



CITY OF CAMPBELL
Community Development Department

April 12, 2018

NOTICE OF ADMINISTRATIVE SITE AND ARCHITECTURAL REVIEW

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:

Project Address: 984 Smith Ave

File No: PLN2018-59

APN: 406-05-011

Applicant: Raya Golpashin

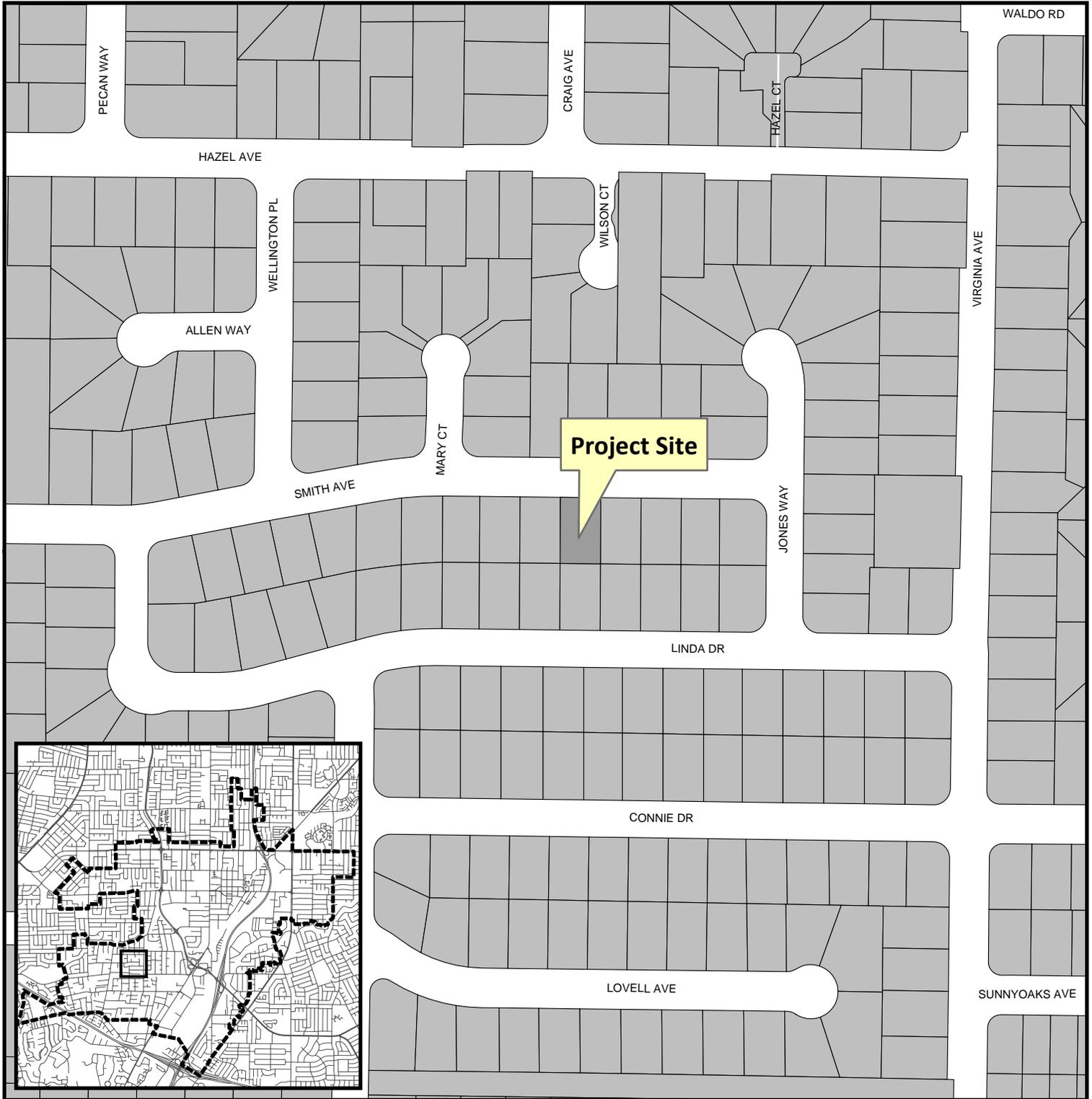
Property Owner: Raya Golpashin

Project Description: 580 square foot rear addition to single-story home

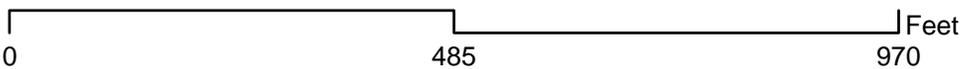
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on **April 13, 2018** and ends on **April 25, 2018**. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 25, 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 Cindy McCormick, Senior Planner, in the Community Development Department, at (408) 871-5103 or by email cindym@cityofcampbell.com.

Project Location Map



Project Location: 984 Smith
Application Type: Admin Site and Arch. Permit
Planning File No.: PLN2018-59
Description: 580 square foot rear single-story addition to single-story home



Community Development Department
Planning Division

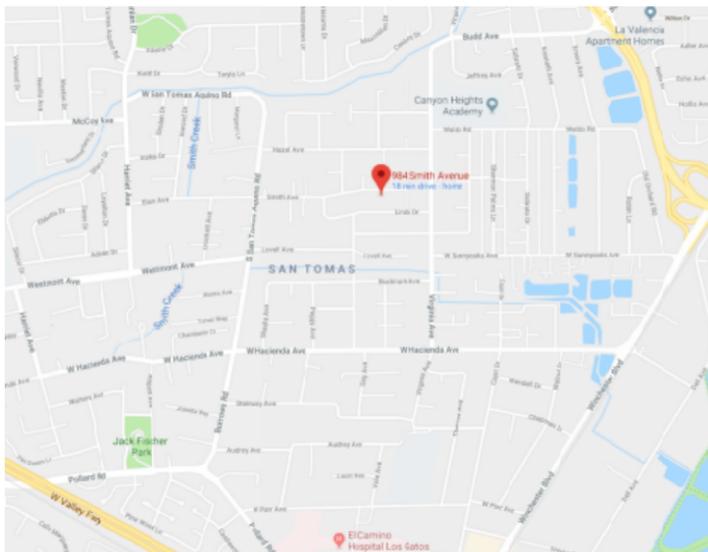
-580.0 SF ADDITION.
-NEW TANKLESS WATER HEATER.
-NEW ELECTRICAL PANEL.



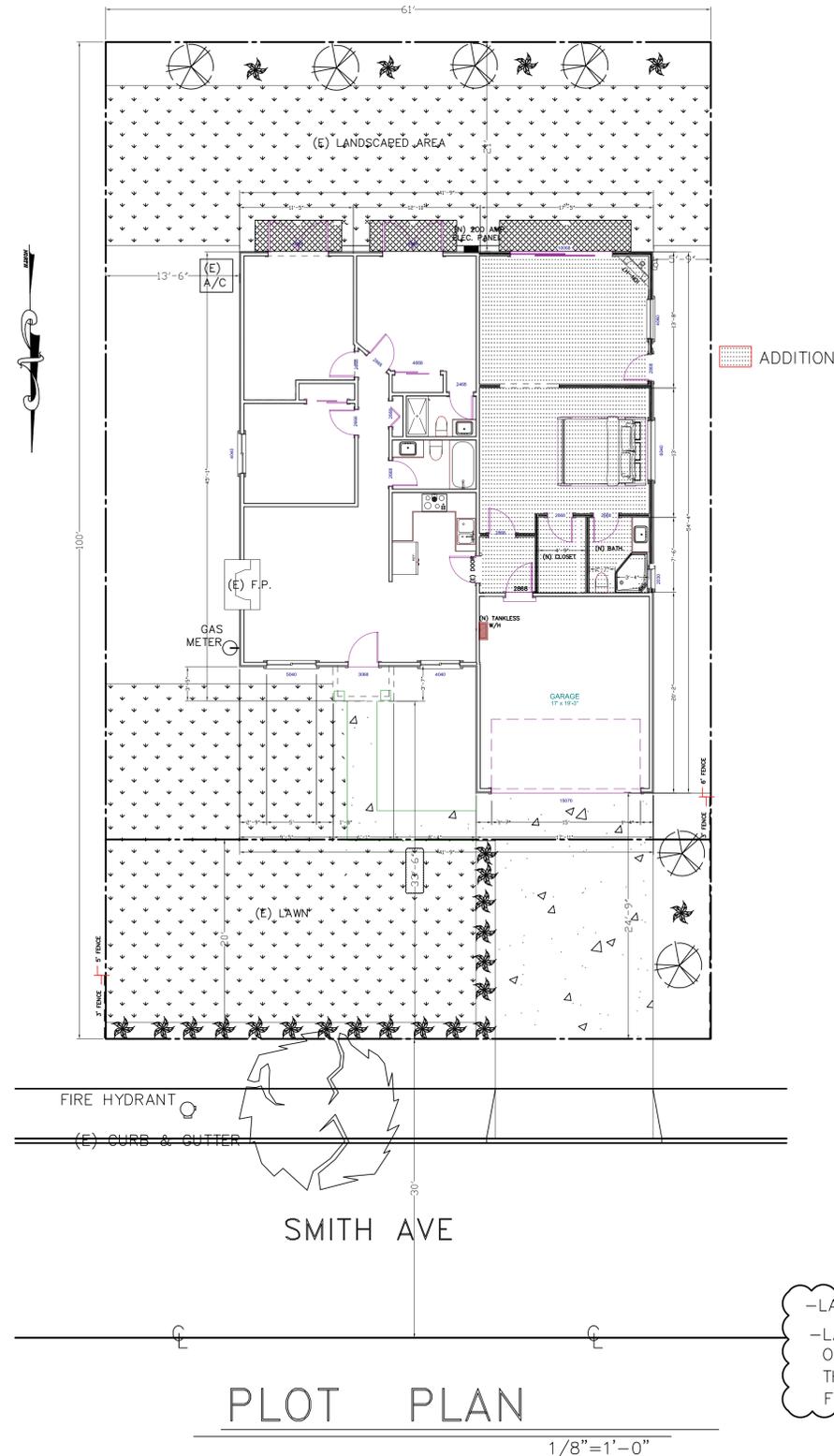
OWNER:
RAYA GOLPASHIN
(408)452-0814

ADDRESS:
984 SMITH AVE.
CAMPBELL CA

THIS PROJECT SHALL COMPLY WITH THE 2016 CBC, CMC, CPC, 2016 CEC, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA GREEN BUILDING STANDARD, AND LOCAL ORDINANCE.



VICINITY MAP



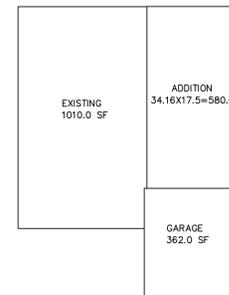
APN # 406-05-011
 LOT SIZE:
 GROSS: 6100+30x61=7930.0 SF
 NET: 6100.0 SF
 ZONING R-1-6 (SAN TOMAS AREA NEIGHBORHOOD)
 TYPE OF CONSTRUCTION VB
 OCCUPANCY GROUP R3/U
 FIRE SPRINKLER SYSTEM NO
 SETBACKS Front - 20 ft. / Side - 5 ft. / Rear - 20 ft
 ALLOWED
 (E) LIVING AREA 1010.0 SF
 (E) GARAGE 362.0
 (N) ADDITION 580.0 SF
 TOTAL LIVING AREA 1590.0 SF
 COVERAGE (1590+362=1952)/6100=0.32
 FIRE SPRINKLER SYSTEM: NO

DEVELOPMENT DATA:	SQUARE FEET		PERCENT OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
LOT COVERAGE (Net)	1010+362=1372	1372+580=1952	22.5%	32 %
LOT COVERAGE (Gross)	1372	1952	17.3%	24.6 %
LANDSCAPE COVERAGE	3120	2540	51.1%	41.6%
FRONT YARD PAVING COVERAGE	317.0 SF	317.0 SF	26 %	26 %
FLOOR AREA	1010.0	1590.0	16.5%	26 %

SCOPE OF WORK:
 -580.0 SF BEDROOM ADDITION AT THE BACK.
 -(N) TANKLESS WATER HEATER.
 -RELOCATING ELECTRICAL PANEL

DESIGN CONSULTANT

ARCHITECTURAL DESIGN:
 LAZARI DESIGN
 6154 ROYAL ACORN PL.
 SAN JOSE CA 95120
 PHONE (408) 781-8374
 FAX (408) 323-9522
 EMAIL: ELAZARI@COMCAST.NET
 STRUCTURAL DESIGN:
 MFA ENGINEERS & ASSOCIATES
 370 GRAND PARK CIRCLE
 SAN JOSE CA 95136
 Tel: (408) 509-3461
 Fax: (408) 781-8374
 aliabiani@sbcglobal.net



SHEET INDEX

- A1 SITE PLAN & PROJECT INFORMATION
- A2 EXISTING & DEMO. FLOOR PLANS.
- A3 PROPOSED FLOOR PLAN
- A4 ELEVATIONS
- A5 SECTIONS
- A6 STREETScape PLAN

GENERAL NOTES
 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER OR ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
 2. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER.
 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.
 4. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE DESIGNER OR THE OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

-LANDSCAPE NOTE:
 -LANDSCAPING WILL NEED TO COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE. EXISTING LANDSCAPING SHALL BE REPLACED-OR-MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS AND IN GOOD CONDITION PRIOR TO FINAL PLANNING SIGN-OFF OF YOUR BUILDING PERMIT.

PLOT PLAN

1/8"=1'-0"

LAZARI DESIGN

6154 ROYAL ACORN PLACE
 SAN JOSE CA 95120

Tel: (408) 781-8374
 elazari@comcast.net

OWNER

MR. PHONE:

PROJECT LOCATION:
 RAYA GOLPASHIN
 984 SMITH AVE.
 CAMPBELL CA

REVISIONS	DATE
RESUB, PLANNING	MARCH 2018

SCALE: AS SHOWN
 DRAWN: E. LAZARI

SHEET TITLE:
SITE PLAN

SHEET NO.
A1

DATE: **DEC. 2017**

OWNER

MR.
PHONE:

PROJECT LOCATION:
RAYA GOLPASHIN
984 SMITH AVE.
CAMPBELL CA

REVISIONS	DATE

SCALE: AS SHOWN
DRAWN: E. LAZARI

SHEET TITLE:
ELEVATIONS

SHEET NO. **A4**

DATE: **DEC. 2017**

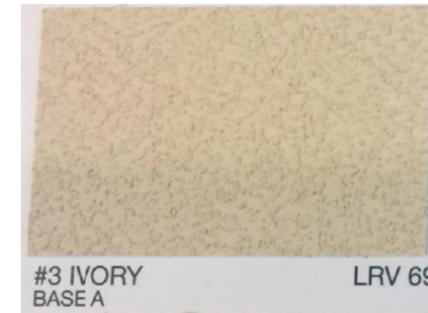


FRONT ELEVATION

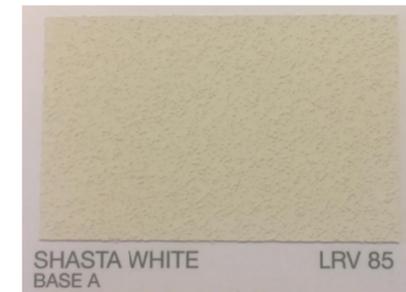
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ROOF, COMP. SHINGLE



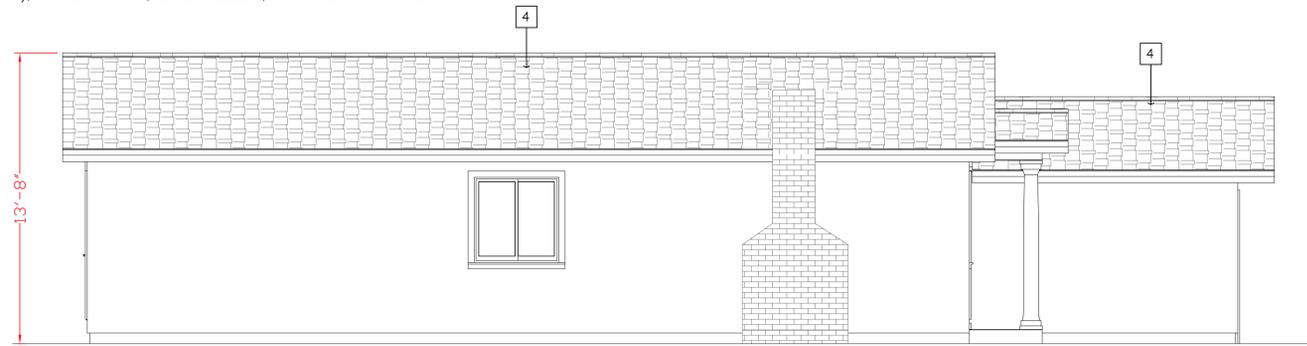
STUCCO COLOR



TRIMS COLOR

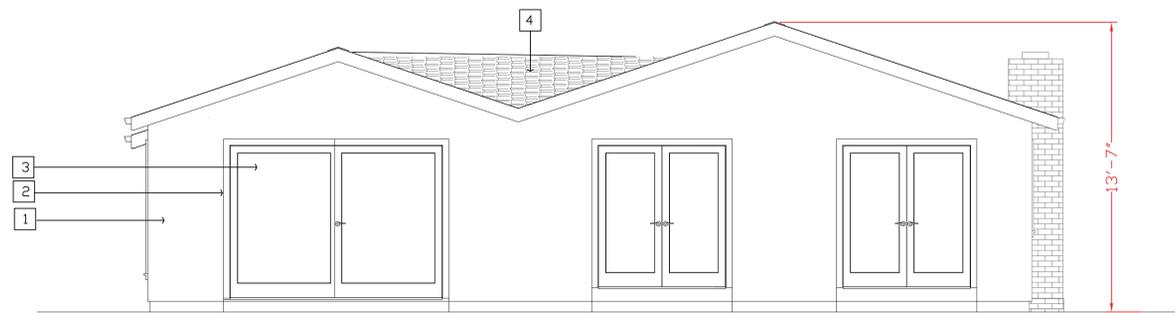
EXTERIOR ELEVATION NOTES

1. EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS o/ 2 LAYERS OF 'D' PAPER o/ PLYWOOD SHEATHING.
COLOR: MATCH EXISTING. (IVORY)
2. EXTERIOR TRIMS: FOAM TRIMS. COLOR: MATCH EXISTING (WHITE)
3. WINDOWS/SLIDING DOORS: INTEGRITY (OR SIMILAR), VINYL WINDOWS, DUAL GLAZED ,SASH COLOR = WHITE.
U-FACTOR FOR (N) WINDOWS IS: 0.3
SHGC FOR (N) WINDOWS IS: 0.28
4. ROOFING: COMP. SHINGLE. MIN. CLASS-C
5. FASCIA & GUTTER: SELECTION BY OWNER.
6. EXISTING CHIMNEY.



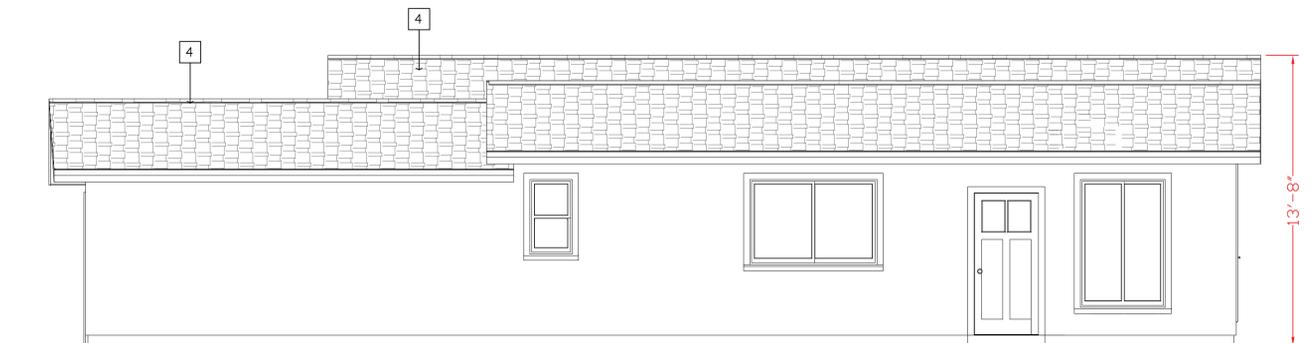
LEFT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"