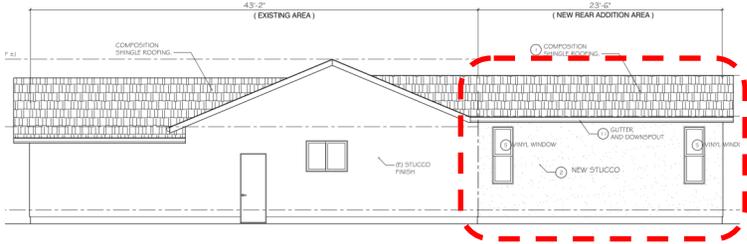






City of Campbell  
 70 North First Street  
 Campbell, CA 95008 –1423

### Project Image



# Notice of Decision on Proposed Project

Dear Campbell Resident,

October 11, 2024

The Community Development Director will be rendering a decision on the following project.

**Project Address:** 759 Jeffrey Avenue

**Zoning | Area Plan:** R-1-6 | STANP

**Neighborhood Association(s):** N/A

**Council District:** 4

**File No.:** PLN-2024-113

**APN:** 404-24-066

**Applicant:** Leeduksu Design

**Property Owner:** Bae Duck Ho & Oh Chae Yeon

**Application Type:** Administrative Site and Architectural Review

**Project Planner:** Larissa Lomen, Assistant Planner

## Project Description:

To allow the construction of a 376 square foot, single-story addition to the rear of an existing single-family dwelling.

## Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **October 12, 2024**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 21, 2024**. The director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto: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 traducción en Español



# BAE 's RESIDENCE

759 JEFFREY AVE. CAMPBELL. CA. 95008 . APN # 404-24-066  
SINGLE FAMILY HOUSE ADDITION AND INTERIOR REMODEL

**LEE DUKSU  
DESIGN**

30823 WATKINS STREET  
UNION CITY. CA. 94587.

TEL: 415. 794. 3994  
LEEDUKSUDESIGN@YAHOO.

These drawings embody ideas, design, arrangements, plans and specifications which are proprietary to the Lee Duksu Design. All contractors are responsible for verification of all conditions, dimensions and details indicated in these drawings. All materials and connections shall meet local and national building codes and shall be the responsibility of all contractors.

**BAE 's RESIDENCE**  
SINGLE FAMILY HOUSE ADDITION AND INTERIOR REMODEL  
759 JEFFREY AVE. CAMPBELL. CA. 95008  
APN # 404-24-066

DESIGNED BY:  
DUK SU LEE



Issued: \_\_\_\_\_ Date  
12/10-2023

Project No: 22-R03

Sheet Title:  
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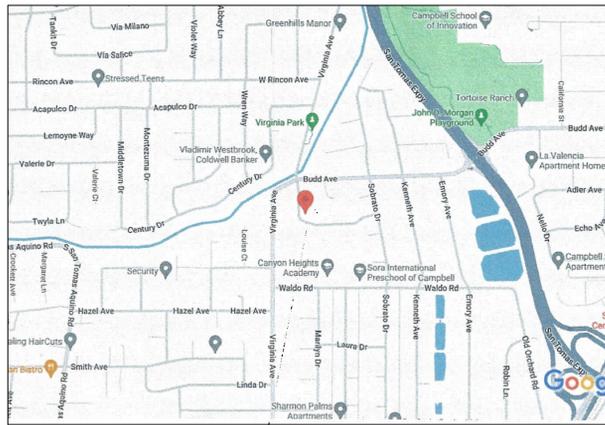
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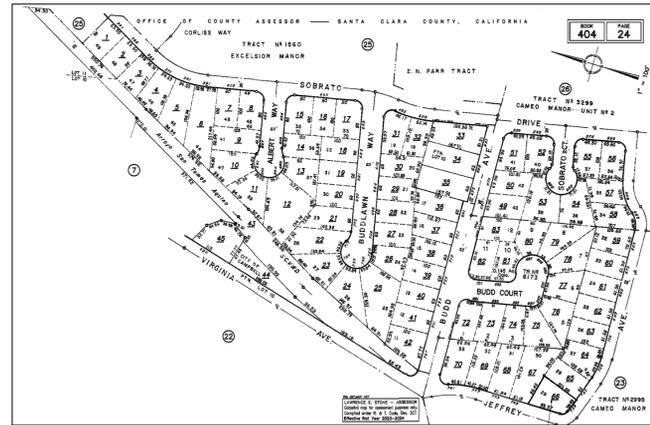
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## VICINITY MAP



PROPOSED JOB SITE

## ASSESSOR MAP



PROPOSED JOB SITE

## PROJECT INFORMATION

PROJECT NAME: BAE 'S RESIDENCE

PROJECT DESCRIPTION:

- EXISTING ONE STORY RESIDENTIAL ADDITION ( 376.0 SF ) AND EXISTING AREA REMODEL ( 32.0 SF )
- ELECTRICAL PANEL UPGRADE TO 200-AMP

ZONING: R-1.6

OCCUPANCY GROUP : R-3/U

FLOOD ZONE : NO

TYPE OF CONSTRUCTION: V-B

USE: SINGLE FAMILY RESIDENTIAL  
EXISTING : 3 BED ROOMS AND 2 BATH ROOMS  
PROPOSED: NEW FAMILY ROOM

NUMBER OF STORY : 1 STORY (NOT CHANGED)

LOT SIZE: 7,100.0 S.F (NET)  
AVERAGE SLOPE : SITE IS LEVEL

CONDITIONED FLOOR AREA	
EXISTING LIVABLE AREA:	1,291.6 S.F
NEW ADDITION AREA:	376.0 S.F

TOTAL LIVABLE AREA:	1,667.6 S.F
EXISTING ATTACHED GARAGE:	462.0 S.F
EXISTING COVERED PORCH:	87.5 S.F
EXISTING COVERED REAR PATIO:	183.0 S.F

LOT COVERAGE :  
FLOOR AREA CALCULATIONS: LOT :(NET)7,100.SF /40% = 2,840. SF (MAX)  
PROPOSED BUILDING AREA: (EXISTING) 1,291.6.SF + 462.SF( EXISTING ATTACHED GARAGE )  
COVERED PORCH AND PATIO: 270.5.SF+( NEW ADDITION) 376.SF= 2,400.2. SF <2,840.SF

TREE AND LANDSCAPE : REMAINED ALL OF EXISTING TREES AND SIDE YARD SHURUBS

AUTOMATIC FIRE SPRINKLER SYSTEM : NOT PROVIDE

## APPLICABLE CODES

ALL WORK IS TO BE PERFORMED ACCORDING TO THE BUILDING CODES, ORDINANCES AND LAWS OF THE AUTHORITY HAVING JURISDICTION THE PROJECT. WHEN THE REQUIREMENTS OF THE BUILDING CODES, ORDINANCES AND LAWS CONFLICT WITH ANY OTHER PART OF THE BUILDING CODES, ORDINANCES AND LAWS. THE MOST RESTRICTIVE REQUIREMENTS SHALL PREVAIL.

- 2022 CALIFORNIA BUILDING CODE,
- 2022 CALIFORNIA RESIDENTIAL CODE,
- 2022 CALIFORNIA ELECTRICAL CODE,
- 2022 CALIFORNIA PLUMBING CODE,
- 2022 CALIFORNIA MECHANICAL CODE,
- 2022 CALIFORNIA FIRE CODE,
- 2022 BUILDING ENERGY EFFICIENCY STANDARDS,
- 2019 CALIFORNIA GREEN BUILDING STANDARDS,
- SAN JOSE CITY MUNICIPAL CODE

STRUCTURE REVIEW IS BASED ON THE ASCE 7-16 AS WELL AS ALL LOCAL CODES AND ORDINANCES.

## GENERAL NOTES

- CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.
- CONTRACTOR SHALL FIELD INSPECT JOB SITE PRIOR TO COMMENCEMENT OF WORK AND SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY THE BUILDING OWNER, BUILDING DEPARTMENT, AND FIRE DEPARTMENT STATE AUTHORITIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL MECHANICAL, ELECTRICAL, PLUMBING WORKS AND ENGINEERING IS DESIGNATED TO BE "DESIGN BUILD" AND IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS ASSIGNED DESIGN BUILD SUB-CONTRACTORS. THEY ARE THEREBY IN SOLE CHARGE OF DESIGN ENGINEERING, PERMITS, FEES, CALCULATIONS, REPORTS, DRAWINGS, ETC. REQUIRED BY LOCAL AND ALL OTHER GOVERNING AGENCIES FOR THE WORK SO DESIGNATED.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS AGREES TO DEFEND, IDENMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF ALL WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- CONTRACTOR SHALL NOTIFY DESIGN PROFESSIONAL OF ANY DISCREPANCIES ENCOUNTERED ON THE DRAWINGS. SUCH DISCREPANCIES SHALL BE RESOLVED TO THE SATISFACTION OF THE DESIGN PROFESSIONAL PRIOR TO THE START OF THE AFFECTED WORK.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUB-CONTRACTORS TO ENSURE A TIMELY COMPLETION OF THE JOB. NO ALLOWANCE SHALL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY THE FINISHED AREAS IN OR OUTSIDE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE.
- GENERAL AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INSPECTING THE PREMISES DURING ANY BIDDING/CONTRACT NEGOTIATIONS TO ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OR SCHEDULE OF CONSTRUCTION. DISCREPANCIES AND/OR CONFLICTS SHALL BE REPORTED TO THE OWNER AND THE DESIGN PROFESSIONAL BEFORE SUBMITTING BIDS OR CONCLUSION OF ANY CONTRACT NEGOTIATIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND/OR DEMOLITION.

12. GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. BIDDING ON DOCUMENTS IS WORK CONSIDERED ACCEPTANCE OF ALL NOTES AND INFORMATION HEREIN.

13. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND/OR WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, SHALL PROVIDE ALL SUB-CONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXISTING CABINETS, APPLIANCES, FIXTURES AND FLOOR COVERINGS AS NOTED IN THE SPECIFICATIONS OR CONSTRUCTION DOCUMENTS. EXCEPT WHERE NOTED OTHERWISE ALL ITEMS REMOVED FROM BUILDING SHALL BECOME THE PROPERTY OF THE CONTRACTOR. IT BECOMES THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REMOVE THESE ITEMS FROM THE JOB SITE AND DISPOSE OF THEM PROPERLY.

16. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH MANUFACTURER'S REQUIREMENTS.

17. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUESTED FOR FABRICATED ITEMS TO THE DESIGN PROFESSIONAL FOR APPROVAL PRIOR TO INSTALLATION.

18. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CONFINE OPERATIONS TO AREAS AND TIMES OF OPERATION PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIAL AND/OR EQUIPMENT.

19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE JOB SITE AT THE COMPLETION OF THE WORK; CLEANING SHALL INCLUDE WINDOWS, FLOORING/CARPET, CABINETRY, WALLS AND CEILINGS.

20. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND/OR DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

21. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE PREMISES.

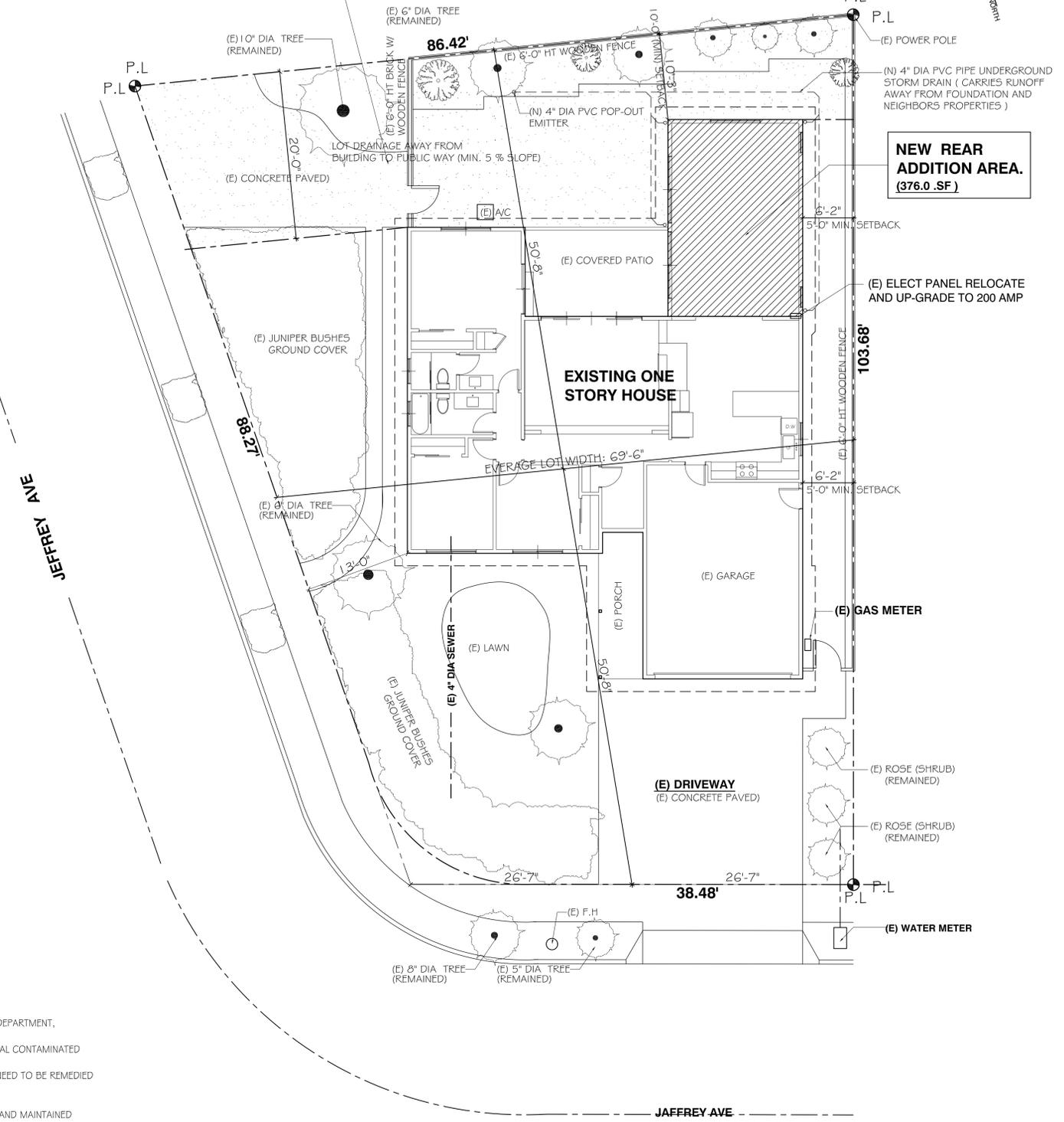
## SHEET INDEX

- A-0 ARCHITECTURAL COVER
- A-1 SITE PLAN
- A-1a PHOTOGRAPHY SHEET
- L-1 LANDSCAPE PLAN
- A-2 EXISTING FLOOR PLAN
- A-3 PROPOSED NEW FLOOR PLAN
- A-3a FLOOR AREA DIAGRAM
- A-4 ROOF PLAN
- A-5 ELEVATIONS

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**USEABLE OPEN SPACE**  
**PROVIDE: 1,518.SF > 1,390.SF (REQUIREMENT=**  
**AVERAGE LOT WIDTH 69'-6" X 20'-0" MIN.)**



**FIRE NOTES :**

- ALL APPLICANT MUST IMMEDIATELY NOTIFY THE SANTA CLARA COUNTY FIRE DEPARTMENT, HAZARDOUS MATERIALS  
 ANY UNDERGROUND PIPES, TANK OR STRUCTURES: ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS: OR OTHER ENVIRONMENTAL ANOMALIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT
- A 20 FOOT WIDE FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDE AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION. THIS ACCESS ROADWAY SHALL BE A PAVED ALL-WEATHER SURFACE PROVIDE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FEET OF ALL CONSTRUCTION OR COMBUSTIBLE STORAGE.
- PERSONNEL OPERATING AT THE CONSTRUCTION SITE SHALL HAVE A MEANS OF COMMUNICATING AND THE REPORTING A FIRE OR MEDICAL EMERGENCY. THIS REQUIREMENT MAY BE MET BY USE OF A CELLULAR TELEPHONE AND BY DIALING 911. CELLULAR PHONE CALLS TO 911 NOW REPORT TO THE CLOSEST PUBLIC SERVICE ANSWERING POINT.
- A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED AND INSTALLED IN EACH SLEEPING ROOM. THESE WINDOW SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. MINIMUM OPENING IS 24 INCHES IN HEIGHT AND 20 INCHES IN WIDTH WITH A NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.

1  
A-1

**SITE PLAN**

SCALE 1/8" = 1'-0"

**LEE DUKSU**  
**DESIGN**

30823 WATKINS STREET  
 UNION CITY, CA. 94587.  
 TEL: 415. 794. 3994  
 LEEDUKSUDESIGN@YAHOO.

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**BAE'S RESIDENCE**  
**SINGLE FAMILY HOUSE ADDITION AND INTERIOR REMODEL**  
 759 JEFFREY AVE. CAMPBELL, CA. 95008  
 APN # 404-24-066

DESIGNED BY:  
 DUK SU LEE



Issued: 12/10-2023  
 Date

Project No: 22-R03  
 Sheet Title:

**SITE PLAN**

Scale: AS SHOWN

Sheet No

**A-1**

of Sheets

**LANDSCAPE NOTES**

1. REMAIN THE ALL OF EXISTING LANDSCAPE  
INCLUDE ALL OF THE TREES AND ALL OF THE SHRUBS
2. THERE IS NO CEDAR, REDWOOD, OAK OR ASH TREES ON THE SITE



City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

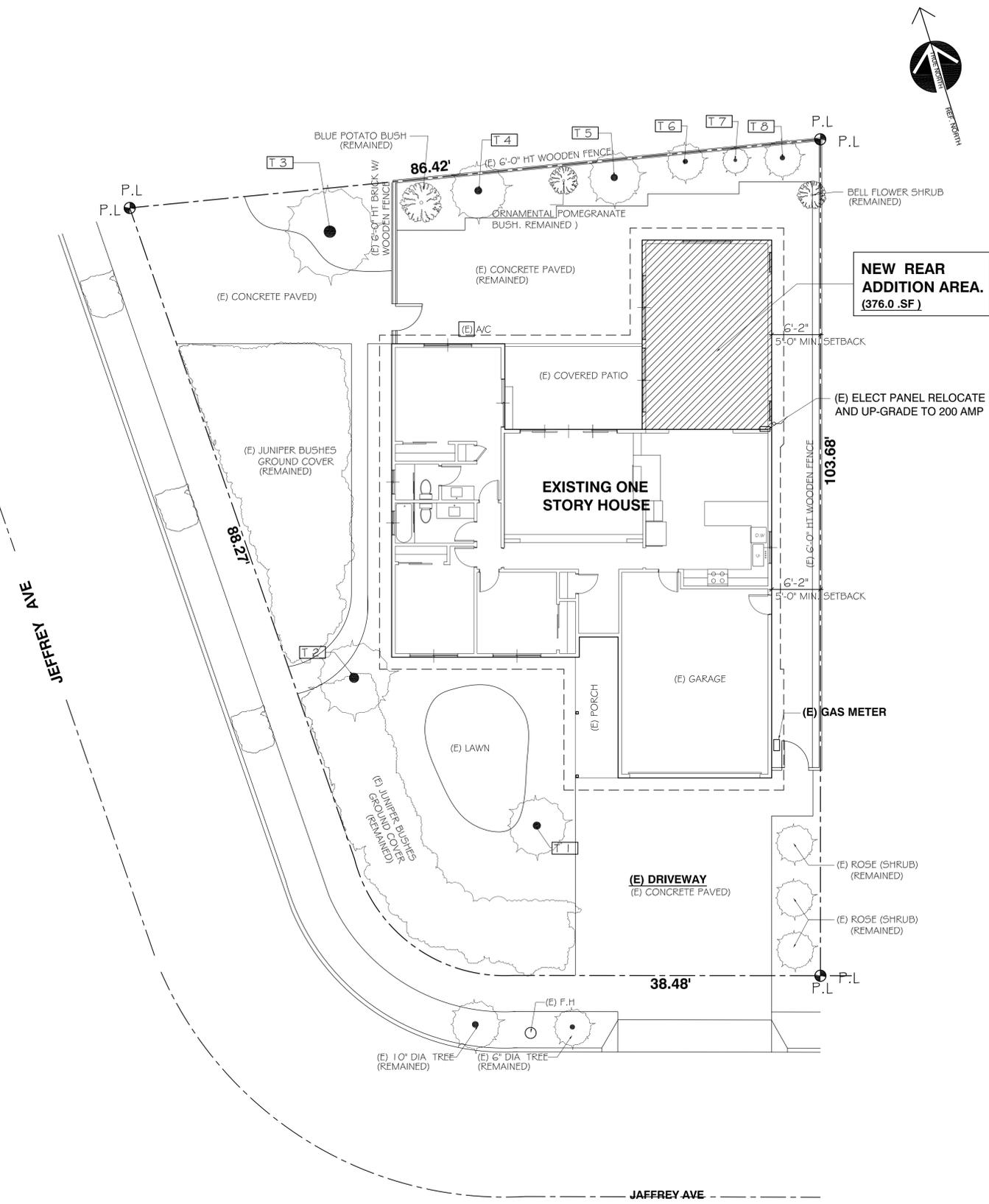
**STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION**

Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with the following:

1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. Protective fencing shall be installed as followed:
  - A. The fence shall be a minimum of six feet in height and shall be set securely in place.
  - B. The fence shall be chain link without slats to allow visibility to the trunk for inspections and safety.
  - C. There shall be no storage of any kind prior to or at such time after the protective fencing is installed.
  - D. The fence may be adjusted as necessary to accommodate work approved within the dripline provided any excavation is done in accordance with instructions directed by a qualified arborist.
2. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the Community Development Director when it is reasonably demonstrated that the alternate grade will not damage the health of the tree.
3. Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a protected tree (the root system generally extends to the outermost edges of the branches).
4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
5. Trees cannot be pruned to accommodate grading or construction without the express written approval of the City. Upon receipt of written approval, pruning of trees must be undertaken in accordance with "Pruning Standards" of the International Society of Arboriculture and must be carried out by a licensed arborist.
6. Soil compaction of the area under the dripline of the tree shall be avoided during all phases of site clearing and construction.
7. No soil sterilants or weed killer that will inhibit or restrict the tree's growth may be applied in the root area.
8. No signs, wires or any other object shall be attached to the tree.
9. Any other measures deemed necessary by a qualified arborist and specified in any report prepared for development projects with City review and approval.
10. The applicant shall provide the project planner with photos of the installed protective fencing prior to issuance of a building permit.

**TREE SURVEY (EXISTING TREE LIST)**

TREES AND SHRUBS	NO	SIZE# COMMON NAME	NOTES
	T1	6" DIA- ORNAMENTAL PEAR TREE	REMAIN
	T2	10" DIA- HOLLYWOOD JUNIPER TREE	REMAIN
	T3	8" DIA- ORNAMENTAL PEAR TREE	REMAIN
	T4	6" DIA- MIMOSA TREE	REMAIN
	T5	5" DIA- LEMON- FRUIT TREE	REMAIN
	T6	3" DIA- PEACH- FRUIT TREE	REMAIN
	T7	2" DIA- JUJUBE -FRUIT TREE	REMAIN
	T8	2" DIA- PERSIMMON -FRUIT TREE	REMAIN



**1**  
**L-1**

**LANDSCAPE PLAN**

SCALE 1/8" = 1'-0"

1. REMAIN THE ALL OF EXISTING LANDSCAPE  
INCLUDE ALL OF THE TREES AND ALL OF THE SHRUBS

**LEE DUKSU  
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Issued: \_\_\_\_\_ Date  
12/10-2023

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Sheet Title:

**LANDSCAPE PLAN**

Scale: AS SHOWN

Sheet No

**L-1**

of Sheets



**DEMOLITION NOTES :**



**City of Campbell's  
Waste Tracking Requirements**



CALGreen building standards require projects to meet a minimum of 65 percent landfill diversion. Failure to meet State diversion requirements will result in an administrative penalty process outlined in Chapter 6.10 of Campbell Municipal Code. Waste weights tags are to be uploaded and provided to the City through [Campbell.WasteTracking.com](http://Campbell.WasteTracking.com). For more CALGreen information, [click here](#).

**Step 1: Before You Begin**

Project waste must be collected and disposed of in containers provided by the City's franchised hauler, West Valley Collection & Recycling (WVC&R), (408) 283-9250. The only exemption to this is the use of the contractor's company owned disposal bins, with the construction company's logo on the bin, for the self-haul option. When using WVC&R, notify them that you are tracking your project waste through Green Halo, and arrange with WVC&R to receive the appropriate weight ticket information.

**Step 2: Prior to Issuance of Permit & Creating a WMP**

Visit [Campbell.WasteTracking.com](http://Campbell.WasteTracking.com) to create a waste management plan (WMP). The WMP will require project information including but not limited to:

- Permit Number (application number will do)
- Type of project
- Type of material (e.g., mixed C&D, asphalt, roofing, carpet and padding, concrete, etc.)
- Hauler (West Valley Collection & Recycling or Self Haul)
- Facility (select from a list of approved facilities)

Please call Green Halo Customer Service at (888) 525-1301 for questions regarding account access, login, start and setup of a WMP, and how to upload a project weight ticket.

**Step 3: How to Meet the State's 65% Diversion Rate**

Ensure that the project's waste is separated and sorted to meet the selected facility's material descriptions. Waste hauls containing excessive amount of trash may be classified as TRASH or MISCELLANEOUS DEBRIS and result in low diversion rates. Failure to meet State diversion requirements will result in an administrative penalty process outlined in Chapter 6.10 of Campbell Municipal Code.

**Step 4: Prior to Final Inspection**

Upload all weight tickets and submit the project for final review. Weight tickets must state the material type on the tickets. Once City staff review and approve of the submitted weight tickets, you may request your final inspection.

If you have any questions, please contact Peri Newby at 408-866-2155 or [perin@campbellca.gov](mailto:perin@campbellca.gov).

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Project No: 22-R03

Sheet Title:

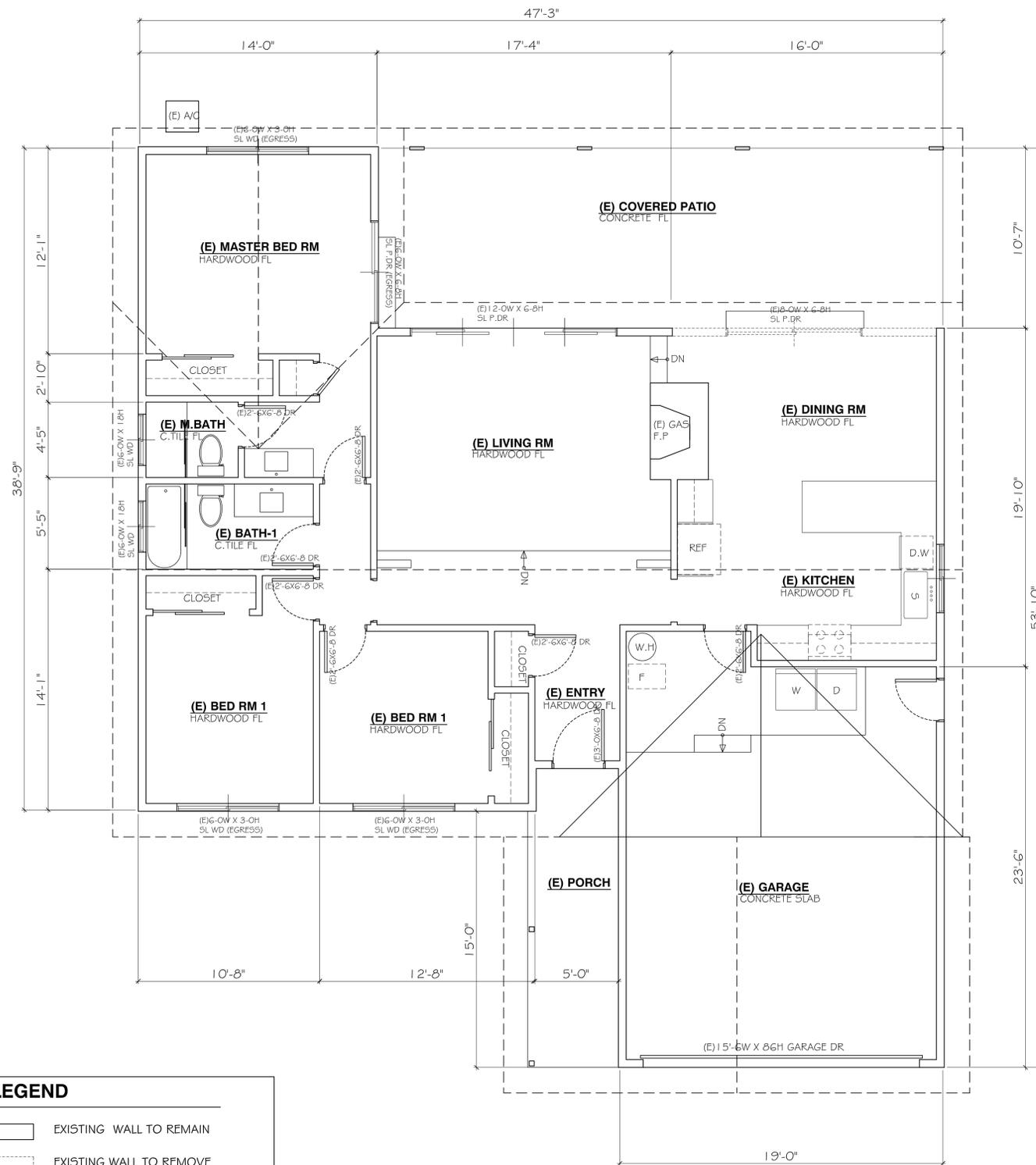
**EXISTING FLOOR PLAN**

Scale: AS SHOWN

Sheet No

**A - 2**

of \_\_\_\_\_ Sheets

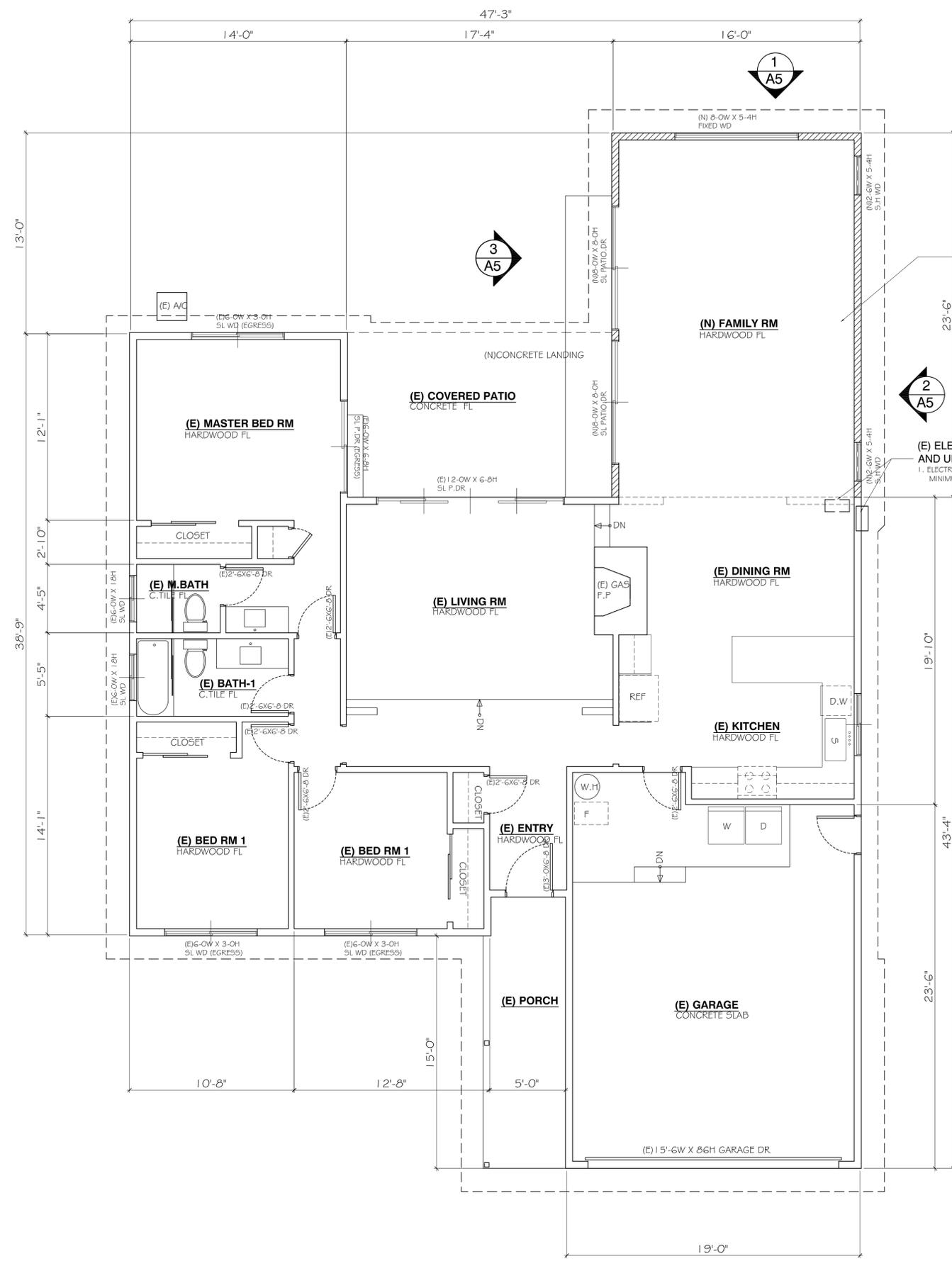


**WALL LEGEND**

- EXISTING WALL TO REMAIN
- EXISTING WALL TO REMOVE
- LINE OF EXISTING ROOF

**1**  
**A-2** **EXISTING FLOOR PLAN / DEMOLITION PLAN**  
SCALE 1/4" = 1'-0"

<b>EXISTING CONDITIONED FLOOR AREA</b>	
LOT AREA :	7,100.0 S.F
EXISTING LIVABLE AREA:	1,273.0 S.F
EXISTING ATTACHED GARAGE:	466.0 S.F
EXISTING COVERED PORCH AREA:	87.5 S.F
EXISTING COVERED REAR PATIO AREA:	181.0 S.F



**NEW REAR ADDITION AREA.**  
(376.0 .SF)

(E) ELECT PANEL RELOCATE AND UP-GRADE TO 200 AMP  
1. ELECTRIC POWERED APPLIANCES ( FURNACE, DRYER )  
MINIMUM 30 AMP CIRCUIT

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO REMOVE
	NEW WALL

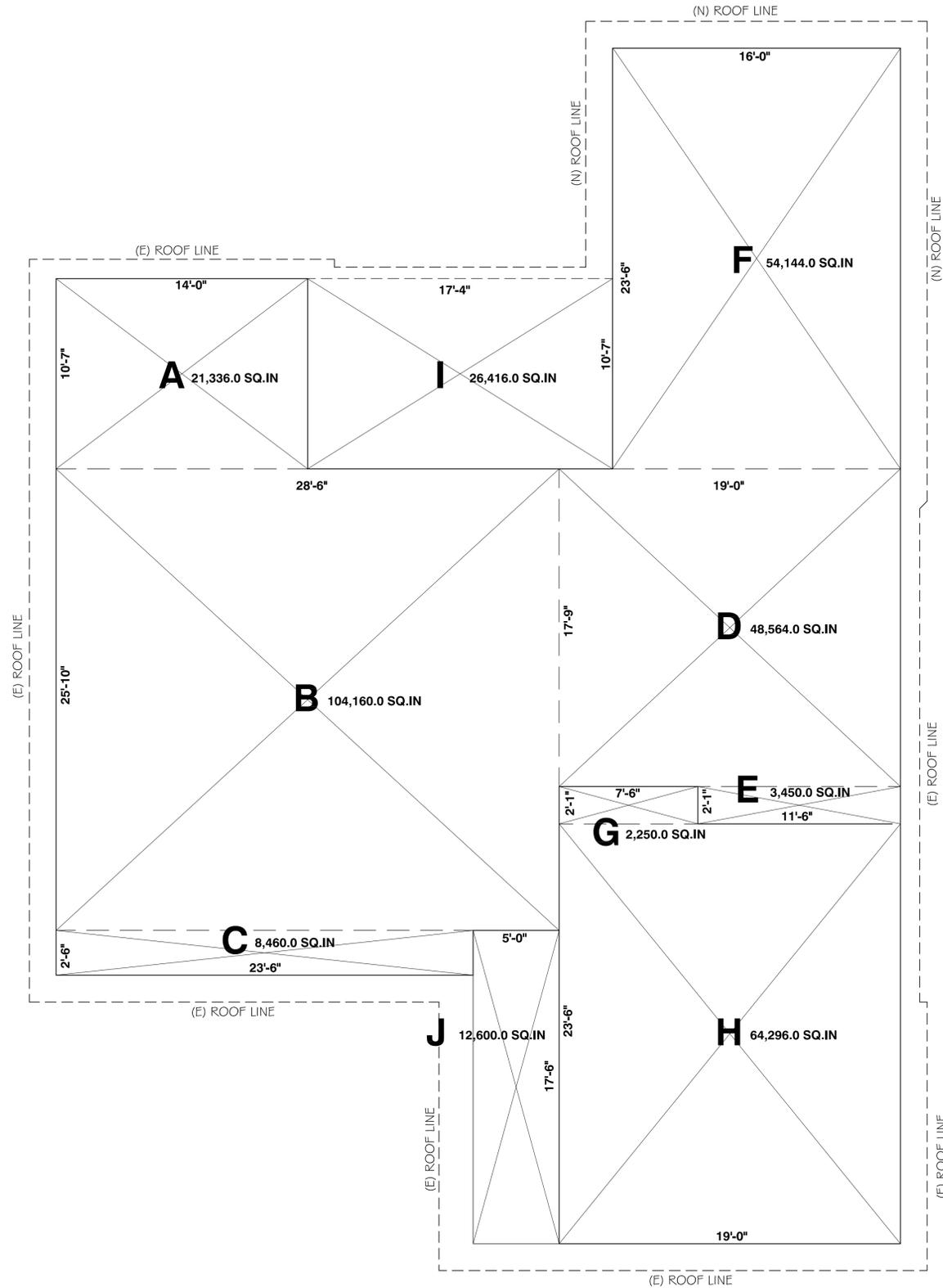
**1**  
**A-3** **PROPOSED FLOOR PLAN**  
SCALE 1/4" = 1'-0"



DESIGNED BY:	DUK SU LEE
Project No:	22-R03
Sheet Title:	PROPOSED FLOOR PLAN

# FLOOR AREA DIAGRAM

(MEASURE TO EXTERIOR FINISH)



**1**  
**A-3a** FLOOR AREA DIAGRAM

## FLOOR AREA CALCULATION (MEASURE TO EXTERIOR FINISH)

LABEL	DIMENSIONS	AREA
A (EXISTING)	14'-0" X 10'-7"	21,336. SQ.INCH
B (EXISTING)	25'-10" X 28'-6"	104,160. SQ.INCH
C (EXISTING)	23'-6" X 2'-6"	8,460. SQ.INCH
D (EXISTING)	19'-0" X 17'-9"	48,584. SQ.INCH
E (EXISTING)	11'-6" X 2'-1"	3,450. SQ.INCH
EXISTING AREA TOTAL		185,990. SQ.INCH (185,990. SQ.INCH / 144 = 1,291.6 SQ.FT)
F (NEW ADDITION)	23'-6" X 16'-0"	54,144. SQ.INCH
ADDITION AREA TOTAL		54,144. SQ.INCH (54,144. SQ.INCH / 144 = 376.0 SQ.FT)
TOTAL LIVING AREA		240,134. SQ.INCH
G (EXISTING GARAGE)	7'-6" X 2'-1"	2,250. SQ.INCH
H (EXISTING GARAGE)	23'-6" X 19'-0"	64,296. SQ.INCH
TOTAL GARAGE AREA		66,546. SQ.INCH
I (EXISTING COVERED PATIO)	17'-4" X 10'-7"	26,416. SQ.INCH
H (EXISTING COVERED PORCH)	17'-6" X 5'-0"	12,600. SQ.INCH
TOTAL AREA		39,016. SQ.INCH

TOTAL LOT COVER AREA 345,696. SQ.INCH

CONDITIONED AREA TOTAL : 345,696. SQ.INCH  
( 345,696. SQ.INCH / 144 = 2,400.2 SQ.FT )

LOT COVERAGE CALCULATIONS (40% MAX)  
LOT SIZE : 7,100.0 SQ.FE / TOTAL AREA 2,400.2 SQ.FT  
33.81% < 40% ( 2,840.0 SQ.FT )

F.A.R. CALCULATIONS (45% MAX)  
LOT SIZE : 7,100.0 SQ.FE / TOTAL AREA 2,400.2 SQ.FT  
33.81% < 45% ( 3,195 SQ.FT )





**VENTILATION CALCULATIONS**

**SUBFLOOR VENTILATION**

UNDERFLOOR AREAS SHALL BE VENTILATED BY OPENINGS IN EXTERIOR SUB FLOOR WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1-SQ. FT. OF UNDER FLOOR AREA. THEY SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH OPENINGS OF 1/4" DIMENSIONS PER UBC, SEC. 2516(C). 6

**NEW ADDITION AREA**

NEW UNDER FLOOR AREA: 376 SQ.FT / 150 SQ. FT = 2.5 SQ.FT REQUIRED NET OPEN AREA FOR SUB-FLOOR VENTILATION.

REQUIRED NET AREA: 2.5 SQ.FT / 0.55 SQ.FT = 4.5 REQUIRED NUMBER OF VENTS GROSS OPEN AREA AND PROVIDE ADDITIONAL 2 NUMBER OF VENTS FOR COVERED EXISTING AREA VENTS PER VENT SIZE (5 1/2" X 1 1/2" = 0.55 SQ.FT)

**PROVIDE 7 VENTS**

SEE ARCHITECTURE ELEVATION FOR VENT LOCATIONS

**ATTIC VENTILATION**

ATTIC VENTILATION AREAS SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. IF AT LEAST 50% OF REQUIRED VENTILATION IS PROVIDED IN THE UPPER PORTION OF THE SPACE, VENTILATING AREA MAY BE 1/300 OF ATTIC SPACE PER CBC, SEC. 3205(C). 6

**NEW ADDITION AREA**

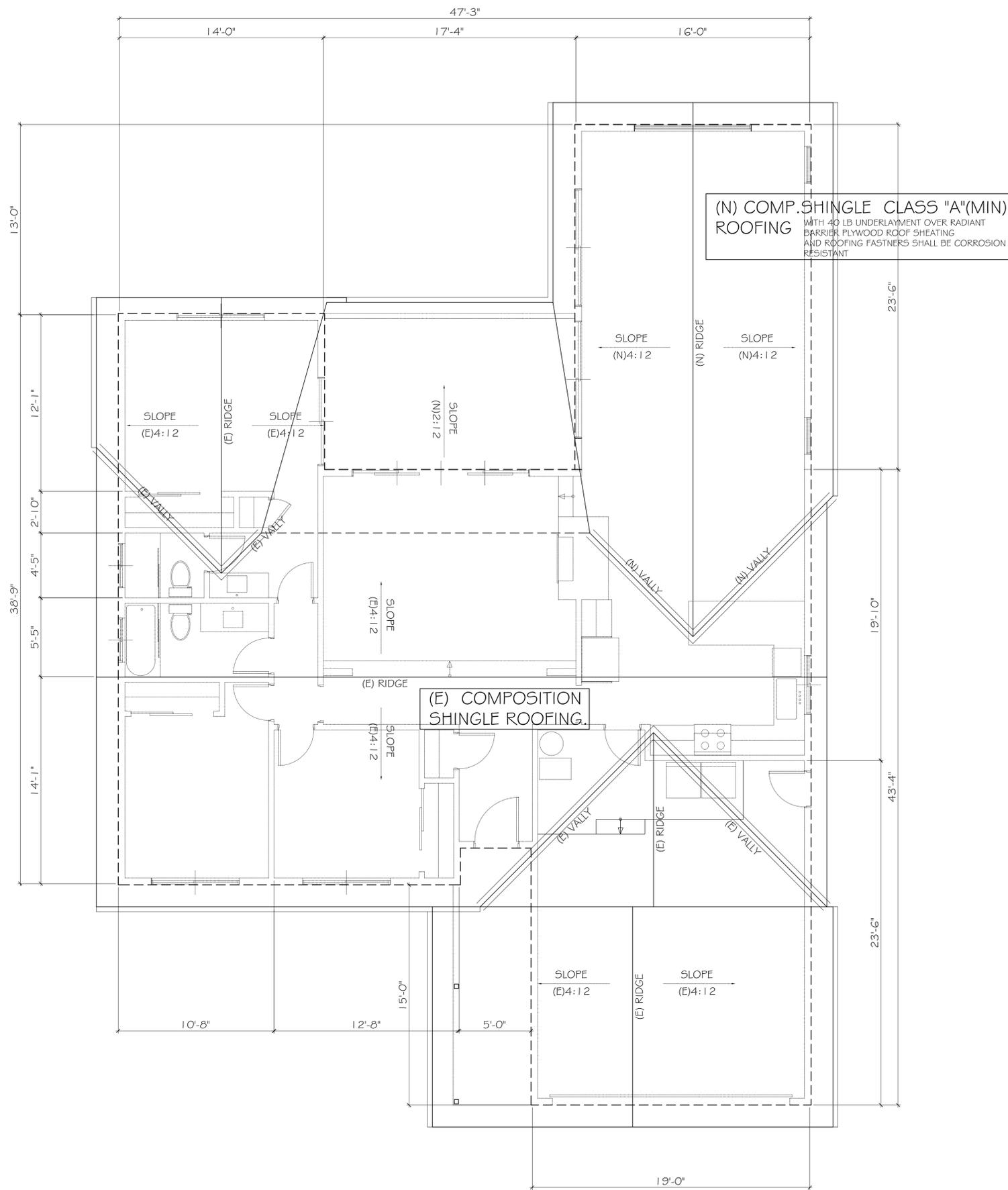
(SEE ROOF EAVE DETAILS)

NEW ATTIC AREA: 376 SQ.FT / 150 SQ. FT = 3.12 SQ.FT REQUIRED NET OPEN AREA FOR SUB-FLOOR VENTILATION.

REQUIRED NET AREA: 2.5 SQ.FT / 0.35 SQ.FT = 7 REQUIRED NUMBER OF VENTS GROSS OPEN AREA AND PROVIDE ADDITIONAL 2 NUMBER OF VENTS FOR COVERED EXISTING VENTS PER VENT SIZE (3-1/2" X 1 1/2" = 0.35 SQ.FT)

**PROVIDE 9 VENTS**

SEE ARCHITECTURE ELEVATION FOR VENT LOCATIONS



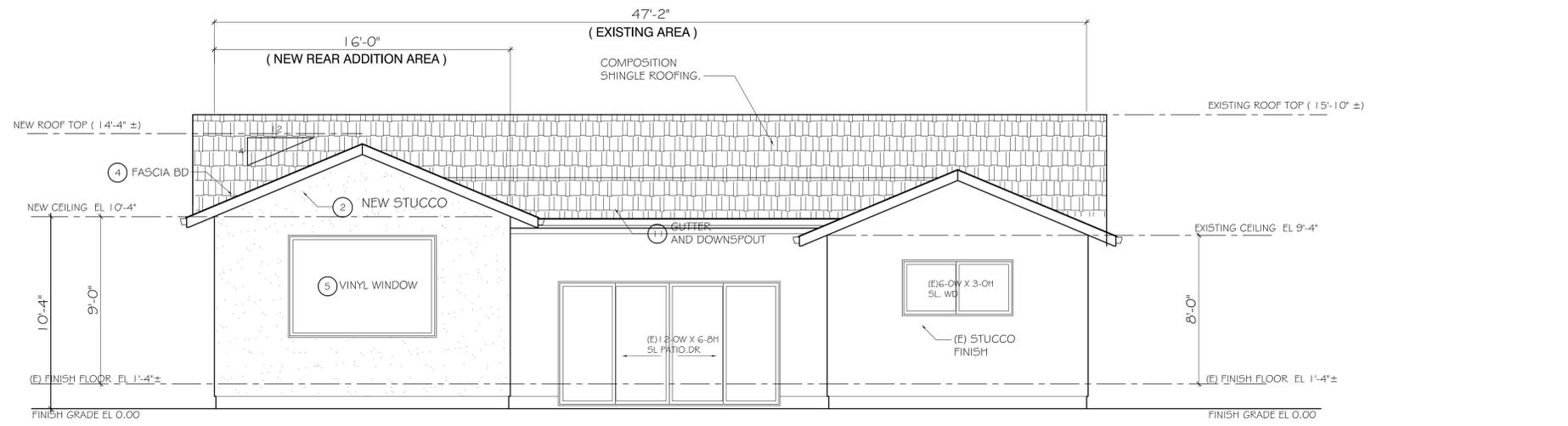
**(N) COMP. SHINGLE CLASS "A"(MIN)  
ROOFING**  
WITH 40 LB UNDERLAYMENT OVER RADIANT BARRIER PLYWOOD ROOF SHEATHING AND ROOFING FASTENERS SHALL BE CORROSION RESISTANT

**(E) COMPOSITION  
SHINGLE ROOFING.**

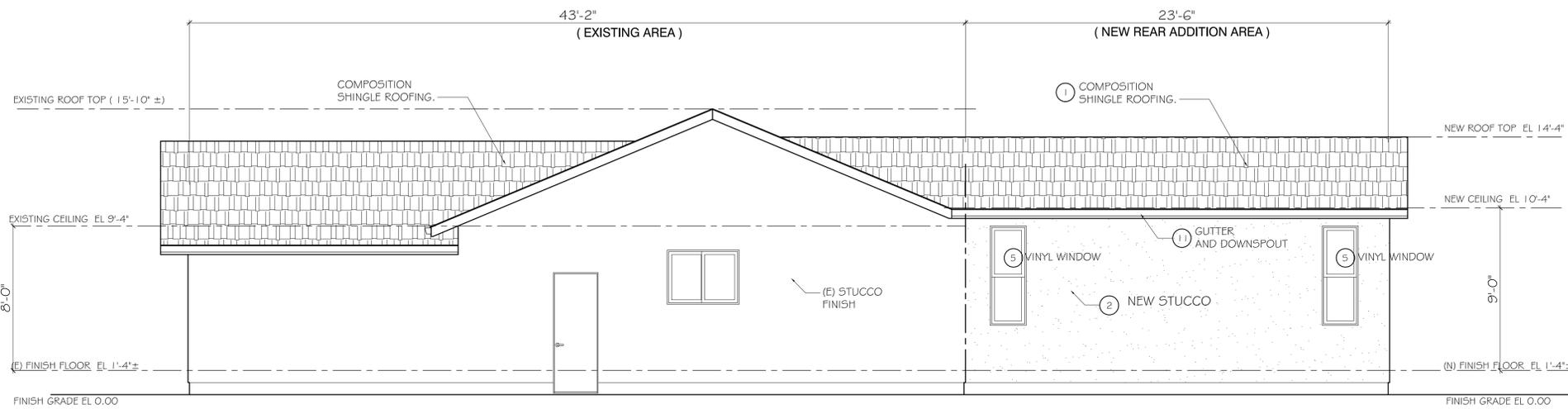
**1**  
**A-4** **PROPOSED NEW ROOF PLAN**  
SCALE 1/4" = 1'-0"



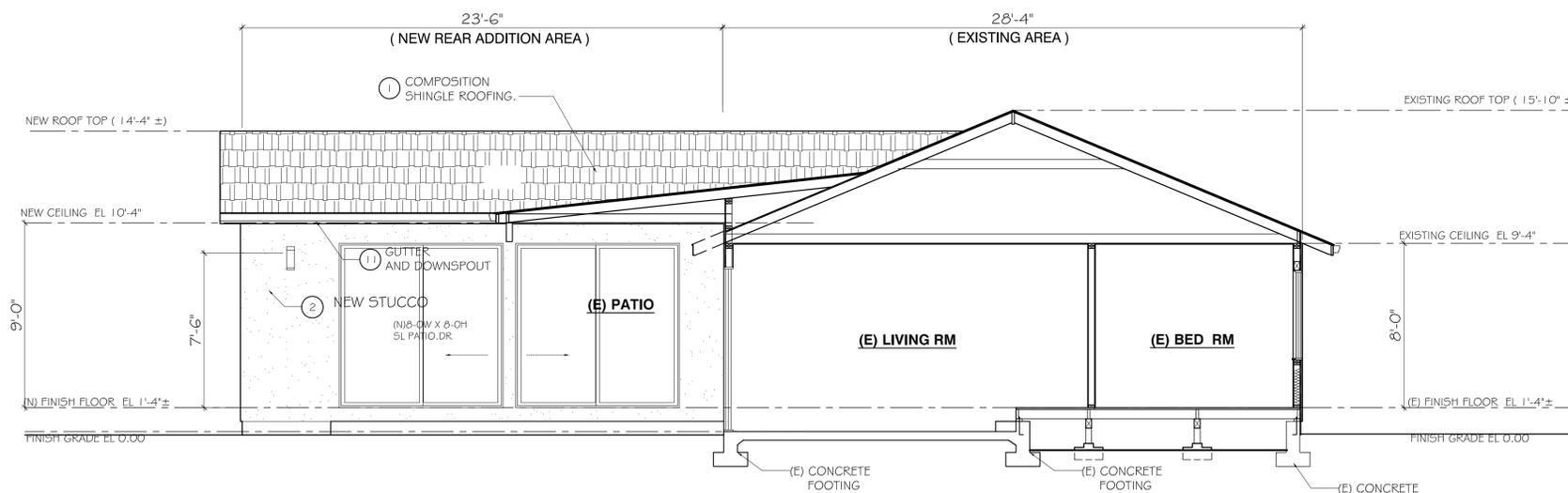
ELEVATION NOTES		
LABEL	DESCRIPTION	REMARKS
1	COMPOSITION SHINGLE ROOFING.	CLASS "A" MINIMUM FIRE RATE WITH 40 LB UNDERLAYMENT "DUPONT-TYVEK PROTECT. 120. ICC-ES: AC188 OVER RADIANT BARRIER PLYWOOD ROOF SHEATING AND ROOFING FASTNERS SHALL BE CORROSION RESISTANT ( COLOR MATCH WITH EXISTING)
2	EXTERIOR STUCCO	(1) 3-COAT, 7/8" MIN. THICK. SHALL BE HAND TROWELED WITH A SAND FINISH OVER (2) TWO LAYERS OF GRADE-D PAPER UNDER STUCCO (3) 26. GA. GALVANIZED WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT FOUNDATION PLATE LINE AT LEAST 6" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.  OWNER SHALL SELECT PAINT AND COLORS: WHITE
3		
4	ROOF FASCIA	PRE-PRIMED 2X6 FASCIA BD (TYPICAL)
5	WINDOW AND PATIO DOOR	NEW WINDOW AND PATIO DOOR SHALL HAVE A MINIMUM U-FACTOR OR 0.33 AND MAXIMUM SOLAR HEAT GAIN COEFFICIENT(SHGC) OF 0.23  MILGUARD "TUSCANY" SERIES VINYL GRIDS TYPE : SDL- GRIDS EXTERIOR COLOR : BRONZE. INTERIOR COLOR : WHITE
6	WINDOW TRIMS	1X3 PAINT GLADE COMPOSITE FLAT TRIM WITH SMOOTH FINISH. ROT FREE, MOISTURE AND TERMITE PROOF
7	ENTRY DOOR	EXISTING 1-3/4 THICK. PRE-FINISHED WOODEN DOOR AND FRAMES.
8	GARAGE DOOR	REMAINED EXISTING FIBERGLASS SECTIONAL DOORS WITH AUTOMATIC OPENERS
9	LANDING PER PLAN	PROVIDE FINISH SURFACE SHALL BE SLIP RESISTANT A MINIMUM 3/8" DEEP AND SLOPE AWAY FROM THE BUILDING AT 1/4" PER FOOT  DOOR AND STEPS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4 INCH BELOW THE TOP OF THRESHOLD
10	ATTIC VENT	3'X 14-1/2" GALV'D WIRE MESHED VENT COVER OWNER SHALL SELECTE PAINT AND COLOR
11	METAL GUTTERS AND DOWNSPOUTS	SEAMLESS ALUM. O.G SHAPE GUTTER CONTRACTOR SHALL DETERMINE LOCATION OF ALL DOWNSPOUTS. MATCH PAINT WITH ROOF AND WALLS
12	FLOOR VENT	5- 1/2"X 14- 1/2" GALV'D WIRE MESHED VENT COVER OWNER SHALL SELECTE PAINT AND COLOR
13	BUILDING ADDRESS	8"H X 4"W FLOATING TYPE HOUSE NUMBER W/ MINIMUM STROKE WIDTH OF 1/2 INCH AND SHALL CONTRAST WITH THEIR BACKGROUND



**1**  
**A-5** **PROPOSED REAR ELEVATION .**  
( NORTH ) SCALE 1/4" = 1'-0"



**2**  
**A-5** **EXISTING SIDE ELEVATION .**  
( EAST ) SCALE 1/4" = 1'-0"



**3**  
**A-5** **PROPOSED SIDE ELEVATION .**  
( WEST ) SCALE 1/4" = 1'-0"