

SHEET INDEX

Number	Name
G0.01	INFORMATION AND DATA
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S1	SITE SURVEY

CALGREEN CODE COMPLIANCE

1. A MINIMUM OF 80% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMO WASTE GENERATED AT THE SITE WILL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY. CONSTRUCTION WASTE MANAGEMENT FORM REQUIRED FOR ALL ADDITIONS OF HABITABLE SQUARE FOOTAGE. CONTRACTOR TO SUBMIT WASTE MANAGEMENT PLAN IN HALO SYSTEM. UTILIZE A WASTE MANAGEMENT COMPANY APPROVED BY THE ENFORCING AGENCY (4.408.3)
2. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS WILL BE RODENT-PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY(4.406.4)
3. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH BAY AREA QUALITY MANAGEMENT DISTRICT STANDARDS (4.504.2.1)
4. PAINTS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (TABLE 1 4.504.2.2)
5. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT MIR LIMITS FOR ROC AND BAY AREA QUALITY MANAGEMENT DISTRICT (4.504.2.3)
6. CARPET SYSTEMS TO BE PROVIDED PER CGC SECTION 4.504.3.1-4.
7. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4
8. PARTICLEBOARD, MDF AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. (4.504.5)
9. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE WILL NOT BE INSTALLED. WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. (4.505)
10. OPERATION & MAINTENANCE MANUAL TO BE PROVIDED PER 2019 CGC SECTION 4.410.1
11. VERIFICATION OF COMPLIANCE WITH 2019 CGC SHALL BE AVAILABLE ON REQUEST PER 2019 CGC SECTION 703.1
12. DEVELOP PLAN TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION PER 2019 CGC SECTIONS 4.106.2 & 4.106.3
13. DOCUMENTATION USED TO SHOW COMPLIANCE SHALL INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATIONS, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE SANTA CLARA BUILDING OFFICIAL. CGC SECTION 703.1

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF REMODELING THE FIRST FLOOR AND ADDING A SECOND FLOOR WITH 3 BEDROOMS AND 2 BATHS.

PROJECT DATA

OWNER: ANGUS GAVIN
PROJECT ADDRESS: 2109 QUINN AVENUE
APN: 216-11-014
NET LOT AREA: 7,038 SF
ZONING: R-16-L
OCCUPANCY GROUP: R3
TYPE OF CONSTRUCTION: VB
FLOOD ZONE: N/A
FIRE SPRINKLERS: NO
FAR: SEE CALCULATIONS THIS PAGE
STORIES: 2

APPLICABLE CODES (SANTA CLARA AMENDMENTS)

2019 CALIFORNIA ADMINISTRATIVE CODE, CAC
 2019 CALIFORNIA BILDING CODE, CBC
 2019 CALIFORNIA RESIDENTIAL CODE,CBC
 2019 CALIFORNIA MECHANICAL CODE, CMC
 2019 CALIFORNIA PLUMBING CODE, CPC
 2019 CALIFORNIA ENERGY CODE, CEnC
 2019 CALIFORNIA HISTORICAL CODE, CHC
 2019 CALIFORNIA FIRE CODE, CFC
 2019 CALIFORNIA EXISTING BUILDING CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS
 2019 CALIFORNIA REFERENCED STANDARDS
 2019 CALIFORNIA ELECTRICAL CODE

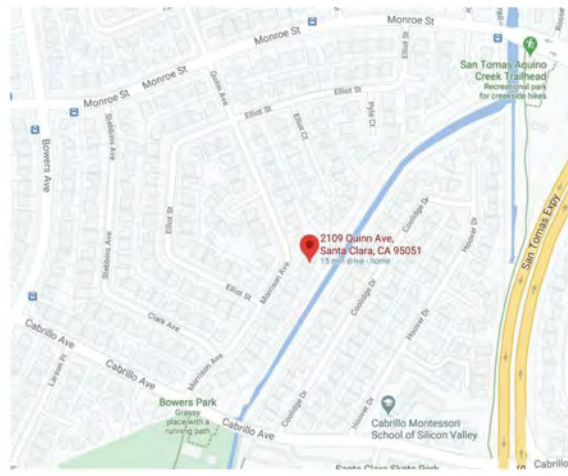
FAR / LOT COVERAGE CACULATIONS

LOT AREA: 7,091 SF

MAX PARCEL COVERAGE = 40% X 7,091 = 2,836 SF

	EXISTING	PROPOSED
1ST FLR LIVING AREA:	1,199 SF	1,264 SF
GARAGE:	433 SF	433 SF
TOTAL:	1,632 SF	1,697 SF X 66% = 1,120 SF 2ND FLR
SECOND FLOOR:	0 SF	1,074 SF < MAX 1,120 SF
SUNROOM/SHED:	289 SF	0 SF
LOT COVERAGE:	1,921 SF	2,771 SF < 2,836 SF

VICINITY MAP NTS, COPYRIGHT GOOGLE MAPS

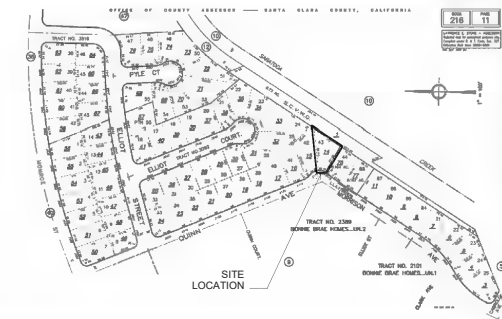


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APN 216-11-014

Project Schedule
 Revision

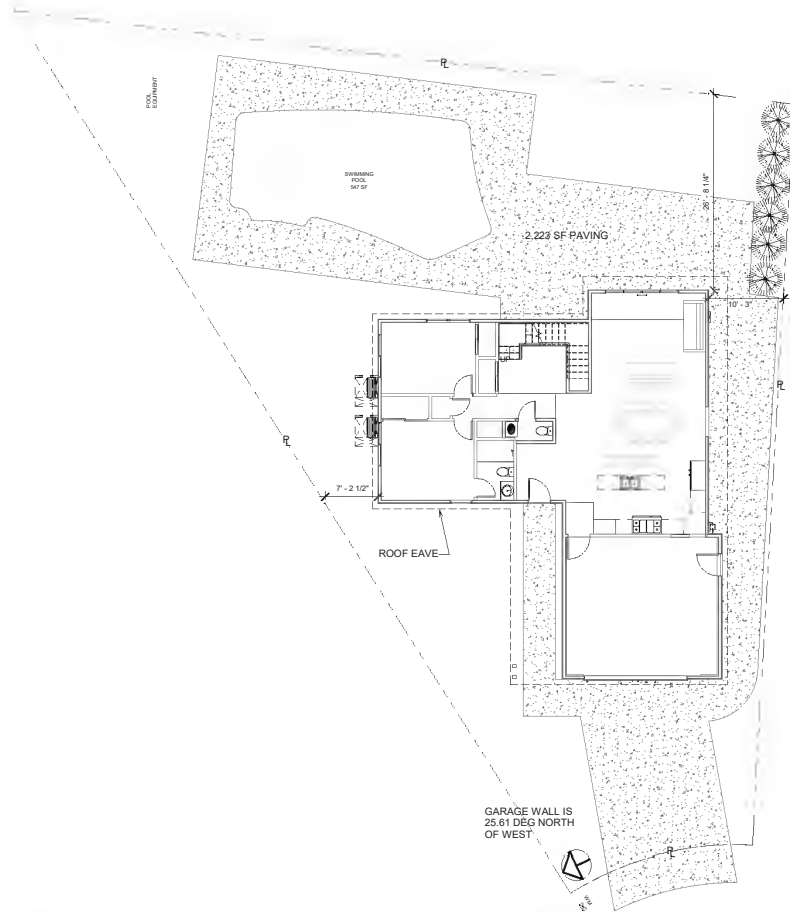
INFORMATION
 AND DATA

G0.01

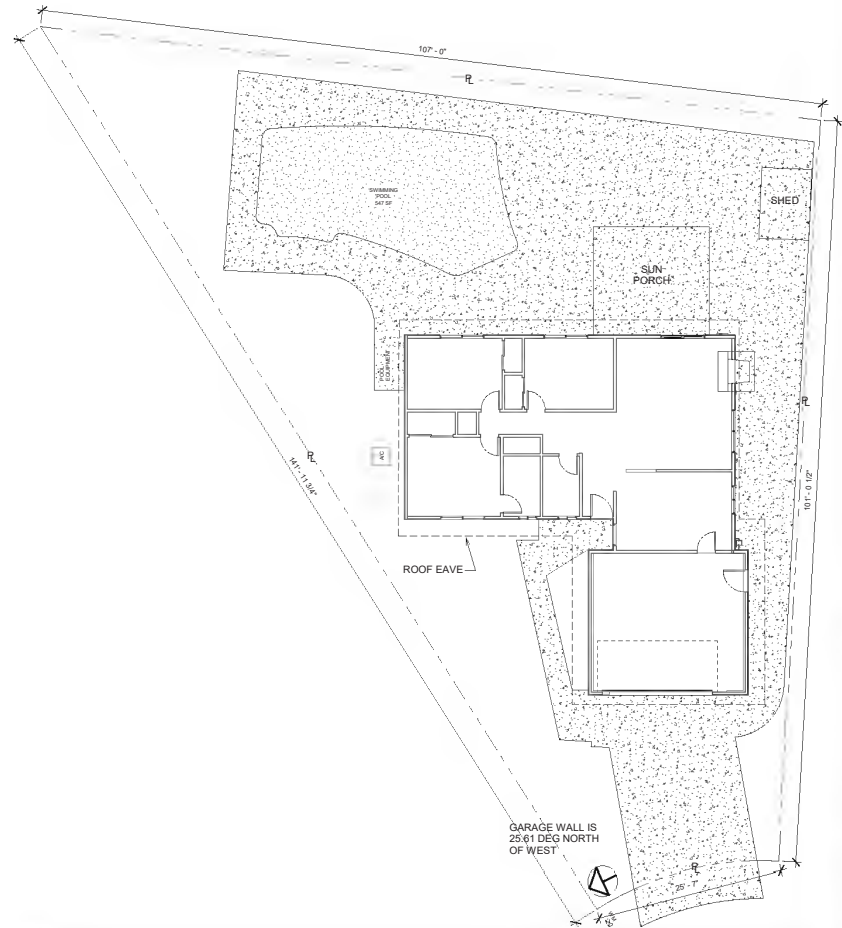
SCAL

4/5/21

NOTES



2 SITE PLAN-NEW
1/8" = 1'-0"



1 SITE PLAN-EXISTING
1/8" = 1'-0"



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Project Schedule
Revision

SITE PLAN -
EXISTING & NEW

A0.01

SCALE 1/8" = 1'-0"

4/5/21

NOTES:

PLUMBING NOTES:

- 2X6 WALL REQUIRED WHEN PIPING OUTER DIAMETER IS GREATER THAN 2" PER CRC 602.69.1
- PROVIDE 1" INSULATION ON FIRST 5 FT. OF HOT AND COLD PIPES AT THE WATER HEATER. ALL PIPING WITH NOMINAL 3/4" DIA OR LARGER, ALL WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN (SEC 150.0)
- WATER CLOSETS FLUSH VOLUME WILL NOT EXCEED 1.28 GAL/FLUSH PER CPC 4.11.2
- KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM
- SHOWER HEADS SHALL NOT EXCEED 1.8 GPM
- LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM
- REPLACE NONCOMPLIANT FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES PER CIVIL CODE SECTION 1101.1

KITCHEN

- EXHAUST FAN MINIMUM 100 CFM AND MAX 3.0 SONE

WINDOW

- U = 0.3 MAX, SHGC = 0.23 MAX

LEGEND



EXISTING ROOM TO BE RENOVATED



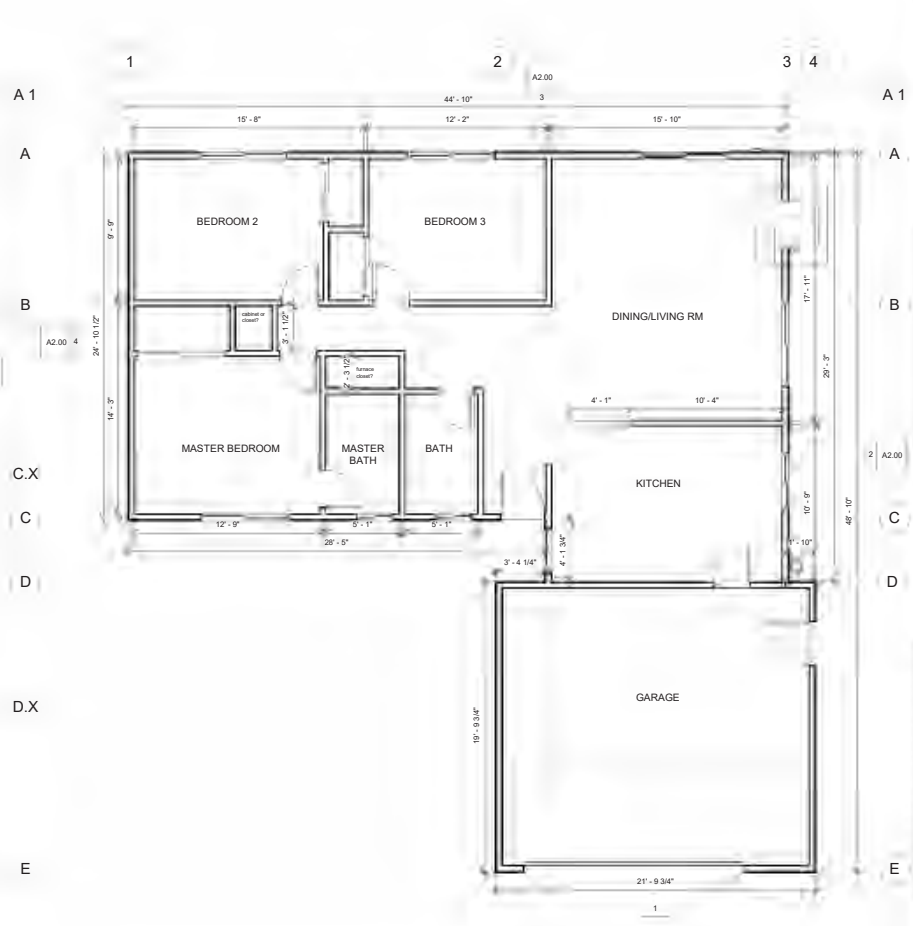
EXISTING WALL OR



WALL OR ASSEMBLY TO BE REMOVED



12 FLOOR PLAN - 1ST FLR NEW
1/4" = 1'-0"



1 FLOOR PLAN - 1ST FLR EXISTING DIMS
1/4" = 1'-0"



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FLOOR PLAN -
1ST FLR
EXISTING /
DEMO & NEW

A0.20

SCALE 1/4" = 1'-0"

4/5/21

PLUMBING NOTES

1. 2X4 WALL REQUIRED WHEN PIPING OUTER DIAMETER IS GREATER THAN 2" PER CRC 602.6.1
2. PROVIDE 1" INSULATION ON FIRST 5 FT. OF HOT AND COLD PIPES AT THE WATER HEATER, ALL PIPING WITH NOMINAL 3/4" DIA OR LARGER, ALL WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN (CEC 150 (d))
3. WATER CLOSETS 5 FLUSH VOLUME WILL NOT EXCEED 1.28 GAL/FLUSH PER CPC 4.11.2
4. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM
5. SHOWER HEADS SHALL NOT EXCEED 1.8 GPM
6. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM
7. REPLACE NONCOMPLIANT FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES PER CIVIL CODE SECTION 1101.1.

SHOWER NOTES:

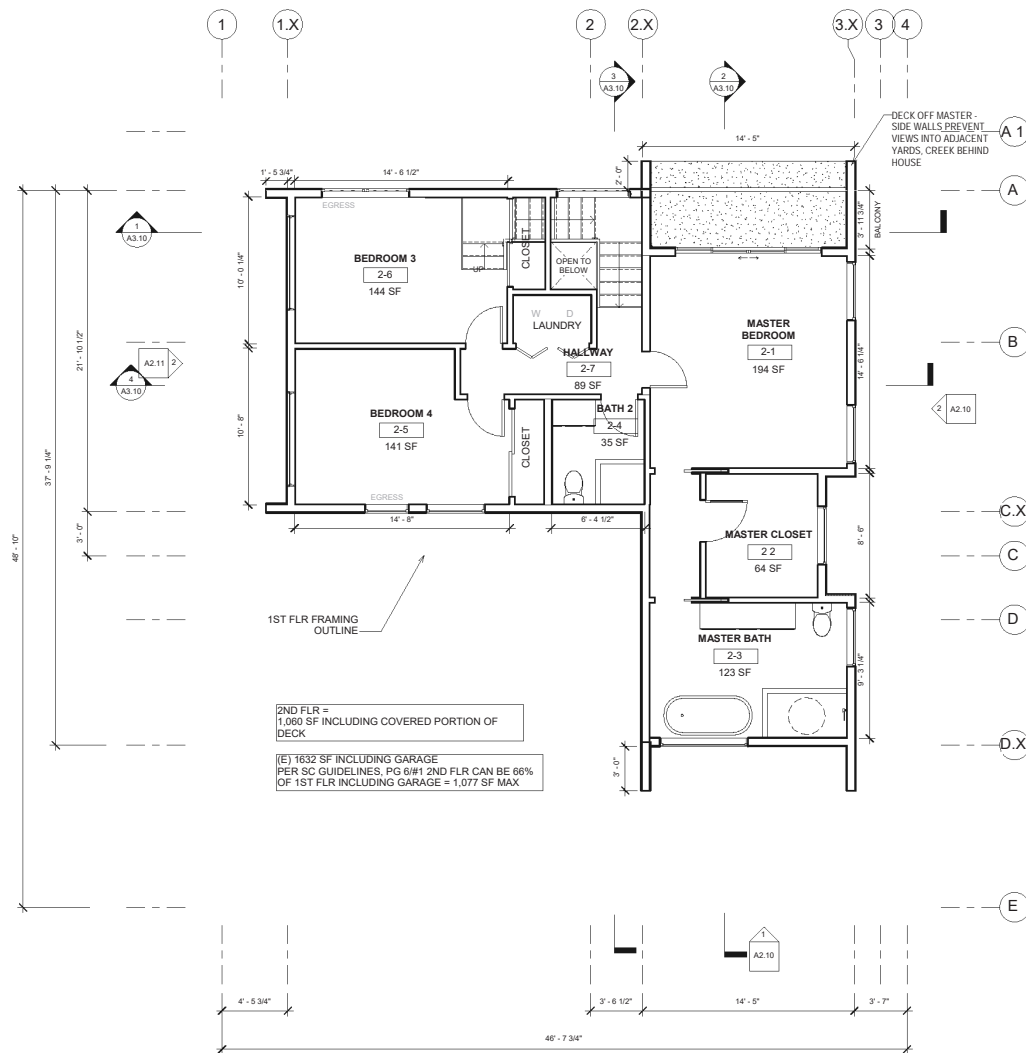
1. THE SHOWER COMPARTMENT(S) REGARDLESS OF SHAPE, HAVING A MINIMUM FLOOR AREA OF 1.024 SQ. INCHES AND ALSO CAPABLE OF ENCOMPASSING 30° CIRCLE PER 2016 CFC 408.6. TUBS, SHOWERS AND TUB SHOWERS ARE PROVIDED WITH A MINIMUM 1/2" PER FOOT DRAIN. TUBS AND TUBSHOWERS MUST HAVE CERAMIC TILE SURFACES 2016 CFC 408.6. SHOWERS (AND TUBSHOWERS) MUST HAVE CERAMIC TILE SURFACES SHALL COMPLY WITH 2016 CFC SECTION 402.4.2 TO A HEIGHT OF 72" ABOVE THE DRAIN INLET PER 2016 CFC 307.2
2. THE DRAIN SHALL BE LOCATED AT THE LOWEST POINT OF THE SHOWER. THE DRAIN SHALL BE 1/2" PER FOOT TOWARD THE DRAIN NOT MORE THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT
3. DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURE AND ADJACENT WALL OPENINGS WITHIN 60 INCHES VERTICALLY AND 60" HORIZONTALLY ABOVE THE ADJACENT TO THE ENCLOSURE SURFACE SHALL BE PROVIDED WITH FULLY TEMPURED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER 2016 CFC 308.4.5
4. DOOR INTO THE ENCLOSURE PROVIDES A MINIMUM 22" CLEAR WIDTH DIMENSION PER 2016 CFC 408.5. DOORS MUST OPEN OUTWARD
5. THE LOCATION OF THE SHOWER SHALL BE LOCATED ON THE SIDE WALL OR ARRANGED SO THAT THE SHOWER DOES NOT SPRAY DIRECTLY AT THE ENTRANCE

BATHROOM

1. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED PER CGC SECTION 4.506.1. UNLESS FUNCTION AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. CGC 4.506.1

EXISTING ROOM TO BE RENOVATED
NOTE: ADDITIONAL RENOVATIONS ARE
REQUIRED OUTSIDE THESE ROOMS

- == EXISTING WALL OR PARTITION
 == NEW WALL OR ASSEMBLY



① 2ND FLR - NEW
1/4" = 1'-0"



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FLOOR PLAN -
2ND FLR

A0.21

SCAL	1/4" = 1'-0"
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4/5/21



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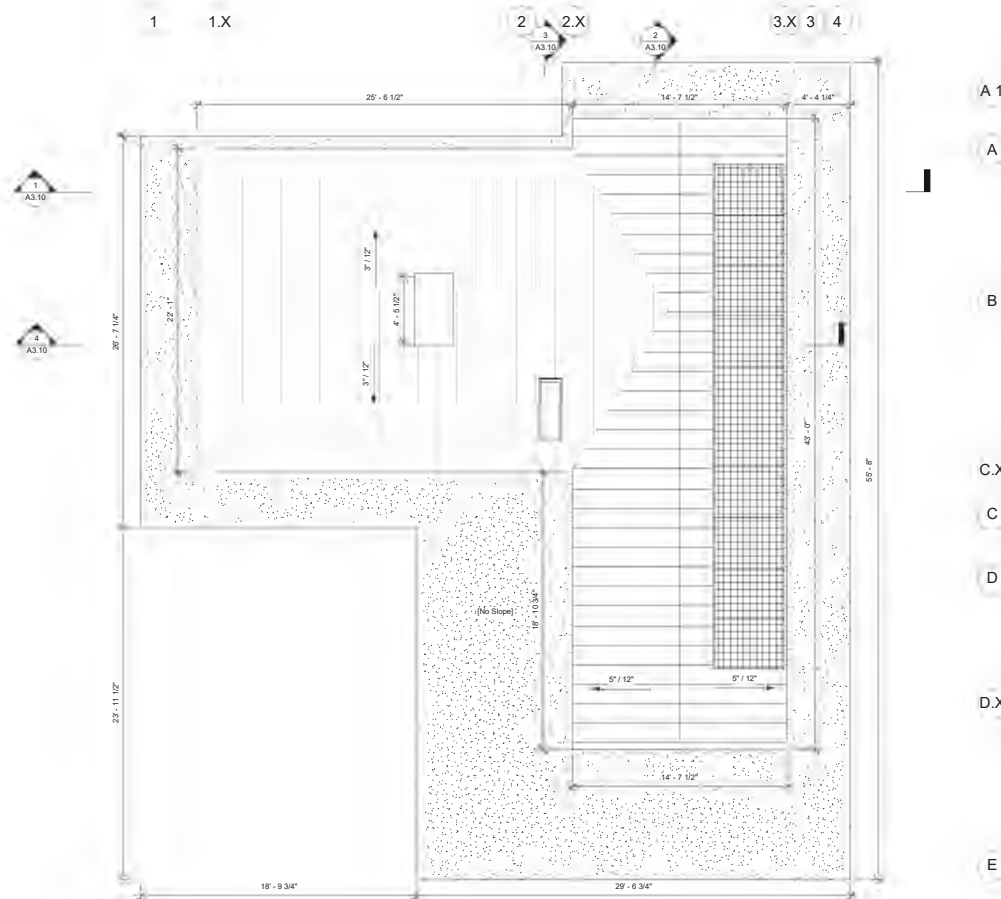
Project Schedule
Revision

ROOF PLAN -
NEW

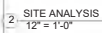
A1.20

SCAL	1/4" = 1'-0"
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4/5/21



1 ROOF PLAN - NEW
1/4" = 1'-0"





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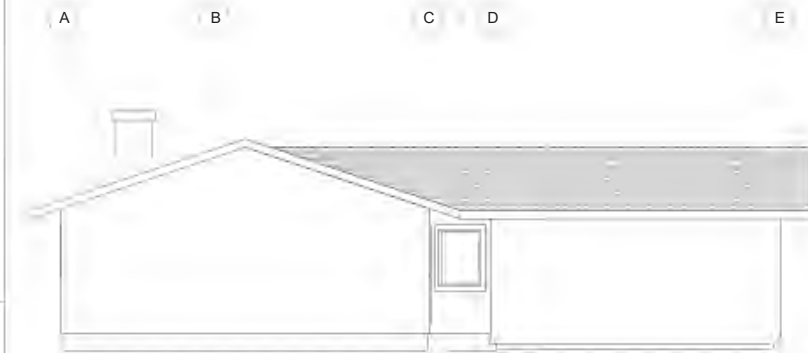
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ELEVATIONS -
EXISTING

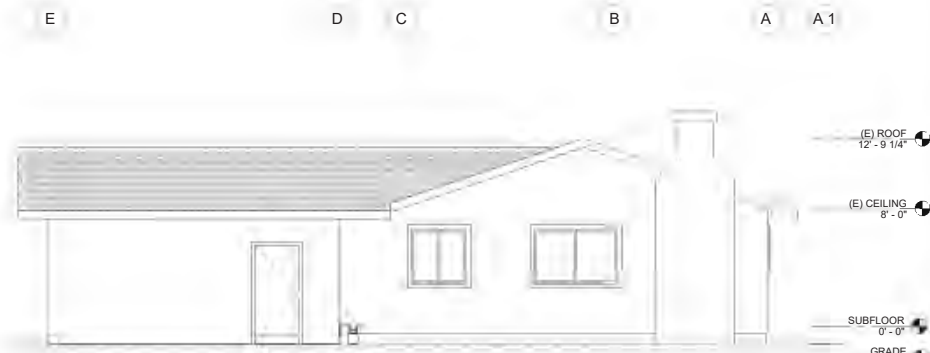
A2.00

SCALE 1/4" = 1'-0"

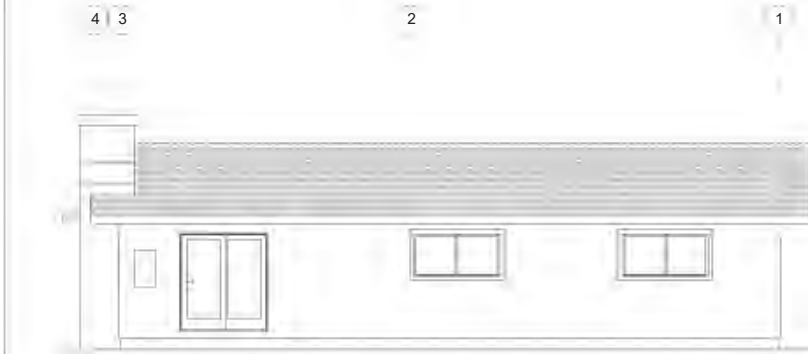
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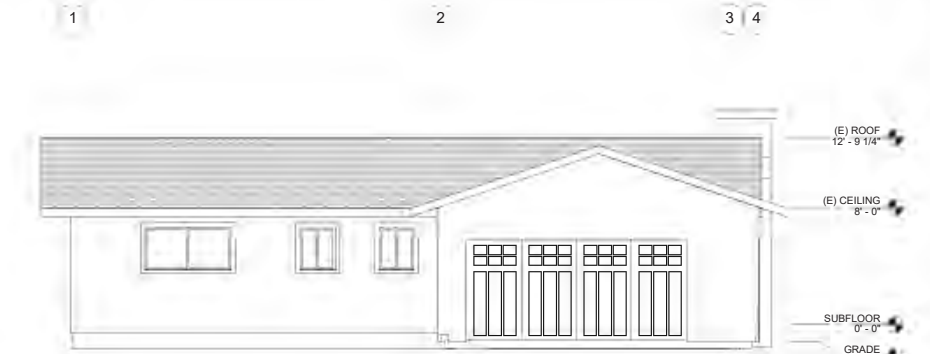
4 NORTH - EXISTING
1/4" = 1'-0"



2 SOUTH - EXISTING
1/4" = 1'-0"



3 EAST - EXISTING
1/4" = 1'-0"



1 WEST - EXISTING
1/4" = 1'-0"



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ELEVATIONS -
NEW

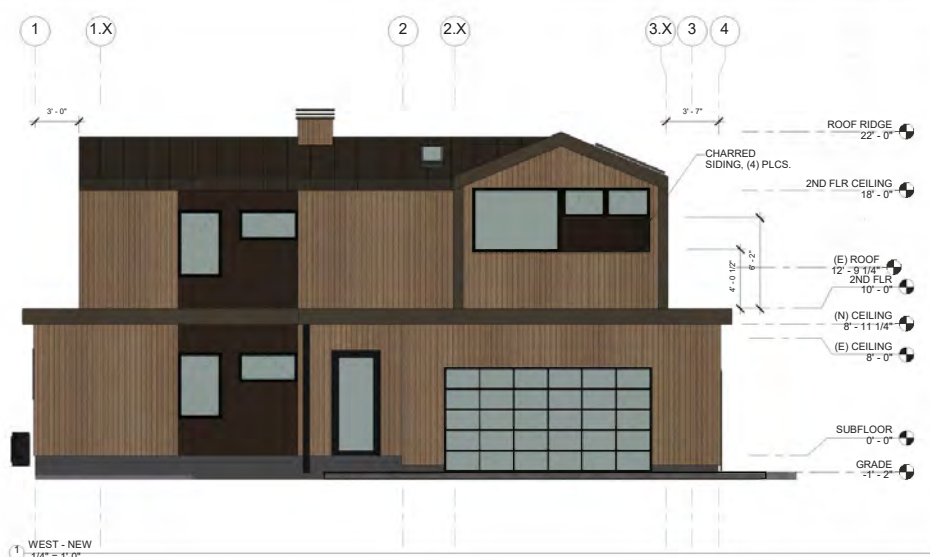
A2.10

SCALE As indicated

4/5/21



2 SOUTH - NEW
1/4" = 1'-0"



1 WEST - NEW
1/4" = 1'-0"



Midnight Bronze
SR-28.90 E-84 SR-28



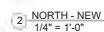
5 METAL ROOFING
NTS



4 CHARRED SIDING
12" = 1'-0"



3 CEDAR SIDING
NTS





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3D IMAGE - NEW

A2.60

SCAL

4/5/21