

Location of Proposed Project




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

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

December 9, 2023

The Community Development Director will be rendering a decision on the following project.

Project Address: 16 Carlyn Avenue

Zoning | Area Plan: R-1-6 | N/A

Neighborhood Association(s): CCCNG

File No: PLN-2023-186

APN: 305-23-005

Applicant: Rushi Rathod

Property Owner: Rushi Rathod

Application Type: Fence Exception

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow a 6-foot-tall fence along the rear and side property lines, and along the south and west property lines maintain an approximate 4-foot, 5-inch setback from the front property line and a 4-feet, 1-inch setback from the street side property line as depicted on the project plans.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **December 11, 2023**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **December 21, 2023**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- 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



MALLYA PROJECT - REMODEL/NEW PORCH

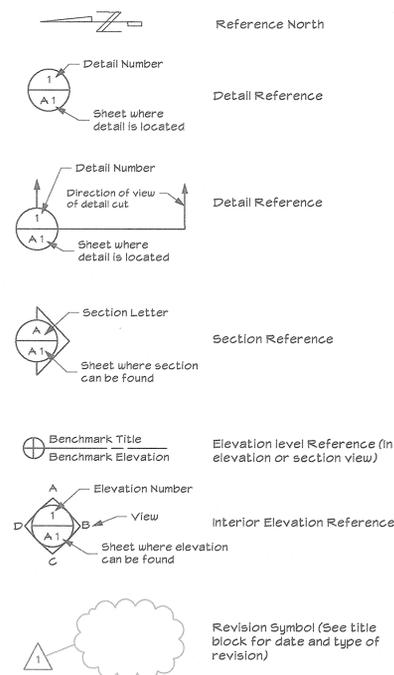
Paladin
Design & Engineering
1470 McKinley Avenue
San Jose, CA 95126
408.370.0730 Voc
408.370.3799 Fax

16 CARLYN AV
BLD2018-01581
305-23-005
CONSTRUCT (N) BACK
PORCH AND REMODEL (E)
KITCHEN, ADD (N)
FRENCH DOORS

GENERAL PROJECT NOTES

- Written dimensions on these drawings shall have precedence over scaled dimensions, written dimensions are approximate and must be verified. Contractor to verify and be responsible for all existing conditions and dimensions prior to and during all phases of work.
- If the contractor or subcontractor should find any lack of information, discrepancy in and/or omissions from these drawings or if the contractor should be in question as to their meaning or intent, the contractor should contact Paladin Design & Engineering at once for interpretation or clarification before proceeding with that portion of the work.
- No changes, modifications or deviations shall be made from the drawings or specifications without first securing written permission from the Paladin Design & Engineering or the owner.
- All work as outlined in these documents, shall strictly conform to all applicable codes and ordinances, the event of a conflict, the more stringent requirement shall govern and be met.
- All materials used shall be equal to or exceed all applicable state or local codes and requirements.
- Contractor shall remove promptly and legally all accumulated debris, protect all exposed portions of work from elements, avoid over-loading structure, and securely store all items to be used for construction.
- All glass in hazardous areas (including tubs & showers), all glass within 18" of floor, and all glass within 24" of an operable door shall be safety glass & be permanently labeled as such. [CRC R308.4]
- All existing utilities and city services are to be maintained, kept in service, and protected against damage during construction.
- Contractor to verify location of all existing underground utilities prior to excavation.
- All electrical calculations and wire size to be provided by a licensed electrical contractor. Receptacle, fixture, and equipment locations to be found on floor plans and site plan. Contractor to verify location, fixture types and equipment with owner prior to purchase and installation.
- The contractor shall take all necessary precautionary measures to protect the public and adjacent properties from damage throughout construction.
- Any existing utilities to be abandoned shall be properly disconnected, plugged or capped, as required by code or sound construction practice.
- Provide adequate concealed blocking and anchoring for all ceiling and wall mounted equipment, hardware and accessories.
- Unless otherwise noted, electrical conduits, plumbing lines, etc., shall be run concealed and framing shall be adequate size to accomplish result without causing any changes in the wall plane.
- Interior dimensions are shown from finish surface to finish surface and exterior dimensions are from sheathing unless noted otherwise.
- If fire sprinkler system is required it shall be installed as required, per NFPA and local regulations. The contractor shall submit shop drawings to the governing jurisdiction for permit.
- Each bedroom shall have one exterior egress compliant window or door that is operable from interior without the use of a key or special tools, knowledge, or effort.
- All products listed by ICC/NER number shall be installed per the report and manufacturer's written instructions. Product substitution for products listed shall also have ICC approved evaluation report and be approved and listed by other nationally recognized testing agencies.
- Exterior operable windows and doors will be weather-stripped. All open joints, penetrations and other openings in the building envelope shall be sealed, caulked, gasketed or weather-stripped to limit air leakage.
- All sink faucets, shower heads, toilets and urinals shall comply with California Civil Code Section 1101.1 through 1101.8 and CALGreen Section 301.1.
- See structural sheet for project construction notes and details.
- See attached Title 24 forms and/or calculations for project energy efficiency requirements

SYMBOL LEGEND



DRAWING INDEX

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SCOPE OF WORK

New

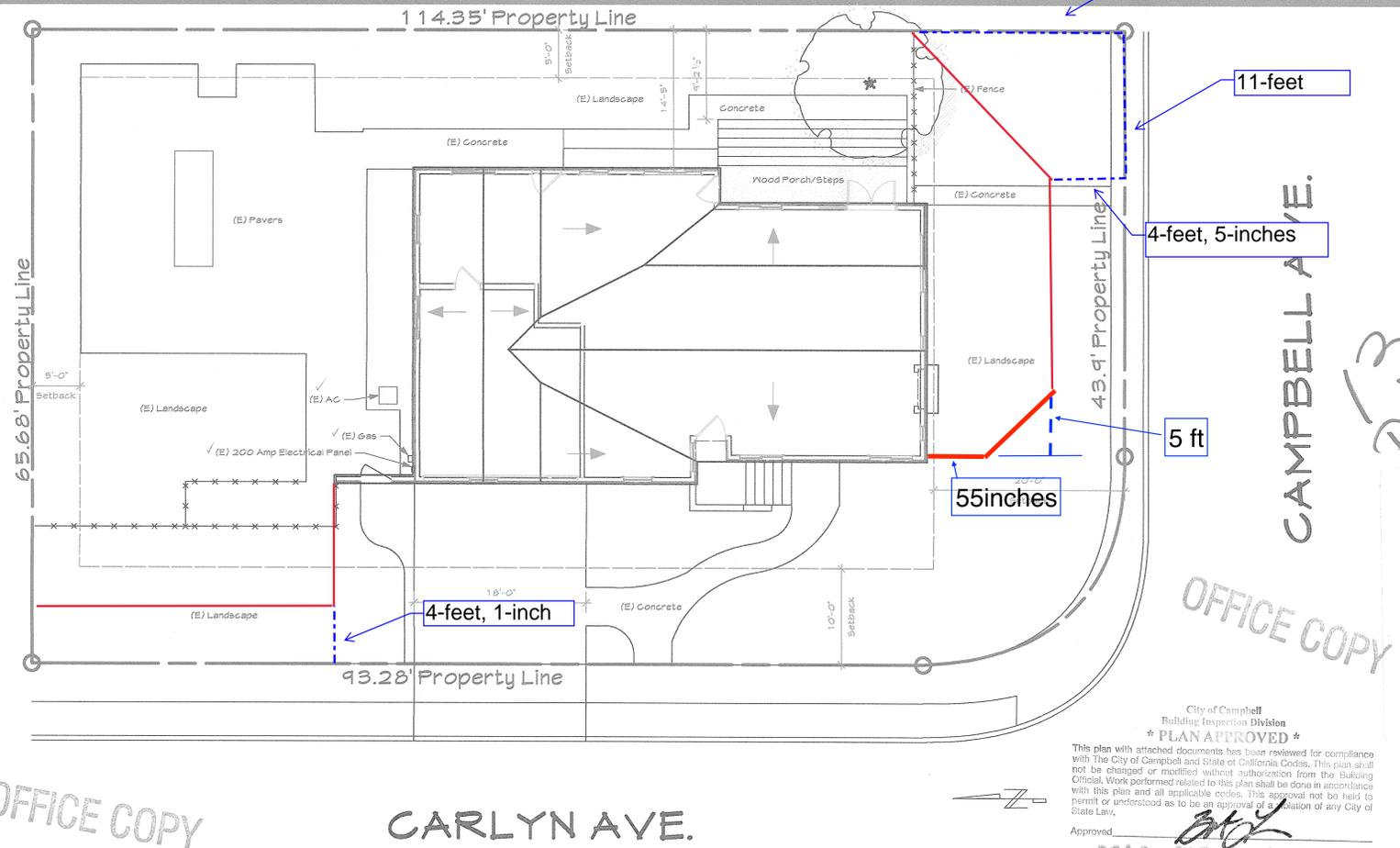
1. New 79 SF back porch and steps

Alterations

1. 140 SF remodel kitchen

AREA CALCULATIONS

	Existing Area	Proposed Demolition	Proposed New	Total
Lot				7,410 SF
First Floor	1,087 SF	0 SF	0 SF	1,087 SF
Second Floor	515 SF	0 SF	0 SF	515 SF
Utility	174 SF	0 SF	0 SF	174 SF
Porch	6 SF	0 SF	79 SF	85 SF
Garage	334 SF	0 SF	0 SF	334 SF
Total	2,116 SF	0 SF	79 SF	2,195 SF
Floor Area	1,602 SF	0 SF	0 SF	1,602 SF
F.A.R.	2.162%	0.00%	0.00%	2.162%
Lot Coverage	1,601 SF	0 SF	79 SF	1,680 SF
Total	2.161%	0.00%	1.07%	22.67%



PROPOSED SITE PLAN

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

City of Campbell
PLANNING DIVISION CLEARANCE
Plan Check # BLD2018-1581
Approved by: P.P.
Date: 11-28-18

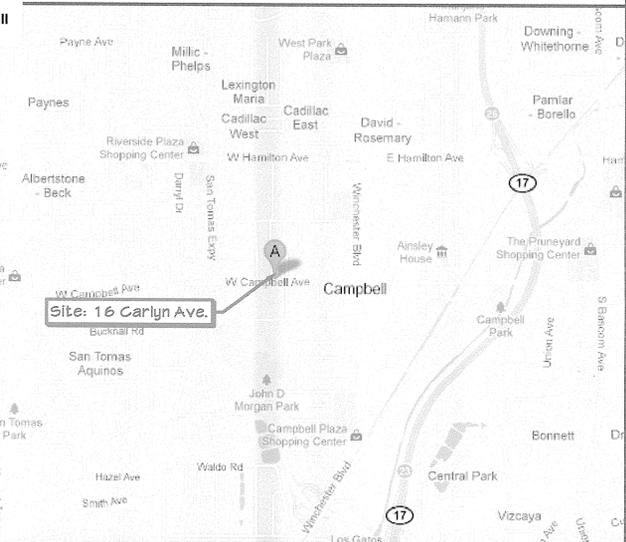
WASTE MANAGEMENT PLAN

Trash piles shall not be located in the front yard or visible from the street: 1) All trash is to be quickly hauled off site; 2) Trash piles shall not contain: paints, solvents, glues, taping compound, food products, or easily recyclable discards such as bottles, cans, plastics, or paper; 3) Remaining trash shall be limited to wood, drywall, roofing, paints, and assorted metals and shall be covered with a waterproof tarp. Trash shall be separated at an approved Bay Area disposal site. Retain the receipts and keep with the permit documents. Proof of recycle and disposal of the job site trash will be checked periodically and prior to final inspection.
OR CALL
West Valley Collection and Recycling (408) 283-9250, will deliver a roll-off debris box and sort the trash off site.

PROJECT INFORMATION

Designer:	Paladin Design & Engineering Contact - Brendan Chapman brendan@paladin-design.net 1470 McKinley Avenue San Jose, CA 95126 (408)370-0730 (408)370-3799 Fax	Client:	Ashok Mallya & Mradula Neginhal 16 Carlyn Avenue Campbell CA 95008 (408) 370-0730
Engineer:	Contact - Quang Phan quang@paladin-design.net	APN:	305-23-005
Title 24:	Contact - Jason Mundy jason@paladin-design.net	Zoning:	R-1-6
Contractor T.B.D.		Occupancy:	R-3/U
		TYPE:	V-B
		Stories:	2
		Sprinklers:	Not Required
		Year Built:	1941
		Applicable Codes:	2016 CA Building Code 2016 CA Residential Code 2016 CA Mechanical Code 2016 CA Plumbing Code 2016 CA Electrical Code 2016 CA Energy Code 2016 CalGreen Code

NEIGHBORHOOD MAP



PROJECT:
MALLYA PROJECT
Ashok & Mradula
16 Carlyn Avenue
Campbell, CA 95008

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DATE: Nov 26, 18 DRAWN: JM/GP
SCALE: AS NOTED FILE: 18-055

COVER SHEET & SITE PLAN

A0.0

Sheet 1 of 14 Sheets

MALLYA PROJECT