



CITY OF CAMPBELL
Community Development Department

December 9, 2014

NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT

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 Planned Development Permit for the following project proposal:

File No.: PLN2014-284

Applicant: Alexander Barker

Project Address: 1655 S. Winchester Blvd.

Property Owner: Santa Clara Methodist Retirement Foundation

Zoning District: P-D (Planned Development)

General Plan: High Density Residential

Project Description: To allow a first floor addition to expand an existing recreation room and create a new office.

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 December 10, 2014, and ends on December 22, 2014. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **December 22, 2014**. 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 City Clerk's Office, 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 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2142 or by email StephenR@cityofcampbell.com.

Project Location Map

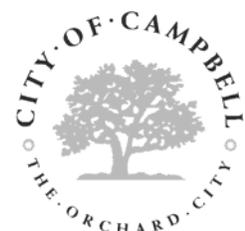
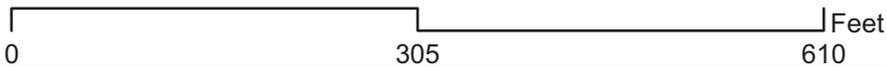


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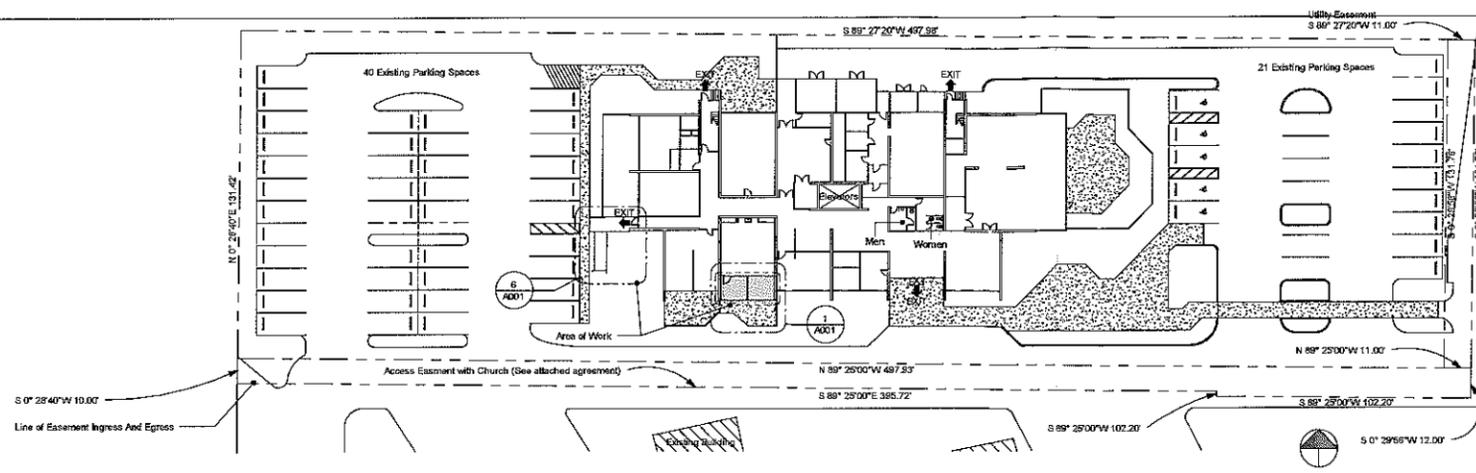
Application Type: Admin. Planned Development Permit

Planning File No.: PLN2014-284

Description: TO allow a first floor addition to expand an existing recreation room and create a new office.



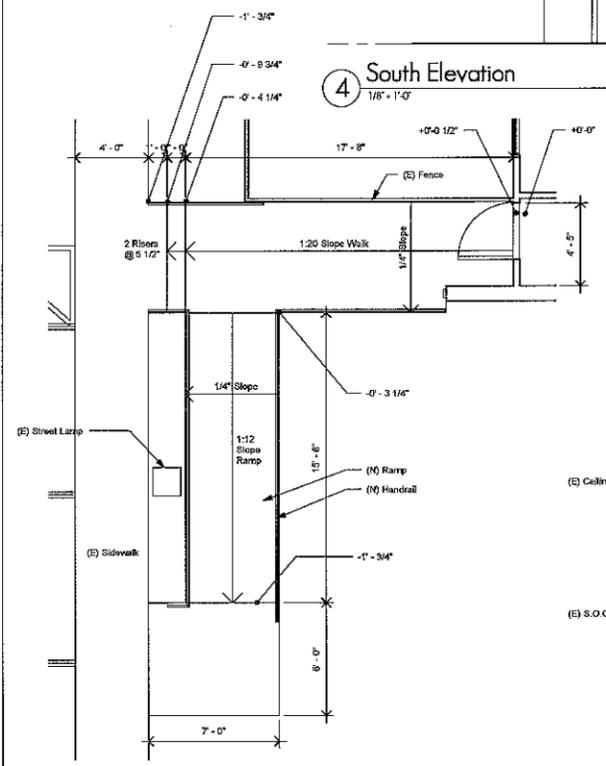
Community Development Department
Planning Division



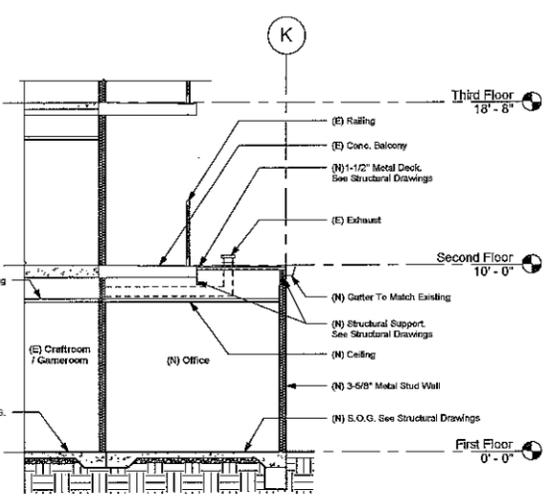
5 Site Plan
1" = 30'-0"



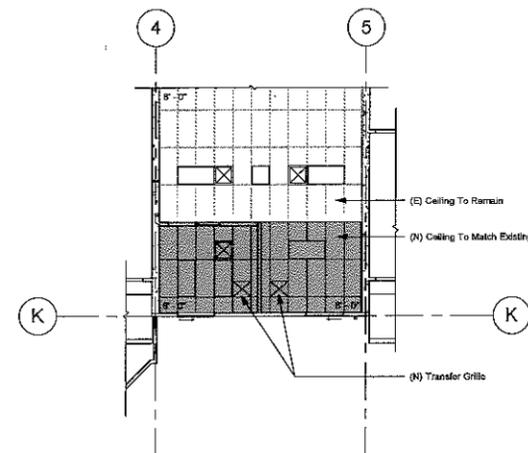
4 South Elevation
1/8" = 1'-0"



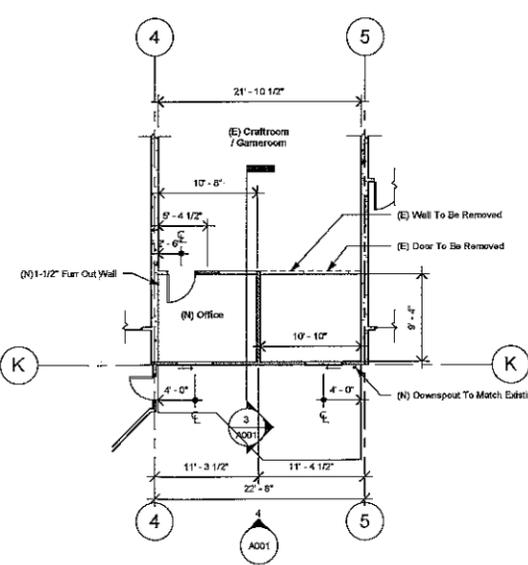
6 New Accessible Exterior Ramp
1/4" = 1'-0"



3 Section
1/4" = 1'-0"



2 Enlarged Reflected Ceiling Plan
1/8" = 1'-0"



1 Enlarged Craftroom Plan
1/8" = 1'-0"

Vicinity Map



General Notes

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST ADOPTED RULES AND REGULATIONS OF THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA, INCLUDING ALL ADOPTED AMENDMENTS AND SUPPLEMENTS.
- THE INTENT OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK, CONSISTENT WITH GOOD PRACTICE. ANY WORK OR ITEM NOT SPECIFICALLY CALLED FOR IN THE DOCUMENTS BUT REQUIRED FOR A COMPLETE AND FULLY FUNCTIONING INSTALLATION CONSISTENT WITH THE INTENT OF THE DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS AS IF SPECIFIED.
- THE FOLLOWING SUB-CONTRACTORS SHALL PROVIDE DESIGN-BUILD SERVICES BASED ON THE DESIGN INTENT INDICATED ON THE PERMIT DOCUMENTS AND CODE REQUIREMENTS:
 - A. ELECTRICAL: LIGHTING INCLUDING FIXTURES, AND SWITCHES, POWER, INCLUDING MAIN PANEL, DISTRIBUTION, OUTLETS, TELEPHONE AND AV (TV, STEREO, ETC...)
 - B. MECHANICAL: SIZING AND BALANCING OF NEW HEATING DUCT RUNS FROM THE EXISTING IN ATTIC FURNACE UNIT.
 - C. PLUMBING: INCLUDING DOMESTIC WATER, WASTE AND GAS SERVICE, SUPPLIES AND CONNECTIONS AND ASSOCIATED INSULATIONS, SANITARY SEWER, PLUMBING FIXTURES.
- THE WORK HOURS ARE REGULATED BY NOISE LEVELS CREATED DURING CONSTRUCTION. THE MAXIMUM NOISE LEVELS ALLOWED ARE ESTABLISHED IN THE CITY OF CAMPBELL CODE CHAPTER 18.04.052 HOURS OF CONSTRUCTION.
 - 1. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE HOURS OF EIGHT A.M. AND FIVE P.M. DAILY, MONDAY THROUGH FRIDAY. SATURDAY HOURS OF CONSTRUCTION SHALL BE NINE A.M. AND FOUR P.M. THERE SHALL BE NO CONSTRUCTION ACTIVITY ON SUNDAYS OR NATIONAL HOLIDAYS.
 - 2. NO LOUD ENVIRONMENTALLY DISRUPTIVE NOISE OVER FIFTY DBS, SUCH AS AIR COMPRESSORS WITHOUT MUFFLERS, CONTINUOUSLY RUNNING MOTORS OR GENERATORS, LOUD PLAYING MUSICAL INSTRUMENTS OR RADIOS WILL BE ALLOWED DURING THE AUTHORIZED HOURS OF CONSTRUCTION, MONDAY THROUGH SATURDAY, WHERE SUCH NOISE MAY BE A NUISANCE TO ADJACENT RESIDENTIAL NEIGHBORS. SUCH NUISANCES SHALL BE DISCONTINUED.
 - EXCEPTION:
 - A) CONSTRUCTION ACTIVITY IS PERMITTED FOR HOMEOWNER PERMITS, WHEN THE WORK IS BEING PERFORMED BY ONLY THE OWNER OF THE PROPERTY. PROVIDED NO CONSTRUCTION ACTIVITY OR LOUD NOISES ARE CONDUCTED PRIOR TO SIX A.M. OR AFTER SEVEN P.M., MONDAY THROUGH SATURDAY, AND PRIOR TO EIGHT A.M. OR AFTER SIX P.M. ON SUNDAYS OR NATIONAL HOLIDAYS.
 - B) WHERE EMERGENCY CONDITIONS EXIST, AS DETERMINED BY THE BUILDING OFFICIAL, CONSTRUCTION ACTIVITY OR CONSTRUCTION NOISE MAY BE PERMITTED AT ANY HOUR OR DAY OF THE WEEK. SUCH EMERGENCIES SHALL BE COMPLETED AS RAPIDLY AS POSSIBLE TO PREVENT ANY DISRUPTION TO THE RESIDENTIAL NEIGHBORHOOD.
 - C) WHEN THE BUILDING OFFICIAL DETERMINES THAT CONSTRUCTION ACTIVITY AND/OR CONSTRUCTION NOISES WILL NOT BE DETRIMENTAL TO THE ADJACENT NEIGHBORS, AN EXCEPTION TO THE TIME OF WORK ACTIVITY MAY BE GRANTED TO THE GENERAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR CONTROLLING THE SITE FOR LOUD DISRUPTIVE NOISES AS DESCRIBED ABOVE. HOURS OF OPERATION SHALL BE DETERMINED BY THE BUILDING OFFICIAL ON A CASE-BY-CASE BASIS.

Project Data

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|---|--------------------------|
| OCCUPANCY TYPE: | R-1 |
| AUTOMATIC FIRE SPRINKLER SYSTEM: | FULLY SPRINKLERED |
| PARKING: | EXISTING COUNT TO REMAIN |
| (E) ACCESSOR'S PARCEL NO. | 306-21-005 |
| SITE AREA | 65,529 SF |
| FIRST FLOOR EXISTING BUILDING AREA | 11,185 SF |
| FLOORS 2-12 EXISTING BUILDING AREA | 10,501 SF PER FLOOR |
| TOTAL EXISTING BUILDING AREA | 127,690 SF, TWELVE STORY |
| PROPOSED ADDITION AREA | 219 SF |
| FIRST FLOOR PROPOSED TOTAL BUILDING AREA | 11384 SF |
| TOTAL PROPOSED BUILDING AREA | 127,909 SF, TWELVE STORY |
| APPLICABLE CODES: | |
| 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE | |
| 2013 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, CCR (2009 IBC AND 2010 CALIFORNIA AMENDMENTS) | |
| 2013 CALIFORNIA FIRE CODE (FC) PART 9, TITLE 24, CCR (2009 IFC AND 2010 CALIFORNIA AMENDMENTS) | |
| 2013 CALIFORNIA ENERGY CODE (CEC) PART 6, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) | |
| 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) | |
| 2013 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24, CCR (2009 NEC AND 2010 CALIFORNIA AMENDMENTS) | |
| 2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24, CCR (2009 UMC AND 2010 CALIFORNIA AMENDMENTS) | |
| 2013 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24, CCR (2009 UPC AND 2010 CALIFORNIA AMENDMENTS) | |

Scope of Work

THE SCOPE OF WORK CONSISTS OF AN EXTERIOR ADDITION BETWEEN EXISTING CONCRETE SHEAR WALLS TO EXPAND THE EXISTING GAME ROOM AND CREATE A NEW OFFICE. ACCESSIBILITY EXISTING I/C PARKING, PATH OF TRAVEL AND MAIN ENTRY ARE ACCESSIBLE. UNDER THE HARSHIP PROVISION WE ARE PROVIDING AN ACCESSIBLE RAMP FROM THE REAR PARKING LOT TO THE REAR ENTRY AS IT IS NOT POSSIBLE TO MAKE AN EXTERIOR WALKWAY TO THE MAIN ENTRY.

Drawing Index

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|-------|---|
| A001 | General Project Information, Site Plans, Floor Plans, Sections And Elevations |
| S-2.1 | Foundation Plan |
| S-2.1 | Second Floor Framing Plan |
| S-6.1 | Concrete Details |



RECEIVED
OCT 16 2014
CITY OF CAMPBELL
PLANNING DEPT.

Wesley Manor
1st Floor Office
Addition
1655 Winchester Blvd., Campbell,
CA 95008

REVISIONS

| | |
|-----------|--------------|
| DATE | 5/13/2014 |
| SCALE | As Indicated |
| PROJECT # | 139-0005 |

A001
General Project Information, Site Plans,
Floor Plans, Sections And Elevations