



**CITY OF CAMPBELL**  
Community Development Department

November 22, 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>PLN2016-353</b>
<b>Applicant:</b>	<b>Herbert Birthelmer</b>
<b>Project Address:</b>	<b>734 Old Orchard Rd.</b>
<b>Property Owner:</b>	<b>Richard Toledo</b>
<b>Zoning District:</b>	<b>R-1-16 (Single-Family Residential)</b>
<b>General Plan:</b>	<b>Low Density Residential</b>
<b>Project Description:</b>	<b>Ground floor addition, including a new garage and additional living area, totaling 1,807 square-feet, to an existing 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 November 22, 2016 and ends on December 2, 2016. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **December 2, 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 Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email [danielf@cityofcampbell.com](mailto:danielf@cityofcampbell.com).

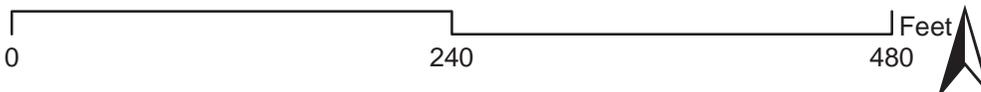
# Project Location Map



**Project Location:** 734 Old Orchard Dr.  
**Application Type:** Admin. Site and Arch. Review Permit  
**Planning File No.:** PLN2016-353

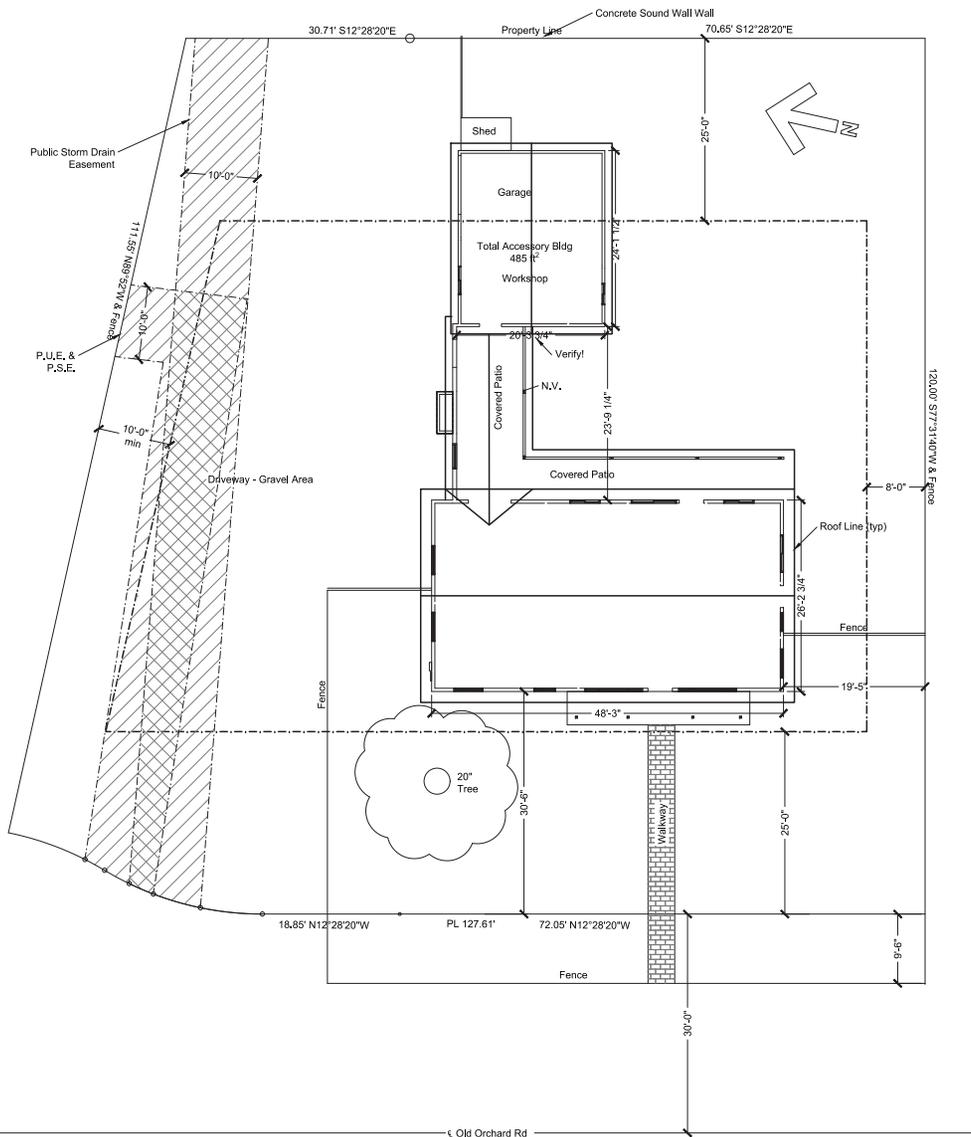


Community Development Department  
Planning Division





Vicinity



(E) Site Plan  
1/8"=1'

**Project Info:**

Project Address: 734 Old Orchard Rd, Campbell CA 95008  
 Owner: Richard Toledo  
 APN: 404-29-048  
 Tract: -  
 Design & EOR: Herbert Birtelmer, P.E. C 78306  
 880 Silacci Dr, Campbell, CA 95008  
 Project Scope: Add master bedroom and 6-car garage to existing SFR.

**Trades:**

Building: Y  
 Electrical: Y  
 Plumbing: Y  
 Mechanical: Y

**Applicable Codes:**

2013 CRC, 2013 CFC,  
 2013 CMC, 2013 CPC, 2013 CEC  
 2013 CalEnergy and 2013 CalGreen

**Property & Building Info**

Zoning: R1-16 (legal nonconforming)  
 Occupancy: R-3  
 Construction: V-B  
 Sprinkler: NO  
 No. of Stories: 1  
 Year Built: 1947  
 Flood Zone: No  
 Seismic Hazards: Liquefaction  
 Geo Hazard Zone: No

**In STANP Area.**

Setbacks: Front 25 ft  
 Side 1: GT of 10 ft and 60% of Adj Wall  
 Side 2: GT of 8 ft and 60% of Adj Wall  
 Rear 25 ft

**Lot Size**

13570 ft<sup>2</sup>

**(E) Det. Garage**

485 ft<sup>2</sup>

**(E) Living Area**

1266 ft<sup>2</sup>

**Total Area**

1751 ft<sup>2</sup>

**(N) Addition Living Area**

844 ft<sup>2</sup>

**(N) Attached Garage**

963 ft<sup>2</sup>

**Total Addition**

844+963=1807 ft<sup>2</sup>

**Total (N) Area**

1751+1807= 3558 ft<sup>2</sup>

**(E) Patio & Paved Area**

441 ft<sup>2</sup>

**(N) Paved Driveway**

1700 ft<sup>2</sup>

**FAR & Lot Coverage (per STANP)**

Max. FAR 45 % = 6106 ft<sup>2</sup>

Max. Lot Covg. 35 % = 4749 ft<sup>2</sup>

(E) Lot Coverage 1751 / 13570 = 0,13

(N) Lot Coverage 3558 / 13570 = 0,26

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 3D Rendering A-2  
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REVISION	DATE

**HB CAD Design**  
 Herbert Birtelmer, P.E. C 78306  
 880 Silacci Dr  
 Campbell, CA 95008  
 (408) 355-4262 / birf@birfhl.com

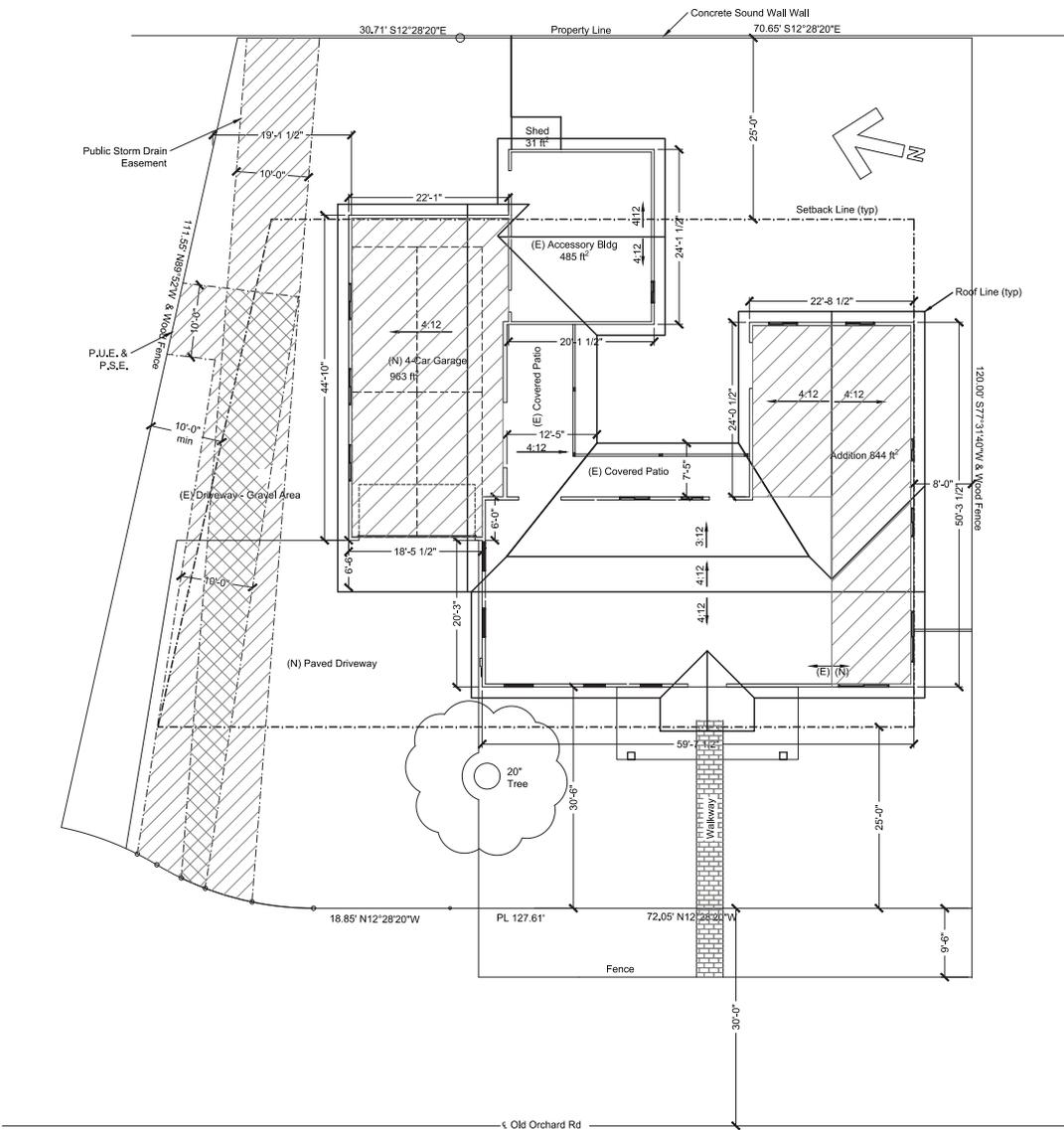


**Additions**  
**Toledo Residence**  
 734 Old Orchard Rd  
 Campbell, CA 95008

2/25/16  
**G-1**

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Electronically applied seal and signature are in conformance with California Code of Regulations §411 (e)



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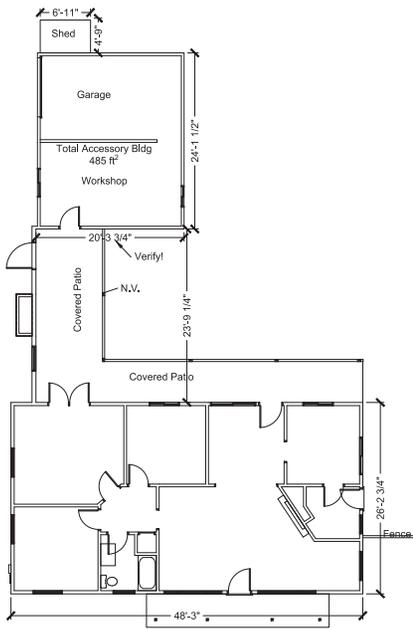
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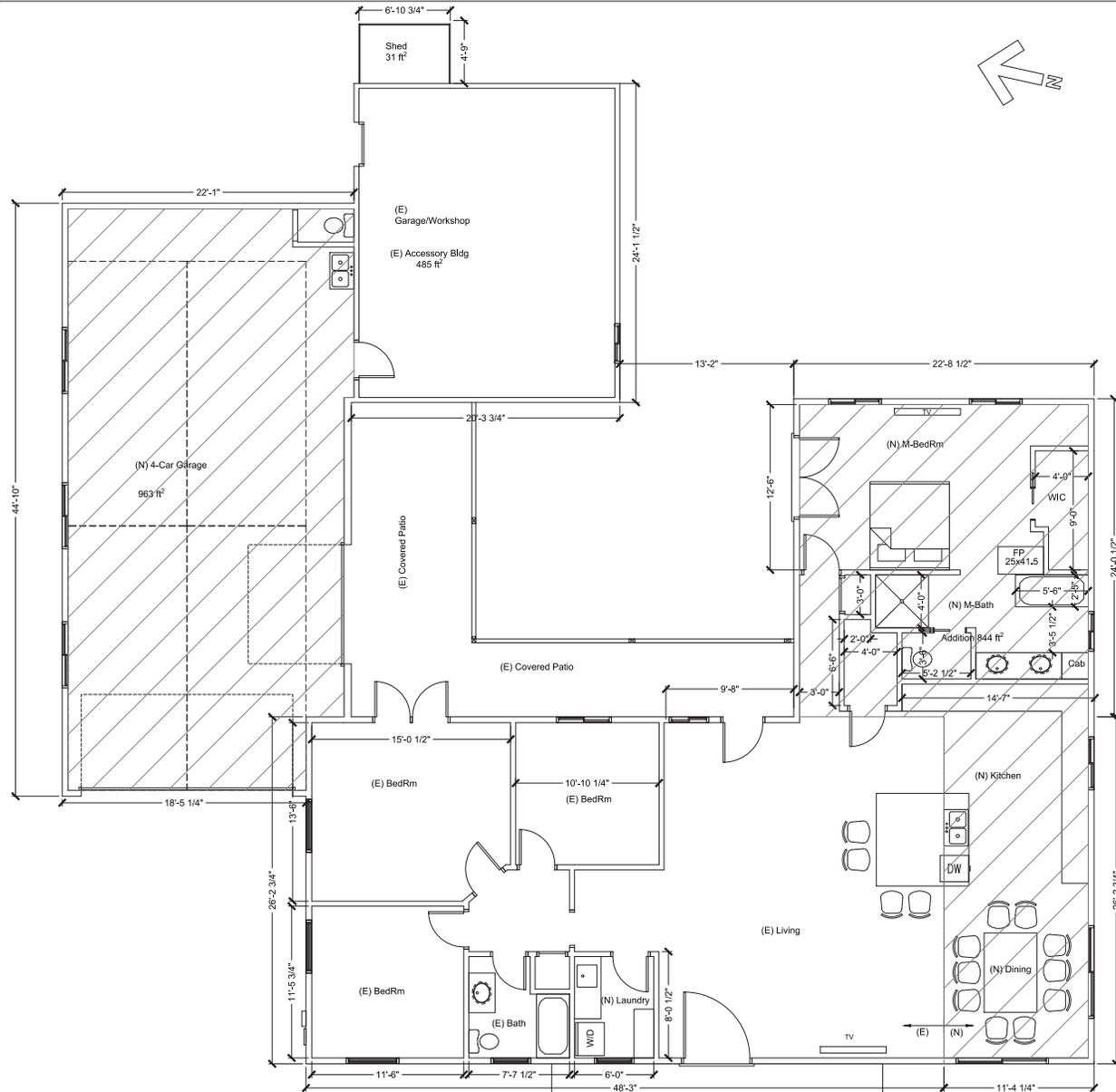
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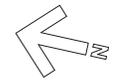
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(E) Floor Plan  
1/8"=1'



Proposed Floor Plan  
1/4"=1'



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Herbert Birtelmer, P. E., C78306  
880 Shacci Dr.  
Campbell, CA 95008  
(408) 355-4262 / birtnh@birtnh.com

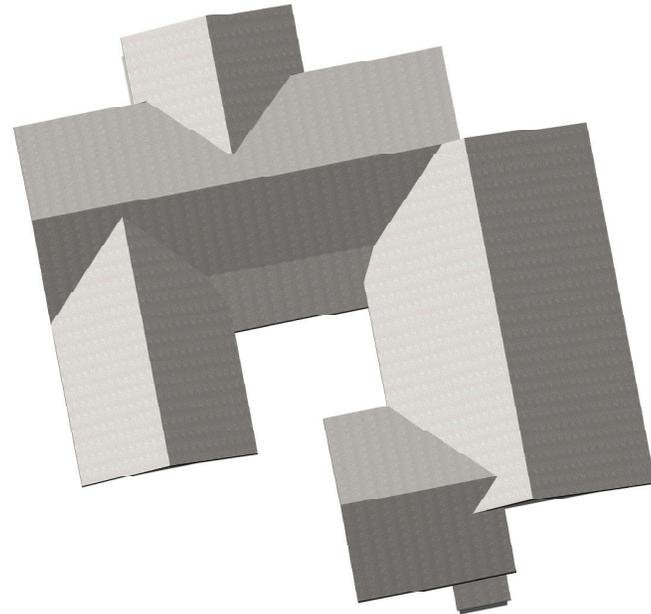
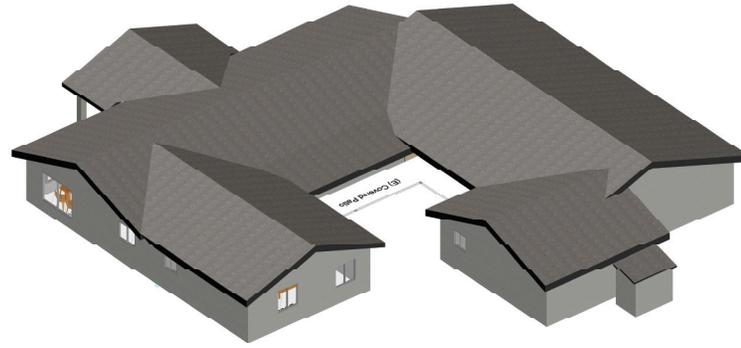
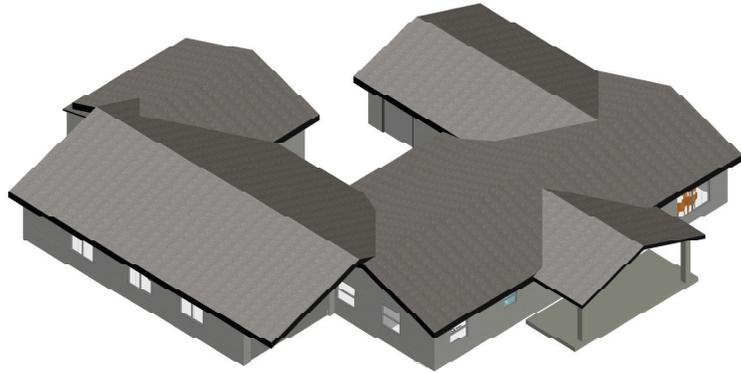


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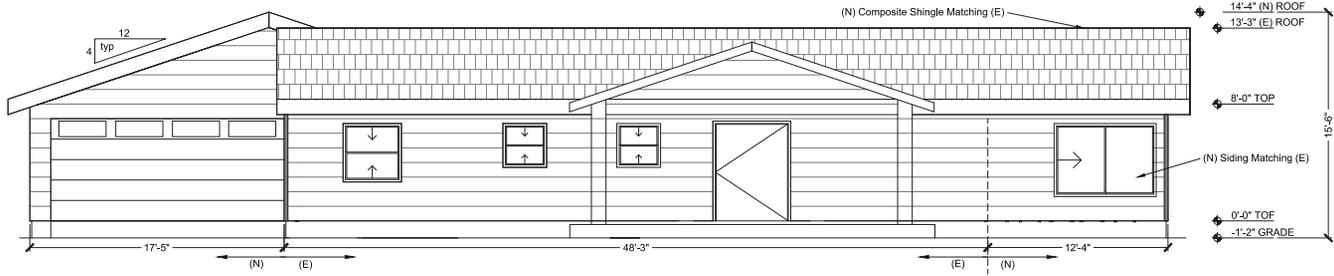


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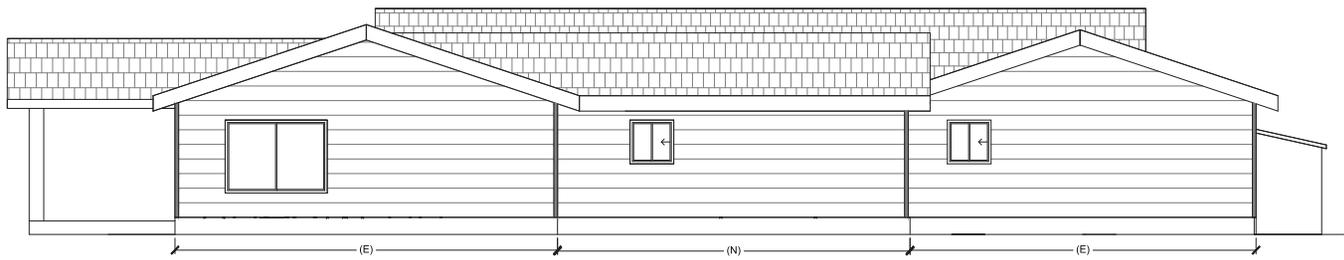
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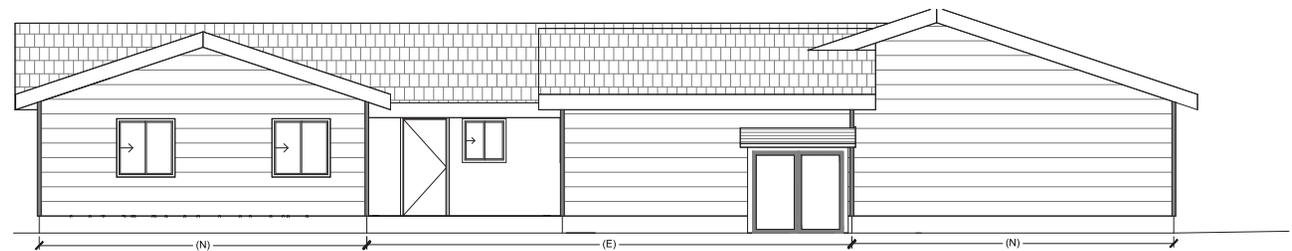
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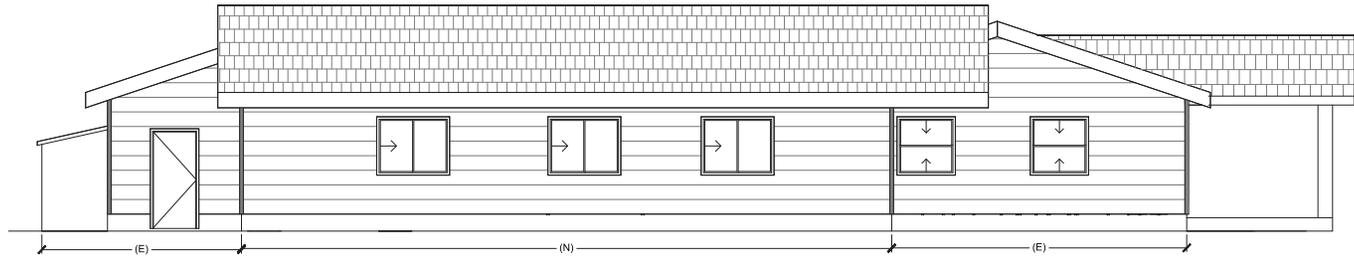
Elevation West (Front)  
1/4"=1'



Elevation South (Right)  
1/4"=1'



Elevation East (Rear)  
1/4"=1'



Elevation North (Left)  
1/4"=1'

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