



**CITY OF CAMPBELL**  
Community Development Department

August 8, 2018

**NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION**

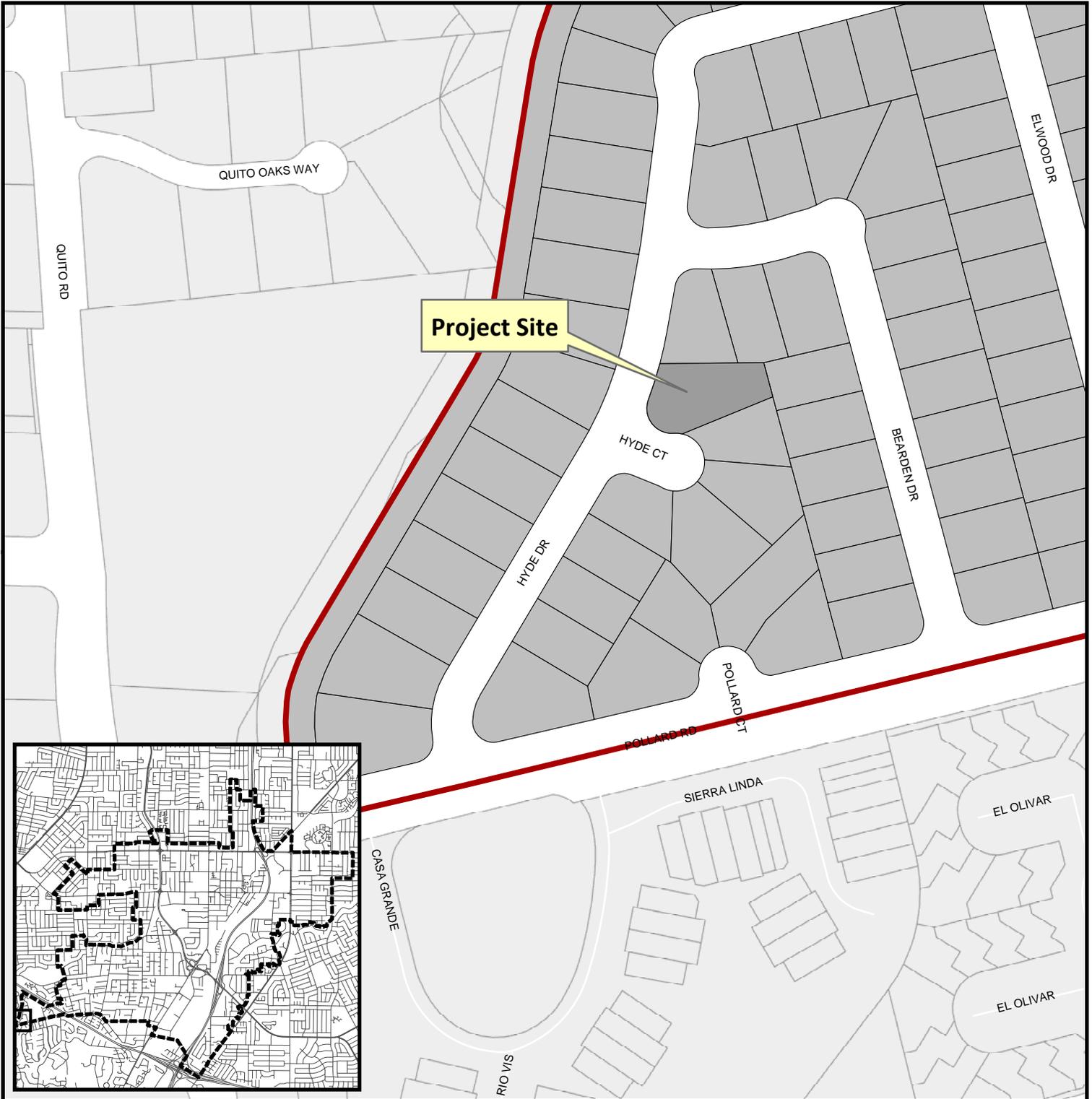
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

**File No.:** PLN2018-175  
**Applicant:** Patric and Tracey Bye  
**Project Address:** 1654 Hyde Dr  
**Property Owner:** Patric and Tracey Bye  
**Zoning District:** R-1-6 (Single Family Residential)  
**General Plan:** Low Density Residential (San Tomas Area Neighborhood Plan)  
**Project Description:** 681 sf addition to existing 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 August 8, 2018 and ends on August 20, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **August 20, 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 Naz Pouya, Acting Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email [nazp@cityofcampbell.com](mailto:nazp@cityofcampbell.com).

# Project Location Map

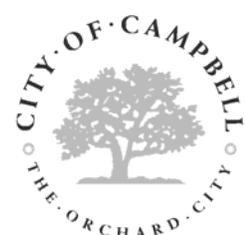
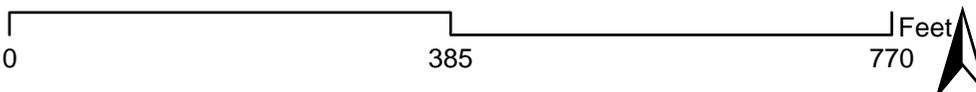


**Project Location:** 1654 Hyde Dr

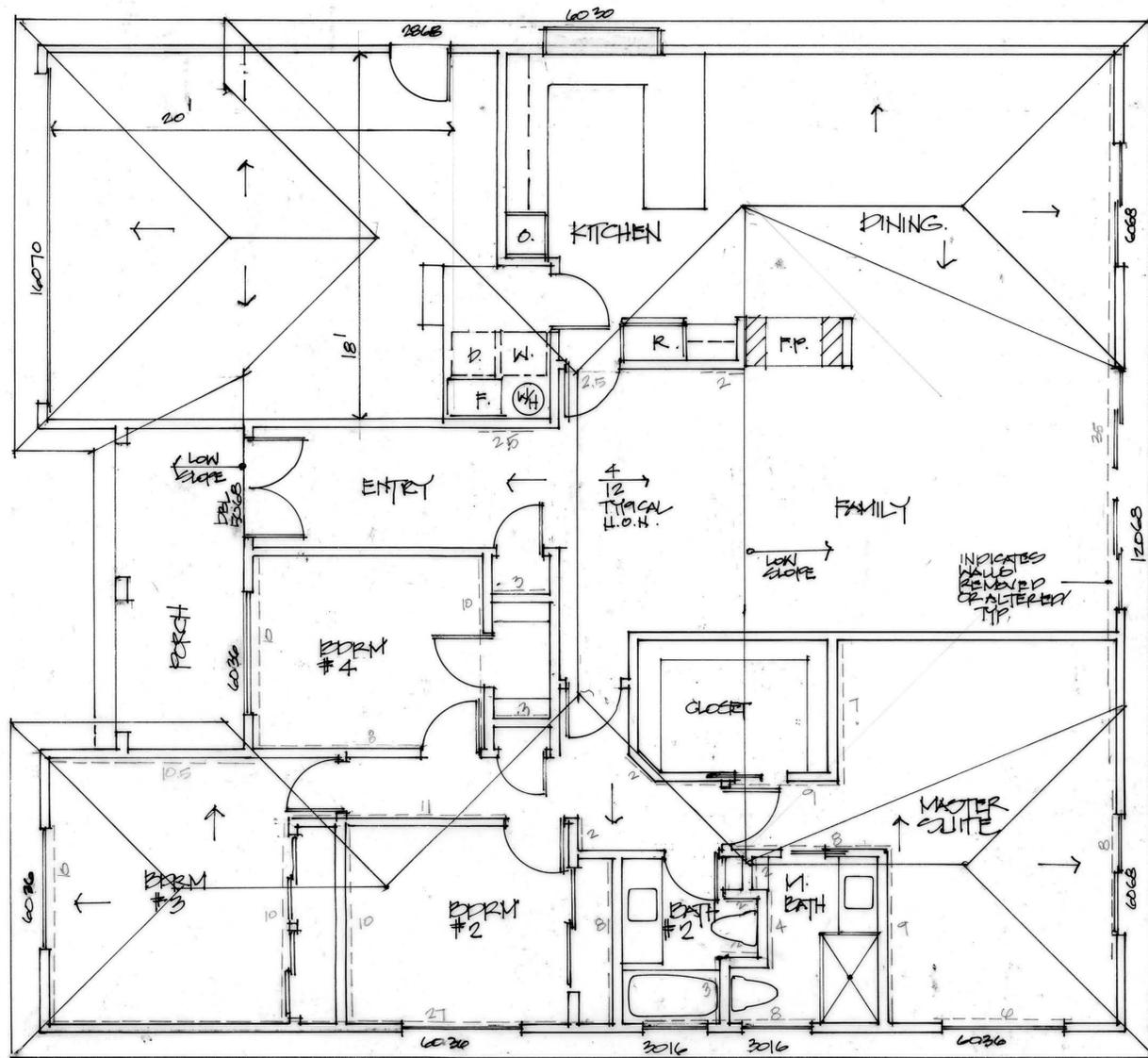
**Application Type:** Admin. Site and Architectural Review

**Planning File No.:** PLN2018-175

**Description:** 681 sf addition to existing single-story home



Community Development Department  
Planning Division



**SUMMARY**

APN: 403-48-046  
 LOT AREA: 9136.4 FAR<sub>MAX</sub> = 45%  
 ZONING: R1-6 COVERAGE<sub>MAX</sub> = 40%  
 FLOOR AREA:  
 HOUSE EXIST 2021.0 +  
 ADD. 626.3 +  
 GARAGE EXIST 457.0 +  
 TOTAL 3104.3 +  
 FAR/COVERAGE:  $\frac{3104.3}{9136} = 33.9\% \text{ OK}$

OCCUPANCY: R3-U  
 CONSTRUCTION TYPE: V-B  
 SCOPE OF WORK:  
 SINGLE STORY RESIDENTIAL  
 ADDITION & RENOVATION  
 NO SITE GRADING  
 NO TREE REMOVAL

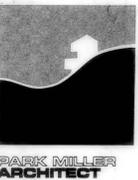
WORK TO CONFORM TO 2016 CBC, CRC,  
 CMC, CFC & LOCAL AMENDMENTS  
 & CAL. ENERGY CODE

**ADDITION to the  
EYE RESIDENCE**

1054 HYDE DRIVE

**SHEET INDEX**

1. SITE PLAN, EXISTING FLOOR PLAN, SUMMARY
- 1.0. EAY POLLUTION PREVENTION
2. PROPOSED FLOOR PLAN, WINDOW/DOOR SCHEDULES
3. ROOF PLAN, NOTES
4. ELEVATIONS
5. SECTIONS
6. FOUNDATION PLAN, DETAILS
7. CEILING FRAMING PLANS, DETAILS
8. ROOF FRAMING PLAN, DETAILS
9. REFLECTED CEILING PLAN, POWER/LIGHTING LAYOUT SPECIFICATIONS
10. CCG-1. CALIF. GREEN CODE COMPLIANCE  
T24-1. ENERGY COMPLIANCE  
T24-2. ENERGY COMPLIANCE

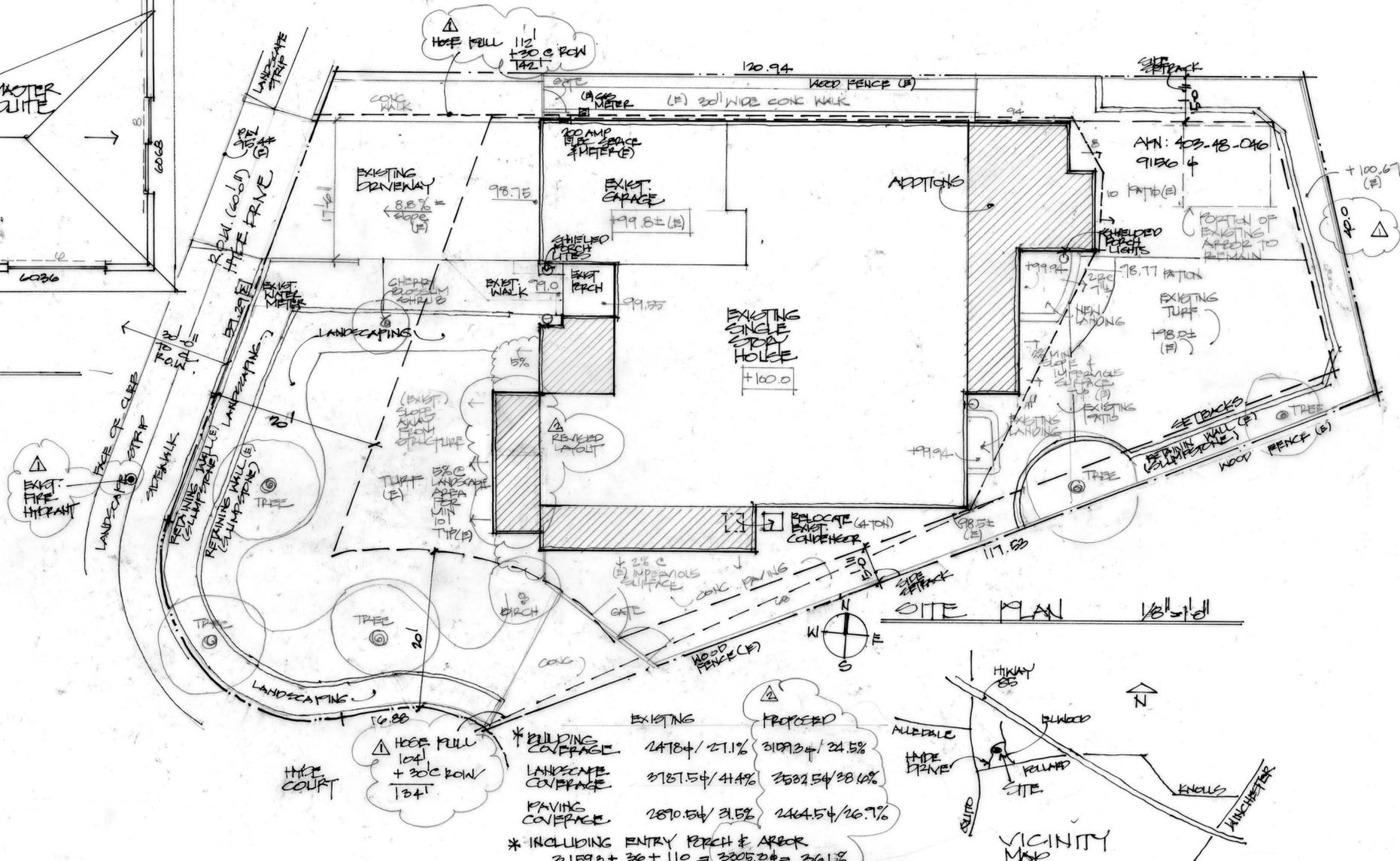


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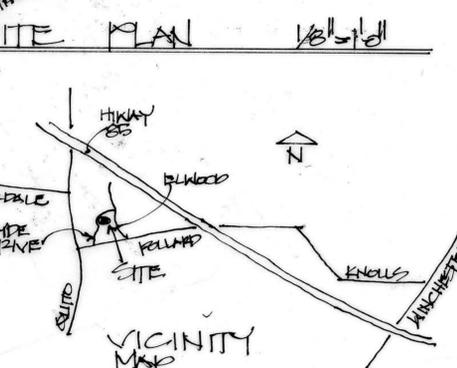
5-17-18  
 5-21-18  
 6-7-18  
 8-3-18

**EXISTING FLOOR PLAN / EXISTING ROOF PLAN**

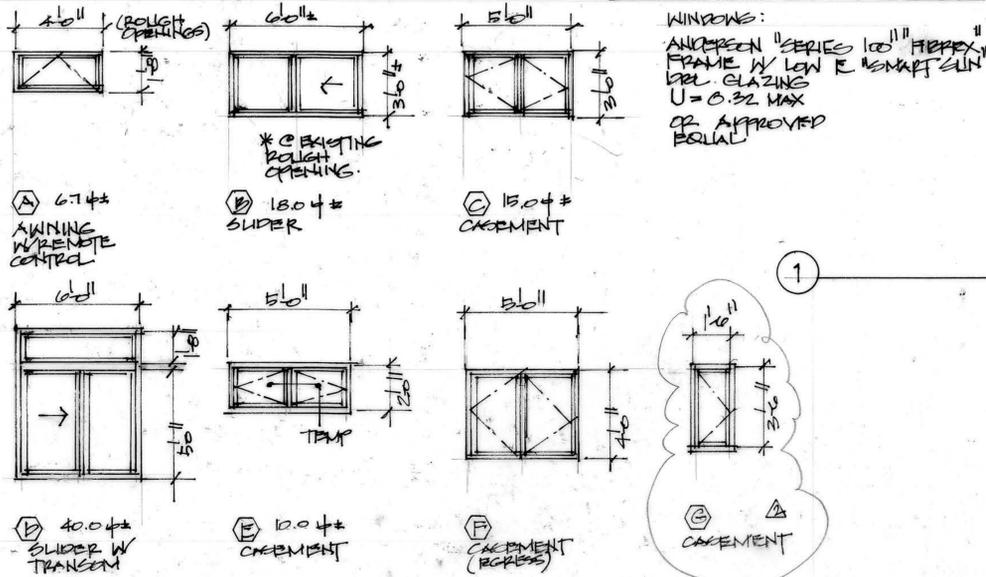
1/4" = 1'0" HOUSE: 2021 + GARAGE: 457 +  
 EXISTING EXTERIOR WALLS: 227 LN. FT.  
 EXISTING INTERIOR WALLS: 238.5 LN. FT.  
 EXTERIOR WALLS REMOVED OR ALTERED:  $\frac{119.5 \text{ LN. FT.}}{227} = 52.6\%$   
 INTERIOR WALLS REMOVED OR ALTERED:  $\frac{120.0 \text{ LN. FT.}}{238.5} = 50.3\%$



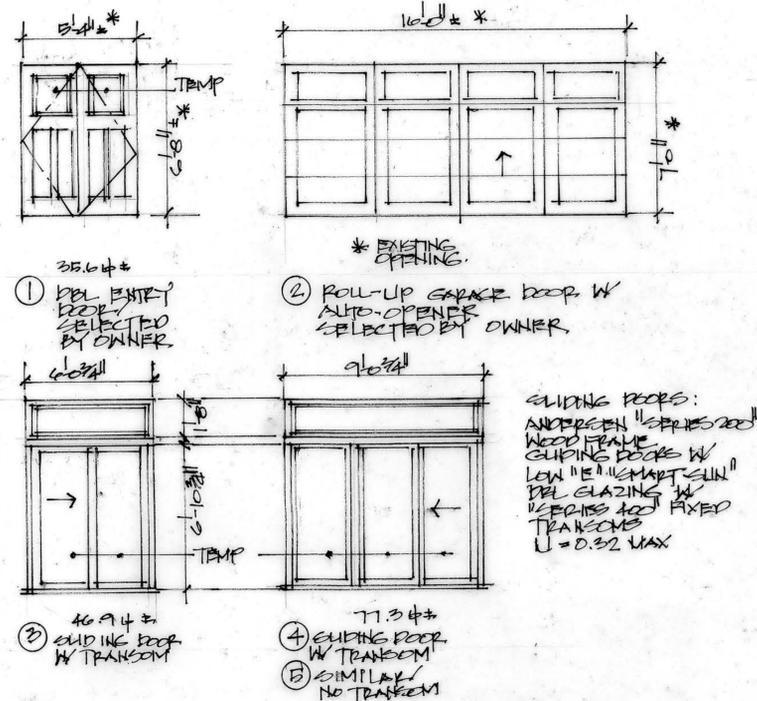
	EXISTING	PROPOSED
* BUILDING COVERAGE	2478.4 / 27.1%	3109.3 / 34.0%
LANDSCAPE COVERAGE	3781.5 / 41.4%	3532.5 / 38.6%
PAVING COVERAGE	2870.5 / 31.5%	2464.5 / 26.9%
* INCLUDING ENTRY PERCH & ARBOR		
	2159.3 + 36 + 110 = 3205.3	3205.3 = 34.1%



**WINDOW SCHEDULE**

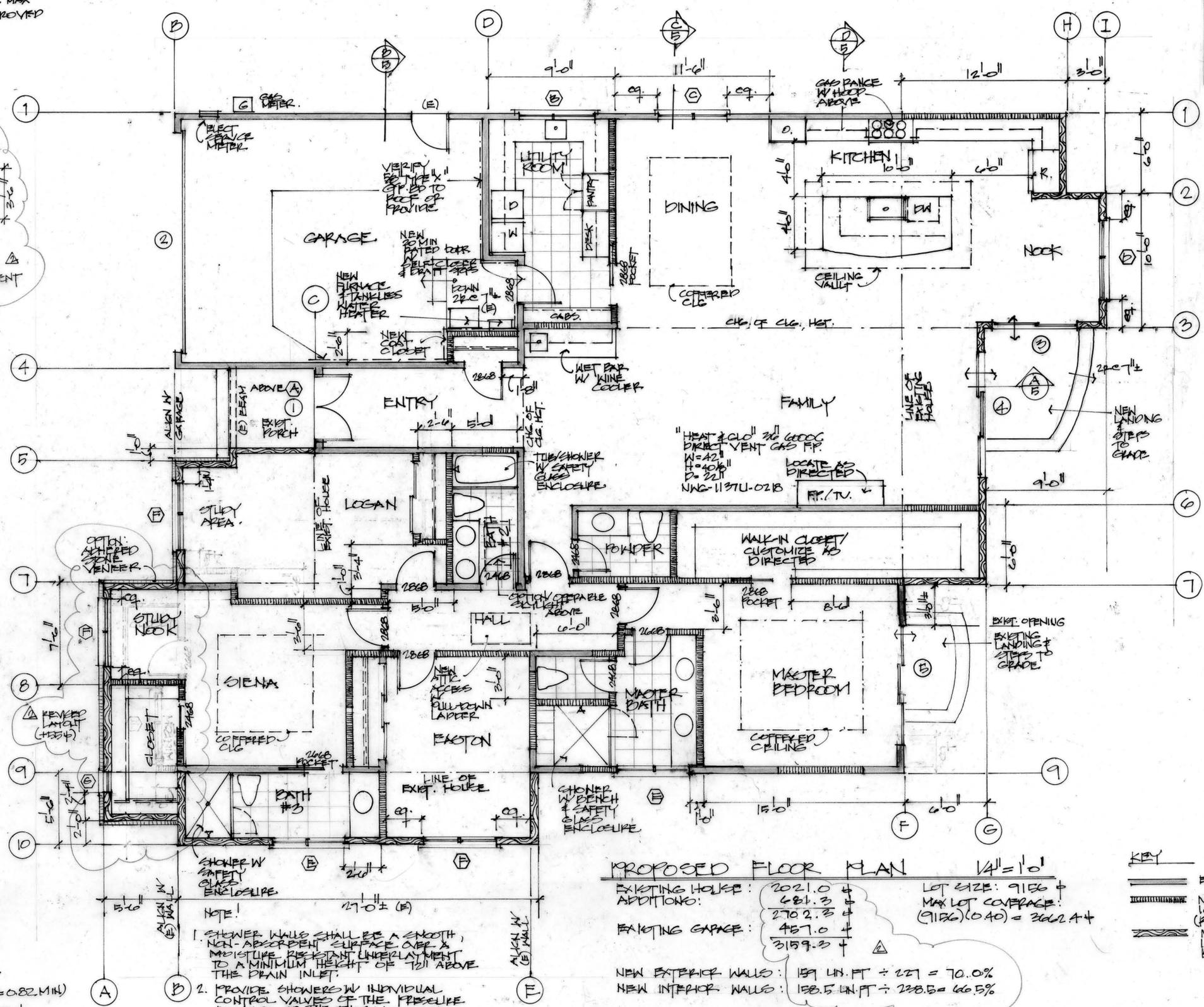


**EXTERIOR DOORS**



**NOTE! RE: HVAC/WATER HEATER**

- LICENSED MECHANICAL CONTRACTOR TO PROVIDE DESIGN BUILD SERVICES INCLUDING:  
1. NEW GAS FIRED FURNACE & FAN COIL W/ AFUE = 90% MIN TO REPLACE EXIST.
- RELOCATE & ADAPT EXISTING CONDENSER UNIT (SEER 13.0) & INTEGRATE W/ NEW SYSTEM
- PROVIDE DISTRIBUTION SYSTEM & PROGRAMMABLE CONTROLS
- REPLACE EXIST. WATER HEATER W/ NEW TANKLESS UNIT (EF=0.82 MIN)
- REVIEW & COORDINATE W/ GENERAL CONTRACTOR, ARCHITECT, & OWNER
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3' AWAY FROM ANY OPENING INTO THE BUILDING
- HERE INSPECTION REQ. FOR DUCT LEAKAGE



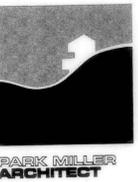
**KEY**

- EXISTING WALLS
- NEW 2x4 W/ (2-15 @ EXTERIOR)
- NEW 2x4 W/ R-17

**NOTE!**

- SHOWER WALLS SHALL BE A SMOOTH, NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET.
- PROVIDE SHOWERS W/ INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

TYPICAL.  
3. SEE NOTES, SHEET 3

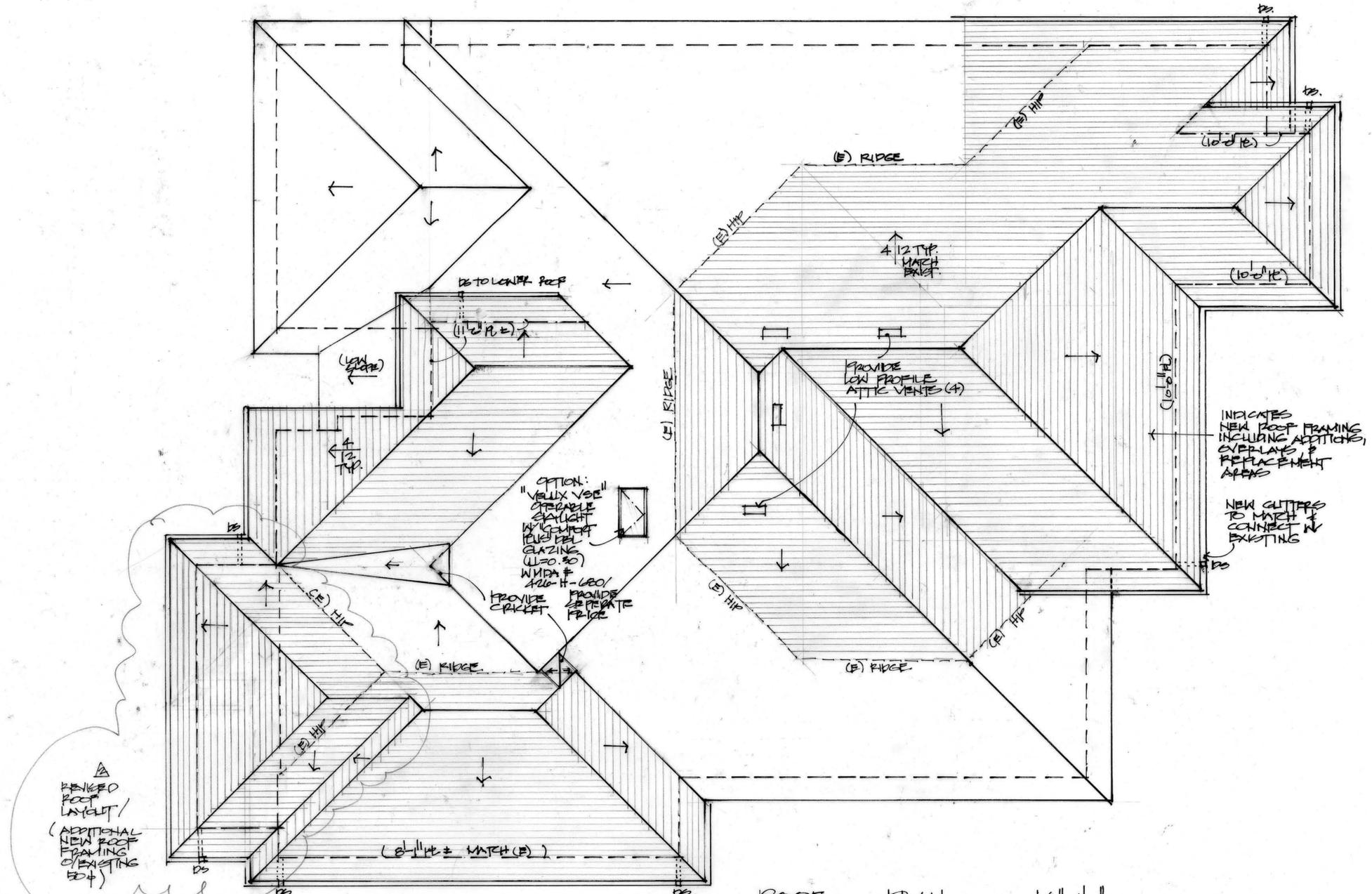


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**NOTE!**

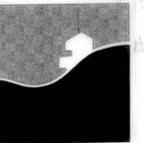
1. ALL PLUMBING FIXTURES TO BE NEW & SHALL CONFORM TO CGC SECTION 4.303/ SEE SHEET CBC-1. AND SHALL MEET THE STANDARDS PER TABLE 1701.1 OF THE 2016 CPC, SECTION 4.303.2
2. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF RODENTS.
3. RECYCLE AND/OR SALVAGE MIN. OR 50% OF THE NON-HAZARDOUS CONSTRUCTION & DEMOLITION WASTE. SEE CGC-1. CONTRACTOR TO SUBMIT CITY'S CONSTRUCTION WASTE MANAGEMENT PLAN & SHALL PROVIDE DOCUMENTATION PRIOR TO THE FIRST INSPECTION CONFIRMING COMPLIANCE.
4. AT FINAL INSPECTION, PROVIDE AN OPERATION & MAINTENANCE MANUAL PER SECTION 4.410.1. SEE SHEET CGC-1
5. PROTECT DUCT OPENINGS & MECHANICAL EQUIPMENT DURING CONSTRUCTION. SEE CGC-1
6. CONFIRM FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT, SEE CGC-1
7. HEATING & AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED PER SHEET CGC-1, SECTION 4.507.2.



△  
NEW ROOF  
FRAMING  
(ADDITIONAL  
NEW ROOF  
FRAMING  
OVERLAYS  
EXISTING  
ROOF)

**ROOF PLAN** 1/4" = 1'-0"

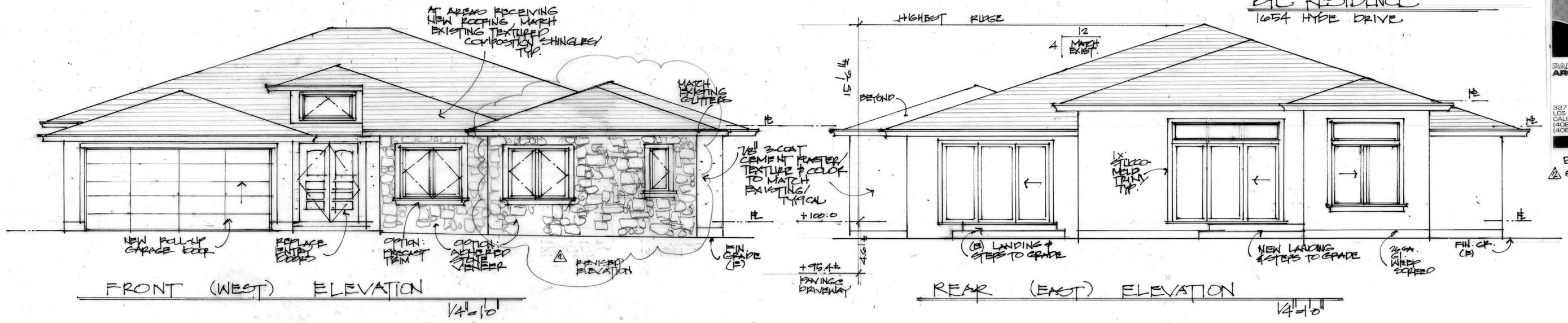
1. NEW ROOFING TO BE TEXTURED COMPOSITION SHINGLE, COLOR, TEXTURE & PATTERN TO MATCH EXISTING w/ 2" UNDERLAYMENT & SOLID SHEATHING.
2. PROVIDE NEW DOWNSPOUTS PER PLAN W/ SPURDROCKS TO DIVERST STORM WATER AWAY FROM THE BUILDING.
3. EXISTING ROOF AREA: 2478 sq ft  
 NEW ROOF FRAMING C  
 EXISTING ROOF:  $1412.5 \text{ sq ft} \div 2478 = 57.0\% < 75\%$   
 NEW ROOF FRAMING  
 INCLUDING ADDITION:  $1847.5 \text{ sq ft} \div 2478 = 74.6\%$



PARK MILLER  
ARCHITECT

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B-17-18  
B-1-18



- NOTE!
1. ALL NEW EXTERIOR CEMENT PLASTER TO BE (3) COAT 7/8" MIN. THICK W/ (2) LAYERS GRADE D PAPER OR EQUIVALENT OF PLYWOOD SHEATHING. PROVIDE 20 GA. GI WIRE SCREEN AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" ABOVE CONCRETE OR PAVING).
  2. PROVIDE DOWNGUTTERS PER ROOF PLAN
  3. ROOF TO MATCH EXISTING IN COLOR, BLEND, TEXTURE, & PATTERN
  4. EXTERIOR FINISHES TO MATCH EXISTING
  5. STONE VENEER OPTION: "CALISTOGA WEATHER-EDGE"

