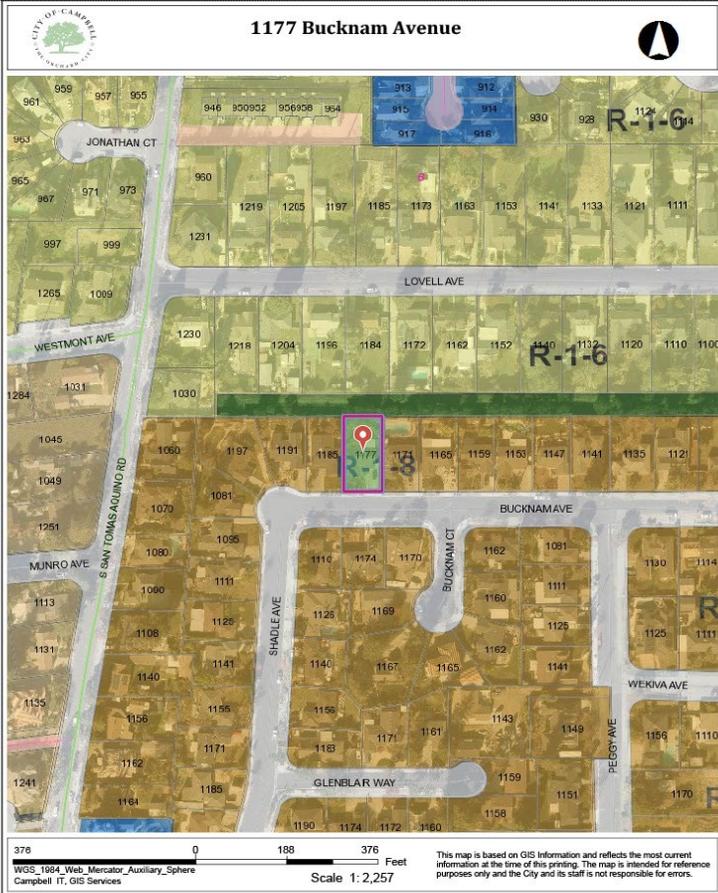
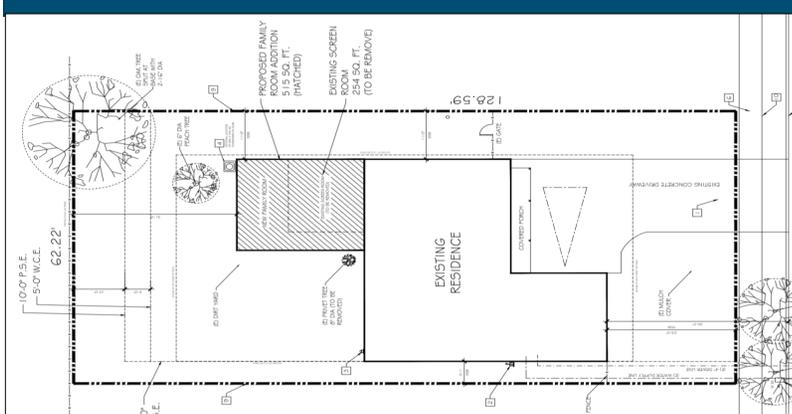


Location of Proposed Project




City of Campbell
70 North First Street
Campbell, CA 95008 -1423

Project Image



Courtesy Notice

Dear Campbell Resident,

January 24, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 1177 Bucknam Ave

Zoning | Area Plan: R-1-8 | STANP

Neighborhood Association(s): N/A

Council District: 5

File No.: PLN-2023-10

APN: 406-15-013

Applicant: Rolando Noriega Design

Property Owner: Jim Macias

Application Type: Administrative Site and Arch. Review

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow the remodel and addition of 515 square feet to an existing single-family dwelling.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traduccion en Español



ADDITION & REMODEL FOR: MACIAS RESIDENCE

1177 BUCKNAM AVENUE, CAMPBELL, CA 95008
A.P.N. 406-15-013

AREA FOR JURISDICTION APPROVAL STAMPS

Concepts &
Documentation by:

**ROLANDO
NORIEGA
DESIGN**

PLANNING • CONSULTING
CUSTOM HOME REMODELING
(C) 408-656-6944
1290 PAMPAS DRIVE, SAN JOSE, CA 95120
E-mail: RNORIEGADESIGN@gmail.com

Rolando Noriega

PROJECT CONSULTANTS

DESIGNER: ROLANDO NORIEGA
1290 PAMPAS DRIVE
SAN JOSE, CA 95120
(O) 408-656-6944
Rnoriegadesign@gmail.com

PROJECT ENGINEER: CHU DESIGN & ENGINEERING INC.
210 INDUSTRIAL ROAD, SUITE 205
SAN CARLOS, CA 94070
(O) 650-345-9286, x1002
Johnson@chudesign.com

ENERGY CONSULTANTS: NICHOLAS BIGNARDI
FRI ENERGY CONSULTANTS, LLC
211 N. HARRISON AVE. SUITE 210
CAMPBELL, CA 95008
(O) 408-866-1620
Nick@fncconsulting.com

HERS RATER: KATIE MYERS
INNOVATIVE ENERGY SOLUTION HERS TESTING
CAMPBELL, CA 95050
(O) 408-455-6761
Katiemyers.ies@gmail.com

CONCEPTUAL ILLUSTRATION



PROJECT INFORMATION

OWNERS: MR. AND MRS. MACIAS
1177 BUCKNAM AVENUE
CAMPBELL, CA 95008
(O) 408-313-7847
forceman@sbcglobal.net

PROJECT ADDRESS: 1177 BUCKNAM AVENUE
CAMPBELL, CA, 95007
406-15-013

APN: 406-15-013

ZONING: R-1-8 SINGLE-FAMILY RESIDENTIAL
OCCUPANCY GROUPS: R-3/U
TYPE OF CONSTRUCTION: V B
NUMBER OF STORIES: ONE
FLOOD ZONE: NO

FIRE HAZARD ZONE: NO
SPRINKLERS: NO
PARKING: 2 SPACE COVERED GARAGE

LOT-SITE AREA:
GROSS SITE AREA NET: 8000.86 SQ. FT.
SLOPE ADJUSTMENT: 0 SF. (FLAT LOT)

MAXIMUM BUILDING COVERAGE: 35% OF NET LOT-SITE AREA
MAXIMUM ALLOWABLE F.A.R.: 45% OF NET LOT-SITE AREA
MAXIMUM HEIGHT: 17'-0"
(MEASURED FROM TOP OF CURB)

F.A.R. FLOOR AREAS:	EXISTING:	PROPOSED:	
SUBTOTAL:			
(E) RESIDENCE:	1312	0	1312 SQ. FT.
(E) FRONT PORCH:	100	0	100 SQ. FT.
(E) GARAGE:	376	0	376 SQ. FT.
(E) SCREEN ROOM: (TO BE DEMO)	254	<254>	0 SQ. FT.
NEW FAMILY ROOM ADDITION:	0	515	515 SQ. FT.
SUBTOTAL :	2042	515	2557 SQ. FT.
NEW LIVING AREA SUBTOTAL:			2557 SQ. FT.

LOT-SITE AREA NET: 8000.86 SQ. FT.
ALLOWABLE LOT COVERAGE: 2800 SQ. FT. (35%)
PROPOSED LOT COVERAGE: 2557 SQ. FT. (31%)

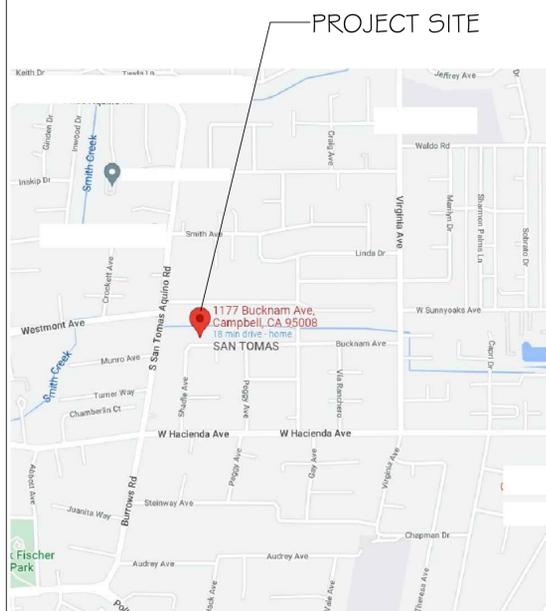
ALLOWABLE F.A.R. %: 3600 SQ. FT. 45%
PROPOSED F.A.R. %: 2203 SQ. FT. (27%)

SETBACKS	REQUIRED	PROPOSED	COMPLIANT
FRONT	25 FT.	(E) 25 FT.	NO CHANGE
REAR	20 FT.	(N) 31'-9 FT.	YES
RIGHT SIDE	5 FT.	(E) 11 FT.	NO CHANGE
LIFT SIDE	5 FT.	(E) 5 FT.	NO CHANGE

ADDITIONAL CITY OF CAMPBELL NOTES:

- THIS PROJECT SHALL COMPLY WITH THE SUBMITTED WASTE MANAGEMENT PLAN". SEE [HTTPS://BIT.LY/CAMPBELLWMP](https://bit.ly/campbellwmp) FOR MORE INFORMATION;
- SERVICE PROVIDERS: SAN JOSE WATER COMPANY, PACIFIC GAS AND ELECTRIC (PG&E), WEST VALLEY SANITATION DISTRICT, AND WEST VALLEY COLLECTION AND RECYCLING.
- NO PRODUCT MAY BE USED THAT EXCEEDS CALIFORNIA'S MAXIMUM LIMITS ON VOLATILE ORGANIC COMPOUNDS (VOC) AS NOTED ON SHEET A2.2.
- CITY OF CAMPBELL CONSTRUCTION HOURS ARE LIMITED TO 8 AM TO 5 PM MONDAY THROUGH FRIDAY AND 9 AM TO 4 PM SATURDAY. NO CONSTRUCTION ON SUNDAYS AND OR ANY HOLIDAYS.**

VICINITY MAP



SHEET INDEX

- GENERAL INFORMATION**
- AO.0 COVER SHEET AND GENERAL INFORMATION
- ARCHITECTURAL DRAWINGS**
- A1.1 PROPOSED SITE PLAN & PROJECT INFORMATION
A1.2 SITE PHOTOGRAPHY SHEET
A1.3 TREE SURVEY PLAN
A2.1 EXISTING/ DEMO PLAN
A2.2 PROPOSED FLOOR PLAN
A2.3 FLOOR AREA DIAGRAM
A3.0 EXISTING AND NEW ROOF PLANS
A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS

PREVAILING CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
All other state and local ordinance and regulations

SCOPE OF WORK

- NEW:**
THIS PROJECT INVOLVES NEW FAMILY ROOM ADDITION, 515 SQ. FT. WITH SLOPING CEILINGS
- ALTERATIONS:**
- REMODEL EXISTING KITCHEN AND NOOK AREA
 - RESIZED NEW FURNACE TO STAY IN THE CLOSET.
 - NEW A/C UNIT ON SLAB.
 - RELOCATED DOOR FRAME INTO KITCHEN.
- DEFERRED SUBMITTAL:**
ROOF TRUSS DESIGN BY TRUSS MANUFACTURER SHALL BE A DEFERRED SUBMITTAL.

MACIAS RESIDENCE
1177 BUCKNAM AVENUE
CAMPBELL, CA 95008
APN: 406-15-013

Revisions	By	Date

COVER SHEET GENERAL INFORMATION

Date: FEBRUARY 2022
Project No.: 2022-05
Drawn By: RBN-R
Checked By: RBN-R

AO.0

Rolando Noriega

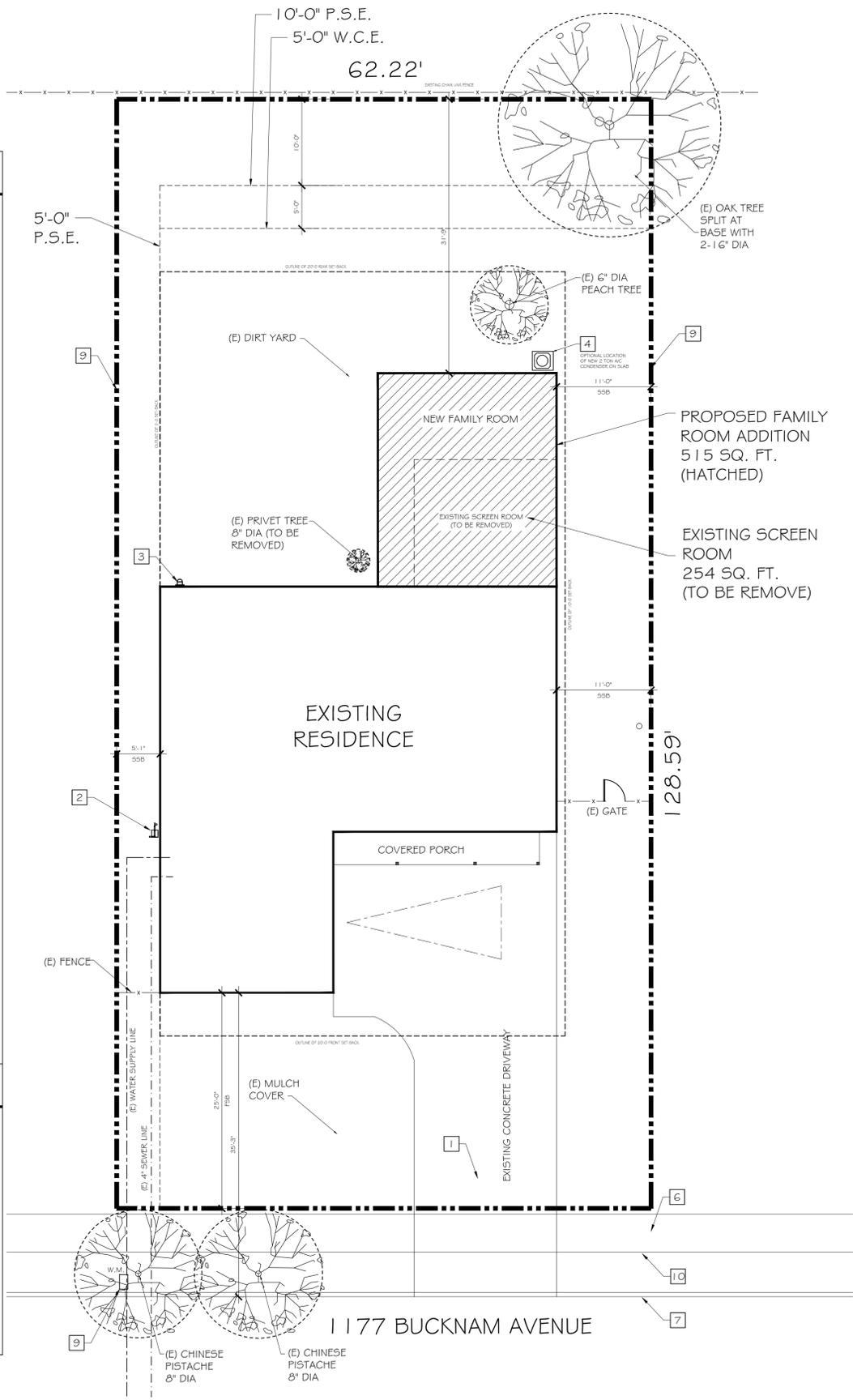
MACIAS RESIDENCE
1177 BUCKNAM AVENUE
CAMPBELL, CA 95008
APN: 406-15-013

GENERAL NOTES:

- A. CONSTRUCTION DRAWING NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- B. CONTRACTORS SHALL VERIFY LOCATION AND ACCEPTABILITY OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. ANY TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DISCREPANCY SHALL BE REPORTED TO PROJECT ARCHITECT/DESIGNER IMMEDIATELY IN WRITING PRIOR TO COMMENCING WORK.
- C. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY DISCREPANCY SHALL BE REPORTED TO THE DISCREPANCY SHALL BE REPORTED TO THE PROJECT ARCHITECT/DESIGNER IMMEDIATELY IN WRITING PRIOR TO COMMENCING WORK.
- D. IF THE CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY LACK OF INFORMATION, AND/OR OMISSIONS FROM THESE DRAWINGS THE CONTRACTOR SHOULD CONTACT ROLANDO NORIEGA DESIGN AT ONCE FOR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- E. THE PROJECT SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND OF WASTE.
- F. ALL DIMENSIONS ARE TO FINISH SURFACE, UNLESS OTHERWISE NOTED.
- G. THE DESIGNER AND HIS CONSULTANTS DO NOT ASSUME ANY RESPONSIBILITY FOR THE METHOD AND/OR MANNER OF CONSTRUCTION NOR FOR ANY JOB SITE SAFETY DURING CONSTRUCTION.
- H. ALL FINISH MATERIALS, TEXTURES, PATTERNS, COLORS ETC. TO MATCH EXISTING SIMILAR FINISHES UNLESS SPECIFICALLY NOTED OTHERWISE.
- I. IF REQUIRED BY THE CITY BUILDING DEPARTMENT, A PROPERTY LINE SURVEY WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION HEIGHT INSPECTION.
- J. ALL ELECTRICAL, FIRE PROTECTION, MECHANICAL, AND STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EACH FIELD'S APPLICABLE CODES AND STANDARDS.
- K. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE THE OWNER.
- L. ALL WORK AS OUTLINED IN THESE DOCUMENTS, SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.

WASTE MANAGEMENT PLAN

THIS PROJECT SHALL COMPLY WITH THE SUBMITTED WASTE MANAGEMENT PLAN". SEE [HTTPS://BIT.LY/CAMPBELLWMP](https://bit.ly/campbellwmp) FOR MORE INFORMATION;
SERVICE PROVIDERS: SAN JOSE WATER COMPANY, PACIFIC GAS AND ELECTRIC (PG&E), WEST VALLEY SANITATION DISTRICT, AND WEST VALLEY COLLECTION AND RECYCLING.
NO PRODUCT MAY BE USED THAT EXCEEDS CALIFORNIA'S MAXIMUM LIMITS ON VOLATILE ORGANIC COMPOUNDS (VOC) AS NOTED ON SHEET A2.2.



SITE INFORMATION

PROJECT ADDRESS:	1177 BUCKNAM AVENUE CAMPBELL, CA, 95007 406-15-013		
APN:	406-15-013		
ZONING:	R-1-B SINGLE-FAMILY RESIDENTIAL		
OCCUPANCY GROUPS:	R-3/U		
TYPE OF CONSTRUCTION:	V B		
NUMBER OF STORIES:	ONE		
FLOOD ZONE:	NO		
FIRE HAZARD ZONE:	NO		
SPRINKLERS:	NO		
PARKING:	2 SPACE COVERED GARAGE		
LOT-SITE AREA:	GROSS SITE AREA NET: 8000.86 SQ. FT. SLOPE ADJUSTMENT: 0 SF. (FLAT LOT)		
MAXIMUM BUILDING COVERAGE:	35% OF NET LOT-SITE AREA		
MAXIMUM HEIGHT:	17'-0" (MEASURED FROM TOP OF CURB)		
MAXIMUM ALLOWABLE F.A.R.:	45% OF NET LOT-SITE AREA		
F.A.R. FLOOR AREAS:	EXISTING:	PROPOSED:	
SUBTOTAL:			
(E) RESIDENCE:	1312	0	1312 SQ. FT.
(E) FRONT PORCH:	100	0	100 SQ. FT.
(E) GARAGE:	376	0	376 SQ. FT.
(E) SCREEN ROOM: (TO BE DEMO)	254	<254>	0 SQ. FT.
NEW FAMILY ROOM ADDITION:	0	515	515 SQ. FT.
SUBTOTAL :	2042	515	2557 SQ. FT.
NEW LIVING AREA SUBTOTAL:			2557 SQ. FT.
LOT-SITE AREA NET:	8000.86 SQ. FT.		
ALLOWABLE LOT COVERAGE:	2800 SQ. FT. 35%		
PROPOSED LOT COVERAGE:	2557 SQ. FT. (31%)		
ALLOWABLE F.A.R. %:	3600 SQ. FT. 45%		
PROPOSED F.A.R.:	2203 SQ. FT. (27%)		
SETBACKS	REQUIRED	PROPOSED	COMPLIANT
FRONT	25 FT.	(E) 25 FT.	NO CHANGE
REAR	20 FT.	(N) 31'-9 FT.	YES
RIGHT SIDE	5 FT.	(E) 11 FT.	NO CHANGE
LIFT SIDE	5 FT.	(E) 5 FT.	NO CHANGE

SCOPE OF WORK

- NEW:**
THIS PROJECT INVOLVES NEW FAMILY ROOM ADDITION, 515 SQ. FT. WITH SLOPING CEILINGS
- ALTERATIONS:**
- A. REMODEL EXISTING KITCHEN AND NOOK AREA
 - B. RESIZED NEW FURNACE TO STAY IN THE CLOSET.
 - C. NEW A/C UNIT ON SLAB.
 - D. RELOCATED DOOR FRAME INTO KITCHEN.
- DEFERRED SUBMITTAL:**
ROOF TRUSS DESIGN BY TRUSS MANUFACTURER SHALL BE A DEFERRED SUBMITTAL.

SITE PLAN KEY NOTES

- 1 EXISTING DRIVEWAY
- 2 EXISTING GAS METER
- 3 EXISTING ELECTRICAL SERVICE 100 AMP PANEL
- 4 NEW A/C UNIT ON SLAB PAD
- 5 -
- 6 EXISTING SIDE WALK
- 7 EXISTING CURB
- 8 (E) WATER METER
- 9 EXISTING 5'-0" REDWOOD FENCE
- 10 EXISTING MOW STRIP

Revisions	By	Date

SITE PLAN
SITE INFORMATION

Date: FEBRUARY 2022
Project No.: 2022-05
Drawn By: RBN-R
Checked By: RBN-R

A0.3

Rolando Noriega

1171 BUCKNAM AVE.



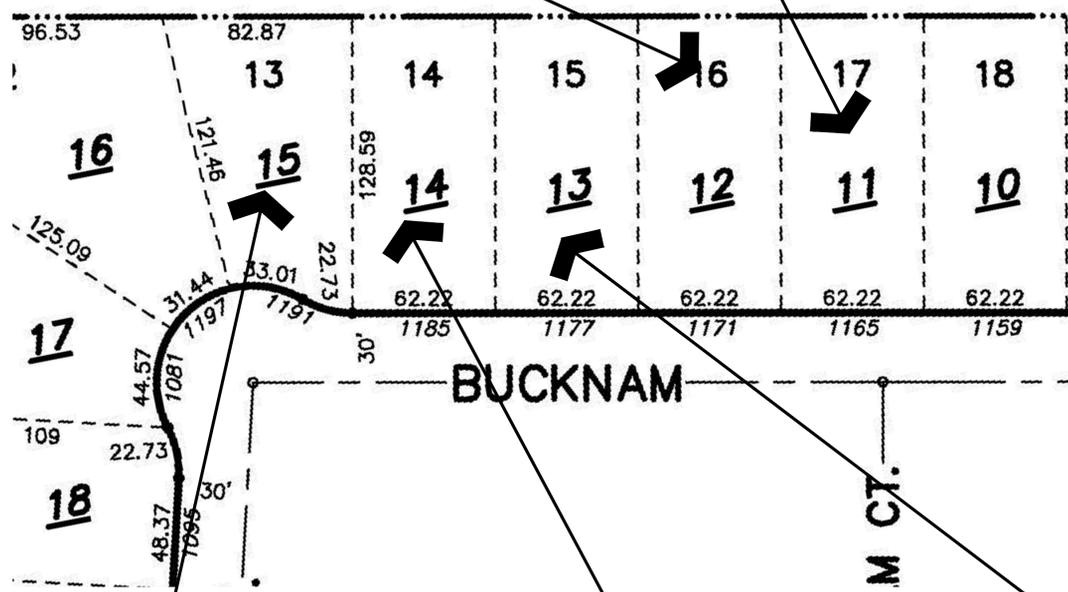
1165 BUCKNAM AVE.



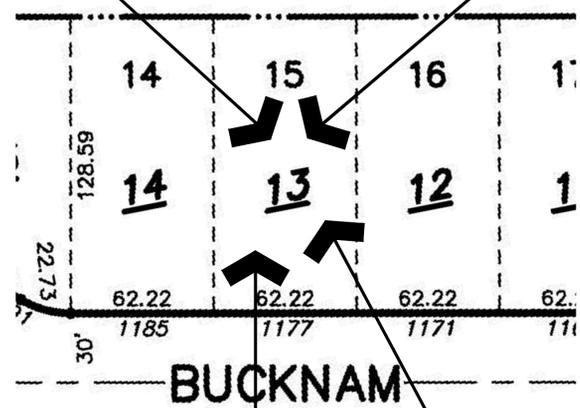
1177 BUCKNAM AVE. (PROJECT SITE)
VIEW OF BACK OF HOUSE



1177 BUCKNAM AVE. (PROJECT SITE)
RIGHT CORNER OF BACK OF HOUSE



KEY LEGEND



KEY LEGEND

MACIAS RESIDENCE
1177 BUCKNAM AVENUE
CAMPBELL, CA 95008
APN: 406-15-013



1191 BUCKNAM AVE.



1185 BUCKNAM AVE.



1177 BUCKNAM AVE.
PROJECT SITE



1177 BUCKNAM AVE.
(PROJECT SITE)
FRONT OF HOUSE



1177 BUCKNAM AVE.
(PROJECT SITE)
FRONT RIGHT CORNER
OF HOUSE

NEIGHBORHOOD STUDY

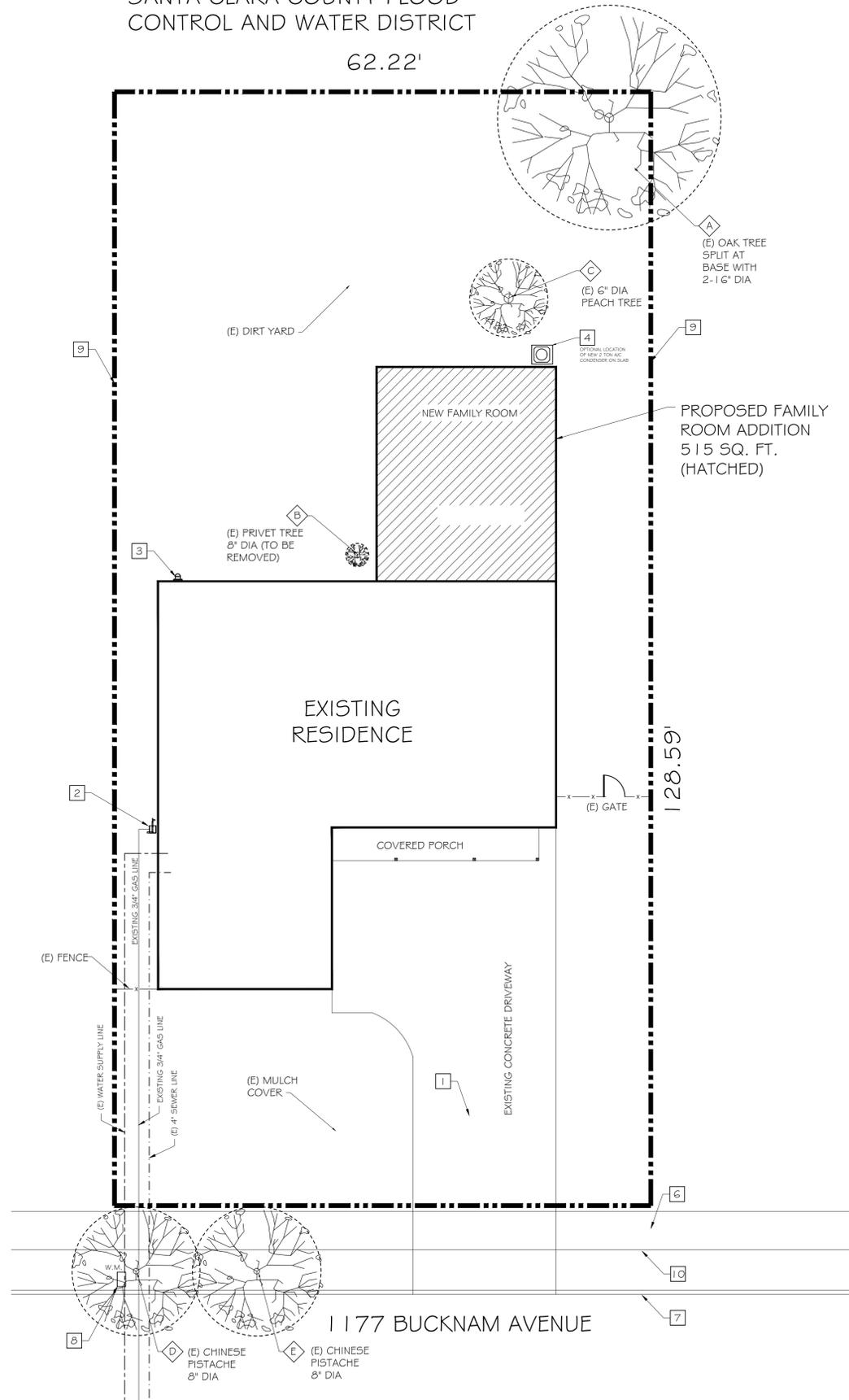
SITE PHOTOGRAPHY SHEET

Revisions	By	Date

SITE PHOTOS

Date: FEBRUARY 2022
Project No.: 2022-05
Drawn By: RBN-R
Checked By: RBN-R

62.22'



TREE SURVEY PLAN

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



City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with the following:

- Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. Protective fencing shall be installed as followed:
 - The fence shall be a minimum of six feet in height and shall be set securely in place.
 - The fence shall be chain link without slats to allow visibility to the trunk for inspections and safety.
 - There shall be no storage of any kind prior to or at such time after the protective fencing is installed.
 - The fence may be adjusted as necessary to accommodate work approved within the dripline provided any excavation is done in accordance with instructions directed by a qualified arborist.
- The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the Community Development Director when it is reasonably demonstrated that the alternate grade will not damage the health of the tree.
- Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a protected tree (the root system generally extends to the outermost edges of the branches).
- Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- Trees cannot be pruned to accommodate grading or construction without the express written approval of the City. Upon receipt of written approval, pruning of trees must be undertaken in accordance with "Pruning Standards" of the International Society of Arboriculture and must be carried out by a licensed arborist.
- Soil compaction of the area under the dripline of the tree shall be avoided during all phases of site clearing and construction.
- No soil sterilants or weed killer that will inhibit or restrict the tree's growth may be applied in the root area.
- No signs, wires or any other object shall be attached to the tree.
- Any other measures deemed necessary by a qualified arborist and specified in any report prepared for development projects with City review and approval.
- The applicant shall provide the project planner with photos of the installed protective fencing prior to issuance of a building permit.

TREE KEY NOTES

- A (E) OAK TREE SPLIT AT BASE WITH 2- 1 6" DIA TRUNKS
- B EXISTING PRIVET TREE 8" DIA (TO BE REMOVED)
- C EXISTING 6" DIA PEACH TREE
- D EXISTING CHINESE PISTACHE 8" DIA
- E EXISTING CHINESE PISTACHE 8" DIA
- F -

TREE SURVEY PLAN KEY NOTES

- 1 EXISTING DRIVEWAY
- 2 EXISTING GAS METER
- 3 ELECTRICAL SERVICE PANEL 125 AMPS
- 4 -
- 5 PROVIDE 2% SLOPE MINIMUM UPTO 5'-0" AWAY FROM NEW BUILDING AREA
- 6 EXISTING SIDE WALK
- 7 EXISTING MOW STRIP
- 8 EXISTING CURB
- 9 (E) WATER METER
- 10 -
- 11 NEW A/C UNIT ON SLAB PAD

ROLANDO NORIEGA DESIGN

PLANNING • CONSULTING
CUSTOM HOME REMODELING
(C) 408-656-6944
1290 PAMPAS DRIVE, SAN JOSE, CA 95120
E-mail: RNORIEGADESIGN@gmail.com

Rolando Noriega

MACIAS RESIDENCE
1177 BUCKNAM AVENUE
CAMPBELL, CA 95008
APN: 406-15-013

Revisions	By	Date

TREE SURVEY

Date: FEBRUARY 2022
Project No.: 2022-05
Drawn By: RBN-R
Checked By: RBN-R

A1.3

CAL-GREEN GENERAL NOTES

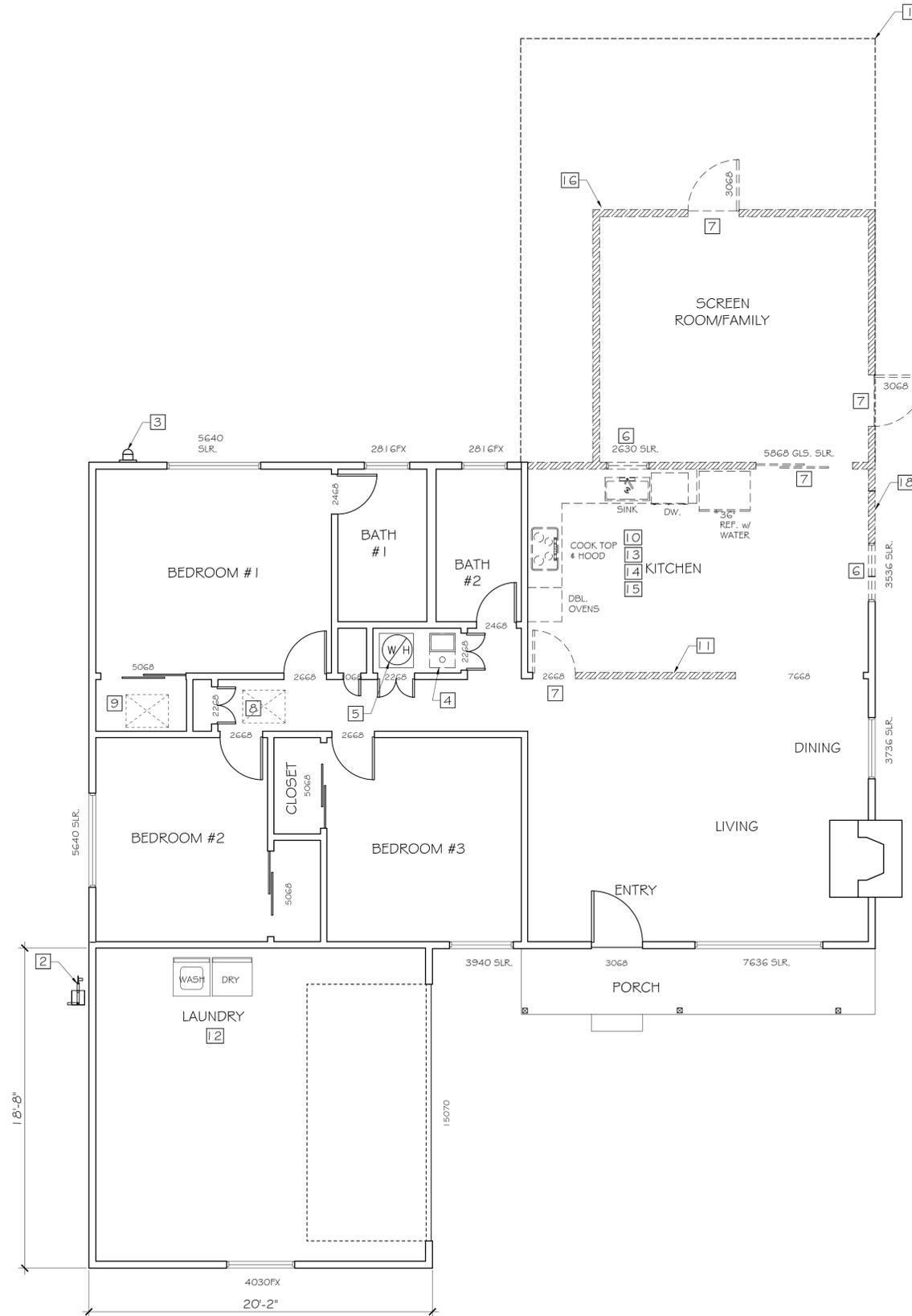
SEE SHEET A0.2 FOR ADDITIONAL INFORMATION REQUIRED FOR COMPLIANCE.

GENERAL SITE NOTES:

1. THE CONTRACTOR WILL MAINTAIN PROJECT SITE IN A REASONABLY NEAT AND ORDERLY CONDITION AND FREE OF WASTE.
2. IF REQUIRED BY THE CITY BUILDING DEPARTMENT, A PROPERTY LINE SURVEY WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION HEIGHT INSPECTION.
3. ALL EXISTING UTILITIES AND CITY SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
4. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
5. ALL ELECTRICAL CALCULATIONS AND WIRE SIZE TO BE PROVIDED BY A LICENSED ELECTRICAL CONTRACTOR.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
7. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICE.
8. ANY PLUMBING REQUIRING TO BE CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN LINES AS REQUIRED.
9. DISPOSAL OF ANY DEBRIS IS TO BE DISPOSED AT AN APPROVED DUMPING LOCATION.
10. HAZARDOUS MATERIALS DEBRIS IS TO BE DISPOSED OF AT AN CITY OR COUNTY APPROVED DUMPING LOCATION.
11. PROVIDE MINIMUM OF 2% SLOPE UPTO 5'-0" AWAY FROM BUILDING FOUNDATION FOR APPROVED WATER DRAINAGE DISCHARGE.

GENERAL NOTES:

- A** PLUMBING: CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, ANY DRAIN AND WASTE LINES AS REQUIRED.
- B** ELECTRICAL: REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION.
- C** DUCTWORK: REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION.
- D** BRACING: CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED.
- E** DISPOSAL: RECYCLE AND OR SALVAGE FOR REUSE A MINIMUM OF 65% OF NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. ALL OTHER DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION. PER 4.408.1, per 2019 CALGREEN RESIDENTIAL REQUIREMENTS
- F** HAZARDOUS MATERIALS: ALL DEBRIS IS TO BE DISPOSED OF AT AN CITY OR COUNTY APPROVED DUMPING LOCATION.



EXISTING & DEMO PLAN

REMODELED AREA OF EXISTING KITCHEN: 238 SQ.FT.

SITE INFORMATION

OWNERS:	MR. AND MRS. MACIAS 1177 BUCKNAM AVENUE CAMPBELL, CA 95008 (O) 408-313-7847 forceman@sbcglobal.net
PROJECT ADDRESS:	1177 BUCKNAM AVENUE CAMPBELL, CA. 95007 406-15-013
APN:	
ZONING:	R-1-8 SINGLE-FAMILY RESIDENTIAL
OCCUPANCY GROUPS:	R-3/U
TYPE OF CONSTRUCTION:	V-B
NUMBER OF STORIES:	ONE
FLOOD ZONE:	NO
FIRE HAZARD ZONE:	NO
SPRINKLERS:	NO
PARKING:	2 SPACE COVERED GARAGE
LOT-SITE AREA:	
GROSS SITE AREA NET:	8000.86 SQ. FT.
SLOPE ADJUSTMENT:	0 SF. (FLAT LOT)
MAXIMUM BUILDING COVERAGE:	35% OF NET LOT-SITE AREA
MAXIMUM HEIGHT:	17'-0" (MEASURED FROM TOP OF CURB)
MAXIMUM ALLOWABLE F.A.R.:	45% OF NET LOT-SITE AREA
F.A.R. FLOOR AREAS:	EXISTING: PROPOSED:
SUBTOTAL:	
(E) RESIDENCE:	1312 0 1312 SQ. FT.
(E) FRONT PORCH:	100 0 100 SQ. FT.
(E) GARAGE:	376 0 376 SQ. FT.
(E) SCREEN ROOM: (TO BE DEMO)	254 <254> 0 SQ. FT.
NEW FAMILY ROOM ADDITION:	0 515 515 SQ. FT.
SUBTOTAL :	2042 515 2557 SQ. FT.
NEW LIVING AREA SUBTOTAL:	
	2557 SQ. FT.

KEY NOTES

1. OUTLINE OF PROPOSED ADDITION
2. (E) GAS METER
3. (E) ELECTRICAL SERVICE PANEL TO BE RELOCATED AND UPGRADED TO 200 AMPS (SEE SHT. A2.2)
4. (E) F.A.U. IN CLOSET (UPGRADE AS NEEDED)
5. (E) 50 GAL. GAS WATER HEATER
6. (E) WINDOWS TO BE REPLACED (LIKE FOR LIKE) OR OPEN WALL FOR NEW WINDOW.
7. (E) DOORS TO BE REMOVED OR REPLACED AND PATCH WALLS AS NEEDED
8. (E) ATTIC ACCESS
9. (E) UNDER FLOOR ACCESS
10. DEMO ALL UPPER AND LOWER CABINETS
11. EXISTING WALLS TO BE REMOVED
12. (E) WASHER AND DRYER (NO CHANGE)
13. DEMO ALL KITCHEN CABINETS & LIGHT FIXTURES
14. DEMO KITCHEN PLUMBING FIXTURES
15. DEMO ALL KITCHEN APPLIANCES
16. DEMO EXISTING SCREEN ROOM AND CONCRETE FLOOR
17. -
18. OPEN WALL FOR NEW WINDOW
19. -

WALL LEGEND

- DENOTES EXISTING WALLS (NO CHANGES)
- DENOTES NEW WALLS - 2x4 STUDS @ INTERIOR WALLS & 2x4 STUDS @ EXTERIOR WALLS TO MATCH EXISTING
- DENOTES EXISTING WALLS TO BE OPENED OR REMOVED

Concepts & Documentation by:

ROLANDO NORIEGA DESIGN

PLANNING • CONSULTING
CUSTOM HOME REMODELING
(C) 408-656-6944
1290 PAMPAS DRIVE, SAN JOSE, CA 95120
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Rolando Noriega

MACIAS RESIDENCE
1177 BUCKNAM AVENUE
CAMPBELL, CA 95008
APN: 406-15-013

Revisions	By	Date

EXISTING AND DEMO PLAN

Date: FEBRUARY 2022
Project No.: 2022-05
Drawn By: RBN-R
Checked By: RBN-R

A2.1

ARCHITECTURAL GENERAL NOTES

- ALL NEW AND REPLACEMENT WINDOWS MUST BE DOUBLE-GLAZED WITH NON-METAL FRAME AND WITH A SOLAR HEAT GAIN CO-EFFICIENCY (SHGC) OF 0.21, AND U-VALUE 0.3 MAX.
- ALL NEW SKYLIGHTS MUST BE DOUBLE GLAZED AND HAVE U-VALE OF .94 OR BETTER.
- ALL NEW WINDOWS TO BE "ANDERSON WINDOWS" OR BETTER (CONTRACTOR WILL CONFIRM WITH OWNERS ON WINDOW STYLE, SIZES, FINISHES AND PROPER USAGE OF WINDOWS BEFORE ORDERING).
- WINDOWS NOTED "EGRESS" IN SLEEPING AREAS; THESE WINDOWS MUST HAVE NO LESS THAN 24" NET CLEAR HEIGHT OPENING & 20" NET CLEAR WIDTH OPENING, FROM THE BOTTOM OF WINDOW OPENING, NO HIGHER THAN 44" FROM FLOOR. MINIMUM OF 5.7 SQ. FT. OPERABLE AREA. CONTRACTOR WILL VERIFY THIS MINIMUM COMPLIANCE FOR "EGRESS", BEFORE ORDERING OF ANY WINDOWS.
- ALL NEW WINDOWS WILL HAVE PAINT GRADE SILLS AND TRIM TO MATCH EXISTING RESIDENCE WINDOWS, VERIFY WITH OWNERS (U.N.O.).
- ALL WINDOWS IN BATHROOMS SHALL BE MADE OF TEMPERED GLASS.

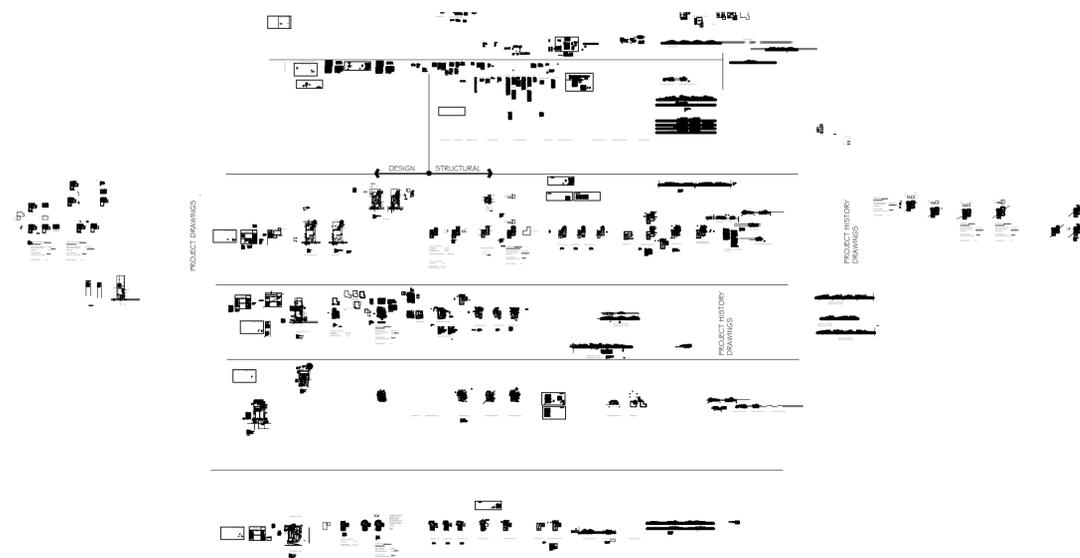
TEMPERED GLAZING REQUIREMENTS (CBC 2406.4, 2403.1 AND CRC 308.1, R308.4.2).

TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).

- WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
- WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
- GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.

SMOKE AND CARBON MONOXIDE ALARMS (CBC 907.2.10, CRC 314 AND 315)

- SMOKE ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (BETWEEN 4" AND 12" OF THE CEILING) IN ALL SLEEPING ROOMS, EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH STORY OF THE BUILDING, AND IN ANY BASEMENT. SMOKE ALARMS SHALL BE REPLACED 10 YEARS AFTER THE DATE OF MANUFACTURE LISTED ON THE ALARM (IF NO DATE IS LISTED THE ALARM SHALL BE REPLACED). NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY.
- CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (ABOVE THE DOOR HEADER) IN EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH OCCUPIABLE STORY, AND WITHIN A BEDROOM IF THE BEDROOM OR ATTACHED BATHROOM CONTAINS A FUEL-BURNING APPLIANCE. CO ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL BURNING APPLIANCE OR FIREPLACE IN THE HOUSE AND WHERE THE GARAGE IS DETACHED FROM THE HOUSE.
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE LISTED BY THE CALIFORNIA STATE FIRE MARSHAL. TO CONFIRM IF A CERTAIN DEVICE IS LISTED, REFER TO THE FOLLOWING WEB PAGE: [HTTP://OSFM.FIRE.CA.GOV/LICENSING/LICENSING/BML_SEARCHCOTEST](http://OSFM.FIRE.CA.GOV/LICENSING/LICENSING/BML_SEARCHCOTEST)



CAL-GREEN GENERAL NOTES

SEE SHEET AO.2 FOR ADDITIONAL INFORMATION REQUIRED FOR COMPLIANCE.

CAL-GREEN NOTES FOR EFFICIENCY & CONSERVATION FOR ALL NEW PLUMBING FIXTURES:

WATER CLOSETS: 1.28 GALLONS PER FLUSH, WATERSENSE CERTIFIED. SHOWERHEADS: 1.8 GALLONS PER MINUTE AT 80 PSI; WATERSENSE CERTIFIED. IF SHOWER HAS > 1 SHOWERHEAD/SPRAYER, COMBINED FLOW RATE OF ALL SHOWERHEADS SHALL NOT EXCEED 1.8 GALLONS/MINUTE, OR SHOWER SHALL BE DESIGNED TO ALLOW ONLY 1 SHOWER OUTLET IN OPERATION AT A TIME.

LAVATORY FAUCETS: BETWEEN 0.8 GPM @ 20PSI AND 1.2GPM @ 60 PSI.

KITCHEN FAUCETS: 1.8 GPM @ 60PSI. NOTE: KITCHEN FAUCETS MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE AT 60PSI, AND MUST DEFAULT TO 1.8 GPM.

PIPE INSULATION: INSTALL ≥ 1" FOAM INSULATION ON ENTIRE RUN OF HOT WATER AND RECIRCULATION PIPING WITH A DIAMETER OF ≤ 1"; PIPES OF DIAMETER > 1" - < 2" TO HAVE INSULATION AT LEAST AS THICK AS THE DIAMETER OF THE PIPE; ≥ 2" INSULATION ON PIPES ≥ 2" DIAMETER. INCLUDE INSULATION ON PIPES IN INTERIOR WALLS. INSULATE 5' OF COLD WATER PIPING ADJACENT TO WATER HEATER. (ENERGY CODE § 150 (J) 2; PLUMBING CODE § 609.11-1.2) RECIRC.: NO HOT WATER RECIRCULATION PUMP UNLESS INDICATED ON CFIR, ON SHEET T-24-2.

PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. (CALGREEN 4.303.2)

WINDOWS AND EGRESS NOTES:

- ALL NEW WINDOWS TO BE "ANDERSON WINDOWS" OR BETTER (CONTRACTOR WILL CONFIRM WITH OWNERS ON WINDOW STYLE, SIZES, FINISHES AND PROPER USAGE OF WINDOWS BEFORE ORDERING).
- WINDOWS IN SLEEPING AREAS NOTED "EGRESS" MUST HAVE NO LESS THAN 24" NET CLEAR HEIGHT OPENING & 20" NET CLEAR WIDTH OPENING, FROM THE BOTTOM OF WINDOW OPENING, NO HIGHER THAN 44" FROM FINISH FLOOR. MINIMUM OF 5.7 SQ. FT. OPERABLE AREA.
- CONTRACTOR WILL VERIFY WINDOW MINIMUM COMPLIANCE FOR "EGRESS", BEFORE ORDERING OF ANY WINDOWS.
- ALL NEW WINDOWS WILL HAVE PAINT GRADE SILLS AND VERIFY ALL TRIM TO MATCH EXISTING RESIDENCE WINDOWS, OWNERS WILL GIVE APPROVAL BEFORE START OF WORK (U.N.O.).
- ALL NEW WINDOWS IN BATHROOMS SHALL BE MADE OF TEMPERED GLASS.

KEY NOTES

- NEW 2X4 EXTERIOR WALLS AND (N) 2X4 INTERIOR WALLS AND WALLS TO BE PATCHED
- (E) GAS METER
- (E) ELECTRICAL PANEL TO BE UPGRADE TO 200 AMPS (RELOCATED IN OPTION 2 ONLY).
- NEW KITCHEN PLUMBING FIXTURES
- NEW KITCHEN APPLIANCES (ENERGY STAR RATED)
- NEW UPPER AND LOWER CABERNETS
- (N) 2 TON A/C CONDENSER ON (N) CONCRETE PAD
- NEW 36" DEEP CONCRETE STOOP
- (E) WATER HEATER
- NEW DOORS (SHOWN WITH SIZE)
- NEW WINDOWS (SHOWN WITH SIZE)
- (E) UNDER FLOOR ACCESS
- (E) ATTIC ACCESS
- NEW 60,000 B.T.U.H. FURNACE (IN CLOSET)
- NEW TILE SHOWERS w/ TEMP. DOORS AND CURB LESS THRESHOLD

WALL LEGEND

- DENOTES EXISTING WALLS (NO CHANGES)
- DENOTES NEW WALLS - 2X4 STUDS @ INTERIOR WALLS & 2x4 STUDS @ EXTERIOR WALLS TO MATCH EXISTING
- /////// DENOTES EXISTING WALLS TO BE OPENED OR REMOVED



PROPOSED FLOOR PLAN



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

REMODELED AREA OF EXISTING KITCHEN: 238 SQ.FT.

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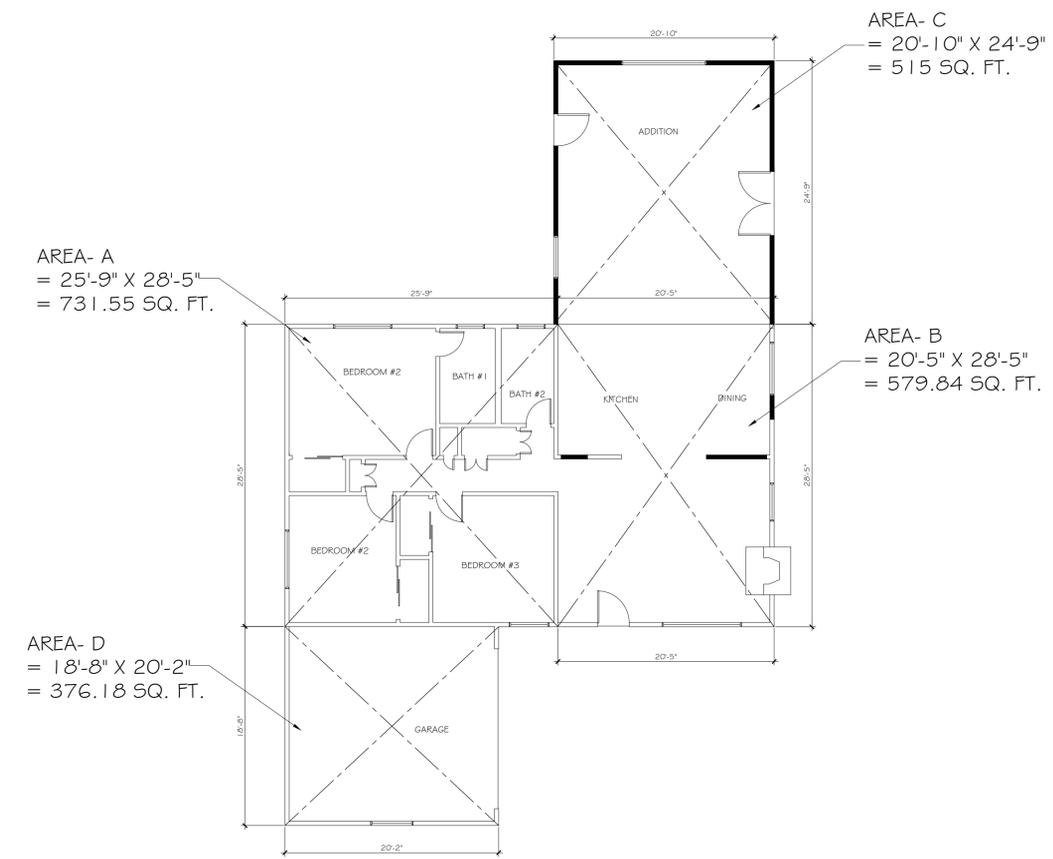
Revisions	By	Date

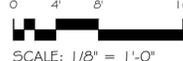
PROPOSED FLOOR PLAN

Date: FEBRUARY 2022
Project No.: 2022-05
Drawn By: RBN-R
Checked By: RBN-R

A2.2

Rolando Noriega



 **FLOOR AREA DIAGRAM** 
SCALE: 1/8" = 1'-0"

SECTION	DIMENSIONS	AREA SQ. FT.
A	25'-9" X 28'-5" = 731.55 (HOUSE)	
B	20'-5" X 28'-5" = 579.84 (HOUSE)	
C	20'-10" X 24'-9" = 515 (ADDITION)	
D	18'-8" X 20'-2" = 376.18 (GARAGE)	
TOTAL FAL:		1542.57 SQ. FT.

Revisions	By	Date

FLOOR AREA DIAGRAM

Date: FEBRUARY 2022
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Drawn By: RBN-R
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A2.3

EAVE VENTS FOR THIS PROJECT



PRODUCT:
22.25 inch x 5.50 inch Eave / Gable Vent with Inside Nail Flange, 26 Ga. Galvanized Steel, Price/Each.

ORDERING NOTES:
• Shipping Method: 2-2 business days.

DESCRIPTION:
Designed to be mounted on standard 24 inch spaced 2 x 4 rafters / trusses. This product is designed for insulation and sheathing from the inside, generally during new construction. One formed and spot welded for best strength and appearance. All galvanized steel construction.

SPECIFICATIONS:
• Inventory are backed with 1/4 inch mesh hardware cloth.
• 26 GA. GALVANIZED STEEL.
• 1/2" (2) inch mesh hardware cloth.

GABLE VENT FOR THIS PROJECT



14 in. in. x 24 in. in. Rectangular Silver Galvanized Steel Built-in Screen Gable Louver Vent

Product Overview
Gable Louvers help provide attic ventilation for unvented heat and moisture when an eave vent or soffit vent is not available. A standard ventilation system (SVC) intake ventilator combined with SSV exhaust ventilator can also lower utility bills. Conforms to Federal Specification QQ-P73A, Type 1, Class 4 ASTM A-883, unless otherwise noted. 26 gauge galvanized steel, 1/2" spaced construction with 1/2" in. mesh frame. 1/8" in. Galvanized wire mesh prevents entry from birds or large insects.

Specifications

Dimensions	Material	Net Free Area (Sq. Ft.)	Weight (Lbs.)
Color Family: Silver	Color/Finish: Silver	142	142
Features: Built-in Screen Construction, Painted/Powder Coated, UV Resistant	Mounting Position: Exhaust		
Material: Galvanized Steel	Mounting Position: Gable Mount		
Finish/Coat: Yes	Power Type: Non-Powered		
Product Height (in.): 4.00 in.	Screen Treatment: Yes		
Shape: Rectangular	UV Resistant: Yes		

ROOF VENT FOR THIS PROJECT



Step 3: DETERMINE THE ADEQUATE NUMBER OF O'HAGIN VENTS REQUIRED

Total O'Hagin Vents Required for **319** sq. inches.

O'Hagin Tapered Low Profile
72.0 sq. in. NFVA

Vents High: **3**
Vents Low: **3**

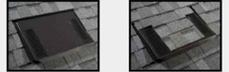
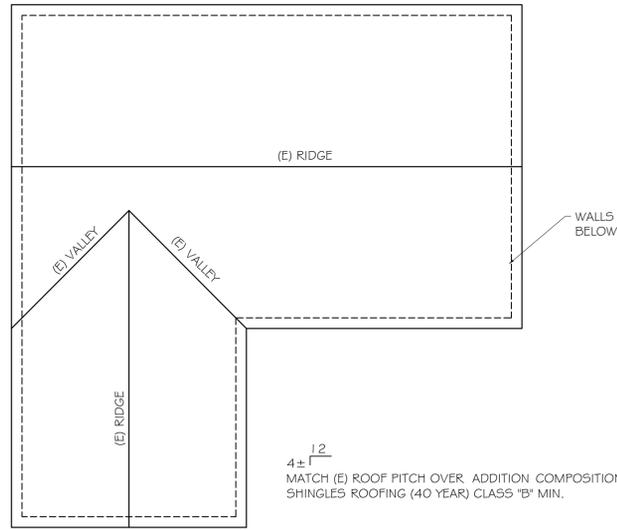
O'Hagin Standard Line

The O'Hagin patented tapered, low profile attic vents offer the best ventilation solution for composition shingle, slate and shake roof applications. This vent is designed as a one-piece system requiring no separate sub-fashing and provides superior airflow while blending seamlessly with the surrounding roofing material - particularly when utilizing our alternate shingle-over installation finish method (shown below). The vent is 30 inches wide, 23 inches long and 2 inches high in the front, tapering to blend in with the roof decking at the top. This model is well constructed with external louvers on each side, as well as internal water diverters and splash guards.

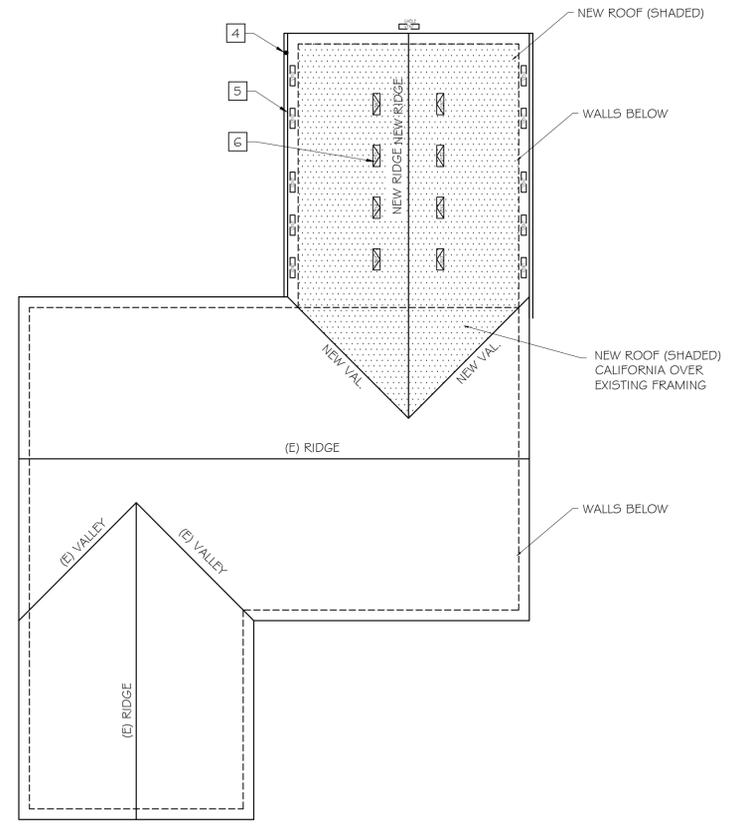
This attic vent provides maximum airflow - 72 square inches of Net Free Ventilation Area (NFVA) - without detracting from the aesthetics of the roof design. O'Hagin Standard Line of attic vents is available for contractor painting in 26 gauge G90 mill finish galvanized steel, G102 aluminum, 16 oz. copper, as well as a variety of pre-painted finishes.

See attached brochure for additional information.

Standard Installation Method

OLD ROOF PLAN
SCALE: 1/8" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN KEY NOTES

- 1 LINE OF WALL BELOW, TYP. U.N.O.
- 2 LINE OF ROOF, TYP. U.N.O.
- 3 DOWN SPOUTS TO CONNECTED TO LANDSCAPING
- 4 NEW 6" ALUMINUM GUTTERS
- 5 [Symbol] DENOTED EAVE VENT LOCATIONS
- 6 [Symbol] DENOTES LOW PROFILE VENTS

ATTIC VENTILATION CALCULATION

EAVE VENTS MANUFACTURED BY : CSG GROUP BUILDING PRODUCTS
RETROFIT EAVE VENTS WITH OUTSIDE NAIL FLANGE
MODEL # EAVE-2XGAP-1 (NET FREE AREA 78 SQ. IN. NFVA)

ROOF VENTS MANUFACTURED BY : O' HAGIN ATTIC VENTILATION PRODUCTS
WEATHER MASTER
PART # : TAPERED LOW-PROFILE VENTS (NET FREE AREA 71 SQ. IN. NFVA)

GABLE LOUVER VENTS MANUFACTURED BY : GIBLALTAR BUILDING PRODUCTS
1/4 1/4" x 24 1/4" ROUGH OPENING
MODEL# GLPG1424G-1/8 (NET FREE AREA 147 SQ. IN. NFVA)

PROPOSED PROJECT NEW ROOF AREA: 515 SQ. FT.

SUBTOTAL VENTING REQUIRED: 515 SQ. FT./150 = 3.43 X 144 = 494 TOTAL SQ. IN. OF CODE REQUIRED VENTING

PROPOSED VENTILATION:

ROOF VENTS BY: "O'HAGIN" WEATHER MASTER LOW PROFILE VENTS: EACH VENT PROVIDES 72 SQ. IN. 6 TO BE USED x 72 SQ. INCHES = 432 SQ. INCHES

EAVE VENTS BY GIBLALTAR BUILDING PRODUCTS: (22.5" x 5.5") EACH VENT PROVIDES 78 SQ. INCHES 10 TO BE USED x 78 SQ. INCHES = 780 SQ. INCHES

GABLE VENTS: BY CSG GROUP PRODUCTS: (14"x 24") EACH VENT PROVIDES 147 SQ. INCHES 1 TO BE USED x 147 SQ. INCHES = 147 SQ. INCHES.

TOTAL OF 1359 SQ. IN. OF VENTILATION WILL BE PROVIDED.

NOTE:
Use 26 ga. SCREEN GABLE END VENTS WHERE POSSIBLE. ALSO EYEBROW VENTING REQUIRED TO PROVIDE OF 30% OF THE UPPER PORTION OF ATTIC, (36" ABOVE PLATE LINE) IF RADIANT BARRIER IS USED.

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EXISTING ROOF PLAN
PROPOSED ROOF PLAN

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A3.0

ABBREVIATIONS

ABBREVIATIONS
(UPDATED 2/21/2020)

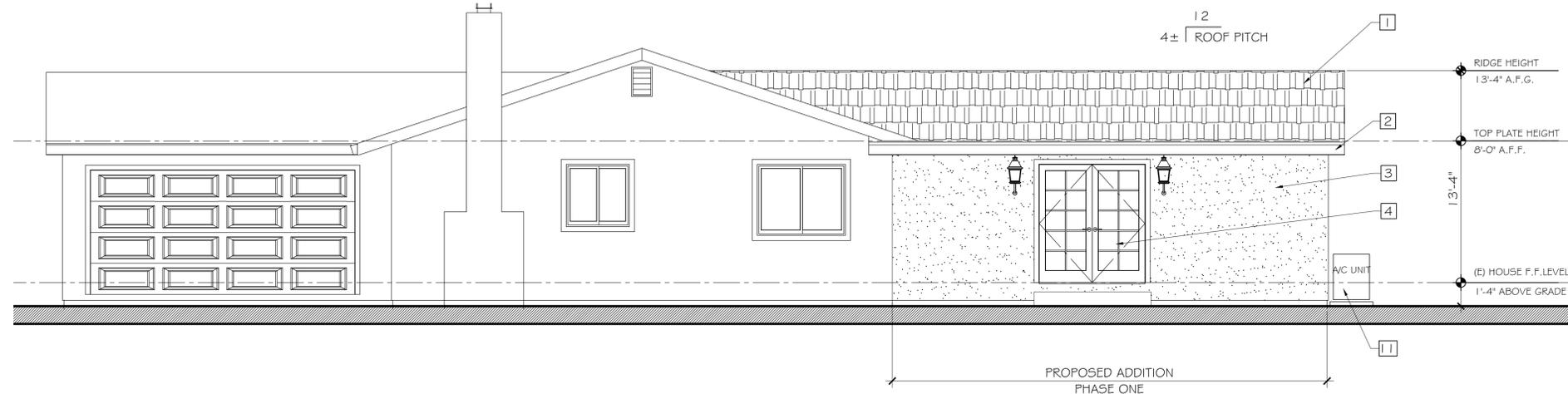
A.B.	ANCHOR BOLT
A.C.	ASPHALT CONCRETE
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
APPROX.	APPROXIMATE
ASPH.	ASPHALT
BKG.	BACKING
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
CER.	CERAMIC
C.J.	CEILING JOIST
CLG.	CEILING
CLO.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.I.A.	DIAMETER
DWN.	DOWN
D.S.	DOWN SPOUT
DW.	DISH WASHER
DWG.	DRAWING
DF#2	DOUGLAS FIR LUMBER #2 GARDE
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
ES.	EACH SIDE
E.W.	EACH WAY
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.F.	FINISH FLOOR
FIN.	FINISH
FL.	FLOOR
FLUOR.	FLUORESCENT
F.O.F.	FACE OF FINISH
FTG.	FOOTING
FTH.	
G.A.	GAUGE
GL.	GLASS
GND.	GROUND
GYP.	GYPSON
HDCP.	HANDICAP
HB.	HOSE BIB
HDWD.	HARDWOOD
HDR.	HEADER
HC.	HOLLOW CORE
HGT.	HEIGHT
HORIZ.	HORIZONTAL
HR.	HANDRAIL
H.V.A.C.	HEATING & AIR
HEAT'G.	HEATING
HDR.	HEADER
INSUL.	INSULATION
INT.	INTERIOR
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATES
LAV.	LAVATORY
LT.	LIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
MED.	MEDIUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MIN.	MINIMUM
MTL.	METAL
N.	NORTH
(N)	NEW
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.H.	OVER HANG
O/	OVER
PERIM.	PERIMETER
PLYWD.	PLYWOOD
RB.	RUBBER BASE
REIN.	REINFORCED
REQ.	REQUIRED
RM.	ROOM
RDWD.	REDWOOD
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
STD.	STANDARD
TYP.	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN THE FIELD
V.T.	VINYL TILE
W.	WASHER
W/	WITH
WD.	WOOD
WIN.	WINDOW

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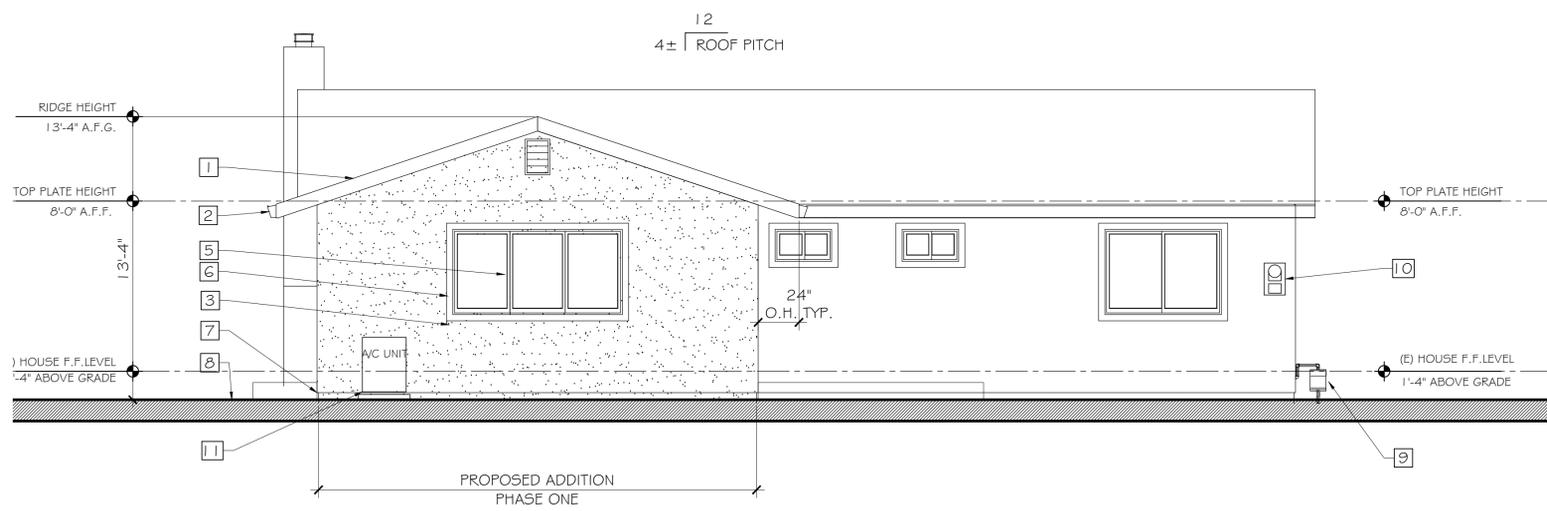
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Rolando Noriega



RIGHT SIDE ELEVATION (east elevation)

- ### EXTERIOR MATERIAL KEY NOTES
- 1 COMPOSITION SHINGLES ROOFING CLASS "A" (40 YEAR ROOF) THE FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER CRC R905.2.5 of 2 LAYERS 30# BUILDING FELT of 5/8" CDX PLYWOOD OR O5B. GUTTERS ARE "K-STYLE" OR OGEE STYLE, 24 GA.GI. RECTANGULAR 5" WITH 26 GA.GI. DOWN SPOUTS
 - 2 7/8" STUCCO (APPLIED WITH 3 COATS APPLICATION WHEN APPLIED of METAL LATH OR WIRE LATH of 2 LAYERS OF GRADE 'D' PAPER WALL UNDERLAYMENT, PER CRC R707.3.2.
 - 3 "MILGARD" SLIDING DOORS, OR BETTER VINYL CLAD OUTSIDE, DUAL GLAZED
 - 4 ALL NEW WINDOWS "MILGARD" WINDOWS (OWNERS CHOICE)
 - 5 WINDOW TRIM TO BE 2x WOOD PAINT GRADE TO MATCH EXISTING
 - 6 PROVIDE PROPER CLEARANCE TO WEEP SCREED OF 2" TO PAVED SURFACE OR 4" TO EARTH SURFACE. (WEEP SCREED REQUIRED @ BOTTOM OF ALL NEW FRAMED EXTERIOR WALLS) AM5T C926 # C1063, R703.6.2...3CRC/2010
 - 7 FINISH GRADE
 - 8 EXISTING GAS METER
 - 9 EXISTING ELECTRICAL SERVICE 125 AMPS
 - 10 LOCATION OF NEW A/C UNIT ON 3" CONCRETE SLAB



REAR ELEVATION (north elevation)

MACIAS RESIDENCE
1177 BUCKNAM AVENUE
CAMPBELL, CA 95008
APN: 406-15-013

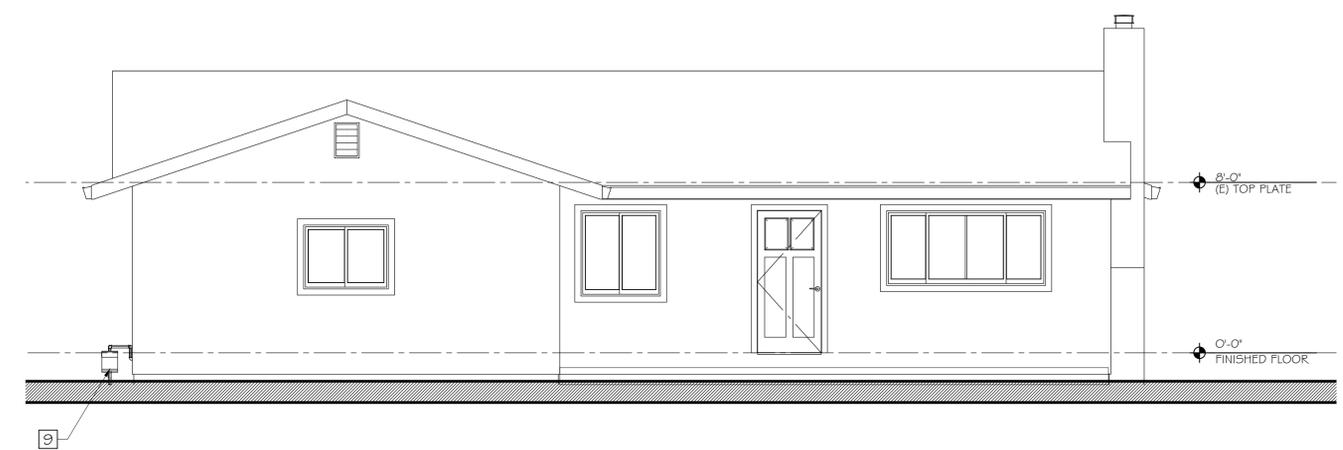
Revisions	By	Date

EXTERIOR ELEVATIONS

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A4.1

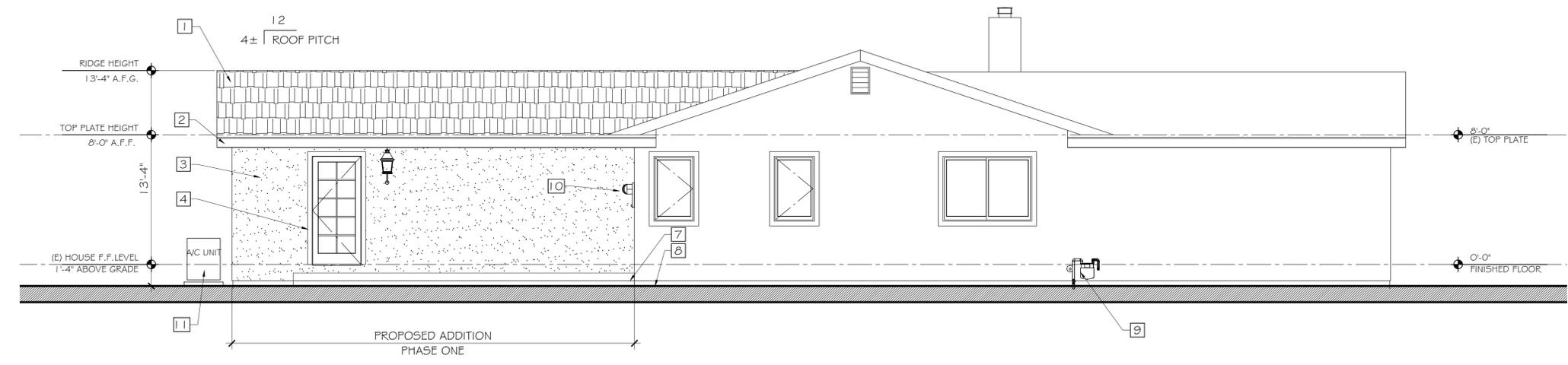
Rolando Noriega



FRONT ELEVATION (south elevation) 0 2' 4' 8'
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL KEY NOTES

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- 8 FINISH GRADE
- 9 EXISTING GAS METER
- 10 EXISTING ELECTRICAL SERVICE 125 AMPS
- 11 LOCATION OF NEW A/C UNIT ON 3" CONCRETE SLAB



LEFT SIDE ELEVATION (west elevation) 0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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