



CITY OF CAMPBELL
Community Development Department

June 22, 2018

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:

Project Address: 1252 Walnut Drive

Zoning/Area Plan: R-1-10 / San Tomas Area Neighborhood Plan

File No.: PLN2018-154

APN: 406-21-020

Applicant: Jim Morelan

Property Owner: Ghassan & Deena Elfar

Application Type: Administrative Site and Architectural Review Permit

Project Description: To allow an approximately 684 square foot addition and remodel of an existing single-story single-family residence.

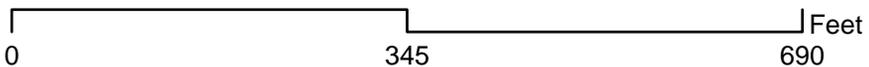
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on June 22, 2018 and ends on July 2, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 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 Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2142 or by email stephenr@cityofcampbell.com.

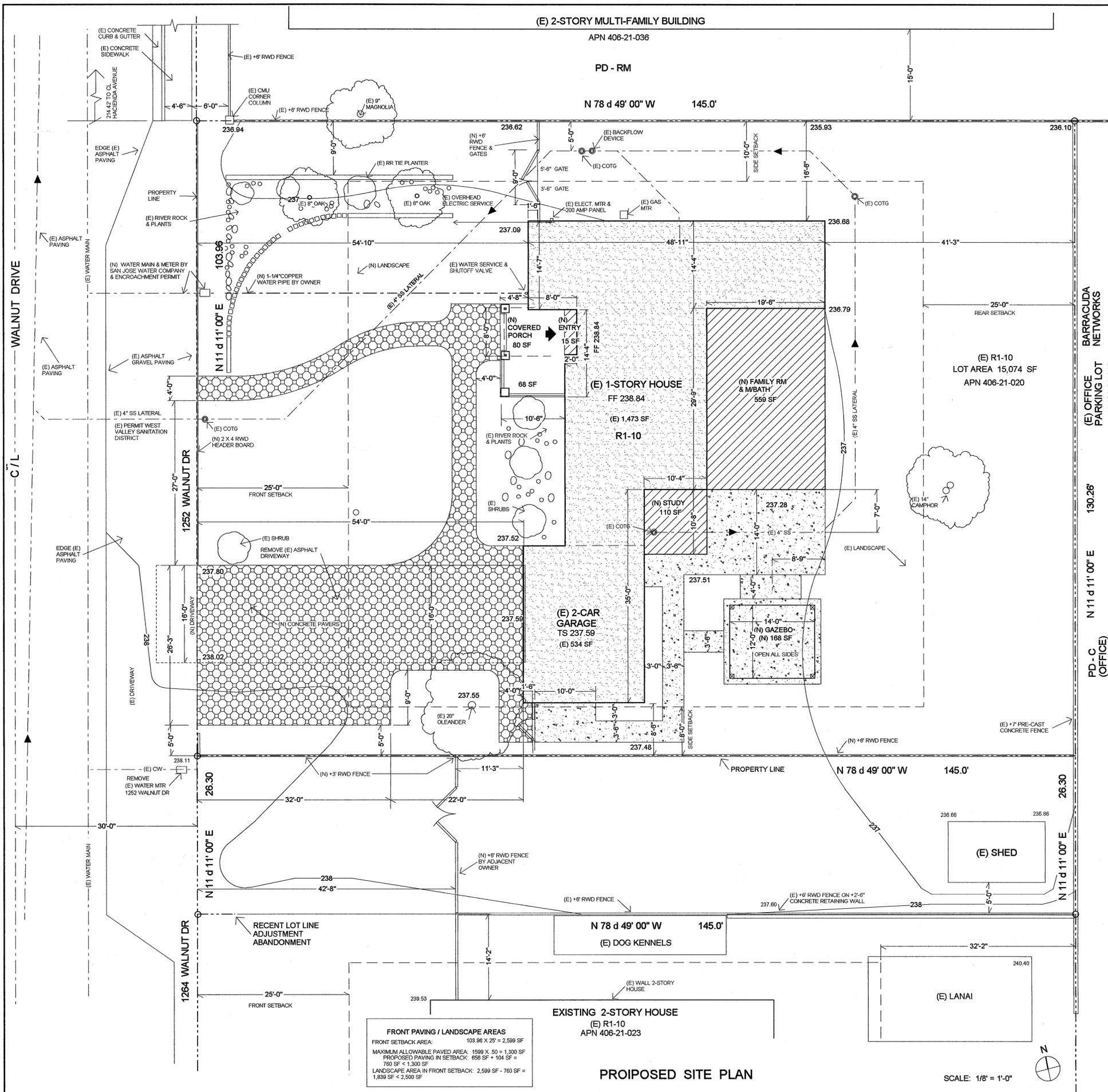
Project Location Map



Project Location: 1252 Walnut Drive
Application Type: Admin. Site and Arch.
Planning File No.: PLN2018-154



Community Development Department
Planning Division



FRONT PAVING / LANDSCAPE AREAS

FRONT SETBACK AREA: 103.96 X 25' = 2,599 SF

MAXIMUM ALLOWABLE PAVED AREA: 1599 X 50 = 1,300 SF

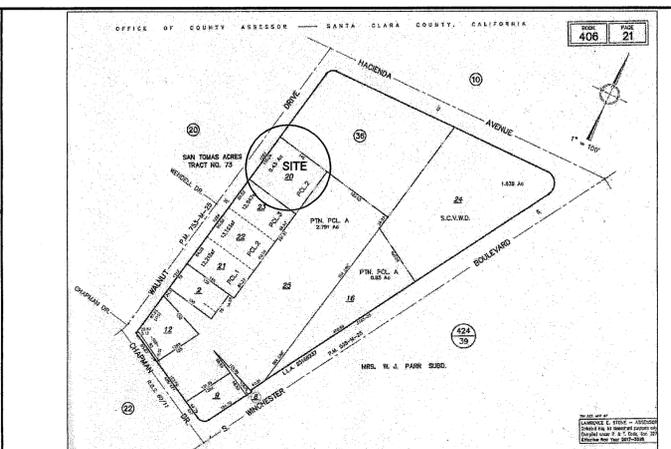
PROPOSED PAVING IN SETBACK: 656 SF + 104 SF = 760 SF < 1,300 SF

LANDSCAPE AREA IN FRONT SETBACK: 2,599 SF - 760 SF = 1,839 SF < 2,500 SF

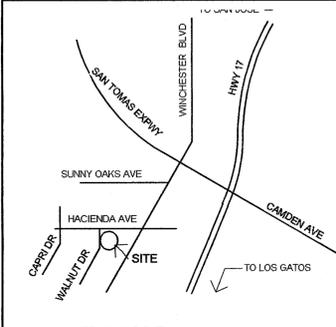
EXISTING 2-STORY HOUSE
(E) R1-10
APN 406-21-023

PROPOSED SITE PLAN

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



ASSESSOR'S PARCEL MAP APN 406-21-020 NO SCALE



VICINITY MAP NO SCALE

CODES & REGULATIONS

ALL NEW WORK SHALL COMPLY WITH THE CURRENT ADOPTED CODES, AS AMENDED BY JURISDICTION OF PERMIT ISSUANCE:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA HISTORICAL BUILDING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - CALGreen CODE, 1st State-Adopted Green Code
- CITY OF CAMPBELL MUNICIPAL CODE

PROJECT DATA

OWNER: GHASSAN & DEENA ELFAR
1252 WALNUT DRIVE
CAMPBELL, CA 95008
TEL: 408-857-5978
406-21-020

ASSESSOR'S PARCEL NO.: 406-21-020

ZONING: R1-10 SINGLE FAMILY RESIDENTIAL
SAN TOMAS NEIGHBORHOOD PLAN

BUILDING SETBACKS: FRONT: 25'
SIDES: 8' & 10'
REAR: 25'

HVAC EQUIPMENT: 5'-0" MIN. TO PROPERTY LINE

TYPE CONSTRUCTION: V-B

USE - OCCUPANCY: SINGLE FAMILY RESIDENTIAL R3 / U

PARKING: 2 - GARAGE EXISTING

YEAR BUILT: 1954

NUMBER STORIES: ONE - EXISTING

LOT AREA: 15,074 SF

LOT COVERAGE TABLE

ITEM	EXISTING	NEW	TOTAL PROPOSED
HOUSE	1,473 SF	684 SF	2,157 SF
GARAGE	534 SF	-	534 SF
COVERED PORCH	15 SF	65 SF	80 SF
ACCESSORY BLDG	-	168 SF	168 SF
TOTAL	2,022 SF	917 SF	2,939 SF

LOT AREA: 15,074 SF
LOT COVERAGE ALLOWABLE: 35%
35 X 15,074 SF = 5,276 SF
LOT COVERAGE % PROPOSED:
2,939 SF / 15,074 SF = 19.50 % < 35%

FAR TABLE

ITEM	EXISTING	NEW	TOTAL PROPOSED
HOUSE	1,473 SF	684 SF	2,157 SF
GARAGE	534 SF	-	534 SF
ACCESSORY BLDG	-	-	-
TOTAL	2,007 SF	15,074 SF	2,691 SF

LOT AREA: 15,074 SF
FAR ALLOWABLE: 45%
45 X 15,074 SF = 6,783 SF
FAR % PROPOSED:
2,691 SF / 15,074 SF = 17.85% < 45%

PROJECT DIRECTORY

ARCHITECT: MORELAN ASSOCIATES, INC.
1101 S. WINCHESTER BLVD. STE. G-181
SAN JOSE, CA 95128
TEL: 408-247-3322 FAX: 408-247-5560
CONTACT: JIM MORELAN, AIA, CSI
CELL: 408-484-4438
jim@morelan.net

OWNER: GHASSAN AND DEENA ELFAR
1252 WALNUT DRIVE
CAMPBELL, CA 95008
TEL: 408-857-5978
gus13@att.net

JURISDICTION: CITY OF CAMPBELL
BUILDING & PUBLIC WORKS
70 NORTH FIRST STREET
CAMPBELL, CA 95008
TEL: 408-866-2120

DRAWING INDEX

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 - A2 EXISTING SITE PLAN
 - A3 EXISTING FLOOR PLAN
 - A4 PROPOSED FLOOR PLAN
 - A5 EXISTING EXTERIOR ELEVATIONS
 - A6 PROPOSED EXTERIOR ELEVATIONS
 - A7 EXISTING ROOF PLANS
 - A8 PROPOSED ROOF PLANS
 - A9 STREETSCAPE & BUILDING SECTIONS
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- WESTFALL ENGINEERING, INC.
1 TOPOGRAPHIC SURVEY

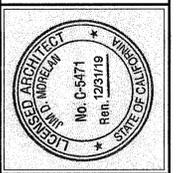
SCOPE OF WORK

- OFF-SITE IMPROVEMENTS:**
NONE PROPOSED OR REQUIRED
- SITE:**
- MINOR GRADING REQUIRED TO INSURE SURFACE AND ROOF DRAINAGE IS DIVERTED AWAY FROM THE BUILDING FOUNDATIONS AND RUNOFF FROM GOING ONTO ADJACENT NEIGHBOR'S PROPERTIES. INSTALL NEW DRYWELLS FOR COLLECTING AND PERCOLATING EXCESS RUNOFF.
 - NEW 8" HIGH REDWOOD GOOD NEIGHBOR FENCE AND GATE AND SOUTH PROPERTY LINE.
 - NEW CONCRETE PAVERS @ FRONT DRIVEWAY AND FRONT WALKS. NEW CONCRETE PATIO AND WALKS AT REAR YARD. NEW LANDSCAPE PLANTING FOR FRONT YARD AREA.
- BUILDING:**
- REMODEL EXISTING BEDROOMS, BATHROOMS, KITCHEN & NOOK, LIVING ROOM, AND LAUNDRY ROOM. ADD NEW MEATH, FAMILY ROOM, STUDY, ENTRY AND FRONT COVERED PORCH.
 - A SMALL PRE-FABRICATED GAZEBO IS PROPOSED TO BE ERCTED IN THE REAR YARD.
- UTILITIES:**
- NEW SANITARY SEWER AND CONNECTION TO STREET SEWER MAIN COMPLETED WITH SEPARATE PLUMBING PERMIT AND PERMIT FROM WEST VALLEY SANITATION.
 - NEW 200 AMP OVERHEAD SERVICE COMPLETED WITH SEPARATE ELECTRIC PERMIT.
 - GAS: NO CHANGE PROPOSED TO EXISTING GAS SERVICE.
 - WATER: A NEW WATER METER AND WATER SERVICE PIPE IS PROPOSED. DUE TO A RECENTLY APPROVED AND RECORDED LOT LINE ADJUSTMENT THAT RESULTED IN THE EXISTING METER BEING OFF THE PROPERTY.

ISSUED	DATE

The plans, ideas, arrangements and designs indicated or represented by these drawings are owned by, and are the property of the Architect and were developed solely for use on this project and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from JIM D. MORELAN, A.I.A. ARCHITECT

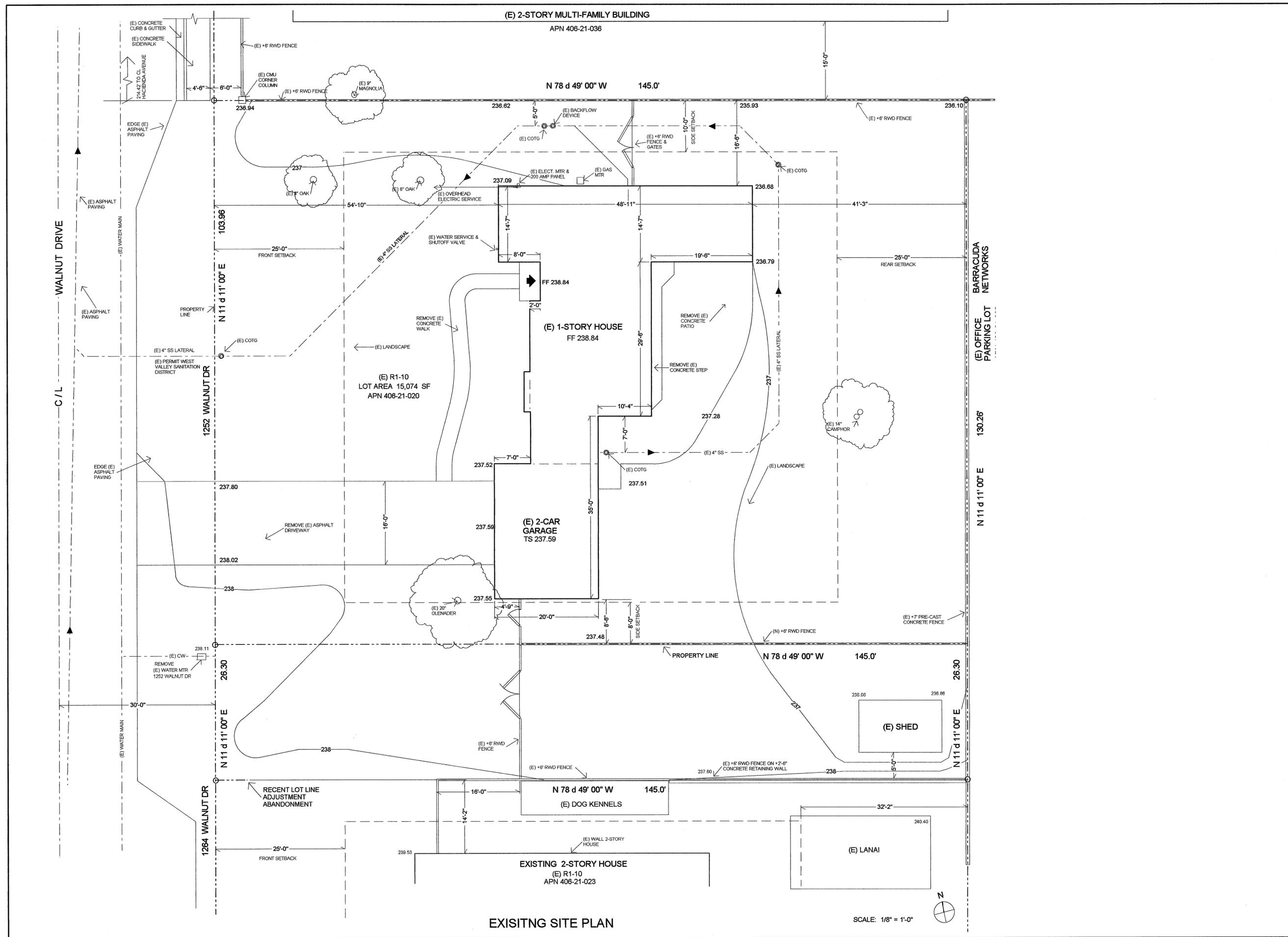
MORELAN ASSOCIATES, INC.
ARCHITECTURE
CONSTRUCTION
JIM D. MORELAN, A.I.A. - ARCHITECT - C-5471
1101 S. WINCHESTER BLVD. - SUITE G-181 - SAN JOSE, CALIFORNIA 95128-3917
TEL: (408) 247-3322 FAX: (408) 247-5560



PROPOSED SITE PLAN - PROJECT DATA
ADDITION AND REMODEL OF RESIDENCE FOR
GUS AND DEENA ELFAR
1252 WALNUT DRIVE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/14/2018
SCALE	SEE PLAN
JOB NO.	2018.02
SHEET	A1

SITE & ARCHITECTURAL REVIEW SUBMITTAL



ISSUED	DATE

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MORELAN ARCHITECTURE

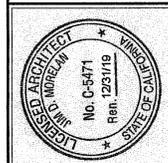
ASSOCIATES, INC.

CONSTRUCTION

JIM D. MORELAN, A.I.A. - ARCHITECT - C-5471

101 S. WINCHESTER BLVD. - SUITE G-101 - SAN JOSE, CALIFORNIA 95128-3617

TEL: (408) 247-5322 FAX: (408) 247-5660



EXISTING SITE PLAN

ADDITION AND REMODEL OF RESIDENCE FOR GUS AND DENNA ELFAR

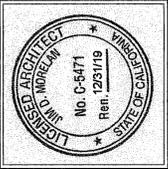
1252 WALNUT DRIVE - CAMPBELL, CA 95008

DRAWN	JDA
DATE	05/14/2018
SCALE	SEE PLAN
JOB NO.	2018.02
SHEET	A2

ISSUED	DATE

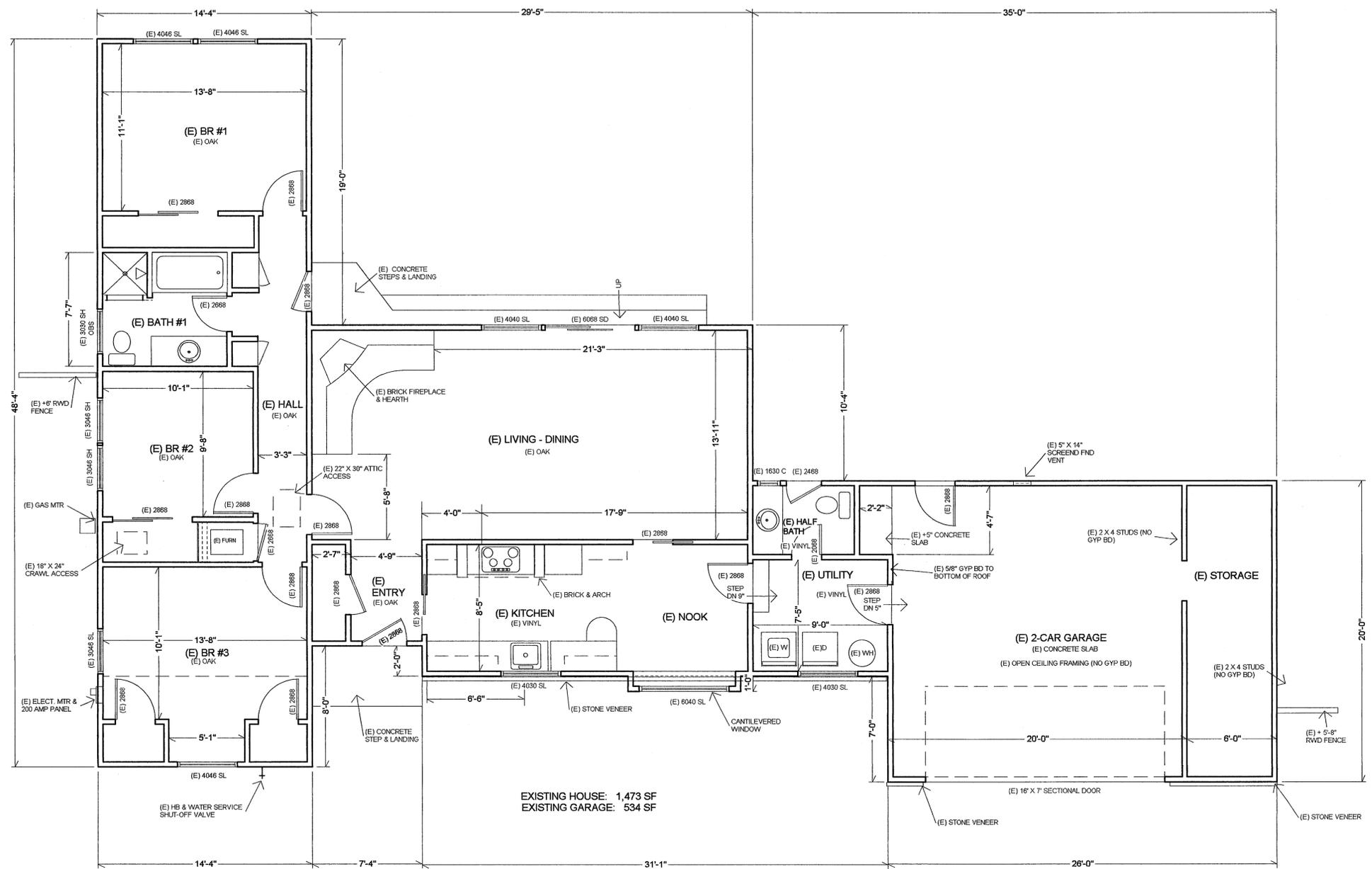
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MORELAN ARCHITECTURE ASSOCIATES, INC.
CONSTRUCTION
 JIM D. MORELAN, A.L.A. - ARCHITECT - C-5471
 1101 S. WINCHESTER BLVD. - SUITE G-181 - SAN JOSE - CALIFORNIA 95128-3917
 TEL: (408) 247-3322 FAX: (408) 247-5560



EXISTING FLOOR PLAN
 ADDITION AND REMODEL OF RESIDENCE FOR
GUS AND DENNA ELFAR
 1252 WALNUT DRIVE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/14/2018
SCALE	SEE PLAN
JOB NO.	2018.02
SHEET	A3



EXISTING FLOOR PLAN

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

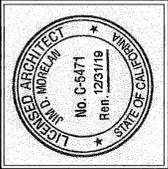


EXISTING HOUSE: 1,473 SF
 EXISTING GARAGE: 534 SF

ISSUED	DATE

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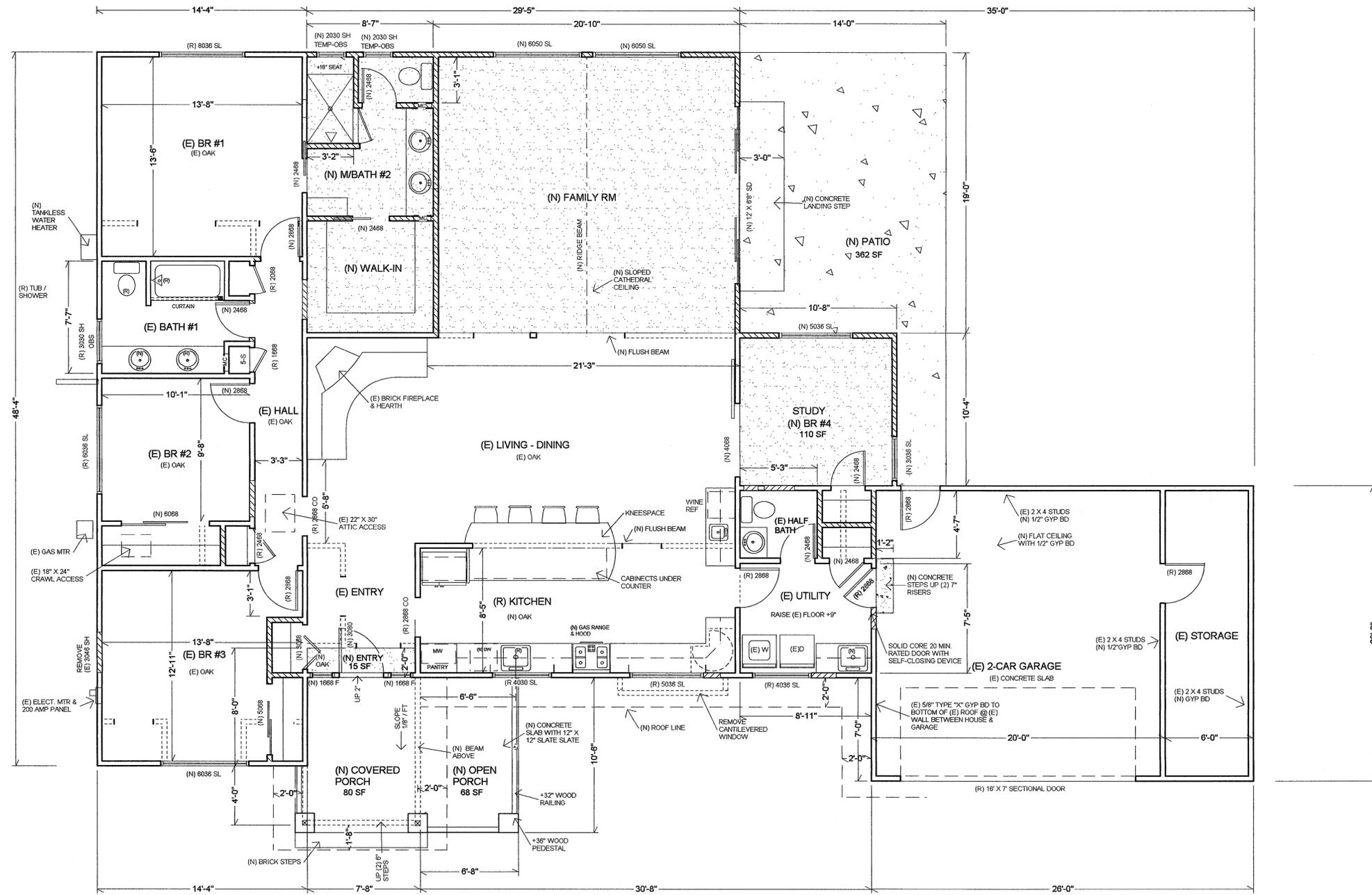
MORELAN ARCHITECTURE
ASSOCIATES, INC.
 CONSTRUCTION
 JIM D. MORELAN, A.I.A. - ARCHITECT - C-5471
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PROPOSED FLOOR PLAN
ADDITION AND REMODEL OF RESIDENCE FOR
GUS AND DENNA ELFAR
 1252 WALNUT DRIVE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/14/2018
SCALE	SEE PLAN
JOB NO.	2018.02
SHEET	A4

(N) ADDITION 559 SF



PROPOSED FLOOR PLAN

5/3/18

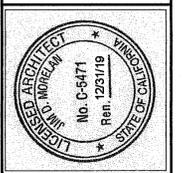
SCALE: 1/4" = 1'-0"

EXISTING HOUSE: 1,473 SF
 NEW ADDITION: 684 SF
 TOTAL: 2,157 SF
 EXISTING GARAGE: 534 SF

ISSUED	DATE

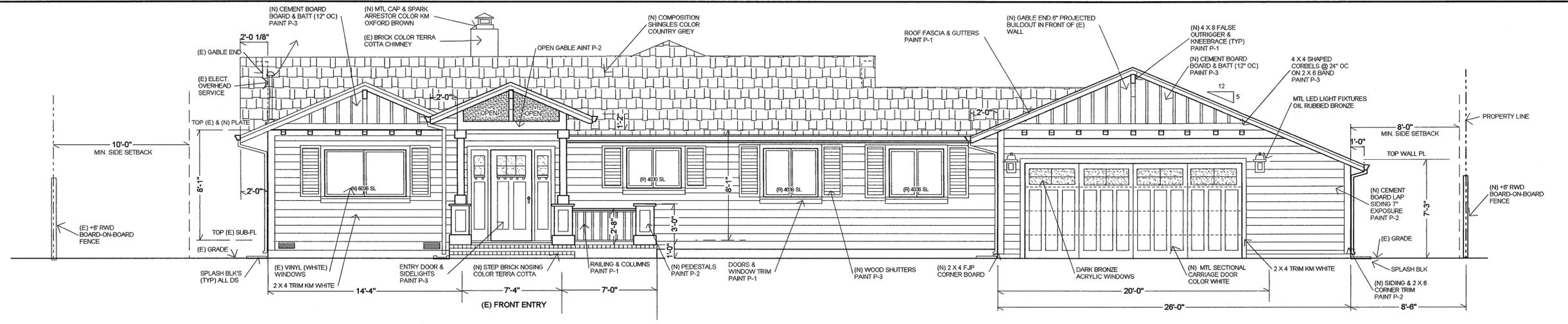
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MORELAN ARCHITECTURE ASSOCIATES, INC. CONSTRUCTION
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 1101 S. WINCHESTER BLVD. - SUITE C-181 - SAN JOSE, CALIFORNIA 95128-3917
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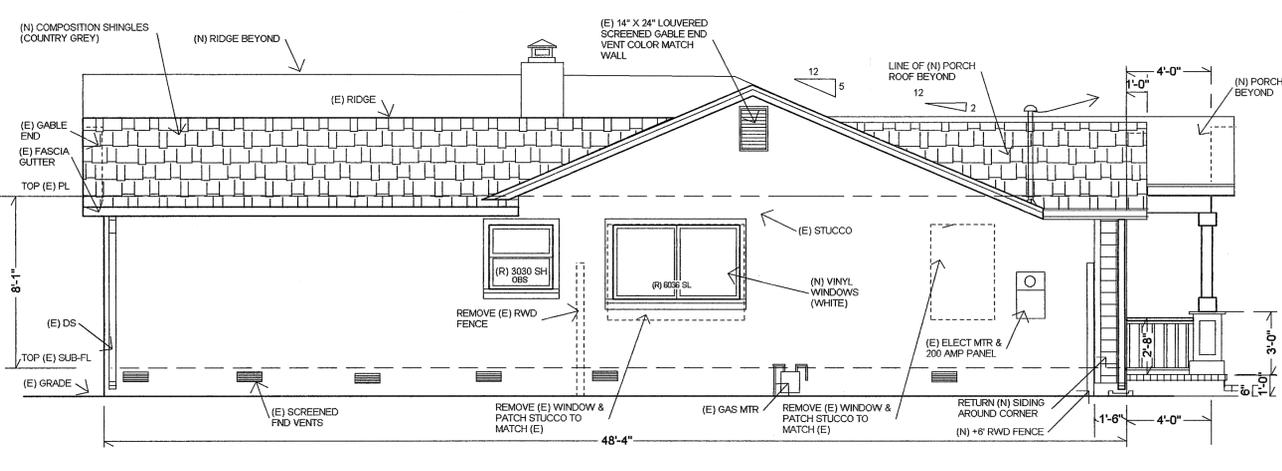


PROPOSED EXTERIOR ELEVATIONS
ADDITION AND REMODEL OF RESIDENCE FOR GUS AND DENNA ELFAR
 1252 WALNUT DRIVE - CAMPBELL, CA 95008

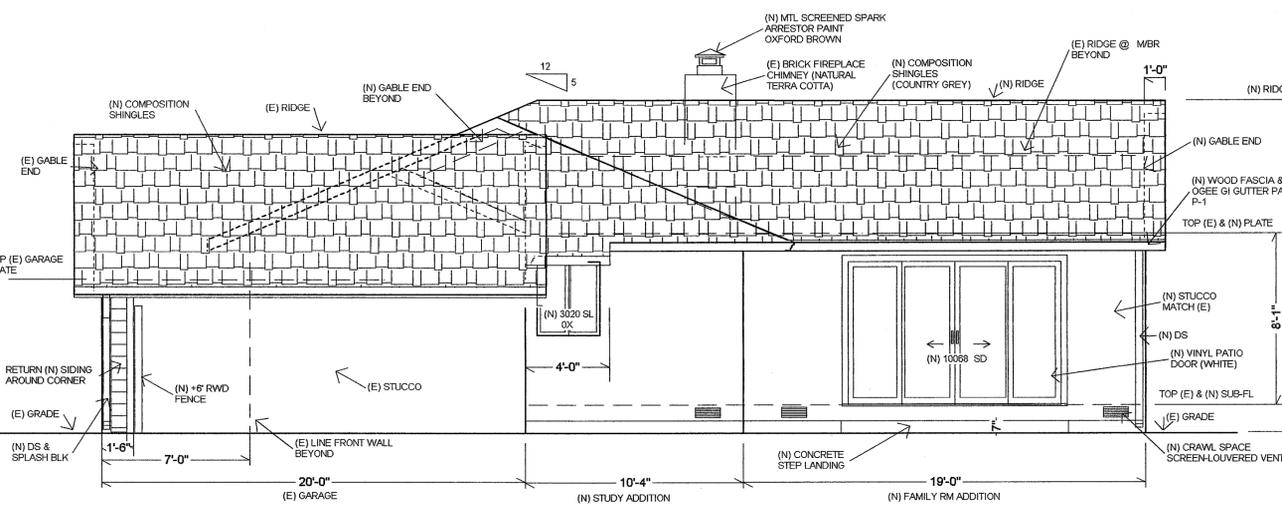
DRAWN	JDM
DATE	05/14/2018
SCALE	SEE PLAN
JOB NO.	2018.02
SHEET	A6



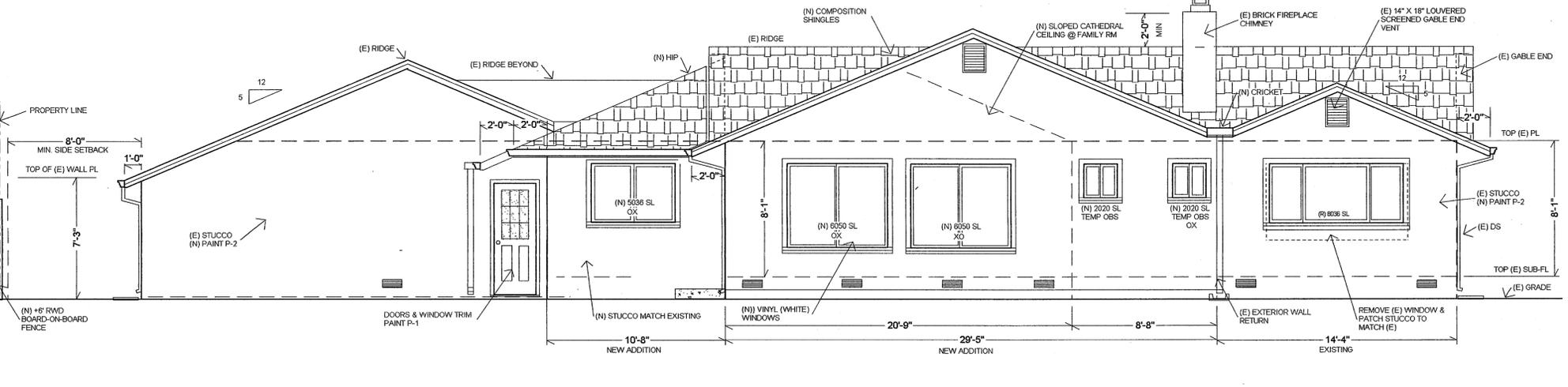
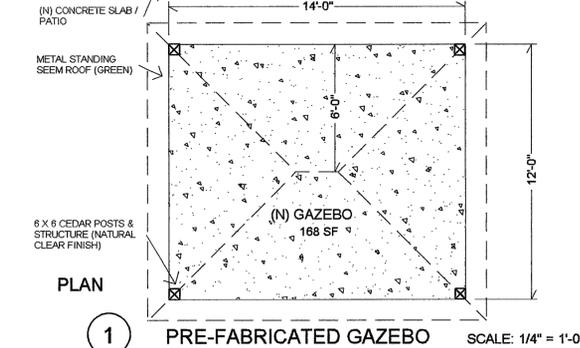
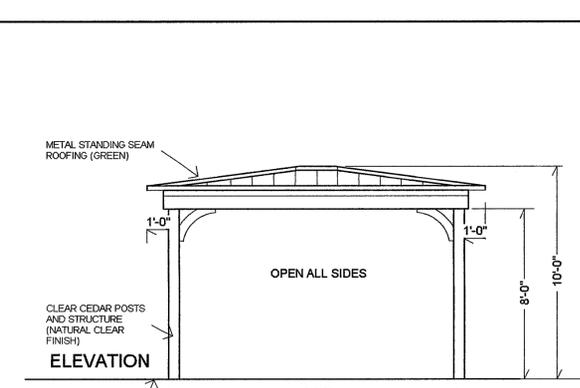
PROPOSED FRONT (WEST) ELEVATION



PROPOSED LEFT (NORTH) ELEVATION



PROPOSED RIGHT (SOUTH) ELEVATION



PROPOSED REAR (EAST) ELEVATION

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

PROPOSED PAINT COLORS
 ALL PAINT COLORS ARE KELLEY-MOORE PAINTS

ITEM:	PAINT NUMBER:	LOCATION:
P-1	KM 23 SWISS COFFEE	WINDOW & DOOR TRIM, GUTTERS, ROOF FASCIA & OVERHANG SOFFITS, GARAGE DOOR FACTORY FINISH TO MATCH.
P-2	KM 305 IRONWOOD	CEMENT BOARD SIDING & CORNER BOARDS, AND STUCCO
P-3	KM 5704 BLUFF STONE	FRONT GABLE ENDS AND SHUTTERS

1 PRE-FABRICATED GAZEBO SCALE: 1/4" = 1'-0"

ISSUED	DATE

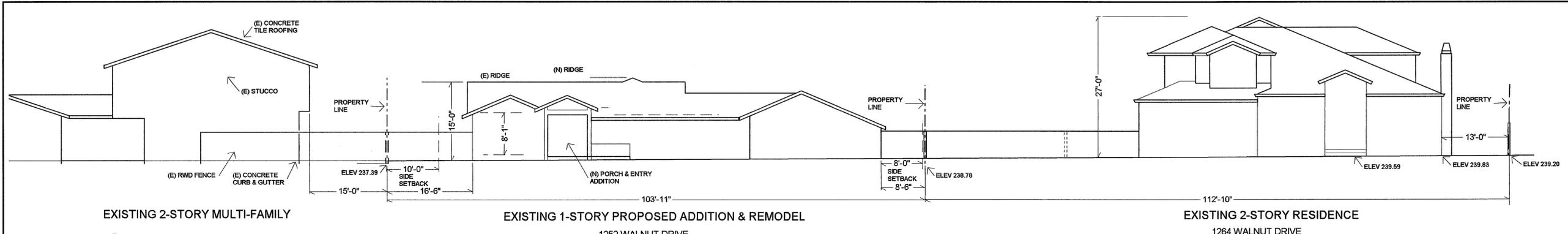
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MORELAN ARCHITECTURE ASSOCIATES, INC.
CONSTRUCTION ARCHITECT - C-5471
 JIM D. MORELAN, A.I.A. - ARCHITECT - C-5471
 1101 S. WINCHESTER BLVD. - SUITE G-181 - SAN JOSE, CALIFORNIA 95128-3917
 TEL: (408) 247-3322

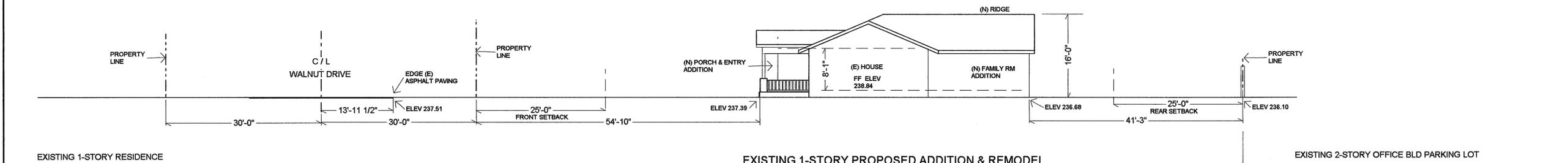


STREETSCAPE & BUILDING SECTIONS
 ADDITION AND REMODEL OF RESIDENCE FOR
GUS AND DENNA ELFAR
 1252 WALNUT DRIVE - CAMPBELL, CA 95008

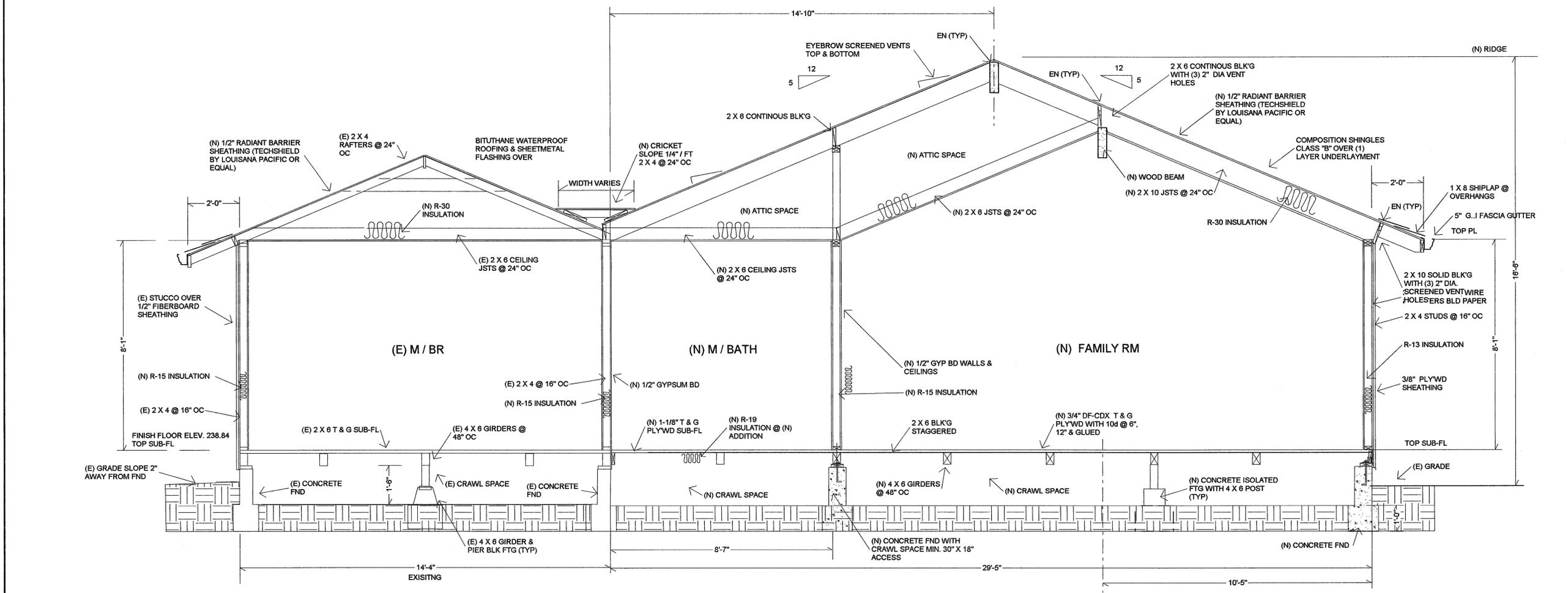
DRAWN	JDM
DATE	05/14/2018
SCALE	SEE PLAN
JOB NO.	2018_02
SHEET	A9



A STREETSCAPE VIEW LOOKING EAST FROM WALNUT DRIVE



B SECTION VIEW OF PROPERTY LOOKING NORTH



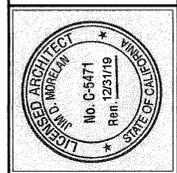
C BUILDING SECTION @ (E) M/BR AND (N) M/BATH - FAMILY RM

SCALE: 1/2" = 1'-0"

ISSUED	DATE

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MORELAN ARCHITECTURE
ASSOCIATES, INC. - CONSTRUCTION
JIM D. MORELAN, A.I.A. - ARCHITECT - C-5471
 1101 S. VINCHHESTER BLVD. - SUITE 9-181 - SAN JOSE, CALIFORNIA 95128-3917
 TEL: (408) 247-3322



GRADING AND DRAINAGE PLAN
 ADDITION AND REMODEL OF RESIDENCE FOR
GUS AND DENNA ELFAR
 1252 WALNUT DRIVE - CAMPBELL, CA 95008

DRAWN	JDA
DATE	05/30/2018
SCALE	
JOB NO.	2018.02
SHEET	

GP-1

GRADING AND DRAINAGE SCOPE OF WORK

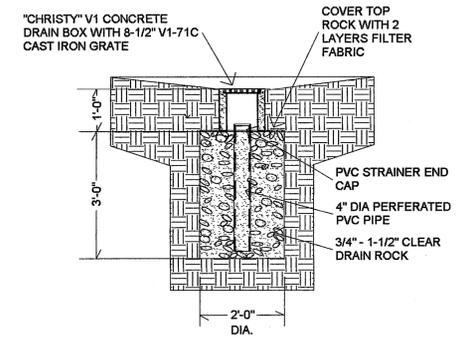
GRADING IS LIMITED TO MINOR WORK REQUIRED TO INSURE DRAINAGE SLOPES AWAY FROM THE EXISTING AND NEW ADDITION HOUSE FOUNDATIONS AND SURROUNDING PROPERTY LINE FENCING TO PREVENT RUNOFF FROM GOING ONTO ADJACENT NEIGHBOR'S PROPERTY.

NO IMPORTED FILL OR EXPORTED EARTHWORK WILL BE REQUIRED, EXCEPT FOR EXCAVATION FOR NEW FOUNDATIONS.

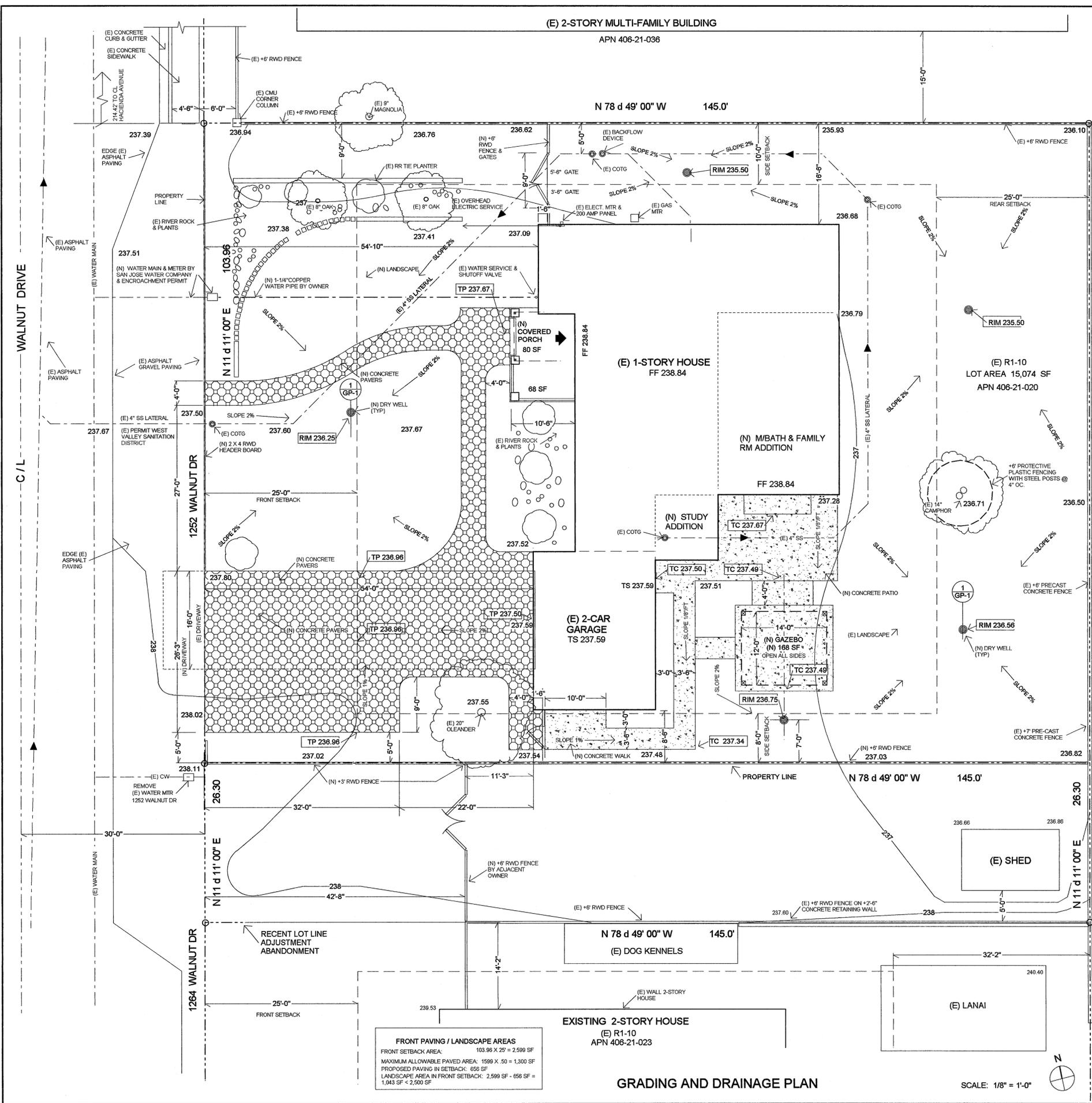
TREE PROTECTION:
 INSTALL PROTECTIVE FENCING AROUND EXISTING TREES AND MAINTAIN IN PLACE DURING GRADING WORK.

ROOF DRAINAGE & DOWNSPOUTS:
 ROOF DRAINAGE SHALL BE COLLECTED WITH NEW GUTTERS AT EXISTING AND NEW ADDITIONS. DOWNSPOUTS SHALL HAVE CONCRETE OR PVC SPLASH BLOCKS OR TERMINATE AT CONCRETE PATIO / WALKS THAT DIRECT THE WATER FLOW AWAY FROM THE FOUNDATIONS.

SITE DRAINAGE:
 SITE DRAINAGE AND RUNOFF FROM IMPERVIOUS SURFACES SHALL BE DIRECTED AWAY FROM THE BUILDING FOUNDATIONS AND FROM PERIMETER PROPERTY LINES TO PERCOLATE INTO SURFACE LANDSCAPED AREAS AND DIRECTED TO NEW DRYWELLS.



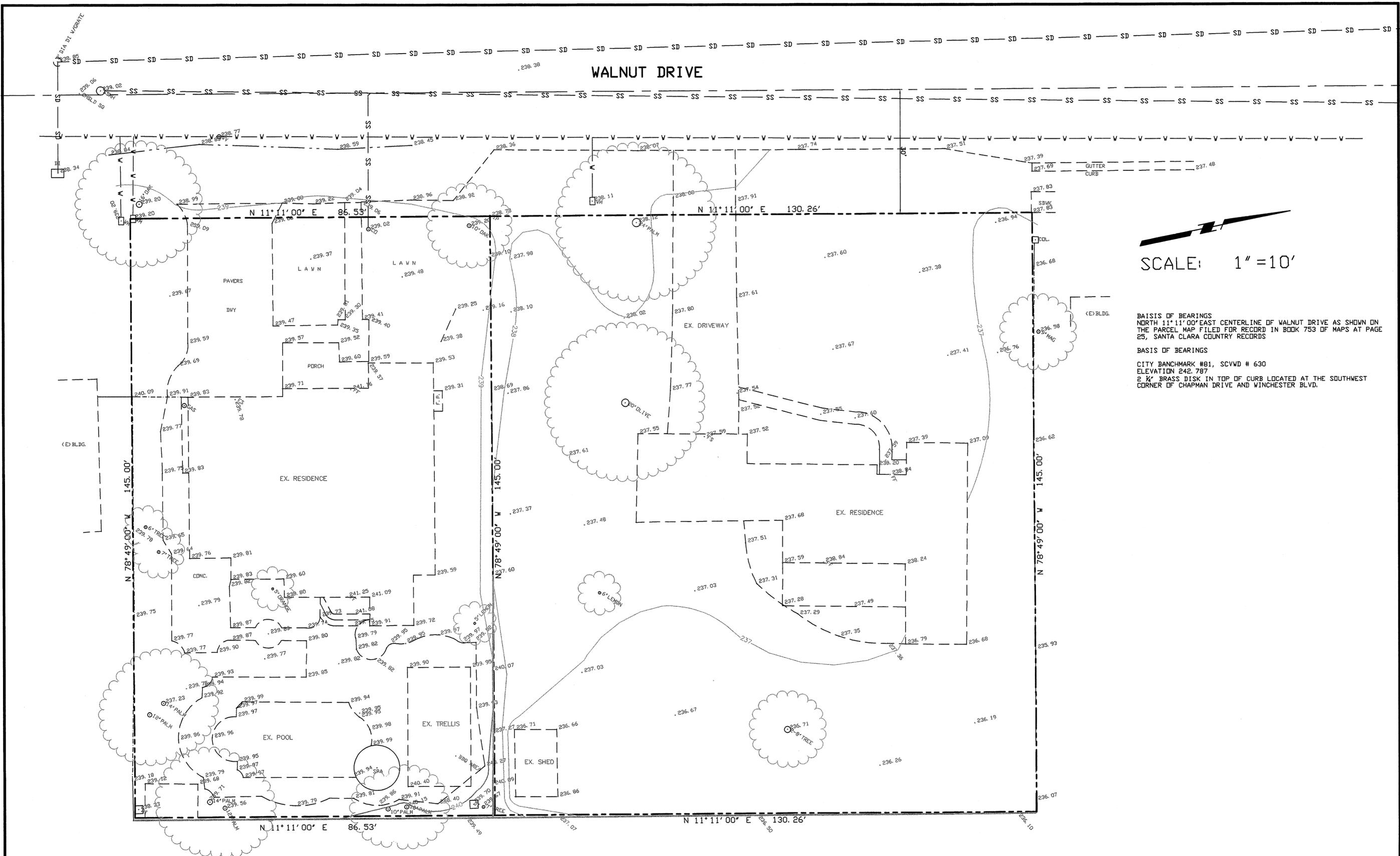
1 RAINWATER RUNOFF DRYWELL SCALE: 1/2" = 1'-0"



FRONT PAVING / LANDSCAPE AREAS
 FRONT SETBACK AREA: 103.96 X 29' = 2,999 SF
 MAXIMUM ALLOWABLE PAVED AREA: 1599 X 50' = 1,300 SF
 PROPOSED PAVING IN SETBACK: 656 SF
 LANDSCAPE AREA IN FRONT SETBACK: 2,999 SF - 656 SF = 1,943 SF < 2,900 SF

GRADING AND DRAINAGE PLAN

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



SCALE: 1" = 10'

BAISIS OF BEARINGS
 NORTH 11° 11' 00" EAST CENTERLINE OF WALNUT DRIVE AS SHOWN ON
 THE PARCEL MAP FILED FOR RECORD IN BOOK 753 OF MAPS AT PAGE
 25, SANTA CLARA COUNTY RECORDS

BAISIS OF BEARINGS
 CITY BANCHMARK #81, SCVWD # 630
 ELEVATION 242.787
 2 1/2" BRASS DISK IN TOP OF CURB LOCATED AT THE SOUTHWEST
 CORNER OF CHAPMAN DRIVE AND WINCHESTER BLVD.

NO.	BY	DATE	REVISION	BY	DATE	DATE: FEBRUARY 2018

SCALE: HOR. 1" = 10'
 VERT.

DESIGNED: HB
 DRAWN: JK
 PROJ. ENGR: HB

BY: HARRY BABICKA L. S. 4953
 DATE:

 WESTFALL ENGINEERS, INC.
 14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

TOPOGRAPHIC MAP
 LANDS OF GHASSAN EL FAR
 1252 AND 1254 WALNUT DRIVE, CAMPBELL

JOB NO.
 2018-005

SHEET
 1
 OF
 1