



**CITY OF CAMPBELL**  
Community Development Department

April 8, 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.:** PLN2019-232  
**Applicant:** Hemant Mungekar  
**Project Address:** 1190 Audrey Ave  
**Property Owner:** Hemant Mungekar  
**Zoning District:** R-1-10 (Single Family Residential)  
**General Plan:** Low Density Residential (San Tomas Area Neighborhood Plan)  
**Neighborhood Association(s):** San Tomas Area Community Coalition  
**Project Description:** 773 sq ft second story addition and 469 sq ft first floor addition to an existing single-family 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 8, 2020 and ends on April 20, 2020. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 20, 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 \$200 appeal filing fee. Plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Pouya Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email [NazH@campbellca.gov](mailto:NazH@campbellca.gov).



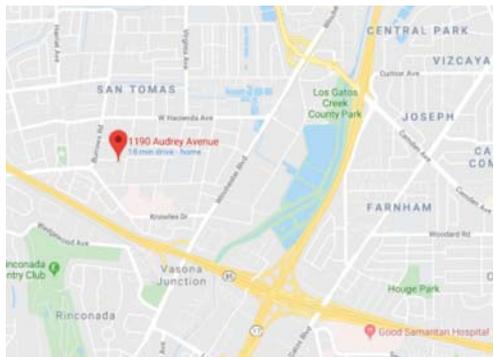
- 469.0 SF ADDITION AT 1ST FLOOR.**
- 772.6 SF NEW 2ND FLOOR.**
- REMODELING LIVING/DINING ROOM.**
- RELOCATING LAUNDRY ROOM.**
- NEW KITCHEN.**



**OWNER:**  
**HEMANT MUNGEKAR**  
**(408)464-9002**

**ADDRESS:**  
**1190 AUDREY AVE.**  
**CAMPBELL CA**

THIS PROJECT SHALL COMPLY WITH THE 2019 CBC, CMC, CPC, 2019 CEC., 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA GREEN BUILDING STANDARD, AND LOCAL ORDINANCE.



**VICINITY MAP**



**PROJECT INFORMATION:**

APN # 406-25-025  
 Group of Occupancy : R-3  
 TYPE OF CONSTRUCTION: V-B  
 Zoning : R-1-10 (SAN TOMAS AREA NEIGHBORHOOD)  
 NET LOT AREA : 8225.0 SQ'  
 GROSS: 8225+30x78.42=10577.6 SF  
 NET: 8225.0 SF  
 (E) FLOOR AREA 1801.0 SF  
 ADDITION:  
 1ST FLOOR 469.0 SF  
 2ND FLOOR 772.6 SF  
 TOTAL LIVING AREA 3042.6 SF  
 (E) GARAGE 282.0 SF  
 TOTAL FLOOR AREA: 3324.6 SF  
 ALLOWABLE : 4000.0 SF ( FOR LOTS >8000.0 SF)  
 PORCH 67.0 SF  
 LOT COVERAGE (1801+469+66+282)/8225=31.8<35%

**HARDSCAPE:**

BUILDING	2619.0 SF
DRIVE WAY & PAVING	650.0 SF
CONC. DECK	250.0 SF
TOTAL	3519.0 SF
LANDSCAPE:	8225-3519=4706 SF

DEVELOPMENT DATA:	SQUARE FEET		PERCENT OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
LOT COVERAGE (Net)	1801+282+67=2150	1801+282+469+67=2618	26.1%	31.8%
LOT COVERAGE(Gross)	2150	2618	20.3%	24.8%
LANDSCAPE COVERAGE	5240.0	4706	63.7%	57%
FRONT YARD PAVING COVERAGE	650.0 SF	720.0 SF	7.9%	8.75%
FLOOR AREA	1801+282=2083	1801+282+469.0+772.6=3324.6	25.3%	31.0%

- SHEET INDEX:**
- A1.0 SITE PLAN AND PROJECT INFO.
  - T-1 SURVEY PLAN
  - A1.1 PHOTOS
  - A2.0 PROPOSED FLOOR PLAN
  - A2.1 PROPOSED 2ND FLOOR PLAN
  - A2.2 AREA CALCULATIONS.
  - A3.0 EXISTING FLOOR/DEMO PLAN
  - A3.1 EXISTING ELEVATIONS.
  - A4.0 PROPOSED ELEVATIONS
  - A4.1 SECTIONS
  - A5.0 ROOF PLAN
  - A6.0 PRIVACY PLAN

**LAZARI DESIGN**

6154 ROYAL ACORN PLACE  
 SAN JOSE CA 95120  
 Tel: (408) 781-8374  
 elazari@comcast.net

OWNER  
**MR. PHONE:**

**PROJECT LOCATION:**  
**HEMANT MUNGEKAR**  
**1190 AUDREY AVE.**  
**CAMPBELL CA**

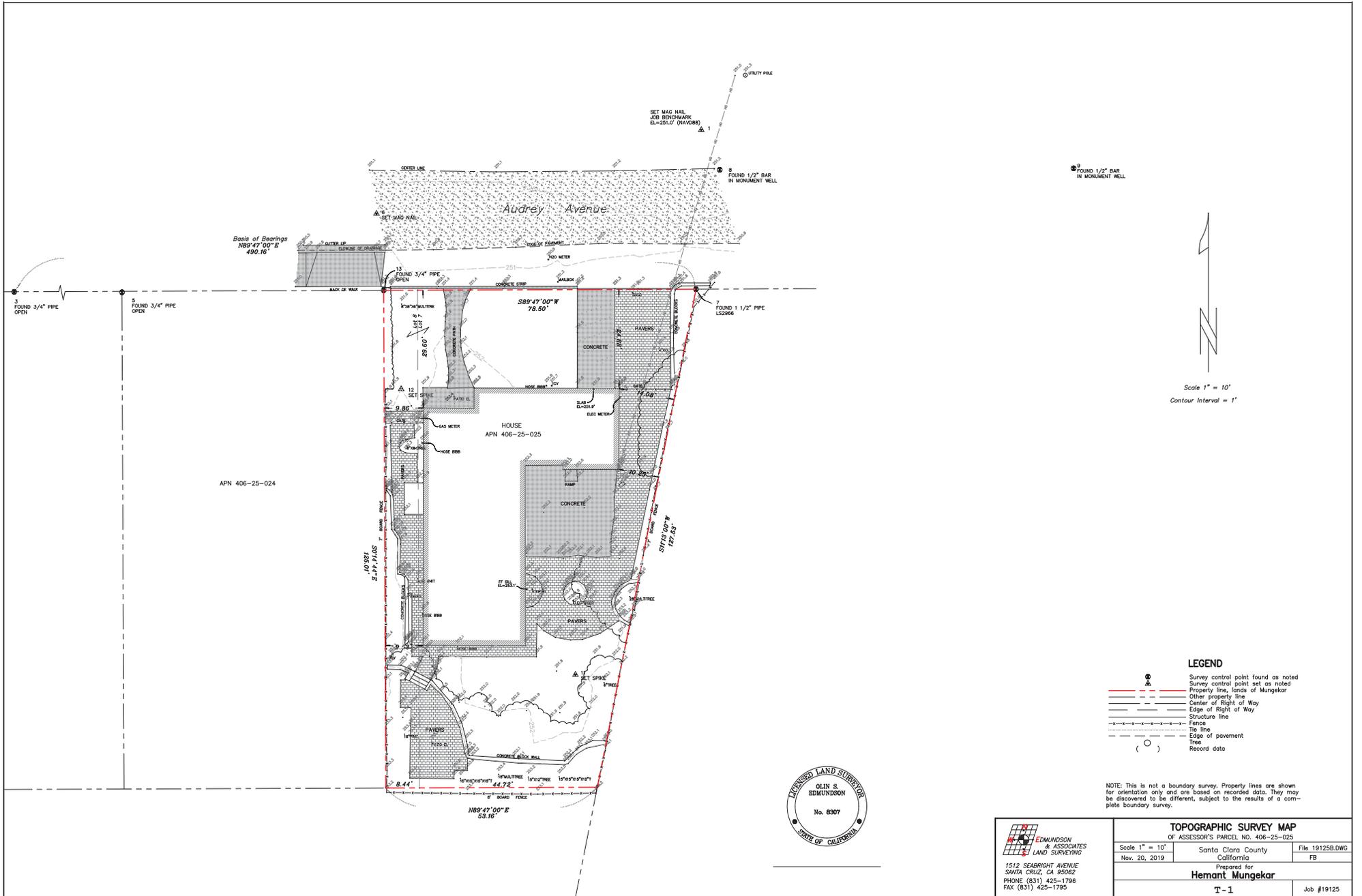
REVISIONS	DATE
<b>PLN RESUB</b>	<b>FEB. 2020</b>

SCALE: AS SHOWN  
 DRAWN: E. LAZARI

SHEET TITLE:  
**SITE PLAN**

SHEET NO. **A1.0**

DATE: **NOV. 2019**



Basis of Bearings  
N89°47'00\"/>

Scale 1" = 10'  
Contour Interval = 1'

- LEGEND**
- Survey control point found as noted
  - ▲ Survey control point set as noted
  - Property line, lands of Mungekar
  - - - Other property line
  - Center of Right of Way
  - - - Edge of Right of Way
  - Structure line
  - Fence
  - - - Tie line
  - - - Edge of pavement
  - Tree
  - Record data

NOTE: This is not a boundary survey. Property lines are shown for orientation only and are based on recorded data. They may be discovered to be different, subject to the results of a complete boundary survey.



**EDMUNDSON & ASSOCIATES**  
LAND SURVEYING  
1512 SEABRIGHT AVENUE  
SANTA CRUZ, CA 95062  
PHONE (831) 425-1796  
FAX (831) 425-1795

TOPOGRAPHIC SURVEY MAP		
OF ASSESSOR'S PARCEL NO. 406-25-025		
Scale 1" = 10'	Santa Clara County California	File 19125B.DWG
Nov. 20, 2019		FB
Prepared for <b>Hemant Mungekar</b>		
T-1		Job #19125

**LAZARI DESIGN**

6154 ROYAL ACORN PLACE  
SAN JOSE CA 95120

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

OWNER  
**MR.**  
PHONE:

PROJECT LOCATION:  
**HEMANT MUNGEKAR**  
**1190 AUDREY AVE.**  
**CAMPBELL CA**

REVISIONS	DATE

SCALE: AS SHOWN  
DRAWN: E. LAZARI

SHEET TITLE:  
**PROPOSED 1ST FLOOR PLAN**

SHEET NO. **A2.0**

DATE: **NOV. 2019**



**PROPOSED 1ST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**LAZARI DESIGN**

6154 ROYAL ACORN PLACE  
SAN JOSE CA 95120

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

OWNER  
**MR.**  
PHONE:

PROJECT LOCATION:  
**HEMANT MUNGEKAR**  
**1190 AUDREY AVE.**  
**CAMPBELL CA**

REVISIONS	DATE

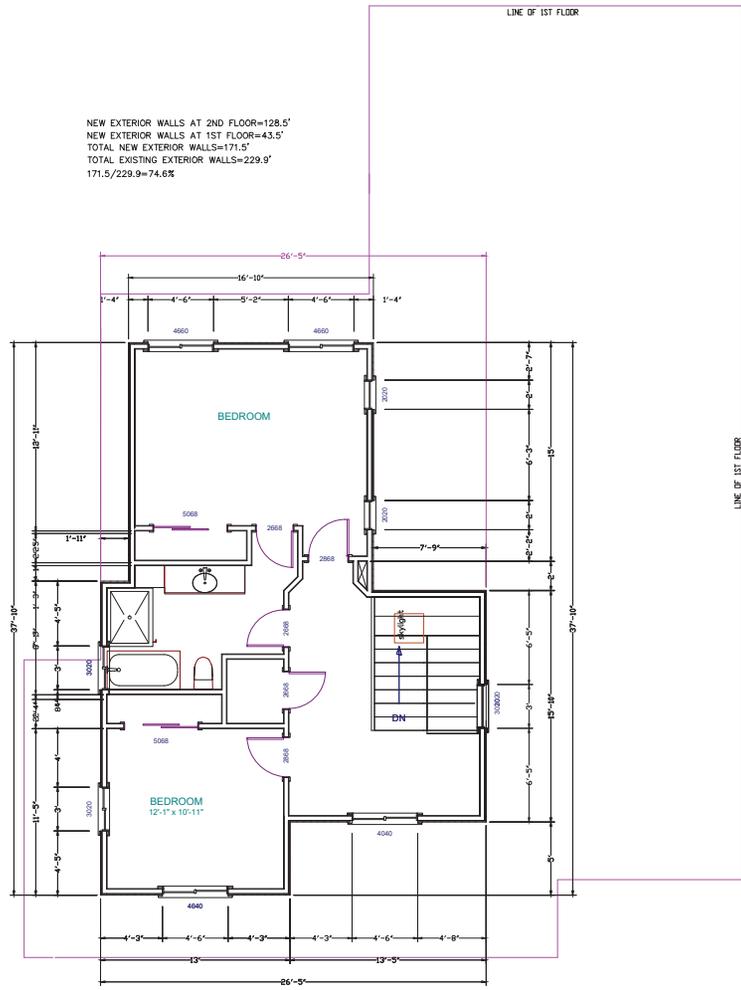
SCALE: AS SHOWN  
DRAWN: E. LAZARI

SHEET TITLE:  
**PROPOSED NEW 2ND FLOOR**

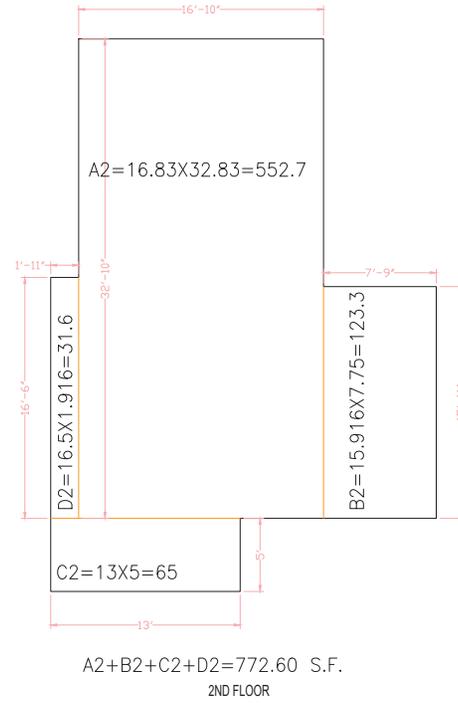
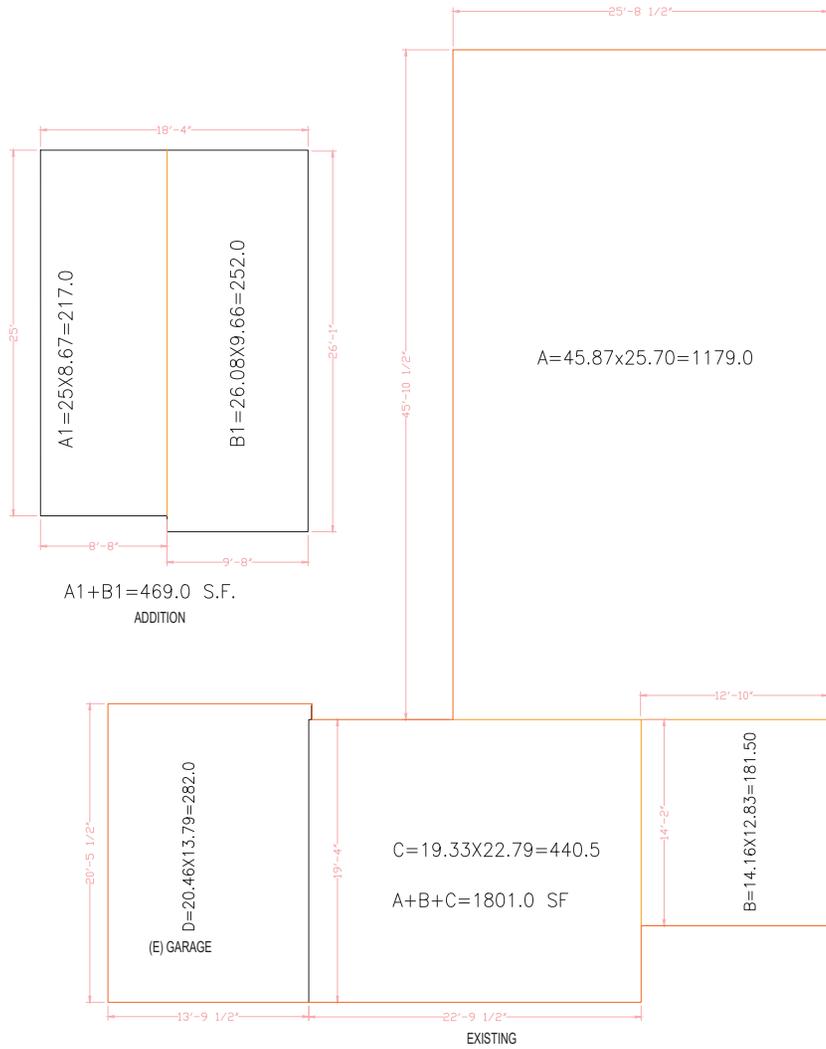
SHEET NO. **A2.1**

DATE: **NOV. 2019**

NEW EXTERIOR WALLS AT 2ND FLOOR=128.5'  
NEW EXTERIOR WALLS AT 1ST FLOOR=43.5'  
TOTAL NEW EXTERIOR WALLS=171.5'  
TOTAL EXISTING EXTERIOR WALLS=229.9'  
171.5/229.9=74.6%



**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



AREA CALCULATIONS

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

**LAZARI DESIGN**

6154 ROYAL ACORN PLACE  
SAN JOSE CA 95120

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

OWNER  
**MR.**  
PHONE:

PROJECT LOCATION:  
**HEMANT MUNGEKAR**  
**1190 AUDREY AVE.**  
**CAMPBELL CA**

REVISIONS	DATE

SCALE: AS SHOWN  
DRAWN: E. LAZARI

SHEET TITLE:  
**AREA CALCS.**

SHEET NO. **A2.2**

DATE: **NOV. 2019**

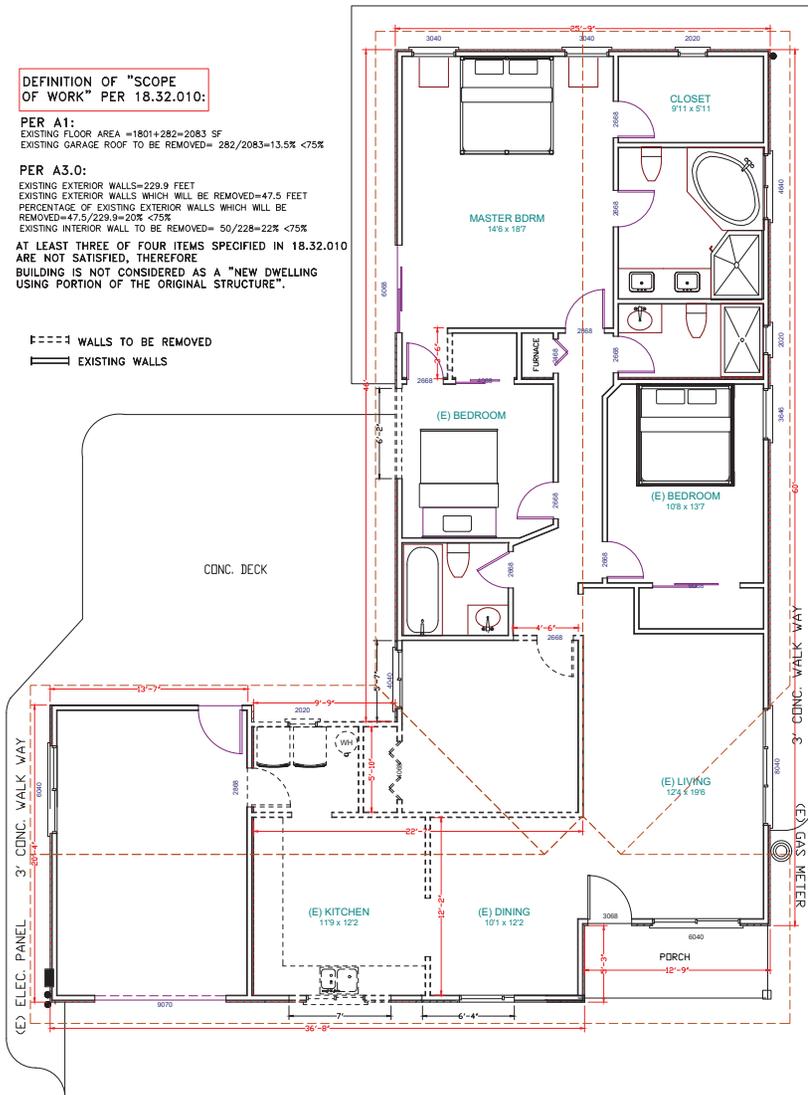
**DEFINITION OF "SCOPE OF WORK" PER 18.32.010:**

**PER A1:**  
 EXISTING FLOOR AREA = 1801+282=2083 SF  
 EXISTING GARAGE ROOF TO BE REMOVED= 282/2083=13.5% <75%

**PER A3.0:**  
 EXISTING EXTERIOR WALLS=229.9 FEET  
 EXISTING EXTERIOR WALLS WHICH WILL BE REMOVED=47.5 FEET  
 PERCENTAGE OF EXISTING EXTERIOR WALLS WHICH WILL BE REMOVED=47.5/229.9=20% <75%  
 EXISTING INTERIOR WALL TO BE REMOVED= 50/228=22% <75%

AT LEAST THREE OF FOUR ITEMS SPECIFIED IN 18.32.010 ARE NOT SATISFIED, THEREFORE BUILDING IS NOT CONSIDERED AS A "NEW DWELLING USING PORTION OF THE ORIGINAL STRUCTURE".

--- WALLS TO BE REMOVED  
 ——— EXISTING WALLS

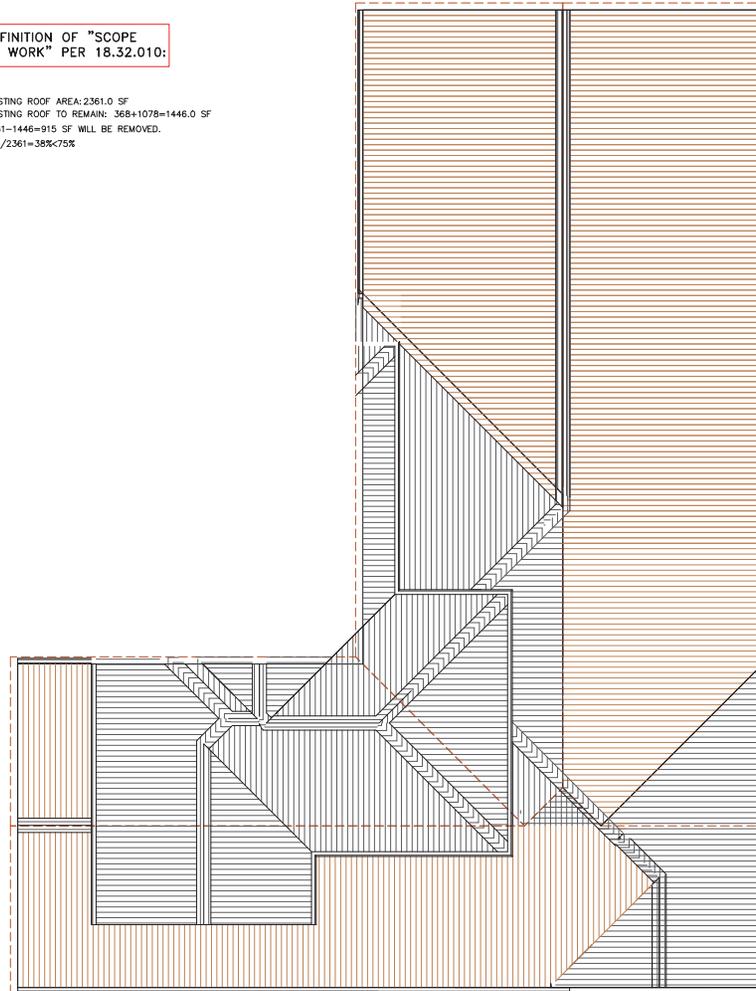


EXISTING/ DEMO. PLAN

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

**DEFINITION OF "SCOPE OF WORK" PER 18.32.010:**

EXISTING ROOF AREA: 2361.0 SF  
 EXISTING ROOF TO REMAIN: 368+1078=1446.0 SF  
 2361-1446=915 SF WILL BE REMOVED.  
 915/2361=38%<75%



EXISTING/ DEMO. ROOF PLAN

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

**LAZARI DESIGN**

6154 ROYAL ACORN PLACE  
 SAN JOSE CA 95120

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

OWNER  
**MR.**  
**PHONE:**

**PROJECT LOCATION:**  
 HEMANT MUNGEKAR  
 1190 AUDREY AVE.  
 CAMPBELL CA

REVISIONS	DATE

SCALE: AS SHOWN  
 DRAWN: E. LAZARI

SHEET TITLE:  
**EXISTING/ DEMO FLOOR PLAN**

SHEET NO. **A3.0**

DATE: **NOV. 2019**



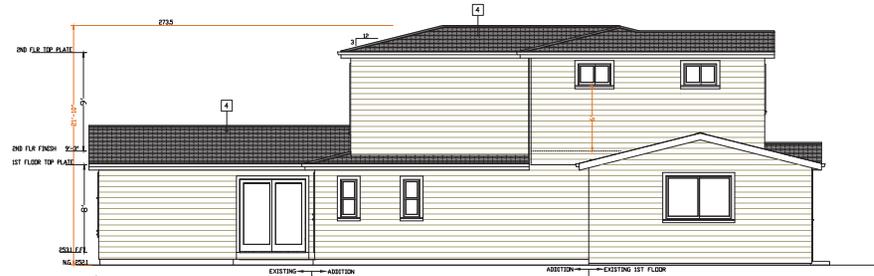
**FRONT ELEVATION**



ROOF, COMP. SHINGLE



**REAR ELEVATION**



**LEFT ELEVATION**



**RIGHT ELEVATION**

**# EXTERIOR ELEVATION NOTES**

1. EXTERIOR WALLS: SIDING.  
COLOR: MATCH EXISTING. (WORY)
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.

**LAZARI DESIGN**

6154 ROYAL ACORN PLACE  
SAN JOSE CA 95120

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

OWNER  
**MR.**  
PHONE:

PROJECT LOCATION:  
**HEMANT MUNGEKAR**  
**1190 AUDREY AVE.**  
**CAMPBELL CA**

REVISIONS	DATE

SCALE: AS SHOWN  
DRAWN: E. LAZARI

SHEET TITLE:  
**PROPOSED ELEVATIONS**

SHEET NO. **A4.0**

DATE: **NOV. 2019**

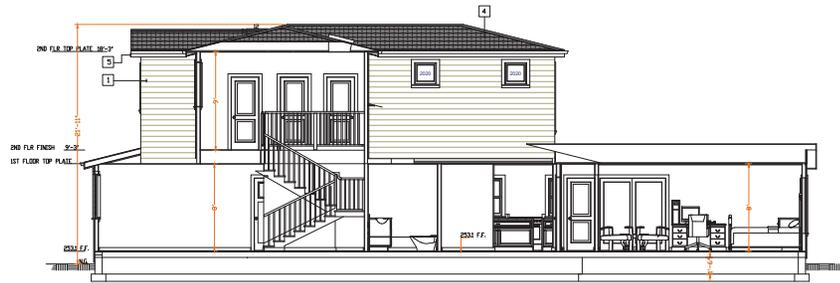
**LAZARI DESIGN**

6154 ROYAL ACORN PLACE  
SAN JOSE CA 95120

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

OWNER  
**MR.**  
PHONE:

PROJECT LOCATION:  
HEMANT MUNGEKAR  
1190 AUDREY AVE.  
CAMPBELL CA



**SECTION A-A**  
3/16\"/>

**# EXTERIOR ELEVATION NOTES**

1. EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS o/ 2 LAYERS OF 'D' PAPER o/ PLYWOOD SHEATHING.  
COLOR: MATCH EXISTING. (NONE)
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.



**SECTION B-B**  
3/16\"/>

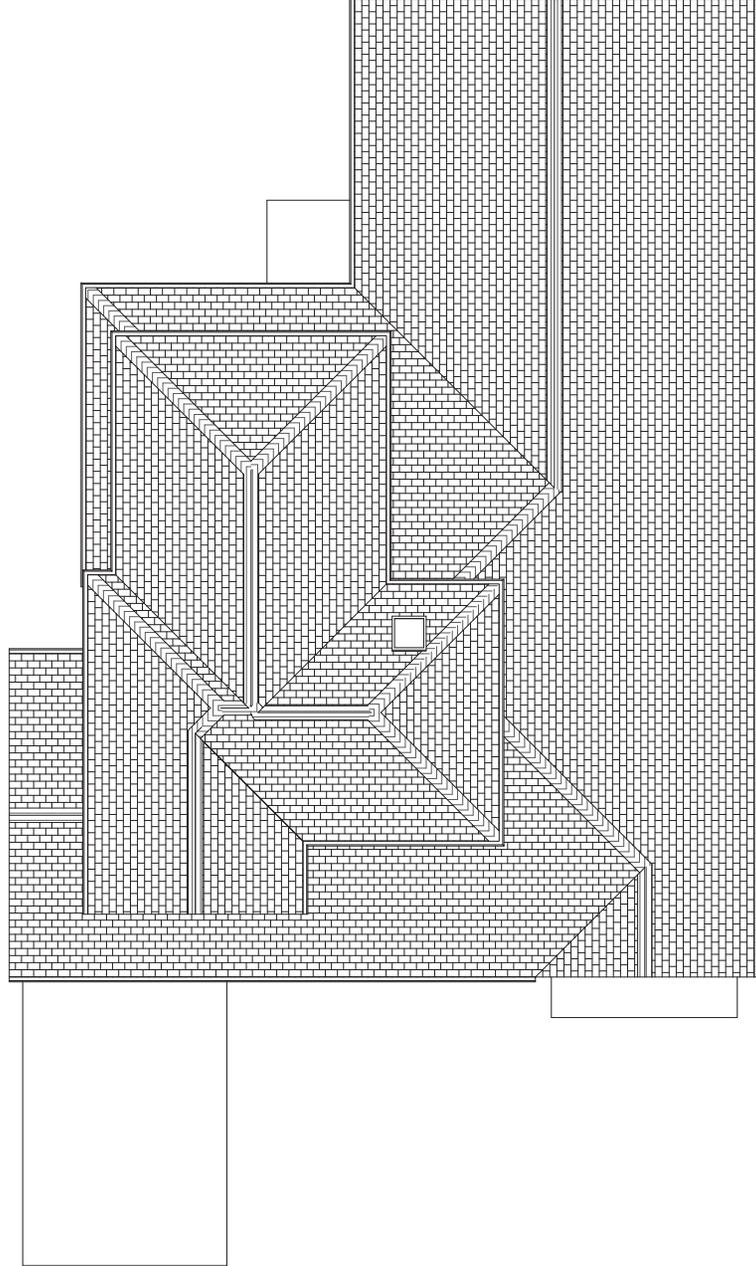
REVISIONS	DATE

SCALE: AS SHOWN  
DRAWN: E. LAZARI

SHEET TITLE:  
**SECTIONS**

SHEET NO. **A4.1**

DATE: **NOV. 2019**



**LAZARI DESIGN**

6154 ROYAL ACORN PLACE  
SAN JOSE CA 95120

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

OWNER  
**MR.**  
PHONE:

PROJECT LOCATION:

HEMANT MUNGEKAR  
1190 AUDREY AVE.  
CAMPBELL CA

REVISIONS	DATE

SCALE: AS SHOWN  
DRAWN: E. LAZARI

SHEET TITLE:  
**ROOF PLAN**

SHEET NO. **A5.0**

DATE: **NOV. 2019**

