



CITY OF CAMPBELL
Community Development Department

April 22, 2015

NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT

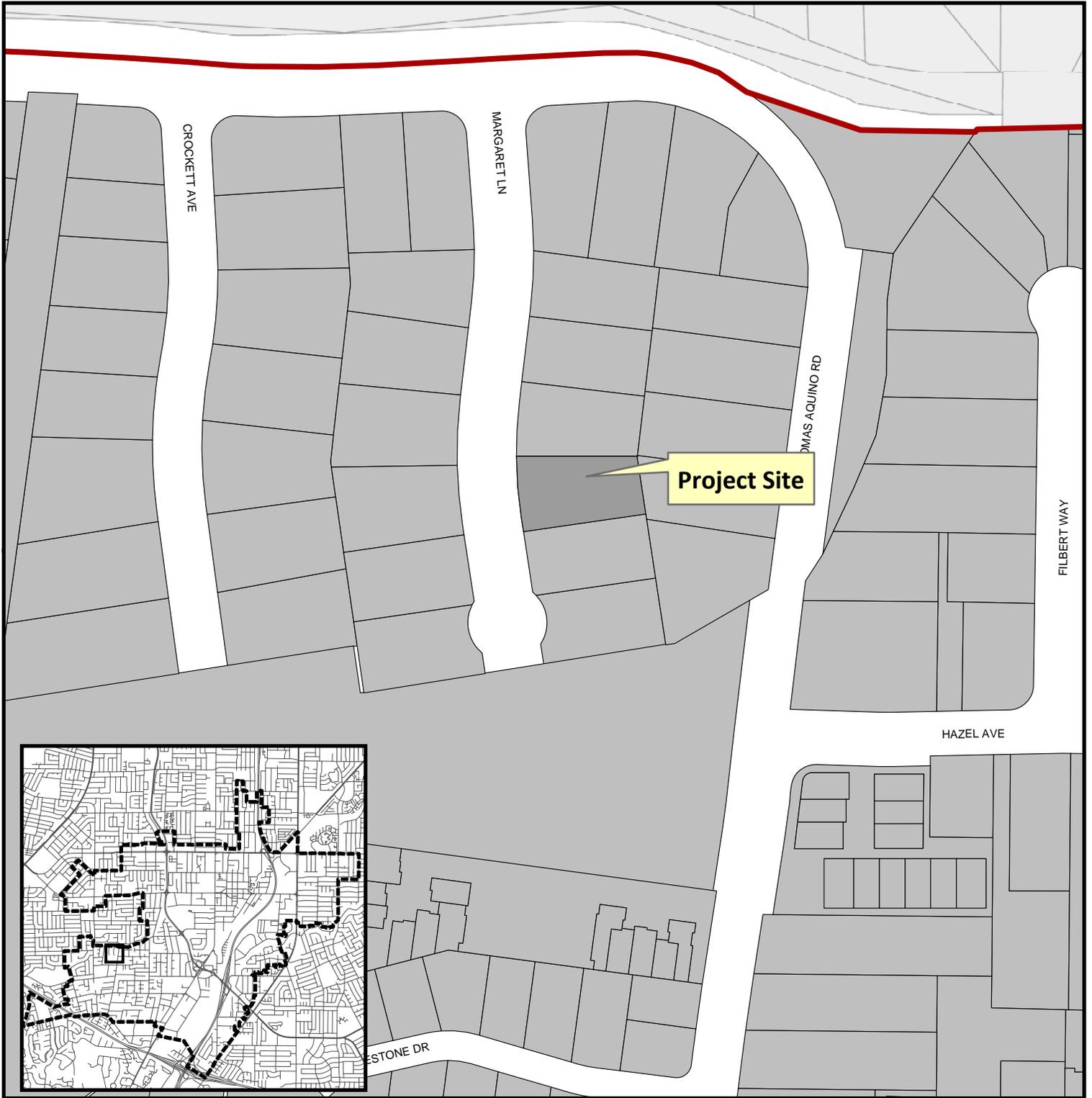
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

File No.:	PLN2015-84
Applicant:	Ryan & Kate Parsons
Project Address:	732 Margaret Lane
Property Owner:	Ryan & Kate Parsons
Zoning District:	R-1-6 (Single-Family Residential)
General Plan:	Low Density Residential
Project Description:	Administrative Planned Development Permit to allow a 443 square-foot addition to the rear 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 April 23, 2015, and ends on May 4, 2015. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 4, 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 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

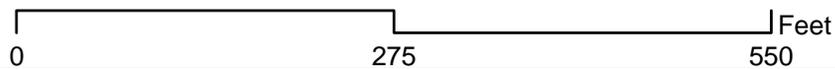


Project Location: 732 Margaret Lane

Application Type: Admin. Site and Architectural Review Permit

Planning File No.: PLN2015-84

Description: Application for a 443 sq. ft. addition to the rear of an existing single-family residence.



Community Development Department
Planning Division

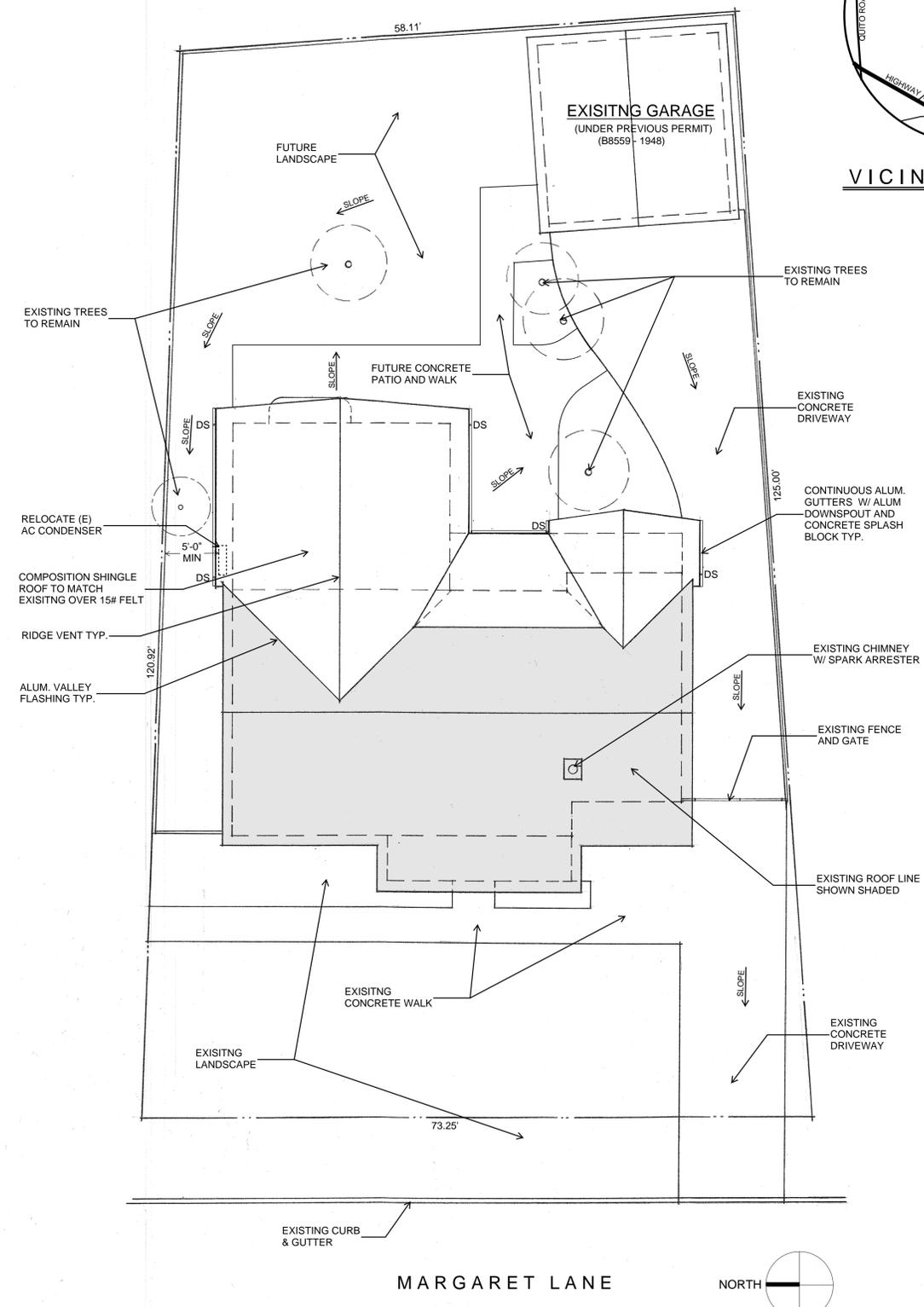
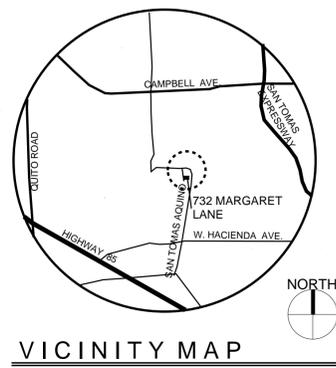
REVISIONS	BY
4/18/15	
PLANNING REVISION	

PROJECT DATA

ASSESSORS PARCEL NUMBER: 403-09-024
 LOT SIZE: +/- 8,399 SF
 EXISTING RESIDENCE: 1,282 SF
 PROPOSED ADDITION: 443 SF
 TOTAL RESIDENCE: 1,725 SF
 EXISTING GARAGE: 440 SF
 TOTAL BUILDING AREA: 2,165 SF
 FAR: +/-26%
 COVERED FRONT PORCH: 100 SF
 COVERED REAR PORCH: 130 SF
 LOT COVERAGE: +/-29%
 PRIVATE OPEN SPACE: +/-2,180 SF
 PROPOSED LANDSCAPE AREA: +/-3,530 SF
 ADJACENT LAND USE: RESIDENTIAL

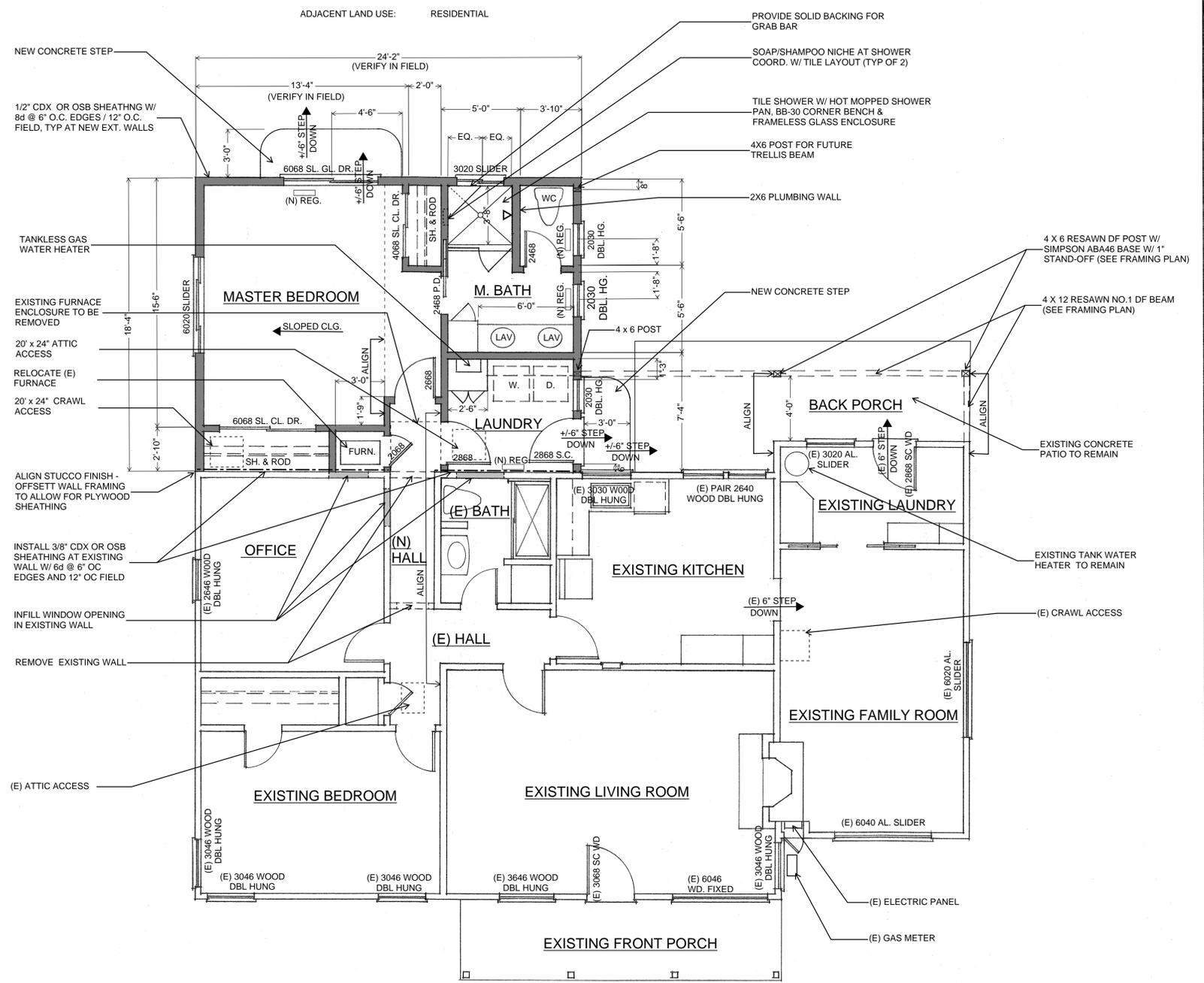
GENERAL NOTES

1. NEW EXTERIOR WALLS SHALL BE 2X6 STUDS @ 16" OC WITH R-19 INSULATION AND 1/2" CDX OR OSB SHEATHING W/ 8d @ 6" O.C. EDGES / 12" O.C. FIELD
2. NEW WINDOWS SHALL BE JELDWEN BUILDERS VINYL V-2500 LOW-E 366 ARGON OR EQUAL
3. COMPLY WITH ALL APPLICABLE MANDATORY MEASURES AS LISTED ON SHEET A5.
4. RELOCATE EXISTING FURNACE (CARRIER 8000 BTU 88,000 PER HOUR) INSTALL NEW PLENUM AND DUCT DISTRIBUTION FOR ADDITION AND PROVIDE AIR TIGHT CONNECTION FOR EXISTING DUCTS.
5. DEMOLISH EXISTING PATIO COVER AND LANDSCAPE AS REQUIRED FOR NEW CONSTRUCTION PROTECT ALL EXISTING TREES AND LANDSCAPE TO REMAIN.
6. REMOVE EXISTING PATIO ONLY AS REQUIRED FOR NEW ADDITION. MAINTAIN EXISTING CONCRETE UNTIL FUTURE PATIO IS INSTALLED.
7. PROTECT EXISTING DRIVEWAY.



SITE PLAN

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



FLOOR PLAN

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

MASTER BEDROOM / BATHROOM ADDITION
RYAN & KATE PARSONS
 732 MARGARET LANE, CAMPBELL, CA 95008

SITE PLAN / FLOOR PLAN

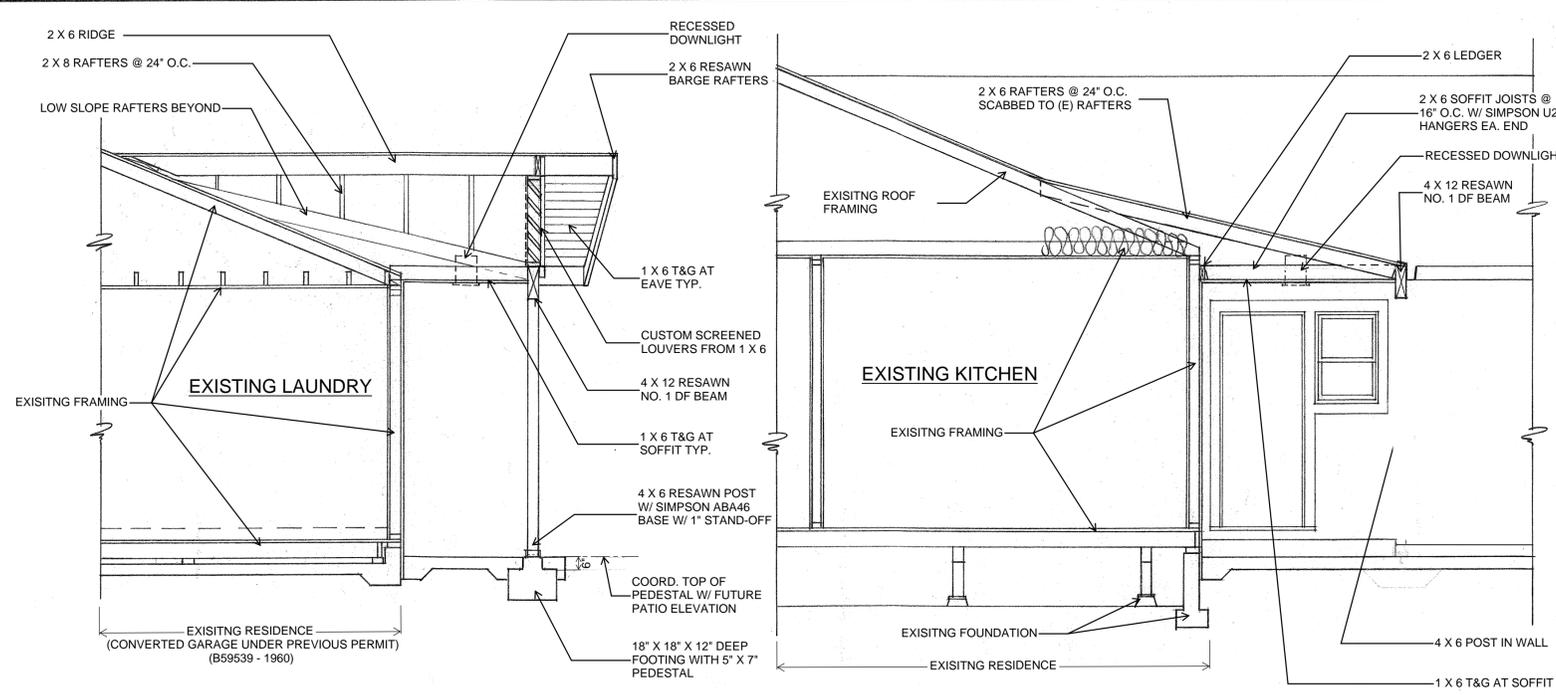
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Job	
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Of	5 Sheets

REVISIONS	BY

MASTER BEDROOM / BATHROOM ADDITION
RYAN & KATE PARSONS
 732 MARGARET LANE, CAMPBELL, CA 95008

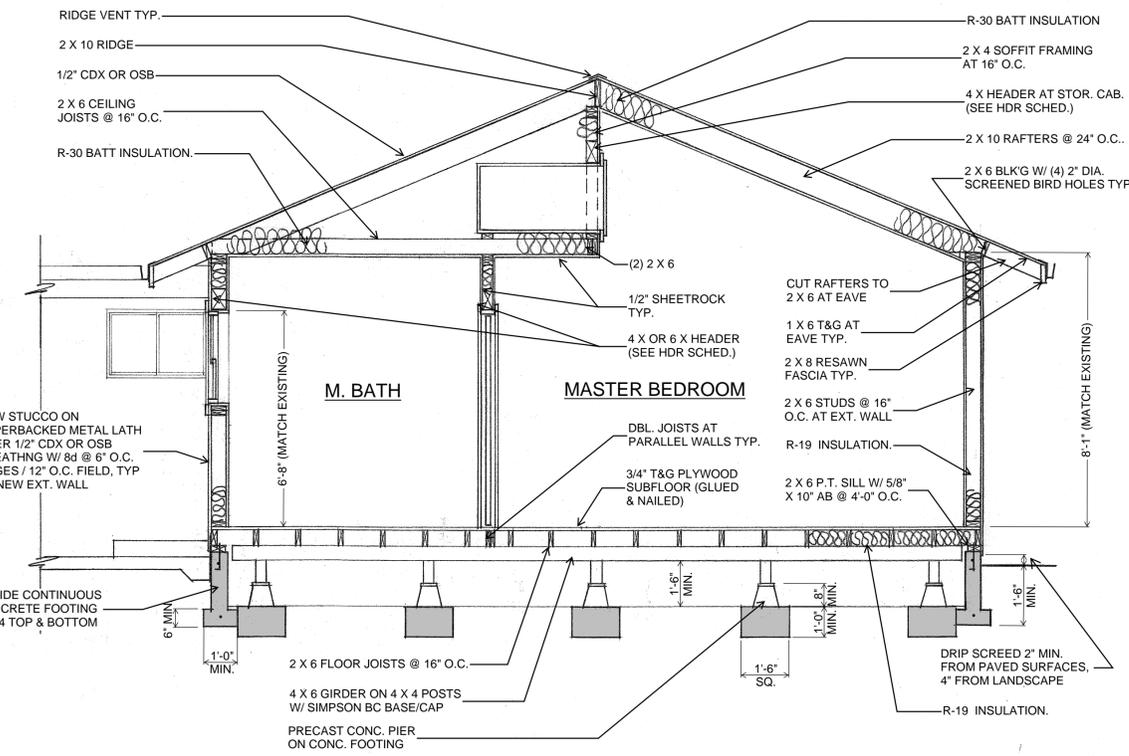
FRAMING SECTIONS
FRAMING PLANS

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3 SECTION AT NEW PORCH
SCALE: 3/8"=1'-0"

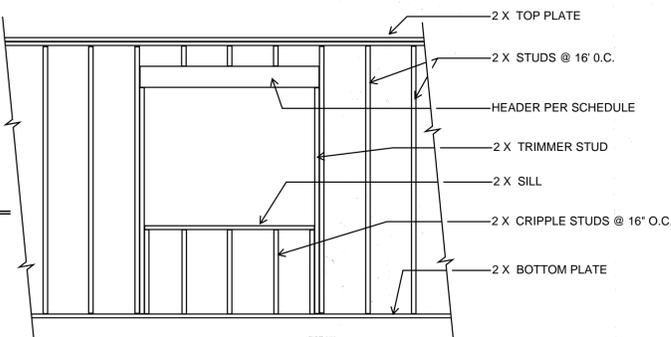
2 SECTION AT LOW SLOPE ROOF
SCALE: 3/8"=1'-0"



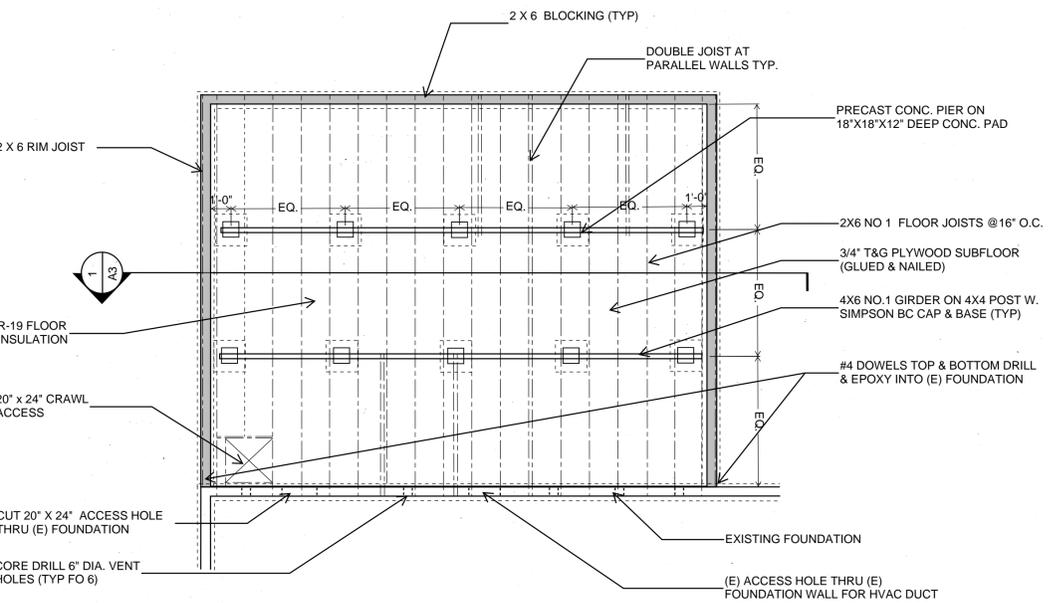
1 FRAMING SECTION AT ADDITION
SCALE: 3/8"=1'-0"

HEADER SCHEDULE

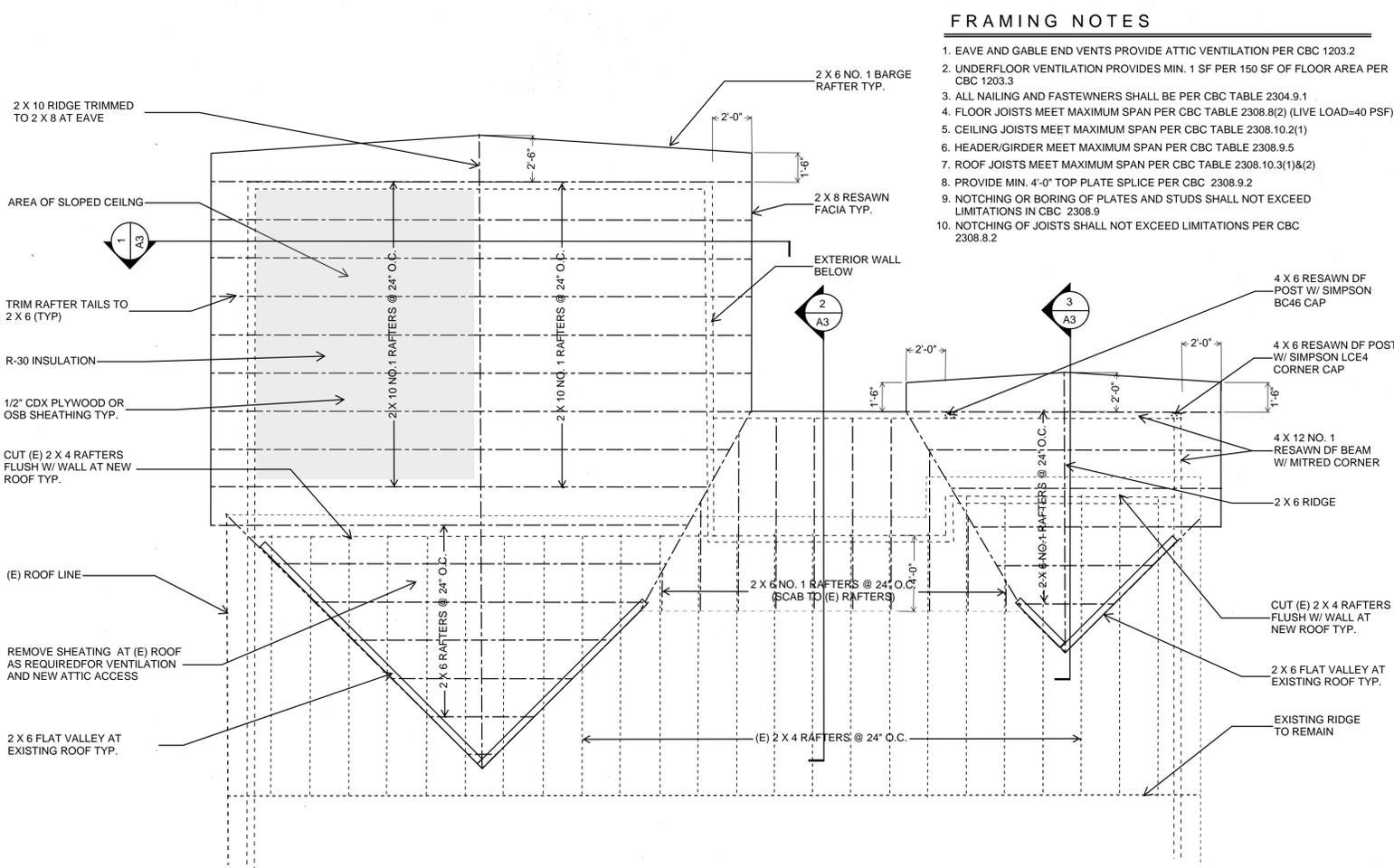
- UNDER 4'-6" - 4 X 6 / 6 X 6 OR MIN. (2) 2 X 6
- 4'-6" TO 6'-0" - 4 X 8 / 6 X 8 OR MIN. (2) 2 X 8
- 6'-0" TO 7'-6" - 4 X 10 / 6 X 10 OR MIN. (2) 2 X 10



TYPICAL WALL FRAMING
SCALE: 3/8"=1'-0"



NEW FOUNDATION/FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



NEW ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

FRAMING NOTES

1. EAVE AND GABLE END VENTS PROVIDE ATTIC VENTILATION PER CBC 1203.2
2. UNDERFLOOR VENTILATION PROVIDES MIN. 1 SF PER 150 SF OF FLOOR AREA PER CBC 1203.3
3. ALL NAILING AND FASTENERS SHALL BE PER CBC TABLE 2304.9.1
4. FLOOR JOISTS MEET MAXIMUM SPAN PER CBC TABLE 2308.8(2) (LIVE LOAD=40 PSF)
5. CEILING JOISTS MEET MAXIMUM SPAN PER CBC TABLE 2308.10.2(1)
6. HEADER/GIRDER MEET MAXIMUM SPAN PER CBC TABLE 2308.9.5
7. ROOF JOISTS MEET MAXIMUM SPAN PER CBC TABLE 2308.10.3(1)&(2)
8. PROVIDE MIN. 4'-0" TOP PLATE SPLICE PER CBC 2308.9.2
9. NOTCHING OR BORING OF PLATES AND STUDS SHALL NOT EXCEED LIMITATIONS IN CBC 2308.9
10. NOTCHING OF JOISTS SHALL NOT EXCEED LIMITATIONS PER CBC 2308.8.2