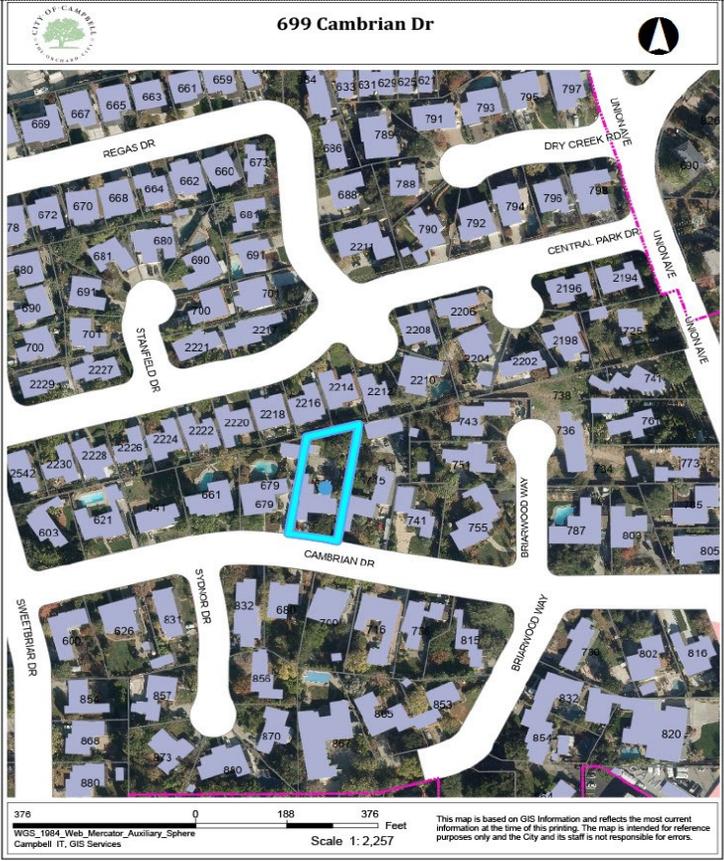


Location of Proposed Project




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

Project Image



Courtesy Notice

Dear Campbell Resident,

December 6, 2023

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

Project Address: 699 Cambrian Dr

Zoning | Area Plan: R-1-8

Neighborhood Association(s): CVNA

Council District: 1

File No: PLN-2023-191

APN: 41-237-015

Applicant: D-Cube Studio

Property Owner: Edgar Vigil

Application Type: Administrative Site and Architectural Review

Project Planner: Ishwarya, Planning Technician

Email Contact: ishwarya@campbellca.gov

Phone Contact: (408) 866-2163

Project Description:

To allow the addition of approximately 839 S.F. to an existing single-story residence.

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

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



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

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

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



GENERAL NOTES:

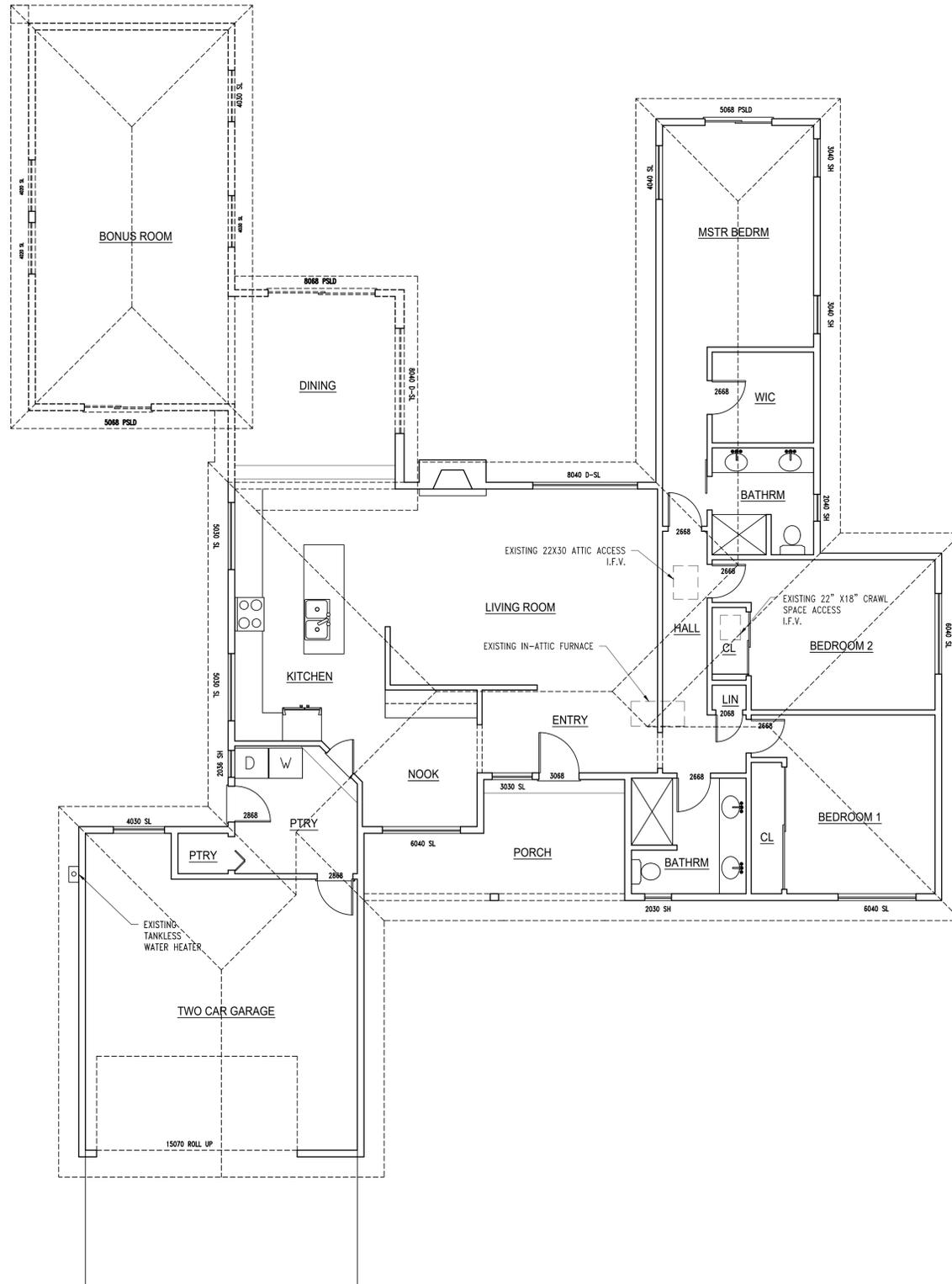
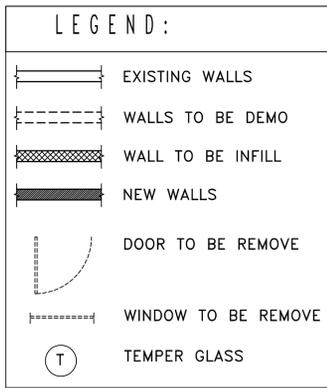
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, ARE ALL PART OF THE CONSTRUCTION DOCUMENTS, GENERAL CONTRACTOR AND ITS SUBCONTRACTORS ARE TO REVIEW AND FOLLOW CONDITIONS LISTED BELOW THAT ARE APPLICABLE TO THIS SPECIFIC PROJECT.
- IN CASE OF ANY DISCREPANCIES CONSULT THE DESIGNER BEFORE PROCEEDING.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES AND REGULATIONS. G.C. SHALL BECOME FAMILIAR WITH ALL CITY OF CAMPBELL, CA. ASPECTS OF WORKING .
- GENERAL CONTRACTOR SHALL COORDINATE ALL FACES OF THIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OWNER/CLIENT DIRECTLY, ALLOWANCES FOR THE OWNER'S WORK MUST BE MADE, COORDINATE WITH DESIGNER/OWNER/G.C.
- GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORE IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS FOR CONSTRUCTION WORKERS AND FOR THE OWNER.
- GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN RE-ROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. GENERAL CONTRACTOR SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN-HOUSE AT ALL TIMES.
- NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS, DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE DESIGNER, REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS.
- VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
- GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURES LOCATION, SHAFTS AND HVAC DUCTWORK PRIOR TO FRAMING, IT IS IMPERATIVE THAT FRAMING MEMBER LOCATIONS DO NOT CONFLICT WITH THE LOCATIONS OF RECESSED LIGHT FIXTURES. IF CONFLICT EXIST NOTIFY THE DESIGNER.
- GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURE'S INSTRUCTION. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDED DIRECTLY TO THE OWNER/CLIENT IN A MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES ARE MADE KNOWN TO THE OWNER/CLIENT.
- THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND SHALL NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED.
- FOR THE MOUNTING HEIGHTS NOT CLEARLY OUTLINE ON THE PLANS OR SCHEDULES, COORDINATE WITH THE DESIGNER.
- PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS, EVEN WHEN WORK IS TO BE DONE BY OWNER DIRECTLY. REVIEW SCOPE OF WORK AND LOCATIONS FROM INTERIOR ELEVATIONS AND COORDINATE WITH OWNER/DESIGNER
- ALL FASTENING DEVICES TO BE CONCEALED UNLESS OTHERWISE SHOWN.
- WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
- CAULK OR OTHERWISE SEAL AROUND OPENINGS TO LIMIT INFILTRATION, INCLUDED BUT NOT LIMITED TO: EXTERIOR JOINTS, AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES, AND EXTERIOR WALL PANELS.
- GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATER-TIGHT, ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER-TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY OF THESE PLANS AND SPECIFICATIONS.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE OWNER/DESIGNER. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE REVIEWED SHOP DRAWINGS AND SAMPLES.
- SHOULD A DISCREPANCY APPEAR IN SPECIFICATIONS OR DRAWINGS, OR IN WORK DONE BY OTHERS AFFECTING THIS WORK, NOTIFY THE DESIGNER/OWNER AT ONCE FOR INSTRUCTIONS AS TO PROCEDURE. IF CONTRACTOR PROCEEDS WITH WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE DESIGNER/OWNER, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT.
- SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS OR WHERE REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONTRACTOR INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION FROM THE DESIGNER AS TO WHICH METHOD OR MATERIAL WILL BE REQUIRED.
- ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETIONS, MATCH SURROUNDING SIMILAR SURFACES.
- THE DRAWINGS AND SPECIFICATION ARE THE PROPERTY AND COPYRIGHT OF 'DCS' AND ASSOCIATES/DESIGNER'S AND SHALL NOT BE USED ON ANY WORK EXCEPT BY AGREEMENT OF THE DESIGNER.
- CONSTRUCTION LIABILITY: CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM AND ALL LIABILITY, REAL OR NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- ALL VENTS THROUGH ROOF SHALL BE KEPT AT A MINIMUM HEIGHT CONSISTENT WITH APPLICABLE CODES.
- ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
- INTERIOR WALL AND CEILING FINISH SHALL CARRY A FLAME SPREAD RATING AS REQUIRED BY U.F.C. CHAPTER 8.
- ALL DIMENSION SHOWN ON THESE PLANS ARE MEASURED FROM FINISH WALLS, FLOOR, CEILING AND/OR CENTERLINES OF UTILITY ROUGH-INS UNLESS NOTED OTHERWISE. THE SUBCONTRACTOR SHALL MAKE NECESSARY ALLOWANCES FOR FINISHES DURING ROUGH-IN AS REQUIRED.
- ITEMS NOTED "EXISTING, VENDOR, FUTURE, BY OTHER, AND NIC (NOT IN CONTRACT)" SHALL BE VERIFY BY THE RESPECTIVE SUB-CONTRACTOR FOR SIZE AND REQUIREMENTS PRIOR TO ROUGH-IN AND FINAL CONNECTION. NOTIFY THE DESIGNER AND ITS CONSULTANTS IMMEDIATELY FOR ERRORS AND DISCREPANCIES.

DEMOLITION NOTES:

- | | | |
|----|---------------------|---------------------------------|
| 1 | DOORS | REMOVE AND DISCARD PER OWNER |
| 2 | WINDOWS & SKYLIGHTS | REMOVE AND DISCARD PER OWNER |
| 3 | CABINETRY | REMOVE AND DISCARD PER OWNER |
| 4 | FLOOR COVERINGS | PROTECT EXISTING WHERE POSSIBLE |
| 5 | LIGHTS FIXTURE | REMOVE AND DISCARD PER OWNER |
| 6 | APPLIANCES | REMOVE AND DISCARD PER OWNER |
| 7 | LANDSCAPE | PROTECT EXISTING WHERE POSSIBLE |
| 8 | FLATWORK | PROTECT EXISTING WHERE POSSIBLE |
| 9 | VENEER | N/A |
| 10 | ELECTRICAL METER | EXISTING TO REMAIN |
| 11 | GAS METER | EXISTING TO REMAIN |
| 12 | FURNACE | EXISTING TO REMAIN |
| 13 | WATER HEATER | EXISTING TO REMAIN |

GENERAL NOTES:

- | | |
|-----|---|
| I | PLUMBING CAP OFF EXISTING AND RELOCATE AFFECTED WATER SUPPLY, DRAIN, VENTS AND WASTE LINES AS REQUIRED |
| II | ELECTRICAL REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGE OR REMOVED DURING CONSTRUCTION |
| III | DUCTWORK REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGE OR REMOVED DURING CONSTRUCTION |
| IV | BRACING CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALL ARE REMOVED AND WHERE IMPORTANT SUPPORT IS REQUIRED |
| V | DISPOSAL ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION |
| VI | HAZARDOUS IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB MATERIALS SITE STOP WORK IMMEDIATELY AND CONTACT OWNER/D-CUBE STUDIO FOR INSTRUCTIONS |



EXISTING AND DEMOLITION FLOOR PLAN



Design and drafting development

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(408) 205-9812
jcnavarro@att.net

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HOUSE REMODEL/ADDITION FOR:
THE VIGIL RESIDENCE
699 CAMBRIAN DR.
CAMPBELL, CA 95008

REVISION	DATE
1	
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J.C. NAVARRO/DESIGNER

DATE:	11/7/2023
PROJECT No.	28-053123

EXISTING AND DEMOLITION FLOOR PLAN

REF. NORTH



A1.0

CODE NOTES:

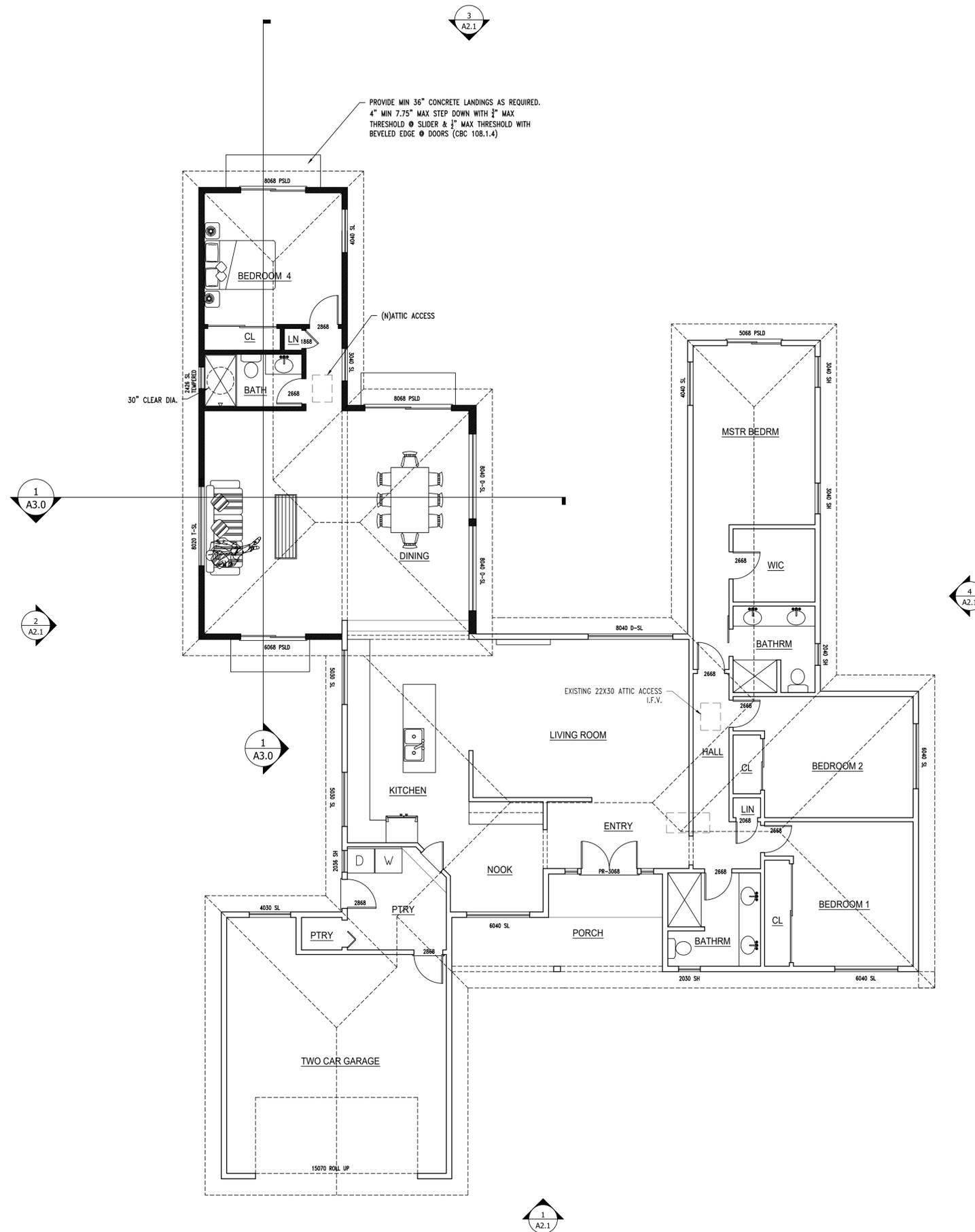
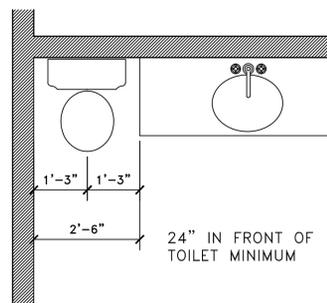
- ESCAPE WINDOWS IN BEDROOMS TO HAVE A MIN. NET CLEAR OPERABLE AREA OF 5.7 SF. MIN. HT=24", MIN. WIDTH =20" & MAX. BOTTOM OF CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR (CBC SECTION R310.11 & R612.2)
- SMOKE ALARMS SHOWN ON PLANS, TO BE INSTALLED PER SECTION CBC 907.2.11.2, CRC 314, CRC 315)
- ALL SMOKE DETECTORS TO BE INTERCONNECTED, SO THAT WHEN ONE DETECTOR SENSES SMOKE, ALL DEVICES WILL SOUND, POWER FOR THE DETECTORS SHALL BE PROVIDED FROM THE LIGHTING CIRCUIT IN THE AREAS WHICH THEY PROTECT.
- INSTALL CARBON MONOXIDE DETECTORS IN MAIN HALLWAY LEADING TO SLEEPING AREAS.
- LIGHT AND POWER: REFER TO ELECTRICAL FLOOR PLAN FOR SUGGESTED LOCATIONS OF ALL ELECTRICAL LIGHT FIXTURES AND COORDINATE WITH OWNER PRIOR TO PROCEED TO THE INSTALLATION.
- HOUSE GROUNDING TO COMPLY WITH CITY'S REQUIREMENTS (I.E., GROUNDING PER CEC 250.52 (A) (1) AND 250.53 (1))
- CONTRACTOR TO PROVIDE FOUNDATION ACCESS WITHIN 20' OF PLUMBING CLEANOUTS.
- INSTALL SMOOTH, HARD, NON-ABSORBENT SURFACE (I.E., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE UNDERLAYMENT (WATER RESISTANT GYP. BOARD) IN SHOWER STALL TO A HT. OF 72" ABOVE THE DRAIN INLET CBC SEC. 1210 AND CRC R307.2
- TUB SHOWER ENCLOSURE TO HAVE TEMPERED, SAFETY GLASS.
- INSTALL INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE AT SHOWERS AND TUB-SHOWERS AS PER CPC SEC 408.3 & 409.4
- PLUMBING FIXTURES TO BE INSTALL AS PER CPC CHAPTER 4
- ENVIRONMENTAL AIR DUCTS TO BE TERMINATED 3' AWAY FROM ANY OPENINGS ONTO THE BUILDING (DRYER, BATH & UTILITY FANS, ETC. MUST BE AWAY FROM DOORS, WINDOWS, ATTIC VENTS, ETC)
- FURNACE DUCTS PENETRATING ONE HOUR WALLS TO BE STEEL DUCTS HAVING A THICKNESS OF NOT LESS THAN 0.19" (26 GAGE, GALVANIZED SHEET METAL) AND SHOULD NOT HAVE OPENINGS TO THE GARAGE. G.C. SHOULD VERIFY WITH THE CITY OF SAN JOSE IF FIRE DAMPER IS REQUIRED.
- HOSE BIB ARE EXISTING AND SHOULD BE I.F.V. BY G.C. CONTRACTOR TO VERIFY THEY ARE EQUIPPED WITH BACKFLOW PREVENTER AS PER CPC SECTION 603 NOTIFY OWNER IF THEY REQUIRED UPGRADE.
- G.C. TO MAKE SURE INSTALLED FURNACE HAS ADEQUATE COMBUSTION AIR REQUIREMENTS PER CMC 701.7.
- INSTALL SPARK ARRESTOR IF REQUIRED AT CHIMNEY, ALL ITS ACCESSORIES TO BE IN ACCORDANCE WITH MANUFACTURES SPEC'S. CBC 2113a.9.1
- G.C. TO VERIFY INSTALLATION OF METAL STRAPS ON WATER HEATER AS PER CPC 507.2 AND THAT THAT IT HAS A SEPARATE ELECTRICAL CIRCUIT.
- INSTALLATION FOR ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE OF INSPECTION AS PER CMC SEC. 303.1

WINDOW REPLACEMENT GENERAL NOTES

- WINDOWS REPLACED IN BEDROOMS SHALL MEET THE EGRESS REQUIREMENTS OF A MIN. 20" CLEAR WIDTH, MIN. 24" CLEAR HEIGHT WHEN OPEN, MIN. 5.7 SF OF OPENABLE AREA (5.0 SF FOR GRADE LEVEL ROOMS), AND MAX. HEIGHT OF 44" FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. (CBC 1029 AND CRC R310.1)
- TEMPERED GLAZING SHALL BE INSTALL IN THE FOLLOWING LOCATIONS (2022 CBC 2406.4/CRC R308.4)
 - WITHIN A 2' ARC OF THE EDGE OF A DOOR AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS < 60" ABOVE THE WALKING SURFACE.
 - a. GLAZING IN WALL ENCLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - b. GLAZING IN A WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS < 60" ABOVE THE STANDING SURFACE AND DRAIN INLET.
 - c. ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE > 9 SF
 - EXPOSED BOTTOM EDGE < 18" ABOVE THE FINISH FLOOR
 - EXPOSED TOP EDGE IS > 36" ABOVE THE FINISH FLOOR
 - WITHIN 36" HORIZONTALLY OF A WALKING SURFACE.
- SMOKE ALARMS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.
- ALL WINDOWS AND SKYLIGHTS SHALL HAVE A MAX. 0.23 U FACTO AND A MAX 0.3 SOLAR HEAT GAIN COEFFICIENT.

MINIMUM W/C CLEARANCE

1/2" 2



Design and drafting development

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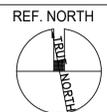
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J.C. NAVARRO/DESIGNER

DATE: 11/7/2023
PROJECT No. 28-053123

PROPOSED FLOOR PLAN



A1.1

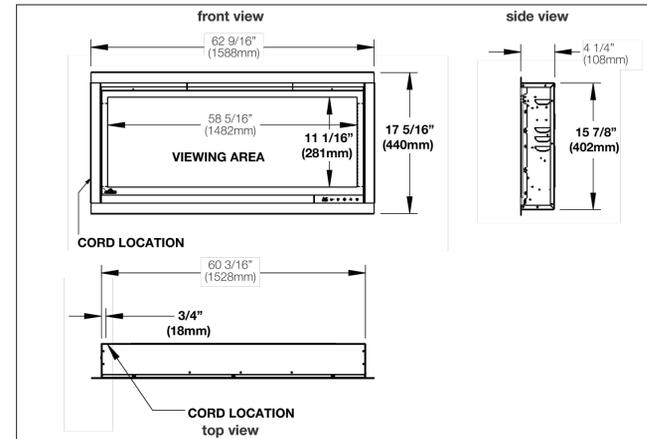
ALLURAVISION™ SLIM 60" ELECTRIC FIREPLACE



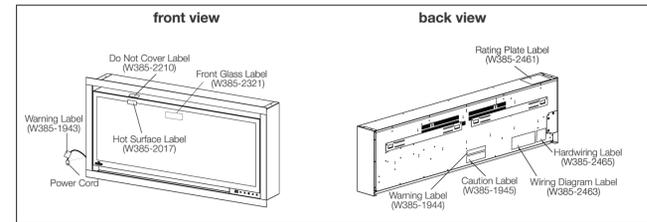
Specifications

Model	BTU	Width		Height		Depth		Viewing Area (H x W)
		Actual	Framing	Actual	Framing	Actual	Framing	
NEFL60CHS-1	5000	62 9/16"	60 11/16"	17 5/16"	16 1/8"	4 1/4"	4 1/2"	11 1/16 x 58 5/16

Dimensions



Label Location



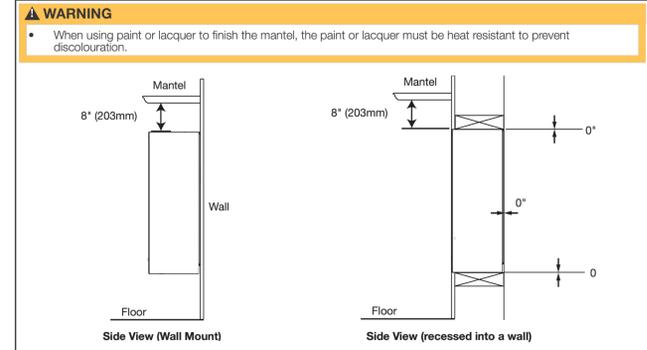
Wolf Steel Ltd., 24 Napoleon Rd., Barrie, ON L4M 0G8 Canada • 1(866)820-8686 • www.napoleon.com

ALLURAVISION™ SLIM 60" ELECTRIC FIREPLACE

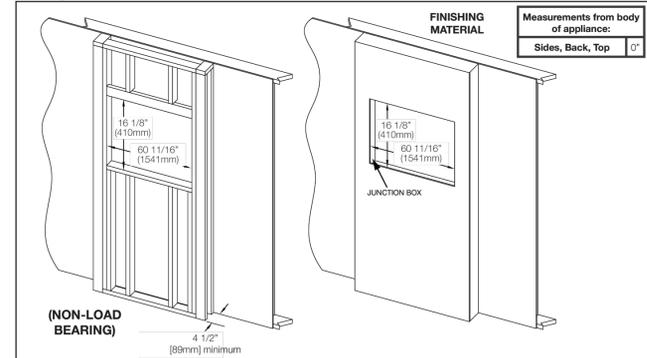


Clearances

Minimum Mantel Clearances

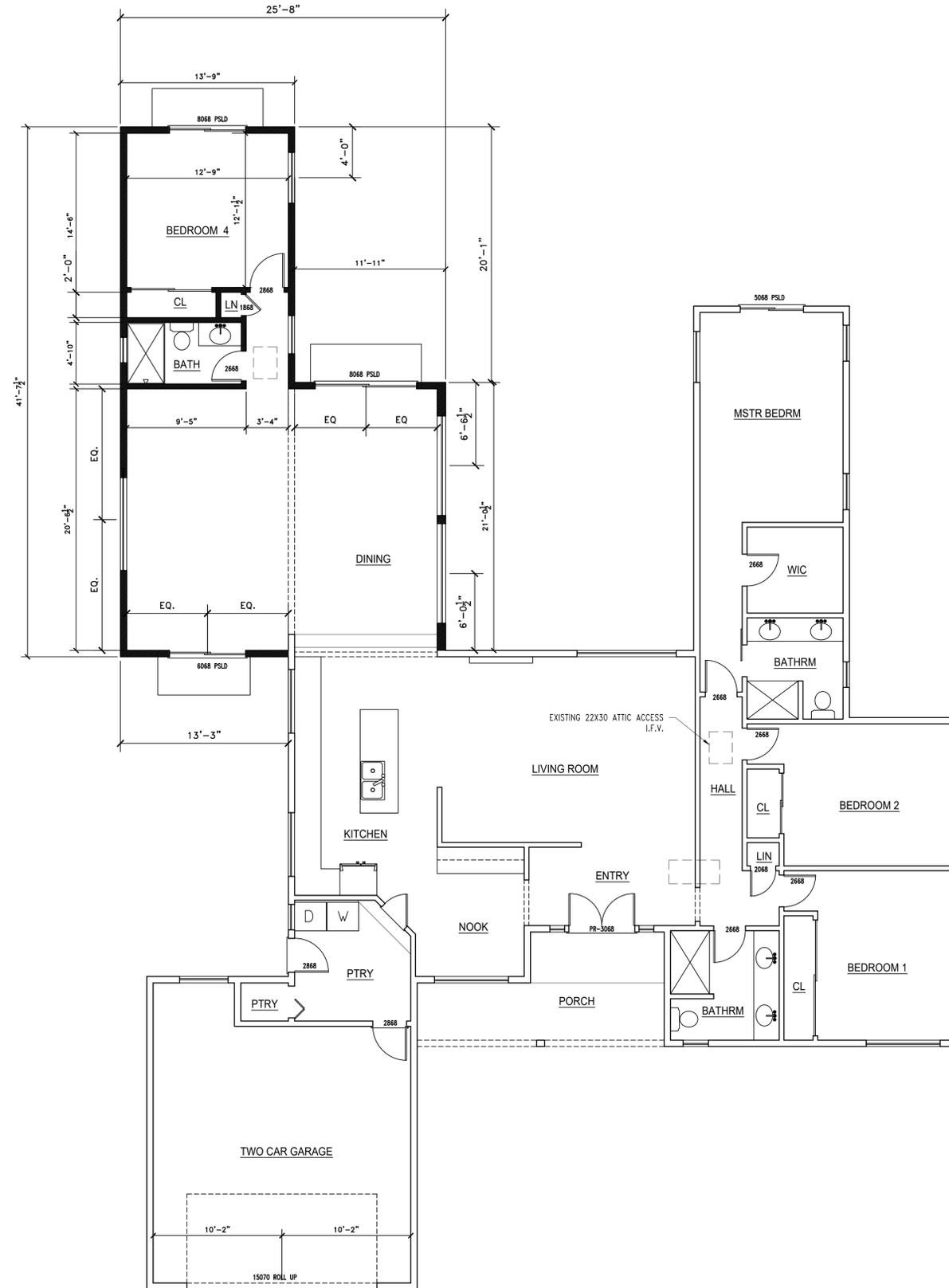


Framing



Product information provided is not complete and is subject to change without notice. Please consult the installation manual for the most up to date installation information.

Wolf Steel Ltd., 24 Napoleon Rd., Barrie, ON L4M 0G8 Canada • 1(866)820-8686 • www.napoleon.com



Design and drafting development

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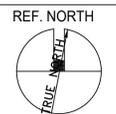
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J.C. NAVARRO/DESIGNER

DATE: 11/7/2023
PROJECT No. 28-053123

DIMENSIONED FLOOR PLAN



A1.2

KEY TO SYMBOLS

	120 VOLT WALL DUPLEX RECEPTACLE
	GFCI PROTECTED DUPLEX RECEPTACLE
	WEATHER PROTECTED GFCI PROTECTED RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE
	DEDICATED APPLIANCE CIRCUIT
	1/2 SWITCHED DUPLEX RECEPTACLE
	240 RECEPTACLE
	SINGLE POLE SWITCH
	SINGLE POLE SWITCH WITH OCCUPANCY SENSOR
	SINGLE POLE WALL SWITCHED WITH DIMMER
	WALL SWITCHED MULTIPLE LOCATION
	WALL SWITCHED MULTIPLE LOCATION WITH DIMMER
	WALLS SWITCH WITH LIGHT IN SWITCH
	CEILING SURFACE MOUNTED LIGHT FIXTURE
	WALL SURFACE MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT COMBINATION
	AC/POWER SMOKE DETECTOR
	AC/POWER CARBON MONOXIDE SMOKE DETECTOR
	TELEVISION WALL BOX
	PHONE WALL BOX
	PENDANT LIGHT DECOR
	FURNACE REGISTER
	HOSE BIB

- IF AN **E** IS ASSIGNED PROVIDE EFFICACY LUMINARY
- IF AN **MP** IS ASSIGNED PROVIDE A LUMINAIRE WITH MOTION SENSOR AND INTEGRAL PHOTO CONTROL
- IF AN **L** IS ASSIGNED PROVIDE LED LIGHT
- RECESSED COMPACT FLUORESCENT LIGHT TO BE 18 WATT U.N.O.

HVAC NOTES :

- ALL WORK SHALL CONFORM WITH THE 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ENERGY CODE, ASHRAE STANDARD AND THE ARCHITECTURAL SHEET METAL MANUAL (SMACANA)
- THE CONTRACTOR SHALL FURNISH TO THE BUILDING DEPARTMENT, DATA, CALCULATIONS, DRAWINGS AND INFORMATION REQUIRED RELATING TO THE HVAC PORTION OF THE BUILDING PERMIT.
- THE CONTRACTOR SHALL FURNISH TO THE OWNER BROCHURES AND OTHER INFORMATION RELATING TO THE SYSTEM EQUIPMENT SIZE AND TYPE FOR APPROVAL.

NOTE :

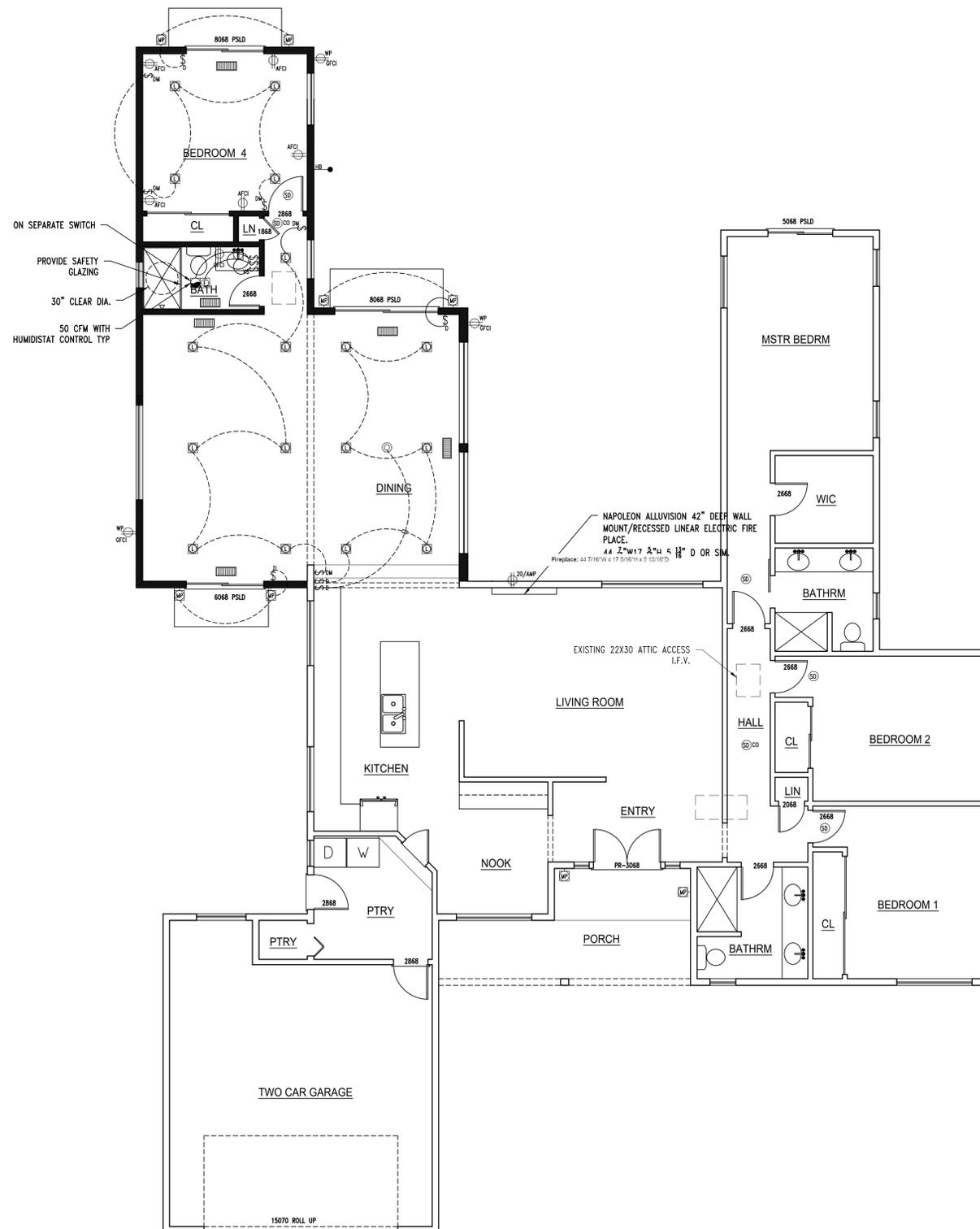
- ALL NEW RECEPTACLES TO BE TAMPERED RESISTANT
- ALL ELECTRICAL CONDUCTOR MATERIAL SHALL BE COPPER. ALL OTHER MATERIAL REQUEST SHALL BE APPROVED BY THE ADMINISTRATIVE AUTHORITY.
- ALL SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD-WIRE AND INTERCONNECTED. THIS INCLUDES EXISTING SLEEPING ROOMS WHERE BUILDING WIRING CAN BE INSTALL W/O REMOVED OF INTERIOR FINISHES.

SANITATION :

- SHOWER WALLS AND FLOORS SHALL HAVE A SMOOTH, HARD NON ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS USE IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE

MANDATORY ENERGY FEATURES AND DEVICES:

- KITCHEN LIGHTING-CALIFORNIA ENERGY CODE 150.0(K)3
 - MIN. 50% OF THE TOTAL RATED WATTAGE SHALL BE HIGH EFFICACY.
 - BATHROOM LIGHTING-CALIFORNIA ENERGY CODE 150.0(K)5
 - MIN. 1 HIGH EFFICACY LUMINARIES IN EACH BATHROOM; AND
 - ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.
 - MANUAL ON/AUTO OFF VACANCY SENSOR FOR LOW EFFICACY FIXTURES. CALIFORNIA ENERGY CODE 100.1
 - SEPARATE SWITCHES FOR HIGH AND LOW EFFICACY FIXTURES. CALIFORNIA ENERGY CODE 150.0(K)2
 - EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. CALIFORNIA ENERGY CODE 150.0(K)2
 - GARAGES, LAUNDRY & UTILITY ROOMS LIGHTING-CALIFORNIA ENERGY CODE 150.0(K)6
 - HIGH EFFICACY LUMINARIES AND CONTROLLED BY VACANCY SENSORS.
 - ALL OTHER LIGHTING-CALIFORNIA ENERGY CODE 150.0(K)7
 - HIGH EFFICACY OR CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.
- ALL WORK SHALL CONFORM WITH THE 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ENERGY CODE, ASHRAE STANDARD AND THE ARCHITECTURAL SHEET METAL MANUAL (SMACANA)
 - THE CONTRACTOR SHALL FURNISH TO THE BUILDING DEPARTMENT, DATA, CALCULATIONS, DRAWINGS AND INFORMATION REQUIRED RELATING TO THE HVAC PORTION OF THE BUILDING PERMIT.
 - THE CONTRACTOR SHALL FURNISH TO THE OWNER BROCHURES AND OTHER INFORMATION RELATING TO THE SYSTEM EQUIPMENT SIZE AND TYPE FOR APPROVAL.
 - EXHAUST AIR VENT FOR THE CLOTHES DRYER IN LAUNDRY ROOM SHALL TERMINATE OUTSIDE THE BUILDING A MINIMUM 3 FEET FROM THE OPENING AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER. EXHAUST AIR DUCTING TO BE RIGID WITH SMOOTH INTERIOR SURFACES A MAXIMUM 14 FEET IN LENGTH PER CMC 504.3



Design and drafting development

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HOUSE REMODEL/ADDITION FOR:
THE VIGIL RESIDENCE
 699 CAMBRIAN DR.
 CAMPBELL, CA 95008

REVISION	DATE
1	
2	
3	



J.C. NAVARRO/DESIGNER

DATE: 11/7/2023
 PROJECT No. 28-053123

ELECTRICAL FLOOR PLAN

REF. NORTH



A1.3

30 YEARS ASPHALT SHINGLES		
ATTIC VENTILATION CALCULATIONS		
ROOF	839 SQFT (VENTED ROOF AREA) /150 = 5.59 X 144 = 804.96 SQIN OF VENT OPENING TO BE PROVIDED	
TYPE		OPENING
A	(EYEBROW) ROOF MOUNTED VENT (80 SQIN EACH) UPPER VENTS	5
B	(EYEBROW) ROOF MOUNTED VENT (80 SQIN EACH) LOWER VENTS	5
C	AT LEAST (2) OF OPEN FREEZE BLOCK (0.5 SQFT EACH)	0.0 SQFT
		TOTAL 10 VENTS

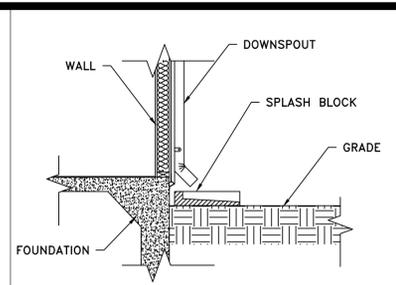
NOTES: 1- 50% OF THE REQUIRED VENT AREA SHALL BE PROVIDED 3 FEET ABOVE THE EAVE PER THE 2022 CRC. 2- THE OPENING FREEZE BLOCK SHALL NOT BE WITHIN THE SHEAR WALL AN DALL OPENING TO HAVE A 1/4" MESH

DOWNSPUT AND GUTTER NOTE:

DOWNSPOUTS SHOULD BE FASTENED TO THE WALL BY LEADERSTRAP OR HOOKS. ONE STRAP SHOULD BE INSTALLED AT THE TOP, ONE AT THE BOTTOM AND ONE AT EACH INTERMEDIATE JOINT. AN ELBOW IS USED AT THE BOOTOM TO SUIDE THE WATER TO A SPLASH BLOCK WHICH CARRIES THE WATER AWAY FROM THE FOUNDATION. THE MINIMUM LENGTH OF A SPLASH BLOCK SHOULD BE 3 FEET

THE RAINWATER DOWNSPOUT SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPE AREA

DOWNSPOUTS MAY BE CONNETED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPE AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING. "THRU-CURB" DRAINS ARE NOT ALLOW



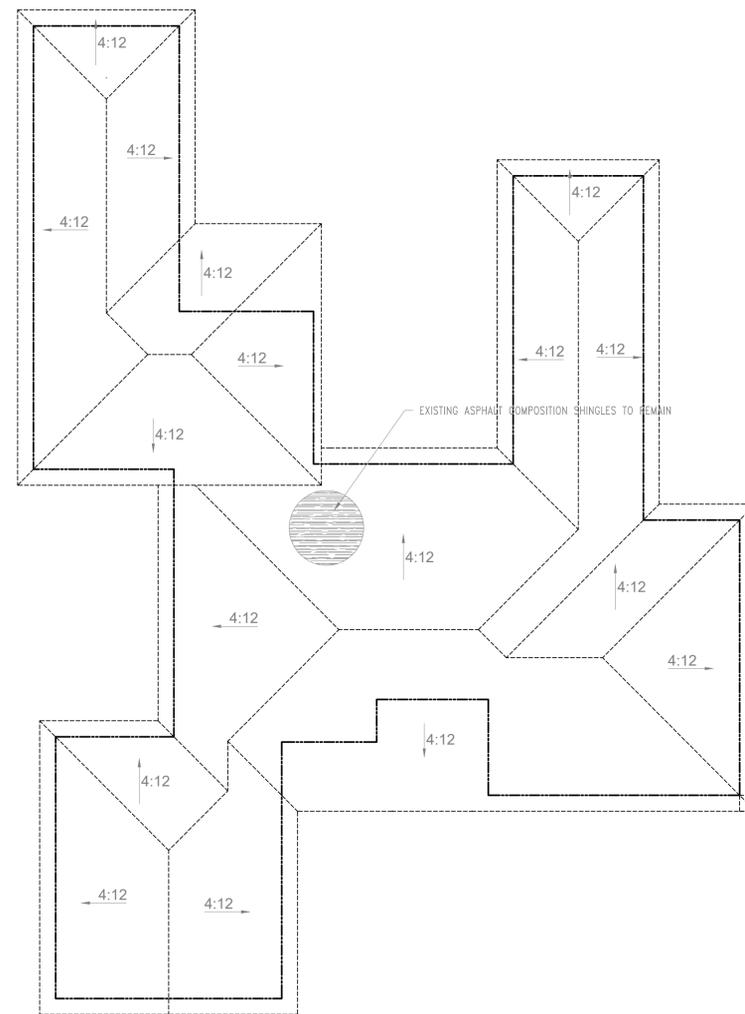
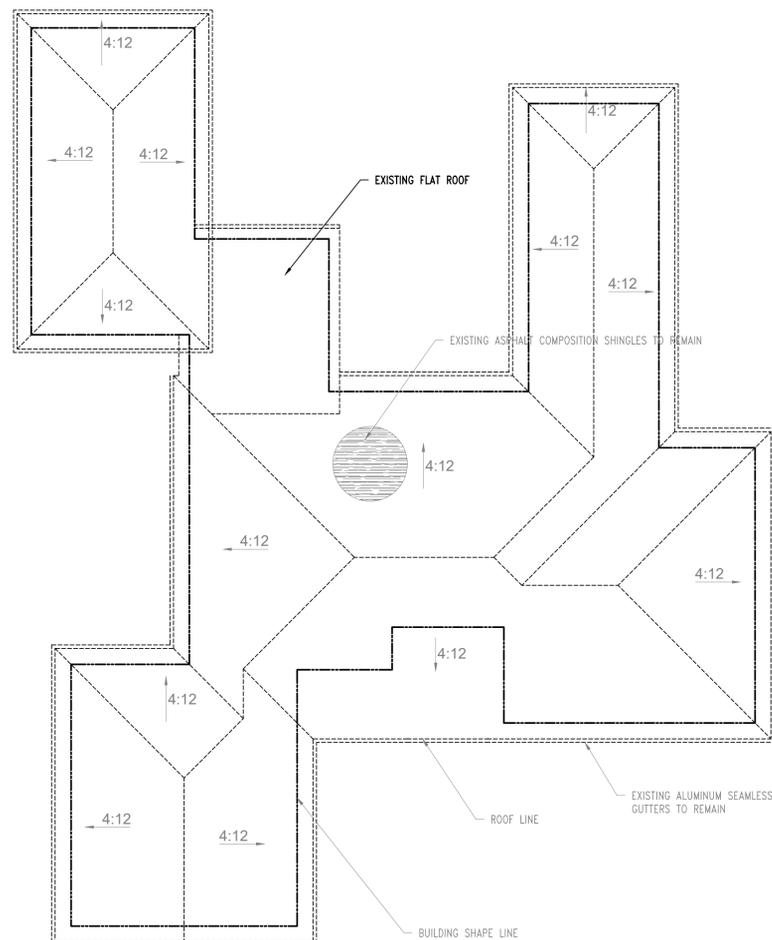
SPLASH BLOCK	1/2"	2
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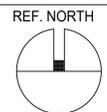
REVISION	DATE
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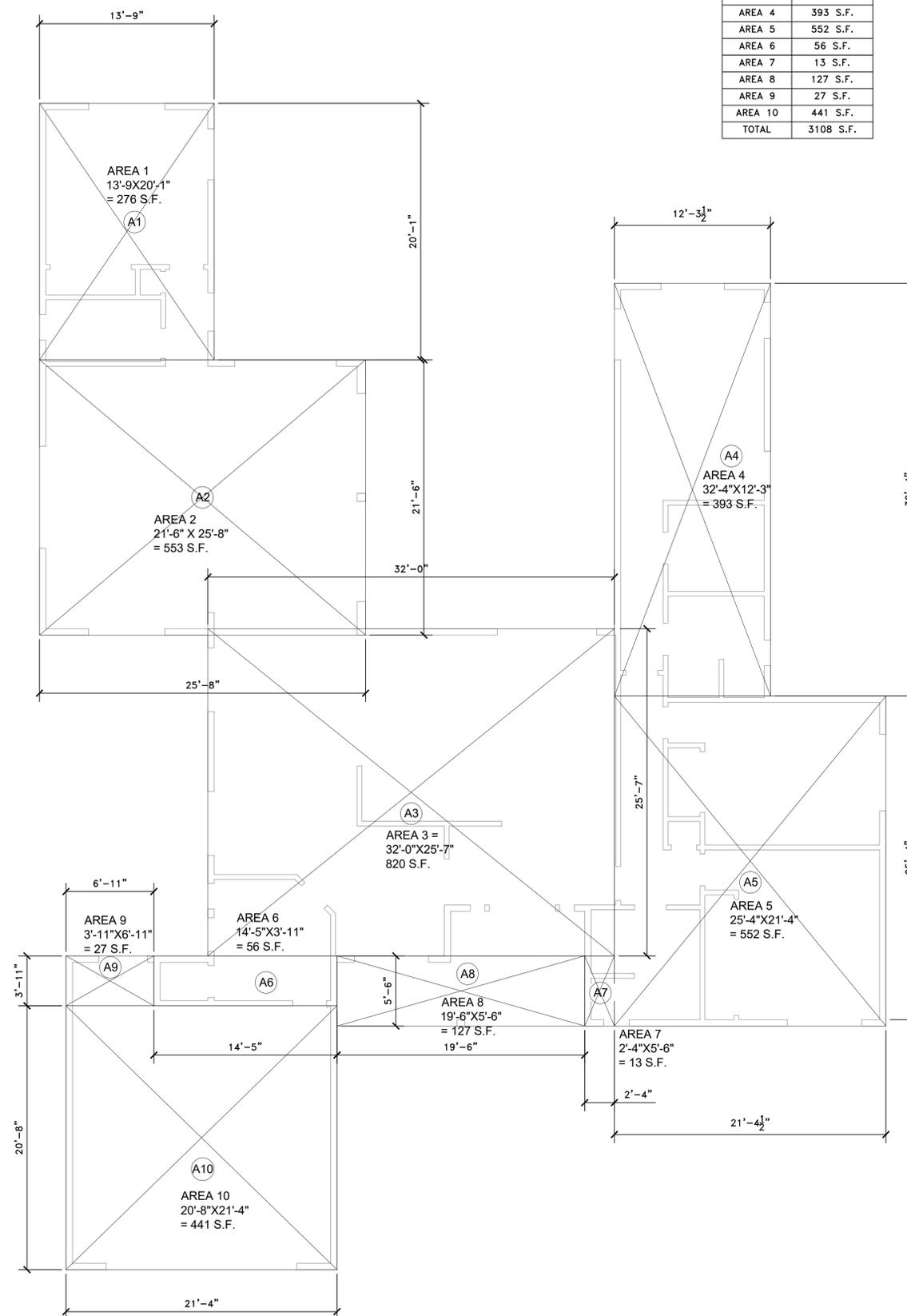
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EXISTING AND PROPOSED ROOF PLAN



A1.4

AREA CALCULATION	
AREA 1	126 S.F.
AREA 2	553 S.F.
AREA 3	820 S.F.
AREA 4	393 S.F.
AREA 5	552 S.F.
AREA 6	56 S.F.
AREA 7	13 S.F.
AREA 8	127 S.F.
AREA 9	27 S.F.
AREA 10	441 S.F.
TOTAL	3108 S.F.



HOUSE REMODEL/ADDITION FOR:
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J.C. NAVARRO/DESIGNER

DATE:	11/7/2023
PROJECT No.	28-053123

**AREA CALCULATIONS
 DIAGRAM**

REF. NORTH



A1.5



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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



EXISTING FRONT ELEVATION

HOUSE REMODEL/ADDITION FOR:
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CAMPBELL, CA 95008

J.C. NAVARRO / DESIGNER

DATE: 7/21/2023

PROJECT No. 28-053123

EXISTING ELEVATIONS

REF. NORTH



A2.0

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D-Cube Studio

1/4"

1



RIGHT ELEVATION

1/4"

4



REAR ELEVATION

1/4"

3



LEFT ELEVATION

1/4"

2



PROPOSED FRONT ELEVATION

1/4"

1

HOUSE REMODEL/ADDITION FOR:
THE VIGIL RESIDENCE
699 CAMBRIAN DR
CAMPBELL, CA 95008

J.C. NAVARRO / DESIGNER

DATE: 8/11/23

PROJECT No. 28-053123

PROPOSED ELEVATIONS

REF. NORTH



A2.1