



CITY OF CAMPBELL
Community Development Department

March 12, 2020

**NOTICE OF PUBLIC HEARING
Historic Preservation Board**

NOTICE IS HEREBY GIVEN that the Historic Preservation Board of the City of Campbell has set the hour of 5:00 p.m., or shortly thereafter, on **Wednesday, March 24, 2021** for a Public Hearing to consider the application of Tony Rowe for a Tier 1 Historic Resource Alteration Permit (PLN-2020-17) to allow the construction of an approximately 989 square-foot addition, 884 square-foot basement expansion, and the removal of 254 square-feet from a detached accessory structure to an Alice Avenue Historic District property commonly known as the Robert/Holmes House, located at **119 Alice Avenue**. Staff is recommending that this project be deemed Categorical Exempt under CEQA.

This public hearing will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

While members of the public will not be able to attend the meeting of the Campbell City Historic Preservation Board physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>). Interested persons may submit written correspondence to planning@campbellca.gov prior to or during the public hearing. In the event that the provisions of Executive Order N-29-20 are modified or suspended before the date of the meeting so as to require physical attendance by participants, the meeting will be held in the City Council Chambers at 70 N. First Street, Campbell, California. Additional procedures will be detailed in the published meeting agenda; and any updated information will be posted to the City's website at www.campbellca.gov.

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. For more information you can contact the Community Development Department at (408) 866-2140 or planning@campbellca.gov.

HISTORIC PRESERVATION BOARD
CITY OF CAMPBELL
DANIEL FAMA
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **119 Alice Avenue (PLN-2020-17)**



Location Map - 119 Alice Ave



376 0 188 376 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services
Scale 1: 2,257

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.

GENERAL NOTES

1. **GOVERNING CODES:** ALL WORK SHALL CONFORM TO THE FOLLOWING CODES & STANDARDS:
- A) 201 CALIFORNIA BUILDING CODE (CBC) TITLE 24, PART 2 (BASED ON 201 IBC)
 - B) 201 CALIFORNIA RESIDENTIAL CODE (CRC) TITLE 24, PART 2.5 (BASED ON 201 IRC)
 - C) 201 CALIFORNIA ELECTRIC CODE (CEC) TITLE 24, PART 3 (BASED ON 201 NEC)
 - D) 201 CALIFORNIA MECHANICAL CODE (CMC) TITLE 24, PART 4 (BASED ON 201 UMC)
 - E) 201 CALIFORNIA PLUMBING CODE (CPC) TITLE 24, PART 5 (BASED ON 201 UPC)
 - F) 201 CALIFORNIA ENERGY CODE TITLE 24, PART 6
 - G) 201 CALIFORNIA FIRE CODE (CFC) TITLE 24, PART 9 (BASED ON 201 IFC)
 - H) 201 CALGREEN BUILDING CODE TITLE 24, PART 11
- IN ADDITION TO THE CODES REFERENCED ABOVE, ALL WORK SHALL CONFORM TO ALL LOCAL ORDINANCES AND CODES AS APPLICABLE. CROSS REFERENCE ALL CODE NUMBERS AND VERIFY CONSISTENCY AS REQUIRED.
2. ALL WORK DONE PURSUANT TO THESE DRAWINGS AND SPECIFICATIONS SHALL COMPLY WITH ALL ORDINANCES AND REGULATIONS WHICH APPLY TO THE WORK AND SHALL IN ANY CASE CONFORM TO THE LATEST EDITION(S) OF THE CRC/IRC/CBC/IBC (CA RESIDENTIAL CODE)/ INTERNATIONAL RESIDENTIAL CODE & CALIFORNIA BUILDING CODE/INTERNATIONAL BUILDING CODE) CURRENTLY ENFORCED AND ALL CITY, COUNTY AND/OR STATE CODES AS APPLICABLE.
3. BRITT ROWE SHALL NOT BE HELD RESPONSIBLE FOR THE DESIGN, COORDINATION AND/OR IMPLEMENTATION OF ANY AND ALL "DESIGN-BUILD" WORK, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SEE THE APPROPRIATE CODE REFERENCES BELOW FOR DESIGN AND INSTALLATION REQUIREMENTS.
- A) ELECTRICAL: PER CEC (CALIFORNIA ELECTRIC CODE) CURRENT EDITION.
 - B) MECHANICAL: PER CMC (CALIFORNIA MECHANICAL CODE) CURRENT EDITION.
 - C) PLUMBING: PER CPC (CALIFORNIA PLUMBING CODE) CURRENT EDITION.
 - D) FIRE SPROINKLERS: CFC (CALIFORNIA FIRE CODE)
- VERIFY AND ADDRESS ALL ADDITIONAL LOCAL ORDINANCES AND CODES WHICH MAY APPLY TO THE SPECIFIC "DESIGN-BUILD" APPLICATION AS REQUIRED.
4. BRITT ROWE IS NOT RESPONSIBLE FOR THE DESIGN, COORDINATION, OR IMPLEMENTATION OF ANY WORK PERFORMED BY CONSULTANTS, INCLUDING BUT NOT LIMITED TO, STRUCTURAL ENGINEERING, SOIL ENGINEERING, CIVIL ENGINEERING, LAND SURVEYING, ELECTRICAL ENGINEERING, LANDSCAPE ARCHITECTURE AND/OR TITLE 24 ENERGY COMPLIANCE.
5. IN ADDITION TO INSPECTIONS REQUIRED BY CBC 110, THE OWNER, CONTRACTOR AND/OR STRUCTURAL ENGINEER OF RECORD, ACTING AS THE OWNER'S AGENT, SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS OR JURISDICTION APPROVED TESTING AGENCIES, WHO SHALL PROVIDE "SPECIAL INSPECTIONS" DURING THE COURSE OF CONSTRUCTION FOR THE FOLLOWING TYPES OF WORK PER CBC 110.4, 110.7 OR 110.8 INCLUDING BUT NOT LIMITED TO:
- A) CONCRETE WHERE THE STRUCTURAL DESIGN EXCEEDS A (F'C) OF 2500 PSI
 - B) ON SITE STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCING STEEL
 - C) DRILLED PIERS, CAISSONS AND STRUCTURAL MASONRY
 - D) RETROFIT EPOXY SET HOLD DOWNS AND/OR ANCHOR BOLTS.
- SPECIAL INSPECTOR'S APPROVALS/CREDENTIALS SHALL BE PROVIDED TO THE LOCAL JURISDICTION UPON REQUEST.
6. ALL GENERAL CONTRACTORS AND/OR SUBCONTRACTORS SHALL BE LICENSED WITH POSSESSION OF THE APPROPRIATE INSURANCE POLICIES (E. WORKMAN'S COMPENSATION, LIABILITY, ETC...) AND A VALID BUSINESS LICENSE WITHIN THE JURISDICTION OF THE SUBJECT PROPERTY PROJECT SITE.
7. BRITT ROWE IS NOT RESPONSIBLE FOR THE ERECTION, FABRICATION AND/OR RELATIVE JOB SAFETY. THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL COMPLY WITH ALL REQUIRED SAFETY ORDERS PER CAL-OSHA REQUIREMENTS AND REGULATIONS.
8. THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS ARE TO VERIFY ALL EXISTING CONDITIONS AND/OR DISCREPANCIES BEFORE COMMENCING WITH WORK IN ORDER TO

- ENSURE CONFORMANCE WITH THE "CONSTRUCTION DOCUMENTS". ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BRITT ROWE AND/OR THE STRUCTURAL ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL REQUESTS FOR "CHANGE ORDERS" SHALL BE SUBMITTED IN WRITING TO BRITT ROWE FOR APPROVAL.
9. REGARDLESS OF DIMENSIONS SHOWN, ALL NEW WORK SHALL ALIGN EXACTLY WITH EXISTING WORK WITH RESPECT TO FLOOR ELEVATIONS, COLUMN CENTERLINES, WALL FACES, ETC... (UNOT)
10. LAYOUT FOR NEW WORK IS LARGELY BASED UPON RELATIONSHIPS TO EXISTING CONDITIONS OF THE SITE AND/OR EXISTING STRUCTURES. ANY QUESTIONS REGARDING THE INTENT RELATED TO THE LAYOUT OF THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF BRITT ROWE, PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY BRITT ROWE OF ALL DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY WORK.
11. PREFERENCE SHALL BE GIVEN TO WRITTEN/FIGURED DIMENSIONS ON THE DRAWINGS OVER SCALED MEASUREMENTS. THE "PLANS, SPECIFICATIONS AND GENERAL NOTES" ARE INTENDED TO AGREE AND SUPPLEMENT ONE ANOTHER. ANYTHING INDICATED IN ONE AND NOT THE OTHER, SHALL BE EXECUTED AS IF IN ALL IN CASES OF DIRECT CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN.
12. ALL WORK SHALL BE PLUMB, SQUARE AND TRUE AND SHALL BE OF GOOD "WORKMANLIKE" QUALITY AS ACCEPTABLE TO THE APPROPRIATE TRADE'S STANDARD PRACTICES AND THOSE OF THE TRADE'S COUNCILS AND/OR ORGANIZATIONS.
13. ANY WORK AND/OR ITEM NOT SPECIFICALLY CALLED FOR IN THE DRAWINGS, BUT REQUIRED FOR A COMPLETE AND FULLY FUNCTIONING INSTALLATION CONSISTENT WITH THE INTENT OF THE "CONSTRUCTION DOCUMENTS" SHALL BE SUPPLIED BY THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS AS REQUIRED.
14. THE INTENT OF THE "CONSTRUCTION DOCUMENTS" IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK.
15. THE PROJECT "SPECIFICATION BOOK" SHALL TAKE PRECEDENCE OVER NOTED SPECIFICATIONS WHEN APPLICABLE.
16. CIVIL SOIL AND STRUCTURAL ENGINEERING SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY OTHER SPECIFICATIONS.
17. BRITT ROWE RETAINS ALL RIGHTS AND OWNERSHIP TO ALL DRAWINGS AND SPECIFICATIONS. THESE DOCUMENTS MAY NOT BE USED IN WHOLE, OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT FROM BRITT ROWE.
18. THE OWNER/DEVELOPER/CLIENT RESERVES THE RIGHT TO MAKE ALTERATIONS TO THE DESIGN DURING THE COURSE OF CONSTRUCTION. ALL CHANGES SHALL BE APPROVED BY THE LOCAL BUILDING OFFICIAL AND SHALL, IN ANY CASE, COMPLY WITH THE CURRENT EDITIONS OF THE CRC, CBC, CMC, CPC, CFC, CEC AND/OR CES AS REQUIRED.
19. NEW CONSTRUCTION OR REMODELING IS LARGELY DEPENDENT UPON EXISTING SITE CONDITIONS AND THEREFORE A "SITE SURVEY" IS RECOMMENDED AND IF PROVIDED, SHALL BE GENERATED BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AND SHALL CONTAIN THE FOLLOWING INFORMATION: PROPERTY CORNERS, PROPERTY LINES, EXISTING BUILDING(S), EASEMENTS, TOPOGRAPHY LINES, UTILITIES AND/OR SIGNIFICANT TREES. IF A SITE SURVEY IS NOT PROVIDED, BRITT ROWE WILL NOT BE HELD RESPONSIBLE FOR ANY AND ALL DISCREPANCIES RELATING TO THE SITE AND EXISTING CONDITIONS. IN ANY EVENT, BRITT ROWE SHALL NOT BE RESPONSIBLE FOR WORK PERFORMED BY OTHERS AND PROVIDED FOR THE PURPOSE OF COMPLETING THE PROJECT.

GENERAL PROJECT INFORMATION

OWNER: Jason & Kristine Lee
119 Alice Ave.
Campbell, CA 95008

PROJECT SITE: 119 Alice Ave.
Campbell, CA 95008

APN: 412-05-061
YEAR BUILT: 1921
ZONING: R-1-6 Single Family Residential
OCCUPANCY: R-3/U
TYPE OF CONSTRUCTION: V-B
LAND USE: 01-Single Family Residential
GROSS LOT AREA: 16,245 SF (area into front street & alley)
NET LOT AREA: 13,275 SF

LOT SLOPE: Less than 5%
NUMBER OF STORIES: 2 with basement

AUTOMATIC SPRINKLER SYSTEM: Not existing. Will be required for approval. See sheet F1.1

SETBACKS:	Required:	Min.	Proposed
Front		20'-0"	43'-6"
Front @ garage		25'-0"	N/A
L. Side		5'-0"	5'-10"
R. Side		5'-0"	N/A
Rear:		5'-0"	60'-1"

EXISTING AREA:		
(e) Basement (unconditioned):		210 SF
(e) 1st level (conditioned):		1,715 SF
(e) 1st level covered porch (uncond.):		113 SF
(e) 1st level covered carport (uncond.):		190 SF
(e) 2nd level (cond.):		456 SF
(e) 2nd level front balcony (uncond.):		49 SF
(e) Detached garage (uncond.):		1,136 SF
Total existing conditioned area:		2,171 SF
Total building area:		3,929 SF

PROPOSED AREA/ALTERATION: (FAR) Main residence	
(e) Basement (uncond. & net after demo):	178 SF
(n) Basement (cond.):	912 SF
(e) 1st level living area: (cond.):	1715 SF
(n) 1st level living area addition (cond.):	937 SF
(n) Covered porch @ rear (unconditioned):	41 SF
(e) Covered porch @ front (uncond.):	113 SF
(e) Covered carport (uncond.):	190 SF
(e) Living area @ 2nd level (cond.):	456 SF
(n) Living area @ 2nd level (cond.):	12 SF
(n) Living area staircase (cond.):	59 SF
(e) 2nd level balcony (uncond.):	49 SF

NEW F.A.R.:		
(e) 1st level living area:		1715 SF
(n) 1st level living area:		937 SF
(e) 2nd level living area:		456 SF
(n) 2nd level living area:		76 SF
(e) detached garage:		942 SF
Total:		4,126 SF

FLOOR AREA RATIO:	(FAR-4,126 SF/lot size-13,275 SF):	31%
ALLOWABLE FAR:	5,974 SF	45%

LOT COVERAGE:	Residence: (living area @ 1st level/footprint)	2,652 SF
(e) Covered front porch:		113 SF
(e) Covered front carport:		190 SF
(n) Covered rear porch:		41 SF
(e) Detached garage:		942 SF
(e) Trellis/BBQ:12'-4"x16'-10"		208 SF
Total:	(31.2%)	4,146 SF

ALLOWABLE LOT COV.:	40%	5,310 SF
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SETBACK/WALL HEIGHT TABLE:

SETBACKS @ MAIN:	Wall Height:	Req. SB:	Prop. SB:
Front:	N/A	20'-0"	(e)26'-9"
Rear:	N/A	5'-0"	(e) 5'-1'-1"
Right side 1st level:	N/A	5'-0"	(e) 27'-9"
Right side @ 2nd level:	N/A	1/2 ht.	(e) 29'-10"
Left side @ 1st level:	N/A	5'-0" -1/2 ht.	5'-10"
Left side @ 2nd level:	18'-3" ±	1/2' ht.	(e) 33'-10"

EXISTING HEIGHT OF MAIN STRUCTURE:	23'-0" ± (from grade to ridge)
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PROPOSED HEIGHT OF MAIN STRUCTURE: Under 23'-0"
For both 1st and 2nd level additions (from grade to ridge)

SCOPE OF WORK:

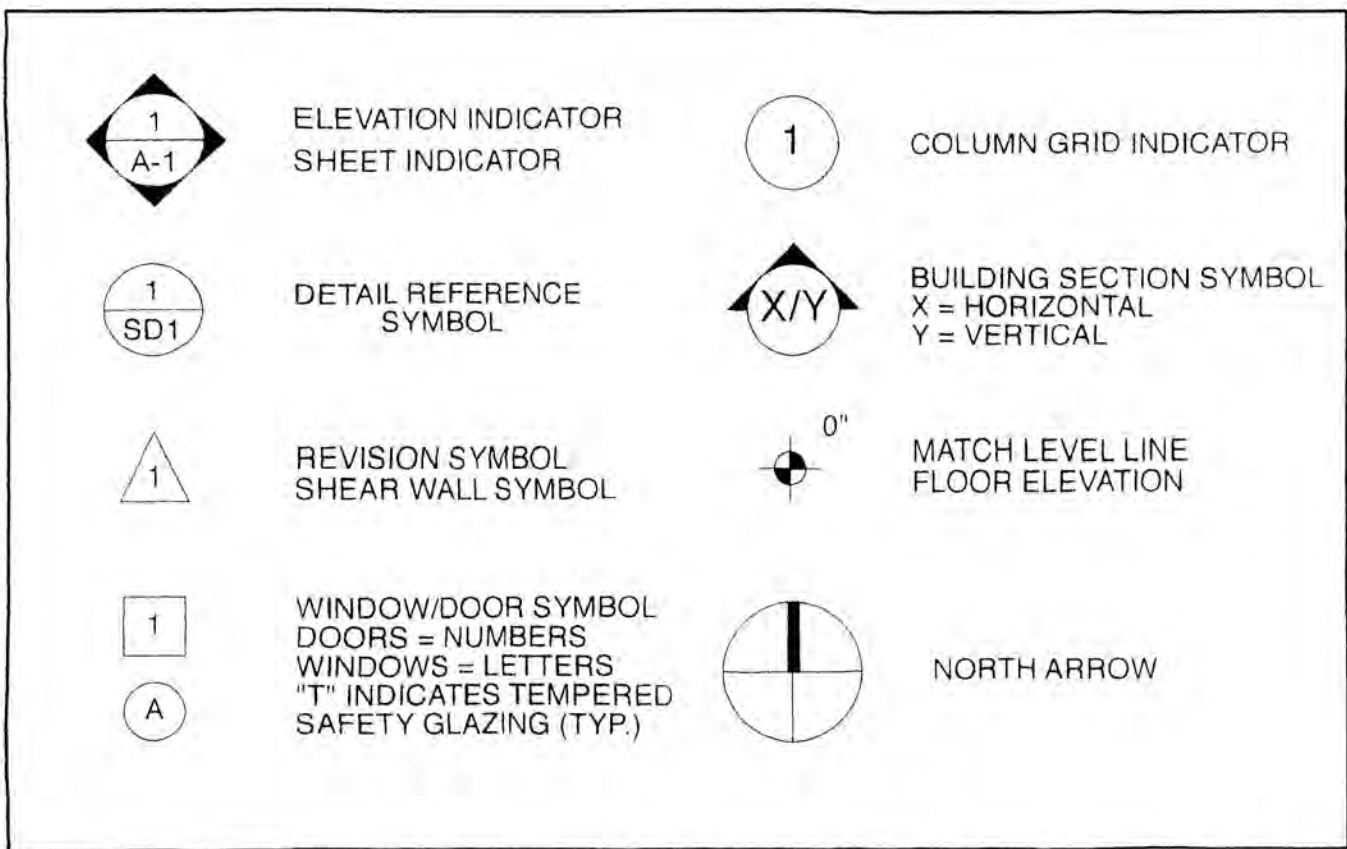
Historical renovation of existing two level residence. Add square footage to basement, 1st level & 2nd level. Reuse original exterior detailing and remove historically interior details/items from previous additions/remodeling not indicative to the Craftsman/ Bungalow period. Any existing windows & doors that are removed will be recycled by owner. See plans.

SHEET INDEX

	DESCRIPTION
A0.1	Title sheet/Project information
A0.2	Existing photos of residence
A0.3	Existing photos of residence
A0.4	Existing photos of residence
A0.5	Existing photos of residence
F1.1	Fire Department Notes/Requirements
F1.2	Fire Department Notes/Requirements
A1.1	Existing site plan
A12	Proposed site plan
A1.3	Proposed privacy plan
A2.1	Existing basement plan
A2.2	Existing 1st level floor plan
A2.3	Existing 2nd level floor plan
A3.1	Proposed basement plan
A3.2	Proposed 1st level floor plan
A3.3	Proposed 2nd level floor plan
A4.1	Proposed roof plan
A5.1	Existing & proposed exterior elevations
A5.2	Existing & proposed exterior elevations
A5.3	Existing & proposed exterior elevations
A5.4	Existing & proposed exterior elevations
A6.1	Proposed building sections
A7.1	Color rendering of front elevation

	DESCRIPTION
A8.1	Proposed basement floor area calculations
A8.2	Proposed 1st level floor area calculations
A8.3	Proposed 2nd level floor area calculations
A9.1	Existing detached garage plan/photos
A9.2	Proposed detached garage elevations

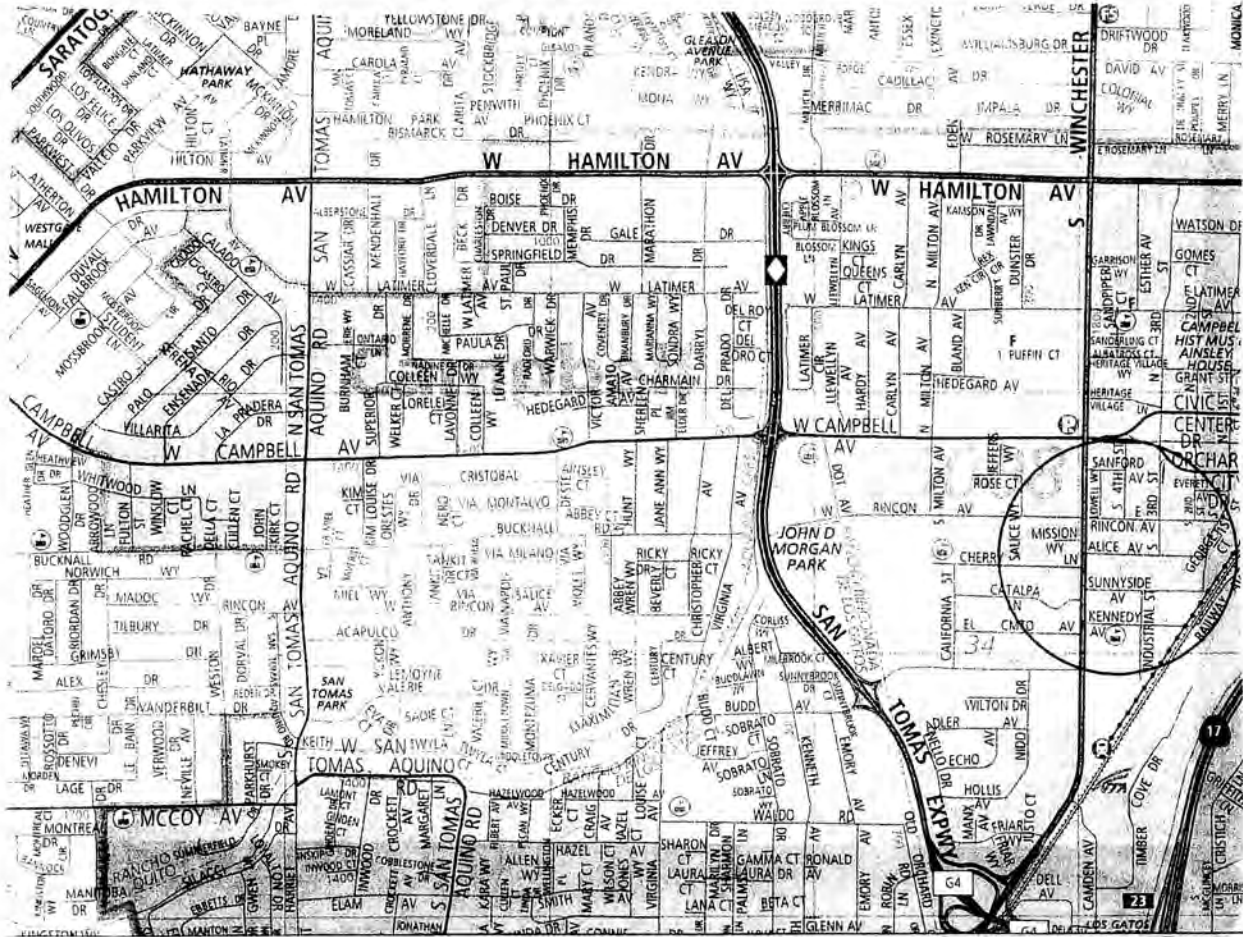
PLAN SYMBOLS



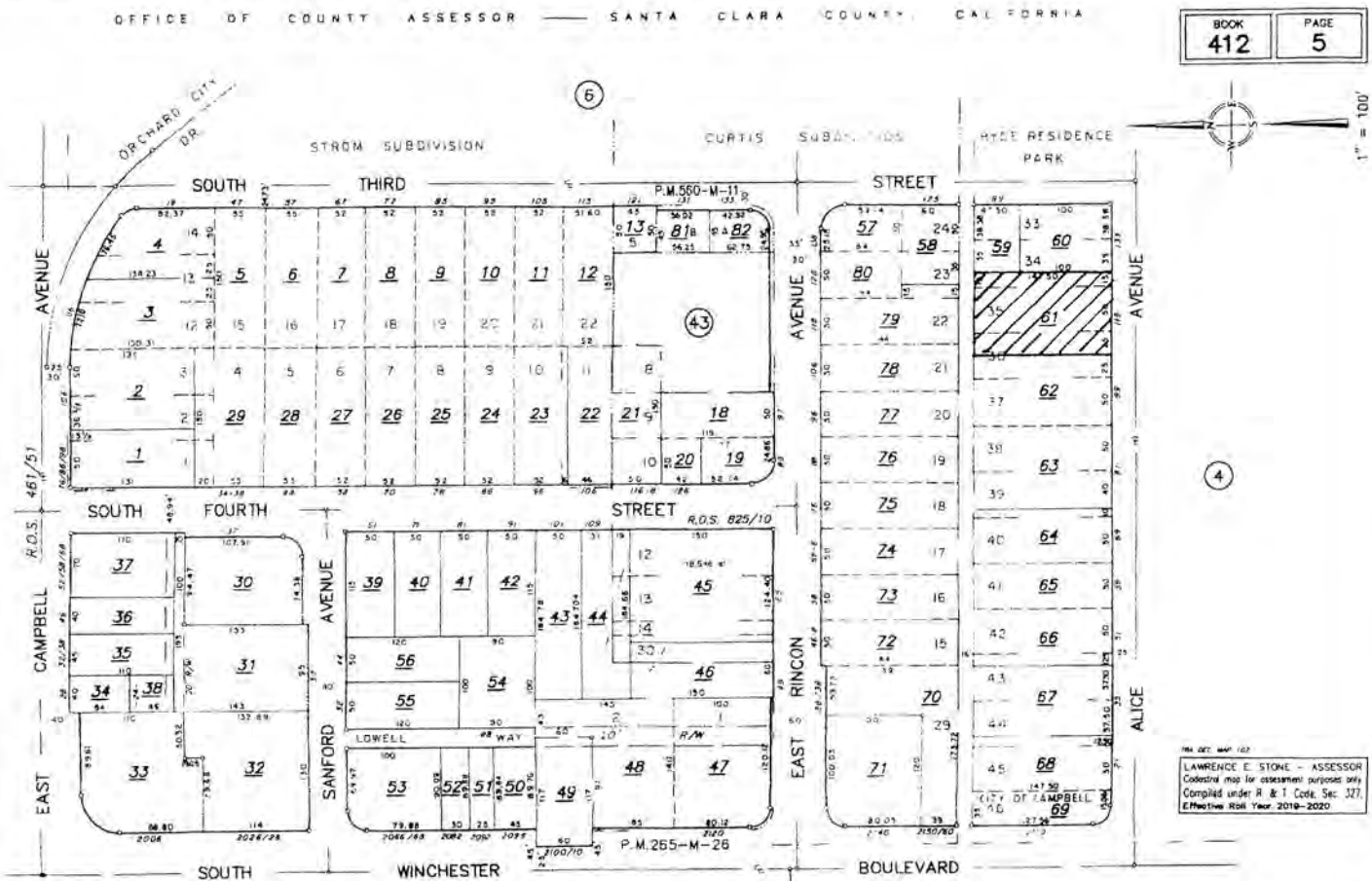
PROJECT CONSULTANTS

BUILDING DESIGNER:
BRITT ROWE
David Britt/Tony Rowe
108 North Santa Cruz Ave.
Los Gatos, CA 95030
(408) 354-6224 office
(408) 354-6514 fax

VICINITY MAP



PARCEL MAP



REVISIONS: #

1 2/1/21

BR

BRITT ROWE

108 N. Santa Cruz Ave.
Los Gatos, CA 95030

408.354.6224 (office)

408.354.6514 (fax)

www.britt-rowe.com

Britt Rowe shall retain all rights and ownership to all drawings and specifications. The contents of the drawings may not be used in whole, or in part, without expressed written consent given by Britt Rowe. All construction shall comply with all local & national building codes. All contractors shall review all drawings to assure conformance to these codes.

LEE RESIDENCE
119 ALICE AVE.
CAMPBELL, CA 95008

PROJECT INFO
DRAWING: 8/3/18
PRINTED: NOTED
SCALE: MAR
DRAWN BY:

A0.1



FRONT (SOUTH)



CARPORT @ FRONT (SOUTH)



CARPORT @ FRONT (SOUTH)



FRONT (SOUTH)



FRONT PORCH



CARPORT FROM REAR

PHOTOS OF EXISTING RESIDENCE

REVISIONS	BY

BR

Britt • Rowe

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LEE RESIDENCE
119 ALICE AVE.
CAMPBELL, CA 95008

SHEET : RESIDENCE
SCALE : NO SCALE
DATE : AUG. 5, 2020
DRAWN :

A0.2



LEFT SIDE FRONT (WEST)



LEFT SIDE TOWARDS FRONT (WEST)



LEFT SIDE TOWARDS REAR (WEST)



LEFT SIDE REAR (WEST)



LEFT SIDE REAR (NORTHWEST)



RIGHT SIDE TOWARDS REAR (EAST)

PHOTOS OF EXISTING RESIDENCE

REVISIONS	BY

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LEE RESIDENCE

119 ALICE AVE.
CAMPBELL, CA 95008

SHEET : RESIDENCE	PHOTOS OF EXISTING
SCALE : NO SCALE	
DATE : AUG. 5, 2020	
DRAWN :	



ORIGINAL WINDOW DESIGN
(3 OF 4 ORIGINAL REMAINING)



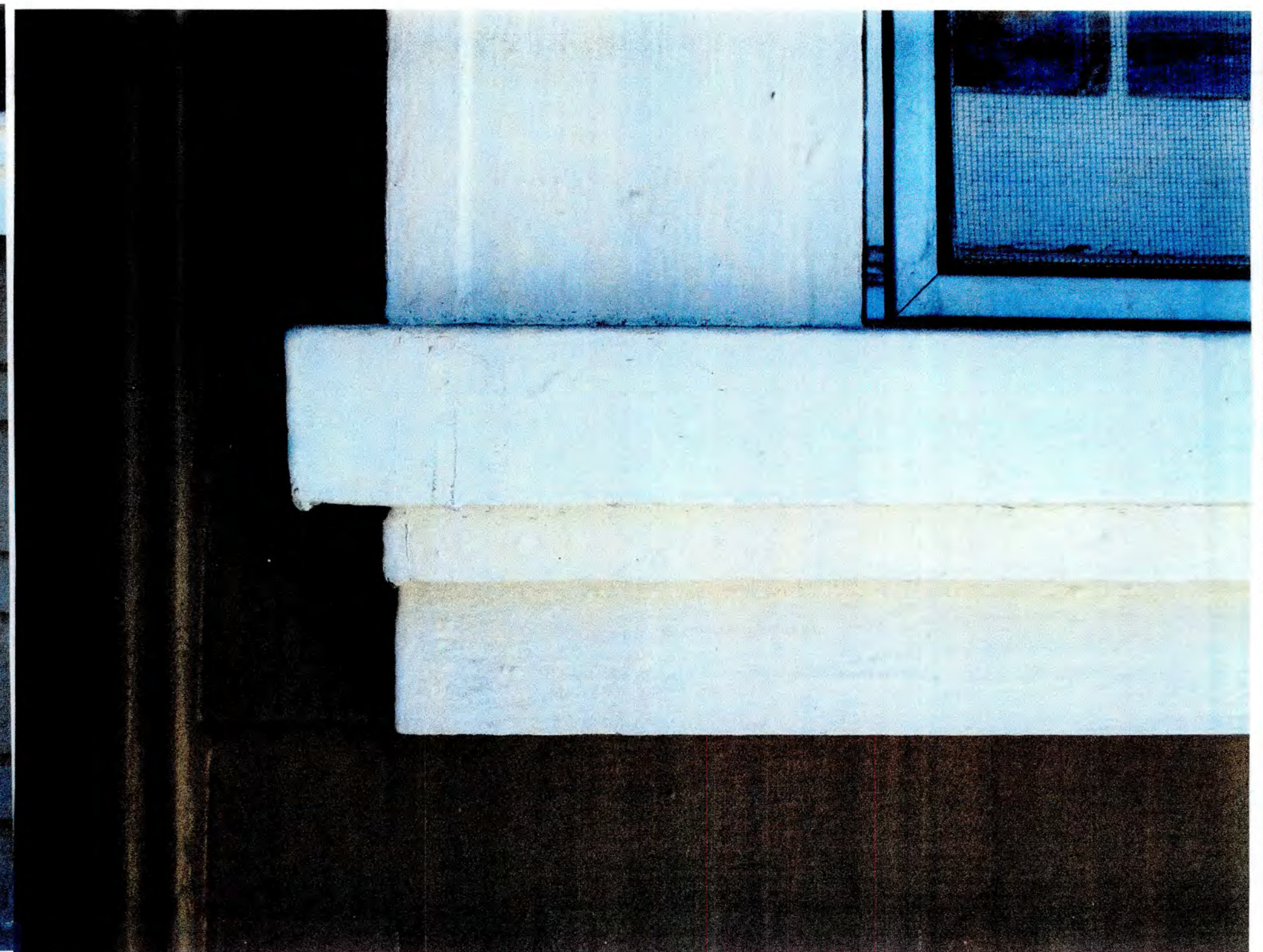
RIGHT SIDE TOWARDS FRONT (EAST)



RIGHT SIDE (EAST)



ORIGINAL WINDOW DESIGN
(1 OF 4 ORIGINAL REMAINING)



ORIGINAL LOWER WINDOW TRIM



ORIGINAL UPPER WINDOW/DOOR TRIM

PHOTOS OF EXISTING RESIDENCE

REVISIONS	BY

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 108 N. Santa Cruz Ave.
 Los Gatos, CA 95030

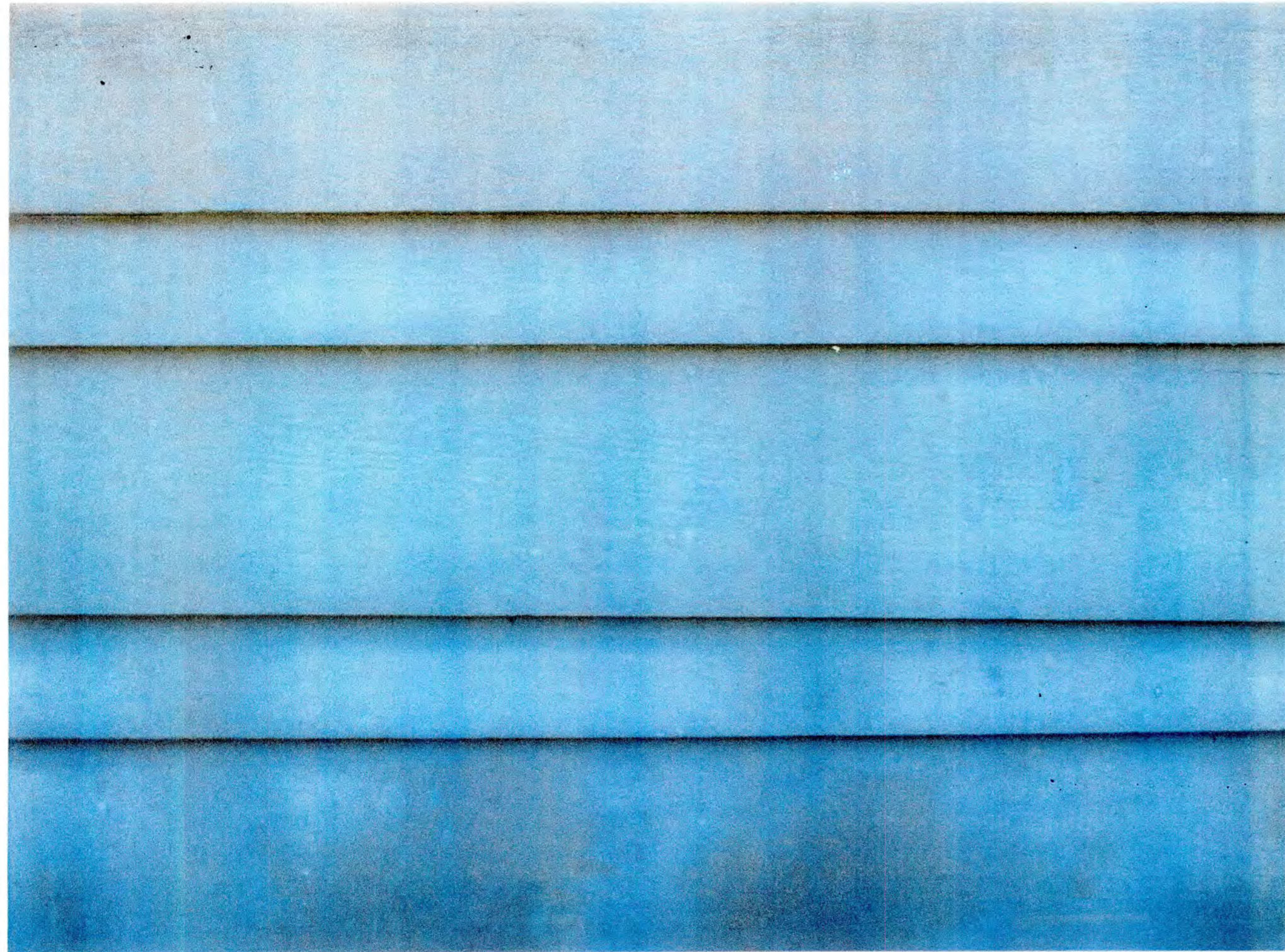
 408.354.6224 (office)
 408.354.6514 (fax)

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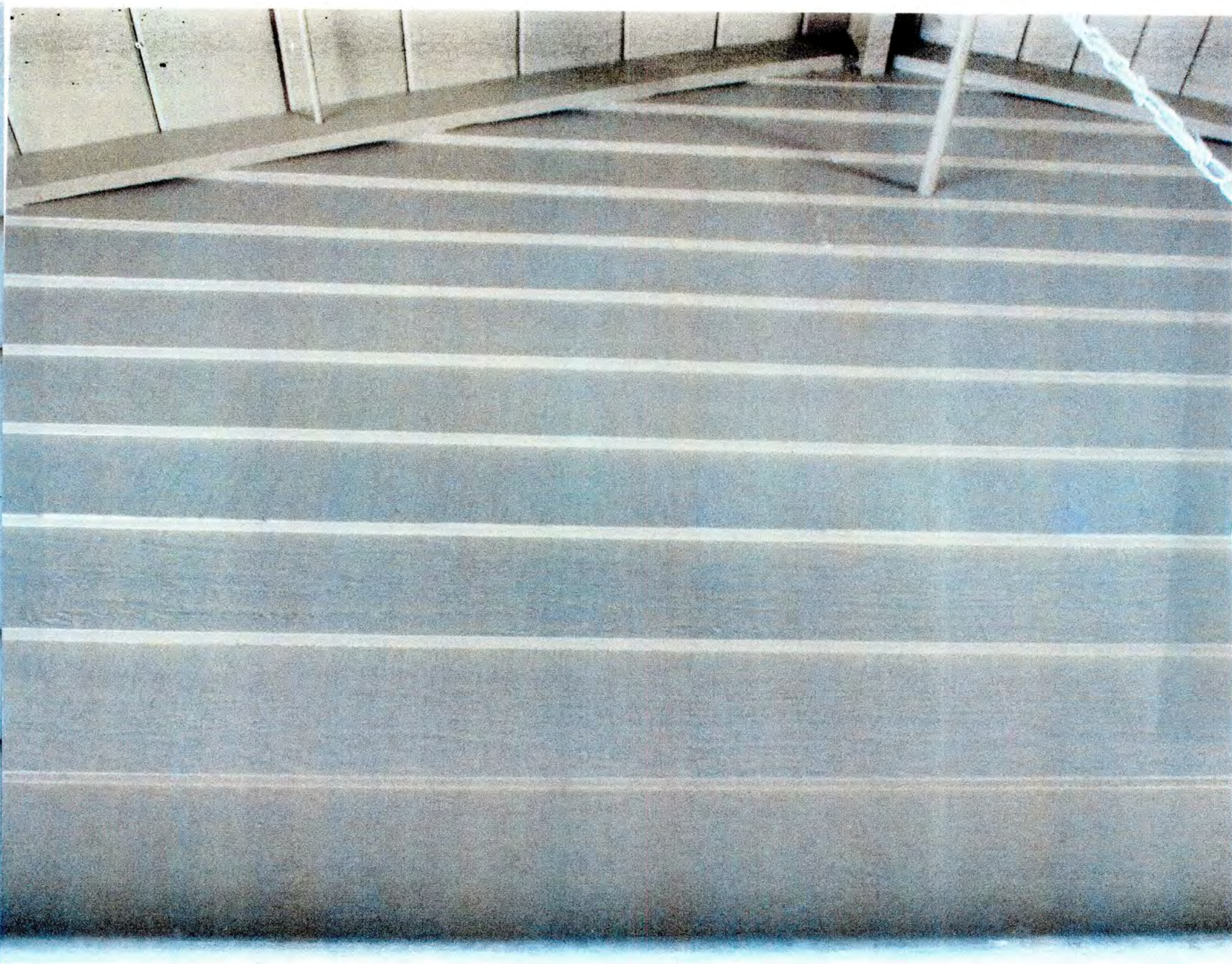
LEE RESIDENCE

119 ALICE AVE.
 CAMPBELL, CA 95008

SHEET : RESIDENCE	PHOTOS OF EXISTING
SCALE : NO SCALE	
DATE : AUG. 5, 2020	
DRAWN :	



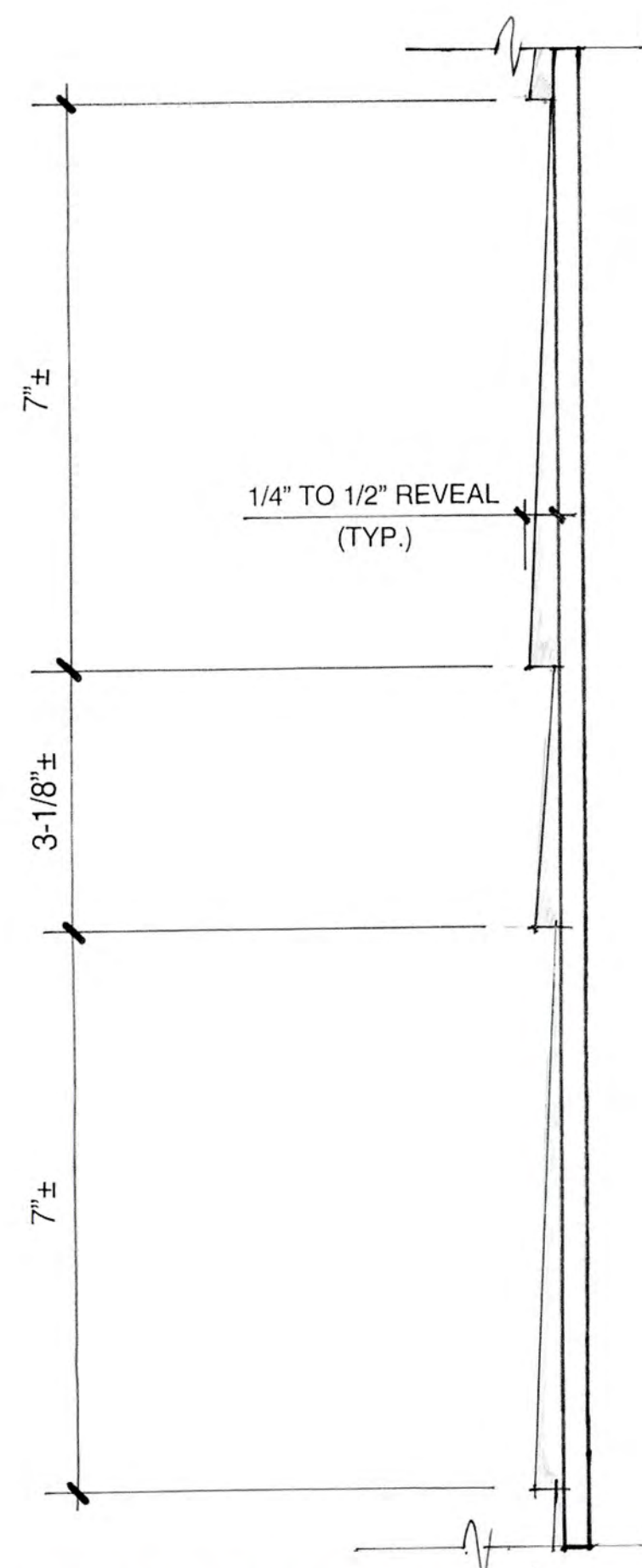
EXISTING LAP SIDING BELOW TRIM BAND (LOWER)



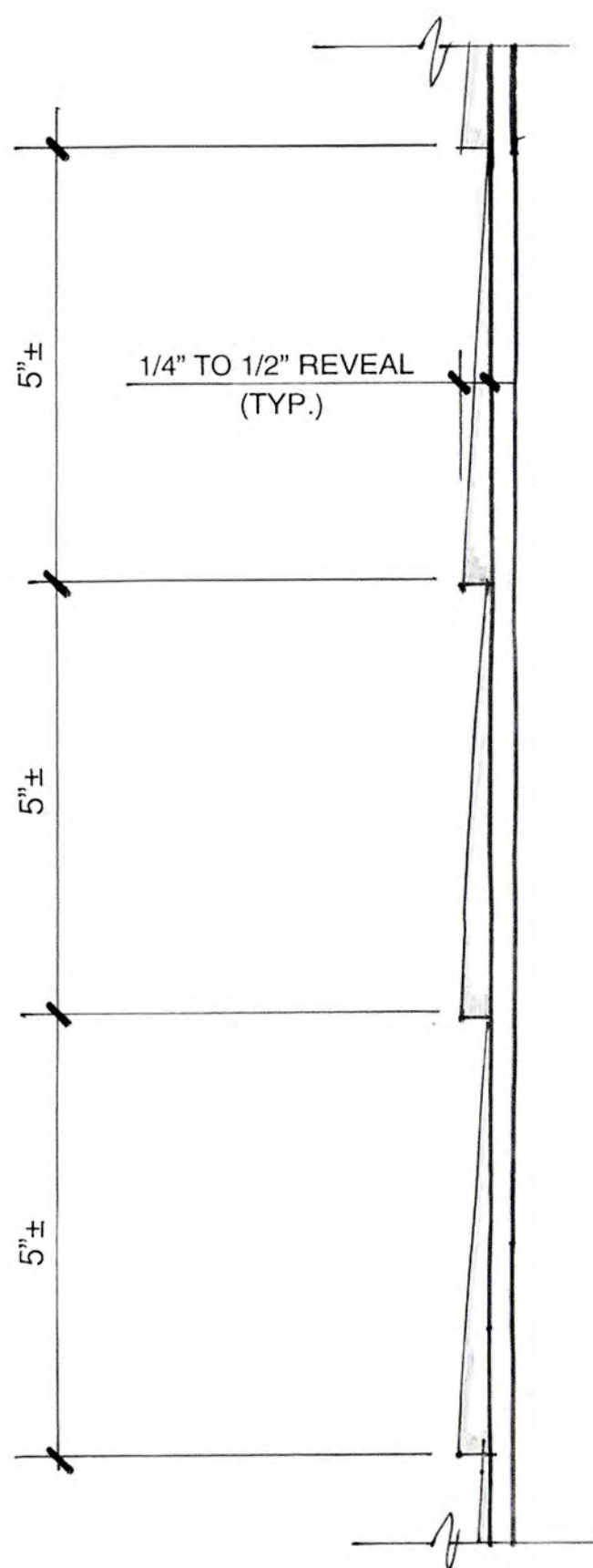
EXISTING LAP SIDING ABOVE TRIM BAND (UPPER)



SIDING @ UPPER & LOWER WITH TRIM BAND



A (E) LAP SIDING SECTION FOR LOWER WALLS
SIDING REPEATS PATTERN (TYP.) NO SCALE



B (E) LAP SIDING SECTION FOR UPPER GABLES
SIDING REPEATS 5" LAP (TYP.) NO SCALE

NOTE:
A sample of finish material is available upon request

ROOF COLOR: BURNT SIENNA
(final color selected by owner/planning)

COMPOSITION: Asphalt comp.

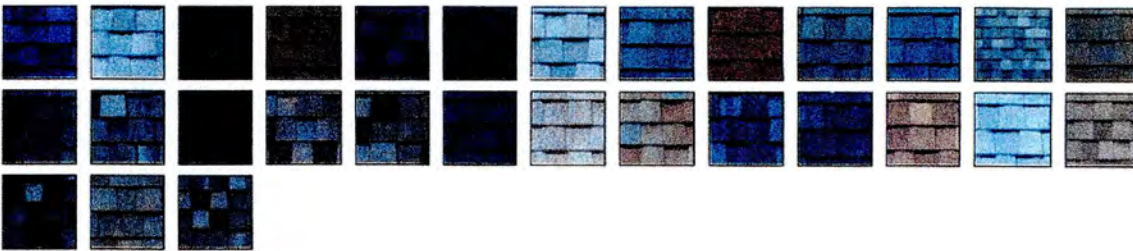
DESIGN: Replicate the appearance of cedar shake roofing



COLORS AVAILABLE NEAR ZIP CODE:

ENTER ZIP CODE

PLEASE ENTER YOUR ZIP CODE TO VIEW COLORS AVAILABLE IN YOUR AREA



LANDMARK®

OVERVIEW TECHNICAL INFO INSTALLATION

LANDMARK®

For homeowners seeking true peace of mind, Landmark® shingles are the high-quality, reliable choice for beautifying and protecting a home. With a dual-layered design that emulates the dimensionality of true wood shake, Landmark asphalt shingles offer the heaviest weight and widest array of color options in their class, allowing you to create or re-create the ideal look for your home with confidence. Backed by a 100+ year legacy of trusted manufacturing performance, all Landmark shingles include CertainTeed's industry-leading, lifetime-limited warranty.

REVISIONS	BY

BR

Britt • Rowe

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Los Gatos, CA 95030

408.354.6224 (office)
408.354.6514 (fax)

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LEE RESIDENCE
119 ALICE AVE.
CAMPBELL, CA 95008

SHEET : RESIDENCE	PHOTOS OF EXISTING
SCALE : NO SCALE	
DATE : AUG. 5, 2020	
DRAWN :	

A0.5



SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-1010 | www.sccfd.org

PLAN
REVIEW No. 21 0191
BLDG
PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2019 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 major remodel and 1,970 SF addition to an existing 2,733 SF two-story single-family residence with basement and attached carport.

Plans Status:

Plans are **NOT APPROVED**. Revise and resubmit drawings and provide a response letter addressing comments on this plan review.

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, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.**

2. **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 are made that increase the building area to more than 3,600 square feet. **Exception:** One or more additions made to a building after January 1, 2011 that do not total more than 1,000 square feet of building area. 2) In all new basements and in existing basements that are expanded by more than 50%. **NOTE:** The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 313.2 as adopted and amended by CBLMC.

CBL	CLAY	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
	☒	☐	☒	☒		R-3/U <td>VB<td>Britt Rowe</td><td>02/01/2021</td><td>1</td></td>	VB <td>Britt Rowe</td> <td>02/01/2021</td> <td>1</td>	Britt Rowe	02/01/2021	1
										OF 2
SECFLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
2+bsmt	4703		Residential Development				Design Review			
NAME OF PROJECT			LOCATION							
SFR - LEE RESIDENCE			119 Alice Ave Campbell							
TABULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY			
1750			50%		875		Flanagan, Caleb			

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.



SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-1010 | www.sccfd.org

PLAN
REVIEW No. 21 0191
BLDG
PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

3. **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 and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. 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 of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

4. **Address identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or 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 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

5. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

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. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

CITY	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
CBL	☒	☐	☒	☒		R-3/U	VB	Britt Rowe	02/01/2021	2 OF 2
SECFLOOR	AREA	LOAD	PROJECT DESCRIPTION					PROJECT TYPE OR SYSTEM		
2+bsmt	4703		Residential Development					Design Review		
NAME OF PROJECT			LOCATION							
SFR - LEE RESIDENCE			119 Alice Ave Campbell							
TABULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY			
1750			50%		875		Flanagan, Caleb			

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REVISIONS	BY
1 2 / 1 / 21	

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LEE RESIDENCE
119 ALICE AVE.
CAMPBELL, CA 95008

SHEET : FIRE DEPARTMENT NOTES

SCALE : NO SCALE

DATE : FEB. 1, 2021

DRAWN :

F1.1



FIRE DEPARTMENT
SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA 95032 1816/
(408) 375-4010 • (408) 375-9342 (fax) • www.sccfd.org



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Agency

STANDARD DETAILS & SPECIFICATIONS

SUBJECT: Construction Site Fire Safety

Spec No SI-7
Rev. Date 04/30/09
Eff. Date 12/17/02
Approved By _____
Page 1 of 9

SCOPE

This Standard is intended to prescribe minimum safeguards for new building construction, demolition or significant building alteration projects in order to provide a reasonable degree of safety to life and property from fire. This Standard is based on the provisions for fire safety during building construction or demolitions as set forth in the 2007 California Fire Code Chapter 14 and National Fire Protection Association Standard 241. This Standard shall not be construed to be in lieu of other applicable State or Federal laws and regulations related to construction site safety. The general contractor (or other designee of the building owner) shall be responsible for compliance with the provisions of this Standard. When the term "shall" is used in this Standard, it means a mandatory requirement.

REQUIREMENTS

I. Fire Protection Plan

A written Fire Protection Plan shall be developed for significant or complex construction projects at the discretion of the fire department. The plan shall be approved by the fire department prior to proceeding past foundation work for new buildings or commencement of demolition work in alteration projects. The written plan shall be consistent with the fire safety precautions as specified in this Standard. The general contractor is responsible for carrying out the provisions of the Fire Protection Plan and communicating it to all subcontractors. Additionally, the Fire Marshal shall be notified of any change affecting the utilization of information contained in the Fire Protection plan. The Fire Protection Plan shall include the following:

- Procedures for reporting emergencies to the Fire department.
- Procedures for emergency notification, evacuation and /or relocation of all persons in the building under construction and on the site.
- Procedures for hot work operations, management of hazardous materials and removal of combustible debris and maintenance of emergency access roads.
- Floor plans identifying the locations of exits, exit stairs, exit routes and portable fire extinguishers.
- Site plans identifying the designated exterior assembly areas for each evacuation route.
- Site plans identifying required fire apparatus access roadways and on-site fire hydrants.

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IV. Means of Egress Requirements

A. Minimum number of Exits: All new buildings under construction shall have a least one unobstructed exit. All exits shall be identified on the Fire Protection Plan.

B. Multi-Story Buildings: Each level above the first story in new multi-story buildings shall be provided with at least two usable exit stairs after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls/windows are in place. Exit stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

Exception: For new multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

C. Assembly Points: Designated exterior assembly points shall be established for all construction personnel to relocate to upon evacuation. The assembly points shall also be identified in the Fire Protection Plan.

V. Area Separation Walls

When area separation walls are required, the wall construction shall be completed (with all openings protected) immediately after the building is sufficiently weather-protected at the location of the wall(s).

VI. Special Operation Requirements

A. Hot Work: Hot work includes any work involving operations capable of initiating fires or explosions, including cutting, welding, brazing, soldering, grinding, thermal spraying, thawing pipe, torch applied roofing, or any other similar activity. The use of hot work equipment shall be in accordance with the following guidelines, including a pre-site inspection, fire watch and post inspection procedures.

- Pre-site Inspection: An inspection of the hot work site shall be conducted by the General Contractor or his/her designee prior to hot work operations to ensure:

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- The name and contact phone number of the person(s) responsible for compliance with the Fire Protection Plan.

II. General Safety Requirements

A. Fire Department Access Roadways: All construction sites shall be accessible by fire department apparatus by means of roadways having an all-weather driving service of not less than 20ft. of unobstructed width. The roads shall have the ability to withstand the live loads of fire apparatus, and have a minimum 13ft. 6 in. of vertical clearance. Dead end fire access roads in excess of 150 ft. in length shall be provided with approved turnarounds.

When approved by the Chief, temporary access roadways may be utilized until such time that the permanent roadways are installed. As a minimum, the roadway shall consist of a compacted sub base and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95%. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary. The integrity of the roadway shall be maintained at all times.

Key boxes: Key boxes and /or approved padlocks shall be required when necessary for access through locked gates or structures.

B. Fire hydrants: Where underground water mains and hydrants are required for the building(s) under construction, they shall be installed, completed, and in service prior to combustible construction materials accumulating on site.

C. Telephone service: Provisions shall be provided at the construction site for emergency notification of the fire department via telephone. The street address of the construction site shall be posted adjacent to the telephone, along with the number for the public safety answering point.

D. Premises identification: The address numbers of the property or project location shall be plainly visible and legible from the street or road fronting the property at the fire apparatus access point or as otherwise approved.

E. Combustible debris: Wood, cardboard, packing material, form lumber and similar combustible debris shall not be accumulated within buildings. Such debris, rubbish and waste material shall be removed from buildings on a daily basis.

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- Equipment shall not be refueled while in operation.
- Fuel for equipment shall be stored in an approved area outside of the building.

(Ref: CFC Articles 87 & 13 – also 49, 79 and 11)

VII. Hazardous Materials

A. Liquefied Petroleum Gas (LP-Gas) - Storage and use shall comply with the following:

- Propane containers may be used in buildings under construction or undergoing major renovation as a fuel source for temporary heating for curing concrete, drying plaster and similar applications in accordance with the following:
 - Heating elements (other than integral heater-container units) shall be located at least 6 feet from any LP-Gas container.
 - Integral heater-container units specifically designed for the attachment of the heater to the container, or to a supporting standard attached to the container, may be used provided they are designed and installed so as to prevent direct or radiant heat application to the LP-Gas container.
 - Blower and radiant type units shall not be directed toward any LP-Gas container within 20 feet.
 - Heat producing equipment shall be installed with clearance to the combustibles in accordance with the manufacturer's installation instructions.
 - Cylinders shall comply with DOT cylinder specifications and shall be secured in an upright position.
 - Regulators shall be approved for use with LP-Gas. Fittings shall be designed for at least 250 psig service pressure.
 - Hose shall be designed for a working pressure of at least 350 psig (unless limited to 5 psig) and shall be a maximum of 6 feet in length.
 - Portable heaters shall be equipped with an approved automatic device to shut off the flow of gas to the main burner and to the pilot in the event of flame extinguishment or combustion failure. Portable heaters with an input of more than 50,000 Btu/hr shall be equipped with either a pilot that must be proved before the main burner can be turned on or an approved electronic ignition system.

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F. Oily rags: Oily rags and similar material shall be stored in metal or other approved containers equipped with tight-fitting covers.

G. Temporary heating equipment: Temporary heaters, such as those that are LPG fueled, shall be listed and shall be installed, used, and maintained in accordance with the manufacturer's instructions (See LPG storage and use requirements below). Heating devices shall be secured properly and kept clear from combustible materials. Refueling operations shall be conducted in an approved manner.

H. Smoking: Smoking is prohibited anywhere inside or on the roof of new buildings under construction or in the project work area of buildings undergoing alteration. A suitable number of 'No Smoking' signs shall be posted to ensure that smoking is controlled.

I. Vehicle parking: All vehicles shall be parked a minimum of 20 feet from new buildings under construction.

- Exceptions:**
- Vehicles that are temporarily parked for loading/unloading or other construction related operations. Such vehicles shall not be left unattended.
 - Private vehicles may be parked in parking garages of Type I construction if the automatic fire sprinkler system is in service and vertical openings are protected.

J. Combustible material storage: Combustible construction materials shall be stored a minimum of 20 feet from buildings under construction or undergoing remodel.

- Exceptions:**
- Materials that are staged for installation on a floor level.
 - When approved by the Fire Department, materials may be stored in parking garages of Type I construction if the automatic fire sprinkler system is in service and vertical openings are protected.

III. Fire Protection Systems

A. Fire Sprinkler Systems: Where automatic fire sprinkler systems are required to be installed in new buildings, the system shall be placed in service as soon possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the Fire department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be

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- In addition to the above, for LPG storage/use in buildings undergoing alteration and that are fully or partially occupied, the following shall also apply:
 - Specific approval must be obtained from the fire department prior to bringing LP-Gas containers on-site.
 - The maximum water capacity of individual containers shall be 5-gallon water capacity and the number of containers in the building shall not exceed the number of workers assigned to using the LP-Gas.
 - Containers having a water capacity greater than 2 1/2 lb. [1 quart] shall not be left unattended.

B. Storage, Use and Dispensing of Flammable and Combustible Liquids

- Storage areas for flammable and combustible liquids shall be kept free of weeds and extraneous combustible material. Open flames and smoking are prohibited in flammable or combustible liquid storage areas.
- Tanks and containers shall be marked with the name of the product and FLAMMABLE-KEEP FIRE AND FLAME AWAY. Tanks (containers in excess of 60 gallons) shall also be labeled KEEP 50 FEET FROM BUILDINGS.
- Metal containers for Class I or II liquids shall be in accordance with DOT requirements or shall be of an approved design. Discharge devices shall not cause an internal pressure on the container. Individual containers shall not be interconnected and shall be kept closed when not in use.
- Secondary containment or a means of spill control, drainage control, and diking is required for large containers (such as 55 gallon drums) and tanks as approved by the fire department.
- Plans for the installation/use of any aboveground storage tank (containers greater than 60 gallons) shall be submitted to the fire department for review and permit prior to the proposed tank arriving at the site.

C. Compressed Gases

- Gas cylinders shall be marked with the name of the contents.
- Gas cylinders shall be stored upright and secured to prevent falling.
- When not in use, valve protective caps shall be in place.
- Gas cylinders shall be protected against physical damage.
- When stored, gas cylinders shall be separated from each other based on their hazard classes.
- Combustible materials shall be kept a minimum of 10 feet from gas containers.
- Gas cylinders shall not be placed near elevators, unprotected platform edges or other areas where they would drop more than 2 feet.

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installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior alarm bell can be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.

For buildings equipped with fire sprinkler systems that are undergoing alterations, the sprinkler system(s) shall remain in service at all times except when system modifications are necessary. Fire sprinkler systems undergoing modifications shall be returned to service at the end of each workday unless otherwise approved by the fire department. The General contractor or his/her designee shall check the sprinkler control valve(s) at the end of each workday to confirm that the system has been restored to service.

B. Standpipes: Where standpipes are required, the standpipes shall be installed when the progress of construction is not more than 35 ft. in height above the lowest level of the fire department access. Standpipes shall be provided with fire department hose connections and outlets at accessible locations adjacent to usable stairs. The standpipe system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. Each floor shall be provided a 2 1/2-inch valve outlet for fire department use. Where construction height requires installation of a Class III standpipe, fire pumps and water main connections shall be provided to serve the standpipe.

C. Fire Extinguishers: Portable fire extinguishers shall be provided and shall be mounted on a wall or post at each usable stairway and such that the travel distance to any extinguisher does not exceed 75 ft. Mounting height to the top of the extinguisher shall not exceed 5 feet. Extinguishers shall not have less than a 2A10BC rating or as otherwise directed by the fire department. The general contractor shall ensure that an adequate number of individuals are trained in the proper use of portable fire extinguishers. Fire extinguishers shall also be located in storage sheds and contractor trailers.

D. Fire Alarm Systems: Fire alarm systems shall be maintained operational at all times during building alterations. When an alteration requires modification to a portion of the fire alarm system, the portion of the system requiring work shall be isolated and the remainder of the system shall be kept in service whenever practical. When it is necessary to shut down an entire fire alarm system a fire watch or other mitigation approved by the fire department shall be implemented by the general contractor until the system is returned to full service.

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- the hot work site is clear of combustibles or that combustibles are protected;
- exposed construction is of noncombustible materials or that combustible materials are protected;
- openings are protected;
- there are no exposed combustibles on the opposite side of partitions, walls, ceilings, floors, etc.;
- fire extinguishers are available, fully charged and operable; and
- fire watch personnel are assigned, equipped and trained.

2. Fire Watch: The sole duty of fire watch personnel shall be to watch for the occurrence of fire during and after hot work operations. Individuals designated to fire watch duty shall have fire extinguishing equipment readily available and shall be trained in the use of such equipment. Personnel assigned to fire watch shall be responsible for extinguishing spot fires and communicating an alarm. Fire watch personnel shall be provided with at least one means for notification of the fire department. Hot work conducted in areas with vertical and horizontal fire exposures that cannot be observed by a single individual shall have additional personnel assigned to fire watches to ensure that all exposed areas are monitored.

3. Post-inspection: The fire watch shall be maintained a minimum of 30 minutes after the conclusion of the work to look out for leftover sparks, slag or smoldering combustibles.

B. Asphalt and tar kettles: Asphalt kettles shall not be located within 20 feet of any combustible material, combustible building surface or building opening. With the exception of thermostatically controlled kettles, an attendant shall be within 100 feet of a kettle when the heat source is operating. Ladders or similar obstacles shall not form a part of the route between the attendance and the kettle. Kettles shall be equipped with tight-fitting covers. A minimum 3A 40-B:C rated portable fire extinguisher shall be located within 30 feet of each asphalt kettle when the heat source is operating. Minimum 3A 40-B:C rated portable fire extinguishers also shall be located on roofs during asphalt coating operations.

C. Motor Equipment: Motorized equipment including internal-combustion-powered construction equipment shall be used in accordance with the following:

- Equipment shall be located so that exhausts do not discharge against combustible materials.
- When possible, exhausts should be piped to the outside of the building.

- Gas cylinders shall not be placed in areas where they may be damaged by falling objects.
- Ropes, chains or slings shall not be used to suspend gas cylinders, unless the cylinder was manufactured with appropriate lifting attachments.

SD&S SI-7/DM:dh/12/10/09

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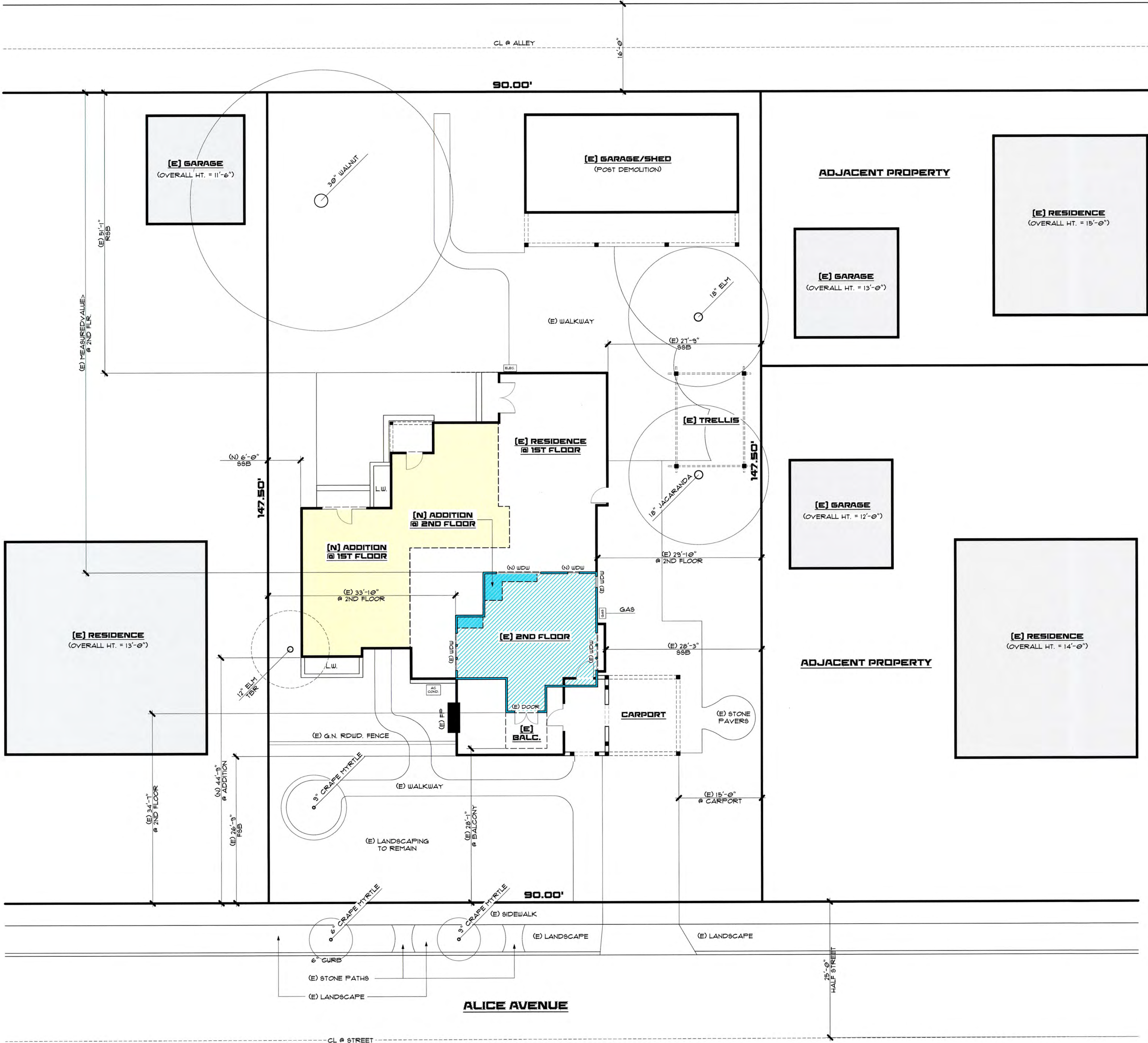
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SCALE : NO SCALE

DATE : FEB. 1, 2021

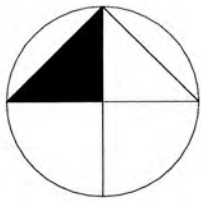
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PRIVACY PLAN

1" = 10'-0"



REVISIONS:		#



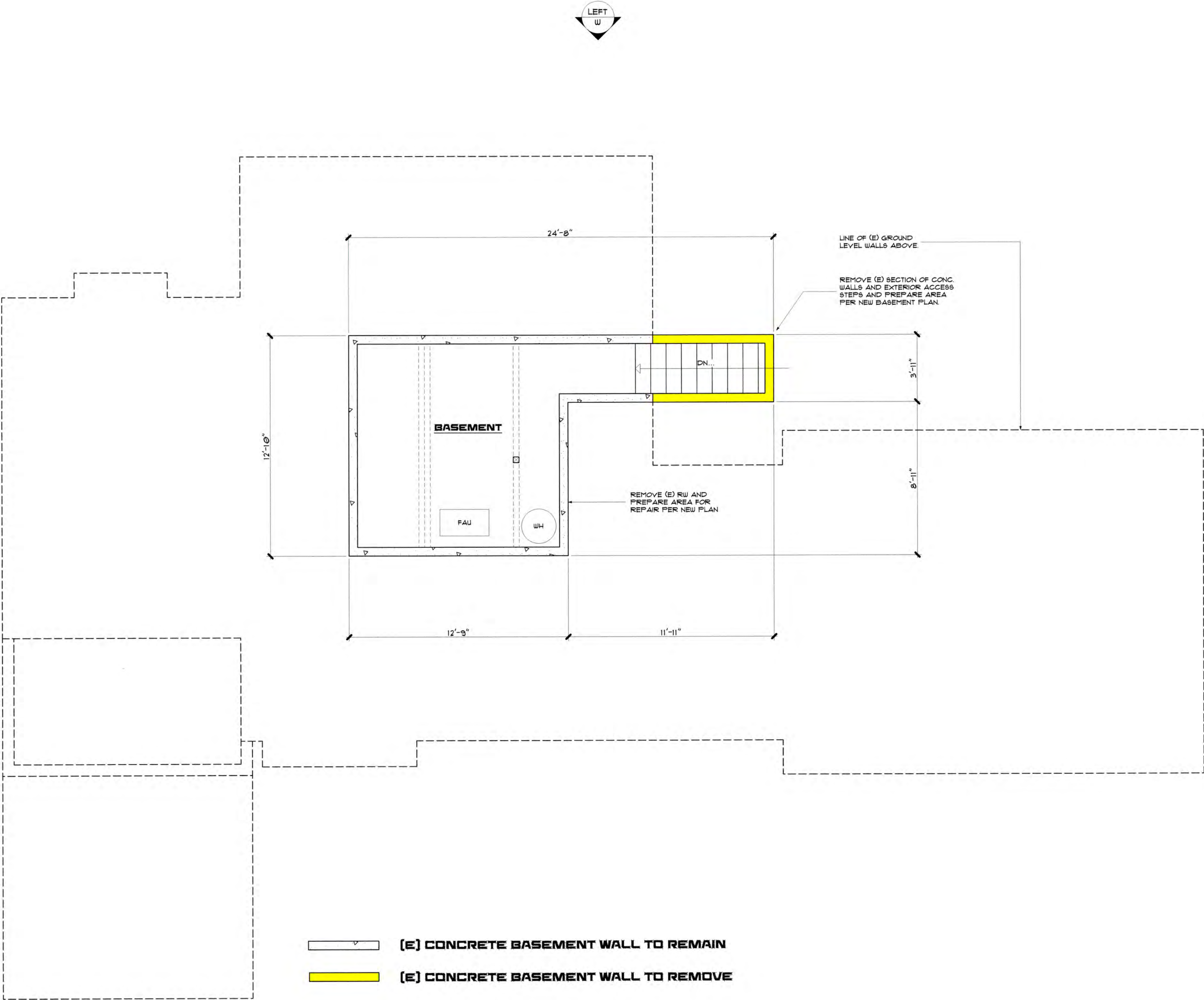
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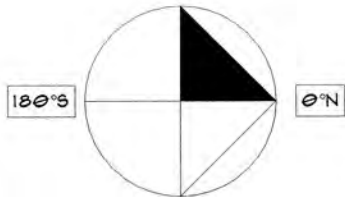
DRAWING:	PRIVACY PLAN
PRINTED:	2/17/21
SCALE:	NOTED
DRAWN BY:	MAR





[E] BASEMENT FLOOR PLAN - DEMO
[E] BASEMENT AREA: 210 SF

1/4" = 1'-0"



REVISIONS:	#

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DRAWING:	[E] BASEMENT
PRINTED:	2/17/21
SCALE:	NOTED
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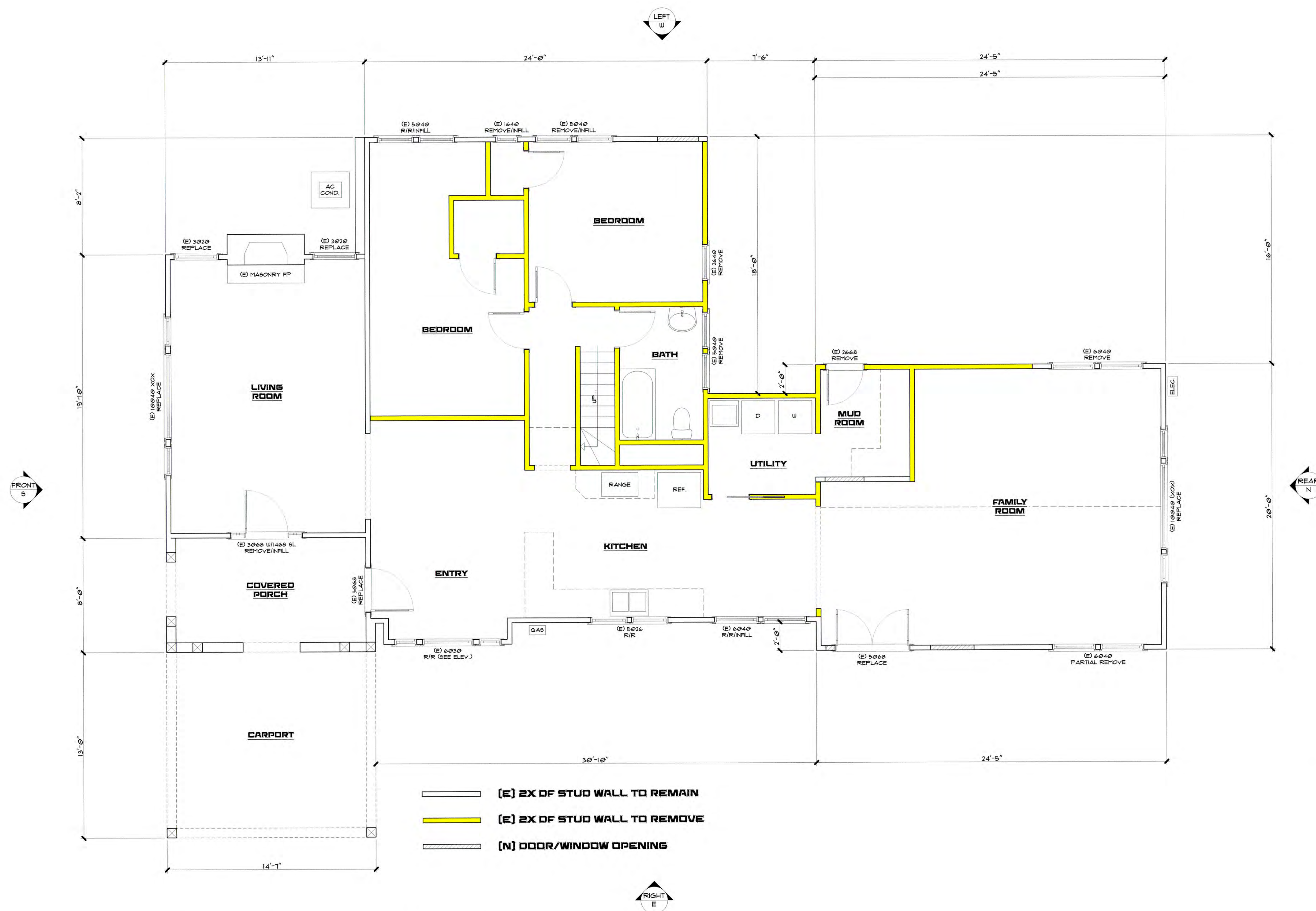
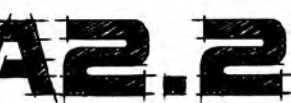
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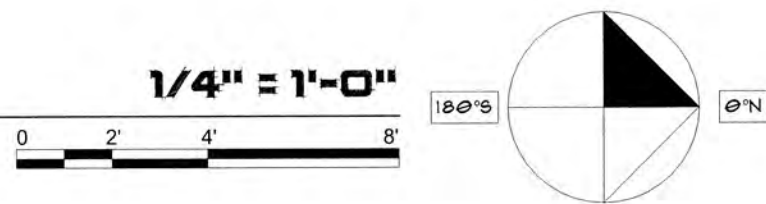
119 E. ALICE AVENUE
CAMPBELL, CA 95125

DRAWING:	(E) 1ST FLOOR
PRINTED:	2/17/21
SCALE:	NOTED
DRAWN BY:	MAR



(E) 1ST FLOOR PLAN - DEMO

(E) LIVING AREA: 1715 SF
(E) COVERED PORCH: 113 SF (FRONT)
(E) CARPORT: 190 SF (SIDE)



[illegible]

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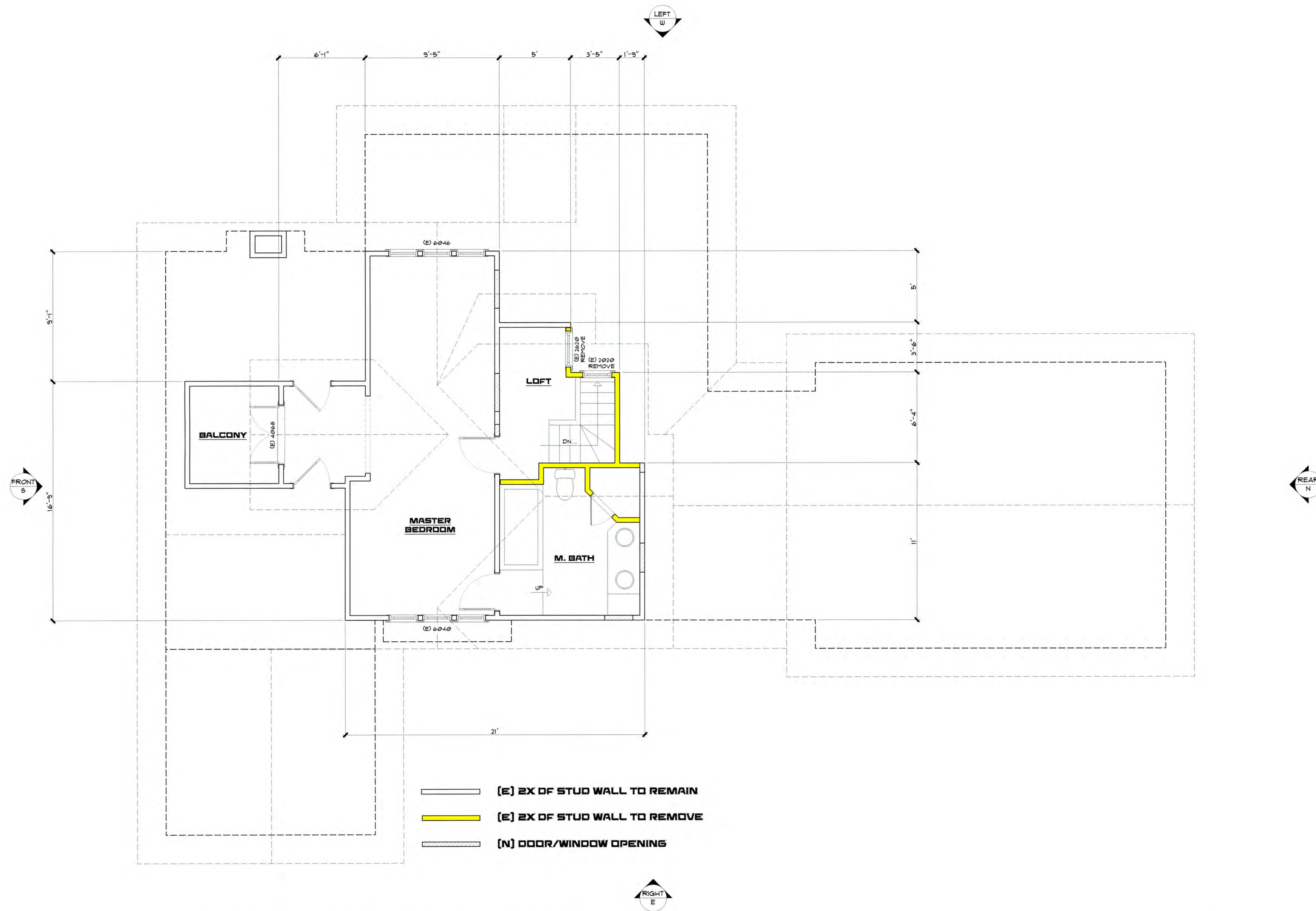
All construction shall comply with all local & national building codes. All contractors shall verify all conditions to assure conformance to these codes.

LEE RESIDENCE

119 E. ALICE AVENUE
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DRAWING:	(E) 2ND FLOOR
PRINTED:	2/17/21
SCALE:	NOTED
DRAWN BY:	MAE

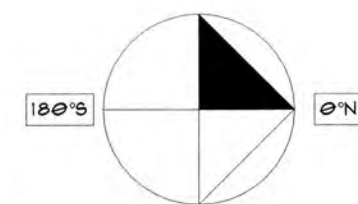
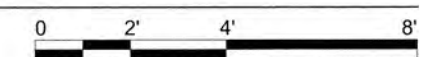
A2.3

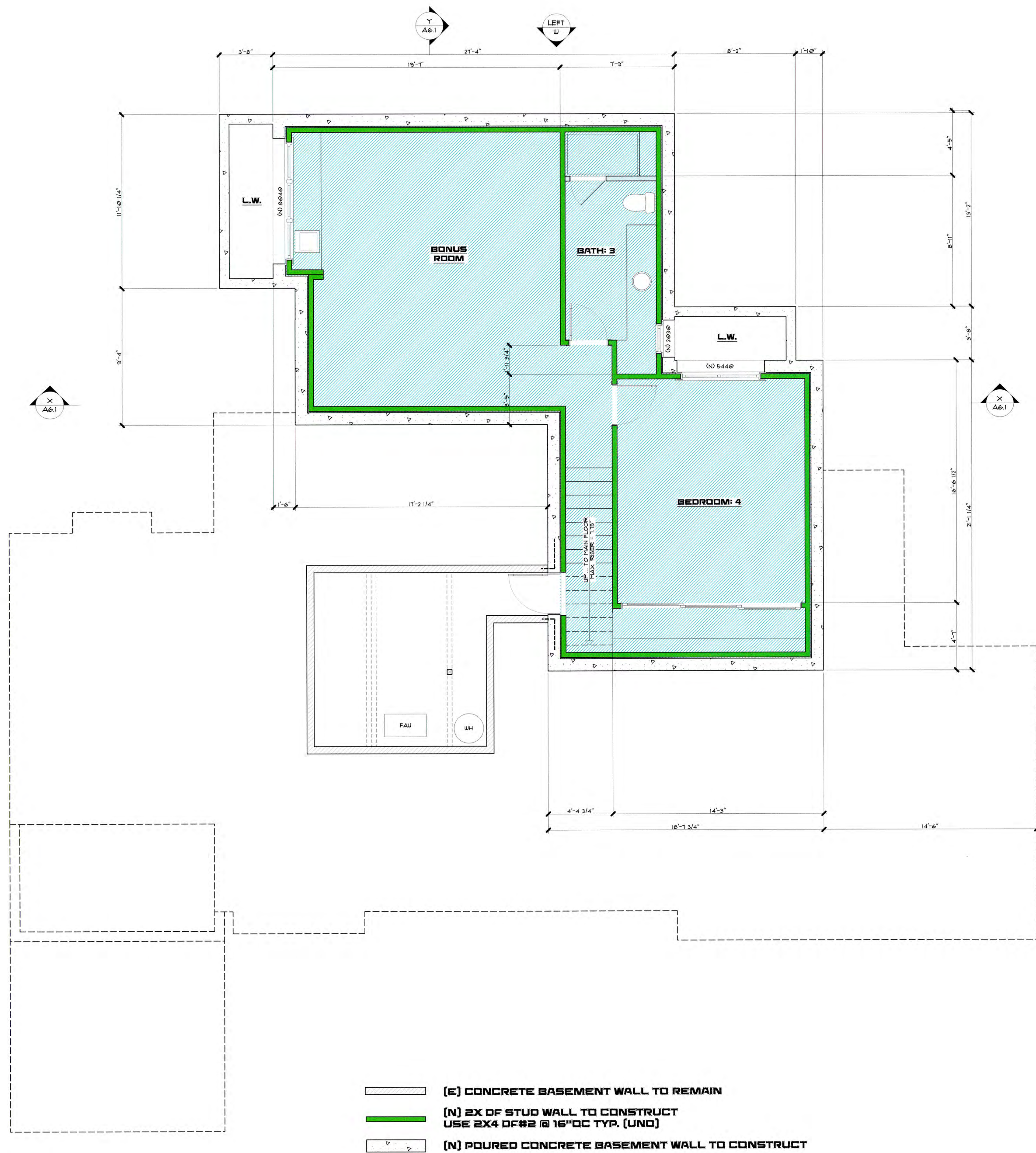


(E) 2ND FLOOR PLAN-DEMO

[E] LIVING AREA: 456 SF (NOT INCLUDING STAIRWAY OF 24 SF)
[E] BALCONY: 49 SF

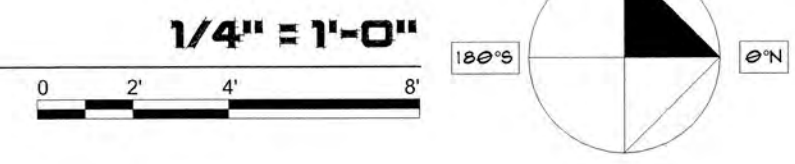
1/4" = 1'-0"





[N] BASEMENT FLOOR PLAN

[E] BASEMENT AREA: 178 SF [NET AFTER DEMOLITION]
[N] BASEMENT AREA: 916 SF



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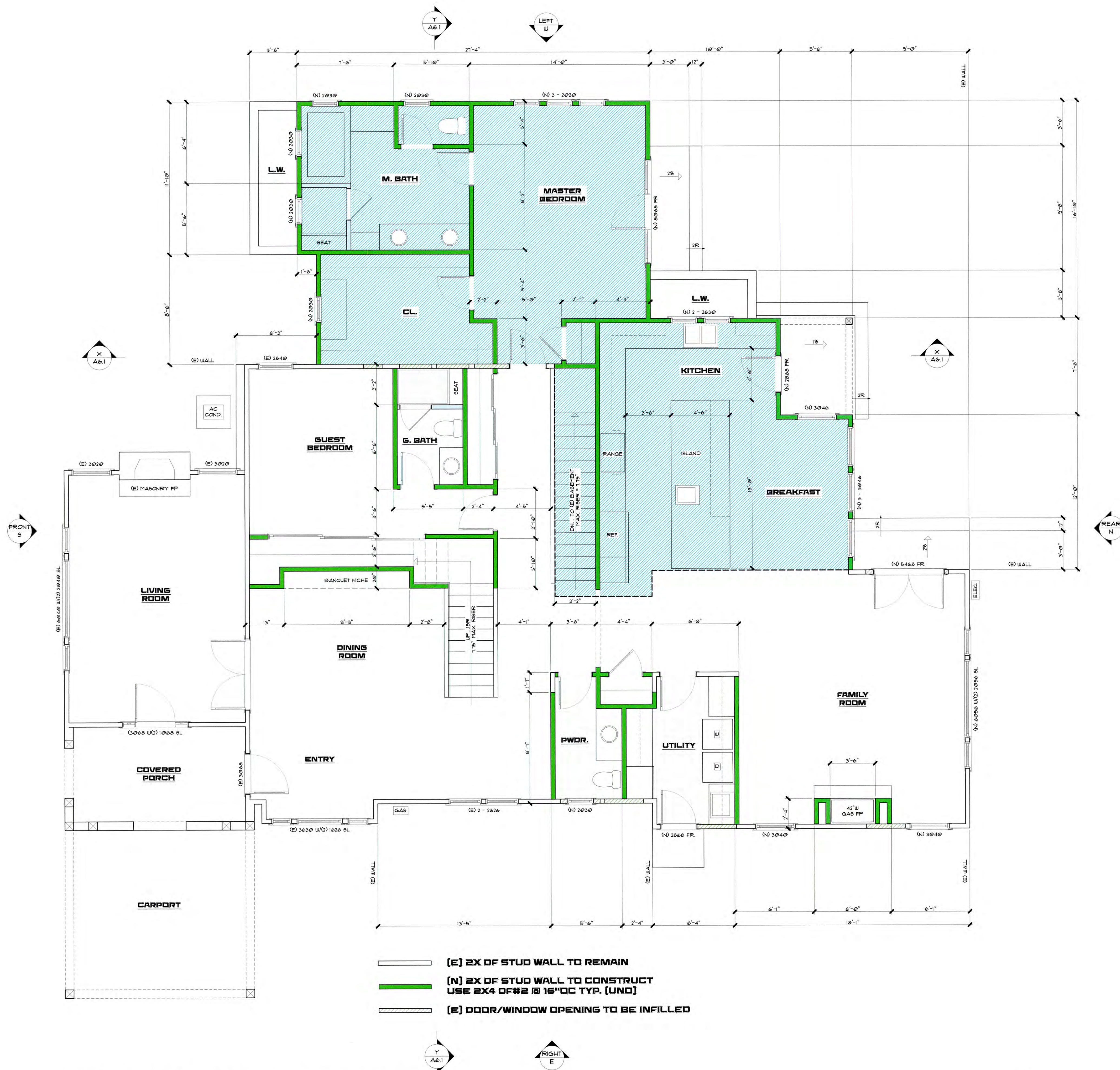
DRAWING: [N] BASEMENT

PRINTED: 2/17/21

SCALE: NOTED

DRAWN BY: MAR

A3.1



[N] 1ST FLOOR PLAN - DEMO

[E] LIVING AREA: 1715 SF
[N] ADDITION: 942 SF
[N] COVERED PORCH: 41 SF (REAR)
[E] COVERED PORCH: 113 SF (FRONT)
[E] CARPORT: 190 SF (SIDE)

REVISIONS: #

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[N] 1ST FLOOR

DRAWING:

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SCALE: NOTED

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A3.2



[N] 2ND FLOOR PLAN

[E] LIVING AREA: 456 SF
[N] ADDITION: 12 SF
[N] STAIRWAY: 59 SF [NOT COUNTED IN FA]
[E] BALCONY: 49 SF

REVISIONS: #

BR

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108 N. Santa Cruz Ave.
Los Gatos, CA 95030

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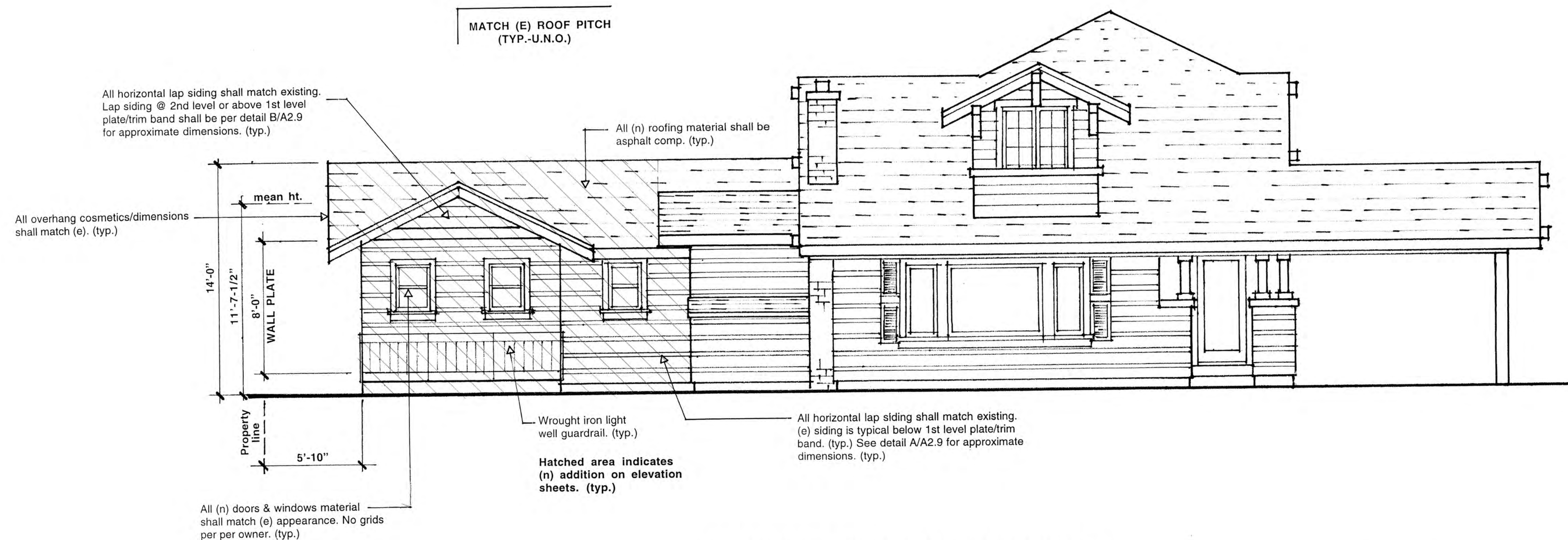
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LEE RESIDENCE
119 E. ALICE AVENUE
CAMPBELL, CA 95125

DRAWING:	[N] 2ND FLOOR
PRINTED:	2/7/21
SCALE:	NOTED
DRAWN BY:	MAR

A3.3

A4.1



PROPOSED FRONT ELEVATION (SOUTH)

1/4"=1'-0"

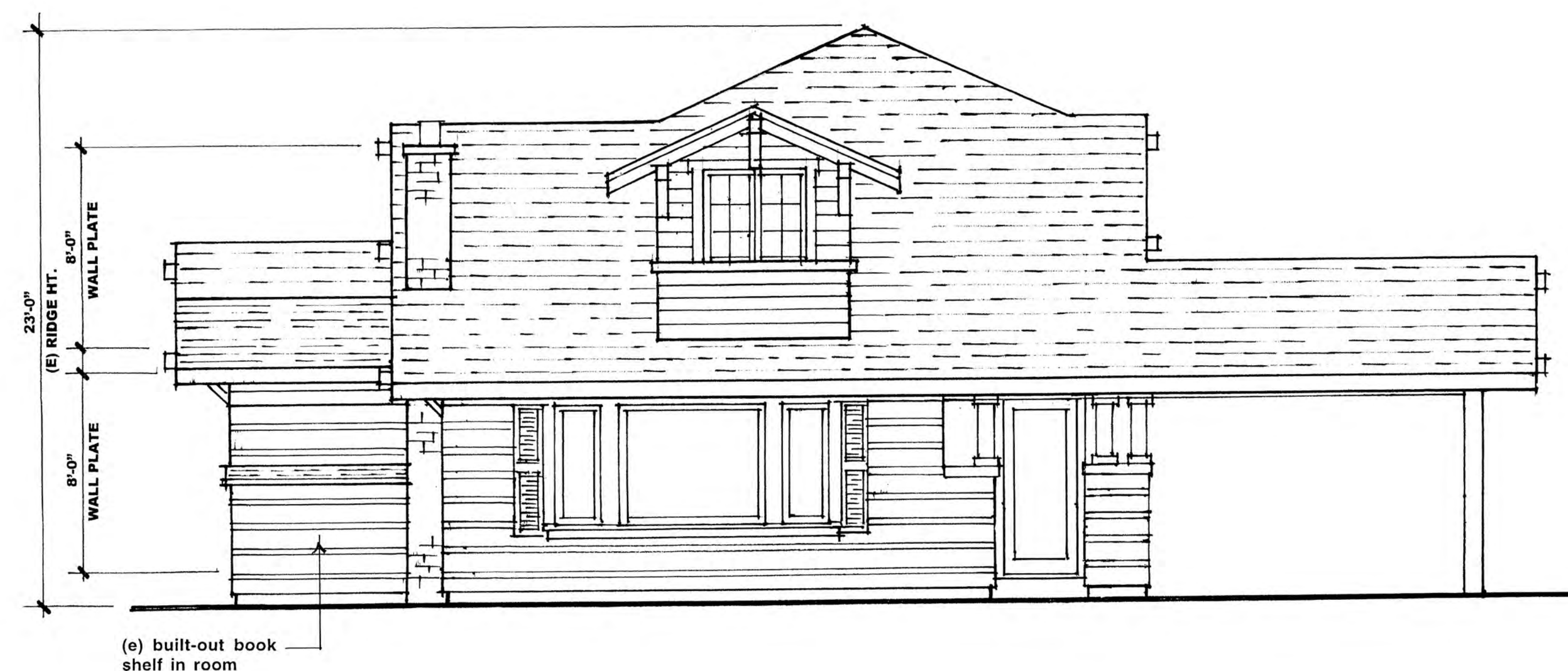
NOTE:
ALL NEW PROPOSED TO MATCH EXISTING MATERIAL

(N) ROOFING:
Class A, asphalt shingles to match (e) residence, over 30lb. felt building paper min. underlayment or per manufacturers specifications, over 1/2" CDX plywood sheathing, nailed w/10d @ 6" O.C. edges and 12" O.C. field min. (UNO), over framing (See framing plans). Verify min. nailing w/CBC table 2304.10.1 (fastening schedule) & structural engineer's min. nailing requirements (typ.) Provide 0.75" x 6" (5.5') smooth finish "Hardie soffit" ship lap or equal above rafters @ all visible overhangs. Roof coverings per CRC R905. All flashing per CRC section 905.2.8. (Roof) Color & style of roofing to match (e) residence.

(N) SIDING: (lower walls)
Horizontal custom wood lap siding per exterior elevation to match (e) residence per elevations, over (2)-layers grade "D" building paper min. or equal, over 3/8" min. CDX plywood wall sheathing. Nail w/8d @ 6" O.C. @ edges & 12" O.C. field min. (UNO), over framing (See framing plans). Verify nailing with CBC table 2304.10.1. (fastening schedule) For all shear walls, see structural engineer's shear wall schedule for plywood thickness & minimum nailing requirements. (as applicable) All proportions of siding shall match existing. (typ.)

(N) SIDING: (upper walls/gable ends above 1st level plate)
5" exposure Horizontal wood lap siding to match (e) residence per elevations, over (2)-layers grade "D" building paper min. or equal, over 3/8" min. CDX plywood wall sheathing. Nail w/8d @ 6" O.C. @ edges & 12" O.C. field min. (UNO), over framing (See framing plans). Verify nailing with CBC table 2304.10.1. (fastening schedule) For all shear walls, see structural engineer's shear wall schedule for plywood thickness & minimum nailing requirements. (as applicable) ASTM-E84 listing. All proportions of siding shall match existing. (typ.)

(N) TRIM:
Windows & doors: Match existing
Fascia board: Match existing as applicable
Columns: Match existing. Height/proportions per exterior elevations
Corbels: Wood brackets & corbels @ existing to match existing residence
Gutters & downspouts: 26 GA G.I. gutters & downspouts. Gutters shall slope to downspouts 1/8" per foot min. (match existing)



EXISTING FRONT ELEVATION (SOUTH)

1/4"=1'-0"

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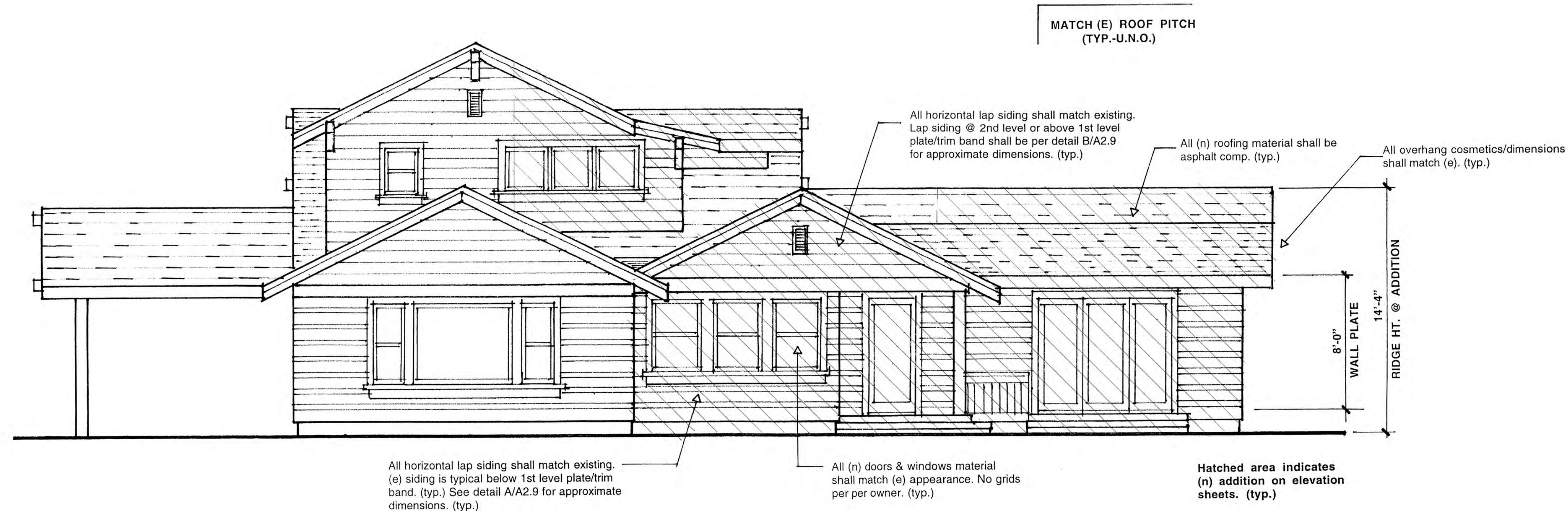
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119 ALICE AVE.
CAMPBELL, CA 95008

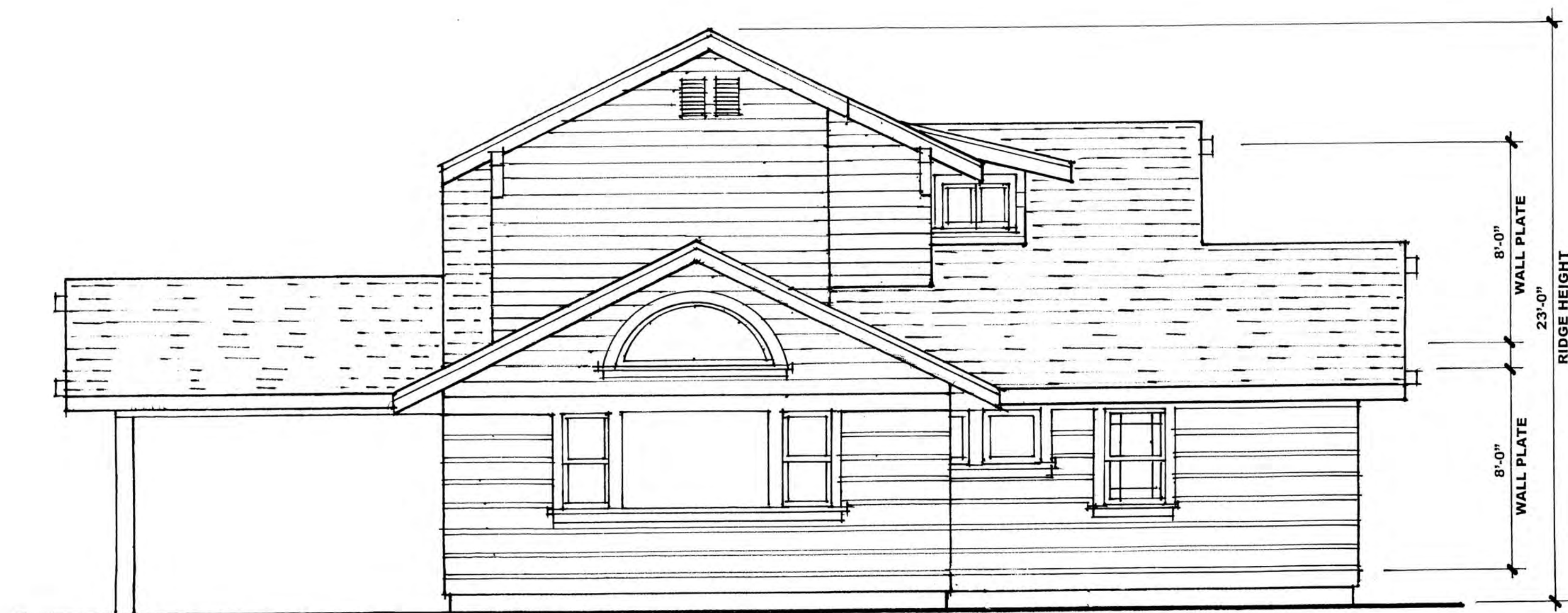
SHEET : EXT. ELEVATIONS
SCALE : NOTED
DATE : 12/15/2019
DRAWN :

A5.1



PROPOSED REAR ELEVATION (NORTH)

1/4"=1'-0"



EXISTING REAR ELEVATION (NORTH)

1/4"=1'-0"

NOTE:
ALL NEW PROPOSED TO MATCH EXISTING MATERIAL

(N) ROOFING:
Class A, asphalt shingles to match (e) residence, over 30lb. felt building paper min. underlayment or per manufacturers specifications, over 1/2" CDX plywood sheathing, nailed w/10d @ 6" O.C. edges and 12" O.C. field min. (UNO), over framing (See framing plans). Verify min. nailing w/CBC table 2304.10.1 (fastening schedule) & structural engineer's min. nailing requirements (typ.) Provide 0.75" x 6" (5.5") smooth finish "Hardie soffit" ship lap or equal above rafters @ all visible overhangs. Roof coverings per CRC R905. All flashing per CRC section 905.2.8. (Roof) Color & style of roofing to match (e) residence.

(N) SIDING: (lower walls)
Horizontal custom wood lap siding per exterior elevation to match (e) residence per elevations, over (2)-layers grade "D" building paper min. or equal, over 3/8" min. CDX plywood wall sheathing. Nail w/8d @ 6" O.C. @ edges & 12" O.C. field min. (UNO), over framing (See framing plans). Verify nailing with CBC table 2304.10.1. (fastening schedule) For all shear walls, see structural engineer's shear wall schedule for plywood thickness & minimum nailing requirements. (as applicable) All proportions of siding shall match existing. (typ.)

(N) SIDING: (upper walls/gable ends above 1st level plate)
5" exposure Horizontal wood lap siding to match (e) residence per elevations, over (2)-layers grade "D" building paper min. or equal, over 3/8" min. CDX plywood wall sheathing. Nail w/8d @ 6" O.C. @ edges & 12" O.C. field min. (UNO), over framing (See framing plans). Verify nailing with CBC table 2304.10.1. (fastening schedule) For all shear walls, see structural engineer's shear wall schedule for plywood thickness & minimum nailing requirements. (as applicable) ASTM-E84 listing. All proportions of siding shall match existing. (typ.)

(N) TRIM:
Windows & doors: Match existing
Fascia board: Match existing as applicable
Columns: Match existing. Height/proportions per exterior elevations
Corbels: Wood brackets & corbels @ existing to match existing residence
Gutters & downspouts: 26 GA G.I. gutters & downspouts. Gutters shall slope to downspouts 1/8" per foot min. (match existing)

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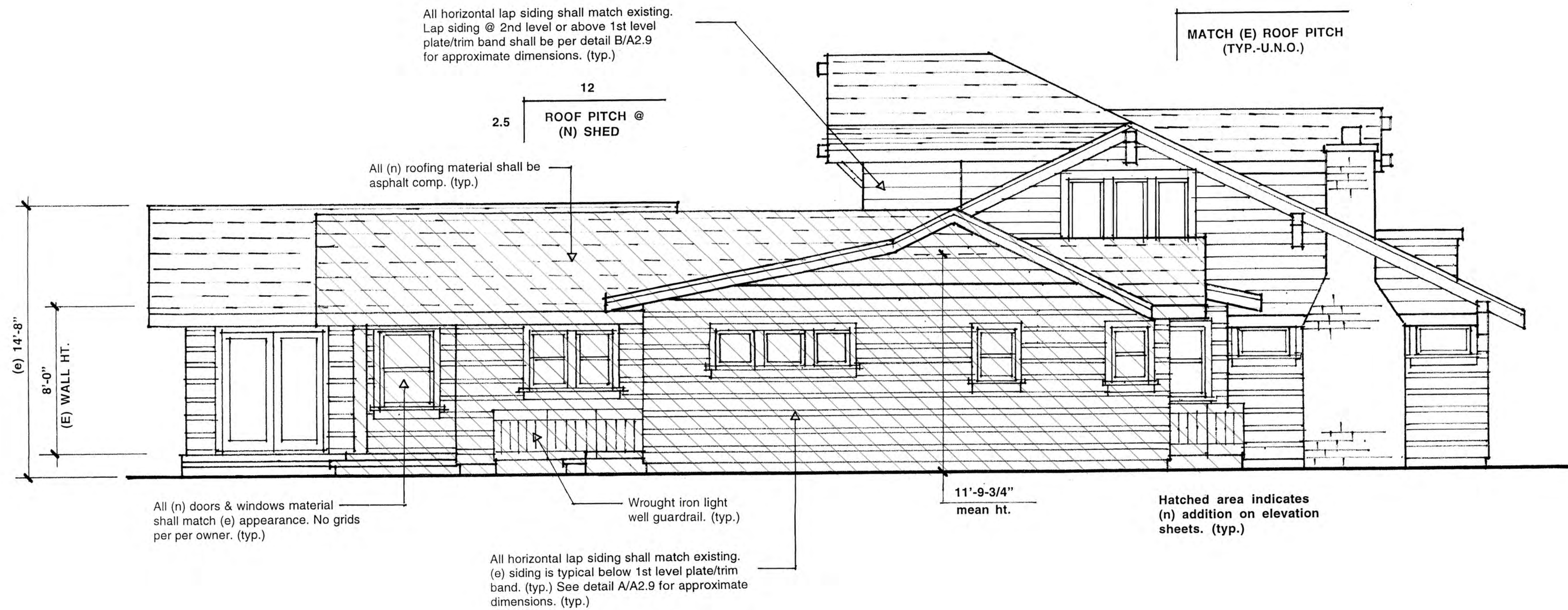
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119 ALICE AVE.
CAMPBELL, CA 95008

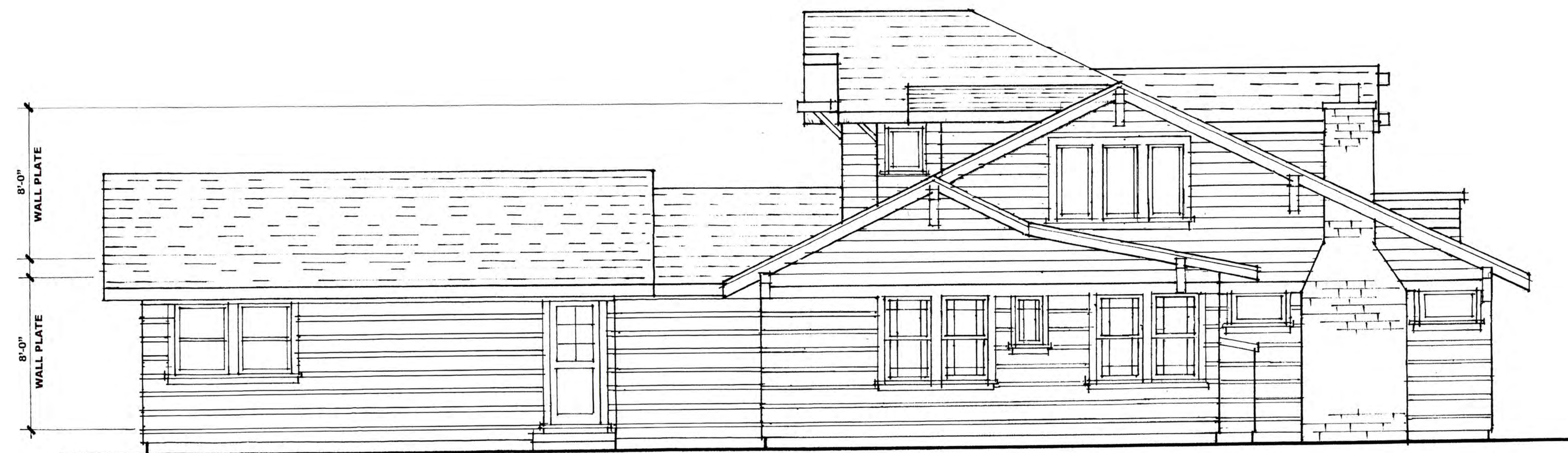
SHEET : EXT. ELEVATIONS	SCALE : NOTED	DATE : 12/15/2019	DRAWN :
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A5.2



PROPOSED LEFT SIDE ELEVATION (WEST)

1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION (WEST)

1/4"=1'-0"

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CAMPBELL, CA 95008

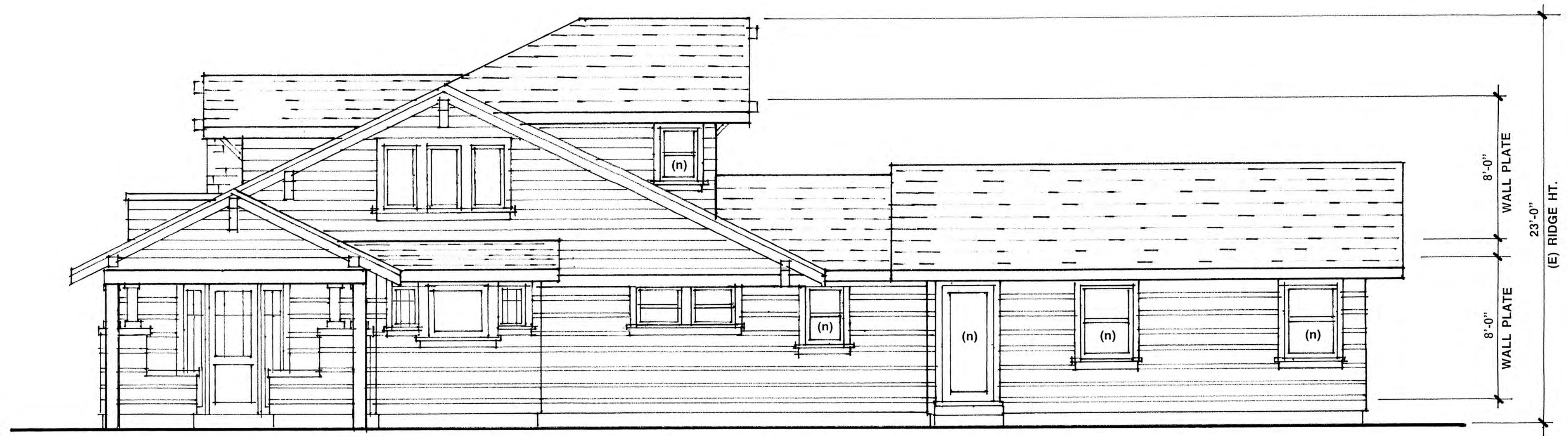
SHEET : EXT. ELEVATIONS

SCALE : NOTED

DATE : 12/15/2019

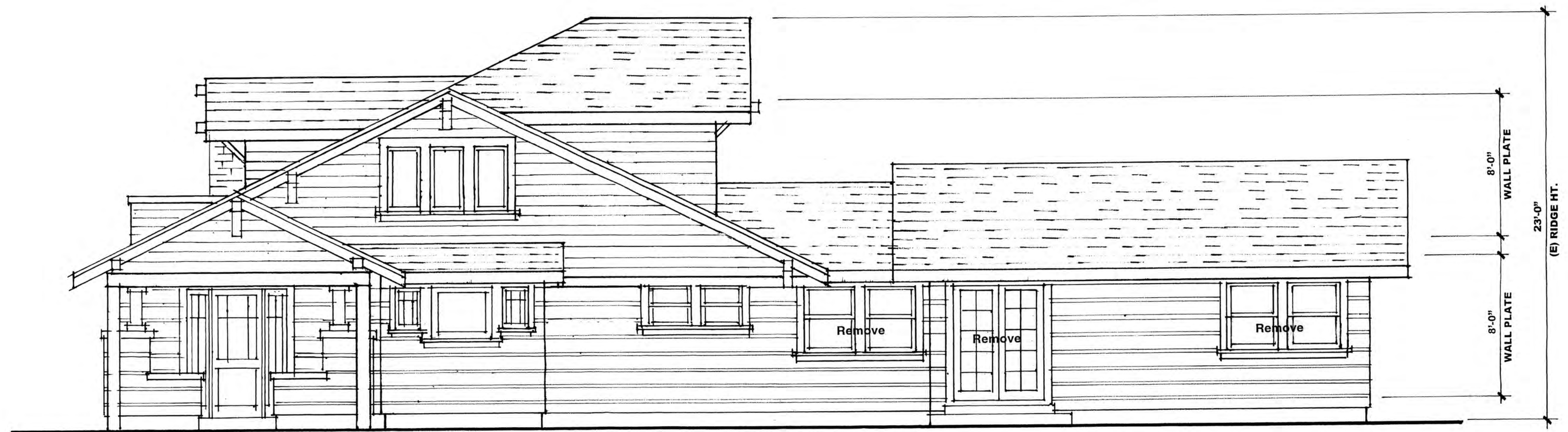
DRAWN :

A5.3



PROPOSED RIGHT SIDE ELEVATION (EAST)

1/4"=1'-0"



EXISTING RIGHT SIDE ELEVATION (EAST)

1/4"=1'-0"

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LEE RESIDENCE
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CAMPBELL, CA 95008

SHEET : EXT. ELEVATIONS

SCALE : NOTED

DATE : 12/15/2019

DRAWN :

A5.4



	LEE RESIDENCE 119 E. ALICE AVENUE CAMPBELL, CA 95125	DRAWING: BLDG. SECTIONS #		REVISIONS:
		PRINTED: 2/17/21		
		SCALE:		
		DRAWN BY:		
		MAR		



Front Elevation

119 Alice

PROPOSED FRONT COLORIZED ELEVATION

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Los Gatos, CA 95030

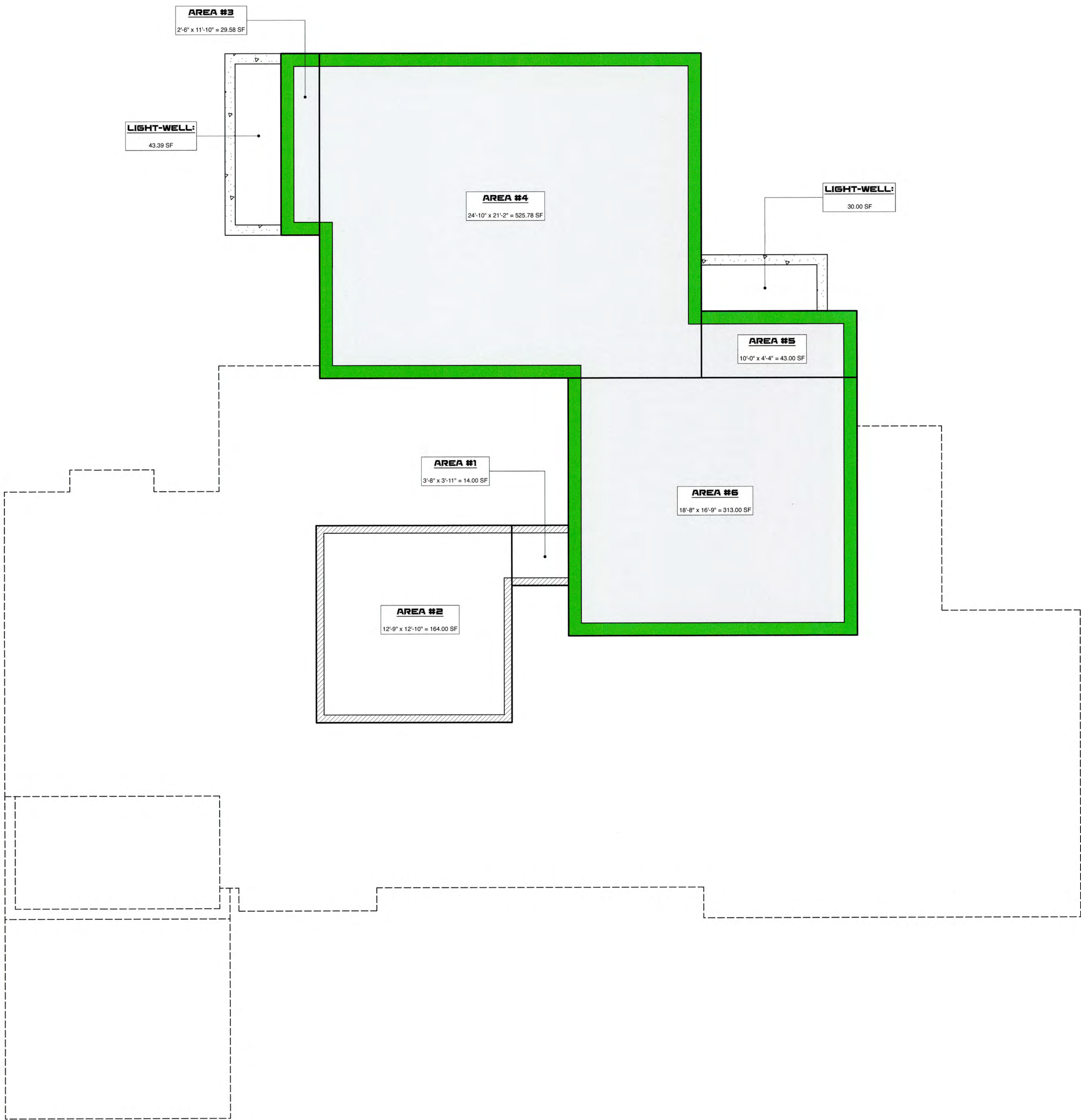
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119 ALICE AVE.
CAMPBELL, CA 95008

SHEET : COLOR RENDERING
SCALE : NO SCALE
DATE : JULY 20, 2020
DRAWN :

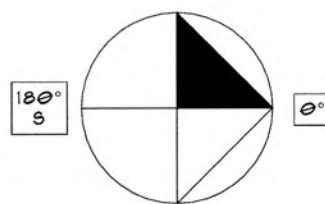
A7.1



[N] BASEMENT FLOOR PLAN

[E] BASEMENT AREA: 178 SF [AREAS #1 AND #2]
[N] BASEMENT AREA: 912 SF [AREAS #3 - #6]

1/4" = 1'-0"



REVISIONS:	#

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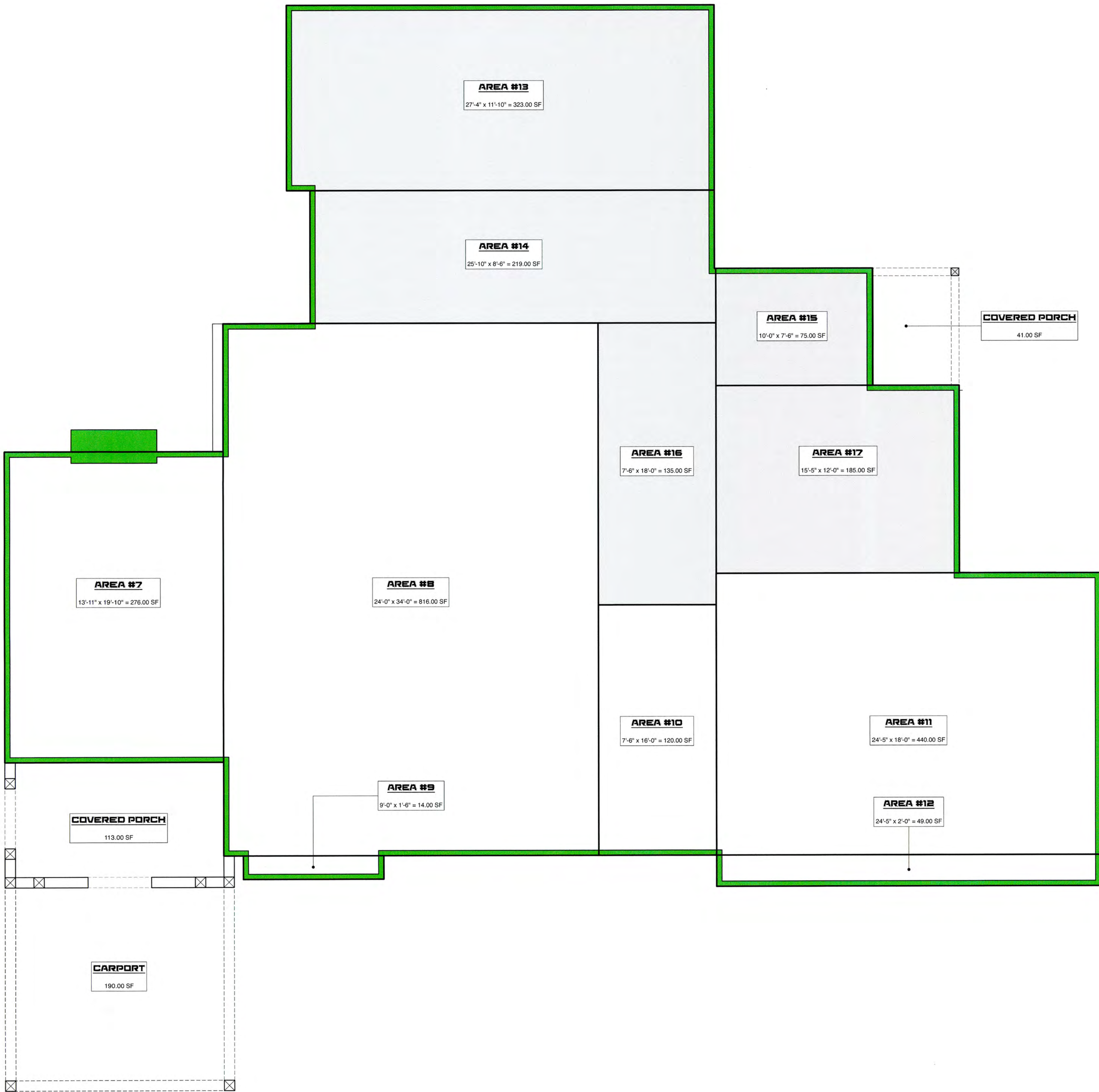
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DRAWING:	[N] BASEMENT FA
PRINTED:	2/17/21
SCALE:	NOTED
DRAWN BY:	MAR

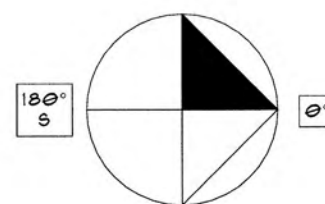
A8.1



1ST FLOOR AREA DIAGRAM

[E] LIVING AREA: 1715 SF (AREAS #7 - #12)
[N] ADDITION: 937 SF (AREAS #13 - #17)
[N] COVERED PORCH: 41 SF (REAR)
[E] COVERED PORCH: 113 SF (FRONT)
[E] CARPORT: 190 SF (SIDE)

1/4" = 1'-0"



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CAMPBELL, CA 95125

[N] 1ST FLOOR FA

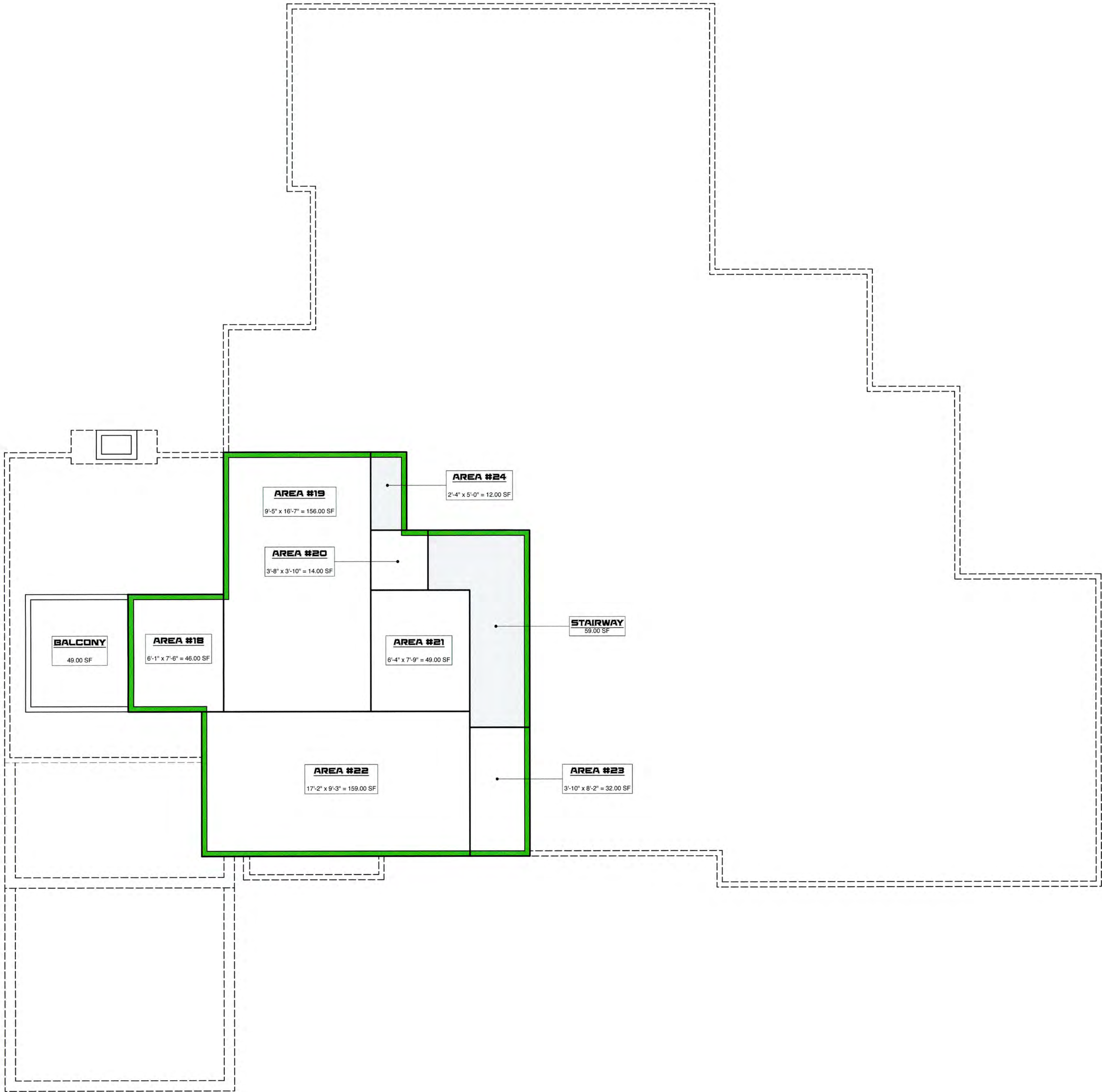
DRAWING:

PRINTED: 2/17/21

SCALE: NOTED

DRAWN BY: MAR

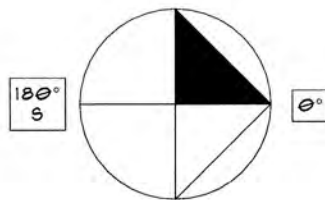
A8.2



(N) 2ND FLOOR AREA DIAGRAM

[E] LIVING AREA: 456 SF [AREAS #18 - #23]
[N] ADDITION: 12 SF [AREA #24]
[N] STAIRWAY: 59 SF
[E] BALCONY: 49 SF

1/4" = 1'-0"



REVISIONS:	#



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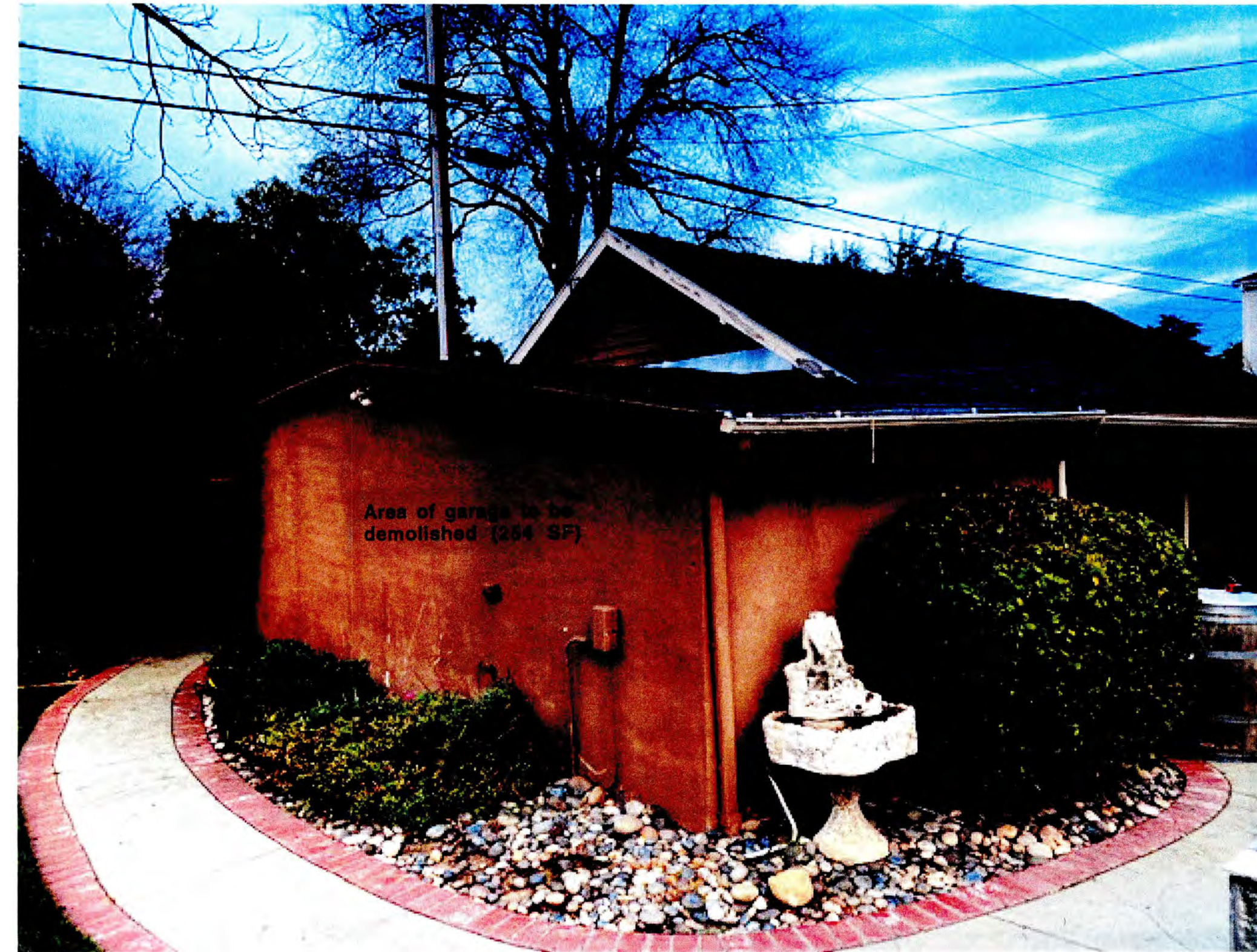
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LEE RESIDENCE

119 E. ALICE AVENUE
CAMPBELL, CA 95125

DRAWING:	(N) 2ND FLOOR FA
PRINTED:	2/17/21
SCALE:	NOTED
DRAWN BY:	MAR





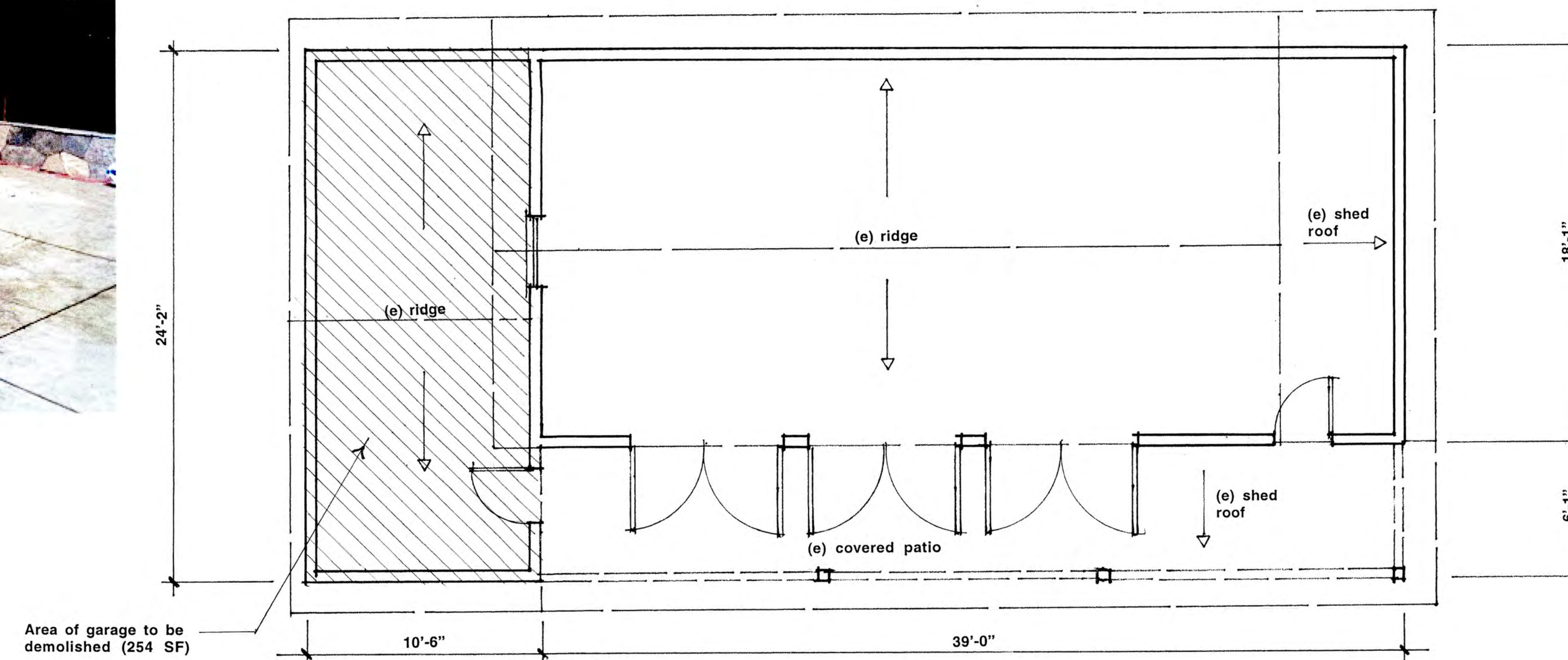
FRONT LEFT SIDE OF GARAGE



FRONT RIGHT SIDE OF GARAGE



FRONT MIDDLE OF GARAGE



EXISTING DETACHED GARAGE FLOOR/ROOF PLAN

(e) Garage area: 959 SF
(e) Covered patio: 237 SF
(e) total: 1,196 SF

(e) area to be demolished/removed: 254 SF
(n) total detached structure: 942 SF

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CAMPBELL, CA 95008

SHEET : EXISTING DETACHED GARAGE

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

DATE : FEB. 15, 2021

DRAWN :

A9.1

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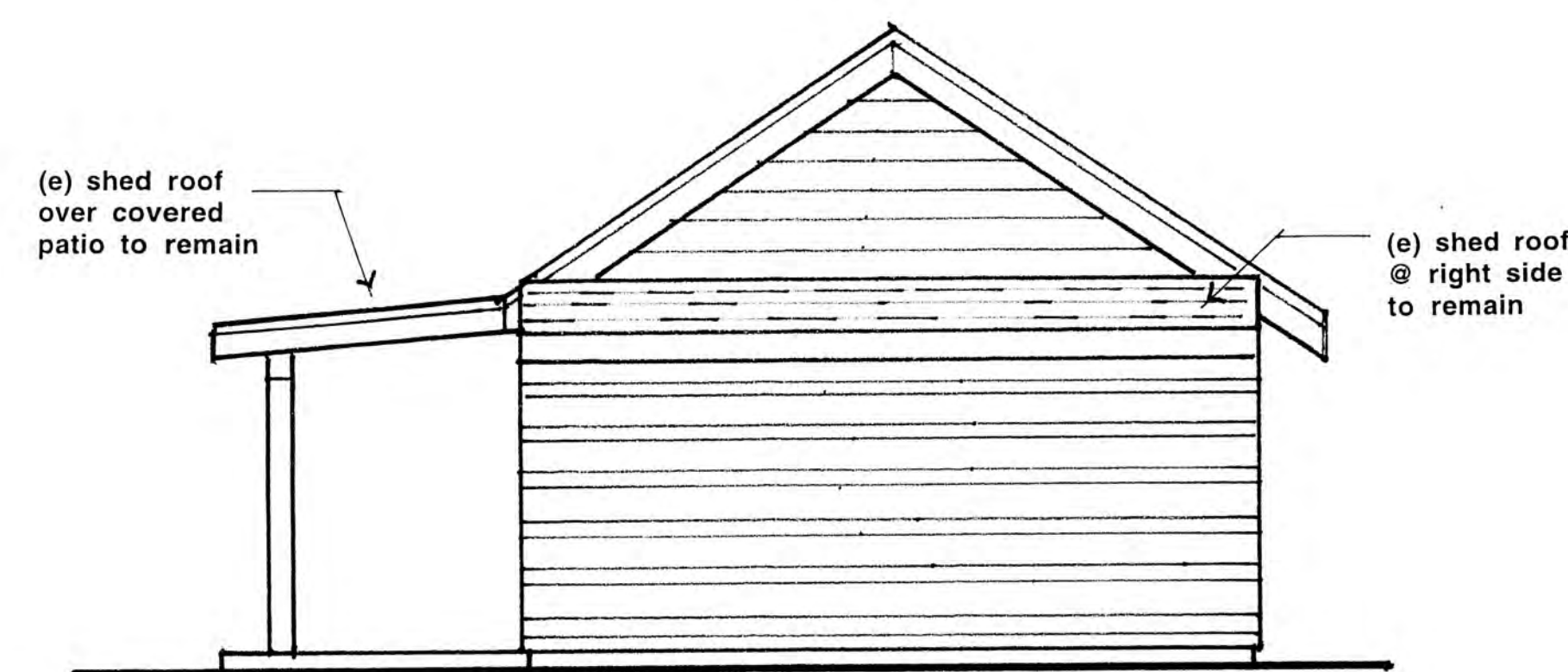
SHEET : (E) DETACHED GARAGE
PROPOSED ELEVATIONS

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

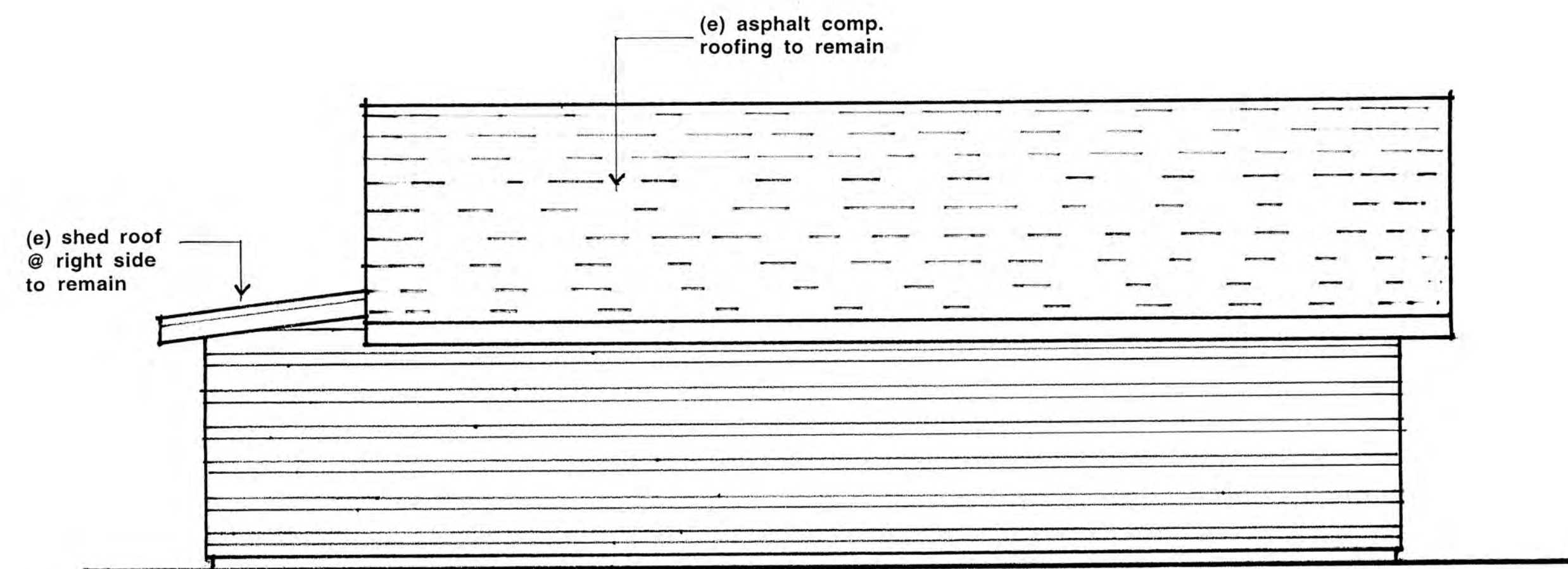
DATE : FEB. 15, 2021

DRAWN :

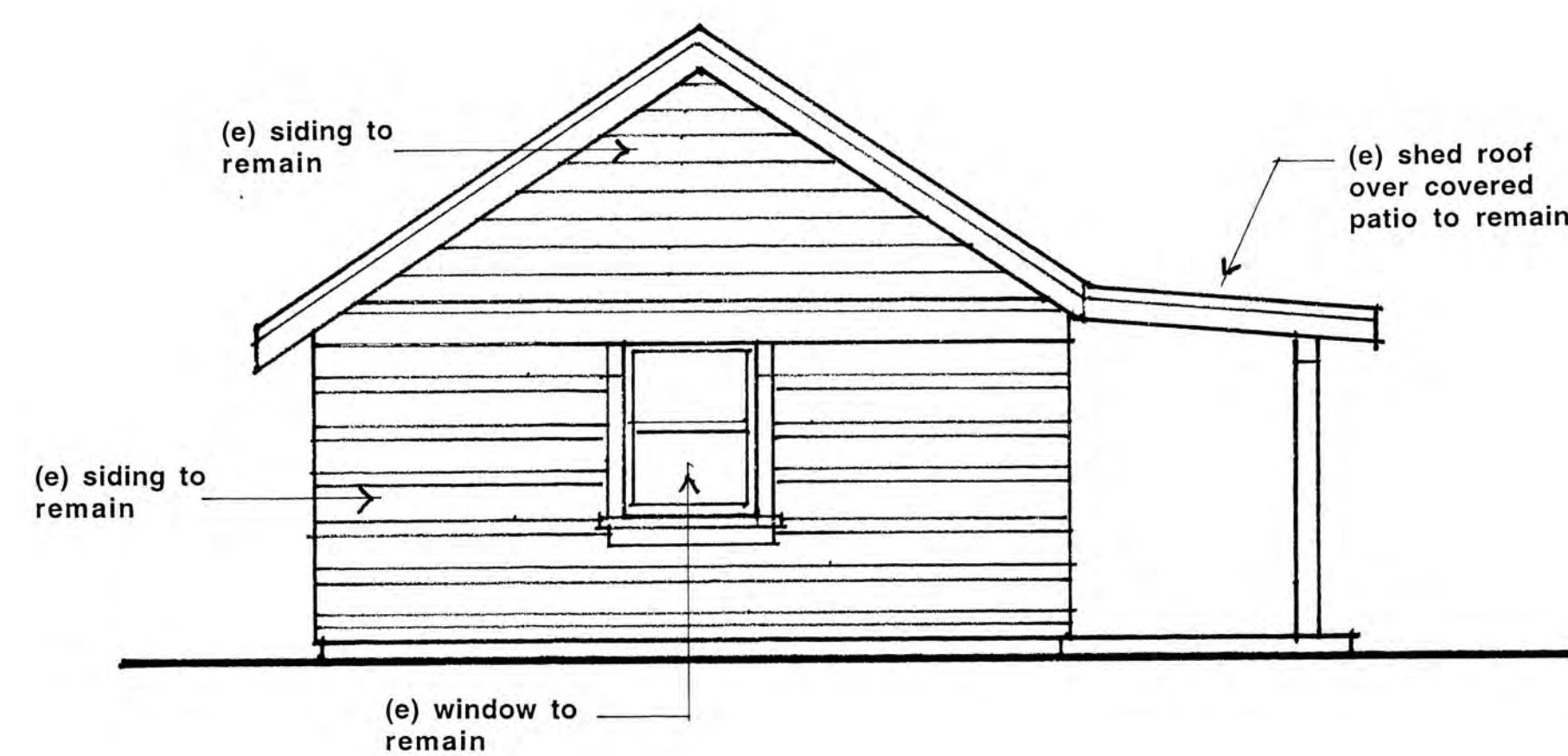
A9.2



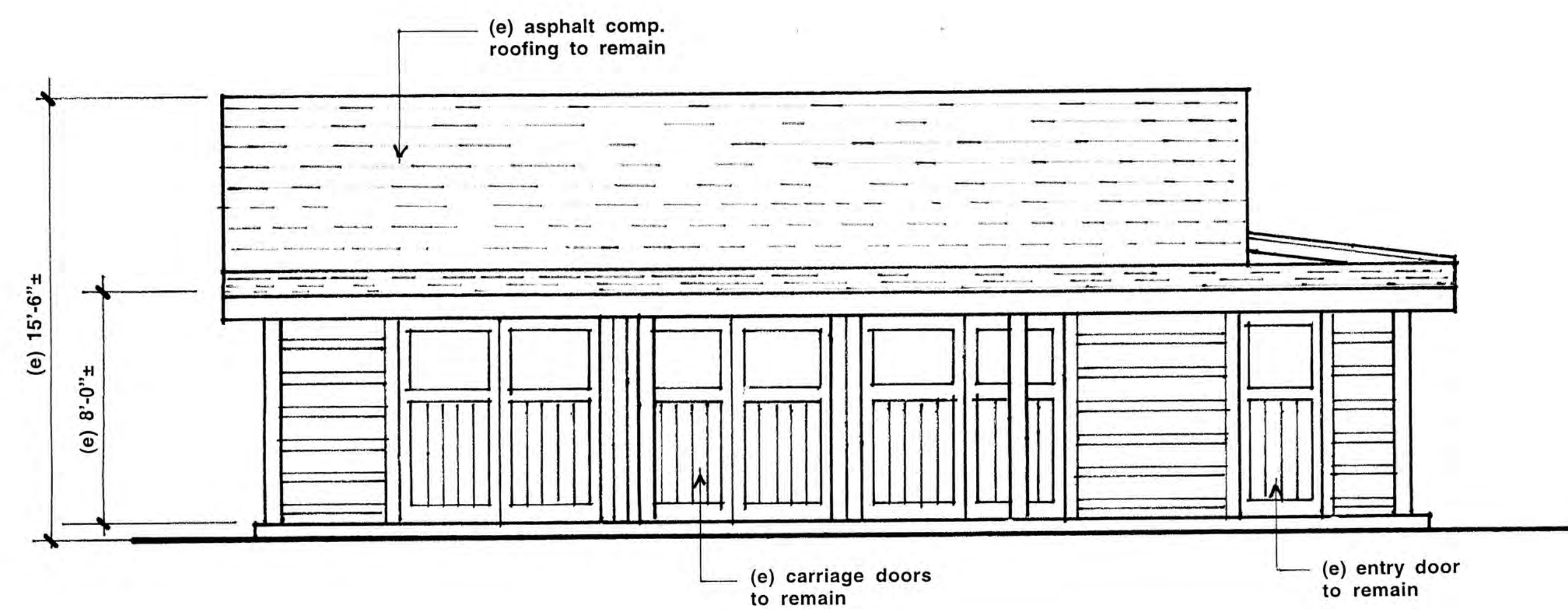
PROPOSED RIGHT SIDE ELEVATION @ DETACHED GARAGE



PROPOSED REAR ELEVATION @ DETACHED GARAGE (ALLEY SIDE)



PROPOSED LEFT SIDE ELEVATION @ DETACHED GARAGE



PROPOSED FRONT ELEVATION @ DETACHED GARAGE

NOTE:
All siding & window is existing & was never removed when portion of garage was expanded in the past. Once section of garage is removed, (e) siding & window will be exposed