



City of Campbell
 70 North First Street
 Campbell, CA 95008-1423

Project Image



Courtesy Notice

Dear Campbell Resident,

March 25, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 1116 Fawn Drive

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): N/A

Council District: 5

File No: PLN-2022-57

APN: 403-13-088

Applicant: GHY Consulting Engineers Inc.

Property Owner: Patrick Wong

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow an approximately 705 square foot addition to an existing single-family residence.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

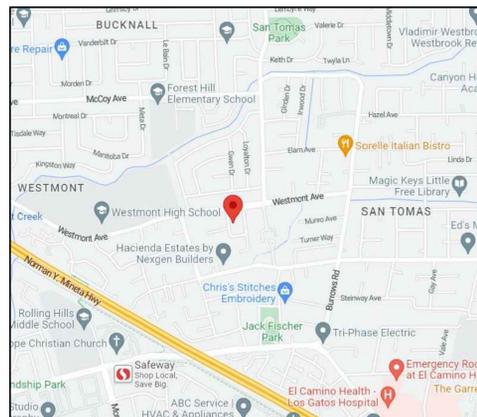
Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



GENERAL NOTES & CONDITIONS

1. THE BUILDING PLANS PREPARED BY GHY CONSULTING ENGINEERS, INC., THE DESIGNER, ARE INTENDED FOR USE ONLY ON THE PROPERTY FOR WHICH THEY WERE DESIGNED AND SHALL REMAIN THE PROPERTY OF GHY CONSULTING ENGINEERS. THE BUILDING PLANS ARE NOT INTENDED TO BE COMPREHENSIVE AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO NOTIFY THE OWNER AND / OR THE DESIGNER OR ANY NECESSARY CLARIFICATIONS OR MODIFICATIONS.
2. ALL INFORMATION PERTAINING TO THE SITE SHALL REMAIN THE OWNERS RESPONSIBILITY. SITE INFORMATION SHALL INCLUDE LEGAL DESCRIPTION, DEED RESTRICTIONS, EASEMENTS, SITE SURVEYS, STREET AND UTILITY IMPROVEMENTS, GEOTECHNICAL INVESTIGATIONS AND REPORTS, GRADING AND EXCAVATION, LANDSCAPING, DRAINAGE, AND ALL RELATED DATA.
3. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER AND/OR ENGINEER FOR ANY UNUSUAL OR UNFORESEEN STRUCTURAL CONDITIONS, DISCREPANCIES OR OMISSIONS WITHIN THE CONSTRUCTION DOCUMENTS OR ANY DEVIATIONS OR CHANGES FROM THE DOCUMENTS BEFORE PROCEEDING WITH THE WORK INVOLVED; OTHERWISE THEY WILL BE CONSIDERED ADEQUATE FOR PROPER COMPLETION OF THE PROJECT.
4. THE GENERAL CONTRACTOR AND EACH SUPERVISOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND MEASUREMENTS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE DESIGNER AND OWNER'S ATTENTION PRIOR TO COMMENCING ANY WORK. IN THE EVENT WORK COMMENCED WITH FAILURE TO NOTIFY BOTH THE DESIGNER AND OWNER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY AND ALL, CORRECTIVE MEASURES OR ERRORS.
5. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER AND ENGINEER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAYBE BEYOND THE CONTROL OF THE DESIGNER OR ENGINEER.
6. THESE DOCUMENTS ARE INTENDED FOR USE IN NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIALS AND / OR MANUFACTURERS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAMPLES AS REQUIRED. TO ASSIST THE OWNER IN MAKING MATERIAL OR EQUIPMENT SELECTIONS OR COMPARISON, FOR THE PURPOSE OF ESTIMATING, THE GENERAL CONTRACTOR SHALL USE MATERIALS SELECTED BY THE OWNER. OR IN THE ABSENCE OF OWNER, HE SHALL PROVIDE AN ALLOWANCE AMOUNT. AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DOCUMENTS SHALL BE INCLUDED IN ANY ESTIMATES.
7. THE GENERAL CONTRACTOR SHALL REVIEW AND RECORD ALL EXISTING CONDITIONS, INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE PROPOSED CONSTRUCTION. ALL EXISTING ITEMS AND CONDITIONS IN GOOD CONDITION SHALL BE MAINTAINED IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE CONSTRUCTION DOCUMENTS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
9. EXAMINATION OF SITE: THE GENERAL CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITION UNDER WHICH THE WORK IS TO BE PERFORMED. THE GENERAL CONTRACTOR SHALL VERIFY AT THESE SITE. ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY EXPENSES DUE TO NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
10. EXAMINATION OF EXISTING PLUMBING AND ELECTRICAL; IN ANY CASE WHERE A NEW LINE MAY TIE INTO AN EXISTING LINE WITHIN THE LIMITS OF THE RENOVATION WORK. THE GENERAL CONTRACTOR OR HIS SUBCONTRACTOR SHALL EXAMINE THE ENTIRE EXISTING LINE, AND DETERMINE WHETHER THE NEW WORK WILL ADVERSELY BE AFFECTED BY IT. AND NOTIFY THE OWNER AND THE DESIGNER OF ANY SUCH DEFECT BEFORE COMMENCING WORK.



VICINITY MAP

CALL 811 BEFORE YOU DIG

GENERAL NOTES :

APPLICABLE CODES AND REGULATIONS:

- 2022 CALIFORNIA BUILDING CODE (BASED ON 2021 IBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (BASED ON 2021 IRC)
- 2022 CALIFORNIA MECHANICAL CODE (BASED ON 2021 UMC)
- 2022 CALIFORNIA PLUMBING CODE (BASED ON 2021 UPC)
- 2022 CALIFORNIA ELECTRIC CODE (BASED ON 2021 NEC)
- 2022 CALIFORNIA FIRE CODE (BASED ON 2021 IFC)
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY OF CAMPBELL MUNICIPAL CODE

BUILDING DATA:

- A.P.N. : 403-13-088
- ZONING : RI-XX
- TYPE OF CONSTRUCTION : V-B
- OCCUPANCY GROUP : R3 & U
- NUMBER OF STORY : ONE
- FIRE SPRINKLER : NO
- LOT SIZE : 6,300 SF
- YEAR BUILT: 1987
- (E) FLOOR (LIVING AREA) = 1,389 SF
- ROOM ADDITION = 705 SF
- PROPOSED FLOOR AREA = 2,094 SF
- (N) PORCH = 30 SF
- (E) 2-CAR GARAGE AREA = 422 SF

SCOPE OF WORK:

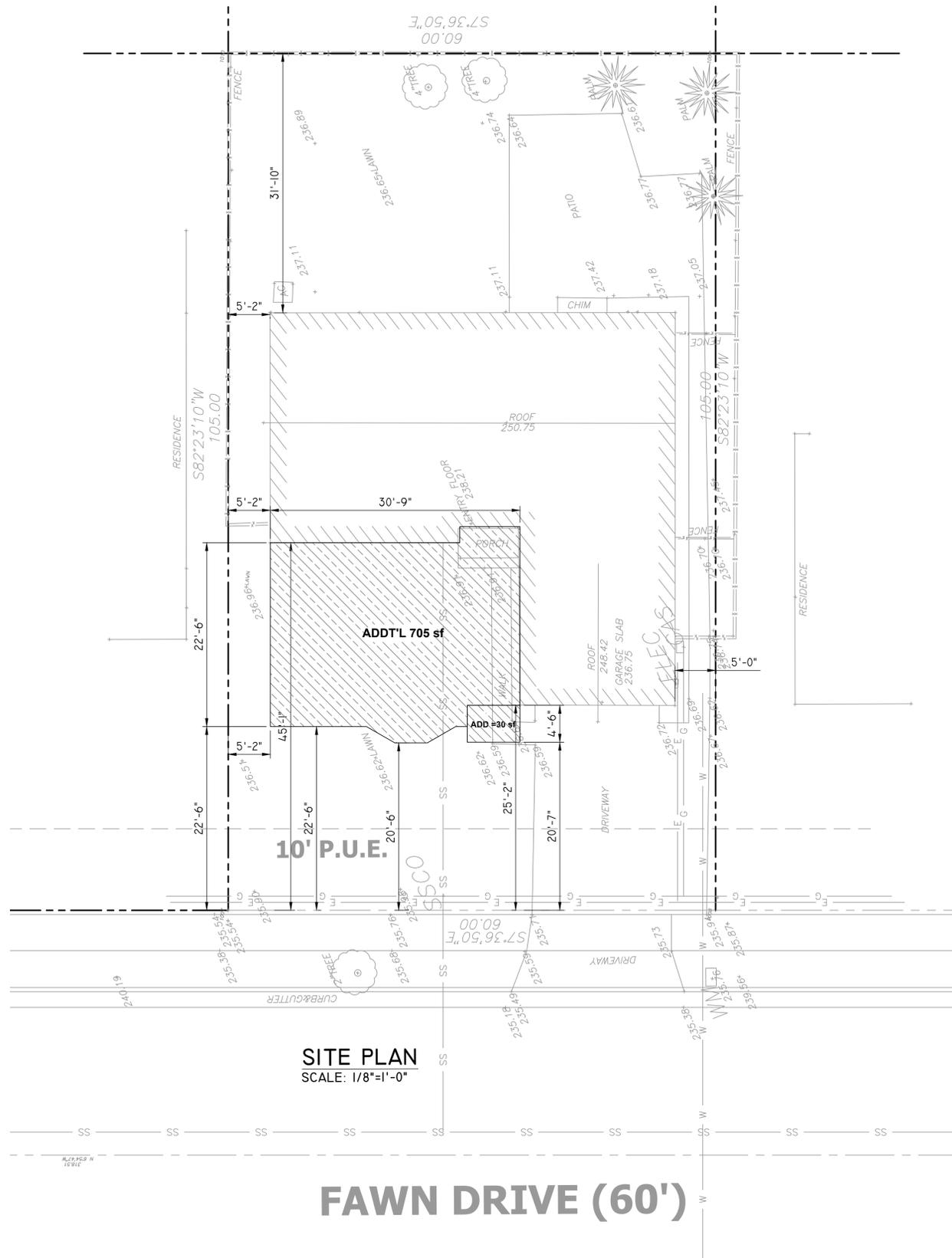
1. ROOM ADDITION 705 SF, TO CREATE BEDROOM, 2 BATHS AND LIVING ROOM.
2. REMODEL MASTER BATHROOM

LIST OF DRAWINGS :

- A-1 : SITE PLAN & GENERAL NOTES
- A-1.1: SITE PHOTOGRAPHY
- A-2: EXISTING FLOOR PLAN & DEMO PLAN
- A-3: PROPOSED FLOOR PLAN
- A-4: PROPOSED ROOF PLAN
- A-5: ELEVATIONS
- A-6: ELEVATIONS AND SECTIONS
- B-1: BOUNDARY AND TOPO SURVEY PLAN

OWNER :

NAME: PATRICK WONG
 ADDRESS: 1116 FAWN DRIVE
 CAMPBELL, CA 95008
 PHONE: (650) 303-9088
 E-MAIL: PMWONG@GMAIL.COM



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

FAWN DRIVE (60')



JURISDICTION APPROVAL STAMP

GHY CONSULTING ENGINEERS, INC.

32720 GILROY CT., UNION CITY, CA 94587
 (510) 299-6194 Email: ghyengineer@gmail.com

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GHY CONSULTING ENGINEERS
 STRUCTURAL ENGINEERING
 GARY YU, PE

ROOM ADDITION AND RENOVATION
WONG'S FAMILY RESIDENCE
 1116 FAWN DRIVE
 CAMPBELL, CA. 95008

SITE PLAN & GENERAL NOTES

REVISION NOTES

NO	DATE	REVISION
0	03-20-23	PLAN REVIEW

SCALE: AS NOTED
 DRAWN BY: GHY

DWG. NO.
A-1



REAR HOUSE 01



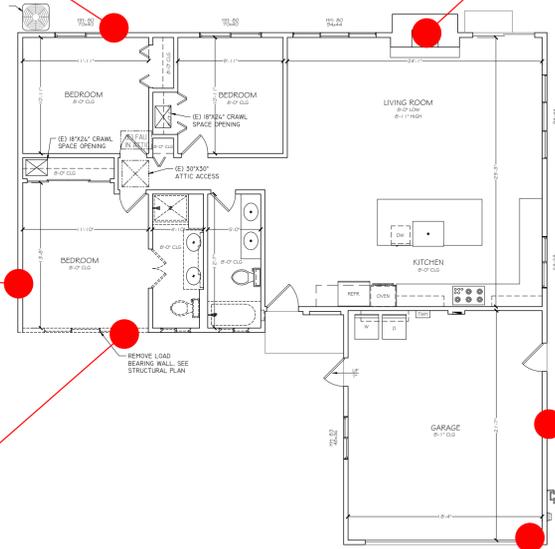
REAR HOUSE 02



LEFT HOUSE 01



LEFT HOUSE 02



RIGHT HOUSE 01



RIGHT HOUSE 02



FRONT HOUSE 02



FRONT HOUSE 01

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ROOM ADDITION AND RENOVATIONS
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 1116 FAWN DRIVE
 CAMPBELL, CA 95008
 SITE PHOTOGRAPHY

REVISION NOTES

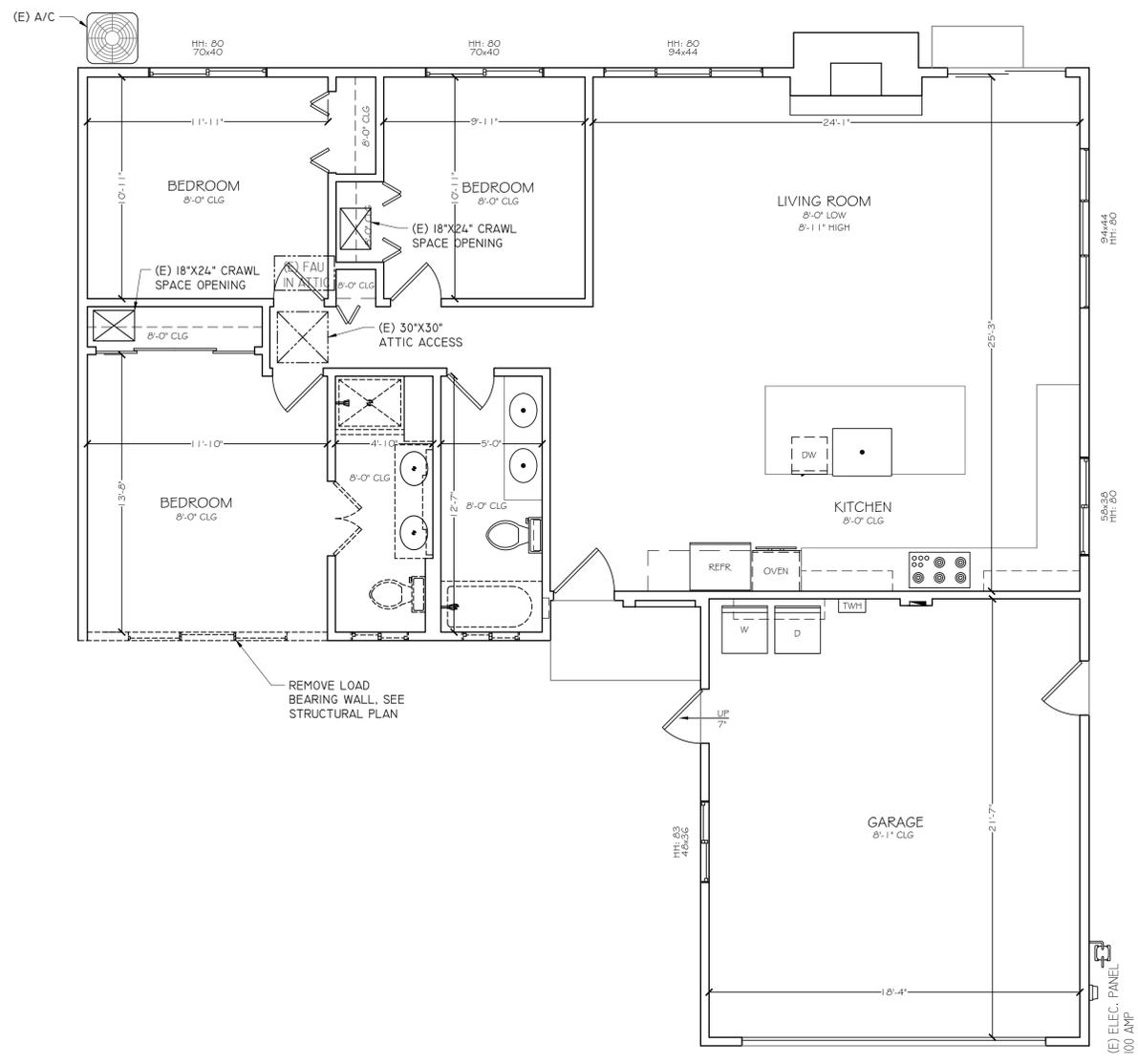
0	03-20-23	PLANNING REVIEW
NO.	DATE	REVISION

SCALE: AS NOTED
 DRAWN BY: GHY

DWG. NO.
A-1.1

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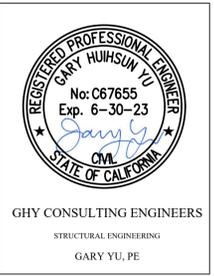




EXISTING & DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

- LEGENDS:**
- : INDICATES EXIST. WALL
 - : INDICATES PARTIAL HEIGHT WALL
 - : INDICATES NEW WALL
 - : INDICATES (E) WALL TO BE REMOVED
 - : INDICATES (E) WINDOW TO BE REMOVED
 - HH:80 : HEADER HEIGHT: 80"
 - : WINDOW SIZE INDICATION: 42"W x 48"H
 - : DOOR SIZE INDICATION: 2'-4"W x 6'-8"H

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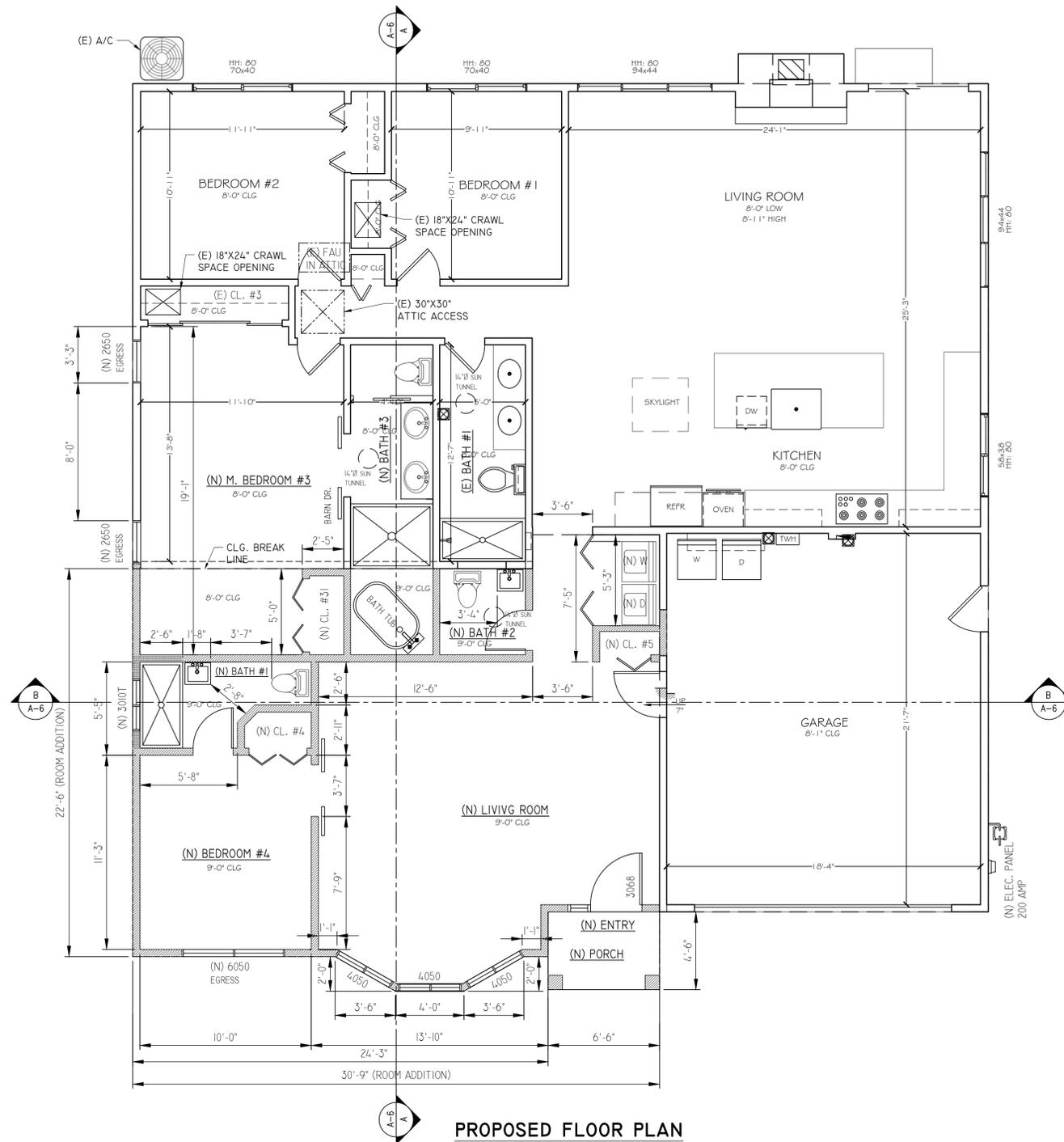


ROOM ADDITION AND RENOVATIONS
WONG'S FAMILY RESIDENCE
1116 FAWN DRIVE
CAMPBELL, CA 95008
EXISTING FLOOR PLAN & DEMO PLAN

REVISION NOTES		
NO.	DATE	REVISION
0	03-20-23	PLANNING REVIEW

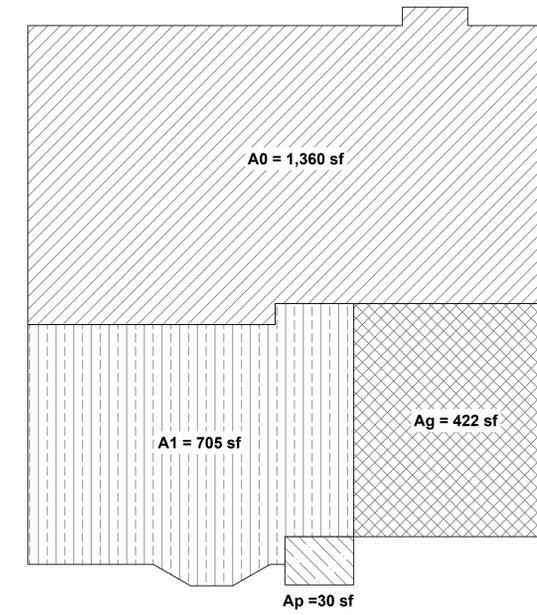
JURISDICTION APPROVAL STAMP

SCALE: AS NOTED
DRAWN BY: GHY
DWG. NO. **A-2**



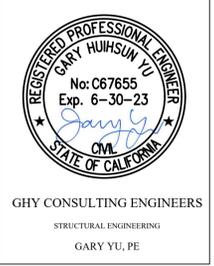
- LEGENDS:**
- : INDICATES EXIST. WALL
 - : INDICATES PARTIAL HEIGHT WALL
 - : INDICATES NEW WALL
 - : INDICATES (E) WALL TO BE REMOVED
 - : INDICATES (E) WINDOW TO BE REMOVED
 - : WINDOW W/SIZE INDICATION: 6'-0"W x 4'-6"H
 - : DOOR W/SIZE INDICATION: 2'-4"W x 6'-8"H
 - SL : SLIDING WINDOW
 - SH : SINGLE HUNG WINDOW
 - DH : DOUBLE HUNG WINDOW
 - PIC : PICTURE/FIXED WINDOW

Addition A1 = 705 sf
 (E) Floor A0 = 1360 sf
 Total floor A = 2065 sf
 Porch Ap = 30 sf
 Garage Ag = 422 sf
 Total coverage = 2517 sf
 LOT A = 6300 sf
 Max allow A = 2520 sf
 (6300x0.4 = 2520 sf)
 2517 / 6300 = 39.5% < 40% (OK)



FLOOR AREA DIAGRAM

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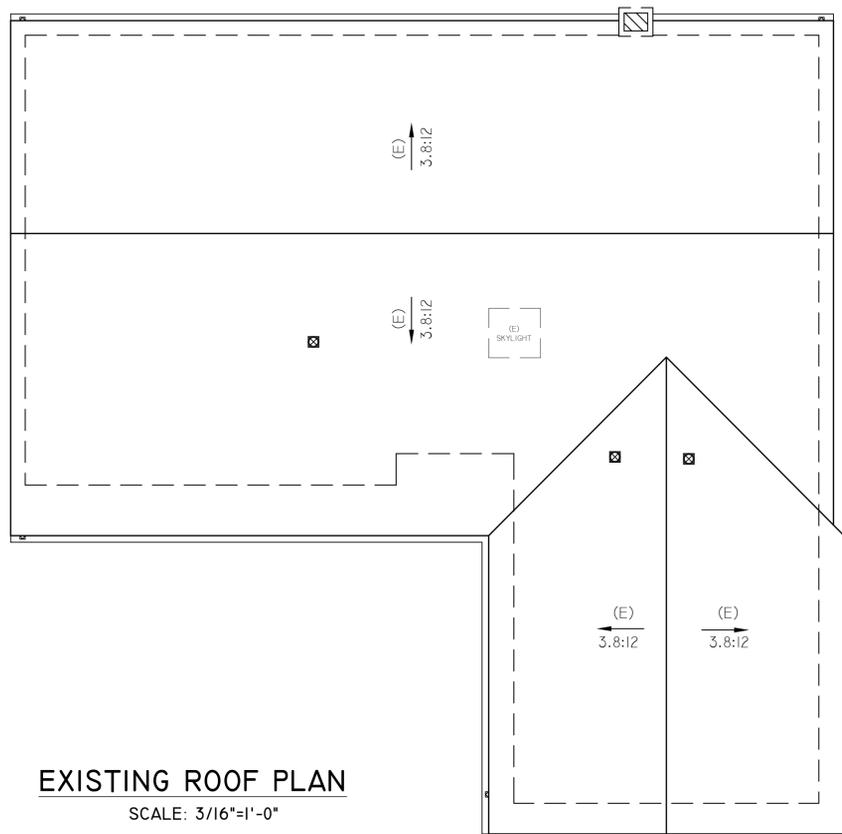
ROOM ADDITION AND RENOVATION
WONG'S FAMILY RESIDENCE
 1116 FAWN DRIVE
 CAMPBELL, CA. 95008
PROPOSED FLOOR PLAN
AND NOTES

REVISION NOTES		
0	03-20-23	PLAN REVIEW
NO.	DATE	REVISION

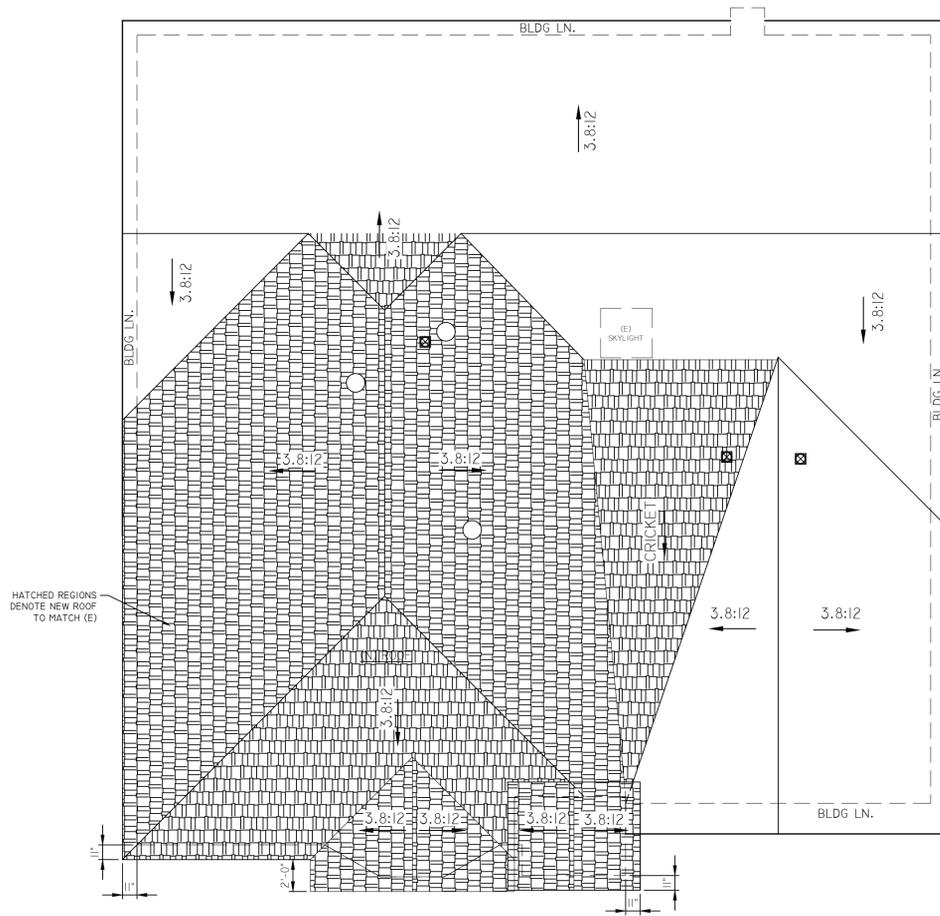
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SCALE: AS NOTED
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EXISTING ROOF PLAN
SCALE: 3/16"=1'-0"



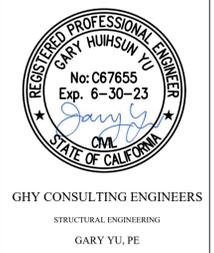
PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

ROOF NOTES:

- I. CONTRACTOR SHALL FIELD VERIFY THE ROOF PITCH TO MATCH (E) PRIOR TO FABRICATION OF MANUFACTURED ROOF TRUSSES.

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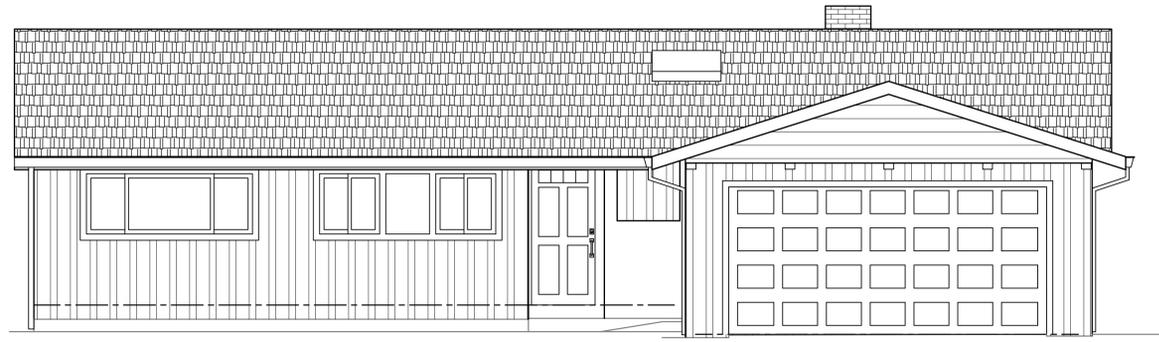


ROOM ADDITION AND RENOVATION
WONG'S FAMILY RESIDENCE
1116 FAWN DRIVE
CAMPBELL, CA. 95008

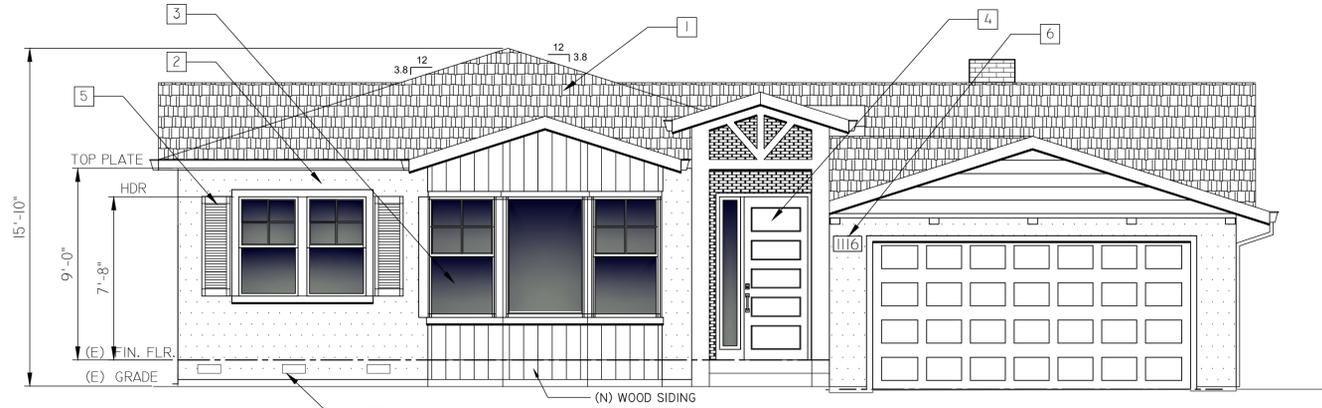
ROOF PLAN & NOTES

REVISION NOTES		
0	03-20-23	PLAN REVIEW
NO.	DATE	REVISION
SCALE: AS NOTED		
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DWG. NO.		

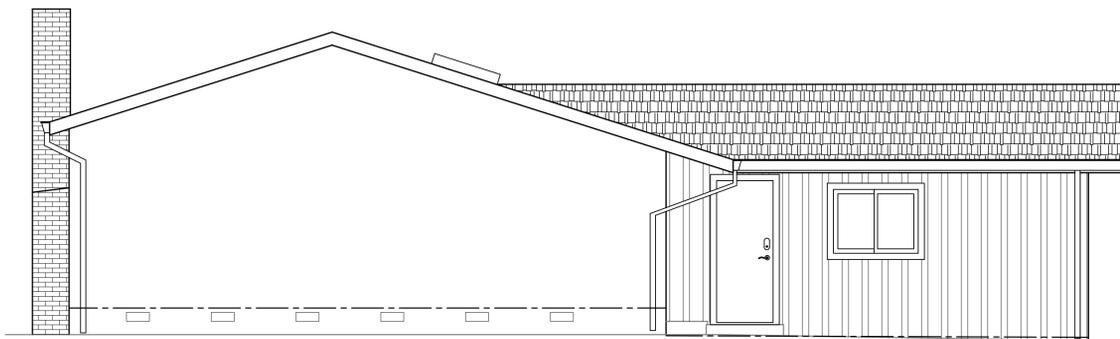
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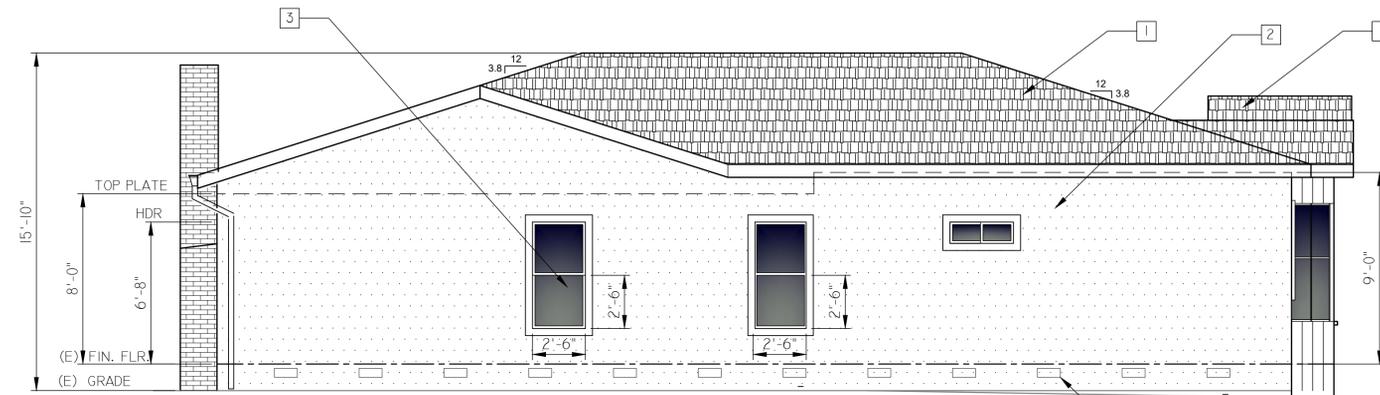
EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



PROPOSED LEFT ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION KEY NOTES:

- 1 COMPOSITE ROOF SHINGLE TO MATCH EXISTING
(N) COMPOSITE SHINGLE ROOF WITH DOUBLE LAYER 30# FELT UNDER ROOFING MATERIAL.
- 2 ALL EXTERIOR MATERIAL FOR THE NEW ADDITION TO MATCH THE EXTERIOR OF THE EXISTING DWELLING.
PROVIDE:
 - a. STUCCO, 3-COAT, 7/8-INCH MINIMUM THICK
 - b. PROVIDE 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" ABOVE CONCRETE OR PAVING)
 - c. TWO LAYERS OF GRADE D PAPER UNDER STUCCO OVER PLYWOOD SHEATHING.
- 3 VINYL FRAME WINDOWS WITH DUAL PANE GLAZING.
- 4 SOLID CORE WOOD SWING ENTRY DOOR.
- 5 LOUVER EXTERIOR WOOD SHUTTER
HOME ADDRESS NUMBER SHALL BE MINIMUM 4 INCHES HIGH WITH MINIMUM STROKE WIDTH OF 1/8" INCH AND SHALL CONTRAST WITH THE BACKGROUND. CRC R319
- 6 CRAWL SPACE

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STRUCTURAL ENGINEERING
GARY YU, PE

ROOM ADDITION AND RENOVATION
WONG'S FAMILY RESIDENCE
1116 FAWN DRIVE
CAMPBELL, CA. 95008

ELEVATIONS, NOTES & VENT CALCS

REVISION NOTES

0	03-20-23	PLAN REVIEW
NO	DATE	REVISION

SCALE: AS NOTED

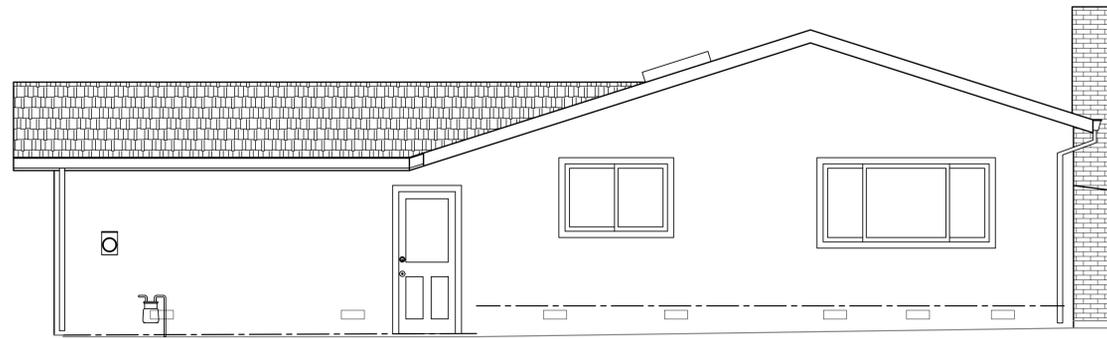
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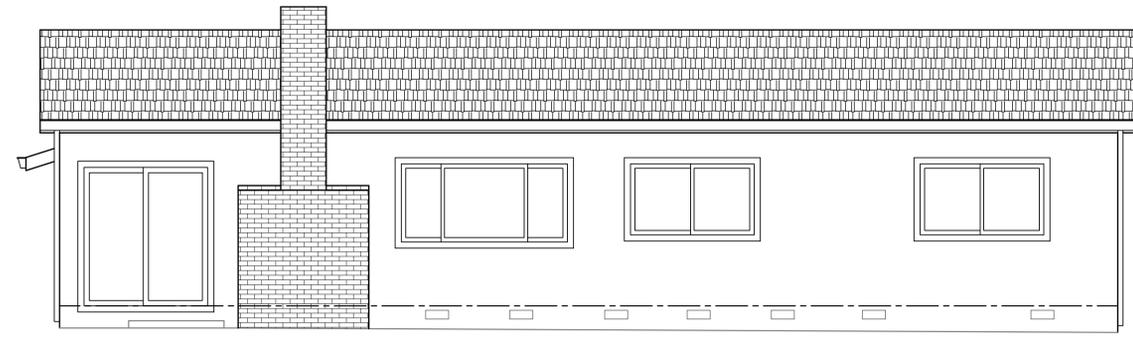
A-5

JURISDICTION APPROVAL STAMP

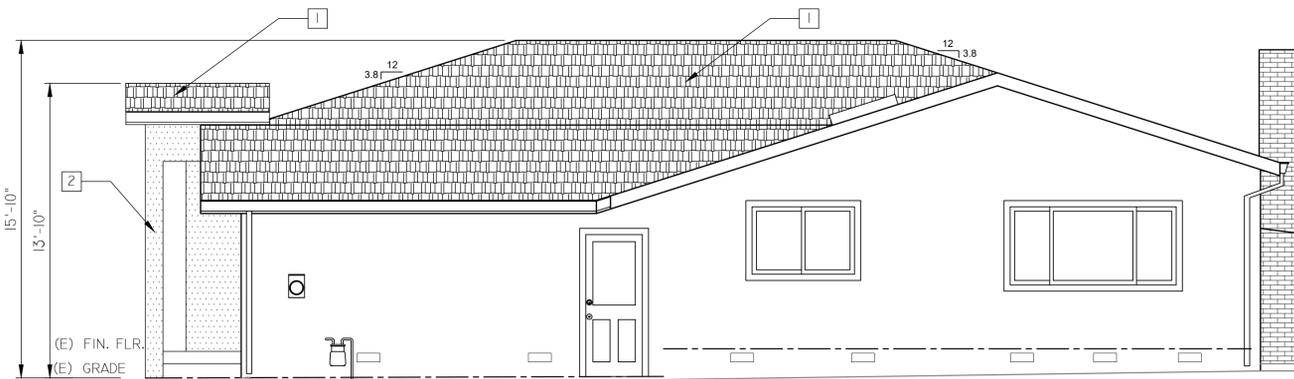




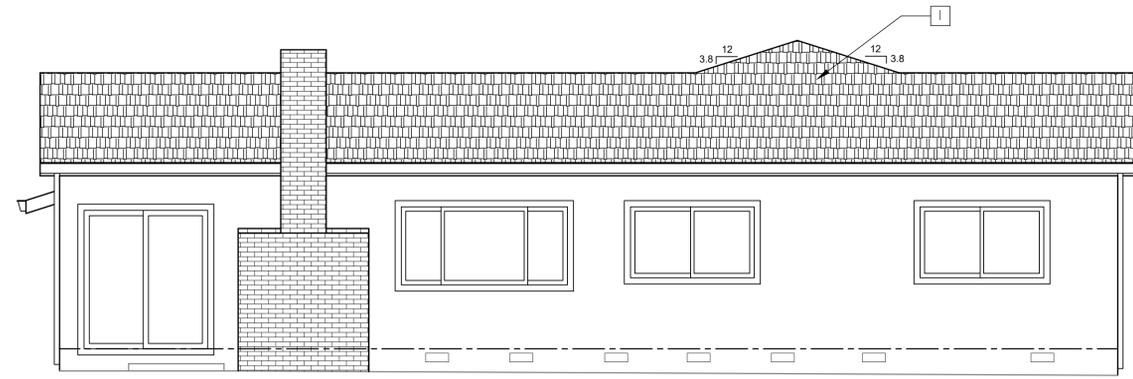
EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"



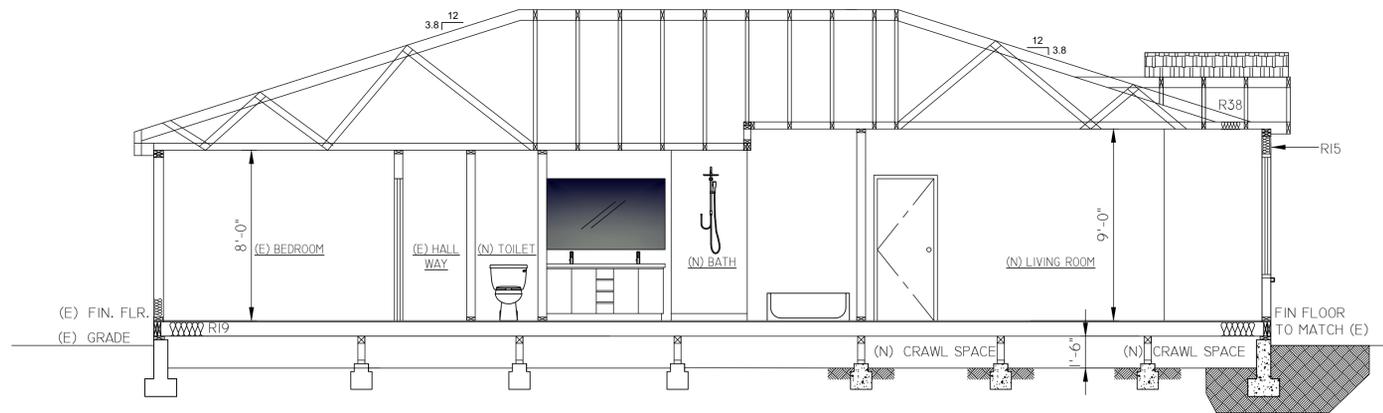
EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



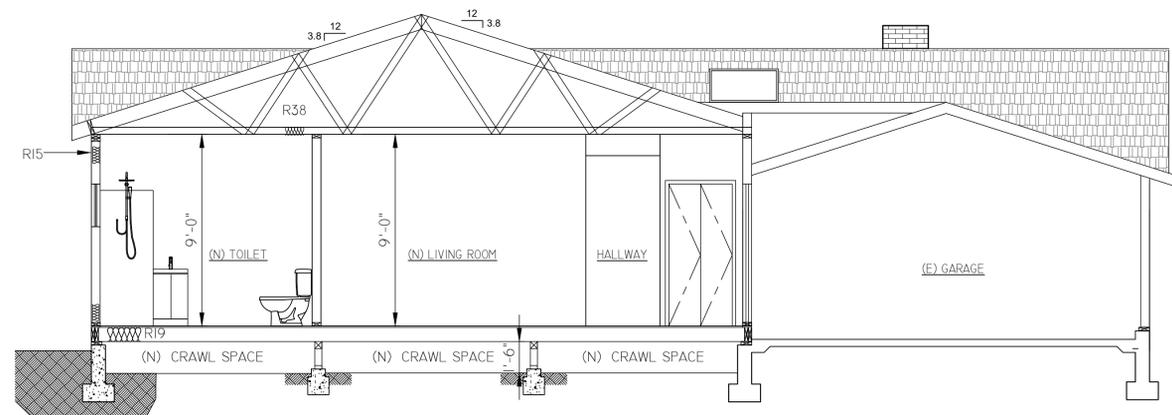
PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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



SECTION THRU A-A
SCALE: 1/4"=1'-0"



SECTION THRU B-B
SCALE: 1/4"=1'-0"

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STRUCTURAL ENGINEERING
GARY YU, PE

ROOM ADDITION AND RENOVATION
WONG'S FAMILY RESIDENCE
1116 FAWN DRIVE
CAMPBELL, CA. 95008

ELEVATIONS, SECTIONS AND NOTES

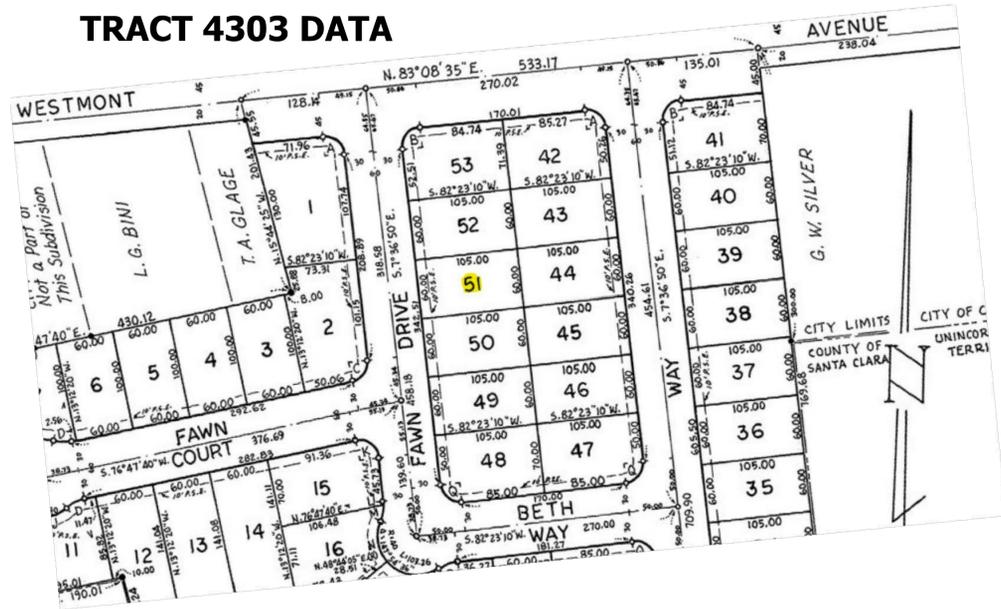
REVISION NOTES

NO	DATE	REVISION
0	03-20-23	PLAN REVIEW

SCALE: AS NOTED
DRAWN BY: GHY

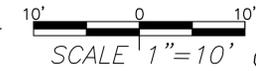
DWG. NO. **A-6**

TRACT 4303 DATA



BASIS OF ELEVATIONS

SITE BENCHMARK:
ELEVATION= 235.76 TAKEN AT THE
RIM OF THE WATER METER



North

UNDERGROUND UTILITY NOTE

ALL UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY EXIST AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR DETERMINE THE SIZE, DEPTH, LOCATION THEREOF
CALL 811 BEFORE YOU DIG
EXPOSE AND VERIFY ALL UTILITY LINES BEFORE DIGGING

BASIS OF BEARINGS

CENTERLINE OF FAWN DRIVE
237 MAPS 34
SANTA CLARA COUNTY RECORDS

LOT AREA

6,300 SQ. FT +/-



PROJECT:	FAWN 22-01
SCALE:	1"=10'
PROJECT MGR:	KA
DATE:	11/7/22

REVISIONS	DATE

BOUNDARY SITE PLAN
1116 FAWN DRIVE, CAMPBELL, CA 95008
LOT 51, TRACT NO. 4303, 237 M 34
APN: 403-13-088
SANTA CLARA COUNTY, CALIFORNIA



BAY LAND CONSULTING
LAND SURVEYORS/CIVIL ENGINEERS
P.O. BOX 299
SANTA CLARA, CA 95052
Ph: (408) 296-6000
MAPPING THE BAY AREA

