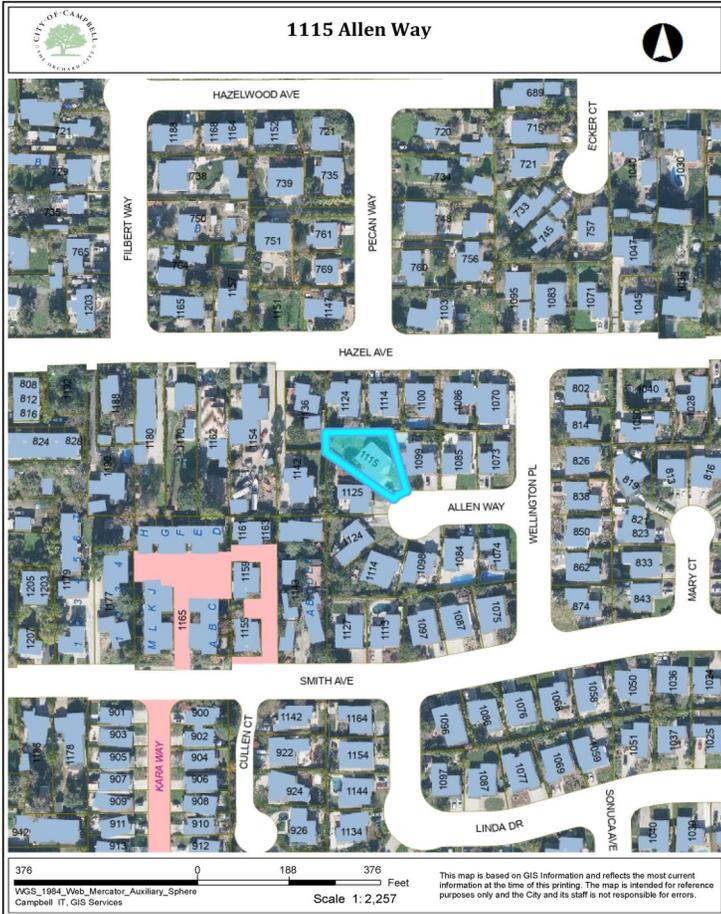
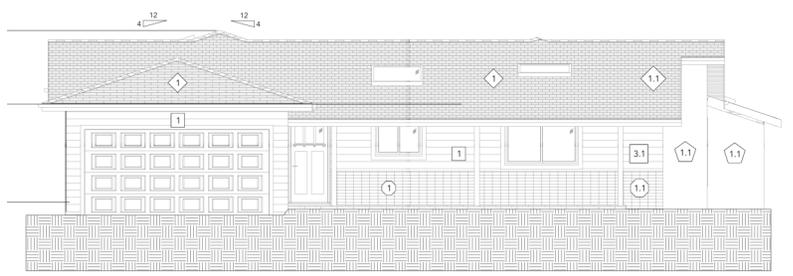


Location of Proposed Project




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

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

September 13, 2024

The Community Development Director will be rendering a decision on the following project.

Project Address: 1115 Allen Way

Zoning | Area Plan: R-1-6 | San Tomas Area
Neighborhood Plan

Neighborhood Association(s): N/A

Council District: 5

File No.: PLN-2024-125

APN: 406-03-009

Applicant: Marc Gourvenec

Property Owner: Marc Gourvenec

Application Type: Administrative Site and Architectural
Review

Project Planner: Larissa Lomen, Assistant Planner

Project Description:

To allow the addition of 852 square feet to an existing 1,273 square foot, single-story, single-family dwelling.

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 **September 14, 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 **September 23, 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

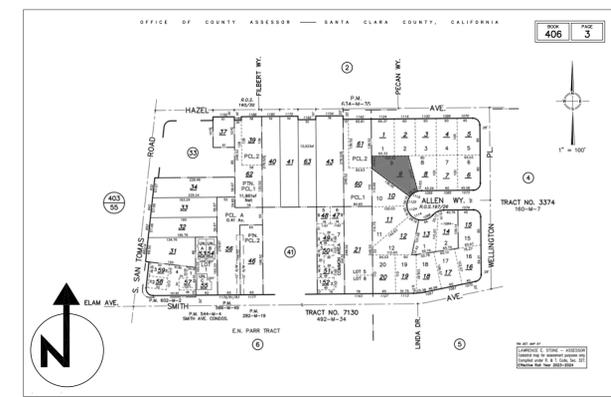
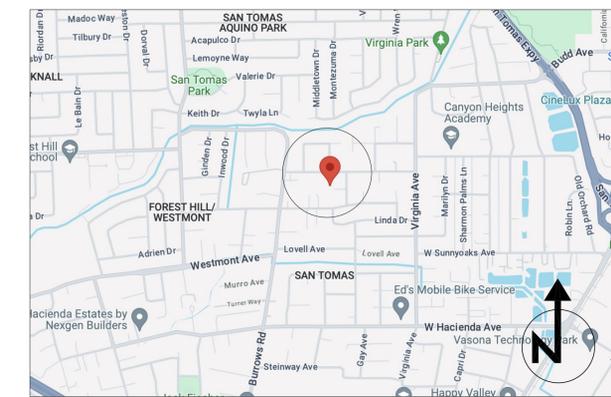
Note: Applications may change after initial application submittal.
To view the project plans, please scan the QR code.

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



ADDITION AND REMODELING

1115 ALLEN WAY
CAMPBELL
CA 95008



PROJECT DATA

PROJECT ADDRESS	1115 ALLEN WAY, CAMPBELL, CA 95008
APN	40603009
PROPERTY OWNER	MARC GOURVENEC, (650) 906-3790
TYPE OF CONSTRUCTION	V-B
OCCUPANCY GROUP	R-3
FLOOD ZONE DESIGNATION	NO
ZONING	R-1-6
FIRE SPRINKLERS	NO
BUILDING HEIGHT	15'-1" AT THE TOP RIDGE
EASEMENTS	NO RECORDS OF EASEMENTS
STORIES	1
BEDROOMS	(E) / (N) 4
SQUARE FOOTAGE OF ALL PROPOSED STRUCTURES	1899 SQ FT

TABLE OF CONTENT

LABEL	TITLE	DESCRIPTION	SCALE
A100	PROJECT OVERVIEW		
A101	PLOT AND LANDSCAPE PLAN		1/8" = 1'
A102	EROSION CONTROL PLAN		1/8" = 1'
A103	DRAINAGE PLAN		1/8" = 1'
A104	EGRESS EXIT ANALYSIS		1/8" = 1'
A105	FLOOR PLAN	AS-BUILT/EXISTING	1/4" = 1'
A106	DEMOLITION PLAN		1/4" = 1'
A107	ELEVATIONS	AS-BUILT/EXISTING	1/4" = 1'
A108	ELEVATIONS	AS-BUILT/EXISTING	1/4" = 1'
A109	CROSS SECTIONS	AS-BUILT/EXISTING	1/4" = 1'
A110	ROOF PLAN	AS-BUILT/EXISTING	1/4" = 1'
A200	FLOOR PLAN	PROPOSED	1/4" = 1'
A201	ELEVATIONS	PROPOSED	1/4" = 1'
A202	ELEVATIONS	PROPOSED	1/4" = 1'
A203	CROSS SECTIONS	PROPOSED	1/4" = 1'
A204	MEP	PROPOSED	1/4" = 1'
A205	CEILING PLAN	PROPOSED	1/4" = 1'
A206	ROOF PLAN	PROPOSED	1/4" = 1'
A207	ATTIC VENTILATION CALCULATION	PROPOSED	1/4" = 1'
A208	UNDER FLOOR VENTILATION	PROPOSED	1/4" = 1'
CG-1	CALGREEN CHECKLIST		NO SCALE
CG-2	CALGREEN CHECKLIST		NO SCALE
SO.0	GENERAL NOTES	AS NOTED	
SO.1	TYPICAL CONCRETE DETAIL	AS NOTED	
SO.2	TYPICAL WOOD DETAIL	AS NOTED	
SO.3	TYPICAL WOOD DETAIL	AS NOTED	
SO.0	FOUNDATION/FIRST FLOOR PLAN	AS NOTED	
S1.1	CEILING PLAN	AS NOTED	
S1.2	ROOF PLAN	AS NOTED	
S2.0	PROJECT DETAILS	AS NOTED	
SSW1	STEEL STRONG-WALL	AS NOTED	
SSW2	STEEL STRONG-WALL	AS NOTED	
T24-1	TITLE 24 REPORT	PAGES 1 - 6	NO SCALE
T24-2	TITLE 24 REPORT	PAGES 7 - 12	NO SCALE

SCOPE OF WORK

(E) LIVING ROOM ADDITION 450 SQ FT
(E) BEDROOMS ROOM ADDITION 435 SQ FT
REMODELING 1014 SQ FT

ZONING COMPLIANCE

	ZONING COMPLIANCE				Allowed/Required
	Existing	Proposed	Allowed/Required	Allowed/Required	
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	1797	2682	3640	40%	%
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1797	2682	4095	45%	%
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	33 61 8 6	20/25 59 5 5	25 5 5 5	feet feet/feet feet/feet feet/feet	feet feet feet/feet feet/feet
HEIGHT:	14'4"	15'1"	32'	feet	feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	1273	852	2125
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	325	0	325

LOT CALCULATIONS

NET LOT AREA:	9100	square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	678	square feet
LANDSCAPING BREAKDOWN:		
Lot coverage	2348	sq ft
Existing softscape (undisturbed) area:	1591	sq ft
New softscape (new or replaced landscaping) area:	5161	sq ft
Sum of all four should equal the site's net lot area	0	sq ft
	9100	sq ft

CONTACT TABLE

DESIGNER: CONSTRUCTO INC., NICK ROMANENKO,
(408)490-3333 X107, NICK@CONSTRUCTO.ONLINE
51 E CAMPBELL AVE., STE. 100-B, CAMPBELL, CA 95008

STRUCTURAL ENGINEER: CONSTRUCTO INC., MEET SHAH
(408)490-3333 X107, MEET.SHAH@CONSTRUCTO.ONLINE
51 E CAMPBELL AVE., STE. 100-B, CAMPBELL, CA 95008

TITLE 24: TUBOMEEN, ARMANDO HOYOS, (760) 362-6839
CARLSBAD, CA 92008

HERS FEATURE SUMMARY

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDING TABLES BELOW. REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY

- KITCHEN RANGE HOOD
- MINIMUM AIRFLOW
- VERIFIED SEER/SEER2
- VERIFIED REFRIGERANT CHARGE
- FAN EFFICACY WATTS/CFM
- DUCT LEAKAGE TESTING

VICINITY MAP NO SCALE

GENERAL NOTES

CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD/ON THE JOB SITE ACCORDING TO THE PLANS, NOTES AND DIMENSIONS ON THE PLANS SHALL BE CHECKED AND VERIFIED WITH ANY OTHER DRAWINGS, ANY DISCREPANCIES IN NOTES AND/OR DIMENSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CONSTRUCTO INC. IN WRITING PRIOR TO COMMENCING WORK. SO THAT ANY REQUIRED REMEDIAL WORK CAN BE PERFORMED. ALL FEDERAL, STATE AND LOCAL ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS PROJECT AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE. ANY ATTACHED ENGINEERING OR LOCAL BUILDING AUTHORITY NOTATIONS SUPERSEDE AND OVERRIDE THE PLANS, INCLUDING (BUT NOT LIMITED) MATERIALS, FASTENING, NAILING SCHEDULES AND CONSTRUCTION PROCEDURES.

ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE DESIGNER AND HIS CONSULTANTS FOR THIS PROJECT ARE INSTRUMENTS OF THE DESIGNER'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE DESIGNER SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHTS, COPIES OF DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE ARE PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY CONSTRUCTO INC. IN WRITING.

Residential Building Code (CBC)

R302.10.1 - Insulation: Insulating materials installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and attics shall comply with the requirements of this section. They shall exhibit a flame spread index not to exceed 25 and a smoke-developed index not to exceed 450 when tested in accordance with ASTM E84 or UL 723. Insulating materials, when tested in accordance with the requirements of this section, shall include tarings, when used, such as vapor retarders, vapor permeable membranes and similar coverings.

R302.11 - Flame Spread Index: Wall and ceiling finishes shall have a flame spread index of not greater than 200.

R302.12 - Balustrades: Interior finish materials regulated by this chapter shall be applied or otherwise fastened in such a manner that such materials will not readily become detached where subjected to room temperatures of 200°F (93°C) for not less than 30 minutes.

R302.1 - Habitable Rooms: Daylight shall be provided to habitable rooms through windows and doors amounting to at least 6 percent of the floor area of such rooms. Outdoor air shall be provided through windows and doors. The opening shall amount to at least 4 percent of the floor area requiring ventilation. If a whole-house mechanical ventilation system and artificial light is provided an average illumination of 6 foot candles over the area of all rooms at 30 inches above floor level, glazed areas need not be installed (except in Oakland). Where not less than one-half of the area of a common wall is open and unobstructed between two rooms, provides an opening of not less than one-fourth of the floor area of the interior room, and is not less than 25 square feet, it can be considered one large area for the purposes of calculating lighting and ventilation.

R303.3 - Bathroom Exhaust: Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4, and the California Green Building Standards Code, Chapter 4, Division 5.

R303.6 - Exterior Stairway Illumination: Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.

R303.9 - Sunroom Additions: Required glazed coverings shall be permitted to open into sunroom additions or patio covers that abut a street, yard or court if access of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening, and the ceiling height of the sunroom is not less than 7 feet (2134 mm).

R305.1 - Minimum Height: Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

R307.2 - Bathtub and Shower Spaces: Bathrooms and showers with installed shower heads and in-shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

R310.1 - Emergency Escape and Rescue Opening Required: Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way.

R311.1 - Means of Egress: Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

R312.2 - Egress door: Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily operable from inside the dwelling without the use of a key or special knowledge or effort.

R313.1 - Floors and Landings at Exterior Doors: There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope of exterior landings shall not exceed 1/4 inch vertical in 12 inches horizontal (2 percent).

R313.1.1 - Floor Elevations at the Required Egress Doors: Landings or finished floors at the required egress door shall be not more than 11/2 inches (38 mm) lower than the top of the threshold.

R313.6 - Hallways: The width of a hallway shall be not less than 3 feet (914 mm).

R313.7.1.1 Risers: The riser height shall be not more than 7 3/4 inches (196 mm). The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle of not more than 30 degrees (0.51 rad) from the vertical. For open risers, openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch-diameter (102 mm) sphere.

R313.7.2 - Treads: The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads' leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R313.7.2.1 Landings for Stairways: There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than squares or rectangles, the depth at the wide end and the total area shall be not less than that of a square circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

R313.7.2 - Stairway Walking Surface: The walking surface of treads and landings of stairways shall be sloped not steeper than 1 unit vertical in 48 units horizontal (2-percent slope).

R314.1 - Lathing: Smoke alarms shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 204. Systems and components shall be labeled in accordance with California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.

R314.2.2 - Alterations, Repairs and Additions: Where alterations, repairs or new construction, carbon monoxide alarms shall be provided in dwelling units as well as either or both of the following conditions:

R314.4 - Interconnection: Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with intervening doors closed.

R315.2.1 - Existing Buildings and New Construction: For existing buildings and new construction, carbon monoxide alarms shall be provided in dwelling units as well as either or both of the following conditions:

R317.1 - Location Required: Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AW199.1.1.

R401.3 - Drainage: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall not be lower than 6 inches (152 mm) within the first 10 feet (3048 mm).

R402.2 - Openings for Under-Floor Ventilation: Ventilation openings through foundation or exterior walls surrounding the under-floor space shall be provided in accordance with this section. The minimum net area of ventilation openings shall be not less than 1 square foot (0.093 m²) for each 150 square feet (14 m²) of under-floor area. One ventilation opening shall be within 3 feet (914 mm) of each external corner of the under-floor space. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed 1/8 inch (3.18 mm) and:

1 Perforated metal plates not less than 0.070 inch (1.8 mm) thick.

2 Expanded steel metal plates not less than 0.047 inch (1.2 mm) thick.

3 Cast-iron grill or grating.

4 Extruded load-bearing brick vents.

5 Hardware cloth of 0.035 inch (0.89 mm) mesh.

6 Corrosion-resistant wire mesh, with the least dimension being 1/8 inch (3.2 mm).

R404.4 - Access: Access shall be provided to all under-floor spaces. Access openings through the floor shall be not smaller than 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 6 inches by 16 inches (152 mm by 407 mm) by 610 mm). Where any portion of the through-wall access is below grade, an approved not less than 15 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the airway shall be below the threshold of the access opening. Through-wall access openings shall not be located under a door to the exterior. See California Code of Regulations, Title 19, Division 1 for access requirements where mechanical equipment is located under floors.

R502.3 - Vapor Retarder: A minimum 0.05 (0.002 inch, 0.254 mm) vapor retarder conforming to ASTM E 1705 Class A requirements with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

R602.1 - Ventilation Required: Enclosed attics and enclosed other spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R602.7. Required ventilation openings shall open directly to the outside air and shall be protected by the entry of birds, rodents, snakes and other similar creatures.

R703.2.3 - Water-Resistive Barriers: Water-resistive barriers shall be installed as required in Section R703.2, and where applied over wood-based sheathing, shall comply with Section R703.7.3.1 or R703.7.3.2.

R802.2 Minimum Vent Area: The minimum net free ventilating area shall be 1/150 of the area of the vented space.

R807.1 - Attic Access: Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m²). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

• General Code

210.11(C)3 - Bathroom Branch Circuits: In addition to the number of branch circuits required by other parts of this section, one or more 120-volt, 20-ampere branch circuit shall be provided to supply bathroom(s) receptacle outlet(s) required by 210.52(D) and any countertop and similar work surface receptacle outlets. Such circuits shall have no other outlets.

210.12(A) - Dwelling Units: All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit bedrooms, family rooms, dining rooms, living rooms, porches, terraces, patios, balconies, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (10).

210.12(B) - Dormitory Units: All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets and devices installed in dormitory unit bedrooms, living rooms, hallways, closets, bathrooms, and similar rooms shall be protected by any of the means described in 210.12(A)(1) through (10).

210.52(A)(1) - Spacing: Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 1.8 m (6 ft) from a receptacle outlet.

210.52(E)(1) - One-Family and Two-Family Dwellings: For a one-family dwelling and each of a two-family dwelling that is at grade level, at least one receptacle outlet readily accessible from grade and not more than 2.0 m (6 ft) above grade level shall be installed at the front and back of the dwelling.

210.8(A)(7) - Dwelling Units: Sinks - where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink.

• Plumbing Code (PC)

402.5 - Toilet Clearance: Clear space around a toilet shall measure a minimum 15" from centerline of toilet to wall or barrier on each side, and a minimum 24" in front of the toilet.

408.3 - Mixing Valves: Pressure wash floor and roof shower combinations with individual control valves that are pressure balancing, thermostatic or combination mixing valve type that prevent scald and thermal shock protection. Installer shall adjust such valves per manufacturer's instructions to deliver a maximum mixed water setting of 120°F.

408.5 - Shower dam or threshold: Shower dams and thresholds shall be between 2 inches and 9 inches in depth where measured from the top of the dam or threshold to the top of the drain. The shower floor shall rise no more than 1/4 inch per foot, and not less than 1/8 inch per foot. Control valves and shower heads shall be located on the side wall of shower compartments to be otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment. Shower covers shall open outward with a minimum 22 inches unobstructed opening for egress. Shower pan dimensions shall be a minimum area of 1024 square inches and a minimum finish dimension of 30 inches in any direction.

506.2 - Water heater installation: Indoor water heater vent. Water heaters in closets or other enclosed areas shall be provided with adequate make-up air. One vent shall be within 12 inches of the top of the enclosed area, and one vent within 12 inches of the bottom. Each vent shall have a free area of not less than 1 square inch per 1,000 Btu/h of the total rated input of the appliances within the space. Water heater sizing. The new water heater(s) shall be sized to comply with the first four ratings required by CPC Table 501.1(1), 210. Water heater strapping. Water heaters with tanks shall be anchored or strapped to prevent horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of the vertical dimensions. At the lower point, a minimum distance of four inches shall be maintained above the controls with the strapping. Water heater installation in garage. Appliances in garage shall be in a separate room that opens to the living space of a dwelling unit and shall be installed so that burners and burner-ignition devices are located not less than 18 inches above the floor unless listed as flammable vapor ignition resistant.

609.11 - Pipe Insulation: Insulation of domestic hot water piping shall be in accordance with Section 609.11.1 and Section 609.11.2. Insulation Requirements. Domestic hot water piping shall be insulated.

609.11.2 - Pipe Insulation Wall Thickness: Hot water pipe insulation shall have a minimum wall thickness of not less than the diameter of the pipe for a pipe up to 2 inches (50 mm) in diameter. Insulation wall thickness shall be not less than 2 inches (51 mm) for a pipe of 2 inches (50 mm) or more in diameter.

• MECHANICAL CODE (MC)

402.1 - Ventilation Air: Occupiable spaces listed in CMC Table 402.1 shall be designed to have ventilation (outdoor air) for occupants. Provide 5 cfm outdoor air per bedroom; 50 cfm exhaust per bathroom; 100 cfm exhaust per kitchen.

402.4 - All vents: All vents shall be covered with a screen having openings between 1/4 inch and 1/2 inch, and shall be designed to prevent rain intrusion.

502.2.1 - Environmental air vents: Termination of all environmental air ducts (e.g., bath fan, dryer vent, range hood, etc.) shall be at least 3 feet from a property line and from openings into the building, and 10 feet from a forced air unit.

• ENERGY CODE (EC)

150.0(a) - Insulation: Insulation of attic, floor and roof framing spaces opened up during the course of remodel shall be insulated. R-13 (2x4 walls), R-19 (2x6 walls), R-19 (floor), and R-22 (attic/roof) insulation.

150.0(a)(2) Water System Piping and Insulation for Piping, Tanks, and Cooling System Lines: Water piping and cooling system line insulation shall be installed and constructed as follows:

A. All domestic water system piping conditions listed below, whether buried or unburied, must be insulated and the insulation thickness shall be selected based on the conductivity range in TABLE 120.3-A. All piping with a nominal diameter of 3/4 inch (19 millimeter) or larger:

i. The first 5 feet (1.5 meters) of hot and cold water pipes from the storage tank.

ii. All piping associated with a domestic hot water recirculation system regardless of the pipe diameter.

iii. Piping from the heating source to storage tanks or between tanks.

iv. Piping buried below grade.

v. All hot water pipes from the heating source to the kitchen fixtures.

B. In addition to insulation requirements, all domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve (C. Pipe for cooling system lines shall be insulated as specified in Subsection A. Distribution piping for steam and hydronic heating systems shall meet the requirements in TABLE 120.3-A.

150.0(b)2 - Bathroom exhaust fans: Exhaust fans shall be switched separately from lighting system and controlled by a humidistat which shall be readily accessible. Fans shall be Energy Star compliant and ducted to outdoors outside the building.

1500V.C.1 - Lighting: Recessed Downlight Luminaires in Ceilings. Existing recessed ceiling shall meet all of the following requirements:

i. Be listed, as defined in Section 100.1, for zero clearance installation (C) by Underwriters Laboratories or other nationally recognized testing laboratory, and

ii. Have a label that certifies the luminaire is upright with an insulation less than 2.0 CMH at 75 Pascals when tested in accordance with ASTM E883. An exhaust fan housing shall not be required to be certified airtight; and

SITE PLAN NOTES:
 1. CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.
 2. PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT ALONG WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

PROJECT

ADDITION AND REMODELING

ADDRESS

**1115 ALLEN WAY
CAMPBELL
CA 95008**

CLIENT

MARC GOURVENEK

TITLE

PLOT AND LANDSCAPE PLAN

DATE

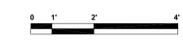
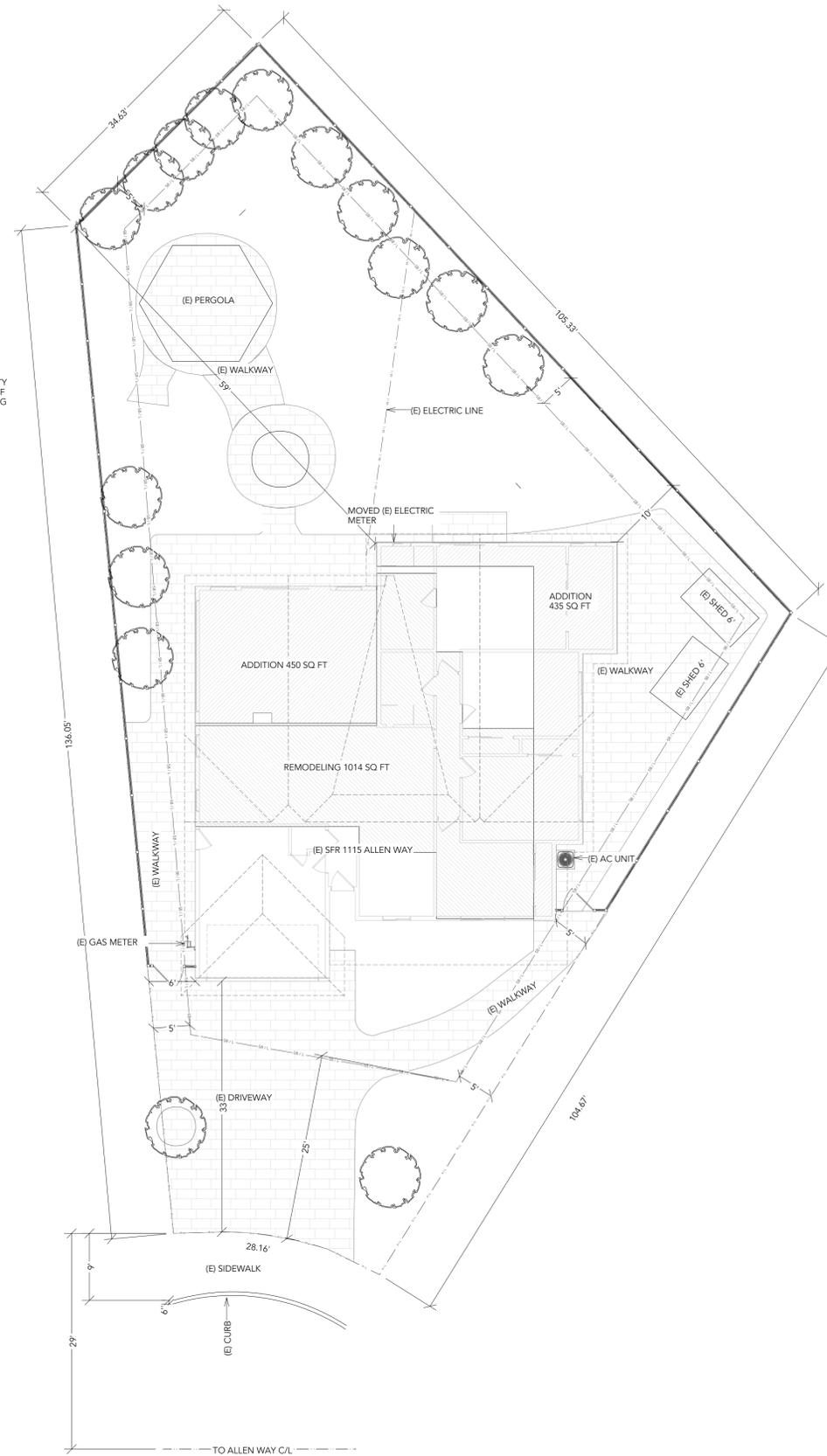
8/13/24

SCALE

1/8" = 1'

NOTE:
 PLOT PLAN DIMENSIONS, INCLUDING PROPERTY LINE ARE ASSUMPTION MADE ON THE BASIS OF ASSESSOR MAP AND SATELLITE DATA, PENDING BOUNDARY SURVEY REPORT. CONTRACTOR/OWNER TO VERIFY IN FIELD AND PROVIDE DESIGNER WITH BOUNDARY SURVEY UPON AVAILABILITY FOR CORRECTIONS.

PAVING STONES



PROJECT

ADDITION AND REMODELING

ADDRESS

**1115 ALLEN WAY
CAMPBELL
CA 95008**

CLIENT

MARC GOURVENEK

TITLE

EROSION CONTROL PLAN

DATE

8/13/24

SCALE

1/8" = 1'

DATE

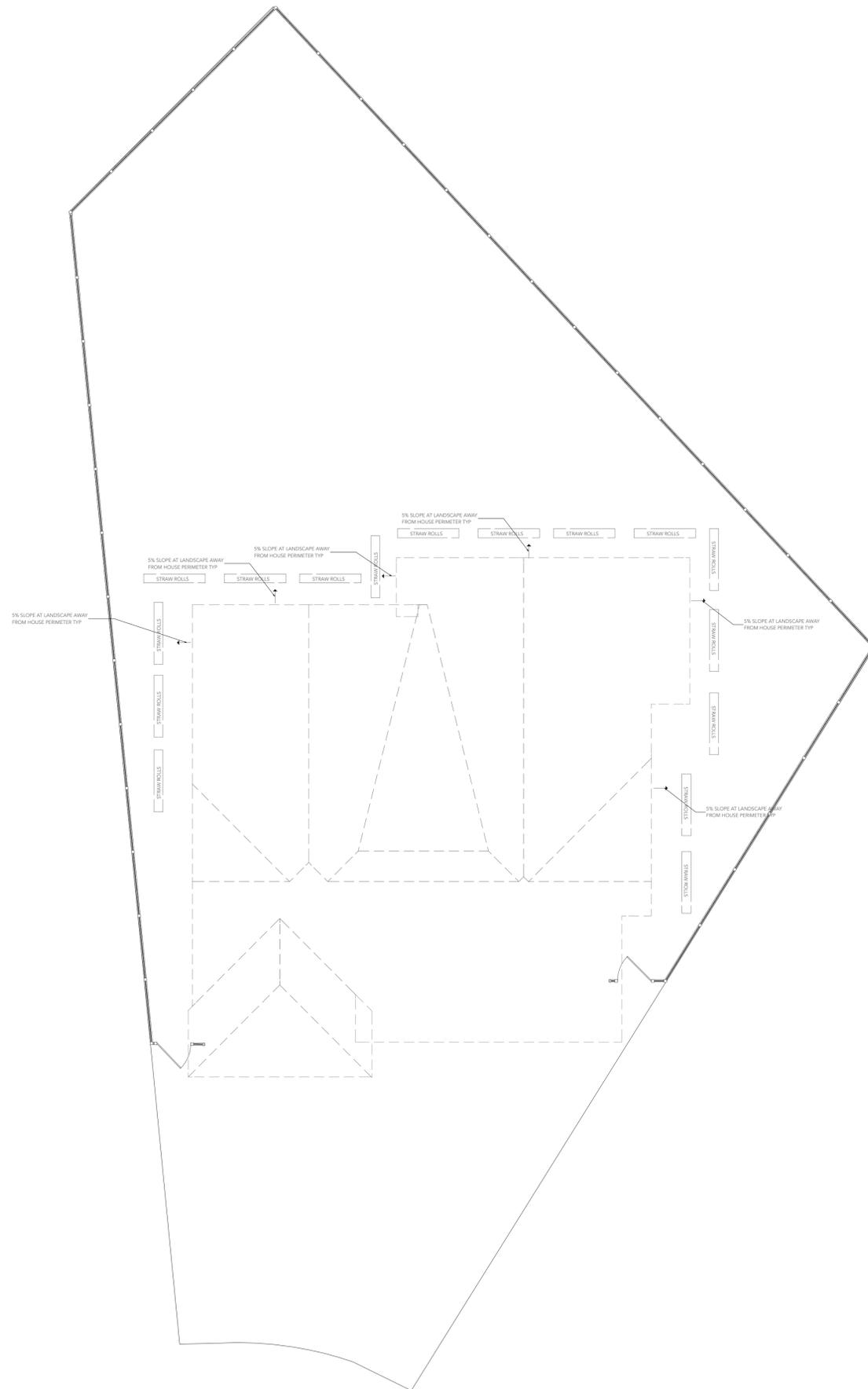
8/13/24

BEST MANAGEMENT PRACTICE (BMP) NOTES:
PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: (LIST LOCATIONS)
THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF SEASON."
DUST CONTROL IS REQUIRED YEAR-ROUND. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED.

Erosion Control Point of Contact
TITLE
PHONE
EMAIL

Marc Gourvenec
PROPERTY OWNER
(650) 906-3790
marc.gourvenec@gmail.com

A102



Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



- Non-Hazardous Materials**
- Store all cover stockpiles of sand, dirt or other construction material with top when rain is forecast or if not actively being used within 14 days.
 - Use dirt covers/reinforced water for dust control.
- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, solvents, adhesives, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in secure tight containers, use in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.

Equipment Management & Spill Control



- Maintenance and Parking**
- Designate an area, lined with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform regular maintenance, repair jobs, and vehicle and equipment washing on site.
 - If refueling or vehicle maintenance must be done onsite, work in a bonded area away from storm drains and cover a drip pan or other device big enough to collect fuel.
 - Refuels or equipment cleaning must be done onsite, clean with water only in a bonded area that will not allow storm water to get grasses, weeds, rocks, stones, etc. or other wastes.
 - Do not clean vehicle or equipment onsite using soap, solvents, degreasers, or steam cleaning equipment.
- Spill Prevention and Control**
- Keep spill cleanup materials (e.g., rags, absorbents and oil filter) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks and report any leaks.

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, roads and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matting) until permanent vegetation is established.
- Remove or dispose of brush in hazardous waste. Recycle or dispose of brush in hazardous waste.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as filter strips, silt fences, sediment basins, grassed waterways, etc.
- Keep excavated soil on site and transfer it in dump trucks on site, not in the streets.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, or prevent materials that have not cured from contacting pavement runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, etc.
- Collect and recycle or appropriately dispose of excess emulsion gravel or seal. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, Grout & Mortar Application



- Store concrete, grout, and mortar away from storm drains or waterways, and prevent materials that have not cured from contacting pavement runoff.
- Walk on concrete equipment/trucks when applying seal coat, tack coat, slurry seal, etc.
- Collect and recycle or appropriately dispose of excess emulsion gravel or seal. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or reuse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and store them in a drum that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible, clean with thinner or solvent in a proper container. Filter and reuse thinner and solvent. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from such hazardous dry scraping and sand blasting may be swept up or collected in a heavy-duty cloth and disposed of as trash.
- Chemical paint stripping solvents and chips and dust from marine paints or paints containing lead, mercury, or other metals must be disposed of as hazardous waste. Lead-based paint removal requires a specialized contractor.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarp all year-round.
- Check bagged material on pallets and under cover.
- Reapply application of any available landscape material within 2 days before a storm event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

PROJECT

**ADDITION AND
REMODELING**

ADDRESS

**1115 ALLEN WAY
CAMPBELL
CA 95008**

CLIENT

MARC GOURVENEK

TITLE

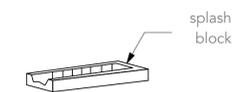
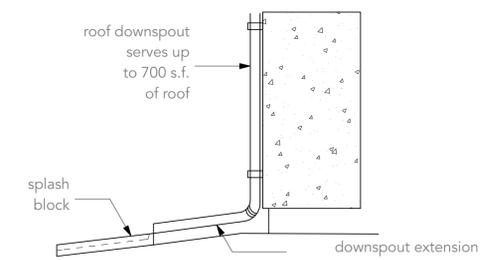
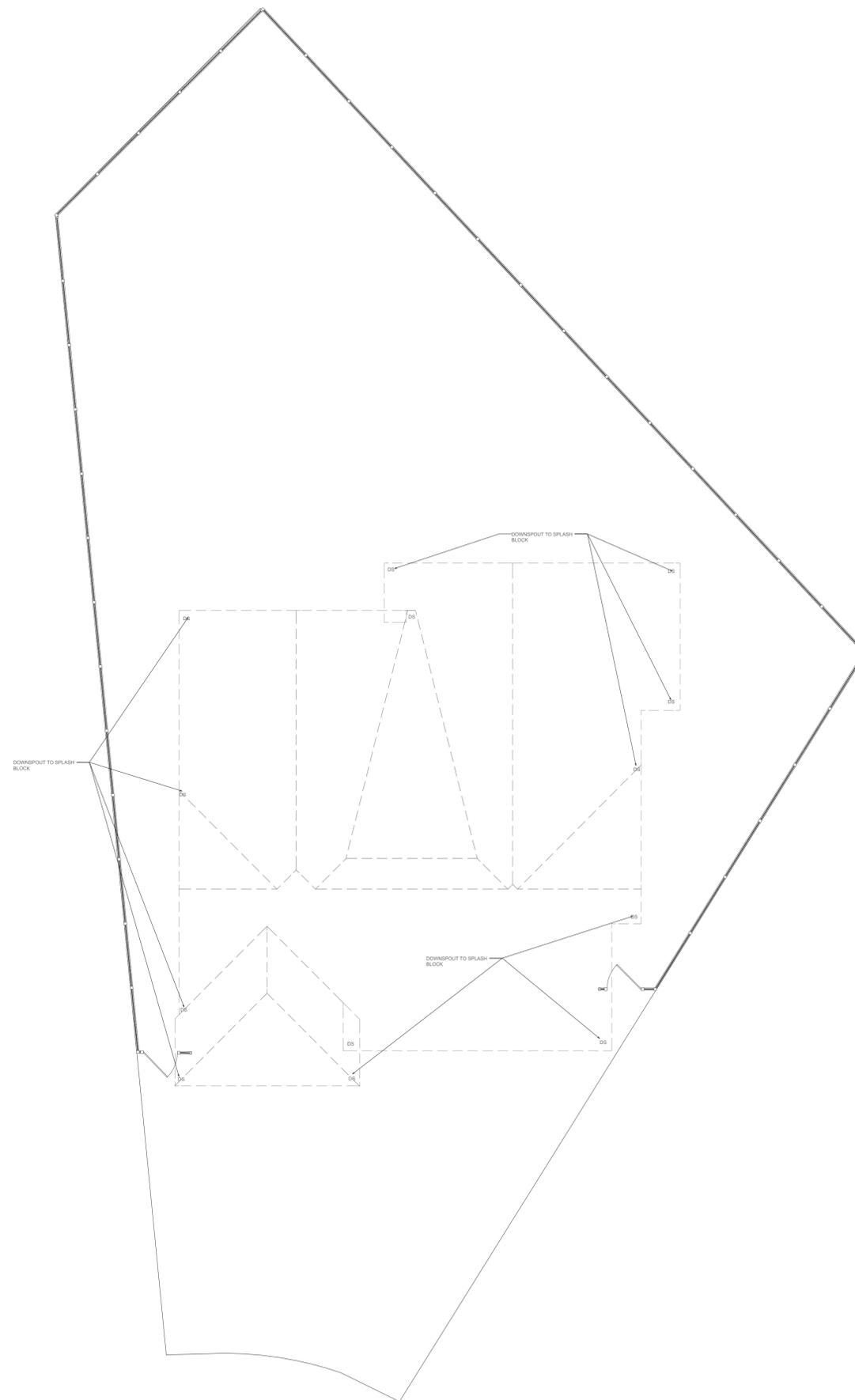
DRAINAGE PLAN

DATE

8/13/24

SCALE

1/8" = 1'



D TYP. DOWNSPOUT TO SPLASH BLOCK DETAIL
NO SCALE

PROJECT

**ADDITION AND
REMODELING**

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**1115 ALLEN WAY
CAMPBELL
CA 95008**

CLIENT

MARC GOURVENEK

TITLE

**EGRESS EXIT
ANALYSIS**

DATE

8/13/24

SCALE

1/8" = 1'

EGRESS PLAN NOTES:
OCCUPANT LOAD 13 (200 SQ FT GROSS PER OCCUPANT)
TOTAL 2 EGRESS EXITS, 2 EGRESS WINDOWS
CEILING HEIGHT >100"
MIN TRAVEL DISTANCE 98' (EXIT X TO PUBLIC WAY)
MAX TRAVEL DISTANCE 109' (EXIT X TO PUBLIC WAY)
LIMITS OF PROTRUDING OBJECTS:
1. OBJECTS WITH LEADING EDGES WITHIN CANE SWEEP CAN PROTRUDE ANY AMOUNT
2. OBJECTS ABOVE HEADROOM CLARENCE CAN PROTRUDE ANY AMOUNT
3. PROTRUDING OBJECTS CANNOT REDUCE THE MINIMUM WIDTH OF ACCESSIBLE ROUTES



PROJECT

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MARC GOURVENEK

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FLOOR PLAN

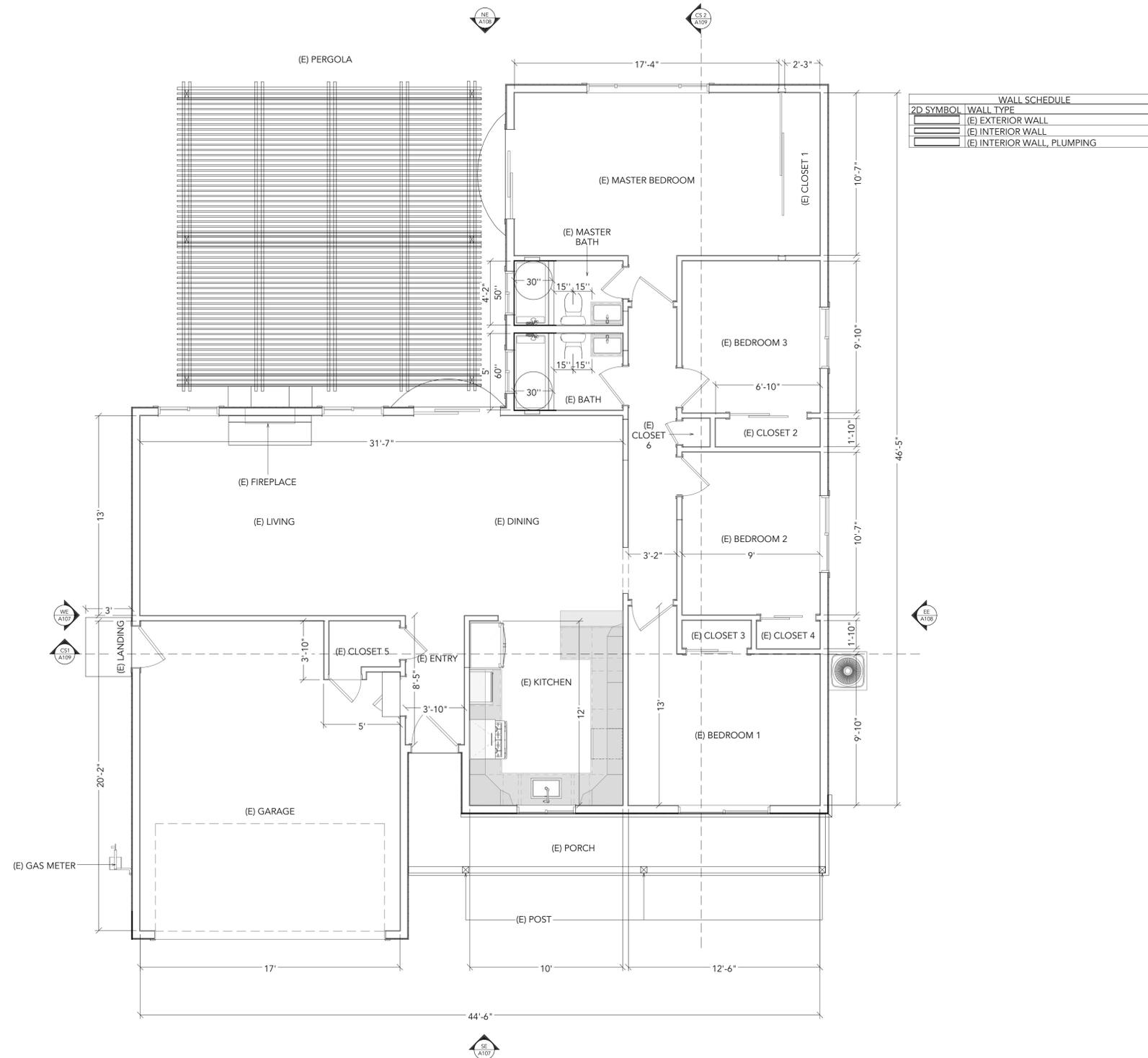
AS-BUILT/EXISTING

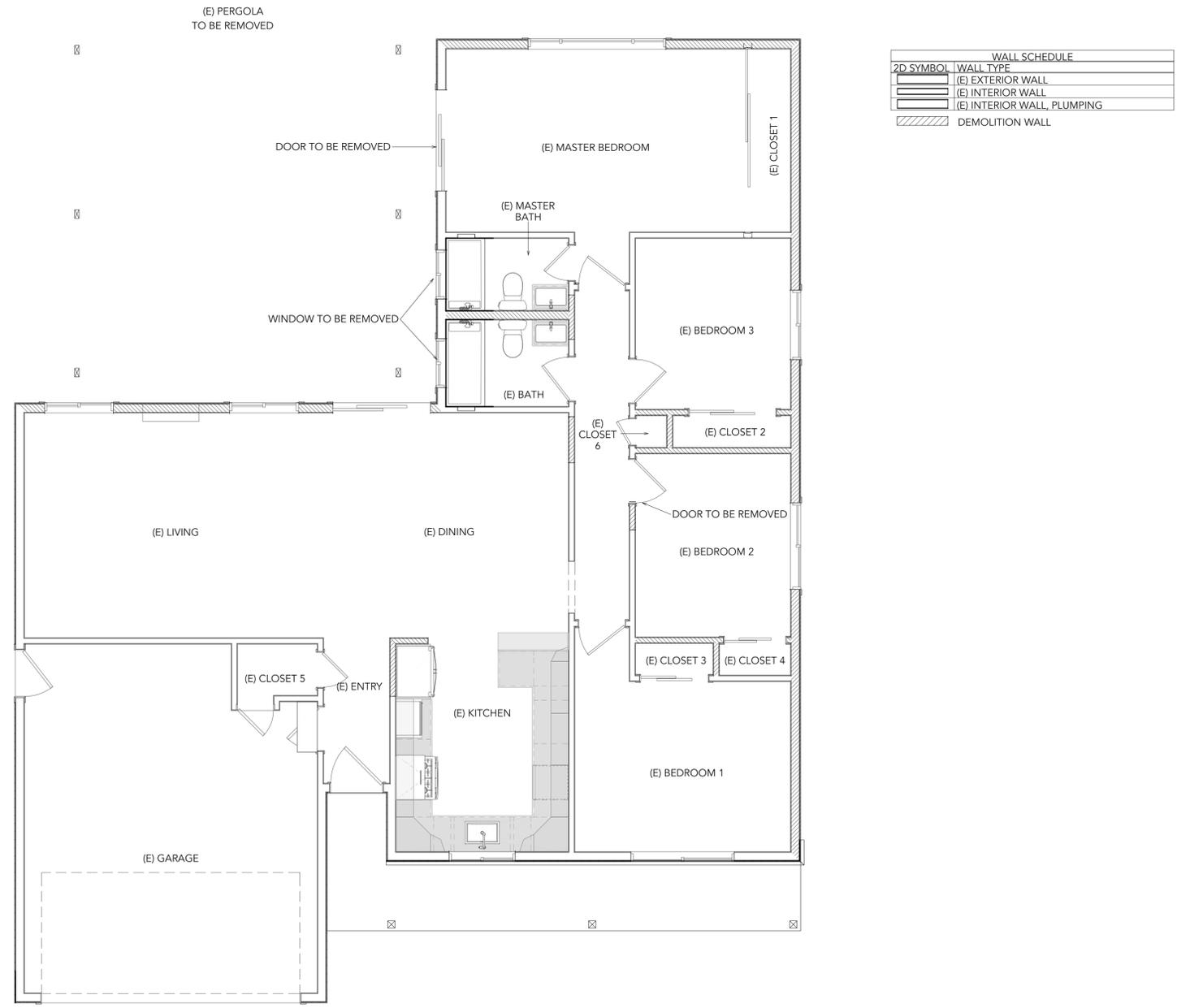
DATE

8/13/24

SCALE

1/4"=1'





PROJECT

ADDITION AND
REMODELING

ADDRESS

1115 ALLEN WAY
CAMPBELL
CA 95008

CLIENT

MARC GOURVENEK

TITLE

DEMOLITION
PLAN

DATE

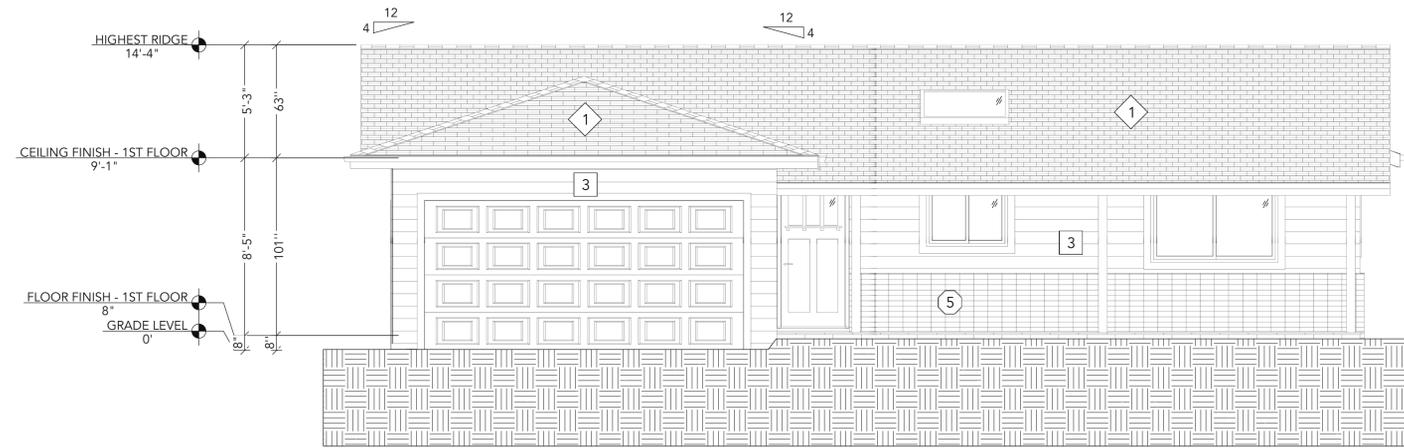
8/13/24

SCALE

1/4"=1'



-  1 (E) ROOFING SHINGLES - DUST
-  2 (E) STUCCO - WHITE
-  3 (E) SIDING - WHITE
-  4 (E) BRICK - RED
-  5 (E) AGED BRICK - RED



SE SOUTH ELEVATION, AS-BUILT/EXISTING
1/4"=1'

PROJECT

ADDITION AND
REMODELING

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CLIENT

MARC GOURVENEK

TITLE

ELEVATIONS

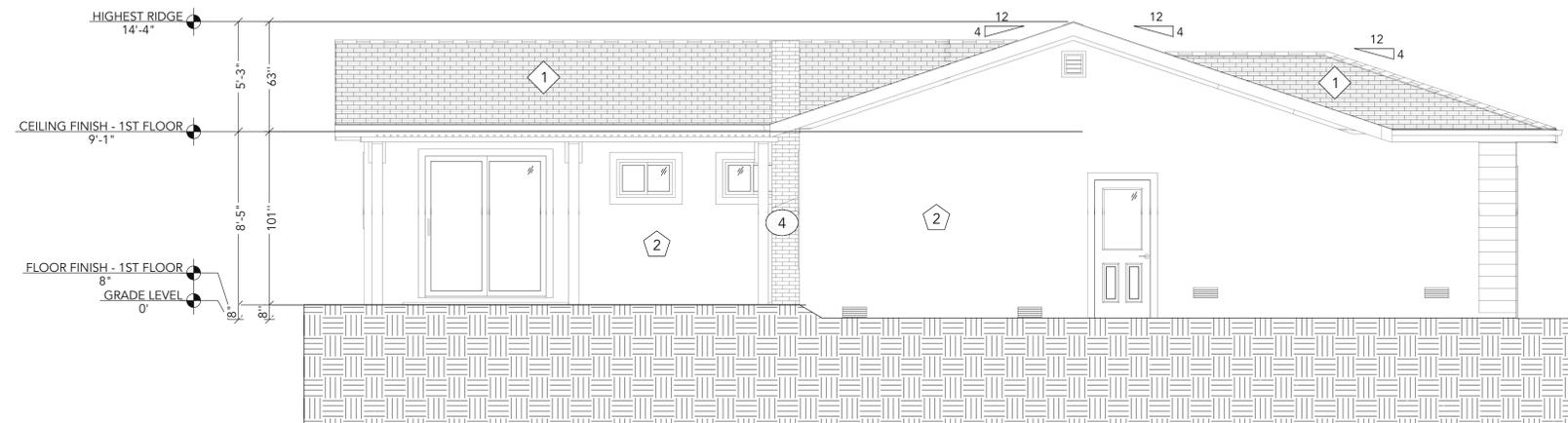
AS-BUILT/EXISTING

DATE

8/13/24

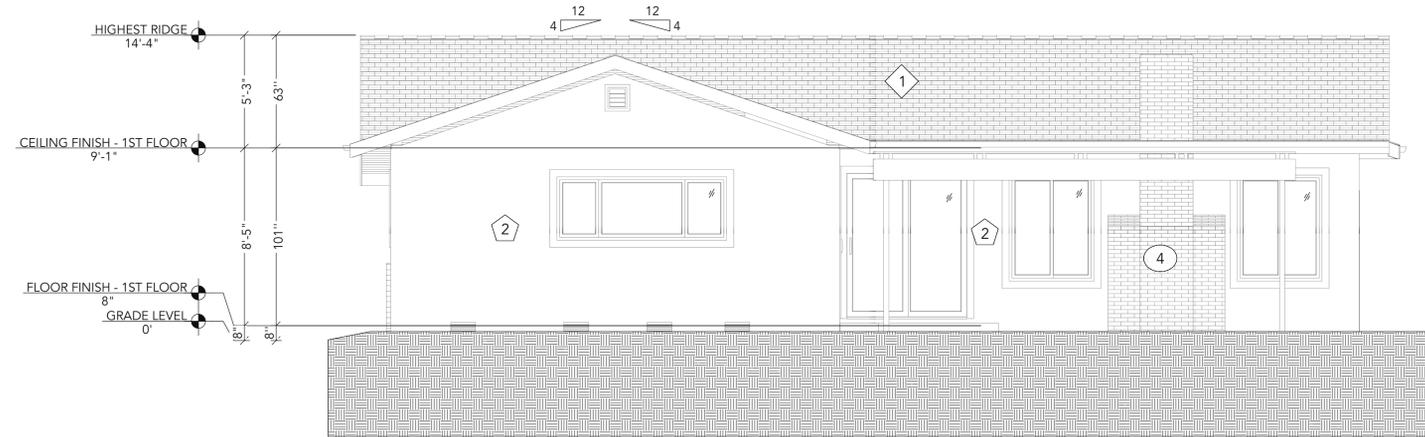
SCALE

1/4"=1'

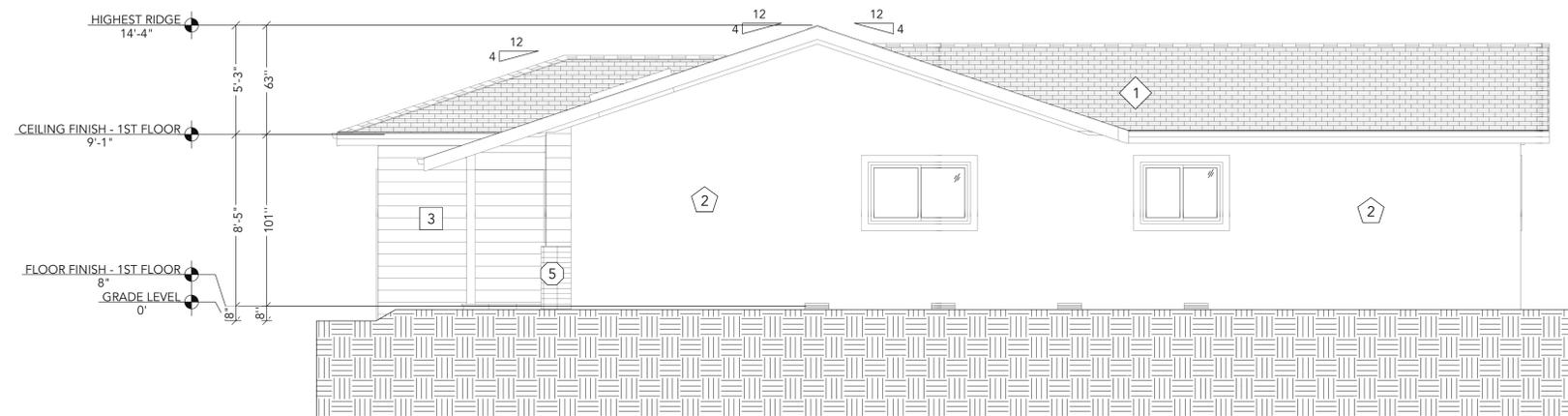


WE WEST ELEVATION, AS-BUILT/EXISTING
1/4"=1'

-  1 (E) ROOFING SHINGLES - DUST
-  2 (E) STUCCO - WHITE
-  3 (E) SIDING - WHITE
-  4 (E) BRICK - RED
-  5 (E) AGED BRICK - RED



NE NORTH ELEVATION, AS-BUILT/EXISTING
1/4"=1'



EE EAST ELEVATION, AS-BUILT/EXISTING
1/4"=1'



PROJECT

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ELEVATIONS

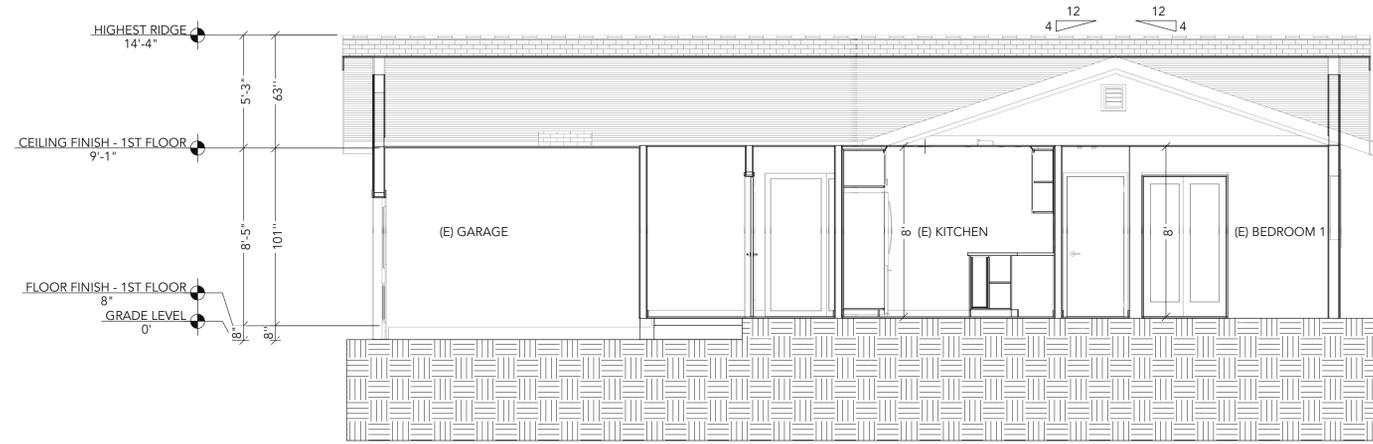
AS-BUILT/EXISTING

DATE

8/13/24

SCALE

1/4"=1'



CS1 CROSS SECTION 1, AS-BUILT/EXISTING
1/4"=1'



PROJECT

ADDITION AND
REMODELING

ADDRESS

1115 ALLEN WAY
CAMPBELL
CA 95008

CLIENT

MARC GOURVENEK

TITLE

CROSS
SECTIONS

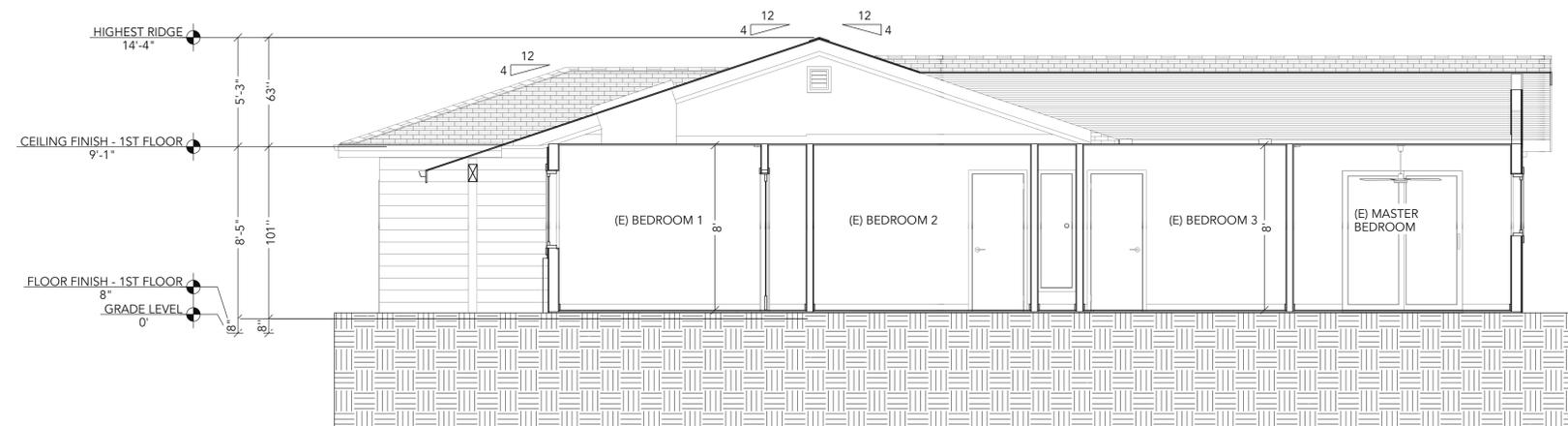
AS-BUILT/EXISTING

DATE

8/13/24

SCALE

1/4"=1'



CS2 CROSS SECTION 2, AS-BUILT/EXISTING
1/4"=1'



PROJECT

ADDITION AND
REMODELING

ADDRESS

1115 ALLEN WAY
CAMPBELL
CA 95008

CLIENT

MARC GOURVENEK

TITLE

ROOF PLAN

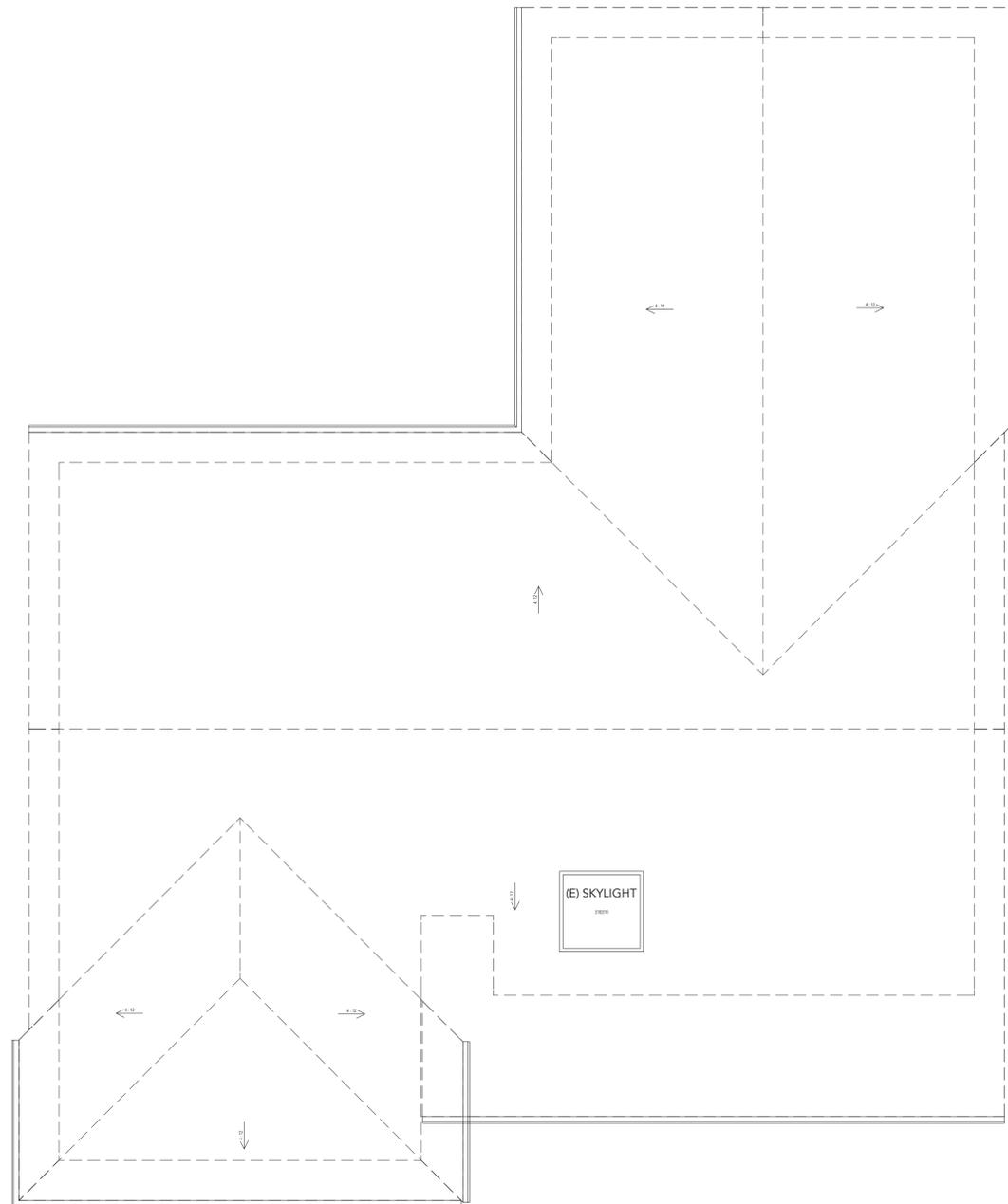
AS-BUILT/EXISTING

DATE

8/13/24

SCALE

1/4"=1'



A110

PROJECT

**ADDITION AND
REMODELING**

ADDRESS

**1115 ALLEN WAY
CAMPBELL
CA 95008**

CLIENT

MARC GOURVENEC

TITLE

FLOOR PLAN

PROPOSED

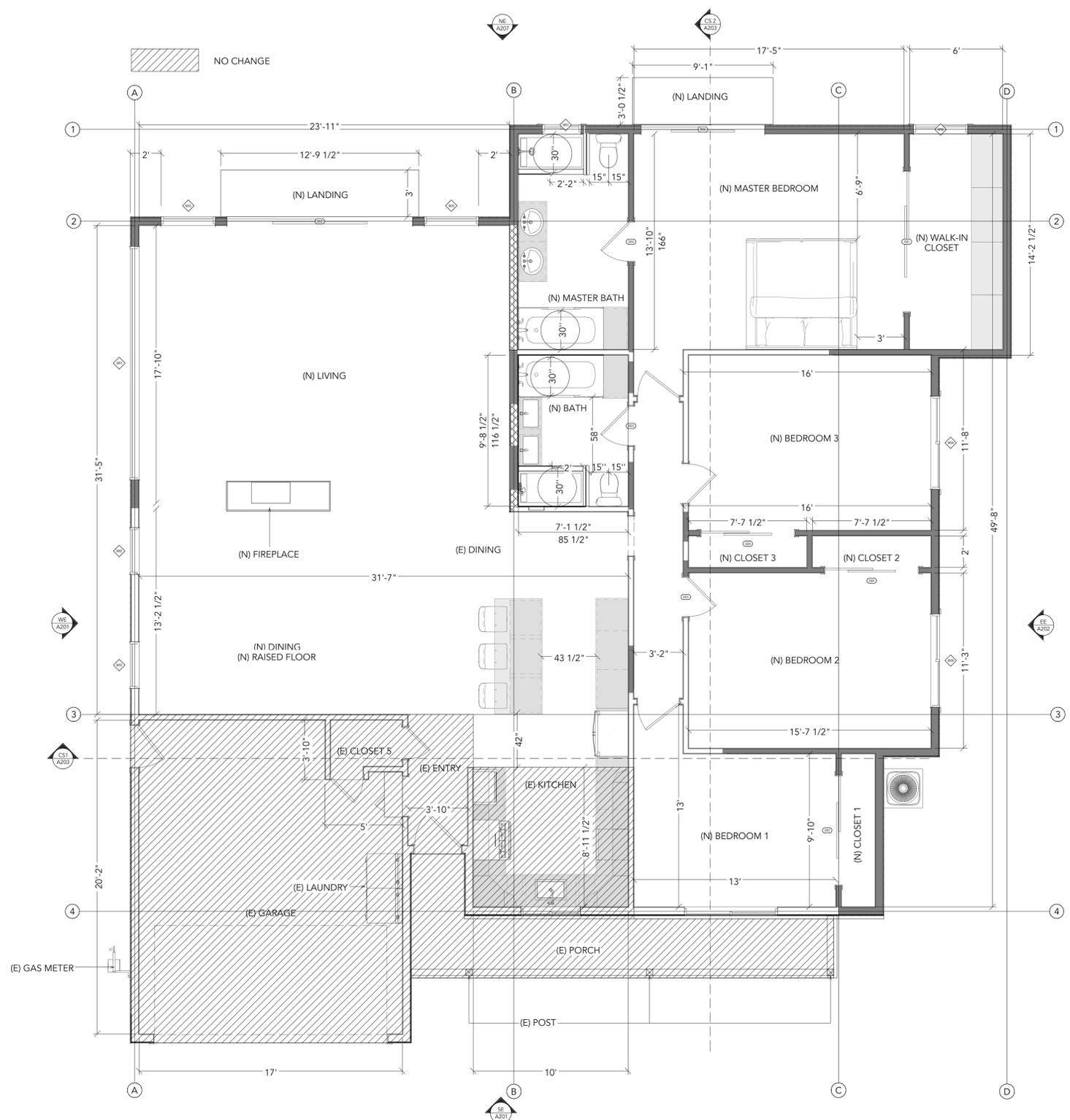
DATE

8/13/24

SCALE

1/4"=1'

PLAN GENERAL NOTES:
 1. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER R311.2 R311.2
 2. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT), PER CRC R311.3.
 3. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
 4. TEMPERED GLASS SHOULD BE USED IN HAZARDOUS LOCATIONS, INCLUDING BUT NOT LIMITED TO GLAZING IN DOORS, GLAZING WITHIN 24" FROM DOOR, GLAZING WITHIN 36" OF WALKING SURFACE, GLAZING LARGER THAN 9 SF WITH BOTTOM EDGE LESS THAN 18" AFF, GLAZING IN GUARDS AND RAILINGS, GLAZING IN WET SURFACE, GLAZING NEAR STAIRS OR RAMPS, SKYLIGHT, OR SLOPED GLAZING PER CRC R308.4.
 5. HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
 6. SHOWER DOOR TO BE 22" MINIMUM. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN A 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS PER CPC 408.5.
 7. SHOWER CURB: SHOWERS ARE REQUIRED TO HAVE A MINIMUM 2" CURB PER CPC 408.5. DIMENSION THE CURB ON THE PLANS OR ELEVATION TO SHOW COMPLIANCE.
 CALGREEN NOTES:
 1. EXTERIOR DOOR TO BE CAULKED BETWEEN THE DOOR AND THE BUILDING AND BE WEATHER-STRIPPED PER CEC 110.6(B).
 2. ALL INSTALLED LUMINAIRES TO BE HIGH-EFFICACY IN ACCORDANCE WITH CENERGYC TABLE 150.0-A. CENERGYC 150(K)(1)(A).
 3. LUMINAIRES THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS TO HAVE DIMMING CONTROLS. CENERGYC 150.0(K)(2)(J).



WALL SCHEDULE

2D SYMBOL	WALL TYPE
[Symbol]	(E) EXTERIOR WALL
[Symbol]	(E) EXTERIOR WALL, CONVERT TO INTERIOR
[Symbol]	(N) EXTERIOR WALL
[Symbol]	(E) INTERIOR WALL
[Symbol]	(N) INTERIOR WALL

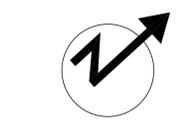
(N) DOOR SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	TEMPERED
DD1	1	1	108"	80"	SLIDER-PANEL	
DD2	1	1	144"	96"	EXT. SLIDER-GLASS PANEL	YES
DD3	3	1	30"	80"	HINGED-DOOR P01	
DD4	2	1	72"	80"	SLIDER-PANEL	
DD5	1	1	84"	80"	SLIDER-PANEL	
DD6	1	1	96"	82"	EXT. SLIDER-GLASS PANEL	YES

(N) WINDOW SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	DESCRIPTION	TEMPERED
WW1	1	1	180"	24"		FIXED GLASS	YES
WW2	2	1	36"	94"		SINGLE AWNING	YES
WW3	1	1	30"	24"		RIGHT SLIDING	
WW4	2	1	72"	60"	YES	RIGHT SLIDING	
WW5	2	1	42"	92"		FIXED GLASS	YES
WW6	1	1	42"	24"		RIGHT SLIDING	

F FLOOR PLAN, 1ST FLOOR
1/4"=1'

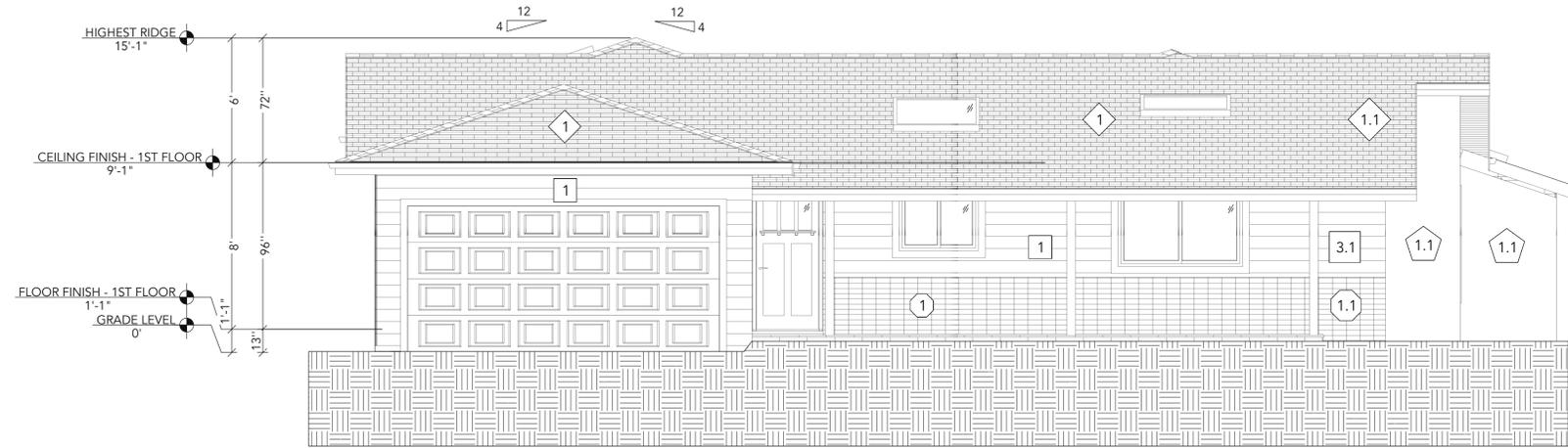


A200

-  1 (E) ROOFING SHINGLES - DUST
-  1.1 (N) ROOFING SHINGLES - DUST TO MATCH
-  2 (E) STUCCO - WHITE
-  2.1 (N) STUCCO - WHITE TO MATCH
-  3 (E) SIDING - WHITE
-  3.1 (N) SIDING - WHITE TO MATCH
-  4 (E) AGED BRICK - RED
-  4.1 (N) AGED BRICK - RED TO MATCH

ELEVATION NOTES
 1. EXTERIOR STUCCO TO HAVE TWO LAYERS OF GRADE 'D' BUILDING PAPER OVER WOOD BASE SHEETING WITH 3/2" WEEP SCREED MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS PER CRC 703.6.2.1.
 2. STUCCO TO BE APPLIED WITH A 3 COAT APPLICATION OVER METAL LATH OR WIRE LATH PER CRC R703.6.2.

UNDERLAYMENT:
 - ROOFING FELT PAPER
 - STANDARD BLACK SIDING/STUCCO PAPER



SE SOUTH ELEVATION, PROPOSED
1/4"=1'

PROJECT

ADDITION AND
REMODELING

ADDRESS

1115 ALLEN WAY
CAMPBELL
CA 95008

CLIENT

MARC GOURVENEK

TITLE

ELEVATIONS

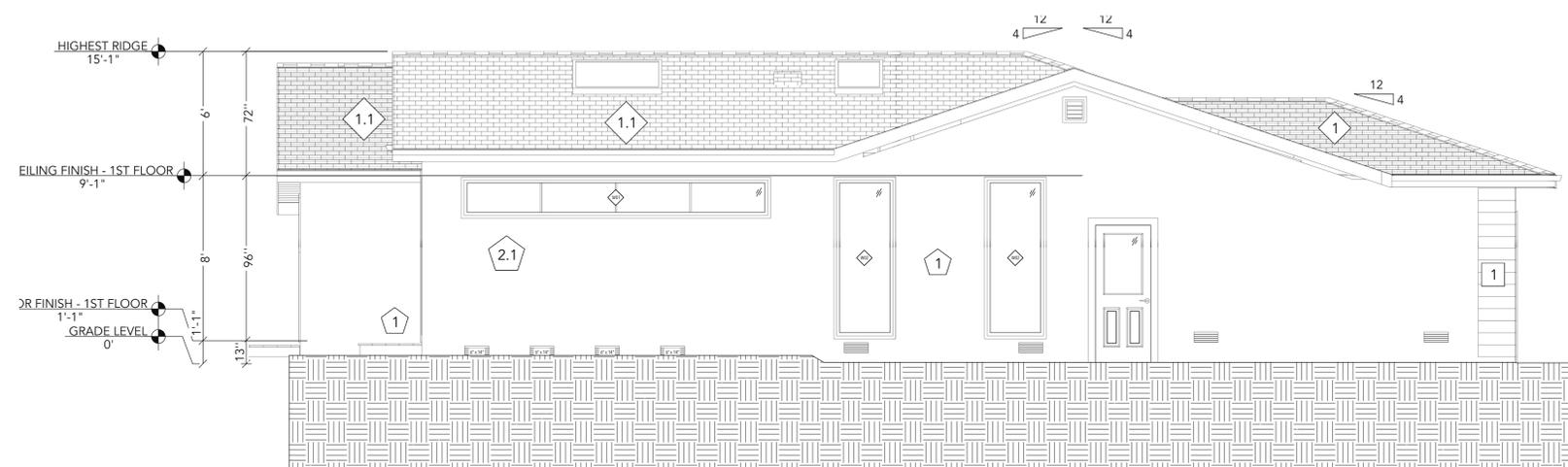
PROPOSED

DATE

8/13/24

SCALE

1/4"=1'

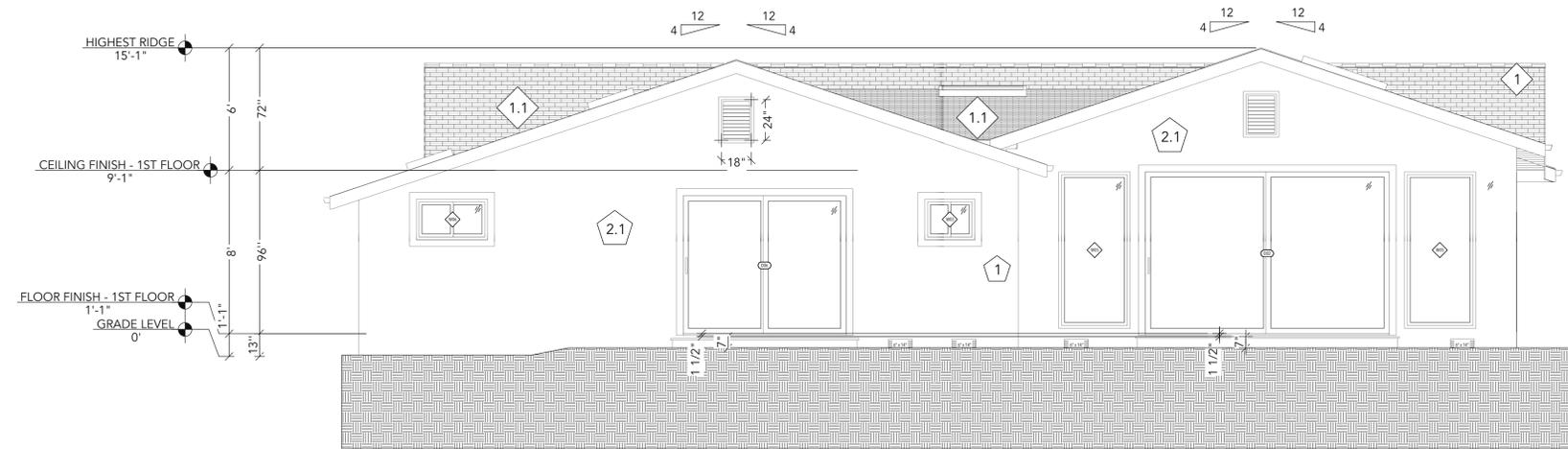


WE WEST ELEVATION, PROPOSED
1/4"=1'

-  1 (E) ROOFING SHINGLES - DUST
-  1.1 (N) ROOFING SHINGLES - DUST TO MATCH
-  2 (E) STUCCO - WHITE
-  2.1 (N) STUCCO - WHITE TO MATCH
-  3 (E) SIDING - WHITE
-  4 (E) AGED BRICK - RED
-  4.1 (N) AGED BRICK - RED TO MATCH

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 1. EXTERIOR STUCCO TO HAVE TWO LAYERS OF GRADE 'D' BUILDING PAPER OVER WOOD BASE SHEETING WITH 3/2" WEEP SCREED MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS PER CRC 703.6.2.1.
 2. STUCCO TO BE APPLIED WITH A 3 COAT APPLICATION OVER METAL LATH OR WIRE LATH PER CRC R703.6.2.

UNDERLAYMENT:
 - ROOFING FELT PAPER
 - STANDARD BLACK SIDING PAPER



NE NORTH ELEVATION, PROPOSED
1/4"=1'

PROJECT

ADDITION AND REMODELING

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 CAMPBELL
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ELEVATIONS

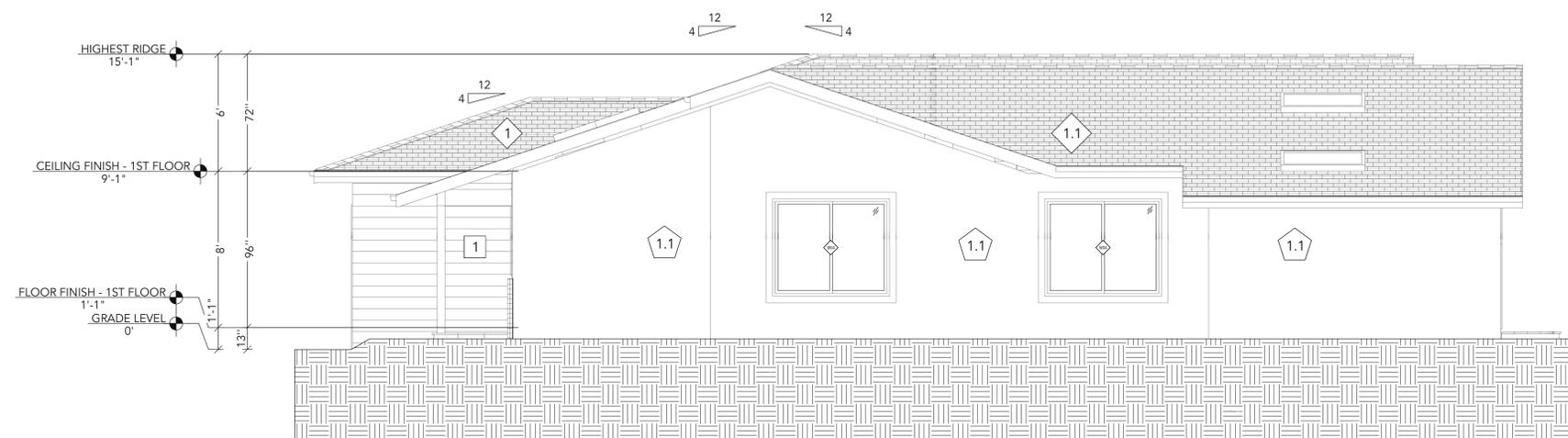
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DATE

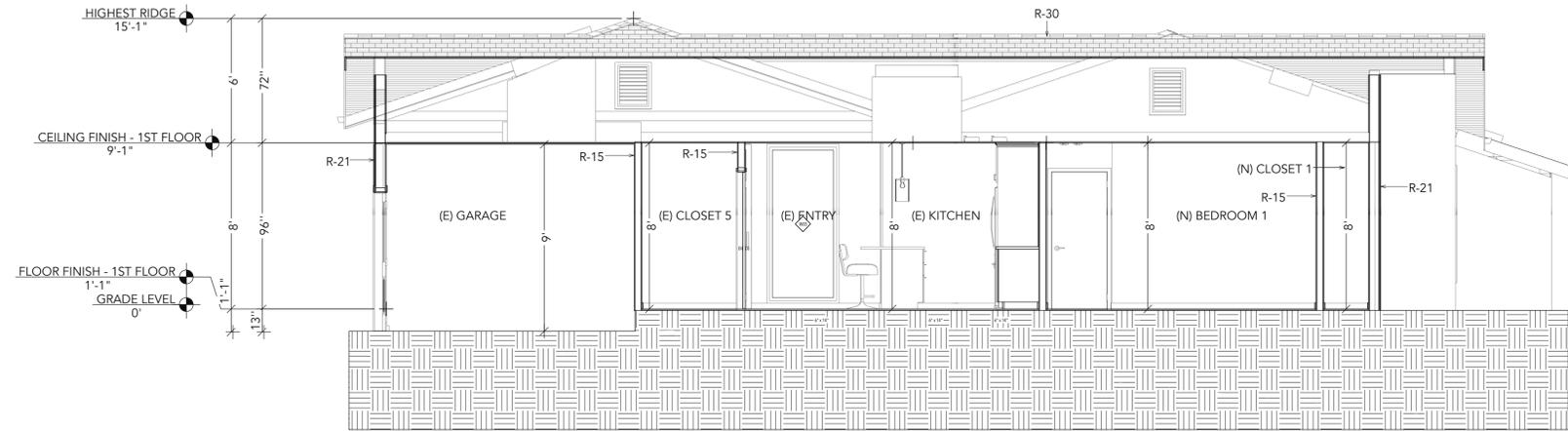
8/13/24

SCALE

1/4"=1'



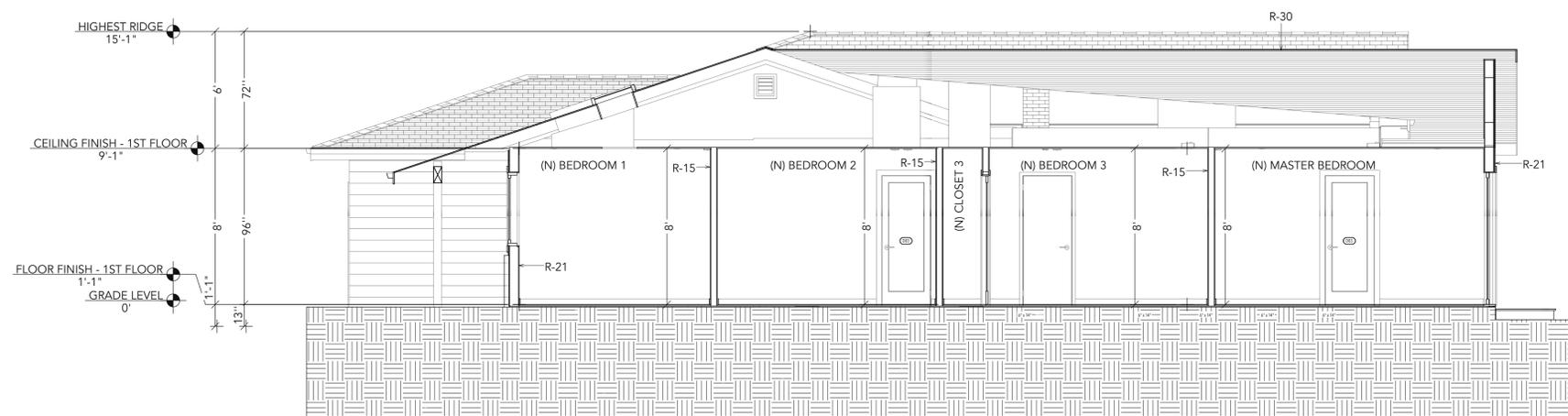
EE EAST ELEVATION, PROPOSED
1/4"=1'



FOUNDATION PER STRUCTURAL



CS1 CROSS SECTION 1, PROPOSED
1/4"=1'



FOUNDATION PER STRUCTURAL



CS2 CROSS SECTION 2, PROPOSED
1/4"=1'

PROJECT

**ADDITION AND
REMODELING**

ADDRESS

1115 ALLEN WAY
CAMPBELL
CA 95008

CLIENT

MARC GOURVENEK

TITLE

**CROSS
SECTIONS**

PROPOSED

DATE

8/13/24

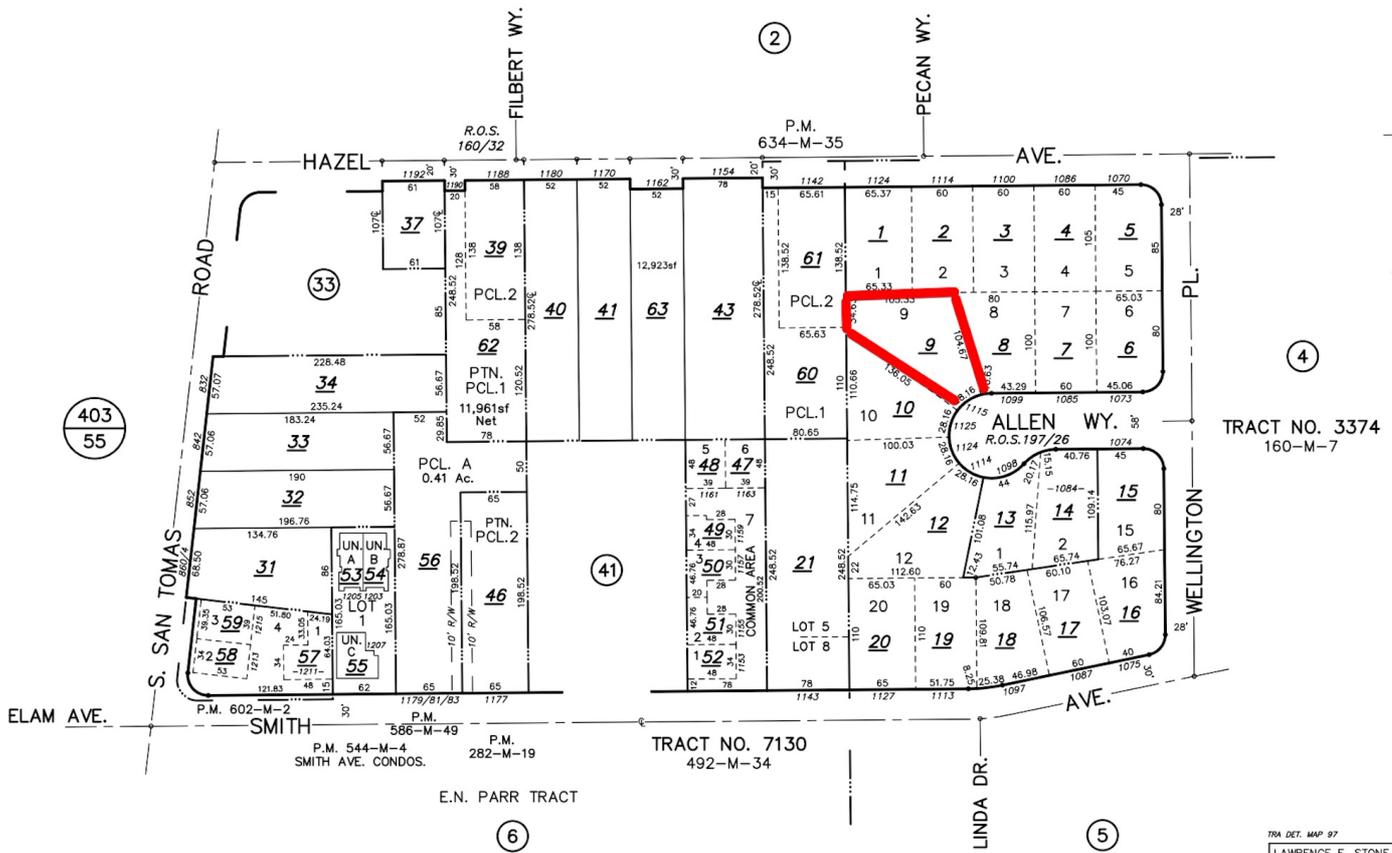
SCALE

1/4"=1'

Area plan with lots

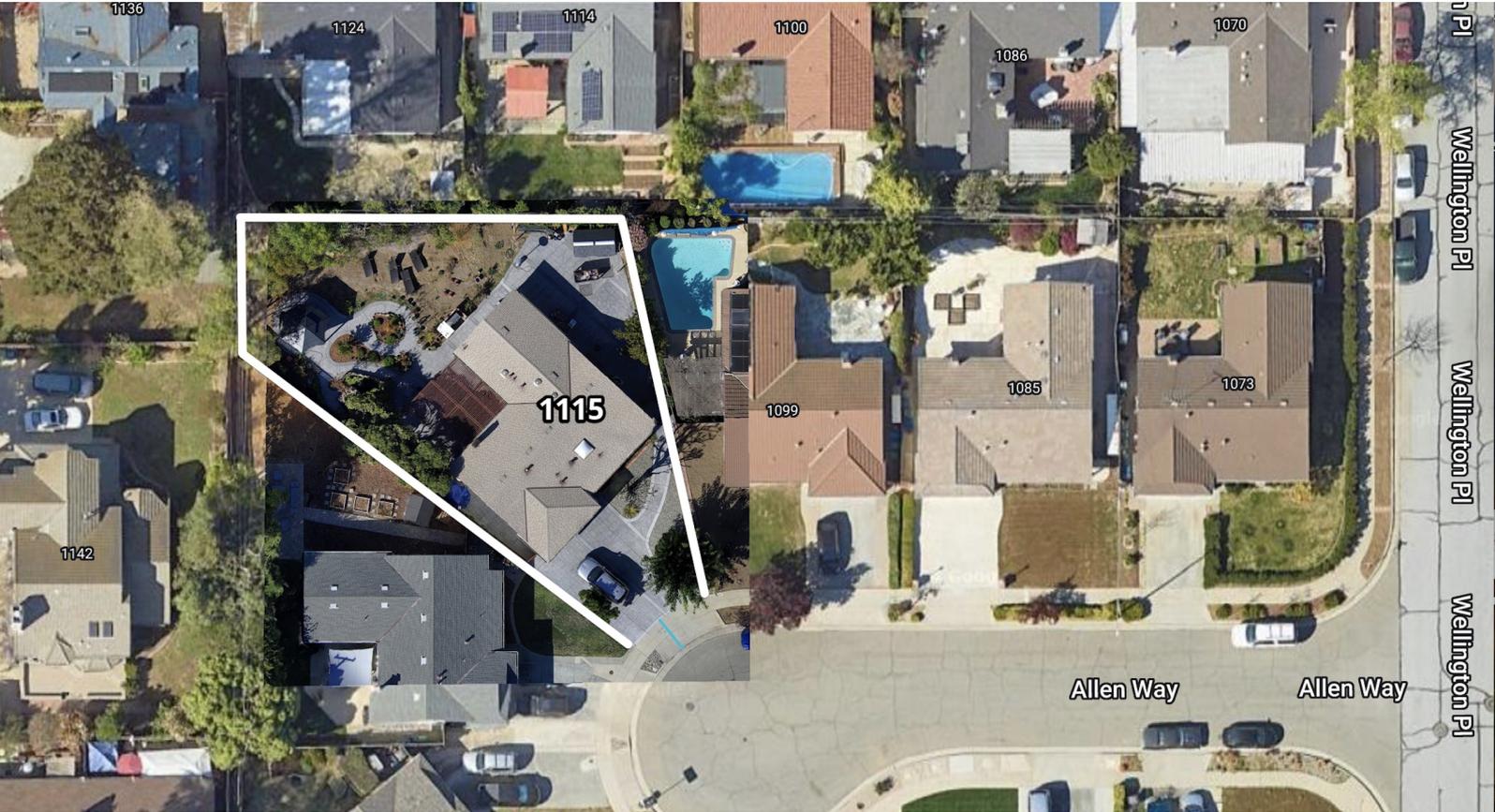
OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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TRA DET. MAP 97
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2023-2024

Drone view of the house



Front view of the house



Front view of the house 2



Backyard view of the house



Backyard view of the house



View from backyard - Left



View from backyard - Right

Water heater



Gas meter



73.92 in

