



CITY OF CAMPBELL
Community Development Department

April 1, 2021

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:

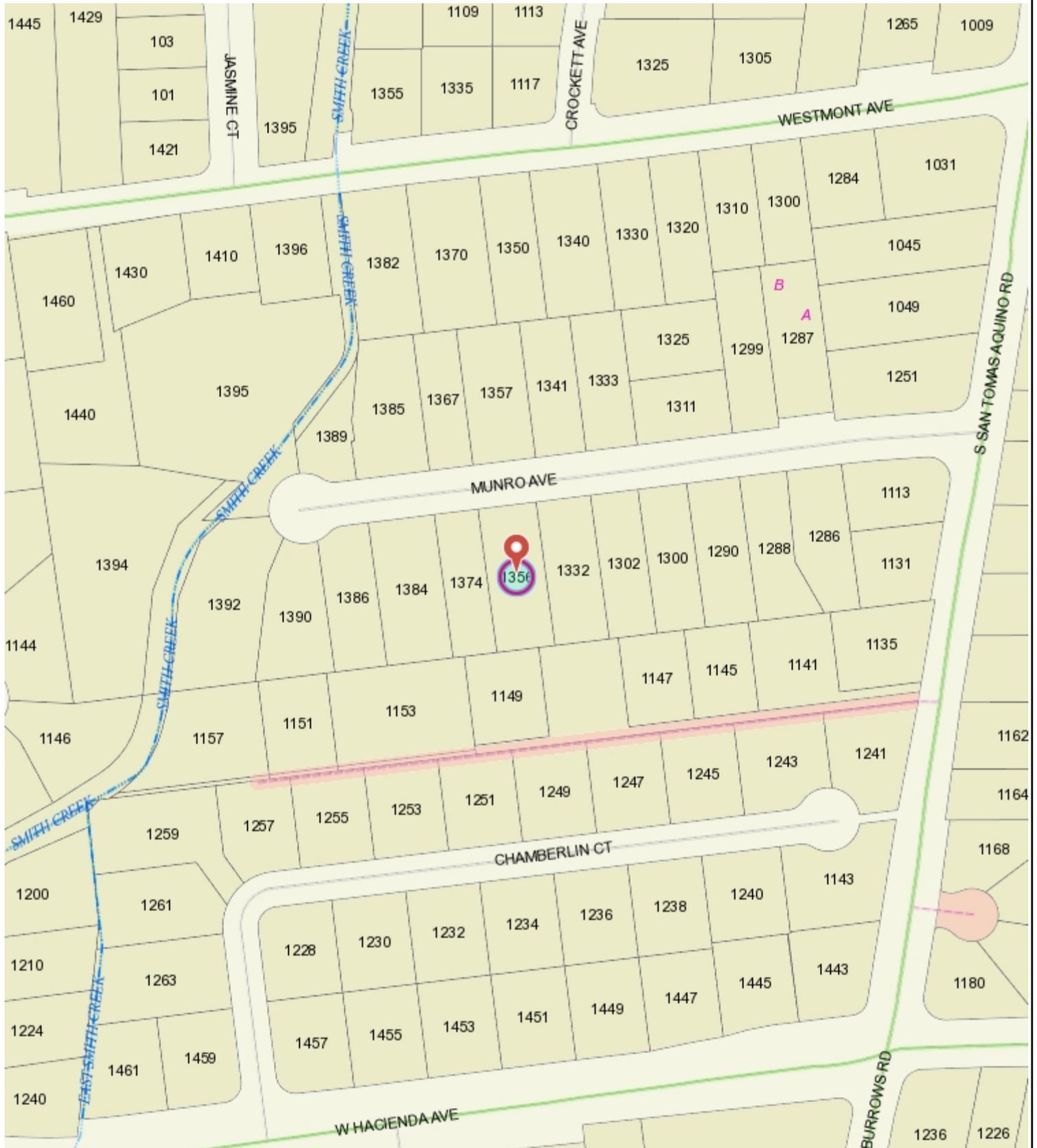
File No.: PLN-2021-8
Applicant: Innovative Concepts
Project Address: 1356 Munro Ave.
Property Owner: Jean Laduc
Zoning District: R-1-910 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s): San Tomas Area Community Coalition
Project Description: Approximately 261 sq. ft. single-story addition to an existing single-family 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 April 1, 2021 and ends on April 12, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 12, 2021**. 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 \$200 appeal filing fee. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email nazh@campbellca.gov.



Location Map - 1356 Munro Ave



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

A FIRE REPAIR & ADDITION FOR: The La Duc Residence 1356 Munro Ave. Campbell, CA 95008

SCOPE OF WORK:

FIRE REPAIR TO REPLACE EXISTING ROOF FRAMING, REPLACE SHEETROCK AT CEILING AND RE-INSULATE. REPLACE KITCHEN AND BATHROOM CABINETS AND FIXTURES, REWIRE HOUSE, REPLACE FURNACE AND AC CONDENSER, REMOVE EXISTING UN-PERMITTED BEDROOM AND STORAGE ROOM AND ADD NEW BEDROOM.



GENERAL NOTES:

- The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2019 California Building Code (CBC), 2019 California Mechanical Code (CMC), 2019 California Fire Code (CFC), 2019 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2019 California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies or omissions within the plans or any deviations or changes from the plans before proceeding with the work. If such conditions are discovered, the Contractor shall be responsible for providing adequate details for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until a building permit has been issued.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings work detail dimensions from controlling surface points and actual material dimensions.
- Slope finish exterior surface away from foundation.

ENERGY NOTES:

THE BUILDER SHALL PROVIDE THE HOMEOWNER WITH LUMINAIRE SCHEDULE (AS REQUIRED IN THE TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 01-103(b)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.

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PROJECT DESCRIPTION:

ASSESSOR'S PARCEL NO.	: 403-14-043
BUILDING OCCUPANCY	: R3-U
TYPE OF CONSTRUCTION	: V-B
STORIES	: 1
YEAR BUILT/EFF	: 1941 / 1941
LOT SIZE	: 10,741 SF
FIRE-SPRINKLER	: NO
BUILDING AREA:	
(E) HOUSE	: 955 SF
(E) GARAGE	: 438 SF
(E) PORCH	: 143 SF
(E) STORAGE BUILDING ADDITION	: 402 SF
	: 261 SF
TOTAL	: 2,205 SF (20.6%)

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030	- 3'-0" X 3'-0"
CT	- CIRCLE TOP
Sldr	- HORIZONTAL SLIDER
CSMT	- CASEMENT
FIX	- FIXED
SL	- SIDELIGHT
TEMP	- TEMPERED GLASS
HC	- HALF CIRCLE
SH	- SINGLE HUNG
DH	- DOUBLE HUNG
ARCH	- ARCHED
EGRESS	- EGRESSIBLE WINDOW

SEE NOTE BELOW

DOOR ABBREVIATIONS:

210	- 2'-0" WIDE X 6'-8" TALL UNLESS OTHERWISE NOTED
3080	- 3'-0" WIDE X 8'-0" TALL
3070	- 3'-0" WIDE X 7'-0" TALL
3068	- 3'-0" WIDE X 6'-8" TALL

CL	- CENTERLINE
DIM	- DIMENSION
EL	- ELEVATION
(E)	- EXISTING
F.A.	- FINISH FLOOR
G.C.	- GENERAL CONTRACTOR
(N)	- NEW
N.T.S.	- NOT TO SCALE
R.O.	- ROUGH OPENING
P	- PROPERTY LINE
T.O.S.	- TOP OF SLAB
TYP.	- TYPICAL
UN.O.	- UNLESS NOTED OTHERWISE
V.I.F.	- VERIFY IN FIELD

LEGEND:

WALL LEGEND:

	- EXISTING WALL TO REMAIN
	- EXISTING WALL REMOVED
	- NEW WALL CONSTRUCTION

	- SECTION CUT
	- SECTION NAME
	- SECTION PAGE

	- DIMENSIONAL REFERENCE /ELEVATION
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	- REVISION
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	- REVISION CLOUD
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	- DETAIL NUMBER PAGE
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	- ROOF PITCH
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ELECTRICAL LEGEND:

§	SWITCH	⊕	NEW SMOKE DETECTOR INTERCONNECTED 10Y W/ 10 YR. BATTERY LIFE BACK-UP
§ DIM	DIMMER SWITCH	⊕	NEW CARBON MONOXIDE DETECTOR INTERCONNECTED 10Y W/ 10 YR. BATTERY LIFE BACK-UP
§ 34	3 AND 4 WAY SWITCH	☐	CEILING REGISTER
§ VC	VACANCY SENSOR	☐	FLOOR REGISTER
⊕	DUPLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER	☐	COLD AIR REGISTER
⊕	FOUR FLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER	☐	TOE REGISTER
⊕	220 OUTLET	☐	COLD AIR REGISTER
⊕	1/2 HOT DUPLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER	☐	CHIMES
⊕	WATERPROOF DUPLEX RECEPTICAL OUTLET W/ARC FAULT INTERRUPTER	☐	DOOR BELL
⊕	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET	☐	UNDER-CABINET FLUORESCENT FLUORESCENT LIGHT
⊕	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET	☐	WALL SCONCE
⊕	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET	☐	SPEAKER
⊕	LED SURFACE MOUNTED LIGHT FIXTURE		
⊕	MOTION SENSOR WITH INTEGRATED PHOTO CELL		
⊕	LED RECESSED LIGHT FIXTURE		
⊕	JUNCTION BOX		
⊕	EXHAUST FAN SWITCHED OR CONTINUOUS		
⊕	EXHAUST FAN/LED LIGHT		

GENERAL NOTES:

- NOTE:
THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.
- | | |
|------|---|
| CBC | 2019 California Building Code |
| CRB | 2019 California Residential Building Code |
| CGCB | 2019 California Green Building Code |
| CEC | 2019 California Electrical Code |
| CPC | 2019 California Plumbing Code |
| CMC | 2019 California Mechanical Code |
| CEC | 2019 California Energy Code |
| CRB | 2019 California Residential Code |

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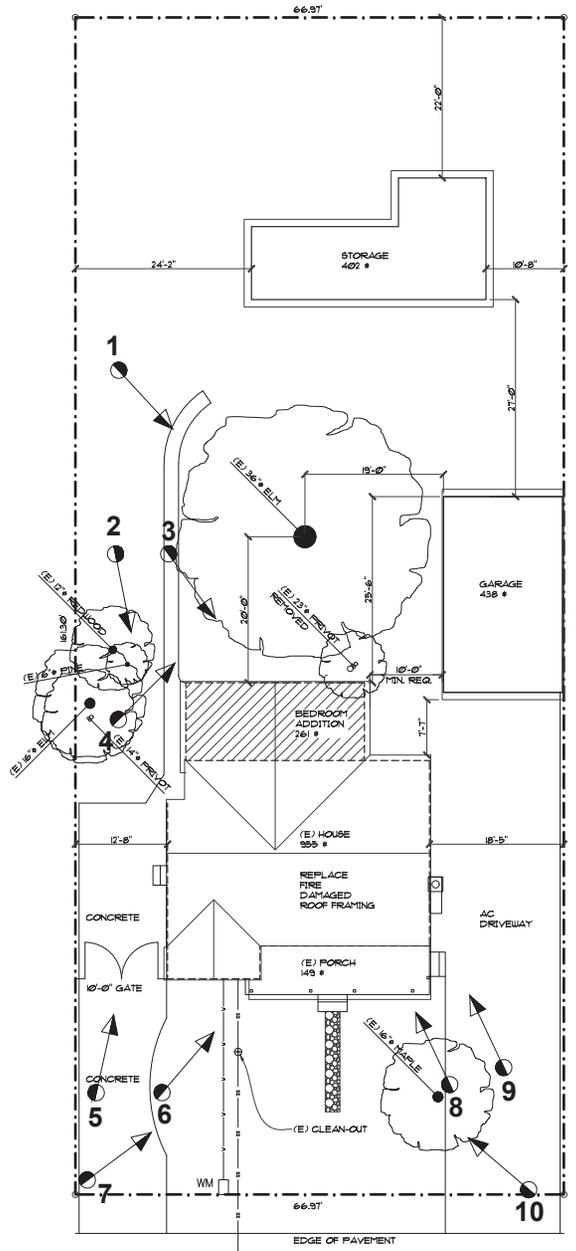
A Fire Repair & Addition for:
The La Duc Residence
1356 MUNRO AVE,
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PHOTO
SURVEY
PLAN
1/8" = 1'-0"
AFN 403-14-043



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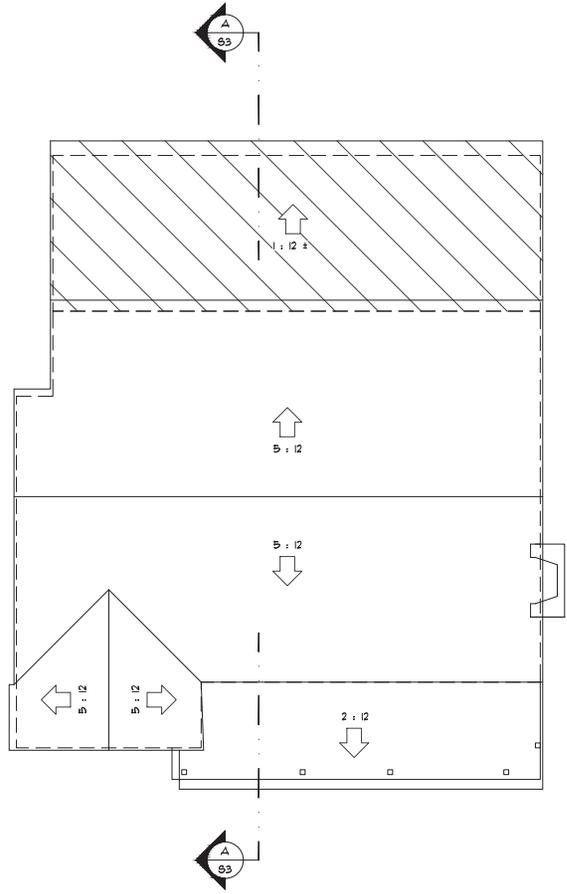
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ROOF PLAN
1/4" = 1'-0"

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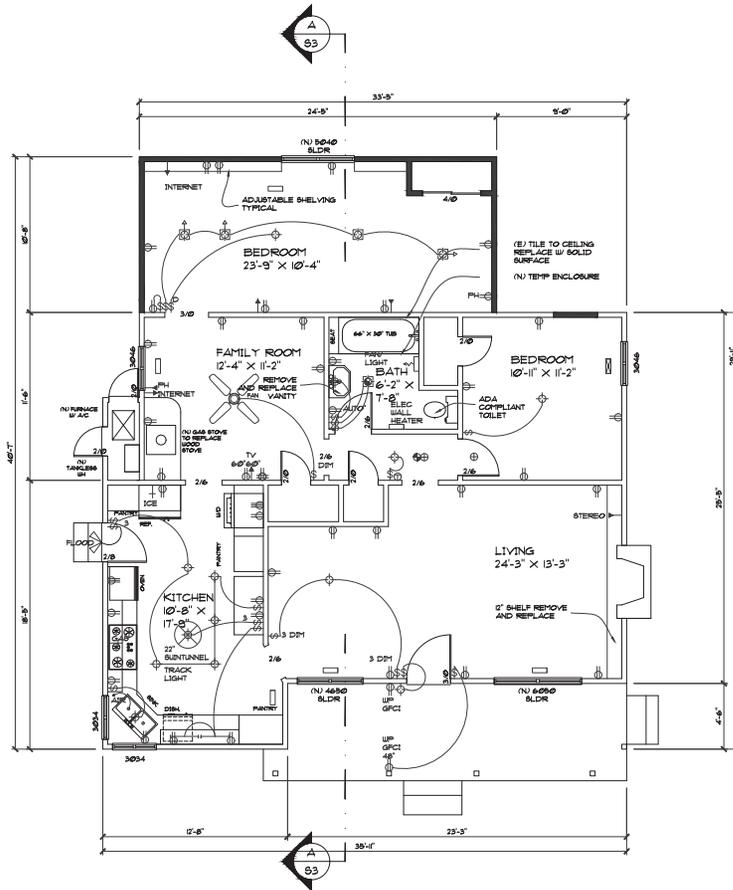
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PROPOSED FLOOR PLAN
 1/4" = 1'-0"

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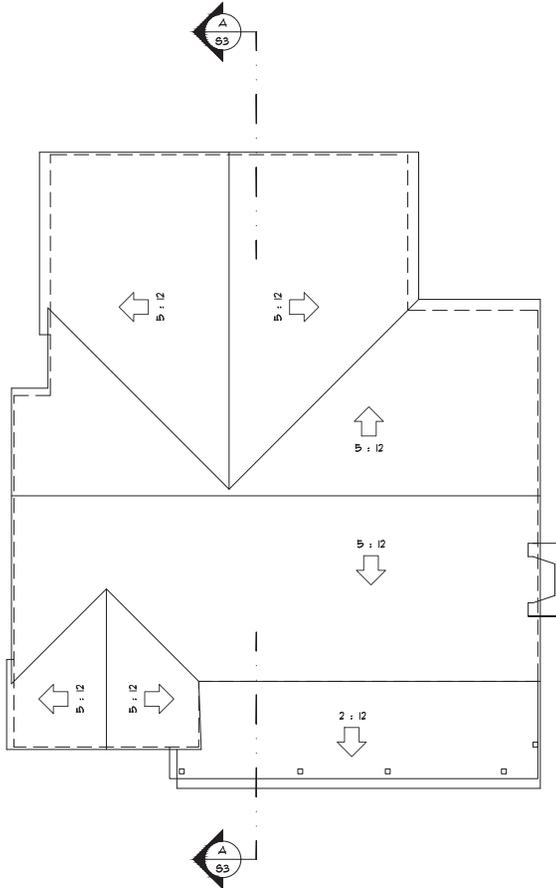
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PROPOSED ROOF PLAN
 1/4" = 1'-0"

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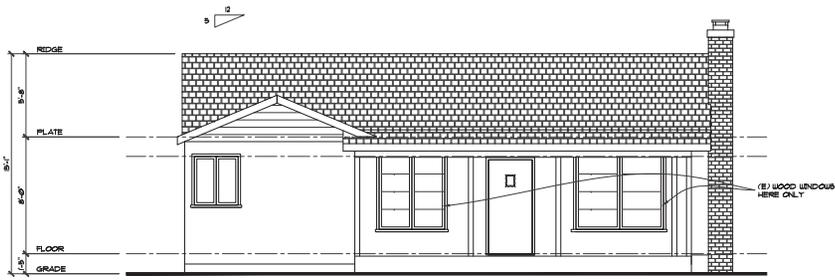
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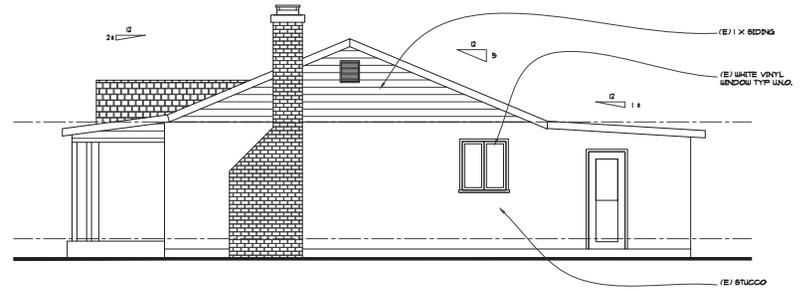
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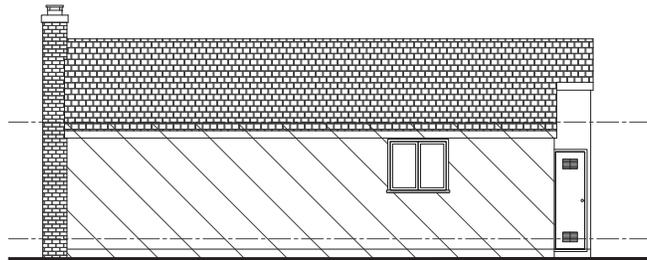
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EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING RIGHT-SIDE ELEVATION
1/4" = 1'-0"



EXISTING REAR ELEVATION
1/4" = 1'-0"



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

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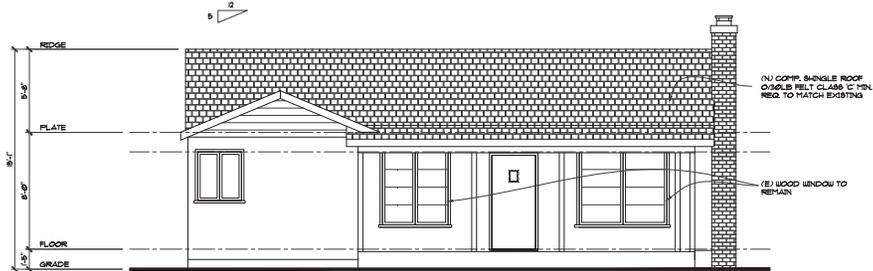
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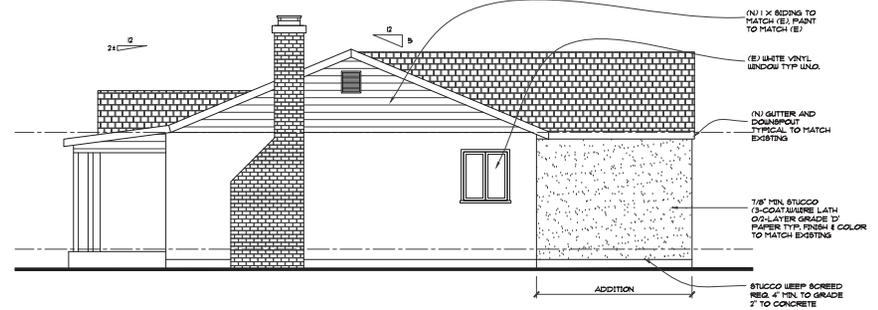
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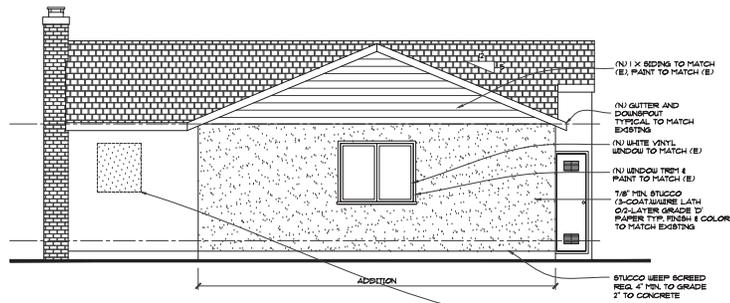
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PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED RIGHT-SIDE ELEVATION
1/4" = 1'-0"



PROPOSED REAR ELEVATION
1/4" = 1'-0"



PROPOSED LEFT-SIDE ELEVATION
1/4" = 1'-0"

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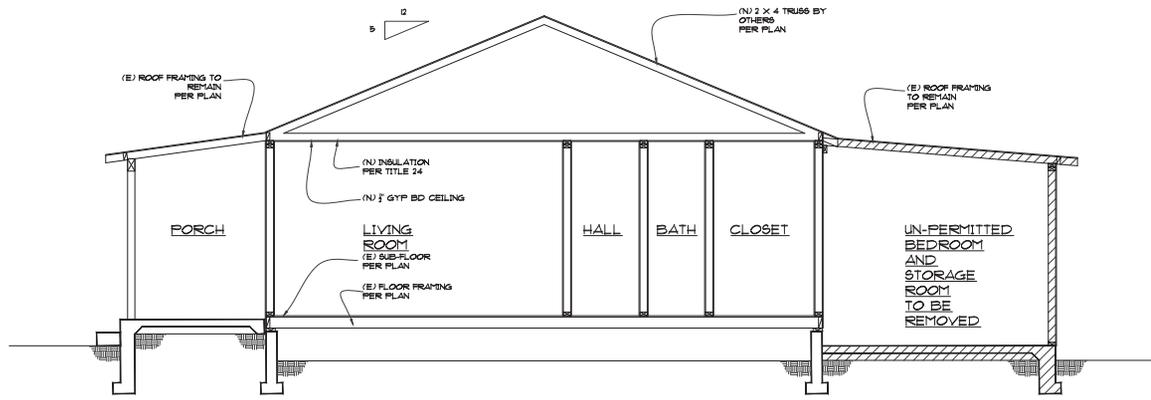
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EXISTING SECTION 'A' - 'A'
 3/8" = 1'-0"

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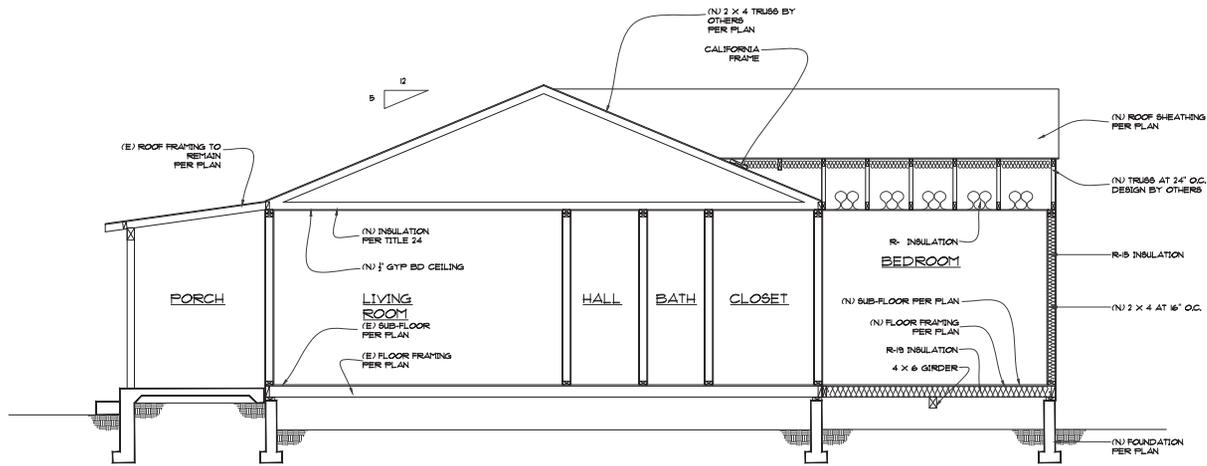
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PROPOSED SECTION 'A' - 'A'
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