



CITY OF CAMPBELL
Community Development Department

November 1, 2019

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:

Project Address / APN: 710 Craig Avenue / 406-01-061

Zoning/Area Plan: R-1-6 / San Tomas Area Neighborhood Plan

Neighborhood Association(s): San Tomas Area Community Coalition

Application Type / File No.: Administrative Site and Architectural Review Permit / PLN2019-178

Applicant: Sanjay Jain

Property Owner: Sanjay Jain

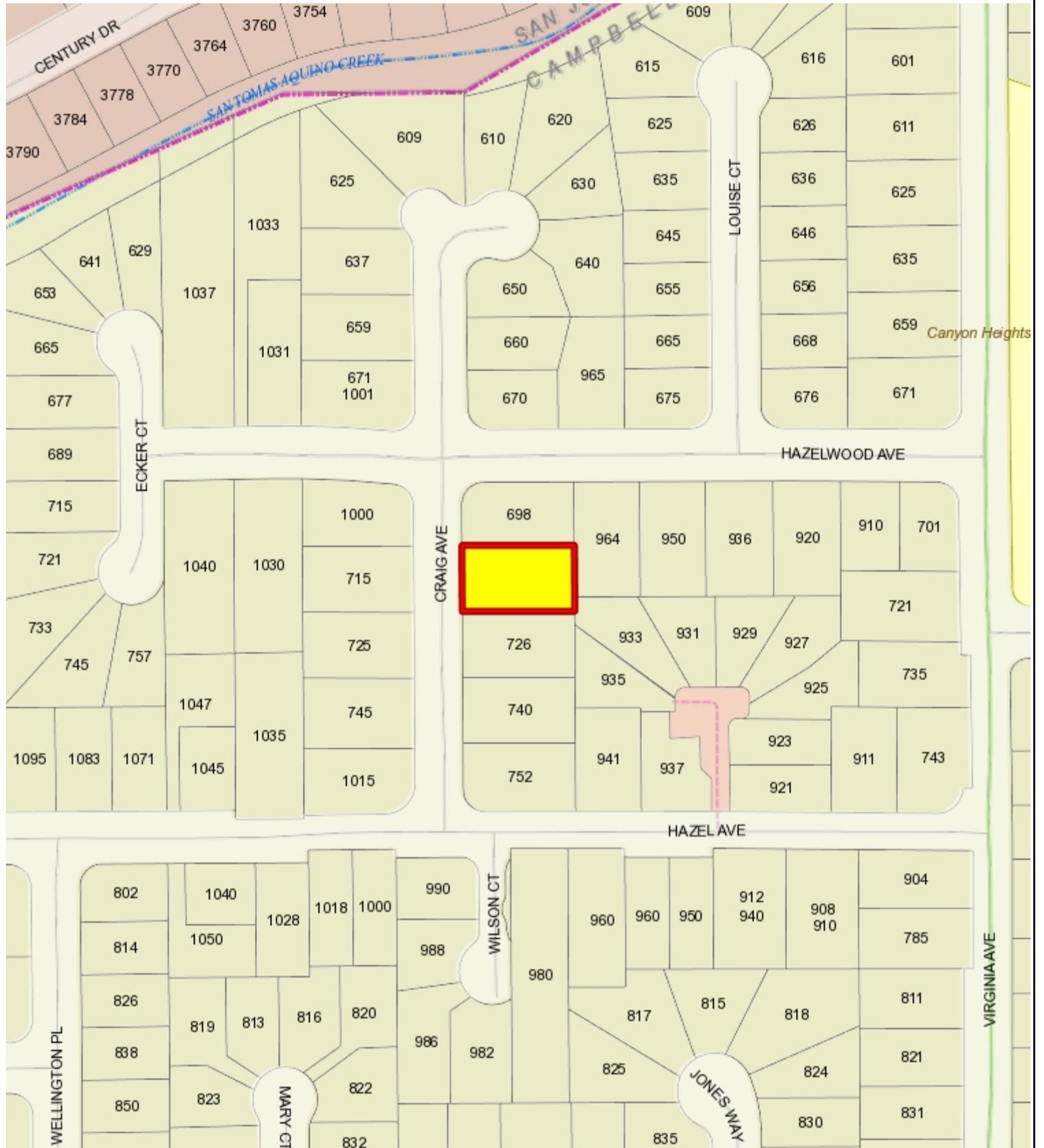
Project Description: New 4,114 square-foot two-story single-family residence and attached garage.

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 4, 2019 and ends on November 13, 2019. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 13, 2019**. 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 Cindy McCormick, Senior Planner, in the Community Development Department, at (408) 871-5103 or by email cindym@campbellca.gov.



Location Map - 710 Craig Ave.



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

GENERAL NOTES

- ALL CONSTRUCTION WORK AND ITS FINISHED PRODUCT SHALL CONFORM TO THE LATEST EDITION OF CODES ADOPTED BY LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE (BUT NOT LIMITED TO) THE APPLICABLE CODES, LAWS, AND REGULATIONS LISTED UNDER 'CODE INFORMATION' ON THIS SHEET, AS WELL AS ALL HEALTH AND SAFETY CODES AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.
- THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. NO GUARANTEE OF CONSTRUCTION QUALITY IS IMPLIED OR INTENDED BY THIS ARCHITECTURAL DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ALL CONSTRUCTION PROCESS.
- BUILDER SET DEFINITION: THESE PLANS ARE A "BUILDER SET". IT CONTAINS INFORMATION FOR BUILDING PERMIT AND GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR ARE FULLY SPECIFIED. THIS HAVE BEEN PRODUCED FOR THE USE OF A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, SELECT, SOLVE, AND INSTALL ALL MATERIALS & EQUIPMENT CORRECTLY.
- BY EXECUTING CONTRACTS, PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL, CONTRACTOR REPRESENT THAT THEY HAVE:
 - 4.1. VERIFIED EXISTING JOB SITE CONDITIONS AND SURROUNDINGS, LOCATIONS OF ALL UTILITY LINES, CONDUITS, SURFACE OR SUBSURFACE STRUCTURES, ETC. AND OF ANY NATURE THAT MAY BE AFFECTED BY THE WORK AND MADE DUE ALLOWANCES FOR DIFFICULTIES.
 - 4.2. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS WHICH SUPERCEDES SCALE OF DRAWINGS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT, ENGINEER OR OWNER OF ANY DISCREPANCIES THEY DISCOVER WITHIN THE DRAWINGS AND EXISTING FIELD CONDITION PRIOR TO CONTINUE THE WORK. IF CONTRACTOR CHOOSE TO CONTINUE WITHOUT ARCHITECT/ENGINEER CLARIFICATION/ INSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CHANGES.
- THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AND HIS/HER CONSULTANTS FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT AND ITS ASSOCIATES CONSULTANT.
- CONTRACTOR SHALL ACCEPT AND MAINTAIN THE EXISTING SITE, SURROUNDING CONDITION, AND PROTECT NEW AND EXISTING WORK, EQUIPMENT, MATERIALS. DAMAGES CAUSED BY CONTRACTOR NEGLIGENCE, SHALL BE REPAIRED, REPLACE AS GOOD CONDITION AS BEFORE, AT THE EXPENSE OF THE CONTRACTOR.
- THE ARCHITECT SHALL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY, SECURITY, QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
- DEMOLITION SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGING TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ALL DEMOLISHED/REMOVED ITEMS SHALL BE DISPOSED OFF BY THE CONTRACTOR PER CITY OF FREMONT CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, AND VERIFY WITH THE OWNER ON ITEMS TO BE SAVED AND STORED. ALL REMOVED ITEMS TO BE SAVED FOR REUSE SHALL BE HANDLED WITH CARE.

PROJECT DATA

A.P.N. NO	: 406-01-061
ZONING	: R-1-6 - SAN TOMAS AREA
OCCUPANCY GROUP	: R3-U
TYPE OF CONSTRUCTION	: V-B
NET LOT AREA	: 9,375 S.F.
GROSS LOT AREA	: 11,625 S.F.

DEVELOPMENT DATA			
	SQUARE FEET	PERCENT OF SITE	
	EXISTING	PROPOSED	
BUILDING COVERAGE	1,683 SF	2,723 SF	29.05 %
BUILDING COVERAGE W/ PORCH	1,683 SF	2,777 SF	29.6 %
LANDSCAPE COVERAGE	7,645 SF	4,582 SF	48.87 %
PAVING COVERAGE	0 SF	2,070 SF	22.1 %

HARDSCAPE IN THE FRONT SETBACK AREA: 770 S.F. = 41.07% < 50% - OK

OPEN SPACE IN THE REAR YARD AREA = 3,748 S.F.

ADJACENT LAND USES

NORTH : SINGLE FAMILY RESIDENCE
 SOUTH : SINGLE FAMILY RESIDENCE
 EAST : SINGLE FAMILY RESIDENCE
 WEST : SINGLE FAMILY RESIDENCE

AREA CALCULATIONS

(E) LIVING AREA TO BE DEMOLISHED : 1,400 S.F.
 (N) 1st FLOOR AREA : 2,224 S.F.
 (N) 2nd FLOOR AREA : 1,391 S.F.
 (N) GARAGE : 499 S.F.
 (N) FRONT PORCH : 54 S.F.
 TOTAL : 4,168 S.F.

NUMBER OF BEDROOMS : 4
 NUMBER OF BATHROOMS : 4.5

AFES SPRINKLER PROVIDED : NFPA 13D SYSTEM

SINGLE FAMILY RESIDENCE

710 CRAIG AVE.
 CAMPBELL, CA 95008

owner
 Manisha
 & Sushama

LEGEND

1 PROPOSED 1st FL
 2 PROPOSED 2nd FL

ELECTRICAL METER
 GAS METER
 TELEPHONE

TRASH CART

CALGREEN 2016 MEASURES

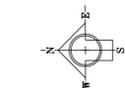
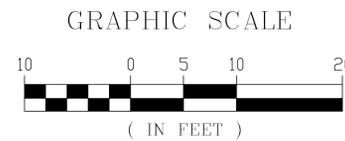
CS 4.106.2
 CONTRACTOR TO IMPLEMENT STORMWATER DRAINAGE DURING CONSTRUCTION

CS 4.106.3
 FINISH GRADE TO SLOPE 5% WITHIN 5' AWAY FROM FOUNDATION

EXISTING FINISH GROUND SURFACES AND LOT GRADING TO REMAIN AS MUCH AS POSSIBLE. MAXIMUM GRADED SLOPE IS 3:1 (3 HORIZONTAL TO 1 VERTICAL)

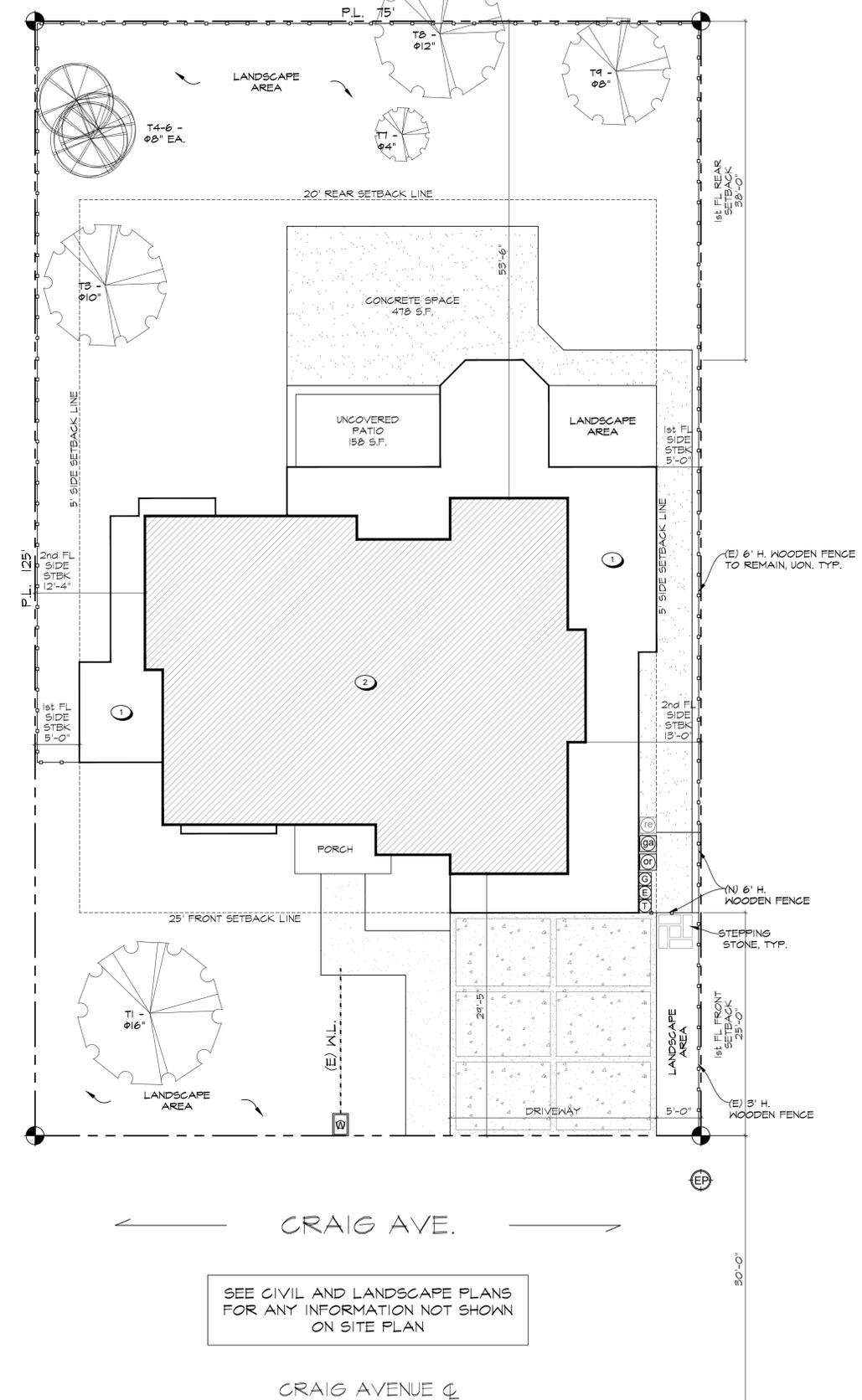
EXTERIOR IMPERVIOUS SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM GRADIENT AND SHALL DRAIN AWAY FROM THE BUILDING

ALL EXISTING TREES ON THE SITE TO REMAIN AS IS, UON.



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

PLANNING FINAL REQUIRED. THE NEW LANDSCAPING INDICATED ON THE PLANS MUST BE INSTALLED PRIOR TO FINAL INSPECTION.



APPLIED CODES

- 2016 CALIFORNIA BUILDING CODE
 - 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
 - 2016 CALIFORNIA ELECTRICAL CODE
 - 2016 CALIFORNIA MECHANICAL CODE
 - 2016 CALIFORNIA PLUMBING CODE
 - 2016 CALIFORNIA ENERGY CODE
 - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2016 CALIFORNIA FIRE CODE
- CITY OF CAMPBELL MUNICIPAL CODE

ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING HOURS:
 MON - FRI : 7:00 AM - 5:30 PM
 SAT : 9:00 AM - 3:00 PM
 SUNDAYS & HOLIDAYS : NO CONSTRUCTION ACTIVITIES ALLOWED

ALL CONTRACTORS, SUBCONTRACTORS, AND VENDORS SHALL BE LICENSED TO DO BUSINESS IN THE CITY OF CAMPBELL.

SHEET INDEX

- A 1 COVER SHEET, PROPOSED SITE PLAN + NOTES
 - A 1-1 EXISTING SITE PLAN + DEMOLITION PLAN
 - A 1-2 PRIVACY + STREETSCAPE PLANS
 - A 1-3 CONDITIONS OF APPROVAL
 - A 2 PROPOSED 1st FLOOR PLAN
 - A 3 PROPOSED 2nd FLOOR PLAN
 - A 4 PROPOSED ROOF PLAN
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 - A 6 ELEVATIONS
 - A 7 ELEVATIONS
- T1 TOPOGRAPHIC SURVEY
 - C1 GRADING & UTILITY PLAN
 - C2 EROSION CONTROL PLAN
- L1 LANDSCAPE PLAN
 - L2 IRRIGATION PLAN
 - L3 LANDSCAPE DETAILS

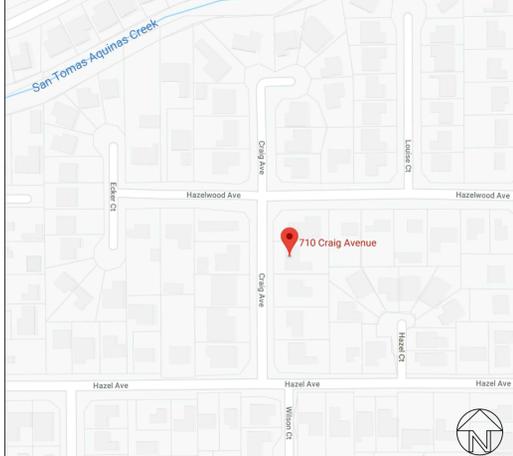
SCOPE OF WORK:

- DEMOLISH EXISTING 1 STORY SINGLE FAMILY HOUSE AND REBUILD NEW 2 STORY SINGLE FAMILY HOUSE.

PROJECT TEAM

- DESIGNER:**
 ALEXANDER ANGKAWIJAYA - AA HOME DESIGN & BUILD LLC
 408-431-2952
 AA.HOMEDESIGNBUILD@GMAIL.COM
- STRUCTURE ENGINEER:**
 DAN L. CHEN S.E.
 47849 MASTERS CT, FREMONT CA 94539
 510-579-8230
 DAN_CHEN@COMCAST.NET
- TITLE 24/ MECHANICAL DESIGN:**
 CARSTAIRS ENERGY
 P.O. BOX 4736, SAN LUIS OBISPO, CA 93403
 805-904-9048
 TITLE24@YAHOO.COM
- CIVIL ENGINEER:**
 PAUL LEUNG/ KAM FAI LEUNG C.E.
 972 CAMERON CIRCLE, MILPITAS, CA 95035
 408-370-8615
 PAULEUNG@YAHOO.COM
- LANDSCAPE ARCHITECT:**
 JUSTIN WARE - UTOPIAN LANDSCAPES
 209-954-9065
 2029 PALOMA AVE, STOCKTON, CA 95209
 JUSTIN@UTOPIANLANDSCAPES.NET
- LAND SURVEYOR:**
 SHANE R. BARBER, PLS - BARBER SURVEYING, INC.
 925-344-6461
 713 NACOMUS CT., TRACY, CA 95304
 SBARBER@BARBERSURVEYING.COM

VICINITY MAP



SINGLE FAMILY HOUSE

710 CRAIG AVE.,
 CAMPBELL, CA 95008
 PROJECT

NEW BUILD

AA HOME
 DESIGN &
 BUILD LLC

DESIGN
 SERVICES

T: 408.431.2952
 AA.HomeDesignBuild@gmail.com

SHEET TITLE

COVER SHEET, SITE PLAN, NOTES

REVISION

- 1
- 2
- 3
- 4

DATE 08.12.19
 DRAWN AA
 SCALE AS SHOWN
 SHEET

A-1

OF 10 SHEETS

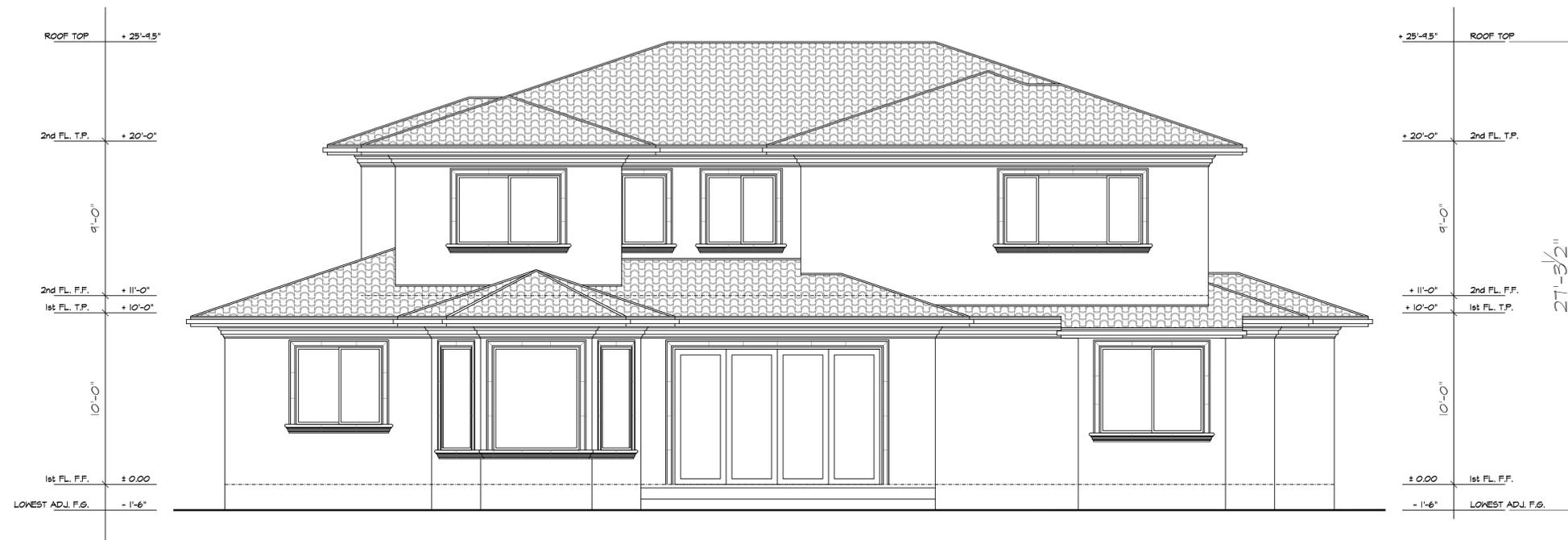


PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION AND SITE NOTES

1. EXTERIOR WALL: STUCCO 0/ 2 LAYERS TYPE D' PAPER 0/ PLYWOOD SHEATHING (BEIGE/ LIGHT BROWN COLOR & TEXTURE VERIFY WITH OWNER)
2. ROOFING: CONC. TILES (EAGLE TILES - CAPISTRANO - 3816 SAN RAMON RANGE)
3. WINDOWS: MILGARD VINYL DUAL PANE WHITE SIM. (SEE SCHEDULE)
4. WINDOW TRIM: STUCCO FOAM 2X (DARK BROWN COLOR - VERIFY WITH OWNER)
5. GUTTER: ALUMINUM FASCIA (DARK BROWN COLOR - VERIFY WITH OWNER)
6. FASCIA BOARD: PAINTED (DARK BROWN COLOR - VERIFY WITH OWNER)
7. WALL TO ROOF FLASHING: GALV. METAL PAINTED



PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"

SINGLE
FAMILY
HOUSE

710 CRAIG AVE.,
CAMPBELL, CA 95008
PROJECT

NEW BUILD

AA HOME
DESIGN &
BUILD LLC

DESIGN
SERVICES

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SHEET TITLE

ELEVATIONS

REVISION

- 1
- 2
- 3
- 4

DATE 08.12.19
DRAWN AA
SCALE AS SHOWN
SHEET



PROPOSED LEFT ELEVATION

SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION AND SITE NOTES
1. EXTERIOR WALL: STUCCO O/ 2 LAYERS TYPE D' PAPER O/ PLYWOOD SHEATHING (BEIGE/ LIGHT BROWN COLOR & TEXTURE VERIFY WITH OWNER)
 2. ROOFING: CONC. TILES (EAGLE TILES - CAPISTRANO - 3816 SAN RAMON RANGE)
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 6. FASCIA BOARD: PAINTED (DARK BROWN COLOR - VERIFY WITH OWNER)
 7. WALL TO ROOF FLASHING: GALV. METAL PAINTED



PROPOSED RIGHT ELEVATION

SCALE 1/4" = 1'-0"

SINGLE
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PROJECT

NEW BUILD

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SHEET TITLE

ELEVATIONS

REVISION

1	
2	
3	
4	

DATE	08.12.19
DRAWN	AA
SCALE	AS SHOWN
SHEET	