



**CITY OF CAMPBELL**  
**Community Development Department**

November 10, 2014

## **NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT**

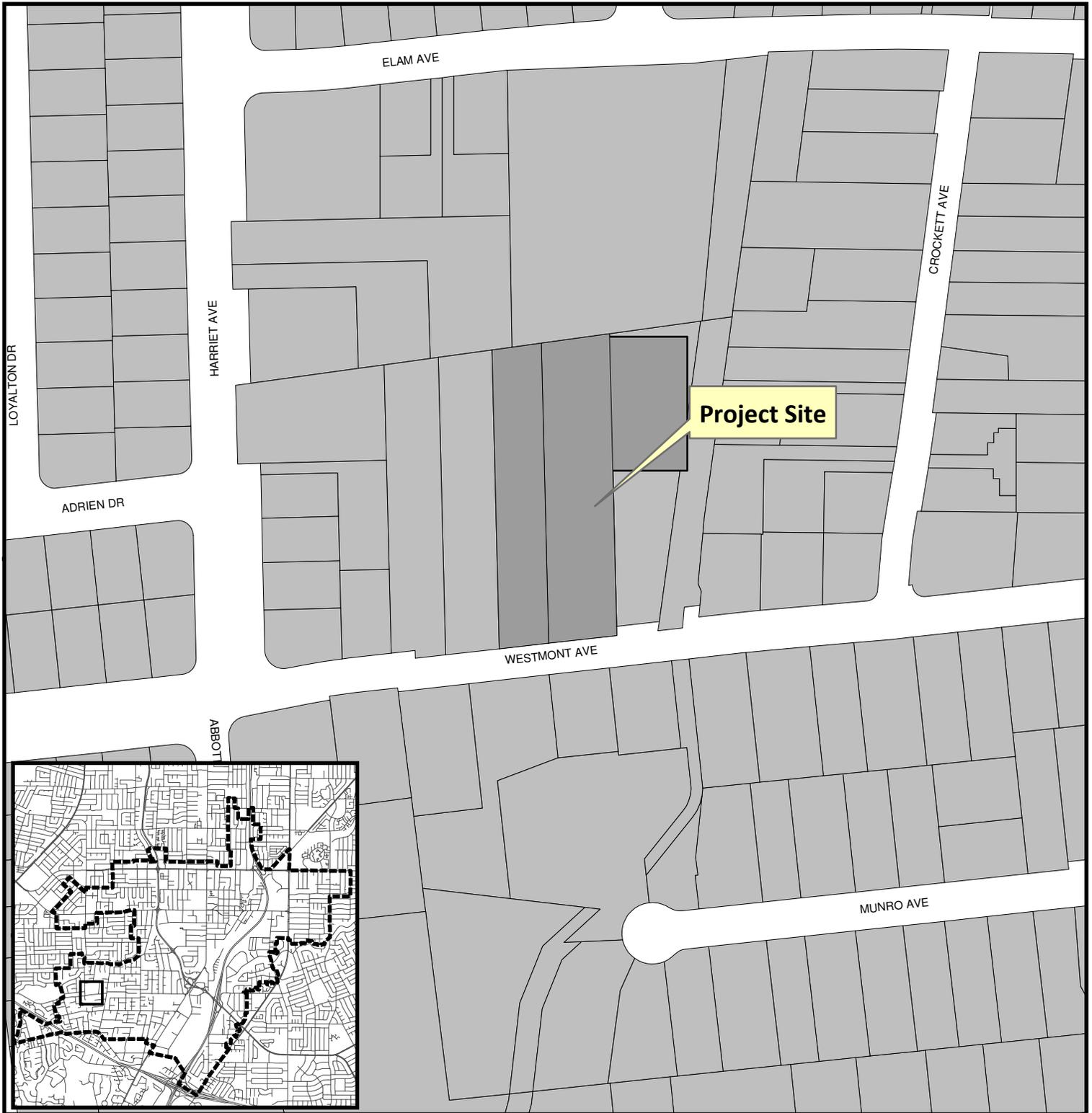
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site & Architectural Review Permit for the following project proposal:

<b>File No.:</b>	<b>PLN2014-221:228</b>
<b>Applicant:</b>	<b>Degan Development Corporation</b>
<b>Project Address:</b>	<b>1411 and 1421 Westmont Avenue (future Jasmine Ct.)</b>
<b>Property Owner:</b>	<b>Degan Development Corporation</b>
<b>Zoning District:</b>	<b>R-1-6 (Single-Family Residential)</b>
<b>General Plan:</b>	<b>Low Density Residential</b>
<b>Project Description:</b>	<b>Administrative Site and Architectural Review Permits to allow the construction of nine (9) two-story single family residences within an approved subdivision (Jasmine Ct.).</b>

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on November 10, 2014 and ends on November 20, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on November 20, 2014. The Director will then consider all comments submitted within this time period prior to a decision.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Associate Planner in the Community Development Department at (408) 866-2193 or by email at [danielf@cityofcampbell.com](mailto:danielf@cityofcampbell.com).

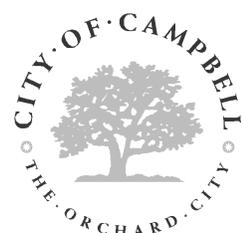
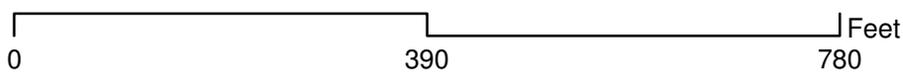
# Project Location Map



**Project Location:** 1411 and 1421 Westmont Avenue

**Application Type:** Administrative Site and Architectural Review Permits (9)

**Planning File No.:** PLN2014-221:228



Community Development Department  
Planning Division

# PROJECT DATA

- LOCATION: 1411 & 1421 WESTMONT AVENUE CAMPBELL, CA
- ASSESSOR PARCEL NUMBER: 403-10-113 & 403-10-114
- ZONING: R-1-6 (SAN THOMAS AREA NEIGHBORHOOD PLAN)
- GENERAL PLAN: LOW DENSITY RESIDENTIAL LESS THAN 6 DUA
- EXISTING LAND USE: VACANT & RESIDENCES
- PROPOSED LAND USE: DETACHED SINGLE-FAMILY RESIDENTIAL
- SITE AREA: GROSS 1.8532 ACRES/ 80725 SQUARE FEET
- NUMBER OF LOTS: 9 PROPOSED
- DENSITY: (9/ 1.8532) 4.86 DUA
- AREA TABULATION:

Lot No.	Lot Size And Building Area										
	A	B	C	D	E	F	G	H	J	K	L
Net Lot Siz (SF)	Allowable 45%	1st Flr (SF) Living & Garage	Porch (SF)	Coverage (%) (D+E)/B	2nd Flr (SF)	1st /2nd FAR (%) (D+G)/B	Bldg Total (SF) Living & Garage	Designed Floor Area (J+L) (SF)	Basement Living (SF)		
1	6751	3038	1496/428	1924	233	32	1114	45	2610/428	3038	0
2	6173	2778	1303/440	1743	52	29	1015	45	2338/440	3448	1110
3	6173	2778	1303/440	1743	52	29	1015	45	2338/440	3448	1110
4	6002	2701	1200/439	1729	61	30	972	45	2262/439	2701	0
5	6781	3051	1475/459	1934	33	29	1117	45	2592/459	3051	0
6	6947	3126	1505/453	1958	43	29	1168	45	2673/453	3126	0
7	7105	3197	1605/455	2060	93	30	1137	45	2742/455	3197	0
8	10067	4530	1747/455	2202	155	23	1578	38	3325/455	3780	0
9	7310	3290	1649/454	2103	199	31	1186	45	2835/454	3289	0

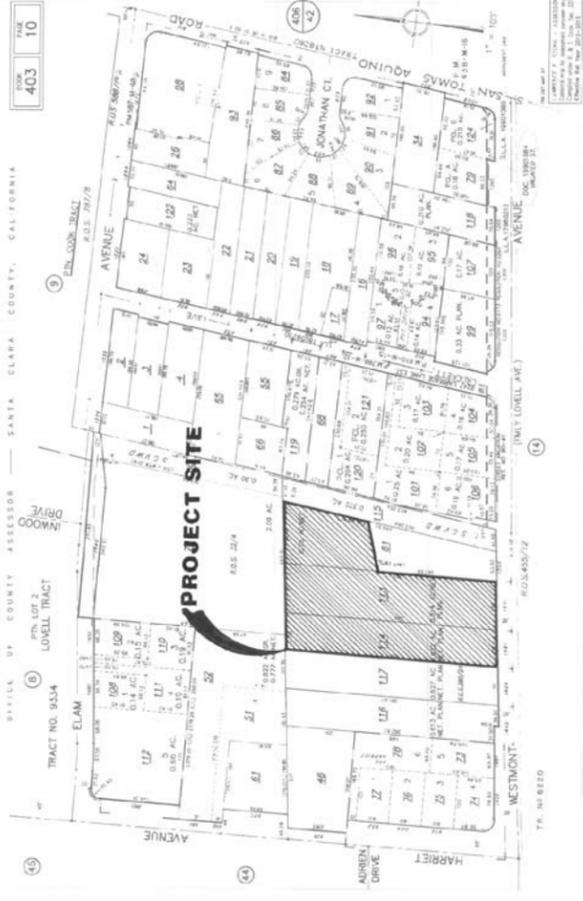
- SETBACKS: FRONT 20' / 25' AT GARAGE.  
REAR 20' / 10' WHERE THE USABLE YARD AREA GREATER THAN 20 X LOT WIDTH  
SEE DIAGRAM & CALCULATION ON AS-4, AS-5, AS-6, AS-0 FOR SETBACK LESS THAN 20' IN REAR.  
SIDE THE GREATER OF 5, OR 1/2 THE HT. OF THE BLDG WALL ADJACENT TO THE PROPERTY LINE.
- FAR: 0.45
- COVERAGE: 40%
- BLDG HT.: 28' AND LESS THAN 2-1/2 STORIES MEASURED FROM ADJ. NATURAL GRADE

**OWNER:** DEGAN DEVELOPMENT CORPORATION  
2959 S. WINCHESTER BLVD, SUITE 200A  
CAMPBELL, CA95008  
(408) 825-2895

# LOCATION MAP



N.T.S



# DRAWING INDEX

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# CONSULTANTS

<b>ARCHITECT:</b> STEVE YANG & ASSOCIATES	1618 WILLOWHURST AVE. SAN JOSE, CA 95125	TEL (408) 694-1618 FAX (408) 694-8888
<b>CIVIL ENGINEER:</b> STERLING CONSULTANTS	300 PAPAL COURT SAN RAMON, CA 94582	TEL (925) 705-3633
<b>SOIL ENGINEER:</b> AMERICAN SOIL TESTING, INC.	2734 S. BASCOM AVE SAN JOSE, CA 95124	TEL (408) 559-6400
<b>LANDSCAPE ARCHITECT:</b> WILSON & ASSOCIATES	815 SAN DIEGO RD BERKELEY, CA 94070	TEL (510) 644-9602

- STRUCTURAL ENGINEER:**
- MECHANICAL ENGINEER:**
- ELECTRICAL ENGINEER:**

# WESTMONT VILLA 9 SINGLE FAMILY HOUSING DEVELOPMENT WESTMONT AVE. + JASMINE COURT CAMPBELL, CA

S.A.R.P.

Steve Yang & Associates  
architects o/a/p/e  
planning  
& design

1618 WILLOWHURST AVE.  
SAN JOSE, CA 95125  
(408) 694-1618

Revisions	By
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Steve Yong  
S. Associates  
architects dlc/llc  
architecture  
landscape  
design

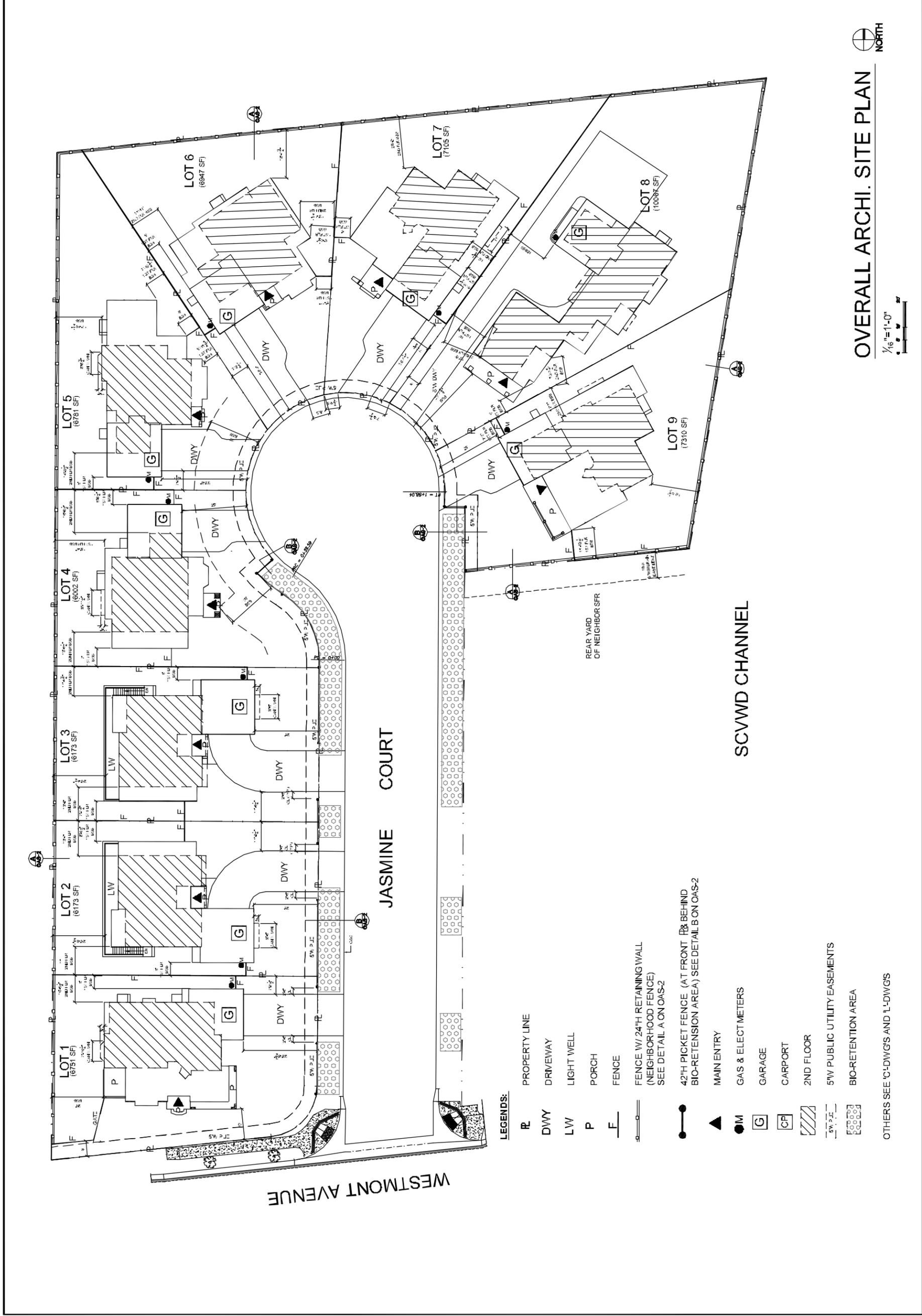
1618 WILLOWHURST AVE.  
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(408) 654-1618

9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA


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OVERALL ARCHI. SITE PLAN

1/16" = 1'-0"

NORTH

- LEGENDS:**
- R** PROPERTY LINE
  - DWY** DRIVEWAY
  - LW** LIGHT WELL
  - P** PORCH
  - F** FENCE
  - FENCE W/ 24" H RETAINING WALL (NEIGHBORHOOD FENCE) SEE DETAIL A ON OAS-2
  - 42" H PICKET FENCE (AT FRONT & BEHIND BIO-RETENSION AREA) SEE DETAIL B ON OAS-2
  - MAIN ENTRY
  - GAS & ELECT METERS
  - GARAGE
  - CARPORT
  - 2ND FLOOR
  - 5W PUBLIC UTILITY EASEMENTS
  - BIO-RETENTION AREA
- OTHERS SEE 'C'-DWGS AND 'L'-DWGS



Steve Yong  
S Associates  
architects dlc/pe  
architecture  
3 design

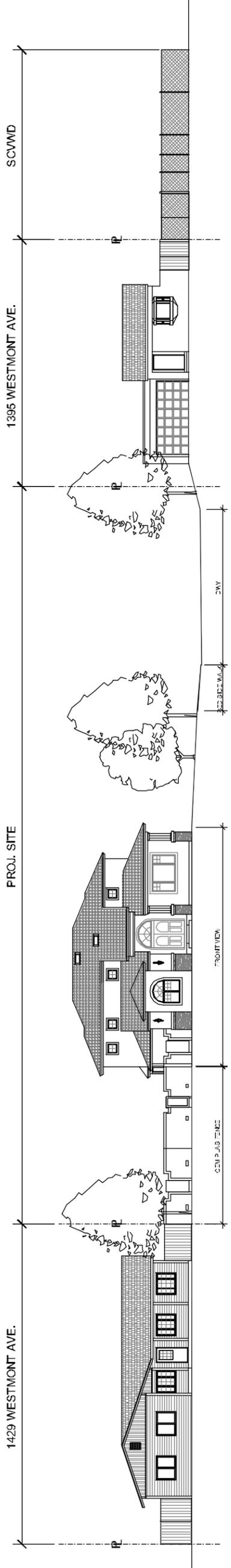
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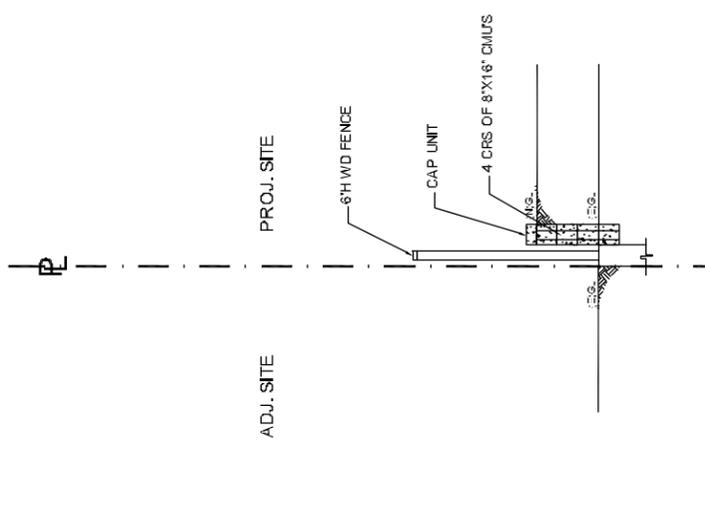
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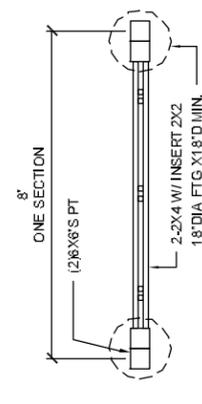
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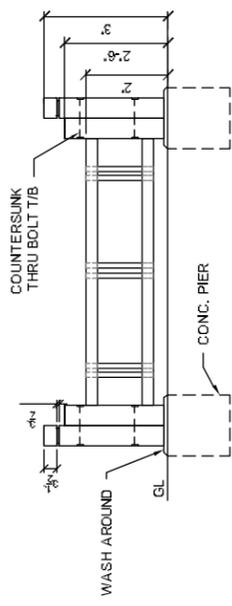
**STREETSCAPE (VIEWED FROM WESTMONT AVE.)**



MASONRY RT WALL @ NEIGHBOR FENCE **(A)**

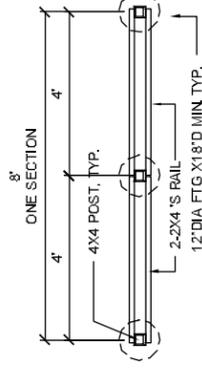


PLAN

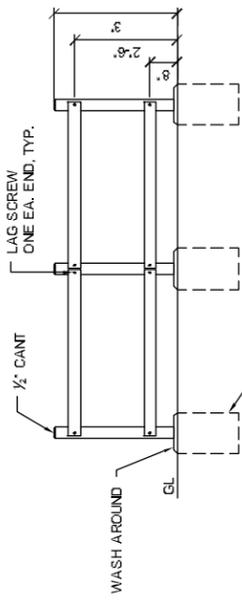


ELEVATION

OPTION A

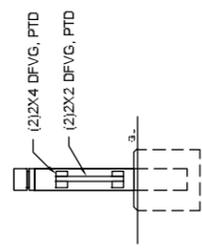


PLAN



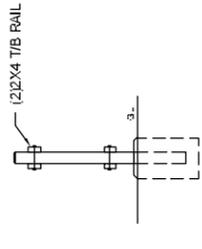
ELEVATION

OPTION B



SECTION

PICKET FENCE **(B)**



SECTION

# LOT 1



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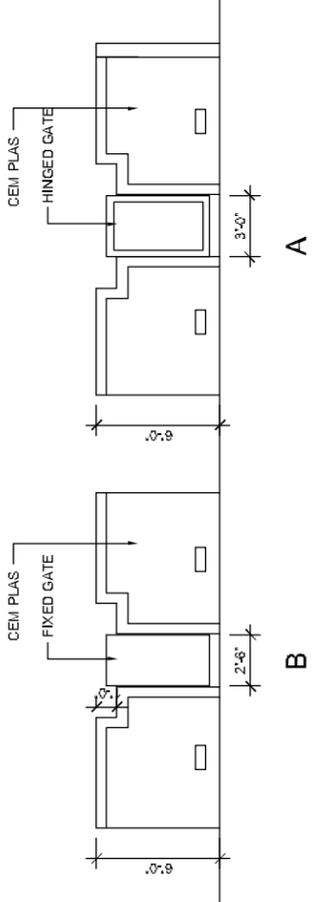
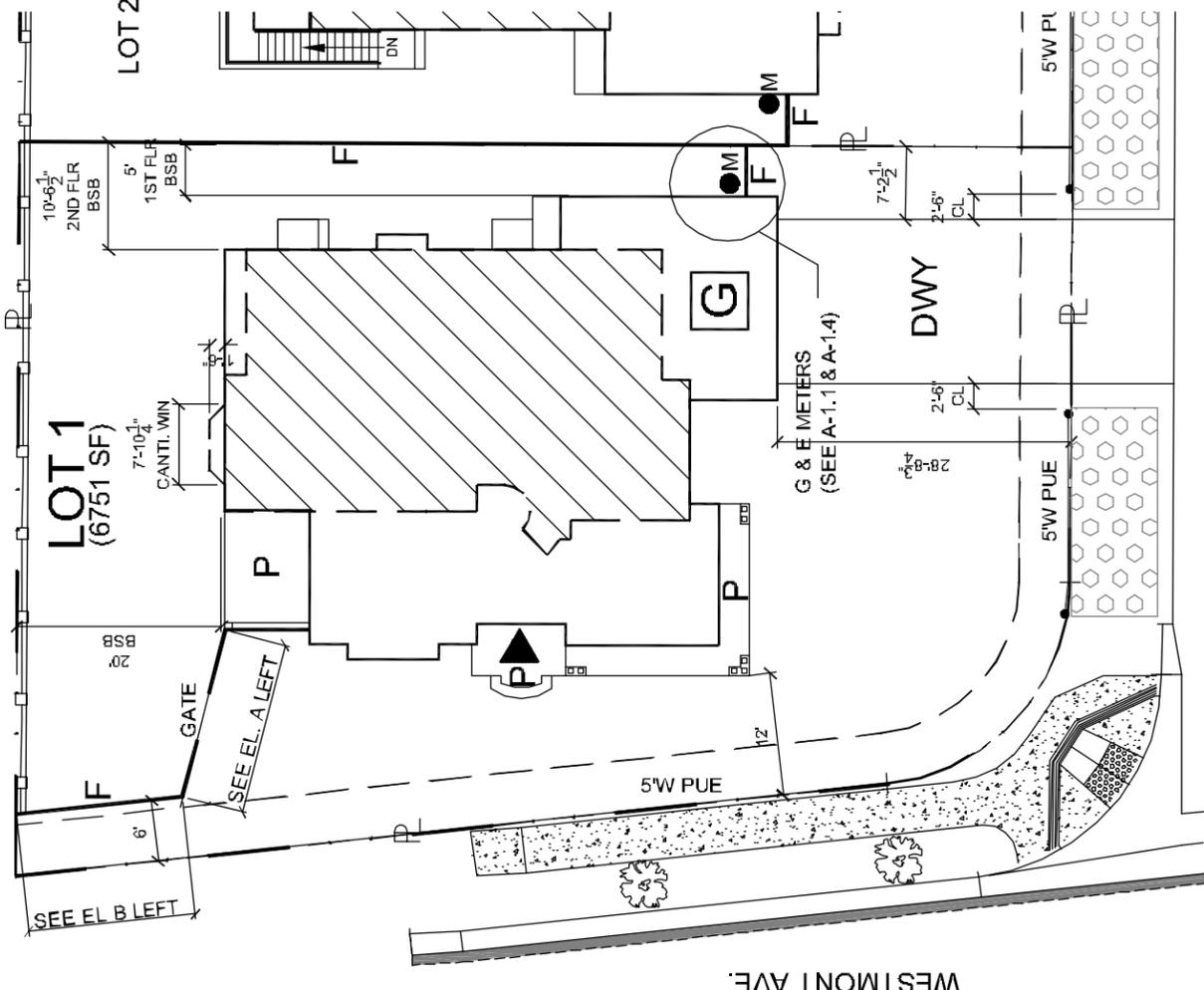
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**LEGENDS:**

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- ▲ MAIN ENTRY
- GAS & ELECT METERS
- G GARAGE
- CP CARPORT
- 2ND FLOOR
- 5W PUBLIC UTILITY EASEMENTS
- BIO-RETENSION AREA

OTHERS SEE C-DWG'S AND L-DWG'S

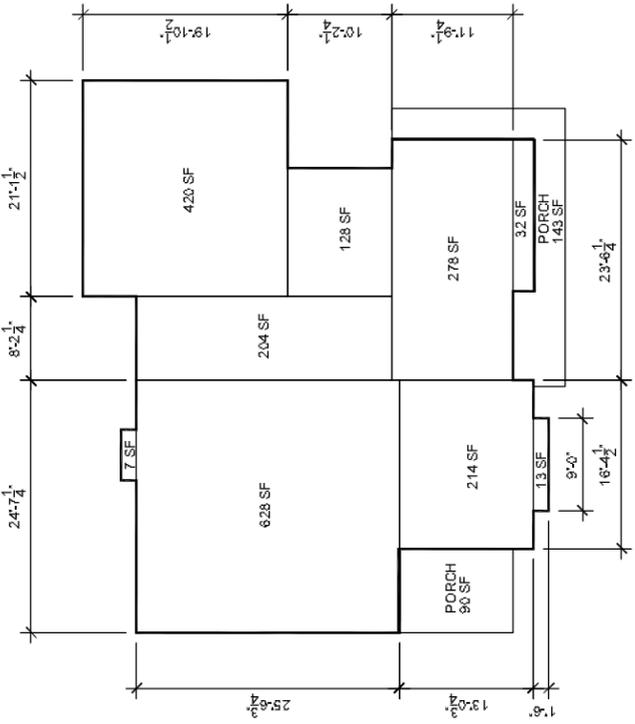


**FENCE ELEVATIONS**

1/4" = 1'-0"

SITE PLAN  
1/8" = 1'-0"  
0 5 10' 20'  
NORTH

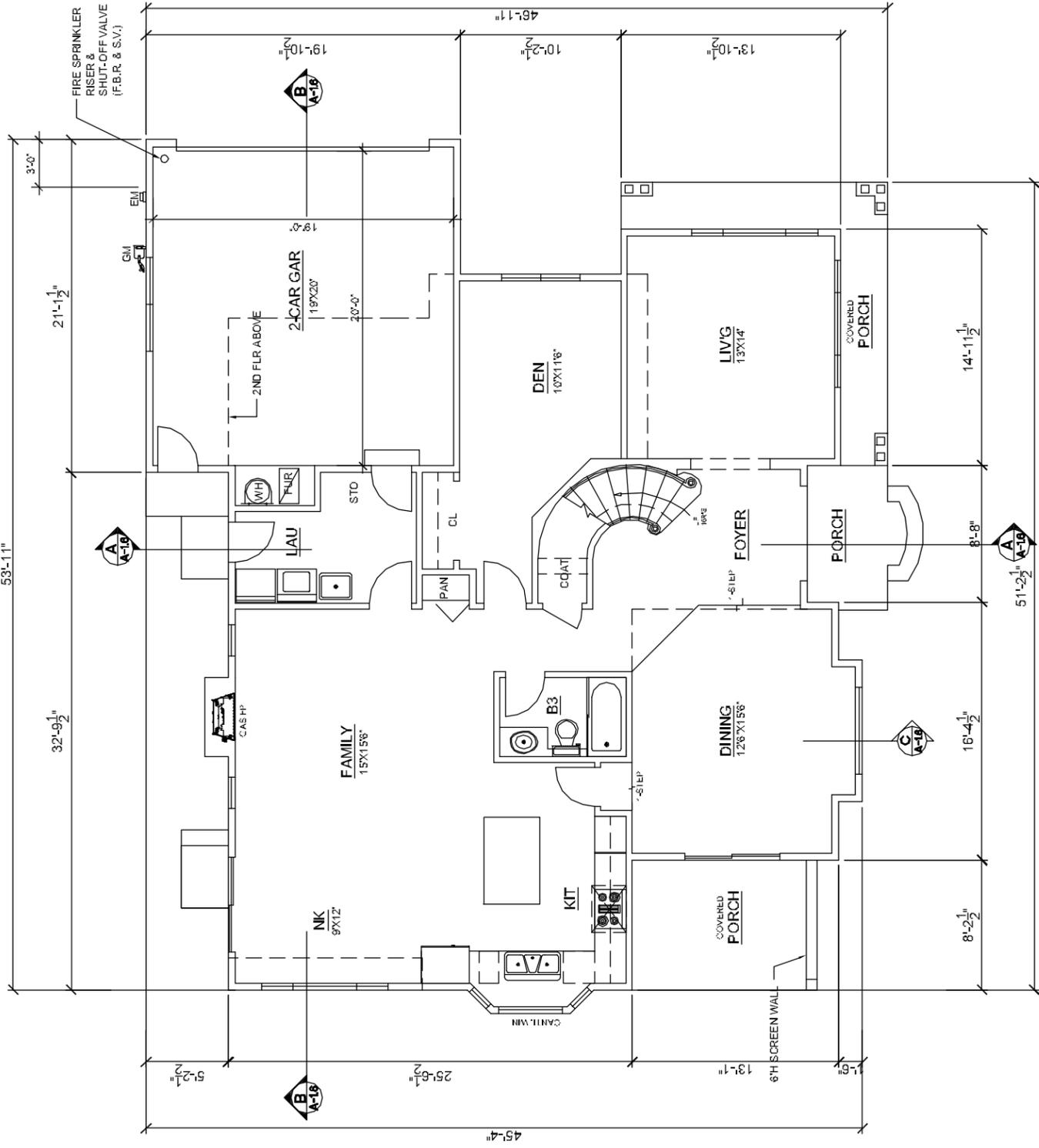
LOT 1



**AREA CAL.**

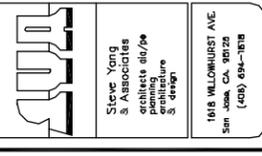
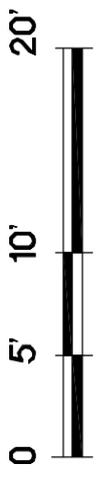
1/8" = 1'-0"

LIVING AREA = 1496 SF  
 GARAGE = 428 SF  
 TOTAL AREA = 1924 SF



**1ST FLOOR PLAN**

1/4" = 1'-0"



Steve Yong & Associates  
 architects d/c/p/e  
 architecture  
 3 design  
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 (408) 654-1616

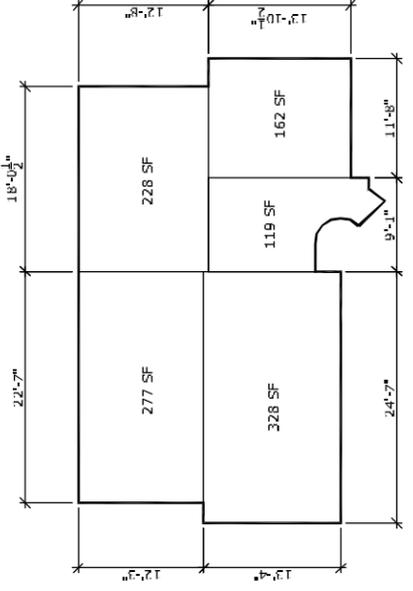
9 SINGLE FAMILY  
 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

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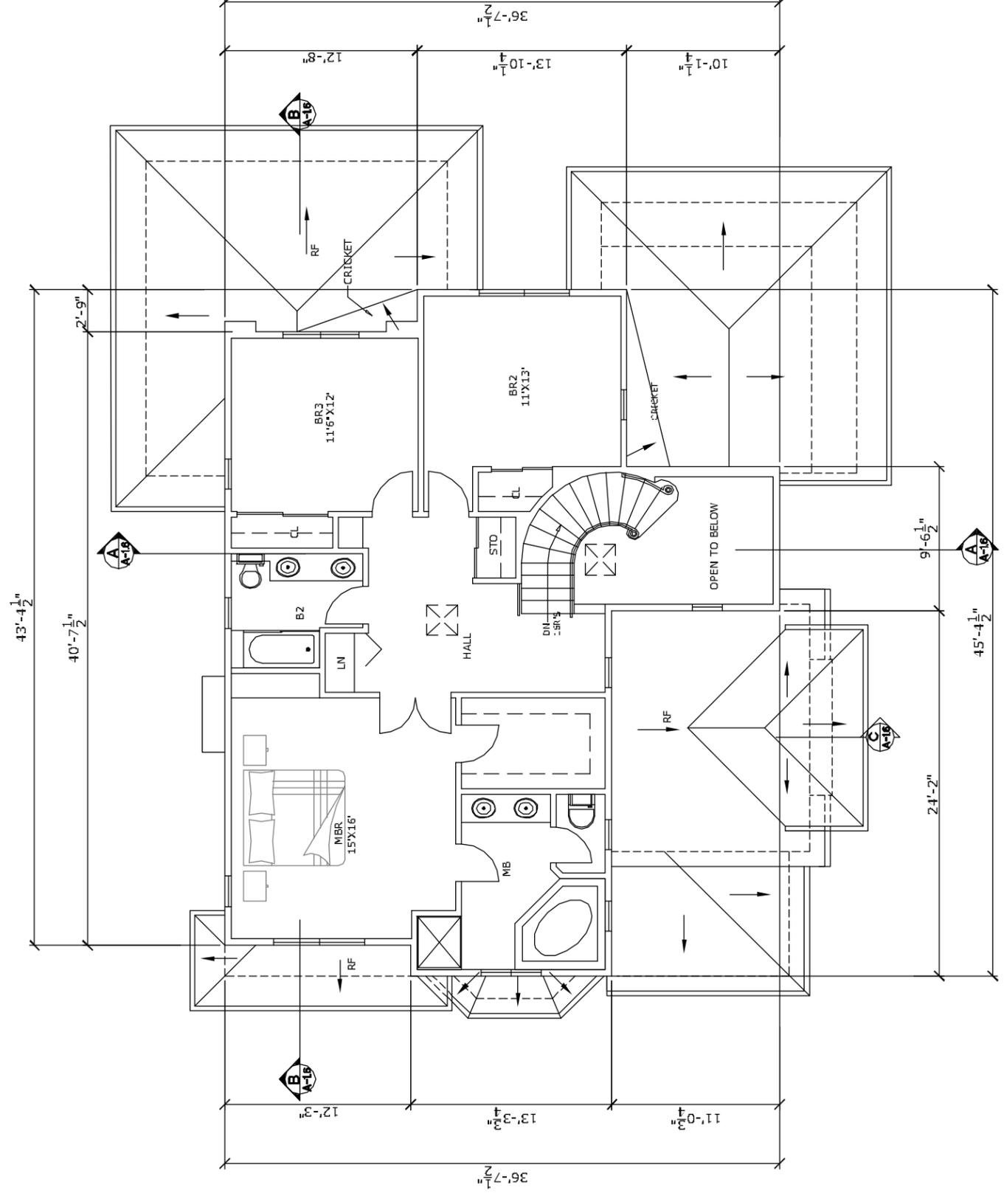
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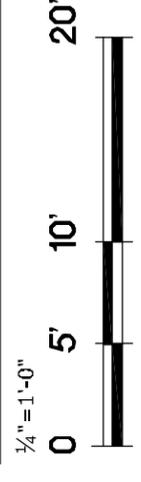
**AREA CAL.**

1/8" = 1'-0"

LIVING AREA = 1114 SF



**2ND FLOOR & LOWER ROOF PLAN**



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architects dlc/llc  
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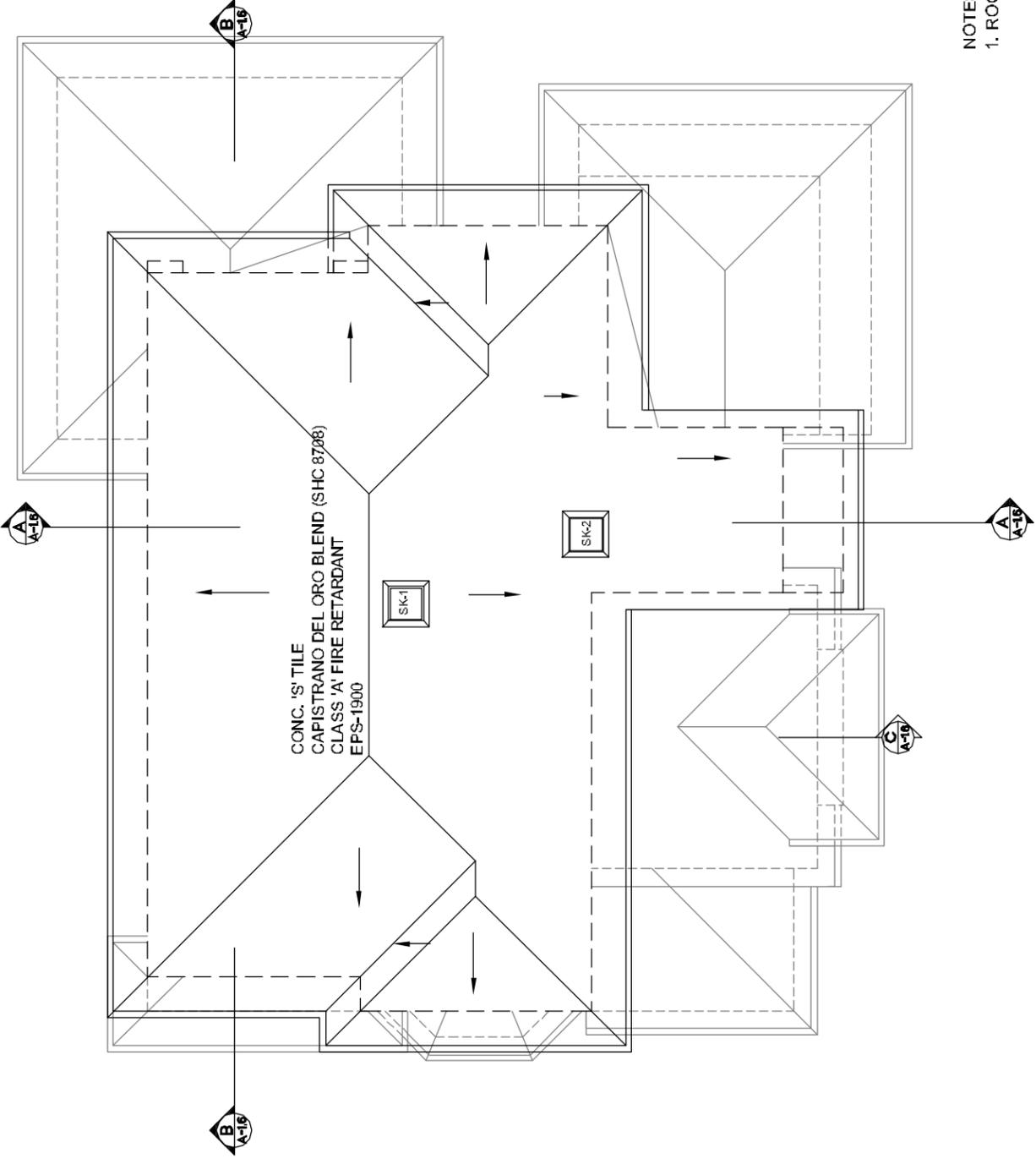
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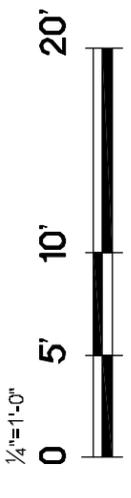
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LOT 1



NOTES:  
 1. ROOF PITCH TO BE 5 / 12 THROUGHOUT

UPPER ROOF PLAN



**SYD**

Steve Yong  
 & Associates  
 architects dlc/ps  
 architecture  
 & design

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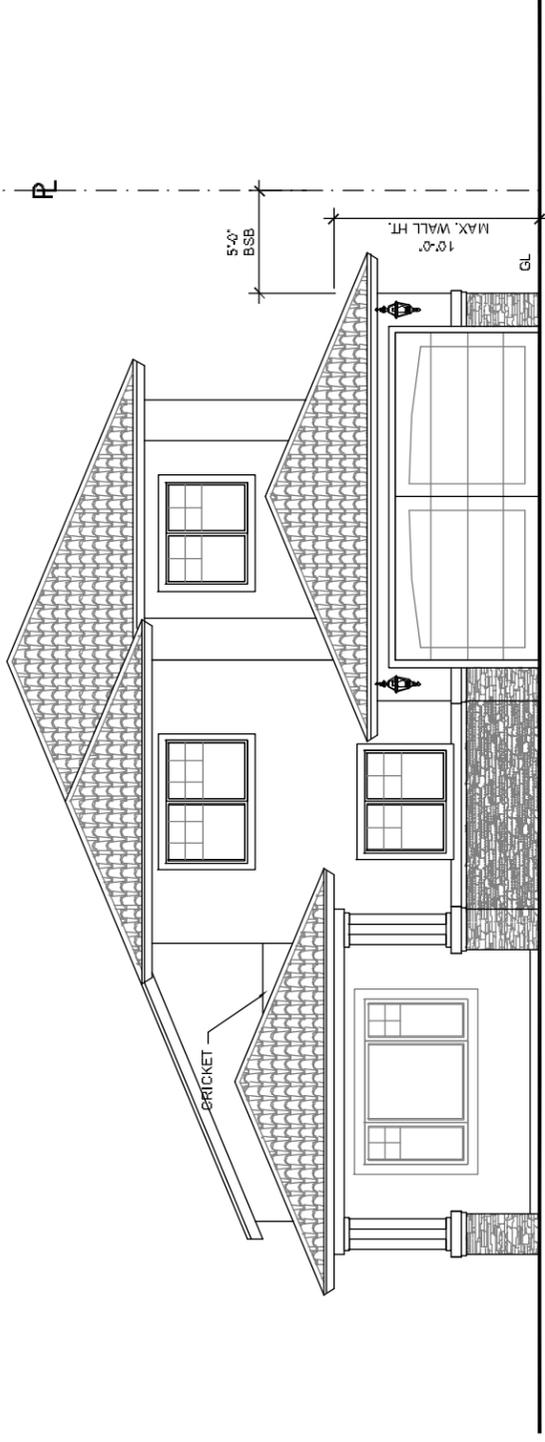
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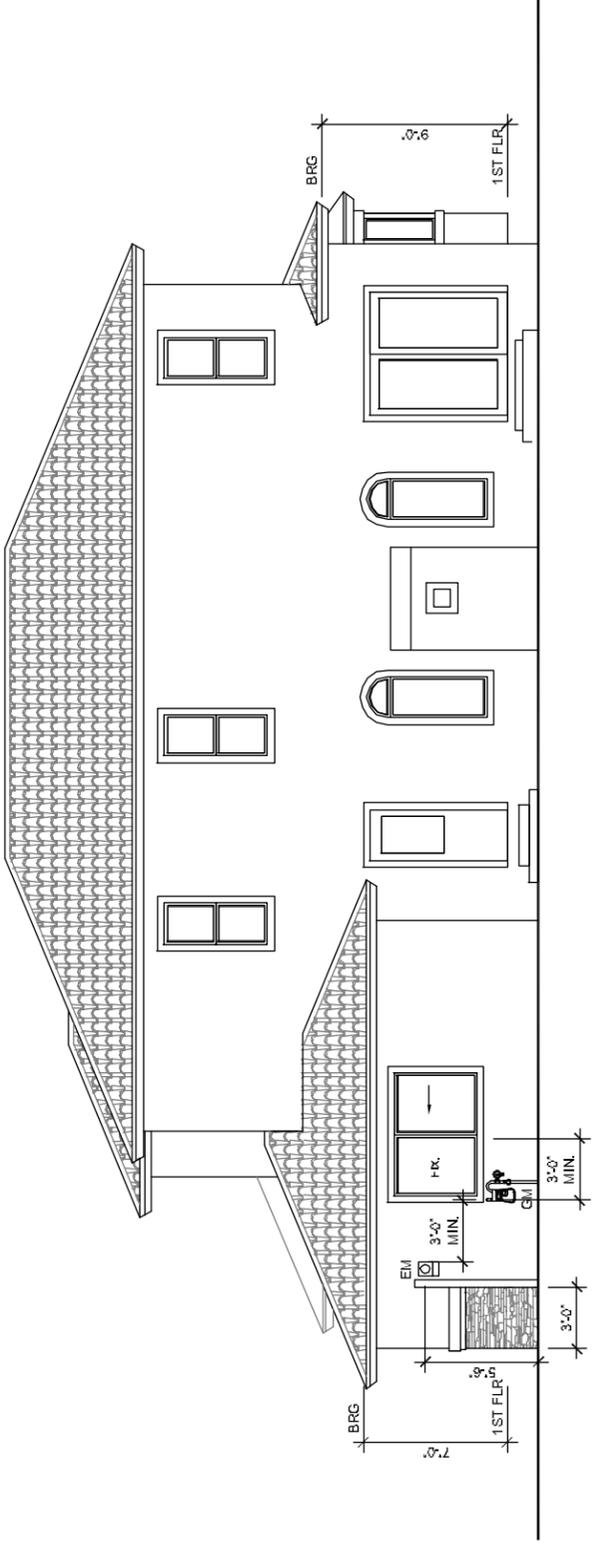
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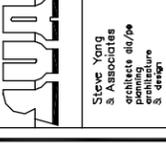


CORNER FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION



Steve Young  
& Associates  
architects dlc/ps  
architecture  
& design

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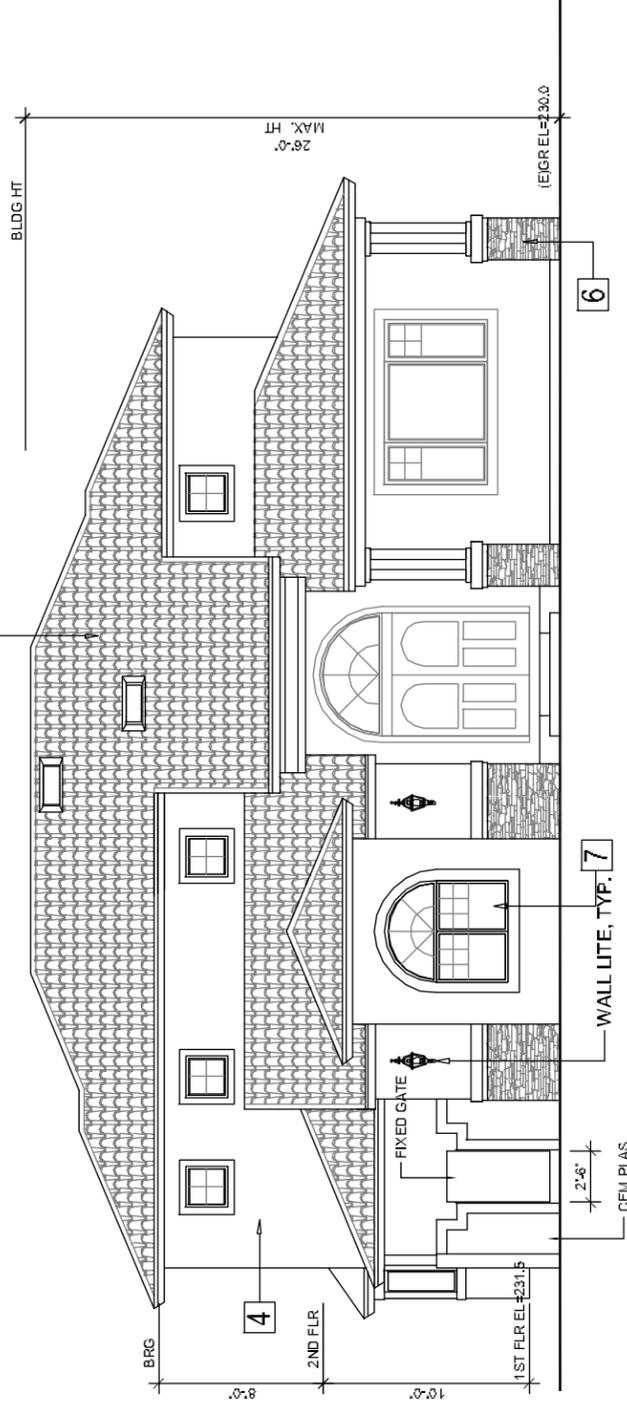
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

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LOT 1

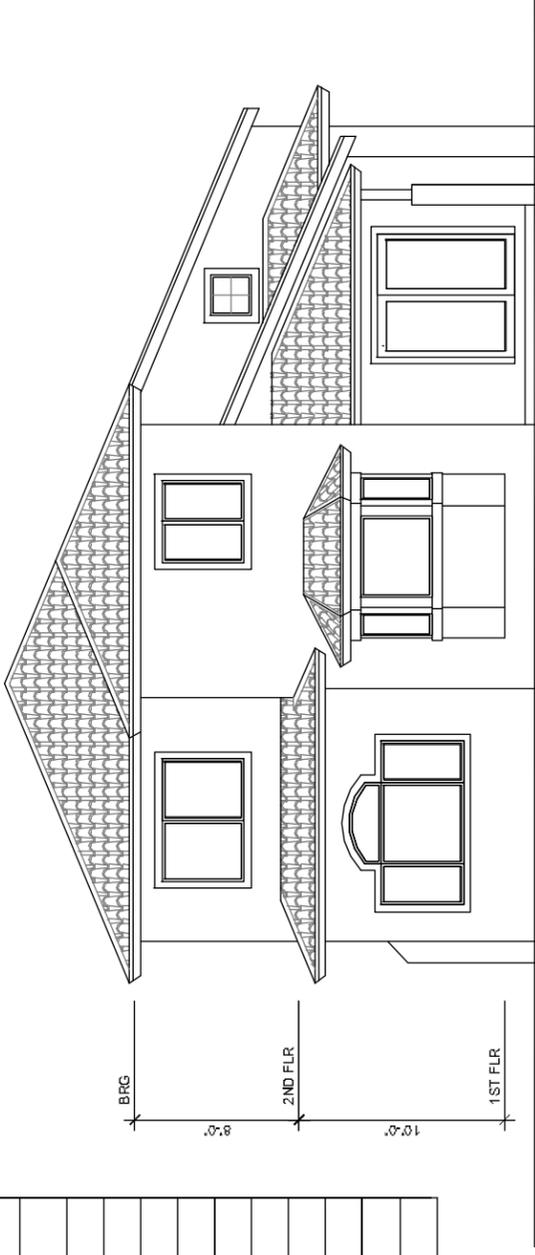


**CORNER LEFT SIDE ELEVATION**

1/4"=1'-0"

**EXTERIOR FIN. SCHEDULE**

NO.	MATERIAL	FINISH	COLOR	REMARK
1	CONC. TILE / FLAT	PRE		
2	CONC. TILE/MISSION	PRE	EARTHTONE	EAGLE AMERICAN HEIRLOOM DEL ORO BLEND (SIC: 8708)
3	METAL	PRE		
4	CEM PLAS	PTD	MEDIUM EARTH TONE	KIM4828-3 FRENCH OAK
			LIGHT EARTH TONE	KIM 4828-1 WARM BISCUITS
5	CEM LAP SIDG	PTD		
6	CULTURED STONE	PRE	EARTH TONE	BY ELDORADO YUKON/MOUNTAINLEDGE
7	VINYL	PRE	OFF-WHITE	
8	WOOD	PTD		
9	FOAM W/ C.P.	PTD		



**REAR ELEVATION**



Steve Yong  
S. Associates  
architecte d/c/pe  
architecture  
3 design

1818 WILLOWHURST AVE.  
San Jose, CA 95128  
(408) 654-1678

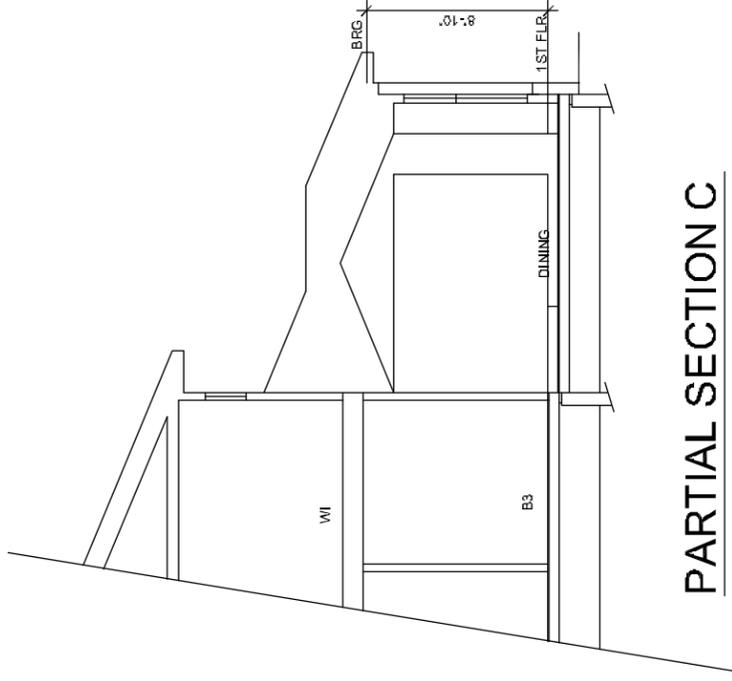
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
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Revisions	By
10/1/14	MH

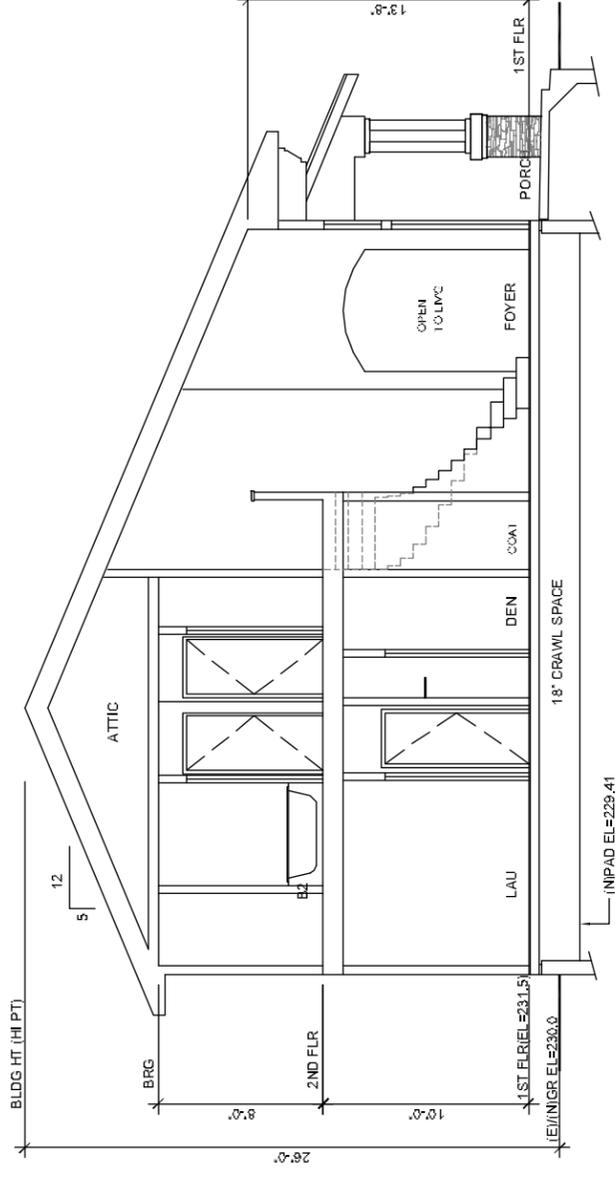
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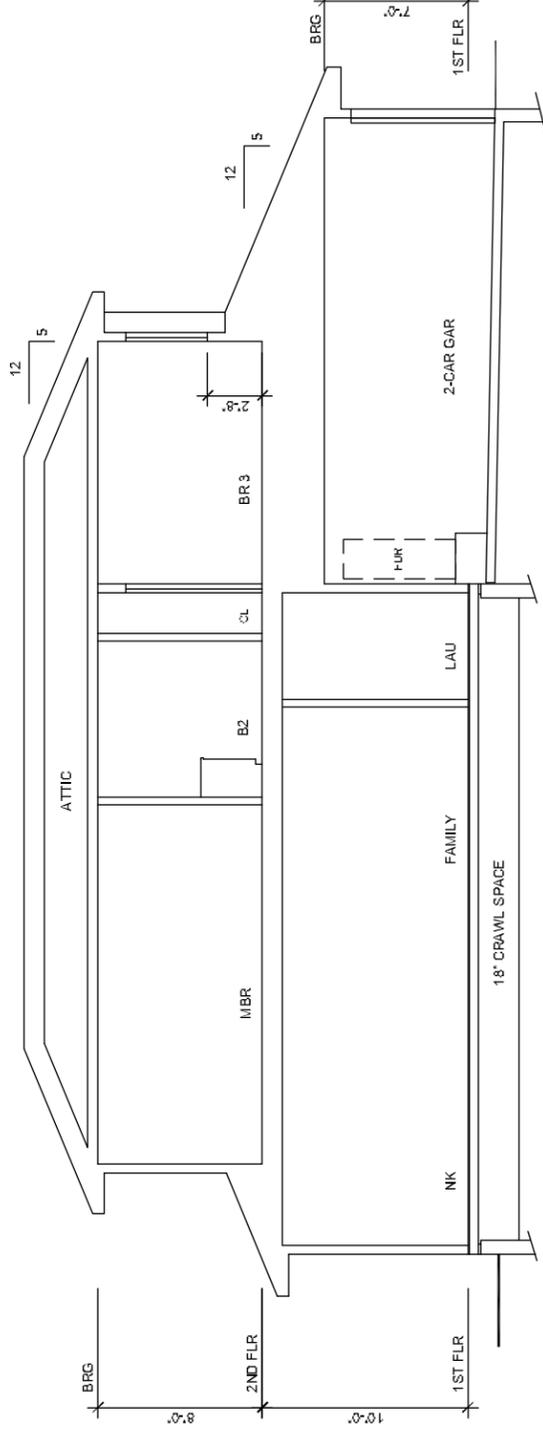


**PARTIAL SECTION C**

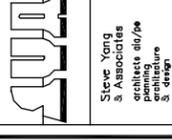


**BLDG SECTION A**

1/4"=1'-0"



**BLDG SECTION B**



Steve Young  
& Associates  
architects dlc/pc  
architecture  
& design

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9 SINGLE FAMILY  
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Revisions	By
10/1/14	MH

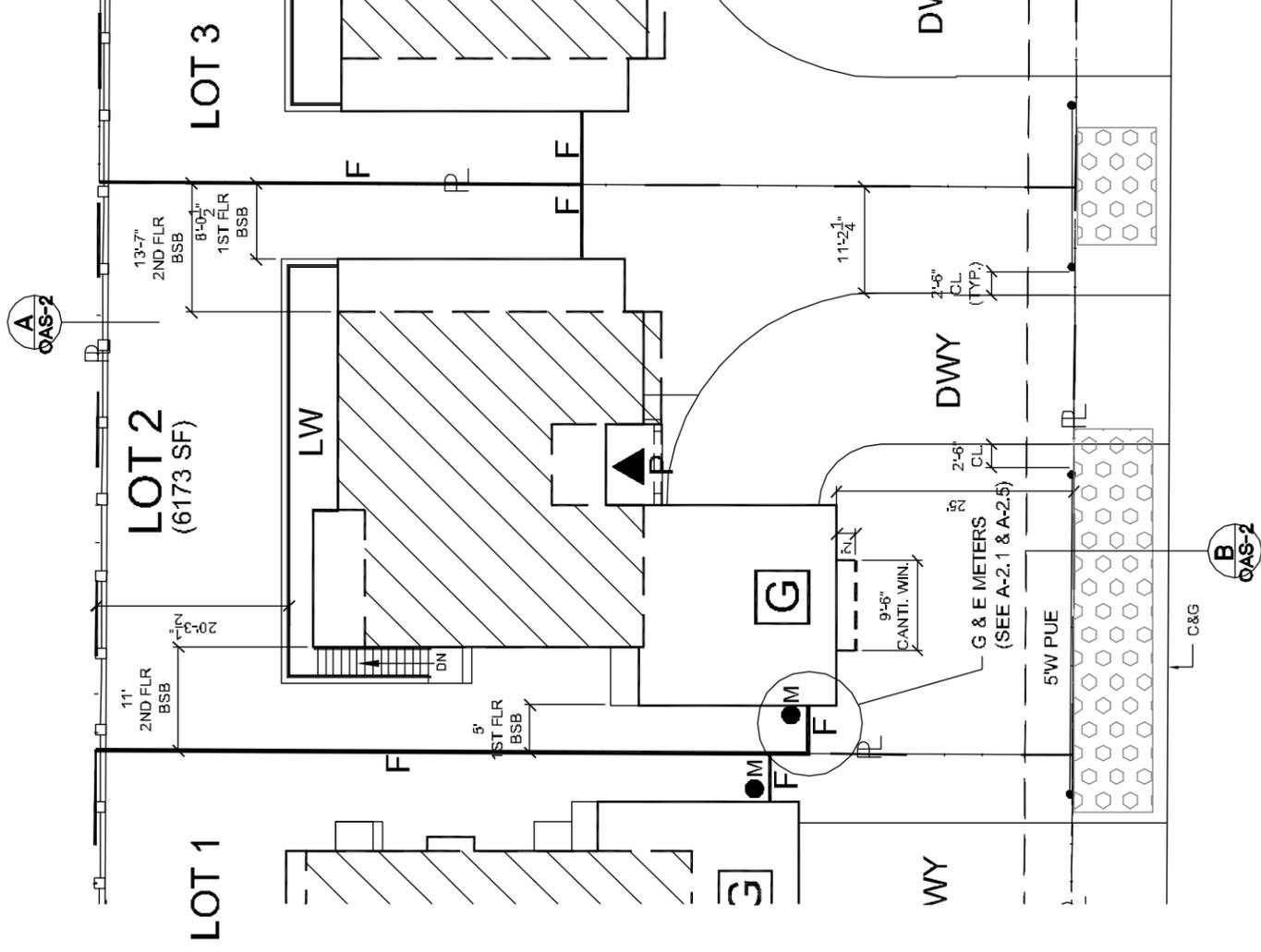
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Job No.	

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# LOT 2

**LEGENDS:**

- PL** PROPERTY LINE
  - DWY** DRIVEWAY
  - LW** LIGHT WELL
  - P** PORCH
  - F** FENCE
  - FENCE W/ 24" H RETAINING WALL (NEIGHBORHOOD FENCE) SEE DETAIL A ON OAS-2
  - 42" H PICKET FENCE (AT FRONT R&B BEHIND BIO-RETENSION AREA) SEE DETAIL B ON OAS-2
  - MAIN ENTRY
  - GAS & ELECTMETERS
  - GARAGE
  - CARPORT
  - 2ND FLOOR
  - 5' W PUBLIC UTILITY EASEMENTS
  - BIO-RETENTION AREA
- OTHERS SEE 'C'-DWGS AND 'L'-DWGS



**SITE PLAN** NORTH

1/8" = 1'-0"



JASMINE CT.

Steve Yong & Associates  
architects dlc/ps  
architecture  
3 design

1618 WILLOWHURST AVE.  
San Jose, CA 95128  
(408) 654-1618

9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

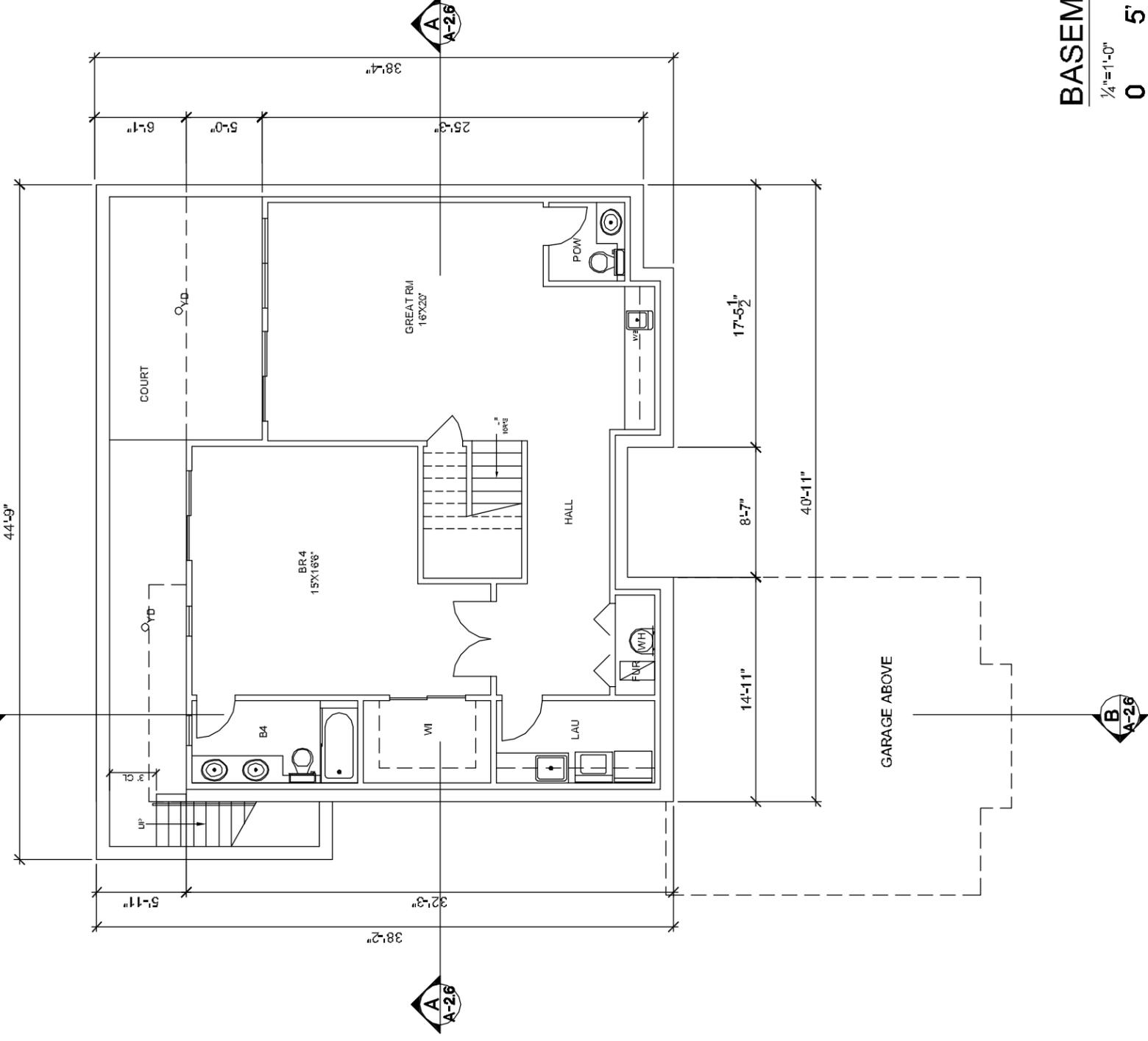
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LOT 2

A-26  
B



BASEMENT FLOOR PLAN

1/4"=1'-0" NET AREA = 1110 SF  
 0 5' 10' 20'



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 & Associates  
 architects d/c/ps  
 architecture  
 & design

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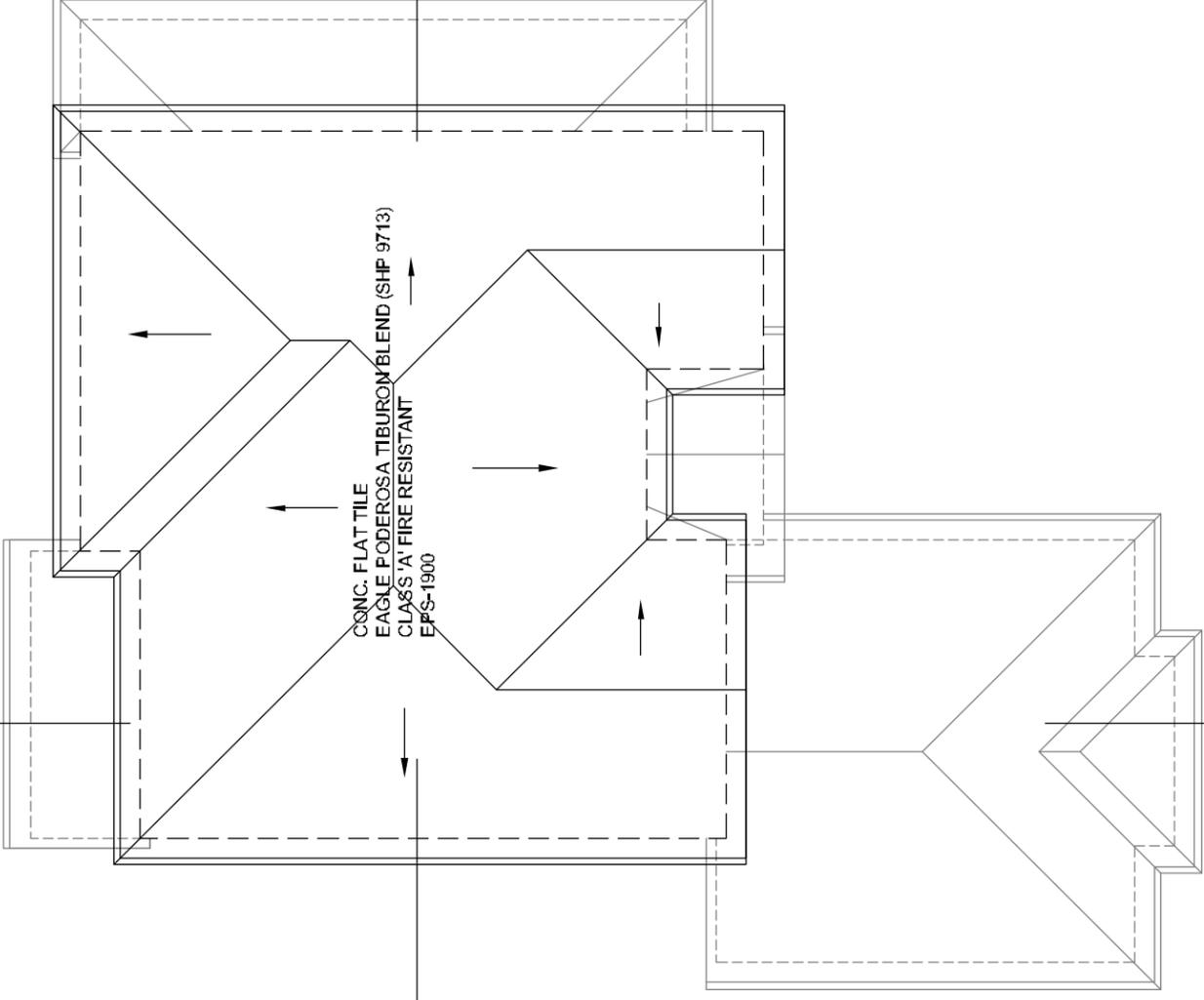
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LOT 2

B  
A-2.6

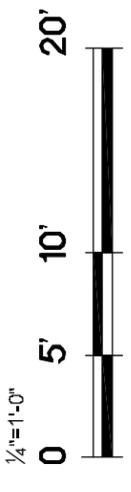


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NOTES:  
1. ROOF PITCH TO BE 5 / 12 THROUGHOUT

UPPER ROOF PLAN



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S. Associates  
architects dlc/ps  
architecture  
3 design

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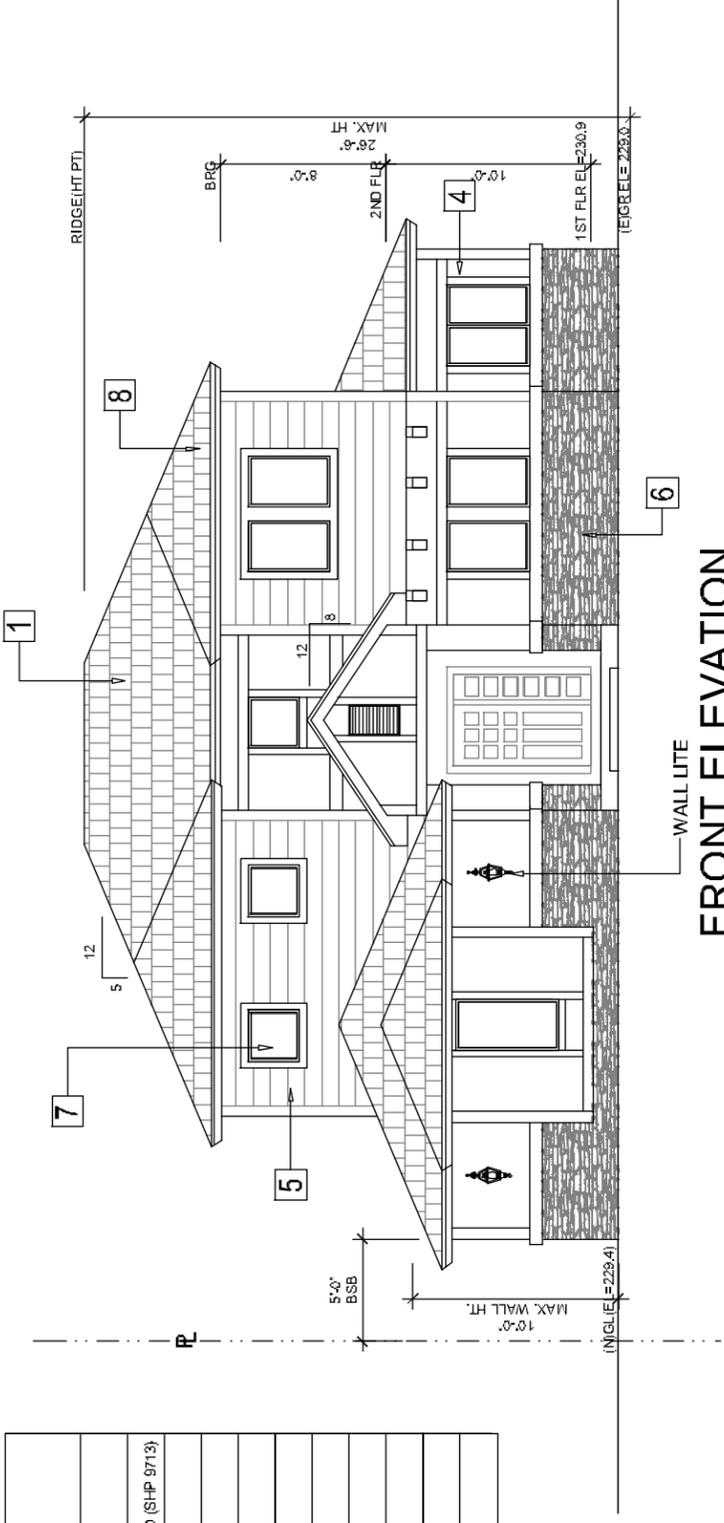
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## EXTERIOR FIN. SCHEDULE

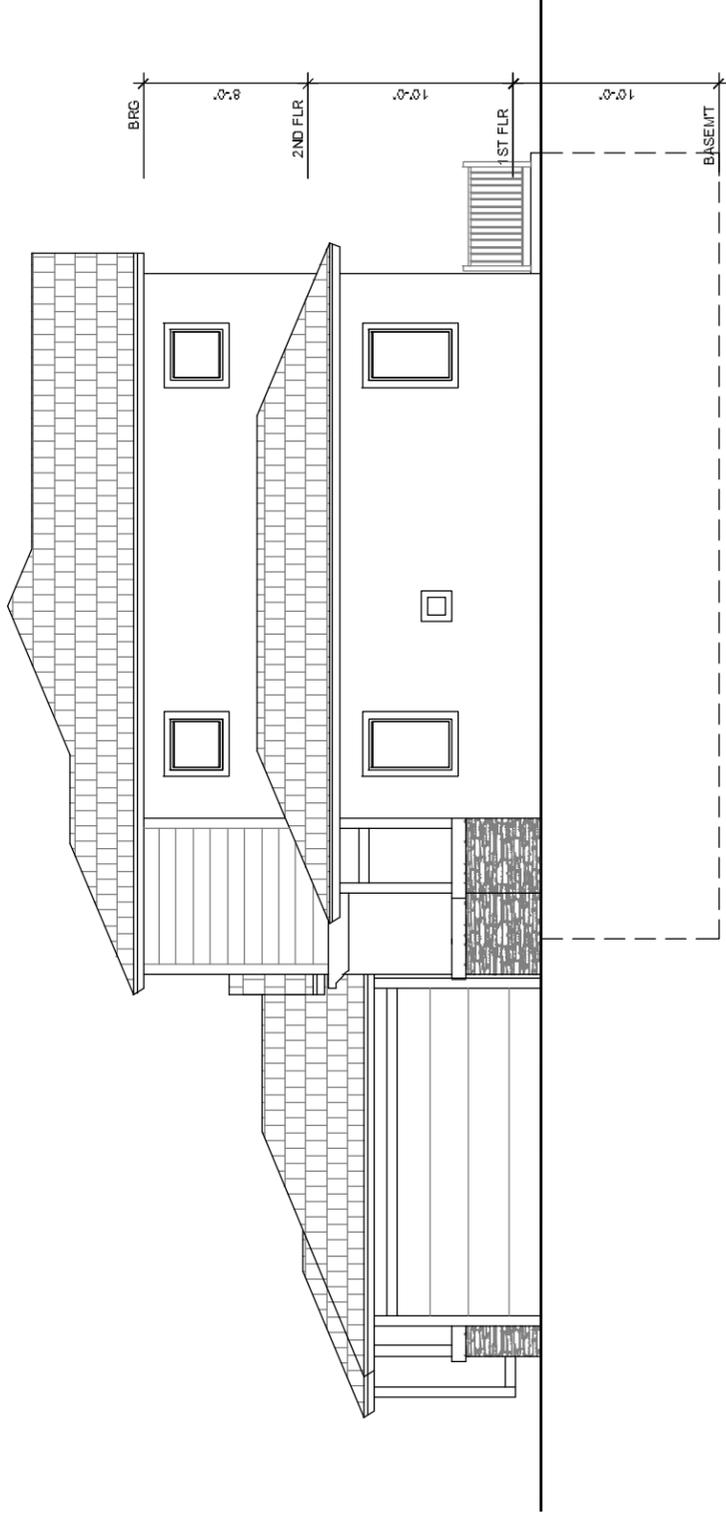
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3	METAL	PRE		
4	CEM PLAS	PTD	MEDIUM GRAY	KM 4719-3 HARVEST DANCE
			LIGHT GRAY	KM 718-2 WAGON WHEEL
5	CEM LAP SIDG	PTD		
6	CULTURED STONE	PRE	MIXED GRAY	BY ELDORADO CASTAWAY-STAKED
7	VINYL	PRE	OFF-WHITE	
8	WOOD	PTD		
9	FOAM W/ C.P.	PTD		

LOT 2



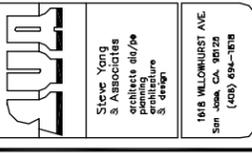
FRONT ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

0 5' 10' 20'



Steve Young  
& Associates  
architects and interior  
designers  
1618 WILLOWHURST AVE.  
SAN JOSE, CA 95128  
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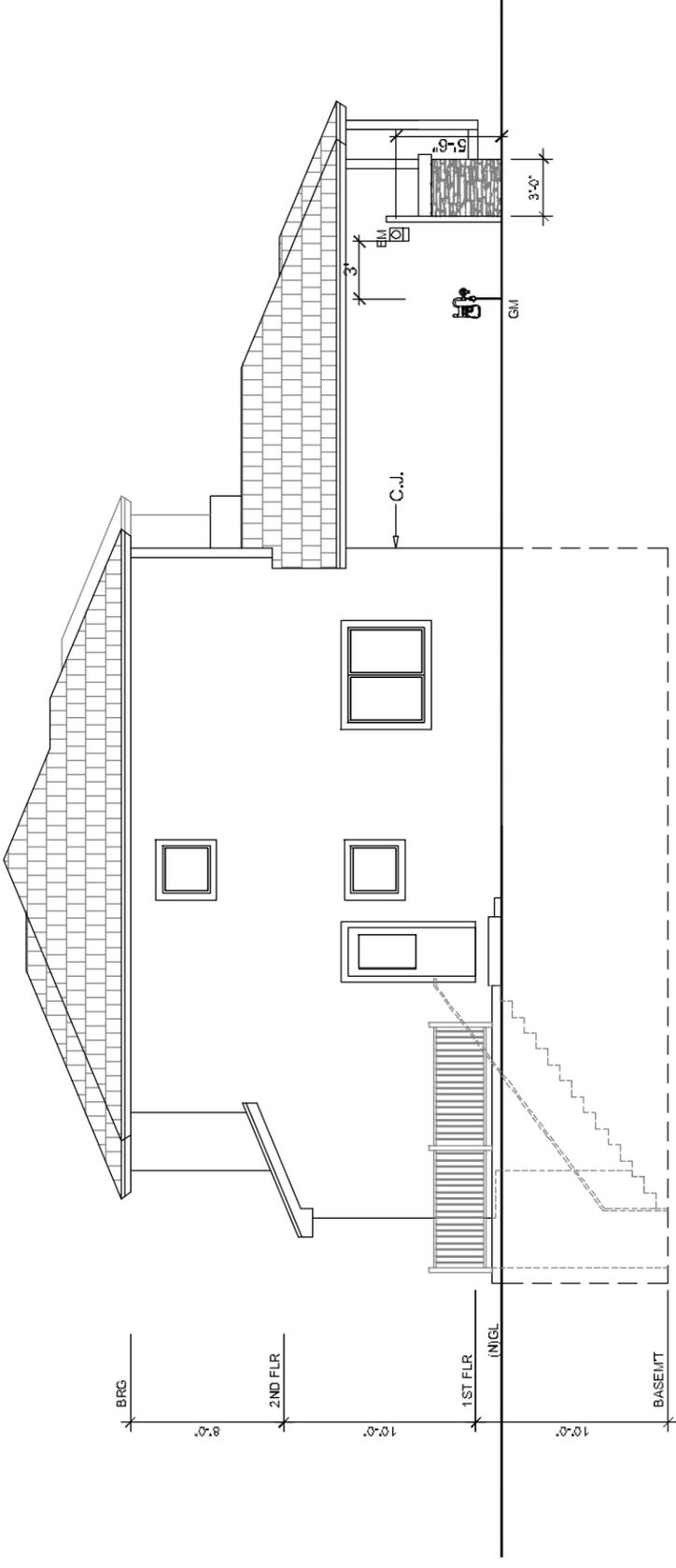
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WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

Revisions	By
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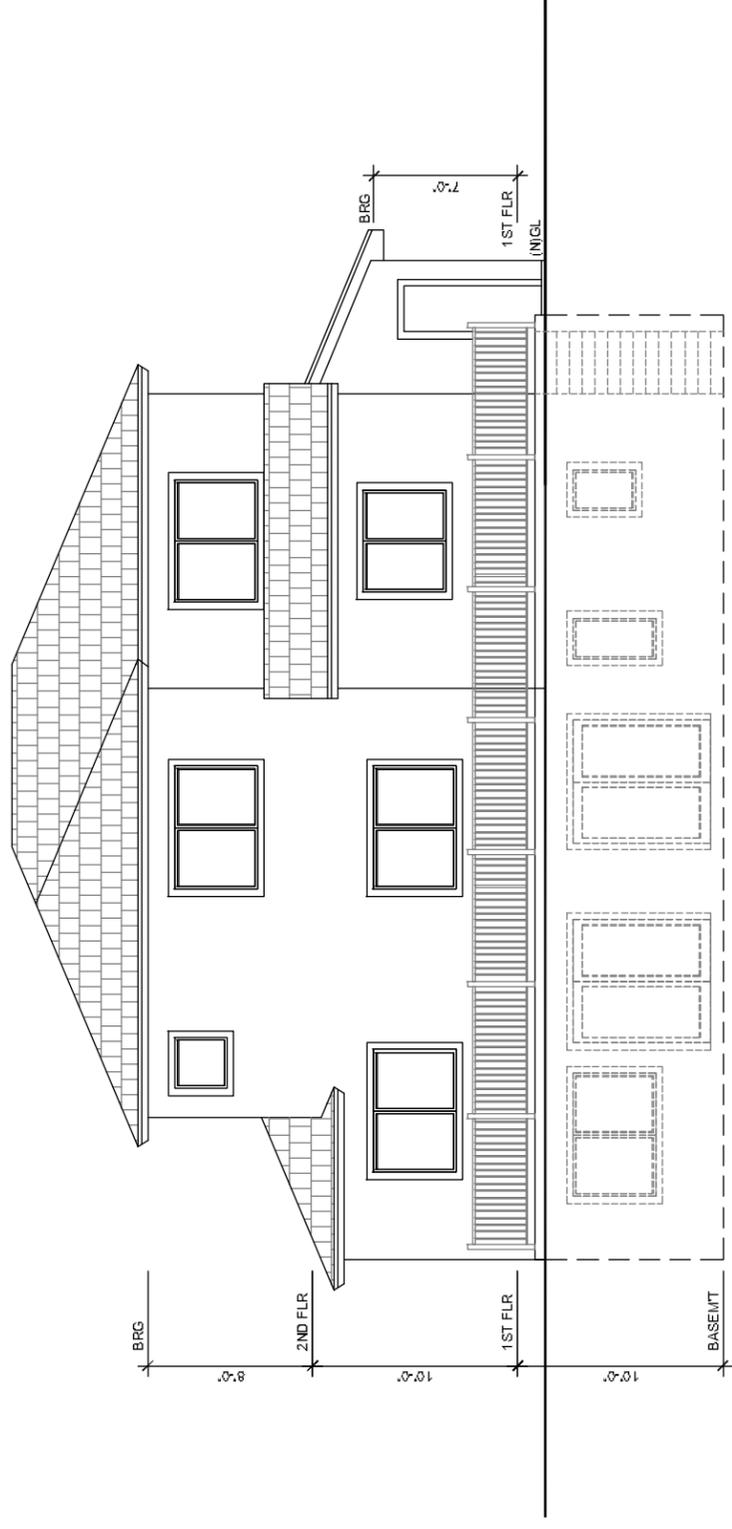
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LOT 2



LEFT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION

0 5' 10' 20'



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& Associates  
architects etc./inc  
architecture  
& design

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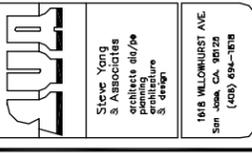
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

Revisions	By
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LOT 2



Steve Yong & Associates  
architects dlc/llc  
architecture  
& design

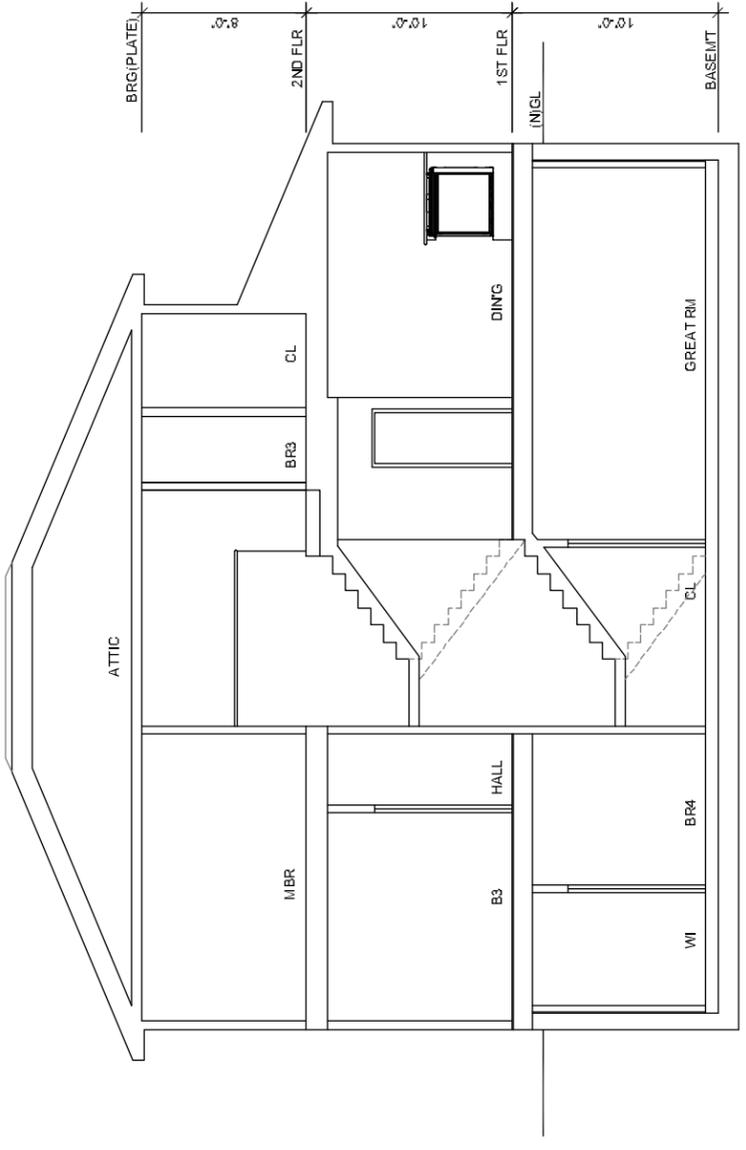
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9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

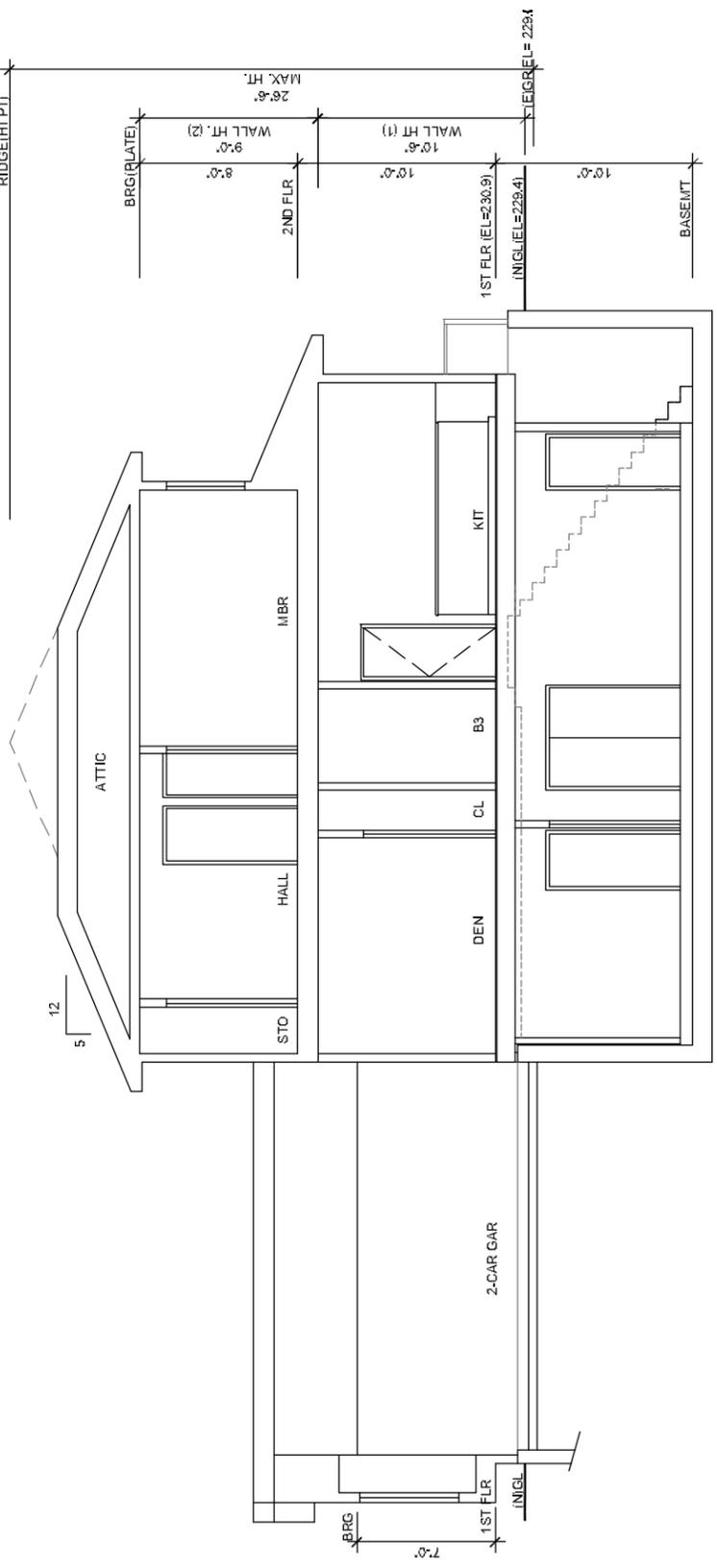
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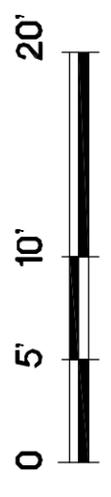
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BLDG SECTION A  
1/4"=1'-0"



BLDG SECTION B

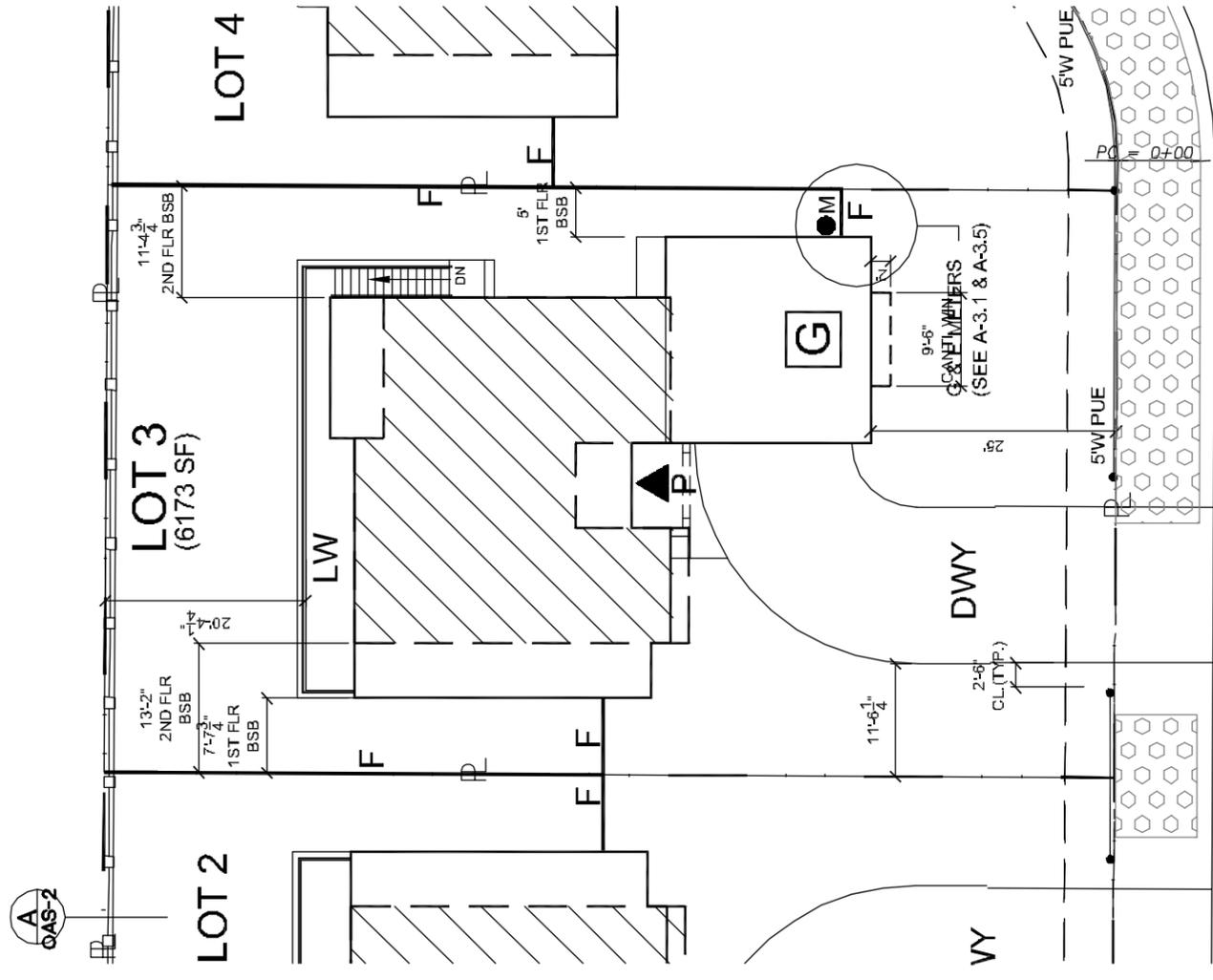


# LOT 3

**LEGENDS:**

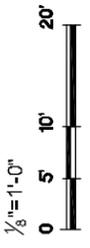
- PL** PROPERTY LINE
- DWY** DRIVEWAY
- LW** LIGHT WELL
- P** PORCH
- F** FENCE
- FENCE W/ 24" H RETAINING WALL (NEIGHBORHOOD FENCE) SEE DETAIL A ON OAS-2
- 42" H PICKET FENCE (AT FRONT & BEHIND BIO-RETENSION AREA) SEE DETAIL B ON OAS-2
- MAIN ENTRY
- GAS & ELECT METERS
- GARAGE
- CARPORT
- 2ND FLOOR
- 5' W PUBLIC UTILITY EASEMENTS
- BIO-RETENTION AREA

OTHERS SEE 'C'-DWGS AND 'L'-DWGS



JASMINE CT.

**SITE PLAN** NORTH



Steve Yong & Associates  
architects d/c/pe  
interior architecture  
& design

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(408) 654-1618

**9 SINGLE FAMILY HOUSING DEVELOPMENT**  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

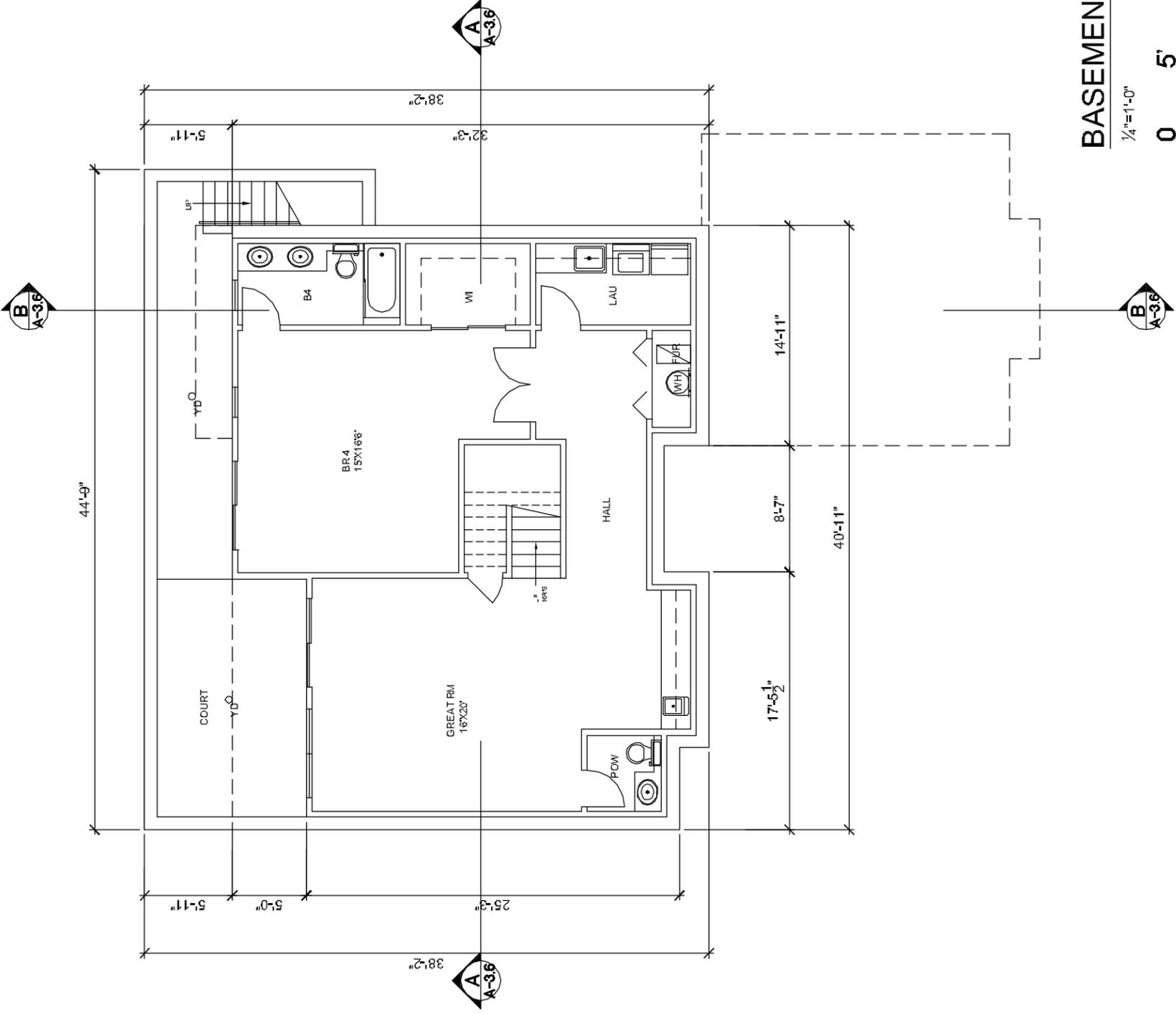
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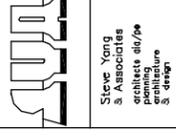
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LOT 3



**BASEMENT FLOOR PLAN**

1/4"=1'-0" NET AREA = 1110 SF



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 3 design

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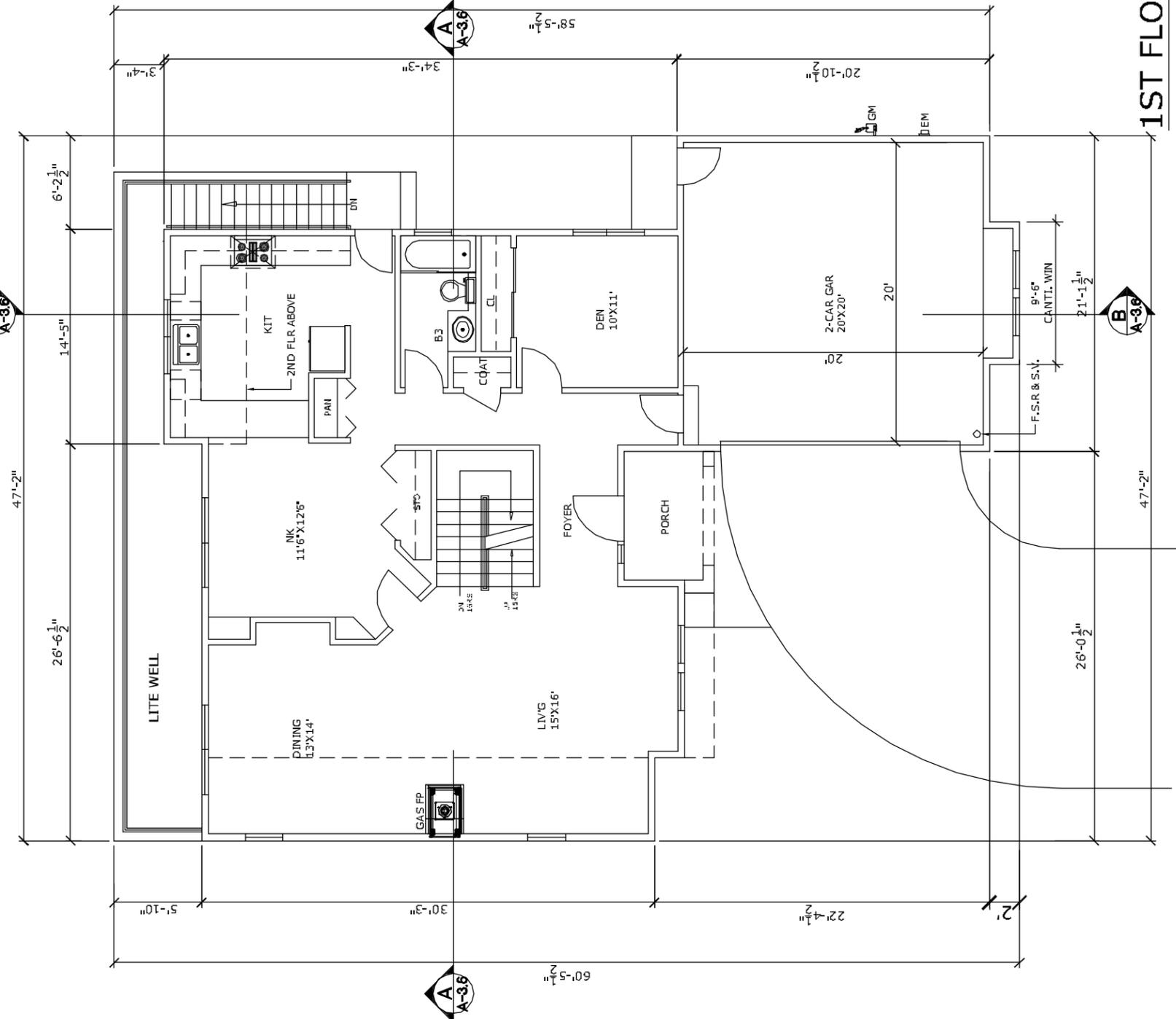
9 SINGLE FAMILY  
 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

Revisions	By
10/1/14	NH

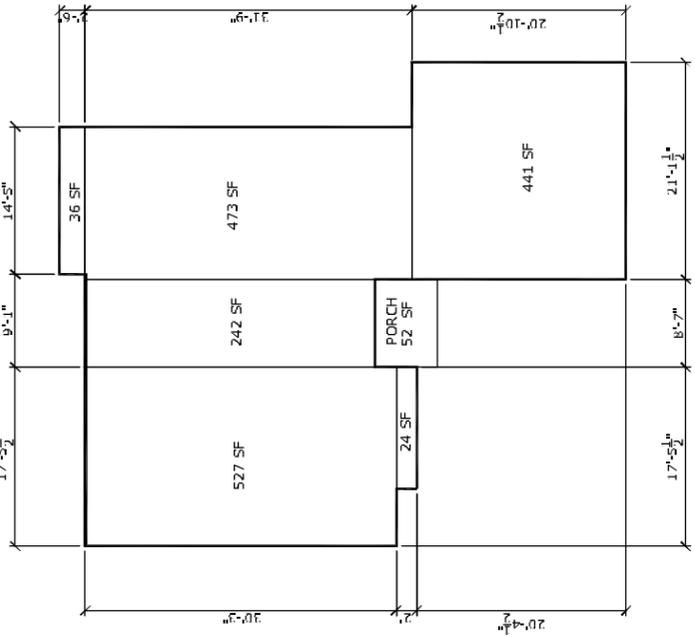
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LOT 3



1ST FLOOR PLAN



AREA CAL.

1/8" = 1'-0"

LIVING AREA = 1303 SF  
 GARAGE = 440 SF  
 TOTAL AREA = 1743 SF

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 architecte d/c/pe  
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LOT 3



Steve Yong  
S Associates  
architecte d/c/pe  
architecture  
S design

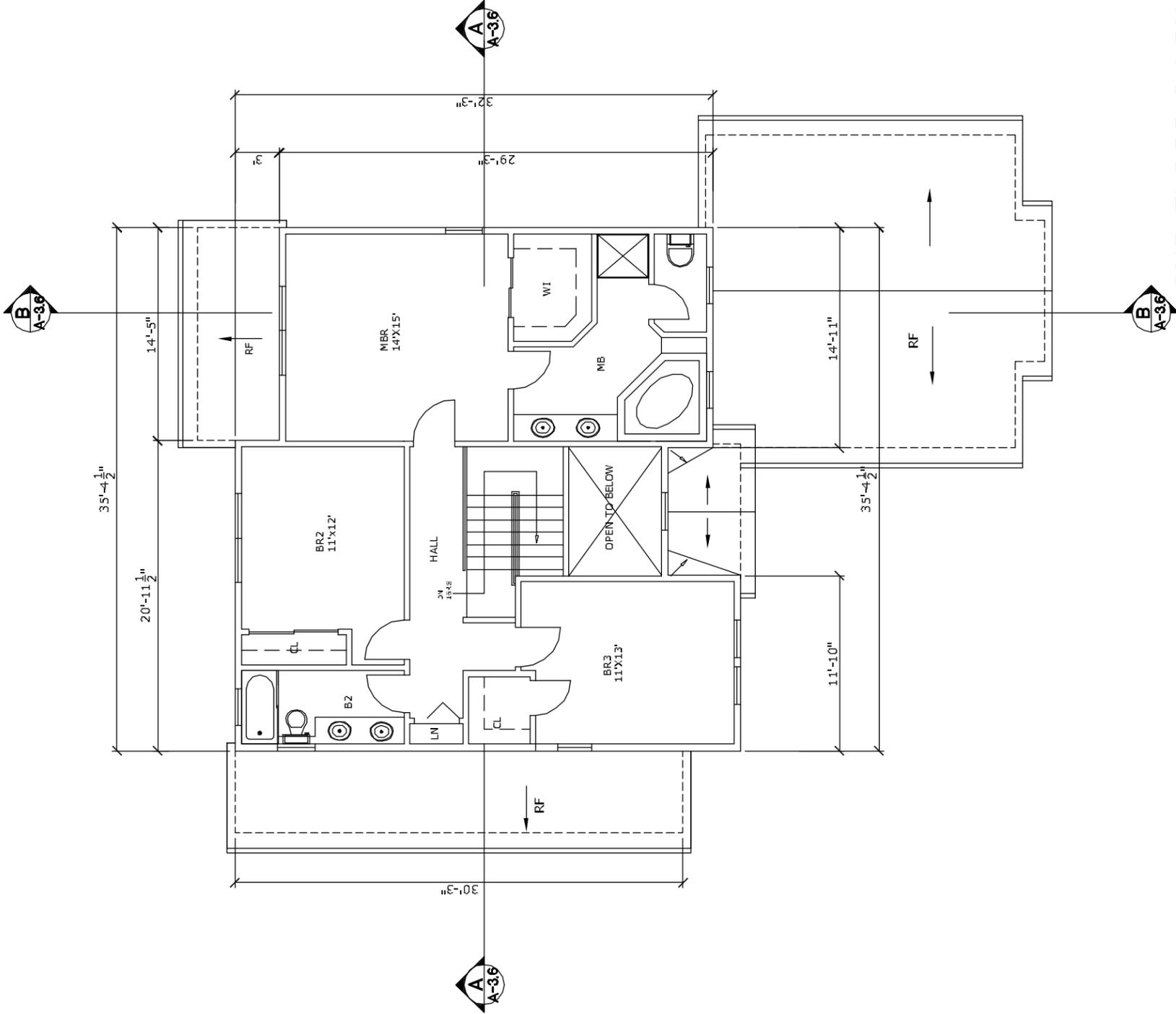
1618 WILLOWHURST AVE.  
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(408) 654-1618

9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

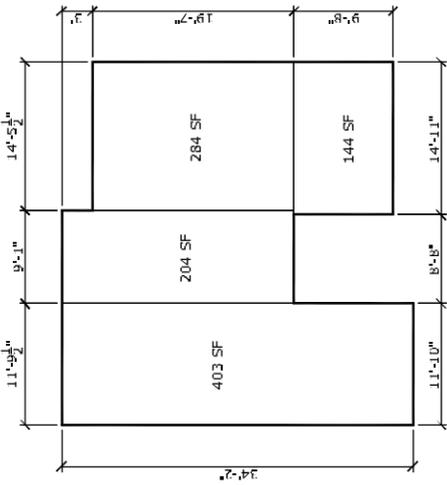
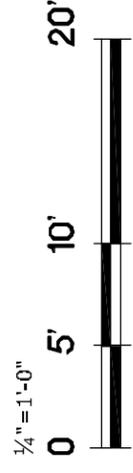

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2ND FLOOR & LOWER ROOF PLAN

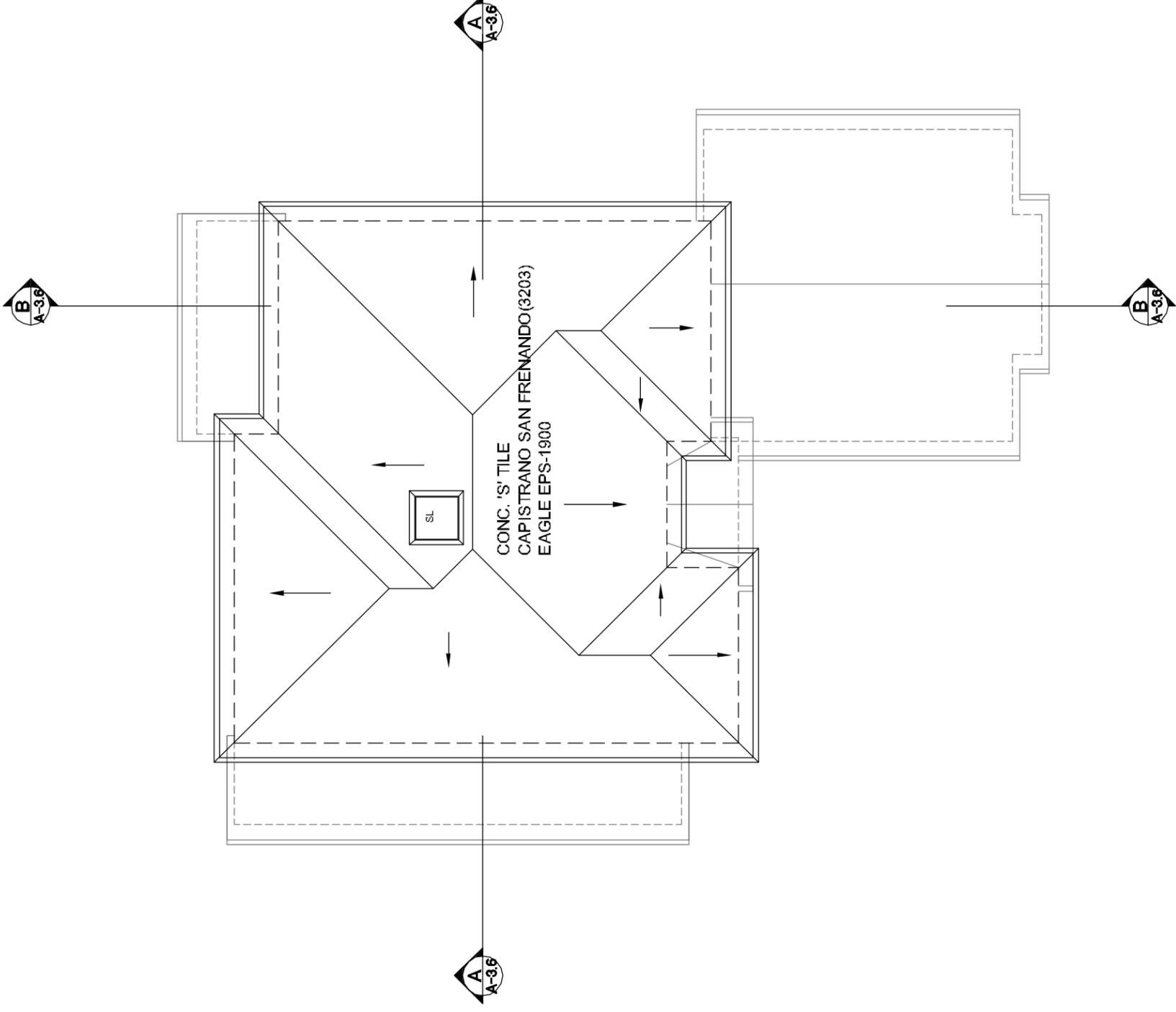


AREA CAL.

1/8" = 1'-0"

LIVING AREA = 1035 SF

LOT 3



NOTES:  
1. ROOF PITCH TO BE 5 / 12 THROUGHOUT

UPPER ROOF PLAN  
1/4"=1'-0"  
0 5' 10' 20'

**SYU**  
Steve Yong  
& Associates  
architects dlc/ps  
architecture  
& design  
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9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA



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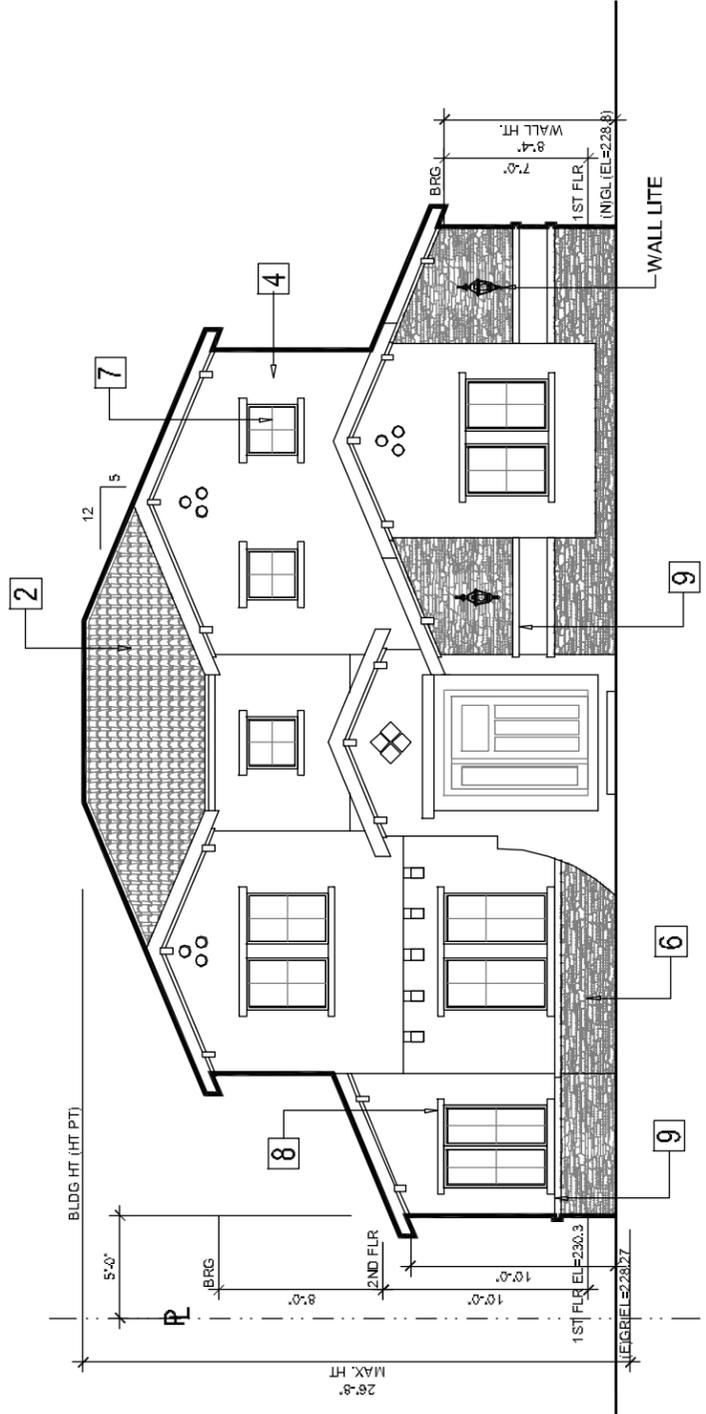
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LOT 3

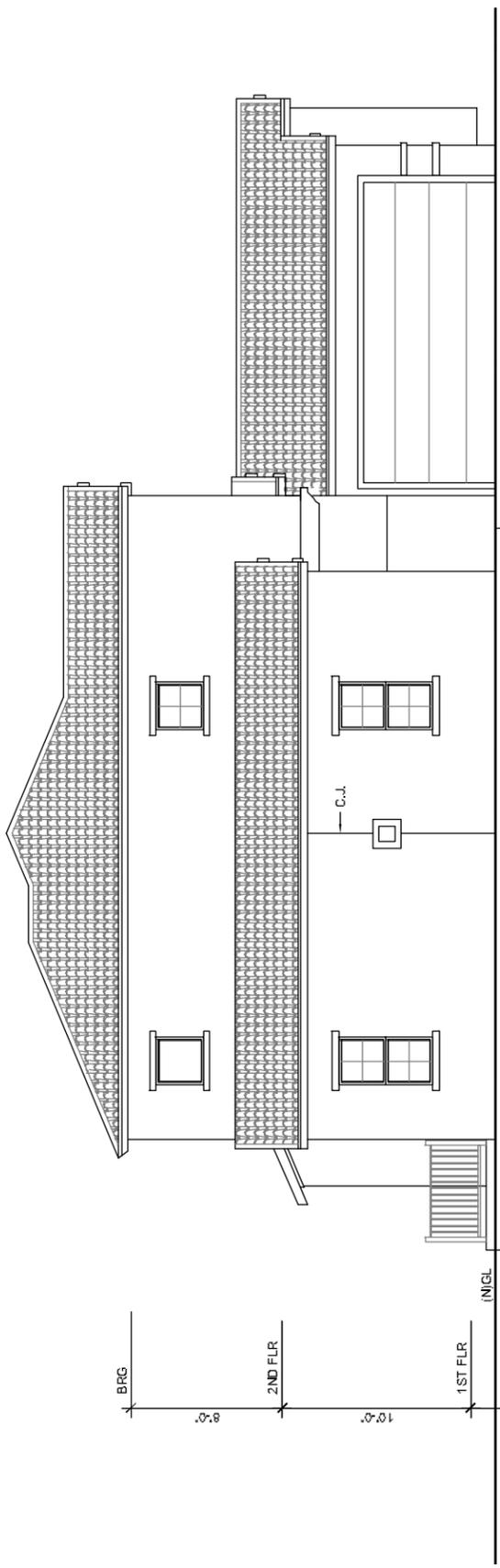
EXTERIOR FIN. SCHEDULE

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2	CONC. TILE/MISSION	PRE	GRAY/BROWN	EAGLE CAPISTRANO SAN FERNANDO(3.203)
3	METAL	PRE		
4	CEM PLAS	PTD	MEDIUM EARTHTONE	KI1571-2-3 COOKIE CRUMB
			LIGHT EARTHTONE	KI1571-4-2 DUNES MANOR
5	CEM LAP SIDYG	PTD		
6	CULTURED STONE	PRE	EARTHTONE	BY ELDORADO PAGOSA SPRINGS-STACKED
7	VINYL	PRE	OFF-WHITE	
8	WOOD	PTD		
9	FOAM W/ C.P.	PTD		

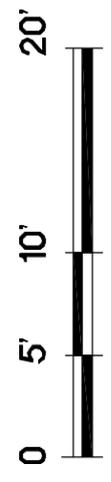


FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION



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architects dlc/ie  
interior design  
3 design

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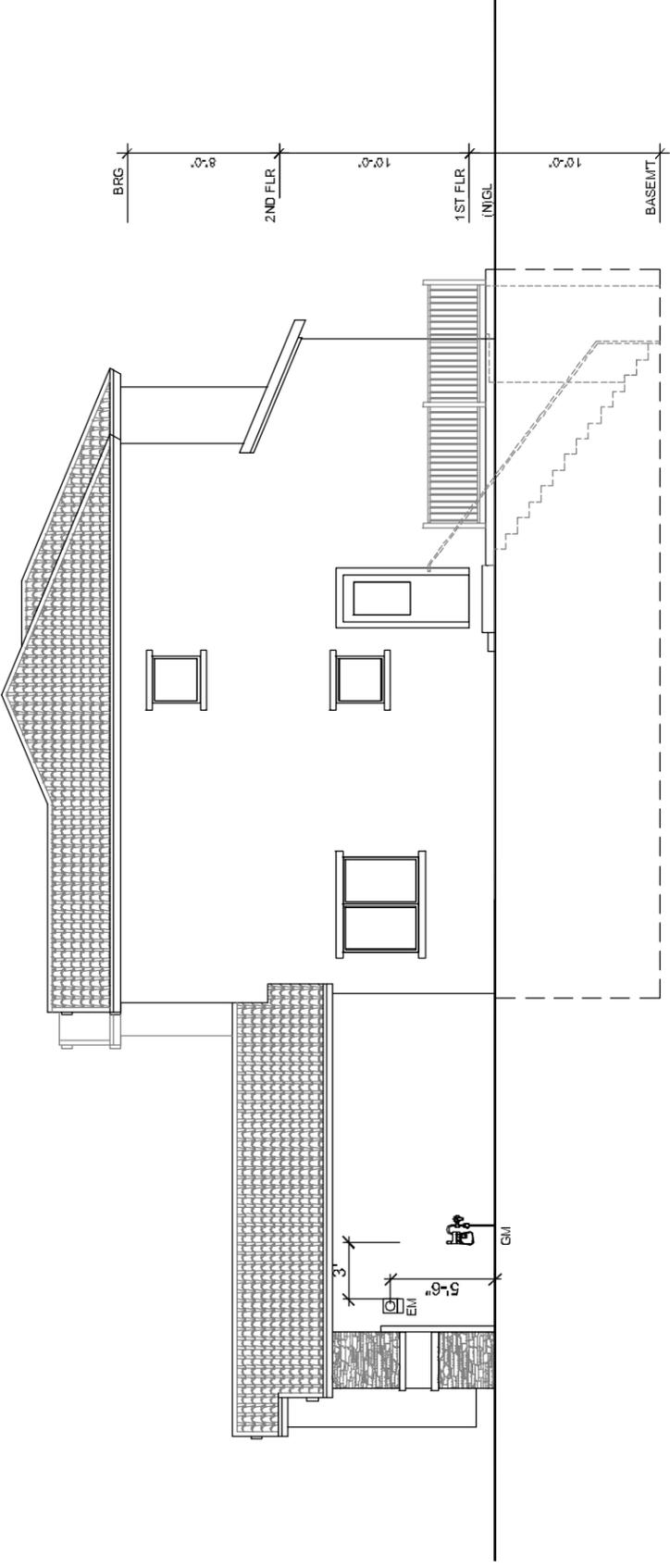
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

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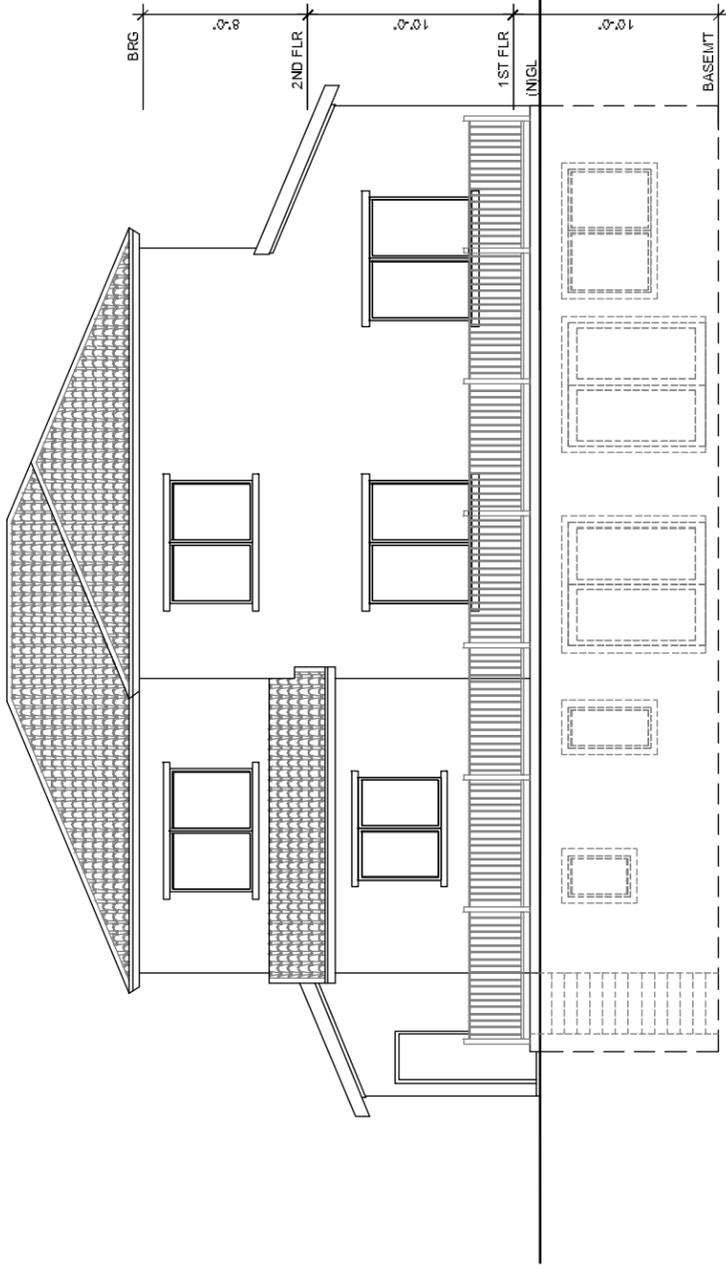
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LOT 3



RIGHT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION



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S. Associates  
architects dlc/llc  
architecture  
3 design

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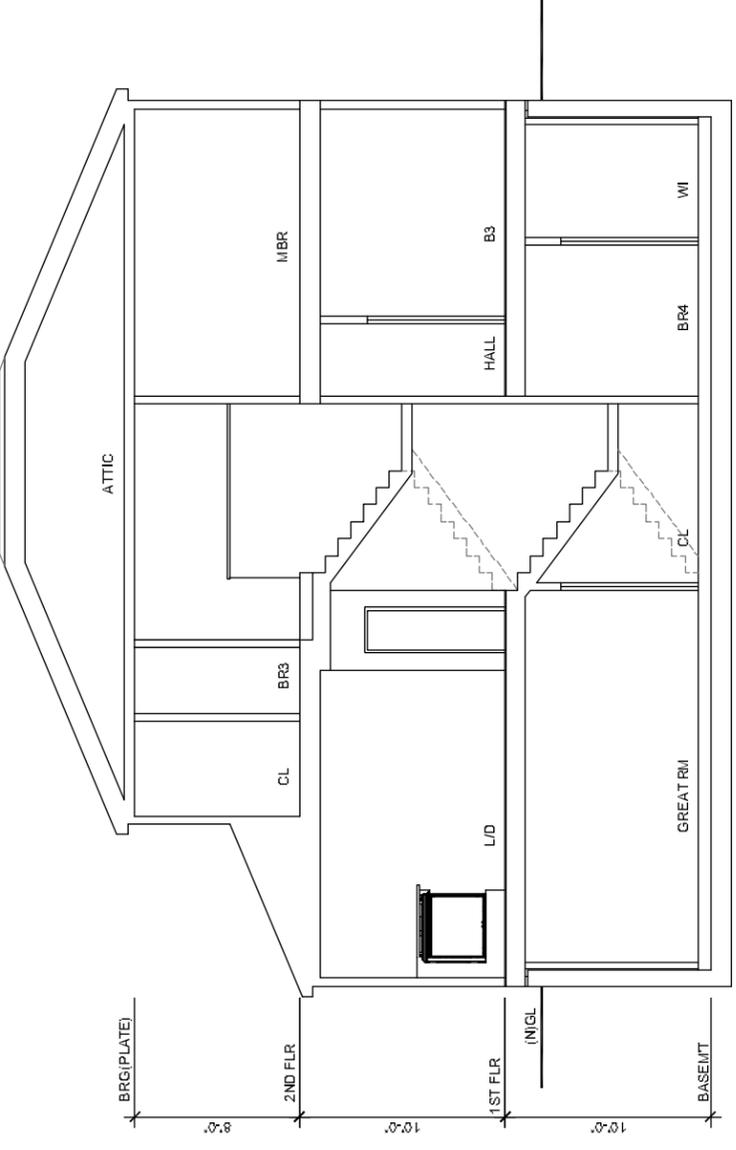
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HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

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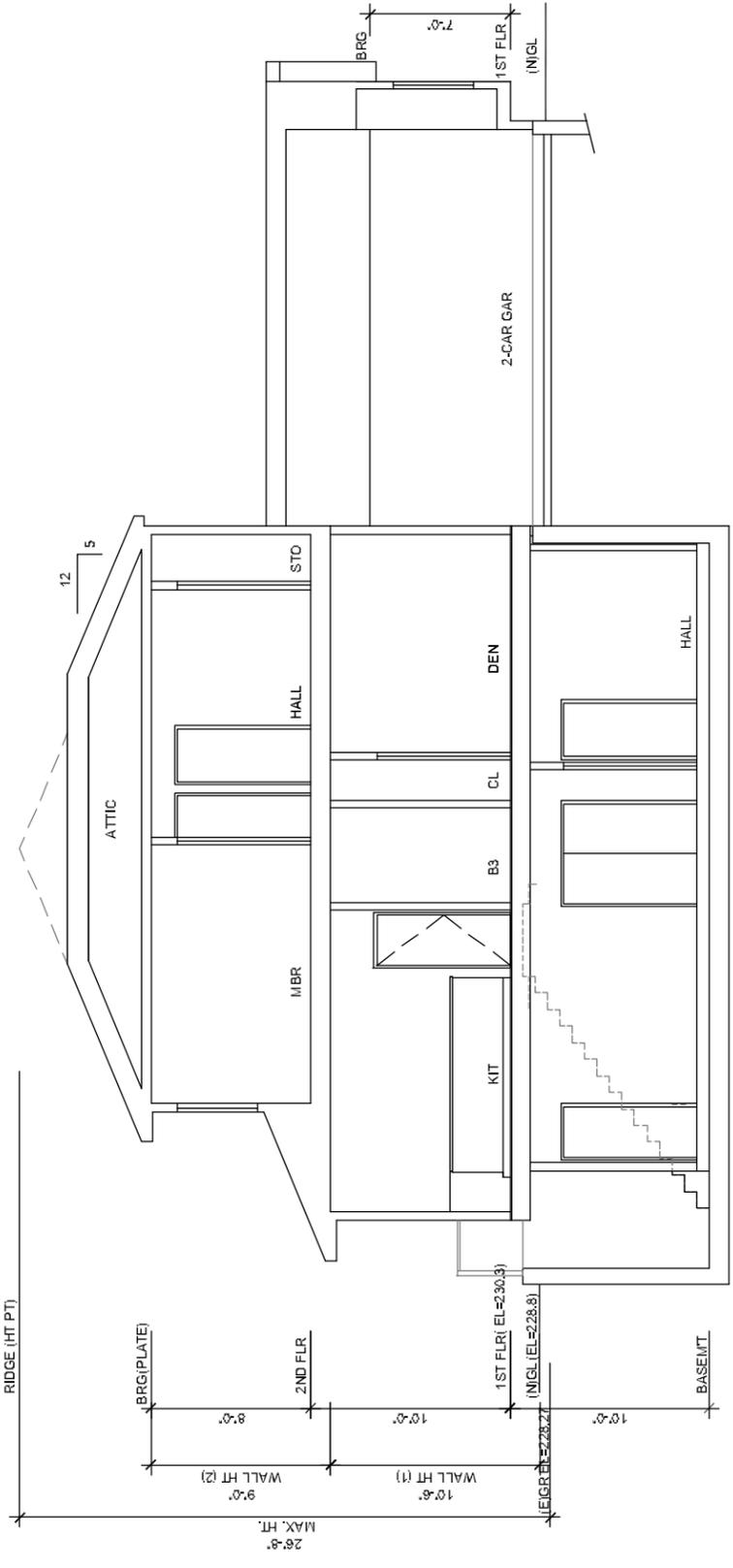
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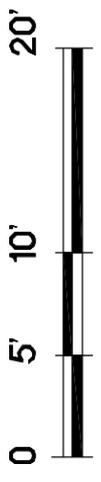


**BLDG SECTION A**

1/4"=1'-0"



**BLDG SECTION B**



**SYD**

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 & design

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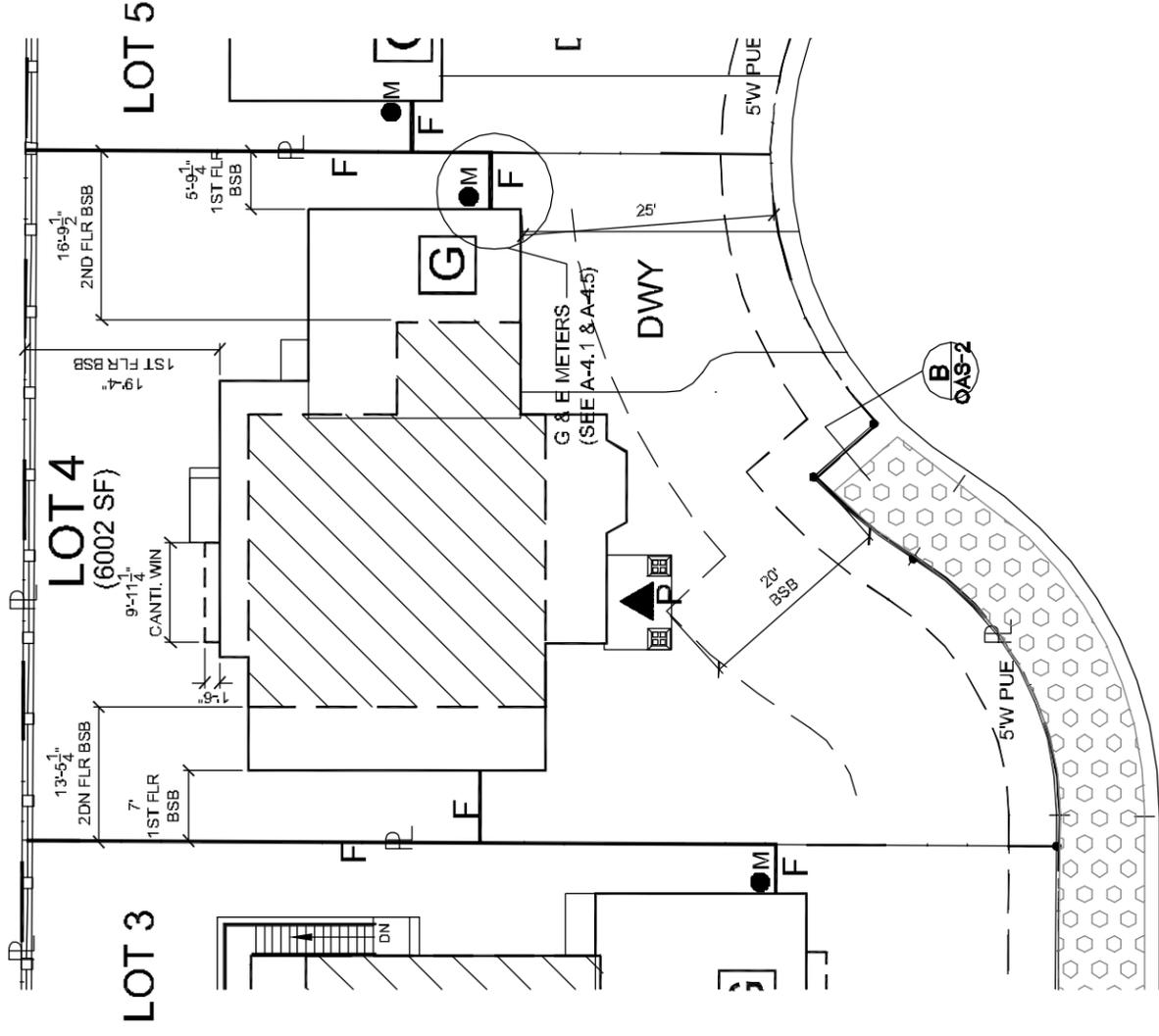
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# LOT 4

**LEGENDS:**

- PL** PROPERTY LINE
- DWY** DRIVEWAY
- LW** LIGHT WELL
- P** PORCH
- F** FENCE
- FENCE W/ 24" H RETAINING WALL (NEIGHBORHOOD FENCE) SEE DETAIL A ON OAS-2
- 42" H PICKET FENCE (AT FRONT & BEHIND BIO-RETENSION AREA) SEE DETAIL B ON OAS-2
- MAIN ENTRY
- GAS & ELECT METERS
- GARAGE
- CARPORT
- 2ND FLOOR
- 5' W PUBLIC UTILITY EASEMENTS
- BIO-RETENTION AREA

OTHERS SEE 'C'-DWGS AND 'L'-DWGS



JASMINE CT.

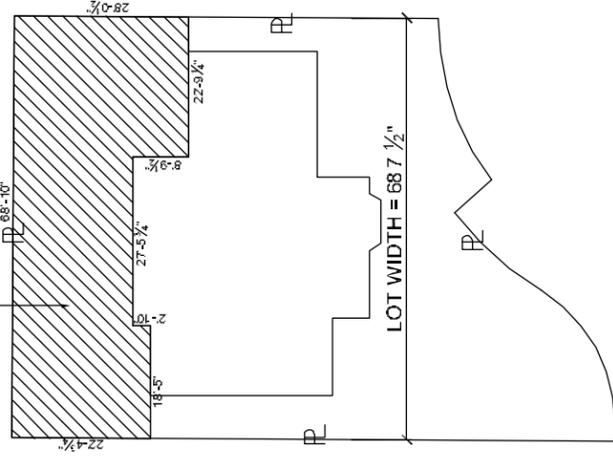


**SITE PLAN**

1/8" = 1'-0"

0 5' 10' 20'

USABLE REAR YARD AREA = 1582 SF  
GREATER THAN (20' X 68'-7 1/2") = 1373 SF



USABLE REAR YARD DIA./CAL.

N.T.S.

**9 SINGLE FAMILY HOUSING DEVELOPMENT**  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

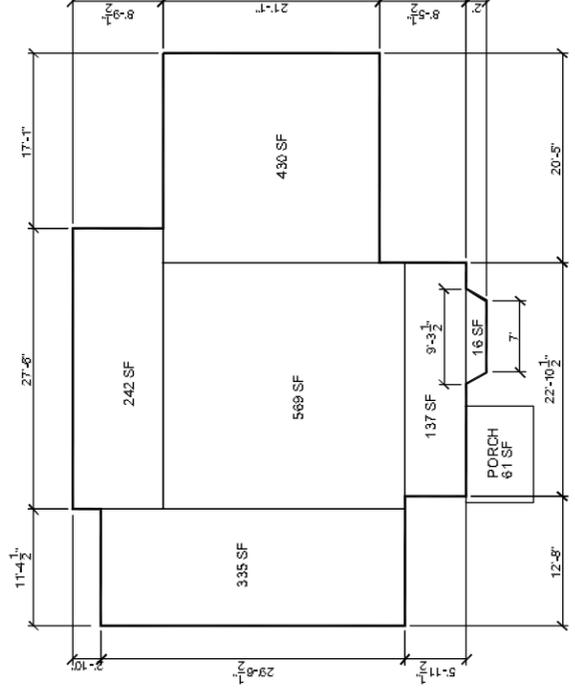
**SYD**  
Steve Yong & Associates  
architecte d'ic/pe  
architecture  
3 design  
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(408) 654-1618

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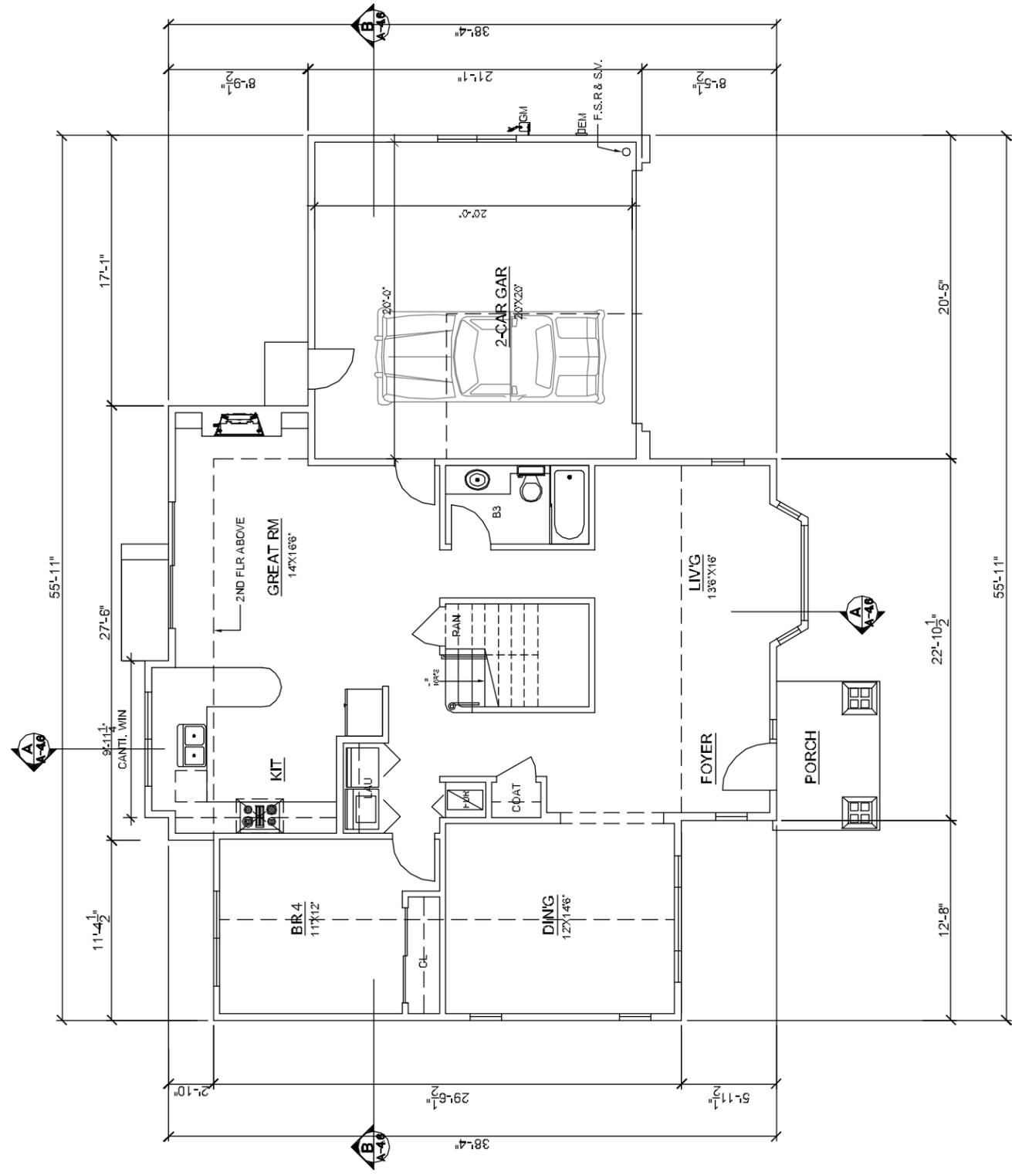
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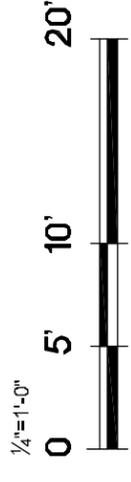
LOT 4



**AREA CAL.**  
 1/8" = 1'-0"  
 LIVING AREA = 1290 SF  
 GARAGE = 439 SF  
 TOTAL = 1729 SF



1ST FLOOR PLAN



Steve Yong & Associates  
 architects d/c/p/e  
 architecture  
 3 design  
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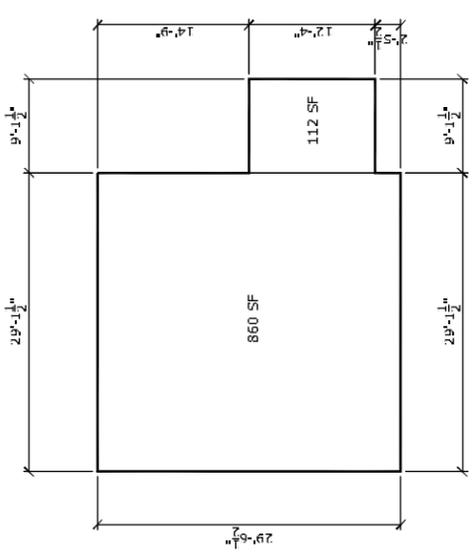
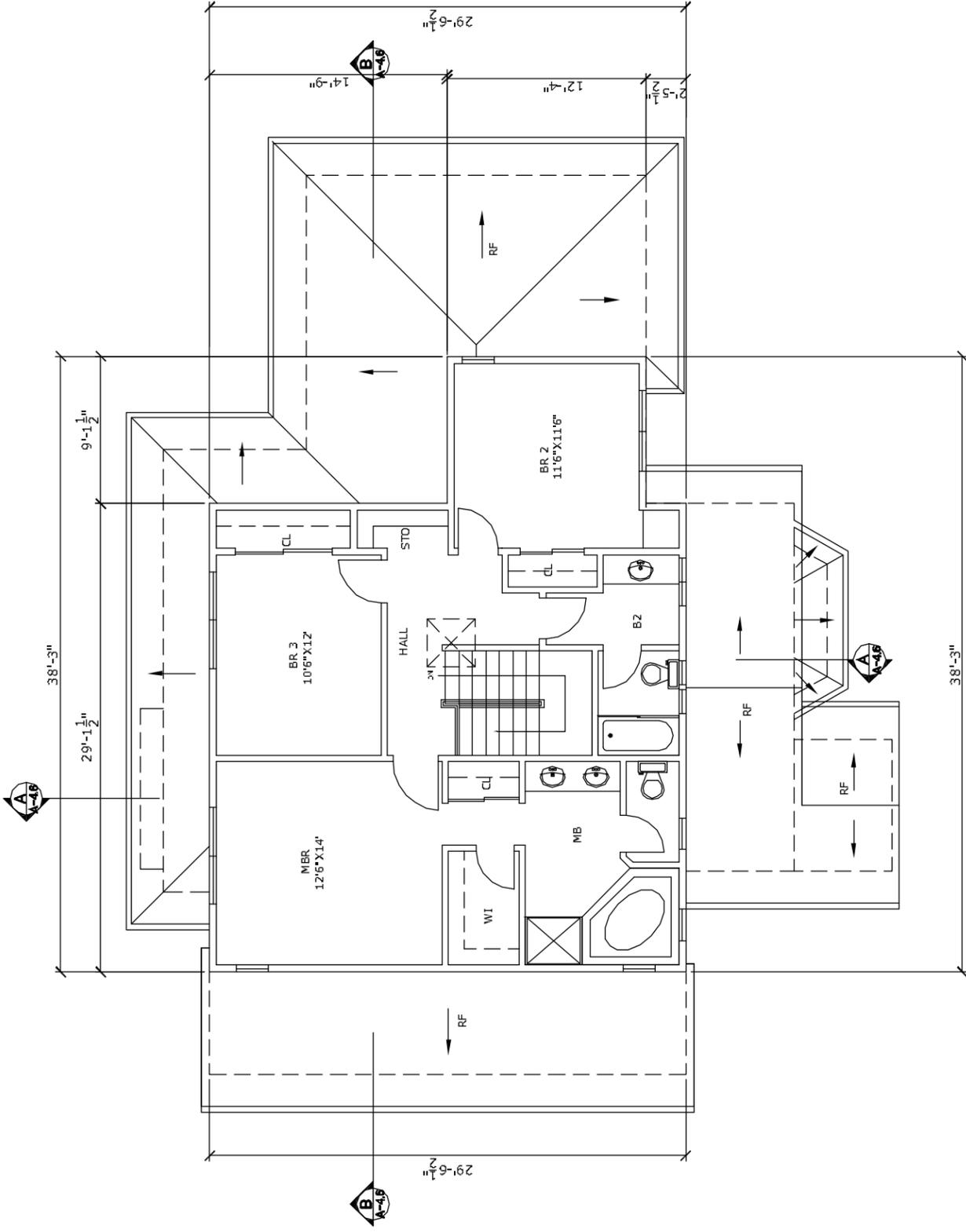
9 SINGLE FAMILY  
 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

Revisions	By
10/1/14	NH

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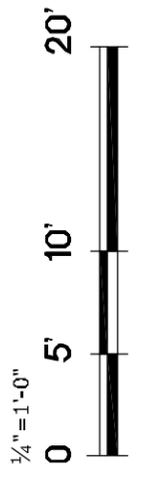
LOT 4



**AREA CAL.**

1/8" = 1'-0" LIVING AREA = 972 SF

**2ND FLOOR & LOWER ROOF PLAN**



Steve Yong  
 & Associates  
architects dlc/ps  
architecture  
 & design

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(408) 654-1618

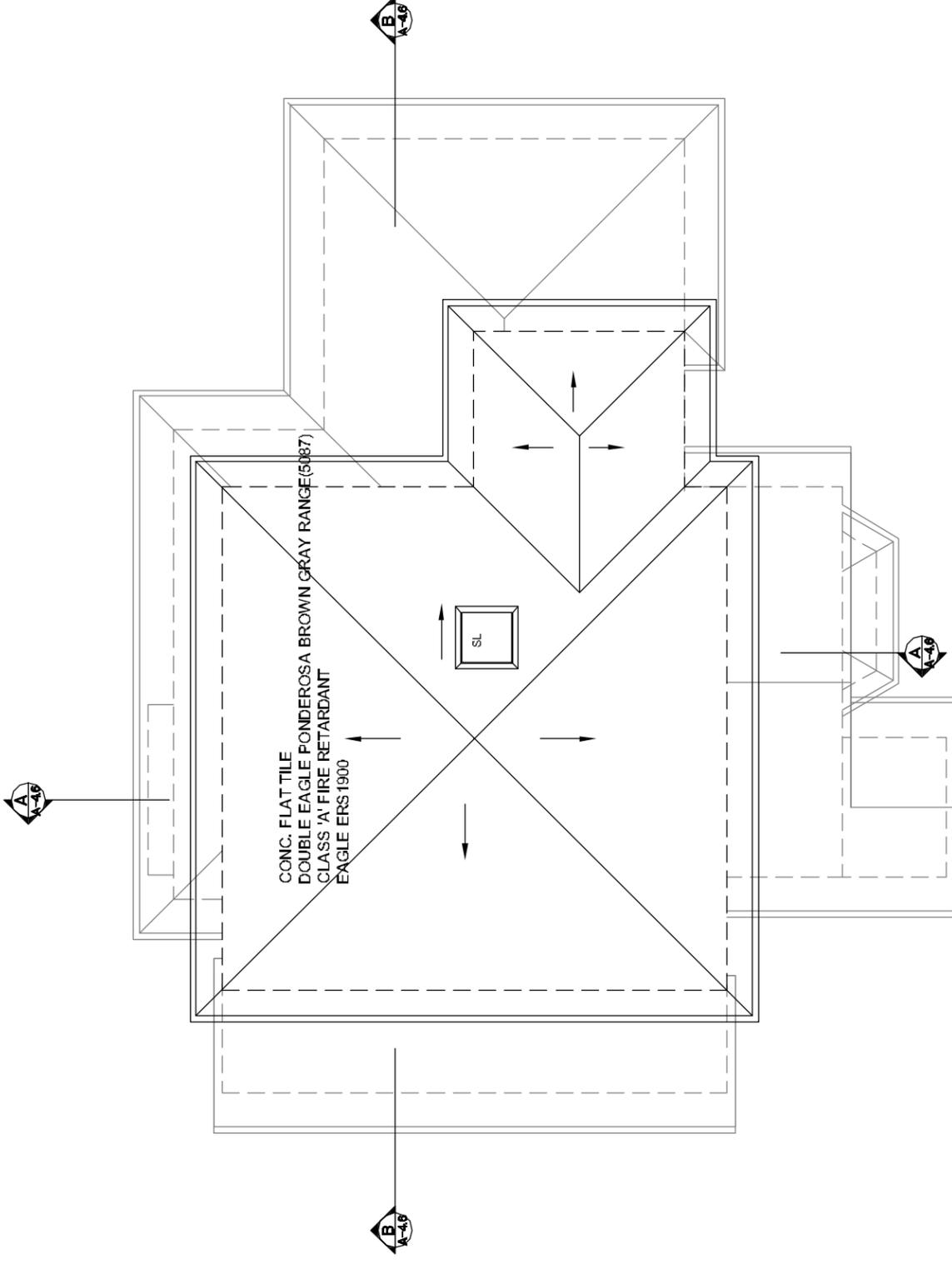
**9 SINGLE FAMILY  
HOUSING DEVELOPMENT**  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

Revisions	By
	NH
	NH

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Date	7/22/2014
Scale	AS-NOTED
Job No.	

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LOT 4



NOTES:  
 1. ROOF PITCH TO BE 5 / 12 THROUGHOUT

**UPPER ROOF PLAN**

1/4"=1'-0"



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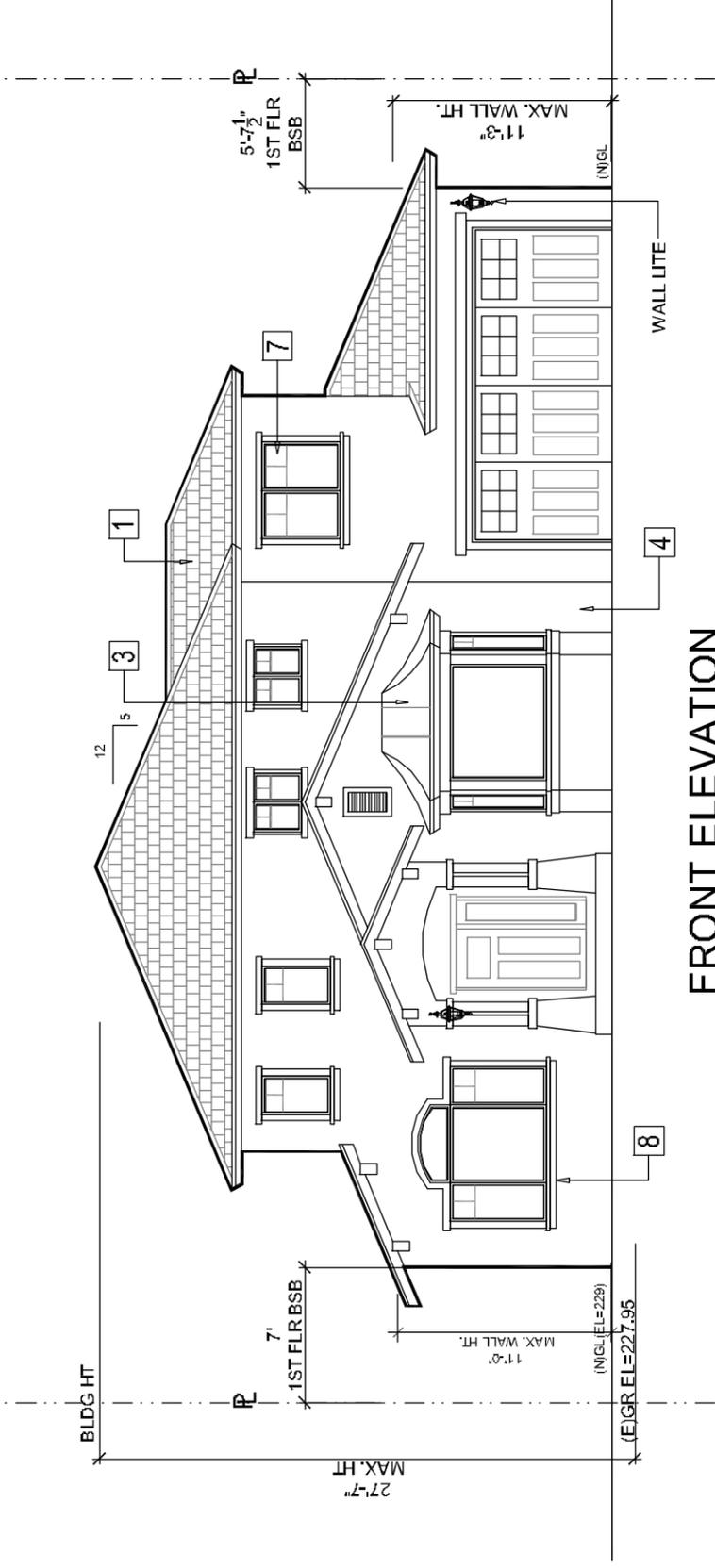
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 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
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LOT 4

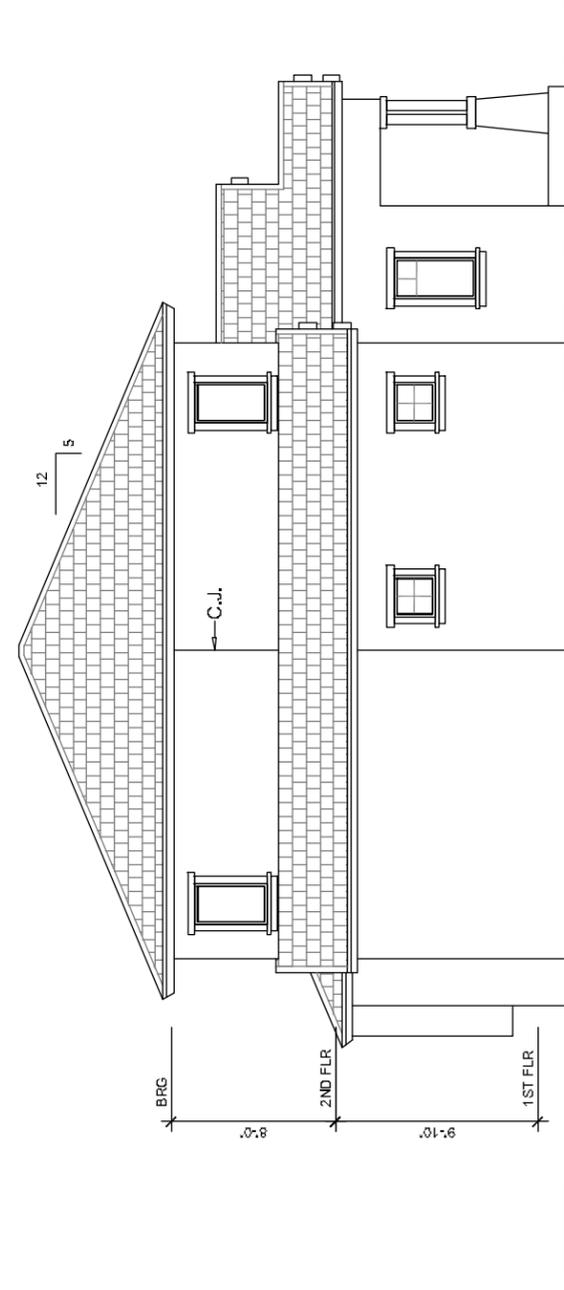


FRONT ELEVATION

1/4"=1'-0"

EXTERIOR FIN. SCHEDULE

NO.	MATERIAL	FINISH	COLOR	REMARK
1	CONC. TILE / FLAT	PRE	GRAY/BROWN	EAGLE DOUBLE EAGLE PONDEROSA(S087)
2	CONC. TILE/MISSION	PRE		
3	METAL	PRE		
4	CEM PLAS	PTD	MODERATE GRAY DARK GRAY	KI15791-3 NORTH POINTE KI15793-3 JASMINE HOLLOW
5	CEM LAP SID'G	PTD		
6	CULTURED STONE	PRE		
7	VINYL	PRE	OFF-WHITE	
8	WOOD	PTD		
9	FOAM W/ C.P.	PTD		



LEFT SIDE ELEVATION



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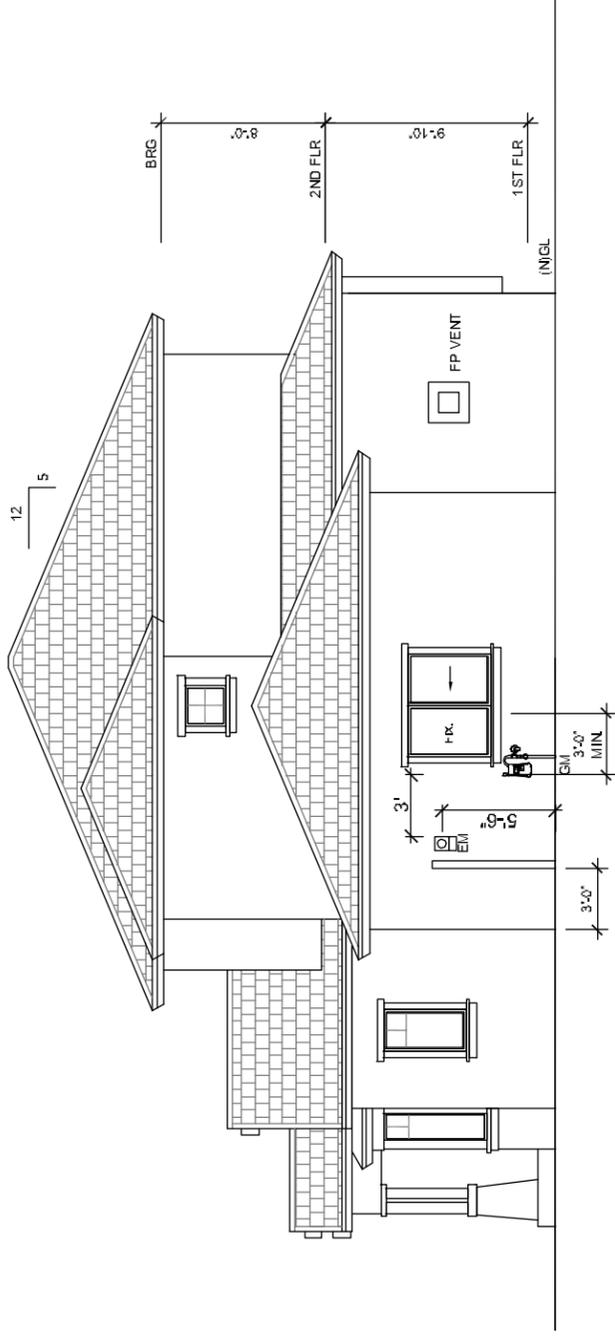
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HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
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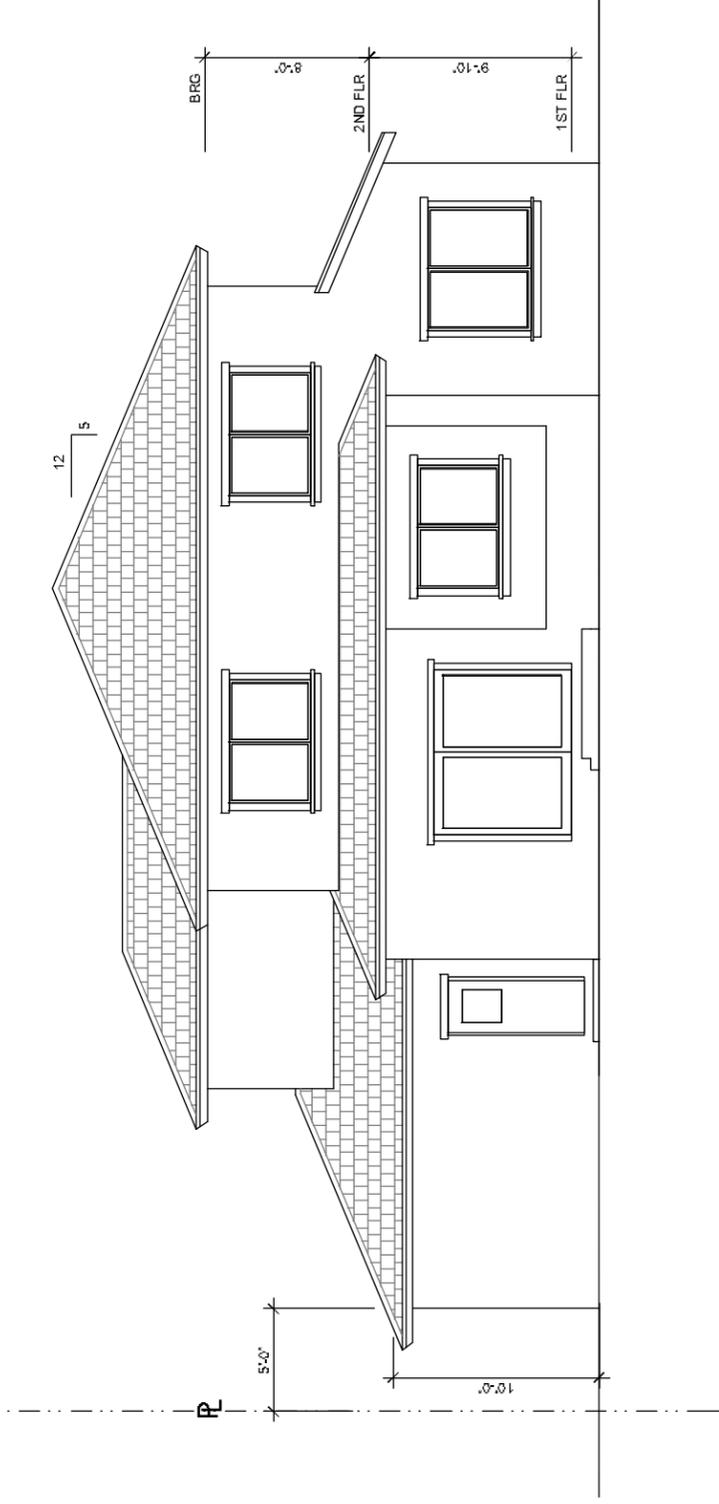
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LOT 4



**RIGHT SIDE ELEVATION**

1/4"=1'-0"



**REAR ELEVATION**



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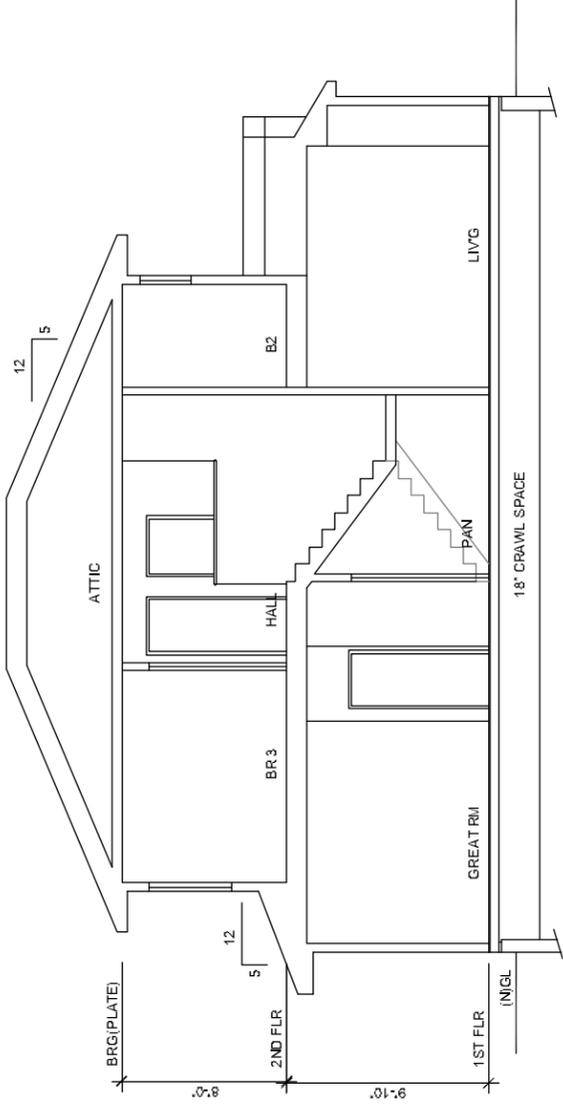
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WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

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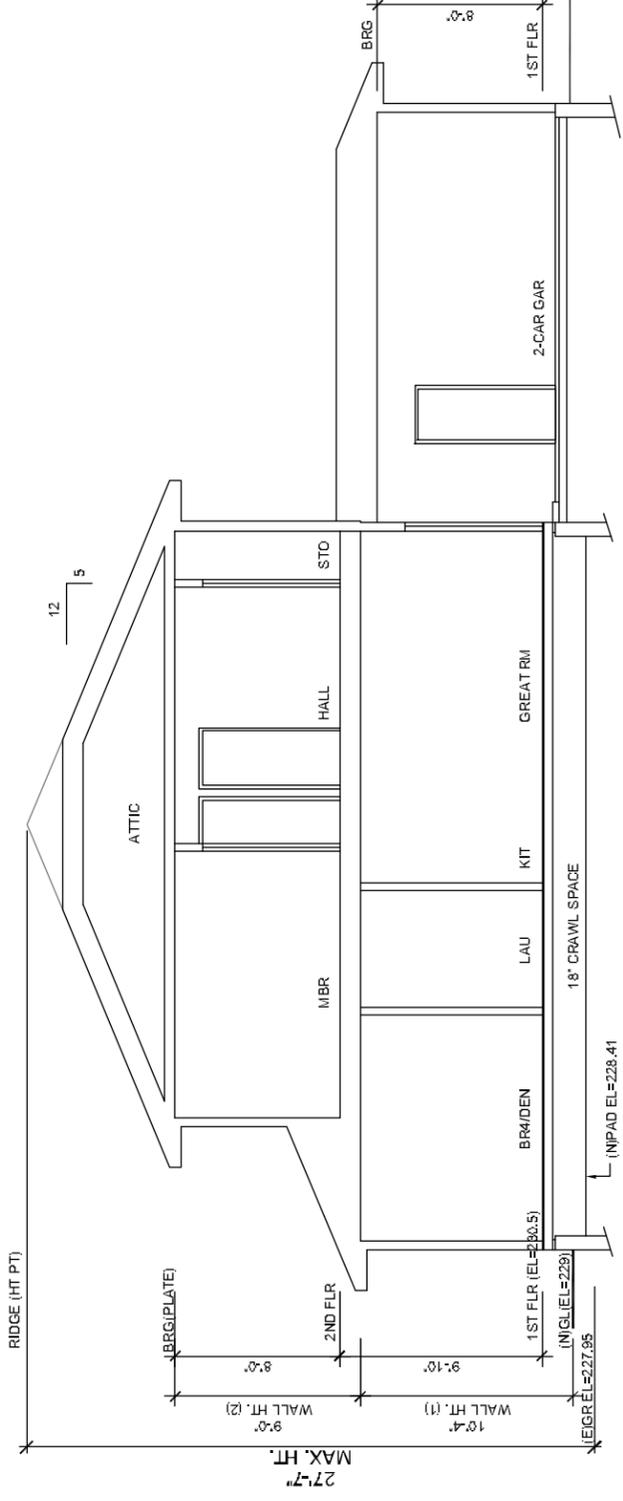
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LOT 4



**BLDG SECTION A**

1/4"=1'-0"



**BLDG SECTION B**



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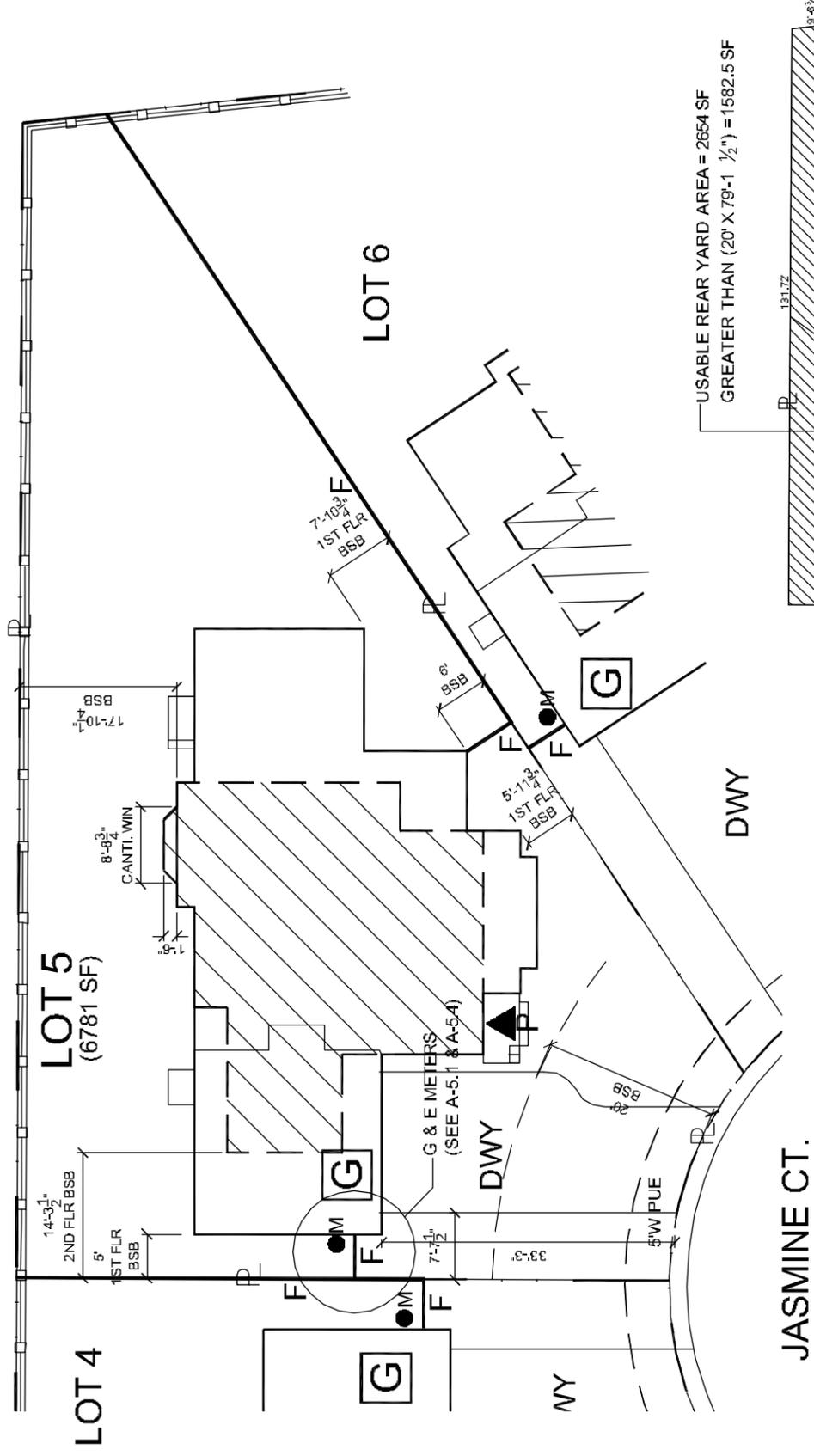
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# LOT 5

**LEGENDS:**

- PROPERTY LINE
- DWY
- LW
- P
- F
- FENCE W/ 24" RETAINING WALL (NEIGHBORHOOD FENCE) SEE DETAIL A ON OAS-2
- 42" H PICKET FENCE (AT FRONT B&B BEHIND BIO-RETENSION AREA) SEE DETAIL B ON OAS-2
- MAIN ENTRY
- GAS & ELECT METERS
- GARAGE
- CARPORT
- 2ND FLOOR
- 5W PUBLIC UTILITY EASEMENTS
- BIO-RETENTION AREA

OTHERS SEE 'C'-DWGS AND 'L'-DWGS

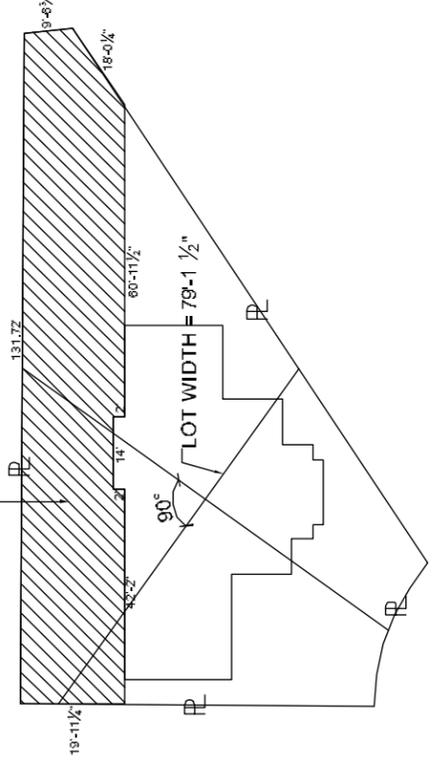


JASMINE CT.

**SITE PLAN** NORTH



USABLE REAR YARD AREA = 2654 SF  
GREATER THAN (20' X 79'-1 1/2") = 1582.5 SF



USABLE REAR YARD DIA./ CAL.  
N.T.S.

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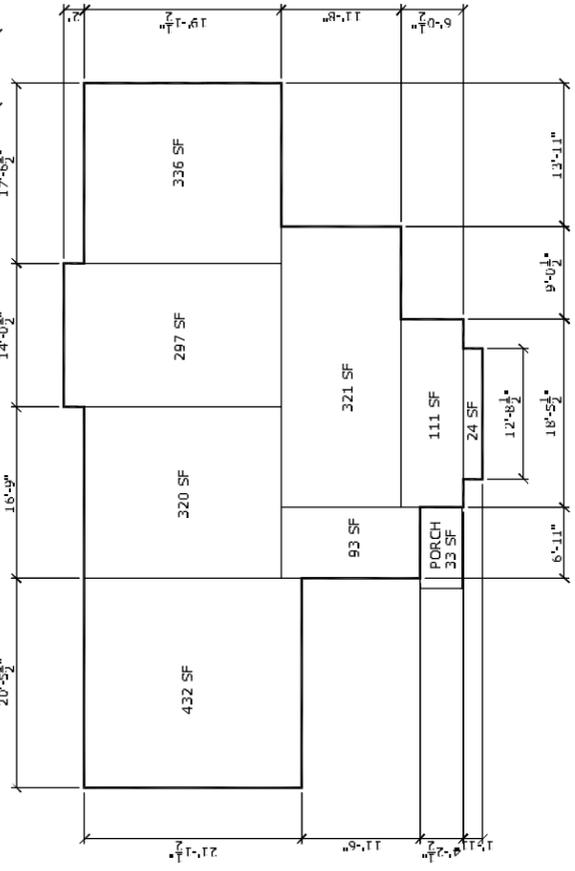
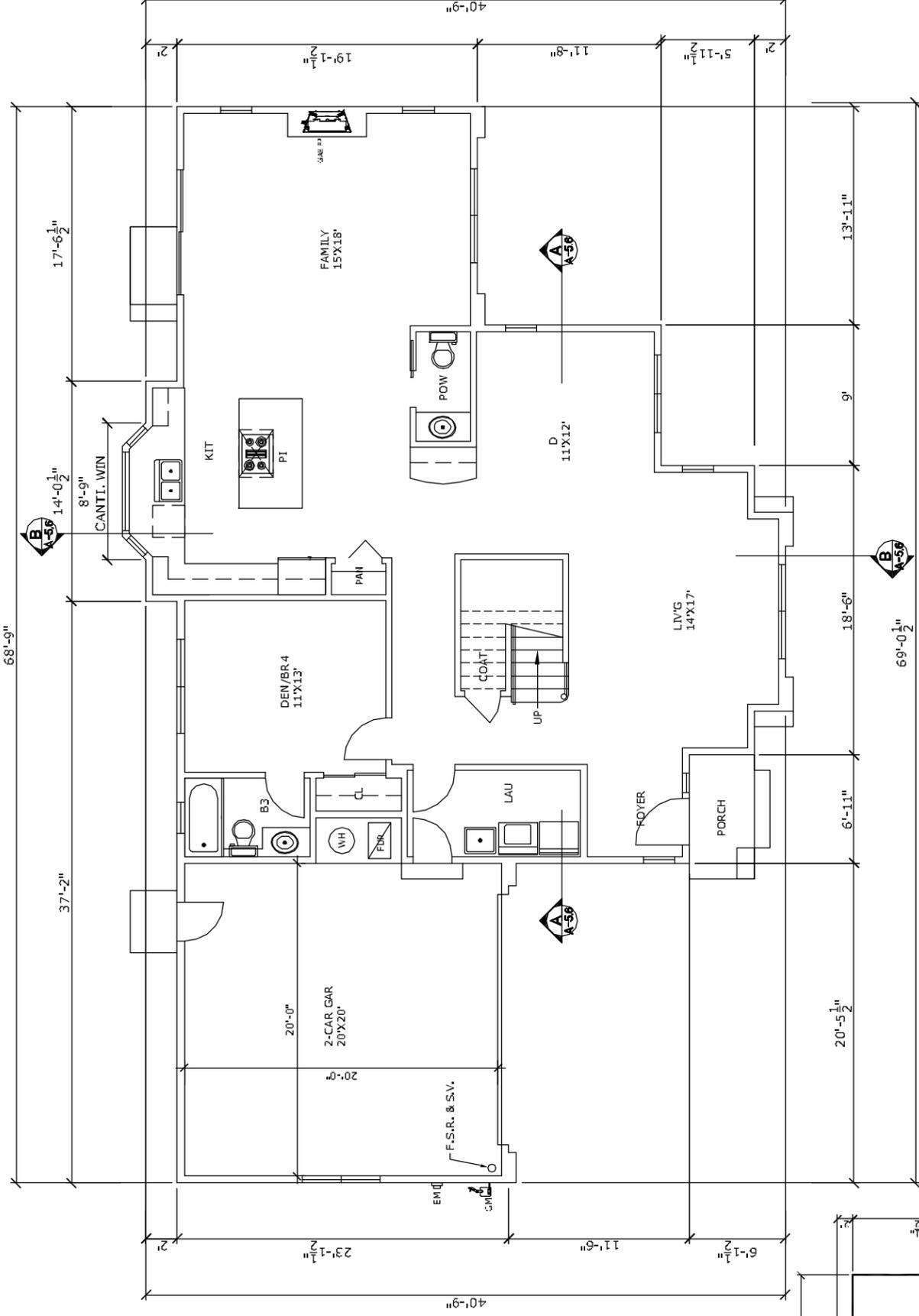
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
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CAMPBELL, CA

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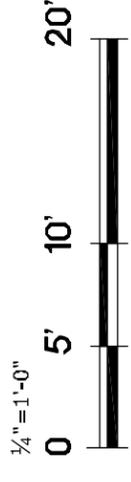
LOT 5



**AREA CAL.**  
 $\frac{1}{8}'' = 1'-0''$

LIVING AREA = 1475 SF  
 GARAGE = 459 SF  
 TOTAL AREA = 1934 SF

**1ST FLOOR PLAN**



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**9 SINGLE FAMILY HOUSING DEVELOPMENT**  
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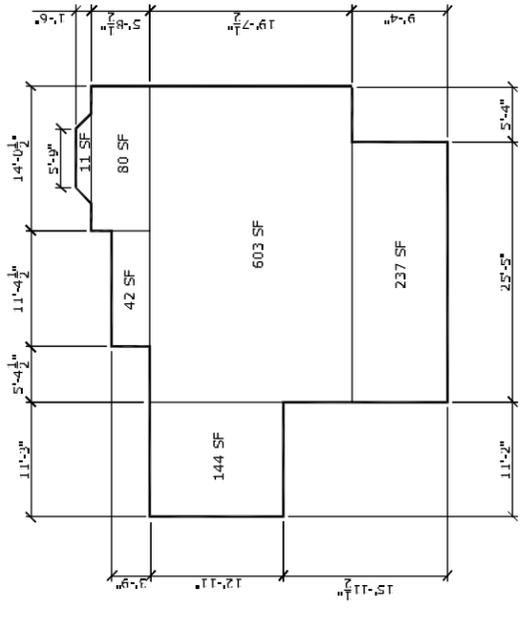
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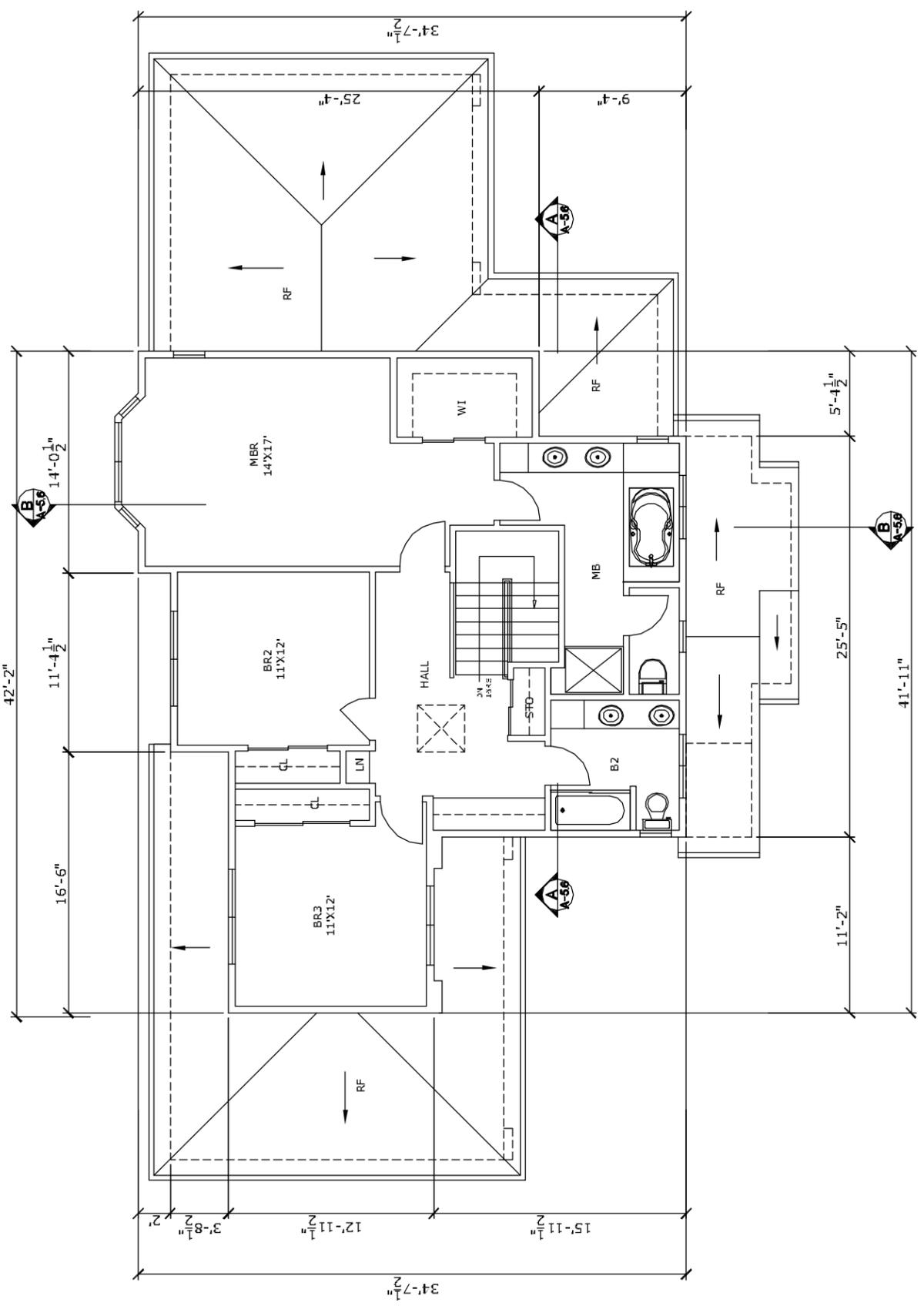
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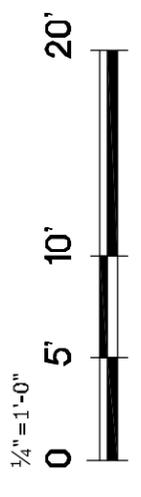
LOT 5



**AREA CAL.**  
 1/8" = 1'-0"  
 LIVING AREA = 1117 SF



2ND FLOOR & LOWER ROOF PLAN



SVA  
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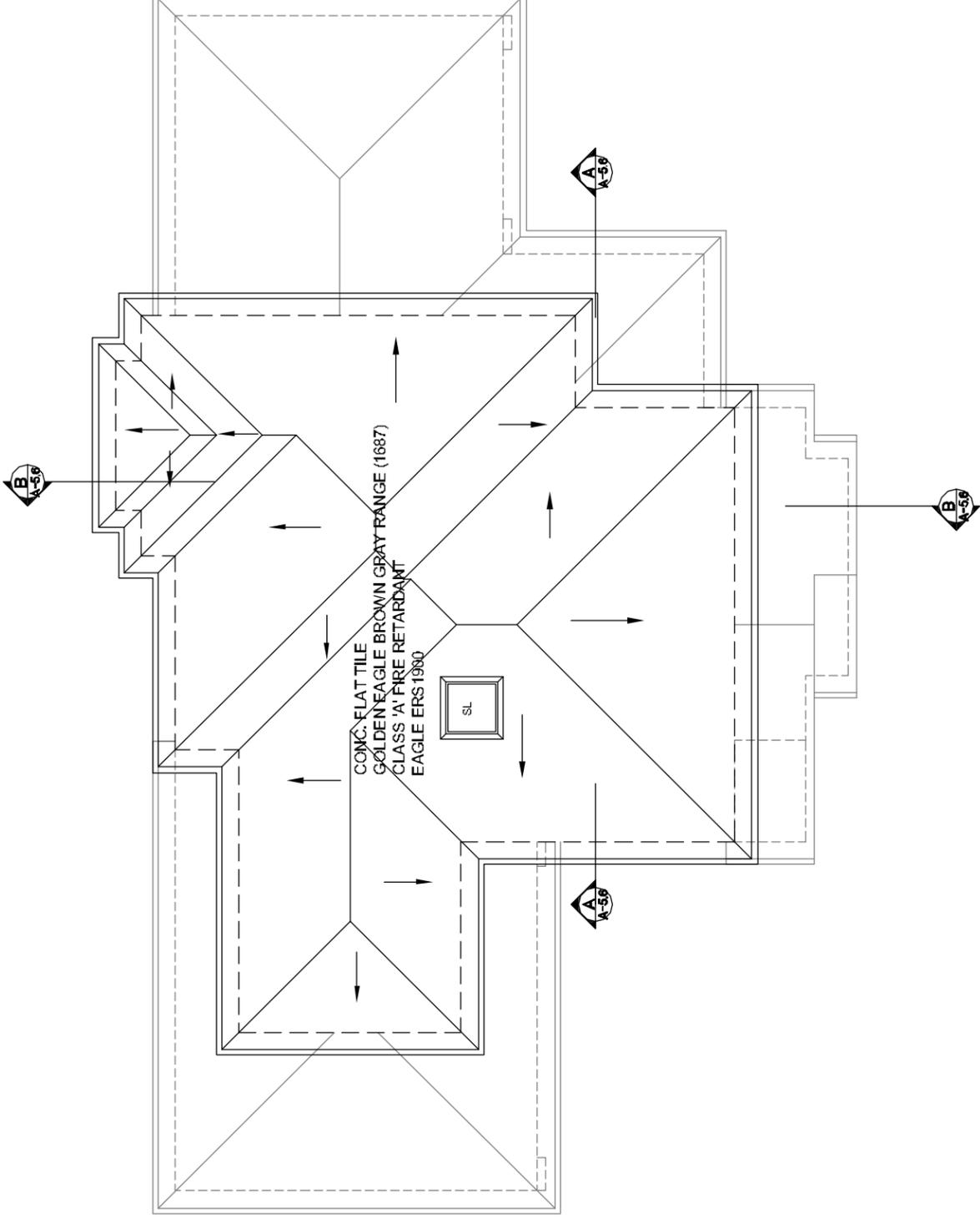


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LOT 5



NOTES:  
 1. ROOF PITCH TO BE 5 / 12 THROUGHOUT

**UPPER ROOF PLAN**



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 & Associates  
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 architecture  
 & design

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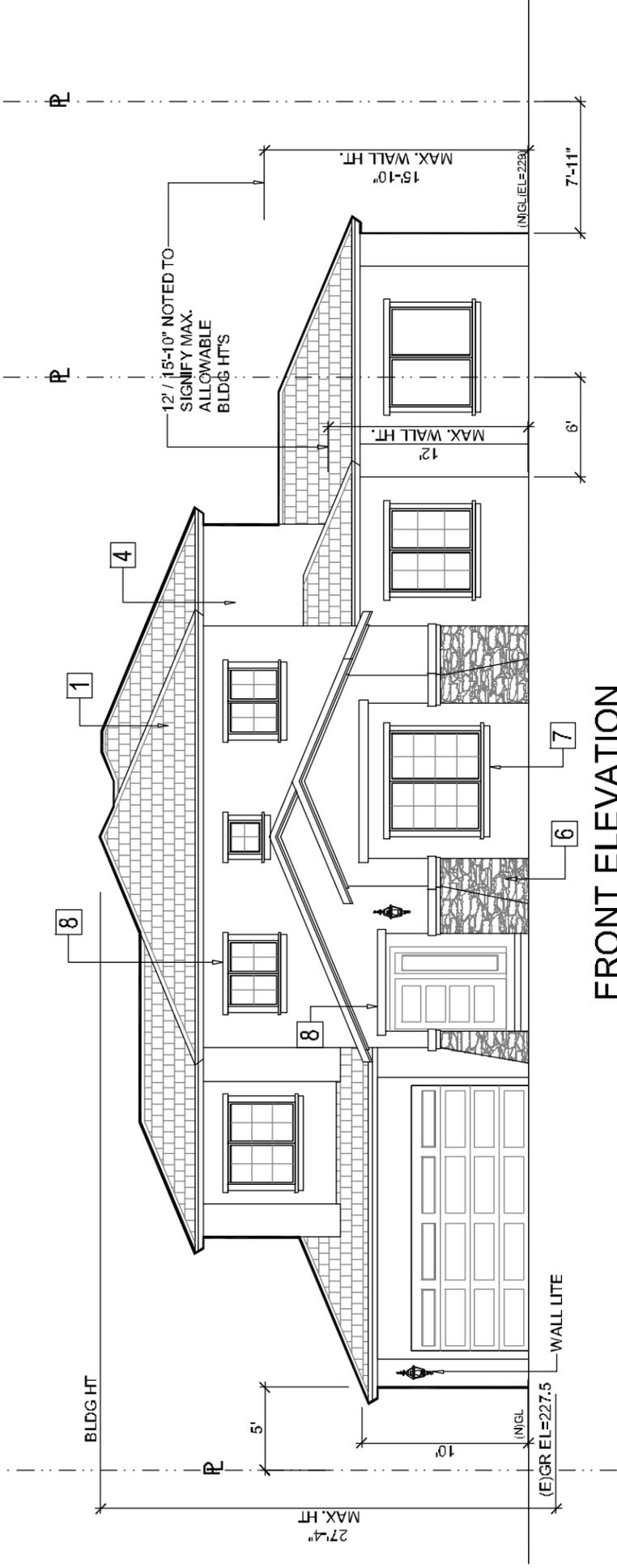
9 SINGLE FAMILY  
 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

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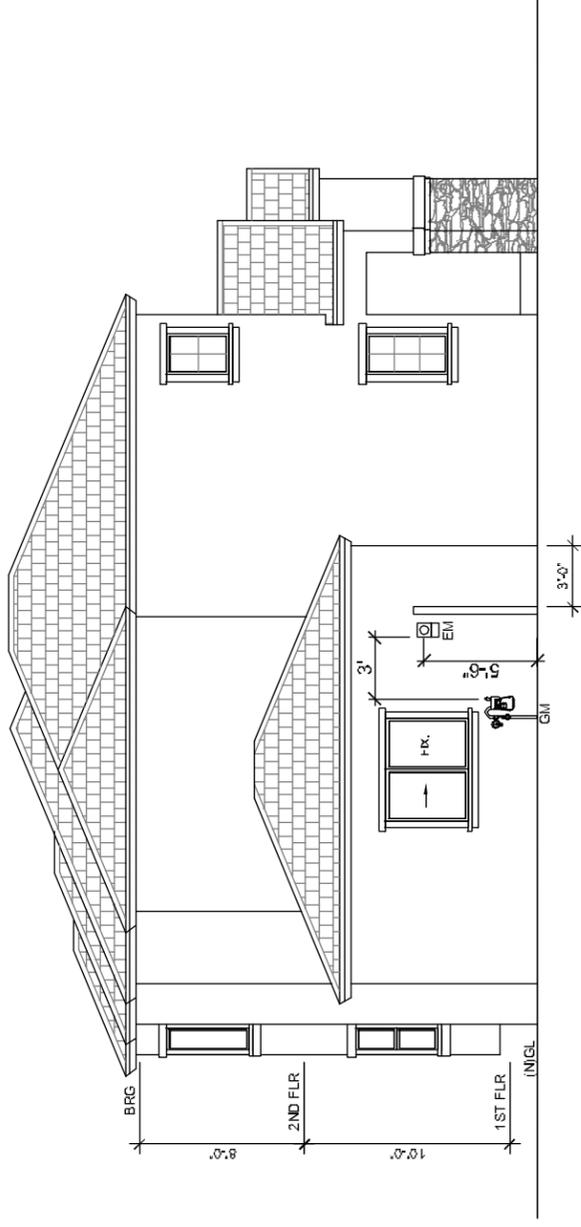
LOT 5



FRONT ELEVATION

1/4"=1'-0"

EXTERIOR FIN. SCHEDULE				
NO.	MATERIAL	FINISH	COLOR	REMARK
1	CONC. TILE / FLAT	PRE	GRAY/BROWN	BY EAGLE GOLDE EAGLE BROWN GRAYPANCE(1687)
2	CONC. TILE/MISSION	PRE		
3	METAL	PRE		
4	CEM PLAS	PTD	DARK GRAY	KIM5778-3 EAGLE'S MEADOW
			MEDIUM GRAY	KIM5778-3 SHEEPSKIN GLOVES
5	CEM LAP SID'G	PTD		
6	CULTURED STONE	PRE	MIXED BROWN	BY EL DORADO BITTER ROOT/MOUNTAIN LEDGE
7	VINYL	PRE	OFF-WHITE	
8	WOOD	PTD		
9	FOAM W/ C.P.	PTD		



LEFT SIDE ELEVATION



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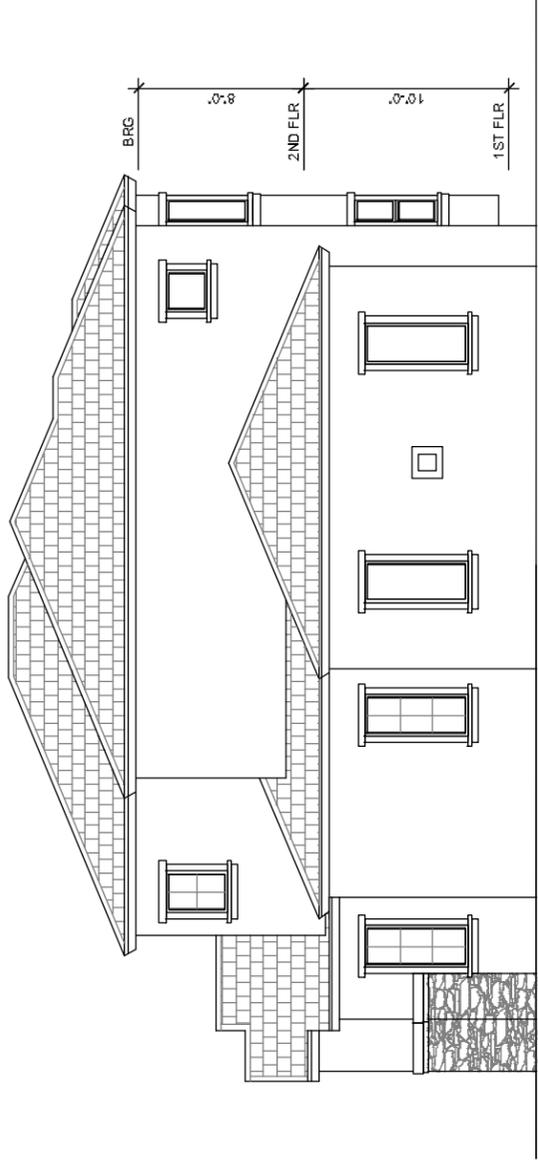
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& Associates  
architecte de/pa  
architecture  
3 design  
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9 SINGLE FAMILY  
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CAMPBELL, CA

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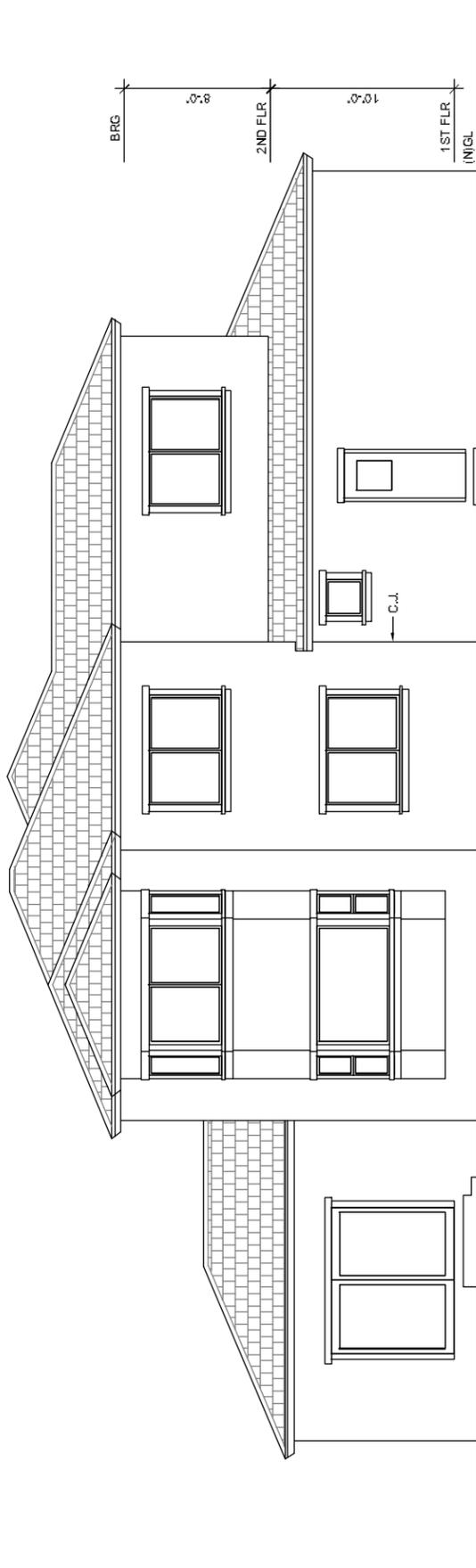
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LOT 5



RIGHT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION



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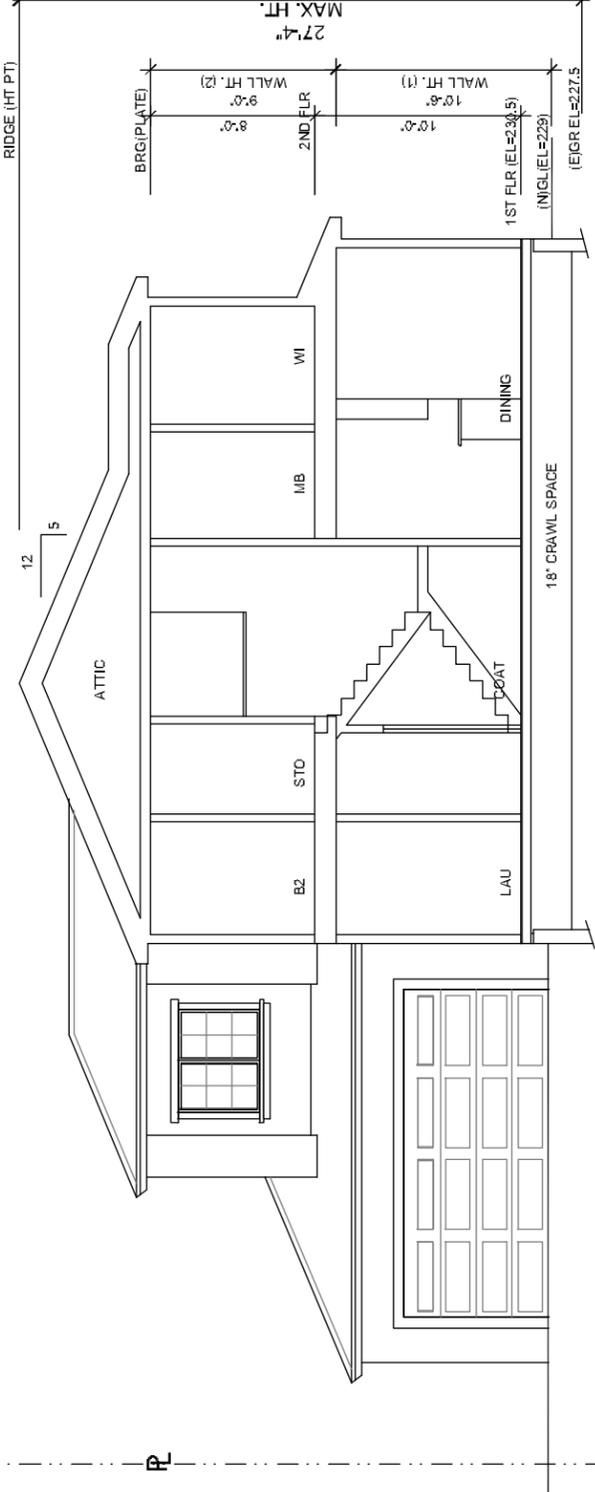
9 SINGLE FAMILY  
 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

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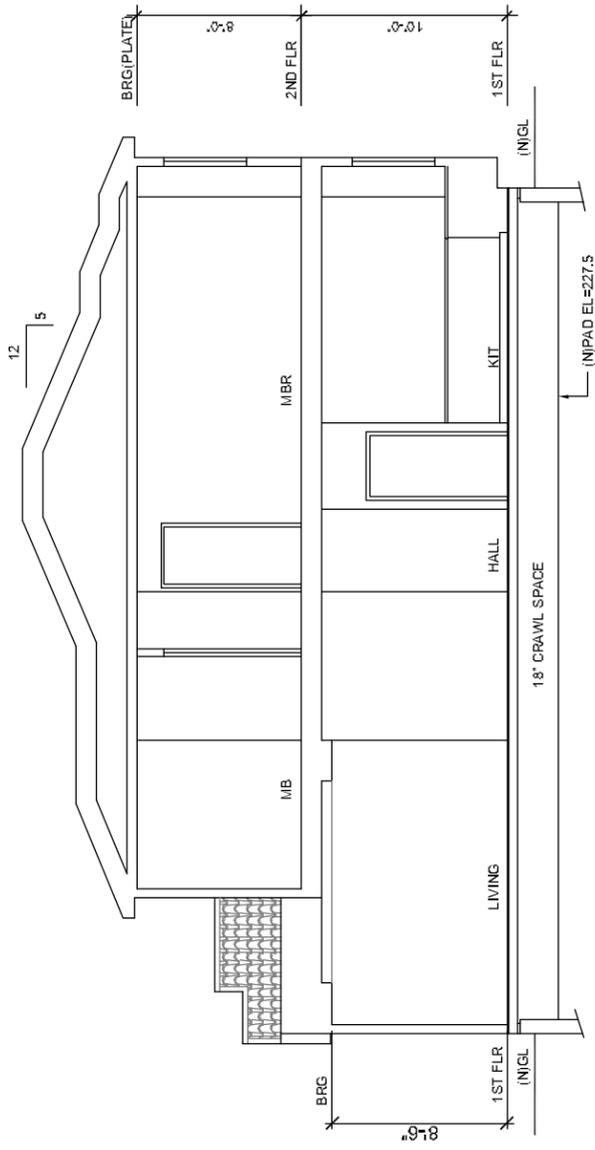
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LOT 5

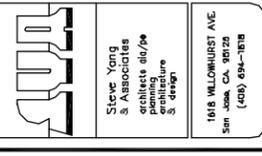
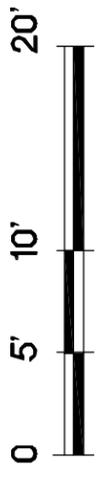


**BLDG SECTION A**

1/4"=1'-0"



**BLDG SECTION B**



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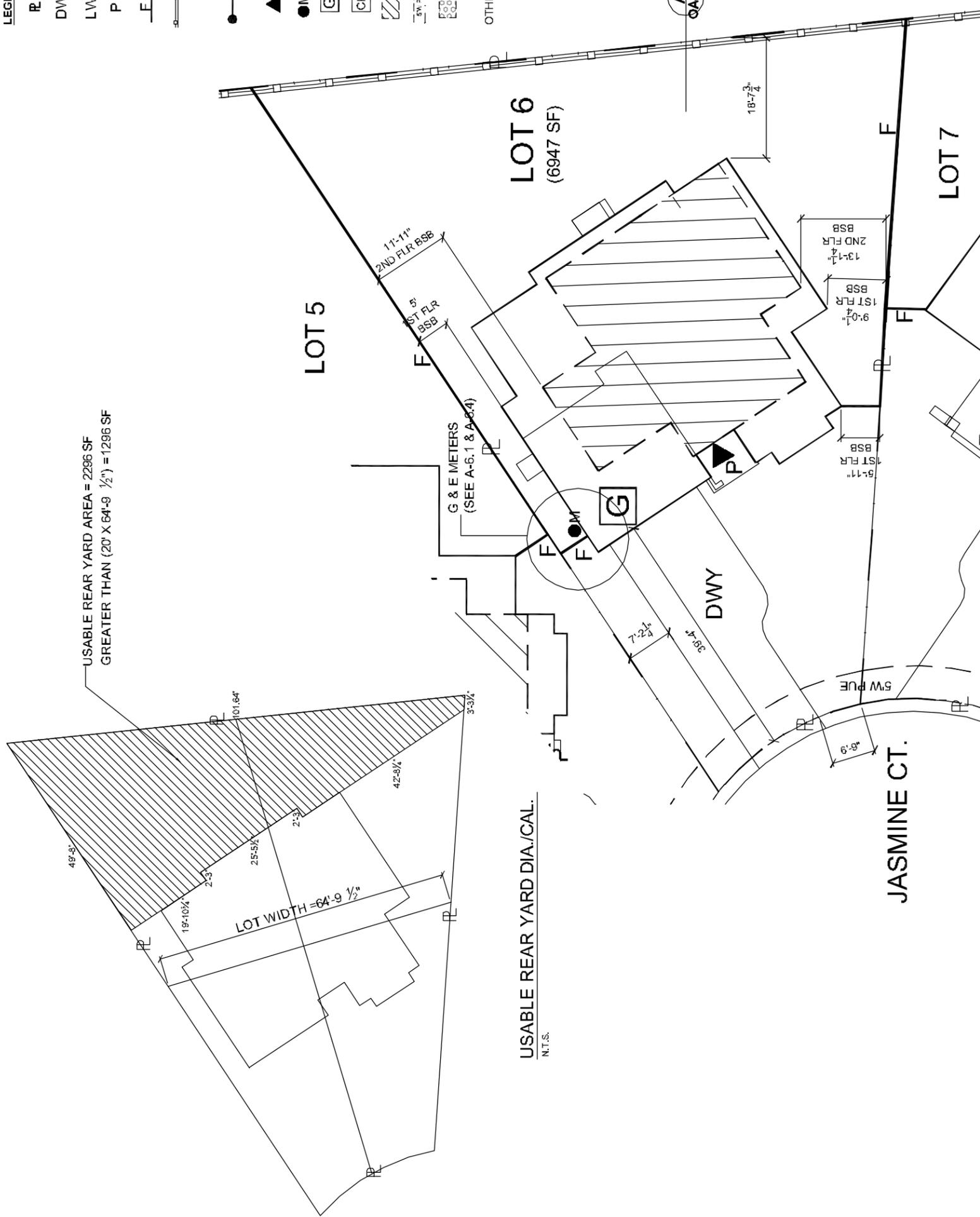
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# LOT 6

- LEGENDS:**
- R** PROPERTY LINE
  - DWY** DRIVEWAY
  - LW** LIGHT WELL
  - P** PORCH
  - F** FENCE
  - 42" PICKET FENCE (AT FRONT & BEHIND BIO-RETENSION AREA) SEE DETAIL B ON OAS-2
  - MAIN ENTRY
  - GAS & ELECT METERS
  - GARAGE
  - CARPORT
  - 2ND FLOOR
  - 5W PUBLIC UTILITY EASEMENTS
  - BIO-RETENTION AREA
  - OTHERS SEE 'C'-DWGS AND 'L'-DWGS



**SITE PLAN**  
 NORTH  
 1/8"=1'-0"  
 0 5' 10' 20'

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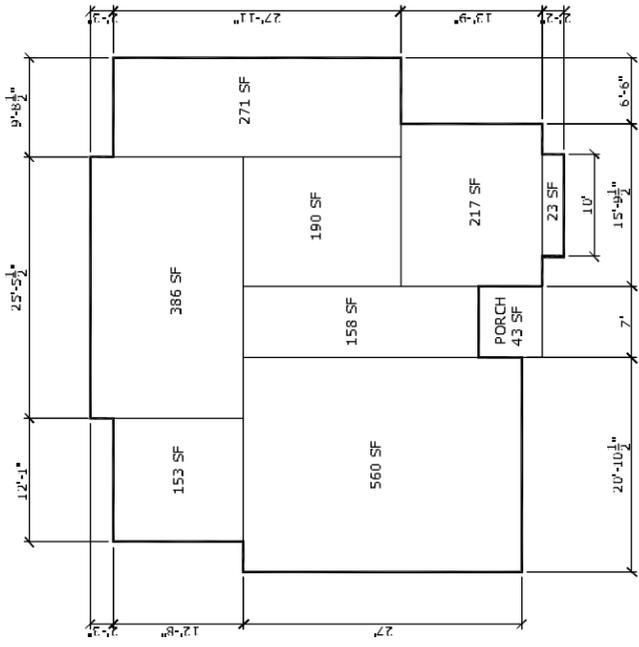
**9 SINGLE FAMILY HOUSING DEVELOPMENT**  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

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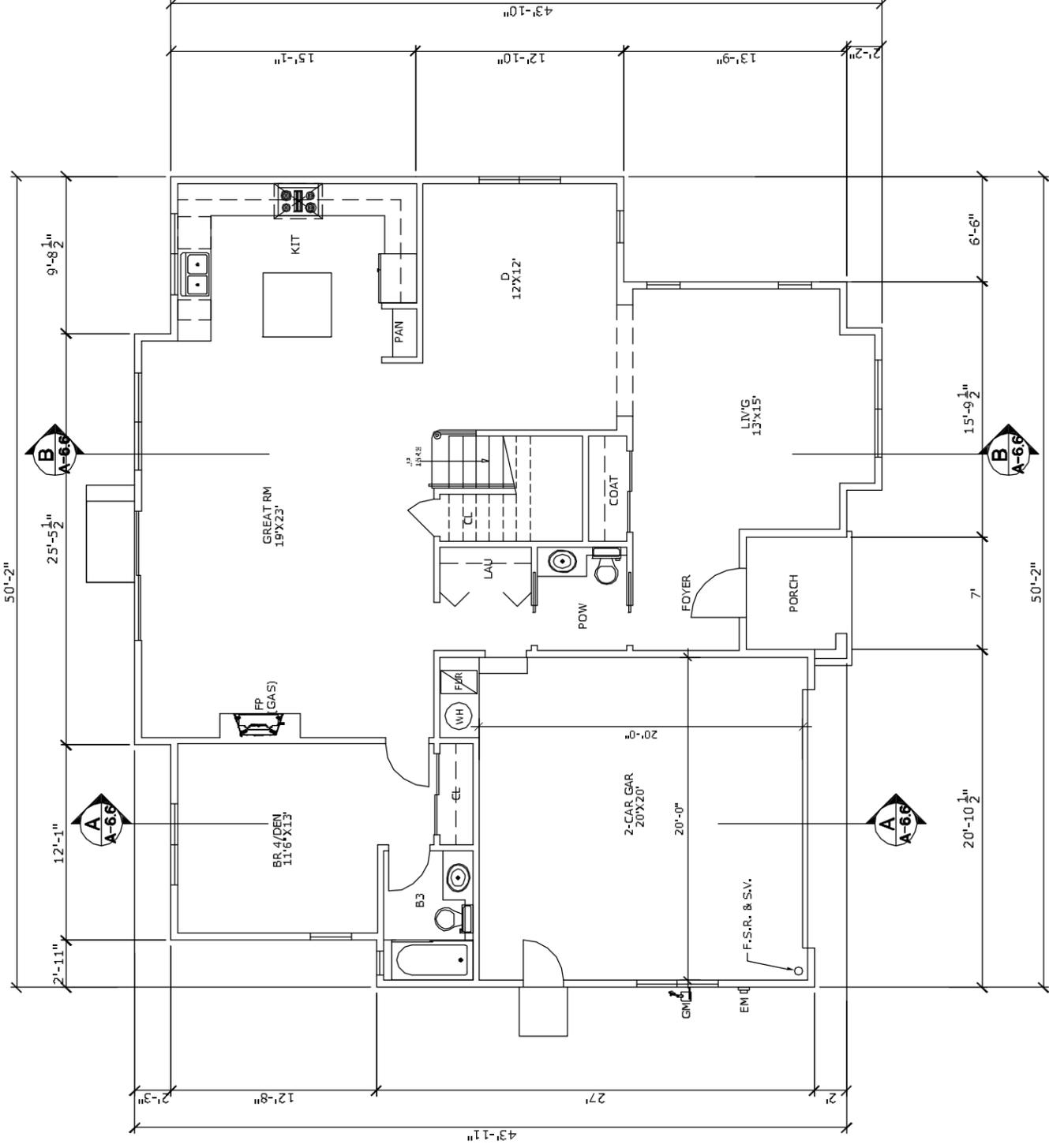
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LOT 6



LIVING AREA = 1505 SF  
 GARAGE = 453 SF  
 TOTAL AREA = 1958 SF

**AREA CAL.**  
 $\frac{1}{8}'' = 1'-0''$



**1ST FLOOR PLAN**



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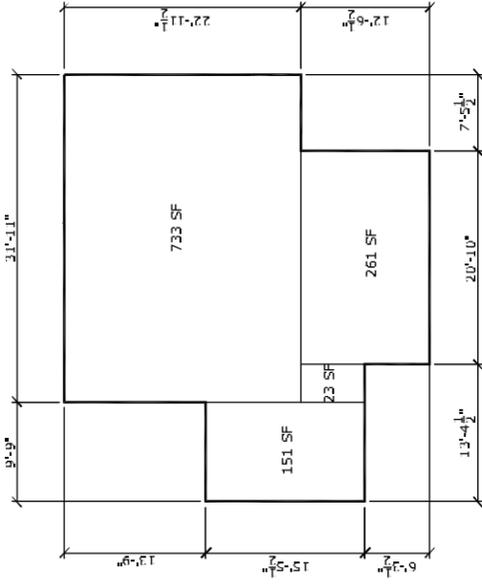
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 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
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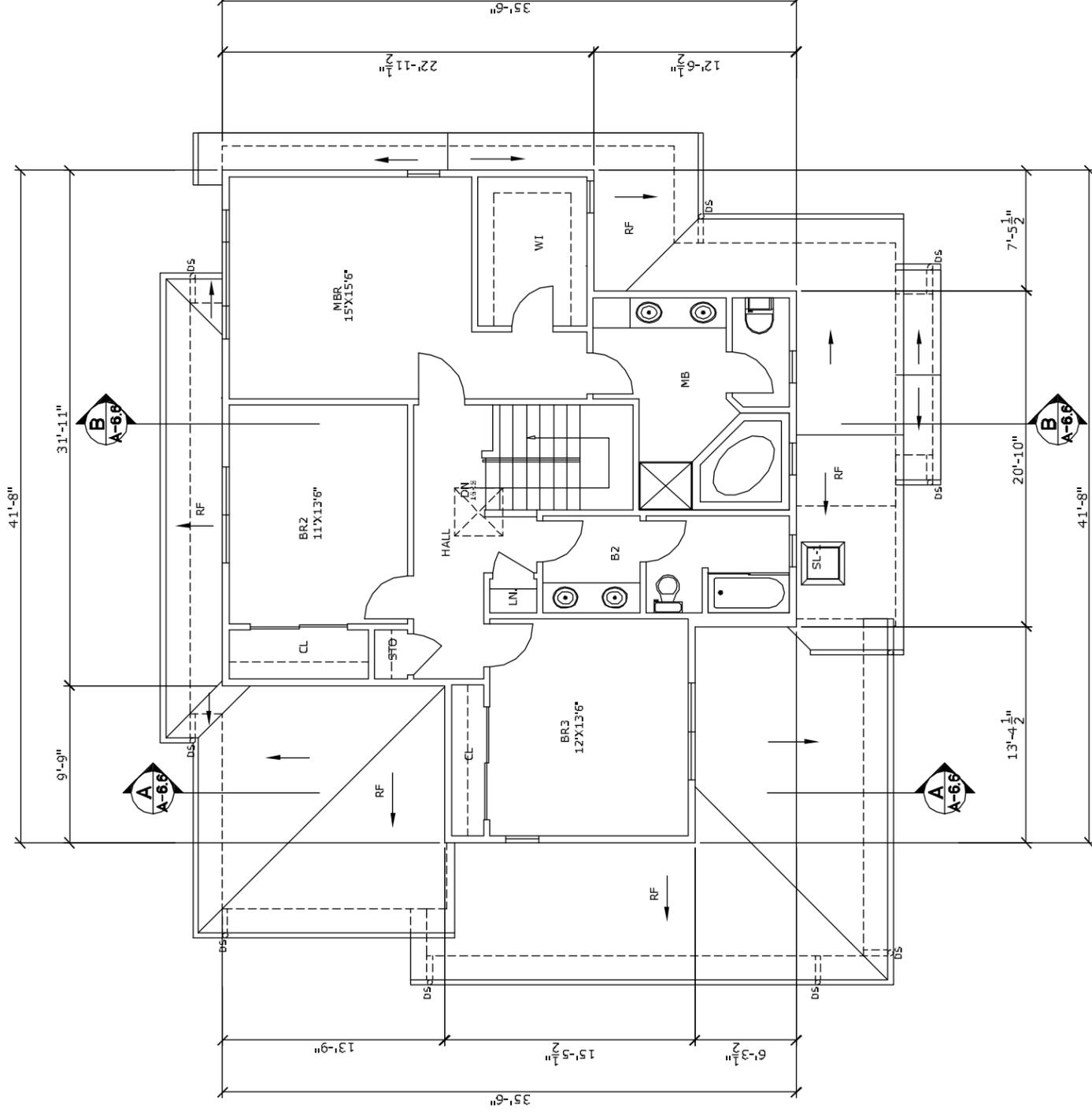
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LOT 6

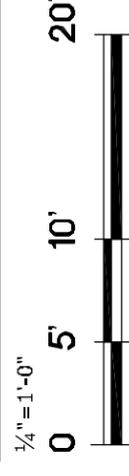


**AREA CAL.**

$\frac{1}{8}'' = 1'-0''$  LIVING AREA = 1168 SF



**2ND FLOOR & LOWER ROOF PLAN**



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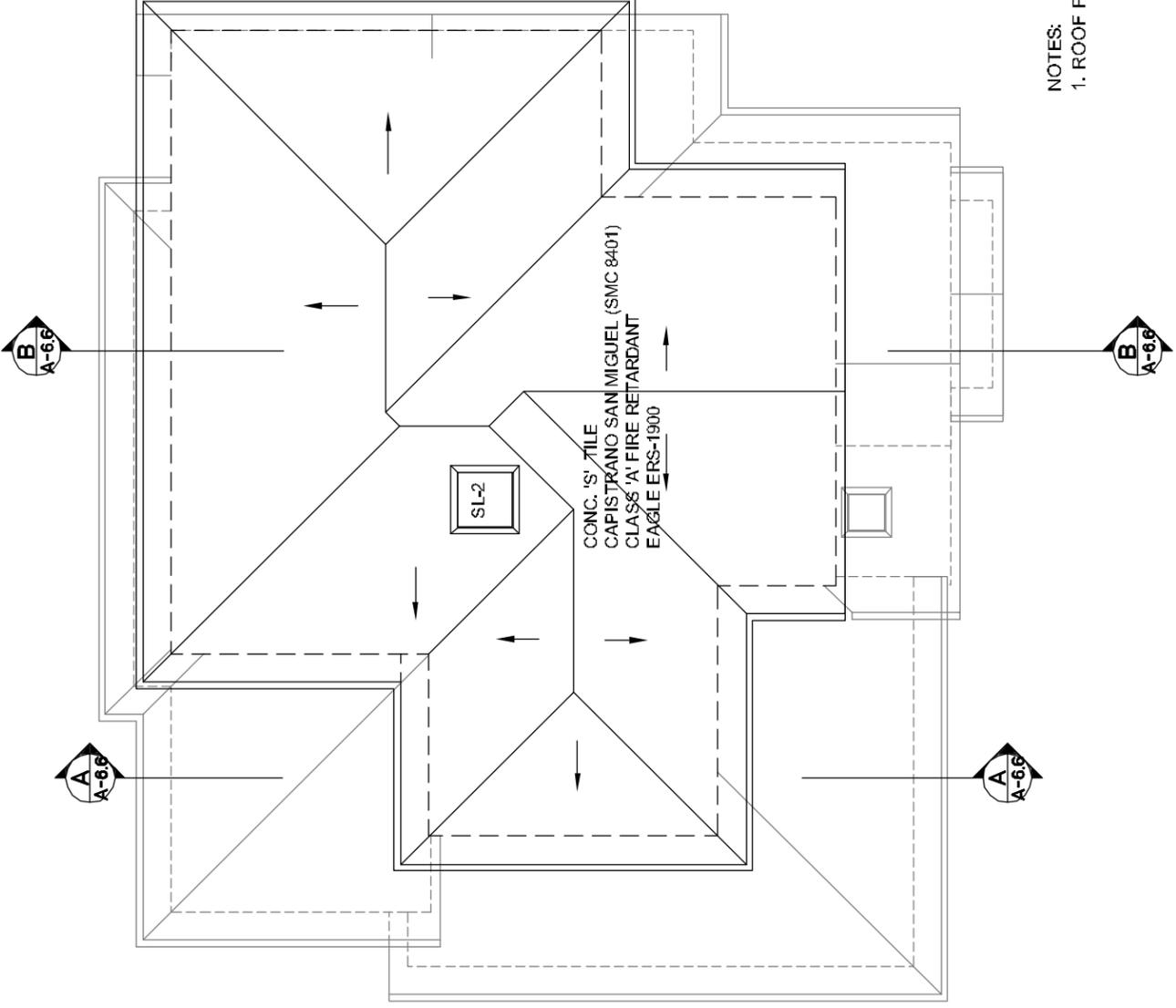
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 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

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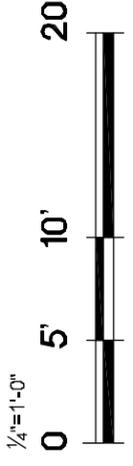
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LOT 6



NOTES:  
1. ROOF PITCH TO BE 5 / 12 THROUGHOUT

UPPER ROOF PLAN



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S. Associates  
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architecture  
S. design

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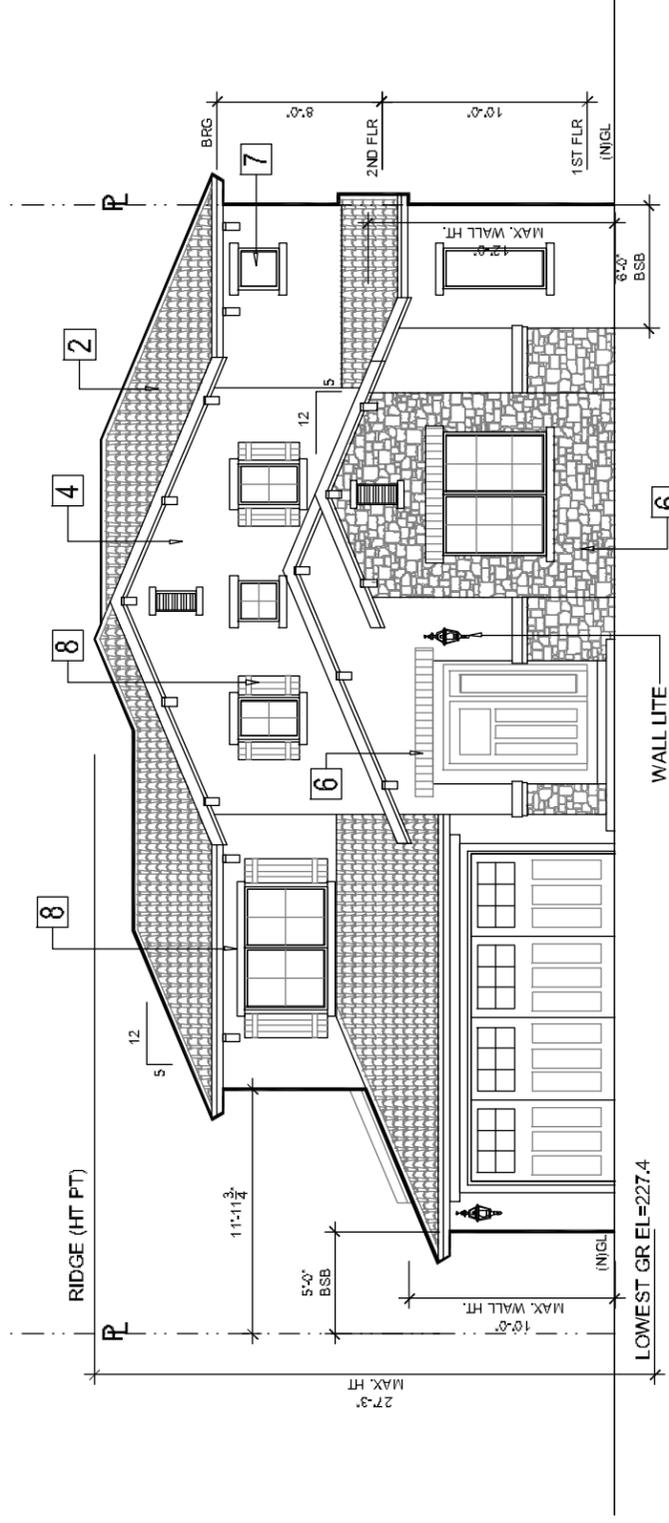
9 SINGLE FAMILY  
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WESTMONT AVE + JASMINE COURT  
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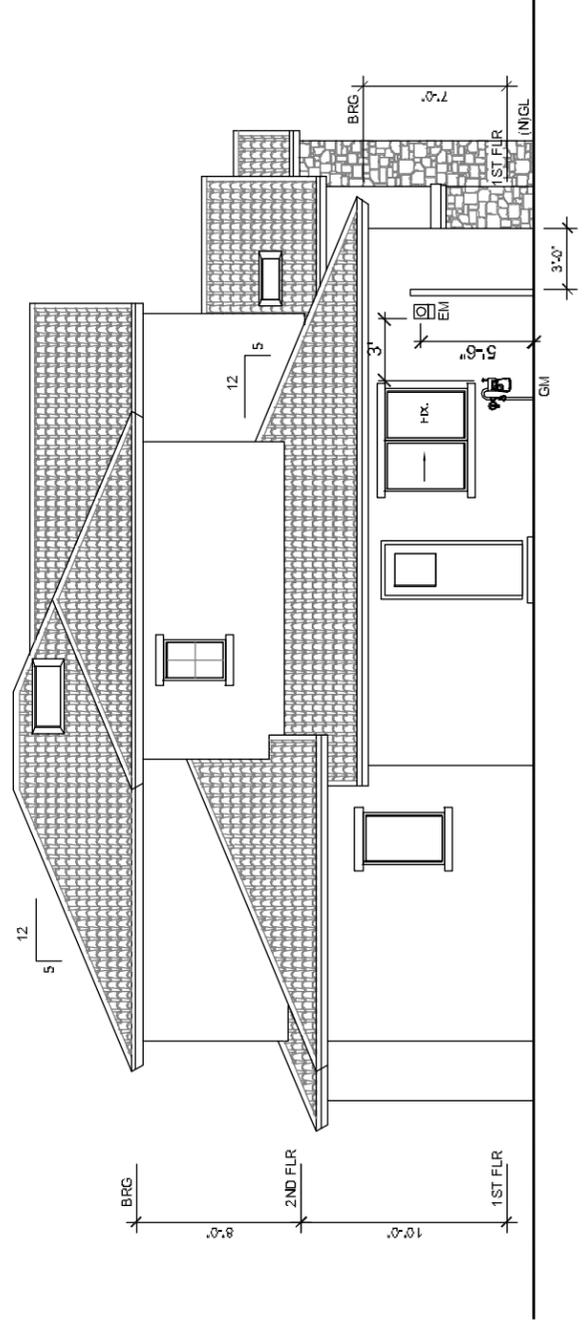
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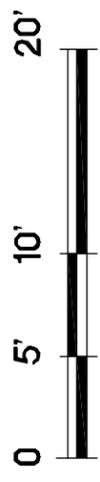
FRONT ELEVATION

1/4" = 1'-0"

EXTERIOR FIN. SCHEDULE				
NO.	MATERIAL	FINISH	COLOR	REMARK
1	CONC. TILE / FLAT	PRE		
2	CONC. TILE / MISSION	PRE	GRAY/TAUPE BROWN BLEND	EAGLE SAN MIGUEL (S/MC8401)
3	METAL	PRE		
4	CEM PLAS	PTD	LIGHT EARTH TONE	KIM4648-2 BARKIG PRAIRIE DOG
			MEDIUM/DARK EARTHTONE	KIM4706-3 RUSTIC HACIENDA
5	CEM LAP SID'G	PTD		
6	CULTURED STONE	PRE	M/KED GRAY/TAUPE BROWN	ELDORADO LANTANA-CLIFFSTONE
7	VINYL	PRE	OFF-WHITE	
8	WOOD	PTD		
9	FOAM W/ C.P.	PTD		



LEFT SIDE ELEVATION



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architecture  
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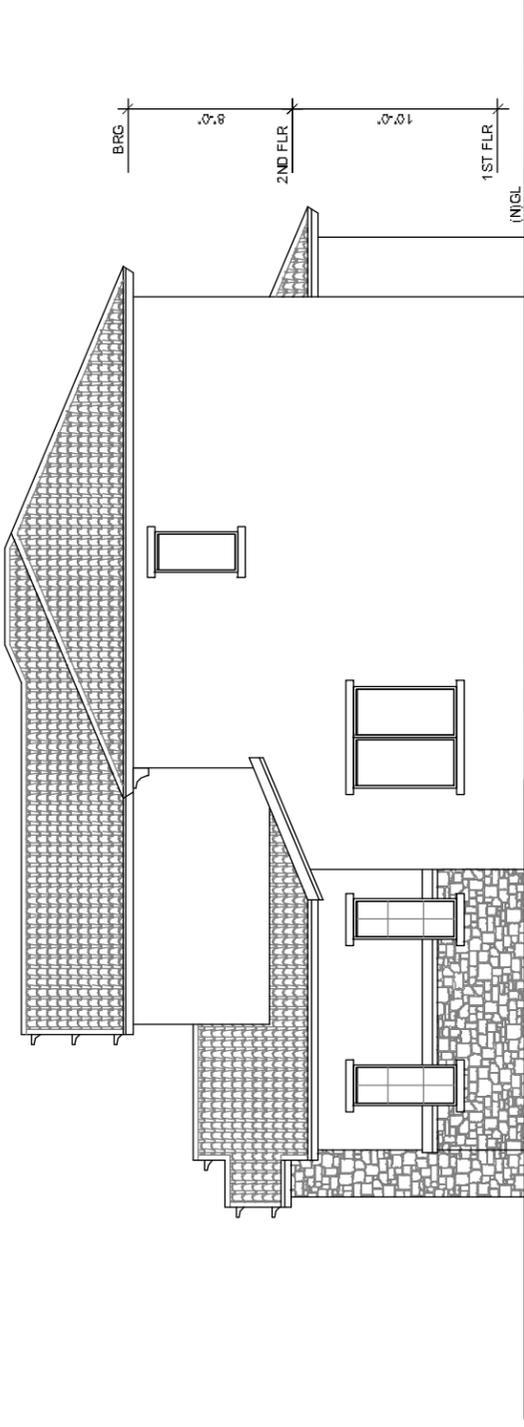
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

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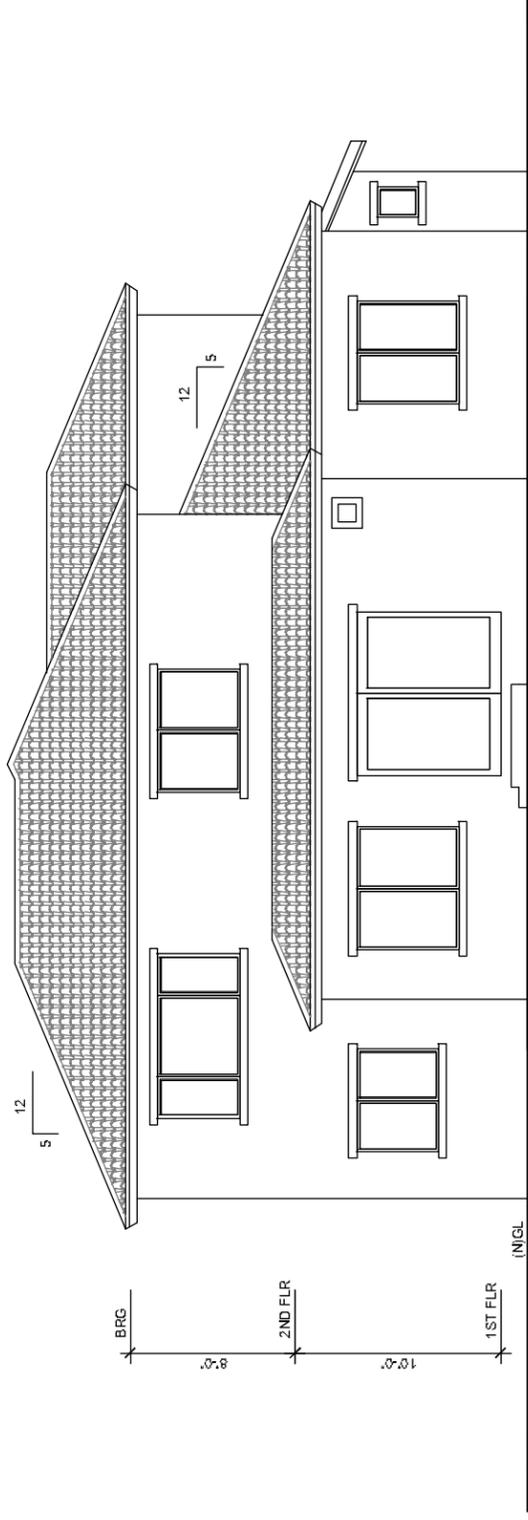
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LOT 6



**RIGHT SIDE ELEVATION**

1/4" = 1'-0"



**REAR ELEVATION**



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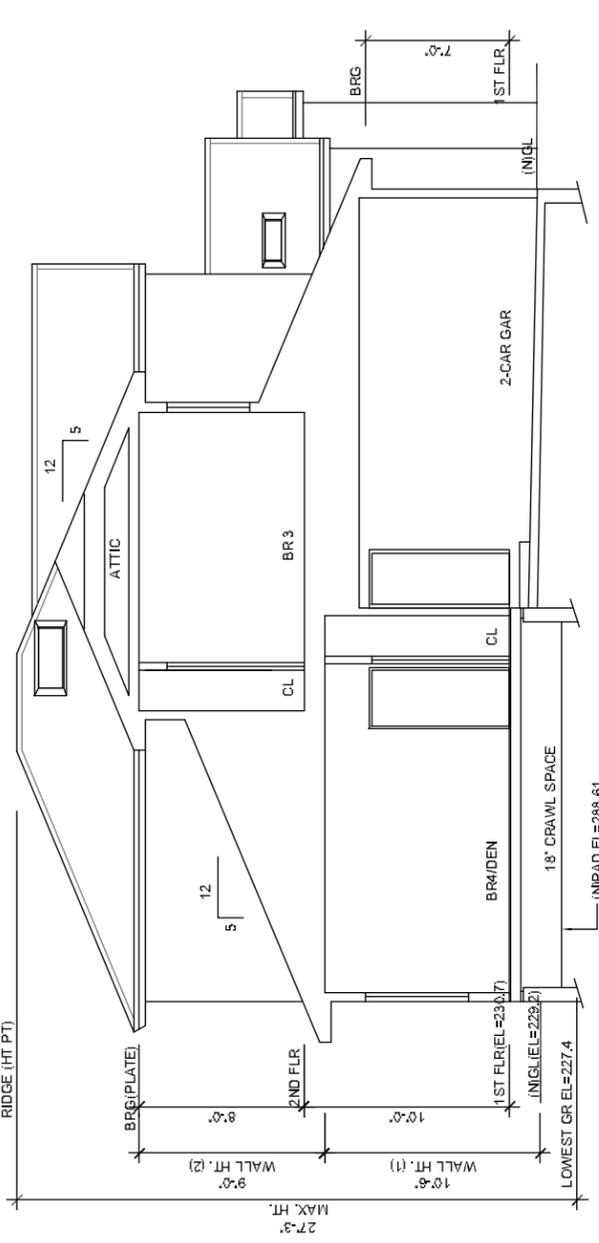
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

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Scale	AS - NOTED
Job No.	

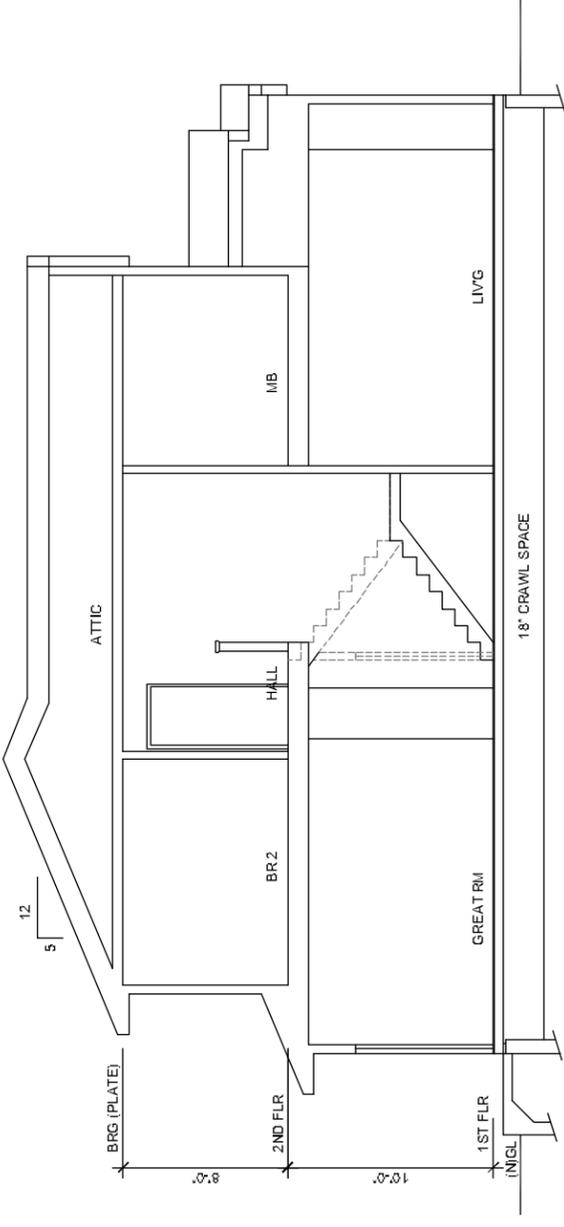
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of  
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LOT 6

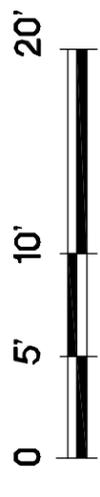


**BLDG SECTION A**

1/4" = 1'-0"



**BLDG SECTION B**



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Date	7/22/2014
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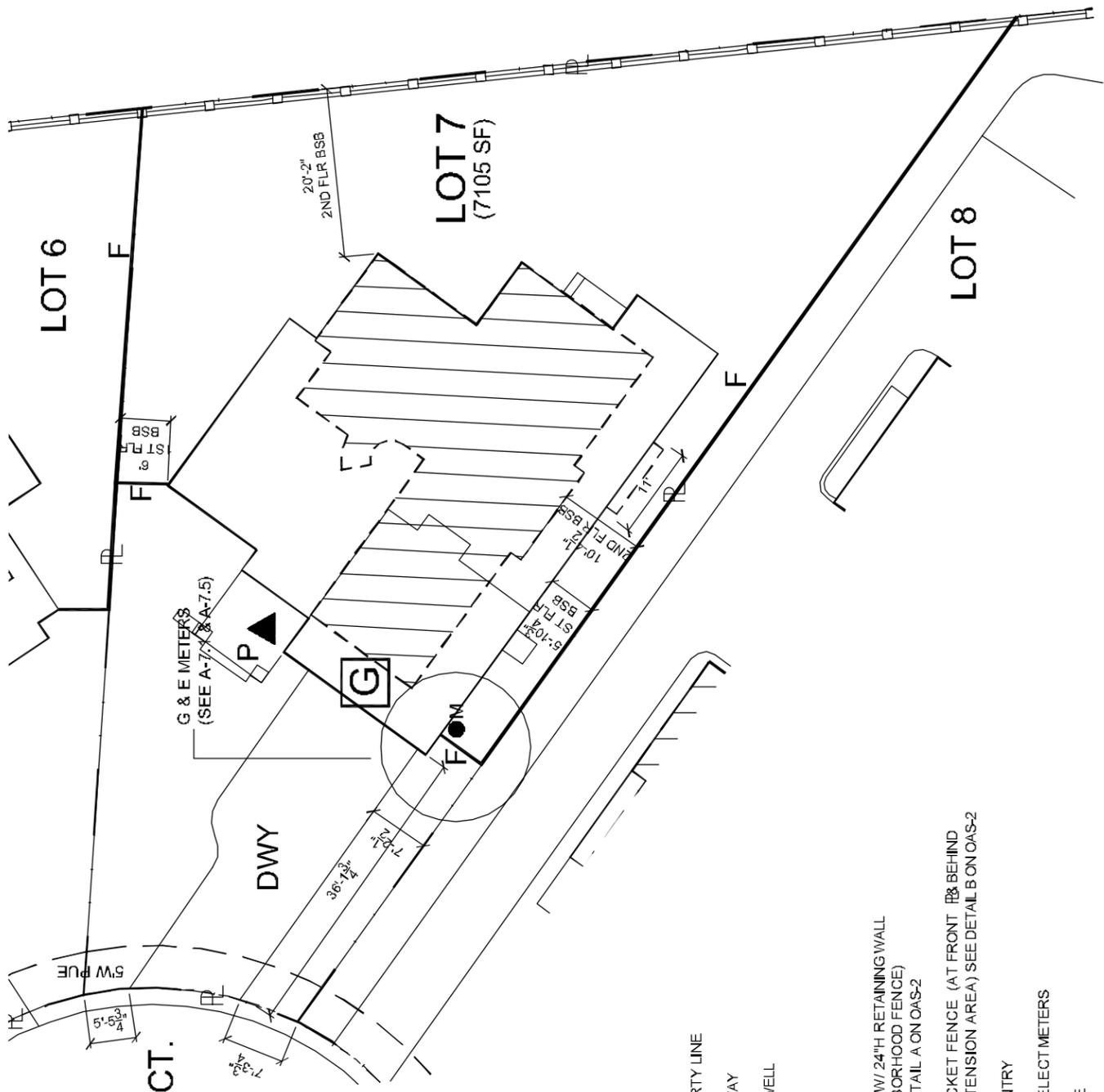
Revisions	By
	NH

9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

Sieve Yong  
& Associates  
architects dlc/pe  
architecture  
& design

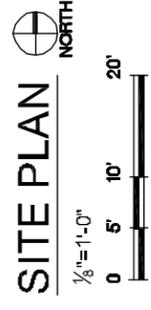
1618 WILLOWHURST AVE.  
San Jose, CA 95128  
(408) 654-1618

LOT 7



**LEGENDS:**

- PL PROPERTY LINE
- DWY DRIVEWAY
- LW LIGHT WELL
- P PORCH
- F FENCE
- 24" FENCE W/ 24" H RETAINING WALL (NEIGHBORHOOD FENCE) SEE DETAIL A ON OAS-2
- 42" PICKET FENCE (AT FRONT & BEHIND BIO-RETENSION AREA) SEE DETAIL B ON OAS-2
- ▲ MAIN ENTRY
- GAS & ELECTROMETERS
- G GARAGE
- CP CARPORT
- 2ND FLOOR
- 5'W PUBLIC UTILITY EASEMENTS
- BIO-RETENSION AREA



OTHERS SEE 'C'-DWGS AND 'L'-DWGS

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architects dlc/llc  
architecture  
3 design

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9 SINGLE FAMILY HOUSING DEVELOPMENT  
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CAMPBELL, CA

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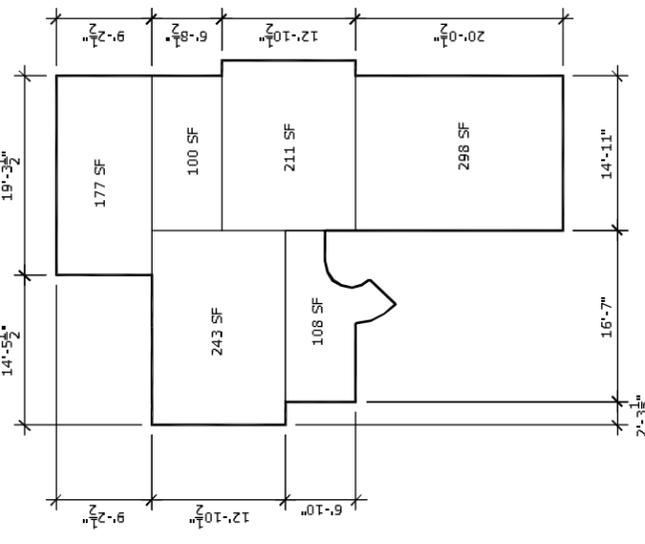
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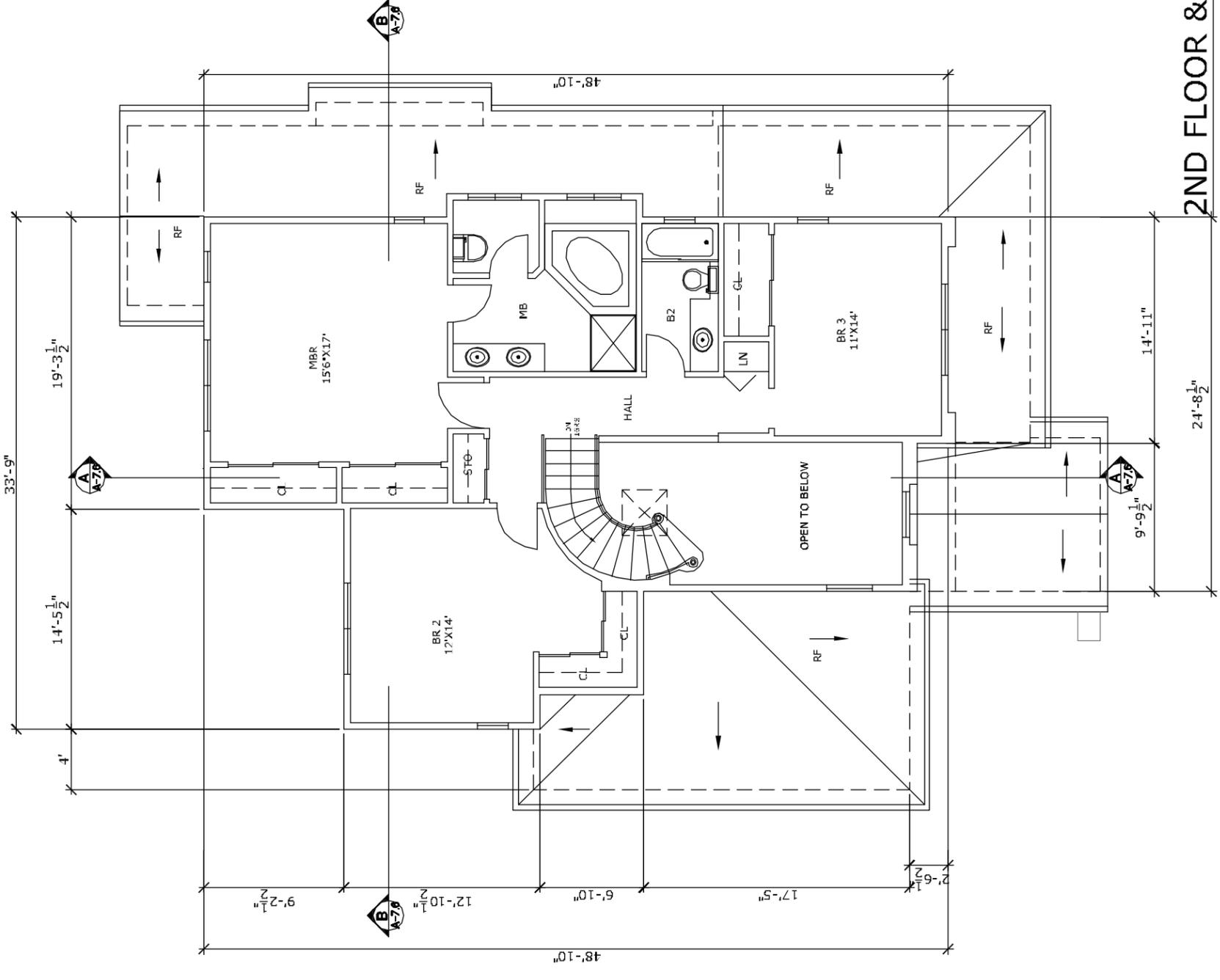
LOT 7



**AREA CAL**

1/8" = 1'-0"

LIVING AREA = 1137 SF



**2ND FLOOR & LOWER ROOF PLAN**

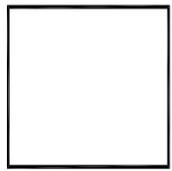
1/4" = 1'-0"



Steve Yang & Associates  
architects ele/ve  
interior  
landscape  
& design

1818 MILLENBURST AVE.  
SAN JOSE, CA 95125  
(408) 684-1618

**9 SINGLE FAMILY  
HOUSING DEVELOPMENT**  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

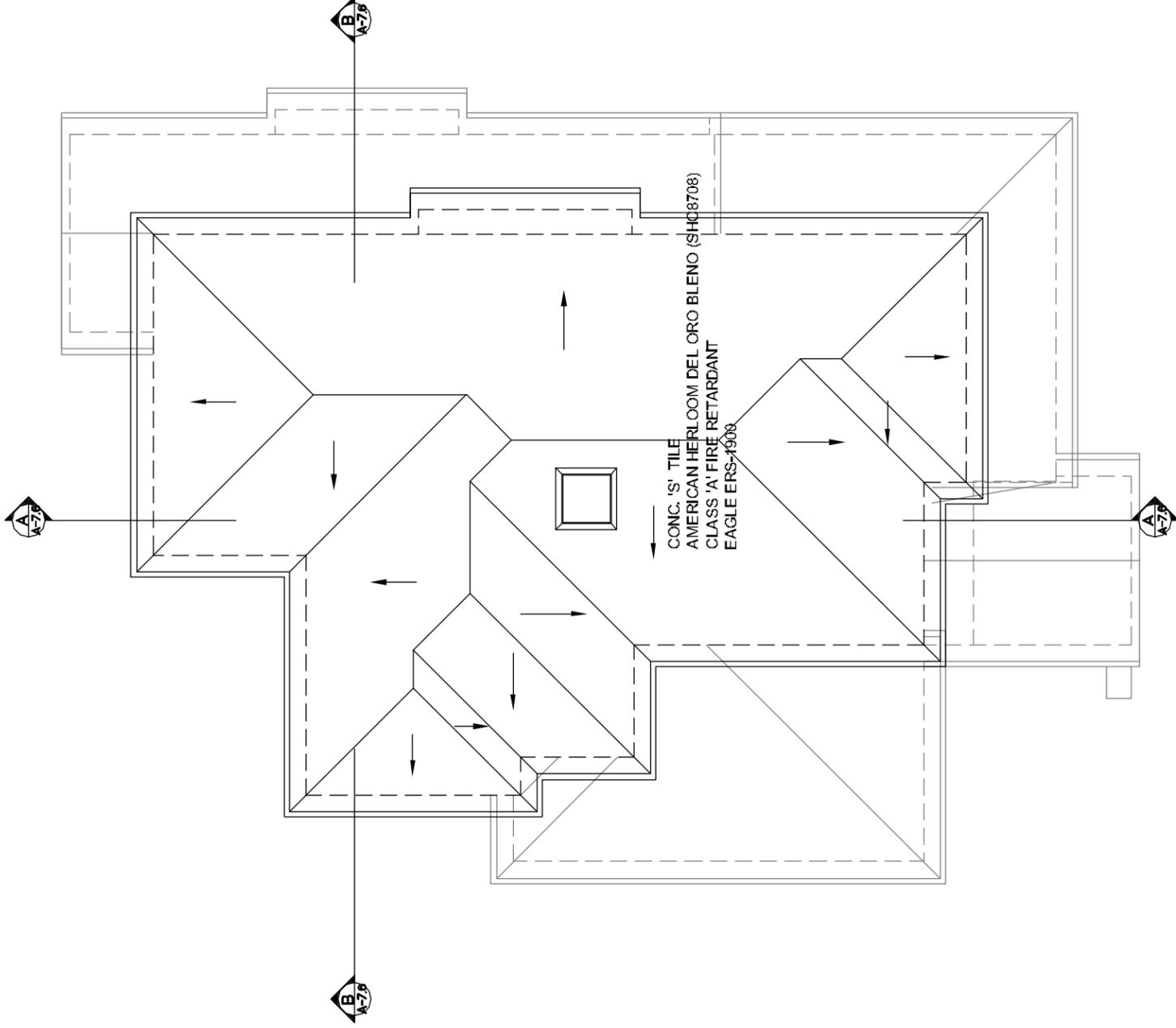


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LOT 7



NOTES:  
 1. ROOF PITCH TO BE 5 / 12 THROUGHOUT

**UPPER ROOF PLAN**

1/4"=1'-0"



Steve Yong  
 & Associates  
 architects dlc/ps  
 architecture  
 & design

1618 WILLOWHURST AVE.  
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9 SINGLE FAMILY  
 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

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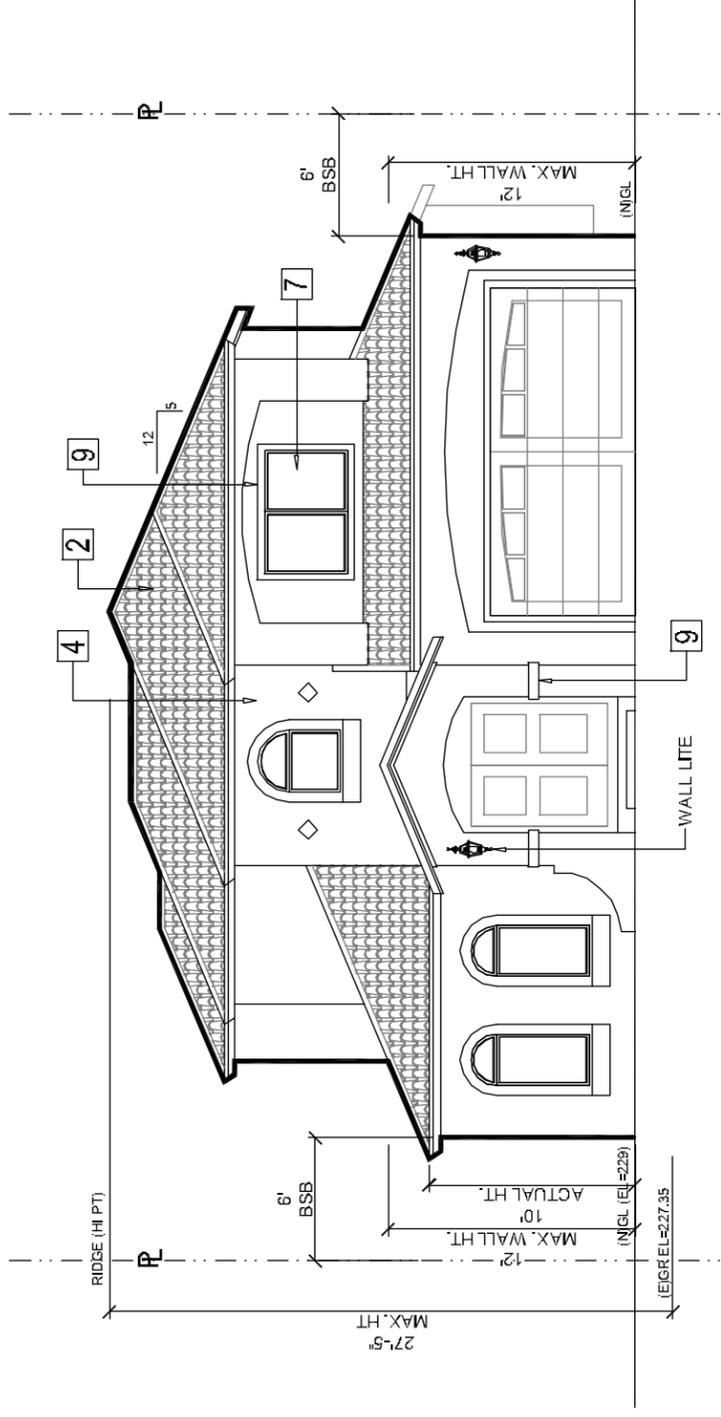
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## EXTERIOR FIN. SCHEDULE

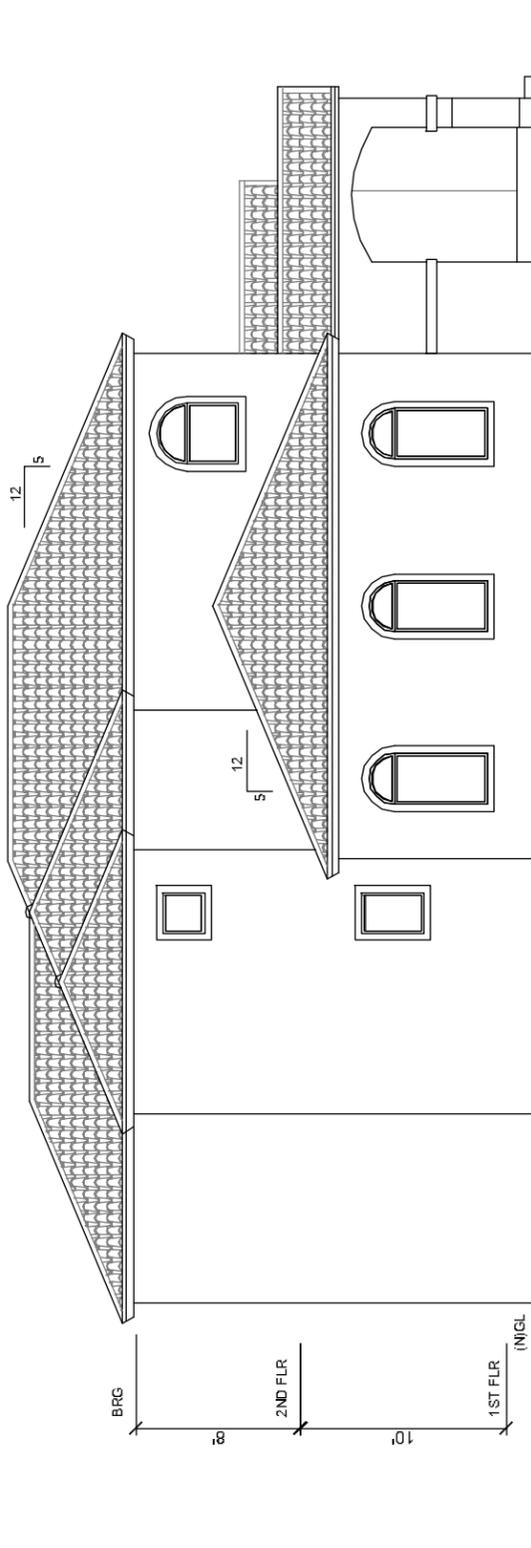
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2	CONC. TILE/ MISSION	PRE		
3	METAL	PRE		
4	CEM PLAS	PTD	MEDIUM/DARK EARTHTONE LIGHT EARTHTONE	KIM4706-3 RUSTIC HACIENDA KIM4678-2 PONY TAIL
5	CEM LAP SIDYG	PTD		
6	CULTURED STONE	PRE		
7	VINYL	PRE	OFF-WHITE	
8	WOOD	PTD		
9	FOAM WI C.P.	PTD		

LOT 7



FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION



Sheet  
A-7.4  
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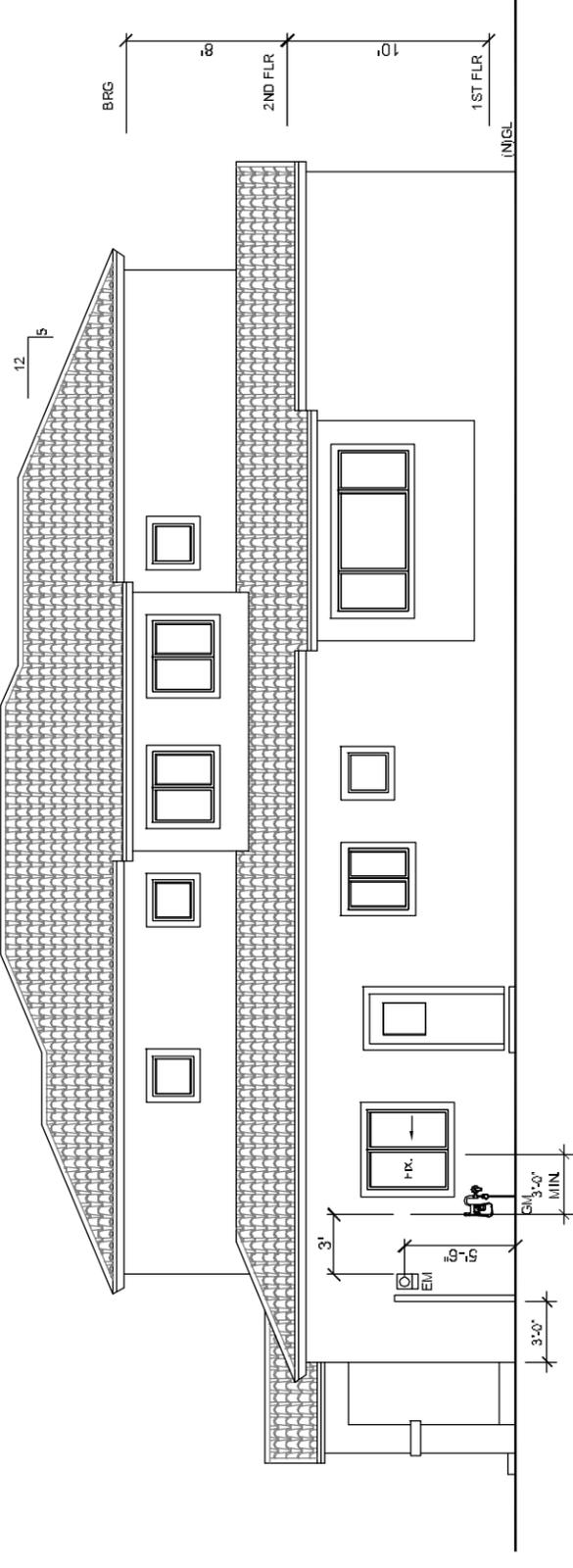
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

**SYU**

Steve Yong  
& Associates  
architecte d/c/pe  
architecture  
& design

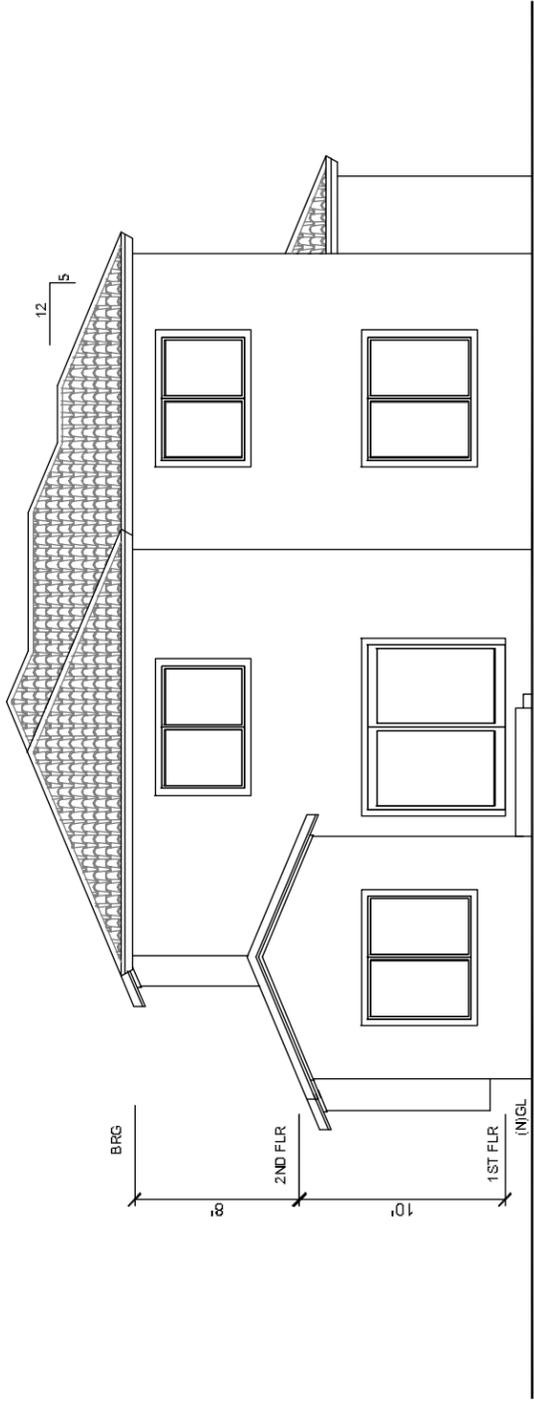
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San Jose, CA 95128  
(408) 654-1618

LOT 7

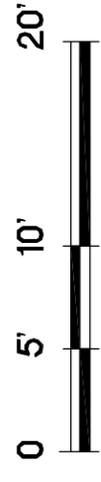


RIGHT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION



**SYD**

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 & Associates  
 architects dlc/ps  
 architecture  
 3 design

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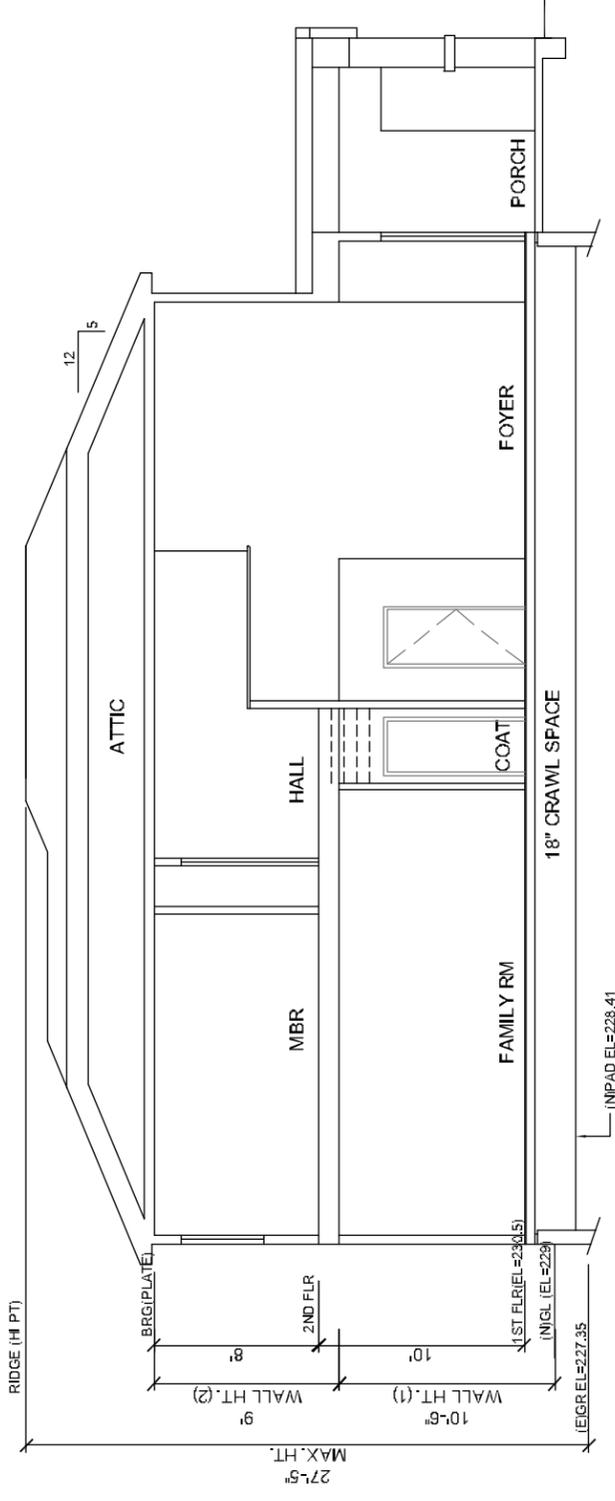
9 SINGLE FAMILY  
 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

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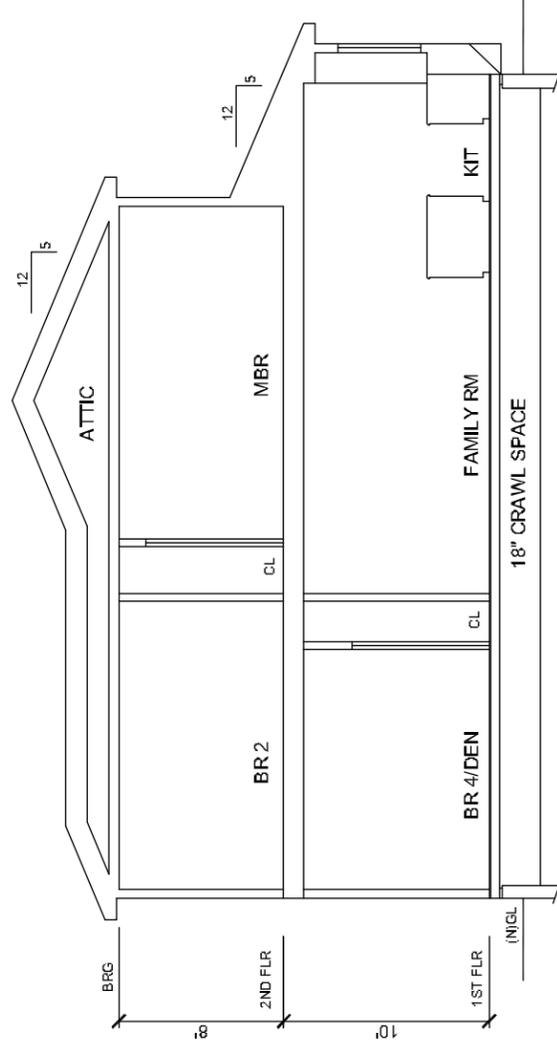
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LOT 7



**BLDG SECTION A**

1/4" = 1'-0"



**BLDG SECTION B**

0 5' 10' 20'



Steve Yong  
& Associates  
architects etc./pa  
architecture  
& design

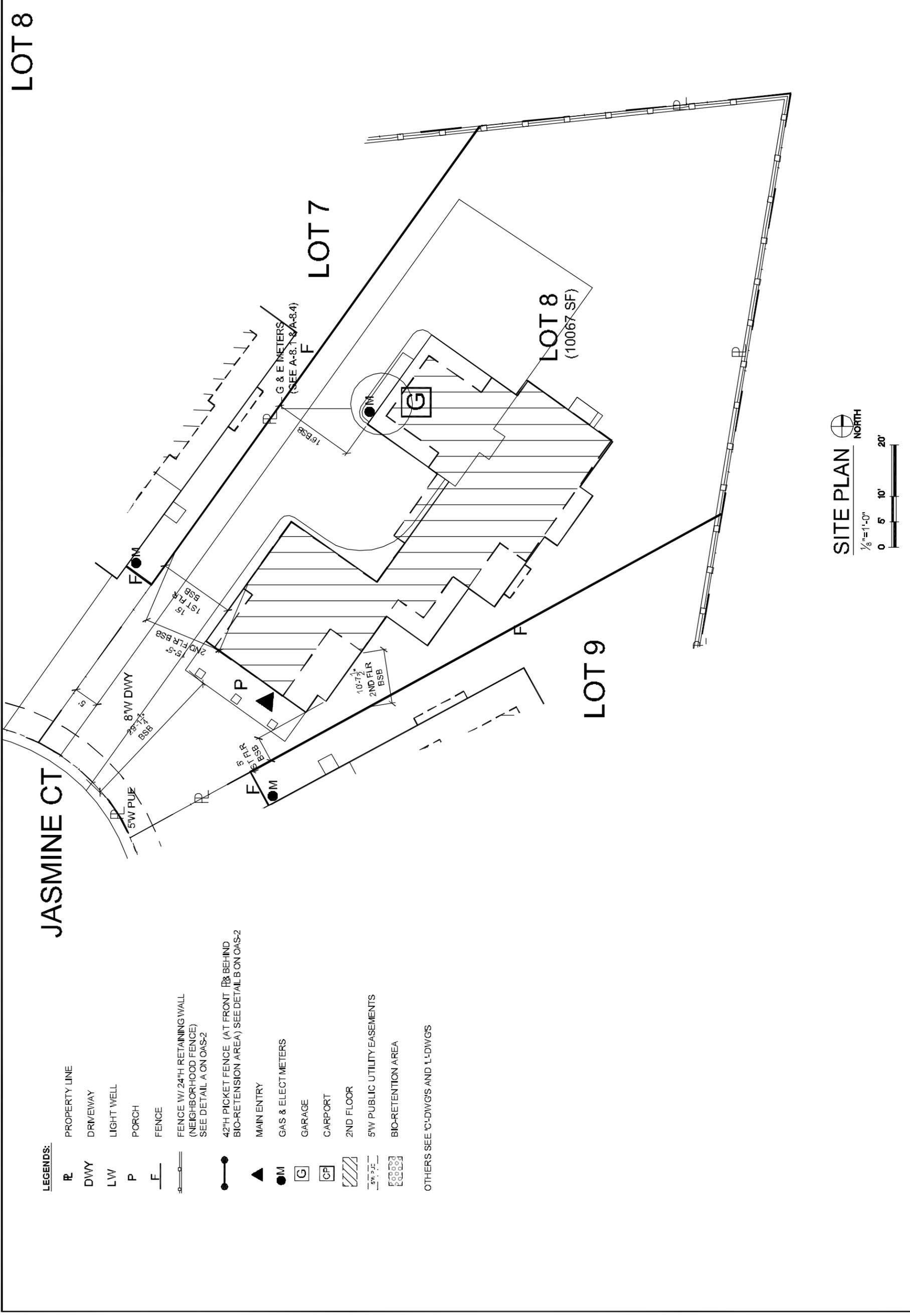
1818 WILLOWHURST AVE.  
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(408) 654-1678

9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

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Date	7/22/2014
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A-7.6  
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architecte d/c/pe  
architecture  
3 design

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**9 SINGLE FAMILY HOUSING DEVELOPMENT**  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

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**AS-8**  
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**JASMINE CT**

**LOT 8**

**LOT 7**

**LOT 9**

**LOT 8**  
(10067 SF)

- LEGENDS:**
- R** PROPERTY LINE
  - DWY** DRIVEWAY
  - LW** LIGHT WELL
  - P** PORCH
  - F** FENCE
  - FENCE W/ 24" H RETAINING WALL (NEIGHBORHOOD FENCE) SEE DETAIL A ON OAS-2
  - 42" H PICKET FENCE (AT FRONT R&B BEHIND BIO-RETENSION AREA) SEE DETAIL B ON OAS-2
  - MAIN ENTRY
  - GAS & ELECT METERS
  - GARAGE
  - CARPORT
  - 2ND FLOOR
  - 5' W PUBLIC UTILITY EASEMENTS
  - BIO-RETENTION AREA

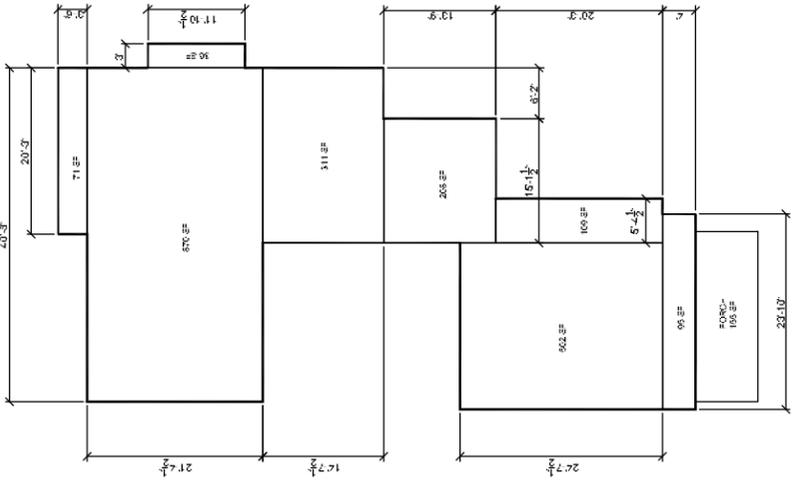
OTHERS SEE 'C'-DWGS AND 'L'-DWGS

**SITE PLAN** NORTH

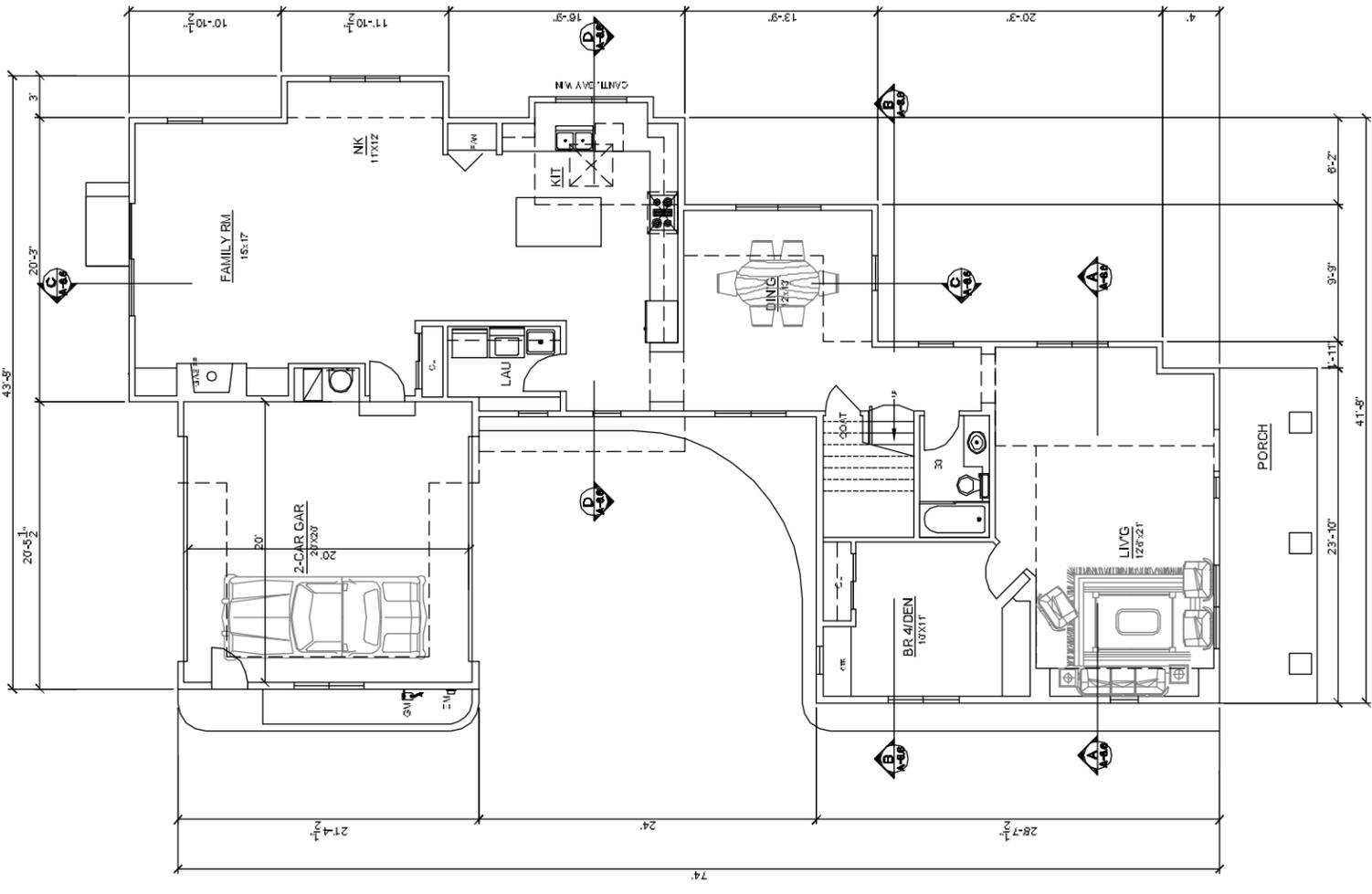
1/8" = 1'-0"

0 5 10' 20'

LOT 8



**AREA CAL.**  
 1" = 10'-0"  
 LIVING AREA = 1747 SF  
 GARAGE = 455 SF  
 TOTAL AREA = 2202 SF



**1ST FLOOR PLAN**  
 3/16" = 1'-0"  
 0 5' 10' 20'

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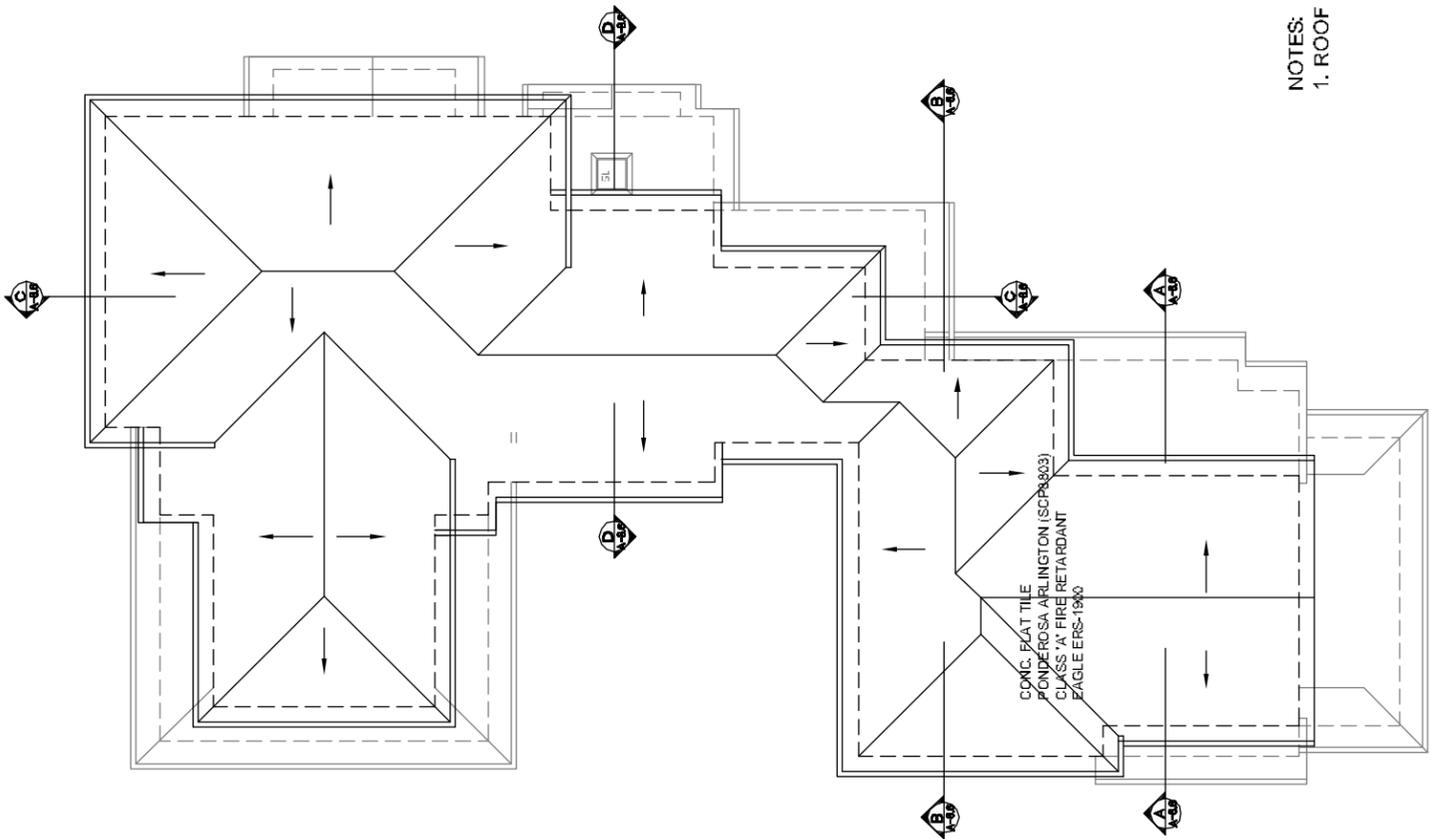
Revisions	By
	NH

**9 SINGLE FAMILY HOUSING DEVELOPMENT**  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

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 & Associates  
 architects dlc/llc  
 architecture  
 & design  
 1618 WILLOWHURST AVE.  
 San Jose, CA 95128  
 (408) 654-1676

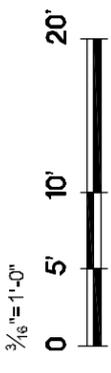


LOT 8



NOTES:  
 1. ROOF PITCH TO BE 5 / 12 THROUGHOUT

**UPPER ROOF PLAN**



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 & Associates  
 architects inc./inc.  
 architecture  
 & design

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9 SINGLE FAMILY  
 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA



Revisions	By
10/1/14	NH

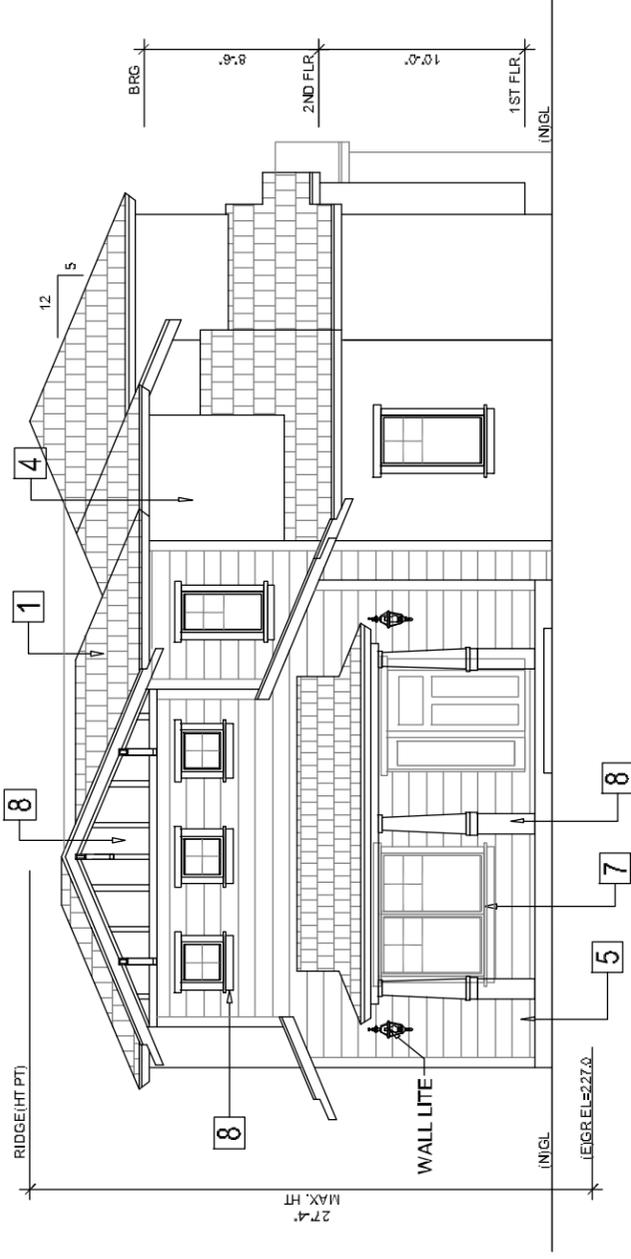
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# EXTERIOR FIN. SCHEDULE

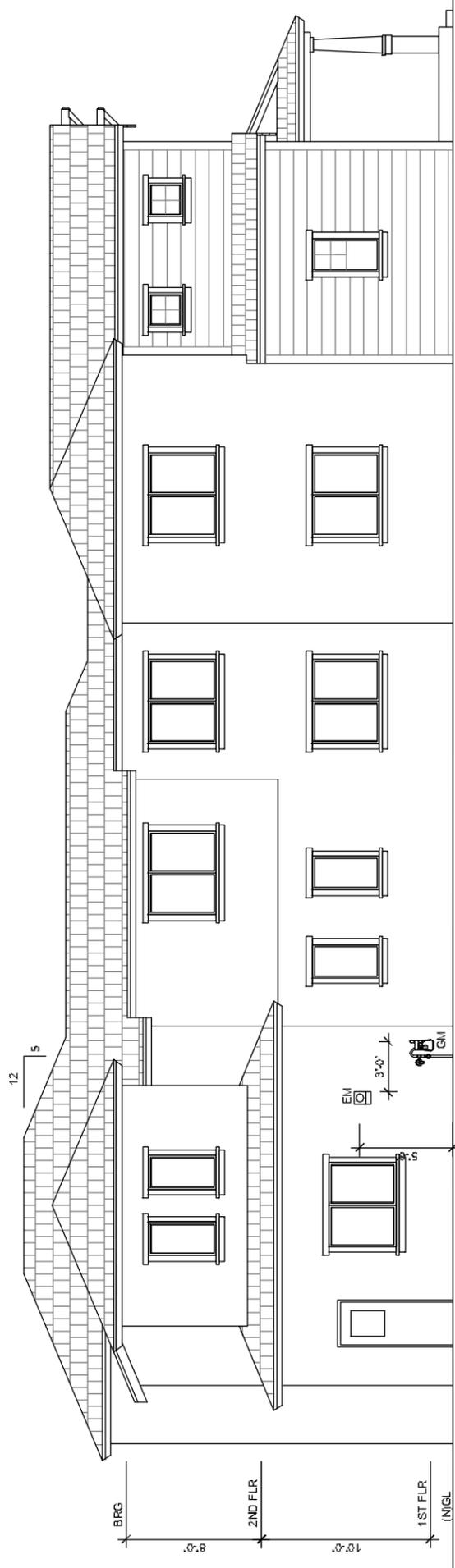
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3	METAL	PRE		
4	CEM PLAS	PTD	MEDIUM GRAY DARK GRAY	KIM4595-3 CLAY BATH KIM4585-5 MAMA RACCOON
5	CEM LAP SIDG	PTD		
6	CULTURED STONE	PRE		
7	VINYL	PRE	OFF-WHITE	
8	WOOD	PTD		
9	FOAM W/ C.P.	PTD		

LOT 8



## FRONT ELEVATION

1/4"=1'-0"



## LEFT SIDE ELEVATION



**SYU**  
Steve Yong  
& Associates  
architecte d/c/pe  
architecture  
& design  
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San Jose, CA 95128  
(408) 654-1676

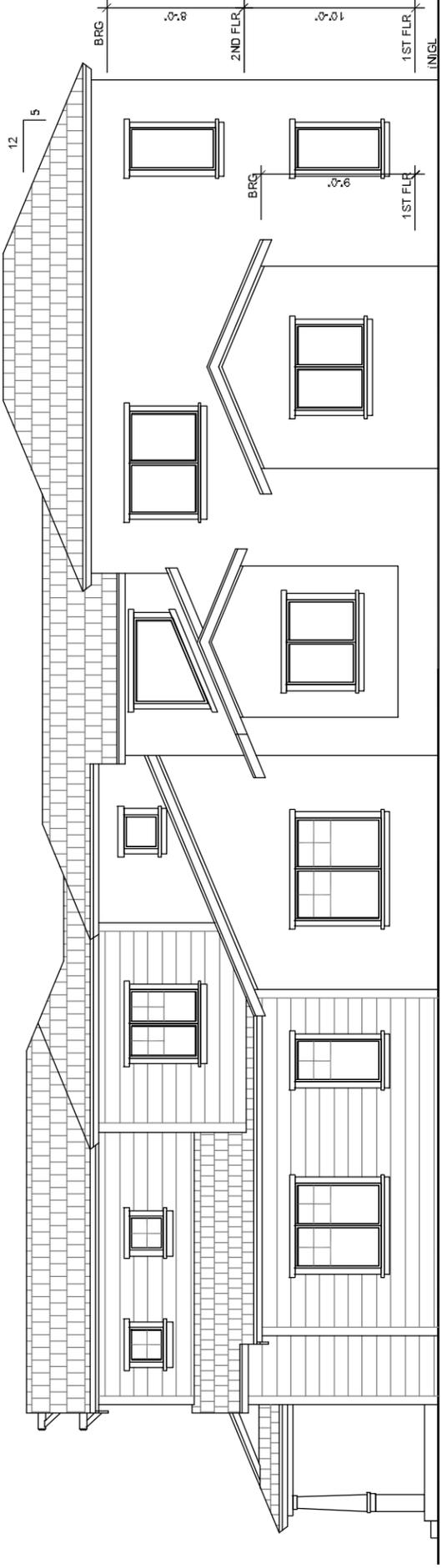
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

Revisions	By
10/1/14	NH

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Date	7/22/2014
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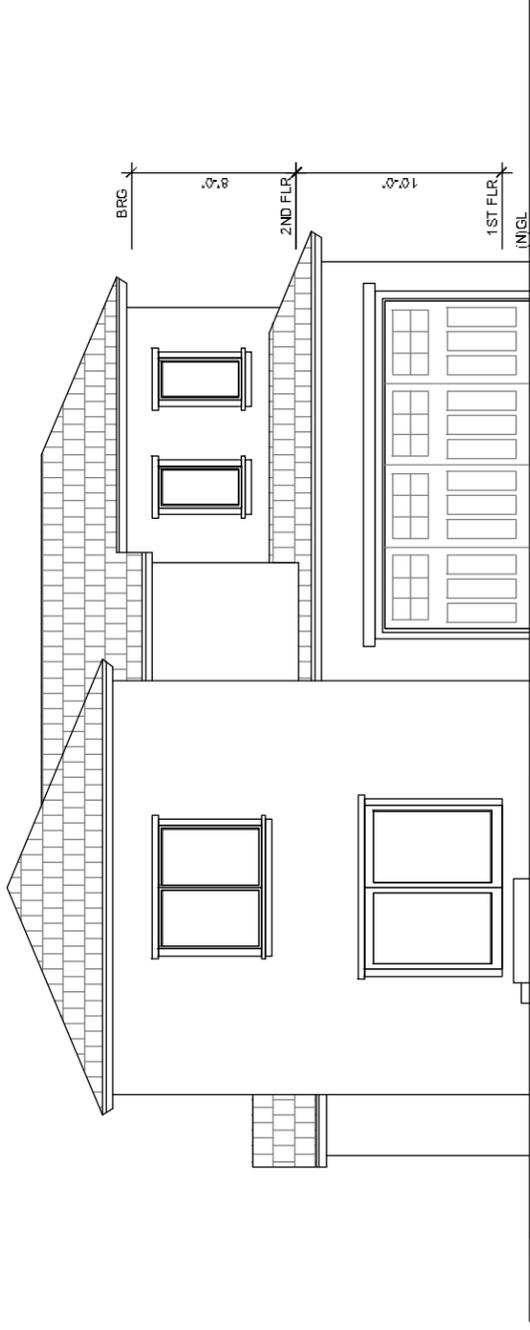
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LOT 8



RIGHT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION



Steve Young  
& Associates  
architecte d/c/pe  
architecture  
& design

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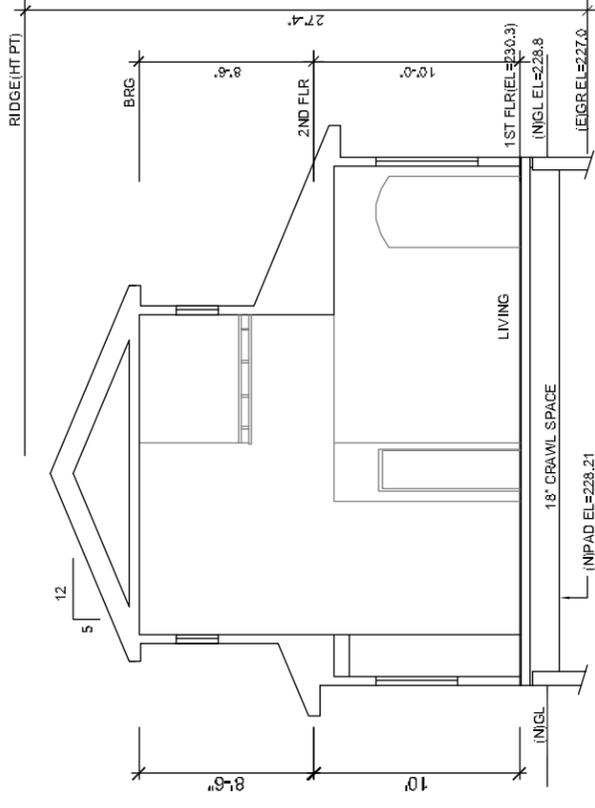
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

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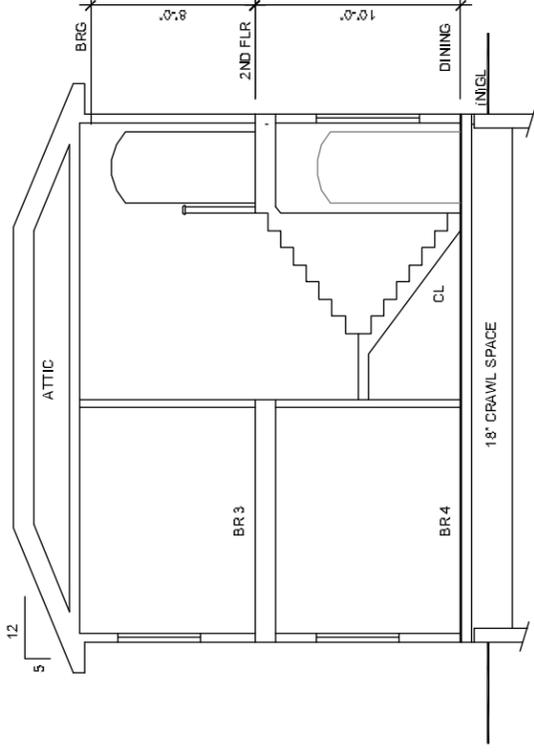
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LOT 8

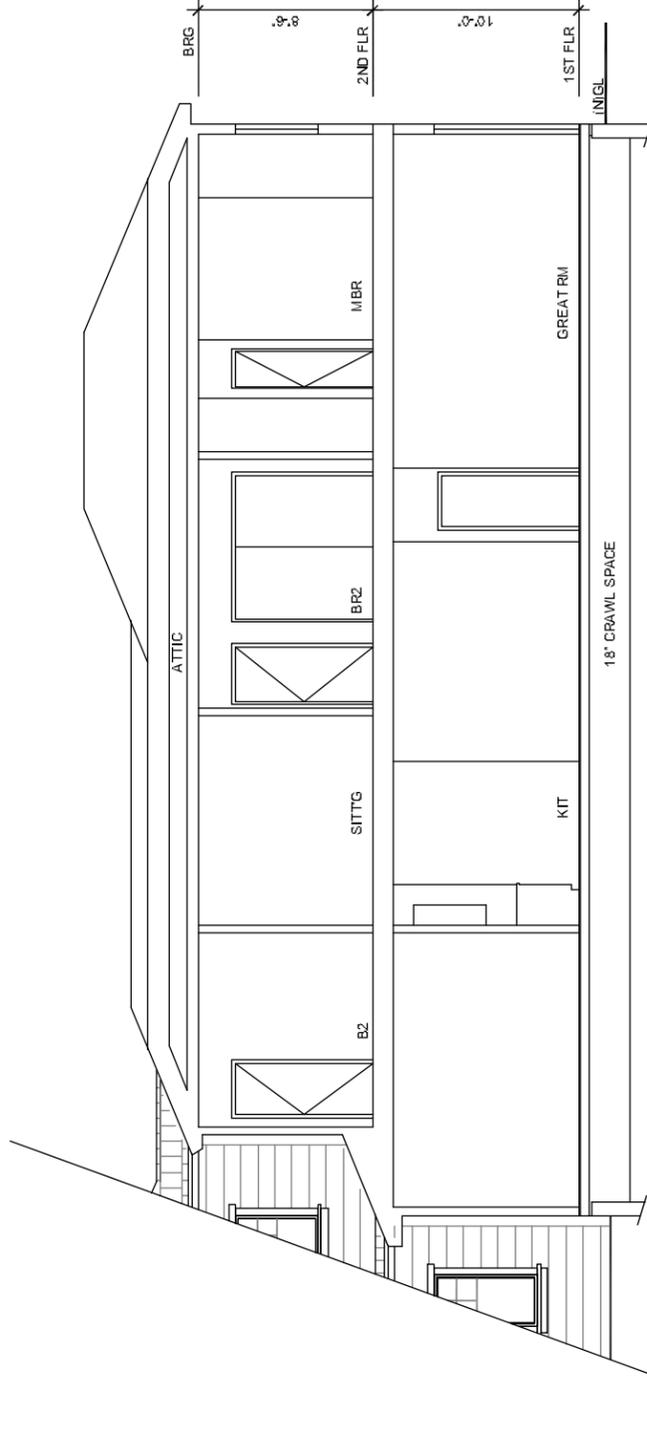


**BLDG SECTION A**

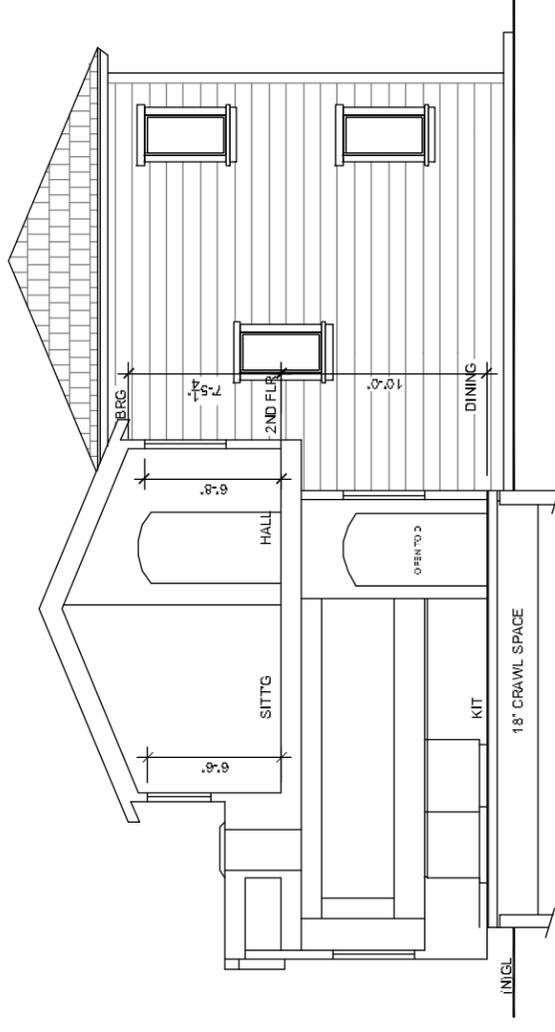
1/4"=1'-0"



**BLDG SECTION B**



**BLDG SECTION C**



**BLDG SECTION D**



Steve Yong  
3 Associates  
architects etc./pa  
architecture  
3 design

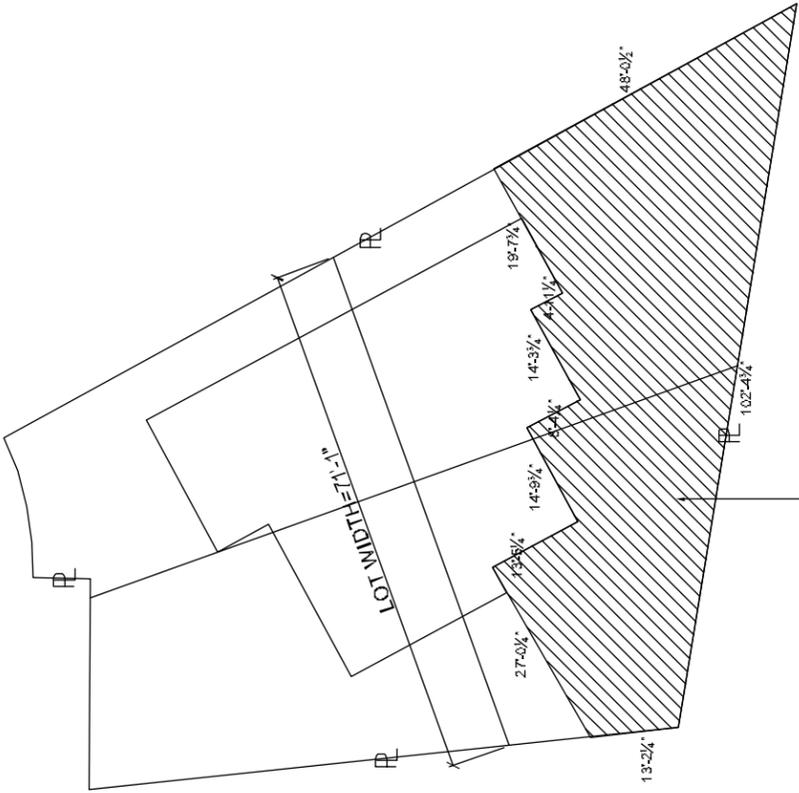
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9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

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10/1/14		

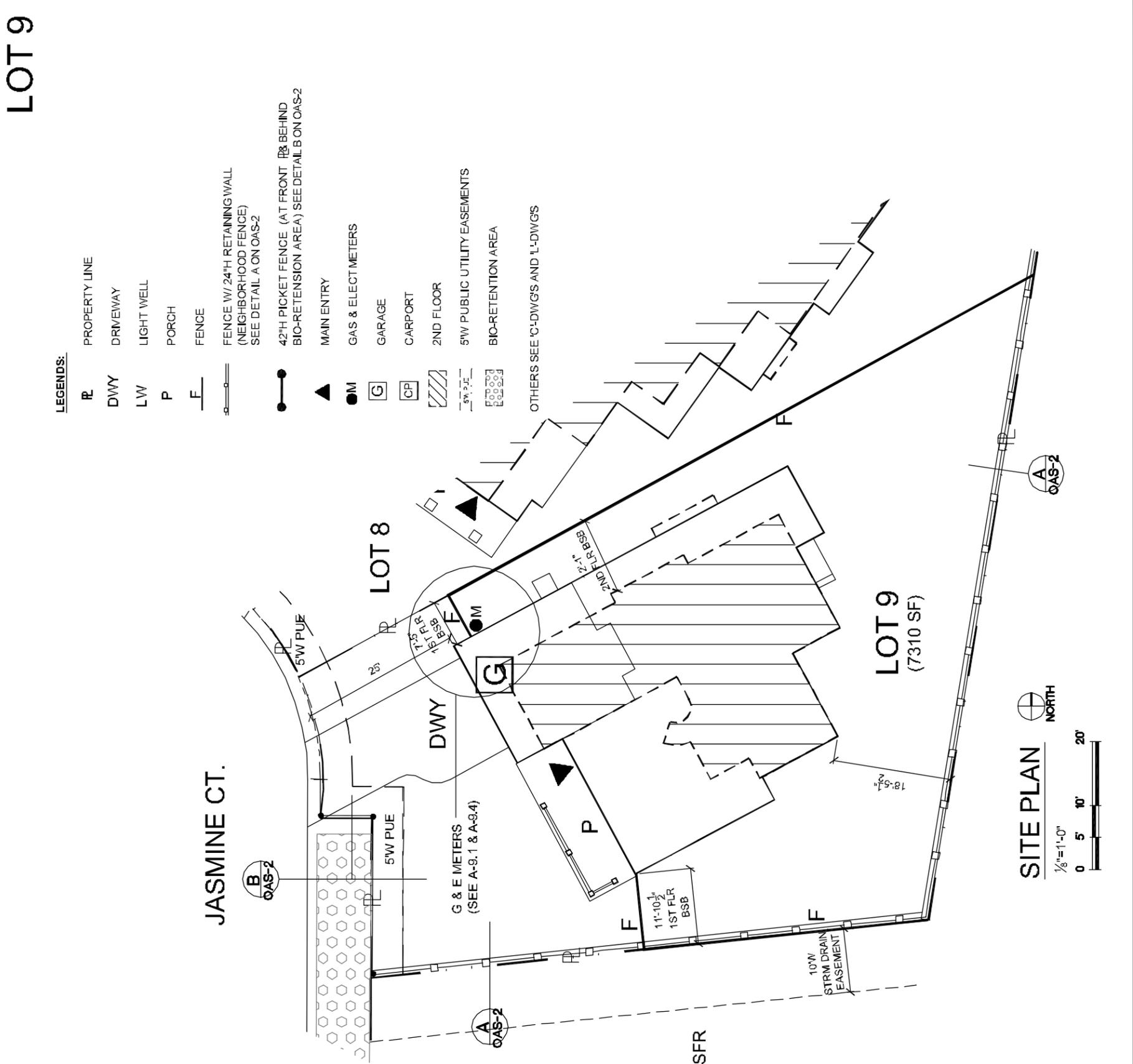
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USABLE REAR YARD DIA.  
N.T.S.

REAR YARD  
OF NEIGHBOR SFR

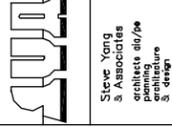


SITE PLAN  
1/8"=1'-0"  
0 5' 10' 20'  
NORTH

LEGENDS:

- R PROPERTY LINE
- DWY DRIVEWAY
- LW LIGHT WELL
- P PORCH
- F FENCE
- FENCE W/ 24" H RETAINING WALL (NEIGHBORHOOD FENCE) SEE DETAIL A ON OAS-2
- 42" H PICKET FENCE (AT FRONT & BEHIND BIO-RETENSION AREA) SEE DETAIL B ON OAS-2
- ▲ MAIN ENTRY
- GAS & ELECT METERS
- G GARAGE
- CP CARPORT
- 2ND FLOOR
- 5'W PUBLIC UTILITY EASEMENTS
- BIO-RETENTION AREA
- OTHERS SEE 'C'-DWGS AND 'L'-DWGS

LOT 9



Steve Yong & Associates  
architects dlc/llc  
architecture  
& design

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SAN JOSE, CA 95128  
(408) 654-1618

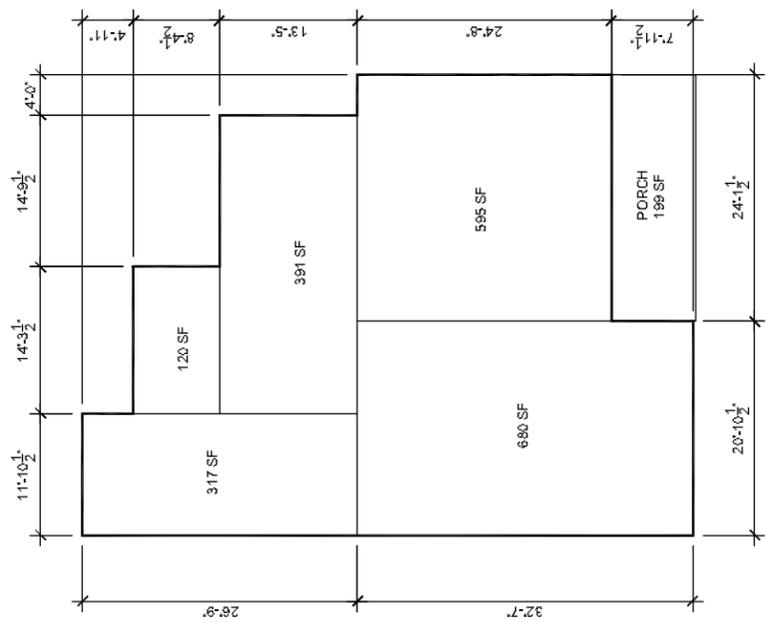
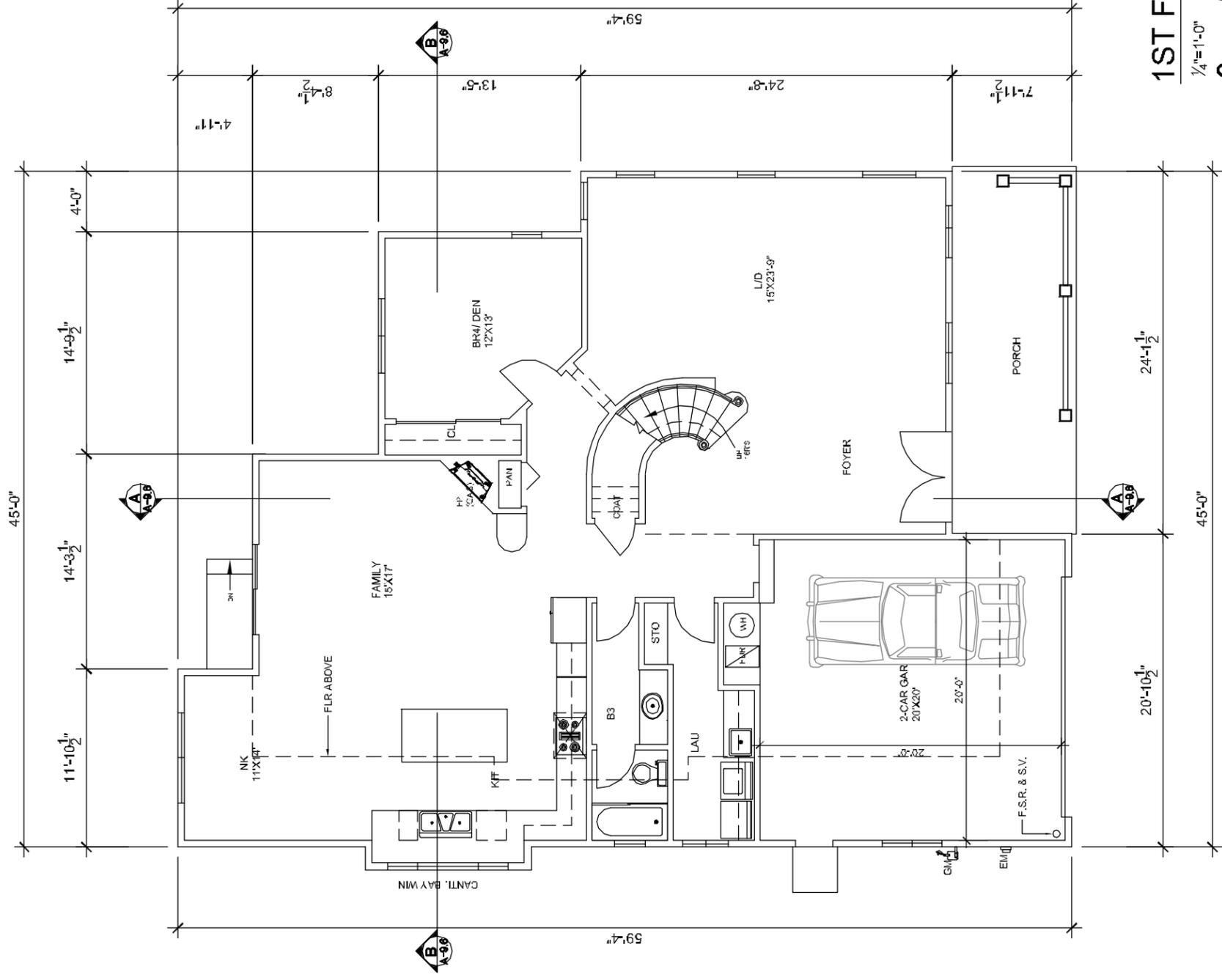
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

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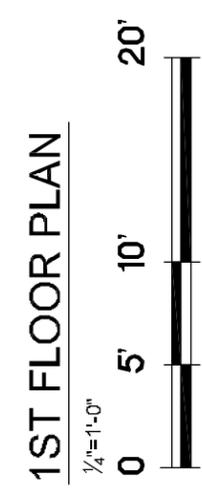
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LOT 9



**AREA CAL.**  
 1/8" = 1'-0"  
 LIVING AREA = 1649 SF  
 GARAGE = 454 SF  
 TOTAL AREA = 2103 SF



1ST FLOOR PLAN

Steve Yong & Associates  
 architects dlc/ps  
 architecture  
 interior design

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 (408) 654-1618

9 SINGLE FAMILY  
 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

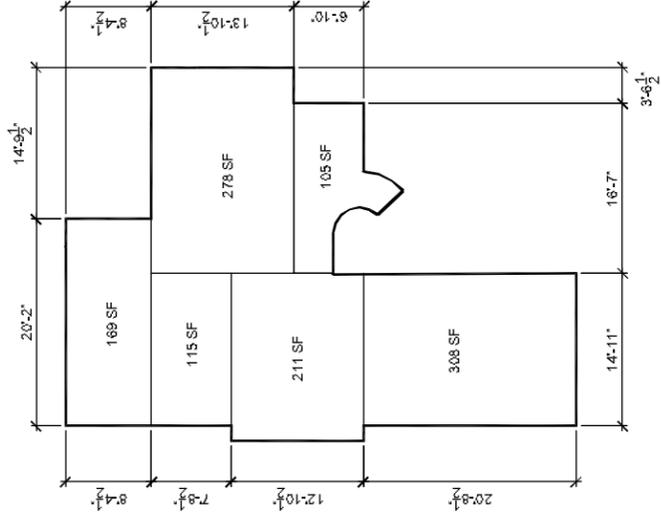


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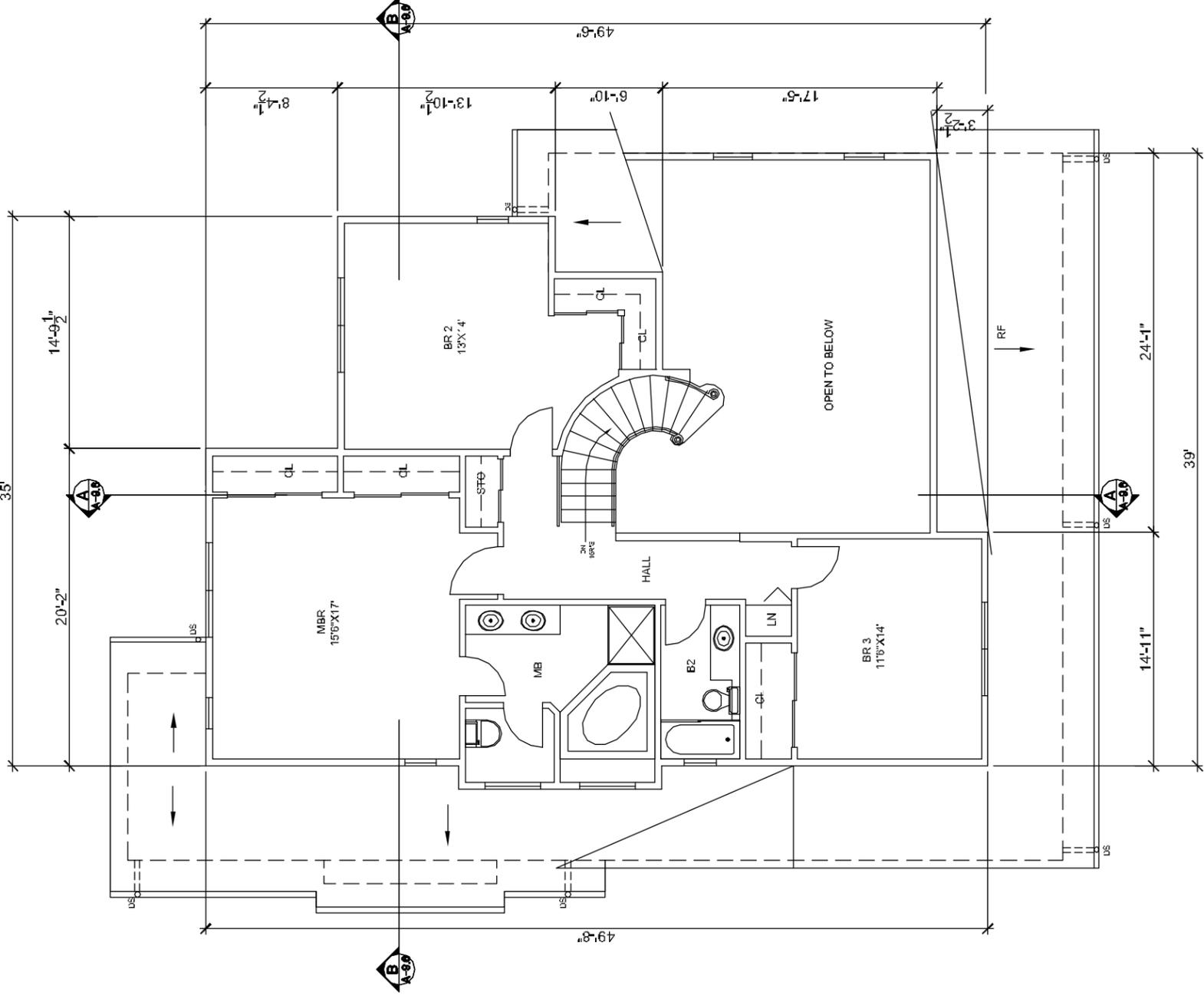
LOT 9



**AREA CAL.**

LIVING AREA = 1186 SF

1/8" = 1'-0"



**2ND FLOOR & LOWER ROOF PLAN**

1/4" = 1'-0"

0 5' 10' 20'



Steve Yong  
S. Associates  
architecte d/c/pe  
architecture  
3. design

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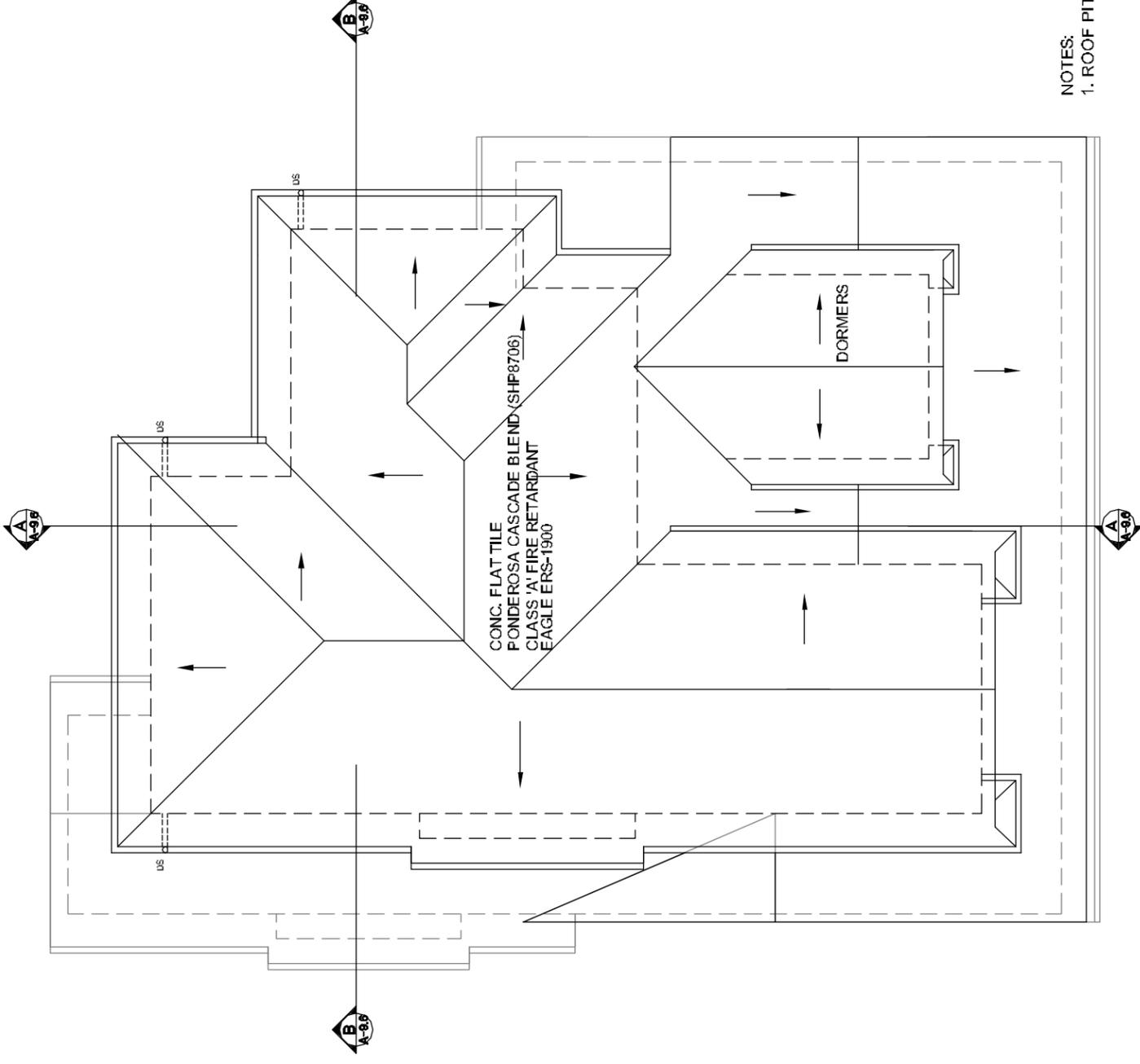
9 SINGLE FAMILY  
HOUSING DEVELOPMENT  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

Revisions	By

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Job No.	

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LOT 9



NOTES:  
 1. ROOF PITCH TO BE 3 /12 & 7 /12 THROUGHOUT

UPPER ROOF PLAN

1/4"=1'-0"



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 & Associates  
 architects dlc/ps  
 architecture  
 & design

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9 SINGLE FAMILY  
 HOUSING DEVELOPMENT  
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 CAMPBELL, CA

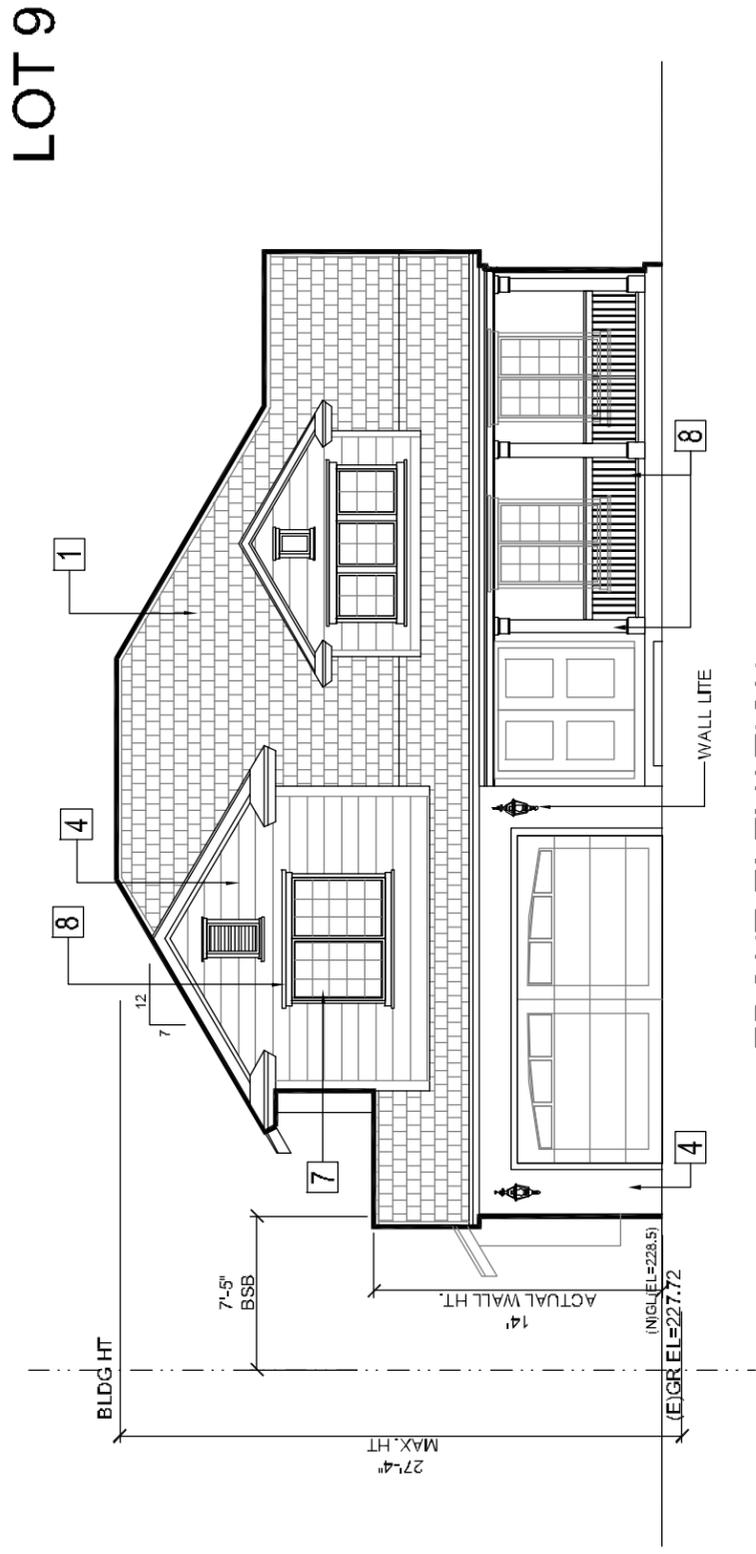
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Job No.	

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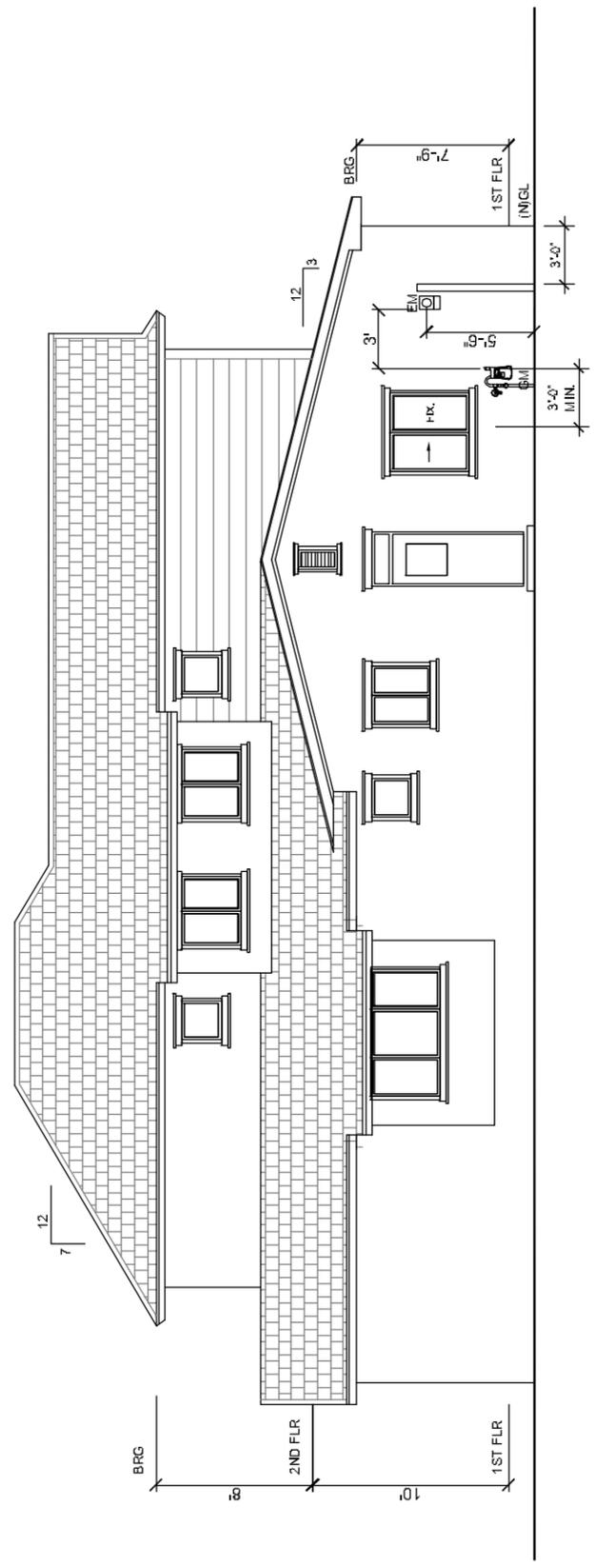
## EXTERIOR FIN. SCHEDULE

NO.	MATERIAL	FINISH	COLOR	REMARK
1	CONC. TILE / FLAT	PRE	TAN, DARK BROWN LEND	EAGLE PONDEROSA, CASCADE BLEND (SHP8206)
2	CONC. TILE / MISSION	PRE		
3	METAL	PRE		
4	CEM PLAS	PTD	MEDIUM DARK GRAY	KM15782-3 ON THE AVENUE
			MEDIUM LIGHT GRAY	KM 5788-2 TRANQUIL TALUPE
5	CEM LAP SID'G	PTD		
6	CULTURED STONE	PRE		
7	VINYL	PRE	OFF-WHITE	
8	WOOD	PTD		
9	FOAM W/ C.P.	PTD		

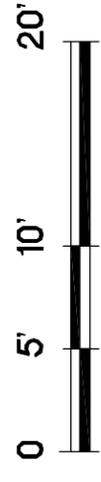


**FRONT ELEVATION**

1/4"=1'-0"



**LEFT SIDE ELEVATION**



LOT 9

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architecte dlc/pe  
architecture  
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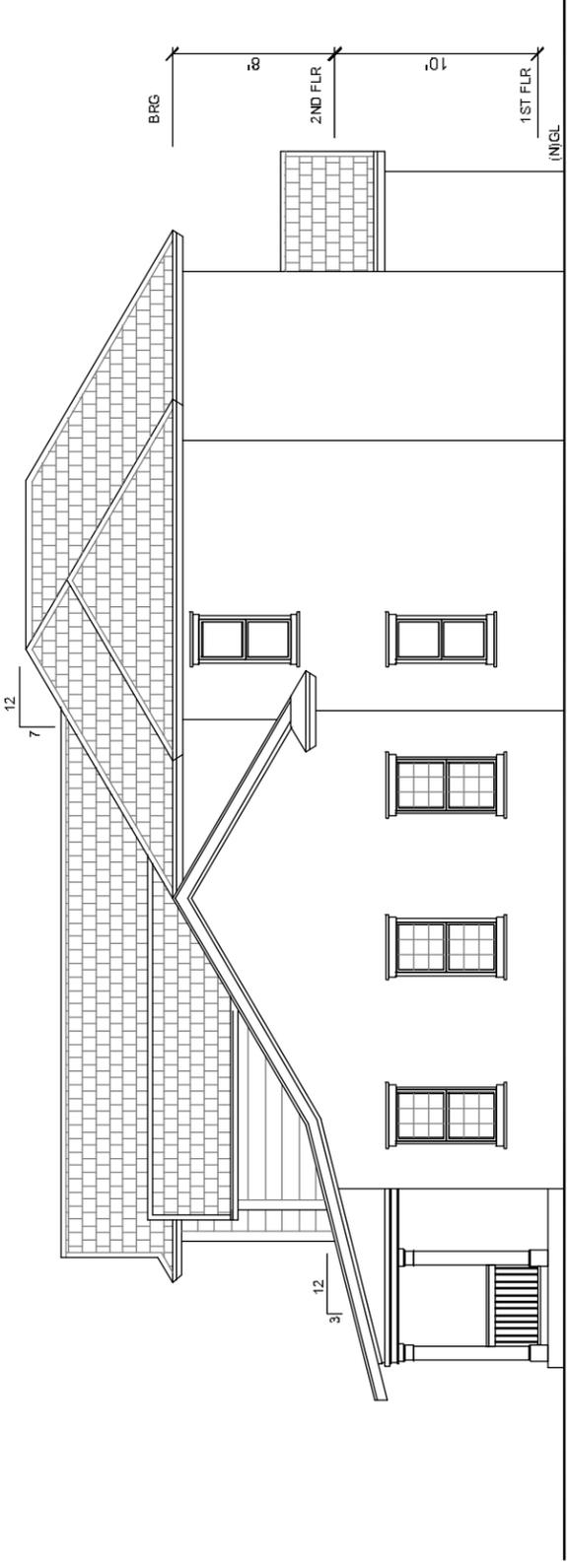
**9 SINGLE FAMILY  
HOUSING DEVELOPMENT**  
WESTMONT AVE + JASMINE COURT  
CAMPBELL, CA

Revisions	By
10/1/14	NH

Drawn	NH
Check	SY
Date	7/22/2014
Scale	AS - NOTED
Job No.	

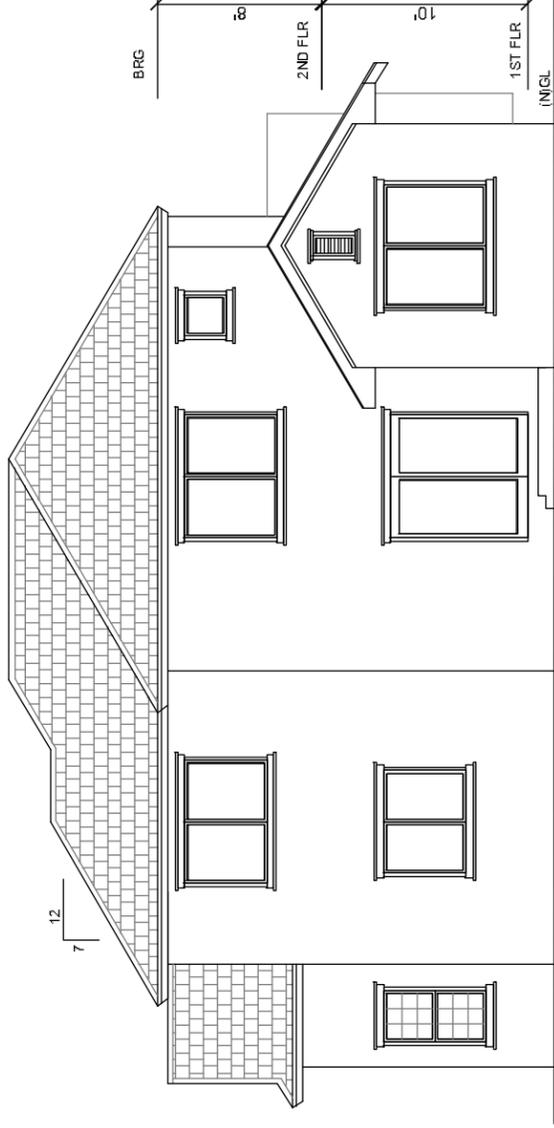
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LOT 9



RIGHT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION



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 & Associates  
 architects inc./inc  
 architecture  
 & design

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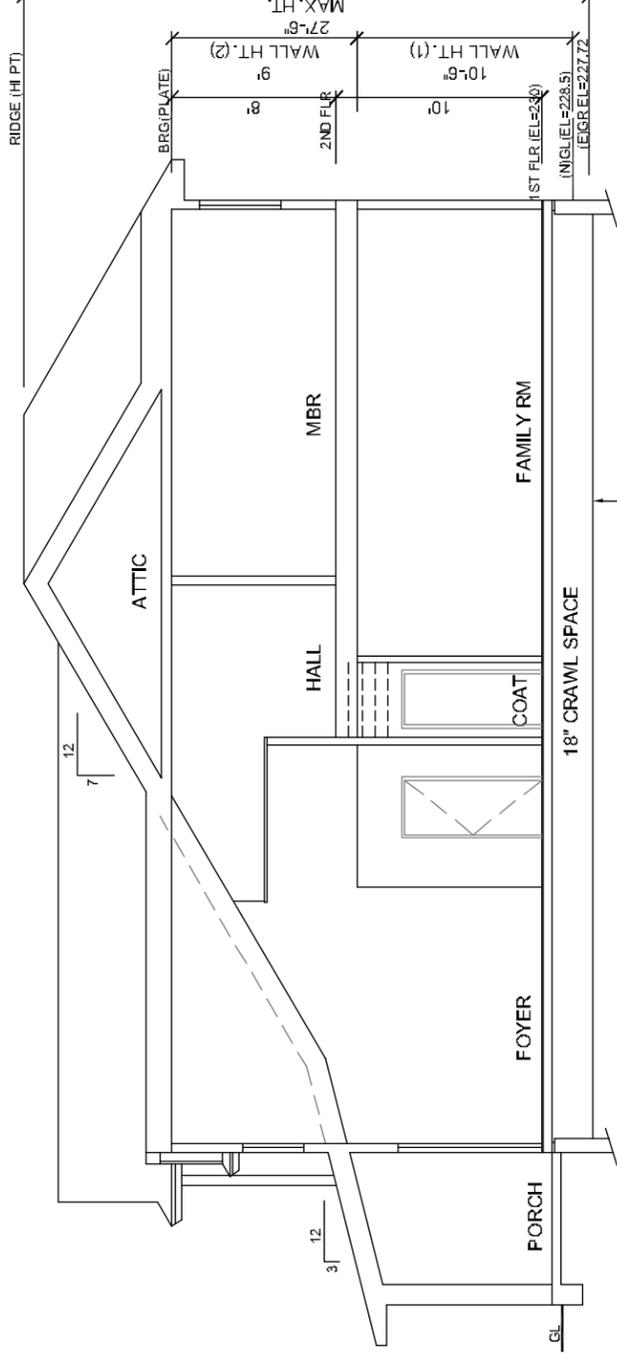
9 SINGLE FAMILY  
 HOUSING DEVELOPMENT  
 WESTMONT AVE + JASMINE COURT  
 CAMPBELL, CA

Revisions	By
10/1/14	NH

Drawn	NH
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Date	7/22/2014
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Job No.	

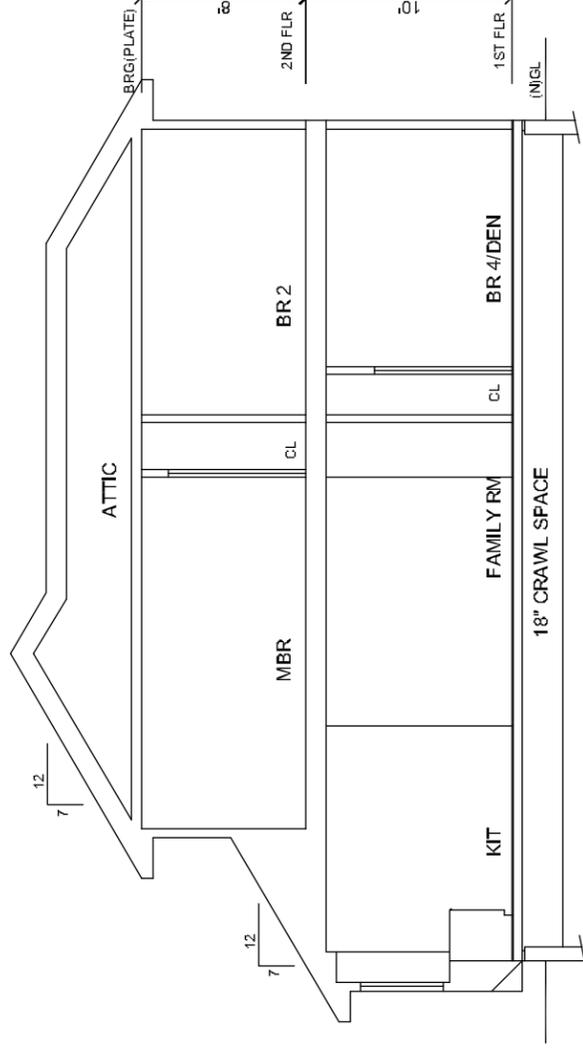
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LOT 9



**BLDG SECTION A**

1/4"=1'-0"



**BLDG SECTION B**



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S. design

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