



**SITE AND ARCHITECTURAL REVIEW COMMITTEE
TUESDAY, OCTOBER 11, 2016
6:30 p.m.**

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

AGENDA

ITEM/FILE NO.		ADDRESS	START TIME / DURATION	APPLICANT
1.	PLN2016-237	786 Cambrian Ave.	6:30 p.m.	Austin Hartman
Site and Architectural Review Permit (PLN2015-237) to allow a 1,480 square-foot addition to an existing single-family residence on property located at 786 Cambrian Avenue . Project Planner: <i>Daniel Fama, Senior Planner</i>				
2.	PLN2015-264, to 266 & PLN2016-260	738 Briarwood Way	6:45 p.m.	Terry Pries
Site and Architectural Review Permits (PLN2015-264 to 266) and Tree Removal Permit (PLN2016-266) to allow the construction of three new single-family residences and removal of a protected tree on property located at 738 Briarwood Way . Project Planner: <i>Stephen Rose, Associate Planner</i>				

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:** October 11, 2016
From: Daniel Fama, Senior Planner *DF*
Via: Paul Kermoyan, Community Development Director *PK*
Subject: Site and Architectural Review Permit
File No.: PLN2016-237 ~ 786 Cambrian Drive

PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow a 1,480 square-foot addition to an existing 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," at the southeast corner of Cambrian Drive and Briarwood Way (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 Sec. 21.42.20, an addition to a single-family residence requires approval of a 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:	15,510 sq. ft.	
Building Height:	16 ½ feet	35 feet Maximum Allowed
Building Square Footage:		
Existing Living Area:	1,607 square-feet	
Proposed Living Area:	1,264 square-feet	
Partial Garage Conversion:	<u>131 square-feet</u>	
	3,002 square-feet (Total Living Area)	
Remaining Garage Area:	381 square-feet	
Proposed Garage Addition:	<u>216 square-feet</u>	
	3,599 square-feet (Total Floor Area)	
Floor Area Ratio (FAR):	.23	.45 Maximum Allowed
Building (Lot) Coverage:	25%	40% Maximum Allowed
Parking:	2 Covered Spaces	2 Spaces (1 covered) Required

Setbacks	<u>Proposed</u>	<u>Required</u>
Front (west):	26 feet	20 feet
Street Side (north):	18 feet	12 feet
Side (south):	9 feet	5 feet or half the wall height
Side (east):	5 feet	5 feet or half the wall height
Rear:	75 feet	5 feet or half the wall height
Garage:	26 feet	25 feet

DISCUSSION

Design: 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.

The proposed 1,480 square-foot addition would match the existing residence's materials and colors, incorporating composition roofing and hardie-board siding. Existing gabled and hipped roof forms would maintain the home's ranch-style design. As such, the project would be consistent with the *Design Guidelines*.

Site Layout: The proposed expansion would add to the house at the side, rear, and front. The existing portion of the home would be substantially retained, largely maintain the property's existing layout. The addition would allow for an expanded garage, living room, and a master bedroom suite.

Landscaping/Hardscaping: The property's existing front-yard landscape is sufficient and will be retained with the project.

Off-Site Public Improvements: Since preparation of the Campbell Village Neighborhood Plan is still underway, the Public Works Department will require completion of a deferred street improvement agreement with the property owner that will require installation of off-site improvements (i.e., curb, gutter, and sidewalk) in the future, should the Campbell Village Neighborhood Plan call for such improvements.

OPTIONS

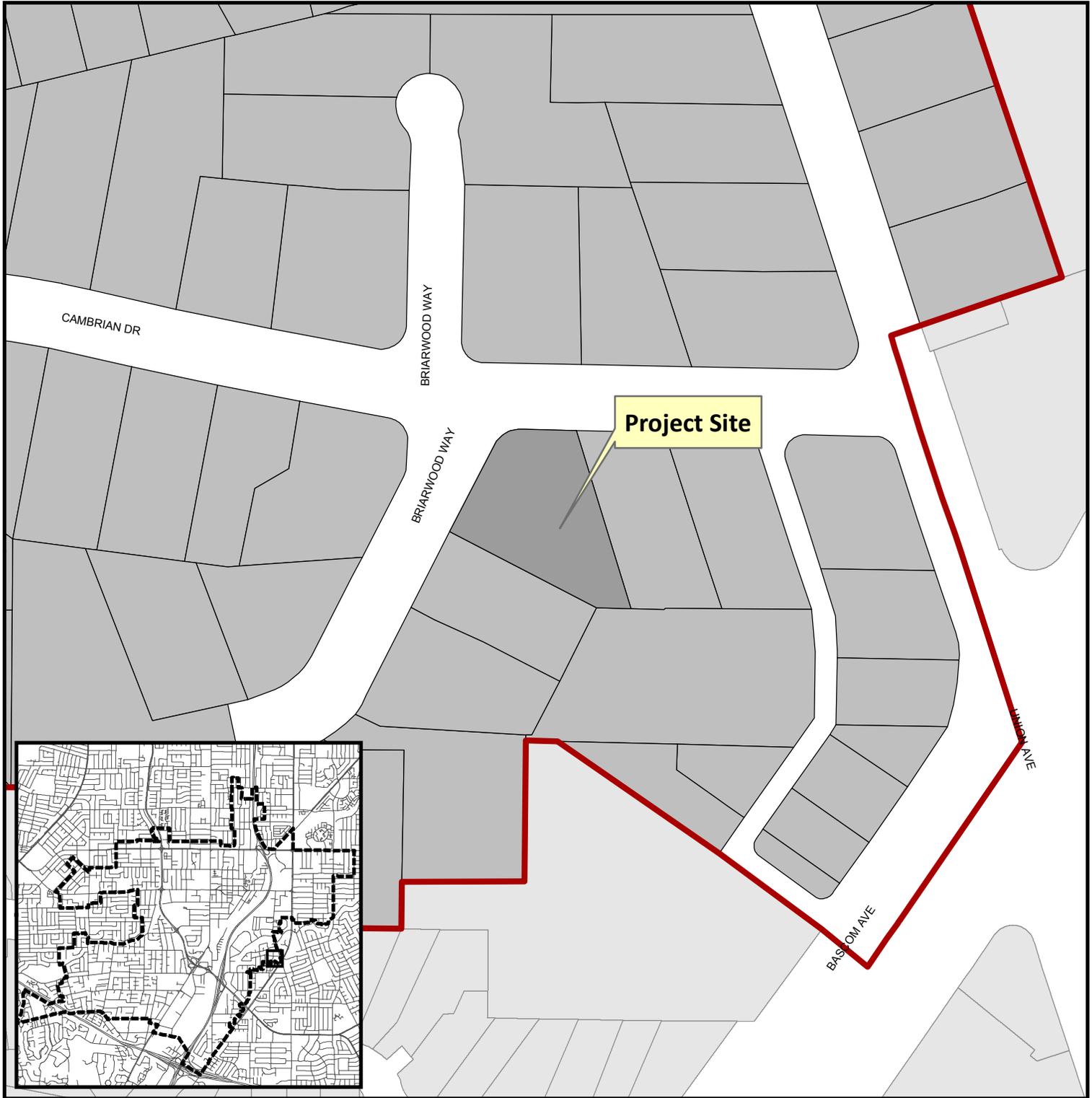
The SARC should discuss the project's proposed architecture, materials, and landscaping. If the SARC believes that the applicant has adequately addressed any concerns the Committee may have, it may recommend approval to the Planning Commission as proposed, or subject to specific revisions.

Attachments:

1. Project Plans
2. Location Map

Project Location Map

Attachment 1

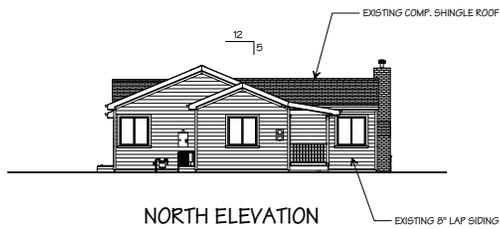


Project Location: 786 Cambrian Dr.
Application Type: Site and Arch. Review Permit
Planning File No.: PLN2016-237



Community Development Department
Planning Division

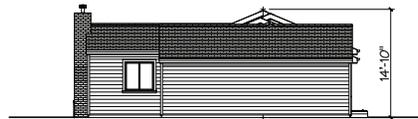




NORTH ELEVATION



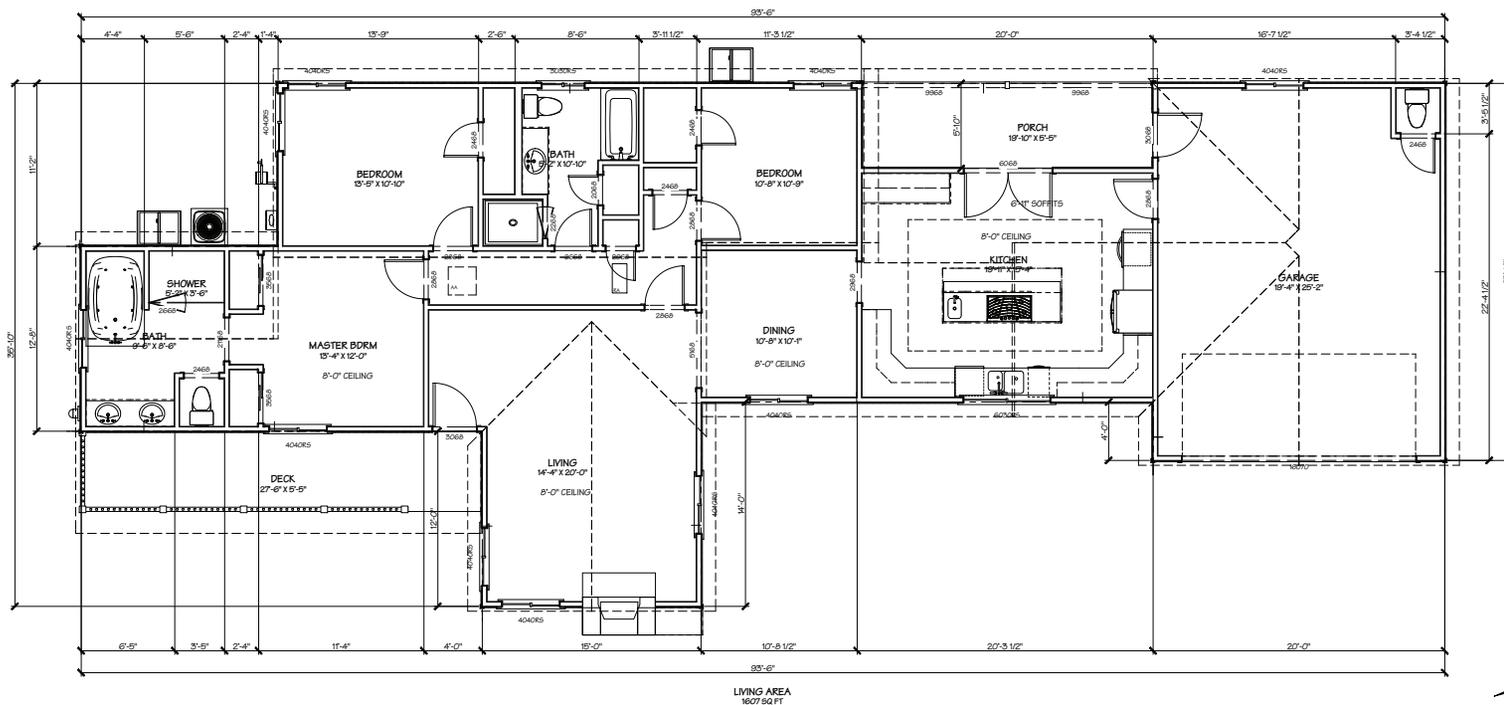
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



LIVING AREA
1607.64 FT²

EXISTING FLOOR PLAN



REVISIONS	BY
PLANNING 8-15-16	△

HOMETEC
ARCHITECTURE, INC.
615 NORTH FIRST STREET, SAN JOSE, CA 95112
408.995.4508
Richard.A.Hartman@hometec.com

ADDITION & REMODEL FOR:
GREG STAPLES & MAGGIE OSTROWSKI
786 CAMBRIAN DRIVE, CAMPBELL, CA 95008

Date	7 - 20 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-048
Sheet	A-2
of	Sheets

COMPOSITION SHINGLES WITH 30 L.B. FELT UNDERLAYMENT, CLASS "A". INSTALL PER MANUFACTURER'S INSTRUCTIONS CERTAINTED "PRESIDENTIAL "AUTUMN BLEND"

12
15 MATCH EXISTING



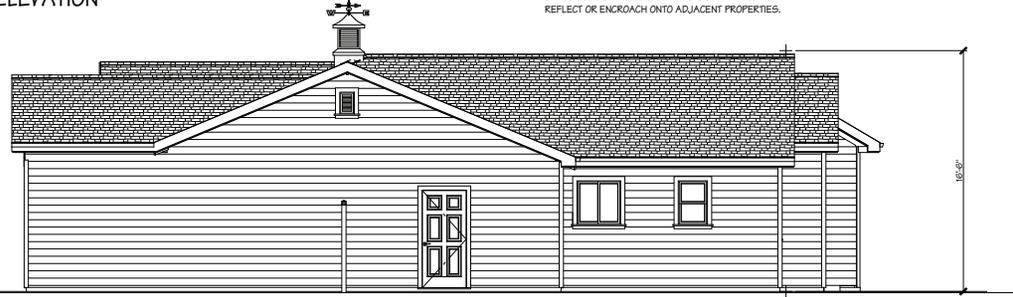
WEST ELEVATION

MIN. 4" TALL STREET ADDRESS NUMERALS OF CONTRASTING COLOR TO BACKGROUND;

EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM, AND SHALL USE DOWN-DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCRUCH ONTO ADJACENT PROPERTIES.

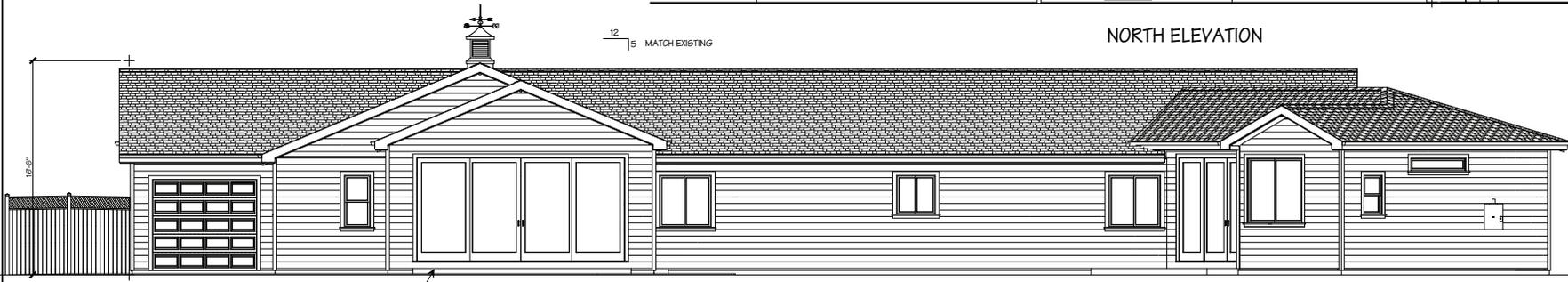
SLOPE FINISH GRADE AT 5% MIN. FOR 12' AWAY FROM HOUSE & 1% MIN. TO AN APPROVED FACILITY

8" V-RUSTIC "HARDIE PLANK" SIDING OVER (1) LAYER OF TYPE I, NO. 15 ASPHALT SATURATED FELT COMPLYING TO ASTM D 226.
COLOR: "BUFF STONE" BY KELLY-MOORE #KM6704



NORTH ELEVATION

12
15 MATCH EXISTING



EAST ELEVATION

3/6" CONCRETE LANDING AS REQUIRED, 4" MIN. 7" MAX. STEP DOWN WITH 3/4" MAX. THRESHOLD @ SLIDERS & 1/2" MAX. THRESHOLD @ DOORS



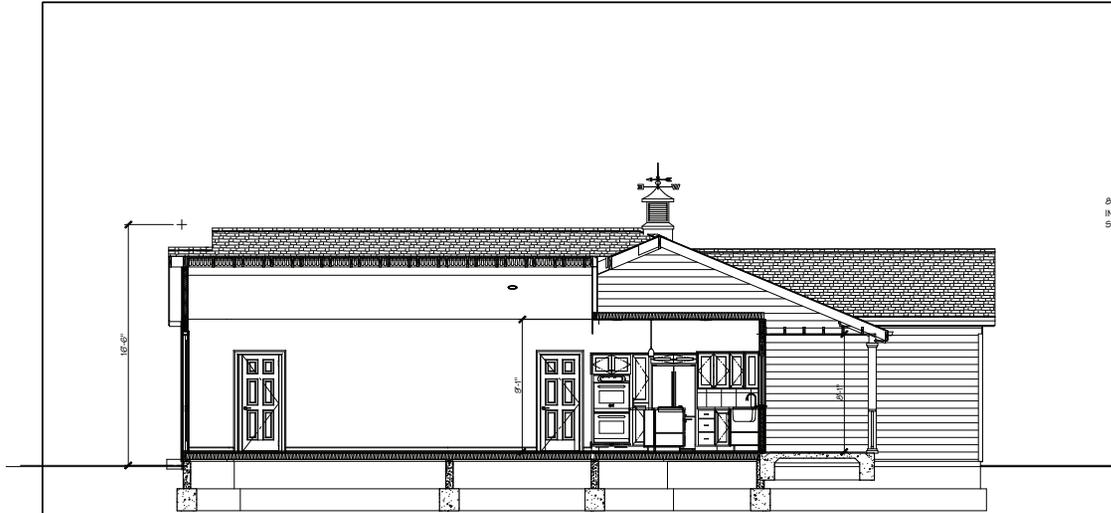
SOUTH ELEVATION

REVISIONS	BY
PLANNING 8-15-16	▲

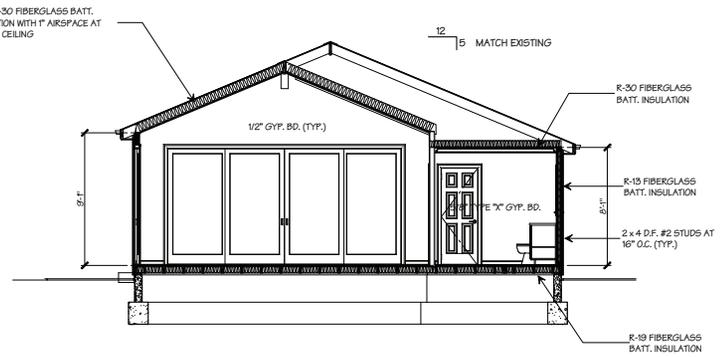
HOMETEC
ARCHITECTURE, INC.
615 NORTH FIRST STREET, SAN JOSE, CA, 95112
408.995.6006
Home@hometec.com

ADDITION & REMODEL FOR
GREG STAPLES & MAGGIE OSTROWSKI
786 CAMBRIAN DRIVE, CAMPBELL, CA, 95008

Date	7-20-16
Scale	1/4" = 1'-0"
Drawn	KAH
Job	15-048
Sheet	A-4
	of Sheets



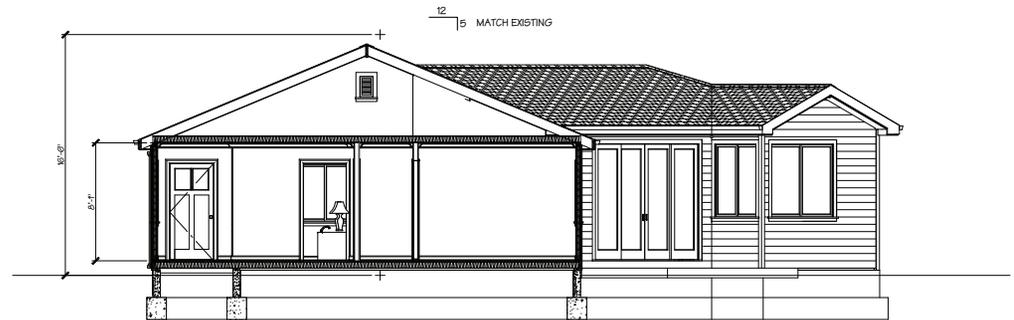
① SECTION



② SECTION



③ SECTION



④ SECTION

REVISIONS	BY
PLANNING 8-15-16	△

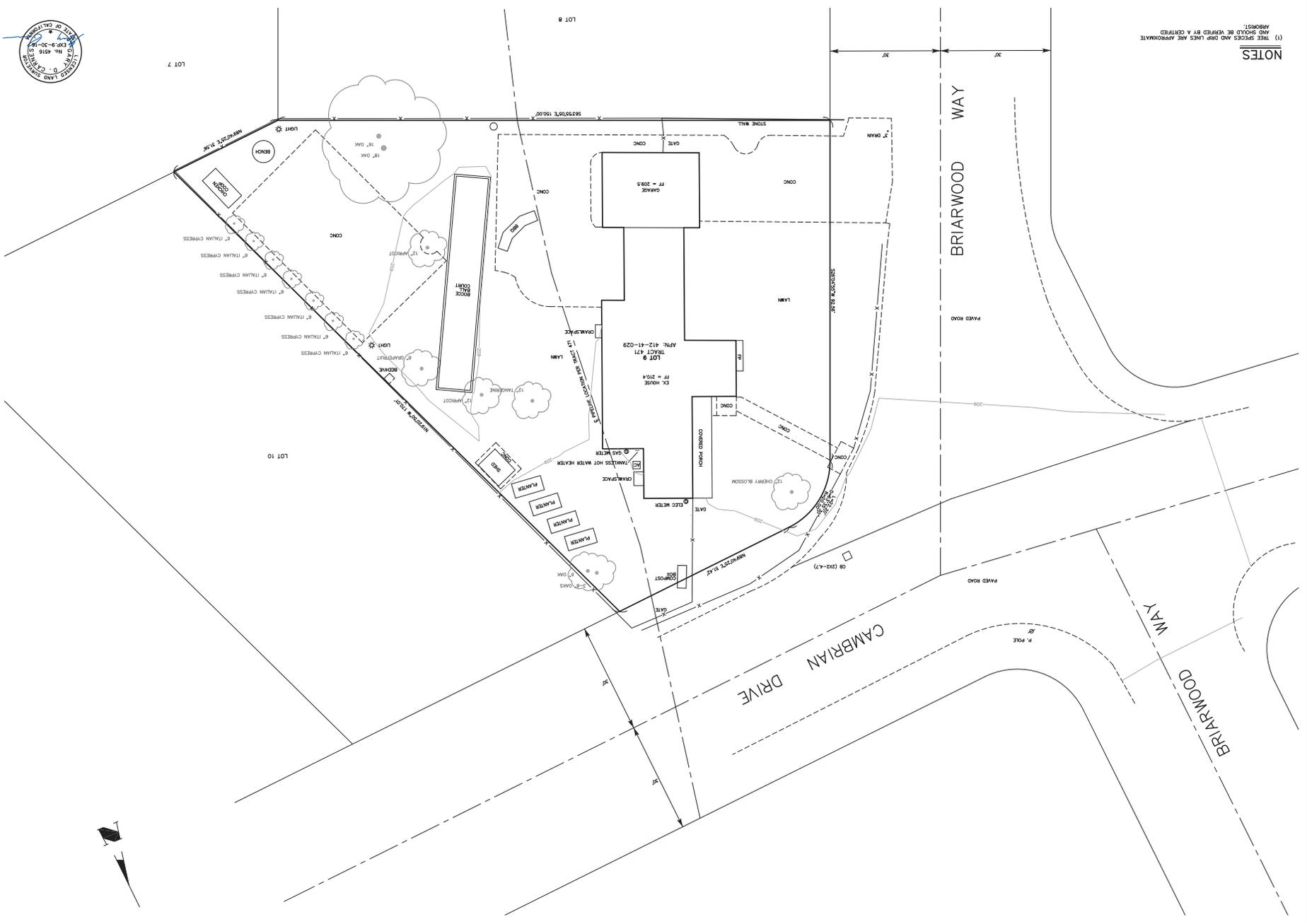
HOMETEC
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 615 NORTH FIRST STREET, SAN JOSE, CA 95112
 (408) 995-6106
 hometec@hometec.com

ADDITION & REMODEL FOR:
GREG STAPLES & MAGGIE OSTROWSKI
 786 CAMBRIAN DRIVE, CAMPBELL, CA 95008

Date 7-20-16
 Scale 1/4" = 1'-0"
 Drawn RAH
 Job 15-048
 Sheet

A-5
 of Sheets

NOTES
 (1) THESE SPECIES AND TREE LINES ARE APPROXIMATE
 AND SHOULD BE VERIFIED BY A CERTIFIED
 ARBORIST.



SHEET: 1
 OF: 1
 DATE: 3-30-16
 SCALE: 1"=10'
 DRAWN BY: M.C.
 PROJ. MANAGER: C.C.
TOPOGRAPHIC MAP
FOR GREG STAPLES AND MAGGIE OSTROWSKI
LOT 9, TRACT 471
CITY OF CAMPBELL, CALIF.

No.	DATE	REVISION

CARNES & ASSOCIATES
 9505 SUGAR BADE DRIVE
 GILROY, CALIFORNIA 95020
 408-847-2013

MEMORANDUM



Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date:** October 11, 2016
From: Stephen Rose, Associate Planner
Via: Paul Kermoyan, Community Development Director
Subject/File: Site and Architectural Review (PLN2015-264, 265 & 266) (Lot 1, 2 & 3)
Tree Removal Permit (PLN2016-260) – Lot 3

Address No: 738 Briarwood Way (Lot 1, 2 & 3)

PROPOSAL

The applicant is seeking approval of three separate Site and Architectural Review Permits (PLN2015-264, 265 & 266) to allow the construction of three new two-story single-family homes on three separate lots, and to remove a tree (PLN2016-260) on Lot 3 (reference **Attachment 1** – Project Plans). The residences will measure 3,733 sq. ft. (Lot 1), 3,784 sq. ft. (Lot 2) and 3,953 sq. ft. (Lot 3; Rear/Flag Lot) in size respectively.

SCOPE OF REVIEW

In that all three lots are next to each other, are under common ownership, and would independently and as a group contribute to neighborhood design review, a single SARC report has been prepared for their consideration. As such, while only a single SARC report has been prepared, the SARC should provide feedback on the merits of each lot individually.

PROJECT SITE

The project site includes three separate, contiguous, lots located at the northeast end of Briarwood Way, north of Cambrian Drive, west of Union Avenue, and south of Central Park Drive in the Campbell Village Neighborhood.

PROJECT DATA

Zoning Designation: R-1-8 (Single-Family Residential)
General Plan Designation: Low-Density Residential (<4.5 units/gr. acre)

	Net Lot Size	Floor Area	F.A.R.	Lot Coverage	Landscape Area	Bld. Height
Lot 1	8,496 sq. ft.	3,733 sq. ft.	44%	27.4%	5,121 sq. ft.	27.5-ft. tall
Lot 2	8,581 sq. ft.	3,784 sq. ft.	44%	27.86%	3,136 sq. ft.	27-ft. tall
Lot 3 (flag lot)	8,825 sq. ft. (9,501 sq. ft. gross)	3,953 sq. ft. ¹	44.8%	27.81%	3,557 sq. ft.	27.6-ft tall

¹ Sheet 3A-1 of the project plans erroneously notes the floor area as exceeding the F.A.R. allowed at 4,009 sq. ft. in total. Adding the proposed first floor and second floor nets a floor area of 3,953 sq. ft. in total.

DISCUSSION

Design: Review of the subject application is governed by the General Plan, the R-1-8 Zoning Ordinance, the City's '[Design Guidelines for Single-Family Homes](#)', and '[considerations in review of applications](#)' subject to Site and Architectural Review (CMC21.42.040). Generally these documents are not meant to prescribe any particular style, but serve to provide developments standards and guidelines to minimize potentially adverse impacts to surrounding properties and the environment, and promote compatibility with the site and surrounding neighborhood.

As a combined report, an analysis of the site layout and architectural design of each property has been provided in their respective section as follows:

Lot 1 – Site Layout & Architectural Design (PLN2016-264)

The irregular/triangular configuration of Lot 1, which is located off the arc of a cul-de-sac, presents several design challenges. First, the relatively narrow frontage and elongated shape of the lot would generally dictate that the garage would be the most prominent feature when viewed from the street. Second, as the lot tapers dramatically to the east, a great deal of open space could be underutilized or neglected by a future owner.

The proposed design seeks to address both of these site constraints by setting the garage further back on the lot and emphasizing the front entrance of the residence with an elongated covered porch which includes decorative stone columns. Second, the garage is proposed with an extra door on the western side of the garage, which serves to provide greater access and convenience to the tapered segment of property.

Architecturally, the two-story residence includes a combination of hipped and gable slate tile roofs with exposed rafter tails, beige stucco walls with a light grey trim around the windows and garage door frames, and a white paint to accent the pickets, between the craftsman style columns with stone accenting at the base, along the front porch. As the color of the garage and front door are not specified, a discussion point has been raised to solicit the proposed color and materials for these features from the project designer and receive SARC feedback on the approach.

Lot 2 – Site Layout & Architectural Design (PLN2016-265)

In contrast to Lot 1, Lot 2 is a wide and shallow lot which runs perpendicular to the street. While this lot configuration generally results in a more 'sprawling' appearance from the street, the layout also serves to minimize the prominence of the garage on the front façade. As such, the SARC may wish to consider if the design is successful in maintaining a reasonable relationship to the neighborhood and adjacent homes, despite the challenges presented by the site layout.

The design of the two-story home includes a combination of hipped, and gable roofs with decorative soffit boxes which square off the edges. The roof will be comprised of caramel colored 'S' tiles which may lend the building a more Spanish aesthetic when accounting for the sand colored stucco walls, light beige roof trim, and dark brown window detailing (reference **Attachment 3 – Color & Material Board**).

A discussion point has been raised to determine whether or not the 'length/width' of the home should be reduced.

Lot 3 (Rear/Flag Lot) – Site Layout & Architectural Design (PLN2016-266)

As a rear/flag lot, the potential for privacy impacts on surrounding neighbors is typically a key consideration of review. The applicant's proposal seeks to address this concern by placing the house closer to the front setback, providing a nearly 25-foot setback at the rear of the lot, and proposing smaller windows on the side elevations (the windows on the south elevation are deeply recessed from the adjoining lot).

The proposed two-story residence includes a combination of hipped and gable 'S' dark brown tile roofs, dark beige stucco walls with lighter beige paint used for accent around the windows, on the posts of the front porch, and band above the decorative stone wainscoting along the front façade. At the rear of the home, a small segment of the home is cantilevered (under the gable) providing relief on an otherwise unarticulated face of the building.

In consideration of the site layout and design, three discussion points have been raised to consider the extent of pavement in the front yard, whether or not home should be redesigned to retain the oak tree (see discussion on Tree Removal) and whether or not the wainscoting should 'return' on the north elevation of the building garage.

Tree Removal: Throughout the three lots, the applicant is proposing to remove eleven (11) fruit trees, one (1) pine tree, two (2) magnolia trees, and one (1) 14-inch diameter oak tree. Of the trees proposed for removal, only the 14-inch diameter oak tree, which is located on Lot 3, is considered protected. The locations, species, and size of all trees proposed for removal, in relation to the proposed structures, may be found on Sheet C-8 & Sheet C-9 of the Project Plans (reference **Attachment 2**).

The applicant has provided a Written Statement and Photos (reference **Attachment 4**) providing evidence supporting the position that the oak tree is diseased and in danger of falling, and has proposed to plant two new oak trees as replacements. The oak tree is noted as having termites, dead foliage and branches, and can be observed as having hollowed out areas under the roots and portions of the trunk. From the photos, it further appears that areas under the base of the tree have been filled in with concrete to provide temporary structural support. In consideration of the poor condition of the tree, staff is supportive of the proposed tree removal permit and replacement planting proposed by the applicant.

OPTIONS

The SARC should discuss the project for compliance with the applicable policy documents. 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. The following option(s) are intended to facilitate discussion of the project's site and architectural review:

Lot 1:

- Should any changes to Lot 1 occur to further minimize the appearance of the garage?
- In addition to the two replacement oak trees proposed by the applicant, should any additional trees be required? Is there a preferred location for where the replacement trees should be placed?

Lot 2:

- Should the home be reduced in width?

Lot 3:

- Should the 14-inch diameter oak tree be retained? If the tree is to be removed, where should the replacement oak trees be planted?
- Should the amount of pavement in the front yard be reduced?
- Should the stone wainscoting 'return' on the north elevation of the building garage to the man door?

After discussion the SARC may recommend approval to the Planning Commission as proposed, or subject to specific revisions.

Attachments:

1. Location Map
2. Project Plans
3. Color & Material Board
4. Tree Removal - Written Statement & Photos
5. Photos of Homes on Briarwood Way

Location Map



THREE NEW HOMES ON BRIARWOOD WAY



PARCEL #1

PARCEL #2

PARCEL #3

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- 1A-1 SITE PLAN
- 1A-2 FIRST FLOOR PLAN
- 1A-3 SECOND FLOOR PLAN
- 1A-4 ELEVATIONS
- 1A-5 ELEVATION, SECTION
- 1A-6 SECTION, STREET SCAPE
- 1A-7 ROOF PLAN, AREA CALCS
- 1L-1 LANDSCAPE PLAN
- C-1 TITLE SHEET
- 12C-2 GRADING AND DRAINAGE PLAN
- C-4 ONSITE STORM DRAIN PLAN/PROFILE
- 12C-5 EROSION CONTROL PLAN
- C-7 BLUEPRINT FOR A CLEAN BAY
- C-8 TREE REMOVAL PLAN
- C-9 TREE REMOVAL PLAN

SHEET INDEX

- 2A-1 SITE PLAN
- 2A-2 FIRST FLOOR PLAN
- 2A-3 SECOND FLOOR PLAN
- 2A-4 ELEVATIONS
- 2A-5 ELEVATION, SECTION
- 2A-6 SECTION, STREET SCAPE
- 2A-7 ROOF PLAN, AREA CALCS
- 2L-1 LANDSCAPE PLAN
- C-1 TITLE SHEET
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- C-9 TREE REMOVAL PLAN

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- 3A-1 SITE PLAN
- 3A-2 FIRST FLOOR PLAN
- 3A-3 SECOND FLOOR PLAN
- 3A-4 ELEVATIONS
- 3A-5 ELEVATION, SECTION
- 3A-6 SECTION, STREET SCAPE
- 3A-7 ROOF PLAN, AREA CALCS
- 3L-1 LANDSCAPE PLAN
- C-1 TITLE SHEET
- 12C-3 GRADING AND DRAINAGE PLAN
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- 12C-5 EROSION CONTROL PLAN
- C-7 BLUEPRINT FOR A CLEAN BAY
- C-8 TREE REMOVAL PLAN
- C-9 TREE REMOVAL PLAN

RECEIVED
SEP 27 2009

REVISIONS	BY
PLANNING 11-24-08	▲
T.M. UPDATE 2-2-09	▲
PLANNING 0-22-08	▲
PLANNING 0-1-08	▲

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN
A.L.A.
18792-2008
HomeTec@earthlink.net
89 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR
TERRY PRYES
PARCEL #1, BRIARWOOD, CAMPBELL, CA

Date	0-16-10
Scale	1/4" = 1'-0"
Drawn	PAH
Job	10-095
Show	

T-1
of Sheets



SCOPE OF WORK
NEW 2-STORY 5 BEDROOM HOUSE WITH
ATTACHED 2-CAR GARAGE

Comment #2: Fire Sprinklers Required. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: in all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,000 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. **NOTE:** The owner(s), occupant(s) and any contractor (s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California Licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 212.3 as adopted and amended by CSLMBC.

Comment #3: Water Supply Requirements. Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractor and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that 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. Final approval of the systems under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 903.3.5 and Health and Safety Code 12114.7

Comment #4: Construction Site Fire Safety. All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submissions, as appropriate to the project. CFC Chp. 33

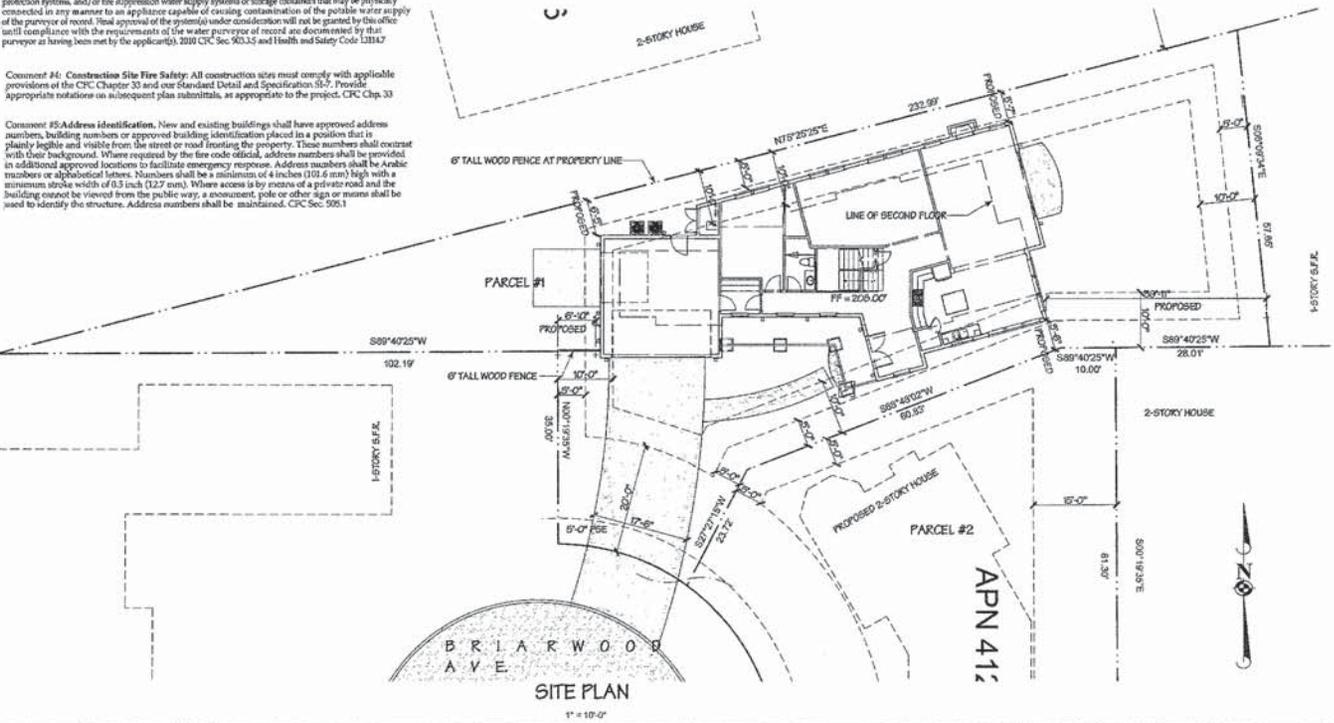
Comment #5: Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.3 inch (7.62 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a signpost, pole or other sign or markers shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1



VICINITY MAP

A/P/N:	482-37-000
ZONING:	R-1-D
LOT SIZE:	8,496 S.F.
NEW HOUSE:	
FIRST FLOOR:	2,226.02 S.F.
SECOND FLOOR:	1,254.02 S.F.
TOTAL HOUSE:	3,720.00 S.F.
F.A.R. ALLOWED:	8,496 S.F. X .45 = 3,823 S.F.
PROPOSED:	3,720 = 43.9% (INCL. GARAGE, STAIR)
LOT COV. PROPOSED:	2,230 = 27.4%
PAVING COV. PROPOSED:	1,050 = 12.4%
LANDSCAPE PROPOSED:	6,021 = 60.2%
TYPE OF CONSTRUCTION VS OCCUPANCY GROUP: R-5, U	
THIS PROJECT SHALL COMPLY WITH 2010 CFC, CFC, CMC, CFC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.	

SITE DATA



SHEET INDEX

1A-1	SITE PLAN
1A-2	FIRST FLOOR PLAN
1A-3	SECOND FLOOR PLAN
1A-4	ELEVATIONS
1A-5	ELEVATION SECTION
1A-6	SECTION, STREET SCOPE
1A-7	ROOF PLAN, AREA CALLS
11-1	LANDSCAPE PLAN
C-1	TITLE SHEET
12C-1	GRADING AND DRAINAGE PLAN
C-4	ON-SITE STORM DRAIN PLAN/PROFILE
12C-5	EROSION CONTROL PLAN
C-7	BLUPRINT FOR A CLEAN BAY
C-8	TREE REMOVAL PLAN
C-9	TREE REMOVAL PLAN

REVISIONS	BY
PLANNING 9-26-15	▲
TIA WORKSHEET 10-2-15	▲
PLANNING 10-20-15	▲
PLANNING 9-1-15	▲

RICHARD A. HARTMAN
ALTA
ARCHITECTURE, INC.
405 NORTH FIRST STREET, SAN JOSE, CA 95112

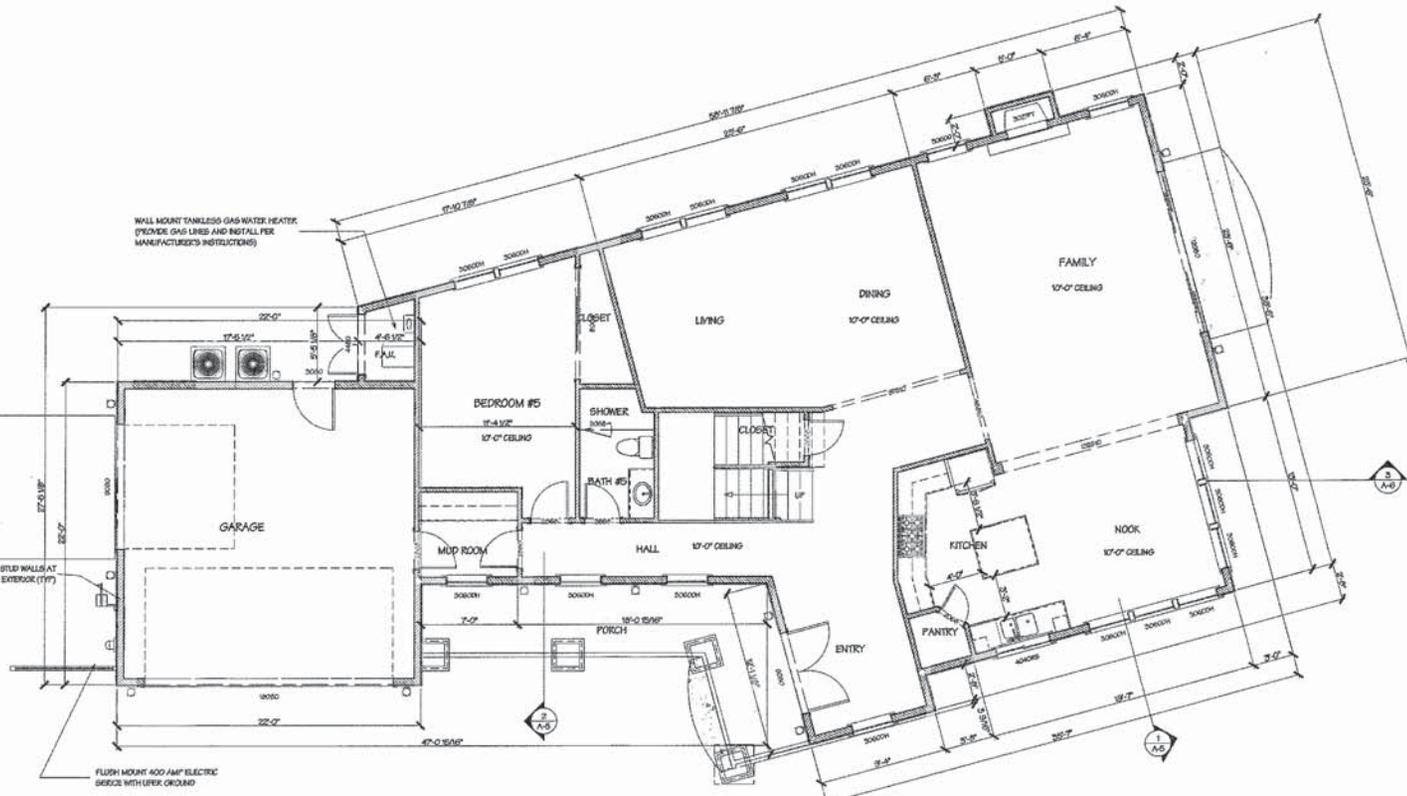
HOMETEC
ARCHITECTURE, INC.

NEW HOUSE FOR:
TERRY PRIES
PARCEL #1, BRIARWOOD, CAMPBELL, CA

Date: 9-15-15
Scale: 1" = 10'-0"
Drawn: RAH
Job: 15-025
Sheet: 1A-1
of 15 sheets

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF WALL, UNLESS NOTED OTHERWISE
2. ADJUST DIMENSIONS TO MATCH WITH EXISTING CONDITIONS IN THE FIELD WHERE APPLICABLE.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.
4. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION
5. SLOPE FLOOR GRADE AT 1/8" PER FOOT AWAY FROM WINDS TO AN APPROVED FACILITY.
6. PROVIDE NON-REMOVABLE BACK FLUSH PROTECTION AT ALL EXTERIOR TOILET DRAIN
7. PROVIDE EMERGENCY ESCAPES FROM SLEEPING ROOMS, MIN. ESCAPE OPENINGS OF 5 7/8" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 57 1/2" FT. MIN. AREA WITH 4" MINIMUM TO BOTTOM
8. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (E.G. DRYERS, BATH & CLOSET FANS, ETC.) SHALL BE A MINIMUM OF 5 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING DEVICES, OR ATTIC HOLES)
9. ALL AIR DUCTS PENETRATING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 3/8" DIA. MINIMUM
10. ALL EXHAUST FANS SHALL BE "ENERGY STAR" AND SEPARATELY SWITCHED WITH TIMER OR HUMIDITY SENSORS AND CAPABLE OF 2.0 AIR CHANGES PER HOUR (ACH) AT BATHS, TOILETS, AND LAUNDRY
11. ALL WATER CLOSETS SHALL BE MINIMUM 120 GALLONS PER FLUSH
12. PROVIDE A HARDENED WOOD NON-SLIP SURFACE OVER "HARDWARE" FLOOR COVERING TO A MINIMUM HEIGHT OF 3/8" ABOVE THE FINISH FLOOR AT STAIRS & DOWNSTAIRS AND GREEN BOWLS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCE AIR-SEALED VALVES TO STOP WALL WITH 1/2" GPM FLOW @ 20 PSI. SHOWER FLOORS SHALL BE 1/4" FROM 20 PSI.
14. SHOWER COMPARTMENTS, ENCLOSURES OF SHAPE HAVING A MINIMUM INTERIOR FLOOR AREA OF 1/2" DIA. SQUARE INCHES, SHALL ALSO BE CAPABLE OF EXHAUSTING A 30-INCH DIA. AND DRAINING 80 GPM @ 20 PSI.
15. ALL UNDERFLOOR PLUMBING CLEANOUTS SHALL BE WITHIN 30" OF THE UNDERFLOOR ACCESS, OR EXTENDED TO THE EXTERIOR.
16. KITCHEN SHALL HAVE SEPARATE CIRCUITS FOR DISPOSAL, DRYING, AND TWO (2) 20 AMP CIRCUITS LIMITED TO JUMPING WALL AND COUNTER SPACE OUTLETS.
17. ELECTRIC DRYER AND COOKTOPS SHALL HAVE A DEDICATED 20 AMP CIRCUIT. PROVIDE NEAR BY HOLDING CIRCUIT INTERRUPTER (C.I.C. DO NOT)
18. LAUNDRY ROOM AND BATHROOM CLOSET OUTLETS SHALL BE EACH SUPPLIED WITH A DEDICATED 20 AMP CIRCUIT
19. ALL ELECTRIC SWITCHES SHALL BE OF THE ROCKER TYPE GROUNDED.
20. ALL BRANCH CIRCUITS IN ALL ROOMS OTHER THAN KITCHEN AND BATH SHALL BE PROTECTED BY COMBINATION ARC-FULT CIRCUIT INTERRUPTERS (C.I.C. DO NOT)
21. LIGHT FIXTURES LOCATED OVER OR WITHIN 6" OF TUB OR SHOWER ENCLOSURES SHALL BE RATED "WET AREA FOR SHIP LIGHTING"
22. A PERMANENT LABEL SHALL IDENTIFY EACH TYPE OF SAFETY GLAZING
23. I-24 INSTALLATION CERTIFICATE (CP-510-10-4) SHALL BE SUBMITTED TO THE FIELD INSPECTOR AT TIME OF FINAL INSPECTION.
24. RECESSED LAMPS IN INSULATED CEILING SHALL BE AT, B, & C RATED. ELECTRIC WIRING AND CABLES PER TEST
25. DRYER EXHAUST VENTS SHALL BE PER MANUF. REQUIREMENTS OR MAX 3" IN LENGTH, TERMINATING 3' CLEAR OF ANY OPENING
26. DUCTS AND BRANCH OF DUCT SYSTEMS SHALL BE Labeled WITH UL LISTED DUCT TYPE, AND INSULATED WITH 5/8" MIN.
27. ALL PENETRATIONS INTO UNCONDITIONED SPACE (ATTIC, UNDERFLOOR, ETC) SHALL BE CALLED, GASKETED, WEATHERSTRIPPED, OR SEALED TO LEAK NEUTRALIZATION AND EXHAUSTION.
28. ALL PENETRATIONS IN TOP PLATES, FLOORS, ETC. SHALL BE CALLED WITH A RESIDENTIAL FIRE RATED CABLE WITH AN ASH EDGE OR ERM RATING
29. EXTERIOR WINDOWS WITH MULTIPLE LATCHES SHALL HAVE THEM INTERCONNECTED AND OPENABLE FROM THE INSIDE LATCH.
30. SHOWER ENCLOSURE DOORS SHALL OPEN OUT WITH A CLEAR OPENING OF 22" MIN. IN THE OPEN POSITION
31. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND AT AREAS LEADING TO BEDROOMS
32. ALL 15 AMP AND 20 AMP CHIMNEY VENT RECEPTACLE OUTLETS SHALL BE LISTED WATER-RESISTANT RECEPTACLES (SEC 4061)
33. MAIN ENTRY DOOR SHALL BE OPERABLE FROM THE INSIDE OF THE DOOR AND PROVIDE THE USE OF A KICK PANEL, KNOB OR LEVER
34. EXTERIOR WALLS SHALL HAVE A MAXIMUM FLOW RATE NOT TO EXCEED 1.5 GPM AT 80 PSI. GORC SECT. 4.303.1.4
35. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE A MESH-FILTER ON THE FILTER
36. PROVIDE STATE ARCHITECT CERTIFIED BACKHAZE-ACTUATED GAS SHUT OFF VALVES AT ALL NEW, RELOCATED, AND REPLACED GAS UTILITY METERS.
37. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR EACH FAN MOTOR (P.A.L. DO NOT, ETC)
38. PROVIDE OWNER BACKSCATTER MONITOR DETECTORS AT WALLWAYS ON EACH LEVEL AND OUTSIDE OF BEDROOMS
39. A GAS PING LAYOUT PLAN SHALL BE PROVIDED TO THE FIELD INSPECTOR BY THE CONTRACTOR AT TIME OF INSPECTION.
40. FOR ANY LED LIGHTS TO QUALIFY AS HIGH EFFICACY LIGHTS, THEY MUST BE CERTIFIED BY THE ENERGY COMMISSION AND LISTED ON THEIR DATABASE AT <http://www.energycommission.gov>. PROVIDE TO THE FIELD INSPECTOR EVIDENCE OF CERTIFICATION FOR ALL NEW APPROACH LED LIGHTS AS SELECTED BY THE OWNER.
41. ALL PLASTIC PIPE AND FITTINGS SHALL MEET THE NATIONAL PLUMBING FOUNDATION AND STANDARDS REFERENCED IN TABLE 1004 OF THE 2021 CEC 301A
42. ALL PPE, TANK, SOLVENT, COATING, THRU-DIAPHRAGM, SOLUBLE ANHYDRIDE AND FITTINGS FOR PORTABLE WATER SYSTEMS SHALL MEET THE NATIONAL SANITATION FOUNDATION STANDARDS AND OF THE 2021 CEC 301A
43. ALL GAS LINE PRESSURE TESTING SHALL BE AT 10 PSI FOR 15 MINUTES AND RELIEVED PRIOR TO 60 PSI FOR 30 MINUTES. CEC 301.1.3



FIRST FLOOR PLAN

REVISIONS	BY
PLANNING	▲
5-15-16	
TOTAL UPDATES	▲
3-25-16	
PLANNING	▲
6-22-16	
PLANNING	▲
8-1-16	

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN
AIA
417 WEST FIRST STREET, SAN JOSE, CA 95112
www.hometec.com

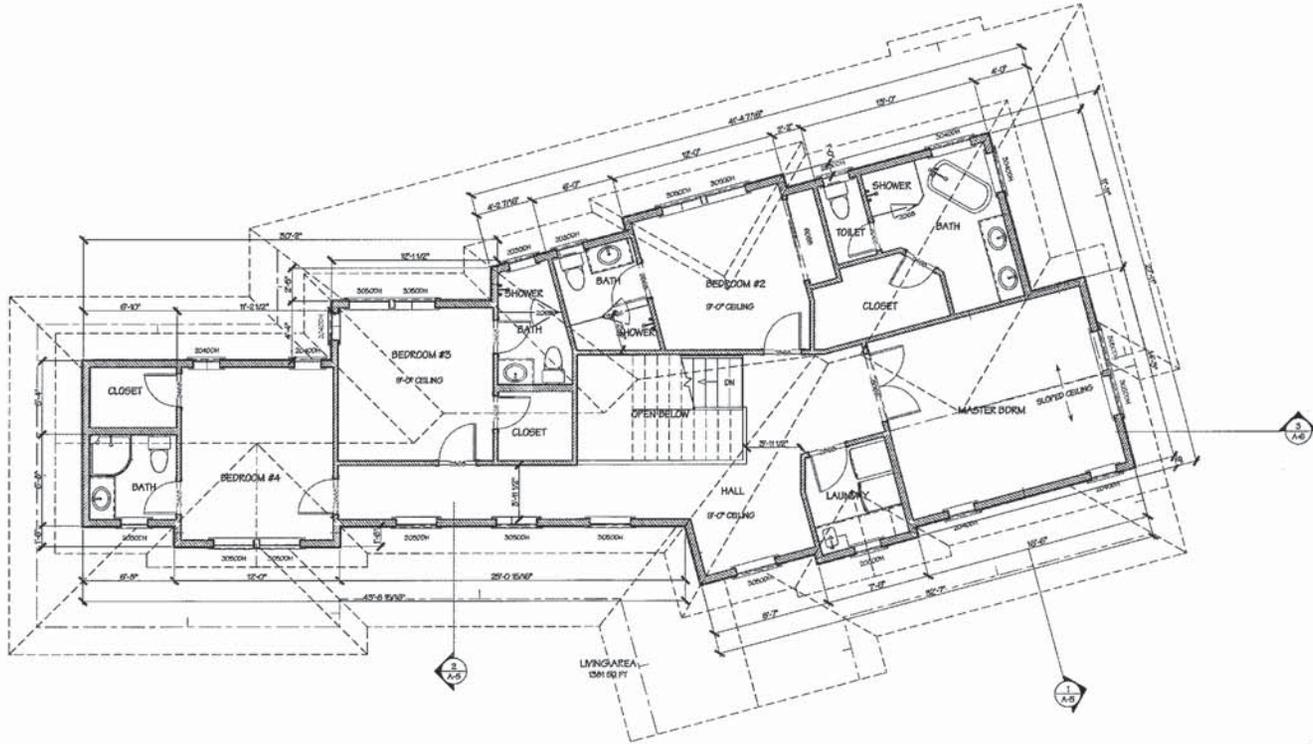
NEW HOUSE FOR:
TERRY PRIS
PARCEL #1, DREARWOOD, CAMPBELL, CA

Date: 6-15-16
Scale: 1/4" = 1'-0"
Drawn: RPH
Job: 15-050
Sheet:

1A-2
of Sheets

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
2. ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD WHERE APPLICABLE.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.
4. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
5. SLOPE FINISH GRADE AT 1/8" IN. FOR 12' AWAY FROM HOUSE & 1/4" IN. TO AN APPROVED FACILITY.
6. PROVIDE NON-REMOVABLE BAULF FLOW PROTECTION AT ALL EXTERIOR HOSE REEFS.
7. PROVIDE FURNITURE BUFFER FROM SLEEPING ROOMS, MIN. MINOR OPENINGS OF 34" MIN. CLEAR HEIGHT, 30" MIN. CLEAR WIDTH, 57 SQ. FT. MIN. AREA WITH 4" MAXIMUM TO BOTTOM.
8. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E., DRYER, BATH & CEILING FAN, ETC.) SHALL BE A MINIMUM OF 5 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING SCREYS, OR AIRCHANGES).
9. ALL AIR DUCTS PROVIDING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 6" MINIMUM.
10. ALL EXHAUST FANS SHALL BE ENERGY STAR AND SEPARATELY WIRED WITH 3/4" DIA. OR LARGER SIZE FLEXIBLE AND CAPABLE OF 5 AIR CHANGES PER HOUR (MIN. 50 CFM) AT EXHAUST, EXHAUST, AND LAUNDRY.
11. ALL WATER CLOSETS SHALL BE MINIMUM 1.5 GALLONS PER FLUSH.
12. PROVIDE A SMOOTH, HARD, NON-ABRASIVE SURFACE OVER "HARDWARE" FLOOR BOARD TO A MINIMUM HEIGHT OF 3/4" ABOVE THE FINISH FLOOR OF SHOWERS & BATHROOMS (NO GREEN BOARD), INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13. SHOWER AND BATHROOM COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCE ANTI-SCALD VALVES TO CONFORM WITH MAX. 1.0 GPM FLOW @ 120 PSI, (SEE PARAGRAPHS 14.0-15.0 OF IBC).
14. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1.0 SQ. METERS (10.76 SQ. FT.) SHALL ALSO BE CAPABLE OF DISCONNECTING A 20 AMP CIRCUIT AND BEING WIRING OF MIN. 20 AMP.
15. ALL UNDERFLOOR FLOORING CLEANOUTS SHALL BE WITHIN 30" OF THE UNDERFLOOR ACCESS, OR EXTENDED TO THE EXTERIOR.
16. FLOORING SHALL HAVE SEPARATE CIRCUITS FOR DISPOSAL, DRYER/VACUUM, & 120V AC. CIRCUITS LIMITED TO SIPPING WALL AND COUNTER SPACE OUTLETS.
17. ELECTRIC DEVICES AND COOKTOPS SHALL HAVE A DEDICATED 20 AMP CIRCUIT, PROVIDED WITH INSULATOR NEUTRAL.
18. LAUNDRY ROOM AND BATHROOM COMBINATION OUTLETS SHALL BE EACH SUPPLIED WITH A DEDICATED 20 AMP CIRCUIT.
19. ALL ELECTRIC SWITCHES SHALL BE OF THE GROUND TYPE GROUND.
20. ALL BREAK CIRCUITS SHALL BE PROVIDED WITH 20 AMP CIRCUIT INTERRUPTERS (E.C.C. 302.9).
21. LIGHT FIXTURES LOCATED OVER OR WITHIN 1' OF TUBS OR SHOWERS SHALL BE LABELED "NOT SUITABLE FOR SHAP LIGHTING".
22. A PERMANENT LABEL SHALL IDENTIFY EACH LITE OF SAFETY GLAZING.
23. F-24 INSTALLATION CERTIFICATE (F-24-10-10-10) SHALL BE SUBMITTED TO THE FIELD INSPECTOR AT TIME OF FINAL INSPECTION.
24. RECESSED LIGHTS IN INSULATED CEILING SHALL BE AT A L.C. RATED, ELECTRIC SHALF AND CALLED AIR-IGHT.
25. DEVICE ENCLOSURES SHALL BE PER MANUFACTURER'S REQUIREMENTS OR MAX. 1' IN LENGTH, TERMINATING 2' CLEAR OF ANY OPENING.
26. WIRING AND HEAD OF DUCT SYSTEMS SHALL BE CALLED WITH UL LISTED DUCT TAPE, AND MIN. 1/2" WITH 1/4" MIN.
27. ALL PENETRATIONS INTO UNCONDITIONED SPACE (ATTIC, UNDER FLOOR, ETC.) SHALL BE CALLED GASKETED, INSULATED, AND SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
28. ALL PENETRATIONS IN TOP PLATES, FLOORS, ETC. SHALL BE CALLED WITH A RESIDENTIAL FIRE RATED CALLS, WITH AN ASTM E813 OR E814 RATING.
29. EXTERIOR WINDOWS WITH MULTIPLE LATCHES SHALL HAVE THEM INTERCONNECTED AND OPERABLE FROM THE CORNER LATCH.
30. SHOWER ENCLOSURE DOORS SHALL OPEN OUT WITH A CLEAR OPENING OF 22" MIN. IN THE OPEN POSITION.
31. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND AT AREAS LEADING TO BEDROOMS.
32. ALL 15-AMP AND 20-AMP PANELING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (E.C. 408.4).
33. MAIN ENTRY DOOR SHALL BE OPERABLE FROM THE INSIDE OF THE BUILDING WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR FORCE.
34. EXTERIOR FINISHES SHALL HAVE A MINIMUM FLOW RATE NOT TO EXCEED 1.0 GPM AT 60 PSI. CORSEC. SECT. 4.302.1.4.
35. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE A MIN. FLOOR OR CEILING.
36. PROVIDE STATE ARCHITECT CERTIFIED GASEL-ACTIVATED GAS SHUT OFF VALVES AT ALL NEW LOCATIONS AND REPLACED GAS UTILITY METERS.
37. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR EACH FAN MOTOR (IF ALL EXHAUST, ETC.).
38. PROVIDE GAS DETECTORS IN LOCATIONS DETECTORS AT WALLS ON EACH LEVEL AND OUTSIDE OF BEDROOMS.
39. A GAS PIPING LAYOUT PLAN SHALL BE PROVIDED TO THE FIELD INSPECTOR BY THE CONTRACTOR AT TIME OF INSPECTION.
40. FOR ANY LED LIGHTS TO QUALIFY AS HIGH EFFICIENCY LIGHTS, THEY MUST BE CERTIFIED BY THE ENERGY COMMISSION AND LISTED ON THEIR DATABASE AT <http://www.energycommission.ca.gov>. PROVIDE TO THE FIELD INSPECTOR EVIDENCE OF CERTIFICATION FOR ALL HIGH EFFICIENCY LED LIGHTS AS SELECTED BY THE OWNER.
41. ALL PLUMBING PIPE AND FITTINGS SHALL MEET THE NATIONAL SANITATION FOUNDATION AND BE REFERENCED IN DUNE HOOD OF THE 2015 C.C.S.D. 11.0.
42. ALL PIPE, TUBE, JOINT, CEMENT, THERMO PLASTIC, SOLDER, AND OR FILL AND FITTINGS FOR POTABLE WATER SYSTEMS SHALL MEET THE NATIONAL SANITATION FOUNDATION (NSF) AND OF THE 2015 C.C.S.D. 11.0.
43. ALL GAS LINE PRESSURE TESTING SHALL BE AT 150 PSI FOR 15 MINUTES AND BEING PERFORMED PER 2015 C.C.S.D. 11.0.



SECOND FLOOR PLAN

REVISIONS	BY
PLANNING	12-24-15
12-24-15	12-24-15
PLANNING	12-23-15
PLANNING	12-15-15

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN
ALIA
418 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR
TERRY PRIES
PARCEL #1, BRANWOOD, CAMPBELL, CA

Date: 6-5-16
Scale: 1/4" = 1'-0"
Drawn: RAN
Job: 15-055
Sheet: 1A-3
of 3 Sheets



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

REVISIONS	BY
PLANNING 11-21-15	▲
TAILORING 3-25-16	▲
PLANNING 02-22-16	▲
PLANNING 04-13-16	▲

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 RICHARD A. HARTMAN
 A.L.A.
 408 West 20th
 610 NORTH FIRST STREET, SAN JOSE, CA 95112
 HOMETECARCHITECTURE.COM

NEW HOUSE FOR:
TERRY PRIES
 PARCEL #1, BRANWOOD, CAMPBELL, CA

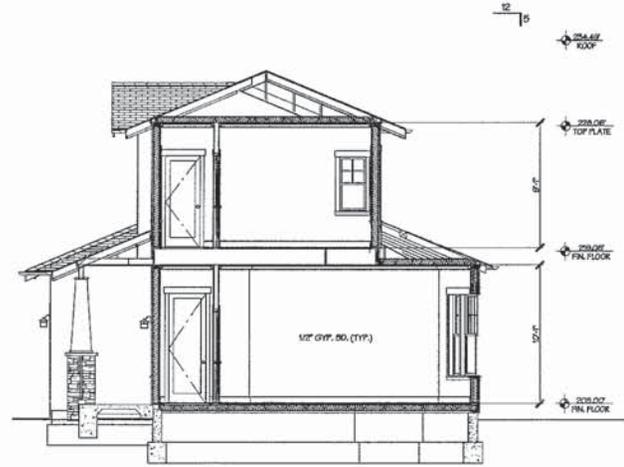
Date: 6-15-16
 Scale: 1/4" = 1'-0"
 Drawn: RAH
 Job: 15-055
 Sheet:
1A-4
 of Sheets



NORTH ELEVATION



① SECTION



② SECTION

REVISIONS	BY
PLANNING 0-24-15	▲
TIA UPDATE 2-25-15	▲
PLANNING 0-22-15	▲
PLANNING 9-1-15	▲

HOMETEC
 ARCHITECTURE, INC.
 RICHARD A. HARTMAN
 A.I.A.
 615 NORTH FIRST STREET, SAN DIEGO, CA 92101
 PHONE: 619.444.8888

NEW HOUSE FOR:
TERRY PRIES
 PARCEL #1, BRUSHWOOD, CAMPBELL, CA.

Date: 0-15-15
 Scale: 1/4" = 1'-0"
 Drawn: RAH
 Job: 13-025
 Sheet:
1A-5
 of Sheets



SUBJECT

STREET SCAPE

1/8" = 1'-0"



3 SECTION

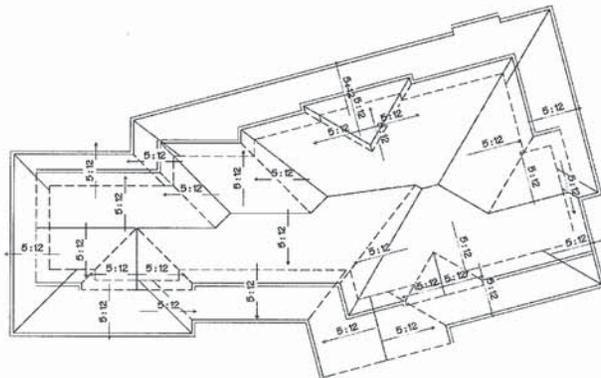
REVISIONS	BY
PLANNING 2-24-05	△
TAK UPDATE 3-23-05	△
PLANNING 6-23-05	△
PLANNING 9-13-05	△

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ARCHITECTURE, INC.
418 NORTH FIRST STREET, SAN JOSE, CA 95112

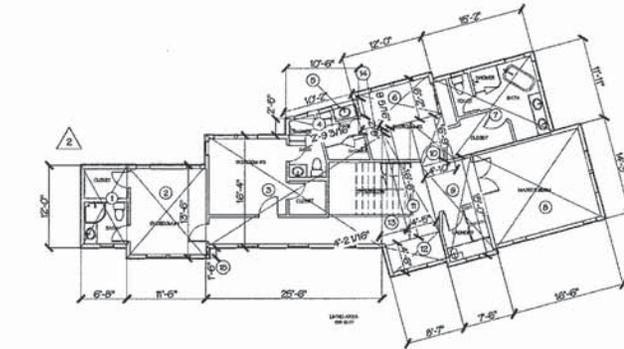
RICHARD A. HARTMAN
AIA
Principal

NEW HOUSE FOR
TERRY FRIES
PARCEL #1, BRANWOOD, CAMPBELL, CA

Date: 6-15-16
Scale: 1/8" = 1'-0"
Drawn: RAN
Job: 15-066
Sheet:
1A-6
of 6 Sheets



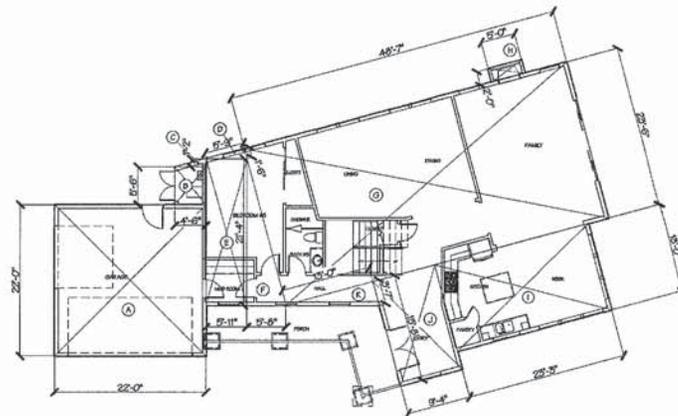
ROOF PLAN
1/8" = 1'-0"



FIRST FLOOR

- A: 22 X 22 = 484
 - B: 4.5 X 5.5 = 24.75
 - C: (4.5 X 1.5) / 2 = 3.38
 - D: (5.75 X 1.5) / 2 = 4.28
 - E: 5.01 X 2.55 = 12.78
 - F: (5.56 X 2.33) / 2 = 6.46
 - G: 44.55 X 23.5 = 1,046.83
 - H: 5 X 2 = 10
 - I: 23.25 X 13 = 302.25
 - J: 9.23 X 15.66 = 144.50
 - K: (3.9 X 3.58) / 2 = 6.94
- TOTAL = 2,226.52 S.F.

FIRST FLOOR = 2,226.52 S.F.
 SECOND FLOOR = 1,506.36 S.F.
 TOTAL BUILDING = 3,732.88 S.F.



SECOND FLOOR

- 1: 6.66 X 12.00 = 79.92
 - 2: 11.5 X 15.50 = 178.25
 - 3: 25.5 X 16.25 = 414.38
 - 4: 10.5 X 2.41 = 25.50
 - 5: (2.16 X 2.75) / 2 = 2.96
 - 6: 12 X 6.66 = 79.92
 - 7: 15.16 X 11.91 = 180.55
 - 8: 16.5 X 14.25 = 236.13
 - 9: 7.5 X 15 = 112.5
 - 10: 4.25 X 6.75 = 28.69
 - 11: 4.41 X 16.5 = 72.77
 - 12: 8.55 X 4.5 = 38.48
 - 13: 4.16 X 16.5 = 68.64
 - 14: 2.75 X 7.5 = 20.63
 - 15: 5 X 1.5 = 7.5
- TOTAL = 1,506.36 S.F.

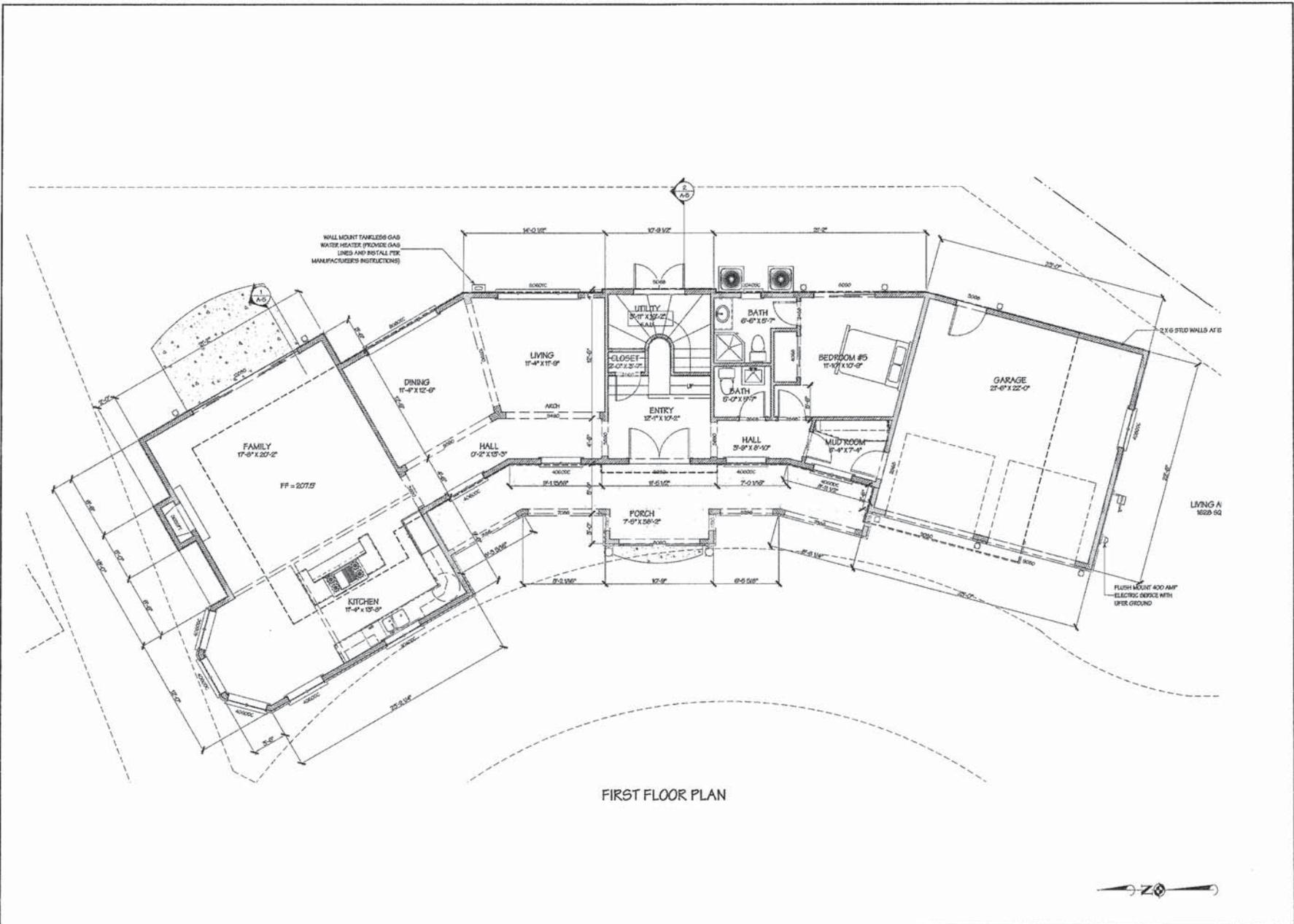
AREA CALCULATION

REVISIONS	BY
PLANNING	
1-24-05	
TAK UPDATE	
5-23-05	
PLANNING	
8-22-05	
PLANNING	
8-1-06	

HOMETEC
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 RICHARD A. HARTMAN
 AIA
 615 NORTH FIRST STREET, 8th FLOOR, CA 95112
 415-762-2400
 Home: 415-438-0000

NEW HOUSE FOR:
TERRY PRIES
 PARCEL #1, BRANWOOD, CAMPBELL, CA.

Date: 8-15-10
 Scale: 1/4" = 1'-0"
 Drawn: RAN
 Job: 13-055
 Sheet:
 1A-7
 of Sheets



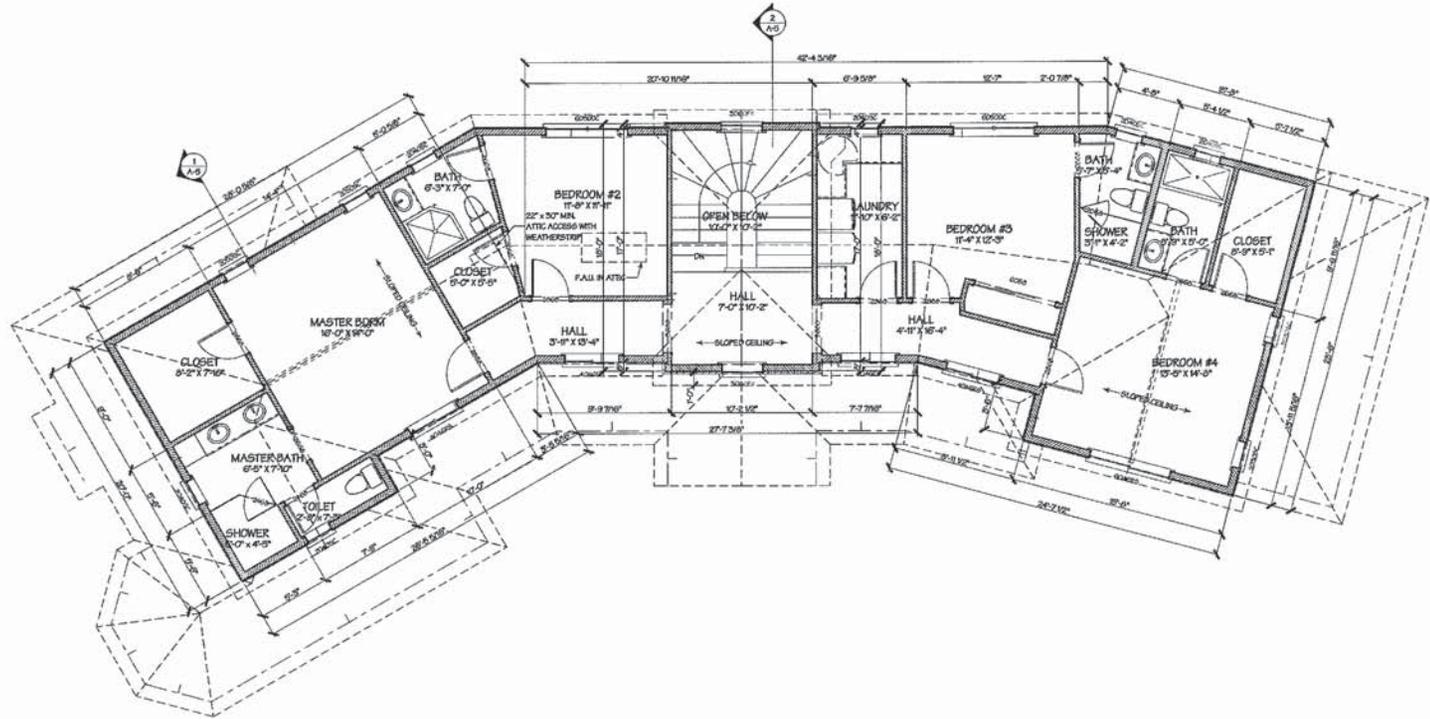
FIRST FLOOR PLAN

REVISIONS	BY
PLANNING 1-20-15	▲
PLANNING 5-20-15	▲
PLANNING 8-1-15	▲
PLANNING 8-1-15	▲

HOMETEC ARCHITECTURE, INC. 810 NORTH FIRST STREET, SAN JOSE, CA 95114	
RICHARD A. HARTMAN A.L.A. 488-882-0000 richard@hometec.com	NEW HOUSE FOR TERRY PRIES PARCEL #2, BRIARWOOD, CAMPBELL, CA
Date: 5-28-15	Scale: 1/4" = 1'-0"
Drawn: RAH	Job: 15-016
Sheet:	2A-2

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
2. ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD WHERE APPLICABLE.
3. CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.
4. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
5. SLOPE FLOOR GRADE AT 1/8" PER FOOT FOR 10' AWAY FROM HOUSE & 1/4" PER FOOT TO AN APPROVED FACILITY.
6. PROVIDE NON-RETURNABLE BACKFLOW PROTECTION AT ALL EXTERIOR HOSE TAPS.
7. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. WIDTH OPENINGS OF 20" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA WITH 4" MINIMUM TO BOTTOM.
8. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E., DRYERS, BATH & CLOSET FANS, ETC.) SHALL BE A MINIMUM OF 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING JOISTS, ETC. OR ATTICWAYS).
9. ALL AIR DUCTS PENETRATING A DEPRESSION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 36" OR MINIMUM.
10. ALL EXHAUST FANS SHALL BE "ENERGY STAR" AND SEPARATELY WIRED WITH TRACER OR HUMIDITY SENSORS AND CAPABLE OF 5 A/C CHANGES PER HOUR (MIN. 50 CFM) AT BATHS, KITCHENS, AND LAUNDRY.
11. ALL WIRE CLOSETS SHALL BE MINIMUM 1/2" WALLS FOR FLOOR.
12. PROVIDE A SMOOTH, HARD, NON-ABRASIVE SURFACE OVER "TERRAZZO" FLOOR BOARD TO A MINIMUM HEIGHT OF 3/4" ABOVE THE FINISH FLOOR & 1/4" ABOVE THE FINISH FLOOR. INSTALL FOR MANUFACTURER'S INSTRUCTIONS.
13. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCE ANTI-SCALD VALVES TO CONFORM WITH MAX. 1.0 GPM FLOW @ 80 PSI, MIN. FLOWED MAX. 1.5 GPM FLOW @ 80 PSI.
14. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1.50 SQUARE METERS, SHALL ALSO BE CAPABLE OF DRAINING AND 1.50 INCHES. ALL DRAINING SHALL BE TO THE SINK.
15. ALL UNDERFLOOR PLUMBING CLEANOUTS SHALL BE WITHIN 20' OF THE UNDERFLOOR ACCESS, OR EXTENDED TO THE EXTERIOR.
16. SWITCHES SHALL HAVE SEPARATE CIRCUITS FOR DISPOSAL, DISHWASHER, & TWO 20 AMP CIRCUITS LIMITED TO PLUMBING WALL AND COUNTER SPACE OUTLETS.
17. ELECTRIC DRYERS AND COOKTOPS SHALL HAVE 20 AMP CIRCUIT. PROVIDE WIRING WITH INSULATED WIRE.
18. LAUNDRY ROOM AND BATHROOM CLEANOUTS OUTLETS SHALL BE EACH SUPPLIED WITH A DEDICATED 20 AMP CIRCUIT.
19. ALL ELECTRIC SWITCHES SHALL BE OF THE BROWN TYPE GROUND.
20. ALL BRANCH CIRCUITS IN ALL ROOMS OTHER THAN KITCHEN & BATHS SHALL BE PROVIDED BY COMBINATION BREAKER CIRCUIT INTERRUPTERS (C.B.I.'S) (2012.10).
21. LIGHT FIXTURES LOCATED OVER OR WITHIN 3' OF TUBS OR SHOWERS SHALL BE LABELED "WATERPROOF OR GAMP LIGHT FIXTURE".
22. A PERMANENT LABEL SHALL IDENTIFY EACH TYPE OF SAFETY LABELING.
23. 1-34 INSTALLATION CERTIFICATE (CP-10-10-10-10) SHALL BE SUBMITTED TO THE FIELD INSPECTOR AT TIME OF FINAL INSPECTION.
24. RECESSED LAMPS IN RECESSED CEILING SHALL BE AT A I.C. PANEL. ELECTRIC SHALL NOT BE INSTALLED IN RECESSED CEILING.
25. DRYER EXHAUST VENTS SHALL BE PER MANUF. REQUIREMENTS OR MAX. 1/4" IN LENGTH, TERMINATING 3' CLEAR OF ANY OPENING.
26. JUNCTION AND REPAIR OF DUCT SYSTEMS SHALL BE GRADED WITH UL LISTED DUCT TAPE, AND INSULATED WITH 1/2" MIN.
27. ALL PENETRATIONS INTO UNCOMPLETED SPACE (ATTIC, UNDERFLOOR, ETC.) SHALL BE CALLED, GASKETED, SEALED WITH GUNAPPLY, OR SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
28. ALL PENETRATIONS IN TOP PLATES, FLOORS, ETC. SHALL BE CALLED WITH A RESIDENTIAL FIRE RATED CALL. WITH AN ASTM E886 OR E814 RATING.
29. EXPOSED WINDOWS WITH MULTIPLE LATCHES SHALL HAVE THEM INTERCONNECTED AND OPERABLE FROM THE INSIDE LATCH.
30. SHOWER ENCLOSURE COVERS SHALL OPEN OUT WITH A CLEAR OPENING OF 2" MIN. IN THE OPEN POSITION.
31. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND AT POINTS LEADING TO BEDROOMS.
32. ALL 15 AMP AND 20 AMP PANELLED UNIT RECEPTACLE OUTLETS SHALL BE LISTED PARTNER-RECORD RECEPTACLES (SEE 408.14).
33. MAIN ENTRY DOOR SHALL BE OPERABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR FORCE.
34. KITCHEN FACETS SHALL HAVE A MINIMUM FLOW RATE NOT TO EXCEED 1.0 GPM AT 60 PSI. (CIBC SEC. 4.203.1A.4)
35. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE A MINIMUM FLOOR COVERING.
36. PROVIDE STATE AND DIRECT CERTIFIED BATTERY-ACTIVATED GAS SHUT OFF VALVES AT ALL MAIN RELOCATED, AND REPLACED GAS UTILITY METERS.
37. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR EACH FAN MOTOR (FAN, EXHAUST, ETC.).
38. PROVIDE CARBON MONOXIDE DETECTORS AT HALLWAYS OR EACH LEVEL AND OUTSIDE OF BEDROOMS.
39. A GAS FILING LAYOUT PLAN SHALL BE PROVIDED TO THE FIELD INSPECTOR BY THE CONTRACTOR AT TIME OF INSPECTION.
40. FOR ANY LED LIGHTS TO QUALIFY AS HIGH EFFICACY LIGHTS, THEY MUST BE CERTIFIED BY THE ENERGY COMMISSION AND LISTED ON THE DATABASE AT <http://www.energycommission.ca.gov>. PROVIDE TO THE FIELD INSPECTOR EVIDENCE OF CERTIFICATION FOR ALL HIGH EFFICACY LED LIGHTS AS SELECTED BY THE OWNER.
41. ALL PLASTIC PIPE AND FITTINGS SHALL MEET THE NATIONAL UNDERGROUND PIPELINES AND SHIELDS INSTITUTE (NATIONAL UNDERGROUND PIPELINES AND SHIELDS INSTITUTE) OF THE 2015 CODE BOOK.
42. ALL PIPE, TUBS, BOUWME, CEMENT, THIS IS SEALANT, GROUT, AND OTHER MATERIALS FOR POTABLE WATER SYSTEMS SHALL MEET THE NATIONAL UNDERGROUND PIPELINES AND SHIELDS INSTITUTE (NATIONAL UNDERGROUND PIPELINES AND SHIELDS INSTITUTE) OF THE 2015 CODE BOOK.
43. ALL GAS LINE PRESSURE TESTING SHALL BE AT 150 PSI FOR 1 HOUR AND 100 PSI FOR 30 MINUTES. (CIBC SEC. 4.203.1A.4)



SECOND FLOOR PLAN



REVISIONS	BY
PLANNING 5-24-15	▲
PLANNING 6-22-15	▲
PLANNING 6-22-15	▲
PLANNING 8-1-15	▲

HOMETEC
 ARCHITECTURE, INC.
 RICHARD A. HARTMAN
 ALIA
 618 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY FRIES
 PARCEL #2, BRANWOOD, CAMPBELL, CA

Date	5-24-15
Scale	1/4" = 1'-0"
Drawn	RAN
Job	15-018
Sheet	2A-3
of	Sheets

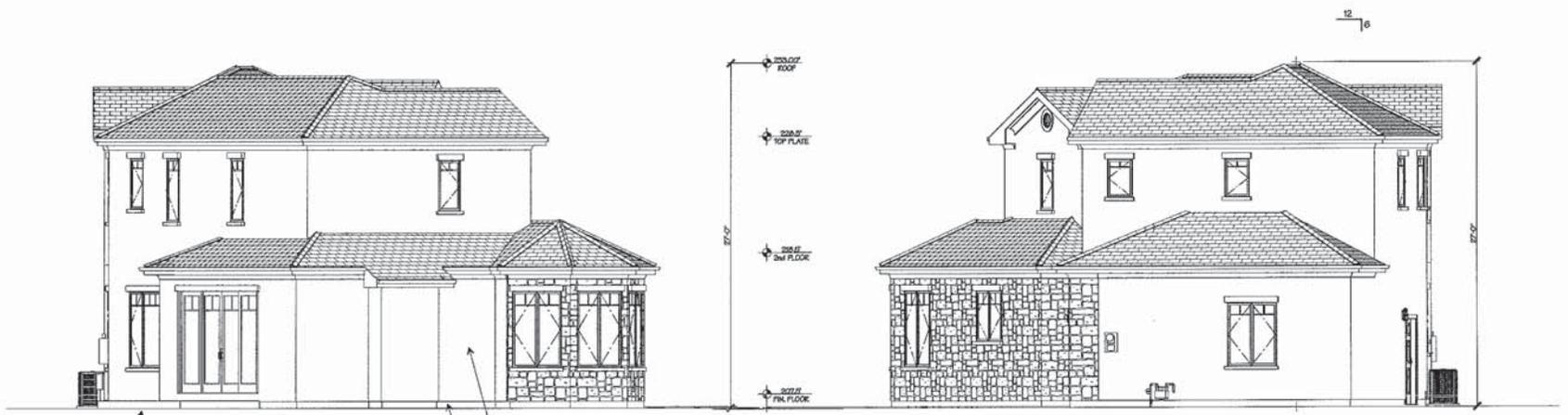


STONE VENEER BY "CULTURED STONE" INSTALL PER MANUFACTURER'S INSTRUCTIONS

MIN. 4" TALL STREET ADDRESS NUMBERS OF CONTRASTING COLOR TO BACKGROUND.

FLAT FINISHED TILE ROOF WITH 30 LB FELT UNDERLAYMENT, CLASS "A", INSTALL PER MANUFACTURER'S INSTRUCTIONS

WEST ELEVATION



SLOPE FINISH GRADE AT 5% MIN. FOR 12' AWAY FROM HOUSE & 1% MIN. TO AN APPROVED FACILITY

7/8" (3) COAT STUCCO OVER METAL LATH OVER (2) LAYERS GRADE "D" BUILDING PAPER (PER C.B.C. 2212)

28 GA. GALV. WEEP SCREED, 4" MIN. ABOVE GRADE, 2" MIN ABOVE CONCRETE (TYP.)

NORTH ELEVATION

SOUTH ELEVATION

REVISIONS	BY
PLANNING 5-24-05	▲
PLANNING 6-20-05	▲
PLANNING 9-4-05	▲

HOMETEC
 ARCHITECTURE, INC.
 RICHARD A. EARTMAN
 AIA
 405 WEST 40TH
 HOUSTON, TEXAS 77018
 615 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY PRIES
 PARCEL #2, BRIARWOOD, CAMPBELL, CA.

Date: 5-23-05
 Scale: 1/4" = 1'-0"
 Drawn: RAV
 Job: 15-015
 Sheet:
2A-4
 of Sheets

PROVIDE CROSS-VENTING OPENINGS OF 1/80
ATTIC AREA (COVER WITH 26 GA. GALV. 1/4"
MESH) SOG VENTS TO BE 56" ABOVE CEILING
PER C.A.C. 1205.2

PROVIDE CROSS-VENTING
OPENINGS OF 1/80 UNDERLOOR
AREA (COVER WITH 26 GA. GALV. 1/4"
4" MESH) PER C.A.C. 1205.3



EAST ELEVATION



1 SECTION



2 SECTION

REVISIONS	BY
PLANNING	3-24-05
PLANNING	6-22-05
PLANNING	9-1-05

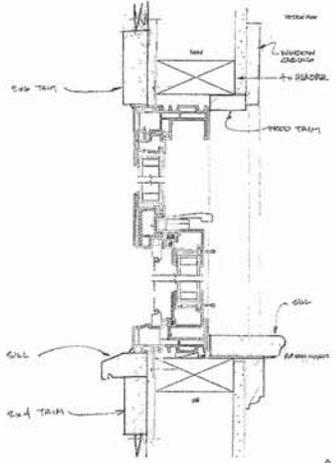
HOMETEC
ARCHITECTURE, INC.
615 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN
AIA
408-993-5246
rhartman@hometec.com

NEW HOUSE FOR:
TERRY PRIES
PARCEL #2, BRANWOOD, CAMPBELL, CA.

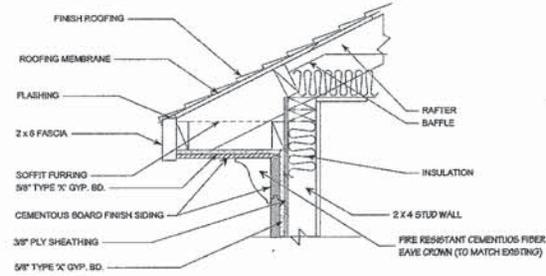
Date: 8-25-05
Scale: 1/4" = 1'-0"
Drawn: RWH
Job: 13-076
Sheet:
2A-5
of Sheets



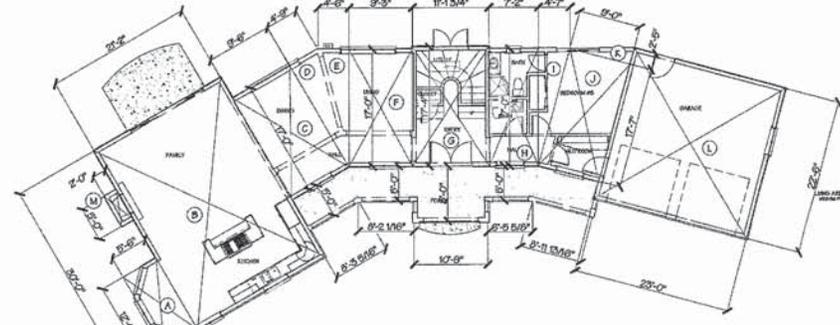
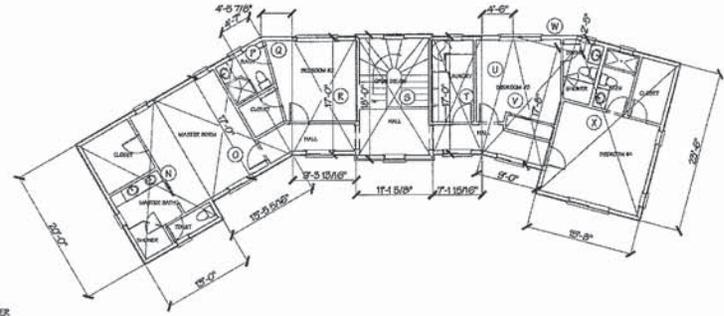
STREET SCAPE
SCALE: 1" = 10'-0"



1 TYPICAL WINDOW TRIM



2 TYPICAL EAVE TRIM



FIRST FLOOR

- A: 8.5 X 12 = 102.00
- B: 25.10 X 30 = 753.00
- C: 9.5 X 17 = 161.50
- D: 4.75 X 17 / 2 = 40.27
- E: 4.5 X 17 / 2 = 38.25
- F: 0.25 X 17 = 4.25
- G: 1.54 X 17.33 = 26.69
- H: 7.18 X 17 = 122.06
- I: 7.55 X 17 / 2 = 64.43
- J: 9 X 17.50 = 157.50
- K: 9 X 2.41 / 2 = 10.84
- L: 25 X 22.5 = 562.50
- M: 2 X 5 = 10

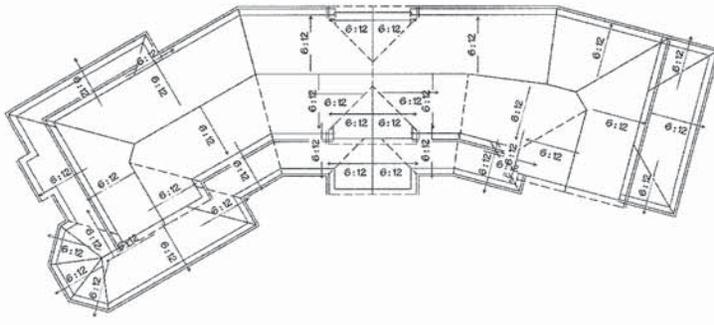
TOTAL = 2,161.66 S.F.

FIRST FLOOR = 2,161.66 S.F.
SECOND FLOOR = 1,621.66 S.F.
TOTAL BUILDING = 3,783.34 S.F.

SECOND FLOOR

- N: 15 X 20 = 300
- O: 13.45 X 17 = 228.65
- P: 4.50 X 17 / 2 = 38.25
- Q: 4.5 X 17 / 2 = 38.25
- R: 0.25 X 17 = 4.25
- S: 1.15 X 18 = 20.70
- T: 7.16 X 17 = 121.72
- U: 4.5 X 17 / 2 = 38.25
- V: 9 X 17.50 = 157.50
- W: 9 X 2.41 / 2 = 10.84
- X: 15.66 X 23.5 = 368.01

TOTAL = 1,621.66 S.F.



ROOF PLAN
1/8" = 1'-0"

REVISIONS	BY
PLANNING	5-24-16
PLANNING	8-23-16
PLANNING	9-1-16

HOMETEC
ARCHITECTURE, INC.
415 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY PRIES
PARCEL #2, BRANSMOOD, CAMPBELL, CA.

Date: 5-23-16
Scale: 1/4" = 1'-0"
Drawn: RAH
Job: 13-016
Sheet:

Comment #2: Fire Sprinklers Required: An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,000 square feet. **Exception:** A one-time addition to an existing building that does not total more than 1,000 square feet of building area. **NOTE:** The owner, occupant and any contractor (a) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California Licensed (C-10) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 311.2 as adopted and amended by CRLAC.

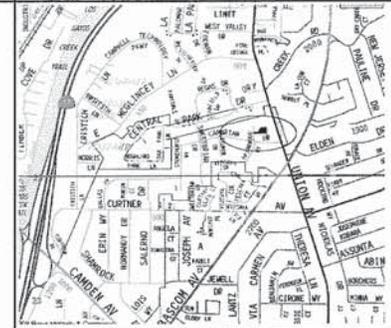
Comment #3: Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that 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. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 303.5 and Health and Safety Code 13141.7

Comment #4: Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification 01-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33

Comment #5: Address Identification: New and existing 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. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1



SCOPE OF WORK:
NEW 2-STORY HOME WITH 4 BEDROOMS AND
ATTACHED 2 CAR GARAGE.



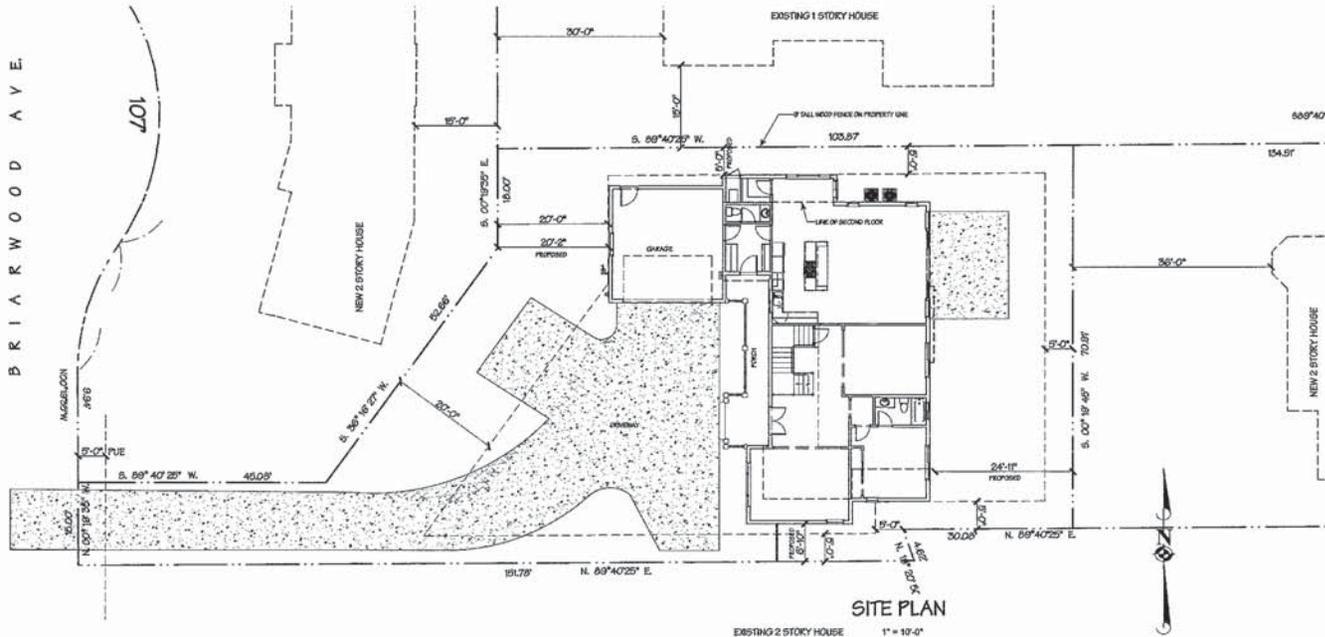
VICINITY MAP

APN:	412-37-009	
ZONING:	R1-B	
LOT SIZE:	8,501 S.F. (GRDSG)	5
	8,824.8 S.F. (NET)	
NEW HOUSE:	(F.A.R.)	2
FIRST FLOOR:	2,300.5 S.F.	9
SECOND FLOOR:	1,677.96 S.F.	
TOTAL BUILDING:	3,978.46 S.F.	
F.A.R. ALLOWED:	8,824 X .45 = 3,971 S.F.	
PROPOSED:	4,009.16 = 40%	
LOT COV. PROPOSED:	2,528 = 29.6%	3
PAVING PROPOSED:	2,759 = 31%	
LANDSCAPE PROPOSED:	3,697 = 42%	
TYPE OF CONSTRUCTION:	1:0	
OCCUPANCY GROUP:	R-3, U	

THIS PROJECT SHALL COMPLY WITH 2015 CFC, CMC, CMC, CFC, CEC, CFC, CAL GREEN, CAL ENERGY CODES, AND LOCAL ORD.

SITE DATA

- SHEET INDEX
- 3A-1 SITE PLAN
 - 3A-2 FIRST FLOOR PLAN
 - 3A-3 SECOND FLOOR PLAN
 - 3A-4 ELEVATIONS
 - 3A-5 ELEVATION SECTION
 - 3A-6 SECTION, STREET SCAPE
 - 3A-7 ROOF PLAN, AREA CALLS
 - 3A-8 LANDSCAPE PLAN
 - C-1 TITLE SHEET
 - 3C-5 GRADING AND DRAINAGE PLAN
 - C-4 CROSSLINK SYSTEM PLAN/PROFILE
 - 3C-6 EROSION CONTROL PLAN
 - C-7 BLUEPRINT FOR A CLEAN BAY
 - C-8 TREE REMOVAL PLAN
 - C-9 TREE REPLACEMENT PLAN



SITE PLAN

1" = 10'-0"

REVISIONS	BY
PLANNING	5-24-15
PLANNING	6-22-15
PLANNING	9-9-15

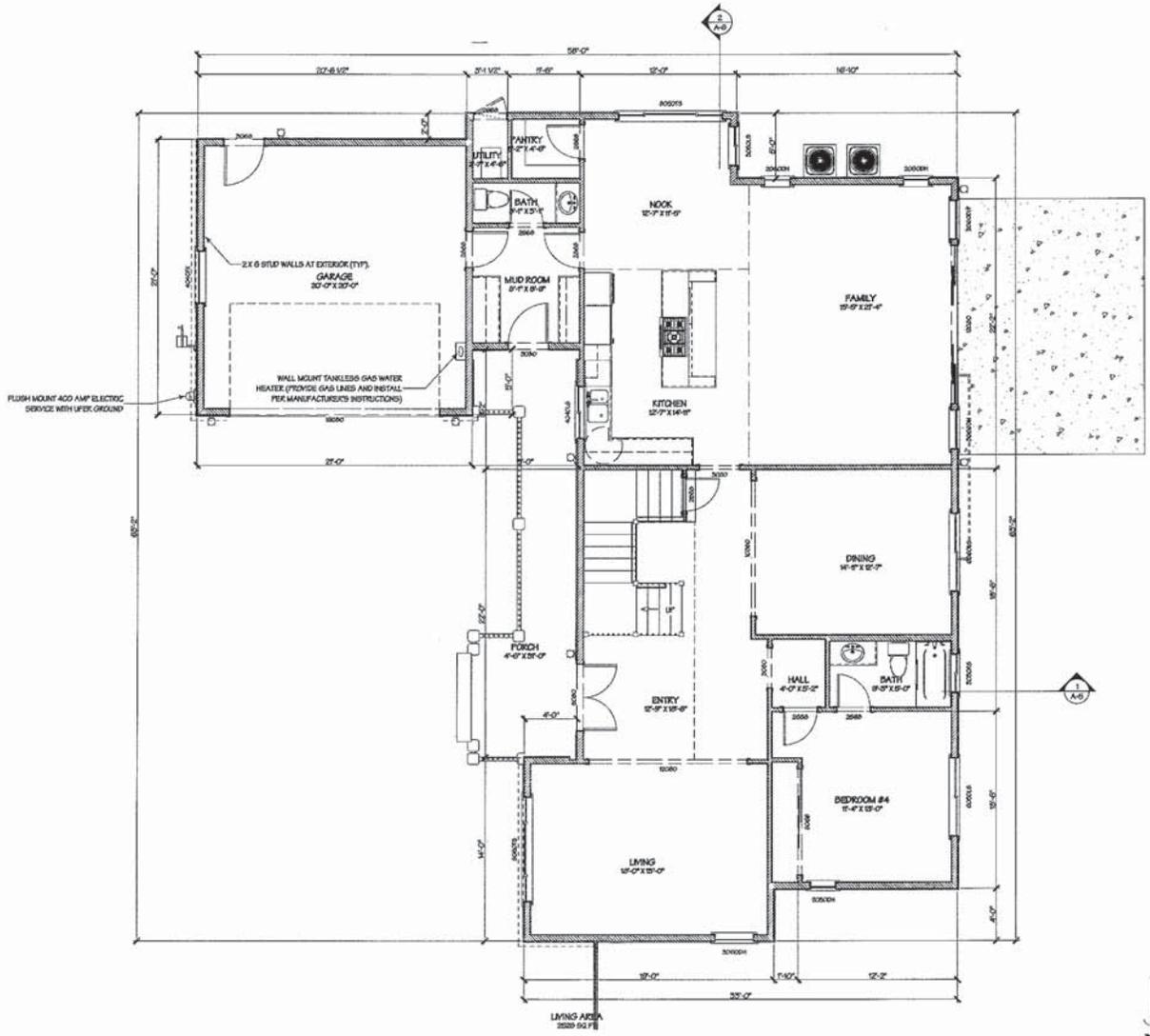
RICHARD A. HARTMAN
AIA
HOMETEC
ARCHITECTURE, INC.
815 NORTH FIRST STREET, SAN JOSE, CA 95112
Phone: 408.938.0000
www.hometec.com

NEW HOUSE FOR:
TERRY PRIES
PARCEL #2, BRISWOOD, CAMPBELL, CA.

Date: 5-25-15
Scale: 1" = 10'-0"
Drawn: RAH
Job: 15-016
Sheet:
3A-1
of Sheets

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF WALL, UNLESS NOTED OTHERWISE.
2. ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD WHERE APPLICABLE.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.
4. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
5. SLOPE FROM GRADE AT 1/8" PER FOOT FOR 10' AWAY FROM HOUSE IS 1/4" TO AN APPROVED FACILITY.
6. PROVIDE NON-REMOVABLE SACK FLOOR PROTECTION AT ALL EXTERIOR HOSE PIPS.
7. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MUD ROOM, WASHROOMS OF 24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 57 SQ. FT. MIN. AREA WITH 4" MINIMUM TO BOTTOM.
8. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E., DUCTS, BASH & SPLIT PANEL ETC.) SHALL BE A MINIMUM 5' FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENINGS, SLOTTES, OR ATTICWAYS).
9. ALL AIR DUCTS PERMITTING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 3/8" O.A. MINIMUM.
10. ALL EXHAUST FANS SHALL BE ENERGY STAR® AND SEPARATELY SWITCHED WITH THEIR OWN DEDICATED SWITCHES AND CAPABLE OF 3 A/C CYCLES PER HOUR (MIL 30 CFM) AT BATHS, TOILETS, AND LAUNDRY.
11. ALL WATER CLOSETS SHALL BE THE MINIMUM 120" GALLONS PER FLUSH.
12. PROVIDE A SHOWER HEAD NON-ADJUSTMENT SURFACE ON "WATERPROOF" FIBER BOARD TO A MINIMUM HEIGHT OF 32" ABOVE THE BATH TUB AT 1/8" INCHES & TIGHTENING 2" MIN. EDGE GREEN BOARD). INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCE ANTI-SCALD VALVES TO 120° MAX. WITH MAX. 5.0 GPM FLOW @ 80 PSI. LINE PRESSURES MAX. 150 PSI @ 80 PSI.
14. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1.00 SQUARE METERS, SHALL ALSO BE CAPABLE OF UNDERPASSING A 50 INCH CIRCLE, AND EXTENDING 20" MIN. EDGE.
15. ALL UNDERFLOOR PLUMBING CLEANOUTS SHALL BE WITHIN 20" OF THE UNDERFLOOR AREA, OR EXTENDED TO THE EXTERIOR.
16. KITCHEN SHALL HAVE SEPARATE CIRCUITS FOR DISPOSAL, DISHWASHER, & TWO (2) 20" CIRCUITS LIMITED TO SUMPING WALL AND COUNTER SPACE OUTLETS.
17. ELECTRIC DRYERS AND COOKTOPS SHALL HAVE A DEDICATED 30 AMP CIRCUIT. PROVIDE WIRING WITH INSULATED MEDICAL.
18. LAUNDRY ROOM AND BATHROOM COUNTERTOP OUTLETS SHALL BE EACH SUPPLIED WITH A DEDICATED 30 AMP CIRCUIT.
19. ALL ELECTRIC SWITCHES SHALL BE OF THE SCRAM TYPE GROUND.
20. ALL BRANCH CIRCUITS IN ALL ROOMS OTHER THAN KITCHEN & BATHS SHALL BE PROTECTED BY COMBINATION HIGH-LEAKAGE CURRENT INTERRUPTERS (C.E.C. 300.122).
21. LIGHT FIXTURES LOCATED OVER OR WITHIN 5' OF TUBS OR SHOWERS ENCLOSURES SHALL BE LABELED "DANGER FOR SHARP LOCATION".
22. A PERMANENT LABEL SHALL IDENTIFY EACH LITE OF SAFETY GLAZING.
23. T-84 INSTALLATION CERTIFICATE (CP-28-150-014) SHALL BE SUBMITTED TO THE FIELD INSPECTOR AT TIME OF FINAL INSPECTION.
24. RECEIPTS FOR LUMBER IN INSULATED CEILING SHALL BE AT A 1/4" RATED ELECTRIC RAILWAY AND CALLED AIR-SEAL.
25. EXTERIOR EXHAUST VENTS SHALL BE 1/2" DIA. VENT, EGRESS OR MAX. 1/2" IN LENGTH, TERMINATING 3' CLEAR OF ANY OPENING.
26. JOISTS AND HEADS OF ROOF SYSTEMS SHALL BE GALVALUM WITH 1/8" UN LISTED DUCT TAP, AND SHALL NOT WITH 1/8" MIN.
27. ALL PENETRATIONS INTO UNCONDITIONED SPACE (ATTIC, UNDERFLOOR, ETC.) SHALL BE CALLED GARBAGES, WITH INTERSEPTERS, OR SEALED TO LIMIT VENTILATION AND EXHAUSTION.
28. ALL PENETRATIONS IN TOP PLATES, FLOORS, ETC. SHALL BE CALLED WITH A RESIDENTIAL FIRE EATED CAULK WITH AN ASTM EDGE OR 24" RATING.
29. EXTERIOR WINDOWS WITH MULTIPLE LAYERS SHALL HAVE THEM INTERCONNECTED AND OPERABLE FROM THE LARGEST LAYER.
30. SHOWER ENCLOSURE DOORS SHALL OPEN OUT WITH A CLEAR OPENING OF 12" MIN. IN THE OPEN POSITION.
31. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND AT AREAS LEADING TO BEDROOMS.
32. ALL 15-AMP AND 20-AMP OVERCURRENT LIMIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (330-406.3).
33. MAIN ENTRY DOOR SHALL BE OPERABLE FROM THE INSIDE OF THE BUILDING WITHOUT THE USE OF A KEY, OTHER KNOWLEDGE, OR FORCEFUL ENTRY.
34. KITCHEN FALCETS SHALL HAVE A MINIMUM FLOW RATE NOT TO EXCEED 1.8 GPM AT 60 PSI. (2006 CEC 4.02.11.4)
35. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE A LEAK-AIR TEST OR TEST.
36. PROVIDE SEALE ARCHITECT CERTIFIED SAFETY GAS-ACTIVATED GAS SHUT OFF VALVES AT ALL WORK LOCATIONS, AND REPLACE GAS LEAKY MATHERS.
37. PROVIDE A DEDICATED 30 AMP CIRCUIT FOR EACH FAN MOTOR (S.E.A.L. FORBANS ETC.).
38. PROVIDE COBOL SMOKE/CO MONITOR DETECTORS AT WALLMOUNT OVERHEAD LEVEL AND OUTSIDE OF BEDROOMS.
39. A GAS PIPING LAYOUT PLAN SHALL BE PROVIDED TO THE FIELD INSPECTOR BY THE CONTRACTOR AT TIME OF INSPECTION.
40. FOR ANY LED LIGHTS TO QUALIFY AS HIGH EFFICACY LIGHTS, THEY MUST BE CERTIFIED BY THE ENERGY COMMISSION AND LISTED ON THEIR DATABASE AT <http://www.energycommission.ca.gov/>. PROVIDE TO THE FIELD INSPECTOR SAMPLE OF CERTIFICATION FOR ALL HIGH EFFICACY LED LIGHTS AS REQUESTED BY THE OWNER.
41. ALL PLASTIC PIPE AND FITTINGS SHALL MEET THE NATIONAL SANITATION FOUNDATION AND SPECIFICATIONS REFERENCED IN TABLE MOULDS OF THE 2015 CEC 300.1.
42. ALL PIPE, TUBS, SOUVENIT, CEMENT, THREAD SEALANT, SOLDER, WIRE CLIP FLOOR AND FITTINGS FOR POTABLE WATER SYSTEMS SHALL MEET THE NATIONAL SANITATION FOUNDATION SPECIFICATIONS AND 2015 CEC 400.4.
43. ALL GAS LINE PRESSURE TESTING SHALL BE AT 10 PSI FOR 15 MINUTES AND PRESSURE TESTING IN 60 PSI FOR 30 MINUTES. CFC TESTS.



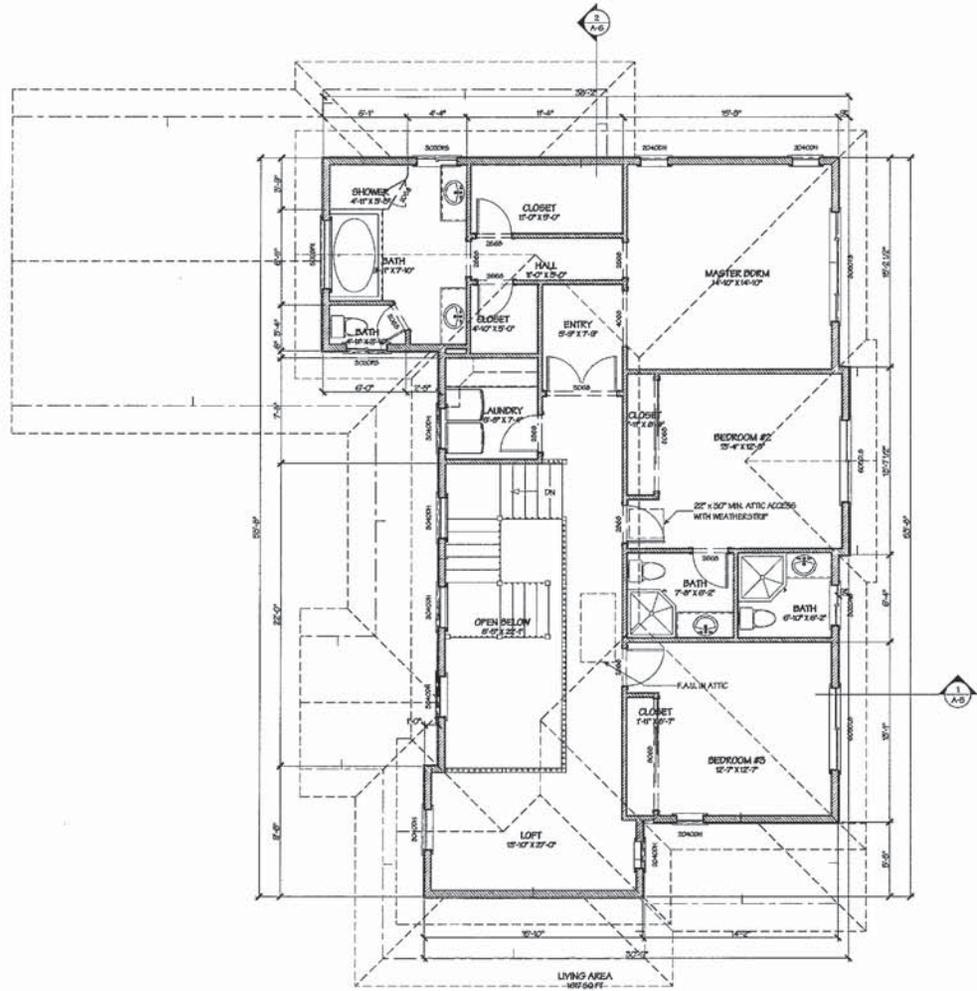
FIRST FLOOR PLAN

REVISIONS	BY
PLANNING	▲
5-24-15	▲
PLANNING	▲
6-20-16	▲
PLANNING	▲
8-1-16	▲

RICHARD A. BARTMAN AIA ARCHITECTURE, INC.	
415 NORTH FIRST STREET, 8th FLOOR, CA 95112	
NEW HOUSE FOR: TERRY PRIES PARCEL #3, BRISWOOD, CAMPBELL, CA.	
Date	5-25-15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-016
Sheet	3A-2
of	Sheets

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE
2. ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD, WHERE APPLICABLE.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.
4. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION
5. GROUT FINISH GRADE AT 1/8" MIN. FOR 1/2" MIN. FROM HOUSE & 1/4" MIN. TO AN APPROVED FACILITY
6. PROVIDE NON-REMOVABLE BACKFLOW PROTECTION AT ALL EXTERIOR HOSE TAPS
7. PROVIDE LABORATORY EVIDENCE FROM SLEEPING ROOMS, MAIN WINDOW OPENINGS OF 24" MIN. CLEAR HEIGHT, 32" MIN. CLEAR WIDTH, 15.7 SQ. FT. MIN. AREA WITH 4" MAXIMUM TO BOTTOM
8. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (ALL OUTDOOR BATH & LINEN FAN EXCS) SHALL BE A MINIMUM OF 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING REIGHTS, OR ATTIC VENTS)
9. ALL AIR DUCTS PENETRATING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 20 GA. MINIMUM
10. ALL EXHAUST FANS SHALL BE "ENERGY STAR" AND SEPARATELY SWITCHED WITH TIMER OR HUMIDISTAT. SWITCHES AND CAPABLE OF 1/3 AIR CHANGES PER HOUR (MAX. 50 CFM) AT BATHS, TOILETS, AND LAUNDRY
11. ALL WETTER CLOSETS SHALL BE HAVING A MIN. 1/8" DRAINAGE PIT FLOOR
12. PROVIDE A RUBBER, UNRESINIFIED SURFACE OVER "HARDWOOD" FLOOR POURED TO A MINIMUM HEIGHT OF 7/8" ABOVE THE FINISH FLOOR AT SHOWERS & TUBS (INSTALL GREEN BOARD). INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRECIPITATION BALANCE WITH LOCAL VENTS TO 20" MAX WITH MAX. 2.0 GPM FLOW @ 70 PSI. USE FINISH TILE 12" GPM @ 70 PSI
14. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 5.0 SQ. FT. MIN. SHALL ALSO BE CAPABLE OF ACCOMMODATING A 3.0-POUR DRAIN, AND CAPPED WITH 22" MIN. DUCT
15. ALL UNDERLOOK PLUMBING CLEANOUTS SHALL BE WITHIN 20" OF THE UNDERLOOK ACCESS, OR EXTENDED TO THE EXTERIOR
16. KITCHEN SHALL HAVE SEPARATE CIRCUITS FOR DISPOSAL, DOWNSINK, & TWO (2) 20 AMP CIRCUITS LIMITED TO SUPPLIES WALL AND COUNTER SPACE OUTLETS
17. ELECTRIC OUTLETS AND COOKTOPS SHALL HAVE A DEDICATED 20 AMP CIRCUIT PROVIDED WITH INSULATED WIRING
18. LAUNDRY ROOM AND BATHROOM COUNTERTOP OUTLETS SHALL BE EACH SUPPLIED WITH A DEDICATED 20 AMP CIRCUIT
19. ALL ELECTRIC SWITCHES SHALL BE OF THE SCREW TYPE OR GROUND
20. ALL BRANCH CIRCUITS IN ALL ROOMS OTHER THAN EXTERIOR LIGHTS SHALL BE PROTECTED BY COMBINATION AIR-LEAK CIRCUIT INTERRUPTERS (A.C.I. 2012.2)
21. LIGHT FIXTURES LOCATED OVER OR WITHIN 3' OF TUBS OR SHOWERS ENCLOSURES SHALL BE LABELED "DANGER FOR SHARP LIGHTNING"
22. A PERMANENT LABEL SHALL IDENTIFY EACH USE OF SAFETY GLAZING
23. T-94 INSTALLATION CERTIFICATE (IF-2415-04-6) SHALL BE SUBMITTED TO THE FIELD INSPECTOR AT TIME OF FINAL INSPECTION
24. RECESSED LUMINAIRE IN INSULATED CEILING SHALL BE A.T. & T.C. RATED. ELECTRIC SHALL BE CALLED AIR-TIGHT
25. DRYER EXHAUST VENTS SHALL BE PEXE MARK, REQUIREMENTS OF MAX. 4" IN LENGTH, TERMINATING 3' CLEAR OF ANY OPENING
26. Joints and seals of duct systems shall be sealed with UL LISTED DUCT TAPE, AND INSULATED WITH 3/8" MIN.
27. ALL PENETRATIONS INTO UNCONDITIONED SPACE (ATTIC, UNDERFLOORS, ETC) SHALL BE CALLED, GUARDED, REINFORCED, OR SEALED TO LIMIT INFILTRATION AND EXFILTRATION
28. ALL PENETRATIONS IN TOP PLATES, FLOORS, ETC. SHALL BE CALLED WITH A RECREATIONAL FIRE-RESISTANT CALLS WITH AN ASYM. EDGE OR 60# RATING
29. EXTERIOR WINDOWS WITH MULTIPLE LOCKS SHALL HAVE THEM INTERCONNECTED AND OPERABLE FROM THE LOWER LEVEL
30. SHOWER ENCLOSURE DOORS SHALL OPEN OUT WITH A CLEAR OPENING OF 22" MIN. IN THE OPEN POSITION
31. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND AT LEAST 10' AWAY TO BEDROOMS
32. ALL 15-AMP AND 20-AMP DRILLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES (SEE 400.1)
33. MAIN ENTRY DOOR SHALL BE OPENABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR DEVICE
34. KITCHEN FAUCETS SHALL HAVE A MINIMUM FLOW RATE NOT TO EXCEED 1.0 GPM AT 60 PSI. (ASSESS. SECT. A320.1.4)
35. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE A MINIMUM FLOW OF 0.15 CFM
36. PROVIDE SOLENOID ACTUATED SAFETY-GAS-ACTIVATED GAS SHUT OFF VALVES AT ALL NEW, RELOCATED, AND REPLACED GAS UTILITY METERS
37. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR EACH FAN MOTOR (F.A.U., EXHAUST, ETC.)
38. PROVIDE COMB. SMOKE/CO MONITOR DEVICES AT HALLWAYS OR BATHS AND OUTSIDE OF BEDROOMS
39. A GAS PIPING LAYOUT PLAN SHALL BE PROVIDED TO THE FIELD INSPECTOR BY THE CONTRACTOR AT TIME OF INSPECTION
40. FOR ANY LED LIGHTS TO QUALIFY AS HIGH EFFICIENCY LIGHTING, THEY MUST BE CERTIFIED BY THE ENERGY COMMISSION AND LISTED IN THE DATABASE AT <http://www.energy.commission.ca.gov/>. PROVIDE TO THE FIELD INSPECTOR EVIDENCE OF CERTIFICATION FOR ALL HIGH EFFICIENCY LED LIGHTS AS SELECTED BY THE OWNER
41. ALL PLASTIC PIPE AND FITTINGS SHALL MEET THE NATIONAL SANITATION FOUNDATION AND SCHEDULES REFERENCED IN TABLE MOU OF THE CODE. (CFC 901)
42. ALL PIPE, TUBE, SOLVENT CEMENT, THREAD SEALANT, SOLDER ANY OR FILL AND RETAINS FOR PORTABLE WATER SYSTEMS SHALL MEET THE NATIONAL SANITATION FOUNDATION (NSF) STANDARDS AND OF THE CODE. (CFC 904)
43. ALL GAS LINE PRESSURE TESTING SHALL BE AT 10 PSI FOR 15 MINUTES AND RELEASED PERIOD IS 40 PSI FOR 30 MINUTES. (CFC 903)



SECOND FLOOR PLAN

REVISIONS	BY
PLANNING	AS
0-24-15	
PLANNING	AS
6-22-15	
PLANNING	AS
9-1-15	

RICHARD A. HARTMAN ALIA ARCHITECTURE, INC. 4410 1/2 10th St San Jose, CA 95128	
HOMETEC ARCHITECTURE, INC.	
419 NORTH FIRST STREET, SAN JOSE, CA 95112	

NEW HOUSE FOR	TERRY PRIES
PARCEL #5, BRANWOOD, CAMPBELL, CA.	
Date	8-23-15
Scale	1/4" = 1'-0"
Drawn	R/H
Job	15-016
Sheet	
3A-3	
of Sheets	



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

REVISIONS	BY
PLANNING	RAH

HOMETEC
 ARCHITECTURE, INC.
 RICHARD A. HARTMAN
 AIA
 415 NORTH FIRST STREET, SAN JOSE, CA 95112
 408.995.0496
 HomeTecArch.com

NEW HOUSE FOR:
TERRY PRIES
 PARCEL #3, BRUSWOOD, CAMPBELL, CA

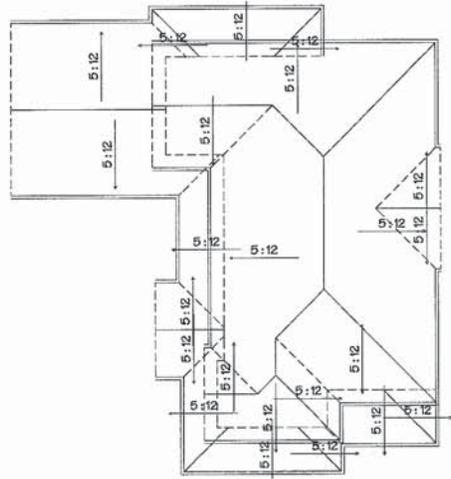
Date: 8-28-15
 Scale: 1/4" = 1'-0"
 Drawn: RAH
 Job: 15-016
 Sheet:

PROVIDE CROSS-VENTING OPENINGS OF 1/800
ATLIC AREA (COVER WITH 20 GA. GALV. 1/4"
MESH) SO5 VENTS TO BE 56" ABOVE CEILING
PER C.C.C. 120A2



NORTH ELEVATION

PROVIDE CROSS-VENTING
OPENINGS OF 1/800 UNDERFLOOR
AREA (COVER WITH 20 GA. GALV. 1/4"
MESH) PER C.C.C. 120B3



ROOF PLAN

1/8" = 1'-0"



1 SECTION

REVISIONS	BY
PLANNING	5-24-15
PLANNING	6-22-15
PLANNING	8-18

HOMETEC
ARCHITECTURE, INC.
RICHARD A. BARTMAN
A.L.A.
415 NORTH FIRST STREET, SAN JOSE, CA 95112
408.997.0406
HomeTec@highway.com

NEW HOUSE FOR:
TERRY PRIES
PARCEL #3, BRANWOOD, CAMPBELL, CA.

Date 5-25-15
Scale 1/4" = 1'-0"
Drawn RAH
Job 15-016
Sheet
3A-5
of Sheets



FRONT HOUSE NORTH

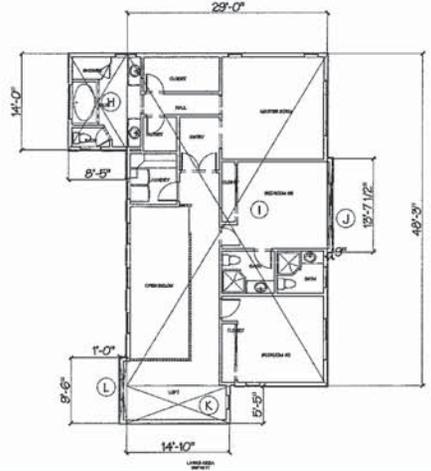
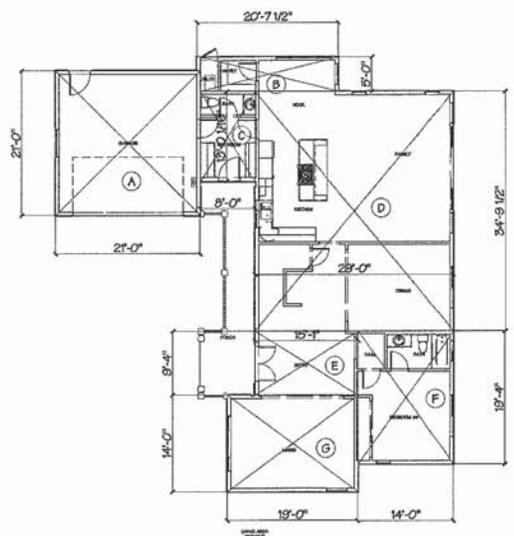
SUBJECT (FLAG LOT)

FRONT HOUSE SOUTH

STREET SCAPE
1/8" = 1'-0"



2 SECTION



FIRST FLOOR

- A: 21 X 21 = 441
- B: 23.62 X 5 = 118.12
- C: 8 X 13 = 104
- D: 29 X 34.65 = 1,000.07
- E: 15.08 X 9.35 = 140.60
- F: 14 X 19.35 = 270.62
- G: 19 X 14 = 266
- TOTAL = 2,336.5 S.F.

SECOND FLOOR

- H: 8.41 X 14 = 117.74
- I: 29 X 48.25 = 1,399.25
- J: 75 X 13.62 = 1,021.5
- K: 14.63 X 5.46 = 79.88
- L: 1 X 9.5 = 9.5
- TOTAL = 1,677.96 S.F.

FIRST FLOOR = 2,336.5 S.F.
SECOND FLOOR = 1,677.96 S.F.
TOTAL BUILDING = 4,014.46 S.F.

AREA CALCULATIONS

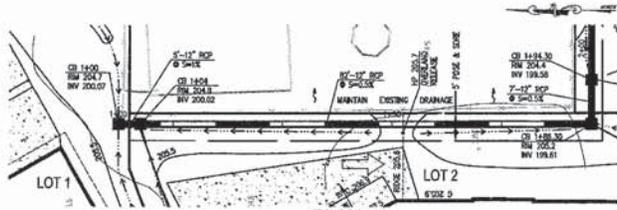
REVISIONS	BY
PLANNING 10-24-15	△
PLANNING 8-20-15	△
PLANNING 9-1-15	△

RICHARD A. HARTMAN
 A.L.A.
 ARCHITECT
 65 NORTH FIRST STREET, SAN JOSE, CA 95112
 (408) 298-1111
 www.hometec.com

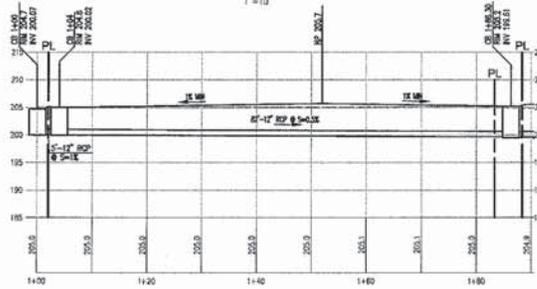
HOMETEC
 ARCHITECTURE, INC.

NEW HOUSE FOR
TERRY PRIES
 PARCEL #2, BRUARWOOD, CAMPBELL, CA

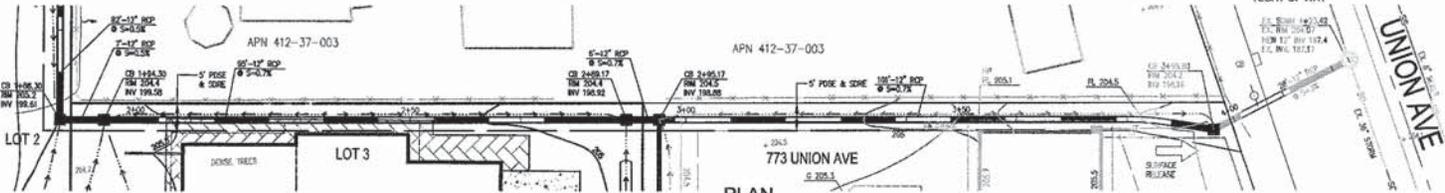
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 Scale: 1/4" = 1'-0"
 Drawn: KAH
 Job: 15-016
 Sheet: 3A-6 of 3



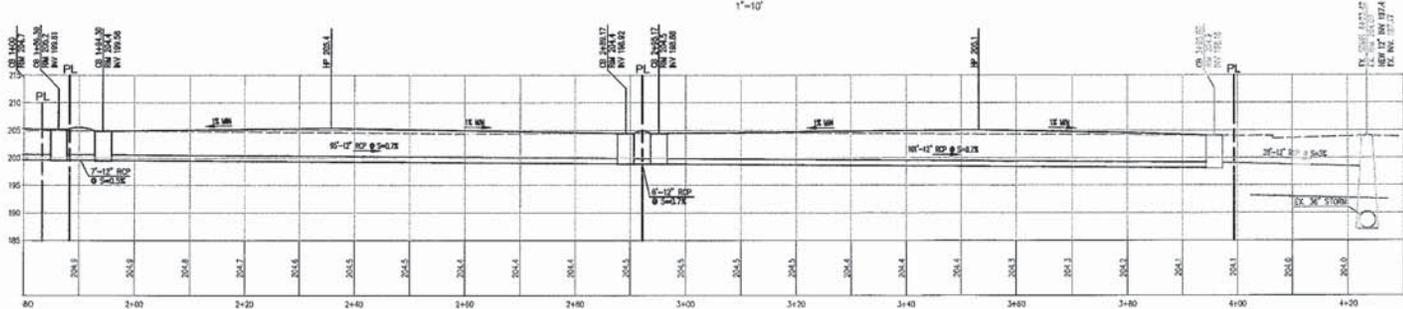
PLAN
1"=10'



PROFILE
1"=10'



PLAN
1"=10'



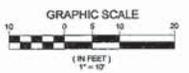
PROFILE
1"=10'

NOTE:
SEE ENCROACHMENT PERMIT
ENC 2016-00145 FOR WORK IN
RIGHT OF WAY

UNION AVE
D. 2' 0.00'
D. 2' 0.00'



DATE: 9-15-10	NO.:	BY: CHAD
DRAWN BY: DKE	REVISION:	
DESIGNED BY: TJS		
TRAVIS ENGINEERING, INC. 4915 TECHNOLOGY DRIVE SUITE 200 SAN JOSE, CA 95128 TEL: 408.552.2200 FAX: 408.552.2201		
TS CIVIL ENGINEERING		
ONSITE STORM DRAIN PLAN/PROFILE GRADING AND DRAINAGE PLANS 738 BIRCHWOOD WAY CAMPBELL CA APN: 412-37-009 BUILDING PERMIT NO BID 2016-00944		
SCALE: 1"=10' SHEET: 7		

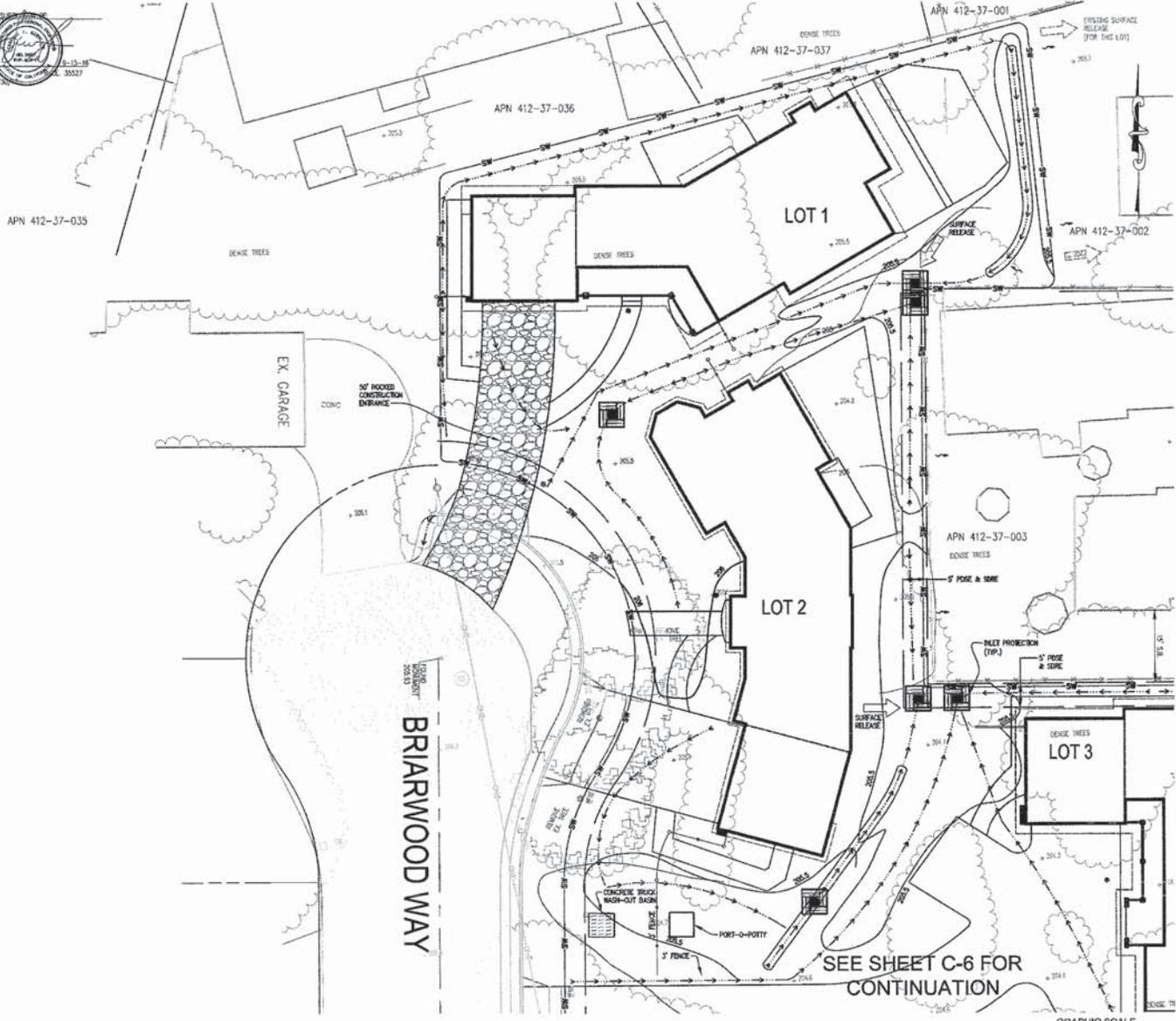


EROSION CONTROL LEGEND

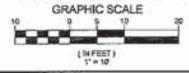
-  ROOVED CONSTRUCTION ENTRANCE
-  CONCRETE TRUCK WASH-OUT BASIN
-  STRAW MATS
-  INLET PROTECTION
-  PORT-O-POTTY

DESIGNED UNDER THE SUPERVISION OF

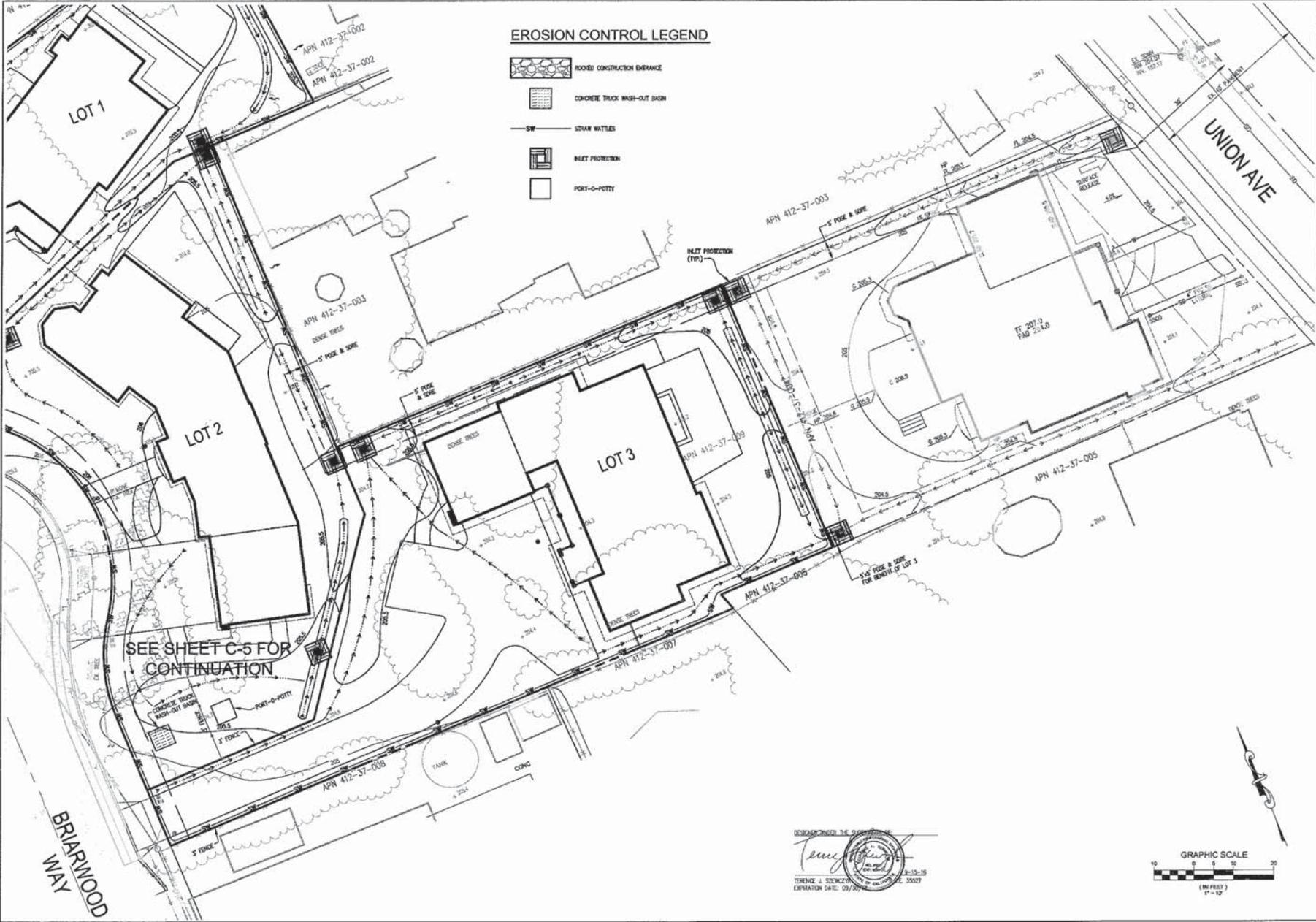
 RESIDENCE & SOLICITORS
 EXPIRATION DATE: 01/31/2022



SEE SHEET C-6 FOR CONTINUATION



 TACK ENGINEERING INC. 3750 BIRCH AVE. SUITE 200 SAN JOSE, CA 95132 TEL: (415) 885-2700 FAX: (415) 885-2888 WWW.TACKENGINEERING.COM	No. 9-16-10 Date: 9-16-10 Drawn By: DHE Designed By: TJS	Revision Date By (Check)
	EROSION CONTROL PLAN GRADING AND DRAINAGE PLANS 738 BRIARWOOD WAY CAMPBELL, CA APN: 412-37-009 BUILDING PERMIT NO BID 2016-00844	
	SCALE: AS NOTED SHEET: 12C-5 OF 7 09/15/2016 10:45am - R:\2012 jobs\12-238\plan\12-238.dwg CS EROSION CONTROL PLAN.dwg - C5	

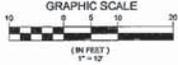


EROSION CONTROL LEGEND

-  ROCKED CONSTRUCTION ENTRANCE
-  CONCRETE TRUCK WASH-OUT BASIN
-  STRAIN WATTLES
-  INLET PROTECTION
-  PORT-A-PORTY

SEE SHEET C-5 FOR CONTINUATION


 TRENDENCE J. SANCHEZ
 EXPIRATION DATE: 09/30/2022



<p> EROSION CONTROL PLAN FIELD AND DRAINAGE PLANS 738 BRIARWOOD WAY CAMPBELL CA APN: 412-37-009 BUILDING PERMIT NO BID 2016-00844 09/15/2016 10:44am - R:\2012 jobs\12-238\12-238.dwg: CE EROSION CONTROL PLAN.dwg - CE </p>	<p> TACALA ENGINEERING INC. 1475 TECHNOLOGY DRIVE SAN JOSE, CA 95128 TEL: (408) 253-7000 FAX: (408) 253-7001 </p>	<p> No. 9-16-10 Date: 9-16-10 Drawn By: DKH Designed By: TJS </p>	<p> Revision Date By (Initial) </p>
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SCALE: AS NOTED
 SHEET: 3C-6 OF 7

FRESH CONCRETE AND MORTAR APPLICATION

- BEST MANAGEMENT PRACTICES FOR:**
- Mazes and bricklayers
 - Sidewalk construction areas
 - Patio construction workers
 - Concrete sweepers
 - General workers
 - Home builders
 - Developers

- When cleaning up after driveway or sidewalk construction, wash fines into dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion control devices to capture runoff carrying mortar or cement before it reaches the storm drain.

- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete or a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

GENERAL BUSINESS PRACTICES

- Both at year end and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, curbs, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic. In fact, only the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

- BEST MANAGEMENT PRACTICES FOR THE:**
- Landscapers
 - Gardeners
 - Swimming pool/spa service and repair workers
 - General contractors
 - Home builders
 - Developers

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually into a landscaped area.
- Contact the local sewerage treatment authority. You may be able to discharge to the sanitary sewer by removing a hose to a utility seal or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the excess that enters a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in open-top bags or containers, OR, take to a landfill that accepts yard waste.
- Do not place yard waste in gutters.
- Do not cut law or rake leaves, etc. into the street.

GENERAL BUSINESS PRACTICES

- Protect stacks and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that acids and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

- BEST MANAGEMENT PRACTICES FOR THE:**
- Vehicle and equipment operators
 - Site supervisors
 - General contractors
 - Home builders
 - Developers

SAFETY PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drip chutes to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle wherever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment can leak oil, antifreeze or other fluids on the construction site or common sources of storm water pollution. Prevent, spillage and leaks by addressing equipment from itself, and by washing for leaks and other maintenance. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

- BEST MANAGEMENT PRACTICES FOR THE:**
- Painters
 - Painter/helpers
 - Plumbers
 - General artists
 - Dry wall crews
 - Four corner installers
 - General contractors
 - Home builders
 - Developers

PAINTING CLEANUP

- Never clean brushes or drop paint containers into a street, gutter, storm drain, or stream.
- For water based paints, point out brushes to the extent possible, and reuse to the sanitary sewer.
- For oil based paints, point out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

PANT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or heavy metals are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building interiors with high-pressure water, block storm drains. Wash water into a dirt area and recycle this soil. Or, check with your local wastewater treatment authority to find out if you can collect (map or pour) building cleaning water and dispose to the sanitary sewer.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on large or heavy plastic drop clothes.

EARTH MOVING ACTIVITIES

- BEST MANAGEMENT PRACTICES FOR THE:**
- Subdividers, backhoes, and grading machine operators
 - Dump truck drivers
 - Site operators
 - General contractors
 - Home builders
 - Developers

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downspout drainage courses, storm, and storm drains with hay bales or temporary drainage berms.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abnormally high water table
- Abnormal wells
- Unusual birds, oaks, or oak

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Set grades due to a construction of decomposed soil stability, increased erosion, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff creating a site and slow the flow with check dams or roughened ground surfaces.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

ROADWORK AND PAVING

- BEST MANAGEMENT PRACTICES FOR THE:**
- Road Crews
 - Driveways/steering/parking lot construction crews
 - Seed coat contractors
 - Operators of grading equipment
 - Dump trucks
 - Concrete mixers
 - Construction inspectors
 - General contractors
 - Developers

WHAT CAN YOU DO?

- Develop and implement erosion/sediment control plans for all construction.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas of your yard, away from the construction site.

GENERAL BUSINESS PRACTICES

- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken bricks, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

ROADWORK AND PAVING

- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (topsoil, sand, etc.) and other materials with plastic tarps. Protect from rainfall or when it rains.
- Collect and recycle or appropriately dispose of excess aggregate or sand.
- Avoid over application by water trucks for dust control.

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, fuel refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the non-paved runoff contamination at the source. Cover exposed sites of soil of construction materials with plastic sheeting or temporary runoff. Before it rains, sweep and remove materials from surfaces that runoff to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess aggregate or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
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DURING CONSTRUCTION

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- Use check dams, ditches, or berms to divert runoff around excavations.

GENERAL CONSTRUCTION AND SITE SUPERVISION

- BEST MANAGEMENT PRACTICES FOR THE:**
- Construction industry

WHAT CAN YOU DO?

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STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, seal coat slurry, or excavated material. Extra planning is required to divert and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

- BEST MANAGEMENT PRACTICES FOR THE:**
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BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

- Spill Response Agencies**
- City 911
 - Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710
 - County's Office of Emergency Services Warning Center (503) 852-7500 (24 hours)
- Local Pollution Control Agencies**
- Santa Clara County Office of Toxic and Solid Waste Management (408) 441-1195
- Santa Clara Valley Water District (408) 927-0710
- San Jose/Santa Clara Water Pollution Control Plant (408) 940-3300
- Serving Campbell, Cupertino, Los Altos, Milpitas, San Jose, Santa Clara, and Saratoga
- Sunnyvale Water Pollution Control Plant (408) 730-7270
- Palo Alto Regional Water Quality Control Plant (415) 228-2588
- Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

- City of Campbell. Any person who violates any provision of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be liable for a fine not to exceed \$1000 or six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- City of Campbell. Any person who violates any provision of this chapter shall be guilty of a misdemeanor and upon conviction thereof shall be liable for a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
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Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

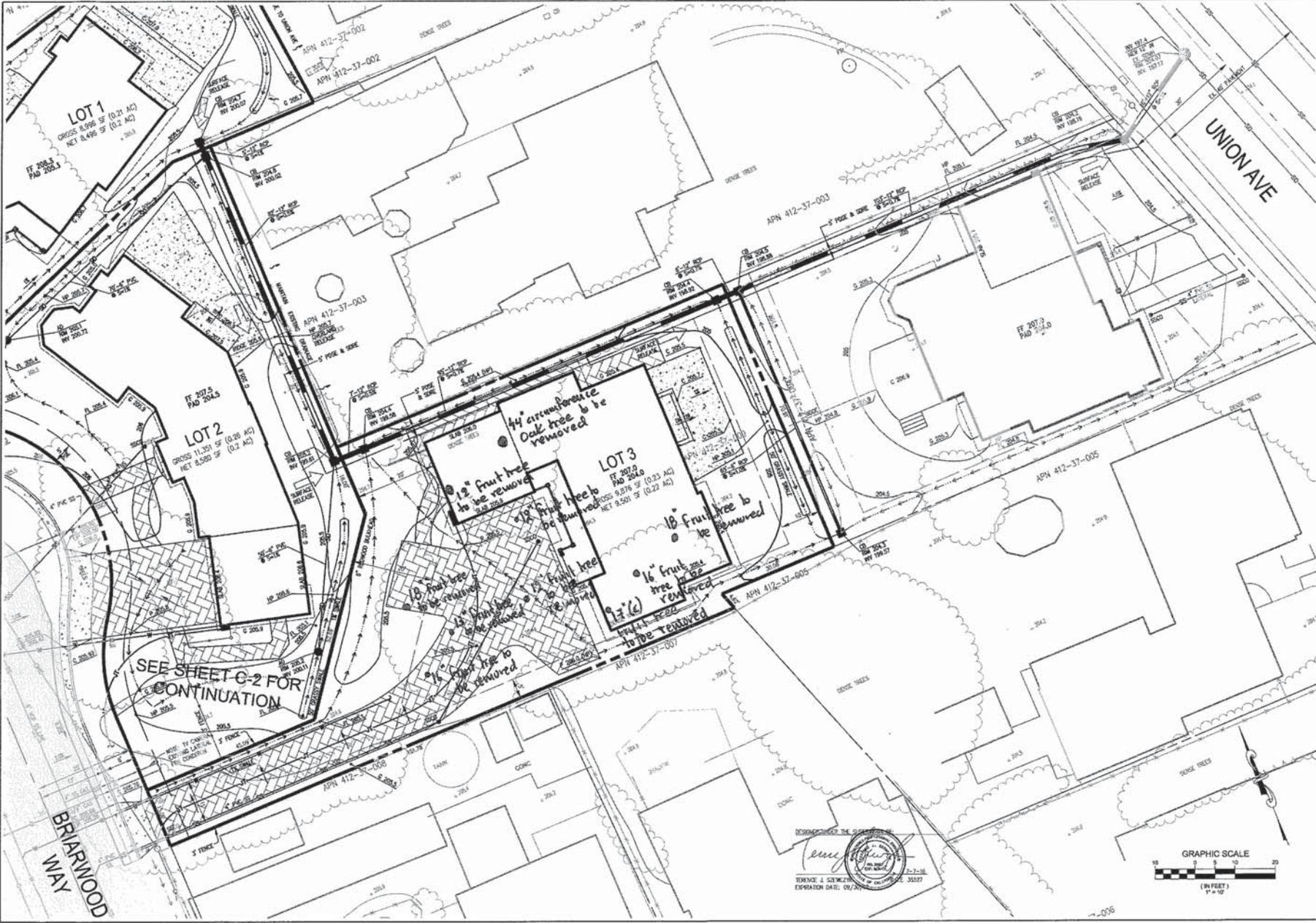
DATE	BY	CHKD
9-15-10		
DATE	BY	CHKD
9-15-10		
DATE	BY	CHKD
9-15-10		

TSCA ENGINEERING INC.
 1515 RICHMOND DRIVE
 SAN JOSE, CA 95128
 TEL: (408) 435-2222 FAX: (408) 435-2222
 WWW.TSCA-ENGINEERING.COM
 CIVIL ENGINEERING
 1001 N. RICHMOND AVE. SUITE 200
 SAN JOSE, CA 95128
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BLUEPRINT FOR A CLEAN BAY
CONSTRUCTION AND DRAINAGE PLANS
 738 BELLEVUE WAY CAMPBELL, CA
 APN: 412-07-009 BUILDING PERMIT NO BLD 2016-00844

SCALE: AS NOTED
 SHEET: C-7
 OF 7

09/15/2016 10:30am - R: 1002 806V12-236 V12-236 09N1E C7 BlueprintForAClean Bay.dwg - C7



	SCALE: AS NOTED	SHEET: C-A OF C-A
	SHEET: C-A OF C-A	
GRADING AND DRAINAGE PLAN AND FOUNDATION PLAN FOR 738 BRIARWOOD BUILDING SAN FRANCISCO, CALIFORNIA APN: 412-37-009 BUILDING PERMIT NO.	DATE: 7-7-16 DRAWN BY: DHE DESIGNED BY: JAS	NO. 7-7-16 REVISIONS:
TESSA ENGINEERING, INC. 770 TECHNOLOGY DRIVE SAN FRANCISCO, CA 94103 TEL: (415) 435-2300 FAX: (415) 435-2301 WWW.TESSAENGINEERING.COM	CIVIL ENGINEERING	DATE BY CHECK

07/07/2016 2:56pm - R:\2012\2012-236\12-236\0121 C3\0121016\PLN.dwg - C3

Tree Removal Permit – Written Statement & Photos

Below you will find photos of the Oak Tree that we are proposing to remove. The tree is diseased and poses a danger of falling and damaging a structure and/or threatening someone's life.

As you can see from photo 1 and 2 the roots of the trees are not below ground but instead are above ground. Furthermore as you poke the roots that have been exposed and even a portion of the trunk, there is evidence of termite damage. If you look close enough and pick away at some of the layers of bark you can locate the termites.

In photos 3 and 4 you can see that half of the tree has dried out and has dead branches. This is further evidence that the tree is not healthy and possesses a danger to both structures and life.

I know it's difficult to lose trees, but we can offer to replace the tree we are removing with two health oak trees anywhere on the project. I feel that the front yard of lots 1 and 2 would be an ideal location for the new oak trees.



Photos of Homes on Briarwood Way



755 Briarwood Way
(Stone veneer, wood shingle roofing)



787 Briarwood Way



751 & 743 Briarwood Way