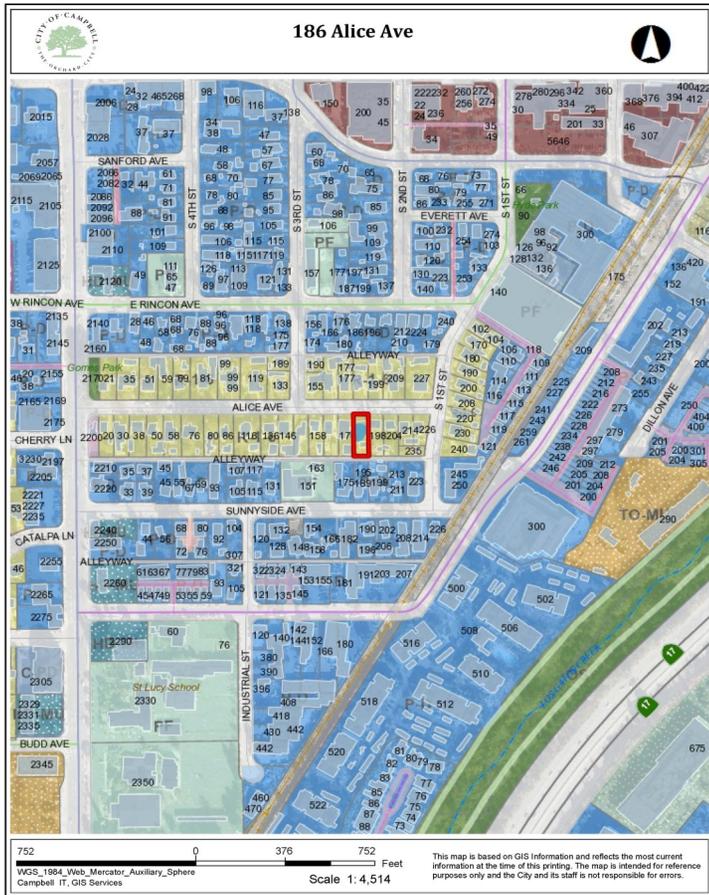
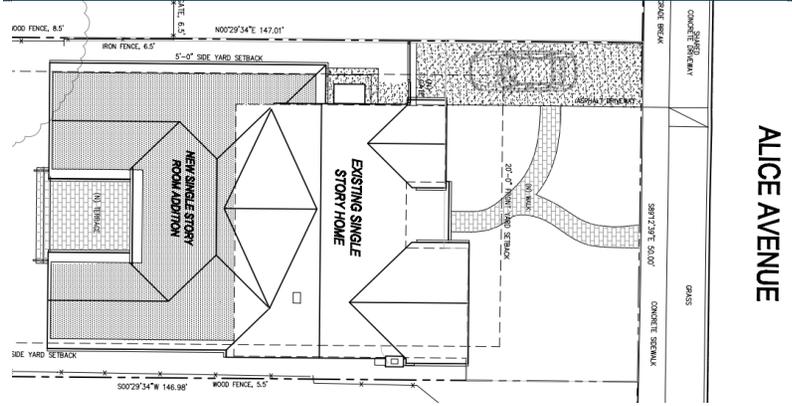


Location of Proposed Project



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

Project Image



Courtesy Notice

Dear Campbell Resident,

May 26, 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: 186 Alice Avenue

Zoning | Area Plan: R-1-6-H | N/A

Neighborhood Association(s): DCNA

Council District: 3

File No: PLN-2023-93

APN: 412-04-067

Applicant: Donna Boss

Property Owner: Donna Boss

Application Type: Historic Resources Alteration Permit

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow an approximately 912 square foot addition to a single-family residence designated as a historic district property.

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 traducción en Español



PROJECT TEAM

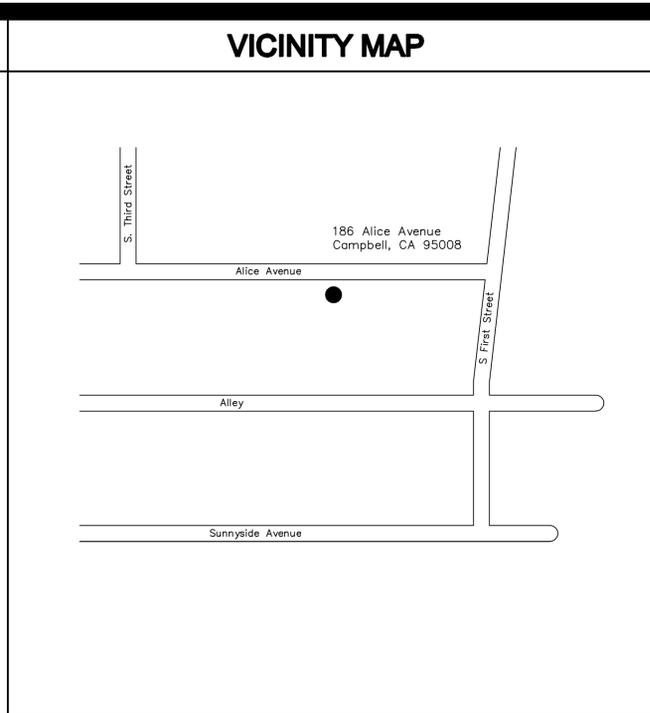
OWNERS
 JEFF AND DONNA BOSS
 660 Eden Drive
 Campbell, CA
 Phone: (408) 497-1566

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

CONSULTING CIVIL ENGINEER
 BFK ENGINEERS
 1730 North First Street
 Suite 600
 San Jose, CA 95112
 Phone: (408) 467-9100
www.bfk.com

ENGINEERING CONSULTANT
 SUNG ENGINEERING
 29300 Kohoutek Way
 Union City, CA 94587
 Phone: (510) 475-7900

Contact: Peter Sung, P.E.
 TITLE 24 ENERGY CONSULTANT
 BUILDERS ENERGY SERVICE
 1478 Bird Avenue
 San Jose, CA
 Phone: (408) 718-1908
 Email: builders-energy.net
 Contact: Heather Clark



TABULATIONS

PROPERTY OWNERS: JEFF AND DONNA BOSS
 660 Eden Drive
 Campbell, CA 95008

ZONING: R-1-6-H

APN: 412-04-067

HISTORIC RESOURCE INVENTORY LISTING: YES

HISTORIC NAME: HISTORIC WJ"JACK" AND RUTH BURNS HOUSE
 DATED OF DESIGNATION: 1984
 TYPE OF DESIGNATION: HISTORIC DISTRICT (CONTRIBUTING STRUCTURE)

OCCUPANCY GROUP: R-3,U

CONSTRUCTION TYPE: VB

LOT AREA: APPROX. 7,350 SQ. FT.

FIRE SPRINKLER PROTECTION: NONE

EXISTING FLOOR AREA

EXISTING RESIDENCE: 1,183 SQ. FT.

EXISTING DETACHED COVERED STRUCTURE: <412 SQ. FT.> (TO BE REMOVED)

EXISTING DETACHED GARAGE: <342 SQ. FT.> (TO BE REMOVED)

TOTAL EXISTING FLOOR AREA: 1,937 SQ. FT.

PROPOSED NEW ROOM ADDITIONS

MAIN RESIDENCE NEW ROOM ADDITIONS: 912 SQ. FT.

TOTAL FLOOR AREA OF NEW RESIDENCE: 2,095 SQ. FT.

NEW DETACHED ADU: 788 SQ. FT.

NEW DETACHED TWO-CAR GARAGE: 463 SQ. FT.

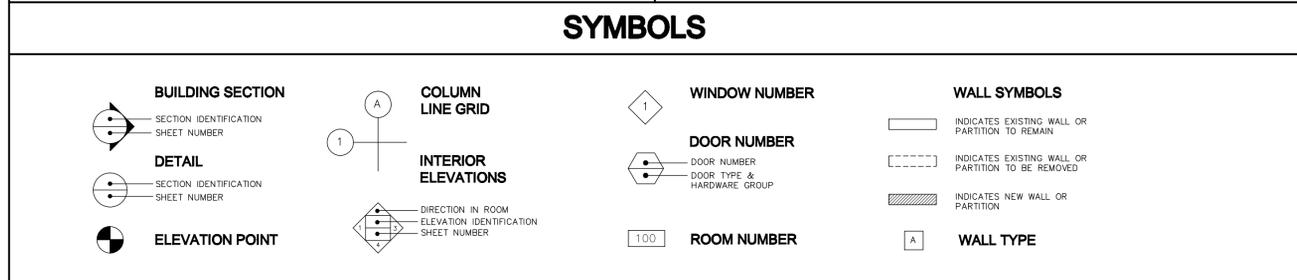
TOTAL PROPOSED FLOOR AREA: 3,346 SQ. FT.

**NOTE ABOVE FLOOR AREA EXCLUDES THE EXISTING BASEMENT WHICH HAS AN EXISTING CEILING HEIGHT BELOW 7'-0" AS MEASURED FROM THE TOP OF CONCRETE SLAB TO THE BOTTOM OF FLOOR JOISTS ABOVE.*

MAXIMUM FLOOR AREA ALLOWED: 45% OF LOT AREA + 800 SQ. FT.
 FOR NEW ADU OR 4,107.5 SQ. FT.

GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL CONFORM TO THE PROVISIONS OUTLINED IN THE FOLLOWING CODE OF REGULATIONS: 2022 CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY, FIRE CODE, AND GREEN BUILDING CODE, STATE HISTORICAL BUILDING CODE (SHBC) AS AMENDED BY THE STATE OF CALIFORNIA, CITY, AND/OR ANY OTHER APPLICABLE REGULATIONS WHICH MAY BE IMPOSED BY ANY LOCAL PUBLIC AGENCY HAVING JURISDICTION OVER ANY PART OF THIS PROJECT.
- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING ANY GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL, PLUMBING AND/OR ANY RELATED TYPE OF WORK OR ACTIVITY, SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE ABOVE LISTED CODES AND REGULATIONS.
- WORK PERFORMED ON THIS BUILDING WILL BE DONE SO BY WORKMAN, ARTISANS, AND TRADES HAVING THE EXPERIENCE WORKING ON HISTORIC BUILDINGS OF SIMILAR SIZE AND COMPLEXITY, AND POSSESSING SPECIAL SKILLS AND TALENT NEEDED TO FULLY EXECUTE ALL WORK ILLUSTRATED IN THESE DRAWINGS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH ALL REGULATORY STATE, FEDERAL, AND LOCAL CODES, BUT ALSO FOLLOW THE GOOD PRESERVATION PRACTICES AND RECOMMENDATIONS OUTLINED WITHIN THE *SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING AND RECONSTRUCTING HISTORIC BUILDINGS* PUBLISHED BY THE U.S. DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE TECHNICAL PRESERVATION SERVICES WASHINGTON, D.C. ALONG WITH THE FOLLOWING SPECIFIC PRESERVATION TREATMENTS DISCUSSED BELOW. NO WORK IS TO COMMENCE WITHOUT FIRST SECURING THE WRITTEN APPROVAL BY THE PROJECT'S ARCHITECT AND THE PROPERTY OWNER.
- ALL ADDENDOS, BULLETINS AND NOTICES ISSUED LATER BY THE ARCHITECT SHALL BE CONSIDERED AS PART OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING ALL THE NECESSARY MEANS INCLUDING ALL TEMPORARY SHORING AND SUPPORT APPARATUS, FENCING, BARRIERS, LIGHTING, PEDESTRIAN AND VEHICULAR WARNING SIGNS, COVERINGS, FIRE PROTECTION, MATERIALS AND EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS, PROPERTY AND SITE FEATURES INCLUDING LANDSCAPING, THROUGH OUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE THE PLANS AND SPECIFICATIONS, CODES AND STANDARDS AND CONDITIONS AT THE JOB SITE BEFORE SUBMITTING HIS BID, TO DETERMINE THE EXTENT OF WORK TO BE DONE. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE IN THE CONTRACTOR'S BEHALF FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE PUT DUE TO FAILURE ON HIS PART TO ACQUAINT HIMSELF WITH THESE PLANS AND SPECIFICATIONS, OR THE CONDITIONS AT THE JOB SITE.
- IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSIONS FROM THE SPECIFICATIONS, AND OR THE DRAWINGS ETC., OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN ORDER TO PROVIDE A WRITTEN CLARIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF THE SITE AND OF ALL DEBRIS CREATED BY HIS WORK OR THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL BY THE BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED IF MADE NECESSARY BY ERRORS, CHANGES, OR OTHER REASONS AND ALL REPLACEMENT WORK SHALL MATCH ADJOINING SURFACES.
- ALL PARTS OF THE WORK WHICH ARE NOTED IN THE DRAWINGS OR SPECIFICATIONS CONTAINED HEREIN, TO BE REVIEWED FOR THEIR CONFORMANCE WITH THE CONTRACT DOCUMENTS BY THE ARCHITECT AND OR THE PROJECT'S CONSULTANTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT SEVEN DAYS PRIOR TO THE COMMENCEMENT OF SUCH WORK.
- ALL SHOP DRAWINGS, SAMPLES, AND OR RELATED MATERIALS REQUESTED BY THE ARCHITECT AND/OR THE OWNER SHALL BE FURNISHED IN A TIMELY MANNER NOT TO DELAY THE SCHEDULING OF THE WORK, OR IMPACT THE PROJECT'S CONSTRUCTION TIME.



ABBREVIATIONS

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

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G-002 SQUARE FOOTAGE DIAGRAM, BUILDING AREA, COVERAGE, AND SETBACK TABLES.	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)
A-001 CONSTRUCTION NOTES	TITLE 24 ENERGY DOCUMENTATION
A-101 PROPOSED SITE PLAN	T-24.1 ENERGY COMPLIANCE FORMS
A-102 PROPOSED MAIN RESIDENCE BASEMENT FLOOR PLAN	T-24.2 MANDATORY MEASURES SUMMARY FORMS
A-103 PROPOSED MAIN RESIDENCE FIRST FLOOR PLAN	STRUCTURAL ENGINEERING DRAWINGS
A-103.1 ADU PROPOSED FLOOR PLAN	STD1 STRUCTURAL SPECIFICATIONS, ABBREVIATIONS, CBC TABLES AND FASTENING SCHEDULES
A-104 PROPOSED MAIN RESIDENCE ROOF PLAN	STD2 STRUCTURAL TYPICAL FOUNDATION AND FRAMING DETAILS
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DESCRIPTION OF WORK

The owners of the property wish to construct a new room addition along with a detached single bedroom Accessory Dwelling Unit (ADU) with an attached two-car garage structure to their existing home at 186 Alice Avenue in the City of Campbell. Known by it's historic name as the W.J. & Ruth Burns House, it is situated within the city's Alice Avenue Historic Preservation overlay zoning district.

Proposed work under this building permit, will include some of the following activities:

- Removal of all existing severely damaged wood sash windows and doors and replacing them with new custom fabricated wood sash windows and doors matching the same visual and dimensional characteristics as the original;
- Removal of non historic fabric including the scallop exterior wood window trim along with the each aluminum window so wall openings may be repaired as needed so new replacement wood sash windows matching their original dimensional rough opening sizes may be inserted in their place;
- Repair all original damaged exterior stucco surfaces, wood trim, gable vertical trim boards, roof eave sheathing, and if found unrepairable by the project's architect, these materials shall be replaced with new materials of equal dimensional and visual characteristics;
- Remove and replace the existing composition shingle roof with new Class A composition shingle roof with gutters and downspouts;
- Construct the proposed room addition to the home along with the detached structure at the rear of the property at the alleyway in accordance with all details as illustrated herein the project drawings. New construction shall be easily visually differentiated from the original historic parts of the home using those materials and details shown;
- Building improvements to include modifying the structure's existing mechanical, plumbing, and electrical systems as needed so as to properly incorporate all new construction work as diagrammed within the project's drawings and specifications;
- Site work to include new landscaping, fences, new paved walks, driveway, patios and other site features and amenities.

All construction work performed on this project shall follow the recommendations and procedures including treatments outlined in the Secretary of the Interior's Standards for the Treatment of Historic Buildings, published by U.S. Department of the Interior National Park Service Technical Preservation Services Washington, D.C. in addition to applicable provisions under Chapter 21.33 of the City of Campbell Municipal Code and the Historic Guidelines for Residential Buildings and will need to be monitored during its execution by the Project's Historic Architect to ensure that all work is in compliance with the preservation objectives found in the above two documents.

Deferred Submittals: Residential fire sprinkler plan to be under a separate permit application

PROJECT TITLE
 New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

**186 Alice Avenue
 Campbell, California**

M. SANDOVAL ARCHITECTS, INC.
 Architecture - Historic Preservation - Design
 145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94025 P 650-941-8048 SOUTH BAY 415-924-7069 NORTH BAY 1 707 637-4369 MAPA www.msandovalarchitects.com
msa@msandovalarchitects.com

MSA Inc.

ARCHITECT:

PROJECT CONSULTANT:

REVISIONS:

1	
2	
3	
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8	

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

DATE: 4/8/23 **SCALE:**

DRAWN BY: **CHECK BY:**

JOB NUMBER: NO. 2204-02

SHEET NUMBER:
G-001

CONSTRUCTION NOTES

1.0 GENERAL ACCESS OPENING ROOM SIZE REQUIREMENTS

- A. Provide a minimum crawl space opening of not less than 18 inches by 24 inches (457mm by 610 mm).
- B. Accessible under floor areas shall be provided with an 18 inch by 24 inch (457mm by 610 mm) access crawl hole. Pipes, ducts and other nonstructural construction shall not interfere with the accessibility to or within under floor areas.
- C. Provide attic access of not less than 20 inches by 30 inches (559 mm by 762 mm). Provide a minimum of 30 inches (762 mm) of clear height at or above access opening.
- D. Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet (11 m²) of gross floor area. Other habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²) per R304.2. Minimum dimensions of all habitable rooms shall not be less than 7 feet (2134 mm). Portions of any room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

2.0 LIGHT, VENTILATION AND HEATING

- A. All 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, 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 minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated per Section R303.1.

Exceptions:

- 1. Glazed areas need not be openable where the opening is not required by Section R310 and a whole-house mechanical ventilation system is installed in accordance with the California Mechanical Code.
- 2. The glazed areas need not be installed in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 foot candles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.
- 3. Use of sunroom and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.
- 4. The windows, doors, louvers and other approved closeable openings not required by Section R310 may open into a passive solar energy collector for ventilation required by this section. The area of ventilation openings to the outside of the passive solar energy collector shall be increased to compensate for the openings required by the interior space.
- 5. Glazed openings may open into a passive solar energy collector provided the area of exterior glazed opening (s) into the passive solar energy collector is increased to compensate for the area required by the interior space. For the purpose of determining light and ventilation requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet (2.3 m²) per Section R303.2.

3.0 VENTILATION

- A. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m²) for each 150 square feet (14 m²) of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m²) for each 1,500 square feet (140 m²) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building.
- B. Openings for under-floor ventilation. The minimum net area of ventilation openings shall not be less than square foot (0.0929 m²) for each 150 square feet (14 m²) of under-floor space area. One ventilation opening shall be within 3 feet (915 mm) of each corner of the building.
- C. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). When any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided.
- D. The finished grade of under-floor surface may be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches (152 mm) of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided.
- E. All enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/ 16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum

4.0 ATTIC ACCESS

- A. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet (2.8 m²) and have a vertical height of 30 inches (762 mm) or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high (559 mm wide by 762 mm high), when the access is located in a ceiling, the minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See the California mechanical code for access requirements where mechanical equipment is located in attics.

5.0 EXTERIOR WALL CONSTRUCTION

- A. All exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8. R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistat barrier behind the exterior veneer as required by Section R703.2 and a means of draining to the exterior water that enters the assembly. Protection against condensation in the exterior wall assembly shall be provided in accordance with the California Energy Code.

6.0 WINDOWS AND DOORS

- A. Exterior Door Assemblies: All exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible, or solid core wood having stiles and rails of not less than 1 3/8 inches thick with interior field panel thickness no less than 1 ¼" thick, or shall have a fire resistance rating of not less than 20 minutes when tested accordance to ASTM E 2074.
- B. The Contractor shall provide and properly install in accordance with the manufacturer's specifications all window and door units shown in these Drawings.
- C. Review with the Owner final finish and accessories desired before ordering.
- D. Glass type: shall be Clear; Low E and shall meet the specific WUJ requirements outlined by SFM and under CBC Section 2406.1 Safety Glazing
- E. Other: Structural Glass for entry canopy to be designed for required loads and for span between support hardware. Refer to structural calculations for design requirements.
- F. All windows and doors shall come equipped with factory installed jamb extension for wall thickness as required for proper installation and shall match the interior frame finish
- G. All insect screens shall be Factory installed and shall be fabricated out of a screen mesh 18 X 16 charcoal fiber glass HI-Tran mesh. Verify color with the Owner before ordering.
- H. The Contractor shall be responsible in verifying all conditions before proceeding with the installation of each unit to ensure that all openings are plumb, square, and at the proper dimensions required for each unit. Report any frame defects or unsuitable conditions to the Architect immediately before proceeding.
- I. As part of the Project's Close Out procedures, the Contractor shall be responsible in removing all visible labels and adhesive residue using means and methods approved by the manufacturer and leave windows and glass in a thoroughly clean and presentable condition

7.0 GARAGE DOORS

- A. Automatic garage door openers shall be provided meeting the requirements of Section R309.4 and shall be listed and labeled in accordance with UL 325. See Health and Safety Code Sections 19890 and 19891 for additional provisions for residential garage door openers.
- B. **Fire sprinklers (if required by the Building Department and/or Fire Department):** Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Chapter 3 of the CRC, Table R302.1(2), Footnote a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section R313. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft. Garage doors shall not be considered obstructions with respect to sprinkler placement. R309.6 Fire sprinklers attached garages, and carports with habitable space above. Attached garages, and carports with habitable space above shall be protected by fire sprinklers in accordance with this section and Section R313. Protection shall be provided in accordance with one of the following:
 - 1. Residential sprinklers installed in accordance with their listing.
 - 2. Extended coverage sprinklers discharging water not less than their listed flow rate for Light Hazard in accordance with NFPA 13.
 - 3. Quick-response spray sprinklers at light hazard spacing in accordance with NFPA 13 designed to discharge at 0.05 gpm/ft density (minimum). The system demand shall be permitted to be limited to the number of sprinklers in the compartment but shall not exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions and shall be permitted to be ignored for placement and calculation of sprinklers.

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic residential fire sprinkler system previously installed.

8.0 SAFETY GLAZING

- A. All windows, doors, or other glazed openings subject to human impact shall be furnished with safety glazing in accordance with CBC §R308. Refer to the drawings and correlate with the following provisions:
 - 1. In all glazed doors.
 - 2. At wall, enclosure or door for tub, shower, sauna, etc., including window if bottom is less than 60" above standing surface.
 - 3. Adjacent to a door where window is within 24" arc of either edge of door in closed position or less than 60" above walking surface.
 - 4. Where area of a pane is greater than 9 sf. and window bottom is less than 18" above floor and top is more than 36" above floor and walking surface is within 36" horizontally.
 - 5. In guards and railings.
 - 6. In walls and fences enclosing indoor or outdoor swimming pools and spas, where glazing is less than 60" above a walking surface on the pool or spa side, and within 60" horizontally of the pool or spa.
 - 7. Adjacent to stairs, landings and ramps within 36" horizontally of a walking surface, if within 60" above the plane of the walking surface.
 - 8. Within 60" horizontally of bottom tread of stairway if less than 60" above tread nose.

9.0 ROOF GENERAL NOTES

- A. Roof system as illustrated in these drawings shall be installed per roof manufacturer's specifications and requirements along with all applicable provisions of CBC Chapter 9. §R905, and in accordance with the best recommended standards outlined in the most recent edition of the **NRCA Roofing and Waterproofing Manual** published by the National Roofing Contractors Association

- B. All roof assemblies and covering shall have a Class A fire-retardant rating in accordance with requirements listed in CRC §R902.1

- C. Size all leaders and gutters as described in CPC §1106.1, and provide as part of the final submittal to the Architect before commencing with ordering or proceeding with any of the work under this Division of the Work.

10. INTERIOR FINISHES

- A. Decorative finishes and materials shall be restricted by combustibility and flame propagation performance criteria of NFPA 701 and in accordance with the applicable Sections under the Chapter 8 Interior Finishes of the California Building Code. Refer to Table 803.5 for interior wall and ceiling requirements by individual occupancy.

11.0 ARCHITECTURAL WOODWORK AND FINISHES

- A. All architectural woodwork depicted within these drawings shall be installed in accordance with the most recent edition of the Manual of Millwork Standards of the Woodwork Industry for Arizona, California, Nevada and Oregon, published by the Woodwork Institute of California. Copies may be obtained through the Administration Office or on-line at www.woodworkinstitute.com
- B. The Contractor shall review all room finishes, stains, paint colors, etc., with the Owner before proceeding with the painting operation phase of the work. Properly protect all work in place from damage or from over spray of paint. Review what surfaces are to receive stains or other clear finishes and those which are to be left natural without any special coatings or sealants.
- C. Unless otherwise specified within these drawings or specifications, all walls and ceiling surfaces shall receive a Level 4 Gypsum Board Finish with the exception of the Garage and utility areas. Installation of wall board shall be in accordance with the latest edition of the Gypsum Construction Guide published by Gold Bond Building Products Technical Services Department, 2001 Rexford Road, Charlotte, N.C. 28211.
- D. The Contractor shall provide an optional quotation for the Owner's consideration for adding radius outside corners to all walls and drop beam and header conditions.

12.0 TOILET, BATH AND SHOWER SPACES

- A. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of 110f less than 3 square feet (0.3 m²), one-half of which must be operable. (R303.3)

Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be 50 cubic feet per minute (25 Us) for intermittent ventilation or 20 cubic feet per minute (10 Us) for continuous ventilation in accordance with the California Mechanical Code, Chapter 4. Exhaust air from the space shall be exhausted directly to the outdoors.
- B. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5. Note: Window operation is not a permissible method of providing bathroom exhaust for humidity control. (R303.3.1)
- C. All plumbing fixtures shall be spaced in accordance with the California Plumbing Code. R307.2. and all bathtub and shower floors and walls with installed shower heads and in shower compartments shall be finished with nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

13.0 LIFE SAFETY

- A. **Smoke Alarms:** All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of Section R314 and the household fire warning equipment provisions of NFP A 72. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed. All smoke alarms shall be maintained and/or replaced in accordance with Section R314.3.2
- B. **Smoke Detection Systems:** Household fire alarm systems installed in accordance with NFP A 72 that include smoke alarms, or a combination of smoke detector and audible notification device shall be installed in accordance with Section R314.2 and shall provide the same level of smoke detection and alarm as required by smoke alarms. Where a household fire warning system are installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFP A 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4. R314.3
- C. Locations: Smoke alarms shall be installed in the following locations:
 - 1. In each sleeping room.
 - 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics: In dwellings or dwelling units with split levels and without an intervening level between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- D. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed per Section R314.5.
- E. **Carbon Monoxide Alarms:** An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.
- F. All carbon monoxide detectors shall be listed as complying with UL 2075. R315.1.2 and shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

- 1. Where there is no commercial power supply, the carbon monoxide alarm may be solely battery operated.
- 2. Other power sources recognized for use by NFPA 720.
- G. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit per Section R315.1.3.

14.0 ADDRESS NUMBERS

- A. 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. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

16.0 FIRE RESISTANCE CONSTRUCTION

- A. Exterior walls, construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic residential fire sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2).

Exceptions:

- 1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
- 2. Walls of dwellings and accessory structures located on the same lot.
- 3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
- 4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
- 5. Foundation vents installed in compliance with this code are permitted.

- B. Blocking in combustible construction shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space.
- C. Fire blocking material shall consist of 2-inch (51 mm) nominal lumber with broken lap joints or one thickness of 0.719-inch (18.3 mm) wood structural panel with joints backed by .75-inch (19 mm) particleboard with joints backed by .75-inch (19 mm) particleboard. Gypsum board, cement fiber board, batts or blankets of mineral wool, glass fiber or other approved materials in studded in such a manner as to be securely retained in place shall be permitted as an acceptable fire block. Battis or blankets of mineral or glass fiber or other approved non-rigid materials shall be permitted or compliance with the 10-foot (3048 mm) horizontal fire blocking in wall constructed using parallel rows of studs or staggered studs. Loose-fill insulation material shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of the fire and hot gases. The integrity of the fire blocks shall be maintained.

17.0 OCCUPANCY SEPARATION

- A. The Contractor shall ensure that a fire separation of private garage from the dwelling unit is maintained per CRC §R302.5, Table R302.6. Garage interior wall construction shall have a minimum of ½" gypsum board on the garage side of the wall separating garage from dwelling unit and its attic extending from the bottom sill plate to the under roof deck.
- B. In locations where garage or carport ceiling is next to habitable rooms of the home, then 5/8" Type X gypsum board must be substituted. All joints of wall board to be properly taped and penetrations fire caulked and taped to achieve the appropriate fire protection rating.
- C. For door openings between garage and dwelling install a minimum of 1 3/8" thick solid core wood door with a solid steel or honeycomb core steel door, or a 20-minute rated door complying with CRC §R302.5.1. Doors shall be equipped with self-closing and self-latching hardware
- D. All mechanical ducts shall be fabricated with 26-gauge sheet steel in the garage area and in areas penetrating the walls or ceilings that separate the garage from the dwelling. Ducts may have no openings into the garage in accordance with CRC R302.5.2.

18.0 EMERGENCY & ESCAPE AND RESCUE OPENINGS

- A. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening in accordance with R310.1. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.
- B. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside.
- C. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way
- D. Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).
- E. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²). (R310.1.1)

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

- F. Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

- G. Minimum opening width per R310.1.3 and a minimum clear opening width of 20 inches (508 mm).

- H. Operational constraints. Emergency escape and rescue openings shall be maintained free of any obstructions 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 per R310.1.4

- I. Emergency escape and rescue openings along with any exit door shall be maintained free of any obstructions and shall be operational from the inside of the room. Decorative bars, grilles, grates or other similar device may be permitted provided that such device shall be releasable or removable from the inside of the room without the use of a key, tool, special knowledge or effort or force than that which is required for normal operation of the escape and rescue opening.

19.0 LANDINGS AT DOORS AND STAIRS

- A. Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with 2013 California Residential Code Section R311.8 or by a stairway in accordance with Section R311.7. R311.3.2
- B. Floor elevations for other exterior doors: Doors other than the required egress door shall be provided with landings or floors not more than 7 ½" inches (196 mm) below the top of the threshold.
- C. Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

20. DEMOLITION REQUIREMENTS

- A. The Contractor shall be responsible for providing all required labor, materials, and equipment needed to implement the temporary shoring of the structure during the entire course of the construction process of the Project. This work shall include but not necessarily limited to the providing all shoring and temporary bracing materials and equipment, need during the initial staging operation and demolition phase of the of the project, but also ensure that measures are continually in place to protect the structure from collapse or damage that may result from any movement during the entire course of construction work. The Contractor shall review all requirements for this work with the Architect and the Project's Engineer before proceeding with any demolition work.
- B. Provide all temporary barriers, fencing, lighting, pedestrian or vehicular signs or other similar items necessary to ensure the protection of property and to preserve the proper health and safety conditions on site. Review these requirements and regulations with the City and/or any governmental agency having any jurisdiction over the Project before commencing with this phase of the project.
- C. Upon receiving the written approval from the Project's Engineer and the Architect on all Submittal Requirements required under this phase of the Work, the Contractor shall implement all shoring and other protection measures necessary before carrying out the demolition work. DO NOT PROCEED WITH ANY DEMOLITION WORK UNTIL ALL SAFEGUARDS ARE IN PLACE TO PROTECT THE STRUCTURE FROM DAMAGE HAVE BEEN APPROVED BY THE ARCHITECT AND THE PROJECT ENGINEER!
- D. Provide all labor and equipment and pay for all fees, permits, etc., that may be required to all demolition work depicted within in these Drawings or as may become necessary, to fully execute all work diagrammed. The work shall including all means required to collection, remove, and properly dispose (completely from the site), any and all, debris and materials (excluding those materials which are identified to be salvaged, repaired and reincorporated as part of the Work), in a manner as prescribed
- E. Dust Control: This contractor shall dampen the area of grading and take other measures as required to prevent raising of dust and transportation of same into building and onto adjacent properties during grading operations , or to be reused and incorporated as part of new the identified in these Drawings or as required to fully complete all work under this Section.
- F. The Contractor shall ensure proper protection of all existing trees, landscaping, or other natural features that may be found at the site, including any structures or building features, that are to remain, or are to be reincorporated as part of the new Work illustrated in the Contract Documents.

- G. Unusual Conditions: No work shall be done in excessively cold, wet or otherwise unfavorable weather.
- H. Existing Utilities: Where existing utilities not shown on the drawings are encountered, support, shore up, protect them and immediately notify the architect. Allow for entrance opportunity and ample time for continuance and/or relocation of such services.
- I. As mentioned above, the Contractor is to be responsible for all shoring and temporary bracing of the Project including the protection of property and to preserve the proper health and safety conditions on site during the initial staging operation and during the entire course of construction work process. In addition it shall be incumbent upon an additional responsibility of the Contractor to review all requirements and regulations of this phase of the Work with the City and/or any governmental agency having jurisdiction over the Project before commencing with the Work, including reviewing all requirements with the Project's Architect and Engineer before the commencement of this phase of the construction operation. Remember: NO DEMOLITION WORK MAY PROCEED WITHOUT WRITTEN APPROVAL OF THE OWNER, AND THE PROJECT'S ARCHITECT AND ENGINEER.

- J. Provide all metal sheds, storage lockers, tanks, and/or other similar enclosures required for the protection of the work and stored materials and equipment on site from damage not necessarily limited to the following: theft, vandalism, combustion from fire or explosion, weather or excessive moisture, dust or other pollution and damage.
- K. Clean Up surplus material and other debris shall and lawfully removed from the site in accordance with all applicable Local, State, and Federal Laws. NO ON-SITE BURNING IS TO BE PERMITTED.

21. ADDITIONAL REQUIREMENTS

- A. CHIMNEYS AND FIREPLACES: Factory-built chimneys shall be listed and labeled and shall be installed and terminated in accordance with the manufacturer's instructions.
- B. Decorative shrouds. Decorative shrouds shall not be installed at the termination of factory-built chimneys except where the shrouds are listed and labeled for use with the specific factory-built chimney system and installed in accordance with the manufacturer's instructions. Shrouds shall be custom fabricated by Woodland Direct or similar approved manufacturer and come with a UL Classification MH30042; refer to architectural drawings for desired pattern and material finish.
- C. Factory-built fireplaces. Chimneys for use with factory-built fireplaces shall comply with the requirements of UL 127.

PROJECT TITLE

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

**186 Alice Avenue
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94025, P 408-941-8048 SOUTH BAY 415-924-7089 NORTH BAY 707-637-4369 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

CONSTRUCTION NOTES

DATE: 9/30/22

SCALE:

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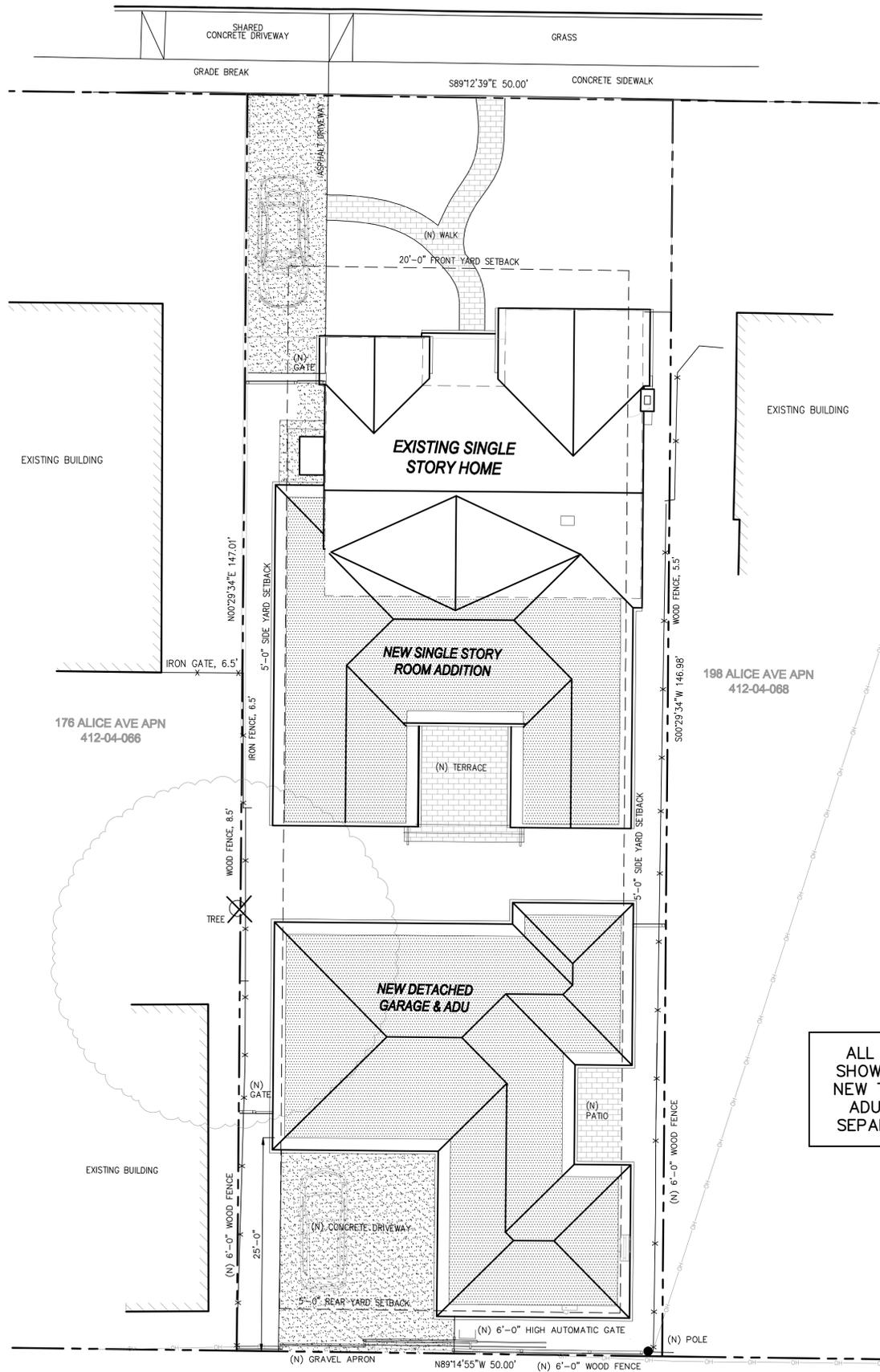
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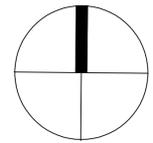
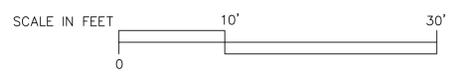
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A-001

ALICE AVENUE



ALL CONSTRUCTION WORK SHOWN PERFORMED ON THE NEW TWO-CAR GARAGE AND ADU SHALL BE UNDER A SEPARATE BUILDING PERMIT



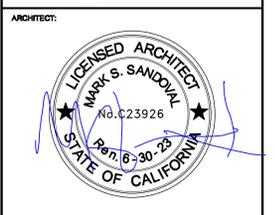
SHEET NOTES

GENERAL NOTES

1. THE CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE AWAY FROM FOUNDATIONS AND OTHER BUILDING STRUCTURES IS PROVIDED WITH A FALL OF NOT LESS THAN 6 INCHES IN THE FIRST 10 FEET (2% MINIMUM SLOPE). IF OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' HORIZONTAL DISTANCE, PROVIDE ALTERNATIVE METHOD OF DIVERTING WATER AS APPROVED BY THE ARCHITECT. IF SWALES ARE TO BE USED, ALL SWALES SHALL HAVE A MINIMUM OF 2% IF WITHIN 10' OF FOUNDATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROMPTLY NOTIFY THIS OFFICE OF ANY DISCREPANCIES, OR CONFLICTS WITH THE DRAWINGS AND THE SPECIFICATIONS, IN RELATIONSHIP TO THE EXISTING CONDITIONS ENCOUNTERED AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.
3. PLEASE NOTE THAT THIS SITE PLAN WAS PREPARED BY DRAWINGS PREPARED BY OTHERS AND THEREFORE SHOULD NOT BE RELIED ON FOR COMPLETE AND FULL ACCURACY. LOT AREA DATA WHICH APPEARS ON THE TITLE SHEET OF THESE DRAWING WAS TAKEN FROM INFORMATION PROVIDED BY THE COUNTY ASSESSOR'S RECORDS.
4. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOUR; AT THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND M. SANDOVAL ARCHITECTS, INC., HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT.
5. M. SANDOVAL ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THEIR DESIGN CONTAINED HEREIN.

PROJECT TITLE
 New room additions improvements including detached garage with ADU to be added to the Historic W. J. & Ruth Burns House for
JEFF & DONNA BOSS
 186 Alice Avenue
 Campbell, California

M. SANDOVAL ARCHITECTS, INC.
 Architecture - Historic Preservation - Design
 145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P 850.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 1.707.637.4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



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PROJECT DESCRIPTION:

PROPOSED SITE PLAN

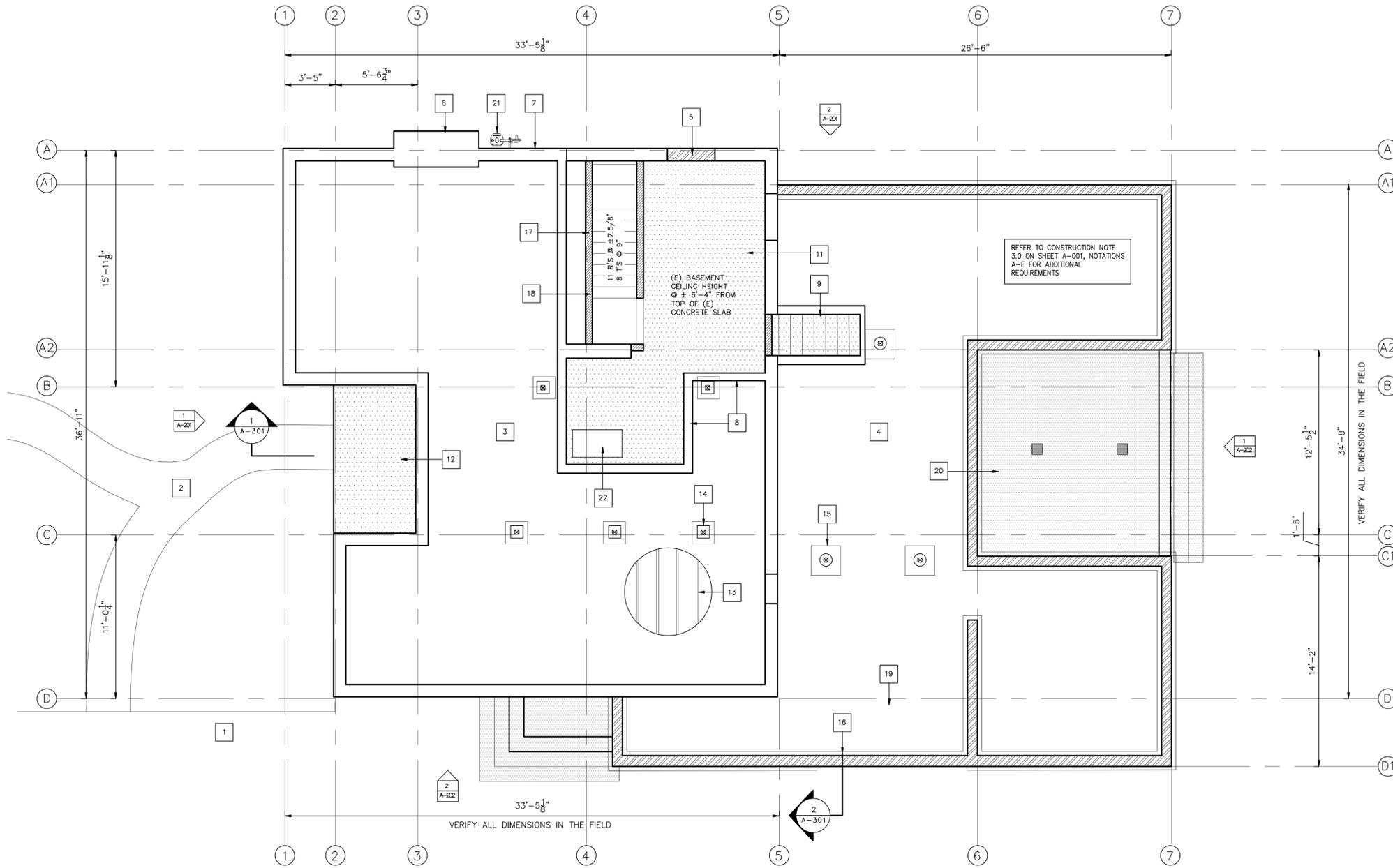
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SHEET NUMBER:

A-101



PROPOSED BASEMENT FLOOR PLAN

1/4" = 1' SCALE

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A-102

SHEET NOTES

1. REPAVED DRIVEWAY TO STREET
2. NEW CONCRETE PAVED WALKWAY
3. EXISTING UNDERFLOOR AREA
4. NEW UNDER FLOOR AREA
5. INDICATES APPROXIMATE LOCATION OF EXISTING FIXED BASEMENT WINDOW WITH EXISTING LIGHT WELL. RETAINING WALL; CAREFULLY REMOVE WINDOW FROM CRIPPLE WALL FRAMING AND BRICK AND CONCRETE LIGHT WELL. RETAINING WALL; PREPARE FOR NEW CONCRETE FOUNDATION FILL-IN AND NEW CRIPPLE WALL FRAMING ABOVE; FILL IN LIGHT WELL WITH APPROVED FILL MATERIAL. NEEDED TO ENSURE COMPACTION OF LOCALIZED AREA TO AT LEAST A 90 PERCENT COMPACTION TO MATCH LEVEL OF EXISTING GRADE IN AREA; ENSURE A MINIMUM OF 2% SLOPE AWAY FROM THE BUILDING'S FOUNDATION
6. INDICATES EXISTING BRICK MASONRY FIREPLACE CHIMNEY TO REMAIN
7. INDICATES EXISTING POURED-IN-PLACE STEEL REINFORCED CONCRETE FOUNDATION
8. INDICATES EXISTING CONCRETE BLOCK RETAINING WALL
9. INDICATES EXISTING CONCRETE FORMED BASEMENT STEPS
10. EXISTING POURED-IN-PLACE STEEL REINFORCED CONCRETE BASEMENT RETAINING WALL
11. INDICATES EXISTING POURED-IN-PLACE CONCRETE BASEMENT SLAB
12. EXISTING POURED-IN-PLACE CONCRETE PORCH
13. INDICATES EXISTING 2 X 8 FLOOR FRAMING ABOVE
14. INDICATES APPROXIMATE LOCATION OF EXISTING PRECAST CONCRETE PIER SET ON TOP OF A POURED-IN-PLACE CONCRETE PAD WITH 4 X GIRDER SET ABOVE
15. INDICATES NEW CONCRETE PIER WITH GIRDER ABOVE; SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS
16. INDICATES NEW STEEL REINFORCED POURED-IN-PLACE CONCRETE FOUNDATION; REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND OTHER RELATED REQUIREMENTS
17. INDICATES NEW WOOD FRAMED 2X WALL; 2 X 4 STUDS AT 16" O.C. WITH 3/8" TYPE X GYPSUM WALL PANELS NAILED ON INSIDE FACE OF WALL
18. NEW WOOD FRAMED BASEMENT STAIRS WITH WOOD GRASPABLE HANDRAIL SET BETWEEN 34" TO 38" ABOVE STAIR NOSING
19. APPROXIMATE LOCATION OF NEW CRAWL SPACE FLOOR ACCESS PANELS; ENSURE OPENING IS NO LESS THAN 18" X 24" MIN.
20. INDICATES NEW POURED-IN-PLACE REINFORCED CONCRETE PORCH AND/OR TERRACE
21. EXISTING GAS METER LOCATION
22. INDICATES NEW GAS FURNACE LOCATION

PROJECT TITLE

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

**186 Alice Avenue
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Architecture - Historic Preservation - Design
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ARCHITECT:



PROJECT COMPLETION:

REVISIONS:

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SHEET DESCRIPTION:

PROPOSED BASEMENT FLOOR PLAN

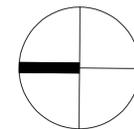
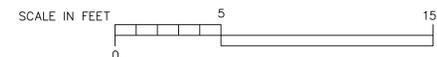
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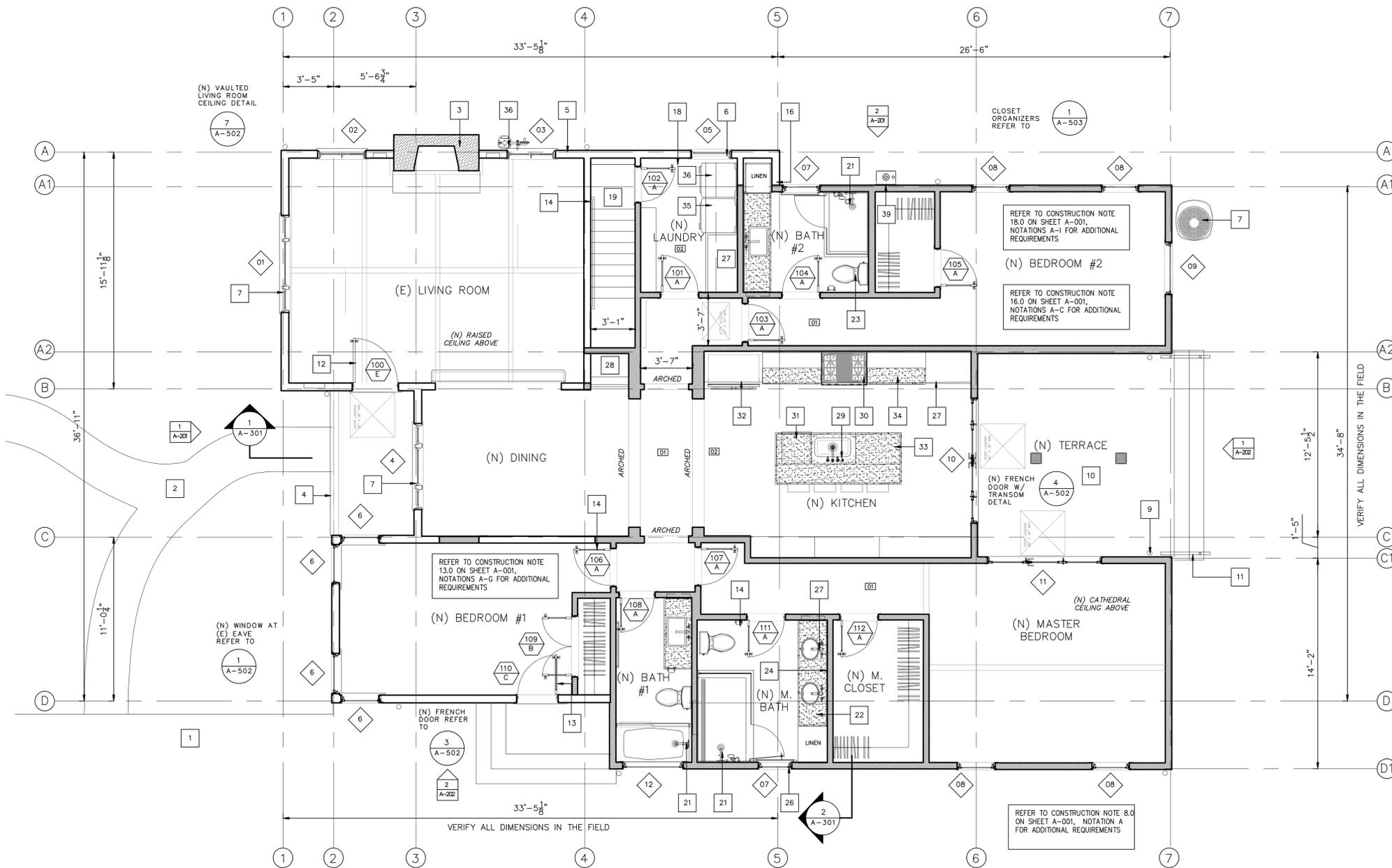
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JOB NUMBER: NO. 2204-02

SHEET NUMBER:

A-102





MAIN RESIDENCE - PROPOSED FIRST FLOOR PLAN

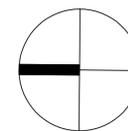
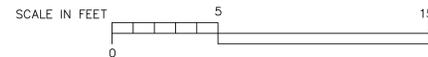
1/4" = 1' SCALE

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A-103

INTERIOR FLOOR FINISH LEGEND	
[Symbol]	HARDWOOD FLOORING*
[Symbol]	CERAMIC TILE FLOORING*
[Symbol]	STONE TILE FLOORING*
[Symbol]	CARPET*
[Symbol]	VINYL FLOORING*
[Symbol]	LAMINATE WOOD MANUFACTURED FLOORING*
* CONTRACTOR TO REVIEW ALL FLOOR TYPES, COLORS, AND FINISH REQUIREMENTS WITH THE OWNER TO RECEIVE BIDDING REQUIREMENTS.	
WALL AND PARTITION LEGEND	
[Symbol]	INDICATES EXISTING NON-LOAD BEARING WALL TO BE REMOVED
[Symbol]	INDICATES EXISTING INTERIOR NON-LOAD BEARING WALL TO BE REMAIN PATCHED AND REPAIR AS NEEDED
[Symbol]	INDICATES NEW NON-LOAD BEARING INTERIOR WALL OR PARTITION

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

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



SHEET NOTES

- REPAVED DRIVEWAY TO STREET
- NEW CONCRETE PAVED WALKWAY
- INDICATES EXISTING BRICK MASONRY FIREPLACE CHIMNEY TO REMAIN
- EXISTING PAINTED CONCRETE FRONT PORCH WITH EXISTING 4X FRONT PORCH BEAM AND ROOF SHEATHING ABOVE; REPAIR AS REQUIRED
- EXISTING PAINTED STUCCO EXTERIOR WALL: CEMENT STUCCO APPLIED OVER WIRE LATH ATTACHED TO BUILDING PAPER, PLACED OVER WOOD WALL SHEATHING, NAILED TO 2X VERTICAL WOOD STUD FRAMING SPACED AT 16" O.C.; PATCH AND REPAIR AS NEEDED
- INDICATES NEW REPLACEMENT WOOD DOUBLE HUNG SASH WINDOW WITH WOOD STUCCO MOLD TRIM; NEW WINDOW SHALL MATCH ALL DIMENSIONAL DETAILS, PROFILES AND OTHER RELATED VISUAL CHARACTERISTICS FOUND ON THE ORIGINAL WINDOW IT IS TO REPLACE
- INDICATES REPLACEMENT TRIPARTITE 2 OVER 2 DIVIDED LITE CASEMENT WOOD WINDOW WITH WOOD PICTURE FRAME SET IN STUCCO MOLD TRIM; NEW WINDOW SHALL MATCH ALL DIMENSIONAL DETAILS, PROFILES AND OTHER RELATED VISUAL CHARACTERISTICS FOUND ON THE ORIGINAL WINDOW IT IS TO REPLACE
- INDICATES NEW REPLACEMENT 2 OVER 2 DIVIDED LITE CASEMENT WOOD WINDOW SET IN STUCCO MOLD TRIM; NEW WINDOW SHALL MATCH ALL DIMENSIONAL DETAILS, PROFILES AND OTHER RELATED VISUAL CHARACTERISTICS FOUND ON THE ORIGINAL WINDOW IT IS TO REPLACE
- INDICATES APPROXIMATE LOCATION OF NEW DOWN SPOUT; ENSURE DISCHARGE FROM DOWNSPOUT IS DIRECTED TOWARD LANDSCAPED AREAS AND AWAY FROM THE BUILDING'S FOUNDATION
- NEW POUR-IN-PLACE CONCRETE TERRACE; SEE THE OWNER FOR BIDDING INSTRUCTIONS AND FOR ACTUAL DEPTH REQUIRED FOR FINISH SURFACE PAVING MATERIAL
- DECORATIVE IRON HANDRAILS; SET GRASPABLE TOP HANDRAIL BETWEEN 34" TO 36" ABOVE THE TOP OF NOSING OF STEP; SEE THE OWNER FOR BIDDING INSTRUCTIONS
- INDICATES EXISTING FRONT ENTRANCE DOOR WITH HINGED METAL SPEAKERS DOOR WITH GRILLE; REPAIR AS NEEDED TO RETURN TO PROPER FUNCTION
- INDICATES NEW REPLACEMENT STILE AND RAIL PAINTED WOOD EXTERIOR GRADE DOOR WITH OUT SWING WOOD STILE AND RAIL SCREEN DOOR
- INDICATES NEW INTERIOR STILE AND RAIL DOOR; REFER TO DOOR SCHEDULE
- INDICATES EXISTING EXTERIOR WALL: CAREFULLY REMOVE EXISTING STUCCO, LATH, AND PAPER AS NEEDED IN LOCALIZED AREA AND PREPARE FOR NEW WORK AS SHOWN
- INDICATES EXISTING INTERIOR WALL; REMOVE EXISTING WALL PLASTER AND LATH IN LOCATIONS ONLY APPROVED BY THE PROJECT'S ARCHITECT TO EXPOSE EXISTING FRAMING; REPAIR AND/OR ADD NEW FRAMING AS NEEDED; REFER TO STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS BEFORE PREPARING WALLS FOR NEW GYPSUM BOARD PANEL INSTALLATION
- INDICATES NEW INTERIOR WALL: NEW 2X STUDS SPACES AT 16" O.C. WITH 1/2" GYPSUM BOARD NAILED TO EACH SIDE; ALL FINISH SURFACE MATERIALS TO MATCH SURFACE TEXTURE OF ADJACENT WALLS U.O.N. (REFER TO STRUCTURAL DRAWINGS FOR NEW SHEAR WALL LOCATIONS AND NAILING REQUIREMENTS)
- INDICATES NEW NON-SLIP TILE OR STONE FLOORING MATERIAL SELECTED BY THE OWNER; INSTALL IN ACCORDANCE WITH THE TILE COUNCIL OF NORTH AMERICA (TCNA) HANDBOOK LATEST EDITION FOR SIMILAR TILE INSTALLATION; SEE ARCHITECTURAL DRAWINGS AND THE OWNER FOR ADDITIONAL BIDDING INSTRUCTIONS AND OTHER REQUIREMENTS
- NEW BASEMENT WOOD CONSTRUCTED STAIRS; RISE DIMENSION SHALL NOT EXCEED 8" WITH RUN OF 9" MAXIMUM; GRASPABLE HANDRAIL SHALL BE POSITIONED AT A DISTANCE BETWEEN 34" AND 38" FROM THE TOP OF STAIR NOSING
- INDICATES NEW SHOWER WITH TEMPERED GLASS SHOWER ENCLOSURE; SHOWER HEAD NOT EXCEED 1.75 GPM; SEE THE OWNER FOR PLUMBING MANUFACTURER FUTURE SPECIFICATIONS AND OTHER RELATED BIDDING INSTRUCTIONS
- NEW TUB/SHOWER COMBINATION WITH TEMPERED GLASS ENCLOSURE; NEW PRESSURE BALANCED TUB SHOWER CONTROL VALVE SET WITH DIVERTER AND TUB SPOUT; FLOW RATE NOT TO EXCEED EXCEED 1.75 GPM; SEE THE OWNER FOR PLUMBING MANUFACTURER FUTURE SPECIFICATIONS AND OTHER RELATED BIDDING INSTRUCTIONS
- NEW BATHROOM VANITY SINK CABINET WITH LAVATORY FAUCET; NEW FAUCET FLOW RATE SHALL BE 1.2 GAL PER MINUTE AT 60 PSI WITH A MINIMUM OF NOT LESS THAN 0.8 GPM AT 20 PSI; SEE THE OWNER FOR PLUMBING MANUFACTURER FUTURE SPECIFICATIONS AND OTHER RELATED BIDDING INSTRUCTIONS
- NEW TOILET WITH SEAT (1.28 GAL. MAX.); SEE THE OWNER FOR BIDDING REQUIREMENTS
- NEW VANITY MIRROR; SEE THE OWNER FOR BIDDING INSTRUCTIONS
- NEW TISSUE HOLDER; SEE OWNER FOR BIDDING REQUIREMENTS
- NEW TOWEL BAR; PROVIDED BLOCKING WITHIN WALL; SEE OWNER FOR SIZE AND FEATURE REQUIREMENTS AND SPECIFICATIONS
- INDICATES TALL WALL CABINET; SEE THE OWNER FOR REQUIREMENTS
- NEW SERVICE COUNTER; SEE THE OWNER FOR REQUIREMENTS
- INDICATES NEW KITCHEN SINK WITH GARBAGE DISPOSAL; FAUCET WITH SPRAY SHALL HAVE A MAXIMUM FLOW RATE OF 18 GAL PER MIN; OWNER FOR PLUMBING MANUFACTURER FUTURE SPECIFICATIONS AND OTHER RELATED BIDDING INSTRUCTIONS
- NEW GAS RANGE WITH OVEN WITH EXHAUST HOOD ABOVE; SEE THE OWNER FOR BIDDING REQUIREMENTS
- INDICATES 24" DISHWASHER; SEE THE OWNER FOR MANUFACTURER'S SPECIFICATIONS
- NEW 42" REFRIGERATOR/FREEZER WITH ICE MAKER; SEE THE OWNER FOR BIDDING INSTRUCTIONS
- INDICATES NEW KITCHEN ISLAND WITH SEATING
- INDICATES NEW KITCHEN COUNTER TOP; SEE OWNER FOR BIDDING REQUIREMENTS AND OTHER RELATED SPECIFICATIONS
- INDICATES NEW ENERGY STAR CLOTHES WASHER
- NEW ENERGY STAR CLOTHES DRYER
- EXISTING GAS METER
- NEW OUTDOOR AIR CONDITIONING UNIT
- NEW TANKLESS ON-DEMAND HOT WATER HEATER

PROJECT TITLE

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

**186 Alice Avenue
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94825 P 850-941-8048 SOUTH BAY 415-924-7066 NORTH BAY 707-637-4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

MAIN RESIDENCE - PROPOSED FIRST FLOOR PLAN

DATE:

2/28/23

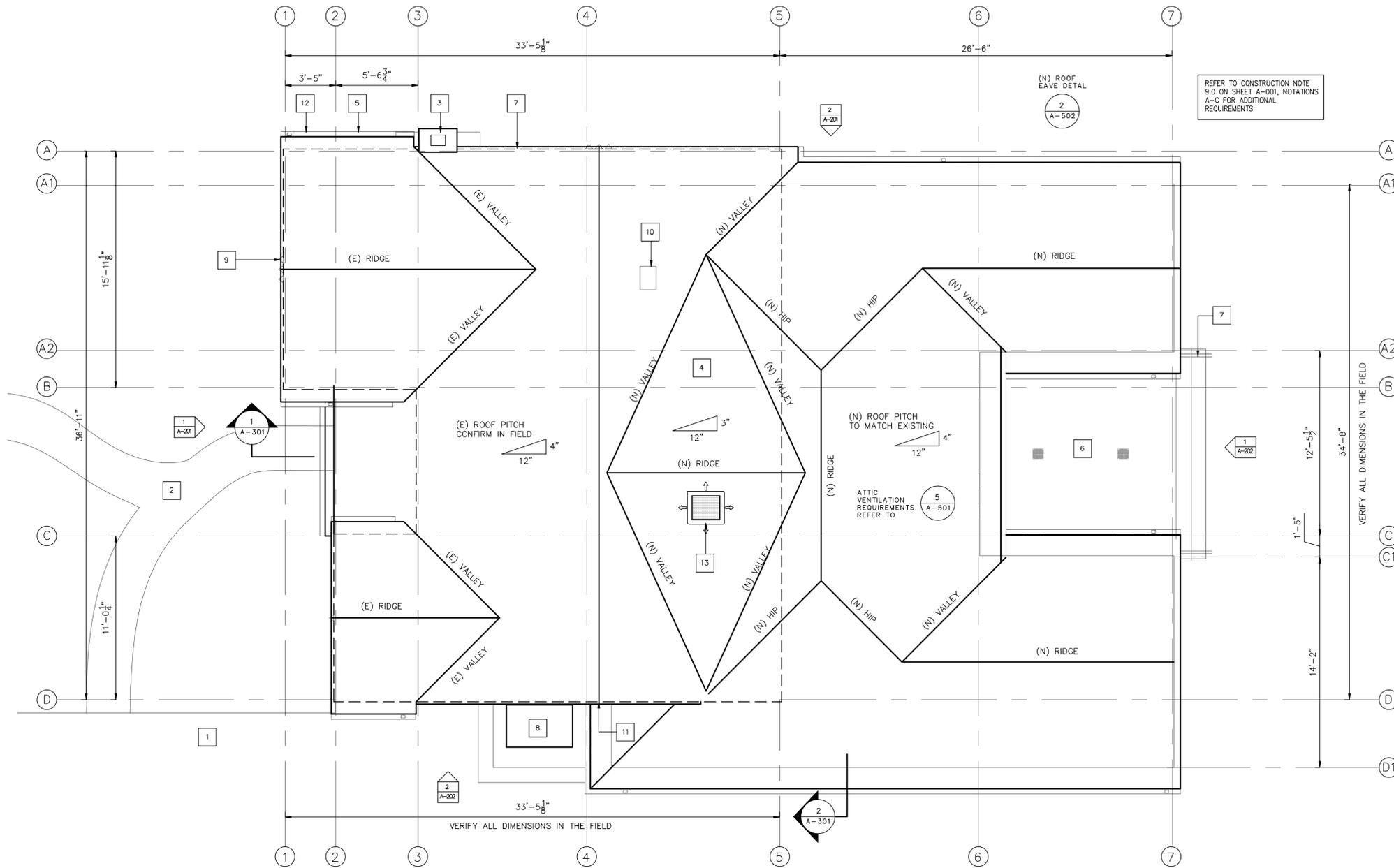
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NO. 2204-02

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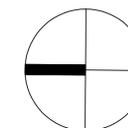
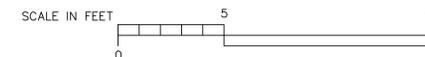
A-103



MAIN RESIDENCE - PROPOSED ROOF PLAN

1/4" = 1' SCALE

1
A-104



SHEET NOTES

1. REPAVED DRIVEWAY TO STREET
2. NEW CONCRETE PAVED WALKWAY
3. INDICATES EXISTING BRICK MASONRY FIREPLACE CHIMNEY TO REMAIN
4. INDICATES NEW COMPOSITION THREE TAB CLASS A ASPHALT SHINGLE NAILED TO ROOF FELT ATTACHED TO OBS PANELS NAILED OVER 1 X 4 SPACED SHEATHING BOARDS ATTACHED TO 2 X 4 RAFTERS SPACED AT 24" O.C. WITH 1 X 6 COLLAR TIES SPACED APPROXIMATELY 8'-0" O.C.
5. INDICATES NEW METAL 4" O.G. PROFILE GUTTER WITH RECTANGULAR DOWNSPOUT
6. NEW POUR-IN-PLACE CONCRETE TERRACE; SEE THE OWNER FOR BIDDING INSTRUCTIONS AND FOR ACTUAL DEPTH REQUIRED FOR FINISH SURFACE PAVING MATERIAL
7. DECORATIVE IRON HANDRAILS; SET GRASPABLE TOP HANDRAIL BETWEEN 34" TO 36" ABOVE THE TOP OF NOSING OF STEP; SEE THE OWNER FOR BIDDING INSTRUCTIONS
8. INDICATES EXISTING REPAIRED ALUMINUM CORRUGATED FIXED AWNING WITH SUPPORT FRAME, VENTED SIDE PANEES, AND SCALLOP SHAPE BOTTOM EDGE TRIM DETAIL
9. INDICATES HOODED TRIANGULAR SHAPED ATTIC GABLE VENTS TO REMAIN
10. INDICATES EXISTING METAL EYEBROW ATTIC ROOF VENTS TO REMAIN
11. EXISTING MECHANICAL ATTIC VENTILATION GABLE LOUVER; REPAIR ALL COMPONENTS INCLUDING BIRD SCREEN AS NEEDED TO ENSURE PROPER FUNCTION; REMOVE EXISTING FAN IN ATTIC AND REPLACE WITH NEW THERMOSTAT ACTIVATED ATTIC FAN UNIT
12. EXISTING GAS METER
13. NEW SOLAR POWERED ATTIC EXHAUST FAN

PROJECT DATA

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

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Campbell, California**

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Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P. 850.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 1.707.637.4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

MAIN RESIDENCE - PROPOSED ROOF PLAN

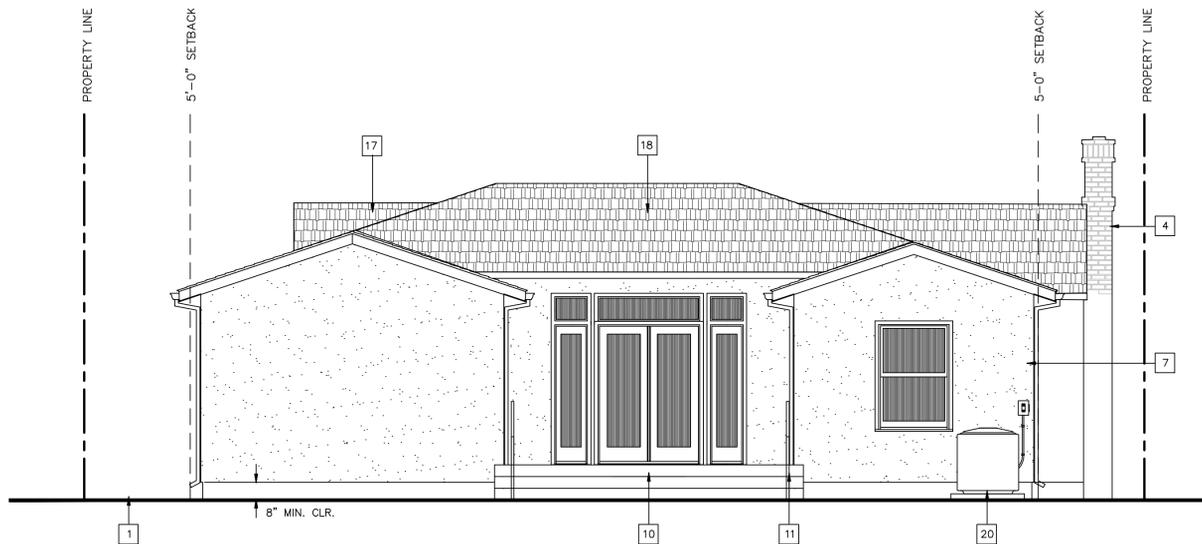
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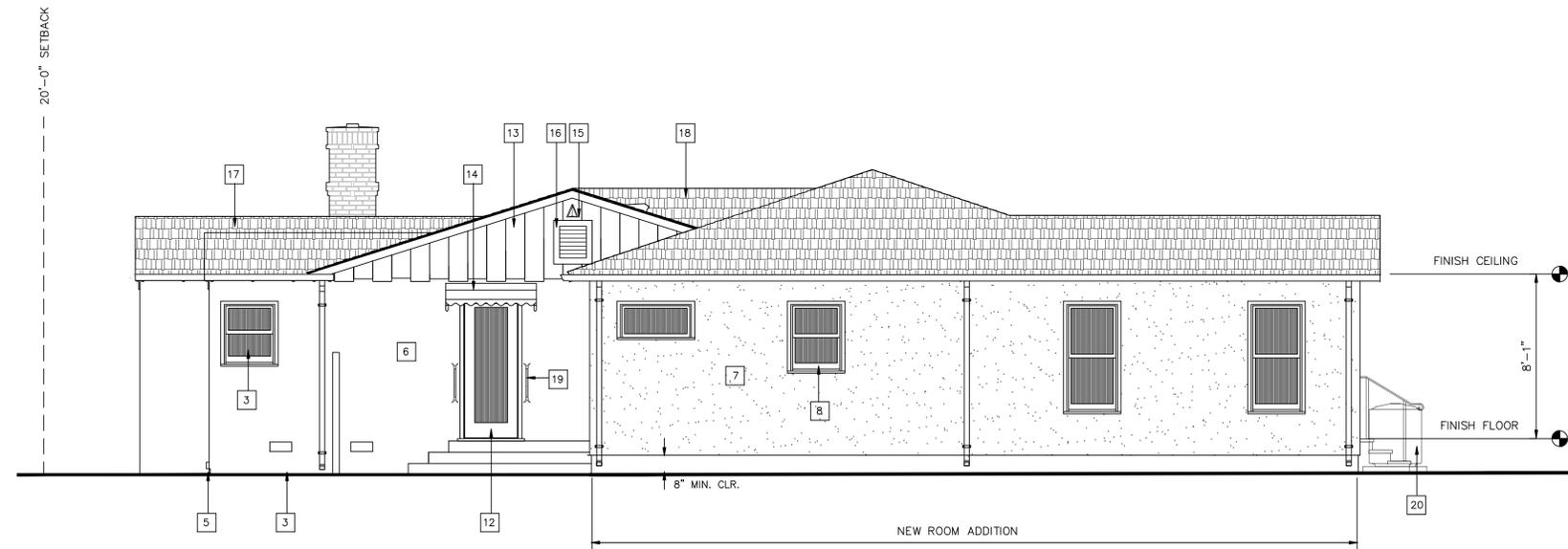
A-104



MAIN RESIDENCE - PROPOSED SOUTH EXTERIOR ELEVATION

1/4" = 1' SCALE

1
A-202



MAIN RESIDENCE - PROPOSED WEST EXTERIOR ELEVATION

1/4" = 1' SCALE

2
A-202

SHEET NOTES

1. EXISTING GRADE
2. REPAVED DRIVEWAY TO STREET
3. NEW CONCRETE PAVED WALKWAY
4. INDICATES EXISTING BRICK MASONRY FIREPLACE CHIMNEY TO REMAIN
5. EXISTING PAINTED CONCRETE FRONT PORCH WITH EXISTING 4X FRONT PORCH BEAM AND ROOF SHEATHING ABOVE; REPAIR AS REQUIRED
6. EXISTING PAINTED STUCCO EXTERIOR WALL; CEMENT STUCCO APPLIED OVER WIRE LATH ATTACHED TO BUILDING PAPER, PLACED OVER WOOD WALL SHEATHING, NAILED TO 2X VERTICAL WOOD STUD FRAMING SPACED AT 16" O.C.; PATCH AND REPAIR AS NEEDED
7. INDICATES NEW ALUMINUM CLAD WOOD SASH WINDOWS (REFER TO WINDOW SCHEDULE FOR DETAILS)
8. INDICATES APPROXIMATE LOCATION OF NEW DOWN SPOUT; ENSURE DISCHARGE FROM DOWNSPOUT IS DIRECTED TOWARD LANDSCAPED AREAS AND AWAY FROM THE BUILDING'S FOUNDATION
9. NEW POUR-IN-PLACE CONCRETE TERRACE; SEE THE OWNER FOR BIDDING INSTRUCTIONS AND FOR ACTUAL DEPTH REQUIRED FOR FINISH SURFACE PAVING MATERIAL
10. DECORATIVE IRON HANDRAILS; SET GRASPABLE TOP HANDRAIL BETWEEN 34" TO 36" ABOVE THE TOP OF NOSING OF STEP; SEE THE OWNER FOR BIDDING INSTRUCTIONS
11. INDICATES EXISTING FRONT ENTRANCE DOOR WITH HINGED METAL SPEAKEASY DOOR WITH GRILLE; REPAIR AS NEEDED TO RETURN TO PROPER FUNCTION
12. INDICATES NEW REPLACEMENT STILE AND RAIL PAINTED WOOD EXTERIOR GRADE DOOR WITH OUT SWING WOOD STILE AND RAIL SCREEN DOOR
13. INDICATES NEW INTERIOR STILE AND RAIL DOOR; REFER TO DOOR SCHEDULE
14. INDICATES EXISTING EXTERIOR WALL; CAREFULLY REMOVE EXISTING STUCCO, LATH, AND PAPER AS NEEDED IN LOCALIZED AREA AND PREPARE FOR NEW WORK AS SHOWN
15. INDICATES REPAIRED AND/OR REPLACED PAINTED REDWOOD 1 X 12 GABLE TRIM BOARDS TO MATCH ALL DIMENSIONAL AND VISUAL CHARACTERISTICS OF THE ORIGINAL MATERIAL; ALL DAMAGED BOARDS MUST BE APPROVED BY THE PROJECT'S ARCHITECT BEFORE COMMENCING WITH THEIR REMOVAL AND REPLACEMENT
16. INDICATES RESTORED ALUMINUM CORRUGATED FIXED AWNING WITH SUPPORT FRAME, VENTED SIDE PANEES WITH SCALLOP SHAPE BOTTOM EDGE TRIM DETAIL
17. INDICATES HOODED TRIANGULAR SHAPED ATTIC GABLE VENTS; CAREFULLY REMOVE AND REPAIR AS REQUIRED
18. EXISTING ATTIC VENTILATION GABLE LOUVER; IF REPAIRING UNIT NOT FEASIBLE, REPLACE WITH FABRICATED UNIT TO MATCH ALL DIMENSIONAL AND VISUAL CHARACTERISTICS AS THE ORIGINAL; REVIEW REQUIREMENTS BEFORE REMOVING UNIT WITH THE PROJECT'S ARCHITECT
19. INDICATES NEW COMPOSITION THREE TAB CLASS "A" ASPHALT SHINGLE NAILED TO APPROVED ROOF FELT; ATTACHED TO EXISTING OSB PANELS FASTENED TO 1 X 4 SPACED WOOD SHEATHING BOARDS NAILED TO 2 X 4 RAFTERS SPACED AT 24" O.C. WITH 1 X 6 COLLAR TIES PLACED APPROXIMATELY 8'-0" O.C.
20. INDICATES NEW COMPOSITION THREE TAB CLASS "A" ASPHALT SHINGLE PLACED OVER APPROVED ROOF FELT NAILED TO NEW CDX PLYWOOD ATTACHED TO NEW 2X ROOF FRAMING; REFER TO STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS
21. EXISTING GAS METER LOCATION
22. WALL MOUNTED METAL MAIL SLOT TO REMAIN
23. NEW 4" MINIMUM HIGH ADDRESS NUMBERS LOCATION; PAINT TO CONTRAST WITH MOUNTING SURFACE COLOR
24. EXISTING REFURBISHED WALL HANDRAIL BRACKETS
25. NEW AIR CONDITIONING OUTDOOR UNIT WITH SUPPORT PAD

PROJECT TITLE

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

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Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94825 P 850.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 1.707.637.4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTOR:

REVISIONS:

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SHEET DESCRIPTION:

MAIN RESIDENCE - PROPOSED EXTERIOR ELEVATIONS

DATE: 3/15/23

SCALE:

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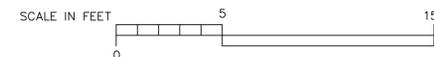
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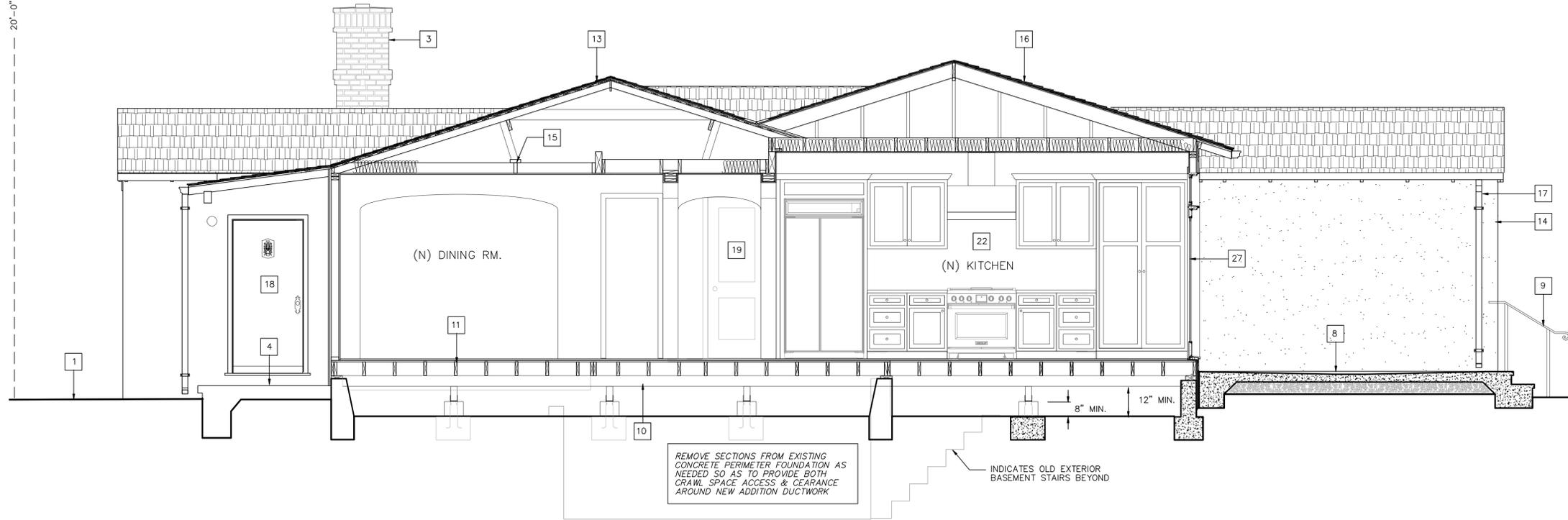
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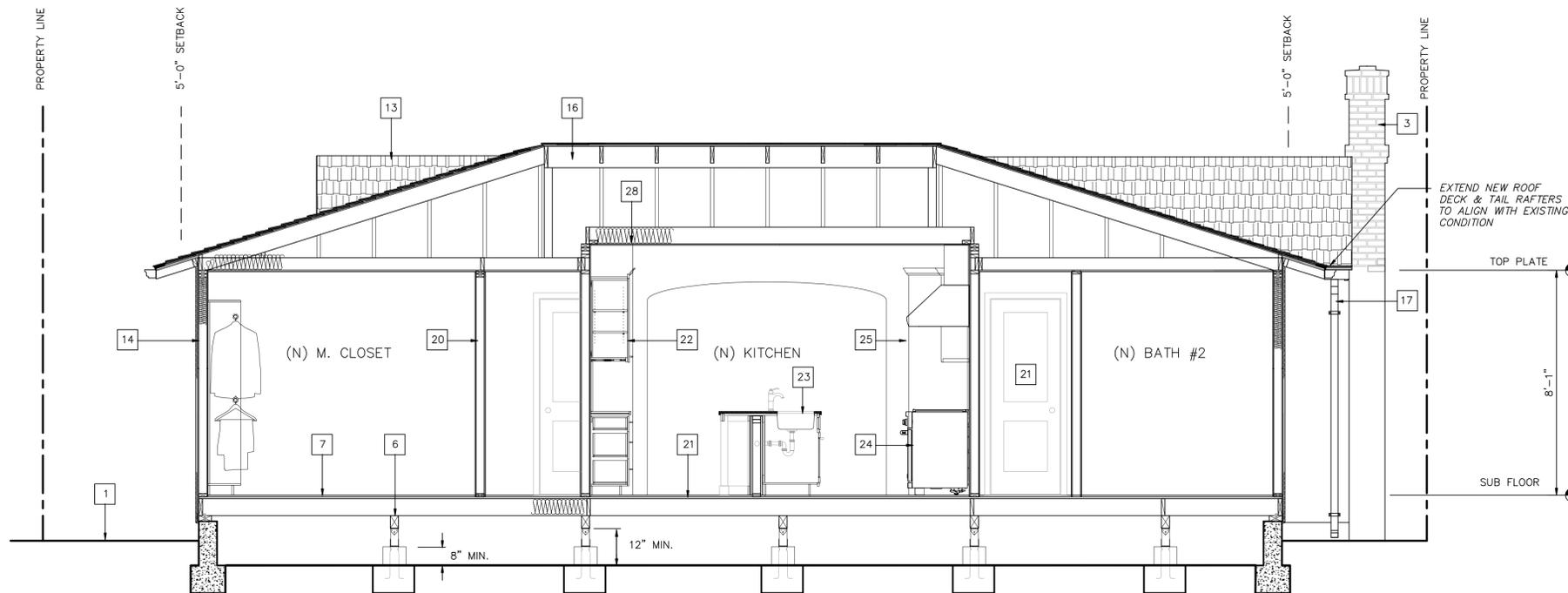
20'-0" SETBACK



MAIN RESIDENCE - PROPOSED BUILDING SECTION

3/8" = 1' SCALE

1
A-301



MAIN RESIDENCE - PROPOSED BUILDING SECTION

3/8" = 1' SCALE

2
A-301

SHEET NOTES

- EXISTING GRADE
- INDICATES EXISTING CONCRETE FOUNDATION (REPORT TO THE ARCHITECT ANY STRUCTURAL VISUAL CRACKS OR OTHER UNSOUND CONDITION IF ENCOUNTERED)
- EXISTING BRICK MASONRY FIREPLACE CHIMNEY TO REMAIN
- EXISTING PAINTED CONCRETE FRONT PORCH WITH EXISTING 4X FRONT PORCH BEAM AND ROOF SHEATHING ABOVE; REPAIR AS REQUIRED
- NEW POUR-IN-PLACE CONCRETE FOUNDATION (SEE STRUCTURAL DRAWINGS FOR ALL DETAILS AND REINFORCING REQUIREMENTS)
- INDICATES NEW 4X GIRDER WITH SUPPORT POST ATTACHED TO POUR-IN-PLACE FORMED ISOLATED PIER (SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS)
- INDICATES NEW SUB FLOOR CDX PLYWOOD; GLUE AND NAILED TO NEW 2 X FLOOR JOISTS (SEE THE STRUCTURAL DRAWINGS FOR FLOOR FRAMING REQUIREMENTS)
- NEW POUR-IN-PLACE CONCRETE TERRACE WITH PATIO DRAINS; SEE THE OWNER FOR BIDDING INSTRUCTIONS AND FOR ACTUAL DEPTH REQUIRED FOR FINISH SURFACE PAVING MATERIAL
- DECORATIVE IRON HANDRAILS; SET GRASPABLE TOP HANDRAIL BETWEEN 34" TO 36" ABOVE THE TOP OF NOSING OF STEP (SEE THE OWNER FOR BIDDING INSTRUCTIONS)
- INDICATES APPROX. LOCATION OF EXISTING 4X GIRDER WITH POST ATTACHED TO ISOLATED PRE-CAST PIER BENEATH
- INDICATES EXISTING FINISH FLOOR MATERIAL APPLIED TO 1X FLOOR SHEATHING ATTACHED TO 2 X 8 SPACED AT 16" O.C. (REPAIR AND/OR REPLACE AS NEEDED TO ENSURE PROPER TIE IN WITH NEW ROOF ADDITION FRAMING AND OWNER SELECTED FINISH FLOOR MATERIALS)
- EXISTING PAINTED STUCCO EXTERIOR WALL; CEMENT STUCCO APPLIED OVER WIRE LATH ATTACHED TO BUILDING PAPER, PLACED OVER WOOD WALL SHEATHING, NAILED TO 2X VERTICAL WOOD STUD FRAMING SPACED AT 16" O.C.; PATCH AND REPAIR AS NEEDED
- INDICATES EXISTING COMPOSITION ROOF APPLIED TO ROOF FELT PLACED OVER OBS WOOD SHEATHING NAILED TO 1 X SKIPPED SHEATHING NAILED TO 2 X 4 ROOF RAFTERS SPACED AT 24" O.C. U.O.N. REMOVE EXISTING COMPOSITION SHINGLE ROOF AND FELT TO EXPOSE OBS PANELS BENEATH; REPAIR AREAS AS NEEDED TO PROPERLY IMPLEMENT NEW ROOF MODIFICATIONS NEEDED FOR NEW ROOM ADDITION; ENSURE ALL EXPOSED WALL AND CEILING SURFACE MATERIALS PROPERLY ALIGN SO AS TO CREATE A VISUALLY SEAMLESS TRANSITION BETWEEN NEW AND OLD CONDITIONS
- NEW CEMENT STUCCO APPLIED OVER SELF FURRING WIRE LATH ATTACHED TO APPROVE WATERPROOF BARNEW CEMENT STUCCO APPLIED OVER SELF FURRING WIRE LATH ATTACHED TO APPROVE WATERPROOF BARRIER ATTACHED TO 2" CDX WALL SHEATHING, NAILED TO 2X VERTICAL WOOD STUD FRAMING SPACED AT 16" O.C. (SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS AND NAILING REQUIREMENTS)
- INDICATES EXISTING STRONG BACK
- INDICATES NEW COMPOSITION SHINGLE ROOF SYSTEM ATTACHED TO APPROVED ROOF MEMBRANE BARRIER; ATTACHED TO 2" CDX PLYWOOD NAILED TO 2 X ROOF FRAMING (REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING SIZES AND CONNECTION DETAILS)
- INDICATES APPROXIMATE LOCATION OF NEW DOWNSPOUT; ENSURE DISCHARGE FROM DOWNSPOUT IS DIRECTED TOWARD LANDSCAPED AREAS AND AWAY FROM THE BUILDING'S FOUNDATION
- INDICATES EXISTING FRONT ENTRANCE DOOR WITH HINGED METAL SPEAKEASY DOOR WITH GRILLE; REPAIR AS NEEDED TO RETURN TO PROPER FUNCTION
- INDICATES NEW INTERIOR STILE AND RAIL DOOR; REFER TO DOOR SCHEDULE
- INDICATES NEW INTERIOR WALL; NEW 2X STUDS SPACES AT 16" O.C. WITH 1/2" GYPSUM BOARD NAILED TO EACH SIDE; ALL FINISH SURFACE MATERIALS TO MATCH SURFACE TEXTURE OF ADJACENT WALLS U.O.N. (REFER TO STRUCTURAL DRAWINGS FOR NEW SHEAR WALL LOCATIONS AND NAILING REQUIREMENTS)
- INDICATES NEW NON-SLIP TILE OR STONE FLOORING MATERIAL SELECTED BY THE OWNER; INSTALL IN ACCORDANCE WITH THE TILE COUNCIL OF NORTH AMERICA (TCNA) HANDBOOK LATEST EDITION FOR SIMILAR TILE INSTALLATION; SEE ARCHITECTURAL DRAWINGS AND THE OWNER FOR ADDITIONAL BIDDING INSTRUCTIONS AND OTHER REQUIREMENTS
- INDICATES NEW KITCHEN CABINETRY AND APPLIANCES; SEE THE OWNER FOR BIDDING REQUIREMENTS IN ADDITION TO ALL CABINETRY ACCESSORY AND FEATURE REQUIREMENTS
- INDICATES NEW KITCHEN SINK WITH GARBAGE DISPOSAL; FAUCET WITH SPRAY SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GAL PER MIN; OWNER FOR PLUMBING MANUFACTURER FIXTURE SPECIFICATIONS AND OTHER RELATED BIDDING INSTRUCTIONS
- NEW GAS RANGE WITH OVEN WITH EXHAUST HOOD ABOVE; SEE THE OWNER FOR BIDDING REQUIREMENTS
- NEW 42" REFRIGERATOR/FREEZER WITH ICE MAKER; SEE THE OWNER FOR BIDDING INSTRUCTIONS
- INDICATES NEW KITCHEN ISLAND WITH SEATING
- INDICATES NEW INSUNG FRENCH DOORS WITH UPPER TRANSOM WINDOW ABOVE (SEE WINDOW SCHEDULE FOR REQUIREMENTS)
- INDICATES BATT INSULATION (SEE T-24 ENERGY COMPLIANCE FORMS FOR ALL BUILDING INSULATION REQUIREMENTS)

PROJECT TITLE

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

186 Alice Avenue Campbell, California

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
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ARCHITECT:



PROJECT DESCRIPTION:

REVISIONS:

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- 2
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- 7
- 8

SHEET DESCRIPTION:

MAIN RESIDENCE - PROPOSED BUILDING SECTIONS

DATE:

2/28/23

SCALE:

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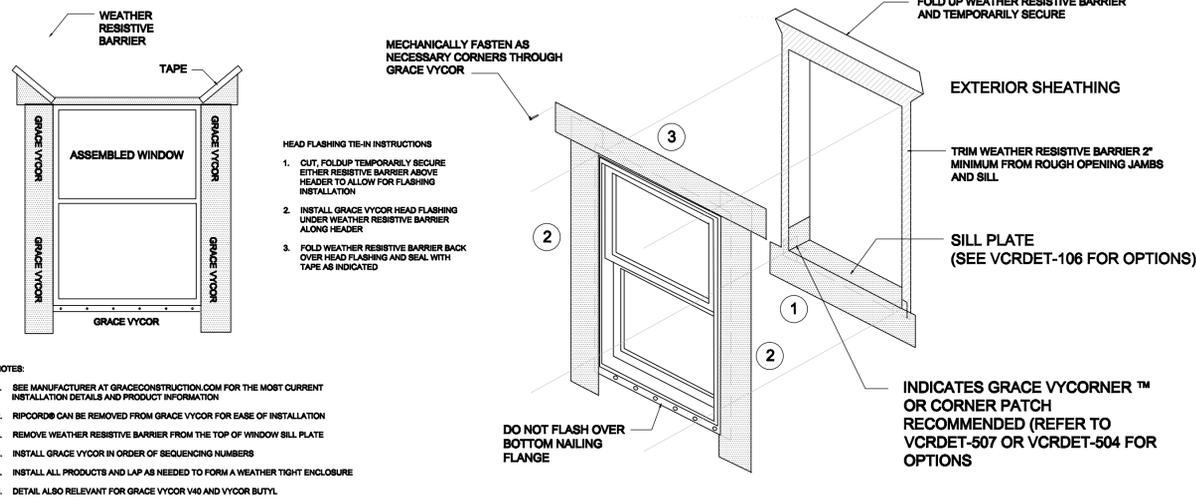
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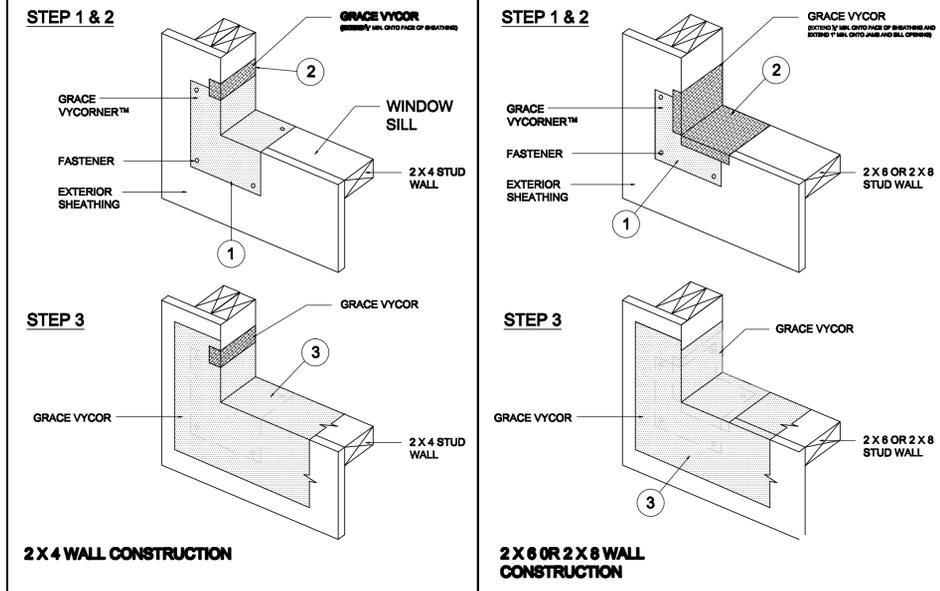
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A-301



FLANGED WINDOW INSTALLATION AFTER WEATHER RESISTIVE BARRIER

GRACE VYCOR® SELF ADHERING FLASHING



FLANGED WINDOW INSTALLATION BEFORE WEATHER RESISTIVE BARRIER

GRACE VYCORNER™ PREFABRICATED CORNERS FOR DOORS AND WINDOWS

STANDARD WEATHER RESISTIVE BARRIER DETAILS

N/S 1

TYPICAL SPLASH BLOCK DETAIL

N/S 2

TYPICAL SPLASH BLOCK DETAIL

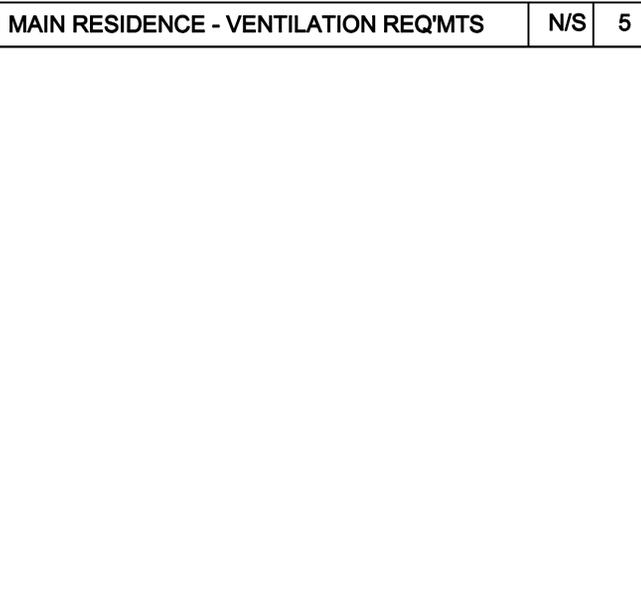
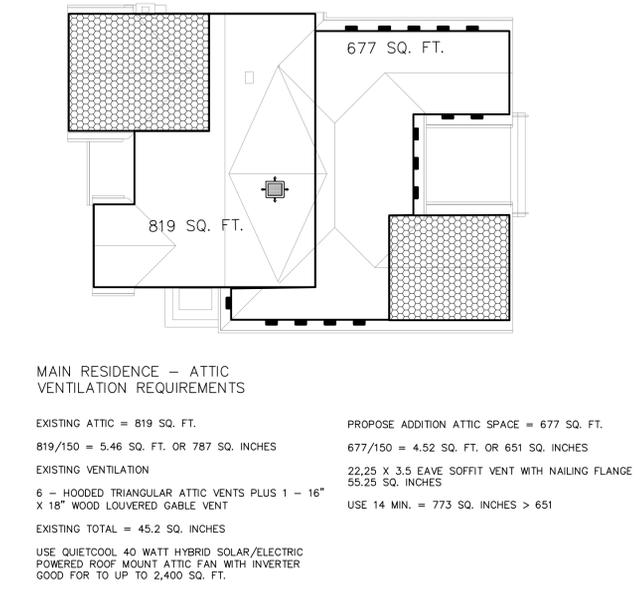
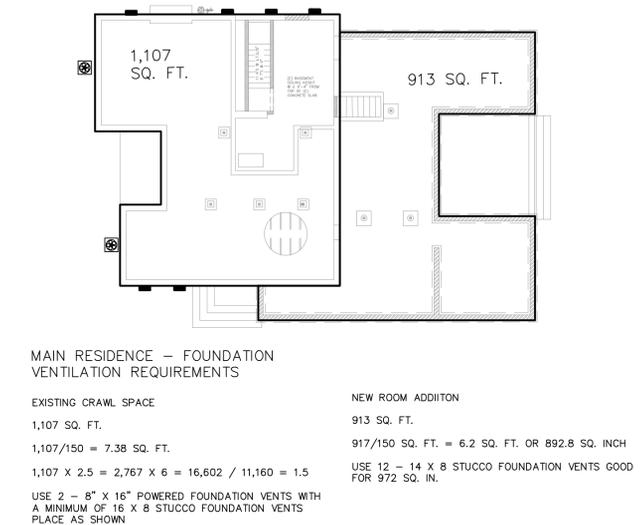
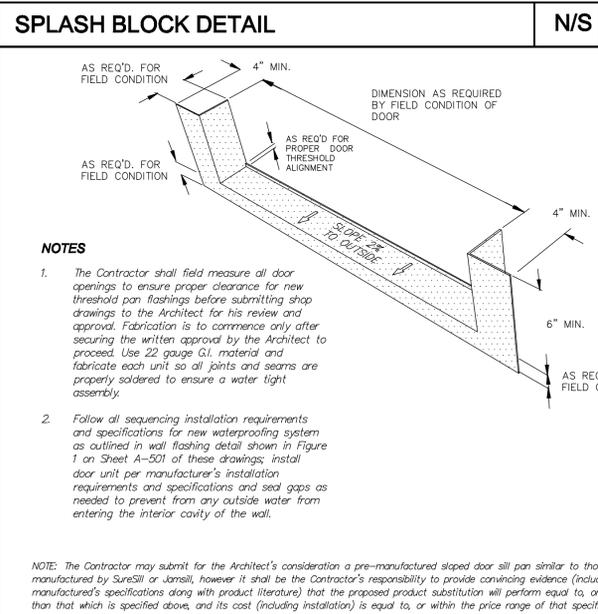
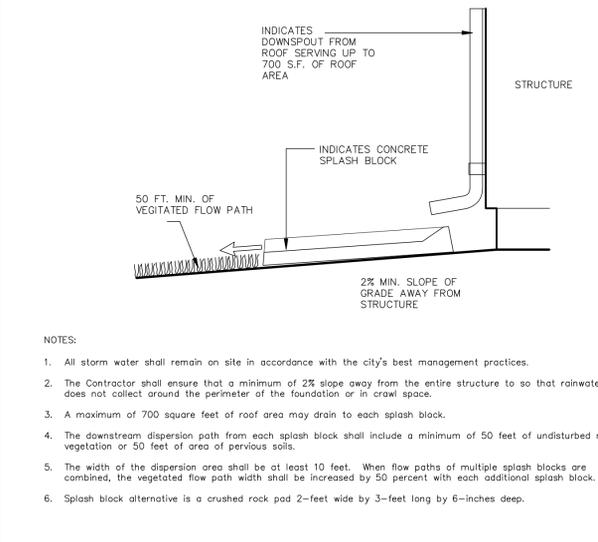
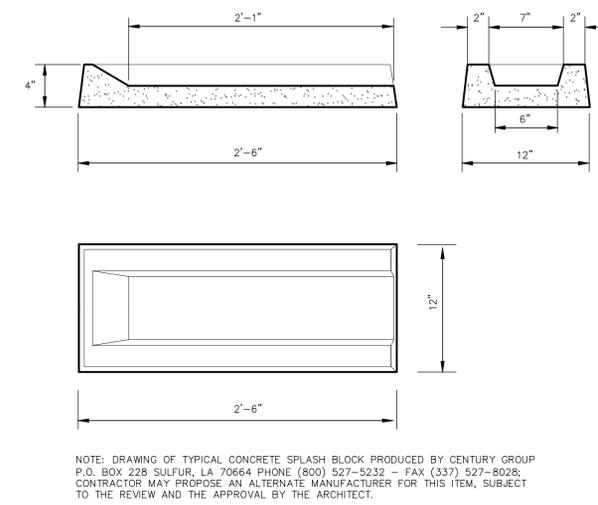
N/S 2

SPLASH BLOCK DETAIL

N/S 3

TYPICAL THRESHOLD PAN DETAIL

N/S 4



New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

186 Alice Avenue Campbell, California

M. SANDOVAL ARCHITECTS, INC.
Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P. 650.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 1.707.637.4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:

PROJECT CONSULTANT:

REVISIONS:

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ARCHITECTURAL DETAILS

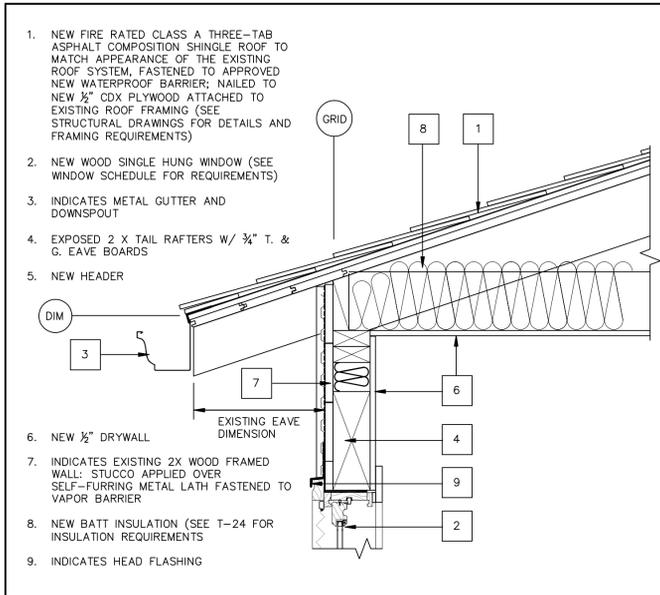
DATE: 2/28/23 **SCALE:**

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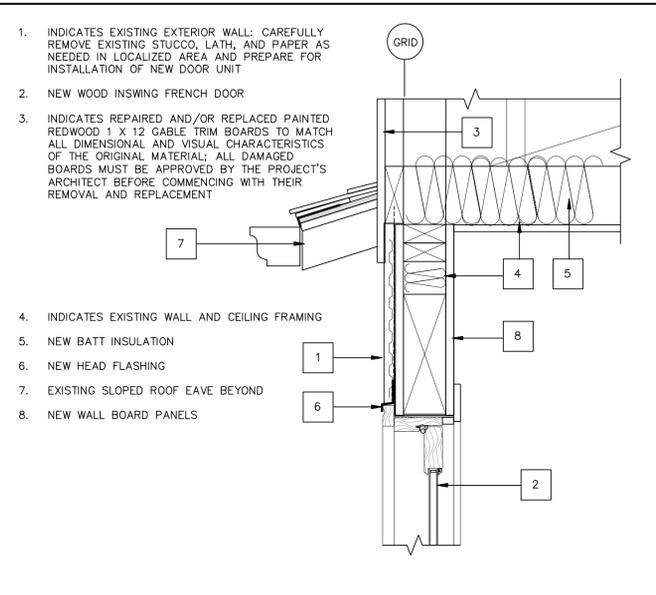
A-501



1. NEW FIRE RATED CLASS A THREE-TAB ASPHALT COMPOSITION SHINGLE ROOF TO MATCH APPEARANCE OF THE EXISTING ROOF SYSTEM, FASTENED TO APPROVED NEW WATERPROOF BARRIER; NAILED TO NEW 1/2" CDX PLYWOOD ATTACHED TO EXISTING ROOF FRAMING (SEE STRUCTURAL DRAWINGS FOR DETAILS AND FRAMING REQUIREMENTS)
2. NEW WOOD SINGLE HUNG WINDOW (SEE WINDOW SCHEDULE FOR REQUIREMENTS)
3. INDICATES METAL GUTTER AND DOWNSPOUT
4. EXPOSED 2 X TAIL RAFTERS W/ 3/4" T. & G. EAVE BOARDS
5. NEW HEADER
6. NEW 1/2" DRYWALL
7. INDICATES EXISTING 2X WOOD FRAMED WALL; STUCCO APPLIED OVER SELF-FURRING METAL LATH FASTENED TO VAPOR BARRIER
8. NEW BATT INSULATION (SEE T-24 FOR INSULATION REQUIREMENTS)
9. INDICATES HEAD FLASHING

NEW WOOD WINDOW @ (E) EXTERIOR WALL

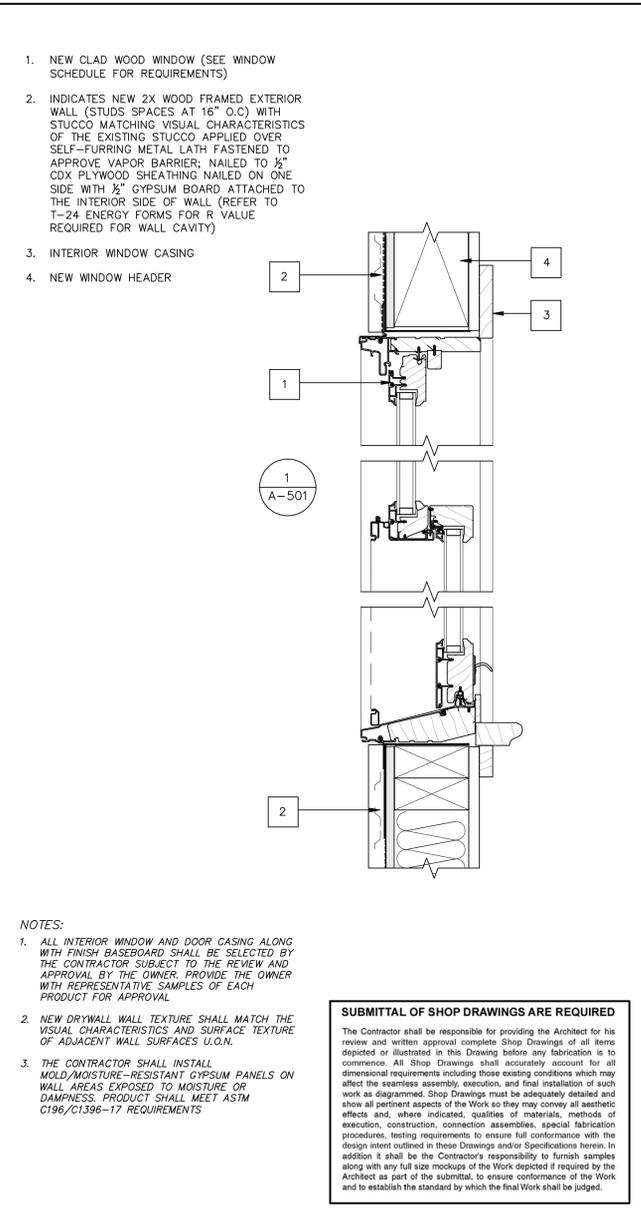
N/S 1



1. INDICATES EXISTING EXTERIOR WALL: CAREFULLY REMOVE EXISTING STUCCO, LATH, AND PAPER AS NEEDED IN LOCALIZED AREA AND PREPARE FOR INSTALLATION OF NEW DOOR UNIT
2. NEW WOOD INSWING FRENCH DOOR
3. INDICATES REPAIRED AND/OR REPLACED PAINTED REDWOOD 1 X 12 GABLE TRIM BOARDS TO MATCH ALL DIMENSIONAL AND VISUAL CHARACTERISTICS OF THE ORIGINAL MATERIAL; ALL DAMAGED BOARDS MUST BE APPROVED BY THE PROJECT'S ARCHITECT BEFORE COMMENCING WITH THEIR REMOVAL AND REPLACEMENT
4. INDICATES EXISTING WALL AND CEILING FRAMING
5. NEW BATT INSULATION
6. NEW HEAD FLASHING
7. EXISTING SLOPED ROOF EAVE BEYOND
8. NEW WALL BOARD PANELS

NEW FRENCH INSWING DOOR @ (E) WALL

N/S 3



1. NEW CLAD WOOD WINDOW (SEE WINDOW SCHEDULE FOR REQUIREMENTS)
2. INDICATES NEW 2X WOOD FRAMED EXTERIOR WALL (STUDS SPACES AT 16" O.C) WITH STUCCO MATCHING VISUAL CHARACTERISTICS OF THE EXISTING STUCCO APPLIED OVER SELF-FURRING METAL LATH FASTENED TO APPROVE VAPOR BARRIER; NAILED TO 1/2" CDX PLYWOOD SHEATHING NAILED ON ONE SIDE WITH 1/2" GYPSUM BOARD ATTACHED TO THE INTERIOR SIDE OF WALL (REFER TO T-24 ENERGY FORMS FOR R VALUE REQUIRED FOR WALL CAVITY)
3. INTERIOR WINDOW CASING
4. NEW WINDOW HEADER

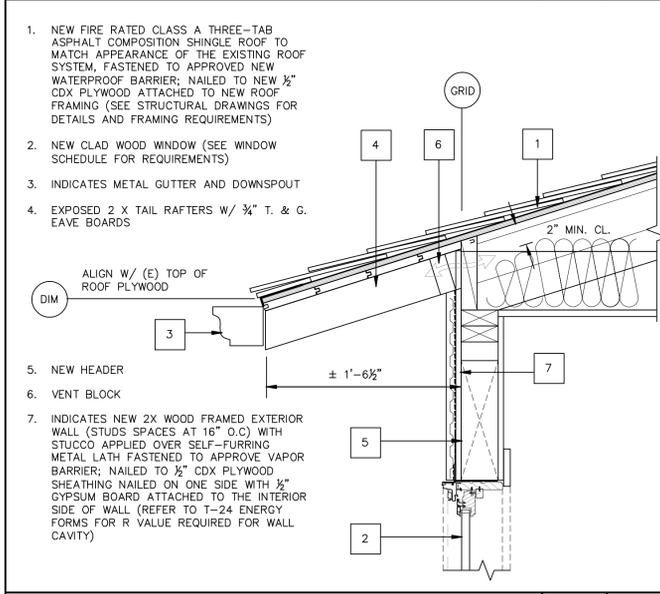
- NOTES:
1. ALL INTERIOR WINDOW AND DOOR CASING ALONG WITH FINISH BASEBOARD SHALL BE SELECTED BY THE CONTRACTOR SUBJECT TO THE REVIEW AND APPROVAL BY THE OWNER, PROVIDE THE OWNER WITH REPRESENTATIVE SAMPLES OF EACH PRODUCT FOR APPROVAL
 2. NEW DRYWALL WALL TEXTURE SHALL MATCH THE VISUAL CHARACTERISTICS AND SURFACE TEXTURE OF ADJACENT WALL SURFACES U.O.M.
 3. THE CONTRACTOR SHALL INSTALL MOLD/MOISTURE-RESISTANT GYPSUM PANELS ON WALL AREAS EXPOSED TO MOISTURE OR DAMPNESS. PRODUCT SHALL MEET ASTM C196/C1396-17 REQUIREMENTS

SUBMITTAL OF SHOP DRAWINGS ARE REQUIRED

The Contractor shall be responsible for providing the Architect for his review and written approval complete Shop Drawings of all items depicted or illustrated in this Drawing before any fabrication is to commence. All Shop Drawings shall accurately account for all dimensional requirements including those existing conditions which may affect the seamless assembly, execution, and final installation of such work as diagrammed. Shop Drawings must be adequately detailed and show all pertinent aspects of the Work so they may convey all aesthetic effects and, where indicated, qualities of materials, methods of execution, construction, connection assemblies, special fabrication procedures, testing requirements to ensure full conformance with the design intent outlined in these Drawings and/or Specifications herein. In addition it shall be the Contractor's responsibility to furnish samples along with any full size mockups of the Work depicted if required by the Architect as part of the submittal, to ensure conformance of the Work and to establish the standard by which the final Work shall be judged.

NEW STUCCO WALL TRANSITION BOARD DTL.

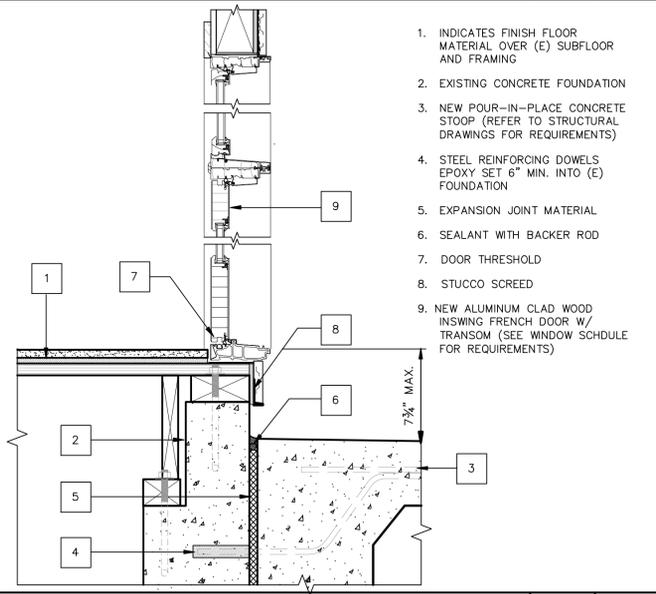
N/S 8



1. NEW FIRE RATED CLASS A THREE-TAB ASPHALT COMPOSITION SHINGLE ROOF TO MATCH APPEARANCE OF THE EXISTING ROOF SYSTEM, FASTENED TO APPROVED NEW WATERPROOF BARRIER; NAILED TO NEW 1/2" CDX PLYWOOD ATTACHED TO NEW ROOF FRAMING (SEE STRUCTURAL DRAWINGS FOR DETAILS AND FRAMING REQUIREMENTS)
2. NEW CLAD WOOD WINDOW (SEE WINDOW SCHEDULE FOR REQUIREMENTS)
3. INDICATES METAL GUTTER AND DOWNSPOUT
4. EXPOSED 2 X TAIL RAFTERS W/ 3/4" T. & G. EAVE BOARDS
5. NEW HEADER
6. VENT BLOCK
7. INDICATES NEW 2X WOOD FRAMED EXTERIOR WALL (STUDS SPACES AT 16" O.C) WITH STUCCO APPLIED OVER SELF-FURRING METAL LATH FASTENED TO APPROVE VAPOR BARRIER; NAILED TO 1/2" CDX PLYWOOD SHEATHING NAILED ON ONE SIDE WITH 1/2" GYPSUM BOARD ATTACHED TO THE INTERIOR SIDE OF WALL (REFER TO T-24 ENERGY FORMS FOR R VALUE REQUIRED FOR WALL CAVITY)

NEW ROOF FRAMING DETAIL

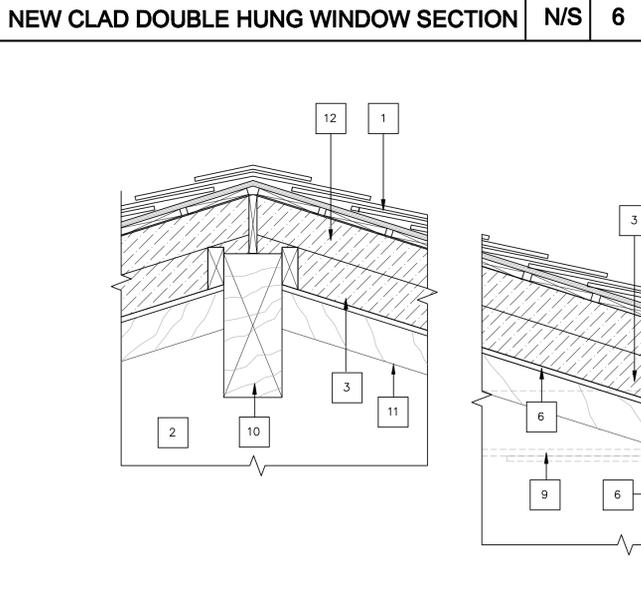
N/S 2



1. INDICATES FINISH FLOOR MATERIAL OVER (E) SUBFLOOR AND FRAMING
2. EXISTING CONCRETE FOUNDATION
3. NEW POUR-IN-PLACE CONCRETE STOOP (REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS)
4. STEEL REINFORCING DOWELS EPOXY SET 6" MIN. INTO (E) FOUNDATION
5. EXPANSION JOINT MATERIAL
6. SEALANT WITH BACKER ROD
7. DOOR THRESHOLD
8. STUCCO SCREED
9. NEW ALUMINUM CLAD WOOD INSWING FRENCH DOOR W/ TRANSOM (SEE WINDOW SCHEDULE FOR REQUIREMENTS)

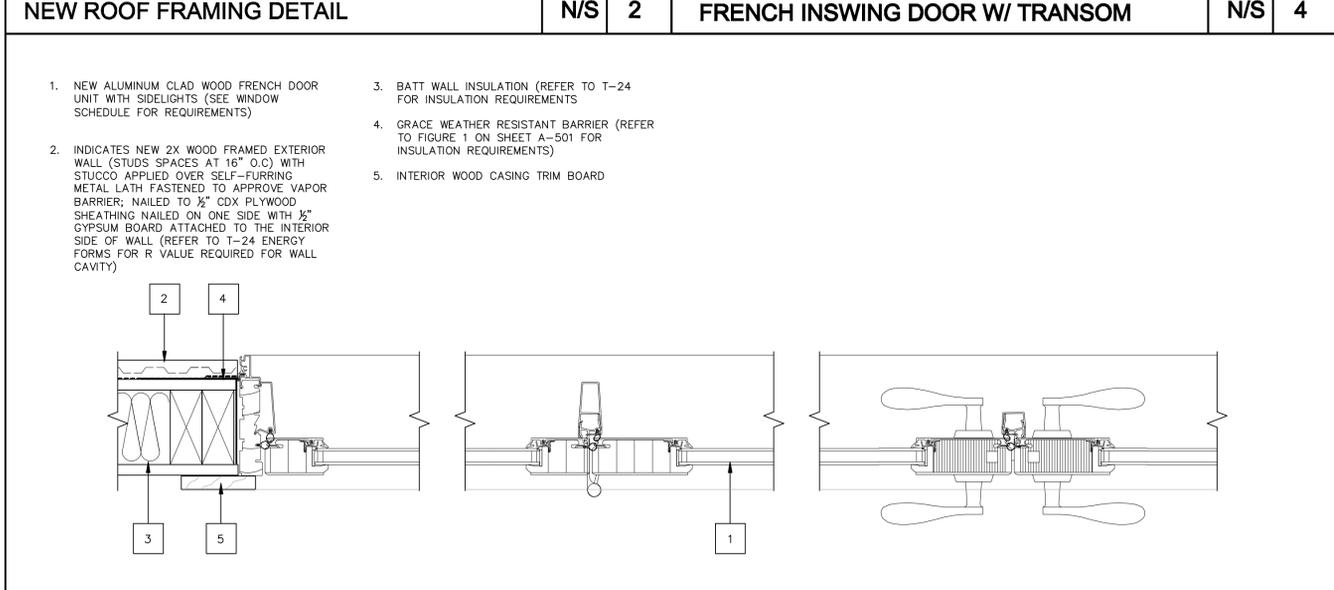
FRENCH INSWING DOOR W/ TRANSOM

N/S 4



NEW VAULTED LIVING ROOM CEILING DETAIL

N/S 6



1. NEW ALUMINUM CLAD WOOD FRENCH DOOR UNIT WITH SIDELIGHTS (SEE WINDOW SCHEDULE FOR REQUIREMENTS)
2. INDICATES NEW 2X WOOD FRAMED EXTERIOR WALL (STUDS SPACES AT 16" O.C) WITH STUCCO APPLIED OVER SELF-FURRING METAL LATH FASTENED TO APPROVE VAPOR BARRIER; NAILED TO 1/2" CDX PLYWOOD SHEATHING NAILED ON ONE SIDE WITH 1/2" GYPSUM BOARD ATTACHED TO THE INTERIOR SIDE OF WALL (REFER TO T-24 ENERGY FORMS FOR R VALUE REQUIRED FOR WALL CAVITY)
3. BATT WALL INSULATION (REFER TO T-24 FOR INSULATION REQUIREMENTS)
4. GRACE WEATHER RESISTANT BARRIER (REFER TO FIGURE 1 ON SHEET A-501 FOR INSULATION REQUIREMENTS)
5. INTERIOR WOOD CASING TRIM BOARD

FRENCH DOORS W/ SIDELIGHTS CROSS SECTION DETAIL

N/S 5

1. NEW FIRE RATED CLASS A THREE-TAB ASPHALT COMPOSITION SHINGLE ROOF TO MATCH APPEARANCE OF THE EXISTING ROOF SYSTEM, FASTENED TO APPROVED NEW WATERPROOF BARRIER; NAILED TO NEW 1/2" CDX PLYWOOD ATTACHED TO EXISTING ROOF FRAMING (SEE STRUCTURAL DRAWINGS FOR DETAILS AND FRAMING REQUIREMENTS)
2. INDICATES EXISTING GABLE END WALL (SEE STRUCTURAL DRAWINGS FOR NEW VAULTED CEILING BEAM AND RETROFIT SUPPORT FRAMING REQUIREMENTS)
3. NEW 2 X 8 ROOF JOISTS NAILED TO EXISTING 2 X 4 ROOF RAFTERS (SEE STRUCTURAL DRAWINGS FOR SPACING REQUIREMENTS AND ALL CONNECTION DETAILS)
4. INDICATES METAL GUTTER AND DOWNSPOUT
5. EXPOSED 2 X TAIL RAFTERS W/ 3/4" T. & G. EAVE BOARDS
6. NEW 1/2" DRYWALL
7. INDICATES EXISTING 2X WOOD FRAMED WALL; STUCCO APPLIED OVER SELF-FURRING METAL LATH FASTENED TO VAPOR BARRIER
8. NEW BATT INSULATION (SEE T-24 FOR INSULATION REQUIREMENTS)
9. CAREFULLY REMOVE EXISTING CEILING FRAMING AND EXISTING PLASTER FINISH FROM CEILING AND WALL SURFACES AND REPAIR AS REQUIRED
10. NEW SUPPORT BEAM (SEE ROOF FRAMING PLAN FOR REQUIREMENTS)
11. INDICATES NEW FALSE BEAMS NAILED TO BLOCKING BEYOND
12. INDICATES CLOSE CELL SPRAY FOAM INSULATION

NEW VAULTED LIVING ROOM CEILING DETAIL

N/S 7

PROJECT TITLE

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

186 Alice Avenue Campbell, California

M. SANDOVAL ARCHITECTS, INC.
 Architecture - Historic Preservation - Design
 145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94625 P. 850.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 1.707.637.4363 MAPA
 www.msandovalarchitects.com
 msa@msandovalarchitects.com



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

ARCHITECTURAL DETAILS

DATE: 2/28/23 **SCALE:**

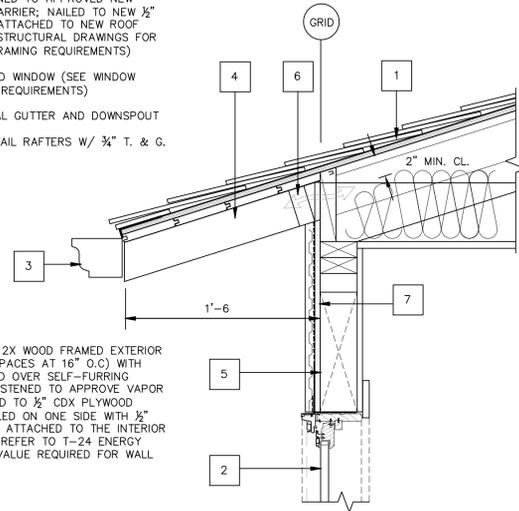
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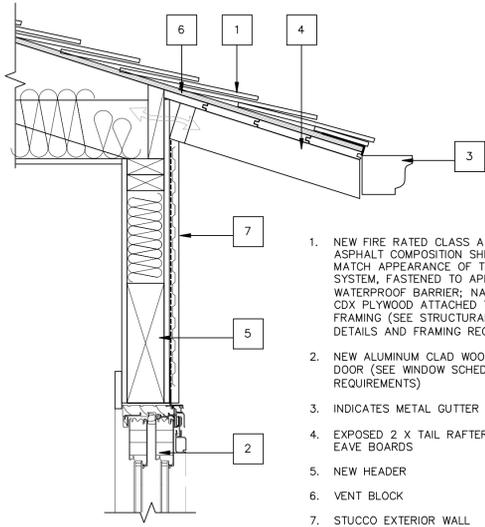
A-502

1. NEW FIRE RATED CLASS A THREE-TAB ASPHALT COMPOSITION SHINGLE ROOF TO MATCH APPEARANCE OF THE EXISTING ROOF SYSTEM, FASTENED TO APPROVED NEW WATERPROOF BARRIER; NAILED TO NEW 1/2" CDX PLYWOOD ATTACHED TO NEW ROOF FRAMING (SEE STRUCTURAL DRAWINGS FOR DETAILS AND FRAMING REQUIREMENTS)
2. NEW CLAD WOOD WINDOW (SEE WINDOW SCHEDULE FOR REQUIREMENTS)
3. INDICATES METAL GUTTER AND DOWNSPOUT
4. EXPOSED 2 X TAIL RAFTERS W/ 3/4" T. & G. EAVE BOARDS



ROOF EAVE DETAIL

N/S 1

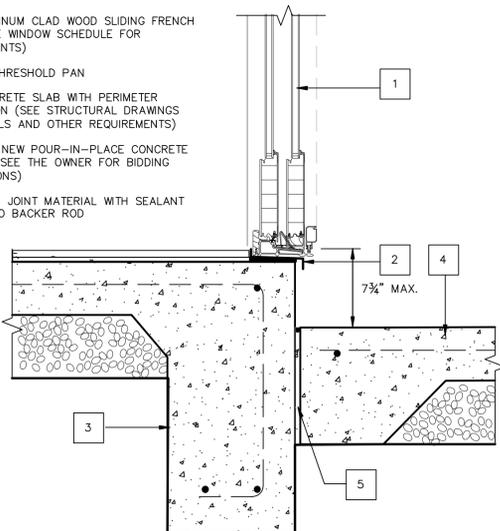


1. NEW FIRE RATED CLASS A THREE-TAB ASPHALT COMPOSITION SHINGLE ROOF TO MATCH APPEARANCE OF THE EXISTING ROOF SYSTEM, FASTENED TO APPROVED NEW WATERPROOF BARRIER; NAILED TO NEW 1/2" CDX PLYWOOD ATTACHED TO NEW ROOF FRAMING (SEE STRUCTURAL DRAWINGS FOR DETAILS AND FRAMING REQUIREMENTS)
2. NEW ALUMINUM CLAD WOOD SLIDING FRENCH DOOR (SEE WINDOW SCHEDULE FOR REQUIREMENTS)
3. INDICATES METAL GUTTER AND DOWNSPOUT
4. EXPOSED 2 X TAIL RAFTERS W/ 3/4" T. & G. EAVE BOARDS
5. NEW HEADER
6. VENT BLOCK
7. STUCCO EXTERIOR WALL

SLIDING FRENCH DOORS HEAD DETAIL

N/S 2

1. NEW ALUMINUM CLAD WOOD SLIDING FRENCH DOOR (SEE WINDOW SCHEDULE FOR REQUIREMENTS)
2. PROVIDE THRESHOLD PAN
3. NEW CONCRETE SLAB WITH PERIMETER FOUNDATION (SEE STRUCTURAL DRAWINGS FOR DETAILS AND OTHER REQUIREMENTS)
4. INDICATES NEW POUR-IN-PLACE CONCRETE TERRACE (SEE THE OWNER FOR BIDDING INSTRUCTIONS)
5. EXPANSION JOINT MATERIAL WITH SEALANT APPLIED TO BACKER ROD



SLIDING FRENCH DOORS THRESHOLD DTL.

N/S 3

PROJECT TITLE

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

**186 Alice Avenue
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P. 450.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 1.707.637.4363 MAPA WWW.MSANDOVALARCHITECTS.COM MSA@MSANDOVALARCHITECTS.COM



ARCHITECT:



PROJECT COMPLETION:

REVISIONS:

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SHEET DESCRIPTION:

**ARCHITECTURAL
DETAILS**

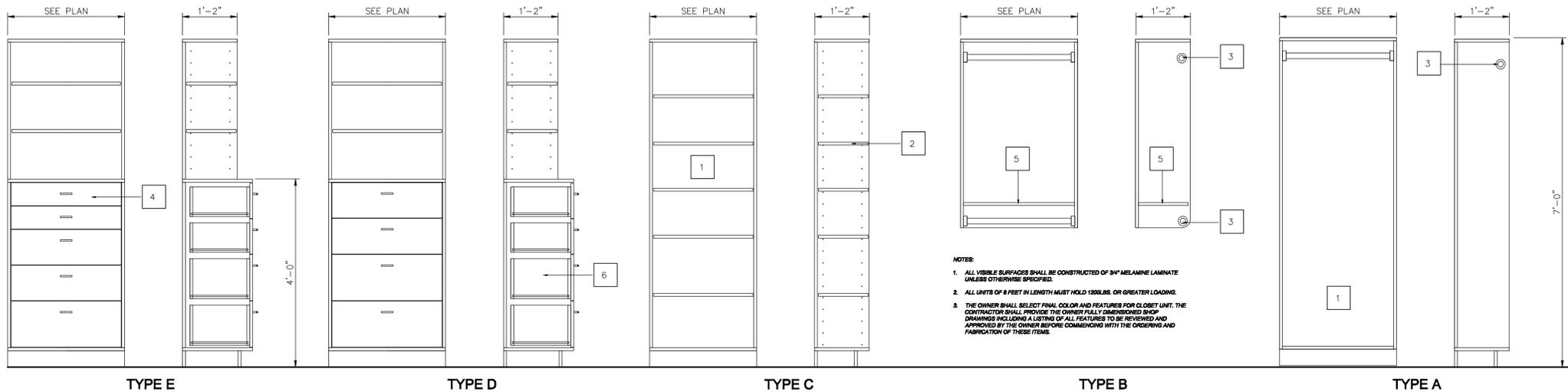
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JOB NUMBER: NO. 2204-02

SHEET NUMBER:

A-502.1



1. 3/4" MELAMINE LAMINATE (U.O.N.)
2. ADJUSTABLE SHELVES
3. CHROME HANG RAIL
4. JEWELRY STORAGE
5. FIXED SHELF
6. INDICATES FULL EXTENSION DRAWERS

NOTES:

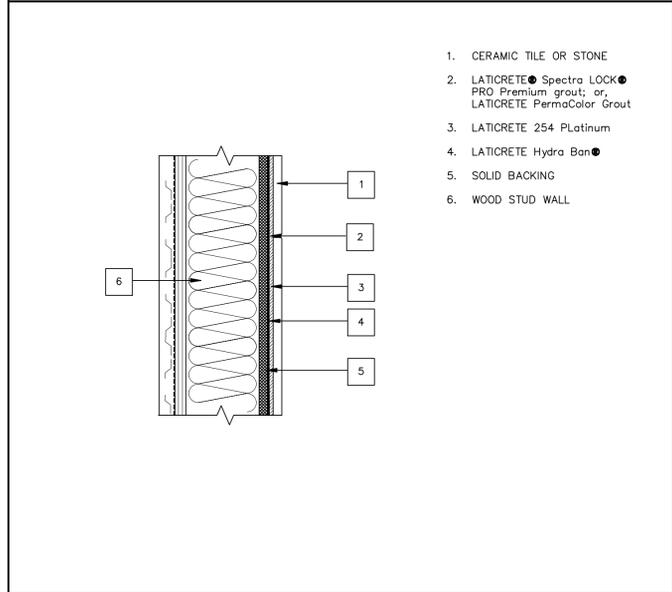
1. ALL VISIBLE SURFACES SHALL BE CONSTRUCTED OF 3/4" MELAMINE LAMINATE UNLESS OTHERWISE SPECIFIED.
2. ALL UNITS OF 8 FEET IN LENGTH MUST HOLD 1000 LBS. OR GREATER LOADS.
3. THE OWNER SHALL SELECT FINAL COLOR AND FINISHES FOR CLOSET UNIT. THE CONTRACTOR SHALL PROVIDE THE OWNER FULLY DIMENSIONED SHOP DRAWINGS INCLUDING A LISTING OF ALL FEATURES TO BE REVIEWED AND APPROVED BY THE OWNER BEFORE COMMENCING WITH THE ORDERING AND FABRICATION OF THESE ITEMS.

SUBMITTAL OF SHOP DRAWINGS ARE REQUIRED

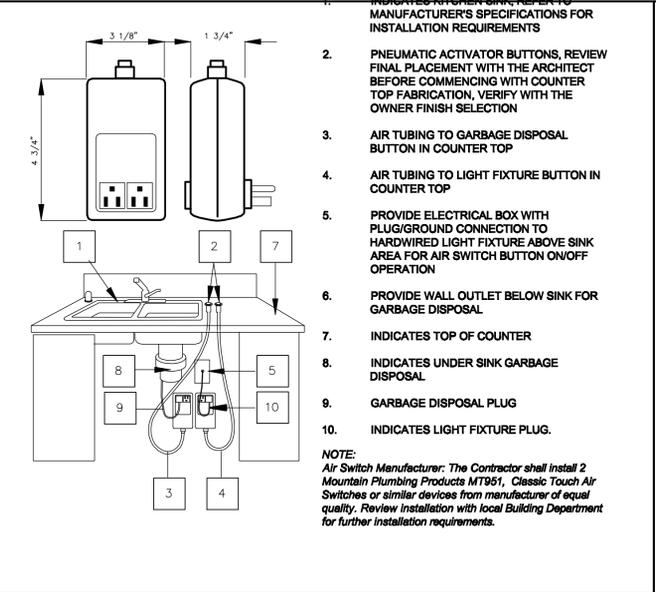
The Contractor shall be responsible for providing the Architect for his review and written approval complete Shop Drawings of all items depicted or illustrated in this Drawing before any fabrication is to commence. All Shop Drawings shall accurately account for all dimensional requirements including those existing conditions which may affect the seamless assembly, execution, and final installation of such work as diagrammed. Shop Drawings must be adequately detailed and show all pertinent aspects of the Work so they may convey all aesthetic effects and, where indicated, qualities of materials, methods of execution, construction, connection assemblies, special fabrication procedures, testing requirements to ensure full conformance with the design intent outlined in these Drawings and/or Specifications herein. In addition it shall be the Contractor's responsibility to furnish samples along with any full size mockups of the Work depicted if required by the Architect as part of the submittal, to ensure conformance of the Work and to establish the standard by which the final Work shall be judged.

CLOSET ORGANIZER TYPE ELEVATIONS

N/S 1



1. CERAMIC TILE OR STONE
2. LATICRETE Spectra LOCK PRO Premium grout; or, LATICRETE PermaColor Grout
3. LATICRETE 254 Platinum
4. LATICRETE Hydro Bon
5. SOLID BACKING
6. WOOD STUD WALL



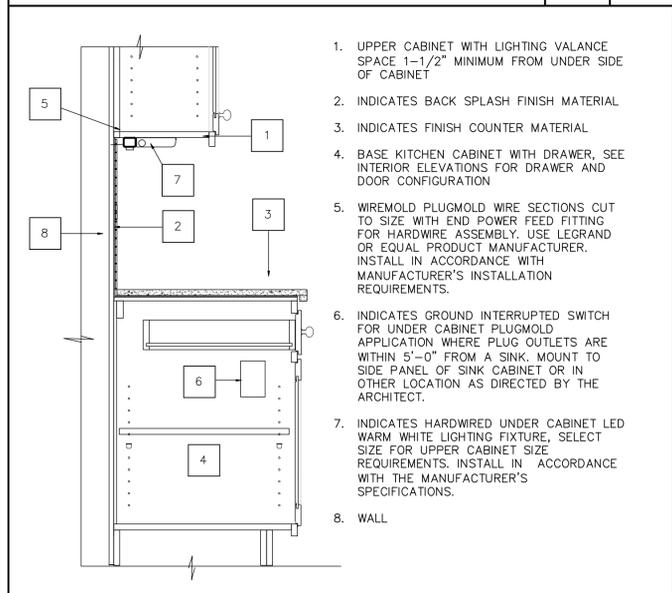
1. INDICATES KITCHEN SINK. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION REQUIREMENTS
 2. PNEUMATIC ACTIVATOR BUTTONS, REVIEW FINAL PLACEMENT WITH THE ARCHITECT BEFORE COMMENCING WITH COUNTER TOP FABRICATION, VERIFY WITH THE OWNER FINISH SELECTION
 3. AIR TUBING TO GARBAGE DISPOSAL BUTTON IN COUNTER TOP
 4. AIR TUBING TO LIGHT FIXTURE BUTTON IN COUNTER TOP
 5. PROVIDE ELECTRICAL BOX WITH PLUG/GROUND CONNECTION TO HARDWIRED LIGHT FIXTURE ABOVE SINK AREA FOR AIR SWITCH BUTTON ON/OFF OPERATION
 6. PROVIDE WALL OUTLET BELOW SINK FOR GARBAGE DISPOSAL
 7. INDICATES TOP OF COUNTER
 8. INDICATES UNDER SINK GARBAGE DISPOSAL
 9. GARBAGE DISPOSAL PLUG
 10. INDICATES LIGHT FIXTURE PLUG.
- NOTE:**
Air Switch Manufacturer: The Contractor shall install 2 Mountain Plumbing Products MT951, Classic Touch Air Switches or similar devices from manufacturer of equal quality. Review installation with local Building Department for further installation requirements.

TYPICAL SHOWER WALL DETAIL

N/S 2

KITCHEN COUNTER AIR SWITCH DETAILS

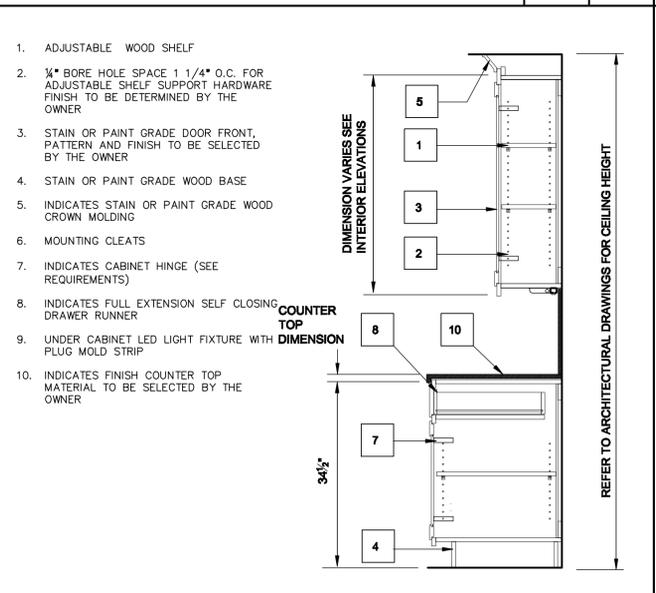
N/S 4



1. UPPER CABINET WITH LIGHTING VALANCE SPACE 1-1/2" MINIMUM FROM UNDER SIDE OF CABINET
2. INDICATES BACK SPLASH FINISH MATERIAL
3. INDICATES FINISH COUNTER MATERIAL
4. BASE KITCHEN CABINET WITH DRAWER, SEE INTERIOR ELEVATIONS FOR DRAWER AND DOOR CONFIGURATION
5. WIREMOLD PLUGMOLD WIRE SECTIONS CUT TO SIZE WITH END POWER FEED FITTING FOR HARDWARE ASSEMBLY. USE LEGRAND OR EQUAL PRODUCT MANUFACTURER. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.
6. INDICATES GROUND INTERRUPTED SWITCH FOR UNDER CABINET PLUGMOLD APPLICATION WHERE PLUG OUTLETS ARE WITHIN 5"-0" FROM A SINK. MOUNT TO SIDE PANEL OF SINK CABINET OR IN OTHER LOCATION AS DIRECTED BY THE ARCHITECT.
7. INDICATES HARDWIRED UNDER CABINET LED WARM WHITE LIGHTING FIXTURE, SELECT SIZE FOR UPPER CABINET SIZE REQUIREMENTS. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. WALL

PLUGMOLD & UNDERCOUNTER LIGHT DTLs.

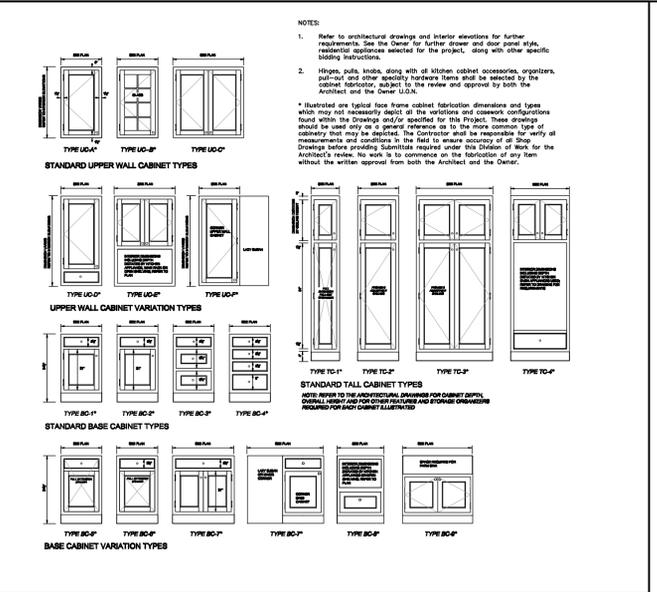
N/S 3



1. ADJUSTABLE WOOD SHELF
2. 1/4" BORE HOLE SPACE 1 1/4" O.C. FOR ADJUSTABLE SHELF SUPPORT HARDWARE FINISH TO BE DETERMINED BY THE OWNER
3. STAIN OR PAINT GRADE DOOR FRONT, PATTERN AND FINISH TO BE SELECTED BY THE OWNER
4. STAIN OR PAINT GRADE WOOD BASE
5. INDICATES STAIN OR PAINT GRADE WOOD CROWN MOLDING
6. MOUNTING CLEATS
7. INDICATES CABINET HINGE (SEE REQUIREMENTS)
8. INDICATES FULL EXTENSION SELF CLOSING DRAWER RUNNER
9. UNDER CABINET LED LIGHT FIXTURE WITH PLUG MOLD STRIP
10. INDICATES FINISH COUNTER TOP MATERIAL TO BE SELECTED BY THE OWNER

BASE AND UPPER WALL CABINET SECTION

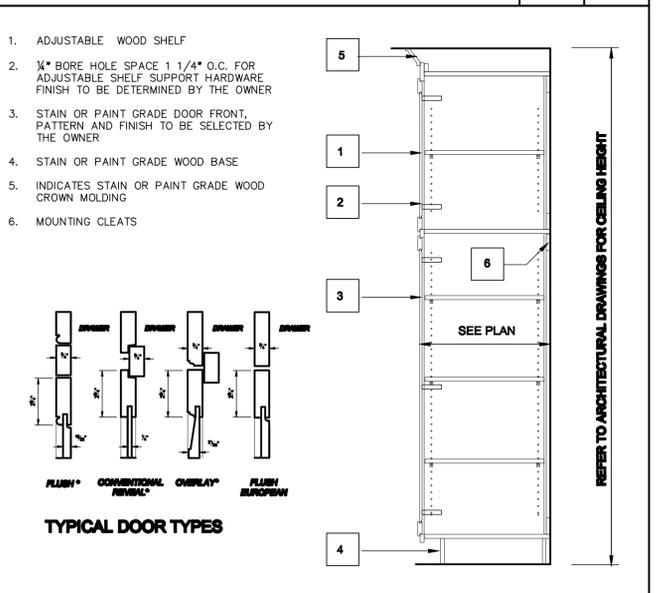
N/S 5



- NOTES:**
1. Refer to architectural drawings and interior elevations for further requirements. See the Owner for further door and door panel style, material options selected for the project, along with other specific bidding instructions.
 2. Hinges, pulls, knobs, along with all other cabinet accessories, organizers, material and other specialty hardware items shall be selected by the cabinet fabricator, subject to the review and approval by both the Architect and the Owner U.O.N.
- * Illustrated are logical face frame cabinet fabrication dimensions and types which may not necessarily depict all the variations and casework configurations found within the Drawings and/or specified for this Project. These drawings should be used only as a general reference to the more complete type of casework that they are depicted. The Contractor shall be responsible to verify all measurements and conditions in the field to ensure accuracy of all Shop Drawings before providing Submittals under the Division of Work for the Architect's review. No work is to commence on the fabrication of any item without the written approval from both the Architect and the Owner.
- NOTE REFER TO THE ARCHITECTURAL DRAWINGS FOR CABINET SIZES, MATERIALS AND FINISHES AND OTHER REQUIREMENTS REQUIRED FOR EACH CABINET ILLUSTRATED**

CABINET DOOR PROFILE TYPES

N/S 6



1. ADJUSTABLE WOOD SHELF
2. 1/4" BORE HOLE SPACE 1 1/4" O.C. FOR ADJUSTABLE SHELF SUPPORT HARDWARE FINISH TO BE DETERMINED BY THE OWNER
3. STAIN OR PAINT GRADE DOOR FRONT, PATTERN AND FINISH TO BE SELECTED BY THE OWNER
4. STAIN OR PAINT GRADE WOOD BASE
5. INDICATES STAIN OR PAINT GRADE WOOD CROWN MOLDING
6. MOUNTING CLEATS

STANDARD TALL WALL CABINET SECTION

N/S 7

GENERAL CABINETRY SPECIFICATIONS

- FRONT FRAMES**
1. Front frames to be made from solid 3/4" x 1 1/2" wide natural wood with mortise and tendon joints, glued and stapled
 2. Front frames shall be shop fabricated using the very best of selected wood products selected for best appearance and overall grain match. All frames shall be glued and clamped to cabinet bodies until set
- SIDES**
1. Use 1/2" (unfinished) or 5/8" (finished) veneer plywood grooved to receive top, bottom, and back. Tongues on front edge to receive front frames and all exposed sides are to be sanded flush with frame.
- BASE BOTTOMS AND WALL TOPS**
1. Use 1/2" natural birch veneer plywood set into machined ends, glued and pinned or stapled
- BACKS**
1. Use 1/2" natural birch set into grooved ends, glued and stapled into sides, top, and cabinet bottoms. Ensure proper recessed to allow for scribe
- DRAWERS**
1. All drawer fronts shall be constructed of 3/4" solid stock material; drawer sides shall be made of 5/8" hardwood with bullnose top
 2. Drawer box fronts and backs are to be constructed of 5/8" hardwood. Use 1/2" natural veneer plywood for all drawer bottoms U.O.N.
 3. All drawer box fronts and backs shall be joined to sides with hardwood dowels and precision squared glued and stapled
 4. Unless otherwise noted all drawer runners shall be Blum Tandem fully concealed self-closing action with a minimum loading capacity 100 lbs. with self-lubricating nylon rollers with under mount locking device clip
- DOORS**
1. All doors and drawer faces along with wood species shall be selected by the Owner and/or by the by the Architect. Doors shall be constructed of 1 1/2" lumber with mortise and tenon joints between rails and stiles.
 2. All doors are to be doweled, glued with interior panels securely pinned to prevent movement. Ensure that panels are glued and that edges of raised panel doors are prefinished to allow for climatic conditions
- INTERIORS**
1. All interiors shall be U.O.N. constructed of natural birch throughout sealed and sanded. Ensure that interiors are delivered to the jobsite with stain varnish and/or pain application to match door finish. If casework exteriors are to be finished on the jobsite, then ensure that all interior shelves are delivered to the jobsite with a clear durable finish unless interior is to match exposed exterior finish appearance.
- SHELVES**
1. All shelves U.O.N. shall be constructed of 1 1/2" natural birch veneer plywood with edge banding to match veneer on front face edge. Shelf supports shall be fully adjustable in 1/2" increments with metal peg machined into the underside of shelves.
- FINISH**
1. Call cabinets and architectural casework shall be finished in a manner and in a visual appearance approved by the Owner. The Contractor in addition to being responsible for providing complete and fully dimensional Shop Drawings for the review and approval by the Architect and the Owner before commencing with any fabrication of any of the work under this Division of the Work must also provide representative samples of each stain and/or paint color that is to be applied to each cabinet.
- DECORATIVE HARDWARE**
1. All decorative pulls, hinges, knobs, back plates and related materials shall be selected by the Owner and/or the Architect. Once selected the Contractor shall be responsible in provide samples of each type so that the Owner and/or Architect may confirm appearance, finish, and overall style prior to ordering item.
- OTHER REQUIREMENTS:**
1. Please note that all work shall conform to the minimum standards and specifications outlined under all applicable sections found in the latest version of the Architectural Woodwork Standards adopted and published jointly by the Architectural Woodwork Institute, Architectural Woodwork Manufacturers Association of Canada and the Woodwork Institute. Copies of this document may be found at . and
 2. The Contractor shall be responsible for verifying all dimensions and conditions in the field before submitting final Shop Drawings to ensure complete accuracy of all field dimensions.

PROJECT TITLE

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

186 Alice Avenue Campbell, California

M. SANDOVAL ARCHITECTS, INC.
Architecture - Historic Preservation - Design

145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P 850.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 707.637.4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com

MSA Inc.

ARCHITECT:

PROJECT CONSULTANT:

REVISIONS:

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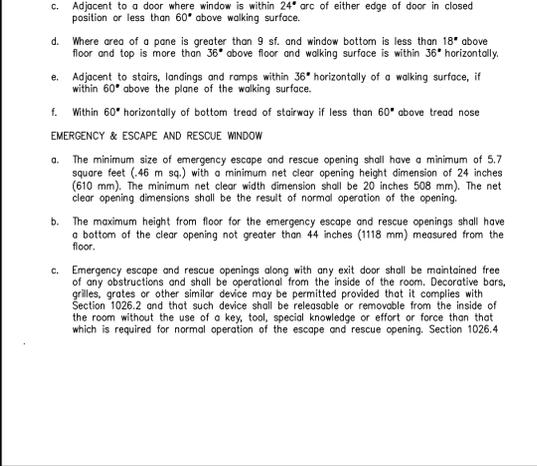
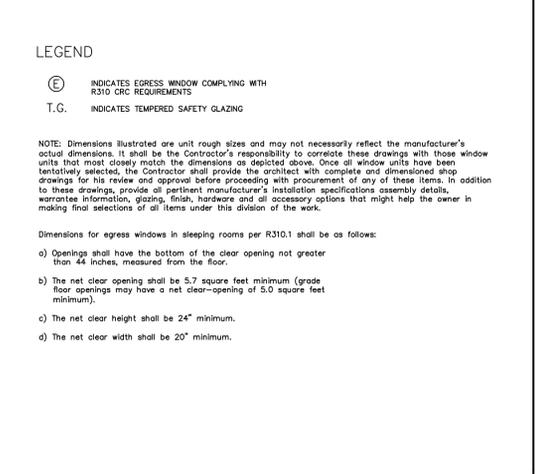
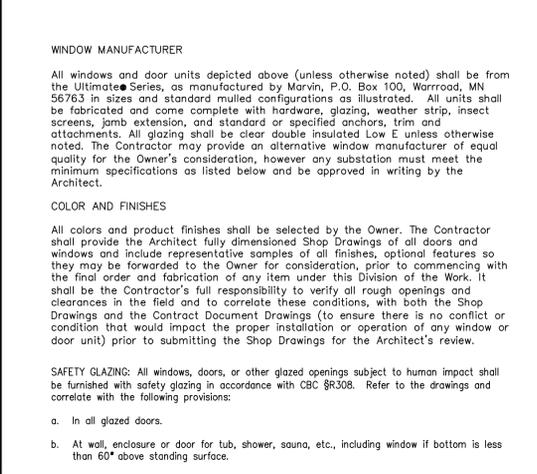
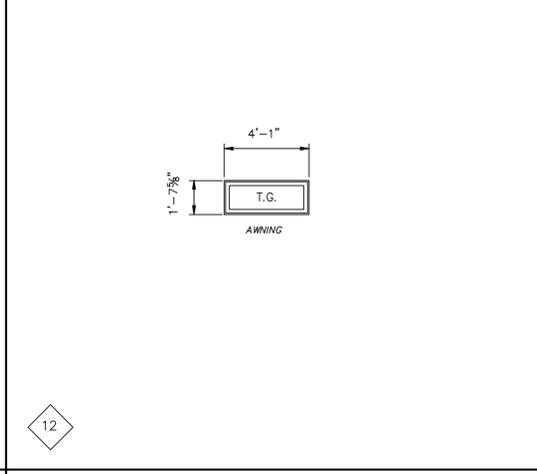
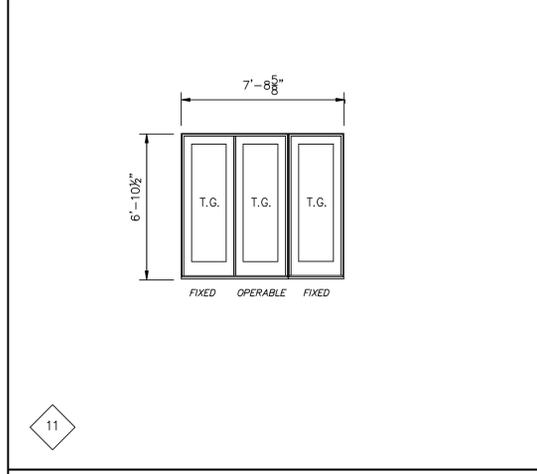
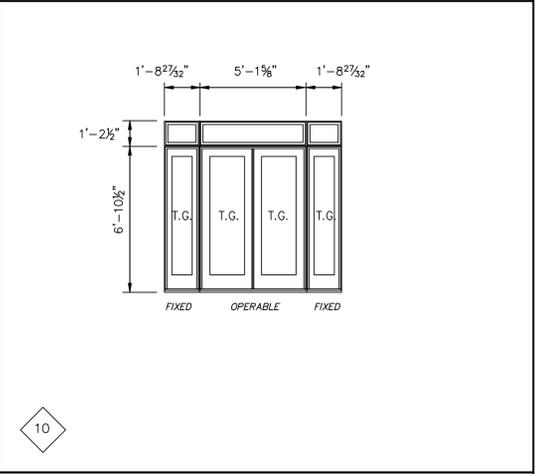
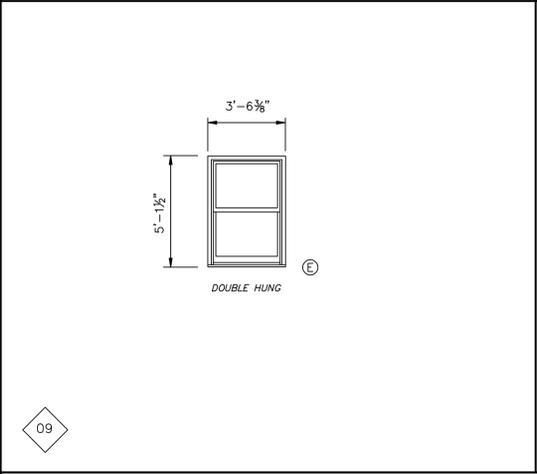
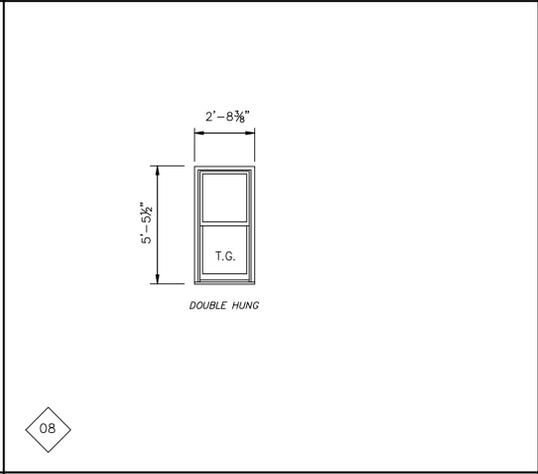
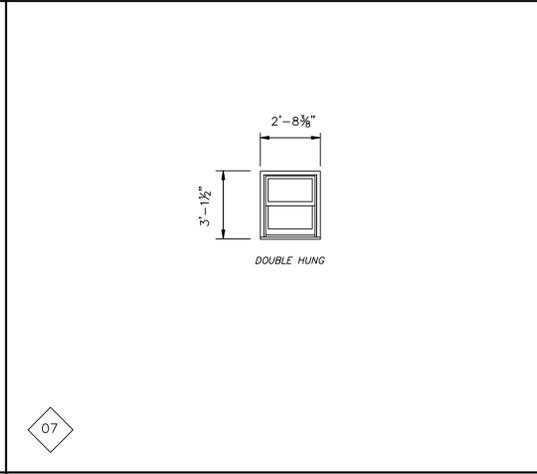
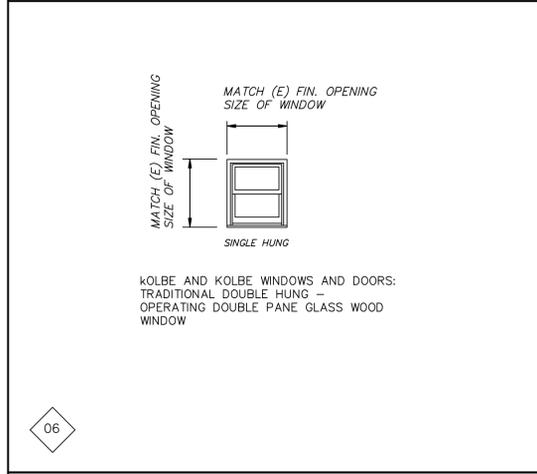
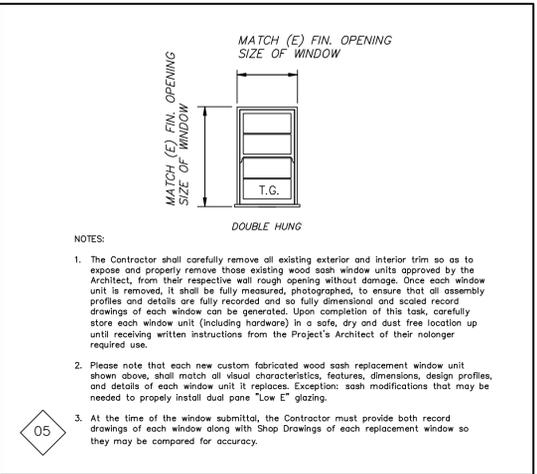
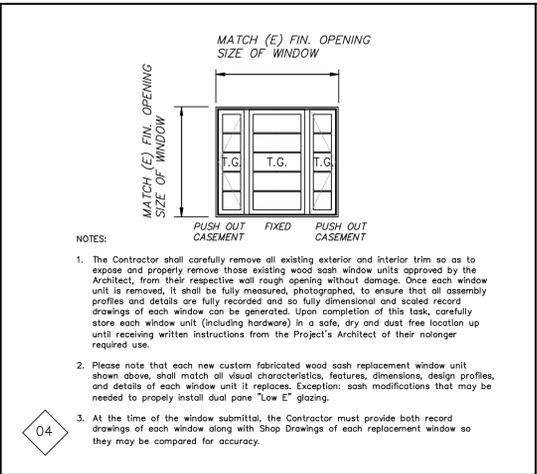
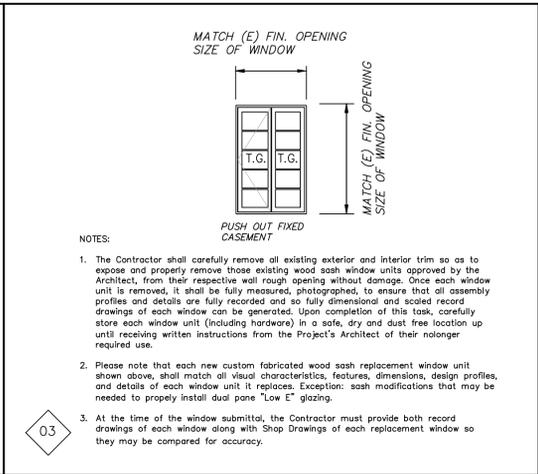
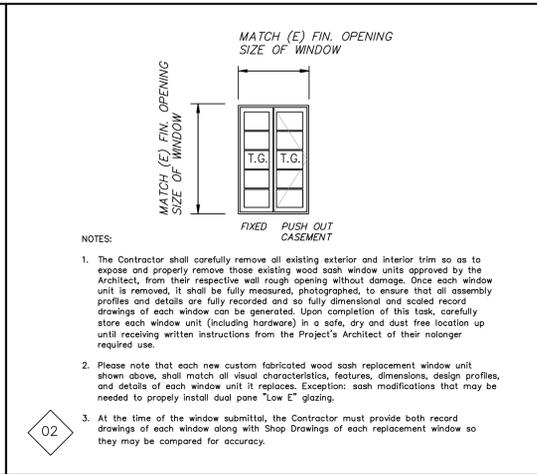
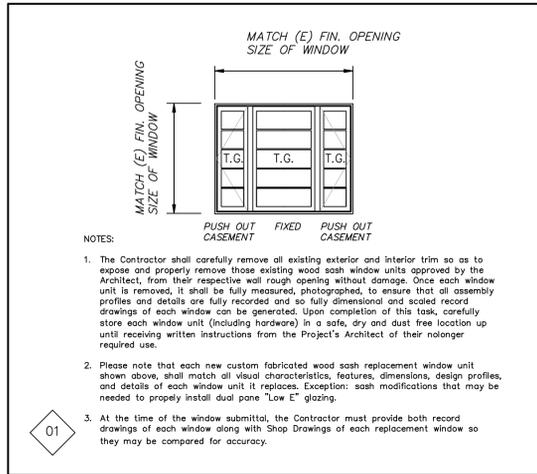
ARCHITECTURAL DETAILS

DATE: 2/28/23 **SCALE:**

DRAWN BY: **CHECK BY:**

JOB NUMBER: NO. 2204-02

SHEET NUMBER: **A-503**



PROJECT

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

**186 Alice Avenue
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.
Architecture - Historic Preservation - Design



ARCHITECT:

PROJECT CONSULTANT:

WINDOW MANUFACTURER

All windows and door units depicted above (unless otherwise noted) shall be from the Ultimate Series, as manufactured by Marvin, P.O. Box 100, Warrroad, MN 56763 in sizes and standard milled configurations as illustrated. All units shall be fabricated and come complete with hardware, glazing, weather strip, insect screens, jamb extension, and standard or specified anchors, trim and attachments. All glazing shall be clear double insulated Low E unless otherwise noted. The Contractor may provide an alternative window manufacturer of equal quality for the Owner's consideration, however any substitution must meet the minimum specifications as listed below and be approved in writing by the Architect.

COLOR AND FINISHES

All colors and product finishes shall be selected by the Owner. The Contractor shall provide the Architect fully dimensioned Shop Drawings of all doors and windows and include representative samples of all finishes, optional features so they may be forwarded to the Owner for consideration, prior to commencing with the final order and fabrication of any item under this Division of the Work. It shall be the Contractor's full responsibility to verify all rough openings and clearances in the field and to correlate these conditions, with both the Shop Drawings and the Contract Document Drawings (to ensure there is no conflict or condition that would impact the proper installation or operation of any window or door unit) prior to submitting the Shop Drawings for the Architect's review.

SAFETY GLAZING: All windows, doors, or other glazed openings subject to human impact shall be furnished with safety glazing in accordance with CBC §R308. Refer to the drawings and correlate with the following provisions:

- In all glazed doors.
- At wall, enclosure or door for tub, shower, sauna, etc., including window if bottom is less than 60" above standing surface.
- Adjacent to a door where window is within 24" arc of either edge of door in closed position or less than 60" above walking surface.
- Where area of a pane is greater than 9 sq. ft. and window bottom is less than 18" above floor and top is more than 36" above floor and walking surface is within 36" horizontally.
- Adjacent to stairs, landings and ramps within 36" horizontally of a walking surface, if within 60" above the plane of the walking surface.
- Within 60" horizontally of bottom tread of stairway if less than 60" above tread nose

EMERGENCY & ESCAPE AND RESCUE WINDOW

- The minimum size of emergency escape and rescue opening shall have a minimum of 5.7 square feet (46 m sq.) with a minimum net clear opening height dimension of 24 inches (610 mm). The minimum net clear width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
- The maximum height from floor for the emergency escape and rescue openings shall have a bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.
- Emergency escape and rescue openings along with any exit door shall be maintained free of any obstructions and shall be operational from the inside of the room. Decorative bars, grilles, or other similar device may be permitted provided that it complies with Section 1026.2 and that such device shall be releasable or removable from the inside of the room without the use of a key, tool, special knowledge or effort or force than that which is required for normal operation of the escape and rescue opening. Section 1026.4

LEGEND

(E) INDICATES EGRESS WINDOW COMPLYING WITH R310 IRC REQUIREMENTS

T.G. INDICATES TEMPERED SAFETY GLAZING

NOTE: Dimensions illustrated are unit rough sizes and may not necessarily reflect the manufacturer's actual dimensions. It shall be the Contractor's responsibility to correlate these drawings with those window units that most closely match the dimensions as depicted above. Once all window units have been tentatively selected, the Contractor shall provide the architect with complete and dimensioned shop drawings for his review and approval before proceeding with procurement of any of these items. In addition to these drawings, provide all pertinent manufacturer's installation specifications assembly details, warranty information, glazing, finish, hardware and all accessory options that might help the owner in making final selections of all items under this division of the work.

Dimensions for egress windows in sleeping rooms per R310.1 shall be as follows:

- Openings shall have the bottom of the clear opening not greater than 44 inches, measured from the floor.
- The net clear opening shall be 5.7 square feet minimum (grade floor openings may have a net clear opening of 5.0 square feet minimum).
- The net clear height shall be 24" minimum.
- The net clear width shall be 20" minimum.

REVISIONS:

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SHEET DESCRIPTION:

MAIN RESIDENCE - WINDOW SCHEDULE

DATE: 2/28/23 **SCALE:**

DRAWN BY: **CHECK BY:**

JOB NUMBER: NO. 2204-02

SHEET NUMBER: **A-601**



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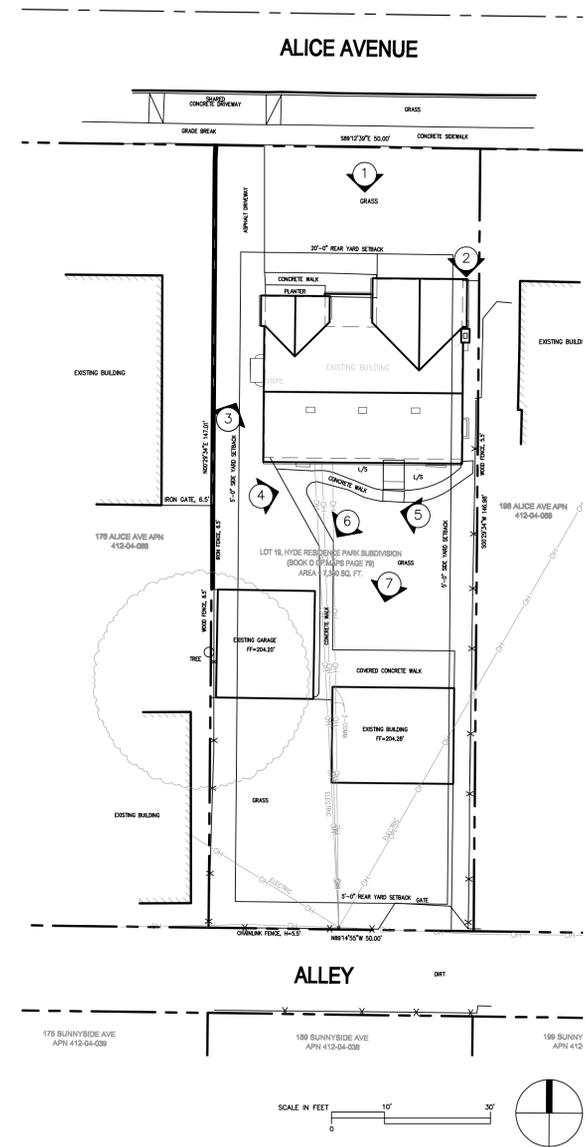
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PHOTOGRAPH DESCRIPTIONS

- ① PHOTOGRAPH TAKEN OF THE PRIMARY STREET ELEVATION (NORTH) OF THE EXISTING HOME
- ② PHOTOGRAPH OF THE EAST SIDE OF THE BUILDING
- ③ VIEW OF THE WEST FACADE OF THE EXISTING HOME TAKEN ALONG THE ASPHALT DRIVEWAY
- ④ PHOTOGRAPH TAKEN OF THE REAR ELEVATION OF THE HOME LOOKING TO THE EAST
- ⑤ VIEW TAKEN OF THE EXISTING REAR YARD ELEVATION LOOKING TOWARDS THE WEST
- ⑥ VIEW OF THE EXISTING DETACHED GARAGE AND THE LARGE TREE BEHIND THAT STRADDLES THE NEIGHBORING PROPERTY LINE THAT ARE TO BE REMOVED
- ⑦ VIEW LOOKING TO THE SOUTH TOWARDS THE ALLEY FROM THE BACK YARD AT THE EXISTING DETACHED COVERED STRUCTURE WITH THE GARAGE CONNECTING BREEZEWAY



EXISTING SITE PLAN

1/8" = 1' SCALE

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A-901

PROJECT TITLE
New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for
JEFF & DONNA BOSS
186 Alice Avenue
Campbell, California

M. SANDOVAL ARCHITECTS, INC.
 Architecture - Historic Preservation - Design
 145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P. 850.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 1.707.637.4363 MAPA
 www.msandovalarchitects.com
 msa@msandovalarchitects.com



ARCHITECT:



PROJECT COMPLETION:

REVISIONS:

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SHEET DESCRIPTION:

EXISTING PHOTOGRAPHS OF PROJECT

DATE: 2/28/23 **SCALE:**

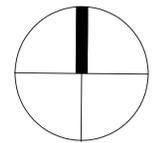
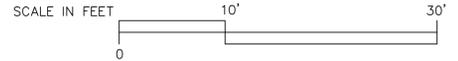
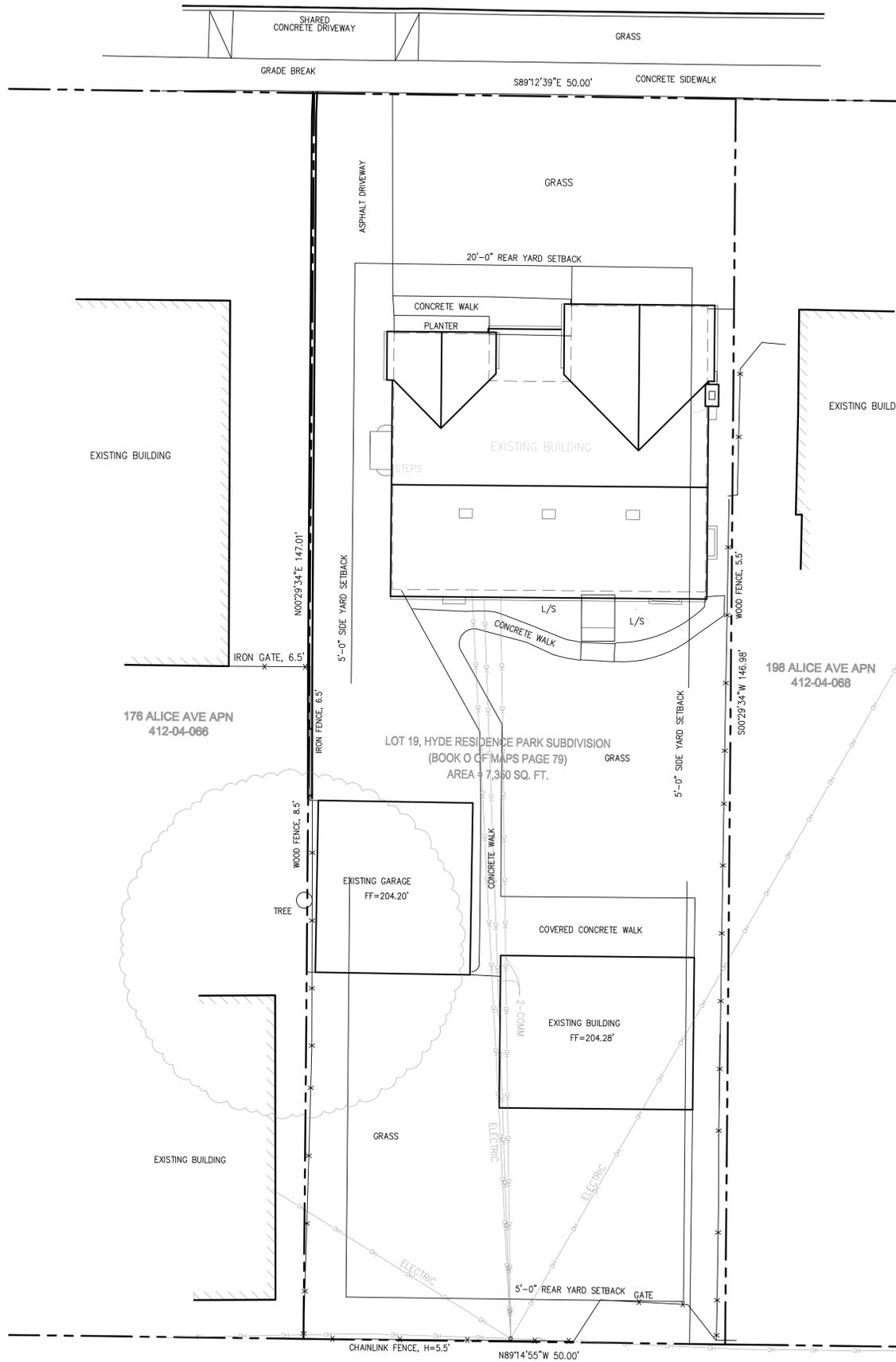
DRAWN BY: **CHECK BY:**

JOB NUMBER: NO. 2204-02

SHEET NUMBER:

A-901

ALICE AVENUE



SHEET NOTES

PROJECT TITLE
 New room additions
 improvements including
 detached garage with
 ADU to be added to the
 Historic W. J. & Ruth
 Burns House for

**JEFF & DONNA
 BOSS**

**186 Alice Avenue
 Campbell, California**

M. SANDOVAL ARCHITECTS, INC.
 Architecture - Historic Preservation - Design
 145 CORTE MADERA TOWN CENTER #404, CORTE
 MADERA, CA 94925 P. 850.941.8049 SOUTH BAY
 415.924.7089 NORTH BAY 707.637.4363 MAPA
 www.msandovalarchitects.com
 msa@msandovalarchitects.com



PROJECT COMMISSIONER:

REVISIONS:

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SHEET DESCRIPTION:

**EXISTING SITE
 PLAN**

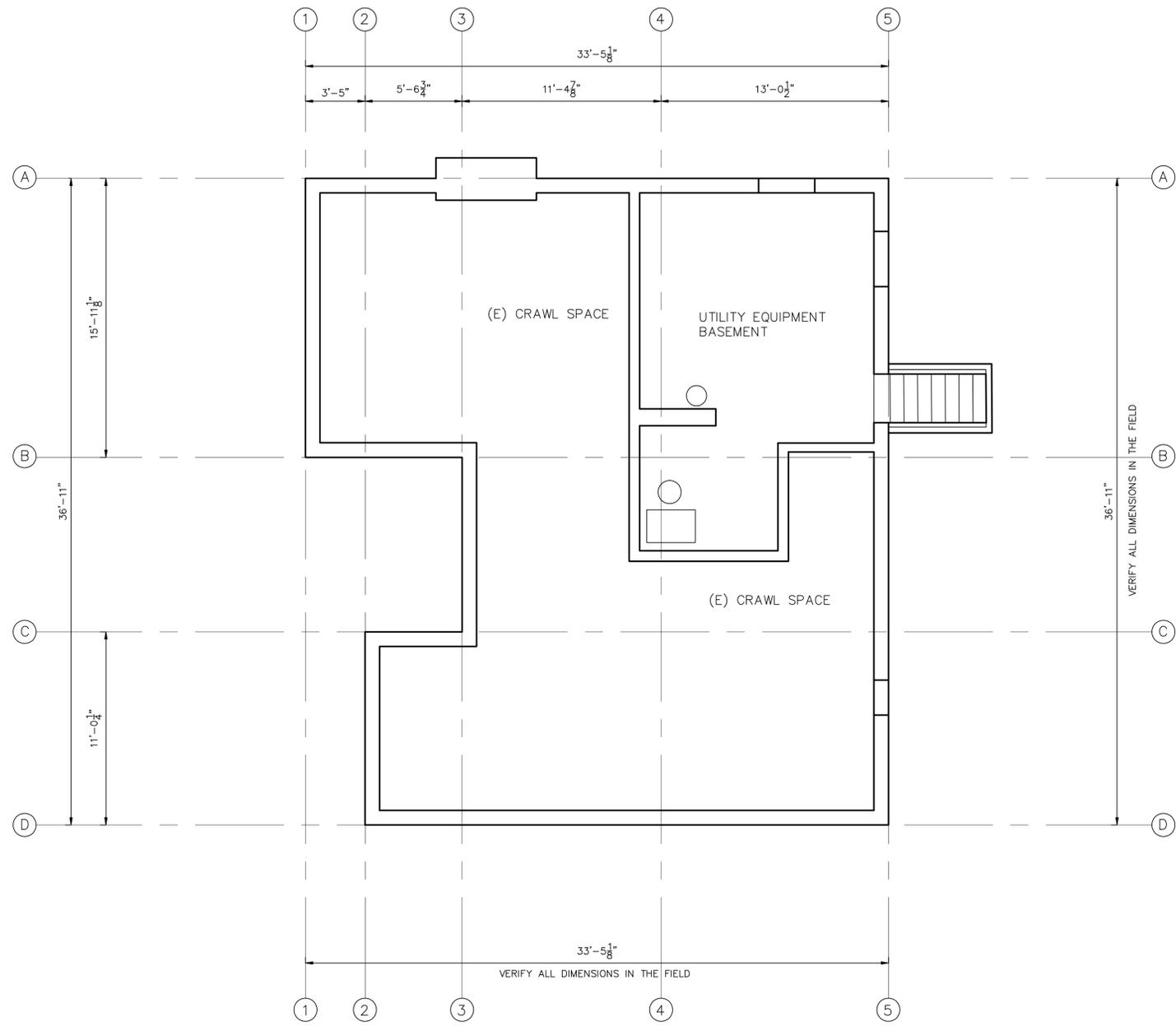
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DRAWN BY: **CHECK BY:**

JOB NUMBER: NO. 2204-02

SHEET NUMBER:

AD-101



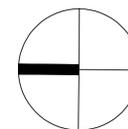
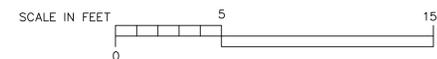
EXISTING PARTIAL BASEMENT PLAN

1/4" = 1' SCALE

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AD-102

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

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



SHEET NOTES

PROJECT TITLE

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

**186 Alice Avenue
Campbell, California**

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Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P. 850.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 707.637.4363 MAPA WWW.MSANDOVALARCHITECTS.COM MSA@MSANDOVALARCHITECTS.COM



ARCHITECT:



PROJECT COMPLETION:

REVISIONS:

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EXISTING PARTIAL BASEMENT PLAN

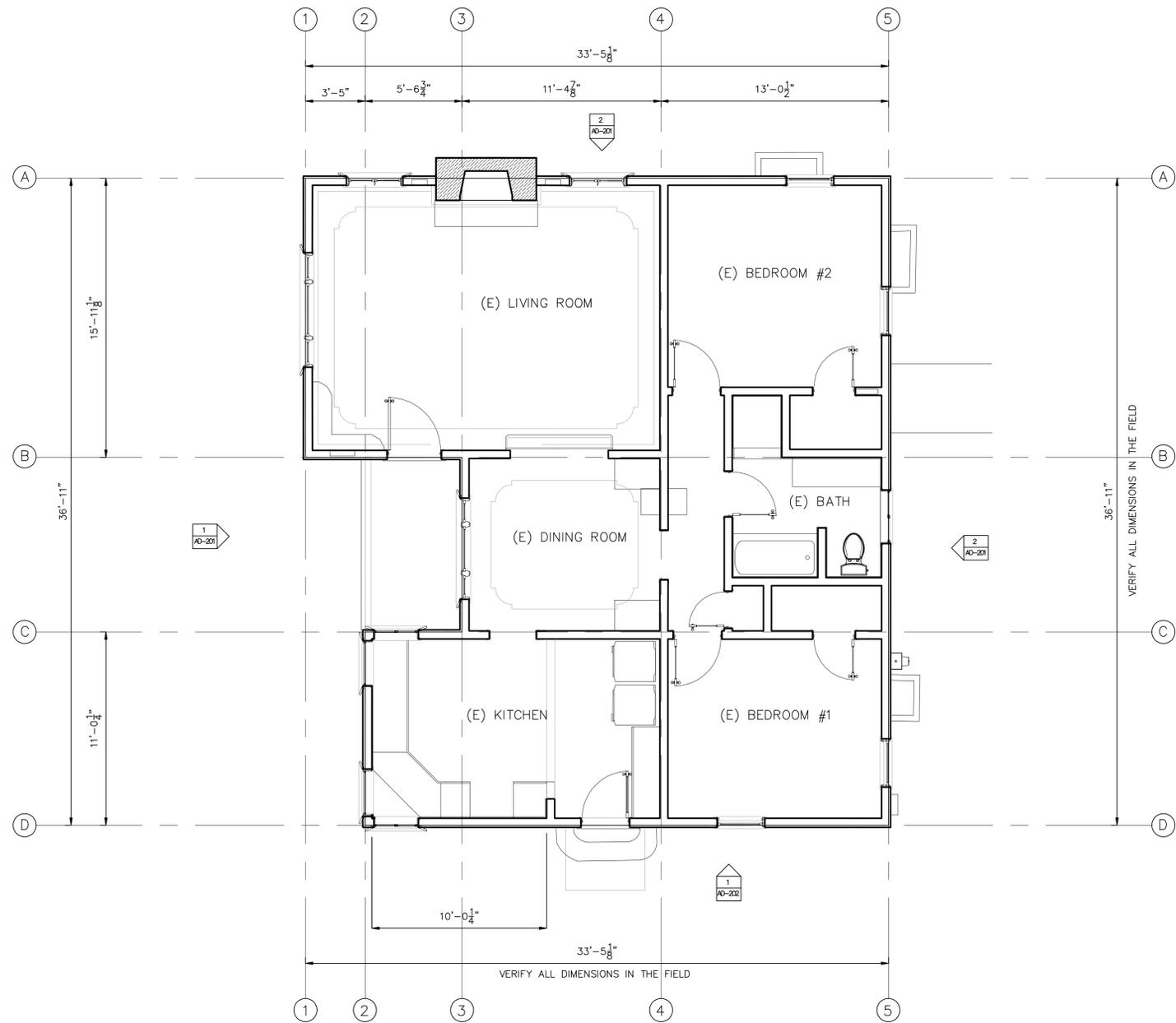
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JOB NUMBER: NO. 2204-02

SHEET NUMBER:

AD-102



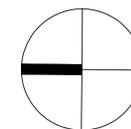
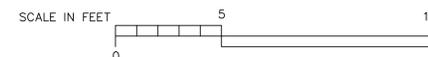
EXISTING FLOOR PLAN

1/8" = 1' SCALE

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AD-103

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SHEET NOTES

PROJECT TITLE

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

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ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

EXISTING FLOOR PLAN

DATE: 2/28/23

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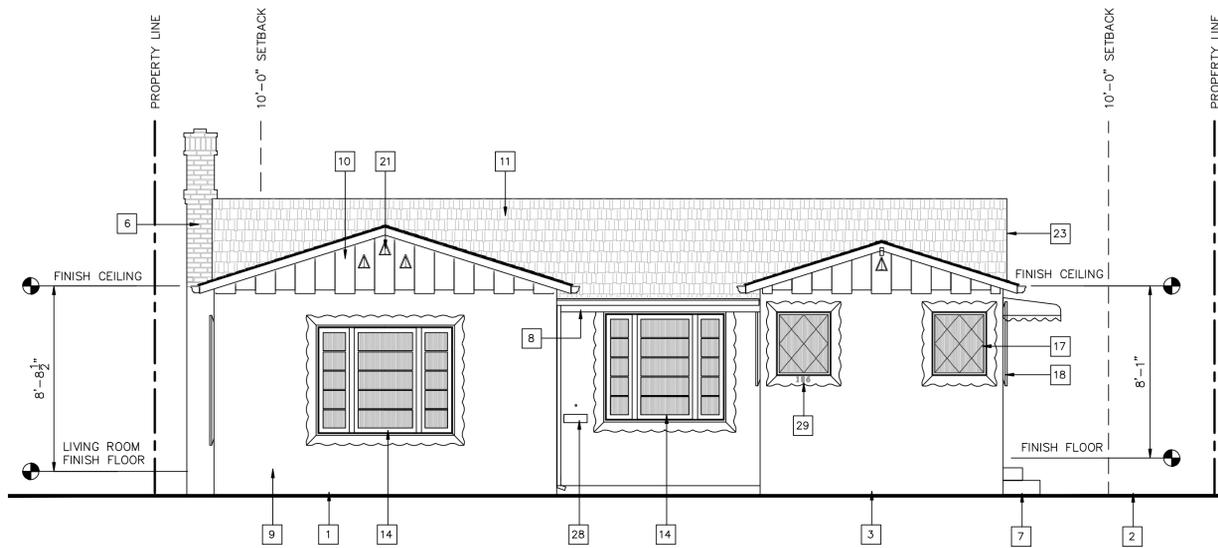
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NO. 2204-02

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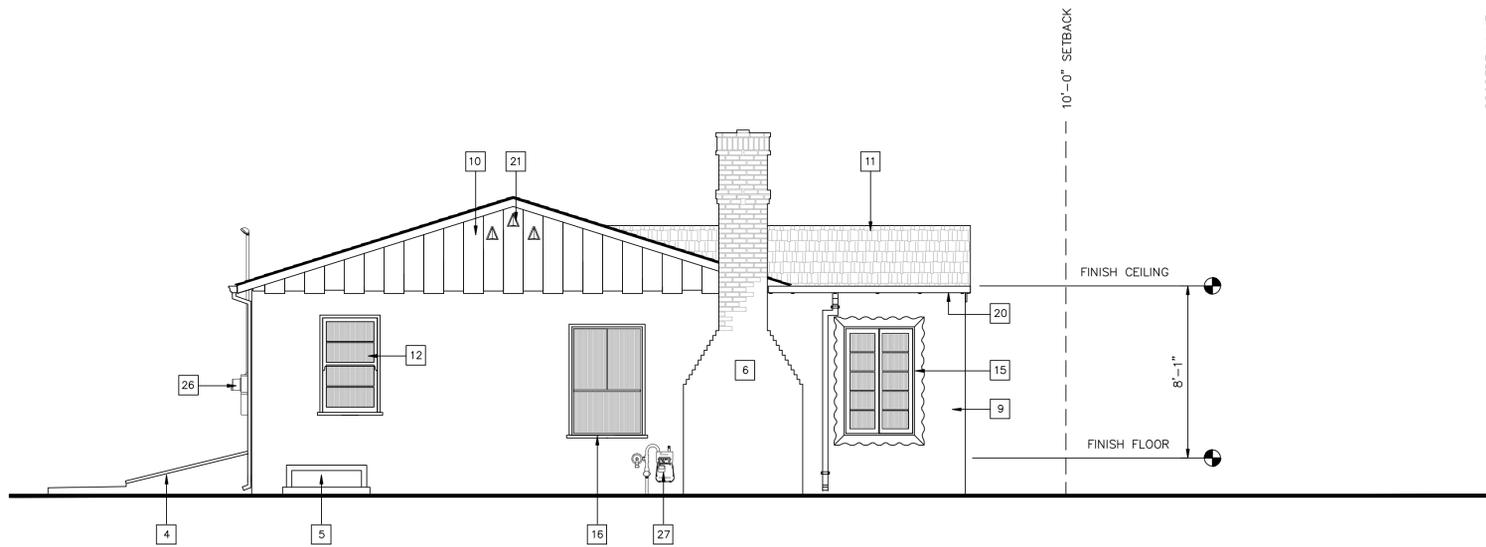
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EXISTING NORTH EXTERIOR ELEVATION (ALICE AVENUE)

1/4" = 1' SCALE

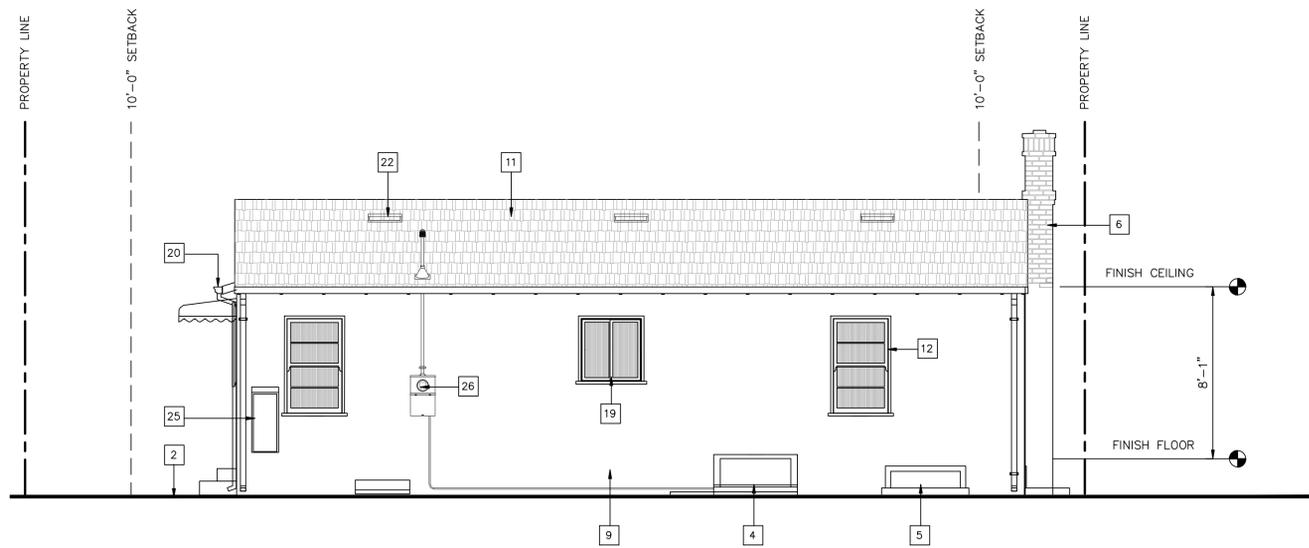
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AD-201



EXISTING EAST EXTERIOR ELEVATION

1/4" = 1' SCALE

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AD-201



EXISTING SOUTH EXTERIOR ELEVATION

1/4" = 1' SCALE

3
AD-201

SHEET NOTES

1. EXISTING GRADE
2. EXISTING ASPHALT PAVED DRIVEWAY
3. EXISTING CONCRETE PAVED WALKWAY
4. EXISTING BASEMENT STAIRS ACCESS HATCH
5. INDICATES APPROXIMATE LOCATION OF EXISTING BASEMENT WINDOW FRAME WITH ATTACHED PLYWOOD PANEL AND BRICK LIGHT WELL RETAINING WALL
6. INDICATES EXISTING BRICK MASONRY FIREPLACE CHIMNEY
7. EXISTING PAINTED CONCRETE STEPS
8. EXISTING 4X FRONT PORCH BEAM
9. EXISTING PAINTED STUCCO EXTERIOR WALL. CEMENT STUCCO APPLIED OVER WIRE LATH ATTACHED TO BUILDING PAPER, PLACED OVER WOOD WALL SHEATHING, NAILED TO 2X VERTICAL WOOD STUD FRAMING SPACED AT 16" O.C.
10. INDICATES 1 X 12 VERTICAL GABLE WALL CLADDING
11. INDICATES EXISTING COMPOSITION ASPHALT SHINGLE NAILED TO ROOF FELT ATTACHED TO OBS PANELS NAILED OVER 1 X 4 SPACED SHEATHING BOARDS ATTACHED TO 2 X 4 RAFTERS SPACED AT 24" O.C. WITH 1 X 6 COLLAR TIES SPACED APPROXIMATELY 8'-0" O.C.
12. INDICATES EXISTING WOOD DOUBLE HUNG SINGLE GLAZED WOOD WINDOW WITH WOOD STUCCO MOLD TRIM
13. INDICATES EXISTING WOOD DOUBLE HUNG SINGLE GLAZED WOOD WINDOW WITH WOOD PICTURE FRAME SCALLOP EDGE TRIM BOARD ATTACHED TO ORIGINAL STUCCO MOLD TRIM
14. INDICATES EXISTING TRIPARTITE 2 OVER 2 DIVIDED LITE CASEMENT WOOD WINDOW WITH WOOD PICTURE FRAME SCALLOP EDGE TRIM BOARD ATTACHED TO ORIGINAL STUCCO MOLD TRIM
15. INDICATES EXISTING 2 OVER 2 DIVIDED LITE CASEMENT WOOD WINDOW WITH WOOD PICTURE FRAME SCALLOP EDGE TRIM BOARD ATTACHED TO ORIGINAL STUCCO MOLD TRIM
16. INDICATES MODIFIED ORIGINAL WOOD CASEMENT WINDOW FRAME WITH SINGLE GLAZED PANES SET IN FIXED WOOD STOP
17. EXISTING FIXED AND CASEMENT ALUMINUM RETROFIT WINDOW WITH ALUMINUM DIAMOND PATTERN APPLIED FOIL TAPE ATTACHED TO THE GLASS SURFACE PANE SET IN ORIGINAL WOOD FRAME WINDOW OPENING WITH SCALLOP EDGE TRIM BOARD APPLIED TO ORIGINAL STUCCO MOLD TRIM
18. INDICATES EXISTING FIXED AND CASEMENT ALUMINUM RETROFIT WINDOW SET IN ORIGINAL WOOD FRAME WINDOW OPENING WITH SCALLOP EDGE TRIM BOARD APPLIED TO ORIGINAL STUCCO MOLD TRIM
19. EXISTING ALUMINUM SLIDING BATHROOM RETROFIT WINDOW SET IN ORIGINAL WOOD FRAME WINDOW OPENING WITH STUCCO MOLD TRIM
20. INDICATES METAL GUTTER WITH RECTANGULAR DOWNSPOUT
21. INDICATES HOODED TRIANGULAR SHAPED ATTIC GABLE VENTS
22. INDICATES EXISTING METAL EYEBROW ATTIC ROOF VENTS
23. EXISTING MECHANICAL ATTIC VENTILATION FAN GABLE LOUVERS
24. EXISTING STILE AND RAIL 1 3/8" THICK FLAT PANEL DOOR WITH UPPER FIXED BUG SCREEN WITH WOOD REMOVABLE UPPER DIVIDED LITE PANEL
25. INDICATES STUCCO CLAD ELECTRICAL BREAKER BOX WITH PAINTED PLYWOOD DOOR
26. INDICATES APPROXIMATE LOCATION OF MAIN ELECTRICAL METER
27. EXISTING GAS METER
28. WALL MOUNTED METAL MAIL SLOT
29. ADDRESS NUMBERS

PROJECT TITLE

New Remodeling and Room Addition to the Historic W. J. & Ruth Burns House for

JEFF & DONNA BOSS

**186 Alice Avenue
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94025 P 850-941-8048 SOUTH BAY 415-924-7089 NORTH BAY 1-707-637-4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

SHEET DESCRIPTION:

EXISTING EXTERIOR ELEVATIONS

DATE:
2/28/23

SCALE:

DRAWN BY:

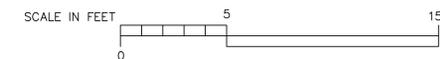
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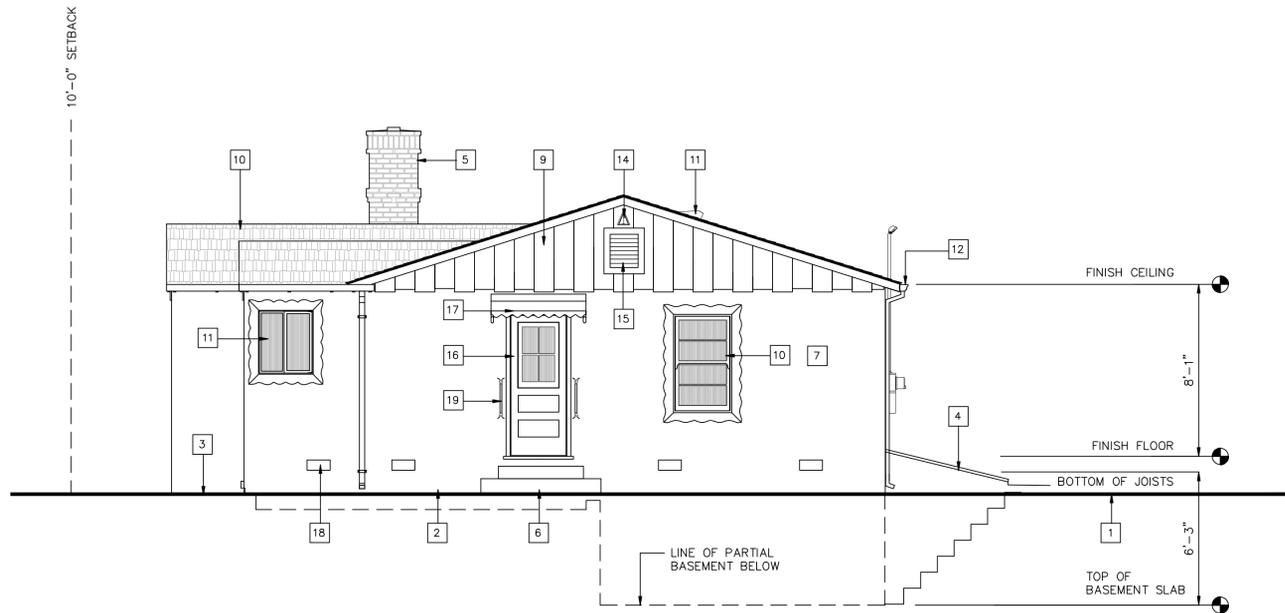
JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

AD-201





EXISTING WEST EXTERIOR ELEVATION

1/4" = 1' SCALE

SHEET NOTES

1. EXISTING GRADE
2. EXISTING ASPHALT PAVED DRIVEWAY
3. EXISTING CONCRETE PAVED WALKWAY
4. EXISTING BASEMENT STAIRS ACCESS HATCH
5. INDICATES EXISTING BRICK MASONRY FIREPLACE CHIMNEY
6. EXISTING PAINTED CONCRETE STEPS
7. EXISTING PAINTED STUCCO EXTERIOR WALL; CEMENT STUCCO APPLIED OVER WIRE LATH ATTACHED TO BUILDING PAPER, PLACED OVER WOOD WALL SHEATHING, NAILED TO 2X VERTICAL WOOD STUD FRAMING SPACED AT 16" O.C.
8. INDICATES 1 X 12 VERTICAL GABLE WALL CLADDING
9. INDICATES EXISTING COMPOSITION ASPHALT SHINGLE NAILED TO ROOF FELT ATTACHED TO OSB PANELS NAILED OVER 1 X 4 SPACED SHEATHING BOARDS ATTACHED TO 2 X 4 RAFTERS SPACED AT 24" O.C. WITH 1 X 6 COLLAR TIES SPACED APPROXIMATELY 8'-0" O.C.
10. INDICATES EXISTING 2 OVER 2 DIVIDED LITE CASEMENT WOOD WINDOW WITH WOOD PICTURE FRAME SCALLOP EDGE TRIM BOARD ATTACHED TO ORIGINAL STUCCO MOLD TRIM
11. INDICATES EXISTING FIXED AND CASEMENT ALUMINUM RETROFIT WINDOW SET IN ORIGINAL WOOD FRAME WINDOW OPENING WITH SCALLOP EDGE TRIM BOARD APPLIED TO ORIGINAL STUCCO MOLD TRIM
12. INDICATES METAL GUTTER WITH RECTANGULAR DOWNSPOUT
13. INDICATES HOODED TRIANGULAR SHAPED ATTIC GABLE VENTS
14. INDICATES EXISTING METAL EYEBROW ATTIC ROOF VENTS
15. EXISTING MECHANICAL ATTIC VENTILATION FAN GABLE LOUVERS
16. EXISTING STILE AND RAIL 1 3/4" THICK FLAT PANEL DOOR WITH UPPER FIXED BUG SCREEN WITH WOOD REMOVABLE UPPER DIVIDED LITE PANEL
17. ALUMINUM CORRUGATED FIXED AWNING WITH SUPPORT FRAME, VENTED SIDE PANES, AND SCALLOP SHAPE BOTTOM EDGE TRIM DETAIL
18. APPROXIMATE LOCATION OF SCREEN UNDER FLOOR VENTS
19. DECORATIVE WROUGHT IRON WALL GRAB RAILS

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EXISTING EXTERIOR ELEVATIONS

DATE: 2/28/23 SCALE:

DRAWN BY: CHECK BY:

JOB NUMBER: NO. 2204-02

SHEET NUMBER:

AD-202

