



CITY OF CAMPBELL
Community Development Department

June 7, 2019

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:

File No.: PLN2019-32
Applicant: Michelle Miner
Project Address: 1536 Hack Ave
Property Owner: Clark and Linda Cardoza
Zoning District: R-1-10 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s): San Tomas Area Community Coalition
Project Description: Approx. 1105 sf addition to existing single-story 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 June 7, 2019 and ends on June 17, 2019. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **June 17, 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 \$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 Naz Pouya, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email nazp@cityofcampbell.com.

Project Location Map

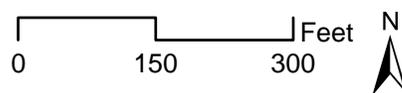


Project Location: 1536 Hack Ave

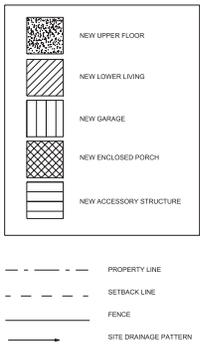
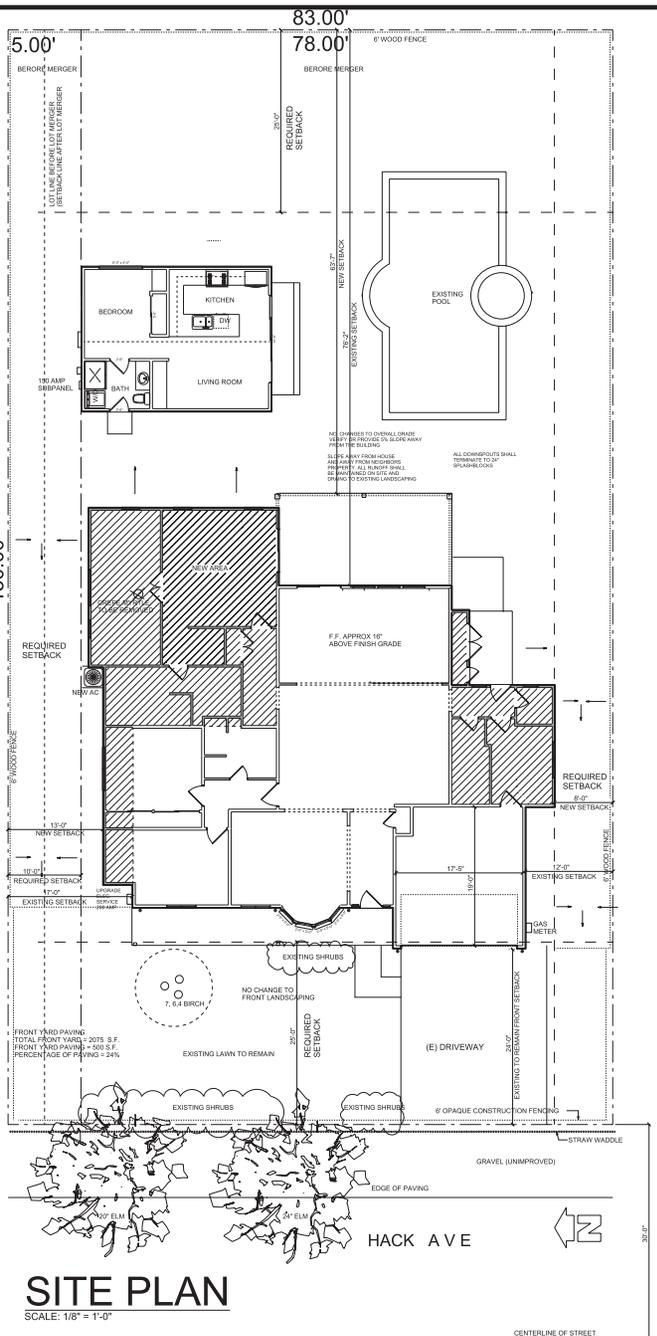
Application Type: Admin. Site and Arch. Review Permit

Planning File No.: PLN2019-32

Description: Approx. 1105 sq.ft. single-story addition to existing single-family residence



Community Development Department
Planning Division



SITE PLAN NOTES

1. SITE GRADING AND PAVING SHALL MAINTAIN SURFACE WATER AWAY FROM BUILDINGS.

2. EXISTING PUBLIC RIGHT OF WAY - ANY CONSTRUCTION WITHIN THE BOUNDARY OF THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF THIS WORK. THE RESPONSIBILITY OF THIS WORK SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF THIS WORK.

3. WATER METER - CONTRACTOR TO COORDINATE WITH UTILITY WITH LOCAL WATER DEPARTMENT. CONTRACTOR TO COORDINATE WITH LOCAL WATER DEPARTMENT FOR METER LOCATION AND METER SIZE. CONTRACTOR TO COORDINATE WITH LOCAL WATER DEPARTMENT FOR METER LOCATION AND METER SIZE.

4. ELECTRICAL METER LOCATION - CONTRACTOR TO COORDINATE WITH LOCAL WATER DEPARTMENT FOR METER LOCATION AND METER SIZE. CONTRACTOR TO COORDINATE WITH LOCAL WATER DEPARTMENT FOR METER LOCATION AND METER SIZE.

5. USER GROUND CONNECTION PER GEC 2004.1 IF APPLICABLE.

6. IN ALL CASES TO PROVIDE PROTECTED AND REQUIRED DRAINAGE TO THE STREET OR TO THE STREET DRAINAGE SYSTEM. CONTRACTOR TO PROVIDE DRAINAGE TO THE STREET OR TO THE STREET DRAINAGE SYSTEM.

7. IN ALL CASES TO PROVIDE PROTECTED AND REQUIRED DRAINAGE TO THE STREET OR TO THE STREET DRAINAGE SYSTEM. CONTRACTOR TO PROVIDE DRAINAGE TO THE STREET OR TO THE STREET DRAINAGE SYSTEM.

8. CLEAR CUT PER LOCAL JURISDICTION STANDARDS DETAIL. IF APPLICABLE.

HOURS OF CONSTRUCTION:
 8 A.M. TO 5 P.M. Monday thru Friday
 8 A.M. TO 4 P.M. Saturday
 No construction, Sundays & Holidays

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

ANALYSIS

ASSESSOR'S PARCEL #	406-24-661
LOT AREA BEFORE MERGER:	10,950 S.F.
LOT AREA AFTER MERGER:	12,450 S.F.
ZONING:	R-1-10
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES.
SLOPE OF LOT:	BUILT IN 1950 FLAT LOT
EXISTING	
EXISTING LIVING:	1,432 S.F.
EXISTING GARAGE:	350 S.F.
EXISTING ACCESSORY DWELLING UNIT:	530 S.F.
TOTAL EXISTING:	2317 S.F.
PROPOSED	
NEW LIVING:	1105 S.F.
TOTAL SQUARE FOOTAGE:	3422 S.F.
M.F.A.	5602 S.F.
PORCHES:	485 S.F.
TOTAL COVERAGE:	3907 S.F.
ALLOWABLE COVERAGE:	4357 S.F.

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS, THE CONTRACTOR SHALL CONTACT THE DESIGNER AND/OR SUPPLIER OF MATERIALS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN AND REQUEST ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERRORS ARE FOUND ON A PLAN, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN AND REQUEST ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERRORS ARE FOUND ON A PLAN, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN AND REQUEST ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERRORS ARE FOUND ON A PLAN, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN AND REQUEST ASSISTANCE AS SOON AS POSSIBLE.

GENERAL NOTES

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MICHELLE MINER DESIGN PRIOR TO COMMENCING.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

SLOPE ALL FINISH GRADES IN 5% 5'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREA & SLOPE GRADE 2% MIN. @ PAVED AREAS.

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE CURBLINE OF ANY ORDINANCE PROTECTED TREES ON SITE.

ADDRESS NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. MIN. 4" HIGH X 1" WIDE PER C.R. 9319.

DUCT OPENING COVERED AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.

VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, COMPLIANT WITH MRL LIMITS FOR ROC AND OTHER COMPOUNDS (TABLE 4.504.1).

PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS (TABLE 4.504.3).

AEROSOLS AND COATINGS COMPLIANT WITH MRL LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS.

VOC COMPLIANCE - CARPET & CARPET SYSTEMS.

80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC EMISSION LIMITS PER CHPS PARTICULATE (MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (TABLE 4.504.5)).

MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE.

BATHROOM EXHAUST FANS TERMINATE OUTSIDE BUILDING AND CONTROLLED BY HUMIDITY CONTROL.

DUCT SYSTEM ARE SIZED AND DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING:
 1. ESTABLISHED HEAT LOSS AND GAIN ACCORDING TO ANSI/ACCA MANUAL J.
 2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA MANUAL D-2005.
 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA MANUAL S-2004.
 HVAC INSTALLERS TRAINED AND CERTIFIED.

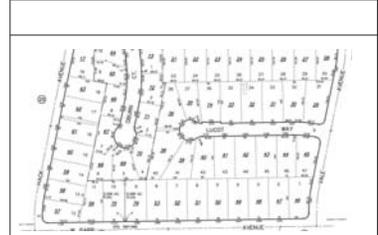
PERSONAE

OWNER LINDA AND CLARK CARDOZA 1536 HACK AVE CAMPBELL CA 95008 408-761-5425 DESIGNER	STRUCTURAL ENGINEER MHA CONSULTING ENGINEERS 1623 WRIGHT AVE SUNNYVALE, CA 94087 (408) 735-1524 TITLE 24 JOSEPH MINER 2388 NICARUS DR. HERNDON NV 89704 (408) 394-6882
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SCOPE OF WORK

- ADD 1,105 SQUARE FOOTAGE TO ADD MASTER BEDROOM
- ADD MASTER BATHROOM
- CREATE COVERED PATIO
- ADD POWDER BATH
- ADD LAUNDRY AND PANTRY
- REMODEL KITCHEN
- REMODEL HALL BATH IN PLACE

APPLICABLE CODE

- ALL CONSTRUCTION SHALL COMPLY WITH:
- 2016 CALIF. FIRE CODE
 - 2016 CALIF. BLDG CODE
 - 2016 CALIF. RESIDENTIAL CODE
 - 2016 CALIF. MECH. CODE
 - 2016 CALIF. PLUMB'G CODE
 - 2016 CALIF. ELEC. CODE
 - 2016 CALIF. ENERGY CODES
 - 2016 CALIF. GREEN BUILDING CODES
 - ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

VICINITY MAP



SPECIAL NOTES

CONTRACTOR AND ALL SUBS - BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING.

REVISIONS

REV #	DATE	BY

DESIGNER'S SIGNATURE

SEE PLAN FOR ALL REVISIONS AND NOTES. ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. REVISIONS FOR THE PROJECT PLANS SHALL NOT BE USED UNLESS IN WRITING FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF MICHELLE MINER DESIGN.

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FIRE DEPARTMENT SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org



REVISION DATE 19 0620
BY BLD2017-01300

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2016 edition, as adopted by the City of Campbell Municipal Code (CMC) and California Code of Regulations (CCR).

The scope of this project includes the following:

Proposed 1,105 SF addition to existing 1,805 SF one-story single-family residence.

Plans Status:

Plans are APPROVED as submitted.

Plan Review Comments:

- 1. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations...
2. The fire department has no comments or conditions. The plans are approved as submitted.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid.

Table with columns: CIL, PLAN, SPECIES, NEW, AREA, OCCUPANCY, CIRC, FIRE, Department, Michelle Miner, DATE, 03/12/2019, PAGE, 1 of 1

Organized as the Santa Clara County Central Fire Protection District
Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga

CITY OF CAMPBELL

BUILDING INSPECTION DIVISION - COMMENTS TO THE DEVELOPMENT REVIEW COMMITTEE

DRC: February 21, 2019

ADDRESS: 1536 Hack Ave. Project Application: PLN2019-00032

RECOMMENDATION:

Note: No building code issue has been reviewed at Development Review Committee; it will be reviewed in the Building Permit process. Please be aware that building codes are changing constantly; plans submitted for building permit shall comply with the code in effect at that time.

It is recommended that this item be forwarded to the Planning Commission for review, with the following conditions.

TO THE SATISFACTION OF THE BUILDING DIVISION MANAGER/BUILDING OFFICIAL:

- 1. PERMITS REQUIRED: A building permit application shall be required for the proposed complete remodeling and addition to the existing structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.
2. PROJECT DESCRIPTION: This project is proposed as a "remodel and addition to an existing dwelling". The scope of work proposed under this project more closely reflects the construction of a new single-family dwelling.
3. PLAN PREPARATION: Portions of this project require plans prepared under the direction and oversight of a California licensed Engineer or Architect.
4. CONSTRUCTION PLANS: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
5. SIZE OF PLANS: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

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MEMORANDUM CITY OF CAMPBELL

TO: Naz Pouya, Project Planner DATE: 03/01/2019
FROM: Roger Storz, Senior Civil Engineer (408) 866-2190
SUBJECT: DRC APPLICATION

Site Address: 1536 Hack Avenue
For File Not: PLN2019-32
Project Description: 1105 SF addition to existing single family home.
Applicant: Michelle Miner

COMMENTS
The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.04(d). However, per the San Tomas Area Neighborhood Plan, Hack Avenue has been designated to remain unimproved and as such the applicant will not be required to construct new curb, gutter or sidewalk.

PUBLIC WORKS DEPARTMENT CONDITIONS OF APPROVAL

- 1. Single-Lot Legal Parcel: The site plan incorporates a five (5) foot wide strip of land that the applicant has acquired through a Court Judgment. In reading said judgment it appears that the applicant now has legal ownership of said five foot parcel, however it appears to be a legally separate parcel.
a. Lot Merger: Prior to issuance of any building permits for the site, the applicant shall fully complete the lot line adjustment process for lot merger.
2. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at \$2,120.00 per net acre, which is \$605.00.
3. The following conditions only apply if the applicant has a need to install / upgrade utility services (water, sewer, gas, etc.) in the street:
a. Utility Encroachment Permit: Separate permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.).

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1536 Hack Avenue (PLN2019-32)

- b. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities.
c. Pavement Restoration: The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium.

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- should also consult with P.G. & E. concerning utility easements, distribution pole locations and required conductor clearances.
13. INTENT TO OCCUPY DURING CONSTRUCTION: Owners shall declare their intent to occupy the dwelling during construction.
14. CONSTRUCTION FENCING: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction.
15. BUILD IT GREEN: Applicant shall complete and submit a "Build It Green" inventory of the proposed new single family project prior to issuance of building permit.
16. STORM WATER REQUIREMENTS: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel.
17. This project shall comply with the mandatory requirements for Residential Structures, Chapter 4 of the California Green Building Code 2016 ed.
18. This Structure, if classified as a new Single Family Dwelling under Chapter 18.32 of the Campbell Municipal Code, shall be equipped with residential fire sprinklers compliant with Section R313 of the California Residential Code 2016 ed.

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REVISIONS

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Michelle Miner

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PAGE: 2/14
CONDITIONS OF APPROVAL

ATTIC VENTILATION CALC'S:

1105 S.F. / 150 = 7.4 S.F.
 BALANCE 50% INTAKE, 50% EXHAUST = 3.7 S.F.
 3.7 S.F. (144) = $\frac{144}{39.2}$ S.I. TAKE AND 532 S.I. EXHAUST

INTAKE DRILLED EAVE VENTS
 33 L.F. / 1.33 = 24 BLKS
 24 BLKS (3) = 72 HOLES

72 (3-142) / 1.563 = $\frac{72 \times 3}{1.563}$ S.I.

EXHAUST VENTS
 35 LINEAR FEET OF RIDGE
 35 LINEAR FEET (18) S.I. PER FOOT = 630 S.I.

MAKE UP ADDITIONAL REQUIRED VENTING WITH
 ROOF VENTS AND GABLE END VENTS

* DRILL ALL 2X BLOCKING W/ (3) 2" DIA. HOLES
 & 2" CONT. SCREENED VENTS

50% OF THE REQUIRED VENTILATING AREA WILL BE PROVIDED
 BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE
 SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR
 CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION
 PROVIDED BY EAVE OR CORNICE VENTS.

FOUNDATION VENTILATION CALC'S:

1,493.8 S.F. / 100 = 15 VENTS SPACED EQ.
 FOR CROSS VENTILATION, USE 6" X 14" SCREENED
 FND VENTS OR APPROVED EQ.

REPLACE ANY VENTS THAT ARE COVERED
 BY NEW CONSTRUCTION

LEGEND



*** NOTE TO CONTRACTOR ***

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A) DOOR SHALL HAVE A MINIMUM CLEAR HEIGHT OF 78 INCHES MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
 B) DOOR SHALL BE FULLY OPERABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
 C) A SLOPE AT THE EXTERIOR LANDING SHALL NOT EXCEED 2% (2:100) R.I.P.
 D) LANDING AT THE EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. LANDING SHALL NOT BE MORE THAN 7.75 INCHES LOWER THAN THE TOP OF THE THRESHOLD WHERE DOOR DOES NOT SWING OVER THE LANDING. CRC R131.1.3

REVISIONS

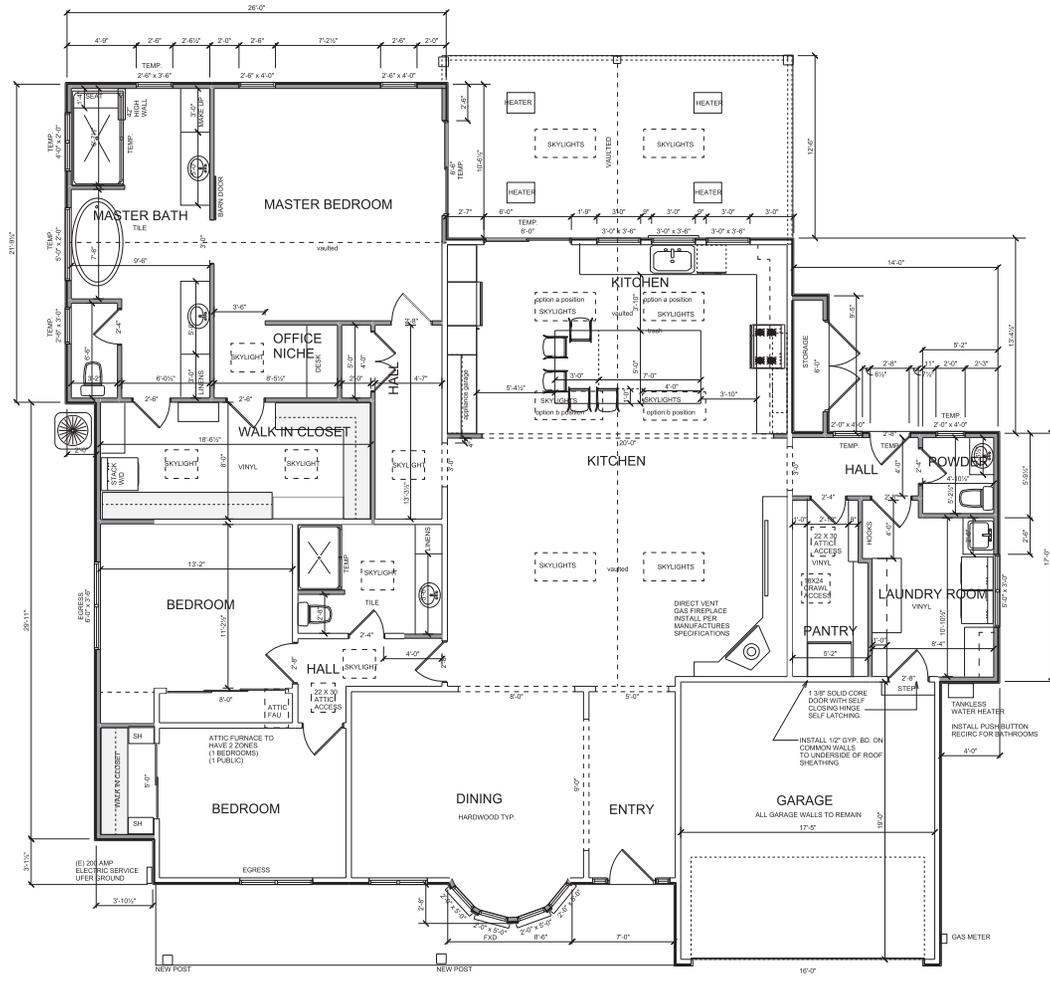
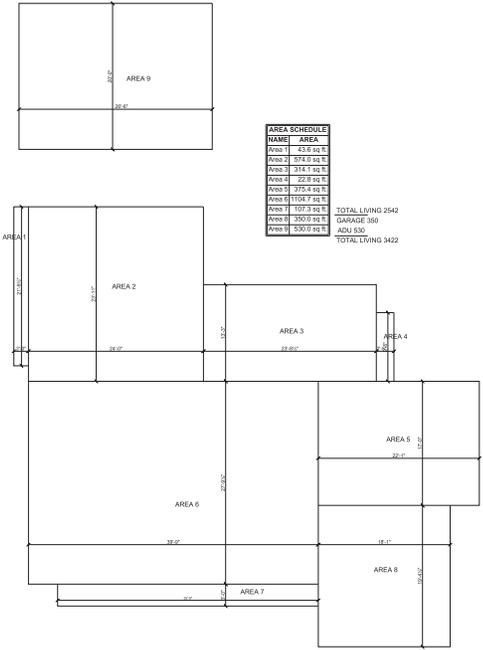
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DESIGNER'S SIGNATURE

Michelle Miner

SEE PLAN FOR ALL 2X BLOCKING AND 2X VENTS. ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. VENTILATORS FOR THE PRODUCT PLANS SHALL NOT BE USED UNLESS IN WRIT FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MICHELLE MINER DESIGN.

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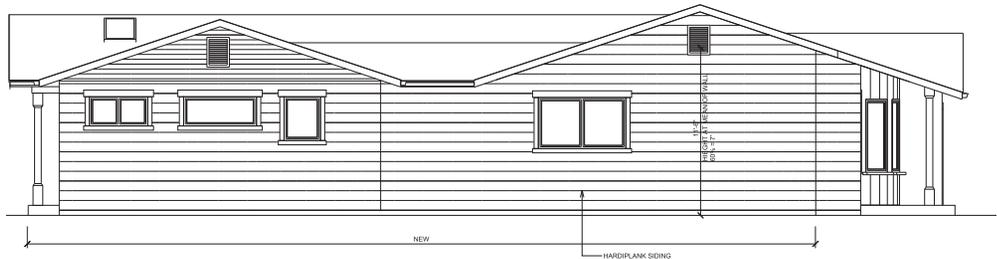
NEW FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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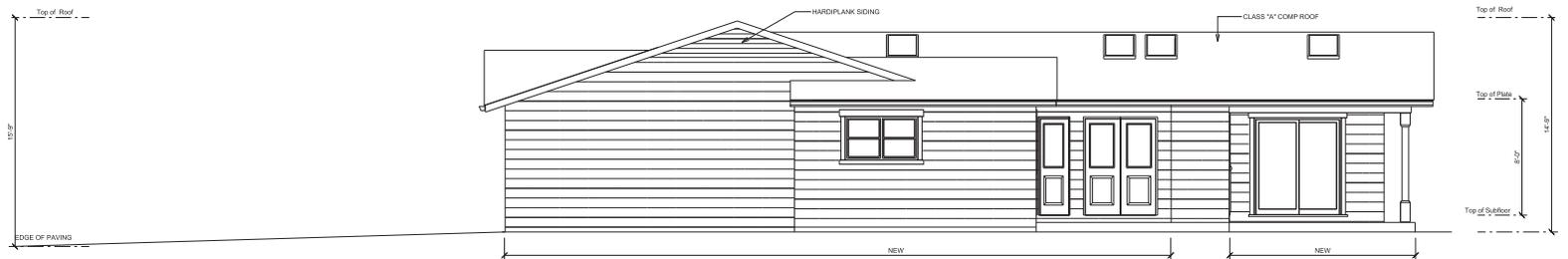
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 NEW FLOOR PLAN



1/4" LEFT ELEVATION



1/4" FRONT ELEVATION



1/4" RIGHT ELEVATION



1/4" REAR ELEVATION

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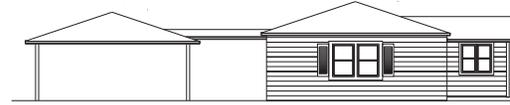
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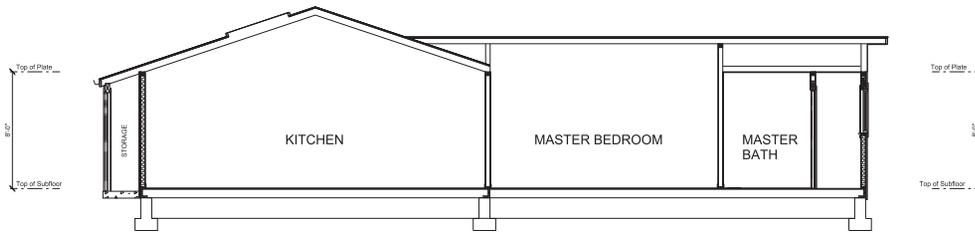
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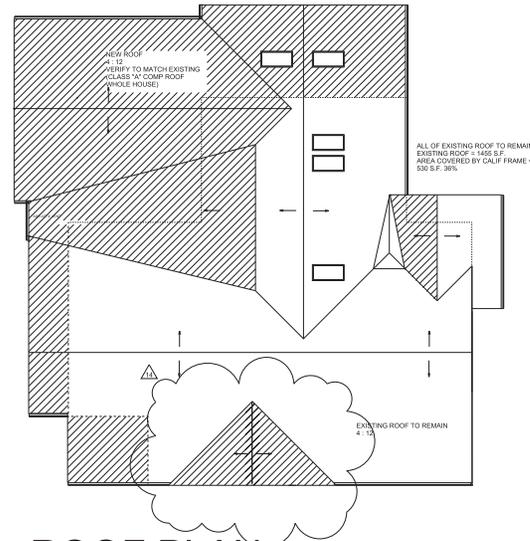
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STREETSCAPE

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



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



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

REVISIONS

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Michelle Miner

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