



CITY OF CAMPBELL
Community Development Department

March 13, 2020

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **March 24, 2020**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Antje Paiz for a Site and Architectural Review Permit (PLN2019-215) to allow the construction of an approximately 3,800 square-foot one-story single-family residence and an increase to the allowable fence height, on property located at **596 Emory Avenue**. Staff is recommending that this item be deemed Categorical Exempt under CEQA

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

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

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

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or ClerksOffice@campbellca.gov at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **596 Emory Avenue**



Project Information	
Owner	Praniti Lakhwara Sean O'Brien 596 Emony Ave Campbell, CA 95008
Telephone	praniti@gmail.com sobrien05@gmail.com
A P N	4 0 4 - 2 7 - 0 1 1
Lot size	13,364 sq ft (31 acres)
Year Built	1951
Zoning	R1-10 (San Tomas Plan)
Occupancy	R-3
Constr. type	5B
Sprinklers	none
Historic Resource	No
Height & Bulk	28'-0" or 2.5 stories
Open space	5,000 sq ft min 750 sq. ft./unit
Max. lot coverage	35% or 4,677 sq ft sq ft
Existing conditions	
garage (uncond.)	308 sq ft
garage living space	411 sq ft
main building living (unit 1)	2,011 sq ft
main building living (unit 2)	884 sq ft
existing total living space	3,306 sq ft
existing total building area	3,614 sq ft
covered porch	120 sq ft
covered carport	368 sq ft
lot coverage	4,102 sq ft 30.7% (35% max)
Proposed conditions	
garage (uncond.)	514 sq ft
main building living (unit 1)	3,310 sq ft
ADU (unit 2)	585 sq ft
pool equip. (uncond)	70 sq ft
proposed total living space	3,565 sq ft
proposed total building area	4,479 sq ft
covered porch & patios	198 sq ft
lot coverage**	4,673 sq ft 35.0%
building area	4,479 sq ft 33.5%
paved area***	3,697 sq ft 27.7%
landscape area	5,187 sq ft 38.8%
*overhang: <2' <2' not counted towards lot coverage	
**see A0.3 for area diagrams	
***see A1.1 for front yard area calc	
Project description	
1. New single family residence using portions of existing structure	
2. Conversion of existing detached garage (finished without permit) to ADU & pool equipment room	
3. New pool and landscaping	
4. Expansion of existing solar capacity for pool and house heating	

General notes	
1.	PROPERTY OF RAUMFABRIK: These drawings, specifications and schedules were prepared by Raumfabrik Architecture + Interiors Inc. for a residence at 596 Emony Ave, Campbell, CA 95008 and are the property of Raumfabrik Architecture + Interiors Inc., 2530 10th St., #7, Berkeley, CA 94710. Use of these drawings, specifications and schedules in part or in whole at any other location and/or without the written permission of the Architect is unlawful. The Architect assumes no responsibility for the unauthorized use of these drawings, specifications and schedules.
2.	INTENT: The intent of these drawings, specifications and schedules is to show architectural design decisions to date. Some details and specifications may not be included, as some design decisions may still be in progress.
3.	GOOGLE DRIVE: Specifications and schedules included in the drawings are for Bidding and Negotiation purposes only. Subsequent versions of the specifications and schedules for construction will be uploaded to Google Drive and shared with the Contractor and Owner, and will be updated periodically during construction. The Contractor is to refer to these documents online during construction, and make them available to all sub-contractors and the foreman as required. Printed copies may be provided by the Architect upon request.
4.	UP TO DATE PLANS: The Contractor must keep a copy of the latest version of the drawings on site at all times. The Architect will periodically provide the Contractor with up to date printed sets as required.
5.	CODES: All work shall comply with local City of Campbell codes, California State codes, Amendments, Rules, Regulations, Ordinances, Laws, Orders, Approvals etc that are required by Governing Authorities. In the event of conflict, the most stringent requirements shall apply. Requirements include, but are not limited to the following: 2019 versions of the California Building Code, California Residential Code (if applicable), California Green Building Standards Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Administrative Code, California Energy Code
6.	DIMENSIONS: All dimensions are face of finish dimensions unless noted otherwise.
7.	FIELD VERIFICATION: All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the Architect's attention before proceeding with the affected part of the work.
8.	SCALING: Do not scale drawings.
9.	FIRE SPRINKLERS REQUIRED: An automatic residential fire sprinkler system shall be installed in one and two family dwellings as follows: 1) In all new one and two-family dwellings and in existing one and two family dwellings when additions increase the building area to more than 3,600 sq. ft. NOTE: The owner(s) and any contractor(s) are responsible for consulting with the water purveyor or record to determine if any modification or upgrade of the existing water service is required. A State of CA licensed (C-16) Fire Protection Contractor shall submit plans, calculations, and completed permit application and appropriate fees to this department for review and approval prior to beginning work. CRC §313.2 is adopted and amended by the CBAMC. SPRINKLERS ARE REQUIRED FOR BOTH THE PRIVATE RESIDENCE AND ADU.
10.	WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors/subs to contact the water purveyor supplying the site of such project, and to comply with their requirements. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply. Final approval of the system not granted until compliance of the water purveyor of record are documented as being met. 2010 CFC §903.3.5 & Health and Safety Code § 13114.7.
11.	CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with the applicable provisions of CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submissions, as appropriate to the project.
12.	ADDRESS ID: (N) and (E) buildings shall have approved address numbers placed in a position that is plainly legible and visible from the 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" high with a min. stroke of .5". CFC §505.1.

Sheet Index	
A0.0	project info, general notes, perspectives
A0.1	stormwater BMPs
A0.2	floor area diagrams
A1.0	(E) site plan
A1.1	(N) site plan, streetscape elevation
A2.0	(E) 1st floor plan, demo calculations
A2.1	(E) roof plan
A2.2	(E) ADU plans & elevations
A2.3	(N) 1st floor plan
A2.4	(N) attic plan
A2.5	(N) roof plan
A2.6	(N) North & East elevations
A3.0	(E) + (N) South & West elevations
A4.0	sections
A7.0	schedules
L1.0	landscape plan

Material + symbols legend	
	concrete
	batt insulation
	plywood
	soil
	exterior door/window tag
	interior door tag
	fire rated assembly tag
	drawing note tag
	sheet note tag



- 'cool' asphalt shingle
shasta white
- alum. clad windows
'black'
- stucco
'light grey'
- fencing/rainscreen
'aged cedar'
- concrete

1 proposed street perspective

Abbreviations	
adj.	adjustable or adjacent
AFF	above finish floor
alt.	alternate
APN	assessor parcel number
blgd	building
blkq	blocking
bot.	bottom
cab.	cabinet
ch	ceiling height
clg	ceiling
CONJ	concrete masonry unit
conc.	concrete
constr.	construction
cont.	continuous
D	dryer
dbl	double
dept.	department
DF	douglas fir
dia.	diameter
dim.	dimension
dn	down
DS	downspout
DW	dishwasher
dwg	drawing
E	East
ea.	each
elev.	elevation
elec.	electrical
eq	equip
equip.	equipment
(E)	existing
ext.	exterior
EW	each way
FAR	floor area ratio
FF	finish floor
fr	frigate
FJ	finger joint
f.	flooring
f.	fluorescent
FSF	face of finish
FoS	face of stud
f	feet or foot
fg	footing
fum	furnace
glu	glued
glulam	glued laminated
GWB	gypsum wall board
H&B	hose bib
HN	head height
hor.	horizontal
hw	hardwood
in. or "	inch
int.	interior
inv.	inventory
to	to
max.	maximum
med. cab.	medicine cabinet
MDF	medium density fiberboard
mech.	mechanical
manuf.	manufacturer
micro.	microwave
min.	minimum
misc.	miscellaneous
mtl	metal
N	North
(N)	new
INC	not in contract
#	number
OC	on center
over	over
perfl.	perforated
PL	properly line
ply.	plywood
prefab.	prefabricated
PT	pressure treated
R	refrigerator or freezer
(R)	replaced or remodeled
rebar	reinforcing bar
ref.	reference
req.	required
rm.	room
RO	rough opening
row	right of way
row	roadway
S	South
S4S	surfaced 4 sides
SH	sh height
sim.	similar
specs	specifications
sq.	square
s.d	see structural drawings
stnss	stainless steel
std	standard
st	steel
stor.	storage
struct.	structural
surf.	surface
T	thead
T&B	top & bottom
T&G	top & groove
T&H	to be determined
thru	through
T&C	top of curb
tw	top of wall
typ.	typical
u.s.m.	unless otherwise noted
vert.	vertical
v.f.f.	verify in field
W	washing machine, width, or West
w/	with
w/o	without
w	wood
WH	water heater
WP	waterproof

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Lakhwara - O'Brien Residence

596 Emony Ave, Campbell, CA 95008
A P N : 4 0 4 - 2 7 - 0 1 1

DATE: R1 12/17/19
DATE: R2 01/10/20

BY: CF, AP
FOR: planning

PROJECT INFO
general notes
photographs

A0.0

DATE: lakhwara
DATE: 02/18/20



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R1 12/17/19

R2 01/10/20

CF, AP

planning

stormwater BMPs

A0.1

lakhwara
02/18/20

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Never clean brushes or rims paint containers into a street, gutter, storm drain, or stream.

For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residues as hazardous waste.

For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residues as hazardous waste.

WHAT CAN YOU DO?

- Recycle leftover paints whenever possible.
- Recycle excess waterbased paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.

- Chips and dust from marine paints or paints containing lead or fibreglass are hazardous wastes. Dry sweep and dispose of appropriately.

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.

- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (map or vacuum) building cleaning water and dispose to the sanitary sewer.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean residues in an area where paint residue can flow to a gutter, street, or storm drain.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

- Maintain all vehicles and heavy equipment. Refresh frequently for performance.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

LANDSCAPING/GARDEN MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

LANDSCAPING/GARDEN MAINTENANCE AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algicides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down slope to capture runoff carrying mortar or cement before it reaches the storm drain.

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated washout areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

GENERAL BUSINESS PRACTICES

- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoes, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test pooled groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations losses large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE: MATERIALS/WASTE/HANDLING

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bays/lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment.

construction debris, landscaping runoff containing pesticides or weed killers, and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 527-6710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195

Santa Clara Valley Water District (408) 937-0710

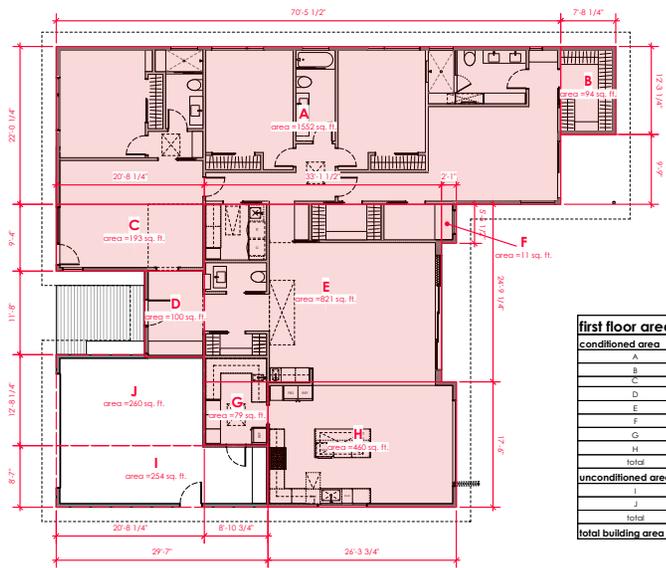
San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant (408) 730-7270

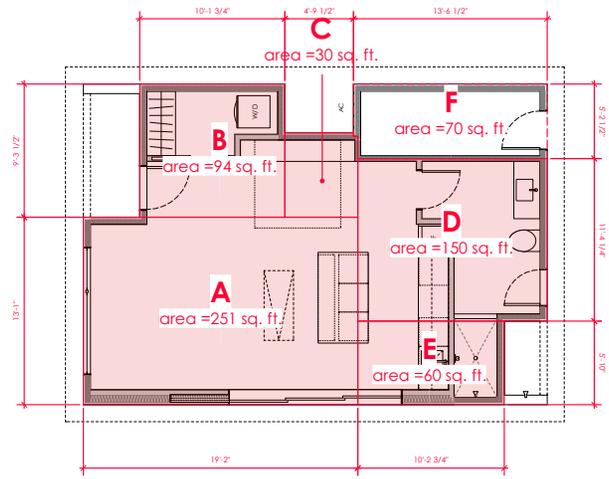
Palo Alto Regional Water Quality Control Plant (415) 238-2596
Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

STORM DRAIN POLLUTION FROM ROADWORK

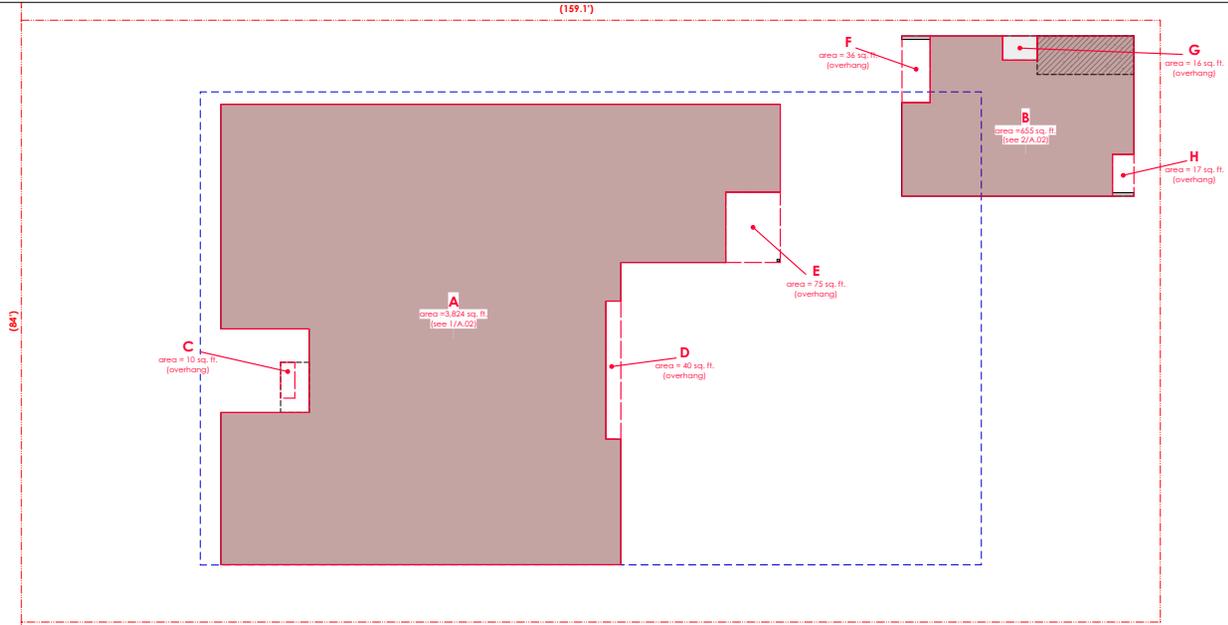
Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.



first floor area calc.	
conditioned area	
A	1,552 sq ft
B	94 sq ft
C	193 sq ft
D	100 sq ft
E	821 sq ft
F	11 sq ft
G	79 sq ft
H	462 sq ft
I	3,310 sq ft
unconditioned area	
I	254 sq ft
J	240 sq ft
	514 sq ft
total building area	3,824 sq ft

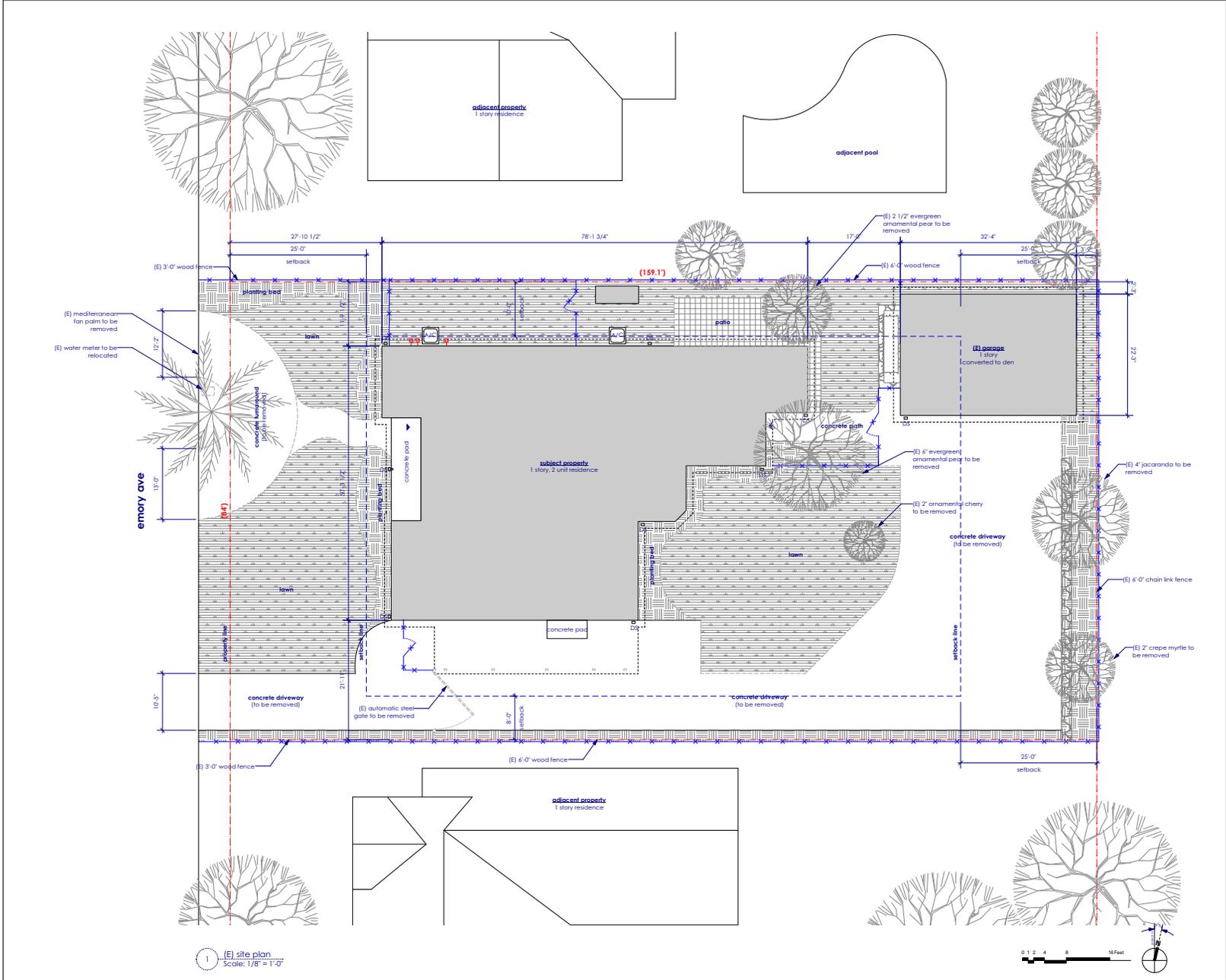


ADU area calc.	
conditioned area	
A	251 sq ft
B	94 sq ft
C	30 sq ft
D	150 sq ft
E	60 sq ft
total	585 sq ft
unconditioned area	
F	70 sq ft
total building area	655 sq ft



Site plan/lot coverage calc.	
building area	
A	3,824 sq ft
B	655 sq ft
total	4,479 sq ft
roof overhangs*	
C	10 sq ft
D	40 sq ft
E	75 sq ft
F	36 sq ft
G	16 sq ft
H	17 sq ft
total	194 sq ft
total lot coverage	4,673 sq ft
*excludes overhangs >2'-0"	





1 - [E] site plan
Scale: 1/8" = 1'-0"



- Site plan symbols**
- property line
 - setback line
 - fence
 - building limit line
 - contour line
 - sewer line
 - gas line
 - hard drain tile o/ perforated pipe, holes down
 - perforated pipe, holes down
 - hose bibb
 - downspout

- Site plan notes**
1. Site Plan information is based on assessor's parcel data obtained from Santa Clara County Assessor, site observation and measurement, and aerial imagery.
 2. Provide positive ground slope away from all foundations, min. 2% for a distance of 4'-0".
 3. See A1.1 for Impervious Surfaces calculation.
 4. All existing trees and shrubs on site to be removed and replaced.
 5. [E] concrete patio to be broken up and removed for recycling, where possible. Follow all municipal guidelines for construction waste management.

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Lakhwara - O'Brien Residence
59% Emory Ave., Campbell, CA 95008
A.P.N.: 404 - 27 - 011

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REVISION	R1 12/17/19
	R2 01/10/20
DESIGNED BY	CF, AP
DATE	planning
DATE	[E] site plan

A1.0

lakhwara
02/18/20

exit access travel distance	
occupant load	
(10) sq. ft./2000	0
total travel distance :	0'
allowable travel distance	
w/o sprinklers :	75'0" ok

Wall symbols

	(E) wall to be removed
	(E) wall to remain
	(N) 2x wall
	(N) 2x wall - insulated

Raumfabrik
architecture + interiors

2530 10th St. #7
Berkeley, CA 94710
(510) 225-4075
info@raumfabrik.us
www.raumfabrik.us



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revision:
R1 12/17/19
R2 01/10/20

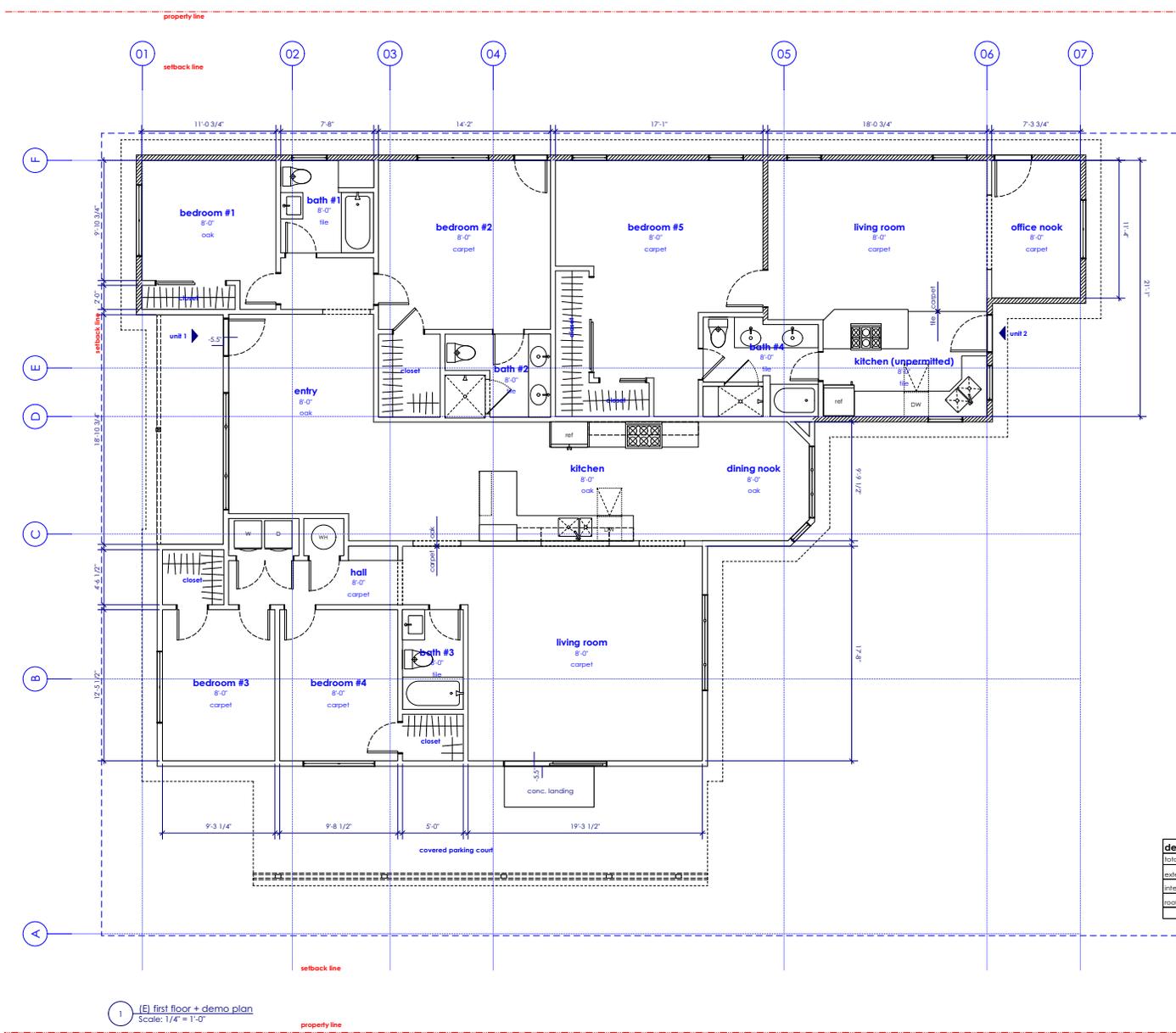
drawn by:
CF, AP

in charge:
planning

sheet content:
(E) 1st floor plan

sheet no.:
A2.0

project no.:
lakhwara
date:
02/18/20

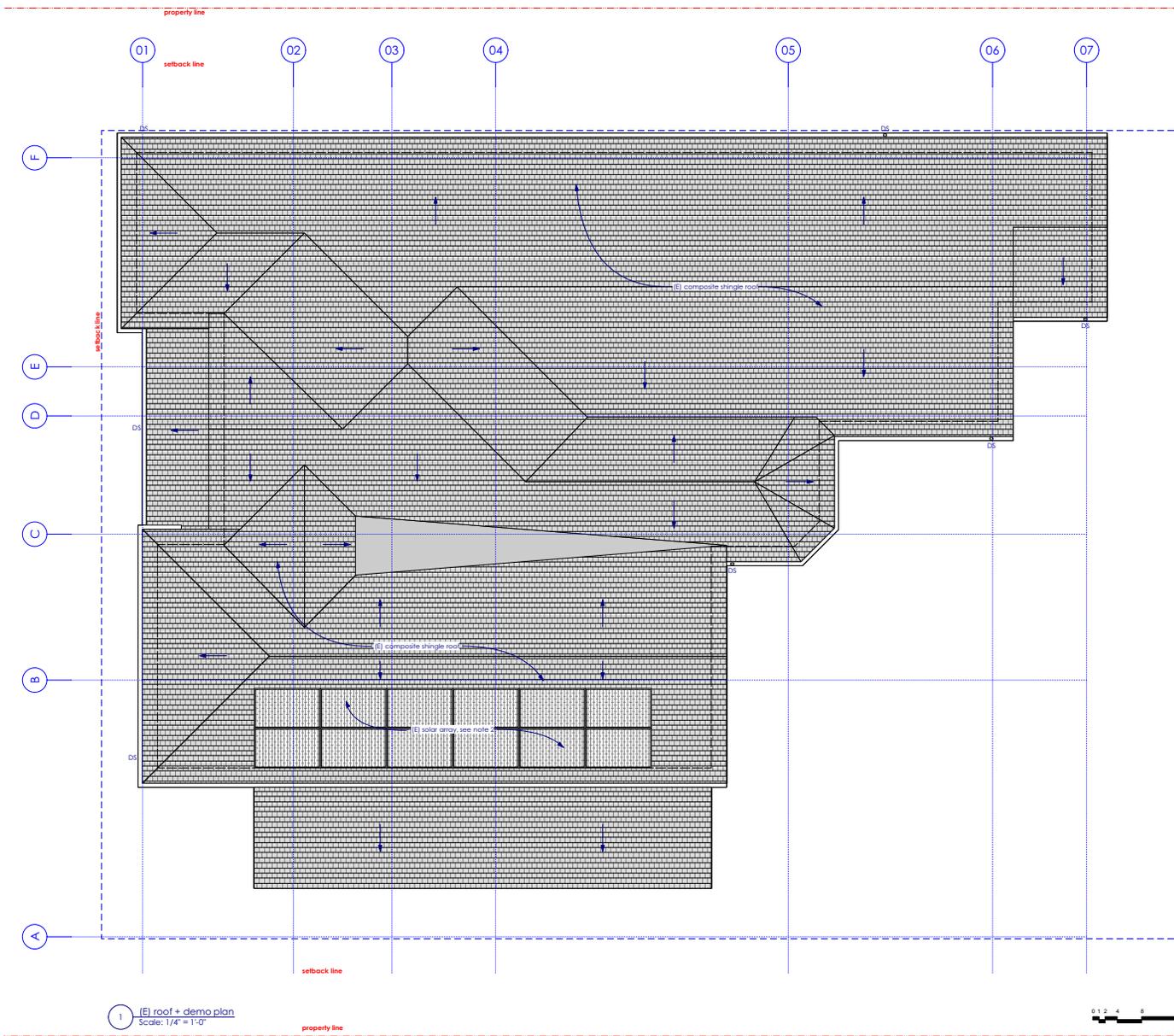


1 (E) 1st floor + demo plan
Scale: 1/4" = 1'-0"

demo calculation

	total area	area to remain	% to remain	% demo
exterior walls	264.5 sq ft	134.25 sq ft	50.4%	49.6%
interior walls	353.5 sq ft	17.0 sq ft	4.8%	95.2%
roof	3,639.0 sq ft	0.0 sq ft	0.0%	100%





1 (E) roof + demo plan
Scale: 1/4" = 1'-0"

Roof plan notes

1. Entire roof to be demolished. See A2.0 for Demolition Calculations.
2. (E) solar array to be removed, protected, and stored for re-use.

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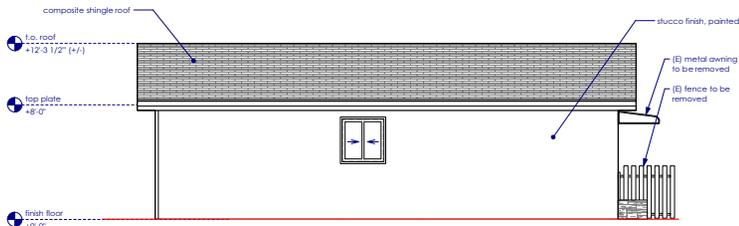
drawn by:
CF, AP

discipline:
planning

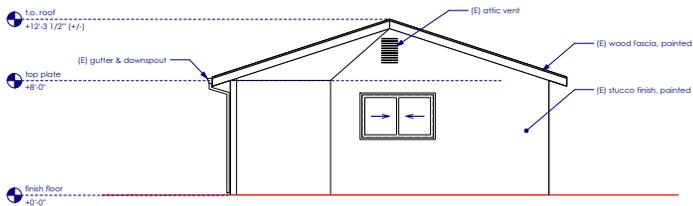
sheet content:
(E) roof plan

sheet no.
A2.1

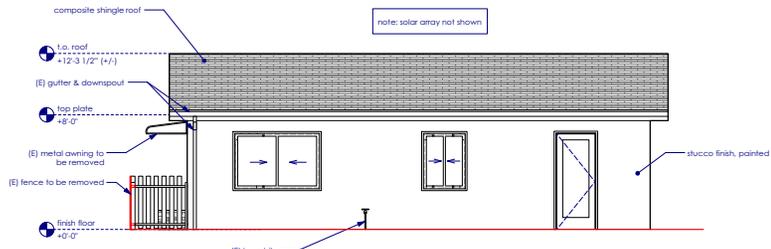
project no.
lakhwara
date
02/18/20



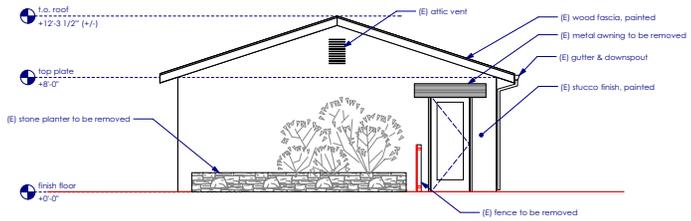
6 (E) garage north elevation
Scale: 1/4" = 1'-0"



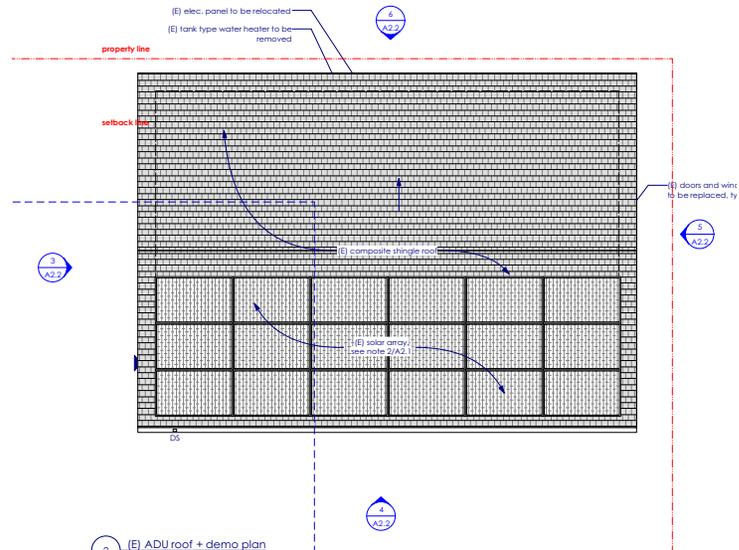
5 (E) garage east elevation
Scale: 1/4" = 1'-0"



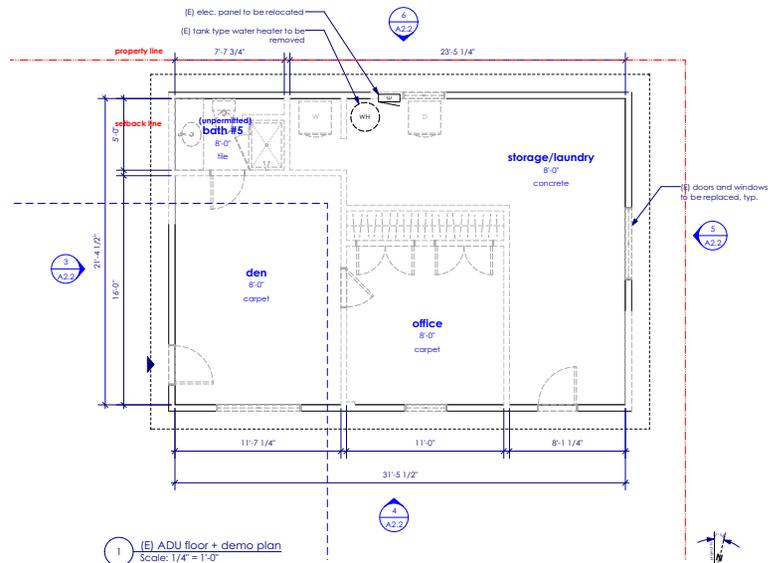
4 (E) garage south elevation
Scale: 1/4" = 1'-0"



3 (E) garage west elevation
Scale: 1/4" = 1'-0"



2 (E) ADU roof + demo plan
Scale: 1/4" = 1'-0"



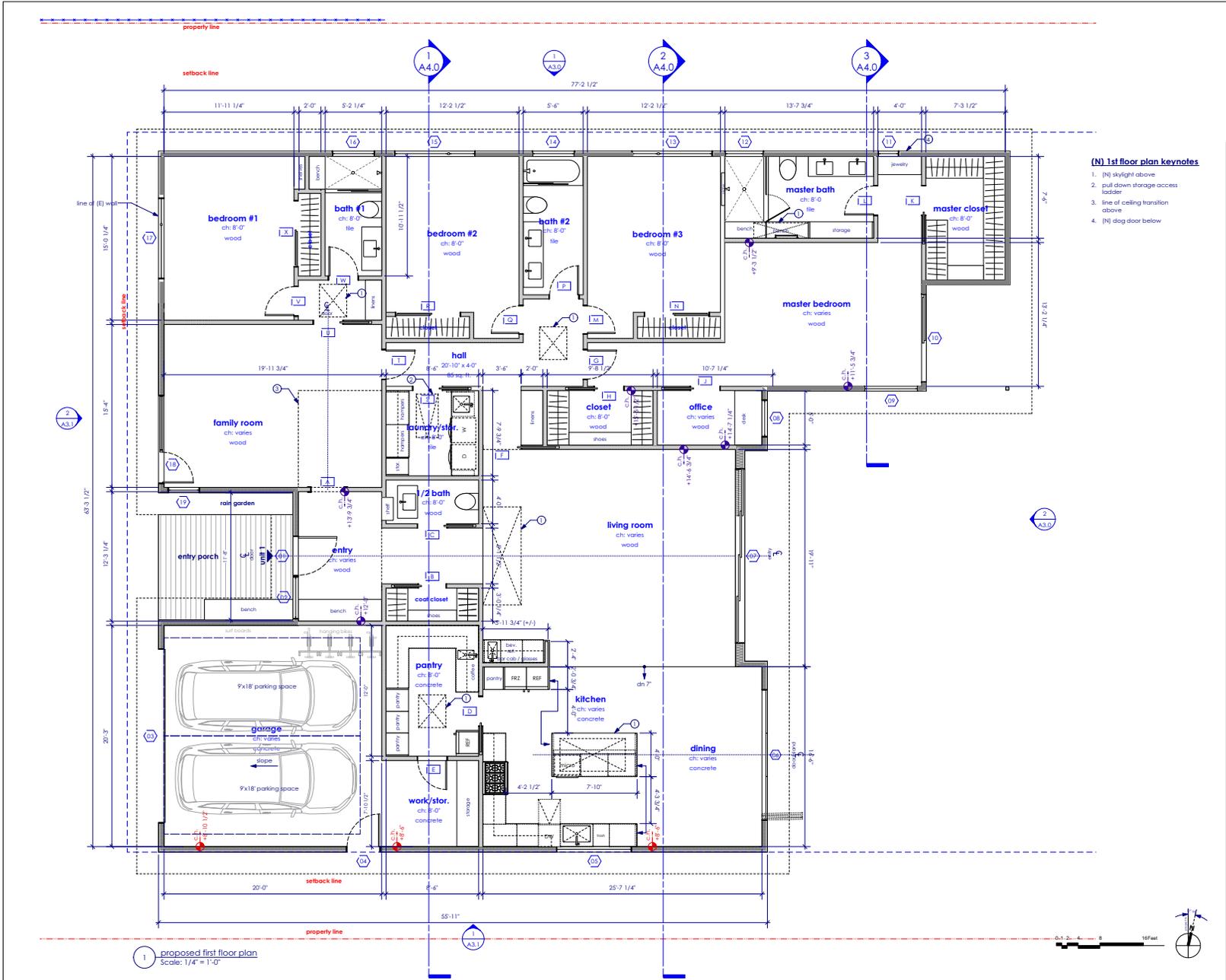
1 (E) ADU floor + demo plan
Scale: 1/4" = 1'-0"



Wall symbols

- (E) wall to remain, size varies
- (E) wall to be removed
- (N) 2x wall
- (N) 2x wall - insulated





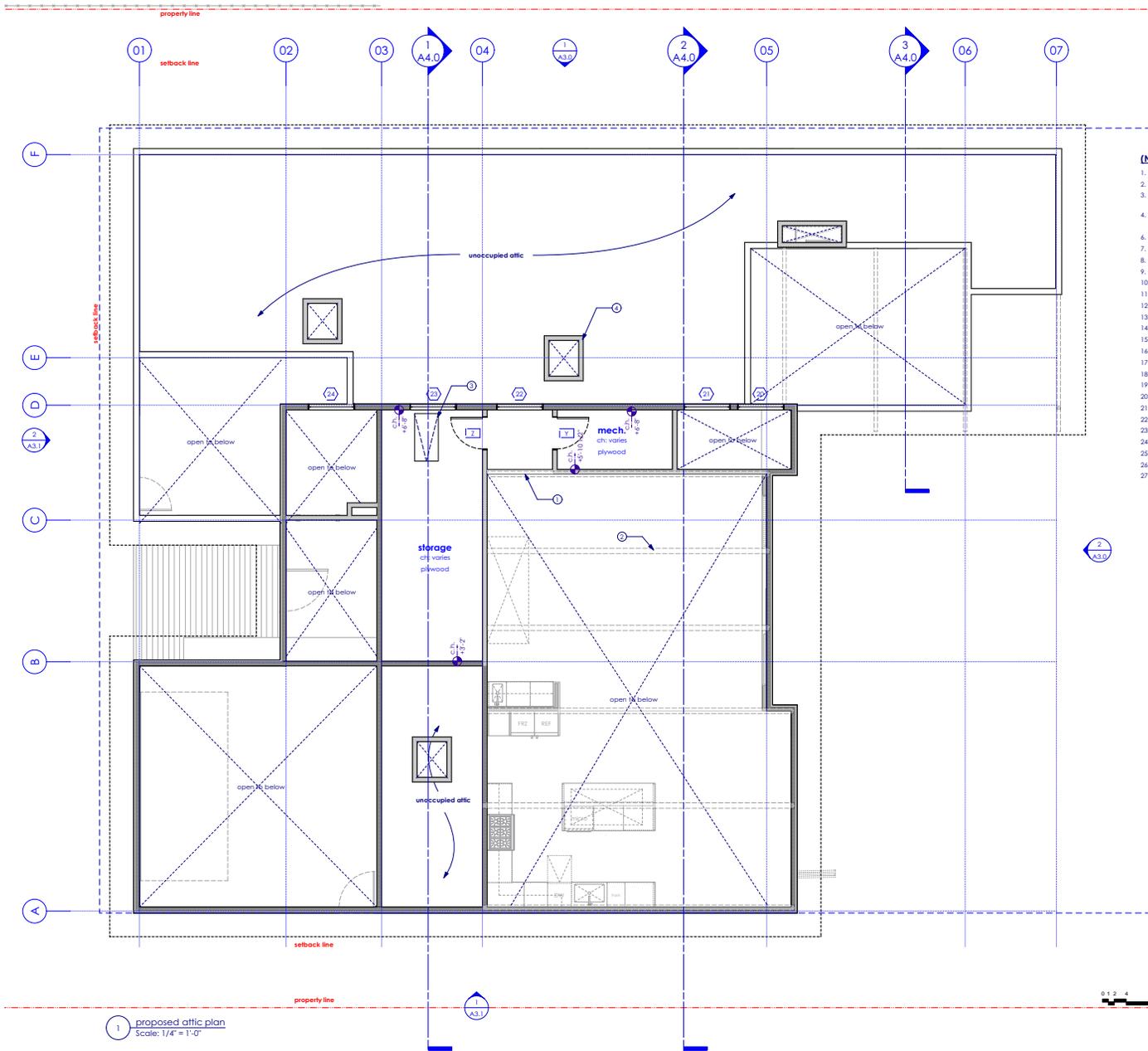
1 proposed first floor plan
Scale: 1/4" = 1'-0"

- Wall symbols**
- (E) wall to remain, size varies
 - (E) wall to be removed
 - (N) 2x wall
 - (N) 2x wall - insulated

- Sheet notes**
- A All (N) or open (E) 2x4 exterior walls or walls between conditioned and unconditioned space to have min R-13 insulation value. See Specs.
 - B All (N) or open (E) 2x6 exterior walls or walls between conditioned and unconditioned areas to have min. R-19 insulating value. See Specs.
 - C Interior walls to be insulated, as indicated on the plans. See Specs.
 - D Contractor to provide solid blocking as req. for wall mounted cabinets & fixtures.
 - E Maintain minimum 18" clearance to ground. Cover the ground with 6 mil plastic vapor barrier, lap and glue seams.
 - F Provide adequate crawlspace cross ventilation, per CBC 1203.4. Net ventilation area to be equal to 1 sf per 150 sf of crawlspace area. That area may be reduced to 1/1500 of the underfloor area where a Class I vapor retarder is provided.
 - G Provide minimum 200 sq. in. garage ventilation for spaces up to 1,000 sf, per SIBC 406.3.3
 - H Provide a 1 HR rated fire separation between the garage and living space. See Fire Rated Assemblies on A4.0. The garage door shall be either a solid wood door or a 20 minute fire rated door, self-closing, self-latching. See schedule.
 - I Provide one layer of 5/8" Type-x.g.w.b. on any exposed stair undergarage.
 - J (N) +42" guardrail, per CBC 101.5 and CBC 831.2, where applicable. See detail X/A4.X
 - K (N) handrail, per CBC 101.4 and CBC 831.1, where applicable. See detail X/A4.X
 - L Shower controls must be located such that they are reachable from outside of the shower.
 - M Shower/tub enclosures shall use tempered glass, and swing outward to maintain a 22" unobstructed opening width. [CPC §408.3]
 - N Shower stall to have a minimum finished interior of 1,024 sq. in. and shall be capable of encompassing a 30" Ø circle. The minimum required area and dimensions shall be measured at a height equal to the top of threshold, no less than 70" above the drain outlet. [CPC §408.3]
 - O Provide a minimum of 15" clearance from centerline of toilet to any wall or obstruction. Provide a minimum of 24" in front of toilet. [CPC §402.5]

- (N) 1st floor plan keynotes**
1. (N) skylight above
 2. pull down storage access loader
 3. line of ceiling transition above
 4. (N) dog door below





(N) attic plan keynotes

1. [N] 1/2 GWB wall
2. [N] dropped beams, SSD
3. pull down ladder access hatch, in floor
4. skylight walls, hyp.
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A
11. N/A
12. N/A
13. N/A
14. N/A
15. N/A
16. N/A
17. N/A
18. N/A
19. N/A
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21. N/A
22. N/A
23. N/A
24. N/A
25. N/A
26. N/A
27. N/A

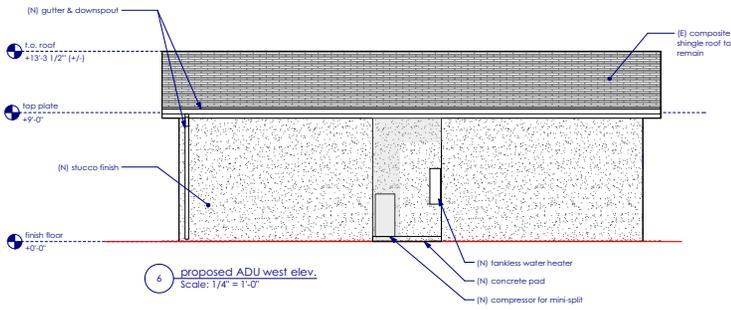
Wall symbols

- (E) wall to remain, size varies
- (E) wall to be removed
- (N) 2x wall
- (N) 2x wall - insulated

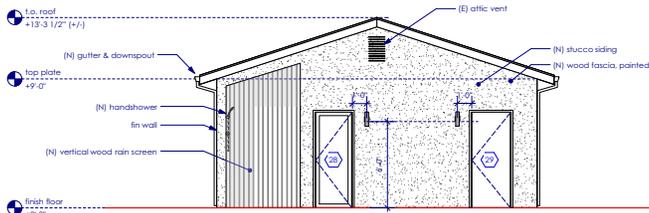
Sheet notes

- A All [N] or open [E] 2x4 exterior walls or walls between conditioned and unconditioned space to have min R-13 insulation value. See Specs.
- B All [N] or open [E] 2x6 exterior walls or walls between conditioned and unconditioned areas to have min. R-19 insulating value. See Specs.
- C Interior walls to be insulated, as indicated on the plans. See Specs.

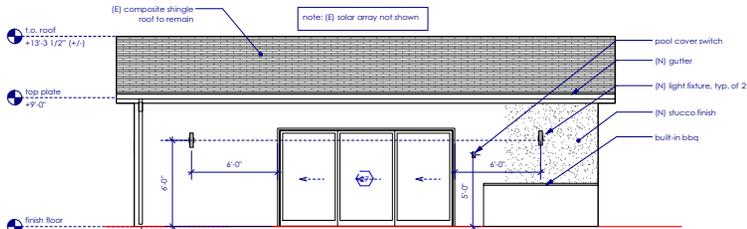




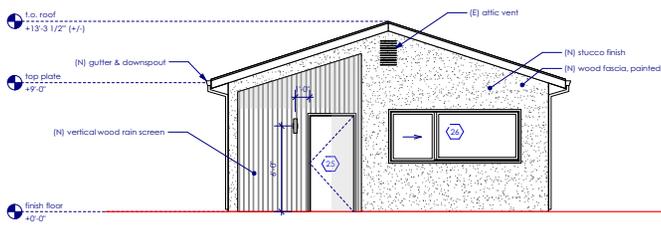
6 proposed ADU west elev.
Scale: 1/4" = 1'-0"



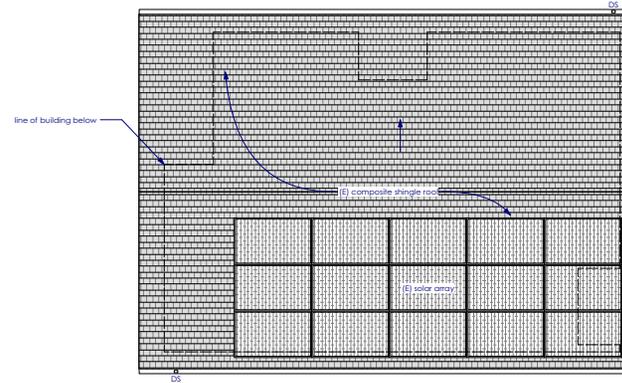
5 proposed ADU east elev.
Scale: 1/4" = 1'-0"



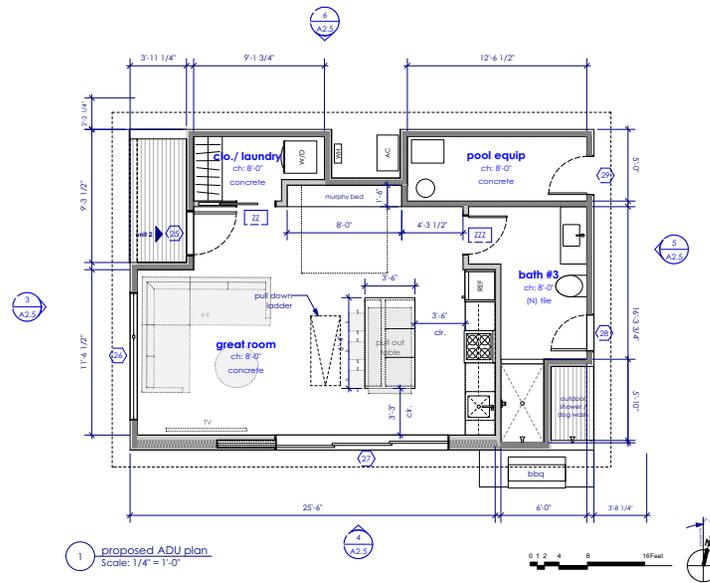
4 proposed ADU south elev.
Scale: 1/4" = 1'-0"



3 proposed ADU west elev.
Scale: 1/4" = 1'-0"



2 proposed ADU roof plan
Scale: 1/4" = 1'-0"



1 proposed ADU plan
Scale: 1/4" = 1'-0"

Wall symbols

- (E) wall to remain, size varies
- (E) wall to be removed
- (N) 2x wall
- (N) 2x wall - insulated

Sheet notes

- A All (N) or open (E) 2x4 exterior walls or walls between conditioned and unconditioned space to have min R-13 insulation value. See Specs.
- B All (N) or open (E) 2x6 exterior walls or walls between conditioned and unconditioned areas to have min. R-19 insulating value. See Specs.
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- G Shower stall to have a minimum finished interior of 1.024 sq. in. and shall be capable of encompassing a 30" Ø circle. The minimum required area and dimensions shall be measured at a height equal to the top of threshold, no less than 70" above the drain outlet. [CPC §408.5]
- H Provide a minimum of 15" clearance from centerline of toilet to any wall or obstruction. Provide a minimum of 24" in front of toilet. [CPC §402.5]





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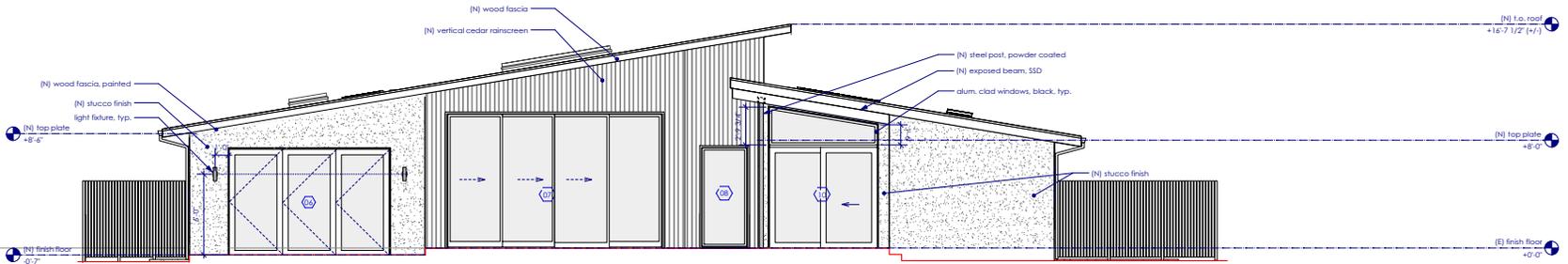
CF, AP

planning

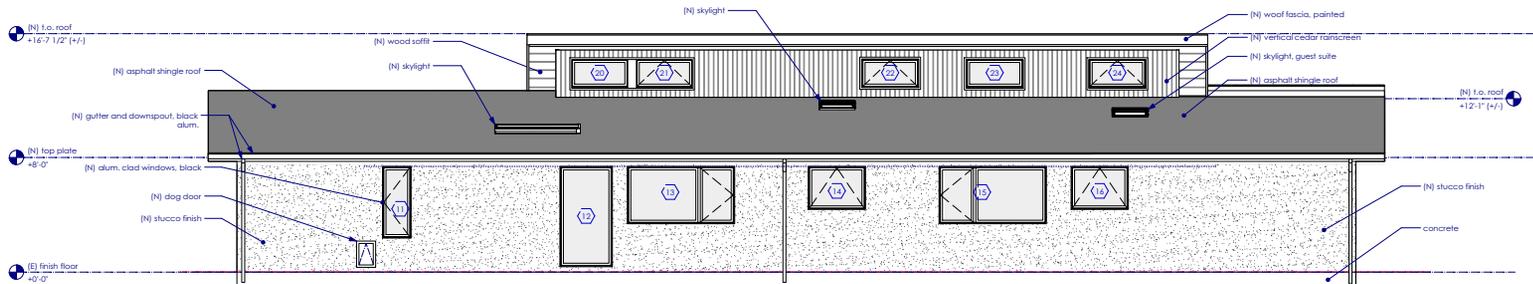
(N) N elev.
(E) E elev.

A3.0

lakhwara
02/18/20



2 proposed east elevation
Scale: 1/4" = 1'-0"



1 proposed north elevation
Scale: 1/4" = 1'-0"





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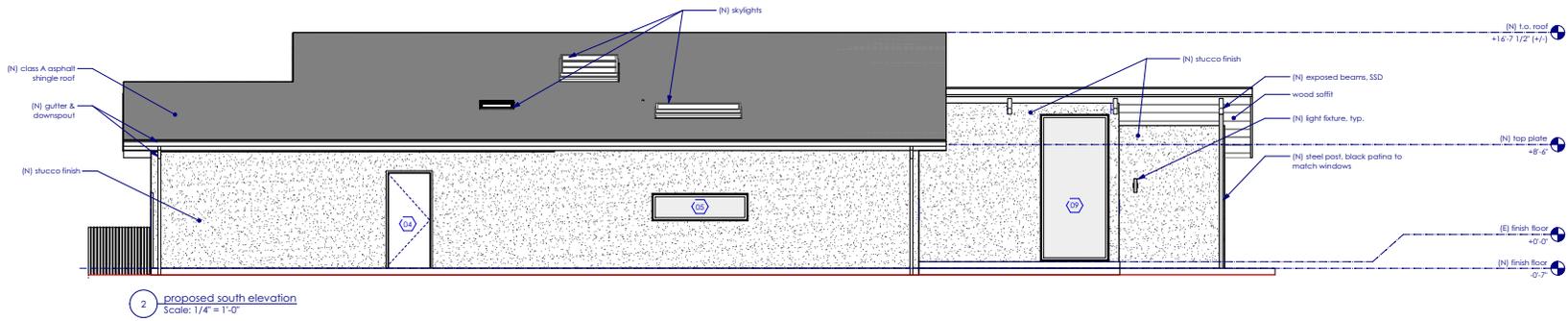
DESIGNED BY: CF, AP

PHASE: planning

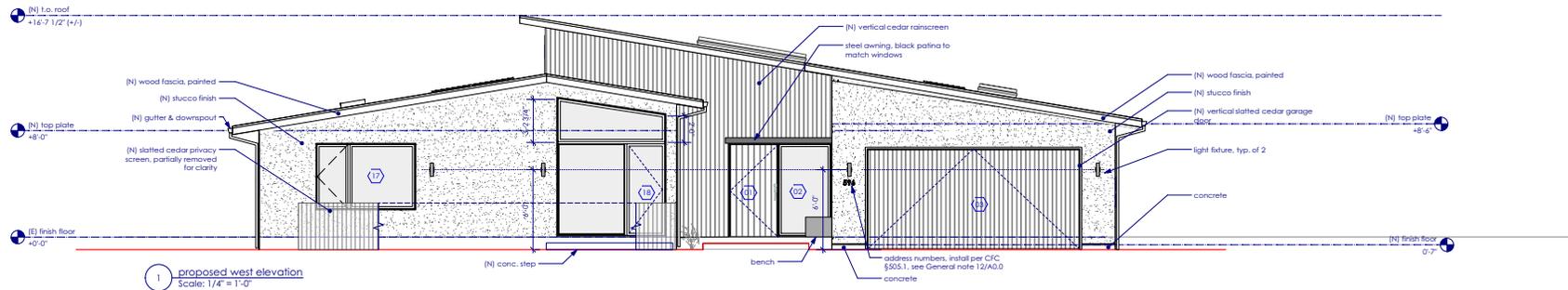
LEVELS:
(E) + (N) S elevs
(E) + (N) W elevs

A3.1

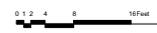
PROJECT NO.: lakhwara
DATE: 02/18/20



2 proposed south elevation
Scale: 1/4" = 1'-0"



1 proposed west elevation
Scale: 1/4" = 1'-0"





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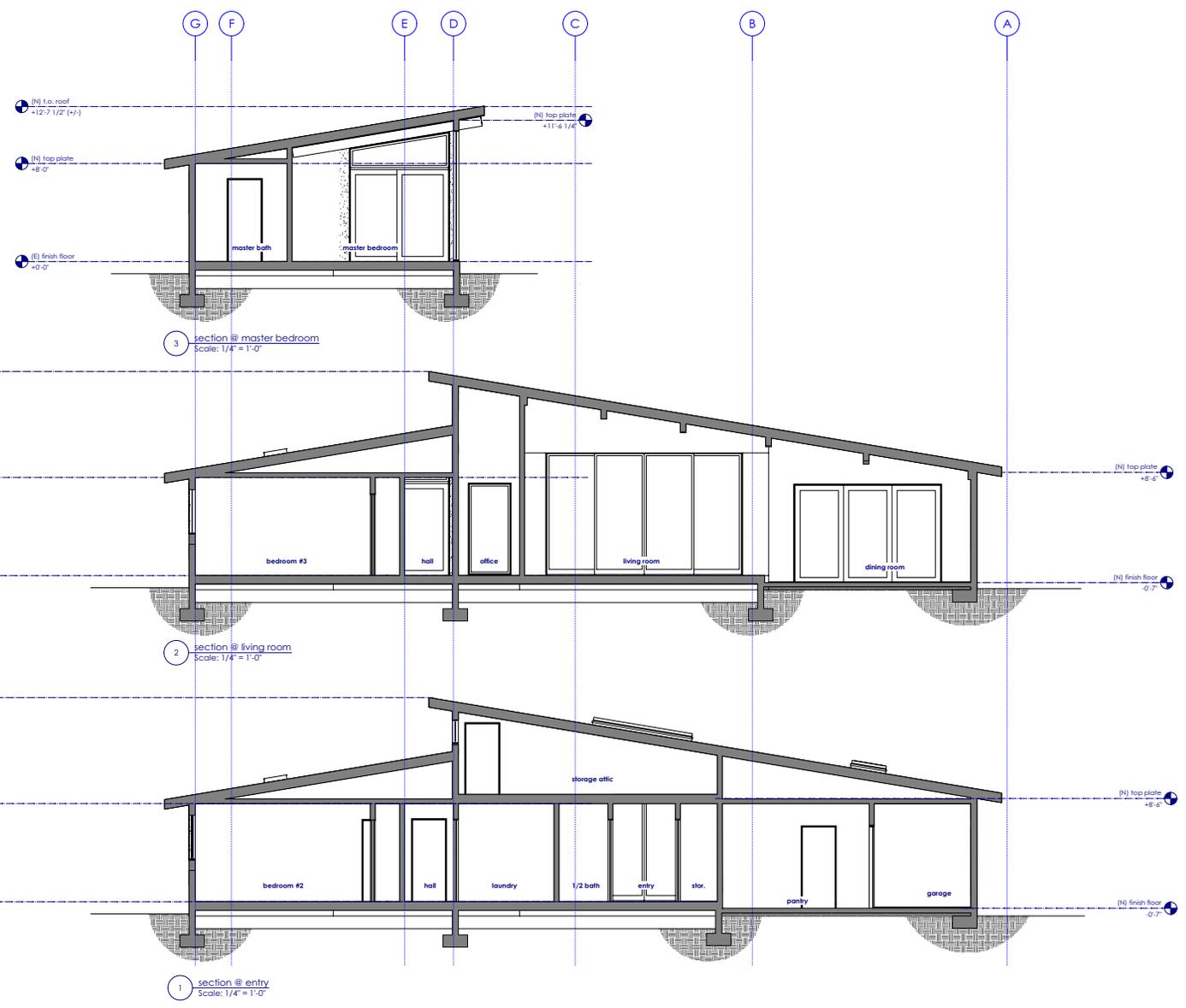
DESIGNED BY:
CF, AP

DATE:
planning

SECTION CONTENTS:
(N) sections

PROJECT NO.:
A4.0

PROJECT NAME:
lakhwara
02/18/20



Int. Door Schedule

#	Location	Width	Height	Operation	Slab Style	Hardware	H. function	H. finish	Comments
A	entry	30"	68"	pocket	slab	TBD	TBD	satn nickel	
B	entry	26"	68"	slider	slab	flush	passage	satn nickel	
C	entry	28"	68"	pocket	slab	flush	privacy	satn nickel	
D	pantry	28"	68"	pocket	slab	flush	passage	satn nickel	
E	garage	28"	68"	left hand swing	slab	lever	deadbolt	satn nickel	20 min. rated, weatherized, self-closing/hatching
F	hall	34"	68"	pocket	slab	flush	passage	satn nickel	
G	master bedroom	28"	68"	left hand swing	slab	lever	privacy	satn nickel	
H	closet	28"	68"	pocket	slab	flush	dummy	satn nickel	
I	office	28"	68"	pocket	slab	flush	privacy	satn nickel	
K	master closet	28"	68"	pocket	slab	flush	dummy	satn nickel	
L	master bath	28"	68"	left hand swing	slab	lever	privacy	satn nickel	
M	bedroom #3	28"	68"	right hand swing	slab	lever	privacy	satn nickel	
N	closet	60"	68"	slider	slab	flush	dummy	satn nickel	
P	bath #2	28"	68"	right hand swing	slab	lever	privacy	satn nickel	
Q	bedroom #2	28"	68"	left hand swing	slab	lever	privacy	satn nickel	
R	closet	60"	68"	slider	slab	flush	dummy	satn nickel	
S	laundry room	28"	68"	pocket	slab	flush	passage	satn nickel	
T	family room	28"	68"	left hand swing	slab	lever	passage	satn nickel	
U	bath #1	28"	68"	right hand swing	slab	lever	privacy	satn nickel	
V	bedroom #1	28"	68"	left hand swing	slab	lever	privacy	satn nickel	
W	bath #1	28"	68"	right hand swing	slab	lever	privacy	satn nickel	
X	closet	60"	68"	slider	slab	flush	dummy	satn nickel	
Y	mech.	28"	510"	left hand swing	slab	lever	privacy	satn nickel	verify height in field
Z	storage	28"	510"	right hand swing	slab	lever	privacy	satn nickel	verify height in field
ZZ	closet/laundry	28"	68"	pocket	slab	flush	passage	satn nickel	
ZZZ	bath #3	28"	68"	left hand in-swing	slab	lever	privacy	satn nickel	

Interior Door Notes
 1. All interior doors to be oak slab doors with paint grade door frames
 2. Hinge finish to match hardware, typ.

Ext. Door Schedule

#	Location	Mfr	Series	Operation	Unit W	Unit H	H. H.	Slab Style	Comments
01	entry	TBD		left hand in-swing	38"	70"	70"	solid	metal-clad door
03	garage	TBD	TBD	lift-up retractable	160"	76"	76"	solid	vertical wood slat cladding to match house
04	garage	TBD	TBD	right hand in-swing	30"	70"	70"	solid	fiberglass
06	dining room	TBD	TBD	3 panel bifold	120"	80"	80"	glass	
07	living room	TBD	TBD	4 panel slider	160"	100"	100"	glass	
10	master bedroom	TBD	TBD	slider	80"	76"	76"	glass	w/ raked transom above. See elev.
18	family room	TBD	TBD	left hand in-swing	210"	70"	70"	glass	w/ 5'-0" sidelite and raked transom abv. See elev.
25	ADU entry	Weathershield	contemporary	left hand in-swing	30"	68"	68"	glass	
27	ADU great room	Weathershield	contemporary	3 panel pocket slider	120"	68"	68"	glass	
28	ADU bath	Weathershield	contemporary	left hand in-swing	15 0"	68"	68"	glass	
29	ADU pool equip.	TBD	TBD	left hand in-swing	28"	68"	68"	solid	20 min. rated, weatherstip, fiberglass

General Notes
 1. Contractor to field verify all rough opening dimensions prior to ordering
 2. All glazing to be tempered, double pane, clear, lowE2, UON, Max U-value .32
 3. See exterior elevation for operation and divided lite configuration.

Fiberglass Door Notes

Interior: black	Interior: maple
Exterior: black	Exterior: black
Hardware: black	Hardware: interior satin nickel, exterior black

Window & Skylight Schedule

#	Location	Mfr	Series	Sash Operation	R.O. W	R.O. H	H.H.	Glazing	Egress	Comments
02	entry	TBD		fixed	40"	70"	70"			match unit 01 HH
05	kitchen	Anderson	100 series	fixed	70"	20"	56"			mulled assembly, see elev.
08	office	Anderson	100 series	fixed	34"	76"	76"			
09	master bed	TBD	TBD	fixed	50"	108"	108"	tempered		truss assembly, zero elev. - Agrinmar w/ door ab.
11	master bed	Anderson	100 series	awning/ fixed	20"	50"	74"			
12	master bath	Anderson	100 series	awning/ fixed	38"	70"	74"			
13	bedroom #2	Anderson	100 series	casement - fixed	74"	40"	74"		Y	mulled assembly, 2'-0" transom. See elev.
14	bath #2	Anderson	100 series	awning	40"	30"	74"			
15	bedroom #2	Anderson	100 series	casement - fixed	74"	40"	74"		Y	
16	bath #1	Anderson	100 series	awning	40"	30"	74"			
17	bedroom #1	Anderson	100 series	casement - fixed	74"	50"	70"		Y	
19	family room	TBD	TBD	fixed	30"	91"	91"			match unit 18 head ht.
20	office	Anderson	100 series	fixed	40"	20"	610"			
21	office	Anderson	100 series	awning	40"	20"	610"			
22	mezzanine	Anderson	100 series	awning	40"	20"	610"			
23	storage loft	Anderson	100 series	fixed	40"	20"	610"			
24	family room	Anderson	100 series	awning	40"	20"	610"			
26	ADU great room	Weathershield	contemporary	casement - fixed	90"	36"	70"			mulled assembly, see elev., maple interior
30	kitchen	Velux	skylight	fixed	60"	30"	NA			curb mounted
31	pantry	Velux	skylight	fixed	24"	30"	NA			curb mounted
32	living room	Velux	skylight	fixed	30"	120"	NA			curb mounted
33	hall	Velux	skylight	fixed	26"	30"	NA			curb mounted
34	master bath	Velux	skylight	fixed	50"	16"	NA			curb mounted
35	guest hall	Velux	skylight	fixed	26"	30"	NA			curb mounted

General Notes
 1. Contractor to field verify all rough opening dimensions prior to ordering
 2. All glazing to be double pane, clear, lowE2, UON, Max U-value .32
 3. See exterior elevation for operation and divided lite configuration.

Anderson Window Notes	Weathershield Window Notes	Skylight Notes
Interior: black	Interior: maple	Max U-factor: .55
Exterior: black	Exterior: black	
Hardware: black	Hardware: satin nickel	





A : olive tree

B : lemon tree

C : mulberry tree

D : agonis flexuosa
(peppermint willow)

E : acer 'emperor 1'
(japanese maple)

F : stone fruit
TBD

G : pomegranate tree

H : eriobotrya deflexa
(bronze loquat)

I : fig tree

J : acer palmatum
(green)

K : pittosporum shrub
(silver sheen)

L : arctostaphylos densiflora shrub

M : restionaceae

N : carex tumulicula
(grass)

O : anigozanthus flavidus
(perennial)

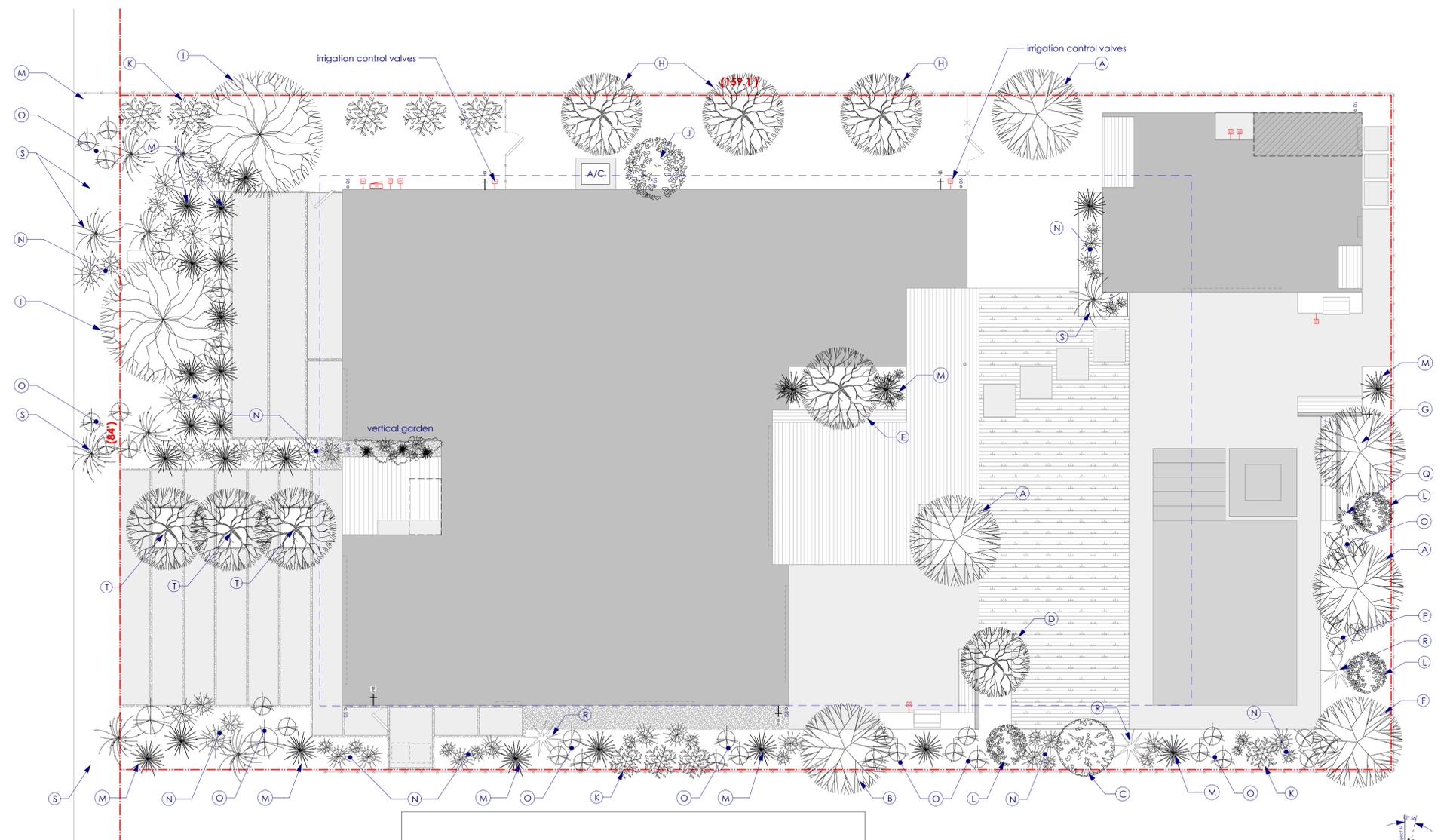
P : verbena bonariensis
(perennial)

Q : cordyline australis

R : agave gypsophyla

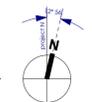
S : epilobium canum
(perennial)

T : acer palmatum
(sango kaku)



1 proposed landscape and irrigation plan
Scale: 1/8" = 1'-0"

0 1 2 4 8 16 Feet



Planting and Irrigation Notes

1. Plant selection is based on regionally appropriate varieties and climate adaptive species, balancing drought resistance with aesthetics. Some fruit bearing trees have been included to promote a healthy productive landscape.
2. Landscape irrigation to be a multi-zoned drip system with rain sensors and 'smart' timers. The rear and front of the property will be zoned separately to control water use throughout the day.
3. The system will be monitored and controlled wirelessly, with manual control valves installed per the Site Plan A1.1. It will include 1/2" distribution lines with 1/4" or 1/2" emitter lines. No sprayers will be used.
4. Weather monitoring will be incorporated into the system to avoid unnecessary water use.

Sheet Notes

1. The final landscaping plan will be consistent with the California Model Water Efficient Landscape Ordinance (MWEO)

project	Copyright 2019 by Antje Paiz
revisions	R1 12/17/19 R2 01/10/20
drawn by	CF, AP
set type	planning
sheet contents	landscape plan plant palette
sheet No.	L1.0
project title	lakhwara
date	02/18/20