



CITY OF CAMPBELL
Community Development Department

July 16, 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:

Project Address: 517 Weston Dr.

Zoning/Area Plan: R-1-6 / San Tomas Area Neighborhood Plan

File No.: PLN-2021-81

APN: 403-53-017

Applicant: Dong Chen

Property Owner: Dong Chen

Application Type: Admin Site & Architectural Review Permit

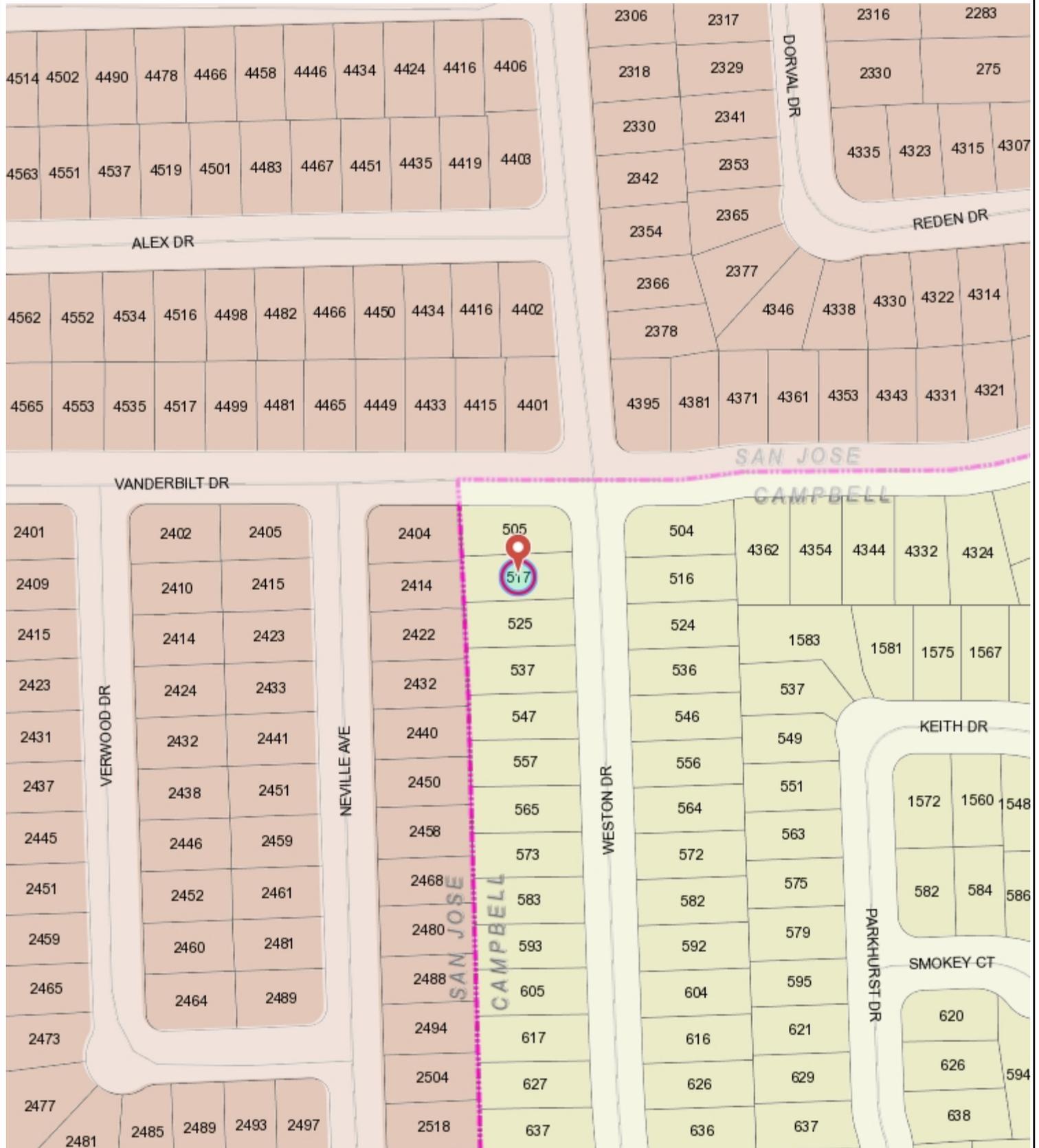
Project Description: Construction of 3,468 square-foot two-story single-family home, inclusive of a 500 square-foot interior accessory dwelling unit (ADU).

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 July 16, 2021 and ends on July 26, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 26, 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 Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at danielf@campbellca.gov.



Location Map - 517 Weston Dr.



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.

CHEN RESIDENCE 517 WESTON DRIVE CAMPBELL, CA

BUILDING DEPARTMENT AND FIRE DEPARTMENT
COMMENTS WILL BE ADDRESSED
AT THE CONSTRUCTION DRAWINGS PHASE

A1.0 PROJECT DATA

SITE SURVEY

- A1.1 SITE PLAN
- A1.2 DEMOLITION PLAN / LANDSCAPE PLAN
- A1.3 GRADING PLAN
- A2.1 FLOOR PLANS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4.1 SECTION / FLOOR AREA CALCULATION / ROOF PLAN

PRIVACY PLAN

SHEETS INDEX

OWNER:
DONG CHEN
517 WESTON DRIVE
CAMPBELL, CA
(408) 307-9441

PROJECT SCOPE: PROPOSED NEW 2 STORY HOUSE WITH ATTACHED
2 CARS GARAGE AND AN ATTACHED ADU WITH ATTACHED
TO REPLACE THE EXISTING HOUSE

HOUSE DESIGN AND STYLE TO COMPLY WITH CAMPBELL DESIGN GUIDELINE
AND COMPATIBLE WITH THE NEW HOUSES IN THE NEIGHBORHOOD.

NO PROTECTED TREES ARE PROPOSED FOR REMOVAL

APN 403-53-017

NET LOT SIZE: 6,620 SQ. FT.

ZONING: R1-6

MAX. FAR ALLOWED 45% = 2,979 SQ. FT.

ALLOWED ATTACHED ADU = 500 SQ. FT.

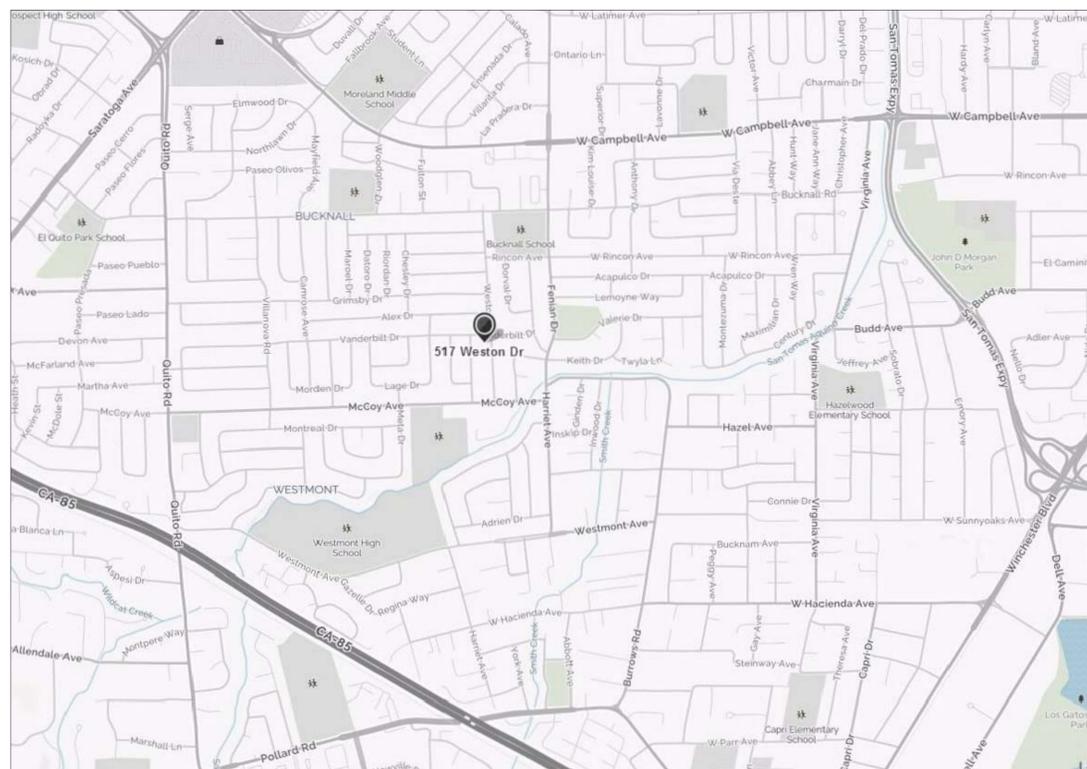
TOTAL ALLOWED: 3,479 SQ. FT.

PROPOSED: 3,468 SQ. FT.

SQUARE FOOTAGE SUMMARY	
	SQ. FT.
PROPOSED FIRST FLOOR LIVING AREA	1,373 SQ. FT.
ATTACHED ADU	500 SQ. FT.
PROPOSED SECOND FLOOR LIVING AREA	1,215 SQ. FT.
ATTACHED GARAGE	380 SQ. FT.
PROPOSED TOTAL NEW HOUSE (FAR)	3,468 SQ. FT.
COVERED PORCH & PATIO	35 SQ. FT.
EXISTING HOUSE & GARAGE TO BE DEMOLISHED	(1,080 SQ. FT.)

	SQUARE FEET		PERCENT OF SITE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	ALLOWED
BUILDING COVERAGE	1,480 SQ. FT.	2,288 SQ. FT.	22.0 %	34.5 %	40 %
LANDSCAPE COVERAGE	4,090 SQ. FT.	3,517 SQ. FT.	61.7 %	53.2 %	
PAVING COVERAGE	1,050 SQ. FT.	815 SQ. FT.	15.8 %	12.3 %	

NEW IMPERVIOUS AREA: 3,517 SQ. FT. 53.2 %
NEW PERVIOUS AREA: 3,103 SQ. FT. 46.8 %



VICINITY MAP



REVISIONS	BY
04 Plan Check 6-14-2021	△



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408.674.2077



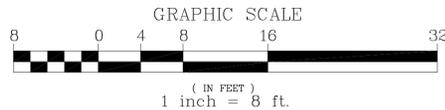
PROJECT DATA

CHEN RESIDENCE
517 WESTON DRIVE
CAMPBELL, CA

DATE: 4-26-2021
SCALE:
DRAWN: CB
JOB NO:

A2
A1.0
OF SHEETS

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7-11-2017

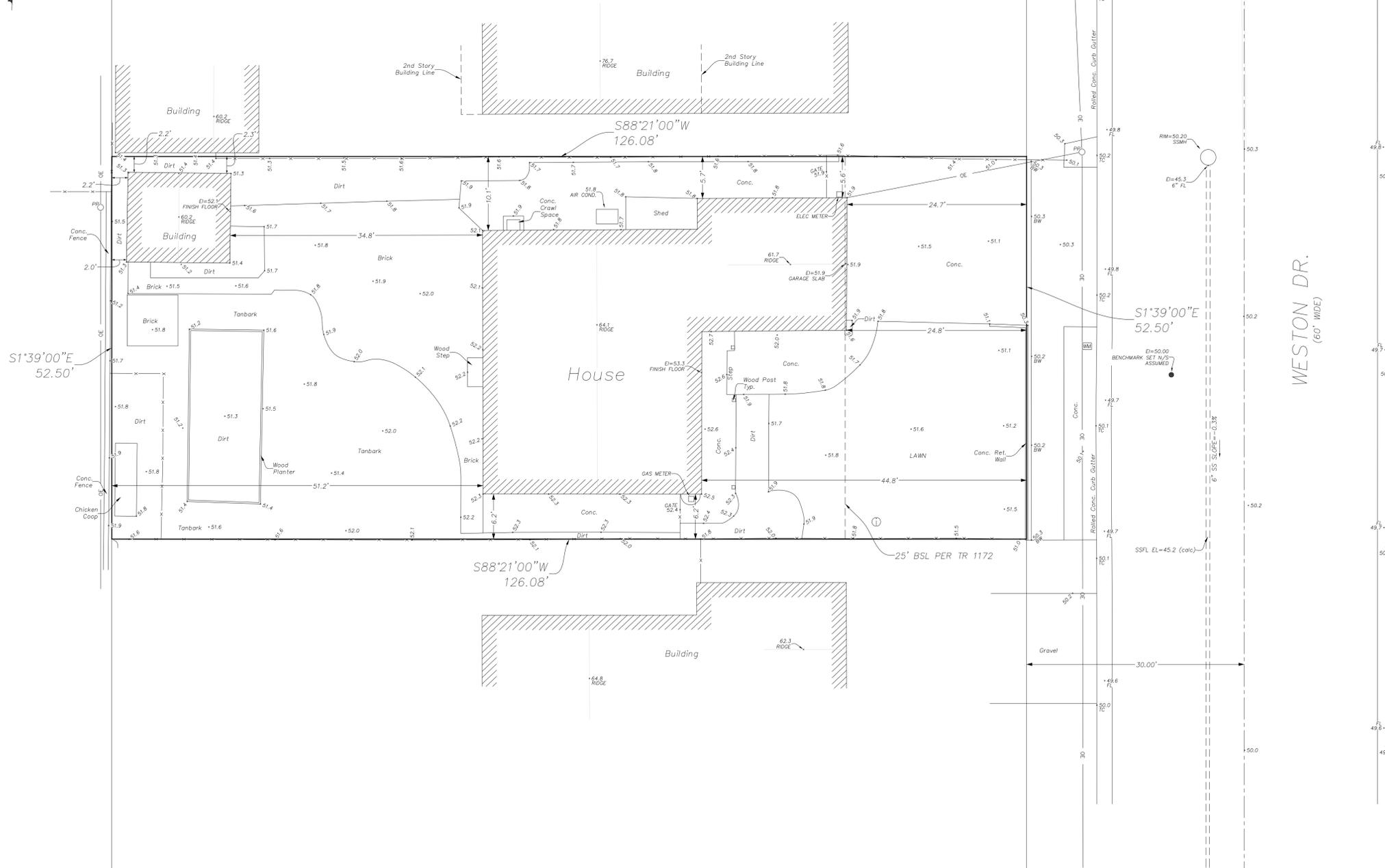
VANDERBILT DRIVE

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. (STUCCO/SIDING)
- FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
- BENCHMARK: ASSUMED DATUM, POINT AS SHOWN
- A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY L. WADE HAMMOND LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.
- TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

LEGEND

- FOUND POINT IN MONUMENT CASTING (AS NOTED)
- FOUND POINT AS NOTED
- () RECORD DATA / REFERENCE
- WM WATER METER OR WATER VALVE BOX
- ⚡ FIRE HYDRANT
- ⊕ 16 12 8 OAK TREE - TRUNK DIAMETER IN INCHES, TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- ⊕ 16 12 8 OAK TREE WITH MULTIPLE TRUNKS
- TRUNK TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- +25.34 TC TOP OF CURB
- X—X—X— FENCE
- OE— OVERHEAD WIRES
- ⊙ PP POWER POLE
- + 12.34 SPOT ELEVATION
- ⊕ □ IRRIGATION VALVE BOX



ABBREVIATIONS

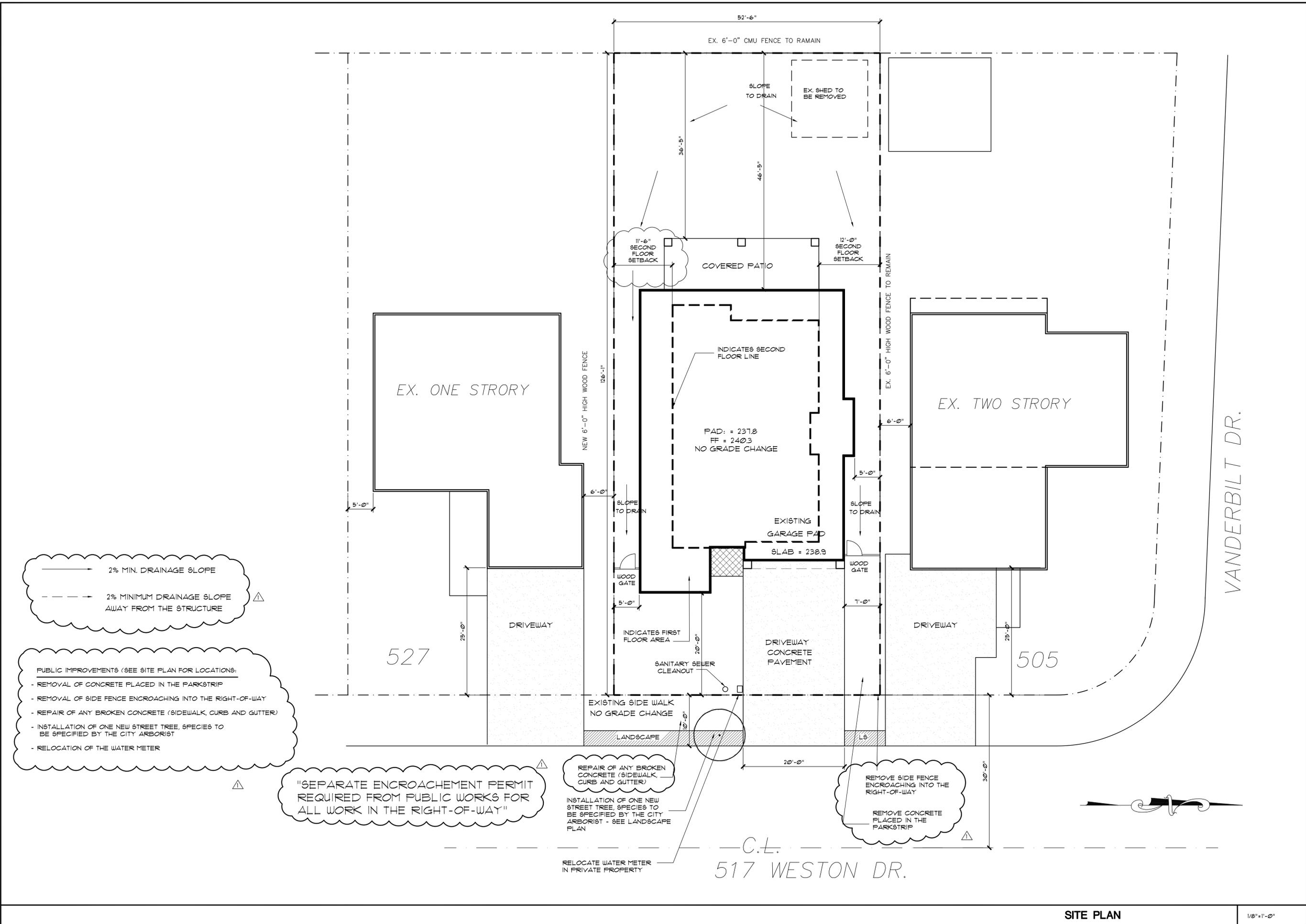
AC	ASPHALT
BW	BACK OF WALK
CONC.	CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE

SURVEY
 517 WESTON DR.
 CAMPBELL
 APN: 403-53-017
 LOT 15, TR 1172
 LOT AREA: 6,619 SQ. FT



Lou Wade Hammond

L. Wade Hammond
 Licensed Land Surveyor
 No. 6163
 36660 Newark Blvd. Suite C
 Newark, California 94560
 Tel: (510) 579-6112 Fax: (510) 991-8054
 wade@whlandsurveyor.com



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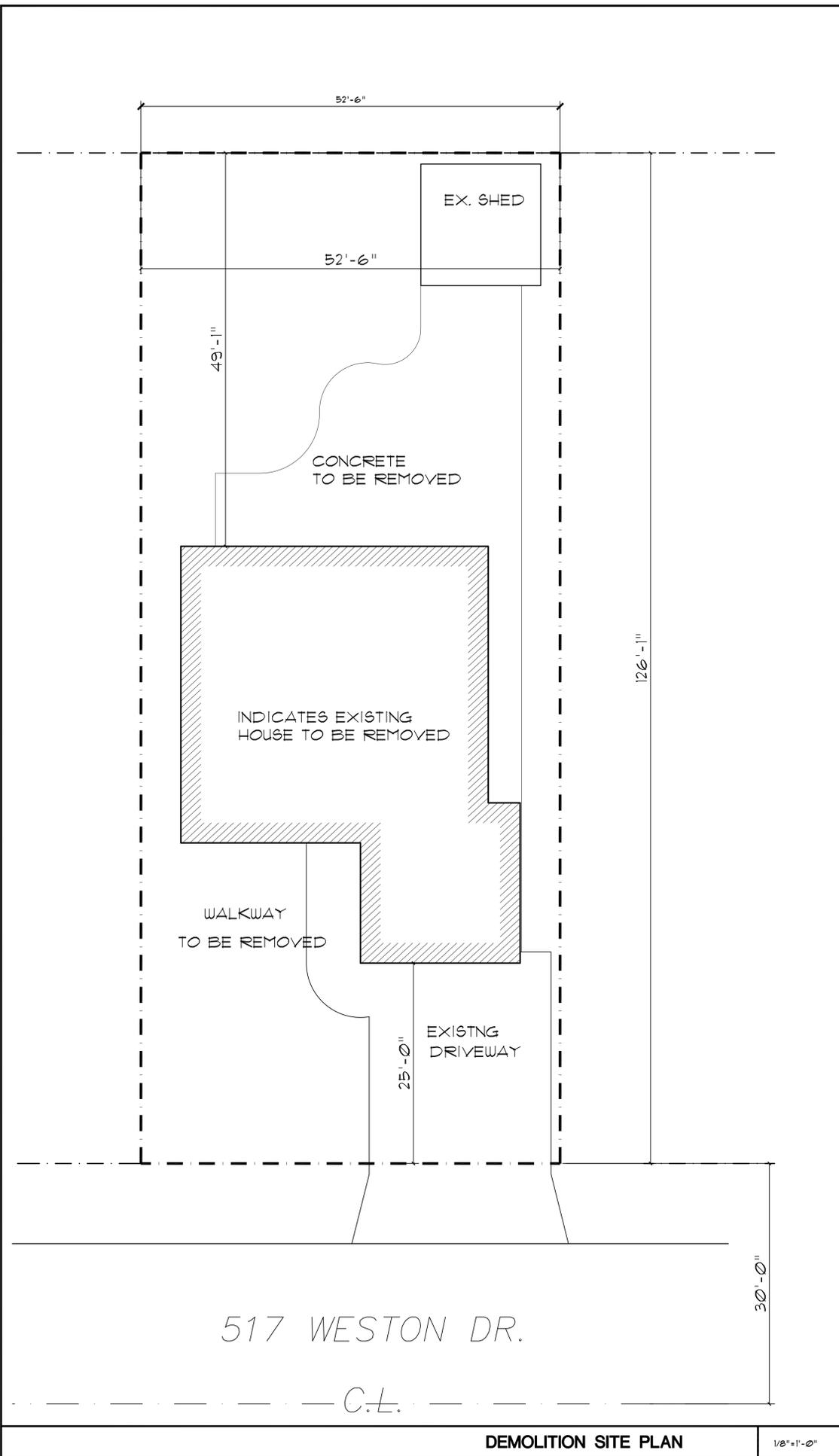
SITE PLAN

CHEN RESIDENCE
517 WESTON DRIVE
CAMPBELL, CA

DATE: 6-14-2021
SCALE: 1/8" = 1'-0"
DRAWN: CB
JOB NO:

A2
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DEMOLITION SITE PLAN

1/8"=1'-0"

PLANT LEGEND

SYM.	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
SHRUBS				
⊕	5 GA.	AGAPANTHUS 'TINKERBELL'	LILY-OF-THE-NILE	
⊙	5 GA.	ESCALLONIA FRADESII	ESCALLONIA	
⊕	5 GA.	PITTOSPORUM TENUIFOLIUM	N.C.N.	
⊕	10 GA.	MYRICA CALIFORNICA	COMMON MYRTLE	
GROUND COVERS				
▨		WOOD BARKS		
⋯		LAWN		
⊞		PERMEABLE Paver Walkways / Patio		
TREES				
⊙	15 GA.	PRUNUS CERASIFERA	FLOWERING PUM	MULTI-TRUNK

NOTES:

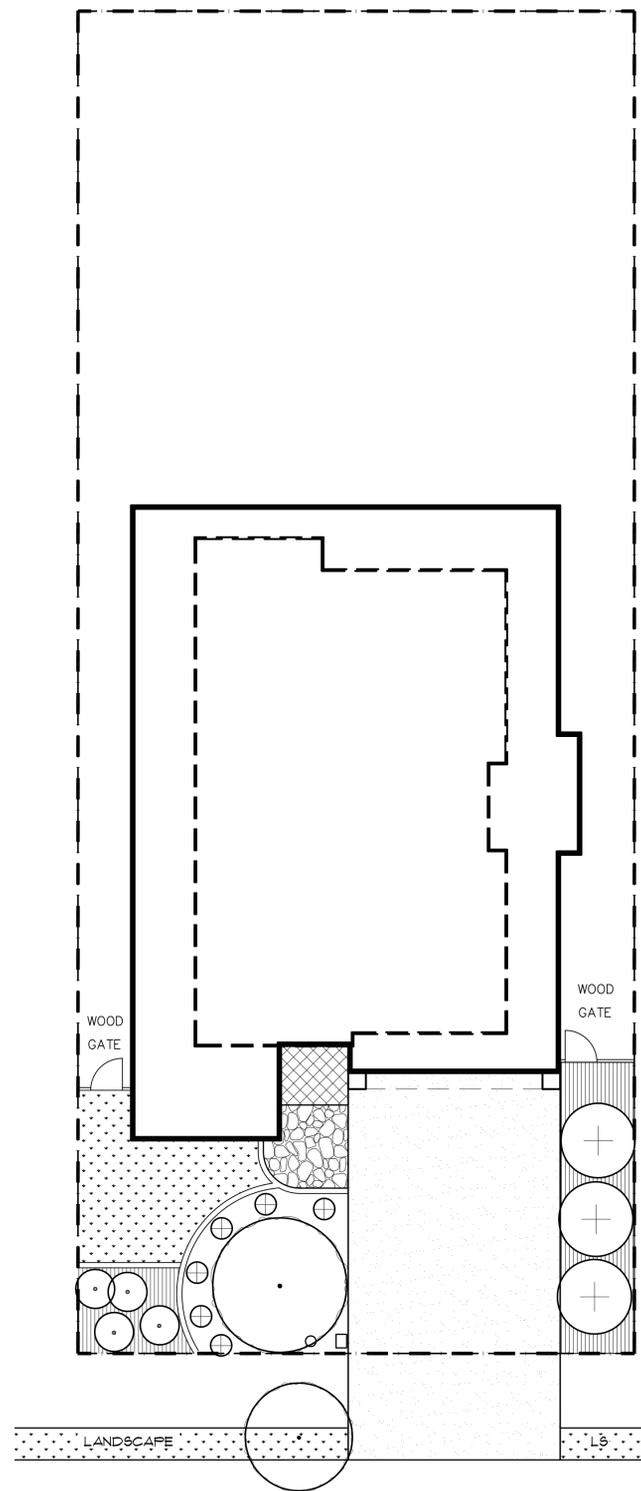
1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2 % MIN.)
2. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/10 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
3. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
4. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
5. SOD LAWN SHALL BE DWARF FESCUE BLEND.
6. PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE
7. PROVIDE WATER - EFFICIENT LANDSCAPE
8. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1.800.227.1260

NO TREES WILL BE REMOVED OR AFFECTED BY THIS PROJECT

FRONT YARD LANDSCAPE ANALYSIS:

FRONT YARD AREA: 1,300 SQ. FT.
 FRONT YARD LANDSCAPE ARE: 735 SQ. FT. = 56%
 FRONT YARD HARDSCAPE AREA: 565 SQ. FT. = 44%

LANDSCAPE HAVE TO COMPLY WITH WATER EFFICIENT LANDSCAPE ORDINANCE "WELO"



SCHEMATIC LANDSCAPE PLAN

1/4"=1'-0"

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SCHEMATIC LANDSCAPE PLAN
 DEMOLITION SITE PLAN

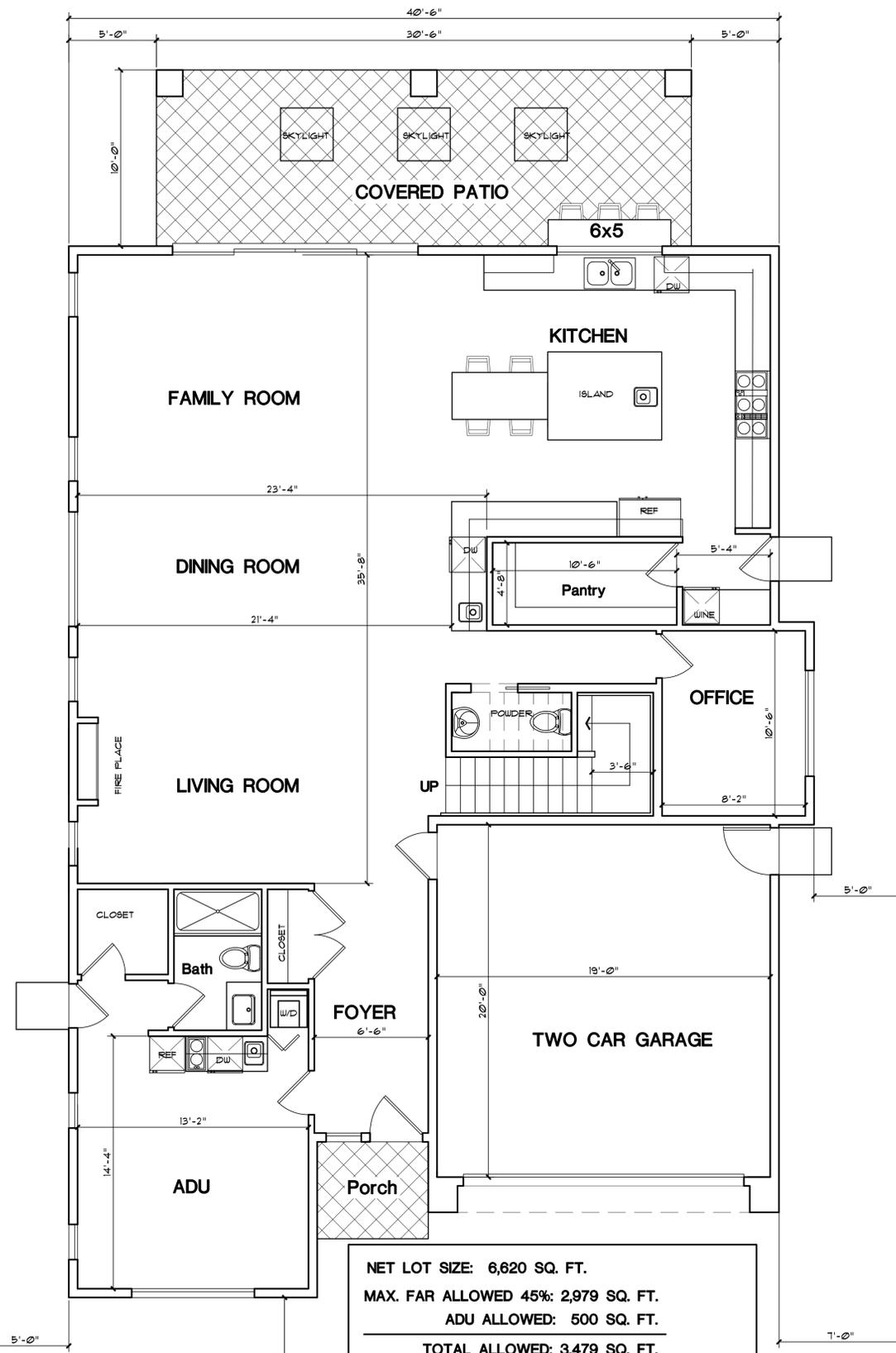
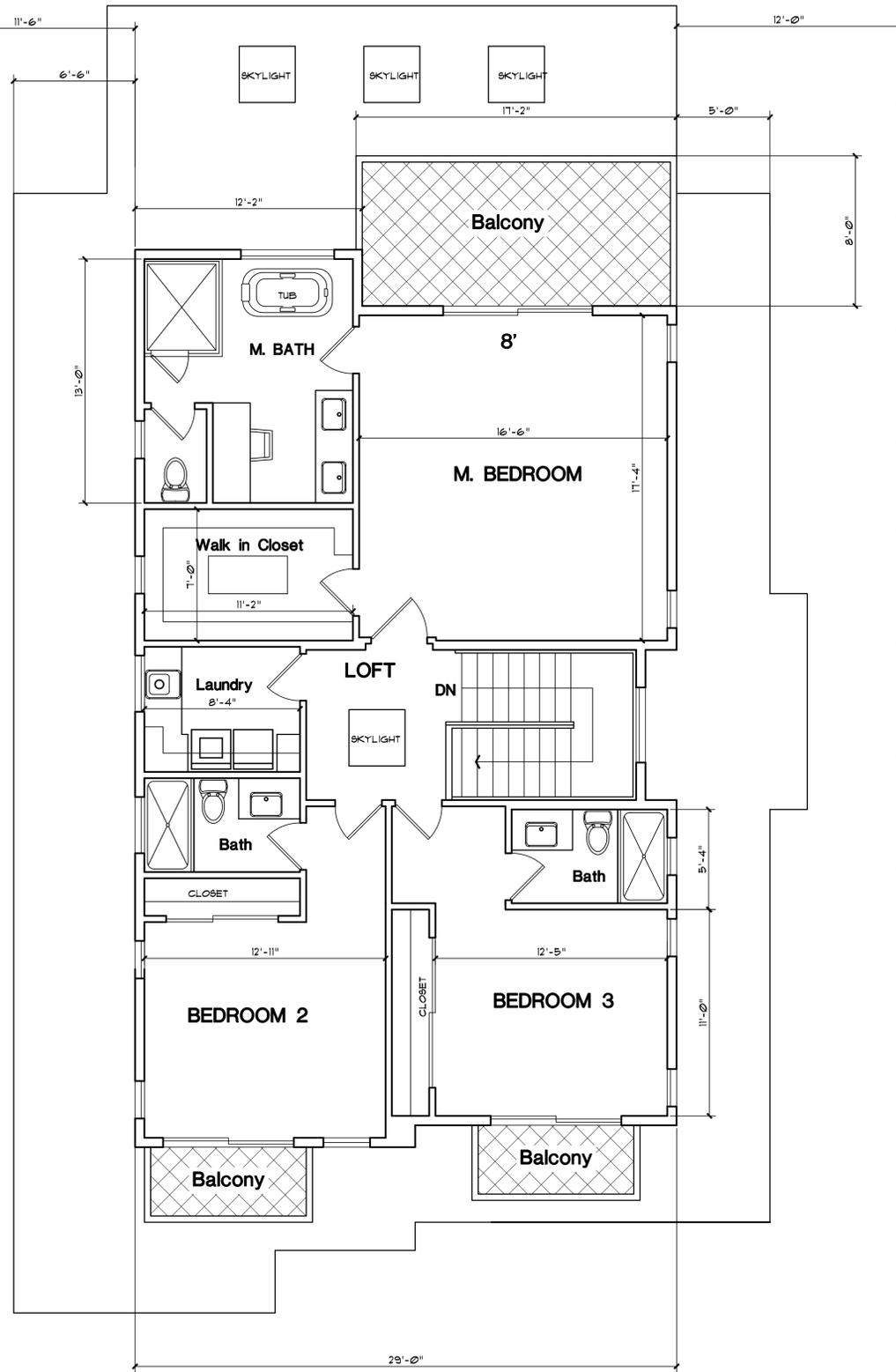
CHEN RESIDENCE
 517 WESTON DRIVE
 CAMPBELL, CA

DATE: 4-26-2021
 SCALE:
 DRAWN: CB
 JOB NO:

A12

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NET LOT SIZE: 6,620 SQ. FT.
 MAX. FAR ALLOWED 45%: 2,979 SQ. FT.
 ADU ALLOWED: 500 SQ. FT.
 TOTAL ALLOWED: 3,479 SQ. FT.

PROVIDED:

FIRST FLOOR: 1,373 SQ.FT.
 ADU: 500 SQ. FT. → 2,253 SQ. FT.
 GARAGE: 380 SQ. FT.

SECOND FLOOR: → 1,215 SQ.FT.

TOTAL: 3,468 SQ.FT.

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CHEN RESIDENCE

FLOOR PLANS

517 WESTON DRIVE
 CAMPBELL, CA

DATE: 6-14-2021
 SCALE: 1/4" = 1'-0"
 DRAWN: CB
 JOB NO: -

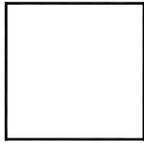
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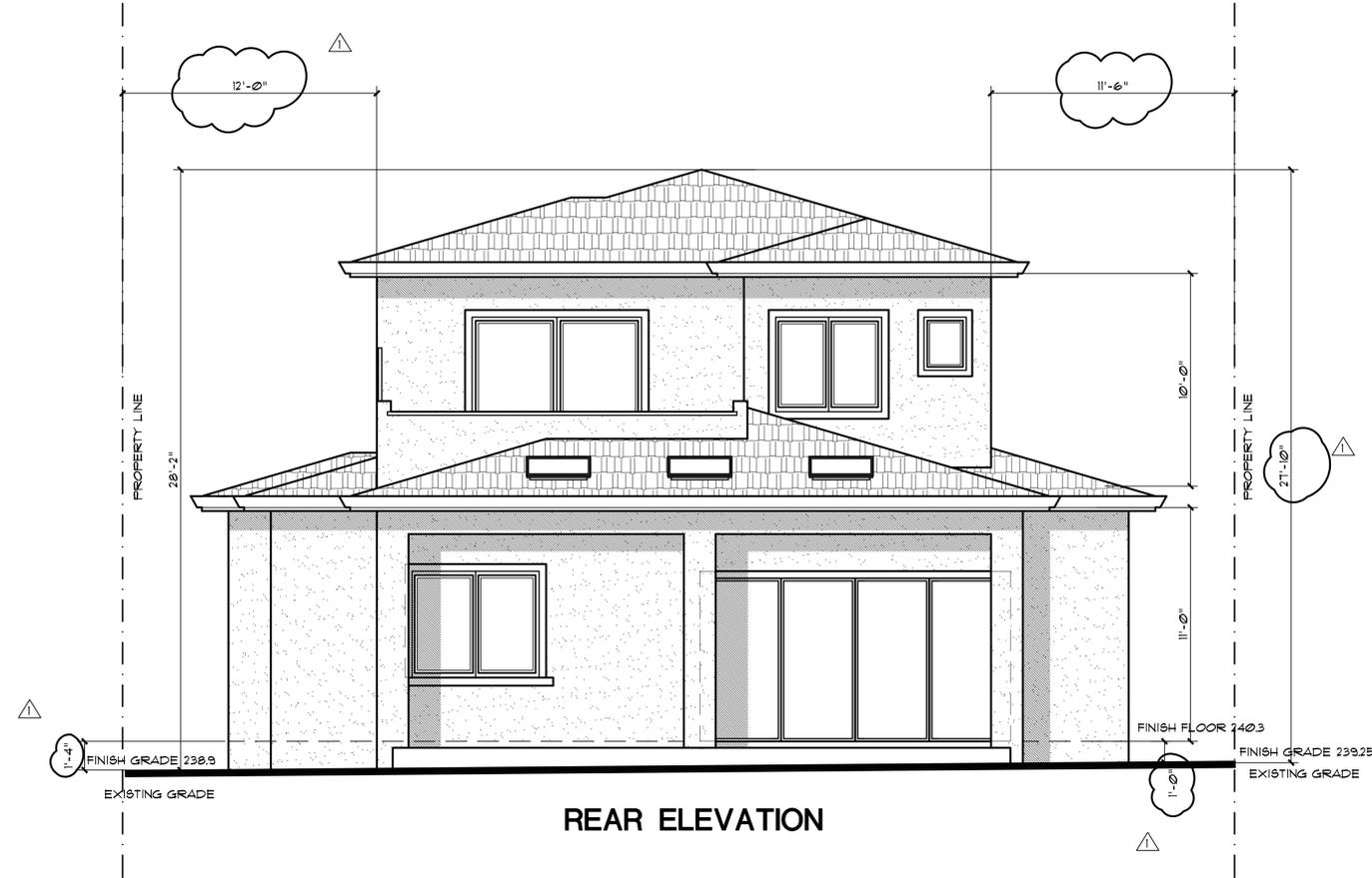
EXTERIOR ELEVATION

CHEN RESIDENCE
517 WESTON DRIVE
CAMPBELL, CA

DATE: 4-26-2021
SCALE: 1/4" = 1'-0"
DRAWN: CB
JOB NO: -

A2
A3.1
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REAR ELEVATION

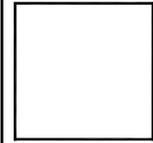
- EXTERIOR FINISHES:**
- ROOFING BY "BORAL" : MISSION STYLE:**
- ① MISSION TERRA COTTA
- BUILDING COLORS BY: SHERWIN WILLIAMS**
- ② MAIN COLOR: AUTUMNAL SW636
 - ③ TRIM COLOR : MAISON BLANCHE SW7526
 - ④ GARAGE DOOR: CARGO SW6006



LEFT SIDE ELEVATION

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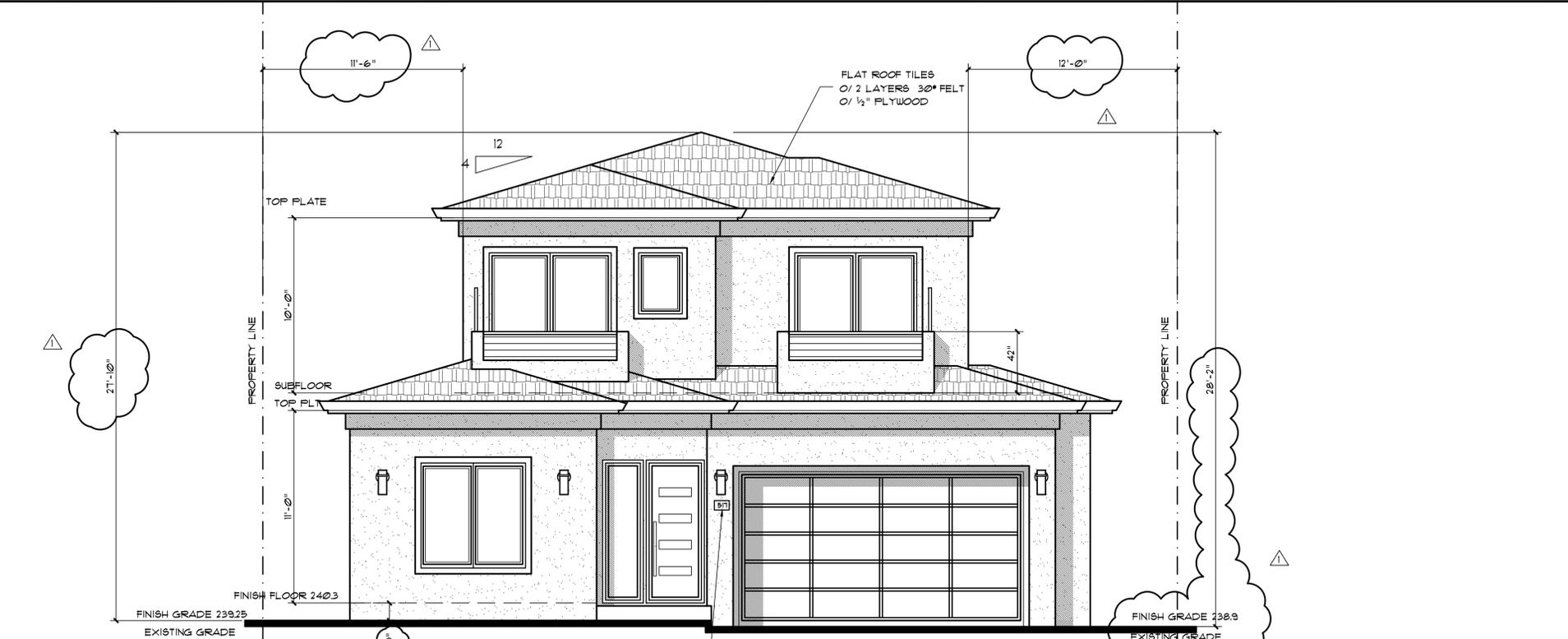


EXTERIOR ELEVATION

CHEN RESIDENCE
517 WESTON DRIVE
CAMPBELL, CA

DATE: 4-26-2021
 SCALE: 1/4" = 1'-0"
 DRAWN: CB
 JOB NO: -

A2
A3.2
 OF SHEETS



FRONT ELEVATION

TO BE CLEARLY VISIBLE FROM ADJACENT ACCESS STREET NUMERALS TO BE NO LESS THAN 4" HIGH AND 1/2" WIDE AND SHALL BE OF CONTRASTING COLOR CFC SEC. 505.1

- EXTERIOR FINISHES:**
- ROOFING BY "BORAL" : MISSION STYLE:**
- ① MISSION TERRA COTTA
- BUILDING COLORS BY: SHERWIN WILLIAMS**
- ② MAIN COLOR: AUTUMNAL SW636
 - ③ TRIM COLOR : MAISON BLANCHE SW7526
 - ④ GARAGE DOOR: CARGO SW6006



RIGHT SIDE ELEVATION

1/8" 3-COAT STUCCO FINISH OVER METAL LATH O/ 2- LAYERS OF GRADE "D" BUILDING PAPER

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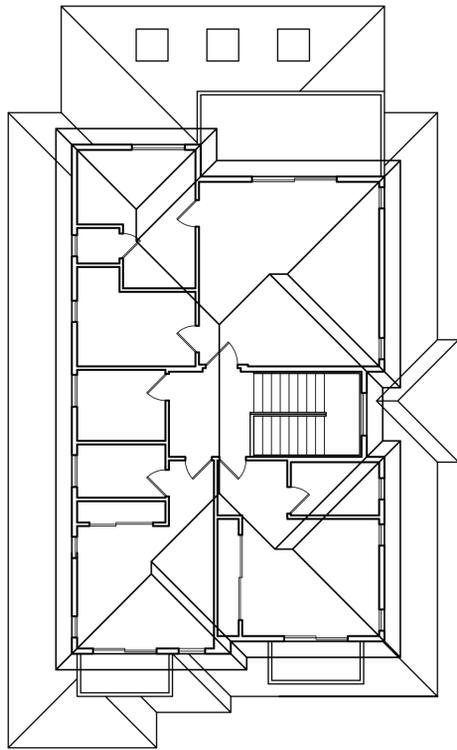
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ROOF PLAN
 FLOOR AREA CALCULATIONS
 STREET SECTION PROFILE

CHEN RESIDENCE
 517 WESTON DRIVE
 CAMPBELL, CA

DATE: 4-26-2021
 SCALE: NOTED
 DRAWN: CB
 JOB NO: -
 A2
A4.1
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ROOF PLAN

1/8"=1'-0"

SQUARE FOOTAGE:

- A 40.5' X 50.8' = 2,051 SF.
- B 11.5' X 2' = 23 SF.
- C 20' X 2.5' = 50 SF.
- D 14' X 8.8' = 123 SF.

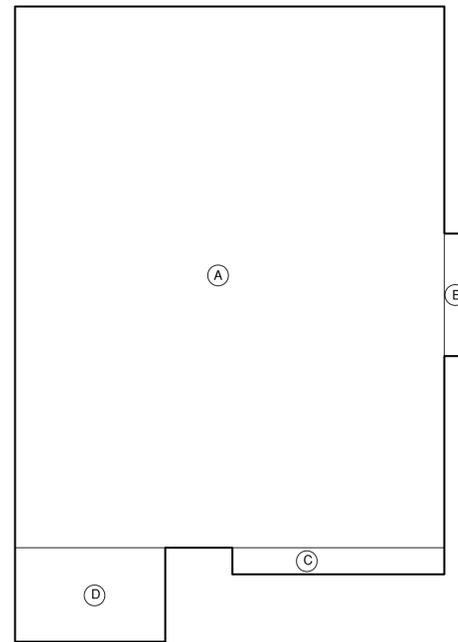
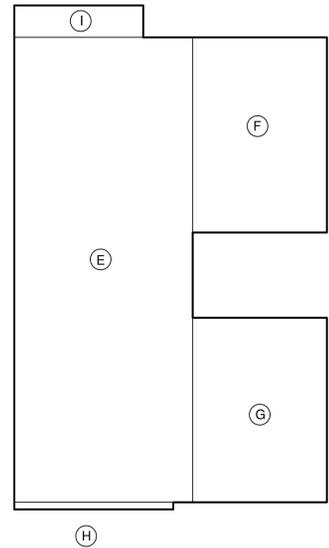
FIRST FLOOR: 2,253 SQ. FT.

- E 16.8' X 43.6' = 732 SF.
- F 17.5' X 12.6' = 220 SF.
- G 11' X 12.6' = 139 SF.
- H 15' X 1' = 15 SF.
- I 12' X 2.75' = 33 SF.

SECOND FLOOR: 1,215 SF.

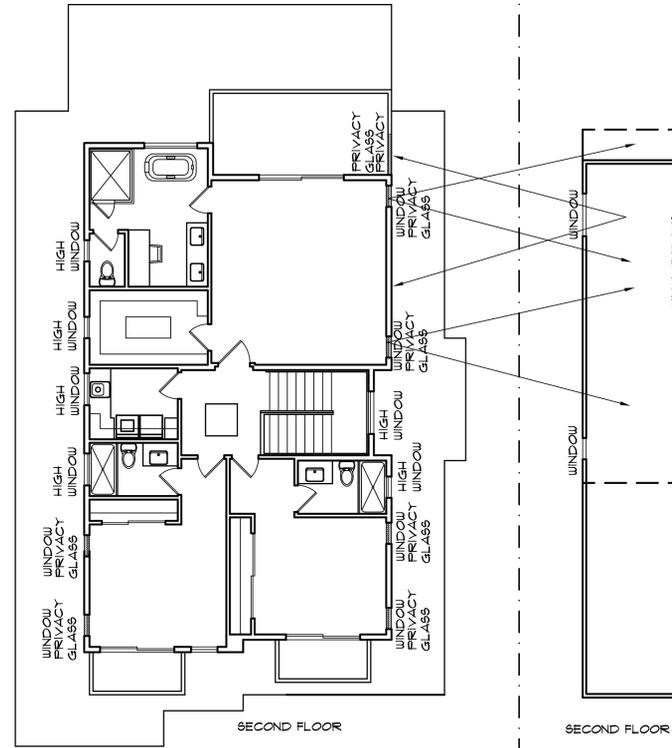
TOTAL PROPOSED FLOOR AREA = 3,468 SF.

ALLOWED FAR 45% + ADU 500 SQ. FT. = 3,478 SF.



ONE STORY HOUSE

527



SECOND FLOOR

SECOND FLOOR

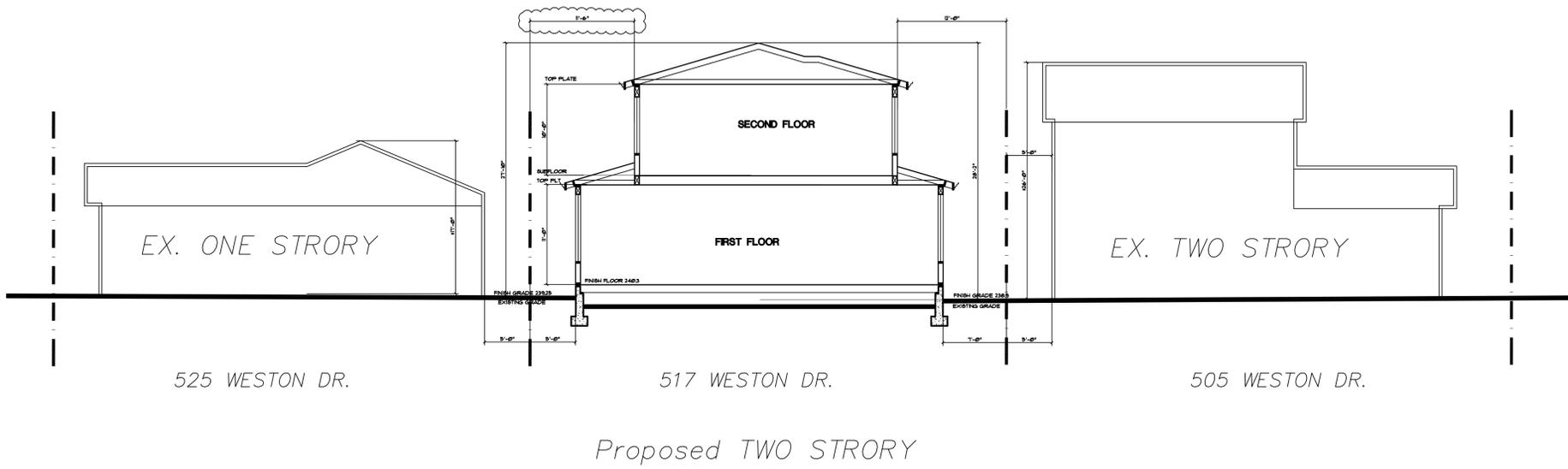
517 WESTON DR. 505

PRIVACY PLAN

1/8"=1'-0"

FLOOR AREA CALCULATIONS

1/8"=1'-0"



STREET SECTION PROFILE

1/8"=1'-0"