



CITY OF CAMPBELL
Community Development Department

May 29, 2020

NOTICE OF PUBLIC HEARING
THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM

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, **June 9, 2020**, 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. This Planning Commission meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

The following Commissioners of the Campbell Planning Commission are listed to permit them to appear electronically or telephonically at the Regular Planning Commission meeting on June 9, 2020: Chair Michael Krey, Vice-Chair Maggie Ostrowski, Commissioners Adam Buchbinder, Andrew Rivlin; Nick Colvill; Stuart Ching; and Terry Hines.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

Interested persons may register to participate at https://us02web.zoom.us/webinar/register/WN_qjRPzb-2SziLwRua-K81bA. After registering, you will receive a confirmation email containing information about joining the webinar itself on June 9th at 7:30 p.m. Additionally, the complete agenda packet will be posted by Friday, June 5th, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. 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 by email to planning@campbellca.gov. Questions may be addressed to the Community Development Department at (408) 866-2140. Plans and architectural drawings may be viewed by May 29th 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.

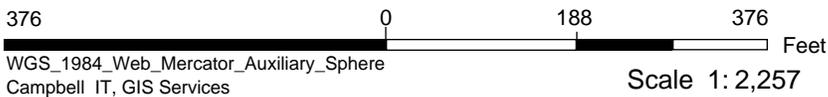
In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign 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, refer to **596 Emory Avenue**



Location Map - 596 Emory Ave



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



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R1 12/17/19

R2 01/10/20

CF, AP

planning

stormwater BMPs

A0.1

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.
- Recycle leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

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.

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.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

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

Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.

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.
- 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.

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.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE: POOL/FOUNTAIN/SPA MAINTENANCE

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

Never discharge pool or spa water to a street or storm drain.

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.

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

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:

- 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.

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.

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 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.

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.
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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

Remove existing vegetation only when absolutely necessary.

Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.

Protect down slope 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.

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.

WHAT CAN YOU DO?

- 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.

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.

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.

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

Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.

Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.

Catch drips from paver with drip pans or absorbent material (cloths, rags, etc.) placed under machine when not in use.

Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags, or dig up and remove contaminated soil).

Collect and recycle or appropriately dispose of excess abrasive gravel or sand.

Avoid over application by water trucks for dust control.

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.

ASPHALT/CONCRETE REMOVAL

- Avoid breaking excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or bermside storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

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.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE: MATERIALS/WASTE/HANDLING

- Construction industry
- Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

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.

THIRTEEN VALLEY CITIES HAVE JOINED TOGETHER WITH SANTA CLARA COUNTY AND THE SANTA CLARA VALLEY WATER DISTRICT TO ENFORCE LOCAL RESIDENTS AND BUSINESSES TO 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

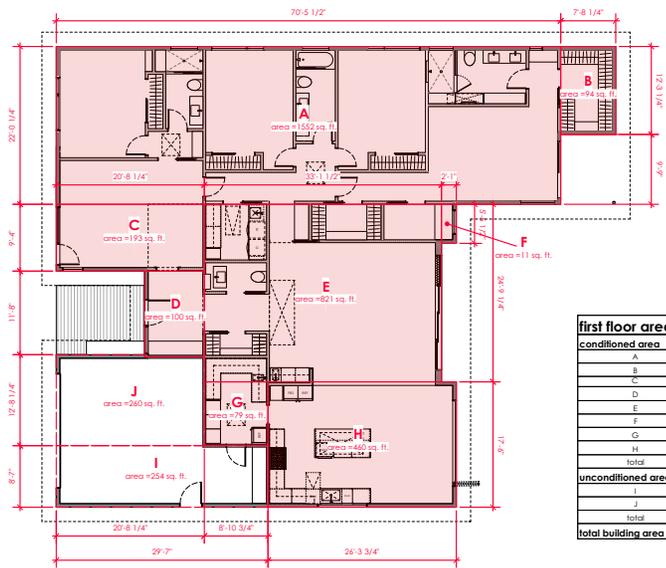
Sunnyvale Water Pollution Control Plant (408) 730-7270

Palo Alto Regional Water Quality Control Plant (415) 238-2596

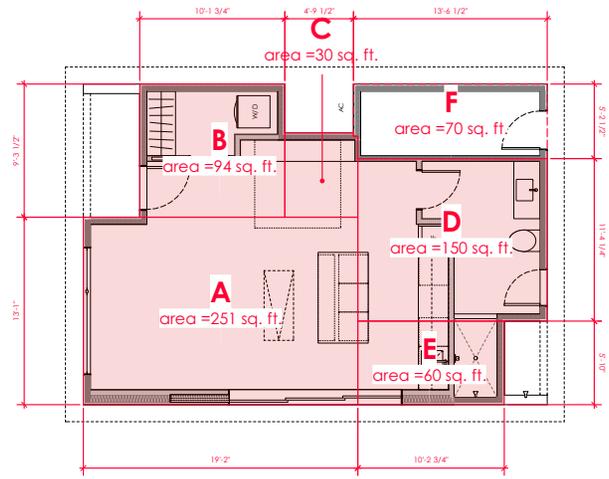
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STORM DRAIN POLLUTION FROM ROADWORK

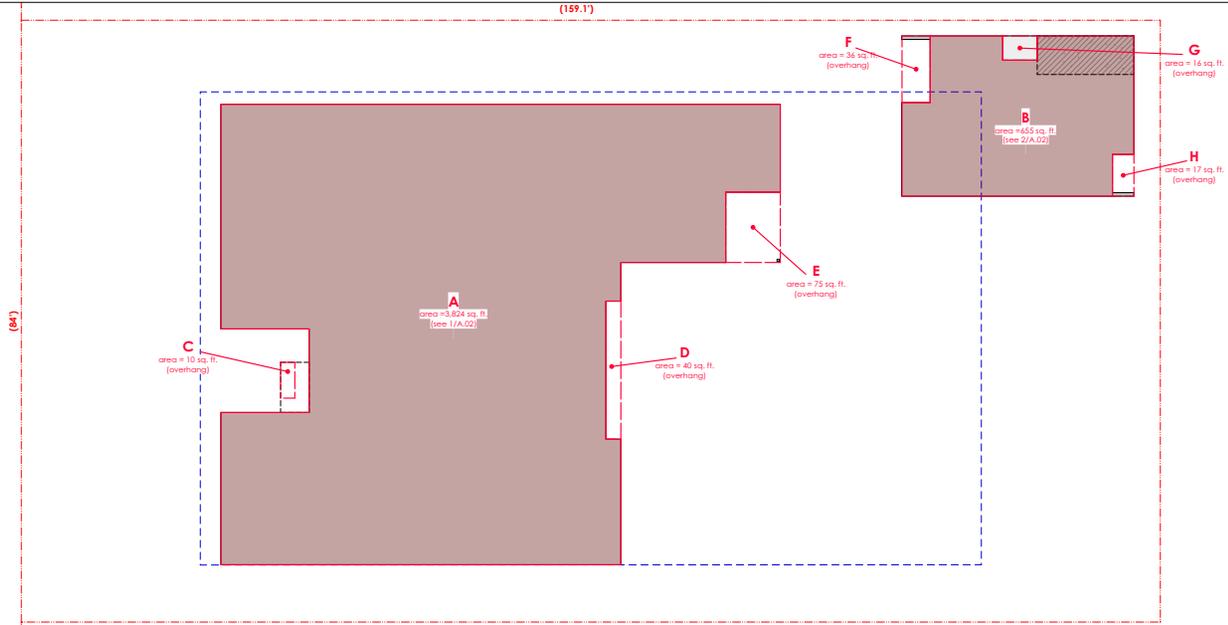
Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains 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	460 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

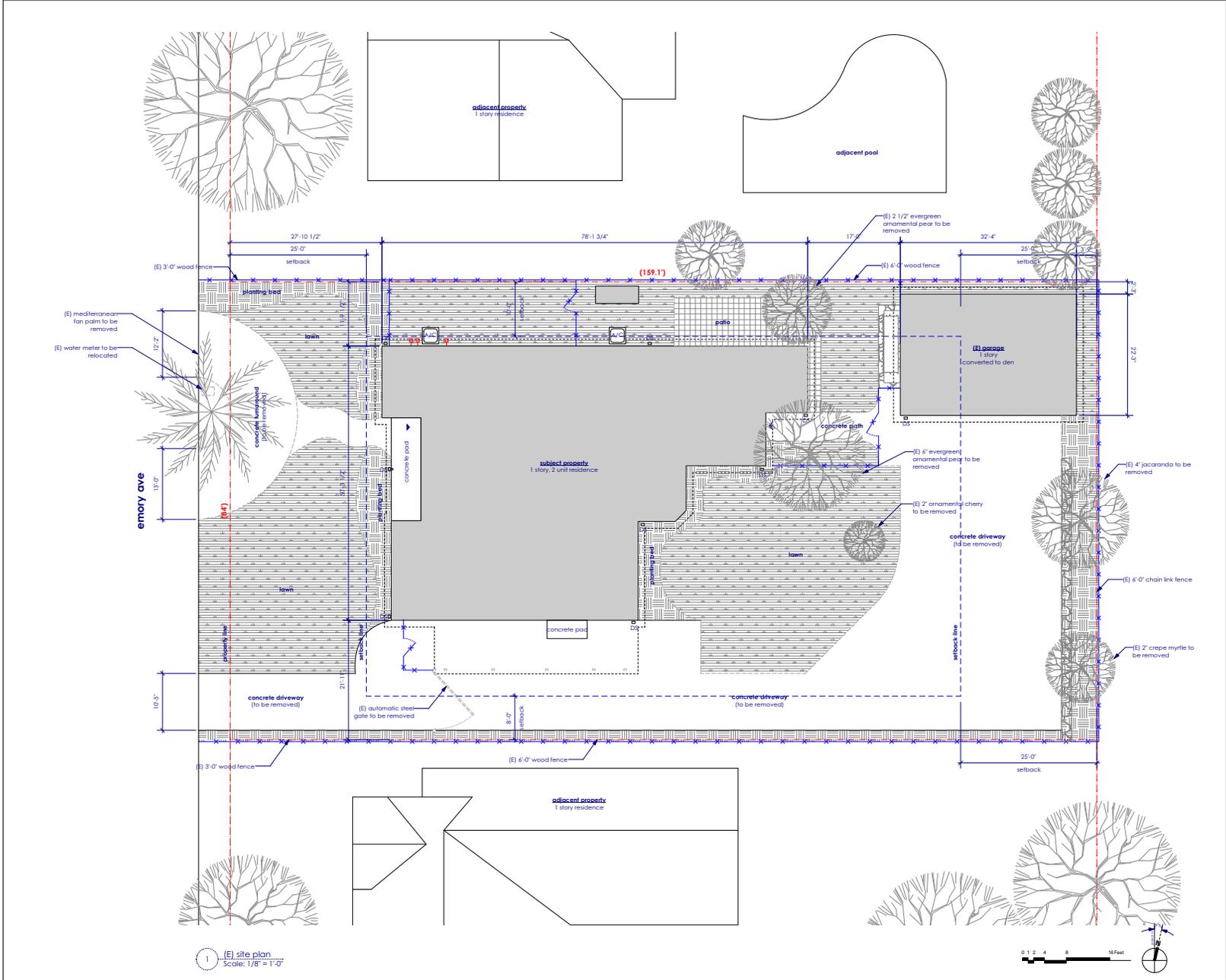


ADU area calc.	
conditioned area	
A	251 sq ft
B	94 sq ft
C	30 sq ft
D	150 sq ft
E	60 sq ft
total	585 sq ft
unconditioned area	
F	70 sq ft
total building area	655 sq ft



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
*denotes overhang >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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revision	R1 12/17/19 R2 01/10/20
designed by	CF, AP
in charge	planning
based content	[E] site plan

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
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(510) 225-4075
info@raumfabrik.us
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Lakhwara - O'Brien Residence
59% Emory Ave., Campbell, CA 95008
A.P.N.: 404 - 27 - 011

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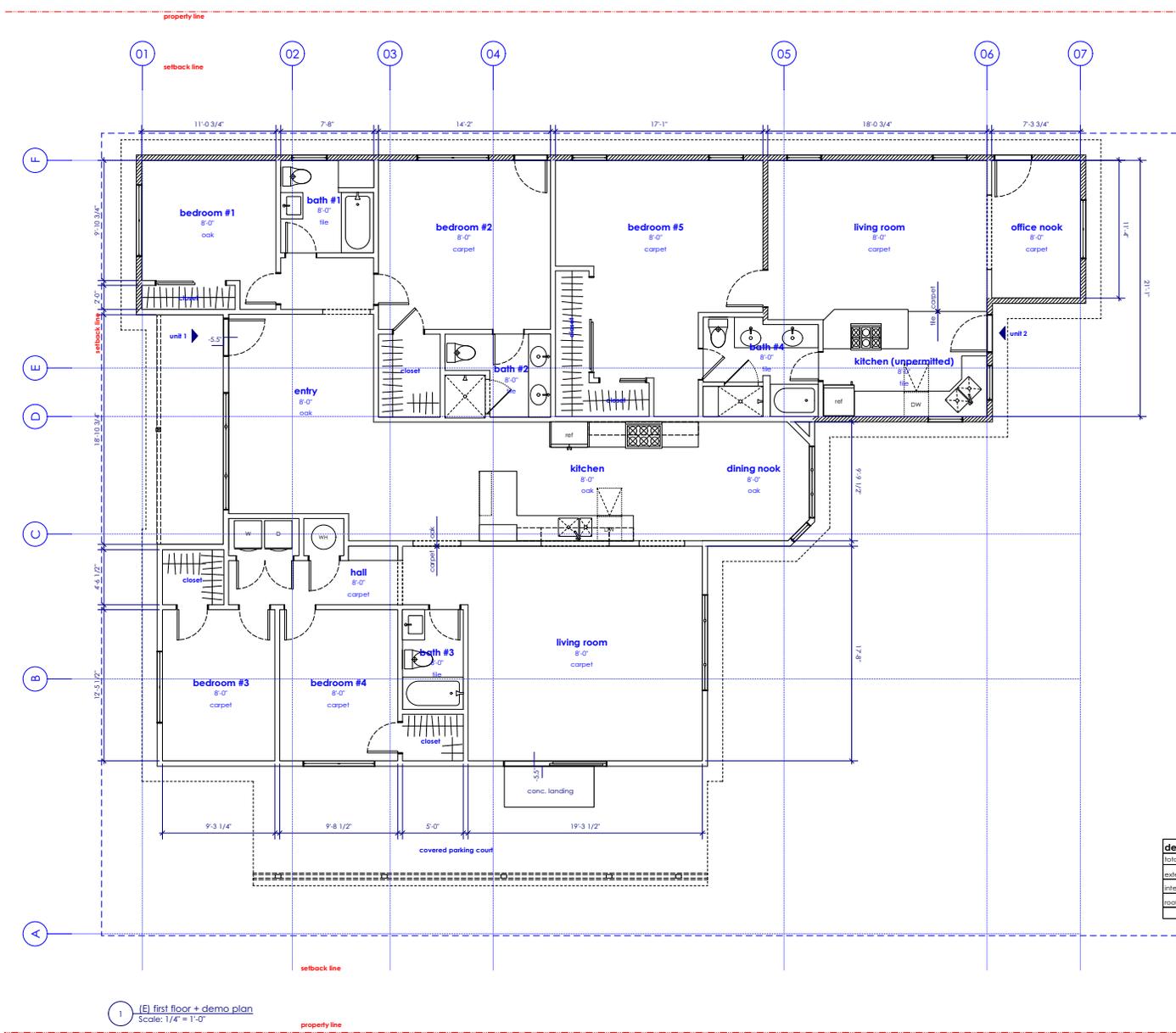
drawn by:
CF, AP

in charge:
planning

sheet content:
(E) 1st floor plan

sheet no.:
A2.0

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

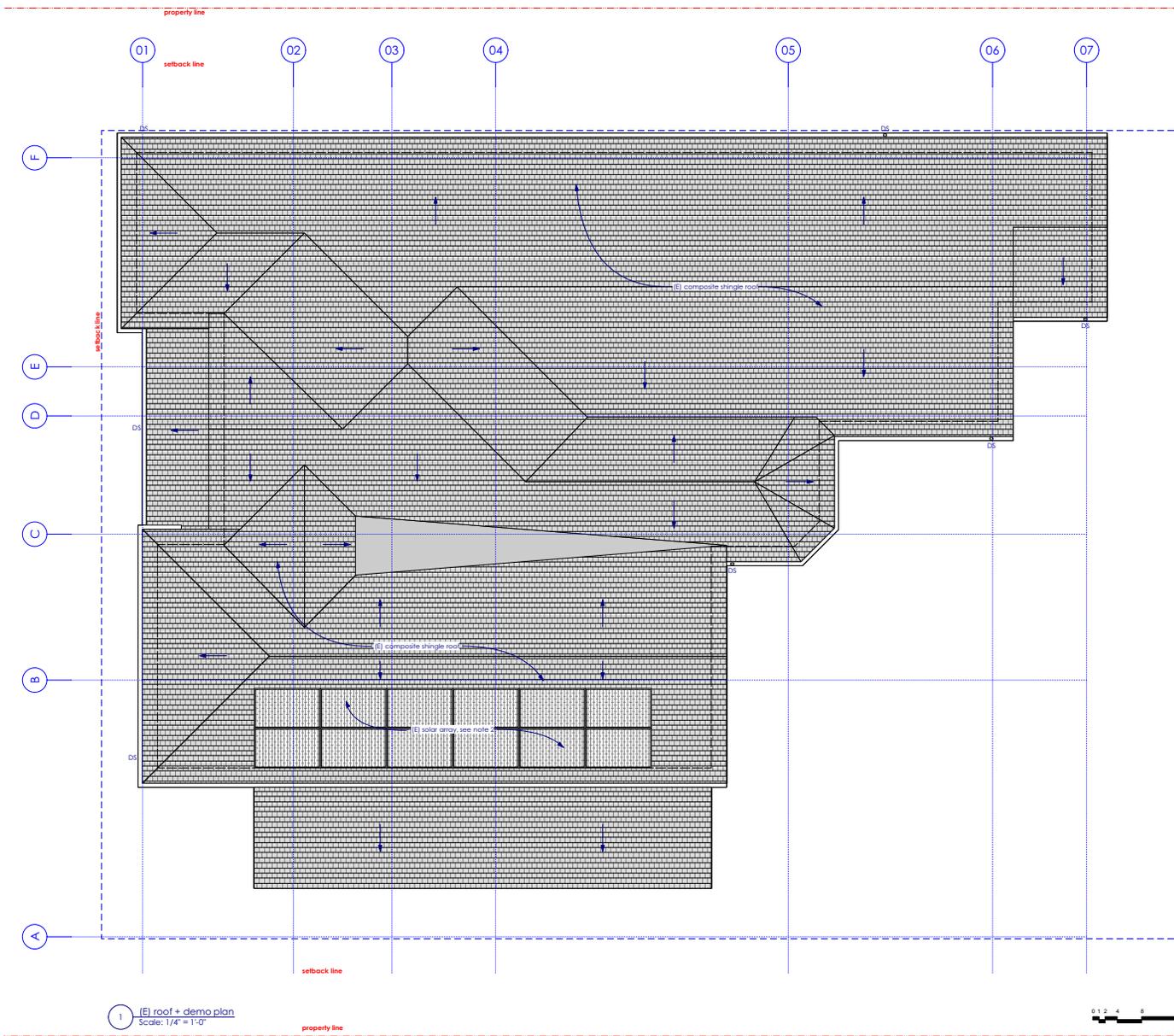


1 (E) 1st floor + demo plan
Scale: 1/4" = 1'-0"

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.

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



Lakhwara - O'Brien Residence
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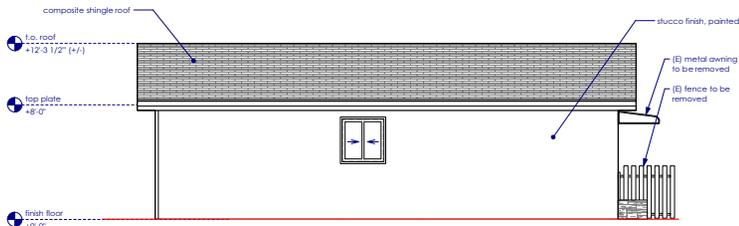
drawn by: CF, AP

discipline: planning

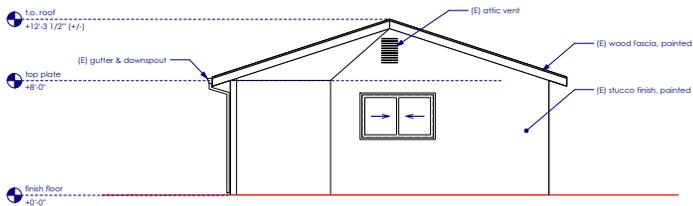
sheet content: (E) roof plan

A2.1

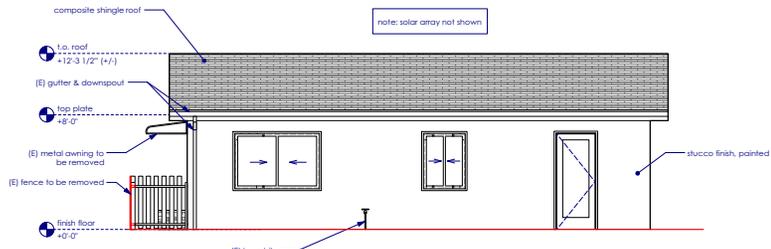
project: lakhwara
date: 02/18/20



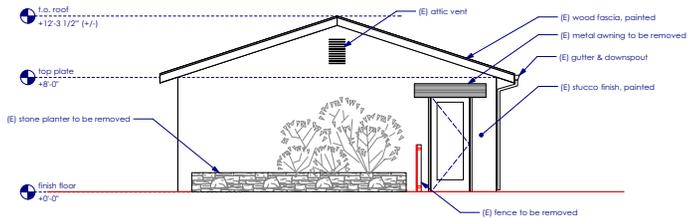
6 (E) garage north elevation
Scale: 1/4" = 1'-0"



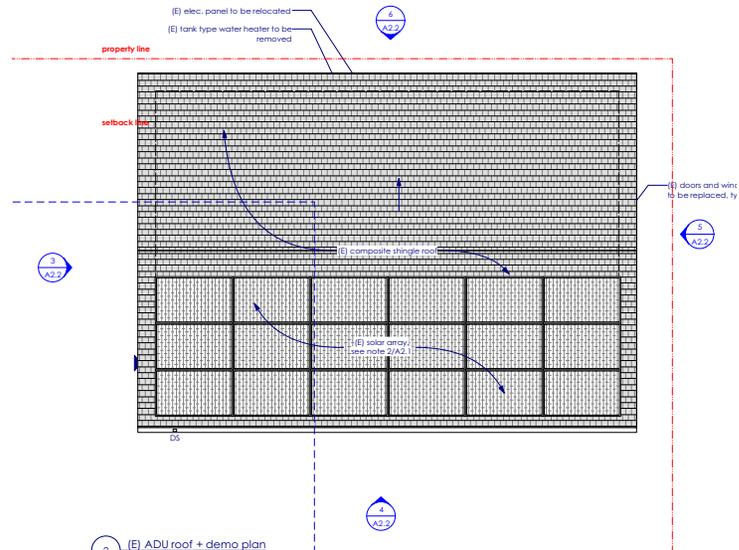
5 (E) garage east elevation
Scale: 1/4" = 1'-0"



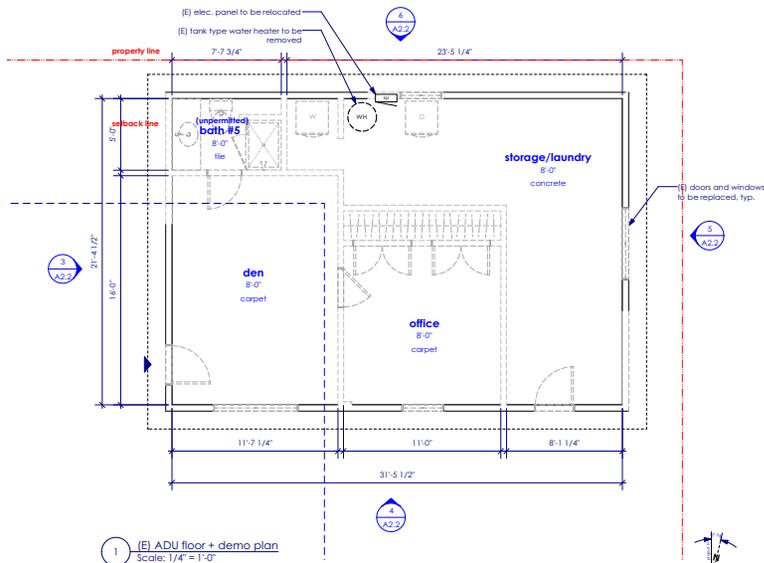
4 (E) garage south elevation
Scale: 1/4" = 1'-0"



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"

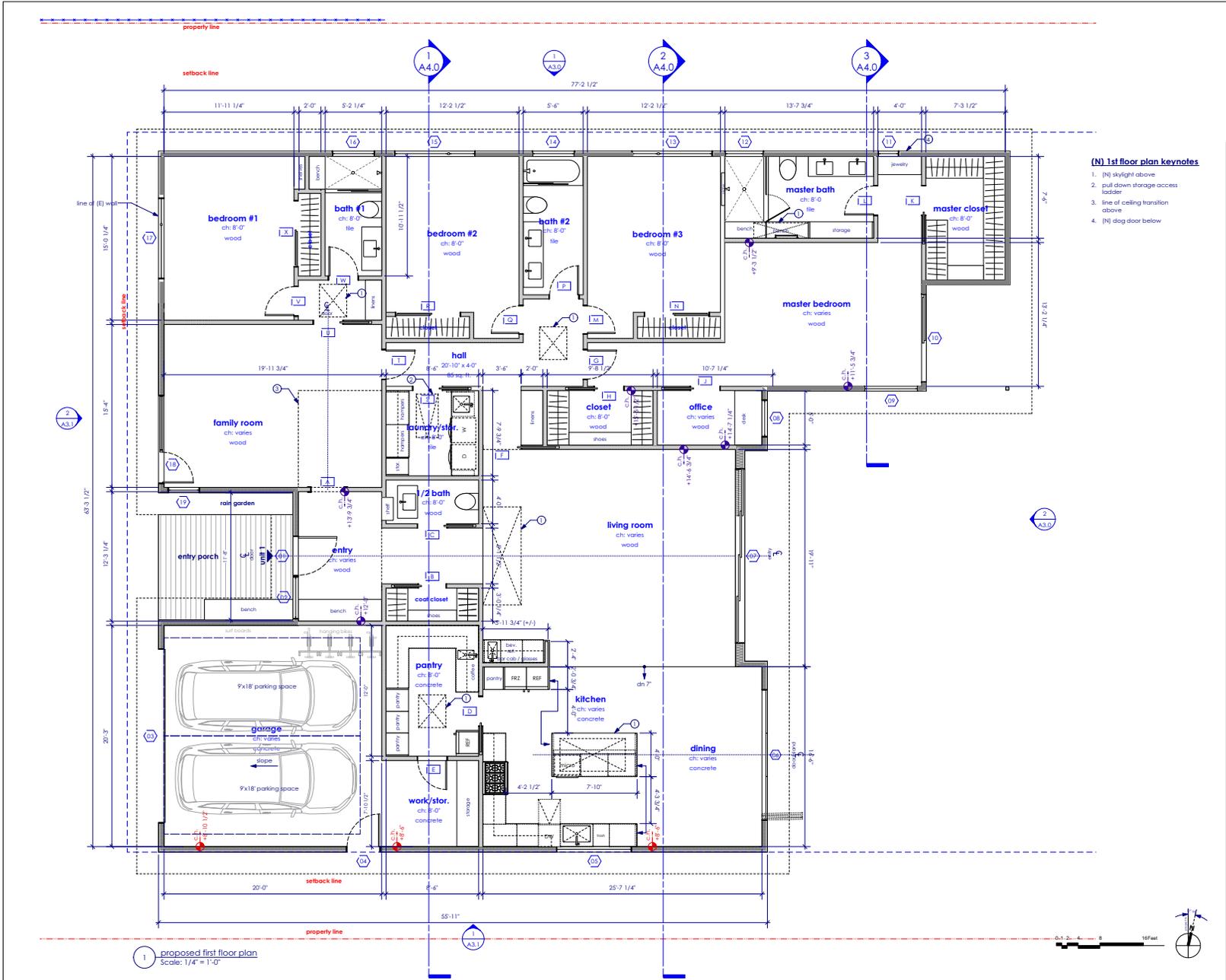


Wall symbols

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



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

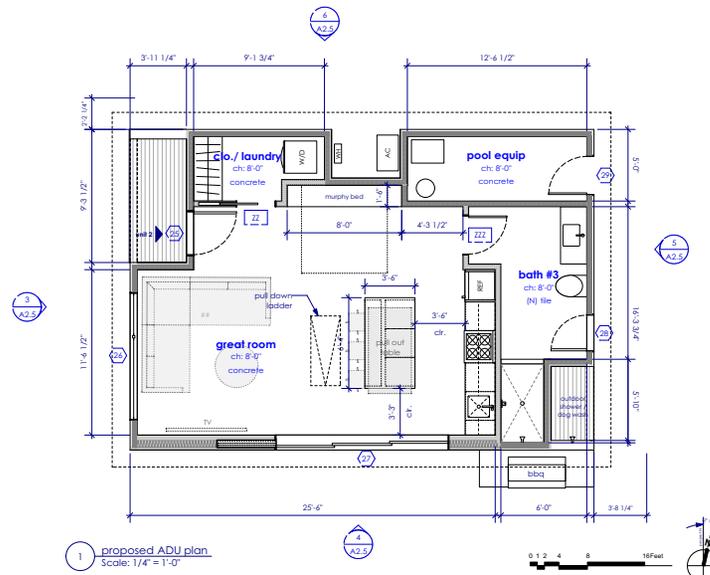
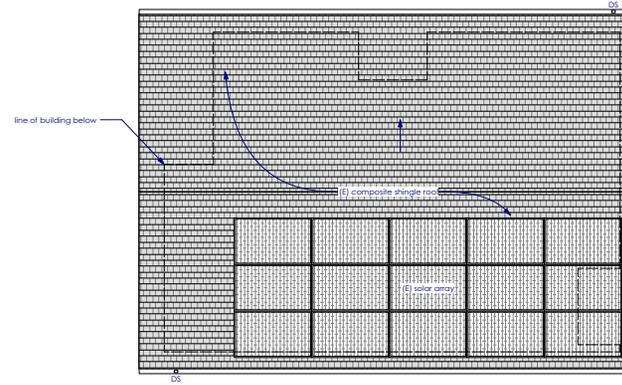
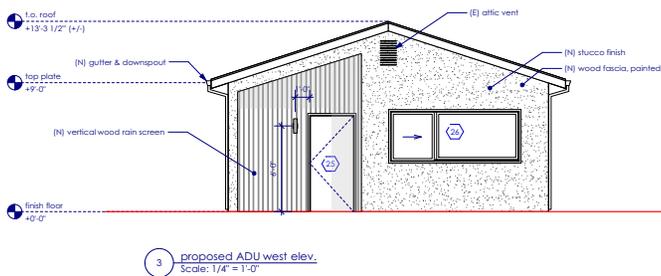
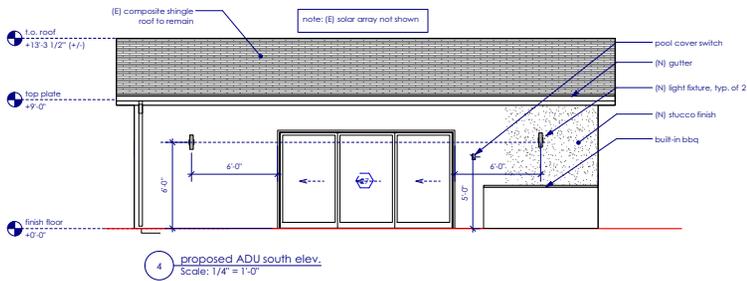
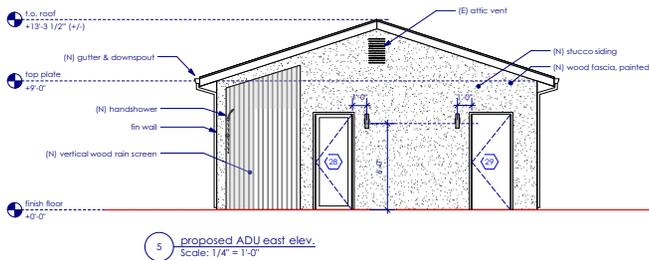
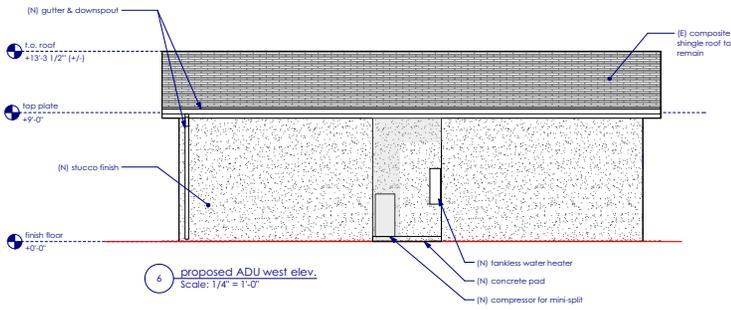


- Wall symbols**
- (E) wall to remain, size varies
 - (E) wall to be removed
 - (N) 2x wall
 - (N) 2x wall - insulated

- 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





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

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

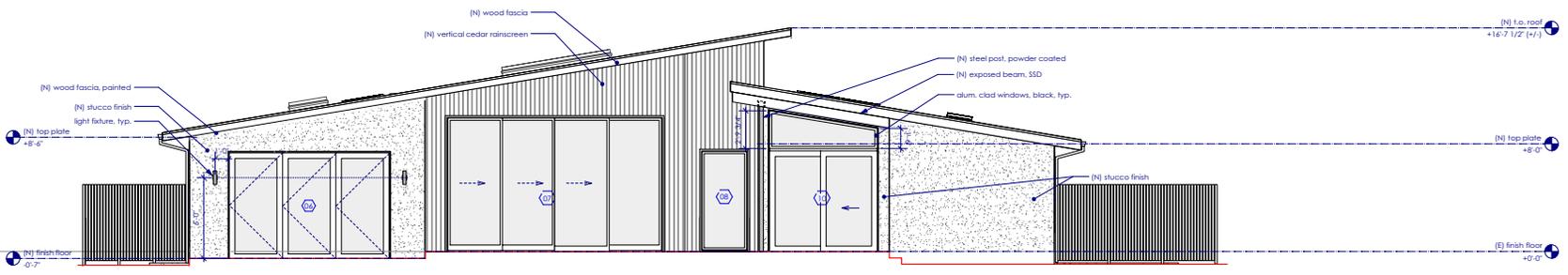
prepared by: CF, AP

discipline: planning

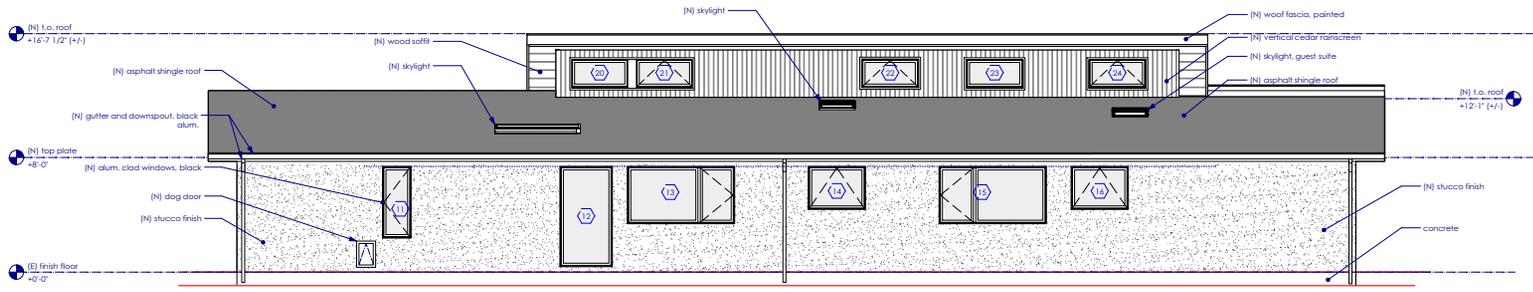
sheet content:
(N) N elev.
(E) E elev.

A3.0

project no.: lakhwara
date: 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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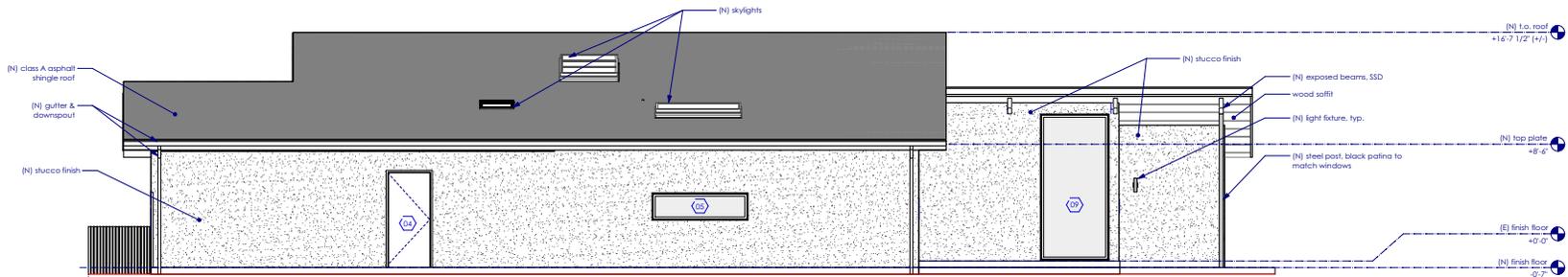
CF, AP

planning

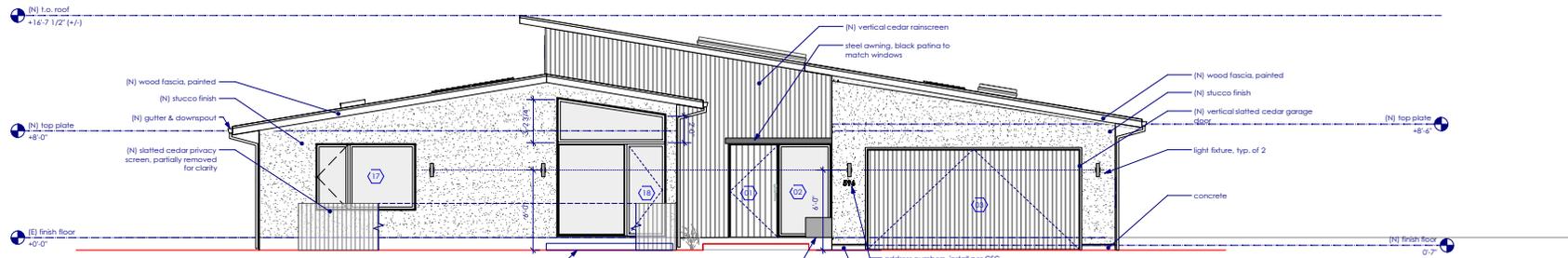
(E) + (N) S elevs
(E) + (N) W elevs

A3.1

lakhwara
02/18/20



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



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

0 1 2 4 8 16 Feet



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REVISIONS:
R1 12/17/19
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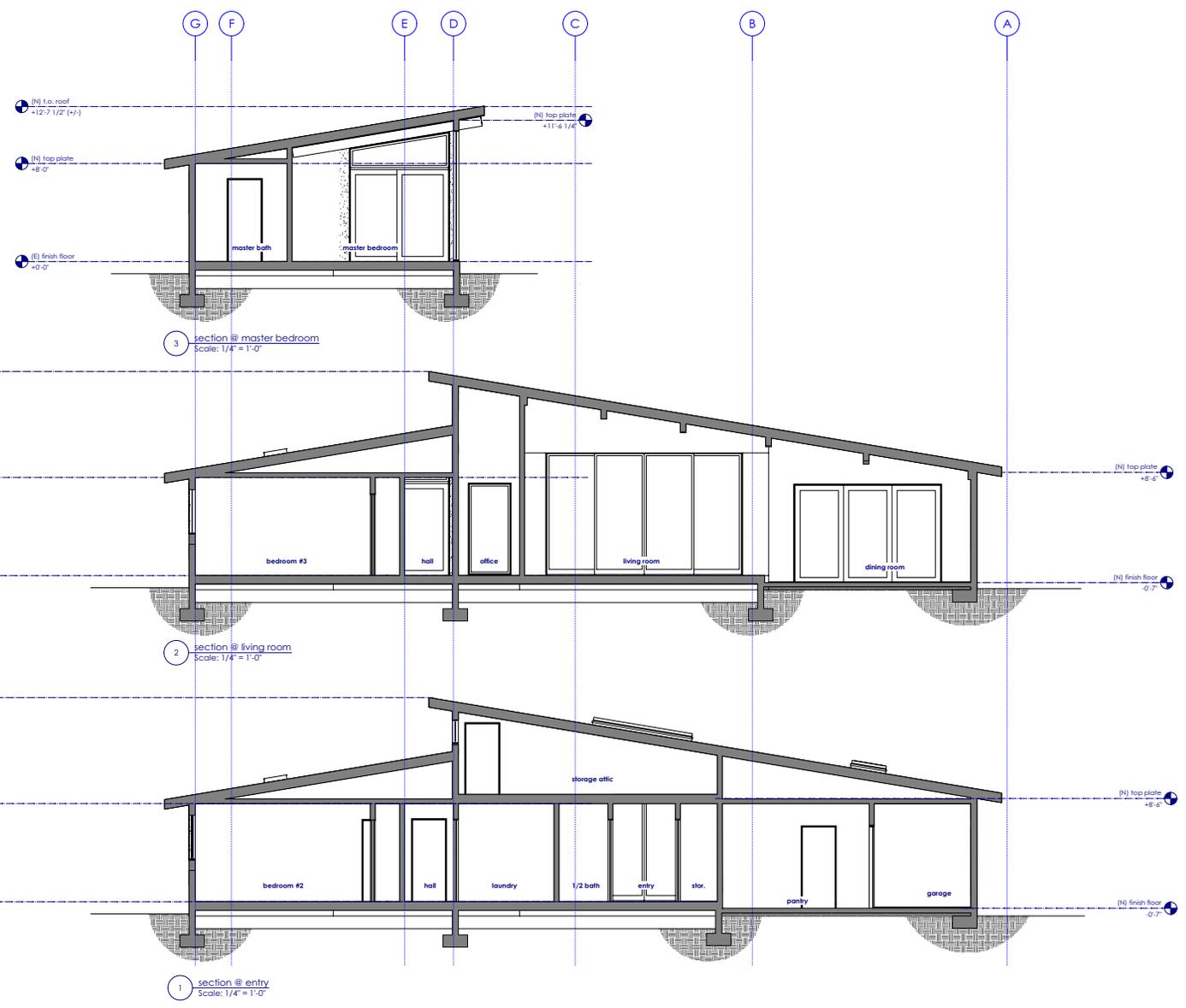
DESIGNED BY:
CF, AP

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
Exterior: black
Hardware: black

Weathershield doors
Interior: maple
Exterior: 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"	54"			mulled assembly, see elev.
08	office	Anderson	100 series	fixed	34"	74"	74"			
09	master bed	TBD	TBD	fixed	50"	108"	108"	tempered		truss assembly, zero elev. - Agrimmar 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"			mulled assembly, 2'-0" transom. See elev.
13	bedroom #2	Anderson	100 series	casement - fixed	74"	40"	74"		Y	
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

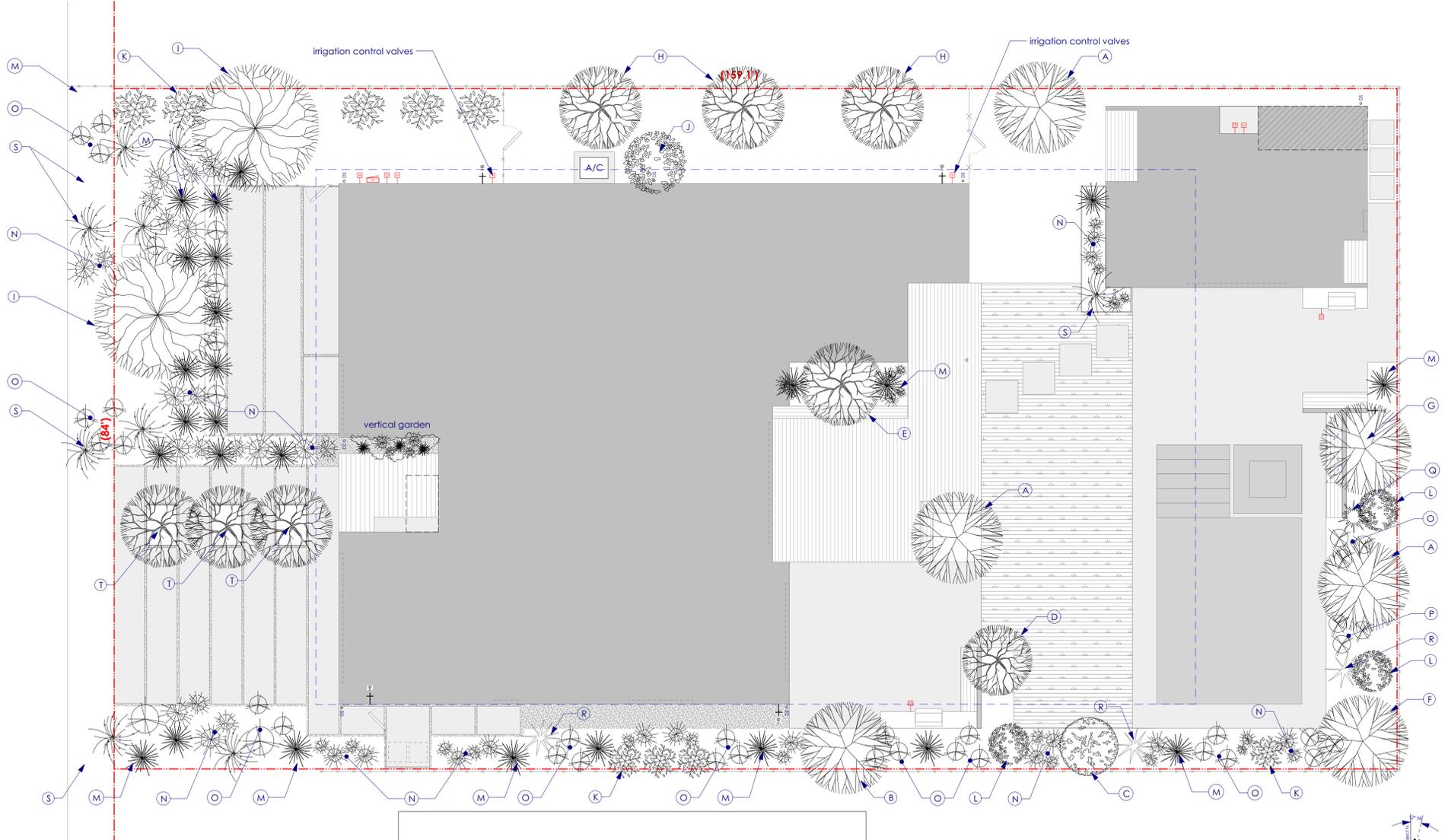
General Notes
1. Contractor to field verify all rough opening dimensions prior to ordering
2. All glazing to be double pane, clear, lowE2, UON, Max U-value .32
3. See exterior elevation for operation and divided lite configuration.

Anderson Window Notes
Interior: black
Exterior: black
Hardware: black

Weathershield Window Notes
Interior: maple
Exterior: black
Hardware: satin nickel

Skylight Notes
Max U-factor: .55





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 (MWEL0)

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