



CITY OF CAMPBELL
Community Development Department

March 22, 2018

NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION

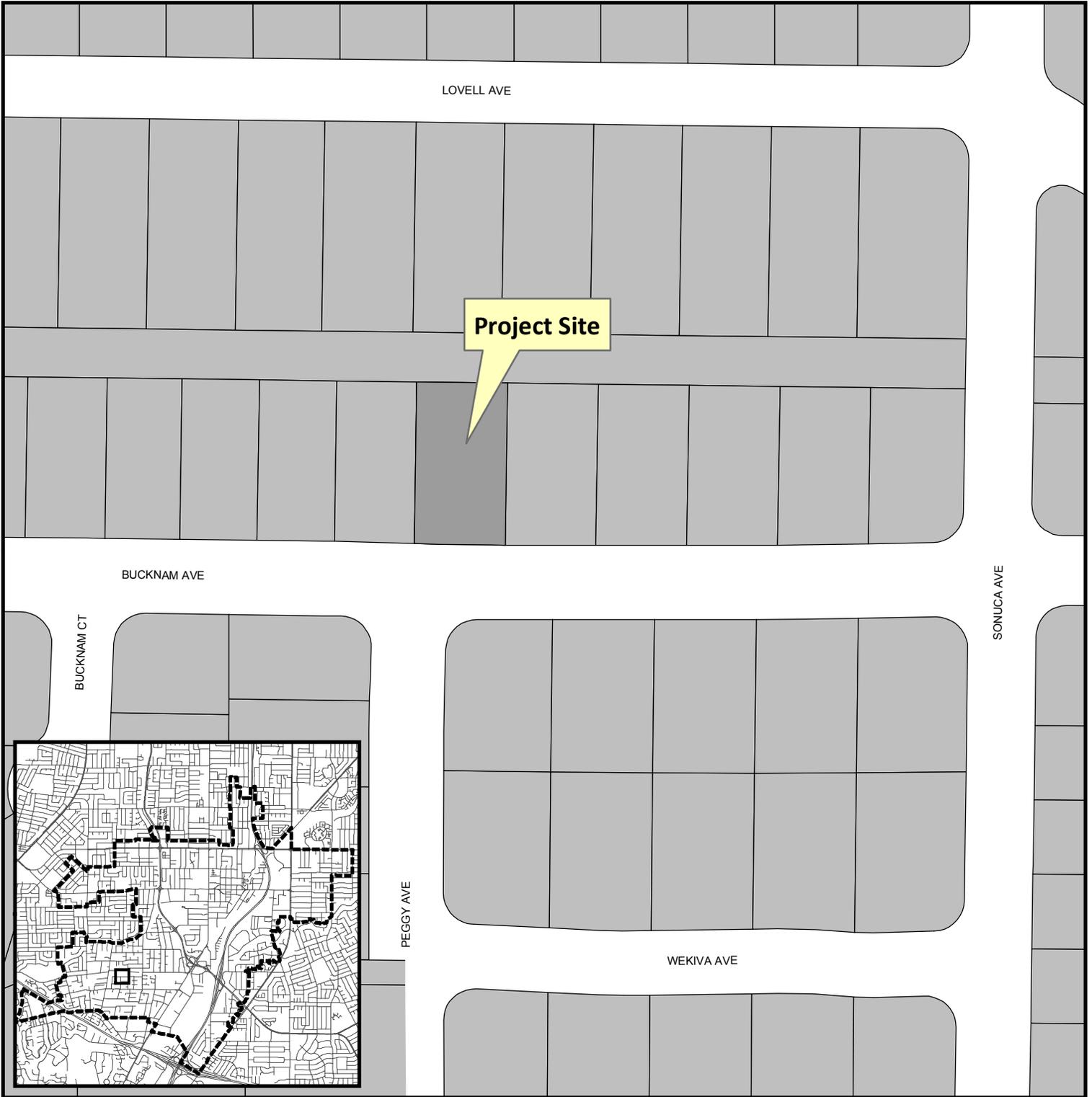
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

File No.: PLN2018-25
Applicant: Matt Liu
Project Address: 1135 Bucknam Avenue
Property Owner: Yi Quan Piao
Zoning District: R-1-8 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Project Description: An approximately 940 sq. ft. one-story rear addition to an existing single-family home

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 March 23, 2018 and ends on April 2, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 2, 2018**. 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 \$750 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 Victoria Hernandez, Assistant Planner, in the Community Development Department, at (408) 866-2732 or by email victoriah@cityofcampbell.com.

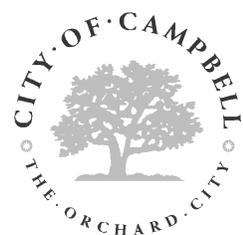
Project Location Map



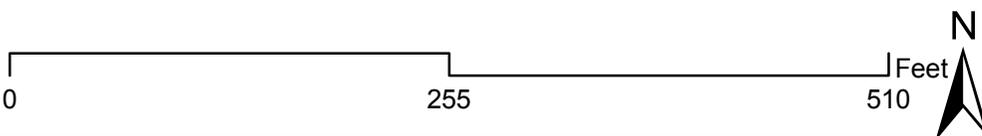
Project Location: 1135 Bucknam Avenue

Application Type: Admin. Site and Architectural Review

Planning File No.: PLN2018-25



Community Development Department
Planning Division



RESIDENCE REMODEL AND ADDITION TO EXISTING DWELLING

1135 BUCKNAM AVE,
CAMPBELL, CA 95008

PROJECT DATA:

- PROJECT ADDRESS: 1135 BUCKNAM AVE, CAMPBELL, CA 95008
- APN# 406-15-006
- ZONING DISTRICT: R-1-3
- OCCUPANCY GROUP: R-3U
- CONSTRUCTION TYPE: V-B
- LOT SIZE: 9,400 SF
- (E) LIVING SPACE: 1,360 SF
- (E) GARAGE (ATTACHED): 424 SF
- (E) PORCH: 75 SF
- (N) ADDITION: 940 SF
- TOTAL LIVING SPACE (E) + (N) : 2,300 SF
- (E) 3 BEDROOMS, 2.0 BATHROOMS
- (N) 5 BEDROOMS, 5.0 BATHROOMS
- TOTAL BUILDING AREA = 2,300 SF + 424 SF = 2,724 SF
- F.A.R.: 2,724 / 9,400 = 29.0 %
- LOT COVERAGE: (2,724+75) / 9,400 = 29.8 %

DRAWING INDEX:

- A-1 PROPOSED SITE PLAN AND PROJECT DATA
- A-2 EXISTING AND PROPOSED FLOOR PLANS
- A-3 EXISTING AND PROPOSED ROOF PLANS
- A-4 EXISTING AND PROPOSED ELEVATIONS

COMPLIANCE CODES:

1. THE 2016 CALIFORNIA BUILDING CODE
2. THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE.
3. THE 2016 CALIFORNIA MECHANICAL CODE.
4. THE 2016 CALIFORNIA ELECTRICAL CODE.
5. THE 2016 CALIFORNIA PLUMBING CODE.
6. THE 2016 CALIFORNIA ENERGY CODE.
7. THE 2016 CALIFORNIA FIRE CODE.
8. THE CURRENT CITY OF CAMPBELL MUNICIPAL CODE AS ADOPTED BY THE CITY COUNCIL.

SCOPE OF PROJECT:

1. ADD 940 SF ADDITION W/ 2 BEDROOMS AND 2 BATHROOMS
2. KITCHEN REMODEL
3. BATHROOMS#1 & 2 REMODEL
4. REMOVE (E) FIRE PLACE AND CHIMNEY
5. UPGRADE ELECTRICAL PANEL TO 200AMP

GENERAL NOTES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF CAMPBELL CONSTRUCTION ORDINANCES AND THE CODES LISTED ON THIS PAGE.

PLEASE NOTE THAT THE DRAWINGS AS PREPARED BY T C HOME DESIGN FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY TOWN/COUNTY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

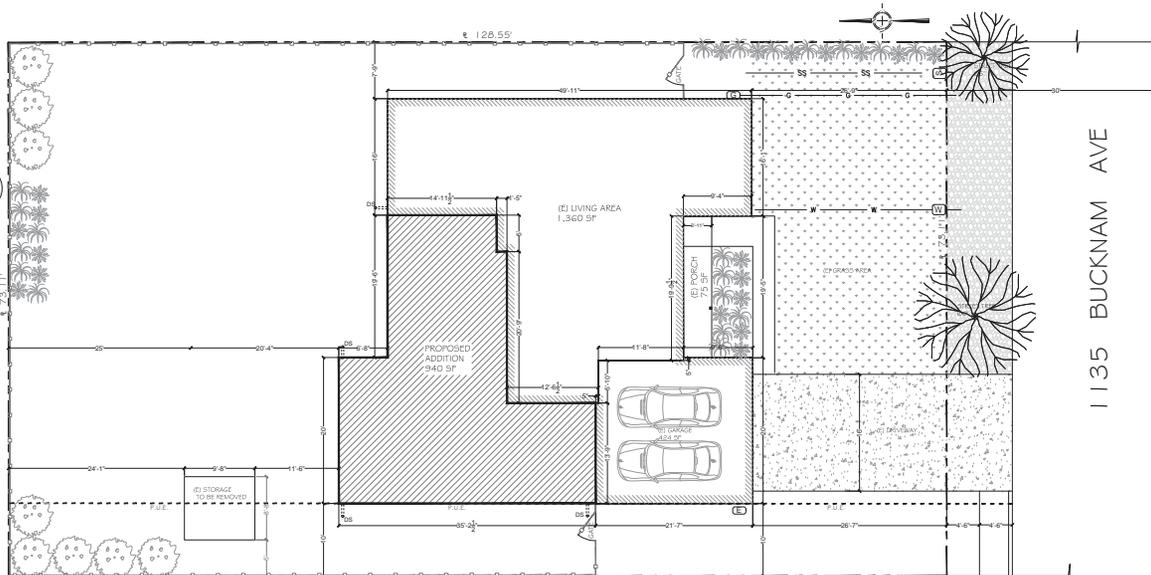
THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE CONSTRUCTABILITY OF THE PROJECT AS SHOWN ON THESE PLANS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN—BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS. ALL CONTRACTORS SHALL HOLD HARMLESS THE DESIGNER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, ALL PROPOSED DIMENSIONS, INCLUDING DRAINAGE AND UTILITY LINES AT PROJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE/SHE SHALL CONTACT THE DESIGNER (T C HOME DESIGN) FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE/SHE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL ATTACHMENTS, CONNECTIONS OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PROTECTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.



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

BUILDING AREA CALCULATIONS:

- (E) GARAGE: $21.58 \times 20' - (5.83' + 11.67') \times 5' / 2 = 424 \text{ SF}$
- (E) LIVING AREA: $49.92 \times 16.04' + 19.79 \times 24.21' + 5.83 \times (2.54' + 5 \times 1.42') = 1,360 \text{ SF (RECORD: 1,425 SF)}$
- (N) ADDITION: $14.96 \times 19.5' + 1.42 \times 14.5' + 20 \times 23.04' + 13.75 \times 12.13' = 940 \text{ SF}$
- TOTAL LIVING AREA: $1,360 \text{ SF} + 940 \text{ SF} = 2,300 \text{ SF}$

LEGENDS:

- PROPERTY LINE
- FENCE LINE
- - - LINE OF SETBACK
- W WATER METER
- G GAS METER
- E ELECTRICAL METER AND PANEL
- S SEWER LINE CLEAN OUT
- GRASS AREA
- CONC. PAVED
- GRAVELED AREA

ABBREVIATIONS:

- | | | | |
|--------|-----------------------|--------|------------------------|
| @ | AT | (N) | NEW |
| # | AND | NO. | NUMBER |
| CB | CEILING BEAM | O.C. | ON CENTER |
| CLG. | CEILING | P.T. | PRESSURE TREATED |
| C/O | CLEAN OUT | RR | ROOF RAFTER |
| EL | ELEVATION | S/DR | SLANDER |
| GL | GLAZING | U.N.O. | UNLESS NOTED OTHERWISE |
| DBL | DOUBLE | V.I.F. | VERIFY IN FIELD |
| D.F.P. | DECORATION FIRE PLACE | W | WIDTH |
| DS | DOWNSPROUT | W/ | WITH |
| DR | DOOR | WH | WATER HEATER |
| DWG | DRAWING | WDW | WINDOW |
| (E) | EXISTING | | |
| FB | FLASH BEAM | | |
| F | FURNACE | | |
| F.P. | FIRE PLACE | | |
| H | HIGH | | |
| HB | HIP BEAM | | |
| MAX | MAXIMUM | | |
| MIN | MINIMUM | | |

HOME DESIGN
NEW, ADDITION AND REMODEL

107 Kensington Drive, Fremont, CA 94539
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E-MAIL: TCHomeDesign@yahoo.com

STAMP/SIGNATURE:

DATE: 1-31-18

PROPOSED SITE PLAN AND PROJECT DATA
 RESIDENCE REMODEL AND ADDITION TO EXISTING DWELLING
 1135 BUCKNAM AVE, CAMPBELL, CA 95008

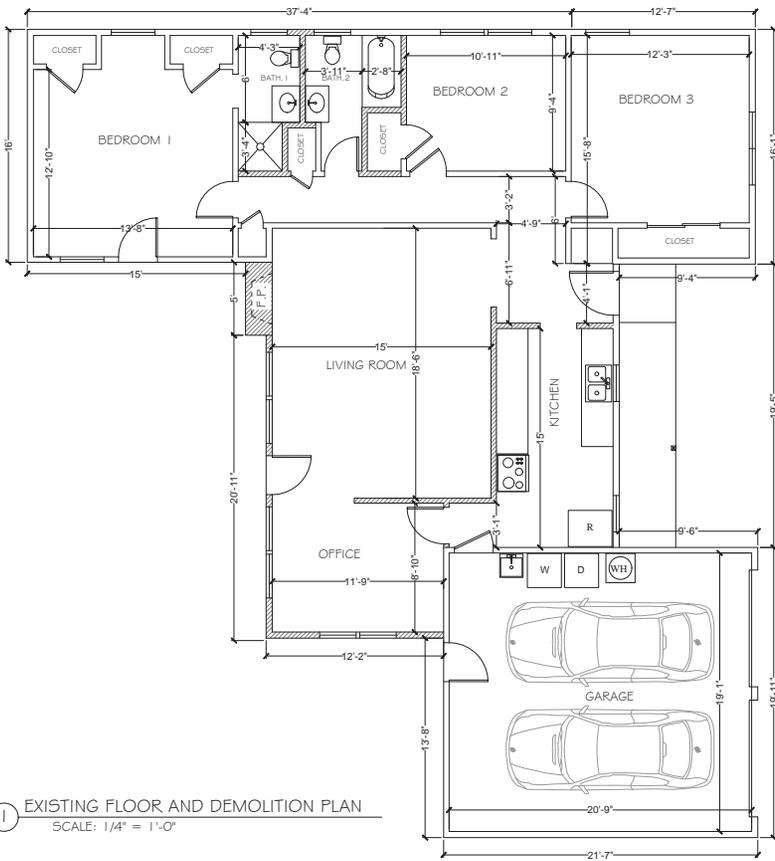
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DRAWN BY: ML
CHECKED BY: ML

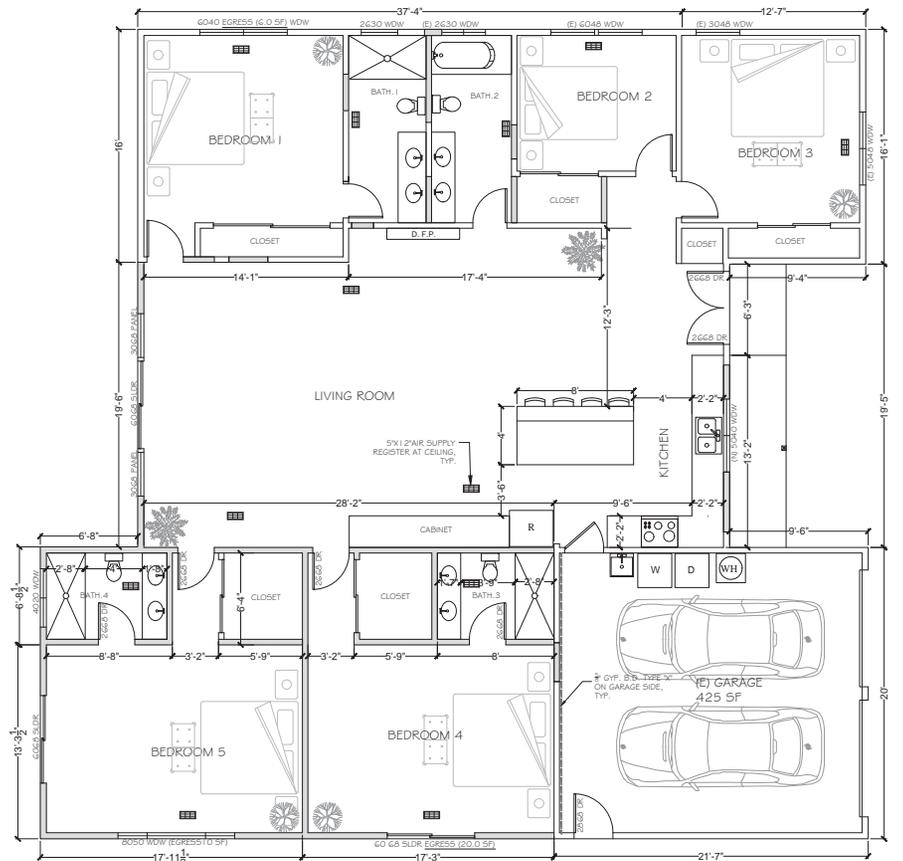
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SHEET TITLE:

A-1



1 EXISTING FLOOR AND DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED MAIN UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"

KITCHEN REMODEL REQUIREMENTS (2016 CA CODE REQUIREMENTS):

- KITCHEN DOORS LEADING FROM THE GARAGE SHALL BE 1-3/8" THICK SOLID WOOD OR HONEY COMB CORE STEEL DOORS OR 20 MINUTE FIRE-RATED DOORS EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES. (CRC 3302.5.1)
- MINIMUM OF 50% OF TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY. (TITLE 24-- BUILDING ENERGY EFFICIENCY STANDARDS 150.0-0.9)
- MINIMUM 30 INCHES CLEARANCE ABOVE KITCHEN RANGE, DIXEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURERS SPECIFICATION. (CVC 916.1.2)
- DOMESTIC DISHWASHER MACHINE SHALL NOT BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE MACHINE. (CPC 607.4)
- HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY (30) INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS.
- EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER PER CMC SECTION 504.1.
- ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR).
- RECEPTACLES SHALL BE LOCATED SO THAT NO POINT IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET MEASURED HORIZONTALLY ALONG THE WALL.
- RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE COUNTERTOP.
- ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 607.4.

BATHROOM INSTALLATION REQUIREMENTS:

- SHOWER AND/OR TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE, FIBERGLASS, ETC.) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., WATER RESISTANT MEMBRANE BOARD). (CVC 1210.2)
- ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT (CVC 210.8)
- A MINIMUM OF ONE HIGH EFFICACY LIGHTING SHALL BE INSTALLED IN EACH BATHROOM; AND ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS. (CVC 150.0-0.9)
- EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURERS REQUIREMENTS. (CVC 150.0-0.9)
- EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. (CA ENERGY EFFICIENCY STANDARDS SECTION 150)
- EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3' FROM PROPERTY LINE AND 3' FROM OPENINGS INTO A BUILDING. (CMC 504.5) EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. (CVC 210) UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 2" CLEARANCE (CPC 406.5). SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30" CIRCLE. (CPC 406.3)
- WATER CLOSETS (MAXIMUM 1.25 GPM) SHALL BE CLEAR 30 INCHES WIDE (15 INCHES @ CENTER) AND 24 INCHES IN FRONT.
- SHOWER HEADS (MAXIMUM 2.0 GPM) & FAUCETS (MAXIMUM 1.2 GPM) (CPC 403.0)
- BATH/TUB/SHOWERFLOORS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. (CPC 406.3)

WINDOWS INSTALLATION REQUIREMENTS:

- PREVENTATION SHALL BE LOW E AND DUAL PANE.
- MAXIMUM U-FACTOR OF 0.35. (SICC 0.25)
- EMERGENCY EGRESS WINDOWS (BEDROOMS) SHALL HAVE A MINIMUM OF 5.7 SQUARE FEET OF CLEAR OPENING ON GRADE LEVEL FLOOR AND 5.7 SQUARE FEET ON SUBSEQUENT FLOORS, WITH A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND HEIGHT OF 24 INCHES.
- GLAZING SHALL BE TEMPERED IF:
 - A. LOCATED IN THE IMMEDIATE URJAN INTERSPACE AREA.
 - B. LOCATED LESS THAN 40 INCHES MEASURED VERTICALLY ABOVE WALKING SURFACE OF SHOWER/TUB/STEAM ROOMS, ETC.
 - C. LOCATED IN HAZARDOUS LOCATIONS AS INDICATED PER CRC 8308.4.
- PROVIDE FALL PREVENTION DEVICE IF THE OPENING IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE AND THE LOWEST PART OF CLEAR OPENING IS LESS THAN 24 INCHES ABOVE FINISHED FLOOR.



NEW ADDITION AND REMODEL
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STAMP SIGNATURE:
Matthew

DATE: 1-13-18

PROJECT TITLE:

EXISTING FLOOR PLAN
RESIDENCE REMODEL AND ADDITION TO 67 DWELLING
1135 BUCKNAM AVE, CAMPBELL, CA 95008

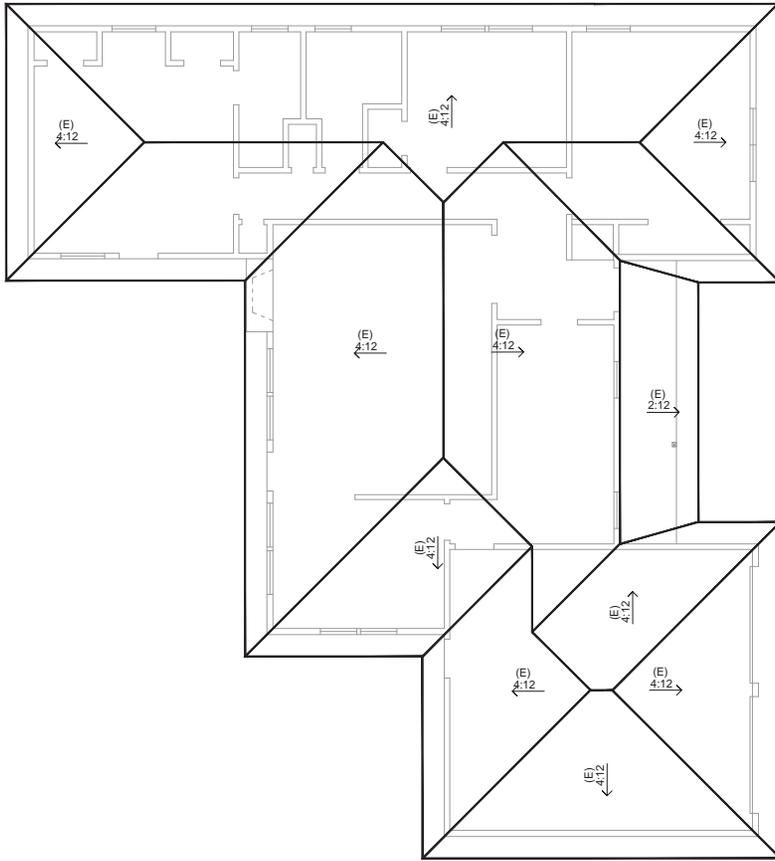
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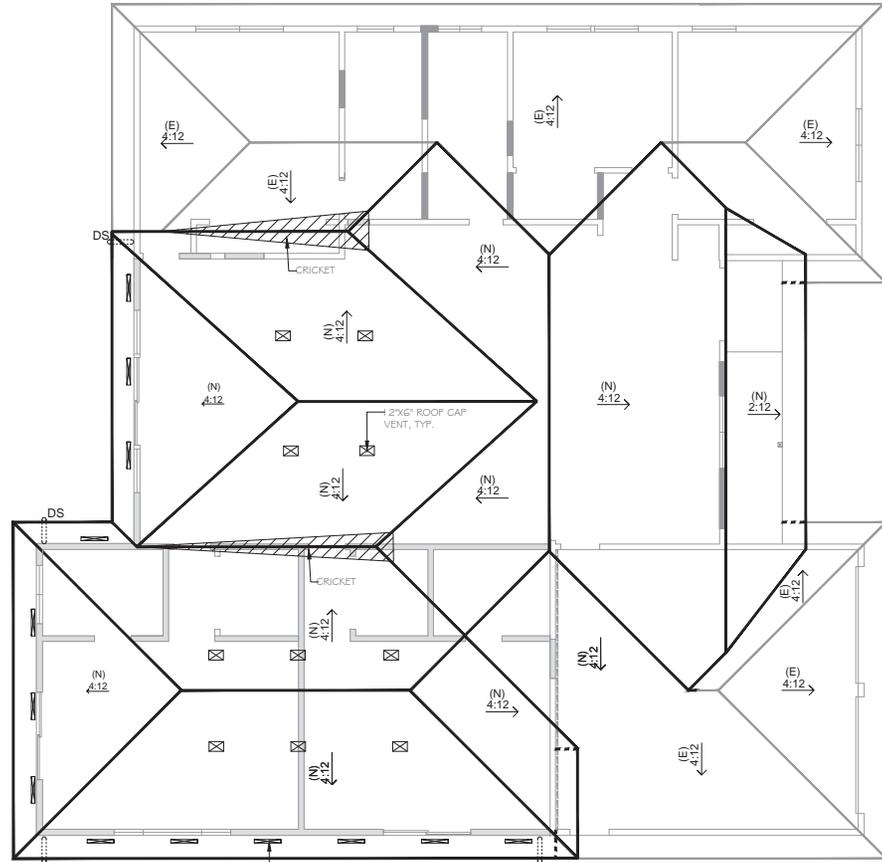
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SHEET TITLE:

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1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

CALCULATION FOR REQUIRED QUANTITY OF VENTS:

- 1). NEW ATTIC (ADDITIONS AND CONVERTED GARAGE):
 CODE REQUIRED VENT AREA = 940 / 150 = 6.26 SF
 PROVIDED VENTS:
 - (13) - 22" X 3" EAVE VENTS NET-FREE AREA (0.27 SF/EA.) = 3.51 SF
 - (4) - 22" X 3" EAVE VENTS REMOVED = -1.03 SF
 - (10) ROOF CAP VENTS (N.F.A. 0.42 SF/EA.) = 4.20 SF
 TOTAL PROVIDED N.F.A. = 6.68 SF
- 3). NEW CRAWLSPACE
 CODE REQUIRED VENT AREA = 940 / 150 = 6.26 SF
 PROVIDED VENTS:
 - 18 - 12" X 5.5" CRAWL SPACE VENTS (N.F.A. 0.42 SF/EA.) = 7.56 SF
 - (3) - 12" X 5.5" EAVE VENTS REMOVED = -1.26 SF
 TOTAL PROVIDED N.F.A. = 6.30 SF



HOME DESIGN

NEW, ADDITION AND REMODEL

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Matthew

DATE: 1-13-18

EXISTING AND PROPOSED ROOF PLANS

RESIDENCE REMODEL AND ADDITION TO 67 DWELLING
 1135 BUCKNAM AVE, CAMPBELL, CA 95808

PROJECT TITLE

REVISION

RESUBMITTAL

14-1

BY:

ML

DRAWN BY:

ML

CHECKED BY:

ML

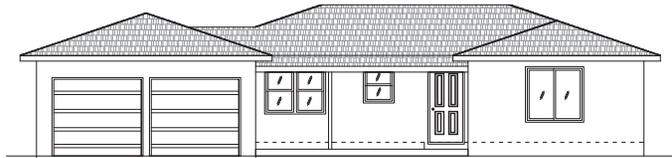
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1/8" = 1/4"

SHEET TITLE:

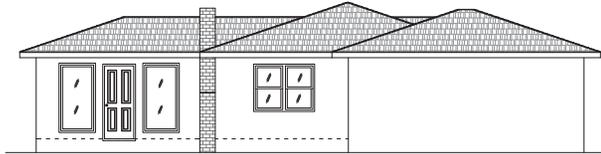
A-3



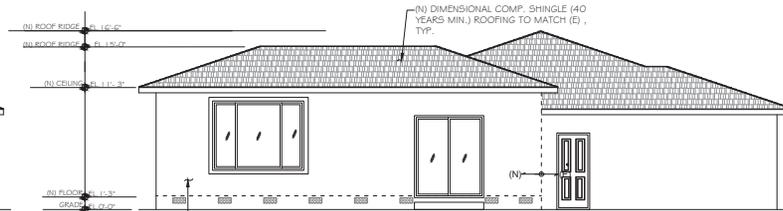
1 EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



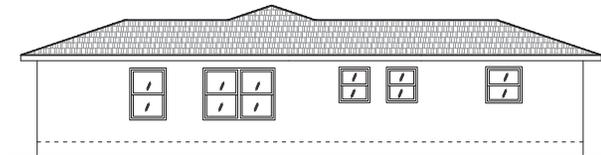
2 PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"



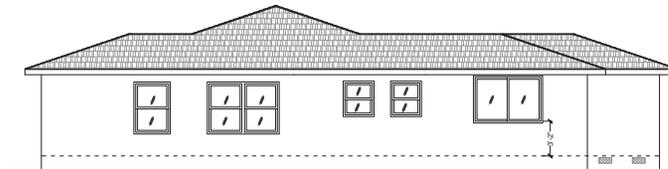
3 EXISTING LEFT ELEVATION
SCALE: 3/16" = 1'-0"



6 PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'-0"



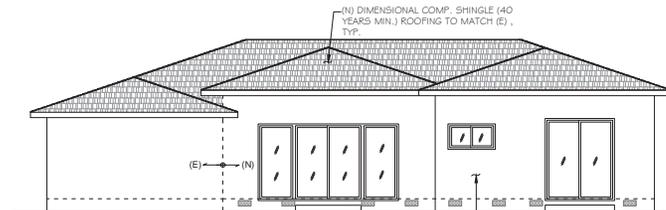
5 EXISTING RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



6 PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



7 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



8 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



T C

HOME DESIGN

NEW, ADDITION AND REMODEL

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STAMP SIGNATURE:

Paul

DATE: 1-13-18

PROJECT TITLE
EXISTING AND PROPOSED ELEVATIONS
RESIDENCE REMODEL AND ADDITION TO 67 DWELLING
1335 BUCKNAM AVE, CAMPBELL, CA 95008

REVISION	BY:
RESUBMITAL 14-1	ML

DRAWN BY: ML
CHECKED BY: ML
SCALE: AS SHOWN
1/8" = 1'-0"

SHEET TITLE:

A-4