

Location of Proposed Project




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

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

April 16, 2024

The Community Development Director will be rendering a decision on 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

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.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **April 16, 2024**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 26, 2024**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- 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 1, 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 - 1084.5/6000= 18%
 NEW FAR - 2011.5/6000= 33.52%

COVERAGES ALLOWABLE: 40%
 8000 x .40= 3200 SQ. FT.
 (E) COVERAGE - 1470.5/6000= 24.5%
 NEW COVERAGE - 2397.25/6000= 39.95%

(E) HABITABLE= 1084.5 SQ. FT.
 (E) GARAGE= 332.5 SQ. FT.
 NEW HABITABLE= 2011.5 SQ. FT.
 (E) GARAGE= 332.5 SQ. FT.
 NEW ADDITION= 927 SQ. FT.
 RATIO OF NEW TO (E) AREAS:
 (N) 927 SQ. FT./ (E) 1084.5 SQ. FT. = 85.47%

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

COVER SHEET

MARCH 22, 2024

FEB. 13, 2024

OCT. 19 2023



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

MEMBER AMERICAN INSTITUTE OF ARCHITECTS

G1.0

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	MUL	mullion
BVLD	boulevard		
BM	benchmark/beam		
CAB	cabinet		
CB	catch basin		
CEM	cement		
CI	cast iron		
CJ	control joint		
CLG	ceiling		
CLKG	caulking		
CLR	clear		
CNTR	counter		
CO	cleanout		
COL	column		
CONC	concrete		
CONN	connection		
CONST	construction		
CONT	continuous		
CORR	corridor		
CTR	center		
CYL	cylinder		
DBL	double		
DEPT	department		
DF	Douglas Fir/drinking fountain		
DIA	diameter		
DIM	dimension		
DISP	dispenser		
DN	down		
DS	downspout		
DW	dishwasher		
DWG	drawing		
EA	each		
EJ	expansion joint		
EL	elevation		
ELEC	electrical		
ELEV	elevator		
EMER	emergency		
ENCL	enclosure		
EP	electric panelboard		
EQ	equipment		
EQUIP	equipment		
EXIST	existing		
EXP	exposed		
EXT	exterior		
FA	fire alarm		
FD	floor drain		
FDN	foundation		
FE	fire extinguisher		
FEC	fire extinguisher cabinet		
FHC	fire hose cabinet		
FIN	finish		
FL	floor		
FLASH	flashing		
FOC	face of concrete		
FOF	face of finish		
FOS	face of stud		
FPRF	fire proof		
FS	full size		
FT	foot/feet		
FG	footing		
FURN	furnish		
FURR	furring		
FUT	future		
GA	gauge		
GB	grab bar		
GALV	galvanized		
GL	glass		
GRD	grade		
GYP	gypsum		
HB	hose bib		
HC	hollow core		
HD	hot dipped		
HDWE	hardware		
HDWD	hardwood		
HM	hollow metal		
HORIZ	horizontal		
HR	hour		
HT	height		
HTG	heating		
HTR	heater		

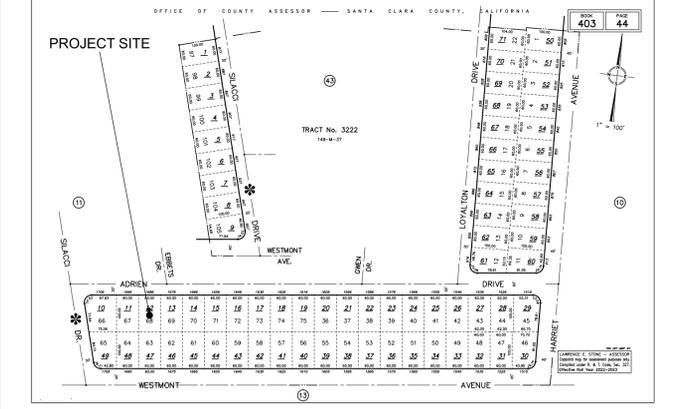
GENERAL CODE NOTES

- 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 36" 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 1.9 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.
- 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 CGSB 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 CGSB 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)



① EAST - SIDE



② NORTH - FRONT



③ NORTHWEST CORNER - FRONT



④ SOUTHEAST CORNER - REAR



⑤ SOUTH - REAR



⑥ SOUTHWEST CORNER - REAR

- NOTES:
- IT IS RECOMMENDED TO HAVE THE SIDE AND FRONT YARD PROPERTY LINES ESTABLISHED THROUGH A SURVEY PRIOR TO FORMING ANY PORTION OF THE FOUNDATION.
 - 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.
 - EAVE PROJECTIONS OF >2' AND <5' FROM THE PROPERTY LINE SHALL BE 1 HR FIRE RATED PER CRC R302 & TABLE R302.1(1).
 - IF THERE ARE ANY DISCREPANCIES, STOP WORK AND CONTACT THE ARCHITECT IMMEDIATELY.
 - 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
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(E) & NEW SITE PLANS

PUBLIC WORKS DEPARTMENT CONDITIONS OF APPROVAL

- THE SCOPE OF THIS PROJECT TRIGGERS THE REQUIREMENT FOR FRONTAGE IMPROVEMENTS AS REQUIRED BY CAMPBELL MUNICIPAL CODE 11.24.040. THE SAN TOMAS AREA NEIGHBORHOOD PLAN HAS IDENTIFIED THIS SECTION OF ADRIEN DRIVE TO HAVE FULL IMPROVEMENTS (CURB, GUTTER, SIDEWALK). THE APPLICANT WILL BE REQUIRED TO REMOVE CONCRETE INSTALLED IN THE PARK STRIP, RECONSTRUCT NON-ADA COMPLIANT SIDEWALK AND PLANT STREET TREE ALONG PROJECT FRONTAGE.
- STORMWATER POLLUTION PREVENTION MEASURES: PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS, SANTA CLARA VALLEY WATER DISTRICT REQUIREMENTS, AND THE CAMPBELL MUNICIPAL CODE REGARDING STORMWATER POLLUTION PREVENTION. THE PRIMARY OBJECTIVES ARE TO IMPROVE THE QUALITY AND REDUCE THE QUANTITY OF STORMWATER RUNOFF TO THE BAY. RESOURCES TO ACHIEVE THESE OBJECTIVES INCLUDE STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK FOR NEW DEVELOPMENT AND REDEVELOPMENT ("CBMP HANDBOOK") BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA), 2003; START AT THE SOURCE: A DESIGN GUIDANCE MANUAL FOR STORMWATER QUALITY PROTECTION ("START AT THE SOURCE") BY THE BAY AREA STORMWATER MANAGEMENT ASSOCIATION (BASMAA), 1999; AND USING SITE DESIGN TECHNIQUES TO MEET DEVELOPMENT STANDARDS FOR STORMWATER QUALITY: A COMPANION DOCUMENT TO START AT THE SOURCE ("USING SITE DESIGN TECHNIQUES") BY BASMAA, 2003.
- WATER METER(S) AND SEWER CLEANOUT(S): EXISTING AND PROPOSED WATER METER(S) AND SEWER CLEANOUT(S) SHALL BE RELOCATED OR INSTALLED ON PRIVATE PROPERTY BEHIND THE PUBLIC RIGHT-OF-WAY LINE.
- PLANS / ENCROACHMENT PERMIT / FEES / DEPOSITS: PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR THE SITE, THE APPLICANT SHALL CAUSE PLANS FOR PUBLIC STREET IMPROVEMENTS TO BE PREPARED, PAY VARIOUS FEES AND DEPOSITS, AND PROVIDE INSURANCE NECESSARY TO OBTAIN AN ENCROACHMENT PERMIT FOR CONSTRUCTION OF THE STANDARD PUBLIC STREET IMPROVEMENTS, AS REQUIRED BY THE CITY ENGINEER. THE PLANS SHALL INCLUDE THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER:
 - SHOW LOCATION OF ALL EXISTING UTILITIES WITHIN THE EXISTING PUBLIC RIGHT OF WAY.
 - RECONSTRUCTION OF BROKEN/UPLIFTED AND NON-ADA COMPLIANT SIDEWALK PANELS (CROSS SLOPE OF MORE THAN 2%).
 - REMOVAL OF CONCRETE IN THE PARK STRIP.
 - INSTALLATION OF CITY APPROVED STREET TREES, SPECIES, SIZE AND QUANTITY TO BE SPECIFIED BY THE CITY ARBORIST.
 - CONSTRUCTION OF CONFORMS TO EXISTING PUBLIC AND PRIVATE IMPROVEMENTS, AS NECESSARY.
- STREET IMPROVEMENTS COMPLETED FOR OCCUPANCY AND BUILDING PERMIT FINAL: PRIOR TO ALLOWING OCCUPANCY AND/OR FINAL BUILDING PERMIT SIGNOFF FOR ANY AND/OR ALL BUILDINGS, THE APPLICANT SHALL HAVE THE REQUIRED STREET IMPROVEMENTS INSTALLED AND ACCEPTED BY THE CITY, AND THE DESIGN ENGINEER SHALL SUBMIT AS-BUILT DRAWINGS TO THE CITY.

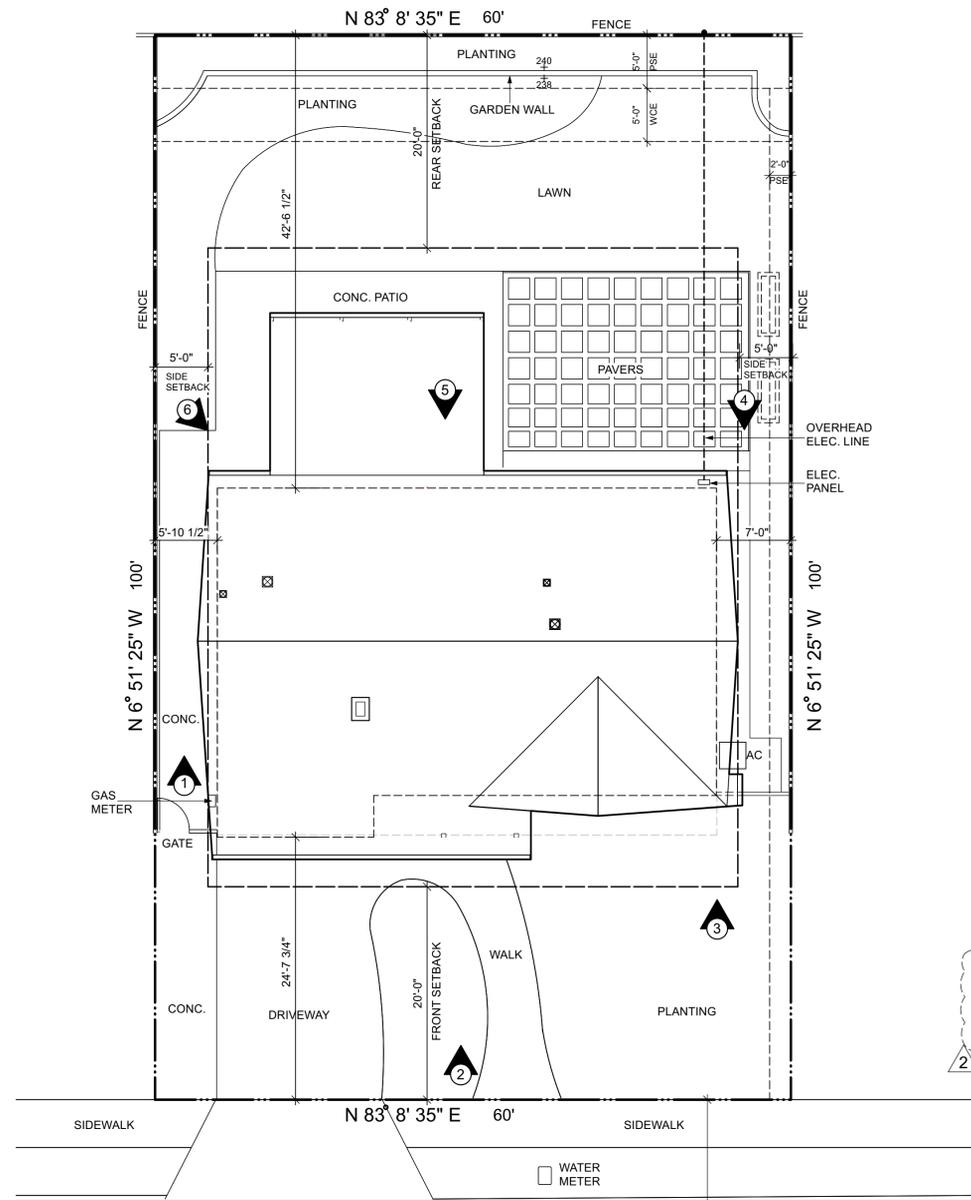
② MARCH 22, 2024

① FEB. 13, 2024

OCT. 19 2023



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LOS GATOS, CA 95032
(408) 221-0771
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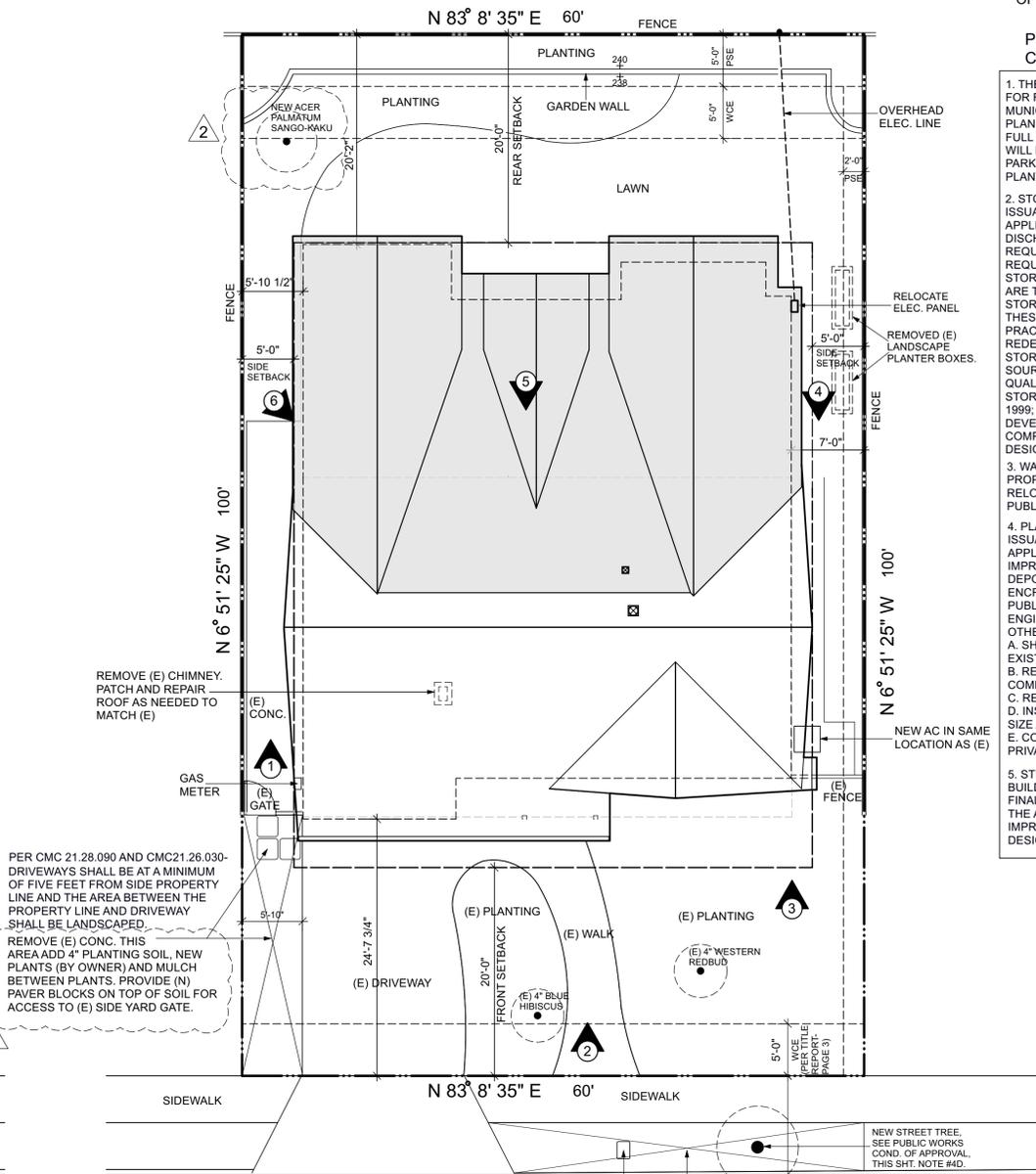


(E) SITE PLAN 1/8"=1'-0"

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

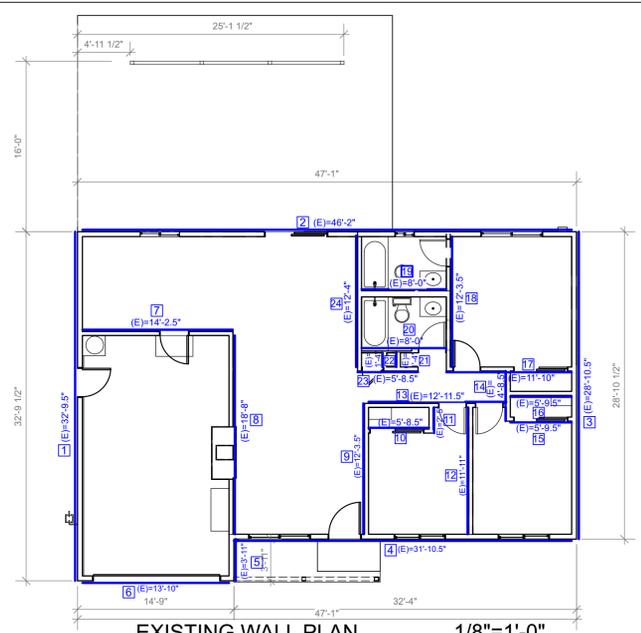
FRONT SETBACK AREA CALC.
FRONT SETBACK AREA: 1200 SQ. FT.
PAVED DRIVEWAY: 306.5 SQ. FT.
PAVED WALKWAY: 114.5 SQ. FT.
TOTAL FRONT SETBACK PAVING: 421 SQ. FT. = 35%
TOTAL FRONT SETBACK UNPAVED: 779 SQ. FT. = 65%

NOTE:
PER CMC 21.18.070, NOT MORE THAN 50% OF THE REQUIRED FRONT YARD SETBACK SHALL BE PAVED.

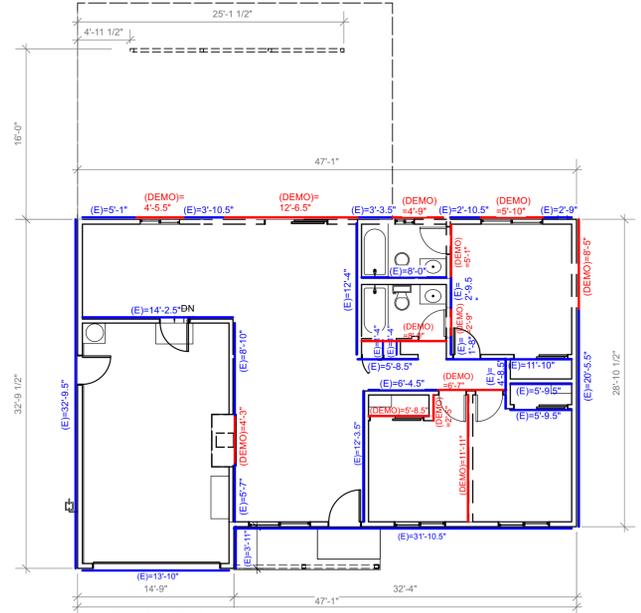
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A1.0



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

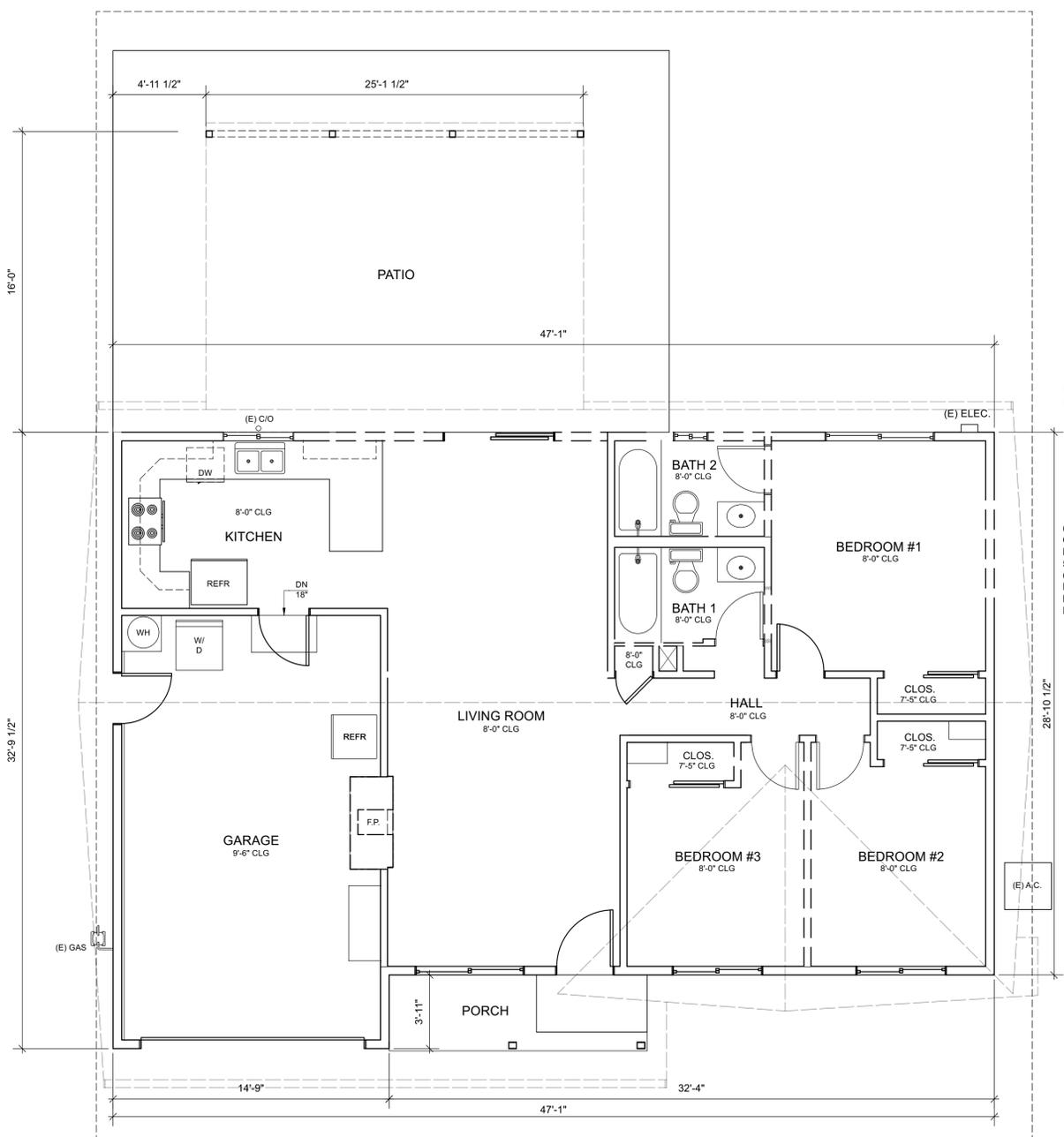


DEMOLITION WALL PLAN 1/8"=1'-0"
NOTE:
EXISTING INT. & EXT. WALLS SHOWN BLUE HERE.
DEMOLISHED INT. & EXT. WALLS SHOWN RED HERE.

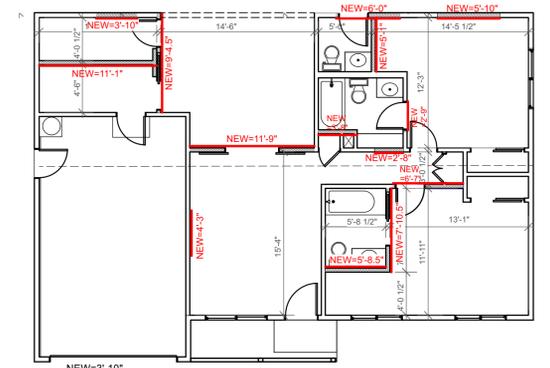
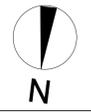
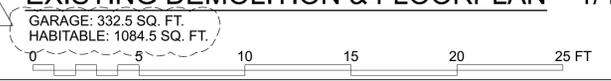
WALL PLAN CALCS.

(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'	0.5"
WALL 3	4'	0.5"
WALL 4	4'	0.5"
WALL 5	2'	0.5"
WALL 6	2'	0.5"
TOTAL= 26' + 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'	6"
WALL 14	0'	0"
WALL 15	0'	0"
WALL 16	0'	0"
WALL 17	0'	0"
WALL 18	2'	1"
WALL 19	0'	0"
WALL 20	8'	0"
WALL 21	0'	0"
WALL 22	0'	0"
WALL 23	0'	0"
WALL 24	0'	0"
TOTAL= 36' + 12" (1'-0")		
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'	6"
WALL 14	0'	0"
WALL 15	0'	0"
WALL 16	0'	0"
WALL 17	0'	0"
WALL 18	2'	1"
WALL 19	0'	0"
WALL 20	8'	0"
WALL 21	0'	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%		

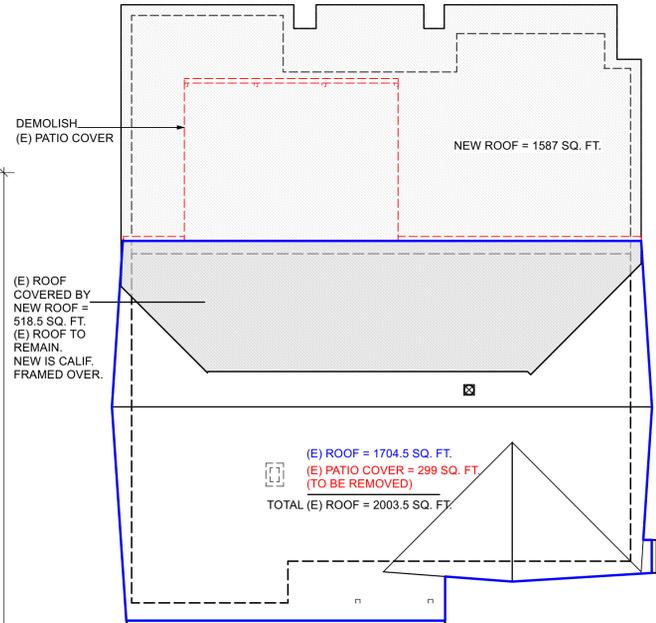


EXISTING DEMOLITION & FLOORPLAN 1/4"=1'-0"
GARAGE: 332.5 SQ. FT.
HABITABLE: 1084.5 SQ. FT.



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.
TOTAL (E) ROOF TO BE REMOVED 817.5 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

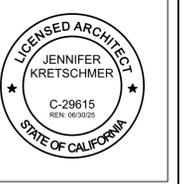
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(E) FIRST FLOOR PLAN

MARCH 22, 2024

FEB. 13, 2024

OCT. 19 2023



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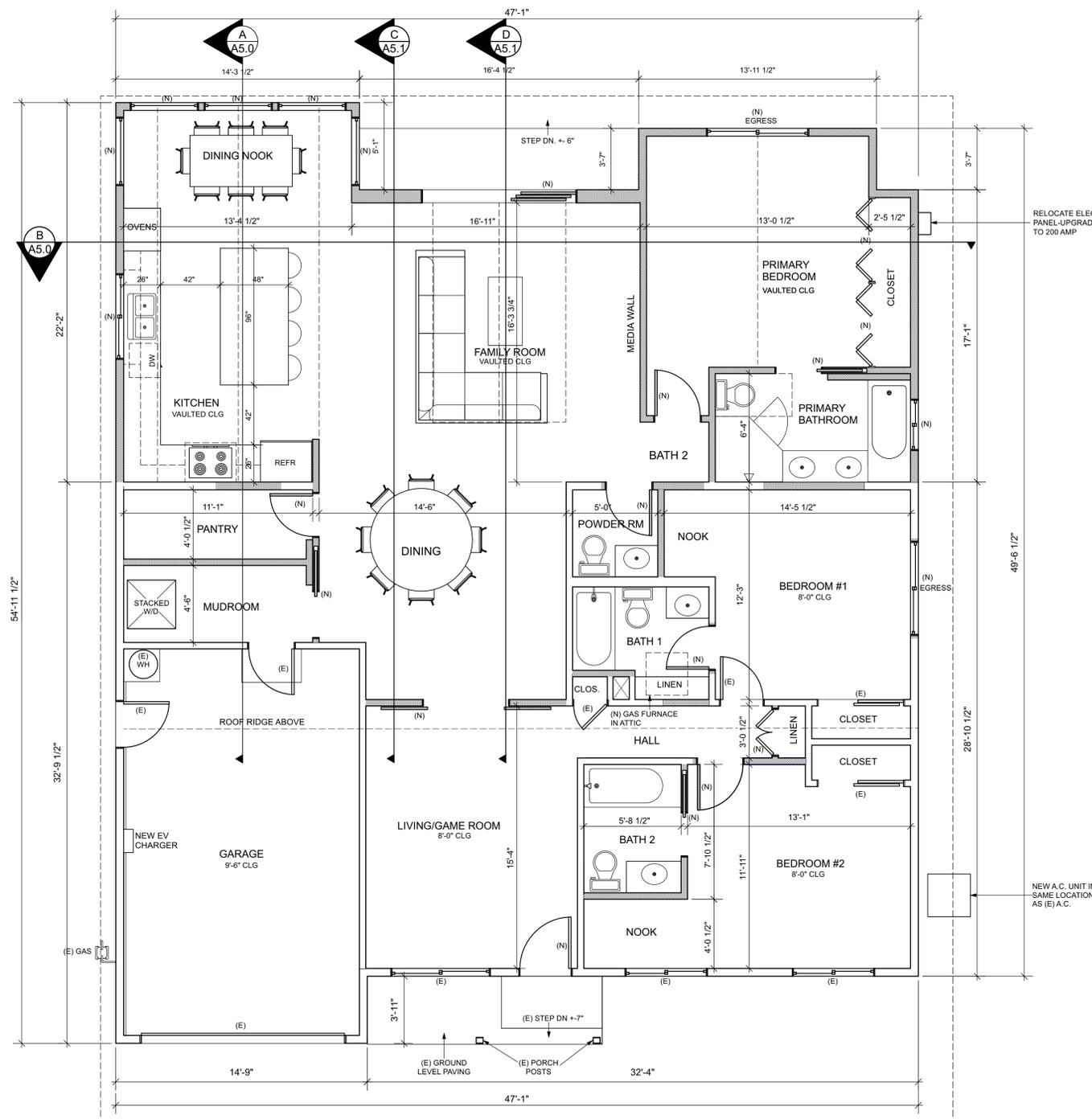
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LEGEND

- 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.



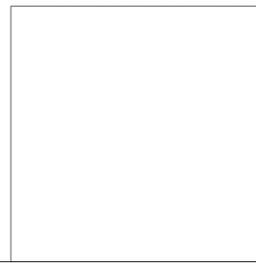
NEW FLOORPLAN 1/4"=1'-0"

(E) GARAGE: 332.5 SQ. FT.
(E) HABITABLE: 1084.5 SQ. FT.
NEW ADDITION: 927 SQ. FT.
NEW TOTAL HABITABLE: 2011.5 SQ. FT.

0 5 10 15 20 25 FT

N

JURISDICTION
APPROVAL STAMPS



WANG
RESIDENCE

1686 ADRIEN CT
CAMPBELL, CA 95008

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Area Calc. Block Diagrams

2 MARCH 22, 2024

1 FEB. 13, 2024

OCT. 19 2023

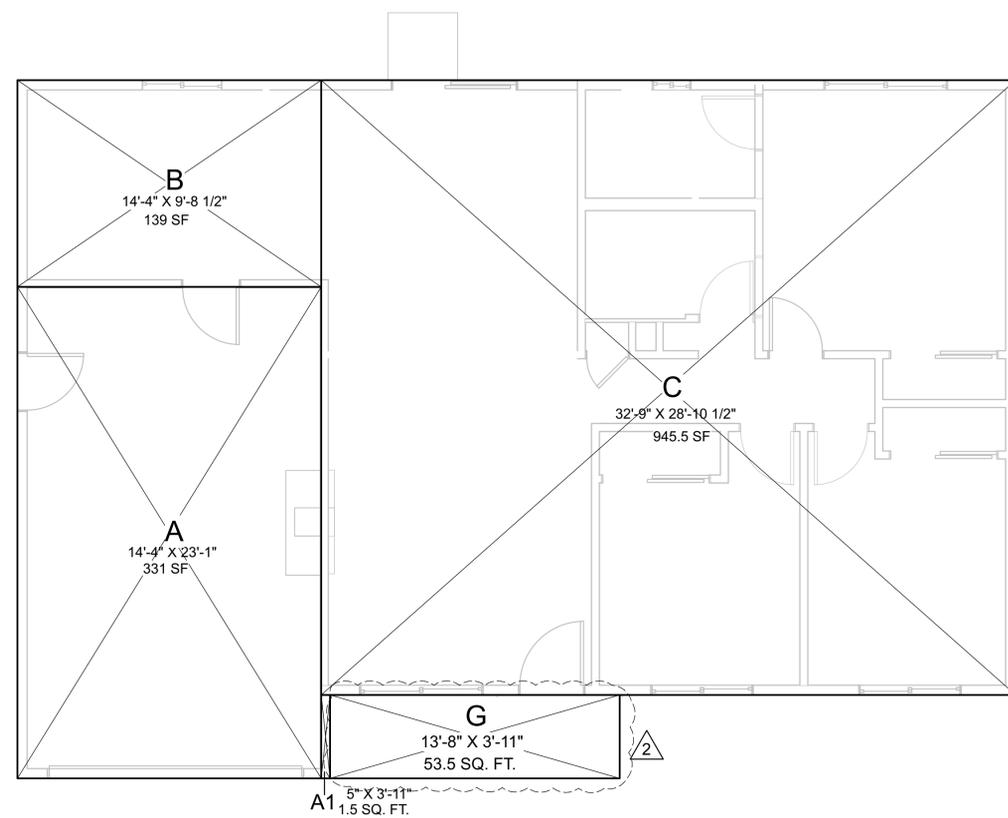


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A2.2



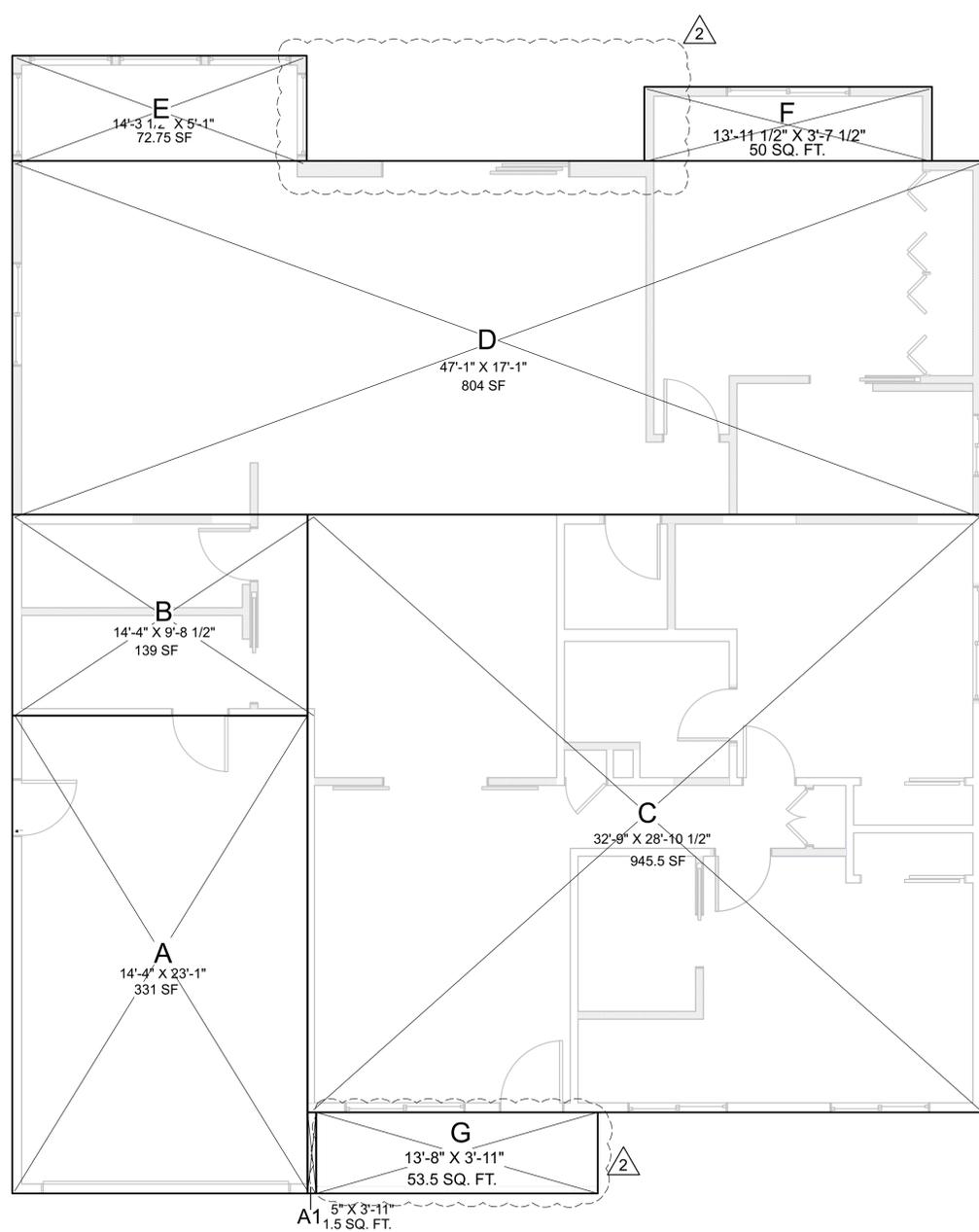
(E) FLOOR AREA CALCS. 1/4"=1'-0"

	SECTION	DIMENSIONS	AREA
GARAGE	A	14'-4" X 23'-1"	331 SQ. FT.
	A1	5" X 3'-11"	1.5 SQ. FT.
TOTAL (E) GARAGE:			332.5 SQ. FT.
HOUSE	B	14'-4" X 9'-8 1/2"	139 SQ. FT.
	C	32'-9" X 28'-10 1/2"	945.5 SQ. FT.
TOTAL (E) HOUSE:			1084.5 SQ. FT.
ENTRY PORCH	G	13'-8" X 3'-11"	53.5 SQ. FT.
TOTAL (E) COVERED PORCH:			53.5 SQ. FT.

(E) FAR
1084.5 SQ. FT./6000 SQ. FT.
=18%

(E) LOT COVERAGE
1470.5 SQ. FT./6000 SQ. FT.
=24.5%

NOTE:
FLOOR AREA OF THE AREA BOXES ARE
CALCULATED TO OUTSIDE FINISH.

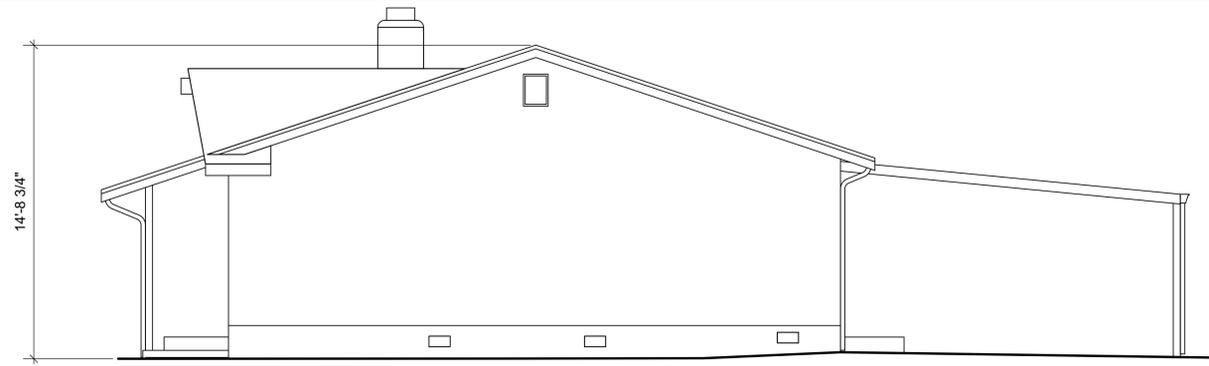


NEW FLOOR AREA CALCS. 1/4"=1'-0"

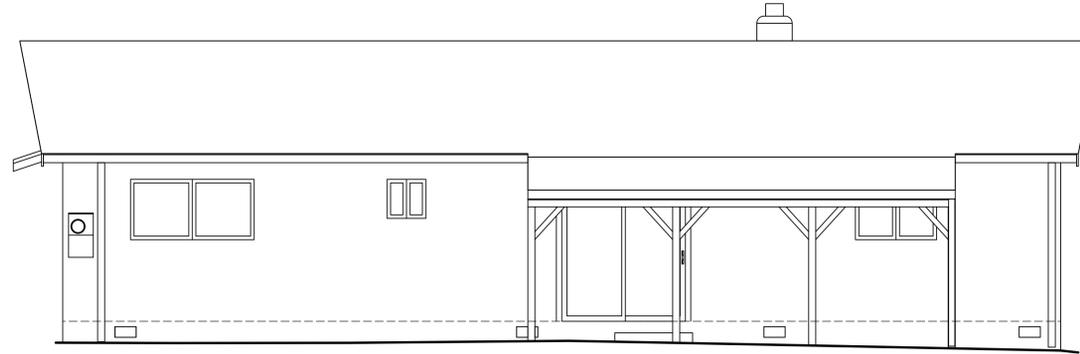
	SECTION	DIMENSIONS	AREA
GARAGE	A	14'-4" X 23'-1"	331 SQ. FT.
	A1	5" X 3'-11"	1.5 SQ. FT.
TOTAL (E) GARAGE:			332.5 SQ. FT.
HOUSE	B	14'-4" X 9'-8 1/2"	139 SQ. FT.
	C	32'-9" X 28'-10 1/2"	945.5 SQ. FT.
	D	47'-1" X 17'-1"	804 SQ. FT.
	E	14'-3 1/2" X 5'-1"	72.75 SQ. FT.
	F	13'-11 1/2" X 3'-7 1/2"	50 SQ. FT.
TOTAL NEW HOUSE:			2011.25 SQ. FT.
ENTRY PORCH	G	13'-8" X 3'-11"	53.5 SQ. FT.
TOTAL COVERED PORCH:			53.5 SQ. FT.

NEW F.A.R.
2011.5 SQ. FT./6000 SQ. FT.
= 33.52%

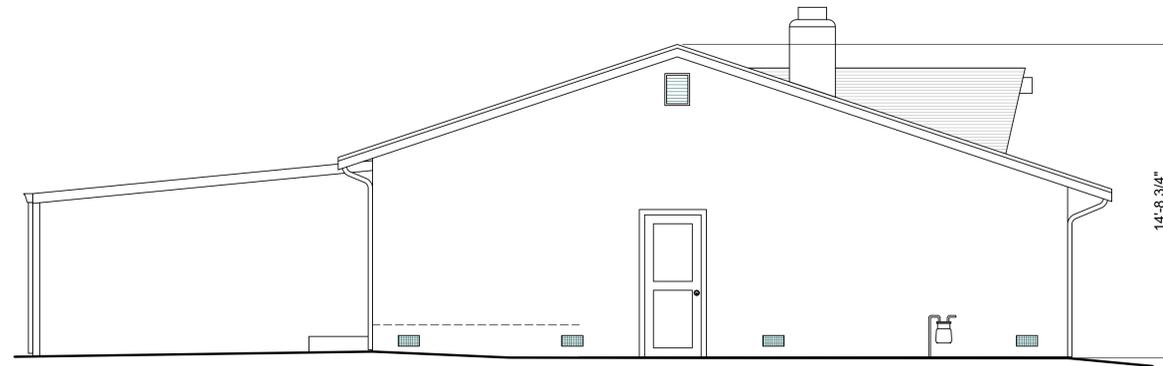
NEW LOT COVERAGE
2397.25 SQ. FT./6000 SQ. FT.
= 39.95%



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"

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(E) ELEVATIONS

2 MARCH 22, 2024

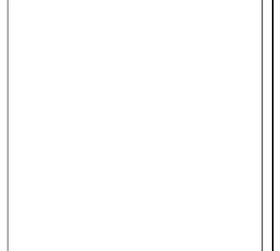
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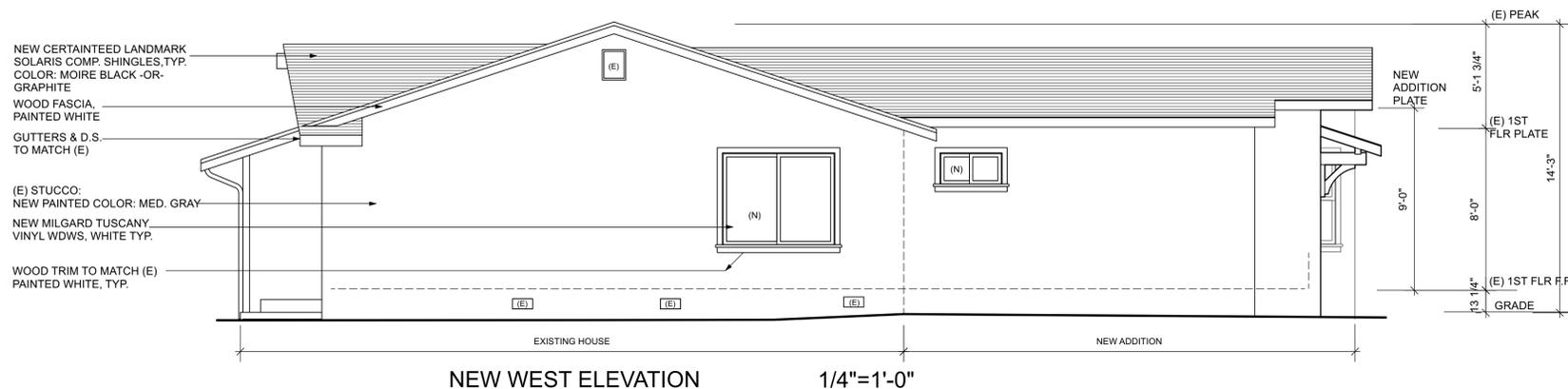
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A3.0

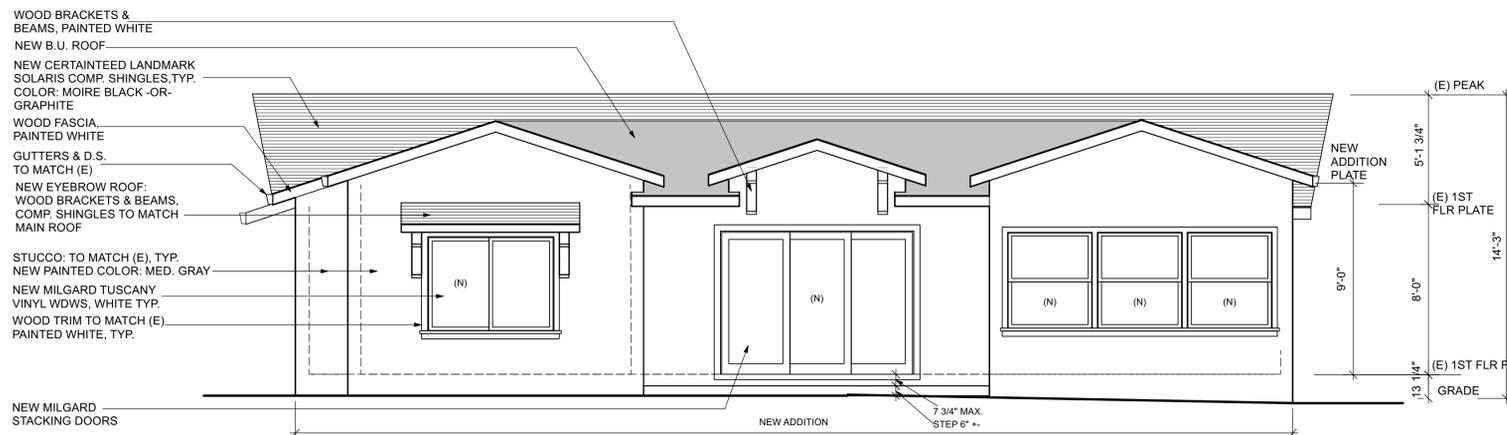


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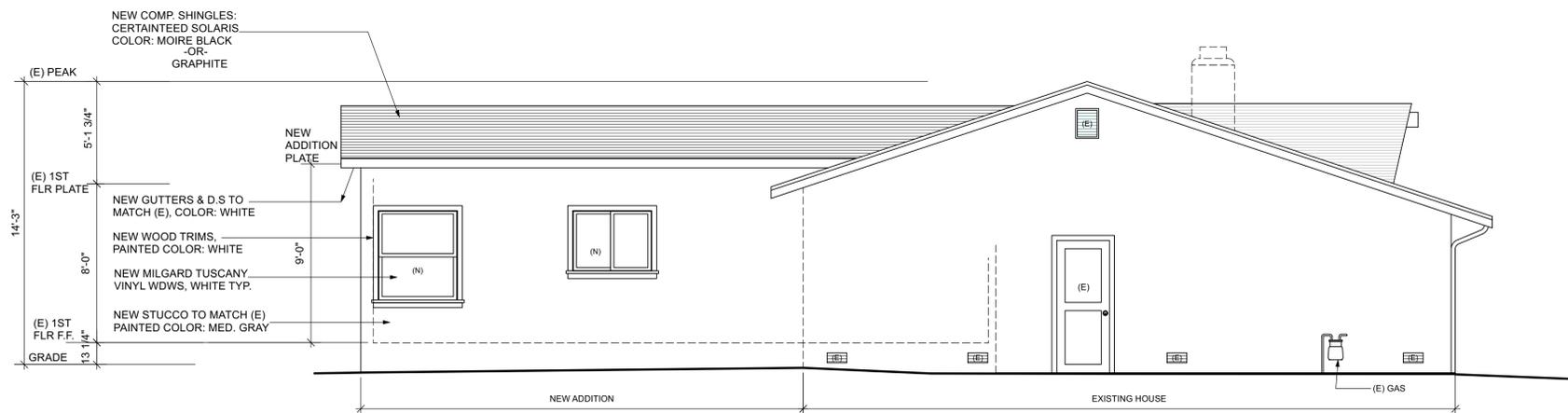
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NEW WEST ELEVATION 1/4"=1'-0"



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.

- 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.

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(E) ROOF PLAN

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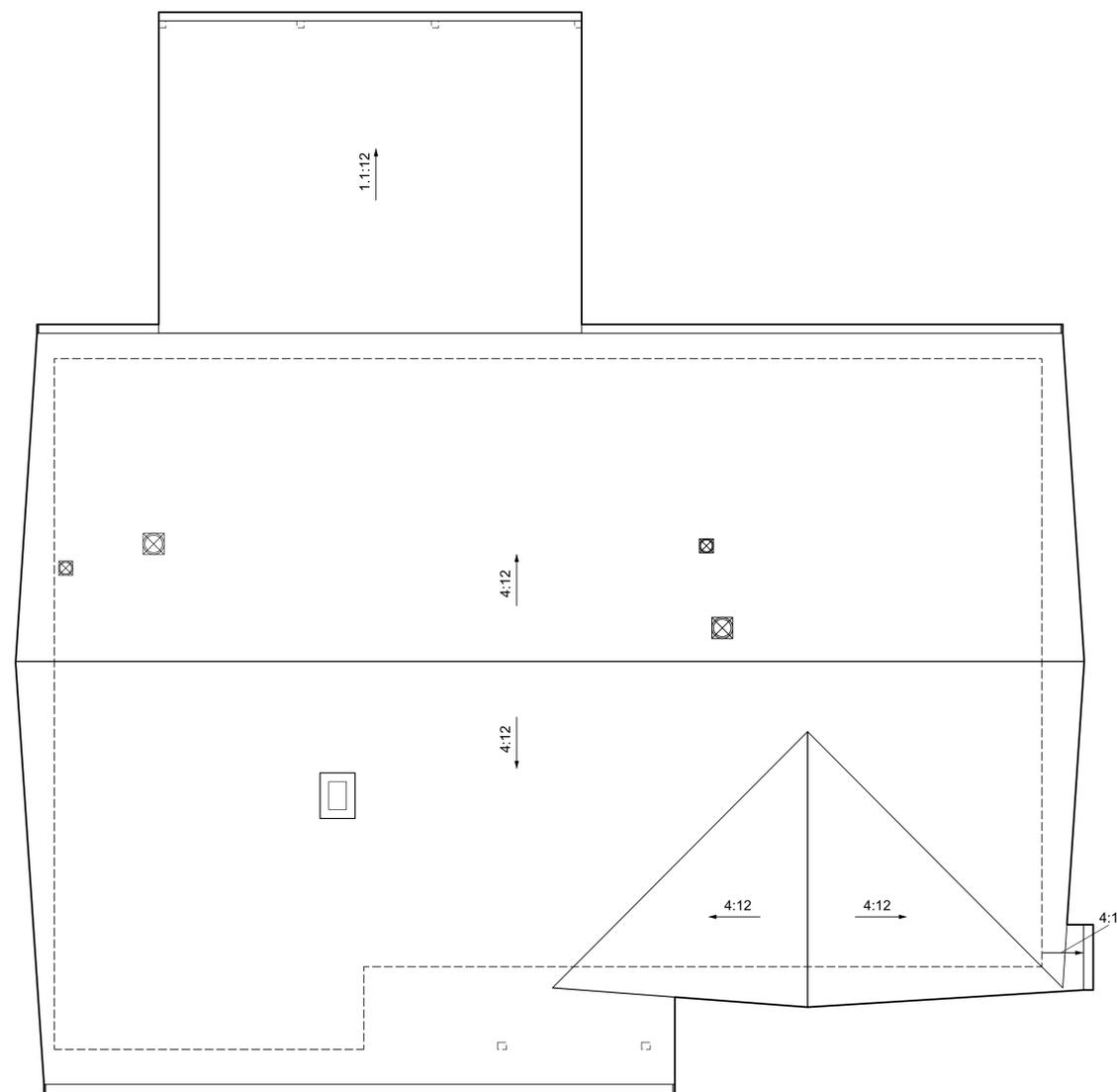


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JURISDICTION
APPROVAL STAMPS

A4.0



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



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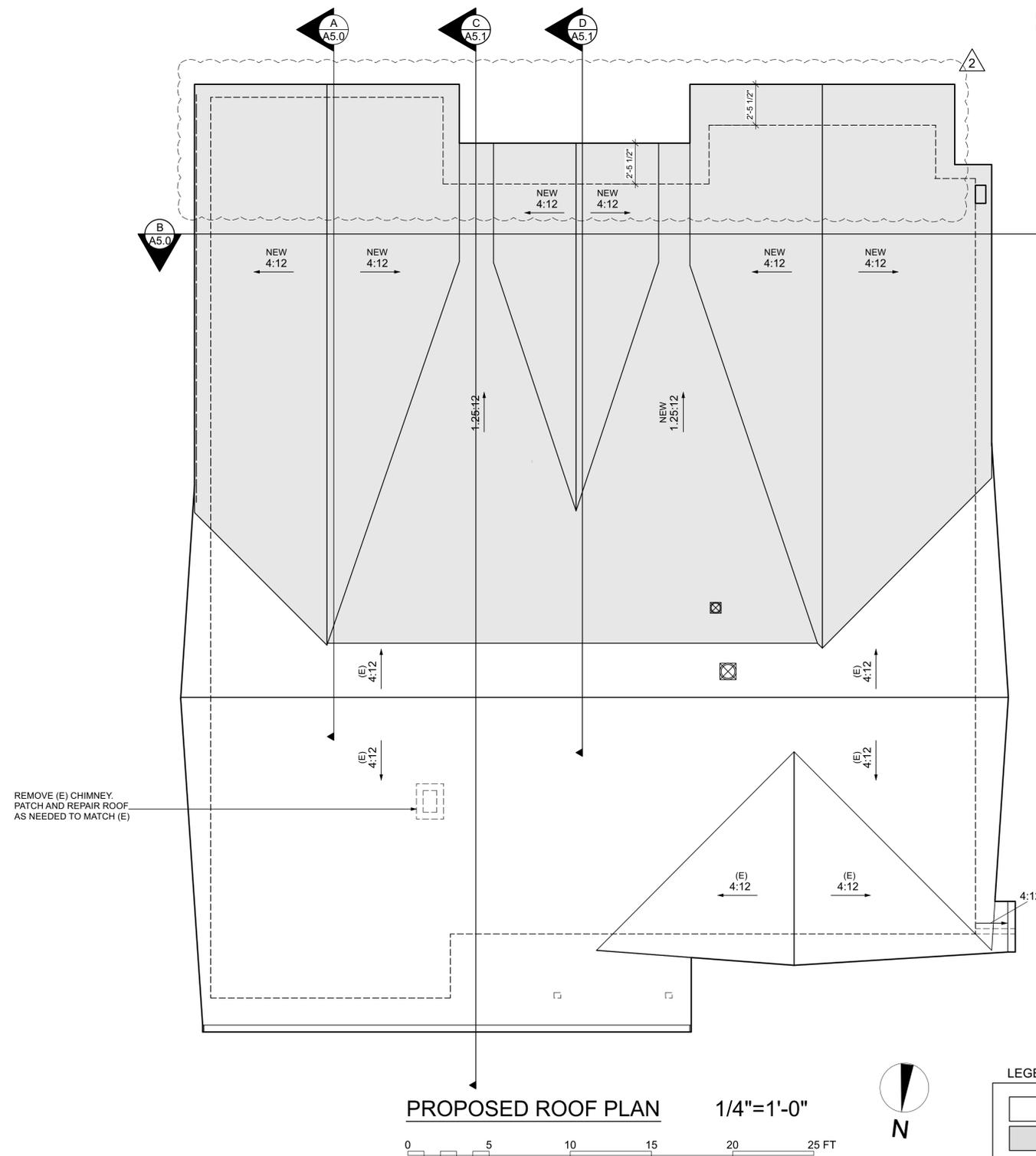
ROOF NOTES:

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 CERTAINTEED 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.



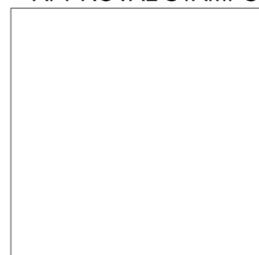
PROPOSED ROOF PLAN 1/4"=1'-0"



LEGEND

	EXISTING ROOFING
	NEW ROOFING

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APPROVAL STAMPS



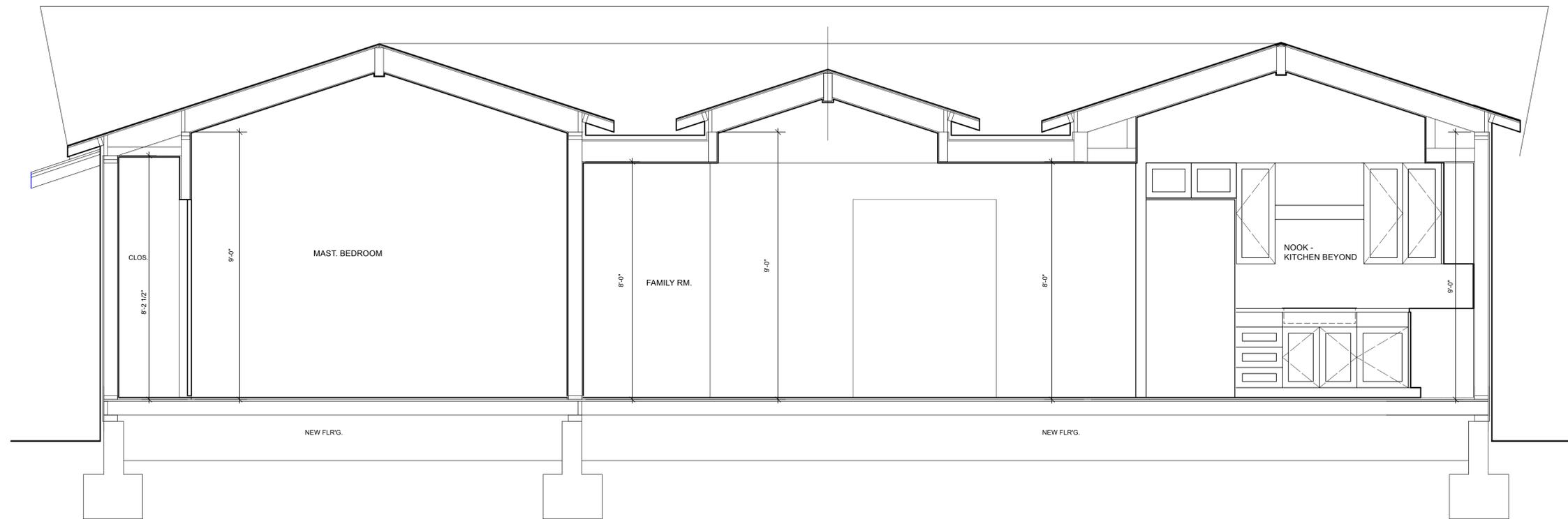


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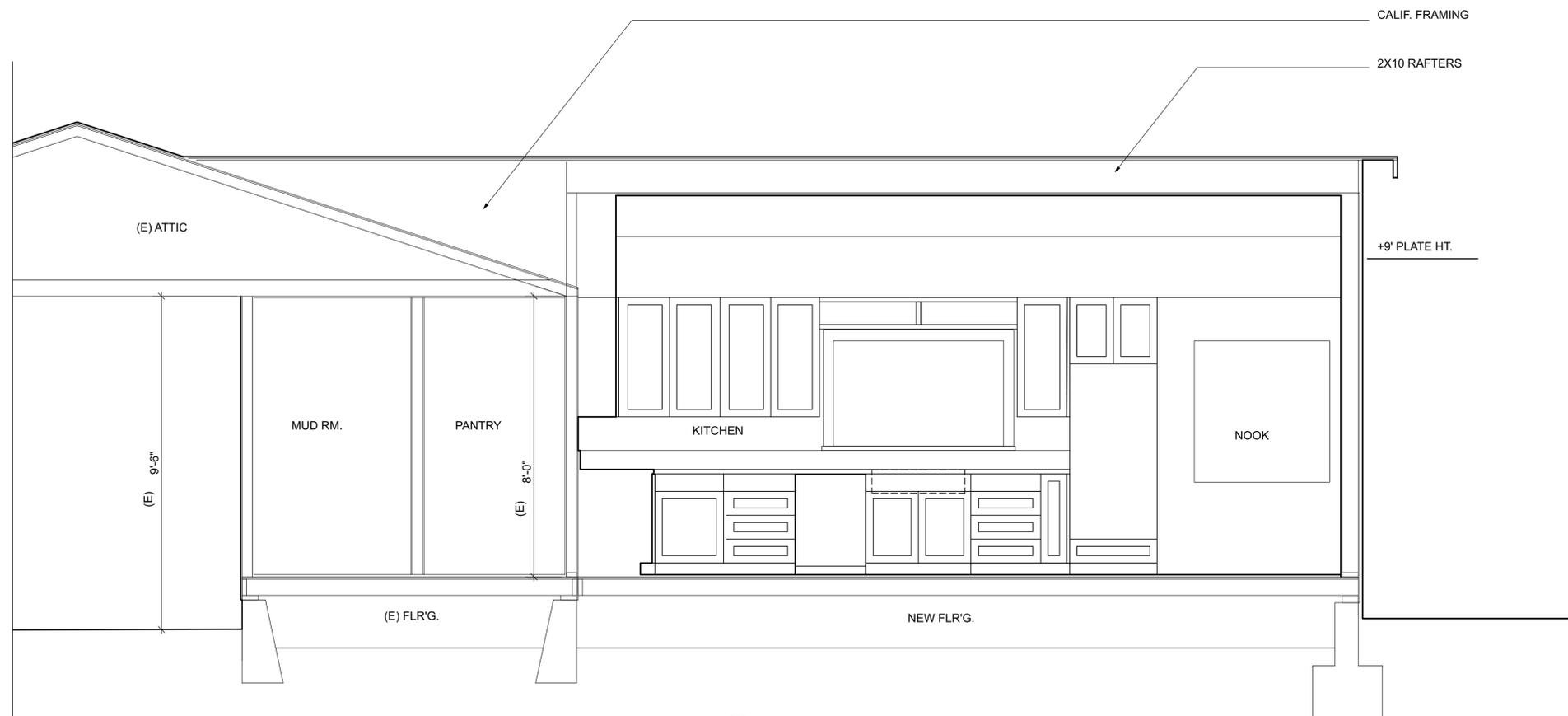
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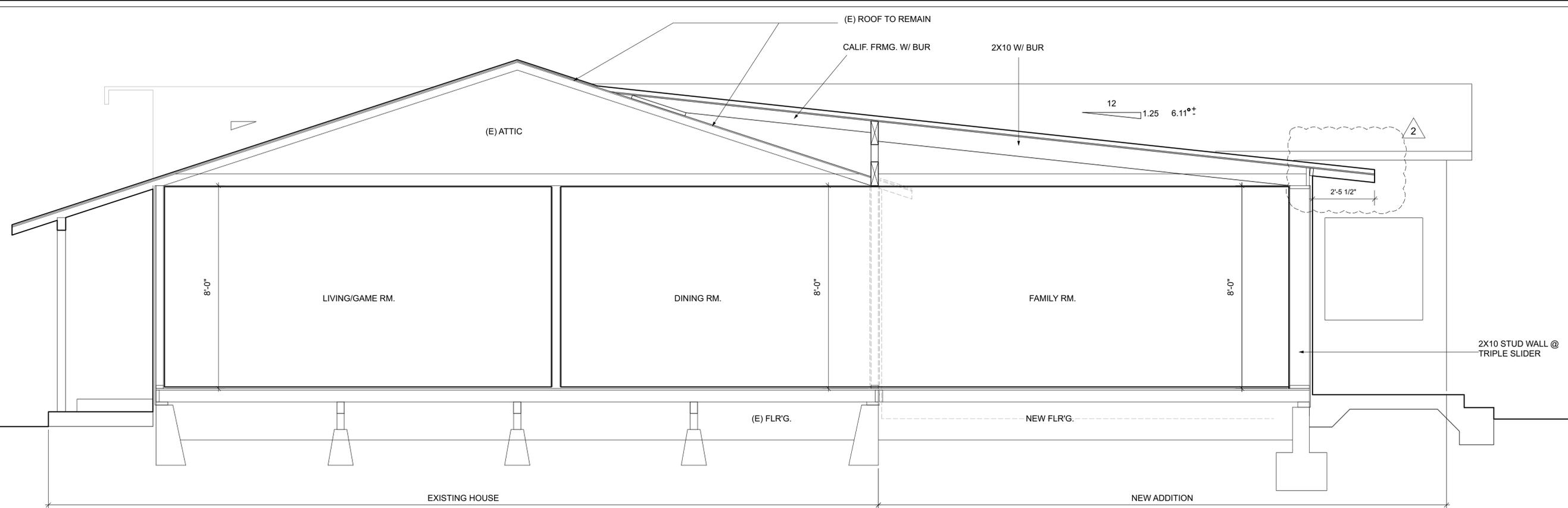
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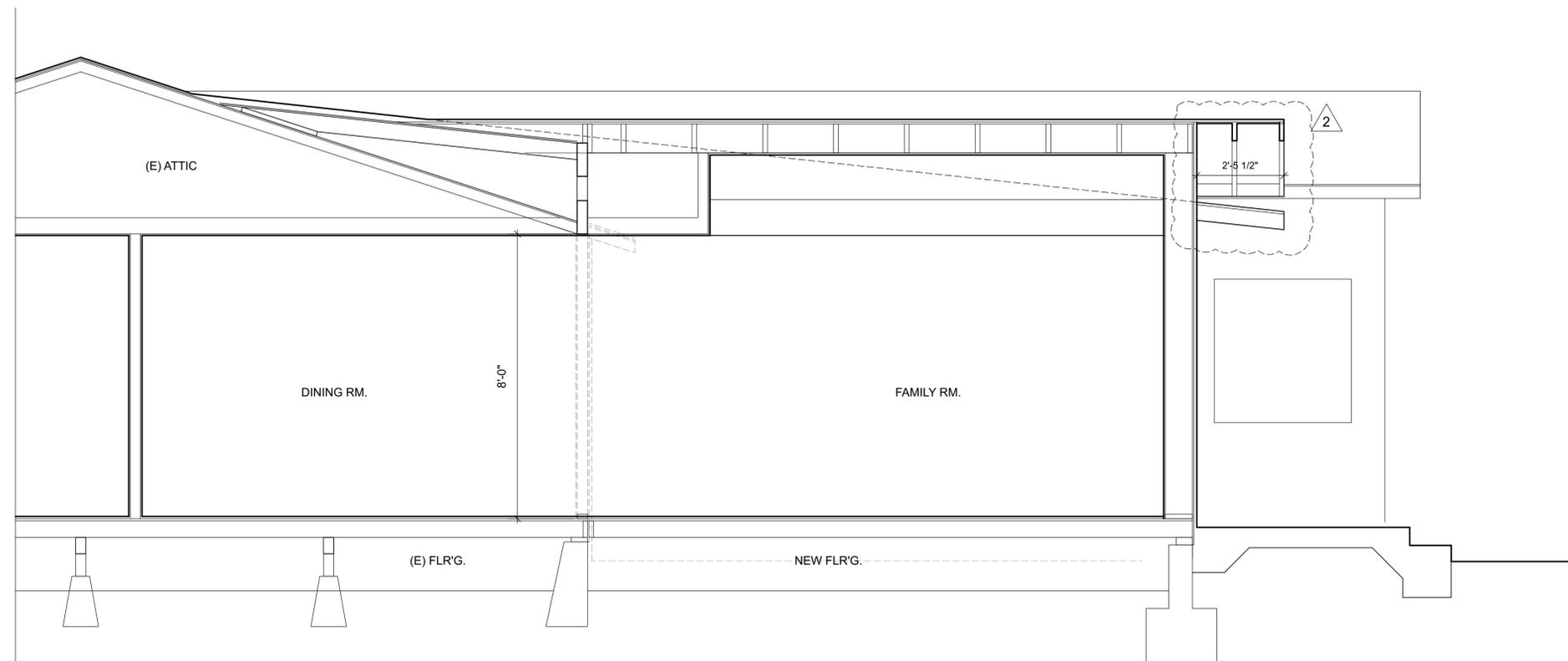
B SECTION 1/2"=1'-0"



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



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



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

WANG RESIDENCE

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