SITE AND ARCHITECTURAL REVIEW COMMITTEE
TUESDAY, MAY 10, 2016
7:00 p.m.

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

AGENDA

ITEM/FILE NO.		ADDRESS	START TIME / DURATION	APPLICANT
1.	PLN2016-88	**879 Sweetbriar Dr**	7:00 p.m. / 15 Minutes	Leopold Vandeneynde
Site and Architectural Review Permit for a 77-square-foot addition to an existing single-family residence. Project Planner: *Naz Pouya, Project 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**: May 10, 2016

From: Naz Pouya, Project Planner

Via: Paul Kermoyan, Community Development Director

Subject: Site and Architectural Review Permit

File No.: PLN2016-88 ~ 879 Sweetbriar Drive

PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow a first story 77 square-foot addition to the side of an existing one-story, 2,200 square-foot single-family residence (reference Attachment **1** – Project Plans).

PROJECT SITE

The project site is located within the Cambrian 36 annexed area, commonly known as "Campbell Village," along Sweetbriar Drive, south of Cambrian Drive (reference **Attachment 2** – Location Map). This portion of the annexation area was pre-zoned to the R-1-8 (Single-Family Residential) Zoning District. Pursuant to CMC 21.42.20, an addition to a single-family residence requires approval of Site and Architectural Review Permit by the Planning Commission.

PROJECT DATA

Zoning Designation:	R-1-8 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 4.5 units/gr. acre)	
Net Lot Area:	10,000 sq. ft.	
Building Height:	13 feet	35 feet Maximum Allowed
Building Square Footage:		
Existing Living Area:	1,776 square-feet	
Existing Garage:	424 square feet	
Proposed Living Area:	77 square-feet	
	2,277 square-feet	
Floor Area Ratio (FAR):	.23	.45 Maximum Allowed
Building (Lot) Coverage:	24%	40% Maximum Allowed

Setbacks	Proposed	Required
Front (west):	45 feet	20 feet
Side (north):	10 feet	5 feet or half the wall height
Side (south):	8 feet	5 feet or half the wall height
Rear (east):	28 feet	5 feet or half the wall height
Garage (west):	25 feet	25 feet

DISCUSSION

Review of the Site and Architectural Review Permit application is governed by the *City's Design Guidelines for Additions to Single-Family Homes*. This document provides design guidance in terms of architectural compatibility, scale and mass, surface articulation, building orientation, and privacy. The guidelines are not meant to prescribe any particular style, but rather provide an overall framework for ensuring that additions to homes are compatible with both the existing structure and surrounding neighborhood.

Design: The proposed 77 square-foot addition would match the existing residence's materials and colors, incorporating asphalt composition shingle roofing and cement plaster walls (reference **Attachment 3** – Color/Material Sheet). It would extend from the side of the residence behind the garage, terminating at a gabled end. As the addition would be consistent with the existing residence in terms of materials, height, and form, it can be found consistent with the *Guidelines.*

Site Layout: The single-story residence is located on a large lot and incorporates larger than required front, side, and rear yard setbacks.

Landscaping: Whenever a building is expanded, the City may require conformance to the City's landscaping requirements (CMC 21.26.030). The property's front yard is already landscaped; however new landscaping will replace a portion of an existing second driveway installed within the last year. The new second driveway does not comply with CMC Section 21.28.090(A)(1) which requires driveways to provide a 5 foot setback from side property lines. Therefore the pavement width will be reduced and replaced with landscaping to create a pathway instead. Note the main driveway does not provide the required 5 foot setback but was constructed prior to the property's annexation into Campbell and is therefore considered legal nonconforming.

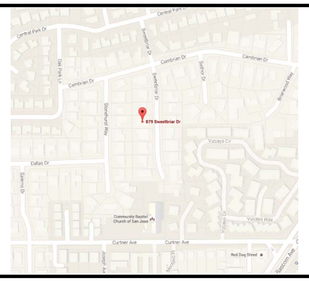
OPTIONS

The SARC should discuss the project's proposed architecture, materials, and landscaping. 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. Project Plans
2. Location Map
3. Color/Material Sheet
4. Site Photographs

VICINITY MAP



CAL GREEN NOTES

A. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (4.304.1)

B. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)

C. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)

D. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)

E. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)

F. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2,3) VERIFICATION OF COMPLIANCE SHALL BE PROVIDED

G. A MINIMUM OF 50% OF THE NON-HAZERDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO AN OFF-SITE RECYCLE, DIVERSION, OR SALVAGE FACILITY. (4.408)

H. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS. (4.504.2.4)

I. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USDED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS 4.504.5

J. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZE TRAINING OR CERTIFICATION PROGRAM (702.1)

K. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3)

L. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

GENERAL NOTES

A. THE WORK PROVIDED BY THE GENERAL CONTRACTOR SHALL CONSIST OF ALL LABOR, MATERIAL, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.

B. ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED CALIFORNIA BUILDING CODE AND ANY OTHER LOCAL GOVERNING CODES AND ORDINANCES.

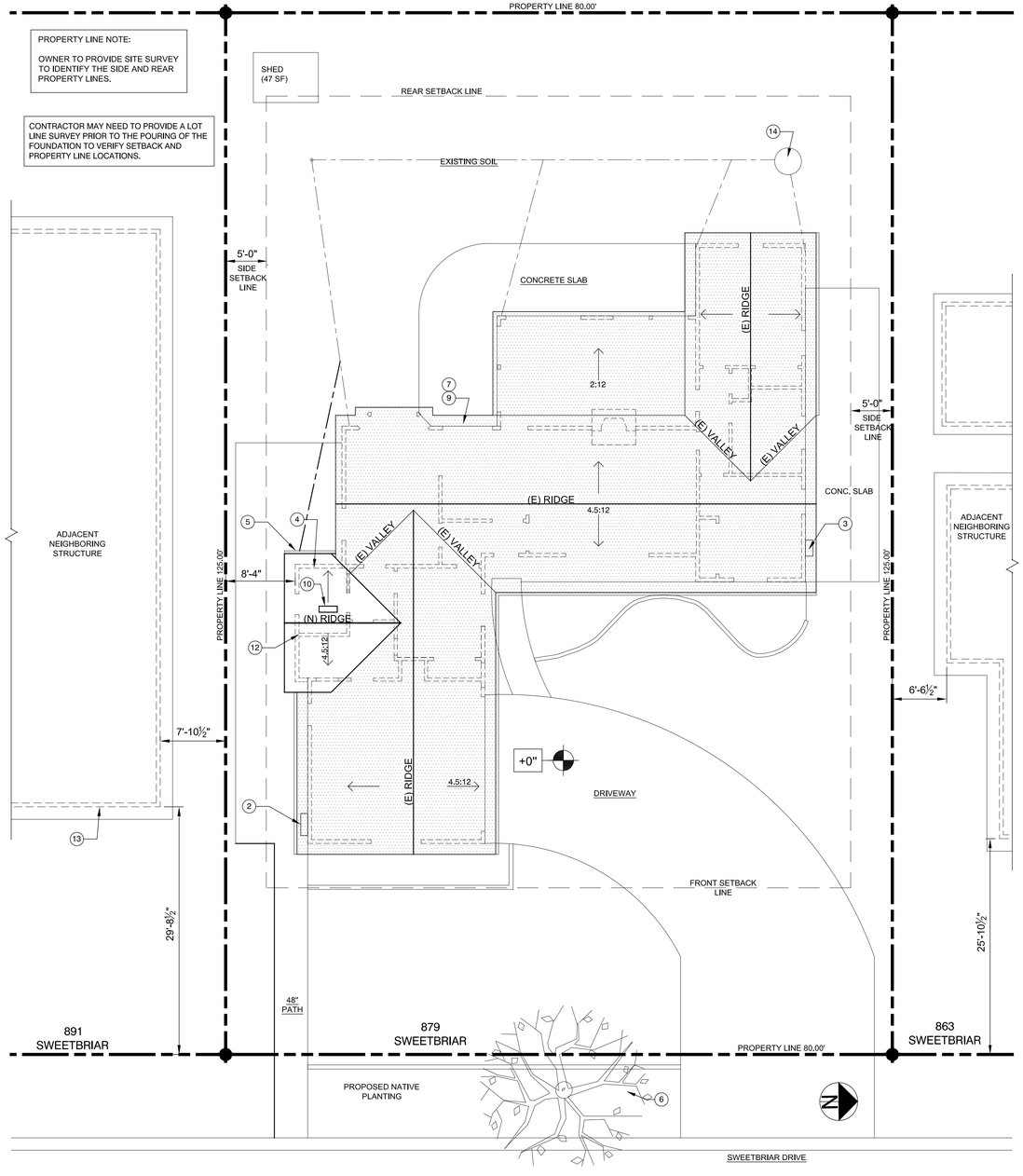
C. THE PLANS INDICATE THE GENERAL EXTENT OF CONSTRUCTION NECESSARY FOR THE WORK, BUT NOT INTENDED TO BE ALL INCLUSIVE. ALL WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS SHALL BE INCLUDED, REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS, OMISSIONS OR CONFLICTS IN THESE CONSTRUCTION DOCUMENTS. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

D. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSION AND SITE CONDITIONS. EACH SUB-CONTRACTOR SHALL INSPECT AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY SEEN BY INSPECTION.

E. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE OR INTEGRITY OF ANY PORTION OF THE BUILDING AFFECTED BY THE WORK.

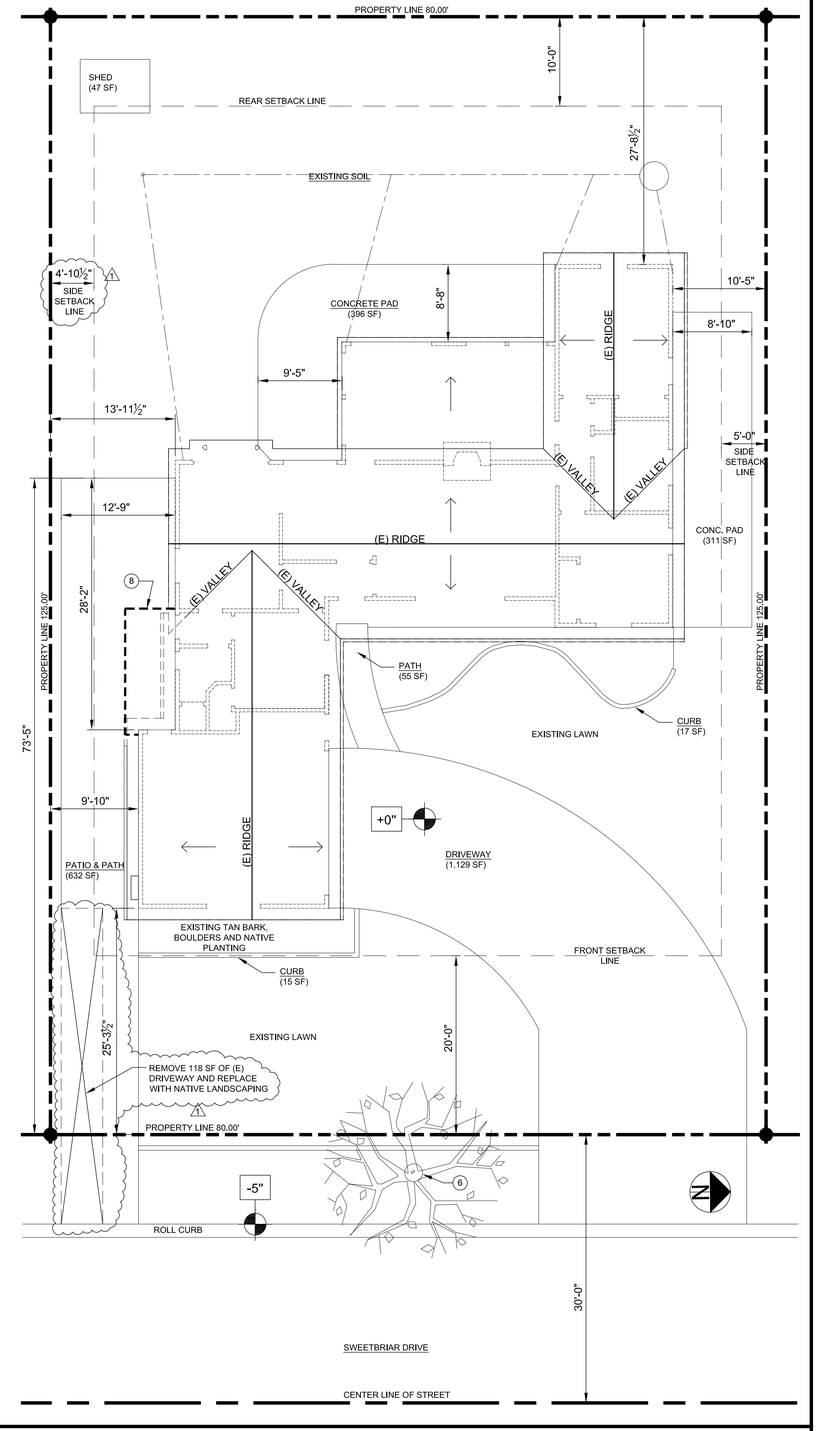
F. PROTECT ALL FINISHES WHERE THEY CONTACT THE WORK OF OTHER TRADES AND WHEN WET WHEATHER IS ANTICIPATED.

G. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT DIRT OR DEBRIS FROM AFFECTING FINISHED AREAS IN OR OUTSIDE THE JOB.



PROPOSED SITE / ROOF PLAN

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



EXISTING SITE / ROOF PLAN

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

SHEET LEGEND

DRAWINGS PREPARED BY:
LEOPOLD DESIGN
LEOPOLD VANDENEYNDE, ARCHITECT
777 ENRIGHT AVENUE, SANTA CLARA,
CA 95050
650-224-6852

PROJECT DATA

Project Address:	879 SWEETBRIAR DR. CAMPBELL, CA 95008	
Governing Jurisdiction:	CAMPBELL BUILDING AND PLANNING DEPTS.	
APN:	412-40-031	
Zone:	R-1-8	
Lot Size: 1	10,000 SF	
Construction Type:	VB	
Occupancy:	R-3U	
Fire Sprinklers:	NO	
Required Setbacks:		
Front	20'	
Rear	10' MIN.	
Side	5' each side	

Allowable:	NOT TO EXCEED 40%	4,000 SF
Existing 1st Floor Area:		2,200 SF
Proposed 1st Floor Area:		77 SF
Total Prop. Floor Area:		2,277 SF

ALL WORK SHALL BE IN ACCORDANCE WITH TITLE 2013 CBC, CMC, CPC, AND CEC

KEY NOTES

1. EXISTING TREE TO REMAIN
2. EXISTING ELECTRICAL PANEL AND SERVICE.
3. EXISTING GAS METER AND SERVICE.
4. (N) CLASS 'B' MIN., COMPOSITION ROOF TO MATCH (E)
5. ROOF WATER LEADERS LEAD TO DOWNSPOUTS THAT ARE CONNECTED TO UNDERGROUND PERFORATED PIPES THAT LEAD TO AN EXISTING DRAINAGE DISSIPATION WELL IN THE REAR YARD., SLOPE 2% AWAY FROM FOUNDATION AREA.
6. EXISTING MAPLE TREE TO REMAIN
7. HATCHED AREA INDICATES EXISTING ROOF STRUCTURE
8. HEAVY DASHED LINE INDICATES ADDITION AREA
9. (E) COMPOSITION ROOF
10. NEW ROOF VENTS PER VENTILATION CALCULATIONS, DISTRIBUTE EQUALLY.
11. PROVIDE A MIN. OF 2 EAVE VENTS ALONG 2 SIDES, PER THE VENTILATION CALCS. THIS SHEET. (NO VENTS ALONG SIDE YARD SETBACK AREA).
12. CONTRACTOR TO ENSURE THAT NO EAVE PROJECTIONS ARE WITHIN 5'-0" OF THE SIDE PROPERTY LINES.
13. APPROXIMATE LOCATION OF ADJACENT NEIGHBORING STRUCTURE
14. EXISTING DISSIPATION DRAINAGE WELL

Leopold Vandeneynde, A.I.A. t. 650-224-6852
Leopold Design
777 ENRIGHT AVE., SANTA CLARA, CA 95050

LICENSED ARCHITECT LEOPOLD VANDENEYNDE No. C-31335 RENEWAL DATE STATE OF CALIFORNIA

MODIFICATIONS TO THE HOME OF:
KYLA & BRIAN MEIDINGER
879 SWEETBRIAR DRIVE, CAMPBELL, CA 95008

SITE/ROOF PLAN
PROJECT DATA
EXISTING FLOOR PLAN

JOB NO. 879_15
DRAWN BY LV
DATE: MARCH 7, 2016

REVISIONS
1 CITY PLANNING DEPT. 04/06/16

SHEET NO. A0.00
OF: 1 of 4

SYMBOL LEGEND

DIMENSION POINT TO CENTER OF FRAMING OPENING	DUPLEX RECEPTACLE WITH ONE PLUG SWITCHED
DIMENSION POINT TO FACE OF FRAMING	SINGLE POLE SWITCH +48" U.N.O.
DIMENSION POINT TO FACE OF MATERIAL OR FINISH	TWO WAY, THREE WAY SWITCH
W. A. R. WARM AIR REGISTER - WALL	SWITCH WITH DIMMER
WARM AIR REGISTER - CEILING	H.B. HOSE BIBB
DUPLEX RECEPTACLE	GAS GAS CONNECTION
W.P. G.F.I. WATER PROTECTED WITH GROUND FAULT INTERRUPTER	LED STRIP FIXT. UNDER CTR.
G.F.I. DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER	R CEILING LIGHT FIXTURE - RECESSED
A.C.I. DUPLEX RECEPTACLE WITH ARC FAULT INTERRUPTER	R CEILING LIGHT FIXTURE - RECESSED, DIRECTIONAL
MS MOTION SENSOR WALL MOUNTED LIGHT FIXT. (FLOUR. OR LED)	WALL MOUNTED FIXTURE
HE HIGH EFFICACY WALL MOUNTED LIGHT FIXT. (FLOUR. OR LED)	R HE HIGH EFFICACY RECESSED CLG. FIXT. (FLOUR. OR LED)
CM CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS	SD PHOTOELECTRIC SMOKE ALARM, SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING, EQUIPPED WITH BATTERY BACK-UP AND INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. DUAL SENSOR (PHOTO/ION) ALARMS SHALL BE USED IF LOCATED NOT LESS THAN 20' FROM KITCHEN, FIREPLACE, OR WOOD BURNING STOVE AND AT THE TOP & BOT. OF THE INTERIOR STAIRCASE.

CODE NOTES

- EVERY CNTR. SPACE 12" OR MORE IN WIDTH SHALL HAVE AN ELECT. RECEPTACLE. RECEPTACLES SHALL BE INSTALLED NO MORE THAN 4' ON CENTER, AND THERE SHALL NOT BE MORE THAN 24" TO A CNTR. RECEPTACLE FROM ANY POINT ON THE CNTR. NO EQUIPMENT (SUCH AS DISWASHERS, GARBAGE DISPOSALS, OR VENTS SHALL BE CONNECTED TO THE (2) 20amp COUNTER CIRCUITS.
- (2) 20amp DEDICATED CIRCUITS FOR COUNTER RECEPTACLES.
- ALL NEW RECEPTACLES TO BE TAMPER RESISTANT AND COUNTER RECEPTACLES MUST BE GFCI PROTECTED.
- ALL NEW HARDWIRED LIGHTING IN THE REMODELED PORTION MUST BE HIGH EFFICACY WITH THE FOLLOWING EXCEPTIONS:
  - A. ALTERNATE OPTION IN ALL OTHER INTERIOR ROOMS (HALLWAY, FAMILY RM., BEDRM.S, ETC.): MANUAL-ON OCCUPANCY SENSOR OR DIMMER.
  - B. ALTERNATE OPTION IN OUTDOOR LIGHTING ATTACHED TO BUILDINGS: MOTION SENSOR PLUS PHOTO CONTROL.
- ALL RECESSED LIGHT FIXTURES SHALL BE INSTALLED IN INSULATING CEILINGS APPROVED FOR ZERO-CLEARANCE INSULATION COVER (IC) AND CERTIFIED AIR TIGHT.
- AT LEAST ½ THE LIGHTING WATTS INSTALLED IN A KITCHEN MUST BE CONSUMED BY HIGH EFFICACY (FLUOR.(LED) LUMINAIRES. ALL LIGHTING THAT IS NOT HIGH EFFICACY IS REQUIRED TO BE CONTROLLED BY A DIMMER SWITCH.
- ARC FAULT CIRCUIT INTERRUPTER RECEPTACLES:
  ALL 120-VOLTS, SINGLE PHASE, 15-AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROVIDED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- ALL NEW SMOKE ALARMS ARE 110V WITH BATTERY BACKUP, AND ARE AUDIBLE IN ALL SLEEPING AREAS. CRC R314.4 CONTRACTOR MUST VERIFY THAT THE SMOKE ALARMS ARE VERIFIED OPERATIONAL AND WILL BE REPAIRED OR REPLACED AS NECESSARY.
- CONTRACTOR TO VERIFY EXISTING PHOTOELECTRIC SMOKE ALARMS INSTALLED AT THE FOLLOWING LOCATIONS: (1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS; (3) ABOVE TOPS OF STAIRS; AND (4) AT LEAST ONE AT EVERY LEVEL. DUAL SENSOR (PHOTO/ION) ALARMS SHALL BE USED IF LOCATED NOT LESS THAN 20 FT FROM A KITCHEN, FIREPLACE OR WOOD-BURNING STOVE. CRC R314.3

  CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS, CRC R315.2. CONTRACTOR MUST VERIFY THAT THE ALARMS ARE VERIFIED OPERATIONAL AND WILL BE REPAIRED OR REPLACED AS NECESSARY.
- FIREBLOCKING NOTE:
  FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
  1. VERTICALLY AT THE CEILING AND FLOOR EVELS
  2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.

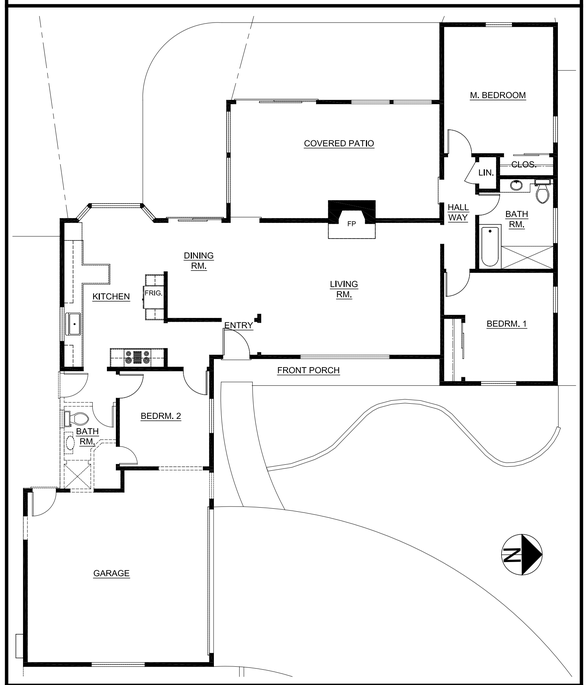
  AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES T CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST HE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBSUSTION. ALL FIRESTOP MATERIALS SHALL COMPLY WITH R302.11 OF THE CRC.

KEY NOTES

1. ALL NEW WINDOWS TO BE WHITE VINYL DUAL GLAZED, LOW-E WINDOWS.
2. NEW VANITY, FAUCET, CABINET, MIRROR, AND LIGHTS. (TO BE SELECTED BY OWNER.)
3. TYPE-X FIRE RATED GYPBD. AT GARAGE WALL
4. WHITE METAL POLE & PAINTED WOOD SHELF, UNLESS OTHERWISE DIRECTED BY OWNER.
5. TO (E) LIGHT FIXTURES
6. NEW TILE FLOORING, SEE OWNER FOR MATERIAL.
7. IN BATHROOMS ALL RECEPTACLES SHALL HAVE GFCI PROTECTION WITH AT LEAST ONE RECEPTACLE WITHIN 36" OF EACH SINK.
8. PROVIDE EXHAUST FANS IN ALL BATHROOMS CONTAINING BATHTUBS & SHOWERS.
9. 28"x24" MIN. UNDER-FLR. ACCESS. DBL. FRM'G. AT FLR. OPENING
10. 20 MIN. OR 1 3/8" SOLID CORE DOOR W/ SELF CLOSURE DEVICE, & FULLY GASKETED JAMBS.
11. NEW 22" MIN. BY 30" MIN. ATTIC ACCESS TO SPACES WITH 30" CLEAR HEIGHT OR MORE. PROVIDE ACCESS OPENING THROUGH (E) ROOF AT CALIF. FRAMED AREA.
12. SHOWER & TUB NOTES:
    - A. TEMP. GL. AT SHOWER ENCLOSURE, DOOR, AND ADJACENT WINDOWS. SHWR. DOOR SHALL NOT OPEN INTO THE SHOWER AND BE A MIN. 22" WIDE. GLASS COLOR AND FASTENERS TO BE DECIDED BY OWNER.
    - B. SHOWER SHALL BE PROVIDED W/ INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
    - C. SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE.
    - D. LIGHTS OVER TUB AND SHOWER SHALL BE LISTED FOR WET OR DAMP LOCATION.
    - E. PROVIDE SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. PLEASE NOTE: WATER-RESISTANT GYP. BACKING BD. SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC R307.2
    - F. SHOWER HEADS:
      1). SINGLE SHOWER HEAD - MAX. FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80psi. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
      2). MULTIPLE SHOWER HEADS - THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80psi, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

    RISERS ON STEPS SHALL NOT BE GREATER THAN 7.75" AND NO LESS THAN 4" HIGH. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜". THE RUN SHALL NOT BE LESS THAN 10", THE LARGEST RUN SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜". PROVIDE 36" MIN. DEEP LANDING AT EXTERIOR ACCESS. IF DOOR SWING IS OVER LANDING - PROVIDE 1/2" MAX. HEIGHT DIFFERNTIAL BETWEEN FIN. FLR. AND EXTERIOR LANDING.
13. WATER CLOSETS TO HAVE A MIN. CLEAR STALL SPACES OF 30" AND A MINIMUM CLEAR SPACE OF 24" IN FRONT AND 1.28 GALLONS PER FLUSH MAX.
14. FAUCETS:
    1). RESIDENTIAL LAVATORY FAUCETS FLOW RATE SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60PSI. THE MINIMUM FLOW RATE SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20PSI.
    2). KITCHEN FAUCETS FLOW RATE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60PSI.
    NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
15. 5/8" TYPE-X GYPSUM BOARD ON THE GARAGE SIDE ADJACENT TO THE LIVING SPACE AND ON THE GARAGE SIDE SHALL EXTEND UP TO ROOF SHEATHING, PROVIDE BLOCKING AS REQUIRED BY R302.11 CRC.
16. PROVIDE SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. PLEASE NOTE: WATER-RESISTANT GYP. BACKING BD. SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC R307.2
17. PROVIDE THE FOLLOWING IN THE LAUNDRY AREA:
    A) P.V.C. DRAIN BOX BEHIND WASHER.
    B) SHEET MTL. DRAIN PAN UNDER WASHER.
    C) WATER SHUT-OFF VALVES IN ACCESSIBLE LOCATION.
    D) DRYER VENT TO BE A MINIMUM OF 36" TO BUILDING OPENINGS.
18. NEW TANKLESS WATER HEATER
19. RELOCATE (E) FORCED AIR UNIT INTO ALCOVE.

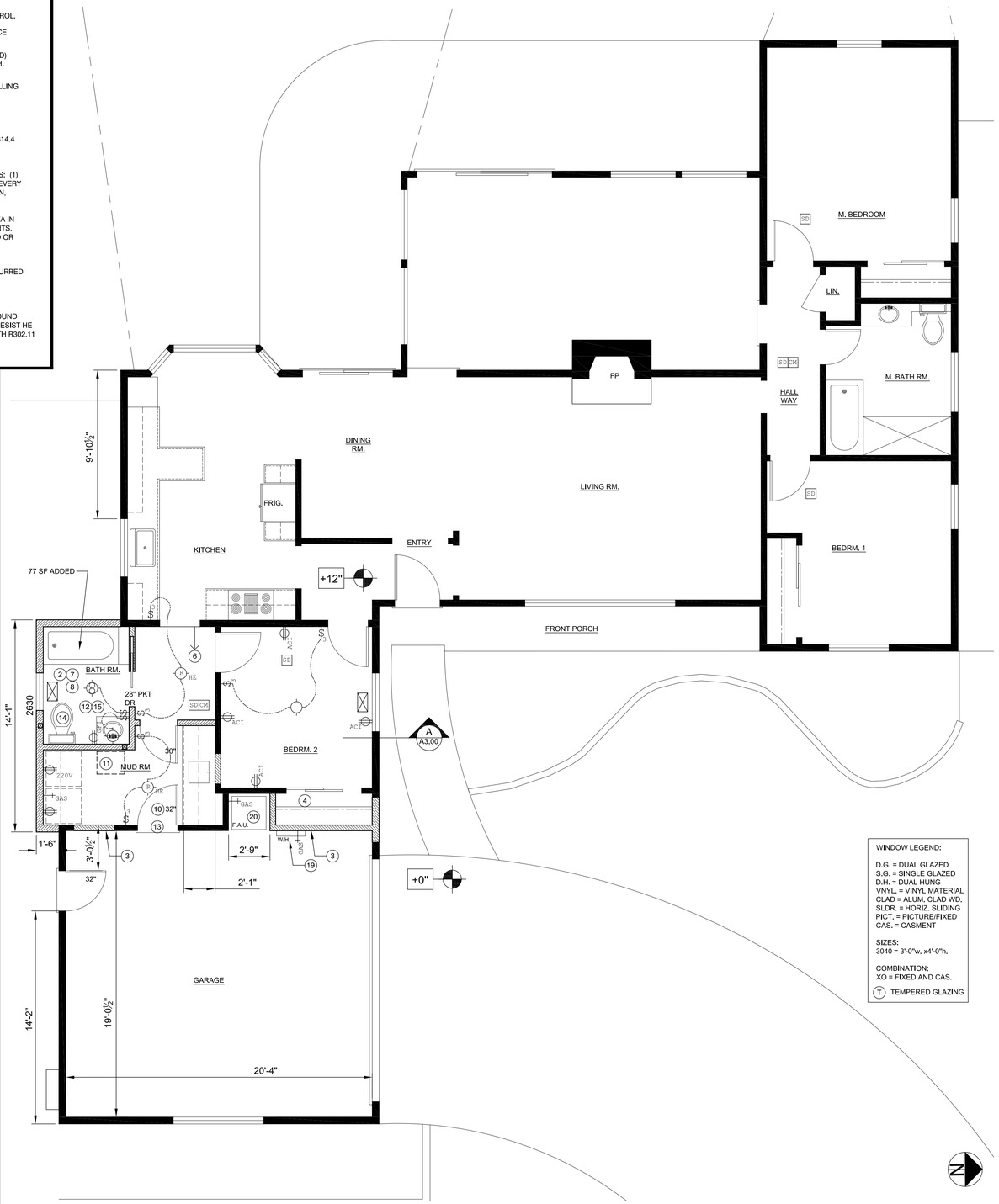
(E) EGRESS WINDOWS MUST HAVE A NET CLEAR OPENING OF 5.7 SQ. FT., WITH A NET CLEAR HEIGHT OF 24", A NET CLEAR WIDTH OF 20" AND THE SILL MUST BE WITHIN 44" OFF THE FLOOR (CRC R310.1)



EXISTING/DEMO FLOOR PLAN SCALE: 1/8" = 1'-0"

WALL LEGEND

- NEW WALL
- EXISTING WALL
- REMOVE EXISTING WALL



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

Leopold Vandeneynde, A.I.A. t. 650-224-6852

Leopold Design

777 ENRIGHT AVE., SANTA CLARA, CA 95050

LICENSED ARCHITECT LEOPOLD VANDENEYNDE No. C-31335 RENEWAL DATE STATE OF CALIFORNIA

MODIFICATIONS TO THE HOME OF:

KYLA & BRIAN MEIDINGER

879 SWEETBRIAR DRIVE, CAMPBELL, CA 95008

SITE/ROOF PLAN
PROJECT DATA
EXISTING FLOOR PLAN

JOB NO. 879_15

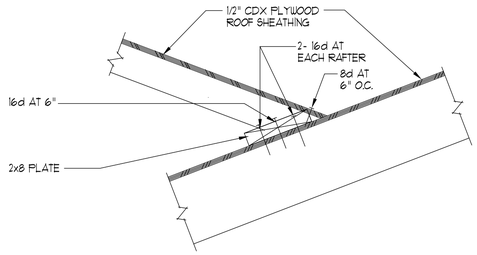
DRAWN BY LV

DATE: MARCH 7, 2016

REVISIONS

SHEET NO. A1.00

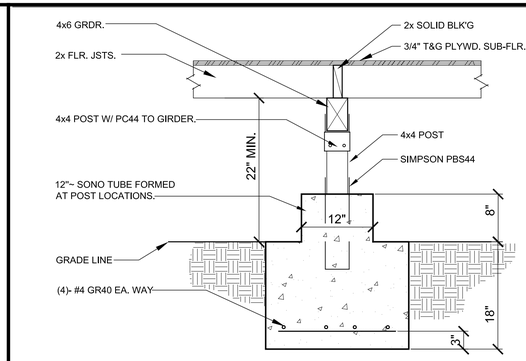
OF: 1 of 4



[S07-F03]

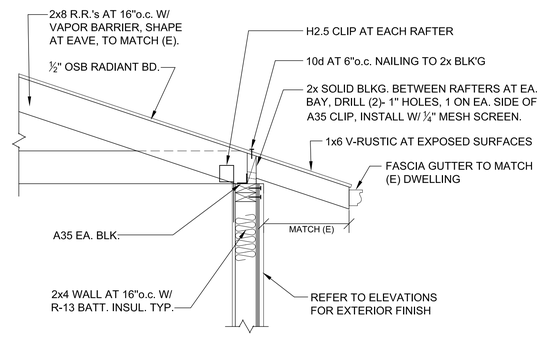
CALIFORNIA ROOF FRAMING DETAIL

SCALE: 1 1/2" = 1'-0" 1



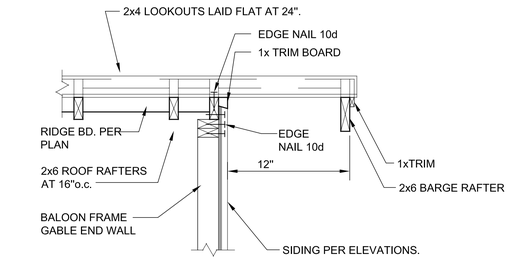
PAD AND GIRDER DETAIL [PAD & GRDR]

SCALE: 1" = 1'-0" 2



EAVE DETAIL [S07-E03]

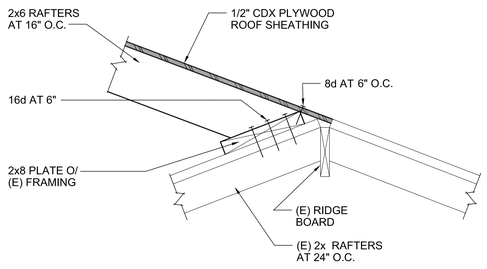
SCALE: 1" = 1'-0" 3



[S07-R02]

RAKE DETAIL

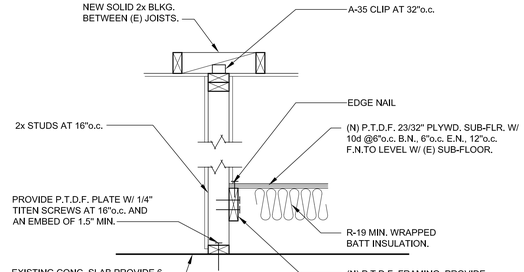
SCALE: 1" = 1'-0" 4



[S7-031]

NEW TO (E) ROOF DETAIL

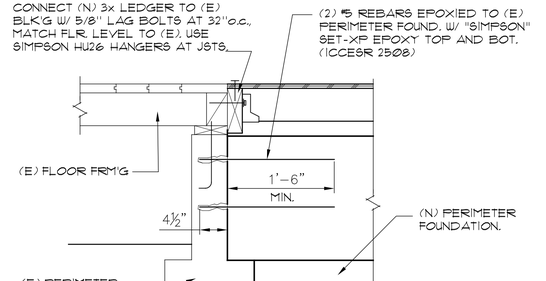
SCALE: 1 1/2" = 1'-0" 5



[S03-A03]

(N) FRAMING DETAIL AT (E) SLAB

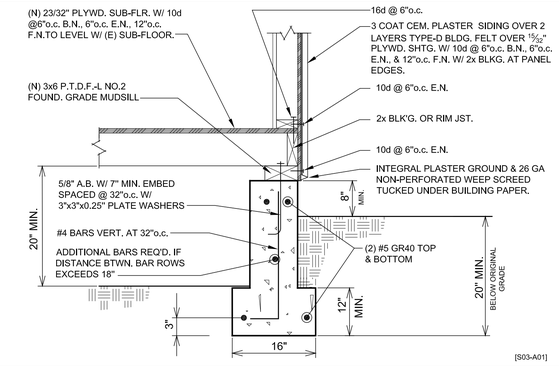
SCALE: 1" = 1'-0" 6



[S03-A02A]

(N) TO (E) FOUNDATION DETAIL

SCALE: 1" = 1'-0" 7



[S03-A01]

TYPICAL PERIMETER FTG.

SCALE: 1" = 1'-0" 8

CONCRETE NOTES

3.1 VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.

3.2 THE FOUNDATION DESIGN IS BASED ON VALUES PROVIDED BY OTHERS. THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS.

3.3 CONCRETE STRENGTH TO BE 2500 PSI UNLESS OTHERWISE NOTED. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE 2010 CBC.

3.4 AGGREGATE FOR THE CONCRETE MIX SHALL CONFORM TO ASTM-C33 AND SHALL HAVE A MINIMUM SIZE OF 3/4". CEMENT SHALL CONFORM TO ASTM-C150 TYPE I OR TYPE II.

3.5 STEEL REINFORCING BAR SHALL CONFORM TO ASTM615 AND GR40 OR GR60 AS NOTED ON THE PLANS.

3.6 BOTTOMS OF ALL FOOTINGS TO BE LEVEL AND REST ON UNDISTURBED SOIL REGARDLESS OF ELEVATIONS SHOWN ON THE PLANS.

3.7 LAP ALL CORNER REINFORCEMENT 18" IN EACH DIRECTION.

3.8 SPLICES IN DEFORMED BARS TO BE: #4 BAR 24" / #5 BAR 24" / #6 BAR 30"

3.9 SPLICES SHALL BE STAGGERED AT LEAST 24".

3.10 MINIMUM OF 3" CLEARANCE REQUIRED BETWEEN SOIL AND ALL REINFORCING STEEL.

3.11 UNLESS OTHERWISE SHOWN, EXCAVATION SHALL FOLLOW AS NEARLY AS POSSIBLE THE NEAT LINES REQUIRED BY THE SIZES AND SHAPES OF THE FOOTINGS.

3.12 ALL FOOTING DEPTHS SHOWN ARE MINIMUM. FOOTING SHALL BE FOUNDED OVER FIRM AND NATIVE SUBSOILS. INCREASE DEPTHS OF FOOTINGS AS REQUIRED.

3.13 PROVIDE 18" MIN. BY 24" MIN. ACCESS TO ALL FOUNDATION SPACES. PROVIDE 1 ACCESS WITHIN 20' OF BATHROOM AND KITCHEN PLUMBING.

FRAMING, SHEAR, SHT'G. NOTES

A). SHEATH BOTH ROOFS IN REGIONS OF CALIFORNIA FRAMING AND PROVIDE VENTILATION ACCESS BETWEEN SPACES.

B). IF WALLS TO BE REMOVED CONTAIN PLYWOOD SHEATHING OR DIRECTLY SUPPORT ROOF FRAMING, CONTACT ARCHITECT PRIOR TO THEIR REMOVAL.

C). NEW SHEAR PANELS SHALL BE 15/32" CDX. SHEATHING WITH 10d AT 6" o.c. EDGES, 12" o.c. FIELD NAILING, UNLESS NOTED OTHERWISE, USE A35 AT 16" FROM WALL TO TOP PLATE TO 2x BLOCKING. ALL SHEARWALL PANELS ARE BRACED WALL PANELS. (A)

D). USE HDU2 HOLDOWNS TO (2) 2x POSTS (INTERNAIL W/ 10d AT 4"o.c.) AND SSTB16L ANCHOR BOLTS AT EACH END OF SHEAR PANELS, UNLESS NOTED OTHERWISE. (MAY REQUIRE 5/8" dia. ALL-THREAD EXTENSION WITH COUPLER NUTS.)

E). USE SIMPSON A-35 CLIP EACH BAY TO TOP PLATE CONNECTION.

F). PLYWOOD FOR ANY SURFACE OR EDGE EXPOSED TO WEATHER MUST BE BONDED WITH EXTERIOR GLUE.

G). RAFTERS, CEILING JOISTS ARE TO BE LATERALLY SUPPORTED (BLOCKED) TO PREVENT ROTATION.

H). ALL FRAMING MATERIAL TO BE #2 DOUGLAS FIR MINIMUM, UNLESS NOTED OTHERWISE

I). ALL TOP PLATES TO BE LAPPED 48" MINIMUM WITH 24-16d PER LAP, TYPICAL.

J). ALL NAILS IN DIAPHRAGMS AND SHEAR WALLS TO BE COMMON WIRE NAILS, U.N.O.

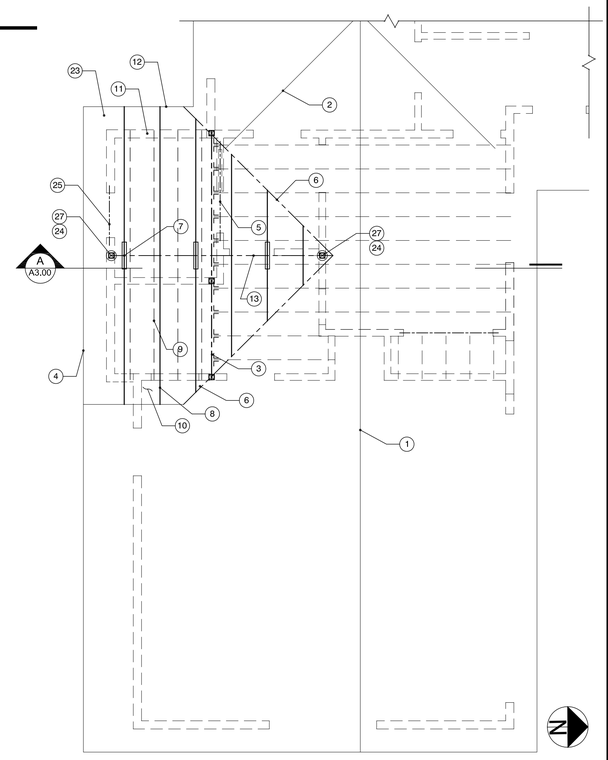
K). USE SIMPSON SET-XP EPOXY ICCESR 2508, REPORT TO BE ON SITE DURING SPECIAL INSPECTION.

L). AT DF-L BEAMS, USE HU OR HUC HANGERS. AT MICROLLAM OR PARALLAM BEAMS, USE HHUS OR HGUS HANGERS.

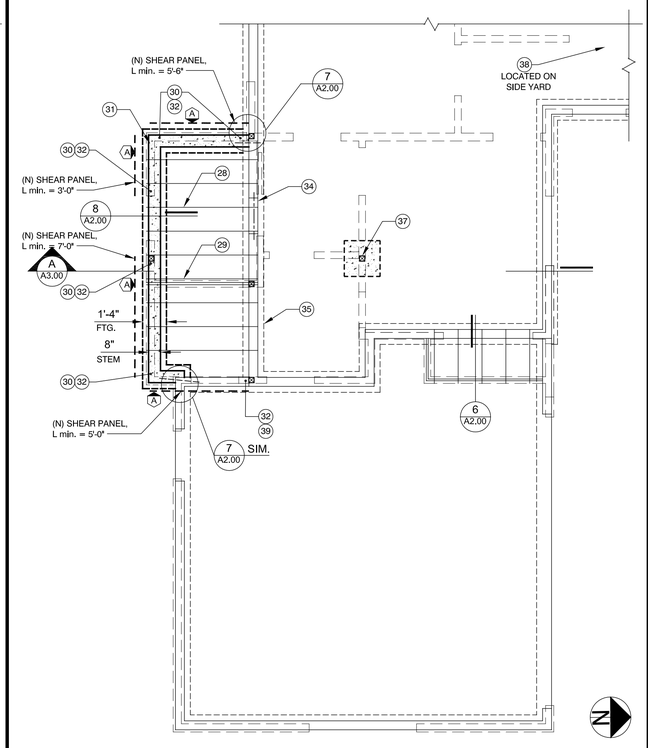
M). LVL (Fb = 2,600 psi, Fv = 285 psi, E = 2.0 x 10^6 psi) AND PSL (Fb = 2,900 psi, Fv = 290 psi, E = 2.2 x 10^6 psi) BEAMS TO BE FROM WEYERHAUSER OR APPROVED EQUIVALENT.

KEY NOTES

1. EXISTING 1x OR 2x RIDGE BOARD
2. EXISTING 2x HIP OR VALLEY RAFTER.
3. 4x8 D.F. NO.1 BEAM W/ LUS 26 HANGERS AT CLG. JSTS.
4. 2x8 FASCIA AT RAKE
5. 4x6 DF-L NO. 2 HDR. AT NEW DOOR OPENINGS
6. 2x8 D.F. NO. 1 HIP & VALLEY BEAM, TYP.
7. LSTA15 STRAP ACROSS RIDGE AT 48"o.c., TYP. AT ROOF RAFTERS
8. 2x6 ROOF RAFTERS AT 24"o.c. D.F. NO. 2. (WITH 2x4 TAILS)
9. 2x6 CEILING JOISTS AT 16"o.c. D.F. NO. 2.
10. NEW 7/16" OSB RADIANT BD. W/ 10d NAILS AT 6" O.C. BOUNDARY NAILING, 6" O.C. EDGE NAILING, AND 12" O.C. FIELD NAILING W/ 2x BLKG AT ALL UNSUPPORTED EDGES, TYP.
11. USE A35 AT 16" FROM WALL TO TOP PLATE TO 2x BLOCKING.
12. GUTTER AND DOWNSPOUTS TO MATCH (E).
13. 4x8 D.F. NO. 1 RIDGE BEAM,, TYP.
14. LSTA15 STRAP, CENTER BETWEEN PLATE SPLICE, FROM NEW TO (E) TOP PLATES.
23. V-RUSTIC EAVE AND RAKE SHEATHING W/ 10d NAILS AT 6" O.C. E.N. AND 12" O.C. F.N. PROVIDE DBL ROOF RAFTERS LOCATED ABOVE GABLE END RAKE WALL. PROVIDE ROOF SHEATHING EDGE NAILING TO DBL RAFTERS. PROVIDE A35 CLIPS AT 16" O.C. FROM DBL RAFTERS TO TOP PLATE OF WALL.
24. (N) 4x4 D.F.-L NO.1 POST UNDER RIDGE BEAM, VALLEY, OR HIP
25. 4x10 DF-L NO. 2 HDR. MIN. AT NEW DOOR OPENINGS AT EXT. WALLS
26. AT HIP/RIDGE CONNECTION USE HRC CONNECTOR. FOR RIDGE BEAM EXTENDING BEYOND HIP RAFTERS, USE LS50 CLIPS.
27. KING POST: MATCH WIDTH / DEPTH OF BEAM ABOVE & BELOW WITH PCZ/EPCZ AT DF-I BEAMS, AND ECQ/ECCQ AT PARALLAM BEAMS.
28. (N) 2x6 FLR. JSTS. AT 16"o.c.
29. DBL. FLR. FRMG. AT (N) WALLS, ADD SOLID BLKG. UNDER WALLS BTWN. BAYS.
30. HDU2 TO (2) 2x STUDS & SSTB16L
31. 3x6 PTDF SILL W/ 5/8" dia. 'J' BOLTS AT 24" o.c. WITH 7" MIN. EMBEDMENT AND 3" SQ.x0.25" WASHERS, TYP.
32. NEW DOUBLE 2x4 STUDS WITH HDU2 EPOXY HOLDOWNS
33. (N) 3x6 DF-L NO. 2 LEDGER W/ 2-5/8"O X 6" LONG LAG SCREWS INTO EXISTING RIM JOIST OR BLOCKING AT 1'-4" O.C.,
34. PROVIDE 18" MIN. BY 24" MIN. ACCESS TO ALL FOUNDATION SPACES.
35. EXISTING FOUNDATION AND FLOOR FRAMING TO REMAIN.
36. PROVIDE CRAWL SPACE ACCESS MIN. SIZE F 18"X24" THROUGH (E) STEM WALL. DRILL HOLES BETWEEN JOIST BLOCKING TO ALLOW FOR CROSS VENTILATION. PROVIDE (1) FOUNDATION 6x14 SCREEN VENT.
37. UNDER RIDGE BEAM - POST AND FOOTING: (N) 4x4 DF-L NO. 1 POST W/ EPC44 AT BEAM AND 1'-6" SQUARE BY 1'-6" DEEP FOOTING WITH (4) - #4 REINFORCING BARS EACH WAY AT THE BOTTOM, NEW 4x BLOCKING UNDER NEW POSTS. LCB44 AT 4x4, EMBEDDED STRAP, #4 BAR PASSED THRU STRAP.
38. 28"x24" MIN. UNDER-FLR. ACCESS. DBL. FRM'G. AT FLR. OPENING
39. VERIFY OR PROVIDE 5/8" DIA. EPOXY ANCHORS AT 16"o.c. WITH 7" MIN. EMBEDMENT. USE SIMPSON SET-XP (ICC ESR-2508) EPOXY SYSTEM.



ROOF & CLG. FRAMG. PLAN SCALE: 1/4" = 1'-0"



FOUND. & FLR. FRAMG. PLAN SCALE: 1/4" = 1'-0"

Leopold Vandeneynde, A.I.A. t. 650-224-6852

Leopold Design

777 ENRIGHT AVE., SANTA CLARA, CA 95050

LICENSED ARCHITECT LEOPOLD VANDENEYNDE No. C-31335 RENEWAL DATE STATE OF CALIFORNIA

MODIFICATIONS TO THE HOME OF:

KYLA & BRIAN MEIDINGER

879 SWEETBRIAR DRIVE, CAMPBELL, CA 95008

EXTERIOR ELEVATIONS
FRAMING PLAN
FOUNDATION PLAN

JOB NO. 879_15

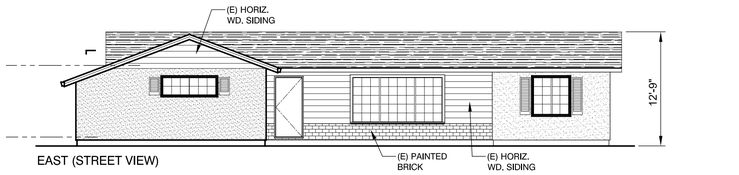
DRAWN BY LV

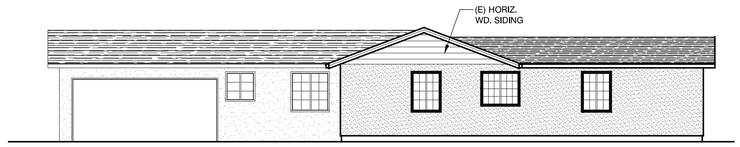
DATE: MARCH 7, 2016

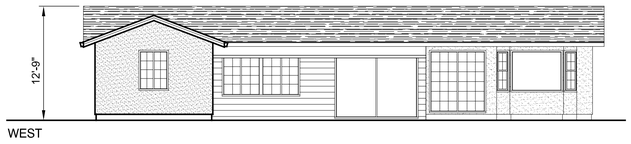
REVISIONS

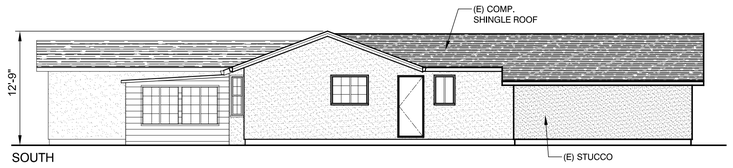
SHEET NO. A2.00

OF: 1 of 4



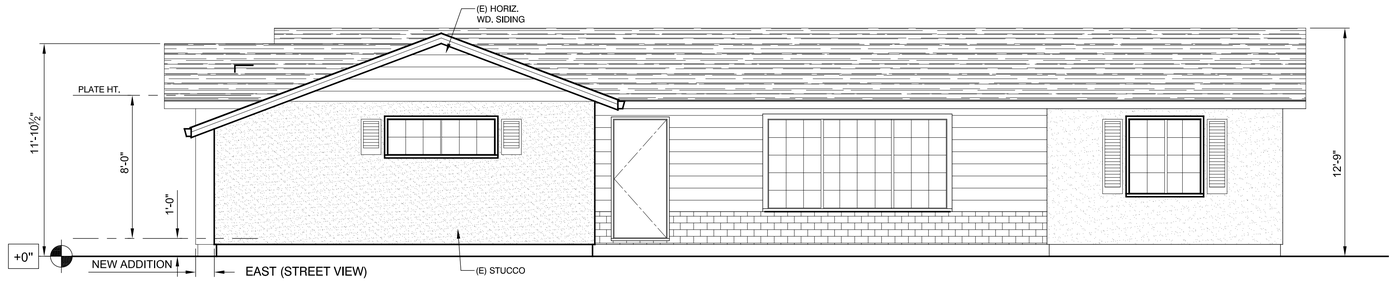


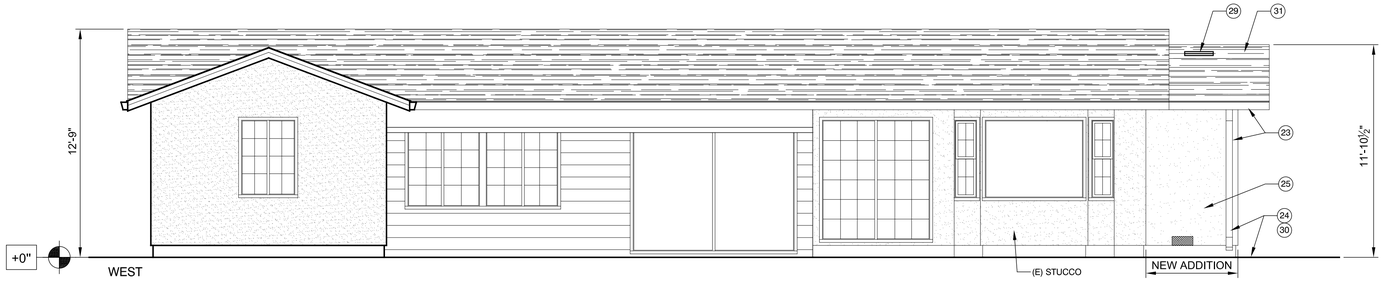


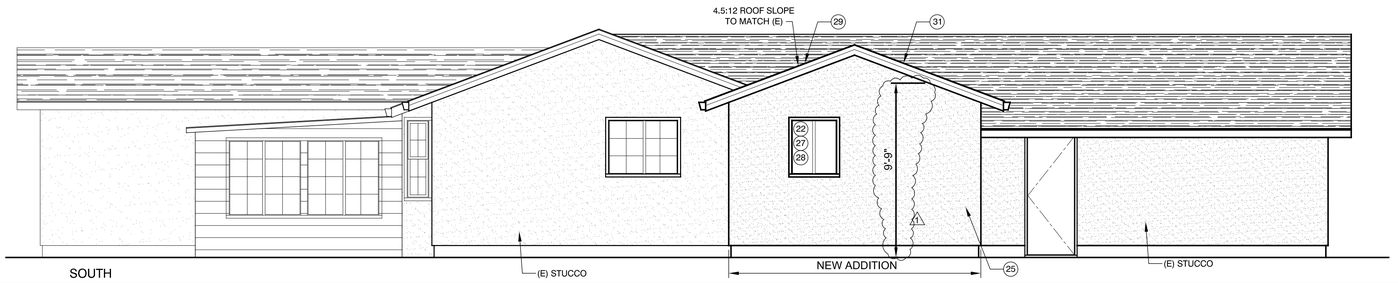


EXISTING EXTERIOR ELEVATIONS

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







PROPOSED EXTERIOR ELEVATIONS

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

KEY NOTES

1. EXISTING 1x OR 2x RIDGE BOARD
2. EXISTING 2x RAFTER.
3. 4x8 D.F. NO.1 BEAM W/ LUS 26 HANGERS AT CLG. JSTS.
4. 2x8 FASCIA AT RAKE
5. LSTA15 STRAP ACROSS RIDGE AT 48"o.c., TYP. AT ROOF RAFTERS
6. 2x6 ROOF RAFTERS AT 24"o.c. D.F. NO. 2. (WITH 2x4 TAILS)
7. 2x6 CEILING JOISTS AT 16"o.c. D.F. NO. 2.
8. GUTTER AND DOWNSPOUTS TO MATCH (E).
9. 4x8 D.F. NO. 1 RIDGE BEAM., TYP.
10. NEW 15/32" OSB RADIANT BD. W/ 10d NAILS AT 6" O.C. BOUNDARY NAILING, 6" O.C. EDGE NAILING, & 12" O.C. FIELD NAILING W/ 2x BLKG AT ALL UNSUPPORTED EDGES, TYP.
11. USE A35 AT 16" FROM WALL TO TOP PLATE TO 2x BLOCKING.
12. EXISTING FOUNDATION AND FLOOR FRAMING TO REMAIN.
13. (N) 4x4 D.F.-L NO.1 POST UNDER RIDGE BEAM, VALLEY, OR HIP
14. KING POST: MATCH WIDTH / DEPTH OF BEAM ABOVE & BELOW WITH PCZ/EPCZ AT DF-I BEAMS, AND ECQ/ECCQ AT PARALLAM BEAMS.
15. V-RUSTIC EAVE AND RAKE SHEATHING W/ 10d NAILS AT 6" O.C. E.N. AND 12" O.C. F.N. PROVIDE DBL ROOF RAFTERS LOCATED ABOVE GABLE END RAKE WALL. PROVIDE ROOF SHEATHING EDGE NAILING TO DBL RAFTERS. PROVIDE A35 CLIPS AT 16" O.C. FROM DBL RAFTERS TO TOP PLATE OF WALL.
16. (N) 2x6 FLR. JSTS. AT 16"o.c.
17. DBL. FLR. FRMG. AT (N) WALLS, ADD SOLID BLKG. UNDER WALLS BTWN. BAYS.
18. PROVIDE CRAWL SPACE ACCESS MIN. SIZE F 18"X24" THROUGH (E) STEM WALL. DRILL HOLES BETWEEN JOIST BLOCKING TO ALLOW FOR CROSS VENTILATION. PROVIDE (1) FOUNDATION 6x14 SCREEN VENT.
19. UNDER RIDGE BEAM - POST AND FOOTING: (N) 4x4 DF-L NO. 1 POST W/ EPC44 AT BEAM AND 1'-6" SQUARE BY 1'-6" DEEP FOOTING WITH (4) - #4 REINFORCING BARS EACH WAY AT THE BOTTOM. NEW 4x BLOCKING UNDER NEW POSTS. LCB44 AT 4x4, EMBEDDED STRAP, #4 BAR PASSED THRU STRAP.
20. INSULATION: @ WALLS=R-13 MIN., @ FLOOR=R-19 MIN., @ CLG.=R-30 MIN.
21. BALLOON FRAME GABLE END WALL.
22. NEW WINDOWS TO BE VINYL DUAL GLAZED, LOW-E WINDOWS.
23. NEW MTL. PAINTED GUTTERS AND DOWNSPOUTS
24. ROOF WATER LEADERS LEAD TO DOWNSPOUTS THAT ARE DIRECTED TO SPLASHBLOCKS (OR OTHER IMPERVIOUS SURFACE) THAT DEFLECT THE WATER AWAY FROM THE BUILDING. SLOPE 2% AWAY FROM FOUNDATION AREA.
25. 3 COAT CEM. PLASTER SIDING OVER 2 LAYERS OF TYPE-D BLDG. FELT OVER 15/32" PLYWD. SHTG. W/ 10d @ 6"o.c. B.N., 6"o.c. E.N., & 12"o.c. F.N. W/ 2x BLKG. AT PANEL EDGES.
26. PROVIDE ROOF & FOUND. VENTS PER CALC.S ON THIS SHEET
27. THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE AND SGHC FOR ALL FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR. U-FACTOR = 0.40, SHGC = 0.40
28. PRIVACY GLASS, OBSCURE
29. EYEBROW ROOF VENTS, PER CALCULATIONS.
30. 5% LOT DRAINAGE AWAY FROM BUILDING FOR A MIN. OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MIN. OF 2%.
31. (N) CLASS 'B' MIN., COMPOSITION ROOF, TO MATCH (E)

VENTILATION CALCULATIONS

ATTIC VENTILATION CALCULATIONS

1st Floor Roof Addition:

77 SF / 300 =	0.19 SF VENT AREA REQUIRED
Total Required	0.19 SF / 2 = 0.095 SF high/low

1st FLOOR ROOF ADDITION

NEED 0.095 SF HIGH VENTILATION	
(1) ROOF VENTS @ 0.42 SF EACH	0.42 SF
NEED 0.095 SF LOW VENTILATION	
(3) EAVE BAYS @ 0.042 SF EACH EQUALS	1.26 SF
TOTAL SF TO BE INSTALLED	1.68 SF

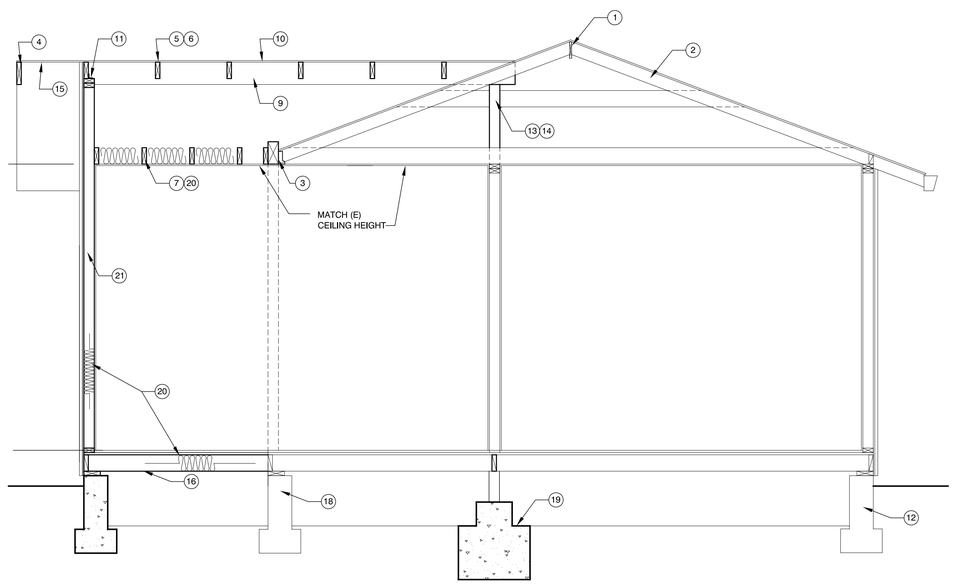
FOUNDATION VENT CALCULATIONS

77 SF / 150 = 0.37 SF VENT AREA REQUIRED

0.37 SF / .50 = .74, NEED (1) VENTS DISTRUBUTED EQUALLY.

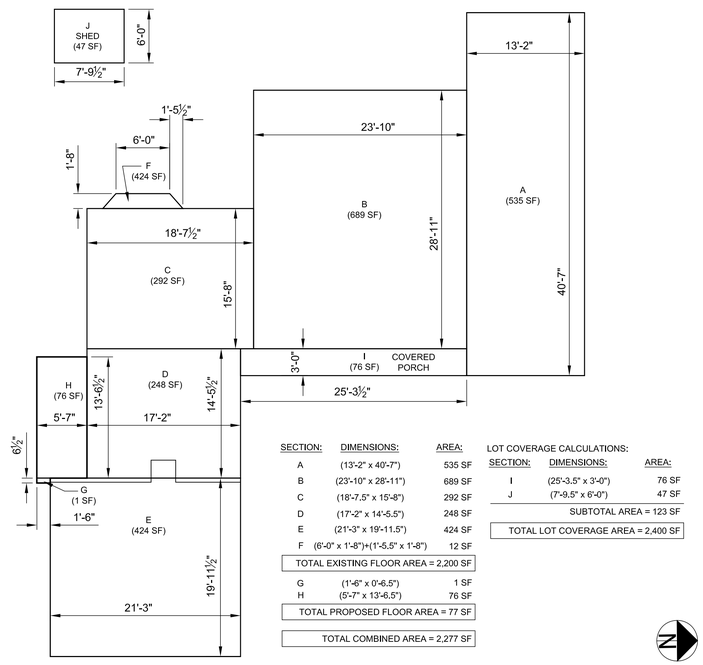
VENT SPECIFICATIONS:

(N) Roof Vent:	Eyebrow Vent #2000 Net Free Area = .420 SF
(N) Eave Vents:	1 1/4"~ Holes = 0.0084 SF, 5 per Rafter Space. Total Net Free Area = 0.042 S.F.
(N) Foundation Vent:	6x14 Found. Vent #3624 Net Free Area = .50 SF



SECTION - A

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



SECTION:	DIMENSIONS:	AREA:
A	(13'-2" x 40'-7")	535 SF
B	(23'-10" x 28'-11")	689 SF
C	(18'-7.5" x 15'-8")	292 SF
D	(17'-2" x 14'-5.5")	248 SF
E	(21'-3" x 19'-11.5")	424 SF
F	(6'-0" x 1'-8")+(1'-5.5" x 1'-8")	12 SF
TOTAL EXISTING FLOOR AREA = 2,200 SF		
G	(1'-6" x 0'-6.5")	1 SF
H	(5'-7" x 13'-6.5")	76 SF
TOTAL PROPOSED FLOOR AREA = 77 SF		
TOTAL COMBINED AREA = 2,277 SF		

LOT COVERAGE CALCULATIONS:

SECTION:	DIMENSIONS:	AREA:
I	(25'-3.5" x 3'-0")	76 SF
J	(7'-9.5" x 6'-0")	47 SF
SUBTOTAL AREA = 123 SF		
TOTAL LOT COVERAGE AREA = 2,400 SF		

AREA LINE DIAGRAM

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

Leopold Vandeneynde, A.I.A. t. 650-224-6852

Leopold Design

777 ENRIGHT AVE., SANTA CLARA, CA 95050

LICENSED ARCHITECT LEOPOLD VANDENEYNDE No. C-31335 RENEWAL DATE STATE OF CALIFORNIA

MODIFICATIONS TO THE HOME OF:

KYLA & BRIAN MEIDINGER

879 SWEETBRIAR DRIVE, CAMPBELL, CA 95008

EXTERIOR ELEVATIONS
AREA DIAGRAM
SECTION - A

JOB NO. 879_15

DRAWN BY LV

DATE: MARCH 7, 2016

REVISIONS

1 CITY PLANNING DEPT. 04/06/16

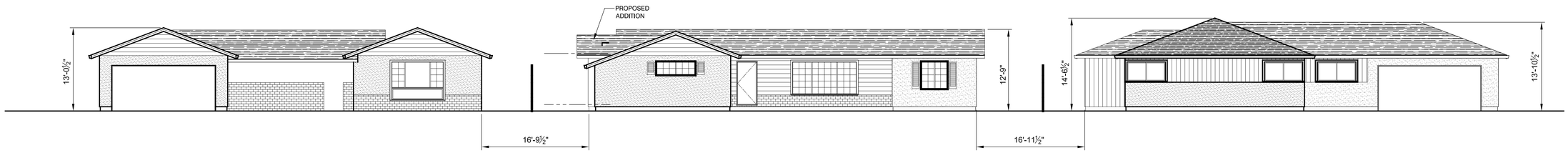
SHEET NO. A3.00

OF: 1 of 4

891
SWEETBRIAR

879
SWEETBRIAR

863
SWEETBRIAR



STREETSCAPE EXTERIOR ELEVATIONS

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

Leopold Vandeneynde, A.I.A. t. 650-224-6852

Leopold Design

777 ENRIGHT AVE., SANTA CLARA, CA 95050

LICENSED ARCHITECT LEOPOLD VANDENEYNDE No. C-31335 RENEWAL 08/31/2017 STATE OF CALIFORNIA

MODIFICATIONS TO THE HOME OF:

KYLA & BRIAN MEIDINGER

879 SWEETBRIAR DRIVE, CAMPBELL, CA 95008

STREETSCAPE

JOB NO. 879_15

DRAWN BY LV

DATE: MARCH 7, 2016

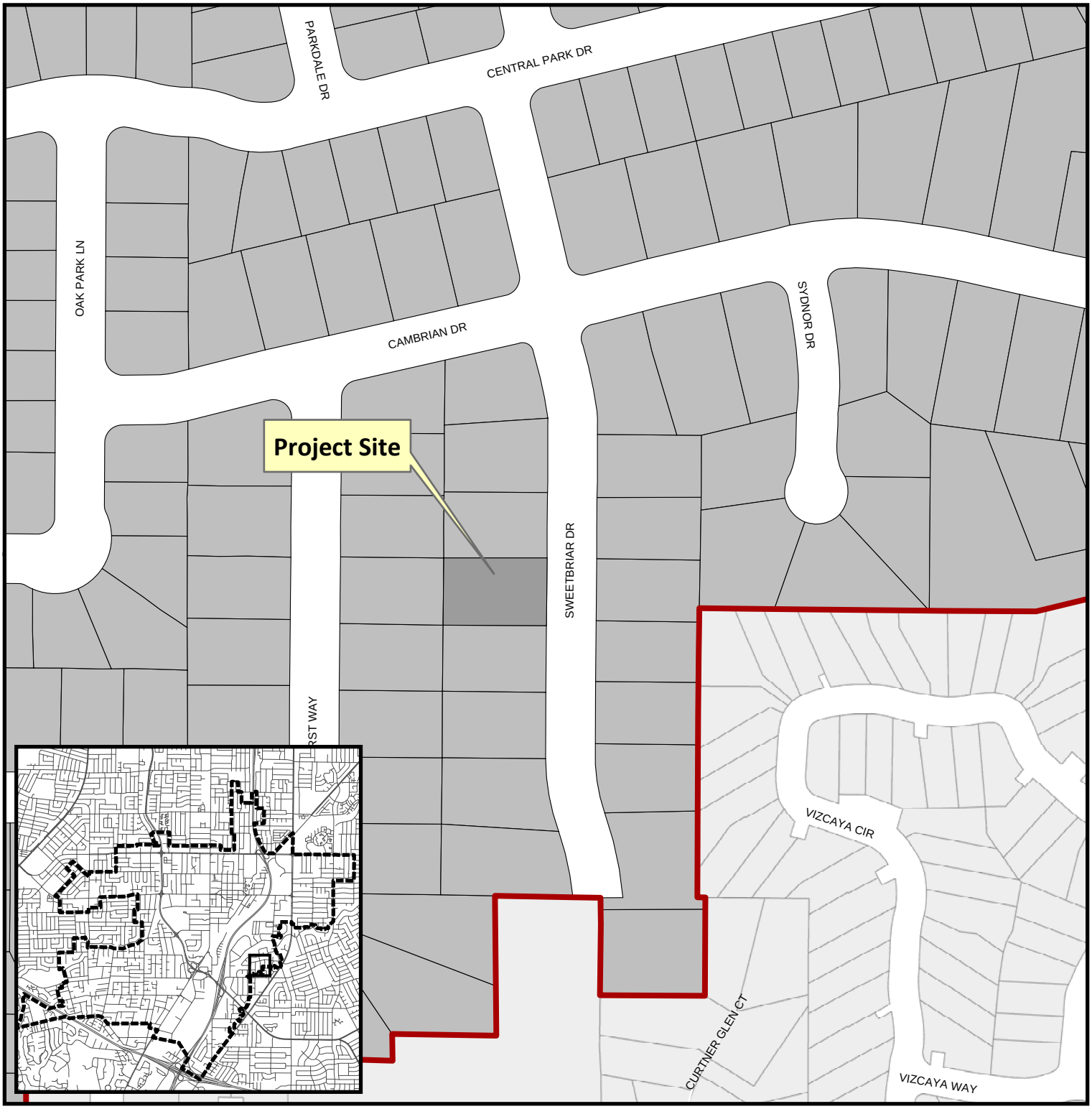
REVISIONS

SHEET NO. A4.00

OF: 1 of 4

Project Location Map

Attachment 2



Project Location: 879 Sweetbriar Drive
Application Type: Site and Arc. Review Permit
Planning File No.: PLN2016-88

0 385 770 Feet

N

CITY OF CAMPBELL
THE ORCHARD CITY

Community Development Department
Planning Division

Material Board
879 Sweetbriar Drive

Roofing – Asphalt composition shingle to match existing

Metal gutter and downspouts to match existing

Cement plaster finish and color to match existing

Rake trim, Gutter, and Eave to match existing


863