

SITE AND ARCHITECTURAL REVIEW COMMITTEE
City of Campbell, California

6:45 PM – 7:15 PM
Doetsch Conference Room
70 North First Street, Campbell, CA

February 25, 2020
Tuesday

AGENDA

CALL TO ORDER / INTRODUCTIONS

STAFF COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

The Site and Architectural Review Committee (SARC) is a subcommittee of the Planning Commission authorized by the Campbell Municipal Code to review the architectural design and site layout of proposed development projects. The SARC makes reports and recommendations to the Planning Commission, however, the SARC has no decision-making authority and its recommendations are not binding on the Planning Commission.

SARC meetings are scheduled immediately preceding the 7:30 PM Planning Commission public hearings. As such, the time allotted for each application is limited and must be reserved for review and discussion by the SARC, staff, and applicants. Any time remaining during the scheduled review time may be utilized for public comment at the discretion of the Chair.

SCHEDULED ITEMS

1.	6:45 PM – 7:15 PM	Site and Architectural Review Permit (PLN2019-214) to allow the construction of a 3,800 square-foot two-story single-family residence on property located at 596 Emory Avenue . Project Planner: <i>Daniel Fama, Senior Planner</i>
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ADJOURNMENT

Adjourn at **7:15 PM** to the next regularly scheduled Site and Architectural Review Committee meeting of **March 10, 2020**, in the Doetsch Conference Room, 70 North First Street, Campbell, California.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact Corinne Shinn at the Community Development Department, at corinnes@cityofcampbell.com or (408) 866-2140.

MEMORANDUM



Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date:** February 25, 2020
From: Daniel Fama, Senior Planner *DF*
Via: Paul Kermoyan, Community Development Director *PK*
Subject: Site and Architectural Review Permit
File No.: PLN2019-215 ~ 596 Emory Ave.

PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow construction of an approximately 3,824 square-foot one-story single-family residence (reference **Attachment 1** – Project Plans).

PROJECT SITE

The project site is an approximately 13,364 square-foot property located along Emory Avenue, south of Budd Avenue, within the City's San Tomas Area Neighborhood in the R-1-10 (Single-Family Residential) Zoning District (reference **Attachment 2** – Location Map). The site is currently developed with a single-family residence that would be substantially demolished. Pursuant to the [San Tomas Area Neighborhood Plan \(STANP\)](#), demolition and reconstruction of a single-family residence—which renders a lot "undeveloped"—requires approval of a Site and Architectural Review Permit by the Planning Commission.

PROJECT DATA

Zoning Designation:	R-1-10 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 3.5 units/gr. acre)	
Net Lot Area:	13,364 square-feet	
Gross Lot Area:	15,884 square-feet	
Density:	2.75 units/gr. acre	3.5 units/gr. acre. (Max. Allowed)
Building Height:	16 ½ feet	28 feet (Max. Allowed)
Building Square Footage:		
First Floor Living:	3,310 square feet	
Attached Garage:	<u>514 square feet</u>	
	3,824 square feet (Total House Size)	
Detached ADU:	585 square feet	
Pool Equipment Shed:	<u>70 square feet</u>	
	4,479 square feet (Total Building Area)	
Floor Area Ratio (FAR):	.33 (4,479 sq. ft)	.45 (6,014 sq. ft.) (Max. Allowed)
Building (Lot) Coverage:	35% (4,677 sq. ft.)	35% (4,677 sq. ft.) (Max. Allowed)

Parking:	2 spaces (covered)	2 spaces (Min. Required)
Setbacks:	<u>Proposed</u>	<u>Required</u>
Front (west):	28 feet	25 feet
Garage:	2 feet	25 feet
Side (south):	8 feet	8 feet or 60% of the wall height
Side (north):	12 feet	10 feet or 60% of the wall height
Rear (east):	53 feet	20 feet

DISCUSSION

Review of the Site and Architectural Review Permit application is governed by the San Tomas Area Neighborhood Plan. The Plan provides development standards (e.g., height, setback, lot coverage, etc.) as well as design guidelines in terms of design 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 evaluating the design of new residences. Pursuant to CMC Sec. 21.54.050, the Site and Architectural Review Committee's (SARC) purview is to review the project's architectural design and site configuration, upon which a recommendation may be made to the Planning Commission.

Design: The proposed one-story, 3,824 square-foot single-family residence is presented in a contemporary style evocative of Mid-century modern, incorporating off-set angular roof lines, asymmetric windows, mixed wall cladding (stucco and vertical cedar), and distinct entry and garage doors.



The design approach may be seen as somewhat more modern than other new homes, particularly because of the angular roof lines. However, the STANP does not prohibit modern designs; it simply encourages general design compatibility. To what extent this design is consistent with the STANP with respect to the "Compatibility" guidelines (Page 11 of the STANP), excerpted below, is a matter for the SARC to discuss.

Compatibility

1. New homes and additions to existing homes should incorporate representative architectural features of homes in the San Tomas Area such as, shape, form, roof pitch, and materials. Architectural design features historically found in the San Tomas Area are described below. New projects should avoid abrupt changes that result from introducing radically different designs or sizes of structures.

Some projects have utilized design features that are not commonly found in the area and are out of scale with surrounding homes. Special care must be used when introducing design features not commonly found in the area to ensure they are architecturally compatible with the surrounding neighborhood.

Architectural features historically found in the San Tomas Area include the following:

- Simple rectangular shaped forms
- Simple rooflines: gabled or hipped
- Shallow window fenestration
- Visually light roof materials (composition, shingles)
- Wood siding or stucco exteriors
- One or two car garages (detached and attached)

Features not commonly found in the area include:

- Complex shapes
- Complex rooflines
- Tall two story entry ways or heavy columns
- Complex window fenestration
- Stucco with heavy moldings

Scale: In addition to design compatibility, the scale of the new home is also a consideration under the STANP. Although angular rooflines can sometimes accentuate the height of a building, by maintaining the home as a single-story it does not appear out of scale with the adjacent homes as shown on the applicant's streetscape illustration, below:



Site Layout: Since the proposed residence would be constructed from portions of the existing home, its placement on the property would not be substantially altered. An existing detached garage structure located at the northeast corner would be preserved and converted to an ADU under a separate permit. A new swimming pool and large deck and patio would be constructed at the rear of the house.

Landscaping/Hardscaping: The property's front and rear yard will be re-landscaped with new drought tolerant vegetation and new trees as required by the STANP and State Model Water Efficient Landscape Ordinance (MWELO). The front yard paving area will be defined by long concrete paver blocks interspersed with new trees, giving the landscaping treatment a contemporary appearance. No protected trees would be removed.

Privacy: Although a single-story home, the drawings show a series of upper-level windows along the north elevation. These windows connect to an unconditioned attic that would only be accessible via a pull-down ladder. As such, there is no privacy impact from these windows.

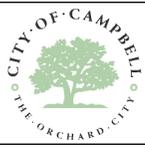
Fencing: New 8-foot tall fencing is proposed along the rear and side property lines. However, the side fencing would only raise to 8-feet approximately 50-feet from the front property line. The fencing towards the street from that point would only be 3 ½ feet in height.

OPTIONS

The SARC should discuss the proposed project's design compatibility, scale, site layout, and landscaping. If the SARC believes that the project warrants changes, the applicant may be asked to revise the design for review by the Planning Commission.

Attachments:

1. Location Map
2. Project Plans



Location Map



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



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R1 12/17/19

R2 01/10/20

CF, AP

planning

stormwater BMPs

A0.1

lakhwara
02/18/20

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Never clean brushes or rims paint containers into a street, gutter, storm drain, or stream.

For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residues as hazardous waste.

For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residues as hazardous waste.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or fibreglass 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 exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (map or vacuum) 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 residues in an area where paint residue can flow to a gutter, street, or storm drain.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE 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. Perform frequently for leaks, 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 drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever 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 leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles 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.

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 onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink 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 metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use 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 approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth 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.

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated washout 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 to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

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 tarps or heavy plastic drop cloths.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoes, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

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 downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

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
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

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

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

MATERIALS/WASTE/HANDLING

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle 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.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloths, rags, etc.) placed under machine when not in use.
- 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 materials and/or rags, or dig up and remove contaminated soil.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or bermed storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

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, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

MATERIALS/WASTE/HANDLING

WHAT CAN YOU DO?

- Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

THIRTEEN VALLEY CITIES HAVE JOINED TOGETHER WITH SANTA CLARA COUNTY AND THE SANTA CLARA VALLEY WATER DISTRICT TO ENFORCE LOCAL RESIDENTS AND BUSINESSES AND FIGHT STORM DRAIN POLLUTION.

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 527-6710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
- Santa Clara Valley Water District (408) 937-0710
- San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
- Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
- Sunnyvale Water Pollution Control Plant (408) 730-7270
- Palo Alto Regional Water Quality Control Plant (415) 238-2596
- Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

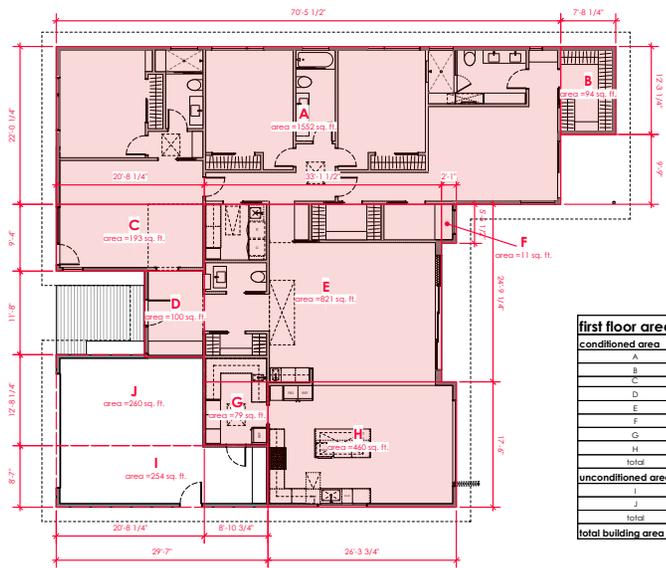
ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. Criminal Penalties. Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed 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.

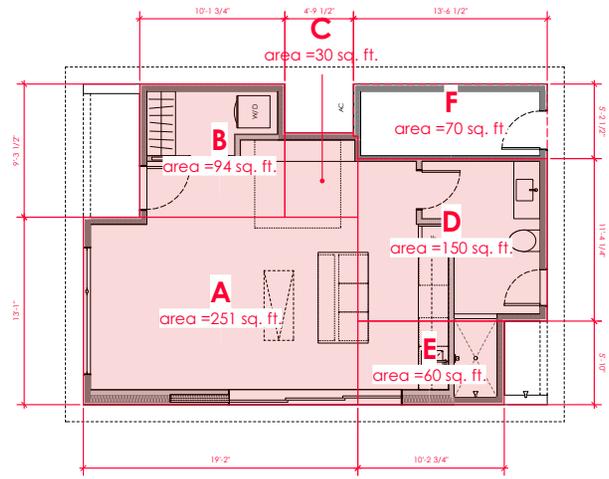
B. Civil Penalties. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. Civil Liability. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

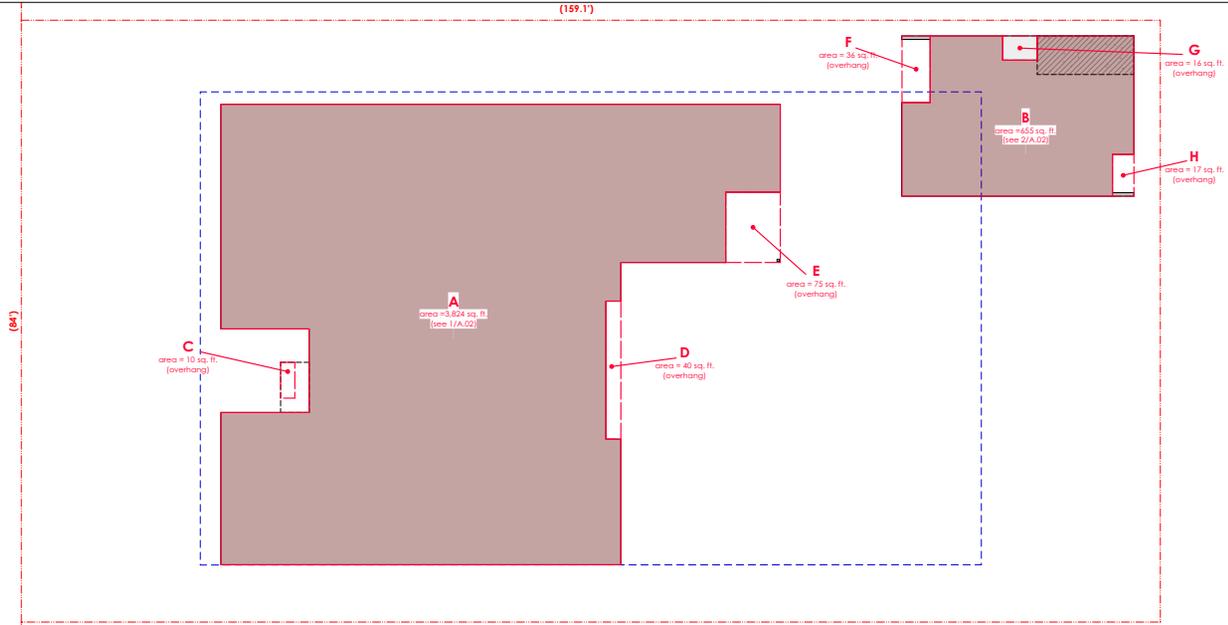
D. Remedies Cumulative. The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.



first floor area calc.	
conditioned area	
A	1,552 sq ft
B	94 sq ft
C	193 sq ft
D	100 sq ft
E	821 sq ft
F	11 sq ft
G	79 sq ft
H	462 sq ft
I	3,310 sq ft
unconditioned area	
I	254 sq ft
J	240 sq ft
	514 sq ft
total building area	3,824 sq ft

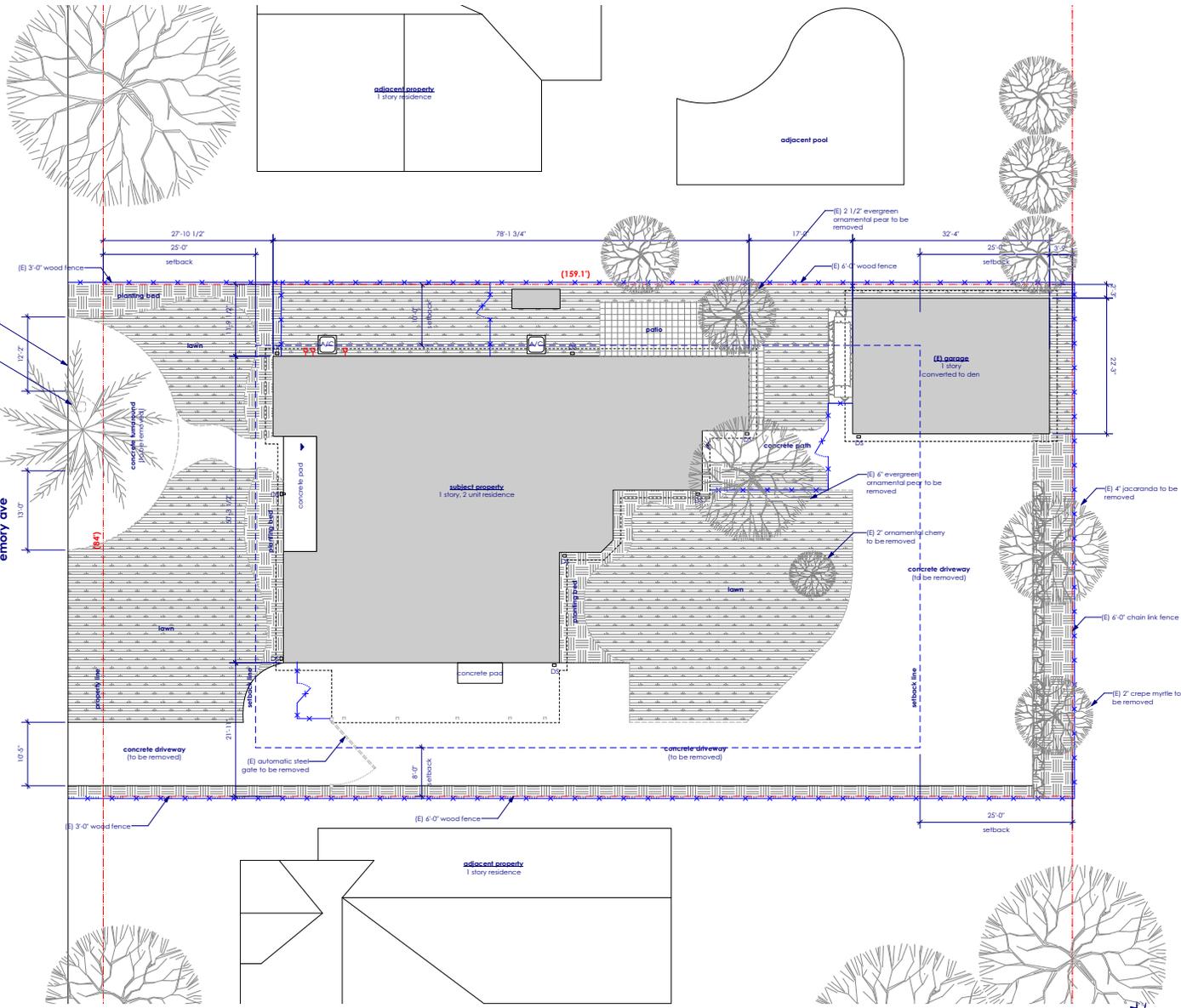


ADU area calc.	
conditioned area	
A	251 sq ft
B	94 sq ft
C	30 sq ft
D	150 sq ft
E	60 sq ft
total	585 sq ft
unconditioned area	
F	70 sq ft
total building area	655 sq ft



Site plan/lot coverage calc.	
building area	
A	3,824 sq ft
B	655 sq ft
total	4,479 sq ft
roof overhangs*	
C	10 sq ft
D	40 sq ft
E	75 sq ft
F	36 sq ft
G	16 sq ft
H	17 sq ft
total	194 sq ft
total lot coverage	4,673 sq ft
*denotes overhangs >2'-0"	





1 - [E] site plan
Scale: 1/8" = 1'-0"



Site plan symbols

- property line
- setback line
- fence
- building limit line
- contour line
- sewer line
- gas line
- hard drain tile o/ perforated pipe, holes down
- perforated pipe, holes down
- hose bibb
- downspout

Site plan notes

1. Site Plan information is based on assessor's parcel data obtained from Santa Clara County Assessor, site observation and measurement, and aerial imagery.
2. Provide positive ground slope away from all foundations, min. 2% for a distance of 4'-0".
3. See A1.1 for Impervious Surfaces calculation
4. All existing trees and shrubs on site to be removed and replaced
5. [E] concrete patio to be broken up and removed for recycling, where possible. Follow all municipal guidelines for construction waste management.

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us



Lakhwara - O'Brien Residence
59% Emory Ave., Campbell, CA 95008
A.P.N.: 404 - 27 - 011

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revision:
R1 12/17/19
R2 01/10/20

drawn by:
CF, AP

as built:
planning

sheet content:
[E] site plan

project no.:
A1.0

project by:
lakhwara
02/18/20

exit access travel distance	
occupant load	
(10) sq. ft./2000	0
total travel distance :	0'
allowable travel distance	
w/o sprinklers :	75'0" ok

Wall symbols

-  (E) wall to be removed
-  (E) wall to remain
-  (N) 2x wall
-  (N) 2x wall - insulated

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2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us



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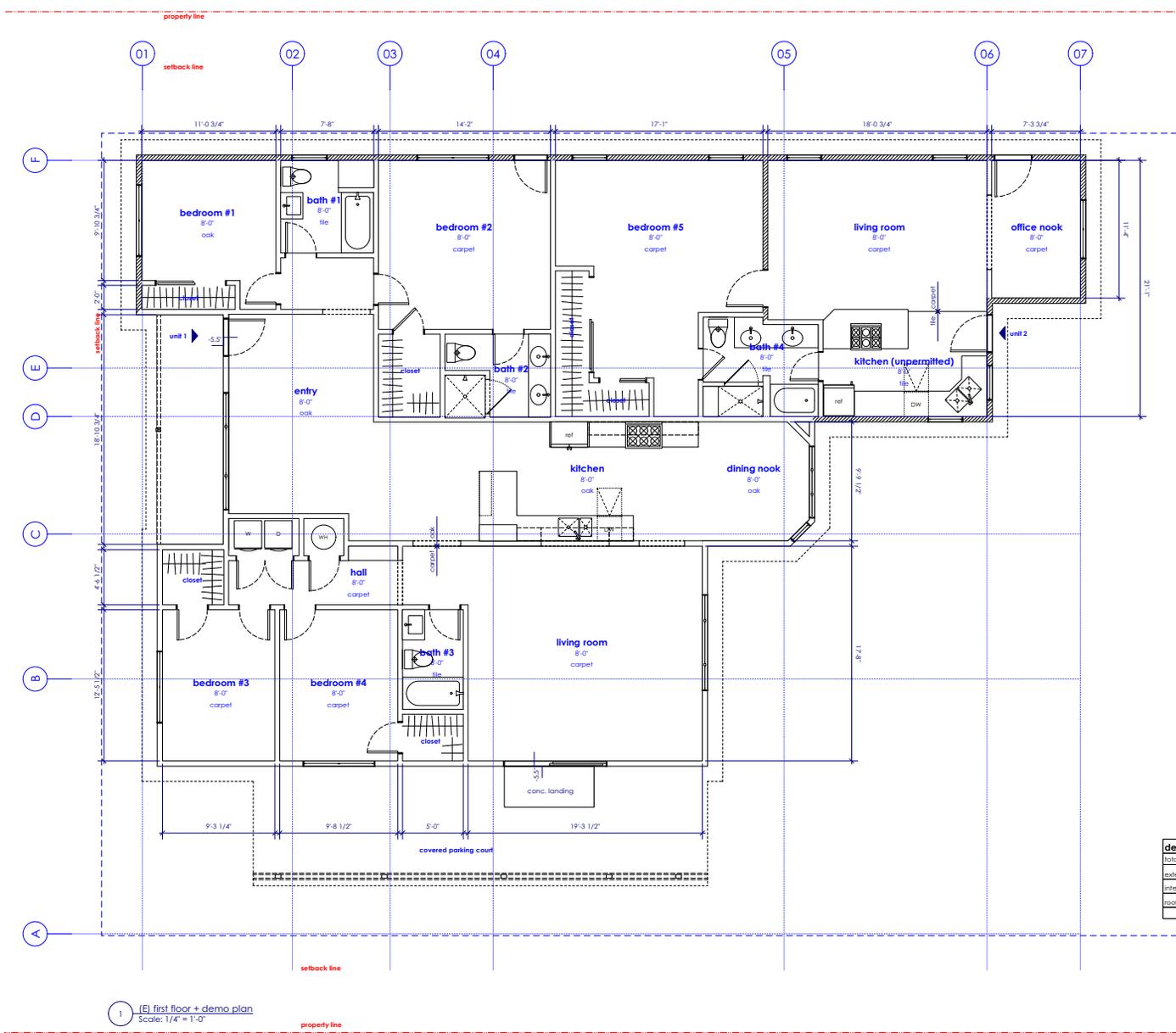
drawn by:
CF, AP

in charge:
planning

sheet content:
(E) 1st floor plan

sheet no.:
A2.0

project no.:
lakhwara
date:
02/18/20

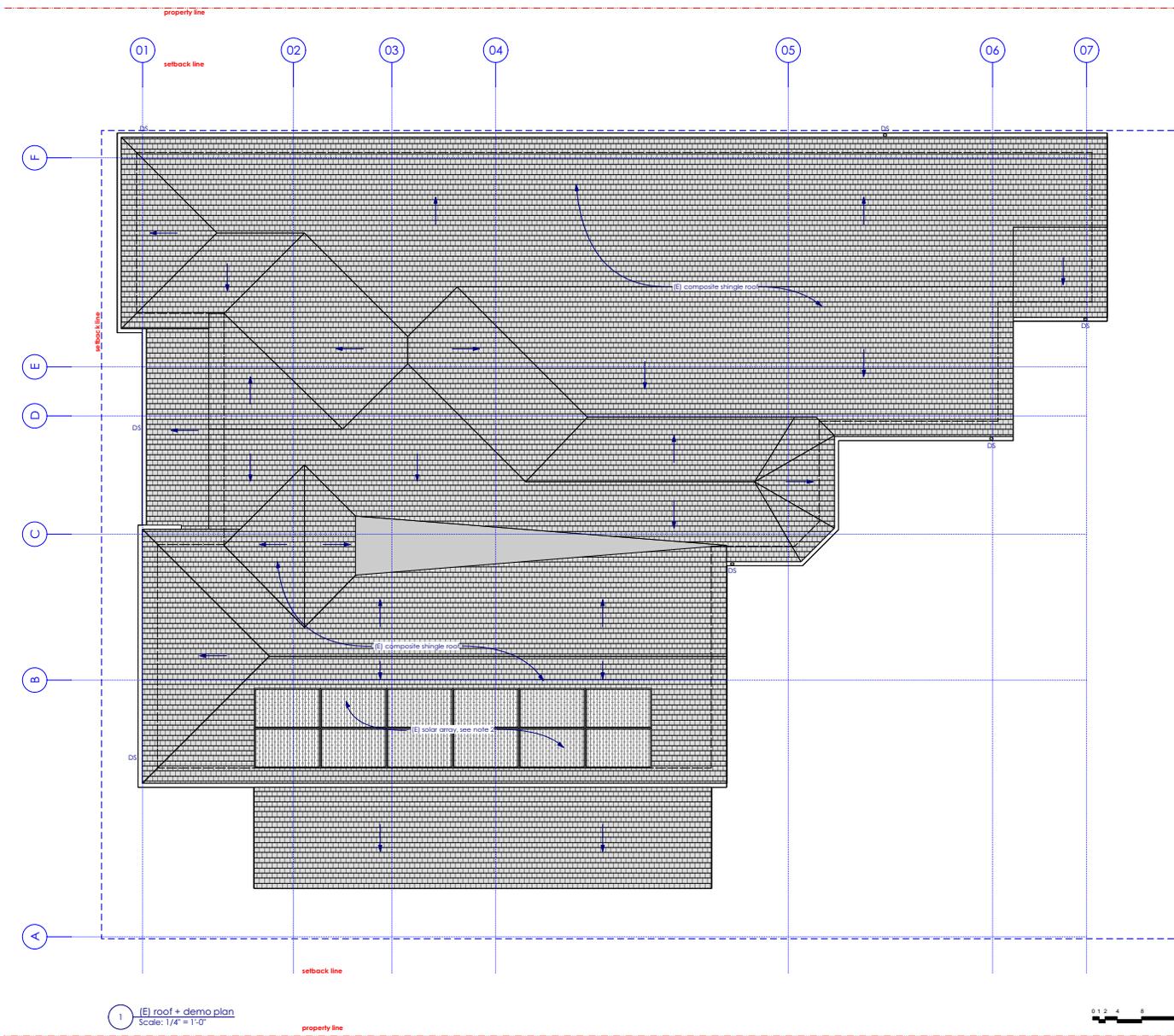


1 (E) 1st floor + demo plan
Scale: 1/4" = 1'-0"

demo calculation

	total area	area to remain	% to remain	% demo
exterior walls	264.5 sq ft	134.25 sq ft	50.4%	49.6%
interior walls	353.5 sq ft	17.0 sq ft	4.8%	95.2%
roof	3,639.0 sq ft	0.0 sq ft	0.0%	100%





1 (E) roof + demo plan
Scale: 1/4" = 1'-0"

Roof plan notes

1. Entire roof to be demolished. See A2.0 for Demolition Calculations.
2. (E) solar array to be removed, protected, and stored for re-use.

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info@raumfabrik.us
www.raumfabrik.us



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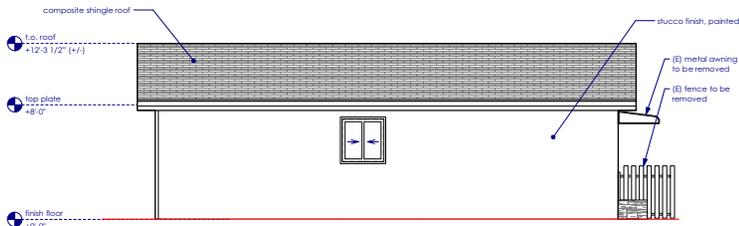
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CF, AP

discipline:
planning

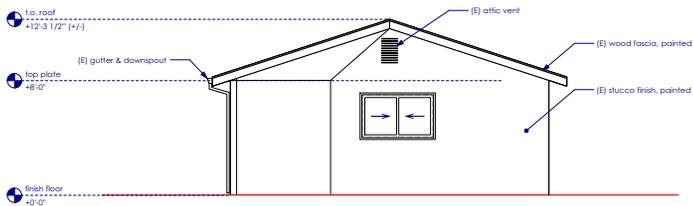
sheet content:
(E) roof plan

sheet no.
A2.1

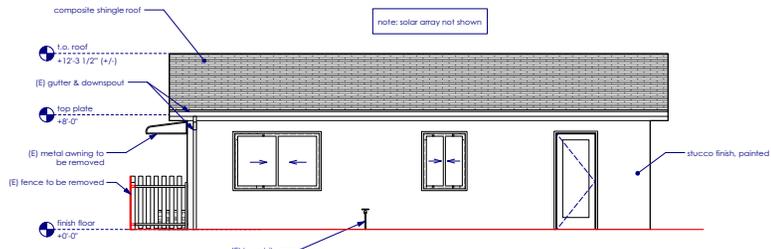
project no.
lakhwara
date
02/18/20



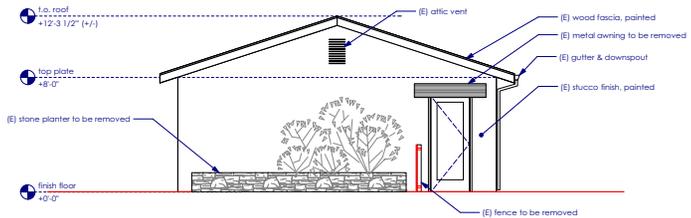
6 (E) garage north elevation
Scale: 1/4" = 1'-0"



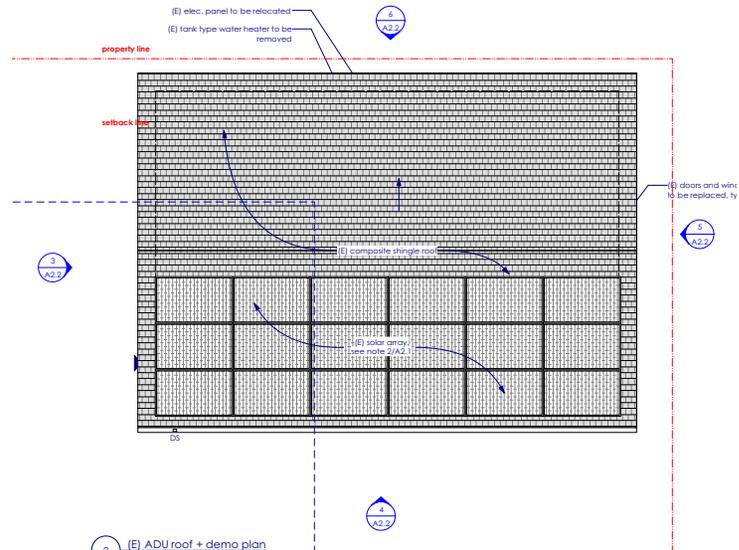
5 (E) garage east elevation
Scale: 1/4" = 1'-0"



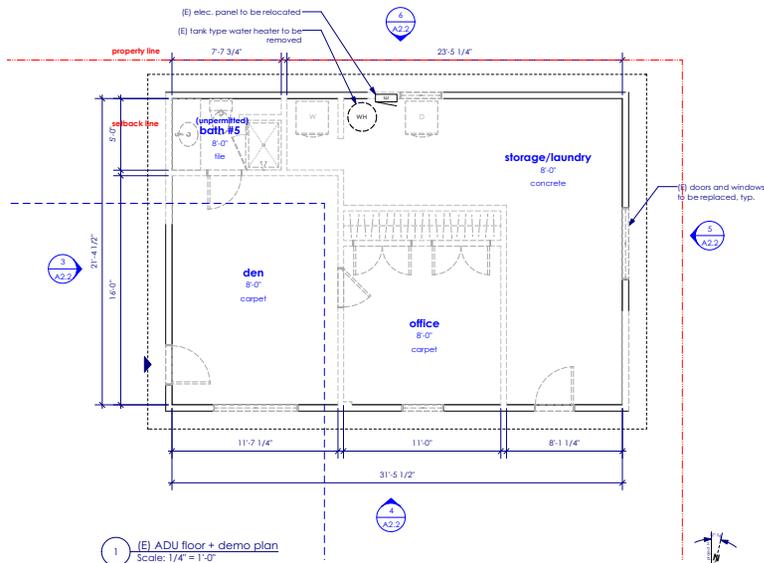
4 (E) garage south elevation
Scale: 1/4" = 1'-0"



3 (E) garage west elevation
Scale: 1/4" = 1'-0"



2 (E) ADU roof + demo plan
Scale: 1/4" = 1'-0"



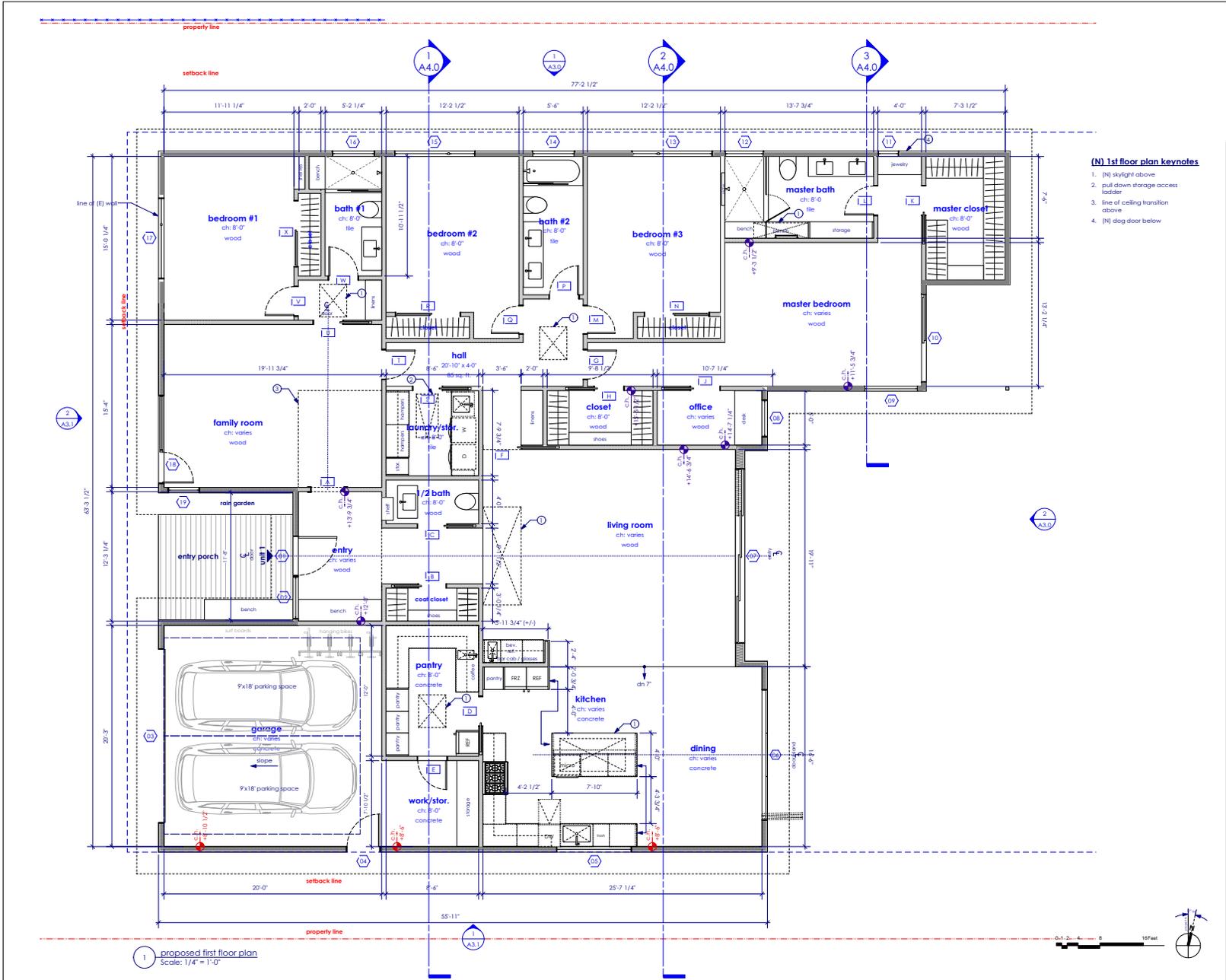
1 (E) ADU floor + demo plan
Scale: 1/4" = 1'-0"



Wall symbols

- (E) wall to remain, size varies
- (E) wall to be removed
- (N) 2x wall
- (N) 2x wall - insulated



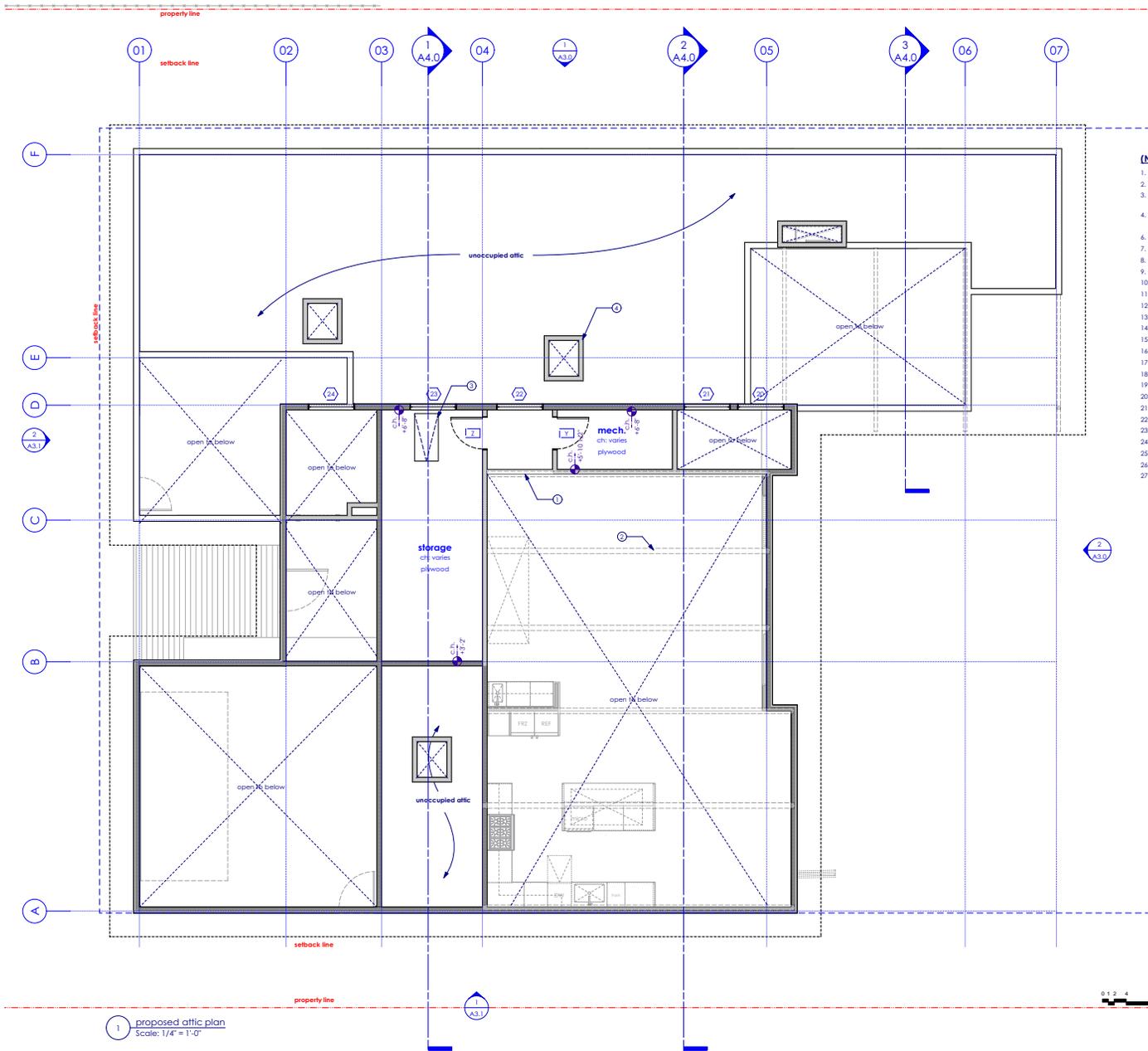


- Wall symbols**
- (E) wall to remain, size varies
 - (E) wall to be removed
 - (N) 2x wall
 - (N) 2x wall - insulated

- Sheet notes**
- A All (N) or open (E) 2x4 exterior walls or walls between conditioned and unconditioned space to have min R-13 insulation value. See Specs.
 - B All (N) or open (E) 2x6 exterior walls or walls between conditioned and unconditioned areas to have min. R-19 insulating value. See Specs.
 - C Interior walls to be insulated, as indicated on the plans. See Specs.
 - D Contractor to provide solid blocking as req. for wall mounted cabinets & fixtures.
 - E Maintain minimum 18" clearance to ground. Cover the ground with 6 mil plastic vapor barrier, lap and glue seams.
 - F Provide adequate crawlspace cross ventilation, per CBC 1203.4. Net ventilation area to be equal to 1 sf per 150 sf of crawlspace area. That area may be reduced to 1/1500 of the underfloor area where a Class I vapor retarder is provided.
 - G Provide minimum 200 sq. in. garage ventilation for spaces up to 1,000 sf, per SFGC 406.3.3
 - H Provide a 1 HR rated fire separation between the garage and living space. See Fire Rated Assemblies on A4.0. The garage door shall be either a solid wood door or a 20 minute fire rated door, self-closing, self-latching. See schedule.
 - I Provide one layer of 5/8" Type-x g.w.b. on any exposed stair undergarage.
 - J (N) +42" guardrail, per CBC 101.5 and CBC 831.2, where applicable. See detail X/A4.X
 - K (N) handrail, per CBC 101.4 and CBC 831.1, where applicable. See detail X/A4.X
 - L Shower controls must be located such that they are reachable from outside of the shower.
 - M Shower/tub enclosures shall use tempered glass, and swing outward to maintain a 22" unobstructed opening width. [CPC §408.3]
 - N Shower stall to have a minimum finished interior of 1,024 sq. in. and shall be capable of encompassing a 30" Ø circle. The minimum required area and dimensions shall be measured at a height equal to the top of threshold, no less than 70" above the drain outlet. [CPC §408.3]
 - O Provide a minimum of 15" clearance from centerline of toilet to any wall or obstruction. Provide a minimum of 24" in front of toilet. [CPC §402.5]

- (N) 1st floor plan keynotes**
1. (N) skylight above
 2. pull down storage access loader
 3. line of ceiling transition above
 4. (N) dog door below





(N) attic plan keynotes

1. [N] 1/2 GWB wall
2. [N] dropped beams, SSD
3. pull down ladder access hatch, in floor
4. skylight walls, hyp.
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A
11. N/A
12. N/A
13. N/A
14. N/A
15. N/A
16. N/A
17. N/A
18. N/A
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27. N/A

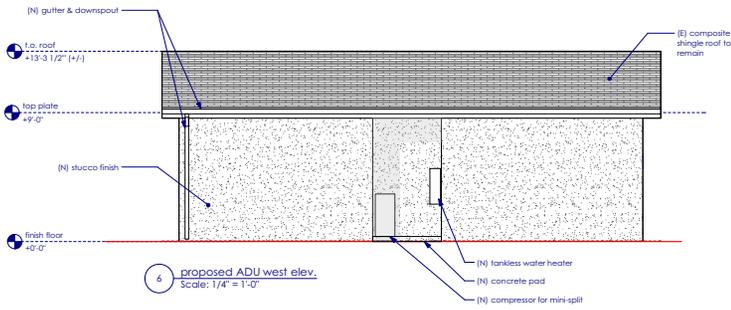
Wall symbols

- (E) wall to remain, size varies
- (E) wall to be removed
- (N) 2x wall
- (N) 2x wall - insulated

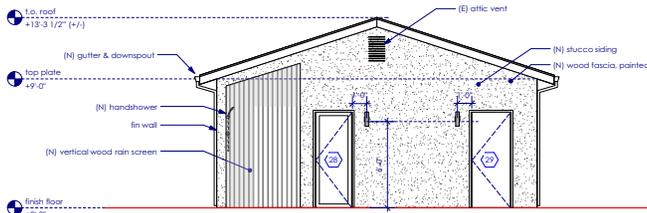
Sheet notes

- A All [N] or open [E] 2x4 exterior walls or walls between conditioned and unconditioned space to have min R-13 insulation value. See Specs.
- B All [N] or open [E] 2x6 exterior walls or walls between conditioned and unconditioned areas to have min. R-19 insulating value. See Specs.
- C Interior walls to be insulated, as indicated on the plans. See Specs.

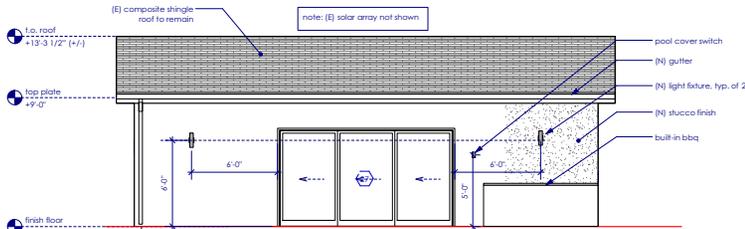




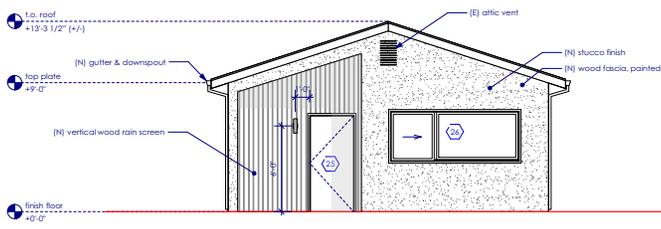
6 proposed ADU west elev.
Scale: 1/4" = 1'-0"



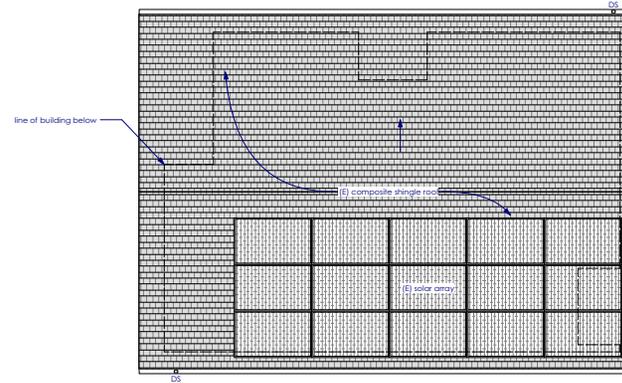
5 proposed ADU east elev.
Scale: 1/4" = 1'-0"



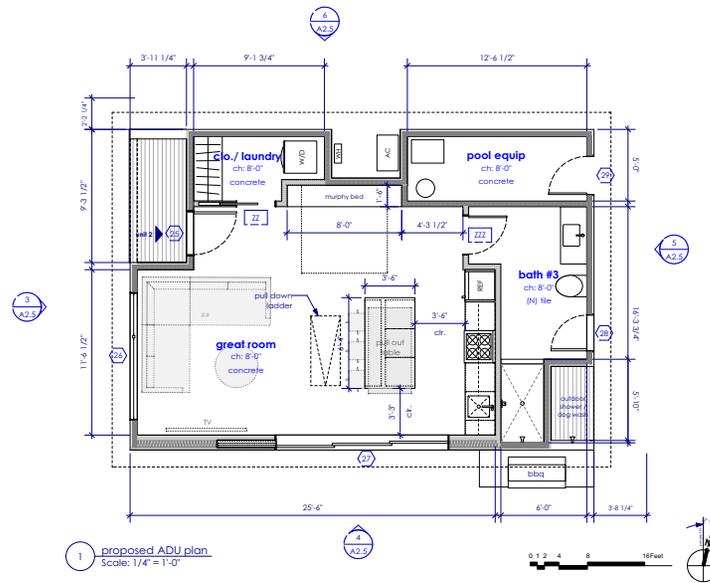
4 proposed ADU south elev.
Scale: 1/4" = 1'-0"



3 proposed ADU west elev.
Scale: 1/4" = 1'-0"



2 proposed ADU roof plan
Scale: 1/4" = 1'-0"



1 proposed ADU plan
Scale: 1/4" = 1'-0"

Wall symbols

- (E) wall to remain, size varies
- (E) wall to be removed
- (N) 2x wall
- (N) 2x wall - insulated

Sheet notes

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- H Provide a minimum of 15" clearance from centerline of toilet to any wall or obstruction. Provide a minimum of 24" in front of toilet. [CPC §402.5]





Lakhwara - O'Brien Residence
596 Emory Ave., Campbell, CA 95008
A.P.N.: 404 - 27 - 011

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revision: R1 12/17/19
R2 01/10/20

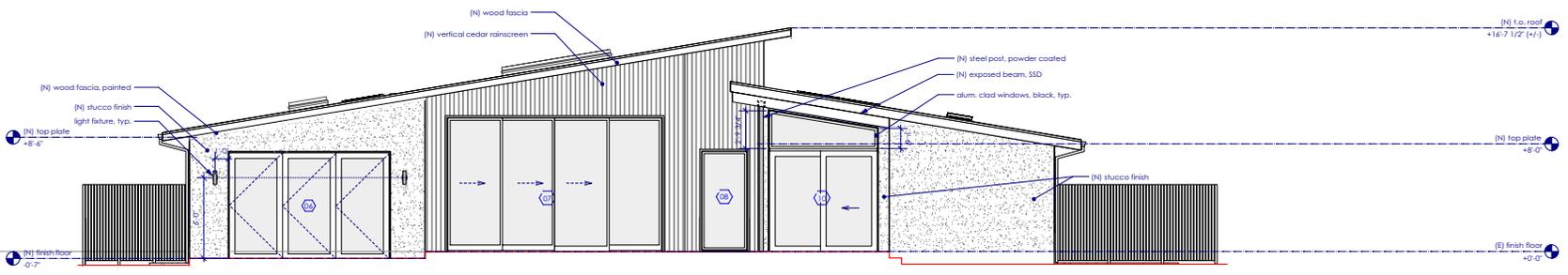
drawn by: CF, AP

discipline: planning

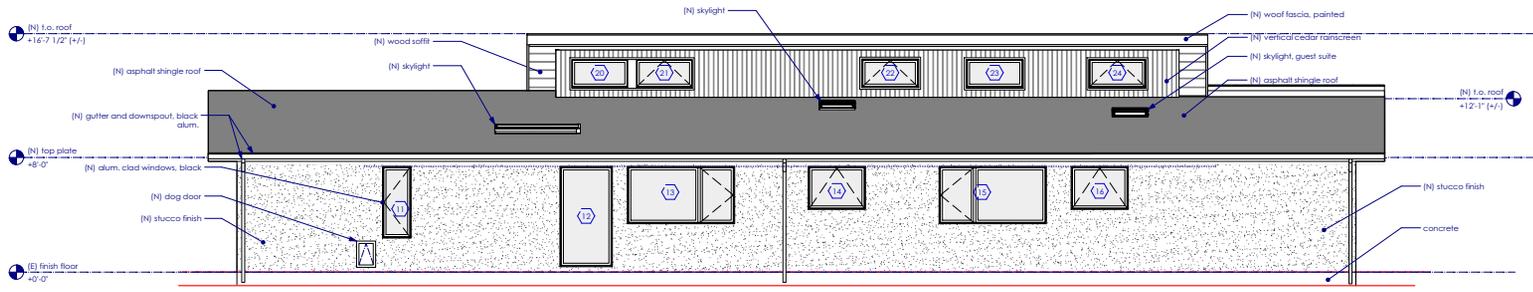
sheet content: (N) N elev.
(E) E elev.

A3.0

project no: lakhwara
date: 02/18/20



2 proposed east elevation
Scale: 1/4" = 1'-0"



1 proposed north elevation
Scale: 1/4" = 1'-0"





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R1 12/17/19
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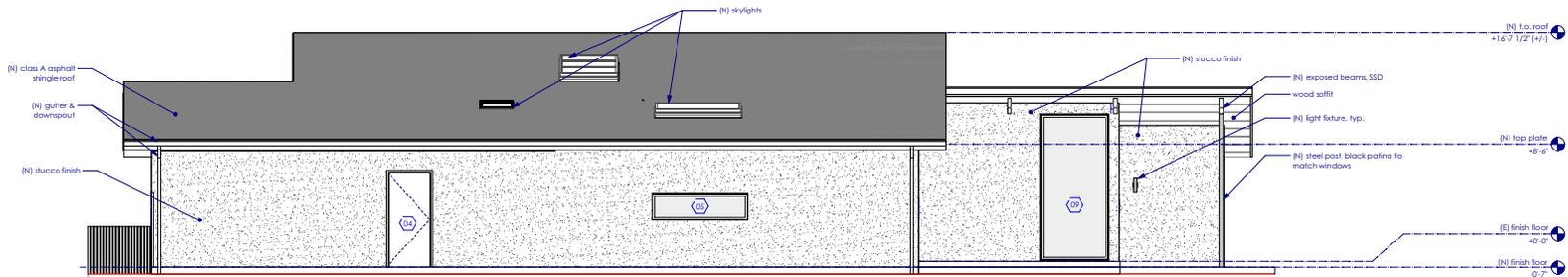
CF, AP

planning

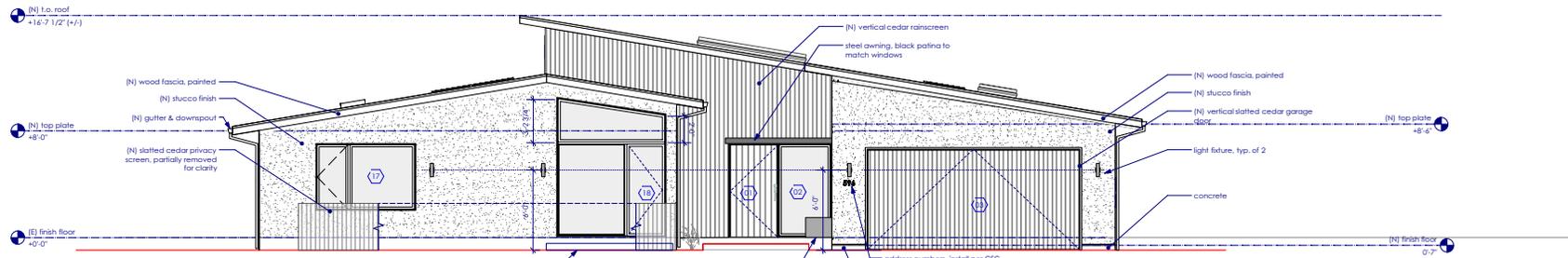
(E) + (N) S elevs
(E) + (N) W elevs

A3.1

lakhwara
02/18/20



2 proposed south elevation
Scale: 1/4" = 1'-0"



1 proposed west elevation
Scale: 1/4" = 1'-0"

0 1 2 4 8 16 Feet



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REVISIONS:
R1 12/17/19
R2 01/10/20

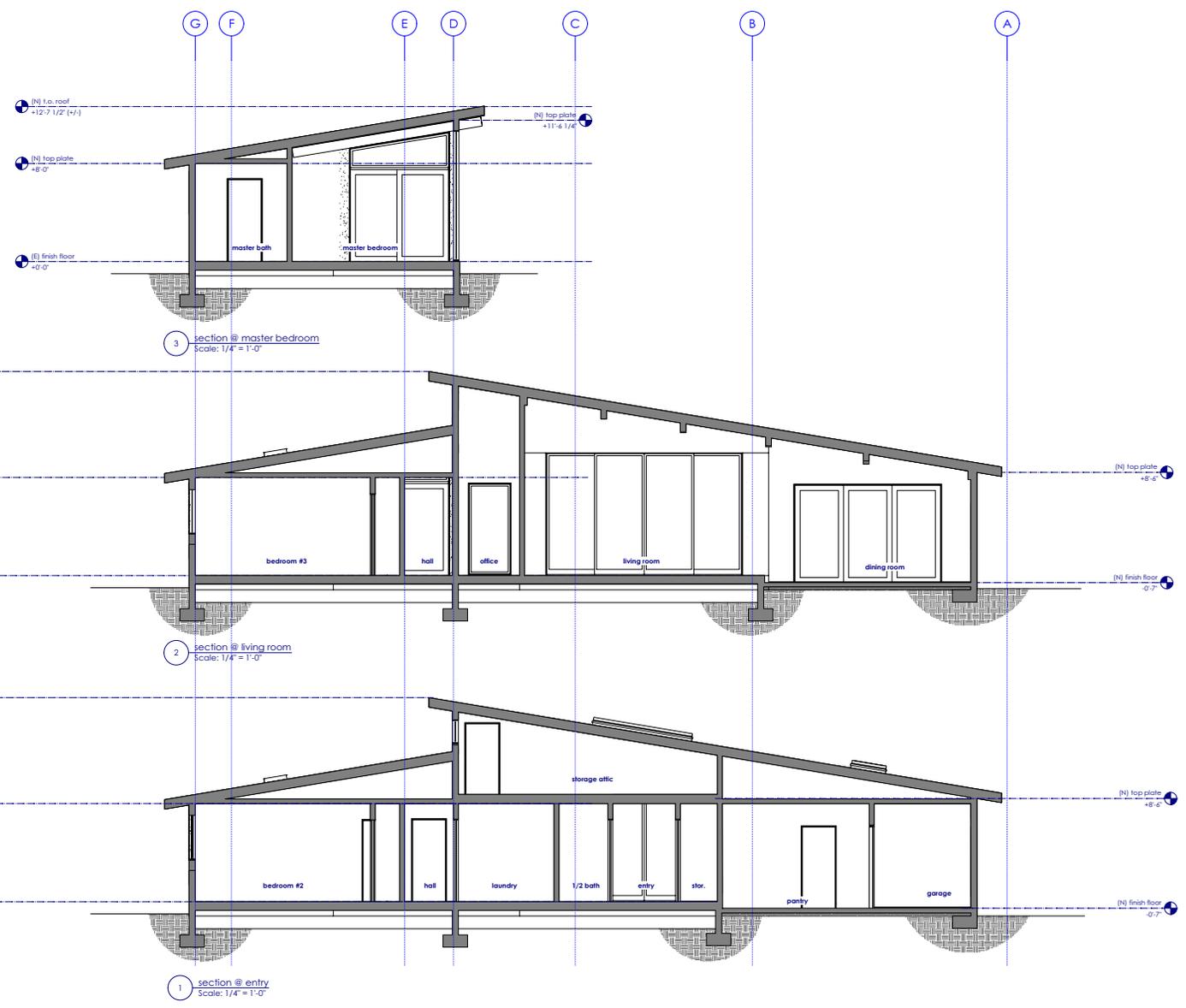
DESIGNED BY:
CF, AP

DATE:
planning

SECTION CONTENTS:
(N) sections

PROJECT NO.:
A4.0

PROJECT NAME:
lakhwara
02/18/20



Int. Door Schedule

#	Location	Width	Height	Operation	Slab Style	Hardware	H. function	H. finish	Comments
A	entry	30"	68"	pocket	slab	TBD	TBD	satn nickel	
B	entry	26"	68"	slider	slab	flush	passage	satn nickel	
C	entry	28"	68"	pocket	slab	flush	privacy	satn nickel	
D	pantry	28"	68"	pocket	slab	flush	passage	satn nickel	
E	garage	28"	68"	left hand swing	slab	lever	deadbolt	satn nickel	20 min. rated, weatherized, self-closing/hatching
F	hall	34"	68"	pocket	slab	flush	passage	satn nickel	
G	master bedroom	28"	68"	left hand swing	slab	lever	privacy	satn nickel	
H	closet	28"	68"	pocket	slab	flush	dummy	satn nickel	
I	office	28"	68"	pocket	slab	flush	privacy	satn nickel	
K	master closet	28"	68"	pocket	slab	flush	dummy	satn nickel	
L	master bath	28"	68"	left hand swing	slab	lever	privacy	satn nickel	
M	bedroom #3	28"	68"	right hand swing	slab	lever	privacy	satn nickel	
N	closet	60"	68"	slider	slab	flush	dummy	satn nickel	
P	bath #2	28"	68"	right hand swing	slab	lever	privacy	satn nickel	
Q	bedroom #2	28"	68"	left hand swing	slab	lever	privacy	satn nickel	
R	closet	60"	68"	slider	slab	flush	dummy	satn nickel	
S	laundry room	28"	68"	pocket	slab	flush	passage	satn nickel	
T	family room	28"	68"	left hand swing	slab	lever	passage	satn nickel	
U	bath #1	28"	68"	right hand swing	slab	lever	privacy	satn nickel	
V	bedroom #1	28"	68"	left hand swing	slab	lever	privacy	satn nickel	
W	bath #1	28"	68"	right hand swing	slab	lever	privacy	satn nickel	
X	closet	60"	68"	slider	slab	flush	dummy	satn nickel	
Y	mech.	28"	510"	left hand swing	slab	lever	privacy	satn nickel	verify height in field
Z	storage	28"	510"	right hand swing	slab	lever	privacy	satn nickel	verify height in field
ZZ	closet/laundry	28"	68"	pocket	slab	flush	passage	satn nickel	
ZZZ	bath #3	28"	68"	left hand in-swing	slab	lever	privacy	satn nickel	

Interior Door Notes
 1. All interior doors to be oak slab doors with paint grade door frames
 2. Hinge finish to match hardware, typ.

Ext. Door Schedule

#	Location	Mfr	Series	Operation	Unit W	Unit H	H. H.	Slab Style	Comments
01	entry	TBD		left hand in-swing	38"	70"	70"	solid	metal-clad door
03	garage	TBD	TBD	lift-up retractable	160"	76"	76"	solid	vertical wood slat cladding to match house
04	garage	TBD	TBD	right hand in-swing	30"	70"	70"	solid	Fiberglass
06	dining room	TBD	TBD	3 panel bifold	120"	80"	80"	glass	
07	living room	TBD	TBD	4 panel slider	160"	100"	100"	glass	
10	master bedroom	TBD	TBD	slider	80"	76"	76"	glass	w/ raked transom above. See elev.
18	family room	TBD	TBD	left hand in-swing	210"	70"	70"	glass	w/ 5'-0" sidelite and raked transom abv. See elev.
25	ADU entry	Weathershield	contemporary	left hand in-swing	30"	68"	68"	glass	
27	ADU great room	Weathershield	contemporary	3 panel pocket slider	120"	68"	68"	glass	
28	ADU bath	Weathershield	contemporary	left hand in-swing	15 1/2"	68"	68"	glass	
29	ADU pool equip.	TBD	TBD	left hand in-swing	28"	68"	68"	solid	20 min. rated, weatherstip. Fiberglass

General Notes
 1. Contractor to field verify all rough opening dimensions prior to ordering
 2. All glazing to be tempered, double pane, clear, lowE2, UON, Max U-value .32
 3. See exterior elevation for operation and divided lite configuration.

Fleetwood Door Notes

Interior: black	Interior: maple
Exterior: black	Exterior: black
Hardware: black	Hardware: interior satin nickel, exterior black

Window & Skylight Schedule

#	Location	Mfr	Series	Sash Operation	R.O. W	R.O. H	H.H.	Glazing	Egress	Comments
02	entry	TBD		fixed	40"	70"	70"			match unit 01 HH
05	kitchen	Anderson	100 series	fixed	70"	20"	54"			mulled assembly, see elev.
08	office	Anderson	100 series	fixed	34"	74"	74"			
09	master bed	TBD	TBD	fixed	50"	108"	108"	tempered		truss assembly, zero elev. - Agrinmar w/ door ab.
11	master bed	Anderson	100 series	awning/ fixed	20"	50"	74"			
12	master bath	Anderson	100 series	awning/ fixed	38"	70"	74"			mulled assembly, 2'-0" transom. See elev.
13	bedroom #2	Anderson	100 series	casement - fixed	74"	40"	74"		Y	
14	bath #2	Anderson	100 series	awning	40"	30"	74"			
15	bedroom #2	Anderson	100 series	casement - fixed	74"	40"	74"		Y	
16	bath #1	Anderson	100 series	awning	40"	30"	74"			
17	bedroom #1	Anderson	100 series	casement - fixed	74"	50"	70"		Y	
19	family room	TBD	TBD	fixed	30"	91"	91"			match unit 18 head ht.
20	office	Anderson	100 series	fixed	40"	20"	610"			
21	office	Anderson	100 series	awning	40"	20"	610"			
22	mezzanine	Anderson	100 series	awning	40"	20"	610"			
23	storage loft	Anderson	100 series	fixed	40"	20"	610"			
24	family room	Anderson	100 series	awning	40"	20"	610"			
26	ADU great room	Weathershield	contemporary	casement - fixed	90"	36"	70"			mulled assembly, see elev., maple interior
30	kitchen	Velux	skylight	fixed	60"	30"	NA			curb mounted
31	pantry	Velux	skylight	fixed	24"	30"	NA			curb mounted
32	living room	Velux	skylight	fixed	30"	120"	NA			curb mounted
33	hall	Velux	skylight	fixed	26"	30"	NA			curb mounted
34	master bath	Velux	skylight	fixed	50"	16"	NA			curb mounted
35	guest hall	Velux	skylight	fixed	26"	30"	NA			curb mounted

General Notes
 1. Contractor to field verify all rough opening dimensions prior to ordering
 2. All glazing to be double pane, clear, lowE2, UON, Max U-value .32
 3. See exterior elevation for operation and divided lite configuration.

Anderson Window Notes	Weathershield Window Notes	Skylight Notes
Interior: black	Interior: maple	Max U-factor: .55
Exterior: black	Exterior: black	
Hardware: black	Hardware: satin nickel	



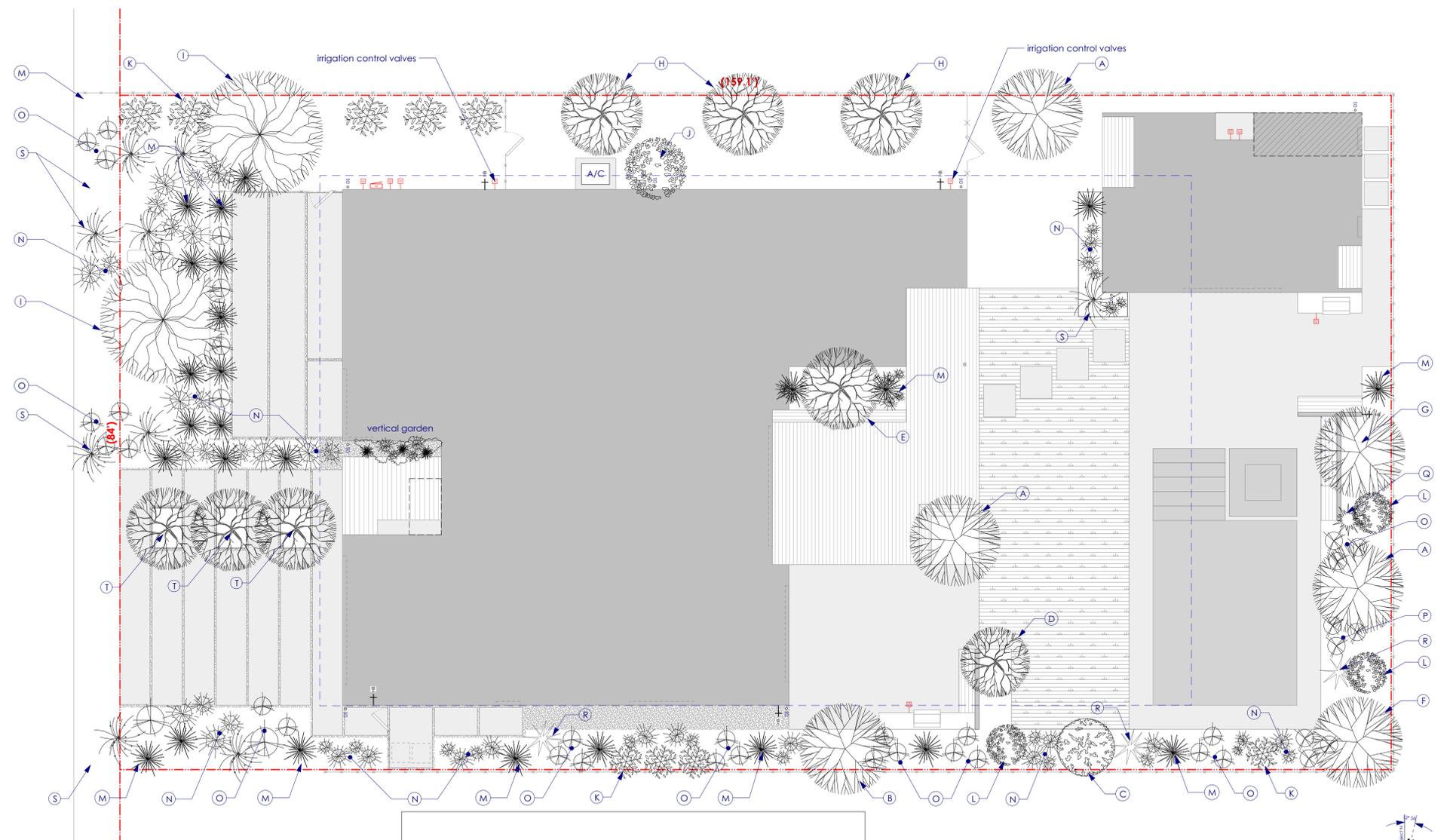


Planting and Irrigation Notes

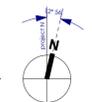
1. Plant selection is based on regionally appropriate varieties and climate adaptive species, balancing drought resistance with aesthetics. Some fruit bearing trees have been included to promote a healthy productive landscape.
2. Landscape irrigation to be a multi-zoned drip system with rain sensors and 'smart' timers. The rear and front of the property will be zoned separately to control water use throughout the day.
3. The system will be monitored and controlled wirelessly, with manual control valves installed per the Site Plan A1.1. It will include 1/2" distribution lines with 1/4" or 1/2" emitter lines. No sprayers will be used.
4. Weather monitoring will be incorporated into the system to avoid unnecessary water use.

Sheet Notes

1. The final landscaping plan will be consistent with the California Model Water Efficient Landscape Ordinance (MWEL0)



1 proposed landscape and irrigation plan
Scale: 1/8" = 1'-0"



project	Copyright 2019 by Antje Paiz
revisions	R1 12/17/19 R2 01/10/20
drawn by	CF, AP
set type	planning
sheet contents	landscape plan plant palette
sheet No.	L1.0
project title	lakhwara
date	02/18/20