

CITY OF CAMPBELL
Community Development Department

December 22, 2014

NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT

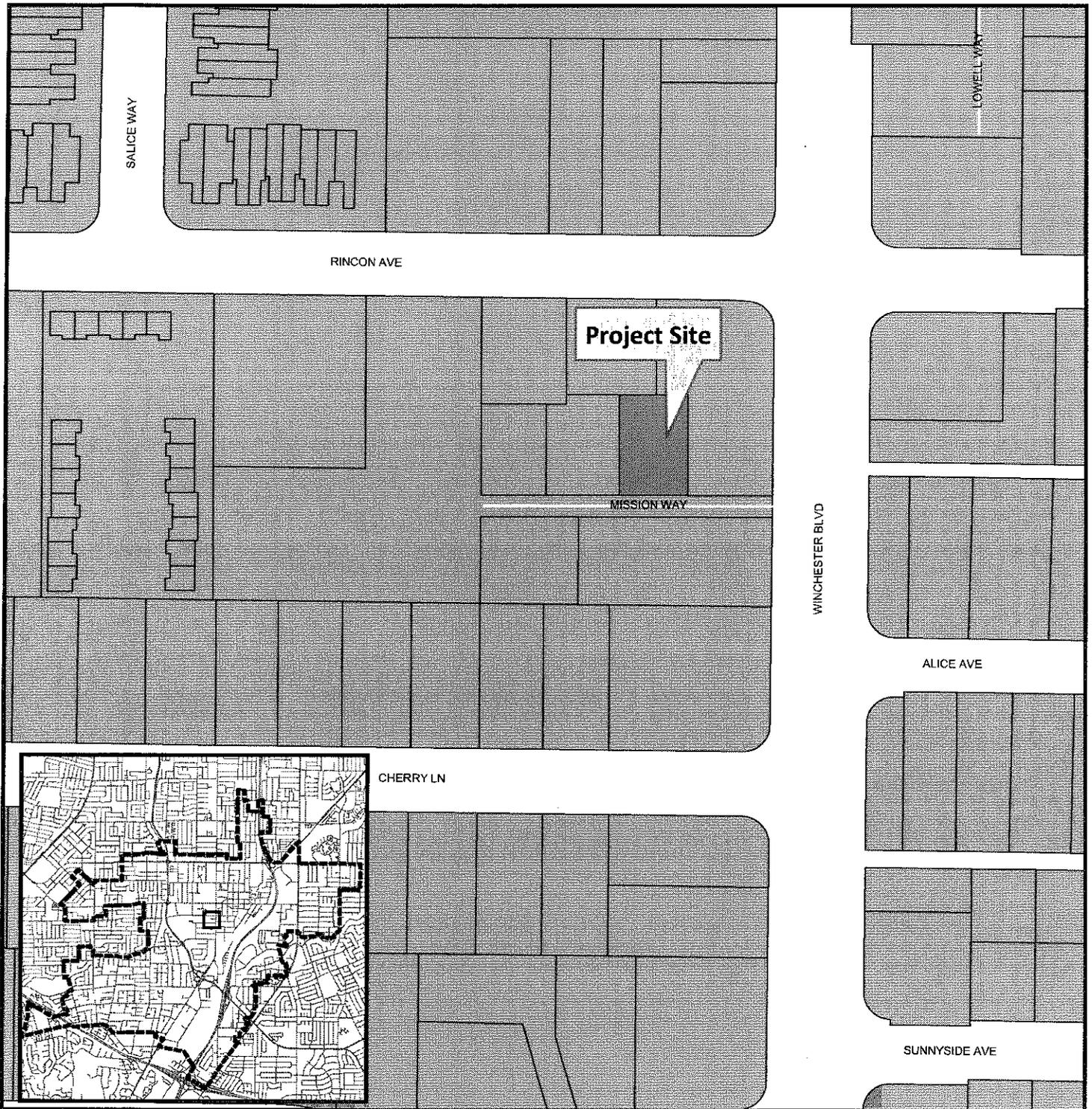
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

File No.: PLN2014-318
Applicant: Debbie Marino
Project Address: 31 Mission Way
Property Owner: Debbie Marino
Zoning District: P-D (Planned Development)
General Plan: Low-Medium Density Residential
Project Description: Proposal for a 288 square-foot addition and remodel of an existing single-family residence.

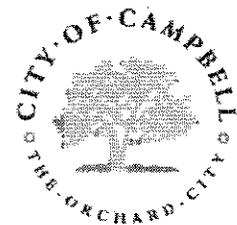
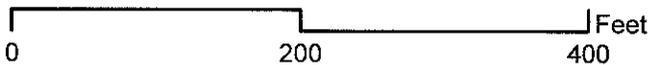
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on December 22, 2014 and ends on January 5, 2015 (extended due to the holidays). Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **January 5, 2015**. 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 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Associate Planner, in the Community Development Department, at (408) 866-2193 or by email danielf@cityofcampbell.com.

Project Location Map



Project Location: 31 Mission Way
Application Type: Admin. Planned Development Permit
Planning File No.: PLN2014-318



Community Development Department
Planning Division

Marino Residence 31 Mission Way Campbell, Ca. Project Team

Owner:
Marino Residence
31 Mission Way
Campbell, Ca.

Designer:
GR Residential Design
Gustavo Rojas
3024 Huff Av. #32
San Jose, Ca. 95128

Contractor:
T.B.D.

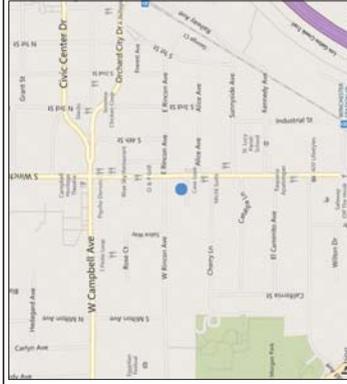
Mechanical:
N/A

Electrical:
N/A

PROJECT DATA

- 1) APN # 305-033-21
- 2) CONSTRUCTION TYPE: V-B
- 3) ZONING: PD
- A-EXISTING LOT.....5,850 s.f.
- B-EXISTING DWELLING.....738 s.f.
- C-EXISTING GARAGE.....302 s.f.
- D-EXISTING STORAGE.....282 s.f.
- E-EXISTING FRONT PORCH.....30 s.f.
- F-NEW ADDITION.....288.5 s.f.
- G-NEW PORCH EXTENSION.....45 s.f.
- F.A.R. (B+H=1,026.5).....(-.17%)
- LOT COVERED (B TO G= 1,685.5).....(.28%)

VICINITY MAP

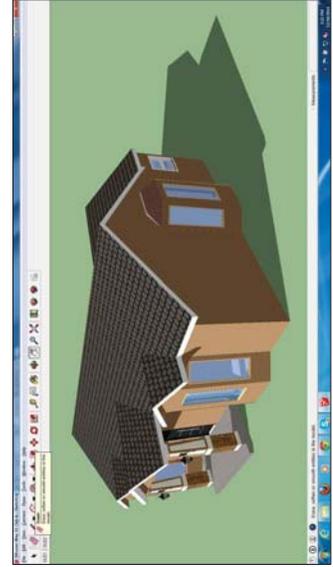
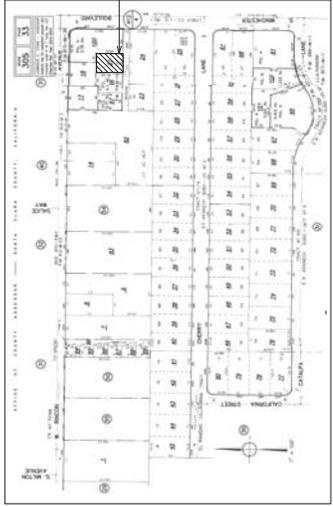


SCOPE OF WORK

- NEW EAST ADDITION WITH KITCHEN, DINING RM. AND LIVING RM. EXTENSION
- INTERIOR REMODEL (ADD 1/2 BATH, NEW LAUNDRY LOCATION AND EXISTING BATHROOM EXTENSION)
- DEMO EXISTING 8 WINDOWS
- PROPOSED NEW 3 BAY WINDOWS
- EXCHANGE TWO EXISTING WINDOWS

INDEX

- A0.....PROJECT DATA
- A1.....EXISTING SITE PLAN
STORM WATER DRAINAGE MANAGEMENT
PROPOSED SITE PLAN
- A2.....EXISTING FLOOR PLAN
DEMO PLAN
PROPOSED FLOOR PLAN
CROSS SECTIONS "A" & "B"
- A3.....EXISTING ELEVATIONS
EXISTING SURROUNDING PROPERTIES
- A4.....PROPOSED ELEVATIONS

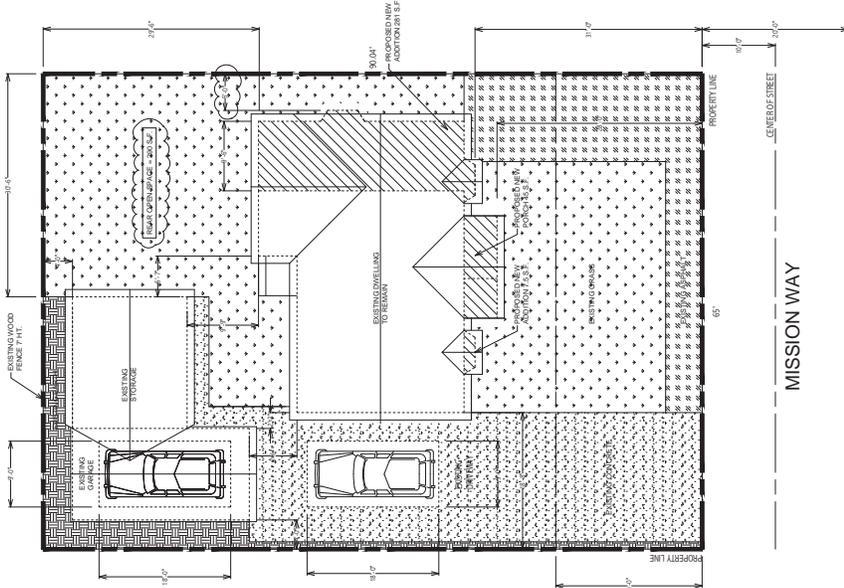


APPLICABLE CODES

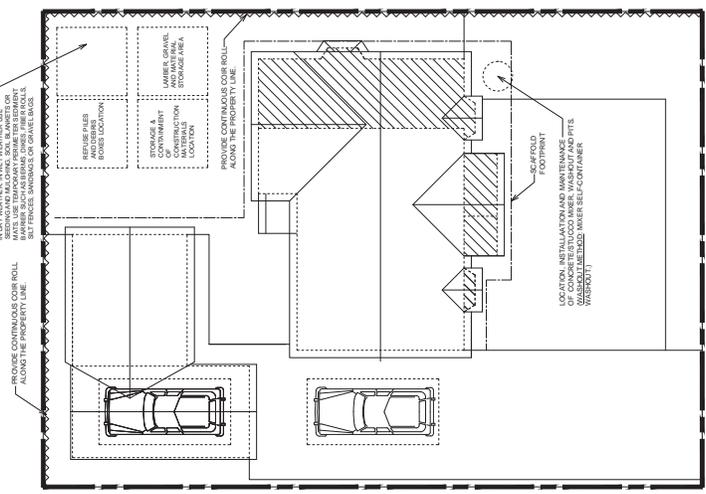
- CALIFORNIA BUILDING CODE (CBC).....2013
- CALIFORNIA ELECTRICAL CODE (CEC).....2013
- CALIFORNIA MECHANICAL CODE (CMC).....2013
- CALIFORNIA PLUMBING CODE (CPC).....2013
- CALIFORNIA ENERGY CODE.....2013
- CALIFORNIA FIRE CODE (CFC).....2013
- CALIFORNIA RESIDENTIAL CODE (CRC).....2013
- CURRENT CAMPBELL CITY ORDINANCE

General Notes		No.	Revisory/Issue	Date
GUSTAVO ROJAS Residential Design Services New Remodel, Remodel, R, R, R 14300 Avenue 10 3024 Huff Av. #32 Phone: (408) 232-7197 San Jose, Ca. 95128 g.rosas@beyond.com				
Marino Residence 31 Mission Way Campbell, Ca.				
Project Name and Address Project: 2014-003 Date: 12/18/2014 Size: As shown A-0				

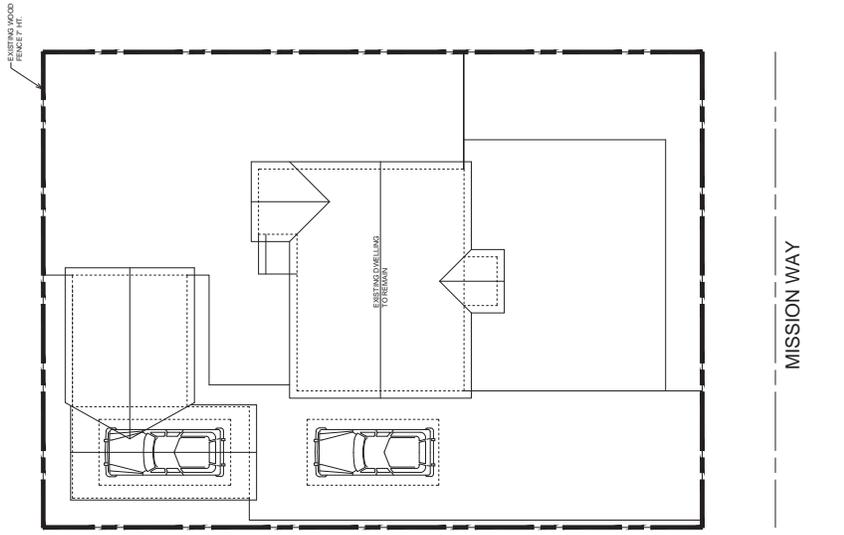
<p>General Notes</p>	<p>No. _____</p> <p>Revisory/Issues _____</p> <p>Date _____</p>	<p>GUSTAVO ROJAS Residential Design Services 14141 Mission Blvd., Suite 100 San Jose, CA 95131 Phone: (408) 232-7197 Email: g.rojas@rdsg.com</p>	<p>Marino Residence 31 Mission Way Campbell, Ca.</p>	<p>Project: 2014-003 Date: 12/18/2014 Scale: As shown</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">A-1</p>
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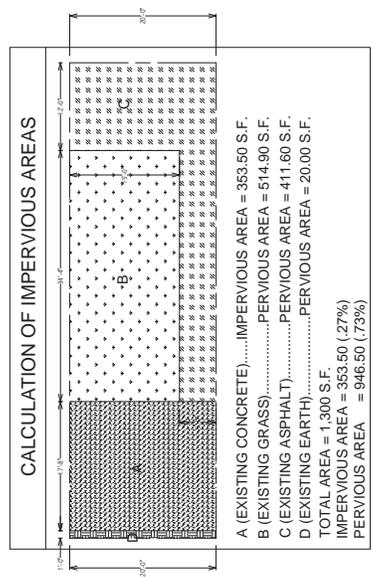
Proposed Site Plan
 Scale 1/8" = 1'-0"



Storm Water Drainage Management
 Scale 1/8" = 1'-0"

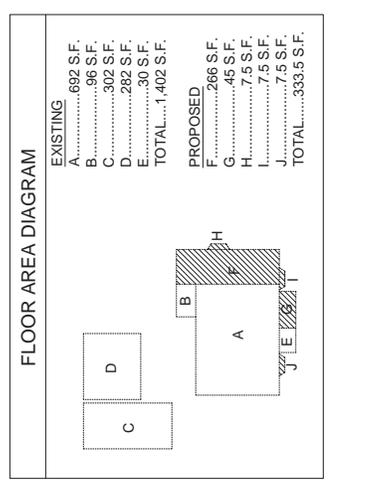


Existing Site Plan
 Scale 1/8" = 1'-0"



CALCULATION OF IMPERVIOUS AREAS

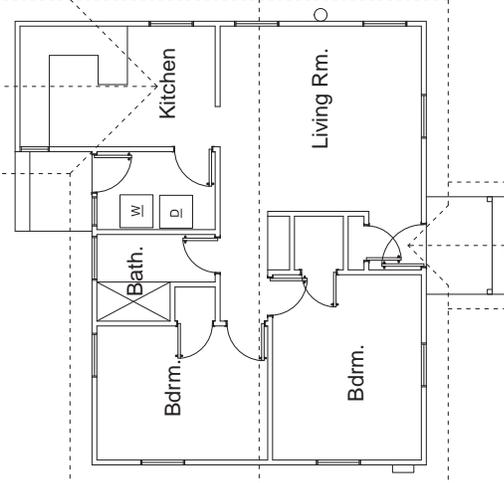
A (EXISTING CONCRETE).....	PERVIOUS AREA = 353.50 S.F.
B (EXISTING GRASS).....	PERVIOUS AREA = 514.90 S.F.
C (EXISTING ASPHALT).....	PERVIOUS AREA = 411.60 S.F.
D (EXISTING EARTH).....	PERVIOUS AREA = 20.00 S.F.
TOTAL AREA = 1,300 S.F.	
IMPERVIOUS AREA = 353.50 (27%)	
PERVIOUS AREA = 946.50 (73%)	



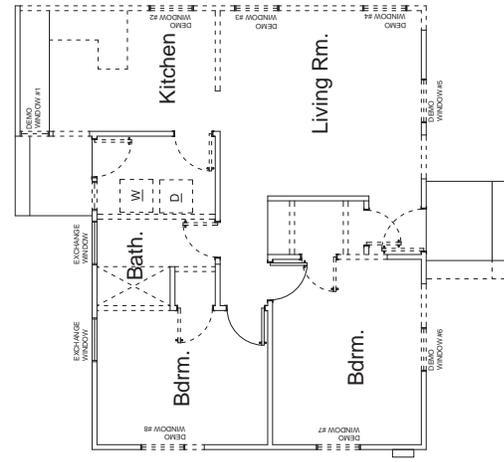
FLOOR AREA DIAGRAM

EXISTING	
A.....	682 S.F.
B.....	96 S.F.
C.....	302 S.F.
D.....	282 S.F.
E.....	30 S.F.
TOTAL.....1,402 S.F.	
PROPOSED	
F.....	266 S.F.
G.....	45 S.F.
H.....	7.5 S.F.
I.....	7.5 S.F.
J.....	7.5 S.F.
TOTAL.....333.5 S.F.	

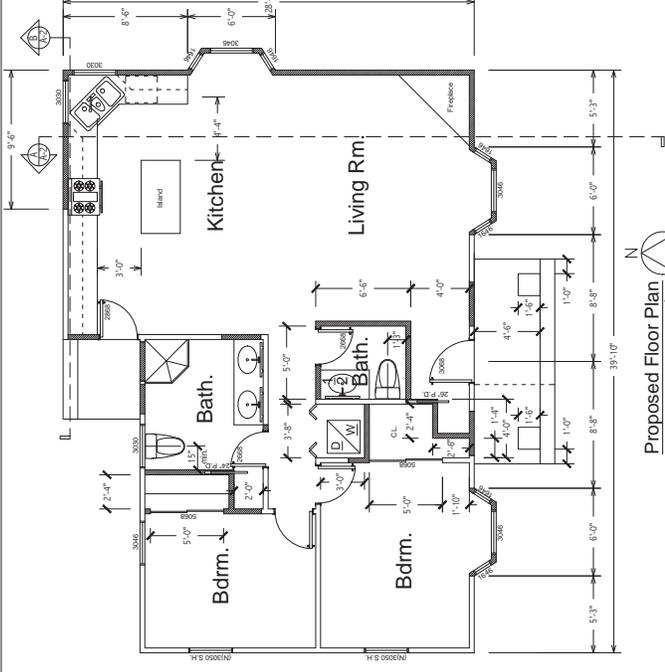
NOTE: ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 IF THE CONSTRUCTION AND/OR LOCATION OF ANY MATERIAL WALL
 IS DEVIATED BY A WASTE MANAGEMENT COMPANY.



Existing Floor Plan
Scale 3/8"=1'-0"



Demo Floor Plan
Scale 3/8"=1'-0"



Proposed Floor Plan
Scale 3/8"=1'-0"

General Notes

No.	Revisory/Issues	Date

Residential Design Services
New, Remodel, Trim, & S.D.

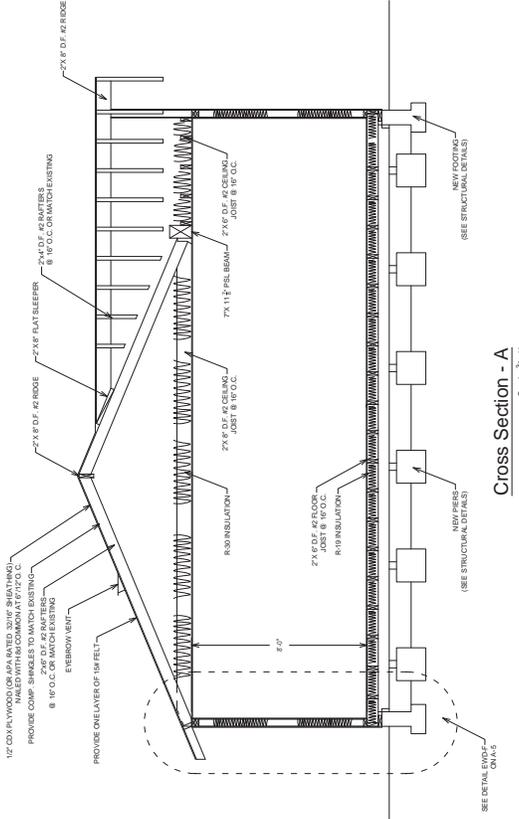
GUSTAVO ROJAS
1414 S. 10th St., Suite 100
San Jose, CA 95128

Phone: (408) 232-7197
gustavo@rdsonline.com

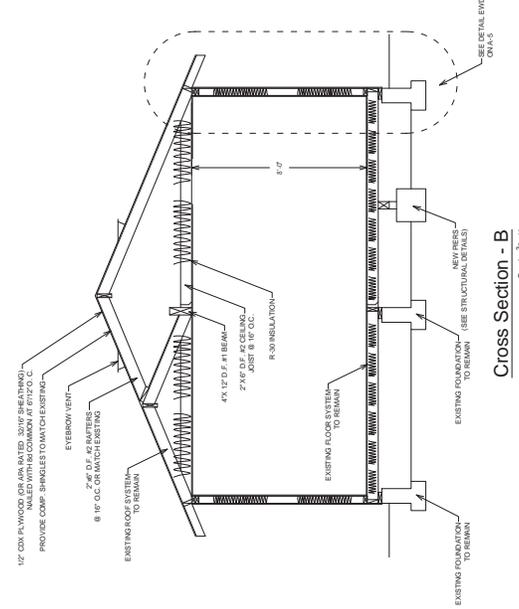
Marino Residence
31 Mission Way
Campbell, Ca.

Project: 2014-003
Date: 12/18/2014
Scale: As shown

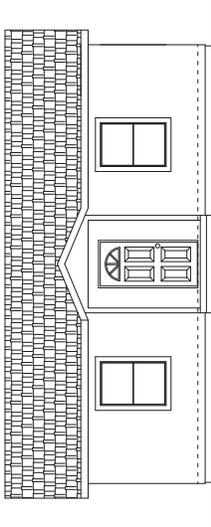
A-2



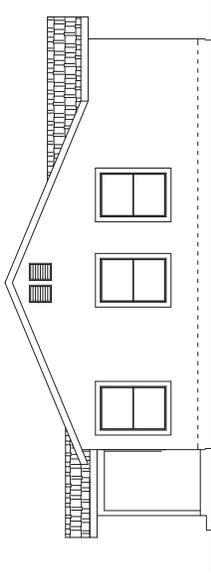
Cross Section - A
Scale 3/8"=1'-0"



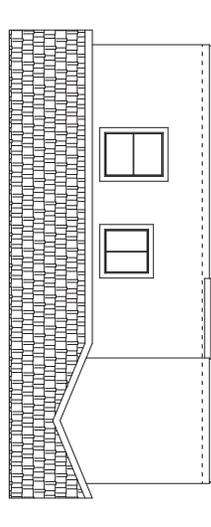
Cross Section - B
Scale 3/8"=1'-0"



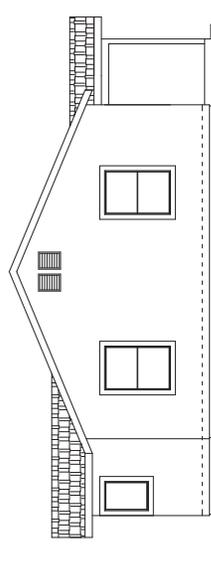
Existing Front Elevation
Scale: 1/2"=1'



Existing Right Elevation
Scale: 1/2"=1'



Existing Rear Elevation
Scale: 1/2"=1'



Existing Left Elevation
Scale: 1/2"=1'



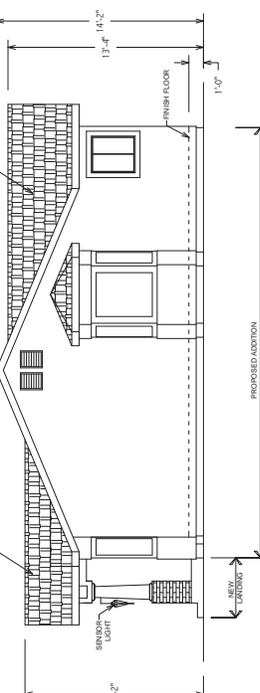
General Notes

No.	Revisory/Issue	Date

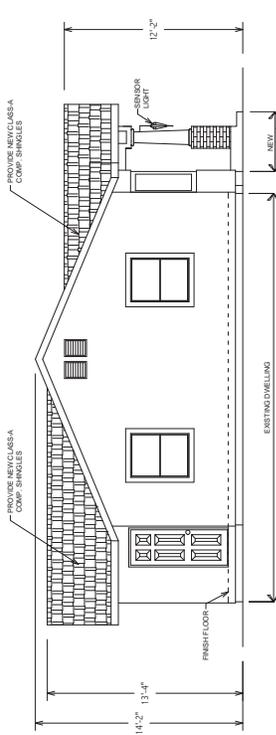
Residential Design Service
New, Remodel, Permit, & S.D.S.
Gustavo Rojas
1830 Canyon Blvd.
San Jose, CA 95128
Phone: (408) 232-7197
gustavo@rdsv.com

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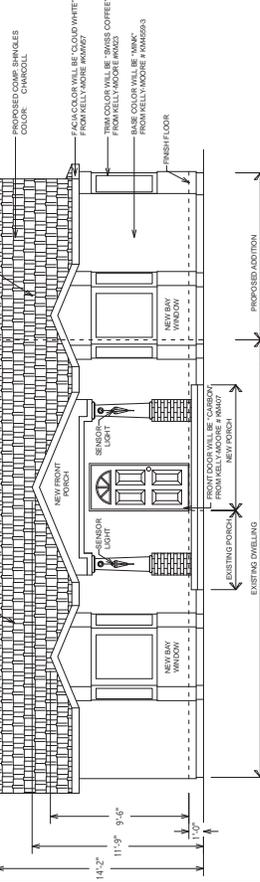
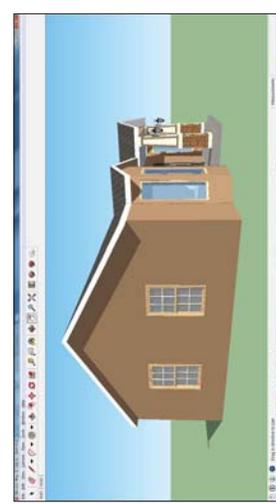
Project: 2014-003
Date: 12/18/2014
Scale: As shown
A-3



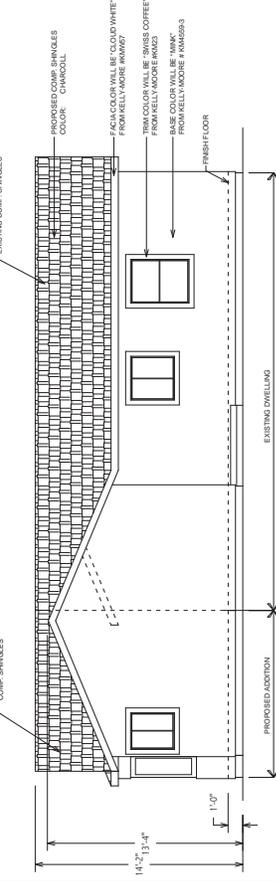
Proposed Right Elevation
Scale 1/4"=1'



Proposed Left Elevation
Scale 1/4"=1'



Proposed Front Elevation
Scale 1/4"=1'



Proposed Rear Elevation
Scale 1/4"=1'



General Notes		
No.	Revisory/Issues	Date

Residential Design Services
New, Remodel, Permit, & S.D.S.

GUSTAVO ROJAS
14 MARCO AVE.
SAN JOSE, CA 95128

Phone: (408) 722-7197
gustavo@rdsonline.com

Project Name and Address

Marino Residence
31 Mission Way
Campbell, Ca.

Project No: 2014-003
Date: 12/18/2014
Scale: As shown

A-4