



CITY OF CAMPBELL
Community Development Department

May 17, 2019

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **May 28, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Continued Public Hearing (from the Planning Commission of March 26, 2019) to consider the application of Ken Chitgar for a Site and Architectural Review Permit (PLN2018-360) to allow the construction of a new two-story single-family residence on property located at **620 Kenneth Avenue**. Staff is recommending that this project be deemed Categorical Exempt Under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

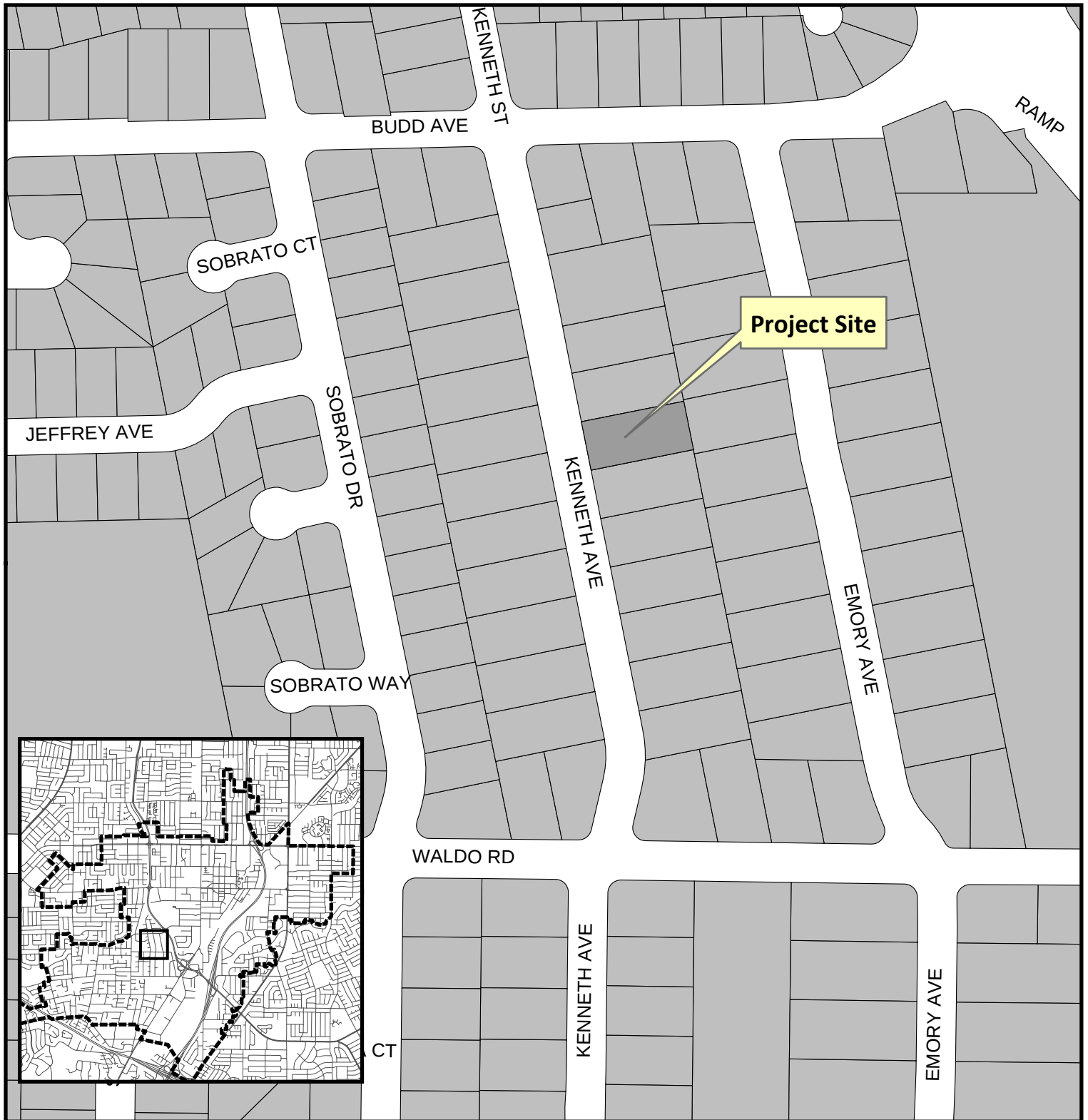
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **620 Kenneth Avenue**

Project Location Map

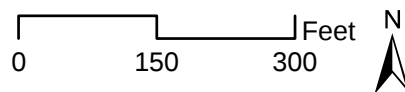


Project Location: 620 Kenneth Ave

Application Type: Site and Architectural Review Permit

Planning File No.: PLN2018-360

Description: New approx. 4,450 sf two-story single-family residence



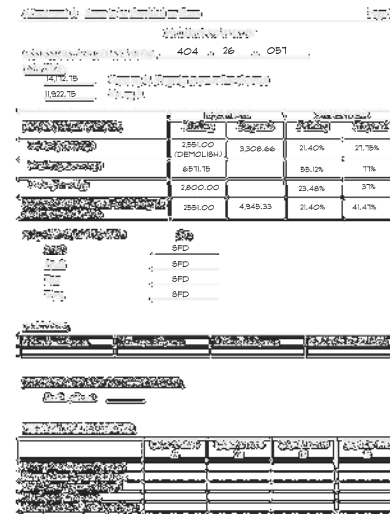
Community Development Department
Planning Division

proposed new two-story single family residence
and attached two-car garage for the:

CHITGAR RESIDENCE

620 Kenneth Avenue
Campbell, CA 95008

CONDITIONS OF APPROVAL



BUILDING AREA	EXISTING	PROPOSED	TOTAL SF	%
FIRST FLOOR	178.00 SF (DEMOLISH)	230.01 SF	230.01 SF	19.51
SECOND FLOOR	0	1638.61 SF	1638.61 SF	13.12
GARAGE	400.00 SF (DEMOLISH)	802.18 (ATTACHED)	802.18 (ATTACHED)	4.30
ACCESSORY DWELLING	0	0	0	0
COVERED PORCHES	0	423.31 SF	423.31 SF	3.55
COVERED ENTRY	78.00 SF (DEMOLISH)	12.80 SF	12.80 SF	
TOTAL	256.00 SF	4945.33 SF	4945.33 SF	41.41

SETBACKS	WALL HEIGHT	REQUIRED SETBACK	PROPOSED SETBACK
FRONT OF STRUCTURE/DWELLING	13'-4 1/2"	25'-0"	25'-0"
FRONT OF GARAGE	11'-5 1/2"	25'-0"	25'-0"
LEFT SIDE FIRST FLOOR	11'-5 1/2"	8'-0"	8'-0"
LEFT SIDE SECOND FLOOR	21'-1"	15'-0"	15'-0"
RIGHT SIDE FIRST FLOOR	11'-5 1/2"	10'-0"	11'-0"
RIGHT SIDE SECOND FLOOR	21'-1"	15'-0"	15'-0"
REAR FIRST FLOOR	11'-5 1/2"	25'-0"	25'-0"
REAR SECOND FLOOR	21'-1"	25'-0"	25'-0"

PAVING/LANDSCAPE AREA	EXISTING	PROPOSED	TOTAL SF
FRONT OF STRUCTURE/DWELLING	2100 SF	2108 SF	2108 SF
FRONT YARD PAVING	1815 SF (85%)	IMPERVIOUS 182 SF (37%)	IMPERVIOUS 182 SF (37%)
WATER FEATURES	0	0	0
LIVE LANDSCAPING	225 SF	480 SF (23%)	480 SF (23%)
OTHER LANDSCAPING	0	PERVIOUS CRUSHED ROCK 858 SF (40%)	PERVIOUS CRUSHED ROCK 858 SF (40%)
TOTAL	2300 SF	2108 SF	2108 SF

PLANNING FINAL REQUIRED
THE NEW LANDSCAPING
INDICATED ON THE PLANS
MUST BE INSTALLED PRIOR
TO FINAL INSPECTION

Detail Ink
RESIDENTIAL DESIGN
885 DRY CREEK ROAD CAMPBELL, CA 95008
VOICE: 408.315.8666
EMAIL: detailink2@gmail.com

proposed new two-story single family
residence and attached two-car garage for:

KEN CHITGAR
620 Kenneth Avenue
Campbell, CA 95008

A.P.N. 404 - 26 - 051

ZONING: R - 1 - 10

We warrant that the design information provided
is accurate as of the date of preparation. These
documents shall not be used for any other purpose
without the written consent of the designer.

cover sheet

2018 - 26

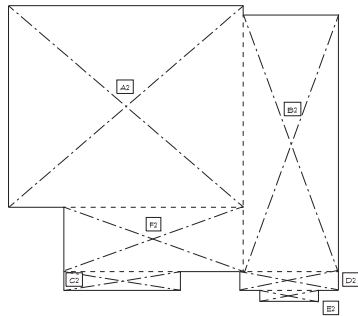
October 19, 2018

Sheet

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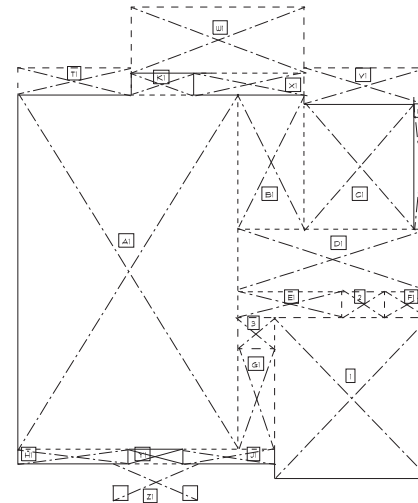
620 KENNETH AVENUE / CAMPBELL / CHITGAR
Wednesday, April 03, 2019

GENERAL NOTES: 1. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH CURRENT 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA FIRE CODE, 2016 BUILDING ENERGY EFFICIENCY STANDARDS, 2016 CALIFORNIA GREEN BUILDING STANDARDS AS WELL AS ALL LOCAL CODES AND ORDINANCES. 2. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN, THEIR CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR FEATURES, OR REVIEW THE AREA IN QUESTION WITH THE DESIGN PROFESSIONAL, PRIOR TO CONSTRUCTION. 3. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 4. UNLESS OTHERWISE SHOWN, EXCAVATION SHALL BE NEARLY AS POSSIBLE TO THE TO THE NEXT LINES REQUIRED BY THE SIZE AND SHAPE OF THE FOOTINGS. 5. ALL FOOTING DEPTHS SHALL BE MINIMUM. FOOTINGS SHALL BE FOUNDED OVER FIRM AND NATIVE SUBSOIL. INCREASE FOOTING DEPTHS AS REQUIRED AND AS NECESSARY TO MATCH EXISTING FOOTING DEPTH. 6. FOUNDATION VENTILATION SHALL COMPLY WITH THE CURRENT U.B.C. REQUIREMENTS (1) SQUARE FOOT OF VENT AREA FOR EACH 150 S.F. OF UNDER FLOOR AREA. 7. PROVIDE GARAGE VENTILATION EQUAL TO 60 SQUARE INCHES PER VEHICLE WITHIN 6" OF THE SLAB. 8. PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL TO, TO FLOOR JOISTS AND SOLID BLOCKING UNDER WALLS PERPENDICULAR TO FLOOR JOISTS. 9. NON-COMBUSTIBLE FIRE STOPS SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS FIREPLACES AND SIMILAR OPENINGS AT FLOOR CEILING CEILING LEVELS PER 2016 CRC AND CBC REQUIREMENTS 10. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE. 11. A POSITIVE GRADIENT OF 6" MIN WITHIN 10'-0" (5" MIN AND/OR 2% AT IMPERVIOUS SURFACES MUST BE PROVIDED AWAY FROM ALL FOUNDATIONS IN ORDER TO PROVIDE RAPID REMOVAL OF SURFACED WATER AWAY FROM THE FOUNDATION TO AN ADEQUATE DISCHARGE POINT. NO PONDING OF WATER SHOULD BE ALLOWED ON THE PAD OR ADJACENT TO THE FOUNDATIONS. 12. ADD A BEAD OF CAULKING AROUND THE INTERIOR OF THE SOLE PLATE AT ALL EXTERIOR WALLS. THE BEAD SHOULD BE APPLIED AT THE JOINT OF SUBFLOOR AND SOLE PLATE JUST PRIOR TO SHEETROCK APPLICATION. 13. GARAGE AREAS SHALL HAVE ONE-HOUR SEPARATION FROM ALL LIVING AREAS. ONE HOUR SEPARATION CONSTRUCTION SHALL EXTEND FROM THE BOTTOM OF THE MUDSILL TO THE BOTTOM OF THE ROOF SHEATHING WITH JOINTS TAPED AND SEALED (SEE PLANS FOR LOCATIONS). 14. EXTERIOR DOORS SHALL BE 1-3/4" SOLID CORE DOOR 20-MIN. RATED TIGHT FITTING, SELF-CLOSING, WITH WEATHER STRIPPING AND BOTTOM SWEEP. 15. ATTIC VENTING SHALL BE PROVIDED PER CURRENT 2016 CRC AND CBC REQMENTS 16. PROVIDE SOUND INSULATION IN WALLS AROUND ALL BATHROOMS, LAUNDRY ROOMS AND BETWEEN COMMON WALLS OF BEDROOMS AND BETWEEN FLOORS. 17. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH IDENTICAL MATERIALS 60" WIDE SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES. 18. PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION MEASURES: A. ALL WATER CLOSERS TO BE 1.25 GAL. MAXIMUM B. ALL SHOWER HEADS TO BE 2.0 GAL/MIN. MAXIMUM C. ALL FAUCETS TO BE 1.5 GAL/MIN MAX. W/ AERATOR 19. ALL WINDOW AT BATHTUBS AND/OR SHOWERS TO BE TEMPERED GLASS AS NOTED. 20. ALL GLAZING WITHIN 24" OF DOORS AND/OR 18" OF FLOOR TO BE TEMPERED GLASS. 21. NO STORAGE (PLYWOOD SUB FLOORING ETC.) ALLOWABLE AT ATTIC SPACES. 22. PROVIDE BACK-FLOW DEVICES AT ALL NEW HOSE BIBS. 23. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. 24. WATER TREATMENT SYSTEMS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUT-OFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE. 25. ALL PLUMBING VENTS TO BE 10 FEET MIN. FROM OPERABLE SKYLIGHTS. 26. EXTERIOR WALL, BOTTOM BOLT PLATES, SHALL BE PRESSURE TREATED OR EQ. 2. AND SHALL BEAR/EXTEND 8" MINIMUM ABOVE FINISH GRADE. 27. WINDOWS LOCATED MORE THAN 7" ABOVE FINISHED GRADE SHALL HAVE THE LOWEST PART OF CLEAR OPENING OF THE WINDOW TO BE MINIMUM 34" ABOVE THE FLOOR IN WHICH IT SERVES. 28. GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" BACK-RESISTANT GYPSUM BOARD. 29. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE TO A HEIGHT OF NOT LESS THAN 7' ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH THE MFG'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. 30. DOMESTIC DISHWASHING MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE. 31. HOT WATER RECIRCULATION PUMPS, PROVIDE A HOT WATER DEMAND CONTROLLED RECIRCULATION PUMP FOR WATER HEATERS LOCATED MORE THAN 20 FEET FROM THE FURTHEST FIXTURE SERVED. MANUAL CONTROL OR OSCILLATOR USED. PUMP SHALL OPERATE THE PUMP WITH AN AUTOMATIC TEMPERATURE SENSOR SHUT-OFF. 32. INSULATION MATERIALS, INCLUDING FACINGS SUCH AS VAPOR BARRIERS OR BREATHABLE PAPERS INSTALLED WITHIN FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES, WALLS, CRAWL-SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD NOT TO EXCEED 15 AND A SMOKE DENSITY RATING OF 450 WHEN TESTED IN ACCORDANCE W/ UBC STANDARD 8-1. 34. DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED. DO NOT SCALE DRAWINGS. 35. PROVIDE FIRE BLOCKING AT LOCATIONS AS REQUIRED BY CBC SECTION R302.1 (1) 36. INSTALL AT LEAST ONE ENERGY STAR DISHWASHER AND CLOTHES WASHER WITH MAXIMUM WATER USAGE, STANDARD DISHWASHER = 4.25 GAL PER CYCLE, COMPACT DISHWASHER = 3.5 GAL PER CYCLE, CLOTHES WASHER = WATER FACTOR OF 6 GAL PER CUBIC FEET OF DRUM CAPACITY 37. RENEWABLE SOURCE BUILDING PRODUCTS SUCH AS BATHROOM FLOORING SHALL BE USED WHERE APPLICABLE 38. ALL ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY 39. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING: 1. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE OR; 2. A CONSTRUCTION WASTE MANAGEMENT PLAN PER SECTION 4.409.2 OR; 3. A WASTE MANAGEMENT COMPANY PLAN PER SECTION 4.409.3 OR; 4. THE WASTE STREAM REDUCTION ALTERNATIVE PER SECTION 4.409.4 40. CONSTRUCTION WASTE GENERATED AT THE SITE IS TO BE DIVERTED TO RECYCLE OR SALVAGE BY AT LEAST 65% 41. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING TO BE CHECKED BEFORE ENCLOSURE 42. HVAC SYSTEM INSTALLERS TO BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS 43. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE 44. PROVIDE OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS 45. AT LEAST 30% OF THE RESILIENT FLOORING SHALL COMPLY WITH VOC LIMITS 46. THERMAL INSULATION IN THE BUILDING SHALL BE IN COMPLIANCE WITH VOC LIMITS 47. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING 48. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. 49. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS 50. AEROSOL, PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT LIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. 51. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS 52. 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERINGS INSTITUTE (RFCI) FLOORSCORE PROGRAM, OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 0350 53. DUCT SYSTEMS TO BE SIZED, DESIGNED AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS: 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL 3-2004 OR EQUIVALENT. 2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL 2-2009 OR EQUIVALENT. 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL 3-2004 OR EQUIVALENT 54. CEMENT USED IN FOUNDATION MIX DESIGN IS REDUCED. TIER 1: NOT LESS THAN 20% REDUCTION IN CEMENT USE 55. POSTCONSUMER OR PRECONSUMER RECYCLED CONTENT VALUE (RCV) MATERIALS TO BE USED ON THE PROJECT. TIER 1: NOT LESS THAN A 10% RECYCLED CONTENT VALUE 56. PER CALGREEN SECTION 4.106.2, PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE. 2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM COLLECTION POINT, OUTLET, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY THE USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY	CONSULTANTS: OWNER: MR. and MS KEN CHITGAR 620 Kenneth Avenue Campbell, CA 95008 DESIGNER: DETAIL INK/STEVE NELSON 1885 Dry Creek Road Campbell, CA 95008 (408) 371-9566 STRUCTURAL: SEZEN + MOON STRUCTURAL ENGINEERING, INC. 274 E. Hamilton Ave Suite C Campbell, CA 95008 (408) 871-7274 ENERGY: CARSTAIRS ENERGY CALCULATIONS P.O. Box 4736 San Luis Obispo, CA 93403 PROJECT DESCRIPTION: 1. DEMOLISH EXISTING 1716 SF SINGLE STORY RESIDENCE AND 600 SF DETACHED GARAGE INCLUDING ALL FOUNDATIONS AND SLABS 2. CONSTRUCT NEW TWO-STORY RESIDENCE W/ 2350-SF SF MAIN FLOOR, 1193.61 SF SECOND FLOOR AND 524.74 ATTACHED TWO-CAR GARAGE 3. INSTALL NEW FRONT YARD LANDSCAPING PROJECT REQUIREMENTS: LANDSCAPING: 1. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906 INCLUDING CALIF. PUBLIC RESOURCES CODE 4201 OR CALIFORNIA GOVERNMENT CODE 5182. 2. FOR ANY NEW RESIDENTIAL DEVELOPMENT WITH AN AGGREGATE LANDSCAPE EQUAL TO OR GREATER THAN 800 SF TO COMPLY WITH ONE OF THE FOLLOWING OPTIONS: A. LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CAL DEFPT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WUELO), WHICHEVER IS MORE STRINGENT OR; B. PROJECTS WITH AN AGGREGATE LANDSCAPE AREA LESS THAN 2300 SF MAY COMPLY WITH THE WUELO'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION (CGSBC SECTION 4.304) PLUMBING: 1. ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 101.1 OF THE 2016 CALIF. PLUMBING CODE CGSBC SECTION 4.303.2 WASTE MANAGEMENT: 1. CONTRACTOR TO PROVIDE DOCUMENTATION, PRIOR TO THE FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED AND APPROVED BY THE APPROPRIATE AGENCIES DOCUMENTATION: 1. AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER ACCEPTABLE MEDIA INCLUDING ALL ITEMS 1 THROUGH 10 OF SECTION 4.410 OF THE CALIFORNIA GREEN RESIDENTIAL MANDATORY MEASURES MECHANICAL: 1. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPT. 2. ALL HEATING AND AIR CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CGSBC SECTION 4.501.2 FRAMING: 1. PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 15% MOISTURE CONTENT ENERGY: 1. A COMPLETED CFR-1TG-OIE FORM MUST BE PROVIDED TO THE TOWN BUILDING INSPECTOR PRIOR TO FINAL INSPECTION CALGREEN: 1. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR 2. FOR ADDITIONAL INFORMATION SEE MANDATORY MEASURES SHEET G1.0 ADDRESS: 1. THE BUILDING ADDRESS SHALL COMPLY WITH CRC SECTION R318 (SEE NOTE #5 ON PROPOSED FLOOR PLAN SHEET A21) FOR ADDITIONAL INFORMATION FIRE: 1. THE SPRINKLER SYSTEM REQUIRED PER COUNTY OF SANTA CLARA FIRE DEPARTMENT FOR RESIDENCE AND GARAGE PER NFPA STANDARD 13D, SPRINKLER DRAWINGS DETAILS AND CALCULATIONS TO BE PRICED A STATE OF CALIFORNIA (C-16) FIRE PROTECTION CONTRACTOR. THIS SHALL BE APPLIED FOR AS A SEPARATE PERMIT SPECIAL INSPECTIONS: 1. PER SECTION 105 OF THE 2016 CBC, SPECIAL INSPECTIONS ARE REQUIRED FOR SHEARWALLS WITH A NAILING SCHEDULE OF 4" O.C. OR LESS. THE SPECIAL INSPECTION MAY BE PERFORMED BY THE ENGINEER OF RECORD 2. STRUCTURAL OBSERVATION BY THE ENGINEER IS REQUIRED FOR EPOXY INSTALL AT HOLD DOWNS AND FOUNDATION DOUELS DEFERRED SUBMITTALS: 1. FIRE SPRINKLER SYSTEM	proposed two-story single family residence and attached two-car garage for: KEN CHITGAR 620 Kenneth Avenue Campbell, CA. 95008 SHEET INDEX: ARCHITECTURAL NO. DESCRIPTION G1.0 CONDITIONS OF APPROVAL/COVER SHEET T1.0 TITLE SHEET A1.0 EXISTING SITE/TOPOGRAPHIC PLAN A2.0 CALCULATION PLANS A3.0 PROPOSED SITE PLAN A4.0 GRADING AND DRAINAGE PLAN A5.0 PROPOSED MAIN FLOOR PLAN A6.0 PROPOSED SECOND FLOOR PLAN A7.0 FRONT/LEFT SIDE EXTERIOR ELEVATIONS A8.0 REAR/RIGHT SIDE EXTERIOR ELEVATIONS A9.0 ROOF PLAN A10.0 CROSS SECTIONS A11.0 STREETSCAPE HERS VERIFICATION REQUIRED FOR HVAC COOLING, HVAC DISTRIBUTION, HVAC FAN SYSTEMS AND INDOOR AIR QUALITY (IAQ) FANS. PROVIDE EVIDENCE OF THIRD-PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR PRIOR TO FINAL INSPECTION PROVIDE A COOL ROOF SYSTEM PER TITLE 34 REPORT AND AS NOTED ON THE CFR-PRF-01 FORM PROPERTY DATA: ASSESSOR'S PARCEL NO. 404 - 26 - 051 EXISTING USE: 8/NGLE FAMILY RESIDENCE ZONING DISTRICT: R - 1 - 10 OCCUPANCY GROUP: R3/U FLOOD ZONE: NO CONSTRUCTION TYPE: V - B SPECIAL INSPECTION ITEMS: SHEARWALLS NUMBER OF EXISTING STORIES: 1 NUMBER OF PROPOSED STORIES: 2 FIRE SPRINKLERS REQUIRED: YES VICINITY MAP: (NO SCALE) CONTRACTOR MUST PROVIDE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL LAMPS IN THE LUMINAIRES TITLE SHEET 2018 - 26 Sheet T1.0 September 25, 2018	Detail Ink RESIDENTIAL DESIGN 885 DRY CREEK ROAD CAMPBELL, CA. 95008 VOICE: 408.371.9566 EMAIL: detailink2@gmail.com proposed new two-story single family residence and attached two-car garage for: KEN CHITGAR 620 Kenneth Avenue Campbell, CA 95008 A.P.N. 404 - 26 - 051 ZONING: R - 1 - 10 Revisions: per architectural review 03-25-18
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SECOND FLOOR PLAN

SQUARE FOOT CALCULATIONS:		
KEY	SIZE	SQ. FT.
A1	30'-0" X 48'-3 1/2"	1,448.75
B1	9'-0" X 18'-3 1/2"	164.62
C1	18'-0" X 17'-0"	288.00
D1	26'-0" X 8'-6 1/2"	222.08
E1	14'-0" X 3'-6"	45.58
F1	6'-0" X 3'-6"	21.00
G1	9'-0" X 13'-8 1/2"	68.54
H1	18'-0" X 2'-0"	30.00
I1	12'-6" X 2'-0"	25.00
J1	8'-6" X 3'-0"	25.50
TOTAL MAIN FLOOR LIVABLE AREA		2,310.01
T1	18'-8 1/2" X 3'-8 1/2"	67.32
U1	2'-0" X 17'-0"	34.00
V1	18'-0" X 9'-0"	162.00
W1	23'-6 1/2" X 9'-0"	211.81
X1	18'-0 1/2" X 3'-0"	45.00
Y1	7'-6" X 2'-0"	15.00
Z1	11'-6" X 9'-0"	103.50
COVERED PORCH/PATIO AREA		495.81
1	21'-0" X 21'-8 1/2"	448.12
2	9'-10" X 3'-6"	30.41
3	9'-0" X 4'-3"	21.25
TOTAL PROPOSED GARAGE AREA		502.78
A2	32'-0" X 27'-6"	860.00
B2	18'-0" X 35'-0"	630.00
C2	15'-0" X 2'-6 1/2"	40.45
D2	12'-8 1/2" X 2'-6 1/2"	34.20
E2	8'-0" X 1'-6"	12.00
F2	24'-8 1/2" X 8'-8 1/2"	215.02
TOTAL SECOND FLOOR LIVABLE AREA		1,636.67
TOTAL PROPOSED LIVABLE AREA		3,946.74
TOTAL PROPOSED FLOOR AREA		3,958.91



MAIN FLOOR PLAN



proposed new two-story single family residence and attached two-car garage for:
KEN CHITGAR
 620 Kenneth Avenue
 Campbell, CA 95008
 A.P.N. 404 - 26 - 051
 ZONING: R - 1 - 10

We warrant that the design and construction of the proposed project shall conform to the applicable laws, codes, and regulations of the City of Campbell, California. The design and construction of the proposed project shall be the responsibility of the designer and/or contractor.

Revisions:	
per architectural review 03-28-18	

calculation plans

2018 - 26 Sheet

October 24, 2018 **AO.O**

CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORK IN THE RIGHT-OF-WAY

SEE GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFO

THE ROOF DRAINAGE SYSTEM SHALL BE INSTALLED TO DISCHARGE AT A DISTANCE OF 5'-0" MINIMUM AWAY FROM THE FOUNDATION INTO AN APPROVED DRAINAGE SYSTEM

ALL NEW WATER METERS/S.S. CLEANOUTS SHALL BE INSTALLED ON PRIVATE PROPERTY BEHIND THE RIGHT-OF-WAY LINE

TREE SCHEDULE				
KEY	TRUNK DIAMETER	TYPE	STATUS	NOTES
1	36"	ELM	SAVE	
2	12"	PITTOSPORUM	SAVE	
3	12"	PITTOSPORUM	SAVE	
4	18"	PITTOSPORUM	SAVE	
5	12"	ELM	REMOVE	
6	48"	ELM	SAVE	
7	48"	ELM	SAVE	
8	SMALL MULTI-TRUNK	PITTOSPORUM	REMOVE	
9	12"	FIG	SAVE	
10	6"	FIG	SAVE	
11	6"	FIG	REMOVE	
12	18"	ELM	SAVE	
13	15 GALLON	CAROLINA CHERRY	NEW	

proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
620 Kenneth Avenue
Campbell, CA 95008

A.P.N. 404 - 26 - 051

ZONING: R - 1 - 10

Revisions:
per architectural review 03-28-18

site plan

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

2018 - 26

October 24, 2018

Sheet

A1.0

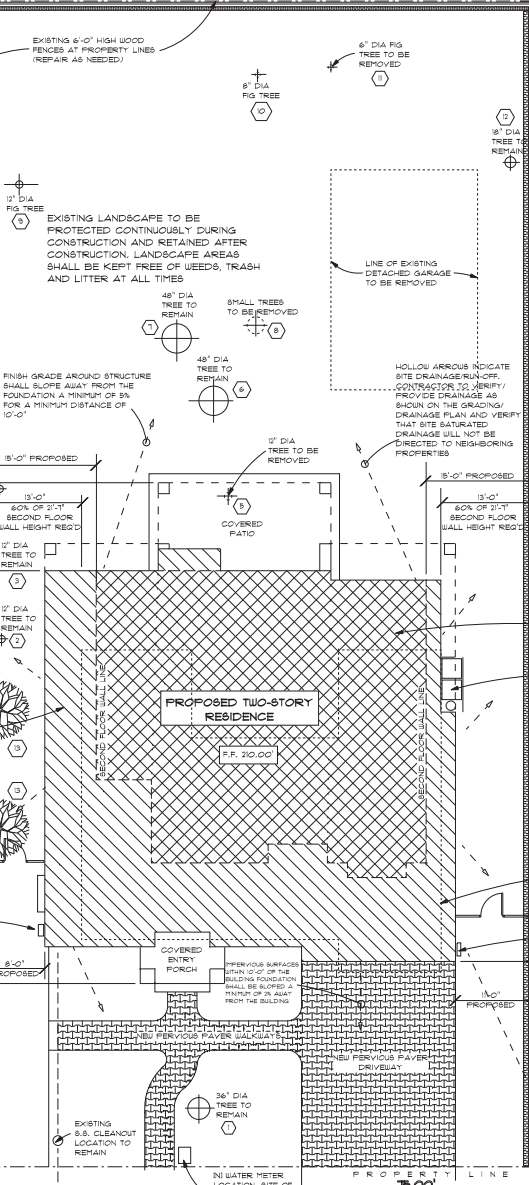
FIRE DEPARTMENT NOTES:

1. FIRE SPRINKLERS REQUIRED FOR ONE AND TWO-FAMILY DWELLINGS. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS, WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLES B001 (1) AND B001 (2) OF THE CALIFORNIA FIRE CODE AND/OR ADDITIONS EXCEEDING FIFTY (50) PERCENT OF THE EXISTING LIVING AREA (EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT AND/OR ADDITIONS EXCEEDING SEVEN HUNDRED FIFTY (750) SQUARE FEET. WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. ADDITIONS OVER FIFTY (50) PERCENT AND/OR SEVEN HUNDRED FIFTY (750) SQUARE FEET ARE REFERENCED ABOVE. SHALL BE TREATED AS NEW STRUCTURE REGARDING THE INSTALLATION OF FIRE SPRINKLER SYSTEMS. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-60) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE SANTA CLARA FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. SEC. 6-800.000
2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION SHALL NOT BE GRANTED BY THE SANTA CLARA FIRE DEPARTMENT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2016 CPC SEC. 900.3.9 AND HEALTH AND SAFETY CODE 33141.
3. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHEN REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 mm). WHEN ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDINGS CANNOT BE VIEWED FROM THE PUBLIC WAY, A PERMANENT POLE OR OTHER SIGN OR TOWER SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED CPC SEC. 900.1
4. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH THE APPLICABLE PROVISIONS OF THE CPC CHAPTER 33 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARDS DETAIL AND SPECIFICATION 5017. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT CPC CHAPTER 33

FRONT YARD CALCULATIONS:	
GROSS FRONT YARD AREA:	2,028.50 SF
DRIVEWAY AREA:	550.00 SF
WALKWAY AREAS:	232.00 SF
TOTAL Hardscape AREA:	782.00 SF
ROLLED GRANITE AREA:	856.00 SF
PROPOSED LANDSCAPING:	430.00 SF

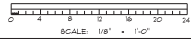
DURING DEMOLITION AND CONSTRUCTION PROVIDE BATTLE BARRIERS AROUND DOWNSTREAM STORM DRAIN AND COVER WITH FILTER CLOTH

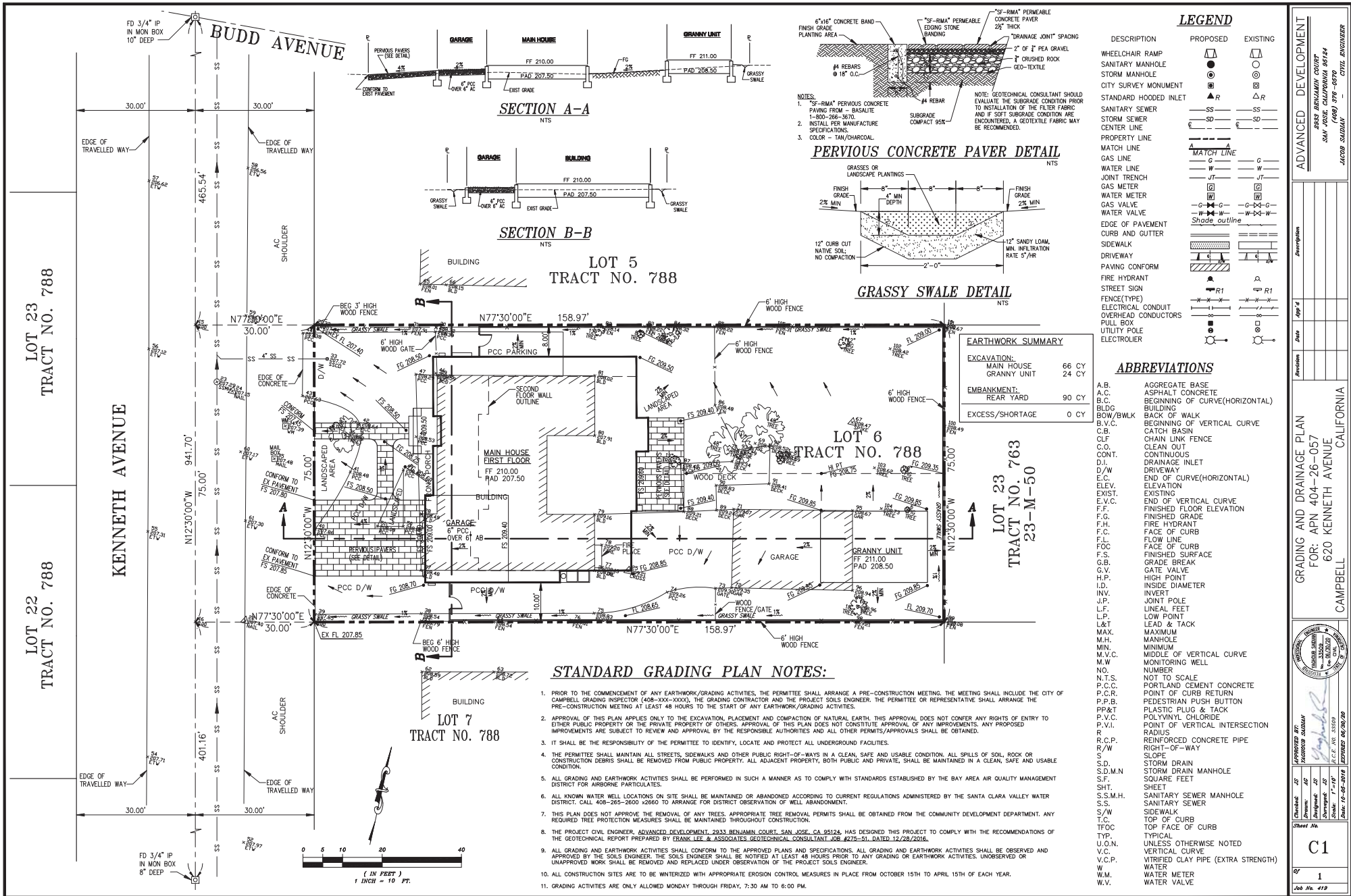
NEIGHBORING ADU PROPERTY LINE 15'-00'



KENNETH AVENUE
EDGE OF ASPHALT SHOULDER
CENTERLINE OF STREET

SEWER NOTES:
ALL NEW BUILDING SEWERS AND SEWER REPLACEMENTS SHALL BE INSTALLED WITH A LISTED ACCESSIBLE BACKFLOW WATER VALVE. BUILDING SEWERS SHALL HAVE AN ATMOSPHERIC RELIEF VALVE INSTALLED UPSTREAM OF THE BACKFLOW VALVE AND A CLEANOUT DOWNSTREAM OF THE BACKFLOW VALVE OUTSIDE THE BUILDING IN CLOSE PROXIMITY TO THE FOUNDATION







PROJECT INFORMATION:

LOT SIZE: (75'-0" X 159'-0" = 11,925.00 SQ FT)
STAN FORMULA ON TREES 11,925 SQ Ft/ 2,000SQ FT = 6 TREES REQ

PROJECT IS RECLAIMING A TOTAL OF 8 EXISTING TREES, AND ADDING 4 ADDITIONAL SCREENING EVERGREEN TREES ALONG SIDE YARDS.

FRONT YARD IS PLANTED IN ASSORTED LOW WATER USE SHRUBS AND GROUNDCOVER.

WATER USE:

ETO (46.3) X .62 X 28.07 X 659 = MAWA 18,498.0 GALLONS

ETO 45.3 X .62 X .3 X 941 = ETWU 7,924.0 GALLONS

COMPLIES

PLANT PALETTE:

TREE			
T-1	1	56" DBH	ELM (SAVE)
T-2	1	12" DBH	PITTSOPORUM (SAVE)
T-3	1	8" DBH	PITTSOPORUM (SAVE)
T-4	1	18" DBH	PITTSOPORUM (SAVE)
T-5	1	48" DBH	ELM (SAVE)
T-7	1	8" DBH	FIG (SAVE)
T-8	1	6" DBH	FIG (SAVE)
T-9	1	18" DBH	PITTSOPORUM (SAVE)
T-10	4	15 GALLON	CAROLINA CHERRY PRUNUS CAROLINIANA
S-1			VARIOUS LOW WATER SHRUBS/ GRD COVER

CITY OF CAMPBELL WATER EFFICIENT ORDINANCE:

THIS PROJECT WAS DESIGNED TO INCLUDE THE CITY OF CAMPBELL WATER EFFICIENT LANDSCAPE GUIDELINES IN EFFECT AS OF SEPTEMBER 29, 2018. WE HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM TOWARD THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

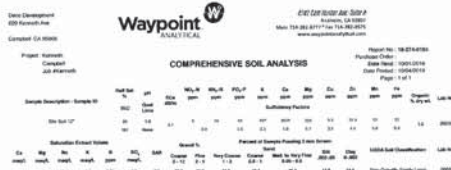
WE AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO MWEO.

THIS PROJECT HAS BEEN DESIGNED TO USE THE BEST LANDSCAPE PRACTICES THAT MINIMIZE IRRIGATION AND RUN-OFF, PROMOTES SURFACE INFILTRATION WHERE POSSIBLE AND MINIMIZES THE USE OF PESTICIDES AND FERTILIZERS, AND INCORPORATES APPROPRIATE SUSTAINABLE LANDSCAPING PRACTICES AND PROGRAMS SUCH AS BUT NOT LIMITED TO BAY FRIENDLY LANDSCAPING.

JON NELSON

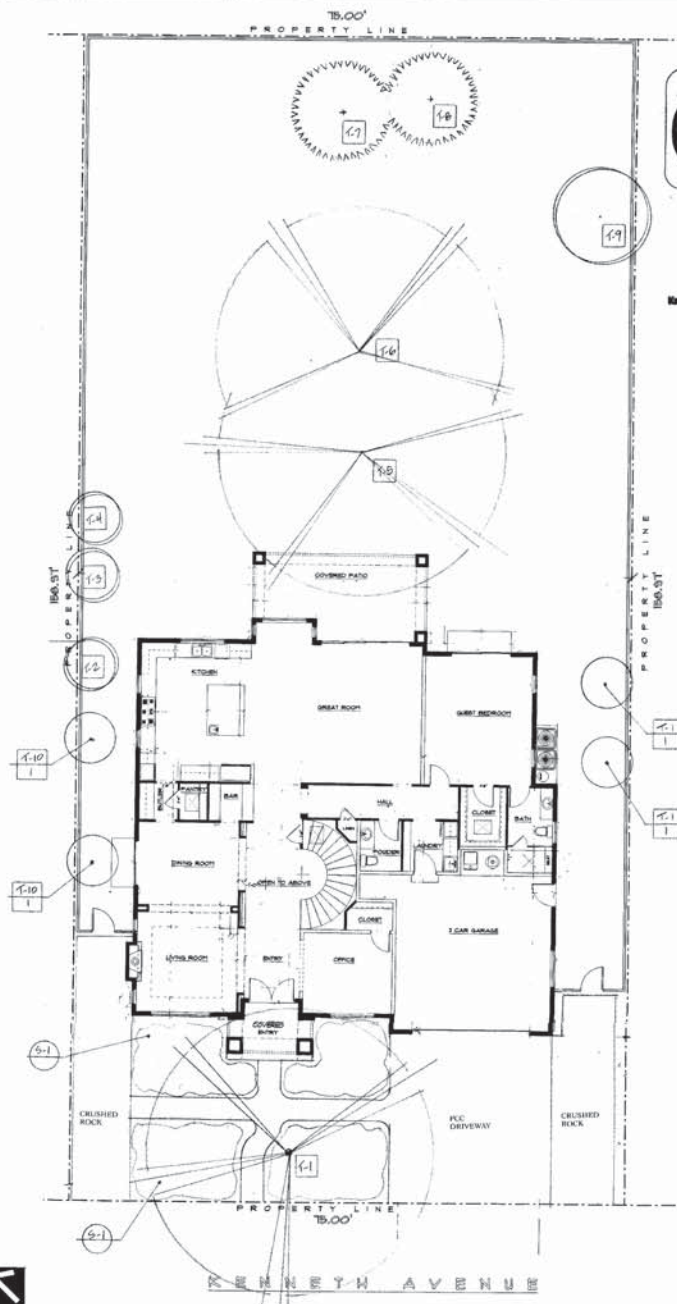
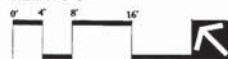
PLANTING/IRRIGATION SOILS CONSULTANT:

WAYPOINT ANALYTICAL LAB
1101 SOUTH WINCHESTER BLVD.
SUITE G-173
SAN JOSE, CALIFORNIA 95128 PHONE (408) 727-0330



PLAN VIEW

Scale: 1" = 8'-0"



BASED ON TUTOR PLAN PREPARED BY
ADVANCED DEVELOPMENT SYSTEMS

I.R. NELSON & ASSOCIATES, INC.
23585 SUMMIT ROAD
LOS GATOS, CALIFORNIA 95033
PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM



NEW RESIDENTIAL FORT
KEN CHITGAR
620 KENNETH AVENUE
CAMPBELL, CALIFORNIA

Detail Ink

RESIDENTIAL DESIGN
885 DRY CREEK ROAD CAMPBELL, CA 95008
VOICE: 408.311.5866
EMAIL: detailink@detailink.com

proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
620 Kenneth Avenue
Campbell, CA 95008

A.P.N. 404 - 26 - 051

ZONING: R - 1 - 10

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Revisions:

per architectural review 03-28-18	
per architectural review 03-29-18	

main floor plan

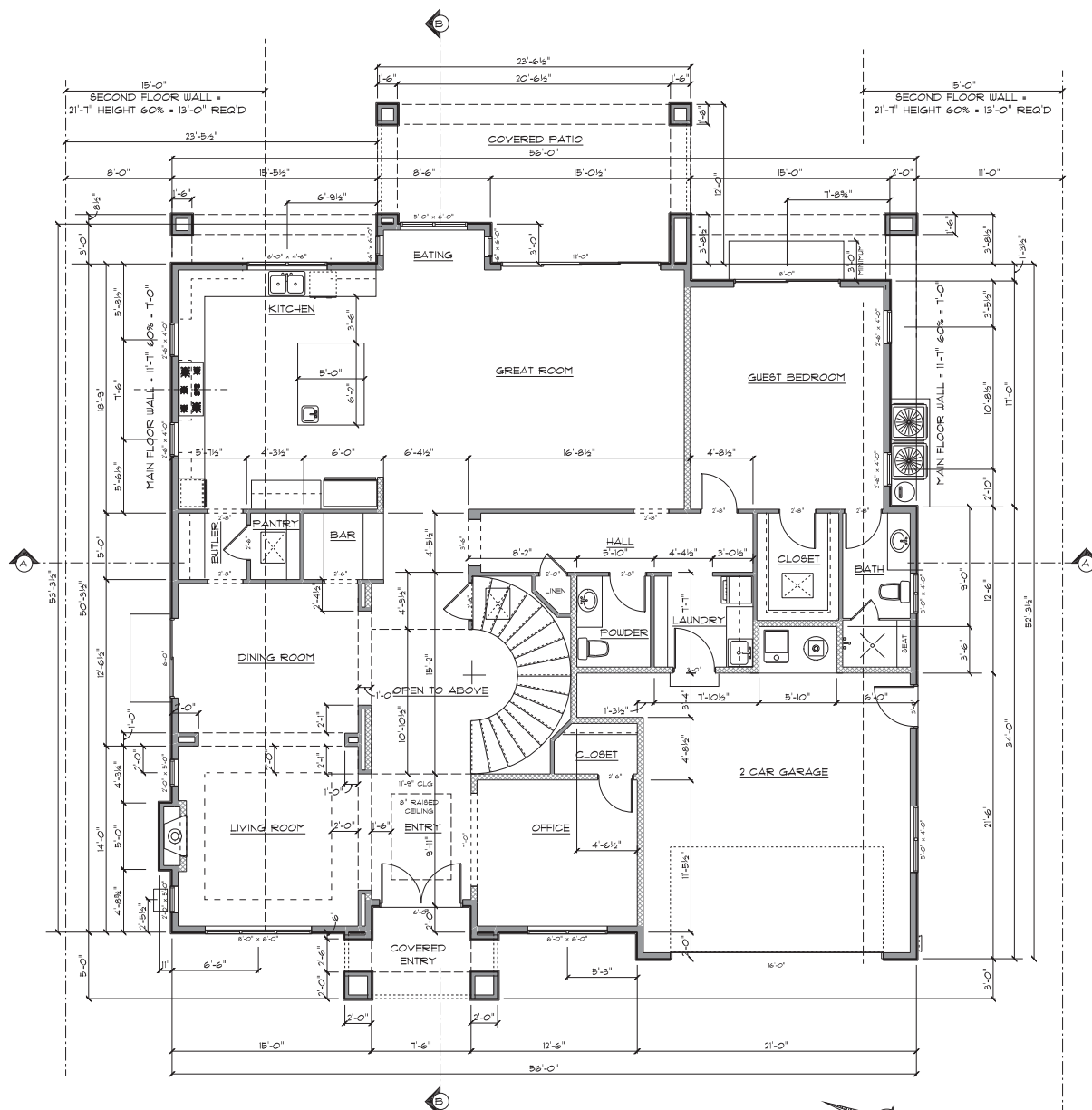
scale: 1/4" = 1'-0"

2018 - 26

October 24, 2018

Sheet

A2.0



620 KENNETH AVENUE, CAMPBELL, CA 95008

Detail Ink

RESIDENTIAL DESIGN
985 DRY CREEK ROAD CAMPBELL, CA 95008
VOICE: 408.311.5866
EMAIL: detailink2@gmail.com

proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
620 Kenneth Avenue
Campbell, CA 95008

A.P.N. 404 - 26 - 051

ZONING: R - 1 - 10

The owner certifies that the information provided is true and correct to the best of their knowledge. These documents shall not be used for any other project without the written consent of the designer. The designer shall not be responsible for the accuracy of the information provided.

Revisions:

per architectural review 02-28-18
per architectural review 03-29-18

second floor plan

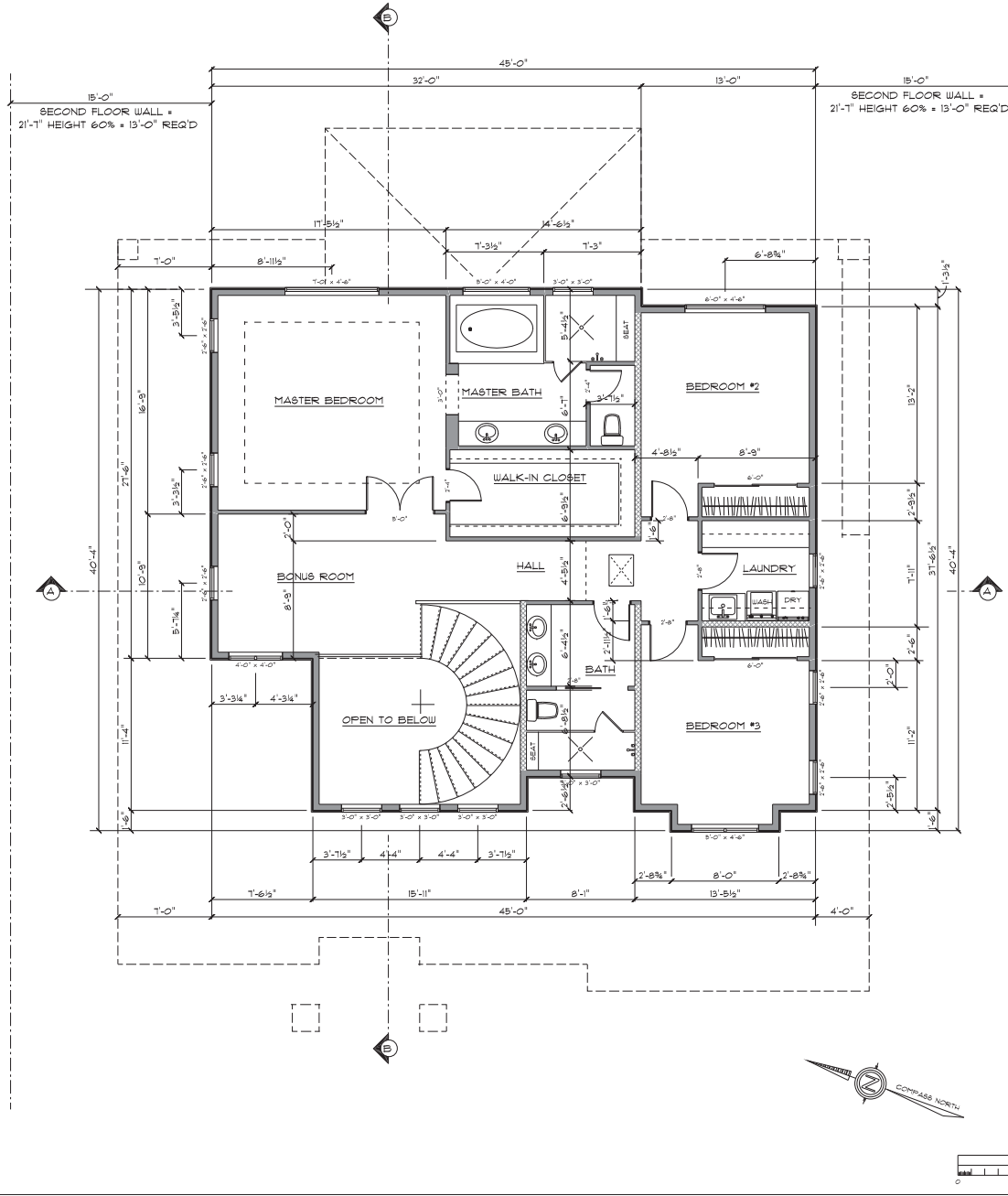
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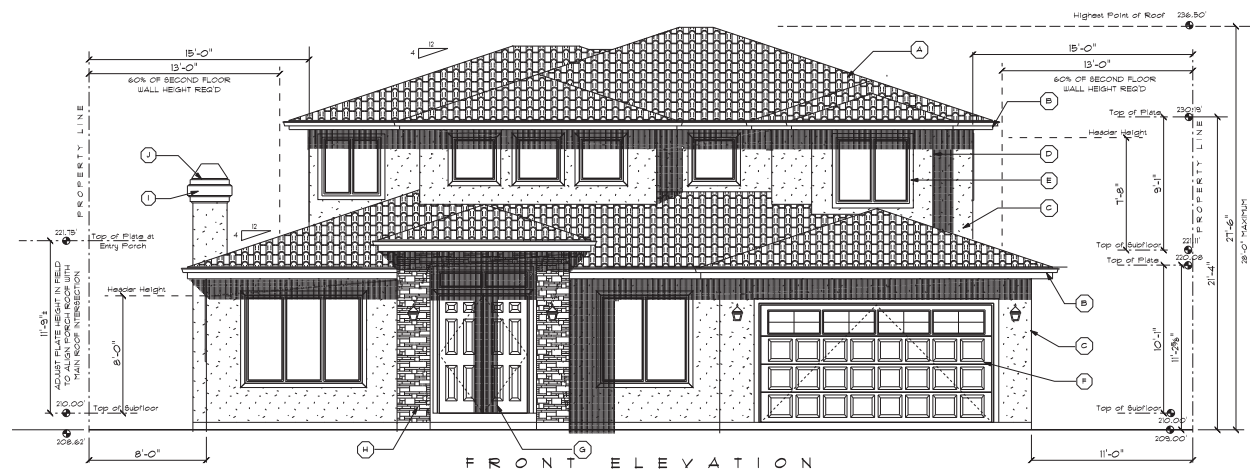
2018 - 26

October 24, 2018

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EXTERIOR FINISHES:	
(A) ROOFING:	MISSION TILE "EAGLE" CAPISTRANO STYLE: SANTA FE BLEND (VARIATED)
(B) GUTTERS/FASCIA:	PAINTED KELLY MOORE "BEAR BROWN" "KCMATT"
(C) STUCCO:	SMOOTH TEXTURE PAINTED KELLY MOORE "NAVAJO WHITE" #36
(D) WINDOW TRIM:	PAINTED KELLY MOORE "BEAR BROWN" "KCMATT"
(E) WINDOWS:	MILGARD "TUSCANY BROWN"
(F) GARAGE DOOR:	PAINTED KELLY MOORE "BEAR BROWN" "KCMATT"
(G) ENTRY DOOR:	BRONZE WROUGHT IRON
(H) STONE VENEER:	ELDORADO STONE "BAZTOOTH" RUSTIC LEDGE
(I) CHIMNEY TRIM:	PAINTED KELLY MOORE "NAVAJO WHITE" #36
(J) CHIMNEY CAP:	BRONZE ANOXIDIZED
(K) SILL RAILINGS:	PAINTED KELLY MOORE "BEAR BROWN" "KCMATT"



Detail Ink
RESIDENTIAL DESIGN
885 DRY CREEK ROAD CAMPBELL, CA 95008
VOICE: 408.311.8666
EMAIL: detailink2@gmail.com

proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
620 Kenneth Avenue
Campbell, CA 95008

A.P.N. 404 - 26 - 051

ZONING: R - 1 - 10

The owner certifies that the information provided is correct and that the design shown herein, these documents and any other related documents, are the property of the owner and are not to be used for any other purpose without the written consent of the owner.

Revisions:

per architectural review 03-28-18
per architectural review 03-29-18

front and left side
exterior elevations

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

2018 - 26

October 24, 2018

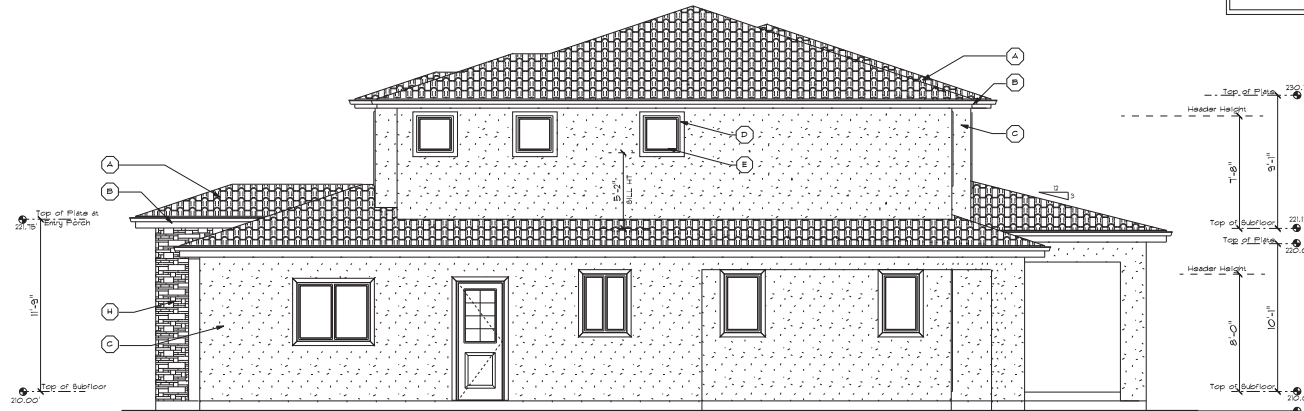
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REAR ELEVATION

EXTERIOR FINISHES:	
(A) ROOFING:	MISSION TILE "EAGLE" CAPISTRANO STYLE SANTA FE BLEND (VARIATED)
(B) SUTTERS/ FASCIA:	PAINTED KELLY MOORE "BEAR BROWN" *KHATT
(C) STUCCO:	SMOOTH TEXTURE PAINTED KELLY MOORE "NAVAJO WHITE" #56
(D) WINDOW TRIM:	PAINTED KELLY MOORE "BEAR BROWN" *KHATT
(E) WINDOW:	MILGARD "TUSCANY BROWN"
(F) GARAGE DOOR:	PAINTED KELLY MOORE "BEAR BROWN" *KHATT
(G) ENTRY DOOR:	BRONZE WROUGHT IRON
(H) STONE VENEER:	ELDERADO STONE "SAUTOOTH" RUSTIC LEDGE
(I) CHIPNEY TRIM:	PAINTED KELLY MOORE "NAVAJO WHITE" #56
(J) CHIPNEY CAP:	BRONZE ANODIZED
(K) W.L. RAILINGS:	PAINTED KELLY MOORE "BEAR BROWN" *KHATT



RIGHT SIDE ELEVATION



proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
620 Kenneth Avenue
Campbell, CA 95008

A.P.N. 404 - 26 - 051

ZONING: R - 1 - 10

The owner certifies that the information provided is true and correct to the best of their knowledge. These documents shall not be used for any other project without the written consent of the designer.

Revisions:

per architectural review 02-28-18
per architectural review 03-29-18

rear and right side
exterior elevations

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

2018 - 26

October 24, 2018

Sheet

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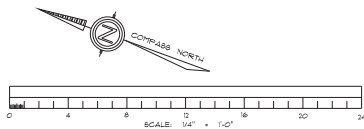
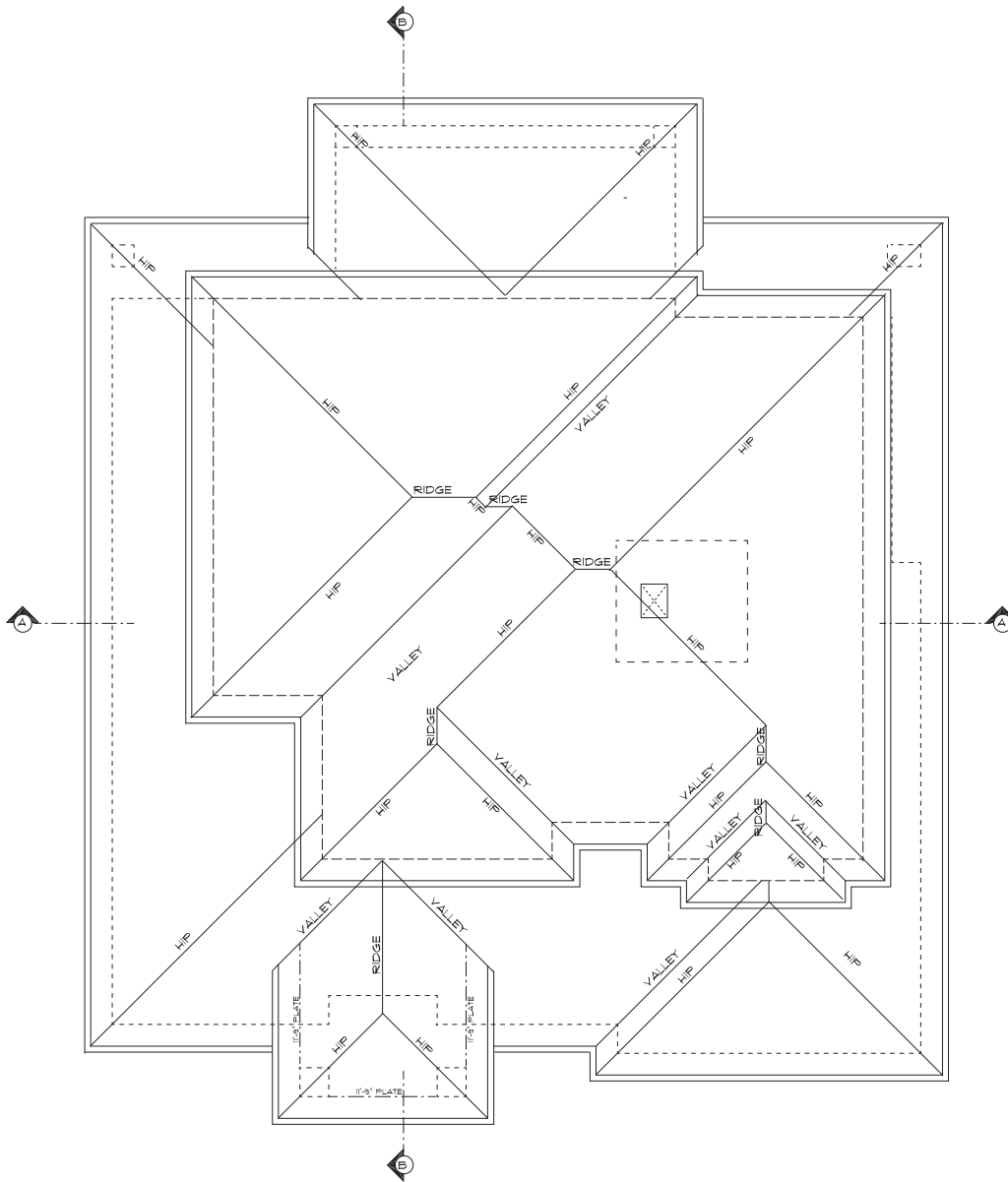
Detail Ink

RESIDENTIAL DESIGN

885 DRY CREEK ROAD CAMPBELL, CA 95008

VOICE: 408.371.8866

EMAIL: detailink2@gmail.com



proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR

620 Kenneth Avenue

Campbell, CA 95008

A.P.N. 404 - 26 - 057

ZONING: R - 1 - 10

The architect certifies that the design of the proposed project is in accordance with the applicable building codes and standards, and that the design is in accordance with the applicable zoning and subdivision map. The architect also certifies that the design is in accordance with the applicable building codes and standards, and that the design is in accordance with the applicable zoning and subdivision map.

Revisions:

per architectural review 03-28-18

per architectural review 03-28-18

roof plan

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

2018 - 26

October 24, 2018

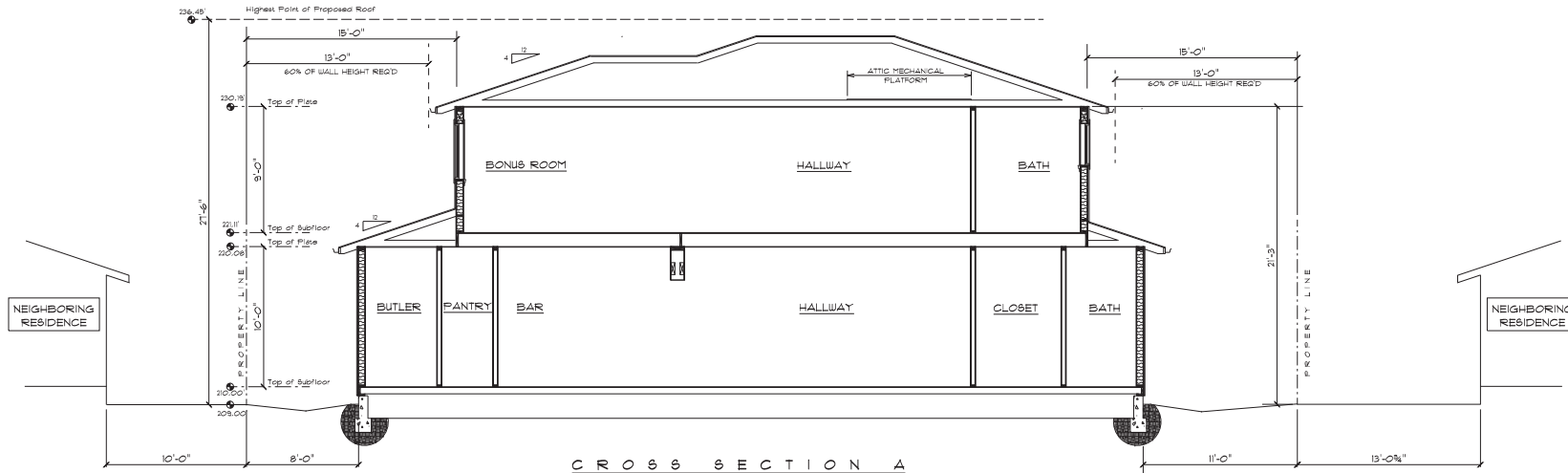
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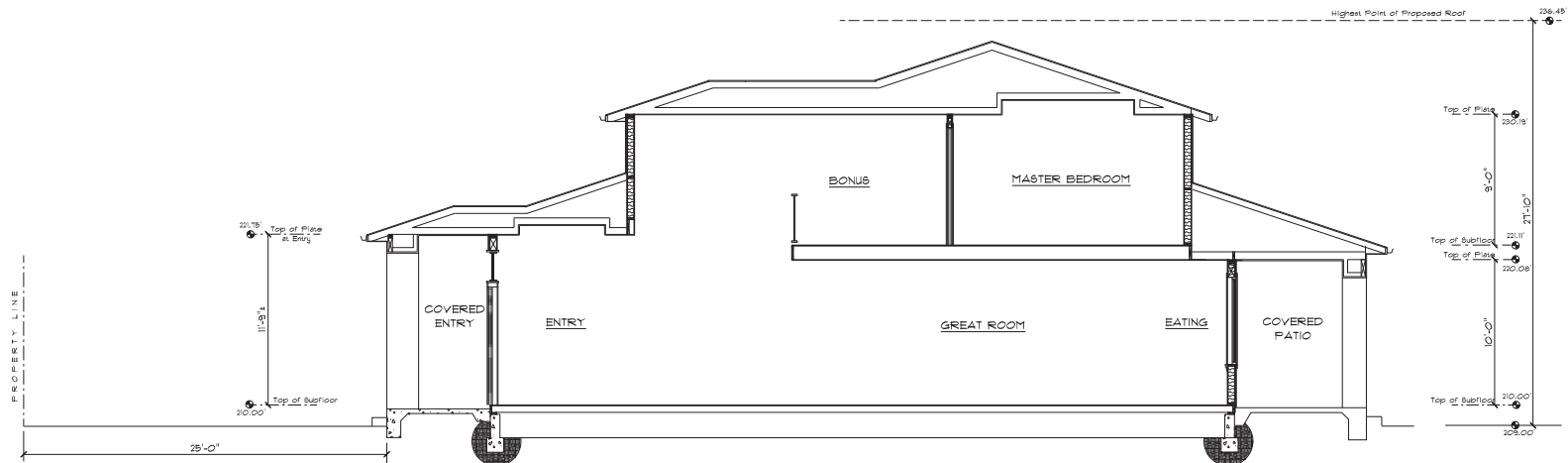
885 DRY CREEK ROAD / CAMPBELL, CA 95008

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885 DRY CREEK ROAD CAMPBELL, CA. 95008
VOICE: 408.311.8866
EMAIL: detailink2@gmail.com



CROSS SECTION A



CROSS SECTION B



proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
620 Kenneth Avenue
Campbell, CA 95008

A.P.N. 404 - 26 - 051

ZONING: R - 1 - 10

The owner certifies that the information provided in this document is true and correct to the best of their knowledge. The owner understands that the use of this document for any other purpose without the written consent of the designer is prohibited. The owner warrants that the use of this document for any other purpose without the written consent of the designer is prohibited.

Revisions:

per architectural review 02-26-18
per architectural review 03-28-18

Cross sections

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

2018 - 26

October 24, 2018

Sheet

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606

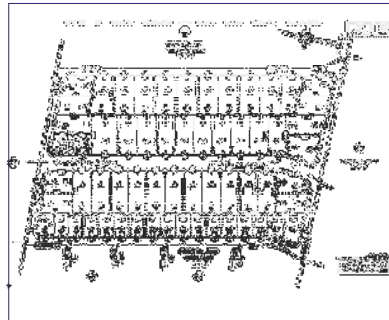


620
(SUBJECT PROPERTY)



636

EAST SIDE KENNETH AVENUE



645

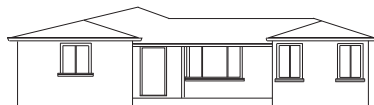


631



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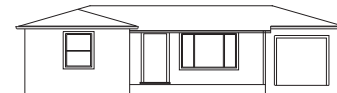
WEST SIDE KENNETH AVENUE



606



620
PROPOSED RESIDENCE



636

SCHEMATIC STREET VIEW

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RESIDENTIAL DESIGN
899 DRY CREEK ROAD CAMPBELL, CA 95008
VOICE: 408.371.8866
EMAIL: detailink@earthlink.net

proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
620 Kenneth Avenue
Campbell, CA 95008

A.P.N. 404 - 26 - 051

ZONING: R - 1 - 10

Revisions:

photographic streetscapes

scale: none

2018 - 26

January 10, 2018

Sheet

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620 KENNETH AVENUE CAMPBELL, CA 95008
Tuesday, April 03, 2018