

Location of Proposed Project




City of Campbell
 70 North First Street
 Campbell, CA 95008 –1423



Courtesy Notice

Dear Campbell Resident,

September 13, 2022

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 535 W Hacienda Avenue

Zoning | Area Plan: R-3 | STANP

Neighborhood Association(s): San Tomas Area Community Coalition

File No.: PLN-2022-110

APN: 406-11-001

Applicant: Alex G. Ross DBA Pillars

Property Owner: James De Mello

Application Type: Site and Architectural Review Permit

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow the façade alterations to an existing multi-family building limited to material changes to the balconies.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



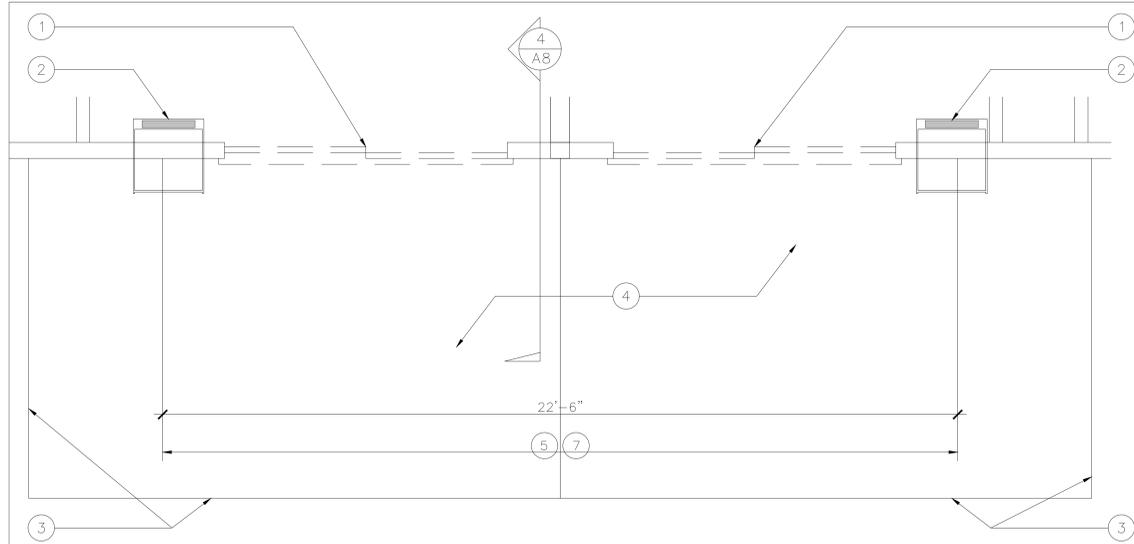
- City of Campbell -
Community Development Department
70 N. First Street, Campbell Ca 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

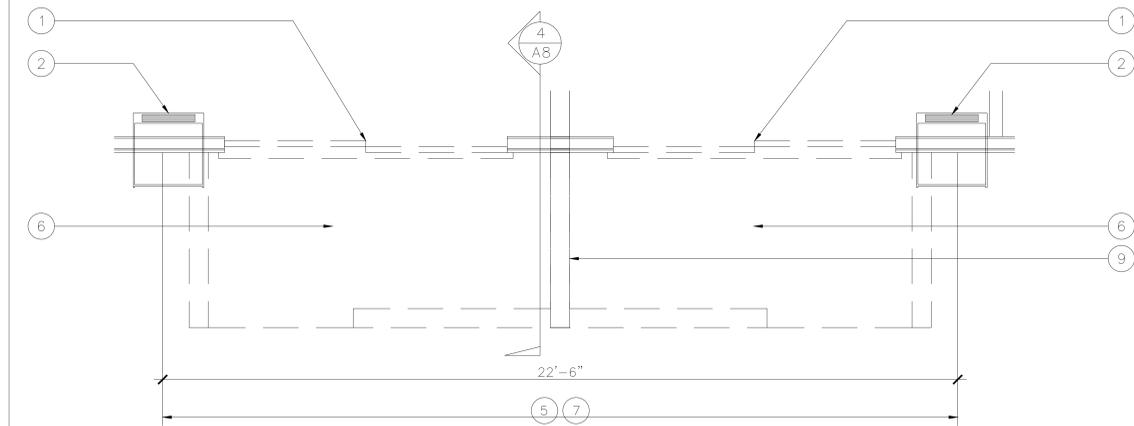
**Asistencia en Español disponible,

Simplemente marque (408) 866-2140 y pida traduccion en Español





7 TYPICAL 1st FLOOR DBL BALCONY PLAN
SCALE: 1/2" = 1'-0"

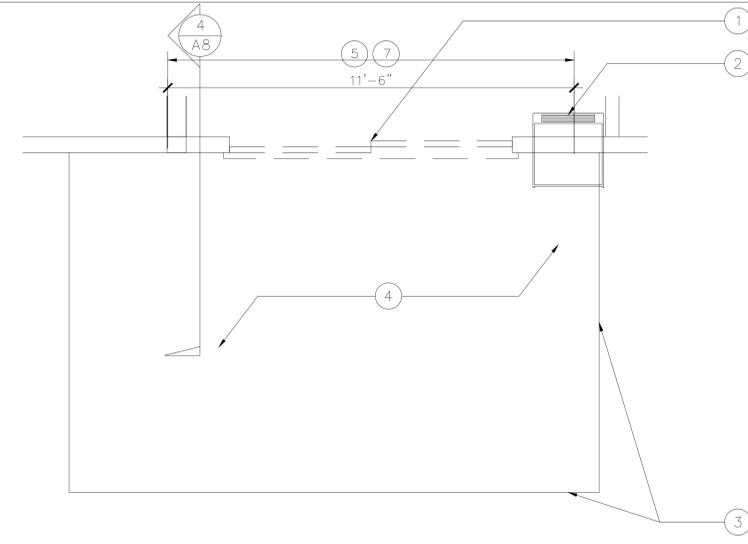


8 TYPICAL 2nd & 3rd FLOOR DBL BALCONY PLAN
SCALE: 1/2" = 1'-0"

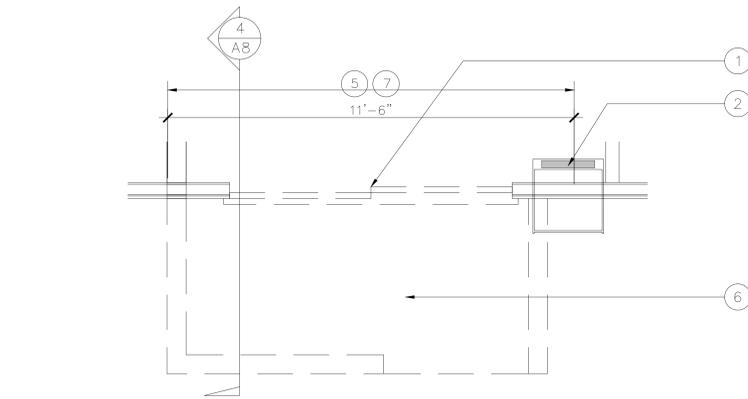
9 ---
SCALE: 1/2" = 1'-0"

CONSTRUCTION NOTES: #

- SITE CONSTRUCTION NOTES:
1. REMOVE EXISTING SLIDING DOOR AND PREP FOR NEW SLIDING DOOR, THRESHOLD AND CASING.
 2. EXISTING WALL MECHANICAL UNIT TO BE REMOVED.
 3. EXISTING FENCE, REMOVE FOR NEW BALCONY INSTALLATION.
 4. REMOVE EXISTING CONC. PATIO PAD.
 5. REMOVE STUCCO SIDING AND SHEATHING. PREP. FOR NEW PER A-3.
 6. REMOVE EXISTING BALCONY BACK FLUSH TO BUILDING. THIS INCLUDES DECKING, RAILING SYSTEMS, FLOORING, FRAMING AND FINISHES.
 7. REPLACE ANY EXPOSED DAMAGED FRAMING WITH LIKE.
 8. REMOVE FABRIC AWNING ABOVE 3rd FLOOR BALCONY (NOT SHOWN, SEE 4/A-8).
 9. REMOVE EXISTING PRIVACY WALL.



1 TYPICAL 1st FLOOR SINGLE BALCONY PLAN
SCALE: 1/2" = 1'-0"



2 TYPICAL 2nd & 3rd FLOOR SINGLE BALCONY PLAN
SCALE: 1/2" = 1'-0"

3 ---
SCALE: 1/2" = 1'-0"



PILLARS

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Newport Apartments
Balcony Alterations
535-585 W. Hacienda Avenue
Campbell, CA 95008

These drawings are the sole possession of the Architect (Alex G. Ross). They have been prepared by the Architect and his staff, and no other person, company or representative has had access to or contributed to the preparation of these drawings. The Architect shall not be held responsible for any errors or omissions in these drawings. The Architect shall not be held responsible for any construction work that is not in accordance with the Uniform Building Code (latest adopted edition) and without the written consent of the Architect. Preliminary drawings labeled "P" for Construction are for reference purposes only.

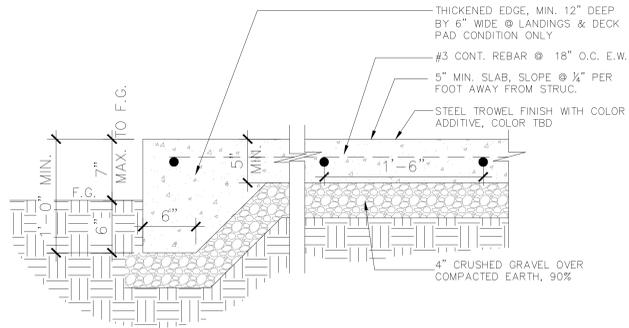
Date: 06.20.22
Scale: AS SHOWN
Drawn By: SWB
Job No.: 210.33

Revisions	

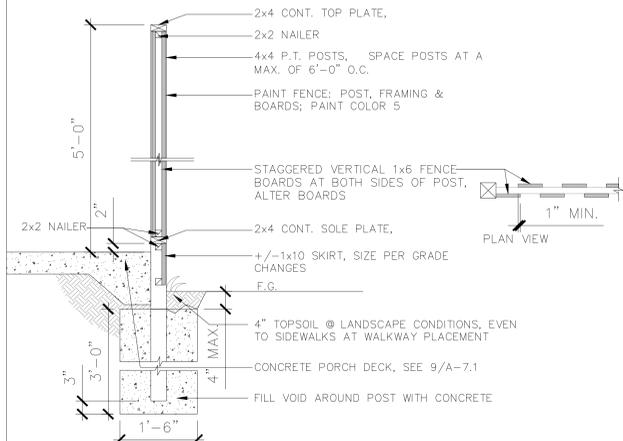
Sheet Number:
A-2

13 ---
SCALE: 1/8" = 1'-0"

9 CONCRETE PORCH DETAIL
SCALE: 1 1/2" = 1'-0"



5 FENCE DETAIL
SCALE: 3/4" = 1'-0"



CONSTRUCTION NOTES: #

PAINT COLOR LEGEND:
A. PAINT 1: BASE COLOR; BENJAMIN MOORE EXTERIOR SATIN; EARLY FROST #CSP-590.
B. PAINT 2: ACCENT COLOR 1; BENJAMIN MOORE EXTERIOR SATIN; BLACK PANTHER #2125-10.
C. PAINT 3: ACCENT COLOR 2; BENJAMIN MOORE EXTERIOR SATIN; CHARCOAL SLATE #C-178.
D. PAINT 4: STEEL COLOR; BENJAMIN MOORE GLOSS; MIDNIGHT DREAM #2129-10.
E. PAINT 5: SITE COLOR; BENJAMIN MOORE SEMI GLOSS; STONE BROWN #2112-30.

PROPOSED ELEVATION CONSTRUCTION NOTES:
1. ALL EXISTING WINDOWS TO REMAIN. PROTECT DURING CONSTRUCTION.
2. EXISTING STUCCO STAIR BALCONY WALL; PAINT 2.
3. EXISTING EXTERIOR STAIRS; PAINT 4. EXPOSED CONCRETE TREADS TO REMAIN UNFINISHED.
4. PAINT EXISTING BUILDING STUCCO BASE/MAIN COLOR PAINT 1.
5. PAINT EXISTING ANGLED STUCCO PARAPET PAINT 2.
6. PAINT EXISTING FLAT PARAPET OVER BALCONIES PAINT 1.
7. NEW AWNING STRUCTURE, SEE 11/A-8.1.
8. EXISTING THROUGH WALL MECHANICAL UNIT, PAINT 3.
9. NEW SLIDING DOOR IN EXISTING OPENING.
10. ANGLED STEEL TUB COLUMN, PAINT 4.
11. CUSTOM PERF. METAL RAILING, SEE 8/A-8.1.
12. PLANK RAILING WALL, SEE 6/A-8.1.
13. REPLACE DRYER VENT COVER WITH SEIHO SFB-P, ANODIZE ALUMINUM.
14. EXPOSED METAL C-CHANNEL, PAINT 4.
15. EXPOSED CONCRETE COLUMN BASE, SEAL WITH CLEAR MATT SEALER
16. NEW PATIO SLAB AND PATIO FENCE (NOT SHOWN). SEE 1 & 7/A-3.
17. NEW WALL SCOFFCE, SEE A-4.
18. PLANK CLAD PRIVACY WALL. SEE 8/A-8 & 4/A-8.1.

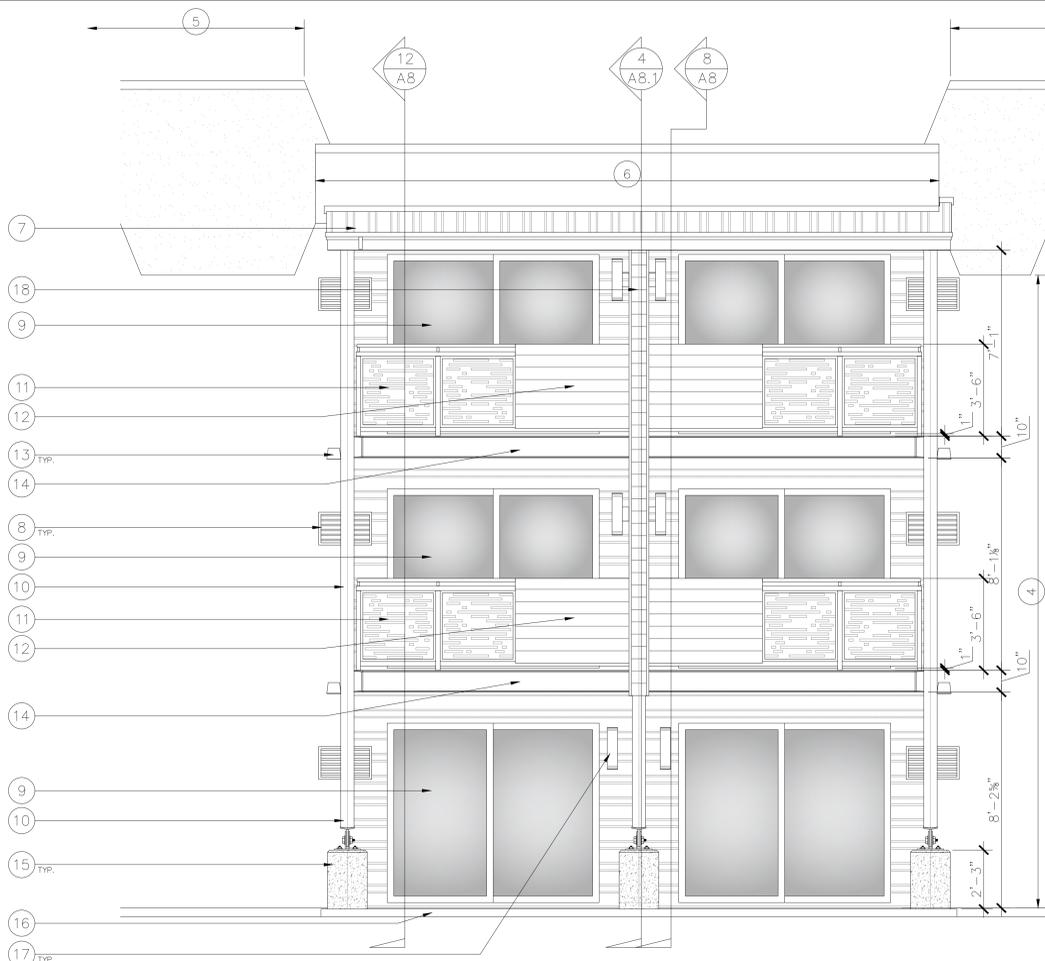
2 PROPOSED BUILDING A SOUTH SAMPLE ELEVATION
SCALE: 1/8" = 1'-0"



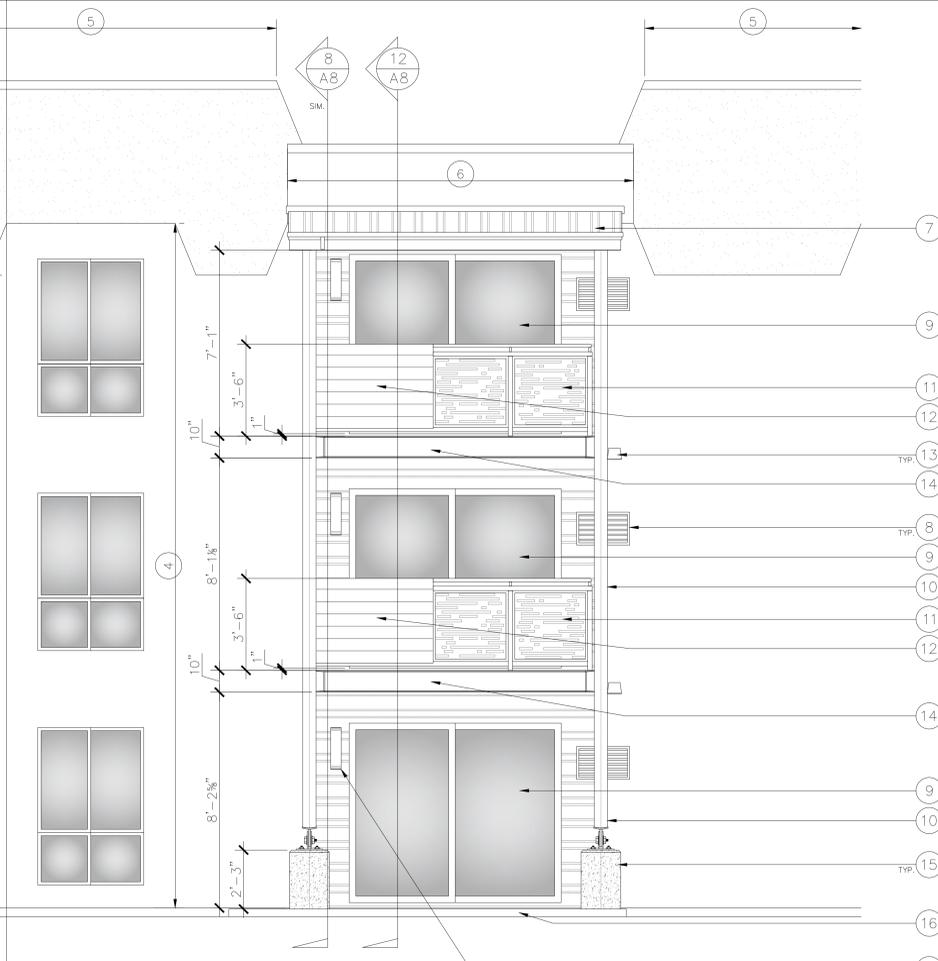
LEGEND:

- EXISTING STUCCO SIDING, PAINT
- METAL PANEL OVER EXISTING FRAMING. MORIN MATRIX, MIXED PANELS MX1.0/MX2.0/MX3.0 IN DARK BRONZE. SEE 8/A-8. RUNS RIBS HORIZONTAL.
- STANDING SEAM METAL ROOF, DARK BRONZE, MORIN MORZIP MZ-18-2 SLOPE ROOF AT 2:12. SEE 11/A-8.1.
- WOOD PLANK WALL AND RAILING SIDING, 2x6 TIMBERTECH AZEK VINTAGE ENGLISH WALNUT. SEE 4 & 6/A-8.1.
- CUSTOM PERF. METAL RAILING PANEL. PAINT COLOR 4.
- EXPOSED CONCRETE COLUMN BASE, SEAL WITH CLEAR MATT SEALER

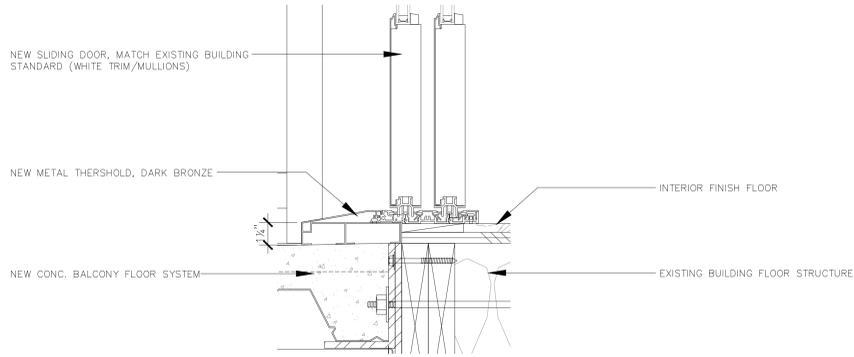
3 PROPOSED TYPICAL DOUBLE BALCONY ELEVATION
SCALE: 3/8" = 1'-0"



4 PROPOSED TYPICAL SINGLE BALCONY ELEVATION
SCALE: 3/8" = 1'-0"

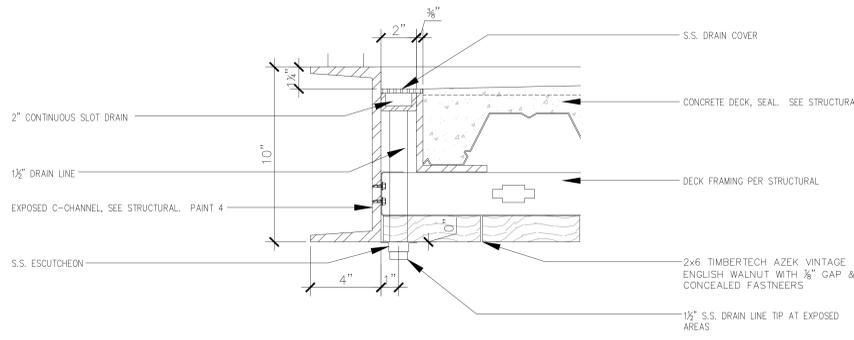


Revisions	



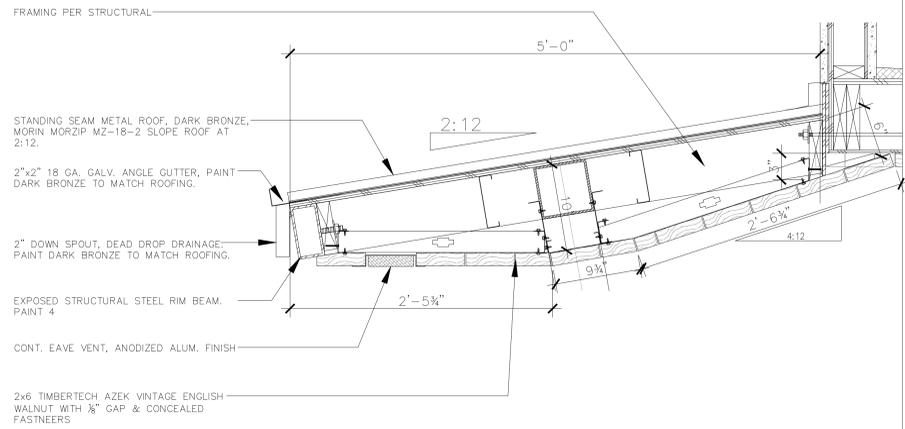
9 DOOR THRESHOLD @ BALCONY DETAIL

SCALE: 3" = 1'-0"



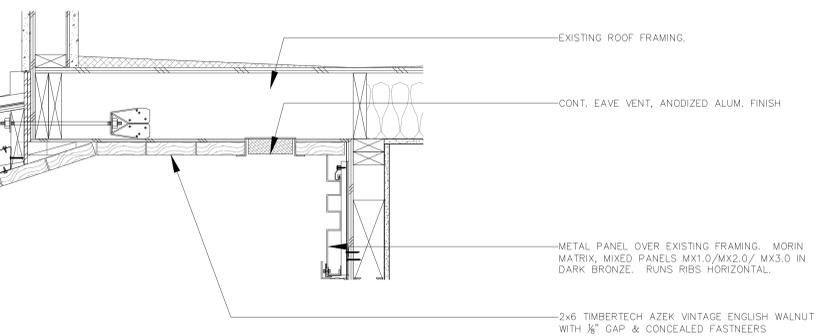
10 TRENCH DRAIN DETAIL

SCALE: 3" = 1'-0"



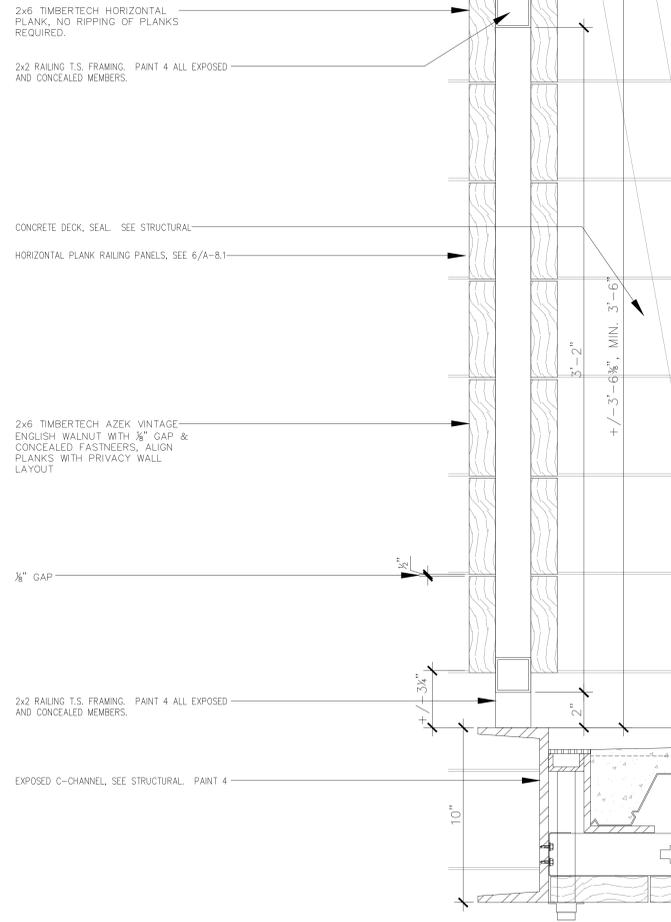
11 UPPER AWNING SECTION

SCALE: 1 1/2" = 1'-0"



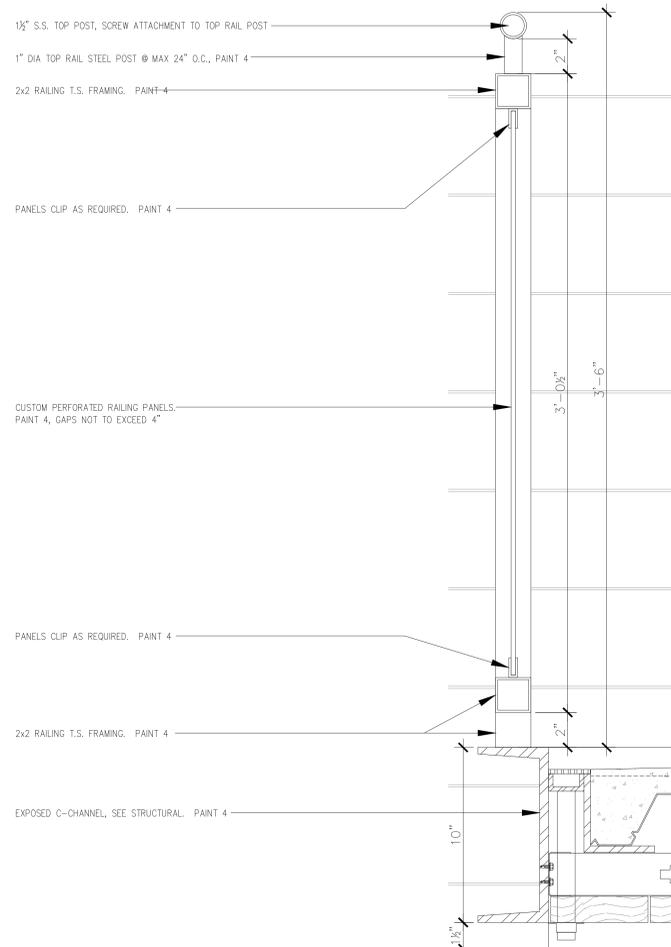
12 UPPER SOFFIT DETAIL

SCALE: 1 1/2" = 1'-0"



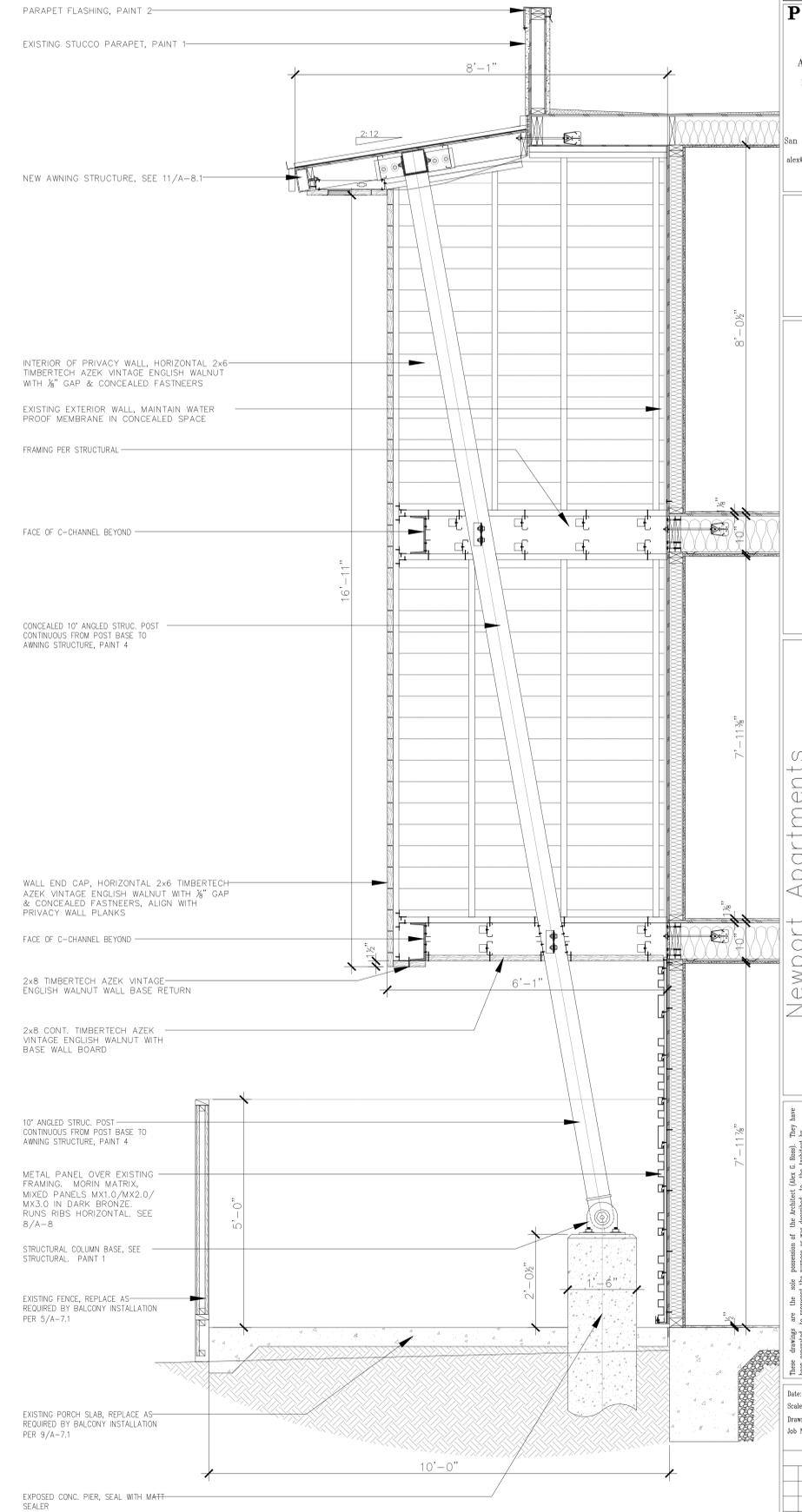
6 ENCLOSED RAILING SECTION

SCALE: 3" = 1'-0"



8 OPEN RAILING SECTION

SCALE: 3" = 1'-0"



4 PROPOSED BALCONY SECTION C-C, THROUGH WALL

SCALE: 3/4" = 1'-0"



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