



CITY OF CAMPBELL
Community Development Department

September 1, 2021

NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

Project Address: 817 Sharon Ct.

Zoning/Area Plan: R-1-6 / San Tomas Area Neighborhood Plan

Neighborhood Association: San Tomas Area Community Coalition

File No.: PLN-2021-121

APN: 404-33-005

Applicant: Open Remodel

Property Owner: Nirenjan Krishnan

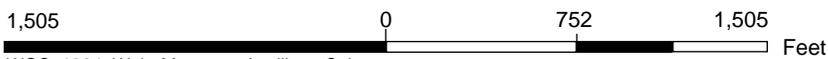
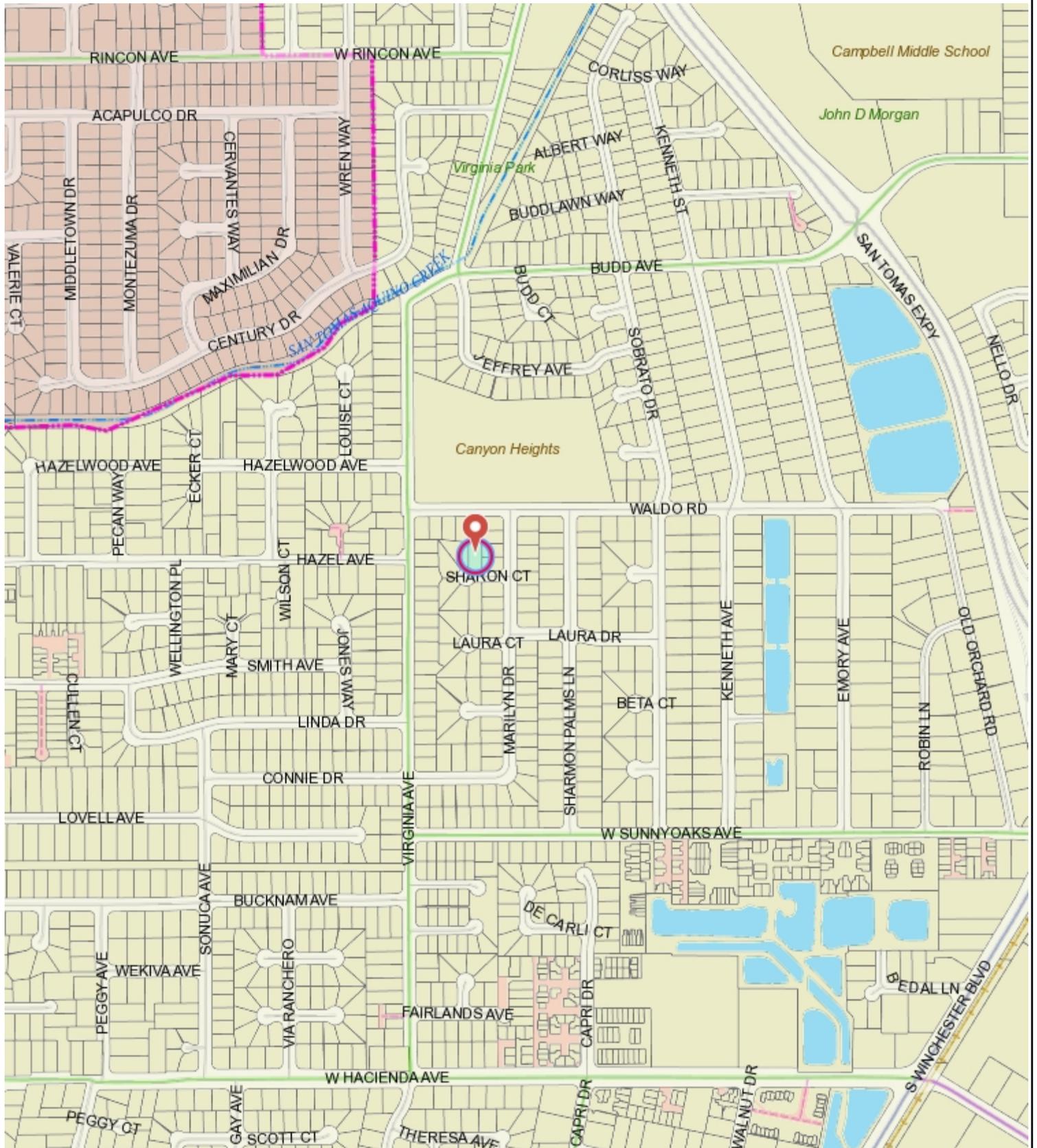
Project Description: Construction of an approximately 420 square-foot addition to an existing single-family residence.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on September 2, 2021 and ends on September 13, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **September 13, 2021**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at danielf@campbellca.gov.



Location Map - 817 Sharon Ct.



WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1:9,028

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.

GENERAL CONDITIONS/NOTES

- All material stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.
- All construction and materials shall be as specified and/or as required by the adopted edition of the California Building Code and all local and national codes and authorities which are applicable.
- All products, materials and finishes to be installed per manufacturers specifications - no exceptions.
- All required Exit doors shall be operable from the inside without the use of a key or special knowledge or effort.
- The General Contractor shall verify all dimensions and site conditions prior to commencing any work. The General Contractor shall notify the Owner of any discrepancy of these plans and specifications.
- The General Contractor shall maintain the job site in a clean, orderly condition free of debris and litter. Each subcontractor immediately upon completion of each phase of his work shall remove all trash and debris as a result of his operation. The job site shall be left clean and swept each day by the end of work that day.
- No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been reviewed and acted upon by the Owner.
- All such portions of work shall be in accordance with the reviewed shop drawings and samples.
- The contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the contract documents, and shall not unreasonably encumber the site with any material or equipment.
- Should an error appear in specifications or drawings, or in work done by others, affecting this work, notify the designer at once for instructions as to procedure. If contractor proceeds with work affected without instructions from the designer, the contractor shall make good any resulting damage or defect.
- Should conflict occur in or between drawings and specifications or where detail references on contract drawings have been omitted, contractor is deemed to have estimated the most expensive materials and construction involved unless he shall have asked for and obtained written decision from designer as to which method or materials will be required.
- All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces See documents prepared by the Civil Engineering, if applicable, for all finish grades, drainage and site details. Review all site utility documents, landscape and irrigation documents prior or commencement of any under grounding or trenching. Notify the designer immediately of any discrepancies of the contract documents.
- Construction contractor and his subcontractors agree that in accordance with generally accepted construction practices, construction contractor and his subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not limited to normal working hours, and construction contractor and his subcontractors further agree to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional as identified in item # 14 of these general conditions.
- General Contractors, Sub-contractors, Builders, and Owner are to check all drawings for errors and omissions prior to commencement of construction. Any errors and/or omissions must be reported immediately to the designer in writing prior to commencement of construction. The designer will not take liability for any errors and/or omissions not reported immediately in writing prior to commencement of construction. The designer's liability for the total project shall not exceed one thousand dollars.
- All screws/nails in finish woodwork to be countersunk and filled smooth with putty to match finish.
- If the manufacturer's specifications and applicable codes are not consistent with each other, notify the designer immediately prior to commencement of any work and await direction or contractor accepts full responsibility of work
- All gypsum board to be a minimum of 5/8" TYPE "X" sheetrock, smooth finish or as otherwise indicated on drawings. Install as needed to meet applicable codes. Use radiused corners.
- Electrical, Mechanical, Plumbing, Fire Extinguishing System and Fire Alarm System to be Design/Build.
- A delta ("A") symbol located at the top right hand corner of any drawing indicates that drawing has been significantly revised and should be treated as an entirely new drawing.
- Contractor to protect all interior spaces (as required) from any weather, theft, or vandalism.
- All walls floors and ceilings are to be finished to match existing adjacent surfaces. All new finishes and fixtures are to be approved by owner or designer, prior to installation.
- Relocate or install new plumbing, gas, and electrical lines (as required) for the new construction.
- Contractor to dispose of all debris at an approved dump site per all Town, County, State and Federal regulations.
- Contractor to notify owner and designer if he suspects that any asbestos is on site and stop work immediately until authorities have proved the work to be safe.
- Smoke detectors shall be installed in all bedrooms and halls.
- All roof flashings to be primed and painted with rust proof paint.
- Bidding - The contractor needs to examine all the drawings and the site conditions if they are different from the drawings, verify all the existing conditions on site and notify the designer prior to any construction

Please bid for max. of 10 colors in a bid, not exceeding 4 colors in any given room at a time.

- All wood coming in contact with concrete must be pressure treated, typical.
- Contractor & sub-contractor's responsibility to make sure that all materials installation & craftsmanship for this project meets all applicable codes.
- Incorporate best management practice (cbmp's) into construction plans & incorporate post construction water run-off measures into project plans in accordance with the city's urban run-off pollution prevention program.
- All exterior plaster finish shall be 7/8" smooth cement plaster finish unless otherwise noted.
- Plaster expansion joints should meet the following criteria or as shown on the drawings.
 - no length should be greater than 18 ft. in either direction.
 - no panel should exceed 144 sq. ft. for vertical applications
 - no panel should exceed 100 sq. ft. for horizontal, curved, or angular sections
 - no Length-to-width ratio should exceed 2 1/2 to 1 in any given panel.
- Flashing provider to prime and paint with rust proof paint all flashings.
- Emergency escape and rescue openings shall open directly into a public way; or to a yard or court that opens to a public way. Minimum opening is 24 inches in height and 20 inches in width with a minimum net clear opening of not less than 5.7 square feet. The net clear opening dimension shall be the result of normal operation of the opening.

PROJECT INFO:

Assessors Parcel No.: 404-33-005
 Zoning: R-1-6
 Occupancy Group: (Residential low Density)
 Name of Owner: Nirenjan Krishnan, Anuramy Ramalingam
 Email id: nirenjan@gmail.com
 Project Address: 817 Sharon Ct, Campbell, CA 95008
 Net Sqft of Lot: 7624 Sq.ft.
 Existing House First Floor Area: 1470 Sq.ft. (Changed)
 Existing Garage Area: 478 Sq.ft. (Area Reduced)
 Existing Encl Porch: 27 Sq.ft (Changed)
 Existing Fireplace/Chimney: 10 (Removed)
 Existing House Height: 14'-7"
 Proposed Garage Area: 441 Sq.ft.
 Proposed (N)Porch Addition(Front): 93 Sq.ft.
 Proposed (N)House Addition-1: 337 Sq.ft.
 Proposed (N)House Addition-2: 84 Sq.ft.

Total Proposed House First Floor: 1470+27+37+337+84=1955 Sq.ft.
 Proposed House Height: 14'-7"
 No of Floors: 1

Existing Lot Coverage: 1470+478+27+10
 =1985/7624=0.26 (26.0%)

Proposed Lot Coverage: 1955+441+93
 =2489/7624=0.326 (32.6%)

Existing FAR: 1470+478+27
 =1975/7624=0.25 (25.9%)

Proposed FAR: 1955+441+23
 =2419/7624=0.317 (31.7%)

Type of construction: V-B
 House is Fire Sprinklered: YES
 Existing Bed/Bath: 3Bed/2Bath
 Proposed Bed/Bath: 3Bed/2 Bath
 Flood Zone: X
 Seismic Hazard: NA

SCOPE OF WORK:

- Demolishing (E) Fireplace
- Remodel of (E) Main House
- Remodel of (E)Garage
- Addition of 337 SF & 84 SF to Main house at front and rear side respectively.
- Addition of 93 SF at front as (N) Porch
- (N) 2 Skylights and 1 Solatube above Main House Roof.
- Fire Sprinklers required.



LOCATION MAP

SITE

SHEET LIST:

A1-0	COVERSHEET
A1-1	EXISTING SITE SURVEY & PHOTOGRAPHS
A1-2	EXISTING & PROPOSED SITE PLAN
A1-3	EXISTING & PROPOSED HOUSE FLOOR PLAN
A1-4	DEMOLITION FLOOR PLAN & PROPOSED HOUSE FLOOR AREA DIAGRAM
A1-5	EXISTING & PROPOSED HOUSE ROOF PLAN
A1-6	EXISTING HOUSE ELEVATIONS
A1-7	PROPOSED HOUSE ELEVATIONS
A1-8	PROPOSED HOUSE SECTIONS
A1-10	PROPOSED EXTERIOR 3D VIEWS
A1-11	PROPOSED INTERIOR 3D VIEWS

APPLICABLE CODES

- California Building Code, Volumes 1 and 2, 2019 edition, including: Appendices: F, I and J;
 - California Green Building Code, 2019 edition;
 - California Plumbing Code, 2019 edition;
 - California Mechanical Code, 2019 edition;
 - International Property Maintenance Code, 2018 edition;
 - California Electric Code, 2019 edition;
 - California Fire Code 2019 edition;
 - California Existing Building Code 2019 edition.
- The Applicable Codes Are as Amended by the State of California and the City of Campbell

NOTES

- 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.
- New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
- All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

PROJECT DIRECTORY:

CONTACT:

SHWETA SINGH
 OPEN REMODEL
 19400 STEVENS CREEK BLVD., SUITE 200
 CUPERTINO, CA 95014
 EMAIL:SHWETA@OPENREMODEL.COM

PROJECT SUMMARY

ASSESSORS PARCEL NUMBER: 404-33-005

LOT SIZE:
 9511 Gross sq. ft. (Property to center line of street)
 7624 Net sq. ft.

DEVELOPMENT DATA:	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building coverage	1985	2489	26	32.6
Landscape coverage	4006	3535	52.54	46.3
Paving coverage	1596	1649	20.93	21.62
FLOOR AREA RATIO: Total bldg s.f. divided by net lot size	1975	2419	25.9	31.7

ADJACENT LAND USES:	Use
North	RESIDENTIAL
South	RESIDENTIAL
East	RESIDENTIAL
West	RESIDENTIAL

Firm Name and Contact :



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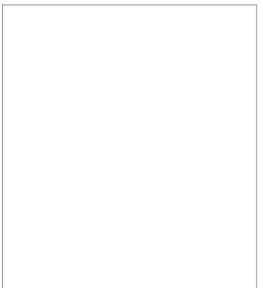
www.openremodel.com
 contact@openremodel.com
 408.357.3043

RESIDENCE REMODEL

817 SHARON CT, CAMPBELL
 RAMALINGAM & KRISHNAN
 RESIDENCE

No.	Rev. Date	Rev. Description
1	08/12/21	FIRE

DESIGN MANAGER:
 Shweta Singh



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Title

COVERSHEET

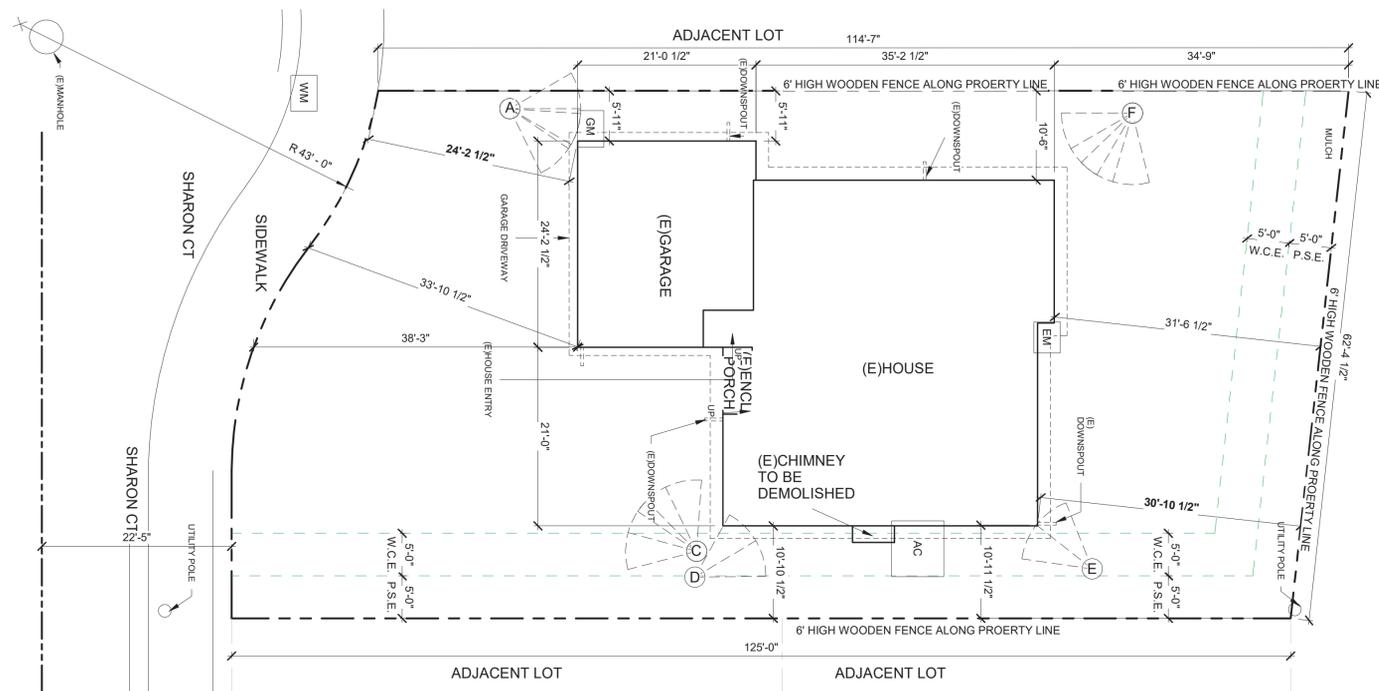
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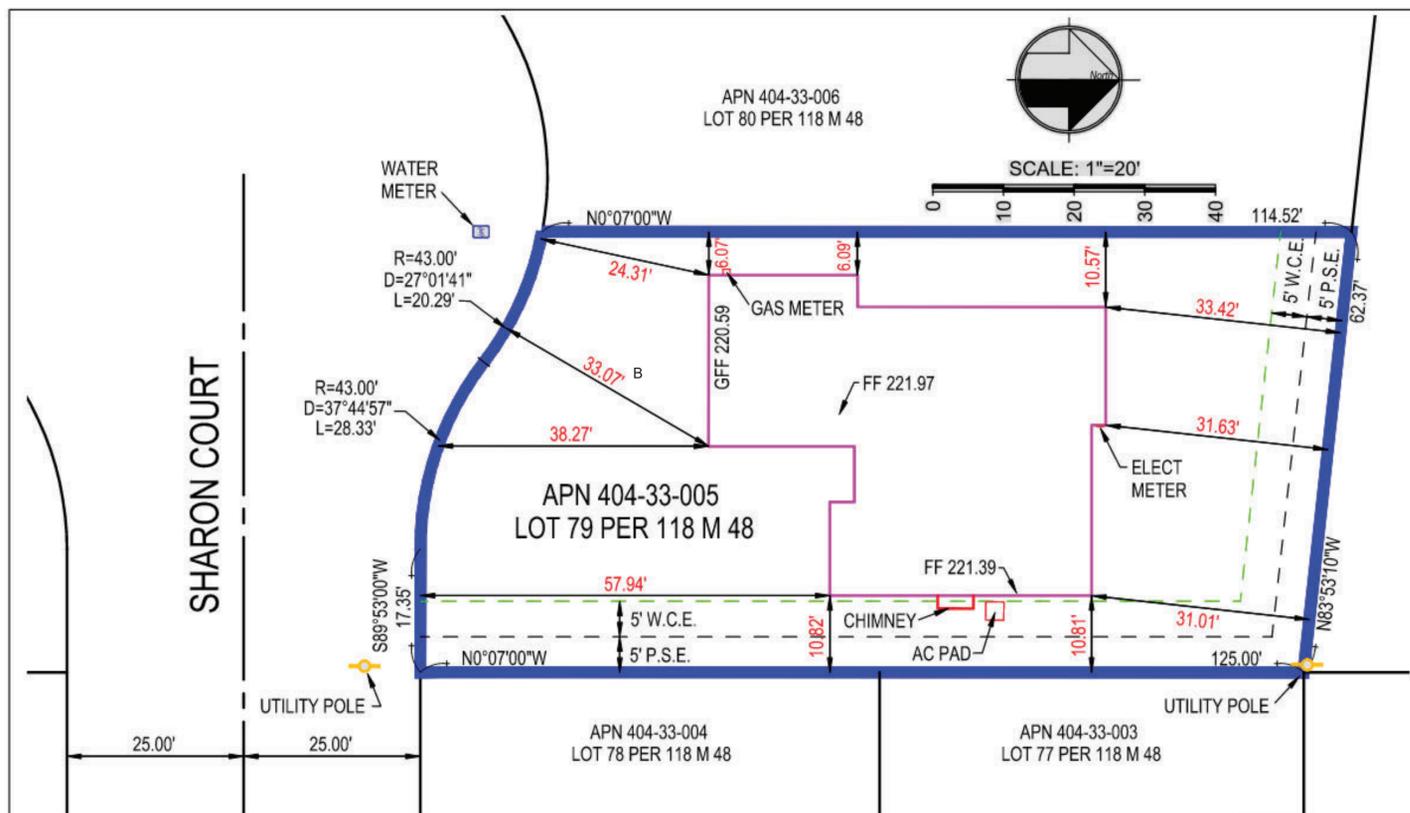
A1-0

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EXISTING SITE KEY PLAN

SCALE: 1" = 10'-0"



EXISTING FOUNDATION EXHIBIT
817 SHARON COURT (CAMPBELL)
APN 404-33-005, LOT 79 PER 118 M 48

MH engineering Co.

16075 Vineyard Boulevard Morgan Hill, CA 95037
408-779-7381 office 408-226-5712 fax

BASIS OF BEARINGS
S 89°53'00"W - SHARON CT.
GFF - GARAGE FINISH FLOOR
P.S.E. - PUBLIC SERVICE EASEMENT
SSCO - SANITARY SEWER CLEANOUT
W.C.E. - WIRE CLEARANCE EASEMENT

SURVEYED ON 3-19-2021
BY MH ENGINEERING CO.



221042

EXISTING SITE SURVEY

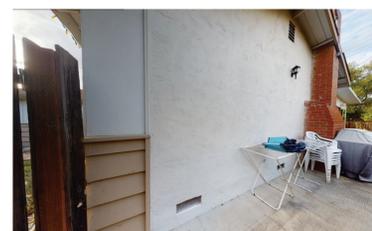
SCALE: 1" = 20'-0"



VIEW FACING REAR SIDE OF HOUSE



VIEW FACING REAR YARD



SIDEYARD VIEW



VIEW FACING STREET & FRONTYARD



FRONT ENTRANCE VIEW



VIEW FACING GARAGE

Firm Name and Contact :



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EXISTING SITE SURVEY & PHOTOGRAPHS

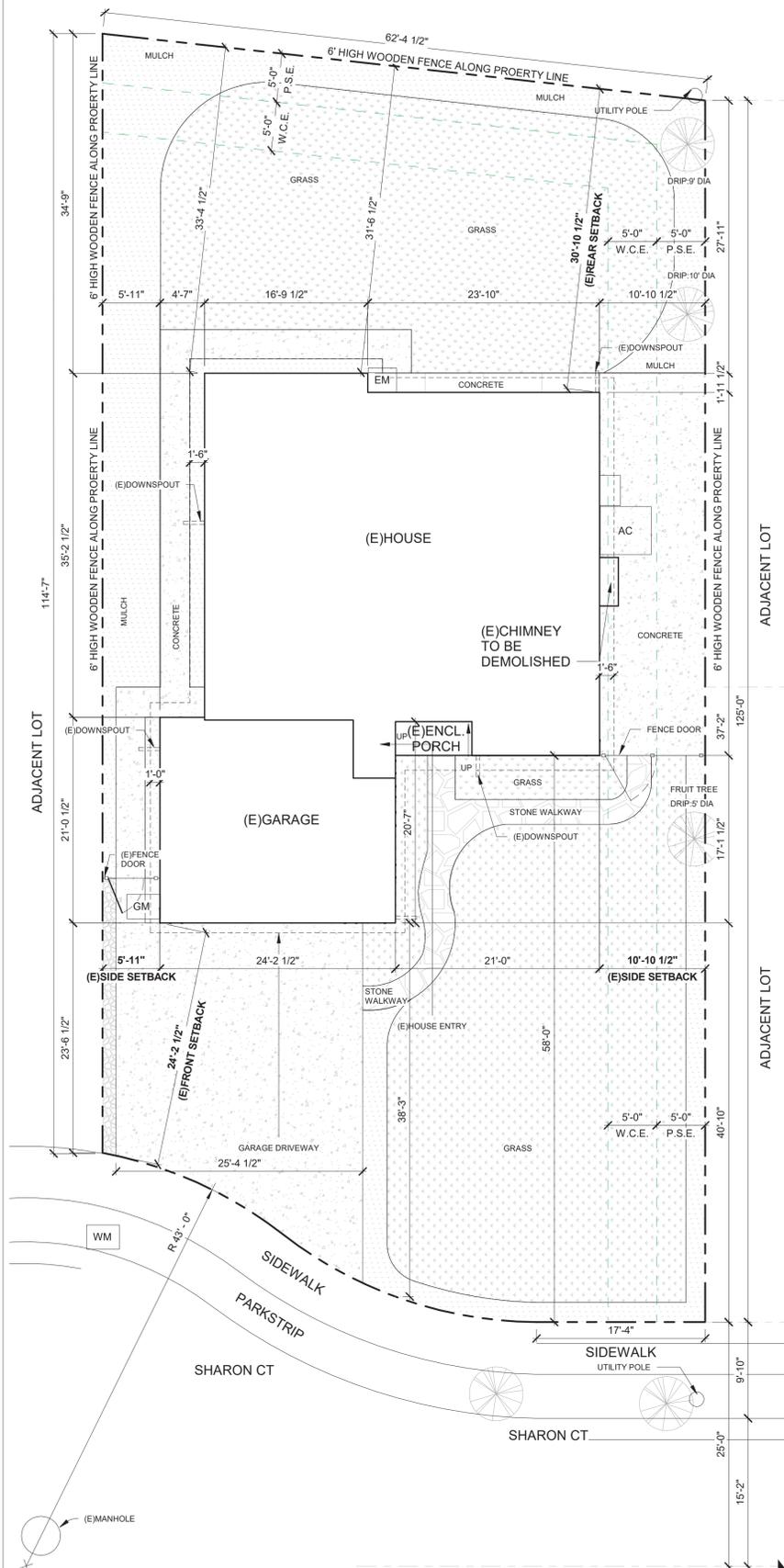
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A1-1

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EXISTING SITE PLAN

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

LOT AREA: 7624 SQ.FT.

(E)GARAGE	478 SF
(E)HOUSE	1470 SF
(E)ENCL. PORCH	27 SF
(E)CHIMNEY	10 SF

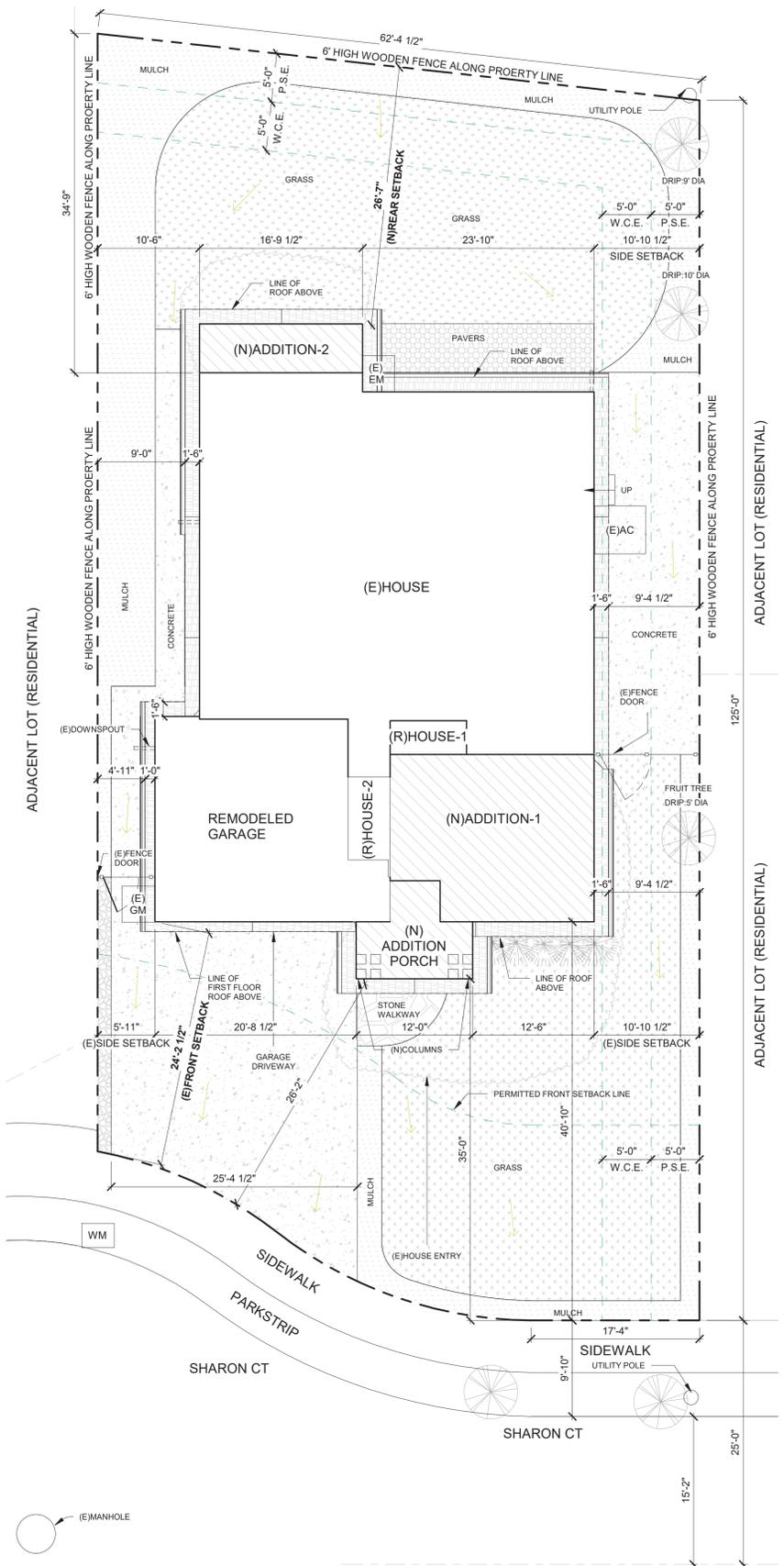
EXISTING LANDSCAPED LOT COVERAGE AREA: 1200+242+40+849+1204=4006SF =52.54%

EXISTING PAVED LOT COVERAGE AREA: 1429+54+166=1596SF = 20.93%

EXISTING PERVIOUS AREA %: 4156/7624=0.545 (54.5%)

EXISTING IMPERVIOUS AREA % : 1446/7624=0.189(18.96%)

FT	FAUCET
AC	AC EXTERNAL UNIT
WM	WATER METER
SW-C	SEWER CLEANOUT
GM	GAS METER
EM	ELECTRIC METER
SP-M	SOLAR PANEL METER



PROPOSED SITE PLAN

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

(E)HOUSE	1470 SF
(N)HOUSE ADDITION-1	337 SF
(N)HOUSE ADDITION-2	84 SF
(N)PORCH ADDITION	93 SF
REMODELED GARAGE	441 SF
REMODELED HOUSE-1	27 SF
REMODELED HOUSE-2	37 SF

PROPOSED LANDSCAPED LOT COVERAGE AREA: 1200+242+40+849+1204=3535SF=46.3 %

PROPOSED PAVED LOT COVERAGE AREA: 1429+54+166=1649SF = 21.62%

PROPOSED PERVIOUS AREA %: 3788/7624=0.496 (49.6%)

PROPOSED IMPERVIOUS AREA % : 1379/7624=0.180(18.08%)

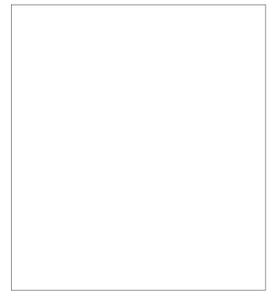
(N)ADDITION FIRST FLOOR

FT	FAUCET
AC	AC EXTERNAL UNIT
WM	WATER METER
SW-C	SEWER CLEANOUT
GM	GAS METER
EM	ELECTRIC METER
SP-M	SOLAR PANEL METER
TWH	TANKLESS WATER HEATER
(Symbol)	FIBER ROLL PROTECTION
(Symbol)	GENERAL DRAINAGE

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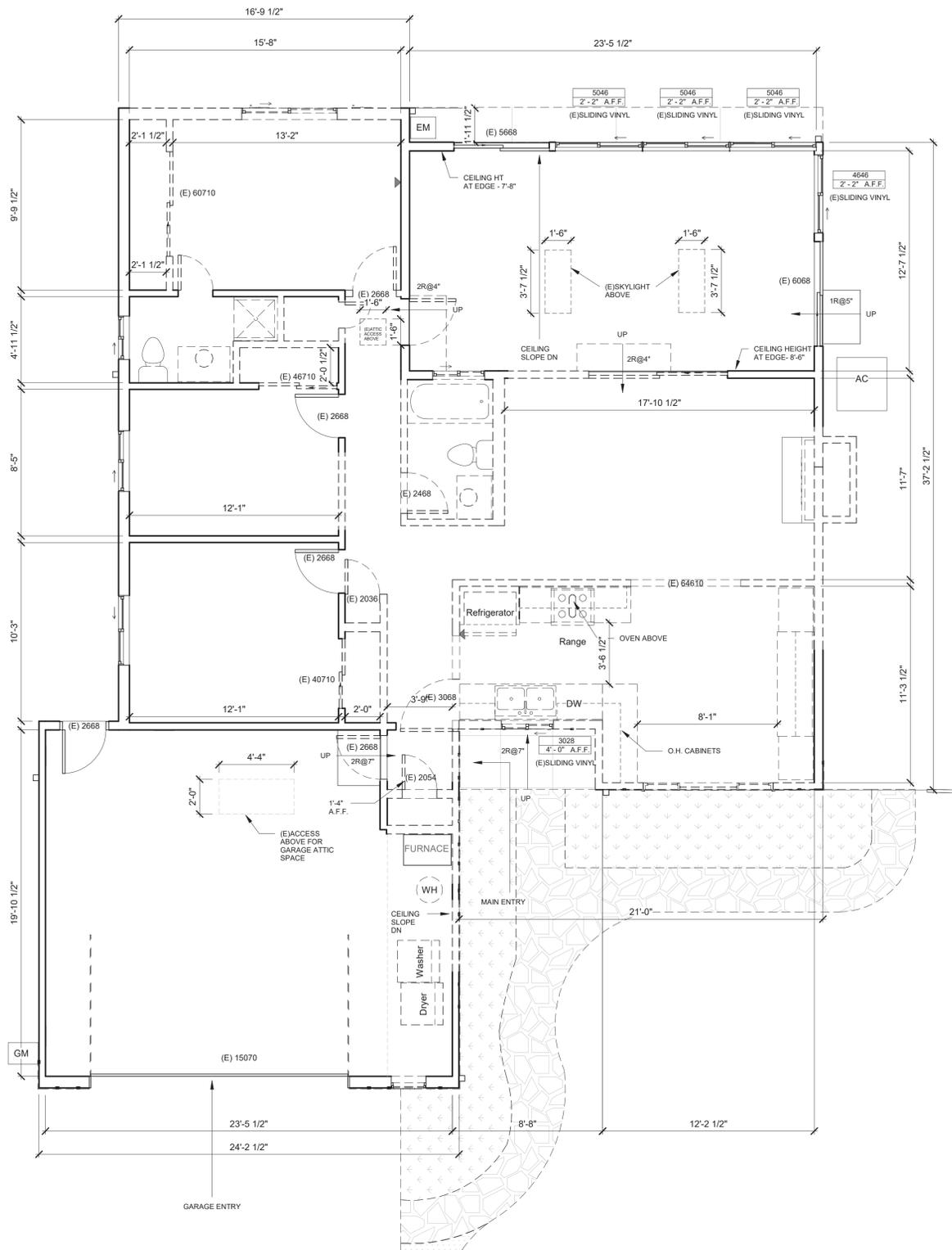
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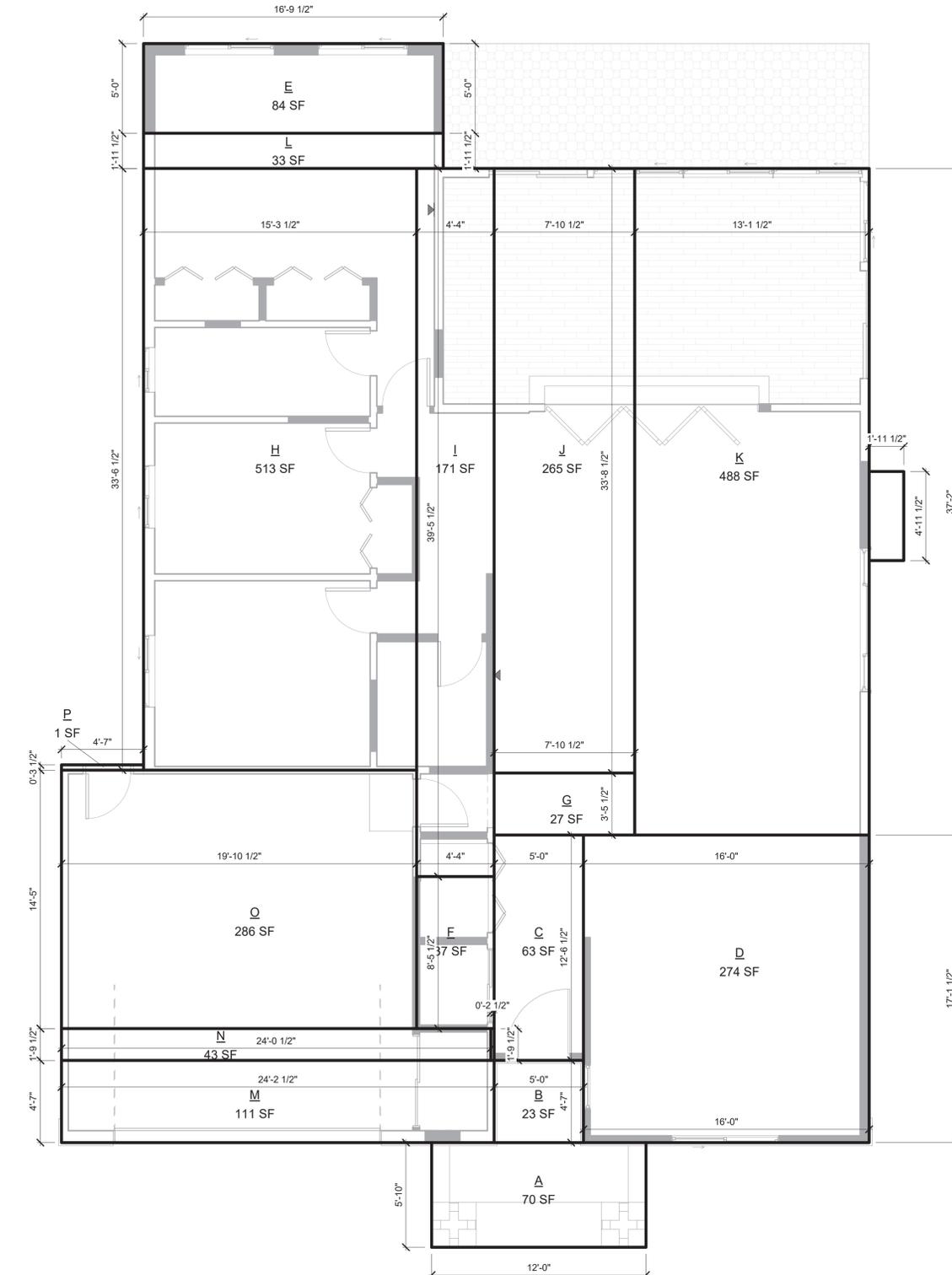
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DEMOLITION HOUSE FIRST FLOOR PLAN

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

- EXISTING WALL
- DEMOLISHED WALL
- NEW PROPOSED WALL



PROPOSED HOUSE FLOOR AREA DIAGRAM

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

- A+B= 83 SF (N)PORCH ADDITION
- C+D+E= 421 SF (N) HOUSE ADDITION
- C+D+E+F+G+H+I+J+K+L=1955 SF (PROPOSED HOUSE AREA)
- M+N+O+P=441 SF (PROPOSED GARAGE AREA)

PROPOSED HOUSE AREA DIAGRAM SCHEDULE				
Name	Area	Dimension 1	Dimension 2	Comments
A	70 SF	5' - 10"	12' - 0"	(N)PORCH ADDITION
B	23 SF	4' - 7"	5' - 0"	(N)PORCH ADDITION
C	63 SF	5' - 0"	12' - 6 1/2"	(N)HOUSE ADDITION
D	274 SF	16' - 0"	17' - 1 1/2"	(N)HOUSE ADDITION
E	84 SF	5' - 0"	16' - 9 1/2"	(N)HOUSE ADDITION
F	37 SF	4' - 4"	8' - 5 1/2"	(R)HOUSE
G	27 SF	3' - 5 1/2"	7' - 10 1/2"	(R)HOUSE
H	513 SF	15' - 5 1/2"	33' - 2"	(E)HOUSE
I	171 SF	4' - 4"	39' - 5 1/2"	(E)HOUSE
J	265 SF	7' - 10 1/2"	33' - 8 1/2"	(E)HOUSE
K	488 SF	13' - 1 1/2"	37' - 2"	(E)HOUSE
L	33 SF	1' - 11 1/2"	16' - 9 1/2"	(E)HOUSE
M	111 SF	4' - 7"	24' - 2 1/2"	(E)GARAGE
N	43 SF	1' - 9 1/2"	24' - 0 1/2"	(E)GARAGE
O	286 SF	14' - 5"	19' - 10 1/2"	(E)GARAGE
P	1 SF	0' - 3 1/2"	4' - 7"	
2489 SF				

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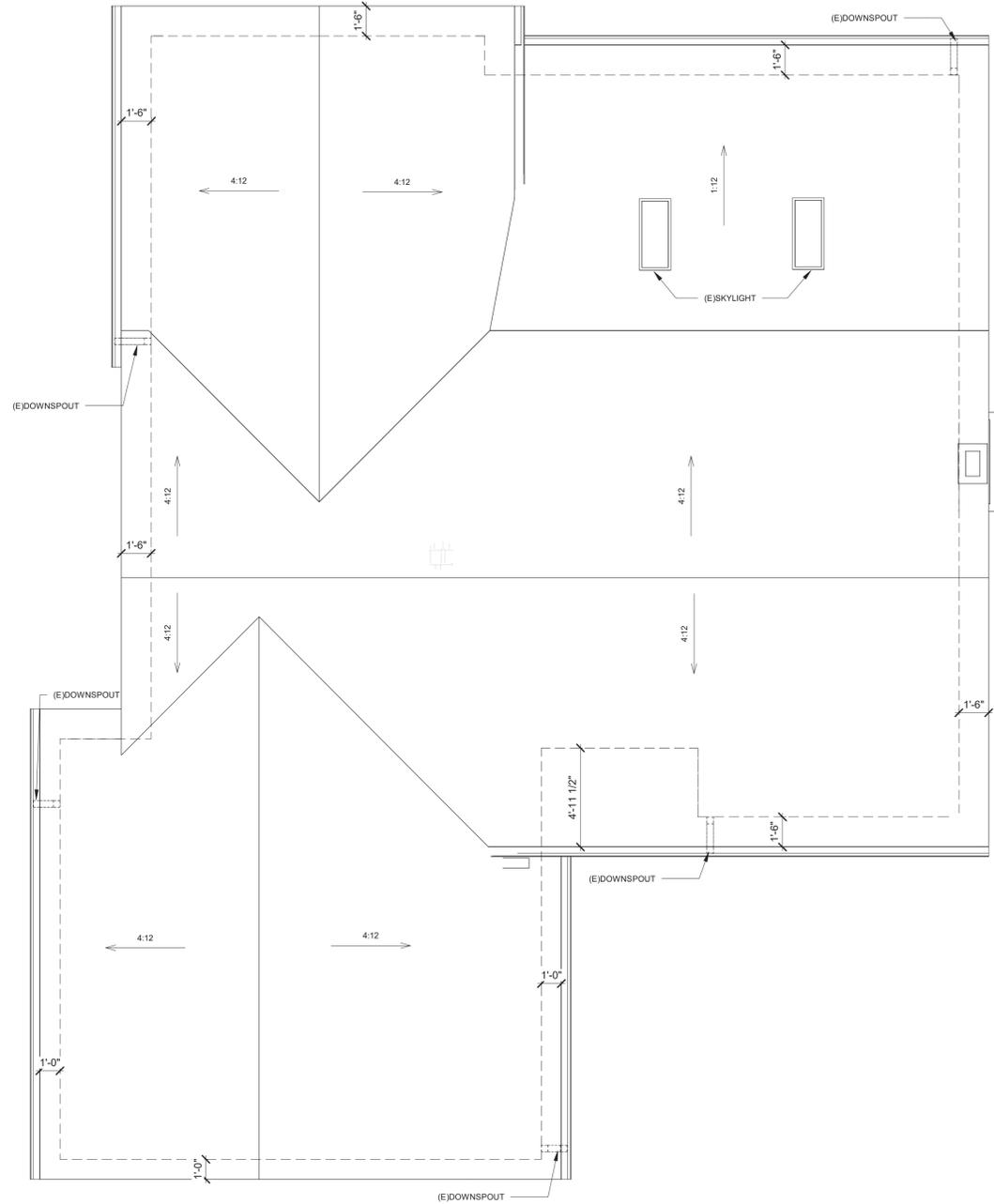
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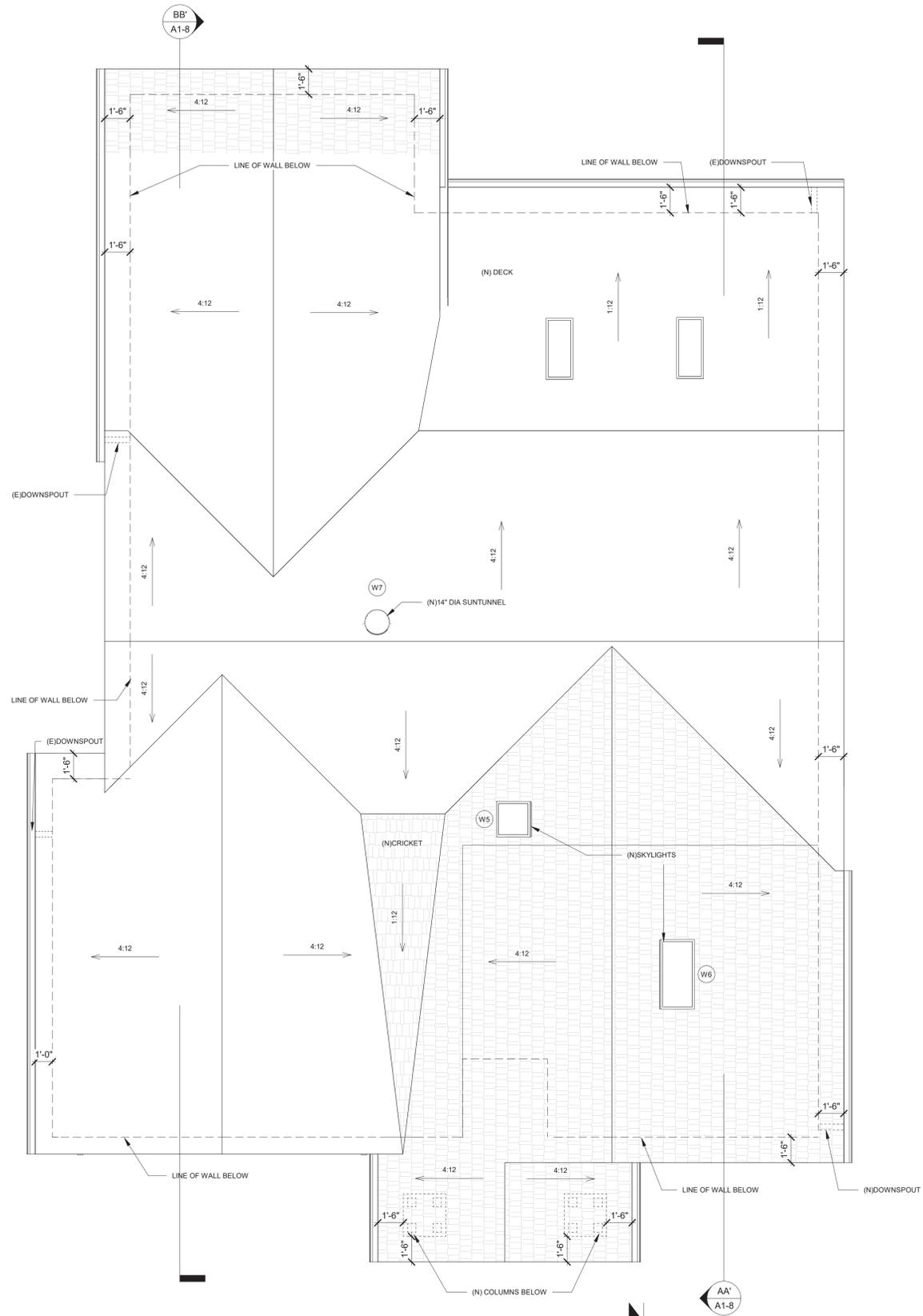
Title
 DEMOLITION FLOOR PLAN & PROPOSED HOUSE FLOOR AREA DIAGRAM
 Date
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EXISTING HOUSE ROOF PLAN

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



PROPOSED HOUSE ROOF PLAN

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

- [Hatched Box] NEW ROOF
- [Solid Box] EXISTING ROOF



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EXISTING & PROPOSED HOUSE ROOF PLAN

Date

06/24/21

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Title

EXISTING HOUSE ELEVATIONS

Date

06/24/21

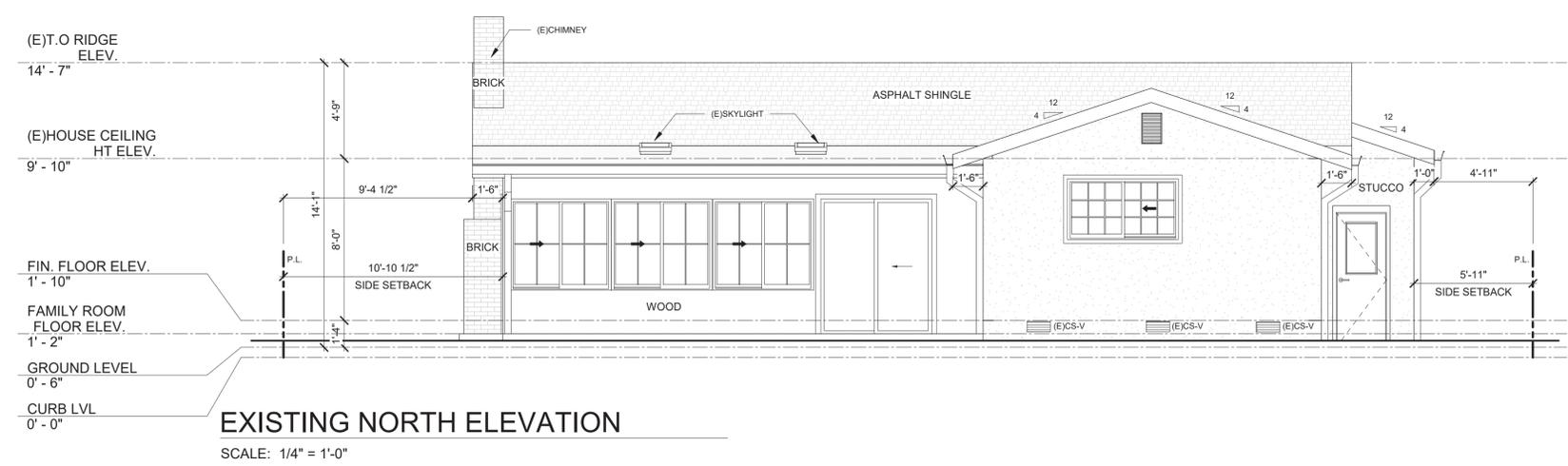
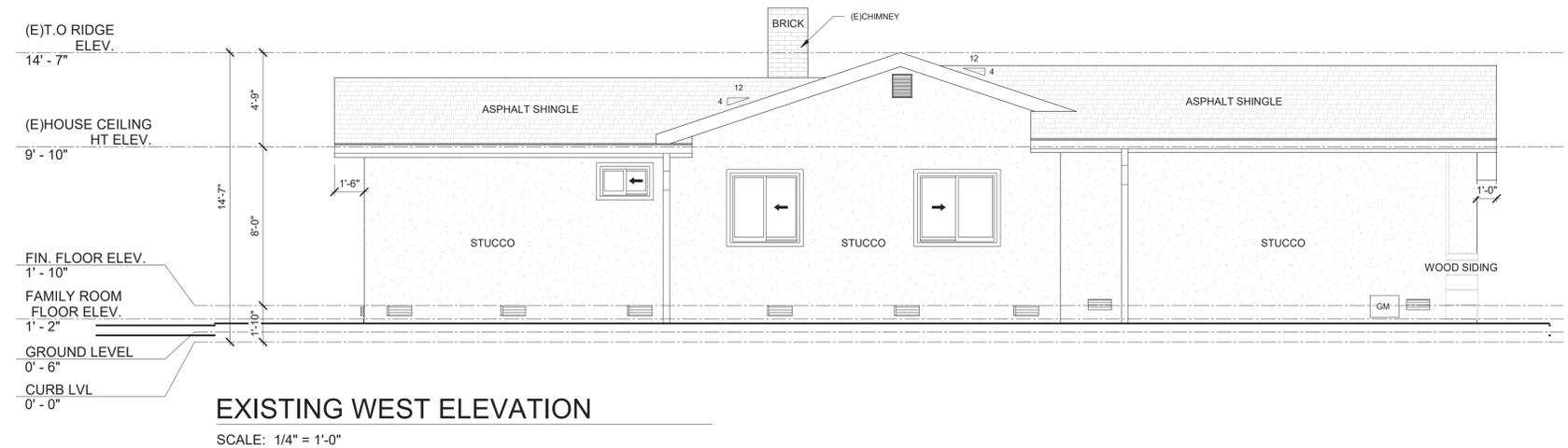
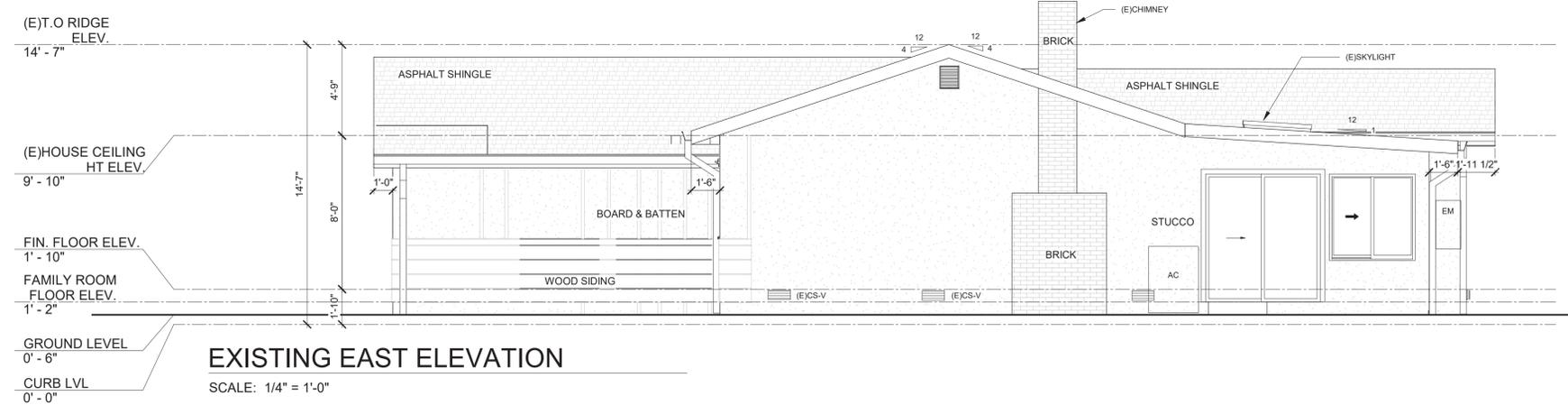
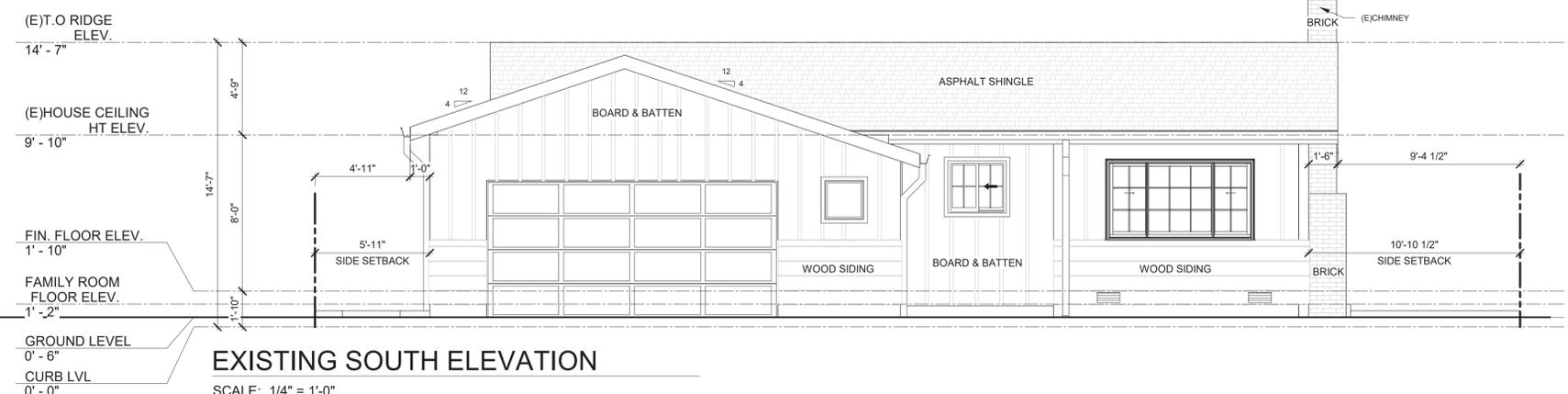
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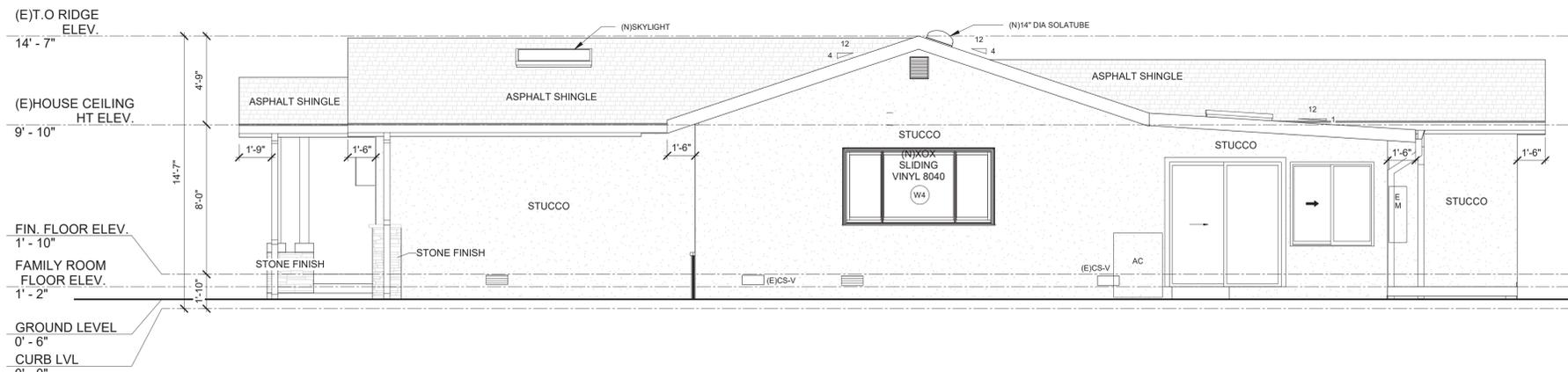
AS SHOWN

Drawing No.

A1-6

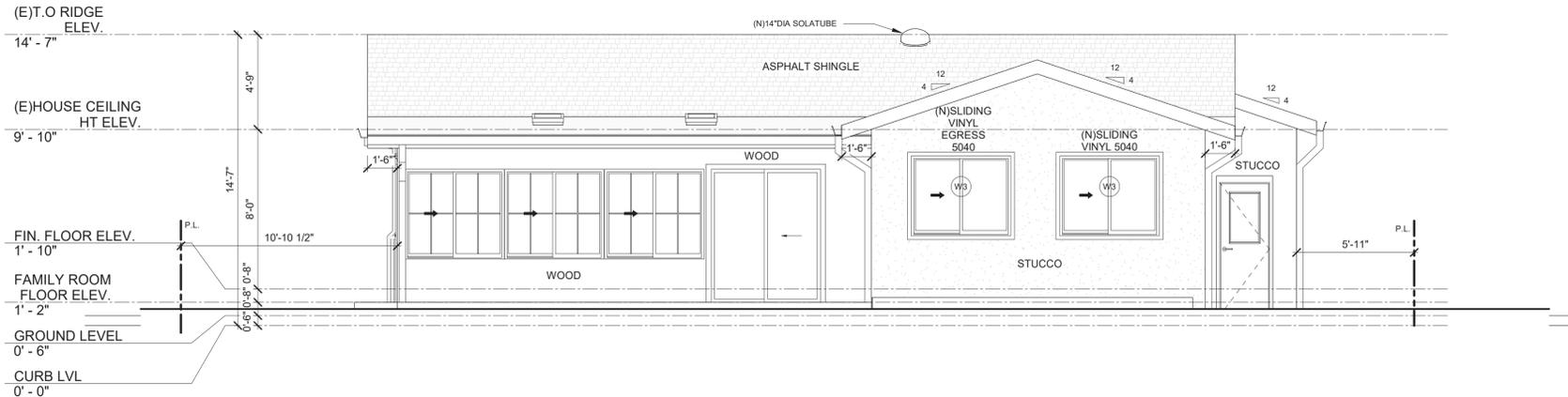
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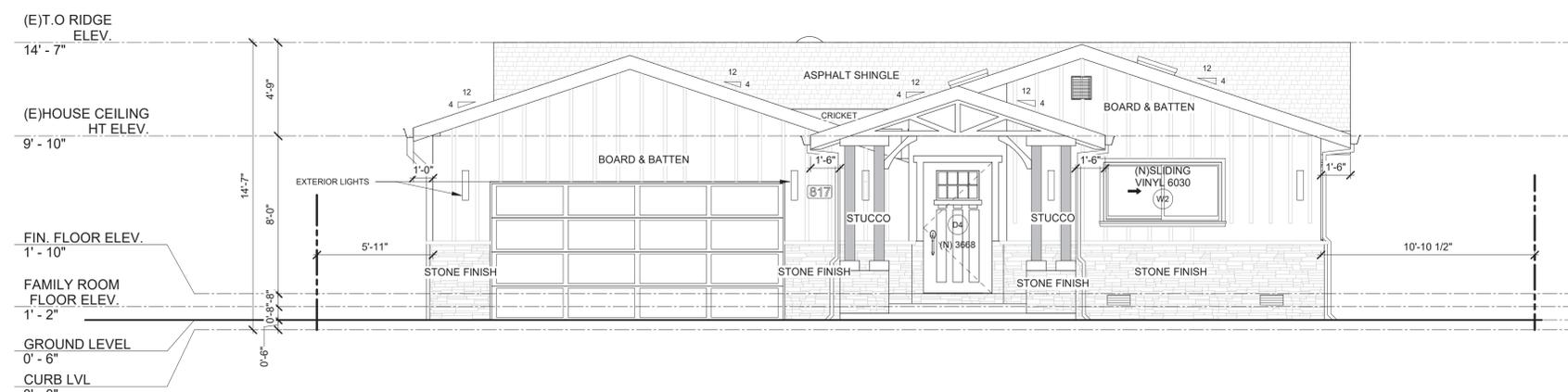
PROPOSED EAST ELEVATION

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



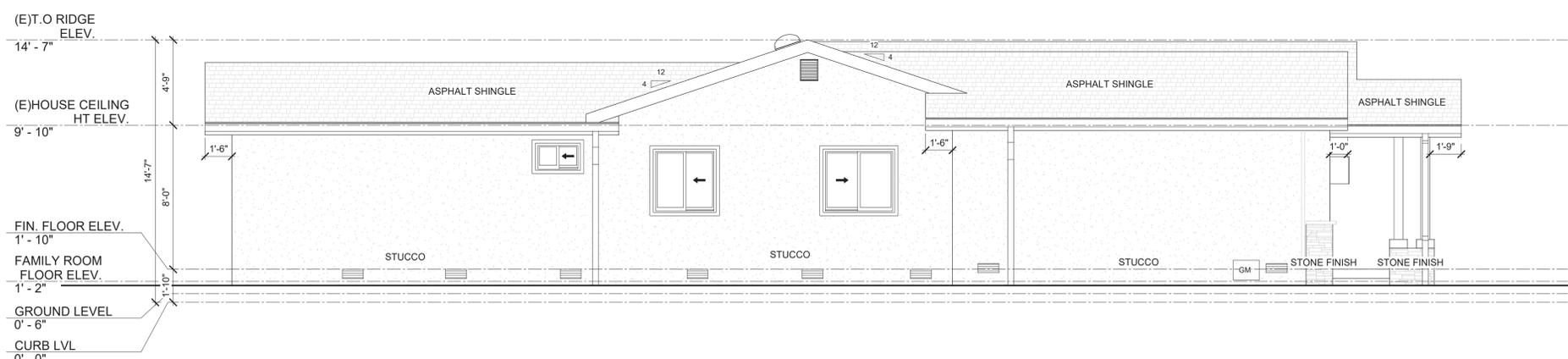
PROPOSED NORTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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



- VINYL TRIM
- ASPHALT SHINGLE
- STUCCO FINISH (COLOR,TEXTURE & FINISH TO MATCH EXISTING HOUSE)
- BOARD & BATTEN (COLOR,TEXTURE & FINISH TO MATCH EXISTING HOUSE)
- WOOD SIDING (COLOR,TEXTURE & FINISH TO MATCH EXISTING HOUSE)
- STONE FINISH (STACKED ELDERADO-ALDERWOOD)

MATERIAL BOARD

SCALE: 12" = 1'-0"

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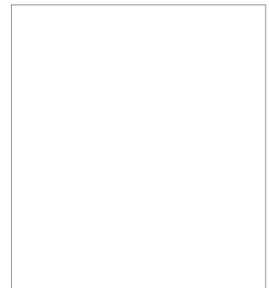
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**PROPOSED HOUSE
 ELEVATIONS**

Date
 06/24/21

Scale
 AS SHOWN

Drawing No.

A1-7

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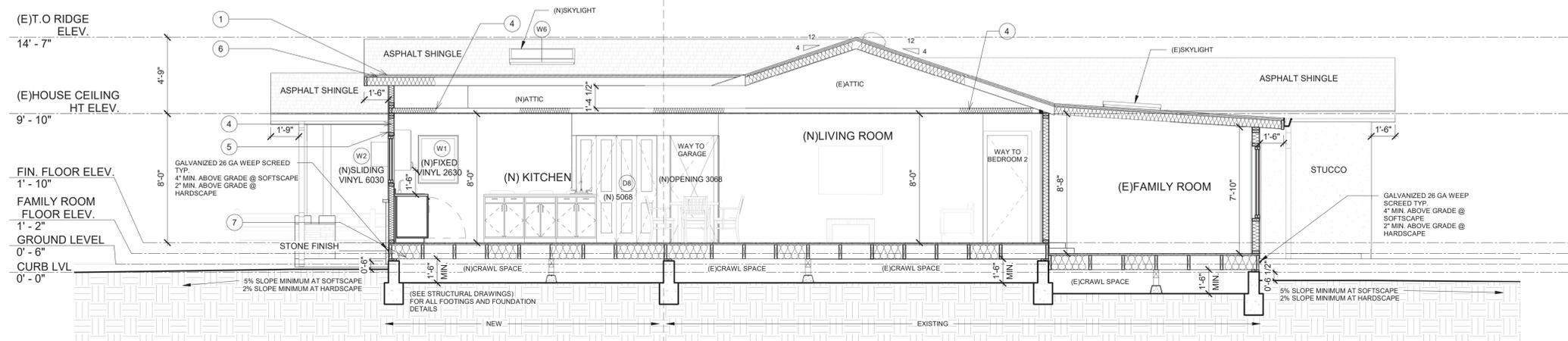
PROPOSED HOUSE SECTIONS

Date
 06/24/21

Scale
 AS SHOWN

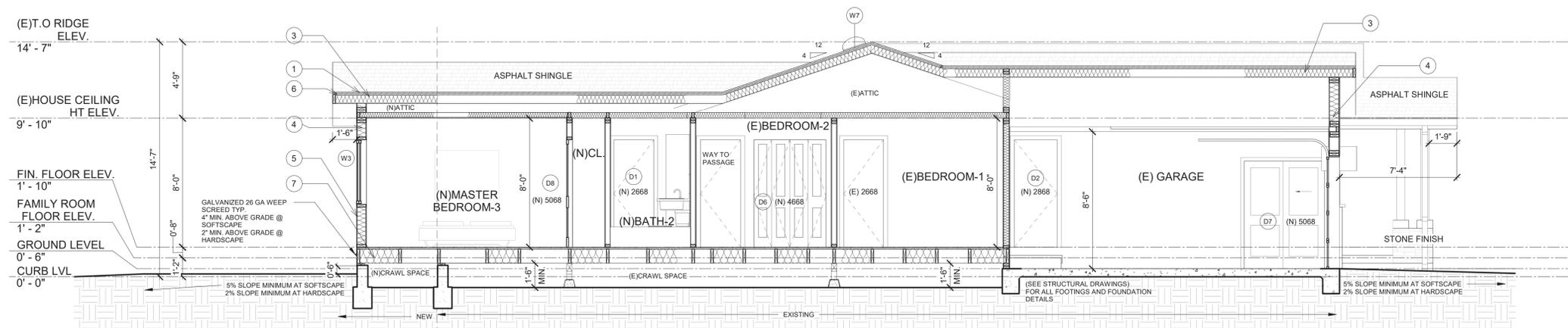
Drawing No.

A1-8



SECTION AA'

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



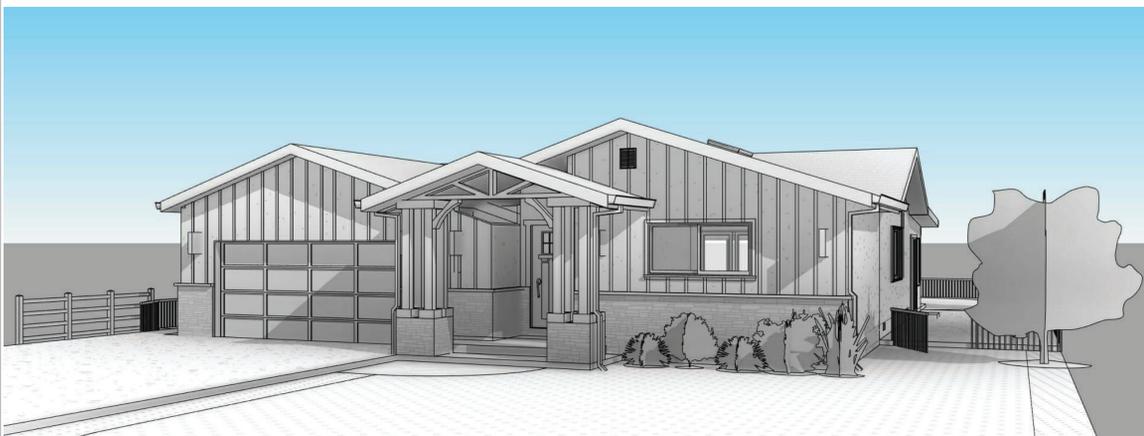
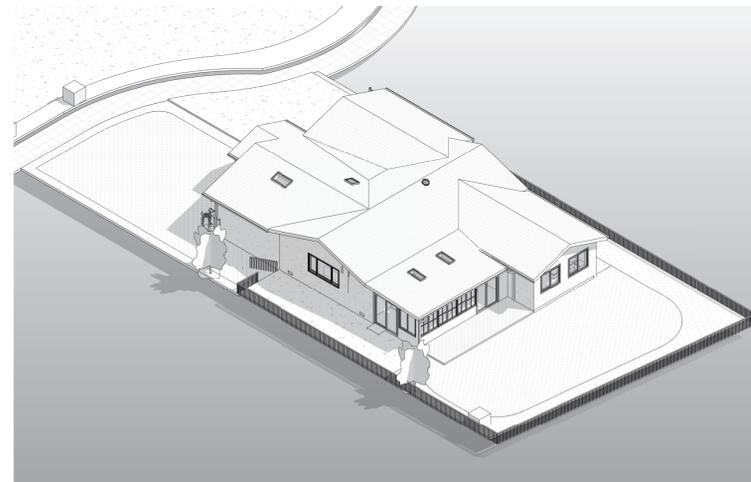
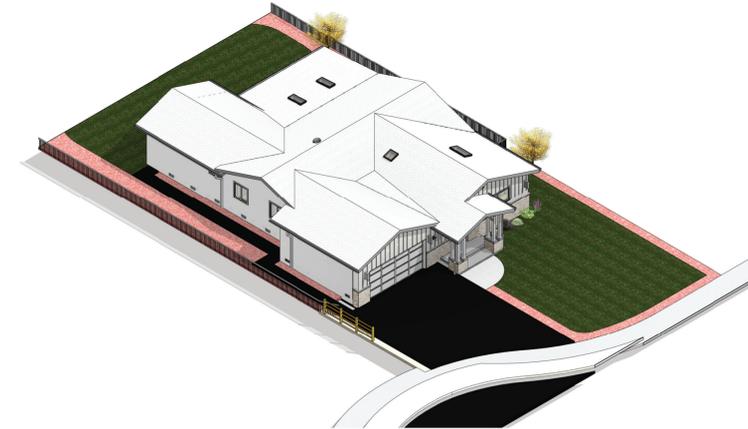
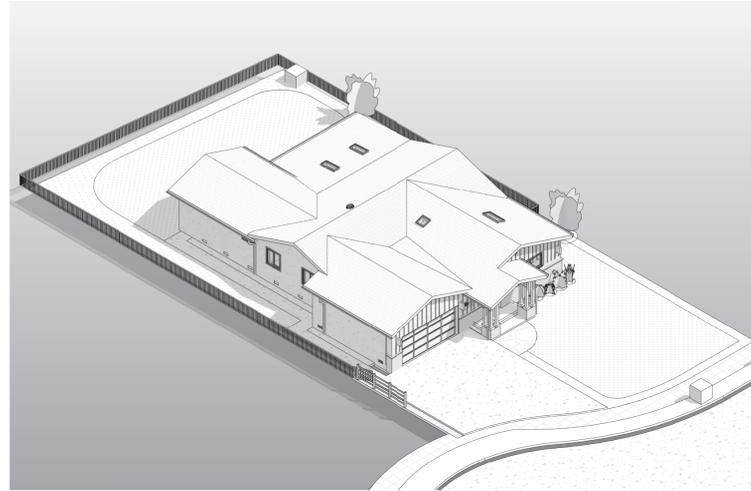
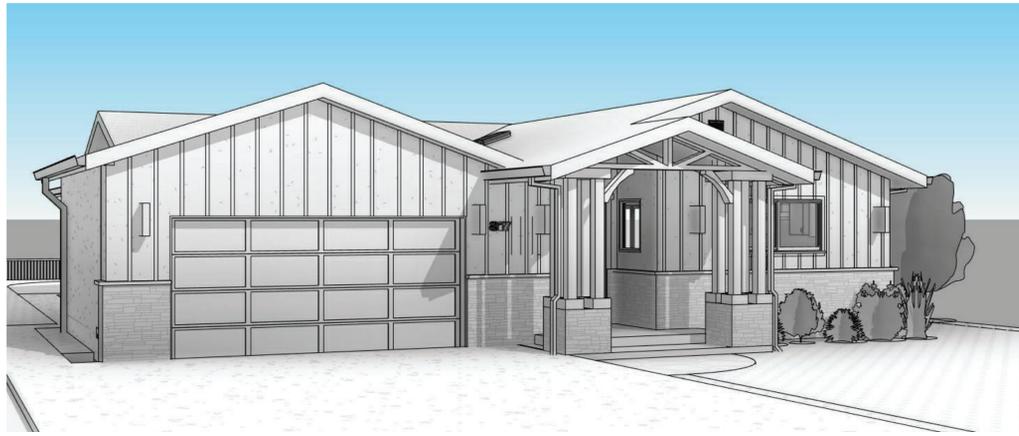
SECTION BB'

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

KEYNOTE LEGEND FOR SECTIONS

- 1 ROOF COVERING OVER PLYWOOD SHEATHING
- 3 CEILING INSULATION R-30 TYPICAL
- 4 EXTERIOR WALL INSULATION R-13
- 5 WALL COVERING OVER PLYWOOD SHEATHING
- 6 RADIANT BARRIER
- 7 FLOOR INSULATION R-19

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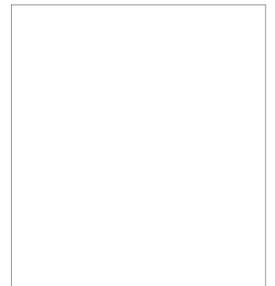
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**PROPOSED EXTERIOR 3D
 VIEWS**

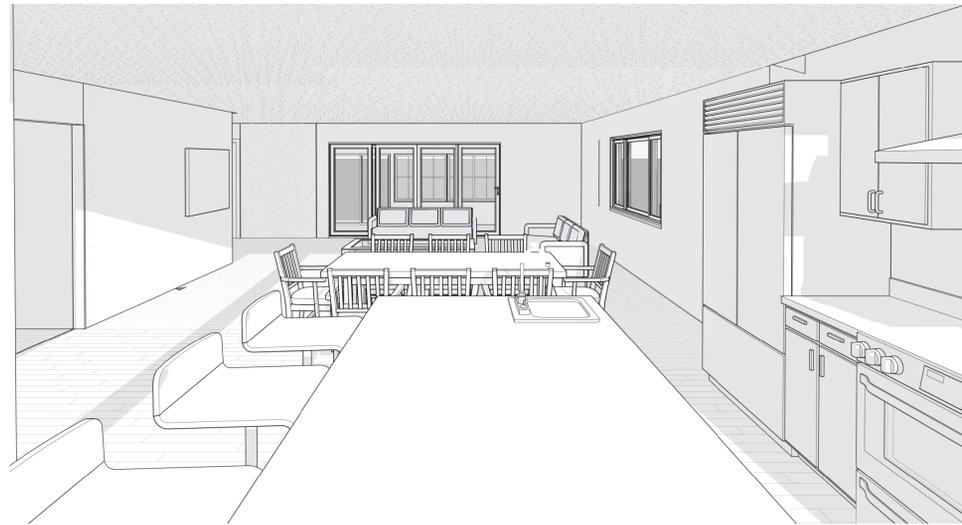
Date
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Scale
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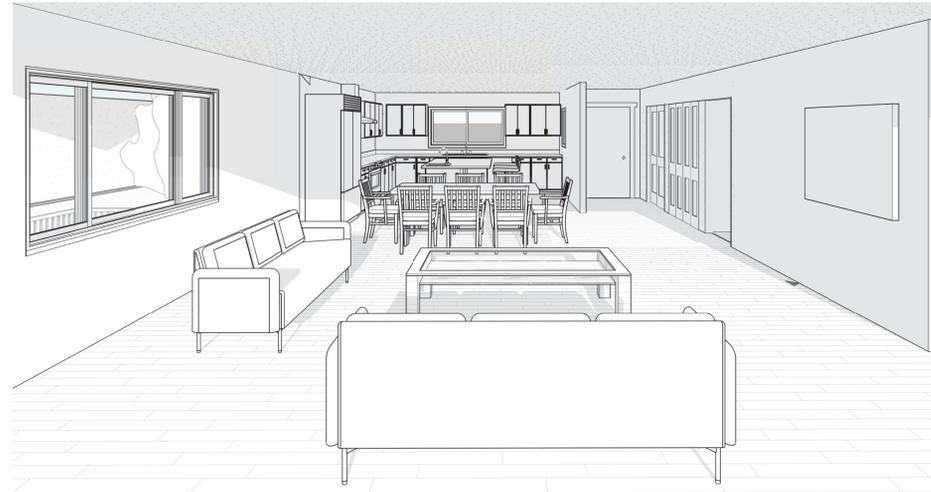
Drawing No.

A1-10

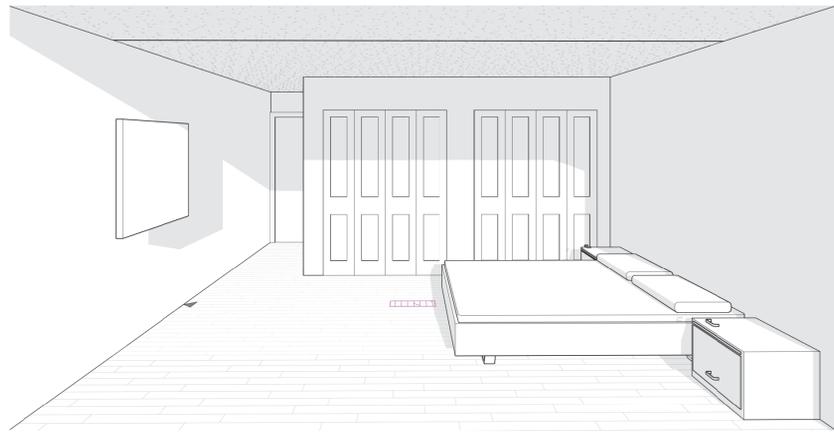
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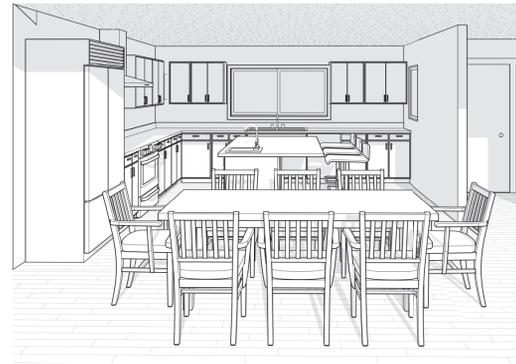
1 PROPOSED KITCHEN VIEW



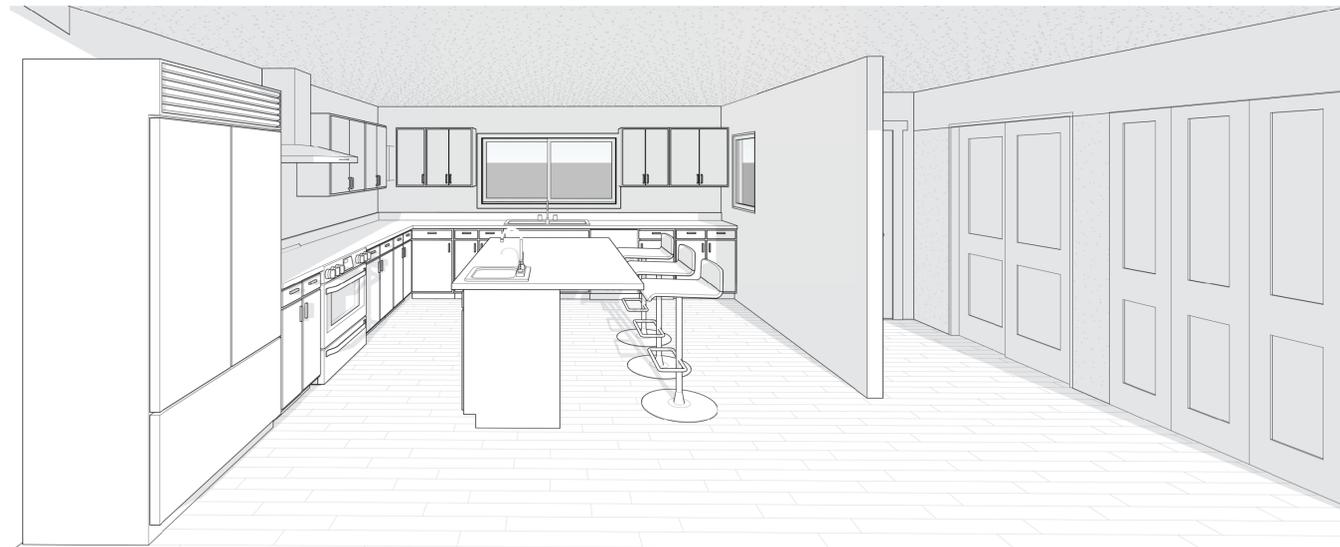
2 PROPOSED LIVING ROOM VIEW



3 PROPOSED MASTER BEDROOM VIEW



4 PROPOSED DINING VIEW



5 PROPOSED KITCHEN VIEW-2

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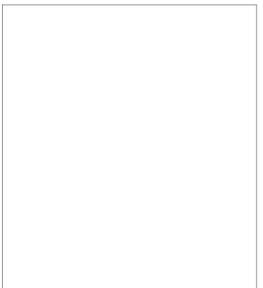
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PROPOSED INTERIOR 3D VIEWS

Date

06/24/21

Scale

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Drawing No.

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