



**CITY OF CAMPBELL**  
Community Development Department

October 6, 2017

**NOTICE OF ADMINISTRATIVE SITE AND ARCHITECTURAL REVIEW PERMIT**

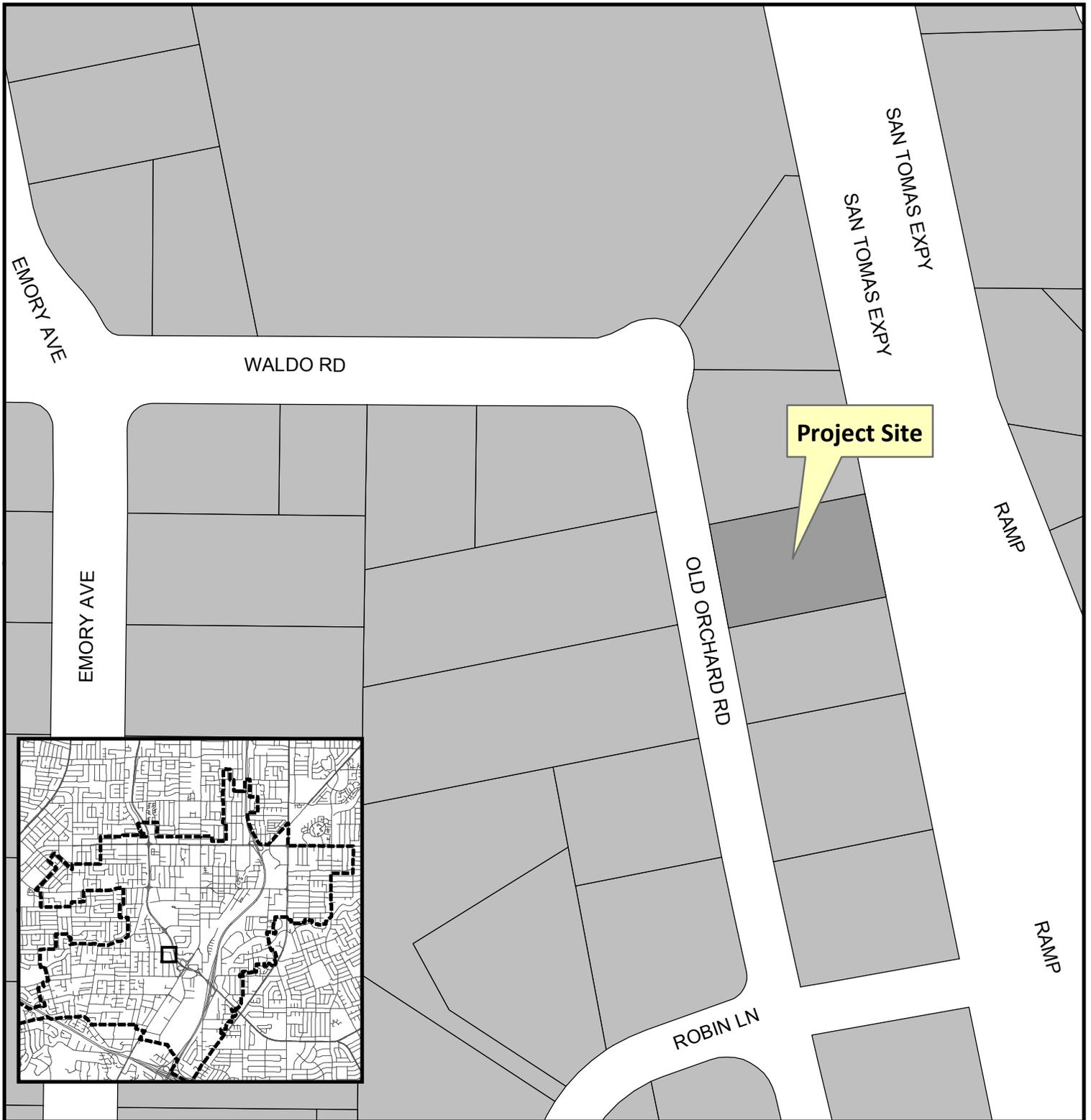
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

**File No.:** PLN2017-277  
**Applicant:** Michael Rowe  
**Project Address:** 756 Old Orchard Road  
**Property Owner:** Marcel and Cristina Becker  
**Zoning District:** R-1-16 (Single-Family Residential)  
**General Plan:** Low Density Residential  
**Project Description:** An approximately 520 square foot single-story rear addition to an existing single family home.

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 October 7, 2017 and ends on October 17, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 17, 2017**. 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 \$750 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Victoria Hernandez, Assistant Planner, in the Community Development Department, at (408) 866-2732 or by email [victoriah@cityofcampbell.com](mailto:victoriah@cityofcampbell.com).

# Project Location Map

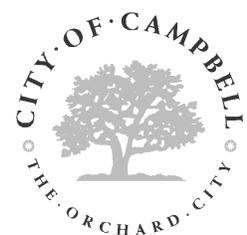
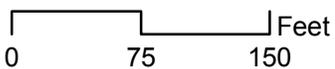


**Project Location:** 756 Old Orchard Road

**Application Type:** Admin. Site and Arch. Review Permit

**Planning File No.:** PLN2017-277

**Description:** An approximately 520 square foot single-story rear addition to an existing single family home



Community Development Department  
Planning Division

**GENERAL NOTES**

- GOVERNING CODES:** All work shall conform to the following codes & standards:
  - a) 2016 California Building Code (CBC) Title 24, Part 2 (Based on 2015 IBC)
  - b) 2016 California Residential Code (CRC) Title 24, Part 2.5 (Based on 2015 IRC)
  - c) 2016 California Electric Code (CEC) Title 24, Part 3 (Based on 2014 NEC)
  - d) 2016 California Mechanical Code (CMC) Title 24, Part 4 (Based on 2015 UMC)
  - e) 2016 California Plumbing Code (CPC) Title 24, Part 5 (Based on 2015 UPC)
  - f) 2016 California Energy Code Title 24, Part 6
  - g) 2016 California Fire Code (CFC) Title 24, Part 9 (Based on 2015 IFC)
  - h) 2016 CalGreen Building Code Title 24, Part 11

In addition to the codes referenced above, all work shall conform to all local ordinances and codes as applicable. Cross reference all code numbers and verify consistency as required.
- All work done pursuant to these drawings and specifications shall comply with all ordinances and regulations which apply to the work and shall in any case conform to the latest edition of the **CBC/CRC/CEC/CMC/CPC** (CA Residential Code/International Residential Code & California Building Code/International Building Code) currently enforced and all city, county and/or state codes as applicable.
- Britt Rowe shall not be held responsible for the design, coordination and/or implementation of any and all "Design-Build" work, including but not limited to the following: See the appropriate code references below for design and installation requirements.
  - a) Electrical: Per **CEC** (California Electric Code) current edition.
  - b) Mechanical: Per **CMC** (California Mechanical Code) current edition.
  - c) Plumbing: Per **CPC** (California Plumbing Code) current edition.
  - d) Fire Sprinklers: **CFC** (California Fire Code)

Verify and address all additional local ordinances and codes which may apply to the specific "Design-Build" application as required.
- Britt Rowe is not responsible for the design, coordination, or implementation of any work performed by consultants, including but not limited to, structural engineering, soil engineering, civil engineering, land surveying, electrical engineering, landscape architecture and/or Title 24 Energy compliance.
- In addition to inspections required by CBC 119, the owner, contractor and/or structural engineer of record, acting as the owner's agent, shall employ one or more special inspectors or Testing Agencies, who shall provide "Special Inspections" during the course of construction for the following types of work per CBC 1704, 1707 or 1708 including but not limited to:
  - a) Concrete: Where the structural design exceeds a (F') of 2500 PSI
  - b) On site structural welding, including welding of reinforcing steel.
  - c) Drilled piers, caissons and structural masonry.
  - d) Retrofit epoxy set hold downs and/or anchor bolts.

Special inspectors credentials shall be provided to the local jurisdiction upon request.
- All contractors shall be licensed with possession of the appropriate insurance policies i.e: Workman's Compensation, Liability, etc., and a valid business license within the jurisdiction of the subject property project site.
- The contractor and/or subcontractors are to verify **ALL** existing conditions and/or discrepancies before commencing with work. In order to ensure conformance with the "Construction Documents", **ALL** discrepancies shall be brought to the attention of Britt Rowe and/or the Structural Engineer of Record prior to commencement of construction. All requests for "Change Orders" shall be submitted in writing to Britt Rowe for approval.
- Britt Rowe is not responsible for the erection, fabrication and/or relative job safety. The general contractor shall comply with all required safety orders per **CAL-OSHA** requirements and regulations.
- Regardless of dimensions shown, all new work shall align exactly with existing work with respect to floor elevations, column centerlines, wall faces, etc... (UNO)
- Layout for new work is largely based upon relationships to existing conditions of the site and/or existing structures. Any questions regarding the intent related to the layout of the new work shall be brought to the attention of Britt Rowe, prior to the commencement of any work. The contractor shall immediately notify Britt Rowe of all discrepancies prior to the commencement of any work.
- Preference shall be given to written/figured dimensions on the drawings over scaled measurements. The "Plans, Specifications and General Notes" are intended to agree and supplement one another. Anything indicated in one and not the other, shall be executed as if in all. In cases of direct conflict, the most restrictive shall govern.
- All work shall be plumb, square and true and shall be of good "Workmanlike" quality as acceptable to the appropriate trade's standard practices and those of the trade's councils and/or organizations.
- Any work and/or item not specifically called for in the drawings, but required for a complete and fully functioning installation consistent with the intent of the "Construction Documents" shall be supplied by the general contractor and/or subcontractors as required.
- The intent of the "Construction Documents" is to include **ALL** labor, materials, equipment and transportation necessary for the complete and proper execution of the work.
- The project "Specification Book" shall take precedence over noted specifications when applicable.
- Civil, Soil and Structural Engineering specifications shall take precedence over any other specifications.
- Britt Rowe retains all rights and ownership to all drawings and specifications. These documents may not be used in whole, or in part, without the expressed written consent from Britt Rowe.
- The Owner/Developer/Client reserves the right to make alterations to the design during the course of construction. All changes shall be approved by the local building official and shall, in any case, comply with the current editions of the CRC, CBC, CMC, CPC, CFC, CEC and/or CEB as required.
- New Construction or remodeling is largely dependent upon existing site conditions and therefore a "Site Survey" is recommended and if provided, shall be generated by a licensed Land Surveyor or Registered Civil Engineer and shall contain the following information: Property corners, property lines, existing buildings, easements, topography lines, utilities and/or significant trees. If a Site Survey is **NOT** provided, Britt Rowe will not be held responsible for any and all discrepancies relating to the site and existing conditions. In any event, Britt Rowe shall not be responsible for work performed by others and provided for the purpose of completing the project.

**GENERAL PROJECT INFORMATION**

**Owner:** Mr. Mrs. Marcel & Cristina Becker  
756 Old Orchard Road  
Campbell, CA 95008

**Project Address:** 756 Old Orchard Road  
Campbell, CA 95008

Remodel and addition to an existing single story, single family residence.  
**Addition:** Two new bedrooms & complimentary bathroom. Access provided via an existing exterior door to be removed. See plans provided.

**APN:** 404-29-004  
**Lot Size:** 10,200 SF ( 23 Acres)  
**Lot Slope:** Flat (Less Than 5%)  
**Zoning:** R-1-16 (San Tomas Area Neighborhood Plan)  
**Tract:** 361  
**Occupancy Group:** R3U  
**Type of Construction:** V-B

Floor Areas (Main Res.)	
(e) Living Area	2018.00 SF
(e) Garage	444.00 SF SF Attached
(n) Addition	524.00 SF
(e) Garden Shed	60.00 SF Accessory
<b>(n) Total FAR</b>	<b>3046.00 SF</b> Allowable = 4590.00 SF

Setbacks	Provided	Required
Front	(e) 22'-9"	25'-0"
Rear	(n) 25'-0"	25'-0"
Left Side	(e) 7'-0"	8'-0"
Right Side	(e) 11'-9"	8'-0"

Coverages	Proposed	Allowed
Building Coverage	3046.00 (29.8%)	Allowable = 3570.00 SF (35%)

Building Height	Proposed	Allowed
Main Residence	(e) 14'-11"	28'-0"

**SCOPE OF WORK:**

**SHEET INDEX**

SHT. ID	DRAWING TITLE
A0.1	TITLE SHEET & GENERAL PROJECT INFORMATION
A0.2	CALGREEN NOTES
A1.1	SITE PLAN - NOTES
A2.1	EXISTING FLOOR PLAN & DEMOLITION
A3.1	PROPOSED FLOOR PLAN & WALL DETAILS
A4.1	ROOF PLAN - ATTIC VENTING NOTES
A5.1	EXTERIOR ELEVATIONS
A5.2	EXTERIOR ELEVATIONS
A6.1	BUILDING CROSS SECTIONS
DW.1	DOOR/WINDOW SCHEDULES
DW.2	DOOR/WINDOW NOTES
E.1	ELECTRICAL PLAN
EN.1	CA ELECTRICAL CODE NOTES
EN.2	CA ELECTRICAL CODE NOTES
EN.3	CA ENERGY COMMISSION NOTES
EN.4	CA ENERGY COMMISSION NOTES
F.1	SANTA CLARA COUNTY FIRE JOB SITE SAFETY
GN.1	GENERAL FLOOR PLAN NOTES
GN.2	GENERAL FLOOR PLAN NOTES
GN.3	GENERAL FLOOR PLAN NOTES
GN.4	GENERAL FLOOR PLAN NOTES
M.1	CA MECHANICAL CODE NOTES
P.1	CA PLUMBING CODE NOTES
S.1	FOUNDATION PLAN
S.2	ROOF FRAMING PLAN & SHEAR SCHEDULE
SD.1	STRUCTURAL DETAILS
SD.2	STRUCTURAL DETAILS

SHT. ID	DRAWING TITLE
SD.3	STRUCTURAL DETAILS
SD.4	STRUCTURAL DETAILS
SN.1	STRUCTURAL NOTES
SN.2	STRUCTURAL NOTES
SN.3	STRUCTURAL NOTES & FRAMING TABLE
T24-1	TITLE 24 ENERGY REQUIREMENTS & NOTES
T24-2	TITLE 24 ENERGY REQUIREMENTS & NOTES

**PLAN SYMBOLS**

	ELEVATION INDICATOR SHEET INDICATOR		COLUMN GRID INDICATOR
	DETAIL REFERENCE SYMBOL		BUILDING SECTION SYMBOL X = HORIZONTAL Y = VERTICAL
	REVISION SYMBOL		MATCH LEVEL LINE FLOOR ELEVATION
	SHEAR WALL SYMBOL		NORTH ARROW
	WINDOW/DOOR SYMBOL DOORS = NUMBERS WINDOWS = LETTERS * INDICATES TEMPERED SAFETY GLAZING (TYP)		

**PROJECT CONSULTANTS**

**BUILDING DESIGNER**  
BRITT - ROWE  
David Britt/Michael Rowe/Tony Rowe  
108 N. Santa Cruz Avenue  
Los Gatos, CA 95030  
408.354.6224  
408.354-6514 (fax)  
peloncto@me.com

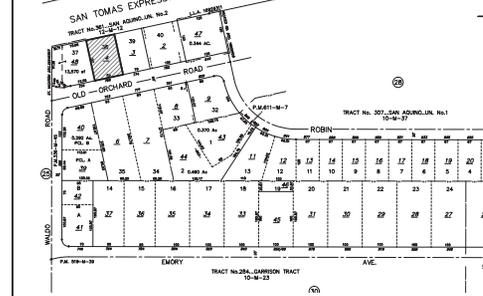
**STRUCTURAL ENGINEER**  
CHARLES WILLIAMS ENGINEERING  
Mr. Charles Williams P.E.  
PO Box 1152  
Mountain View, CA 94042  
650.279.6756  
chwrce@aol.com

**T24 ENERGY ANALYST**  
FRI ENERGY CONSULTANTS, INC.  
Mr. Nicholas Bignardi  
21 N. Harrison Avenue, Suite 210  
Campbell, CA 95008  
408.866.1620  
title24@ix.netcom.com

**VICINITY MAP**



**PARCEL MAP**



**REVISIONS:**

#	REVISIONS:



Britt - Rowe  
108 N. Santa Cruz Ave.  
Los Gatos, CA 95030

408.354.6224 (office)  
408.354.6514 (fax)  
www.britt-rowe.com

Britt Rowe shall retain all rights and ownership to all drawings and specifications. All drawings and specifications may not be used in whole, or in part, without the expressed written consent from Britt Rowe. All construction shall comply with all applicable codes and regulations. All contractors shall verify all conditions to assure conformance to these codes.

**BECKER RESIDENCE**  
756 Old Orchard  
Campbell, CA 95008

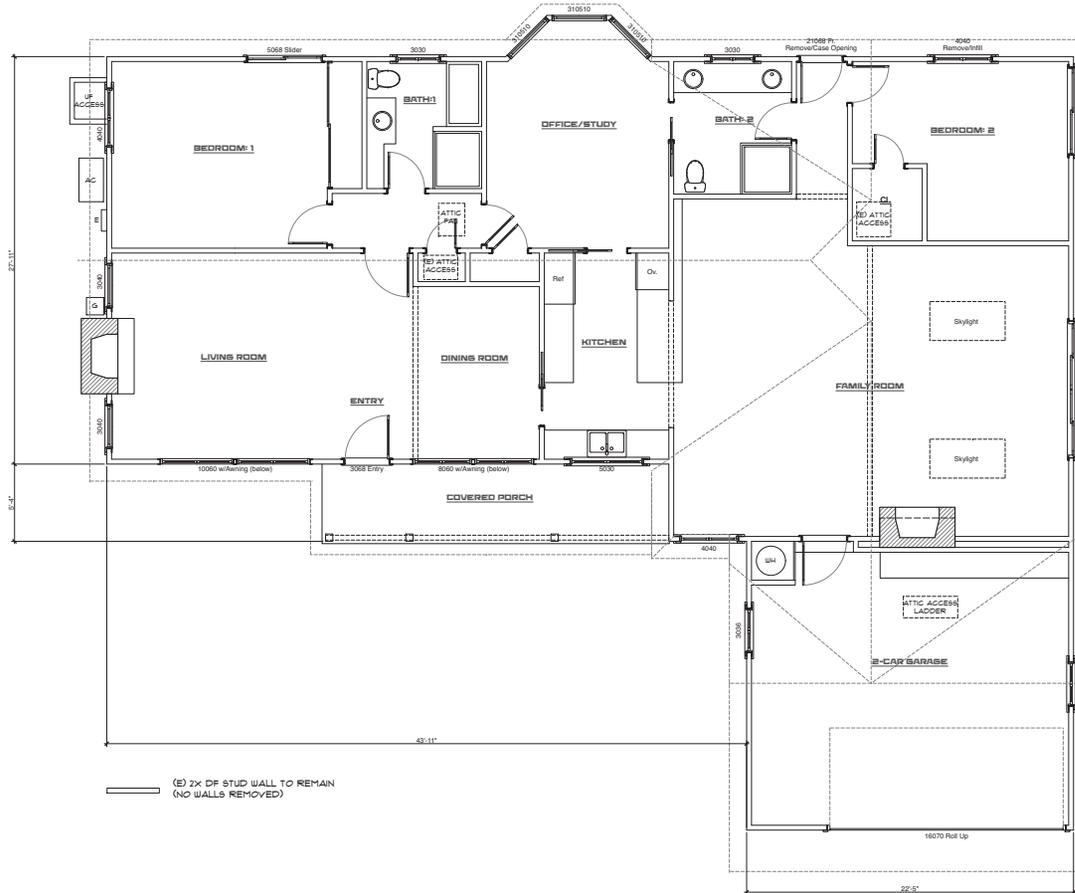
General Project Info  
DRAWING: 8/3/17  
DATE: 8/3/17  
SCALE: Noted  
DRAWN BY: MAR

**A0.1**



**DEMOLITION NOTES:** (AS APPLICABLE)

- SCOPE OF WORK TO BE REMOVED AND/OR DEMOLISHED SHALL BE INDICATED ON THE DRAWINGS & SHALL INCLUDE THE DEMOLITION, REMOVAL AND/OR RELOCATION OF EXISTING MATERIALS AND/OR ASSEMBLIES NECESSARY TO INSTALL AND/OR CONSTRUCT THE PROJECT AS INDICATED ON THE PROPOSED FLOOR PLANS, ELEVATIONS & OTHER PLANS CONTAINED WITHIN THE DRAWING SET. ALL DEMOLITION SHALL COORDINATE WITH THE EXTENT OF THE NEW WORK ON THE PROPOSED PLANS.
- THE GENERAL CONTRACTOR SHALL DESIGN, CONSTRUCT & PROVIDE PROPER SHORING & STRUCTURAL SUPPORT AS REQUIRED THROUGHOUT THE DEMOLITION PROCESS & CONSTRUCTION AS REQUIRED PER CAL OSHA REQUIREMENTS.
- ALL EXISTING PORTIONS OF THE PROJECT THAT ARE DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY QUESTION AS TO WHAT SHALL REMAIN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND/OR OWNER PRIOR TO COMMENCEMENT OF THE WORK.
- WHERE SALVAGE AND/OR RECYCLING IS REQUIRED BY THE DRAWINGS AND/OR SPECIFICATIONS, OR SO DIRECTED BY THE LOCAL JURISDICTION, ALL MATERIALS, FIXTURES, EQUIPMENT, ETC., SHALL BE REMOVED BY HAND IN A CAREFUL MANNER TO AVOID DAMAGE AND TRANSPORTED TO THE APPROPRIATE FACILITIES.
- DURING THE COURSE OF DEMOLITION, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO USE WHATEVER METHODS REQUIRED TO LIMIT THE AMOUNT OF AIRBORNE DUST & DIRT. FOLLOW ALL "DUST AREA AIR QUALITY MANAGEMENT DISTRICT" RECOMMENDATIONS AND REQUIREMENTS (AS APPLICABLE) FOR ALL ASPECTS OF THE DEMOLITION, INCLUDING, AS APPLICABLE, THE REMOVAL OF ASBESTOS MATERIALS.
- REMOVE & REPLACE ALL DRY-ROTTED/TERMITE DAMAGED FRAMING MEMBERS AS REQUIRED AND PERMITTED. REMOVE (E) WALLS, WINDOWS & DOORS AS INDICATED ON THE DEMOLITION PLAN. RECONSTRUCT, RELOCATE AND/OR REPLACE PER NEW FLOOR PLAN. REMOVE (E) BASEBOARDS, CROWN & CASING WHERE WALLS, WINDOWS AND DOORS ARE TO BE REMOVED & REPLACE PER NEW FINISH PLAN/SCHEDULE AS APPLICABLE.
- REMOVE/RELOCATE (E) ELECTRICAL FIXTURES, SWITCHES AND OUTLETS AS REQUIRED. UPGRADE MAIN PANEL AS REQUIRED TO SERVICE NEW ELECTRICAL LOADS. REMOVE (E) CIRCUITS TO SUB-PANEL OR MAIN PANEL OR TO NEAREST ACTIVE SWITCH OR JUNCTION BOX. SAFELY TIE & CAP ALL TERMINATIONS AS REQUIRED.
- REMOVE (E) FLOOR COVERING IN ALL AREAS OF DEMOLITION & REPLACE PER FINISH SCHEDULE OR PLAN. REMOVE ALL CABINETRY AS INDICATED ON PLANS AS APPLICABLE TO THE NEW LAYOUT.
- REMOVE ALL ROUGH PLUMBING, FIXTURES AND HARDWARE AS INDICATED ON PLANS AS APPLICABLE. CAP TERMINATIONS AS REQUIRED.
- IF UTILITY SERVICE IS TO BE INTERRUPTED, VERIFY AND CONFIRM (W/OWNER REGARDING THING TO LIMIT INCONVENIENCE. PROVIDE TEMPORARY SERVICE AS REQUIRED AND PERMITTED BY LOCAL JURISDICTION.
- PROVIDE DUMPSTER AND HAUL AWAY DEBRIS AS REQUIRED TO MAINTAIN A CLEAN JOB SITE. ALL CONSTRUCTION INTERFERENCE WITH PUBLIC STREETS, CURBS, GUTTERS & WALKWAYS SHALL BE APPROVED BY THE LOCAL JURISDICTION AND SHALL IN ANY CASE BE KEPT CLEANED & FREE OF ANY DEBRIS THAT MAY INTERFERE WITH THEIR NORMAL FUNCTION.



**(E) FLOOR PLAN - DEMOLITION**

(E) LIVING AREA: 2018.00 SF  
 (E) GARAGE AREA: 444.00 SF  
 (E) COVERED PORCH: 119.00 SF



REVISIONS: #

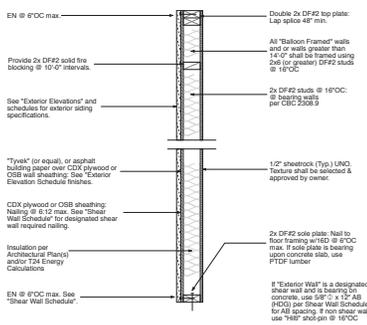
**BR**  
 Britt • Rowe  
 108 N. Santa Cruz Ave.  
 Los Gatos, CA 95030  
 408.354.6224 (office)  
 408.354.6514 (fax)  
 www.britt-rowe.com

Britt Rowe shall retain all rights and ownership in all drawings and drawings may not be used in whole, in part, or otherwise without the written consent given by Britt Rowe. All construction shall comply with all applicable codes and regulations. Contractors shall verify all conditions to assure conformance to these codes.

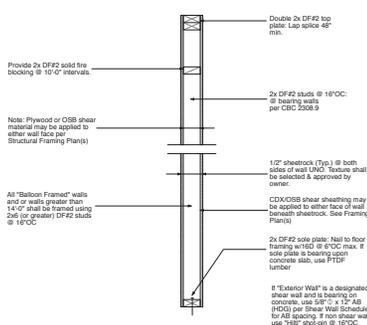
**BECKER RESIDENCE**  
 756 Old Orchard  
 Campbell, CA 95008

DRAWING:	(e) 1st Floor Plan
DATE:	8/3/17
SCALE:	Noted
DRAWN BY:	MAR

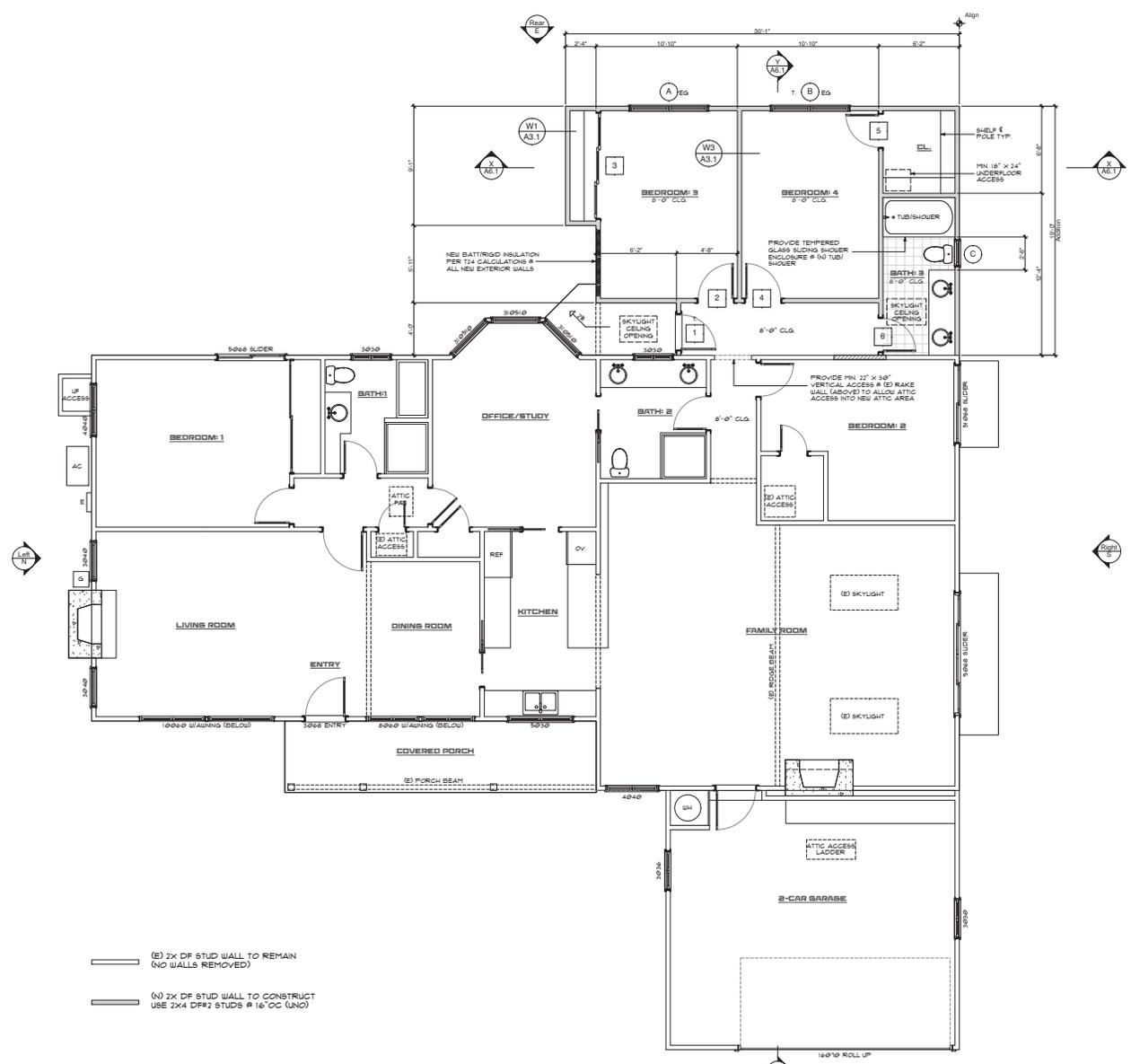
**A2.1**



**TYP. EXTERIOR WALL ASSEMBLY**



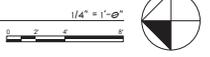
**TYP. INTERIOR WALL ASSEMBLY**



(E) 2x DF STUD WALL TO REMAIN (NO WALLS REMOVED)  
 (N) 2x DF STUD WALL TO CONSTRUCT USE 2X4 DF#2 STUDS @ 16"OC (UNO)

**NEW FLOOR PLAN**

(E) LIVING AREA: 2918.00 SF  
 (E) GARAGE AREA: 444.00 SF  
 (E) COVERED PORCH: 115.00 SF  
 (N) ADDITION: 524.00 SF



REVISIONS: #

NO.	DESCRIPTION	DATE

**BR**  
 Britt Rowe  
 108 N. Santa Cruz Ave.  
 Los Gatos, CA 95030  
 408.354.6224 (office)  
 408.354.6514 (fax)  
 www.britt-rowe.com

Britt Rowe shall retain all rights and ownership in all drawings and drawings may not be used in whole, in part, or in any manner without written consent given by Britt Rowe. All construction shall comply with all applicable codes and regulations. Contractors shall verify all conditions to assure conformance to these codes.

**BECKER RESIDENCE**  
 756 Old Orchard  
 Campbell, CA 95008

DRAWING:	(N) Floor Plan
DATE:	8/3/17
SCALE:	Noted
DRAWN BY:	MAR

**A3.1**



## EXTERIOR ELEVATION FINISH SCHEDULE

### ROOFING

Class A, asphalt roofing shingles (40 year) o/minimum 30# building paper or equal, o/CDX or OSB roof sheathing. Roof material colors and/or manufacturers shall be selected and approved by the property owner. OSB plywood sheathing may be used in lieu of standard plywood upon receiving approval from the engineer of record. Where roof slopes are less than 4:12, use (2) layers of roofing underlayment, CRC R605.2.2 & R605.7.2

### EXTERIOR SIDING

**Exterior Walls:** 8" (twenty) horizontal wood siding to match existing, o/1) layer of 30# building paper, "Tyvek" or equal, o/CDX plywood wall sheathing, nailed @ 6/12 minimum. See engineer's "Shear Wall Schedule" for specified plywood thickness and minimum nailing requirements. OSB wall sheathing may be used in lieu of plywood with engineer of record's approval.

**All Gable Base Walls:** 6" (twenty) vertical wood siding, o/1) layer of 30# building paper, "Tyvek" or equal, o/CDX plywood wall sheathing, nailed @ 6/12 minimum. See engineer's "Shear Wall Schedule" for specified plywood thickness and minimum nailing requirements. OSB wall sheathing may be used in lieu of plywood with engineer of record's approval.

**Exterior Non Shear Walls:** Provide a minimum of 3/8" CDX plywood wall sheathing. Nail w/8d @ 6/12 minimum.

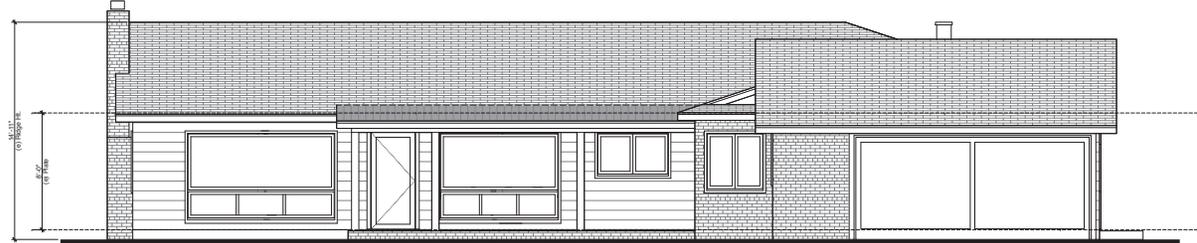
**Wall Base:** A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gauge), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3/12 inches (85 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 526. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

### DOORS & WINDOWS

All exterior doors (with glass) & windows shall be constructed with dual paneled, low "E" glazing. Tempered glazing shall be required per CRC Sections R308 & R311. Door & window manufacturer shall be selected & approved by the property owner. See Sheet DW 1 & DW 2 for additional door & window notes & schedules.

### ACCENTS

See Exterior Elevations for additional wall & roof details & specifications.



NOTE: ADDITION CANNOT BE SEEN FROM THIS PERSPECTIVE

## FRONT ELEVATION (WEST)

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



## LEFT SIDE ELEVATION (NORTH)

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

REVISIONS: #

**BR**

Britt • Rowe  
108 N. Santa Cruz Ave.  
Los Gatos, CA 95030

408.354.6224 (office)  
408.354.6514 (fax)  
www.britt-rowe.com

Britt Rowe shall retain all rights and ownership in all drawings and designs created by the firm. Drawings may not be used in whole, in part, or in any manner without the written consent given by Britt Rowe. All construction shall comply with all applicable codes and regulations. Contractors shall verify all conditions to assure conformance to these codes.

**BECKER RESIDENCE**

756 Old Orchard  
Campbell, CA 95008

DRAWING:	Exterior Elevations
DATE:	8/3/17
SCALE:	Noted
DRAWN BY:	MAR

**A5.1**

## EXTERIOR ELEVATION FINISH SCHEDULE

### ROOFING

Class A, asphalt roofing shingles (40 year) o/minimum 30# building paper or equal, o/CDX or OSB roof sheathing. Roof material colors and/or manufacturers shall be selected and approved by the property owner. OSB plywood sheathing may be used in lieu of standard plywood upon receiving approval from the engineer of record. Where roof slopes are less than 4:12, use (2) layers of roofing underlayment, CRC R605.2.2 & R605.7.2.

### EXTERIOR SIDING

**Exterior Walls:** 8" (twenty) horizontal wood siding to match existing, o/1" layer of 30# building paper, "Tyvek" or equal, o/CDX plywood wall sheathing, nailed @ 6/12 minimum. See engineer's "Shear Wall Schedule" for specified plywood thickness and minimum nailing requirements. OSB wall sheathing may be used in lieu of plywood with engineer of record's approval.

**All Gable Base Walls:** 6" (twenty) vertical wood siding, o/1" layer of 30# building paper, "Tyvek" or equal, o/CDX plywood wall sheathing, nailed @ 6/12 minimum. See engineer's "Shear Wall Schedule" for specified plywood thickness and minimum nailing requirements. OSB wall sheathing may be used in lieu of plywood with engineer of record's approval.

**Exterior Non Shear Walls:** Provide a minimum of 3/8" CDX plywood wall sheathing. Nail w/8d @ 6/12 minimum.

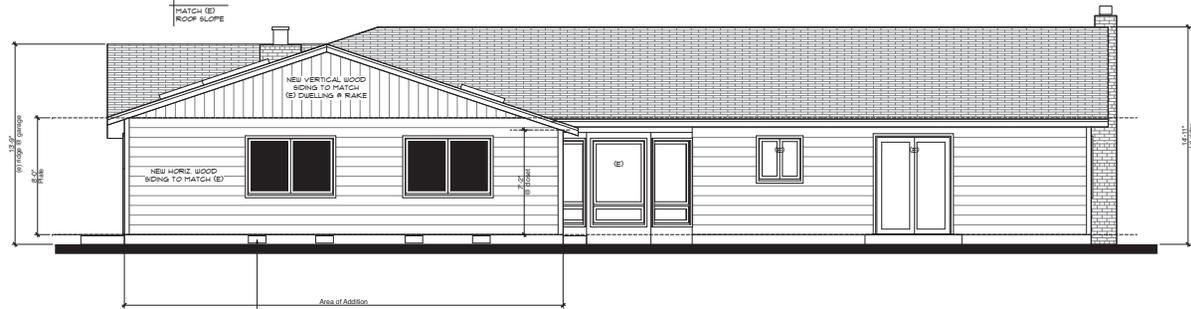
**Wall Base:** A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gauge), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3/12 inches (85 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 526. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

### DOORS & WINDOWS

All exterior doors (with glass) & windows shall be constructed with dual paned, low "E" glazing. Tempered glazing shall be required per CRC Sections R308 & R311. Door & window manufacturer shall be selected & approved by the property owner. See Sheet DW 1 & DW 2 for additional door & window notes & schedules.

### ACCENTS

See Exterior Elevations for additional wall & roof details & specifications.



14 5/8" x 6" GL. SCREENED UNDERLOOR VENTS. SEE CALCULATIONS & SHEET BNS3 ADJUST EXISTING GRADE AS NEEDED TO PREVENT WATER INTRUSION INTO UNDERFLOOR.

## REAR ELEVATION (EAST)

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



14 5/8" x 6" GL. SCREENED UNDERLOOR VENTS. GRADE AS NEEDED FROM STRUCTURE 5/8" MIN. (LND)

## RIGHT SIDE ELEVATION (SOUTH)

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

REVISIONS: #

**BR**

Britt • Rowe  
108 N. Santa Cruz Ave.  
Los Gatos, CA 95030

408.354.6224 (office)  
408.354.6514 (fax)  
www.britt-rowe.com

Britt Rowe shall retain all rights and ownership in all drawings and designs created by the architect. Drawings may not be used in whole, in part, or in any manner without the written consent of Britt Rowe. All construction shall comply with all applicable codes and regulations. Contractors shall verify all conditions to assure conformance to these codes.

**BECKER RESIDENCE**

756 Old Orchard  
Campbell, CA 95008

Exterior Elevations

DRAWING: 8/03/17

DATE: Noted

SCALE: MAR

DRAWN BY:

**A5.2**

**BUILDING SECTION NOTES:**

**ROOF ASSEMBLY:**

1. SEE ROOF PLAN AND/OR EXTERIOR ELEVATIONS FOR SPECIFICATION OF ROOF SLOPE, ROOFING MATERIALS & UNDERLAYMENT. PROVIDE "RADIANT BARRIER" SHEATHING AS SPECIFIED IN THE TITLE 24 ENERGY REPORT.
2. SEE ROOF FRAMING PLAN FOR SIZES & SPACING OF FRAMING MEMBERS.
3. ALL OPEN ATTIC SPACES SHALL BE VENTED PER CRC SECTION R906.2. SEE ROOF NOTES & VENTILATION CALCULATIONS PROVIDED.

**CEILING ASSEMBLY:**

1. SEE CEILING FRAMING PLAN(S) & HEADER/CEILING JOIST FRAMING SCHEDULE FOR SIZES & SPACING OF FRAMING MEMBERS.

**WALL ASSEMBLY:**

1. USE 2X4 DFR2 STUDS @ 16"OC (TYP.) UNO.
2. USE 2X6 DFR2 STUDS @ ALL "BALLOON FRAMED" WALLS & WALLS OVER 10'-0" IN HEIGHT.
3. PROVIDE 2X DFR2 SOLID FIRE BLOCKING @ 16"-8"OC HORIZONTAL & VERTICAL.
4. SEE SHEET SD-1 FOR CONVENTIONAL FRAMING DETAILS FOR WALL CONSTRUCTION.
5. SEE FRAMING PLAN(S) FOR ALL SPECIFIED SHEAR WALLS AND CONSTRUCT ACCORDING TO STRUCTURAL DESIGN AND PLAN(S).

**FLOOR ASSEMBLY:**

1. SEE FOUNDATION & FLOOR FRAMING PLAN(S) FOR SIZES & SPACING OF FRAMING MEMBERS.

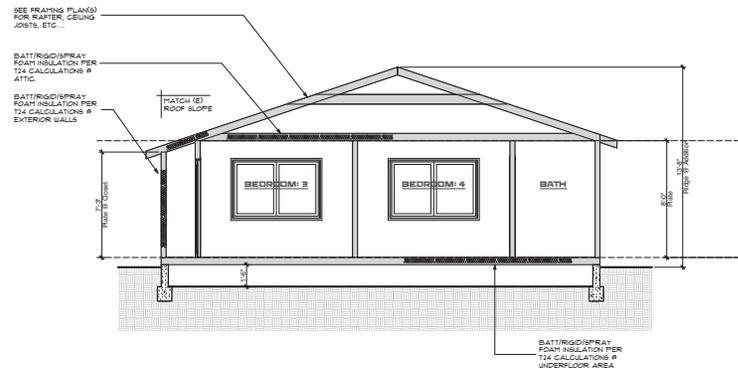
**INTERIOR WALL FINISHES**

CEILING	WALL	FIRE SEPARATION WALL	FLOOR
5/8" SHEETROCK	5/8" SHEETROCK	5/8" TYPE X SHEETROCK	BY OWNER

**INSULATION**

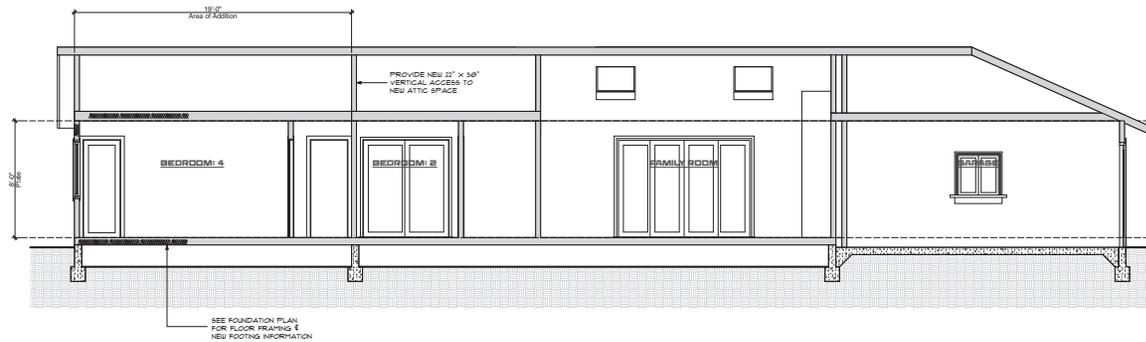
FLAT CEILING	VAULTED CEILING	WALL	UNDERFLOOR
R30 BATT (UNO)	CLOSED CELL SPRAY FOAM (R25)	R15 BATT (UNO)	R19 BATT (UNO)

1. SEE TITLE 24 ENERGY REPORT (AS APPLICABLE) FOR MINIMUM "R" VALUES.
2. EQUAL SPECIFIED "R" VALUE RIGID AND/OR CLOSED CELL SPRAY FOAM MAY BE SUBSTITUTED FOR MINIMUM BATT INSULATION NOTED ABOVE.



**SECTION X**

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



**SECTION Y**

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

REVISIONS: #

**BR**

Britt • Rowe  
108 N. Santa Cruz Ave.  
Los Gatos, CA 95030

408.354.6224 (office)  
408.354.6514 (fax)  
www.britt-rowe.com

Britt Rowe shall retain all rights and ownership in all drawings and drawings may not be used in whole, in part, or in any manner without written consent given by Britt Rowe. All construction shall comply with all applicable codes and regulations. Contractors shall verify all conditions to assure conformance to these codes.

**BECKER RESIDENCE**

756 Old Orchard  
Campbell, CA 95008

DRAWING:	Building Sections
DATE:	8/3/17
SCALE:	Noted
DRAWN BY:	MAR

**A6.1**