



**CITY OF CAMPBELL**  
Community Development Department

January 3, 2020

**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.:** PLN2019-109  
**Project Address:** 1139 Fawn Dr.  
**Zoning District:** R-1-6  
**General Plan:** Single-Family Residential  
**Applicant:** Barzin Khadiv  
**Property Owner:** Richard Wong  
**Project Description:** 927 sq. ft. addition to front and rear of existing single-story single-family home. Home would remain single-story with a total floor area of ~2,695 square feet including the addition. Project includes a new porch and new covered deck.

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 January 3, 2020 and ends on January 13, 2020. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **January 13, 2020**. 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; [cindym@campbellca.gov](mailto:cindym@campbellca.gov); (408) 871-5103



**City of Campbell**  
Location Map  
*1139 Fawn Drive*



ADDITION AND REMODELING FOR:  
1139 FAWN DRIVE, CAMPBELL, CA 95008  
APN: 403-13-052

PROJECT DATA

OWNER'S NAME: RICHARD WONG  
ZONING DISTRICT: R-1-6  
NUMBER OF FLOORS: SINGLE STORY  
FIRE PROTECTION: NO SPRINKLER  
CONSTRUCTION TYPE: VB  
OCCUPANCY CLASSIFICATION: R-3/U

APPLICABLE CODES:

- A. CALIFORNIA FIRE CODE 2016 EDITION
- B. CALIFORNIA BUILDING CODE 2016 EDITION
- C. CALIFORNIA MECHANICAL CODE 2016 EDITION
- D. CALIFORNIA PLUMBING CODE 2016 EDITION
- E. CALIFORNIA ELECTRIC CODE 2016 EDITION ENERGY CODE
- F. CALIFORNIA ENERGY CODE 2016 EDITION
- G. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

ALSO:

2016 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2009 IRC) AND 2016 CALIFORNIA GREEN BUILDING STANDARD CODE, WHICH ARE ALSO APPLICABLE TO THIS PROJECT.

AREAS

FOR DETAILS ON CALCS., SEE SHEET "A1".

LOT SIZE ..... 1,560.50 SQ. FT.  
ALLOWABLE FLOOR AREA RATIO  
MAX. ALLOWABLE FAR = 1,560.50 x 45 % = 3,402.2 SQ. FT.  
TOTAL PROVIDED FAR =

AREAS	GARAGE SQ. FT.	HABITABLE AREA SQ. FT.	ENCLOSURE PORCH AREA SQ. FT.	TOTAL SQ. FT.
EXISTING	421.67	1,345.87	16.25	1,783.79
CHANGES	0	926.86	21.25	948.11
PROPOSED	421.67	2,272.73	37.50	2,731.90

LOT COVERAGE

MAX. LOT COVERAGE = 1,560.50 x 40% = 3,024.2 SQ. FT.

GARAGE AREA ..... 421.67 SQ. FT.  
HABITABLE AREA ..... 2,272.73 SQ. FT.  
COVERED FRONT PORCH AREA ..... 37.50 SQ. FT.  
COVERED REAR PATIO AREA ..... 288.00 SQ. FT.  
TOTAL PROVIDED LOT COVERAGE ..... 3,019.90 SQ. FT.

SETBACKS	REQUIRED	EXISTING	PROVIDED
FRONT	20'-0"	25'-2"	NO CHANGE
RIGHT	12'-0"	15'-0"	NO CHANGE
LEFT	GREATER OF 5'-0" OR 1/2 HT. OF WALL ADJACENT TO PROPERTY LINE	5'-2"	NO CHANGE
REAR	20'-0"	33'-7"	10'-11"

★ FOR REAR SETBACK ENCROACHMENT SEE BACKYARD AREA CALCS. ON SHEET "A1".

SCOPE OF WORK

- REMOVE EXISTING TANK WATER HEATER AND ADD TANKLESS IN THE GARAGE.
- CONVERT EXISTING NOOK AREA TO THE NEW KITCHEN.
- EXTEND EXISTING LIVING AND DINING ROOM TO THE BACKYARD TO CREATE GREAT ROOM.
- ADD COVERED REAR DECK PATIO.
- CONVERT BEDROOMS NO. 2 AND 3 TO NEW MASTER SUITE.
- RE ARRANGE PLUMBING FIXTURES AT EXISTING BATHROOM.
- CONVERT EXISTING MASTER BEDROOM TO NEW BEDROOM NO. 2.
- ADD TO THE FRONT SIDE INCLUDING NEW TWO BEDROOMS AND ONE BATH.
- MOVE FURNACE TO THE ATTIC.
- ADD (8) SKYLIGHTS AS SHOWN ON ROOF PLAN.
- RE STUCCO WHOLE EXTERIOR WALL.

DRAWING INDEX

ARCHITECTURAL:

- A0 COVER SHEET AND EXISTING SITE PLAN
- A1 AREA CALCULATIONS AND PROPOSED SITE PLAN
- A2 EXISTING BUILDING PICTURES AND FLOOR PLAN
- A3 PROPOSED FLOOR PLAN
- A4 EXISTING AND PROPOSED ROOF PLANS
- A5 FRONT AND RIGHT ELEVATIONS
- A6 REAR AND LEFT ELEVATIONS

CONSULTANTS

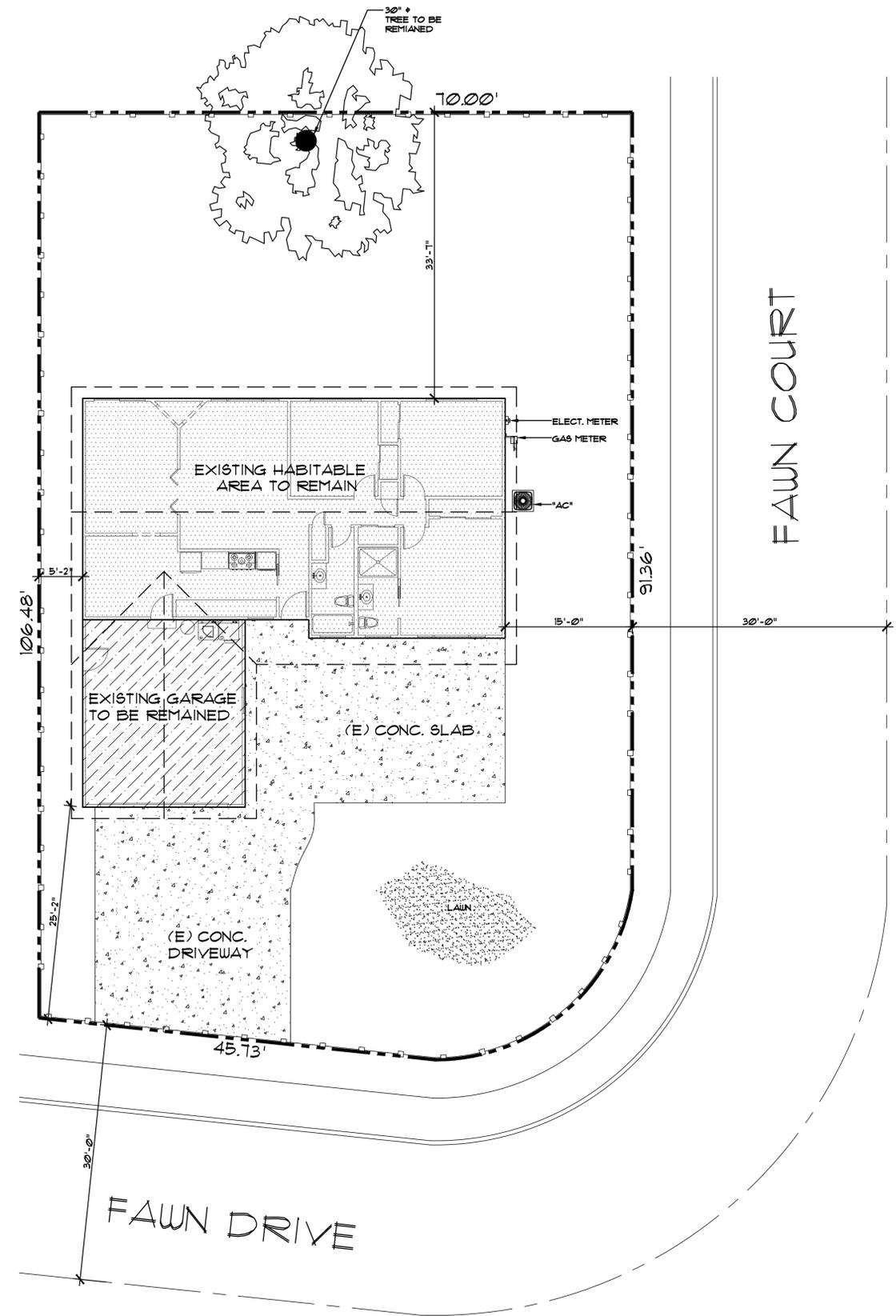
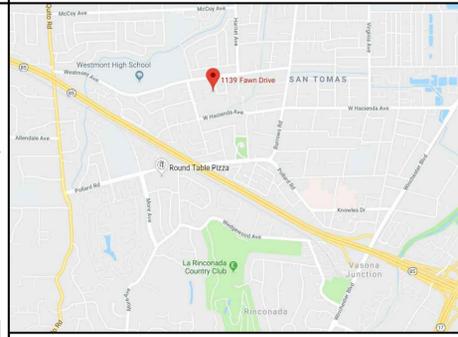
DESIGNER: BAY AREA DESIGN AND CONSTRUCTION  
2290 SOUTH BASCOM AVE., SAN JOSE, CA 95008  
PH: (408) 209-8942

STRUCTURAL:

TITLE 24:

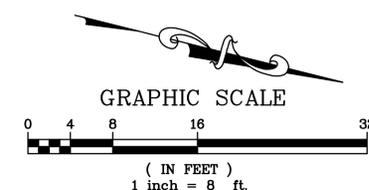
PARCEL MAP

VICINITY MAP



EXISTING SITE PLAN

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



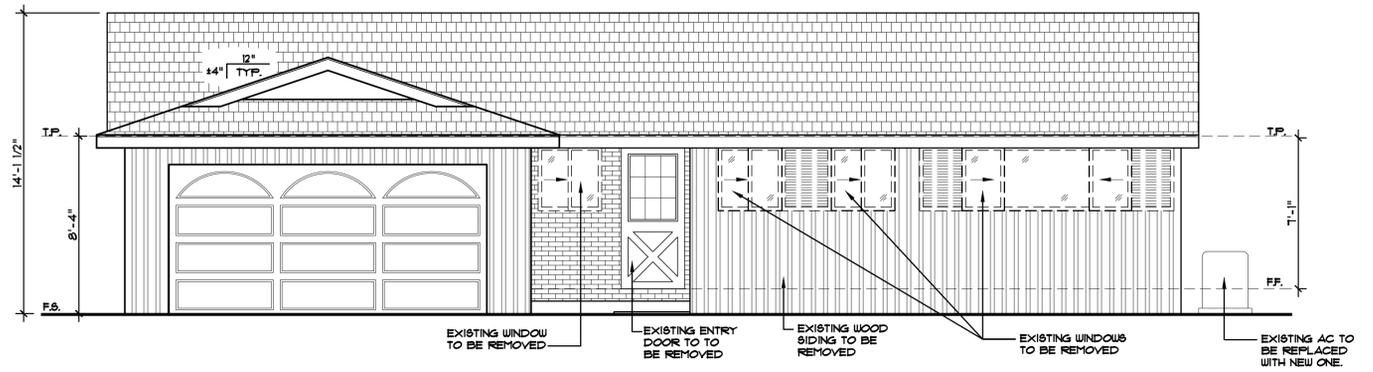
REVISIONS	BY

DESIGNED BY:  
**BAY AREA DESIGN & CONSTRUCTION**  
2290 SOUTH BASCOM AVE.  
CAMPBELL, CA 95008  
TEL: (408) 209 8942

COVER SHEETS  
AREA CALCULATIONS  
AND EXISTING SITE PLAN

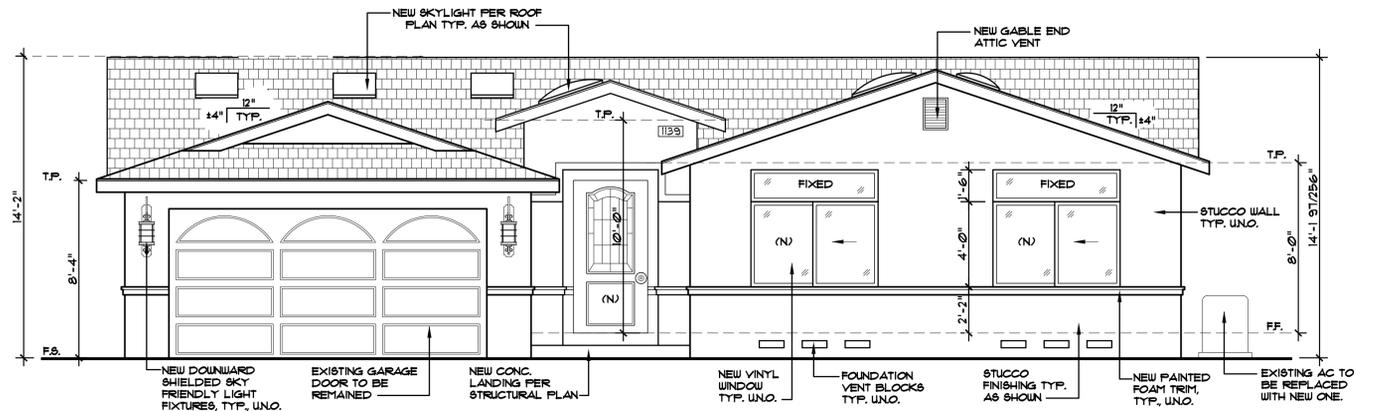
ADDITION AND REMODELING FOR:  
1139 FAWN DRIVE  
CAMPBELL, CA 95008  
APN: 403-13-052

DATE	08/20/19
SCALE	1/8" = 1'-0"
DRAWN	BK
JOB	
SHEET	A0
OF	SHEETS



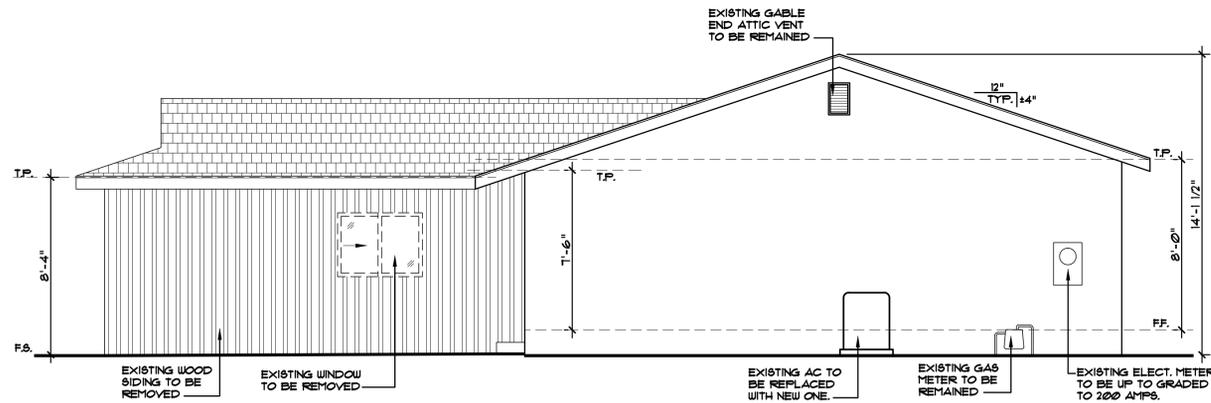
**EXISTING FRONT ELEV.**

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



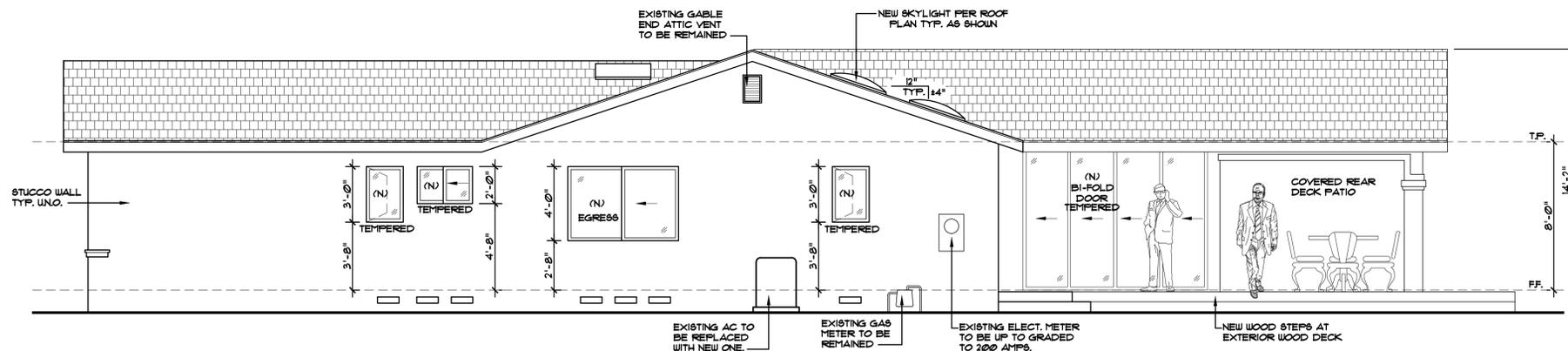
**PROPOSED FRONT ELEV.**

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



**EXISTING RIGHT ELEV.**

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



**PROPOSED RIGHT ELEV.**

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

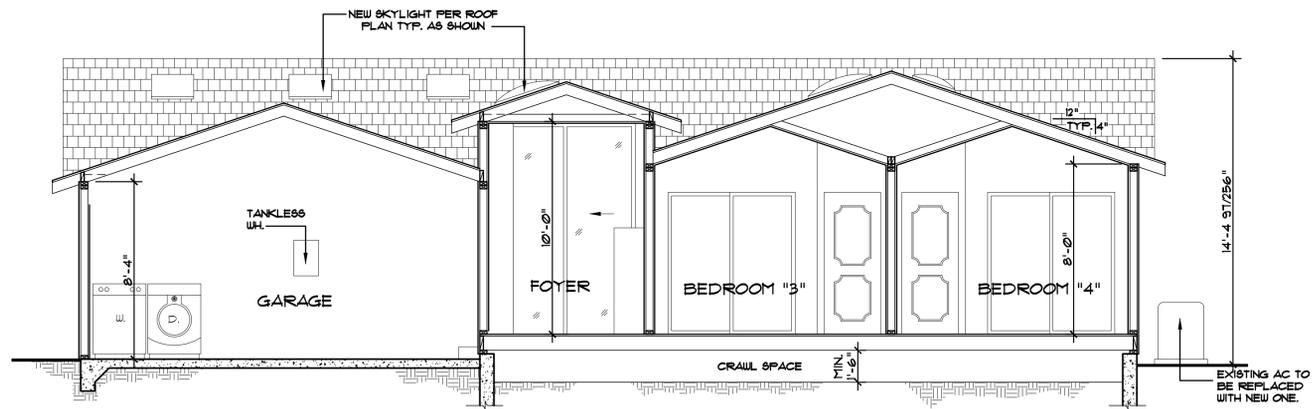
REVISIONS	BY

DESIGNED BY:  
  
**BAY AREA**  
 DESIGN &  
**CONSTRUCTION**  
 2290 SOUTH BASCOM AVE.  
 CAMPBELL, CA 95008  
 TEL: (408) 209 0942

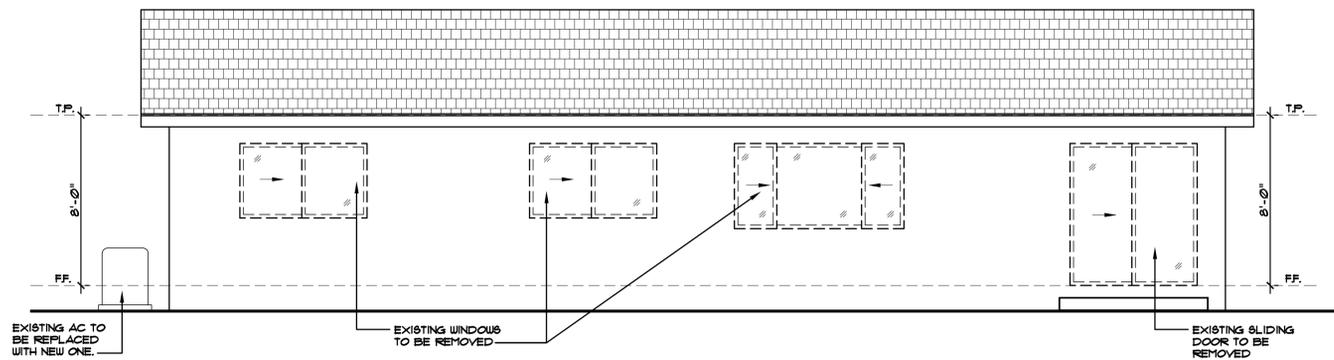
**FRONT AND  
 RIGHT ELEVATIONS**

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 APN: 403-13-052

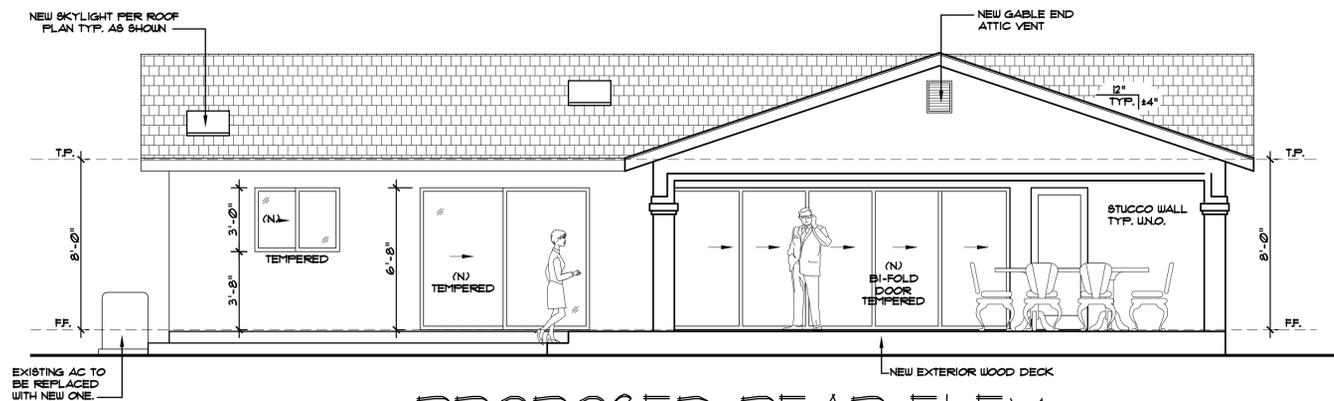
DATE	08/20/19
SCALE	1/4"=1'-0"
DRAWN	BK
JOB	
SHEET	A5
OF	SHEETS



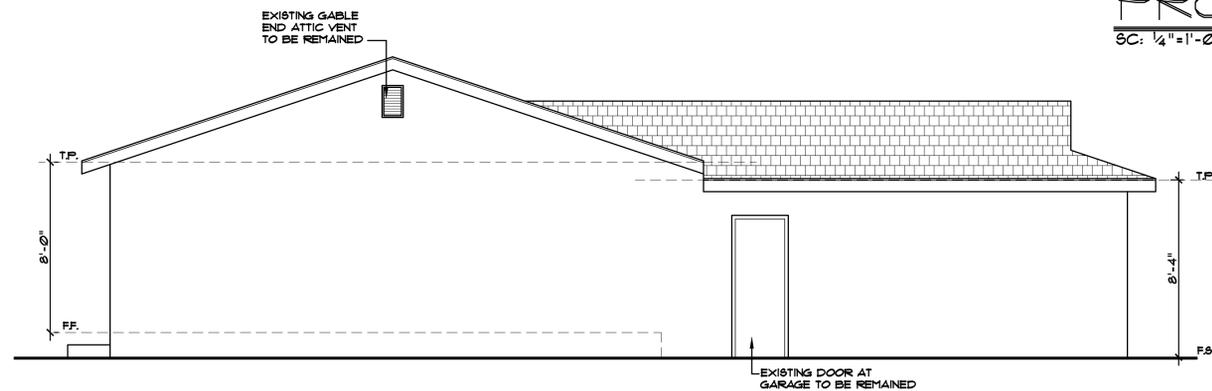
**SECTION A-A**  
SC: 1/4"=1'-0"



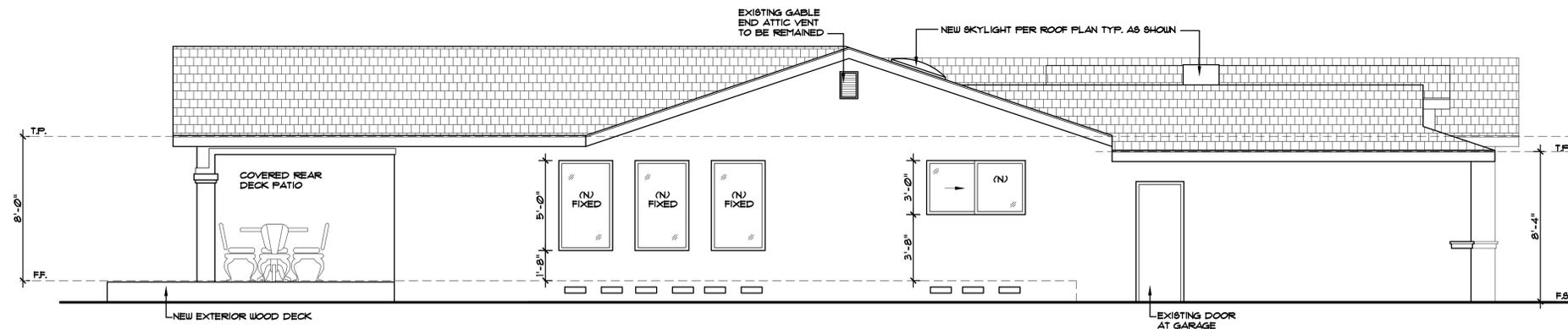
**EXISTING REAR ELEV.**  
SC: 1/4"=1'-0"



**PROPOSED REAR ELEV.**  
SC: 1/4"=1'-0"



**EXISTING LEFT ELEV.**  
SC: 1/4"=1'-0"



**PROPOSED LEFT ELEV.**  
SC: 1/4"=1'-0"

REVISIONS	BY

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**REAR AND  
LEFT ELEVATIONS**

ADDITION AND REMODELING FOR:  
 1139 FAUN DRIVE  
 CAMPBELL, CA 95008  
 APN: 403-13-052

DATE	08/20/19
SCALE	1/4"=1'-0"
DRAWN	BK
JOB	
SHEET	A6
OF	SHEETS