



**CITY OF CAMPBELL**  
Community Development Department

**August 24, 2016**

**NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT**

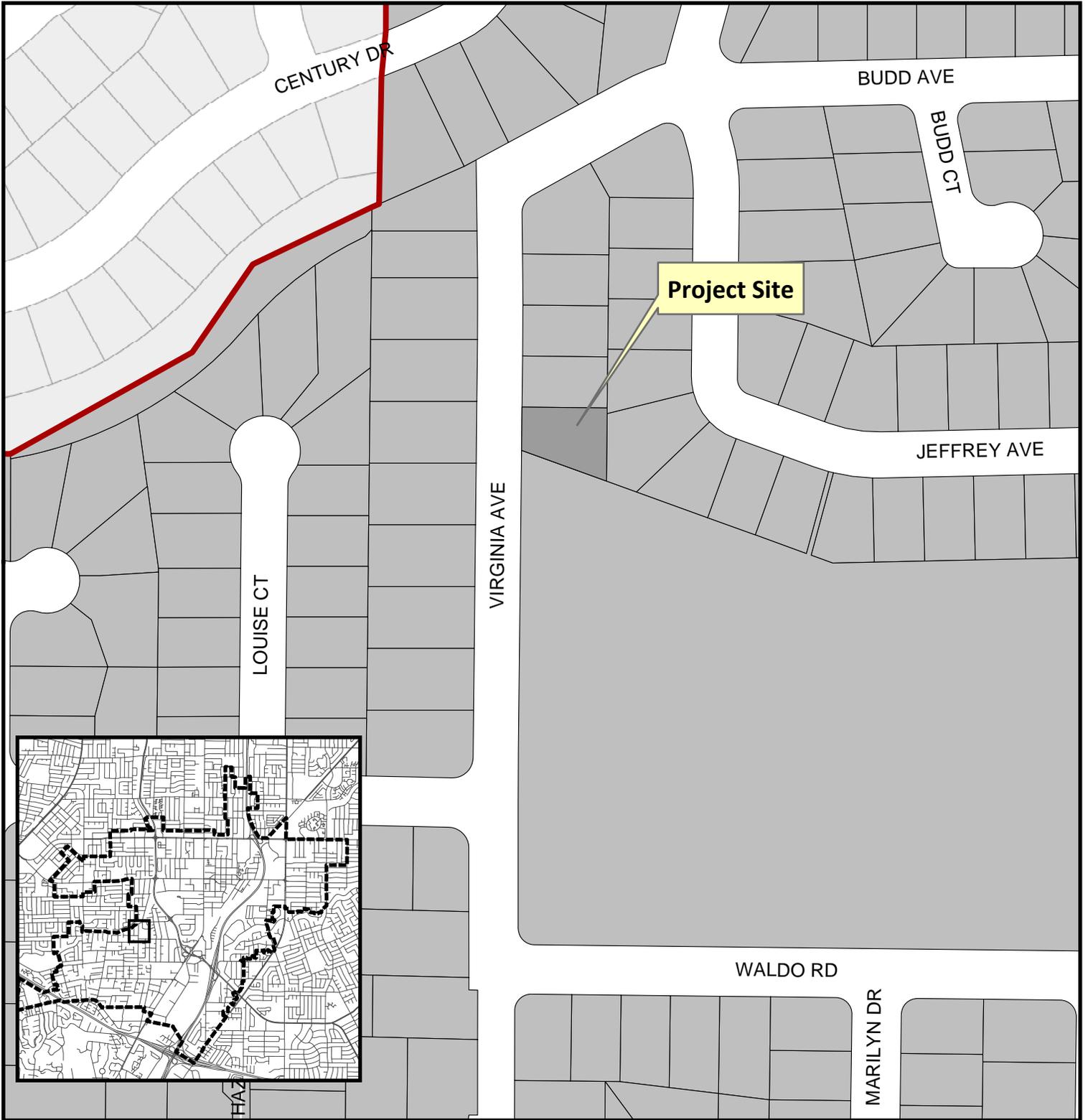
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site & Architectural Review Permit for the following project proposal:

<b>File No.:</b>	<b>PLN2016-249</b>
<b>Applicant:</b>	<b>Scott J. Erskine</b>
<b>Project Address:</b>	<b>596 Virginia Avenue</b>
<b>Property Owner:</b>	<b>Scott J. Erskine</b>
<b>Zoning District:</b>	<b>R-1-6 (Single-Family Residential)</b>
<b>General Plan:</b>	<b>Low Density Residential</b>
<b>Project Description:</b>	<b>To allow a 237 square foot one-story addition to the rear of an existing single-story single-family residence.</b>

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on August 24, 2016 and ends on September 6, 2016. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **September 6, 2016**. 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. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2142 or by email [stephenr@cityofcampbell.com](mailto:stephenr@cityofcampbell.com).

# Project Location Map

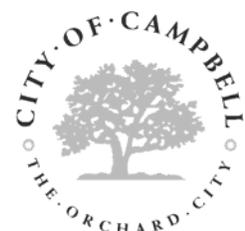
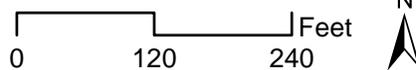


**Project Location:** 596 Virginia Avenue

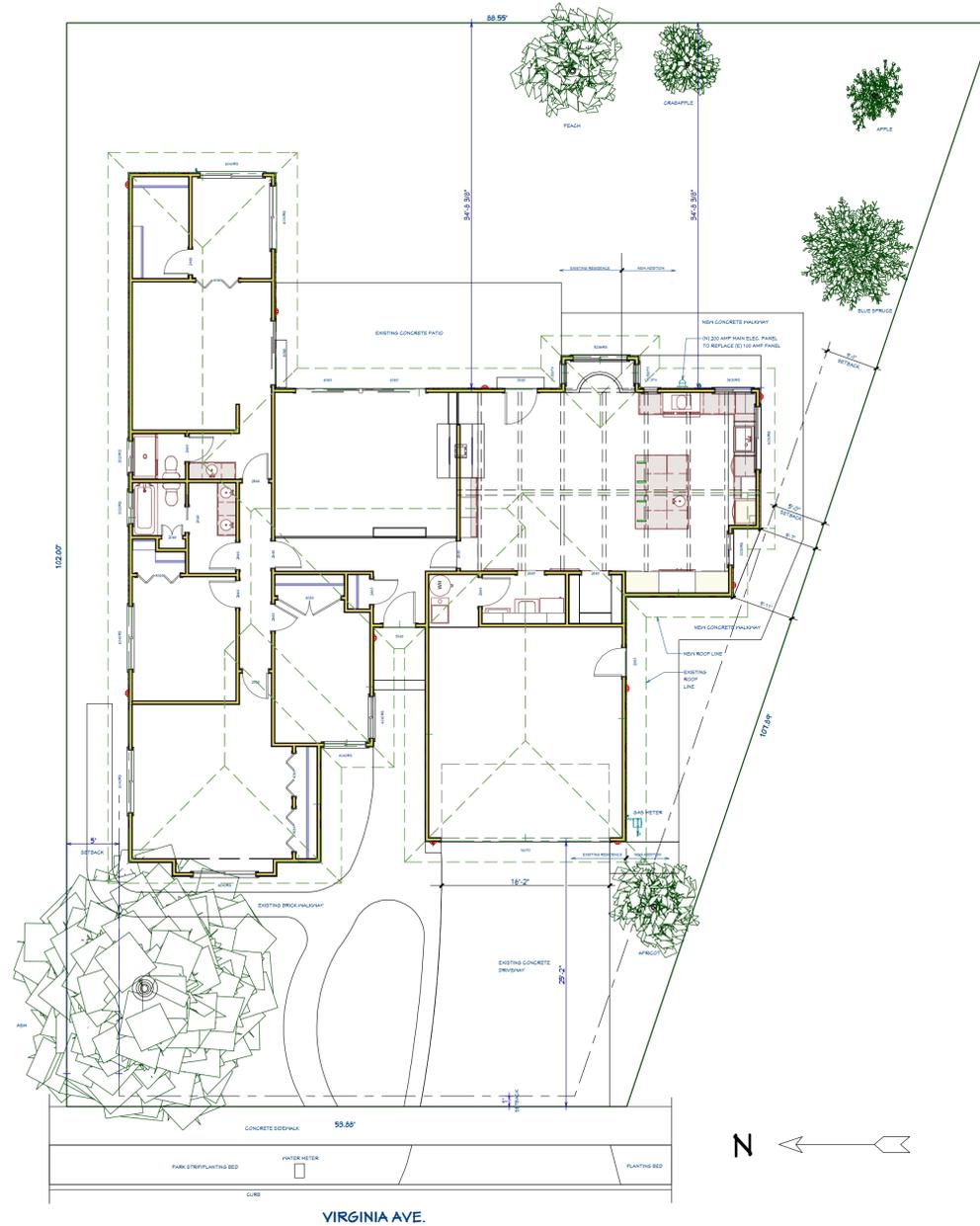
**Application Type:** Admin Site and Arch Review

**Planning File No.:** PLN2016-247

**Description:** To allow a 247 sq. ft. one-story addition to the rear of an existing one-story single-family residence.



Community Development Department  
Planning Division



# SITE PLAN

1/8"=1'-0"

## INDEX

596 VIRGINIA AVE.  
 CAMPBELL, CALIFORNIA 95008  
 A.P.N. 404-23-036

1	SITE PLAN
2	TOPOGRAPHIC SURVEY
3	EXISTING FLOOR PLAN
4	PROPOSED FLOOR PLAN
5	FRONT ELEVATION
6	RIGHT ELEVATION
7	REAR ELEVATION

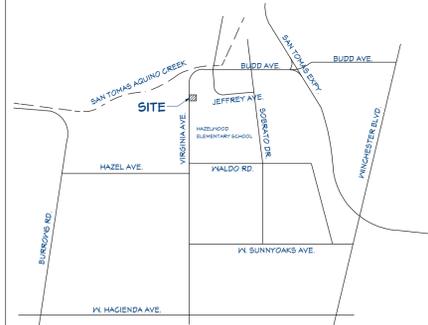
## LOT COVERAGE

EXISTING RESIDENCE	1,787 sq. ft.
PROPOSED ADDITION <i>(extension into the right side yard)</i>	231 sq. ft.
PROPOSED ADDITION <i>(into the existing garage space- laundry and pantry- no change in the footprint of the building)</i>	48 sq. ft.
GARAGE <i>(net with proposed laundry and pantry excluded)</i>	411 sq. ft.
TOTAL BUILDING FOOTPRINT <i>(including the garage)</i>	2,483 sq. ft.
AREA OF LOT	7,235 sq. ft.
% OF COVERAGE	34%

## PROJECT DESCRIPTION

The Kitchen/Dining area will be extended into the right side yard. A new Pantry and Laundry Room will be added at the wall common with the Kitchen/Dining area and the garage. The existing water heater and the existing furnace will remain as located. The existing 100 AMP main electrical panel will be replaced with a new 200 AMP main electrical panel. A new subpanel will be placed in the Laundry Room.

## VICINITY MAP



NUMBER	DATE	REVISION BY	DESCRIPTION

# SITE PLAN

ERSKINE RESIDENCE  
 596 VIRGINIA AVE.  
 CAMPBELL, CA 95008

DRAWINGS PROVIDED BY:  
 SCOTT J. ERSKINE  
 596 VIRGINIA AVE.  
 CAMPBELL, CA 95008  
 408.424.0931

DATE:

8/2/2016

SCALE:

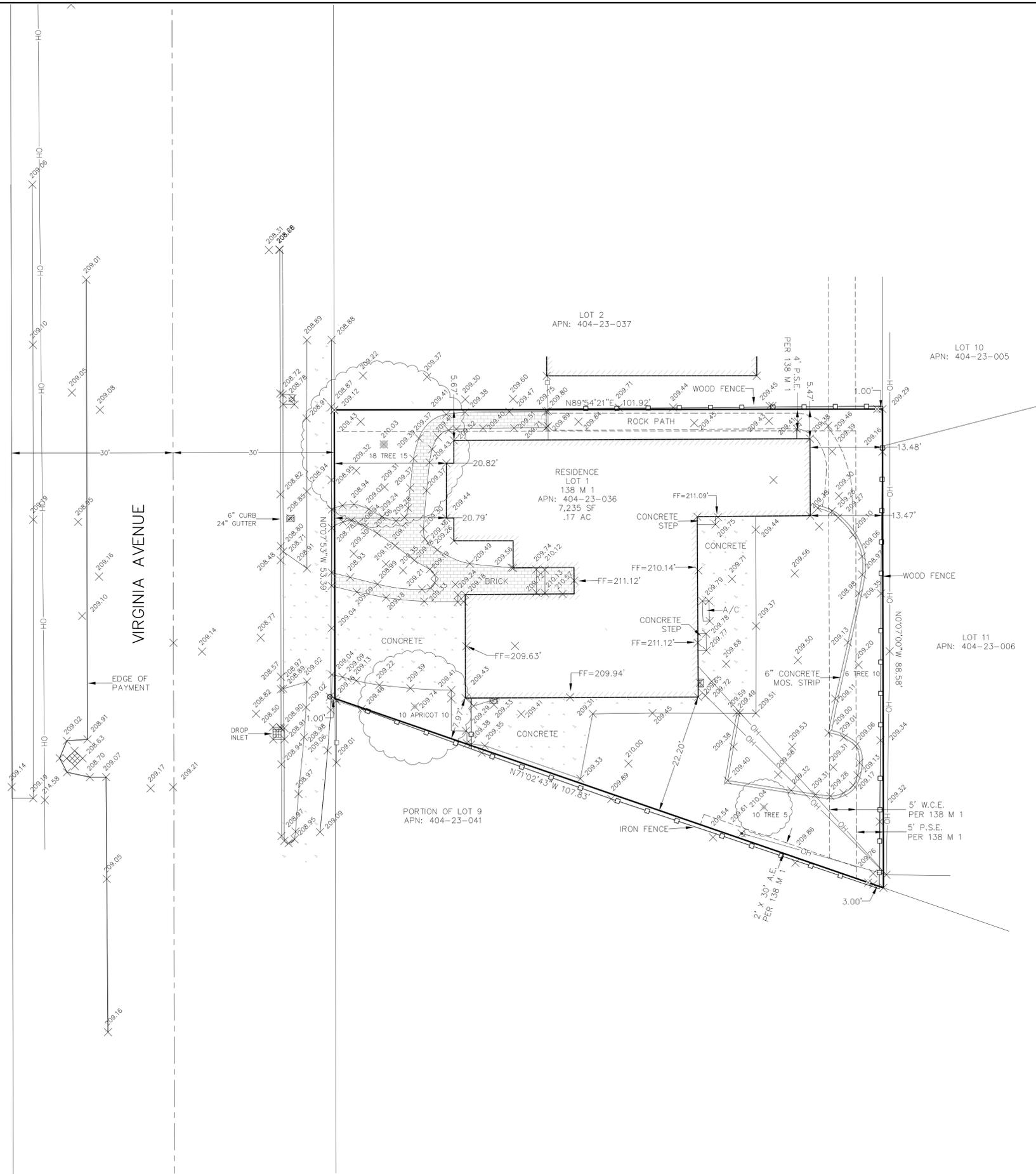
1/8"=1'-0"

SHEET:

1

**LEGEND**

- FOUND 1" IRON PIPE WITH NAIL AND TAG IN MONUMENT WELL
- SET 5/8" REBAR LS 5571 UNLESS OTHERWISE NOTED
- SET NAIL AND 3/4" BRASS TAG LS 5571 IN CONCRETE
- SET WOODEN HUB ON PROPERTY LINE OR AT OFFSET AS NOTED
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊕ WATER METER
- ⊕ JOINT POLE
- ⊕ UTILITY POLE
- ⊕ TELEPHONE POLE
- ⊕ GUYWIRE
- W — BLUE PAINT- EVIDENCE OF UG WATER LINE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ MONITORING WELL
- G — YELLOW PAINT, EVIDENCE OF UG GAS LINE
- ⊕ PHONE PEDESTAL
- ⊕ PHONE BOX
- ⊕ PHONE MANHOLE
- P — ORANGE PAINT, EVIDENCE OF UG PHONE LINE
- ⊕ TRAFFIC SIGNAL CONTROL BOX
- ⊕ TRAFFIC SIGNAL
- ⊕ TV BOX
- OH — OVERHEAD LINE
- TV — ORANGE PAINT, EVIDENCE OF UG TV LINE
- ⊕ HANDICAP RAMP
- ⊕ STORM DRAIN MANHOLE
- ⊕ DROP INLET
- ⊕ PHONE MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ PARKING METER
- ⊕ SIGN
- ⊕ CONTROL POINT
- ⊕ LAMP POST
- ⊕ ELECTRIC BOX
- ⊕ WALL
- ⊕ BOLLARD
- ⊕ WOOD FENCE
- ⊕ CONCRETE
- LO LIVE OAK
- WO WHITE OAK
- RW REDWOOD
- TYP. TYPICAL
- — PROPERTY LINE
- ⊕ CHAIN LINK FENCE
- ⊕ P.U.E. PUBLIC UTILITY EASEMENT
- ⊕ S.P.E. SLOPE PROTECTION EASEMENT
- R-1 93 M 23



**SURVEYOR'S NOTE**

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

*KDW* 6/21/16  
KENNETH D. WILSON LS 5571

**SITE BENCHMARK**

ELEVATIONS FOR THIS SURVEY ARE BASED ON BM 620 BEING A 2 1/4" BRASS DISK IN TOP OF CURB AT NE CORNER OF VIRGINIA AVENUE AND BUDD AVENUE HAVING AN ELEVATION OF 207.54' PER THE CITY OF CAMPBELL.

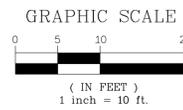
**GENERAL NOTES**

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).

**UNDERGROUND UTILITY NOTE**

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.  
Copyright © 2016 Kenneth D. Wilson Land Surveys. All rights reserved. Copies of this drawing shall have this notice. Any drawing using the information on this map shall contain the following: Topographic Survey by Wilson Land Surveys, Campbell, CA

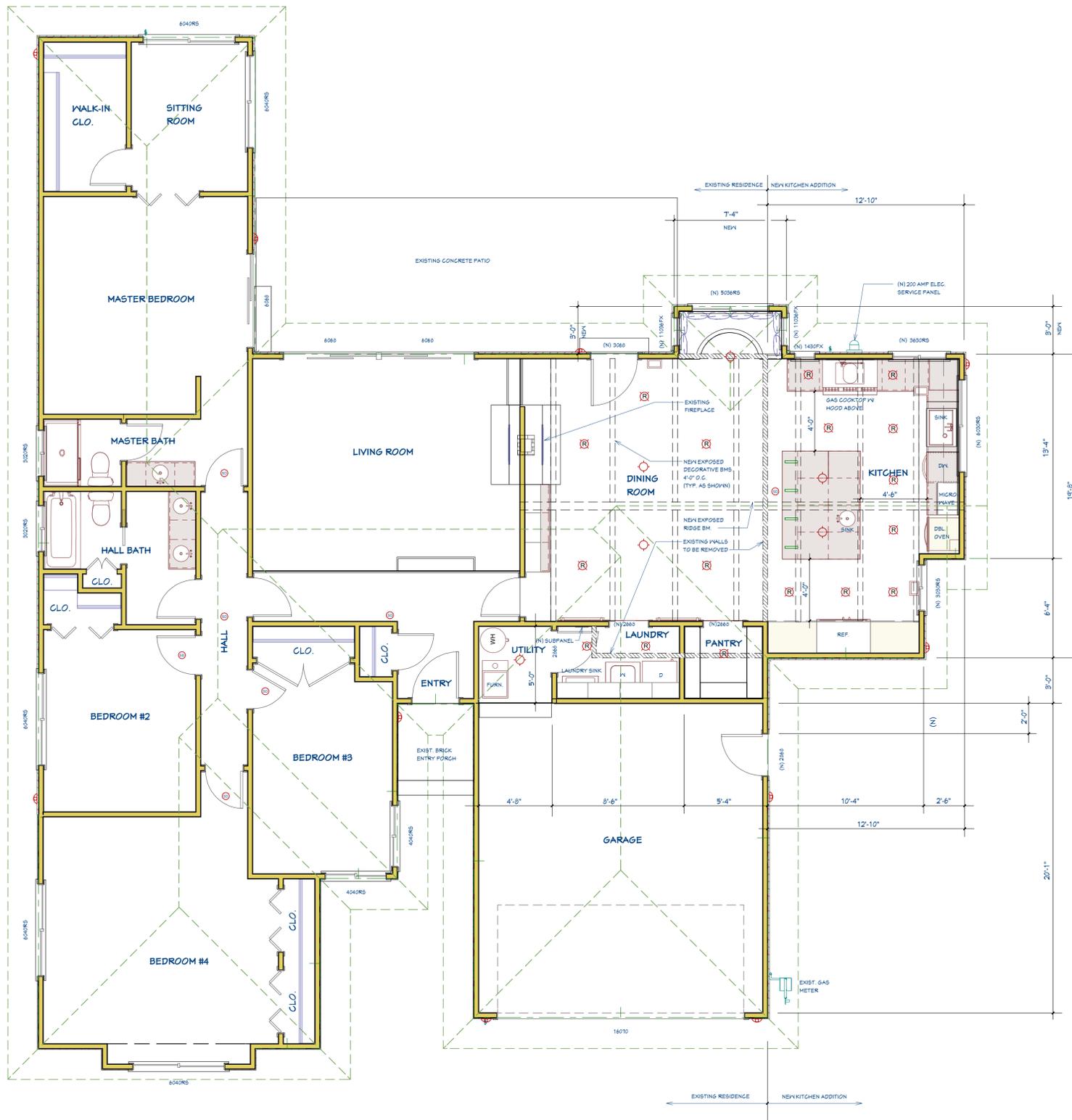


Email: [kenw@wilsonlandsurveys.com](mailto:kenw@wilsonlandsurveys.com)  
[www.wilsonlandsurveys.com](http://www.wilsonlandsurveys.com)



<b>TOPOGRAPHIC SURVEY</b>				
AS REQUESTED BY: <b>SCOTT ERSKINE</b>				
LEGAL DESCRIPTION: LOT 1 TRACT 2995, CITY OF CAMPBELL, COUNTY OF SANTA CLARA, CA				
APN: 404-23-036				
DATE: JUNE 2016				
FILENAME: G-022 ERSKINE TOPO				
DRAWN BY: BEL	SCALE: 1" = 10'	PROJECT: G-022	JOB NUMBER: G-022	SHEET: 1 OF 1





**EXISTING FLOOR PLAN W/ PROPOSED ADDITION**

EXISTING RESIDENCE (1,787 sq. ft.) + PROPOSED ADDITION (285 sq. ft.) = 2,072 sq. ft.

1/4"=1'-0"



NUMBER	DATE	REVISION BY	DESCRIPTION

**EXISTING FLOOR PLAN W/  
PROPOSED ADDITION**

**ERSKINE RESIDENCE**  
596 VIRGINIA AVE.  
CAMPBELL, CA 95008

DRAWINGS PROVIDED BY:  
SCOTT J. ERSKINE  
596 VIRGINIA AVE.  
CAMPBELL, CA 95008  
408.429.0331

DATE:

8/2/2016

SCALE:

1/4"=1'-0"

SHEET:



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

NUMBER	DATE	REVISION BY	DESCRIPTION

**FRONT ELEVATION**

**ERSKINE RESIDENCE**  
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CAMPBELL, CA 95008

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596 VIRGINIA AVE.  
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408.429.0331

DATE:

8/2/2016

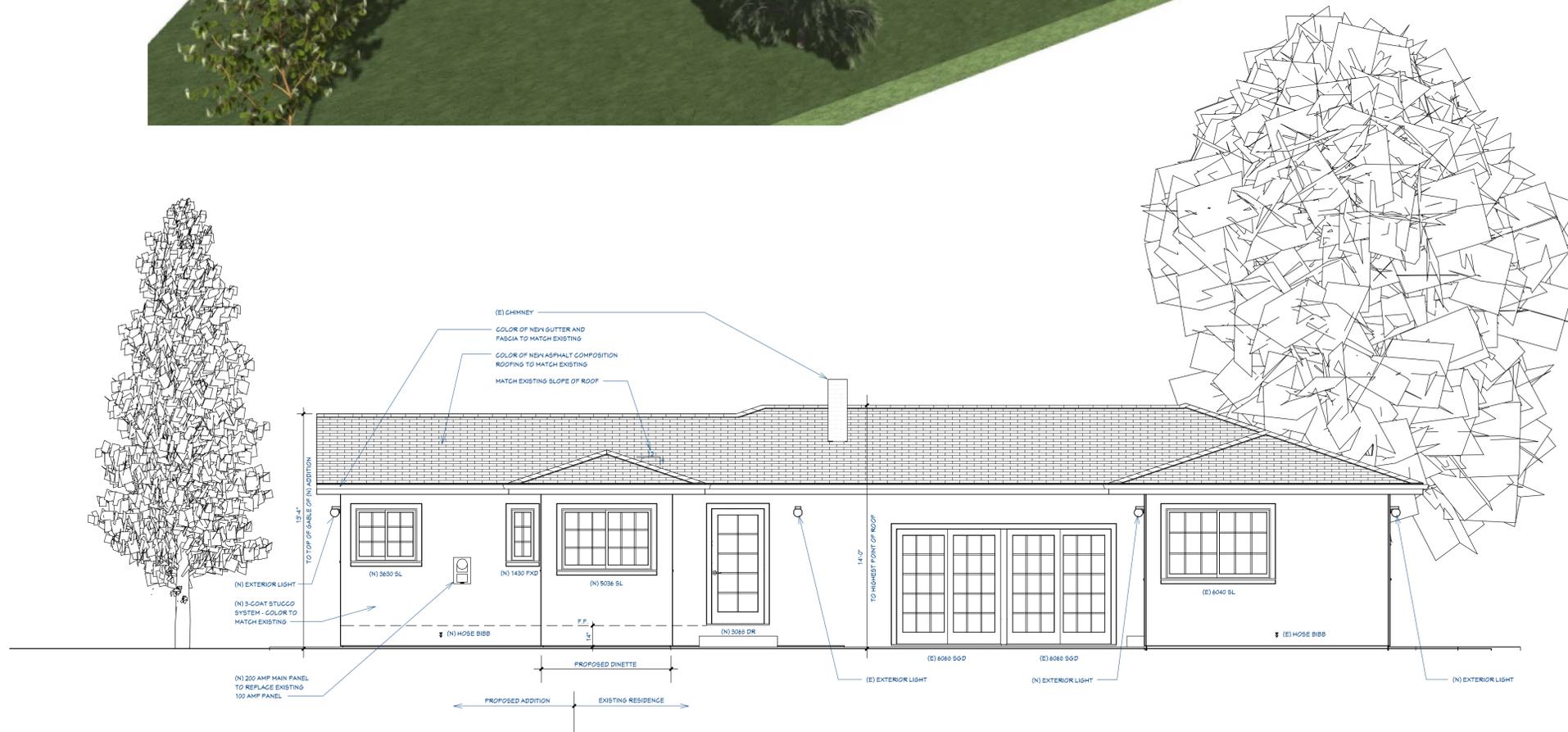
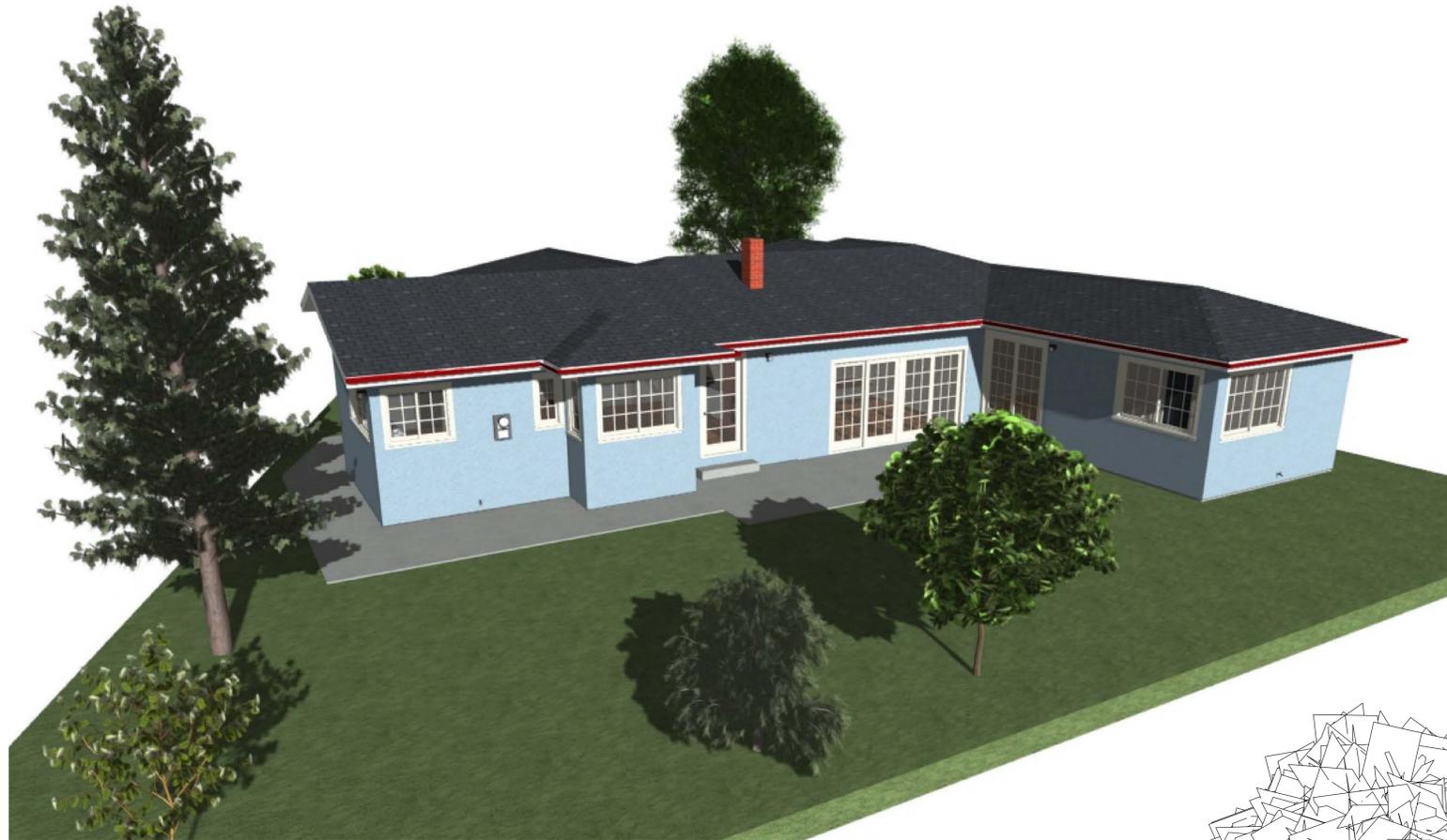
SCALE:

1/4"=1'-0"

SHEET:







**REAR ELEVATION**

1/4"=1'-0"

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

**REAR ELEVATION**

**ERSKINE RESIDENCE**  
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 CAMPBELL, CA 95008

DRAWINGS PROVIDED BY:  
 SCOTT J. ERSKINE  
 596 VIRGINIA AVE.  
 CAMPBELL, CA 95008  
 408.425.0931

DATE:

8/2/2016

SCALE:

1/4"=1'-0"

SHEET:

**7**