



CITY OF CAMPBELL
Community Development Department

July 2, 2014

NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site & Architectural Review Permit for the following project proposal:

File No.: PLN2014-112
Applicant: Joseph Xu
Project Address: 1484 Westmont Ave.
Property Owner: Jonathan Sun & Jennie Lee
Zoning District: R-1-9 – Single Family Residential
General Plan: Low Density Residential <4.5 du/ac
Project Description: Proposed addition of approximately 1,200 square feet to an existing single-family residence.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on July 3, 2014, and ends on July 14, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on July 14, 2014. The Director will then consider all comments submitted within this time period prior to a decision.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell City Clerk's Office, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied by the required \$200 appeal filing fee. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM - 5:00 PM) or on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions.' Questions or comments regarding this application may be addressed to Mariya Hodge, Project Planner in the Community Development Department at (408) 866-2144 or by email at MariyaH@cityofcampbell.com.

Project Location Map

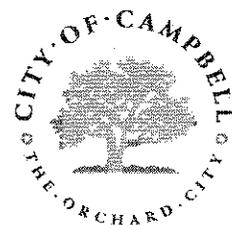
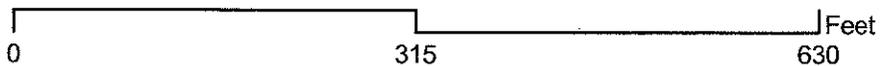


Project Location: 1484 Westmont Ave.

Application Type: Admin. Site and Arch. Review Permit

Planning File No.: PLN2014-112

Description: Addition of approx. 1,200 sq. ft. to an existing single-family residence.



Community Development Department
Planning Division

PROJECT INFORMATION

ADDRESS: 1484 WESTMONT AVENUE
CAMPBELL, CA 95008
TELEPHONE: (916) 378-9261
OWNER: JONATHAN SUN
OCCUPANCY GROUP (S): R-3/U-1
TYPE OF CONSTRUCTION: V-B, NO SPRINKLER

CODE:

CALIFORNIA FIRE CODE 2013 EDITION
CALIFORNIA BUILDING CODE 2013 EDITION
CALIFORNIA ELECTRICAL CODE 2013 EDITION
CALIFORNIA MECHANICAL CODE 2013 EDITION
CALIFORNIA PLUMBING CODE 2013 EDITION
CALIFORNIA GREEN BUILDING CODE 2013 EDITION
CALIFORNIA RESIDENTIAL CODE 2013 EDITION
BUILDING ENERGY EFFICIENCY STANDARD 2008 EDITION.

PROJECT DATA

LOT SIZE = 11,340 SQ. FT.
EXISTING FLOOR AREA = 2,025 SQ. FT.
EXISTING GARAGE AREA = 266 SQ. FT.
EXISTING CARPORT AREA = 266 SQ. FT.
EXISTING WORK SHOP = 468 SQ. FT.
EXISTING PORCH AREA = 41 SQ. FT.
EXISTING FLR. AREA TO REMOVE = 410 SQ. FT.
EXISTING PATIO TO REMOVE = 615 SQ. FT.
PROPOSED PORCH AREA = 40 SQ. FT.
PROPOSED ADDITION AREA = 1,199.5 SQ. FT.
TOTAL FLOOR AREA = 2,184.5 SQ. FT.
TOTAL BUILDING AREA = 3,841.5 SQ. FT.
BUILDING AREA COVERAGE: 33.9%

RESIDENTIAL ADDITION & REMODEL

1484 WESTMONT AVENUE

CAMPBELL, CA 95008

AGREEMENT BETWEEN OWNER AND DESIGNER/ENGINEER

- BY USE OF THESE PLANS THE OWNER AND GENERAL OR SUB CONTRACTOR HAVE AGREED TO INDEMNIFY THE DESIGNER/ENGINEER OF ALL LEGAL COST ASSOCIATED WITH ANY OWNER AND CONTRACTOR DISPUTES AND HOLD DESIGNER/ENGINEER HARMLESS.
- THE MAXIMUM DESIGNER/ENGINEER'S LIABILITY IS LIMITED TO THE FEES RECEIVED FOR SERVICE RENDERED.

LEGEND FOR DRAWINGS:

- NEW WORK.
- HIDDEN NEW WORK.
- VISIBLE EXISTING WORK TO REMAIN.
- HIDDEN EXISTING WORK TO REMAIN.
- EXISTING WORK TO BE REMOVED.

OWNER:
JONATHAN SUN
1484 WESTMONT AVENUE
CAMPBELL, CA 95008
P. 510.378.9267

DESIGNER/ENGINEER:
XU ENGINEERING
JOSEPH XU
338 BARTON DRIVE
FREMONT, CALIFORNIA 94538
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xuengineering@yahoo.com



Project Title:
ADDITION & REMODEL
1484 WESTMONT AVENUE
CAMPBELL, CA 95008

Sheet Title:
COVER SHEET

Revision No.:	Date:
DESIGN REVIEW 1	06/06/2014
Date:	04/14/2014
Drawn by:	JX
Checked by:	JX
Sheet No.:	A1
Project No.:	1484

SCOPE OF WORK:

- 1,199.5 SQUARE FEET SIDE ADDITION.
- RAISE EXISTING LIVING ROOM TO A 10' CEILING.
- REBUILD EXISTING FRONT PORCH
- BATHROOM AND KITCHEN REMODEL.
- REPAINT (E) GARAGE & WORKSHOP TO MATCH THE HOUSE

SHEET INDEX

- A1 COVER SHEET
- A2 PROPOSED FLOOR PLANS
- A3 PROPOSED ELEVATIONS
- A4 EXISTING FLOOR PLANS

NOTES

GENERAL:

- ALL WORK SHALL BE CONFORM TO THE 2013 EDITION CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA MECHANICAL CODE (CMC), 2013 CALIFORNIA PLUMBING CODE (CPC), 2013 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 ENERGY EFFICIENCY STANDARDS 2013 EDITION, AND APPLICABLE LOCAL ORDINANCES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL THE DIMENSIONS AND EXISTING CONDITIONS THEREON BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ENGINEER PRIOR TO PROCEEDING WITH AFFECTED WORK.

DESIGN BUILD NOTES:

- ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK TO BE DESIGN-BUILD PER ALL APPLICABLE CODES AND ORDINANCES. DESIGN-BUILD CONTRACTORS ARE RESPONSIBLE FOR THE DESIGN, FEES, PERMITS, ETC. FOR THIS WORK. THE CONTRACTORS SHALL PREPARE DESIGN DRAWINGS AND OBTAIN AND PAY FOR REQUIRED PERMITS FOR DESIGN-BUILD WORK.
- PROVIDE A COMPLETE WORKING SYSTEM. THE CONTRACTORS SHALL VERIFY THE FIELD CONDITIONS AFFECTING HIS WORK PRIOR TO SUBMITTING BIDS.
- CONTRACTORS SHALL VERIFY ADEQUACY OF EXISTING SYSTEMS FOR THEIR INTENDED PURPOSE AND NOTIFY THE ARCHITECT OF CONFLICTS AND DEFICIENCIES PRIOR TO SUBMITTING BIDS.
- SEE TITLE 24 ENERGY COMPLIANCE SHEET FOR ADDITIONAL DESIGN-BUILD REQUIREMENTS.

ELECTRICAL NOTES:

- THE NEW FOUNDATION SHALL HAVE A CONCRETE ENCASED ELECTRODE (#6 AWG COPPER WIRE).
- PROVIDE AT LEAST ONE SEPARATE 20-AMP CIRCUIT AT EACH BATHROOM TO SUPPLY RECEPTACLE OUTLET(S).
- PROVIDE MINIMUM OF 2 SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCE.
- PROVIDE A 20 AMP. RATED CIRCUIT AT LAUNDRARY.
- PROVIDE A PERMANENT OUTLET AND LIGHT FIXTURE AT FURANCE IN ATTIC. LOCATE SWITCH AT ACCESS OPENING.
- THE FURNACE/CENTRAL HEATING EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT.
- ALL LIGHTS IN CLOSET SHALL MEET THE SPACING REQUIREMENT OF CEC SECTION 410-8
- ALL RECESSED LIGHT FIXTURES SHALL BE IC RATED AND AIR TIGHT OR FIXTURES NOT IDENTIFIED FOR CONTACT WITH INSULATION SHALL HAVE ALL RECESSED PARTS SPACED AT LEAST 1/2" FROM COMBUSTIBLE MATERIAL AND 3" FROM THERMAL INSULATION.
- CONSULT PG#4E FOR ELECTRICAL SERVICE REQUIREMENT.

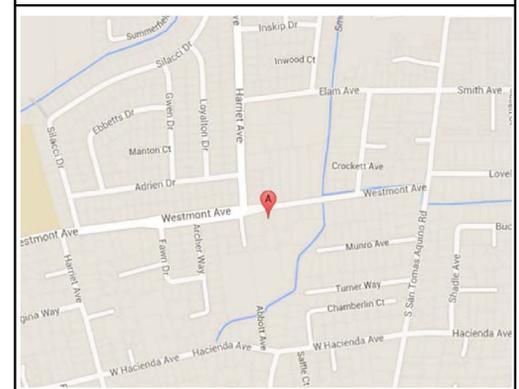
MECHANICAL NOTES:

- WHEN GAS APPLIANCE IS LOCATED WITHIN AN ENCLOSED SPACE, COMBUSTION AND MAKEUP AIR ARE REQUIRED. COMBUSTION AND MAKEUP AIR SHOULD BE LOCATED WITH 12 INCHES FROM TOP AND BOTTOM OF THE SPACE. SIZED AT MINIMUM 1 SQ. INCH PER 9,000 BTU TO THE APPLIANCE.
- AT ALL DRELLING UNITS PROVIDE 3-INCH MINIMUM WORKING SPACE ALONG EACH SIDE (WITH TOTAL OF AT LEAST 12 INCHES ON BOTH SIDES COMBINED), BACK AN TOP OF FURANCE.
- PROVIDE INSTALLATION INSTRUCTION FOR ALL LISTED EQUIPMENT TO FIELD INSPECTOR AT THE TIME OF INSPECTION.
- ALL ENVIRONMENTAL AIR DUCTS (DYER, BATH RAND UTILITY FANS) SHALL BE A MINIMUM OF 3 FT. FROM PROPERTY LINE OR ANY OPENING INTO THE BUILDING AND MUST BE 3 FT. AWAY FROM DOORS, WINDOWS, OPEN SKYLIGHTS OR ATTIC VENTS.

PLUMBING NOTES:

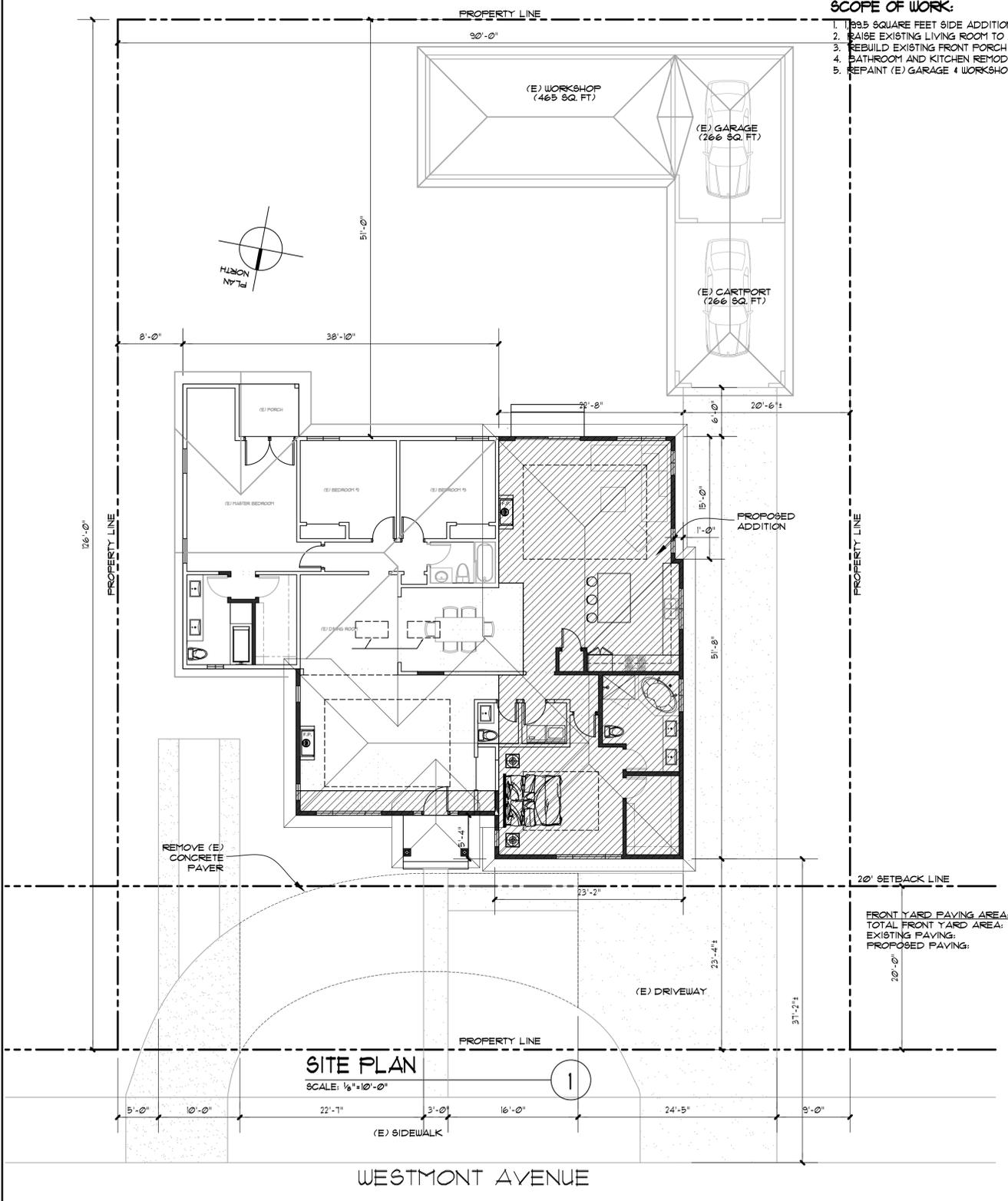
- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO FIELD INSPECTOR AT THE TIME OF INSPECTION.
- PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL HOSE BIBB.
- WATER HEATER SHALL HAVE TEMPERATURE/PRESSURE RELIEF VALVE RUNS OUTSIDE THE BUILDING WITH THE END OF THE PIPE BETWEEN 6" TO 24" ABOVE GRADE AND POINT DOWN.
- PROVIDE 3/4"x24 GA. EARTHQUAKE STEEL STRAP AT WATER HEATER FASTED TO STUD WALL W/ 1/2" DIA. x 3" LAGSCREWS AND FLAT WASHERS.
- SHOWER HEADS, LAVATORY OR SINK FAUCET SHALL HAVE MAX. FLOW OF 2.5 GPM.
- SHOWER SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE SET PER MANUFACTURERS' INSTRUCTION TO DELIVER A MAX. WATER TEMPERATURE SETTING OF 120 F.
- THE TOILET SHALL HAVE MAX. 128 GAL. PER FLUSH.

VICINITY MAP



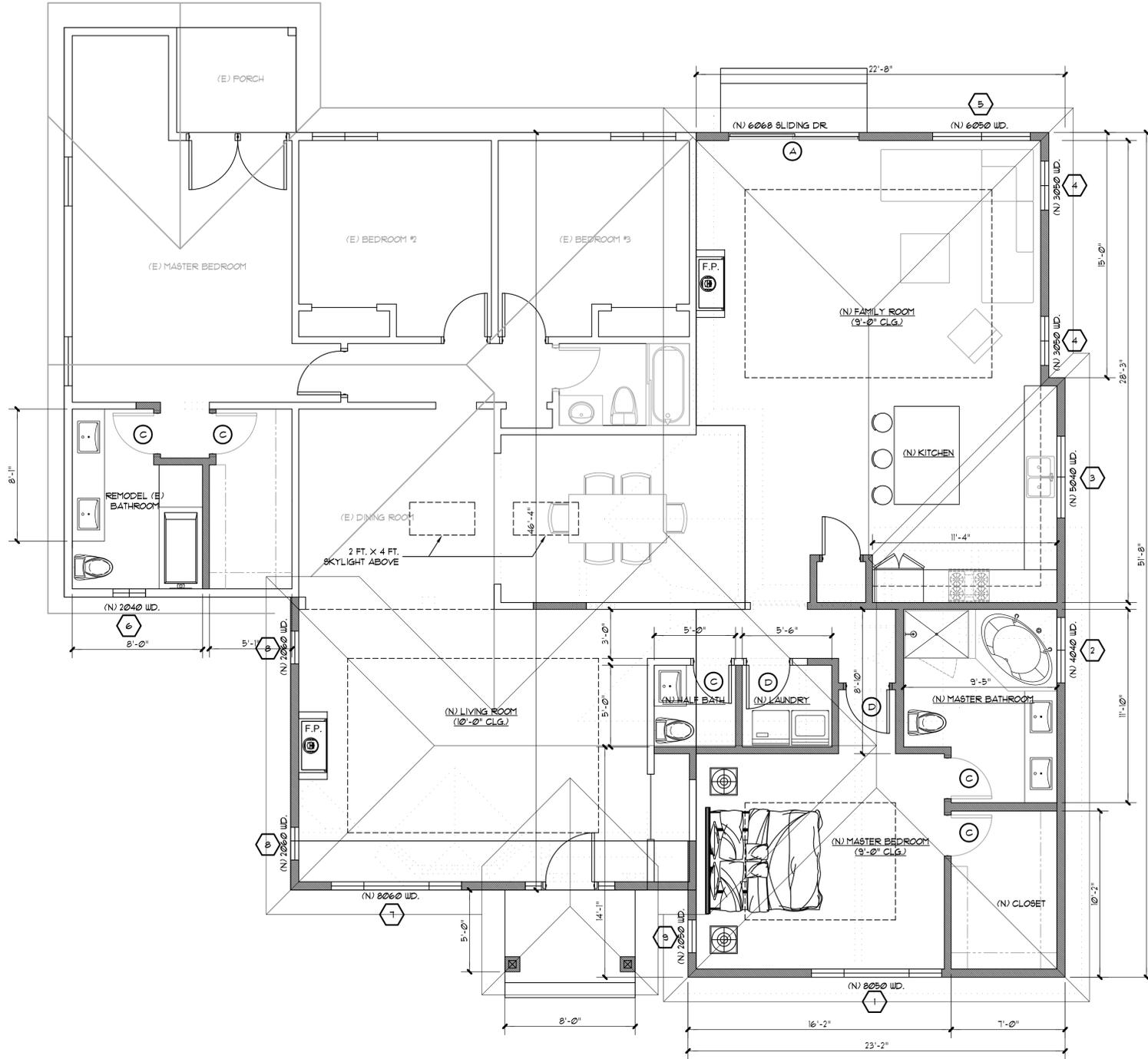
ABBREVIATIONS

&	AND	GALV.	GALVANIZED
L	ANGLE	GEN.	GENERAL
@	AT	GYP.	GYPSPUM
BLDG.	BUILDING	HORIZ.	HORIZONTAL
BLKG.	BLOCKING	HT.	HEIGHT
BM.	BEAM	INSUL.	INSULATION
BOT.	BOTTOM	INT.	INTERIOR
BTWN.	BETWEEN	MAX.	MAXIMUM
CEM.	CEMENT	MISC.	MISCELLANEOUS
C.J.	CONTROL JOINT	(N)	NEW
CLG.	CEILING	NO. OR #	NUMBER
CLR.	CLEAR	O.C.	ON CENTER
COL.	COLUMN	FL.	FLATE
CONC.	CONCRETE	FLM	PARALLAM
CONN.	CONNECTION	FLYWD.	FLYWOOD
CONT.	CONTINUOUS	REINF.	REINFORCED
CTR.	CENTER	REQ'D	REQUIRED
DBL.	DOUBLE	RM.	ROOM
DET.	DETAIL	SCHED.	SCHEDULE
DF	DOUGLAS FIR	SECT.	SECTION
DIA. OR #	DIAMETER	SHT.	SHEET
DIAG.	DIAGONAL	SIM.	SIMILAR
DIM.	DIMENSION	SPEC.	SPECIFICATIONS
DN.	DOWN	SQ. FT.	SQUARE FEET
DR.	DOOR	STL.	STEEL
DWG.	DRAWING	STRUCT.	STRUCTURAL
(E)	EXISTING	U.ON.	UNLESS OTHERWISE NOTED
EA.	EACH	VERT.	VERTICAL
ELEV.	ELEVATION	VFT.	VERIFY
EN.	EDGE NAIL	V.I.F.	VERIFY IN FIELD
EW.	EACH WAY	WD.	WINDOW CLOSET
EXT.	EXTERIOR	WP.	WINDOW WATERPROOF
FOUND.	FOUNDATION	W/	WITH
FF	FINISH FLOOR	FIN.	FINISH
FIN.	FINISH	W/O	WITHOUT
FLR.	FLOOR	W/I	WITH IN
FN.	FIELD NAIL		
FTG.	FOOTING		



SITE PLAN
SCALE: 1/8" = 10'-0"

FRONT YARD PAVING AREA: 1,800 SQ. FT.
TOTAL FRONT YARD AREA: 1,166 SQ. FT. OR 64.8%
EXISTING PAVING: 743 SQ. FT. OR 41.3%
PROPOSED PAVING: 1,063 SQ. FT. OR 58.7%



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL NOTES:

- AT LEAST 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN THE KITCHEN MUST BE IN LUMINAIRES THAT ARE HIGH EFFICACY LUMINAIRES AS DEFINED IN TABLE 150-C. LUMINAIRES THAT ARE NOT HIGH EFFICACY MUST BE SWITCHED SEPARATELY.
- PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOM UTILITY ROOM SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.
- PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES (EXCEPT CLOSETS LESS THAN 10 SQ. FT.) OR ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.

ELECTRICAL LEGEND

- ⊕ 110V DUPLEX OUTLET
- ⊕ 240V OUTLET
- ⊕_{WP} WATERPROOF DUPLEX OUTLET AND GFI
- ⊕_{GFIC} GROUND FAULT INTERRUPTER OUTLET
- ⊕_{CEILING} CEILING MOUNTED LIGHT FIXTURE
- ⊕_{HIGH} HIGH EFFICACY LIGHT FIXTURE
- ⊕_{WALL} WALL MOUNTED LIGHT FIXTURE
- ⊕_{PS} PHOTOELECTRIC SMOKE ALARM
- ⊕_{DUAL} DUAL SENSOR (PHOTOELECTRIC/IONIZATION) SMOKE ALARM
- ⊕_{SW} SWITCH
- ⊕_{MAN} MANUAL ON OCCUPANCY SENSOR
- ⊕_{3W} 3-WAY SWITCH
- ⊕_{DS} DIMMER SWITCH
- ⊕_{EXH} EXHAUST FAN
- ⊕_{TEL} TELEPHONE
- ⊕_{CO} CARBON MONOXIDE (CO) ALARMS

KITCHEN REMODEL NOTES:

- KITCHEN DOORS LEADING FROM GARAGE SHALL BE 1 3/8" SOLID WOOD OR STEEL OR 20 MINUTE RATED, SELF-CLOSING, TIGHT FITTING, SELF-LATCHING.
- COUNTER RECEPTACLES SHALL BE GFCI PROTECTED, LOCATED AT NO POINT IS MORE THAN 24 INCHES AWAY FROM A RECEPTACLE.
- RECEPTACLE REQUIRED AT ISLANDS AND PENINSULAS, 24"x12" OR LARGER.
- MINIMUM OF 50% OF TOTAL LIGHTING WATTAGES SHALL BE HIGH EFFICACY.
- PROVIDE MINIMUM 30 INCHES CLEARANCE REQUIRED ABOVE KITCHEN HOOD, EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION.
- DOMESTIC DISHWASHING MACHINE SHALL NOT BE CONNECTED DIRECTLY TO A DRAINAGE OR FOOD WASTE DISPOSER WITH A LISTED AIR GAP.

BATHROOM REMODEL NOTES:

- PROVIDE WATER PROOFED MATERIAL AT SHOWER WALLS.
- ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 20 AMP CIRCUIT.
- LIGHTING SHALL BE HIGH EFFICACY OR CONTROLLED BY MANUAL-ON OCCUPANCY SENSOR.
- PROVIDE AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (1/2 OPENABLE) OR PROVIDE MECHANICAL VENTILATION.
- SHOWER SHALL BE A MINIMUM 1024 SQUARE INCHES AND CAPABLE OF ENCOMPASSING 30 INCHES DIAMETER.
- WATER CLOSETS (MAX 125 GPM) SHALL BE CLEAR 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT.
- SHOWER HEAD (MAX 25 GPM) & FAUCETS (MAX 25 GPM).
- PROVIDE INDIVIDUAL PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE/BALANCE THERMOSTATIC MIXING VALVES.

WINDOW REPLACEMENT NOTES:

- FENESTRATION SHALL BE LOW E AND DUAL PANE, MAXIMUM U-FACTOR OF 0.40.
- EMERGENCY EGRESS WINDOW SHALL HAVE A MINIMUM OF 5.0 SQUARE FEET OF CLEAR OPENING ON GRADE LEVEL FLOOR AND 5.7 SQUARE FEET ON SUBSEQUENT FLOORS, WITH A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND HEIGHT OF 24 INCHES.
- GLAZING SHALL BE TEMPERED IF:
 - LOCATED IN THE WILDLAND URBAN INTERFACE AREA.
 - LOCATED LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE WALLING SURFACE OF SHOWER/TUB/STEAM ROOMS, ETC.
 - LOCATED IN HAZARDOUS LOCATION AS INDICATED PER CRC R300.4.
- PROVIDE FALL PREVENTION DEVICE IF THE OPENING IS LOCATED MORE THAN 12 INCHES ABOVE THE FINISHED GRADE AND THE LOWEST PART OF THE CLEAR OPENING IS LESS THAN 24 INCHES ABOVE FINISHED FLOOR.

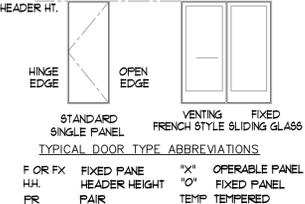
DOOR SCHEDULE

MARK	FIRE RATING LABEL	DOOR			MATERIAL	MANUFACTR	MODEL #	NOTES	HARDWARE			
		WD	HGT	THK					FUNCTION	FINISH	STOP	HINGE
(A)		6'-0"	6'-8"	-	GLASS	-	-	A	H	G	F	
(B)		2'-4"	6'-8"	1-3/4"	H.C.	-	-	A				
(C)		2'-6"	6'-8"	1-3/4"	H.C.	-	-					
(D)		2'-8"	6'-8"	1-3/4"	H.C.	-	-					

NOTES:

- A SLIDING GLASS DOOR. GLAZING TO BE TEMPERED AND INSULATED
- B BI-PASS WARDROBE DOORS.
- C MAIN DOOR CORP. BEDROOM/BATH PRIVACY LOCKSET
- D PASSAGE LATCH SET
- F CONFIRM SELECTION OF DOOR STOPS & HINGES
- G OWNER TO CONFIRM FINISH
- H SELECT BY OWNER

TYPICAL DOOR CONFIGURATIONS:



WINDOW SCHEDULE

MARK	ROUGH OPENING		TYPE	MANUFACTR	MATERIAL	REQ'D U VALUE	FINISH & TRIM		NOTES
	WIDTH	HEIGHT					EXTERIOR	INTERIOR	
(1)	8'-0"	5'-0"	SLIDING	JELDOWEN	VINYL	0.40	D	H	A B C
(2)	4'-0"	4'-0"	SLIDING	JELDOWEN	VINYL	0.40			B C F
(3)	5'-0"	4'-0"	SLIDING	JELDOWEN	VINYL	0.40			B C
(4)	3'-0"	5'-0"	SLIDING	JELDOWEN	VINYL	0.40			B C
(5)	6'-0"	5'-0"	SLIDING	JELDOWEN	VINYL	0.40			B C
(6)	2'-0"	4'-0"	S.H.	JELDOWEN	VINYL	0.40			B C F
(7)	8'-0"	6'-0"	SLIDING	JELDOWEN	VINYL	0.40			B C
(8)	2'-0"	6'-0"	S.H.	JELDOWEN	VINYL	0.40			B C
(9)	2'-0"	5'-0"	S.H.	JELDOWEN	VINYL	0.40			B C

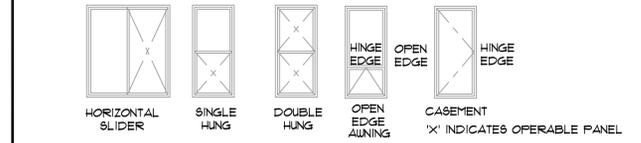
NOTES:

- A EGRESS REQUIREMENTS PER 2013 CBC. SILL HEIGHT NOT TO EXCEED 44" AFF. 5.1 SQ.FT. OF OPENABLE AREA, WITH 24" NET CLEAR OPENING HEIGHT AND 20" MIN. NET CLEAR OPENING WIDTH.
- B VENTING UNITS TO INCLUDE SCREENS & LOCKS UNO.
- C HARDWARE AND FINISH AS SELECTED BY OWNER
- D SEE ELEVATION
- E SEE MOLDING SCHEDULE FOR CASING, SILL AND APRON
- F TEMPERED GLASS AS NOTED
- G LOW E GLASS
- H INTERIOR TRIM AS SELECTED BY OWNER

TYPICAL WINDOW TYPE ABBREVIATIONS

- AW OR AIN AWNING CASEMENT
- CSMT CASEMENT
- DH DOUBLE HUNG
- F OR FX FIXED PANE
- FR1 FRAME
- HLRND. HEADER HEIGHT
- HLRND. HALF ROUND
- H5 HORIZONTAL SLIDER
- FR ROUND PAIR
- RND ROUND
- SH SINGLE HUNG
- OP OPERABLE PANEL
- FX FIXED PANEL
- TEMP TEMPERED

TYPICAL WINDOW FUNCTION SYMBOLS



NOTES

- INSTALL CERAMIC TILE OVER WATER-RESISTANT SHEETROCK 10" ABOVE DRAIN INLET AS PER 1931 UBC 8071.3.
- PROVIDE ROOF/ATTIC AND CRAWL SPACE VENTILATION EQUAL TO MIN. 1/50 OF THE ATTIC SPACE.
- INSTALL SMOKE DETECTOR IN ALL BEDROOMS AND HALLWAY AS PER 1931 UBC 310.9.14. 110 VOLT HOT-WIRED WITH BATTERY BACK UP.
- PROVIDED INSTALLATION INSTRUCTIONS TO FIELD INSPECTOR OF ALL LISTED EQUIPMENT AT TIME OF INSPECTION.
- INSTALL PRESSURE ABSORBING AIR CHAMBER AS PER UPC 6091.0.
- INSTALL PRESSURE BALANCE SHOWER VALVE AS PER UPC 410.0.
- INSTALL VENTING FOR BATHROOM FAN UNIT THRU ROOF.
- ALL (N) OR REPLACEMENT WINDOWS SHOW BE DUAL GLAZING AND SINGLE HUNG.
- PROVIDE MIN. OF ONE SEPARATE 20 AMP. CIRCUIT AT EACH BATHROOM.
- PROVIDE ANTI-SCALDING VALVE IN SHOWERS AND TUB & SHOWERS. (CPC 420.0)

OWNER:
JONATHAN SUN
1484 WESTMONT AVENUE
CAMPBELL, CA 95008
P. 510.378.9267

DESIGNER/ENGINEER:
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xuengineering@yahoo.com



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ADDITION & REMODEL
1484 WESTMONT AVENUE
ROOF PLAN, & EXISTING FLOOR PLAN
CAMPBELL, CA 95008

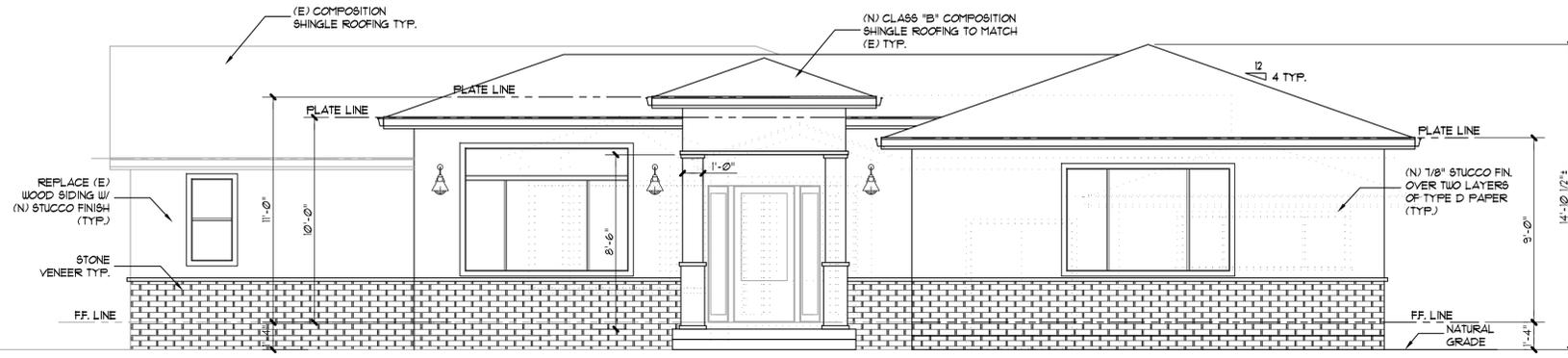
Sheet Title:
PROPOSED FLOOR PLAN, PROPOSED
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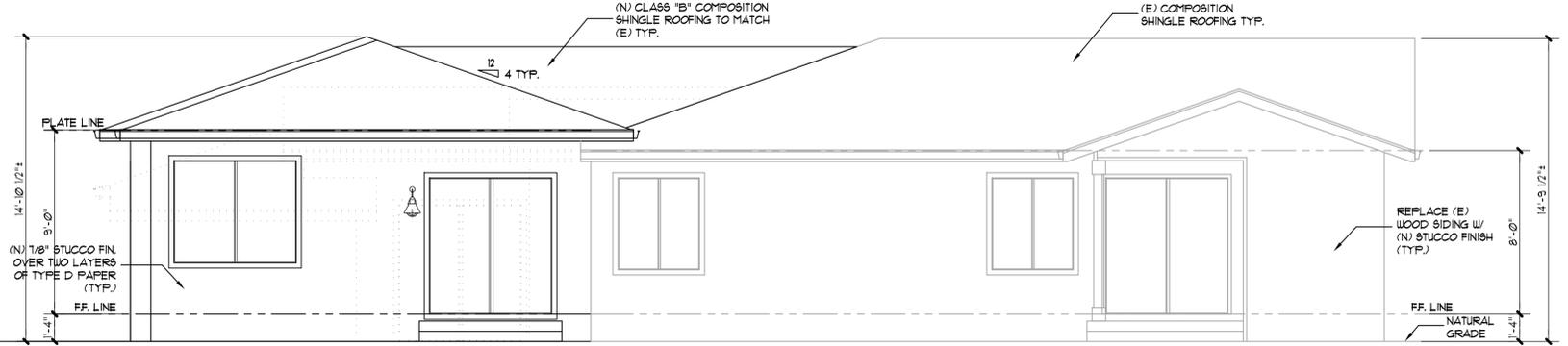


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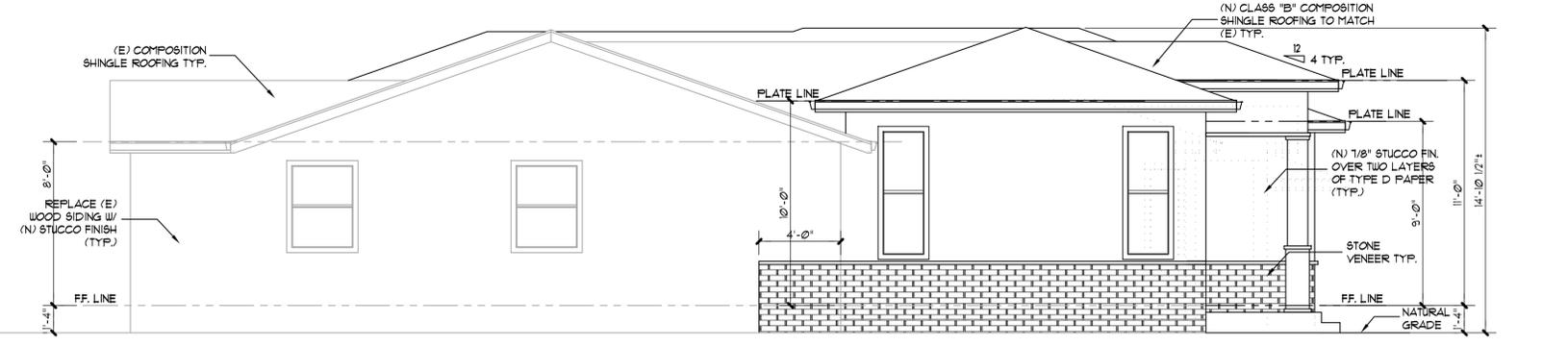
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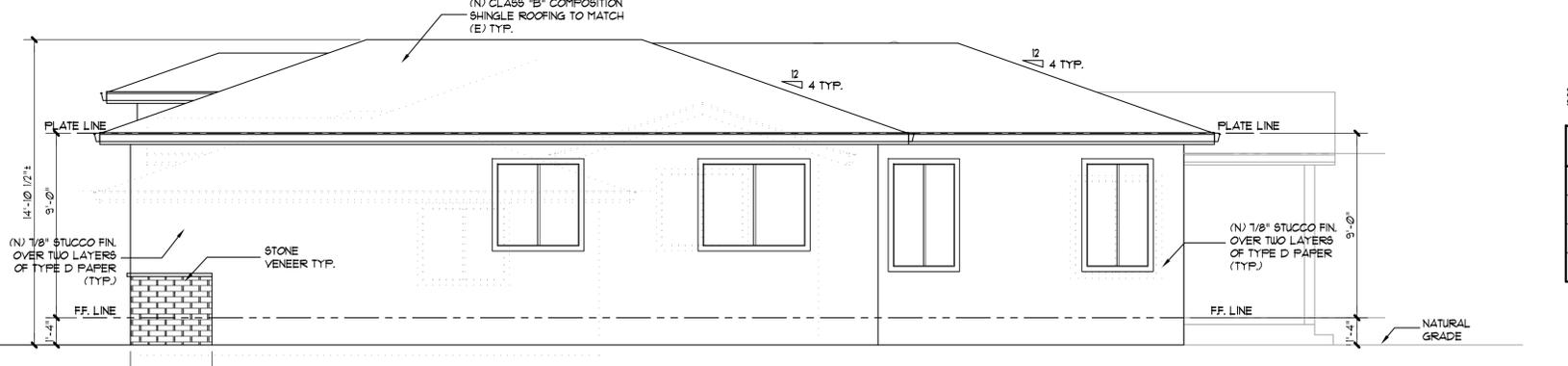
PROPOSED FRONT ELEVATION
 SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION
 SCALE: 1/4"=1'-0"



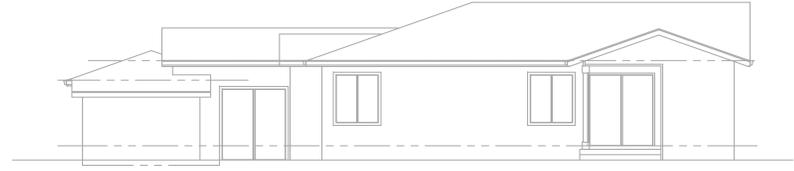
PROPOSED LEFT ELEVATION
 SCALE: 1/4"=1'-0"



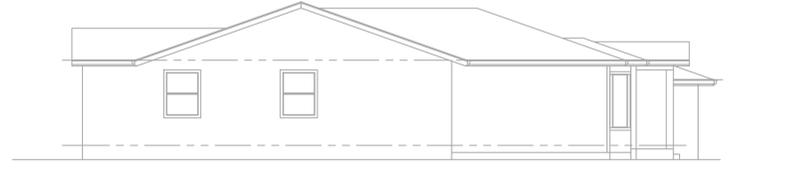
PROPOSED RIGHT ELEVATION
 SCALE: 1/4"=1'-0"



EXISTING FRONT ELEVATION
 SCALE: 1/8"=1'-0"



EXISTING REAR ELEVATION
 SCALE: 1/8"=1'-0"



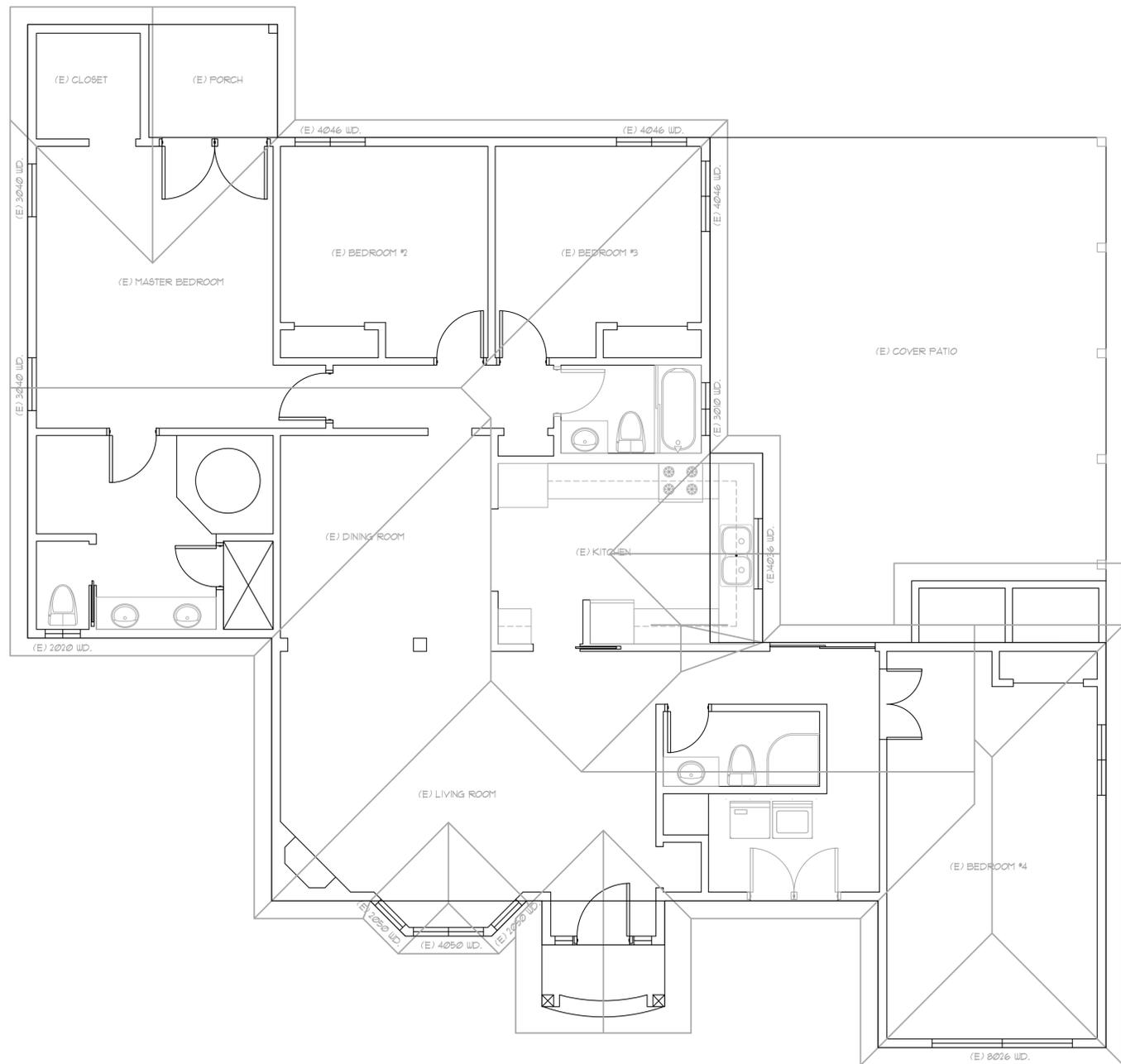
EXISTING LEFT ELEVATION
 SCALE: 1/8"=1'-0"



EXISTING RIGHT ELEVATION
 SCALE: 1/8"=1'-0"

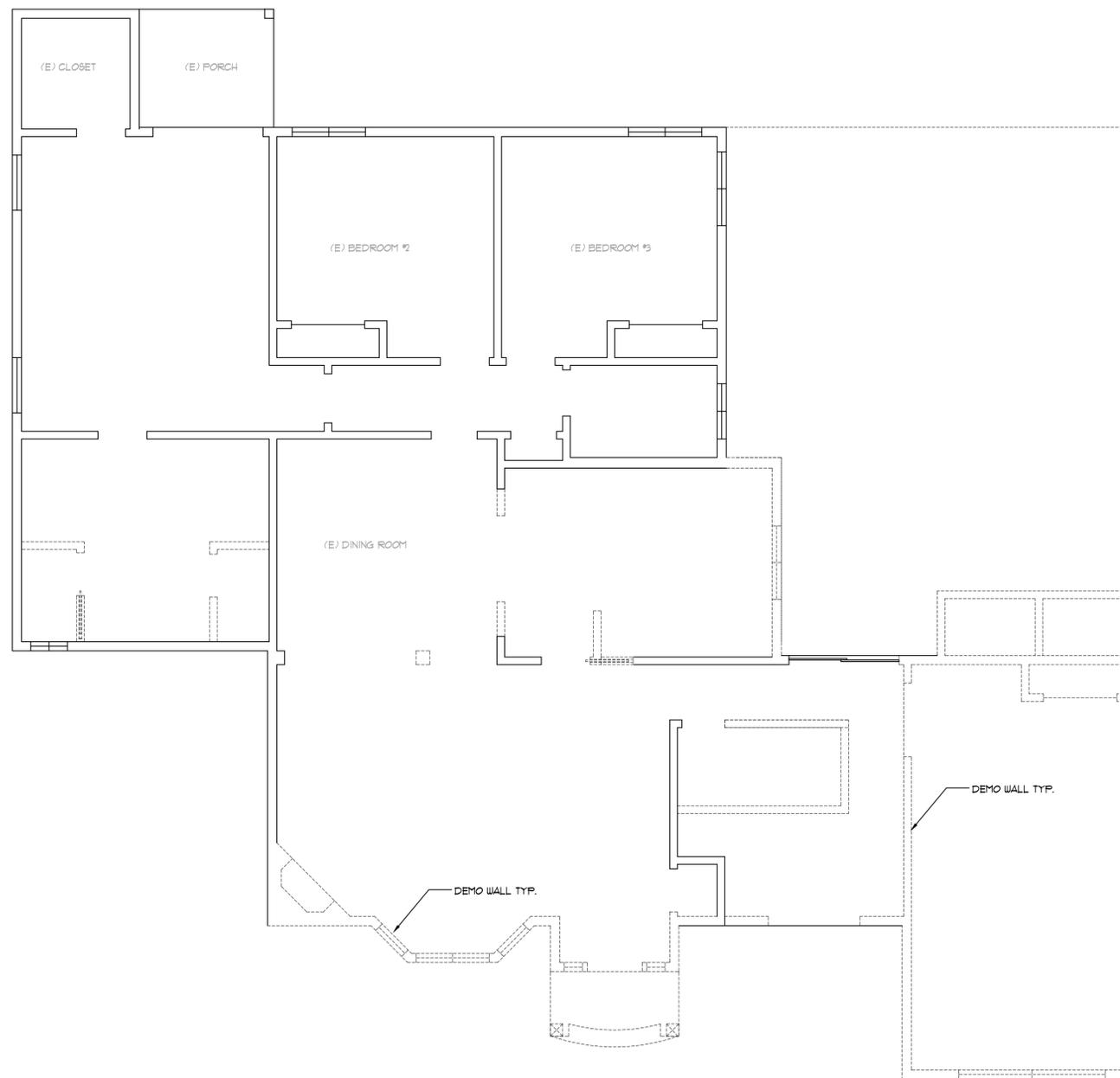
EXTERIOR FINISHES MATERIAL & COLOR TABLE

BUILDING AREA	MATERIAL	COLORS	MANUFACTURE	MATERIAL BOARD NO.
WALL	STUCCO	WISE OWL	KELLY-MOOR	1
TRIMS	STUCCO	SWISS COFFEE	KELLY-MOOR	2
ROOFING	COMPOSITE SHINGLE	CHARCOAL	ROYAL SOVEREIGN	3
STONE VENEER	NATURAL STONE	CALIFORNIA GOLD	M & INTERNATIONAL	4



EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

①



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

②

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ADDITION & REMODEL
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Sheet Title:
EXISTING FLOOR PLAN

Revision No.:	Date:
DESIGN REVIEW	06/06/2014

Date: **04/14/2014**
Drawn by: **JX**
Checked by: **JX**

Sheet No.: **A4**

Project No.: **1484**