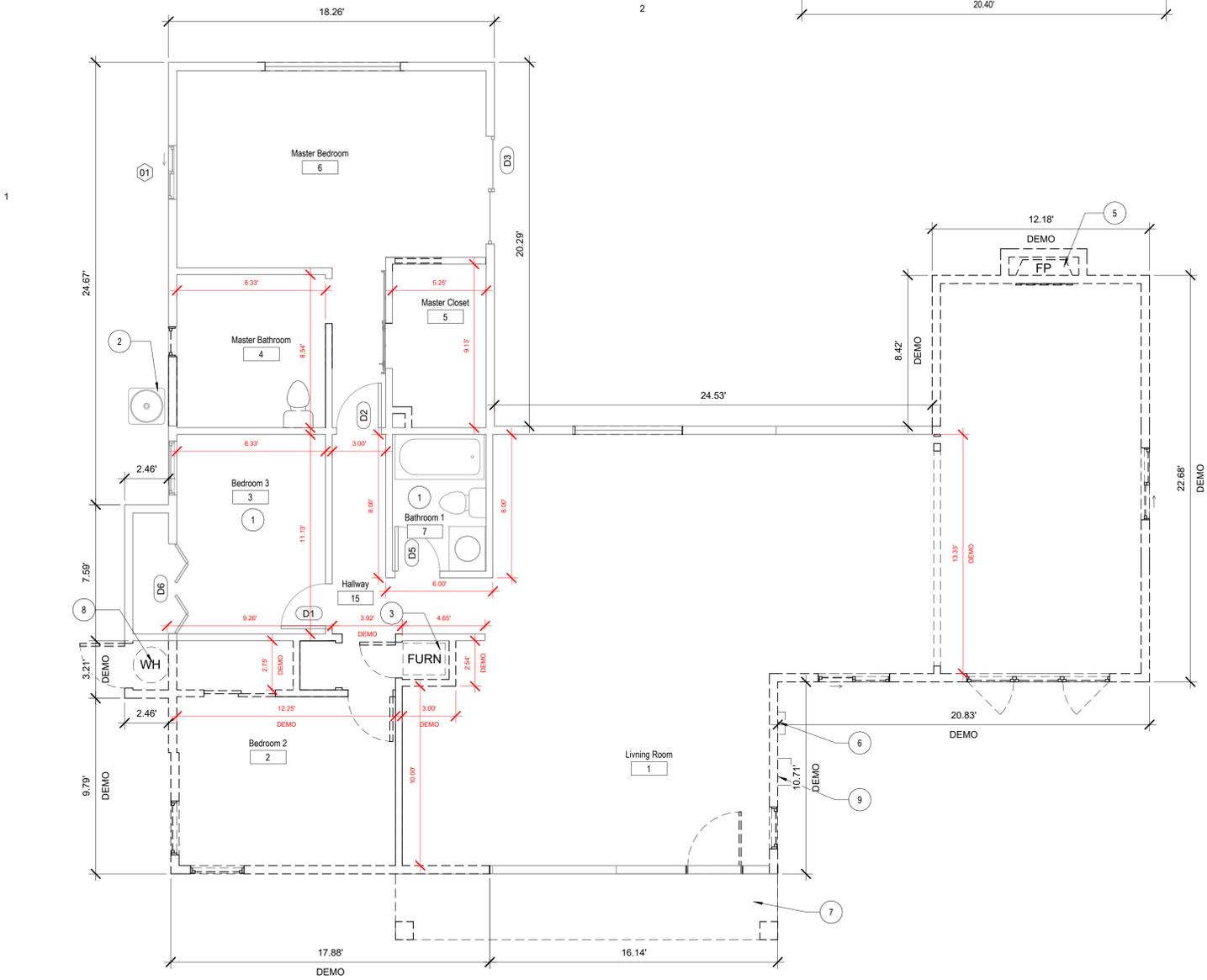
2 EXISTING FLOOR PLAN - GARAGE

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



A3.01 1

A3.02 3



1 MAIN DWELLING EXISTING AND DEMOLITION FLOOR PLAN

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

A3.02 3



EGRESS NOTES (2019 CRC)

- A. WHERE EMERGENCY AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" (1118 MM) MEASURED FROM THE FLOOR (R310.1)
- B. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM OPENING OF 5.7 SQ.F. (0.503 SQ.M.)
- C. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ.F. (0.465 SQ.M.) R310.1.1
- D. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" (610MM) R310.1.2
- E. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" (508MM) R310.1.3
- F. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTION OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. R310.1.4

WALL TYPE

- A. R15 HIGH DENSITY FIBERGLASS BATT INSULATION IN 2X4 EXTERIOR WOOD FRAMED WALL CAVITIES TYPICAL THROUGHOUT. 3-COAT, 7/8 INCH MINIMUM THICK WITH TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING; AND 26 GA. GALVANIZED WECP SCREENED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. CRC R703.7 AND A LAYER OF GYP. BD. INSIDE.
- B. 2X4 INTERIOR WOOD FRAMED WALL WITH 1/2" GYPSUM WALLBOARD ON BOTH SIDES.
- C. 2X4 INTERIOR WOOD FRAMED RATED WALL WITH 1/2" GYPSUM WALLBOARD AT LIVABLE AREA AND A LAYER OF 5/8" TYPE "X" GYPSUM BOARD AT GARAGE SIDE FROM FOUNDATION TO ROOF STRUCTURE.
- D. STONE VENEER ANCHORAGE:
 - a. STONE MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1 1/2", WITH NOT LESS THAN 5/8" MORTAR OR GROUT COVER TO OUTSIDE FACE. [R703.8.4]
 - b. IN SDC E, VENEER TIES SHALL NOT BE LESS IN THICKNESS THAN NO.9 U.S. GAGE (0.148 INCH WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT. IF SHEET METAL, TIES SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY 7/8" CORRUGATED. EACH TIE SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32 INCHES ON CENTER HORIZONTALLY AND 24 INCHES ON CENTER VERTICALLY. [R703.8.4.1]
 - c. FLASHING SHALL BE LOCATED BELOW THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT. [R703.8.5] WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLES SHALL NOT BE LESS THAN 3/16" IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING. [R703.8.6]

GENERAL NOTES

- A. ALL EXTERIOR LIGHTS WILL BE SHIELDED AND DOWNWARD DIRECTED.
- B. DRYER VENTING SHALL TERMINATE ON THE EXTERIOR OF THE BUILDING AND WILL HAVE A BACK DRAFT DAMPER (FLAPPER). SCREENS SHALL NOT BE PERMITTED OR INSTALLED AT THE DRYER VENT TERMINATION. CLOTHES DRYER VENT PIPES SHALL NOT PASS THROUGH ROOF OR FLOOR OR CEILING. DRYER DUCTING SHALL NOT BE FASTENED WITH SCREW TYPE FASTENERS WHICH MAY IMPEDE THE AIR FLOW OR CATCH LINT. YET MUST BE FASTENED AND SEALED SUBSTANTIALLY AIRTIGHT AT EACH JOINT. (AN APPROVED FASTENING SYSTEM IS ALUMINUM DUCT TAPE)
- C. A MINIMUM OF A 4-INCH DIAMETER DUCT IS REQUIRED.
- D. CLOTHES DRYER VENT DUCTS SHALL BE METAL AND SHALL HAVE A SMOOTH INTERIOR SURFACE. AN APPROVED FLEXIBLE DUCT CONNECTOR OR FLEXIBLE DUCT CONNECTOR SHALL BE USED TO CONNECT THE DRYER TO THE DRYER VENT PIPE. FLEXIBLE DUCT CONNECTORS SHALL NOT BE COMBED WITHIN THE CONSTRUCTION (FLEX DUCT CONNECTORS SHALL NOT PASS INTO OR THROUGH A CONCEALED SPACE. THIS INCLUDES CABINETS, WALLS AND ATTIC SPACES).
- E. A DRYER VENT DUCT SHALL NOT EXCEED THE MAXIMUM LENGTH (HORIZONTAL AND/OR VERTICAL) OF 14 FEET INCLUDING TWO (90-DEGREE) TURNS WITHOUT A MECHANICAL UPGRADE. TWO FEET OF LENGTH SHALL BE DEDUCTED FOR EACH ADDITIONAL 90-DEGREE TURN.
- F. MOVABLE EQUIPMENT, FURNITURE, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- G. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- H. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
- I. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
- J. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
- K. REMOVE FLOORING AND BASE THROUGHOUT U.O.
- L. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC. AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
- M. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED-OFF ZONES.
- N. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
- O. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
- P. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
- Q. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASHING DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.
- R. CONTRACTOR SHALL REPLACE EQUAL NUMBER OF EXISTING VENTS BLOCKED BY THE NEW STRUCTURE AT THE ADDITION. SEE FOUNDATION VENT CALCULATION A2.11

RESIDENTIAL BATHROOM NOTES (2019 CRC, CPC)

- A. MIXING VALVE IN A SHOWER SHALL BE PRESSURE BALANCING SET A MAX. 120" F. WATER-FILLER VALVE IN BATHTUBS SHALL HAVE A TEMP. LIMITING DEVICE SET AT 120" F. MAX.
- B. SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1,024 SQ. INCHES. CLEAR CENTER DIMENSION OF A 30", & DOORS SHALL SWING OUT WITH OPENINGS 22" MIN.
- C. THE WATER CLOSET SHALL HAVE MIN. CLEARANCES OF 30" WIDTH (15" ON CENTER) AND 24" IN THE FRONT.
- D. ALL RECEPTACLES SHALL BE GFCI AND TAMPER-RESISTANT (TR). NEW OUTLETS SHALL HAVE A DEDICATED 20-AMP CIRCUIT.
- E. HYDRO-MASSAGE TUBS SHALL HAVE MOTOR ACCESS. A DEDICATED CIRCUIT, AND BE UL LISTED. ALL METAL CABINETS, FIXTURES, PIPING, ETC. WITHIN 5' OF THE INSIDE WALL OF THE TUB SHALL BE PROPERLY BONDED WITH AN ACCESS PANEL.
- F. LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE TUB/SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET LOCATIONS IF THE SUBJECT TO SHOWER SPRAY.
- G. AN EXHAUST FAN SHALL BE INSTALLED AND BE ON A SEPARATE SWITCH FROM THE LIGHTING.
- H. GLAZING IN TUB SHOWER ENCLOSURES SHALL BE SAFETY GLAZING WHEN 8" ABOVE THE STANDING SURFACE.
- I. GLAZING WITHIN 60" OF A TUB/SHOWER AND LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.
- J. LIGHTING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLUORESCENT) WITH AT LEAST ONE FIXTURE CONTROLLED BY A SWITCH WHICH REQUIRES MANUAL ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINS. AFTER THE ROOM IS VACATED.
- K. THE CALIFORNIA CIVIL CODE REQUIRES THAT ALL EXISTING NON-WATER EFFICIENT PLUMBING FIXTURES THROUGHOUT THE HOUSE BE UPGRADED. HOUSES CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT.
- L. TOILETS SHALL BE INSTALLED OR REPLACED WITH 1.28 GALLONS/MINUTE.
- M. SHOWERHEADS SHALL BE INSTALLED OR REPLACED MAX. 2.0 GALLONS/MINUTE.
- N. BATH SINK FAUCETS SHALL BE INSTALLED OR REPLACED MAX. 1.2 GALLONS/MINUTE.
- O. KITCHEN SINK FAUCET SHALL BE INSTALLED OR REPLACED MAX. 1.8 GALLONS/MINUTE.

FOUNDATION VENTILATION

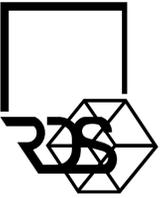
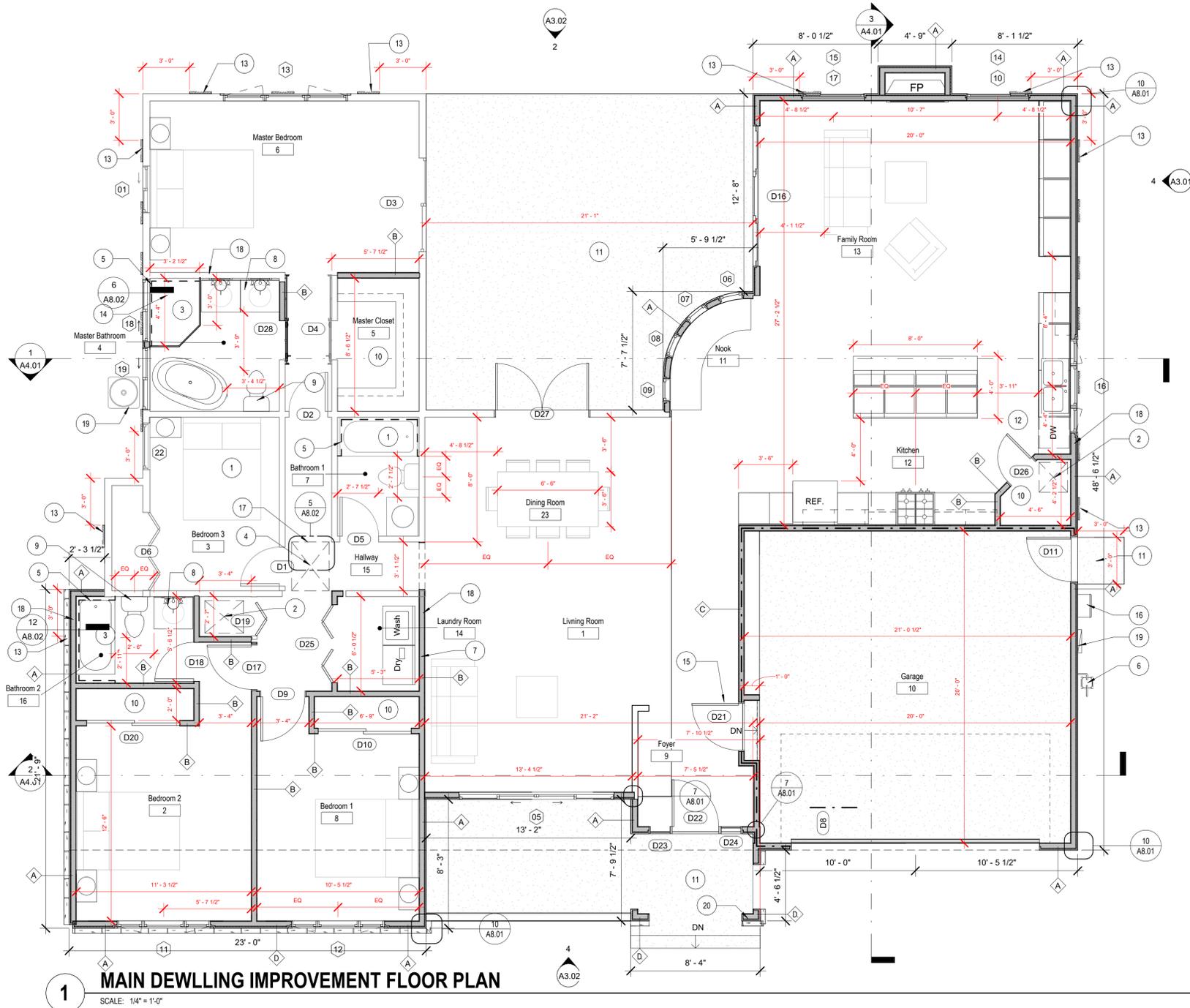
- PROVIDE 8"X16" G.I. FOUNDATION VENTS EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS. PROVIDE A MINIMUM OF (30) 8"X16" G.I. FOUNDATION VENTS. 15 SQ. FT. x 144 = 2160 SQ. IN.
- 8"X16" FOUNDATION VENTS = 72.7 SQ. IN. NFVA PER VENT. 2160 / 72.7 SQ. IN. = 30 VENTS MIN REQUIRED. LOCATE VENTS AS INDICATED ON THIS PLAN.

FLOOR PLAN SYMBOLS LEGEND

- NEW WALL, SEE WALL TYPE NOTES
- EXISTING WALL
- NEW WINDOW
- EXISTING WINDOW
- NEW 1HR. RATED WALL A LAYER OF 5/8" TYPE "X" GYP BD. FROM FOUNDATION TO ROOF STRUCTURE
- NEW DOOR
- EXISTING DOOR
- 8"X16" G.I. FOUNDATION VENT, SEE VENT CALCULATION ON SHEET A2.11

KEYNOTES

- 1 NOT IN SCOPE.
- 2 NEW UNDER FLOOR ACCESS PANEL, 18"X24"
- 3 NO GYP BD. IN THE BATHROOM.
- 4 ATTIC ACCESS 36" X 36" MIN.
- 5 A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET.
- 6 NEW GAS METER LOCATION
- 7 DRYER EXHUST VENT THRU THE ROOF WITH BACK DRAFT PROTECTION CAP. LENGTH OF EXHUST IS 14'-0"
- 8 NEW SINK, CABINET, AND FAUCET SELECTED BY OWNER. BATH SINK FAUCET SHALL COMPLY WITH CALIFORNIA GREEN BLDG. RESIDENTIAL MANDATORY MEASURES.
- 9 NEW FLOOR MOUNT TWO PIECES WATER CLOSET SELECTED BY OWNER. WATER CLOSET SHOWERHEAD SHALL COMPLY WITH CALIFORNIA GREEN BLDG. RESIDENTIAL MANDATORY MEASURES.
- 10 SHELVES AND POLES, SEE 10/A8.02
- 11 NEW CONCRETE LANDING, PROVIDED MINIMUM 36 INCH DEEP LANDING OUTSIDE EXTERIOR DOORS NOT MORE THAN 7-3/4 INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOORS.
- 12 NEW SINK/DISPOSAL AND KITCHEN CABINETS. KITCHEN FAUCET SELECTED BY OWNER AND SHALL COMPLY WITH CALIFORNIA GREEN BLDG. RESIDENTIAL MANDATORY MEASURES.
- 13 8"X16" FOUNDATION VENT, SEE FOUNDATION VENTS CALCULATION SHEET A2.11
- 14 NEW SHOWER PAN WITH SHOWER HEAD SELECTED BY OWNER. SHOWER HEAD SHALL COMPLY WITH CALIFORNIA GREEN BLDG. RESIDENTIAL MEASURE. SEE 6/A8.02
- 15 NEW 20MIN. RATED DOOR, WITH SELF CLOSING HINGE AND METAL THRESHOLD, SEE DOOR SCHEDULE SHEET A7.01
- 16 NEW TANKLESS WATER HEATER.
- 17 NEW FURNACE 4 TONS AT ATTIC, SEE 5/A8.02
- 18 2" VTR, SEE 2/A8.02 FOR DETAILS
- 19 NEW ELECTRICAL PANEL 200 AMP
- 20 ENTRY/PORCH POSTS, SEE STRUCTURAL DRAWINGS FOR POSTS DETAIL AND 9/A8.05.
- 21 EXISTING AC UNIT OVER 4" CONC. PAD



Roim Design Studio
SE Bay Area office
1622 W. Campbell Ave., Ste 108 Campbell, CA 95008
Orange County office
23011 Mulliken Hwy Ste 91, Laguna Hills, CA, 92653
www.roimdesignstudio.com

Manoza

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An Addition/ Remodeling For:
Javelo Residence
740 Craig Ave, Campbell, CA 95008

Revisions		
No.	Date	Revision Description

Description	
MAIN DEMOLITION IMPROVEMENT FLOOR PLAN	
Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

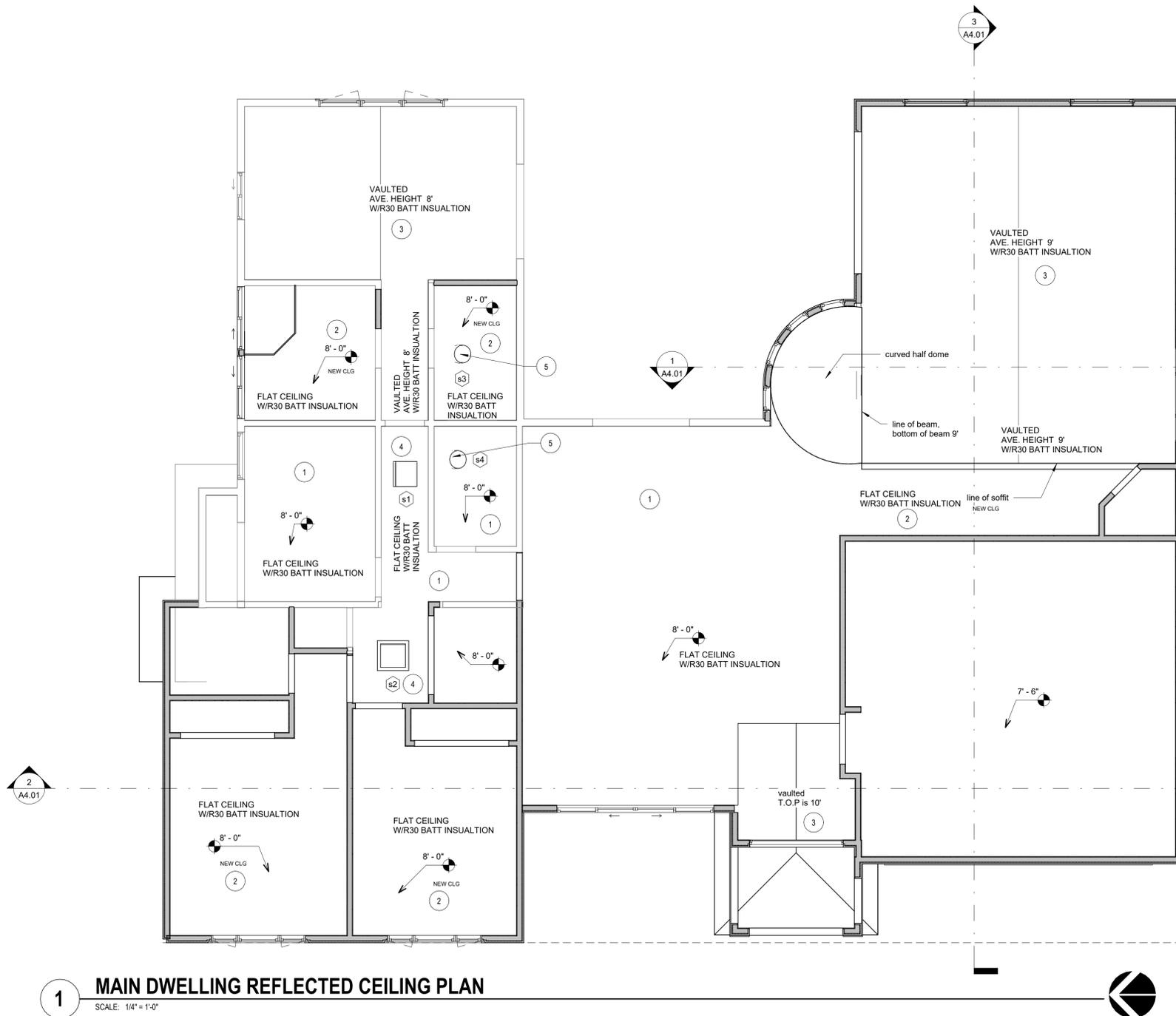
A2.11

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- C. A MINIMUM OF A 4-INCH DIAMETER DUCT IS REQUIRED.
- D. CLOTHES DRYER VENT DUCTS SHALL BE METAL AND SHALL HAVE A SMOOTH INTERIOR SURFACE. AN APPROVED FLEXIBLE DUCT CONNECTOR - OF NOT MORE THAN 6 FEET IN LENGTH MAY BE USED TO CONNECT THE DRYER TO THE DRYER VENT PIPE. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN THE CONSTRUCTION (FLEX DUCT CONNECTORS SHALL NOT PASS INTO OR THROUGH A CONCEALED SPACE. THIS INCLUDES CABINETS, WALLS AND ATTIC SPACES).
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- K. REMOVE FLOORING AND BASE THROUGHOUT U.N.O.
- L. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC.; AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
- M. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED-OFF ZONES.
- N. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
- O. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
- Q. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
- R. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASHING DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.
- S. CONTRACTOR SHALL REPLACE EQUAL NUMBER OF EXISTING VENTS BLOCKED BY THE NEW STRUCTURE AT THE ADDITION. SEE FOUNDATION VENT CALCULATION A2.11

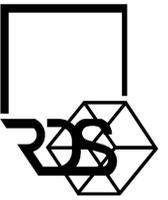
KEYNOTES

- 1 NOT IN SCOPE.
- 2 CEILING JOIST, WITH BATT INSULATION BY CONTRACTOR TO ACHIEVE A MINIMUM OF R30 THICKNESS
- 3 VAULTED CEILING, BATT INSULATION BY CONTRACTOR TO ACHIEVE A MINIMUM OF R30 THICKNESS
- 4 NEW SKYLIGHT, SEE WINDOWS SCHUDLE A7.01, AND EVALUATION REPORT ON SHEET A8.03.4.5
- 5 NEW SUN TUNNEL, SEE WINDOWS SCHUDLE A7.01, AND EVALUATION REPORT ON SHEET A8.03.4.5



1 MAIN DWELLING REFLECTED CEILING PLAN

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



Rolm Design Studio

SE Bay Area office
1622 W. Campbell Ave., Ste 108 Campbell, CA 95008
Orange County office
23011 Moulton Pkwy Ste 91, Laguna Hills, CA, 92653
www.rolmdesignstudio.com

Maria S. Rolm

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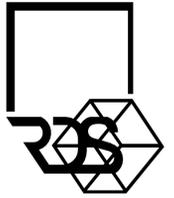
An Addition/ Remodelling For:
Javelo Residence
740 Craig Ave, Campbell, CA 95008

Revisions		
No.	Date	Revision Description

Description
REFLECTED CEILING PLANS

Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A2.21



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 SE Bay Area office
 1622 W. Campbell Ave., Ste 108 Campbell, CA 95008
 Orange County office
 23011 Moulton Pkwy Ste 91, Laguna Hills, CA, 92653
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Mani Sathya

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Javelo Residence
 740 Craig Ave, Campbell, CA 95008

GENERAL NOTES

- A. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- B. ALL EXTERIOR LIGHTS WILL BE SHIELDED AND DOWNWARD DIRECTED.
- C. EXCAVATION ACTIVITIES ASSOCIATED WITH THE PROPOSED SCOPE OF WORK SHALL OCCUR NO CLOSER THEN 10- FEET FROM THE EXISTING STREET TREE, OR AS APPROVED BY THE URBAN FORESTRY DIVISION CONTACT 650-496-5953. ANY CHANGES SHALL BE APPROVED BY THE SAME.
- D. DRYER VENTING SHALL TERMINATE ON THE EXTERIOR OF THE BUILDING AND WILL HAVE A BACK DRAFT DAMPER (FLAPPER). SCREENS SHALL NOT BE PERMITTED OR INSTALLED AT THE DRYER VENT TERMINATION. CLOTHES DRYER VENT PIPES SHALL NOT PASS THROUGH OR EXTEND INTO TO DUCTING OR PLENUMS. DRYER DUCTING SHALL NOT BE FASTENED WITH SCREW TYPE FASTENERS WHICH MAY IMPEDE THE AIR FLOW OR CATCH LINT. YET MUST BE FASTENED AND SEALED SUBSTANTIALLY AIRTIGHT AT EACH JOINT. (AN APPROVED FASTENING SYSTEM IS ALUMINUM DUCT TAPE)
- E. A MINIMUM OF A 4-INCH DIAMETER DUCT IS REQUIRED.
- F. CLOTHES DRYER VENT DUCTS SHALL BE METAL AND SHALL HAVE A SMOOTH INTERIOR SURFACE. AN APPROVED FLEXIBLE DUCT CONNECTOR OF NOT MORE THAN 6 FEET IN LENGTH MAY BE USED TO CONNECT THE DRYER TO THE DRYER VENT PIPE. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN THE CONSTRUCTION. FLEX DUCT CONNECTORS SHALL NOT PASS INTO OR THROUGH A CONCEALED SPACE. THIS INCLUDES CABINETS, WALLS AND ATTIC SPACES). A DRYER VENT DUCT SHALL NOT EXCEED THE MAXIMUM LENGTH (HORIZONTAL AND/OR VERTICAL) OF 14 FEET INCLUDING TWO (90-DEGREE) TURNS WITHOUT A MECHANICAL UPGRADE. TWO FEET OF LENGTH SHALL BE DEDUCTED FOR EACH ADDITIONAL 90-DEGREE TURN.
- G. MOVABLE EQUIPMENT, FURNITURE, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK. CONTRACTOR SHALL MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
- H. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
- I. THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
- J. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
- K. REMOVE FLOORING AND BASE THROUGHOUT U.N.O.
- L. WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC., AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
- M. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED-OFF ZONES.
- N. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
- O. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
- P. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
- Q. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
- R. APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTING IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF OR A DEPARTURE FROM THE CITY OF CUPERTINO SPECIFICATION OR THESE IMPROVEMENT PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
- S. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- T. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- U. CONTRACTOR SHALL REVIEW CITY DETAIL 6.4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- V. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
- W. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.
- X. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT. THEREFORE, ADDITIONAL COST MAY BE ADDED TO ANY UTILITY WORK IN THE PAVEMENT.
- Y. IF THE PROJECT DAMAGES THE CITY'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.

MAIN DWLING ATTIC VENT CALCULATION

DETERMINE SQUARE FEET OF CODE REQUIED VENTILATION
 ROOF AT GREAT ROOM AREA: 2250 SF.
 2250 / 150 = 15 SF.
 • 15 X 144 = 2160 SQ.IN.
 • PROVIDED OHAGIN TAPERED LOW PROFILE : 72 SQ.IN. NFVA
 • 2160 / 72 = 30 (VENTS LOW : 15, VENT'S HIGH: 15)
 • 15 LOW ATTIC VENTS MIN. REQ. IN ATT ROOF
 • 15 HIGH ATTIC VENTS MIN. REQ. IN AT ROOF

ROOF DEMOLITION CALCULATION

- TOTAL EXISTING ROOF AREA : 1,974 SF.
- EXISTING ROOF FRAME TO BE DEMOLISHED : 683 SF. OR 34%
- EXISTING ROOF FRAME TO REMAIN: 1,291 SF. OR 66%

ROOF PLAN SYMBOL LEGEND

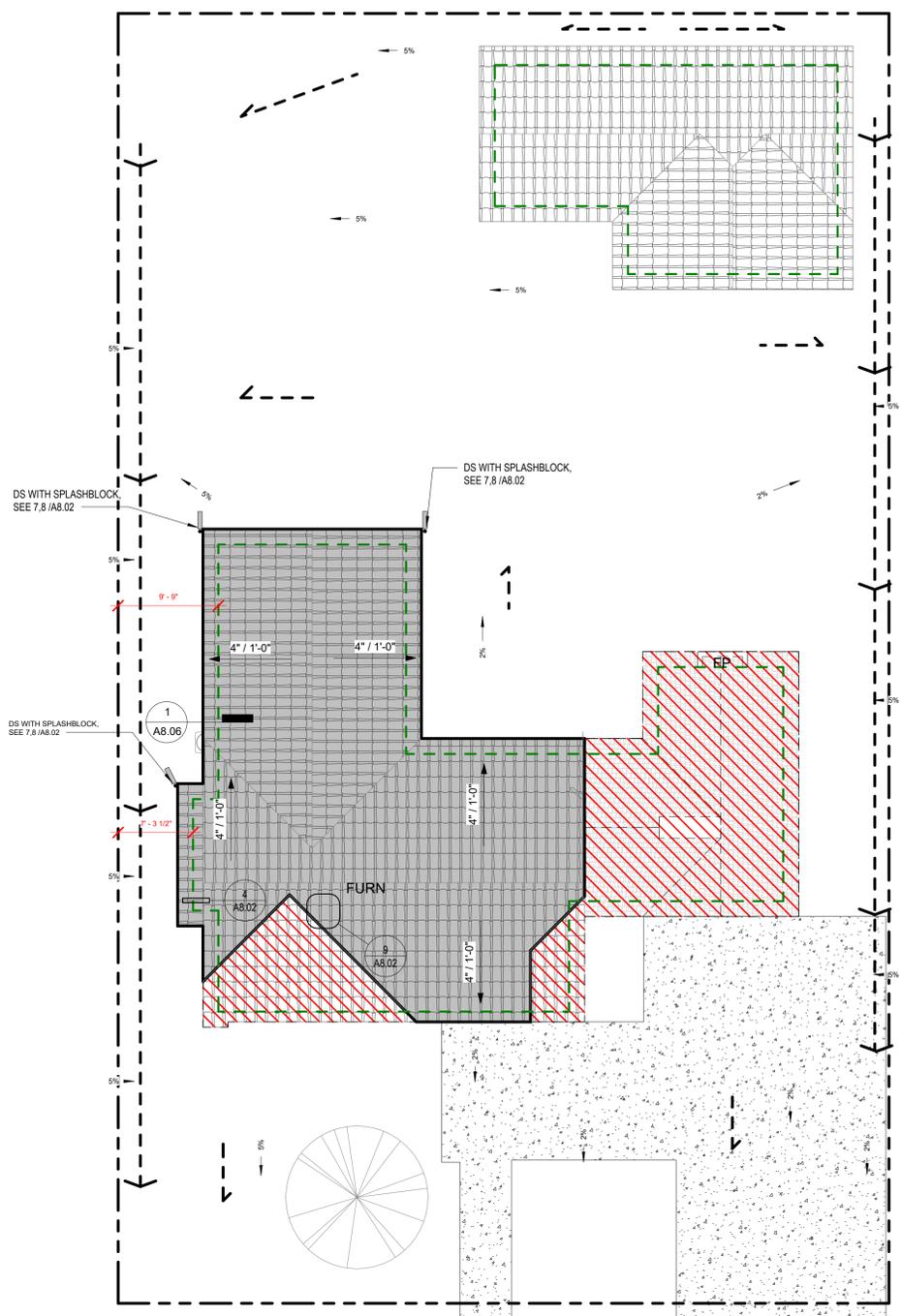
- SKYLIGHT, SEE WINDOW SCHUDLE SHEET A7.01
- DOWNSPOUT W/SPLASH BLOCK SEE 7.8/A8.02
- ROOF VENT, OHAGIN TAPERED LOW PROFILE, SEE 1/A8.02
- GRASS SWALE

Revisions		
No.	Date	Revision Description

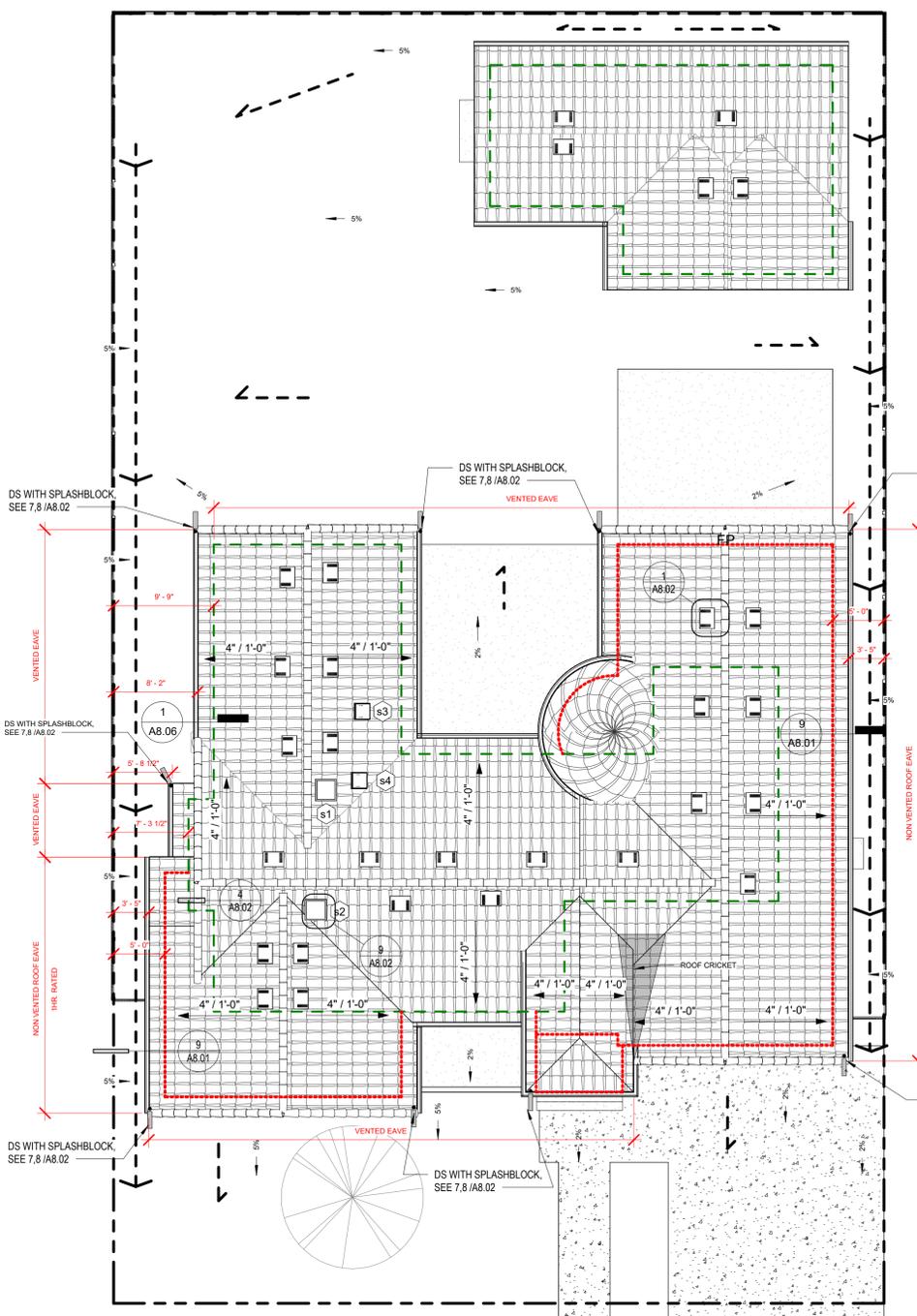
Description
 ROOF AND DARINAGE PLAN

Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	As indicated

A2.40



1 EXISTING AND DEMOLITION ROOF FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 PROPOSED ROOF AND DRAINAGE FLOOR PLAN Copy 1
 SCALE: 1/8" = 1'-0"

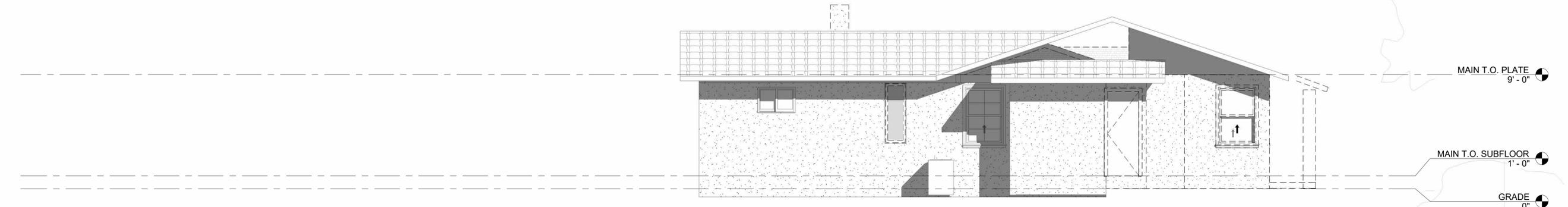


Roim Design Studio
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 1622 W. Campbell Ave. Ste 108 Campbell, CA 95008
 Orange County office
 23011 Moulton Pkwy Ste 91, Laguna Hills, CA 92653
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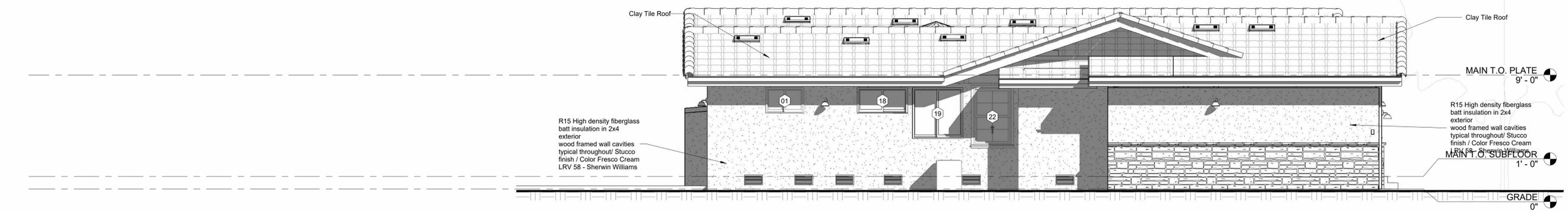
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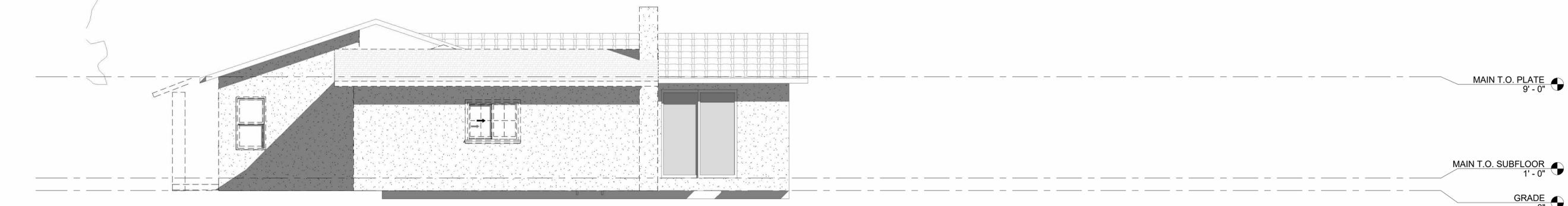
An Addition/ Remodelling For:
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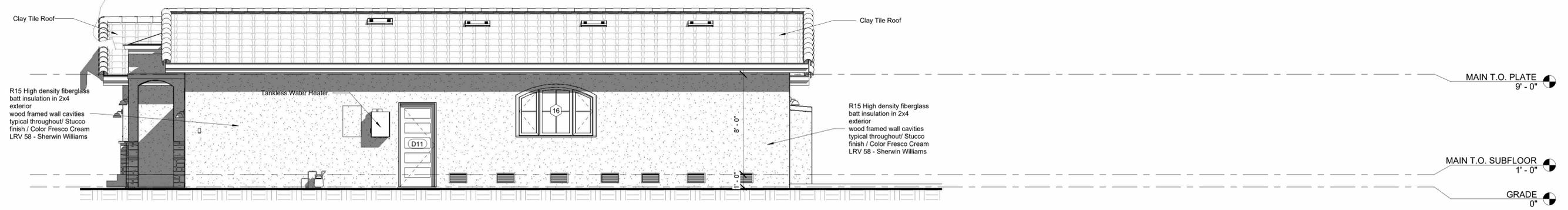
1 NORTH ELEVATION - EXISTING AND DEMOLITION
 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION - EXISTING AND DEMOLITION
 SCALE: 1/4" = 1'-0"



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

Revisions		
No.	Date	Revision Description

Description NORTH AND SOUTH ELEVATIONS	
Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A3.01

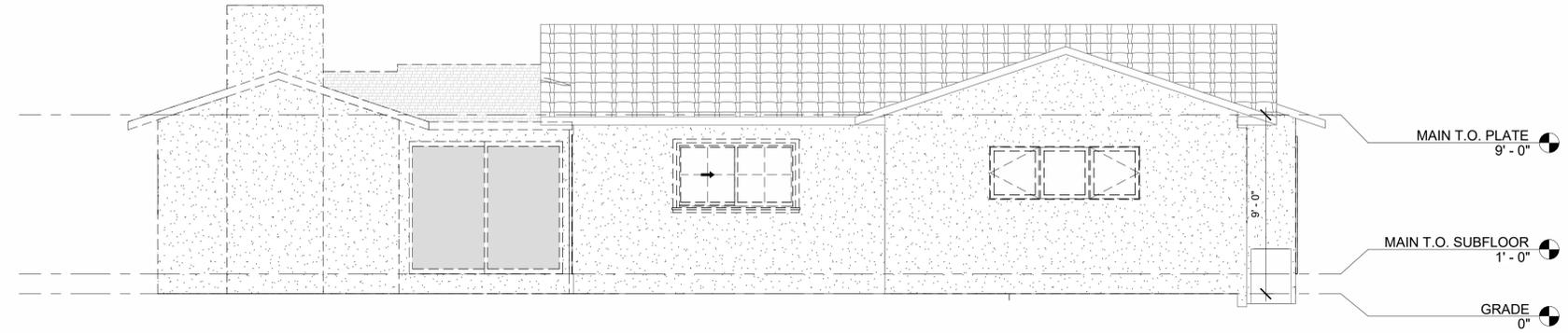


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 SE Bay Area office
 1622 W. Campbell Ave. Ste 103 Campbell, CA 95008
 Orange County office
 23011 Moulton Pkwy Ste 91, Laguna Hills, CA 92653
 www.roimdesignstudio.com

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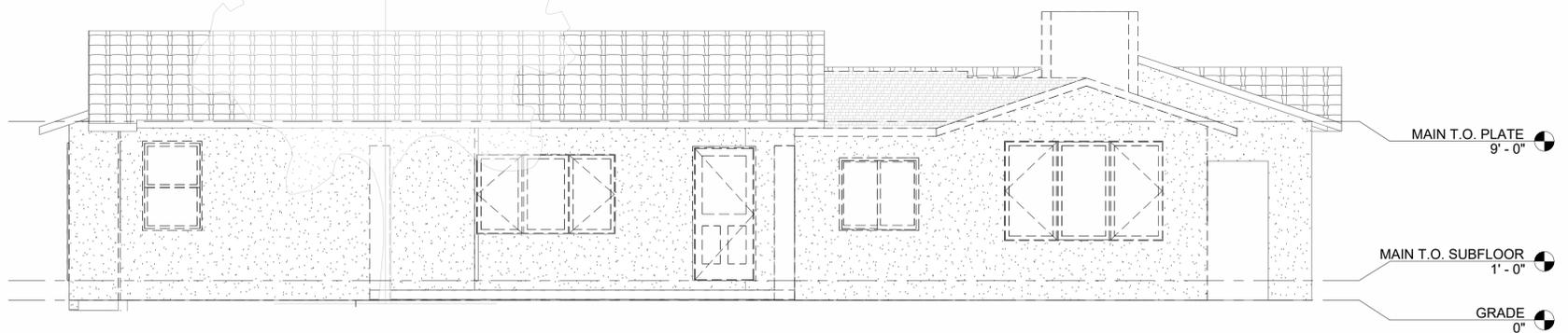
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1 EAST ELEVATION - EXISTING AND DEMOLITION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - EXISTING AND DEMOLITION
 SCALE: 1/4" = 1'-0"



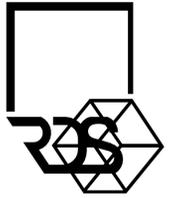
4 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

Revisions		
No.	Date	Revision Description

Description
 EAST AND WEST ELEVATIONS

Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A3.02



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 SF Bay Area office
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 Orange County office
 23011 Moulton Pkwy Ste 91, Laguna Hills, CA, 92653
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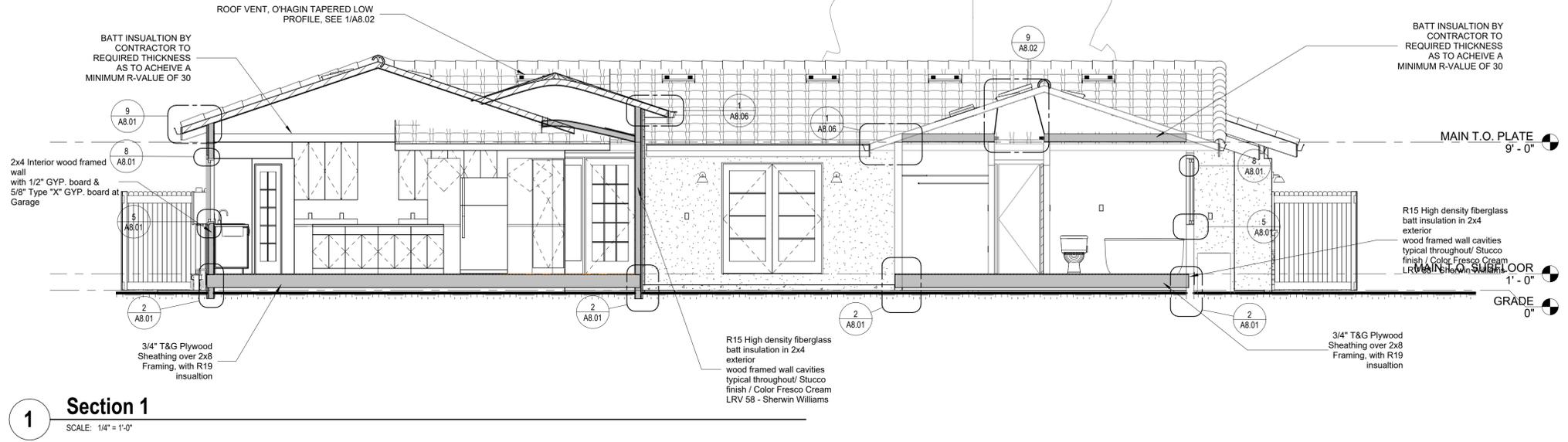
Mani Singh

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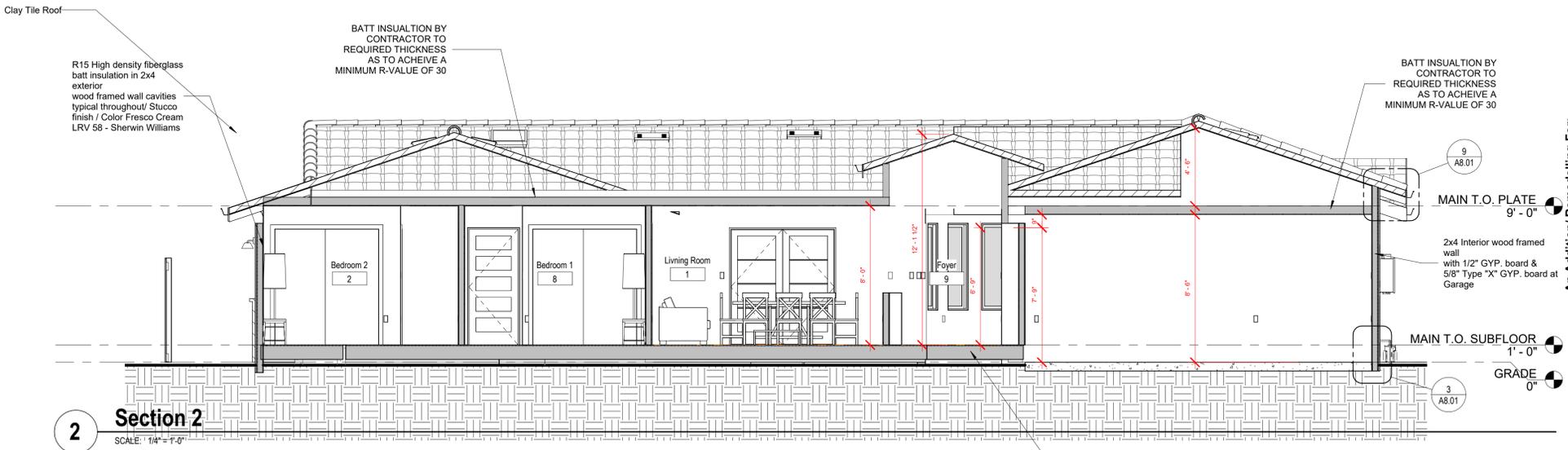
An Addition/ Remodelling For:

Javelo Residence

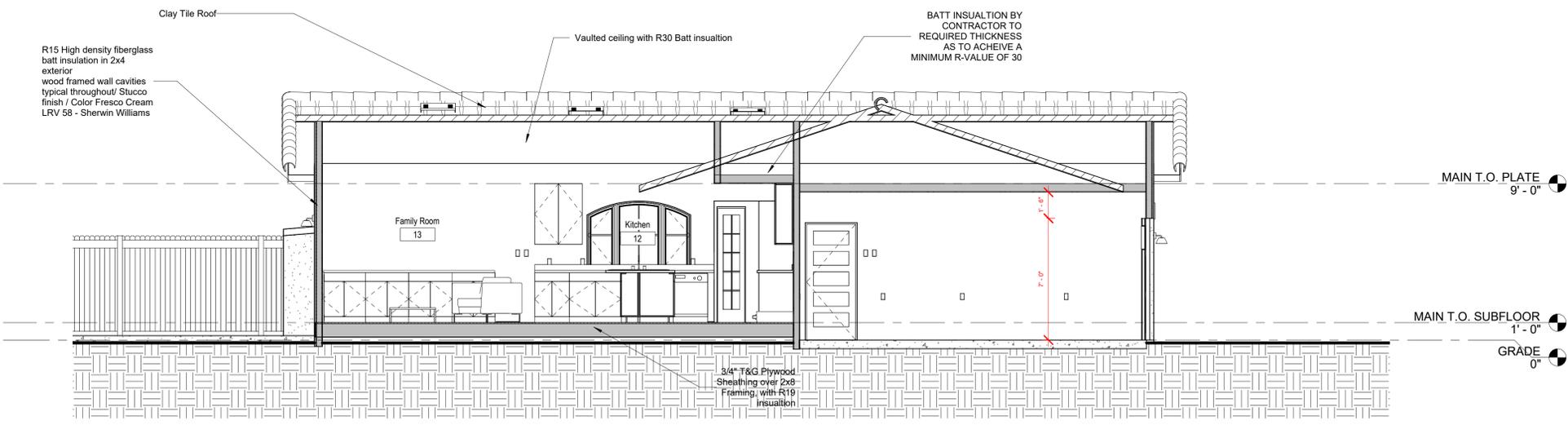
740 Craig Ave, Campbell, CA 95008



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



2 Section 2
 SCALE: 1/4" = 1'-0"



3 Section 3
 SCALE: 1/4" = 1'-0"

Revisions		
No.	Date	Revision Description

Description	
BUILDING SECTIONS	
Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	1/4" = 1'-0"

A4.01

DOOR SCHEDULE							
Mark	Door Type	Construction Type	Thickness	Material	WIDTH	HEIGHT	COMMENTS
D1	Swing	Existing	1 3/8"	HC / WD	2' - 6"	6' - 8"	
D2	Swing	Existing	1 3/8"	HC / WD	2' - 6"	6' - 8"	
D3	Slider	Existing	-	FIBERGLASS / BLACK	6' - 0"	7' - 0"	TEMP. GLASS
D4	Barn	Existing	1 3/4"	SD / WD	2' - 8"	6' - 8"	
D5	Swing	Existing	1 3/8"	HC / WD	2' - 6"	6' - 8"	
D6	Folding	Existing	1 3/8"	HC / WD	5' - 0"	6' - 8"	
D7	Swing	Existing	1 3/8"	HC / WD	3' - 0"	6' - 8"	
D8	Overhear - Sectional	New	-	-	16' - 0"	7' - 0"	
D9	Swing	New	1 3/8"	HC / WD	2' - 10"	6' - 8"	
D10	Slider closet	New	1 3/8"	HC / WD	6' - 0"	6' - 8"	
D11	Swing	New	1 3/8"	SD / WD	2' - 10"	6' - 8"	
D16	Slider	New	-	FIBERGLASS / BLACK	9' - 0"	7' - 0"	TEMP. GLASS
D17	Swing	New	1 3/8"	HC / WD	2' - 10"	6' - 8"	
D18	Swing	New	1 3/8"	HC / WD	2' - 6"	6' - 8"	
D19	Folding	New	1 3/8"	HC / WD	2' - 6"	6' - 8"	
D20	Slider closet	New	1 3/8"	HC / WD	6' - 0"	6' - 8"	
D21	Swing	New	1 3/8"	SD / WD	3' - 0"	6' - 8"	20 min rated with metal latch/ threshold / selfclosing and hinge
D22	Swing	New	1 3/4"	SD / WD	3' - 0"	7' - 0"	TEMP. GLASS
D23	Sidelit	New	1 3/4"	SD / WD	1' - 3"	7' - 0"	TEMP. GLASS
D24	Sidelit	New	1 3/4"	SD / WD	1' - 3"	7' - 0"	TEMP. GLASS
D25	Folding	New	1 3/8"	HC / WD	5' - 0"	6' - 8"	
D26	Swing	New	1 3/8"	HC / WD	2' - 2"	6' - 7"	
D27	Swing	New	1 3/4"	SD / WD	6' - 0"	6' - 8"	TEMP. GLASS
D28	Barn	New	1 3/4"	SD / WD	2' - 8"	6' - 8"	
Grand total: 24							

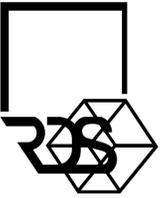
MATERIAL KEY

ALUM	ALUMINUM
PL	PLASTIC LAMINATE
VL/GL	VINYL AND TEMPERED GLASS
AL/GL	ALUMINUM AND TEMPERED GLASS
SC/WD	SOLID CORE WOOD
HC/WD	HOLLOW CORE WOOD
GL	TEMPERED GLASS
SC/WD	SOLID CORE WITH WOOD VENEER
HM	HOLLOW METAL
STL	STEEL
HM/GL	HOLLOW METAL AND TEMPERED GLASS
WD/GL	WOOD AND TEMPERED GLASS
VL	VINYL

DOOR FINISHES

TYPICAL INTERIOR DOOR:

MANUFACTURER: JELDWEN; FINISH: TEXTURED 4 PANELS; COLOR: WHITE



Roim Design Studio

SE Bay Area office
1622 W. Campbell Ave., Ste 108 Campbell, CA 95008
Orange County office
23011 Moulton Pkwy Ste 91, Laguna Hills, CA, 92653
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Munoz

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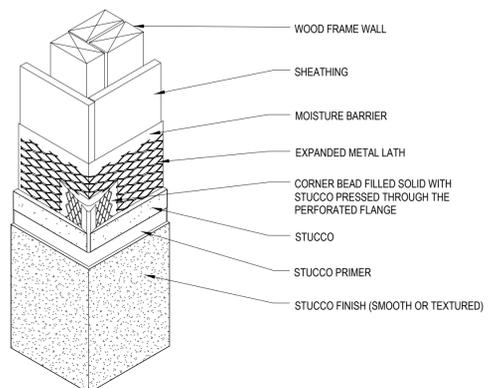
WINDOWS SCHEDULE												
Mark	WINDOW TYPE	CONDITION	Height	Width	SILL HEIGHT	HEAD HEIGHT	U VALUE	Flex Inner Radius	Flex Radius	GLASS TYPE	MATERIAL/COLOR	Comments
01	SLIDER	EXISTING	2' - 0"	3' - 0"	5' - 0"	7' - 0"	0.3					
05	SLIDER	NEW	4' - 0"	10' - 0"	3' - 0"	7' - 0"	0.3				FIBERGLASS / BLACK	
06	FIX	NEW	5' - 0"	1' - 6"	3' - 0"	8' - 0"	0.3				FIBERGLASS / BLACK	
07	FIX	NEW	5' - 0"	1' - 6"	3' - 0"	8' - 0"	0.3				FIBERGLASS / BLACK	
08	FIX	NEW	5' - 0"	1' - 6"	3' - 0"	8' - 0"	0.3				FIBERGLASS / BLACK	
09	FIX	NEW	5' - 0"	1' - 6"	3' - 0"	8' - 0"	0.3				FIBERGLASS / BLACK	
10	FIX	NEW	7' - 0"	4' - 0"	0"	7' - 0"	0.3				FIBERGLASS / BLACK	
11	CASEMENT	NEW	4' - 0"	6' - 0"	3' - 0"	7' - 0"	0.3				FIBERGLASS / BLACK	
12	CASEMENT	NEW	4' - 0"	6' - 0"	3' - 0"	7' - 0"	0.3				FIBERGLASS / BLACK	
13	CASEMENT	NEW	5' - 0"	8' - 0"	2' - 0"	7' - 0"	0.3				FIBERGLASS / BLACK	
14	FIX	NEW	2' - 0"	4' - 0"	7' - 0"	9' - 0"	0.3				FIBERGLASS / BLACK	
15	FIX	NEW	2' - 0"	4' - 0"	7' - 0"	9' - 0"	0.3				FIBERGLASS / BLACK	
16	CASEMENT	NEW	4' - 0"	6' - 0"	3' - 0"	7' - 0"	0.3				FIBERGLASS / BLACK	
17	FIX	NEW	7' - 0"	4' - 0"	0"	7' - 0"	0.3				FIBERGLASS / BLACK	
18	SLIDER	NEW	2' - 0"	4' - 0"	5' - 0"	7' - 0"	0.3				FIBERGLASS / BLACK	
19	SLIDER	NEW	4' - 0"	4' - 0"	3' - 0"	7' - 0"	0.3				FIBERGLASS / BLACK	
20		NEW	11"	5' - 11 1/2"	-12' - 4"	-11' - 5"	0.3				FIBERGLASS / BLACK	
21	TRANSOM	NEW	11"	5' - 11 1/2"	-20' - 3"	-19' - 4"	0.3				FIBERGLASS / BLACK	
22	SINGLE HUNG	EXISTING	4' - 6"	3' - 0"	2' - 6"	7' - 0"	0.3					
s1	Skylight	NEW	2' - 0"	2' - 0"			0.3				FIBERGLASS / BLACK	
s2	Skylight	NEW	2' - 0"	2' - 0"			0.3				FIBERGLASS / BLACK	
s3	Sun Tunnel	NEW		1' - 6"			0.3	6 1/2"	7"		FIBERGLASS / BLACK	
s4	Sun Tunnel	NEW		1' - 6"			0.3	6 1/2"	7"		FIBERGLASS / BLACK	
Grand total: 23												

An Addition/ Remodelling For:
Javelo Residence
740 Craig Ave, Campbell, CA 95008

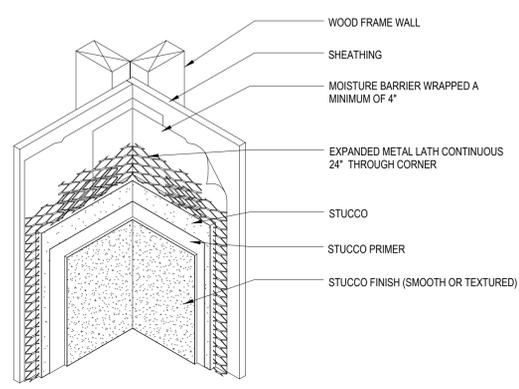
Revisions		
No.	Date	Revision Description

Description	DOOR AND WINDOW SCHEDULE
Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	

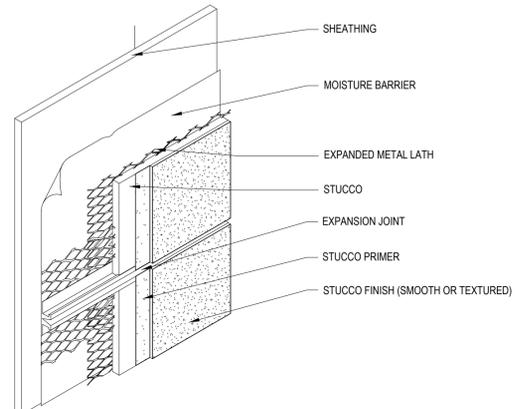
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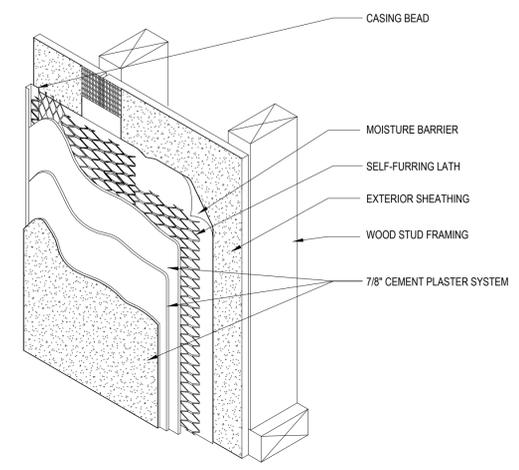
10 STUCCO AT OUTSIDE CORNER
6"=1'-0"



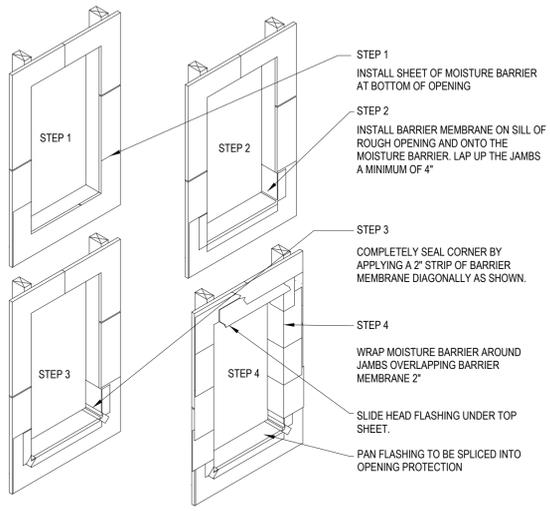
7 STUCCO INSIDE CORNER
6"=1'-0"



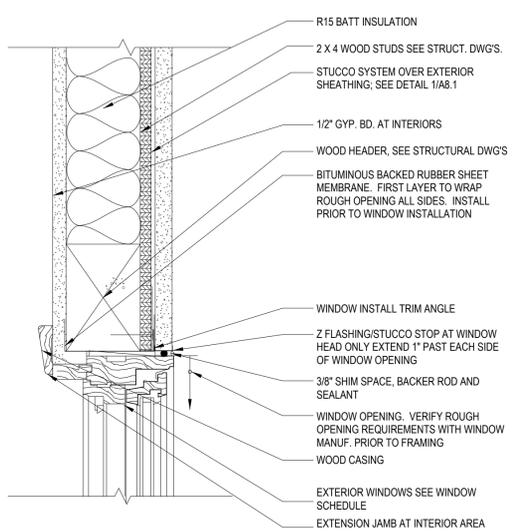
4 STUCCO CONTROL JOINT
NTS



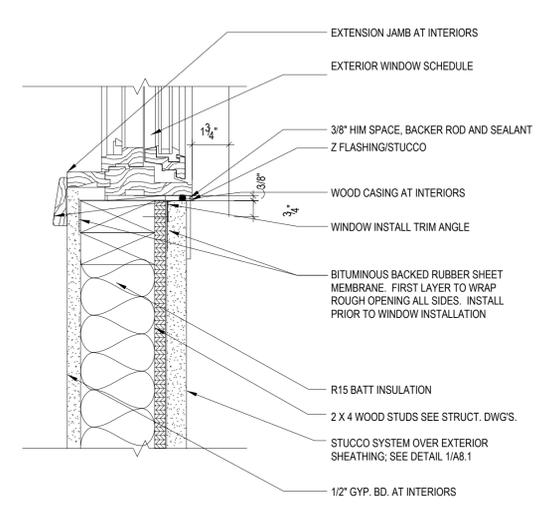
1 TYPICAL EXTERIOR THREE-COAT STUCCO SYSTEM OVER CEMENT BOARD
NTS



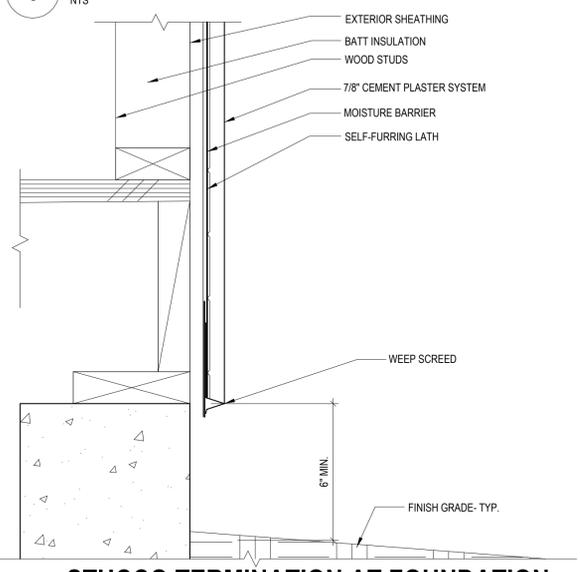
11 STUCCO - PREPARATION OF ROUGH OPENING
3/4" = 1'-0"



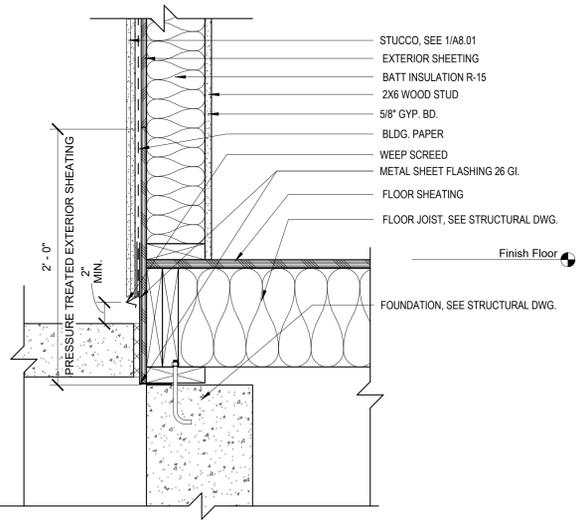
8 TYP. WINDOW HEAD DETAIL
3"=1'-0"



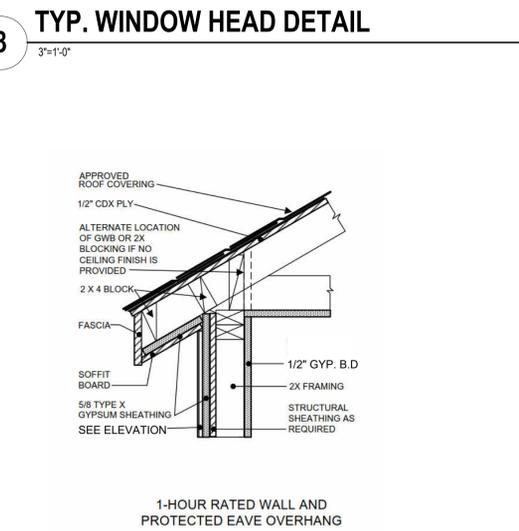
5 WINDOW SILL DETAIL
3"=1'-0"



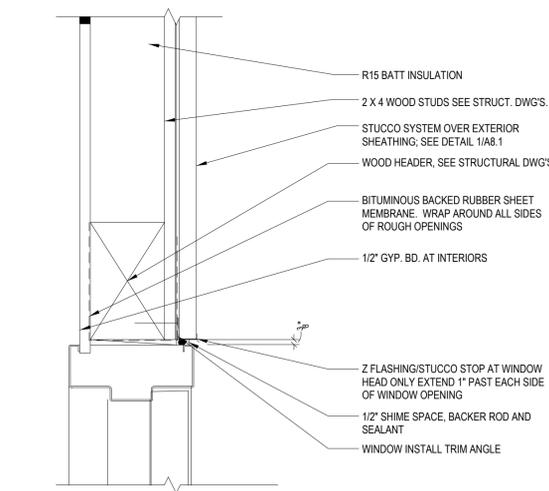
2 STUCCO TERMINATION AT FOUNDATION AND SCREED DETAIL
3"=1'-0"



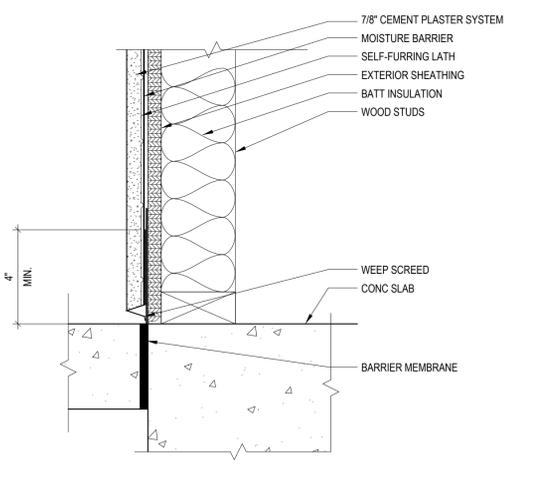
12 FLASHING DETAIL OF CONCRETE LANDING AT RAISED FOUNDATION
1" = 1'-0"



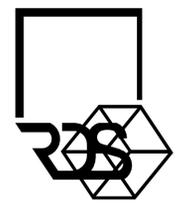
9 TYPICAL EAVE DETAIL - 1 HR. RATED
3/8" = 1'-0"



6 DOOR JAMB AT STUCCO
3"=1'-0"



3 STUCCO TERMINATION AT SLAB EDGE
3"=1'-0"



Roim Design Studio
SE Bay Area office
1622 W. Campbell Ave., Ste 108 Campbell, CA 95008
Orange County office
23011 Moorpark Plwy Ste 91, Laguna Hills, CA, 92653
www.roimdesignstudio.com

Mani S. Z.

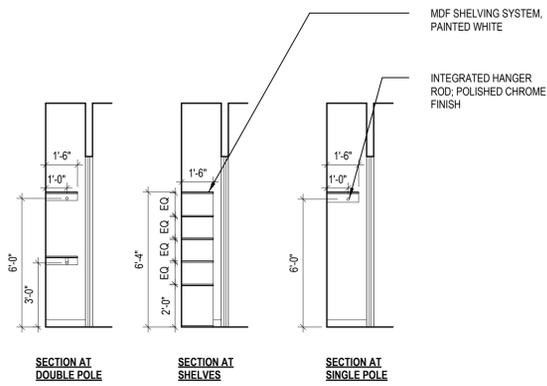
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Revisions		
No.	Date	Revision Description

Description DETAILS	
Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	As indicated

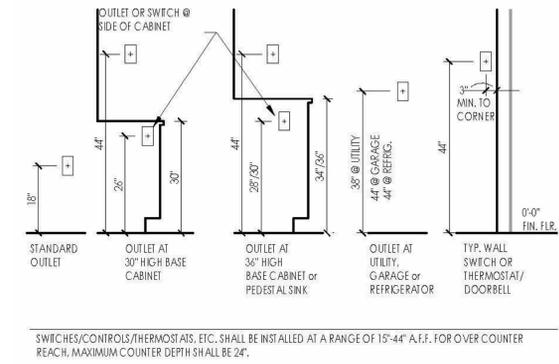
A8.01



NOTE: BLOCKING REQUIRED TO INSTALL ALL WALL ATTACHMENTS. CONTRACTOR TO DETERMINE LOCATION OF REQUIRED BLOCKING

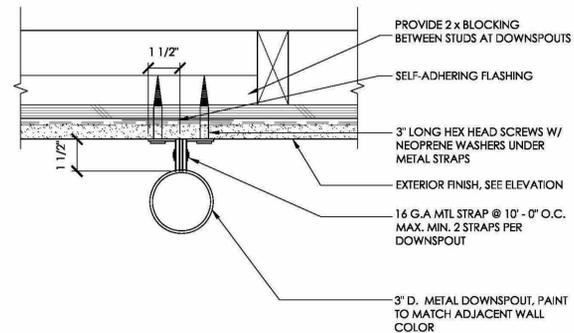
10 CLOSET SECTIONS

1/4" = 1'-0"



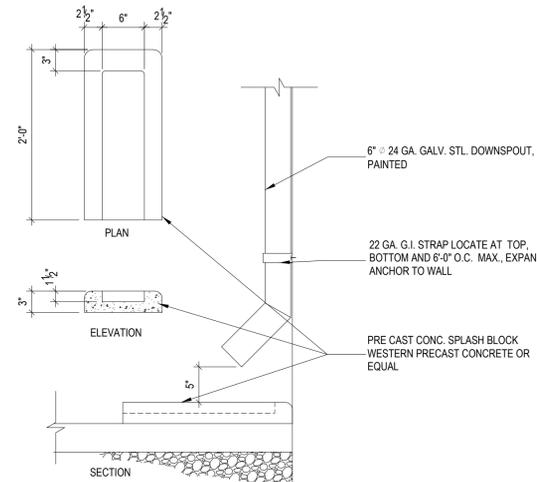
11 ELECTRICAL FIXTURE HEIGHTS

1/4" = 1'-0"



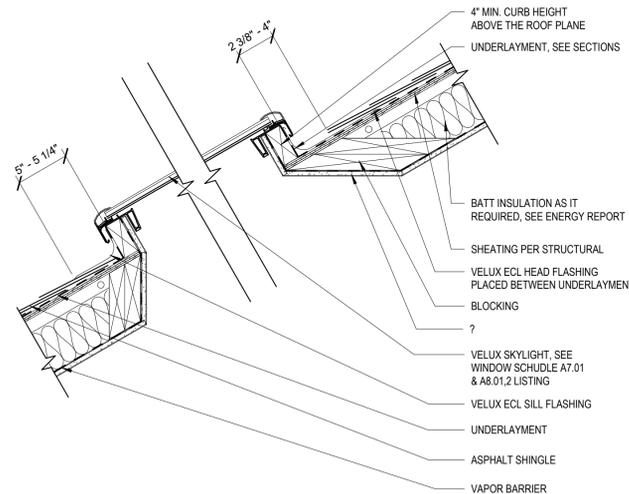
7 DOWNSPOUT ATTACHMENT DETAIL

3" = 1'-0"



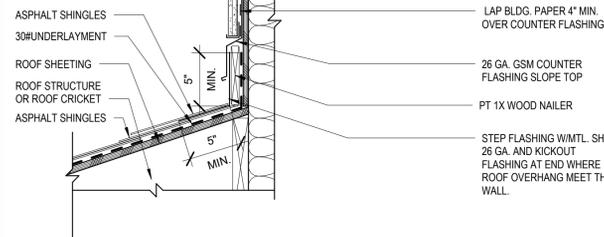
8 DOWNSPOUT SPLASH BLOCK

1" = 1'-0"



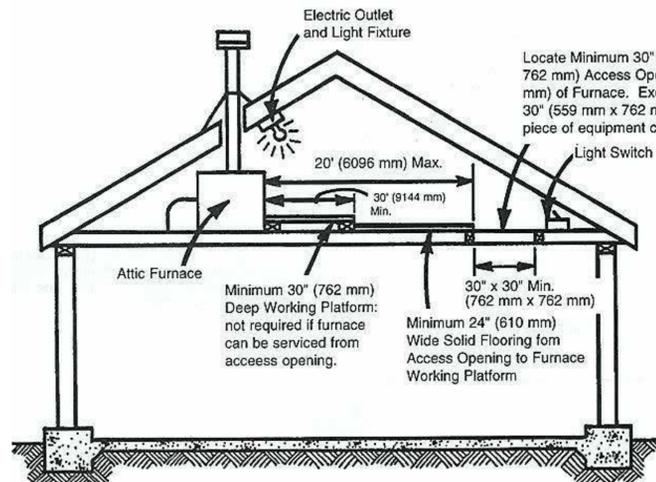
9 SKYLIGHT DETAIL

3/8" = 1'-0"



4 ROOF RIDGE TOP VENT DETAIL

NTS



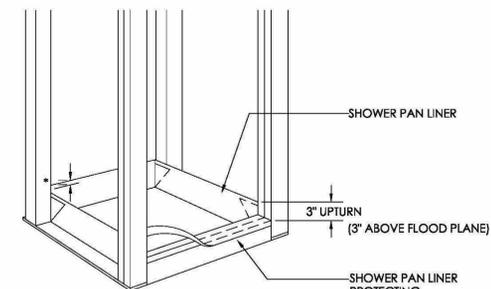
5 FURNANCE AT ATTIC DETAIL

NTS

*NAILS USED TO SECURE SHOWER PAN LINER TO BLOCKING/JOISTS SHOULD BE IN UPPER 1/2" OF JOISTS.

6 SHOWER PAN LINER

3" = 1'-0"

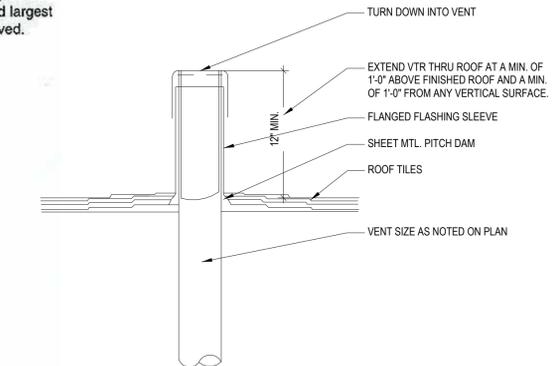
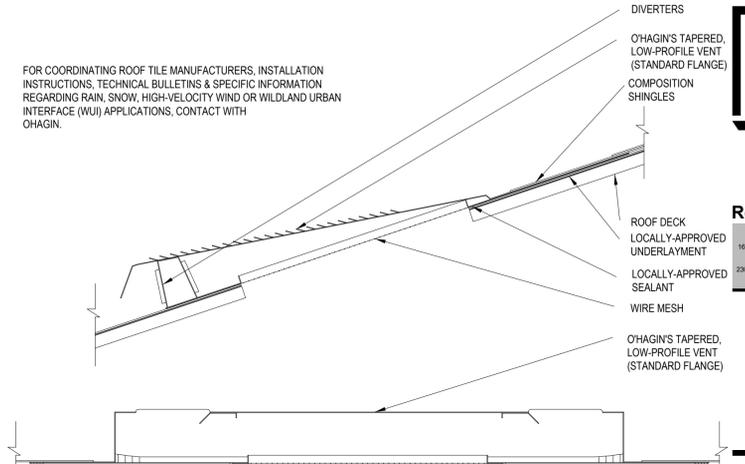


FOR COORDINATING ROOF TILE MANUFACTURERS, INSTALLATION INSTRUCTIONS, TECHNICAL BULLETINS & SPECIFIC INFORMATION REGARDING RAIN, SNOW, HIGH-VELOCITY WIND OR WILDLAND URBAN INTERFACE (WUI) APPLICATIONS, CONTACT WITH OHAGIN.

OHAGIN VENTS ARE MANUFACTURED USING:
- PRE-PAINTED GALVANIZED 26 GAUGE G90
- GALVANIZED 26 GAUGE G90
- ALUMINUM 032
- STAINLESS-STEEL INTERIOR MATRIX (WEATHERMASTER, WEATHERMASTER HD, FIRE & ICE ONLY)

1 ROOF RIDGE TOP VENT DETAIL

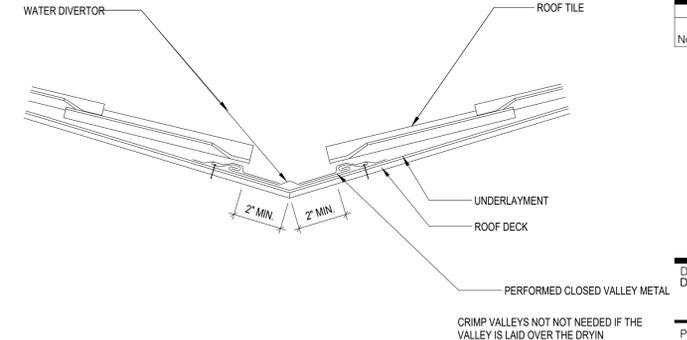
NTS



2 VENT TRHU ROOF DETAIL

1 1/2" = 1'-0"

NOTE: NOT NEEDED IF THE VALEY IS LAID OVER THE DRY IN WHIT PEEL AND STICK



3 OPEN VALLEY DETAIL

3" = 1'-0"



Roim Design Studio
SE Bay Area office
1622 W. Campbell Ave., Ste 108 Campbell, CA 95008
Orange County office
23011 Moorpark Hwy Ste 91, Laguna Hills, CA, 92653
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Maria S. Z...

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An Addition/ Remodelling For:

Javelo Residence

740 Craig Ave, Campbell, CA 95008

Revisions		
No.	Date	Revision Description

Description DETAILS

Project Date	08/10/2021
Drawn by	RDS
Checked by	RDS
Project Number	000000
Scale	As indicated

A8.02

9.0 STATEMENT OF RECOGNITION

This evaluation report describes the results of research carried out by IAPMO Uniform Evaluation Service on VELUX America, LLC's Deck Mount Glass-Glazed Unit Skylights, Curb Mount Glass-Glazed Unit Skylights and Tubular Daylighting Devices to assess conformance to the codes shown in Section 1.0 of this report, and serves as documentation of the product certification.

Brian Dulan
Brian Dulan, P.E., S.E.
 Vice President, Technical Operations
 Uniform Evaluation Service

Richard Beck
Richard Beck, PE, CBO, MCP
 Vice President, Uniform Evaluation Service

Ross Chaney
GP Ross Chaney
 CEO, The IAPMO Group

For additional information about this evaluation report please visit www.uniform-es.org or email us at info@uniform-es.org

Residential Models Shipped as Complete Kits				
TGR 014 0000US	TGF 014 0000	TGR 010 0000	TMF 014 0000	TMR 010 0000
TGR 014 0000USED	TGF 014 0000ED	TGR 010 0000ED	TMF 014 0000EO	TMR 010 0000ED
	TGF 022 0000	TGR 014 0000		
	TGF 022 0000ED	TGR 014 0000ED		

Commercial Models Shipped as Separate Subassemblies				
TCC 014 ...	TGC 014 ...	TMC 014 ...	TCC 022 ...	TGC 022 ...
... 0000TH	... 0000TH	... 0000TH	... 3000TH	... 3000TH
... 0000TO	... 0000TO	... 0000TO	... 3000TO	... 3000TO
... 0000TCE	... 0000TCE	... 0000TCE	... 3000TCE	... 3000TCE
... 0000TT	... 0000TT	... 0000TT	... 3000TT	... 3000TT
... 0000TTE	... 0000TTE	... 0000TTE	... 3000TTE	... 3000TTE
... 0002TH	... 0002TH	... 0002TH	... 3002TH	... 3002TH
... 0002TO	... 0002TO	... 0002TO	... 3002TO	... 3002TO
... 0002TCE	... 0002TCE	... 0002TCE	... 3002TCE	... 3002TCE
... 0002TT	... 0002TT	... 0002TT	... 3002TT	... 3002TT
... 0002TTE	... 0002TTE	... 0002TTE	... 3002TTE	... 3002TTE
... 0003TH	... 0003TH	... 0003TH	... 3003TH	... 3003TH
... 0003TO	... 0003TO	... 0003TO	... 3003TO	... 3003TO
... 0003TCE	... 0003TCE	... 0003TCE	... 3003TCE	... 3003TCE
... 0003TT	... 0003TT	... 0003TT	... 3003TT	... 3003TT
... 0003TTE	... 0003TTE	... 0003TTE	... 3003TTE	... 3003TTE

Sizes, general dimensions and fastener requirements for tubular daylighting devices are described in Tables 7 and 8 and Figures 8 (TGF/TMF), 9 (TGR/TMR), and 10 (TCC/TGC/TMC) of this report. Certified energy and comfort factors (U and SHGC) applicable to many listed models for all sizes shall conform to Sections N1101.10.3 and N1101.12.3 of the 2015 and 2012 IRC, respectively, and 2015 and 2012 IECC Sections G303.1.3 and R303.1.3 are shown in Table 9 of this report.

4.2.2 Assembly Details: Condensation and air leakage control is accomplished through the use of baffled wedge holes in the pane support gasketing.

VELUX FCM, VCE, VCM and VCS skylights consist of several integrated components. One panel of aluminum-framed flat IGU is bottom-mounted onto a rigid polyvinyl chloride (PVC) sash for the VCE, VCM and VCS skylights and is directly mounted in the field onto the site-built curb for the FCM skylight. Hot-applied primary sealant is bonded to the aluminum frame prior to IGU placement, for all three models. Top-hinged sashes on the VCE, VCM and VCS Skylights are fastened to and supported on a similar rigid PVC frame with extruded aluminum counter flashing. This frame is supported in the field by the site-built curb. VELUX FCM skylight utilizes a dual-diameter thermoplastic elastomer (TPE) inner frame gasket that is T-milled to the glazing frame to lock the IGU in place for sealant curing and handling stability. VCE, VCM and VCS counter flashing is a mitered and welded frame that is used to fasten the entire unit to the site-built curb. All VELUX VCE, VCM and VCS skylights are equipped with insect screens.

VCE and VCS skylights employ an electric motor-driven sash operator with radio frequency remote control and have exterior sensors to automatically trigger the operator to close an open sash when rain droplets are present. VCS skylights utilize a manually-driven rotary operator. Sizes, general dimensions and fastener requirements for curb mount units are described in Tables 4 (FCM) and 5 (VCE/VCM/VCS) and Figures 5 (FCM), 6 (VCE/VCM/VCS) and 7 (VCE/VCM/VCS) of this report. Certified energy, light and comfort factors (U, SHGC, VT and CR) for all sizes shall conform to 2015 IRC Section N1101.10.3, 2012 IRC Section N1101.12.3 and 2015 and 2012 IECC Sections G303.1.3 and R303.1.3 (NRC 100 and 200) and NRC 500. The ratings are shown in Table 6 of this report.

4.3 DESIGN AND INSTALLATION

Based on the positive and negative performance grade ratings listed in Tables 4 and 5 of this report, the product size(s) shall be selected that have performance grades in excess of the design pressures that are applicable to the unit's final location. Uplift wind ratings recognized in this report are based on attachment of the curb to a lumber substrate exhibiting a minimum specific gravity of 0.43 as defined in Table 11.3.2.A of the ANSI/APA NDS with full nail engagement. Installation on lumber substrates with a specific gravity less than 0.43 may result in a lower wind uplift rating.

5.0 TUBULAR DAYLIGHTING DEVICES

5.1 USES: VELUX SUN TUNNEL™ TCC, TCR, TGC, TGF, TGR, TMC, TMR and TMR Residential Skylights, and TCC, TGC and TMC Commercial Skylights are tubular daylighting

devices (TDD) complying with 2015 IRC Sections 1709.6 and 2405 and 2012 IRC Section 1710.6 and 2405 that collect and conduct natural light from above into building spaces. All series listed are intended for use on building roofs sloped up to 60 degrees from the horizontal plane. The TGF, TGR, TMF and TMR series are designed for slopes of 3-unit's vertical in 12 units from the horizontal plane (25-percent) and above.

5.2 DESCRIPTION

5.2.1 VELUX SUN TUNNEL™ TCC, TCR, TGC, TGF, TGR, TMC, TMF and TMR skylights are series of tubular daylighting devices, each consisting of an exterior steel roof flashing coupled with a clear molded acrylic copolymer (Flexiglas® HE-7) exterior dome unit, and an interior diffuser assembly consisting of extruded aluminum and a single acrylic diffuser joined by a rigid metallic telescopic or flexible tunnel tube with a reflective interior surface. The Dome tubes comply as Class CC2 light-transmitting plastics in accordance with criteria prescribed in IBC Section 2606.4 and the standard referenced in IBC Section 2405.5.

5.2.2 ASSEMBLY DETAILS

TGF, TGR and TGR standard series consist of a low profile flashing that mounts to the roof deck, projects 4 inches (102 mm) upward and aligns the dome base to be parallel to the adjacent roof. TCC and TCR standard series consist of a pitched flashing that mounts to the roof deck and projects 9 inches (229 mm) upward on the downward roof slope and allows the dome base to be inclined relative to the adjacent roof. TGC and TCR standard series consist of a square flashing designed for mounting on a site-built curb of any material or height. Optional tie roof flashing kits are available for all series.

Each SUN TUNNEL series is available in up to three model sizes – 10, 14 and 22 inches (254, 355 and 559 mm) defined by the tunnel diameter – depending on the series selected. Domes for all available in 10 and 14 inches (254 and 355 mm) models and the 22-inch (559 mm) TGF are the traditional "shallow dish" shape proven on residential buildings. Domes for all other 22-inch (559 mm) models use a new light-directing assembly that is significantly taller and houses the SunCurve Daylight Directing device more appropriate for larger, nonresidential spaces. An optional 12 or 36-inch (305 or 914 mm) long steel turret extender is available for all 14 and 22 inch (355 and 559 mm) flashings if the dome elevation needs to be higher than standard. An optional galvanized steel fire band is available to protect the dome edge where Class A, B or C roof coverings are required.

Flexible tunnels are used on the TGF and TMF series, in 14 and 22-inch (355 and 559 mm) sizes. Rigid tunnels with elbow fittings are used for all other standard series. Rigid tunnel joints are easily fastened in the field with Flexi

VELUX AMERICA, LLC.

DECK MOUNT GLASS-GLAZED UNIT SKYLIGHTS CURB MOUNT GLASS-GLAZED UNIT SKYLIGHTS TUBULAR DAYLIGHTING DEVICES

CSI Section: 08 62 00 Unit Skylights

1.0 RECOGNITION

VELUX America, LLC's Deck Mount Glass-Glazed Unit Skylights, Curb Mount Glass-Glazed Unit Skylights and Tubular Daylighting Devices recognized in this report have been evaluated for use as glazed skylights. The structural performance, air and water tightness, operating forces, durability and thermal and optical performance properties of the Deck Mount Glass-Glazed Unit Skylights, Curb Mount Glass-Glazed Unit Skylights and Tubular Daylighting Devices were evaluated for compliance with the following codes:

- 2015 and 2012 International Building Code® (IBC)
- 2015 and 2012 International Residential Code® (IRC)
- 2015 and 2012 International Energy Conservation Code® (IECC)
- 2016 California Building Code (CBC) – See attached Supplement

2.0 LIMITATIONS

Use of the VELUX Deck Mount Glass-Glazed Unit Skylights, Curb Mount Glass-Glazed Unit Skylights and Tubular Daylighting Devices recognized in this report is subject to the following limitations:

2.1 VELUX Deck Mount Glass-Glazed Unit Skylights, Curb Mount Glass-Glazed Unit Skylights and Tubular Daylighting Devices shall be installed in accordance with the applicable code, the manufacturer's instructions, and this report. In the event of a conflict, the more restrictive governs.

2.2 Deck and curb mount glass-glazed unit skylights shall not be used in Type I or II construction, over acid fume-containing spaces, in wind-borne debris regions or where unusual loading is expected.

2.3 Deck and curb mount glass-glazed unit skylights that are set at an angle of less than 45 degrees from the horizontal shall be mounted at least 4 inches (102 mm) above the plane of the roof except for R-3 occupancies with a minimum roof slope of 3-units vertical in 12 units horizontal.

2.4 Light transmitting plastic of tubular daylighting devices shall be mounted at least 4 inches (102 mm) above the plane of the roof except for R-3 occupancies with a minimum roof slope of 3-units vertical in 12 units or for buildings with a non-classified roof covering.

2.5 Aggregate area, separation and location of tubular daylighting devices shall be in accordance with IRC Sections 2606.7, 2610.5, 2610.6, 2610.7, 2610.8 and 803.1.1 for those occupancies within the scope of the IRC.

2.6 Installation of skylights and tubular daylighting devices shall be in accordance with IRC Section R308.6 for those occupancies within the scope of the IRC.

2.7 Edges of light transmitting plastic of tubular daylighting devices shall be protected by metal or noncombustible edge material except where non-classified roof coverings are permitted.

2.8 Electric motor-driven sash operators, in VSE, VSS, VCE and VCS skylights shall comply with the applicable electrical code requirements and are subject to approval of the code official.

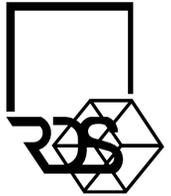
3.0 DECK MOUNT GLASS-GLAZED UNIT SKYLIGHTS

3.1 USES: VELUX® FS, VS, VSE and VSS No Leak Skylights™ are unit skylights complying with IBC Section 2405.5 that provide natural light and views into the interior of building spaces. The skylights are intended for use on building roofs sloped from 3-units vertical in 12 units from the horizontal (2.5-percent slope) plane to 85 degrees from horizontal plane. Each unit contains an integral supporting frame with continuous mounting flange intended for direct attachment to roofing substrate. VS, VSE and VSS skylights provide natural ventilation via an operable top-hinged sash. FS units are fixed. The glass is continuously supported on all four sides.

3.2 DESCRIPTION

3.2.1 Insulating Glass Units: Insulating glass units (IGU) used in deck mount glass-glazed unit skylights complying with Section 10.2 of AAMA/WDMA/CSA 1011.5.2/A440-11 comply with ASTM E2190 and are constructed from a 1/8-inch (3.2 mm) thick clear Low-E-coated tempered glass lite inboard, a sheet of 7/32 inch (5.6 mm) thick laminated glass lite inboard and a stainless-steel spacer system for an overall thickness of 1/2 inch (12.7 mm). The laminated glass lite inboard is comprised of two sheets of 3/32 inch (2.4 mm) thick heat strengthened glass or are each permanently bonded to either a 0.030 or 0.090 inch (0.8 or 2.3 mm) thick polyvinyl butyral (PVB) clear interlayer. When increased thermal performance is desired, an additional Low-E coating

The product described in this Uniform Evaluation Service (UES) Report has been evaluated as an alternative material, design or method of construction in order to satisfy and comply with the intent of the provisions of the code as if the product and/or the method of construction had been specifically prescribed in the code in terms of quality, strength, effectiveness, the resistance, durability and safety, as applicable, in accordance with IBC Section 104.11. This document shall only be reproduced in its entirety. Copyright © 2017 by International Association of Plumbing and Mechanical Officials. All rights reserved. Printed in the United States of America. IAPMO-UESS-199-09/27/2017. www.uniform-es.org 4750 East Philadelphia Street, Ontario, California 91764-1101-USA Page 1 of 19



Roim Design Studio
 SE Bay Area office
 1622 W. Campbell Ave., Ste 108 Campbell, CA 95008
 Orange County office
 22011 Muller Hwy Ste 01, Laguna Hills, CA, 92653
 www.roimdesignstudio.com

Manoj S

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 740 Craig Ave, Campbell, CA 95008

Table 1 – VELUX FS Skylights – Glass Weight = 5 psf							
Skylight Description	NAFS Performance Grades			Other NAFS Designators			
	Size Code	Unit size ⁽¹⁾ (Inches)	Download (PG _{DN})	Uplift (PG _{UP})	Primary	Maximum Air Leakage ⁽²⁾	Max. Pressure with No Water Penetration ⁽³⁾
AD6	21 x 45-3/4						
CO1	21 x 26-7/8						
CO4	21 x 37-7/8						
CO8	21 x 45-3/4						
CO8	21 x 54-7/16						
D26	22-1/2 x 22-15/16	+16,758 Pa (+350 psf)	-5,040 Pa (-105 psf)	SKG-PG105 775x1397* (31x55")	0.1 Lts/m ² (<0.01 cfm/ft ²)	720 Pa (15 psf)	
DO6	22-1/2 x 45-3/4						
MO2	30-1/16 x 30						
MO4	30-1/16 x 37-7/8						
MO8	30-1/16 x 45-3/4						
MO8	30-1/16 x 54-7/16						
SO1	44-1/4 x 26-7/8	+7,670 Pa (+160 psf)	-3,360 Pa (-70 psf)	SKG-PG70 1137x1175 (45x45)	0.1 Lts/m ² (0.01 cfm/ft ²)	720 Pa (15 psf)	
SO6	44-1/4 x 45-3/4						

⁽¹⁾ Rough opening dimensions. ⁽²⁾ Based on tested size indicated in Primary Designator.

Table 2 – VELUX VS, VSE and VSS Skylights – Glass Weight = 5 psf							
Skylight Description	NAFS Performance Grades			Other NAFS Designators			
	Size Code	Unit size ⁽¹⁾ (Inches)	Downward (PG _{DN})	Uplift (PG _{UP})	Primary	Maximum Air Leakage ⁽²⁾	Max. Pressure with No Water Penetration ⁽³⁾
CO1	21 x 26-7/8						
CO4	21 x 37-7/8						
CO8	21 x 45-3/4						
CO8	21 x 54-7/16						
MO4	30-1/16 x 37-7/8	+19,152 Pa (+440 psf)	-5,040 Pa (-105 psf)	SKG-PG105 775x1390* (30x55")	0.1 Lts/m ² (<0.01 cfm/ft ²)	720 Pa (15 psf)	
MO8	30-1/16 x 45-3/4						
MO8	30-1/16 x 54-7/16						
SO1	44-1/4 x 26-7/8	+17,715 Pa (+370 psf)	-3,120 Pa (-65 psf)	SKG-PG65 1197x1238 (47x45)	0.1 Lts/m ² (0.02 cfm/ft ²)	720 Pa (15 psf)	
SO6	44-1/4 x 45-3/4						

⁽¹⁾ Rough opening dimensions. ⁽²⁾ Based on tested size indicated in Primary Designator.

Table 3: Deck Mount Skylights – Energy, Light and Comfort				
Model/Glazing	U-Factor (Btu/ft ² /hr/°F)	Solar Heat Gain Coefficient (SHGC)	Visible Transmittance (VT)	Condensation Resistance (CR)
FS_04	0.44	0.25	0.60	50
FS_06	0.42	0.26	0.60	52
FS_08	0.40	0.25	0.44	50
FS_09-94	0.38	0.26	0.60	42
VS_04	0.42	0.23	0.53	53
VS_06	0.40	0.23	0.52	55
VS_08	0.42	0.22	0.39	53
VS_09-94	0.37	0.23	0.52	44

1. U-factors and Solar Heat Gain Coefficient, Visible Transmittance have been determined in accordance with NFRC 100 and NFRC 200, respectively by an accredited, independent laboratory, and labeled and certified by the manufacturer.
 2. Condensation Resistance have been determined in accordance with NFRC 500 by an accredited, independent laboratory, and labeled and certified by the manufacturer.

5.3 DESIGN AND INSTALLATION

Based on the positive and negative performance grade ratings listed in Tables 7 and 8 of this report, identify the product size(s) that have performance grades in excess of the design pressures that are applicable to the unit's final location.

Uplift wind ratings recognized in this report are based on attachment to a wood substrate exhibiting a minimum specific gravity of 0.43 as defined in Table 11.3.2.A of the ANSI/APA NDS full nail engagement. Installation on wood substrate with a specific gravity less than 0.43 result in a lower wind uplift rating.

Suspension wires may be required in some projects such as where there is no rigid ceiling to offer support at the diffuser level. A kit is available for this purpose.

6.0 IDENTIFICATION

6.1 VELUX FS, VS, VSE, VSS, FCM, VCE, VCM and VCS skylights covered by this report shall be identified with permanent labeling that includes the following information:

- Manufacturer's name, address, full model number and traceability code number.

6.2 VELUX FS, VS, VSE, VSS, FCM, VCE, VCM and VCS skylights covered by this report shall be identified with temporary pane labeling that includes the following information:

- Manufacturer's name and address, tested model size and designation, glass type and thickness, NFRC-certified ratings and WDMA or other approved labeling agency.
- Primary and secondary designators as required by the AAMA/WDMA/CSA 1011.5.2/A440 specification including but not limited to the positive and negative performance grade ratings.
- IAPMO ES or UES Marks of Conformity and evaluation report number (ER-199)

6.3 VELUX SUN TUNNEL™ TCC, TCR, TGC, TGF, TGR, TMC, TMF, and TMR skylights covered by this report shall be identified with permanent labeling that includes the following information:

- Risk of Fall and ID label with the manufacturer's name, address and a traceability code number placed at the bottom center of the flashing during factory subassembly.
- The full assembly model number and any applicable NFRC ID number is printed on an adhesive label that will need to be applied to a specified interior surface at installation.

6.4 VELUX SUN TUNNEL™ TCC, TCR, TGC, TGF, TGR, TMC, TMF, and TMR skylights covered by this report shall be identified with temporary labeling that includes the following information:

- Manufacturer's name and address, tested model size and designation, dome type, NFRC-certified ratings and WDMA or other approved labeling agency.
- Primary and secondary designators as required by the AAMA/WDMA/CSA 1011.5.2/A440 specification including but not limited to the positive and negative performance grade ratings.
- IAPMO ES or UES Marks of Conformity and evaluation report number (ER-199).

Diffuser Assemblies: Three bottom designs are available:

- Type THC, for use where a rigid ceiling will support the diffusers and lower tunnel. This assembly holds up to four light diffusing acrylic glazing layers, with two being standard. Two additional layers are recommended when the attic insulation is at the ceiling, and are available as part of the "residential" Energy Kit. That kit also includes a heat gain shield that is attached to the underside of the shallow dome. [10, 14 and 22 (254, 355 and 559 mm)].
- Type TOC, used where no ceiling exists. This assembly caps the tunnel and using one diffusing acrylic layer. [14 and 22 inch (355 and 559 mm) only].
- Type TTC, used where there is a non-rigid ceiling and a square diffuser is required. This assembly includes a transition section to fit the round tunnel bottom and support a 24 in square panel of diffusing acrylic. [14 and 22 inch (355 and 559 mm) only]. Each diffuser type utilizes one of three available lower glazing finishes – frosted, prismatic, or Fresnel-patterned. The THC diffuser option with a frosted finish is the standard for TCR, TGF, TGR, TMF and TMR series assemblies. The base kits for these series are shipped complete, with all parts used in the tested specimens.

There is no complete "Base Kit" available for the TCC, TGC and TMC series. These products are packaged in subassembly cartons that shall be ordered together and field assembled to create assemblies qualified by the tested ones. The following are the assembly model numbers covered herein:

8.0 SUBSTANTIATING DATA
 Reports of component and assembly testing and evaluation in accordance with AAMA/WDMA/CSA 1011.5.2/A440-11,

Table 7 – VELUX SUN TUNNEL™ Skylights (Residential)						
Skylight Description	NAFS Performance Grades		Other NAFS Designators			
Model Code	Unit size ⁽¹⁾ (inches)	Download (PG _{Pos})	Uplift (PG _{Neg})	Primary	Maximum Air Leakage ⁽²⁾	Max. Pressure with No Water Penetration ⁽²⁾
TGF 014	14	+14,364 Pa (+300 psf)	-6,064 Pa (-125 psf)	TDDCC-PG125 Size Tested 559 mm (22")	0.2 L/s/m ² (0.04 cfm/ft ²)	720 Pa (15 psf)
TGF 022	22					
TMF 014	14					
TGR 010	10					
TGR 014	14					
TMR 010	10					
TMR 014	14					
TCR 014	14	+14,364 Pa (+300 psf)	-7,980 Pa (-165 psf)	TDDCC-PG165 Size Tested 355 mm (14")	0.5 L/s/m ² (0.09 cfm/ft ²)	720 Pa (15 psf)

Table 8 – VELUX SUN TUNNEL™ Skylights (Commercial)						
Skylight Description	NAFS Performance Grades		Other NAFS Designators			
Model Code	Unit size ⁽¹⁾ (inches)	Download (PG _{Pos})	Uplift (PG _{Neg})	Primary	Maximum Air Leakage ⁽²⁾	Max. Pressure with No Water Penetration ⁽²⁾
TCC 014	14	+14,364 Pa (+300 psf)	-7,023 Pa (-145 psf)	TDDCC/TDDCC-PG145 Size Tested 355 mm (14")	1.4 L/s/m ² (0.28 cfm/ft ²)	720 Pa (15 psf)
TGC 014						
TMC 014						
TCC 022	22	+14,364 Pa (+300 psf)	-6,224 Pa (-130 psf)	TDDCC/TDDCC-PG130 Size Tested 559 mm (22")	1.5 L/s/m ² (0.30 cfm/ft ²)	720 Pa (15 psf)
TGC 022						

⁽¹⁾ Nominal tunnel size ⁽²⁾ Based on tested size indicated in Primary Designator

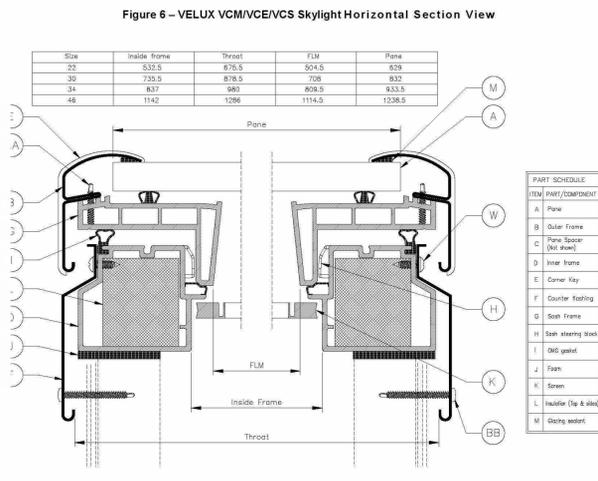


Table 4 – VELUX FCM Skylights – Glass Weight = 5 psf						
Skylight Description	NAFS Performance Grades		Other NAFS Designators			
Size Code	Unit size ⁽¹⁾ (inches)	Download (PG _{Pos})	Uplift (PG _{Neg})	Primary	Maximum Air Leakage ⁽²⁾	Max. Pressure with No Water Penetration ⁽²⁾
1430	17-1/2 x 33-1/2	+11,990 Pa (+250 psf)	-5,760 Pa (-120 psf)	SKG-PG120 1308 x 1308 (51x51")	0.1 L/s/m ² (0.02 cfm/ft ²)	720 Pa (15 psf)
1446	17-1/2 x 49-1/2					
2222	25-1/2 x 25-1/2					
2230	25-1/2 x 33-1/2					
2234	25-1/2 x 37-1/2					
2246	25-1/2 x 49-1/2					
3030	33-1/2 x 33-1/2					
3046	33-1/2 x 49-1/2					
3434	37-1/2 x 37-1/2					
4646	49-1/2 x 49-1/2					
2270	25-1/2 x 73-1/2	+9,590 Pa (+200 psf)	-4,800 Pa (-100 psf)	SKG-PG100 860 x 1854* (26 x 73")	0.1 L/s/m ² (0.01 cfm/ft ²)	720 Pa (15 psf)

Table 5 – VELUX VCE, VCM and VCS Skylights – Glass Weight = 5 psf						
Skylight Description	NAFS Performance Grades		Other NAFS Designators			
Size Code	Unit size ⁽¹⁾ (inches)	Downward (PG _{Pos})	Uplift (PG _{Neg})	Primary	Maximum Air Leakage ⁽²⁾	Max. Pressure with No Water Penetration ⁽²⁾
2222	25-1/2 x 25-1/2	+11,052 Pa (+230 psf)	-2,560 Pa (-45 psf)	SKG-PG45 1305 x 1305 (51x51")	0.1 L/s/m ² (0.02 cfm/ft ²)	720 Pa (15 psf)
2234	25-1/2 x 37-1/2					
2246	25-1/2 x 49-1/2					
3030	33-1/2 x 33-1/2					
3046	33-1/2 x 49-1/2					
3434	37-1/2 x 37-1/2					
4646	49-1/2 x 49-1/2					

⁽¹⁾ Outside Curb dimensions ⁽²⁾ Based on tested size indicated in Primary Designator

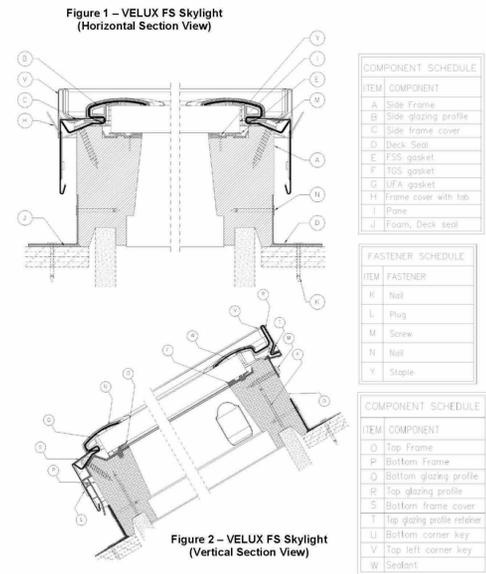


Table 9: SUN TUNNEL™ Skylights - Energy and Comfort		
Assembly Names	U-Factor (Btu/ft ² /F/ft)	Solar Heat Gain Coefficient (SHGC)
TGF/TMF (all)	0.50	0.21
TGR/TMR - EO (w/ Energy Kit)	0.38	0.25
TCR - EO (w/ Energy Kit)	0.38	0.25
TCC/TGC/TMC 014 - FCB (w/ Energy Kit) Insulation at Roof	0.55	0.28
TCC 014 - TTEO (w/ Energy Kit) Insulation at Ceiling	0.38	0.25
TCC 022 - TTEO (w/ Energy Kit) Insulation at Roof	0.43	0.22
TGC 022 - TTEO (w/ Energy Kit) Insulation at Roof	0.41	0.26

1. U-factors and Solar Heat Gain Coefficient shall be determined in accordance with NFRC 100 and NFRC 200, respectively and by an accredited, independent laboratory, and labeled and certified by the manufacturer.

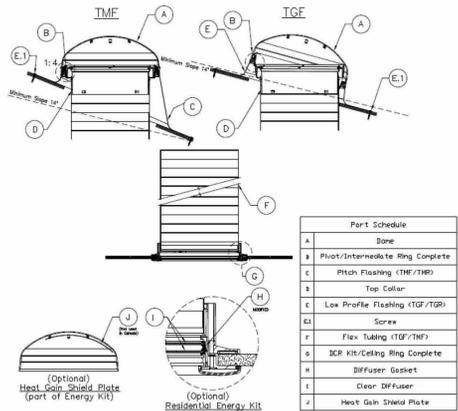


Figure 8 – VELUX SUN TUNNEL™ (TGF/TMF) Skylight

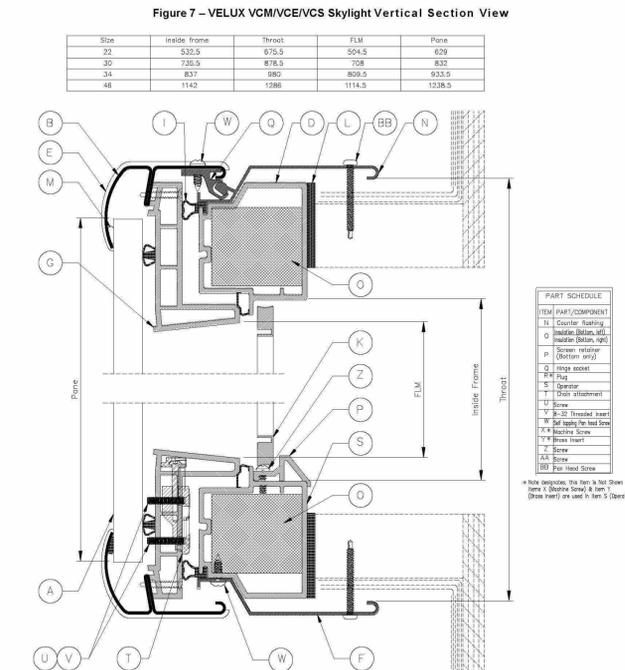
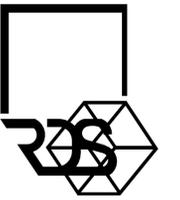
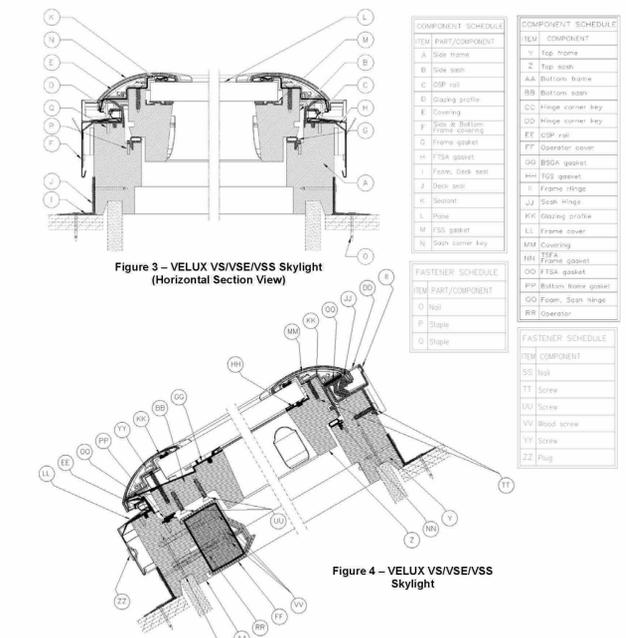
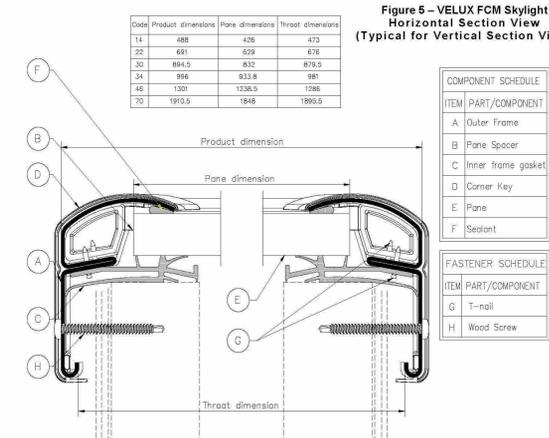


Table 6: Curb Mount Skylights - Energy, Light and Comfort				
Model/Glazing	U-Factor (Btu/ft ² /F/ft)	Solar Heat Gain Coefficient (SHGC)	Visible Transmittance (VT)	Condensation Resistance (CR)
FCM_04	0.45	0.27	0.63	50
FCM_06	0.46	0.27	0.62	51
FCM_08	0.45	0.26	0.46	50
FCM_99 94	0.43	0.25	0.57	42
VC_04	0.53	0.24	0.55	58
VC_06	0.50	0.24	0.54	59
VC_08	0.53	0.23	0.40	58
VC_99 94	0.48	0.22	0.49	49

1. U-factors and Solar Heat Gain Coefficient, Visible Transmittance shall be determined in accordance with NFRC 100 and NFRC 200, respectively and by an accredited, independent laboratory, and labeled and certified by the manufacturer.
 2. Condensation Resistance shall be determined in accordance with NFRC 500 and by an accredited, independent laboratory, and labeled and certified by the manufacturer.



Roim Design Studio
 SE Bay Area office
 1622 W. Campbell Ave., Ste 108 Campbell, CA 95008
 Orange County office
 23011 Mulliken Pkwy Ste 91, Laguna Hills, CA, 92653
 www.roimdesignstudio.com

M. Smith

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An Addition/ Remodeling For:
Javelo Residence
 740 Craig Ave, Campbell, CA 95008

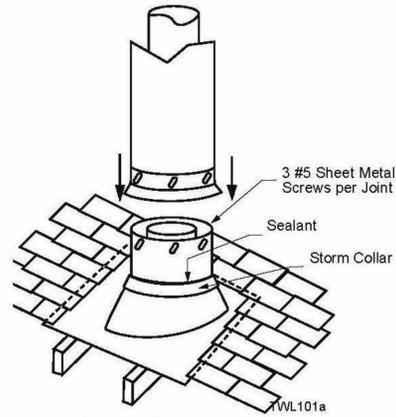
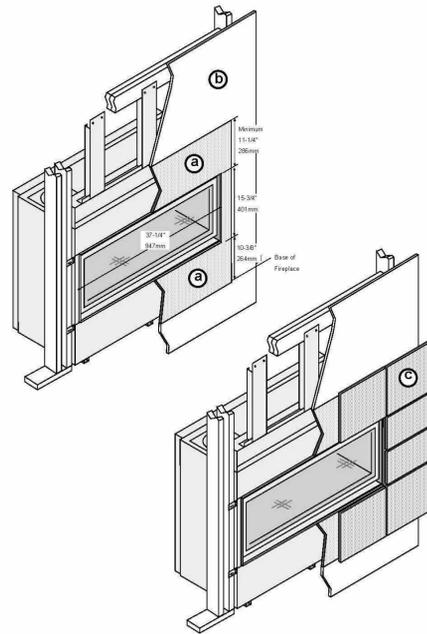
Revisions		
No.	Date	Revision Description

Description
SKYLIGHT CUT SHEET

Project Date: 08/10/2021
 Drawn by: RDS
 Checked by: RDS
 Project Number: 000000
 Scale:

A8.04

- Install cement board (or other non-combustible) from the base of the fireplace to the top of the horizontal support (37-3/8" above the base) and to the framing opening on both sides (see "a" below).
- Drywall (or other combustible) may be placed above the horizontal support (37-3/8" above the base of the fireplace - see "b" below) and to the sides of the framing opening (see "b" below).
- Tile or other non-combustible facing may be placed along the front of the fireplace around the perimeter of the glass opening (see "c" below). Typical installations use 12" (305mm) or greater of non-combustible facing around the perimeter of the glass opening. Do not install facing over the ledge to the glass opening.



7 VENT THROUGH ROOF DETAIL
NTS

9 TILE OR OTHER NON COMBUSTIBLE FINISHES DETAIL
NTS

Installation Options

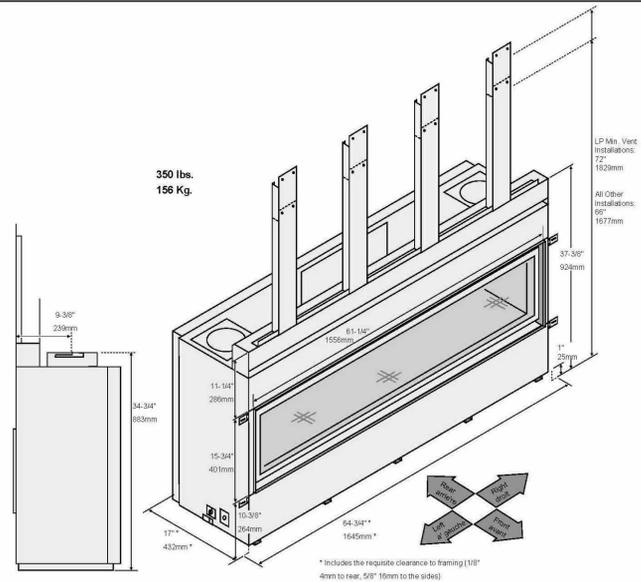
- Residential or Mobile Home
- Straight or Corner Placement
- Raised or Floor Placement
- Internal or External Chase
- Bedroom Approved

Heating Specifications

	Natural Gas	Propane
Approximate Heating Capacity (in square feet)*	Up to 2,800	Up to 2,800
Maximum BTU Input Per Hour	56,000	56,000

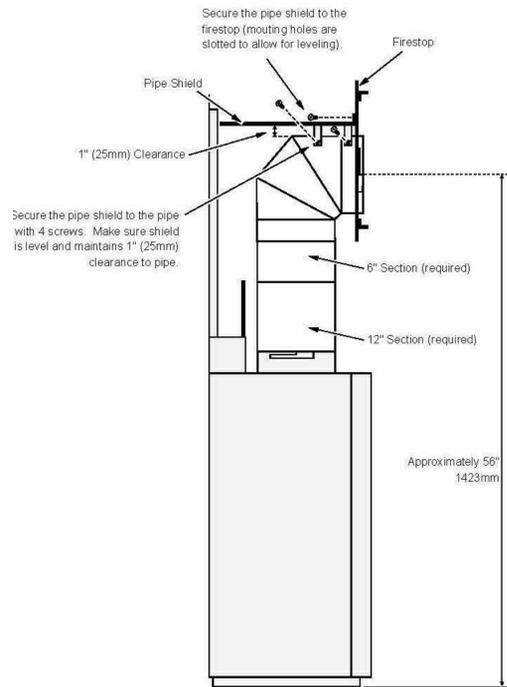
* Heating capacity will vary with floor plan, insulation, and outside temperature.

Dimensions



10 FIRE PLACE SPECIFICATION
NTS

NG Minimum Vent (66" Framing Height)



8 VENTING DETAIL
NTS

CALIFORNIA SUPPLEMENT

VELUX AMERICA, LLC

- VELUX FS, VS, VSE and VSS Deck Mount Glass-Glazed Unit Skylight
- VELUX FCM, VCE, VCS and VCM Curb Mount Glass-Glazed Unit Skylights
- VELUX SUN TUNNEL™ Skylights (TCC, TCR, TGC, TGF, TGR, TMC, TMF and TMR) (plastic-glazed tubular daylighting devices)

CSI Section:

08 62 00 Unit Skylights

1.0 Compliance with the following codes

- 2016 California Building Code (CBC)

2.0 Requirements:

All information in ER-199, dated 09/12/2017 corresponding to compliance under the International Building Code (IBC) also apply to compliance under the CBC. Additional requirements for compliance with the CBC are provided in Section 3.0 of this supplement

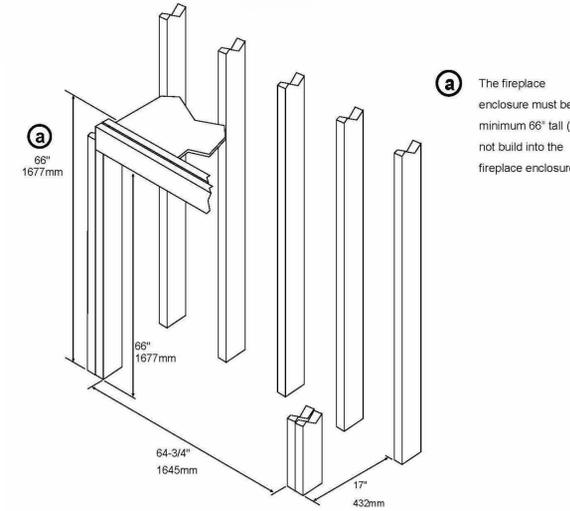
3.0 Additional Requirements:

3.1 Compliance for Materials Used

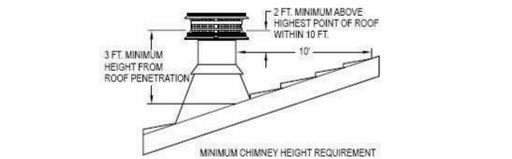
Reports of material testing and evaluation in accordance with Clauses 10 and 11 of AAMA/WDMA/CSA 101/LS-2/A440-11 and -08 comply with the applicable requirements of CBC Chapter 7A and Section 1505.1 for fire resistance and Section 2405 and Chapter 26 for light transmitting plastic components. Acrylic Domes are in compliance with CBC Sections 2606 and 2610.

Table 1 –Glass Area, Nominal Frame Lap and Glass Edge Clearance

Skylight Model	Largest Size Glass Area (ft²)	Nominal Design Values - mm (in.)					
		Frame Lap			Glass Edge Clearance		
		Sides	Bottom	Top	Sides	Bottom	Top
FS	13.29	23 (7/8)	23 (7/8)	22 (7/8)	3 (1/8)	4 (1/8)	6 (1/4)
VS / VSE / VSS	12.02	12 (1/2)	14 (1/2)	14 (1/2)	4.5 (3/16)	3 (1/8)	3 (1/8)
FCM	16.61	18 (3/4)	18 (3/4)	18 (3/4)	31 (1-1/4)	31 (1-1/4)	31 (1-1/4)
VCE / VCM / VCS	16.61	18 (3/4)	18 (3/4)	18 (3/4)	31 (1-1/4)	31 (1-1/4)	31 (1-1/4)



5 NON COMBUSTIBLE FRAMING - DETAIL 1
NTS



6 VENT HEIGHT AT ROOF REQUIREMENTS
NTS

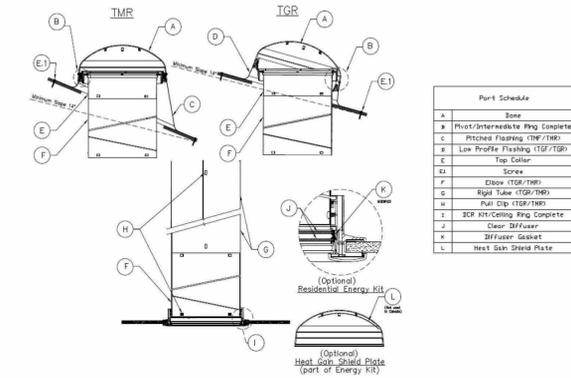


Figure 9 – VELUX SUN TUNNEL™ (TGR/TMR) Skylight

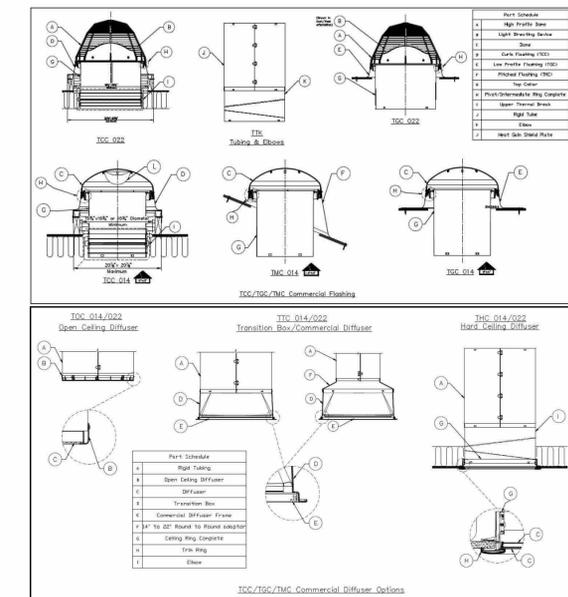
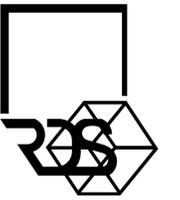


Figure 10 – VELUX SUN TUNNEL™ (TCC/TCR/TGC/TMC) Skylight
(Note – TCR is similar to TCC 014 with THC Diffuser)



Roim Design Studio
SE Bay Area office
1622 W. Campbell Ave. Ste 108 Campbell, CA 95008
Orange County office
23011 Moulton Pkwy Ste 91, Laguna Hills, CA, 92653
www.roimdesignstudio.com

Munoz

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An Addition/ Remodelling For:

Javelo Residence

740 Craig Ave, Campbell, CA 95008

Revisions		
No.	Date	Revision Description

Description
SKYLIGHT AND FIREPLACE CUT SHEET

Project Date 08/10/2021
Drawn by RDS
Checked by RDS
Project Number 000000
Scale

A8.05

