



CITY OF CAMPBELL
Community Development Department

August 2, 2022

NOTICE OF ADMINISTRATIVE ACTION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

Project Address: 1339 Olympia Avenue
Zoning | Area Plan: R-1-8 | Campbell Village
Neighborhood Association(s): Campbell Village Neighborhood Association
File No.: PLN-2022 -35
APN: 414-04-019
Applicant: De Nguyen, TDDGUS LLC
Property Owner: Hamilton Square LLC
Application Type: Administrative Site and Architectural Review Permit
Project Description: An Administrative Site and Architectural Review Permit to allow an approximately 816 sq. ft. addition to a single-family residence, and demolition of 157 sq. ft. of existing floor area.



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 4, 2022 and ends on August 13, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 PM on **August 13, 2022**. 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 website by scanning the QR code, below.

Questions or comments regarding this application may be addressed to Larissa Lomen, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email at larissal@campbellca.gov.

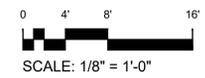
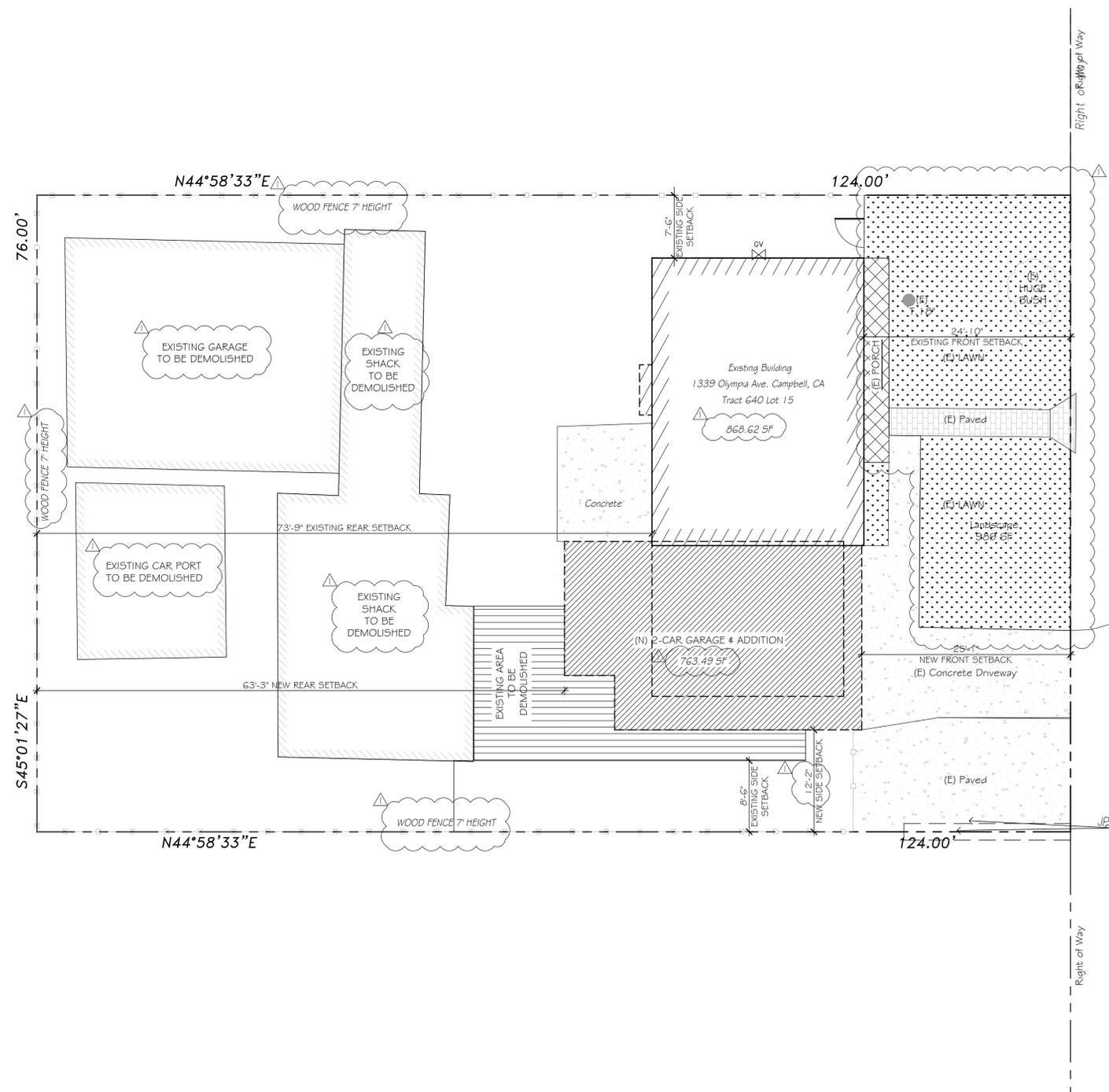




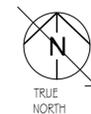
Location Map 1339 Olympia Ave



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.



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



OLYMPIA AVE.

LOIS WAY

PROJECT DESIGNER:
 DE NGUYEN

THE DESIGN AND DEVELOPMENT GROUP EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF TDDG, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE DESIGN AND DEVELOPMENT GROUP HARMLESS.

NO.	DATE	REVISION
△	5/17/22	PLANNING

Project Name:
Remodel & Addition
1339 OLYMPIA AVE.
CAMPBELL, CA 95008

DATE:	10/17/21	Sheet Number:
JOB NO.:	2021-34	A.1
SCALE:	AS SHOWN	
DRAWN BY:	DN	

PROJECT SITE



1351 OLYMPIA AVE, CAMPBELL, CA 95008



1339 OLYMPIA AVE, CAMPBELL, CA 95008



1327 OLYMPIA AVE, CAMPBELL, CA 95008

OLYMPIA AVE

PROJECT SITE



1326 OLYMPIA AVE, CAMPBELL, CA 95008



1339 OLYMPIA AVE, CAMPBELL, CA 95008



1352 OLYMPIA AVE, CAMPBELL, CA 95008

OLYMPIA AVE

SITE PHOTOS

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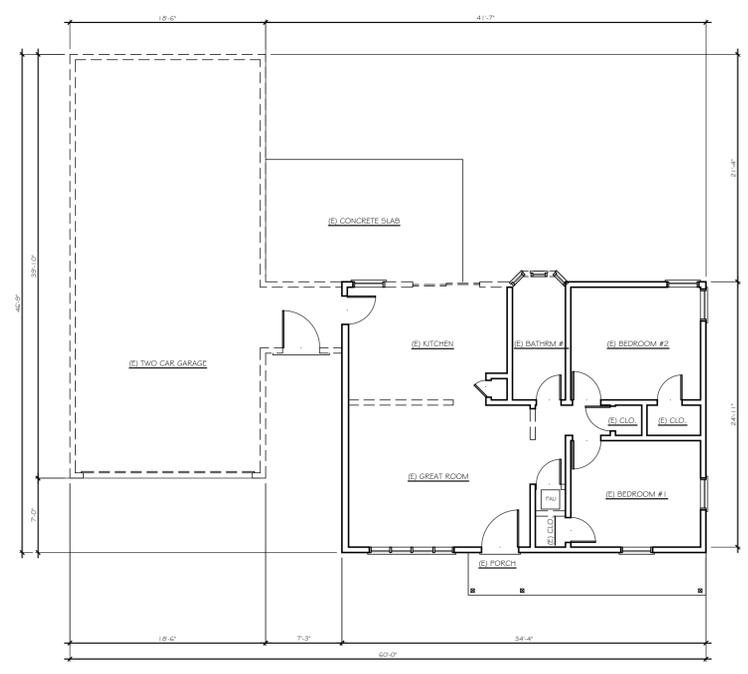
DATE:	10/17/21	Sheet Number:
JOB NO.:	2021-34	A.2
SCALE:	AS SHOWN	
DRAWN BY:	DN	
Project No.:		2021

FLOOR PLAN NOTES

1. WINDOWS IN THE ENCLOSURE WALL OF THE STAIRWAY AND LANDING AND THE WINDOW BY THE TUB IN THE BATHROOM ON BOTH LEVELS SHALL BE TEMPERED GLAZING.
2. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
3. PROVIDE WEATHERSTRIP OR SEAL AT THE ATTIC ACCESS PANELS TO PREVENT DRAFTS.
4. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK ACTING VALVES FROM THE WASHER AND DISHWASHER... ETC...
5. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
6. SHOWER AREA WALLS SHALL BE FINISHED WITH A HARD, NON ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. CRC R307.2.
7. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURE AND ADJACENT WALL OPENING WITHIN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.
8. ALL GLAZING OF SWINGING AND SLIDING DOORS SHALL BE TEMPERED GLASS, TYP.
9. WATER CLOSET SHALL BE "ULTRA LOW FLUSH" TYPE WITH 1.28 GALLONS MAXIMUM FLUSH.
10. PROVIDE A SINGLE-CONTROL (ANTI-SCALD) VALVE AT NEW OR ALTERED STALL SHOWER AND TUB/SHOWER COMBINATIONS.
11. CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
12. ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA. MIN.
13. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
14. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC SECTION 504.6
15. A MINIMUM 1/2" PER FT OF SLOPE AROUND THE BUILDING FOR DISTANCE OF AT LEAST 30 INCHES AWAY EXTERIOR WALLS.
16. EGRESS WINDOWS IN EACH BEDROOM SHALL HAVE SILL HEIGHTS NOT MORE THAN 44 INCHES ABOVE THE FLOOR AND OPENS DIRECTLY TO STREET, PUBLIC ALLEY, YARD (MIN. NET CLEAR OPENING HEIGHT OF 24", AND MIN. NET OPENING WIDTH OF 20').
17. PROVIDE A LANDING AT EACH SIDE OF ALL EXTERIOR DOORS. THE LANDING SHALL NOT BE LESS THAN THE DOOR WIDTH AND 36" MINIMUM IN THE DIRECTION OF TRAVEL. LANDINGS AT REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1-1/2' LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1 AND R311.3.2.

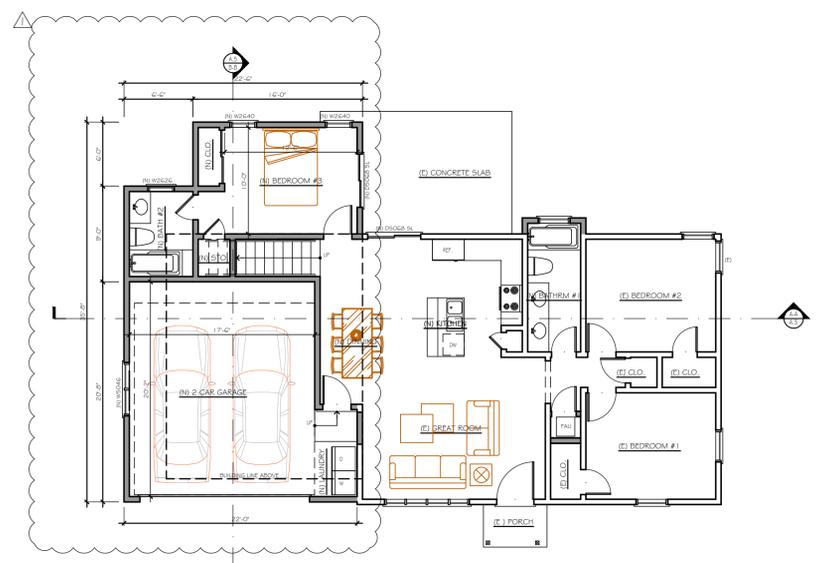
GLAZING NOTES:

1. EACH UNIT OF TEMP. GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUF. THE IDENTITY SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS & BE VISIBLE WHEN THE UNIT IS GLAZED.
2. THE LABEL (NFRG) WHICH STATES THE LISTED U-VALUE FOR ALL FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVED ONLY BY THE BUILDING INSPECTOR.
3. ALL NEW GLAZING SHALL BE DUAL GLAZE PER THE ENERGY CALCULATION.

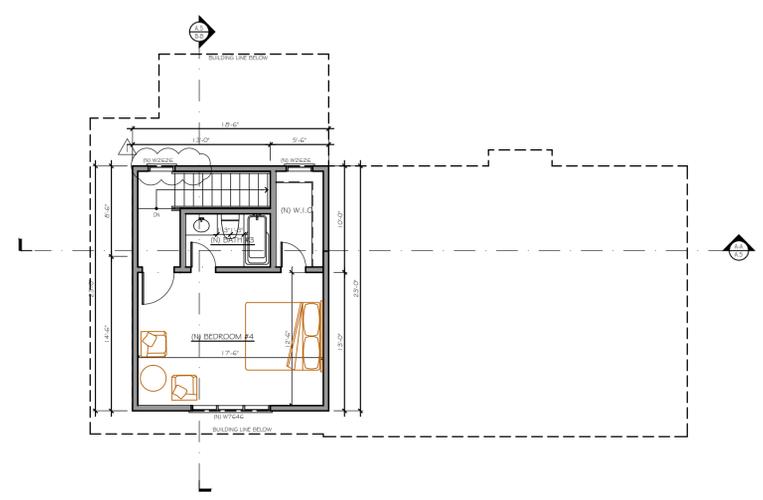


EXISTING / DEMOLITION FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"
 TRUE NORTH

LEGEND:
 - - - - - DEMOLITION WALL
 = = = = = (E) PARTITION TO REMAIN
 ■■■■■ (N) WALL



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"
 TRUE NORTH



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"
 TRUE NORTH

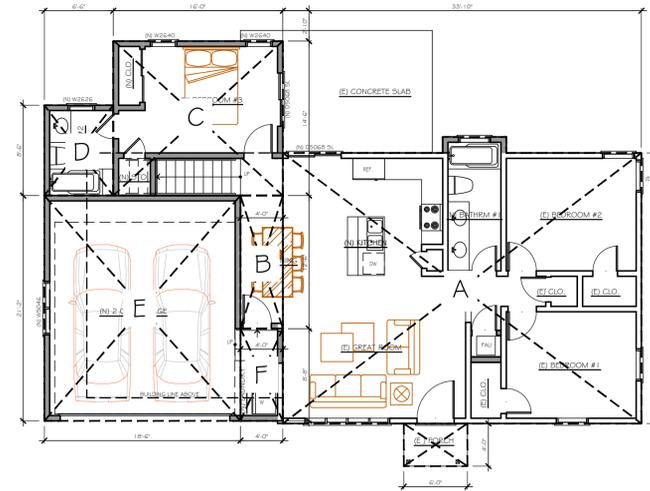
PROJECT DESIGNER:
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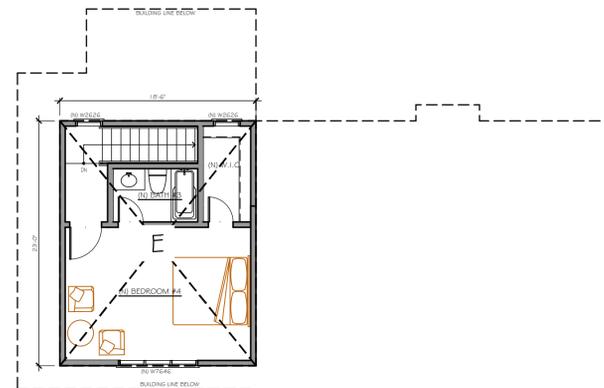
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Project Name:
Remodel & Addition
1339 OLYMPIA AVE.
CAMPBELL, CA 95008

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DRAWN BY:	DN	
Project No.:		2021



F.A.R. - FIRST FLOOR
 SCALE: 1/8"=1'-0"



F.A.R. - SECOND FLOOR
 SCALE: 1/8"=1'-0"



EXISTING FLR AREA:
 A 33'-10" x 25'-5" = 859.82 SF
 C 6'-0" x 1'-6" = 9.00 SF
TOTAL FLR AREA: = 868.82 SF

ADDITION AREA
FIRST FLOOR:
 B 4'-0" x 12'-6" = 50.00 SF
 C 16'-0" x 14'-6" = 232.00 SF
 D 6'-6" x 8'-6" = 55.25 SF
TOTAL FLR AREA = 337.25 SF

SECOND FLOOR:
 G 18'-6" x 23'-0" = 425.50 SF
TOTAL FLR AREA = 425.50 SF

TOTAL ADDITION HABITABLE AREA: = 762.75 SF

TOTAL FLR AREA: = 1,631.57 SF

GARAGE:
 E 18'-6" x 21'-2" = 391.58 SF
 F 4'-0" x 8'-8" = 34.66 SF
TOTAL FLR AREA = 426.24 SF

(E) PORCH:
 G 6'-0" x 4'-0" = 24.00 SF

TOTAL HABITABLE AREA + GARAGE: = 2,057.81 SF

TOTAL PROPOSED AREA: = 2,057.81 SF

LOT COVERAGE: = 1,656.31 SF

LOT AREA: = 9,424.00 SF

EXISTING F.A.R.:	868.82/9,424.00 = 9.21%
PROPOSED F.A.R.:	2,057.81/9,424.00 = 21.83%
EXISTING LOT COVERAGE:	1,677.31/9,424.00 = 17.08%
PROPOSED LOT COVERAGE	1,656.31/9,424.00 = 17.57%

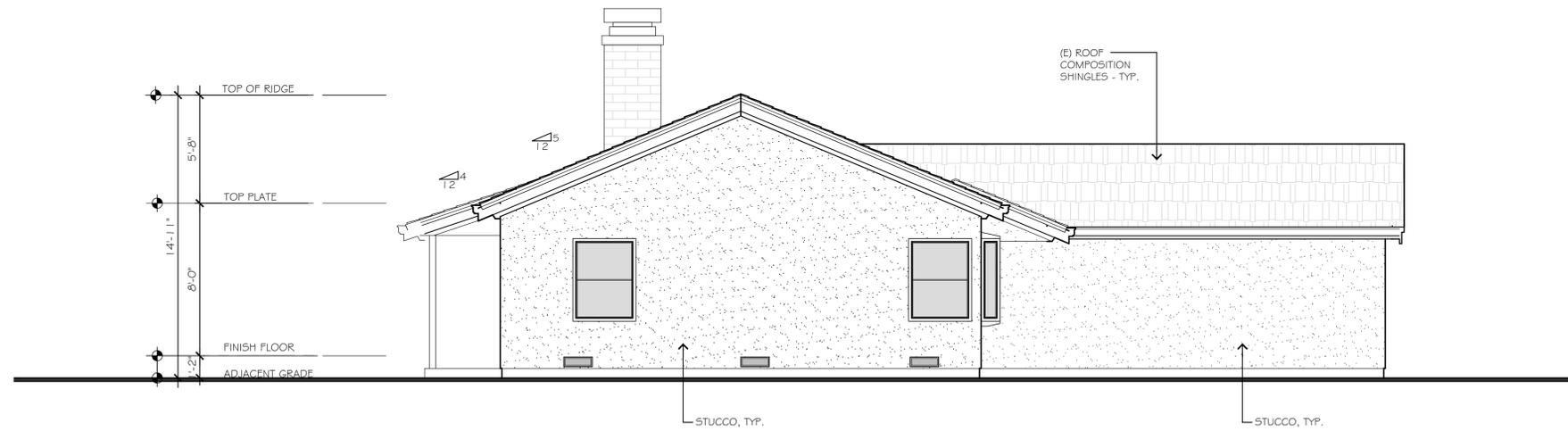
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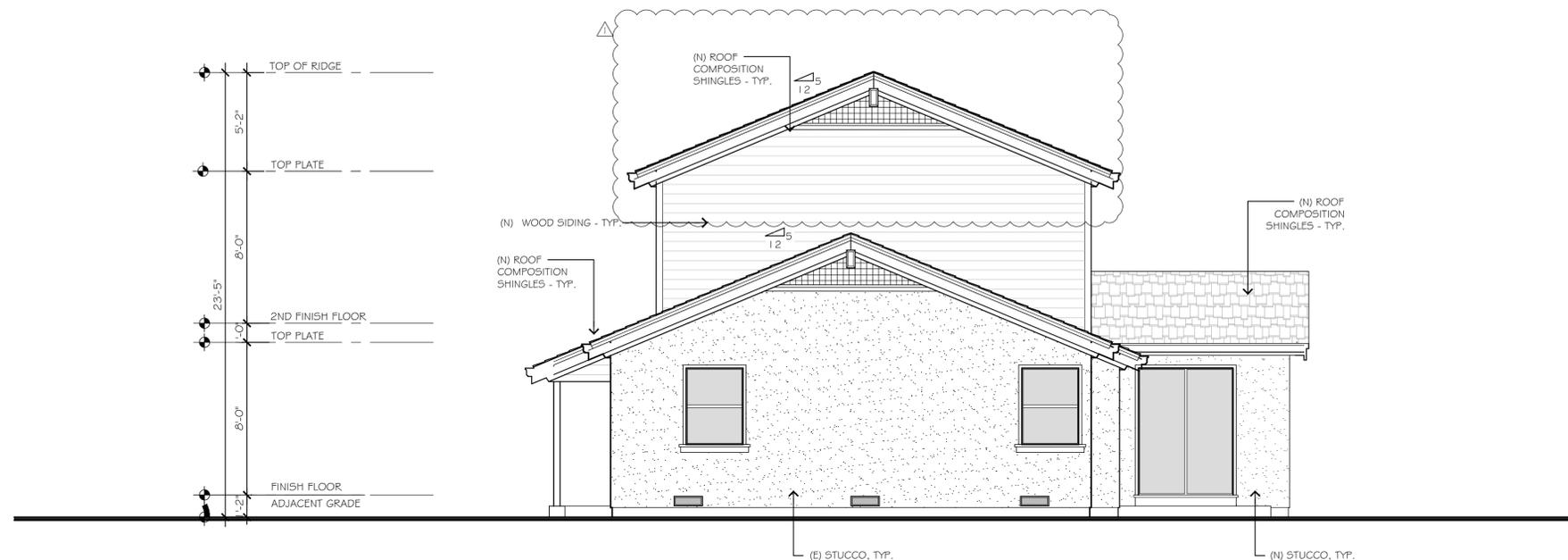
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Remodel & Addition
1339 OLYMPIA AVE.
CAMPBELL, CA 95008

DATE:	10/17/21	Sheet Number:
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EXISTING RIGHT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

NOTES:

1. A MINIMUM 1/2" PER FT OF SLOPE AROUND THE BUILDING FOR DISTANCE OF AT LEAST 30 INCHES AWAY EXTERIOR WALLS.
2. BUILDING ADDRESS NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM 4" HIGH, WITH A MINIMUM OF ONE-HALF INCH STROKE AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION, ALTERATIONS OR REPAIR OF EXISTING CONSTRUCTION. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE.
3. ALL MATERIALS APPLIED AS ROOF COVERING ON ANY STRUCTURE REGULATED BY THIS CODE SHALL HAVE A FIRE RETARDANT RATING OF CLASS A OR B. ALL WOOD STRUCTURES ARE REQUIRED TO HAVE A MINIMUM OF CLASS 'C' ROOF COVERING.
4. FLASHING AND COUNTERFLASHING PER 2016 C.R.C., EXTERIOR OPENING EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
5. EXTERIOR STUCCO: 3-COATS, 7/8" MINIMUM THICK. W/ TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING W/ 26 GA GALV. WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING).

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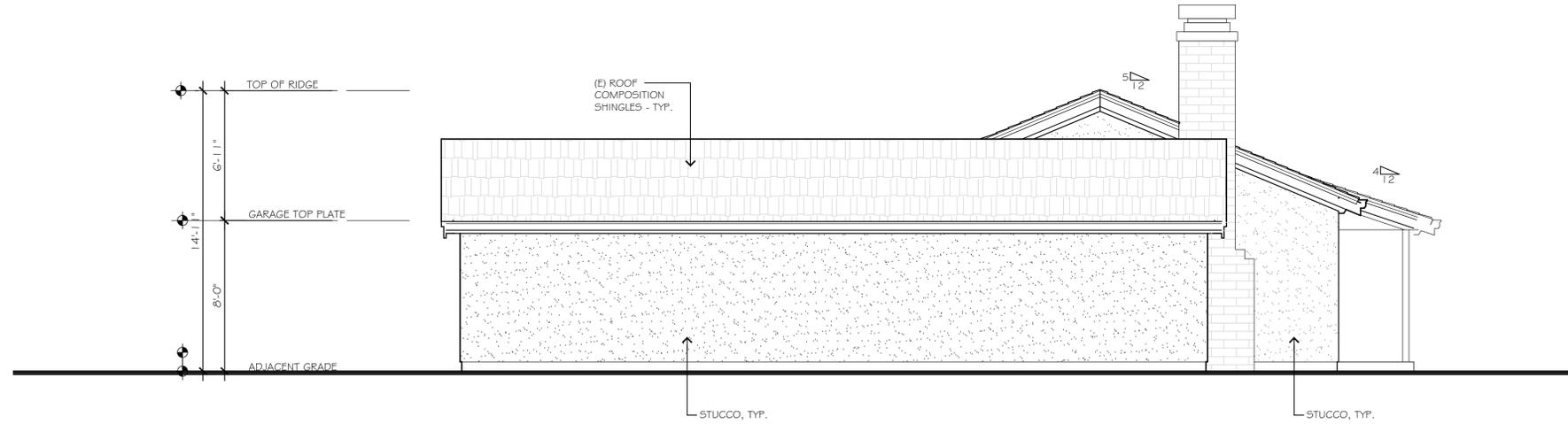
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CAMPBELL, CA 95008

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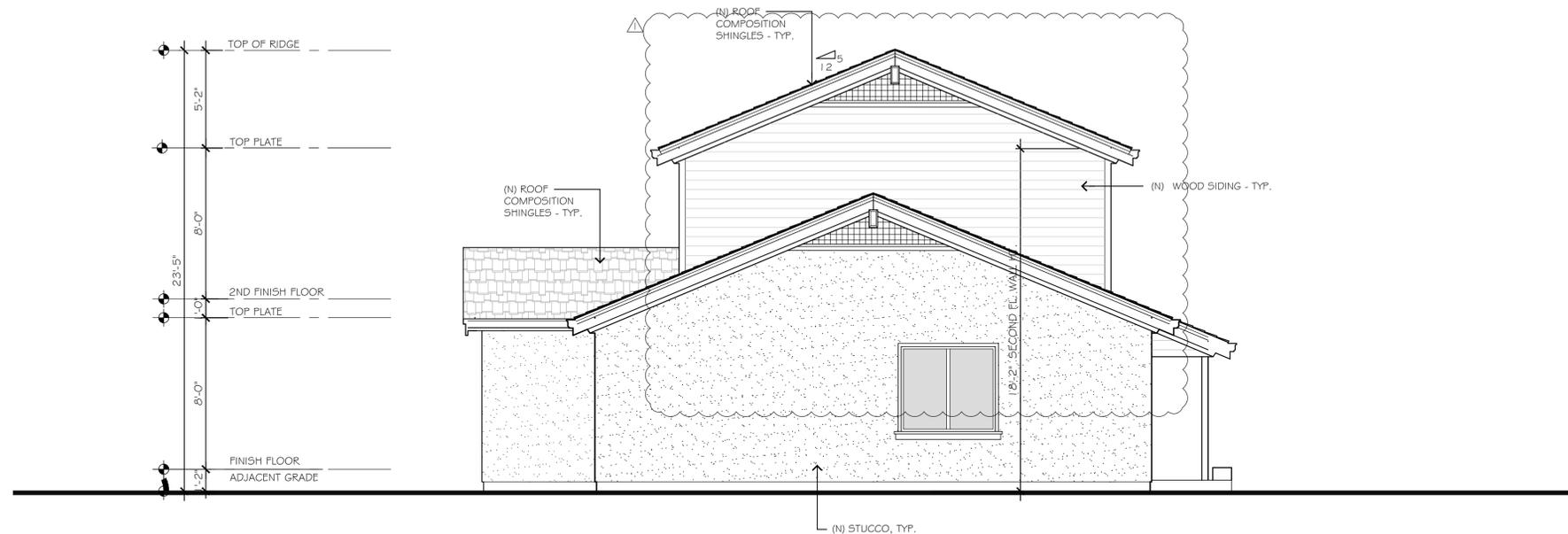
THE DESIGN & DEVELOPMENT GROUP

97 BOSTON AVE
SAN JOSE, CA 95128
T 650.483.9454
www.tddgus.com



EXISTING LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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

NOTES:

1. A MINIMUM 1/2" PER FT OF SLOPE AROUND THE BUILDING FOR DISTANCE OF AT LEAST 30 INCHES AWAY EXTERIOR WALLS.
2. BUILDING ADDRESS NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM 4" HIGH, WITH A MINIMUM OF ONE-HALF INCH STROKE AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION, ALTERATIONS OR REPAIR OF EXISTING CONSTRUCTION. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE.
3. ALL MATERIALS APPLIED AS ROOF COVERING ON ANY STRUCTURE REGULATED BY THIS CODE SHALL HAVE A FIRE RETARDANT RATING OF CLASS A OR B. ALL WOOD STRUCTURES ARE REQUIRED TO HAVE A MINIMUM OF CLASS 'C' ROOF COVERING.
4. FLASHING AND COUNTERFLASHING PER 2016 C.R.C., EXTERIOR OPENING EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
5. EXTERIOR STUCCO: 3-COATS, 7/8" MINIMUM THICK W/ TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING W/ 26 GA GALV. WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING).

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CAMPBELL, CA 95008

DATE:	10/17/21	Sheet Number:
JOB NO.:	2021-34	A4.4
SCALE:	AS SHOWN	
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Project No.: 2021

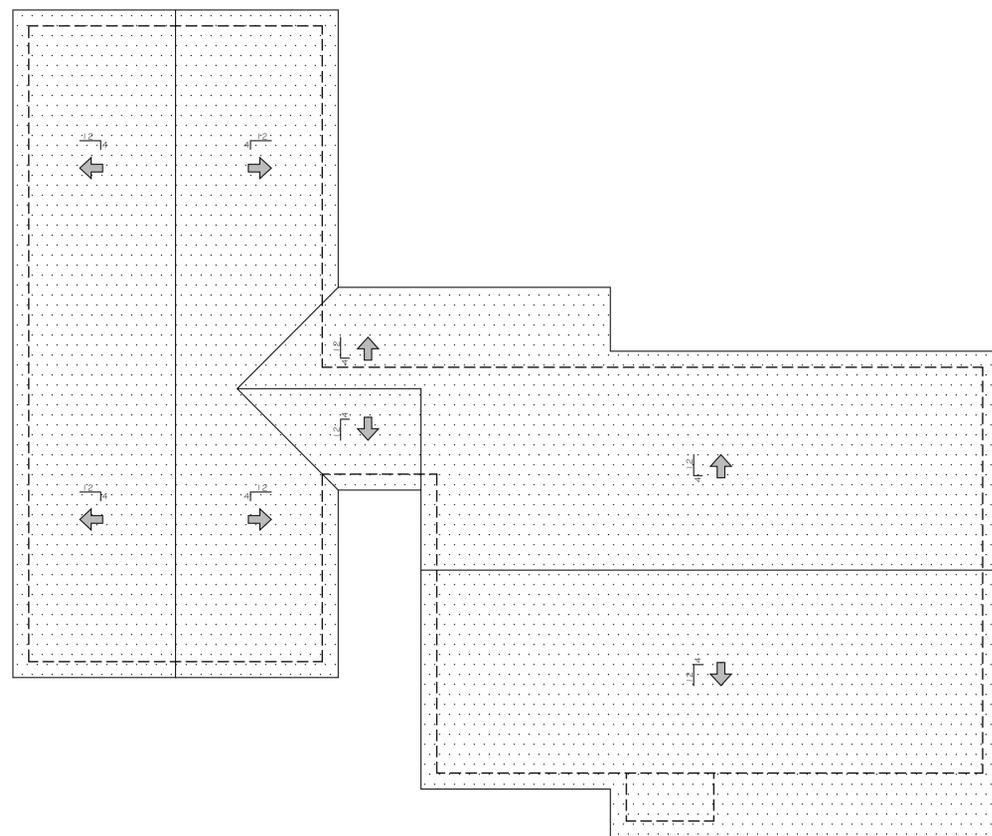


THE DESIGN & DEVELOPMENT GROUP

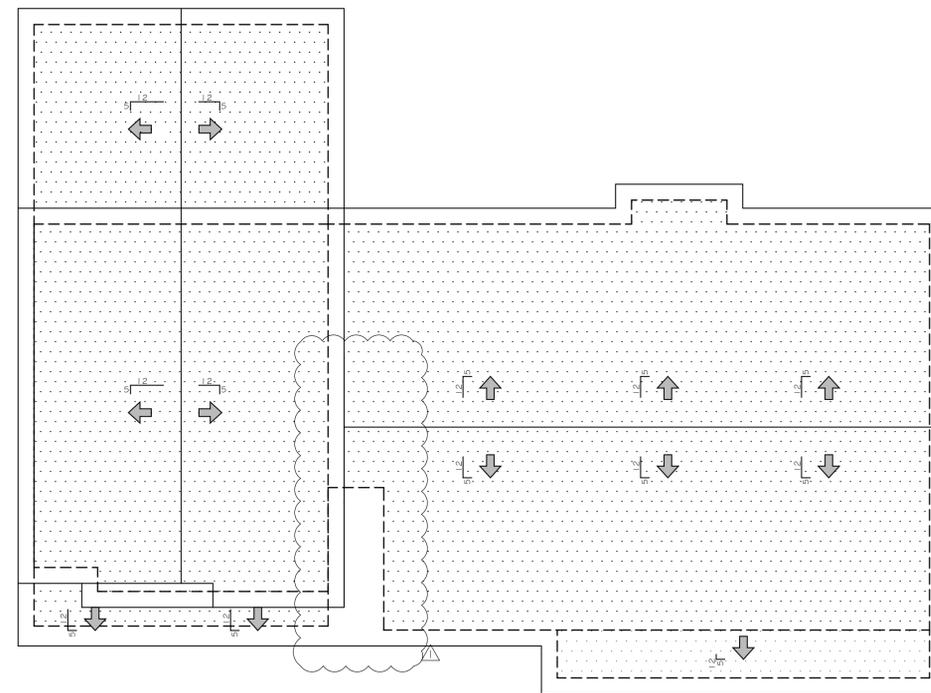
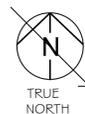
97 BOSTON AVE
SAN JOSE, CA 95128
T 650.483.9454
www.tddgus.com

VENTILATION NOTES:

1. A MINIMUM OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING WITH ADEQUATE CROSS VENTING FOR VAULTED CEILING.
2. THE ATTIC ACCESS SHALL BE A MINIMUM OF 22" X 30". A THIRTY-INCH MINIMUM CLEAR HEAD ROOM SHALL BE PROVIDED ABOVE THE ATTIC ACCESS. ATTIC ACCESS SHALL BE LOCATED AT A READILY ACCESSIBLE LOCATION.
3. MECHANICAL VENTILATION IS NOT LESS THAN 6 AIR CHANGES PER HOUR TYPE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING. THE EXHAUST VENT SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER TO COMPLY WITH ENERGY REGULATIONS.
4. PROVIDE OUTDOOR COMBUSTION AIR OPENINGS FOR THE MECHANICAL CLOSET WITH THE 2 PERMANENT OPENINGS METHOD PER CMC SECTION 701.4.1. ONE OPENING SHALL COMMENCE WITHIN 12 INCHES OF THE TOP AND THE OTHER COMMENCING WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE.



EXISTING ROOF PLAN
SCALE: 3/16"=1'-0"



NEW ROOF PLAN
SCALE: 3/16"=1'-0"



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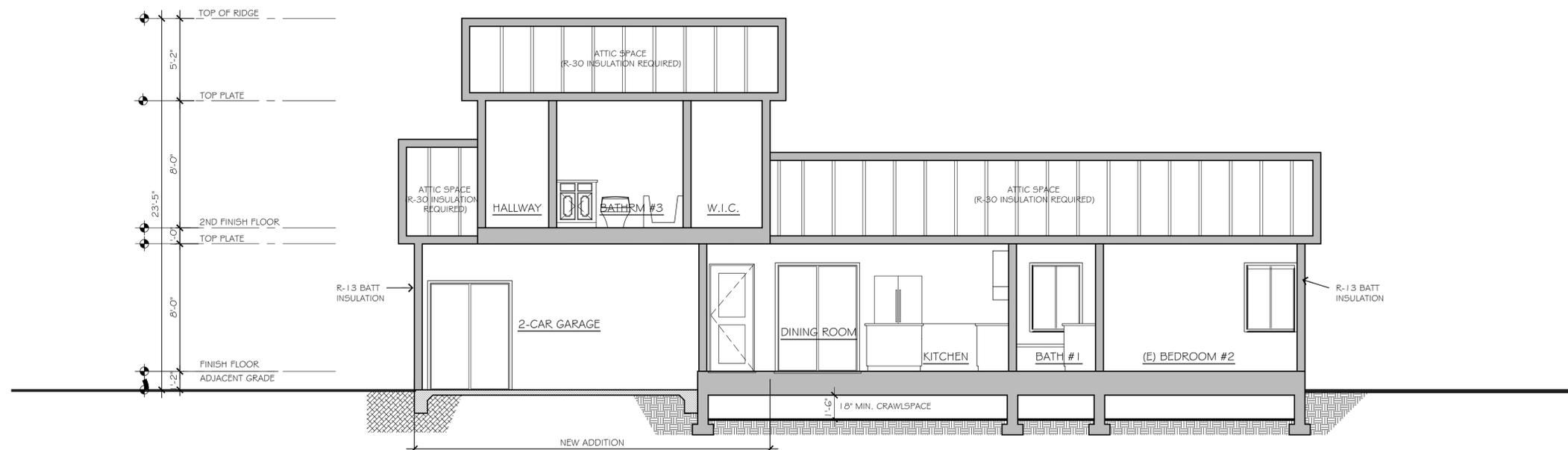
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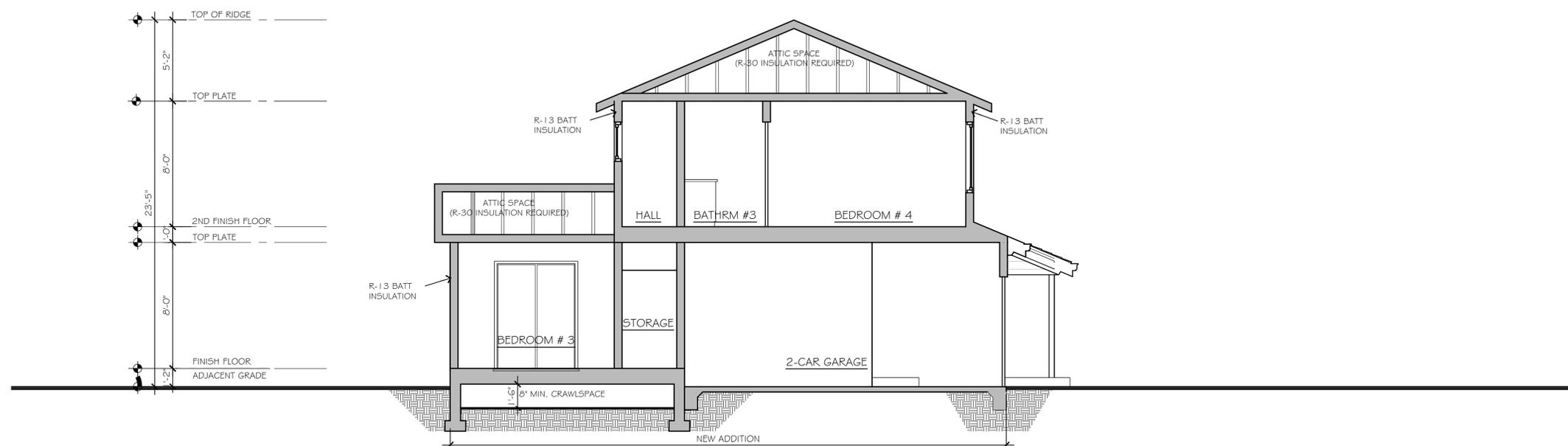
DATE:	10/17/21	Sheet Number:
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NOTES:

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



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

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NOTES:

1. A MINIMUM 1/2" PER FT OF SLOPE AROUND THE BUILDING FOR DISTANCE OF AT LEAST 30 INCHES AWAY EXTERIOR WALLS.
2. BUILDING ADDRESS NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM 4" HIGH, WITH A MINIMUM OF ONE-HALF INCH STROKE AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED IN ALL NEW CONSTRUCTION, ALTERATIONS OR REPAIR OF EXISTING CONSTRUCTION. THE POWER OF SUCH ILLUMINATION SHALL NOT BE NORMALLY SWITCHABLE.
3. ALL MATERIALS APPLIED AS ROOF COVERING ON ANY STRUCTURE REGULATED BY THIS CODE SHALL HAVE A FIRE RETARDANT RATING OF CLASS A OR B. ALL WOOD STRUCTURES ARE REQUIRED TO HAVE A MINIMUM OF CLASS 'C' ROOF COVERING.
4. FLASHING AND COUNTERFLASHING. PER 2016 C.R.C., EXTERIOR OPENING EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
5. EXTERIOR STUCCO: 3-COATS, 7/8" MINIMUM THICK W/ TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING W/ 26 GA GALV. WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING).

PROPOSED COLORED ELEVATION

MATERIAL AND ASSOCIATED COLORS.

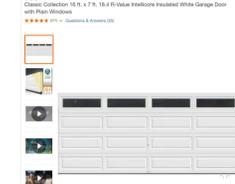
Exterior Stucco color: Benjamin Moore sweatshirt 2126-40

Trim Color, Eaves, Facia, Door & Windows: Benjamin Moore White Dove OC-17

Wood Siding Color: Feather Gray 2127-60

Metal Garage door Painted: Benjamin Moore Anchor gray 2126-30

MANUFACTURE AND PRODUCT NUMBER.



Manufacture: Clopay
Metal Garage door Painted: Benjamin Moore Anchor gray 2126-30



Wood Siding: HardiePlank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Primed Cedar Mill Lap



Jeld Ment: White Vinyl Sliding Window or White Single-Hung Vinyl Window

GAF: Timberline Natural Shadow Charcoal Algae Resistant Architectural Shingles (33.33 sq. ft. per Bundle) (21-Pieces)



GAF: Timberline Natural Shadow Charcoal Algae Resistant Architectural Shingles.



1. GAF: TIMBERLINE NATURAL SHADOW CHARCOAL ALGAE RESISTANT ARCHITECTURAL SHINGLES.



2. WOOD SIDING BENJAMIN MOORE FEATHER GREY 2127-60



3. STUCCO FINISH BENJAMIN MOORE SWEATSHIRT 2126-40



4. TRIMS/FRAMES, DOOR, WINDOWS BENJAMIN MOORE WHITE DOVE OC-17



5. GARAGE GATE BENJAMIN MOORE ANCHOR GRAY 2126-30

PROJECT DESIGNER:
DE NGUYEN

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NO.	DATE	REVISION
△	5/17/22	PLANNING

Project Name:
Remodel & Addition
1339 OLYMPIA AVE.
CAMPBELL, CA 95008

DATE:	10/17/21	Sheet Number:
JOB NO.:	2021-34	A.7
SCALE:	AS SHOWN	
DRAWN BY:	DN	