



**CITY OF CAMPBELL**  
Community Development Department

August 14, 2018

**NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION**

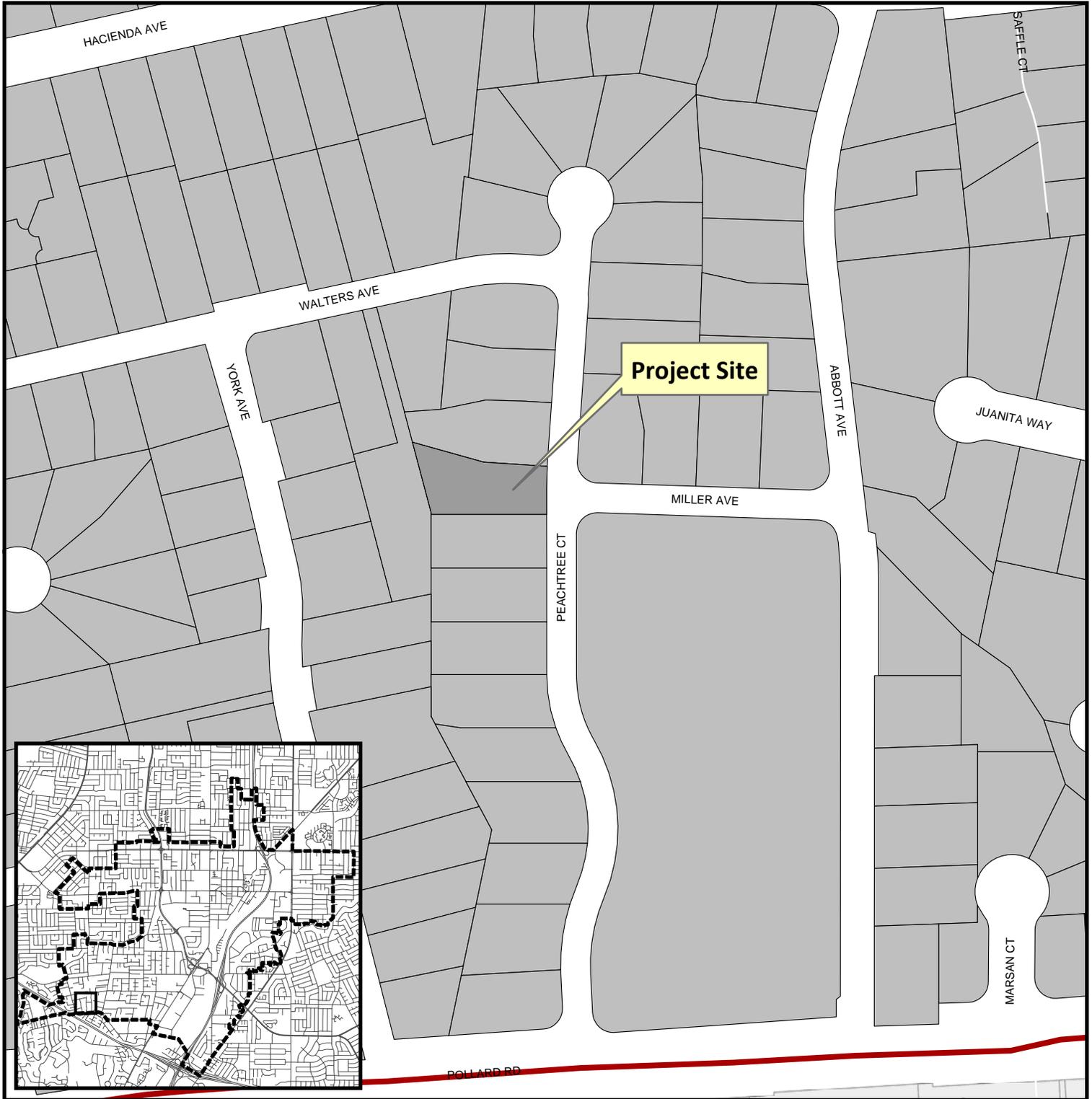
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

**File No.:** PLN2018-191  
**Applicant:** Greg Stowers  
**Project Address:** 639 Peachtree Ct  
**Property Owner:** Patrick and Carrie Flynn  
**Zoning District:** R-1-9 (Single Family Residential)  
**General Plan:** Low Density Residential (San Tomas Area Neighborhood Plan)  
**Project Description:** New 1352 square-foot second floor and 99 square-foot first floor addition to an 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 14, 2018 and ends on August 24, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **August 24, 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](mailto:nazp@cityofcampbell.com).

# Project Location Map

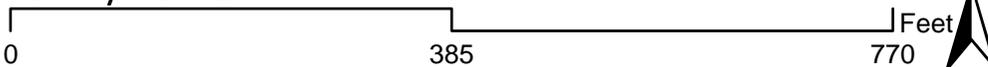


**Project Location:** 639 Peachtree Ct

**Application Type:** Admin. Site and Architectural Review

**Planning File No.:** PLN2018-85

**Description:** New 1352 square-foot second floor and 99 square-foot first floor addition to existing single-family home.



Community Development Department  
Planning Division

# Flynn Remodel & Addition

639 Peachtree Court, Campbell CA 95008



155 E. Campbell Avenue #114  
Campbell, CA 95008

Greg Stowers  
greg@stowersassociates.com  
PHONE: 408.358.5488  
CELL: 408.406.6048

WWW.STOWERSASSOCIATES.COM

PROJECT

**Residential Remodel**  
**Carrie and Patrick Flynn**  
**639 Peachtree Court**  
**Campbell CA 95008**

ISSUE	DATE
Planning Submittal	03.10.2018
Planning Comments	05.07.2018
Planning Comments	06.01.2018

STAMP



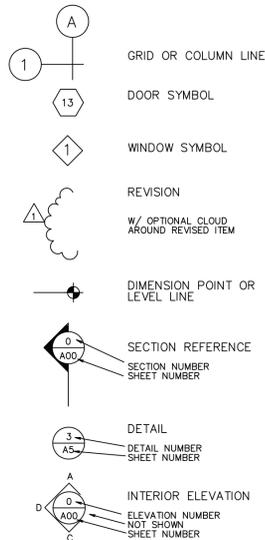
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SCALE AS NOTED

TITLE SHEET

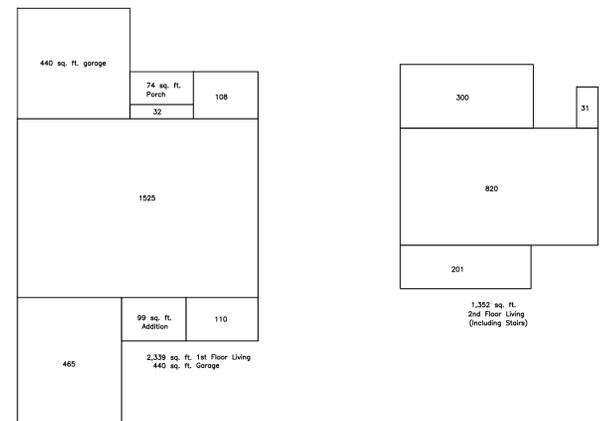


## SYMBOLS



## AREA CALCULATIONS

### FIRST FLOOR SECOND FLOOR



LOT SIZE: 10,111 SQ. FT.  
ZONING: R-1-9  
FAR: 45 = 4,550 SQ. FT.  
LOT COVERAGE .35 = 3,538 SQ. FT.

EXISTING SQUARE FOOTAGE	
2,272 SQ. FT.	EXISTING FIRST FLOOR
440 SQ. FT.	EXISTING GARAGE
2,712 SQ. FT.	EXISTING TOTAL SQUARE FOOTAGE

PROPOSED SQUARE FOOTAGE	
2,240 SQ. FT.	EXISTING FIRST FLOOR TO REMAIN
99 SQ. FT.	PROPOSED FIRST FLOOR ADDITION
2,339 SQ. FT.	PROPOSED FIRST FLOOR LIVING
1,352 SQ. FT.	PROPOSED SECOND FLOOR ADDITION
3,691 SQ. FT.	PROPOSED TOTAL LIVING
440 SQ. FT.	EXISTING GARAGE
4,131 SQ. FT.	TOTAL SQUARE FOOTAGE

FAR CALCULATIONS	
4,550 SQ. FT.	ALLOWABLE FAR (.45)
4,131 SQ. FT.	PROPOSED FAR (.41)

LOT COVERAGE CALCS	
3,538 SQ. FT.	ALLOWABLE LOT COVERAGE (.35)

HEIGHT LIMITS	
18'	EXISTING RIDGE HEIGHT
27'	PROPOSED RIDGE HEIGHT
28'	MAXIMUM ALLOWABLE HEIGHT

## DIRECTORY

**OWNERS** CARRIE & PATRICK FLYNN  
639 PEACHTREE COURT  
CAMPBELL, CA 95008  
PHONE: 1.415.255.0887

**DESIGNER** GREG STOWERS  
STOWERS ASSOCIATES  
155 E. CAMPBELL AVENUE, SUITE 114  
CAMPBELL, CA 95008  
PHONE: 408.358.5488  
CELL: 408.406.6048  
EMAIL: GREG@STOWERSASSOCIATES.COM

**INTERIORS** MARK LUPO  
MARK LUPO INTERIORS  
PHONE: 408.828.3609  
EMAIL: MARK@LUPODESIGN.COM

## ZONING / CODES

PARCEL NUMBER 403-17-050  
LOT 10,111 SQ. FT.  
ZONING R-1-9  
OCCUPANCY GROUP: R/U (Residential / Garage)

CONSTRUCTION TYPE: V Non-Rated  
FIRE SPRINKLERS: YES  
NUMBER OF STORIES: ONE - EXISTING  
TWO - PROPOSED

CODES  
2016 California Building Code  
2016 California Residential Building Code  
2016 California Green Building Standards  
2016 California Electrical Code  
2016 California Mechanical Code  
2016 California Plumbing Code  
2016 California Fire Code  
2016 California Energy Efficiency Standards

## WRITTEN SCOPE

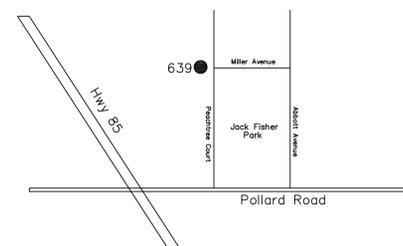
- REMODEL EXISTING SINGLE FAMILY HOME TO ADD A NEW SECOND STORY:
- REMODEL EXISTING FIRST FLOOR, INCLUDING ADDITION OF NEW 99 SQ. FT.
    - RENOVATE EXISTING KITCHEN.
    - NEW GREAT ROOM WITH GAS FIREPLACE.
    - RENOVATE MASTER BEDROOM SUITE.
    - CREATE MUD / LAUNDRY ROOM.
    - REMODEL EXISTING HALL BATH
  - NEW SECOND STORY ADDITION TO INCLUDE:
    - FOUR NEW BEDROOMS
    - NEW ENTERTAINMENT ROOM WITH SECOND STORY DECK
    - TWO NEW BATHROOMS
    - NEW LAUNDRY ROOM
    - STORAGE ROOM
  - NEW ROOF AT EXISTING STRUCTURE.
  - NEW PAINT AND WOOD SIDING TO MATCH EXISTING HOUSE.
  - EXISTING DRIVEWAY AND LANDSCAPING TO REMAIN. REWORK BACK PATIO AS REQUIRED BY ADDITION.
  - NO TREES ARE TO BE REMOVED AS PART OF THIS PROJECT SCOPE.

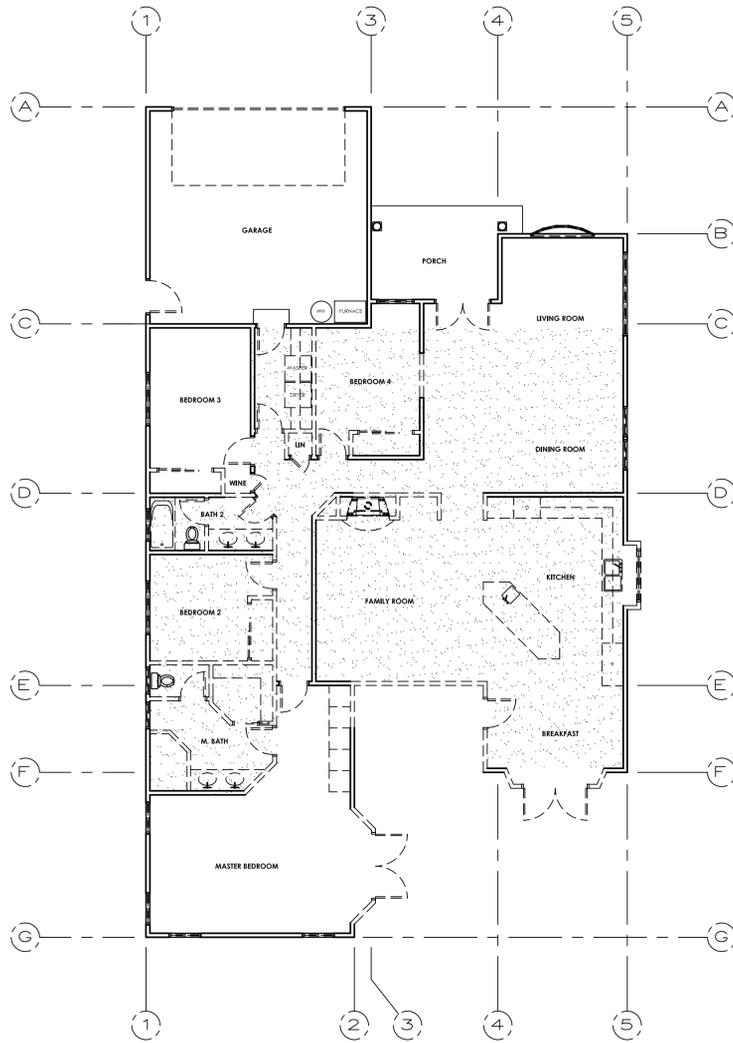
## GENERAL NOTES

- The "General Conditions of the Contract for Construction", AIA Document A201, latest edition, all inclusive, is a part of this Contract. This document may be examined at the Architect's office.
- Provide an emergency telephone on the job prior to any construction.
- Any errors or omissions found in the drawings shall be immediately brought to the attention of the Architect.
- Existing construction indicated is for information only. It is the Contractor's responsibility to verify the actual conditions, locations, and dimensions and to notify the Architect of any discrepancies or omissions in these conditions before commencing any new work in areas affected by these existing conditions.
- Contractor shall be responsible for providing all materials and workmanship in accordance with all applicable federal, state, and local laws, codes, ordinances, and regulations.
- Do not scale plans. If dimensions are found to be missing or inaccurate, immediately contact the Architect for clarification.
- These plans are the sole property of the Architect. The unauthorized reproduction or use of these plans is illegal and the Architect disclaims any responsibility for their unauthorized use.
- Protect the area and all new and existing materials and finishes from damage which may occur during construction.
- Remove rubbish and waste materials regularly during construction and leave the area clear and ready for use when finished. General Contractor to provide Cal-Green Waste Management Plan to the City.
- All warranties due to the Owner shall be forwarded in triplicate form to the Contractor upon completion of the job, with no exceptions.
- Changes in the design or materials will not be accepted without authorization from the Architect and Owner.
- Subcontractors shall submit as-built drawings to the Contractor upon completion of work.
- All construction shall comply with City and State of California building codes.
- Job is to be completed in a workman-like manner (i.e. installations to be uniform, square and to specified dimensions, fasteners to be of sufficient color and texture with complete coverage: use drop cloths, masking, etc. to eliminate paint spatter)
- All systems are to be operational per manufacturer's tolerances upon completion of construction.
- Provide blocking and/or reinforcement in all walls as required to adequately support all items to be attached to walls (i.e. cabinetry, etc.)
- Submit shop drawings, fixture cuts and samples for the Architect's approval prior to ordering and installation.

## DRAWING INDEX

- A1 COVER SHEET
- A2 SITE PLAN / EXISTING FLOOR PLAN
- A3 EXISTING EXTERIOR ELEVATIONS / ROOF PLAN / AREA DIAGRAMS
- A4 PROPOSED FLOOR PLANS / ROOF PLAN / STREETSCAPE ELEV.
- A5 EXTERIOR ELEVATIONS
- A6 EXTERIOR ELEVATIONS
- A7 SITE PLAN SIGHT LINE STUDIES - FIRST AND SECOND FLOOR





**2 EXISTING/DEMOLITION PLAN (AREA OF DEMOLITION HATCHED)**  
SCALE: 1/8" = 1'-0"

LOT SIZE: 10,111 SQ. FT.  
ZONING: R-1-9  
FAR: .45 = 4,550 SQ. FT.  
LOT COVERAGE .35 = 3,538 SQ. FT.

**EXISTING SQUARE FOOTAGE**

2,272 SQ. FT.	EXISTING FIRST FLOOR
440 SQ. FT.	EXISTING GARAGE
2,712 SQ. FT.	EXISTING TOTAL SQUARE FOOTAGE

**PROPOSED SQUARE FOOTAGE**

2,240 SQ. FT.	EXISTING FIRST FLOOR TO REMAIN
99 SQ. FT.	PROPOSED FIRST FLOOR ADDITION
2,339 SQ. FT.	PROPOSED FIRST FLOOR LIVING
1,352 SQ. FT.	PROPOSED SECOND FLOOR ADDITION
3,691 SQ. FT.	PROPOSED TOTAL LIVING
440 SQ. FT.	EXISTING GARAGE
4,131 SQ. FT.	TOTAL SQUARE FOOTAGE

**FAR CALCULATIONS**

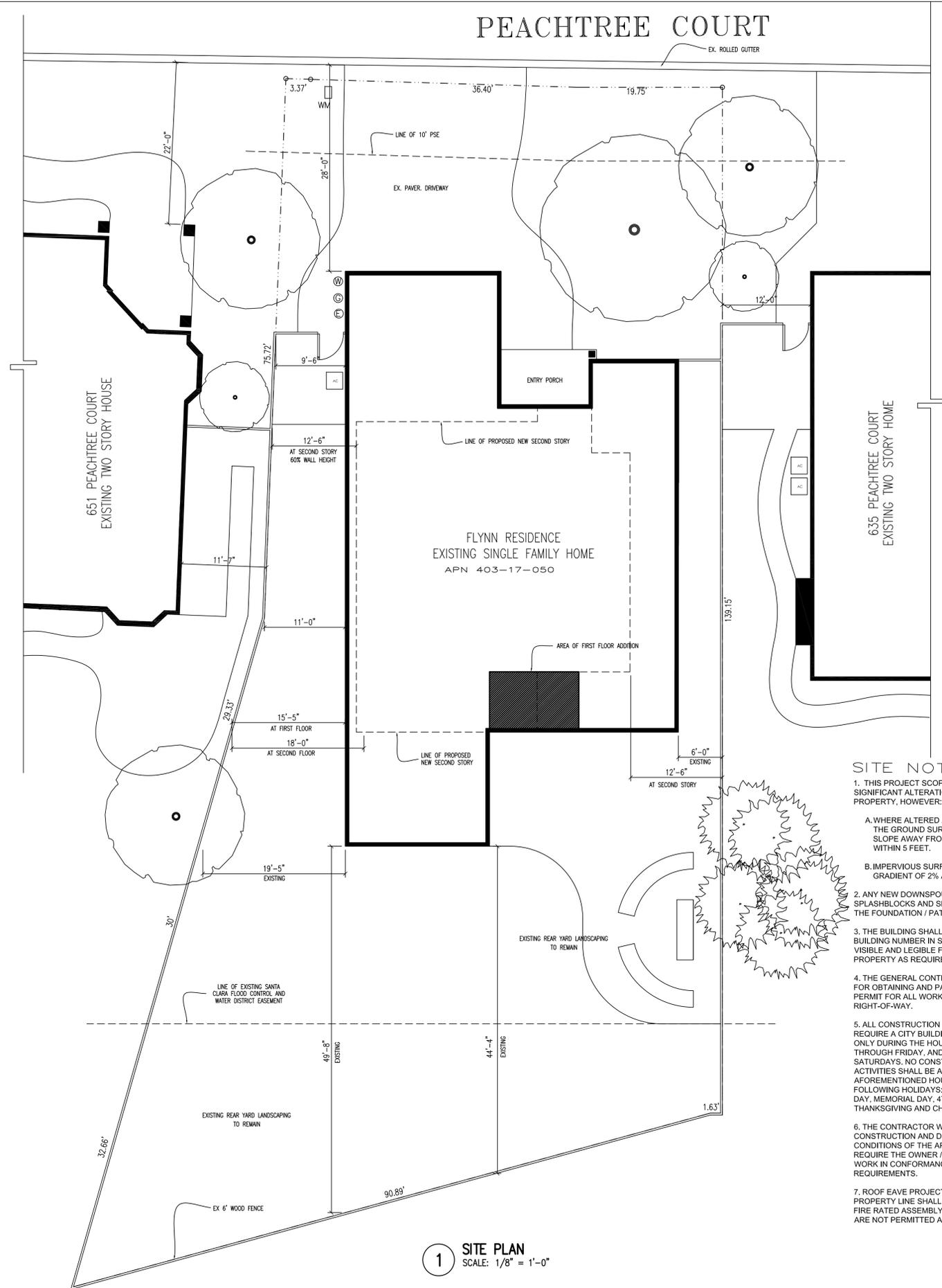
4,550 SQ. FT.	ALLOWABLE FAR (.45)
4,131 SQ. FT.	PROPOSED FAR (.41)

**LOT COVERAGE CALCS**

3,538 SQ. FT.	ALLOWABLE LOT COVERAGE (.35)
2,339 SQ. FT.	PROPOSED FIRST FLOOR LIVING
440 SQ. FT.	EXISTING GARAGE
74 SQ. FT.	EXISTING PORCH
2,853 SQ. FT.	PROPOSED LOT COVERAGE (.28)

**HEIGHT LIMITS**

18'	EXISTING RIDGE HEIGHT
27'	PROPOSED RIDGE HEIGHT
28'	MAXIMUM ALLOWABLE HEIGHT



**1 SITE PLAN**  
SCALE: 1/8" = 1'-0"

**SITE NOTES**

1. THIS PROJECT SCOPE DOES NOT INVOLVE SIGNIFICANT ALTERATIONS TO THE GRADES ON THE PROPERTY, HOWEVER:
  - A. WHERE ALTERED ADJACENT TO THE RESIDENCE, THE GROUND SURFACE SHALL BE GRADED TO SLOPE AWAY FROM THE RESIDENCE OF AT LEAST 4% WITHIN 5 FEET.
  - B. IMPERVIOUS SURFACES SHALL HAVE A MINIMUM GRADIENT OF 2% AWAY FROM THE FOUNDATION.
2. ANY NEW DOWNSPOUT LEADERS SHALL TERMINATE AT SPLASHBLOCKS AND SHALL BE DIRECTED AWAY FROM THE FOUNDATION / PATIO AREAS.
3. THE BUILDING SHALL HAVE THE ADDRESS AND BUILDING NUMBER IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AS REQUIRED BY CBC.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY.
5. ALL CONSTRUCTION AND RELATED ACTIVITIES WHICH REQUIRE A CITY BUILDING PERMIT SHALL BE ALLOWED ONLY DURING THE HOURS OF 8:00AM TO 5:00PM MONDAY THROUGH FRIDAY, AND 10:00AM TO 5:00PM ON SATURDAYS. NO CONSTRUCTION ACTIVITY OR RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE OF THE AFOREMENTIONED HOURS OR ON SUNDAYS AND THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, PRESIDENT'S DAY, MEMORIAL DAY, 4TH OF JULY, LABOR DAY, THANKSGIVING AND CHRISTMAS DAY.
6. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A CONSTRUCTION AND DEMOLITION RECYCLING PLAN. THE CONDITIONS OF THE APPROVAL FOR THIS PERMIT ALSO REQUIRE THE OWNER / CONTRACTOR TO PERFORM ALL WORK IN CONFORMANCE WITH THE NFDES REQUIREMENTS.
7. ROOF EAVE PROJECTIONS LOCATED WITHIN 5' OF THE PROPERTY LINE SHALL BE PROTECTED BY AN ONE-HOUR FIRE RATED ASSEMBLY. EAVE VENTILATION OPENINGS ARE NOT PERMITTED AT THE RATED EAVE PROJECTIONS.



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ISSUE	DATE
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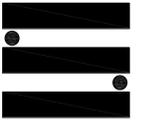
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SCALE AS NOTED

**SITE PLAN**  
**EXISTING FLOOR**





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Preliminary Scheme	12.22.2017
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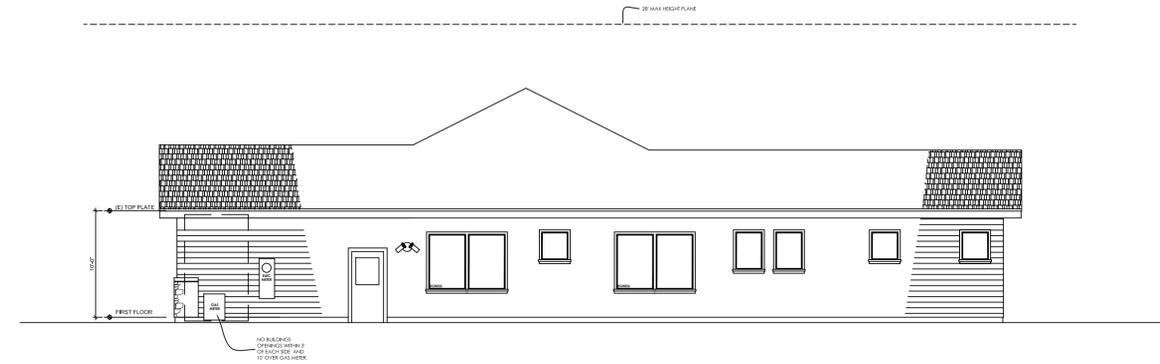
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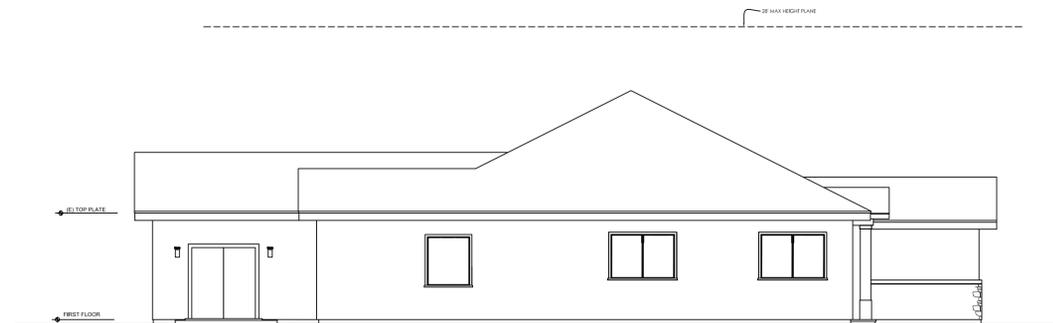
**EXISTING EXTERIOR ELEVATIONS**



**4 EXISTING SIDE ELEVATION (NORTH)**  
SCALE: 1/8" = 1'-0"



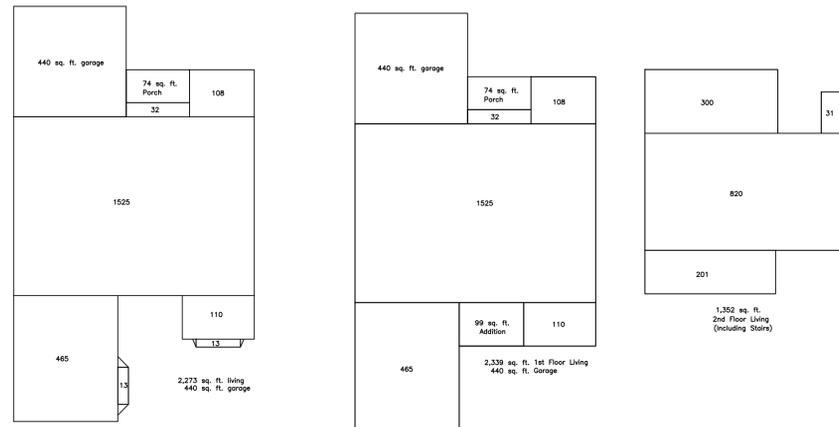
**3 EXISTING REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 EXISTING SIDE YARD (SOUTH)**  
SCALE: 1/8" = 1'-0"



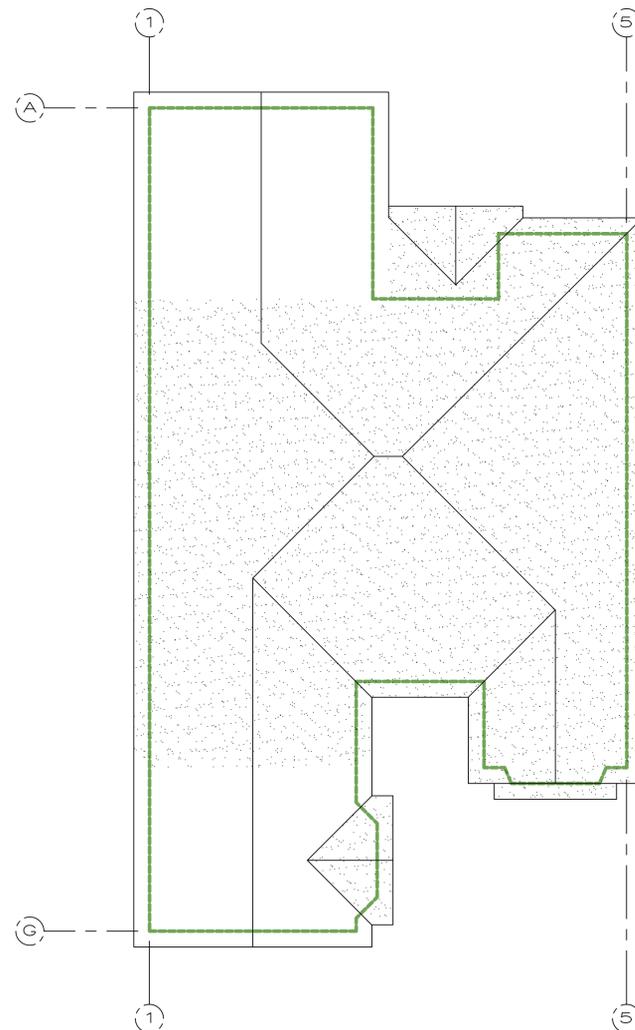
**1 EXISTING FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**6 BUILDING AREA DIAGRAMS**  
SCALE: 1/16" = 1'-0"

PROPOSED FIRST FLOOR

PROPOSED SECOND FLOOR

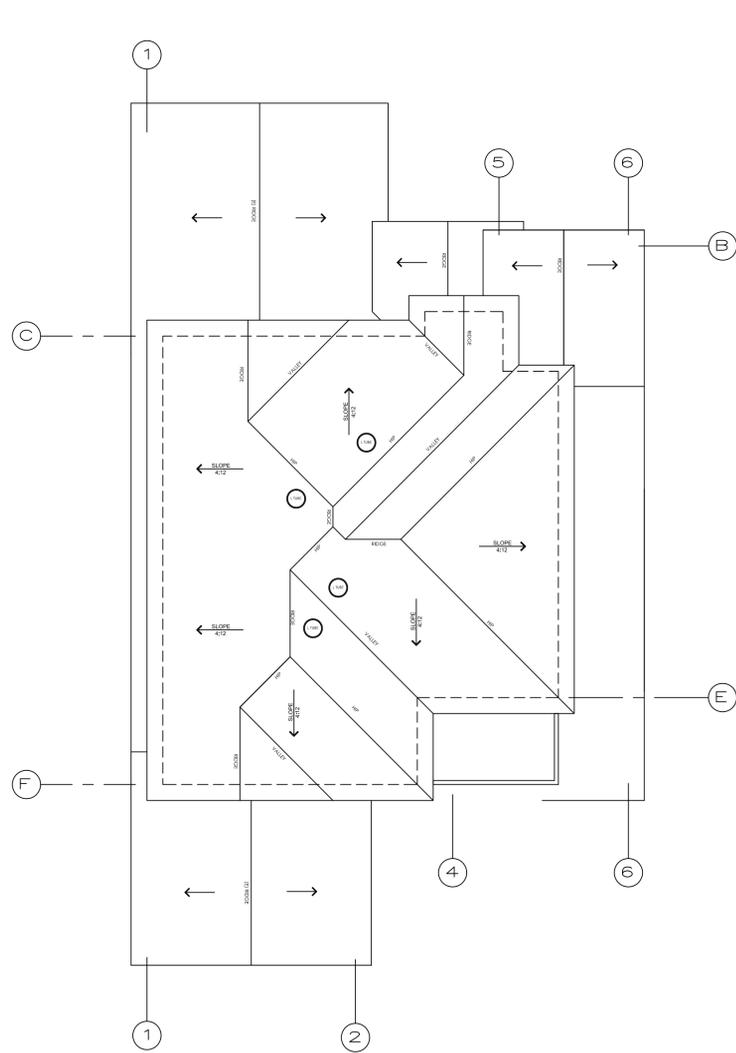


**5 EXISTING ROOF PLAN (AREA OF DEMOLITION HATCHED)**  
SCALE: 1/8" = 1'-0"

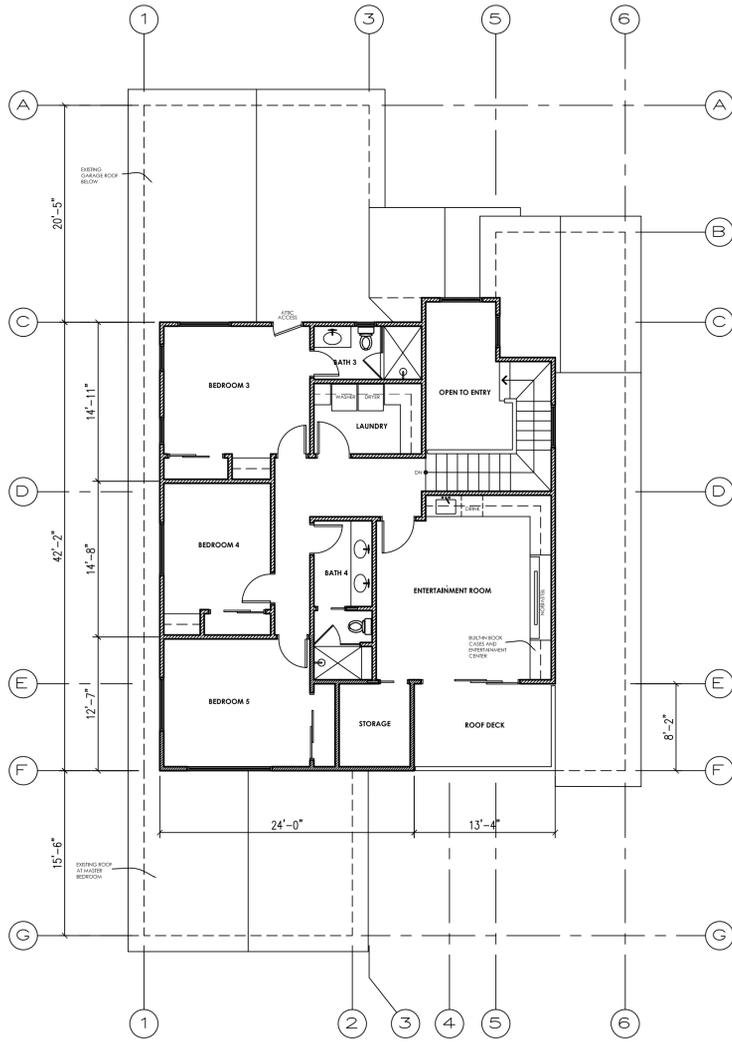


639 PEACHTREE COURT

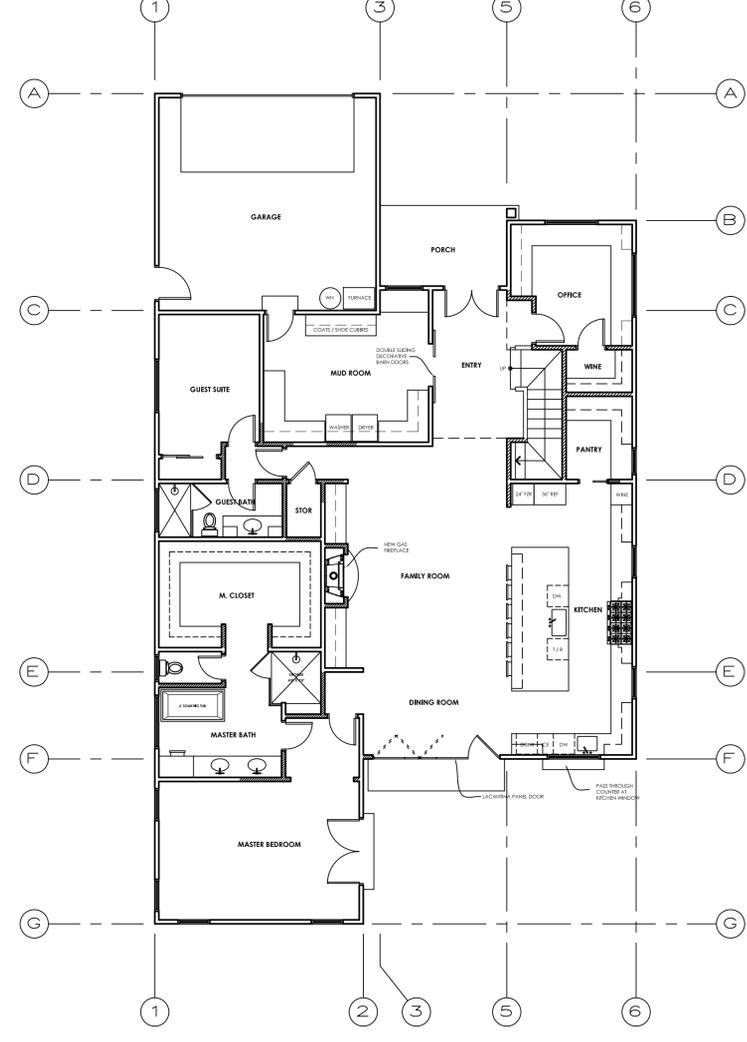
4 STREETScape ELEVATION  
SCALE: 1/8" = 1'-0"



3 PROPOSED ROOF PLAN  
SCALE: 1/8" = 1'-0"

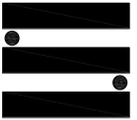


2 NEW SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

ARCHITECT



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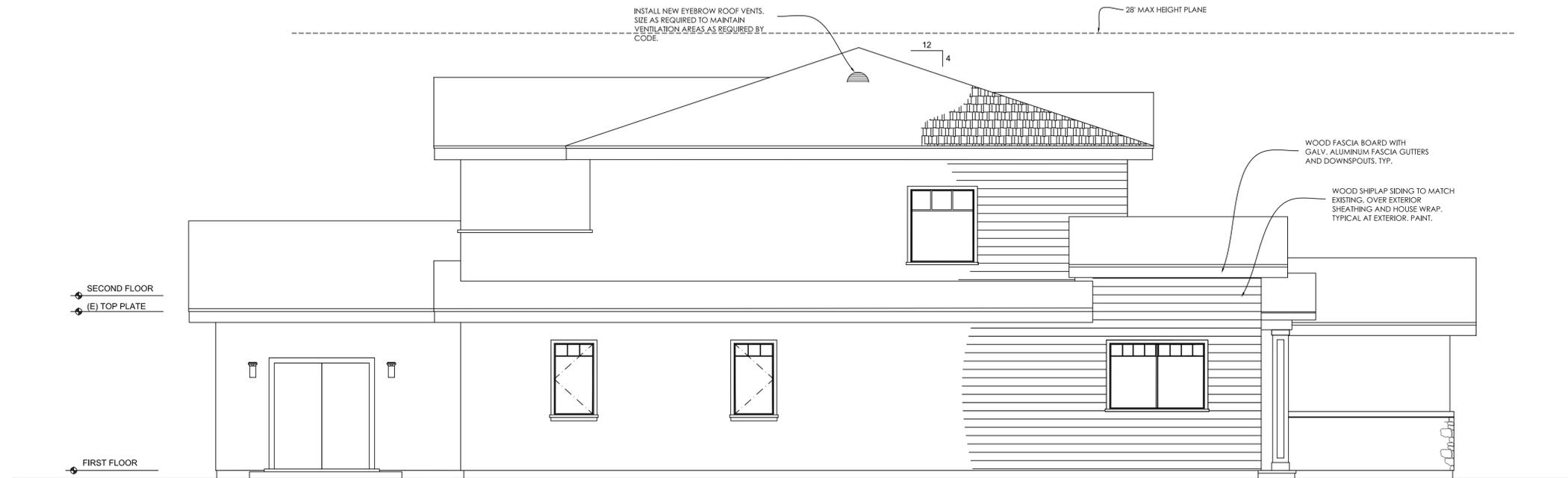


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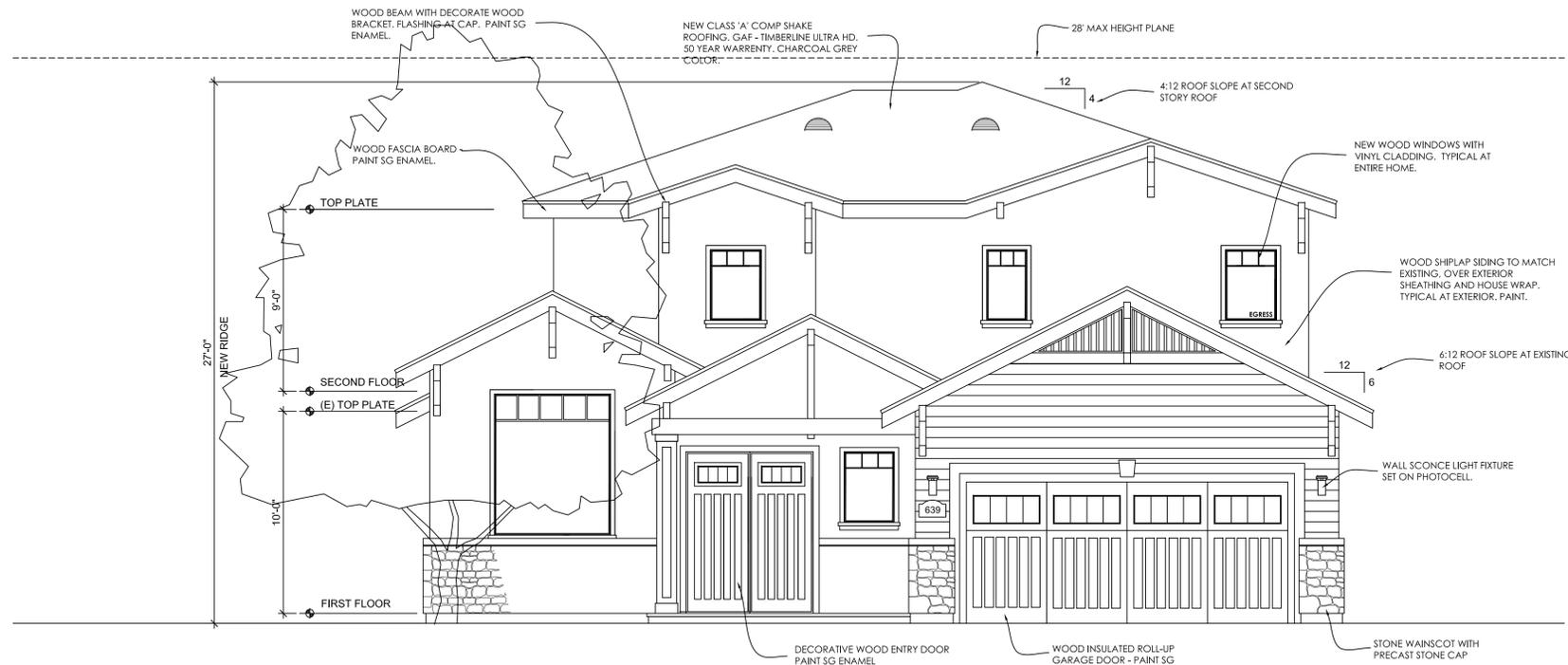
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SCALE	AS NOTED

FIRST FLOOR PLAN  
SECOND FLOOR PLAN  
THIRD FLOOR PLAN



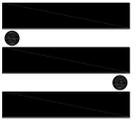


2 SOUTH ELEVATION (SIDE YARD)  
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION (FRONT / STREET)  
SCALE: 1/4" = 1'-0"

ARCHITECT



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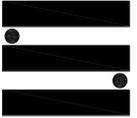
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**EXTERIOR ELEVATIONS**



ARCHITECT



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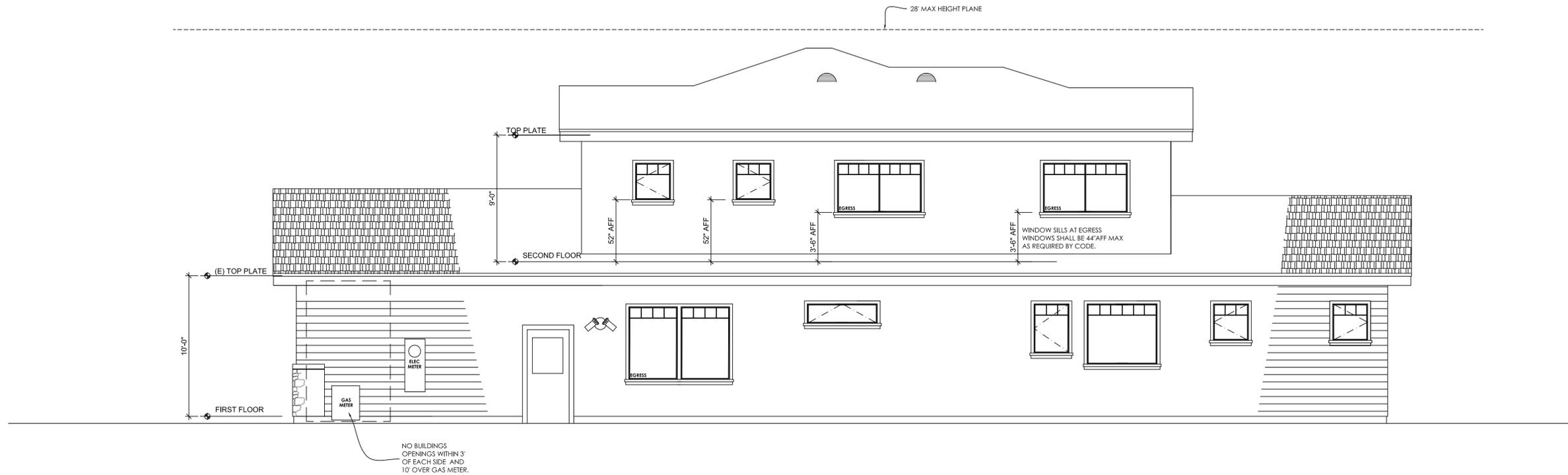
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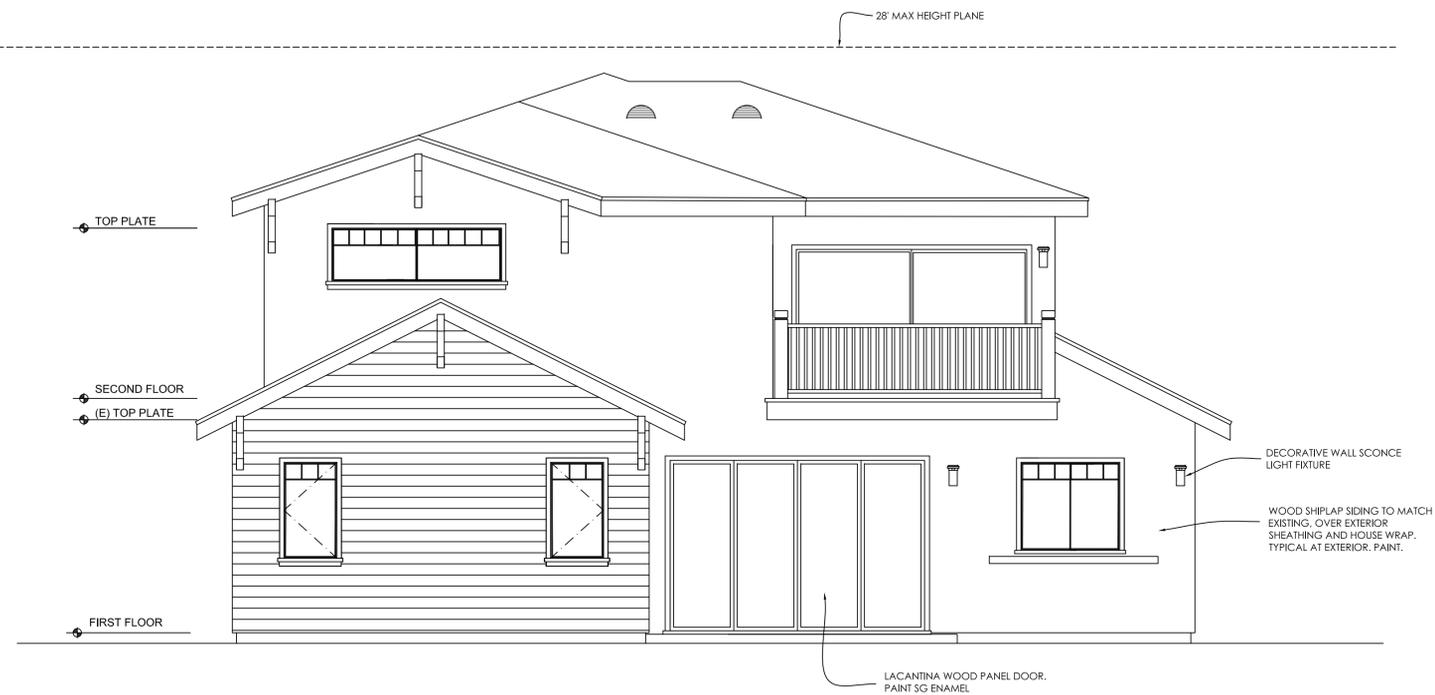
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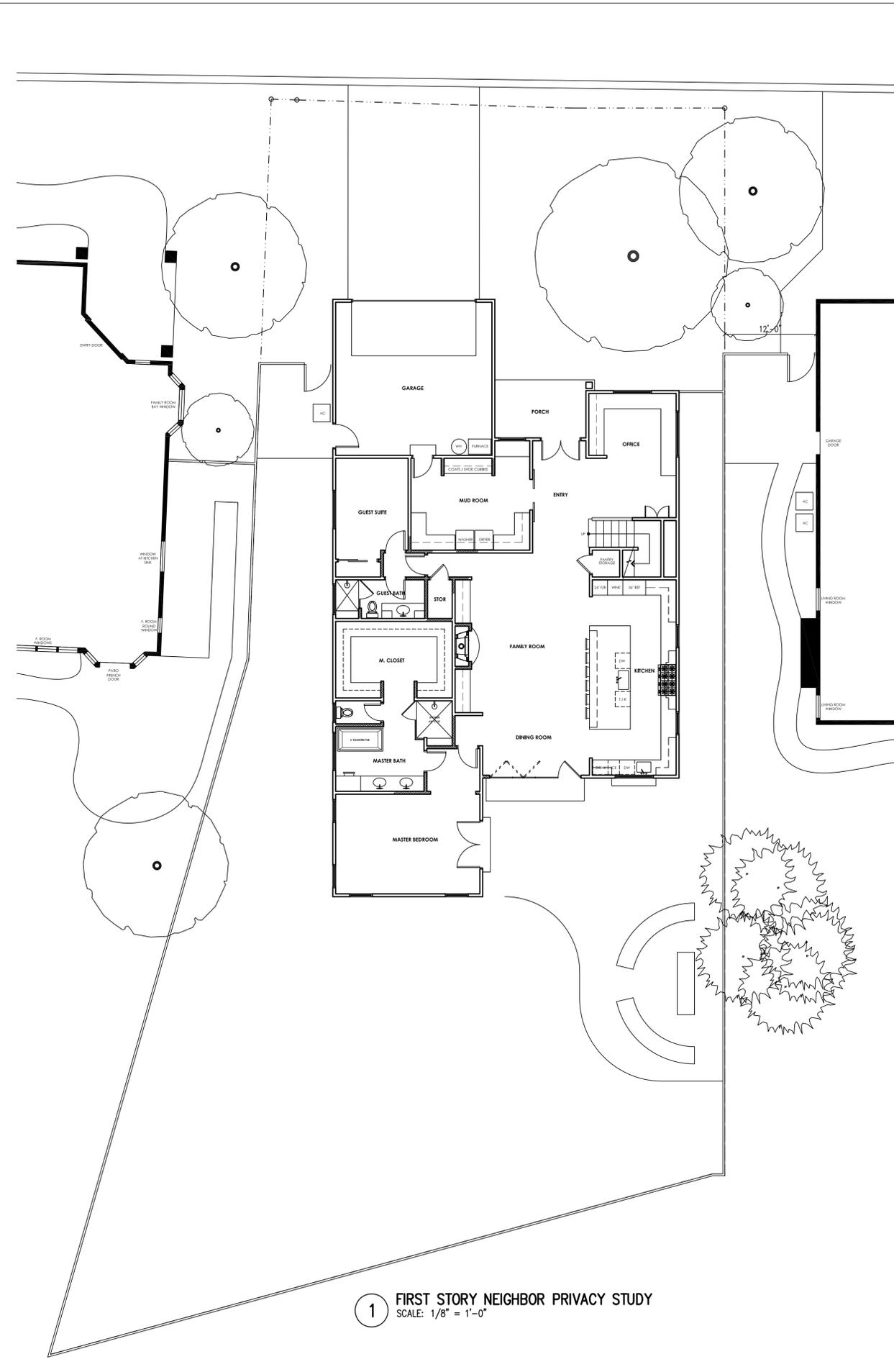
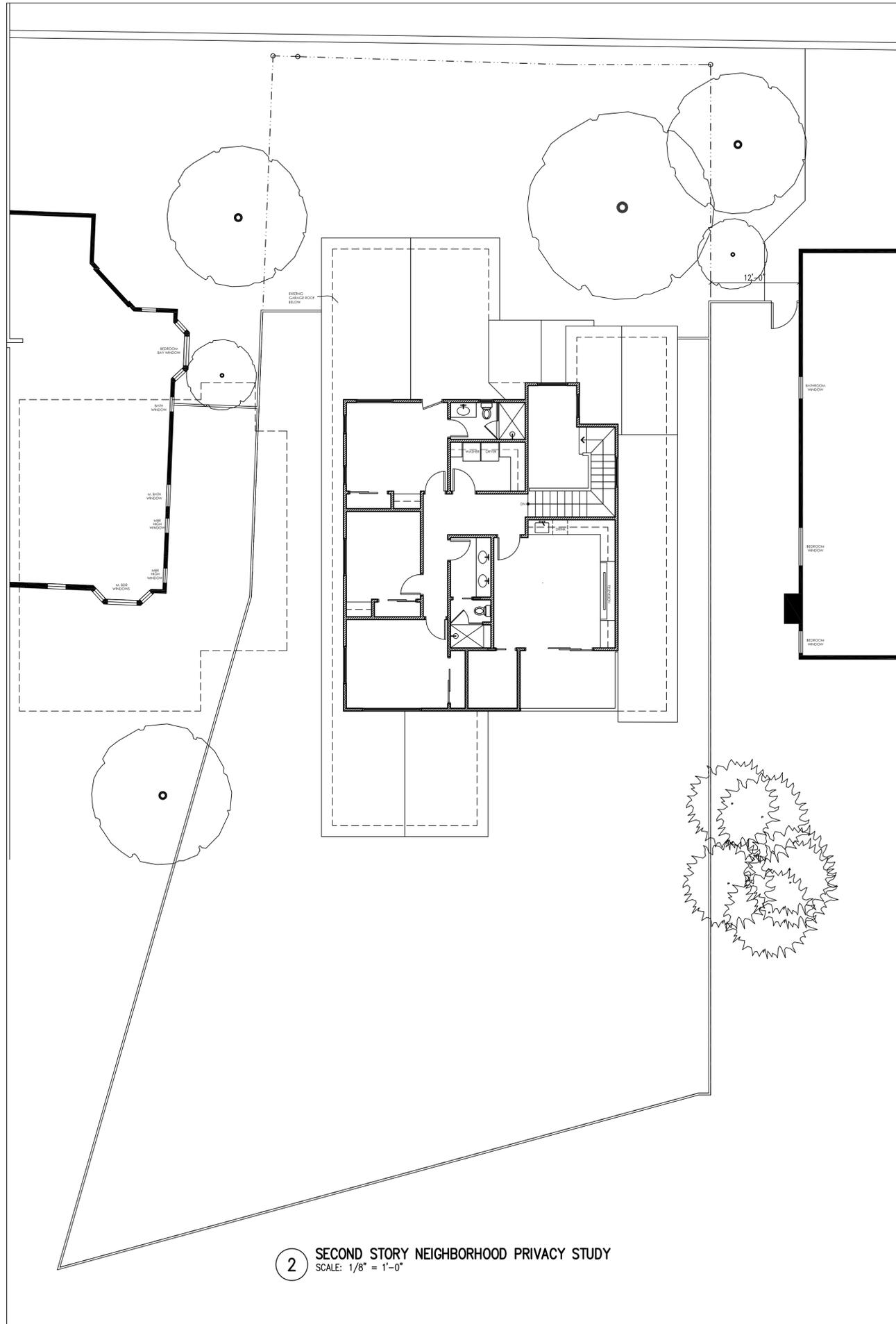
**EXTERIOR ELEVATIONS**



**2 NORTH ELEVATION (SIDE YARD)**  
SCALE: 1/4" = 1'-0"



**1 WEST ELEVATION (REAR)**  
SCALE: 1/4" = 1'-0"



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Planning Submittal	03.10.2018
Planning Comments	05.07.2018
Planning Comments	06.01.2018

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SCALE AS NOTED

SITE PLAN  
PRIVACY STUDY

