



CITY OF CAMPBELL
Community Development Department

January 25, 2018

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.: PLN2017-359
Applicant: Brad Cox
Project Address: 838 Loyaltan Drive
Property Owner: Deepika Goyal & Henry Pawlowicz
Zoning District: R-1-6 (Single-Family Residential)
General Plan: Low Density Residential
Project Description: An approximately 26 square-foot one-story front addition to an existing one-story single-family residence.

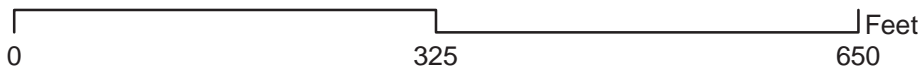
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on January 26, 2018 and ends on February 5, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 5, 2018**. 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 \$750 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



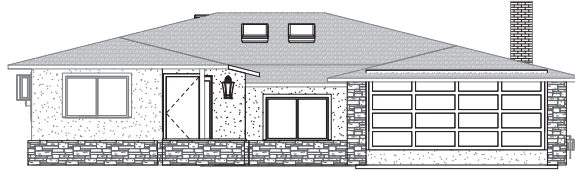
Project Location: 838 Loylton Drive
Application Type: Admin. Site and Architectural Review
Planning File No.: PLN2017-359
Description: 26 square-foot single-story front addition



Community Development Department
Planning Division



828 LOYALTON DRIVE



838 LOYALTON DRIVE



848 LOYALTON DRIVE

① WEST ELEVATION - STREET SCAPE
3/16" = 1'-0"



851 LOYALTON DRIVE



839 LOYALTON DRIVE



829 LOYALTON DRIVE

② EAST ELEVATION - STREET SCAPE
12" = 1'-0"

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GOYAL-PAWLOWICZ RESIDENCE
REMODEL (PLANNING PACKAGE)
838 LOYALTON DR., CAMPBELL, CA 95008

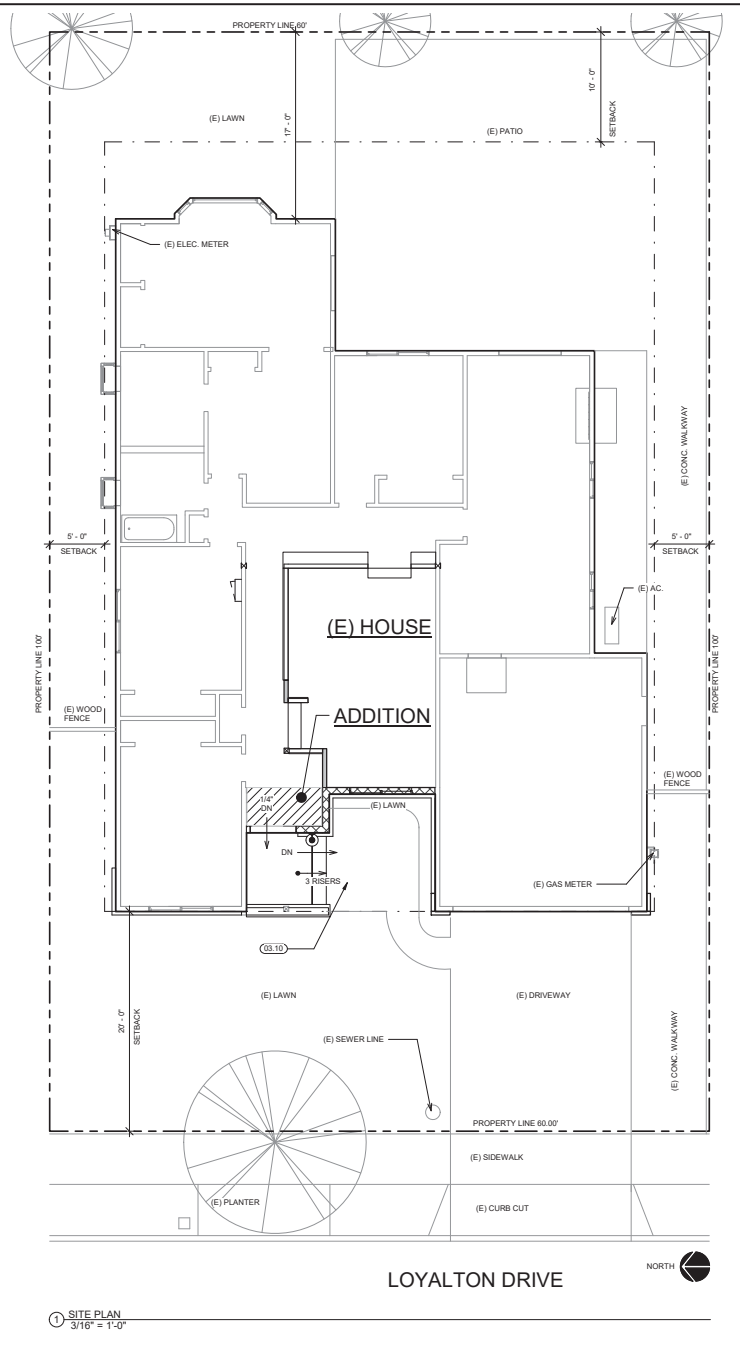
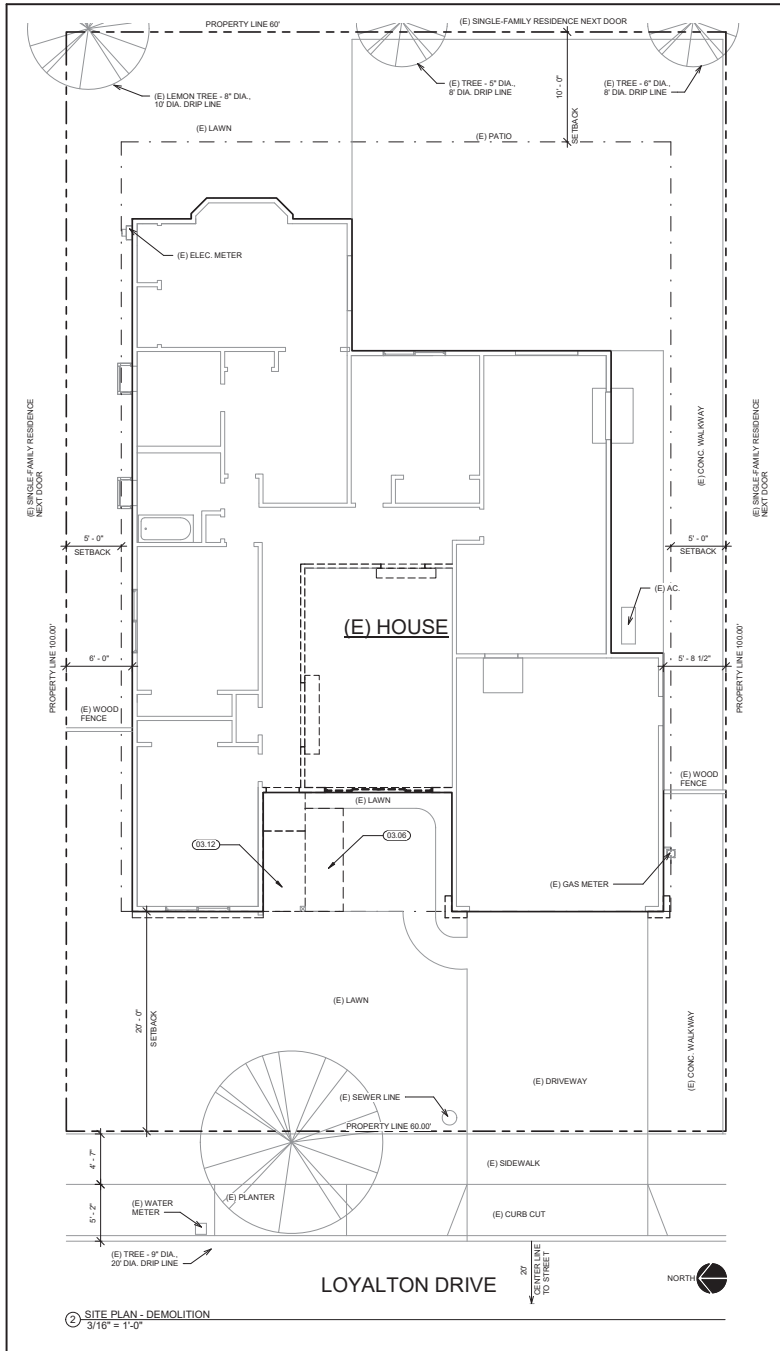
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REVISIONS		
NO.	DATE	DESCRIPTION

01.11.18
DATE
STREET SCAPE

A-0.6
SHEET

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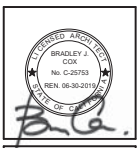
KEYNOTES LEGEND

NO.	KEYNOTE
03.06	(E) CONCRETE SLAB TO BE REMOVED
03.10	CONCRETE LANDING.
03.12	(E) CONCRETE STEPS TO BE REMOVED.

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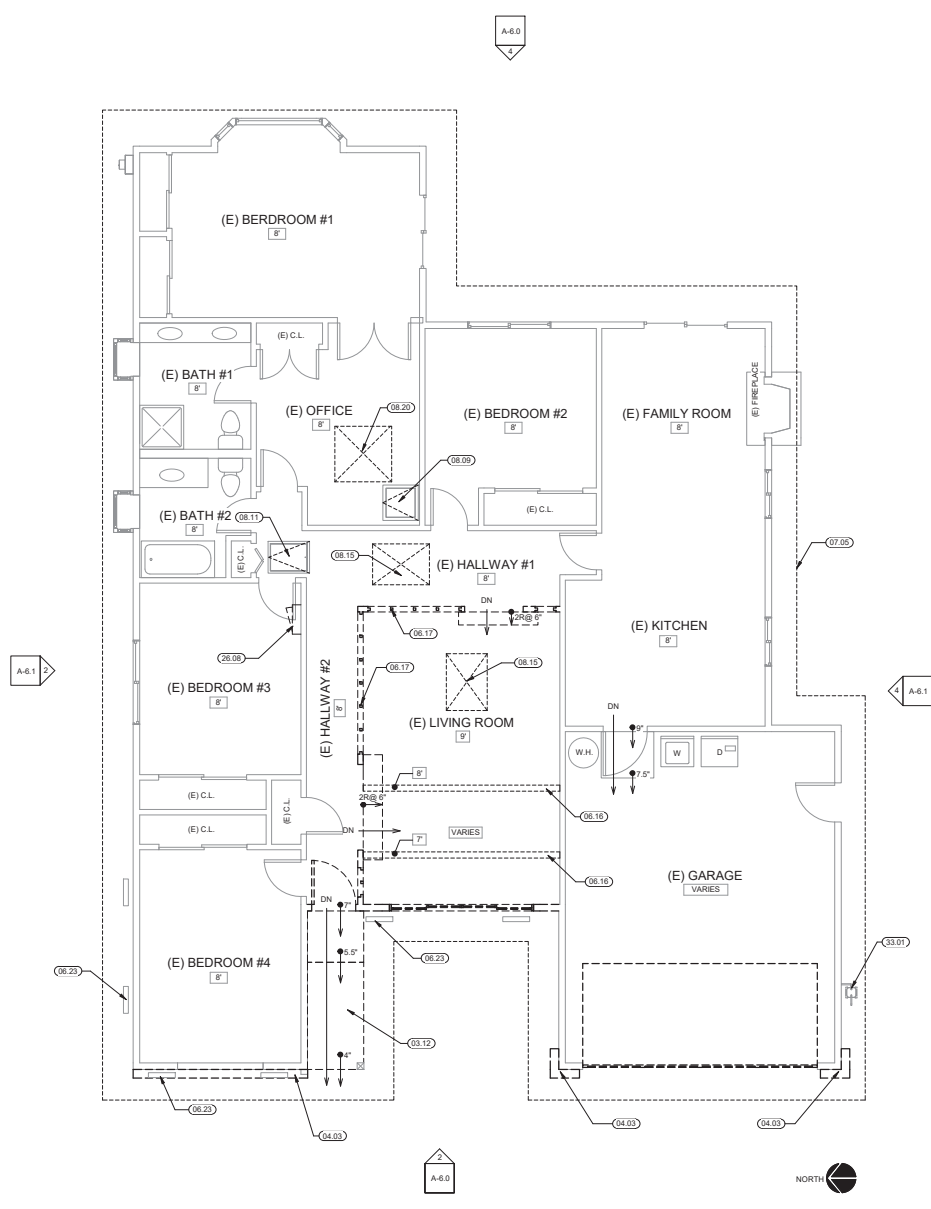
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NO.	DATE	DESCRIPTION

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DEMOLITION & NEW SITE PLAN

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1 FIRST FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

KEYNOTES LEGEND

NO.	KEYNOTE
03.12	(E) CONCRETE STEPS TO BE REMOVED.
04.03	(E) STONE VENEER TO BE REMOVED.
06.16	(E) BEAM ABOVE. SEE STRUCTURAL REMOVED. SEE STRUCTURAL DRAWINGS.
06.17	(E) DECORATIVE POSTS TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
06.23	(E) CRAWLSPACE VENT, TYPICAL.
07.05	(E) ROOF OVERHANG TO REMAIN, TYPICAL.
08.09	(E) CRAWL SPACE ACCESS OPENING TO REMAIN. 18"x24" MINIMUM (24"x30" PREFERRED), V.I.F. AND MODIFY IF DOES NOT COMPLY.
08.11	(E) ATTIC SPACE ACCESS OPENING TO REMAIN. 20"x30" MINIMUM (24"x30" PREFERRED), V.I.F. AND MODIFY IF DOES NOT COMPLY.
08.15	(E) SKYLIGHT TO BE REMOVED.
08.20	(E) SKYLIGHT TO BE REMOVED AND REPLACED.
26.08	(E) ELECTRICAL PANEL TO BE REMOVED AND RELOCATED.
33.01	(E) GAS METER TO REMAIN

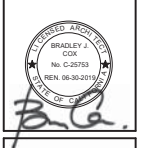
DEMOLITION PLAN LEGEND:

- EXISTING WALL TO REMAIN
- - - WALL TO BE DEMOLISHED
- (E) XXXX EXISTING WINDOW OR DOOR TO REMAIN (WHERE "XXXX" INDICATES THE SIZE)
- (R) XXXX RETROFIT WINDOW OR DOOR TO BE REMOVED (WHERE "XXXX" INDICATES THE SIZE)

DEMOLITION PLAN GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVAL OF ANY EXISTING SUPPORTING STRUCTURES.
- CAP-OFF ALL PLUMBING, GAS AND ELECTRICAL LINES AS REQUIRED.
- THE GENERAL CONTRACTOR IS TO PROVIDE PROTECTION FOR ALL REMAINING CABINETS DURING CONSTRUCTION OPERATIONS.
- THE GENERAL CONTRACTOR IS TO COORDINATE WITH OWNER ON ALL ITEMS TO BE SALVAGED.
- SEE CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION.
- COORDINATE WITH OWNER EQUIPMENT TO BE REMOVED AND REINSTALLED PRIOR TO DEMOLITION.
- PROVIDE DEMOLITION ON ROOF AS REQUIRED TO COMPLETE SCOPE OF WORK.
- WHERE APPLICABLE TO THE PROJECT, COORDINATE WITH HAZARDOUS MATERIALS REPORT FOR SPECIAL DEMOLITION REQUIREMENTS.

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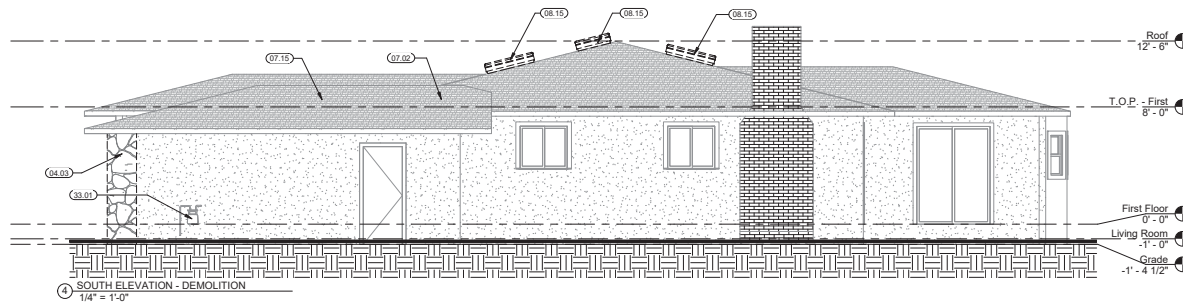
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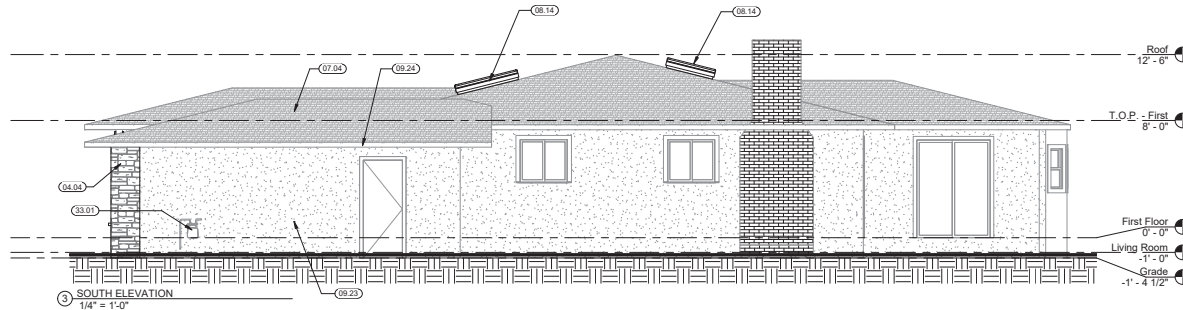
NO.	DATE	DESCRIPTION

01.11.18
DATE
FLOOR PLAN
DEMOLITION

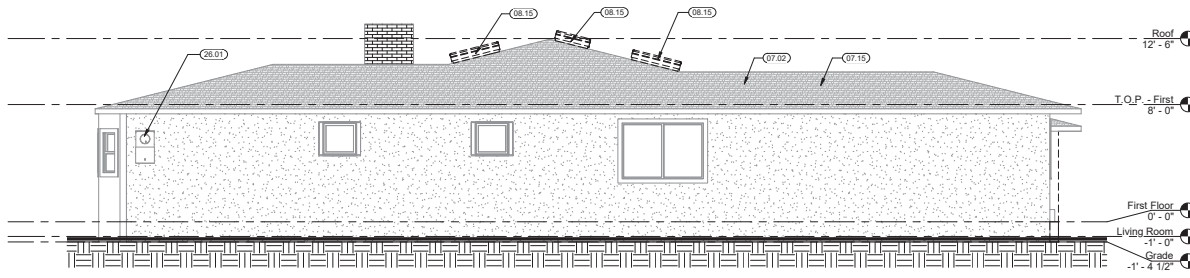
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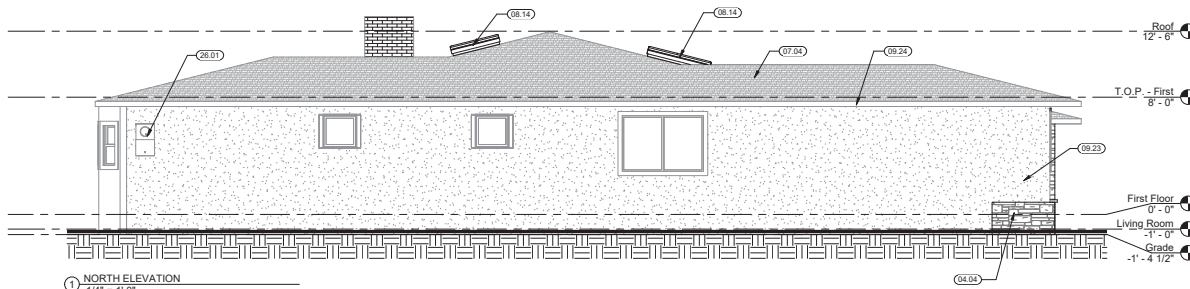
4 SOUTH ELEVATION - DEMOLITION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION - DEMOLITION
1/4" = 1'-0"



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

KEYNOTES LEGEND

- | | |
|-------|--|
| NO. | KEYNOTE |
| 04.03 | (E) STONE VENEER TO BE REMOVED. |
| 04.04 | STONE VENEER, TO BE SELECTED BY OWNER. |
| 07.02 | (E) ROOF FINISHES TO BE REMOVED. |
| 07.04 | CLASS 'C' PRESIDENTIAL COMPOSITION SHINGLE ROOFING, COLOR TO MATCH (E). ROOFING FASTENERS ARE TO BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5. UNDERLAYMENT SHALL BE MINIMUM 15# FELT |
| 07.15 | (E) ROOF TO REMAIN. |
| 08.14 | SKYLIGHT. USE VELUX RESIDENTIAL, WDMA (WINDOW AND DOOR MANUFACTURING ASSOCIATION) HALLMARK CERTIFICATION #426-H-679 (FOR VENTED) AND #426-H-675 (FOR FIXED). SEE PLAN FOR SKYLIGHT SIZE. PER CRC R909.6.8 TESTING AND LABELING: UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA WDMA 1011 S.2/NAFS. |
| 08.15 | (E) SKYLIGHT TO BE REMOVED. |
| 09.23 | PAINT EXTERIOR FACADES, TYPICAL COLOR TO BE DUNN EDWARDS "PLAY ON GRAY" DE228, OR SIMILAR. |
| 09.24 | PAINT EXTERIOR TRIMS, TYPICAL COLOR TO BE DUNN EDWARDS "WHITE" DEW380, OR SIMILAR. |
| 26.01 | (E) ELECTRICAL PANEL AND METER TO REMAIN, IF AN INCREASED SERVICE BECOMES NECESSARY, THE GENERAL CONTRACTOR WILL FACILITATE PERMIT APPROVAL AND COORDINATE WITH UTILITIES FOR SERVICE UPGRADE. |
| 33.01 | (E) GAS METER TO REMAIN |

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NO.	DATE	DESCRIPTION

01.11.18
DATE
EXTERIOR
ELEVATIONS

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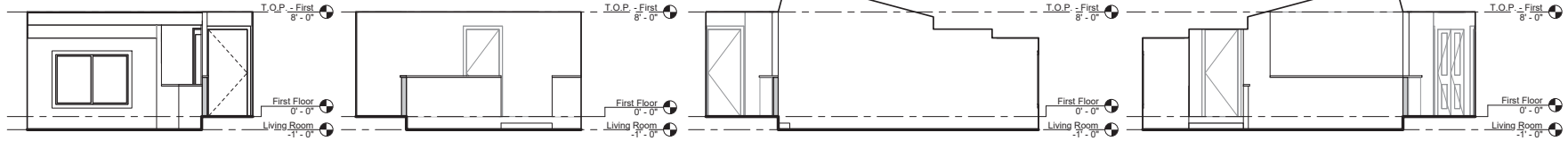
DATE

SECTIONS &
INTERIOR
ELEVATIONS

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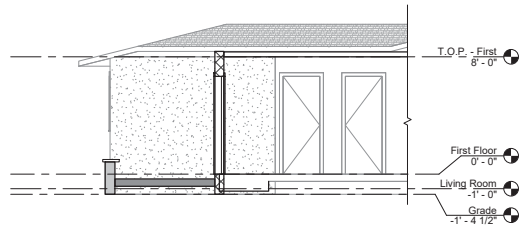


6 INTERIOR ELEVATION - LIVING ROOM
WEST
1/4" = 1'-0"

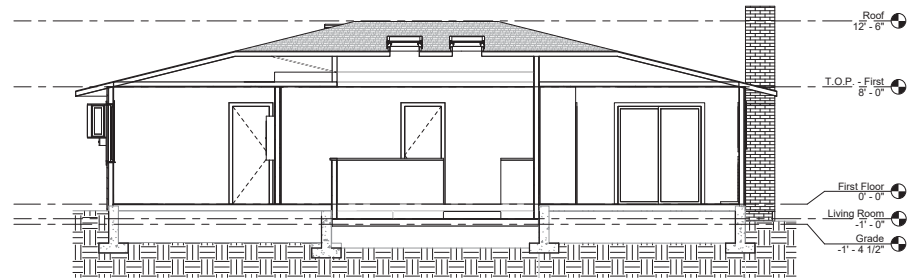
5 INTERIOR ELEVATION - LIVING ROOM
EAST
1/4" = 1'-0"

4 INTERIOR ELEVATION - LIVING ROOM
SOUTH
1/4" = 1'-0"

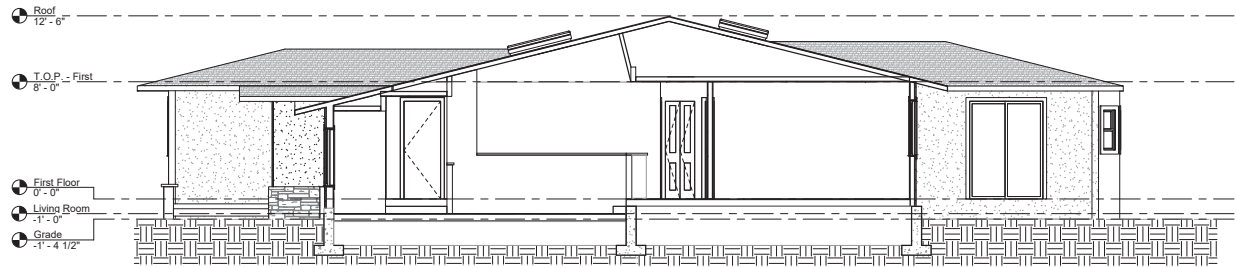
3 INTERIOR ELEVATION - LIVING ROOM
NORTH
1/4" = 1'-0"



7 SECTION AT ENTRY
1/4" = 1'-0"



2 SECTION AT LIVING ROOM LOOKING
EAST
1/4" = 1'-0"



1 SECTION AT ENTRY LOOKING NORTH
1/4" = 1'-0"