CITY OF CAMPBELL
Community Development Department

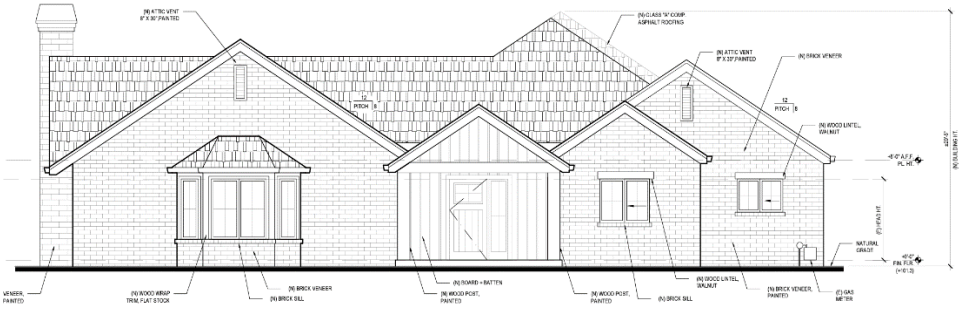
COURTESY NOTICE OF NEW PLANNING APPLICATION

March 3, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

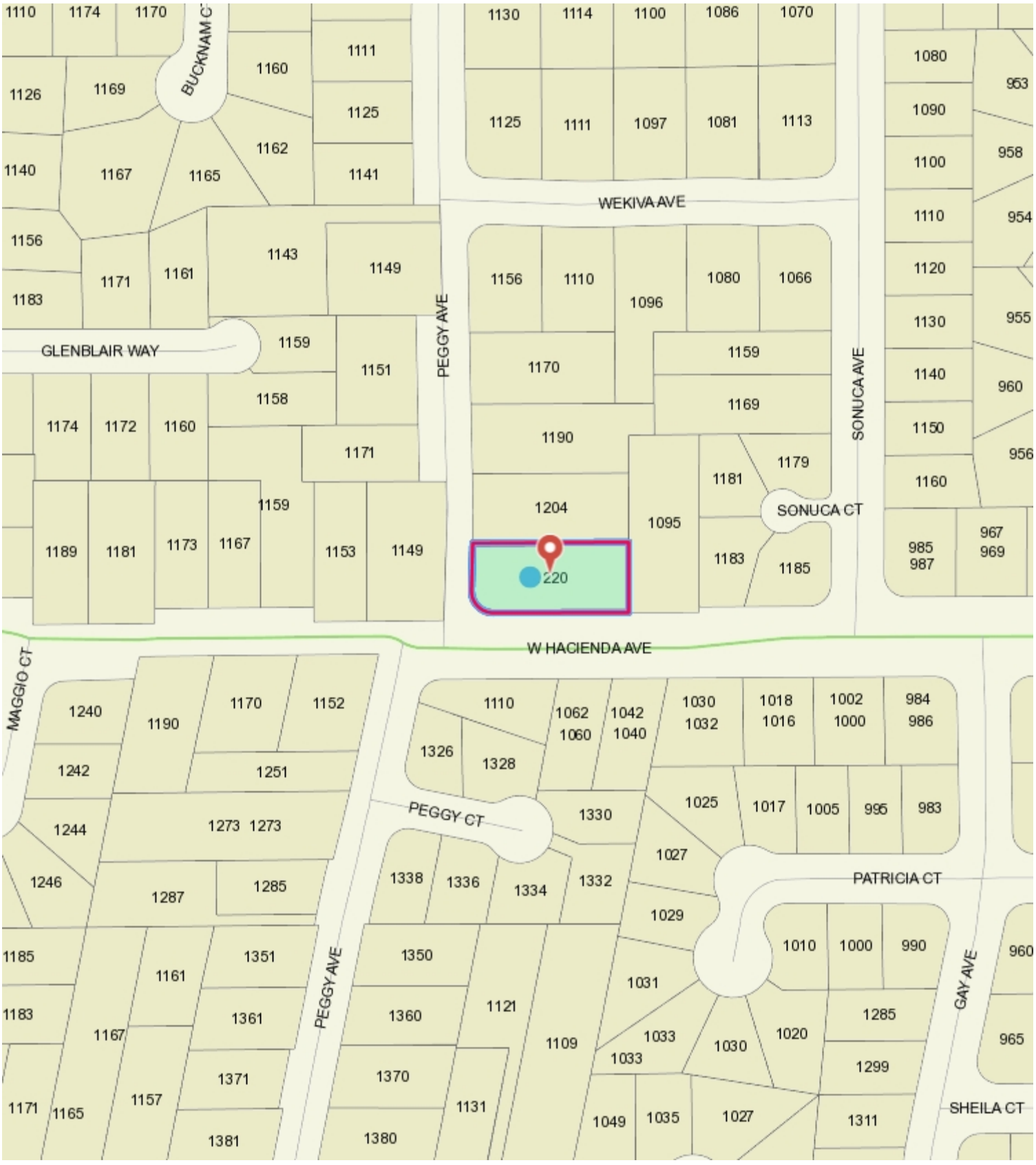
Project Address: 1220 Peggy Avenue
Zoning/Area Plan: R-1-8/STANP
Neighborhood Association(s): STACC
File No.: PLN-2022-21
APN: 406-14-057
Applicant: Studio Three Design Inc.
Property Owner: Elizabeth & Peter Nguyen
Application Type: Modification to an approved Administrative Site and Arch
Project Description: Modification to an approved Administrative Site and Arch application (PLN2019-246) (SFD addition and remodel) to allow a change to the approved exterior materials and colors.



5 - PROPOSED WEST ELEVATION
(FRONT - PEGGY AVE)

Project Planner: Tracy Tam, Associate Planner
Email Contact: tracyt@campbellca.gov
Phone Contact: (408) 871-5103
Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. To view the project plans, please scan the QR code:

Location Map 1220 Peggy Avenue



376 0 188 376 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

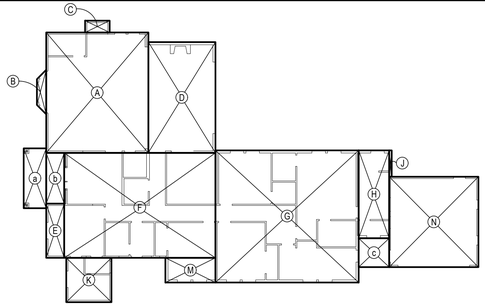
Scale 1: 2,257

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.

FLOOR AREA DIAGRAM

FLOOR AREA CALCULATIONS

AREA	DIMENSIONS	SF
MAIN HOUSE		
A	22' - 10" x 26' - 11"	615
B	2' - 1" x 7' - 11"	16
C	5' - 6" x 2' - 7"	14
D	15' - 0" x 24' - 19"	371
E	4' - 0" x 12' - 1"	48
F	33' - 10" x 23' - 6"	795
G	32' - 0" x 29' - 8"	950
H	6' - 10" x 19' - 9"	135
J	0' - 7" x 6' - 0"	3.5
K	10' - 0" x 10' - 0"	100
M	11' - 2" x 5' - 6"	61
SUB TOTAL	3,109	
N (GARAGE)	19' - 11" x 20' - 2"	406
SUB TOTAL	406	
TOTAL FLOOR AREA		3,515
COVERED PORCHES		
a	5' - 0" x 13' - 5"	67.5
b	4' - 3" x 11' - 4"	48.5
c	6' - 10" x 6' - 6"	44
TOTAL		160



MAIN DWELLING FLOOR PLAN
SCALE: 1/8" = 1'-0"

3D RENDERINGS

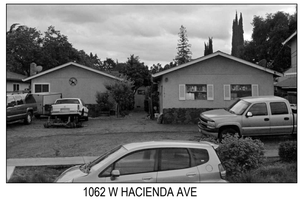



STREETSCAPE PHOTOS + DRAWINGS


1204 PEGGY AVE


1220 PEGGY AVE - PROJECT SITE


1095 W HACIENDA AVE


1062 W HACIENDA AVE


1110 W HACIENDA AVE


1149 W HACIENDA AVE

1204 PEGGY AVE | 1220 PEGGY AVE | 1110 W HACIENDA AVE

PROJECT DATA

PROJECT ADDRESS: **1220 PEGGY AVE**
A.P.N. : **406-14-057**
LOT AREA: 13,914 SF
ZONING: R-1-8 (SAN TOMAS NEIGHBORHOOD PLAN)
YEAR BUILT: 1950
OCCUPANCY: R3/U (SINGLE FAMILY DWELLING / UTILITY)
CONSTRUCTION TYPE: V-B
REQUIRED PARKING: 2 ON-SITE, 1 COVERED SPACES
FIRE SPRINKLERS: YES, REQUIRED

SETBACKS	ALLOWED
FRONT:	20'
STREET SIDE:	12'
INTERIOR SIDE:	GREATER THAN 8' OR 60% OF THE HEIGHT OF THE BUILDING WALL ADJACENT TO THE PROPERTY LINE
REAR:	20'

BUILDING HEIGHT	ALLOWED	EXISTING	PROPOSED
HOUSE:	28'	±19'-10.5"	± 20'-5"

MAX FLOOR AREA RATIO (FAR) = .45 (= 13,914 SF x .45 = 6,261 SF)
MAX BUILDING COVERAGE = .35 (= 13,914 SF x .35 = 4,870 SF)

FLOOR AREA RATIO	ALLOWED	EXISTING	PROPOSED
HABITABLE HOUSE			
(E) FIRST FLOOR		1,794 SF	1,794 SF
ADDITION			1,315 SF
(E) SECOND FLOOR (DEMO)		470 SF	N/A
SUB TOTAL		2,264 SF	3,109 SF (22.3%)
ACCESSORY STRUCTURE			
(E) DETACHED GARAGE		406 SF	406 SF
(E) SHED #1 (DEMO)		194 SF	N/A
(E) SHED #2 (DEMO)		134 SF	N/A
SUB TOTAL		734 SF	406 SF
TOTAL	**6,261 SF**	**2,998 SF**	**3,515 SF** (25.3%)

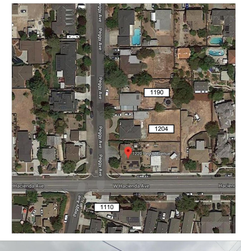
BUILDING COVERAGE	ALLOWED	EXISTING	PROPOSED
RESIDENCE:		1,794 SF	3,109 SF
GARAGE:		406 SF	406 SF
SHED #1:		194 SF	N/A
ENTRY PORCH:		48 SF	116 SF
UNCOVERED PORCH:		N/A	44 SF
COVERED PATIO:		531 SF	N/A
SHED #2:		134 SF	N/A
TOTAL	4,870 SF (35%)	3,107 SF (22.3%)	3,675 SF (26.4%)

IMPERVIOUS AREA	EXISTING	PROPOSED
RESIDENCE:	1,780 SF	3,109 SF
GARAGE:	406 SF	406 SF
SHED #1:	194 SF	N/A
SHED #2:	134 SF	N/A
ENTRY PORCH:	48 SF	116 SF
UNCOVERED PORCH:	N/A	44 SF
COVERED PATIO:	531 SF	N/A
UNCOVERED PATIO:	106 SF	N/A
DRIVEWAY:	408 SF	408 SF
HARDSCAPE:	1,168 SF	466 SF
TOTAL	4,775 SF (33.3%)	4,549 SF (32.7%)

TOTAL LANDSCAPE AREA: 9,312 SF, MAX. 25% LAWN = 2,328 SF
FRONT YARD: 2,046 SF (1,478 MULCH + 59 LANDSCAPE STRIP + 509 LAWN)
REAR YARD: 7,266 SF (6,967 MULCH + 299 LANDSCAPE STRIP)

MIN. ONE TREE PER 2,000 SF OF NET LOT AREA: 8 TREES REQUIRED, MIN.

PROPERTY + ADJACENT IMAGES




1220 Peggy Avenue

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PROJECT INFO.

Owner:
Elizabeth + Peter Nguyen
1220 Peggy Ave
Campbell, California 95008

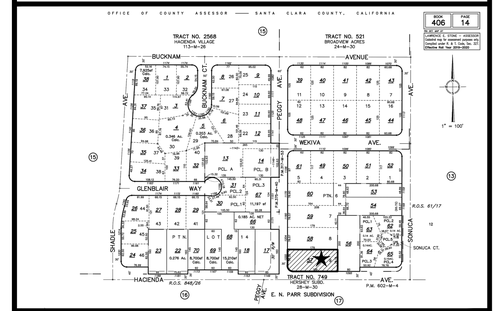
Designer:
Studio 3 Design
Contact: Bess Wiersema
bess@studio-three.com
638 University Avenue
Los Gatos, California 95032
ph: (408) 292-3252
fax: (253) 399-1125

Topo Survey:
Christensen & Plouff Land Surveying
Contact: Kacie Plouff
101 Church St. #29
Los Gatos, California 95030
ph: (408) 755-9784

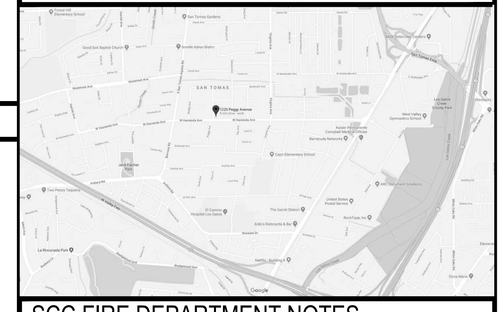
PROJECT DESCRIPTION

This project is for a remodel & addition to an existing two-story single family residence (2,264 SF), and the remodel to the existing detached garage (406 sq. ft.), with the demolition of the two existing sheds, (shed #1, 194 sq. ft. and shed #2, 134 sq. ft.). The existing second floor will be removed (converting a two-story to a one-story residence). The existing garage (406 sq. ft.) will be attached to the proposed one-story residence (3,109 sq. ft.). Remodel includes new entry, kitchen, family room with five bedrooms, three full bathrooms, one half bathroom, and new mud/laundry room. The existing entry porch will be extended.

PARCEL MAP



VICINITY MAP



SCC FIRE DEPARTMENT NOTES

Fire Sprinklers Required: An automatic residential fire sprinkler system shall be installed in one and two-family dwellings (including attached garages) as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 sq. ft.
Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7
Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background.
Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S 1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

STUDIO THREE DESIGN
INTERIORS
REMODELS + ADDITIONS
NEW CONSTRUCTION
638 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95032
T 408.292.3252
F 253.399.1125

NGUYEN
1220 PEGGY AVE
CAMPBELL,
CA 95008

A.P.N. 406-14-057

08 AUGUST 2019

18 NOVEMBER 2019
BLDG. DETERMINATION

12 DECEMBER 2019
SITE + ARCH SUBMITTAL

12 JUNE 2020
SITE + ARCH SUBMITTAL

28 OCTOBER 2020
SITE + ARCH SUBMITTAL

03 FEBRUARY 2021
SITE + ARCH SUBMITTAL

18 FEBRUARY 2021
SITE + ARCH SUBMITTAL

SCALE: N/A

COVER SHEET

A1.1

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the strom drains or creeks causes serious problems and is prohibited by law.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.

OR

- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

PAINTING CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occure on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management
(408) 441-1195

Santa Clara Valley Water District
(408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant
(408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant
(408) 730-7270

Palo Alto Regional Water Quality Control Plant
(415) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Montain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. **Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed $1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. **Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed $1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. **Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. **Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

No.	Revision	Date	By	Chkd

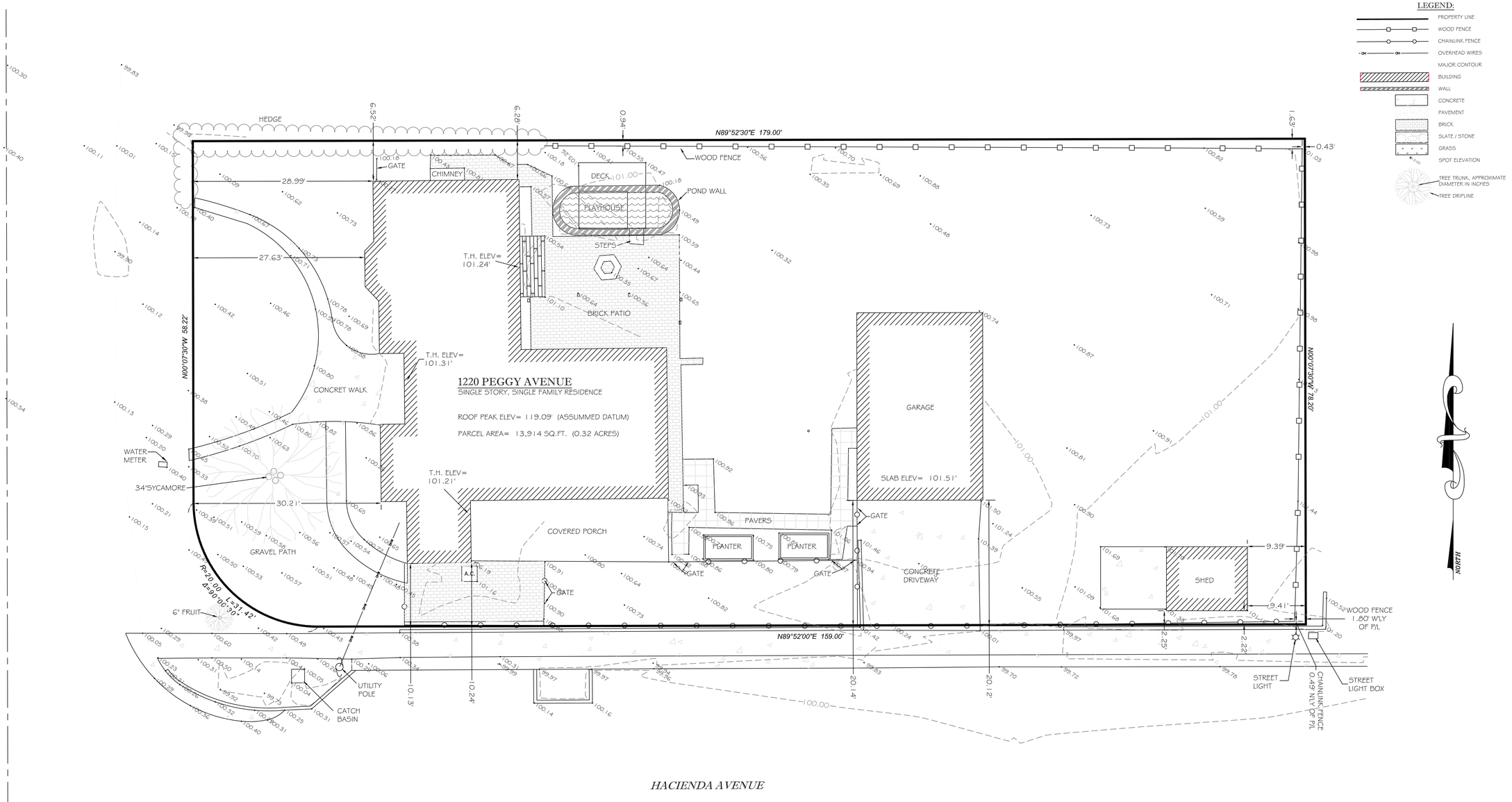
Date: 07/01/03
Drawn By:
Designed By:

PLAN FOR THE IMPROVEMENT OF
BLUEPRINT FOR A CLEAN BAY
ENCROACHMENT PERMIT NO.

SCALE: N.T.S.

SHEET: X OF X

J:LandDev\Title Sheets\Blueprint for a clean bay



LEGEND:

- PROPERTY LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD WIRES
- MAJOR CONTOUR
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- SLATE / STONE
- GRASS
- SPOT ELEVATION
- TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
- TREE DRIPLINE

LEGAL DESCRIPTION

LOT 9 AS SHOWN ON TRACT NO. 749 RECORDED IN VOL.28 PG. 30 OF SANTA CLARA COUNTY RECORDS.

SURVEYOR'S NOTES

1. ELEVATIONS ARE BASED ON ASSUMED DATUM. PROJECT SITE BENCHMARK IS SHOWN HEREON.

2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.

3. DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013)
I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.

PROFESSIONAL LAND SURVEYOR
KACIE A. PLOUFF
No. 9013
STATE OF CALIFORNIA

KACIE A. PLOUFF, PLS 9013

CHRISTENSEN & PLOUFF
LAND SURVEYING
• 101 CHURCH STREET #29 •
• LOS GATOS, CA 95030 •
• 408-779-9784 • www.cplandsurveying.com •

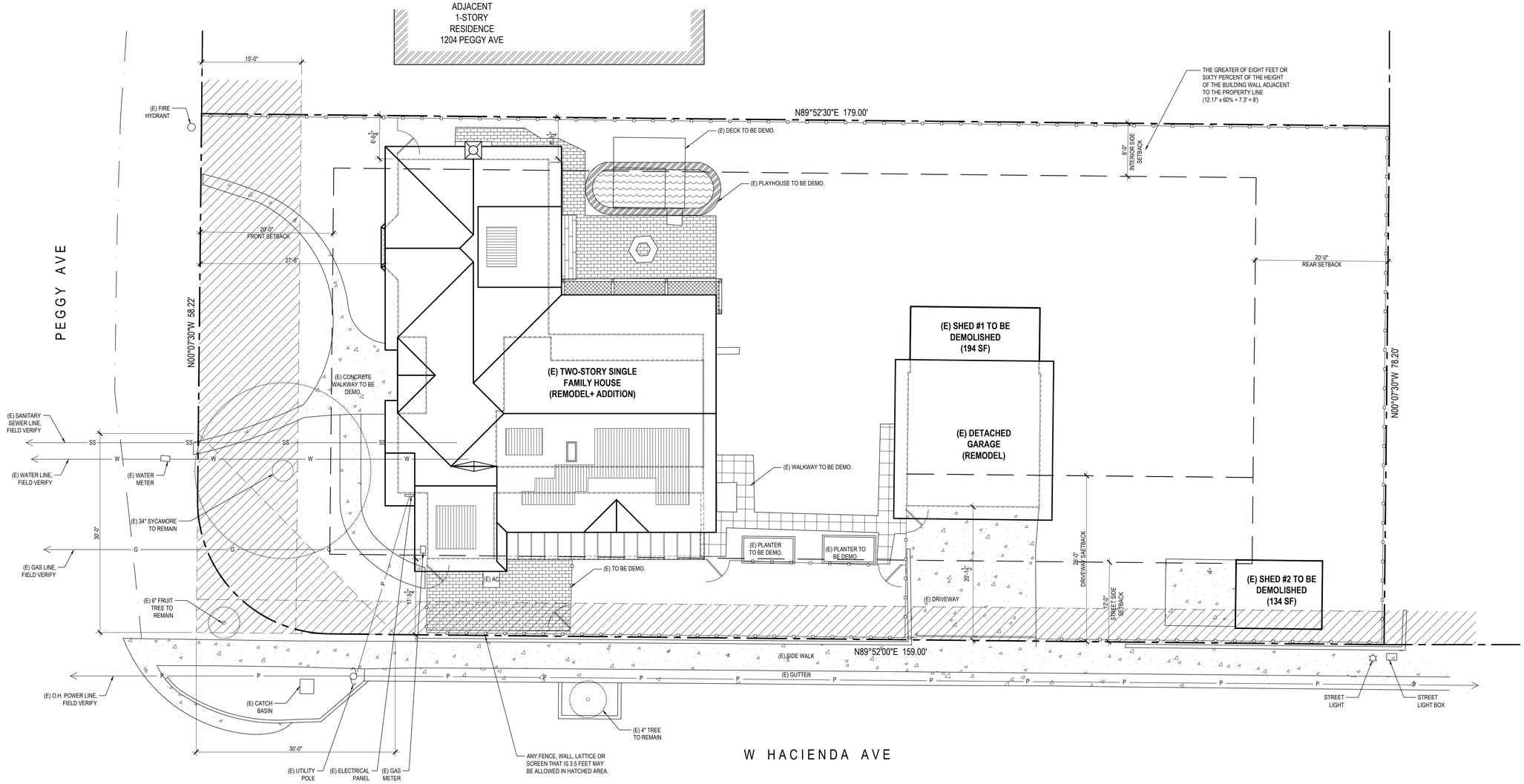
DATE: 10/9/17
DRAWING SCALE: 1"= 8'
PREPARED BY: KACIE PLOUFF
APPROVED BY: KACIE PLOUFF
FILE NAME: CA-17-087-1220 PEGGY CAMPBELL

PROJECT: TOPOGRAPHIC SITE PLAN

PROJECT NO.
NCA-17-087

SHEET NO.
1 OF 1

STREET, CITY
COUNTY OF
STATE OF CALI
APN:



EXISTING + DEMO SITE PLAN

NORTH

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- FENCE
- G — GAS LINE
- W — WATER LINE
- P — POWER LINE
- SS — SANITARY SEWER LINE

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE
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F 253.399.1125

NGUYEN
1220 PEGGY AVE
CAMPBELL,
CA 95008

A.P.N. 406-14-057

08 AUGUST 2019

18 NOVEMBER 2019
BLDG. DETERMINATION

12 DECEMBER 2019
SITE + ARCH SUBMITTAL

12 JUNE 2020
SITE + ARCH SUBMITTAL

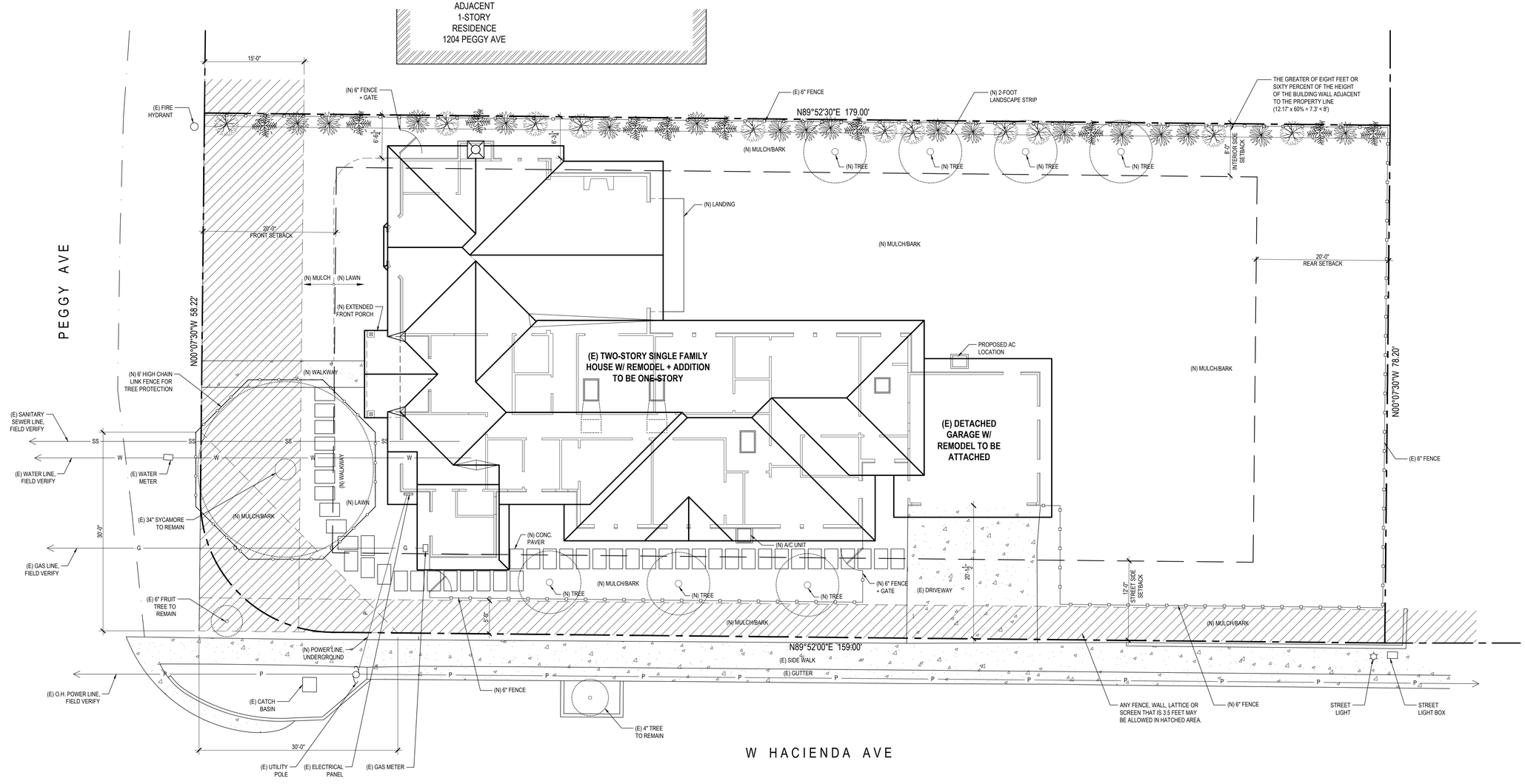
28 OCTOBER 2020
SITE + ARCH SUBMITTAL

03 FEBRUARY 2021
SITE + ARCH SUBMITTAL

SCALE: 1/8" = 1'-0"

EXISTING + DEMO
SITE PLAN

A1.4



PROPOSED SITE PLAN

NORTH

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- FENCE
- TREE PROTECTION FENCE
- G — GAS LINE
- W — WATER LINE
- P — POWER LINE
- SS — SANITARY SEWER LINE

PLANT LEGEND

- 5 GALLON ESCALLONIA FRADESII
- 5 GALLON BERBERIS ROSE GLOW
- 24" BOX TREE ARBUTUS MARINA
- 24" BOX FRAXINUS RAYWOOD, ASH TREE

LANDSCAPE NOTES + REQUIREMENTS:

COMPLIANCE OPTIONS TO MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

- TOTAL FRONT YARD: 2,258 SF, MIN. 50% UNPAVED = 1,129 SF
  - LANDSCAPED AREA: 2,046 SF (1,478 MULCH + 59 LANDSCAPE STRIP + 509 LAWN), 90%
  - PAVED AREA: 212 SF (212 WALKWAY), 10%
- TOTAL REAR YARD: 7,933 SF
  - LANDSCAPED AREA: 7,266 SF (6,967 MULCH + 299 LANDSCAPE STRIP)
  - PAVED AREA: 667 SF (174 PAVER + 85 LANDING + 408 DRIVEWAY)
- TOTAL LANDSCAPE AREA: 9,312 SF, MAX. 25% LAWN = 2,328 SF
  - FRONT YARD: 2,046 SF (1,478 MULCH + 59 LANDSCAPE STRIP + 509 LAWN)
  - REAR YARD: 7,266 SF (6,967 MULCH + 299 LANDSCAPE STRIP)
- TOTAL LAWN AREA: 509 SF (509 FRONT), 5.5%

MIN. ONE TREE PER 2,000 SF OF NET LOT AREA: 8 TREES REQUIRED, MIN.
NO PROTECTED TREES ON SITE
NO IRRIGATION SYSTEM ON SITE

PROJECT TYPE: PARTIAL DEMO OF EXISTING SINGLE FAMILY RESIDENCE FOR NEW

WATER SUPPLY: SAN JOSE WATER CO.

STATEMENT:
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO

SIGNATURE DATE

1. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST);
2. PLANT MATERIAL SHALL COMPLY WITH ALL OF THE FOLLOWING;
   - A. FOR RESIDENTIAL AREAS, INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 75% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER; FOR NON-RESIDENTIAL AREAS, INSTALL CLIMATE ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER (AVERAGE WUCOLS PLANT FACTOR 0.3) FOR 100% OF THE PLANT AREA EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER;
   - B. A MINIMUM THREE INCH (3-INCH) LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
3. TURF SHALL COMPLY WITH ALL OF THE FOLLOWING:
   - A. TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS, AND THERE SHALL BE NO TURF IN NON-RESIDENTIAL AREAS;
   - B. TURF SHALL NOT BE PLANTED ON SLOPED AREAS WHICH EXCEED A SLOPE OF 1 FOOT VERTICAL ELEVATION CHANGE FOR EVERY 4 FEET OF HORIZONTAL LENGTH;
   - C. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE, UNLESS THE PARKWAY IS ADJACENT TO A PARKING STRIP AND USED TO ENTER AND EXIT VEHICLES; ANY TURF IN PARKWAYS MUST BE IRRIGATED BY SUB-SURFACE IRRIGATION OR BY OTHER TECHNOLOGY THAT CREATES NO OVERSPRAY OR RUNOFF.
4. IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING:
   - A. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
   - B. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
   - C. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
   - D. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
   - E. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD." ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
   - F. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
5. FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, A PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

SITE DATA:

EXISTING IMPERVIOUS AREA:	
RESIDENCE	1,780 SF
DETACHED GARAGE	406 SF
STORAGE SHED	194 SF
ENTRY PORCH	48 SF
COVERED PATIO	531 SF
UNCOVERED PATIO	106 SF
DRIVEWAY	408 SF
HARDSCAPE	1,168 SF
TOTAL	4,641 SF
PROPOSED IMPERVIOUS AREA:	
RESIDENCE	3,179 SF
ATTACHED GARAGE	406 SF
ENTRY PORCH	116 SF
DRIVEWAY	408 SF
HARDSCAPE	466 SF
TOTAL	4,575 SF
NET CHANGE	- 66 SF
LOT AREA:	13,914 SF
SITE COVERAGE:	
EXISTING	33.3%
PROPOSED	32.8%
NUMBER OF PARKING:	2 ON-SITE; 1 COVERED

GENERAL NOTES:

1. EXISTING SITE CONDITIONS TO REMAIN
2. THE SITE IS ESSENTIALLY FLAT AND REQUIRES MINIMAL GRADING.
3. PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.
4. UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.
5. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
6. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
7. NO CHANGE TO EXISTING WATER AND SEWER SERVICE LINES.
8. CONTRACTOR TO VERIFY/INSTALL A STREET NUMBER @ ROADSIDE IN FRONT OF PROJECT.
9. RECYCLE AND/OR SALVAGE FOR REUSE A MIN. OF 50% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
10. PROTECT EXISTING STREET INLETS WITHIN 200' OF PROJECT SITE OR AS DIRECTED BY CITY ENGINEER.
11. THE LANDING SHALL NOT BE MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1-1/2" AT DOORS SWINGING OVER THE LANDING.
12. LANDING LENGTH NEED NOT EXCEED 36" CBC 1008.1.6, WITH A WIDTH EQUAL THAT OF THE ADJACENT OPENING.
13. ALL DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPED AREAS, MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS, ETC
14. FULL ROOF GUTTERS SHALL BE PLACED AROUND ALL EAVES. DOWNSPOUTS TO GO TO NEW AND/OR EXISTING DRAINS.
15. FINISH GRADE AROUND STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET (CBC 1804.3).
16. IMPERVIOUS SURFACES WITHIN 10-FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. (CBC 1804.3)

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03 FEBRUARY 2021
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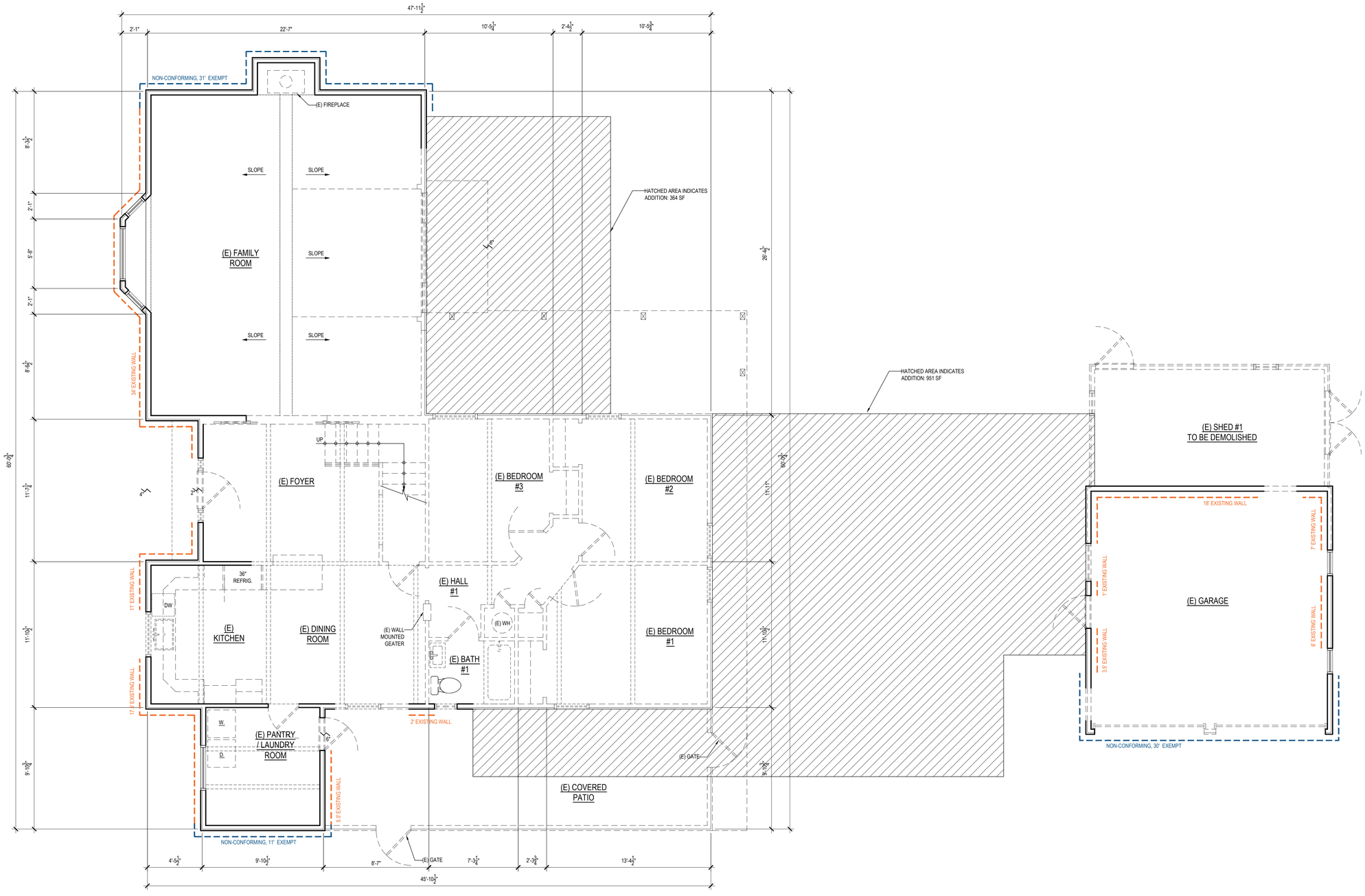
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN

A1.5



NORTH

EXISTING + DEMO FIRST FLOOR PLAN

WALL LEGEND	
	WALLS TO REMAIN
	WALLS TO BE REMOVED

LEGEND	
	AREA OF ADDITION (CONDITIONED)

EXTERIOR WALLS NOTES

MAIN HOUSE
- EXISTING EXTERIOR WALLS = 225 LINEAR FEET
- 25% = 56 LINEAR FEET, MIN.
- NON-CONFORMING WALL 42 LINEAR FEET EXEMPT
- EXISTING EXTERIOR WALLS TO REMAIN = 70 LINEAR FEET > 56'

GARAGE
- EXISTING EXTERIOR WALLS = 80.5 LINEAR FEET
- 25% = 20 LINEAR FEET, MIN.
- NON-CONFORMING WALL, 30 LINEAR FEET EXEMPT
- EXISTING EXTERIOR WALLS TO REMAIN = 35.5 LINEAR FEET > 20'

TOTAL EXISTING WALL AREA = 305.5
25% = 76.5 LINEAR FEET
EXISTING EXTERIOR WALLS TO REMAIN = 105.5 LINEAR FEET > 76.5'

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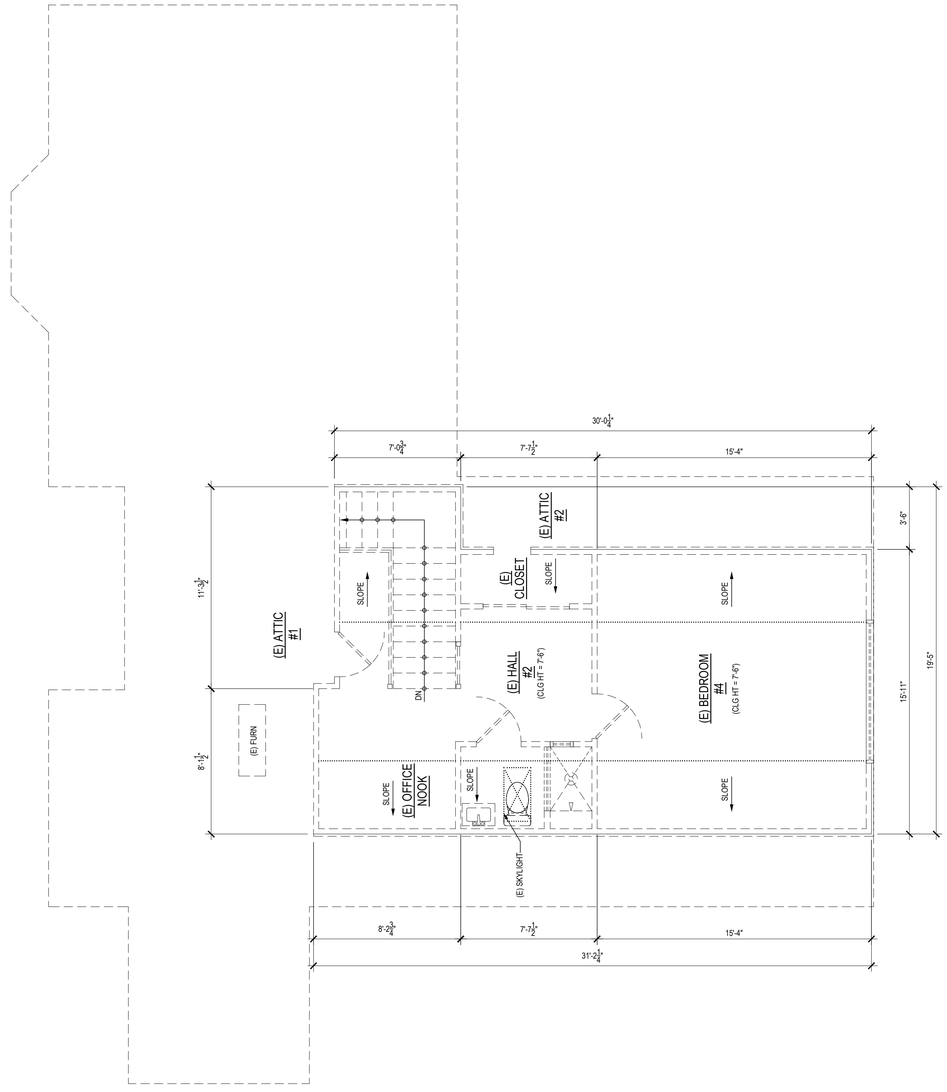
SCALE: ¼" = 1'-0"

EXISTING + DEMO FIRST FLOOR PLAN

A2.1



NORTH

EXISTING + DEMO SECOND FLOOR PLAN

WALL LEGEND

- WALLS TO REMAIN
- WALLS TO BE REMOVED

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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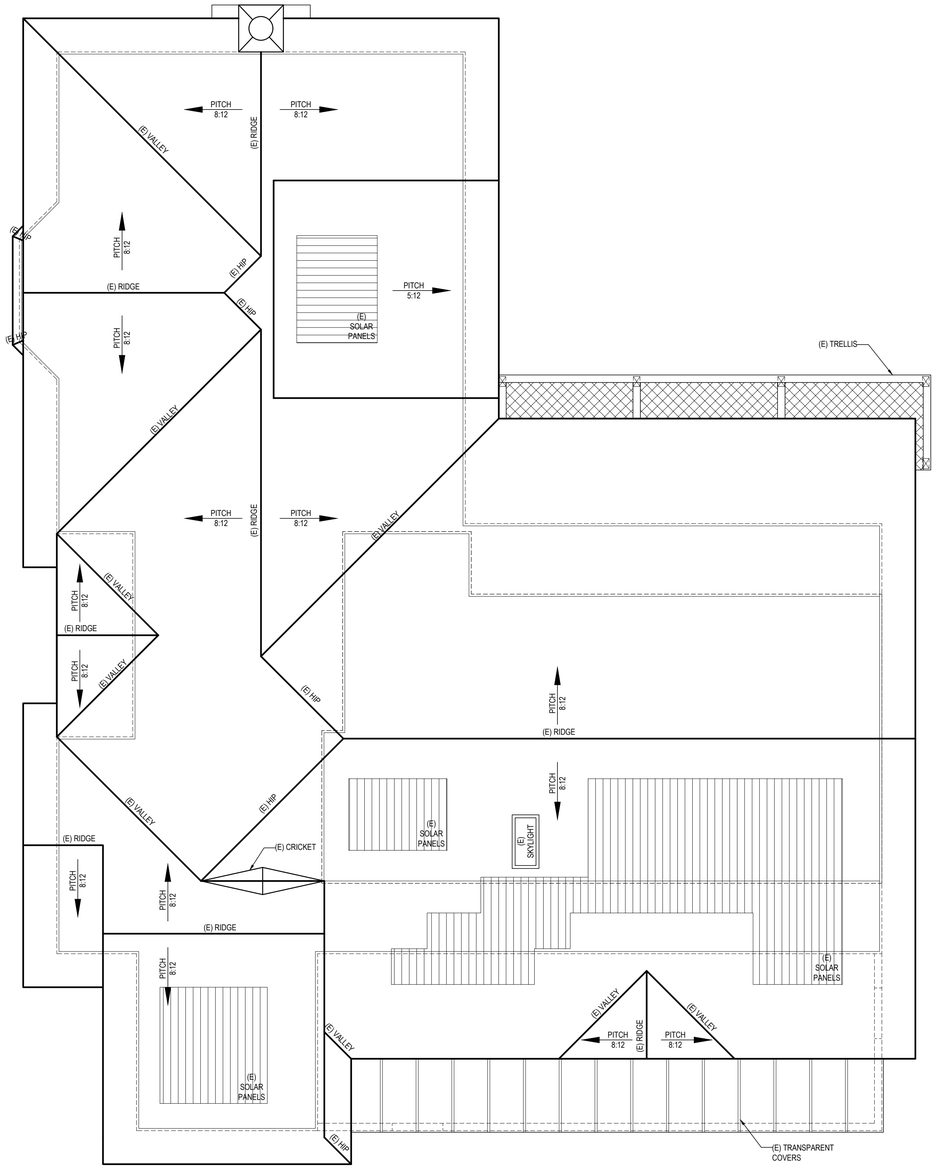
SCALE: ¼" = 1'-0"

EXISTING + DEMO
SECOND FLOOR PLAN

A2.2

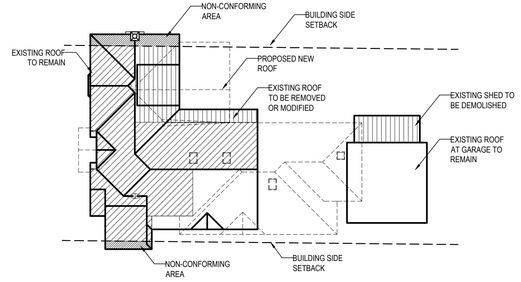


NORTH

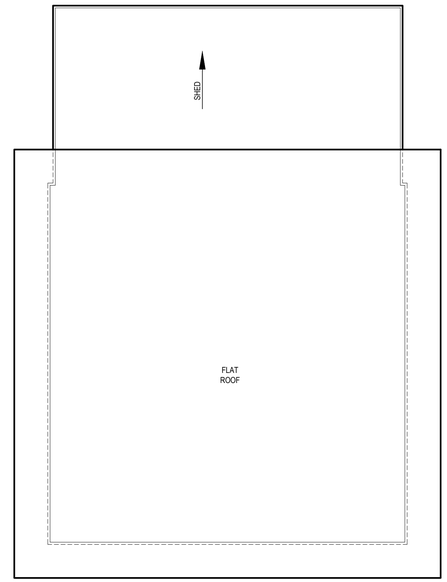
EXISTING ROOF PLAN

ROOF NOTES
MAIN HOUSE
- EXISTING ROOF AREA = 3000 SF
- 25% = 750 SF, MIN.
- NON-CONFORMING ROOF, 100 SF EXEMPT
- EXISTING ROOF TO REMAIN = 1338 SF > 750 SF

GARAGE
- EXISTING ROOF AREA = 720 SF (572 SF GARAGE, 148 SF SHED)
- 25% = 180 SF, MIN.
- EXISTING ROOF TO REMAIN = 572 SF > 180 SF



ROOF AREAS



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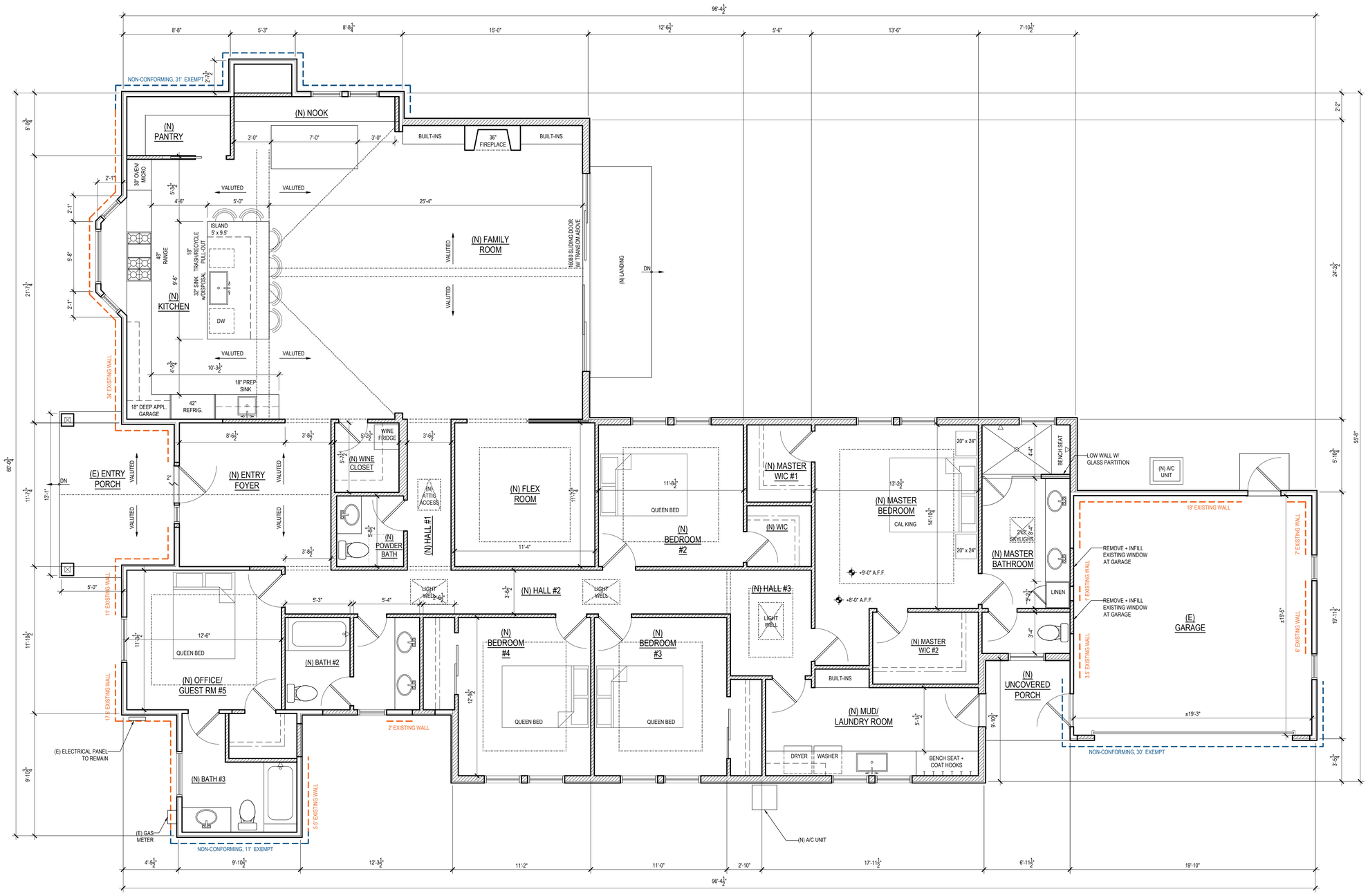
SCALE: 1/8" = 1'-0"

EXISTING ROOF PLAN

A2.3



NORTH

PROPOSED FLOOR PLAN

WALL LEGEND

- WALLS TO REMAIN
- NEW WALLS

STUDIO THREE DESIGN

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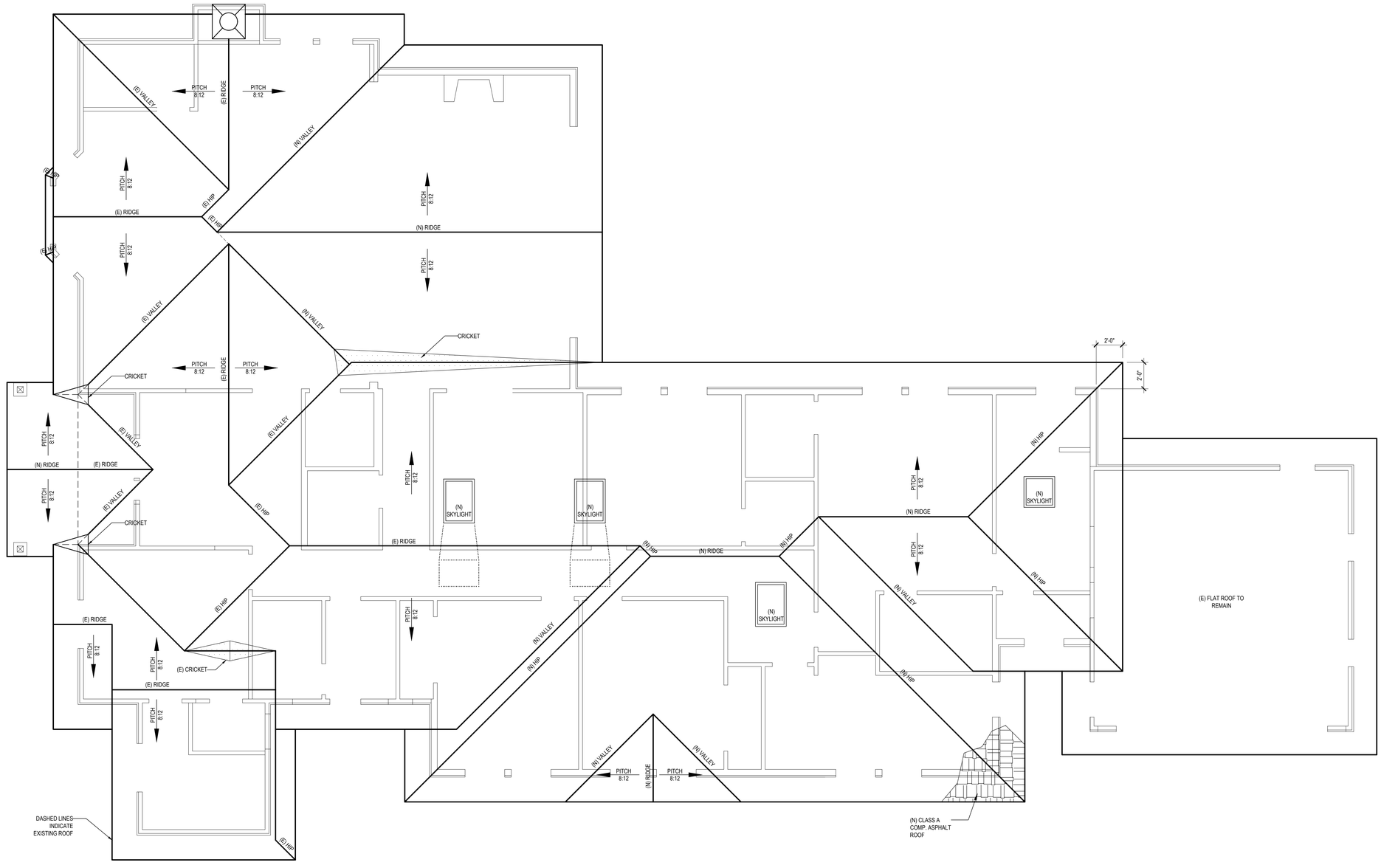
PROPOSED FLOOR PLAN

A2.4



PROPOSED ROOF PLAN

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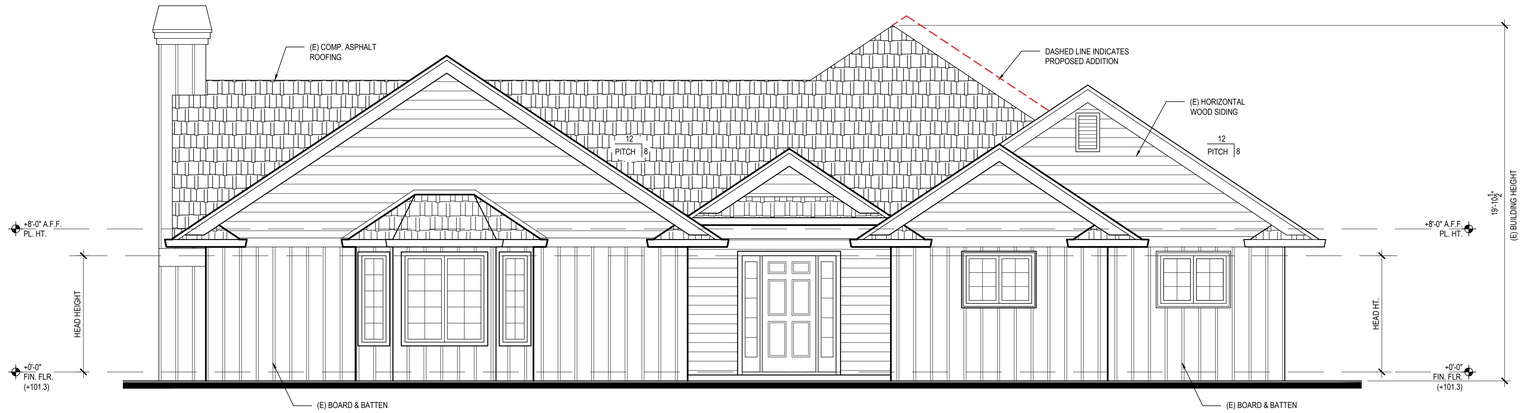
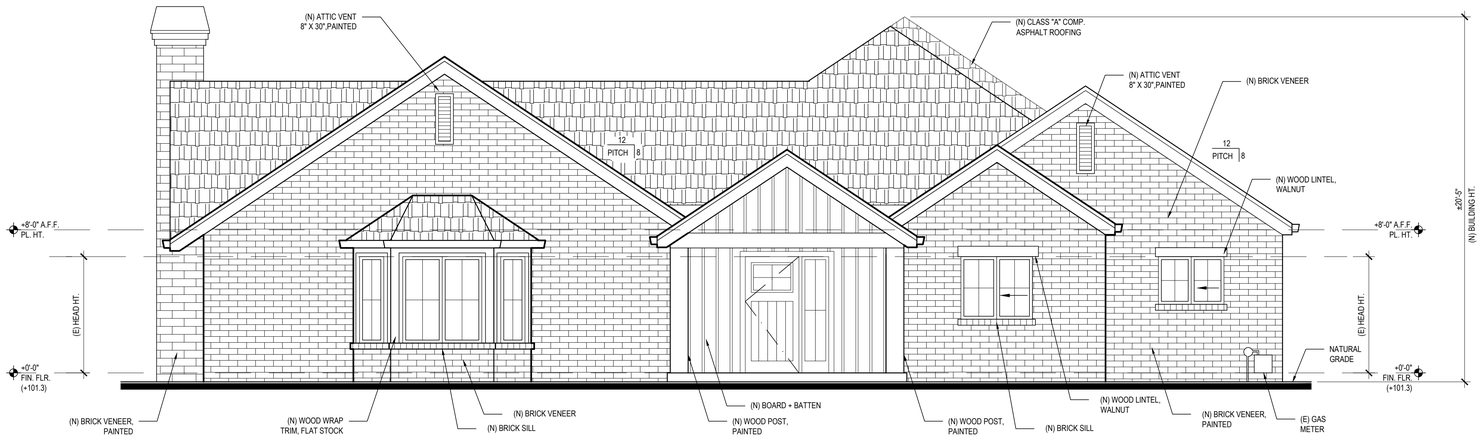
PROPOSED ROOF PLAN

A2.5



1 - EXISTING WEST ELEVATION
(FRONT - PEGGY AVE)



5 - PROPOSED WEST ELEVATION
(FRONT - PEGGY AVE)

MATERIALS NOTES:	
SIDING:	VERTICAL BOARD & BATTEN WOOD SIDING, PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
BRICK VENEER:	PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
WINDOWS:	MARVIN ELEVATE, BLACK ALUMINUM CLAD EXTERIOR, WOOD INTERIOR, OR APPROVED EQ.
WINDOW TRIM:	PAINTED WOOD, BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
WINDOW LINTEL:	WALNUT
POSTS:	PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
ROOFING:	CLASS "A" COMPOSITION ASPHALT ROOF, CERTAINTEED, LANDMARK TL, MOIRE BLACK OR APPROVED EQ.
FASCIA & GUTTERS:	PAINTED G.S.M., BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
BARGEBOARD:	PAINTED WOOD, BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
DOWNSPOUTS:	PAINTED G.S.M., BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
FRONT DOOR:	WALNUT
GARAGE DOOR:	CARRIAGE HOUSE CO., WOOD DOOR, PAINTED BLACK

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SITE + ARCH SUBMITTAL

28 OCTOBER 2020
SITE + ARCH SUBMITTAL

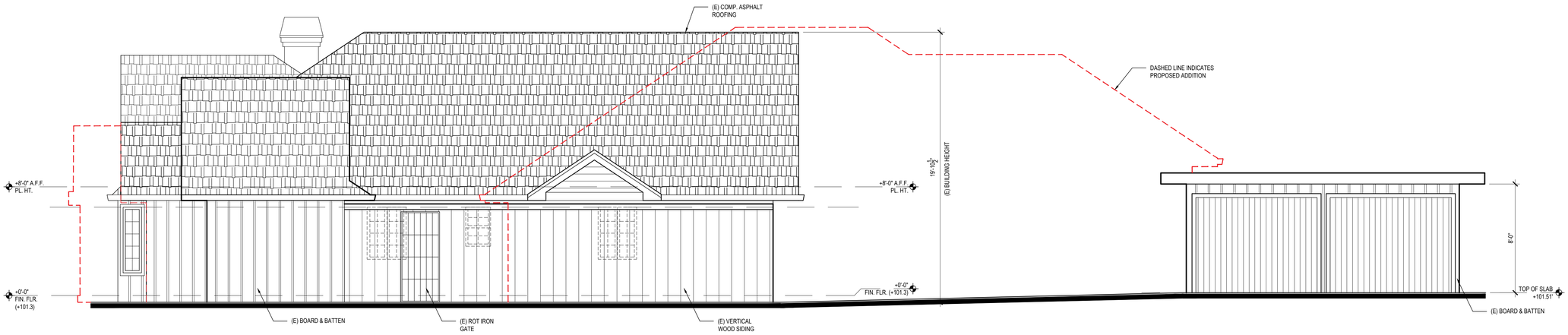
03 FEBRUARY 2021
SITE + ARCH SUBMITTAL

18 FEBRUARY 2021
SITE + ARCH SUBMITTAL

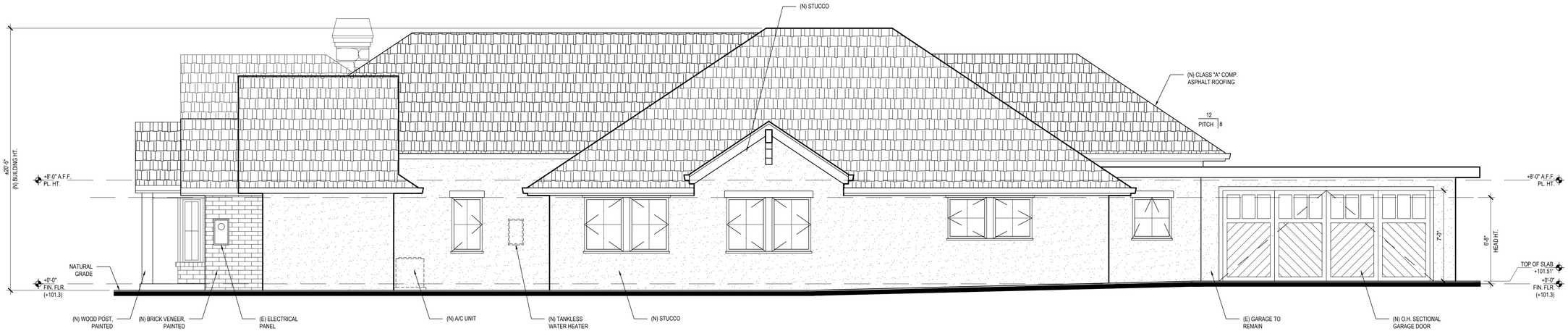
SCALE: ¼" = 1'-0"

EXISTING + PROPOSED
EXTERIOR ELEVATIONS

A3.1



2 - EXISTING SOUTH ELEVATION
(STREET SIDE - W HACIENDA AVE)



6 - PROPOSED SOUTH ELEVATION
(STREET SIDE - W HACIENDA AVE)

MATERIALS NOTES:	
SIDING:	VERTICAL BOARD & BATTEN WOOD SIDING, PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
BRICK VENEER:	PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
WINDOWS:	MARVIN ELEVATE, BLACK ALUMINIUM CLAD EXTERIOR, WOOD INTERIOR, OR APPROVED EQ.
WINDOW TRIM:	PAINTED WOOD, BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
WINDOW LINTEL:	WALNUT
POSTS:	PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
ROOFING:	CLASS "A" COMPOSITION ASPHALT ROOF., CERTAINTEED, LANDMARK TL, MOIRE BLACK OR APPROVED EQ.
FASCIA & GUTTERS:	PAINTED G.S.M., BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
BARGEBOARD:	PAINTED WOOD, BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
DOWNSPOUTS:	PAINTED G.S.M., BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
FRONT DOOR:	WALNUT
GARAGE DOOR:	CARRIAGE HOUSE CO., WOOD DOOR, PAINTED BLACK

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

638 UNIVERSITY AVE
LOS GATOS
CALIFORNIA
95032

T 408.292.3252
F 253.399.1125

NGUYEN
1220 PEGGY AVE
CAMPBELL,
CA 95008

A.P.N. 406-14-057

08 AUGUST 2019

18 NOVEMBER 2019
BLDG. DETERMINATION

12 DECEMBER 2019
SITE + ARCH SUBMITTAL

12 JUNE 2020
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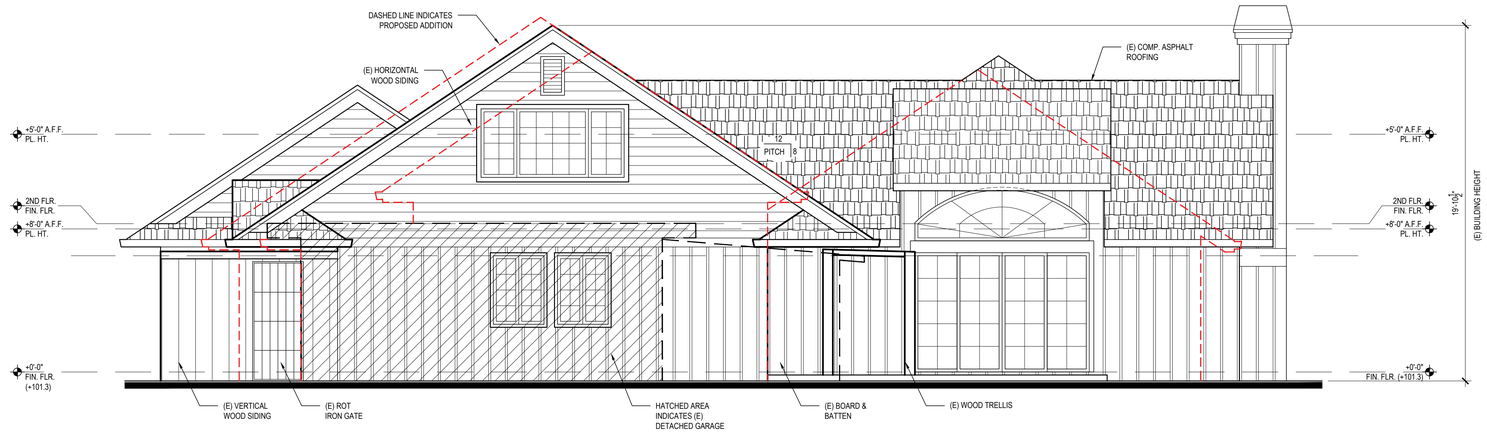
18 FEBRUARY 2021
SITE + ARCH SUBMITTAL

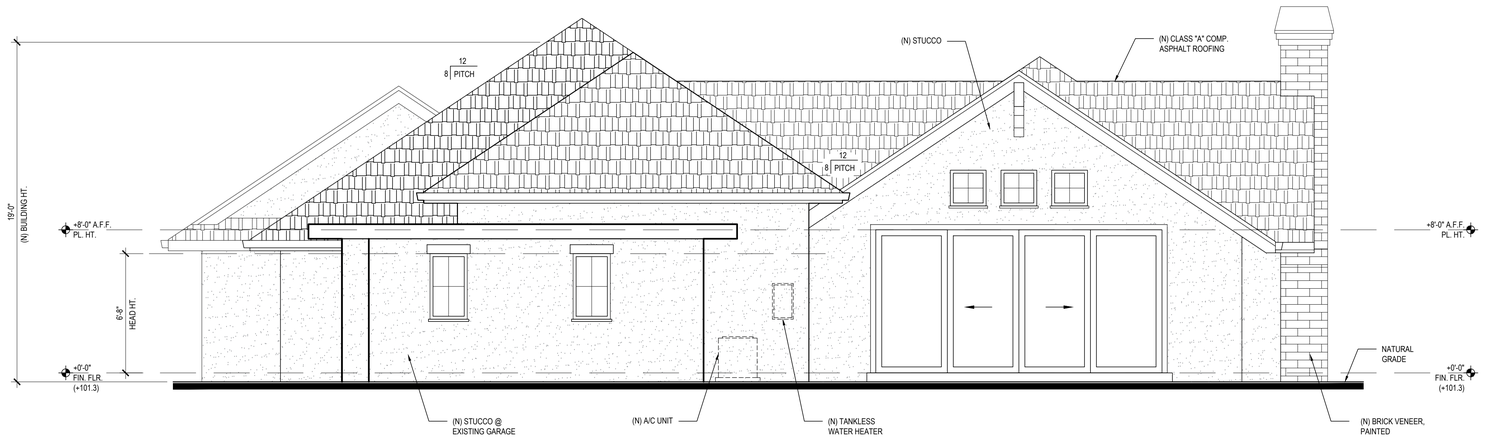
SCALE: ¼" = 1'-0"

EXISTING + PROPOSED
EXTERIOR ELEVATIONS

A3.2



3 - EXISTING EAST ELEVATION (REAR)



7 - PROPOSED EAST ELEVATION (REAR)

MATERIALS NOTES:	
SIDING:	VERTICAL BOARD & BATTEN WOOD SIDING, PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
BRICK VENEER:	PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
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WINDOW TRIM:	PAINTED WOOD, BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
WINDOW LINTEL:	WALNUT
POSTS:	PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
ROOFING:	CLASS "A" COMPOSITION ASPHALT ROOF, CERTAINTEED, LANDMARK TL, MOIRE BLACK OR APPROVED EQ.
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BARGEBOARD:	PAINTED WOOD, BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
DOWNSPOUTS:	PAINTED G.S.M., BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
FRONT DOOR:	WALNUT
GARAGE DOOR:	CARRIAGE HOUSE CO., WOOD DOOR, PAINTED BLACK

STUDIO THREE DESIGN

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ADDITIONS
NEW CONSTRUCTION

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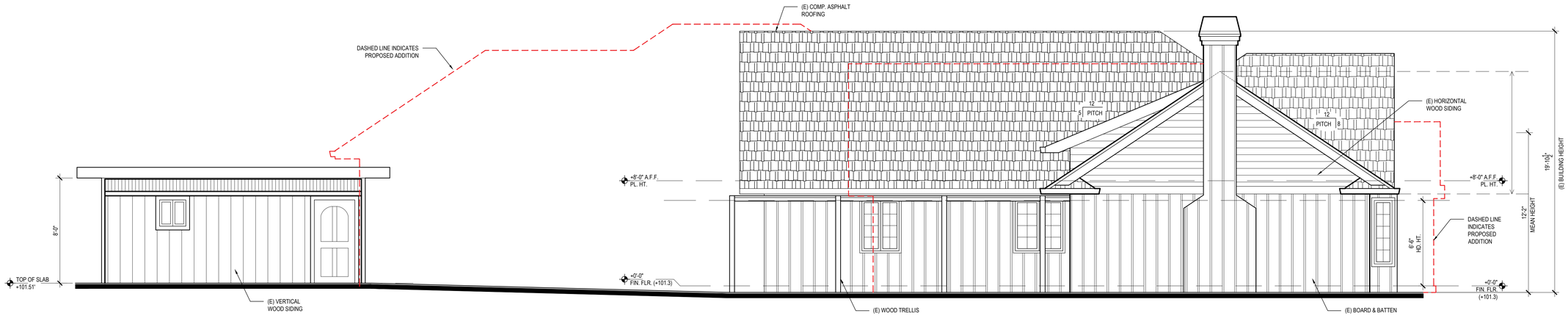
18 FEBRUARY 2021
SITE + ARCH SUBMITTAL

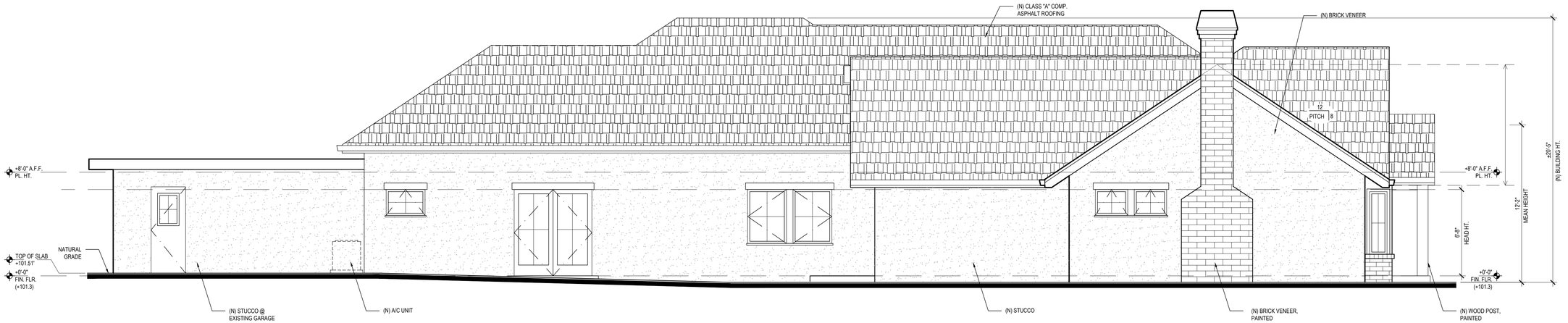
SCALE: ¼" = 1'-0"

EXISTING + PROPOSED
EXTERIOR ELEVATIONS

A3.3



4 - EXISTING NORTH ELEVATION
(INTERIOR SIDE)



8 - PROPOSED NORTH ELEVATION
(INTERIOR SIDE)

MATERIALS NOTES:	
SIDING:	VERTICAL BOARD & BATTEN WOOD SIDING, PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
BRICK VENEER:	PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
WINDOWS:	MARVIN ELEVATE, BLACK ALUMINUM CLAD EXTERIOR, WOOD INTERIOR, OR APPROVED EQ.
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WINDOW LINTEL:	WALNUT
POSTS:	PAINTED, BENJAMIN MOORE, SIMPLY WHITE (OC-117) OR APPROVED EQ.
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FASCIA & GUTTERS:	PAINTED G.S.M., BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
BARGEBOARD:	PAINTED WOOD, BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
DOWNSPOUTS:	PAINTED G.S.M., BENJAMIN MOORE, BLACK (2132-10) OR APPROVED EQ.
FRONT DOOR:	WALNUT
GARAGE DOOR:	CARRIAGE HOUSE CO., WOOD DOOR, PAINTED BLACK

STUDIO THREE DESIGN

INTERIORS
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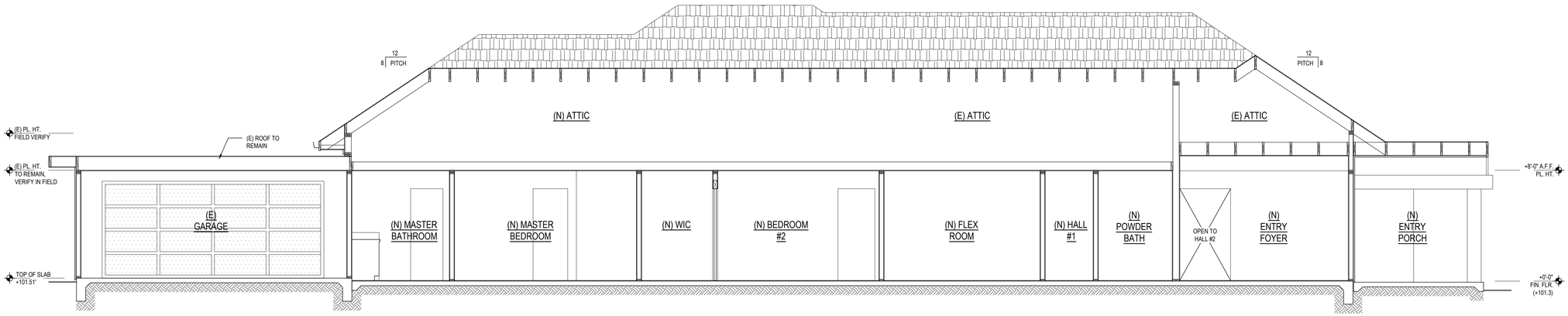
SITE + ARCH SUBMITTAL

18 FEBRUARY 2021
SITE + ARCH SUBMITTAL

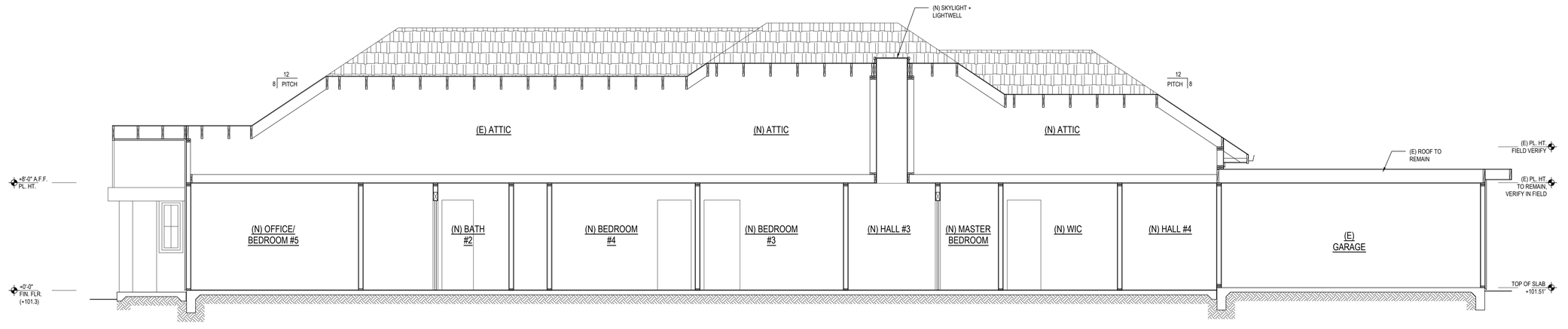
SCALE: ¼" = 1'-0"

EXISTING + PROPOSED
EXTERIOR ELEVATIONS

A3.4



A - BUILDING SECTION



B - BUILDING SECTION

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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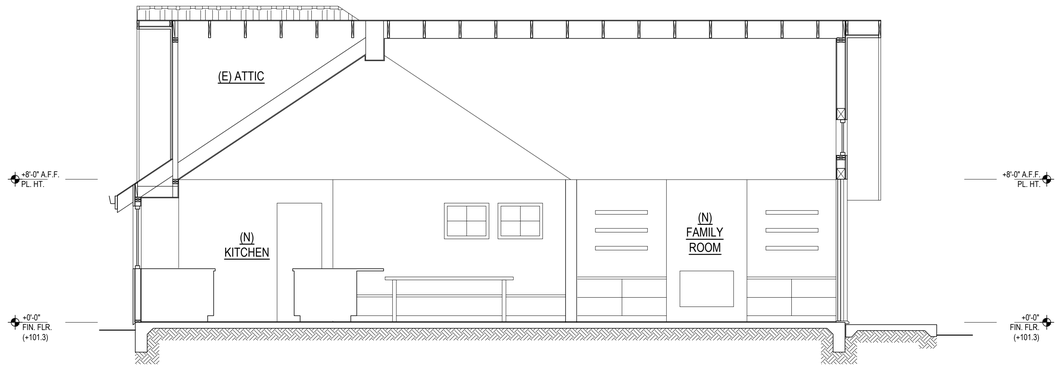
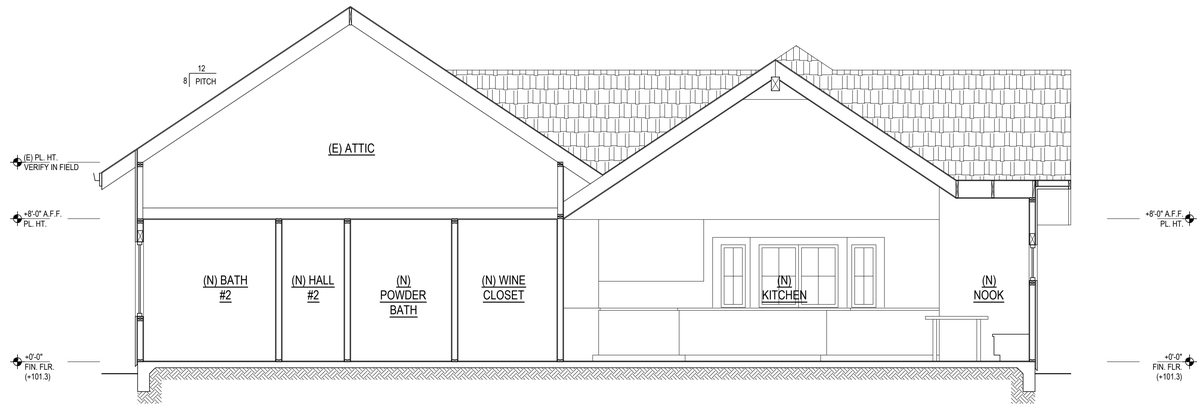
SCALE: ½" = 1'-0"

BUILDING SECTIONS

A4.1



C - BUILDING SECTION



D - BUILDING SECTION

STUDIO THREE DESIGN

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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SITE + ARCH SUBMITTAL

03 FEBRUARY 2021
SITE + ARCH SUBMITTAL

SCALE: ½" = 1'-0"

BUILDING SECTIONS

A4.2

City of Campbell
70 N. First Street
Campbell, CA 95008
(408) 866-2130

Date: Wednesday, October 28, 2020

Bess Wiersema
Studio Three Design Inc.
638 University Avenue
Los Gatos CA 95032
bess@studio-three.com

Permit Number BLD-2020-1005
Job Address: 1220 PEGGY AVE, CAMPBELL 95008

Bess Wiersema,

This review is from Campbell's Building Inspection Division, as well as additional reviews from other agencies are as listed below. Do not re-submit drawings or other documents until all agencies have completed their review. When ready, upload the revised documents as well as a plan check response letter(s), inclusive of what actions were taken to resolve the comment and the location of said action. No clouding is required.

1. A complete set of Construction Plans (Sub. 2, 3, or 4 etc) in PDF format (including architectural, structural, T-24, electrical, etc)
2. A complete set of the required documents/specs to address comments (Sub. 2, 3, or 4 etc) (such as structural calculations, T-24, soil etc.) (if the documents have not been changed, upload not required).
3. Response letter (Sub. 2, 3, or 4 etc)

Building Plan Check Comments
The following comments have been provided by Bob Lennen. Should you have any questions or require additional information regarding any of these comments, please contact Bob Lennen by telephone at (408) 866-2133 or by email at bobl@campbellca.gov.

> In figuring the new house determination, the first and the second floor exterior walls are divided into the walls to remain. The same holds true for the interior walls and the roof. Any wall that will be altered in anyway will not be added to the "to remain" side of the equation. This is not an exacting process and there are understandably areas where there can be some guesswork. I am normally generous in my math and lean towards making remodel determinations.
>
> 1220 Peggy 9/22/20 I determine this proposed project would be classified as a new home. Exterior walls to remain, 21%, Interior walls to remain 2%, roof to remain 18%
>
> As-designed at this second submittal I have determined the project to be an Addition/Remodel, however the Planning Department has a comment and request for a site plan before they can make the determination complete.

Planning Division
The following comments have been provided by Paula Ruffinelli. Should you have any questions or require additional information regarding any of these comments, please contact Paula Ruffinelli by telephone at (408) 866-2732 or by email at paular@campbellca.gov.

> I need a site plan that shows the property boundaries and the setbacks in order to do my review. Please update the plans to reflect that, thank you.

Thank you,

Building Inspections Division
City Hall - Upper Level

MASTER

City of Campbell
Community Development Services • Building Safety & Inspection
70 N 1st Street • Campbell, California 95008
Phone (408) 866-2130 Fax (408) 871-5101
www.cityofcampbell.com

New Dwelling Using Portions of the Original Structure

Please complete the following information for a determination by the Building Official if a proposed remodel and addition is to be classified as a construction of a new house. This determination will be made using the following criteria that are provided in Campbell Municipal Code Chapter 18.32:

A project submitted as a "Remodel" or "Remodel and Addition" shall be considered and defined as a "New Dwelling using portions of the original structure" when at least three of the following criteria are satisfied:

1. The valuation of the proposed work exceeds one hundred eighty-five thousand dollars (valuation calculated using established Valuation Tables published by the International Code Council (ICC) and modified by the Building Division);
2. Seventy-five percent or more of the existing roof framing (Area) is proposed to be removed. Existing roof covered by a new roof shall be considered as removed for the purposes of this calculation;
3. Seventy-five percent or more of the existing exterior walls (Lineal Footage of Wall Length) are removed, altered, filled in, or rebuilt. In no event shall new exterior walls exceed more than seventy-five percent of the length of the existing exterior walls as determined by the building official. Nonconforming exterior walls shall not be included in the twenty-five percent remaining calculation;
4. Seventy-five percent or more of the existing interior walls (Lineal Footage of Wall Length) are removed, altered, filled in, or rebuilt. In no event shall new interior walls exceed more than seventy-five percent of the length of the existing interior walls as determined by the building official.

REQUIRED PLANS

☑ **Floor Plan** indicating new walls and existing walls to remain *and* to be removed

☑ **Roof Plans** indicating dimensions, form, and pitch, and the extent of new roofing

☑ **Site Plans** indicating property lines and dimensions, all existing and proposed structures, and existing and proposed setbacks

2020-1005
STUDIO THREE DESIGN
'BESS WIERSEMA'

PROJECT INFORMATION

Property Address: 1220 PEGGY

Project Description: ADD/REM (2 STORY)

APPELLANT INFORMATION

Name: BESS WIERSEMA **Email:** BESS @ STUDIO-THREE.COM

Address: 638 UNIVERSITY AVE **City:** LOS GATOS **Zip:** 95032

Phone: (325) 292-3252

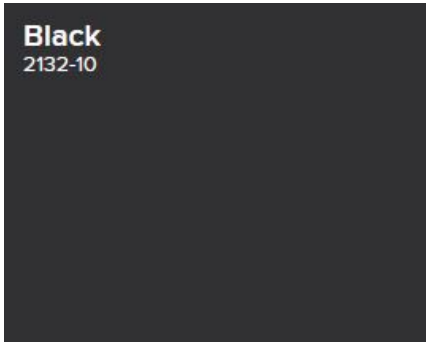
BUILDING OFFICIAL DETERMINATION (FOR CITY USE ONLY)

Remodel and Addition: ☑ **New House:** ☐

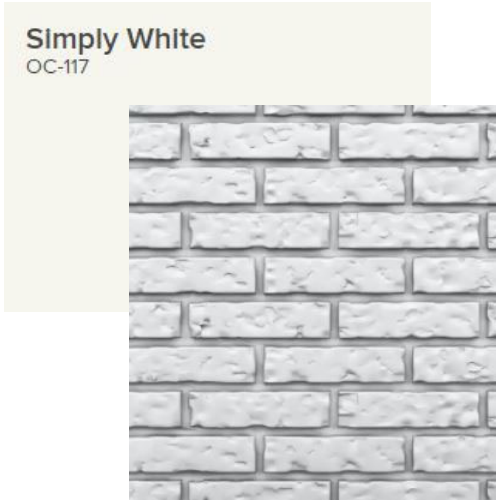
Building Official Signature: [signature] **Date:** 10/28/20

Non-Conforming Setback (Yes/No): _____ **Planner:** _____

STUDIOTHREEDESIGN
638 University Avenue
Los Gatos, California . 95032
T 408.292.3252 F 253.399.1125



Fascia & Gutter, Painted,
Benjamin Moore 2132-10
Black



Brick Veneer, Painted
Benjamin Moore OC-117
Simply White

Carriage House Door Co.
Wood Garage Door,
Painted Black

Vertical Board & Batten Siding,
Painted,
Benjamin Moore OC-117
Simply White

Class A Comp. Asphalt Roofing,
CertainTeed Landmark TL,
Moire Black

Marvin Elevate Windows,
Black Aluminum Clad
Exterior w/Painted Wood
Trim

STUDIOTHREEDESIGN
638 University Avenue
Los Gatos. California . 95032
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View 1

02-18-2022

STUDIOTHREEDESIGN
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View 2

02-18-2022

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View 3

02-18-2022

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View 4

02-18-2022