



CITY OF CAMPBELL
Community Development Department

August 3, 2018

NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION

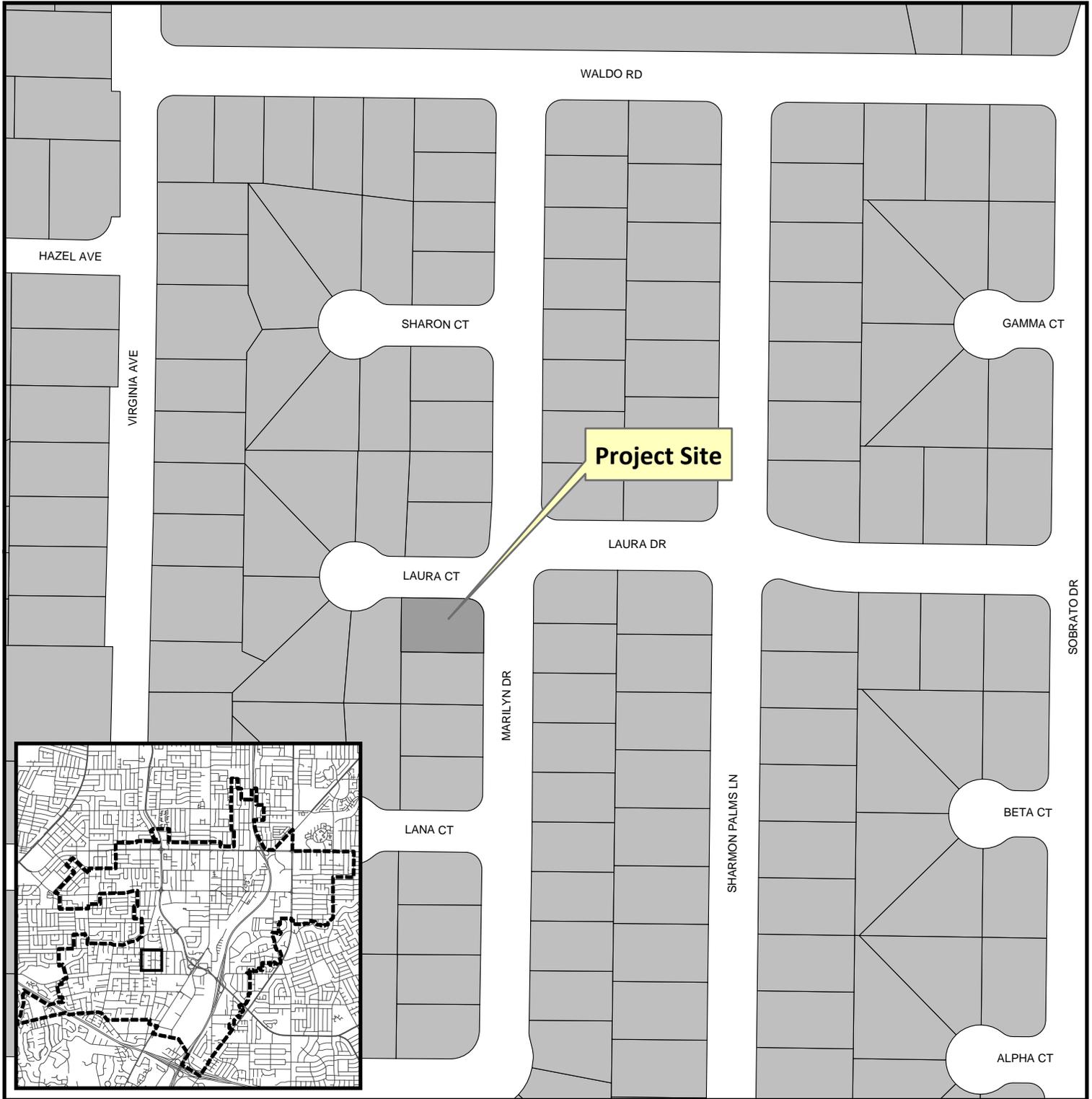
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

File No.: PLN2018-191
Applicant: Kaipei Chang
Project Address: 849 Marilyn Dr
Property Owner: Kaipei Chang
Zoning District: R-1-6 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Project Description: 340 sf addition to existing single-story home

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 August 3, 2018 and ends on August 13, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **August 13, 2018**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

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 City of Campbell 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 \$750 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 Naz Pouya, Acting Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email nazp@cityofcampbell.com.

Project Location Map

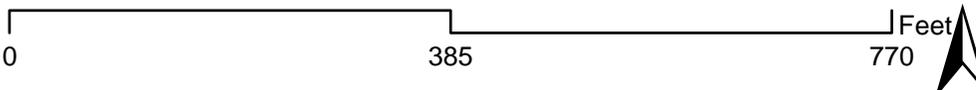


Project Location: 849 Marilyn Dr

Application Type: Admin. Site and Architectural Review

Planning File No.: PLN2018-191

Description: 340 sf addition to existing single-story home



Community Development Department
Planning Division

GENERAL NOTES

- ALL CONSTRUCTION WORK AND ITS FINISHED PRODUCT SHALL COMPLY WITH STATE CODES, CITY ORDINANCES.
- THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS.
NO GUARANTEE OF CONSTRUCTION QUALITY IS IMPLIED OR INTENDED BY THIS ARCHITECTURAL DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- BUILDER SET DEFINITION: THESE PLANS ARE A "BUILDER SET". IT CONTAINS INFORMATION FOR BUILDING PERMIT AND GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR ARE FULLY SPECIFIED. THIS HAVE BEEN PRODUCED FOR THE USE OF A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, SELECT, SOLVE, AND INSTALL ALL MATERIALS & EQUIPMENT CORRECTLY.
- BY EXECUTING CONTRACTS, PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL, CONTRACTOR REPRESENT THAT THEY HAVE:
 - 4.1. VERIFIED EXISTING JOB SITE CONDITIONS AND SURROUNDINGS, LOCATIONS OF ALL UTILITY LINES, CONDUITS, SURFACE OR SUBSURFACE STRUCTURES, ETC. AND OF ANY NATURE THAT MAY BE AFFECTED BY THE WORK AND MADE DUE ALLOWANCES FOR DIFFICULTIES.
 - 4.2. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS WHICH SUPERCEDES SCALE OF DRAWINGS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR OWNER OF ANY CONFLICTS, INCONSISTENCIES THEY DISCOVER WITHIN THE DRAWINGS OR EXISTING FIELD CONDITION PRIOR TO CONTINUE THE WORK IN THE AFFECTED AREA. IF THE AFFECTED AREA WORK IS CONTINUED WITHOUT ARCHITECT/ENGINEER CLARIFICATION, INSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY CHANGES, DEFECT.
- THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AND HIS/HER CONSULTANTS FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT AND ITS ASSOCIATES CONSULTANT.
- CONTRACTOR SHALL ACCEPT AND MAINTAIN THE EXISTING SITE SURROUNDINGS, CONDITION, AND PROTECT NEW AND EXISTING WORK, EQUIPMENT, MATERIALS. DAMAGES CAUSED BY CONTRACTOR NEGLIGENCE, SHALL BE REPAIRED, REPLACE AS GOOD CONDITION AS BEFORE, AT THE EXPENSE OF THE CONTRACTOR.
- DEMOLITION SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGING TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ALL DEMOLISHED/REMOVED ITEMS SHALL BE DISPOSED OFF BY THE CONTRACTOR PER CITY OF CAMPBELL CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, AND VERIFY WITH THE OWNER ON ITEMS TO BE SAVED AND STORED. ALL REMOVED ITEMS TO BE SAVED FOR REUSE SHALL BE HANDLED WITH CARE.

PROJECT DATA

A.P.N. NO : 404-33-021
 ZONING : R-1-6 - SAN TOMAS AREA
 OCCUPANCY GROUP : R3-U
 TYPE OF CONSTRUCTION : V-B
 LOT AREA : 6,440 S.F. (NET)
 : 11,203 S.F. (GROSS)

DEVELOPMENT DATA

	SQUARE FEET		PERCENT OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	1,772 SF	2,112 SF	27.5 %	32.8 %
LANDSCAPE COVERAGE	2,533 SF	2,533 SF	39.3 %	39.3 %
PAVING COVERAGE	2,135 SF	1,795 SF	33.2 %	27.9 %

ADJACENT LAND USES

NORTH : SINGLE FAMILY RESIDENCE
 SOUTH : SINGLE FAMILY RESIDENCE
 EAST : SINGLE FAMILY RESIDENCE
 WEST : SINGLE FAMILY RESIDENCE

AREA CALCULATIONS

(E) LIVING AREA : 1,400 S.F.
 (N) LIVING AREA : 340 S.F.
 (E) FRONT PORCH : 61 S.F.
 (E) GARAGE : 311 S.F.
 TOTAL : 2,112 S.F.

NUMBER OF BEDROOMS : 4
 NUMBER OF BATHROOMS : 3

SCOPE OF WORK:

- NEW ADDITION OF 340 SF TO THE EXISTING 1 STORY SINGLE FAMILY HOUSE. ADD NEW BEDROOM, BATH & WIC. TOTAL WILL BE 4 BEDROOMS + 3 BATHS.
- DEMOLISH (E) FIRE PLACE IN FAMILY ROOM AND ADD NEW DOOR TO SIDE YARD.

APPLIED CODES

2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2016 CALIFORNIA FIRE CODE
 CITY OF CAMPBELL MUNICIPAL CODE

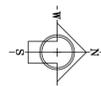
ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING HOURS:
 MON - FRI : 7:00 AM - 5:30 PM
 SAT : 9:00 AM - 3:00 PM
 SUNDAYS & HOLIDAYS : NO CONSTRUCTION ACTIVITIES ALLOWED

ALL CONTRACTORS, SUBCONTRACTORS, AND VENDORS SHALL BE LICENSED TO DO BUSINESS IN THE CITY OF CAMPBELL.

SHEET INDEX

- A 1 COVER SHEET, PROPOSED SITE PLAN + NOTES
- A 1-1 EXISTING SITE PLAN
- A 2 EXISTING & DEMO PLAN + EXISTING ROOF PLAN
- A 3 PROPOSED FLOOR + ROOF PLANS
- A 4 SECTIONS
- A 5 ELEVATIONS
- A 6 ELEVATIONS
- A 7 ELEVATIONS
- A 8 ELEVATIONS

GRAPHIC SCALE

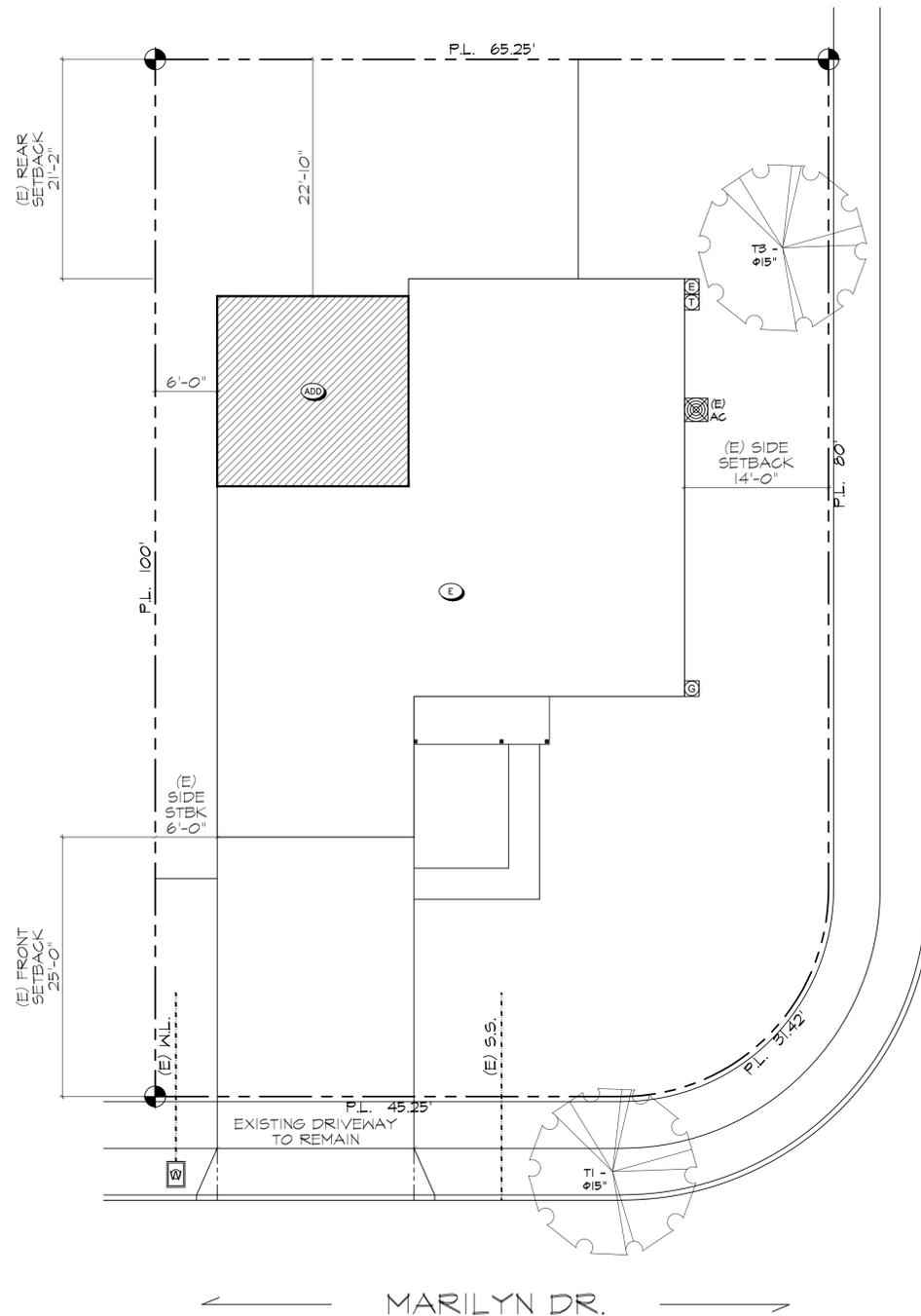


PROPOSED SITE PLAN
 SCALE 1/8"=1'-0"

NEW FRONT YARD LANDSCAPING WILL BE INSTALLED TO REPLACE THE EXISTING DIRT/ WEEDS. PER CAMPBELL MUNICIPAL CODE (CMC) SECTION 21.26.030(B) STATES FRONT YARDS MUST BE LANDSCAPED (EXCEPT FOR DRIVEWAY AND WALKWAY AREAS) AND CMC SECTION 21.108.070 STATES PAVING CABBIT EXCEED 50% IF THE FRONT YARD. PER CMC SECTION 21.36.030(G) LANDSCAPING SHALL CONSIST OF A MIX OF TURF, GROUND-COVER, SHRUBS, TREES AND BOLDERS AND SHALL BE PROVIDED WITH PERMANENT IRRIGATION.

CHANG RESIDENCE

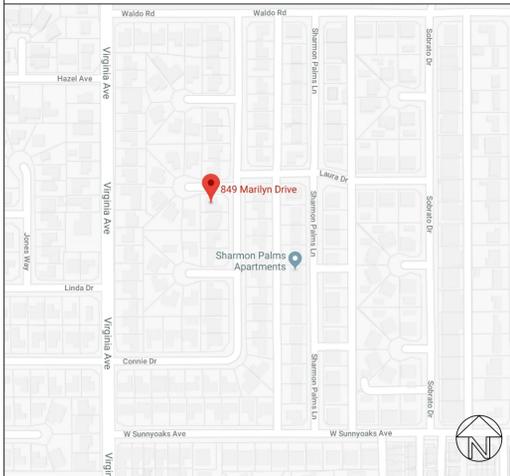
849 MARILYN DR.
 CAMPBELL, CA 95008



LAURA CT.

MARILYN DR.

VICINITY MAP



PROJECT TEAM

DESIGNER:
 ALEXANDER ANGKAWIJAYA
 408-431-2952
 ALEXANDER.ANGKAWIJAYA@YAHOO.COM

STRUCTURE ENGINEER:
 DAN L. CHEN S.E.
 47849 MASTERS CT., FREMONT CA 94539
 510-579-8230

TITLE 24/ MECHANICAL DESIGN:
 CARSTAIRS ENERGY
 P.O. BOX 4736
 SAN LUIS OBISPO, CA 93403
 805-904-9048
 TITLE24@YAHOO.COM

ANY ALTERATIONS, ADDITIONS OR IMPROVEMENT SHALL REQUIRE ALL NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. NON-COMPLIANT FIXTURES SHALL BE REPLACED PRIOR TO FINAL PERMIT APPROVAL OR ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY (SB 407)

owner
 Kaipei
 Chang

SINGLE FAMILY HOUSE

849 MARILYN DR.
 CAMPBELL, CA 95008
 PROJECT

ADDITION

AA HOME
 DESIGN &
 BUILD LLC

DESIGN
 SERVICES

T: 408.431.2952
 AA.HomeDesignBuild@gmail.com

SHEET TITLE

COVER SHEET, SITE PLAN, NOTES

REVISION

- 1
- 2
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DATE 05.18.18
 DRAWN AA
 SCALE AS SHOWN
 SHEET

A-1

OF 08 SHEETS

LEGEND

(E) EXISTING HOUSE

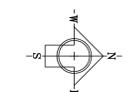
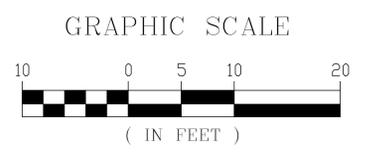
(E) (G) (T) ELECTRICAL METER
 GAS METER
 TELEPHONE

CALGREEN 2016 MEASURES

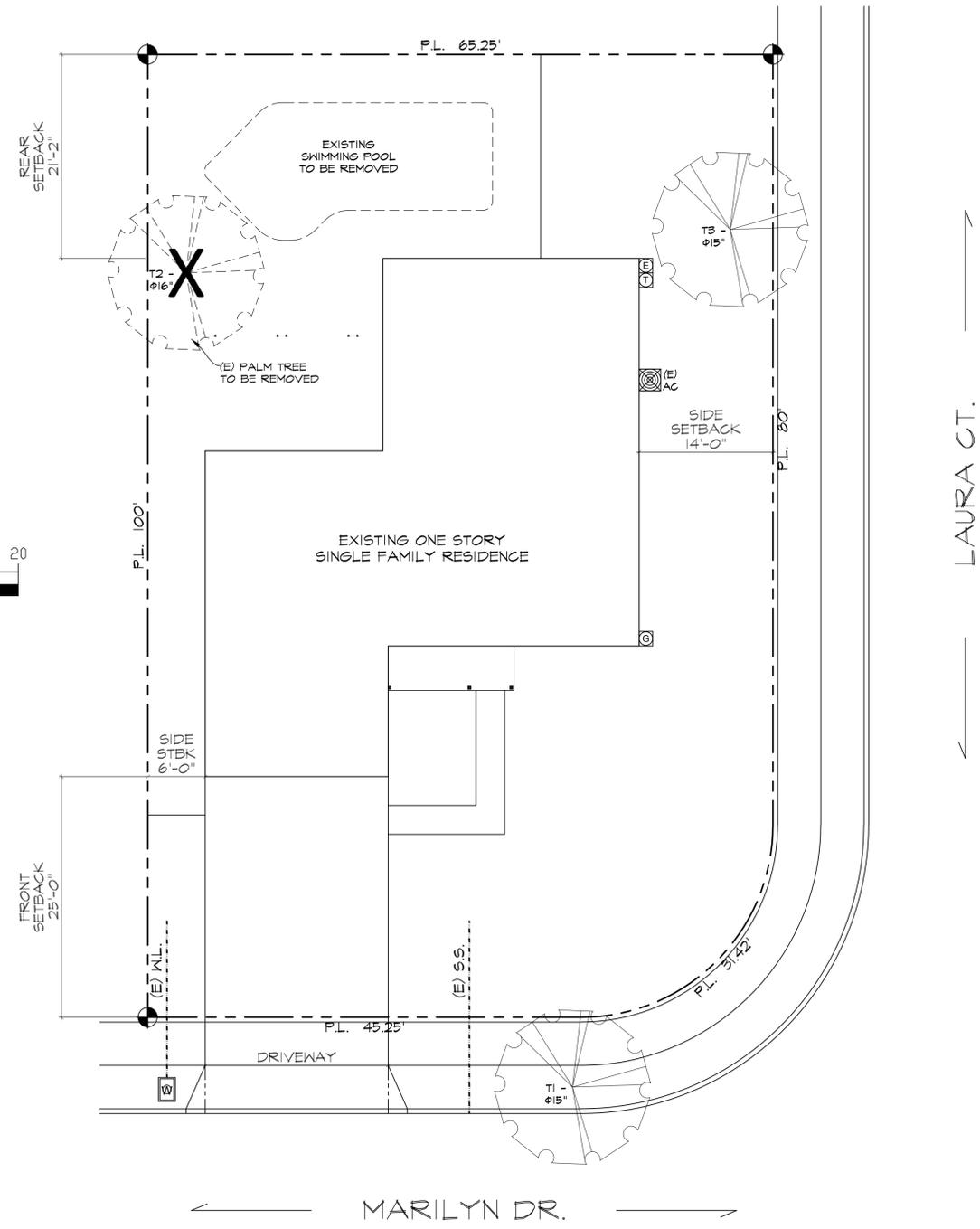
CG 4.106.2
 CONTRACTOR TO IMPLEMENT
 STORMWATER DRAINAGE DURING
 CONSTRUCTION

CG 4.106.3
 FINISH GRADE TO SLOPE 5%
 WITHIN 5' AWAY FROM FOUNDATION

EXISTING FINISH GROUND SURFACES
 AND LOT GRADING TO REMAIN AS IS



EXISTING
 SITE PLAN
 SCALE 1/8"=1'-0"



**SINGLE
 FAMILY
 HOUSE**

849 MARILYN DR.
 CAMPBELL, CA 95008
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 SERVICES

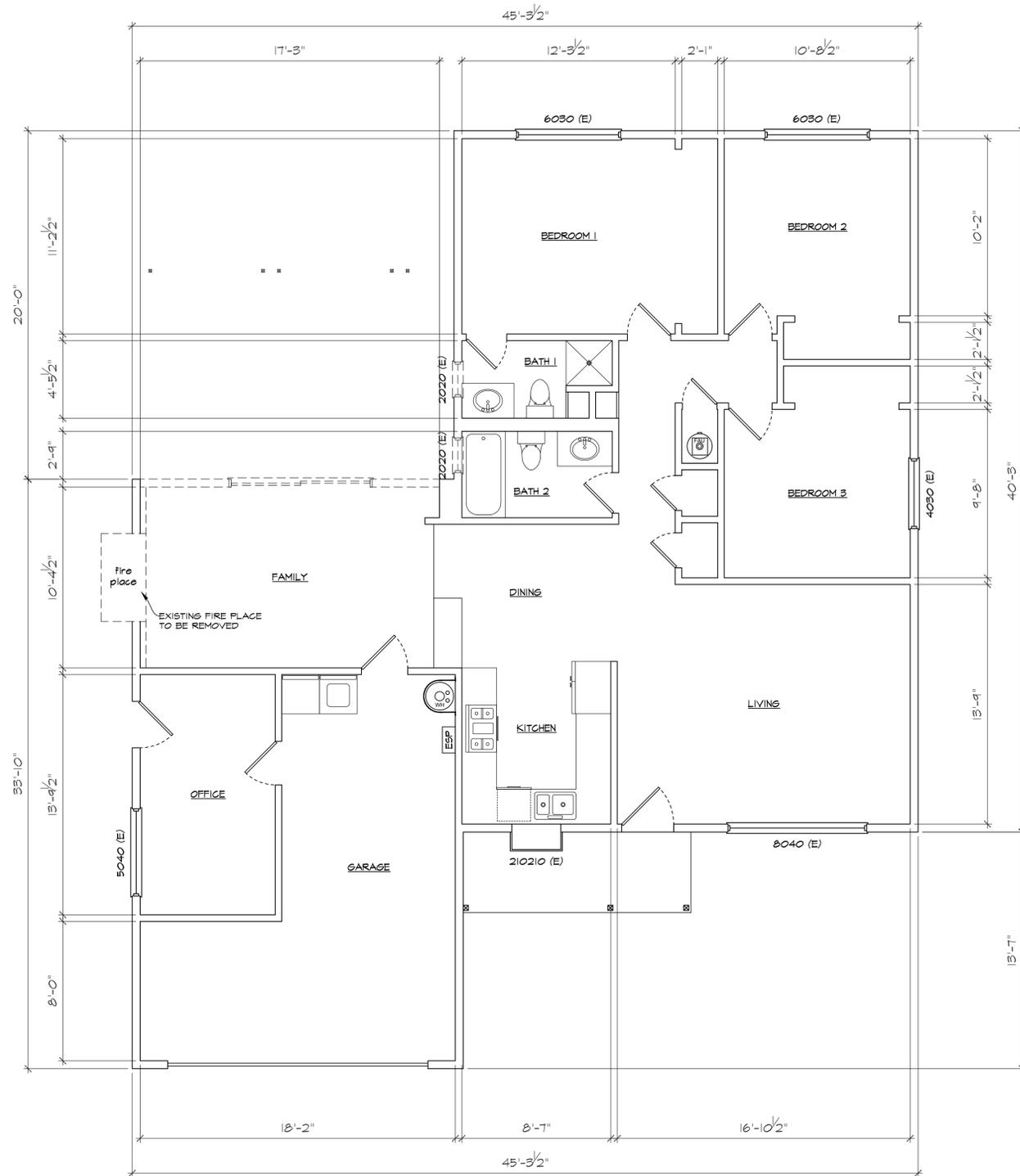
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SHEET TITLE

**EXISTING
 SITE PLAN**

- REVISION
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 SCALE AS SHOWN
 SHEET

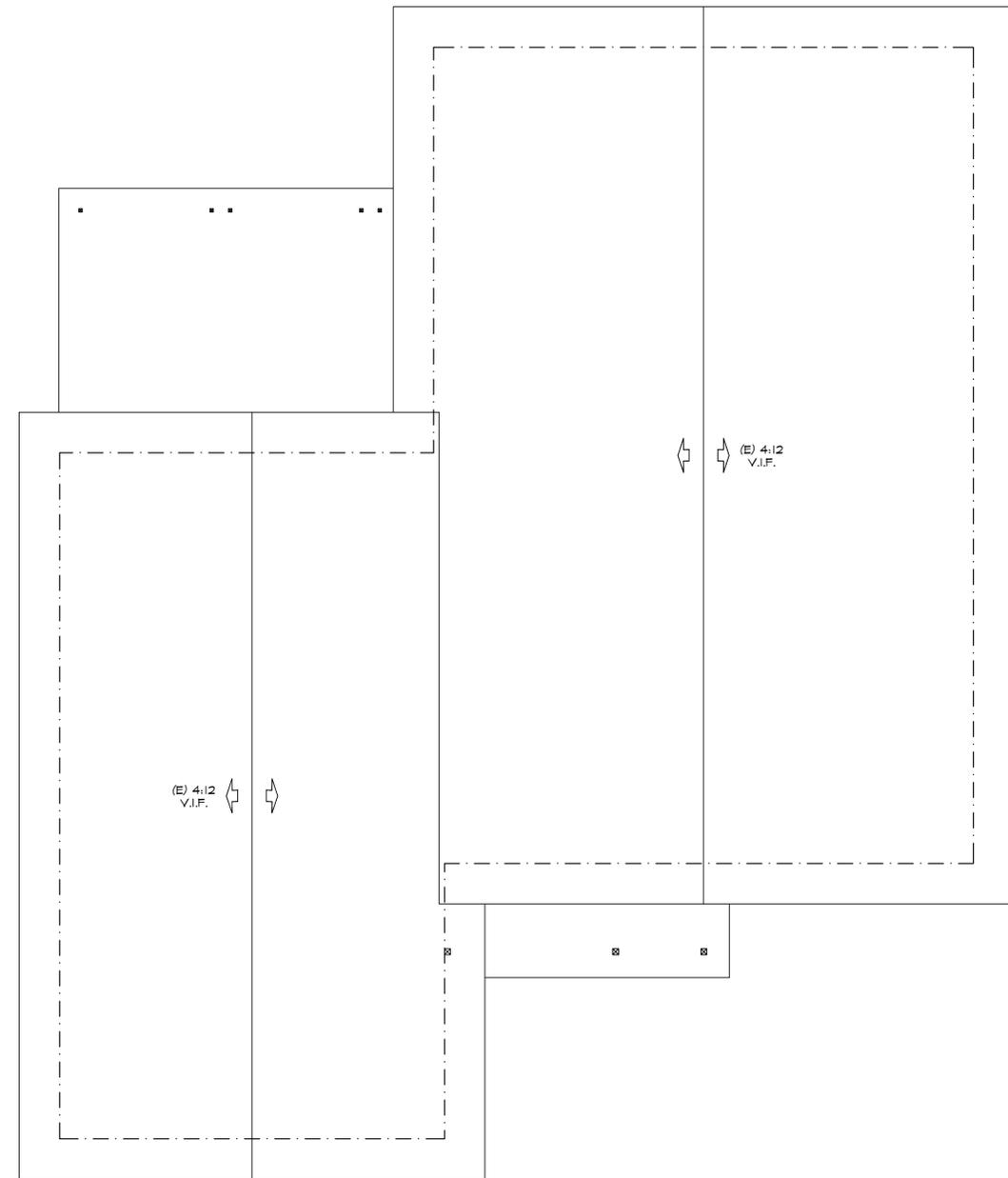


EXISTING & DEMO PLAN

SCALE 1/4" = 1'-0"

LEGEND:

- (E) WALL & WINDOW TO REMAIN
- (E) WALL & WINDOW TO TO BE REMOVED



EXISTING ROOF PLAN

SCALE 1/4" = 1'-0"

SINGLE FAMILY HOUSE

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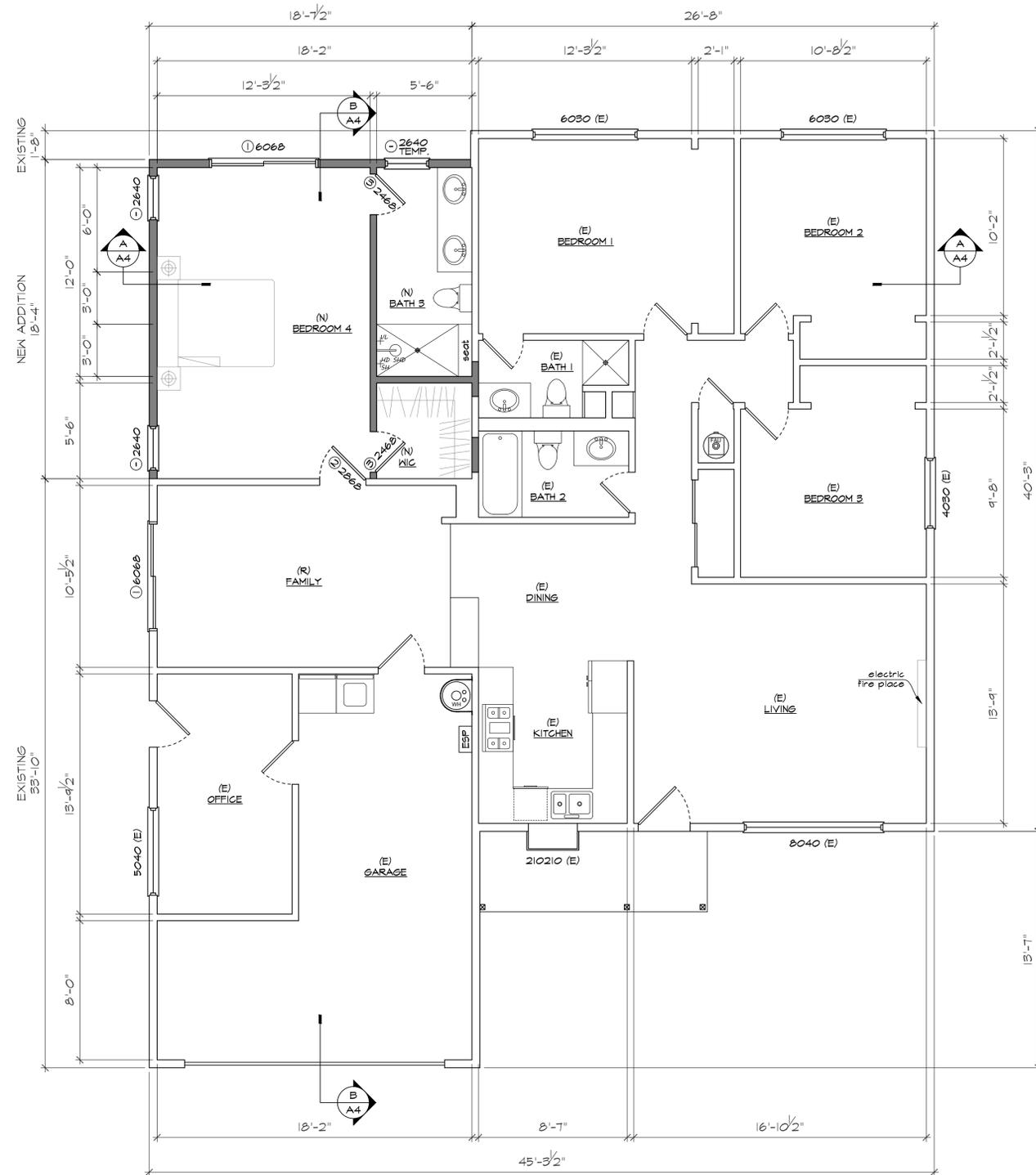
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SHEET TITLE
**EXISTING &
 DEMO PLAN +
 EXISTING
 ROOF PLAN**

REVISION

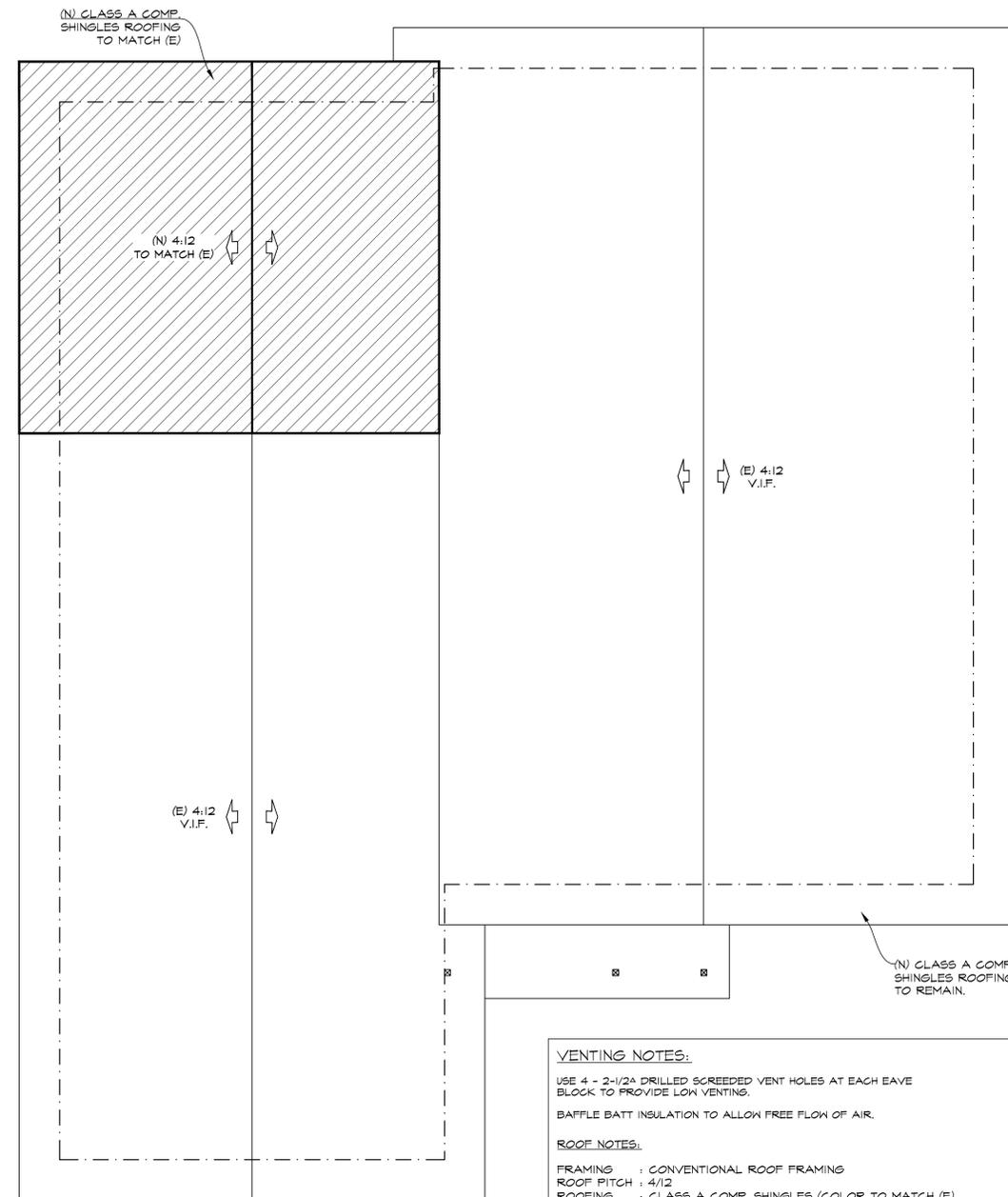
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PROPOSED FLOOR PLAN - ADD 340 S.F.

SCALE 1/4" = 1'-0"



PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"

VENTING NOTES:
USE 4 - 2-1/2" DRILLED SCREWEED VENT HOLES AT EACH EAVE BLOCK TO PROVIDE LOW VENTING.
BAFFLE BATT INSULATION TO ALLOW FREE FLOW OF AIR.

ROOF NOTES:
FRAMING : CONVENTIONAL ROOF FRAMING
ROOF PITCH : 4/12
ROOFING : CLASS A COMP. SHINGLES (COLOR TO MATCH (E))
DECKING : OSB ROOF SHEETING (SEE SHEAR SCHEDULE)
FASCIA : 2x8 WOOD FASCIA BOARD TYP AT EAVES, PAINTED
GUTTER & DS: ALUMINUM
SOFFITS : CLOSED WOOD SOFFIT W/ GALV. METAL SCREENED VENT

LEGEND & NOTES :

D.S.
DOWN SPOUT

SPLASH BLOCK & COBBLESTONES TYP. FOR ALL DOWN SPOUTS TO REDUCE VELOCITY OF ROOF WATERS TO PREVENT EROSION LANDSCAPE AREAS.

RAINWATER LEADERS FROM ROOF GUTTERS SHALL NOT BE PIPED DIRECTLY TO THE STORM DRAIN. THEY SHALL BE CONNECTED TO AN EARTHEN SWALES AND AREA DRAINS) CONNECTED TO THE STORM DRAIN SYSTEM, OR A COMPARABLE METHOD TO EFFECTIVELY REDUCE THE ENTRY OF POLLUTANTS INTO STORM WATER RUNOFF

SINGLE
FAMILY
HOUSE

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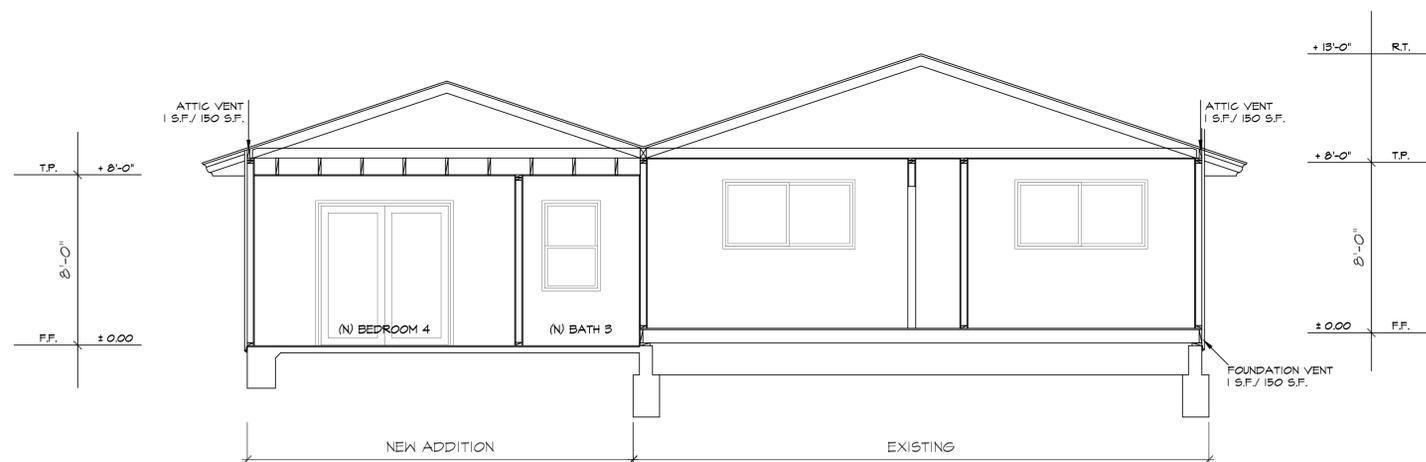
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PROPOSED
FLOOR + ROOF
PLANS

REVISION

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DATE 05.18.18
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SCALE AS SHOWN
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SECTION A-A

SCALE 1/4" = 1'-0"



SECTION B-B

SCALE 1/4" = 1'-0"

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SECTIONS

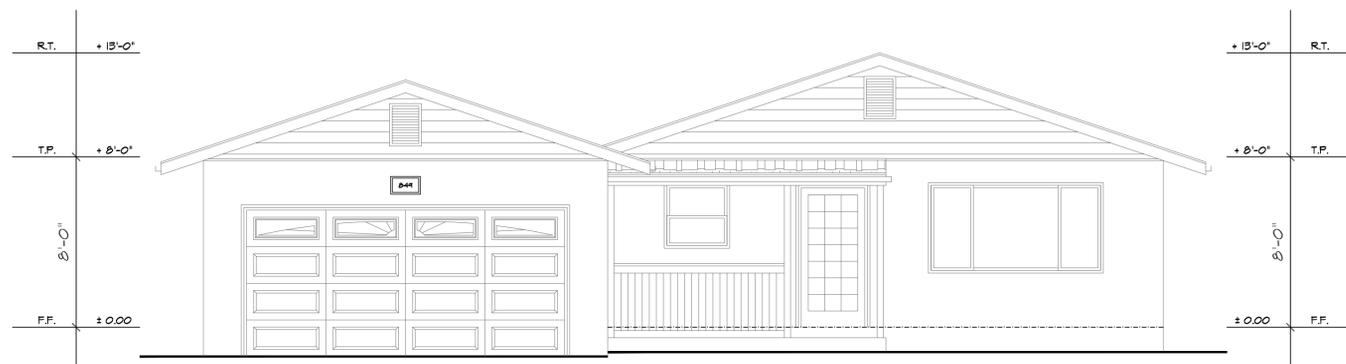
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 DRAWN AA
 SCALE AS SHOWN
 SHEET



EXISTING FRONT ELEVATION - NO CHANGE
 SCALE 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
 SCALE 1/4" = 1'-0"

NOTES :

244 IF NOT EXISTING, CONTRACTOR MUST INSTALL ADDRESS NUMBERS MEETING THE FOLLOWING STANDARDS:

- ADDRESS NUMBERS SHALL BE INTERNALLY OR EXTERNALLY LIT DURING NON DAYLIGHT HOURS. LIGHTING MUST BE ON ALL THE TIME (TYPICAL OF LOW VOLTAGE UNITS) OR IF LIT ONLY DURING NON DAYLIGHT HOURS, SWITCHING SHALL BE CONTROLLED BY A TIME CLOCK OR A PHOTO SENSOR. BATTERY OR PHOTO CELL POWERED UNITS CANNOT BE USED FOR REQUIRED ADDRESSING.
- ADDRESS NUMBERS SHALL BE AT LEAST FOUR INCHES HIGH AND INSTALLED ON A CONTRASTING BACKGROUND.
- ADDRESS NUMBERS SHALL READ FROM LEFT TO RIGHT. VERTICALLY POSITIONED NUMBERS CANNOT BE USED.
- ADDRESS NUMBERS SHALL BE PLACED IN SUCH A LOCATION THAT EMERGENCY CREWS CAN READ THE ADDRESS FROM THE STREET FRONTING THE DWELLING.

EXTERIOR ELEVATION AND SITE NOTES

1. EXTERIOR WALL: STUCCO 0/ 2 LAYERS TYPE D' PAPER 0/ PLYWOOD SHEATHING
2. ROOFING: CLASS A COMP. SHINGLES (COLOR TO MATCH EXISTING)
3. WINDOW: MILGARD VINYL DUAL PANE WHITE SIM. (SEE SCHEDULE)
4. WINDOW TRIM: PAINTED WOOD TRIM (COLOR TO MATCH EXISTING)
5. GUTTER: ALUMINUM FASCIA (COLOR TO MATCH EXISTING)
6. FASCIA BOARD: PAINTED (COLOR TO MATCH EXISTING)
7. WALL TO ROOF FLASHING: GALV. METAL PAINTED TO MATCH EXISTING

SINGLE
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ELEVATIONS

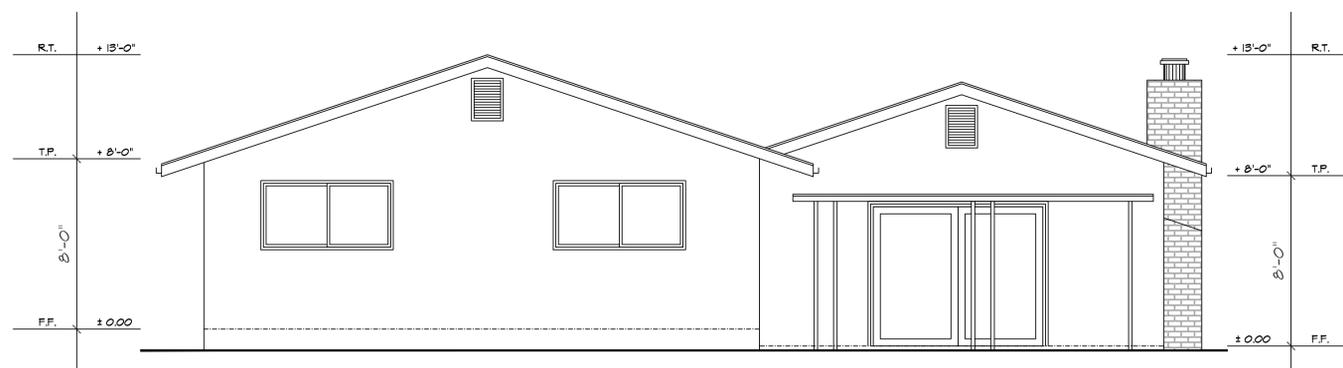
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 SCALE AS SHOWN
 SHEET

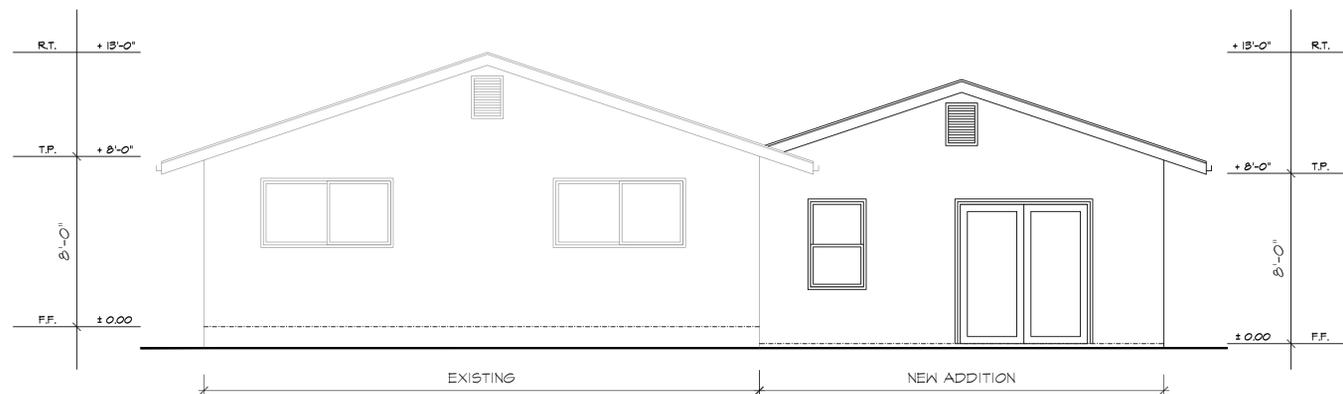
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OF 08 SHEETS



EXISTING REAR ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION AND SITE NOTES**
1. EXTERIOR WALL: STUCCO O/ 2 LAYERS TYPE D1 PAPER O/ PLYWOOD SHEATHING
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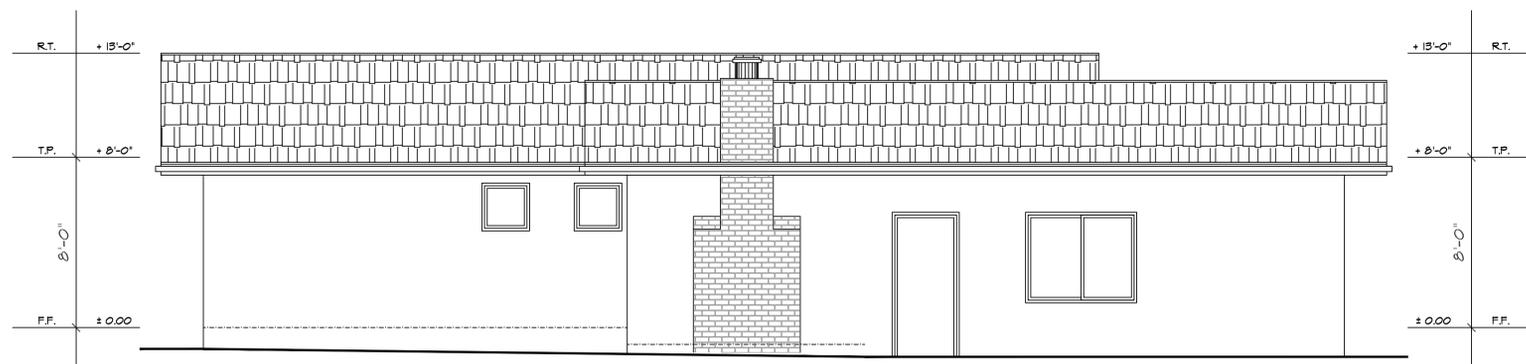
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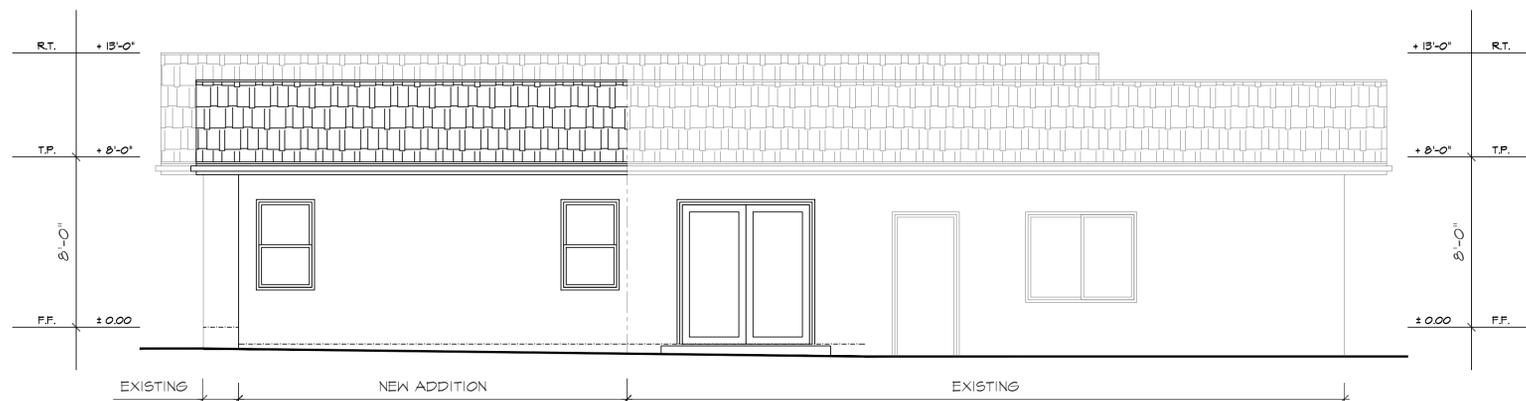
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 SHEET



EXISTING LEFT ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE 1/4" = 1'-0"

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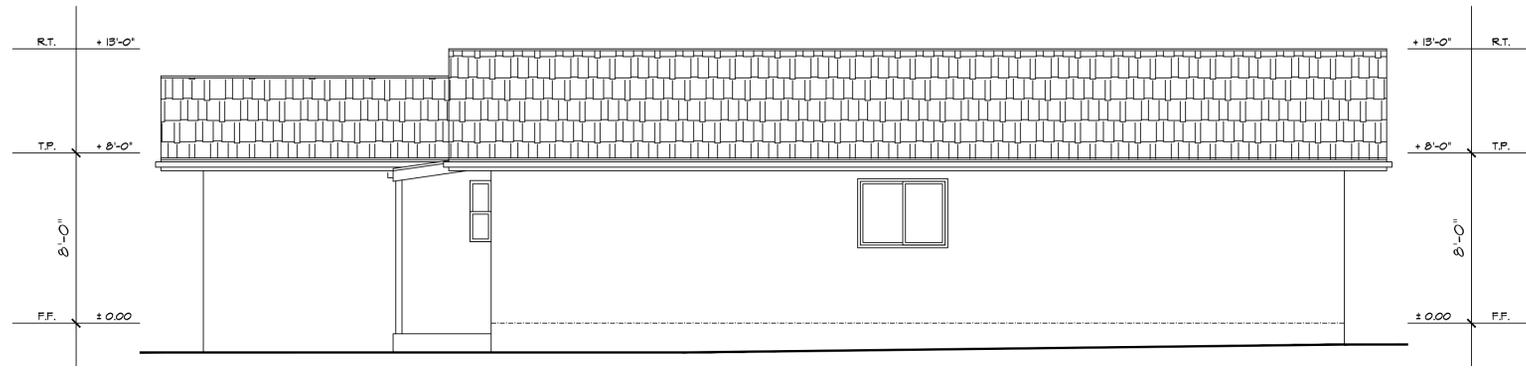
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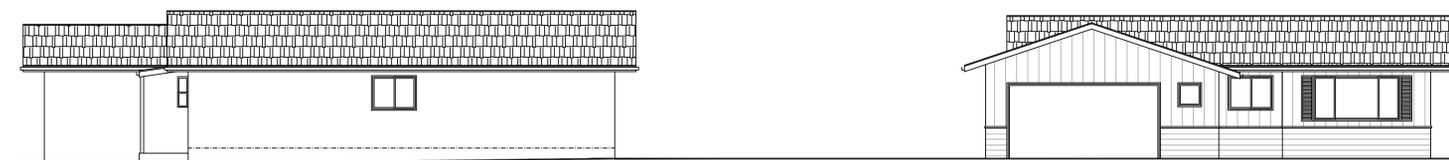
OF 08 SHEETS



EXISTING LEFT ELEVATION
 SCALE 1/4" = 1'-0"



STREETSCAPE FROM MARILYN DR.
 SCALE 1/8" = 1'-0"



STREETSCAPE FROM LAURA CT.
 SCALE 1/8" = 1'-0"

SINGLE
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SHEET TITLE

ELEVATIONS

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