



CITY OF CAMPBELL
Community Development Department

June 3, 2021

NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION

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:

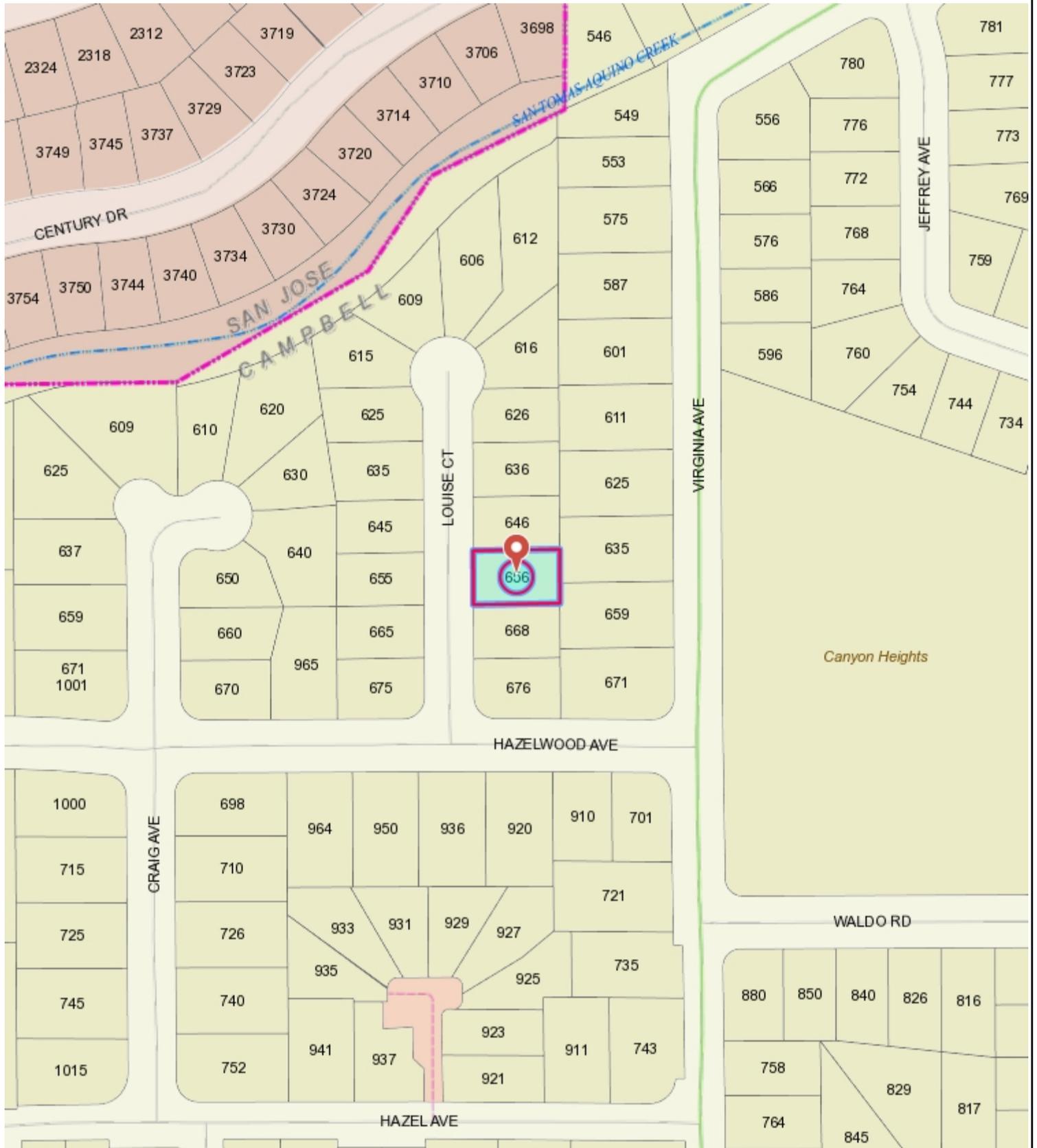
File No.: PLN-2021-35
Applicant: Michelle Miner
Project Address: 656 Louise Ct
Property Owner: Rosa Hellen
Zoning District: R-1-6 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s): San Tomas Area Community Coalition
Project Description: Approximately 696 sq. ft. single-story addition and remodel with a new interior junior accessory dwelling unit at an existing single-family home

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 10-day comment period for this application begins on June 3, 2021 and ends on June 14, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **June 14, 2021**. 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. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email nazh@campbellca.gov.



656 Louise Ct



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

A REMODEL FOR Rosa Hellen



656 Louise Court, Campbell, CA 95008

REVISIONS

REV #	DATE	BY

DESIGNER'S SIGNATURE

Michelle Miner

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INDEX - VICINITY MAP - ANALYSIS

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN AND REQUEST ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, OMISSIONS AND/OR MISSING WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS (IN ANY WAY) SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS ON OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

SCOPE OF WORK

ADD 698 S.F. TO ADD 2 BEDROOMS TO FRONT ENLARGE DEN AND ADD A MASTER BEDROOM AND ADD TO ENTRY CONVERT ON BEDROOM TO BATHROOM AND LAUNDRY. CONVERT EXISTING MASTER TO WALK-IN CLOSET. REMODEL HALL BATH ADD SUB PANEL IN GARAGE NEW HVAC NEW TANKLESS WATER HEATER REMOVE FIREPLACE

ANALYSIS

ASSESSOR'S PARCEL #	406-01-015
LOT AREA:	6150 S.F.
ZONING:	R1-6
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES.
SLOPE OF LOT	FLAT LOT
FLOOD ZONE	NO
HISTORIC	NO
EXISTING	
EXISTING LIVING:	1320 S.F.
EXISTING GARAGE:	443 S.F.
TOTAL EXISTING	1763 S.F.
PROPOSED	
EXISTING LIVING TO REMAIN:	1155 S.F.
EXISTING LIVING TO BECOME JADU:	165 S.F.
EXISTING GARAGE:	443 S.F.
NEW LIVING	695.5 S.F.
TOTAL	2458.5 S.F.
MINUS JADU	-165 S.F.
TOTAL FLOOR AREA	2293.5 S.F.
FRONT COVERED PORCH	40 S.F.
COVERED PATIO	113 S.F.
TOTAL COVERAGE	2446.5 S.F.
MAX FLOOR AREA AND LOT COVERAGE	2460 S.F.

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GENERAL NOTES

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MICHELLE MINER DESIGN PRIOR TO COMMENCING.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

SLOPE ALL FINISH GRADES IN 1% TO 2% AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREA & SLOPE GRADE 2% MIN @ FINISHED AREAS.

ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE ORDNANCE OF ANY ORDINANCE PROTECTED TREES ON SITE.

ADDRESS NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. MIN. 4" HIGH X 1" WIDE PER CRC 8131.

DUCT OPENINGS, TO BE COVERED AND PROTECTION OF MECHANICAL EQUIPMENT TO BE PROVIDED DURING CONSTRUCTION.

VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, SHALL BE COMPLIANT WITH MFR LIMITS FOR ROC AND OTHER COMPOUNDS (TABLE 4.504.1)

PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS (TABLE 4.504.3)

AEROSOLS AND COATINGS SHALL BE COMPLIANT WITH MFR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS

VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS

VOC COMPLIANCE - CARPET & CARPET SYSTEMS

80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC-EMISSION LIMITS PER CHPS

PARTICLE BOARD, MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (TABLE 4.514.5)

MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE.

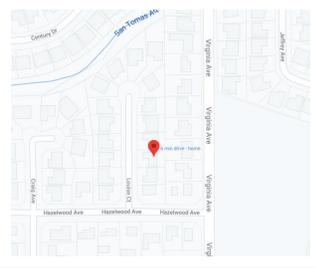
BATHROOM EXHAUST FANS SHALL TERMINATE OUTSIDE BUILDING AND CONTROLLED BY HUMIDITY CONTROL.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

CONSTRUCTION WASTE MANAGEMENT
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
1. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE; OR
2. A CONSTRUCTION WASTE MANAGEMENT PLAN PER SECTION 4.408.2; OR
3. A WASTE MANAGEMENT COMPANY PER SECTION 4.408.3; OR
4. THE WASTE STREAM REDUCTION ALTERNATIVE PER SECTION

OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

VICINITY MAP



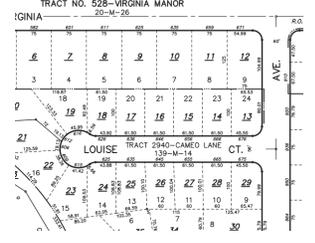
APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

- 2019 CALIF. FIRE CODE
- 2019 CALIF. BLDG CODE
- 2019 CALIF. RESIDENTIAL CODE
- 2019 CALIF. MECH. CODE
- 2019 CALIF. PLUMB'G CODE
- 2019 CALIF. ELEC. CODE
- 2019 CALIF. ENERGY CODES
- 2019 CALIF. GREEN BUILDING CODES

ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

PARCEL MAP



PERSONAE

OWNER
Rosa Hellen
656 Louise Court
Campbell, CA 95008
650-390-4493

DESIGNER
MICHELLE MINER DESIGN
MICHELLE MINER
19488 PROSPECT RD. #6
SARATOGA, CA 95070
(408) 396-0984

STRUCTURAL ENGINEER
NJM CONSULTING ENGINEERING INC.
2333 SHANNON DR.
SOUTH SAN FRANCISCO, CA 94080
415-676-9896

TITLE 24
FRI ENERGY CONSULTANTS
MICHELLE MINER
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408-866-1620

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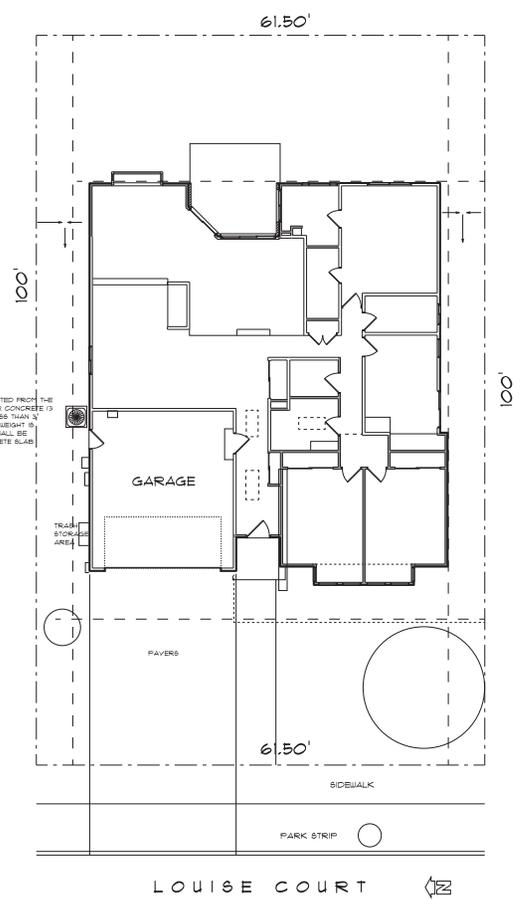
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SITE PLAN



AIR CONDITIONING SUPPORTED FROM THE GROUND SHALL REST OVER CONCRETE (3" 1/2" THICK) EXTENDING NO LESS THAN 3" ABOVE THE GROUND. IF THE WEIGHT IS MORE THAN 400 LBS, IT SHALL BE ANCHORED TO THE CONCRETE SLAB.

TRAIL STORAGE AREA

NEW UPPER FLOOR
NEW LOWER LIVING
NEW GARAGE
NEW ENCLOSED PORCH
NEW ACCESSORY STRUCTURE

PROPERTY LINE
SETBACK LINE
FENCE
SITE DRAINAGE PATTERN

SITE PLAN NOTES

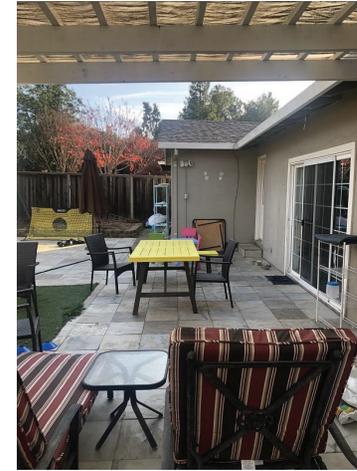
SITE PLAN
SCALE: 1/8" = 1'-0"



FRONT



REAR



REAR



LEFT SIDE



RIGHT SIDE



REAR

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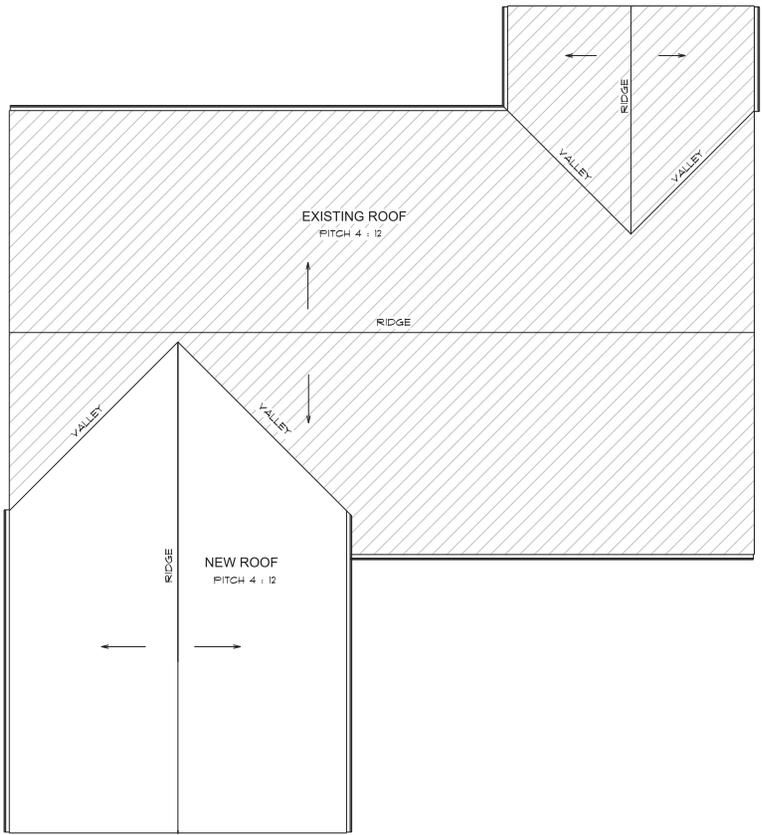
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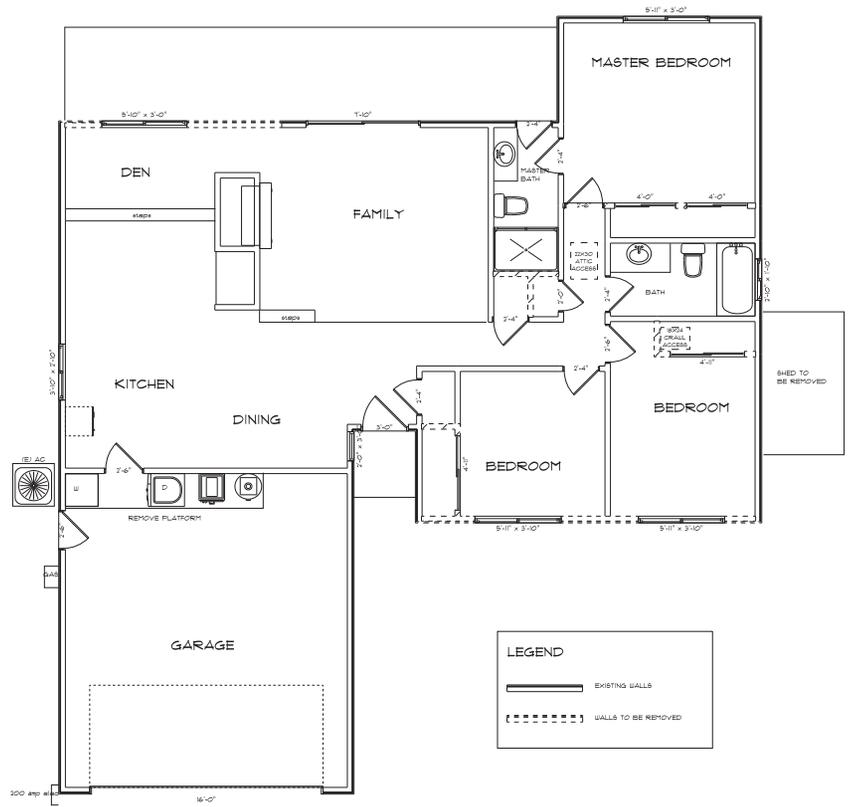
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ROOF PLAN
SCALE: 1/4" = 1'-0"



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

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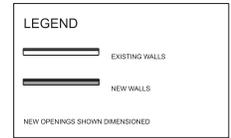
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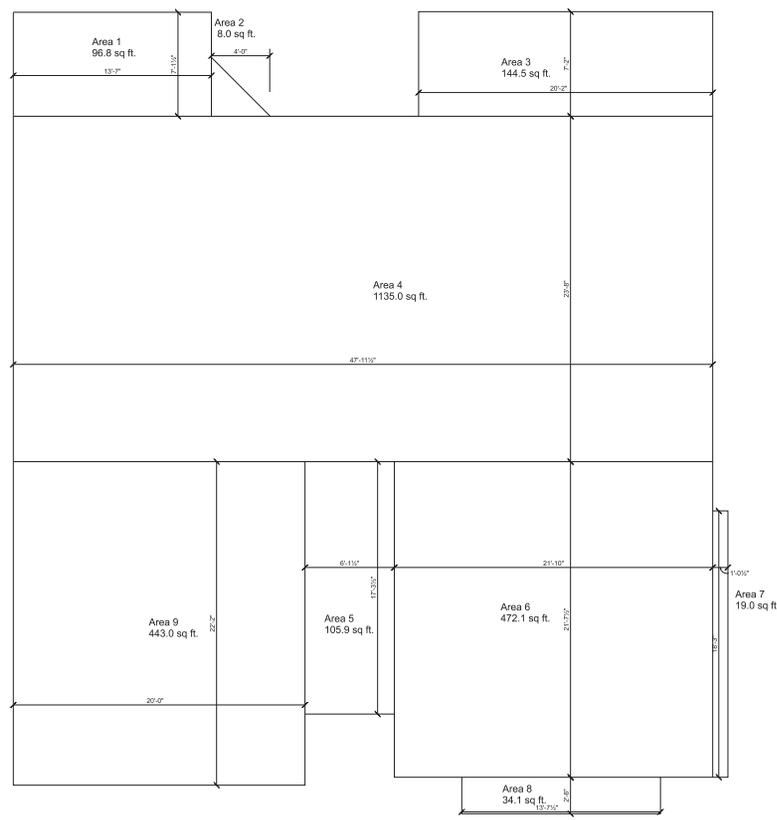
NEW FLOOR PLAN - AREA CALCS



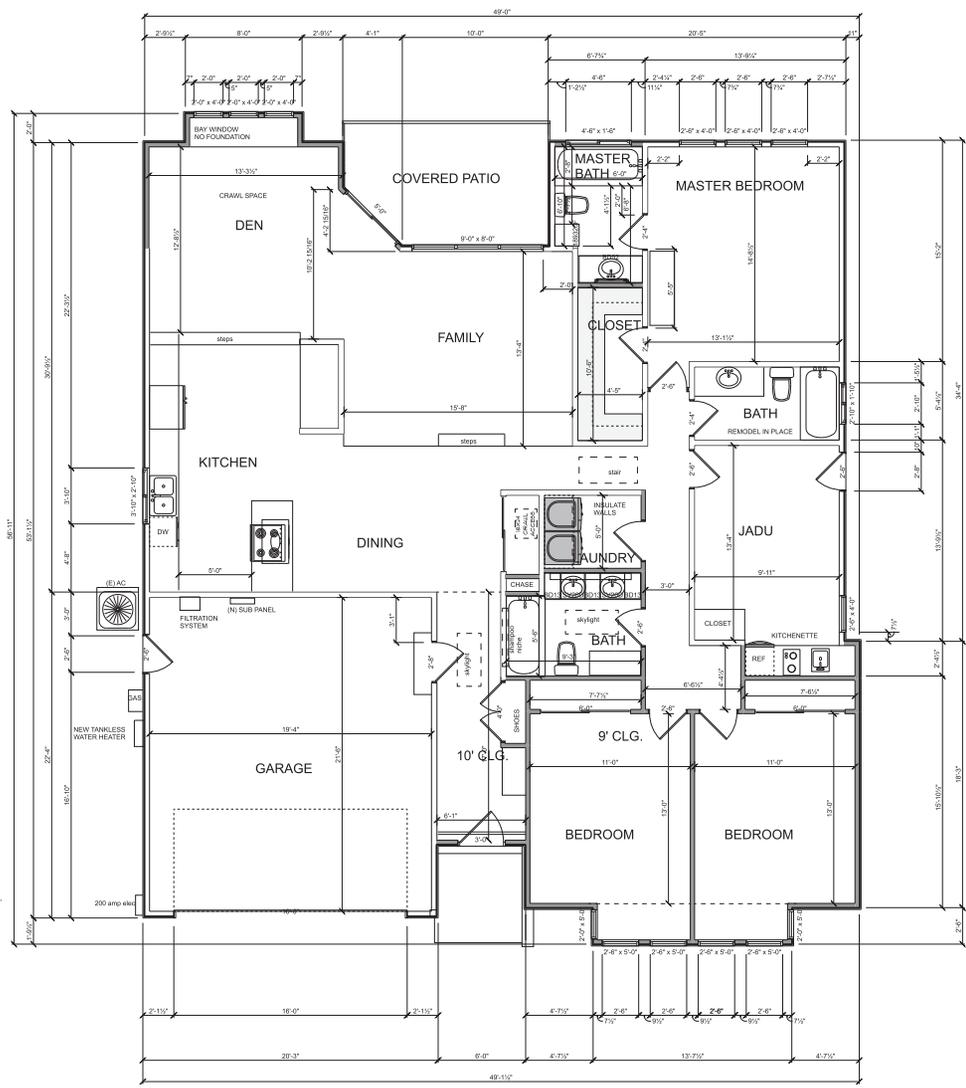
AREA SCHEDULE	NAME	AREA
Area 1	96.8 sq ft	
Area 2	8.0 sq ft	
Area 3	144.5 sq ft	
Area 4	1135.0 sq ft	
Area 5	105.9 sq ft	
Area 6	472.1 sq ft	
Area 7	19.0 sq ft	
Area 8	34.1 sq ft	
Area 9	443.0 sq ft	

WHOLE HOUSE TO BE REPLACED WITH LUXURY VINYL ALL NEW AND EXISTING WALL TEXTURE TO BE SMOOTH NEW BASEBOARD 4x8 FLAT BASE. REPLACE ALL INTERIOR DOORS - WITH FLAT MITERED CASING WINDOWS - ANDERSON 100 SERIES SLIDER - LASCANTINI SPEC. FRONT PORCH TO BE TIE OVER CONCRETE BACK PORCH FLOOR TO REMAIN.

LIVING AREA 2011 S.F.
GARAGE 443 S.F.



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

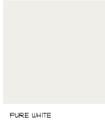


NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW FLOOR PLAN - AREA CALCS



BERLIN WILLIAMS - PURE WHITE - STUCCO
 BERLIN WILLIAMS - TRICORN BLACK - TRIM AND WINDOWS
 PE SIDD STONE - NATURAL
 STONE VENER ON PORCH



PURE WHITE



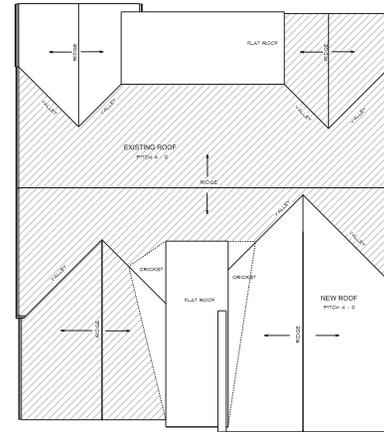
TRICORN BLACK



PE SIDS



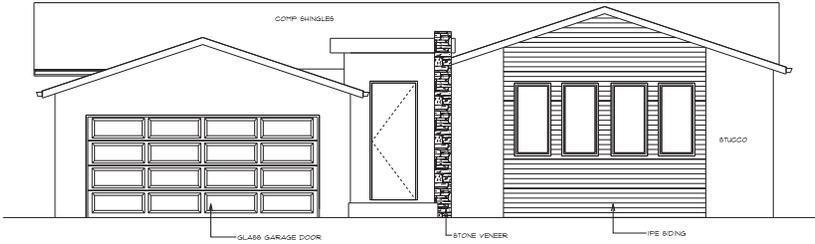
NATURAL STONE VENER INSPIRATION



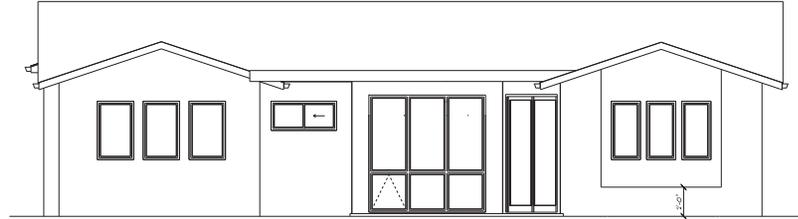
ELEVATION NOTES

Stucco shall be 1/2" thick and three coats applied over approved wire lath and two layers of grade D building paper over plywood sheathing. Provide 26 gauge galvanized metal screens at foundation plates that are 1/2" above grade or 2" above concrete or paving.
 Siding shall be applied over one layer grade D building paper. (CBC 1404.2)(CRC R103.2)
 Provide a spark arrestor for any new or existing chimney. (CBC 215.9)(CRC 1003.3.1)
 Roof Slopes 12:12 and 4:12 with asphalt shingles shall have two layers of 1/2" fast applied shingle style. (CRC 507.2)(CRC 505.2.2)
 Provide all under-floor areas with cross ventilation at 1/80 for the entire area with one vent within 3' of each corner. Screens over the openings shall have 1/8" to 1/4" openings. (CBC 123)(CRC R408)
 Attic areas shall have cross ventilation at 1/60 for the entire area with 50% of the required vent area to be ventilated located a minimum of 3' above eave or cornice vents. Screens over the openings shall have 1/8" to 1/4" openings. (CBC 120)(CRC R408)
 Provide R10 ceiling (20'x30') and under-floor access (8'x24') for new areas. (CBC 120)(CRC R408.4)
 Provide under floor clearance of 18" from joists to earth and 12" clearance from ground to earth. (CBC 2504.3.2)(CRC R311)

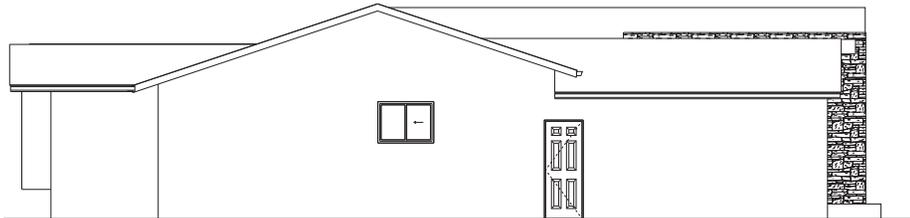
ROOF PLAN
 SCALE: 1/8" = 1'-0"



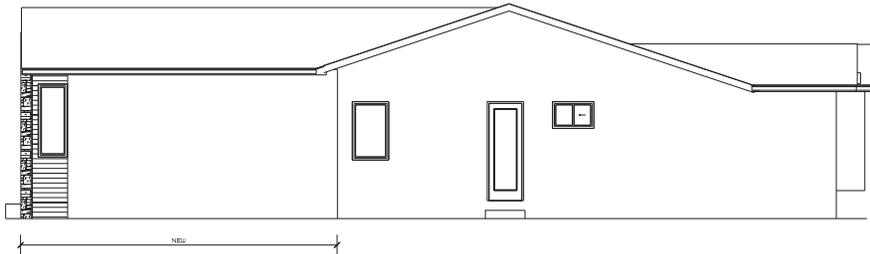
1/4" FRONT ELEVATION



1/4" REAR ELEVATION



1/4" LEFT SIDE ELEVATION



1/4" RIGHT SIDE ELEVATION

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