



# Notice of Public Hearing

Dear Campbell Resident,

November 22, 2023

The Historic Preservation Board of the City of Campbell will hold a Public Hearing at 5:00 p.m., or shortly thereafter, on Wednesday December 6, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**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:** Tier 1 Historic Resource Alteration Permit  
**Project Planner:** Tracy Tam, Associate Planner  
**Email Contact:** tracyt@campbellca.gov  
**Phone Contact:** (408) 871-5103

**Project Description:**

Request to allow an approximately 913 square foot single-story addition to an existing single-family residence located in the Alice Avenue Historic District commonly known as the WJ "Jack" and Ruth Burns house. Staff is recommending that this item be deemed Categorical Exempt under CEQA.

**You may participate virtually or watch online:**

- ◇ Register online to speak via Zoom:  
(<http://campbellca.gov/HPBsignup> .)
- ◇ Watch YouTube live-stream:  
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS ) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



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

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

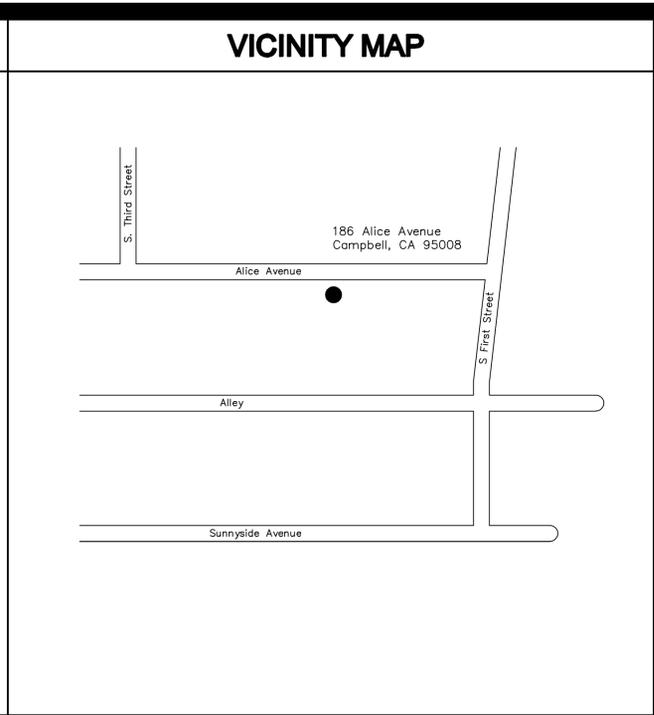
**\*\*Asistencia en Español disponible, Simplemente marque (408) 866-2140 y pida traduccion en Español**



## PROJECT TEAM

<p><b>OWNERS</b></p> <p>JEFF AND DONNA BOSS 660 Eden Drive Campbell, CA Phone: (408) 497-1566</p> <p><b>ARCHITECT</b></p> <p>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: <a href="mailto:msa@msandovalarchitects.com">msa@msandovalarchitects.com</a> <a href="http://www.msandovalarchitects.com">www.msandovalarchitects.com</a></p> <p><b>CONSULTING CIVIL ENGINEER</b></p> <p>BFK ENGINEERS 1730 North First Street Suite 600 San Jose, CA 95112 Phone: (408) 467-9100 <a href="http://www.bfk.com">www.bfk.com</a></p>	<p><b>ENGINEERING CONSULTANT</b></p> <p>SUNG ENGINEERING 29300 Kohoutek Way Union City, CA 94587 Phone: (510) 475-7900</p> <p>Contact: Peter Sung, P.E.</p> <p><b>TITLE 24 ENERGY CONSULTANT</b></p> <p>BUILDERS ENERGY SERVICE 1478 Bird Avenue San Jose, CA Phone: (408) 718-1908 Email: <a href="mailto:builders-energy.net">builders-energy.net</a></p> <p>Contact: Heather Clark</p>
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**Warning!** If a project has been classified as an **Addition & Remodel**, the plans submitted will be compared during the construction. If more walls or roof are removed or altered than approved, the construction classification could be changed from **Addition & Remodel** to a **New Home**. If the classification is changed to **New Home**, the project will be stopped and require a new submittal under the requirements of a **New Home**, which is subject to more stringent energy codes, rooftop solar, loss of gas appliances, increased engineering, increase Planning and Public Works requirements, fire sprinklers, increase fees, and landscape design. Normally, the time needed to make the mid-project application and get back to work is about a year.



## 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 BASEMENT: **553 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: **1,736 SQ. FT.**

PROPOSED NEW ROOM ADDITIONS

MAIN RESIDENCE NEW ROOM ADDITIONS: **913 SQ. FT.**

TOTAL FLOOR AREA OF NEW RESIDENCE: **2,649 SQ. FT.**

NEW DETACHED ADU: **781 SQ. FT.**

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

TOTAL PROPOSED FLOOR AREA: **3,894 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 RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY, AND GREEN BUILDING STANDARDS CODES, (IE, 2021 IRC, 2021 UMC, 2021 UPC, AND 2020 NEC), AND THE STATE HISTORICAL CODE AS AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF CAMPBELL MUNICIPAL CODE AND/OR ANY OTHER APPLICABLE REGULATIONS THAT MAY BE IMPOSED BY ANY LOCAL PUBLIC GOVERNMENTAL AGENCY HAVING JURISDICTION OVER ANY PART OF THIS PROJECT.
- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING ANY GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL, PLUMBING AND/OR ANY RELATED TYPE OF WORK OR ACTIVITY, SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE ABOVE LISTED CODES AND REGULATIONS.
- ALL ADDENDS, BULLETINS AND NOTICES ISSUED LATER BY THE ARCHITECT SHALL BE CONSIDERED AS PART OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING ALL THE NECESSARY MEANS INCLUDING ALL TEMPORARY SHORING AND SUPPORT APPARATUS, FENCING, BARRIERS, LIGHTING, PEDESTRIAN AND VEHICULAR WARNING SIGNS, COVERINGS, FIRE PROTECTION, MATERIALS AND EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS, PROPERTY AND SITE FEATURES INCLUDING LANDSCAPING, THROUGH OUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE THE PLANS AND SPECIFICATIONS, CODES AND STANDARDS AND CONDITIONS AT THE JOB SITE BEFORE SUBMITTING HIS BID, TO DETERMINE THE EXTENT OF WORK TO BE DONE. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE IN THE CONTRACTOR'S BEHALF FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE PUT DUE TO FAILURE ON HIS PART TO ACQUAINT HIMSELF WITH THESE PLANS AND SPECIFICATIONS, OR THE CONDITIONS AT THE JOB SITE.
- IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSIONS FROM THE SPECIFICATIONS, AND OR THE DRAWINGS ETC., OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN ORDER TO PROVIDE A WRITTEN CLARIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF THE SITE AND OF ALL DEBRIS CREATED BY HIS WORK OR THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL BY THE BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED IF MADE NECESSARY BY ERRORS, CHANGES, OR OTHER REASONS AND ALL REPLACEMENT WORK SHALL MATCH ADJOINING SURFACES.
- ALL PARTS OF THE WORK WHICH ARE NOTED IN THE DRAWINGS OR SPECIFICATIONS CONTAINED HEREIN, TO BE REVIEWED FOR THEIR CONFORMANCE WITH THE CONTRACT DOCUMENTS BY THE ARCHITECT AND OR THE PROJECT'S CONSULTANTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT SEVEN DAYS PRIOR TO THE COMMENCEMENT OF SUCH WORK.
- ALL SHOP DRAWINGS, SAMPLES, AND OR RELATED MATERIALS REQUESTED BY THE ARCHITECT AND /OR THE OWNER SHALL BE FURNISHED IN A TIMELY MANNER NOT TO DELAY THE SCHEDULING OF THE WORK, OR IMPACT THE PROJECT'S CONSTRUCTION TIME.

**WASTE MANAGEMENT STATEMENT**

Construction wash-out water from concrete, mortar, tile, taping, and painting shall be done in a portable containment pool or in a lined evaporative pit. Wash-out shall not enter the street, neighboring property, or the storm water system. Trash piles shall not be located in the front yard or visible from the street. Trash piles shall not contain: paints, solvents, glues, taping compound, food products, or easily recycle-able discards such as bottles, cans, plastics, or paper. Remaining trash shall be limited to concrete, wood, drywall, roofing, and assorted metals and shall be covered with a waterproof tarp. Trash shall be separated at an approved bay area disposal site such as Guadalupe Recycling. All trash is to be quickly hauled off site. Retain and upload disposal receipts into your Green Halo project account. Proof of recycling and disposal of the job site trash must be approved and signed off prior to final inspection and issue of a Certificate of Occupancy.

## SYMBOLS

<p><b>BUILDING SECTION</b></p> <p>SECTION IDENTIFICATION SHEET NUMBER</p> <p><b>DETAIL</b></p> <p>SECTION IDENTIFICATION SHEET NUMBER</p> <p><b>ELEVATION POINT</b></p>	<p><b>COLUMN LINE GRID</b></p> <p><b>INTERIOR ELEVATIONS</b></p> <p>DIRECTION IN ROOM ELEVATION IDENTIFICATION SHEET NUMBER</p>	<p><b>WINDOW NUMBER</b></p> <p><b>DOOR NUMBER</b></p> <p>DOOR NUMBER DOOR TYPE &amp; HARDWARE GROUP</p> <p><b>ROOM NUMBER</b></p>	<p><b>WALL SYMBOLS</b></p> <p>INDICATES EXISTING WALL OR PARTITION TO REMAIN</p> <p>INDICATES EXISTING WALL OR PARTITION TO BE REMOVED</p> <p>INDICATES NEW WALL OR PARTITION</p> <p><b>WALL TYPE</b></p>
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## ABBREVIATIONS

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

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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 (under a separate permit) to their existing home at 186 Alice Avenue in the City of Campbell. Known by it's historic name as the W.J. and 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 unreparable by the project's architect, these materials shall be replace 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 Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing 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:

An Encroachment Permit shall be applied for as a deferred submittal. If the deferred submittal is not applied for and before the rough trade inspections, the project will be put on-hold until the submittal is approved.

Roof mounted solar photovoltaic system to be under a separate building 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**

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**M. SANDOVAL ARCHITECTS, INC.**  
Architecture - Historic Preservation - Design  
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94025 P. 650-941-8048 SOUTH BAY 415-924-7059 NORTH BAY 707-637-4369 MAPA [www.msandovalarchitects.com](http://www.msandovalarchitects.com) [msa@msandovalarchitects.com](mailto:msa@msandovalarchitects.com)

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**ARCHITECT:**

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**PROJECT CONSULTANT:**

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**REVISIONS:**

1	5/18/23 PER ARCHITECT
2	6/19/23 PER PLAN CHECK
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4	
5	
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**SHEET DESCRIPTION:**

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

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**DATE:** 7/8/23 **SCALE:**

**DRAWN BY:** **CHECK BY:**

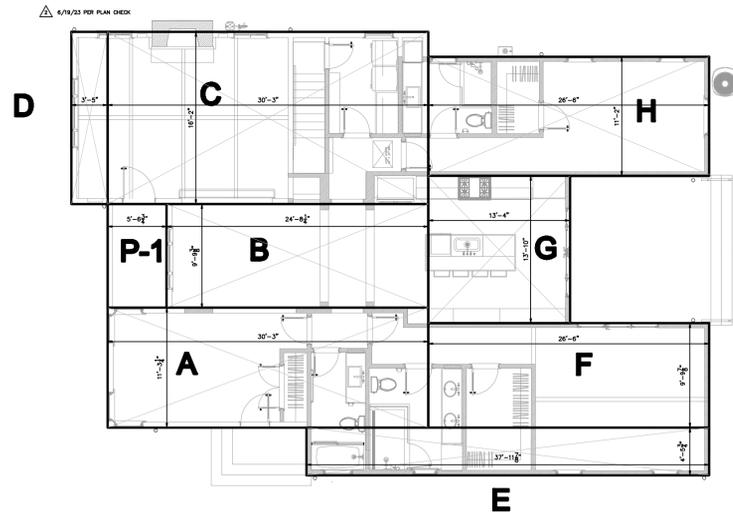
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**JOB NUMBER:** NO. 2204-02

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**SHEET NUMBER:**

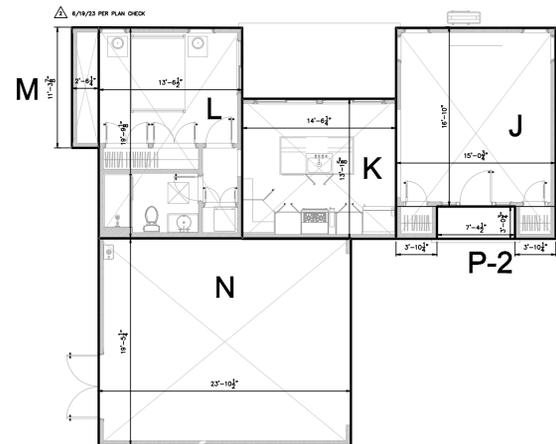
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**MAIN RESIDENCE - SQUARE FOOTAGE DIAGRAM**

1/8" = 1' SCALE

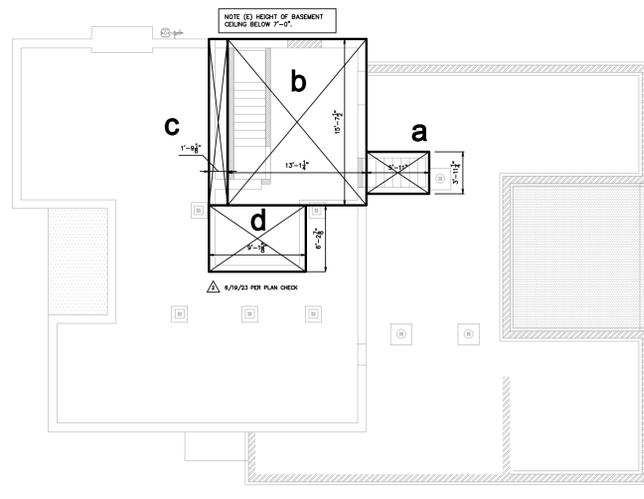
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G-002



**ADU - SQUARE FOOTAGE DIAGRAM**

1/8" = 1' SCALE

2  
G-002



**MAIN RESIDENCE - (E) BASEMENT SQUARE FOOTAGE DIAGRAM**

1/8" = 1' SCALE

3  
G-002

ZONING COMPLIANCE TABLE				
BUILDING AREA <i>Floor Area Calculations</i>	Existing	Proposed	Total	%
<b>First Floor</b>	1,183 SQ. FT.	913 SQ. FT.	2,096 SQ. FT.	28%
<b>Second Floor</b> ** (E) BASEMENT	553 SQ. FT.		553 SQ. FT.	7%
<b>Garage</b> (NEW DETACHED GARAGE)	<342 SQ.FT.>	464 SQ. FT.	464 SQ. FT.	6%
<b>Accessory Structures</b> (NEW ADU)	<412 SQ.FT.>	781 SQ. FT.	781 SQ. FT.	10%
<b>Covered Patio</b>				
<b>Other Coverage</b>				
<b>TOTAL</b>	1,736 SQ. FT.	2,158 SQ. FT.	3,894 SQ. FT.	52%
PAVING/LANDSCAPE AREA	Existing	Proposed	Total	
<b>Front Yard Paving</b> <i>impervious material</i>	±333 SQ. FT.	±66 SQ. FT.	±399 SQ. FT.	
<b>Water Features</b> <i>(swimming pools, fountains, etc.)</i>				
<b>Landscaping</b> <i>perVIOUS site material</i>	±1,319 SQ. FT.	±1,253 SQ. FT.	±1,253 SQ. FT.	
<b>Other Landscaping</b> <i>perVIOUS site material</i>				
SETBACK / WALL HEIGHTS	Wall Height	Required Setback	Proposed Setback	
<b>Front Yard of Structure</b>	±14'-0"	20'-0 MIN.	±24'-11"	
<b>Front of Garage</b>	±9'-4"	25'-0 MIN. (ALLEY)	±25'-1"	
<b>Left Side First Floor</b>	±9'-6"	5'-0"	± 3'-1" (EXISTING)	
<b>Left Side Second Floor</b>				
<b>Right Side First Floor</b>	±9'-6"	5'-0"	±5'-1"	
<b>Right Side Second Floor</b>				
<b>Rear Yard First Floor</b>	±9'-6"	5'-0"	± 5'-10"	
<b>Rear Yard Second Floor</b>				

\* PLEASE NOTE: AN 800 SQ. FT. CREDIT FOR THE THE CONSTRUCTION OF NEW ACCESSORY DWELLING UNIT AS BEEN ADDED TO THIS TABULATION (45% OF 7,350 SQ. FT. + 800 SQ. FT. = 4,107.5 SQ. FT.)

\*\* EXISTING BASEMENT HEADROOM HEIGHT FROM BOTTOM OF FLOOR JOISTS TO THE CONCRETE SLAB BELOW IF APPROXIMATELY 6'-4" AND CURRENTLY SERVES AS A UTILITY SPACE FOR THE EXISTING UNDERFLOOR FURNACE AND HOT WATER HEATER EQUIPMENT AND STORAGE. THE PROPOSED DESIGN DOES NOT CHANGE THIS USE ONLY ITS ACCESS.

**PROJECT SQUARE FOOTAGE TABULATIONS**

EXISTING RESIDENCE SQUARE FOOTAGE TABULATIONS

- A 11.33' X 30.25' = 343 SQ. FT.
- B 9.8' X 24.66' = 242 SQ. FT.
- C 16.16' X 30.25' = 489 SQ. FT.
- D 3.41' X 16.16' = 56 SQ. FT.
- P-1 5.58' X 9.83' = 55 SQ. FT.

SUB TOTAL: 1,185 SQ. FT.

OTHER STRUCTURES

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

EXISTING DETACHED SUBSTANDARD SINGLE CAR GARAGE: 342 SQ. FT. (TO BE REMOVED)

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

PROPOSED NEW ROOM ADDITIONS TO MAIN RESIDENCE

- E 4.5' X 38' = 171 SQ. FT.
- F 26.5' X 9.83' = 261 SQ. FT.
- G 13.33' X 13.83' = 185 SQ. FT.
- H 26.5' X 11.16' = 296 SQ. FT.

SUB TOTAL: 2,098 SQ. FT.

TOTAL PROPOSED MAIN RESIDENCE FLOOR AREA: 2,098 SQ. FT.

NEW DETACHED ADU SQUARE FOOTAGE TABULATIONS

- J 15.08' X 16.83' = 254 SQ. FT.
- K 3.83' X 3.03' X 2 = 24 SQ. FT.
- L 13.16' X 14' = 184 SQ. FT.
- M 2.5' X 11.33' = 29 SQ. FT.
- N 19.41' X 23.91' = 464 SQ. FT.
- P-2 7.41' X 3.08' = 23 SQ. FT.

SUBTOTAL: 1,245 SQ. FT. INCLUDING (464 SQ. FT. GARAGE)

EXISTING BASEMENT SQUARE FOOTAGE

- a 5.91' X 3.91' = 24 SQ. FT.
- b 13.08' X 15.66' = 205 SQ. FT.
- c 1.75' X 15.66' = 267 SQ. FT.
- d 9.16' X 6.25' = 57 SQ. FT.

SUBTOTAL: 553 SQ. FT.

NOTE: CEILING HEIGHT MEASUREMENT FROM TOP OF SLAB TO BOTTOM OF (E) FLOOR JOIST IS 8'-4". SPACE TO BE USED FOR MECHANICAL EQUIPMENT AND STORAGE ONLY AND WILL NOT BE CONDITIONED OR HABITABLE SPACE.

**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.

**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 850.841.8048 SOUTH BAY 415.924.7059 NORTH BAY / 707. 637.4363 NAPA WWW.MSANDOVALARCHITECTS.COM MSA@MSANDOVALARCHITECTS.COM



**ARCHITECT:**



**PROJECT CONSULTANTS:**

**REVISIONS:**

- 1
- 2 6/19/23 PER PLAN CHECK
- 3
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**SHRIT DESCRIPTION:**

**FLOOR AREA DIAGRAMS & PROJECT DATA TABLE**

DATE: 7/3/23

SCALE:

DRAWN BY:

CHECK BY:

JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

**G-002**

PLAN CHECK NOTATIONS

- Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.
- Resources to achieve these objectives include Stormwater Best Management Practices Handbook for New Development and Redevelopment ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; Start at the Source: A Design Guidance Manual for Stormwater Quality Protection ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source ("Using Site Design Techniques") by BASMAA, 2003.
- Utilities: All on-site utilities shall be installed underground per Section 21.18.140 of the Campbell Municipal Code for any new or remodeled buildings or additions. Applicant shall comply with all plan submittals, permitting, and fee requirements of the serving utility companies.
- Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line.
- Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.
- Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.
- Construction hours shall be 8-5 M-F, 9-4 Saturdays, No Work Sundays or Holidays
- Per R401.3: Finish grade shall be 5% away from foundation and have sufficient slope to retain storm water on-site and not to flow to the neighbor's property or to the street.
- This project will require that a surveyor approve the foundation forms in terms of setback accuracy and floor level heights prior to placing concrete. Language for the letter must be as written as per Campbell's surveyor handout available through the Building Department.
- Any slip critical hold down bolting or special shear nailing or additional elements required by the Engineer of Record (EoR), will require special inspection.
- Construction site must comply with CFC Chapter 33, Fire Safety During Construction that will include protection from: temporary heating, flammables, combustible materials, open flame, spark production, access and egress, water supply and portable fire extinguishers for minor fire suppression.
- The builder shall supply to the homeowner a luminaire schedule as well as an Owner's Manual for all appliances and fixtures and products used in the build.
- Per Cal Green 4.50: There shall be no use of products, materials, paints, solvents, primers, caulks, or glues that exceeds California's limit on Volatile Organic Compounds (VOC)
- Per R408.5: All construction debris shall be removed from the crawlspace and attic areas.
- Per CFC 505: Address numbers shall be a minimum of 4" high, 1/2" wide, placed visible from the street.
- Construction site must comply with CFC Chapter 33, Fire Safety During Construction that will include combustible materials, open flame, spark production, access and egress, water supply and portable fire extinguishers for minor fire suppression. Construction wash-out water from concrete, mortar, tile, taping, and painting shall be done in a portable containment pool or in a lined evaporative pit. Wash-out shall not enter the street, neighboring property, or the storm water system.
- Per Article 300.21 CEC, Garage to residence (modified firewall) or ADU to residence (firewall) Electric panels penetrations shall have fire blocking above and below with all drilled holes or annular spaces filled with caulk or foam, junction boxes shall be metal (16 sq in max) and shall not total more than 100 sq in within a 100 sq ft area. Junction boxes on opposite walls shall have 24" separation.
- Per R317.3.1, all underfloor posts, sillson concrete, and exterior deck and stair superstructure shall be of pressure treated lumber; coatings for fasteners, post bases, hangers, and connectors in contact with pressure treated lumber shall be H.D. Galvanized, Z-Max, or Stainless Steel, or rated for PT contact. The end nails of shear wall into pressure treated plate to be H.D. Galvanized.
- Wall outlets and switches shall be placed min 15" max 48" from finished floor (AFF)
- Per CEC Art. 406.12: All new and replaced duplex receptacles over 66" above the finished floor, shall be listed "tamper-resistant receptacles".
- Per Art. 210.12 and 210.8 CEC 2016: Arc fault (AFCI) required in family rms, dining rms, parlors, libraries, dens, bedrooms, sun rooms, rec rms, closets, and hallways and lighting. Ground fault (GFCI) is required in both rms, garages, accessory areas, exterior, crawlspaces, basements, dishwashers, and disposals. Combination AFCI/GFCI is required in kitchens, and laundry areas.
- All new lighting shall be high-efficacy compliant to table 150.0A CEC. Screw-based permanently installed light fixtures must contain screw-based JAB (Joint Appendix B) compliant lamps. JAB compliant light sources in ceiling recessed downlights and LED's are to be controlled by vacancy sensors or dimmers.
- Exhaust fans shall be switched separately from lighting.
- Exterior lighting to be controlled by photocell and motion per energy 110.9
- One fixture in each Bathroom must be controlled by a vacancy sensor.
- Under cabinet lighting shall be controlled by separate switching.
- Kitchen counters shall be served by two 20 amp circuits, outlets shall be placed a maximum of 48" apart; so that at no point along the counter will be more than 24" away from an outlet. Islands and peninsula countertops to have at least one outlet.
- Per Article 300.21 CEC, Garage to residence (modified firewall) or ADU to residence (firewall) Electric panels penetrations shall have fire blocking above and below with all drilled holes or annular spaces filled with caulk or foam, junction boxes shall be metal (16 sq in max)and shall not total more than 100 sq in within a 100 sq ft area. Junction boxes on opposite walls shall have 24" separation.
- Clothing and dish washing machines shall be fitted with water hammer arrestors.

Fixture	Maximum water use
Water Closet	1.28 gal/flush
Shower Head	1.8 gal/minute
Lavatory Faucet	1.2 gal/minute
Kitchen Faucet	1.8 gal/minute

ADU NOTATIONS

- ADU's and Jr.ADU's will be issued separate addressing consisting of the anchor property address numbers with a -B or a -C afterwards. The addressing will notify the post office, police, fire and Santa Clara Tax Assessor.
- All hot water pipes will need pipe insulation Electrical panel upsizing shall have 200amp panels
- Vapor barrier (VB) shall have a minimum thickness of 10mil The roof rafters will need insulation as well as the ceiling The airflow for a range hood has been increased to < 750sf- 160 cfm, 750-1000sf- 130cfm, 1000-1500+sf- 110cfm
- Wall outlets and switches shall be placed min 15" max 48" from finished floor (AFF)
- All bathrooms shall receive 2x continuous blocking for the future installation of grab bars There are to be no sewage ejector pumps used for home or ADU sewage disposal
- There are to be no two-way cleanouts, use double combo fittings or Texas two way
- ADU must have access to electrical panel, water shut-off, water heater shut-off, heating and air conditioning shut-off and thermostat.

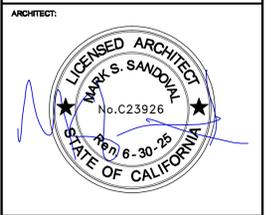
**PROJECT TITLE**

**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 #15.924.7089 NORTH BAY / 707. 637.4369 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com



**PROJECT DESCRIPTION:**

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**REVISIONS:**

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**SHEET DESCRIPTION:**

**PLAN CHECK NOTATIONS**

**DATE:** 7/8/23 **SCALE:**

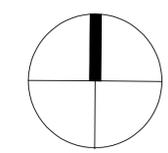
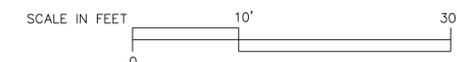
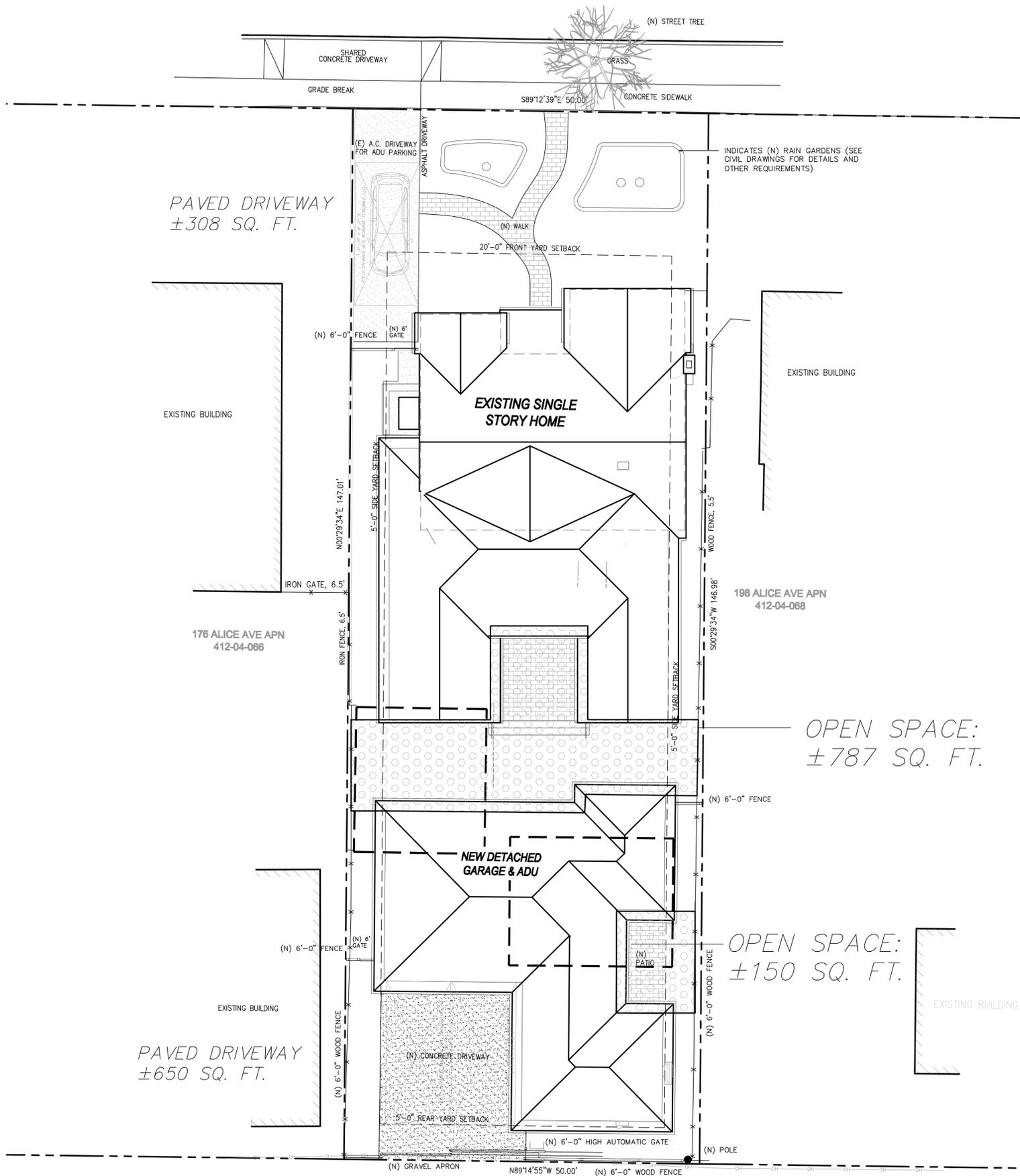
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**JOB NUMBER:** NO. 2204-02

**SHEET NUMBER:**  
**G-003**



# ALICE AVENUE



**PROJECT TITLE**  
**New Detached Two-Car Garage and ADU for JEFF & DONNA BOSS**  
**188 Alice Avenue Campbell, California**

**ARCHITECT:**  
**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.MSANDOVARCHITECTS.COM MSA@MSANDOVARCHITECTS.COM

**ARCHITECT:**

**PROJECT COMMISSIONER:**

**REVISIONS:**

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**SHEET DESCRIPTION:**  
**SITE OPEN SPACE CALCULATIONS**

**DATE:** 11/7/23 **SCALE:**

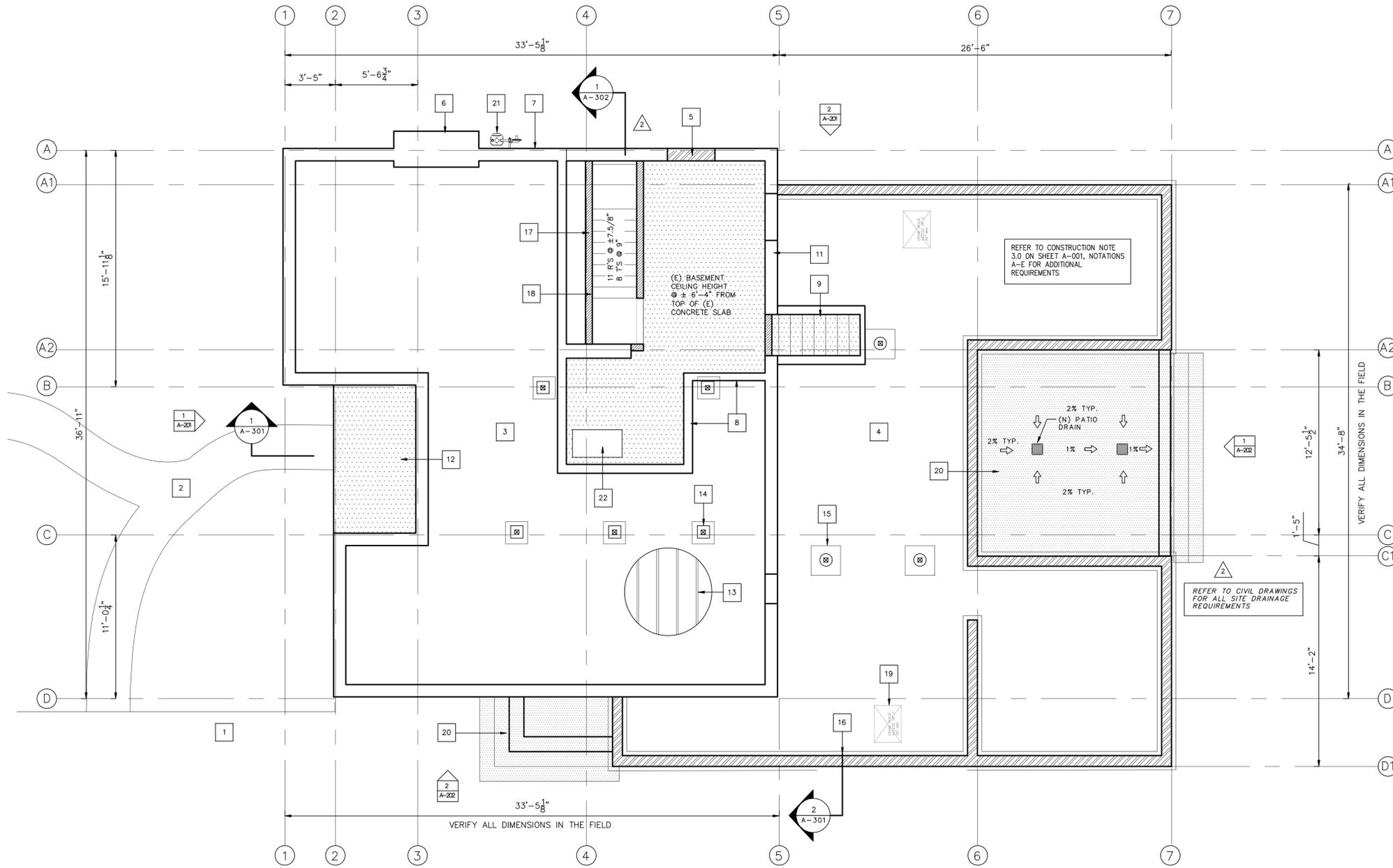
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**JOB NUMBER:** NO. 2303-01

**SHEET NUMBER:**  
**G-004**



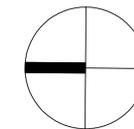
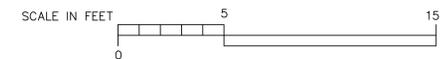




**PROPOSED BASEMENT FLOOR PLAN**

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 5/8" 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**

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Architecture - Historic Preservation - Design  
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**ARCHITECT:**



**PROJECT CONSULTANT:**

**REVISIONS:**

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**SHEET DESCRIPTION:**

**PROPOSED BASEMENT FLOOR PLAN**

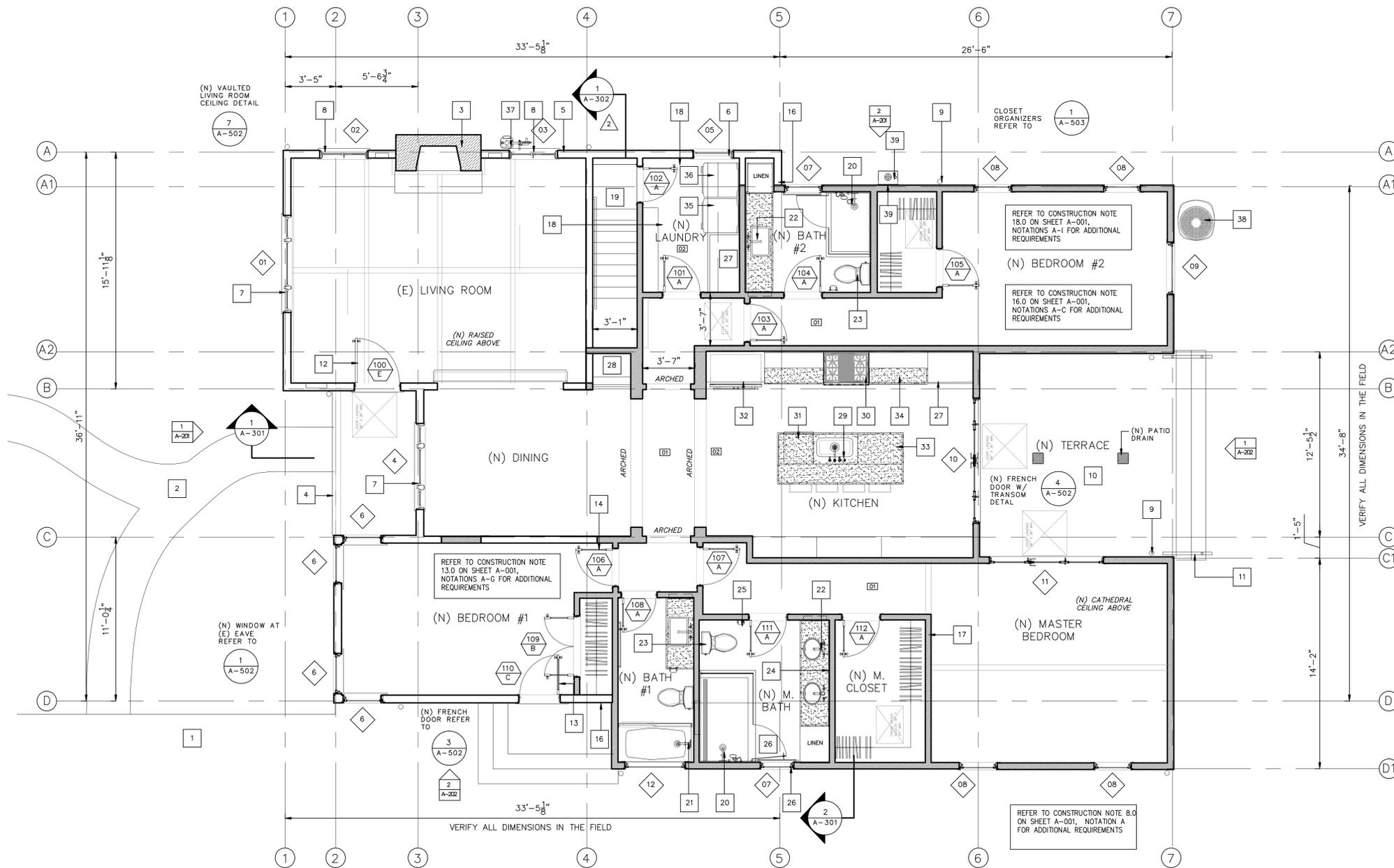
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JOB NUMBER: NO. 2204-02

**SHEET NUMBER:**

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**MAIN RESIDENCE - PROPOSED FIRST FLOOR PLAN**

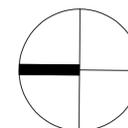
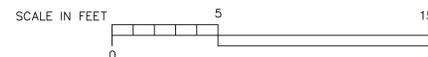
1/4" = 1' SCALE

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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 WALL AND/OR PARTITION TO BE REMOVED
[Symbol]	INDICATES EXISTING WALL AND/OR PARTITION TO BE REMAIN, PATCH AND REPAIR AS NEEDED FOR NEW WORK
[Symbol]	INDICATES NEW WALL AND/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 A 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 1.8 GPM; SEE THE OWNER FOR PLUMBING MANUFACTURER FIXTURE 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 1.8 GPM; SEE THE OWNER FOR PLUMBING MANUFACTURER FIXTURE 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 FIXTURE 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 CABINET STYLE, FEATURES, AND OTHER DESIGN SPECIFICATION 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 FIXTURE 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 94025 P 650.941.8048 SOUTH BAY #15.924.7089 NORTH BAY 707.637.4869 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



**ARCHITECT:**



**PROJECT CONSULTANT:**

**REVISIONS:**

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2	6/19/23 PER PLAN CHECK
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**SHEET DESCRIPTION:**

**MAIN RESIDENCE - PROPOSED FIRST FLOOR PLAN**

**DATE:** 7/8/23

**SCALE:**

**DRAWN BY:**

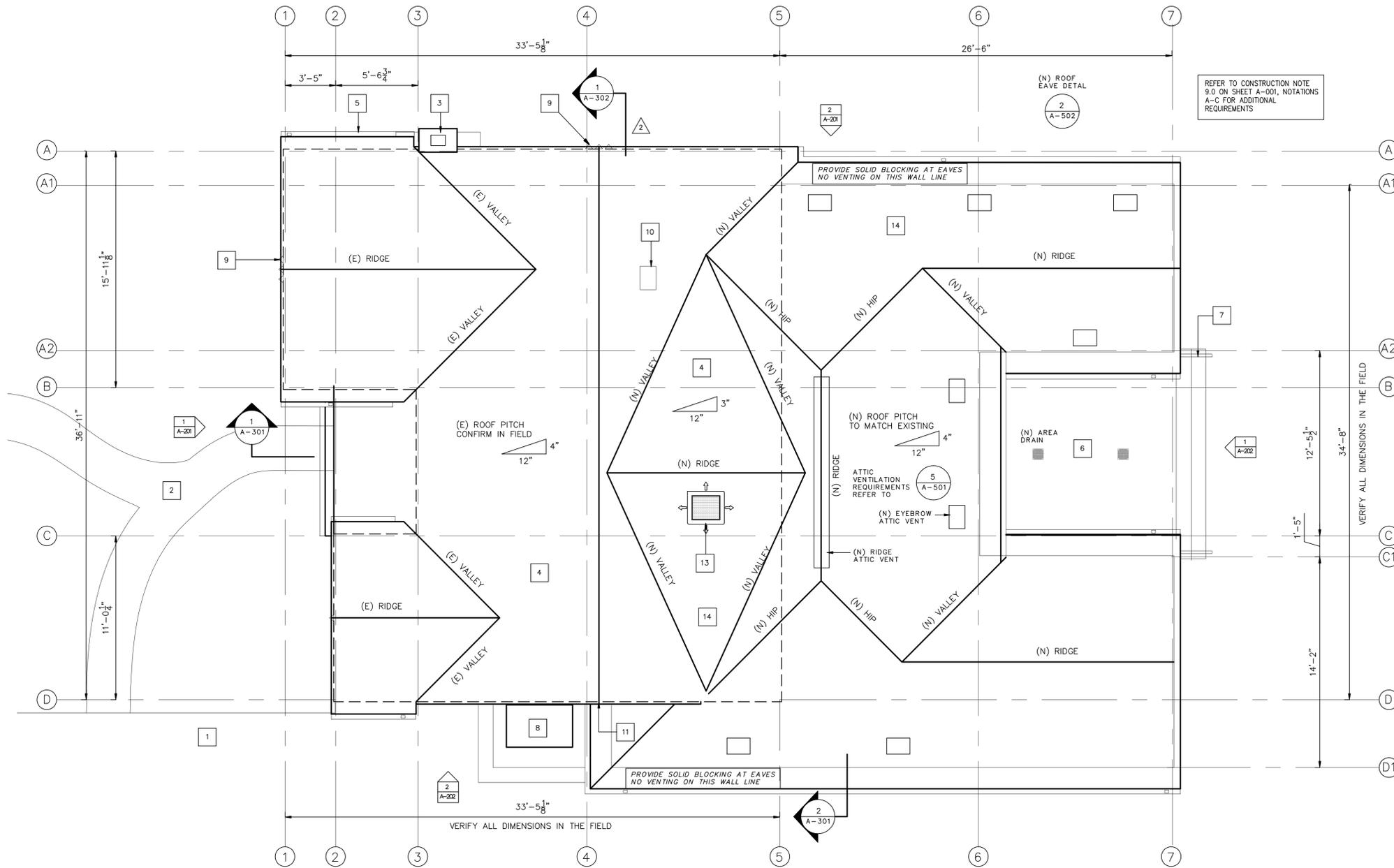
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**JOB NUMBER:**

NO. 2204-02

**SHEET NUMBER:**

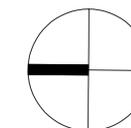
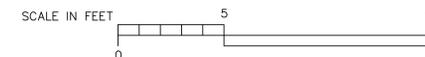
**A-103**



**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. SEE ARCHITECTURAL DETAILS FOR NEW ROOF CONSTRUCTION DETAILS
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 PANES, 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 GABLE FAN UNIT
12. EXISTING GAS METER
13. NEW SOLAR POWERED ATTIC EXHAUST FAN
14. INDICATES NEW COMPOSITION THREE TAB CLASS "A" ASPHALT SHINGLE PLACED OVER APPROVED ROOF WATER PROOF BARRIER NAILED TO NEW OSB PLYWOOD ATTACHED TO NEW 2X ROOF FRAMING; REFER TO STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS. FOR ROOF SLOPES LESS THAN 4:12 TO 3:12, USE (2) LAYERS OF WATER PROOF BARRIER MATERIAL OVER ROOF DECK

PROJECT TITLE

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Architecture - Historic Preservation - Design  
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P. 850.941.8048 SOUTH BAY #15.924.7089 NORTH BAY 1.707.637.4869 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

**MAIN RESIDENCE - PROPOSED ROOF PLAN**

DATE: 7/8/23

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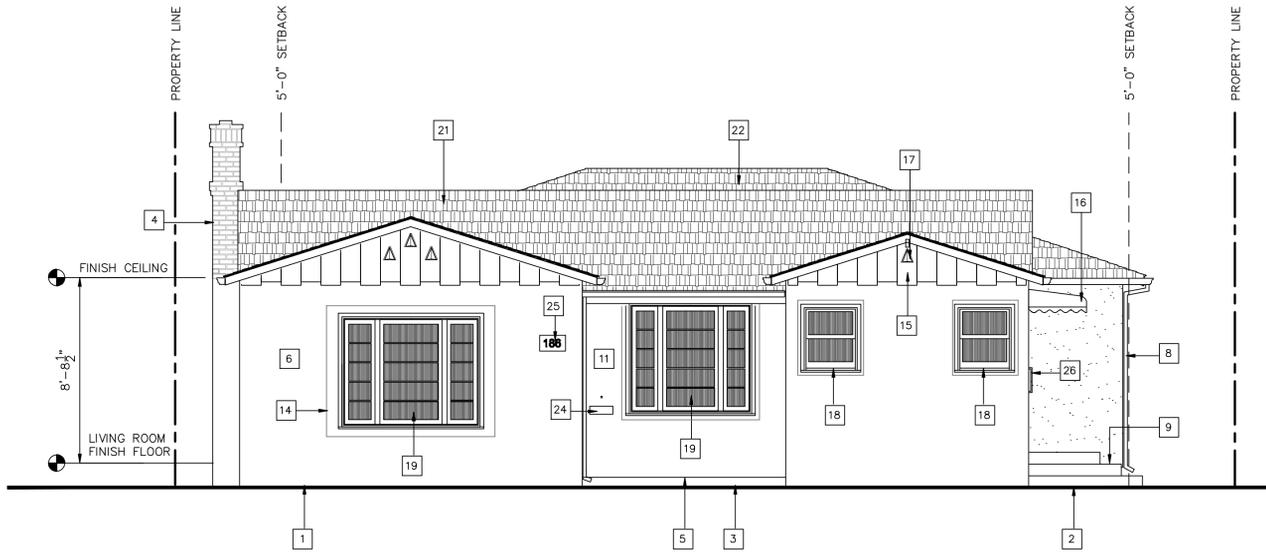
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NO. 2204-02

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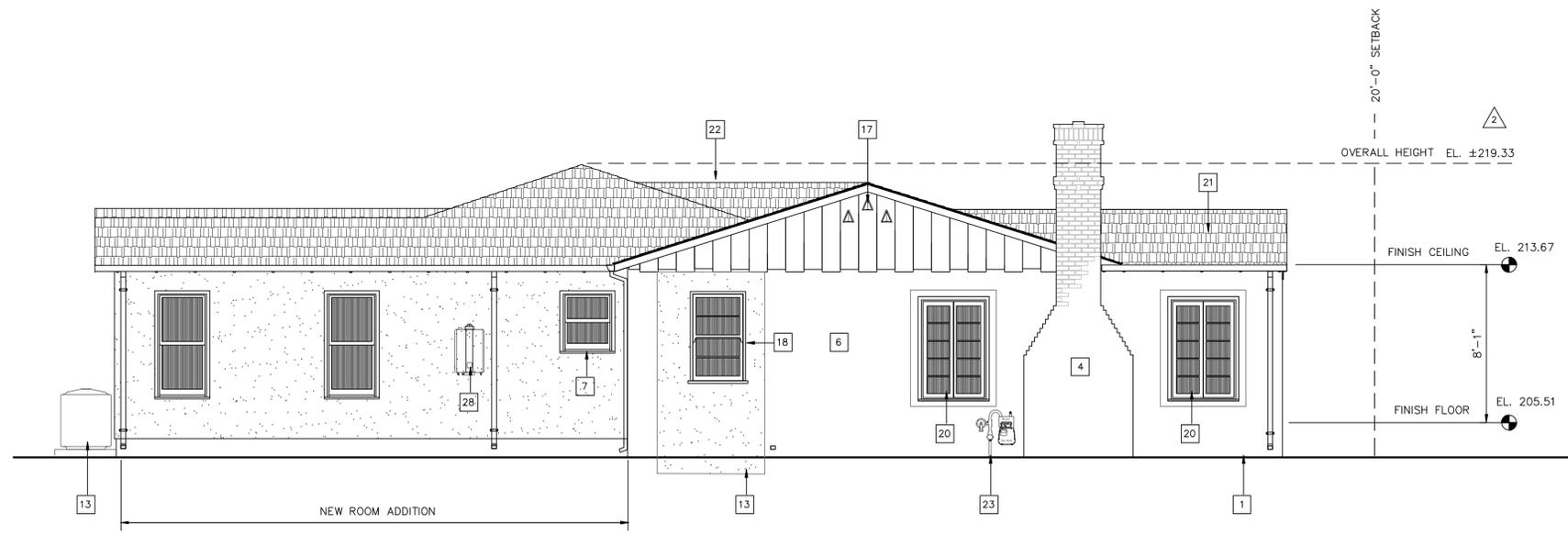
**A-104**



**MAIN RESIDENCE - PROPOSED NORTH EXTERIOR ELEVATION (ALICE AVENUE)**

1/4" = 1' SCALE

1  
A-201



**MAIN RESIDENCE - PROPOSED EAST EXTERIOR ELEVATION**

1/4" = 1' SCALE

2  
A-201

**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 WITH STEPS; 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 APPROXIMATE LOCATION OF NEW FOUNDATION AND CRIPPLE WALL IN PLACE OF OLD BASEMENT WINDOW WELL
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 PANE WITH SCALLOP SHAPE BOTTOM EDGE TRIM DETAIL
17. INDICATES HOODED TRIANGULAR SHAPED ATTIC GABLE VENTS; CAREFULLY REMOVE AND REPAIR AS REQUIRED
18. 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
19. 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
20. 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
21. INDICATES NEW COMPOSITION THREE TAB CLASS "A" ASPHALT SHINGLE NAILED TO APPROVED ROOF FELT; ATTACHED TO EXISTING OBS 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.
22. 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
23. EXISTING GAS METER LOCATION
24. WALL MOUNTED METAL MAIL SLOT TO REMAIN
25. NEW 4" MINIMUM HIGH ADDRESS NUMBERS LOCATION; PAINT TO CONTRAST WITH MOUNTING SURFACE COLOR
26. EXISTING REFURBISHED WALL HANDRAIL BRACKETS
27. NEW OUTDOOR HEAT PUMP UNIT WITH SUPPORT CONCRETE PAD
28. ON DEMAN WALL MOUNTED HOT WATER HEATER
29. INDICATES NEW DOUBLE PANE LOW E GLAZED MARVIN ULTIMATE SERIES WOOD WINDOWS; SEE WINDOW SCHEDULE FOR REQUIREMENTS

**PROJECT TITLE**

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Architecture - Historic Preservation - Design  
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**PROJECT CONSULTANT:**

**REVISIONS:**

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**SHEET DESCRIPTION:**

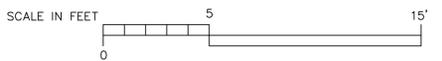
**MAIN RESIDENCE - PROPOSED EXTERIOR ELEVATIONS**

**DATE:** 7/8/23 **SCALE:**

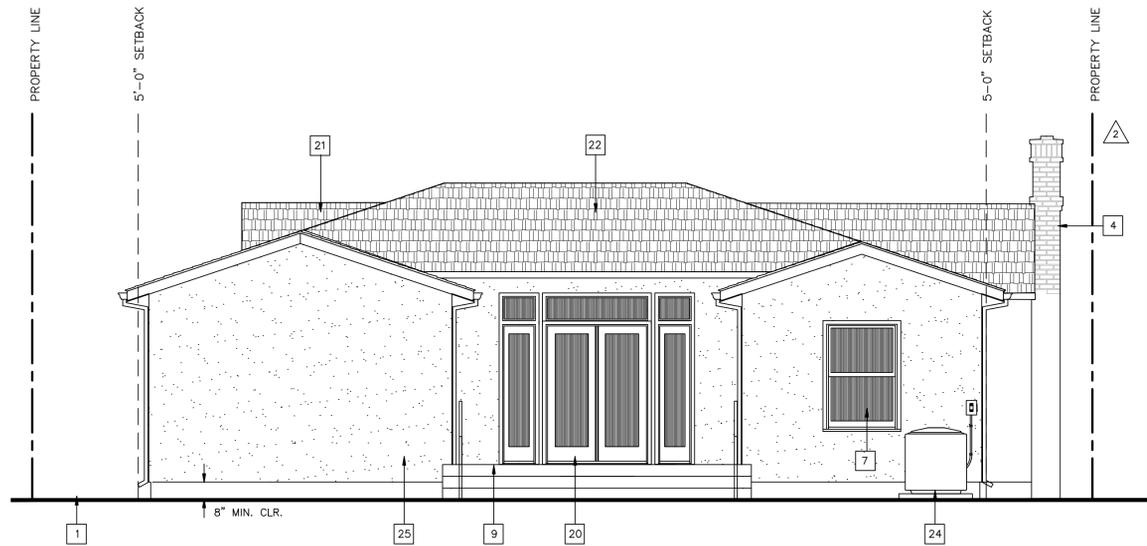
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**JOB NUMBER:** NO. 2204-02

**SHEET NUMBER:**



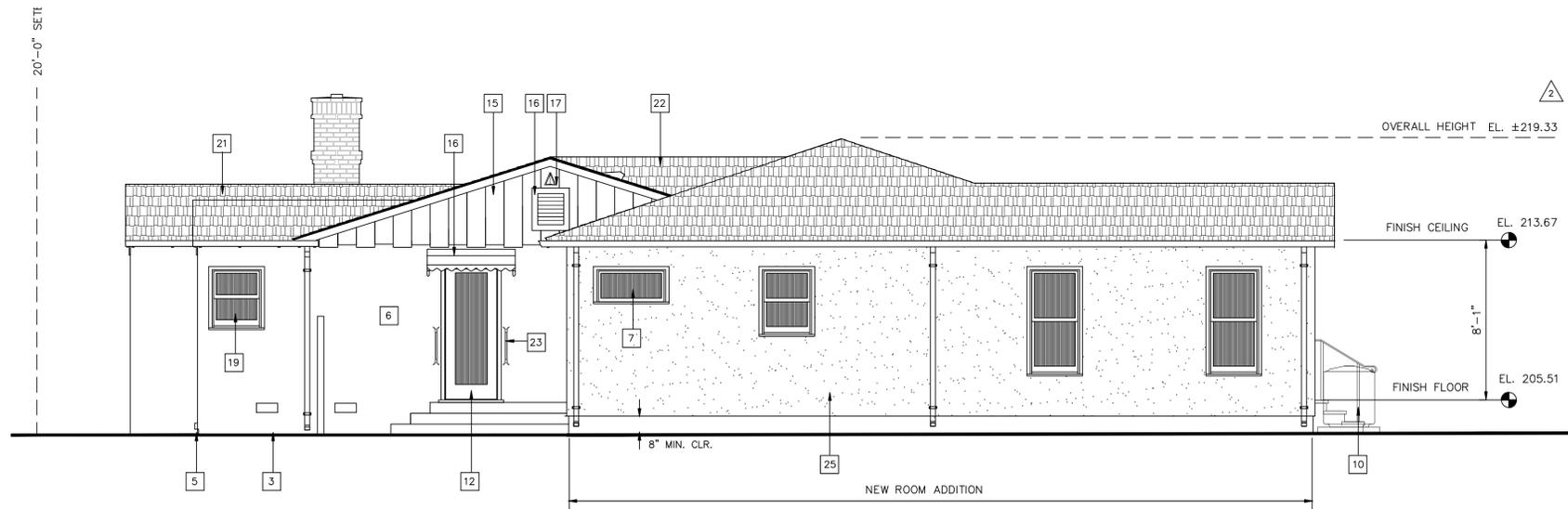
**A-201**



**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 DOUBLE PANE LOW E GLAZED MARVIN ULTIMATE SERIES WOOD WINDOWS; SEE WINDOW SCHEDULE FOR REQUIREMENTS
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 WITH STEPS; 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 APPROXIMATE LOCATION OF NEW FOUNDATION AND CRIPPLE WALL IN PLACE OF OLD BASEMENT WINDOW WELL
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. 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
17. INDICATES RESTORED ALUMINUM CORRUGATED FIXED AWNING WITH SUPPORT FRAME, VENTED SIDE PANES WITH SCALLOP SHAPE BOTTOM EDGE TRIM DETAIL
18. INDICATES HOODED TRIANGULAR SHAPED ATTIC GABLE VENTS; CAREFULLY REMOVE AND REPAIR AS REQUIRED
19. 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
20. INDICATES NEW DOUBLE PANE LOW E GLAZED MARVIN ULTIMATE SERIES FRENCH DOOR WITH SIDE LIGHTS TOPPED WITH TRANSOM WINDOW; SEE WINDOW SCHEDULE FOR REQUIREMENTS
21. INDICATES NEW COMPOSITION THREE TAB CLASS "A" ASPHALT SHINGLE NAILED TO APPROVED ROOF FELT; ATTACHED TO EXISTING OBS 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.
22. 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
23. EXISTING REFURBISHED WALL HANDRAIL BRACKETS
24. NEW OUTDOOR HEAT PUMP UNIT WITH SUPPORT CONCRETE PAD
25. INDICATES NEW STUCCO EXTERIOR WALL: CEMENT STUCCO APPLIED OVER SELF-FURRING WIRE LATH ATTACHED TO APPROVED WATER BARRIER, NAILED OVER 1/2" CDX PLYWOOD SHEATHING, NAILED TO 2X VERTICAL WOOD STUDS SPACED AT 16" O.C.

**IMPORTANT: NEW STUCCO FINISH APPLICATION ON NEW ROOM ADDITION MUST VISUALLY CONTRAST WITH THE TEXTURE APPEARANCE AND VISUAL CHARACTERISTICS OF THE ORIGINAL STUCCO.**

**PROJECT TITLE**

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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 1.707.637.4869 MAPA WWW.MSANDOVALARCHITECTS.COM MSA@MSANDOVALARCHITECTS.COM



**ARCHITECT:**



**PROJECT CONSULTANT:**

**REVISIONS:**

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**SHEET DESCRIPTION:**

**MAIN RESIDENCE - PROPOSED EXTERIOR ELEVATIONS**

DATE: 7/8/23

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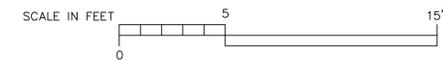
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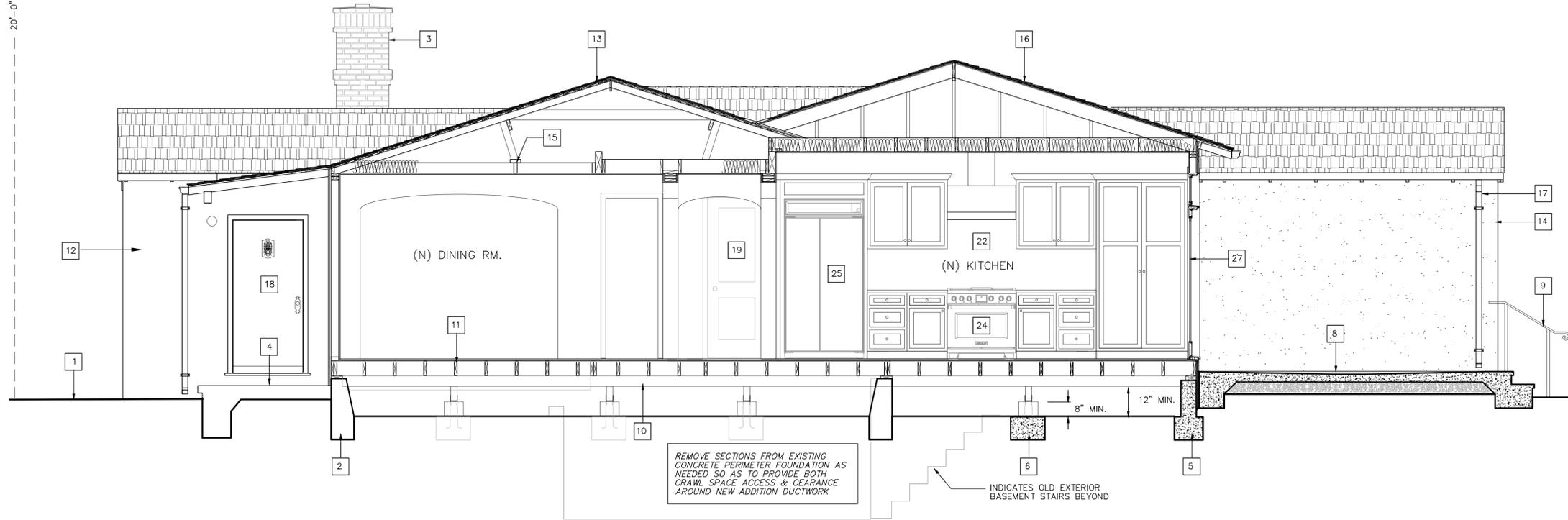
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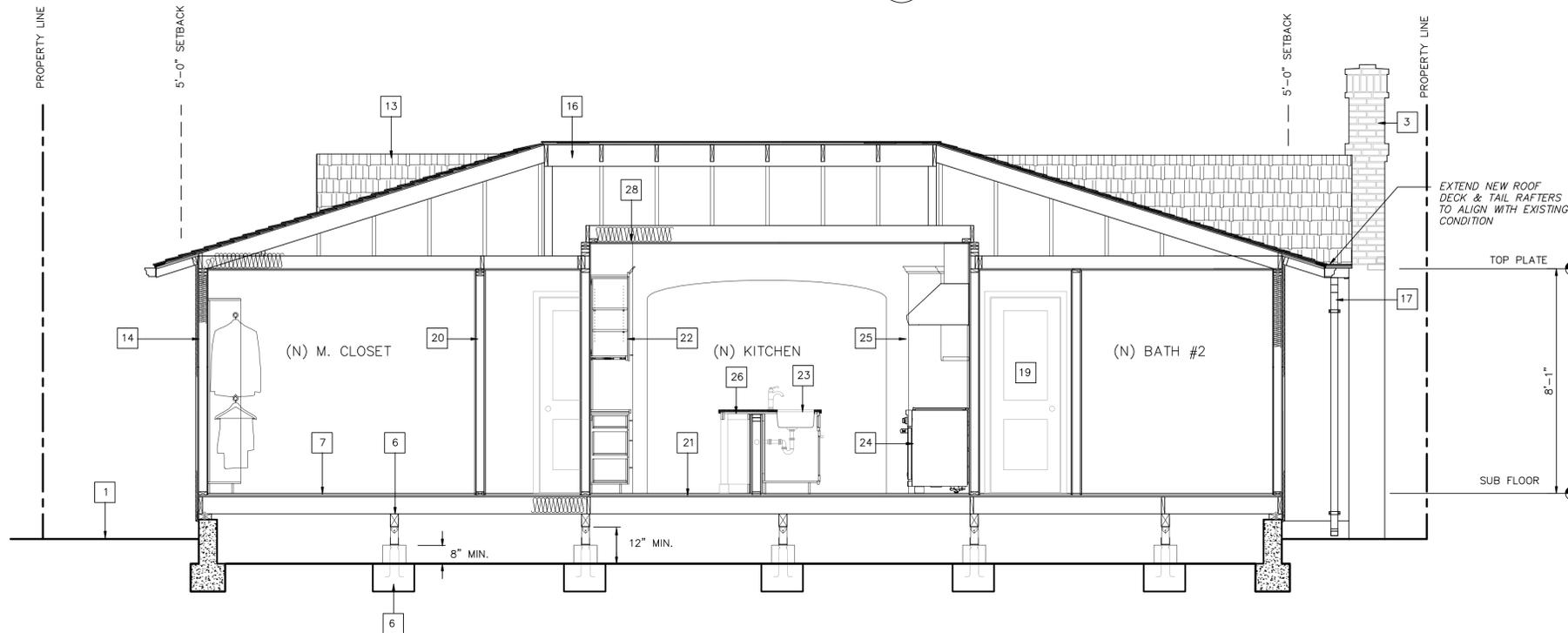
20'-0" SETBACK



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 NEW COMPOSITION THREE TAB CLASS "A" ASPHALT SHINGLE NAILED TO APPROVED ROOF MOISTURE BARRIER ATTACHED TO NEW 1/2" CDX PLYWOOD 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. 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 1/2" CDX WALL SHEATHING, NAILED TO 2X VERTICAL WOOD STUD FRAMING SPACED AT 16" O.C. (SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS AND AND NAILING REQUIREMENTS)
- INDICATES EXISTING STRONG BACK
- INDICATES NEW COMPOSITION SHINGLE ROOF SYSTEM ATTACHED TO APPROVED ROOF MEMBRANE BARRIER; ATTACHED TO 1/2" CDX PLYWOOD NAILED TO 2 X ROOF FRAMING (REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING SIZES AND CONNECTION DETAILS)
- INDICATES APPROXIMATE LOCATION OF NEW DOWN SPOUT; 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 CABINETS AND APPLIANCES; SEE THE OWNER FOR BIDDING REQUIREMENTS IN ADDITION TO ALL CABINETS ACCESSORY AND FEATURE 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 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 INSWING 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

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JEFF & DONNA BOSS

186 Alice Avenue Campbell, California

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ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

MAIN RESIDENCE - PROPOSED BUILDING SECTIONS

DATE: 7/8/23

SCALE:

DRAWN BY:

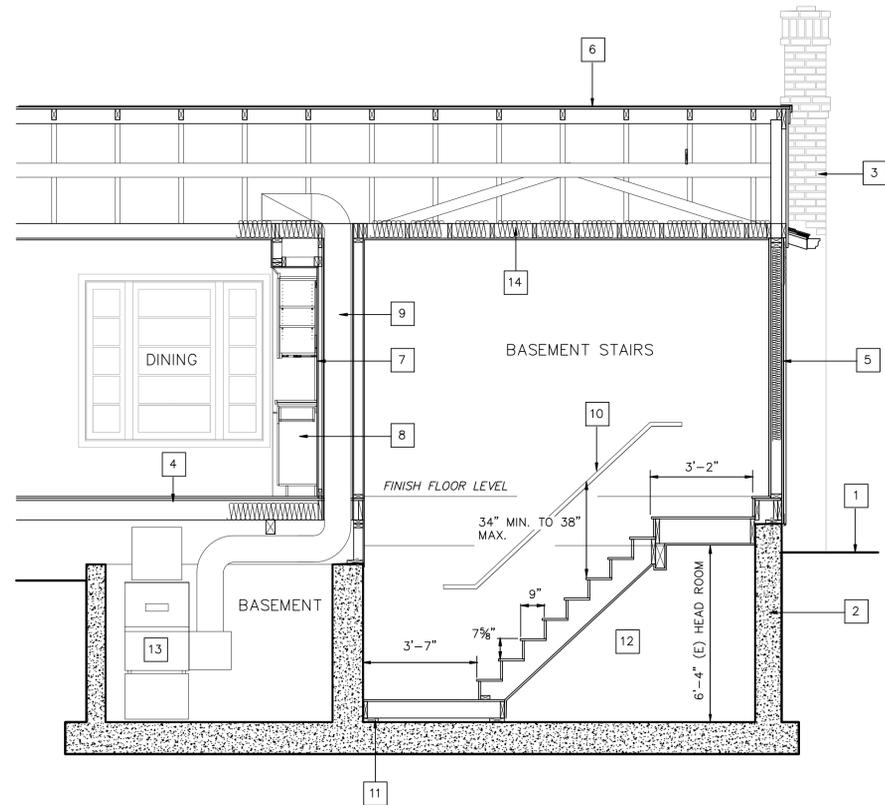
CHECK BY:

JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

A-301



**MAIN RESIDENCE - PARTIAL BASEMENT SECTION**

3/8" = 1' SCALE

1  
A-302

**SHEET NOTES**

1. EXISTING GRADE
2. INDICATES EXISTING CONCRETE RETAINING WALLS AND FOUNDATION SYSTEM (REPORT TO THE ARCHITECT ANY STRUCTURAL VISUAL CRACKS OR OTHER UNSOUND CONDITION IF ENCOUNTERED)
3. EXISTING BRICK MASONRY FIREPLACE CHIMNEY TO REMAIN
4. 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)
5. 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
6. 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
7. INDICATES NEW INTERIOR FLAT STUD WALL; USE NEW 2X STUDS SET FLAT AND SPACED AT 16" O.C. WITH 5/8" TYPE X GYPSUM BOARD NAILED EACH SIDE
8. SERVICE BAR CABINET (SEE THE OWNER FOR BIDDING INSTRUCTIONS)
9. RETURN DUCT
10. WOOD GRASBABLE HAND RAIL SET ABOVE THE TOP OF STAIR NOSING AT A DISTANCE BETWEEN 34" MINIMUM TO 38" MAXIMUM
11. 2 X P.T. D.F. SLEEPERS SET WITH HILT CONCRETE NAILS OVER 16 MIL VAPOR BARRIER
12. INDICATES NEW BASEMENT STAIRCASE; PROVIDE 1 HOUR CONSTRUCTION UNDER STAIRS; USE 5/8" WATER RESIST TYPE X GYPSUM BOARD PANELS AT ALL WALL AREAS
13. NEW HIGH EFFICIENCY GAS FURNACE; INSTALL IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION REQUIREMENTS; SET ON PLATFORM 18 INCHES MINIMUM ABOVE THE TOP OF THE BASEMENT SLAB; COMBUSTION AIR AND EXHAUST PIPING TO BE TAKEN TO THE OUTSIDE OF THE BUILDING; PROVIDE TEE WITH DRAIN PIPE TO SUMP DRAIN
14. 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  
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94825 P 850.941.8048 SOUTH BAY #15.924.7089 NORTH BAY 707.637.4869 MAPA [www.msandovalarchitects.com](http://www.msandovalarchitects.com) [msa@msandovalarchitects.com](mailto:msa@msandovalarchitects.com)



**ARCHITECT:**



**PROJECT CONSULTANT:**

**REVISIONS:**

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**SHEET DESCRIPTION:**

**MAIN RESIDENCE - PARTIAL BASEMENT SECTION**

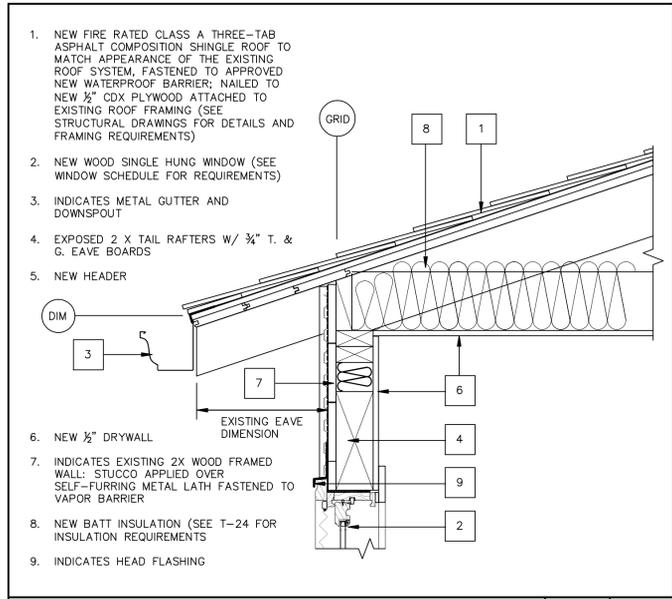
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DRAWN BY: CHECK BY:

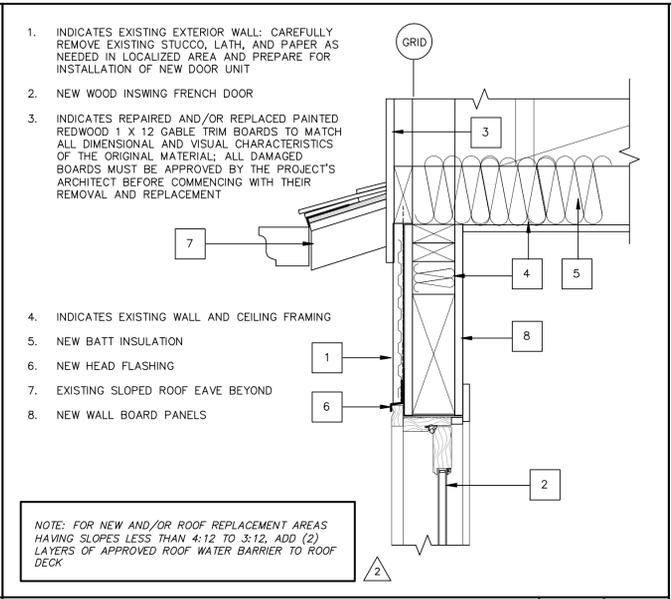
JOB NUMBER: NO. 2204-02

**SHEET NUMBER:**

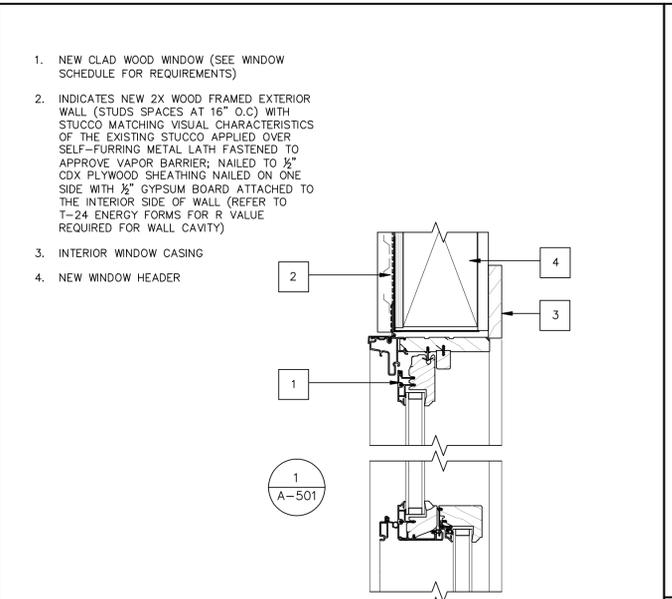
**A-302**



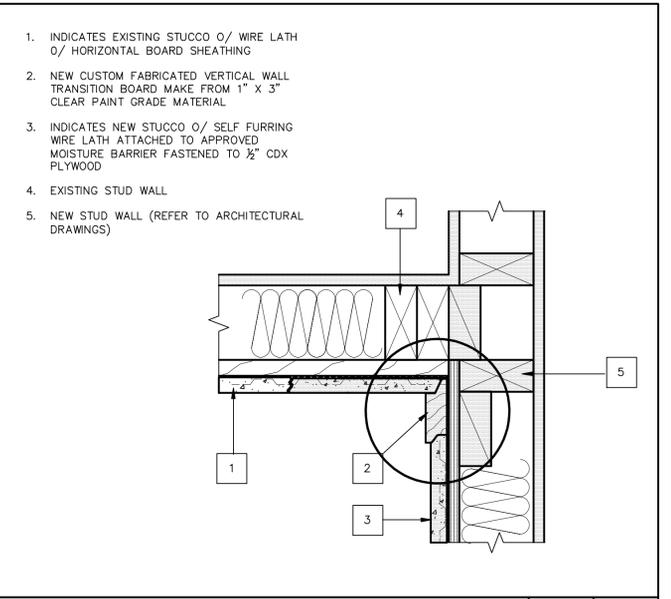
**NEW WOOD WINDOW @ (E) EXTERIOR WALL** N/S 1



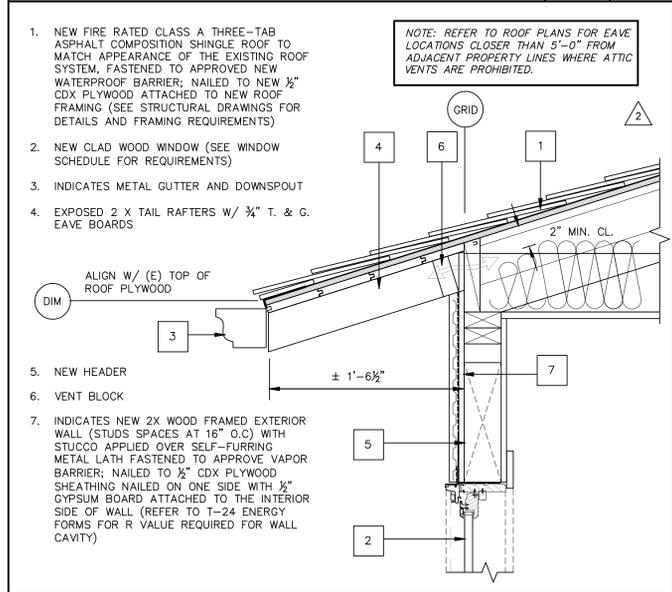
**NEW FRENCH INSWING DOOR @ (E) WALL** N/S 3



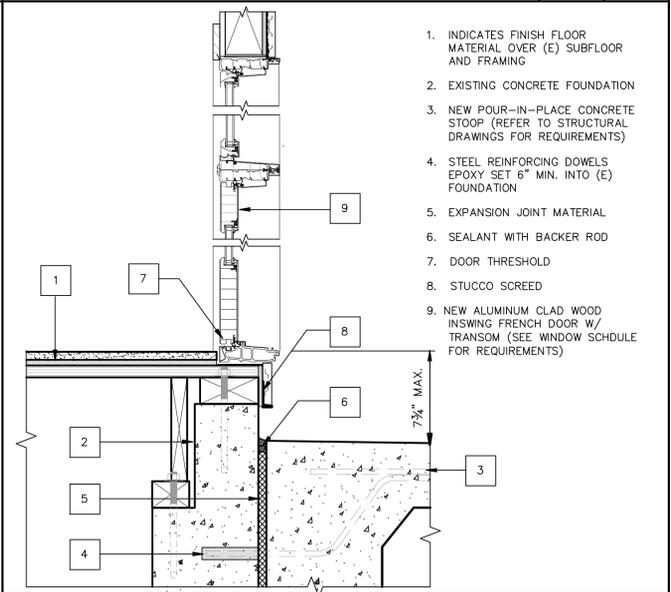
**NEW CLAD DOUBLE HUNG WINDOW SECTION** N/S 6



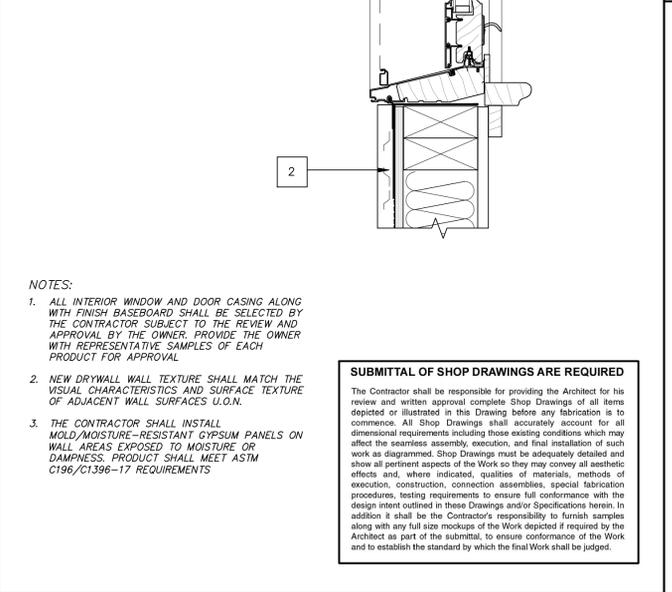
**NEW STUCCO WALL TRANSITION BOARD DTL.** N/S 8



**NEW ROOF FRAMING DETAIL** N/S 2



**FRENCH INSWING DOOR W/ TRANSOM** N/S 4



**NEW VAULTED LIVING ROOM CEILING DETAIL** N/S 7



**FRENCH DOORS W/ SIDELIGHTS CROSS SECTION DETAIL** N/S 5

**PROJECT TITLE**  
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 msa@msandovalarchitects.com



**PROJECT CONSULTANT:**

**REVISIONS:**

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2	REVISED 6/18/23 PER PLAN CHECK
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**SHEET DESCRIPTION:**

**ARCHITECTURAL DETAILS**

**DATE:** 7/8/23 **SCALE:**  
**DRAWN BY:** **CHECK BY:**  
**JOB NUMBER:** NO. 2204-02  
**SHEET NUMBER:**

**A-502**

01

NOTES:

- The Contractor shall carefully remove all existing exterior and interior trim so as to expose and properly remove those existing wood sash window units approved by the Architect, from their respective wall rough opening without damage. Once each window unit is removed, it shall be fully measured, photographed, to ensure that all assembly profiles and details are fully recorded and so fully dimensional and scaled record drawings of each window can be generated. Upon completion of this task, carefully store each window unit (including hardware) in a safe, dry and dust free location up until receiving written instructions from the Project's Architect of their nolonger required use.
- Please note that each new custom fabricated wood sash replacement window unit shown above, shall match all visual characteristics, features, dimensions, design profiles, and details of each window unit it replaces. Exception: sash modifications that may be needed to properly install dual pane "Low E" glazing.
- At the time of the window submittal, the Contractor must provide both record drawings of each window along with Shop Drawings of each replacement window so they may be compared for accuracy.

02

NOTES:

- The Contractor shall carefully remove all existing exterior and interior trim so as to expose and properly remove those existing wood sash window units approved by the Architect, from their respective wall rough opening without damage. Once each window unit is removed, it shall be fully measured, photographed, to ensure that all assembly profiles and details are fully recorded and so fully dimensional and scaled record drawings of each window can be generated. Upon completion of this task, carefully store each window unit (including hardware) in a safe, dry and dust free location up until receiving written instructions from the Project's Architect of their nolonger required use.
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- At the time of the window submittal, the Contractor must provide both record drawings of each window along with Shop Drawings of each replacement window so they may be compared for accuracy.

03

NOTES:

- The Contractor shall carefully remove all existing exterior and interior trim so as to expose and properly remove those existing wood sash window units approved by the Architect, from their respective wall rough opening without damage. Once each window unit is removed, it shall be fully measured, photographed, to ensure that all assembly profiles and details are fully recorded and so fully dimensional and scaled record drawings of each window can be generated. Upon completion of this task, carefully store each window unit (including hardware) in a safe, dry and dust free location up until receiving written instructions from the Project's Architect of their nolonger required use.
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- At the time of the window submittal, the Contractor must provide both record drawings of each window along with Shop Drawings of each replacement window so they may be compared for accuracy.

04

NOTES:

- The Contractor shall carefully remove all existing exterior and interior trim so as to expose and properly remove those existing wood sash window units approved by the Architect, from their respective wall rough opening without damage. Once each window unit is removed, it shall be fully measured, photographed, to ensure that all assembly profiles and details are fully recorded and so fully dimensional and scaled record drawings of each window can be generated. Upon completion of this task, carefully store each window unit (including hardware) in a safe, dry and dust free location up until receiving written instructions from the Project's Architect of their nolonger required use.
- Please note that each new custom fabricated wood sash replacement window unit shown above, shall match all visual characteristics, features, dimensions, design profiles, and details of each window unit it replaces. Exception: sash modifications that may be needed to properly install dual pane "Low E" glazing.
- At the time of the window submittal, the Contractor must provide both record drawings of each window along with Shop Drawings of each replacement window so they may be compared for accuracy.

05

NOTES:

- The Contractor shall carefully remove all existing exterior and interior trim so as to expose and properly remove those existing wood sash window units approved by the Architect, from their respective wall rough opening without damage. Once each window unit is removed, it shall be fully measured, photographed, to ensure that all assembly profiles and details are fully recorded and so fully dimensional and scaled record drawings of each window can be generated. Upon completion of this task, carefully store each window unit (including hardware) in a safe, dry and dust free location up until receiving written instructions from the Project's Architect of their nolonger required use.
- Please note that each new custom fabricated wood sash replacement window unit shown above, shall match all visual characteristics, features, dimensions, design profiles, and details of each window unit it replaces. Exception: sash modifications that may be needed to properly install dual pane "Low E" glazing.
- At the time of the window submittal, the Contractor must provide both record drawings of each window along with Shop Drawings of each replacement window so they may be compared for accuracy.

06

KOLBE AND KOLBE WINDOWS AND DOORS:  
TRADITIONAL DOUBLE HUNG -  
OPERATING DOUBLE PANE GLASS WOOD  
WINDOW

07

08

09

10

11

12

AWNING

**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**

Ⓔ 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: 7/8/23 SCALE:

DRAWN BY: CHECK BY:

JOB NUMBER: NO. 2204-02

SHEET NUMBER: **A-601**

**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  
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P 650-941-8048 SOUTH BAY 415-924-7089 NORTH BAY 707-637-4363 MAPA WWW.MSANDOVALARCHITECTS.COM MSA@MSANDOVALARCHITECTS.COM

**ARCHITECT:**

**PROJECT CONSULTANT:**

**REVISIONS:**

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**SHEET DESCRIPTION:**

**MAIN RESIDENCE - WINDOW SCHEDULE**

DATE: 7/8/23 SCALE:

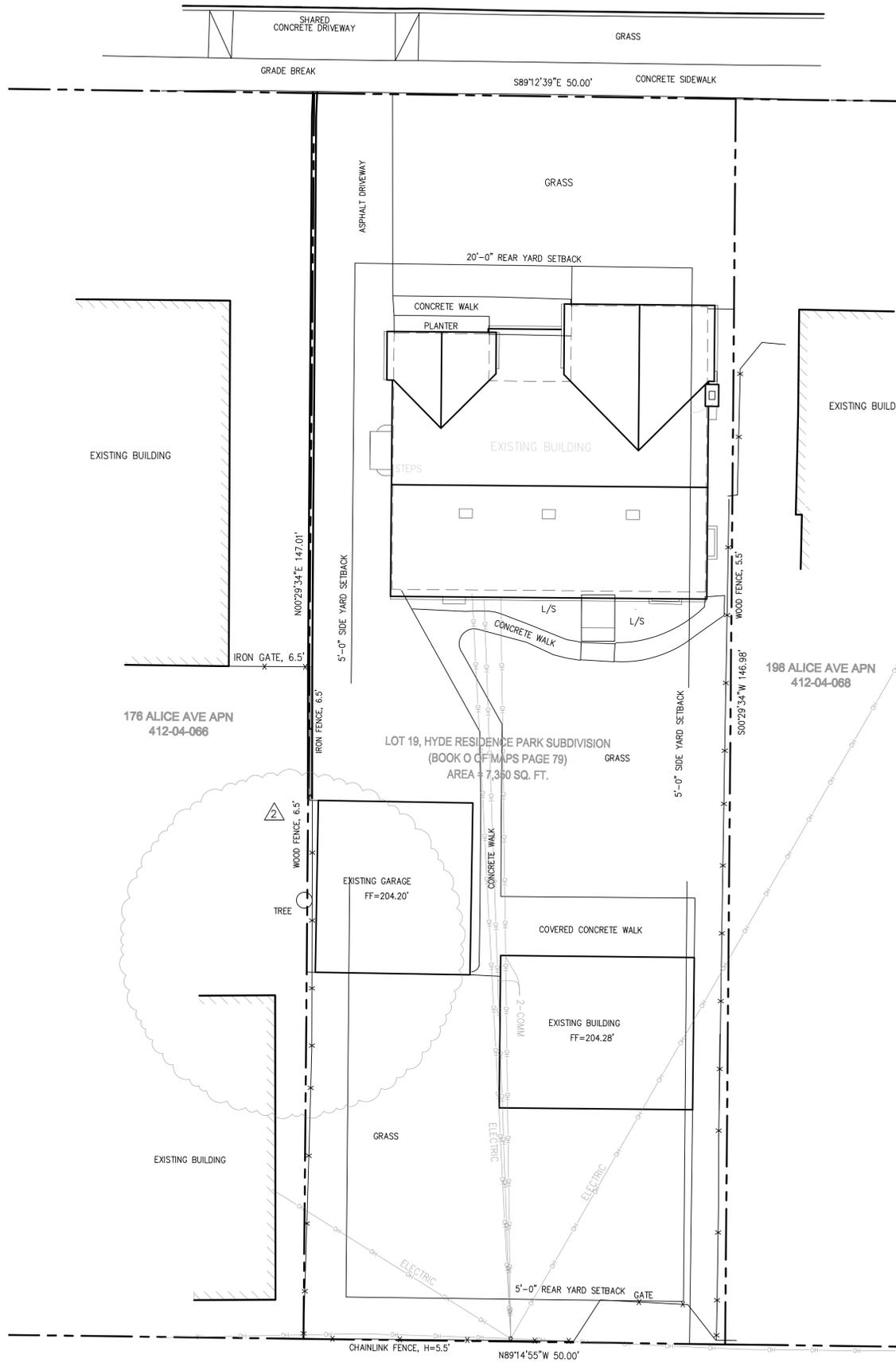
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JOB NUMBER: NO. 2204-02

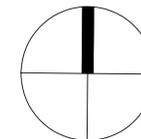
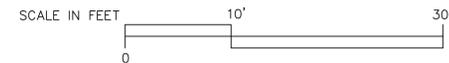
SHEET NUMBER: **A-601**



# ALICE AVENUE



# ALLEY



## SHEET NOTES

### PROPOSAL

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**

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Architecture - Historic Preservation - Design  
145 CORTE MADERA TOWN CENTER #404, CORTE  
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### ARCHITECT:



### PROJECT COMMISSIONER:

### REVISIONS:

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### SHEET DESCRIPTION:

**EXISTING SITE  
PLAN**

DATE:  
7/8/23

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

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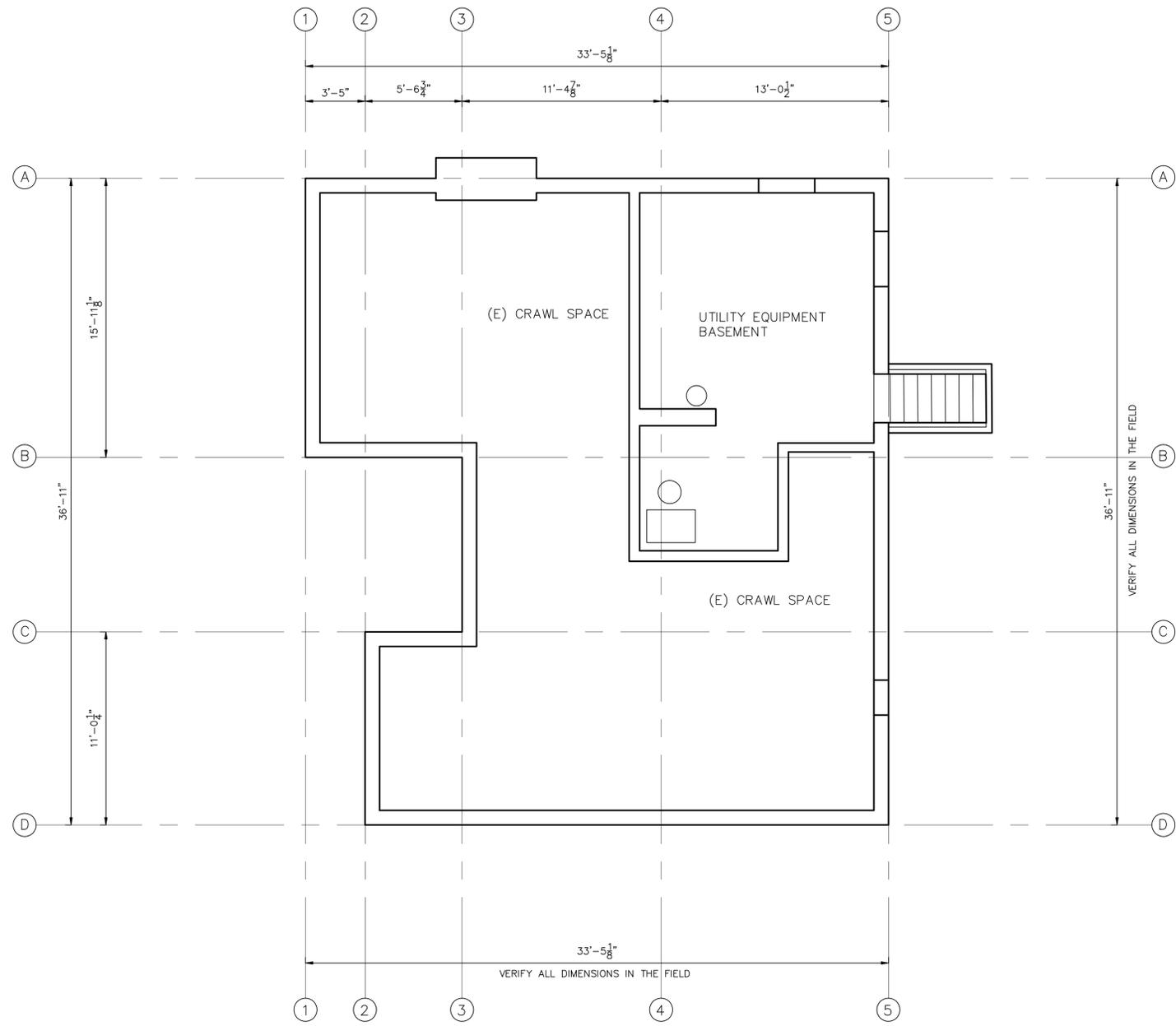
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NO. 2204-02

SHEET NUMBER:

**AD-101**



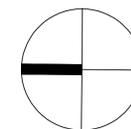
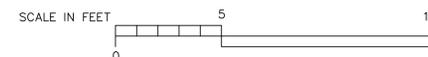
**EXISTING PARTIAL BASEMENT PLAN**

1/4" = 1' SCALE

1  
AD-102

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

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**

**PROMPTILLA**

**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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**ARCHITECT:**



**PROJECT COMMISSIONER:**

**REVISIONS:**

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**SHEET DESCRIPTION:**

**EXISTING PARTIAL BASEMENT PLAN**

DATE: 7/8/23

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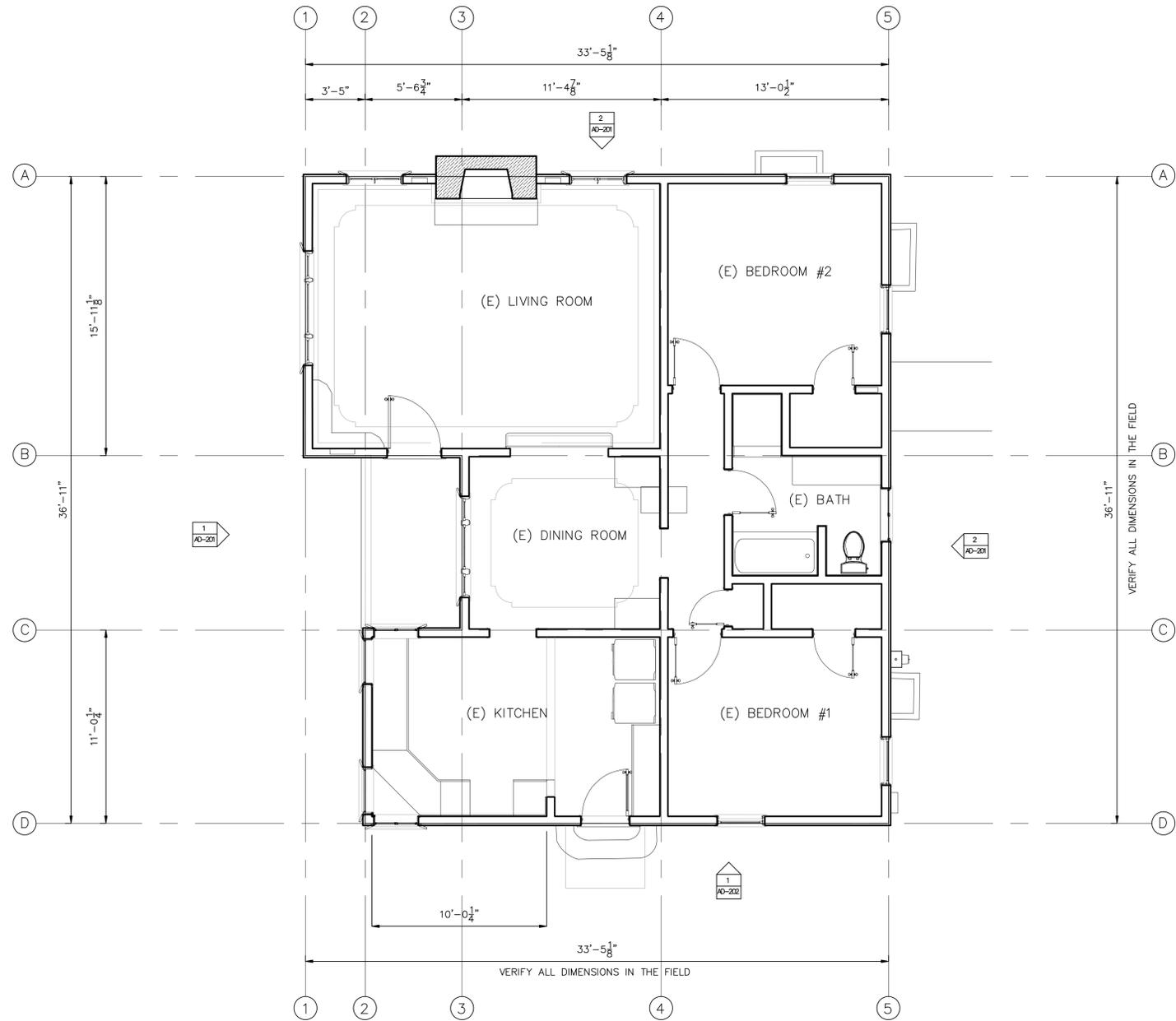
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JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

**AD-102**



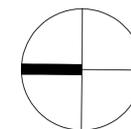
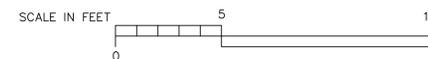
**EXISTING FLOOR PLAN**

1/8" = 1' SCALE

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AD-103

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

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**SHEET NOTES**

**PROJECT TITLE**

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

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**ARCHITECT:**



**PROJECT COMMISSIONER:**

**REVISIONS:**

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**SHEET DESCRIPTION:**

**EXISTING FLOOR PLAN**

DATE: 7/8/23

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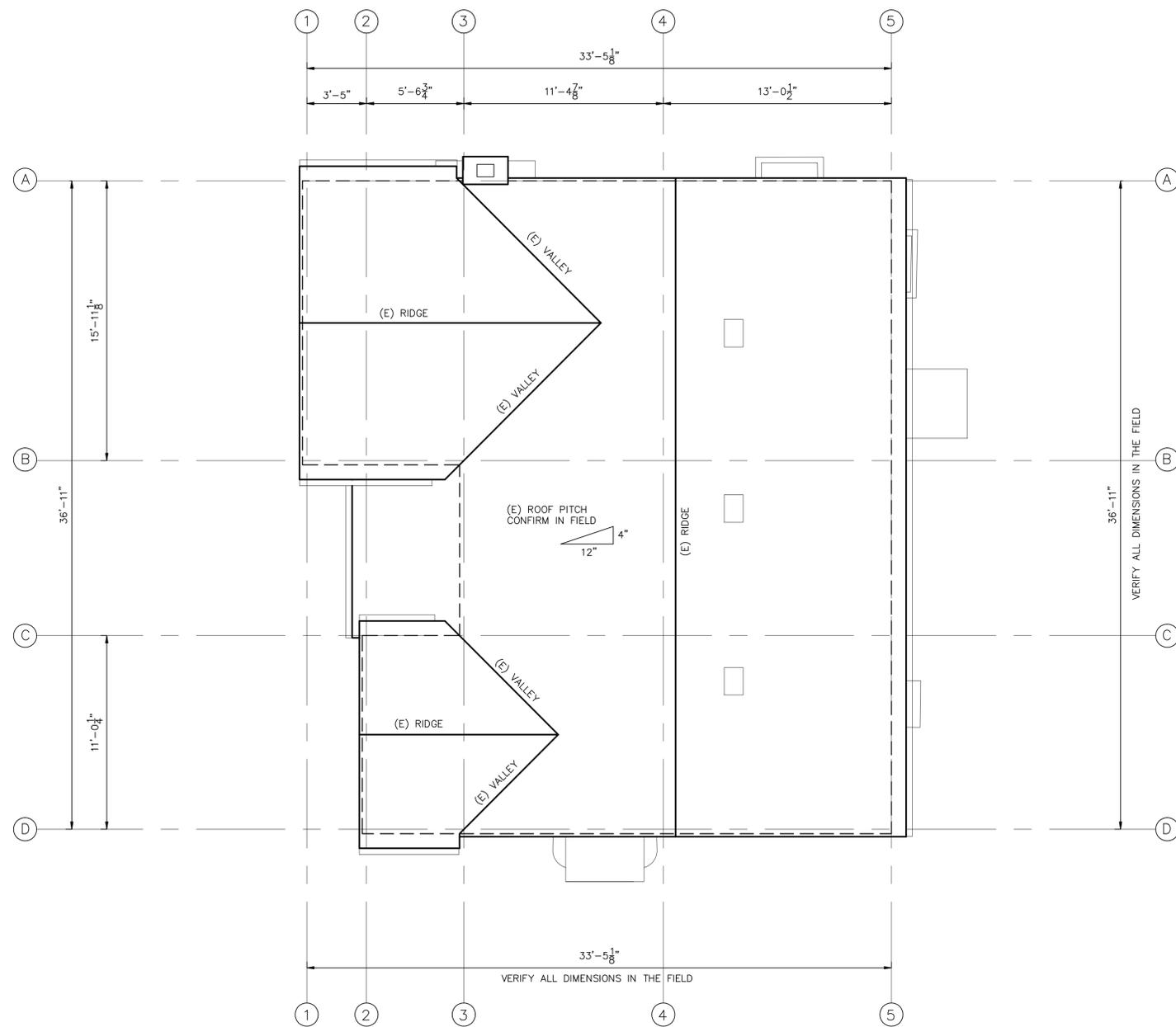
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NO. 2204-02

SHEET NUMBER:

**AD-103**



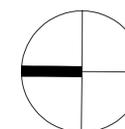
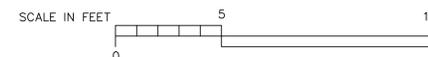
**EXISTING ROOF PLAN**

1/8" = 1' SCALE

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AD-104

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

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**SHEET NOTES**

PROJECT TITLE

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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 1.707.637.4369 MAPA WWWW.MSANDOVALARCHITECTS.COM MSA@MSANDOVALARCHITECTS.COM



ARCHITECT:



PROJECT COMPLETION:

REVISIONS:

- 1
- 2
- 3
- 4
- 5
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- 7
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SHEET DESCRIPTION:

**EXISTING ROOF PLAN**

DATE:  
7/8/23

SCALE:

DRAWN BY:

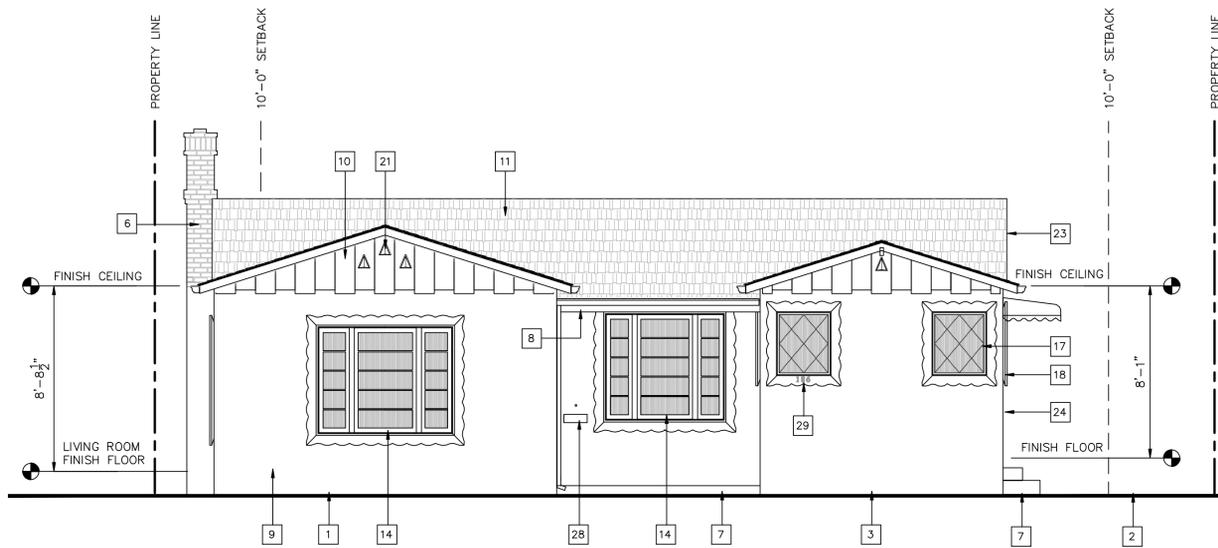
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JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

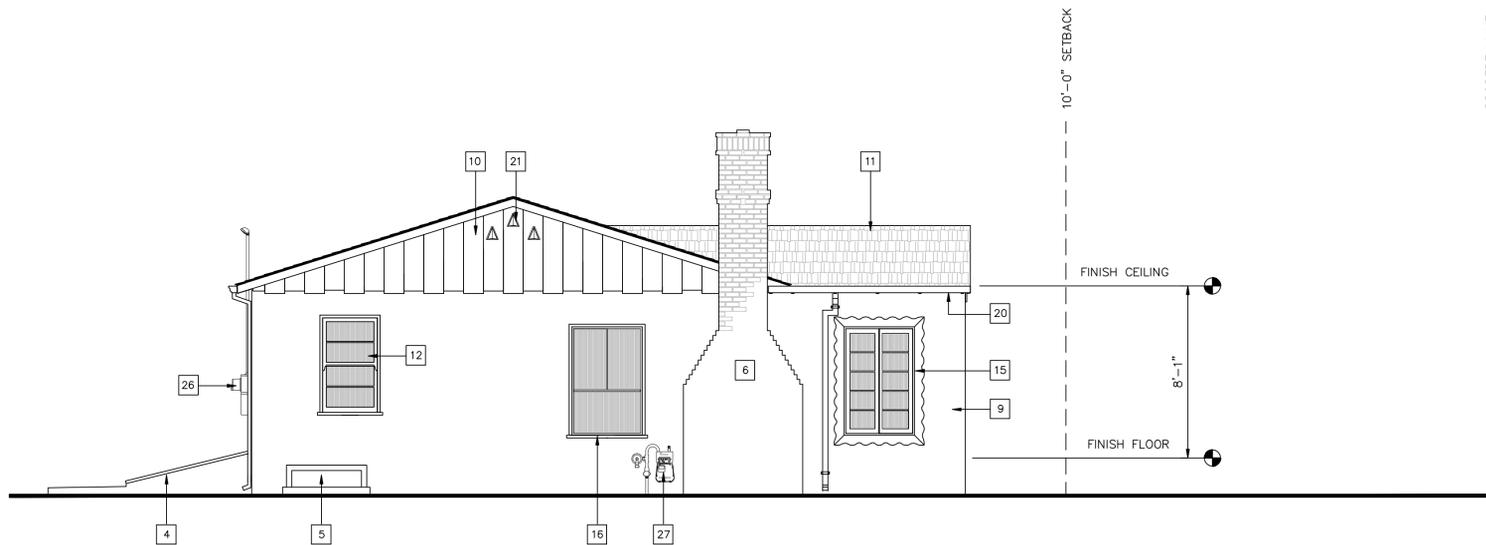
**AD-104**



**EXISTING NORTH EXTERIOR ELEVATION (ALICE AVENUE)**

1/4" = 1' SCALE

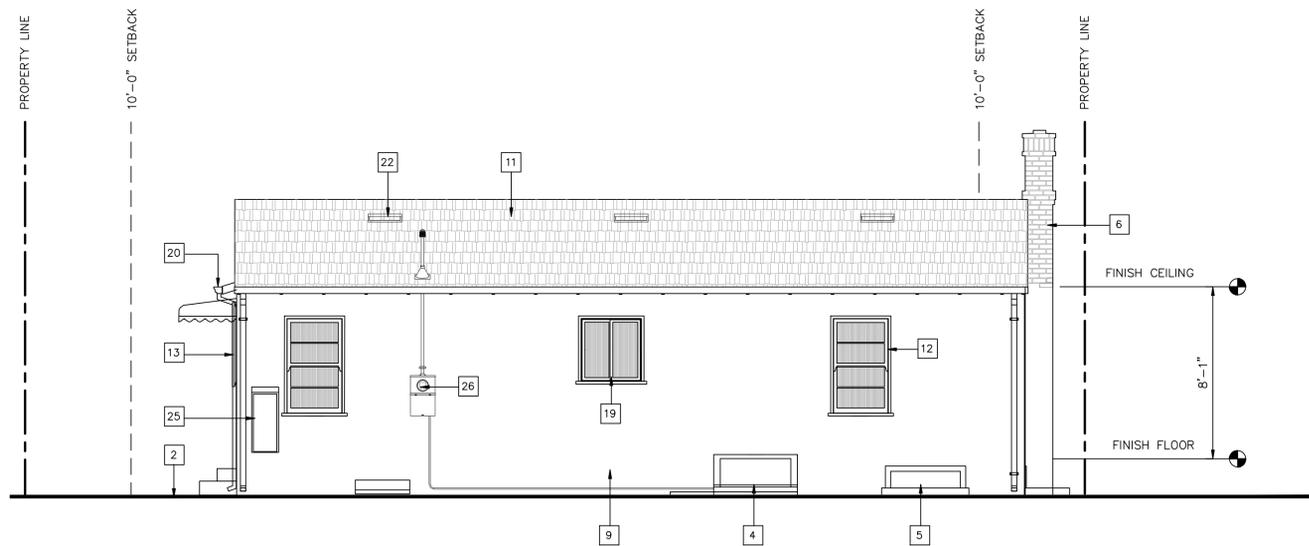
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AD-201



**EXISTING EAST EXTERIOR ELEVATION**

1/4" = 1' SCALE

2  
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 CINDERELLA 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 CINDERELLA 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 CINDERELLA 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 CINDERELLA 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 650-941-8048 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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**SHEET DESCRIPTION:**

**EXISTING EXTERIOR ELEVATIONS**

DATE: 7/8/23

SCALE:

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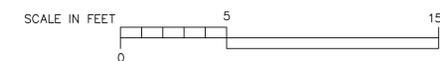
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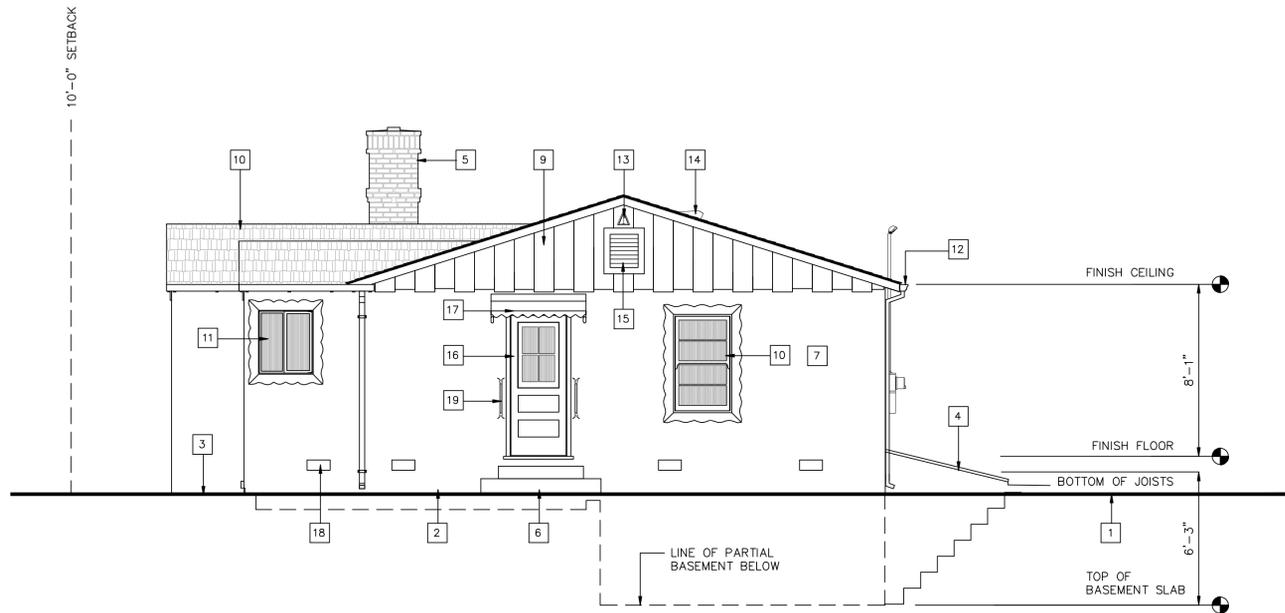
JOB NUMBER:

NO. 2204-02

SHEET NUMBER:

**AD-201**





**EXISTING WEST EXTERIOR ELEVATION**

1/4" = 1' SCALE

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AD-202

**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 CINDERELLA PICTURE FRAME SCALLOP EDGE TRIM BOARD ATTACHED TO ORIGINAL STUCCO MOLD TRIM
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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

**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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**ARCHITECT:**



**PROJECT CONSULTING:**

**REVISIONS:**

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**SHEET DESCRIPTION:**

**EXISTING EXTERIOR ELEVATIONS**

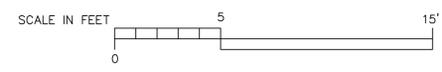
DATE: 7/8/23 SCALE:

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JOB NUMBER: NO. 2204-02

SHEET NUMBER:

**AD-202**



# PRESERVATION TREATMENT NOTES

## HISTORICAL SIGNIFICANCE

The historic W. J. "Jack" and Ruth Burns House is situated in the Alice Avenue Preservation overlay zoning district in the City of Campbell. The home was constructed in 1939 and is one of the contributing structures found on this street.

The architectural style of the home can be best described as Word War II Era Cottage (1935–1940) also refer to as Minimal Traditional because their lack of stylistic ornamentation served as a transitional form bridging the gap between the Bungalow and Cottages of the 1920's to the sprawling Ranch. Featuring little ornamentation, WWII Era Cottages are generally small and were built by speculative builders many purchased by families who took advantage of a variety of government incentive programs which offered through the Federal Housing Administration. Features usually included simple low sloped simple hip and gable roofs with shallow eave lines with front porches. Exteriors of these wood framed homes were sheathed with a wide range of materials from horizontal wood siding, shingle, stucco, brick, to asbestos ceramic shingles.

Situated on the property located at 186 Alice Avenue is the main single-story home with a small basement along with a detached single-car garage and covered patio structure built in the rear yard. A narrow public alleyway runs across the entire rear of the property to the south. Although the exterior elevations viewed from the street shows evidence of remodeling improvements (probably during the early 50's) with the placement of the scallop trim around each of the original sash windows and the substitution of newer aluminum single pane corner windows in the kitchen area and in the bathroom at the rear of the home, the rest of the structure appears to be original and unchanged.

Although having some historical value as a contributing structure to its historical district, it is doubtful that this property would have the criteria needed to be eligible for listing in the California Register of Historical Resources. It does however have some historical importance as a contributing resource, and represents a visual reminder as to the early evolution of the city's history. Therefore it is understandable that special precautions and measures must be taken during the performance of all construction work identified within these drawings and specifications for this project, so to avoid further damage to historically important extant building features that are not identified as part of the project's renovation, repair, and restoration work including all new construction work, which may be required to extend the existing building's function and use.

It is therefore expected that all work performed on this building will be done so by workman, artisans, and trades have experience working on historic buildings of similar size and complexity and possess a special skill set and talent that will be needed to execute the work illustrated in these document. 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.

**PRESERVATION TREATMENTS:** Please note that the various treatments listed below have been prepared to serve only as a general guide and may not address all conditions which could be found during the implementation of the Work proposed under this Contract. It is extremely important to keep this in mind during the preparation of the bid for this Project, so that all monetary costs for work (labor and materials) are sufficiently included to cover all items, even if they may not be completely and fully known at the time. If such work or expenses are not included under the Contractor's Bid, it shall be the responsibility of the Contractor to clearly stipulate and/or delineate any aspect of this Work that has been excluded from to the Contract in this Bid Proposal.

### A. RECOMMENDED PRESERVATION TREATMENTS AND PROCEDURES

- 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, throughout the entire period of the Construction Contract. This work shall include but not necessarily be limited to the following work:
- All site mobilization activities as deemed necessary to properly execute all work under this phase of the construction operation and be responsible to ensure all necessary approvals by the project's architect, and the city's building inspector for all concealed work before closing up.
- Ensure adequate measures are continually observed to provide protection of the structure from further damage that could result as a consequence of the implementation of any work under this Division of the scope of the Work.
- Provide all submittals and other data required by the project's Architect to ensure that all means an methods used to carry out the work outlined within these drawings for the Project are in accordance with the approved design requirements and applicable preservation treatments, repair on these reconstruction guidelines.
- Provide all temporary bracing and shoring of the structure to prevent undesired movement, twisting, bending or misalignment including the collapse of the building, during the entire course of the project's construction process. In doing so the Contractor shall take enormous care to prevent damage to any of the building's existing historic elements or the character defining features (exterior and interior) that may result as a consequence of this executing this phase of the Work.
- PLEASE NOTE THAT THIS PROJECT IS A RESTORATION PROJECT.** Do not disturb or damage sound original material which is in place or is found on this structure. The Architect and the Contractor shall examine each area prior to the start of work to determine (by mutual agreement) which items, features, and materials shall be retained and protected, if not already so marked on the Drawings.
- All workmanship under this Contract is to be of the highest quality level as normally performed by journeymen within each respective trade needed to complete this work, whether or not specifically stated in the Contract Documents.

## 1. WINDOW REPAIR PRESERVATION TREATMENTS

### A. CLASS I (WINDOWS REQUIRING MINIMAL REPAIR OR REPLACEMENT OF PARTS)

- This repair classification is specifically for those windows that are found to be functional for the most part but are in need of maintenance and/or repair to return them to all operation and to their original historic appearance. The scope of this repair work normally includes the following steps:
  - Some degree of interior and exterior paint removal,
  - Removal and repair of sash (including reglazing where necessary),
  - Repairs to the frame,
  - Weatherstripping and reinstallation of the sash, and
  - Repainting.
- These operations described below are for typical for double-hung wooden window, however they may be adapted and applied to other window types and styles as applicable for this Project.

- Historic windows usually have acquired many layers of paint over time, which require the removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the original visual appearance and detailing. Some degree of paint removal may be necessary as a first step in the proper surface preparation for subsequent refinishing.
- Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments. With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.
- Then remove the upper sash on double-hung unit in a similar manner. After removing any point along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sashes taken to a convenient work area (in order to remove the sash, the interior stop and parting bead need only be removed from one side of the window). Use polyethylene sheets or plywood sheathing while the sash is out for repair (see the Architect for further bidding requirements).
- The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used, the glass should be removed or protected from the sudden temperature change which can cause breakage. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil-based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane.
- The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weather-tight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.
- While the sash is out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains. The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood.

### B. CLASS II (WINDOWS THAT REQUIRE STABILIZATION REPAIRS)

- Most windows on this project will require some degree of repair and/or stabilization. These windows show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly damaged windows can be repaired using simple processes. Partially decayed wood can be waterproofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life.
- Three techniques for repairing partially decayed or weathered wood are as follows for windows that show signs of rot or decay is to:
  - dry the wood,
  - treat decayed areas with a fungicide,
  - waterproof with two or three applications of boiled linseed oil (applications every 24 hours),
  - fill cracks and holes with putty, and
  - after a "skin" forms on the putty, paint the surface.
- Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.
- When sills or other members exhibit surface weathering, they may also be built-up using wood putties or homemade mixtures such as sawdust and resorcinol glue, or whitening and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.
- Wood may also be strengthened and stabilized by consolidation, using semi rigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semi rigid epoxy patching compound, sanded and painted. Epoxy patching compounds can be used to build up missing sections or decayed ends of members. Pries can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long-lasting materials available for wood repair.

### C. WINDOW REPAIR CLASS III (WINDOWS REQUIRING SPLICES, PART REPLACEMENT, INCLUDING FULL REPLACEMENT)

- When parts of the window frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. It will be necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing windows.

- These repairs involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated however should be replicated to match the original historic window assembly if possible. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and could require dismantling parts of the surrounding wall.
- Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in dimensional and visual characteristics as the window it is replacing. Any window that is discovered to be so severely damaged that it is necessary to replace it with a window of "like kind" qualities and appearance must be approved by the Architect in writing before commencing with such efforts.
- WEATHERIZATION:** All repaired windows should also be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in the channels between the sash and jamb. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will ensure that the sash is kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

## 2. PAINT PROBLEM TREATMENTS

### A. GENERAL

- Exterior paint is constantly deteriorating through the processes of weathering, but in a program of regular maintenance (assuming all other building systems are functioning properly), surfaces can be cleaned, lightly scraped, and hand sanded in preparation for a new finish coat. Unfortunately, these are ideal conditions. More often, complex maintenance problems are inherited by owners of historic buildings, including areas of paint that have failed beyond the point of mere cleaning, scraping, and hand sanding (although much so-called "paint failure" is attributable to interior or exterior moisture problems or surface preparation and application mistakes with previous coats).
- Although paint problems are by no means unique to historic buildings, treating multiple layers of hardened, brittle paint on complex, ornamental and possibly fragile, exterior wood surfaces necessarily require an extremely cautious approach. In the case of recent construction, this level of concern is not needed because the wood is generally less detailed and, in addition, retention of the sequence of paint layers as a partial record of the building's history is not an issue.
- When historic buildings are involved, however, a special set of problems arises varying in complexity depending upon their age, architectural style, historical importance, and physical soundness of the wood—which must be carefully evaluated so that decisions can be made that are sensitive to the longevity of the resource.

### B. JUSTIFICATION FOR PAINT REMOVAL

- General Considerations: If conditions warranting the removal have been identified the general approach should be to remove paint to the next sound layer using the gentlest means possible, then to repaint. Practically speaking as well, paint can adhere just as effectively to existing paint as to bare wood, providing the previous coats of paint are also adhering uniformly and tightly to the wood and the surface is properly prepared for repainting—cleaned of dirt and chalk and dulled by sanding.

But, if painted exterior wood surfaces display continuous patterns of deep cracks or if they are extensively blistering and peeling so that bare wood is visible, then the old paint should be completely removed before repainting. The only other justification for removing all previous layers of paint is if doors, shutters, or windows have literally been "painted shut," or if new wood is being pieced-in adjacent to old painted wood and a smooth transition is desired.

### C. PAINT REMOVAL PRECAUTIONS

- General Considerations: Because paint removal is a difficult and painstaking process, a number of costly, regrettable experiences have occurred—and continue to occur—for both the historic building and the building owner. Historic buildings have been set on fire with blow torches; wood irreversibly scarred by sandblasting or by harsh mechanical devices such as rotary sanders and rotary wire strippers; and layers of historic paint inadvertently and unnecessarily removed. In addition, property owners, using techniques that substitute speed for safety, have been injured by toxic lead vapors or dust from the paint they were trying to remove or by misuse of the paint removers themselves.

The amount of work involved in any paint removal project must be analyzed on a case-by-case basis and in a manner consistent with all State or local environmental and/or health regulations for this type of work including hazardous waste disposal of any lead base paint.

### D. REPAINTING HISTORIC BUILDINGS FOR COSMETIC REASONS

- General Considerations: If existing exterior paint on wood siding, eaves, window sills, sash, and shutters, doors, and decorative features shows no evidence of paint deterioration such as chalking, blistering, peeling, or cracking, then there is no physical reason to repaint, much less remove paint! Nor is color fading, of itself, sufficient justification to repaint a historic building!
- The decision to repaint may not be based altogether on paint failure. Where there is a new owner, or even where ownership has remained constant through the years, taste in colors often changes. Therefore, if repainting is primarily to alter a building's primary and accent colors, a technical factor of paint accumulation should be taken into consideration.
- When paint builds up to a thickness of approximately 1/16" (approximately 16 to 30 layers), one or more extra coats of paint may be enough to trigger cracking and peeling in limited or even widespread areas of the building's surface. These results because excessively thick paint is less able to withstand the shrinkage or pull of an additional coat as it dries and is also less able to tolerate thermal stresses. Thick paint invariably fails at the weakest point of adhesion, the oldest layers next to the wood. Cracking and peeling follow. Therefore, if there are no signs of paint failure, it may be somewhat risky to add still another layer of unneeded paint simply for color's sake (extreme changes in color may also require more than one coat to

provide proper hiding power and full color). When paint appears to be nearing the critical thickness, a change of accent colors (that is, just to limited portions of the trim) might be an acceptable compromise without chancing cracking and peeling of paint on wooden siding.

- If the decision to repaint is nonetheless made, the "new" color or colors should, at a minimum, be appropriate to the style and setting of the building. On the other hand, where the intent is to restore or accurately reproduce the colors originally used or those from a significant period in the building's evolution, they should be based on the results of a paint analysis.

### E. IDENTIFICATION OF EXTERIOR PAINT SURFACE CONDITIONS/RECOMMENDED TREATMENTS

- General Considerations: It is assumed that a preliminary check will already have been made to determine, first, that the painted exterior surfaces are indeed wood—and not stucco, metal, or other wood substitutes—and second, that the wood has not decayed so that repainting would be superfluous. For example, if any area of bare wood such as window sills has been exposed for a long period of time to standing water, wood rot is a strong possibility. Repair or replacement of deteriorated wood should take place before repainting. After these two basic issues have been resolved, the surface condition identification process may commence.
- The historic building will undoubtedly exhibit a variety of exterior paint surface conditions. For example, paint on the wooden siding and doors may be adhering firmly; paint on the eaves peeling; and paint on the porch balusters and window sills cracking and alligatoring. The accurate identification of each paint problem is therefore the first step in planning an appropriate overall solution.
- Paint surface conditions can be grouped according to their relative severity: CLASS I conditions include minor blemishes or dirt collection and generally require no paint removal; CLASS II conditions include failure of the top layer or layers of paint and generally require limited paint removal; and CLASS III conditions include substantial or multiple-layer failure and generally require total paint removal. It is precisely because conditions will vary at different points on the building that a careful inspection is critical. Each item of painted exterior woodwork (i.e., siding, doors, windows, eaves, shutters, and decorative elements) should be examined early in the planning phase and surface conditions noted.

### F. CLASS I (SURFACE DUE TO ENVIRONMENTAL CONDITIONS)

- Under this classification most exterior surface conditions generally require no paint removal, in most cases it is environmental "grime" or organic matter that tends to cling to painted exterior surfaces and, in particular, protected surfaces such as eaves, do not constitute a paint problem unless painted over rather than removed prior to repainting. If not removed, the surface deposits can be a barrier to proper adhesion and cause peeling.
- Recommended Treatment: Most surface matter can be loosened by a strong, direct stream of water from the nozzle of a garden hose. Stubborn dirt and silt will need to be scrubbed off using 1/2 cup of household detergent in a gallon of water with a medium soft bristle brush. The cleaned surface should then be rinsed thoroughly, and permitted to dry before further inspection to determine if repainting is necessary. Quite often, cleaning provides a satisfactory enough result to postpone repainting.
- SURFACE MILDEW PROBLEMS:** Mildew is caused by fungi feeding on nutrients contained in the paint film or on dirt adhering to any surface. Because moisture is the single most important factor in its growth, mildew tends to thrive in areas where dampness and lack of sunshine are problems such as window sills, under eaves, around gutters and downspouts, on the north side of buildings, or in shaded areas near shrubbery. It may sometimes be difficult to distinguish mildew from dirt, but there is a simple test to differentiate: if a drop of household bleach is placed on the suspected surface, mildew will immediately turn white whereas dirt will continue to look like dirt.

**RECOMMENDED TREATMENT:** Because mildew can only exist in shady, warm, moist areas, attention should be given to altering the environment that is conducive to fungal growth. The area in question may be shaded by trees which need to be pruned back to allow sunlight to strike the building; or may lack rain gutters or proper drainage at the base of the building. If the shady or moist conditions can be altered, the mildew is less likely to reappear. A recommend solution for removing mildew consists of one cup non-ammoniated detergent, one quart household bleach, and one gallon water. When the surface is scrubbed with this solution using a medium soft brush, the mildew should disappear; however, for particularly stubborn spots, an additional quart of bleach may be added. After the area is mildew-free, it should then be rinsed with a direct stream of water from the nozzle of a garden hose, and permitted to dry thoroughly. When repainting, specially formulated "mildew-resistant" primer and finish coats should be used.

- EXCESSIVE CHALKING OF PAINT SURFACE:** Chalking or the powdering of the paint surface, is caused by the gradual disintegration of the resin in the paint film. (The amount of chalking is determined both by the formulation of the paint and the amount of ultraviolet light to which the paint is exposed.) In moderation, chalking is the ideal way for a paint to "age," because the chalk, when rinsed by rainwater, carries discoloration and dirt away with it and thus provides an ideal surface for repainting. In excess, however, it is not desirable because the chalk can wash down onto a surface of a different color beneath the painted area and cause streaking as well as rapid disintegration of the paint film itself. Also, if a paint contains too much pigment for the amount of binder (as the old white lead carbonate/oil paints often did), excessive chalking can result.

**RECOMMENDED TREATMENT:** The chalk should be cleaned off with a solution of 1/2 cup household detergent to one gallon water, using a medium soft bristle brush. After scrubbing to remove the chalk, the surface should be rinsed with a direct stream of water from the nozzle of a garden hose, allowed to dry thoroughly, (but not long enough for the chalking process to recur) and repainted, using a non-chalking paint.

- SURFACE STAINS:** Staining of paint coatings usually results from excess moisture reacting with materials within the wood substrate. There are two common types of staining, neither of which requires paint removal. The most prevalent type of stain is due to the oxidation or rusting of iron nails or metal (iron, steel, or copper) anchorage devices. A second type of stain is caused by a chemical reaction between moisture and natural extractives in certain woods (red cedar or redwood) which results in a surface deposit of colored matter.

**RECOMMENDED TREATMENT:** When stains are caused by rusting of the heads of nails used to attach shingles or siding to an exterior wall or by rusting or oxidizing iron, steel, or copper anchorage devices adjacent to a painted surface, the metal objects themselves should be hand sanded and coated with a rust-inhibitive primer followed by two finish coats. (Exposed nail heads should ideally be countersunk, spot primed, and the holes filled with a high-quality wood filler except where exposure of the nail head was part of the original construction system or the wood is too fragile to withstand the countersinking procedure.)

- Discoloration due to color extractives in replacement wood can usually be cleaned with a solution of equal parts denatured alcohol and water. After the affected area has been rinsed and permitted to dry, a "stain blocking primer" especially developed for preventing this type of stain should be applied (two primer coats are recommended for severe cases of bleeding prior to the finish coat).

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**PROJECT CONSULTING:**

- Under this classification most exterior surface conditions generally require no paint removal, in most cases it is environmental "grime" or organic matter that tends to cling to painted exterior surfaces and, in particular, protected surfaces such as eaves, do not constitute a paint problem unless painted over rather than removed prior to repainting. If not removed, the surface deposits can be a barrier to proper adhesion and cause peeling.
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**REVISIONS:**

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**SHEET DESCRIPTION:**

**PRESERVATION TREATMENT NOTES**

**DATE:** 7/8/23 **SCALE:**

**DRAWN BY:** **CHECK BY:**

**JOB NUMBER:** NO. 2204-02

**SHEET NUMBER:**

# PTN-01

# PRESERVATION TREATMENT NOTES

**G. CLASS II (SURFACE CONDITIONS GENERALLY REQUIRING LIMITED PAINT REMOVAL)**

1. **CRAZING:** Cracking THE Fine, jagged interconnected breaks in the top layer of paint results when paint that is several layers thick becomes excessively hard and brittle with age and is consequently no longer able to expand and contract with the wood in response to changes in temperature and humidity. As the wood swells, the bond between paint layers is broken and hairline cracks appear. Although somewhat more difficult to detect as opposed to other more obvious paint problems, it is well worth the time to scrutinize all surfaces for crazing. If not corrected, exterior moisture will enter the crazed surface, resulting in further swelling of the wood and, eventually, deep cracking and alligating, a Class III condition which requires total paint removal.

**RECOMMENDED TREATMENT:** Crazing can be treated by hand or mechanically sanding the surface, then repainting. Although the hairline cracks may tend to show through the new paint, the surface will be protected against exterior moisture penetration.

2. **INTER COAT PEELING:** Inter coat peeling can be the result of improper surface preparation prior to the last repainting. This most often occurs in protected areas such as eaves and covered porches because these surfaces do not receive a regular rinsing from rainfall, and salts from airborne pollutants thus accumulate on the surface. If not cleaned off, the new paint coat will not adhere properly and that layer will peel.

3. Another common cause of inter coat peeling is incompatibility between paint types. For example, if oil paint is applied over latex paint, peeling of the top coat can sometimes result since, upon aging, the oil paint becomes harder and less elastic than the latex paint. If latex paint is applied over old, chalking oil paint, peeling can also occur because the latex paint is unable to penetrate the chalky surface and adhere.

**RECOMMENDED TREATMENT:** First, where salts or impurities have caused the peeling, the affected area should be washed down thoroughly after scraping, then wiped dry. Finally, the surface should be hand or mechanically sanded, then repainted. Where peeling was the result of using incompatible paints, the peeling top coat should be scraped and hand or mechanically sanded. Application of a high quality oil type exterior primer will provide a surface over which either an oil or a latex topcoat can be successfully used.

4. **SOLVENT BLISTERING:** Solvent blistering, the result of a less common application error, is not caused by moisture, but by the action of ambient heat on paint solvent or thinners in the paint film. If solvent rich paint is applied in direct sunlight, the top surface can dry too quickly and, as a result, solvents become trapped beneath the dried paint film. When the solvent vaporizes, it forces its way through the paint film, resulting in surface blisters. This problem occurs more often with dark colored paints because darker colors absorb more heat than lighter ones. To distinguish between solvent blistering and blistering caused by moisture, a blister should be cut open. If another layer of paint is visible, then solvent blistering is likely the problem whereas if bare wood is revealed, moisture is probably to blame. Solvent blisters are generally small.

**RECOMMENDED TREATMENT:** Solvent-blistered areas can be scraped, hand or mechanically sanded to the next sound layer, then repainted. In order to prevent blistering of painted surfaces, paint should not be applied in direct sunlight.

5. **WRINKLING:** A common error in application that can easily be avoided is wrinkling. This occurs when the top layer of paint dries before the layer underneath. The top layer of paint actually moves as the paint underneath (a primer, for example) is drying. Specific causes of wrinkling include: (1) applying paint too thick; (2) applying a second coat before the first one dries; (3) inadequate brushing out; and (4) painting in temperatures higher than recommended by the manufacturer.

**RECOMMENDED TREATMENT:** The wrinkled layer can be removed by scraping followed by hand or mechanical sanding to provide as even a surface as possible, then repainted following manufacturer's application instructions.

**H. CLASS III (EXTERIOR SURFACE CONDITIONS GENERALLY REQUIRING TOTAL PAINT REMOVAL)**

1. If surface conditions are such that the majority of paint will have to be removed prior to repainting, it is suggested that a small sample of intact paint be left in an inconspicuous area either by covering the area with a metal plate, or by marking the area and identifying it in some way. (When repainting does take place, the sample should not be painted over). This will enable future investigators to have a record of the building's paint history.

2. **PEELING:** Peeling to bare wood is most often caused by excess interior or exterior moisture that collects behind the paint film, thus impeding adhesion. Generally beginning as blisters, cracking and peeling occur as moisture causes the wood to swell, breaking the adhesion of the bottom layer.

**RECOMMENDED TREATMENT:** There is no sense in repainting before dealing with the moisture problems because new paint will simply fail. Therefore, the first step in treating peeling is to locate and remove the source or sources of the moisture, not only because moisture will jeopardize the protective coating of paint but because, if left unattended, it can ultimately cause permanent damage to the wood. Excess interior moisture should be removed from the building through installation of exhaust fans and vents. Exterior moisture should be eliminated by correcting the following conditions prior to repainting: faulty flashing; leaking gutters; defective roof shingles; cracks and holes in siding and trim; deteriorated caulking in joints and seams; and shrubbery growing too close to painted wood. After the moisture problems have been solved, the wood must be permitted to dry out thoroughly. The damaged paint can then be scraped off with a putty knife, hand or mechanically sanded, primed, and repainted.

3. **CRACKING/ALLIGATORING:** Cracking and alligating are advanced stages of crazing. Once the bond between layers has been broken due to inter coat paint failure, exterior moisture is able to penetrate the surface cracks, causing the wood to swell and deeper cracking to take place. This process continues until cracking, which forms parallel to grain, extends to bare wood. Ultimately, the cracking becomes an overall pattern of horizontal and vertical breaks in the paint layers that looks like reptile skin; hence, "alligating." In advanced stages of cracking and alligating, the surfaces will also flake badly.

**RECOMMENDED TREATMENT:** If cracking and alligating are present only in the top layers they can probably be scraped, hand or mechanically sanded to the next sound layer, then repainted. However, if cracking and/or alligating have progressed to bare wood and the paint has begun to flake, it will need to be totally removed. Methods include scraping or paint removal with the electric heat plate, electric heat gun, or chemical strippers, depending on the particular area involved. Bare wood should be primed within 48 hours then repainted.

**I. SELECTING THE APPROPRIATE/SAFEST METHOD TO REMOVE PAINT**

1. After having presented the "hierarchy" of exterior paint surface conditions—from a mild condition such as mildew which simply requires cleaning prior to repainting to serious conditions such as peeling and alligating which require total paint removal—one important thought bears repeating: if a paint problem has been identified that warrants either limited or total paint removal, the gentlest method possible for the particular wooden element of the historic building should be selected from the many available methods.

2. The treatments recommended—based upon field testing as well as on set monitoring of Department of Interior grant-in-aid and certification of rehabilitation projects—are therefore those which take three overriding issues into consideration (1) the continued protection and preservation of the historic exterior woodwork; (2) the retention of the sequence of historic paint layers; and (3) the health and safety of those individuals performing the paint removal. By applying these criteria, it will be seen that no paint removal method is without its drawbacks and all recommendations are qualified in varying degrees.

**J. METHODS FOR REMOVING PAINT**

3. After a particular exterior paint surface condition has been identified, the next step in planning for repainting—if paint removal is required—is selecting an appropriate method for such removal.

4. The method or methods selected should be suitable for the specific paint problem as well as the particular wooden element of the building. Methods for paint removal can be divided into three categories (frequently, however, a combination of the three methods is used). Each method is defined below, then discussed further and specific recommendations made:

5. **Abrasive—"Abrading"** the painted surface by manual and/or mechanical means such as scraping and sanding. Generally used for surface preparation and limited point removal.

6. **Thermal—Softening** and raising the paint layers by applying heat followed by scraping and sanding. Generally used for total paint removal.

7. **Chemical—Softening** of the paint layers with chemical strippers followed by scraping and sanding. Generally used for total paint removal.

**K. ABRASIVE METHODS (MANUAL)**

1. If conditions have been identified that require limited paint removal such as crazing, inter coat peeling, solvent blistering, and wrinkling, scraping and hand sanding should be the first methods employed before using mechanical means. Even in the case of more serious conditions such as peeling—where the damaged paint is weak and already sufficiently loosened from the wood surface —scraping and hand sanding may be all that is needed prior to repainting.

**L. RECOMMENDED ABRASIVE METHODS (MANUAL)**

1. **Putty Knife/Paint Scraper:** Scraping is usually accomplished with either a putty knife or a paint scraper, or both. Putty knives range in width from one to six inches and have a beveled edge. A putty knife is used in a pushing motion going under the paint and working from an area of loose paint toward the edge where the paint is still firmly adhered and, in effect, "beveling" the remaining layers so that as smooth a transition as possible is made between damaged and undamaged areas.

2. **Paint scrapers** are commonly available in 1–5/16, 2–1/2, and 3–1/2 inch widths and have replaceable blades. In addition, profiled scrapers can be made specifically for use on moldings. As opposed to the putty knife, the paint scraper is used in a pulling motion and works by raking the damaged areas of paint away.

3. The obvious goal in using the putty knife or the paint scraper is to selectively remove the affected layer or layers of paint; however, both of these tools, particularly the paint scraper with its hooked edge, must be used with care to properly prepare the surface and to avoid gouging the wood.

4. **Sandpaper/Sanding Block/Sanding sponge:** After manually removing the damaged layer or layers by scraping, the uneven surface (due to the almost inevitable removal of varying numbers of paint layers in a given area) will need to be smoothed or "feathered out" prior to repainting. As stated before, hand sanding, as opposed to harsher mechanical sanding, is recommended if the area is relatively limited. A coarse grit, open-coat flint sandpaper—the least expensive kind—is useful for this purpose because, as the sandpaper clogs with paint it must be discarded and this process repeated until all layers adhere uniformly.

5. **Blocks made of wood or hard rubber and covered with sandpaper** are useful for hand sanding flat surfaces. Sanding sponges—rectangular sponges with an abrasive aggregate on their surfaces—are also available for detail work that requires reaching into grooves because the sponge easily conforms to curves and irregular surfaces. All sanding should be done with the grain.

**M. SUMMARY OF ABRASIVE METHODS (MANUAL)**

1. Recommended: Putty knife, paint scraper, sandpaper, sanding block, sanding sponge.
2. Applicable areas of building: All areas. For use on: Class I, Class II, and Class III conditions.
3. Health/Safety factors: Take precautions against lead dust, eye damage; dispose of lead paint residue properly.

**N. ABRASIVE METHODS (MECHANICAL)**

1. If hand sanding for purposes of surface preparation has not been productive or if the affected area is too large to consider hand sanding by itself, mechanical abrasive methods, i.e., power-operated tools may need to be employed; however, it should be noted that the majority of tools available for paint removal can cause damage to fragile wood and must be used with great care.

**O. RECOMMENDED ABRASIVE METHODS (MECHANICAL)**

1. **ORBITAL SANDER:** Designed as a finishing or smoothing tool—not for the removal of multiple layers of paint—the orbital sander is thus recommended when limited paint removal is required prior to repainting. Because it sands in a small diameter circular motion (some models can also be switched to a back-and-forth vibrating action), this tool is particularly effective for "feathering" areas where paint has first been scrapped. The abrasive surface varies from about 3x7 inches to 4x9 inches and sandpaper is attached either by clamps or sliding clips. A medium grit, open-coat aluminum oxide sandpaper should be used; fine sandpaper clogs up so quickly that it is ineffective for smoothing paint.

2. **BELT SANDER:** A second type of power tool—the belt sander—can also be used for removing limited layers of paint but, in this case, the abrasive surface is a continuous belt of sandpaper that travels at high speeds and consequently offers much less control than the orbital sander. Because of the potential for more damage to the paint or the wood, use of the belt sander (also with a medium grit sandpaper) should be limited to flat surfaces and only skilled operators should be permitted to perform this operation.

3. **HEAT GUN AND HEAT PLATE:** Like the heat plate, the heat gun works best on a heavy paint buildup. (It is, however, not very successful on only one or two layers of paint or on surfaces that have only been varnished. The varnish simply becomes sticky and the wood scorches.)

4. Although the heat gun is heavier and more tiring to use than the heat plate, it is particularly effective for removing paint from detail work because the nozzle can be directed at curved and intricate surfaces. Its use is thus more limited than the heat plate, and most successfully used in conjunction with the heat plate. For example, it takes about two to three hours to strip a paneled door with a heat gun, but if used in combination with a heat plate for the large, flat area, the time can usually be cut in half. Although a heat gun seldom scorches wood, it can cause fires (like the blow torch) if aimed at the dusty cavity between the exterior sheathing and siding and interior lath and plaster. A fire may smolder for hours before flames break through to the surface. Therefore, this thermal device is best suited for use on solid decorative elements, such as molding, balusters, fretwork, or "gingerbread."

**P. NOT RECOMMENDED**

1. **BLOW TORCH:** Blow torches, such as hand-held propane or butane torches, were widely used in the past for paint removal because other thermal devices were not available. With this technique, the flame is directed toward the paint until it begins to bubble and loosen from the surface. Then the paint is scraped off with a putty knife. Although this is a relatively fast process, at temperatures between 3200 and 3800 degrees Fahrenheit the open flame is not only capable of burning a careless operator and causing severe damage to eyes or skin, it can easily scorch or ignite the wood. The other fire hazard is more insidious. Most frame buildings have an air space between the exterior sheathing and siding and interior lath and plaster. This cavity usually has an accumulation of dust which is also easily ignited by the open flame of a blow torch. Finally, lead ba

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**ARCHITECT:**



**PROJECT DESCRIPTION:**

**REVISIONS:**

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**SHEET DESCRIPTION:**

**PRESERVATION TREATMENT NOTES**

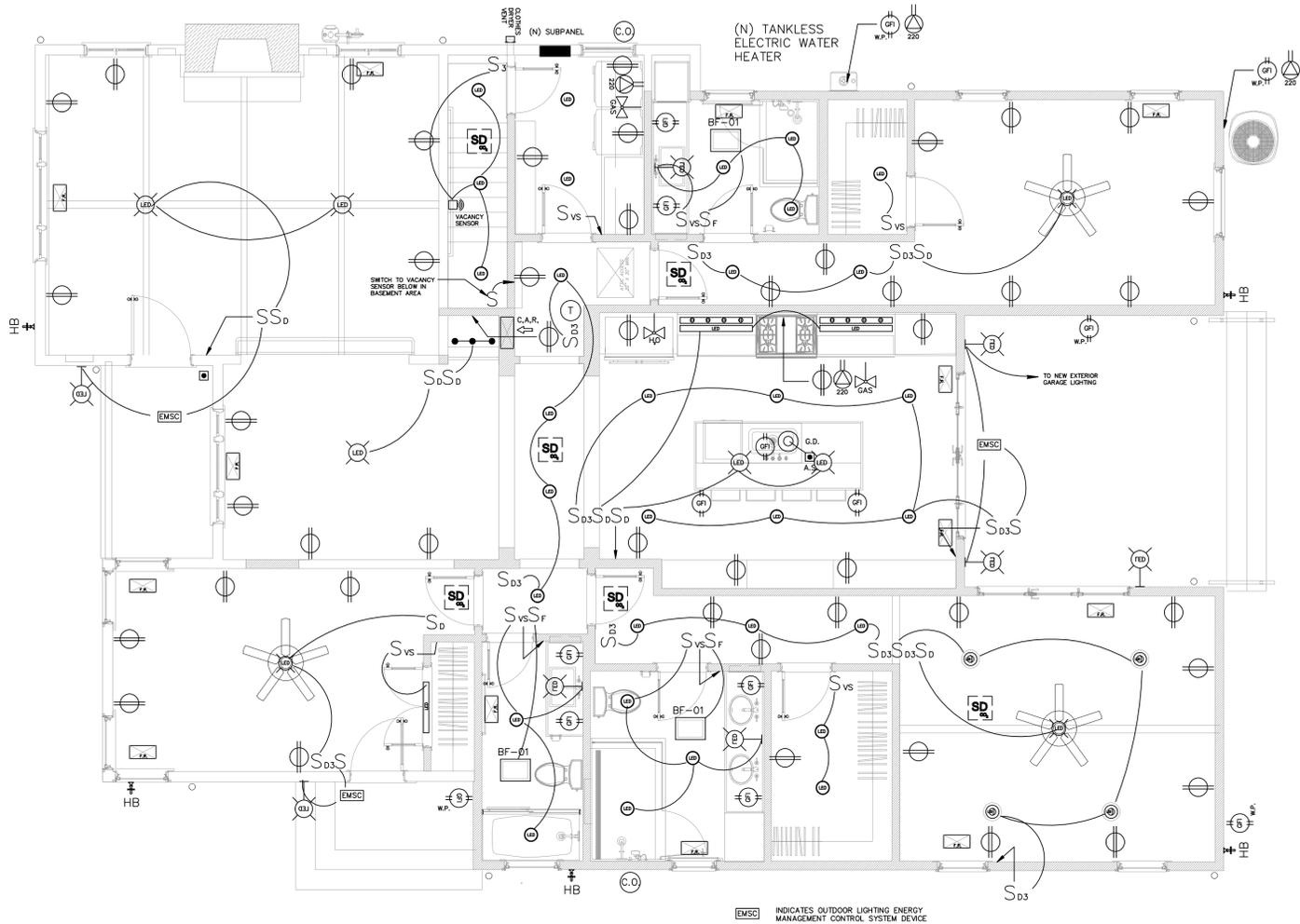
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**JOB NUMBER:** NO. 2204-02

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**MAIN RESIDENCE - PROPOSED FIRST FLOOR MECHANICAL, ELECTRICAL AND PLUMBING PLAN**

1/4" = 1' SCALE

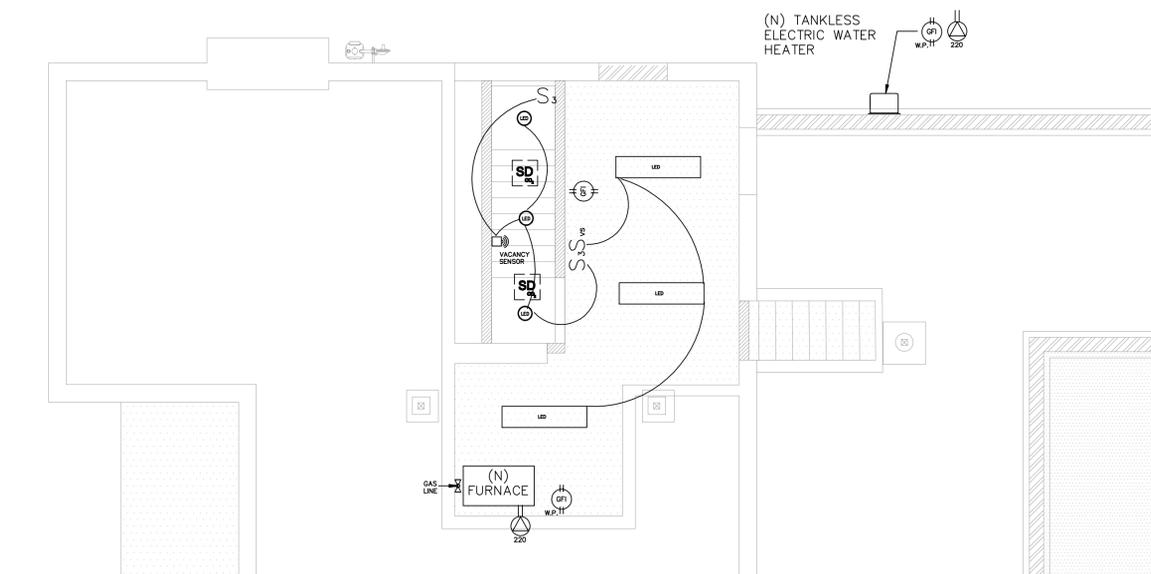
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**PLAN CHECK NOTATIONS**

1. Install an end-of-line clean out at the back of the building accessible from the outside.
2. Install a building drain cleanout located at the front of the building.
3. If required by WVSD, install a property line cleanout.
4. Install a cleanout at the intersection of any bend or pipe flow greater than 145 degrees.
5. Any two-way cleanouts must be back-to-back combination wye and 1/8" (East Bay or Texas two-way cleanouts).
6. Add Notation: All bathrooms shall receive 2x continuous blocking for the future installation of grab bars.
7. Add Notation: There are to be no two-way cleanouts, use double combo fittings or Texas two way

**LIGHTING NOTES**

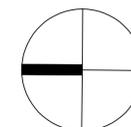
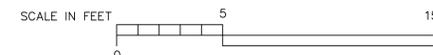
1. All under counter lights must be switched separately from other lighting in the home and must be LED
2. Exterior lighting shall comply with Section 21.18.090 of the CMC.
3. Night lights, step lights, and path lights are not required to comply with the 2022 California Energy Code, Table 150A, provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens. All fixtures must be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties, onto public right-of-ways, and or driveway areas.
4. Outdoor lighting attached to the residence or other buildings on the same lot, must be high efficacy and must be controlled by a manual on of switch and one of the following automatic controls:
  - a. Photo control and motion sensor; or
  - b. Photo control and automatic time control; or
  - c. Astronomical time clock control that automatically turns the outdoor light off during daylight hours; or
  - d. Energy Management Control System (EMCS) that provides the functionality of an automatically time clock, does not have an override or bypass switch that allows the luminaire to be on, and is programmed to automatically turn the outdoor light off during daylight hours.
5. Compliance Documentation: Form CF2R-LTG-01-E must be completed and a copy must be provided to the inspector at the final inspection.
6. A complete list of installed lighting systems, including the lighting schedule, all information necessary to operate and maintain the lighting system, and references to support future upgrades to the lighting system, must be provided to the homeowner prior to final inspection.



**MAIN RESIDENCE - PROPOSED BASEMENT MECHANICAL, ELECTRICAL AND PLUMBING PLAN**

1/4" = 1' SCALE

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MEP-101



**SHEET NOTES**

**SOIL PIPING**

1. Pipe supported on firm bed for entire length. CPC 313.5 No rocks supporting or touching pipes. CPC 314.4
2. Six inches of sand bed minimum for ABS/PVC drain pipe per manufacturer
3. No rocks or debris in first 12" of backfill over ABS pipe. CPC 314.4 Trenches not to undermine footings within bearing plane (45°). CPC 314.1 Sewer and water pipe minimum 12" deep. CPC 609.1
4. Water and sewer OK in same trench if sewer materials are approved for such use.

**DRAINAGE**

1. Materials must be listed and all pipes must have manufactures listing and labeling. CPC 301.2.1
2. Minimum slope 1/4" per foot, or when preapproved, 1/8" per foot for 4" diameter or larger. CPC 708.0
3. No reductions in pipe size allowed in direction of flow. CPC 315.2 No drilling or tapping of connections. CPC 310.2 Use only listed transition fittings at plastic to cast iron pipe.
4. Minimum trap sizes per CPC Table 702.1

**CLEANOUTS (C.O.)**

1. Size per CPC Table 707.1
2. Required at upper terminal of horizontal runs on first floor or two way clean out required near building drain/building sewer. CPC 707.4
3. Cleanout in horizontal drainage piping every 100' and/or every aggregate 135° change of direction. CPC 707.4
4. Clean outs clearances per CPC 707.9
5. Under floor clean out shall not be farther than 5 ft. from access point. CPC 707.9
6. Passageway to under floor cleanout minimum 30° horizontal by 18° vertical. CPC 707.9
7. FIXTURES BELOW SEWER/ BACK WATER VALVES
8. Fixtures to drain by gravity where practicable. CPC 709.0
9. When necessary due to site conditions, install sewer ejector pump per CPC 710.
10. Backwater valves required for fixtures below next upstream manhole cover. CPC 710.1
11. Fixtures above manhole cover elevation not allowed to discharge through backwater valves (typical).
12. Back water valves required to be accessible for service. CPC 710.6

**TRAPS**

1. Trap size no larger than trap arm. CPC 1003.3
2. Trap weir to vent distance minimum 2 times trap arm diameter. CPC 1002.2 Horizontal distance of trap arms per Table 1002.2
3. Only 1 trap permitted on trap arm. CPC 1001.2
4. Maximum 1 slip joint allowed on outlet side of trap. CPC 1003.2
5. Clean out required if change of direction is more than 90°. CPC 1002.3
6. Slip joints must be accessible, minimum 12 inch X 12 inch access. CPC 402.10

**VENTS**

1. No flat venting (take off above horizontal center line). CPC 905.2
2. Slope vents toward waste piping and must be free of sags. CPC 905.1
3. No vent opening below trap weir. CPC 905.5 Horizontal vents minimum 6" above floor level rim or drainage fittings CPC 905.3
4. Vents must terminate outdoors 6" above roof. CPC 906.1
5. Minimum 12" horizontal from any vertical surface. CPC 906.1
6. Minimum 7 ft. above roofs used as decks if within 10 ft. horizontally. CPC 906.3
7. Clearance from building openings 3 ft. above or 10 ft. away. CPC 906.2
8. Vent terminations minimum 3 ft. from property lines. CPC 906.2

**WATER SUPPLY**

1. Minimum water service meter and water piping shall be determined in accordance with CPC 610.0
2. Steel plate protection for piping if notches or holes are closer than 1 inch to face of framing. Refer to CPC 312.9
3. Water hammer arrestors required near quick-acting valves. CPC 609.11
4. Copper pipe shall comply with CPC 605.1

**REQUIRED VALVES**

1. Main shutoff and water heater shutoff valves must be fullway type. CPC 606.2
2. Valves required at fixture supply pipe except tub and shower. CPC 606.5
3. Shower valve location such that adjustment may be made without entering stream CPC 411.10
4. Valves required on cold-water supply at each water heater. CPC 606.2
5. All shutoffs require access. CPC 606.6
6. Vacuum relief valve for water heaters higher than the appliance(s) it serves. CPC 606.7

**PIPING TEST**

1. Water pipe test at working pressure 15 minutes or 50 PSI air test for other than plastic pipe (15 minutes). CPC 609.4
2. Drain waste and vent 10 foot head for 15 minutes or air test 5 PSI for 15 minutes. CPC 712
3. Test pressures shall be held for 15 min with no perceptible drop in pressure. CPC 1213.3
4. Test gauge scale not more than 2X test pressure. CPC 318.5

**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 707-637-4869 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



**ARCHITECT:**



**PROJECT DESCRIPTION:**

**REVISIONS:**

1	
2	6/19/23 PER PLAN CHECK
3	
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8	

**SHEET DESCRIPTION:**

**MAIN RESIDENCE - PROPOSED FIRST FLOOR MECHANICAL, ELECTRICAL AND PLUMBING PLAN**

**DATE:**

7/8/23

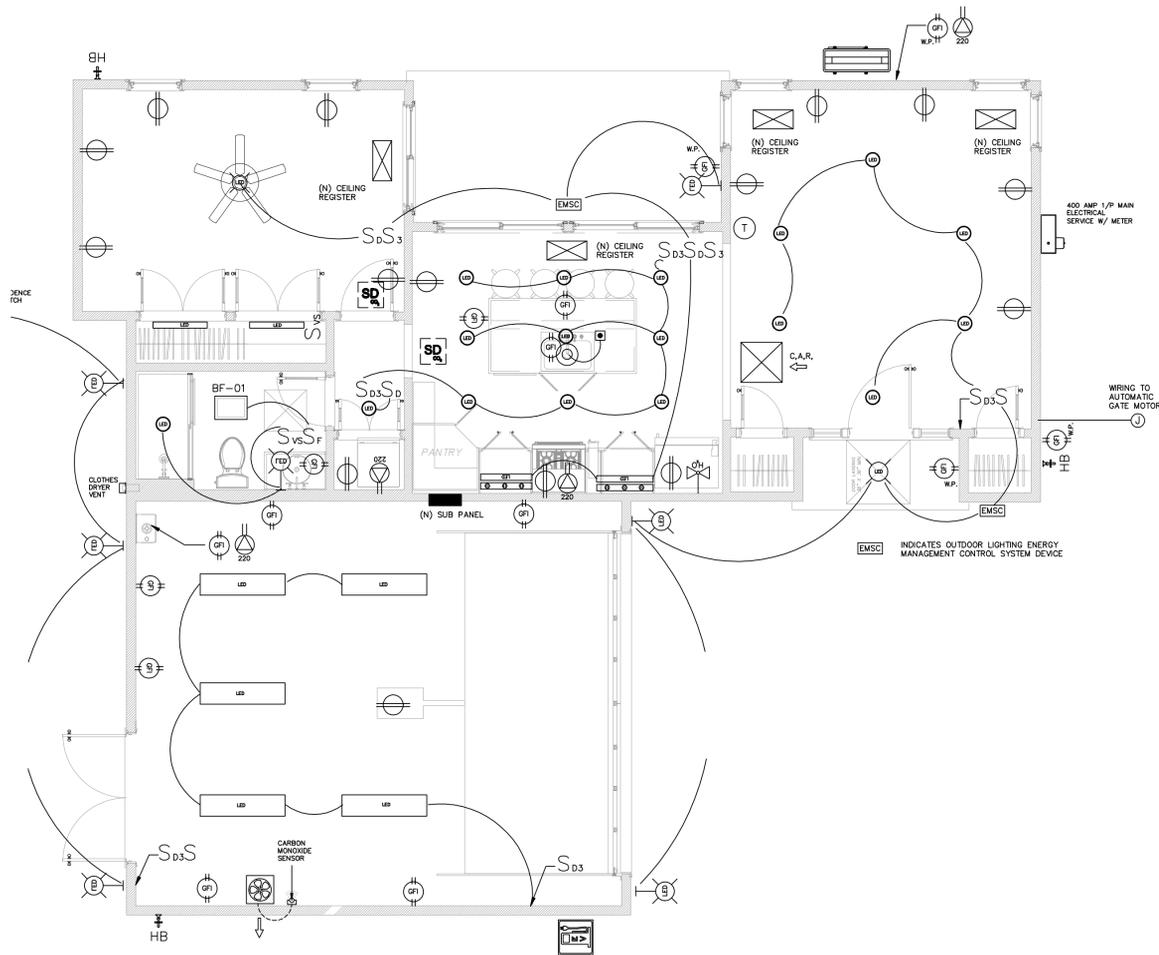
**DRAWN BY:**

**JOB NUMBER:**

NO. 2204-02

**SHEET NUMBER:**

**MEP-101**



**LIGHTING NOTES**

- All under counter lights must be switched separately from other lighting in the home and must be LED
- Exterior lighting shall comply with Section 21.18.090 of the CMC.
- Night lights, step lights, and path lights are not required to comply with the 2022 California Energy Code, Table 150A, provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens. All fixtures must be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties, onto public right-of-ways, and or driveway areas.
- Outdoor lighting attached to the residence or other buildings on the same lot, must be high efficacy and must be controlled by a manual on of switch and one of the following automatic controls:
  - Photo control and motion sensor; or
  - Photo control and automatic time control; or
  - Astronomical time clock control that automatically turns the outdoor light off during daylight hours; or
  - Energy Management Control System (EMCS) that provides the functionality of an automatically time clock, does not have an override or bypass switch that allows the luminaire to be on, and is programmed to automatically turn the outdoor light off during daylight hours.
- Compliance Documentation: Form CF2R-LTG-01-E must be completed and a copy must be provided to the inspector at the final inspection.
- Lighting system does not require HERS verification or testing.
- A complete list of installed lighting systems, including the lighting schedule, all information necessary to operate and maintain the lighting system, and references to support future upgrades to the lighting system, must be provided to the homeowner prior to final inspection.

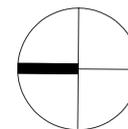
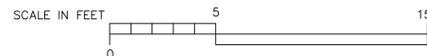
**ADU - PROPOSED MECHANICAL, ELECTRICAL AND PLUMBING PLAN**

3/8" = 1' SCALE

1  
MEP-101.1

**PLAN CHECK NOTATIONS**

- Install an end-of-line clean out at the back of the building accessible from the outside.
- Install a building drain cleanout located at the front of the building.
- If required by WVSD, install a property line cleanout.
- Install a cleanout at the intersection of any bend or pipe flow greater than 145 degrees.
- Any two-way cleanouts must be back-to-back combination wye and 1/8 (East Bay or Texas two-way cleanouts).
- Add Notation: All bathrooms shall receive 2x continuous blocking for the future installation of grab bars
- Add Notation: There are to be no two-way cleanouts, use double combo fittings or Texas two way



**SHEET NOTES**

**SOIL PIPING**

- Pipe supported on firm bed for entire length. CPC 313.5 No rocks supporting or touching pipes. CPC 314.4
- Six inches of sand bed minimum for ABS/PVC drain pipe per manufacturer
- No rocks or debris in first 12" of backfill over ABS pipe. CPC 314.4 Trenches not to undermine footings within bearing plane (45°). CPC 314.1 Sewer and water pipe minimum 12" deep. CPC 609.1
- Water and sewer OK in some trench if sewer materials are approved for such use.

**DRAINAGE**

- Materials must be listed and all pipes must have manufactures listing and labeling. CPC 301.2.1
- Minimum slope 1/8" per foot, or when preapproved, 1/8" per foot for 4" diameter or larger. CPC 708.0
- No reductions in pipe size allowed in direction of flow. CPC 315.2 No drilling or tapping of connections. CPC 310.2 Use only listed transition fittings at plastic to cast iron pipe.
- Minimum trap sizes per CPC Table 702.1

**CLEANOUTS (C.O.)**

- Size per CPC Table 707.1
- Required at upper terminal of horizontal runs on first floor or two way clean out required near building drain/building sewer. CPC 707.4
- Cleanout in horizontal drainage piping every 100' and/or every aggregate 135' change of direction. CPC 707.4
- Clean out clearances per CPC 707.9
- Under floor clean out shall not be farther than 5 ft. from access point. CPC 707.9
- Passageway to under floor cleanout minimum 30" horizontal by 18" vertical. CPC 707.9
- FIXTURES BELOW SEWER/ BACK WATER VALVES
- Fixtures to drain by gravity where practicable. CPC 709.0
- When necessary due to site conditions, install sewer ejector pump per CPC 710.
- Backwater valves required for fixtures below next upstream manhole cover. CPC 710.1
- Fixtures above manhole cover elevation not allowed to discharge through backwater valves (typical).
- Back water valves required to be accessible for service. CPC 710.6

**TRAPS**

- Trap size no larger than trap arm. CPC 1003.3
- Trap weir to vent distance minimum 2 times trap arm diameter. CPC 1002.2 Horizontal distance of trap arms per Table 1002.2
- Only 1 trap permitted on trap arm. CPC 1001.2
- Maximum 1 slip joint allowed on outlet side of trap. CPC 1003.2
- Clean out required if change of direction is more than 90°. CPC 1002.3
- Slip joints must be accessible, minimum 12 inch X 12 inch access. CPC 402.10

**VENTS**

- No flat venting (take off above horizontal center line). CPC 905.2
- Slope vents toward waste piping and must be free of sags. CPC 905.1
- No vent opening below trap weir. CPC 905.5 Horizontal vents minimum 6" above flood level rim or drainage fittings CPC 905.3
- Vents must terminate outdoors 6" above roof. CPC 906.1
- Minimum 12" horizontal from any vertical surface. CPC 906.1
- Minimum 7 ft. above roofs used as decks if within 10 ft. horizontally. CPC 906.3
- Clearance from building openings 3 ft. above or 10 ft. away. CPC 906.2
- Vent terminations minimum 3 ft. from property lines. CPC 906.2

**WATER SUPPLY**

- Minimum water service meter and water piping shall be determined in accordance with CPC 610.0
- Steel plate protection for piping if notches or holes are closer than 1 inch to face of framing. Refer to CPC 312.9
- Water hammer arrestors required near quick-acting valves. CPC 609.11
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- Test gauge scale not more than 2X test pressure. CPC 318.5

**PROJECT TITLE**

**New Detached Two-Car Garage and ADU 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 DESCRIPTION:**

**REVISIONS:**

1	
2	6/19/23 PER PLAN CHECK
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**SHEET DESCRIPTION:**

**ADU - PROPOSED MECHANICAL, ELECTRICAL AND PLUMBING PLAN**

DATE: 7/8/23 SCALE:

DRAWN BY: CHECK BY:

JOB NUMBER: NO. 2303-01

**SHEET NUMBER:**

**MEP-101.1**

# GRADING AND DRAINAGE NOTES

## 1. CALIFORNIA BUILDING CODE

ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE.

## 2. O.S.H.A. REGULATIONS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

## 3. GEOTECHNICAL (SOILS) REPORT

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED.

## 4. SPECIFICATIONS AND OBSERVATIONS

ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

## 5. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM

PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.

## 6. LOCAL NON-POINT SOURCE ORDINANCE

COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

## 7. UNDERGROUND UTILITIES AND STRUCTURES

THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.

## 8. EROSION CONTROL

EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.

## 9. UTILITY ELEVATION VERIFICATION

THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.

## 10. UTILITY CROSSINGS

THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.

## 11. GRADING REQUIREMENTS

DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.

## 12. GRADED SITE ELEVATIONS

ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

## 13. CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY

THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

## 14. TOPOGRAPHY SURVEY

THE TOPOGRAPHY SURVEY MADE BY BKF ON 01/16/2022

## 15. TREE REMOVAL AND PRESERVATION

THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.

## 16. PROJECT PLANS

THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.

## 17. FINAL LETTER OF INSPECTION

THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.

## 18. GRADE EVENLY

THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

## 19. APPROVAL OF PLANS

APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

## 20. WELL LOCATIONS

ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

## 21. EARTHWORK QUANTITIES

THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.

## 22. ELEVATION ADJUSTMENTS

ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.

## 23. TRUCK ROUTE

THE TRUCK ROUTE SHALL BE \_\_\_\_\_

## 24. CONTRACTOR RESPONSIBILITIES

THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

## 25. NEAT AND CLEAN PREMISES

DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

# ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 186 ALICE AVE, CAMPBELL, CA

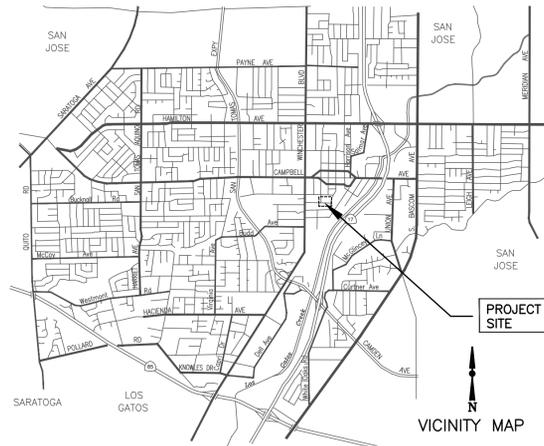
BUILDING PERMIT NO. 20 - \_\_\_\_\_

ASSESSORS PARCEL NO. 412-04-067

TRACT NO. \_\_\_\_\_ / PARCEL MAP \_\_\_\_\_



## CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS



## AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
SBC TELEPHONE	(408) 811-3900
PACIFIC GAS & ELECTRIC	(408) 973-8980
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407

## 26. ANY ABANDONED UNDERGROUND PIPES

ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

## 27. HUMAN REMAINS

IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.

## 28. MAINTENANCE PROCEDURES

THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

## 29. DUST CONTROL

ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEP (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

## 30. CONSTRUCTION MITIGATION MEASURE

HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.

## 31. CONSTRUCTION PERIMETER RETENTION WALLS

ALL PROPERTY LINE RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.

## 32. STORMWATER TREATMENT FACILITIES

ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS. CALL 408-866-2150 TO SCHEDULE INSPECTIONS 48-HOURS PRIOR.

## ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASS	OG	ORIGINAL GRADE
DIA	DIAMETER	PB	PULL BOX
DWV	DRIVEWAY	PCC	PORTLAND CEMENT CONCRETE
EC	END CURVE	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	R	RADIUS
ED	EDGE DRAIN	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT-OF-WAY
FC	FACE OF CURB	STA	STATION
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	TYP	TYPICAL

Earthwork Quantities	
FILL:	6.9 CY
CUT:	48.9 CY
IMPORT:	-
EXPORT:	42 CY

CITY OF CAMPBELL  
PLANNING DIVISION CLEARANCE

PLAN CHECK # \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON \_\_\_\_\_ IN CAMPBELL, CALIFORNIA, PROJECT NO. \_\_\_\_\_, DATED \_\_\_\_\_, PREPARED BY \_\_\_\_\_

(NAME) \_\_\_\_\_ DATE \_\_\_\_\_

G.E.# \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER  
RICHARD R. MCDONALD  
GEO0000  
EXP. 12/31/23  
STATE OF CALIFORNIA  
CIVIL

CITY OF CAMPBELL  
PUBLIC WORKS DEPARTMENT CLEARANCE

THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA CODES AND THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. WORK PERFORMED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE CODES. THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	1
TOPOGRAPHIC SURVEY AND DEMOLITION PLAN	2
GRADING AND DRAINAGE PLAN	3
COMPOSITE UTILITY PLAN	4
DETAILS	5
EROSION CONTROL PLAN	6
BLUE PRINT FOR A CLEAN BAY	7

## LEGEND

EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER	
CENTER LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
DRIVEWAY	
PCC OR AC REMOVAL	
STANDARD CITY MONUMENT	
BENCH MARK	
MANHOLE	
STORM DRAIN INLET	
WATER METER	
VALVE	
FIRE HYDRANT	
STREET LIGHT	
POWER POLE	
PULL BOX	
CABLE TELEVISION LINE	
ELECTRICAL LINE	
IRRIGATION LINE	
NATURAL GAS LINE	
OVERHEAD LINE	
SANITARY SEWER LINE	
STORM DRAIN LINE	
TELEPHONE LINE	
WATER LINE	
TRAFFIC SIGNAL CONDUIT	
LIGHTING CONDUIT	
ROADSIDE SIGN & SIGN CODE	
FENCE	
TREE/SHRUB	

## BENCHMARK

ELEVATION: 202.155 FEET  
LOCATION: CITY OF CAMPBELL (2006) BM 68, EAST SIDE OF FIRST STREET AT THE CENTER LINE OF ALICE AVENUE EXTENDED TO 2 1/4 INCH BRASS DISK AT IN THE TOP OF CURB  
DESCRIPTION: 2-1/4" BRASS DISK

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNATURE \_\_\_\_\_ P.E. SEAL \_\_\_\_\_

PRINT \_\_\_\_\_

FIRM ADDRESS \_\_\_\_\_ TELEPHONE \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER  
JASMINE G. CYPHER  
No. C 59422  
Exp. 12/31/23  
CIVIL  
STATE OF CALIFORNIA

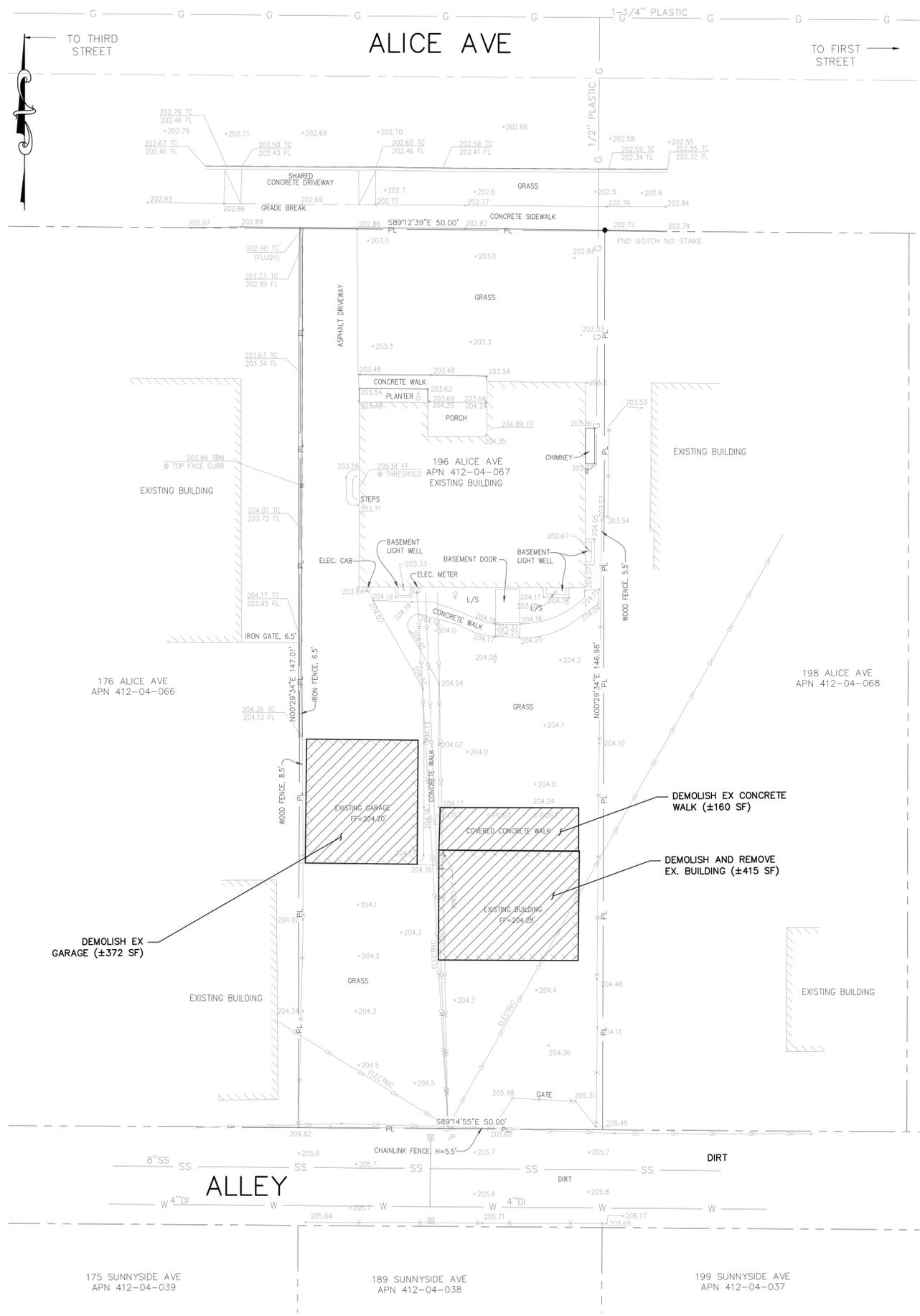
DATE: OCTOBER 18, 2023  
DRAWN BY: YINLUN X  
DESIGNED BY: JASMINE C.

westvalley Design - Build Services  
CONSTRUCTION SUITE 250  
SUN COE 1998 408-371-5510

TITLE SHEET  
ON-SITE GRADING & DRAINAGE PLANS  
186 ALICE AVE, CAMPBELL, CA  
BUILDING PERMIT NO. \_\_\_\_\_

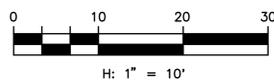
SCALE: \_\_\_\_\_

SHEET: 1



### NOTES

1. CONTRACTOR TO IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT DISCHARGE TO THE STORM DRAIN SYSTEM. SEE SHEET 6, EROSION CONTROL PLAN, AND SHEET 7, BLUE PRINT FOR A CLEAN BAY.



### TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

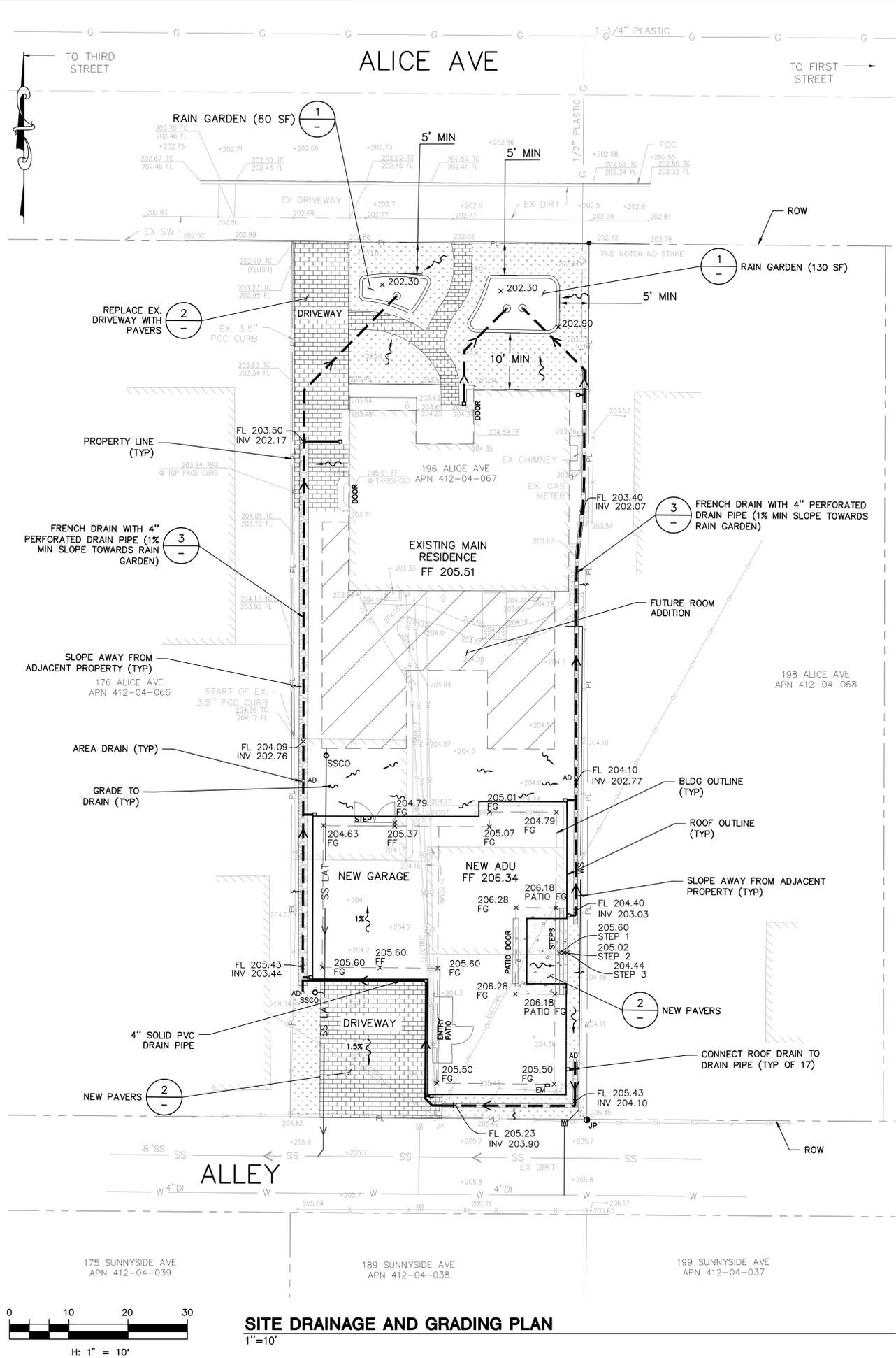
1"=10'



Know what's below.  
Call before you dig.



<b>TOPOGRAPHIC SURVEY AND DEMOLITION PLAN</b> <b>ON-SITE GRADING &amp; DRAINAGE PLANS</b> <b>186 ALICE AVE, CAMPBELL, CA</b> <b>BUILDING PERMIT NO. _____</b>	<b>Date:</b> OCTOBER 18, 2023 <b>Drawn By:</b> YINLUN X. <b>Designed By:</b> JASMINE C.	<b>Revision</b> No. _____ Date _____	<b>By</b> _____ <b>Chkd</b> _____
	<b>westvalley</b> Design - Build Services CONSTRUCTION SUITE 250 408-371-5508 SINCE 1998 408-371-5510	<b>SCALE:</b>  <b>SHEET:</b> 2	

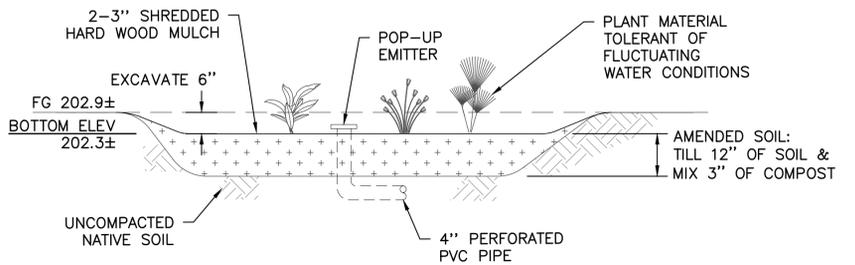


### C.3 IMPERVIOUS SURFACE CALCULATION

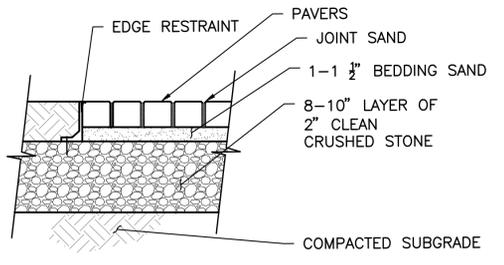
a. TOTAL SITE AREA = 0.17 ACRE	b. TOTAL SITE AREA DISTURBED = 0.14 ACRE (INCLUDING CLEARING, GRADING, OR EXCAVATING)			
	EXISTING AREA (FT <sup>2</sup> )	PROPOSED AREA (FT <sup>2</sup> )	REPLACED	NEW/FUTURE
				TOTAL POST-PROJECT AREA (FT <sup>2</sup> )
<b>IMPERVIOUS AREA</b>				
ROOF	1960	1183	2653	3836
PARKING	315	315	408	723
SIDEWALKS AND STREETS	-	-	-	-
c. TOTAL IMPERVIOUS AREA	2275	1498	3061	4559
d. TOTAL NEW AND REPLACED IMPERVIOUS AREA		4559		
<b>PERVIOUS AREA</b>				
LANDSCAPING	5067	2348	-	2348
PERVIOUS PAVING	-	-	-	-
OTHER (EG. GREEN ROOF)	-	-	-	-
e. TOTAL PERVIOUS AREA	5067	2348	-	2348
f. PERCENT REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS (REPLACED TOTAL IMPERVIOUS AREA/ EXISTING TOTAL IMPERVIOUS AREA) X 100% = 66%				

### LEGEND AND ABBREVIATIONS

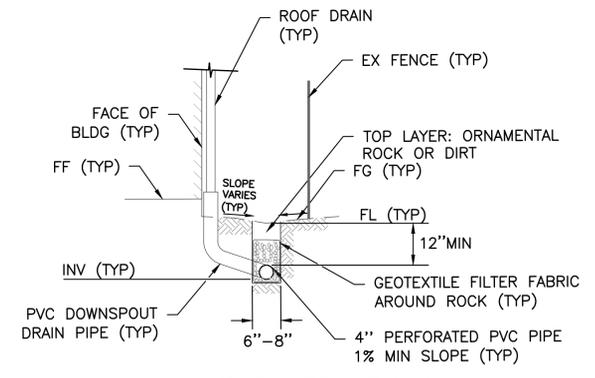
- | EXISTING | NEW |                               |
|----------|-----|-------------------------------|
|          |     | ROOF DRAIN                    |
|          |     | AREA DRAIN                    |
|          |     | NEW LANDSCAPE                 |
|          |     | PAVERS                        |
|          |     | PORTLAND CEMENT CONCRETE      |
|          |     | FUTURE ROOM ADDITION          |
|          |     | RAIN GARDEN                   |
|          |     | RUNOFF FLOW DIRECTION         |
|          |     | SOLID DRAIN PIPE              |
|          |     | PERFORATED DRAIN PIPE         |
|          |     | WATER MAIN                    |
|          |     | WATER SERVICE                 |
|          |     | SANITARY SEWER MAIN           |
|          |     | SANITARY SEWER LATERAL        |
|          |     | GAS LINE                      |
|          |     | WATER METER                   |
|          |     | ELECTRIC METER                |
|          |     | GAS METER                     |
|          |     | JOINT POLE                    |
|          |     | SANITARY SEWER CLEAN OUT      |
|          |     | ELEVATION                     |
|          |     | EXISTING GRADE                |
|          |     | FINISHED FLOOR                |
|          |     | FINISHED GRADE                |
|          |     | FLOWLINE, TOP OF FRENCH DRAIN |
|          |     | INVERT                        |
|          |     | LATERAL                       |
|          |     | RIGHT OF WAY                  |
|          |     | WATER SERVICE                 |



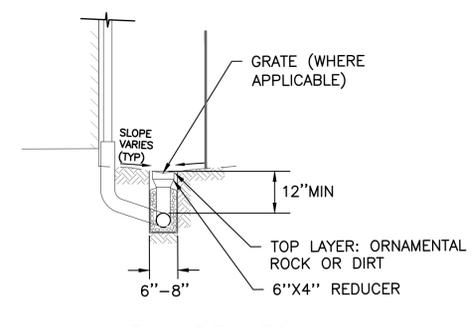
1 RAIN GARDEN SECTION  
NOT TO SCALE



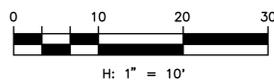
2 PERMEABLE PAVERS  
NOT TO SCALE



3 FRENCH DRAIN  
NOT TO SCALE



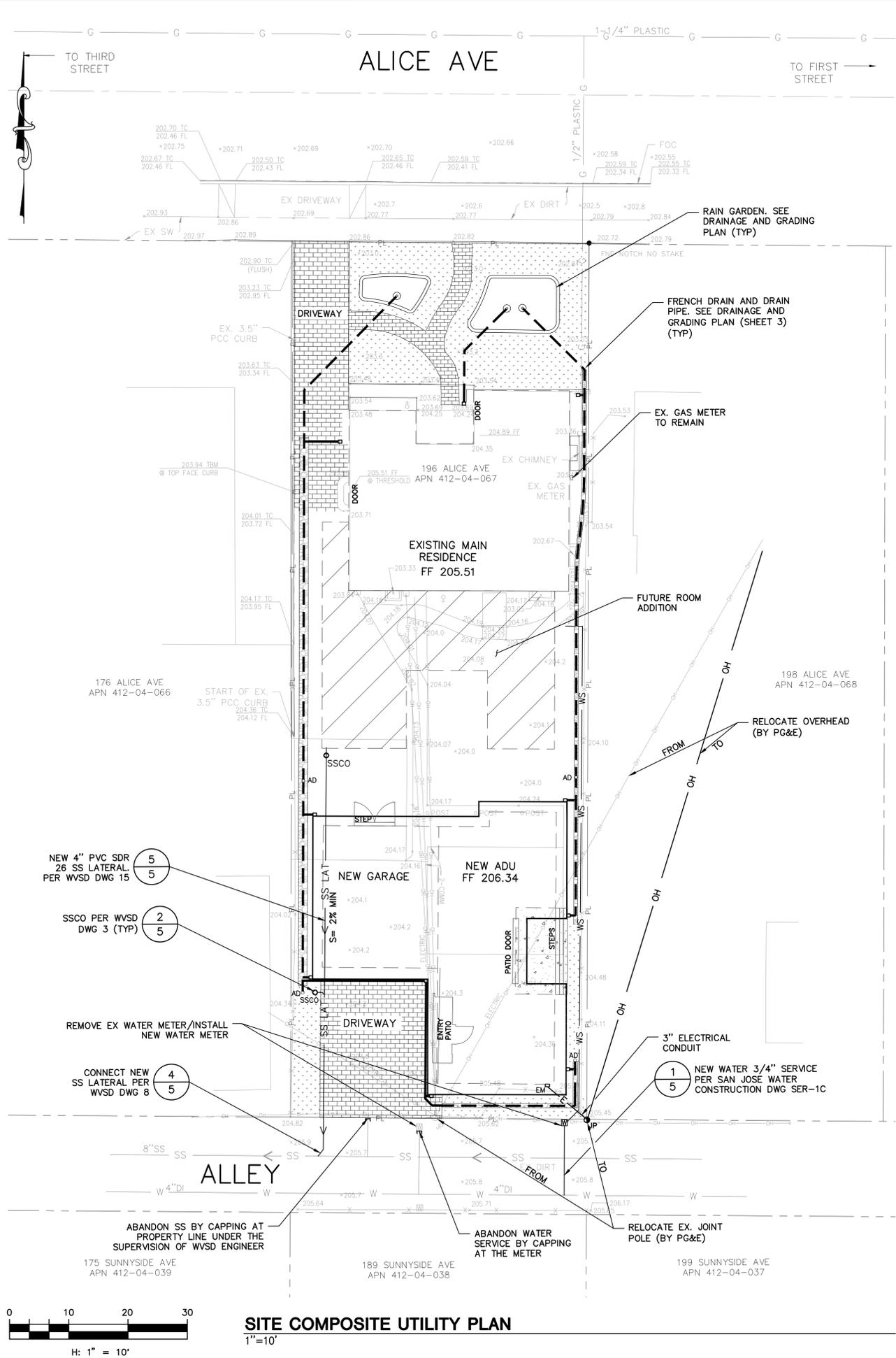
WITH AREA DRAIN



### SITE DRAINAGE AND GRADING PLAN

1"=10'

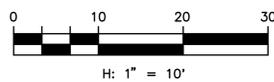
<b>Chkd</b>					
<b>Date</b>		<b>Revision</b>		<b>No.</b>	
<b>Date:</b> OCTOBER 18, 2023					
<b>Drawn By:</b> YINLUN X.					
<b>Designed By:</b> JASMINE C.					
<b>GRADING AND DRAINAGE PLAN</b> <b>ON-SITE GRADING &amp; DRAINAGE PLANS</b> <b>186 ALICE AVE, CAMPBELL, CA</b> <b>BUILDING PERMIT NO. _____</b>					
Know what's below. Call before you dig.					
<b>SCALE:</b> <b>SHEET:</b> <b>3</b>					



**LEGEND AND ABBREVIATIONS**

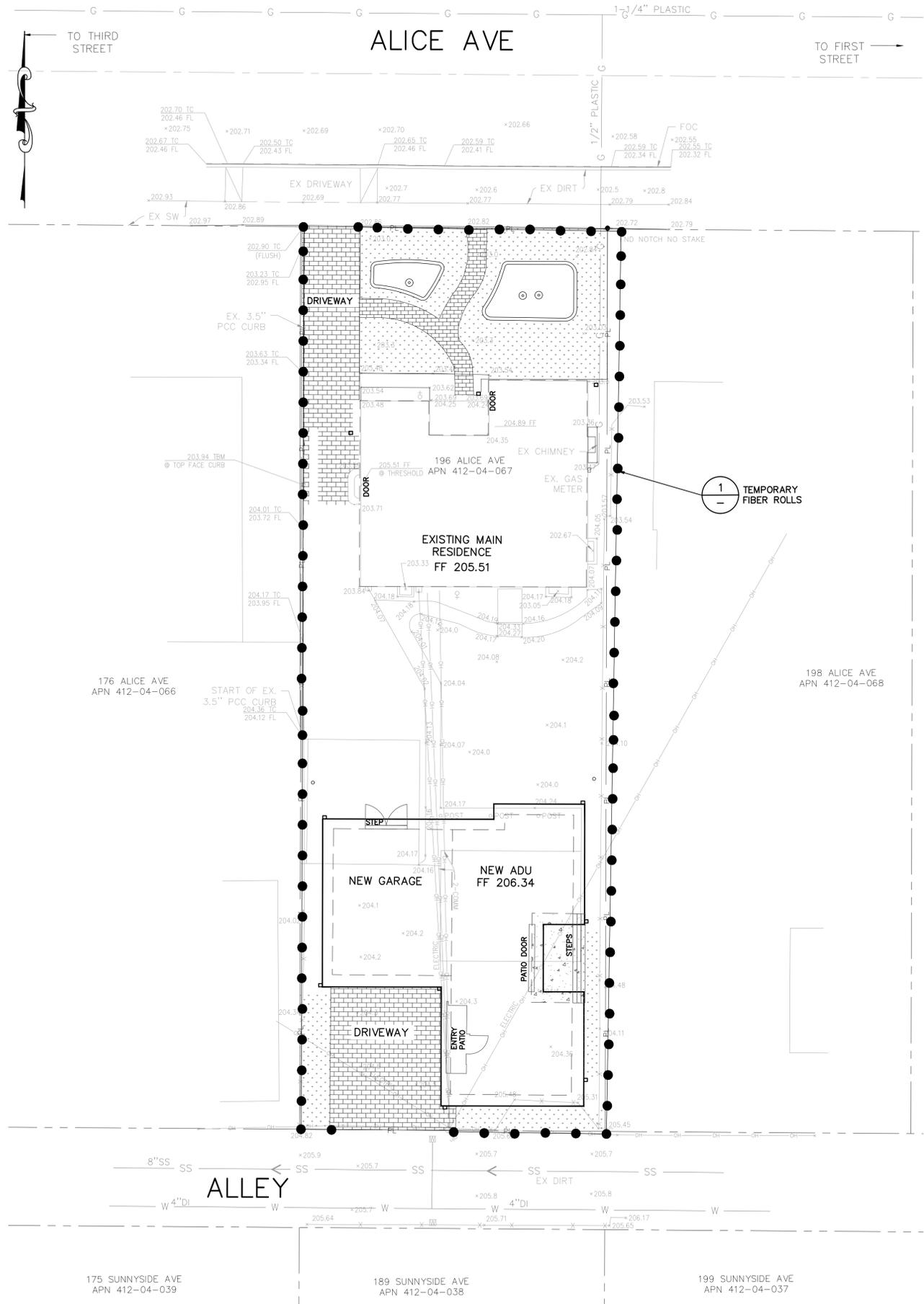
EXISTING	NEW	
—	—	SOLID DRAIN PIPE
- - -	- - -	PERFORATED DRAIN PIPE
— E —	— E —	ELECTRICAL
— OH —	— OH —	OVERHEAD
— W —	— W —	WATER MAIN
— WS —	— WS —	WATER SERVICE
— SS —	— SS —	SANITARY SEWER MAIN
— SS LAT —	— SS LAT —	SANITARY SEWER LATERAL
— G —	— G —	GAS LINE
⊞	⊞	WATER METER
EM	EM	ELECTRIC METER
□	□	GAS METER
JP	JP	JOINT POLE
○	○	SANITARY SEWER CLEAN OUT
WVSD	WVSD	WEST VALLEY SANITATION DISTRICT

Date: OCTOBER 18, 2023 Drawn By: YINLUN X. Designed By: JASMINE C.	No.	Revision	Date	Chkd
	1	1	1	1
westvalley Design - Build Services CONSTRUCTION 655 CAMPBELL TECHNOLOGY PARK SUITE 250 SAN JOSE, CA 95008 SINCE 1998 408-371-5510				
SITE COMPOSITE UTILITY PLAN ON-SITE GRADING & DRAINAGE PLANS 186 ALICE AVE, CAMPBELL, CA BUILDING PERMIT NO.				
SCALE:				
SHEET:				
4				



**SITE COMPOSITE UTILITY PLAN**  
1"=10'



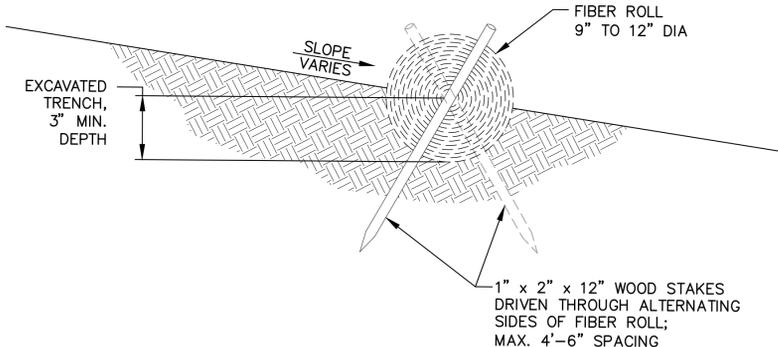


**NOTES**

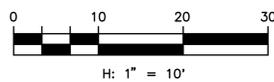
- 1. BEST MANAGEMENT PRACTICES (BMP)**  
AT A MINIMUM, THE FOLLOWING BMPs ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED.
- 2. WET WEATHER MEASURES**  
ALL WORK IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRA, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.
- 3. EXISTING VEGETATION**  
PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED WHEREVER POSSIBLE; INSTALL APPROPRIATE FENCING, PERIMETER CONTROLS PRIOR TO WORK.
- 4. EROSION AND SEDIMENT CONTROL**  
AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPs SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFFSITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.
- 5. STOCKPILE MANAGEMENT**  
ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURE AT THE END OF EACH DAY. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO DURING, AND AFTER RAIN EVENTS. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO THE STREET. USE FIBER ROLLS OR GRAVEL BAGS AROUND WITH VISQUEEN COVER AND GRAVEL BAGS ON TOP TO SECURE VISQUEEN TO MANAGE STOCKPILES.
- 6. WASTE MANAGEMENT**  
CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.
- 7. VEHICLES AND EQUIPMENT**  
RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST COVER AND/OR DRIP PANS. AT THE WORK SITE.
- 8. DRAIN/INLET PROTECTION & PERIMETER CONTROLS**  
DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED DSILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFFSITE.
- 9. SWEEPING**  
ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEEPED (NOT WASHED OR HOSED DOWN) AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.
- 10. DEWATERING**  
NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS REVIEWED/CLEARED BY CITY.
- 11. STABILIZED CONSTRUCTION ENTRANCE/EXIT**  
ENTRANCE/EXIT OF CONSTRUCTION SITE SHALL BE STABILIZED WITH GRAVEL, IF NECESSARY, TO REDUCE OR ELIMINATE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY.

**LEGEND**

● ● FIBER ROLLS



1  
—  
NTS FIBER ROLLS



**EROSION CONTROL PLAN**  
1"=10'

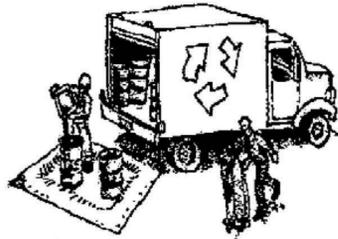


<b>westvalley</b> Design - Build Services CONSTRUCTION 655 CAMPBELL TECHNOLOGY PARK SUITE 250 SAN JOSE, CA 95008 408-371-5510	<b>Date:</b> OCTOBER 18, 2023 <b>Drawn By:</b> YINLUN X. <b>Designed By:</b> JASMINE C.	<b>Date</b> <b>By</b> <b>Chkd</b>
	<b>Revision</b> <b>No.</b>	<b>Revision</b> <b>Date</b> <b>By</b> <b>Chkd</b>
<b>EROSION CONTROL PLAN</b> <b>ON-SITE GRADING &amp; DRAINAGE PLANS</b> <b>186 ALICE AVE, CAMPBELL, CA</b> <b>BUILDING PERMIT NO. _____</b>		<b>SCALE:</b>  <b>SHEET:</b> 6

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



### Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

### Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering



### Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



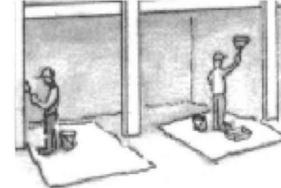
### Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

### Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

## Painting & Paint Removal



### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



**Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program**

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**



Know what's below.  
Call before you dig.



Revision	Date	By	Chkd

Date: OCTOBER 18, 2023  
 Drawn By: YINLUN X.  
 Designed By: JASMINE C.  
 westvalley Design - Build Services  
 6555 CAMBELL TECHNOLOGY PARK  
 SUITE 250 SAN JOSE, CA 95128  
 408-371-5510

BLUE PRINT FOR A CLEAN BAY PLAN  
 ON-SITE GRADING & DRAINAGE PLANS  
 186 ALICE AVE, CAMPBELL, CA  
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SCALE:  
 SHEET:  
 7

**NOT FOR CONSTRUCTION**