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**CITY OF CAMPBELL**  
Community Development Department

February 19, 2019

**NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT 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 Planned Development Permit for the following project proposal:

**Project Address:** 457 Sam Cava Ln

**Zoning/Area Plan:** P-D / SOCA

**File No.:** PLN2018-309

**APN:** 412-09-057

**Applicant:** Davide Gannella, Acadia Architecture

**Property Owner:** Samantha & Artu Takaka

**Application Type:** Administrative Planned Development Permit

**Project Description:** Façade and site improvements to an existing commercial building and a change of use to a retail plant store.

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 February 20, 2019 and ends on March 1, 2019. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 1, 2019**.

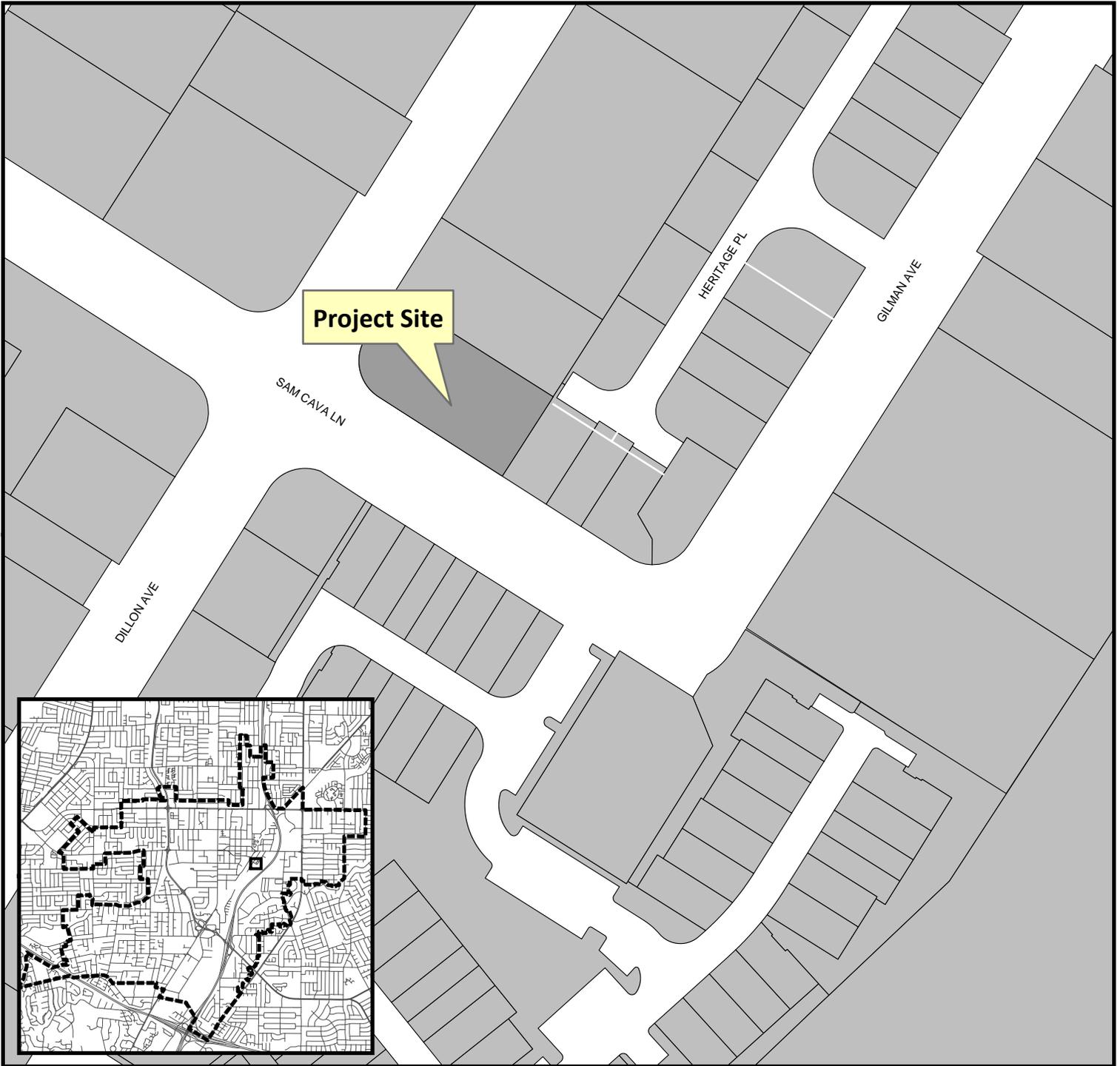
The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

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 appeal filing fee.

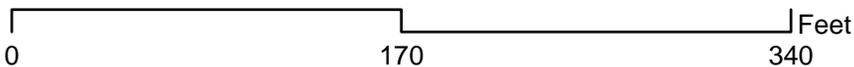
Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'.

Questions or comments regarding this application may be addressed to Cindy McCormick, Senior Planner, in the Community Development Department, at (408) 871-5103 or by email [cindym@cityofcampbell.com](mailto:cindym@cityofcampbell.com).

# Project Location Map



**Project Location:** 457 Sam Cava Ln  
**Application Type:** Admin P-D Permit  
**Planning File No.:** PLN2018-309



Community Development Department  
Planning Division

### ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

AC. TILE	ACOUSTIC TILE	LAV.	LAVATORY
ADJ.	ADJUSTABLE	LAM.	LAMINATE
ALUM.	ALUMINUM	M.B.	MACHINE BOLT
A.B.	ANCHOR BOLT	M.H.	MANDREL
APPROX.	APPROXIMATELY	MFG.	MANUFACTURER
A.C.	ASPHALTIC CONCRETE	M.O.	MATERIAL
A.F.F.	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
@		MECH.	MECHANICAL
BLKG.	BLOCKING	MTL.	METAL
BD.	BOARD	MIN.	MINIMUM
BOT.	BOTTOM	MISC.	MISCELLANEOUS
BLDG.	BUILDING	MTD.	MOUNTED
CAB.	CABINET	(N)	NEW
C.I.	CAST IRON	N.I.C.	NOT IN CONTRACT
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
		NO. or #	NUMBER
CLG.	CEILING	OPB.	OBSCURE
CEM.	CEMENT	O.C.	ON CENTER
C.O. or O.C.	CENTER TO CENTER	OPNG.	OPENING
CL.	CENTERLINE	OPP.	OPPOSITE
CER. TILE	CERAMIC TILE	O.H.	OPPOSITE HAND
C.O.	CLEANOUT	O.F.O.S.	OUTSIDE FACE OF STUD
C.O.T.G.	CLEANOUT TO GRADE	O.D.	OVERFLOW DRAIN and/or
CLR.	CLEAR	O.D.	OUTSIDE DIAMETER
RDW.	REDWOOD	O.F.C.I.	OWNER FURNISHED and
C.W.	COLD WATER		CONTRACTOR INSTALLED
COL.	COLUMN	PART.	PARTITION
CONC.	CONCRETE	P.A.F.	PARTITION ACTUATED
C.P.	CONCRETE PIPE	PL	PLASTER
CONST.	CONSTRUCTION	PLAS.	PLASTER
C.H.	CONSTRUCTION HEART	PW/PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PR	PROPERTY LINE
CTR.	COUNTER	P.L.	PENNY (NAILS)
CTSK.	COUNTER SUNK	P.V.C.	POLY VINYL CHLORIDE
		Q	
D.A.	DISABLED ACCESS	R. or RAD.	RADIUS
DTL.	DETAIL	R.W.L.	RAIN WATER LEADER
DI.A. or Ø	DIAMETER	RWDJR.W.	REDWOOD
DIM.	DIMENSION	R.C.P.	REINFORCED CONCRETE
DW.	DISHWASHER	REINF.	REINFORCING
DISP.	DISPOSAL	REQ'D	REQUIRED
DO	DITTO	R.D.	ROOF DRAIN
DR.	DOOR	RM.	ROOM
D.S.	DOWNPOUT	R.O.	ROUGH OPENING
DWG.	DRAWING	RND. or Ø	ROUND
D.F.	DRINKING FOUNTAIN	R.H.M.S.	ROUND HEAD METAL
	and/or DOUGLAS FIR	R.H.W.S.	ROUND HEAD WOOD
			SCREW
EA.	EACH	S.T.M.S.	SELF TAPPING SHEET
E.W.	EACH WAY	METAL SCREW	
ELECT.	ELECTRIC or ELECTRICAL	SHEATH.	SHEATHING
E.W.C.	ELECTRIC WATER	SHT.	SHEET
	COOLER	S.M.S.	SHEET METAL SCREW
EL. or	ELEVATION	S.O.V.	SHUT OFF VALVE
ELEV.		SIM.	SIMILAR
ENCL.	ENCLOSE and/or	S.C.	SOLID CORE
	ENCLOSURE	SPEC.	SPECIFICATIONS
EQ.	EQUAL	SQ. or Ø	SQUARE
EQUIP.	EQUIPMENT	S.S.	STAINLESS STEEL
(E)	EXISTING	STD.	STANDARD
EX.	EXPANSION	STL.	STEEL
E.J.	EXPANSION JOINT	STRUCT.	STRUCTURAL
EXP.	EXPOSED	TEL.	TELEPHONE
EXT.	EXTERIOR	T.T.B.	TELEPHONE TERMINAL
			BOARD
F.O.C.	FACE OF CONCRETE	TERR.	TERRAZZO
F.O.M.	FACE OF MASONRY	T.&G.	TONGUE & GROOVE
F.O.S.	FACE OF STUD	T.J.	TOOLED JOINT
FIN.	FINISH	T.O.B.	TOP OF BEAM
F.E.	FIRE EXTINGUISHER	T.O.C.	TOP OF CURB
F.E.C.	FIRE EXTINGUISHER	or CONCRETE	
	CABINET	T.O.S.	TOP OF STEEL
F.H.C.	FIRE HOSE CABINET	T.O.W.	TOP OF WALK
F.H.M.S.	FLAT HEAD METAL	TYP.	TYPICAL
F.H.W.S.	FLAT HEAD WOOD	U.O.N.	UNLESS OTHERWISE
	SCREW	NOTED	
	FLAT HEAD WOOD	V.T.R.	VENT THROUGH ROOF
FL. or FLR.	FLOOR	VERT.	VERTICAL
F.D.	FLOOR DRAIN	V.G.	VERTICAL GRAIN
FTG.	FOOTING	V.C.T.	VINYL COMPOSITION
FND.	FOUNDATION	TILE	TILE
		V.C.P.	VITRIFIED CLAY PIPE
GALV.	GALVANIZED	V.W.C.	VINYL WALL COVERING
G.I.	GALVANIZED IRON	W.C.	WATER CLOSET
GA.	GAUGE	W.H.	WATER HEATER
GL.	GLASS	WP.	WATERPROOF
GLU-LAM	GLUE-LAMINATED	W/	WITH
GRID.	GRADE	W/O	WITHOUT
GYP. BD.	GYP-SUM BOARD	WOD.	WOOD
		W.W.M.	WELDED WIRE MESH

### SYMBOLS

REFER TO ARCHITECTURAL FLOOR PLAN SHEETS AND CONSULTANT DRAWINGS FOR ADDITIONAL SYMBOLS AND REFERENCE DESIGNATIONS

<b>DIMENSION REFERENCE</b>	<b>MATERIALS REFERENCE</b>
FACE OF OBJECT	EARTH
CENTERLINE OF OBJECT	GRAVEL / ROCK
<b>SECTION REFERENCE</b>	CONCRETE
SECTION NUMBER	CONCRETE BLOCK
SHEET WHERE APPEARS	SAND, GROUT OR PLASTER
<b>DETAIL REFERENCE</b>	STEEL
DETAIL NUMBER	WOOD, FINISH GRADE
SHEET WHERE APPEARS	PLY-WOOD
<b>SCHEDULE REFERENCE</b>	WOOD, CONTINUOUS MEMBER
PLAN REF. GRID	WOOD, BLOCKING
DOOR ID	
WINDOW ID	
REVISION MARKER	
PLAN KEY NOTES	

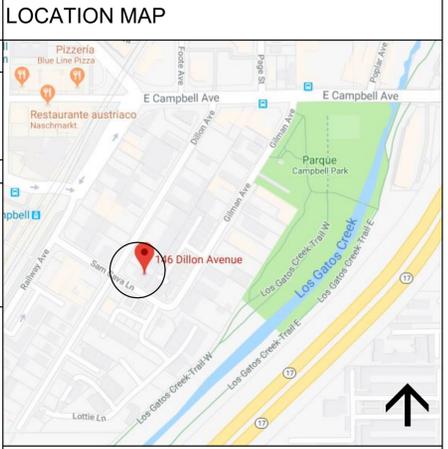
### DEFERRED APPROVAL ITEMS

### PROJECT TEAM

<b>OWNER</b>	<b>ENERGY COMPLIANCE</b>
Sami Takala 146 Dillon Ave Campbell CA 95008 samtakala@gmail.com	
<b>STRUCTURAL ENGINEER</b>	<b>SURVEYOR / CIVIL ENGINEER</b>

### DRAWINGS INDEX

<b>ARCHITECTURAL</b>
A-1.0 PROJECT INFORMATION
A-1.1 SITE PLANS
A-1.2 NEIGHBORHOOD CONTEXT
A-1.3 PRELIMINARY LANDSCAPE PLAN
A-2.0 EXISTING FLOOR PLAN
A-2.1 FLOOR PLANS
A-2.2 ROOF PLAN
A-3.0 EXISTING EXTERIOR ELEVATIONS
A-3.1 FINAL EXTERIOR ELEVATIONS
A-4.0 BUILDING SECTIONS



### SCOPE OF WORK

FAÇADE & SITE IMPROVEMENTS, INTERIOR REMODEL TO AN EXISTING COMMERCIAL BUILDING.

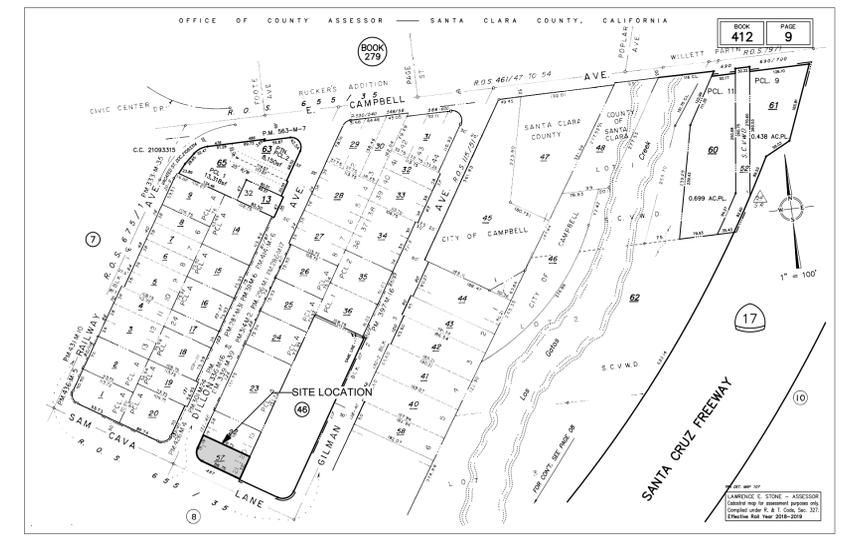
CONVERSION FROM CAR SHOP FABRICATION SHOP TO GARDEN CENTER, PLANTS SELLING SHOP.

### APPLICABLE CODES

2016 California Building Code  
2016 California Residential Building Code  
2016 California Mechanical Code  
2016 California Plumbing Code  
2016 California Electrical Code  
2016 California Energy Code  
2016 Calgreen  
2016 California Fire Code  
City of Campbell Ordinance

# PLANTS BY THE POST

146 DILLON AVE.  
CAMPBELL CA 95008



Attachment A - Items to be Provided on Plans Page 3

### PROJECT SUMMARY

ASSESSORS PARCEL NUMBER: 412 . 09 . 057

LOT SIZE: 10,649 Gross sq. ft. (Property to center line of street)  
5,458 Net sq. ft.

DEVELOPMENT DATA:	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building coverage	2,371	2,371	43	43
Landscape coverage	666	689	12	12.6
Paving coverage	2,421	2,398	45	44.4
FLOOR AREA RATIO: Total bldg s.f. divided by net lot size	0.59	0.57		

### ADJACENT LAND USES:

Use	
North	COMMERCIAL
South	COMMERCIAL
East	OFFICE
West	RESIDENTIAL

### PARKING:

# Standard Spaces	# Compact Spaces	# Disabled Spaces	# TOTAL PARKING
4	3	1	8

### RESTAURANT AND ASSEMBLY USES:

Seating Count \_\_\_\_\_

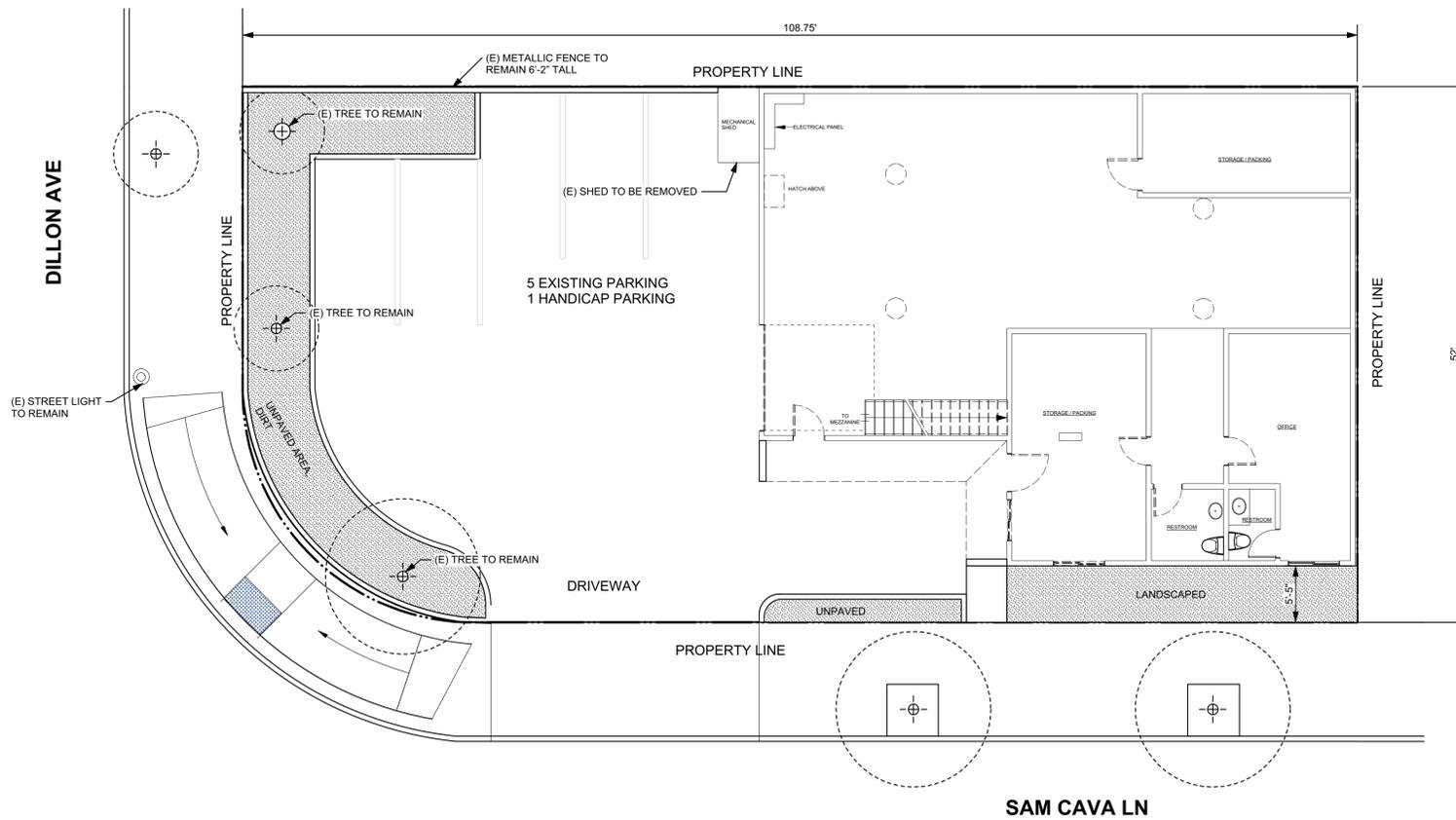
### RESIDENTIAL PROJECTS:

	UNIT TYPE A	UNIT TYPE B	UNIT TYPE C	UNIT TYPE D
Living Area (square footage)				
Garage Area (square footage)				
Total Area (square footage)				
Number of Bedrooms				
Total Number of U				



Proposed Front Elevation

Revision	Revision	Revision
PLANTS BY THE POST		
146 DILLON AVE. CAMPBELL CA 95008		
PROJECT INFO		
Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG
Davide Giannella A.I.A.		
644 N. Santa Cruz Ave. Suite 6 Los Gatos, California 95030 T: 408-219-0601 dg@acadia-architecture.com		
ACADIA-ARCHITECTURE ALL RIGHTS RESERVED ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF ACADIA-ARCHITECTURE AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF ACADIA-ARCHITECTURE		
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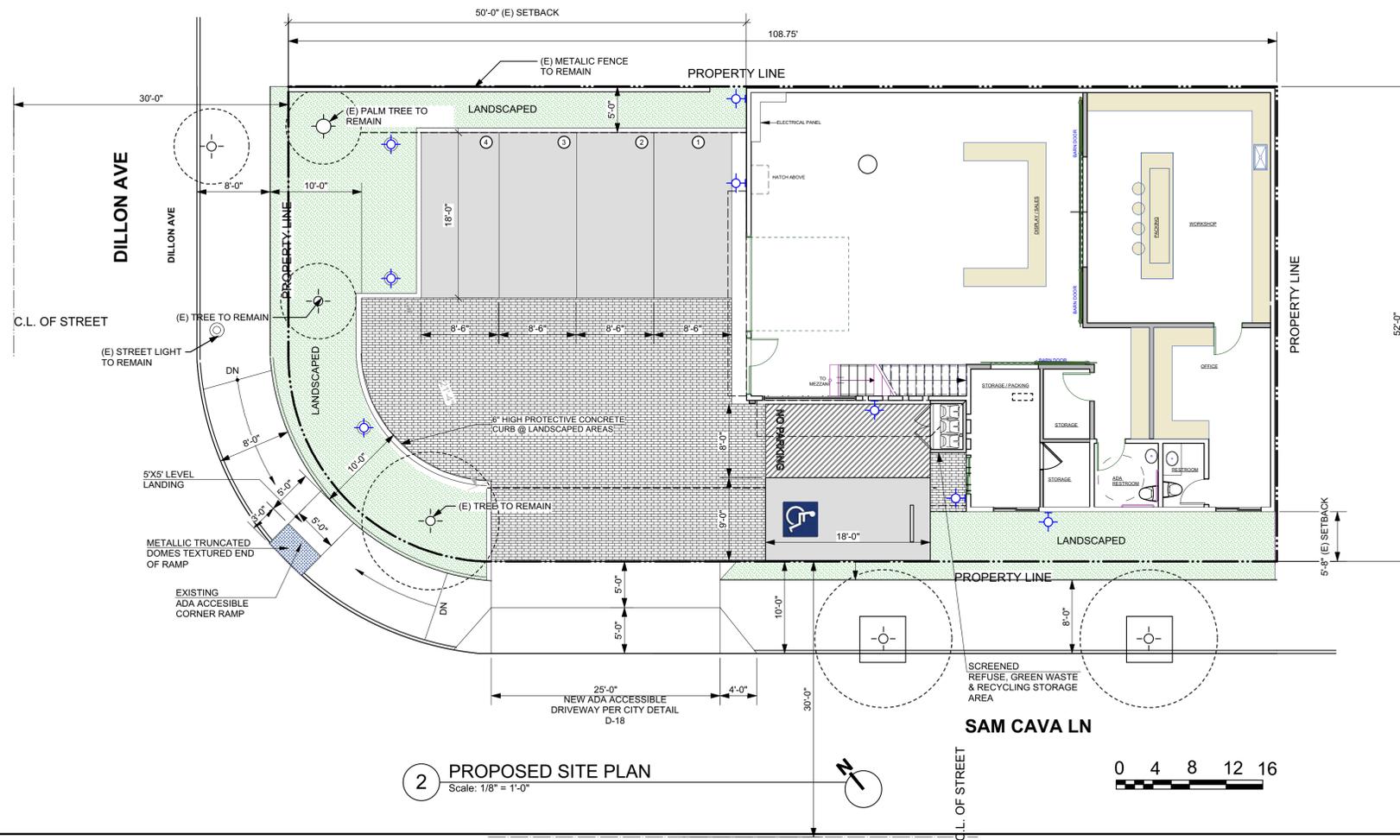


1 EXISTING SITE PLAN  
Scale: 1/8" = 1'-0"

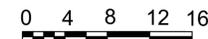


LIGHTING LEGEND:

- WALL MOUNTED VANDAL RESISTANCE PROGRESS PCOMP LED DOWNLIGHT LIGHT FIXTURE
- LANDSCAPE LED PATH LIGHT PROGRESS P5247-09 FOR PARKING/LANDSCAPE AREAS



2 PROPOSED SITE PLAN  
Scale: 1/8" = 1'-0"



PUBLIC WORKS NOTES:

CONTRACTOR SHALL NOT STAGE, STORE, OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. CONSTRUCTION PHASING SHALL BE COORDINATE TO KEEP MATERIALS AND EQUIPMENT ONSITE.

ANY EXISTING DRIVEWAY TO BE ABANDONED SHALL BE REPLACED WITH STANDARD CURB & GUTTER. THIS WORK MUST BE INCLUDED WITHIN A PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET FROM THE PUBLIC WORKS DEPARTMENT

THE CONTRACTOR MAY BE REQUIRED TO SUBMIT A LOGISTICS PLAN TO THE PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING WORK THAT ADDRESSES ALL IMPACTS TO THE CITY'S RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO: PEDESTRIAN CONTROL, TRAFFIC CONTROL, TRUCK ROUTES, MATERIAL DELIVERIES, CONTRACTOR'S PARKING, CONCRETE POURS, CRANE LIFTS, WORK HOURS, NOISE CONTROL, DUST CONTROL, STORM WATER POLLUTION PREVENTION, CONTRACTOR'S CONTACT, NOTICING OF AFFECTED SURROUNDING PROPERTIES, AND SCHEDULE OF WORK. THE REQUIREMENT TO SUBMIT A LOGISTICS PLAN WILL BE DEPENDENT ON THE NUMBER OF APPLICATIONS PUBLIC WORKS ENGINEERING RECEIVES WITHIN CLOSE PROXIMITY TO HELP MITIGATE AND CONTROL THE IMPACT TO THE PUBLIC-RIGHT-OF-WAY. IF NECESSARY, PUBLIC WORKS MAY REQUIRE A LOGISTICS PLAN DURING CONSTRUCTION.

ANY WORK IN THE RIGHT-OF-WAY MUST BE DONE PER PUBLIC WORKS' STANDARDS BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE DEVELOPMENT CENTER

DIMENSIONS NOTE

- 1- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE ANY CONSTRUCTION
- 2- CONTRACTOR TO STAKE PROPERTY LINES WITH SURVEYOR AND USE SETBACKS FOR ADDITION LAY-OUT

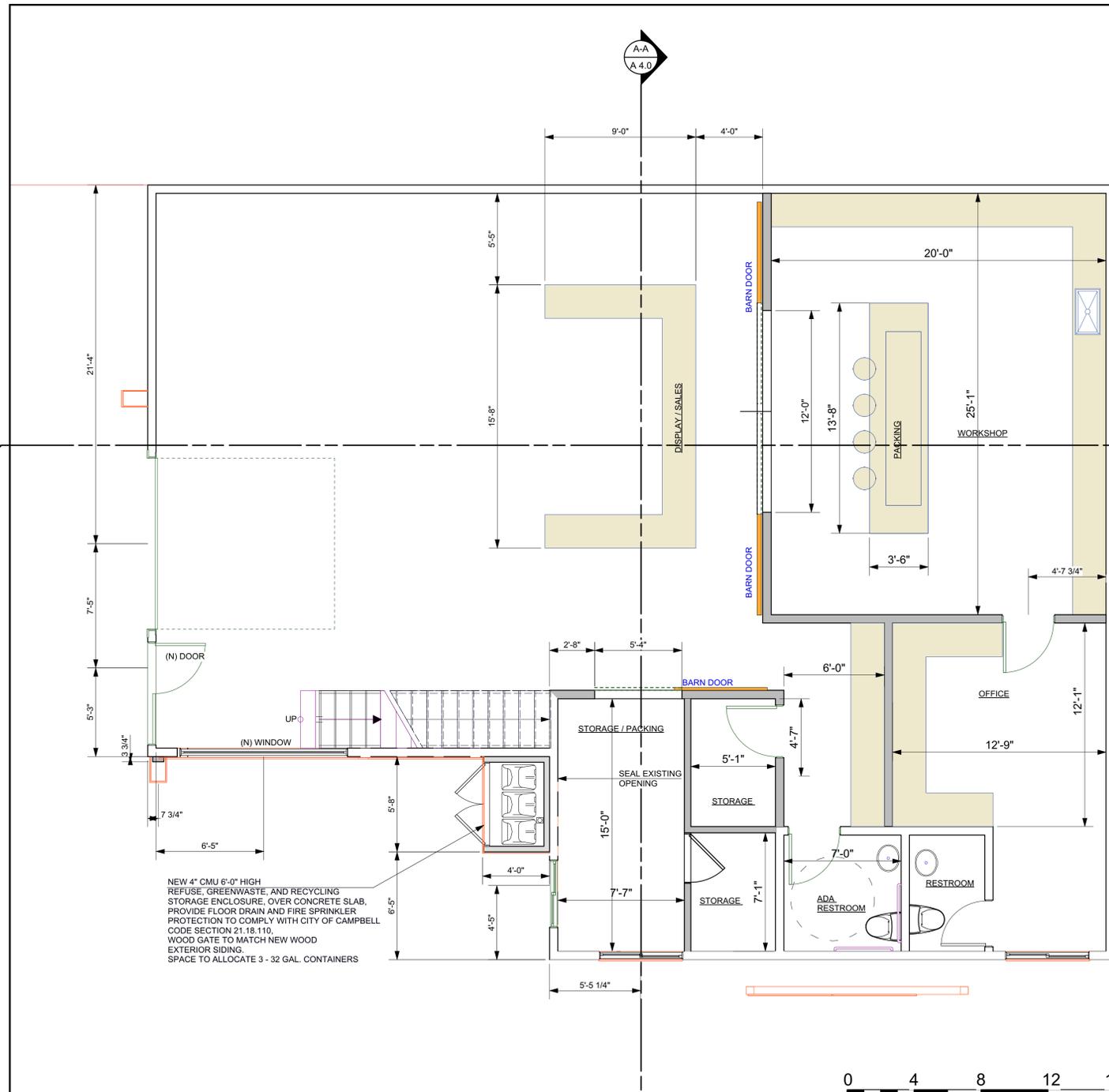
NOTE

1) GRADE FOR PURPOSE OF ESTABLISHING DAYLIGHT PLAN SHALL BE AN AVERAGE OF THE GRADE AT THE MIDDLEPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT

DRAINAGE NOTES

- 1- ALL DOWNSPOUTS AND FOUNDATION PERIMETER DRAINS TO BE CONNECTED TO SPLASH BLOCKS AWAY FROM BUILDING
- 2- SURFACE DRAINAGE TO FLOW THROUGH GRASS SWALES
- 3- SLOPE GRADE AWAY FROM BUILDING 5% FOR A DISTANCE OF 10' AWAY FROM BUILDING. PROVIDE 2% SLOPE ON IMPERVIOUS SURFACES
- 4- ENSURE PROPER LOT DRAINAGE PER CHAPTER 11 CPC 2016 FOR LOCATION OF CATCH BASINS TO THE PROPERTY LINES.
- 5- THE RUNOFF SHOULD REMAIN ON THE PROPERTY NOT BE TAKEN TO A PUBLIC WAY.

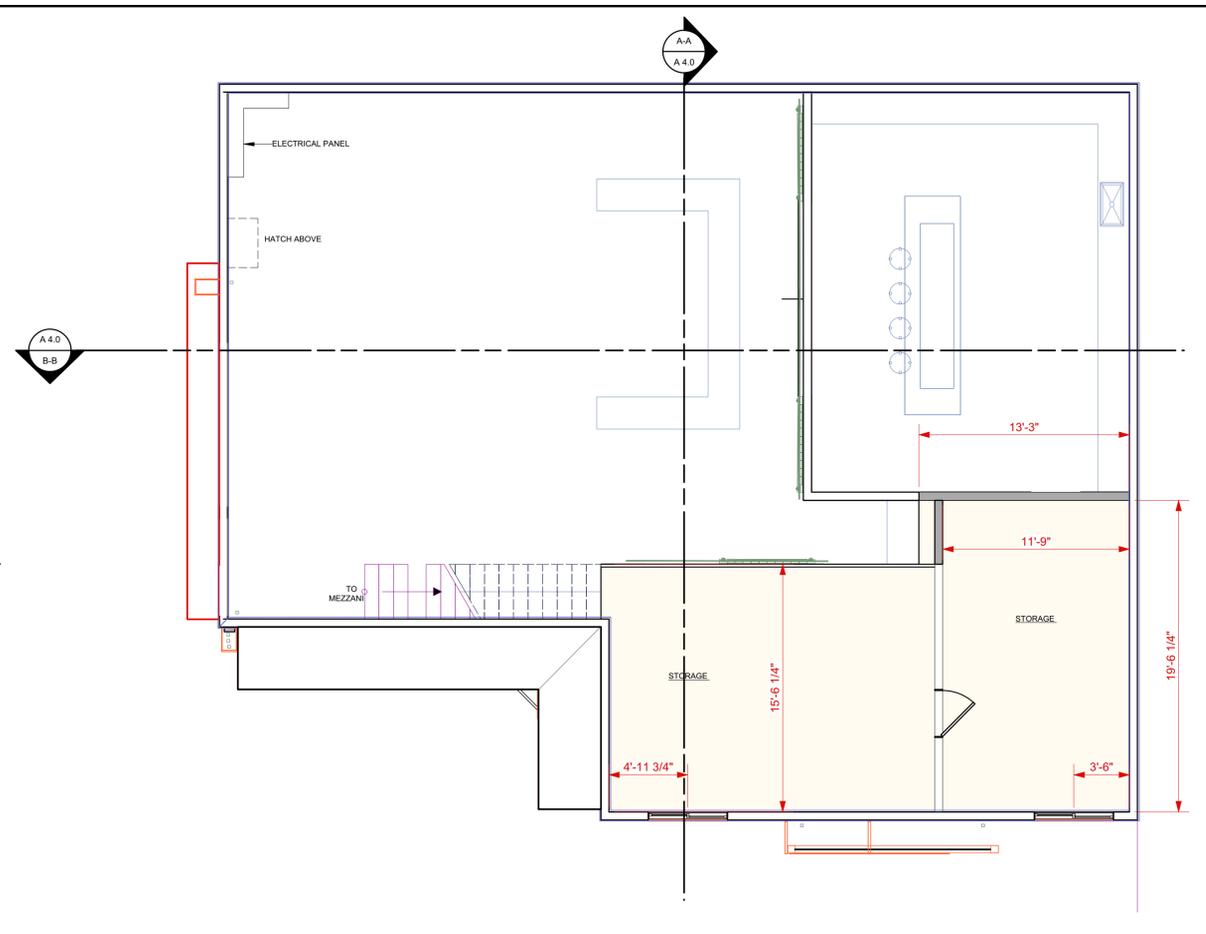
Revision	Revision	Revision	
<p><b>PLANTS BY THE POST</b></p> <p>146 DILLON AVE. CAMPBELL CA 95008</p> <p>Proj. # 743970 SITE PLAN</p>			
Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	9/6/2018
Davide Giannella A.I.A.			
<p>644 N. Santa Cruz Ave. Suite 6 Los Gatos, California 95030 T: 408-219-0601 dg@acadia-architecture.com</p>			
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A 1.1			



**1 FRIST FLOOR PROPOSED PLAN**  
Scale: 1/4" = 1'-0"

- EGRESS NOTES:**
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (R310.1)
  - A) MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT (R310.1.2)
  - B) MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH (R310.1.3)
  - C) MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (R310.1.1)
  - D) WHERE EMERGENCY ESCAPE AND RESCUE WINDOWS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
- DIMENSIONS NOTES**
- 1-CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE ANY CONSTRUCTION
  - 2- CON LINES

- WATER HEATER NOTES:**
- WATER HEATERS REQUIRE TWO SEISMIC STRAPS, ONE LOCATED WITHIN THE TOP 1/3 OF THE WATER HEATER AND ONE AT THE BOTTOM 1/3. THE BOTTOM STRAP SHALL BE LOCATED AT LEAST 4" AWAY FROM THE HEATER CONTROLS. CPC 508.2  
MAXIMUM TEMPERATURE WILL BE LIMITED TO 120 DEGREES F.
- PLUMBING PLAN NOTES:**
- A) WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.28 GALLONS PER FLUSH. CPC 402.2C
  - B) SHOWER HEADS MAXIMUM 2.0 GPM.
  - C) KITCHEN /WETBAR /LAUNDRY FAUCET MAXIMUM 1.8 GPM.
  - D) LAVY FAUCET MAXIMUM 1.5 GPM.
- Control valves and shower heads shall be located on the sidewall of shower compartments or otherwise arranged so that the shower head does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower spray. [ CPC 408.9 ]
  - Tempered shower doors and panels.
  - Water closets shall not be set closer than 15 inches from its center line to a side wall or obstruction. The clear space in front of the water closet shall not be less than 24 inches. [ CPC 402.5 ]
  - Shower compartments regardless of size shall have a minimum finished interior of 1024 square inches and shall be capable of encompassing a 30 inch circle. [ CPC 408.6 ]
  - The maximum hot water temperature discharging from the bathtub or whirlpool bathtub filler shall be limited to 120 degrees F. by a device that is in accordance with ASSE 1070 or CSA [ CPC 409.4 ]
  - Showers must have a minimum inside clear dimension of 30" with a minimum total area of 1,024 square inches [CPC 411.7].
  - Showers must be at least 22" wide [CPC 411.6].
  - Showers must have waterproof wall finish up at least 6' above the floor. [R307.2]
  - Glass shower and tub enclosure must be safety glazing [R307.2]
  - Showers and tub/shower walls to specify a smooth, hard, nonabsorbent surface (e.g ceramic tile or fiberglass) over a moisture resistant underlayment (e.g., cement, fiber cement, or glass mat gypsum backer) to a height of 72 inches above the drain inlet. Please note: Water-resistant gypsum backing board shall not be used over a vapor retarder in shower or bathtub compartments. [R307.2]

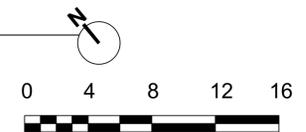


**2 MEZZANINE FLOOR PROPOSED PLAN**  
Scale: 3/16" = 1'-0"

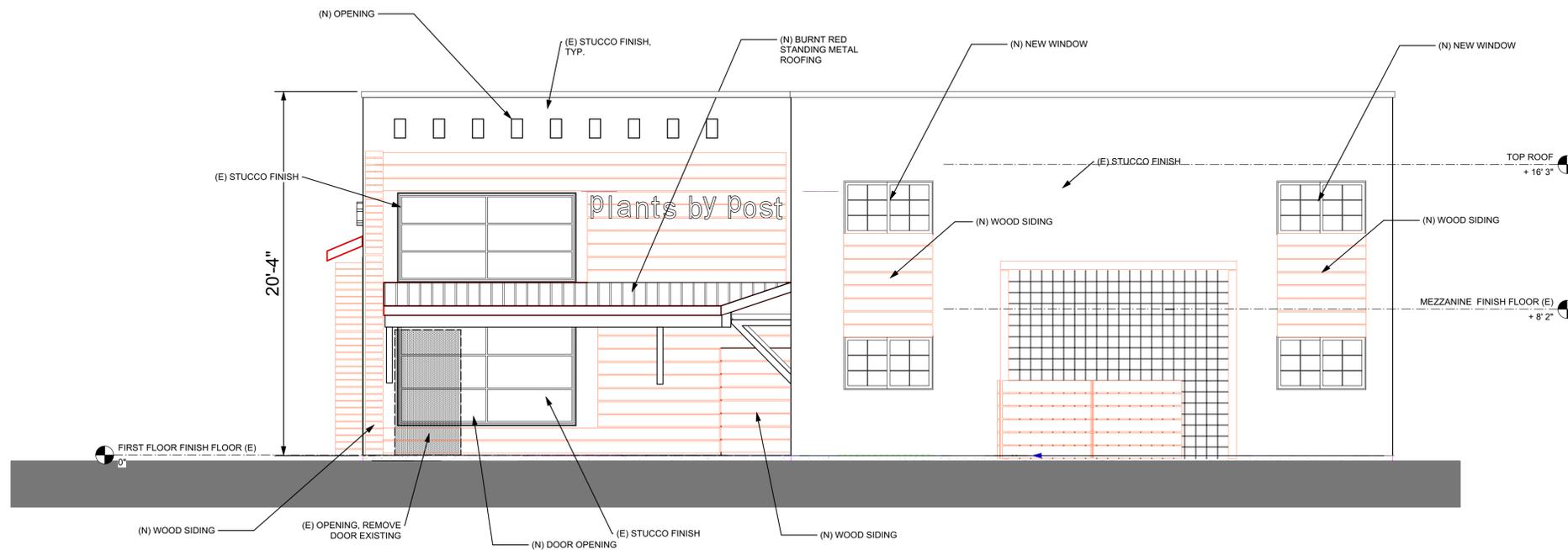
- GENERAL SHEET NOTES:**
- REFER TO MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR EXTENT OF MECHANICAL, ELECTRICAL, AND STRUCTURAL WORK.
  - ALL EXTERIOR STUD WALLS SHALL HAVE MIN. R-21 FOIL BACKED INSULATION.
  - REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING AND STRUCTURAL MEMBER SIZES.
  - PROVIDE FULLY TEMPERED GLAZING, LAMINATED SAFETY GLASS OR APPROVED PLASTIC IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
  - DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
  - PROVIDE TEMPERED GLAZING AT HAZARDOUS LOCATIONS, SUCH AS IN DOORS.
  - TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. PROVIDE MIXING VALVE FOR ALL TUB/SHOWERS
  - PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATER.
  - INSTALL WINDOWS PER MANUFACTURER'S RECOMMENDATIONS
  - DIMENSIONS ARE TO FINISH OF WALLS U.O.N.
  - MIN. JAMB AT DOORS TO BE 4"

- STAIRWAY REQUIREMENT**
- A. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE HANDRAILS. HANDRAIL PROJECTIONS ARE LIMITED TO NOT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. (CRC Sec.R311.7.1)
  - B. HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED FROM THE SLOPED LINE ADJOINING THE TREAD NOSING. (CRC R311.7.2)
  - C. RISER HEIGHT SHALL NOT EXCEED 7 3/4 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". (CRC Sec.R311.7.4.1)
  - D. TREAD DEPTH (MEASURED BETWEEN THE NOSING) SHALL BE AT LEAST 10 INCHES. THE LARGEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" (CRC Sec.R311.7.4.2)
  - E. NOSING NOT LESS THAN 0.75" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS IF THE TREAD DEPTH IS LESS THAN 11". THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 INCH. (CRC Sec.R311.7.4.3)
  - F. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4- INCH DIAMETER SPHERE. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OF LESS. (CRC Sec. R311.7.4.3)

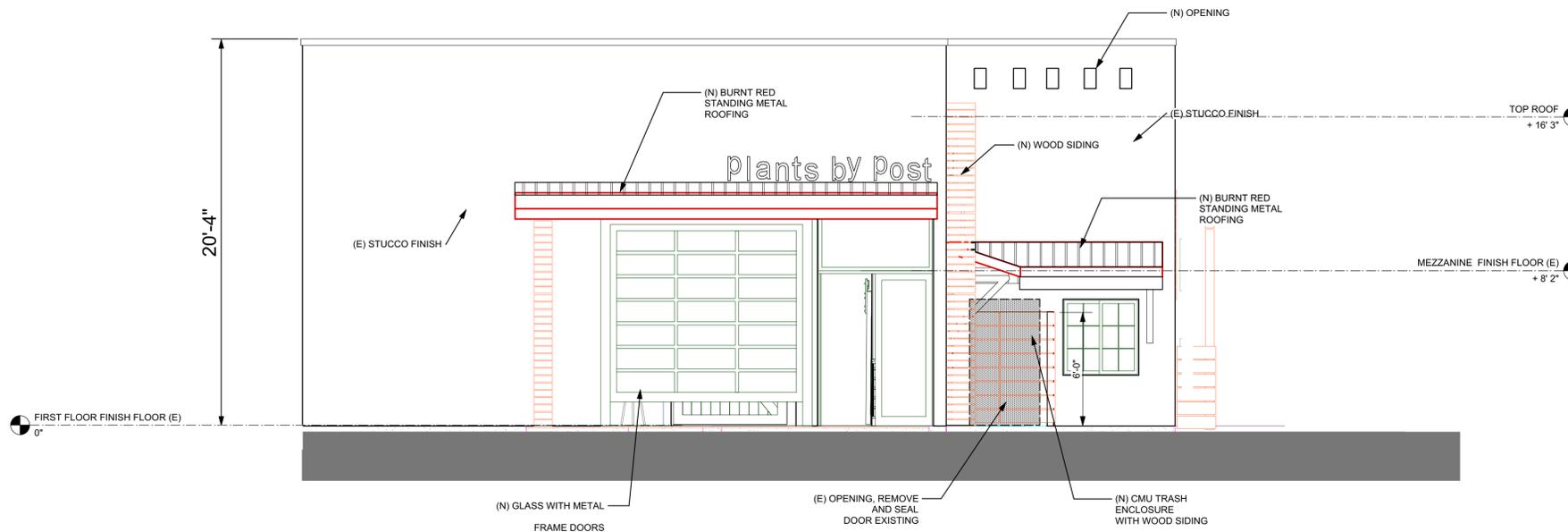
- GRAPHIC KEY:**
- EXISTING WALL TO REMAIN
  - NEW FRAMED EXTERIOR / INTERIOR WALL S.S.D.



Revision	Revision	Revision
<b>PLANTS BY THE POST</b> 146 DILLON AVE. CAMPBELL CA 95008 Proj. # 743970 FLOOR PLAN		
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A 2.1		



**1** ELEVATION AT SAM CAVA  
Scale: 1/4" = 1'-0"



**02** ELEVATION AT DILLON AVE.  
Scale: 1/4" = 1'-0"

Revision	Revision	Revision
<b>PLANTS BY THE POST</b> <b>146 DILLON AVE. CAMPBELL CA 95008</b> Proj. # 743970 PROPOSED EXTERIOR ELEVATIONS		
Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG
		9/6/2018

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