SITE AND ARCHITECTURAL REVIEW COMMITTEE
TUESDAY, NOVEMBER 8, 2016
5:30 p.m.

Doetsch Conference Room/City Hall
70 N. First Street, Campbell, CA 95008

AGENDA

ITEM/FILE NO.		ADDRESS	START TIME / DURATION	APPLICANT
1.	PLN2016-258	**235 S. First St**	5:30 p.m.	Michael Navone
Conditional Use Permit (PLN2-16-258) to allow a rear addition and interior remodel to a historic resource inventory property in a Historic District located at **235 S. First Street**. Project Planner: *Cindy McCormick, Senior Planner*				
2.	PLN2016-170, 171, 297)	**2501 S. Winchester Blvd.**	5:50 p.m.	GKW Architecture
Administrative Planned Development Permit to allow an interior and exterior renovation of an existing movie theater, including expansion into an adjoining tenant space, a Conditional Use Permit (PLN2016-170) to allow beer and service ("liquor establishment") in association with the existing movie theater with late-night operational hours; and a Sign Permit (PLN2016-297) to allow a marquee sign, on property located at **2501 S. Winchester Boulevard.** Project Planner: *Daniel Fama, Senior Planner*				

Questions about this agenda can be directed to the Community Development Department, Planning Division, at (408) 866-2140 or by email at planning@cityofcampbell.com.

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: November 8, 2016

From: Cindy McCormick, Senior Planner

Via: Paul Kermoyan, Community Development Director

Subject: Addition to home in a Historic District

Project Site: 235 S. First St

File No.: PLN2016-258 - Conditional Use Permit

PROPOSAL

The applicant proposes to construct a 448 square foot addition and 293 square foot attached garage to an existing 456 square foot historic home for a total floor area of 1,197 square feet.

PROJECT SITE

The subject property is an approximately 3,238 square-foot non-conforming lot, located at the northwest corner of First Street and an unnamed alley (**Attachment 1**). The site is currently developed with a one-story Craftsman influence style single-family residence, circa 1930 (**Attachment 2**). The site is located in the Alice Avenue Historic District in the R-1-6 (Single-Family Residential) Zoning District, and is surrounded by single-family residences.

PROJECT DATA

Zoning Designation:	R-1-6 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 6 units/gr. acre)	
Net Lot Area:	3,238 square-feet	
Building Height:	14 feet, 6 inches	35 feet Maximum Allowed
Floor Area:		
Existing:	456 square-feet	
Addition (living):	448 square-feet	
Addition (garage):	293 square-feet	
Total floor area:	1,197 square-feet	
Floor Area Ratio (FAR):	~37%	45% Maximum Allowed
Total Lot Coverage:	~37%	40% Maximum Allowed

Setbacks	Proposed	Minimum Required
Front (existing):	14 feet	20 feet
Right Side:	5 feet	5 feet
Left Side:	5 feet	5 feet
Rear:	20 feet	5 feet

BACKGROUND

An application for alteration of a structure in a Historic District requires review by the Historic Preservation Board (HPB). The HPB considers, among other things, the architectural and historical value and significance of the structure within the historic district, and its relation to the street and to other neighboring structures. The HPB may recommend approval, approval with modifications, or denial of the application, as it finds reasonable and necessary to cause the application to conform to the purposes of the Historic Preservation Ordinance.

HPB Recommendation: On October 26, 2016, the HPB held a public hearing regarding the proposed addition to the historic resource. The HPB unanimously recommended approval of the CUP, finding that the project is consistent with the purposes of the Historic Preservation Ordinance; consistent with the California Secretary of the Interior's Standards for the treatment of historic properties; and will not harm the structure's architectural and historic value (**Attachment 3**).

Planning Commission / SARC Review: In addition to review by the HPB, City Code provides for the granting of a Conditional Use Permit (CUP) by the Planning Commission to ensure that any exterior change to a historic resource is consistent with the architectural style and character of the structure in context with the Historic District. In order to approve a request for additions/alterations of a property within the City's Historic District, the Planning Commission must make the standard findings for a Conditional Use Permit as well as the findings for Site and Architectural Review. One of the key findings that must be made is that the project is consistent with applicable adopted design guidelines.

The SARC's role in the decision-making process is to review the project to determine consistency with the applicable design guidelines, which in this case are the *Design Guidelines for Historic Residential Buildings*. Board Member Walter will be in attendance at the SARC meeting to answer any questions regarding the HPB's initial review of the application.

DISCUSSION

Project Description: The project includes the addition of 448 square feet of living space and a 293 square foot garage to the rear of the existing 456 square foot single-story historic home. The owner is also proposing to replace the double-hung wood sash window located within the existing front entry porch with a double-hung wood window from the rear exterior wall that will be removed to accommodate the new addition (**Attachments 4 and 5**).

Consistency with Design Guidelines: The basic preservation principles outlined in the *Design Guidelines for Historic Residential Buildings* include 1) Retain and preserve the historic character of a property; 2) Preserve distinctive features and examples of craftsmanship; 3) Respect the historic integrity of the property and its environment; and 4) Repair rather than replace deteriorated historic features. The City of Campbell recognizes that improvements may be necessary to assure a building's continued use. It is important, however, that changes do not radically alter the character-defining features which are significant to the building's architectural style and historic value (e.g., windows, doors, porches, ornamentation or other features, which are typically seen by the public). Alterations and additions should not detract from the historic

features of a home nor diminish or irreparably destroy these features. Proposed changes should also maintain a compatible relationship with the rest of the home in size, scale, use of materials, craftsmanship, and overall visual appearance.

Compatible Architectural Styles: New construction should be compatible with the architectural character of the neighborhood.

Building Massing: Building massing should be compatible with the architectural style and sensitive to the neighborhood scale and character.

Roof Design: Roofline, roof details and roof materials should be compatible with the architectural style.

Front Porches and Entry Features: The size, scale, and the placement of the front porch entry and primary windows should be compatible with the homes' architectural style and neighborhood character.

Windows: Windows, if replaced or added, should match the style and the proportional size and configuration of the existing windows that reflect the architectural style of the home. Whenever possible the retention of the original historic windows is preferred over replacement. For a remodel/addition where the architectural style of the original residence is being retained, the project should maintain the proportions, detailing and materials of the original windows.

Building Materials: It is important to identify, retain, and preserve character defining materials (e.g., brackets, cornices, shutters, columns, and balustrades) that are representative of the era when the home was constructed.

Streetscape and Neighborhood Character: New construction should be respectful of: the established neighborhood development patterns including the building's placement, architectural style and overall scale; the neighborhood's prevailing front setback pattern and spacing of homes; garage placement and driveway width and materials; and landscaping and fencing.

OPTIONS

The SARC should review the project's proposed architecture and materials for compliance with the City's *Design Guidelines for Historic Residential Buildings*. If the SARC believes that the project meets the intent of the Design Guidelines and the findings for site and architectural review approval, it may recommend approval to the Planning Commission as proposed. Otherwise, the SARC could recommend specific revisions as needed for compliance.

ATTACHMENTS

1. Location Map
2. Primary Record
3. Historic Preservation Board Staff Report and Resolution recommending approval
4. Project Plans
5. Historic Review and Project Summary Report, prepared by Mark Sandoval

Project Location Map

Attachment 1

Project Location: 235 S. First St
Application Type: Conditional Use Permit
Planning File No.: PLN2016-258
Description: Addition to home in Historic District.

N

0 287.5 575 Feet

CITY OF CAMPBELL · THE ORCHARD CITY

Community Development Department
Planning Division

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #:**(Assigned by recorder): Hattie DePuy House

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Santa Clara County **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 Photo Revised **T**; 7S ; **R** IE; Mount Diablo **B.M.**

c. Address 235 South First St. City Campbell Zip 95008

d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 593466 mE/ 4126820 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

West side of South First Street south of Alice Avenue APN#: 412-04-072

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This small single-family residence, built about 1930, is vernacular in construction with some influences of the Craftsman style that had been popular in the early 1900s through early 1920s. Knee braces and the simple low-pitched roof give the house its Craftsman appearance. The smooth stucco exterior and arched recessed entry are not typically Craftsman features, but a common architectural element found locally in the late 1920s and early 1930s. A wood frame building, it is set low on a concrete footing on a level lot that is within a block of the Alice Avenue Historic District near downtown Campbell.

The building has a rectangular floor plan and faces east. The walls are clad in stucco. A side-gable roof covered in asphalt composition shingles tops the house. A simple frieze board conceals the rafter tails, and knee braces support the rake eaves. Wood louvered attic vents are located at the apex of the gable ends.

Continued on page 3, DOR523L)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P4. Resources Present:** ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

***5b.** Description of Photo: (view, date, accession #) View from southeast, 9/03.

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
Circa 1930 (city directories)

***P7. Owner and Address:**
John & Pierce C. Kunesch
7000 Silver Creek Rd.
San Jose, CA 95138

***P8. Recorded by:** (Name, affiliation, and address)
F.Maggi, B.Montgomery, L.Dill
Archives & Architecture
1901 S. Bascom Ave, Suite 1530
Campbell, CA 95008

***P9. Date Recorded:** 11/20/03

***P10. Survey Type:** (Describe) Intensive.

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Archives & Architecture; Campbell Historic Resources Inventory Update 2003 for the City of Campbell.

***Attachments:** ☐None ☒Location Map ☒Continuation Sheet ☒ Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

 ***NRHP Status Code** 4R

Resource Name or # (Assigned by recorder) Hattie DePuy House

B1. Historic Name: Hattie DePuy House

B2. Common Name: None

B3. Original Use: Single-Family residential B4. Present Use: Single-family residential

***B5. Architectural Style:** Craftsman

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed circa 1930.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** n/a

***B8. Related Features:**
Shed to rear along alley.

B9a. Architect: Unkown b. Builder: Otis Hyde (prob.)

***B10. Significance: Theme** Architecture and Shelter **Area** Campbell

Period of Significance 1915-1975 **Property Type** Residential **Applicable Criteria** A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

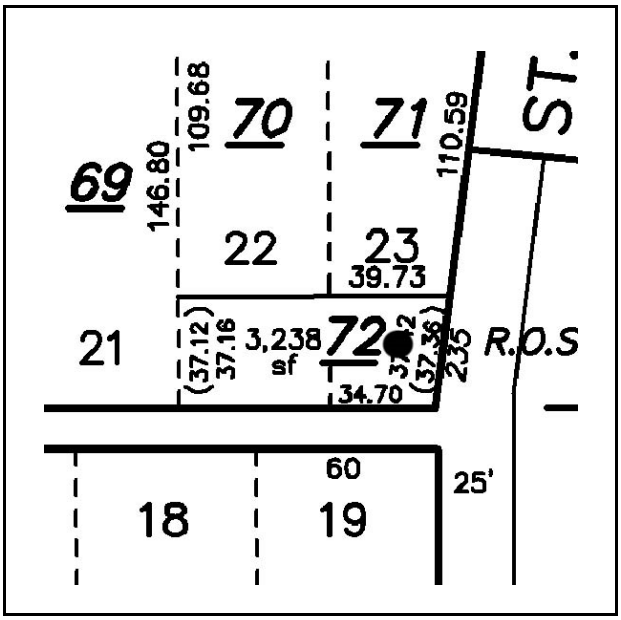
Hattie DePuy was the unmarried sister of local druggist Lucian Beall, who lived at 81 Alice Ave. She built this house around 1930 as her own residence at the back of the lot on which she had built 226 Alice Ave. in 1927. In 1930, George and Alice Hyde were renting the house from Miss DePuy. Their son Otis Hyde, a carpenter, was living with them at the time, and it is possible that he built the house for Miss DePuy. Newspaper reports indicate that Miss DePuy was friendly with the Hyde family and saw Otis Hyde socially. In 1943, Miss DePuy purchased the adjacent vacant lot, and three years later sold off the portion on which the house at 214 Alice Ave. was later built. This left the parcel as it is currently divided. She occupied the house until her death in 1962. Subsequent owners have not lived at this address, so it appears that the house has been used as a rental property since DePuy's death.
(Continued on page 3, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**
County of Santa Clara Official Records.
Interview with W. Jack Burns by Tom King, as part of the 1977-78 City of Campbell Historic Survey, April 12, 1978.
San Jose and Los Gatos city directories, 1927-1964.
San Jose Mercury News, "Otis E. Hyde, Painter, Dies in Campbell," July 13, 1953.
State of California Death Records. 1905-1997.

B13. Remarks: None

***B14. Evaluator:** Franklin Maggi
***Date of Evaluation:** November 20, 2003



(This space reserved for official comments.)

CONTINUATION SHEET

 *__Resource Name or #__ (Assigned by recorder) Hattie DePuy House

***Recorded By** F.Maggi, B.Montgomery, L.Dill *__Date__ 11/20/2003 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

On the north corner of the front façade is a low-recessed concrete porch with an original front door. Fenestration includes one-over-one, double-hung windows with wood sash set into the stucco with typical stucco moldings.

Located to the rear of the building is a small shed that faces an alley that is aligned with Alice Avenue. From the public-right-of-way, the property appears to possess integrity of location, setting ,design, feeling, association, workmanship, and design as its overall appearance and character-defining features have changed little since its construction.

(Continued from page 2, DPR523b,B10)

The Hattie DePuy House is within the original Hyde Residence Park consisting of 48 lots created along Alice Avenue in 1915. The subdivision was primarily developed over the next 25 years; none of the houses are known to be architect designed and most were built by the original owners or by local carpenters. The neighborhood's vernacular architecture reflects the made-in-Campbell pride that typified the town spirit when it was a fruit canning and packing center. Although most original Alice Avenue residents did not participate in the local canning and packing industries, they shaped the character of Campbell through their contributions as teachers, merchants, and community leaders. Most of the properties in the subdivision were first evaluated for historical significance in 1977. A subset of these properties were documented with DPR forms in 1984 and included in the Campbell Historic Resource Inventory. The subdivision was evaluated as a historic district in 1987. The Office of Historic Preservation (SHPO) found that the district may become eligible for the National Register but that it had not yet been adequately documented. This property was not included within the SHPO review for reasons not known. Subsequently, the Campbell City Council granted the local Alice Avenue Historic District under Ordinance 1640. The City Council included the Hattie DePuy House in the district, although it had never been documented as a part of any historic resources survey. The house has integrity to its original form and construction and would appear to be eligible for listing in a National Register District as a contributor under Criterion A, as it is consistent with the historic development pattern of the neighborhood and period of significance, and contributes to the neighborhood setting of the local Alice Avenue Historic District.

CITY OF CAMPBELL · HISTORIC PRESERVATION BOARD
Staff Report · OCTOBER 26, 2016

PLN2016-258 Navone Application of Michael Navone to allow construction of an addition to, and remodel of, an existing historic resource (Hattie DePuy House) located at **235 S. 1st Street** in the Alice Avenue Historic District in the R-1-6 (Single Family Residential) Zoning District.

STAFF RECOMMENDATION

That the Historic Preservation Board take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, recommending that the Planning Commission approve a Conditional Use Permit application (PLN2016-258) to allow construction of an addition to, and remodel of, an existing historic resource (Hattie DePuy House) located at **235 S. 1st Street** in the Alice Avenue Historic District in the R-1-6 (Single Family Residential) Zoning District

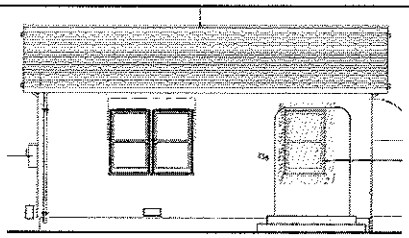
ENVIRONMENTAL DERTERMINATION

The project is Categorically Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to additions to existing structures, so long as the addition and remodel is constructed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

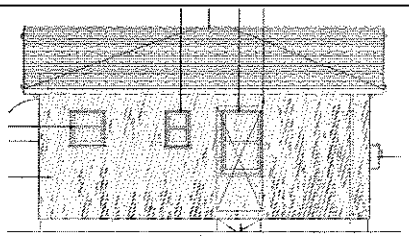
DISCUSSION

Project Location: The subject property is an approximately 3,238 square-foot non-conforming lot, located at the northwest corner of 1st Street and an unnamed alley (**Attachment 2**). The site is currently developed with a one-story Craftsman influence style single-family residence, circa 1930. The site is located in the Alice Avenue Historic District (described below) in the R-1-6 (Single-Family Residential) Zoning District, and is surrounded by single-family residences.

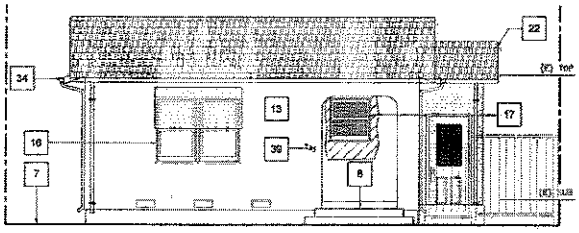
Project Proposal: The applicant has applied for a Conditional Use Permit (CUP) to construct a 448 square foot addition to the existing 456 square foot home. The project also includes construction of a new 293 square foot detached garage for a total floor area of 1,197 square feet. The owner is also proposing to replace the double-hung wood sash window located within the existing front entry porch with a double-hung wood window from the rear exterior wall that will be removed to accommodate the new addition (reference pages 1 to 3 of **Attachment 5**). As shown in the East Elevation on the next page, the window is slightly smaller in overall height allowing for countertops under the window (reference floor plan on page 3 of this report).



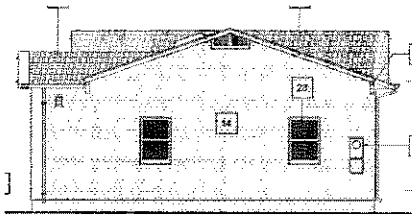
Existing East Elevation (Alice Avenue)



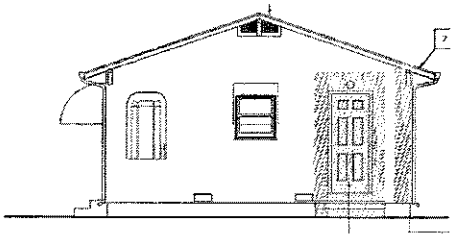
Existing West Elevation (rear)



Proposed East Elevation (Alice Avenue)

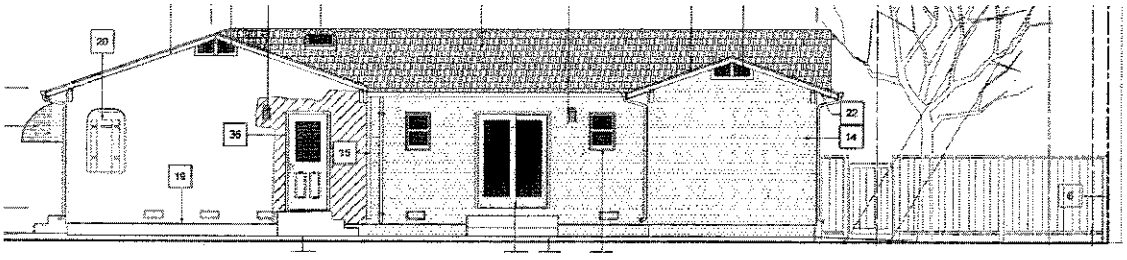


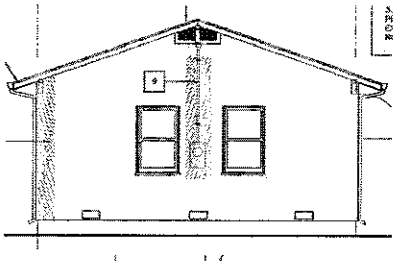
Proposed West Elevation (rear)



Existing North (right side) Elevation

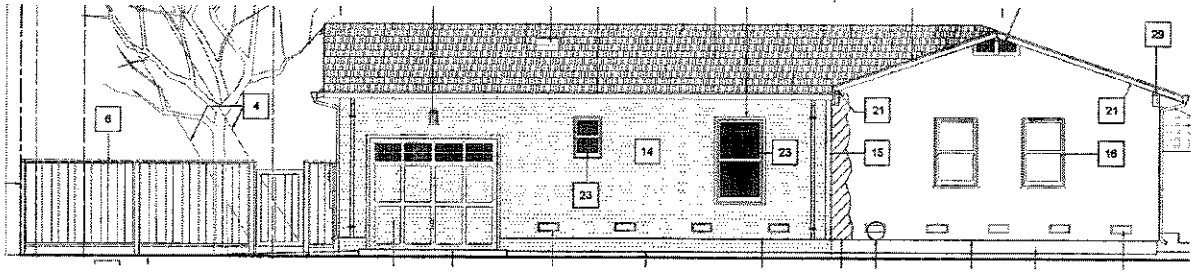
Proposed North (right side) Elevation

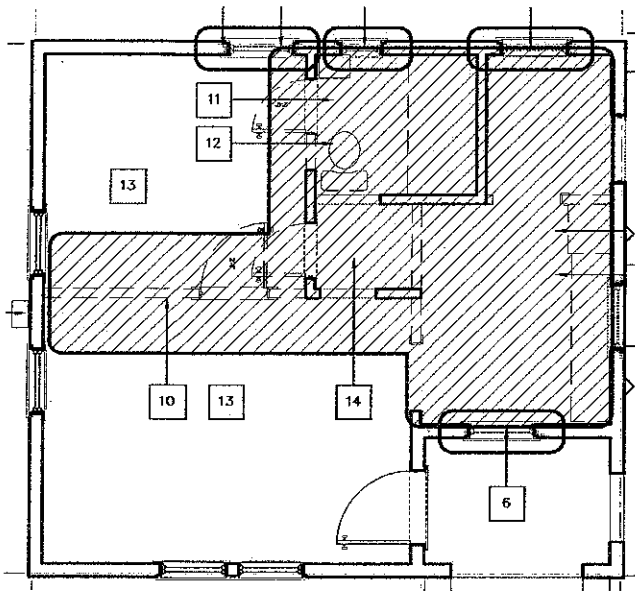




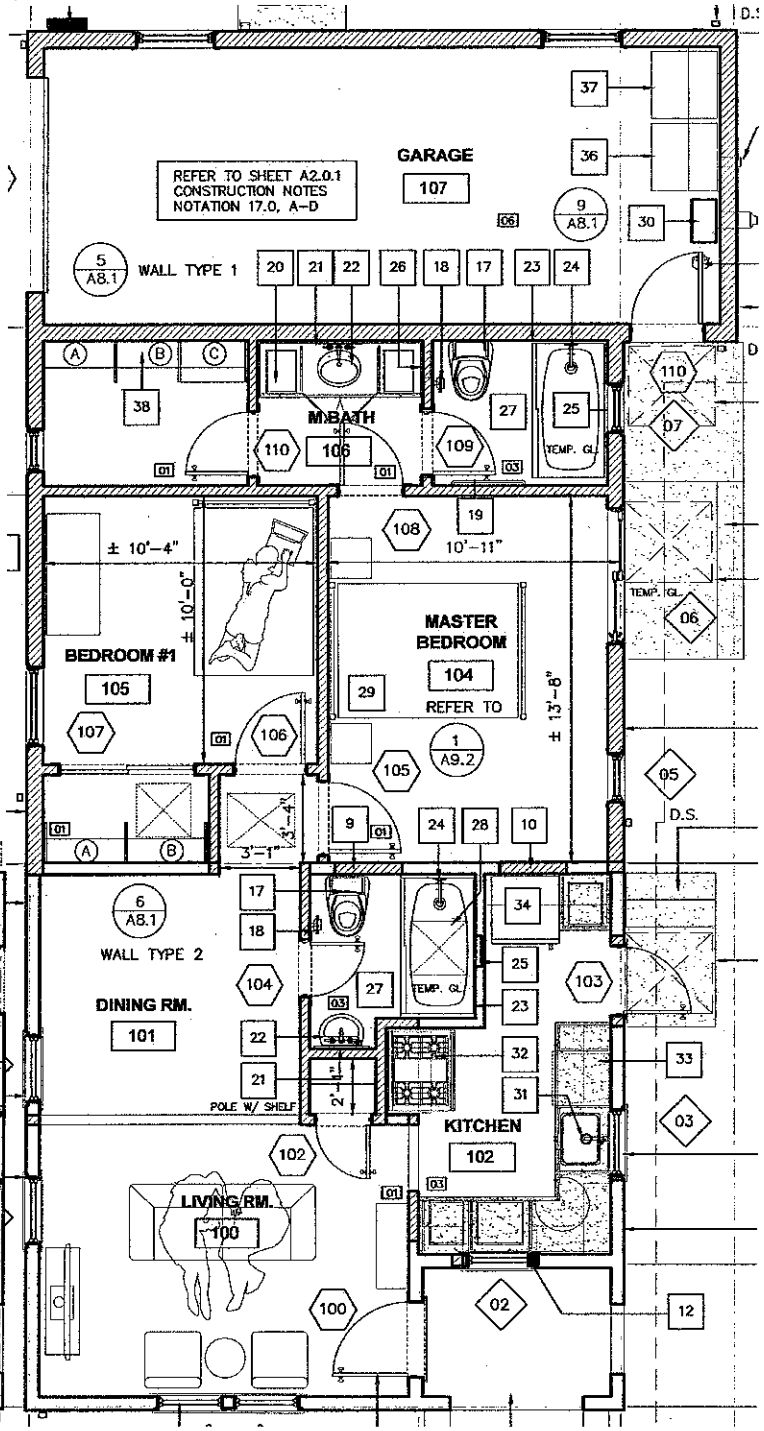
Existing South (left side) Elevation

Proposed South (left side) Elevation





Existing Floor Plan



Proposed Floor Plan

ANALYSIS

Historic Significance: The Hattie DePuy House is located within the Alice Avenue Historic District and was one of the original 48 Hyde Residence Park lots created along Alice Avenue in 1915. The home, which was built for Hattie DePuy in approximately 1930, may have been built by Otis Hyde, a carpenter, and the son of George and Alice Hyde. Ms. DePuy occupied the house until her death in 1962. According to the City's Primary Record of this property (**Attachment 6**), the house may be eligible for listing in a National Register as it is consistent with the historic development pattern of the period of significance, and contributes to the neighborhood setting of the local Alice Avenue Historic District. Moreover, the Office of Historic Preservation apparently found that the Alice Avenue Historic District may also be eligible for the National Register, although this has not yet been adequately documented.

Conditional Use Permit (CUP): Any alteration to a historic resource in a Historic District requires approval of a CUP by the Planning Commission after review and recommendation by the HPB. The HPB may recommend approval, approval with modifications, or denial of the application as it finds reasonable and necessary to preserve the historic significance of the home. In making a recommendation for approval, the HPB shall find that:

1. The project is consistent with the purposes of the Historic Preservation Ordinance; and
2. The project is consistent with the Secretary of the Interior's Standards for the treatment of historic properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings; and
3. The project will not be detrimental to a structure or feature of significant aesthetic, architectural, cultural, or engineering interest or value of an historical nature.

A brief discussion of staff's review of the project as it relates to the above criteria can be found on page 4 of this report. The HPB shall consider, among other things, the purposes of the Historic Preservation Ordinance and the architectural and historical value and significance of the home and the historic district in which it is located. The HPB shall also consider the material and context of the structure including fences, landscaping, parking, signs, site plan, and the relationship of the features to similar features of other structures within the historic district, and the position of the structure in relation to the street or public way and to other neighboring structures.

Historic Preservation Ordinance: The preservation of structures having aesthetic, archaeological, architectural, cultural, or historic significance is in the public interest of the City of Campbell. The purposes of the Historic Preservation Ordinance are contained in Campbell Municipal Code (CMC) Section 21.33.10, and include safeguarding the heritage of the City by providing for the protection of landmarks representing significant elements of the City's history. Another purpose of the Ordinance is to encourage the preservation of existing culturally and historically significant structures as well as landmark features on structures and sites.

Secretary of the Interior's Standards: The City refers to the Secretary of the Interior's Standards for the treatment of historic properties, including alterations and new additions. The Standards offer four distinct approaches to the treatment of historic properties: *Preservation* places a high premium on the retention, conservation, maintenance and repair of a historic resource's materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character. *Rehabilitation* emphasizes the retention and repair of historic materials, but allows replacement when materials are deteriorated. *Restoration* focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods. *Reconstruction* establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

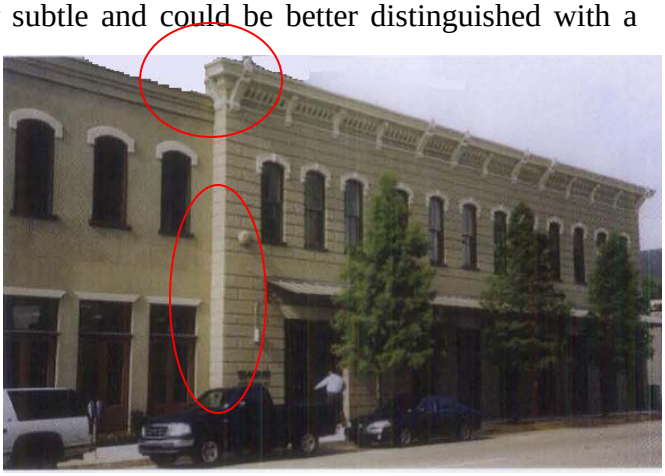
The following Standards are neither technical nor prescriptive, but are intended to help building owners, architects, and municipalities incorporate responsible historic rehabilitation practices:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Of the four treatments, only the *Rehabilitation* Standards provides guidance for alterations and additions to a historic resource. Under these guidelines, it is recommended that the new addition limit the loss of historic materials so that character-defining features are not obscured, damaged, or destroyed. The addition should also be designed in a manner that makes clear what is historic and what is new. In other words, the addition should not duplicate the exact form, material, style, and detailing of the historic building so that the new construction appears to be part of the historic building. Furthermore, the addition should not imitate a historic style or period of architecture.

Applicant's Approach: With regard to the Secretary of the Interior's Standards, the applicant has stated that the overall approach in the design of the project was to: 1) Preserve significant historic materials, features and form; 2) Create a cohesive design that would be compatible in form, style, character, and scale to the original home; and 3) Differentiate the new addition from the existing historic structure. As stated on pages 5 and 6 of **Attachment 4**, the addition was placed on the rear of the home to minimize the physical and visual impact to the building's historic form, as viewed from South First Street and the narrow alleyway. The architect also wanted to maintain the original building's design, roof shape, materials, color, and general rhythms of the existing window and door placement. To differentiate the addition from the historic portions of the home, the applicant proposes vertical trim boards between the old and new exterior stucco wall areas, a smooth stucco surface on the new addition, and a roof line transition where the addition is proposed. Furthermore, the addition was designed to be removed without significantly damaging the essential form, character, and integrity of the original structure.

Staff Review: From staff's perspective, the applicant has done an excellent job of maintaining the historic character of the home as it relates to the streetscape, thereby meeting the general purposes of the Ordinance (Criteria 1 and 3). However, staff did raise some concerns to the applicant that it may not be readily apparent to the public what is historic and what is new (Criteria 2)[1]. The exterior of both the historic portion of the home and the new addition would be stucco as currently proposed. While the stucco on the new addition will have a different texture than the historic portion of the home (reference pages 5 and 6 of **Attachment 5**), it is not apparent that the difference in texture will clearly differentiate historic from new. Furthermore, the proposed vertical trim boards and new roof line are very subtle and could be better distinguished with a more prominent architectural transition.



A review of the floor plan and elevations shows the lack of clear transition between original floor plan and the addition. As shown in the image to the right, an offset in the wall plane and/or plate height of the new addition would provide a more distinctive transition. Similarly, a different exterior material (e.g., wood siding) would distinguish the historic home from the new addition.

[1] *Rehabilitation* Standard #9 states that "new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

In response to staff's concerns, the applicant has stated that the goal was "to create an addition that complements the historic nature of the original home, not to create a visual mismatch to the original home." In this regard, the HPB should determine if the applicant has met the delicate balance of maintaining compatibility with the architectural style and character of the historic structure (e.g., materials, features, size, scale, proportion, and massing) while also clearly differentiating the non-historic features from the historic features of the home. If the HPB does not find the project to be consistent with the Secretary of the Interior's Standards for the treatment of historic properties, then the Board may recommend design changes as appropriate. The attached Resolution would need to be amended if any changes or conditions of approval are recommended (**Attachment 1**).

HPB Review: The following is a list of discussion items to consider in review of this application:

1. Is the project consistent with the purposes of the Historic Preservation Ordinance?
2. Is the project consistent with the Secretary of the Interior's Standards?
3. Will the project be detrimental to the structure's architectural features or historic value?

NEXT STEPS

The HPB's recommendation (including any recommended changes or conditions of approval) will be forwarded to the Planning Commission. The Planning Commission is the final decision making body for the CUP, unless the decision is appealed to the City Council.

ALTERNATIVES

1. If substantial changes are recommended or additional information is requested, the HPB can request the application be continued and brought back to the HPB for further review.

2. If the HPB cannot find the project to be consistent with the CUP approval criteria for historic resources, the HPB can forward a recommendation of denial to the Planning Commission.

Attachments:

1. Resolution and Recommended Conditions of Approval for the Project.
2. Location Map
3. Project Plans
4. Historic Review and Project Summary Report, prepared by Mark Sandoval
5. Preservation Notes (excerpted from the project plans for reference)
6. Primary Record

Prepared by: Cindy McCormick

Cindy McCormick, Senior Planner

Approved by:

Paul Kerymoyan, Community Development Director

RESOLUTION NO. 2016-___

BEING A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF CAMPBELL RECOMMENDING THAT THE PLANNING COMMISSION APPROVE A CONDITIONAL USE PERMIT (PLN2016-258) TO ALLOW CONSTRUCTION OF AN ADDITION TO, AND REMODEL OF, AN EXISTING HISTORIC RESOURCE (HATTIE DEPUY HOUSE) LOCATED AT 235 S. 1ST STREET IN THE ALICE AVENUE HISTORIC DISTRICT.

After due consideration of all evidence presented, the Historic Preservation Board did find as follows with respect to the proposed Conditional Use Permit (PLN2016-258).

1. The zoning designation for the project site is R-1-6 (Single Family Residential).

2. Exterior alterations to a historic resource in the Alice Avenue Historic District may occur with the approval of a Conditional Use Permit.

3. The project consists of a 448 square foot addition to the existing 456 square foot home and construction of a new 293 square foot detached garage for a total floor area of 1,197 square feet. The project also includes replacement of one double-hung wood sash window located within the existing front entry porch with a double-hung wood window from the rear exterior wall that will be removed to accommodate the new addition.

4. The changes proposed by the project are consistent with the Historic Preservation Ordinance and the Secretary of Interior Standards and do not detract from the existing architectural character of the building or site.

5. The proposed exterior changes are consistent with the purpose of the Historic Preservation Ordinance to enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historic districts reflecting unique and established architectural traditions and retain the established building patterns and architectural and cultural heritage of the community.

6. The project will be reviewed by the Planning Commission at a public hearing to determine conformance with the City's zoning regulations. At such time, the Historic Preservation Board's recommendation for approval will be taken into consideration.

Based upon the foregoing findings of fact, the Historic Preservation Board further finds and concludes that:

1. The action proposed is consistent with the purpose of the Historic Preservation Ordinance.
2. The action proposed is consistent with the Secretary of the Interior's Standards for the treatment of historic properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings.
3. The action proposed will not be detrimental to a structure or feature of significant aesthetic, architectural, cultural, or engineering interest or value of an historical nature.

THEREFORE, BE IT RESOLVED that the Historic Preservation Board recommends Planning Commission approve a Conditional Use Permit (PLN2016-258) to allow construction of an addition to, and remodel of, an existing historic resource (Hattie DePuy House) located at 235 S. 1st Street in the Alice Avenue Historic District subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 26th day of October 2016, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Susan Blake, Chair

ATTEST: _____
Cindy McCormick, Secretary

CONDITIONAL USE PERMIT FILE NO. PLN2016-258
CONDITIONS FOR APPROVAL

SITE ADDRESS: 235 S. 1st Street
APPLICANT: Michael Navone
OWNER: Michael Navone
HPB MEETING: October 26, 2016

1. Approved Project: Approval granted for a Conditional Use Permit (PLN2016-258) to allow construction of an addition to, and remodel of, an existing historic resource (Hattie DePuy House) located at **235 S. 1st Street** in the Alice Avenue Historic District. The project shall substantially conform to the Project Plans stamped as received by the Community Development Department on September 10, 2016, except as may be modified by the Conditions of Approval specified herein.

2. Rehabilitation: All significant historic features should be rehabilitated wherever feasible. If any of these features are found to be deteriorated, careful repair is preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.

3. Contractor - Unexpected Conditions: In the event that unexpected damage or historic features (e.g. signage, murals, historic openings or brickwork) are discovered during the construction process, the contractor shall stop work on the affected portion of the project and seek written authorization of the Community Development Director prior to proceeding. To obtain authorization, the contractor shall work with the project architect/applicant to evaluate options to restore the existing material to the extent feasible. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence to the satisfaction of the Community Development Director.

4. Salvage: Where significant historic features cannot be restored in place, they shall be salvaged for use elsewhere on the site, donated to a historic agency, or used for interpretive display.

PROJECT TEAM

OWNER

MICHAEL NAVONE
10833 Northfield Square
Cupertino, California

ARCHITECT

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Email: builders-energy.net

Contact: Darrel Kelly

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A0.2 SQUARE FOOTAGE DIAGRAM
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TABULATIONS

PROJECT ADDRESS: 235 SOUTH FIRST STREET, CAMPBELL, CA

APN: 412-04-072

ZONING: R-1-8 H (HISTORIC OVERLAY)

FIRE SPRINKLER: NO

TYPE OF CONSTRUCTION: V-B

OCCUPANCY GROUP: R-3

EXISTING NON-CONFORMING LOT AREA = 3,238 SQ. FT.

EXISTING DEVELOPMENT AREA TABULATIONS

EXISTING HISTORIC HOME = 456 SQ. FT.

TOTAL EXISTING LOT COVERAGE = 17%

PROPOSED DEVELOPMENT AREA TABULATIONS

EXISTING HISTORIC HOME = 456 SQ. FT.

NEW BEDROOM AND BATH ADDITION = 448 SQ. FT.

NEW GARAGE = 293 SQ. FT.

TOTAL PROPOSED FLOOR AREA = 1,197 SQ. FT.

TOTAL PROPOSED LOT COVERAGE = 37% < 40%

TOTAL PROPOSED FLOOR AREA = 37%< 45%

SYMBOLS

BUILDING SECTION — SECTION IDENTIFICATION / SHEET NUMBER

DETAIL — SECTION IDENTIFICATION / SHEET NUMBER

ELEVATION POINT

COLUMN LINE GRID

INTERIOR ELEVATIONS — DIRECTION IN ROOM / ELEVATION IDENTIFICATION / SHEET NUMBER

WINDOW NUMBER

DOOR NUMBER — DOOR NUMBER / DOOR TYPE & HARDWARE GROUP

ROOM NUMBER

WALL SYMBOLS — INDICATES EXISTING WALL OR PARTITION TO REMAIN; INDICATES EXISTING WALL OR PARTITION TO BE REMOVED; INDICATES NEW WALL OR PARTITION

WALL TYPE

ABBREVIATIONS

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

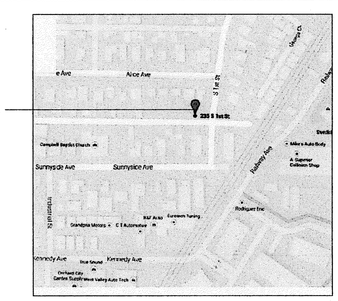
DESCRIPTION OF WORK

The scope of the proposed construction work shall be limited to adding a small room addition with garage and remodeling the interior of the Historic Hattie Depuy House located at 235 South First Street in Campbell, California. The work is to include some alterations and repairs of the existing structure to ensure a proper tie in of the new room addition and the following construction activities:

1. Adding the new room addition with single care garage as illustrated to the west exterior elevation of the home;
2. Adding all new plumbing, mechanical, and electrical services and placing the new electrical service to the building underground;
3. Reuse and relocate the building's original laundry room window and replacing it with the current Kitchen window that overlooks the entry porch on the building's east façade;
4. Adding new cabinetry and trim moldings to the building's interior;
5. Add and/or replace wall insulation in areas of the building that may be affected by the construction work;
6. Add, replace and/or supplement the current landscaping that may be disturbed by the construction work; and
7. Add new fences that may be affected as a consequence of the proposed work.

All work shall be executed in accordance with the these Drawings and Specifications herein in addition to all applicable referenced codes listed above, and in a manner consistent with the procedures and standards outlined in the US Department of the Interior: "Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, & Restoring Historic_Buildings and other recognized good preservation practices.

VICINITY MAP



GENERAL NOTES

1. All construction work shall conform to the provisions outlined in the following Code of Regulations: 2013 California Building Code (CBC), 2013 California Residential Code (CRC), 2013 California Electrical Code (CEC), 2013 California Mechanical Code (CMC), 2013 California Plumbing Code (CPC), 2013 California Green Building Standards Code, 2010 Energy Code, 2010 California Historical Building Code, and the City of Campbell Ordinances including provision regulated and/or enforced by the Planning, Building, and Public Work Departments in addition to any State, or other applicable regulations imposed by any public agency having jurisdiction over any part of this Project.

   In addition to the above stipulated regulations governing all proposed improvements illustrated within these Drawings and Specifications for this Project, this property resides within the City of Campbell' s Historic Overlay District and because of this resource's age and integrity, requires additional procedures to be observed during the course of the construction process in an effort to avoid further damage to the existing historically important portions of the existing structure which is to be repaired, reconstructed, and/or restored as part of the work under this Contract.

   Therefore it shall be the Contractor's complete responsibility to ensure that all specified treatments, repairs, and new reconstruction work that is to be performed on the existing structure are faithfully executed in accordance with the specified procedures indicated herein and in a manner consistent with the applicable standards outlined in the US Department of the Interior: "Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, & Restoring Historic_Buildings. It shall be the Contractor's responsibility to familiarize him or her self with these above procedures and standards and to inform all employees and subcontractors, working in and around this project before work is to commence which might affect (directly or indirectly) any portion of the building's existing historical exterior features.
2. 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.
3. All addenda, bulletins and notices issued later by the Architect shall be considered as part of work.
4. 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.
5. 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.
6. 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.
7. 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.
8. It shall be the responsibility of the Contractor to obtain approval by the building inspector for all concealed work before closing up.
9. 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.
10. 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.
11. 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.

STANDARDS FOR RESTORATION

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility:

1. A property shall be used for this historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather that replaced. Where the severity of deterioration requires replacement of distinctive features,the new features shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions adjacent and/or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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PROJECT:

New Foundation Repairs to the Historic Hattie Depuy House for

MICHAEL NAVONE

235 South First Street
Campbell, California

LICENSED ARCHITECT — MARK S. SANDOVAL — No.C23926 — Rep. 6-30-17 — STATE OF CALIFORNIA

REVISIONS:
1
2
3
4
5
6
7
8

SHEET DESCRIPTION:

GENERAL NOTES PROJECT TEAM, DESCRIPTION OF WORK, INDEX TO DRAWINGS, SYMBOLS & ABBREVIATIONS, VICINITY MAP

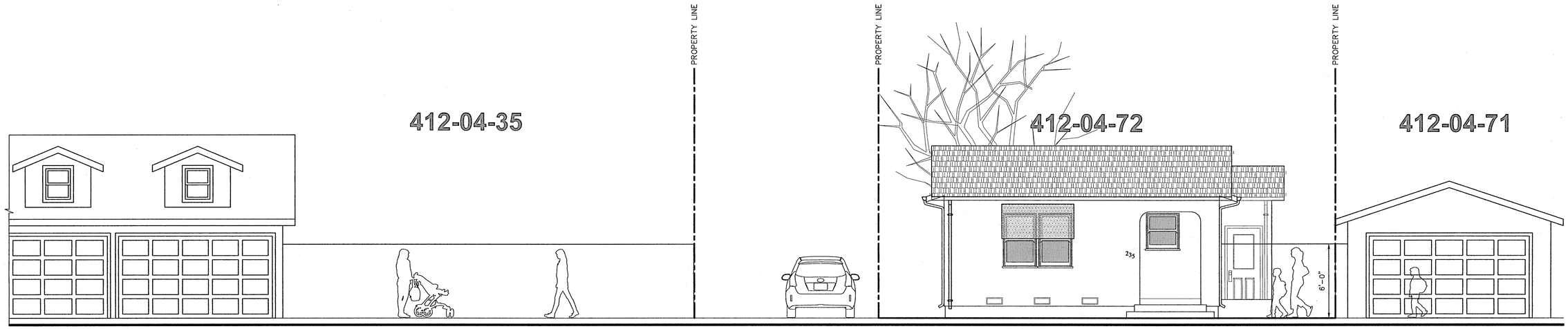
N0. 1412-01

DATE:	SCALE:
7/5/16	AS NOTED

DRAWN BY: CHECK BY:

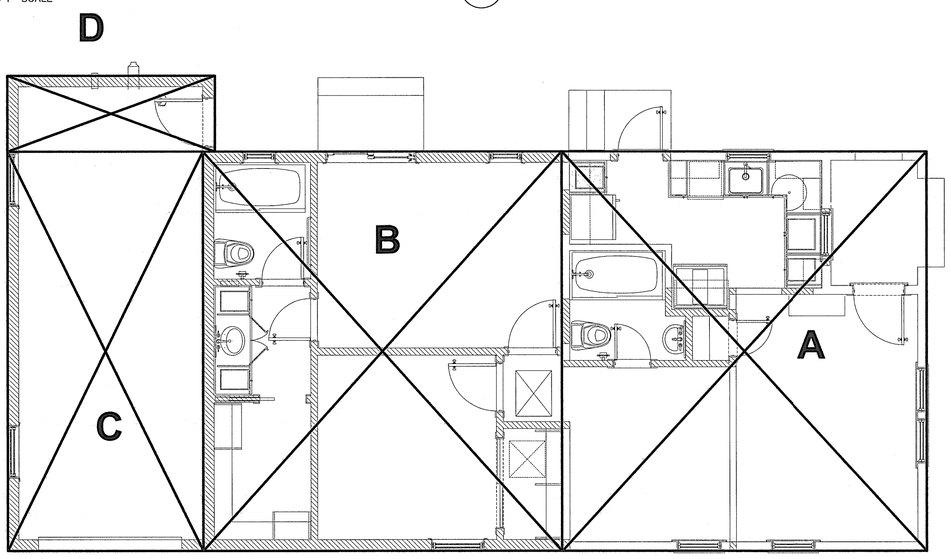
SHEET NUMBER:

A0.1



PARTIAL STREET ELEVATION (1 / A0.2)

1/4" SCALE



FLOOR AREA DIAGRAM (2 / A0.2)

1/4" SCALE

FLOOR DIAGRAM AREA TABULATIONS

A 20'-5" X 22'-4" = 456 SQ. FT.

B 20'-1" X 22'-4" = 448 SQ. FT.

C 10'-11" X 22'-4" = 244 SQ. FT.

D 11'-7" X 4'-3" = 49 SQ. FT.

PROPOSED FLOOR AREA TABULATIONS TAKEN FROM COMPUTER

EXISTING HISTORIC HOME = 456 SQ. FT.

NEW BEDROOM AND BATH ADDITION = 448 SQ. FT.
NEW GARAGE = 293 SQ. FT.

TOTAL PROPOSED FLOOR AREA = 1,197 SQ. FT.

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PROJECT:

Remodel & Room Additions to the Historic Hattie Depuy House for

MICHAEL NAVONE

235 South First Street
Campbell, California

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

REVISIONS:
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SHEET DESCRIPTION:

STREET ELEVATION & FLOOR AREA DIAGRAM

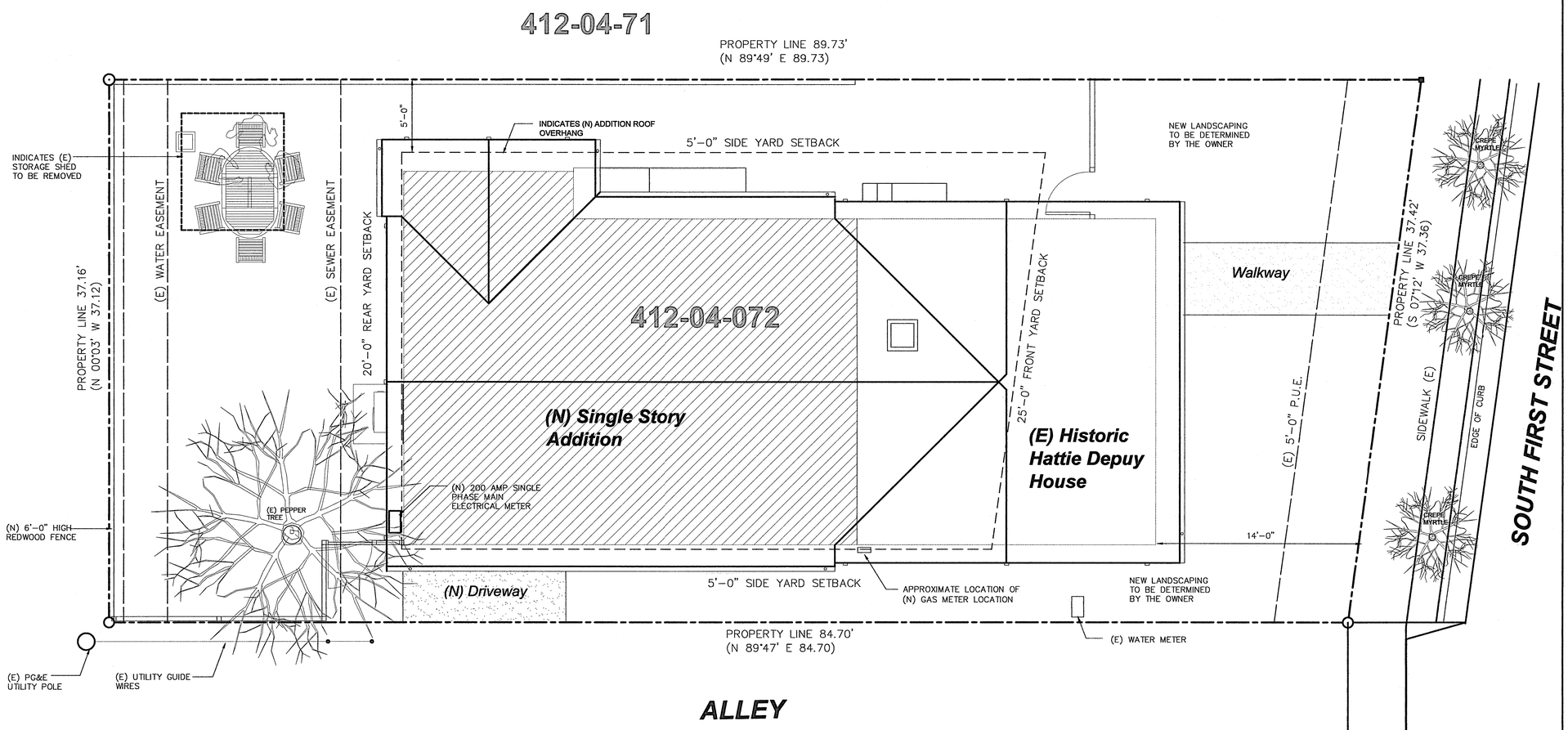
NO. 1412-01

DATE:	SCALE:
7/5/16	AS NOTED

DRAWN BY: CHECK BY:

SHEET NUMBER:

A0.2



NOTE: ALL EXISTING OVERHEAD ELECTRICAL UTILITY LINES SERVING THIS HOME SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CITY OF CAMPBELL'S MUNICIPAL CODE SECTION 21.18.140. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, REGULATIONS, AND STANDARDS THAT MAY BE REQUIRED TO PROPERLY EXECUTE ALL PHASES OF THIS WORK.

PROPOSED SITE PLAN

1/8" SCALE

1 / A1.1

GENERAL NOTES

SITE WORK

1. The Contractor shall ensure that positive drainage away from foundations and other building structures is provided with a fall of not less than 6 inches in the first 10 feet (2% minimum slope). If obstructions or lot lines prohibit the 10' horizontal distance, provide alternative method of diverting water as approved by the Architect. If swales are to be used, all swales shall have a minimum of 2% if within 10' of foundation.
2. The Contractor shall review in the field with the Architect all final placement and arrangement of all surface including roof drainage connection lines, clean outs, all waterproofing system installations, depth and width of all utility and irrigation trenches, surface and subsurface drainage lines or other such related systems that may be proposed as part of this Division of the Work, before the back fill and compaction operation is to commence.
3. The Contractor shall be responsible for the survey of adjacent structures and the proposed improvements to establish the exact elevations at fixed points and to act as benchmarks. clearly identify these benchmarks and record the existing elevations. locate datum level used to establish benchmark elevations at sufficient distance so as not to be affected by movement resulting from excavation work.
4. It shall be the responsibility of the Contractor to promptly notify this office of any discrepancies, or conflicts with the drawings and the specifications, in relationship to the existing conditions encountered at the job site before proceeding with the work.
5. The Contractor agrees that he shall assume sole and complete responsibility for the job site conditions during the course construction of the project including, safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hour; at that the contractor shall defend, indemnify, and hold the owner and m. sandoval architects, inc., harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner or Architect.
6. M. SANDOVAL ARCHITECTS, INC. assumes no responsibility beyond the adequacy of their design contained herein.

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PROPOSED SITE PLAN

N0. 1605-02

DATE:	SCALE:
6/6/16	AS NOTED
DRAWN BY:	CHECK BY:

SHEET NUMBER:

A1.1

CONSTRUCTION NOTES

1.0 GENERAL ACCESS OPENING ROOM SIZE REQUIREMENTS

A. Provide a minimum crawl space opening of not less than 18 inches by 24 inches (457mm by 610 mm).

B. Accessible under floor areas shall be provided with an 18 inch by 24 inch (457mm by 610 mm) access crawl hole. Pipes, ducts and other nonstructural construction shall not interfere with the accessibility to or within under floor areas

C. Provide attic access of not less than 20 inches by 30 inches (559 mm by 762 mm). Provide a minimum of 30 inches (762 mm) of clear height at or above access opening.

D. Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet (11 m2) of gross floor area. Other habitable rooms shall have a floor area of not less than 70 square feet (6.5 m2) per R304.2. Minimum dimensions of all habitable rooms shall not be less than 7 feet (2134 mm). Portions of any room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

2.0 LIGHT, VENTILATION AND HEATING

A. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum open able area to the outdoors shall be 4 percent of the floor area being ventilated per Section R303.1.

Exceptions:

1. Glazed areas need not be openable where the opening is not required by Section R310 and a whole-house mechanical ventilation system is installed in accordance with the California Mechanical Code.

2. The glazed areas need not be installed in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 foot candles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

3. Use of sunroom and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.

4. The windows, doors, louvers and other approved closeable openings not required by Section R310 may open into a passive solar energy collector for ventilation required by this section. The area of ventilation openings to the outside of the passive solar energy collector shall be increased to compensate for the openings required by the interior space.

5. Glazed openings may open into a passive solar energy collector provided the area of exterior glazed opening (s) into the passive solar energy collector is increased to compensate for the area required by the interior space. For the purpose of determining light and ventilation requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet (2.3 m2) per Section R303.2.

3.0 VENTILATION

A. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m2) for each 150 square feet (14 m2) of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 nl) for each 1,500 square feet (140 m2) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building.

B. Openings for under-floor ventilation. The minimum net area of ventilation openings shall not be less than square foot (0.0929 m2) for each 150 square feet (14 m2) of under-floor area. One ventilation opening shall be within 3 feet (915 mm) of each corner of the building.

C. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). When any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided.

D. The finished grade of under-floor surface may be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches (152 mm) of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided.

E. All enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/ 16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum

4.0 ATTIC ACCESS

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

5.0 EXTERIOR WALL CONSTRUCTION

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

6.0 WINDOWS AND DOORS

A. Exterior Door Assemblies: All exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible, or solid core wood having stiles and rails of not less than 1 3/8 inches thick with interior field panel thickness no less than 1 ¼" thick, or shall have a fire resistance rating of not less than 20 minutes when tested accordance to ASTM E 2074.

B. The Contractor shall provide and properly install in accordance with the manufacturer's specifications all window and door units shown in these Drawings.

C. Review with the Owner final finish and accessories desired before ordering.

D. Glass type: shall be Clear; Low E and shall meet the specific WUI requirements outlined by SFM and under CBC Section 2406.1 Safety Glazing

E. Other: Structural Glass for entry canopy to be designed for required loads and for span between support hardware. Refer to structural calculations for design requirements.

F. All windows and doors shall come equipped with factory installed jamb extension for wall thickness as required for proper installation and shall match the interior frame finish

G. All insect screens shall be Factory installed and shall be fabricated out of a screen mesh 18 X 16 charcoal fiber glass HI-Tran mesh. Verify color with the Owner before ordering.

H. The Contractor shall be responsible in verifying all conditions before proceeding with the installation of each unit to ensure that all openings are plumb, square, and at the proper dimensions required for each unit. Report any frame defects or unsuitable conditions to the Architect immediately before proceeding.

I. As part of the Project's Close Out procedures, the Contractor shall be responsible in removing all visible labels and adhesive residue using means and methods approved by the manufacturer and leave windows and glass in a thoroughly clean and presentable condition

7.0 GARAGE DOORS

A. Automatic garage door openers shall be provided meeting the requirements of Section R309.4 and shall be listed and labeled in accordance with UL 325. See Health and Safety Code Sections 19890 and 19891 for additional provisions for residential garage door openers.

B. Fire sprinklers (if required by the Building Department and/or Fire Department): Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Chapter 3 of the CRC, Table R302.1(2), Footnote a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section R313. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpmlfe. Garage doors shall not be considered obstructions with respect to sprinkler placement. R309.6 Fire sprinklers attached garages, and carports with habitable space above. Attached garages, and carports with habitable space above shall be protected by fire sprinklers in accordance "with this section and Section R313. Protection shall be provided in accordance with one of the following:

1. Residential sprinklers installed in accordance with their listing.

2. Extended coverage sprinklers discharging water not less than their listed flow rate for Light Hazard in accordance with NFPA 13.

3. Quick-response spray sprinklers at light hazard spacing in accordance with NFPA 13 designed to discharge at 0.05 gpm/jf density (minimum). The system demand shall be permitted to be limited to the number of sprinklers in the compartment but shall not exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions and shall be permitted to be ignored for placement and calculation of sprinklers.

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

8.0 SAFETY GLAZING

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

1. In all glazed doors.

2. At wall, enclosure or door for tub, shower, sauna, etc., including window if bottom is less than 60" above standing surface.

3. Adjacent to a door where window is within 24" arc of either edge of door in closed position or less than 60" above walking surface.

4. Where area of a pane is greater than 9 sf. and window bottom is less than 18" above floor and top is more than 36" above floor and walking surface is within 36" horizontally.

5. In guards and railings.

6. In walls and fences enclosing indoor or outdoor swimming pools and spas, where glazing is less than 60" above a walking surface on the pool or spa side, and within 60" horizontally of the pool or spa.

7. Adjacent to stairs, landings and ramps within 36" horizontally of a walking surface, if within 60" above the plane of the walking surface.

8. Within 60" horizontally of bottom tread of stairway if less than 60" above tread nose.

9.0 ROOF GENERAL NOTES

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

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

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

10. INTERIOR FINISHES

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

11.0 ARCHITECTURAL WOODWORK AND FINISHES

A. All architectural woodwork depicted within these drawings shall be installed in accordance with the most recent edition of the Manual of Millwork Standards of the Woodwork Industry for Arizona, California, Nevada and Oregon, published by the Woodwork Institute of California. Copies may be obtained through the Administration Office or on-line at

B. The Contractor shall review all room finishes, stains, paint colors, etc., with the Owner before proceeding with the painting operation phase of the work. Properly protect all work in place from damage or from over spray of paint. Review what surfaces are to receive stains or other clear finishes and those which are to be left natural without any special coatings or sealants.

C. Unless otherwise specified within these drawings or specifications, all walls and ceiling surfaces shall receive a Level 4 Gypsum Board Finish with the exception of the Garage and utility areas. Installation of wall board shall be in accordance with the latest edition of the Gypsum Construction Guide published by Gold Bond Building Products Technical Services Department, 2001 Rexford Road, Charlotte, N.C. 28211.

D. The Contractor shall provide an optional quotation for the Owner's consideration for adding radius outside corners to all walls and drop beam and header conditions.

12.0 TOILET, BATH AND SHOWER SPACES

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

Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be 50 cubic feet per minute (25 Us) for intermittent ventilation or 20 cubic feet per minute (10 Us) for continuous ventilation in accordance with the California Mechanical Code, Chapter 4. Exhaust air from the space shall be exhausted directly to the outdoors.

B. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5. Note: Window operation is not a permissible method of providing bathroom exhaust for humidity control. (R303.3.1)

C. All plumbing fixtures shall be spaced in accordance with the California Plumbing Code. R307.2 and all bathtub and shower floors and walls with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

13.0 LIFE SAFETY

A. Smoke Alarms: All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of Section R314 and the household fire warning equipment provisions of NFP A 72. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed. All smoke alarms shall be maintained and/or replaced in accordance with Section R314.3.2

B. Smoke Detection Systems: Household fire alarm systems installed in accordance with NFP A 72 that include smoke alarms, or a combination of smoke detector and audible notification device shall be installed in accordance with Section R314.2 and shall provide the same level of smoke detection and alarm as required by smoke alarms. Where a household fire warning system are installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFP A 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4. R314.3

C. Locations: Smoke alarms shall be installed in the following locations:

1. In each sleeping room.

2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.

3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

D. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed per Section R314.5.

E. Carbon Monoxide Alarms: An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.

F. All carbon monoxide detectors shall be listed as complying with UL 2075. R315.1.2 and shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Where there is no commercial power supply, the carbon monoxide alarm may be solely battery operated.

2. Other power sources recognized for use by NFPA 720.

G. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit per Section R315.1.3.

14.0 ADDRESS NUMBERS

A. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

16.0 FIRE RESISTANCE CONSTRUCTION

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

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.

2. Walls of dwellings and accessory structures located on the same lot.

3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).

5. Foundation vents installed in compliance with this code are permitted.

B. Blocking in combustible construction shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space.

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

17.0 OCCUPANCY SEPARATION

A. The Contractor shall ensure that a fire separation of private garage from the dwelling unit is maintained per CRC §R302.5, Table R302.6. Garage interior wall construction shall have a minimum of ½" gypsum board on the garage side of the wall separating garage from dwelling unit and its attic extending from the bottom sill plate to the under roof deck.

B. In locations where garage or carport ceiling is next to habitable rooms of the home, then 5/8" Type X gypsum board must be substituted. All joints of wall board to be properly taped and penetrations fire caulked and taped to achieve the appropriate fire protection rating.

C. For door openings between garage and dwelling install a minimum of 1 3/8" thick solid core wood door with a solid steel or honeycomb core steel door, or a 20-minute rated door complying with CRC §R302.5.1. Doors shall be equipped with self-closing and self-latching hardware

D. All mechanical ducts shall be fabricated with 26-gage sheet steel in the garage area and in areas penetrating the walls or ceilings that separate the garage from the dwelling. Ducts may have no openings into the garage in accordance with CRC R302.5.2.

18.0 EMERGENCY & ESCAPE AND RESCUE OPENINGS

A. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening in accordance with R310.1. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

B. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside.

C. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way

D. Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).

E. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2). (R310.1.1)

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

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

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

H. Operational constraints. Emergency escape and rescue openings shall be maintained free of any obstructions other than those allowed by this section and shall be operational from the inside of the room without the use of keys, tools or special knowledge per R310.1.4

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

19.0 LANDINGS AT DOORS AND STAIRS

A. Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with 2013 California Residential Code Section R311.8 or by a stairway in accordance with Section R311.7. R311.3.2

B. Floor elevations for other exterior doors: Doors other than the required egress door shall be provided with landings or floors not more than 7 ¾" inches (196 mm) below the top of the threshold.

C. Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

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A2.0.1

PRESERVATION TREATMENT NOTES

PRESERVATION TREATMENT GENERAL NOTES

A. Please note that the following Recommended Preservation Treatments are to be used by the Contractor only as a guide, and may not address all conditions that may be found on or around the building during the implementation of all work proposed under this Contract. It is therefore extremely important to keep this in mind during the preparation of the bid for the Owner's consideration so that all work (labor and materials) is included and for those items that are unknown, that the Contractor clearly stipulate these exclusions.

B. HISTORICAL SIGNIFICANCE: The Hattie Depuy House is a historically important building and is listed as a contributing historic building in the City of Campbell's Historic Downtown District and being of historical importance to the city, it is essential that special precautions be taken during the performance of the Work outlined in these Drawings and Specifications to avoid further damage to historically important portions of the building not being renovated or restored during the course of the construction work. Therefore it shall be the Contractor's responsibility to take great precautions to ensure that all of the work under this contract be executed faithfully under all referenced code provisions that appear under the general notes on the title sheet of these Drawings (Sheet A0.1), but also follow the general methods and preservation treatments outline below. The intention of these extra measures is to better align the strategies used in the performance of the construction work so they meet the recommended provisions outlined under the "Secretary of the Interior's STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES with Guidelines for Preserving, Rehabilitating, & Restoring Historic Buildings" published by the National Park Service, US Department of the Interior.

RECOMMENDED PRESERVATION TREATMENTS

1.0 RECOMMENDED PRESERVATION TREATMENT – WOOD SASH WINDOW REPAIR

A. Remove grime, dirt, cobwebs, mildew and debris from the exterior window sash, frame and exterior trim by using a light household detergent with a minimum soft bristle brush and scrubbing by hand. Rinse thoroughly and permit to dry before proceeding with further inspection of window areas. Check soundness of existing glazing putty. If sections are missing or if there are visible signs of cracking carefully remove glass if needed to remove remaining putty from channel. Care should be taken not to damage any of the surrounding glass panes during this operation. Before reinstalling glass, clean channel to remove any rust or foreign matter, then apply primer coats and let dry thoroughly. Once this phase is complete, apply glazing compound putty around the channel to seal glass in frame. Press glass into place and set glazing points and apply final formed bevel glazing putty. Finish sprinkle with a little whiting or plaster dust on the putty with a clean cotton rag and carefully wipe away all the smears. After the putty thoroughly dries, paint with two coats of oil–based paint (ensure that paint extends over the putty no less than 1/16" and no greater than 3/32" to create a water–tight seal.

B. Decayed Wood: If only small localized areas exist not requiring the removal of the unit, then the Contractor may carefully remove decayed or rotten wood from these small localized areas then prepare for either wood epoxy and/or compound filler applications following the manufacture's specification requirements. Smaller cracks and imperfections may be repaired by using painters caulking and primer coats.

C. If it is determined by the Architect that the only appropriate preservation treatment intervention requires the removal of the of the existing window unit from its frame, then the Contractor shall make arrangements with a window shop facility that specializes in this type of restoration and repair work. They are better equipped to properly rebuild these windows under a more controlled environment rather than trying to perform this work in the field. Requirements for the execution of this work must be coordinated with the Owner and the Architect and should include some the following:

1. Providing a means to seal and secure the window opening once the sash has been removed from its frame (without damage to existing interior and/or exterior surfaces)
2. Prevent leakage and possible unwanted entry of pests or unauthorized personnel
3. Maintain a secure and water tight enclosure
4. Once the window has been safely delivered to the window shop the repairs can commence which may include some of the following items:
5. Remove glass and strip wood sash
6. Renovate as necessary by replacing deteriorated parts, remove
7. Realign and glue tendon joints so they are plumb and square
8. Add weather stripping and recondition or replace damaged hardware. Replace broken glass panes with new glass of a similar time period or with similar visual characteristics as the original glass
9. Reglaze with putty or with new bead stops matching the profile and dimensional characteristics as the original
10. Prepare surfaces for primer coats, let dry, properly wrap to protect from damage
11. Deliver to the site and reinstall
12. Regulate all hardware to ensure proper function and operation.

2.0 RECOMMENDED PRESERVATION TREATMENT – SEVERE DETERIORATED WOOD MILLWORK TRIM REPAIR

D. Remove all decayed wood, filler surface compounds, or any other unsound material from the exterior window trim and window sill, that may prevent the proper adhesion or bonding of liquid wood consolidant, wood epoxy or other similar filler compounds needed to repair wood area. Use a fungicidal preservative treatment approved in advance by the Architect. Apply in strict observance of the manufacturer's specifications. Let dry completely before preparing area for liquid wood consolidant and wood epoxy filler operation. Clean all surfaces and apply liquid wood consolidant in accordance with the manufacturer's recommendations. Add epoxy filler compound as required to adequately fill all voids in exterior window trim and sill. Use enough material to fully replicate profile and surface contours of the existing historic millwork profile. Let cure and carefully sand by hand or by orbital sander to match surface level and appearance of the surrounding material. Upon achieving the desired profile and appearance, clean surface thoroughly and apply primer coats.

3.0 RECOMMENDED PRESERVATION TREATMENT – EXTERIOR STUCCO REPAIR

A. General Notes: Before any work under this Division of the Work is to proceed both the Contractor and the subcontractor performing this work shall consult these recommendation along with other treatments listed within the Drawings and Specifications herein, to ensure that such methods and treatments are all properly observed before the work is to commence.

B. If any questions or if any extant conditions may be uncovered during the initial exploratory demolition of wall surface materials that could reveal important information on either the past occupants of the building and/or its architecture, the Contractor shall be responsible for immediately notifying the Architect before continuing with the work in this area. Once notified, the Architect will provide the Contractor with written instructions as to how best to proceed with the work in question.

C. PLANNING THE REPAIR

The following stucco repair treatment recommendations have been taken from Brief 22, The Preservation and Repair of Historic Stucco by Anne E. Grimmer, published by the National Park Service, US Department of the Interior, dated October 1990.

1. Once the Contractor has determined the extent of damage, a number of repair options may be considered. Small hairline cracks usually are not serious and may be sealed with a thin slurry coat consisting of the finish coat ingredients, or even with a coat of paint.

2. Commercially available caulking compounds are not suitable materials for patching hairline cracks. Because their consistency and texture is unlike that of stucco, they tend to weather differently, and attract more dirt; as a result, repairs made with caulking compounds may be highly visible, and unsightly. Larger cracks will have to be cut out in preparation for more extensive repair. Most stucco repairs will require the skill and expertise of a professional plasterer.

3. The overall goal should be to save and preserve as much as the historic stucco as possible; patching rather than whole replacement of material is preferable. When repairing heavily textured surfaces, it is not usually necessary to replace an entire wall section, as the textured finish, if well–executed, tends to conceal patches, and helps them to blend in with the existing stucco. However, because of the nature of smooth–finished stucco, patching a number of small areas scattered over one elevation may not be a successful repair approach unless the stucco has been previously painted, or is to be painted following the repair work. On unpainted stucco such patches are hard to conceal, because they may not match exactly or blend in with the rest of the historic stucco surface. For this reason it is recommended, if possible, that stucco repair be carried out in a contained or well–defined area, or if the stucco is scored, the repair patch should be "squared–off" in such a way as to follow existing scoring. In some cases, especially in a highly visible location, it may be preferable to restucco an entire wall section or feature. In this way, any differences between the patched area and the historic surface will not be so readily apparent.

4. Repair of historic stucco generally follows most of the same principles used in plaster repair. First, all deteriorated, severely cracked and loose stucco should be removed down to the lath (assuming that the lath is securely attached to the substrate), or down to the masonry if the stucco is directly applied to a masonry substrate. A clean surface is necessary to obtain a good bond between the stucco and substrate. The areas to be patched should be cleaned of all debris with a bristle brush, and all plant growth, dirt, loose paint, oil or grease should be removed. If necessary, brick or stone mortar joints should then be raked out to a depth of approximately 5/8" to ensure a good bond between the substrate and the new stucco.

5. To obtain a neat repair, the area to be patched should be squared–off with a butt joint, using a cold chisel, a hatchet, a diamond blade saw, or a masonry bit. Sometimes it may be preferable to leave the area to be patched in an irregular shape which may result in a less conspicuous patch. Proper preparation of the area to be patched requires very sharp tools, and extreme caution on the part of the plasterer not to break keys of surrounding good stucco by "over–sounding" when removing deteriorated stucco.

6. To ensure a firm bond, the new patch must not overlap the old stucco. If the stucco has lost its bond or key from wood lath, or the lath has deteriorated or come loose from the substrate, a decision must be made whether to try to reattach the old lath, to replace deteriorated lath with new wood lath, or to leave the historic wood lath in place and supplement it with modern expanded metal lath. Unless authenticity is important, it is generally preferable (and easier) to nail new metal lath over the old wood lath to support the patch. Metal lath that is no longer securely fastened to the substrate may be removed and replaced in kind, or left in place, and supplemented with new wire lath.

7. When repairing lime–based stucco applied directly to masonry, the new stucco should be applied in the same manner, directly onto the masonry surface. The stucco will bond onto the masonry itself without the addition of lath because of the irregularities in the masonry or those of its mortar joints, or because its surface has been scratched, scored or otherwise roughened to provide an additional key. Cutting out the old stucco at a diagonal angle may also help secure the bond between the new and the old stucco. For the most part it is not advisable to insert metal lath when restuccoing historic masonry in sound condition, as it can hasten deterioration of the repair work. Not only will attaching the lath damage the masonry, but the slightest moisture penetration can cause metal lath to rust. This will cause metal to expand, eventually resulting in spalling of the stucco, and possibly the masonry substrate too.

8. If the area to be patched is properly cleaned and prepared, a bonding agent is usually not necessary. However, a bonding agent may be useful when repairing hairline cracks, or when dealing with substrates that do not offer a good bonding surface. These may include dense stone or brick, previously painted or stuccoed masonry, or spalling brick substrates. A good mechanical bond is always preferable to reliance on bonding agents. Bonding agents should not be used on a wall that is likely to remain damp or where large amounts of salts are present. Many bonding agents do not survive well under such conditions, and their use could jeopardize the longevity of the stucco repair.

9. A stucco mix compatible with the historic stucco should be selected after analyzing the existing stucco. It can be adapted from a standard traditional mix of the period, or based on one of the mixes included here. Stucco consisting mostly of portland cement generally will not be physically compatible with the softer, more flexible lime–rich historic stuccos used throughout the eighteenth and much of the nineteenth centuries. The differing expansion and contraction rates of lime stucco and portland cement stucco will normally cause the stucco to crack.

10. Choosing a stucco mix that is durable and compatible with the historic stucco on the building is likely to involve considerable trial and error, and probably will require a number of test samples, and even more if it is necessary to match the color. If the test samples are not executed on the building, they should be placed next to the stucco remaining on the building to compare the color, texture and composition of the samples with the original. The number and thickness of stucco coats used in the repair should also match the original.

11. After thoroughly dampening the masonry, the first, scratch coat should be applied to the masonry substrate, and or metal lath, in a thickness that corresponds to the original if extant, or generally about 1/4" to 3/8". The scratch coat should be scratched or crosshatched with a comb to provide a key to hold the second coat. It usually takes 24–72 hours and longer in cold weather, for each coat to dry before the next coat can be applied. The second coat should be about the same thickness as the first, and the total thickness of the first two coats should generally not exceed about 5/8". This second or leveling coat should be roughened using a wood float with a nail protruding to provide a key for the final or finish coat. The finish coat, about 1/4" thick, is applied after the previous coat has initially set. If this is not feasible, the base coat should be thoroughly dampened when the finish coat is applied later. The finish coat should be worked to match the texture of the original stucco.

12. Note that it is very important to have a skilled professional plasterer preform this work to avoid some of the pitfalls that would hinder someone less experienced in this trade. General suggestions for successful stucco repair parallel those involving restoration and repair of historic mortar or plaster. In addition, the following principles are important to remember:

13. Mix only as much stucco as can be used in one and one–half to two hours. This will depend on the weather (mortar will harden faster under hot and dry, or sunny conditions); and experience is likely to be the best guidance. Any remaining mortar should be discarded; it should not be retempered.
14. Stucco mortar should not be over–mixed. (Hand mix for 10–15 minutes after adding water, or machine mix for 3–4 minutes after all ingredients are in mixer.) Over–mixing can cause crazing and discoloration, especially in tinted mortars. Over–mixing will also tend to make the mortar set too fast, which will result in cracking and poor bonding or keying to the lath or masonry substrate.
15. Masonry substrate, but not metal lath, must be thoroughly wetted before applying stucco patches so that it does not draw moisture out of the stucco too rapidly. To a certain extent, bonding agents also serve this same purpose. Wetting the substrate helps retard drying.
16. To prevent cracking, it is imperative that stucco not dry too fast. Therefore, the area to be stuccoed should be shaded, or even covered if possible, particularly in hot weather. It is also a good idea in hot weather to keep the newly stuccoed area damp, at approximately 90 per cent humidity, for a period of 48 to 72 hours.

17. Stucco repairs, like most other exterior masonry work, should not be undertaken in cold weather (below 40 degrees Fahrenheit, and preferably warmer), or if there is danger of frost.

Early twentieth century Portland Cement Stucco

1 part portland cement
2–1/2 parts sand
Hydrated lime = to not more than 15% of the cement's volume
Water to form a workable mix.
The same basic mix was used for all coats, but the finish coat generally contained more lime than the undercoats.

American Portland Cement Stucco Specifications (c. 1929)

Base Coats:
5 pounds, dry, hydrated lime
1 bag portland cement (94 lbs.)
Not less than 3 cubic feet (3 bags) sand (passed through a #8 screen)
Water to make a workable mix.
Finish Coat:
Use WHITE portland cement in the mix in the same proportions as above.
To color the stucco add not more than 10 pounds pigment for each bag of cement contained in the mix.

Note: All of the above mixes are to be used only as a general guide. It shall be the Contractor's responsibility to provide mix composition data formulas for the Architect's review and approval before work under this Division of the Work is to commence.

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PROJECT:

Remodel & Room Additions to the Historic Hattie Depuy House for

MICHAEL NAVONE

235 South First Street
Campbell, California

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

REVISIONS:
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SHEET DESCRIPTION:

PRESERVATION TREATMENT NOTES

N0. 1605-02

DATE: 6/6/16
SCALE:
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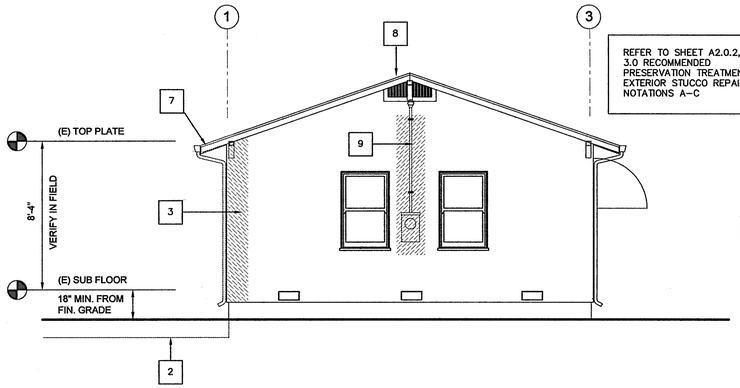
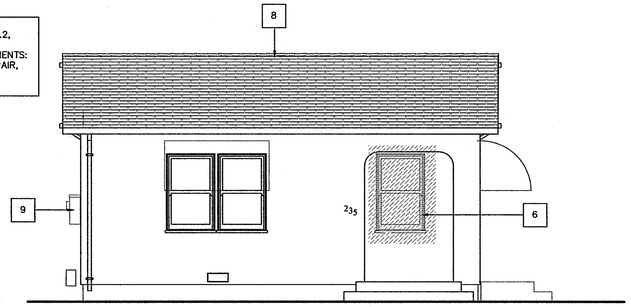


EXISTING EXTERIOR SOUTH ELEVATION

1 / A2.1

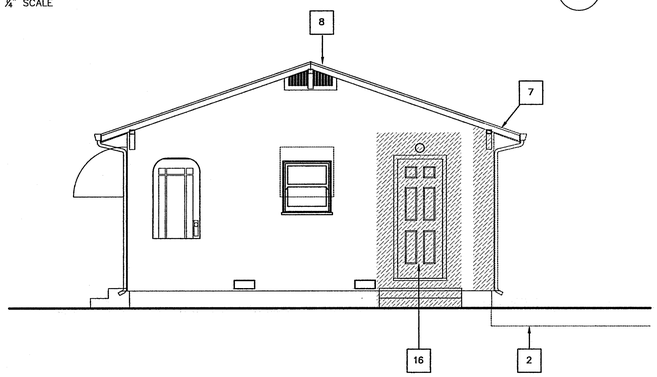
¼" SCALE



EXISTING EXTERIOR EAST ELEVATION

2 / A2.1

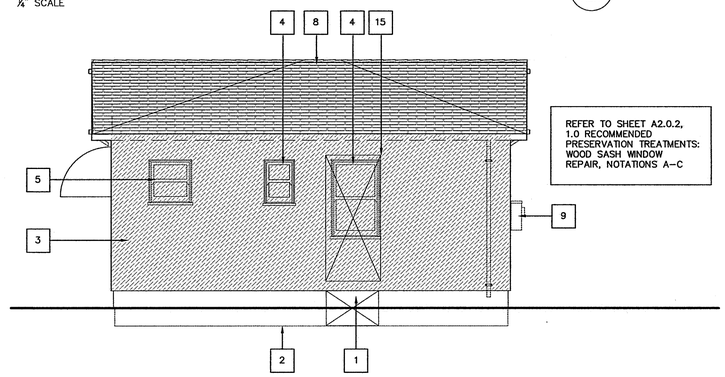
¼" SCALE



EXISTING EXTERIOR NORTH ELEVATION

3 / A2.1

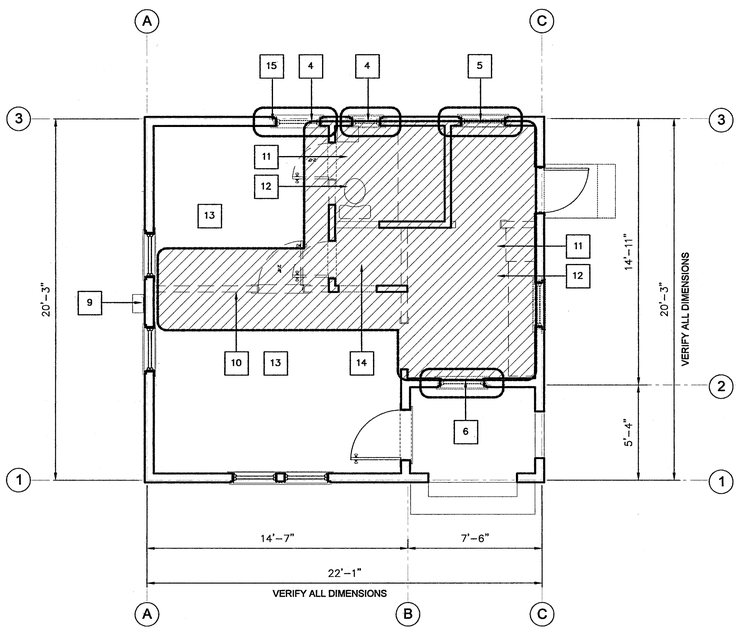
¼" SCALE



EXISTING EXTERIOR WEST ELEVATION

4 / A2.1

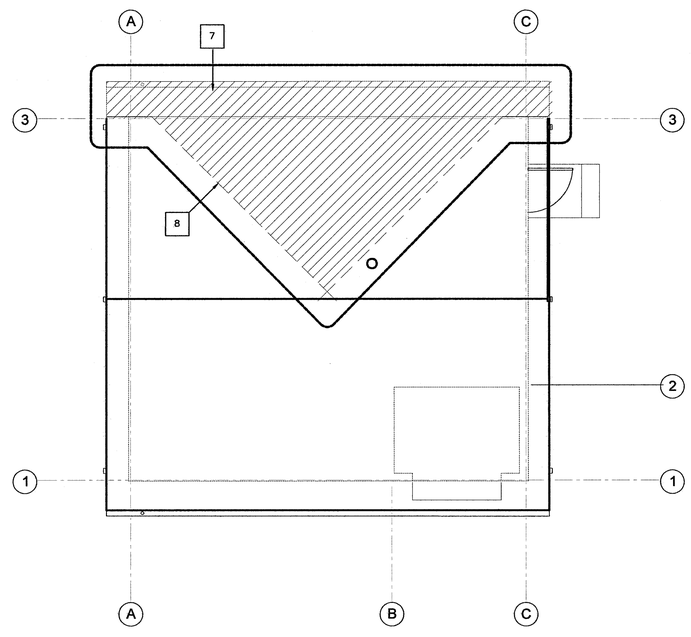
¼" SCALE



EXISTING FLOOR AND DEMOLITION PLAN

5 / A2.1

¼" SCALE



EXISTING ROOF AND DEMOLITION PLAN

6 / A2.1

¼" SCALE

SHEET NOTES

1. Indicates new penetration through existing concrete perimeter footing for crawl space access; carefully saw cut localized area without damaging existing floor and/or wall framing above; refer to structural foundation and new floor framing plan for additional requirements
2. Indicates general location to be excavated for the new room addition's foundation system; see structural foundation drawings for requirements
3. indicates existing stucco wall surface material to be removed; care shall be observed to ensure that stud wall is not damaged by operation; repair as needed for new work
4. Indicates existing window to be removed; re–frame and repair as needed for new work
5. Indicates existing wood double hung window to be removed and reused in place of existing widow at front porch area; repair as needed
6. Existing wood double hung window to be remove; re–frame and repair existing all wall surfaces as needed for reuse of existing window taken from rear facade of the home
7. Carefully remove existing roof tail rafters, solid sheathing, gutter and downspout as required for new room addition to the home; remove only material that is essential for the proper tie in and construction of work shown
8. Indicates approximate line of existing composition roof material to be removed for new California framed roof system; carefully remove localized areas of the existing roof that may be needed for adequate attic access for new mechanical, skylight, and general access clearance around plumbing within both attic spaces
9. Existing electrical main power feed and meter to be removed; patch and repair existing wall surfaces as needed
10. Indicates existing interior wall and/or partition to be removed; patch and repair all adjacent finishes as needed for new work
11. Remove all existing interior finishes, cabinetry, baseboard and trim; prepare wall surfaces as needed for new work
12. Carefully remove existing mechanical, plumbing, and electrical in room that is not to be modified or to be incorporated as part of the new remodeling improvements to the space; patch and prepare room area for new interior wall construction layout and rough–in of all new work as indicated in the drawings
13. Carefully retain all existing floor surface material as directed by the Owner
14. Remove existing furnace equipment, gas connection and ductwork; patch and repair existing floor, wall and ceiling framing in area and prepare all surfaces for new work
15. Indicates approximate location of new hallway penetration; refer to proposed floor plan
16. Indicates existing manufactured exterior door, jamb, and light fixture to be removed; reframe and repair as needed for new work; see Sheet A2.3 and A3.3 requirements

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SHEET DESCRIPTION:

EXISTING BUILDING ELEVATIONS, FLOOR AND ROOF DEMOLITION PLANS

NO. 1605–02

DATE:	SCALE:
7/5/16	AS NOTED
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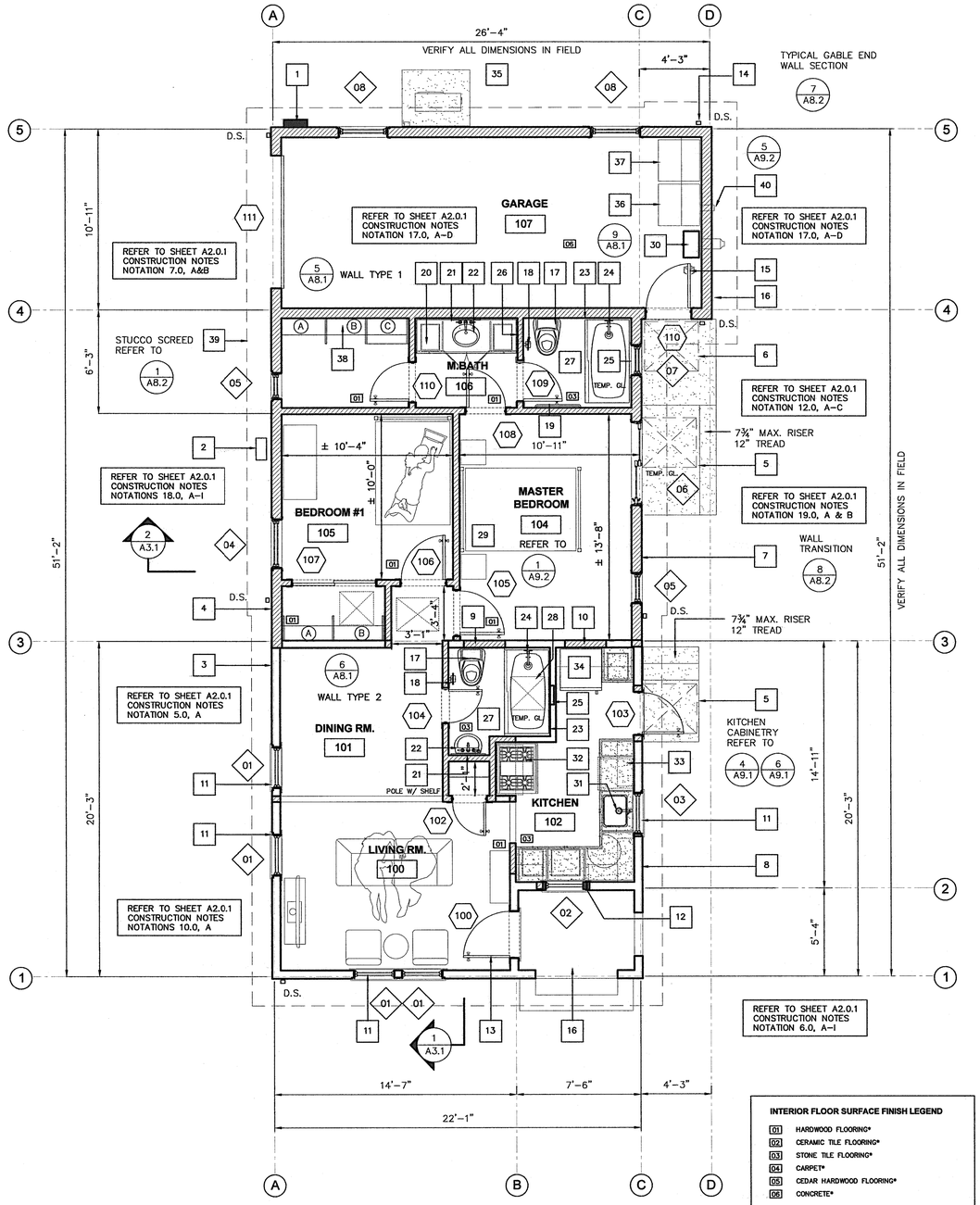

PROPOSED FLOOR PLAN

1/4" SCALE

INTERIOR FLOOR SURFACE FINISH LEGEND

01	HARDWOOD FLOORING*
02	CERAMIC TILE FLOORING*
03	STONE TILE FLOORING*
04	CARPET*
05	CEDAR HARDWOOD FLOORING*
06	CONCRETE*

* CONTRACTOR TO REVIEW ALL FLOOR TYPES AND FINISH REQUIREMENTS WITH THE OWNER PRIOR TO BID FOR REQUIREMENTS.

SHEET NOTES

1. Indicates new 200 Amp Service 1P main Panel location with UFFER grounding electrode
2. New gas meter location; coordinate reattachment to main entry gas line to building with PG&E
3. Indicates existing exterior stucco wall to remain; patch and repair as needed for proper tie in to new room addition wall framing
4. Indicates new cement plaster stucco applied over self-furring wire lath; over 2 layers of Grade "D" building paper; over substrate sheathing CDX Plywood (matching dimension thickness of original sheathing; over 2 x wall framing; refer to structural drawings for shearwall locations (Note: final surface application to match both the physical properties and visual characteristics of the original material; prepare for new paint application)
5. Indicates new concrete porch with steps; ensure that new scored surface pattern if used matches the overall visual appearance and overall characteristics of the original porch
6. New walk material to be determined by the Owner
7. Indicates new plaster stucco foundation 14" x 6" vent screen
8. Existing plaster stucco over wire lath with moisture barrier over ¾" redwood horizontal sheathing; patch and repair as needed for new plaster stucco application; final surface application to match both the physical properties and visual characteristics of the original material; prepare for new paint application
9. Indicates existing double hung wood sash windows to be removed
10. Indicates existing double hung sash wood window to be removed; repaired, refurbish, and re-glaze if required for reuse at front porch area; refer to "Historic Window Repair Notes" for further requirements; ensure that exact placement is coordinated with interior casework layout; review with the Architect before rough-in framing
11. Indicates existing wood double hung sash window to remain
12. Indicates existing wood double hung sash window to be remove; re-frame opening as required for reuse of existing wood double hung window
13. Indicates existing wood and divided glass door
14. Indicates new metal O.G. profile gutter with down spouts from roof above; provide concrete splash blocks to divert rainwater away from the building new foundation system
15. New painted wood stile and rail exterior swing door with upper tempered glass panel with raised panels below. The Contractor shall be required to furnish catalogue cut sheets for the Architect's and City approval of door manufacturer including all selected door hardware; prior ordering.
16. Existing concrete porch and steps
17. Indicates toilet with toilet seat (1.28 g.p.m. max.)
18. Indicates tissue holder
19. Indicates towel bar
20. Indicates stone counter top
21. Mirror
22. Lavatory sink with faucet fixture (1.2 g.p.m. max.)
23. All bathroom and shower areas are to have a durable smooth nonabsorbent surface application; see the owner for bidding instructions; in shower locations this waterproof material must extend no less than 72 inches above the top of the finish floor surface
24. New tub with shower combination (2.0 g.p.m. max.)
25. indicates recessed soap ledge
26. Recessed medicine cabinet
27. New tempered glass tub/shower enclosure (see the Owner for bidding instructions)
28. Indicates skylight above
29. Indicates approximate location of new high efficiency attic furnace with exhaust and fresh air intake to the outside of building above
30. New tank less water gas water heater; refer to manufacturer's specifications also sheet A9.1 for details
31. Stainless steel kitchen under mount sink w/ faucet (1.8 g.p.m. max.)/w sink garbage disposal.
32. Indicates 36" range oven combination w/ microwave hood combination witch upper cabinet above; all wall surfaces in area to be tile; install residential equipment per manufacturer's installation and clearance specifications
33. Under counter dishwasher, see the Owner for bidding instructions
34. 30" refrigerator with ice maker; provide water connection
35. HVAC Condenser unit mounted to concrete pad
36. Clothes dryer with exhaust to outside of building
37. Washing machine
38. Indicates closet organizers (see Architectural Drawings Sheet A9.1)
39. Indicates overhang of roof above
40. Clothes dryer vent location

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SHEET DESCRIPTION:

PROPOSED FLOOR & ROOF PLANS

NO. 1605-02

7/5/16	AS NOTED
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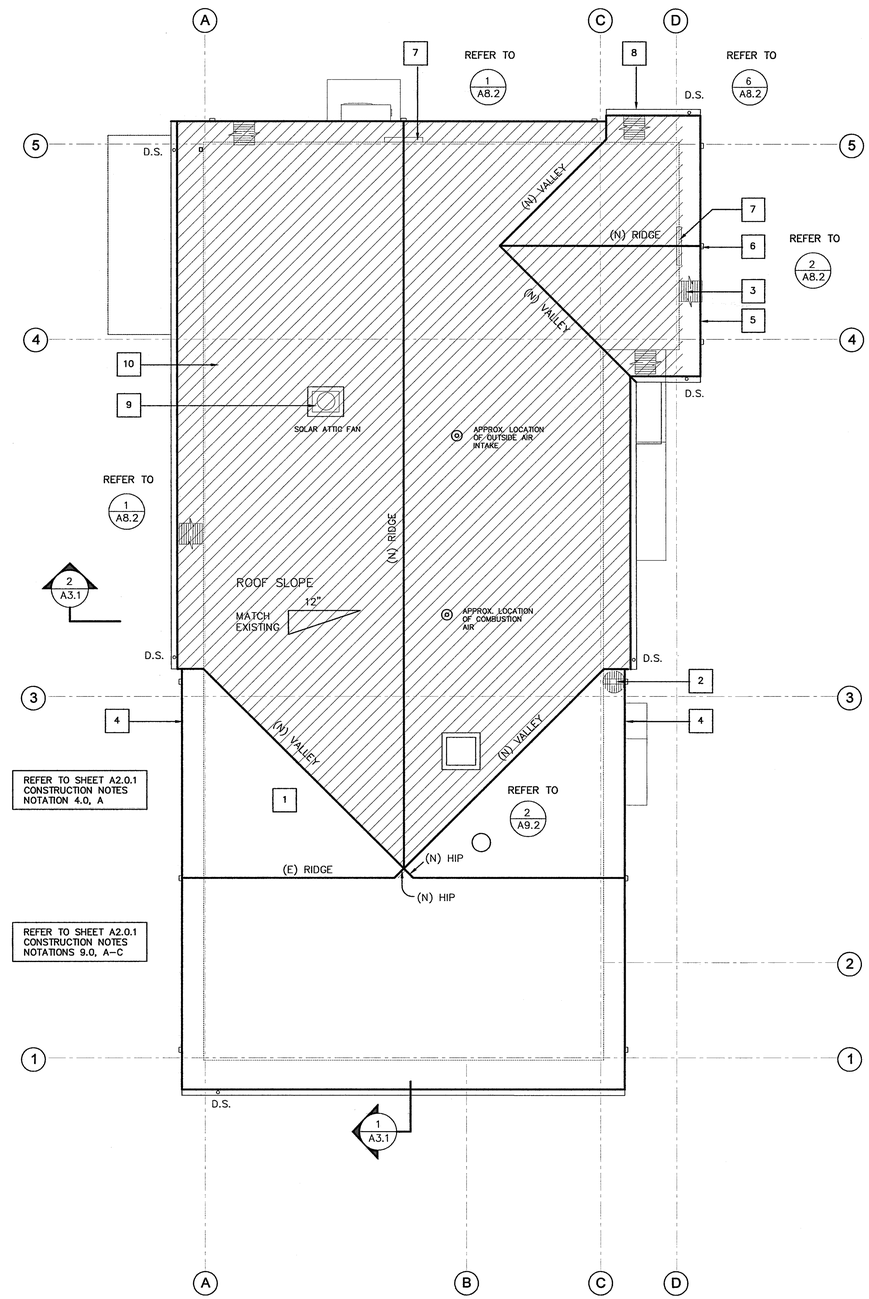

PROPOSED ROOF PLAN

1/4" SCALE

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A2.4

SHEET NOTES

1. Existing composition asphalt shingle Class A roof system; repair as needed for proper tie in of new roof transition
2. Indicates existing bead board solid roof deck sheathing (beneath roof eave); modify and/or repair as needed for new roof tie in transition
3. Indicates new bead board solid roof sheathing (beneath roof eave) to match all dimensional and visual characteristics of existing sheathing material
4. Indicates existing redwood 2 x barge rafter with wood trim board; repair as needed for new work
5. Indicates new 2 x barge rafter with wood trim board; size to match all dimensional and visual characteristics of original material
6. Indicates new knew brace to match all dimensional and visual characteristics of the original. Attachment to building to replicate method of original,
7. Indicates location of new wood screened attic gable vent to match visual appearance and size of original vents (see architectural exterior elevations)
8. Indicates new metal O.G. profile gutter with down spouts; provide concrete splash blocks to divert rainwater away from the building to landscape areas with permeable soils
9. Indicates approximate location of solar roof mounted attic fan (see attic ventilation calculations for requirements)
10. New composition asphalt shingle Class A roof system to match existing roof product; install per manufacturer's installation requirements; ensure that nailing of roof product does not penetrate the depth of T and G eave sheathing surfaces which may be exposed to view from below

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SHEET DESCRIPTION:

PROPOSED ROOF PLAN

N0. 1605-02

DATE:	SCALE:
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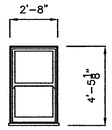
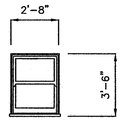
SHEET NUMBER:

A2.4



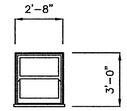
EXISTING DOUBLE HUNG WOOD WINDOW (SINGLE PANE GLAZING)

01



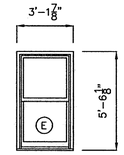
EXISTING DOUBLE HUNG WOOD WINDOW (SINGLE PANE GLAZING)

02



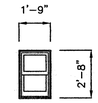
EXISTING DOUBLE HUNG WOOD WINDOW (SINGLE PANE GLAZING)

03



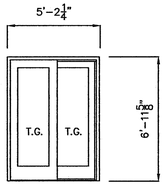
DOUBLE HUNG WOOD WINDOW

04



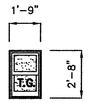
DOUBLE HUNG WOOD WINDOW

05



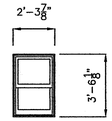
FRENCH SLIDING DOOR

06



DOUBLE HUNG WOOD WINDOW (TRANSLUCENT)

07



DOUBLE HUNG WOOD WINDOW

08

WINDOW SCHEDULE NOTES

1. Exterior Glazing. Exterior windows, window walls, glazed doors, and glazed openings within the exterior doors shall be double insulating-glass units (except where noted otherwise) with a minimum of one tempered pane, or glass block units, or have a fire resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2. Refer to exterior elevations for those window units to be furnished with triple pane 1¾" thick clear glass.
2. The Contractor shall provide and properly install in accordance with the manufacturer's specifications all window and door units shown in these Drawings. All units shall be manufactured by Kolbe and Kolbe Windows, Heritage Traditional Series (except where noted). Review with the Owner final finish and accessories desired before ordering.
3. Glass type: shall be clear; Low E and shall meet the specific WUI requirements outlined by SFM and under CRC Section R308 Glazing.
4. All windows and doors shall come equipped with factory installed jamb extension (if applicable) for wall thickness as required for proper installation and shall match the interior frame finish
5. All insect screens shall be Factory installed and shall be fabricated out of a screen mesh 18 X 16 charcoal fiber glass Hi-Tran mesh. Verify color with the Owner before ordering.
6. The Contractor shall be responsible in verifying all conditions before proceeding with the installation of each unit to ensure that all openings are plumb, square, and at the proper dimensions required for each unit. Report any frame defects or unsuitable conditions to the Architect immediately before proceeding.
7. As part of the Project's Close Out procedures, the Contractor shall be responsible in removing all visible labels and adhesive residue using means and methods approved by the manufacturer and leave windows and glass in a thoroughly clean and in a presentable condition.
8. The Contractor shall be responsible in providing complete shop drawings for the Architect's review and written approval of all window and door units illustrated above prior to ordering. Include as part of this submittal as appropriate, samples of all manufacturer's standard color finishes, glazing and hardware options, and installation specifications.

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:

a. In all glazed doors.

b. At wall, enclosure or door for tub, shower, sauna, etc., including window if bottom is less than 60" above standing surface.

c. 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.

d. Where area of a pane is greater than 9 sf. and window bottom is less than 18" above floor and top is more than 36" above floor and walking surface is within 36" horizontally.

e. Adjacent to stairs, landings and ramps within 36" horizontally of a walking surface, if within 60" above the plane of the walking surface.

f. Within 60" horizontally of bottom tread of stairway if less than 60" above tread nose

EMERGENCY & ESCAPE AND RESCUE WINDOW

a. 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.

b. 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.

c. Emergency escape and rescue openings along with any exit door shall be maintained free of any obstructions and shall be operational from the inside of the room. Decorative bars, grilles, grates or other similar device may be permitted provided that it complies with Section 1026.2 and that such device shall be releasable or removable from the inside of the room without the use of a key, tool, special knowledge or effort or force than that which is required for normal operation of the escape and rescue opening. Section 1026.4

LEGEND

(E) INDICATES EGRESS WINDOW COMPLYING WITH R310 CRC REQUIREMENTS

T.G. INDICATES TEMPERED SAFETY GLAZING

NOTE: Dimensions illustrated are unit frame sizes and may not necessarily reflect the manufacturer's actual frame 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, warrantee 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.

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PROJECT:

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MICHAEL NAVONE

235 South First Street
Campbell, California

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

REVISIONS:
1
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SHEET DESCRIPTION:

WINDOW SCHEDULE

N0. 1605-02

6/9/16

DATE: SCALE:

DRAWN BY: CHECK BY:

SHEET NUMBER:

A2.5

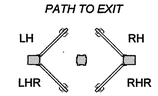
DOOR TYPES

DOOR HARDWARE SCHEDULE

DOOR SCHEDULE

NOMNAL SIZE				DOOR STYLE	DOOR TYPE				RATING		HARDWARE	COMMENTS
DOOR NUMBER	WIDTH	HEIGHT	THICKNESS	DOOR OPERATION		GLAZING REQUIREMENTS	JAMB THICKNESS	JAMB WIDTH	FRAME	DOOR		
MAIN FLOOR												
100	3'-0"	6'-8"	1¾"	RHR SWING EXTERIOR DOOR W/ DIVIDED GLASS	STILE & RAIL	–	–	–	–	–	–	EXISTING DOOR TO REMAIN
102	2'-0"	6'-8"	1⅜"	RHR SWING DOOR W/ FLAT CENTER PANEL	STILE & RAIL	–	–	–	–	–	CLOSET	TO BE SELECTED BY THE OWNER; DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
103	3'-0"	6'-8"	1¾"	RH SWING EXTERIOR DOOR	STILE & RAIL	–	–	–	–	–	–	EXISTING DOOR TO REMAIN
104	2'-0"	6'-8"	1⅜"	RHR SWING DOOR W/ FLAT CENTER PANEL	STILE & RAIL	–	–	–	–	–	BATHROOM	TO BE SELECTED BY THE OWNER; DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
105	2'-6"	6'-8"	1⅜"	LHR SWING DOOR W/ FLAT CENTER PANEL	STILE & RAIL	–	–	–	–	–	PASSAGE	TO BE SELECTED BY THE OWNER; DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
106	2'-6"	6'-8"	1⅜"	LHR SWING DOOR W/ FLAT CENTER PANEL	STILE & RAIL	–	–	–	–	–	PASSAGE	TO BE SELECTED BY THE OWNER; DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
107	2'-6"	6'-8"	1⅜"	PAIR OF SLIDING CLOSET DOORS W/ FLAT CENTER PANEL	SIDING	–	–	–	–	–		TO BE SELECTED BY THE OWNER; DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
108	2'-6"	6'-8"	1⅜"	RHR SWING DOOR W/ FLAT CENTER PANEL	STILE & RAIL	–	–	–	–	–	BATHROOM	TO BE SELECTED BY THE OWNER; DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
109	2'-6"	6'-8"	1⅜"	LHR SWING DOOR W/ FLAT CENTER PANEL	STILE & RAIL	–	–	–	–	–	BATHROOM	TO BE SELECTED BY THE OWNER; DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR
110	3'-0"	6'-8"	1⅜"	RHR SWING EXTERIOR DOOR W/ FLAT CENTER PANEL	STILE & RAIL	–	–	–	–	–	ENTRANCE	TO BE SELECTED BY THE OWNER; DOOR AND HARDWARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR

PATH TO EXIT



PRIMARY ROOM

DOOR SCHEDULE SWING CONFIGURATION LEGEND

NOTE: THE CONTRACTOR SHALL PROVIDE ALL CATALOGUE CUT SHEETS FOR ALL HARDWARE ITEMS LISTED ABOVE FOR THE ARCHITECT'S REVIEW AND APPROVAL BEFORE COMMENCING WITH ANY ORDERING OF ITEMS LISTED ABOVE. ALL HARDWARE INCLUDING FINISHES MUST BE APPROVED WRITING BY THE ARCHITECT AND/OR THE OWNER BEFORE ORDERING. REPRESENTATIVE PRODUCT OR FINISH SAMPLES MAY BE REQUESTED AS PART OF THE SUBMITTAL REVIEW PROCESS BY THE ARCHITECT OR THE OWNER. REVIEW ALL BIDDING INSTRUCTIONS WITH THE THE ARCHITECT OR OWNER WHICH MAY AFFECT THE WORK PROPOSED UNDER THIS DIVISION BEFORE SUBMITTING FINAL BID..

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SHEET DESCRIPTION:

DOOR SCHEDULE

N0. 1605-02

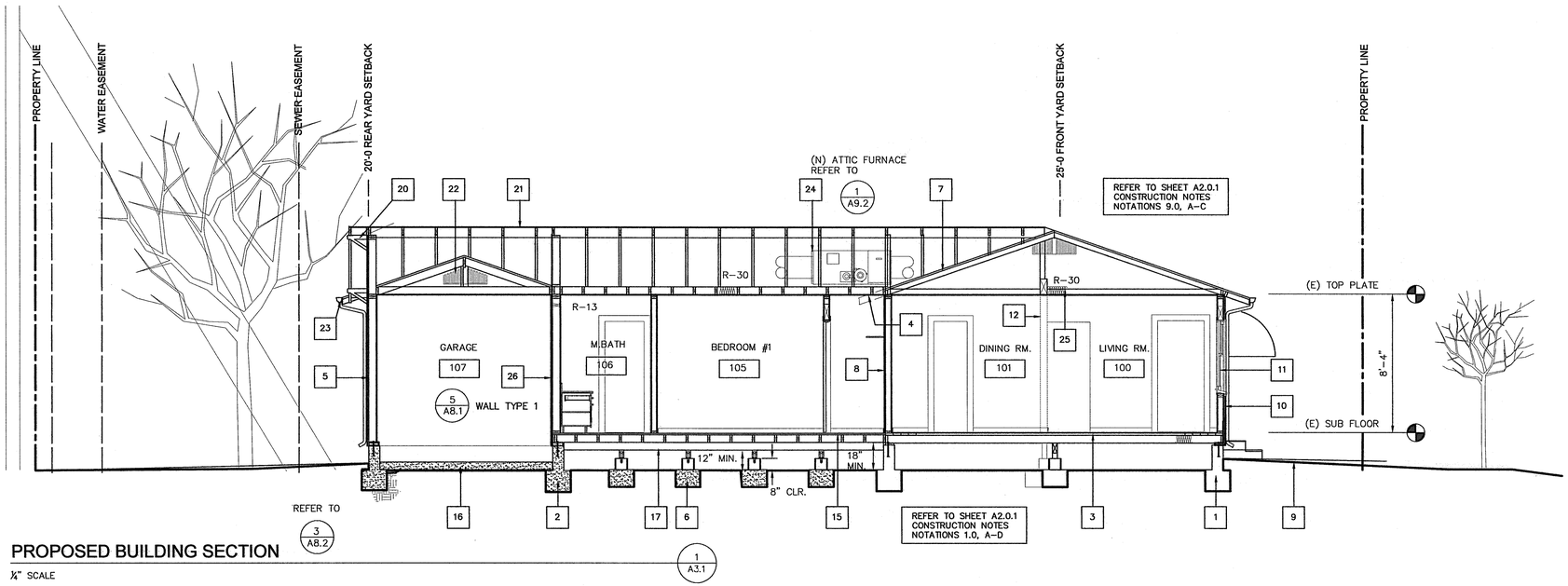
7/5/16

DATE: SCALE:

DRAWN BY: CHECK BY:

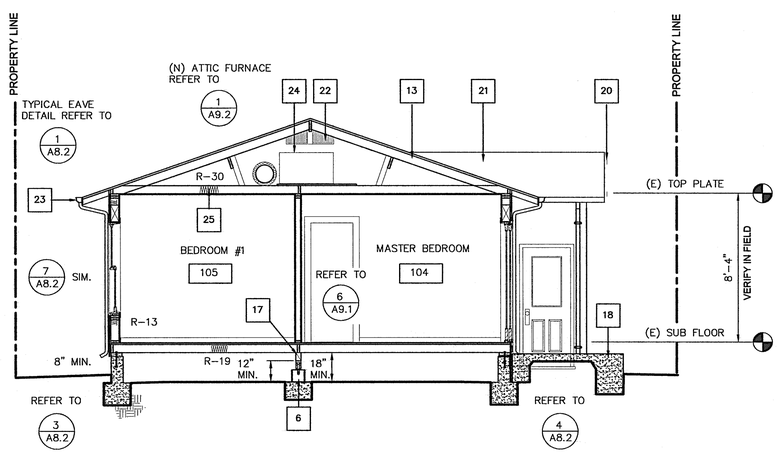
SHEET NUMBER:

A2.6



PROPOSED BUILDING SECTION

¼" SCALE



PROPOSED BUILDING SECTION

¼" SCALE

2/A3.1

SHEET NOTES

1. Indicates existing concrete perimeter foundation and floor framing to remain; provide crawl space access in locations show for access from existing under floor area to new room addition
2. Indicates new reinforced concrete foundation system; refer to structural drawings for details and other requirements
3. Indicates existing sub floor over existing floor framing; repair and replace as required for new addition
4. Indicates existing roofing material, rafter tails, and roof framing to be removed as required for proper room addition tie in; prepare surfaces as needed for new work
5. Indicates new cement plaster stucco applied over self–furring wire lath; over 2 layers of Grade "D" building paper; over substrate sheathing CDX Plywood (matching dimension thickness of original sheathing; over 2 x wall framing; refer to structural drawings for shearwall locations (Note: final surface application to match both the physical properties and visual characteristics of the original material; prepare for new paint application)
6. Indicates new isolated concrete pier; refer to structural drawings for requirements
7. Existing 2 x roof framing repair and/or as needed for new work as indicated
8. Existing wall framing; repair and patch plaster as required
9. Indicates finish grade elevation
10. Existing plaster stucco over wire lath with moisture barrier over ¾" redwood horizontal sheathing; patch and repair as needed for new plaster stucco application; final surface application to match both the physical properties and visual characteristics of the original material; prepare for new paint application
11. Indicates existing wood double hung sash window to remain
12. Indicates existing interior wall to be removed; provide new support beam in ceiling and repair all existing wall and ceiling surfaces as required for a seamless transition between new and existing surfaces
13. Indicates new roof framing; see structural drawings for details and other requirements
14. Indicates new ceiling framing
15. Indicates new sub floor and floor framing; refer to structural drawings for details and other requirements
16. New reinforced concrete garage slab over moisture barrier; see structural drawings for details and other requirements
17. New 4X girder; see foundation and floor framing plan for requirements
18. Indicates new concrete stoop
19. New redwood 2 x barge rafter with wood trim board to match dimensional size, profile, and overall visual characteristics of existing
20. Indicates new wood gable knee brace to match visual characteristics of the original.
21. New Class A composition asphalt shingle roof system to match existing manufactured roof system
22. Indicates new wood attic gable ventilators to match existing
23. Indicates new metal O.G. profile gutter with down spouts; provide concrete splash blocks to divert rainwater away from the building new foundation system
24. New attic HVAC unit with platform and light above; ensure that access to attic allows for the minimum clearance required for the largest piece of equipment; install in accordance with all applicable codes and the manufacturer's specifications
25. indicates batt insulation; see T–24 mandatory measures for specifications requirements
26. Indicates 1 hour construction separation between garage and living space; refer to Construction Notes on Sheet A2.0, 17 Occupancy Separation, notations A through D

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SHEET DESCRIPTION:

PROPOSED BUILDING SECTIONS

NO. 1605–02

DATE:	SCALE:
7/5/16	AS NOTED
DRAWN BY:	CHECK BY:

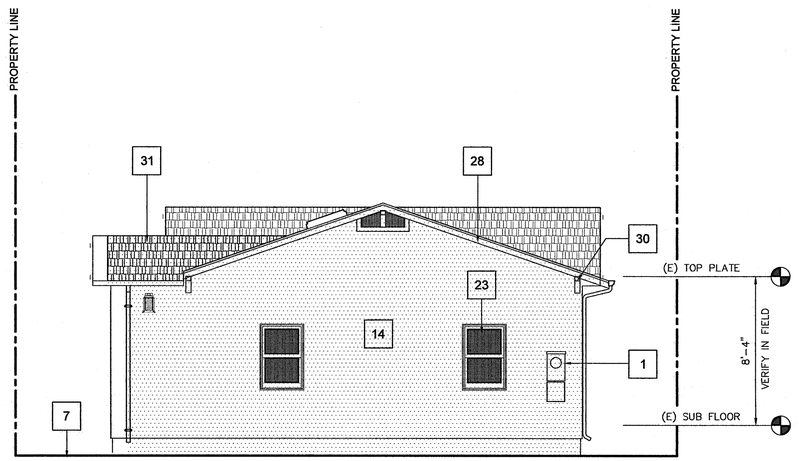
SHEET NUMBER:

A3.1

PROPOSED EAST EXTERIOR ELEVATION - SOUTH FIRST STREET

1/4" SCALE

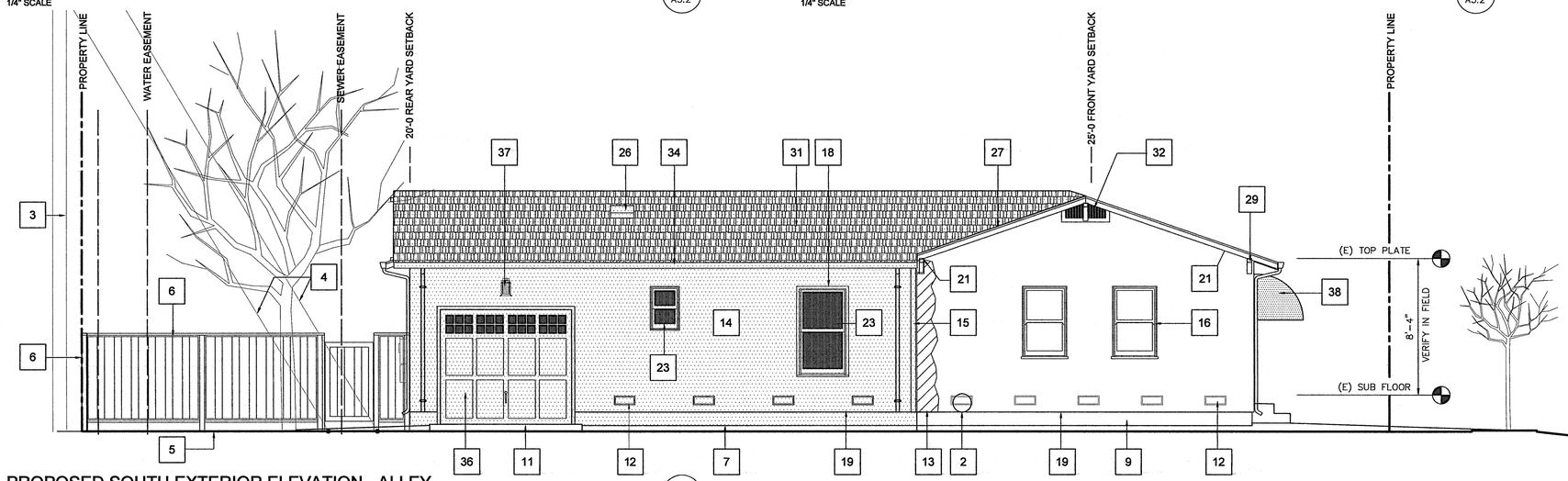
1 / A3.2



PROPOSED WEST EXTERIOR ELEVATION - BACK SIDE

1/4" SCALE

2 / A3.2



PROPOSED SOUTH EXTERIOR ELEVATION - ALLEY

1/4" SCALE

3 / A3.2

PROPOSED NORTH EXTERIOR ELEVATION - RIGHT SIDE

1/4" SCALE

4 / A3.2

SHEET NOTES

1. New 200 electrical main services
2. New gas meter location
3. Indicates existing PG&E utility pole
4. Existing utility guide wires
5. Existing gravel Alley
6. 6'-0" redwood fence
7. Indicates finish grade elevation
8. Indicates existing concrete entry porch with steps
9. Indicates new concrete perimeter foundation refer to structural drawings for requirements
10. New concrete stoop, stairs and/or patio
11. Indicates new concrete driveway
12. Indicates new plaster stucco foundation 14" x 6" vent screen
13. Existing plaster stucco over wire lath with moisture barrier over ¾" redwood horizontal sheathing; patch and repair as needed for new plaster stucco application as required; final surface application to match both the physical properties and visual characteristics of the original material; prepare for new paint application
14. Indicates new plaster stucco over self-furring wire lath over 2 layers of Grade "D" building paper over ½" CDX plywood; final surface application to match both the physical properties and visual characteristics of the original material
15. Indicates new vertical 5/8" x 2" painted redwood transition trim board (separating the existing historic home from the new addition); refer to architectural drawings for requirements
16. Indicates existing double hung sash wood window; repair, refurbish, and re-glaze as required; refer to "Historic Window Repair Notes" for further requirements
17. Indicates original salvaged double hung sash wood kitchen window to be relocated in location as illustrated; repair and re-glaze as necessary; refer to "Historic Window Repair Notes" for further requirements
18. Indicates new "Z" painted galvanized iron head flashing (typical)
19. Indicates new plaster stucco drip screed
20. Indicates existing wood and divided glass door; repair and regulate existing hardware as needed to return to proper and full working operation
21. Indicates existing wood bead board eave roof sheathing; repair and or replace with material of equal dimensional and overall visual characteristics
22. Indicates new wood bead board eave roof sheathing to match overall visual characteristics of existing material
23. New wood double hung manufactured wood window with stucco wood trim to match size and general shape of original window trim, see Window Schedule for requirements
24. New manufactured patio French sliding door; see Window Schedule for requirements
25. New operable skylight; Velux or equal quality manufacturer
26. New solar attic roof vent; refer to building ventilation requirement calculations
27. Indicates existing redwood 2 x barge rafter with wood trim board; replace all weather related damaged boards as required with material of similar dimensional size, profile, and overall visual characteristics; refer to architectural details for other requirements
28. New redwood 2 x barge rafter with wood trim board to match dimensional size, profile, and overall visual characteristics of existing
29. Indicates existing wood gable triangular knee braces; repair as needed; review with the Architect any brace that requires replacement. If replacement is required, Contractor shall reconstruct item so that it matches the overall dimensional and visual characteristics of the original. Attachment to building shall follow similar methods used in installing the original brace, unless otherwise directed by the Architect.
30. Indicates new wood gable triangular knee brace; match overall dimensional and visual characteristics of original.
31. New Class A composition asphalt shingle roof system
32. Indicates existing wood attic ventilators; clean and repair as needed; replace attic interior mesh screen; prepare as needed for new paint application
33. New custom fabricated redwood attic ventilators with interior screen to match visual appearance of existing gable vent, provide shop drawings for the Architects approval before fabrication is to commence
34. Indicates new metal O.G. profile gutter with downspouts; provide concrete splash blocks to divert rainwater away from the building new foundation system
35. New exterior wood stile and rail swing door, frame and threshold
36. New garage door (style to be selected by the Owner)
37. Approximate location of new exterior light fixture (to be selected by the Owner)
38. Refurbished existing fabric awning with metal support wall mounted frame
39. Indicates address numbers; refer to Construction Notes on Sheet A2.0, 14.0, A

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SHEET DESCRIPTION:

PROPOSED EXTERIOR ELEVATIONS

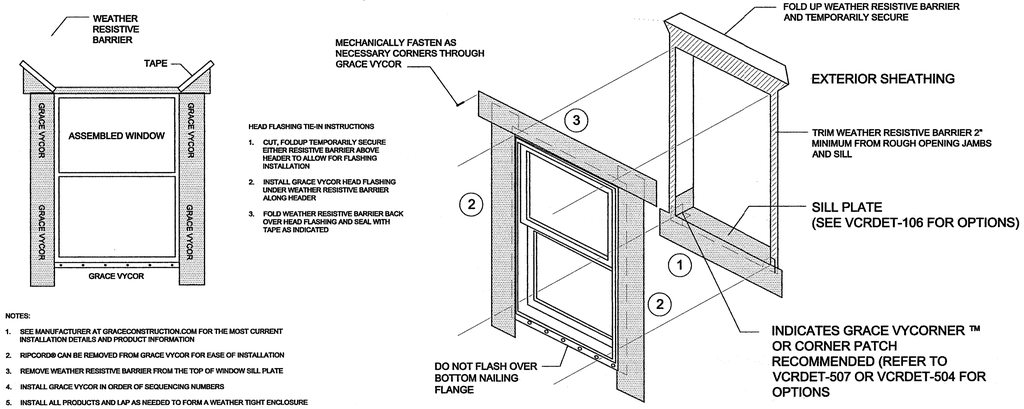
NO. 1605-02

DATE:	SCALE:
7/5/16	AS NOTED

DRAWN BY: CHECK BY:

SHEET NUMBER:

A3.2



HEAD FLASHING TIE-IN INSTRUCTIONS

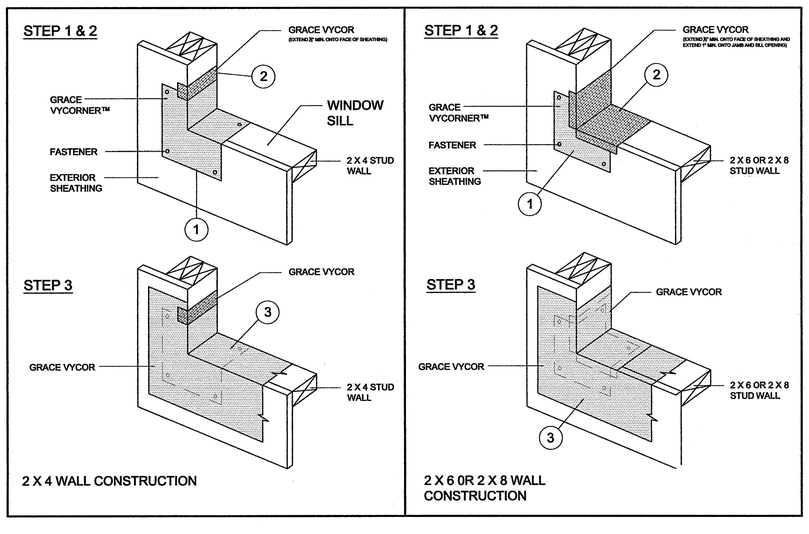
1. CUT, FOLDUP TEMPORARILY SECURE EITHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
2. INSTALL GRACE VYCOR HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS INDICATED

NOTES:

1. SEE MANUFACTURER AT GRACECONSTRUCTION.COM FOR THE MOST CURRENT INSTALLATION DETAILS AND PRODUCT INFORMATION
2. RIPCORD® CAN BE REMOVED FROM GRACE VYCOR FOR EASE OF INSTALLATION
3. REMOVE WEATHER RESISTIVE BARRIER FROM THE TOP OF WINDOW SILL PLATE
4. INSTALL GRACE VYCOR IN ORDER OF SEQUENCING NUMBERS
5. INSTALL ALL PRODUCTS AND LAP AS NEEDED TO FORM A WEATHER TIGHT ENCLOSURE
6. DETAIL ALSO RELEVANT FOR GRACE VYCOR V40 AND VYCOR BUTYL

FLANGED WINDOW INSTALLATION AFTER WEATHER RESISTIVE BARRIER

GRACE VYCOR® SELF ADHERING FLASHING



NOTES:

1. SEE MANUFACTURER AT GRACECONSTRUCTION.COM FOR THE MOST CURRENT INSTALLATION DETAILS AND PRODUCT INFORMATION
2. INSTALL IN ORDER OF SEQUENCING AS SHOWN
3. MECHANICALLY FASTEN THE GRACE VYCORNER IN CORNERS AS NECESSARY WITH NON CORROSIVE NAILS OR STAPLES
4. CHECK WITH LOCAL BUILDING CODES FOR WEATHER RESISTIVE BARRIER REQUIREMENTS AND INSTALL GRACE VYCOR WITH WEATHER RESISTIVE BARRIER TO FORM A WATER SHEDDING LAPS
5. INSTALL GRACE VYCOR FLASHING AT WINDOW (REFER TO MANUFACTURER VCRDET-100 TO 111)
6. INSTALL GRACE VYCORNER AT BOTH CORNERS OF WINDOW SILL AND EXTEND AS SPECIFIED BY INSTALLATION INSTRUCTIONS
7. DETAILS ARE RELEVANT FOR GRACE VYCOR V40 AND VYCOR BUTYL

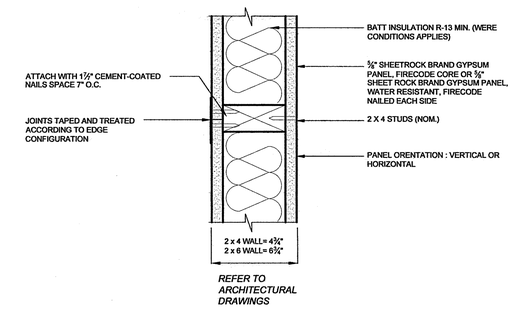
FLANGED WINDOW INSTALLATION BEFORE WEATHER RESISTIVE BARRIER

GRACE VYCORNER™ PREFABRICATED CORNERS FOR DOORS AND WINDOWS

STANDARD WEATHER RESISTIVE BARRIER DETAILS | N/S | 1

UL DESIGN U305
DRYWALL SYSTEM

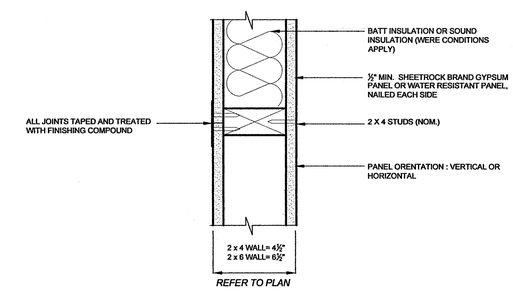
1 HOUR FIRE



NOTE: THE CONSTRICTOR TO CORRELATE DETAIL WITH STRUCTURAL DRAWINGS TO VERIFY IF SHEARWALL CONDITION MAY APPLY. IF WALL IS INDICATED IN THE STRUCTURAL DRAWINGS AS A SHEARWALL, THE STRUCTURAL DRAWINGS TAKE PRECEDENT OVER THE ABOVE ILLUSTRATED DETAIL AS TO WALL DIMENSIONS AS SHOWN. WITH THE EXCEPTION OF ANY ADDED SHEARWALL PLYWOOD, ALL OTHER WALL CONSTRUCTION MATERIALS AND ASSEMBLIES ARE TO REMAIN WHERE APPLICABLE

TYPE 1 - LOAD BEARING PARTITION | N/S | 5

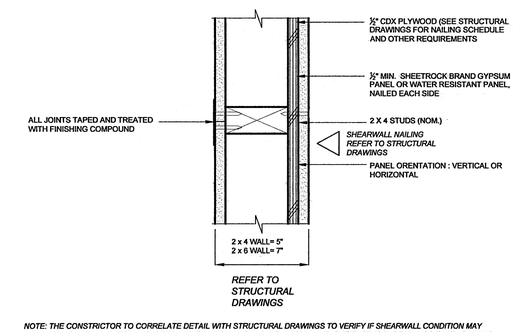
TYPICAL INTERIOR WALL DETAIL



NOTE: THE CONSTRICTOR TO CORRELATE DETAIL WITH STRUCTURAL DRAWINGS TO VERIFY IF SHEARWALL CONDITION MAY APPLY. IF WALL IS INDICATED IN THE STRUCTURAL DRAWINGS AS A SHEARWALL, THE STRUCTURAL DRAWINGS TAKE PRECEDENT OVER THE ABOVE ILLUSTRATED DETAIL AS TO WALL DIMENSIONS AS SHOWN. WITH THE EXCEPTION OF ANY ADDITIOANL ADDED SHEARWALL PLYWOOD, ALL OTHER WALL CONSTRUCTION MATERIALS AND ASSEMBLIES ARE TO REMAIN WHERE APPLICABLE

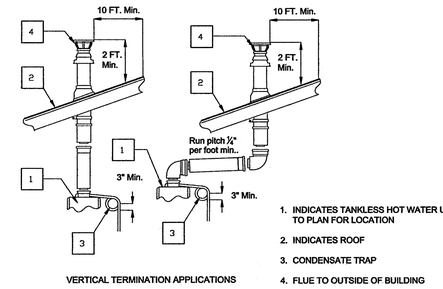
TYPE 2 - LOAD BEARING PARTITION | N/S | 6

TYPICAL INTERIOR SHEARWALL DETAIL



NOTE: THE CONSTRICTOR TO CORRELATE DETAIL WITH STRUCTURAL DRAWINGS TO VERIFY IF SHEARWALL CONDITION MAY APPLY. IF WALL IS INDICATED IN THE STRUCTURAL DRAWINGS AS A SHEARWALL, THE STRUCTURAL DRAWINGS TAKE PRECEDENT OVER THE ABOVE ILLUSTRATED DETAIL AS TO WALL DIMENSIONS AS SHOWN. WITH THE EXCEPTION OF ANY ADDITIOANL ADDED SHEARWALL PLYWOOD, ALL OTHER WALL CONSTRUCTION MATERIALS AND ASSEMBLIES ARE TO REMAIN WHERE APPLICABLE

TYPE 3 - SHEARWALL PARTITION | N/S | 7



1. INDICATES TANKLESS HOT WATER UNIT, REFER TO PLAN FOR LOCATION
2. INDICATES ROOF
3. CONDENSATE TRAP
4. FLUE TO OUTSIDE OF BUILDING

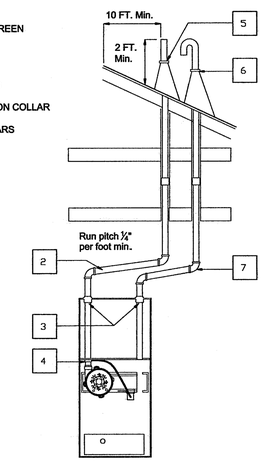
VERTICAL TERMINATION APPLICATIONS

GENERAL NOTES

1. Tankless water heater diagrams shown above are for illustration purposes only. The Contractor shall review all applicable code sections found in the latest editions of the , California Building Code, California Plumbing Code, California Energy Code, in addition to the attached Energy Compliance Forms found in these drawings, along with the manufacturer's installation manual before proceeding with the installation of water heater equipment depicted herein these drawings.
2. The Contractor shall provide all labor and material for the complete and total installation of all work depicted in this diagram. Secure written approval from the Owner and the Architect be proceeding with any procurement of item indicated.

TANK-LESS WATER HEATER DETAIL | N/S | 8

1. FLUE PIPE SCREEN (INSIDE PIPE)
2. FLUE PIPE
3. PVC COLLARS
4. CONDENSATION COLLAR
5. STORM COLLARS
6. FLASHING
7. AIR INTAKE



GENERAL NOTES

1. Refer to appropriate tables for proper pipe sizing, vent length and the number of elbows allowed, and air intake length and number of elbows allowed per CMC code provisions
2. Do not install air restrictor plate in any direct vent installation. Install in unit in accordance with manufacturer's installation requirements and procedures
3. Note that flue pipe screen should be installed at the termination flue pipe. Do not place any flue pipe screen at air intake termination
4. For proper operation, ensure that vent and air intake pipe is installed under the same pressure zone. Horizontal venting if used, must be on the same side of the building and placed within the following parameters as recommended by the unit's manufacturer.
5. Direct vent furnaces diagram shown is for illustration purposes only. The Contractor shall review all applicable code sections found in the latest editions of the , California Building Code, California Mechanical Code, California Energy Code, in addition to the attached Energy Compliance Forms found in these drawings, along with the manufacturer's installation manual before proceeding with the installation of any mechanical equipment depicted herein these drawings.

DIRECT VENT COUNTERFLOW
VERTICAL VENT APPLICATION

FURNACE VENTING DETAIL | N/S | 9

M. SANDOVAL ARCHITECTS INC.

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Corte Madera, California 94925

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Peninsula and South Bay Region
Phone: 650.941.8048
Fax: 650.941.8069

msa@msandovalarchitects.com
www.msandovalarchitects.com

PROJECT:

Remodel & Room Additions to the Historic Hattie Depuy House for

MICHAEL NAVONE

235 South First Street
Campbell, California

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

REVISIONS:
1
2
3
4
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8

SHEET DESCRIPTION:

ARCHITECTURAL EXTERIOR DETAILS

N0. 1605-02

6/23/16

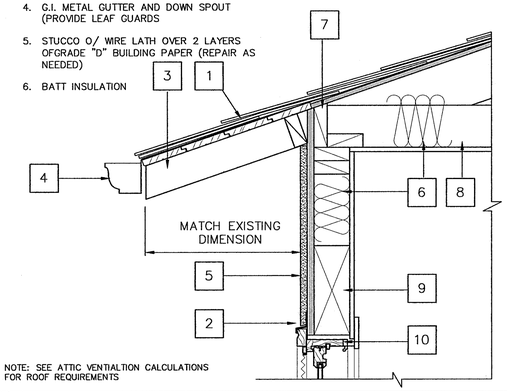
DATE: SCALE:

DRAWN BY: CHECK BY:

SHEET NUMBER:

A8.1

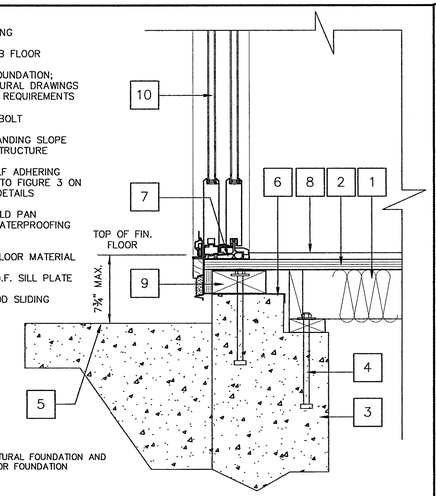
1. INDICATES COMPOSITION SHINGLE OVER #30 FELT O/ ½ CDX PLYWOOD SHEATHING
2. INDICATES METAL LATH "Z: FLASHING
3. 2 X RAFTER TAIL (MATCH EXISTING PROFILE)
4. G.I. METAL GUTTER AND DOWN SPOUT (PROVIDE LEAF GUARDS
5. STUCCO O/ WIRE LATH OVER 2 LAYERS OFGRADE "D" BUILDING PAPER (REPAIR AS NEEDED)
6. BATT INSULATION
7. 2 X BLOCKING
8. INDICATES CEILING JOIST
9. HEADER
10. NEW WOOD TRADITIONAL SASH WINDOW



NOTE: SEE ATTIC VENTIALTION CALCULATIONS FOR ROOF REQUIREMENTS

EAVE VENT DETAIL | 1½" | 1

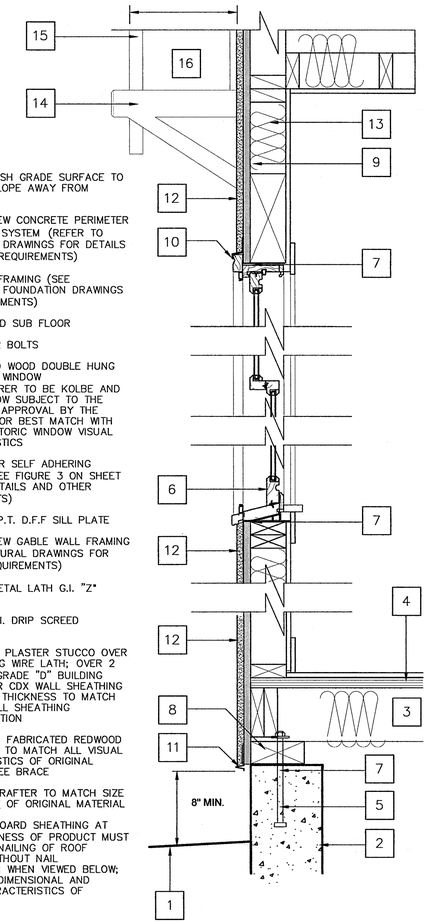
1. NEW FLOOR FRAMING
2. NEW PLYWOOD SUB FLOOR
3. NEW CONCRETE FOUNDATION; REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND REQUIREMENTS
4. ⅝" DIA. ANCHOR BOLT
5. NEW CONCRETE LANDING SLOPE 2% AWAY FROM STRUCTURE
6. GRACE VYCOR SELF ADHERING FLASHING, REFER TO FIGURE 3 ON SHEET A8.1 FOR DETAILS
7. NEW G.I. THRESHOLD PAN FLASHING OVER WATERPROOFING MEMBRANE
8. FINISH INTERIOR FLOOR MATERIAL
9. NEW 3 X 6 P.T. D.F. SILL PLATE
10. NEW PAINTED WOOD SLIDING FRENCH DOOR



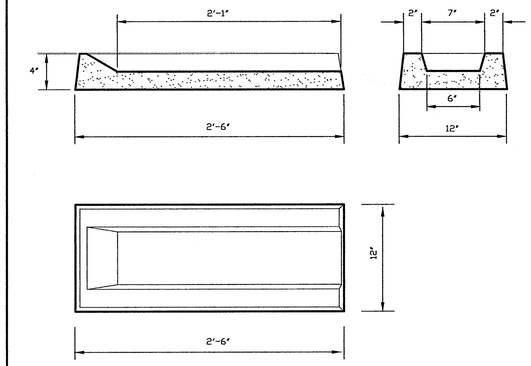
NOTE: REFER TO STRUCTURAL FOUNDATION AND FLOOR FRAMING PLAN FOR FOUNDATION REQUIREMENTS

SLIDING FRENCH DOOR THRESHOLD DTL. | 1½" | 4

1. EXISTING FINISH GRADE SURFACE TO SLOPE 2% SLOPE AWAY FROM STRUCTURE
2. INDICATES NEW CONCRETE PERIMETER FOUNDATION SYSTEM (REFER TO STRUCTURAL DRAWINGS FOR DETAILS AND OTHER REQUIREMENTS)
3. NEW FLOOR FRAMING (SEE STRUCTURAL FOUNDATION DRAWINGS FOR REQUIREMENTS)
4. NEW PLYWOOD SUB FLOOR
5. NEW ANCHOR BOLTS
6. NEW PAINTED WOOD DOUBLE HUNG TRADITIONAL WINDOW (MANUFACTURER TO BE KOLBE AND KOLBE WINDOW SUBJECT TO THE REVIEW AND APPROVAL BY THE ARCHITECT FOR BEST MATCH WITH EXISTING HISTORIC WINDOW VISUAL CHARACTERISTICS
7. GRACE VYCOR SELF ADHERING FLASHING (SEE FIGURE 3 ON SHEET A8.1 FOR DETAILS AND OTHER REQUIREMENTS)
8. NEW 3 X 6 P.T. D.F.F SILL PLATE
9. INDICATES NEW GABLE WALL FRAMING (SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS)
10. INDICATES METAL LATH G.I. "Z" FLASHING
11. INDICATES G.I. DRIP SCREED FLASHING
12. NEW CEMENT PLASTER STUCCO OVER SELF FURRING WIRE LATH; OVER 2 LAYERS OF GRADE "D" BUILDING PAPER; OVER CDX WALL SHEATHING PLYWOOD IN THICKNESS TO MATCH EXISTING WALL SHEATHING
13. BATT INSULATION
14. NEW CUSTOM FABRICATED REDWOOD KNEE BRACE TO MATCH ALL VISUAL CHARACTERISTICS OF ORIGINAL HISTORIC KNEE BRACE
15. NEW BARGE RAFTER TO MATCH SIZE AND PROFILE OF ORIGINAL MATERIAL
16. NEW BEAD BOARD SHEATHING AT EAVE (THICKNESS OF PRODUCT MUST ALLOW FOR NAILING OF ROOF SHINGLES WITHOUT NAIL PENETRATION WHEN VIEWED BELOW; MATCH ALL DIMENSIONAL AND VISUAL CHARACTERISTICS OF ORIGINAL)



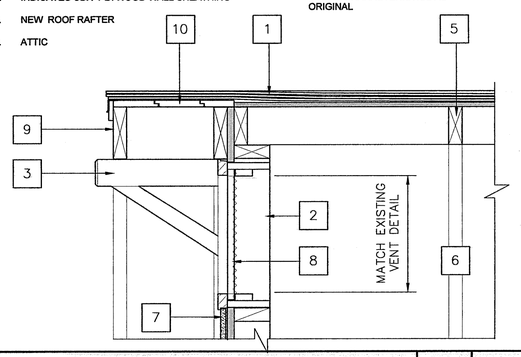
TYPICAL GABLE WALL SECTION | N/S | 7



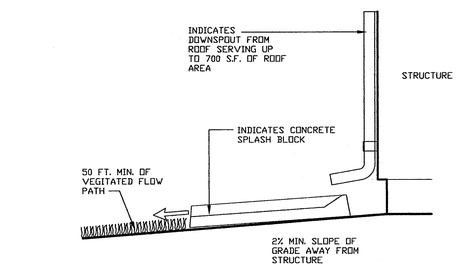
NOTE: DRAWING OF TYPICAL CONCRETE SPLASH BLOCK PRODUCED BY CENTURY GROUP P.O. BOX 228 SULFUR, LA 70664 PHONE (800) 527-5232 - FAX (337) 527-8028; CONTRACTOR MAY PROPOSE AN ALTERNATE MANUFACTURER FOR THIS ITEM, SUBJECT TO THE REVIEW AND THE APPROVAL BY THE ARCHITECT.

TYPICAL SPLASH BLOCK DETAIL | N/S | 5

1. INDICATES COMPOSITION ASPHALTSHINGLE ROOF SYSTEM ; INSTALL IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS ROOF FELT O/ (E) WOOD SHEATHING
2. INDICATES 2 x GABLE WALL FRAMING BEYOND
3. REDWOOD KNEE BRACE REPAIR OR REPLACE W CUSTOM FABRICATED PRODUCT MATCHING ALL VISUAL CHARACTERISTICS OF ORIGINAL
4. INDICATES CDX PLYWOOD WALL SHEATHING
5. NEW ROOF RAFTER
6. ATTIC
7. STUCCO O/ SELF FURRING WIRE LATH OVER TWO LAYERS OF GRADE "D" BUILDING PAPER
8. NEW CUSTOM FABRICATED GABLE VENT TO MATCH EXISTING
9. BARGE RAFTER TO MATCH SAME VISUAL CHARACTERISTICS AS REST OF HOME
10. SOLID BEAD BOARD SHEATHING; MATCH VISUAL CHARACTERISTICS AS ORIGINAL



RAKE DETAIL @ GABLE | 1½" | 2

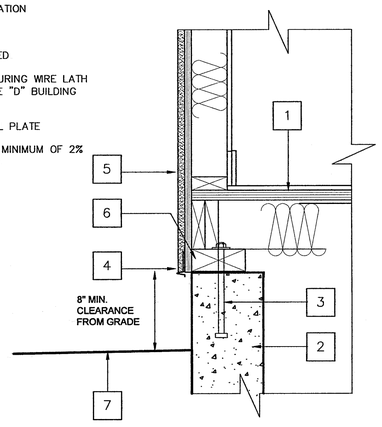


NOTES:

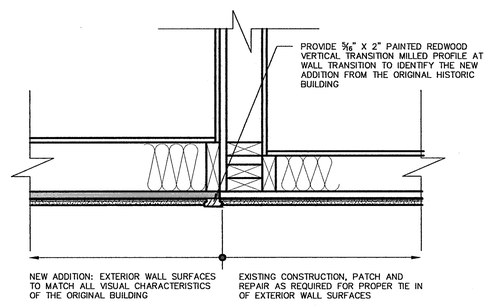
1. All storm water shall remain on site in accordance with the city's best management practices.
2. The Contractor shall ensure that a minimum of 2% slope away from the entire structure to so that rainwater does not collect around the perimeter of the foundation or in crawl space.
3. A maximum of 700 square feet of roof area may drain to each splash block.
4. The downstream dispersion path from each splash block shall include a minimum of 50 feet of undisturbed native vegetation or 50 feet of area of pervious soils.
5. The width of the dispersion area shall be at least 10 feet. When flow paths of multiple splash blocks are combined, the vegetated flow path width shall be increased by 50 percent with each additional splash block.
6. Splash block alternative is a crushed rock pad 2-feet wide by 3-feet long by 6-inches deep.

TYPICAL SPLASH BLOCK DISPERSION DETAIL | N/S | 6

1. (E) SUB FLOOR & FLOOR FRAMING
2. (N) CONCRETE FOUNDATION
3. (N) ANCHOR BOLT
4. (N) STUCCO DRIP SCREED
5. (N) STUCCO O/ SELF FURING WIRE LATH O/ 2 LAYERS OF GRACE "D" BUILDING PAPER
6. (N) 3 X 6 P.T. D.F. SILL PLATE
7. FINISH GRADE SLOPE A MINIMUM OF 2% AWAY FROM STRUCTURE

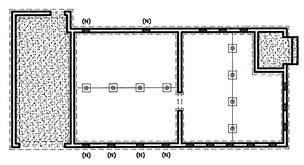


TYPICAL SCREED DETAIL | N/S | 3



EXTERIOR

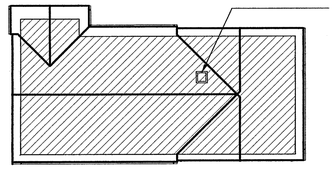
EXTERIOR STUCCO WALL WALL TRANSITION | N/S | 8



MINIMUM FOUNDATION VENTILATION AREA REQUIRED = 756 SF. / 150 = 5 SF. MIN.. PROVIDED 17 VENTS X .48 SF. = 8.16 SF.

USE 17 MIN. SILVER #V27 14" X 6" FOUNDATION VENT OR EQUAL QUALITY MANUFACTURER

FOUNDATION VENTILATION REQUIREMENTS



USE REMINGTON SOLAR ATTIC FAN MODEL #SF30-BLK; 1,550 CFM GOOD FOR UP TO 2,500 SQ.FT. OF ATTIC SPACE

ATTIC VENTILATION REQUIREMENTS

BUILDING VENTILATION REQUIREMENTS | N/S | 9

M. SANDOVAL ARCHITECTS INC.

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Corte Madera, California 94925

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Fax: 415.924.7269
Peninsula and South Bay Region
Phone: 650.941.8048
Fax: 650.941.8069

msa@msandovalarchitects.com
www.msandovalarchitects.com

PROJECT:

Remodel & Room Additions to the Historic Hattie Depuy House for

MICHAEL NAVONE

235 South First Street
Campbell, California

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

REVISIONS:
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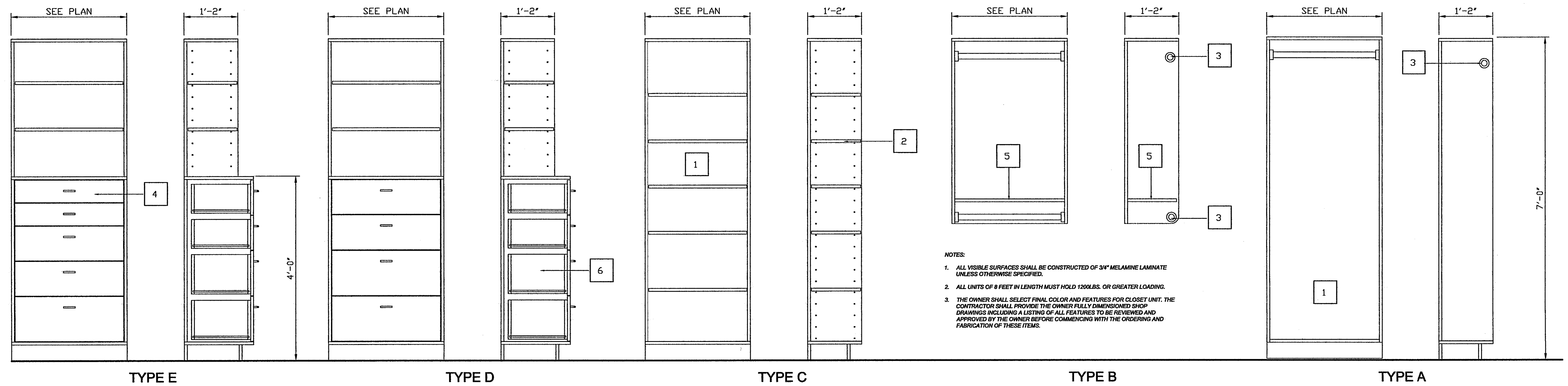
SHEET DESCRIPTION:

ARCHITECTURAL EXTERIOR DETAILS

N0. 1605-02

DATE: 6/23/16
SCALE:
DRAWN BY:
CHECK BY:

SHEET NUMBER: A8.2



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

NOTES:

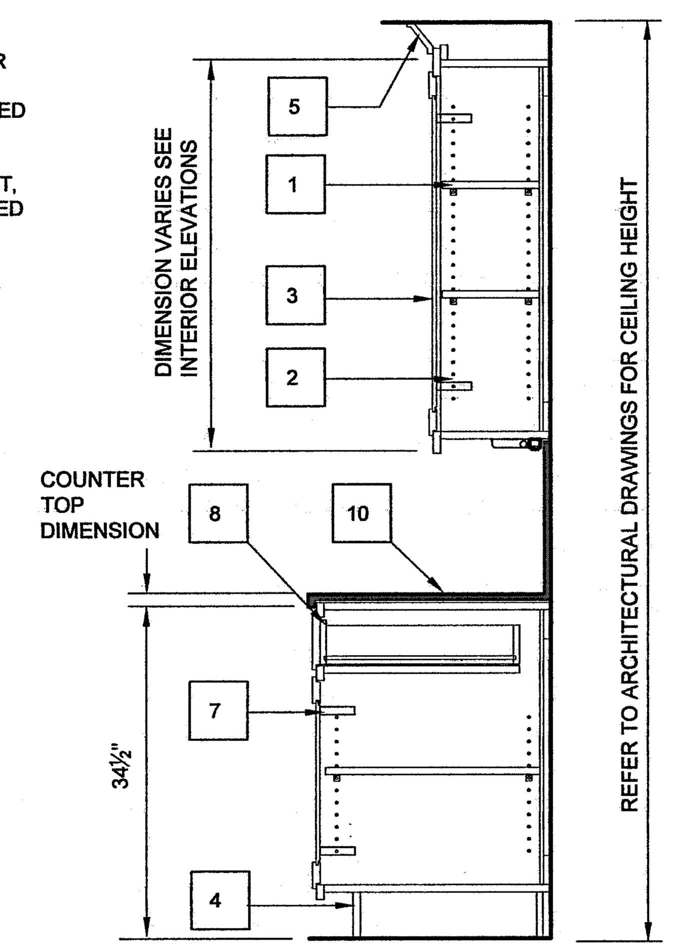
1. *ALL VISIBLE SURFACES SHALL BE CONSTRUCTED OF 3/4" MELAMINE LAMINATE UNLESS OTHERWISE SPECIFIED.*
2. *ALL UNITS OF 8 FEET IN LENGTH MUST HOLD 1200LBS. OR GREATER LOADING.*
3. *THE OWNER SHALL SELECT FINAL COLOR AND FEATURES FOR CLOSET UNIT. THE CONTRACTOR SHALL PROVIDE THE OWNER FULLY DIMENSIONED SHOP DRAWINGS INCLUDING A LISTING OF ALL FEATURES TO BE REVIEWED AND APPROVED BY THE OWNER BEFORE COMMENCING WITH THE ORDERING AND FABRICATION OF THESE ITEMS.*

SUBMITTAL OF SHOP DRAWINGS ARE REQUIRED

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

CLOSET ORGANIZER TYPE ELEVATIONS | N/S | 1

1. ADJUSTABLE WOOD SHELF
2. ¼" BORE HOLE SPACE 1 1/4" O.C. FOR ADJUSTABLE SHELF SUPPORT HARDWARE FINISH TO BE DETERMINED BY THE OWNER
3. STAIN OR PAINT GRADE DOOR FRONT, PATTERN AND FINISH TO BE SELECTED BY THE OWNER
4. STAIN OR PAINT GRADE WOOD BASE
5. INDICATES STAIN OR PAINT GRADE WOOD CROWN MOLDING
6. MOUNTING CLEATS
7. INDICATES CABINET HINGE (SEE REQUIREMENTS)
8. INDICATES FULL EXTENSION SELF CLOSING DRAWER RUNNER
9. UNDER CABINET LED LIGHT FIXTURE WITH PLUG MOLD STRIP
10. INDICATES FINISH COUNTER TOP MATERIAL TO BE SELECTED BY THE OWNER

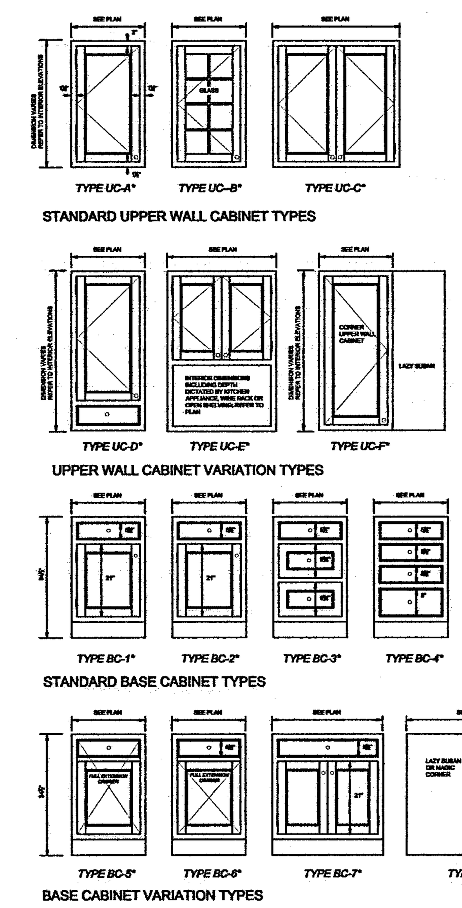


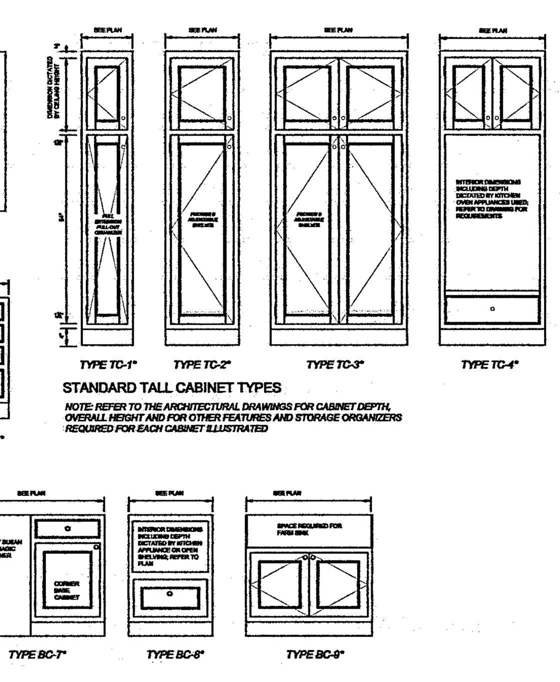
BASE AND UPPER WALL CABINET SECTION | N/S | 4

NOTES:

1. *Refer to architectural drawings and interior elevations for further requirements. See the Owner for further drawer and door panel style, residential appliances selected for the project, along with other specific bidding instructions.*
2. *Hinges, pulls, knobs, along with all kitchen cabinet accessories, organizers, pull-out and other specialty hardware items shall be selected by the cabinet fabricator, subject to the review and approval by both the Architect and the Owner U.O.N.*

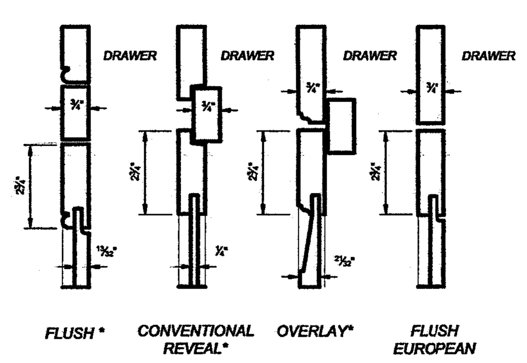
** Illustrated are typical face frame cabinet fabrication dimensions and types which may not necessarily depict all the variations and casework configurations found within the Drawings and/or specified for this Project. These drawings should be used only as a general reference as to the more common type of cabinetry that may be depicted. The Contractor shall be responsible for verify all measurements and conditions in the field to ensure accuracy of all Shop Drawings before providing Submittals required under this Division of Work for the Architect's review. No work is to commence on the fabrication of any item without the written approval from both the Architect and the Owner.*



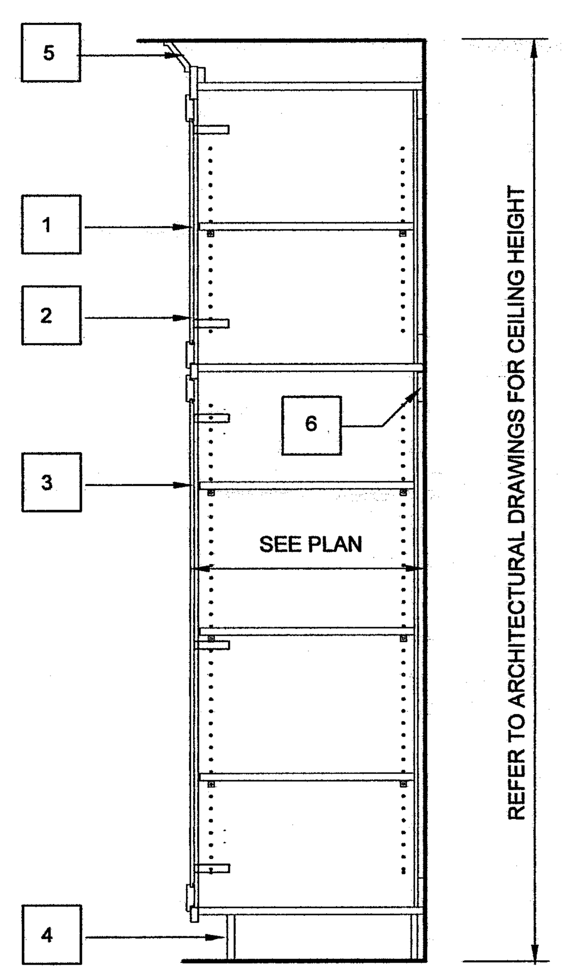


CABINET DOOR PROFILE TYPES | N/S | 6

1. ADJUSTABLE WOOD SHELF
2. ¼" BORE HOLE SPACE 1 1/4" O.C. FOR ADJUSTABLE SHELF SUPPORT HARDWARE FINISH TO BE DETERMINED BY THE OWNER
3. STAIN OR PAINT GRADE DOOR FRONT, PATTERN AND FINISH TO BE SELECTED BY THE OWNER
4. STAIN OR PAINT GRADE WOOD BASE
5. INDICATES STAIN OR PAINT GRADE WOOD CROWN MOLDING
6. MOUNTING CLEATS

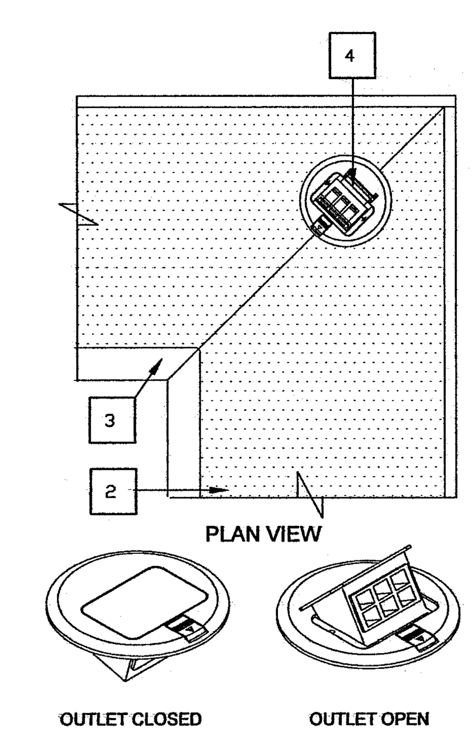


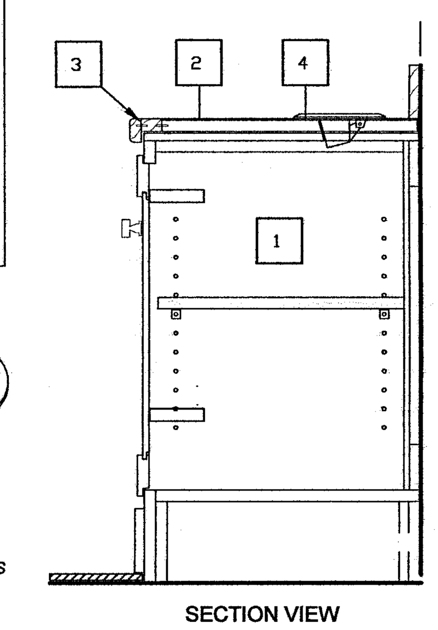
TYPICAL DOOR TYPES



STANDARD TALL WALL CABINET SECTION | N/S | 5

1. INDICATES BASE CABINET
2. INDICATES PLASTIC LAMINATE TOP, FINISH TO MATCH COLOR AND VISUAL CHARACTERISTICS OF THE WOOD CABINET FINISH
3. INDICATES SOLID ¾" WOOD EDGE BAND WITH 2 1/8" DIMENSION EXPOSURE ON TOP, MITER TYPICAL
4. INDICATES PUFP- SD POP-UP G.F.I.C. ELECTRICAL RECEPTACLE, LEW ELECTRICAL FITTINGS COMPANY, 1801 W. ST CHARLES RD., MAYWOOD, IL 60153, PHONE: 708.345.2075





NOTE: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL ELECTRICAL RECEPTACLES WITH THE CABINET MAKER AND ELECTRICIAN TO ENSURE THE CORRECT PLACEMENT AND INSTALLATION OF ITEM ILLUSTRATED ABOVE

PUFP-SD ELECTRICAL RECEPTACLE | N/S | 7

GENERAL CABINETRY SPECIFICATIONS

FRONT FRAMES

1. Front frames to be made from solid ¾" x 1 ½" wide natural wood with mortise and tendon joints, glued and stapled
2. Front frames shall be shop fabricated using the very best of selected wood products selected for best appearance and overall grain match. All frames shall be glued and clamped to cabinet bodies until set

SIDES

1. Use ½" (unfinished) or 5/8" (finished) veneer plywood grooved to receive top, bottom, and back. Tongues on front edge to receive front frames and all exposed sides are to be sanded flush with frame.

BASE BOTTOMS AND WALL TOPS

1. Use ½" natural birch veneer plywood set into machined ends, glued and pinned or stapled

BACKS

1. Use ¼" natural birch set into grooved ends, glued and stapled into sides, top, and cabinet bottoms. Ensure proper recessed to allow for scribe

DRAWERS

1. All drawer fronts shall be constructed of ¾" solid stock material; drawer sides shall be made of 5/8" hardwood with bullnose top
2. Drawer box fronts and backs are to be constructed of 5/8" hardwood. Use ½" natural veneer plywood for all drawer bottoms U.O.N.
3. All drawer box fronts and backs shall be joined to sides with hardwood dowels and precision squared glued and stapled
4. Unless otherwise noted all drawer runners shall be Blum Tandem fully concealed self-closing action with a minimum loading capacity 100 lbs. with self-lubricating nylon rollers with under mount locking device clip

DOORS

1. All doors and drawer faces along with wood species shall be selected by the Owner and/or by the by the Architect. Doors shall be constructed of ¾" lumber with mortise and tenon joints between rails and stiles.
2. All doors are to be doweled, glued with interior panels securely pinned to prevent movement. Ensure that panels are glued and that edges of raised panel doors are prefinished to allow for climatic conditions

INTERIORS

1. All interiors shall be U.O.N. constructed of natural birch throughout sealed and sanded. Ensure that interiors are delivered to the jobsite with stain varnish and/or pain application to match door finish. If casework exteriors are to be finished on the jobsite, then ensure that all interiors, shelves are delivered to the jobsite with a clear durable finish unless interior is to match exposed exterior finish appearance.

SHELVES

1. All shelves U.O.N. shall be constructed of ¾" natural birch veneer plywood with edge banding to match veneer on front face edge. Shelf supports shall be fully adjustable in 1 ½" increments with metal peg machined into the underside of shelves.

FINISH

1. Call cabinets and architectural casework shall be finished in a manner and in a visual appearance approved by the Owner. The Contractor in addition to being responsible for providing complete and fully dimensional Shop Drawings for the review and approval by the Architect and the Owner before commencing with any fabrication of any of the work under this Division of the Work must also provide representative samples of each stain and/or paint color that is to be applied to each cabinet.

DECORATIVE HARDWARE

1. All decorative pulls, hinges, knobs, back plates and related materials shall be selected by the Owner and/or the Architect. Once selected the Contractor shall be responsible in provide samples of each type so that the Owner and/or Architect may confirm appearance, finish, and overall style prior to ordering item.

OTHER REQUIREMENTS:

1. Please note that all work shall conform to the minimum standards and specifications outlined under all applicable sections found in the latest version of the Architectural Woodwork Standards adopted and published jointly by the Architectural Woodwork Institute, Architectural Woodwork Manufacturers Association of Canada and the Woodwork Institution. Copies of this document may be found at , and
2. The Contractor shall be responsible for verifying all dimensions and conditions in the field before submitting final Shop Drawings to ensure complete accuracy of all field dimensions.

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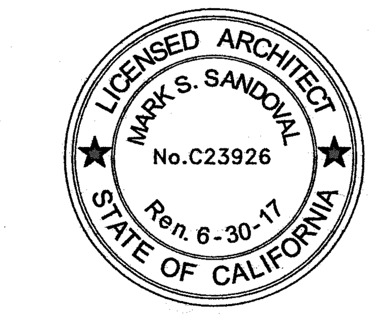
www.msandovalarchitects.com

PROJECT:

Remodel & Room Additions to the Historic Hattie Depuy House for

MICHAEL NAVONE

235 South First Street
Campbell, California



REVISIONS:
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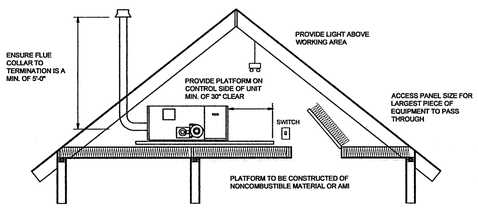
SHEET DESCRIPTION:

ARCHITECTURAL INTERIOR DETAILS

N0. 1605-02

DATE: 6/23/16
SCALE:
DRAWN BY:
CHECK BY:

SHEET NUMBER: A9.1



NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE IN PLACING UNIT IN THE ATTIC SO AS TO ENSURE THAT NO ADDED LOADS ARE BEYOND THOSE OF ACCOUNTED FOR IN THE STRUCTURAL DESIGN OF BUILDING

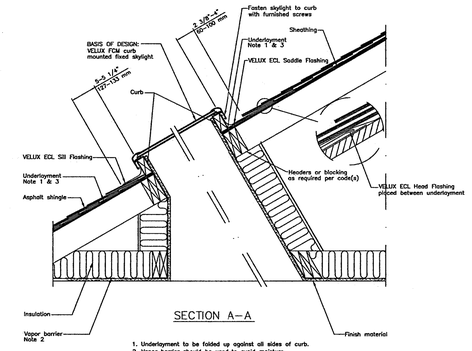
GENERAL ILLUSTRATION

NOTES

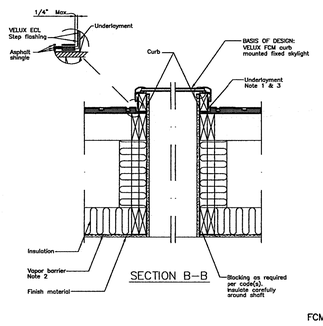
The following are general requirements for an attic furnace based on the 2013 CA Mechanical Code. Please note that this illustration is intended to provide only general information and is not meant to to depict actual field conditions or specific specifications or other requirements needed for the proper installation of the mechanical equipment required under the scope of the work for this project. For further information contact the Building & Safety Division and consult CMC Section 904.10 Appliances in Attics and Under-Floor Spaces and the equipment manufacturer's installation manual and specifications.

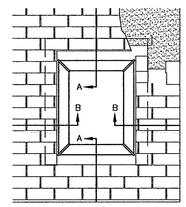
1. An attic or under-floor space in which an appliance is installed shall be accessible through an opening and passageway not less than the largest component of the applicant, and not less than 22 inches by 30 inches (559 mm by 762 mm).
2. 904.10.1 Length of Passageway.
3. Where the height of the passageway is less than 6 feet (1829 mm), the distance from the passageway access to the appliance shall not exceed 20 feet (6096 mm) measured along the center line of the passageway. [NFPA 54:9.5.2]
4. 904.10.2 Width of Passageway.
5. The passageway shall be unobstructed and shall have solid flooring not less than 24 inches (610 mm) wide from the entrance opening to the appliance. [NFPA 54:9.5.1.2]
6. 904.10.3 Work Platform: A level working platform or grade surface not less than 30 inches (762 mm) by 30 inches (762 mm) shall be provided in front of the service side of the appliance. [NFPA 54:9.5.2]
7. Exception: A working platform need not be provided where the furnace is capable of being serviced from the required access opening. The furnace service side shall not exceed 12 inches (305 mm) from the access opening.
8. 904.10.4 Lighting and Convenience Outlet. A permanent 120-volt receptacle outlet and lighting fixture shall be installed near the appliance. The switch controlling the lighting fixture shall be located at the entrance to the passageway. [NFPA 54:9.5.3]
9. 904.10.5 Furnace (Upright and Horizontal). Upright furnaces shall be permitted to be installed in an attic, furred, or under-floor space exceeding 5 feet (1524 mm) in height, provided the required listings and furnace and duct clearances are observed. Horizontal furnaces shall be permitted to be installed in an attic, furred, or under-floor space, provided the required listings and furnace and duct clearances are observed.

TYPICAL ATTIC FURNACE REQUIREMENTS | N/S | 1



1. Underlayment to be folded up against all sides of curb.
2. Vapor barrier should be used to avoid moisture.
3. Wrap curb in underlayment. VELUX recommends use of VELUX type ZOZ 216 adhesive underlayment.

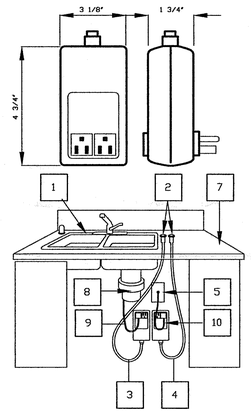




ELEVATION

FCM–Residential/Commercial FCM–01–1108

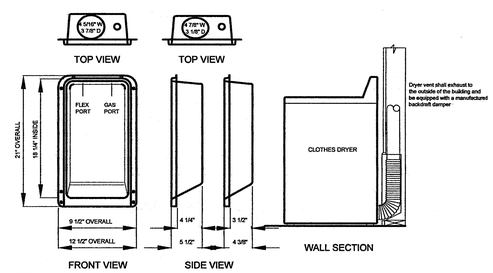
VELUX RESIDENTIAL SKYLIGHT DETAILS | N/S | 2



1. INDICATES KITCHEN SINK, REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION REQUIREMENTS
2. PNEUMATIC ACTIVATOR BUTTONS, REVIEW FINAL PLACEMENT WITH THE ARCHITECT BEFORE COMMENCING WITH COUNTER TOP FABRICATION, VERIFY WITH THE OWNER FINISH SELECTION
3. AIR TUBING TO GARBAGE DISPOSAL BUTTON IN COUNTER TOP
4. AIR TUBING TO LIGHT FIXTURE BUTTON IN COUNTER TOP
5. PROVIDE ELECTRICAL BOX WITH PLUG/GROUND CONNECTION TO HARDWIRED LIGHT FIXTURE ABOVE SINK AREA FOR AIR SWITCH BUTTON ON/OFF OPERATION
6. PROVIDE WALL OUTLET BELOW SINK FOR GARBAGE DISPOSAL
7. INDICATES TOP OF COUNTER
8. INDICATES UNDER SINK GARBAGE DISPOSAL
9. GARBAGE DISPOSAL PLUG
10. INDICATES LIGHT FIXTURE PLUG.

NOTE:
Air Switch Manufacturer: The Contractor shall install 2 Mountain Plumbing Products MT951, Classic Touch Air Switches or similar devices from manufacturer of equal quality. Review installation with local Building Department for further installation requirements.

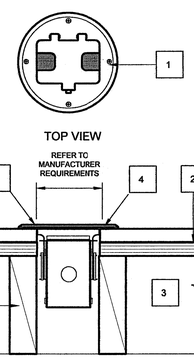
KITCHEN COUNTER AIR SWITCH DETAILS | N/S | 4



NOTES:

1. *The Contractor shall provide a recessed wall mount clothes dryer vent hose receptacle at each clothes dryer location shown on the drawings (Use In-0-Vate Technologies, Inc. or equal product manufacturer). All items furnished must be UL listed.*
2. *Clothes dryer vents shall convey the moisture to the outdoors - no clothes dryer vent shall terminate in the interior space. Clothes dryer routing shall not exceed a total combined horizontal and vertical length of 14 feet including 2 ninety degree (90)elbows in accordance with UMC 504.3.2.2.*
3. *Vents shall not be connected with any sheet-metal screws or fastening means which extend into the vent length. Each exhaust vent shall be equipped with a manufactured backdraft damper. Vents shall be constructed of minimum 0.016-inch-thick (0.406 mm) rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow, except that an approved flexible duct connectors may be used in connection with domestic dryer to exhaust duct unless otherwise prohibited by the equipment manufacturer.*

CLOTHES DRYER VENT DTL. | N/S | 5

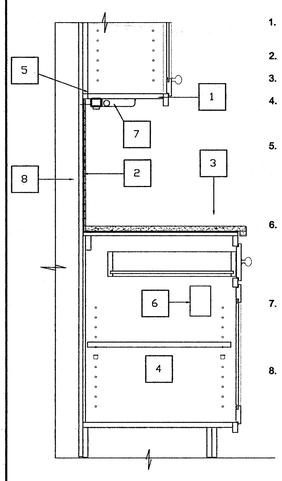


1. RACO 6239BP ADJUSTABLE WOOD FLOOR BOX KIT WITH BRASS COVER PLATE; 15A, 125 V TAMPER RESISTANT RECEPTACLE; REMOVABLE NEOPRENE GASKET
2. SUBFLOOR PLYWOOD
3. FLOOR FRAMING
4. GASKET
5. FINISH FLOOR MATERIAL
6. BLOCKING

NOTES:

1. *THE CONTRACTOR PROVIDES ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE AND FULL INSTALLATION OF THE ABOVE ITEM. FOR CONCRETE FLOORS, FLOOR BOXES AND ACCESSORIES SHOULD BE APPROVED FOR USE WITH THIS TYPE OF APPLICATION BY MANUFACTURER. MAKE SURE THAT ALL FLOOR BOXES ALLOW FOR ADJUST ABILITY FOR FINISH FLOOR MATERIAL AND PROVIDE SERVICE FOR BOTH POWER OR VOICEDATA .*
2. *SECURE THE APPROVAL FROM THE ARCHITECT OF ALL PRODUCTS ILLUSTRATED BEFORE ORDERING.*
3. *REVIEW WITH THE OWNER ALL LOCATIONS OF FLOOR BOXES PRIOR TO ROUGH-IN ELECTRICAL. DO NOT PROCEED WITH INSTALLATION OF WORK WITHOUT SECURING THE WRITTEN APPROVAL FROM THE OWNER OF EACH FLOOR BOX LOCATION*

RACO FLOOR BOX DETAIL | N/S | 3



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

KITCHEN CABINET PLUGMOLD DTL. | N/S | 7

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PROJECT:

Remodel & Room Additions to the Historic Hattie Depuy House for

MICHAEL NAVONE

235 South First Street
Campbell, California

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

REVISIONS:
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SHEET DESCRIPTION:

ARCHITECTURAL INTERIOR DETAILS

N0. 1605-02

6/23/16

DATE: SCALE:

DRAWN BY: CHECK BY:

SHEET NUMBER:

A9.2

FIXTURE SCHEDULE

EXL–01	16 ¼" X 8" OUTDOOR LANTERN W/ TRANSLUCENT GLASS SHIELD, ENERGY STAR QUALIFIED 13 W CFL BULB; TO BE SELECTED BY THE OWNER	CONTRACTOR TO REVIEW REQUIREMENTS W/ THE OWNER BEFORE ELECTRICAL ROUGH–IN
EXL–02	EXISTING CEILING MOUNT LIGHT FIXTURE TO REMAIN 60 WATT MAX	CLEAN AND/OR SERVICE AS NEEDED OR AS DIRECTED BY THE OWNER
L–01	DECORATIVE WALL MOUNT LIGHT FIXTURE LED 42 WATT	TO BE SELECTED BY THE OWNER
L–02	DECORATIVE CEILING MOUNT LIGHT FIXTURE LED 17 WATT	TO BE SELECTED BY THE OWNER
L–03	SURFACE MOUNT FLUORESCENT 40 WATT	TO BE SELECTED BY THE OWNER
CF–01	44 INCH CEILING FAN W/ LIGHT AND HAND HELD REMOTE CONTROL LED 17 WATT	TO BE SELECTED BY THE OWNER; REVIEW REQUIREMENTS WITH THE OWNER PRIOR TO SUBMITTING BID
BF–01	BATHROOM HUMIDITY SENSING EXHAUST FAN; 110 CFM; MANUFACTURER TO BE SELECTED BY CONTRACTOR	TO BE SELECTED BY THE CONTRACTOR, SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER AND ARCHITECT
T–01	SURFACE MOUNT LOW VOLTAGE TRACK LIGHT W/ 5 LAMP HOLDERS 50 WATT PER LAMP HOLDER	TO BE SELECTED BY THE OWNER
RCL–01	RECESSED LED 4" LED AIR TIGHT CEILING FIXTURE	TO BE SELECTED BY THE CONTRACTOR SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER
RCL–02	RECESSED LED 5" LED AIR TIGHT CEILING FIXTURE	TO BE SELECTED BY THE CONTRACTOR SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER

SYMBOLS

GENERAL SYMBOLS

SUB	SUB STATION UNIT
TRAN	TRANSFORMER
V-1	UTILITY VAULT
—SW—	STORM WATER
—W—	WATER LINE
—G—	GAS LINE
—SS—	SANITARY SEWER LINE
	SURFACE DRAIN

PLUMBING SYMBOLS

	HOSE BIBB
	WATER SHUT OFF VALVE
GM	GAS METER
	GAS SHUT OFF VALVE
WH-1 WH-1	HOT WATER HEATER UNIT
SUMP	SUMP PUMP
CO	CLEAN OUT
W	WATER METER
PUMP	PUMP EQUIPMENT
	DRAIN

MECHANICAL SYMBOLS

F-1	FURNACE UNIT
AC-1	AIR CONDITIONING UNIT
HP-1	HEAT PUMP
AH-1	AIR HANDLER UNIT
CH	CHILLIER UNIT
CT-1	COOLING TOWER UNIT
B-1	BOILER UNIT
REF-1	REFRIGERATION UNIT
	SYSTEM MODULATION VALVE
RHWS	RADIANT HEATING HOT WATER STORAGE TANK
	MANIFOLD UNIT
	CEILING SUPPLY DIFFUSER
	CEILING RETURN REGISTER
	FLOOR SUPPLY GRILLE
	FLOOR RETURN REGISTER GRILLE
WS	WALL SUPPLY GRILLE
WR	WALL RETURN GRILLE
T	PROGRAMMABLE THERMOSTAT CONTROL
EF 1	GARAGE EXHAUST FAN
T	FAN

AUXILIARY SYSTEMS

FEC F	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
F	FIRE BELL
FA	FIRE ALARM ACTIVATION DEVICE
FPC	FIRE PROTECTION SPRINKLER RISER
	FIRE DEPARTMENT SIAMESE CONNECTION POINT
F	FIRE PROTECTION SYSTEM CHECK VALVE
F	FIRE PROTECTION SYSTEM SHUT OFF VALVE
F_D	FIRE PROTECTION SYSTEM DRAIN
C_R	ACCESS CONTROL CARD READER
E	ELECTRONIC ACCESS LOCKING DEVICE
R_X	EXIT MOTION DETECTOR
P_D	POWER ACTIVATED DOOR HINGE
	SINGLE DOOR ALARM DEVICE
	CLOSE CIRCUIT CAMERA
S_M	SECURITY MONITOR
REC	SECURITY RECORDING DEVICE
LF–01	FIXTURE DESIGNATION
	DOWN LIGHT TRIM
	WALL WASH TRIM
	ADJUSTABLE RECESSED TRIM
	SLOPE RECESSED TRIM
	MINATURE RECESSED DOWN LIGHT TRIM

S_{KP}	SECURITY KEY PAD DEVICE
S_M	SECURITY MAIN PANEL
EXIT	EMERGENCY EXIT LIGHT W/ BATTERY BACK UP LIGHTS
EXIT	ILLUMINATED EXIT LIGHT
EXIT	EMERGENCY CEILING MOUNT BACK UP EXIT LIGHT FIXTURE
	EMERGENCY WALL MOUNTED BACK UP LIGHT
S	SECURITY LIGHT FIXTURE
GP-1	EMERGENCY POWER GENERATOR
BP-1	EMERGENCY POWER BATTERY STORAGE UNIT
SD	SMOKE DETECTOR CARBON MONOXIDE SENSOR COMBINATION W/ BATTERY BACK UP
S_{CM}	CARBON MONOXIDE DETECTOR W/ BATTERY BACK UP
V	VACUUM CONNECTION PORT
V_E	VACUUM EQUIPMENT
	SOLAR PANEL
S_C	SOLAR CONTROLLER
S_P	SOLAR POWER INVERTER EQUIPMENT
S_{SC}	SOLAR COLLECTOR DEVICE
	POWER SHUT OFF SWITCH
	ANNUNCIATION MICROPHONE
	OUTSIDE PHONE RECEPTACLE
	INTERCOM
S_P	AUDIO/VISUAL SPEAKER
M_C	AUDIO/VISUAL MAIN CONTROL EQUIPMENT
	PROJECTOR
SCREEN	PROJECTION SCREEN

ELECTRICAL SYMBOLS

	MAIN ELECTRICAL PANEL
PANEL-	ELECTRICAL SUB PANEL
J	JUNCTION BOX
	PUSH BUTTON
	BUZZER
C	CHIME OR BELL
S	SINGLE POLE SWITCH
$S_{3,4,5}$	MULTIPLE ACTIVATED SWITCH
S_{WP}	WATER PROOF SWITCH
S_D	SWITCH WITH DIMMER CONTROL
S_{MS}	MOTION SENSOR ACTIVATION SWITCH
S_{OS}	OCCUPANCY SENSOR ACTIVATION SWITCH
S	DOOR ACTIVATED SWITCHING DEVICE
AS	AIR ACTIVATED SWITCHING DEVICE
	DUPLEX CONVENIENCE RECEPTACLE
4	CONVENIENCE OUTLET OTHER THAN DUPLEX
220	220 VOLT RECEPTACLE
S	SPECIAL ELECTRICAL RECEPTACLE
	FLOOR ELECTRICAL OUTLET OR RECEPTACLE
	DUPLEX CONVENIENCE OUTLET ½ SWITCH ACTIVATED
GFI	GROUND FAULT INTERRUPTED CIRCUIT RECEPTACLE
WP	WATERPROOF ELECTRICAL RECEPTACLE
	PLUG MOLD POWER RECEPTACLE
SP	SPECIAL ELECTRONICS PORT (2–100 BASE T/CAT5, 1–MULTI–MEDIA TV, 2–TELEPHONE, 1–BLANK)
	CEILING MOUNT LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	WALL SCONCE OR AISLE LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
OS	REMOTE OCCUPANCY SENSOR DEVICE
MS	REMOTE MOTION SENSOR DEVICE
	FLUORESCENT LIGHT FIXTURE
	INDICATES LED UNDER CABINET STRIP LIGHT FIXURE
	RECESSED WATERPROOF OR SHOWER LIGHT TRIM
	RECESSED ADJUSTABLE SLOT TRIM
	PUCK TYPE LIGHT FIXTURE
	RECESSED TILT TRIM
	DECORATIVE CEILING FAN FIXTURE
	DECORATIVE CEILING LIGHT COMBINATION LIGHT FIXTURE
	LOW VOLTAGE COVE TYPE FIXTURE W/ REMOTE TRANSFORMER

PLUMBING, MECHANICAL & ELECTRICAL GENERAL NOTES

PLUMBING GENERAL NOTES

1. Gas piping shall not enter building below grade if piping is embedded in or below concrete slab within the building.
2. All building water supply systems in which quick acting valves are installed shall be provided with devices to absorb the hammer caused by high pressures resulting from the quick closing of these valves. Water pressure–absorbing devices shall be installed as close as possible to these valves
3. All water outlets with hose attachments and hose bibs must have approved non–removable type back–flow prevention devices
4. Note: The general arrangement of plumbing fixtures and equipment, as shown in the drawings are diagrammatic and approximately correct as to locations. Where minor changes are required because of structural conditions or for the convenience of the Owner, such changes shall be made without additional expense to the Owner. The Contractor shall be responsible for the accurate locations of all items depicted with respect to the work of others.
5. All plumbing fixtures shown are to be Water Conserving fixtures per CPC 402 and as follows:

   Water Closet fixtures: 1.28 gal per flush
   Shower Head: 2.5 max gpm at 80 psi
   Faucets: (kitchen, lavatory)– 2.2 max gpm at 60 psi
   Urinal fixtures: .5 gal per flush
6. The Contractor shall make all final connections to Owner–furnished equipment.
7. The Contractor shall keep up–to–date a complete "as–built" record set of drawings which shall be corrected daily to show every change from original drawings and specification and the exact "as–built" location of plumbing system. Drawings for this purpose may be obtained without cost from the Owner. These sets of drawings shall be kept on the premises and shall be used only as a record set. On completion of the work, these sets of "as–built" drawings (clearly marked in a manner satisfactory to the Architect) shall be turned over to the Owner for his records prior to final payment. As–built drawings will be reviewed periodically to verify compliance with these requirements.
8. The notching and boring of structural members must be held to an absolute minimum. Lay out the work and obtain the approval of the Architect for necessary holes and notches before proceeding with the installation. Where notches and holes are approved, they shall be carefully held to the sizes actually required.
9. Install equipment and plumbing so that noise and vibration will not be transmitted through out the building or its components.
10. All plumbing vents shall be a minimum of 10'–0" from operable skylights refer to drawings.
11. Ensure that a working space at water heaters and furnaces with dimensions not less than 30" in depth, width and height as prescribed in CMC §304.
12. If water heater and/or furnace is located in attic, installation must be in the accordance with the manufacturer's specifications and in compliance with CPC §509.4 and/or CMC §904.11
13. For water heater only provide watertight pan with min. ¾" drain to approved location in accordance with CPC §508.4. Ensure that water heater pressure/temperature relief valve is routed to drain outside of building or other approved location in accordance with CPC §505.4 to 505.6.
14. If furnace or water heater is located in crawlspace, install in accordance with the manufacturer's installation requirements and with provisions under CMC §904.3, CPC §508.3, and CEC §210.63 and 210.70(A)(3)
15. Locate water heater no further than 20' from the access opening if passage way is less than 6' high
16. Provide a non–removable backflow prevention device or vacuum breaker device on all exterior hose bibbs, and lawn sprinkler/irrigation systems as required by CPC §603.4.6
17. Provide showers and tub–shower combinations with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type, conforming to ASSE 1016. Installer shall adjust such valves per manufacturer's instructions to deliver a maximum mixed water setting of 120°F. CPC §418.0
18. Provide valves for bathtub fillers (without shower) and/or whirlpool tub fillers that will limit hot water temperature to 120°F. The water heater thermostat shall not be considered a control for meeting this provision. CPC §414.5.
19. Shower receptors (other than tubs) shall be of an approved type and conform to CPC §411.5 and 411.6. If shower receptor is constructed on–site, it shall be constructed to conform to CPC §411.8.
20. Showers: All shower stalls shall be installed and designed in accordance with CPC §411.7 & 411.10 so that the interior of shower can encompass at least a 30" circle.
21. All shower control valves shall be placed so that bather can adjust the valves without stepping into shower spray.
22. Toilet Compartment: A 30" minimum width and 24" minimum front clearance space shall be provided in accordance with CPC §407.6
23. All condensate drain lines from cooling equipment or cooling coils shall be in accordance with provisions outlined in CMC §309.
24. Provide min. ¾" condensate drain line to approved location.
25. For units installed in attic provide secondary drain pan with a minimum of ¾" drain line and/or provide a standing overflow and separate secondary line of a minimum ¾" dimension for the primary drain pan. Route the secondary drain discharge to an approved location that can be readily observed.
26. ABS and PVC drains and vents are not allowed for 3–story or taller building per CPC §701.2.2 and 903.1.3. All drains and vent stacks shall be cast iron unless otherwise approved in advance by the Architect. Wrap all waste lines in wall areas with sound absorbing insulation.

MECHANICAL GENERAL NOTES

1. The Contractor shall be responsible for providing all labor and materials necessary for the complete and total installation of a mechanical heating system for this building. This system shall be capable of maintaining a temperature of 68°F in all interior spaces intended for human occupancy and installed in accordance with CBC §1204.
2. If cooling efficiency rating (SEER) greater than 13.0 is credited in the energy report, then this cooling equipment must meet that efficiency and must be installed (not merely prepped) or energy report must be revised to use SEER = 13.0. Refer to T–24 Energy Report for details.
3. Mechanical equipment shall be mounted on a concrete pad or other approved anchorage base for exterior grade–level mechanical equipment in accordance with CMC §303.4.
4. Provide seismic anchorage for new and/or existing water heater tanks per CPC §508.2. Provide steel straps within upper and lower one–third of unit and a lower strap at least 4" above controls.
5. Equipment must be elevated at least 18" above the top of floor
6. Provide bollard imbedded in concrete to protect equipment from vehicle impact.
7. Provide 26 ga. galvanized steel for air ducts on garage side of fire separation in accordance with CRC 302.5.2.
8. Note that all appliances shall have adequate combustion air as required by CMC Chapter 7 or CPC §507 for fuel–burning unless equipment specified is direct vent type, refer to CMC Chap. 7, CPC §507.
9. If combustion air is taken from interior space or garage the Contractor shall verify that space has adequate volume (minimum is 50 cu. ft. per 1,000 Btu/h total input; assume all doors closed, or use the method described in CMC §701.2. or CPC §507.2) to properly serve requirements of the equipment.
10. All openings shall be furnished with corrosion resistant screen of min. ¼" mesh.
11. The combination indoor and outdoor combustion air method (CMC §701.5 or CPC §507.5) shall not be used where the indoor space is conditioned, unless the energy conservation analysis can rationally account for the heat loss and heat gain path that is thus created.
12. If water heater and/or furnace is located in attic, installation must be in the accordance with the manufacturer's specifications and in compliance with CPC §509.4 and/or CMC §904.11:
13. Provide access large enough to remove largest piece of equipment, but not less than 22" by 30"
14. Provide unobstructed passage way with solid flooring with a minimum of 24" wide between the access opening and the water heater.
15. Provide min. 30" by 30" work platform on service side of equipment
16. Provide a receptacle outlet and lighting fixture near the appliance. Locate light switch at the entrance to the passageway
17. If furnace or water heater is located in crawlspace, install in accordance with the manufacturer's installation requirements and with provisions under CMC §904.3, CPC §508.3, and CEC §210.63 and 210.70(A)(3)
18. Provide noncombustible flooring or slab for mounting and anchorage of all equipment.
19. For water heater supported from the ground, provide concrete or other approved base extending not less than 3' above adjoining ground level.
20. Provide receptacle outlet within 25' of equipment requiring servicing.
21. Provide lighting outlet at or near the equipment with switch at the point of entry to the space.
22. Mechanical Equipment Closets: Provide closet door with a listed, gasketed door assembly. Door shall have a self–closing device and shall swing easily and freely however this device must be able to close and latch the door each time it is opened and shall not have any hold–open feature.
23. Clothes Dryer: Unless otherwise stated along with the washing machine shall be furnished by the Owner unless otherwise noted in the Drawings or Specifications. The Contractor shall be responsible for furnishing all labor and materials necessary to complete the installation of these appliances in accordance with the manufacturer's installation specifications and in accordance with the provisions under CMC §504.3, 905.0.
24. Vent the dryer to the outside of the building in general location vent terminus location refer to floor plan.
25. All appliance vents that terminate outside a wall shall comply with CMC §802.8 and/or CPC §510.8 refer to Fig. 5–12.
26. Mechanical Vent Terminations: Mechanical draft vents must terminate as follows:

    3' minimum above any forced air inlet located within 10'.

    4' minimum below or horizontally or 1' above any door or operable window or air inlet
27. Vents for direct vent appliances must terminate as follows:

    6" minimum from air openings for input rating up to 10k Btu/hr

    9" minimum for input over 10k up to 50k Btu/hr

    12" minimum for input over 50k Btu/hr
28. Vents must terminate at least 1' above grade and may not terminate within the area near a property line where protected opening is required.
29. For FAU and/or water heater installed in the garage or where combustion air is taken from garage per CMC §308, CPC §508.14:
30. Duct run shall not exceed 14' (total of horizontal and vertical).
31. If gas dryer is located in a closet ensure that a minimum of 100 sq. in. opening for makeup air is provided (louvered doors may be used instead).

ELECTRICAL GENERAL NOTES

1. Installation instructions for all listed equipment shall be provided to field inspector at the time of inspection.
2. All electrical outlet boxes on the opposite sides of the garage firewall shall be separated by a horizontal distance of 24 inches
3. All recessed lighting fixture cans shall be I.C. rated and certified as airtight by manufacturer.
4. Electrical materials and equipment shall be new and shall be listed by Underwriter's Laboratories and bear their label, or listed and certified by a nationally recognized testing authority where UL does not have an approval. Custom made equipment must have complete test data submitted by the manufacturer attesting to its safety.
5. All items such as service conduit, conductors, ducts, pad mount, risers, pull boxes and protective covering from service point location shall be provided and/or installed and shall be verified with the serving utility company. The Contractor shall install the service in compliance with the service utility company and to pay all charges levied by the serving utility.
6. The Contractor shall verify all dimensions in field. In the event there are found discrepancies or ambiguities in or omissions from the Specifications, and or 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.
7. This Contractor shall be responsible for all trenching and backfilling as required to complete his work.
8. The Contractor shall supply power to and make connection to all motors and equipment requiring electrical connections as shown on the mechanical and plumbing drawings, including all fractional horsepower motors.
9. It shall be the Contractor's responsibility to review all locations and fixture types with the Owner prior to ordering. All recessed light fixtures shall be IC rated and shall be furnished by the Contractor unless otherwise instructed by the Owner.
10. Note: The general arrangement of outlets, and equipment, as shown in the drawings are diagrammatic and approximately correct as to locations. Where minor changes are required because of structural conditions or for the convenience of the Owner, such changes shall be made without additional expense to the Owner. The Contractor shall be responsible for the accurate locations of all outlets, etc., with respect to the work of others. The Owner prior to rough in shall approve exact location of all outlets and light fixtures.
11. Note that electrical panels are not permitted in bathroom, or in vicinity of easily ignitable material such as in a clothes closet, or where they may be exposed to physical damage in accordance with CEC §240.24 (C through E).
12. All panels and sub panels shall be installed so that a 30" wide by 36" deep by 6.5' high illuminated clear working area be provided in front of each panel in accordance with CEC §110.26.
13. No over current devices is to be located over steps in accordance with CEC 240.24 (F)
21. Any surface mounted switch or circuit breaker in a damp or wet location shall be enclosed in a weatherproof enclosure or cabinet that shall comply with CEC 312.2. Switches installed within wet locations in tub or shower spaces shall only be installed as part of the listed tub or shower assembly in accordance with CEC 404.4.
22. The Contractor shall provide electrical safety for spas, hot tubs and Jacuzzi or hydro–massage type tubs, as required by CEC §680.40 to 680.44, and 680.70:
23. Provide the City Building Department the U.L. or I.A.P.M.O listing for tub unit prior to installation.
24. Provide GFCI protection on all electrical components as follows:
25. Indoor spas or hot tubs (n/a for Jacuzzi or hydro–massage tub)
26. Light fixtures, lighting outlets, and/or paddle fans that are located within 5' horizontally of tub, and specify fixtures suitable for damp locations (unless over 12' above max. water level).
27. Provide at least one receptacle outlet between 5' and 10' from tub.
28. On all receptacles within 10' of tub
29. Receptacles shall not be installed within or directly over a bathtub or shower stall. CEC 406.8(C) and wall switches shall be placed no closer than 5' from tub.
30. Ensure that receptacle outlets are placed in all locations as required by CEC §210.52:
31. ivide the island into two separate countertop spaces, each requiring an outlet.
32. In each bathroom, on wall within 36" of outside of each basin.
33. Other Requirements: Provide at least one non–dedicated outlet in each basement and each garage (unless garage is detached and unpowered). If a portion of the basement is finished, the unfinished portion requires at least one outlet and in each hallway 10' or more in length. All areas specified in CEC 210.52 shall have 125 volt, 15 and 20 ampere tamper resistant receptacles in accordance with CEC 406.11
34. All wall switched lighting outlets shall be in accordance with requirements specified in CEC §210.70.
35. Contractor shall make all final connections to Owner–furnished equipment.
36. Provide at least two separate 20 amp circuits for small appliances in kitchen, pantry, dining room and similar areas, with no other outlets on the circuits in accordance with CEC §210.11(C)(1), 210.52(B).
37. Provide at least one separate 20 amp circuit to laundry appliances with no other outlets on the circuit. §210.11(C)(2).
38. Provide at least one 20 amp circuit for bathroom outlets, with no other outlets on the circuit. §210.11(C)(3).
39. Clothes closet light fixture clearances shall conform to §410.16. Incandescent fixtures with open or partially enclosed lamps and pendant fixtures or lamp holders are not allowed in closets.
40. Light fixtures in tub or shower enclosures or other wet/damp locations shall be labeled "suitable for damp or for wet locations" if subject to shower spray or rain in accordance with §410.10(A) and (D)
41. Hydromassge bathtubs and their associated electrical components shall be on an individual branch circuit(s) protected by a readily accessible GFCI per CEC 680.71
42. The interior of enclosures or raceways installed underground shall be considered a wet location. Insulated conductors and cables installed in these enclosures or raceways in underground installations shall be listed for use in wet locations and shall comply with CEC 310.8. Any connection or splice in an underground installation shall be approved for wet locations per CEC 300.5(B)
43. All outlet locations shall be coordinated with architectural elevations prior to installation or in locations as directed by the Owner.
44. Final inspection and acceptance: After all requirements of the specifications and/or the drawings have been fully completed, representatives of the Owner will inspect the work. The Contractor shall provide competent personnel to demonstrate the operation of any item or system, the full satisfaction of each representative. Final acceptance of the work will be made by the Owner only after receipt of approval and recommendation of acceptance from each representative.
45. The Contractor shall furnish one (1) year written guarantee on material and workmanship from date of acceptance.
46. The Contractor shall keep up–to–date a complete "as–built" record set of drawings which shall be corrected daily to show every change from original drawings and specification and the exact "as–built" location, size and kind of every fixture and run of wire and conduit. Drawings for this purpose may be obtained without cost from the Owner. These sets of drawings shall be kept on the premises and shall be used only as a record set. On completion of the work, these sets of "as–built" drawings (clearly marked in a manner satisfactory to the Architect) shall be turned over to the Owner for his records prior to final payment. As–built drawings will be reviewed periodically to verify compliance with these requirements.

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PROJECT:

Remodel & Room Additions to the Historic Hattie Depuy House for

MICHAEL NAVONE

235 South First Street
Campbell, California

LICENSED ARCHITECT
MARK S. SANDOVAL
No.C23926
Ren. 6-30-17
STATE OF CALIFORNIA

REVISIONS:
1
2
3
4
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6
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SHEET DESCRIPTION:

PLUMBING, MECHANICAL & ELECTRICAL GENERAL NOTES

N0. 1605-02

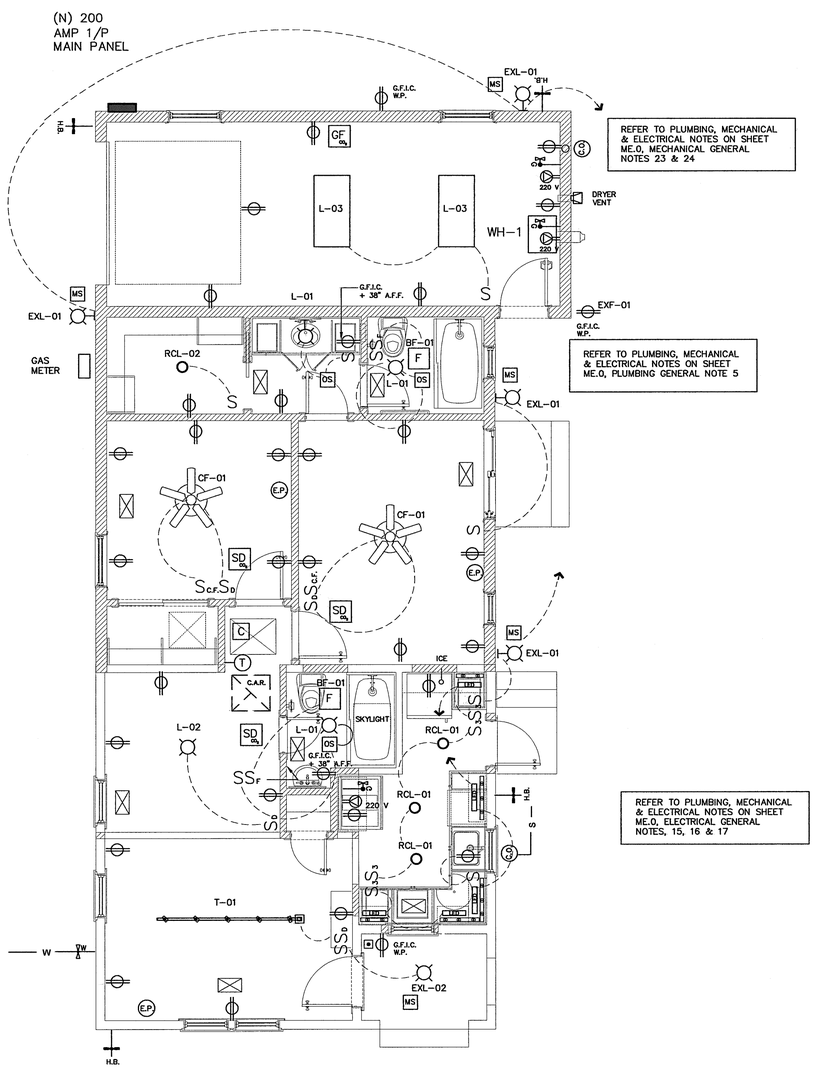
6/23/16

DATE: SCALE:

DRAWN BY: CHECK BY:

SHEET NUMBER:

ME.0



PLUMBING, MECHANICAL & ELECTRICAL PLAN

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SHEET NOTES

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ME.1

THE HISTORIC HATTIE DEPUY
235 South First Street, Campbell, CA

Historic Review and Project Summary

Prepared for
Michael Navone
235 South First Street
Campbell, CA

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

August 20, 2016

Figure 1: Drawing of the historic Hattie DePuy House as viewed from South First Street

BACKGROUND

The Hattie DePuy House located at 235 South First Street is believed to have been built around 1930. It is in the construction vernacular with influences of the Craftsman style which was popular in the early 1900s through the early 1920s. Typified by details such as knee braces, low-pitch roofs provide the reference features that clearly associate this building with the Craftsman style. The use of stucco cladding and the arched recessed main entry are not typical for this architectural style, but are common design elements found locally during the early 1930's.

This small modest home was designed on a simple rectangular floor plan with its primary façade facing eastwardly towards the street. The south exterior of the building faces a narrow alleyway that connects South First Street to Winchester Boulevard to the west. The walls are stucco and the structure is topped with a side gable roof with small louvered gable vents placed at the apex of the gable ends. The roof is constructed with a composition shingle roof attached by solid roof sheathing with tongue and groove milled decking placed at all exposed roof projections. Fenestration includes one-over-one, double hung wood windows of various sizes and a painted multi-pane stile and rail main entry door that appears to be original to the home. On the north façade, a small concrete porch with steps has been placed to access the kitchen of the home.

Recent construction improvements to the home have included replacing the existing foundation, front porch, and stucco wall; repairing and replacing the damaged original historic wood windows; performing miscellaneous dry rot repairs; and upgrading plumbing and electrical systems. This repair work, although significant and affecting much of the original historic fabric of the building, has been performed in a manner consistent with the Secretary of the Interior Standards and has not compromised the integrity of this location, setting, design, feeling, association, workmanship, or overall appearance. This phase of the work has had the oversight of this office to ensure consistency and that the execution of the work in the field met the recommendations outlined in the project's drawings and specifications.

SIGNIFICANCE

Hattie DePuy was an unmarried sister of the local druggist Lucian Beall who lived at 81 Alice Avenue. In 1930, she built this structure as he own residence at the back of her property at 226 Alice Avenue. During

this same period, George and Alice Hyde were renting the house from Miss DePuy and it is speculated that Otis Hyde, the son of George and Alice may have constructed the home.

The Hattie DePuy House is within the original Hyde Residence Park consisting of 48 lots created along Alice Avenue in 1915. “The neighborhood’s vernacular architecture reflects the made-in-Campbell pride that typified the town sprit when it was a fruit canning and packing center”[1].

The State Office of Historic Preservation (SHPO) found that the district might be eligible for the National Register but had not yet been adequately documented. This property was not included within the SHPO review for reasons not known. Subsequently, the City of Campbell designated the local Alice Avenue Historic District under Ordinance 1640. The City Council included the Hattie DePuy House in the district, although it had never been documented as a part of any historic resource survey. The house has integrity to the original form and construction and would appear to be eligible for the listing in a National Register District as a contributor under Criterion A, as it is consistent with the historic development pattern of the neighborhood and period of significance, and contributes to the setting of the local Alice Avenue Historic District.[2]

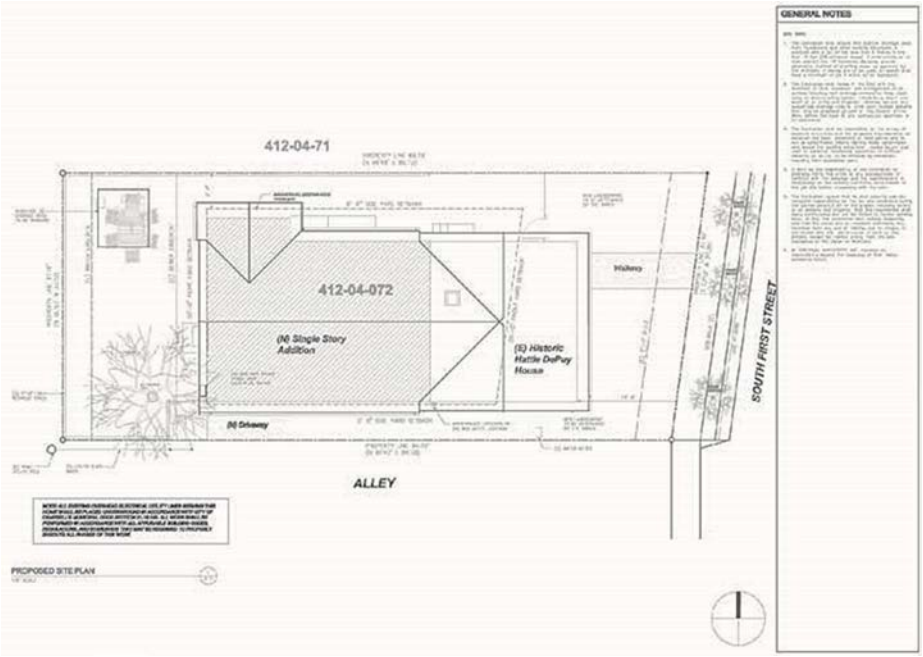


Figure 2: Site plan with new proposed addition to the back of the home.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The design for this project is intended to follow the federally adopted *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Weeks and Grimmer, 1995).

[1] DPR53A Continuation Sheet, prepared 11/20/2003 (Page 3)
[2] Ibid

These Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. They stipulate the following requirements:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PROJECT DESCRIPTION

The property owner wishes to add a small new bedroom, bath, and garage addition to the historic Hattie DePuy House. The existing home is only 456 square feet and with the new habitable area (448 square feet) and new garage (293 square feet), the total square footage of the home would be 1,197 square feet, which is significantly smaller in size than most of the other homes within the Alice Avenue Historic District. The historic single-story home resides on a small non-conforming lot of approximately 3,238 square feet.

In addition to the added square footage to the home, the owner will be upgrading all of the existing plumbing, mechanical and electrical systems to meet current building codes and shall be making modest alterations to the interior of the existing home without adversely affecting, obscuring, or irreversibly altering the visible character of the original historic building as viewed from the street. The owner is also proposing to replace the existing historic one-over-one wood double-hung window located within the existing front entry porch, with another existing one-over-one double-hung wood window that is currently placed in the laundry room on the back wall of the home. The window is slightly smaller in overall height

and width so that it can provide the additional space needed to extend the new kitchen base cabinets and countertop along this wall, allowing for a more functional and efficient kitchen space.

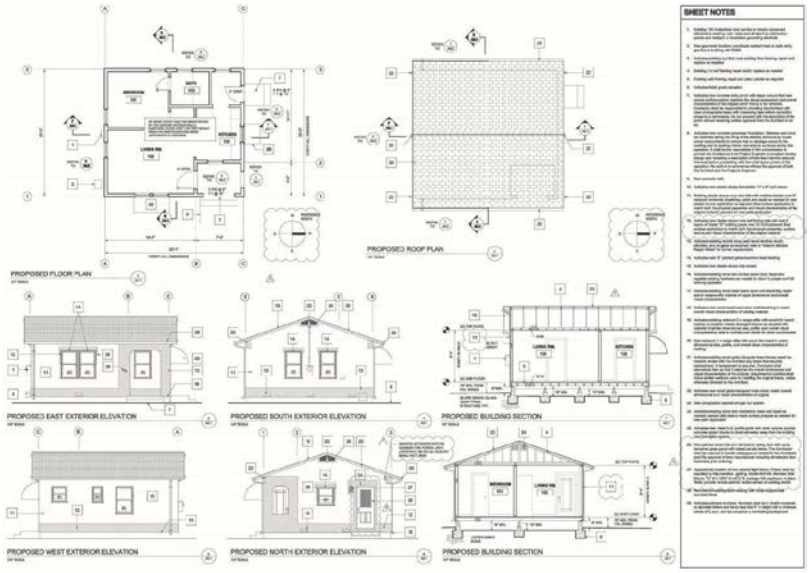


Figure 3: Architectural drawings of the recent completed exterior and structural repair work performed on the home

The work will also include adding new interior cabinetry, paint and floor finishes, energy-efficient appliances, and windows and doors for the new addition. Exterior site improvements will include work as required for the new single car garage, which will be accessed from the gravel alleyway to the south, and other necessary concrete work, which is illustrated in the project's drawings prepared by this office.

DESIGN GOALS

The underlining goals for this project were to develop a design that incorporated pertinent recommendations found in the Secretary of the Interior's Standards and to apply them in a reasonable manner, taking into consideration the economic interests and program needs of the property owner as well as what is realistic and technically feasible.

METHODOLOGY

Applicable Standards specific to the construction work under consideration are as follows:

Standard 1 of the Secretary of the Interior's Standards for Rehabilitation, states "a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment," the addition should be designed to be compatible with the historic character of the building.

Standard 9 also states "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Standard 10 continues with the following language, “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

In developing the final design for the needed room addition and remodeling improvements to this small historic home, it was critical to fully incorporate the above Standards into the final design solution. So often new additions which are added to historic buildings, if not properly conceived and designed, cause significant irreversible changes in the appearance and character of the historic building and potentially destroy or obscure significant historic architectural features as a consequence. They also have the tendency to confuse the public, making it sometimes impossible to differentiate the old and genuinely historic from the new.

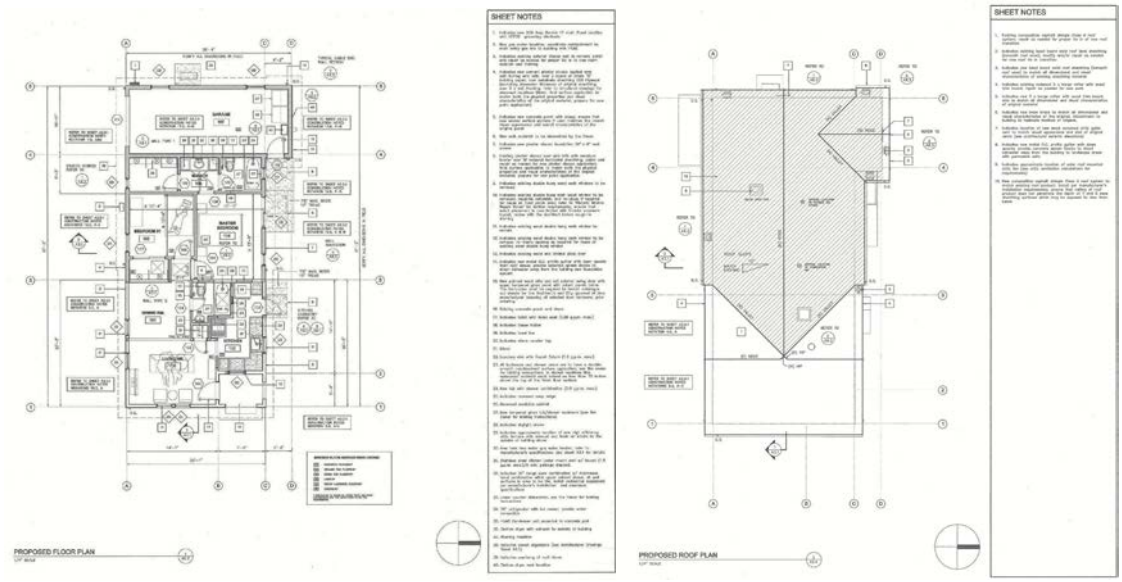


Figure 4: Architectural drawings of the new proposed floor plan and roof plan

To meet the overall goals objectives of these Standards above, we approached the approached the design for this project with the following objectives in mind:

1. Preserve significant historic materials, features and form;
2. Create a cohesive design that would be compatible in form, style, character, and scale to the original home; and
3. Differentiated the new addition from the existing historic structure.

In an effort to minimize the physical and visual impact of the new addition on the historic building, we placed it on the rear exterior of the home. Placing the new addition on the site in this manner helps to preserve the building's historic form and the relationship to its site and setting, as viewed from the primary street (South First Street) and the home’s secondary view from the narrow alleyway.

We also wanted to maintain the original building's design, roof shape, materials, color, and general rhythms of the existing window and door placement. The historic portions of the home we separated from the new by placing vertical trim boards separating the old and new exterior stucco wall areas and by

starting the new addition roof line transitions so they could be easily distinguishable from the original historic roof form.

As is recommended in Standard 10, the new addition is constructed in a manner that could allow its removal in the future, without irreversibly damaging or impairing the essential form, character, and integrity of this historic property.

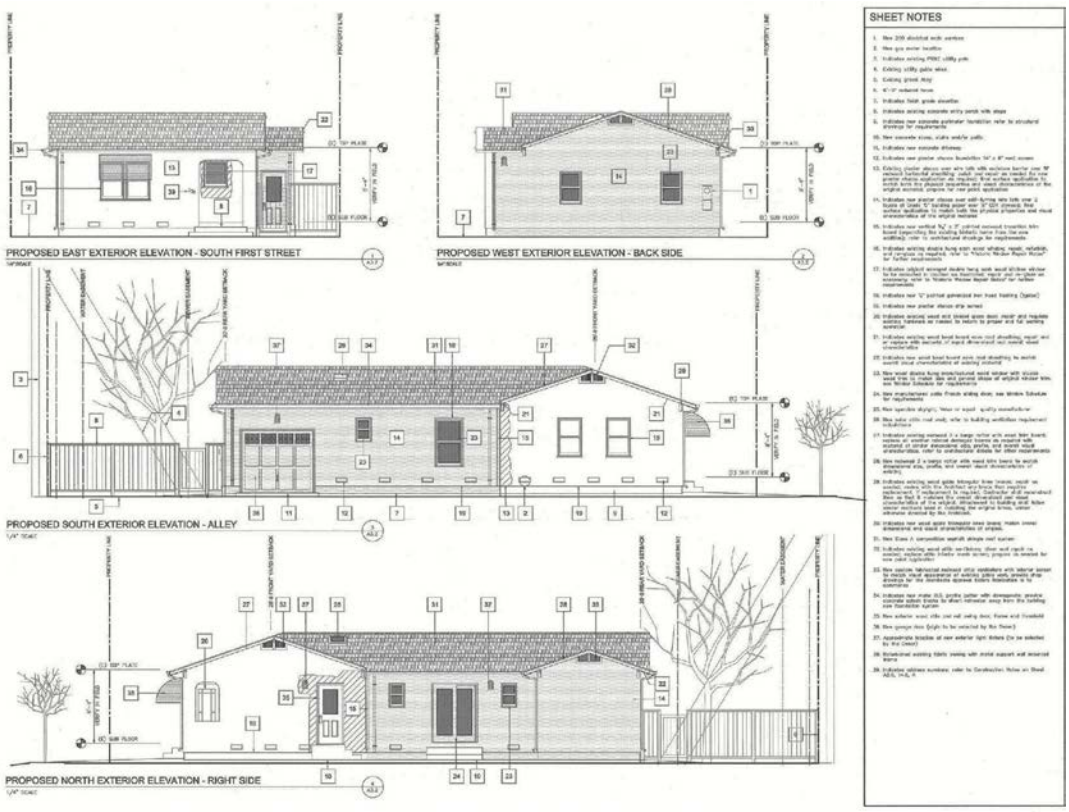


Figure 5: Architectural drawings of the proposed exterior elevations showing the new room

PROPOSED SITE WORK

With the exception of the addition of new replacement redwood fences and some landscaping (to replace damaged planting resulting from the construction operation), there are no significant site features, trees, or landscaping proposed to be removed or otherwise altered.

As stated in Standard 1, "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment." and as stated in Standard 2, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

The previous window repair and structural foundation repair work performed on the Hattie DePuy House recently completed, retained and preserved the historic character defining features of the home. The new

proposed alterations to the home are intended to maintain this compatibility in architectural style, mass, and building form, in addition to continuing to preserve these important historic features of the home.

PROPOSED MATERIALS

All proposed exterior building materials including design elements such as knee brace brackets, gable vents, fascia profiles, and eave projections with exposed tongue and groove eave roof sheathing, are consistent with the existing building's Craftsman style, and are compatible in their scale and detail and in the manner of application with the original home.

BUILDING MASSING

It is recommended that the overall form, materials and features of an original historic roof be preserved and maintained. This includes maintaining the perceived line and orientation of the roof as seen from the street. Roof overhangs and roof forms also contribute to the perception of the building's historic scale. New additions should be subordinate in nature and should be, whenever possible, single-story and ideally placed on a secondary side or rear elevation of the building. This makes new additions less visible as viewed from the public street, and helps to preserve the building's historic form and relationship to its site and setting.

Since the new addition is single-story and utilizes in a similar manner many of the existing Craftsman style architectural design elements, forms, and materials found on the home, it should continue to maintain a compatible relationship with the historic home without compromising its integrity or historic character.

WINDOWS

Standard 6 recommends the following regarding replacement of historic features: "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence." In addition, the City of Campbell Design Guidelines for Historic Building also contains language specific to historic windows "For a remodel/addition, where the architectural style of the original residence is being retained, maintains proportions, detailing and materials of original windows."[3]

During the recent structural foundation repair work phase, the owner had carefully removed a number of damaged historic wood double-hung windows and installed new and reconditioned windows that matched, in every detail, the visual appearance of the original historic wood window replaced. These replacement windows were located on the primary and secondary elevations of the building.

As mentioned earlier, the owner is proposing to replace an existing historic one-over-one wood double-hung window located within the existing front entry porch, with another historic window that is currently placed in the laundry room on the back wall of the home. The window is slightly smaller in both width and height. This window substitution is needed so that additional space might be provided below the sill of this window so that the kitchen base cabinets and countertop may be placed along this wall, providing a bit more space for the existing tiny kitchen space.

[3] *City of Campbell Guidelines for Historic Residential Buildings,* May 2006 (Page 26)

Although such window replacement doesn't fully adhere to not fully adhering to the language of Standard 6, which reads, "new feature shall match the old in design, color, texture, and other visual qualities", because the new window differs in overall size from the original historic window it replaces, it seems to have been a policy of the City in the past to allowed for similar window substitutions on other homes within this historic district. It is important to note that since this salvaged replacement double hung wood window is setback from the front wall plane of the home and is placed within the existing window opening and the front covered porch, this change to the east façade of the building would be almost visually negligible from the street and the alleyway.

ALICE AVENUE HISTORIC DISTRICT

The fabric of historic districts is made up of the materials, details and scale of each of the individual homes. Alice Avenue is unique in that it is made up of a collective array of various architectural home styled homes of different shapes and sizes. It is important that new additions to the homes within this historic district be designed and constructed so they continue to preserve the significant materials, architectural features, and overall historic character of the home, as well as the district as a whole. Changes in scale and massing can affect the overall unity, consistency, and cohesion of the streetscape, it is important to take into account the indirect effect they have on both the historic home as well as the surrounding district. With this in mind, we crafted the new addition design to be sensitive in scale, use of materials, massing, sightlines, and architectural style, in an effort to preserve the important historic fabric and character of the original structure.

CONCLUSION

It is my belief that the proposed project provides a sensitive approach by largely retaining the existing historic character-defining features of this small modest home and, at the same time, offers the minimum space needed to expand the current home to meet the needs of a small family requiring a two-bedroom home with two bathrooms and a small single-car attached garage in which to live.

As mentioned above and outlined on the Preservation Treatment Notes that appear on Sheet A2.0.2, in the proposed architectural drawings for the project, all work and preservation treatments are intended to follow the recommendations 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 and The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.* In this way, the proposed new construction work and interior remodeling improvements to the historic Hattie DePuy House; are compatible in size, scale, and form, with the neighboring properties located within the Alice Avenue Historic District, as well as maintaining and preserving the original historic character of this small but important historic building.

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: November 8, 2016

From: Daniel Fama, Senior Planner DF

Via: Paul Kermoyan, Community Development Director PK

Subject: Admin. P-D Permit / Conditional Use Permit / Sign Permit

File No.: PLN2016-170,171, 297 ~ 2501 S. Winchester Blvd.

PROJECT SITE

The project site is the Cinelux Plaza Theatre, within the Campbell Plaza Shopping Center, located along South Winchester Boulevard, south of Budd Avenue (reference **Attachment 1**). The center includes a Safeway grocery store and supporting retail within several commercial buildings divided into individual tenant spaces. The shopping center abuts commercial buildings to the south and is adjacent to residential development to the west.

PROJECT PROPOSAL

The submitted applications would allow an interior and exterior renovation of the existing movie theater including expansion into an adjoining tenant space and installation of a marquee sign (reference **Attachment 2** and **3**). The project also includes allowance for beer and wine service within the theater as part of a Conditional Use Permit request (reference **Attachment 4**).

PROJECT DATA

Net Lot Area:	11.3 acres
Shopping Center Building Area:	126,540 square feet
Theater Square-Footage:	
North Theater (no change)	8,109 square feet
South Theater (proposed / existing)	11,225 square feet | 9,207 square feet
Total Proposed Square-Footage	19,334 square feet
Seating Capacities:	
North Theater (no change)	3 Auditoriums (351 seats)
South Theater (proposed / existing)	5 Auditoriums (363 seats) | 2 Auditoriums (456 seats)
Total Proposed Seating Capacity	8 Auditoriums (714 seats)
Parking Provided:	
Shopping Center (total):	647 spaces (1 space per 196 sq. ft.)
Tenant Space (pro-rated)	97 spaces
Parking Required	
Existing Demand:	269 spaces (1 per 3 seats @ 807 seats)
Proposed Demand:	238 spaces (1 per 3 seats @ 714 seats)

DISCUSSION

Site Layout: The Cinelux Plaza Theatre spans two of the shopping center's buildings, as depicted on the Site Plan (Sheet A002). The proposed project would affect only the southerly portion of the theater as the north theater was remodeled in 2006 (converting two existing auditoriums into three smaller auditoriums). However, any approval granted by the Planning Commission would govern both sides of the theater under a single land use permit.

Interior Configuration: The existing south theater currently has two auditoriums encompassing 456 seats. The reconfigured theater would divide up the auditoriums into five smaller auditoriums with an overall reduction in seating to 363 seats. Additionally, with incorporation of the adjacent tenant space, the main lobby would be expanded to accommodate a larger concession area, a lounge, and a bar.

Exterior Remodel: The proposed remodel of the theater is intended to reinforce a classic cineplex appearance. It would include an expanded storefront system with a new box office window, running neon accents, expansion of the arcade/overhang element with standing seam metal roof (matching the existing building), a double-sided 42 square-foot vertical marquee sign, and various landscape improvements. Although not a new structure, the proposed remodel may be seen as in keeping with the overall design intent of the Winchester Boulevard Master Plan in that it would enhance the "pedestrian's range of experience" and "promote activity and an active pedestrian-oriented environment".

Marquee Sign: The City's Sign Ordinance does not directly address the installation of marquee signs. However, as designed, the proposed sign may be consider a type of wall sign in that the sign letters would be adhered to a wing-wall extending from the building. Typically, a conforming a sign—50 square-feet or less—would be considered administratively by staff. However, since the sign is an integral component of the proposed remodel, the Sign Permit has been forwarded to the Planning Commission as part of the overall project.

Parking: Movie theaters are required to provide parking at a rate of one space per three seats. Since the project would reduce the seating capacity by 93 seats, the project would result in a net decrease of parking demand of 31 stalls.

OPTIONS

The SARC should discuss the project's proposed architectural design. If the SARC believes that the applicant has adequately addressed any concerns the Committee may have, it may recommend approval to the Planning Commission as proposed, or subject to specific revisions.

Attachments:

1. Location Map
2. Project Plans
3. Sign Plans
4. Written Description

Project Location Map

Attachment 1

Project Location: 533 E. Campbell Ave.
Application Type: Conditional Use Permit / Mod. to Admin. P-D Permit
Planning File No.: PLN2016-320,321
Description: Beer and wine service for Sal'z Pizza

N

0 475 950 Feet

CITY OF CAMPBELL · THE ORCHARD CITY

Community Development Department
Planning Division

CINELUX PLAZA THEATRE REMODEL AND EXPANSION

CAMPBELL — CALIFORNIA

Project Directory

OWNER/APPLICANT
CINELUX THEATRES
CONTACT:PAUL GUNSKY
P.O. BOX 54100
SAN JOSE, CA 95154
PHONE: (408) 559-7469 EXT:4
PAUL@CINELUXMOVIES.COM
WWW.CINELUXTHEATRES.COM

SIGN CONSULTANT
TBD

ARCHITECT
GKW ARCHITECTS / CONSTRUCTORS
CONTACT: GORDON K. WONG
710E MCGLINCY LN STE 109
CAMPBELL CA 95008
PHONE: (408) 796-1845
GORDONKWONG@GKWARCHITECTS.COM
WWW.GKWARCHITECTS.COM

CONCESSION CONSULTANT
TBD

STRUCTURAL ENGINEER
BETTA GROUP INC.
CONTACT: ASHUR ABBASI
2053 LINCOLN AVE, STE A
SAN JOSE, CA 95125
PHONE: (408) 267-7190
ASHUR@BETTA-GROUP.COM
WWW.BETTA-GROUP.COM

ACOUSTICAL CONSULTANT
SYDECO ACOUSTICS
261 MADISON AVE 9Fl
NEW YORK, NY 10016
PHONE: (917) 331-4289
SYDECO@SYDECOACOUSTICS.COM
WWW.SYDECOACOUSTICS.COM

M.E.P ENGINEER
M+R ENGINEERING CONSULTANTS INC.
CONTACT: RAMIL BATIANCILA
3984 WASHINGTON BOULEVARD #244
FREMONT, CA 94538
PHONE: (510) 449-4862
RAMIL@MRENGCON.COM
MRENGCON.WIX.COM/MRENGCON

FIRE SPRINKLER
TBD

ENERGY REPORT
M+R ENGINEERING CONSULTANTS INC.
CONTACT: RAMIL BATIANCILA
3984 WASHINGTON BOULEVARD #244
FREMONT, CA 94538
PHONE: (510) 449-4862
RAMIL@MRENGCON.COM
MRENGCON.WIX.COM/MRENGCON

FIRE ALARM
TBD

GENERAL CONTRACTOR
TBD

HAZARDOUS MATERIAL REMOVAL
TBD

Agency Directory

CAMPBELL, PLANNING DEPT.
70 N FIRST STREET
CAMPBELL, CA 95087
PHONE: (408) 866-2140

CAMPBELL, PUBLIC WORKS
70 N FIRST STREET
CAMPBELL, CA 95008
PHONE: (408) 866-2150

CAMPBELL, BUILDING DEPT.
70 N FIRST STREET
CAMPBELL, CA 95008
PHONE: (408) 866-2130

CAMPBELL, ECONOMIC DEVELOPMENT
70 N FIRST STREET
CAMPBELL, CA 95008
PHONE: (408) 866-2141

SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH
CONTACT: ELIZABETH TOBIN
ELIZABETH.TOBIN@DEH.SCCGOV.ORG
1555 BERGER DR., ST 300
SAN JOSE, CA 95112
PHONE: (408) 918-3400

CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL- SAN JOSE
CONTACT: KARYN NIELSEN
100 PASEO DE SAN ANTONIO, RM 119
SAN JOSE, CA 95113
PHONE: (408) 277-1200
SNJ.DIRECT@ABC.CA.GOV

SCC FIRE DEPARTMENT
14700 WINCHESTER BLVD
LOS GATOS, CA 95032
PHONE: (408) 378-4010
WWW.SCCFD.ORG

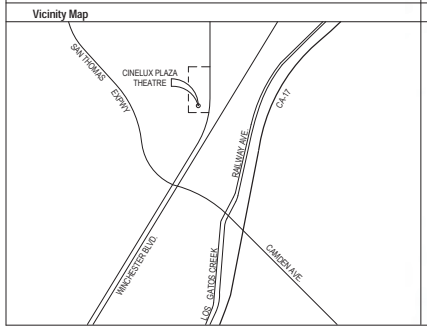
Utilities

PACIFIC GAS & ELECTRIC
10900 N. BLANEY AVE
CUPERTINO, CA 95104
PHONE: (408) 725-3325
WWW.PGE.COM

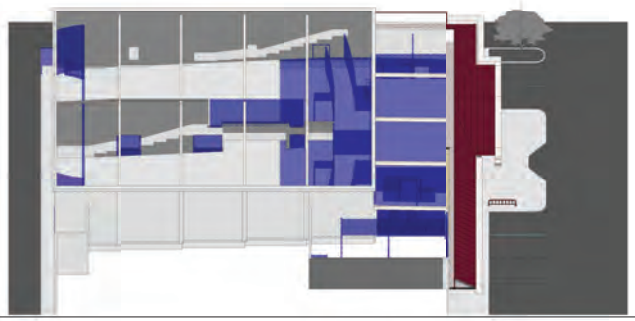
SAN JOSE WATER COMPANY
374 WEST SANTA CLARA STREET
SAN JOSE, CA 95113
PHONE: (408) 279-7900
WWW.SJWATER.COM

WEST VALLEY SANITATION DISTRICT
100 E. SUNNYOAKS AVE
CAMPBELL, CA 95008
PHONE: (408) 378-2407
WWW.WESTVALLEYSAN.ORG

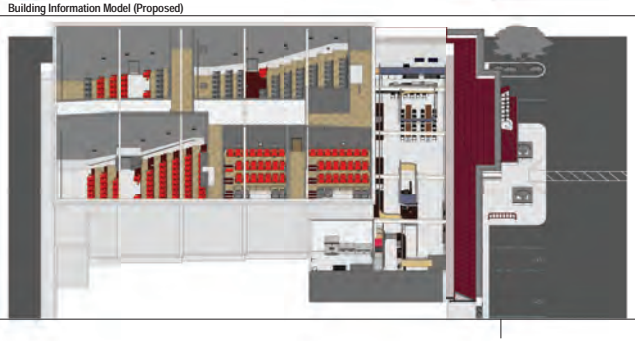
Vicinity Map



Building Information Model (Existing)



Building Information Model (Proposed)



Sheet Index

Sheet Number	Sheet Name
Architectural	
A000	Cover Sheet & Project Data
A002	Plans, Site, Parking & Accessibility
A003	Plans, Exterior Accessibility & Details
A100	Plans, Seating & Egress
A101	Plans, Roof & Demolition
A102	Plans, Floor, 1st & 2nd Levels
A200	South Building Elevations, Front, Existing
A201	South Building Elevations, Front, Proposed
A202	South Building Elevations, Front, Proposed, Materials
A203	South Building Elevations, Side & Rear, Existing
A204	South Building Elevations, Side & Rear, Proposed
A205	South Building Elevations, Side & Rear, Proposed, Materials
A206	North Building Elevations , Front & Side, Existing
A207	North Building Elevations, Front & Side, Proposed
A208	North Building Elevations, Front & Side, Proposed - Color
A300	Sections, Longitudinal

Applicable Codes

- 2013 - CALIFORNIA BUILDING CODE
- 2013 - CALIFORNIA FIRE CODE
- 2013 - CALIFORNIA MECHANICAL CODE
- 2013 - CALIFORNIA ELECTRICAL CODE
- 2013 - CALIFORNIA PLUMBING CODE
- 2013 - CALIFORNIA ENERGY CODE
- 2013 - CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2012 - INTERNATIONAL BUILDING CODE
- 2015 - CAMPBELL CITY MUNICIPAL CODE
- SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH GUIDELINES
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCE AND REGULATIONS
- ADA COMPLIANT SIGNAGE SHOULD BE PROVIDED WHERE REQUIRED PER CBC SECTION 11B.
- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED & MAINTAINED BY AN ASSOCIATION
- PROJECT PLAN SHALL IDENTIFY BEST MANAGEMENT PRACTICES (BMP'S) APPROPRIATE TO THE USE CONDUCTED ON-SIE IN ORDER TO LIMIT ENTRY OF POLLUTANTS INTO STORM WATER RUN OFF TO THE MAXIMUM EXTENT PRACTICABLE.

Hours of Construction

- CONSTRUCTION HOURS SHALL BE LIMITED TO THE FOLLOWING:
  8:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY
  9:00 AM TO 4:00 PM SATURDAY
  NO CONSTRUCTION ACTIVITY ON SUNDAYS & NATIONAL HOLIDAYS

Project Scope

INTERIOR TENANT IMPROVEMENT WORK (SOUTH BUILDING):

1. CONVERT EXISTING 2 SLOPED FLOOR AUDITORIUMS INTO 5 AUDITORIUMS WITH STADIUM VIP SEATING
2. CONVERT ADJACENT RETAIL SPACE TO LOBBY AREA
3. RELOCATE RESTROOMS
4. DECREASE SEATING COUNT AND INCREASE RESTROOM FIXTURE COUNT
5. REMODEL AND EXPAND EXISTING LOBBY AND CONCESSION AREA
6. PROVIDE NEW LIGHTING, PLUMBING AND MECHANICAL THROUGH-OUT
7. PROVIDE A BEVERAGE EMPTYING STATION TO IMPROVE RECYCLING AND COMPOSTING EFFORTS

EXTERIOR WORK:

1. ADD 2 ADA ACCESSIBLE RAMPS
2. ADD (N) ELECTRICAL EQUIPMENT
3. ADD AUTOMATED TICKET KIOSKS OUTSIDE NORTH AND SOUTH BUILDINGS
4. ADD NEW ROOF OVERHANG, SIGN AND MARQUEE TO THE EXTERIOR FACADE OF THE SOUTH BUILDING
5. REMODEL EXISTING EXTERIOR COLUMNS AND ADD PLANTERS ON SOUTH AND NORTH BUILDINGS
6. REPLACE THE EXISTING STOREFRONT WINDOWS AND DOORS ON SOUTH BUILDING
7. RELOCATE BOX OFFICE AND ENTRY ON SOUTH BUILDING
8. REMOVE (E) FAUX ROCK FACADE ON THE NORTH BUILDING AND ADD STUCCO FEATURES THAT MATCH EXISTING
9. ADD (N) SOLID GATE TO THE (E) TRASH ENCLOSURE
10. REPLACE (E) BIKE RACK WITH A WAVE BIKE RACK

Deferred Submittal Notes

ALL DEFERRED SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT/ENGINEER OF RECORD PRIOR TO BEING FORWARDING TO THE BUILDING OFFICIAL FOR REVIEW.INSTALLATION OF DEFERRED PERMIT ITEMS SHALL NOT OCCUR PRIOR TO THE BUILDING APPROVAL OF THEIR DESIGN AND SUBMITTAL DOCUMENTS PER CBC SECTION 106.3.4.2. DEFERRED SUBMITTALS INCLUDE:

- STREET MONUMENT SIGN
- FIRE ALARM SYSTEM
- ALUMINUM WINDOW SYSTEMS
- FIRE SPRINKLER DRAWINGS

Accessibility Statement

THE TENANT SPACE IS FULLY COMPLIANT WITH CURRENT CALIFORNIA ACCESSIBILITY REQUIREMENTS.

Project Data

LOCATION:	2501 SOUTH WINCHESTER BLVD., CAMPBELL, CALIFORNIA 95008
PROJECT JURISDICTION:	CITY OF CAMPBELL - CA
FIRE DISTRICT:	SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT
WINCHESTER BLVD MASTER PLAN:	THIS SEGMENT OF WINCHESTER BLVD IS TO BE USED AS A VIBRANT MIXED-USE, PEDESTRIAN-ORIENTED STREET, LINED WITH GROUND-LEVEL BUSINESSES WITH RESIDENTIAL OR OFFICE ABOVE.
ZONING DISTRICT:	P-D (PLANNED DEVELOPMENT)
EXISTING USE:	MULTIPLEX CINEMA, 2 SCREENS 456 SEATS (APPROVED IN 1969 AS 1 SCREEN, 700 SEATS)
PROPOSED USE:	MULTIPLEX CINEMA, 5 SCREENS 363 SEATS
OCCUPANCY GROUP:	A-1 MOTION PICTURE THEATERS
OCCUPANCY LOADS:	SEE SHEET A100 EGRESS PLAN
SETBACKS:	EXISTING, UNCHANGED PER SHEET A002
PARKING:	EXISTING, UNCHANGED PER SHEET A002
CONSTRUCTION TYPE:	IIIB - FULLY SPRINKLERED
EXISTING AREA:	MAIN FLR **8,847 SF** + MEZZANINE **360 SF** = TOTAL **9,207 SF**
PROPOSED AREA:	MAIN FLR **9,757 SF** + MEZZANINE **1,468 SF** = TOTAL **11,225 SF**
STORIES:	1 STORY + MEZZANINE FOR MAINTENANCE ONLY
ALLOWABLE FLOOR AREA ANALYSIS: **BASE ALLOWABLE:**	8,500 SF, TYPE IIIB - FULLY SPRINKLERED (TABLE 503)
FIRE SPRINKLER AREA INC.:	300%, SINGLE STORY WITH MEZZANINE (2013 CBC 504.2)
TOTAL:	8,500 SF x 3 =25,500 SF > 11,225SF AREA IS OK
ALLOWABLE BUILDING HEIGHT:	2 STORIES
SEATING ANALYSIS: **TOTAL EXISTING SEATS:**	456 SEATS
TOTAL PROPOSED SEATS:	363 SEATS
FIXED SEATS:	347 SEATS
WC SPACES:	16 WC SPACES

Cover Sheet & Project Data

MIRAY OKTEM, PROJECT MANI.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 796-1845
MIRAY.OKTEM@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 318-2125
GORDONKWONG@GKWARCHITECTS.COM

2501 S. Winchester
City of Campbell California
Cinelux Theatres

Project Revision Schedule

1	10/12/2016

Cover Sheet & Project Data

Not for Construction

A000

SCALE

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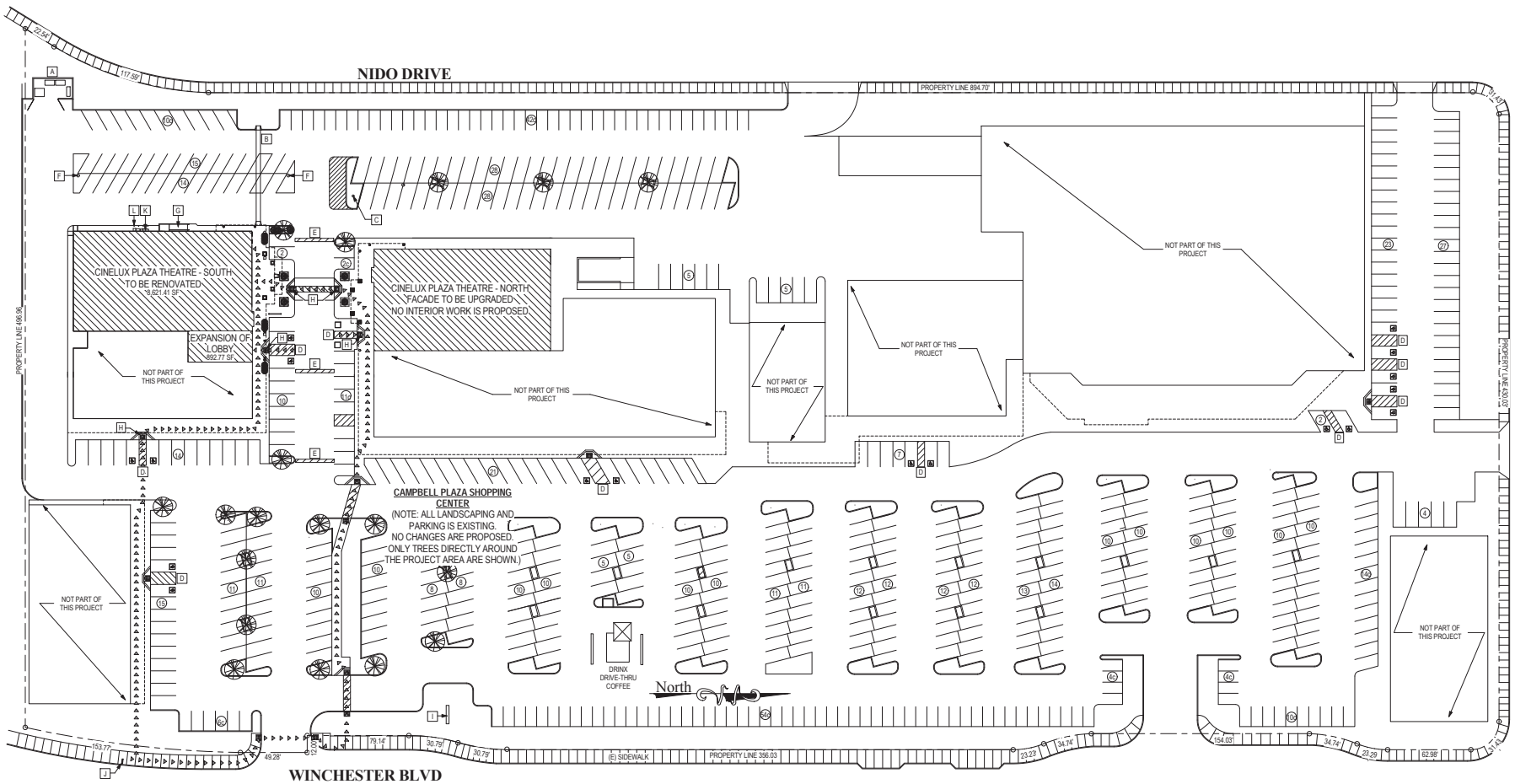
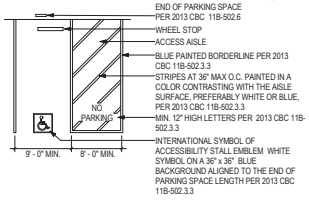


1 Site Plan
1" = 30'-0"

0' 15' 30' 60' 120'



ACCESSIBILITY IDENTIFICATION SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE PER 2013 CBC 11B-502.6

WHEEL STOP

ACCESS AISLE

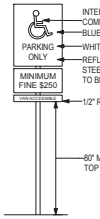
BLUE PAINTED BORDERLINE PER 2013 CBC 11B-502.3.3

STRIPES AT 36" MAX O.C. PAINTED IN A COLOR CONTRASTING WITH THE AISLE SURFACE, PREFERABLY WHITE OR BLUE, PER 2013 CBC 11B-502.3.3

MIN. 12" HIGH LETTERS PER 2013 CBC 11B-502.3.3

INTERNATIONAL SYMBOL OF ACCESSIBILITY STALL EMBLEM WHITE SYMBOL ON A 36" x 36" BLUE BACKGROUND ALIGNED TO THE END OF PARKING SPACE LENGTH PER 2013 CBC 11B-502.3.3

2 ADA Parking Space
1/8" = 1'-0"



INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 2013 CBC 11B-703.7.2.1

BLUE BACKGROUND

WHITE LETTERING

REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN STEEL WITH BEADED TEXT OR EQUAL - AREA OF SIGN TO BE A MIN. OF 80 SQ. IN.

1/2" RADIUS CORNER

80" MIN. CLEARANCE TO THE TOP OF WALKING SURFACE

3 Accessibility Identification Sign Detail
1/4" = 1'-0"

CAMPBELL PLAZA SHOPPING CENTER PARKING TABULATION (NO CHANGES ARE PROPOSED)

STANDARD:	494
COMPACT:	157 / (24%)
ACCESSIBLE:	19
TOTAL	**651 SPACES**
EXISTING SEATING COUNT:	456
PROPOSED SEATING COUNT:	363

SITE PLAN KEYNOTES

- A (P) SOLID GATE FOR (E) TRASH ENCLOSURE
- B (E) PAVED WALKWAY
- C (E) FIRE HYDRANT
- D (E) ADA PARKING
- E (E) SPEED BUMP
- F (E) LIGHT POSTS
- G (P) ADA RAMP
- H (E) TRUNCATED DOMES
- I (E) THEATER SIGN
- J (E) BUS STOP
- K (P) ELECTRICAL EQUIPMENT
- L (P) SAFETY BOLLARDS
- ▷ ▷ ADA PATH OF TRAVEL

SANTA CLARA COUNTY FIRE DEPARTMENT DEVELOPMENTAL REVIEW NOTES

- A CALIFORNIA STATE LICENSED (C-16) FIRE PROTECTION CONSULTANT SHALL SUBMIT PLANS AND CALCULATIONS TO SANTA CLARA FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK.
- A FIRE ALARM SYSTEM COMPLYING WITH CURRENTLY ADOPTED CODES AND STANDARDS SHALL BE INSTALLED.
- IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTORS AND SUBCONTRACTORS HIRED FOR THE PURPOSE OF DESIGNING AND INSTALLING THE REQUIRED FIRE SPRINKLER SYSTEM, TO ENSURE THAT AN ADEQUATE WATER SUPPLY EXISTS TO SERVE THE REQUIREMENTS OF THE PROJECT.
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF THE PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THE PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD.
- FIRE DEPARTMENT ACCESS WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE CALIFORNIA FIRE CODE.
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION SI-7 AND CHAPTER 33 OF CFC.
- BUILDINGS SHALL HAVE IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE ROAD FRONTING THE PROPERTY.

MIRAY OKTEM, PROJECT MAN.
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CAMPBELL CA 95121
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MIRAY.OKTEM@GWARCHITECTS.COM

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710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 315-2135
GORDON.WONG@GWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL/COMMERCIAL

2501 S. Winchester
City of Campbell California

Cinelux Theatres

Plans, Site, Parking & Accessibility

Project Revision Schedule

1	10/12/2016

Plans, Site, Parking & Accessibility

Not for Construction

A002

SCALE As indicated

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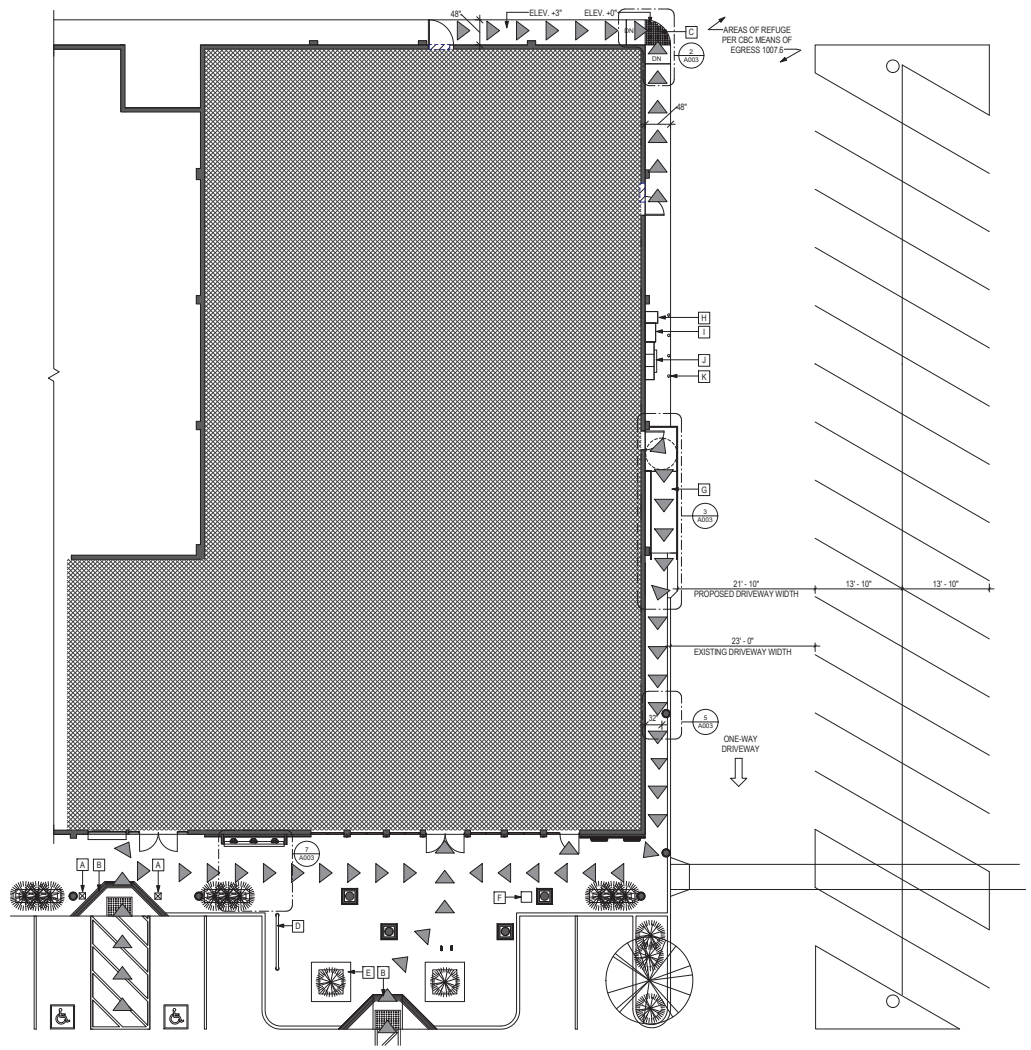
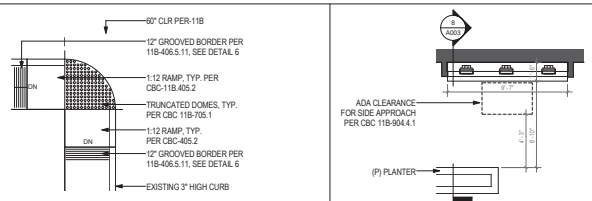


1 Exterior Accessibility Plan
1/8" = 1'-0"

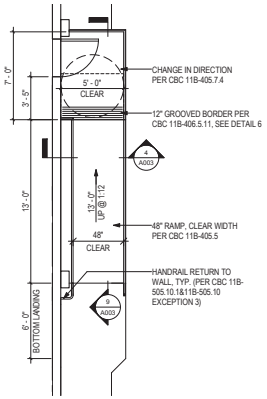
0' 4' 8' 16' 32'

KEYNOTES

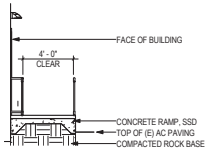
A	(E) BOLLARD LIGHT	H	(P) PULLBOX SEC
B	(E) CURB RAMP	I	(P) MSB MAIN, 1600 A
C	(P) CURB RAMP	J	(P) PG&E METERING SECTION
D	(P) WAVE BIKE RACK	K	(P) SAFETY BOLLARDS
E	(P) PLANTER		
F	(P) TRASH RECEPTACLE		
G	(P) ADA RAMP		



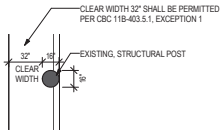
2 Proposed Curb Ramp Detail
1/4" = 1'-0"



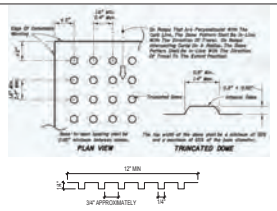
3 ADA Ramp Plan / Detail
1/4" = 1'-0"



4 ADA Ramp Transverse Section / Detail
1/4" = 1'-0"

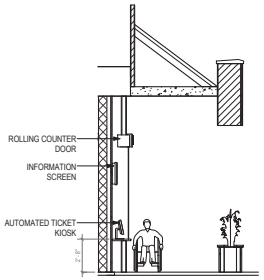


5 Accessibility Plan / Detail
1/4" = 1'-0"

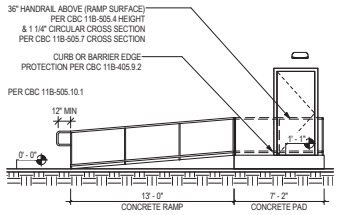


6 Truncated Domes / Grooved Border
6" = 1'-0"

7 Automatic Ticket Area Plan
1/4" = 1'-0"



8 Automated Ticket Area Section
1/4" = 1'-0"



9 ADA Ramp Longitudinal Section / Detail
1/4" = 1'-0"

Plans, Exterior Accessibility & Details

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Project Revision Schedule

Plans, Exterior Accessibility & Details

Not for Construction

A003

SCALE As indicated

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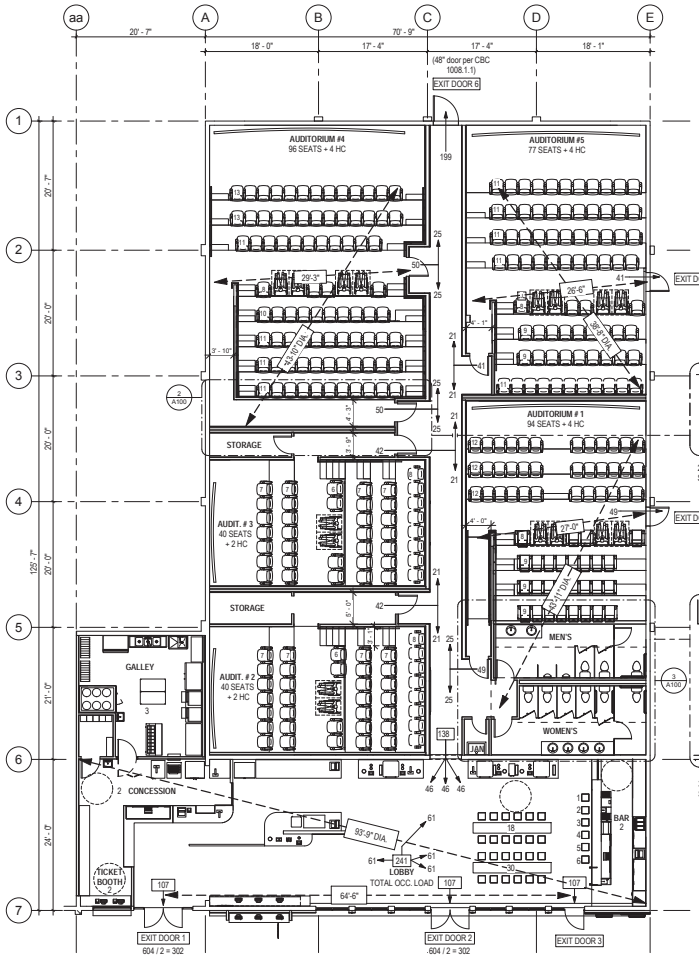

2. AUDITORIUM SEATING ABOVE,
SEE SHEET A400 FOR CROSS SECTIONS

3. AUDITORIUM SEATING ABOVE,
SEE SHEET A400 FOR CROSS SECTIONS

1 Floor Plan, Egress & Seating
1/8" = 1'-0"

MEANS OF EGRESS ANALYSIS

EGRESS COUNT USING 2013 CBC CHAPTER 10 SECTION 1016 TABLE 1016.2 BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM HAVE A MAX TRAVEL DISTANCE OF 250 FEET FOR "A" OCCUPANCY. THE MAX EXIT TRAVEL DISTANCE IN THIS PROJECT IS 250 FT.

EXIT WIDTH CALCULATION PER 2013 CBC 1005.3.3 OTHER EGRESS COMPONENTS.

MAIN CORRIDOR
25+21+25+21+21+25+61=199 OCC. EXITING
EXIT WIDTH REQUIRED: 199 x 0.2 = 39.8"
EXIT WIDTH PROVIDED: 60" > 39.8"

EXIT DOOR 1
61+46=107 OCC. EXITING
EXIT WIDTH REQUIRED: 107 x 0.2 = 21.4"
EXIT WIDTH PROVIDED: 2 - 36" DOORS > 21.4"

EXIT DOOR 2
61+46=107 OCC. EXITING
EXIT WIDTH REQUIRED: 107 x 0.2 = 21.4"
EXIT WIDTH PROVIDED: 2 - 36" DOOR > 21.4"

EXIT DOOR 3
61+46=107 OCC. EXITING
EXIT WIDTH REQUIRED: 107 x 0.2 = 21.4"
EXIT WIDTH PROVIDED: 1 - 36" DOORS > 21.4"

EXIT DOOR 4
49 OCCUPANTS EXITING
EXIT WIDTH REQUIRED: 49 x 0.2 = 9.8"
EXIT WIDTH PROVIDED: 1 - 36" DOOR > 9.8"

EXIT DOOR 5
41 OCCUPANTS EXITING
EXIT WIDTH REQUIRED: 41 x 0.2 = 8.2"
EXIT WIDTH PROVIDED: 1 - 36" DOOR > 8.2"

EXIT DOOR 6
(48" door per code CBC 1008.1.1)
25+21+25+21+21+25+61=199 OCC. EXITING
EXIT WIDTH REQUIRED: 199 x 0.2 = 39.8"
EXIT WIDTH PROVIDED: 1 - 48" DOOR > 39.8"

PER CBC SECTION 1015.2 TWO EXITS OR EXIT ACCESS DOORWAYS.
EXCEPTION 2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATEION DISTANCE OF THE EXIT DOORS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

MOST CRITICAL @ LOBBY AREA:
SEPARATION DISTANCE OF DOORS REQ.= 93'-9" / 3 = 31'-3"
SEPARATION DISTANCE OF DOORS= 43'-0" > 31'-3"

AUDIT. SEAT COUNT

AUDIT. 1=	98
AUDIT. 2=	42
AUDIT. 3=	42
AUDIT. 4=	100
AUDIT. 5=	81
TOTAL=	363 OCCUPANTS

LOBBY OCC. COUNT

LOBBY = 1,011SF / 5 =	202 OCC
WINE BAR =	2 OCC
SEATING AREA =	30 OCC
FOOD PREP =	3 OCC
CONCESSION =	2 OCC
TICKET BOOTH =	2 OCC

TOTAL (EXCLUDING AUDIT)= 241 OCC.

TOTAL OCC. COUNT

AUDITORIUMS=	363 OCCUPANTS
LOBBY AREA=	241 OCCUPANTS
TOTAL OCC.=	604 OCCUPANTS

LOCATION OF WHEELCHAIR SPACES

ALL WHEELCHAIR SPACES ARE LOCATED WITHIN THE REAR 60 PERCENT OF THE SEATS PROVIDED IN THE THEATER PER CBC 11B-221.2.1.5.

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Plans, Seating & Egress

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Project Revision Schedule

Plans, Seating & Egress

Not for Construction

A100

SCALE 1/8" = 1'-0"

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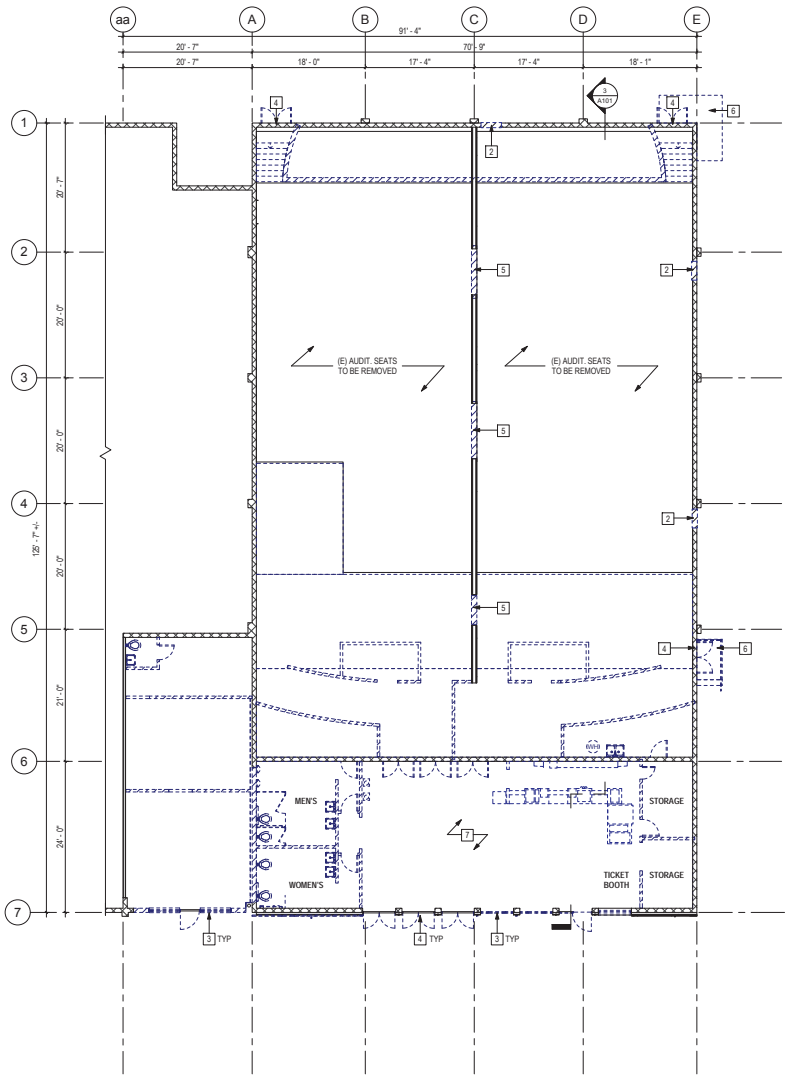
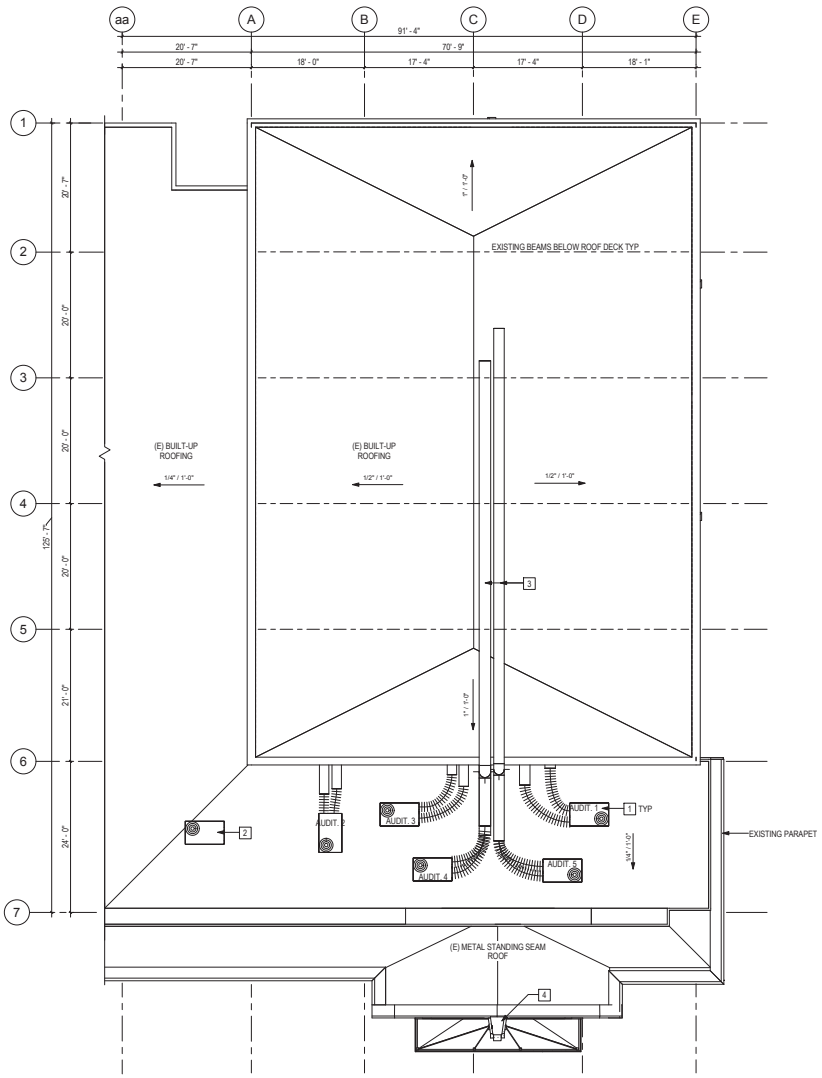


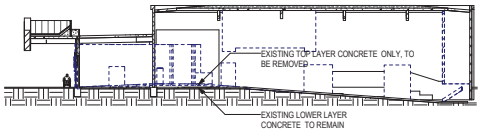
1 Floor Plan, Existing Main Floor
1/8" = 1'-0"



2 Auditoriums & Lobby Roof, Proposed Plan
1/8" = 1'-0"

DEMOLITIONS PLAN NOTES

1. ALL ELEMENTS IN BLUE DASHES ARE TO BE REMOVED
2. REMOVE EXISTING WALL FOR NEW DOOR
3. REMOVE EXISTING WINDOWS
4. REMOVE EXISTING DOORS
5. REMOVE WALL FOR PROPOSED OPENING PER PLAN
6. REMOVE EXISTING CONCRETE STEPS
7. REMOVE EXISTING 2ND SLOPE LAYER CONCRETE / SEE SHEET A101 CROSS SECTION #3



3 Section, Demolition
1/16" = 1'-0"

GENERAL NOTES:

- ALL DEMOLITION IS NON STRUCTURAL / (E) STRUCTURE TO BE PROTECTED
- ALL DAMAGED SHEET ROCK SHALL BE PATCHED PER PLAN
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY UNFORESEEN STRUCTURAL ELEMENTS
- ALL MECHANICAL VENTS AND OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION

PROPOSED ROOF PLANS NOTES:

1. PROPOSED MECHANICAL UNITS FOR AUDITORIUMS 1 - 5, CONCEALED FROM VIEW BY EXISTING PARAPET WALLS
2. PROPOSED MECHANICAL UNIT FOR LOBBY
3. PROPOSED, RETURN DUCTS FOR AUDITORIUM 4 AND 5 HVAC UNITS
4. PROPOSED WING WALL, SEE SHEET A201 FOR DETAILS

Plans, Roof & Demolition

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Cinelux Theatres

Project Revision Schedule

1	10/12/2016

Plans, Roof & Demolition

Not for Construction

A101

SCALE As indicated

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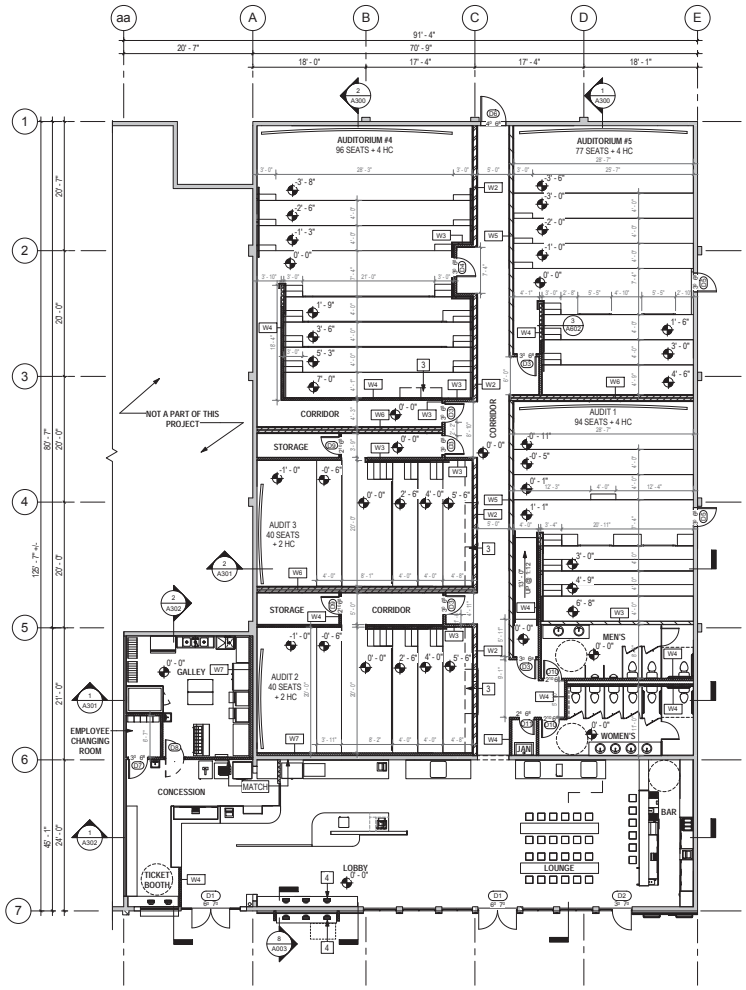
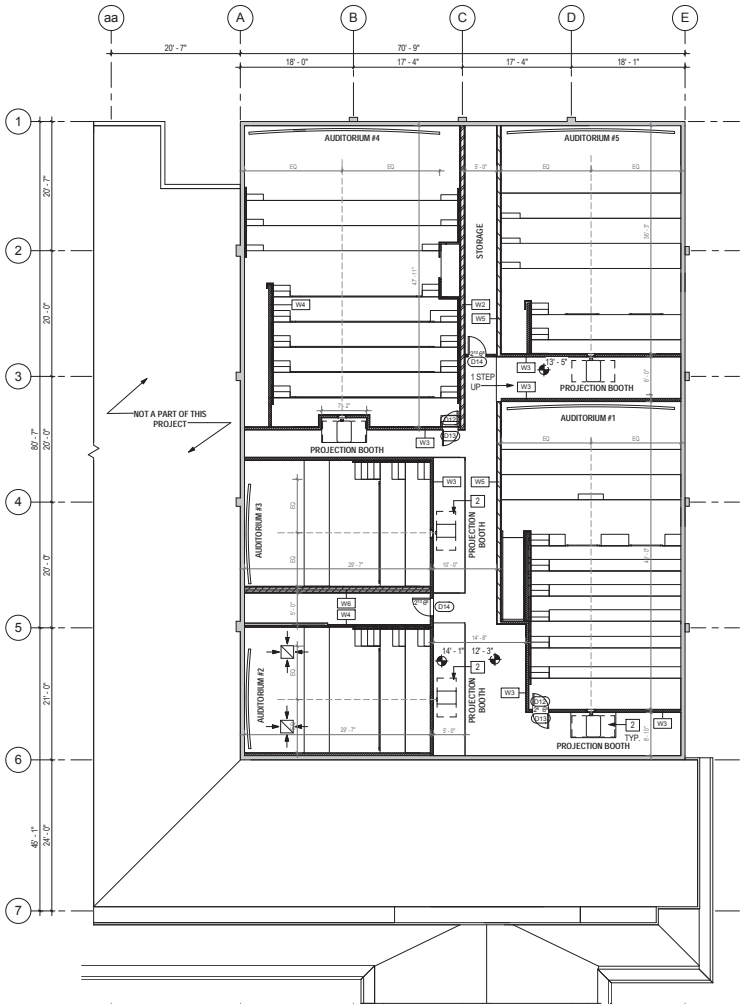


3 Floor Plan, 1st Level
1/8" = 1'-0"



2 Floor Plan, Mezzanine
1/8" = 1'-0"

WALL SCHEDULE

WALL TAGS	PLAN SYMBOL	DESCRIPTION
W1		EXISTING CMU BLOCK WALL & PARTITION WALLS
W2		EXISTING DEMISING WALL BETWEEN AUDITORIUMS
W3		3 5/8" STUDS @ 16" O.C. WITH 3 1/2" 0/5 PCF DENSITY GLASS FIBER INSULATION BETWEEN, 2 LAYERS OF 5/8" GWB ON EACH SIDE
W4		3 5/8" STUDS @ 16" O.C. TYP. WITH ONE LAYER 5/8" GWB ON BOTH SIDES
W5		6" STUDS @ 16" O.C. TYP. WITH 2 LAYERS OF 5/8" GWB ON CORRIDOR SIDE & 2 LAYERS 5/8" GWB ON RESILIENT CHANNEL ON AUDITORIUM SIDE W/ 6" 0.5 PCF DENSITY GLASS FIBER INSULATION
W6		3 5/8" FURRED WALL - STUDS @ 16" O.C. TWO LAYERS OF 5/8" GWB ONE SIDE WITH MIN. 1 1/2" SPACE FROM EXISTING WALL WITH 3-1/2" 0.5 PCF DENSITY GLASS FIBER INSULATION. BRACE WALL AT MID POINT TO EXISTING WALL.
W7		2 ROWS OF 3 5/8" STUDS @ 16" O.C. OFFSET FROM EACH OTHER W/ 2" SPACE AND 3-1/2" 0.5 PCF DENSITY GLASS FIBER INSULATION BETWEEN, 3 LAYERS OF 5/8" GWB AT BOTH EXPOSED SIDES STAGGERED VERTICALLY AND HORIZONTALLY, ACOUSTICAL DABS @ 12" O.C. BETWEEN EACH LAYER OF GWB. BRACED WITH 1 1/2" COLLED ROLLED STEEL CHANNEL @ 48" O.C.

PROPOSED FLOOR PLANS NOTES:

1. AUDITORIUM SEAT LAYOUT, SEE SHEET: A100 - PLAN, EGRESS & SEATING
2. PROJECTOR & PLATFORM
3. TRASH / RECYCLE / COMPOST BINS BELOW SEATING PLATFORM
4. AUTOMATIC TICKET KIOSKS
5. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS & REGULATIONS.

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Plans, Floor, 1st & 2nd Levels

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Cinelux Theatres

Project Revision Schedule

Plans, Floor, 1st & 2nd Levels

Not for Construction

A102

SCALE 1/8" = 1'-0"

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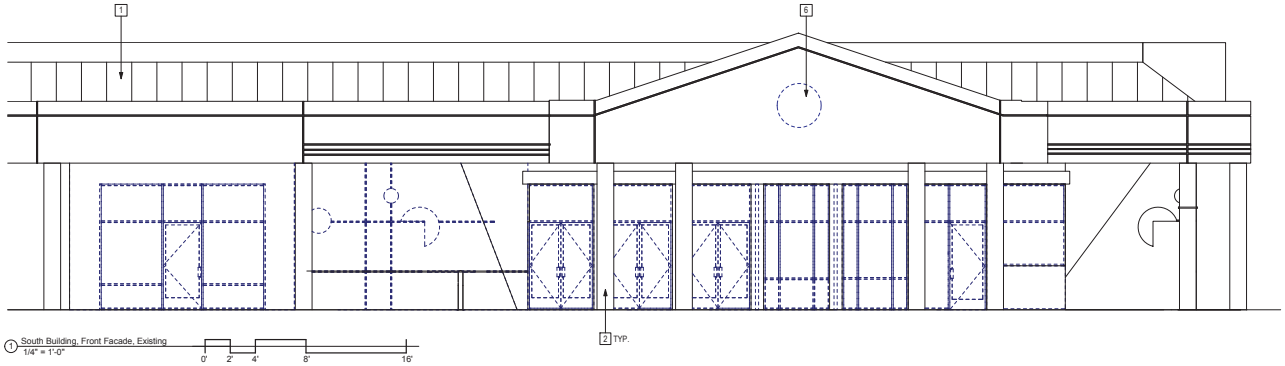
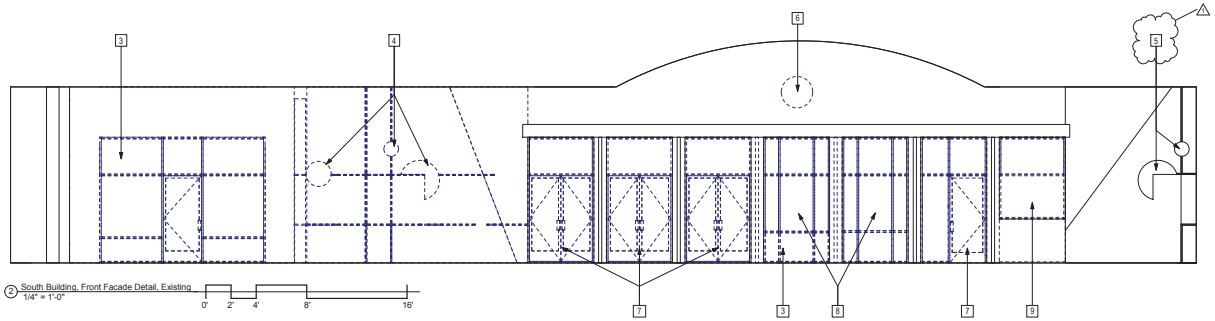


1 South Building, Front Facade, Existing
1/4" = 1'-0"



2 South Building, Front Facade Detail, Existing
1/4" = 1'-0"

ELEVATION KEYNOTES

1. (E) METAL ROOFING, STANDING SEAM
2. (E) COLUMNS TO BE FRAMED AROUND, SEE IMAGE A & SHEET A201
3. (E) STOREFRONT OPENING TO BE ENLARGED, SEE IMAGE B & SHEET A201
4. (E) DECORATIVE STUCCO FEATURES TO BE REMOVED, SEE IMAGES C AND D
5. (E) DECORATIVE STUCCO FEATURES TO BE PAINTED
6. (E) SIGN TO BE REMOVED, SEE IMAGE E
7. (E) STOREFRONT ENTRANCES TO BE REMOVED, SEE IMAGE F AND G
8. POSTER DISPLAY CASES TO BE REMOVED, SEE IMAGE H
9. (E) BOX OFFICE TO BE REMOVED, SEE IMAGE I

A FRONT FACADE

B FRONT FACADE

C WALL PATTERN

D WALL PATTERN

E SIGNAGE

F DOUBLE DOOR

G STORE FRONT & DOOR

H DISPLAY CASE

I TICKET BOOTH

0' 4' 8' 16' 32'

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South Building Elevations, Front, Existing

2501 S. Winchester
City of Campbell — California

Cinelux Theatres

Project Revision Schedule

1	10/12/2016

South Building Elevations, Front, Existing

Not for Construction

A200

SCALE 1/4" = 1'-0"

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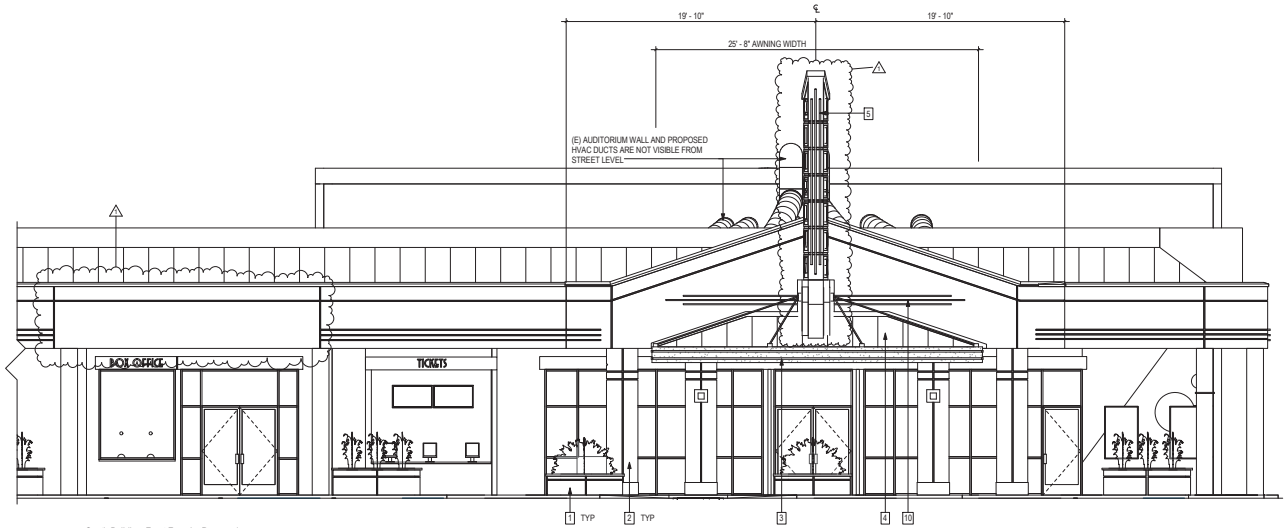
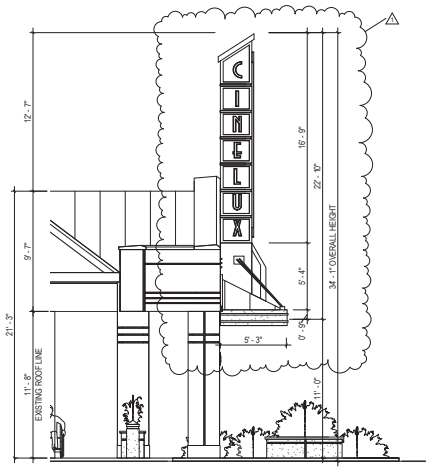
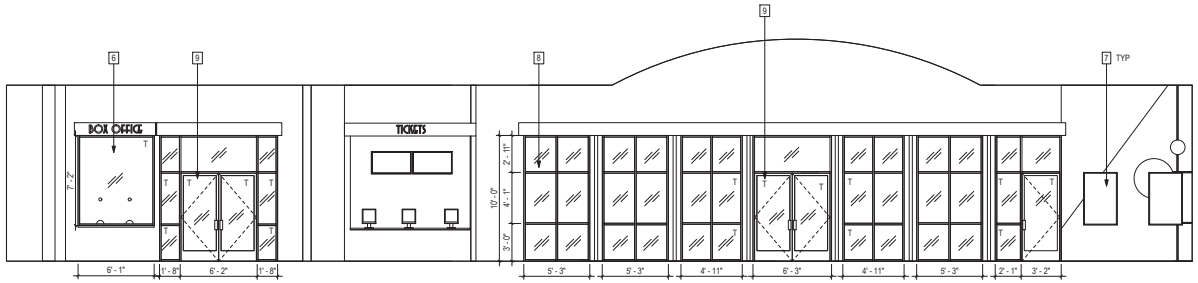


1 South Building, Front Facade, Proposed
1/4" = 1'-0"



2 Theater Marquee
1/4" = 1'-0"



3 South Building, Front Facade Detail, Proposed
1/4" = 1'-0"

ELEVATION KEYNOTES

1. (P) PLANTER BOX
2. (P) COLUMN TO BE WRAPPED
3. (P) SIGN
4. (P) STANDING SEAM ROOF
5. (P) MARQUEE SIGN
6. (P) BOX OFFICE LOCATION
7. (P) POSTER BOX
8. (P) CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM. COLOR AND THICKNESS TO MATCH EXISTING. TEMPERED WHERE INDICATED.
9. (P) ENLARGED STOREFRONT DOOR
10. (P) LED STRIP LIGHTING

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South Building Elevations, Front, Proposed

2501 S. Winchester
City of Campbell — California

Cinelux Theatres

Project Revision Schedule

1	10/12/2016

South Building Elevations, Front, Proposed

Not for Construction

A201

SCALE 1/4" = 1'-0"

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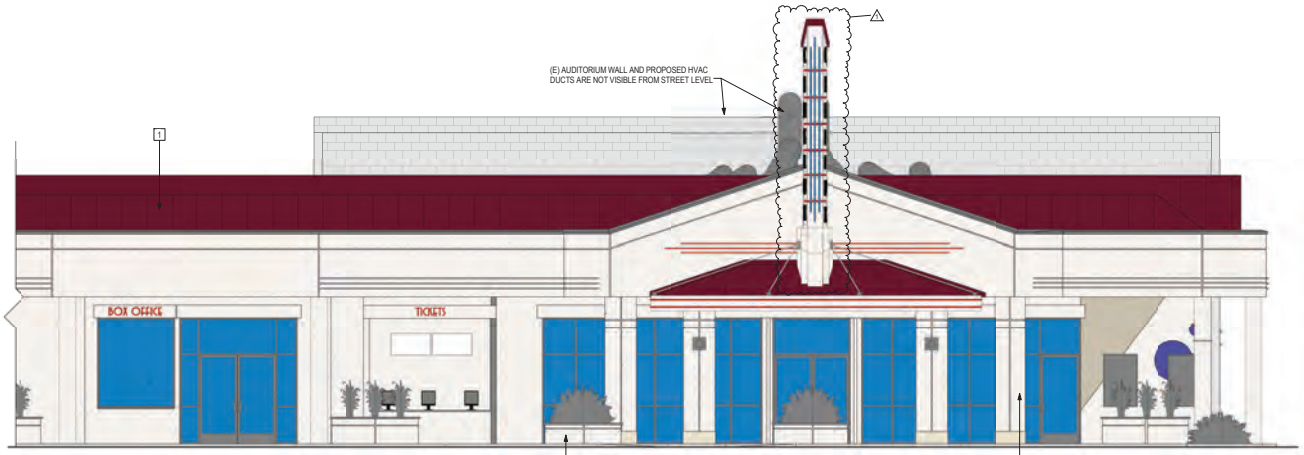
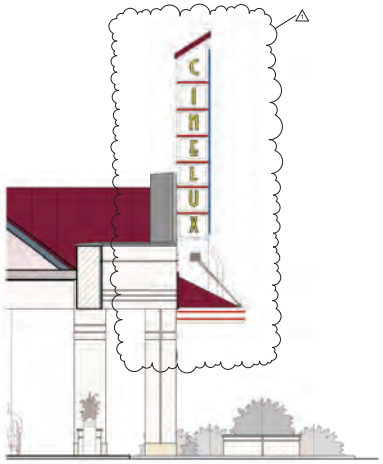
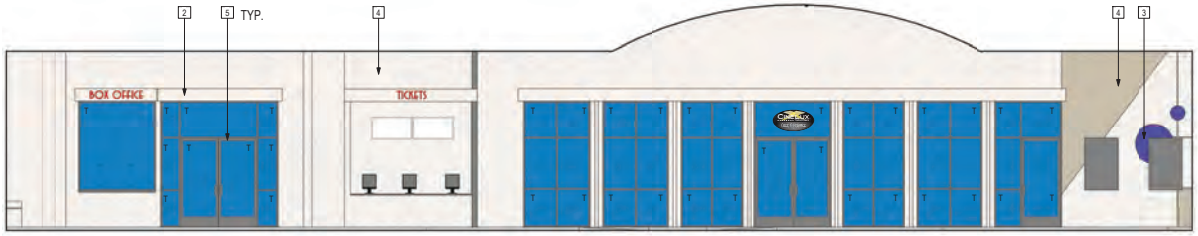


1 South Building, Front Facade, Proposed - Color
1/4" = 1'-0"
0' 2' 4' 8' 16'



2 Theater Marque - Color
1/4" = 1'-0"
0' 2' 4' 8' 16'

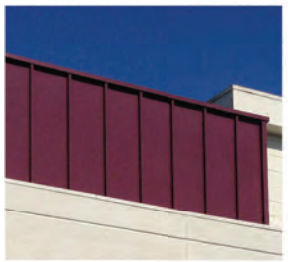


3 South Building, Front Facade Details Proposed - Color
1/4" = 1'-0"
0' 2' 4' 8' 16'

4 Theatre Marque
NTS

ELEVATION MATERIAL KEYNOTES

1 (E) METAL ROOFING, STANDING SEAM, TO REMAIN



2 STUCCO COLOR TO MATCH EXISTING BASE COLOR

3 STUCCO TO BE PAINTED KELLY-MOORE KM5689

4 STUCCO TO BE PAINTED KELLY-MOORE KM4739

5 ANODIZED ALUMINUM STOREFRONT, COLOR TO MATCH EXISTING

South Building Elevations, Front, Proposed, Materials

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Cinelux Theatres

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Project Revision Schedule

1	10/12/2016

South Building Elevations, Front, Proposed, Materials
Not for Construction
A202

SCALE 1/4" = 1'-0"

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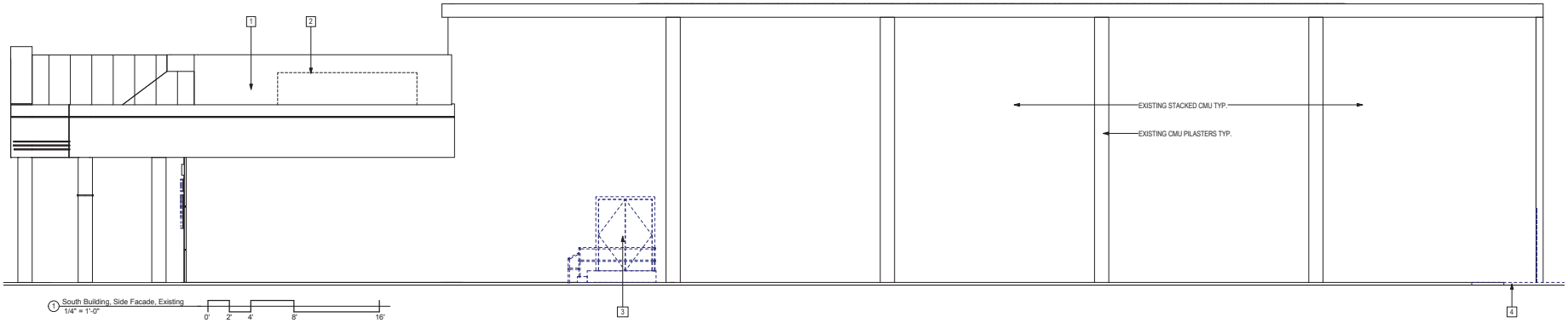
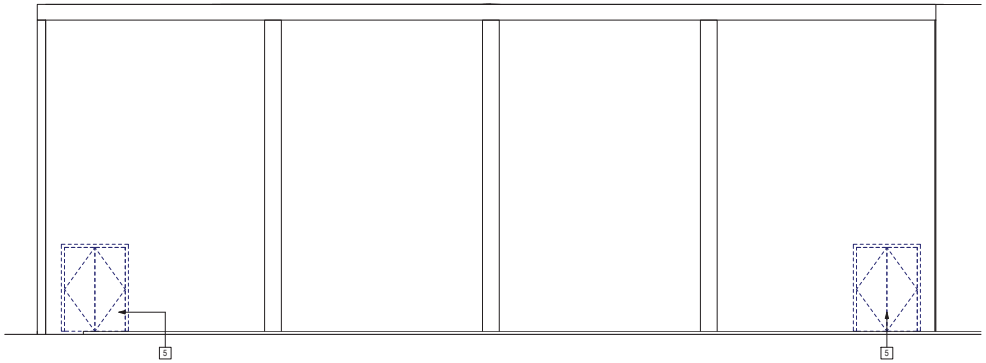


1 South Building, Side Facade, Existing
1/4" = 1'-0"
0' 2' 4' 8' 16'



2 South Building, Rear Facade, Existing
1/4" = 1'-0"
0' 2' 4' 8' 16'

ELEVATION KEYNOTES

1 (E) METAL ROOFING, STANDING SEAM

2 (E) HVAC UNIT BEHIND STANDING SEAM ROOF

3 (E) EGRESS DOOR, LANDING, STAIRS AND RAILINGS TO BE DEMOLISHED. INFILL WITH MATCHING ALIGNED CMU PAINT TO MATCH EXISTING. SEE IMAGE A

4 (E) SIDEWALK TO BE DEMOLISHED FOR PROPOSED CURB RAMP

5 (E) EGRESS DOORS TO BE DEMOLISHED. INFILL WITH MATCHING ALIGNED CMU, PAINT TO MATCH EXISTING. SEE IMAGE B

A EXISTING SIDE FACADE

B EXISTING REAR FACADE

South Building Elevations, Side & Rear, Existing

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2501 S. Winchester
City of Campbell California
Cinelux Theatres

Project Revision Schedule

South Building Elevations, Side & Rear, Existing

Not for Construction

A203

SCALE 1/4" = 1'-0"

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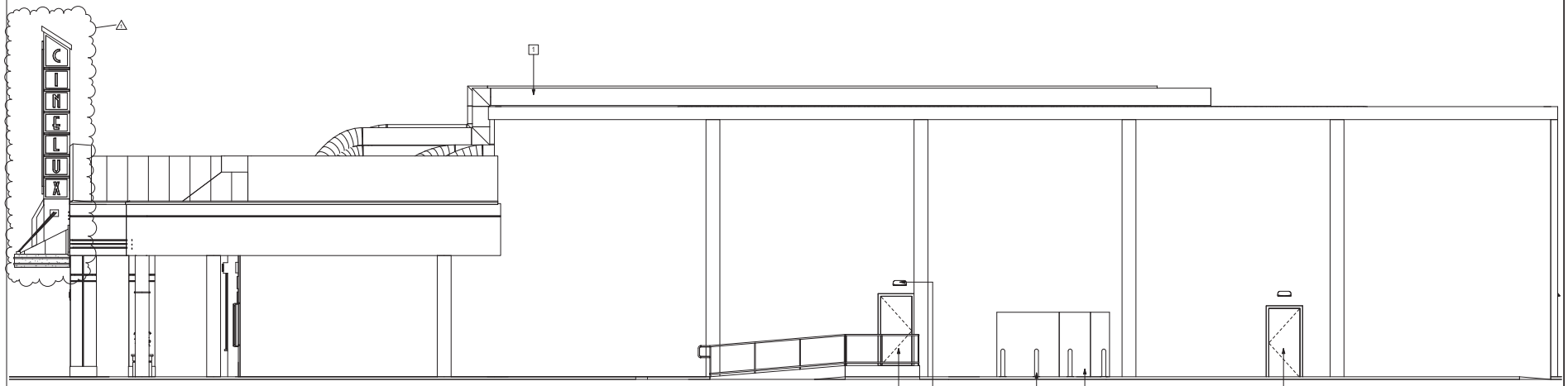
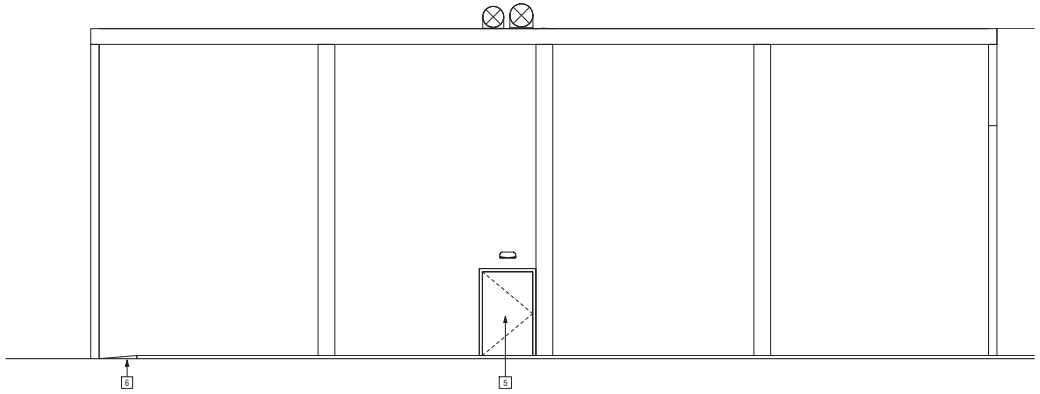


1 South Building, Side Facade, Proposed
1/4" = 1'-0"
0' 2' 4' 8' 16'



2 South Building, Rear Facade, Proposed
1/4" = 1'-0"
0' 2' 4' 8' 16'

ELEVATION KEYNOTES

1. (P) MECHANICAL DUCT TO BE PLACED @ CENTER OF ROOF / NOT VISIBLE FROM GROUND VIEW, SEE A101 -2
2. (P) EGRESS DOOR, LANDING AND RAILINGS, PER PLAN
3. (P) EGRESS DOOR, PER PLAN
4. (P) LED EMERGENCY SCONCE
5. (P) EGRESS DOOR, PER PLAN
6. (P) ACCESSIBLE RAMP
7. (P) SAFETY BOLLARD
8. (P) ELECTRICAL EQUIPMENT

South Building Elevations, Side & Rear, Proposed

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MIRAYOKTEM@WKARCHITECTS.COM

2501 S. Winchester
City of Campbell — California
Cinelux Theatres

Project Revision Schedule

1	10/12/2016

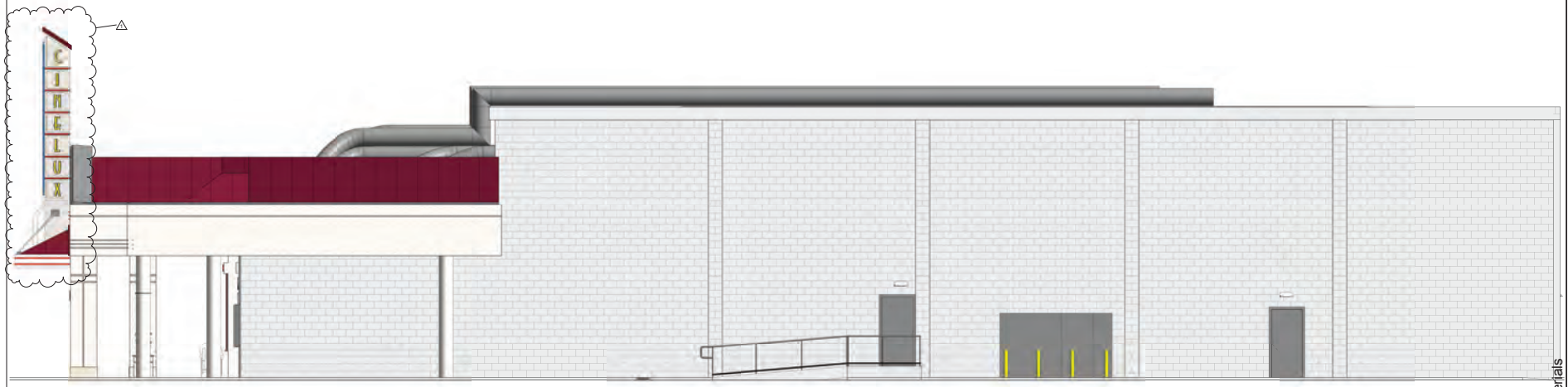
South Building Elevations, Side & Rear, Proposed

Not for Construction

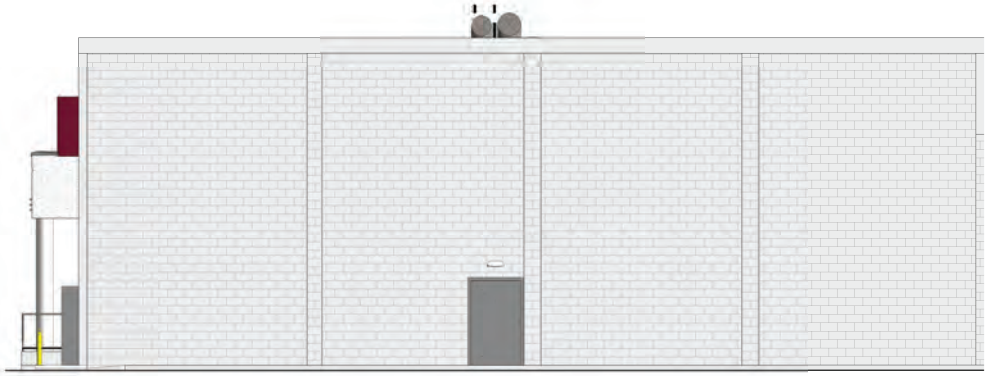
A204

SCALE 1/4" = 1'-0"

10/12/16 2:14:23 PM



1 South Building, Side Facade, Proposed - Color
1/4" = 1'-0"
0' 2' 4' 8' 16'



2 South Building, Rear Facade, Proposed - Color
1/4" = 1'-0"
0' 2' 4' 8' 16'

South Building Elevations, Side & Rear, Proposed, Materials

GORDON K WONG, ARCHITECT LIC# 34045
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2501 S. Winchester
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Cinelux Theatres

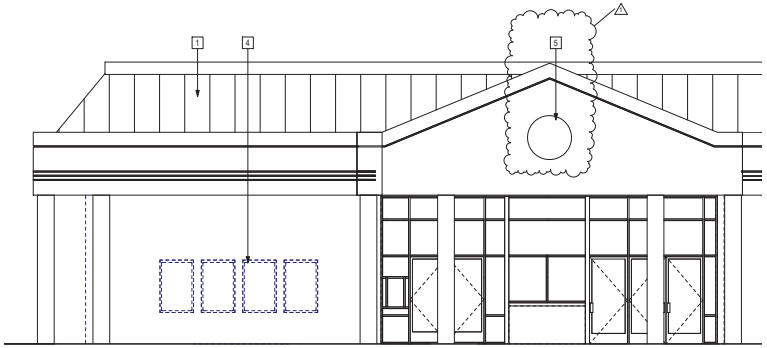
Project Revision Schedule

1	10/12/2016

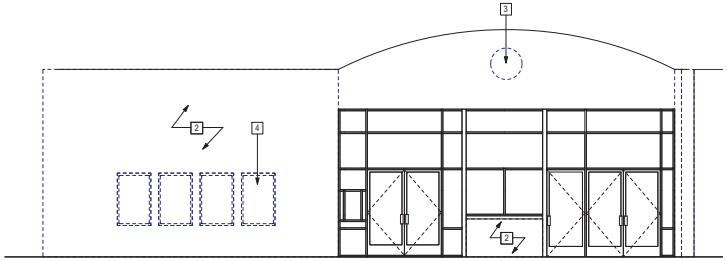
South Building Elevations, Side & Rear, Proposed, Materials
Not for Construction
A205

SCALE 1/4" = 1'-0"

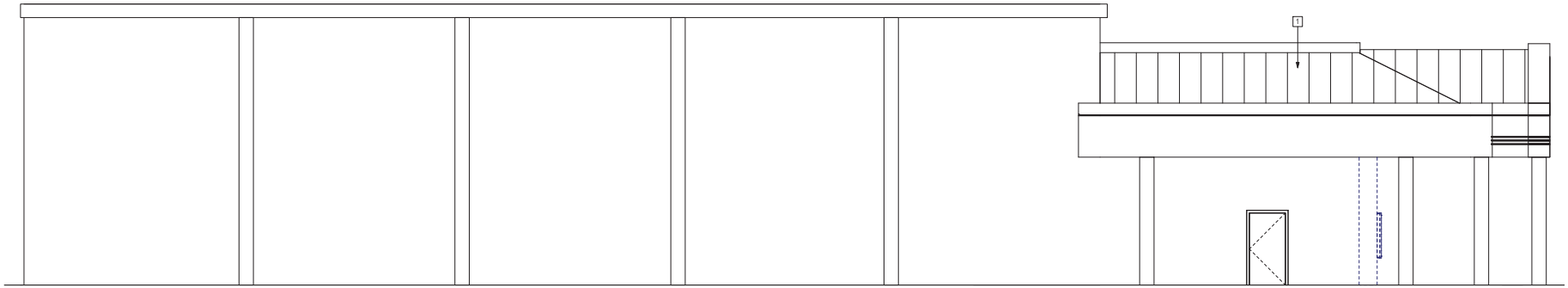
10/12/16 2:14:40 PM



1 North Building, Front Facade, Existing
1/4" = 1'-0"
0' 2' 4' 8' 16'



2 North Building, Front Facade Detail, Existing
1/4" = 1'-0"
0' 2' 4' 8' 16'



3 North Building, Side Facade, Existing
1/4" = 1'-0"
0' 2' 4' 8' 16'

A FRONT FACADE

B FRONT FACADE

C STORE FRONT & TICKET BOOTH

D STORE FRONT & DOUBLE DOOR

E SINGLE DOOR & DOUBLE DOOR

ELEVATION KEYNOTES

1. (E) METAL ROOFING, STANDING SEAM
2. (E) FAUX ROCK FEATURES TO BE REMOVED
3. (E) SIGN TO BE REMOVED
4. POSTER DISPLAY CASES TO BE REMOVED, SEE IMAGE B
5. (E) SIGN TO REMAIN

North Building Elevations , Front & Side, Existing

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2501 S. Winchester
City of Campbell — California
Cinelux Theatres

Project Revision Schedule

1	10/12/2016

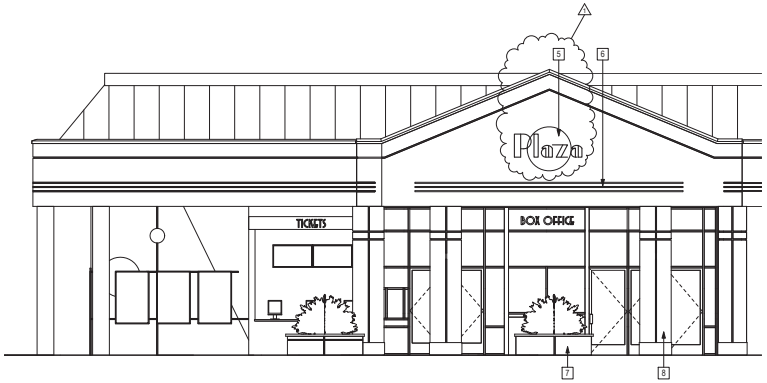
North Building Elevations , Front & Side, Existing

Not for Construction

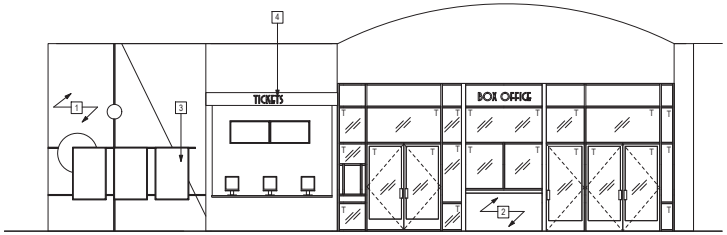
A206

SCALE 1/4" = 1'-0"

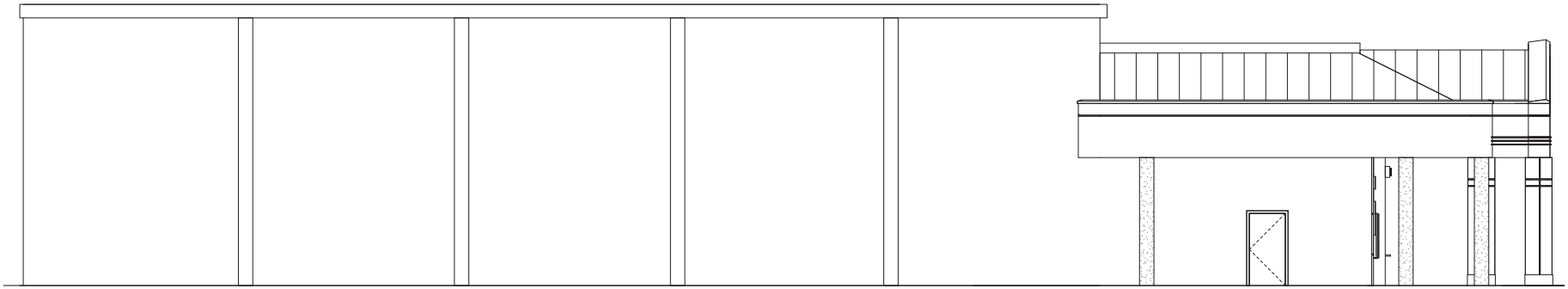
10/12/16 2:14:46 PM



1 North Building, Front Facade, Proposed
1/4" = 1'-0"
0' 2' 4' 8' 16'



2 North Building, Front Facade Detail, Proposed
1/4" = 1'-0"
0' 2' 4' 8' 16'



3 North Building, Side Facade, Proposed
1/4" = 1'-0"
0' 2' 4' 8' 16'

ELEVATION KEYNOTES

1 (P) STUCCO DECORATIVE FEATURES TO MATCH SOUTH BUILDING

2 (P) STUCCO, COLOR TO MATCH EXISTING BASE COLOR

3 (P) POSTER CASES

4 (P) AUTOMATED TICKET KIOSK

5 (E) SIGN

6 (P)LED STRIP LIGHTING

7 (P) PLANTER BOX

8 (P) COLUMN TO BE WRAPPED

North Building Elevations, Front & Side, Proposed

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2501 S. Winchester
City of Campbell California
Cinelux Theatres

Project Revision Schedule

1	10/12/2016

North Building Elevations, Front & Side, Proposed

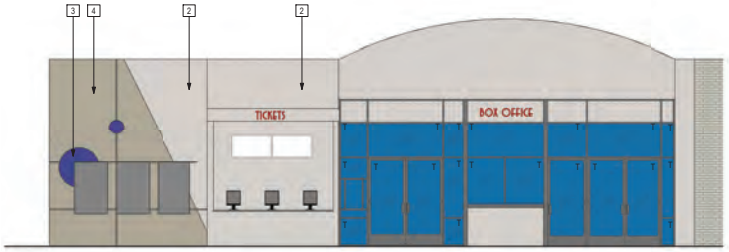
Not for Construction

A207

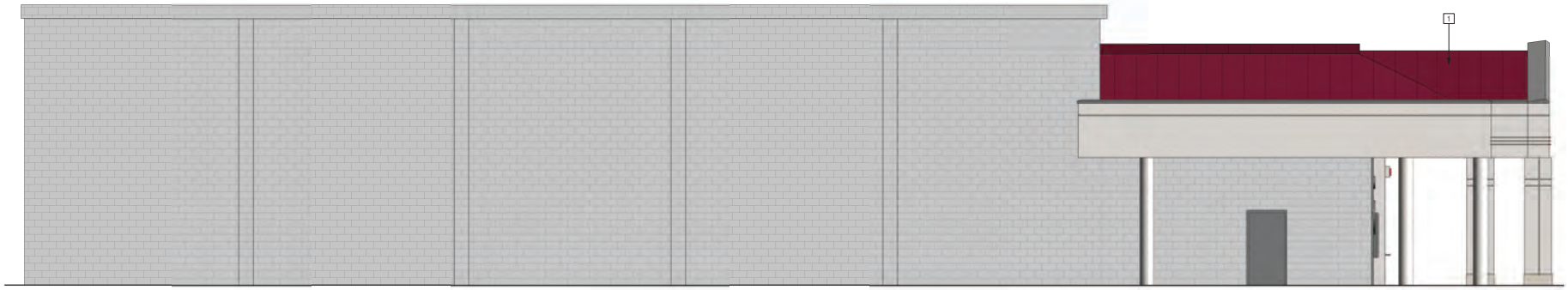
SCALE 1/4" = 1'-0"

10/12/16 2:14:47 PM

1 North Building, Front Facade, Proposed - Color
1/4" = 1'-0"
0' 2' 4' 8' 16'



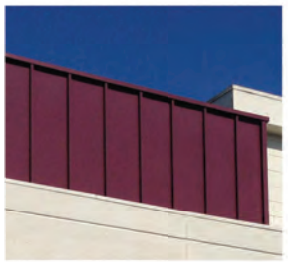
2 North Building, Front Facade Detail, Proposed - Color
1/4" = 1'-0"
0' 2' 4' 8' 16'



3 North Building, Side Facade, Proposed - Color
1/4" = 1'-0"
0' 2' 4' 8' 16'

ELEVATION MATERIAL KEYNOTES

1 (E) METAL ROOFING, STANDING SEAM, TO REMAIN



2 STUCCO COLOR TO MATCH EXISTING BASE COLOR

3 STUCCO TO BE PAINTED KELLY-MOORE KM5689

4 STUCCO TO BE PAINTED KELLY-MOORE KM4739

North Building Elevations, Front & Side, Proposed - Color

2501 S. Winchester
City of Campbell — California

Cinelux Theatres

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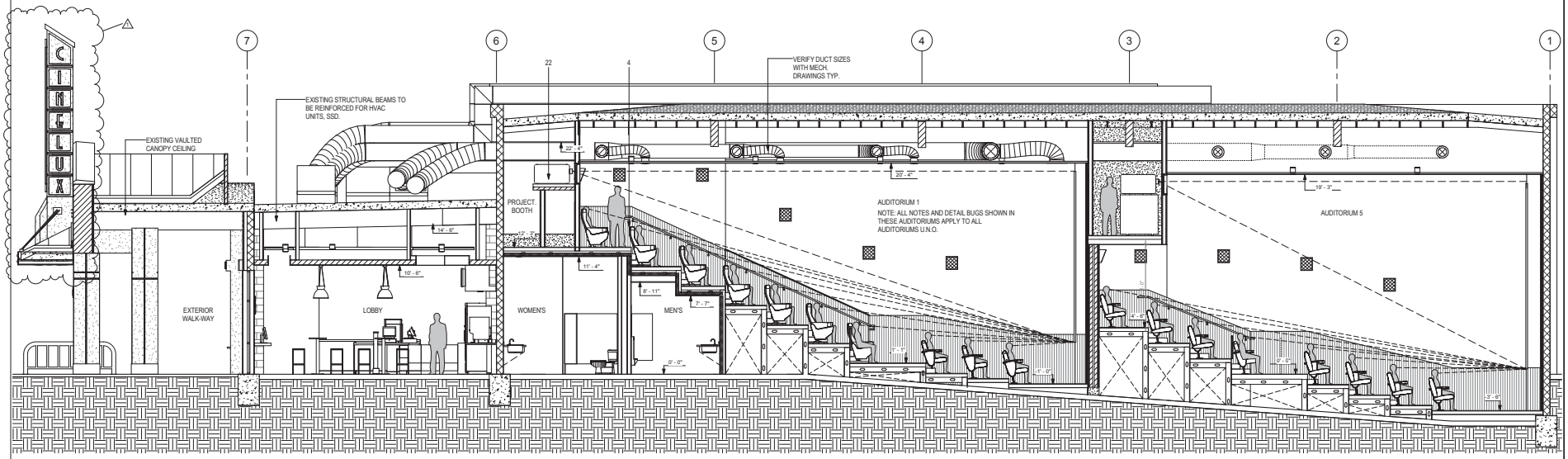
Project Revision Schedule

1	10/12/2016

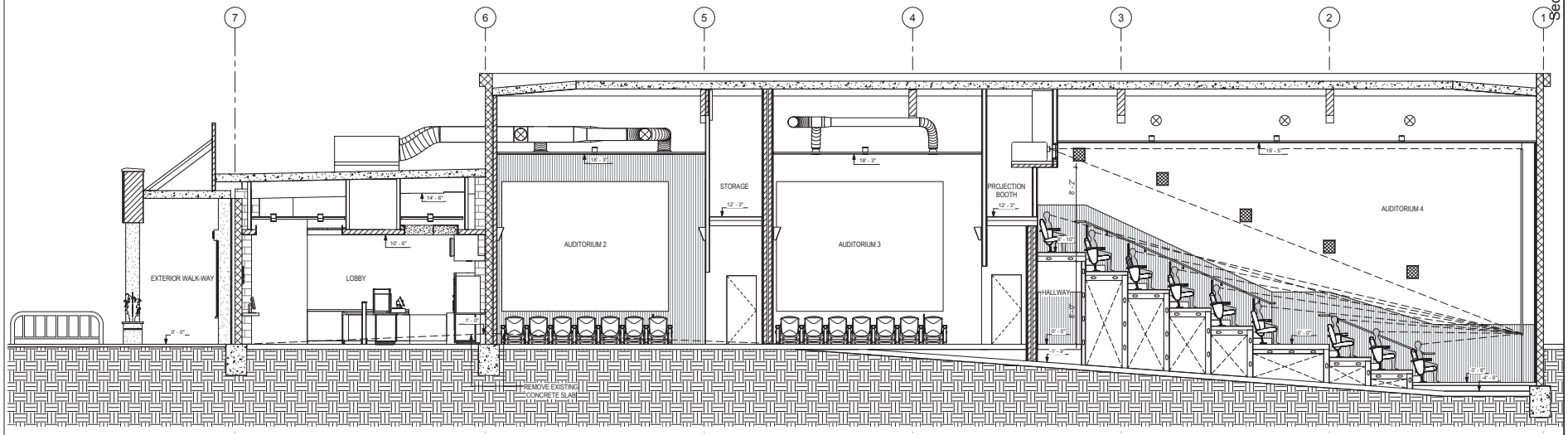
North Building Elevations, Front & Side, Proposed - Color
Not for Construction
A208

SCALE 1/4" = 1'-0"

10/12/16 2:14:59 PM



1 Section, Lobby & Auditoriums 1 & 5
1/4" = 1'-0"
0' 2' 4' 8' 16'



2 Section, Lobby & Auditoriums 2,3, & 4
1/4" = 1'-0"
0' 2' 4' 8' 16'

AUDITORIUMS 1-5 ACCESSIBILITY NOTE:

ALL WHEELCHAIR SPACES ARE LOCATED WITHIN THE REAR 60 PERCENT OFTHE SEATS PROVIDED IN THE THEATER PER CBC 11B-221.2.1.5.

Sections, Longitudinal

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ARCHITECTS
RESIDENTIAL/COMMERCIAL

2501 S. Winchester
City of Campbell — California
Cinelux Theatres

Project Revision Schedule

1	10/12/2016

Sections, Longitudinal

Not for Construction

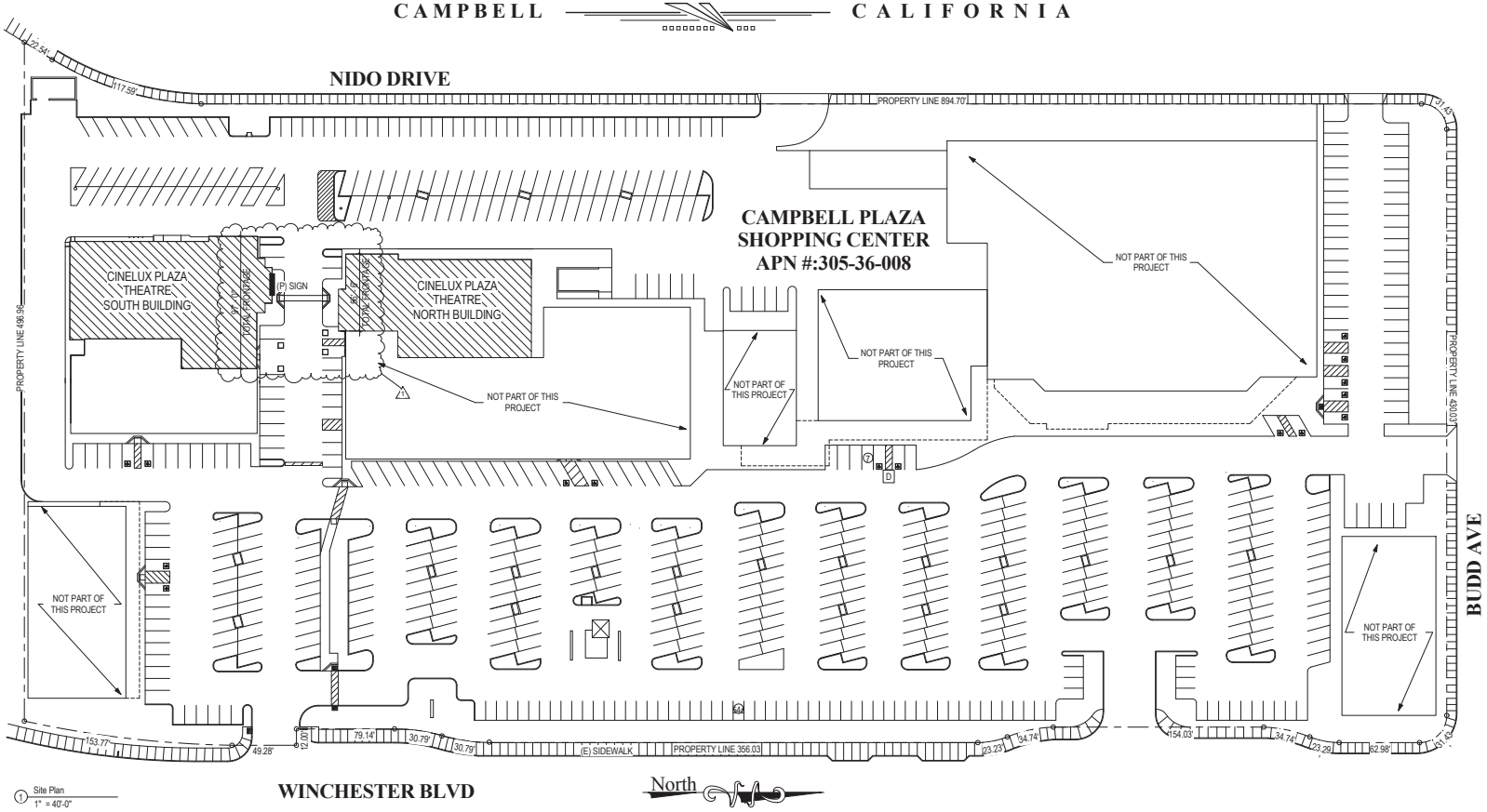
A300

SCALE 1/4" = 1'-0"

10/12/16 2:15:18 PM

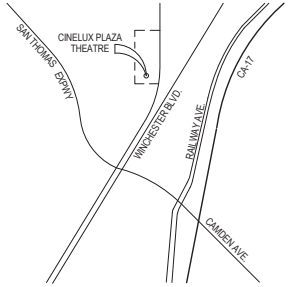
CINELUX PLAZA THEATRE SIGN

CAMPBELL — CALIFORNIA



1 Site Plan
1" = 40'-0"

Vicinity Map



Plot Plan

LICENSED ARCHITECT
GORDON K. WONG
C-34045
STATE OF CALIFORNIA

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GORDONWONG@MARCHITECTS.COM

MIRA KORTEM, PROJECT MAN.
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MIRA.KORTEM@MARCHITECTS.COM

MARCHITECTS
RESIDENTIAL/COMMERCIAL

2501 S. Winchester
City of Campbell — California
Cinelux Theatres

Project Revision Schedule

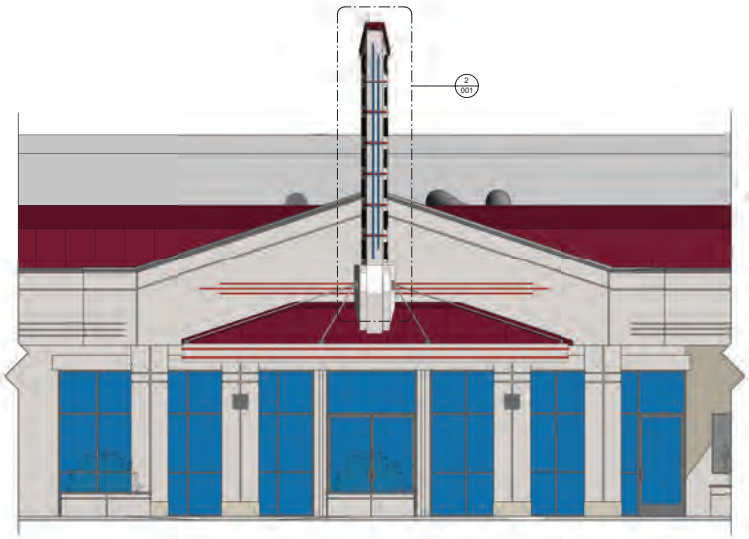
1	2016.10.12

Plot Plan

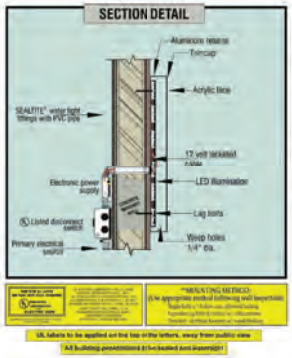
000

SCALE 1" = 40'-0"

10/12/2016 9:57:05 AM



1 South Building Facade
1/4" = 1'-0"



4 Channel Letter Detail
NTS

Color & Material Schedule
Channel Letters - Front Illuminated

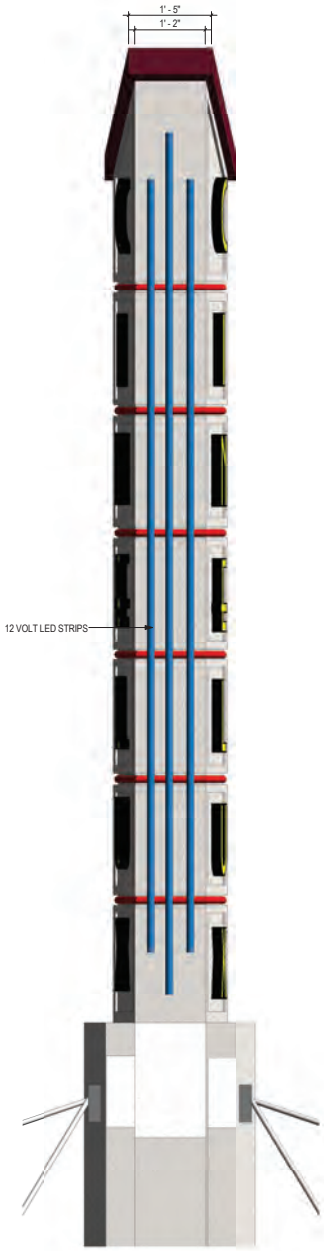
FABRICATION:

5" Deep .063 Aluminum Channel Letters
w/ 3/16" Yellow Acrylic Faces w/ Black Trim Cap & Black Returns

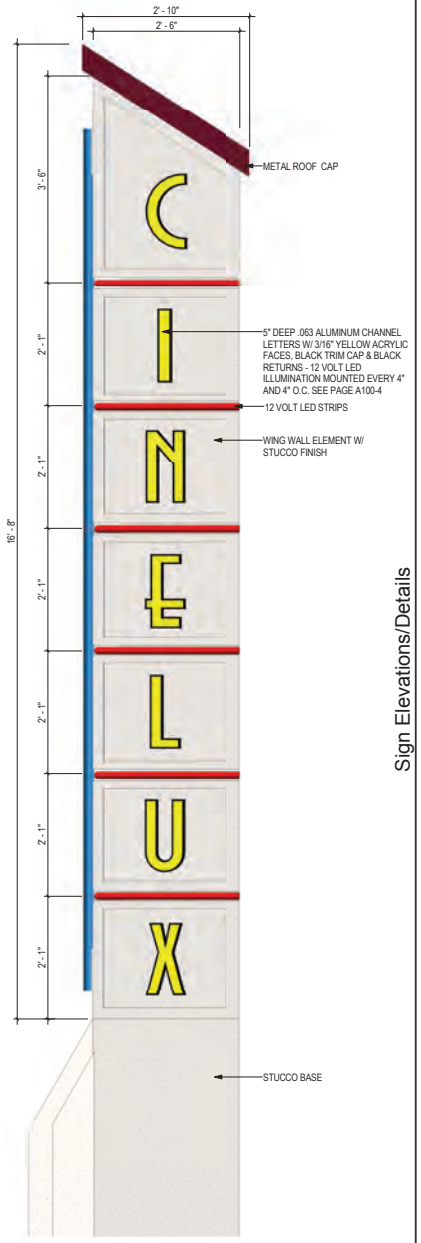
ILLUMINATION:
12 Volt L.E.D. Illumination
L.E.D. Mounted Every 4" and 4" on Center

WIRING AND POWER SUPPLY:
60W Power Supply
Power to be Field Verified by Tenant

AUTOMATIC TIMER IS PROVIDED ON THIS POWER LINE
All Building Penetrations to be Weatherproof



2 Front View
1" = 1'-0"



3 Right Side View
1" = 1'-0"

Sign Elevations/Details

LICENSED ARCHITECT
GORDON K. NOVIL
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STATE OF CALIFORNIA

GORDON K NOVIL ARCHITECT LIC #34045
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GORDONNOVIL@MARCHITECTS.COM

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MARCHITECTS
RESIDENTIAL/COMMERCIAL

2501 S. Winchester
City of Campbell — California
Cinelux Theatres

Project Revision Schedule

Sign Elevations/Details

001

SCALE As indicated

10/12/2016 9:57:17 AM

May 19, 2016

Mr. Paul Kermoyan
Community Development Director
70 N. First Street
Campbell, CA 95008

RECEIVED
SEP 09 2016
CITY OF CAMPBELL
PLANNING DEPT.

Re: CineLux Campbell Plaza Café and Lounge
2501 S. Winchester Blvd
Campbell, CA 95008

Dear Mr. Kermoyan:

CineLux Theatres, a locally owned and operated movie theatre company was founded by Jack Gunsky and Norman Paul in 1966 at the Campbell Plaza Shopping Center (yes we have operated this location for 50 years). The theatre was originally built as single screen cinema which had 700 seats. The Plaza Theatre was one the area's most prestigious and successful cinemas. As a result of the success of the first building, a second theatre building was constructed in 1969 in the Campbell Plaza Shopping Center to complement the original theatre. The second building was also a single screen theatre with 700 seats. After the construction of the second building, the Paul family ventured into other local businesses, while the Gunsky family continued to operate the Plaza Theatre (since 1966). Being a small and independent cinema operator is quite challenging, but we have survived over the years through delivering superior guest service, upgrading our facilities and also by being close to the community to which we serve.

The northern theatre building was remodeled in 2007 and the southern building (our project site) was last remodeled in early nineties. The motion picture theatre industry has evolved tremendously since this building was remodeled. While the theatre's ADA accessibility has been improved over the years, the southern building does not meet current accessibility requirements. The construction will be quite extensive to bring this building to current standards. However, the extensive improvements will result in a state-of-the art theatre that will cater to the expectations of today's movie goer.

Currently, the northern building has 3 auditoriums with 373 total seats and the southern building has 2 auditoriums with 456 total seats. Each building originally contained 700 seats when originally constructed. Through the course of construction, in the South Building, we will create three additional auditoriums. The auditoriums will be completely reconfigured for guest comfort and optimum viewing angles, with stadium/tiered seating, and large VIP seats which will be situated within aisles which are more spacious. VIP seats are much more comfortable than standard theatre seats. VIP seats are larger in both width and depth and typically have leatherette material. The auditoriums' walls will be adorned with modern style wall treatments and lighting.

Today's movie goer expects more than just popcorn, hot dogs and soft drinks and is much more discriminating. Today's movie audience is selecting its cinema venue based upon the options and amenities provided by the theatre. Audiences expect large comfortable seating, state-of-the-art presentations, and high quality food and beverage

PO Box 54100 San Jose, CA 95154 | P: 408-559-7469 | F: 408-559-7466 | www.CineLuxTheatres.com

options. Throughout the U.S. and more recently in our local area, new cinemas have been developed and remodeled to meet the demands of today's movie goers.

Consequently, CineLux's restaurant component developed as an outgrowth of feedback from the community as well as our experience from our CineLux Cafés established at our theatres in Scotts Valley, Capitola and Willow Glen. Our guests in Campbell have commented that it would be nice to have a meal with their movie, accompanied by a glass of wine. It was in response to these suggestions and from our satisfied guests and successful implementation at our other theatres, that we designed the Café and Lounge feature into our renovation plans for our extensive remodel in Campbell.

We look forward to being able to offer meals and desserts, accompanied by local wine and craft beer offerings which our guests can enjoy before or during a film. We are committed to delivering a high quality food and beverage experience. We employ a full time food operations manager whose sole responsibility is to develop our menu and train our food and beverage staff. Lastly, in addition to offering substantial food (sample menu attached) we look forward to creating an environment in our "Café and Lounge" which will provide an area where our guests can relax before or after their film. Operating hours for the theatre will remain the same, 10AM to 1AM.

This is our original theatre, which was founded in 1966. We look forward to working with the City of Campbell in making these vital improvements for the future viability of this theatre. Modern movie cinemas must transform and cater to the new demands of our audiences, which include the desire for high quality substantial food as well as alcoholic beverages. Our theatres will become obsolete, much like "Blockbuster or Borders" if we fail to segue from traditional cinema concessions such as; popcorn, soda and candy. We must offer as an alternative, restaurant quality entrees and desserts.

Currently we employ twenty-five people at this theatre: three full-time staff members and twenty-two part-time. Once the project is completed and expanded with the Café and Lounge, we will employ an additional eleven people.

We know that through the continued and proposed amenities that this theatre will continue to be an asset for the City of Campbell and its residents. If we can answer any questions, please do not hesitate to contact me.

Sincerely,

Paul Gunsky
CineLux Theatres

Enclosures: CineLux Café and Lounge sample menu, Mercury News Article regarding Bay Area cinemas featuring food and beverage (which featured our CineLux Scotts Valley Café and Lounge).