



CITY OF CAMPBELL
Community Development Department

February 17, 2017

NOTICE OF ADMINISTRATIVE SITE AND ARCHITECTURAL REVIEW PERMIT

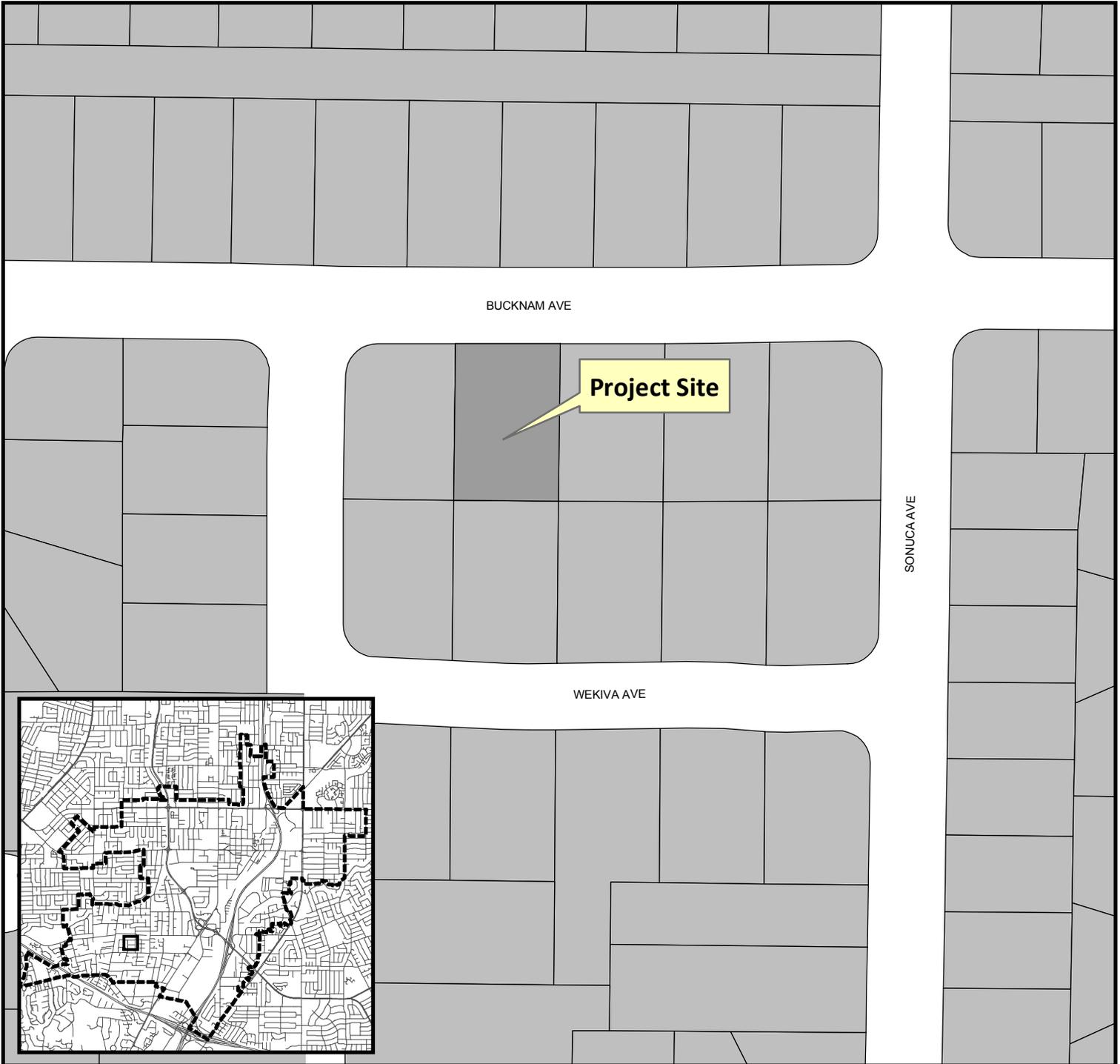
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

File No.: PLN2017-38
Applicant: Fernandez Designs & Builders Inc.
Project Address: 1114 Bucknam Ave.
Property Owner: Russell & Heidi Towne
Zoning District: R-1-8 (Single-Family Residential)
General Plan: Low Density Residential
Project Description: An approximately 443 square foot one-story rear addition to an existing one-story 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 February 17, 2017 and ends on February 27, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 27, 2017**. 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 Victoria Hernandez, Assistant Planner, in the Community Development Department, at (408) 866-2732 or by email victoriah@cityofcampbell.com.

Project Location Map

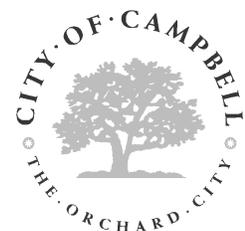
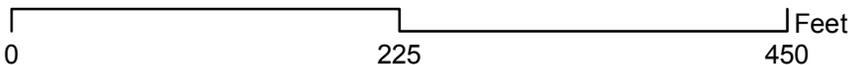


Project Location: 1114 Bucknam Avenue

Application Type: Administrative Site and Architectural Review Permit

Planning File No.: PLN2017-38

Description: 443 square foot one-story rear addition to an existing one-story single-family residence



Community Development Department
Planning Division



1100 BUCKNAM AVENUE



1114 BUCKNAM AVENUE



1130 BUCKNAM AVENUE



SIDE YARD 1130 BUCKNAM AVENUE



REAR YARD, AREA OF PROPOSED ADDITION



SIDE YARD 1100 BUCKNAM AVENUE



ARIEL VIEW



2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2017.01.25	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2017.01.30	PLANNING REVIEW PERMITTE

Towne Residence
1114 Bucknam Avenue
Campbell, CA 95008

PROJECT PHOTOGRAPHS

PROJECT NO. 4916

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FRONT - LEFT VIEW



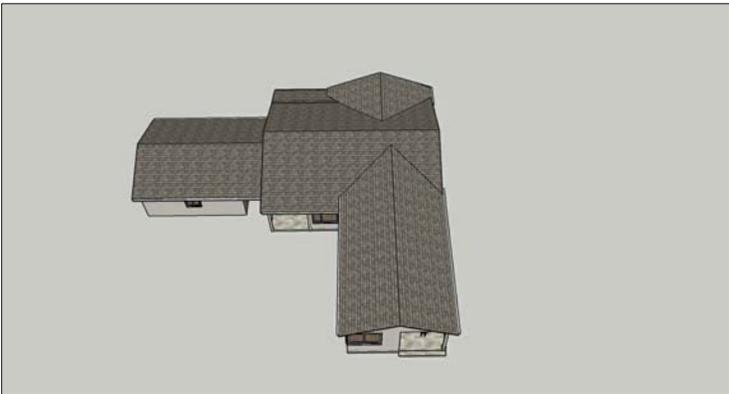
FRONT - RIGHT VIEW



REAR - LEFT VIEW



REAR - RIGHT VIEW



ROOF REAR VIEW



ROOF FRONT VIEW

REVISION	DATE	DESCRIPTION
	2017.07.25	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2017.07.30	PLAN REVIEW & PERMITS

Towne Residence
1114 Bucknam Avenue
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EXTERIOR PERSPECTIVES

PROJECT NO. 4916

0.2

REVISION	DATE	DESCRIPTION
	2017.01.22	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2017.01.30	PERMITS AND AREA PERMITS

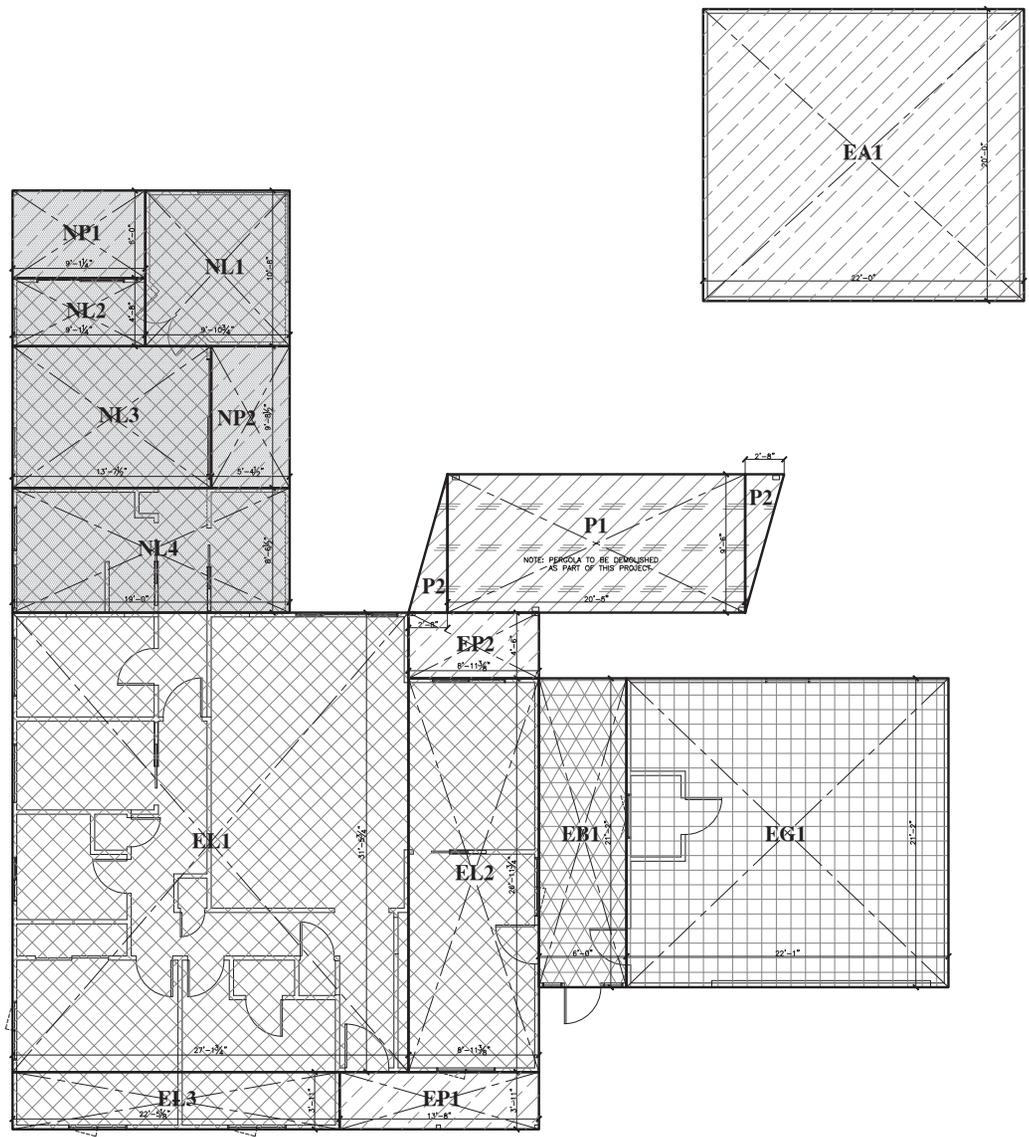
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PROJECT NO. 4916

FLOOR AREA CALCULATIONS		
EXISTING LIVING AREA		
SECTION	DIMENSIONS, NOTED ON PLAN	AREA (S.F.)
EL1		804.50
EL2		241.41
EL3		87.84
TOTAL		1,133.76
NEW LIVING AREA		
SECTION	DIMENSIONS	AREA (S.F.)
NL1		105.56
NL2		42.49
NL3		132.24
NL4		162.29
TOTAL		442.62
TOTAL (E) & (N) LIVING AREA'S		1,626.40
EXISTING GARAGE AREA		
SECTION	DIMENSIONS, NOTED ON PLAN	AREA (S.F.)
EG1		467.43
TOTAL		467.43
EXISTING BREEZE WAY		
SECTION	DIMENSIONS, NOTED ON PLAN	AREA (S.F.)
EB1		127.00
TOTAL		127.00
EXISTING PORCH AREA		
SECTION	DIMENSIONS, NOTED ON PLAN	AREA (S.F.)
EP1		53.50
EP2		40.27
TOTAL		93.80
NEW PORCH AREA		
SECTION	DIMENSIONS, NOTED ON PLAN	AREA (S.F.)
NP1		54.63
NP2		52.18
TOTAL		106.81
TOTAL (N) & (N) PORCH AREA'S		208.64
EXISTING ACCESSORY STRUCTURE		
SECTION	DIMENSIONS, NOTED ON PLAN	AREA (S.F.)
EA1		440.00
TOTAL		440.00
EXISTING PERGOLA		
SECTION	DIMENSIONS, NOTED ON PLAN	AREA (S.F.)
P1		193.96
P2		25.33
TOTAL		219.29
NOTE: PERGOLA TO BE DEMOLISHED AS PART OF THIS PROJECT		
TOTAL ALL AREAS		2,861.44
LOT AREA		
		30,250
35% ALLOWED LOT COVERAGE		3,587.50
EXISTING LOT COVERAGE		2,531.30 (24.70%)
NEW LOT COVERAGE		2,861.44 (27.50%)
35% ALLOWED FLOOR AREA RATIO		4,612.50
EXISTING FLOOR AREA RATIO		2,091.21 (20.40%)
NEW FLOOR AREA RATIO		2,533.83 (24.72%)

FLOOR AREA LEGEND:

-  (E, #) = EXISTING LIVING AREA
-  (NL, #) = NEW LIVING AREA
-  (EG, #) = EXISTING GARAGE AREA
-  (EB, #) = EXISTING BREEZE WAY AREA
-  (EP, #) = EXISTING PORCH AREA
-  (NP, #) = NEW PORCH AREA
-  (EA, #) = EXISTING ACCESSORY STRUCTURE AREA
-  (P, #) = EXISTING PERGOLA AREA



FLOOR AREA CALCULATIONS

1/4" = 1'-0"
GRAPHIC NORTH



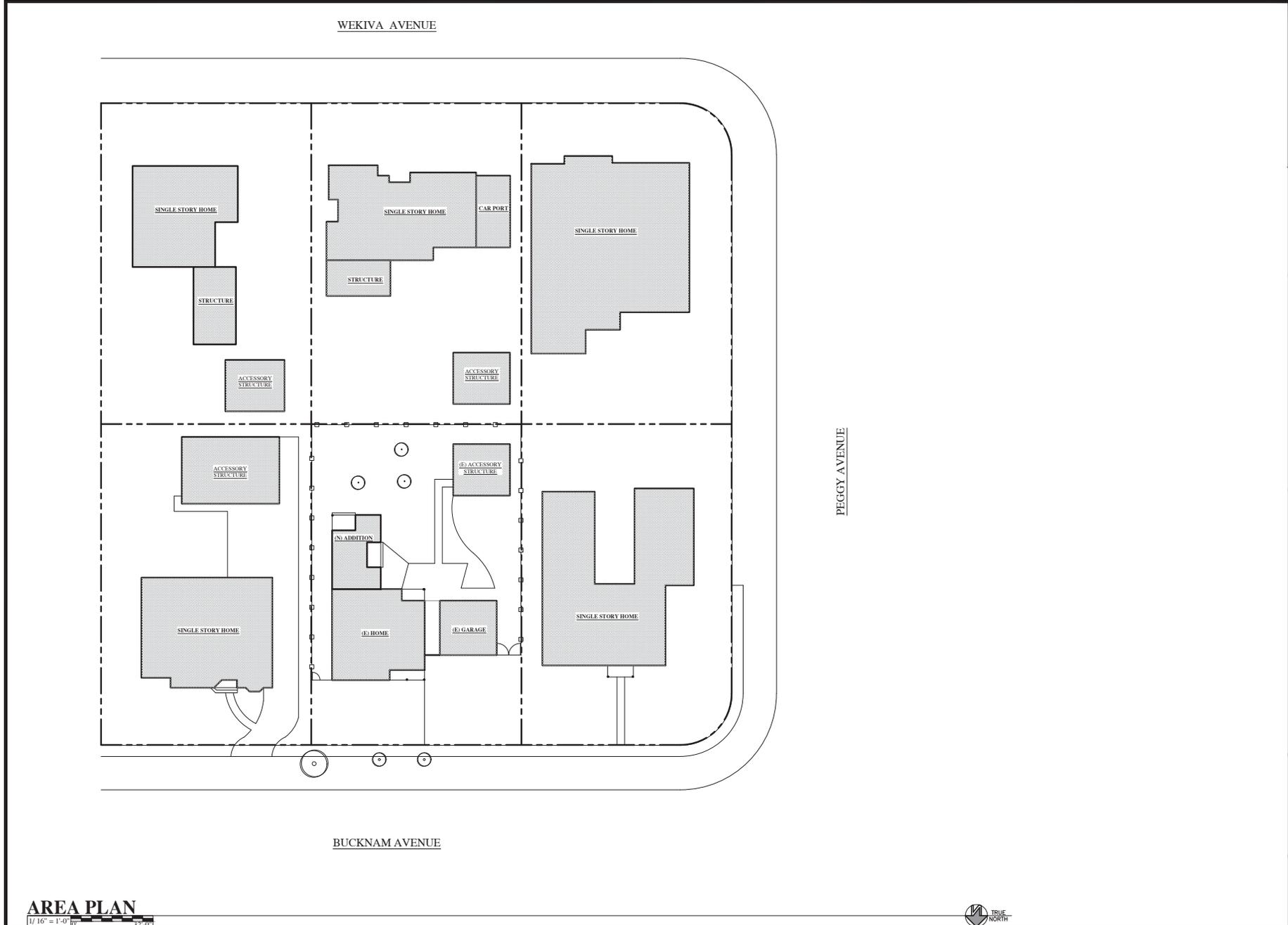
REVISION	DATE	DESCRIPTION
	2017.01.22	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2017.01.30	PLANS FOR PERMITS SUBMITTAL

Towne Residence
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AREA PLAN

PROJECT NO. 4916

A2a
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AREA PLAN
 1/16" = 1'-0"



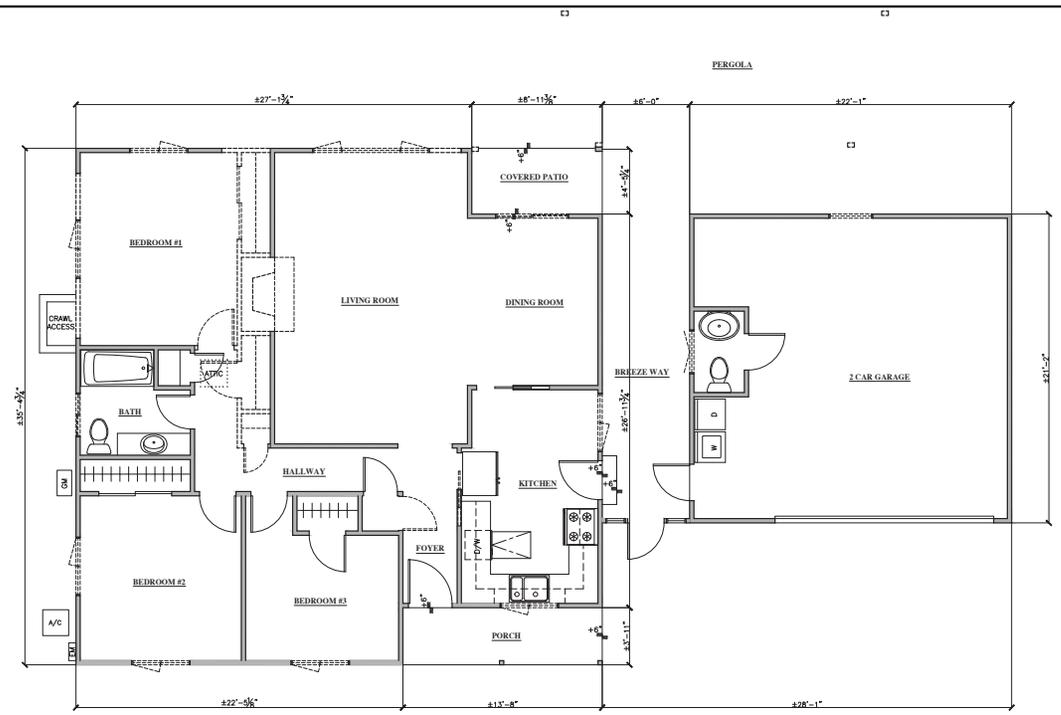
REVISION	DATE	DESCRIPTION
	2017.01.22	APPROVAL OF DESIGN BY ARCHITECT/DRAWINGS
	2017.01.30	PERMANENT ARCHITECTURE

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EXISTING FLOOR (DEMOLITION) PLAN

PROJECT NO. 4916

A3a



EXISTING FLOOR (DEMOLITION) PLAN

1/4" = 1'-0"



NOTES:

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS ONLY U.N.O
2. DRAWING SHOWS SCOPE OF DEMOLITION ONLY, METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
3. DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF SCOPE OF DEMOLITION BUT IS NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR TO REVIEW EXISTING CONDITIONS RELATIVE TO SCOPE OF NEW WORK ON ALL ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL DEMOLITION REQUIREMENTS. PRIOR TO FINALIZING BID, CONTACT ARCHITECT IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
5. THE CONTRACTOR SHALL MEET WITH THE OWNER'S PRIOR TO COMMENCEMENT OF DEMOLITION TO DISCUSS POSSIBLE SALVAGE OF ITEMS TO BE DEMOLISHED.
6. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION. SEE DEMOLITION NOTES FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
7. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.
8. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE DESIGN INTENT ARE ENCOUNTERED, CONTRACTOR IS TO NOTIFY THE OWNERS AND DESIGNER PRIOR TO PROCEEDINGS.

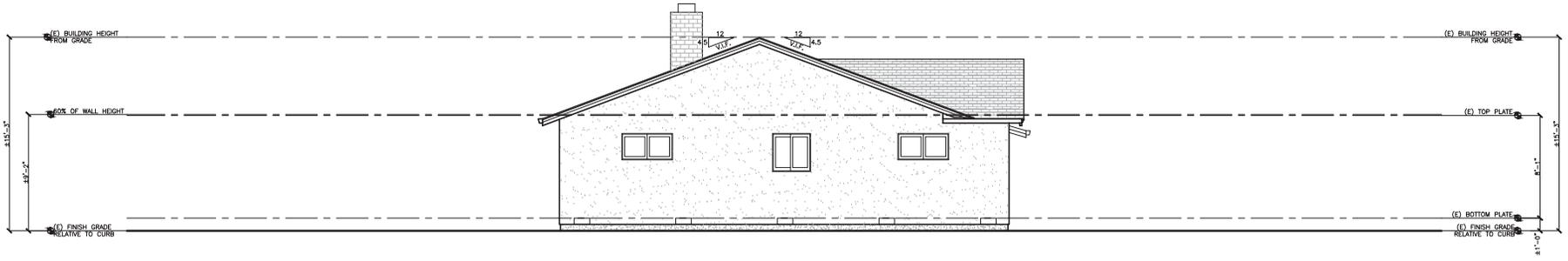
WALL LEGEND:

- DENOTES EXISTING 2x WALLS TO REMAIN, REPAIR DAMAGE CAUSED BY REMOVING FINISHES. ALL NEW & ADJACENT WALL(S) TO RECEIVE NEW PAINT FINISH TO MATCH EXISTING.
- - - - - DENOTES 2x EXISTING WALLS, FIXTURES, OR NON-STRUCTURAL ELEMENTS TO BE REMOVED.



EXISTING NORTH (FRONT) ELEVATION

1/4" = 1'-0"



EXISTING EAST (LEFT SIDE) ELEVATION

1/4" = 1'-0"

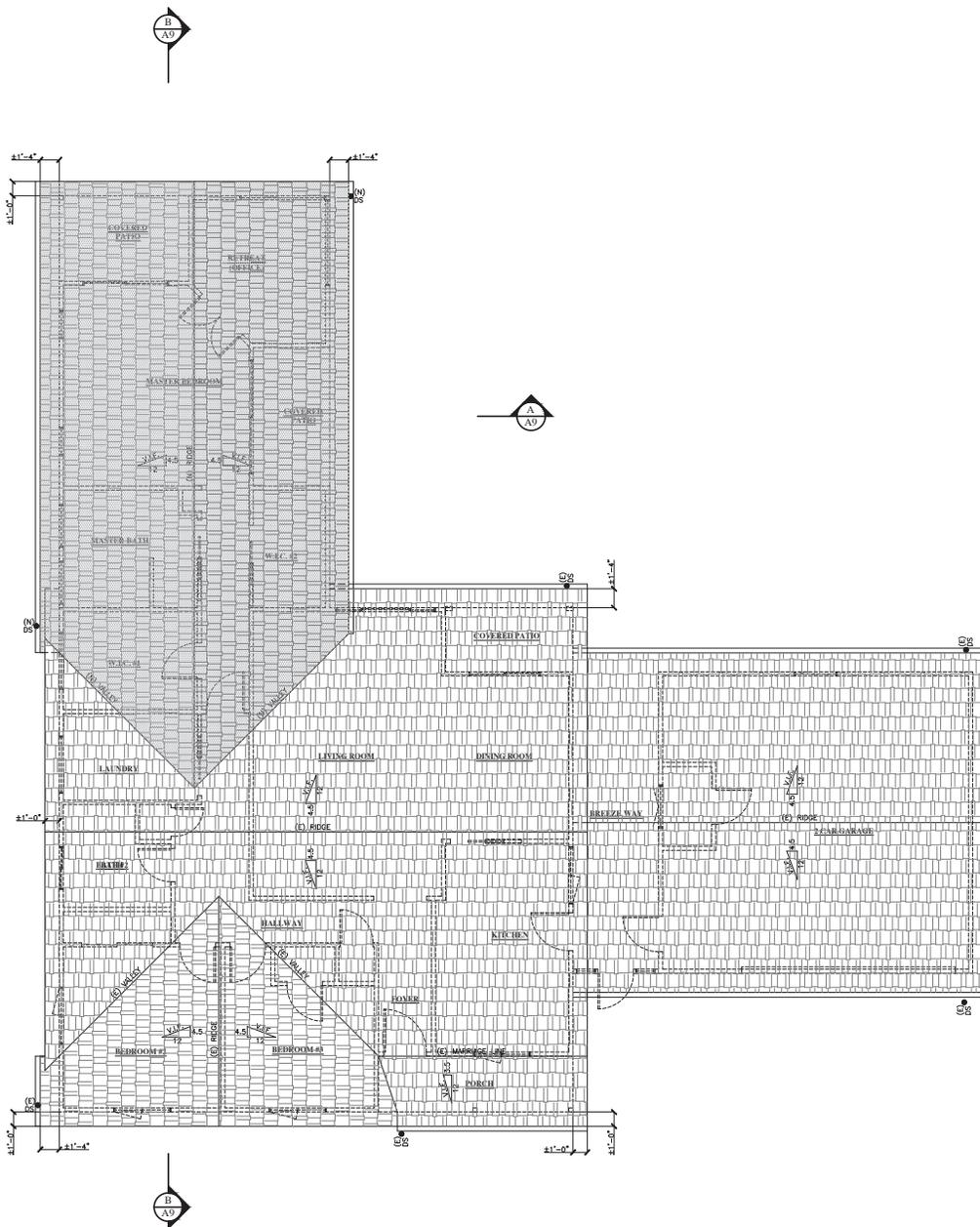
REVISION	DATE	DESCRIPTION
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EXISTING ELEVATIONS

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A3b
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ROOF PLAN

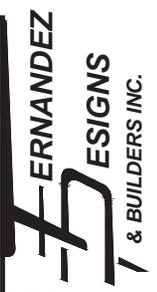
1/4" = 1'-0"



- ROOF NOTES:**
1. EXISTING AND NEW ROOF PITCHES 4:12 V.I.F., U.O.N.
 2. NEW EAVE PROJECTIONS TO MATCH WITH EXISTING U.N.O., V.I.F., SEE PLAN
 3. (N) ARCHITECTURAL ASPHALT COMPOSITION SHINGLES (NON-COMBUSTIBLE) OVER 30 LB FELT, MANUFACTURER CERTAINTED PRODUCT LANDMARK TL, COLOR: OWNER SPEC. SHINGLE WEIGHT 3.5 LBS. PER S.F., ASPHALT SHINGLES SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR CLASS A ROOF ASSEMBLY, ICC REPORT NUMBERS ESR-1389 & ESR-3537.

ROOF LEGEND

-  EXISTING ROOF WITH NEW COMPOSITION SHINGLES. SEE ROOF NOTES. SEE PLAN FOR ROOF PITCH
-  NEW ROOF WITH COMPOSITION SHINGLES. SEE ROOF NOTES. SEE PLAN FOR ROOF PITCH
-  EXISTING OR NEW DOWNSPOUT (DS) V.I.F., SEE PLAN



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	2017.01.30	PERMANENT ARCHITECT/ENGINEER PERMIT

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ROOF PLAN

PROJECT NO. 4916

A7

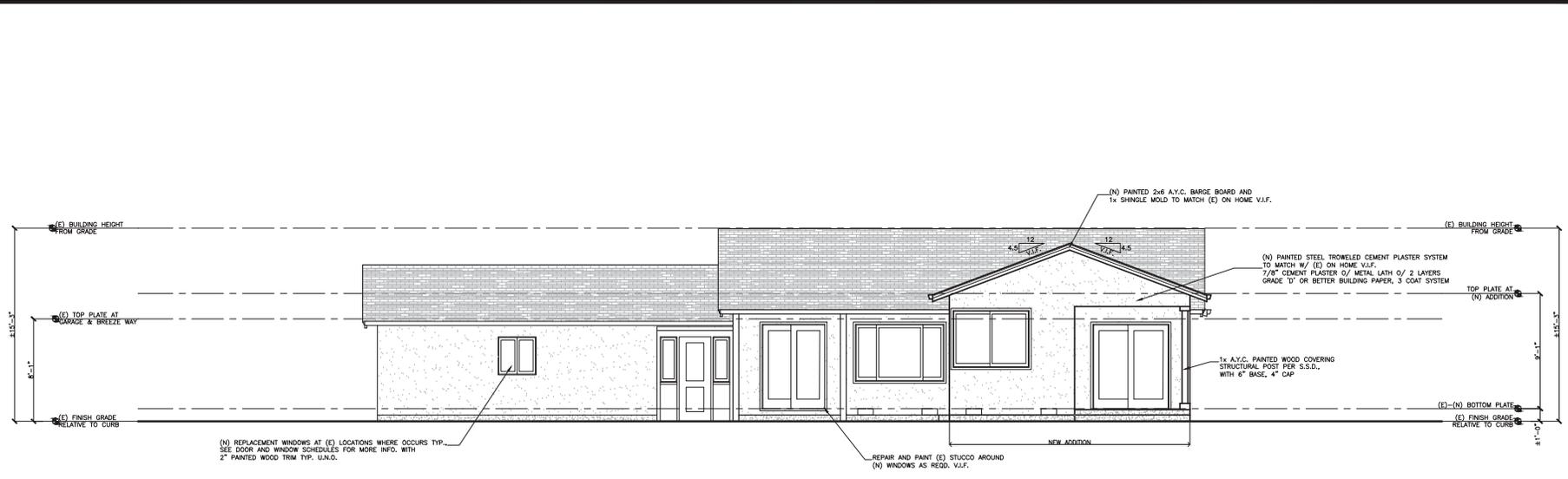
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NEW ELEVATIONS

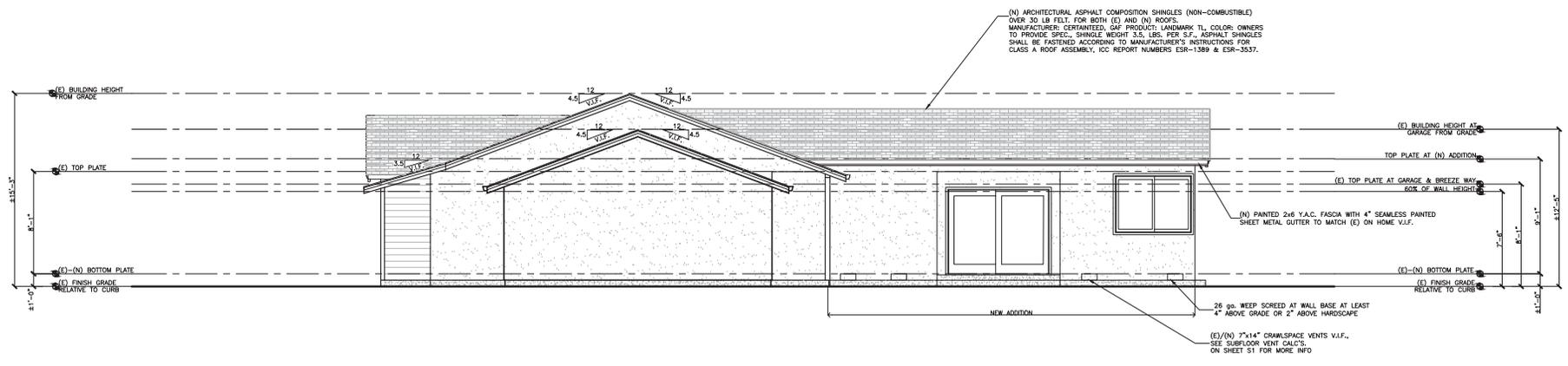
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A8b
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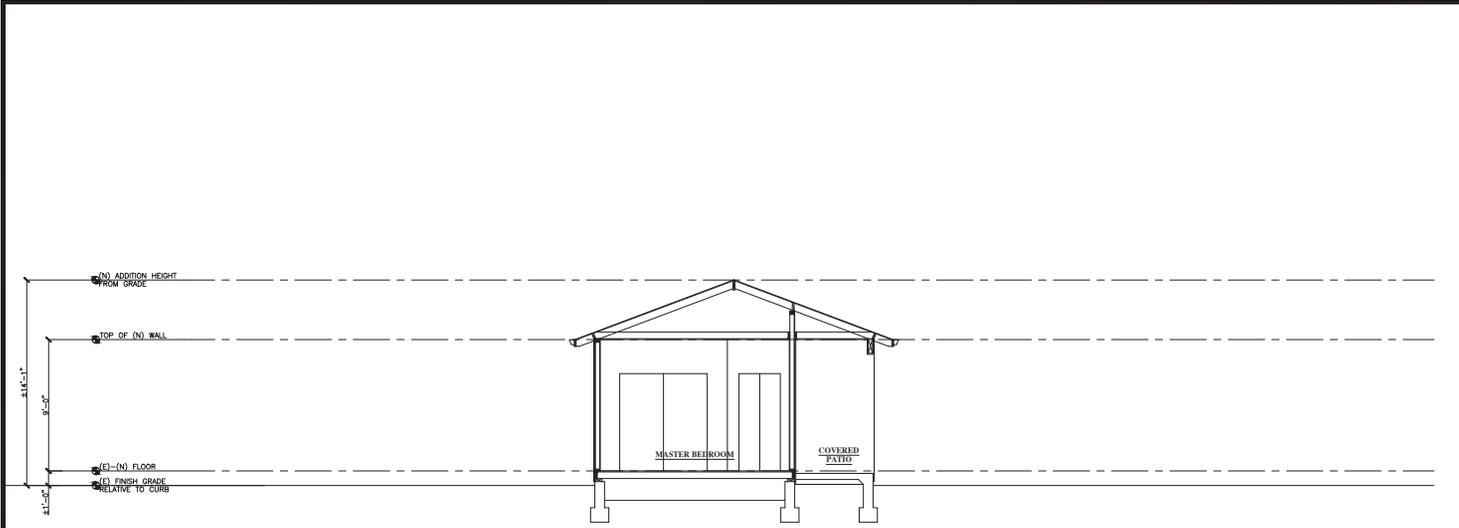
NEW SOUTH (REAR) ELEVATION

1/4" = 1'-0"



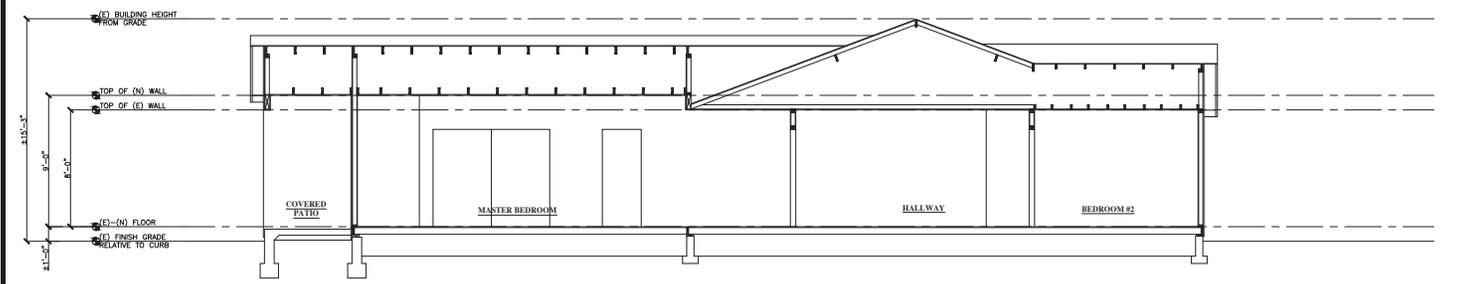
NEW WEST (RIGHT SIDE) ELEVATION

1/4" = 1'-0"



CROSS SECTION A

1/4" = 1'-0"



CROSS SECTION B

1/4" = 1'-0"



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CROSS SECTIONS

PROJECT NO. 4916

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