

Location of Proposed Project




City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Image



Courtesy Notice

Dear Campbell Resident,

October 28, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 1686 ADRIEN DR

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): Westmont Neighborhood Association

File No.: PLN-2023-180

APN: 403-44-012

Applicant: J Kretschmer Architect

Property Owner: Jean Wang

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Ishwarya, Planning Technician

Email Contact: ishwarya@campbellca.gov

Phone Contact: (408) 866-2163

Project Description:

To allow an approximately 920 square foot single-story addition to an existing single-family residence.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



WANG RESIDENCE

1686 ADRIEN DR. CAMPBELL, CA 95008

PROJECT INFORMATION

OWNER: JEAN WANG
 PHONE: (408) 219-9877
 MAILING ADDRESS: 1686 ADRIEN DR.
 CAMPBELL, CA 95008
 APN# 403-44-012
 ZONING: R-1-6, SAN TOMAS AREA
 TYPE V-B ; NON-SPRINKLERED
 OCCUPANCY GROUP: R3/U
 MAX. BUILDING HEIGHT: 28'-0"
 FRONT SETBACK: 20'-0"
 REAR SETBACK: 20'-0"
 SIDE SETBACK: 5'-0" -OR-
 ONE HALF THE HEIGHT OF THE BUILDING
 WALL ADJACENT TO THE PROPERTY LINE
 GROSS LOT SIZE = 6,000 SQ. FT.
 NET LOT SIZE = 6,000 SQ. FT.
 FAR ALLOWABLE: 45%
 6000 x 45= 2700 SQ. FT.
 (E) FAR - 1070/6000= 17.8%
 NEW FAR - 1990.5/6000= 33.2%
 COVERAGE ALLOWABLE: 40%
 6000 x 40= 2400 SQ. FT.
 (E) COVERAGE - 1404/6000= 23.4%
 NEW COVERAGE - 2324.5/6000= 38.74%
 (E) HABITABLE= 1070 SQ. FT.
 (E) GARAGE= 334 SQ. FT.
 NEW HABITABLE= 1990.5 SQ. FT.
 (E) GARAGE= 334 SQ. FT.
 NEW ADDITION= 920 SQ. FT.
 RATIO OF NEW TO (E) AREAS:
 (N) 920 SQ. FT./ (E) 1070 SQ. FT. = 86%
 TOTAL (E) IMPERVIOUS = 3303 SQ. FT.
 TOTAL (E) LANDSCAPING = 2697 SQ. FT.
 TOTAL NEW IMPERVIOUS = 3465 SQ. FT.
 TOTAL NEW LANDSCAPING = 2535 SQ. FT.
 NOTE: SEE A1.0 FOR BREAKDOWN

WANG
 RESIDENCE

1686 ADRIEN CT
 CAMPBELL, CA 95008

DO NOT SCALE PLANS
 SCALE REFLECTS
 DRAWINGS PRINTED ON
 ARCH D 24x36 SIZE SHEETS

STANDARD ABBREVIATIONS

&	and	ID	inside diameter
@	at	IN	inches
C.L.	centerline	INT	interior
Ø	diameter	INSUL	insulation
PLT	plate	JAN	janitor
#	pound/number	KT	joint
(E)	existing	KD	kiln dried
(N)	new	LAM	laminated
AB	anchor bolt	LAV	lavatory
AC	air conditioner	MAT	material
AGG	aggregate	MAX	maximum
ALT	alternate	MC	medicine cabinet
ALUM	aluminum	MDF	medium density fiberboard
APPROX	approximate	MECH	mechanical
ARCH	architect	MEMB	membrane
ASB	asbestos	MET	metal
ASPH	asphalt	MFG	manufacture(r)
AVE	avenue	MH	manhole
AVG	average	MIN	minimum
		MIR	mirror
BD	board	MISC	miscellaneous
BITUM	bituminous	MO	masonry opening
BLDG	building	MOD	module/modular
BLK	block	MTD	mounted
BVLD	boulevard	MUL	mullion
BM	benchmark/beam	NIC	not in contract
		NO	number
CAB	cabinet	NOM	nominal
CB	catch basin	NTS	not to scale
CEM	cement		
CI	cast iron		
CJ	control joint		
CLG	ceiling		
CLKG	caulking		
CLR	clear		
CNTR	counter	OC	on center
CO	cleanout	OD	outside diameter
COL	column	OFF	office
CONC	concrete	OPNG	opening
CONN	connection	OPP	opposite
CONST	construction	PART	partition
CONT	continuous	PBO	provided/supplied by owner
CORR	corridor	PERP	perpendicular
CTR	center	PG	plate glass
CYL	cylinder	PL	plywood
		PLYWD	plywood
DBL	double	PR	pair
DEPT	department	PT	pressure treated
DF	Douglas Fir/drinking fountain	QT	quarry tile
DIA	diameter		
DIM	dimension		
DISP	dispenser		
DN	down	R	rise/radius
DS	downspout	RD	roof drain
DW	dishwasher	REINF	reinforce/reinforcing
DWG	drawing	REF	reference
		REFR	refrigerator
EA	each	REQD	required
EJ	expansion joint	RESIL	resilient
EL	elevation	REV	revision
ELEC	electrical	RM	room
ELEV	elevator	RO	rough opening
EMER	emergency	RWD	redwood
ENCL	enclosure	RWL	rain water leader
EP	electric panelboard		
EQ	equal	SECT	section
EQUIP	equipment	SEL	select
EXIST	existing	SD	soap dispenser
EXP	exposed	SG	sheet glass
EXT	exterior	SH	shelf
		SHT	sheet
FA	fire alarm	SHWR	shower
FD	floor drain	SIM	similar
FDN	foundation	SPEC	specification
FE	fire extinguisher	SQ	square
FEC	fire extinguisher cabinet	SS	stainless steel
FHC	fire hose cabinet	STD	standard
FIN	finish	STL	steel
FL	floor	STRUCT	structural
FLASH	flashing	SUSP	suspend(ed)
FOC	face of concrete	SYM	symmetrical
FOF	face of finish		
FOS	face of stud	TB	towel bar
FPRF	fire proof	TEL	telephone
FS	full size	TER	terrace
FT	foot/feet	T&G	tongue & groove
FG	footing	TOC	top of curb
FURN	furnish	TOP	top of plate
FURR	furring	TP	top of pavement
FUT	future	TPG	tempered plate glass
		TV	television
GA	gauge	TW	top of wall
GB	grab bar	TYP	typical
GALV	galvanized		
GL	glass	VENT	ventilation
GRD	grade	VERT	vertical
GYP	gypsum	VEST	vestibule
		VGDF	vertical grain Douglas Fir
HB	hose bib	VL	volume
HC	hollow core		
HD	hot dipped	W	with
HDWE	hardware	WC	water closet
HDWD	hardwood	WD	wood
HM	hollow metal	WF	wide flange
HORIZ	horizontal	WIN	window
HR	hour	W/O	without
HT	height	WP	waterproof(ing)
HTG	heating	WSCT	wainscot
HTR	heater	WT	weight

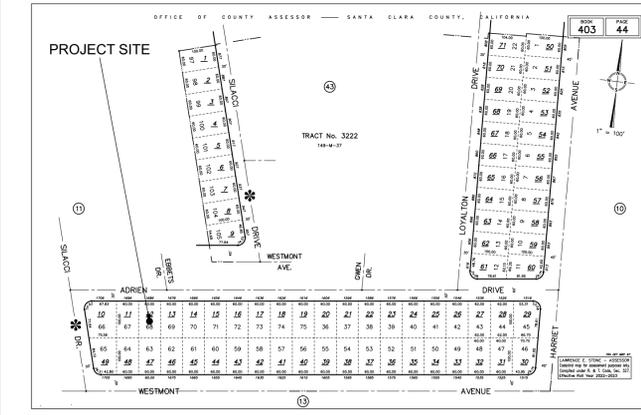
GENERAL CODE NOTES

- FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION. SEE CRC SECT. R109, INSPECTIONS FOR ORDER OF INSPECTIONS BY ENFORCING AGENCY.
- OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS. SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE. CRC SECT. R302.5.1.
- ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD., CRC SECTION R302.7.
- EACH HABITABLE ROOM SHALL COMPLY WITH MIN. AREA FOR NATURAL LIGHT AND VENTILATION OR MEET THE REQUIREMENTS FOR EXCEPTIONS. PER CRC SECTIONS R303.1. BATHROOMS SHALL COMPLY WITH MIN. AREA FOR NATURAL LIGHT OR MEET REQUIREMENTS FOR EXCEPTIONS. PER CRC SECT. R303.3. BATHROOMS AND LAUNDRY ROOMS SHALL BE PROVIDED WITH EXHAUST FANS THAT COMPLY WITH CRC SECT. R303.3.1 & R303.4 AND THE CALIFORNIA MECHANICAL CODE.
- INSTALL WATERPROOF MATERIAL SUCH AS TILE, ON TUB AND SHOWER WALLS +72" MIN ABOVE THE FLOOR PER CRC R307.2
- SAFETY GLAZING, SUBJECT TO HUMAN IMPACT SHALL BE INSTALLED AT HAZARDOUS LOCATIONS PER CRC SECT. R308.1. AREAS TO BE DEFINED AS "HAZARDOUS LOCATIONS" ARE LISTED IN CRC SECT 308.4 AND INCLUDE: GLAZING IN DOORS, SLIDING DOOR ASSEMBLIES AND PANELS, SHOWER OR TUB ENCLOSURES AND IN WINDOWS WITHIN COMPARTMENTS WHERE EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING IN WINDOWS ADJACENT TO DOORS WITHIN 24" OF EITHER SIDE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- EGRESS WINDOWS IN EACH BEDROOM SHALL COMPLY WITH CRC SECTION R310. OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF, AND 5.0 SF AT GRADE FLOOR OPENINGS. MINIMUM NET CLEAR HEIGHT 24". WIDTH OF 20" MINIMUM, AND FINISHED SILL NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF RAMPS EXCEEDING A SLOPE OF 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE). HANDRAIL HEIGHT, MEASURED ABOVE THE FINISHED SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS OR RAMP. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION DIMENSION OF 2 1/4". EDGES SHALL HAVE A MIN. RADIUS OF 0.01". CRC R311.7.8, R311.7.8.1, R311.7.8.3, R311.7.8.4 AND R311.7.8.5.
- GUARDRAILS (GUARDS), REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42 INCHES (1067 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. INTERIOR OR EXTERIOR. CRC R312.1.2 EXCEPTION- GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS SHALL NOT HAVE AN OPENING FROM THE WALKWAY SURFACE TO THE REQUIRED HEIGHT WHICH ALLOW PASSAGE OF A 4" DIAMETER SPHERE. CRC R312.1.3
- SMOKE ALARMS SHALL BE PROVIDED AND INSTALLED PER CRC SECTION R314 AND NFPA 72. SMOKE ALARMS SHALL HAVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND EQUIPPED WITH A BATTERY BACKUP. LOCATE ALARMS IN EACH SLEEPING ROOM AND ON THE CEILING OR WALL OUTSIDE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS AND BE NOT LESS THAN 3 FEET FROM A BATHROOM DOOR THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.
- NEWLY CONSTRUCTED DWELLINGS SHALL HAVE AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH CRC SECTION R327. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH SECTION R327.
- ENERGY STORAGE SYSTEMS INSTALLED IN A LOCATION SUBJECT TO VEHICLE IMPACT (I.E. GARAGE OR CARPORT) SHALL BE PROVIDED WITH IMPACT PROTECTION, CRC SEC 328.8. SEE FIGURE R328.8.1.
- INSTALL UNDERFLOOR ACCESS WITH ACCESSIBLE MINIMUM CLEARANCE 18" x 24" AND FREE FROM PIPES, DUCTS AND SIMILAR OBSTRUCTION, CRC SECTION R408.4.
- INSTALL ATTIC ACCESS WITH MINIMUM 22" x 30" ROUGH OPENING LOCATED IN HALLWAY OR OTHER READILY ACCESSIBLE LOCATION, HAVING A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE, ABOVE THE OPENING, CRC R807.1.
- WATER HEATERS SHALL BE STRAPPED FOR SEISMIC BRACING. TOP AND BOTTOM PER CPC SECTION 507.2 AND SECURED TO THE STRUCTURE. LISTED WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER CPC 504.3.1. UNLISTED WATER HEATERS SHALL BE INSTALLED WITH A CLEARANCE OF 12" ON ALL SIDES AND REAR PER CPC 504.3.2. COMBUSTION AIR SHALL BE PROVIDED IN ACCORDANCE WITH CMC SECTION 701. WATER HEATER CLOSING OPENING SHALL HAVE A MINIMUM OF 1 SQ. IN. PER 1000 BTU INPUT, BUT NOT LESS THAN 100 SQ. IN. ONE OPENING SHALL COMMENCE WITHIN 12" OF THE TOP OF THE ENCLOSURE AND ONE OPENING SHALL COMMENCE WITHIN 12" OF THE BOTTOM OF THE ENCLOSURE PER CMC 701.5.
- WATER HEATER PRESSURE RELIEF VALVES SHALL BE EQUIPPED WITH PIPING DIRECTLY TO THE EXTERIOR AND TERMINATING NOT LESS THAN 6" ABOVE GRADE. INSTALL HOSE BIBBS AT LOCATIONS NOTED HB. USE FAUCET TYPE EQUIPPED WITH BACKFLOW OR BACK SIPHONAGE PROTECTION PER CPC SECTION 603.5.7.
- VENTING OF GAS APPLIANCES SHALL BE IN ACCORDANCE WITH CMC SECTION 802. VERIFY RUN, OFFSETS, SLOPES AND DIRECTION OF VENTS THROUGH FRAMING TO PROVIDE MINIMUM CLEARANCE TO COMBUSTIBLES FOR TYPE FLUE USED.
- GAS APPLIANCES INSTALLED IN THE GARAGE SHALL BE ELEVATED SO THAT PILOTS AND BURNERS ARE AT LEAST 18" ABOVE THE FLOOR PER CPC 507.13. PROTECT APPLIANCES FROM DAMAGE BY INSTALLING A PROTECTIVE STEEL POST, 3" DIA. X 24" HIGH, 12" IN FRONT OF APPLIANCE, UNLESS LOCATED OUTSIDE THE NORMAL PATH OF A VEHICLE.
- GAS PIPE CONNECTION TO EACH APPLIANCE SHALL HAVE AN ACCESSIBLE SHUT-OFF VALVE AND BE INSTALLED WITH FLEX-CONNECTORS PER CPC 1212.6.
- INSTALL SOLID BACKING AT WALLS AND WATERPROOF MEMBRANE AT SHOWER PAN, SEAMLESS TYPE "OATEY" UP 12" MIN WALLS AND OVER SHOWER CURB. SHAPE SHOWER PAN FLOOR USING 3/4" PLYWOOD SHIMMED TO FORM SLOPE TO DRAIN. INSTALL 4 X 4 PTDG CURB, PER CPC 408.5 - 408.7.
- SHOWER AND TUB-SHOWER VALVES SHALL BE PRESSURE BALANCED AND/OR THERMOSTATIC MIXING VALVES AND SHALL COMPLY WITH CPC SECTION 408.3.
- ALL SHOWER HEADS IN THE EXISTING RESIDENCE WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.5 GPM SHOWER HEAD. FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH MAXIMUM FLOW RATE OF 1.2 GPM FOR LAVATORY FAUCETS AND 1.8 GPM FOR KITCHEN FAUCETS PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 4.303.1.
- INSTALL WATER CLOSETS (TOILETS) HAVING A 1.28 GALLONS/FLUSH MAXIMUM. PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 4.303.1.1 THE WATER CLOSET SPACE SHALL BE SET NO CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL AND NO CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE. CLEARANCE IN FRONT OF WATER CLOSET SHALL BE NOT LESS THAN 24" PER CPC SECTION 402.5.
- WHIRLPOOL TUB SHALL COMPLY WITH CPC SECTION 409.0 AND THE CEC. ELECTRICAL POWER SOURCE SHALL BE EQUIPPED WITH GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.
- LIGHT FIXTURES INSTALLED IN CLOSETS SHALL BE SURFACE MOUNTED FLUORESCENT, LOCATED ON THE WALL ABOVE THE DOOR AND HAVE MINIMUM CLEARANCES OF 12" TO STORAGE SHELVES, PER CEC SECTION 410.2.
- ELECTRICAL RECEPTACLES LOCATED IN THE GARAGE, (SEE EXCEPTIONS FOR SPECIFIC EQUIPMENT) EXTERIOR (WATERPROOF), CRAWL SPACE, BATHROOMS, KITCHEN COUNTERS AND WITHIN 6' AND WITHIN 6' EACH WAY FROM SINKS OR LAVATORIES, SHALL BE GROUND_FAULT CIRCUIT INTERRUPTER PROTECTED (GFI) IN ACCORDANCE WITH CEC SECTION 210.8.
- INSTALL LIGHT FIXTURES, LOCATED IN KITCHENS AND ROOMS HAVING WATER CLOSETS THAT DO NOT EXCEED 40 LUMENS/WATT (FLUORESCENT TYPE) PER CALIFORNIA TITLE 24. INSTALL FIXTURES RATED FOR DAMP LOCATIONS (DL), EXTERIOR AND IN SHOWER OR TUB COMPARTMENTS. INSTALL FIXTURES RECESSED IN THE CEILINGS RATED FOR INSULATION PROTECTION (ICAT) AND AIRTIGHT PER CEC SECTION 410.10.

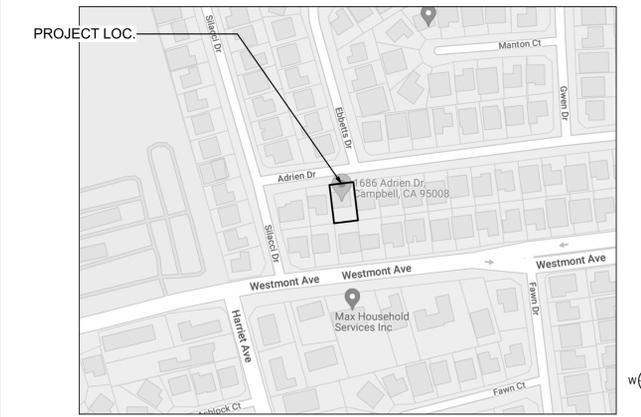
APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE	2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA RESIDENTIAL CODE	2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA PLUMBING CODE	2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA MECHANICAL CODE	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

APN MAP N.T.S.



VICINITY MAP N.T.S.



OPERATIONAL MANUAL

- OPERATION AND MAINTENANCE MANUAL AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
- DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
 - OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT. B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS. C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. D. LANDSCAPE IRRIGATION SYSTEMS. E. WATER REUSE SYSTEMS.
 - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
 - PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
 - EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
 - INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
 - INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
 - INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
 - INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
 - A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

CALGREEN ENVIRONMENT AIR QUALITY

ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR PER CGBSC 4.504.2.4 VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- MANUFACTURER'S PRODUCT SPECIFICATION.
- FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE CITY OF CAMPBELL BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVES), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SEC. 4.504.

BUILDING DETERMINATION NOTIFICATION

automatic notification for project number BLD-2023-606, located at 1686 ADRIEN DR CAMPBELL, CA 95008.
 As of 7/3/23, Building Official determined the project is addition/remodel. Please apply a new building application under "NEW SINGLE-FAMILY RESIDENTIAL CONSTRUCTION" application type and follow the guide <https://bit.ly/newsappguide> to upload the required construction documents. Thank you.
 Marge Sung
 Permit Technician
 City of Campbell | Community Development Department
 408.871.5102 (call or text)

SCOPE OF WORK

AN ADDITION TO AN EXISTING ONE-STORY HOME THAT WILL INCLUDE A NEW KITCHEN, PANTRY, MUJ. RM., DINING AREA, LIVING AREA AND MASTER BEDROOM W/ BATHROOM. TWO EXISTING BEDROOMS AND BATHROOMS WILL BE REMODELED AND A POWDER ROOM (HALF BATH) WILL BE ADDED. (E) FIREPLACE AND CHIMNEY SHALL BE REMOVED. A NEW ROOF OVER THE NEW ADDITION SHALL CALIFORNIA FRAME OVER THE EXISTING ROOF, WHICH IS TO REMAIN, AS OCCURS.

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A5.1	SECTIONS

COVER SHEET

OCT. 19, 2023



J. KRETSCHMER ARCHITECT
 101 OLD BLOSSOM HILL ROAD
 LOS GATOS, CA 95032
 (408) 221-0771

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G1.0



① EAST - SIDE



② NORTH - FRONT



③ NORTHWEST CORNER - FRONT



④ SOUTHEAST CORNER - REAR



⑤ SOUTH - REAR



⑥ SOUTHWEST CORNER - REAR

- NOTES:
1. IT IS RECOMMENDED TO HAVE THE SIDE AND FRONT YARD PROPERTY LINES ESTABLISHED THROUGH A SURVEY PRIOR TO FORMING ANY PORTION OF THE FOUNDATION.
 2. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 5% FOR AT LEAST 10 FEET FROM THE STRUCTURE, PER CBC 1804.4.
 3. EAVE PROJECTIONS OF >2' AND <5' FROM THE PROPERTY LINE SHALL BE 1 HR FIRE RATED PER CRC R302 & TABLE R302.1(1).
 4. IF THERE ARE ANY DISCREPANCIES, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY.
 5. THERE ARE NO TREES ON THIS PROPERTY OF SIGNIFICANT SIZE OR SPECIES.

WANG RESIDENCE

1686 ADRIEN CT
CAMPBELL, CA 95008

DO NOT SCALE PLANS
SCALE REFLECTS
DRAWINGS PRINTED ON
ARCH D 24x36 SIZE SHEETS

(E) & NEW SITE PLANS

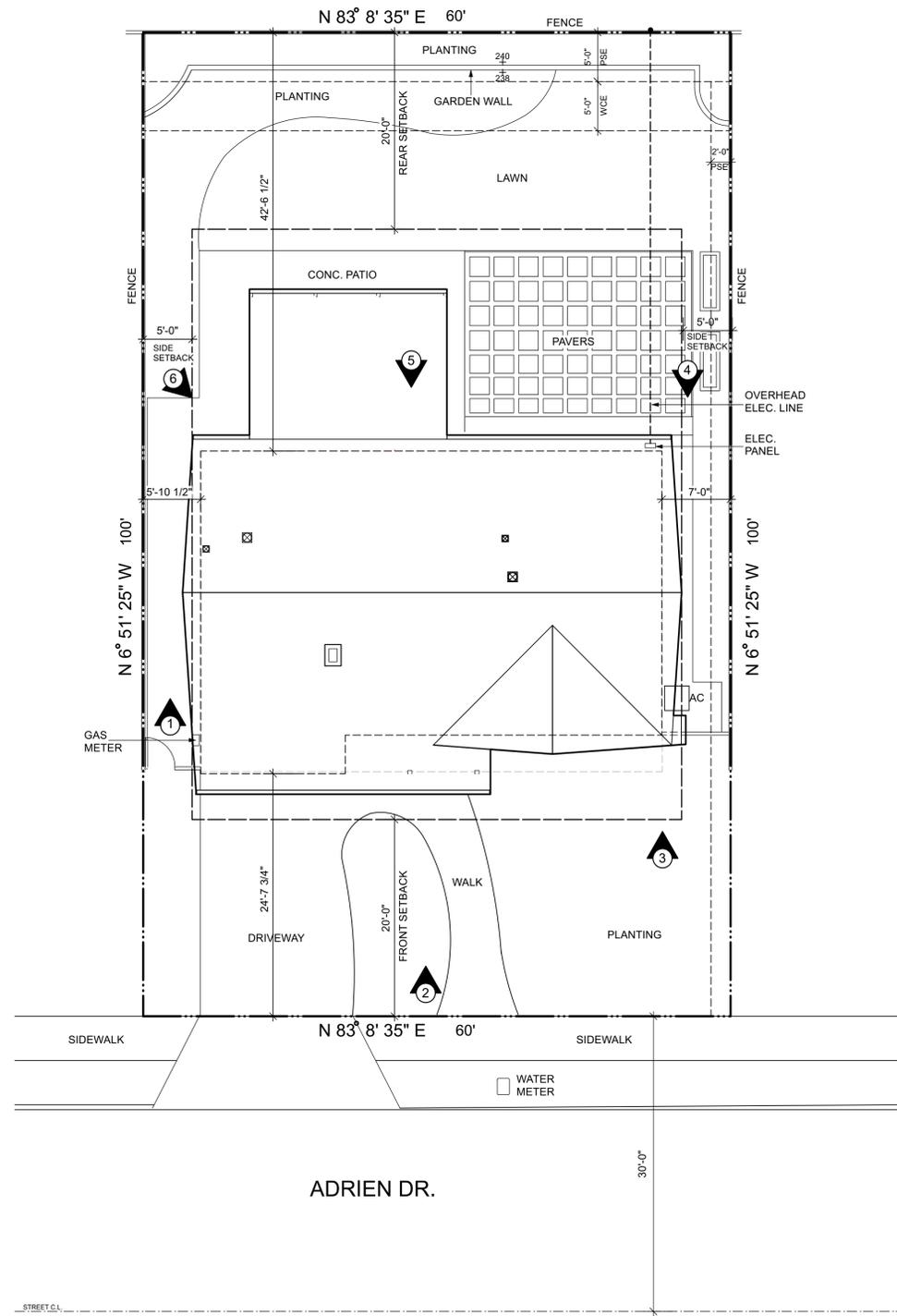
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J. KRETSCHMER ARCHITECT
101 OLD BLOSSOM HILL ROAD
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(408) 221-0771

MEMBER AMERICAN INSTITUTE OF ARCHITECTS

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CONSENT OF THE ARCHITECT.

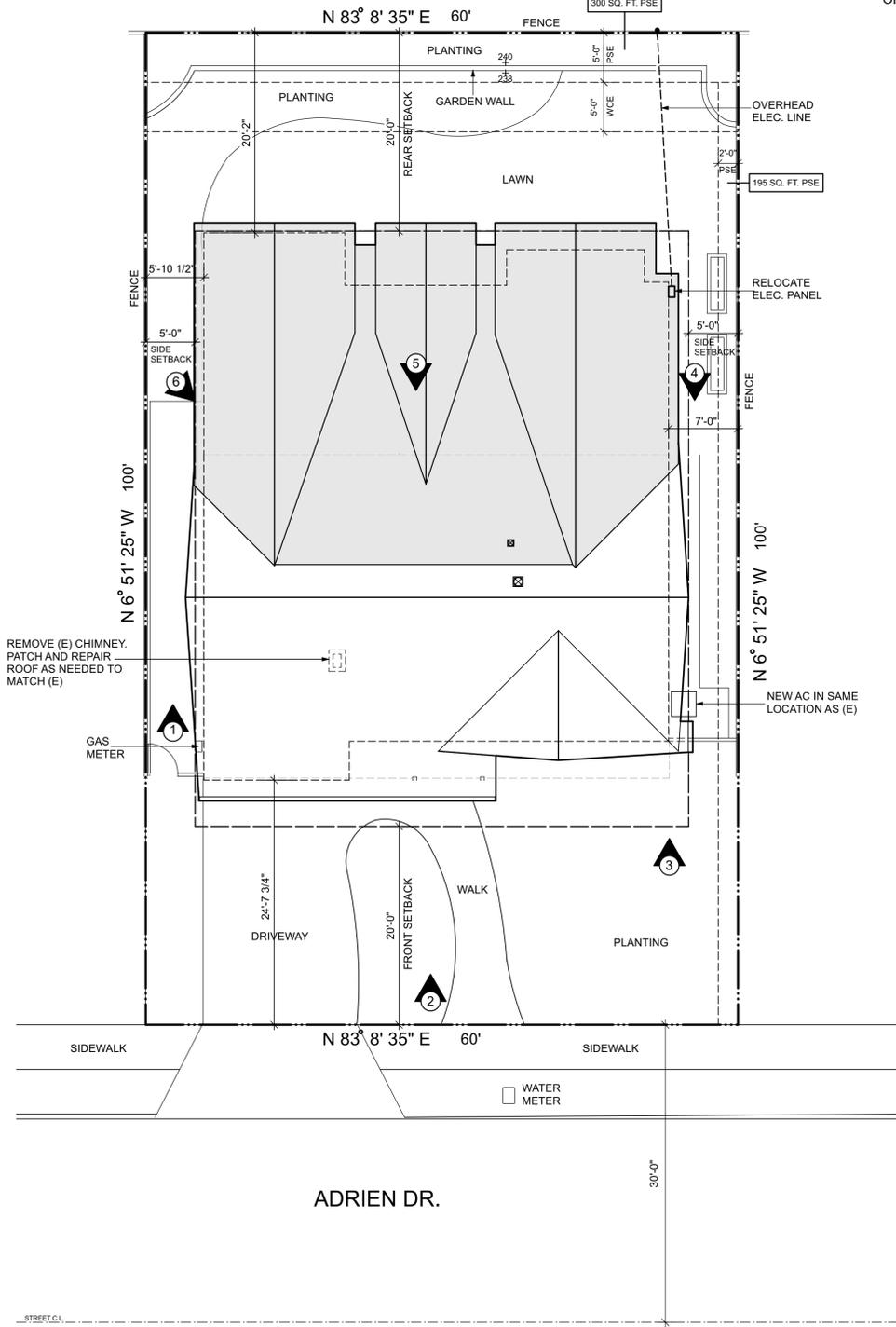
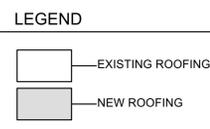


(E) SITE PLAN 1/8"=1'-0"

GROSS LOT SIZE = 6,000 SQ. FT. (60' X 100')
NET LOT SIZE = 6,000 SQ. FT. MINUS
495 SQ. FT. P.S.E.
5505 SQ. FT.

1474 SQ. FT. (E) HOUSE/PORCH
1822 SQ. FT. PAVING/CONC.
33 SQ. FT. GARDEN WALL
TOTAL (E) IMPERVIOUS = 3329 SQ. FT.

GROSS LOT: 6000 MINUS
IMPERVIOUS: 3329
2671 SQ. FT. LANDSCAPING



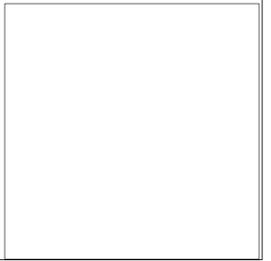
PROPOSED SITE PLAN 1/8"=1'-0"

GROSS LOT SIZE = 6,000 SQ. FT. (60' X 100')
NET LOT SIZE = 6,000 SQ. FT. MINUS
495 SQ. FT. P.S.E.
5505 SQ. FT.

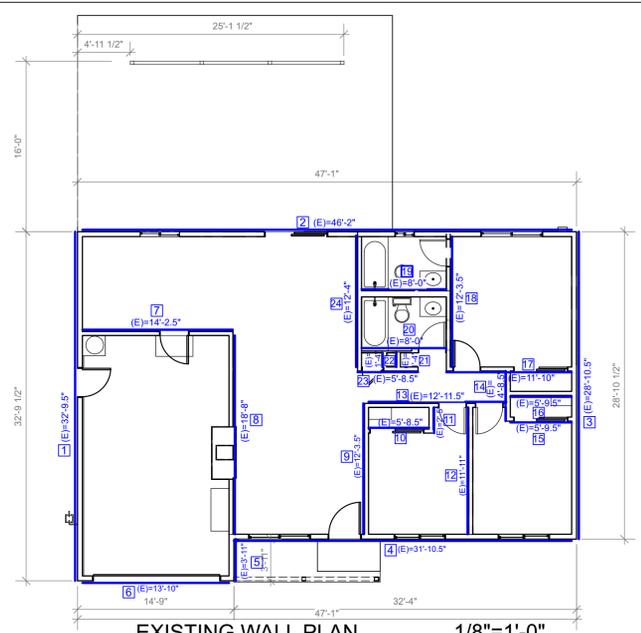
2464 SQ. FT. NEW HOUSE/PORCH
968 SQ. FT. NEW PAVING/CONC.
33 SQ. FT. (E) GARDEN WALL
TOTAL NEW IMPERVIOUS = 3465 SQ. FT.

GROSS LOT: 6000 MINUS
NEW IMPERVIOUS: 3465 SQ. FT.
2535 SQ. FT. NEW LANDSCAPING

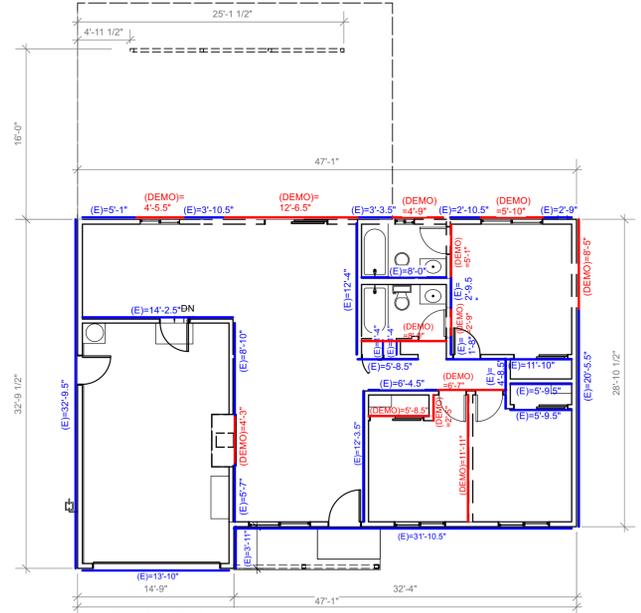
JURISDICTION APPROVAL STAMPS



A1.0



EXISTING WALL PLAN 1/8"=1'-0"
NOTE:
EXISTING INT. & EXT. WALLS SHOWN BLUE HERE.

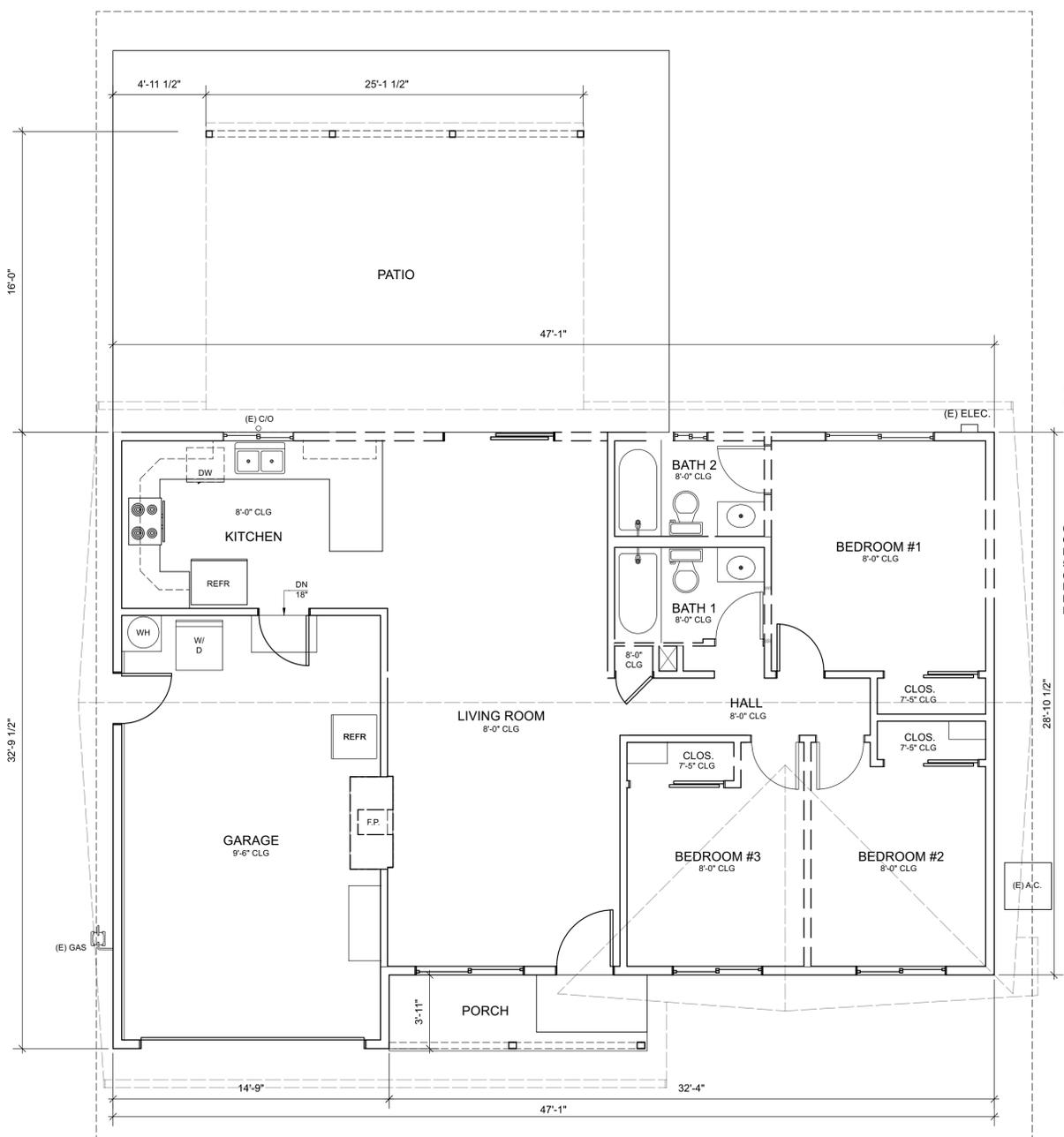


DEMOLITION WALL PLAN 1/8"=1'-0"
NOTE:
EXISTING INT. & EXT. WALLS SHOWN BLUE HERE.
DEMOLISHED INT. & EXT. WALLS SHOWN RED HERE.

WALL PLAN CALCS.

(E) WALL PLAN	FEET	INCHES
(E) EXTERIOR		
WALL 1	32'	9.5"
WALL 2	46'	2"
WALL 3	29'	10.5"
WALL 4	31'	10.5"
WALL 5	3'	11"
WALL 6	13'	10"
TOTAL= 153' + 53.5" (4'-5.5")		
TOTAL (E) EXT. WALLS: 157'-5.5"		
(E) INTERIOR		
WALL 7	14'	2.5"
WALL 8	18'	8"
WALL 9	12'	3.5"
WALL 10	5'	8.5"
WALL 11	2'	5"
WALL 12	11'	11"
WALL 13	12'	11.5"
WALL 14	4'	8.5"
WALL 15	5'	9.5"
WALL 16	5'	9.5"
WALL 17	11'	10"
WALL 18	12'	3.5"
WALL 19	8'	0"
WALL 20	8'	0"
WALL 21	1'	4"
WALL 22	1'	4"
WALL 23	5'	8.5"
WALL 24	12'	4"
TOTAL= 146' + 111.5" (9'-3.5")		
TOTAL (E) INT. WALLS: 155'-3.5"		

DEMO WALL PLAN	FEET	INCHES
(E) EXTERIOR		
WALL 1	0'	0"
WALL 2	14'	2"
WALL 3	4'	10.5"
WALL 4	4'	10.5"
WALL 5	25'	31" (2'-7")
WALL 6	8'	7"
TOTAL= 27' + 31" (2'-7")		
(E) INTERIOR		
WALL 7	0'	0"
WALL 8	4'	3"
WALL 9	0'	0"
WALL 10	5'	8.5"
WALL 11	2'	5"
WALL 12	11'	11"
WALL 13	6'	7"
WALL 14	0'	0"
WALL 15	0'	0"
WALL 16	0'	0"
WALL 17	0'	0"
WALL 18	2'	1"
WALL 19	5'	8"
WALL 20	0'	0"
WALL 21	8'	0"
WALL 22	0'	0"
WALL 23	0'	0"
WALL 24	0'	0"
TOTAL= 7' + 10"		
TOTAL DEMO (E) EXT. WALLS: 36'-0" 36'-0"/157'-5.5"=22.86%		
(E) INTERIOR		
WALL 7	0'	0"
WALL 8	4'	3"
WALL 9	0'	0"
WALL 10	5'	8.5"
WALL 11	2'	5"
WALL 12	11'	11"
WALL 13	6'	7"
WALL 14	0'	0"
WALL 15	0'	0"
WALL 16	0'	0"
WALL 17	0'	0"
WALL 18	2'	1"
WALL 19	5'	8"
WALL 20	0'	0"
WALL 21	8'	0"
WALL 22	0'	0"
WALL 23	0'	0"
WALL 24	0'	0"
TOTAL= 43' + 44.5" (3'-8.5")		
TOTAL DEMO (E) INT. WALLS: 46'-8.5" 46'-8.5"/155'-3.5"=30.07%		

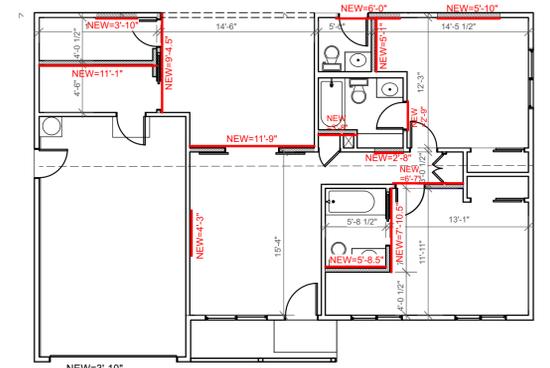


EXISTING DEMOLITION & FLOORPLAN 1/4"=1'-0"
GARAGE: 334 SQ. FT.
HABITABLE: 1070 SQ. FT.



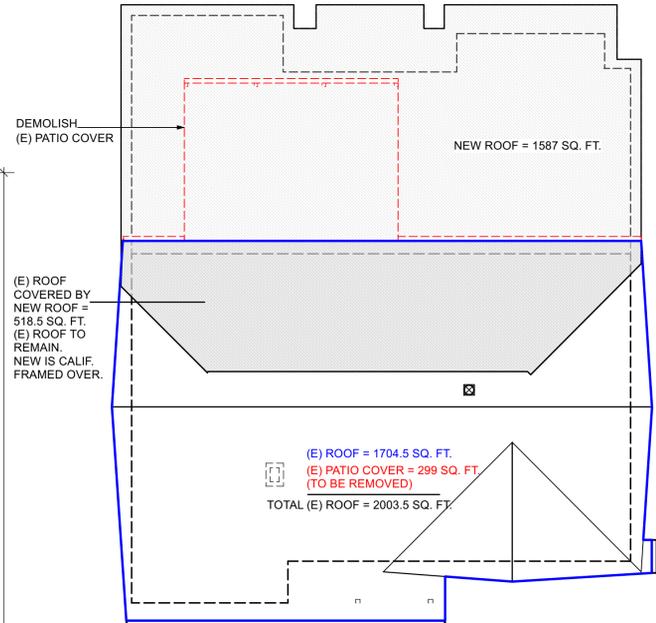
LEGEND

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS
- 2x6 STUD WALLS AT ALL EXTERIOR AND PLUMBING WALLS
- 2x4 STUD WALLS AT INTERIOR
- ALL DIMENSIONS ARE FACE OF FINISH
- LOCATION OF NEW 6"x14" VENTS
- (N) NEW
- (E) EXISTING
- (R) REPLACE



NEW INTERIOR WALL CALC. 1/8"=1'-0"
NOTE:
NEW INTERIOR WALLS SHOWN IN RED HERE.
TOTAL (E) INT. WALLS = 155'-3.5"
TOTAL NEW INT. WALLS = 86'-5.5"
86'-5.5"/155'-3.5" = 55.6%

TOTAL NEW = 86'-5.5" INT. WALLS



ROOF AREA CALC. 1/8"=1'-0"
(E) ROOF COVERED BY NEW ROOF = 299 SQ. FT.
(E) PATIO COVERED BY NEW ROOF + 518.5 SQ. FT.
TOTAL (E) ROOF TO BE REMOVED = 817.5 SQ. FT.
TOTAL (E) ROOF = 2003.5 SQ. FT.
817.5 SQ. FT. / 2003.5 SQ. FT. = 40.8%

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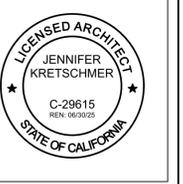
WANG RESIDENCE

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CAMPBELL, CA 95008

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(E) FIRST FLOOR PLAN

OCT. 19, 2023



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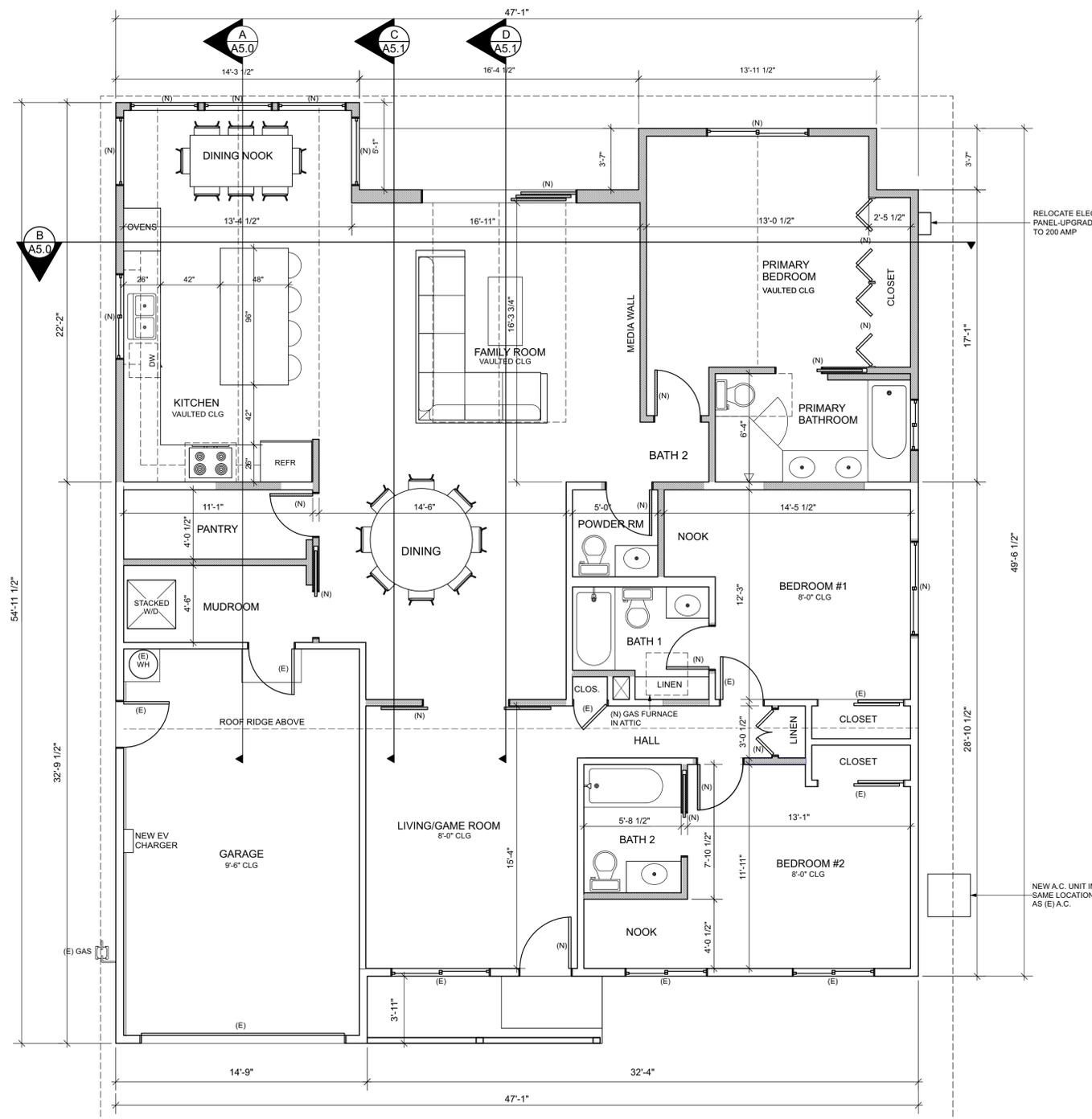
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LEGEND

- EXISTING WALLS TO BE REMOVED
- ===== EXISTING WALLS TO REMAIN
- ===== NEW WALLS
- 2x6 STUD WALLS AT ALL EXTERIOR AND PLUMBING WALLS
- 2x4 STUD WALLS AT INTERIOR
- ALL DIMENSIONS ARE FACE OF FINISH
- LOCATION OF NEW 6"X14" VENTSS
- (N) NEW
- (E) EXISTING
- (R) REPLACE

- NOTES:
1. VERIFY ALL DIMENSIONS IN THE FIELD. IF DIMENSIONS DO NOT MATCH THOSE ON PLANS, CONTACT THE ARCHITECT.
 2. IF ANY CONFLICT ARISES BETWEEN THE ARCHITECT'S AND THE STRUCTURAL ENGINEER'S DRAWINGS, STOP WORK AND CONTACT THE ARCHITECT FIRST.

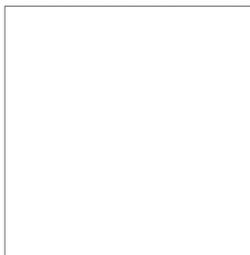


NEW FLOORPLAN 1/4"=1'-0"

(E) GARAGE: 334 SQ. FT.
(E) HABITABLE: 1070 SQ. FT.
NEW ADDITION: 920.5 SQ. FT.
NEW TOTAL HABITABLE: 1990.5 SQ. FT.



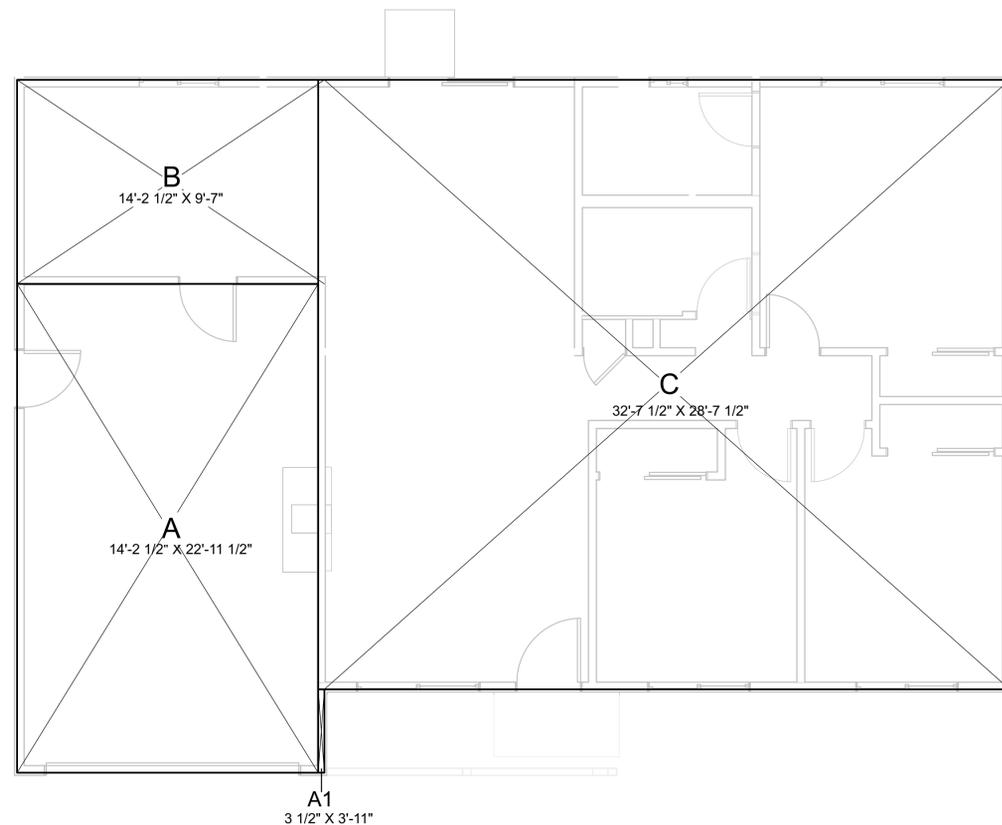
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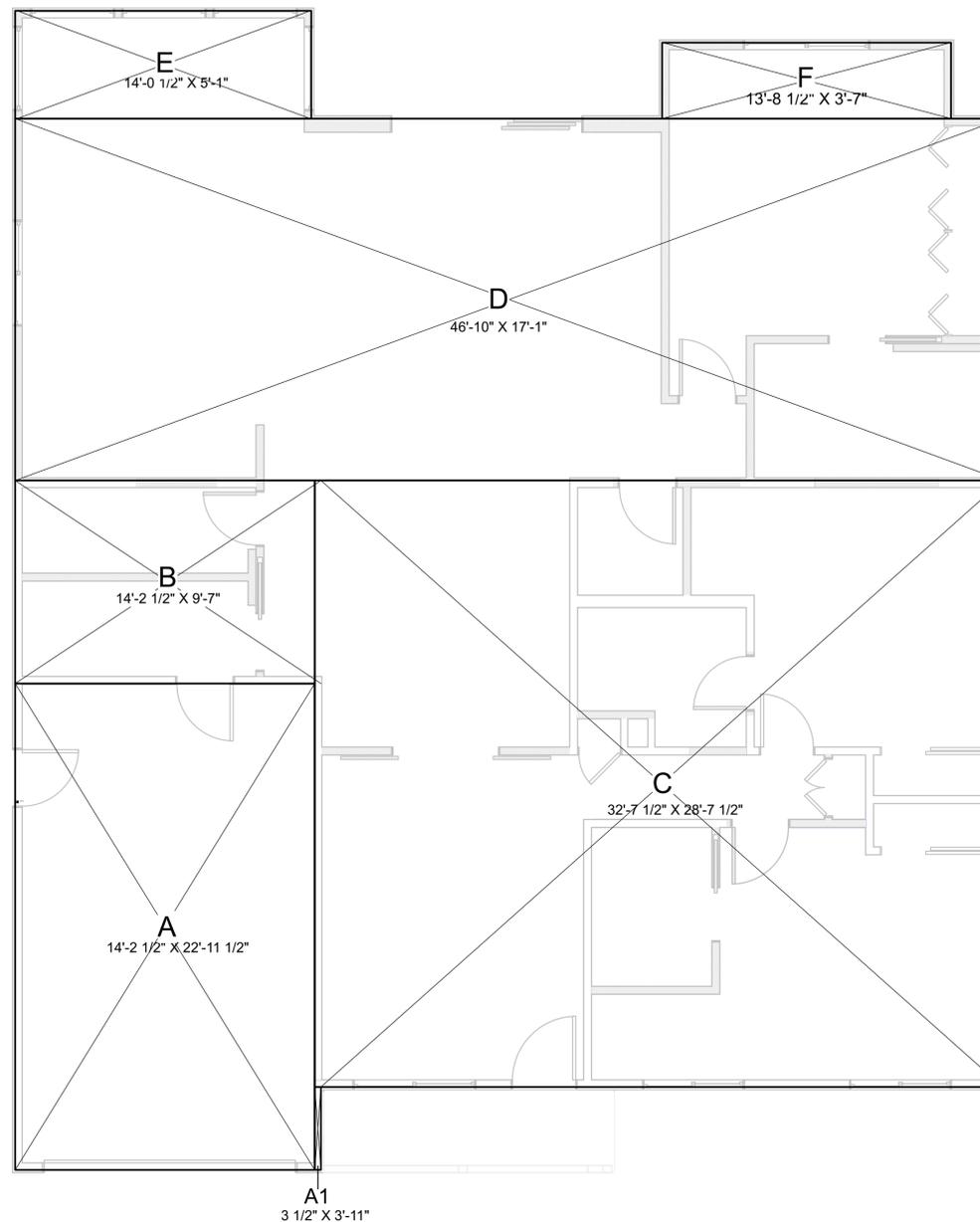
(E) FLOOR AREA CALCS. 1/4"=1'-0"

	SECTION	DIMENSIONS	AREA
GARAGE	A	14'-9" X 23'-5"	332.75 SQ. FT.
	A1	3 1/2" X 3'-11"	1.25 SQ. FT.
TOTAL (E) GARAGE:			334 SQ. FT.
HOUSE	B	14'-6" X 9'-7"	136 SQ. FT.
	C	32'-4" X 28'-7 1/2"	934 SQ. FT.
TOTAL (E) HOUSE:			1070 SQ. FT.

(E) FAR
1070 SQ. FT./6000 SQ. FT.
=17.8%

(E) LOT COVERAGE
1404 SQ. FT./6000 SQ. FT.
=23.4%

NOTE:
FLOOR AREA OF THE AREA BOXES ARE
CALCULATED TO STRUCTURAL WALLS
(FACE OF EXTERIOR STUDS).



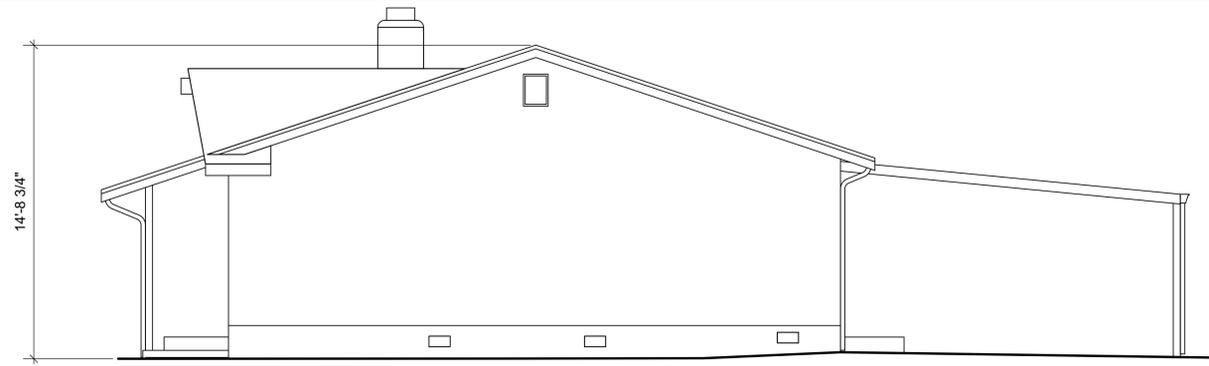
NEW FLOOR AREA CALCS. 1/4"=1'-0"

	SECTION	DIMENSIONS	AREA
GARAGE	A	14'-9" X 23'-5"	332.75 SQ. FT.
	A1	3 1/2" X 3'-11"	1.25 SQ. FT.
TOTAL (E) GARAGE:			334 SQ. FT.
HOUSE	B	14'-6" X 9'-7"	136 SQ. FT.
	C	32'-4" X 28'-7 1/2"	934 SQ. FT.
	D	46'-10" X 17'-1"	800 SQ. FT.
	E	14'-0 1/2" X 5'-1"	71.5 SQ. FT.
	F	13'-8 1/2" X 3'-7"	49 SQ. FT.
TOTAL NEW HOUSE:			1990.5 SQ. FT.

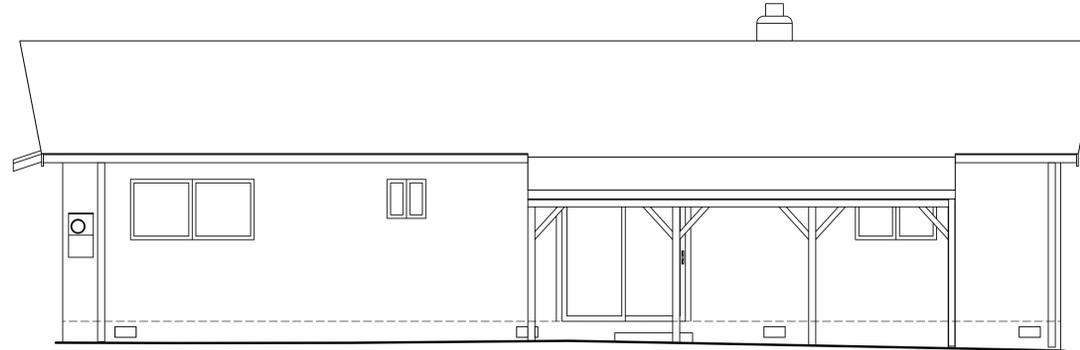
NEW FAR
1990.5 SQ. FT./6000 SQ. FT.
= 33.1%

NEW LOT COVERAGE
2324.5 SQ. FT./6000 SQ. FT.
= 38.74%

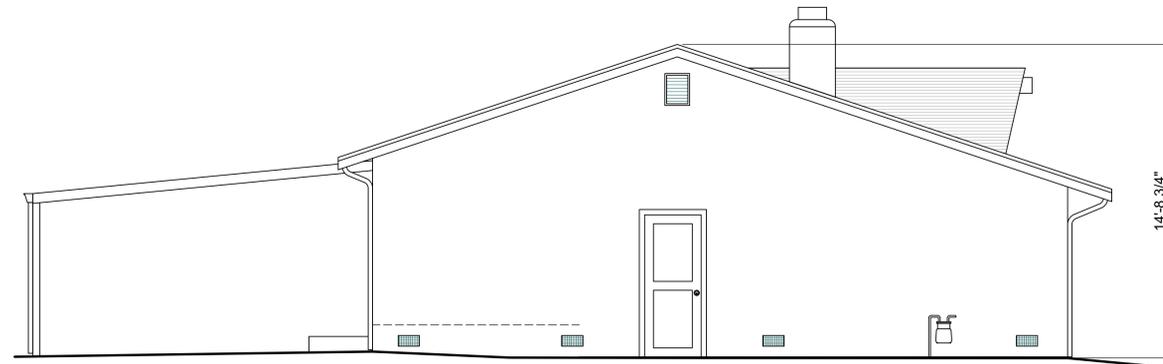
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EXISTING WEST ELEVATION 1/4"=1'-0"



EXISTING SOUTH ELEVATION 1/4"=1'-0"



EXISTING EAST ELEVATION 1/4"=1'-0"



EXISTING NORTH ELEVATION 1/4"=1'-0"

WANG
RESIDENCE

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CAMPBELL, CA 95008

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(E) ELEVATIONS

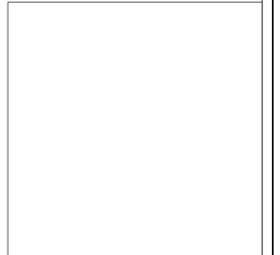
OCT. 19, 2023



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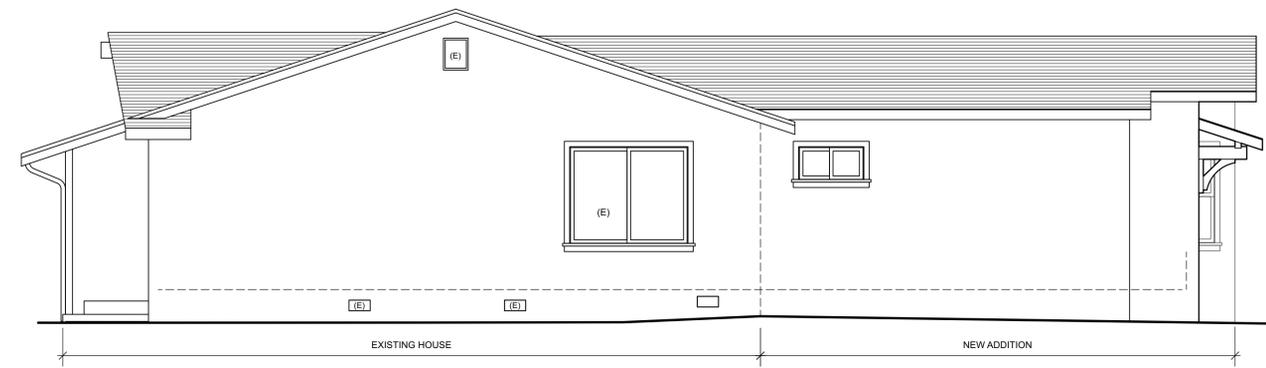
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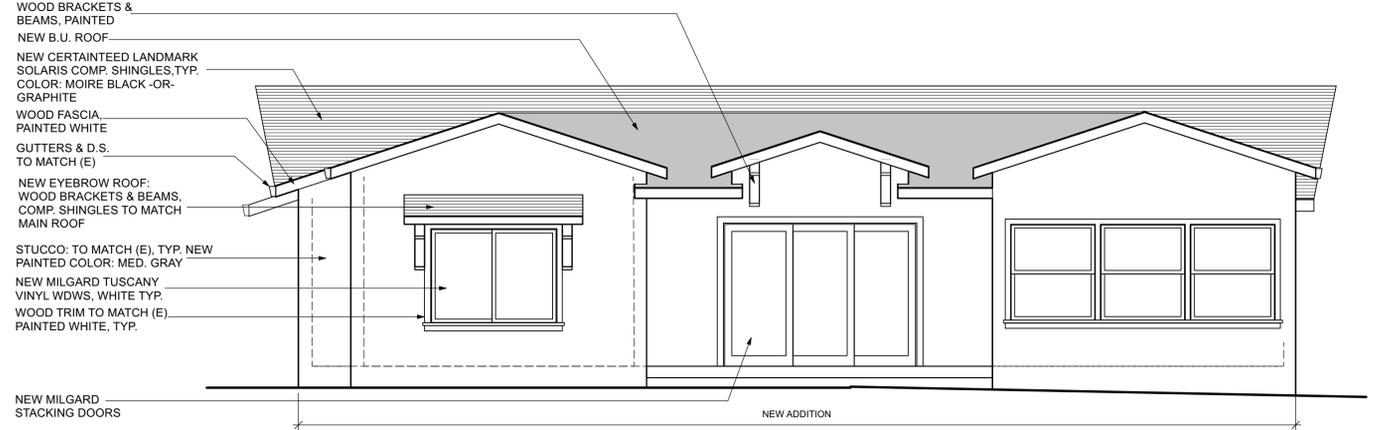
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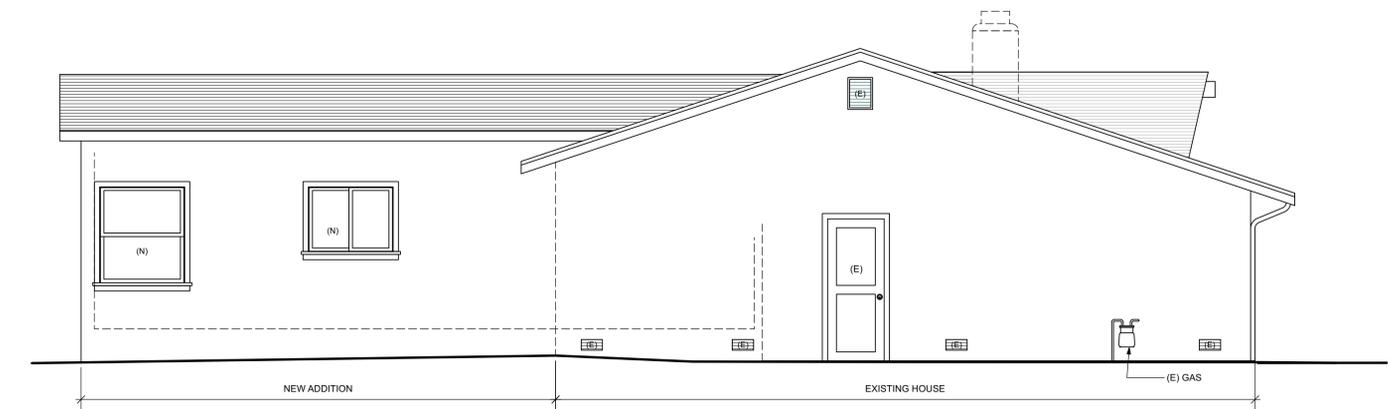
- NOTES:
1. PROVIDE UNDERFLOOR VENTILATION PER CRC SEC R408.
2. PROVIDE ATTIC VENTILATION PER CRC SEC 806.2
3. ALL EGRESS WINDOWS, PER CRC R310 ARE TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., MINIMUM NET CLEAR OPENING (OR 5 SQ. FT. MIN. FOR GRADE FLOOR) WITH HEIGHT OF 24" AND A MINIMUM NET CLEAR OPENING WIDTH OF 20". THE BOTTOM OF THE CLEAR OPENING MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.
4. PROVIDE SPLASH BLOCKS AWAY FROM HOUSE AT EACH DOWN SPOUT.



NEW WEST ELEVATION 1/4"=1'-0"



NEW SOUTH ELEVATION 1/4"=1'-0"

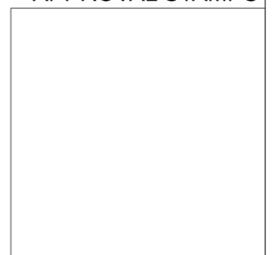


NEW EAST ELEVATION 1/4"=1'-0"



NEW NORTH ELEVATION 1/4"=1'-0"
NO CHANGES OTHER THAN CHIMNEY REMOVAL.

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(E) ROOF PLAN

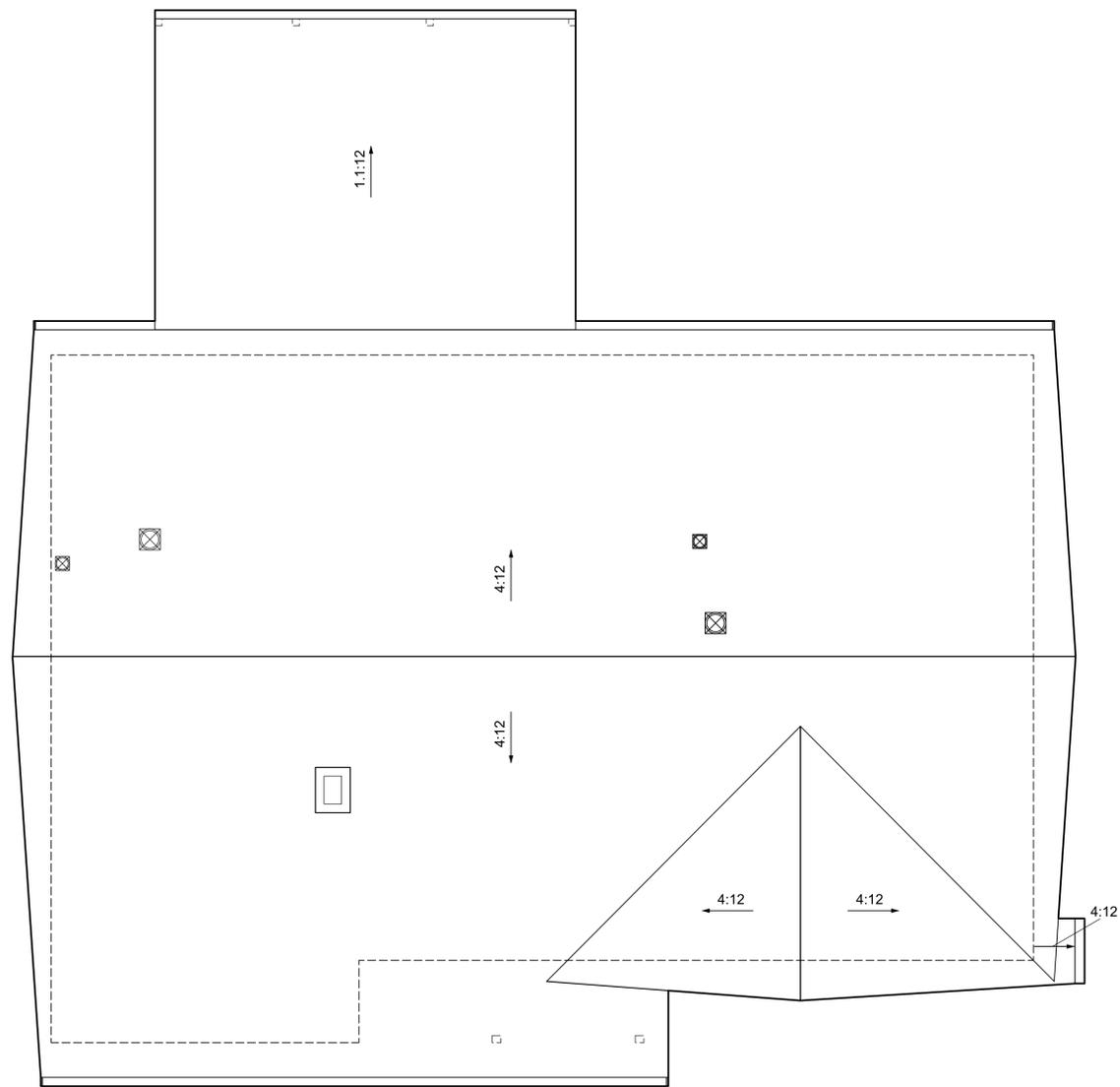
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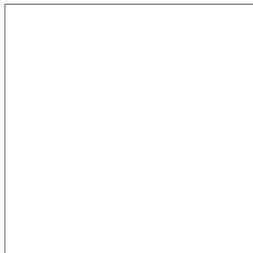
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EXISTING ROOF PLAN 1/4"=1'-0"



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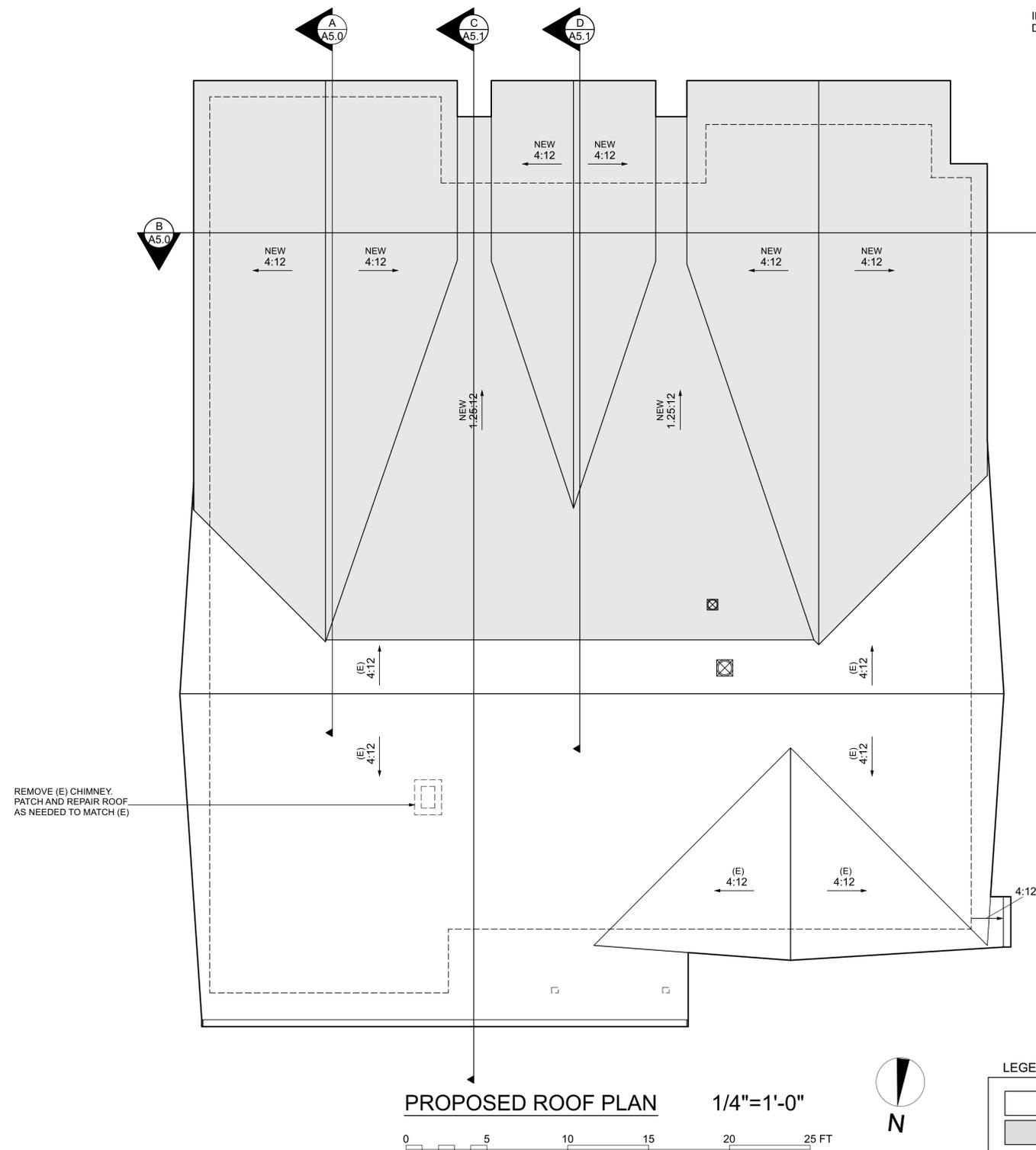
ROOF NOTES:

1. NEW ROOF FRAMING OCCURS ON EXISTING AND NEW WALLS, SEE STRUCTURAL FOR ROOF FRAMING PLANS, NOTES AND DETAILS. CONTACT ARCHITECT WHEN DISCREPANCIES BETWEEN ARCHITECTURE AND STRUCTURAL DRAWINGS OCCUR.
2. FOR ROOF SLOPES BETWEEN 2:12 AND 4:12, PROVIDE DOUBLE UNDERLAYMENT PER 2016 CRC R905.2.2 AND R905.1.1.
3. ROOFING SHALL BE MIN. CLASS "C" PER 2019 CRC R902.1.3. FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT PER CRC R905.2.5.
4. PROVIDE LEAF GUARDS ON ALL GUTTERS, 2019 CRC R337.5.4.
5. BALANCE VENT CAPACITY BETWEEN EAVE AND RIDGE, V.I.F.
6. DOWNSPOUTS SHALL DISCHARGE A MINIMUM OF 5 FEET FROM THE FOUNDATION TO AN APPROVED DRAINAGE SYSTEM.
7. ALL EXISTING ROOF SHINGLES TO BE REPLACED WITH NEW COMPOSITION SHINGLES. NEW SHINGLES TO BE CERTAINTED LANDMARK TL OR APPROVED EQUAL.

NOTE:

VERIFY ALL DIMENSIONS IN THE FIELD. IF DIMENSIONS DO NOT MATCH THOSE ON PLANS, CONTACT THE ARCHITECT.

IF DISCREPANCIES ARISE BETWEEN THE ARCHITECT AND THE STRUCTURAL ENGINEER DRAWINGS, STOP WORK AND CONTACT THE ARCHITECT.



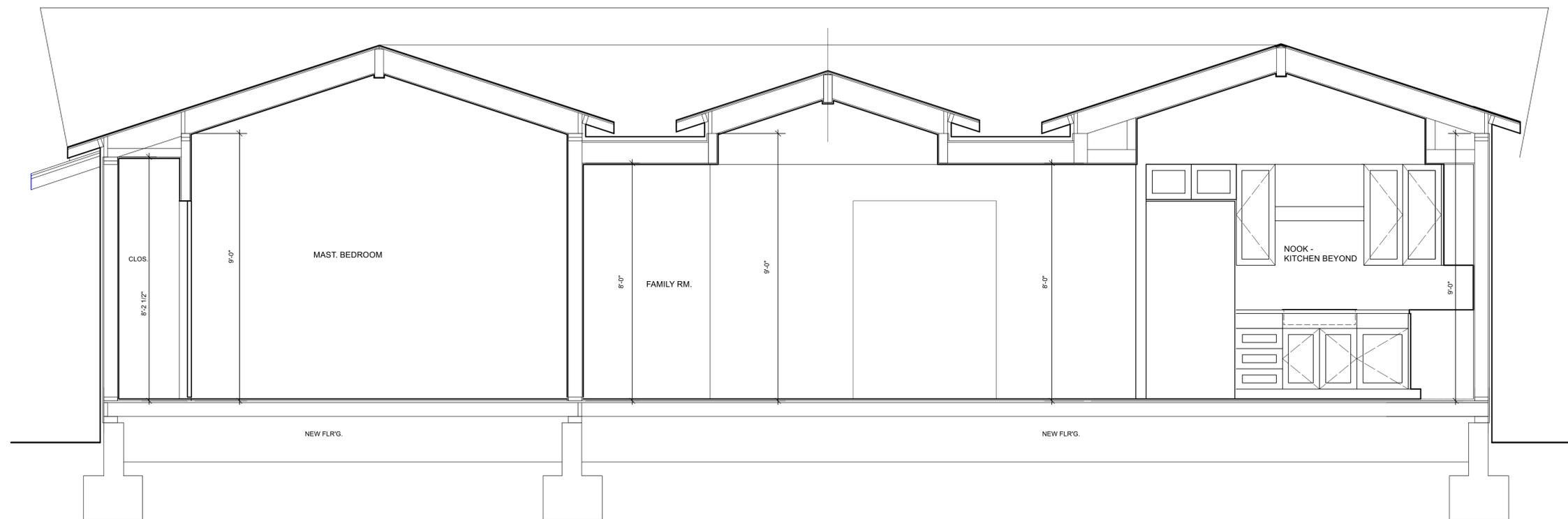
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LEGEND	
	EXISTING ROOFING
	NEW ROOFING

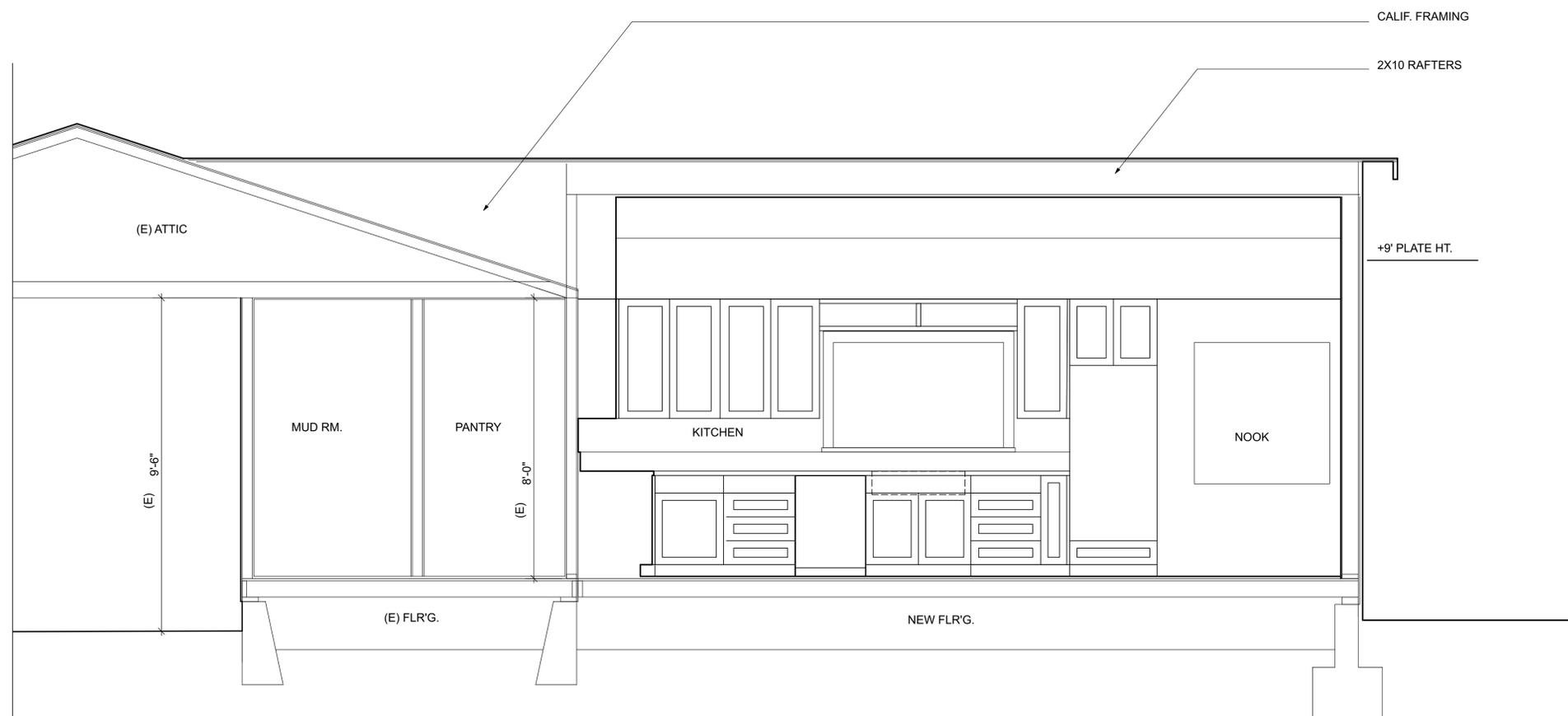


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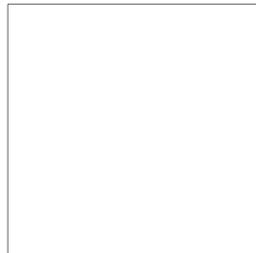


(B) SECTION 1/2"=1'-0"



(A) SECTION 1/2"=1'-0"

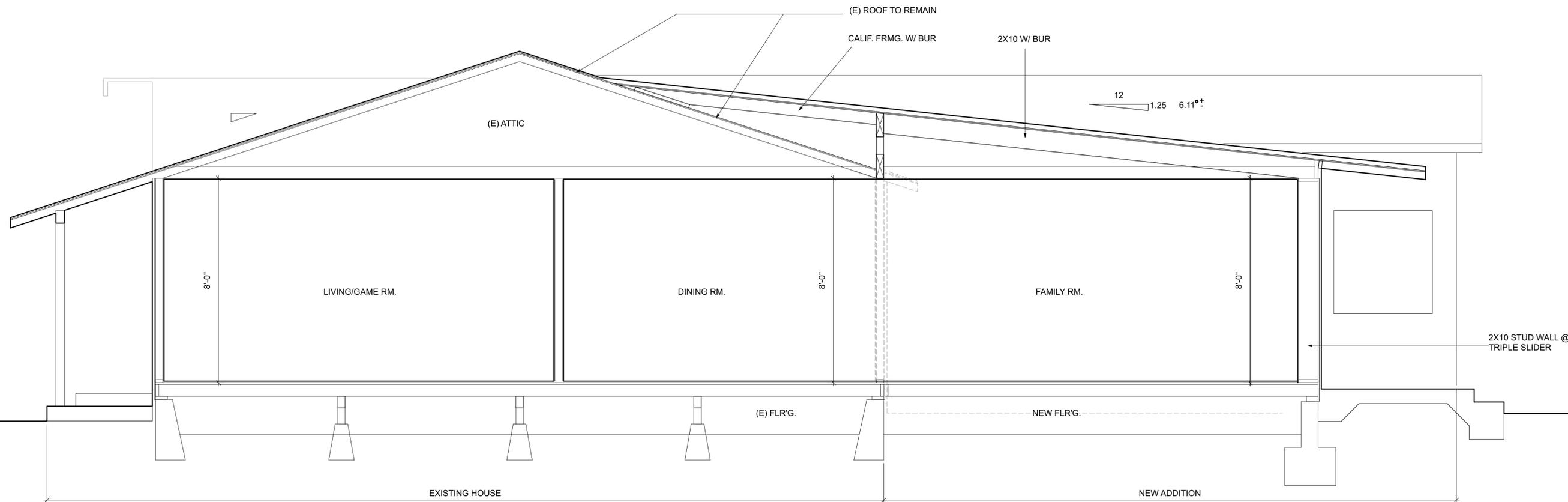
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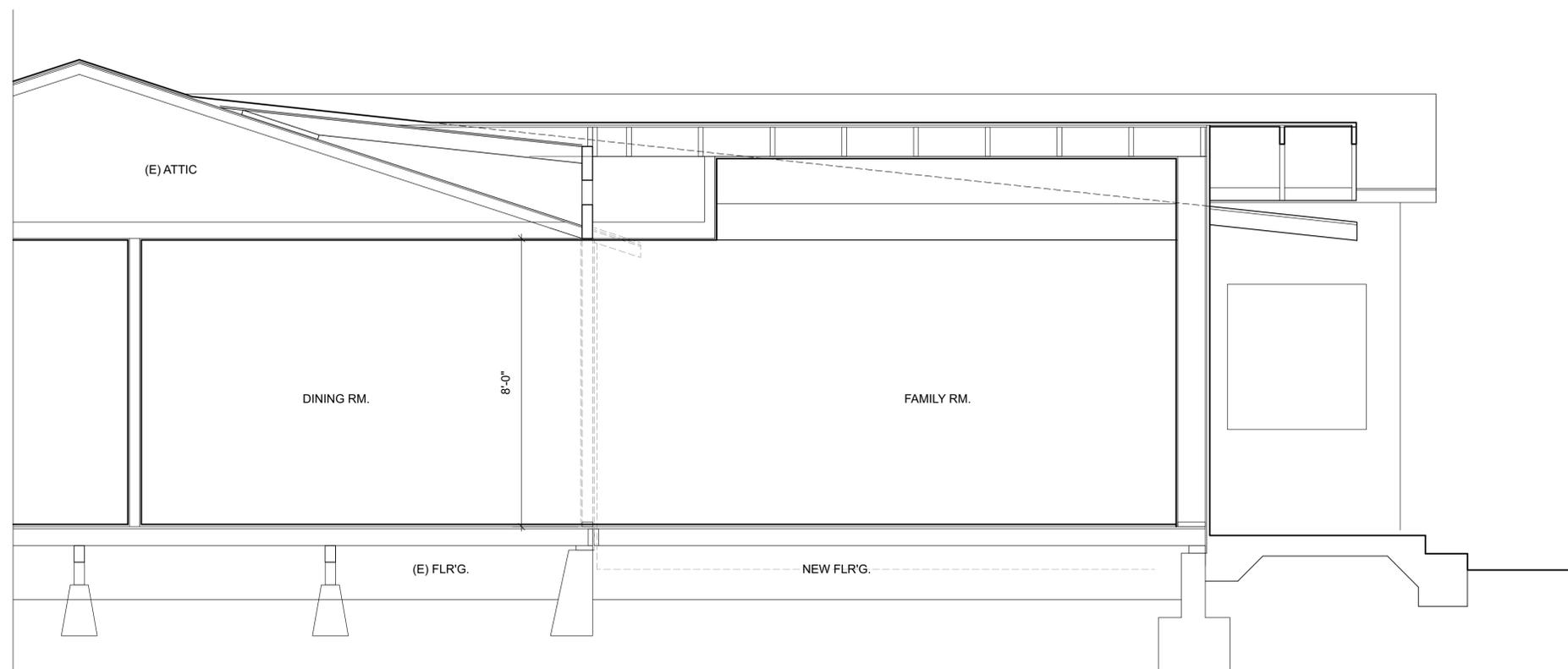


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C SECTION 1/2"=1'-0"



D SECTION 1/2"=1'-0"

JURISDICTION
APPROVAL STAMPS