



CITY OF CAMPBELL
Community Development Department

April 16, 2021

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, **April 27, 2021**, for a Public Hearing to consider the application (PLN-2021-21) of Kurt Anderson for a Modification to a previous Planned Development Permit (PD 82-05) to allow construction of a 1,796 square-foot addition and façade improvements to an existing one-story medical office building, a Tree Removal Permit for removal of three trees, and an Authorization to Remove a Dead/Dying Tree for removal of four trees, on property located at **429 Llewellyn Avenue**. Staff is recommending that this item be deemed Categorical Exempt under CEQA.

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 electronically participate in this Zoom PC meeting at <https://us02web.zoom.us/j/89211789586?pwd=QVc4ckc3TlVDciscrc1dvSzd2ZzA5Zz09>. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, April 23rd, 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 Friday, April 16th, on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

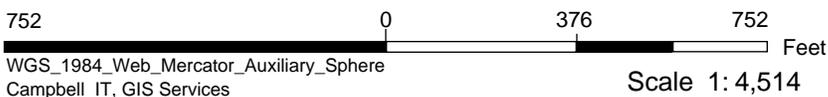
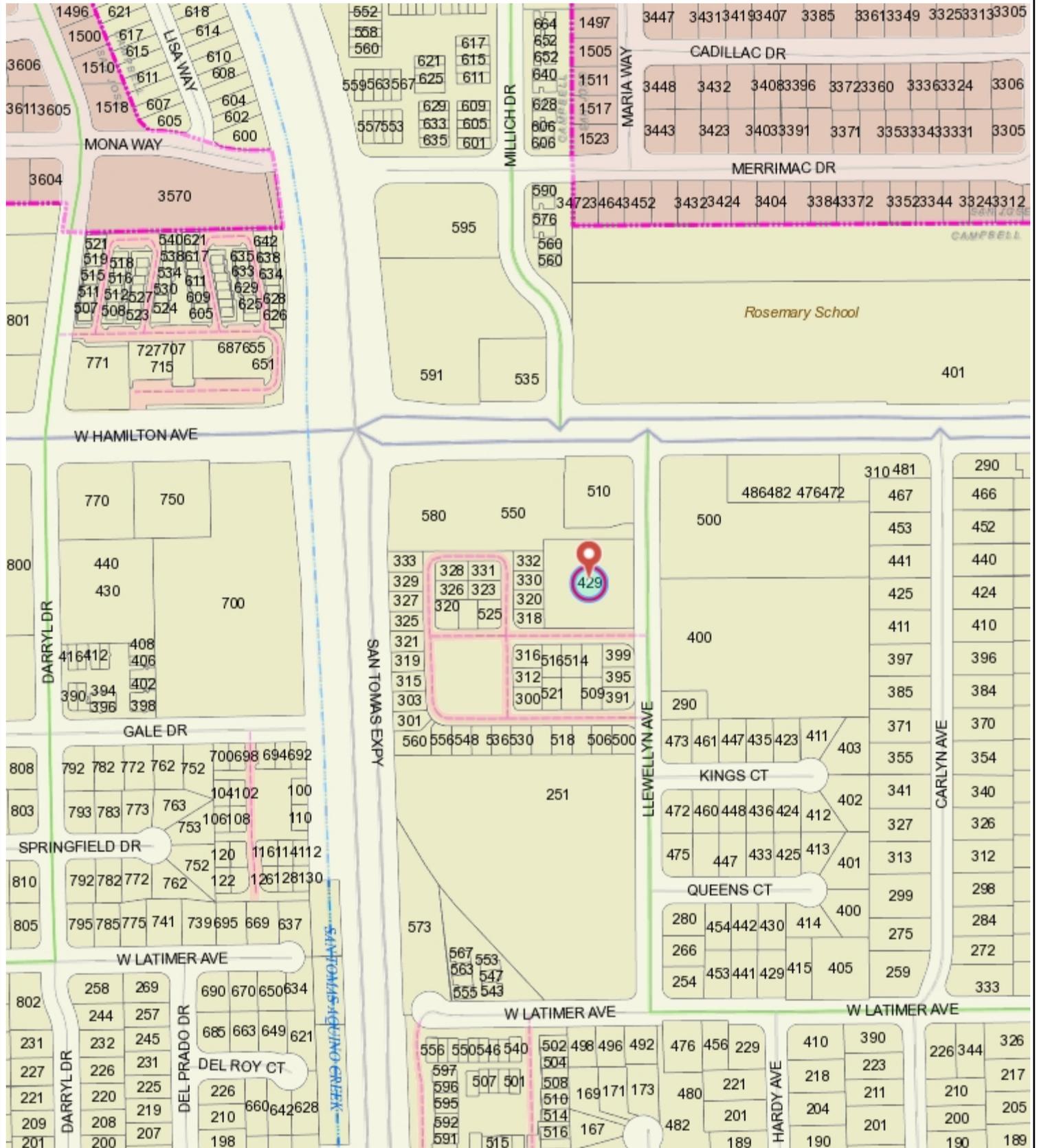
In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign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

PLEASE NOTE: When calling on this Notice, refer to **429 Llewellyn Ave.**

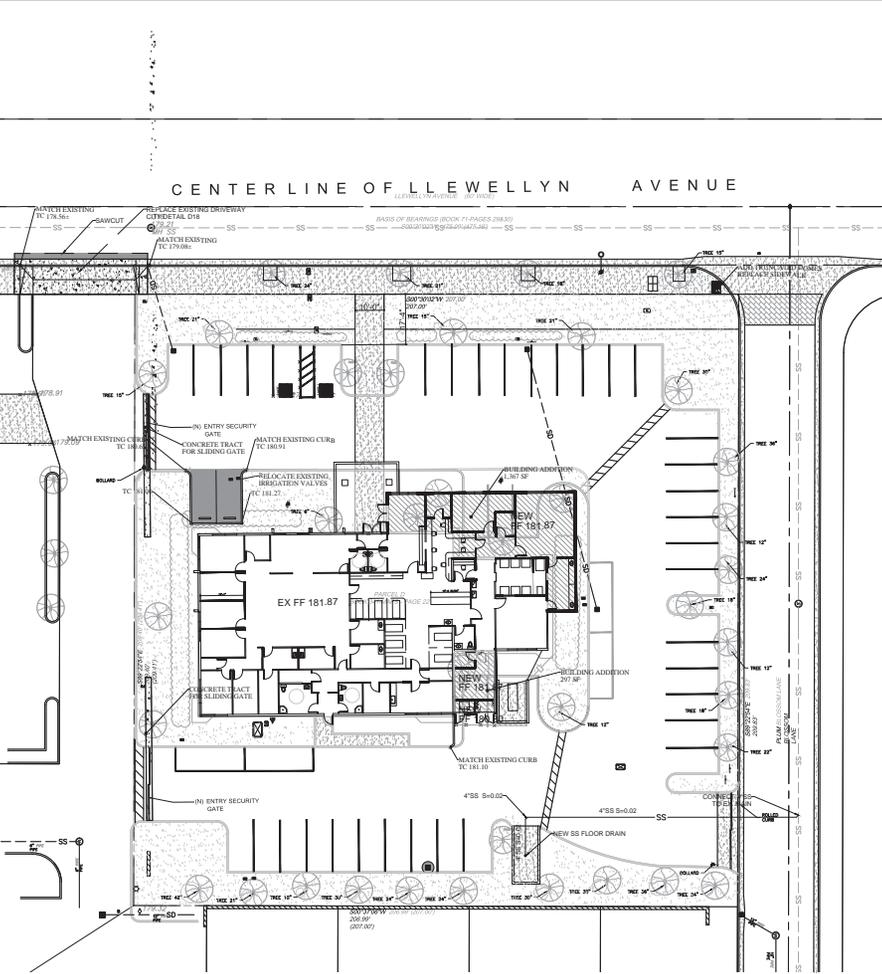


Location Map - 429 Llewellyn Ave.



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.

GROUND LEVEL



TREATMENT NOTES

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

OVERALL SITE SURFACES

2. Project Size

a. Total Site Area: 1.00 acres		b. Total Site Area Disturbed: 0.04 acres (including clearing, grading, or excavating)			
Site Totals	Total Existing (Pre-project) Area (ft ²)	Existing Area Retained ¹ (ft ²)	Existing Area Replaced ² (ft ²)	New Area Created ³ (ft ²)	Total Post-Project Area (ft ²)
c. Total Impervious Area (IA)	24,530	27,994	536	1,433	29963
d. Total new and replaced impervious area				1,969	
e. Total Pervious Area (PA) ³	14,861				13,428
f. Total Area (IA+PA)	43,391				43,391
g. Percent Replacement of IA in Redevelopment Projects (Existing IA Replaced ÷ Existing Total IA) x 100%		1.88 %			

PROJECT SITE INFORMATION TABLES

PROJECT SITE INFORMATION:

- SOILS TYPE: TBD
- GROUND WATER DEPTH: TBD
- NAME OF RECEIVING BODY: SAN THOMAS AGUINO CREEK⁴
- FLOOD ZONE: ZONE D
- FLOOD ELEVATION (IF APPLICABLE): N/A

SITE DESIGN MEASURES:

- MINIMIZE LAND DISTURBED
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
- DISCONNECTED DOWNSPOUTS.
- PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
- PARKING NOT PROVIDED IN EXCESS OF CODE.

SOURCE CONTROL MEASURES:

- CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
 - a. COVERED TRASH/RECYCLING ENCLOSURES.
- BENEFICIAL LANDSCAPING
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.
- OTHER: _____

Anderson Architects
 kanderson@andarchinc.com
 Call 408.202.5462
 120 West Campbell Ave., Suite D
 Campbell, CA 95008
 www.andarchinc.com

Kurt B. Anderson, AIA
 Principal
 Tel. 408.371.1269
 Fax: 408.370.1276

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:
SHERMAN TRAN
 429 LLEWELLYN AVENUE
 CAMPBELL, CA 95008

Project:
BUILDING ADDITION
 429 LLEWELLYN AVENUE
 CAMPBELL, CA 95008



Client Revisions

No.	Description	Date
1	INCORPORATE COMMENTS	3.26.21
2		
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City Revisions

No.	Description	Date
1		
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Issue Date: 3-15-2021
 Scale: _____
 Drawn By: JL
 Checked By: DV
 Sheet Title:

STORMWATER CONTROL PLAN

Sheet No.
C-2
 File: Ekweltha | Job: Lleweltha

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

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

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, manfolds, and runoff.
- Wash out concrete mixtures only in designated wash-out 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 material that wash into lakes, streams, or creeks are toxic to fish and the aquatic environment. Disposing of these materials in the street or storm drains creates serious problems and is prohibited by law.

DURING CONSTRUCTION

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

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE

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

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never hury waste material.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let brine dissipate for a few days, and then recycle/return water by draining a 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.
- Skape 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.
- Vegetation is an excellent form of erosion control on any site.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

GENERAL BUSINESS PRACTICES

- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soil 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 algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

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

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle washes, 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.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

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

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- 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.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or hazy them. Use as little water as possible for dust control.
- 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.

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SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse in the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- Recycle/leave leftover paints wherever possible.
- Recycle excess water-based paint, or use it. Dispose of excess liquid, including sludges, as hazardous waste.
- Rinse leftover oil based paint. Dispose of excess liquid, including sludges, as hazardous waste.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

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- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.
- Recycle/leave leftover paints wherever possible.
- Recycle excess water-based paint, or use it. Dispose of excess liquid, including sludges, as hazardous waste.
- Rinse leftover oil based paint. Dispose of excess liquid, including sludges, as hazardous waste.

DURING CONSTRUCTION

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



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Issue Date: 3-26-2021

Scale:

Drawn By: CDR

Checked By: KBA

Sheet Title:

CLEAN BAY

Sheet No.:

A0.3

File: Llewellyn | Job: Llewellyn

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:

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

DURING CONSTRUCTION

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

GENERAL BUSINESS PRACTICES

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

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

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

WHAT CAN YOU DO?

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

GENERAL BUSINESS PRACTICES

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

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

- Storm excavation and grading operations loosen 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. Controlling 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.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry
- Home builders
- Developers

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 hosed off 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 "dry" 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 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 ROADWORK

Road paving, surfacing, and pavement removal happens right in the street, where there are numerous opportunities for storm drain contamination by asphalt, seal coat, 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:

- 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, white fluids, broken asphalt and concrete, wood, household paints, white fluids, broken asphalt and concrete, wood, and cleaned vegetation can be recycled. (See the references list of recyclers in 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.

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ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. Criminal Penalties. Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. Civil Penalties. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. Civil Liability. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. Remedies Cumulative. The remedies provided for in this chapter are cumulative and exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

E. Severability. If any provision of this ordinance is held to be invalid, the remainder of this ordinance shall remain in full force and effect.

F. Short Title. This ordinance shall be known and may be cited as the "Storm Water Pollution Control Ordinance of the City of Campbell."

G. Title. The title of this ordinance shall be "Ordinance of the City of Campbell Establishing Requirements for Storm Water Pollution Control."

H. Effective Date. This ordinance shall become effective on the date of its adoption by the City Council.

I. Repeal. Any ordinance of the City of Campbell that is inconsistent with this ordinance is hereby repealed.

J. Intent. It is the intent of the City of Campbell to protect and improve the quality of its storm water resources and to prevent pollution of its storm water resources.

K. Construction. The provisions of this ordinance shall be construed to effect its purpose and to be liberally construed.

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Project:
BUILDING ADDITION
429 LLEWELLYN AVENUE
CAMPELL, CA 95008



Client Revisions

No.	Description	Date
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City Revisions

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Issue Date: 3-26-2021

Scale:
Drawn By: CDR
Checked By: KBA
Sheet Title:

**PREVIOUS
CONDITIONS OF
APPROVAL**

Sheet No.:

A0.4

Exhibit A - Conditions of Approval
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Development Permit

Building Division

13. **PERMITS REQUIRED:** A building permit application shall be required for the proposed addition to the (W) commercial structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

14. **CONSTRUCTION PLANS:** The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

15. **SIZE OF PLANS:** The minimum size of construction plans submitted for building permits shall be 24 in. x 36 in.

16. **PLAN PREPARATION:** This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.

17. **BUILDING PLAN:** Application for building permit shall include a completed site plan that identifies property and proposed structures with dimensions, and elevations as appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.

18. **TITLE 24 ENERGY COMPLIANCE:** California Title 24 Energy Standards Compliance forms shall be blue-lined on the construction plans. Compliance with the Standards shall be demonstrated for conditioning of the building envelope and lighting of the building.

19. **SPECIAL INSPECTIONS:** When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be in accordance with C.B.C. Chapter 17, Section 106. Please obtain City of Campbell, Special Inspection forms from the Planning Inspection Division Counter.

20. The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" x 36") is available at the Building Division service counter.

21. **TITLE 24 ACCESSIBILITY - COMMERCIAL:** On site general public of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include, but not be limited to accessibility to building entrances from parking facilities and sidewalks.

22. **TITLE 24 ACCESSIBILITY - COMMERCIAL:** Projects seeking to use the Title 24 Handicap exemption clause shall blue-line completed, City of Campbell "2021" exemption form on submittal construction plans. Form is available at Building Division service counter.

Stamp:

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7. **On-Site Lighting:** Exterior lighting shall be shielded away from adjacent residential units not situated on site. The design and type of signage fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director for compliance with the Campbell Lighting Design Standards (CMC-SEC. 21.18.005).

8. **Outdoor Storage:** No outdoor storage is permitted on the subject property. No equipment, materials, or business vehicle shall be parked and/or stored outside the building or within the parking lot.

9. **Parking and Driveway:** All parking and driveway areas shall be maintained in compliance with the standards in Chapter 21.28 (Parking & Loading) of the Campbell Municipal Code.

10. **Construction Activity:** The following standards shall apply to construction of the project:

10.1. **Construction Hours (CMC 18.04.052):** Construction activity shall be limited to the hours of eight a.m. and five p.m. daily Monday through Friday. Saturday hours of construction shall be nine a.m. and four p.m. There shall be no construction activity on Sundays or National Holidays.

10.2. **Construction Noise (CMC 18.04.052):** No loud environmentally disruptive noise over city limits, such as air compressors without mufflers, continuously running motors or stationary hours of construction. Monday through Saturday, where such noise may be discontinued.

10.3. **Contractor Contact Information Posting:** The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to issuance of building permits.

11. **Construction Hours/Fees/Stop Work Notice:** Failure to comply with permitted working hours that result in verified complaints may result in the issuance of a Stop Work Notice issued to the project with cessation of work for a minimum of seven (7) days from the date of issuance and an Administrative fee of up to \$1,000.00.

12. **Final Completion:** Once under construction it shall be the obligation of the property owner and contractor to keep progress on the project. In the event the building permit expires, the City may impose fines or exercise administrative remedies to compel timely completion of work.

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6. **Tree Protection:** The City's "Standards for Tree Protection During Construction" shall be implemented during construction to protect existing trees to remain. The building permit plans shall be reviewed as necessary to demonstrate compliance with the tree protection standards:


City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 266-2128

STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with the following:

1. **Protective Storage:** shall be maintained as close to the trunk than the foliage, and be enough from the trunk to protect the integrity of the tree. Protective Storage shall be installed as follows:
 - A. The fence shall be a minimum of six feet in height and shall be set evenly in place.
 - B. The fence shall be chain link without slats to allow visibility to the trunk for inspection and safety.
 - C. There shall be a storage of any kind prior to or at each time after the protective storage is installed.
 - D. The fence may be adjusted as necessary to accommodate work approved within the buffer provided any structural damage in accordance with instructions directed by a qualified arborist.
2. The existing grade level around a tree shall normally be maintained out to the drip-line of the tree. Alternate grade levels may be approved by the Community Development Director when it is reasonably demonstrated that the alternate grade will not damage the health of the tree.
3. Drains with shall be installed wherever impervious surfaces will be placed over the root zone of a protected tree (the root system generally extends to the outer edge of the root zone).
4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
5. Trees cannot be pruned to accommodate grading or construction without the express written approval of the City. The extent of pruning approval, pruning of trees must be administered in accordance with "Pruning Standards" of the International Society of Arboriculture and must be done by a licensed arborist.
6. Soil compaction of the area under the canopy of the tree shall be avoided during all phases of site clearing and construction.
7. No oil splashes or wash water will be allowed or spilled on the tree's growth may be applied in the root zone.
8. No signs, wires or any other object shall be attached to the tree.
9. Any other measures deemed necessary by a qualified arborist and specified in any report prepared for development projects with City review and approval.
10. The applicant shall provide the project planner with photos of the installed protective fencing prior to issuance of building permits.

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CONDITIONS OF APPROVAL
Planned Development Permit (PLN2019-104)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, rules and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division:

1. **Approved Project:** Approval is granted for a Major Modification (PLN2019-104) to a previously approved Planned Development Permit (PD 82-05) to allow construction of a 538 square-foot addition to an existing one-story medical office building and for an Authorization to Remove a Dead Tree on property located at 429 Llewellyn Avenue. The Project shall substantially conform to the Revised Project Plans, stamped as received by the Planning Division on June 27, 2019, except as modified by Conditions of Approval contained herein.
2. **Permit Expiration:** The Major Modification approved herein ("Approval") shall be valid for one (1) year from the date of City Council approval (starting October 1, 2020). Failure to meet this deadline or expiration of an issued building permit will result in the property on the property subjected to continued operation of the use. Abandonment, discontinuation, or ending of operations for a continuous period of twelve months shall void the Approval.
3. **Previous Conditions of Approval:** The conditions of approval contained herein shall be considered additional to those provided by PD 82-05 and PLN2017-48.
4. **Roof Framing and Final Final Inspections/Requirements:** Planning Division clearance is required prior to Rough Framing Inspection and Building Permit Final Construction. In order to be in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary sequencing study.
5. **Location of Mechanical Equipment:** No unenclosed mechanical equipment (i.e. air conditioning units, ventilation ducts or vents) shall be added to the existing buildings surrounding properties. The screening material and method shall be architecturally compatible with the building and requires review and approval by the Community Development Director and Building Division prior to installation of such screening.

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23. **APPROVALS REQUIRED:** The project requires the following agency approval prior to issuance of the building permit:

- i. West Valley Sanitation District
- ii. Santa Clara County Fire Department
- iii. School Districts:
 1. Campbell Union School District (378-3400)
 2. Campbell High School District (371-0600)
 3. Meridian School District (474-2900)
 4. Cambrian School District (377-2105)

24. **EG&E:** Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with PG&E concerning utility requirements, distribution pole locations and required conductor clearances.

25. **CALIFORNIA GREEN BUILDING CODE:** This project (Addition) is required to comply with the California Green Building Code, Non-Residential Mandatory requirements (Chapter 5) 2019 edition. Please indicate how compliance with Chapter 5 will be made. City of Campbell Verifies compliance per Section 5.504.4.3. Documentation (1). Please submit 2 sets of product specification sheets for all material cited in Chapter 5.

26. **TRASH ENCLOSURE:** Trash enclosures shall have drain to Sanitary Sewer and Fire Department approved by Santa Clara County Fire Dept.

PUBLIC WORKS DEPARTMENT

27. **The review of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.54.040.** The applicant will be required to upgrade the existing driveway to be accessible (ADA) compliant.

28. **Grading and Drainage Plan:** Prior to issuance of any grading or building permits for the site, the applicant shall conduct hydrology studies based on a ten-year storm return necessary grading permits. Prior to occupancy the design engineer shall provide written verification that the development has been built per the engineered grading and drainage plans.

In addition, a plan review letter will be required of the Geotechnical engineer for the entire grading and drainage system which must include but is not limited to a review of the subsurface of the non-compacted biotreatment material that may have potential for subsurface failure and surface failure due to vehicle loads.

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26. **Drainage System:** Prior to occupancy clearance, the applicant shall refurbish, remodel, and reconstruct the on-site drainage system, as necessary, to demonstrate that the facilities are functioning normally in accordance with the requirements of the City.

27. **Storm Drain Area Fee:** Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area Fee, currently set at \$2,850.00 per acre, which is \$2,850.00.

31. **Stormwater Pollution Prevention Measures:** Prior to issuance of any grading or Elimination System (NPDES) permit requirements, Santa Clara Valley Water District prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

32. **Resources:** To achieve these objectives include Stormwater Best Management Practices Handbook for New Development and Redevelopment ("CA BMP Handbook") A Design Guidance Manual for Stormwater Quality Protection ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and a Construction Document to Start at the Source ("Using Site Design Techniques") BASMAA, 2003.

33. **Utilities:** All on-site utilities shall be installed underground per Section 21.18.140 of the Campbell Municipal Code for any new or remodeled building or additions. Applicant utility companies, permitting, and fee requirements of the serving utility companies.

Utility/sewer lines shall not cause damage to any existing street trees. Where there are utility conflicts due to established tree roots or where a new tree will be installed, necessary.

33. **Water, Materials, and Sewer Cleanouts:** Proposed water meter(s) and sewer cleanouts(s) shall be relocated or installed on private property behind the public right-of-way line.

34. **Utility Coordination Plan:** Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer location and size of all existing utilities and the associated utilities. The plan shall clearly show utilities and services are to remain, which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

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36. **Pavement Restoration:** The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Pavement Treatment or Reconstruction. The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Memorandum. The City's Pavement Maintenance Program website (http://www.ci.campbell.ca.us/219) has detailed information on the streets currently under construction and the enhanced restoration requirements.

38. **Enhancement Permit/Fees/Posting:** The applicant shall obtain an encroachment public street improvements (Review plan to show this work):

- a. Construction of a new (dead D-19) ADA commercial compliant driveway approach.
- b. Retain the ADA accessible ramp at Llewellyn Avenue and Plum Blossom Lane will City of Campbell bonded cones. Detachable warning concrete pavers - (precast 1' x 1' x 2" ADA compliant, detachable warning concrete pavers - equal Contractor shall provide a sample paver a maximum of 14 days prior to installation. City reserves the right to change paver specifications.

39. **Construction of conform:** to existing public and private improvements, as necessary.

37. **Street Improvements Completed for Occupancy and Building Permit Final:** Prior to allowing occupancy and final building permit sign for any and/or all buildings, the applicant shall have the required street improvements and pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

38. **Maintenance of Landscaping:** Owner's, current and future, are required to maintain the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to trees, lawn, plantings, irrigation, etc. Trees shall be pruned in a manner that would not allow the tree to grow to a mature height.

39. **Utility Encroachment Permit:** Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

40. **Additional Street Improvements:** Should it be discovered after the approval process that new utility main lines, water utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

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PROVIDED BUILDING AREA

ALLOWABLE PER OCC FOR TYPE I-2,1-BASED ON AUTOMATIC FIRE SPRINKLER PER NFPA 13

I-2,1 = 5,211 S.F. (S WITHOUT AREA INCREASE)
1 STOREY / 13'-0" (S WITHOUT AREA INCREASE)

CONSTRUCTION TYPE: TYPE I-A
OCCUPANCY: I-2 (WITHOUT AREA INCREASE) / 1 STOREY / 13'-0"

WALL LEGEND:

- W1** NEW 2 HOUR FIRE RATED INTERIOR WALL SEE A0.5a
- W2** NEW 1 HOUR FIRE RATED EXTERIOR WALL SEE A0.5a
- W3** INTERIOR WALL 1 HOUR FIRE RATED (TYPE X 5/8" GYPBD, EACH SIDE OF 2X4 WOOD) (SEE SHEET A0.5a REGULAR PLUMBING WALL: (TYPE X 5/8" GYPBD, OF EACH SIDE OF 2X8 WOOD STUD)
- W4** EXISTING WALL

FEC FIRE EXTINGUISHER CABINET, SEE NOTE # 10. PROVIDE FIRE EXTINGUISHER OF TYPE 2-A10-B-C. DASHED LINES INDICATE 75'-0" RADIUS IS MAX. TRAVEL DISTANCE. MAINTAIN INTEGRITY AT FIRE RATED WALLS. ADA COMPLIANCE IS REQUIRED. THE MAX. REACH RANGE IS 48 INCHES ABOVE FINISH FLOOR. AN EXTINGUISHER MORE THAN 40 LBS IN WEIGHT SHALL BE INSTALLED SO THAT THEIR TOPS ARE NOT MORE THAN 3.5 FEET ABOVE THE FLOOR.

EXIT EXIT ACCESS TRAVEL DISTANCE, MAX. ALLOWED IS 250'-0" WITH SPRINKLER SYSTEM FOR OCCUPANCY M PER TABLE 1017.2

EXIT COMMON PATH OF EGRESS TRAVEL TO COMPLY WITH SECTION 1006

EXIT EXIT SIGNAGE TO BE PROVIDED PER SECTION CBC 2016, SECTION 1013. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27 (CBC 2016, 1013.6.3).

EXIT FIRE ALARM

BUILDING ELEMENTS AND FIRE RATING ALSO SEE WALL, FLOORING AND ROOF/CEILING TYPES		
BLDG. ELEMENT / OCCUPANCY	FIRE RATING	FOR TYPE I-A
1) EXTERIOR WALLS / R-2 (ALL EXT. WALLS ARE BEARING WALLS, S.S.)	1-HR PER TABLE 601	
2) INTERIOR LOAD BEARING WALLS R-2	1-HR PER TABLE 601	
3) INTERIOR NON-LOAD BEARING WALLS R-2	NOT REQUIRED TO BE RATED, BUT ARE 1-HR. CONSTRUCTION	
4) FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	1-HR. PER SECTION 402 & 711	
5) MIN. CLASS OF ROOFING FOR TYPE I-A	CLASS 0 PER TABLE 1905.1	
6) PRIMARY STRUCTURAL FRAME FIRE RATING	1-HR PER TABLE 601 & TABLE 602	
7) STRUCTURAL MEMBERS IN RATED EXT. WALL	1-HR PER 705.6, TABLE 601 & 602	

CODE ANALYSIS:

- EXIT AND EXIT ACCESS DOORWAY CONFIGURATION SECTION 1007 EXCEPTION 2**
MIN. REQUIRED SEPARATION DISTANCE BETWEEN EXITS FOR SPRINKLERED BUILDINGS = 1/3 OF OVERALL DIAGONAL DIMENSION

MAX. OVERALL DIAGONAL BUILDING DIMENSION = 126'-2"
MIN. RECD. DISTANCE = 1/3 OF 126'-2" = 42'-0"
DISTANCE PROVIDED BETWEEN ENTRANCE EXIT & BACK EXIT = 78'-11"

NUMBER OF EXITS REQUIRED (2) PER NFPA 101; 75, 2021_3.4.3
NUMBER OF EXIT SHOWN (2)

- EGRESS COURT SECTION 1028.4**
SECTION 1005.3.2 MIN. WIDTH OF EGRESS COMPONENT RECD. = 0.2 X OCC.

- TOTAL 91 OCCUPANTS USING THE FRONT & BACK EXIT
MIN. EGRESS COURT WIDTH RECD. = 0.2 X 35 = 7 INCHES
EGRESS COURT WIDTH PROVIDED = MIN/ 5'-3 5/8" AND MAX/ 10'-1 1/8"

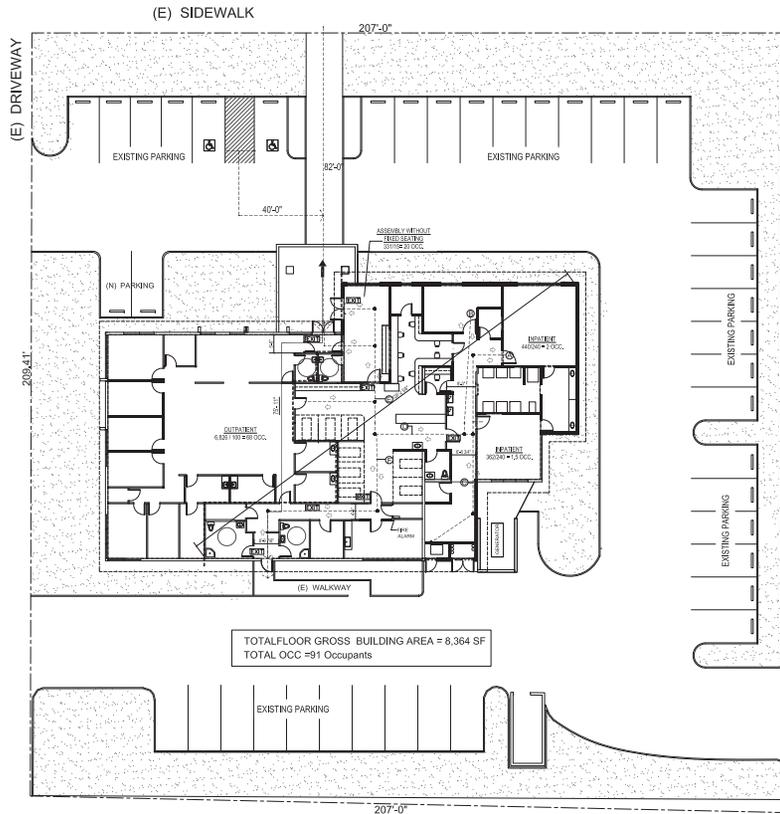
Note:

In Group I-2 occupancies where two or more exits are required, on the exterior landings required by Section 1010.6.1, means of egress illumination levels for the exit discharge shall be provided such that failure of any single lighting unit shall not reduce the illumination level at the landing to less than 1 footcandle (11 Lux).

EXITING DISTANCE:

- A= 30'-0"
- B= 32'-0"
- C= 30'-0"
- D= 25'-0"
- E= 43'-0"
- F= 63'-0"

CENTERLINE OF LLEWELLYN AVENUE



Anderson Architects Inc.
 kanderson@andarcinc.com Call: 408.202.5462
 120 West Campbell Ave., Suite 0 Campbell, CA 95008
 Kurt B. Anderson, AIA Principal
 Tel: 408.271.1289 Fax: 408.270.1276
 www.andarcinc.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:
SHERMAN TRAN
 429 LLEWELLYN AVENUE
 CAMPBELL, CA 95008

Project:
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 CAMPBELL, CA 95008



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Issue Date: 3-26-2021
 Scale: AS NOTED
 Drawn By: CDR
 Checked By: KBA
 Sheet Title:

Code Analysis

Sheet No.:
A0.5
 File: Llewellyn Job: Llewellyn

W1. 2 HOUR FIRE RATED INTERIOR WALL
 GAF FILE NO. WP 4230 GENERIC 2 HOUR FIRE

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2 x 4 WOOD STUDS 24" O.C. WITH 2 1/4" TYPE D OR W DRYWALL SCREWS 24" O.C.
 FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 2 1/4" TYPE S DRYWALL SCREWS 8" O.C. 5 1/2" MINERAL FIBER INSULATION, NOMINAL, NOMINAL 3 PSF. FRICTION FIT IN STUD SPACE.

JOINTS STAGGERED 24" EACH LAYER AND SIDE. TESTED AT 5,500 LBS PER STUD OR 10 PERCENT OF DESIGN LOAD (LOAD-BEARING)

THICKNESS: 6" APPROX. WEIGHT: 15 PSF FIRE TEST: ITS 204-08170.3, 12-00 PROVIDED: 1) R-19 INSULATION

W2- 1 HOUR FIRE RATED EXTERIOR WALL
 UL D358

WOOD STUDS NOM 2 x 4 @ 16" SPACED 16" O.C. WITH TWO 2 BY 6 PL TOP AND 2 BY 4" BOTTOM PLATES. STUDS LATERALLY BRACED BY WOOD STRUCTURAL PANEL SHEATHING. GYPSUM BOARD-ANY 5/8" THICK UL CLASSIFIED GYPSUM BOARD - WOOD STRUCTURAL PANEL SHEATHING 1/2" THICK MIN. GRADE C-D OR SHEATHING INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS.

OPPOSITE SIDE: 5/8" THICK 4" WIDE GYPSUM PANELS APPLIED VERTICALLY AND ATTACHED TO STUDS AND BEARING PLATES WITH 1-1/4" LONG TYPE W COARSE THREADED GYPSUM PANEL STEEL SCREWS SPACED A MAX. 6" O.C. WITH LAST SCREW 1" FROM EDGE BOARD.

PROVIDED: 1) R-19 INSULATION

W3- 1 HOUR FIRE RATED INT. WALL
 GAF FILE NO. WP 3618 GENERIC 1 HOUR FIRE

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 x 4 WOOD STUDS 16" O.C. WITH 1 1/4" TYPE W DRYWALL SCREWS 12" O.C.

JOINTS STAGGERED 16" ON OPPOSITE SIDES, (LOAD-BEARING)

THICKNESS: 4 3/4" (FIRE) APPROX. WEIGHT: 7 PSF (FIRE) FIRE TEST: S904-0411-010 (1), 1-04

1 WALL TYPES
 INTS

NOTES:

- FIRE BARRIERS SHALL COMPLY WITH SECTION 707. THEY SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE. SUCH AS SPACE ABOVE A SUSPENDED CEILING. JOINTS AND Voids AT INTERSECTIONS SHALL COMPLY WITH SECTIONS 707.2 AND 707.3. PENETRATIONS IN A FIRE BARRIER BY DUCTS AND AIR TRANSFER OPENINGS SHALL COMPLY WITH CBC 2019, SECTION 717. OPENINGS IN A FIRE BARRIER SHALL BE PROTECTED IN ACCORDANCE WITH CBC 2019, SECTION 716.
- FIRE PARTITIONS SHALL COMPLY WITH SECTION 709. FIRE WALLS SHALL COMPLY WITH SECTION 706. OPENINGS IN FIREWALLS SHALL COMPLY WITH 706.8 AND PENETRATIONS SHALL COMPLY WITH 706.9
 - 706.9 EXCEPTION 1: FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF COMBUSTIBLE EXTERIOR SHEATHING OR BRING PROVIDED THE EXTERIOR WALL HAS A FIRE-RESISTANCE RATING OF AT LEAST 1 HR FOR A HORIZONTAL DISTANCE OF AT LEAST 4 FEET ON BOTH SIDES OF THE FIRE WALL. OPENINGS WITH SUCH EXTERIOR WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HR
 - 706.9 EXCEPTION 4: IN BUILDINGS OF TYPE III, B & V CONST., WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECK'S PROVIDED:
 - * THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL.
 - * THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING.
 - * THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RATED TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8" TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2 INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIREWALL
- FIRE WINDOW ASSEMBLY FIRE PROTECTION RATING PER TABLE CBC 2019 716.6
- AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CBC 2019, TO USE SECTION 903.3.2 NFA 13 FOR R2 (I) OCCUPANCY AND COMMERCIAL.
- FIRE & SMOKE ALARM SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CBC 2019, SECTION 907.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CBC 2019, SECTION 907.
- FIRE EXTINGUISHER CABINET SHALL BE INSTALLED IN ACCORDANCE WITH CBC 2019, SECTION 903.5.1.2 NFA 13 FOR R2 (I) OCCUPANCY AND COMMERCIAL.
- ALL FLOOR & ROOF ASSEMBLIES SHALL BE 1 HOUR FIRE RATED. SEE 100.2A FOR ASSEMBLY DETAILS.
- PLEASE SEE SHEET A0.2B FOR STC RATINGS FOR WINDOWS AND EXTERIOR DOORS.

F2. FIRE CEILING -1 HOUR FIRE RATED CORRIDOR CEILING
 GAF FILE NO. FC 5112, PROPRIETARY - 1 HR. FIRE, 50 TO 54 STC, SOUND

WOOD JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD.

ONE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 2" O.C. 1" O.C. WHEN BATT INSULATION IS USED; 12" O.C. WHEN LOOSE FILL INSULATION IS USED) WITH 1" TYPE S DRYWALL SCREWS 12" O.C. GYPSUM BOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED WITH SCREWS 6" TO ADJACENT PIECES OF CHANNEL. 6" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO NOMINAL 2 X 10 WOOD JOISTS SPACED A MINIMUM OF 24" O.C. WITH 1 1/4" TYPE S DRYWALL SCREWS, GLASS OR MINERAL FIBER BATT INSULATION STAPLED TO SUBFLOOR OR LOOSE FILL INSULATION APPLIED DIRECTLY OVER GYPSUM BOARD. WOOD JOISTS SUPPORTING 1/2" WOOD STRUCTURAL PANELS, SUBFLOOR APPLIED AT RIGHT ANGLES TO JOISTS WITH CONSTRUCTION ADHESIVE AND 6D KING SHANK NAILS 12" O.C. MINIMUM 1/2" PROPRIETARY GYPSUM FLOOR TOPPING APPLIED OVER SUB-FLOOR.

STC AND RC RATED WITH BOTH JOISTS AND RESILIENT CHANNELS SPACED 16" O.C. 1/2" CLASS FIBER INSULATION IN JOIST SPACES. 1" PROPRIETARY GYPSUM FLOOR TOPPING OVER 1/4" PROPRIETARY SOUND REDUCTION MAT, AND WITH FINISH FLOORING OF C & P, SHEET VINYL, ENGINEERED WOOD LAMINATE, AND CERAMIC TILE.

PROPRIETARY GYPSUM COMPONENTS

- UNITED STATES GYPSUM COMPANY - 5/8" SHEET/ROCKWELL BRAND FIRECODE 6 C CORE GYPSUM PANELS
- LEVELROCK 6 BRAND FLOOR UNDERLAYMENT

APPROX. CEILING HEIGHTS: 8 PSF
 FIRE TEST: UL R719, (S904)S9, 2-00;
 ULR719, (S904)S9, 3-00;
 UL D358 (S9)

SOUND TEST: RAL TL04313 32, 3-14-04
 RAL TL04313 33, 3-20-04
 RAL TL0447, 3-16-04

BC TEST: (51) GENERAL SHEET (VINYL)
 RAL IN0401 4-26-04
 (17) GENERAL CAP
 RAL IN0403 4-26-04
 (54) GIBSON SHEET (VINYL)
 RAL IN0404 4-26-04
 (55) ENGINEERED WOOD LAMINATE
 RAL IN0401 4-26-04
 (57) CERAMIC TILE
 RAL IN04-009 4-26-04

PROVIDED:
 1) 1 1/4" GYPCRETE OVER 3/4" FLOOR SHEATHING OF JOISTS
 2) R-19 INSULATION

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 P. Principal

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 CAMPBELL, CA 95008

Project:
BUILDING ADDITION

429 LLEWELLYNE AVENUE
 CAMPBELL, CA 95008

Stamp:

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Issue Date: 3-26-2021
 Scale: AS NOTED
 Drawn By: CDR
 Checked By: KBA
 Sheet Title:

**Wall Types
 Code Analysis**

A0.5a



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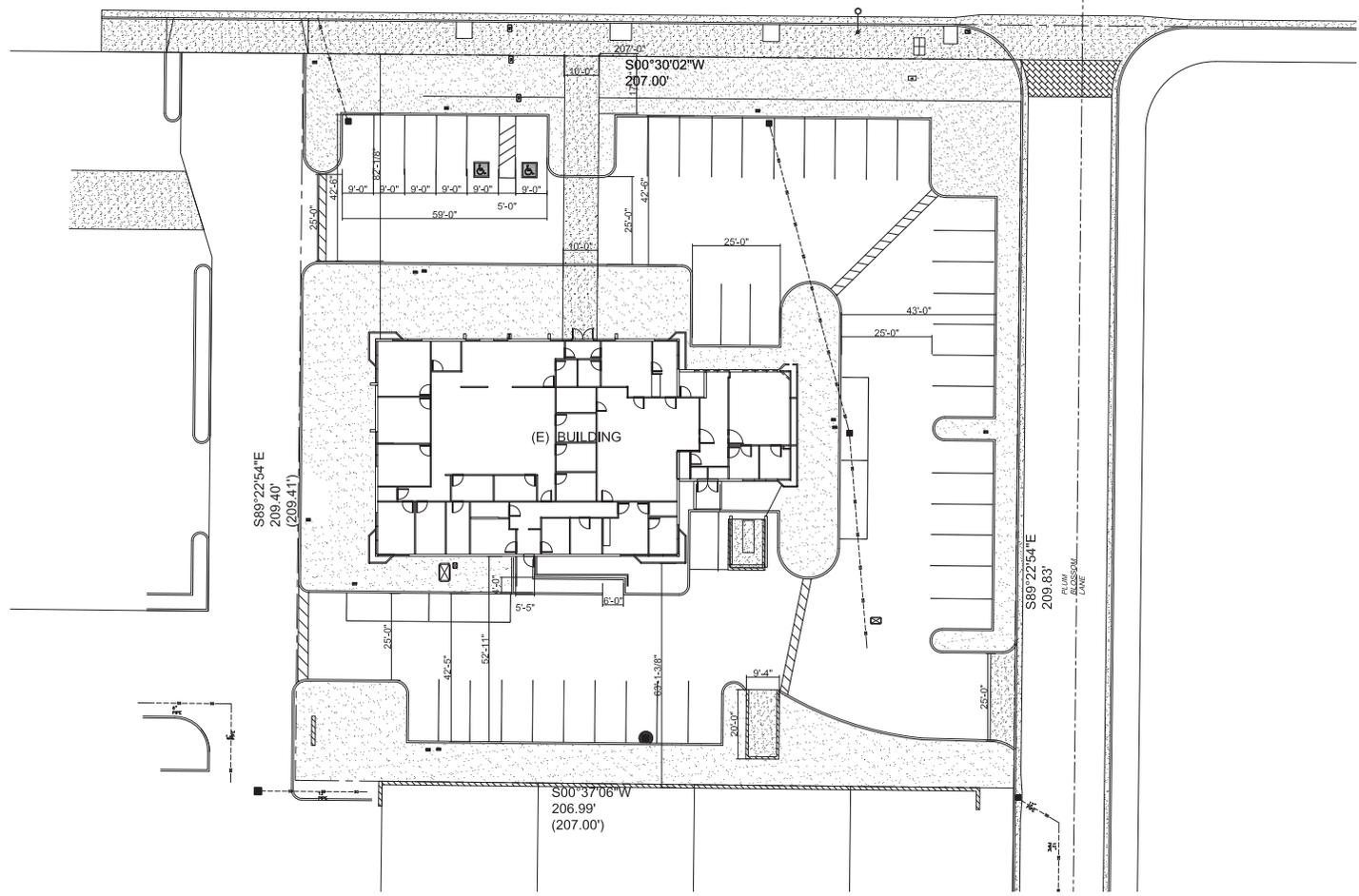
**(E)
 SITE PLAN**

Sheet No.:

A1.1

File: Llewellyn Job: Llewellyn

CENTERLINE OF LLEWELLYN AVENUE



1 EXISTING SITE PLAN (SEE CIVIL)
 1"=16'-0"



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Checked By: KBA

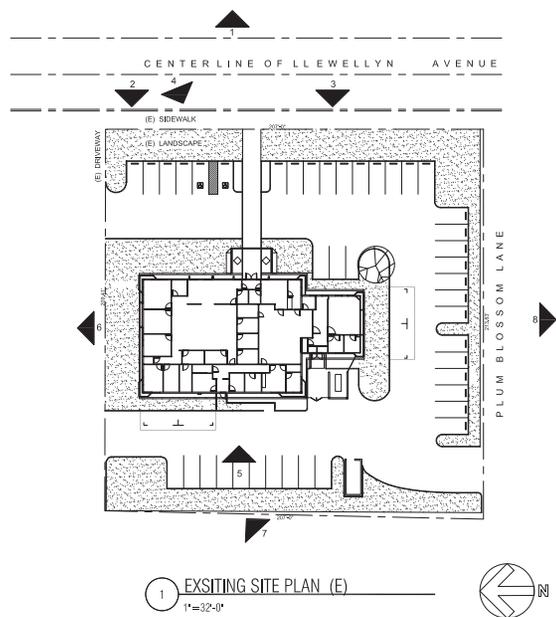
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SITE PHOTO'S

Sheet No.:

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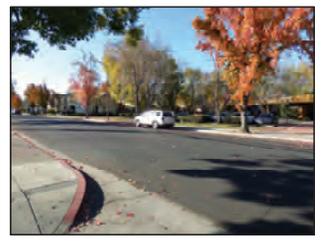
VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8

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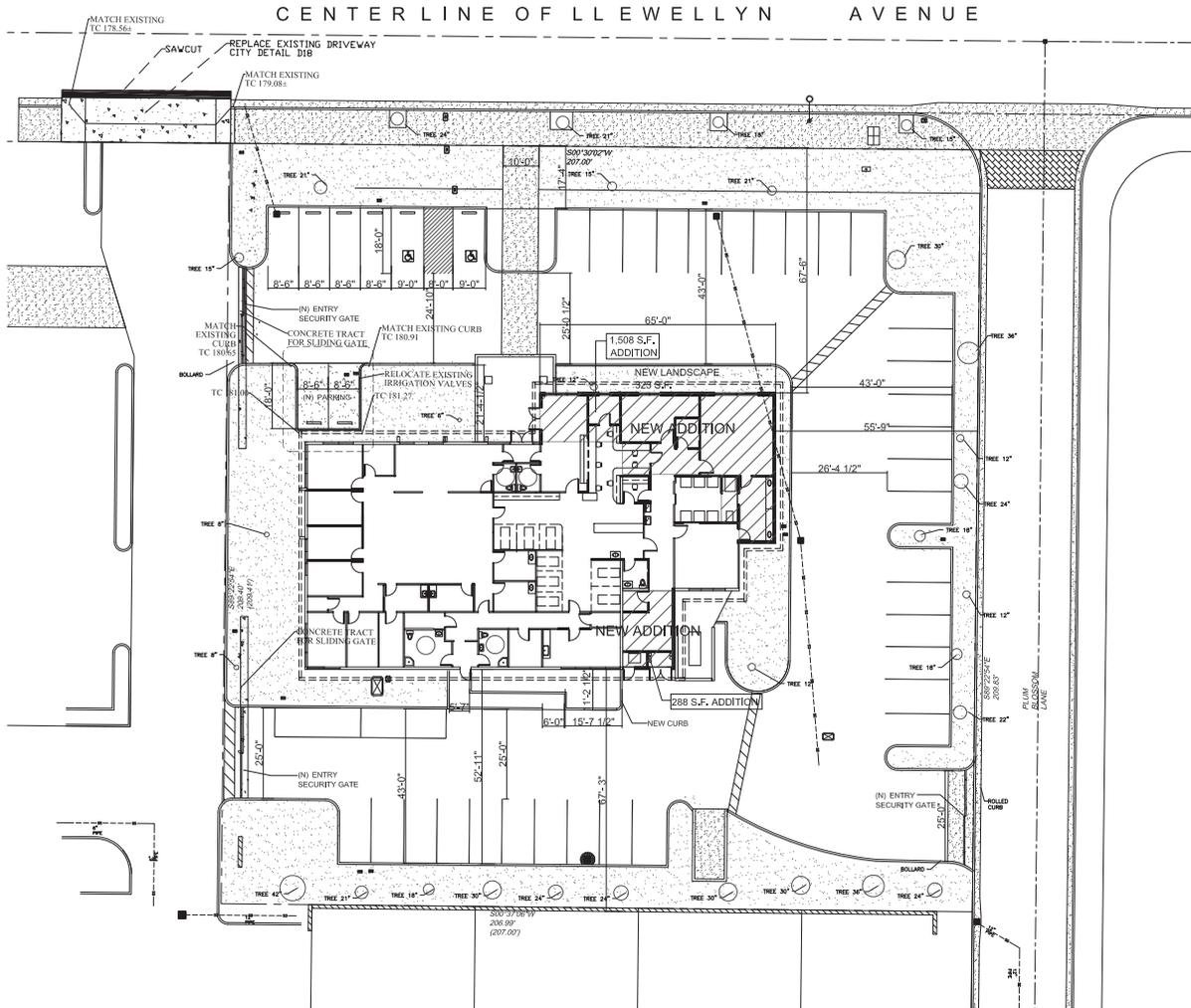
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Sheet Title:

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SITE PLAN

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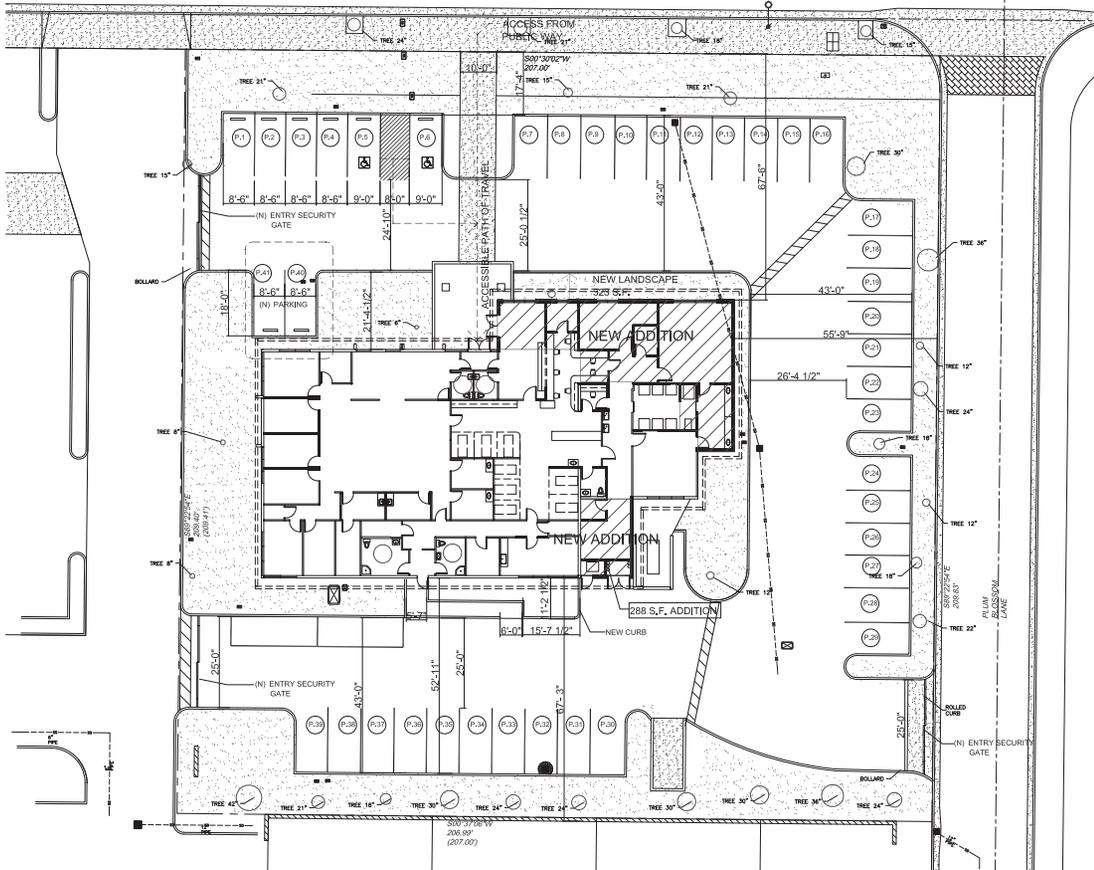
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1 PROPOSED SITE PLAN (NEW ADDITION 1,796 S.F.)
1"=10'-0"



CENTERLINE OF LLEWELLYN AVENUE



1 SITE PLAN
1" = 10'-0"

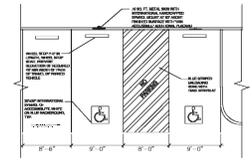


NOTES:

1 PROVIDE DETECTABLE WARNING SURFACE. DETECTABLE WARNING SURFACE SHALL BE PRECAST 1' X 1' X 2" ADA COMPLIANT DETECTABLE WARNING CONCRETE PAVERS - WAUSAU TERRA PAVERS, ADA 2-60, AS MANUFACTURED BY WAUSAU TILE OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE A SAMPLE PAVEMENT A MINIMUM OF 14 DAYS PRIOR TO INSTALLATION.

PARKING
BUILDING AREA = 8,364 / 200 = 41 PARKING SPACE REQUIRED

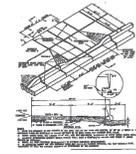
TOTAL PROVIDED PARKING 41 SPACES
STANDARD PARKING SPACE 38 SPACES
ACCESSIBLE PARKING 2 SPACES



2 PROPOSED VAN ACCESSIBLE PARKING SPACE

NOTES:

1 PROVIDE DETECTABLE WARNING SURFACES. DETECTABLE WARNING SURFACES SHALL BE PRECAST 1' X 1' X 2" ADA COMPLIANT DETECTABLE WARNING CONCRETE PAVERS - WAUSAU TERRA PAVERS, ADA 2-60, AS MANUFACTURED BY WAUSAU TILE OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE A SAMPLE PAVEMENT A MINIMUM OF 14 DAYS PRIOR TO INSTALLATION.



3 DRIVEWAY DETAIL

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Sheet Title:
PARKING & ACCESSIBILITY PLAN

Sheet No.:
A1.2

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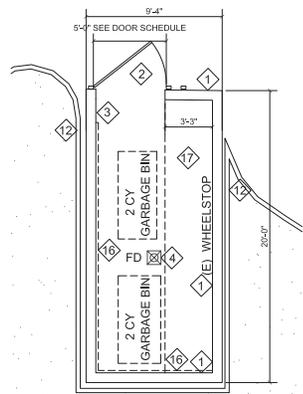
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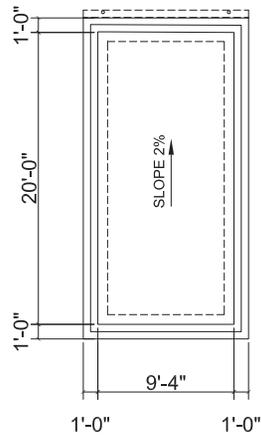
TRASH ENCLOSURE PLAN & DETAIL

Sheet No.:

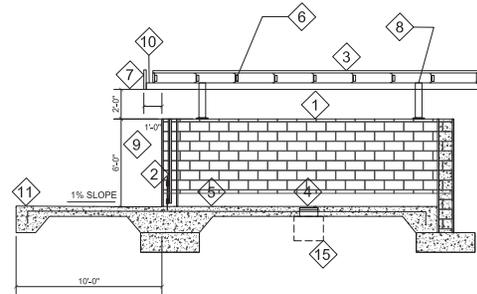
A1.3



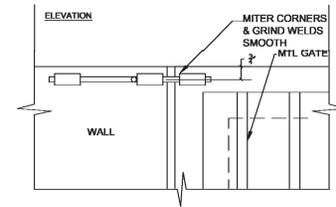
1 TRASH ENCLOSURE PLAN
1/4"=1'-0"



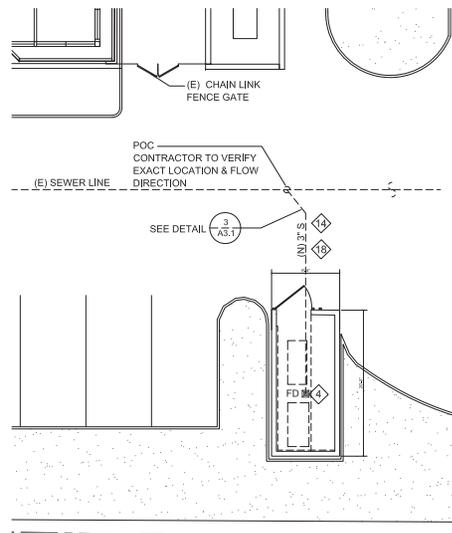
2 TRASH ENCLOSURE ROOF PLAN
1/4"=1'-0"



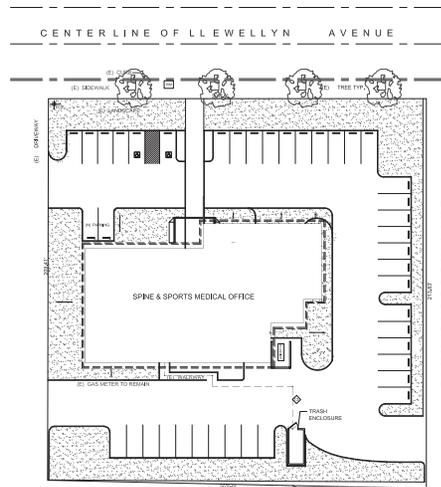
3 TRASH ENCLOSURE SECTION
1/4"=1'-0"



4 FLOOR DETAILS
3/8"=1'-0"



5 TRASH ENCLOSURE DRAIN CONNECTION
1/8"=1'-0"



6 TRASH ENCLOSURE ACCESSIBILITY
1/32"=1'-0"

NOTES:

- 1 (E) MIN 6" HIGH MASONRY WALL
- 2 (N) 5" SOLID METAL DOOR
- 3 (N) SOLID ROOF COVERING- COATED WITH RUST INHIBITED PAINT
- 4 (N) SANITARY DRAIN
- 5 (E) 6" THICK CONCRETE FLOOR
- 6 (N) WELD ANGLE STL. 1 1/2" x 6" x 3/8" PLATE TO STL. JOIST, USE #8 SCREWS TO FASCIA BD.
- 7 (N) GA 20, G.I. EDGE FLASHING
- 8 (N) 4 x 4 x 1/4" HSS PERPEN. TO BEAM
- 9 12" ROOF OVERHANG TYP.
- 10 (N) GA 20, G.I. GUTTER
- 11 DRIVEWAY LEVEL
- 12 (E) SIDE CONCRETE CURB
- 13 FLUSH W/ THE ADJACENT GRADE W/ AN ACCESSIBLE PATH-OF-TRAVEL TO THE BUILDING
- 14 SANITARY DRAIN CONNECTION
- 15 GREASE INTERCEPTOR SIZED AS REQUIRED
- 16 (E) 2" X 12" WOODEN WALL PROTECTOR STIP
- 17 (E) 6" HT. WHEEL STOP
- 18 RESTORE PAVEMENT TO ORIGINAL CONDITION

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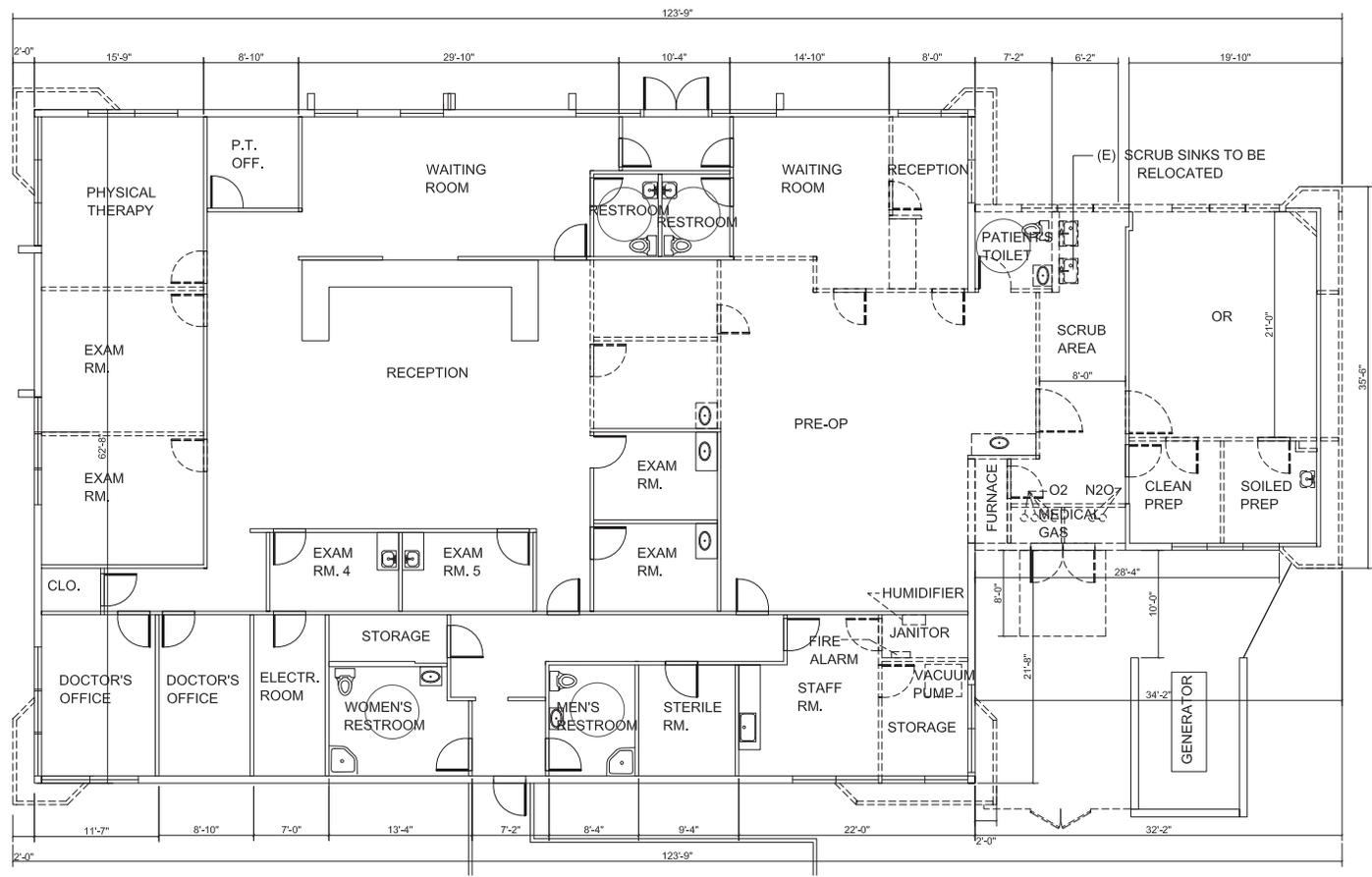
(E) FLOOR/DEMO PLAN

Sheet No.:

A2.1

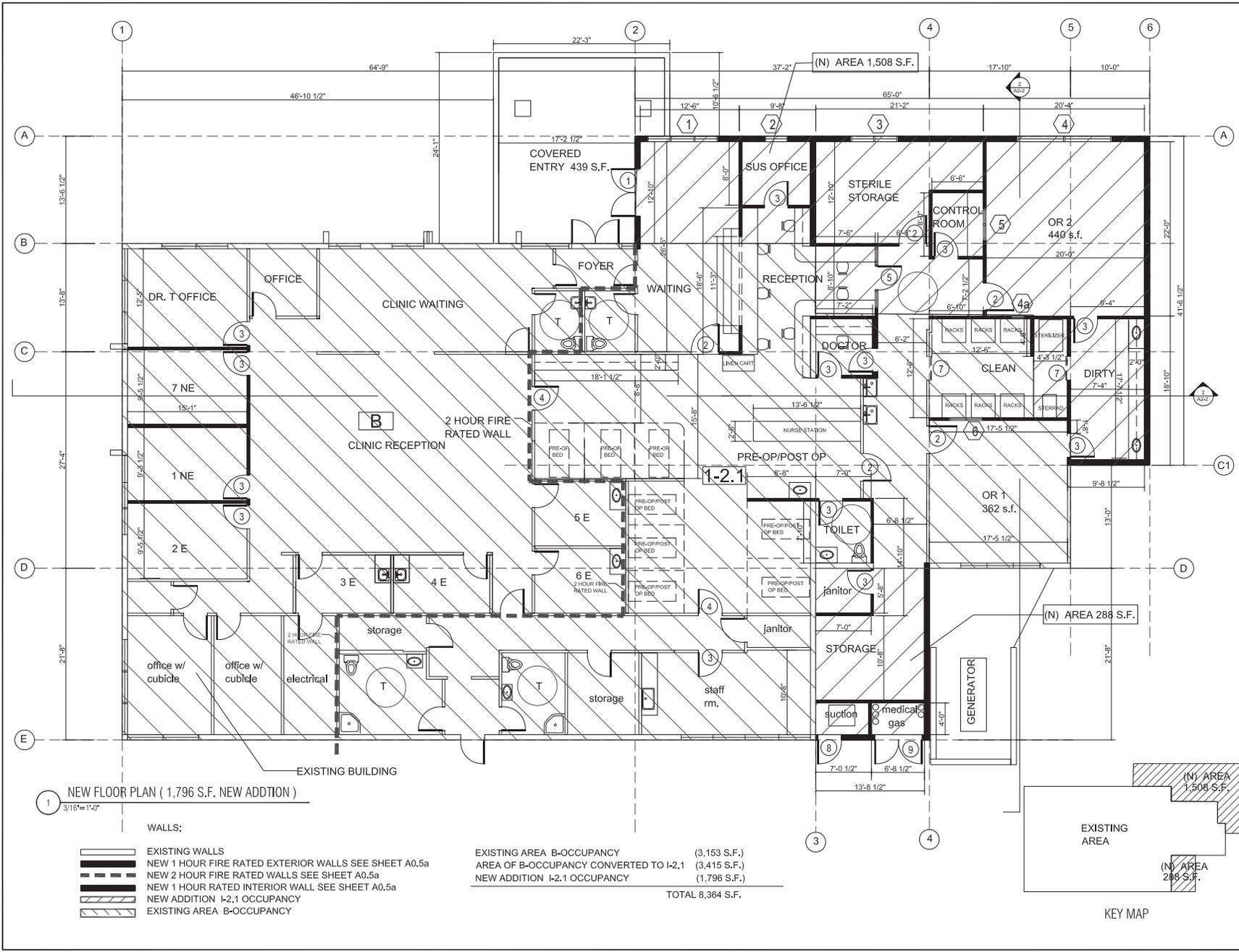
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LEGEND
 EXISTING WINDOWS TO BE REMOVED
 EXISTING WALLS TO BE REMOVED
 EXISTING 1 HOUR FIRE RATED WALLS



NOTES:
SEE SHEET A2.2 FOR ALL GENERAL DEMOLITION NOTES.

1 EXSITING FLOOR/DEMO PLAN
3/16"=1'-0"



1 NEW FLOOR PLAN (1,796 S.F. NEW ADDITION)
 3/16"=1'-0"

- WALLS:
- EXISTING WALLS
 - NEW 1 HOUR FIRE RATED EXTERIOR WALLS SEE SHEET A0.5a
 - NEW 2 HOUR FIRE RATED WALLS SEE SHEET A0.5a
 - NEW 1 HOUR RATED INTERIOR WALL SEE SHEET A0.5a
 - NEW ADDITION I-2.1 OCCUPANCY
 - EXISTING AREA B-OCCUPANCY

EXISTING AREA B-OCCUPANCY (3,153 S.F.)
 AREA OF B-OCCUPANCY CONVERTED TO I-2.1 (3,415 S.F.)
 NEW ADDITION I-2.1 OCCUPANCY (1,796 S.F.)
 TOTAL 8,364 S.F.

KEY MAP

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 www.andarcfr.com

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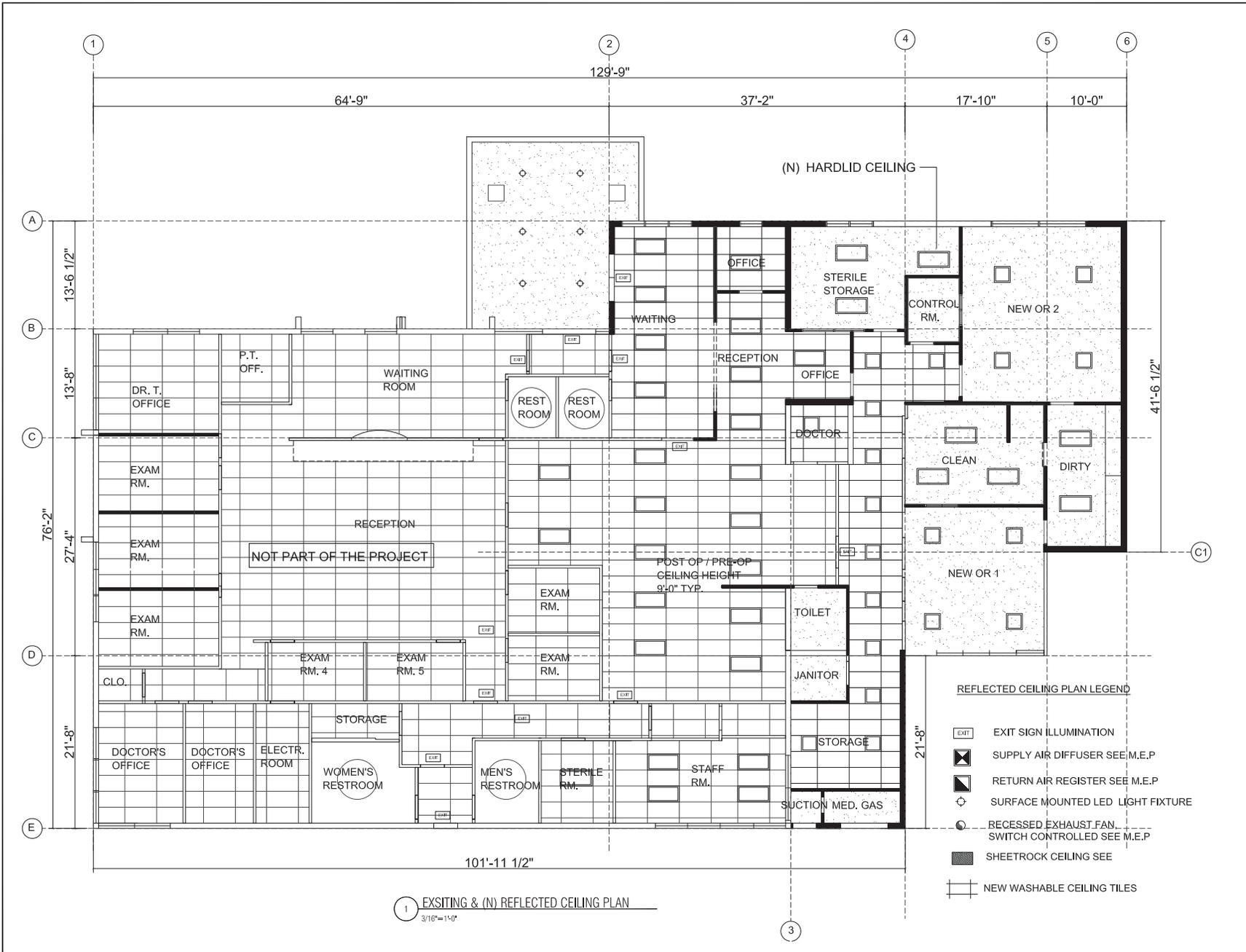
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PROPOSED FLOOR PLAN

Sheet No.:

A2.2
 File: Llewellyn Job: Llewellyn



1 EXISTING & (N) REFLECTED CEILING PLAN
3/16"=1'-0"

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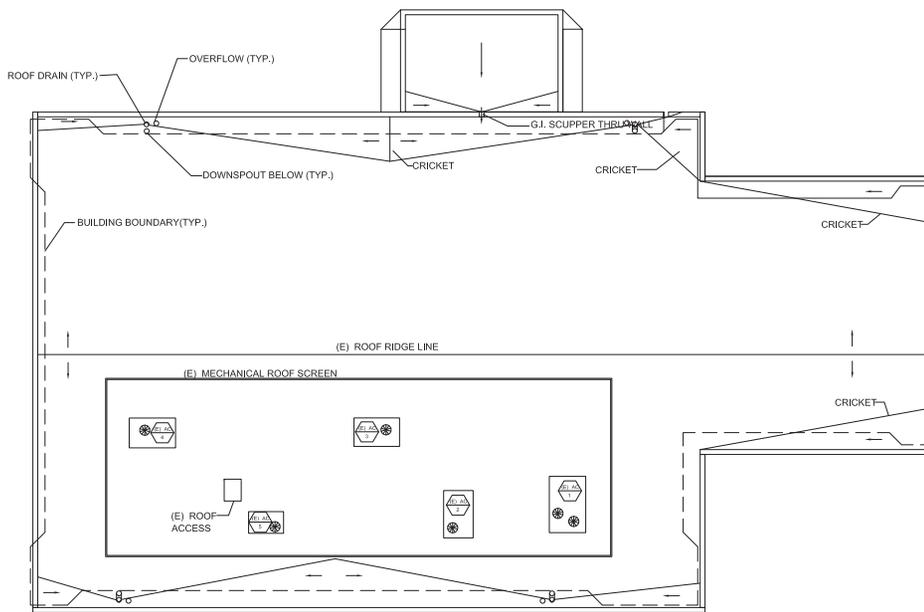
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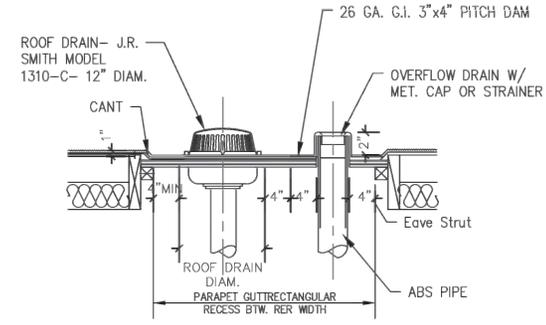
**(E) & (N)
 CEILING PLAN**

Sheet No.:
A2.3
 File: Llewellyn Job: Llewellyn

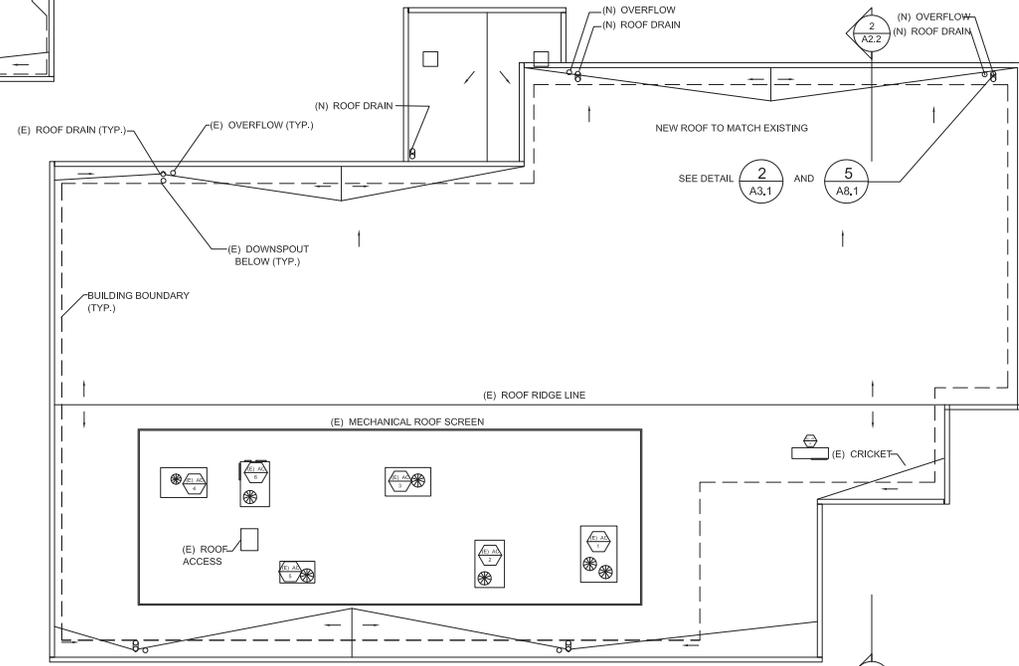
- REFLECTED CEILING PLAN LEGEND**
- EXIT EXIT SIGN ILLUMINATION
 - Supply AIR DIFFUSER SEE M.E.P
 - Return AIR REGISTER SEE M.E.P
 - Surface MOUNTED LED LIGHT FIXTURE
 - RECESSED EXHAUST FAN SWITCH CONTROLLED SEE M.E.P
 - SHEETROCK CEILING SEE
 - NEW WASHABLE CEILING TILES



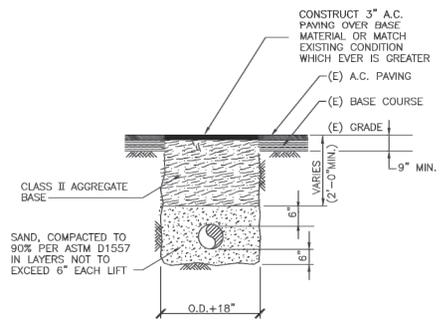
1 EXISTING ROOF PLAN
A3.1
1/8" = 1'-0"



2 ROOF DRAIN AND OVERFLOW DETAIL
A3.1
NTS



4 NEW ROOF PLAN
A3.1
1/8" = 1'-0"



3 TYPICAL PIPE TRENCH DETAIL IN PAVED AREA
A3.1
NTS

Anderson Architects INC.

kanderson@andarc.com
Call 408.202.9462
120 West Campbell Ave., Suite 0
Campbell, CA 95008

Kurt B. Anderson, AIA
Principal
Tel. 408.271.1299
Fax. 408.270.1276
www.andarc.com

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Client:
SHERMAN TRAN
429 LLEWELLYNE AVENUE
CAMPBELL CA 95008

Project:
BUILDING ADDITION

429 LLEWELLYNE AVENUE
CAMPBELL CA 95008



Client Revisions

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City Revisions

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Issue Date: 3-26-2021

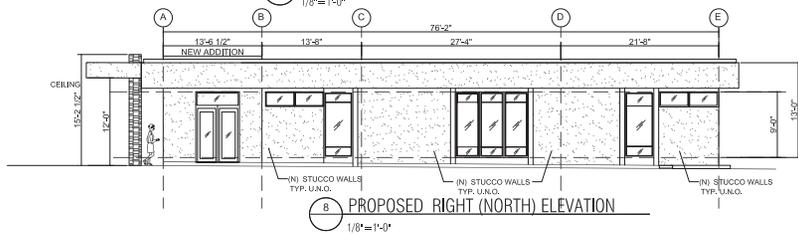
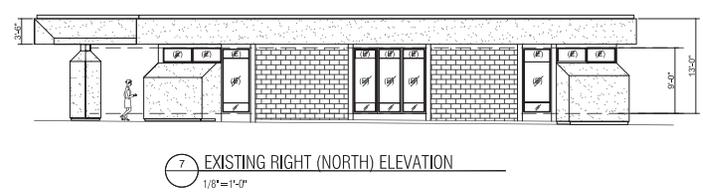
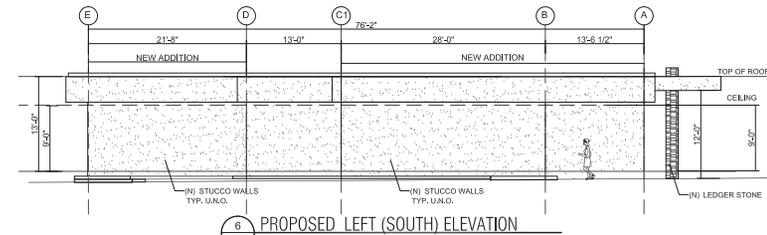
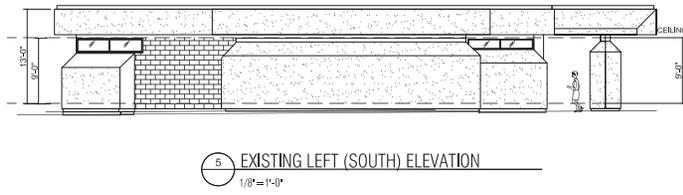
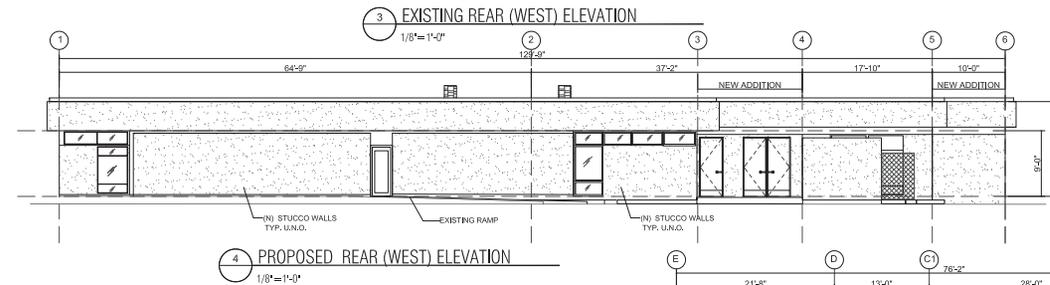
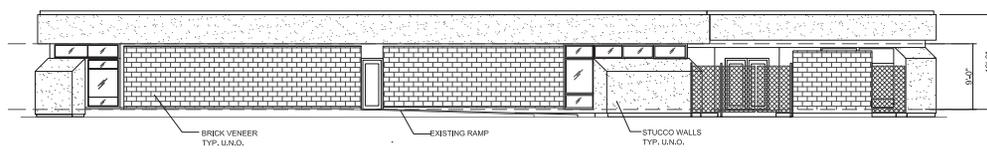
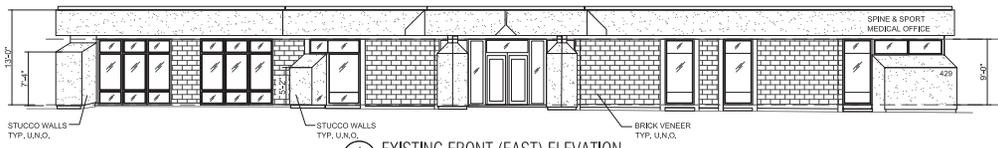
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Drawn By: CDR
Checked By: KBA

Sheet Title:
EXISTING & NEW ROOF PLAN

Sheet No.:

A3.1

File: Llewellyn Job: Llewellyn



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 kanderson@andarcfrnc.com
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 Campbell, CA 95008
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Kurt B. Anderson, AIA
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BUILDING ADDITION

429 LLEWELLYNE AVENUE
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Client Revisions

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City Revisions

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Issue Date: 3-26-2021
 Scale:
 Drawn By: CDR
 Checked By: KBA
 Sheet Title:

EXTERIOR ELEVATIONS

Sheet No.: **A4.1**

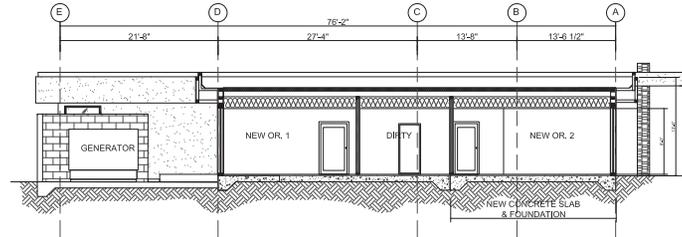
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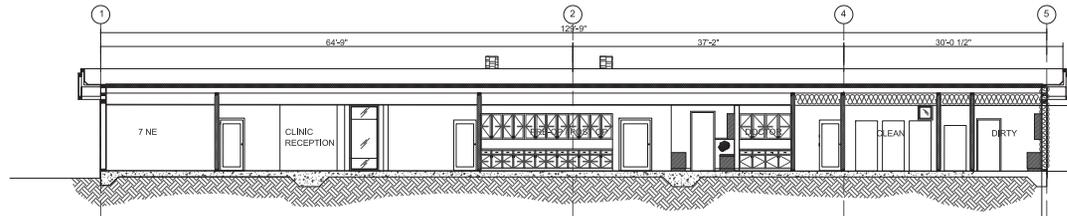
Project:
BUILDING ADDITION

429 LLEWELLYNE AVENUE
CAMPBELL CA. 95008



**ENERGY EFFICIENT
EQUIPMENT MATERIALS:**
92% EFFICIENT FURNACES INSULATION
EXTERIOR WALLS R-21
INTERIOR WALLS R-41
ROOF R-30

1 SECTION THRU A-A
1/8"=1'-0"



2 SECTION THRU B-B
1/8"=1'-0"



Client Revisions

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Scale:
Drawn By: CDR
Checked By: KBA
Sheet Title:

SECTIONS

Sheet No.:

A4.1a

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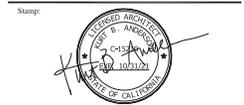
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Drawn By: CDR

Checked By: KBA

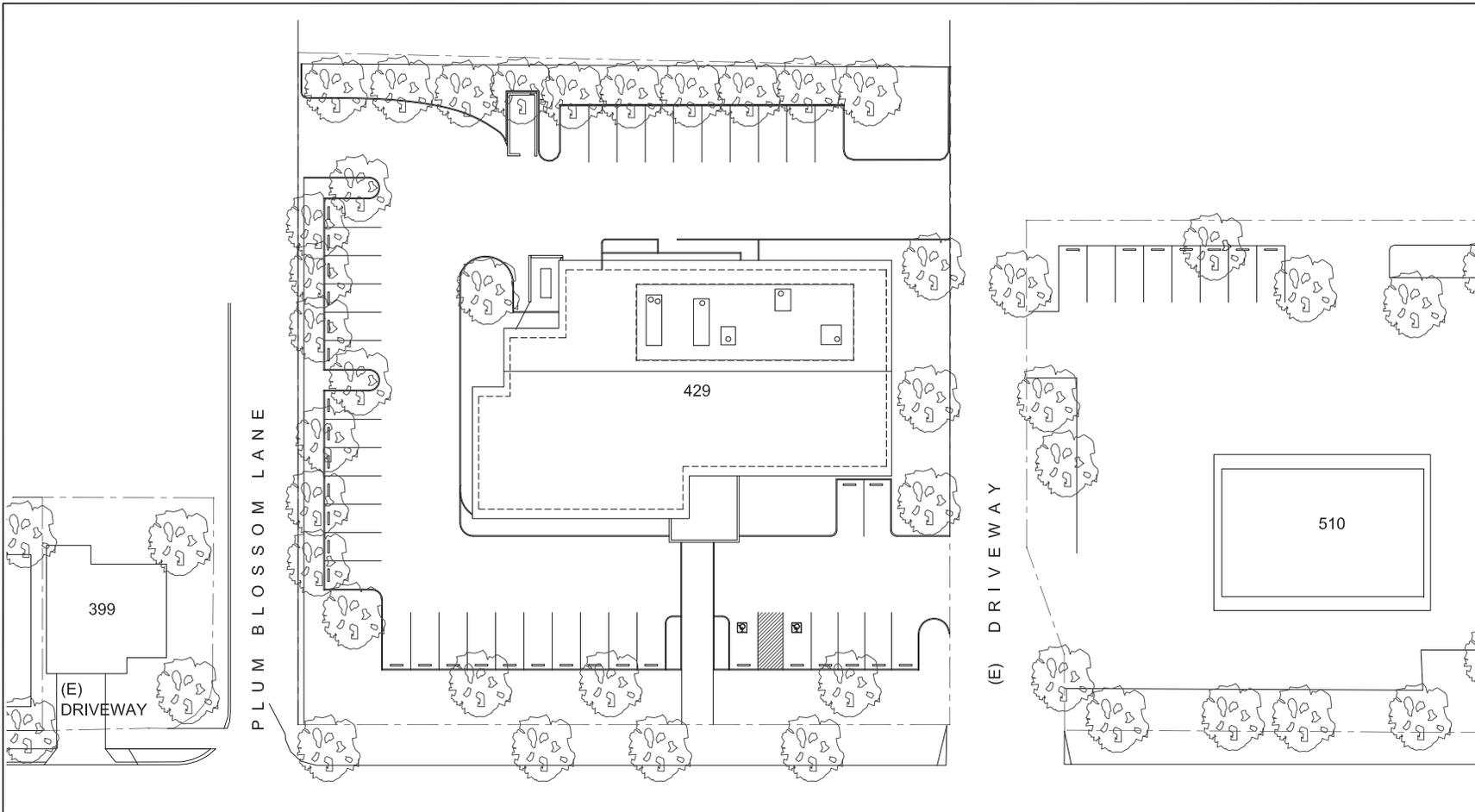
Sheet Title:

STREETSCAPE

Sheet No.:

A5.1

File: Llewellyn | Job: Llewellyn



CENTERLINE OF LLEWELLYN AVENUE



1 **STREETSCAPE**
1"=10'-0"

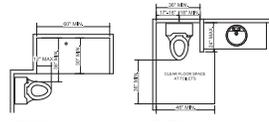
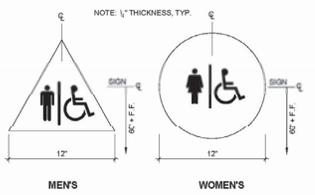
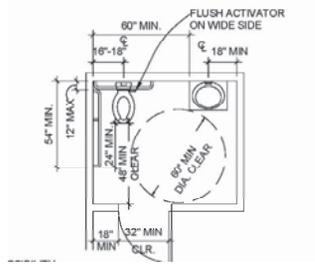


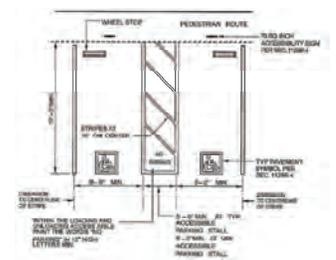
FIGURE 11A-6L SHOWER WITH WATER CLOSET
FIGURE 11A-6M WING WALL OR CABINET AT WATER CLOSET



MENS
WOMENS



RESTROOM-SINGLE STALL
SCALE: NTS



DOUBLE PARKING STALL
SCALE: NTS

WATER CLOSET DETAILS FOR RES.
SCALE: NTS

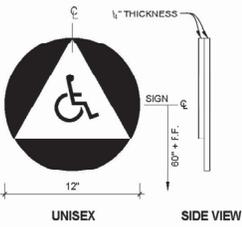
SIGNAGES
SCALE: NTS

RESTROOM-SINGLE STALL
SCALE: NTS

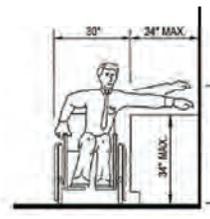
DOUBLE PARKING STALL
SCALE: NTS



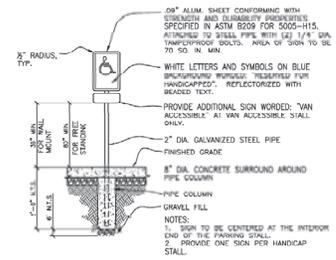
(D) KNEE AND TOE SPACE FOR LAVATORIES
FIGURE 11A-6D KNEE AND TOE SPACE



UNISEX
SIDE VIEW



MAX. SIDE REACH OVER OBSTRUCTION
SCALE: NTS



HANICAP PARKING STALL SIGNAGE
SCALE: NTS

LAV. KNEE AND TOE SPACE FOR RES.
SCALE: NTS

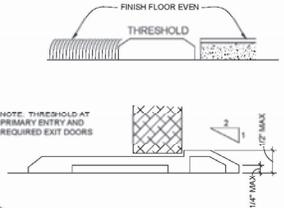
SIGNAGES
SCALE: NTS

MAX. SIDE REACH OVER OBSTRUCTION
SCALE: NTS

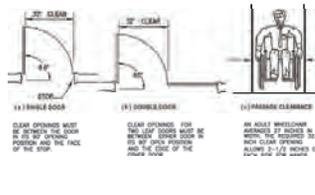
HANICAP PARKING STALL SIGNAGE
SCALE: NTS

LOCATION	SIGN COPY
EACH GRADE LEVEL EXTERIOR EXIT DOOR	'EXIT'
EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP	AS APPROPRIATE: 'EXIT STAIR DOWN', 'EXIT RAMP DOWN', 'EXIT STAIR UP', 'EXIT RAMP UP'
EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT PASSAGEWAY	'EXIT ROUTE'
EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN	'EXIT ROUTE'
EACH EXIT ACCESS DOOR THROUGH A HORIZONTAL EXIT	'TO EXIT'

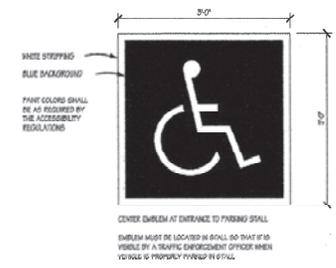
SIGNAGE
SCALE: NTS



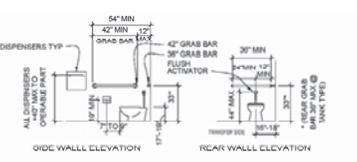
PATH OF TRAVEL
SCALE: NTS



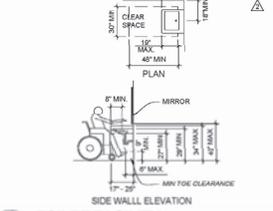
DOOR WIDTH
SCALE: NTS



HANICAP PARKING STALL IDENTIFICATION
SCALE: NTS



23 TOILET FACILITY
A0 20 N.T.S. WATER CLOSET DETAIL



24 TOILET FACILITY
A0 22 N.T.S. LAVATORY DETAIL

KNEE SPACE CLEARANCE
SCALE: NTS

DOOR WIDTH
SCALE: NTS

RESTROOMS
SCALE: NTS



Client Revisions

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City Revisions

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Issue Date: 3-26-2021

Scale: As Noted

Drawn By: CDR

Checked By: KBA

Sheet Title:

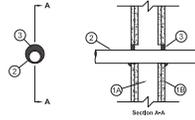
Accessibility Details

Sheet No.:

AD-1

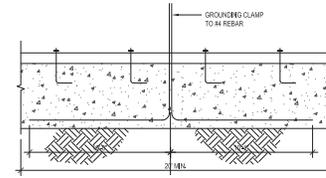
System No. WL-2241

Part 1 and 2 in Section 1
 Part 1 and 2 in Section 2
 Part 1 and 2 in Section 3
 Part 1 and 2 in Section 4



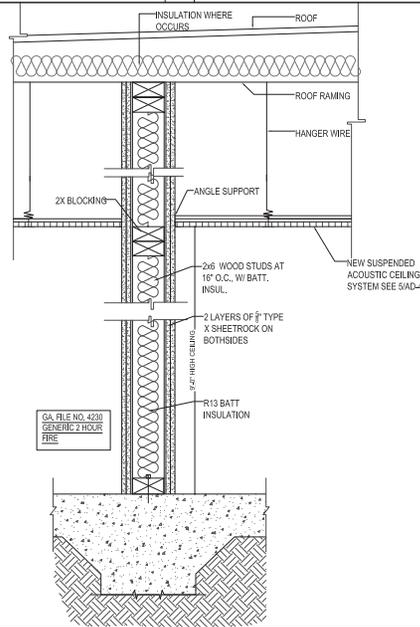
1. SHALL BE 1" OR 2" R.F. FIRE RATED SYSTEM (STUCCO WALL COVER OR UNIFORM)
2. SHALL BE 2" MIN. THICK CONCRETE OR 4" MIN. THICK CMU WITH 1/2" MIN. CHAIRS
3. SHALL BE 1/2" MIN. THICK R.F. FIRE RATED WALL PARTITION OR MAX. OPENING DIMENSIONS FROM 18" x 24" IN. LARGER THAN THE EXISTING R.F. FIRE RATED WALL
4. SHALL BE 1/2" MIN. THICK R.F. FIRE RATED WALL PARTITION OR MAX. OPENING DIMENSIONS FROM 18" x 24" IN. LARGER THAN THE EXISTING R.F. FIRE RATED WALL
5. SHALL BE 1/2" MIN. THICK R.F. FIRE RATED WALL PARTITION OR MAX. OPENING DIMENSIONS FROM 18" x 24" IN. LARGER THAN THE EXISTING R.F. FIRE RATED WALL
6. SHALL BE 1/2" MIN. THICK R.F. FIRE RATED WALL PARTITION OR MAX. OPENING DIMENSIONS FROM 18" x 24" IN. LARGER THAN THE EXISTING R.F. FIRE RATED WALL

FOR A DETAILED AND COMPLETE INFORMATION ON THE SYSTEM, PLEASE SEE MANUFACTURER'S WEBSITE WWW.STFRRESTOP.COM

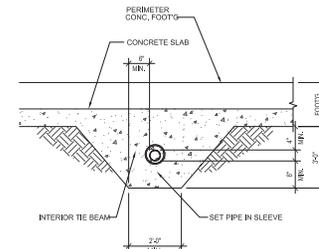


STI FIRE STOP SYSTEM NO. WL-2241 NON METALLIC PIPE
 SCALE: 1 1/2"=1'-0"

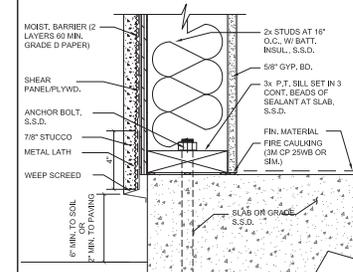
GROUNDING ELECTRODE
 SCALE: NTS



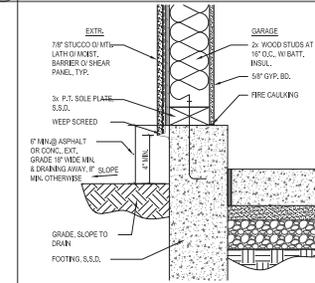
2 HOUR FIRE RATED SEPARATION WALL
 NTS



PIPE THRU FOOTING
 SCALE: NTS



WALL DETAIL w/ WEEP, TYP.
 SCALE: 3"=1'-0"



FOOTING AND WALL DETAIL
 SCALE: 1 1/2"=1'-0"



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 P197641
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City Revisions

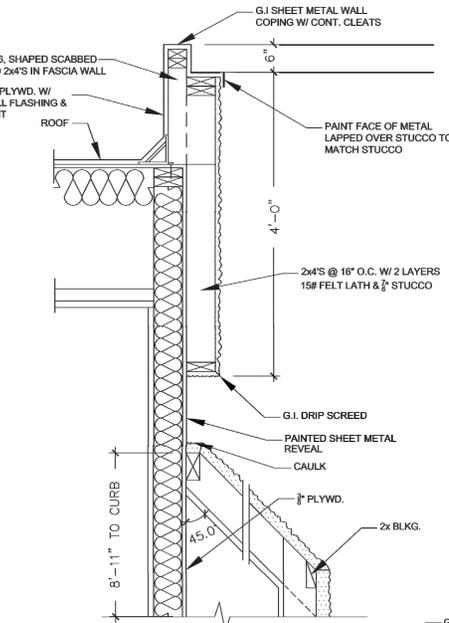
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Issue Date: 3-26-2021
 Scale: As Noted
 Drawn By: CDR
 Checked By: KBA
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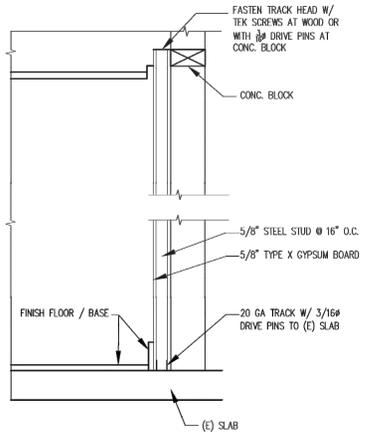
**Architectural
 Details**

AD-2

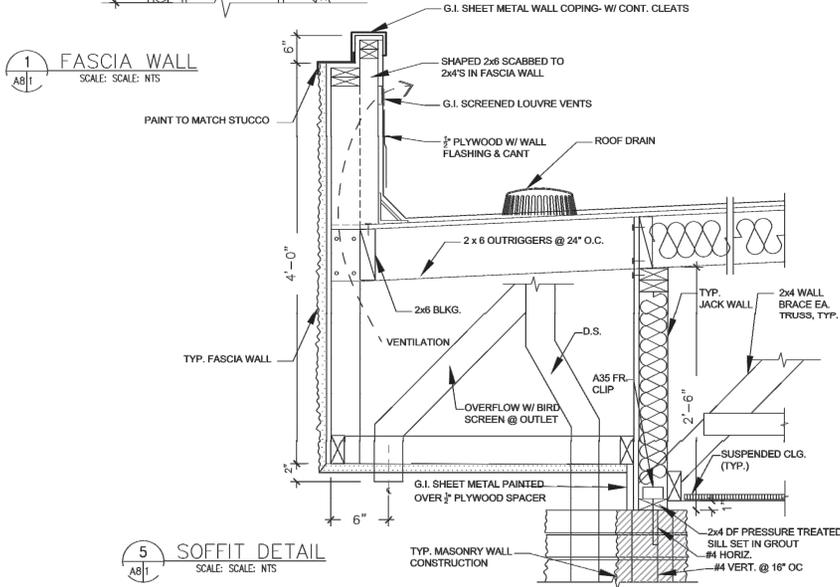
File: Llewellyn Job: Llewellyn



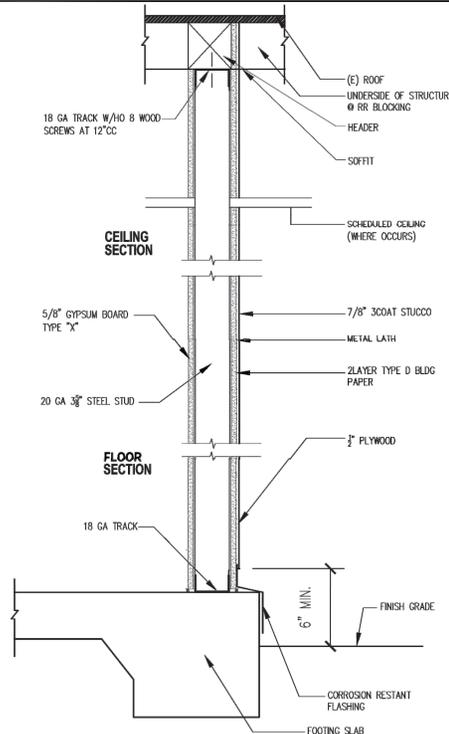
1 FASCIA WALL
SCALE: SCALE: NTS



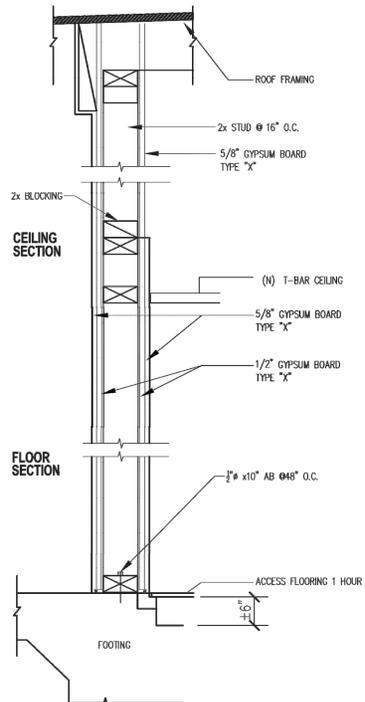
2 SECTION AT FURRED WALL
SCALE: SCALE: NTS



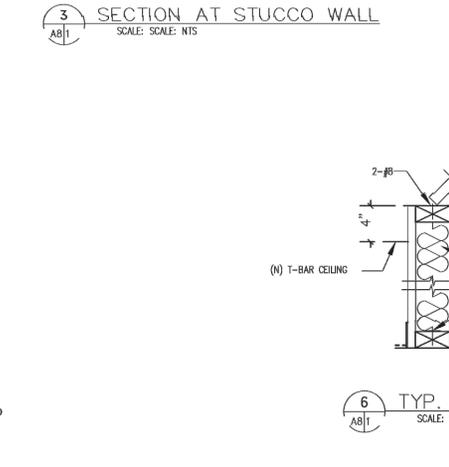
3 SECTION AT STUCCO WALL
SCALE: SCALE: NTS



4 1 HR WALL
SCALE: SCALE: NTS



5 SOFFIT DETAIL
SCALE: SCALE: NTS



6 TYP. INTERIOR WALL
SCALE: SCALE: NTS



Client Revisions

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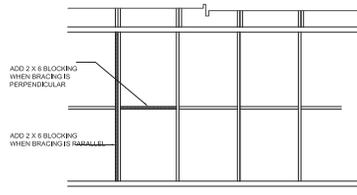
City Revisions

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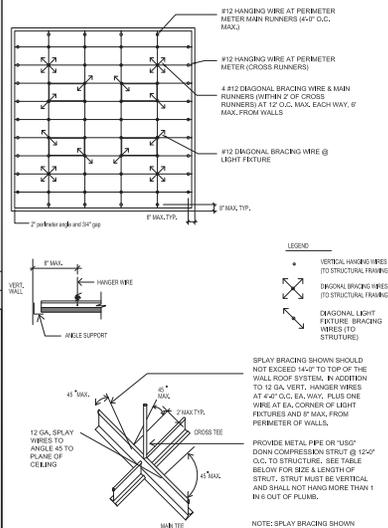
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Scale: NTS
Drawn By: CDR
Checked By: KBA
Sheet Title:

Architectural
Details

AD-3



4 FRAMING DETAIL



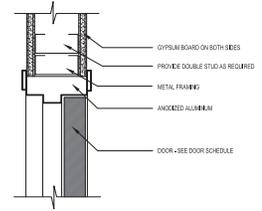
NOTE:
LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MIN. OF 6' FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOAD, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.

MODEL NO.	ALLOWABLE LENGTH
USA 12	14" TO 24"
USA 24	26" TO 42"
USA 42	44" TO 72"
USA 72	74" TO 104"
USA 102	106" TO 134"

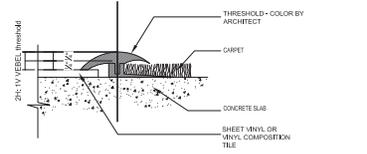
TRADE SIZE	ALLOWABLE LENGTH	RIG	RVC
1/2"	5.0'	4.2'	4.2'
3/8"	5.2'	5.2'	5.2'
1"	6.4'	7.0'	7.0'
1 1/2"	8.6'	8.6'	8.6'
2"	10.8'	10.4'	10.4'
2 1/2"	13.0'	12.2'	12.2'

RIG - RIGID METAL TUBING
RVC - RIGID METAL CONDUIT
RAC - RIGID METAL CONDUIT

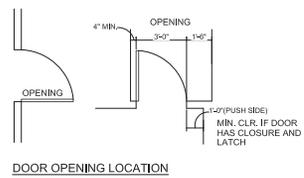
5 SUSPENDED CEILING DETAIL



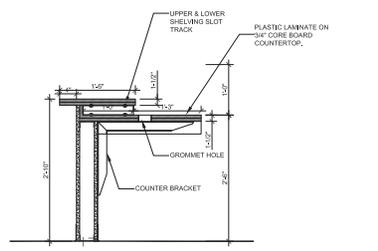
1 INTERIOR DOOR JAMB HEAD SIMILAR



3 CARPET STRIP



6 DOOR DETAIL



A n d e r s o n
A r c h i t e c t s P C

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429 LLEWELLYNE AVENUE
CAMPBELL, CA 95008

Project:
BUILDING ADDITION

429 LLEWELLYNE AVENUE
CAMPBELL, CA 95008



Client Revisions		
No.	Description	Date
1		
2		
3		
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12		

City Revisions		
No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Issue Date: 3-26-2021

Scale: NTS

Drawn By: CDR

Checked By: KBA

Sheet Title:

**ARCHITECTURAL
DETAILS**

Sheet No.:

AD-4

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