SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom meeting if attending remotely:

www.campbellca.gov/SARCsignup

June 11, 2024
Tuesday
6:30 PM

After registering, you will receive a confirmation email containing information about joining the meeting.

SARC AGENDA

Doetsch Conference Room
70 North First Street, Campbell, CA 95008

CALL TO ORDER / INTRODUCTIONS

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

ITEM/FILE NO.		ADDRESS	START TIME	APPLICANT
1.	PLN-2024-64	103 S. First Street	6:30 PM	Edwin Bruce Associates
Site and Architectural Review Permit re-entitle an existing duplex and permit the replacement of the current siding material along with the installation of shade canopies over the current balconies. Project Planner: Larissa Lomen, Assistant Planner				

ADJOURNMENT

Adjourn to the next Site and Architectural Review Committee meeting on **June 25, 2024**, to be held 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 City Clerk's Office at ClerksOffice@campbellca.gov or (408) 866-2117.

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: June 11, 2024

From: Larissa Lomen, Assistant Planner

Via: Rob Eastwood, Community Development Director

Subject: Site and Architectural Review Permit

File No.: PLN-2024-64 ~ 103 S. First Street

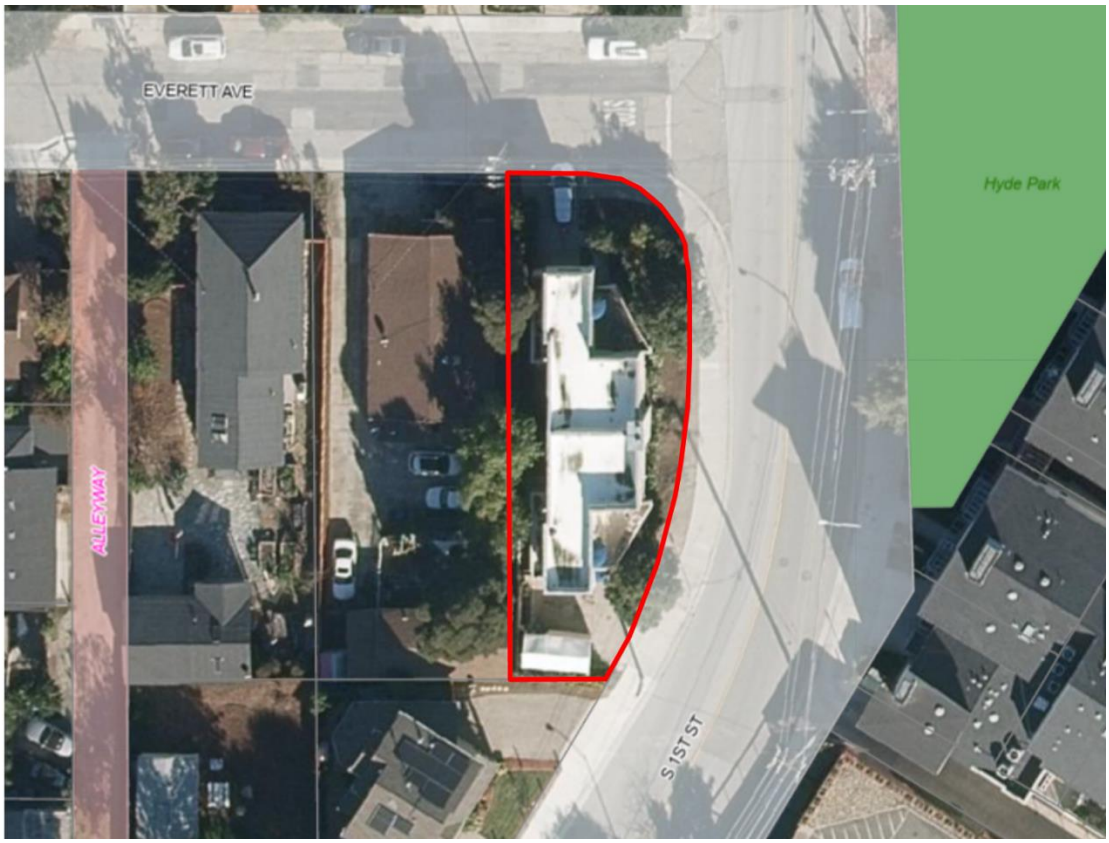
PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to re-entitle an existing duplex and permit the replacement of the current siding material along with the installation of shade canopies over the current balconies (reference **Attachment 1** – Project Plans). The proposed project requires a Site and Architectural Review Permit and will be assessed outside the scope of the Multi-Family Development Design Standards, as it involves an existing duplex undergoing modifications rather than new construction. This negates the need for a Housing Development Project Permit. Below is an overview of the proposed exterior alterations:

- **Facade Update**: The existing exterior stucco finish will be replaced with Artisan Hardie lapped siding and combined with brick veneer.
- **New Canopies**: Lightweight Lexan canopies will be added over the existing balconies. These canopies are translucent, allowing for natural light while providing shelter.
- **Updated Railings and Fences**: Existing balcony railings and side property line fences will be replaced with new materials.

PROJECT SITE

The project site is an approximately 5,417 square-foot parcel located along the southwest corner of S. First Street and Everett Avenue, as shown on the aerial map, below. The site is located in the Planned Development (P-D) Zoning District, and is currently developed with a two-story, two-unit development that was previously entitled under Planned Development Permit PD 86-02.



1 Aerial Location Map

PROJECT DATA

Zoning District:	P-D (Planned Development)	
General Plan Designation:	Low-Medium Density Residential (8-16 units per gross acre)	
Net Lot Area:	5,417 square feet	
Building Height:	**Existing**	**Maximum Allowed**
	23’-0”	35’
Building Square footage:		
Existing:	2,872 square feet	
Floor Area Ratio:		
Existing:	0.53	
Allowed:	0.5	
Lot Coverage:		
Existing:	29%	
Allowed:	40%	

Setbacks:	Existing	Required
Front (East):	15’-0” [1]	20’
Street Side/Garage(North):	25’-0”	25’
Interior Side/Garage (South):	28’-0”	25’
Rear (West):	5'-0"	5’

DISCUSSION

The Site and Architectural Review Committee's (SARC) role is to review the architectural design and site configuration of the proposed project for consistency with City design standards and guidelines and to make recommendations as appropriate to the Planning Commission. As there are no applicable design guidelines for single-family residences at this location, the review of this proposal should consider the application of the Zoning Code’s development standards, and neighborhood compatibility.

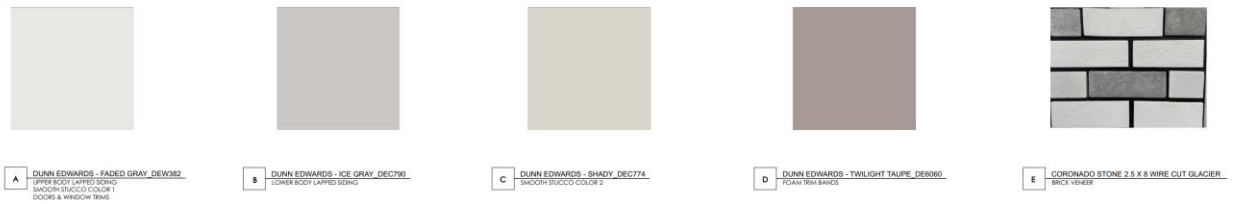
Architectural Design: The architectural upgrades proposed for the building at 103 S. 1st Street in Campbell, CA, enhance both the aesthetic and functional qualities of the structure by employing modern, durable materials that meet contemporary urban design standards. Originally built in the 1980s, the building displays post-modern architectural elements such as a symmetrical facade, geometric volumes, and a flat roofline.



2 Existing Facade

The exterior remodel plan includes the addition of new Artisan Hardie cement lapped siding, painted in grey to match the building's existing smooth sand finish stucco painted in light taupe, creating a cohesive and warm neutral palette, as seen in the provided color and material palette below.

[1] The structure as originally constructed had an approximately 15-foot front setback and therefore is considered legal non-conforming, which means that it could remain as-is provided that the substandard setback was not decreased per CMC Section 21.58.050.F1.



3 Paint Samples

This stucco tone complements the black and white brick veneer proposed to be applied at the base, adding textured depth and visually distinguishing the building's base, middle, and top sections.



4 Proposed Facade

The design also introduces translucent Lexan canopies over the balconies, blending modernity with functionality by providing shelter while maintaining natural light. Furthermore, safety enhancements include new steel railings with perforated aluminum privacy screens, offering a mix of security and aesthetic appeal.



5 Proposed Balcony Canopy

While the City does not have any design guidelines for multi-family residential developments not subject to the Multi-family Development Design Standards, the General Plan does encourage "attractive residential neighborhoods" with "consistent development patterns." For this reason, the proposed façade update aligns with the City's General Plan as it respects neighborhood integrity

and fosters high-quality, innovative designs as per policies CD-1.1 and CD-1.3. The remodel enhances the residential area's character by using modern materials like Artisan Hardie cement siding and adding textured black and white brick veneer that enhance the existing building while maintaining the existing scale and mass, and is consistent with the following General Plan Policies and Actions:

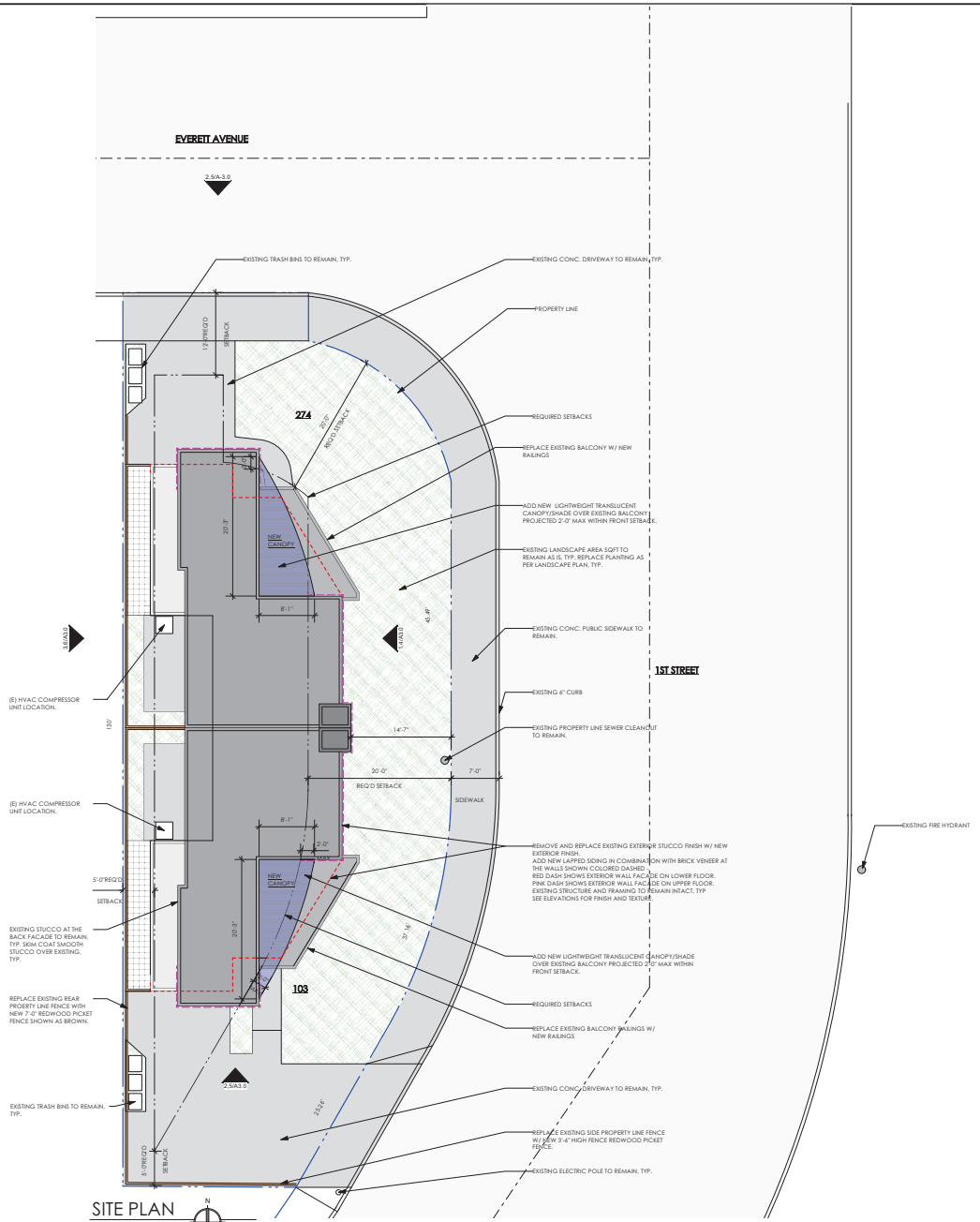
Policy CD-1.1	Recognize that the city is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values, while protecting the integrity of the city's neighborhoods.
Policy CD-1.3:	Through implementation of the city's design review process, encourage creative, high-quality, innovative, and distinctive architectural and site designs that help create unique, vibrant places.
Action CD-1.a	Continue to review projects utilizing the Campbell Municipal Code Chapter 21.42 (Site and Architectural Review) standards and procedures.

SUMMARY

The SARC should discuss the proposed project's design approach, specifically, the choice of colors and materials. 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. Project Plans



SITE PLAN
1/8 = 1'-0"

103 S 1ST STREET
EXTERIOR & INTERIOR REMODEL

103 S 1ST STREET
CAMPBELL, CA 95008

CONSULTANTS

ARCHITECT:
EDWIN BRUCE ASSOCIATES ARCHITECTS
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1625 THE ALAMEDA, SUITE 610, SAN JOSE, CA 95126

LANDSCAPE ARCHITECT:
W. JEFFERY HEID
TEL: 408.691.5207
1465 WINZER PLACE, GILROY, CA 95020

PROJECT SCOPE

THE SCOPE OF THE PROJECT IS TO PROVIDE INTERIOR AND EXTERIOR UPGRADES TO THE DUPLEX BUILDING.
EXTERIOR REMODEL INCLUDES FRONT & STREET FACADE REMODEL WITH REPLACEMENT OF EXISTING EXTERIOR STUCCO FINISH WITH NEW ARTISAN HARDIE LAPPED SIDING WITH MITERED CORNERS AND IN COMBINATION WITH BRICK VENEER. REPLACE EXISTING BALCONY RAILINGS WITH NEW. REPLACE EXISTING REAR AND SIDE PROPERTY LINE FENCE WITH NEW. REPLACE EXISTING LANDSCAPING WITH NEW. REPLACE EXISTING DOORS AND WINDOWS WITH NEW. RELOCATE EXISTING KITCHEN WINDOW AND CREATE A NEW OPENING FOR KITCHEN WINDOW. ADD A LIGHTWEIGHT LEXAN CANOPY OVER EXISTING BALCONY. REPLACE EXISTING STUCCO BANDS WITH NEW FOAM TRIM THROUGHOUT. PAINT WITH NEW COLORS. REPLACE EXISTING OUTDOOR LIGHTING WITH NEW LED LIGHTS.
INTERIOR REMODEL INCLUDES KITCHEN AND BATH UPGRADES, REMOVAL OF EXISTING FIRE FLACE, UPGRADE TO EXISTING LIGHTING AND HVAC SYSTEM. EXISTING STRUCTURE AND FRAMING TO REMAIN INTACT, TYP.

PROJECT INFORMATION

PROJECT NAME: 103 S. 1ST ST
EXTERIOR & INTERIOR REMODEL

ADDRESS: 103 S. 1ST ST
CAMPBELL CA 95008

APN: 412-06-078

ZONING: LMDR, RESIDENTIAL

OCCUPANCY GROUP: R-2

TYPE OF CONSTRUCTION: V-B, NOT SPRINKLERED

NO CHANGE TO AREA SQ.FTG

CODES:

2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA EXISTING BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 BUILDING ENERGY EFFICIENCY CODE

INCLUDING AMENDMENTS BY THE CITY OF CAMPBELL

LOT AREA: 5417 SQFT
UNCHANGED.

LOT COVERAGE: 1572 SQFT
UNCHANGED.

LOT COVERAGE: 29%

LANDSCAPE AREA: 2397 SQFT.
UNCHANGED.

BUILDING AREA: 2872 SQFT.
UNCHANGED

EXISTING F.A.R. = 0.53

NO OF STORIES: 2.
UNCHANGED

OPEN SPACE: 770 SQFT.
UNCHANGED.

AREA OF REMODEL:
EXT FACADE WALL EXTERIOR FINISH REMODEL : 321 LINEAR FT
(NO STRUCTURAL CHANGES TO EXISTING FRAMING)
INTERIOR REMODEL KITCHEN & BATH : 492 SQ FT
(NO INTERIOR WALLS REMOVAL PROPOSED)
LANDSCAPE REMODEL: NO CHANGE IN SQFT
ONLY REPLACE EXISTING PLANTING.
NO TREE REMOVAL.



LOCATION MAP
SCALE = N.T.S.



AERIAL VIEW
SCALE = N.T.S.

DRAWING INDEX

ARCHITECTURAL

A-1.0 SITE PLAN, COVER SHEET
A-1.1 SITE PHOTOGRAPHY SHEET
A-1.2 CONSTRUCTION BEST MANAGEMENT PRACTICES
A-2.0 EXISTING FLOOR PLANS
A-2.1 PROPOSED FLOOR PLANS
A-3.0 EXISTING & PROPOSED ELEVATIONS
A-3.1 MATERIAL BOARD & SPECIFICATION
A-3.2 COLORS AND COLORED ELEVATIONS

LANDSCAPE

L-1.0 PLANTING PLAN
L-2.0 HYDROZONE PLAN
L-3.0 IRRIGATION PLAN

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EXTERIOR AND INTERIOR REMODEL
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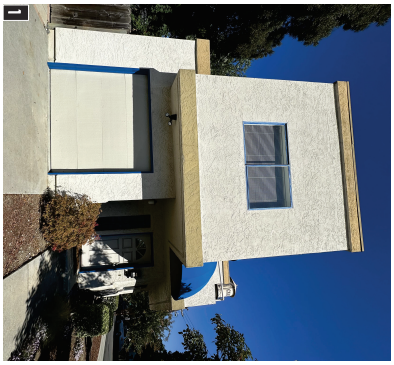
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DRAWN	JL, CS
JOB NO	2364

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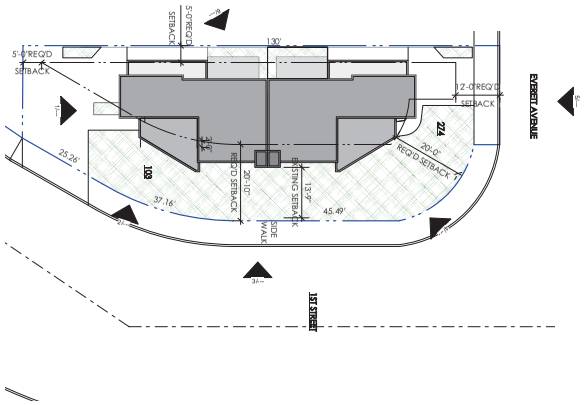








SITE PLAN
1/8" = 1'-0"



A-1.1

DATE 03.28.2024
DRAWN JL CS
JOB NO 2364

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EXTERIOR AND INTERIOR REMODEL

103 S. 1ST STREET
CAMPBELL, CA 95008

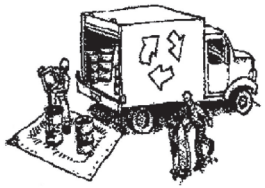
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Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



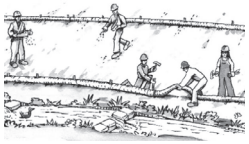
Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

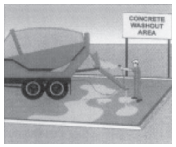
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



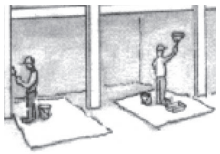
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Storm drain polluters may be liable for fines of up to $10,000 per day!

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103 S. 1ST STREET
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103 S. 1ST STREET
CAMPBELL, CA 95008

DATE	03.28.2024
DRAWN	JL, CS
JOB NO	2364

A-1.2

LIGHTING AND ELECTRICAL NOTES:

EXISTING ELECTRICAL ITEMS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND WERE DEVELOPED FROM VISUAL SITE SURVEYS. ELECTRICAL CHANGES ARE LIMITED TO ONLY THOSE ITEMS NOTED AS NEW. EXISTING ELECTRICAL IS SHOWN IN GRAY AND NEW IS SHOWN IN BLACK.

ALL PLUGS TAMPER RESISTENT.

ALL PLUGS ARC FAULT INTERRUPTED.

ALL OUTLETS IN BATHROOMS AND KITCHEN ARE TO BE GFCI.

NOTE: ALL RECEPTACLES IN LAUNDRY, BATH, ABOVE COUNTER RECEPTACLES IN THE KITCHEN AND ALL RECEPTACLES WITHIN 6 FT. OF THE SINK ARE TO BE GFIC PROTECTED. A MINIMUM OF TWO 20 AMP. CIRCUITS ARE NEEDED FOR KITCHEN COUNTERTOP.

VERIFY ALL EXISTING UNITS ARE TO HAVE WORKING SMOKE DETECTORS IN BEDROOMS AND SMOKE DETECTORS/CARBON MONOXIDE COMBINATION DETECTORS IN HALLWAYS.

CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.

ALL SMOKE ALARMS LOCATIONS MUST COMPLY A 29.8.1 & A 29.11.3.4 NFPA 72 2016.

IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.(NFPA 72 SECTION 29.8.3.4(1)).

PHOTOELECTRIC ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6 FEET FROM PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTIONS AND THE 10 FOOT DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM OR DETECTORS REQUIRED BY OTHER SECTION OF THE CODE.(NFPA 72 SECTION 29.8.3.4(2))

GARBAGE DISPOSAL, DISHWASHER, EXHAUST HOOD, & BUILT-IN MICROWAVE MAY REQUIRE DEDICATED CIRCUITS BASED ON THE MANUFACTURER'S REQUIREMENTS & THE MOTOR RATING.

UNDER CABINET LIGHTING SHALL BE ON A SEPARATE SWITCH FOR ALL OTHER LIGHTING.

LIGHT FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE TUB/SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET LOCATIONS IF SUBJECT TO SHOWER SPRAY.

ALL BATHROOM AND KITCHEN LIGHTING SHALL BE HIGH EFFICIENCY. ONE LIGHTING FIXTURE SHALL BE. CONTROLLED BY A VACANCY SENSOR THAT REQUIRES MANUAL ON ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER ROOM IS VACATED. ALL OTHER LIGHTING SHALL BE CONTROLLED BY A VACANDY SENSOR OR DIMMER.

BATHROOM CEILING LIGHT FIXTURE LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM SHALL BE LISTED FOR A DAMP LOCATION PER CEC 410.10 (D)
NEW WALL MOUNTED BATH LIGHT AND NEW BATH FAN TO BE SWITCHED SEPARATELY.

PLUMBING NOTES:

NEW LAV. FAUCETS TO BE 1.2 GPM @ 60 PSI MODEL, TYP. FAUCETS MUST BE ON THE CEC APPROVAL LISTING IN ORDER TO BE INSTALLED. THIS CAN BE CHECKED THROUGH THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT, OR THE CALIFORNIA ENERGY COMMISSION 916 654-4287.

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SHOWER MIXING VALVE SHALL BE POVIDED W/ POSITION STOPS AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F. NEW SHOWER VALVE WITH MAX. 1.5 GPM.

NEW TOILET WITH A MAX. 1.28 GPF.

NO DISHWASHER SHALL BE DIRECTLY CONNECTED TO A DRIANAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE.

WASHER SUPPLY AND DRAIN TO BE FROM ADJACENT BATHROOM OR KITCHEN.

WASHER/DRYER CLOSETS ARE TO BE PROVIDED WITH A MINIMUM OPENING OF 100 SQUARE INCHES OF FREE AIR AREA, TYP.

NEW WALL CONSTRUCTION IS TO BE 2X4 STUDS AT 16" O.C. W/ 1/2" TEXTURED AND PAINTED SHEETROCK OVER, TYPICAL.

SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1,024 SQ. INCHES, CLEAR CENTER DIMENSION OF A 30", & DOORS SHALL SWING OUT WITH OPENINGS 22" MIN.

THE WATER CLOSET SHALL HAVE MIN. CLEARANCES OF 30" WIDTH (15" ON CENTER) AND 24" IN THE FRONT.

GLAZING IN TUB/SHOWER ENCLOSURES SHALL BE SAFETY GLAZING WHEN > 60" ABOVE THE STANDING SURFACE.
GLAZING WITHIN 60" OF A TUB/SHOWER AND LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.

PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED PER CPC 906.2.

WALL LEGEND

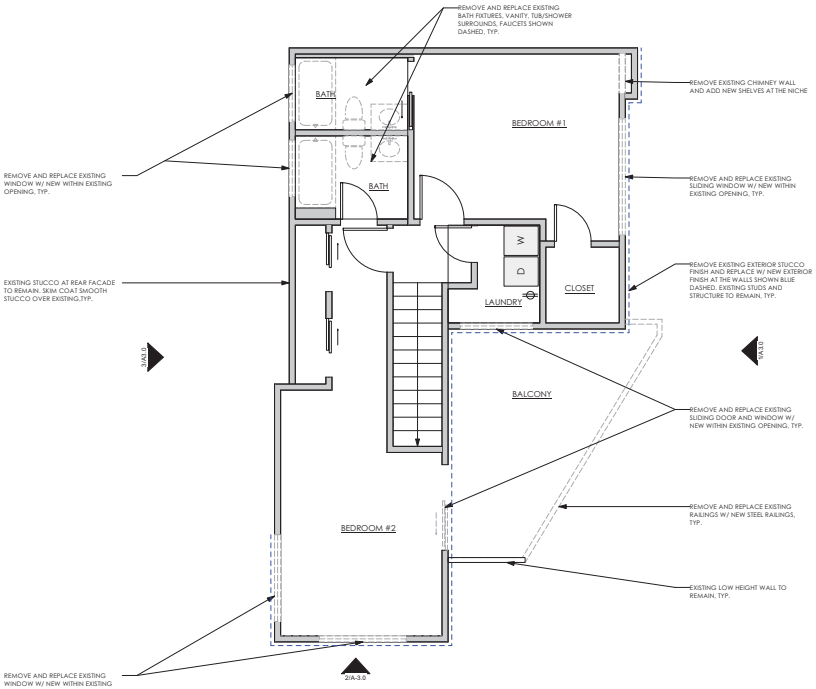
- WALL TO BE DEMOLISHED
- EXISTING WALL
- NEW WALL TO BE CONSTRUCTED WITH 2X4 STUDS

ALL EXISTING/DEMO ELECTRICAL SHOWN GRAY AND NEW ELECTRICAL SHOWN BLACK

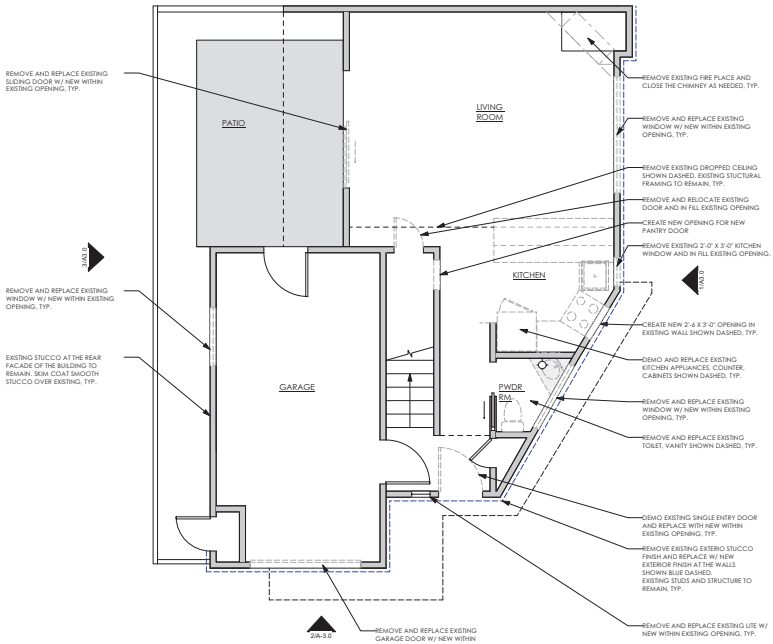
MECHANICAL NOTES:
ENVIRONMENTAL AIR DUCTS, VENTS, AND EXHAUST DUCTS TO NOT TERMINATE LESS THAN 3 FEET FROM THE PROPERTY LINE OR OPENINGS INTO THE BUILDING PER CMC 502. 2. 1.

NEW KITCHEN EXHAUST FAN MUST BE 100 CFM MIN.

NEW BATH EXHAUST FAN MUST BE MIN 50 CFM WITH A SEPARATE SWITCH AND HUMIDISTAT.



EXISTING/DEMO UPPER LEVEL FLOOR PLAN TYPICAL



EXISTING/DEMO LOWER LEVEL FLOOR PLAN TYPICAL

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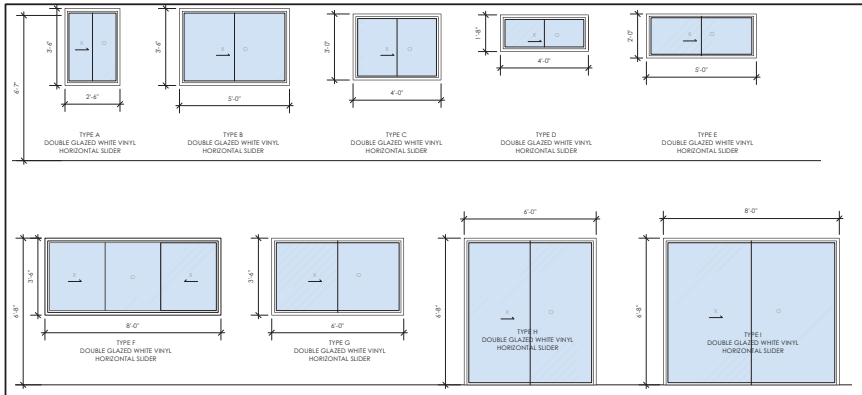
103 S. 1ST STREET
EXTERIOR AND INTERIOR REMODEL

103 S. 1ST STREET
CAMPBELL, CA 95008

DATE	03.28.2024
DRAWN	JL, CS
JOB NO	2364

A-2.0

CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). WINDOW SILL HEIGHT SHALL BE NO GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FINISHED FLOOR.



TYPE	MAT.	W	H	U	NFRC	SCREEN	SHGF	REMARKS
A	VINYL	2'-6"	3'-6"	0.30	0.23	N.A.	N.A.	
B	VINYL	5'-0"	3'-6"	0.30	0.23	N.A.	YES	TEMPERED GLAZING IN BATH
C	VINYL	4'-0"	3'-0"	0.30	0.23	N.A.	N.A.	
D	VINYL	4'-0"	1'-8"	0.30	0.23	N.A.	YES	TEMPERED GLAZING IN BATH
E	VINYL	5'-0"	2'-0"	0.30	0.23	N.A.	N.A.	
F	VINYL	8'-0"	3'-4"	0.30	0.23	YES	N.A.	EGRESS WDW IN BEDROOM ONLY
G	VINYL	5'-0"	3'-4"	0.30	0.23	YES	N.A.	EGRESS WDW IN BEDROOM ONLY
H	VINYL	6'-0"	6'-8"	0.30	0.23	N.A.	N.A.	SLIDING GLASS DOOR
I	VINYL	8'-0"	6'-8"	0.30	0.23	N.A.	N.A.	SLIDING GLASS DOOR

NOTES:
- ALL WINDOWS ARE DOUBLE GLAZED WHITE VINYL WINDOWS.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- HEAD HEIGHT TO REMAIN SAME AS EXISTING.
- PROVIDE ALL NEW SCREENS AT ALL NEW WINDOWS.
- PROVIDE ALL NEW FENESTRATION WITH MAXIMUM U-FACTOR OF 0.30 AS PER CEC TABLE 150.1-A, TYP.

WALL LEGEND

- WALL TO BE DEMOLISHED
- EXISTING WALL
- NEW WALL TO BE CONSTRUCTED WITH 2X4 STUDS

ALL EXISTING/DEMO ELECTRICAL SHOWN GRAY AND NEW ELECTRICAL SHOWN BLACK

MECHANICAL NOTES:
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NEW KITCHEN EXHAUST FAN MUST BE 100 CFM MIN.

NEW BATH EXHAUST FAN MUST BE MIN 50 CFM WITH A SEPARATE SWITCH AND HUMIDISTAT.

LIGHTING AND ELECTRICAL NOTES:

EXISTING ELECTRICAL ITEMS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND WERE DEVELOPED FROM VISUAL SITE SURVEYS. ELECTRICAL CHANGES ARE LIMITED TO ONLY THOSE ITEMS NOTED AS NEW. EXISTING ELECTRICAL IS SHOWN IN GRAY AND NEW IS SHOWN IN BLACK.

ALL PLUGS TAMPER RESISTENT.

ALL PLUGS ARC FAULT INTERRUPTED.

ALL OUTLETS IN BATHROOMS AND KITCHEN ARE TO BE GFCI.

NOTE: ALL RECEPTACLES IN LAUNDRY, BATH, ABOVE COUNTER RECEPTACLES IN THE KITCHEN AND ALL RECEPTACLES WITHIN 6 FT. OF THE SINK ARE TO BE GFIC PROTECTED. A MINIMUM OF TWO 20 AMP. CIRCUITS ARE NEEDED FOR KITCHEN COUNTERTOP.

VERIFY ALL EXISTING UNITS ARE TO HAVE WORKING SMOKE DETECTORS IN BEDROOMS AND SMOKE DETECTORS/CARBON MONOXIDE COMBINATION DETECTORS IN HALLWAYS.

CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.

ALL SMOKE ALARMS LOCATIONS MUST COMPLY A 29.8.1 & A 29.11.3.4 NFPA 72 2016.

IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.(NFPA 72 SECTION 29.8.3.4(1)).

PHOTOELECTRIC ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6 FEET FROM PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTIONS AND THE 10 FOOT DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM OR DETECTORS REQUIRED BY OTHER SECTION OF THE CODE.(NFPA 72 SECTION 29.8.3.4(2))

GARBAGE DISPOSAL, DISHWASHER, EXHAUST HOOD, & BUILT-IN MICROWAVE MAY REQUIRE DEDICATED CIRCUITS BASED ON THE MANUFACTURER'S REQUIREMENTS & THE MOTOR RATING.

UNDER CABINET LIGHTING SHALL BE ON A SEPARATE SWITCH FOR ALL OTHER LIGHTING.

LIGHT FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE TUB/SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET LOCATIONS IF SUBJECT TO SHOWER SPRAY.

ALL BATHROOM AND KITCHEN LIGHTING SHALL BE HIGH EFFICIENCY. ONE LIGHTING FIXTURE SHALL BE. CONTROLLED BY A VACANCY SENSOR THAT REQUIRES MANUAL ON ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER ROOM IS VACATED. ALL OTHER LIGHTING SHALL BE CONTROLLED BY A VACANDY SENSOR OR DIMMER.

BATHROOM CEILING LIGHT FIXTURE LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM SHALL BE LISTED FOR A DAMP LOCATION PER CEC 410.10 (D)
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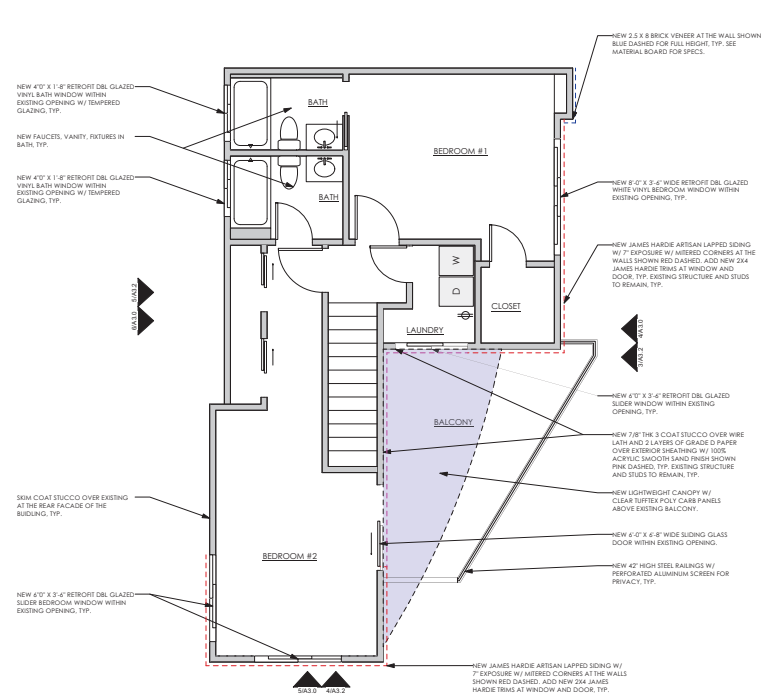
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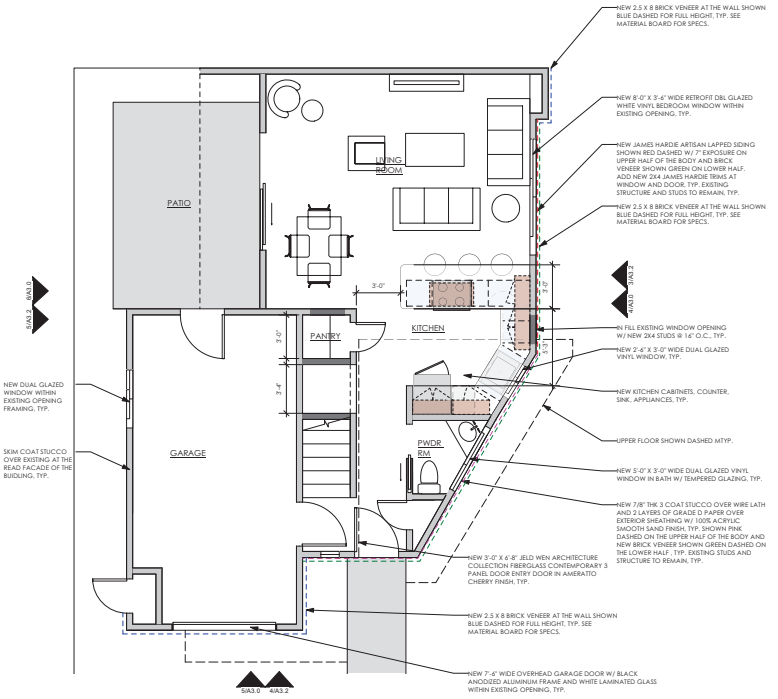
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WINDOW SCHEDULE



PROPOSED UPPER LEVEL FLOOR PLAN TYPICAL



PROPOSED LOWER LEVEL FLOOR PLAN TYPICAL

PLEASE SEE COLORED ELEVATIONS ON SHEET A3.1 & A3.2 FOR MATERIAL BOARD AND COLOR

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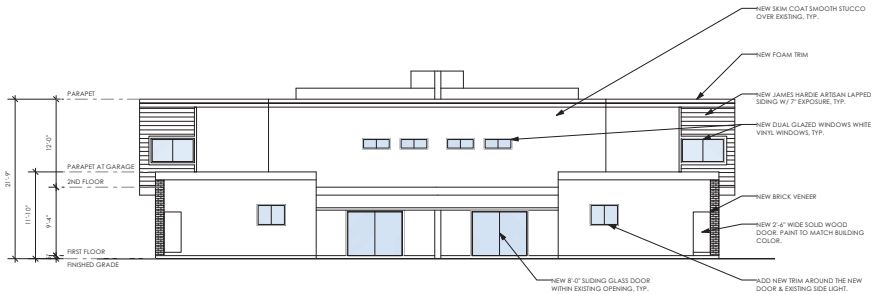
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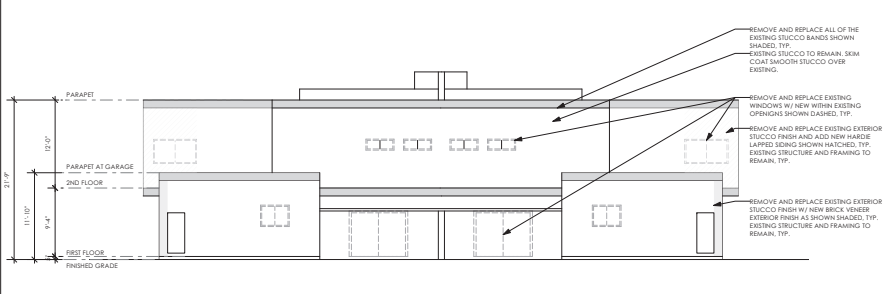
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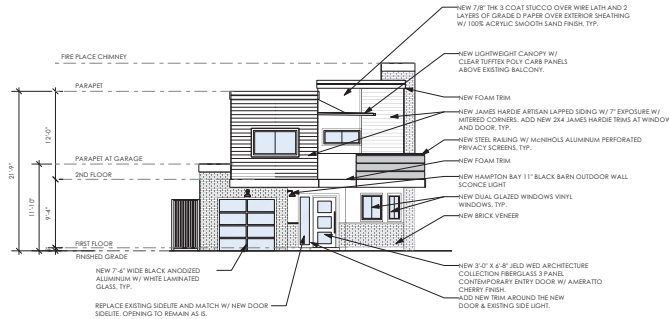
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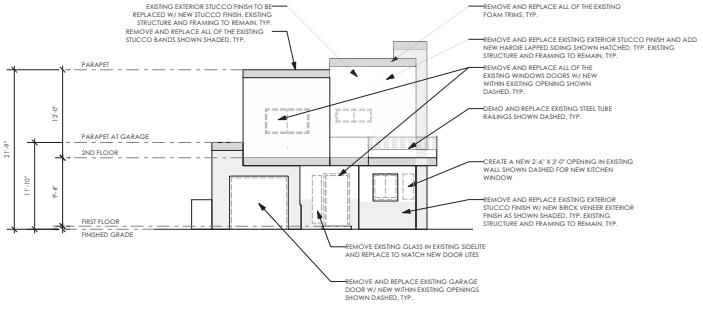
6 | 1/8" = 1'-0" | PROPOSED WEST ELEVATION PLEASE SEE COLORED ELEVATIONS ON SHEET A3.1 & A3.2 FOR MATERIAL BOARD AND COLOR



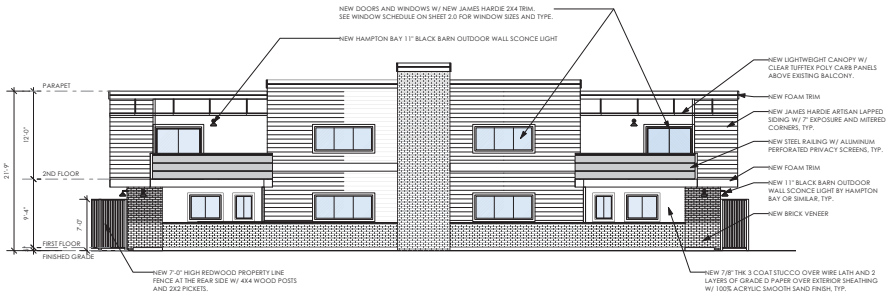
3 | 1/8" = 1'-0" | EXISTING/DEMO WEST ELEVATION



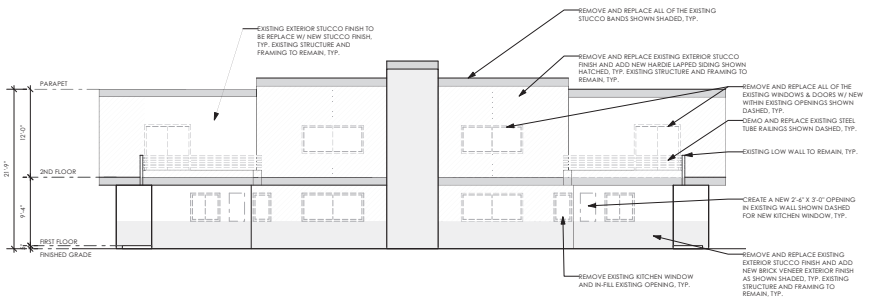
5 | 1/8" = 1'-0" | PROPOSED NORTH/SOUTH ELEVATION PLEASE SEE COLORED ELEVATIONS ON SHEET A3.1 & A3.2 FOR MATERIAL BOARD AND COLOR



2 | 1/8" = 1'-0" | EXISTING/DEMO NORTH/SOUTH ELEVATION



4 | 1/8" = 1'-0" | PROPOSED EAST ELEVATION PLEASE SEE COLORED ELEVATIONS ON SHEET A3.1 & A3.2 FOR MATERIAL BOARD AND COLOR



1 | 1/8" = 1'-0" | EXISTING/DEMO EAST ELEVATION

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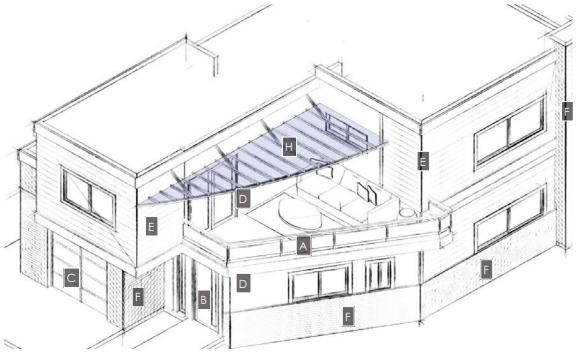
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A-3.0

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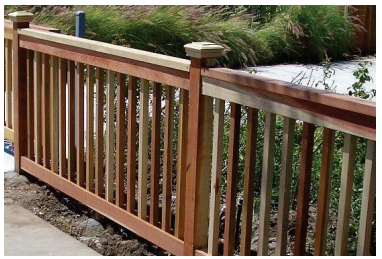




PLEASE SEE COLORED ELEVATIONS ON SHEET A3.2 FOR COLOR



F CORONADO STONE 2.5 X 8 BRICK
VENEER WIRE CUT GLACIER



G REDWOOD 2" THK PICKET PROPERTY LINE FENCE

TUFTEX PolyCarb™

Virtually Unbreakable Panels

Tuftex® PolyCarb™ panels are popular for do-it-yourself backyard projects because they are lightweight, extremely durable, and easy to install. Nothing beats Tuftex® PolyCarb™ panels for beauty and versatility. Offering all-weather protection for patios, sun porches greenhouses, deck covers and many other home improvement projects, as well as light commercial and agricultural applications.

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HAMPTON BAY BLACK BARN OUTDOOR WALL SCONCE LIGHT
11 in. barn light that complements any exterior
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Long lasting powder coated black finish
Compatible with medium based vintage Edison or LED bulbs
Can be used with a standard incandescent style wall dimmer switch (verify bulbs are dimmable)
Installation hardware included
Rated for damp or wet locations
UL-Listed for quality and safety
Model #: EW10139BK

I EXTERIOR LIGHTING W/ LED



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ARTISAN LAP

Artisan Lap Siding features a sleek, striking profile bringing a fresh look to traditional lap siding, casting gorgeous shadow lines that can fold beautifully into mitered corners.

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LENGTH:	144" boards	
WIDTHS:	7.25"	8.25"
EXPOSURES:	6"	7"

E JAMES HARDIE ARTISAN LAPPED SIDING
W/ 7" EXPOSURE AND MITERED CORNERS



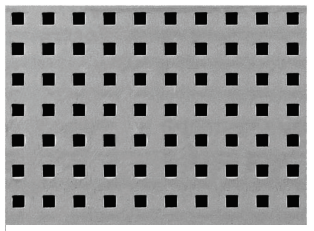
D OMEGA PRODUCTS AKROFLEX DESERT SAHARA FINE
100% ACRYLIC STUCCO FINISH OR SIMILAR



C LUX CONTEMPORARY BLACK ANODIZED ALUMINUM
LAMINATED WHITE GLASS GARAGE DOOR OR SIMILAR



B JELD-WEN FIBERGLASS 3 PANEL CHERRY
AMERATTO FINISH CONTEMPORARY ENTRY DOOR.



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Square, Carbon Steel, Cold Rolled, 18 Gauge (.0478" Thick), 0.200" Square on 0.500" Straight Centers, 16% Open Area

A PERFORATED METAL SCREEN
DECK RAILINGS

1 MATERIAL BOARD AND SPECIFICATION PLEASE SEE COLORED ELEVATIONS ON SHEET A3.2 FOR COLORS

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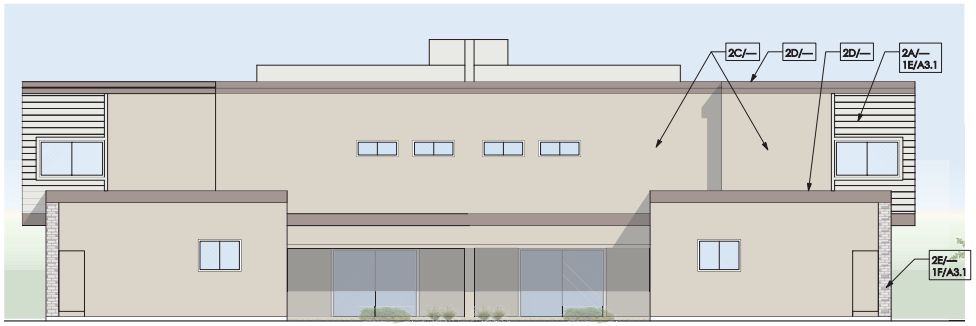
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A-3.1

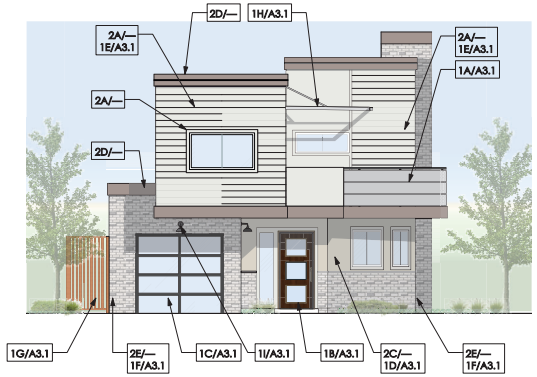


A	DUNN EDWARDS - FADED GRAY_DEW382	UPPER BODY LAPPED SIDING SMOOTH STUCCO COLOR 1 DOORS & WINDOW TRIMS
B	DUNN EDWARDS - ICE GRAY_DEC790	LOWER BODY LAPPED SIDING
C	DUNN EDWARDS - SHADY_DEC774	SMOOTH STUCCO COLOR 2
D	DUNN EDWARDS - TWILIGHT TAUPE_DE6060	FOAM TRIM BANDS
E	CORONADO STONE 2.5 X 8 WIRE CUT GLACIER	BRICK VENEER

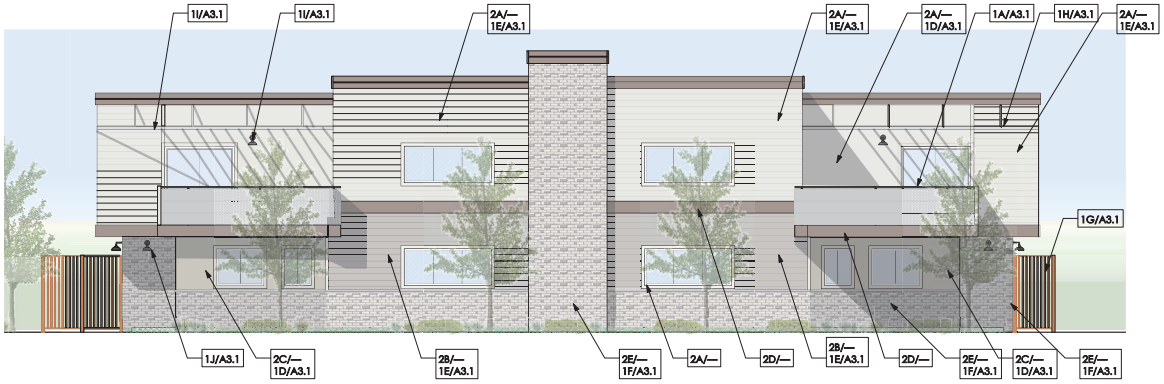
2 COLOR LEGEND



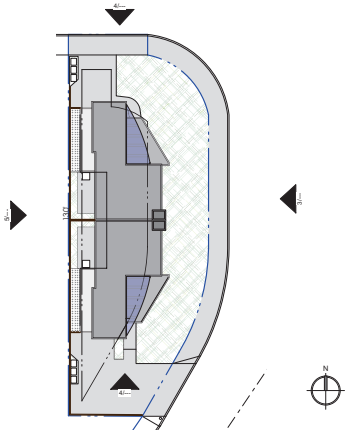
5 3/16" = 1'-0" PROPOSED WEST ELEVATION - COLORED



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3 3/16" = 1'-0" PROPOSED EAST ELEVATION - COLORED



1 1" = 20'-0" KEY PLAN

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103 S. 1ST STREET
EXTERIOR AND INTERIOR REMODEL
103 S. 1ST STREET
CAMPBELL, CA 95008

DATE	03.28.2024
DRAWN	JL, CS
JOB NO	2364

A-3.2

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Lomandra Baby Breeze @ 18" oc	1 gallon	low	3
	Tulbaghia violacea @ 24" oc	1 gallon	low	3
A	Sarcococca ruscifolia	5 gallon	low	3
B	Chondropetalum tectorum/ Cape Rush	5 gallon	low	3
C	Cotinus Golden Spirit/ Smoke Tree	15 gallon	low	3
D	Dianella Little Rev	5 gallon	low	3
E	Anigozanthos Little Red/ Kangaroo Paw	5 gallon	low	3
T1	Lagestroemia Muskogee std./ Crape Myrtle	24" box	low	3
	24" size Sonoma fieldstones			

1) Thoroughly prepare soil prior to planting. Break up hardpan and till prior to adding amendments.
2) Incorporate 4 cu of compost per 1000 sf, 6" into native soil.
3) Verify placement of all plant material prior to planting.
4) Spread 3" of wood chip (Prochip Brown Tone, or equal) mulch after planting. Verify color with Owner. Mulch to be placed around all new and existing planting as well as in side yard areas when no planting is proposed.
5) Double stake new trees.



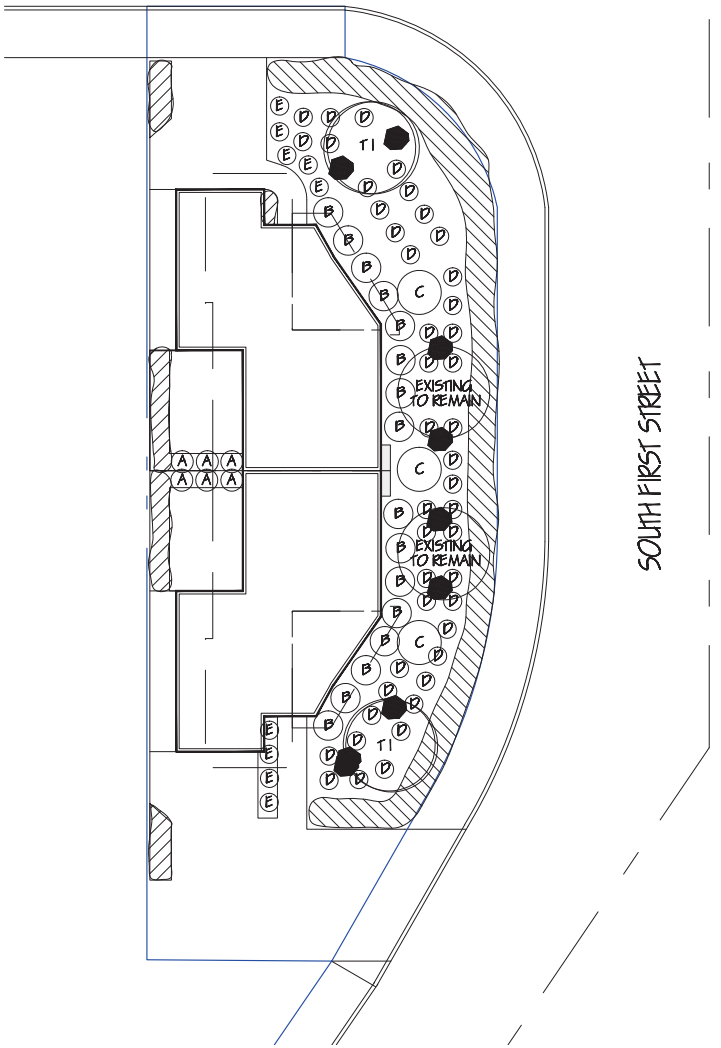
LOMANDRA TULBAGHIA SARCOCOCCA



CHONDROPETALUM COTINUS DIANELLA ANIGOZANTHOS



LAGERSTROEMIA



MASTER PLANTING PLAN

1/8" = 1'-0" APPROXIMATE

W. Jeffrey Held
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REVISED 2/27/24

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2025
STATE OF CALIFORNIA

103 SOUTH FIRST STREET

for:

INTERIOR/ EXTERIOR REMODEL
103 SOUTH FIRST STREET
CAMPBELL, CA. 95008

PLANTING PLAN

date: 2/13/24
scale: NOTED
drawn by: WJH
job no. 202403
sheet L1
of sheets

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)		45.3	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low water	0.3	Drip	0.81	0.37	65	24	676
#2 low water	0.3	Drip	0.81	0.37	835	309	8686
#3 low water	0.3	Drip	0.81	0.37	1130	419	11755
#4 low water	0.3	Drip	0.81	0.37	170	63	1768
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	2200	815	22885
Special Landscape Areas							
	[redacted]			1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	22885
						Maximum Allowed Water Allowance (MAWA)[e]	33884

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	815
Total Area	2200
Average ETAF	0.37

All Landscape Areas

Total ETAF x Area	815
Total Area	2200
Average ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

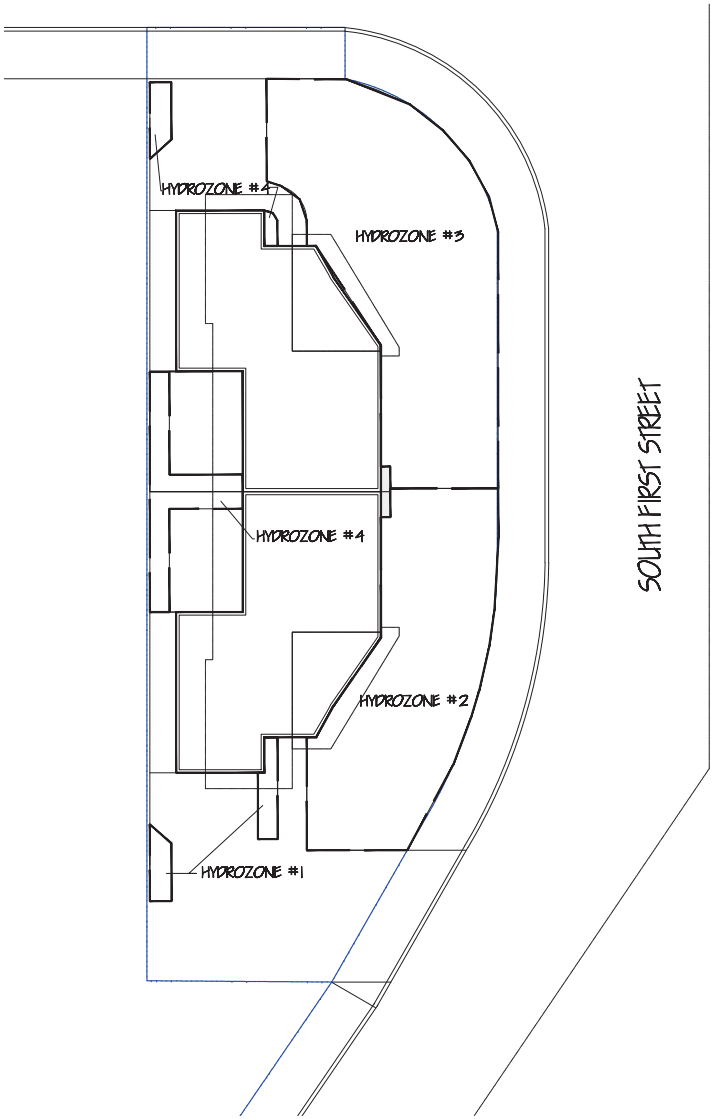
[e] MAWA (Annual Gallons Allowed) =
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

HYDROZONE LEGEND

#1 - 65 sf/ low water
#2 - 835 sf/ low water
#3 - 1130 sf/ low water
#4 - 170 sf/ low water

Total - 2200 sf



HYDROZONE PLAN

1/8" = 1'-0" APPROXIMATE

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CAMPBELL, CA. 95008

HYDROZONE PLAN

date: 2/26/24
scale: NOTED
drawn by: W.JH
job no. 202403
sheet L 2
of sheets

IRRIGATION LEGEND

C — Rainbird ESPSM6 exterior wall mount weather based controller with rain sensor - verify placement run control wires from controller to irrigation main within schedule 80 conduit

Verify condition and operation of existing reduced pressure backflow preventer - provide lockable cover -

1" schedule 40 pvc mainline - min. depth 18"

Rainbird PEB series control valves with in line pressure reducer set to 35 psi and Y filter

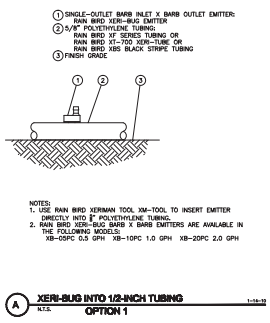
Schedule 40 pvc lateral lines - min. depth 12"

Schedule 40 pvc sleeving - verify placement under patio and walks or location for cutting existing pavement for later line access to rear yard planters

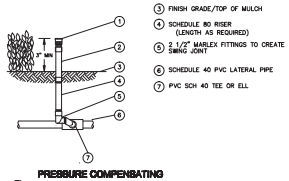
Rainbird Xerbug 1 qph pressure compensating emitters set on ½" drip line (2 emitters to each 1 gallon plan, 3 to each 5 gallon and 4 for larger) locate at opposite sides of the rootball install flush end valve at the end of each drip line run

Rainbird #1401 bubblers

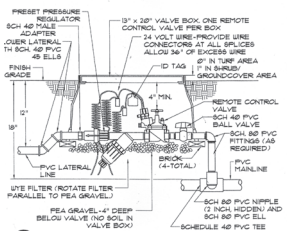
1) Verify water source and operation of existing backflow preventer.
2) Verify site water pressure at 65 psi - notify architect prior to construction if found to be different.
3) Verify electrical source and placement of controller. Controller shall be a direct connect and not a plug in to outlet. All wire/ electrical connections shall be water tight.
4) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes and covered with final mulch.
5) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
6) Verify control wire placement and operation of valves.
7) Verify placement of rain sensor in field.
8) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
9) Contractor to submit maintenance and irrigation schedule to owner at completion of installation and maintenance/ warrantee period.
10) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
11) Verify and coordinate installation of sleeving and/ or mainline and lateral lines access under all pavement. Or coordinate cutting and patching of existing concrete for later line access under concrete driveway and walks.
12) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.



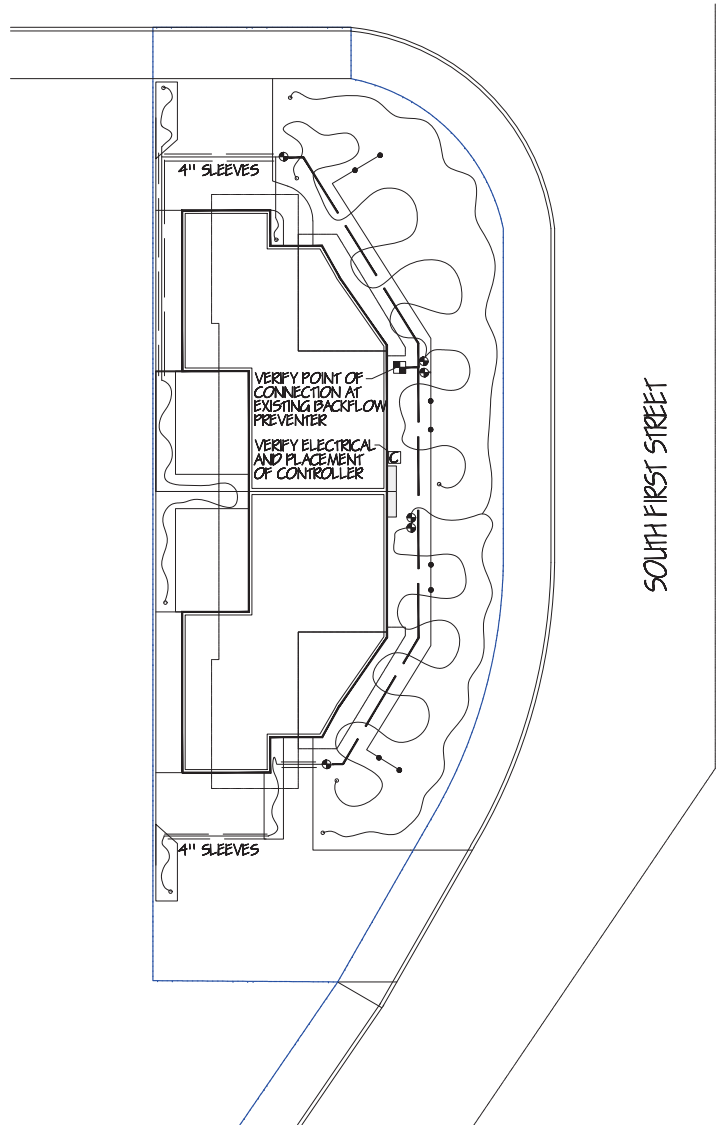
A XERI-BUG INTO 1/2-INCH TUBING OPTION 1 N.T.S. 1-16-12



B PRESSURE COMPENSATING FULL-CIRCLE BUBBLER 1400 SERIES ON RISER N.T.S.



C CONTROL VALVE DETAIL



IRRIGATION PLAN

1/8" = 1'-0" APPROXIMATE

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