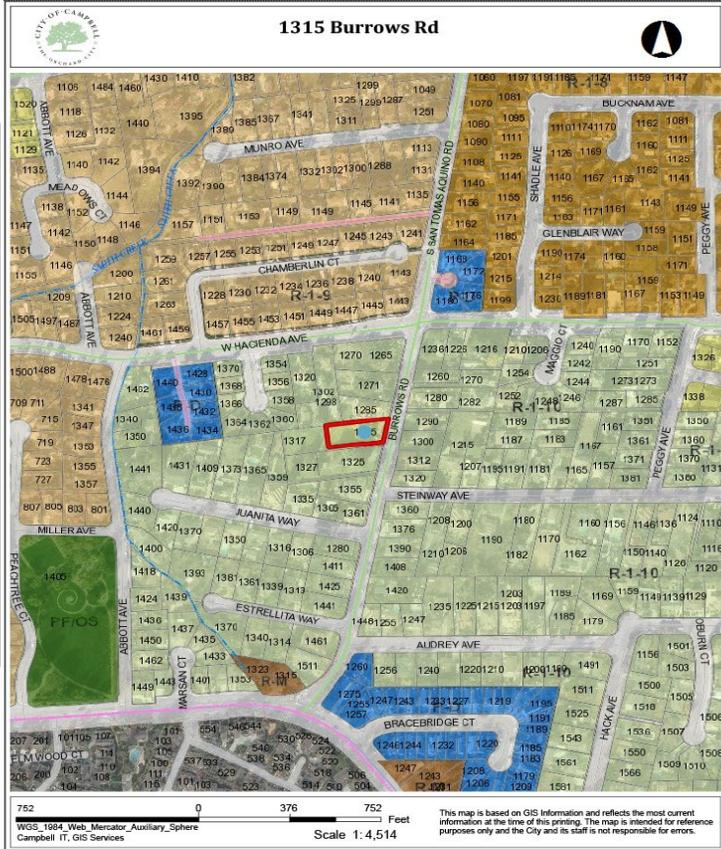


Location of Proposed Project



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

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

March 1st, 2023

The Community Development Director will be rendering a decision on the following project.

Project Address: 1315 Burrows Rd
Zoning | Area Plan: R-1-10 | STANP
Neighborhood Association(s): STACC
Council District:

File No: PLN-2022-91

APN: 403-16-109

Applicant: Serge Sobor

Property Owner: Hao Wang

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

Administrative Site and Architecture Review Permit to allow an approximately 1,818 square-foot addition to an existing single-family residence which includes a JADU.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **March 1, 2023**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 11, 2023**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- 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 traducción en Español

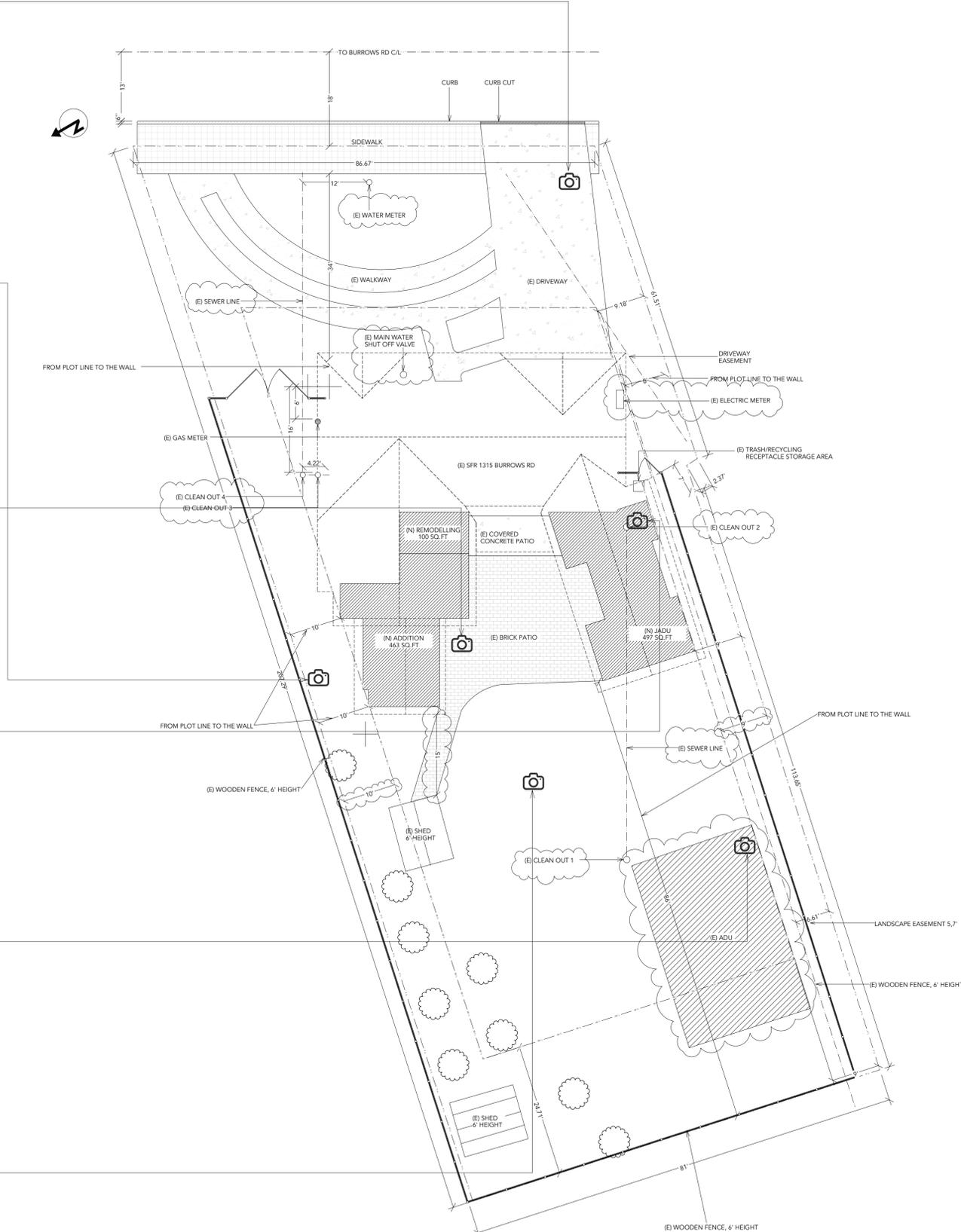


REVISION TABLE		
NUMBER	DATE	REVISED BY
1	8/29/2022	NR
2	12/16/22	NR

WEST VALLEY SANITATION DISTRICT (W.V.S.D) HAS REQUIRED A CHECK VALVE AND A PROPERTY LINE CLEANOUT. THE SEWER LINE MODIFICATION WILL REQUIRE INSPECTION FROM WVSD AND THE CITY OF CAMPBELL.

SITE PLAN NOTES:

- CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.
- PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT ALONG WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
- PLOT PLAN DIMENSIONS, INCLUDING PROPERTY LINE ARE ASSUMPTION MADE ON THE BASIS OF ASSESSOR MAP AND SATELLITE DATA, PENDING BOUNDARY SURVEY REPORT. CONTRACTOR/ OWNER TO VERIFY IN FIELD AND PROVIDE DESIGNER WITH BOUNDARY SURVEY UPON AVAILABILITY FOR CORRECTIONS.
- CAL GREEN 4.50: THERE SHALL BE NO USE OF PRODUCTS, MATERIALS, PAINTS, SOLVENTS, PRIMERS, CAULKS, OR GLUES THAT EXCEEDS CALIFORNIA'S LIMIT ON VOLATILE ORGANIC COMPOUNDS (VOC)
- CFC 505: ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" HIGH, 1/2" WIDE, PLACED VISIBLE FROM THE STREET
- R408.5: ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CRAWLSPACE AND ATTIC AREAS
- R401.3: FINISH GRADE SHALL BE 5% AWAY FROM FOUNDATION AND HAVE SUFFICIENT SLOPE TO RETAIN STORM WATER ON-SITE AND NOT TO FLOW TO THE NEIGHBOR'S PROPERTY OR TO THE STREET.
- THIS PROJECT WILL REQUIRE THAT A SURVEYOR APPROVE THE FOUNDATION FORMS IN TERMS OF SETBACK ACCURACY AND FLOOR LEVEL HEIGHTS PRIOR TO PLACING CONCRETE. LANGUAGE FOR THE LETTER MUST BE AS WRITTEN AS PER CAMPBELL'S SURVEYOR HANDOUT AVAILABLE THROUGH THE BUILDING DEPARTMENT.
- ANY SLIP CRITICAL HOLD DOWN BOLTING OR SPECIAL SHEAR NAILING OR ADDITIONAL ELEMENTS REQUIRED BY THE ENGINEER OF RECORD (EOR), WILL REQUIRE SPECIAL INSPECTION.
- CONSTRUCTION SITE MUST COMPLY WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION THAT WILL INCLUDE PROTECTION FROM: TEMPORARY HEATING, FLAMMABLES, COMBUSTIBLE MATERIALS, OPEN FLAME, SPARK PRODUCTION, ACCESS AND EGRESS, WATER SUPPLY AND PORTABLE FIRE EXTINGUISHERS FOR MINOR FIRE SUPPRESSION.
- THE BUILDER SHALL SUPPLY TO THE HOMEOWNER A LUMINAIRE SCHEDULE AS WELL AS AN OWNER'S MANUAL FOR ALL APPLIANCES AND FIXTURES AND PRODUCTS USED IN THE BUILD.
- THE SCOPE IS AN IMPORTANT ELEMENT OF THE DESIGN DRAWINGS. IF THE SCOPE DOES NOT COMPLETELY LIST THE INDENTED WORK FOR THE PROJECT AND THE DISCREPANCY IS DISCOVERED DURING A SITE INSPECTION, A RESUBMITTAL, REVISION, AND/OR A RE-DEFINITION OF THE TYPE PROJECT MAY BE REQUIRED. THESE ACTIONS CAN CREATE A 'STOP WORK' UNTIL THE DOCUMENTS ALIGN WITH THE BUILD AND OFTEN INCUR ADDITIONAL FEES. REVIEW THE SCOPE AND EDIT IF NECESSARY, CONSIDERING: POSSIBLE ADU.
- POTABLE WATER SUPPLIES 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.



PROJECT
ADDITION
AND REMODELING

ADDRESS
1315 BURROWS RD
CAMPBELL
CA 95008

CLIENT
HAO WANG

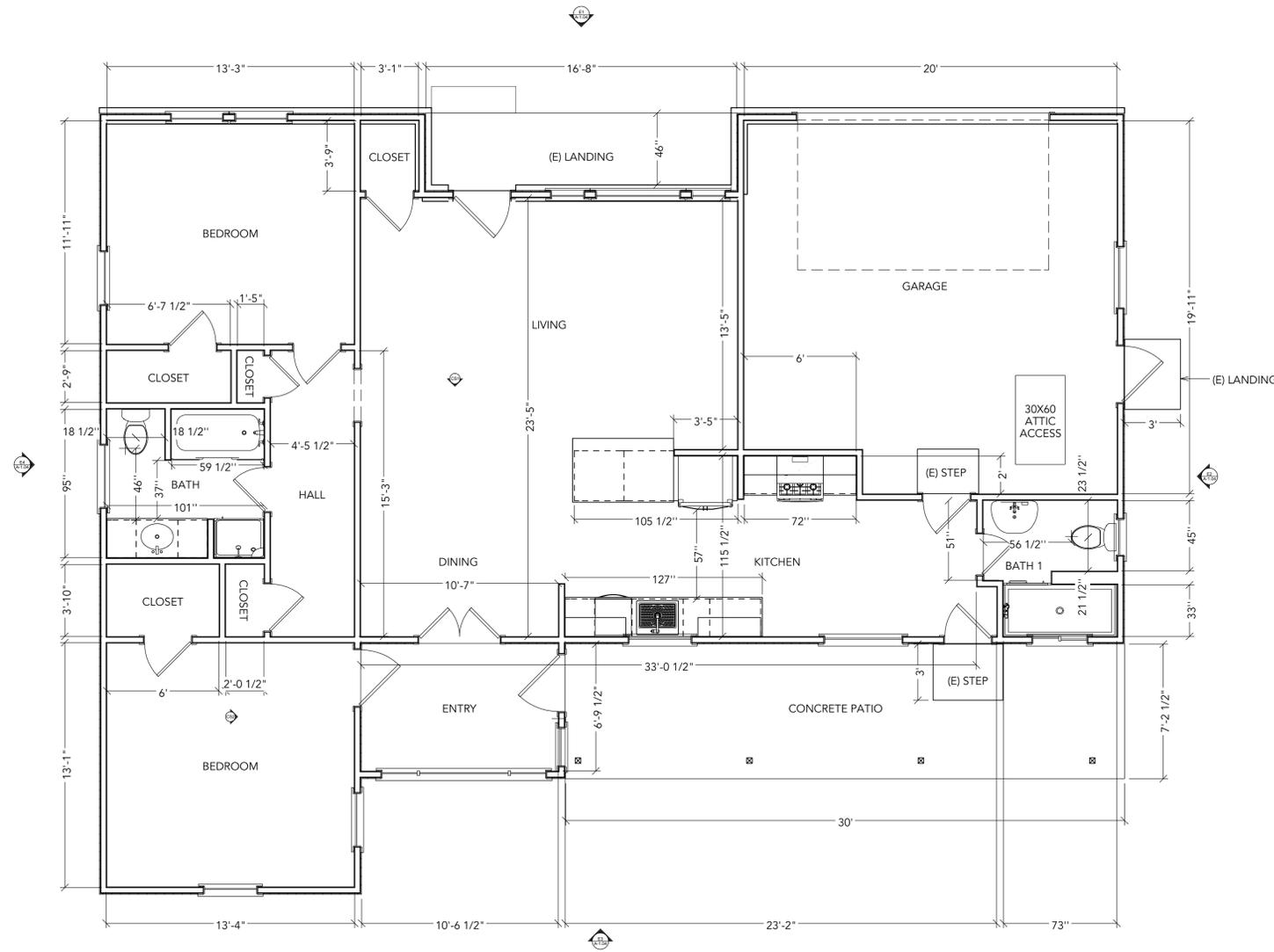
TITLE
FLOOR PLAN

AS-BUILT/EXISTING

DATE
1/25/23

SCALE
1/4"=1'

REVISION TABLE		
NUMBER	DATE	REVISED BY



WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	(E) EXTERIOR WALL W/PONY STONE WALL
	(E) INTERIOR PLUMBING WALL
	(E) EXTERIOR WALL
	(E) INTERIOR WALL

PROJECT
ADDITION
AND REMODELING

ADDRESS
1315 BURROWS RD
CAMPBELL
CA 95008

CLIENT
HAO WANG

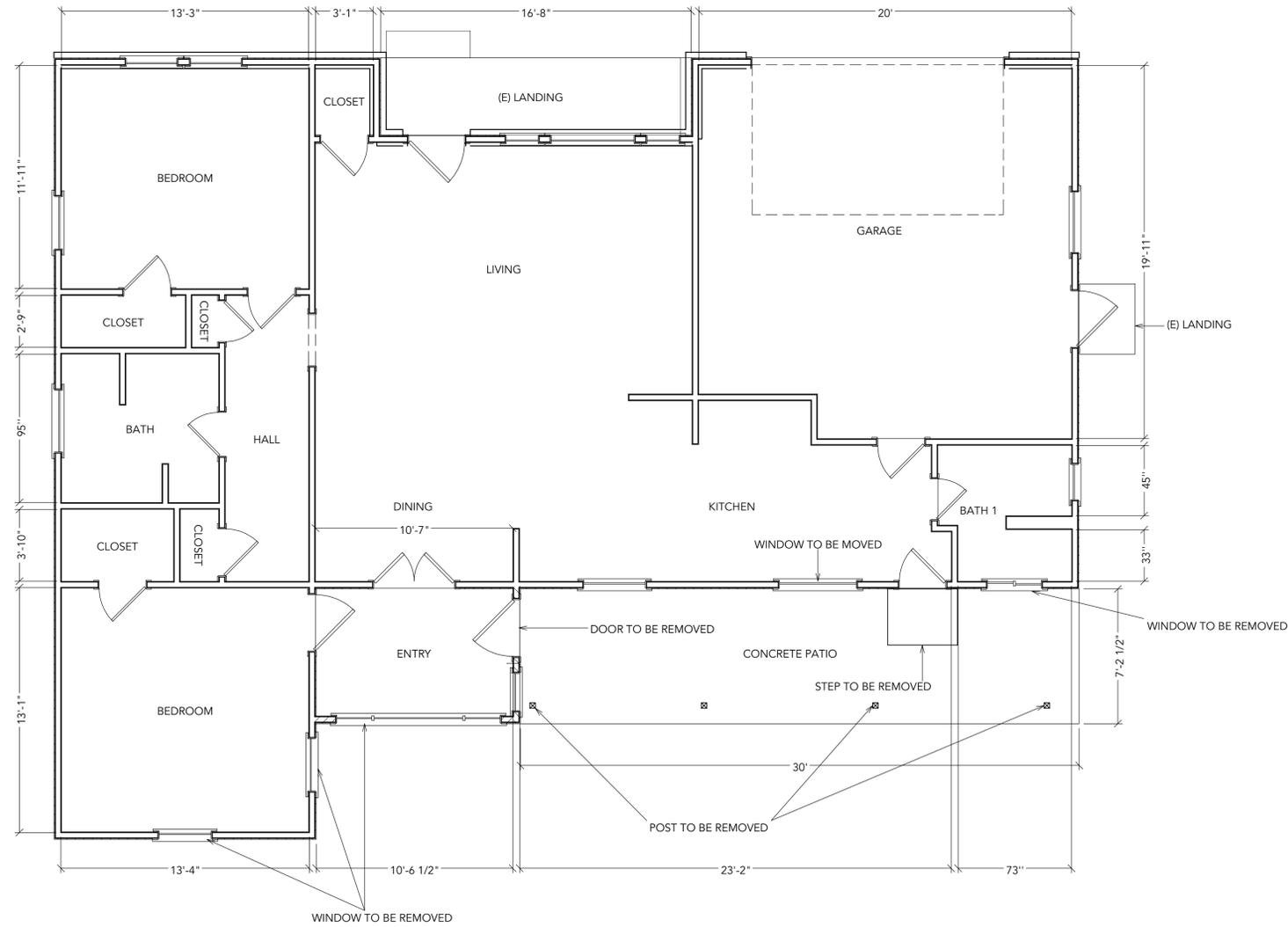
TITLE
DEMOLITION
PLAN

AS-BUILT/EXISTING

DATE
1/25/23

SCALE
1/4"=1'

REVISION TABLE		
NUMBER	DATE	REVISED BY

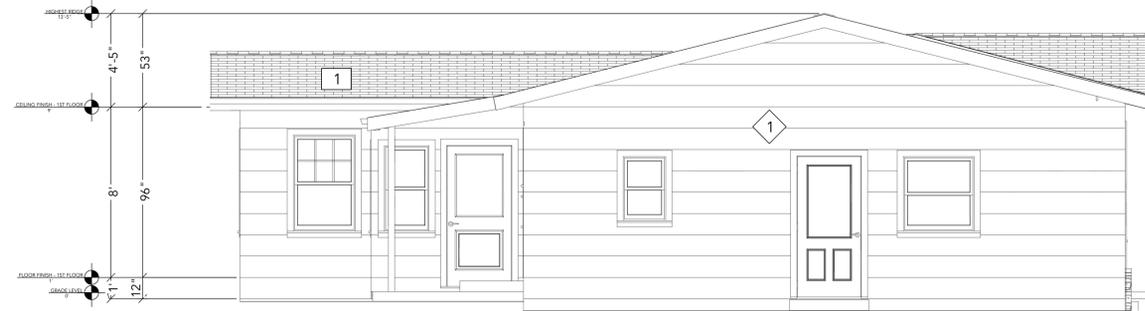


WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	(E) EXTERIOR WALL W/PONY STONE WALL
	(E) INTERIOR PLUMBING WALL
	(E) EXTERIOR WALL, DMLTN
	(E) INTERIOR WALL
	(E) EXTERIOR WALL



-  1 (E) SIDING - WHITE
-  1 (E) PANEL - WHITE
-  1 (E) STONE - BROWN
-  1 (E) ASPHALT ROOF SHINGLE - BLACK

ELEVATION 1
AS-BUILT/EXISTING



-  1 (E) SIDING - WHITE
-  1 (E) ASPHALT ROOF SHINGLE - BLACK

ELEVATION 2
AS-BUILT/EXISTING



-  1 (E) SIDING - WHITE
-  1 (E) ASPHALT ROOF SHINGLE - BLACK

ELEVATION 3
AS-BUILT/EXISTING



-  1 (E) SIDING - WHITE
-  1 (E) ASPHALT ROOF SHINGLE - BLACK

ELEVATION 4
AS-BUILT/EXISTING

PROJECT
ADDITION
AND REMODELING

ADDRESS
1315 BURROWS RD
CAMPBELL
CA 95008

CLIENT
HAO WANG

TITLE
ELEVATIONS

AS-BUILT/EXISTING

DATE
1/25/23

SCALE
1/4"=1'

REVISION TABLE		
NUMBER	DATE	REVISED BY

A-1.04

PROJECT

**ADDITION
AND REMODELING**

ADDRESS

1315 BURROWS RD
CAMPBELL
CA 95008

CLIENT

HAO WANG

TITLE

ROOF PLAN

AS-BUILT/EXISTING

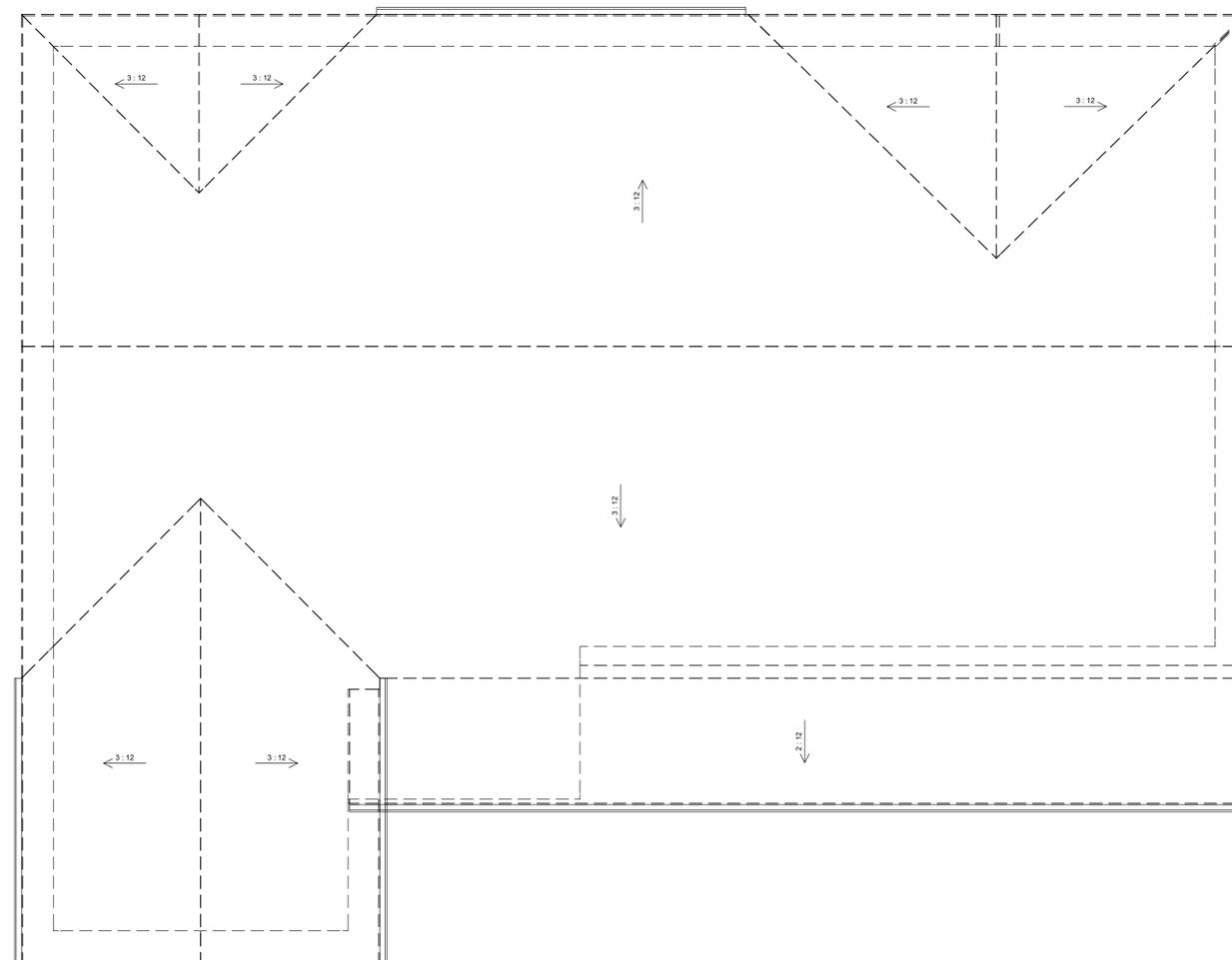
DATE

1/25/23

SCALE

1/4"=1'

REVISION TABLE		
NUMBER	DATE	REVISED BY



REVISION TABLE		
NUMBER	DATE	REVISED BY
1	8/29/2022	NR
2	12/16/22	NR

PLAN GENERAL NOTES

1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER R311.2

2. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT). PER CRC R311.3.

3. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

4. TEMPERED GLASS SHOULD BE USED IN HAZARDOUS LOCATIONS, INCLUDING BUT NOT LIMITED TO GLAZING IN DOORS, GLAZING WITHIN 24" FROM DOOR, GLAZING WITHIN 36" OF WALKING SURFACE, GLAZING LARGER THAN 9 SF WITH BOTTOM EDGE LESS THAN 18" AFF. GLAZING IN GUARDS AND RAILINGS, GLAZING IN WET SURFACE, GLAZING NEAR STAIRS OR RAMPS, SKYLIGHT, OR SLOPED GLAZING PER CRC R308.4.

5. HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

6. SHOWER DOOR TO BE 22" MINIMUM. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN A 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS PER CPC 408.5.

7. SHOWER CURB: SHOWERS ARE REQUIRED TO HAVE A MINIMUM 2" CURB PER CPC 408.5. DIMENSION THE CURB ON THE PLANS OR ELEVATION TO SHOW COMPLIANCE.

8. UNDERFLOOR POST, SILLS ON CONCRETE, AND EXTERIOR DECK & STAIR SUPERSTRUCTURE SHALL BE OF PRESSURE TREATED LUMBER, COATINGS FOR FASTENER, POST BASES, HANGARS, AND CONNECTORS IN CONTACT WITH PT SHALL BE H.D. GALVANIZED, Z-MAX, OR STAINLESS STEEL, OR RATED FOR PT CONTACT. THE END NAILS OF SHEAR WALL INTO THE PT PLATE NEED TO BE H.D. GALVANIZED. (EDIT DETAIL B/S.4 FOR USE OF P.T. POSTS AND TREATED METAL CONNECTORS AND POSITIVE ATTACHMENT OF THE SUBFLOOR TO THE GIRDER, THE CONCRETE WILL NEED TO BE PLACED 6" HIGHER THAN THE SURROUNDING SOIL).

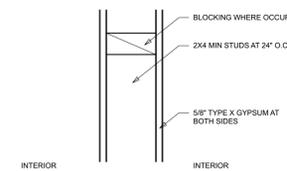
CALGREEN NOTES

1. EXTERIOR DOOR TO BE CAULKED BETWEEN THE DOOR AND THE BUILDING AND BE WEATHER-STRIPPED PER CEC 110.6(B).

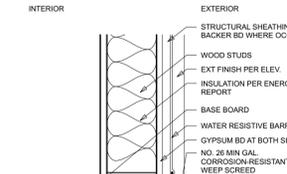
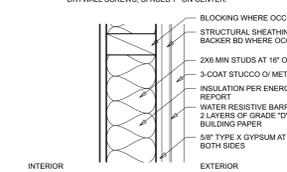
2. ALL INSTALLED LUMINAIRES TO BE HIGH-EFFICACY IN ACCORDANCE WITH CENERGYC TABLE 150.0-A. CENERGYC 150(K)(1)(A).

3. LUMINAIRES THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS TO HAVE DIMMING CONTROLS. CENERGYC 150.0(K)(2)(J).

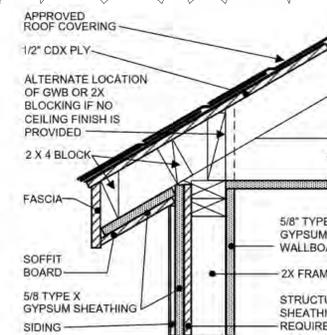
NOTE:
CONSTRUCT PER CBC PRESCRIPTIVE FIRE RESISTIVE WALL TABLE 721.102.15+1.3
2" x 4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH #6 COOLERS OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE.



NOTE:
CONSTRUCT PER CBC PRESCRIPTIVE FIRE RESISTIVE WALL TABLE 721.102.15+1.14
2" x 6" WOOD STUDS AT 16" WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE, INTERIOR AND EXTERIOR SIDES COVERED WITH 5/8" TYPE X GYPSUM WALLBOARD, 4" WIRE, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS OVER STUDS, AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS, SPACED 7" ON CENTER.

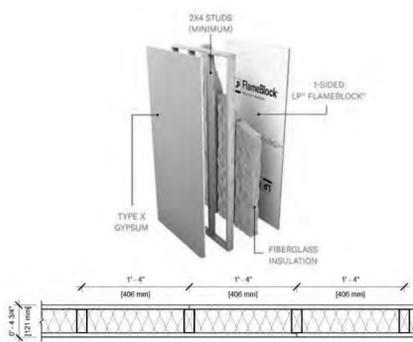


NOTE:
IN ACCORDANCE WITH UL 263 MINIMUM FIRE-RESISTANCE RATING OF 1 HOUR ALL LEAVES WITHIN 5' OF PROPERTY LINE MUST BE 1-HR CONSTRUCTION

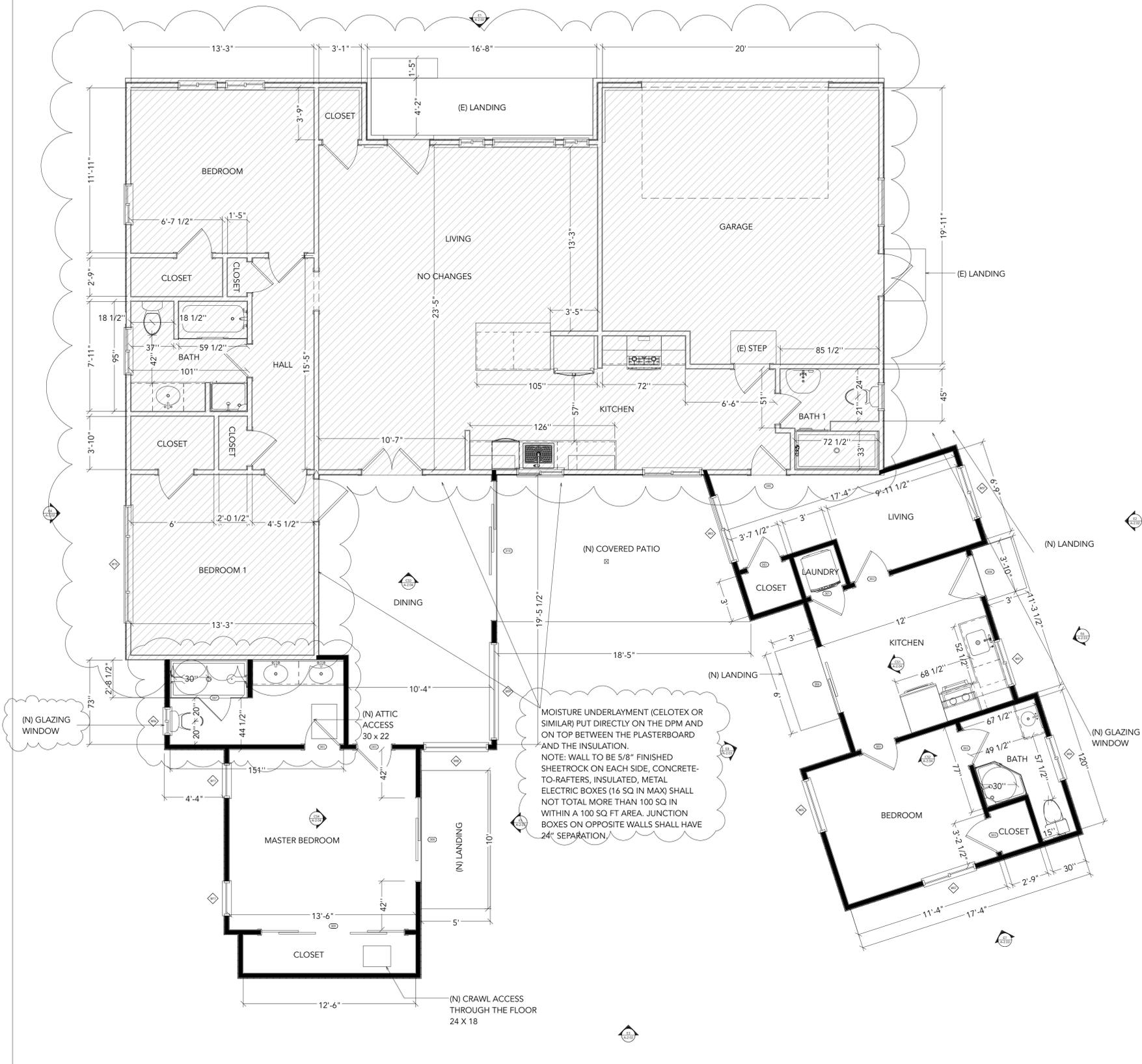


1-HR RATED WALL AND PROTECTED EAVE OVERHANG
NO SCALE

NOTE:
UL U305 INTERIOR PARTITIONS - WOOD STUD (LOAD-BEARING) FIBERGLASS INSULATION USED FOR 1 HR RATED WALL BETWEEN (N) ATTACHED ADU AND (E) SFR WILL PROVIDE ENOUGH NOISE ATTENUATION.



(N) 1-HR RATED WALL DETAIL
NO SCALE



MOISTURE UNDERLAYMENT (CELOTEX OR SIMILAR) PUT DIRECTLY ON THE DPM AND ON TOP BETWEEN THE PLASTERBOARD AND THE INSULATION.
NOTE: WALL TO BE 5/8" FINISHED SHEETROCK ON EACH SIDE, CONCRETE-TO-RAFTERS, INSULATED, METAL ELECTRIC BOXES (16 SQ IN MAX) SHALL NOT TOTAL MORE THAN 100 SQ IN WITHIN A 100 SQ FT AREA. JUNCTION BOXES ON OPPOSITE WALLS SHALL HAVE 24" SEPARATION.

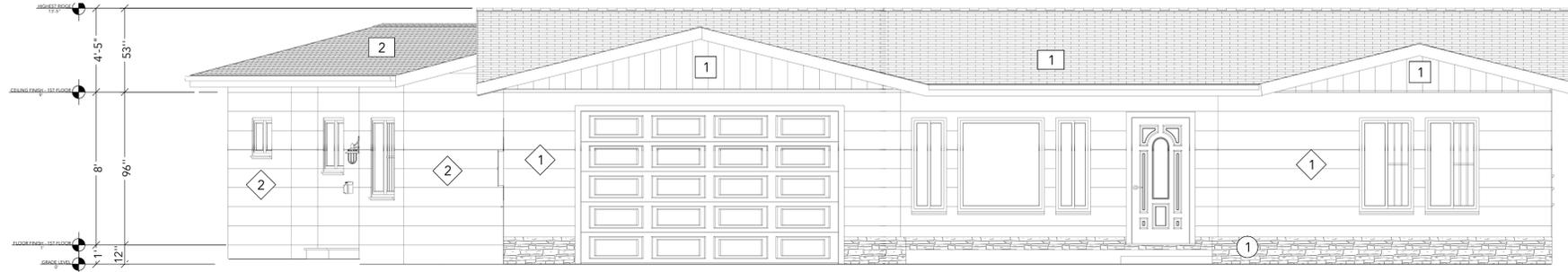
(N) DOOR SCHEDULE				
NUMBER	QTY	FLOOR	WIDTH	HEIGHT
D01	1	1	28"	80"
D03	7	1	30"	80"
D04	1	1	36"	80"
D05	1	1	30"	80"
D06	1	1	60"	82"
D07	1	1	28"	80"
D08	1	1	72"	80"
D09	1	1	124"	80"
D10	1	1	120"	80"

(N) WINDOW SCHEDULE				
NUMBER	QTY	FLOOR	WIDTH	HEIGHT
W01	1	1	42"	34"
W03	1	1	60"	50"
W04	1	1	40"	24"
W05	1	1	48"	50"
W06	1	1	24"	35"
W07	2	1	48"	50"
W08	1	1	56"	54"
W09	1	1	84"	54"
W10	1	1	102"	44"
W11	2	1	30"	60"

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
[Symbol]	(E) EXTERIOR WALL
[Symbol]	(N) 1-HR RATED WALL
[Symbol]	(N) EXTERIOR WALL
[Symbol]	(N) INTERIOR WALL
[Symbol]	(E) INTERIOR WALL
[Symbol]	(E) EXTERIOR, PONY WALL
[Symbol]	(E) INTERIOR PLUMBING WALL

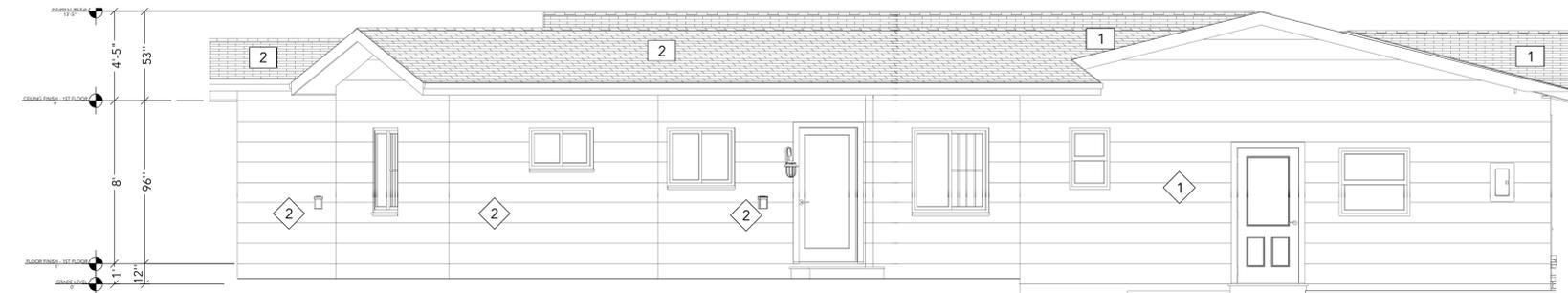
ELEVATION NOTES

1. EXTERIOR STUCCO TO HAVE TWO LAYERS OF GRADE 'D' BUILDING PAPER OVER WOOD BASE SHEETING WITH 3/8" WEEP SCREED MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS PER CRC 703.6.2.1.
2. STUCCO TO BE APPLIED WITH A 3 COAT APPLICATION OVER METAL LATH OR WIRE LATH PER CRC R703.6.2.



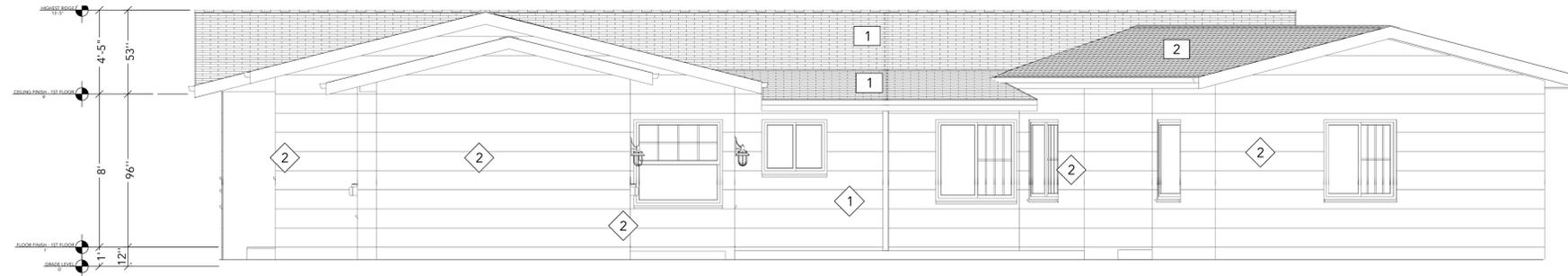
-  (E) SIDING - WHITE
-  (N) SIDING - WHITE TO MATCH UNDERLAYMENT - STANDARD BLACK SIDING PAPER
-  (E) PANEL - WHITE
-  (E) STONE - BROWN
-  (E) ASPHALT ROOF SHINGLE - BLACK
-  (N) ASPHALT ROOF SHINGLE - BLACK - TO MATCH EXISTING

ELEVATION 1
PROPOSED



-  (E) SIDING - WHITE
-  (N) SIDING - WHITE TO MATCH UNDERLAYMENT - STANDARD BLACK SIDING PAPER
-  (E) ASPHALT ROOF SHINGLE - BLACK
-  (N) ASPHALT ROOF SHINGLE - BLACK - TO MATCH EXISTING

ELEVATION 2
PROPOSED



-  (E) SIDING - WHITE
-  (N) SIDING - WHITE TO MATCH UNDERLAYMENT - STANDARD BLACK SIDING PAPER
-  (E) ASPHALT ROOF SHINGLE - BLACK
-  (N) ASPHALT ROOF SHINGLE - BLACK - TO MATCH EXISTING

ELEVATION 3
PROPOSED



-  (E) SIDING - WHITE
-  (N) SIDING - WHITE TO MATCH UNDERLAYMENT - STANDARD BLACK SIDING PAPER
-  (E) ASPHALT ROOF SHINGLE - BLACK
-  (N) ASPHALT ROOF SHINGLE - BLACK - TO MATCH EXISTING

ELEVATION 4
PROPOSED

REVISION TABLE		
NUMBER	DATE	REVISED BY

ELEVATION NOTES

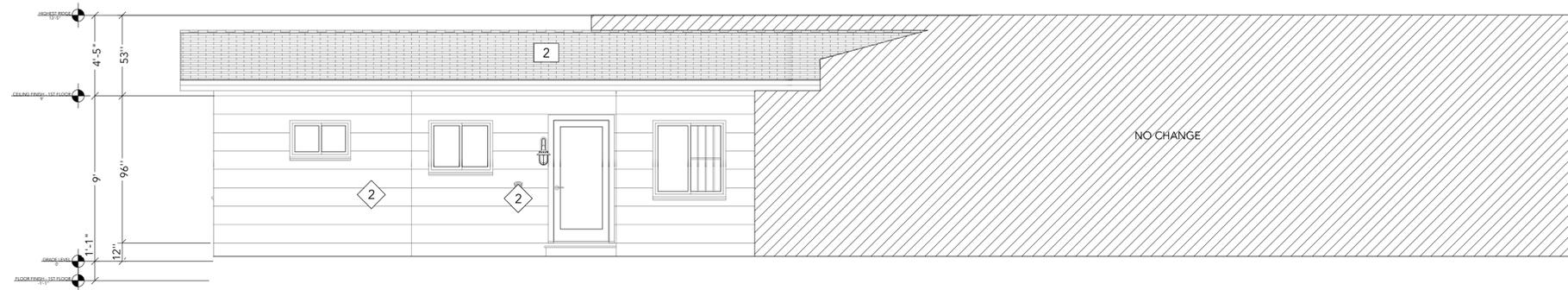
1. EXTERIOR STUCCO TO HAVE TWO LAYERS OF GRADE 'D' BUILDING PAPER OVER WOOD BASE SHEETING WITH 3/4" WEEP SCREED MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS PER CRC 703.6.2.1.
2. STUCCO TO BE APPLIED WITH A 3 COAT APPLICATION OVER METAL LATH OR WIRE LATH PER CRC R703.6.2.

ELEVATION 5
PROPOSED



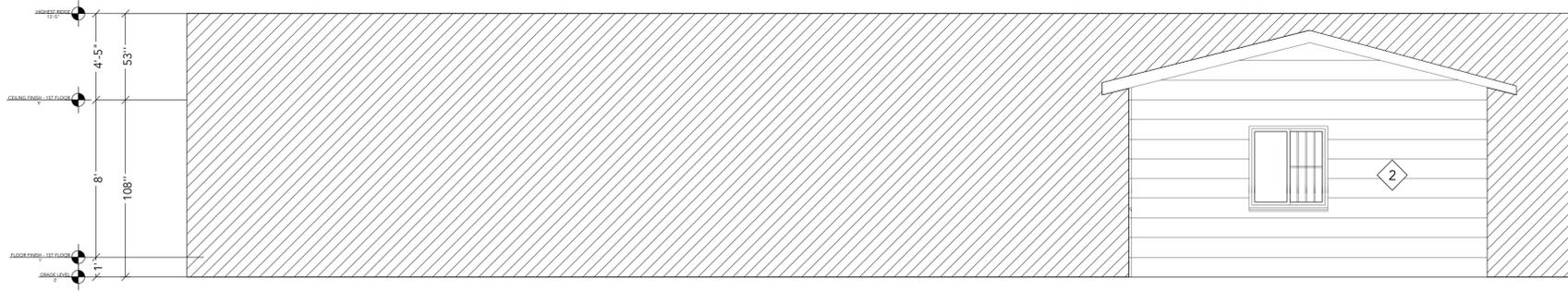
-  2 (N) SIDING – WHITE TO MATCH UNDERLAYMENT – STANDARD BLACK SIDING PAPER
-  2 (N) ASPHALT ROOF SHINGLE - BLACK - TO MATCH EXISTING

ELEVATION 6
PROPOSED



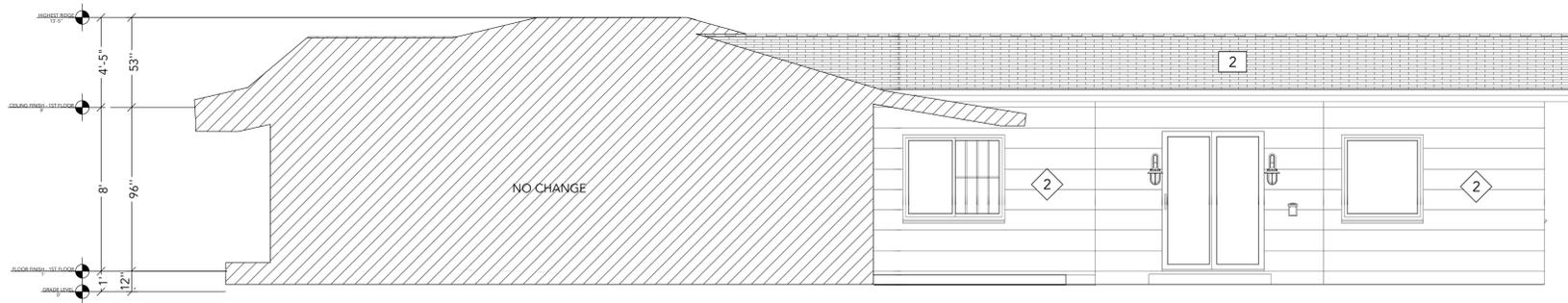
-  2 (N) SIDING – WHITE TO MATCH UNDERLAYMENT – STANDARD BLACK SIDING PAPER
-  2 (N) ASPHALT ROOF SHINGLE - BLACK - TO MATCH EXISTING

ELEVATION 7
PROPOSED



-  2 (N) SIDING – WHITE TO MATCH UNDERLAYMENT – STANDARD BLACK SIDING PAPER

ELEVATION 8
PROPOSED



-  2 (N) SIDING – WHITE TO MATCH UNDERLAYMENT – STANDARD BLACK SIDING PAPER
-  2 (N) ASPHALT ROOF SHINGLE - BLACK - TO MATCH EXISTING

PROJECT
ADDITION AND REMODELING

ADDRESS
1315 BURROWS RD
CAMPBELL
CA 95008

CLIENT
HAO WANG

TITLE
ELEVATIONS

PROPOSED

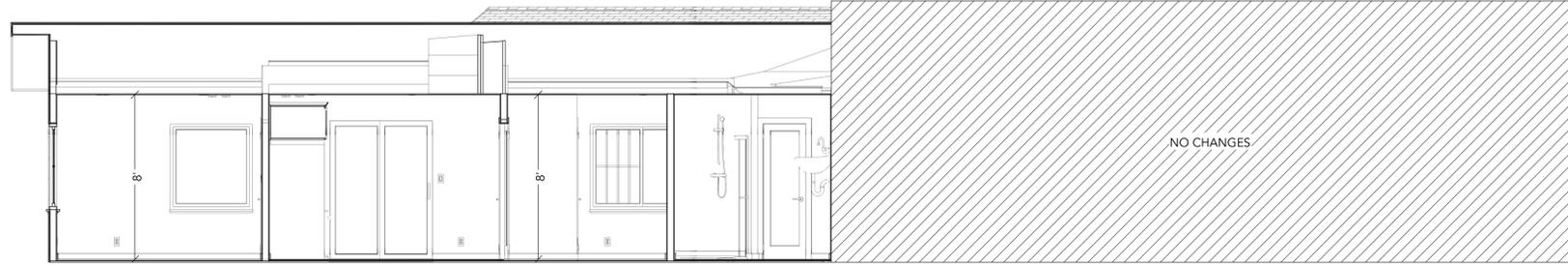
DATE
1/25/23

SCALE
1/4"=1'

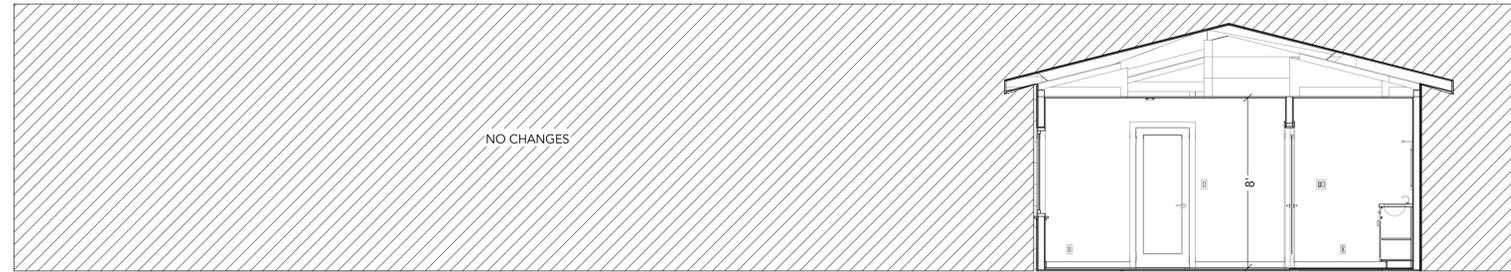
REVISION TABLE		
NUMBER	DATE	REVISED BY

A-2.03

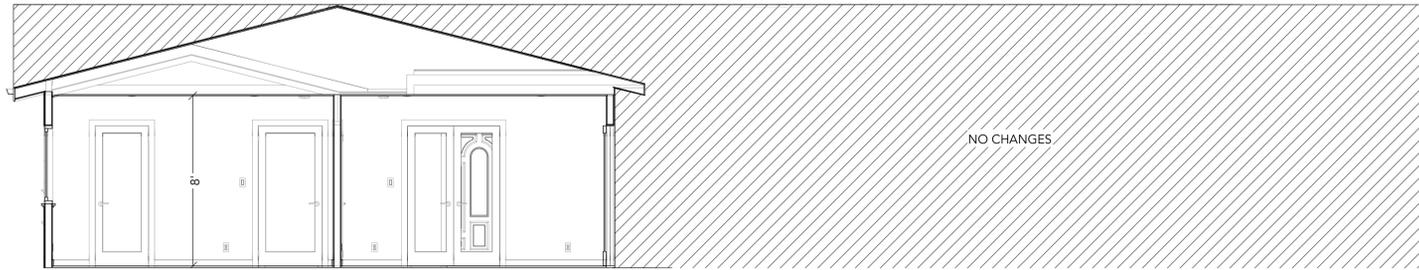
Nick Romanenko
Designer



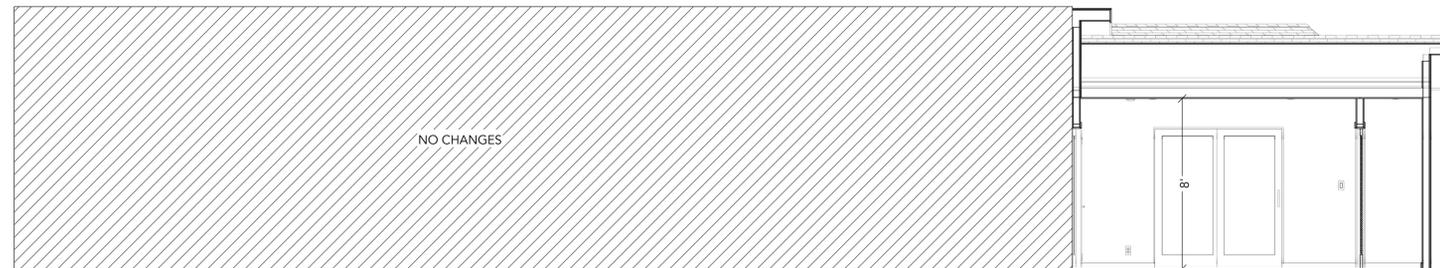
CROSS SECTION 1
PROPOSED



CROSS SECTION 2
PROPOSED



CROSS SECTION 3
PROPOSED



CROSS SECTION 4
PROPOSED

PROJECT

**ADDITION
AND REMODELING**

ADDRESS

1315 BURROWS RD
CAMPBELL
CA 95008

CLIENT

HAO WANG

TITLE

**CROSS
SECTIONS**

PROPOSED

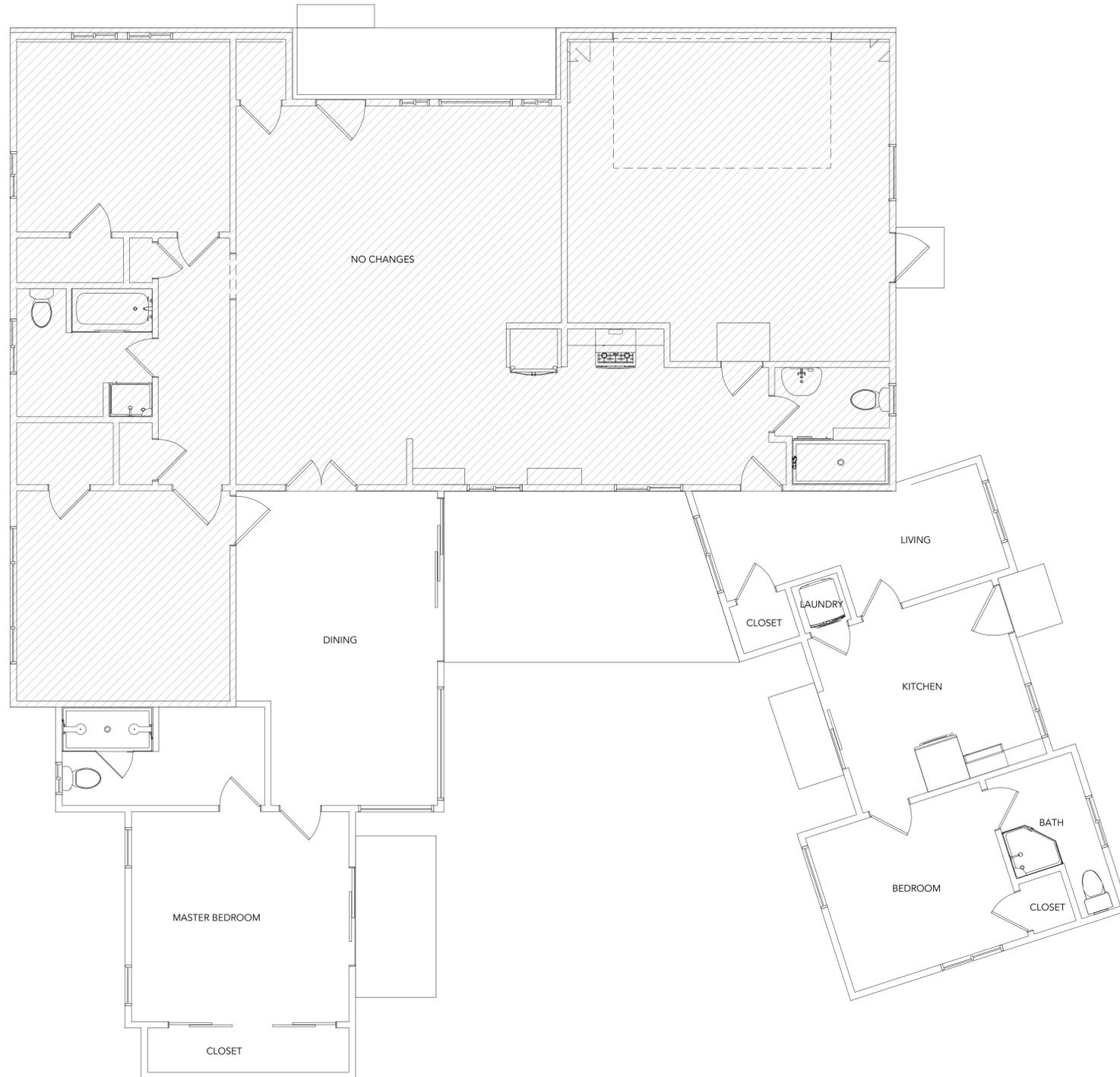
DATE

1/25/23

SCALE

1/4"=1'

REVISION TABLE		
NUMBER	DATE	REVISED BY



ROOM FINISH SCHEDULE	
ROOM NAME	AREA, INTERIOR (SQ FT)
BATH	45
BEDROOM	113
CLOSET	11
CLOSET	34
CLOSET	9
DINING	229
KITCHEN	135
LAUNDRY	9
LIVING	115
MASTER BATH	76
MASTER BEDROOM	176
UNSPECIFIED	68
TOTALS:	1020

PROJECT

**ADDITION
AND REMODELING**

ADDRESS

1315 BURROWS RD
CAMPBELL
CA 95008

CLIENT

HAO WANG

TITLE

AREA DIAGRAM

PROPOSED

DATE

1/25/23

SCALE

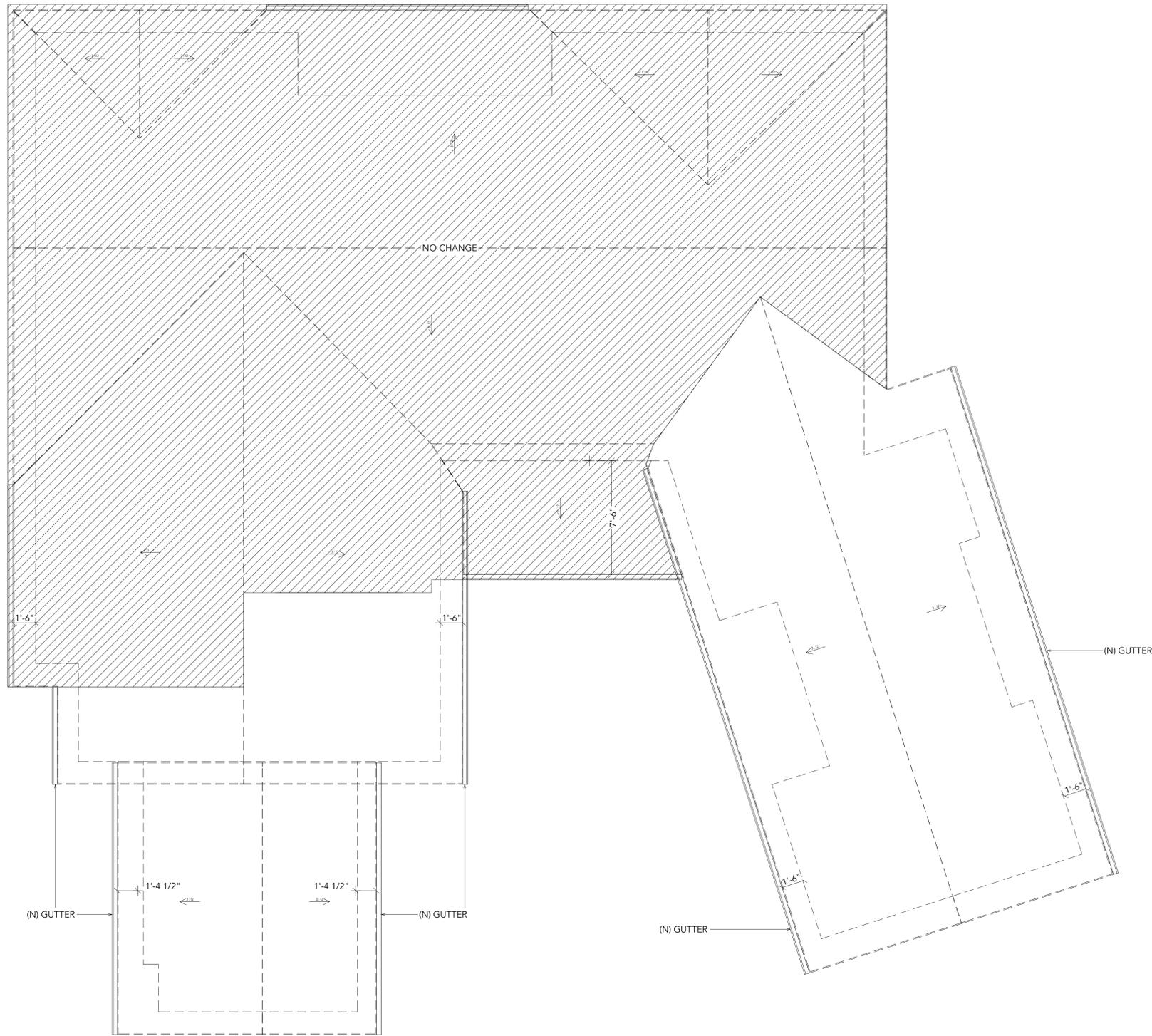
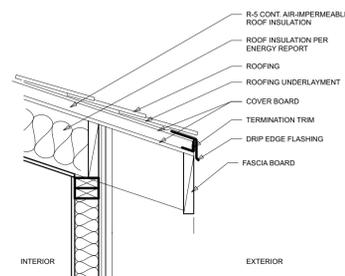
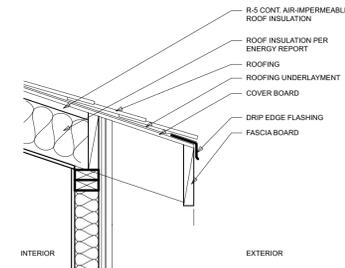
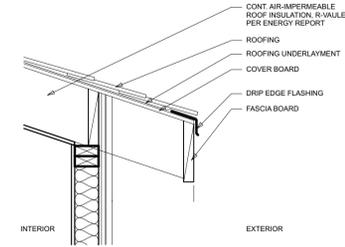
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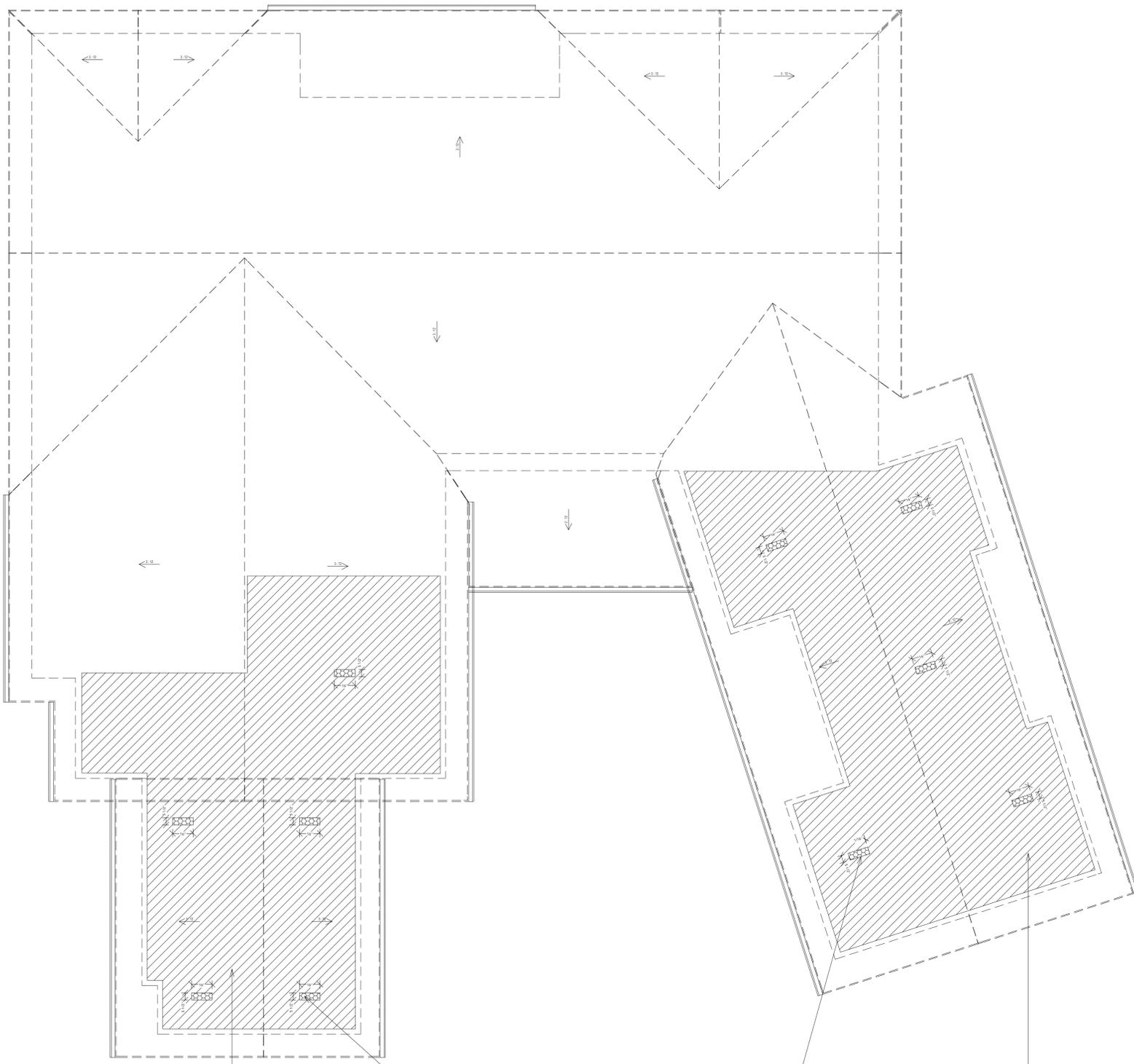
REVISION TABLE		
NUMBER	DATE	REVISED BY

REVISION TABLE		
NUMBER	DATE	REVISED BY

ROOF GENERAL NOTES

1. COMPOSITION SHINGLE SHALL NOT BE INSTALLED AT ROOF SLOPE LESS THAN 2:12 PER CRC R905.2.
2. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36-INCH- WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET. PER CRC R905.2





(N) ADDITION ATTIC VENT AREA
459 SQ FT

(N) SLANT-BACK ALUMINUM ROOF LOUVER –
SSB960A 16" X 5 1/2"

(N) JADU ATTIC VENT AREA
458 SQ FT

**Master Flow® Roof Louver SSB960
Metal Slant-Back**

Benefits:

- **Allows heat and moisture to escape** the attic on roofs with limited ridge line or when replacing existing roof louvers.
- **Slant-back design** offers strong protection against weather infiltration, especially on steep-slope applications.
- **60 sq. inches of NFA per vent (38,710 mm²)** helps provide 30% more venting capacity (vs. typical 50 sq. inch NFA vents (32,258 mm²)).
- **Available in aluminum, galvanized, or aluminum granule-coated construction.**
- **Optional internal weather filter** available to help resist all types of weather infiltration (select models).
- **Popular colors** to complement your finished roof.
- **Pre-drilled nail holes** helps make installation easy.
- **Eligible component for GAF** residential enhanced warranties.



Balanced Ventilation:

Balanced attic ventilation means there's an equal amount of air entering it as there is exiting it. The amount of exhaust ventilation must **never** exceed the amount of intake ventilation at the soffits or eaves. GAF recommends a minimum of 1 sq. ft. of net free ventilation for every 300 sq. ft. of attic floor space. Always consult local building codes for specific ventilation requirements.

How Much Do I Need?

Calculate the total square footage of your attic floor space and then review the chart below for how many Master Flow® Roof Louver SSB960s are needed:

Total attic sq. footage	Recommended number of SSB960 Roof Louvers	Minimum Intake Ventilation (net free area in sq. in.)
0 - 1,500	4	240
1,501 - 1,500	6	360
1,501 - 2,000	8	480
2,001 - 2,500	10	600
2,501 - 3,000	12	720

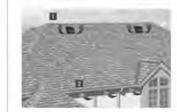
Note: Chart shown based on 1:120 pitch. Always follow a regional attic ventilation system. If a 1:120 pitch should be used, the amount of exhaust ventilation should be the amount of intake ventilation. Visit www.gaf.com/enhanced for more details.

Product details:

- **Material Specifications**
 - 60 sq. inches of NFA per vent (38,710 mm²)
 - Opening Size: 16" (254 mm)
 - For roof pitches 3:12 and greater
- **Colors available:**
 - Aluminum, Mill, Black, Brown, Weathered Wood, ShingleMatch™ Weathered Wood, and White
 - Aluminum w/ Weather Filter: Black, Brown, and Weathered Wood
 - Galvanized: Black, Brown, and Weathered Wood
 - Galvanized w/ Weather Filter: Black, Brown, and Weathered Wood
 - Aluminum Granule-Coated: Black, Brown, Weathered Wood, and ShingleMatch™

Code Approvals & Standards

- Miami-Dade County Product Control Approved
- State of Florida Approved
- Texas Department of Insurance Product Evaluation (DVI)



1. Warm, moist air escapes attic through the Master Flow® Roof Louver SSB960
2. Fresh air enters attic through intake vent of the soffit or eave

(Aluminum and Aluminum Granule-Coated models only)



ROOF VENTILATION NOTES

1. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM.
2. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.

ATTIC VENTILATION CALCULATION

CRC R806.2 REQUIRES 1/150 OF THE AREA OF THE VENTED SPACE

(N) ADDITION ATTIC SPACE AREA 448 SQ FT
440 MINIMUM SQ. IN. OF NET FREE AREA OF EXHAUST NEEDED AT OR NEAR THE RIDGE (448/150*144=430)

5 (N) ALUMINUM ROOF LOUVER 16" X 5 1/2" (88 SQ IN) TO BE INSTALLED

(N) JADU ATTIC SPACE AREA 458 SQ FT
440 MINIMUM SQ. IN. OF NET FREE AREA OF EXHAUST NEEDED AT OR NEAR THE RIDGE (458/150*144=440)

5 (N) ALUMINUM ROOF LOUVER 16" X 5 1/2" (88 SQ IN) TO BE INSTALLED

PROJECT

ADDITION AND REMODELING

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ATTIC VENTILATION CALCULATION PROPOSED

DATE

1/25/23

SCALE

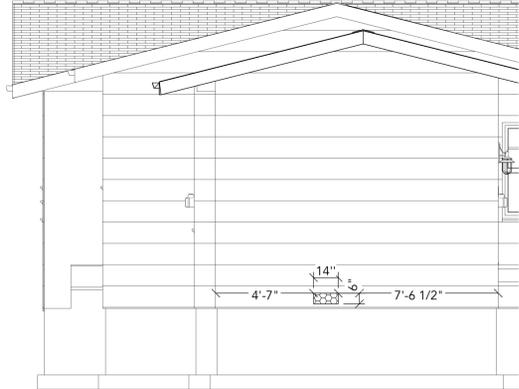
1/4"=1'

REVISION TABLE		
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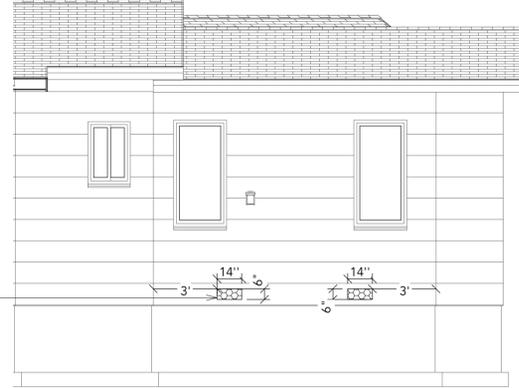
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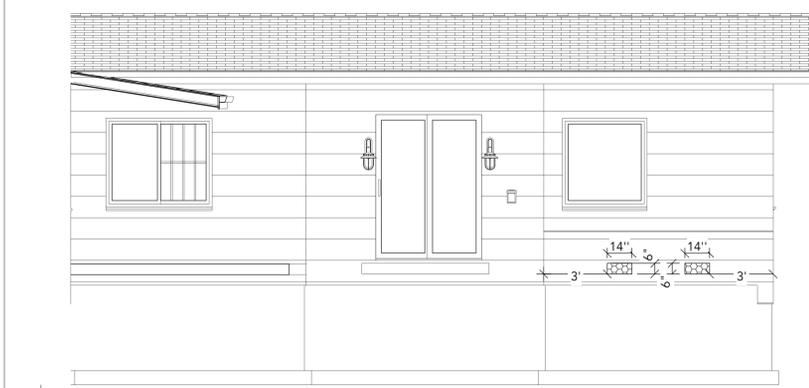
ELEVATION 9
PROPOSED, SCALE 1/4" = 1'



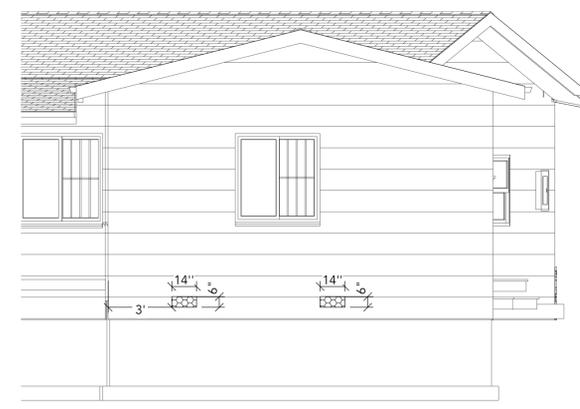
ELEVATION 10
PROPOSED, SCALE 1/4" = 1'



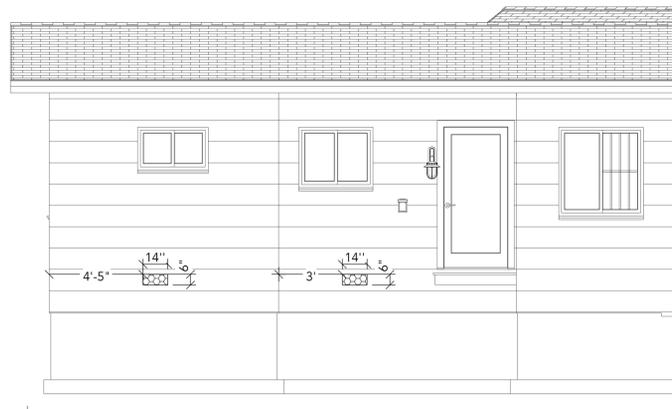
ELEVATION 11
PROPOSED, SCALE 1/4" = 1'



ELEVATION 12
PROPOSED, SCALE 1/4" = 1'



ELEVATION 13
PROPOSED, SCALE 1/4" = 1'



ELEVATION 14
PROPOSED, SCALE 1/4" = 1'

UNDER FLOOR VENTILATION CALCULATION

(N) ADDITION
ACCORDING TO CRC R408.2 UNDERFLOOR
AREA OF 414 SQ FT REQUIRES 397 (424/150*144)
SQ IN VENT AREA
1 UNDERFLOOR VENT OPENINGS HAVE BEEN
REMOVED TO ACCOMMODATE THE NEW
ADDITION

(N) UNDERFLOOR VENT OPENING 14" X 6" (84
SQ INCHES OF VENT AREA)
1 + 5 (N) UNDERFLOOR VENT OPENINGS TO BE
INSTALLED

(N) JADU
ACCORDING TO CRC R408.2 UNDERFLOOR
AREA OF 427 SQ FT REQUIRES 409 (427/150*144)
SQ IN VENT AREA
1 UNDERFLOOR VENT OPENINGS HAVE BEEN
REMOVED TO ACCOMMODATE THE NEW
ADDITION

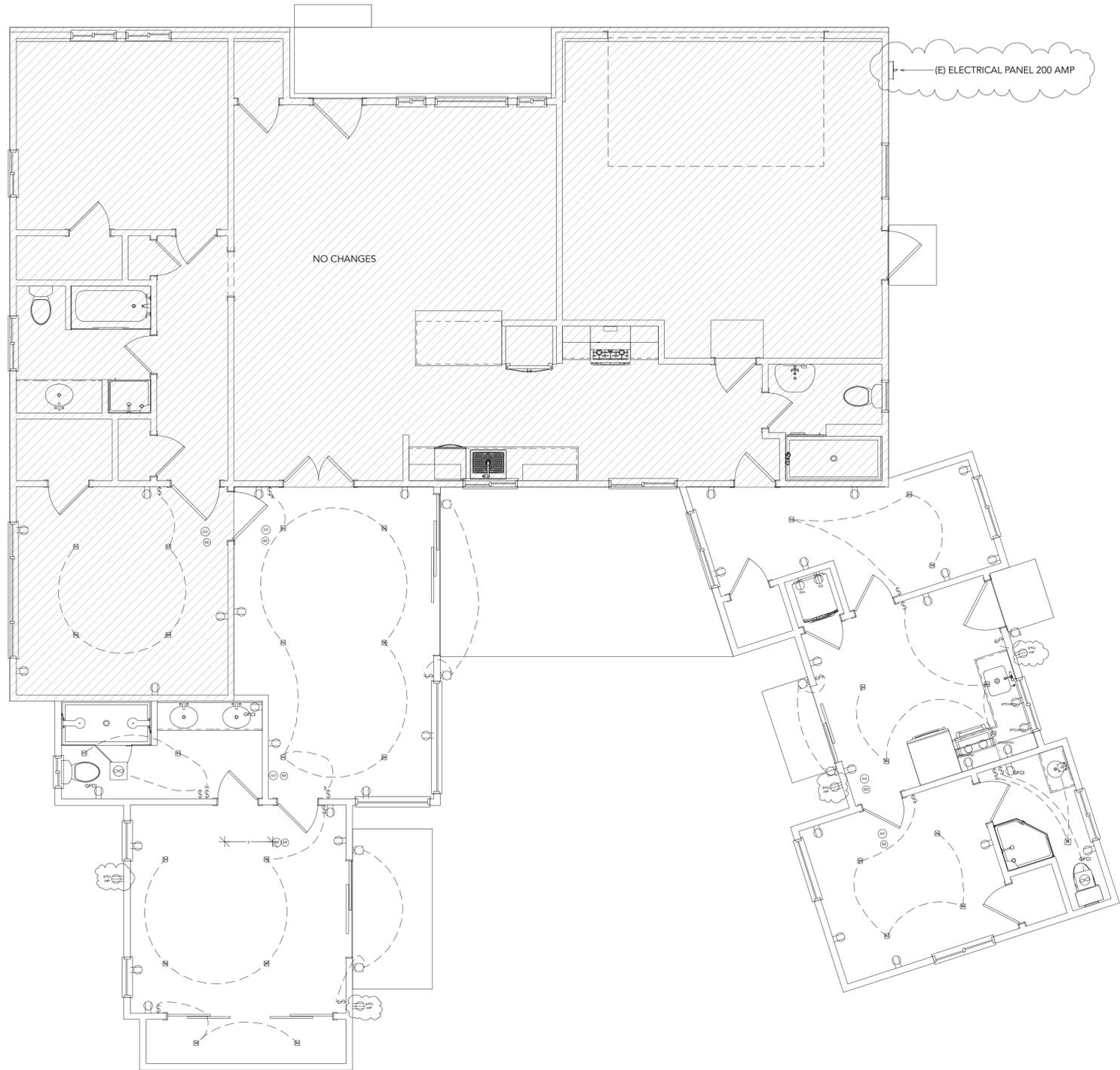
(N) UNDERFLOOR VENT OPENING 14" X 6" (84
SQ INCHES OF VENT AREA)
1 + 5 (N) UNDERFLOOR VENT OPENINGS TO BE
INSTALLED

PRODUCT SPECIFICATIONS

Part	Type	Material	Finish	Color	Notes
Grate Style	500	Aluminum	Brushed	Black	Aluminum veneer finish not required
Block Style	BV51	Aluminum	Brushed	Black	For block, brick, or frame construction
Plastic Slider	PS1688L	Plastic	White	White	For block or brick construction
Plastic Replacement	PRM1688L & PRM1688R	Plastic	White	White	For block or brick construction
Grill Style	GW1/DW1	Aluminum	Brushed	Black	Designed for rolling in floor
Cover	FC168	Aluminum	Brushed	Black	Easy to mount over most grates

ELECTRICAL PANEL LOAD CALCULATION

Description of Load	Quantity	Volt-Amps on Nameplate Rating	Units	(Watts) Volt-Amps
General Lighting/Power Load				
Total Square footage of building	8238	3	volt-amps/sf	24714
Times 3				
Kitchen Small Appliance Branch Circuits (min. 2)	2	1500	volt-amps/circuit	3000
Laundry Circuit (min. 1)	2	1500	Volt-Amps	3000
Appliances and Equipment Except Air Conditioner(s)				
Microwave	1	1400	watts	1400
Trash Compactor	0	1000	watts	0
Dishwasher	1	1500	watts	1500
Disposal	0	1000	watts	0
Electric Oven	1	2000	watts	2000
Electric Range	1	5000	watts	5000
Induction Range	0	10000	watts	0
Electric Clothes Dryer	2	4000	watts	8000
Electric Clothes Washer	2	500	watts	1000
Electric Tankless Water Heater	1	15000	watts	15000
Electric Water Heater	0	4000	watts	0
Electric Heat Pump Water Heater	0	550	watts	0
Electric Vehicle Supply Equipment (EVSE)	0	7000	watts	0
Dehumidifier	0	500	watts	0
Pool or Spa	0	2000	watts	0
Other:				0
				0
				0
Sub-Total Volt-Amps Used (add up V-A used for everything checked)				64614
Subtotal (A)				54634
				x .40
Subtotal (B)				21853.6
				+10,000 V-A
Subtotal (C)				31853.6
Heating and Air-Conditioning (Include the largest of the following):				
1. Air conditioning and cooling (100% of nameplate (NP) rating) = 20 amp x 240 volts = 4800 VA, Heat load 15,000 VA x .65 = 9750 VA (largest load) = 9750				
2. Heat pump without supplemental heating (100% NP Rating) = 0				
3. Heat pump with supplemental electric heat (100% NP plus 65%) = 0				
4. Electrical space heating - 4 separate units (65% NP rating) = 0				
5. Electrical space heating > 4 separate units (40% NP rating) = 0				
6. Electrical thermal storage and other 100% NP rating = 0				
Total Current Demand (Volt-Amps) =				41595.6
Divided by 240 Volts =				Amps = 173.3
Total Amps Required for Service Conductors and Panel =				213
Rating of Existing/Proposed Electrical Service or Subpanel (Amps):				200
New Panel or Panel Upgrade Required?				Upgrade



NOTE:
ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.

FIXTURE	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.6 GAL/FLUSH	1.28 GAL/FLUSH
SHOWER HEAD	2.5 GAL/MINUTE	1.8 GAL/MINUTE
LAVATORY FAUCET	2.2 GAL/MINUTE	1.2 GAL/MINUTE
KITCHEN FAUCET	2.2 GAL/MINUTE	1.8 GAL/MINUTE

(N) ELECTRICAL SCHEDULE			
2D SYMBOL	NUMBER	QTY	FLOOR DESCRIPTION
☉	E01	6	1 CO DETECTOR
☉	E02	7	1 CAGED LANTERN SCENCE
\$	E03	12	1 DECORATOR SWITCH
☉	E04	30	1 DUPLEX
☉	E05	2	1 NO CHANGE W/HUMIDITY CONTROL
GFCI	E06	4	1 GFCI
GFCI/AFCI	E07	4	1 GFCI/AFCI
GFCI WP	E08	4	1 220V GFCI WP
\$	E09	2	1 OCCUPANCY SENSOR
☉	E10	26	1 RECESSED DOWN LIGHT 4
☉	E11	6	1 SMOKE DETECTOR 1
☉	E12	1	1 CLOTHES WASHER
☉	E13	1	1 CLOTHES DRYER
☉	E14	1	1 ART LIGHT
\$	E15	2	1 DECORATOR SWITCH 3-WAY

MEP NOTES

- ALL EXHAUST TERMINATION TO BE TERMINATE 3'-0" FROM OPENINGS INTO THE BUILDING PER CMC 502.2.1.
- THE KITCHEN SHALL PROVIDES THE A MINIMUM OF TWO 20- AMP DEDICATED CIRCUITS SHALL BE PROVIDED FOR SMALL APPLIANCES PER CEC 210.52(C)(3).
- WALL SPACES ALONG THE KITCHEN COUNTERTOP SHALL BE PROVIDED WITH RECEPTACLES SUCH THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE PER CEC 210.52(C)(1).
- ALL 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLES ON THE KITCHEN COUNTERTOP TO BE GFCI PROTECTED PER CEC 210.8
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 408.3.
- 504.3 2016 CMC: THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14' MIN OF 4" DIA WITH A BACKDRAFT DAMPER TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE W/O SCREWS. DUCT SHALL TERMINATE AT LEAST 3' FROM OPENINGS INTO THE BUILDING.
- BATHROOMS REQUIRE 50 CFM MINIMUM HUMIDITY CONTROLLED EXHAUST FANS (BY FAN OR SWITCH) PER R405.6. AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
- CRC 314.2.2: HARDWIRED SMOKE DETECTION IS REQUIRED IN EACH BEDROOM, COMBINATION SMOKE AND CARBON MONOXIDE DETECTION IS REQUIRED OUTSIDE EACH BEDROOM AND ON EACH FLOOR.
- CEC ART. 406.12 : ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTACLES".
- ART. 210.12 AND 210.8 CEC 2019: ARC FAULT (AFCI) REQUIRED IN FAMILY RMS, DINING RMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC RMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) IS REQUIRED IN BATH RMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, BASEMENTS, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS, AND LAUNDRY AREAS.
- ALL NEW LIGHTING SHALL BE HIGH-EFFICACY COMPLIANT TO TABLE 150.0A CEC. SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED J48 (JOINT APPENDIX 8) COMPLIANT LAMPS. J48 COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING. EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCCELL AND MOTION PER ENERGY 110.9. AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR. AT LEAST ONE FIXTURE IN EACH UTILITY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR. AT LEAST ONE FIXTURE IN EACH BATHROOM IS TO BE CONTROLLED BY A VACANCY SENSOR. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING.
- KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MFG'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM.
- A 120V RECEPTACLE SHALL BE PLACED WITHIN 3' OF A WATER HEATER AND WITHIN 25' OF AN A/C CONDENSER.
- ELECTRICAL PANEL UPGRADE IS REQUIRED.

HVAC NOTES:
HVAC = (N) SYSTEM
WATER HEATER = (N) SYSTEM

ELECTRICAL ABBREVIATIONS:
HIGH EFFICACY
GFCI GROUND FAULT INTERRUPTER
AFCI ARC-FAULT CIRCUIT INTERRUPTER
WP WEATHER PROOF
MS MOTION SENSOR
PS PHOTO SENSOR

PROJECT
ADDITION
AND REMODELING

ADDRESS
1315 BURROWS RD
CAMPBELL
CA 95008

CLIENT
HAO WANG

TITLE
MEP

PROPOSED

DATE
1/25/23

SCALE
1/4"=1'

REVISION TABLE		
NUMBER	DATE	REVISED BY
1	8/29/2022	NR

PROJECT
ADDITION
AND REMODELING

ADDRESS
1315 BURROWS RD
CAMPBELL
CA 95008

CLIENT
HAO WANG

TITLE
RENDERS

PROPOSED

DATE
1/25/23

SCALE
NO SCALE

REVISION TABLE		
NUMBER	DATE	REVISED BY



TREE PROTECTION NOTES:

TREE ROOTS ARE GENERALLY LOCATED IN THE TOP 12-24 INCHES OF SOIL AND CAN EXTEND TO A DISTANCE EXCEEDING THE TREE'S HEIGHT AND/OR WIDTH. TO COMPLY WITH THE TREE PROTECTION GUIDELINES:

ANY REQUIRED TRENCHING SHOULD BE ROUTED IN A MANNER THAT MINIMIZES ROOT DAMAGE.

ALL WORK CONDUCTED IN THE GROUND WITHIN THE ROOT PROTECTION AREA OF ANY PROTECTED TREE SHOULD BE ACCOMPLISHED WITH HAND TOOLS.

CONSTRUCTION ACTIVITY SHOULD BE DIVERTED FROM THE TREE/ROOT PROTECTION ZONE. CUTTING OF ROOTS SHOULD BE AVOIDED (I.E., PLACE PIPES AND CABLES BELOW UN-CUT ROOTS).

ADDITIONAL PROTECTIVE MEASURES:

PROTECTIVE CHAIN-LINK FENCING WITH AN ACCESS GATE OF MINIMAL WIDTH SHOULD BE INSTALLED.

THE TREE/ROOT PROTECTION ZONE SHOULD BE IRRIGATED SUFFICIENTLY WITH CLEAN, POTABLE WATER TO KEEP THE TREE IN GOOD HEALTH AND VIGOR BEFORE, DURING, AND AFTER CONSTRUCTION. THIS MAY MEAN DEEPLY SOAKING THE GROUND PERIODICALLY.

NO CONSTRUCTION STAGING OR DISPOSAL OF CONSTRUCTION MATERIALS OR BYPRODUCTS IS ALLOWED WITHIN THE TREE/ROOT PROTECTION ZONE.

PROJECT

ADDITION AND REMODELING

ADDRESS

**1315 BURROWS RD
CAMPBELL
CA 95008**

CLIENT

HAO WANG

TITLE

TREE PLAN

DATE

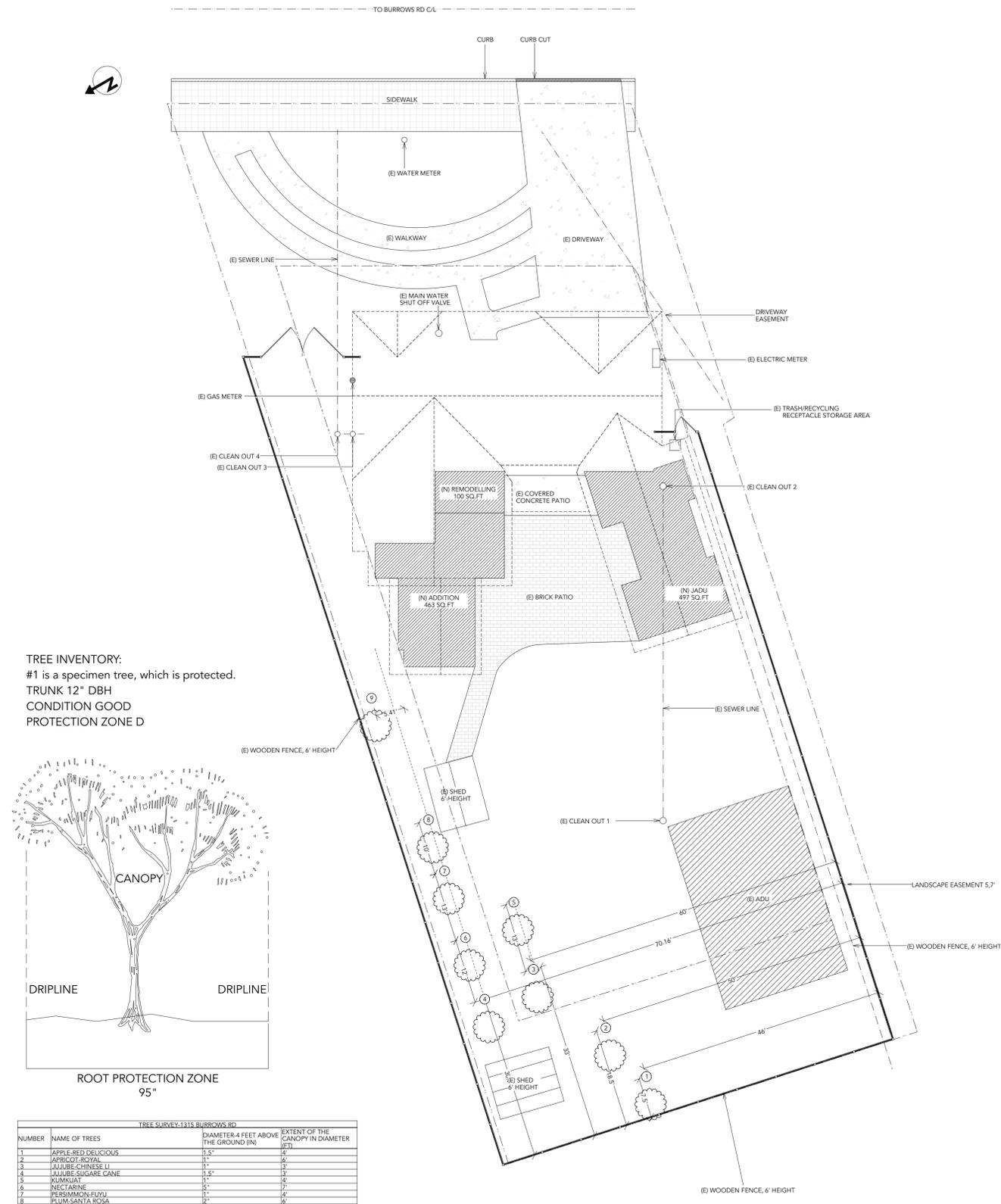
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SCALE

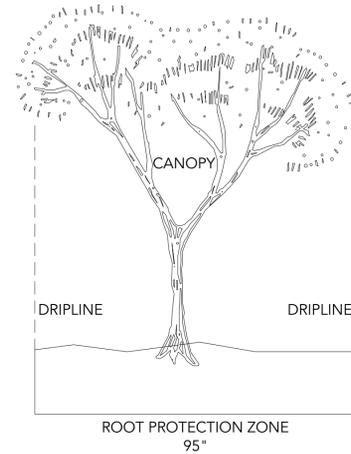
1/12" = 1'

REVISION TABLE

NUMBER	DATE	REVISED BY



TREE INVENTORY:
#1 is a specimen tree, which is protected.
TRUNK 12" DBH
CONDITION GOOD
PROTECTION ZONE D



TREE SURVEY-1315 BURROWS RD		
NUMBER	NAME OF TREES	EXTENT OF THE CANOPY IN DIAMETER (FT)
1	APPLE-RED DELICIOUS	15'
2	APRICOT ROYAL	11'
3	JUJUBE-CHINESE U	11'
4	JUJUBE-SUGAR WANE	15'
5	KUMQUAT	11'
6	NECTARINE	12'
7	PERSIMMON-FUYU	11'
8	PLUM-SANTA ROSA	12'

EGRESS PLAN NOTES

OCCUPANT LOAD 13 (200 SQ. FT. GROSS PER OCCUPANT)
TOTAL 5 EGRESS EXITS
CEILING HEIGHT >100'
MIN TRAVEL DISTANCE 86' (EXIT 1 TO PUBLIC WAY)
MAX TRAVEL DISTANCE 182' (EXIT 4 TO PUBLIC WAY)

LIMITS OF PROTRUDING OBJECTS:
1. OBJECTS WITH LEADING EDGES WITHIN CANE SWEEP CAN PROTRUDE ANY AMOUNT
2. OBJECTS ABOVE HEADROOM CLARENCE CAN PROTRUDE ANY AMOUNT
3. PROTRUDING OBJECTS CANNOT REDUCE THE MINIMUM WIDTH OF ACCESSIBLE ROUTES

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EGRESS EXIT ANALYSIS

DATE

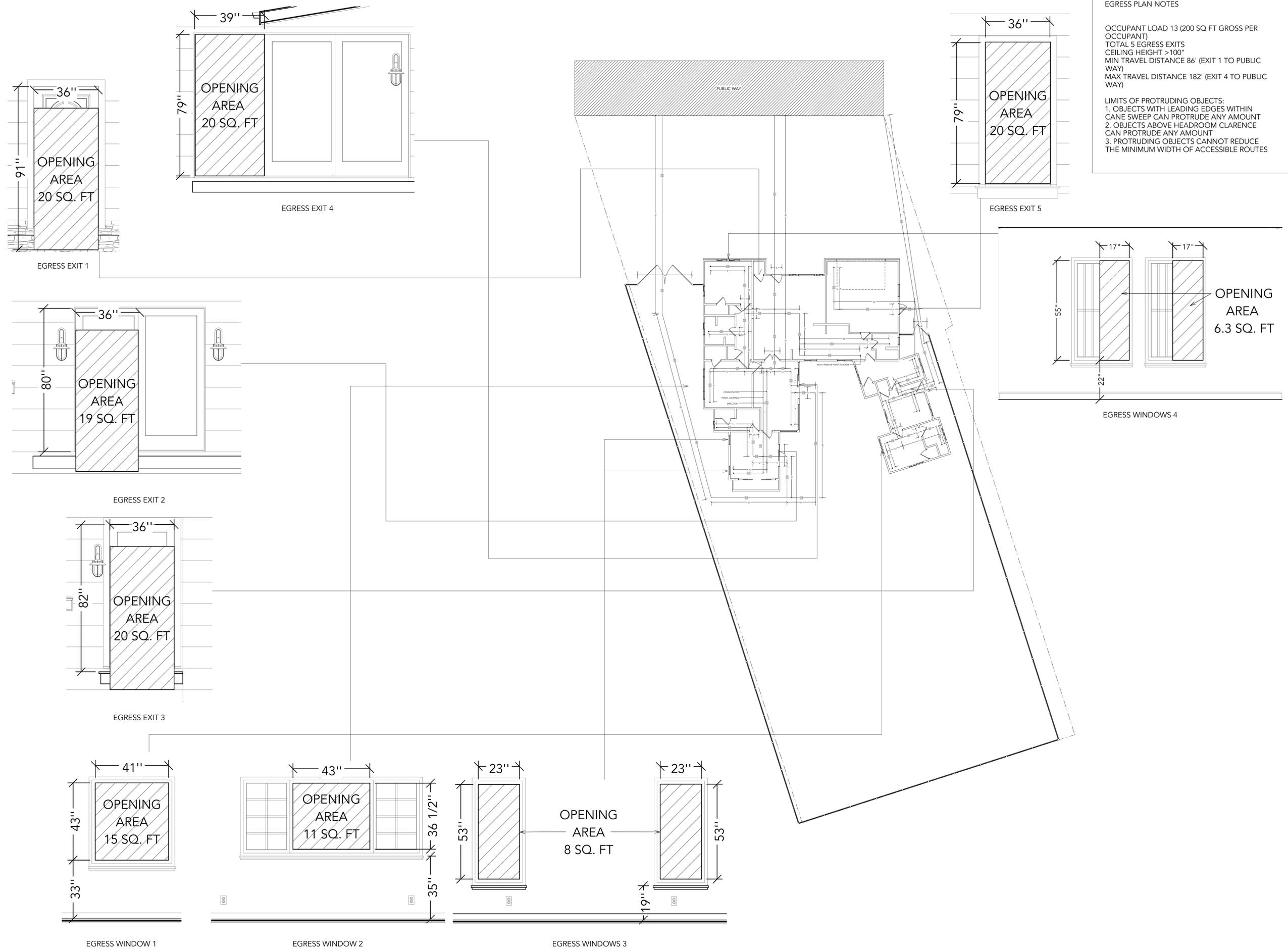
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1/12" = 1'

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DRAINAGE PLAN

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