



CITY OF CAMPBELL
Community Development Department

September 23, 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:

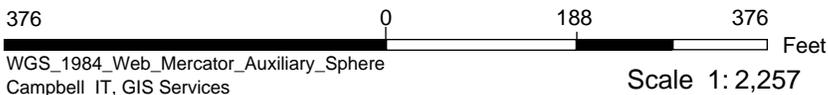
File No.:	PLN-2021-156
Applicant:	Robert Basanty
Project Address:	902 Connie Drive
Property Owner:	Carole Hanlon
Zoning District:	R-1-6 (Single Family Residential)
General Plan:	Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s):	San Tomas Area Community Coalition
Project Description:	Approximately 476 sq. ft. first-floor addition to an existing single-story 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 September 24, 2021 and ends on October 4, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 4, 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 Stephen Rose, Senior Planner, in the Community Development Department, at (408) 866-2142 or by email stephenr@campbellca.gov.



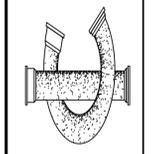
Location Map - 902 Connie Dr.



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.

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
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San Jose, CA 95117
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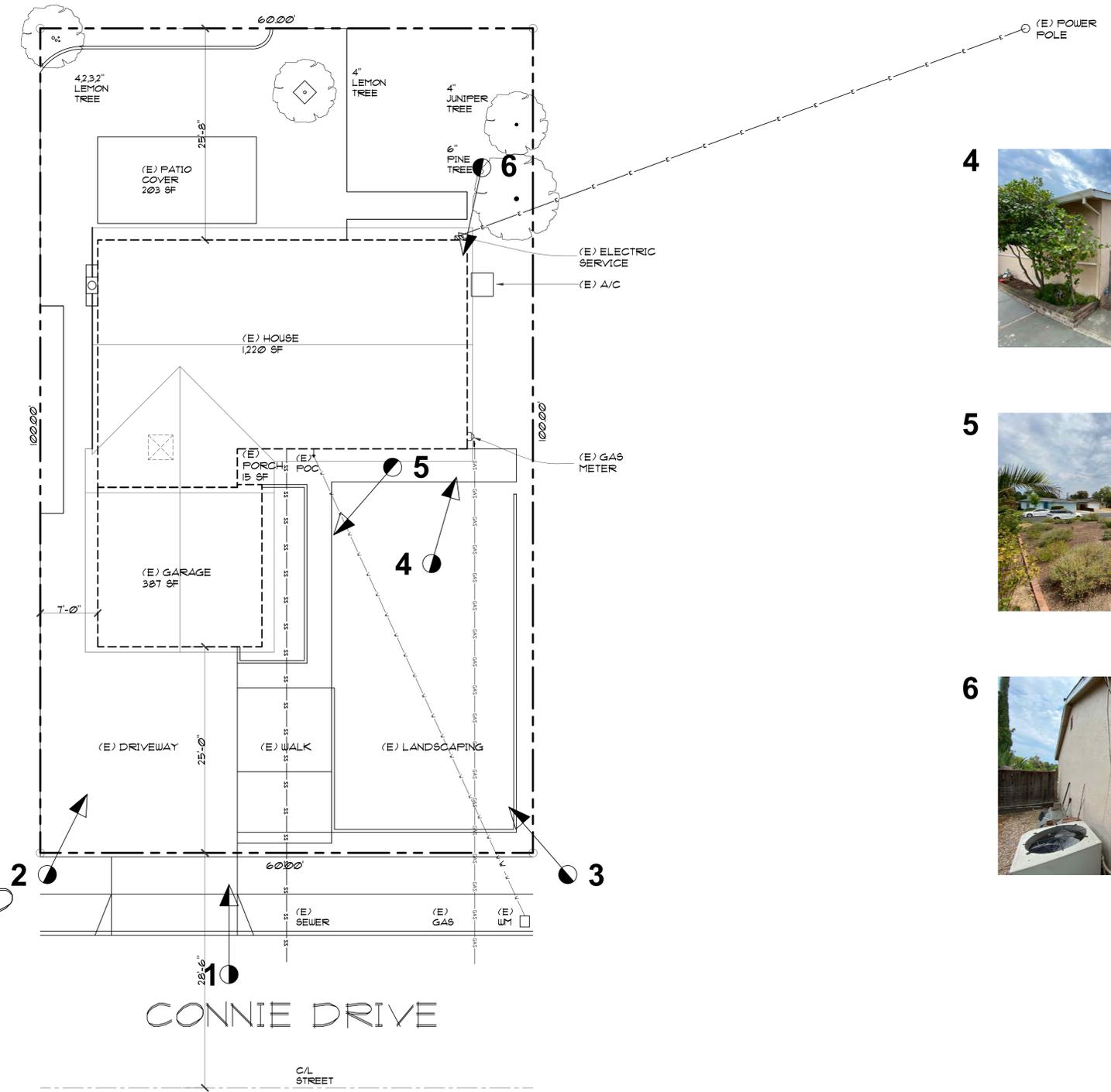
An Attached ADU & Addition to:
The Hanlon Residence
902 Connie Dr,
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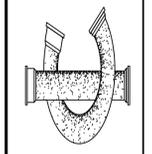



**EXISTING
SITE PLAN
& SITE PHOTO
SURVEY**
1/8" = 1'-0"
APN 406-07-048



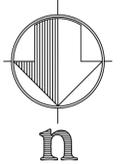
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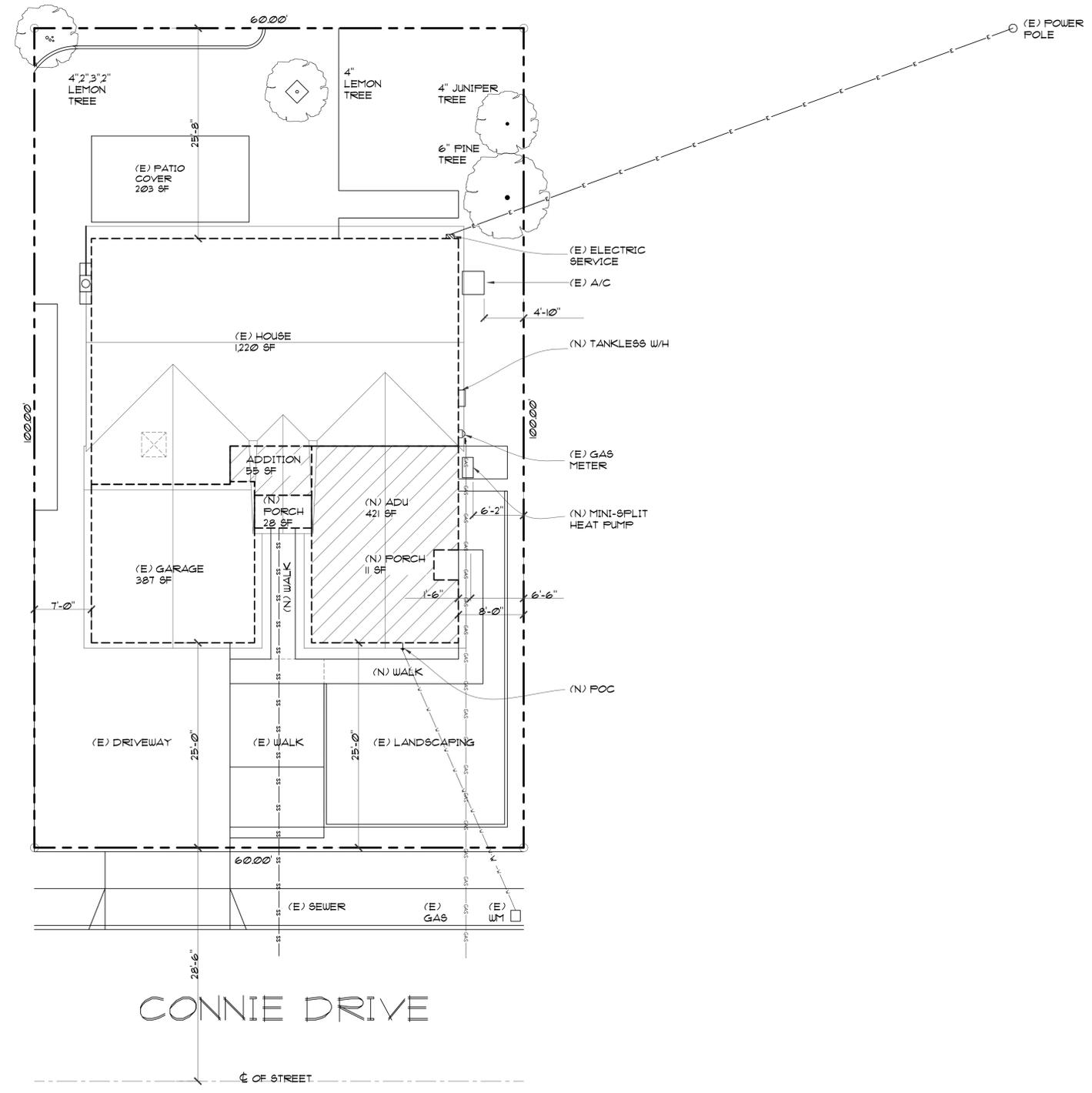
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**PROPOSED
 SITE PLAN**
 1/8" = 1'-0"
 APN 406-07-048



GRAPHIC CALCULATIONS

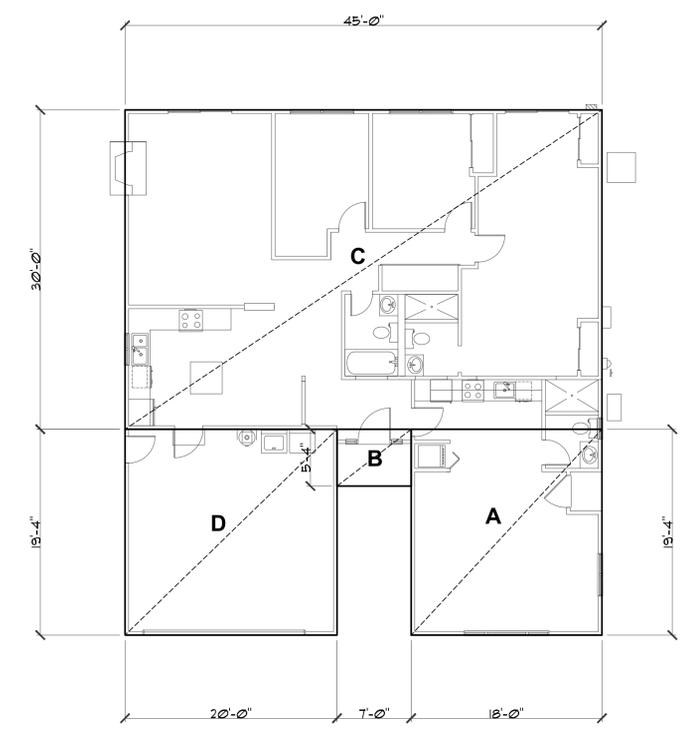
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TOTAL SITE AREA:

6,000 SF

FLOOR AREA

A:	18.00'	X	19.33'	=	347.94
B:	7.00'	X	5.33'	=	37.31
C:	45.00'	X	30.00'	=	1,350
D:	20.00'	X	19.33'	=	386.60
TOTAL				=	2,121.85 SF
	2,121.85	/	6,000	=	0.354 (35.4%)

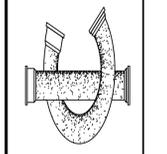


DEVELOPMENT DATA

	SQUARE FEET		PERCENT OF SITE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	ALLOWED
BUILDING COVERAGE	1,622 SQ. FT.	2,122 SQ. FT.	27 %	35 %	40 %
LANDSCAPE COVERAGE	2,345 SQ. FT.	1,965 SQ. FT.	39 %	33 %	
PAVING COVERAGE	2,033 SQ. FT.	1,913 SQ. FT.	34 %	32 %	
FLOOR AREA RATIO	0.27	0.35			0.45

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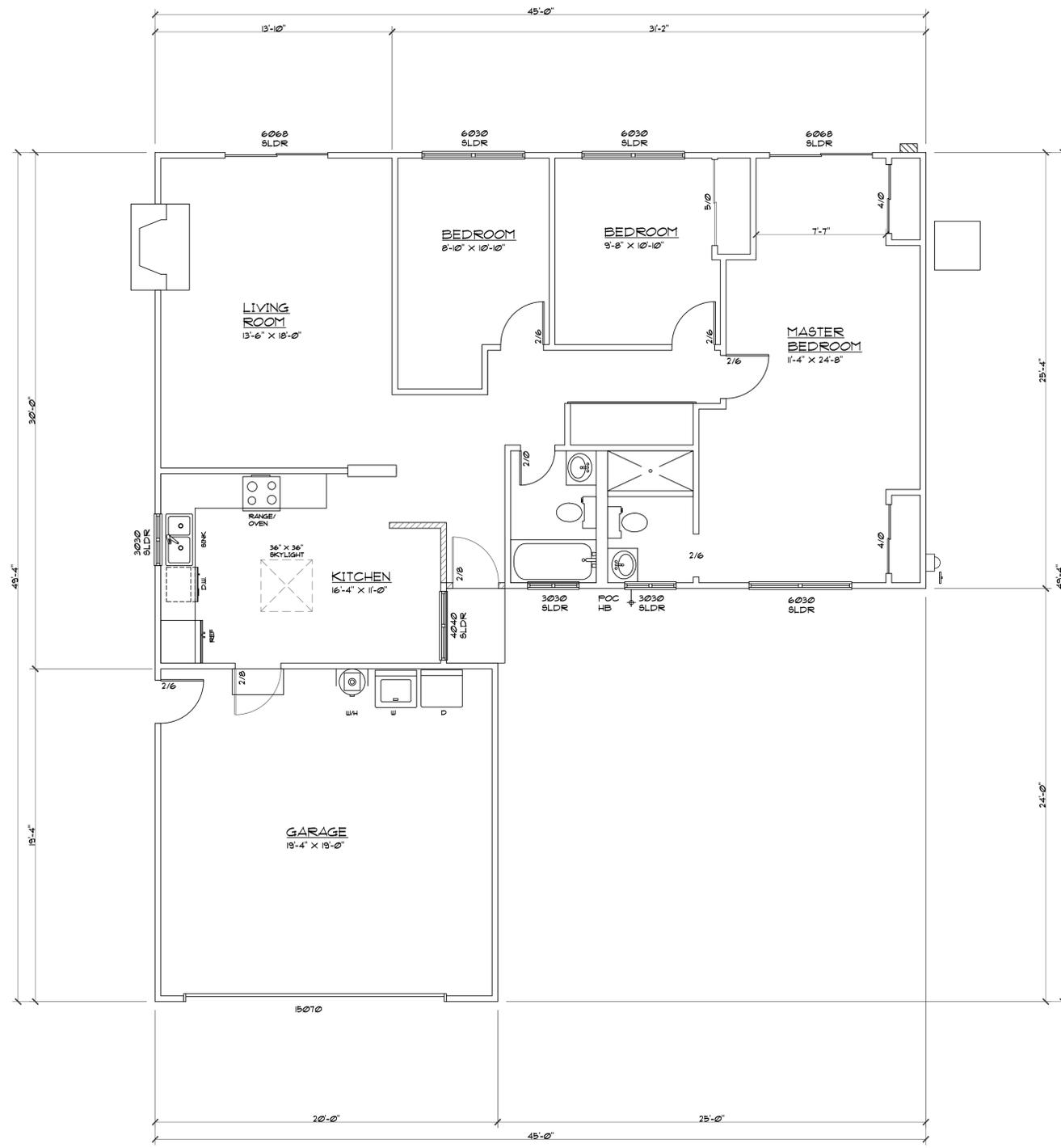
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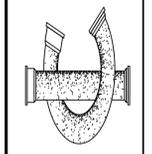
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EXISTING FLOOR PLAN
 1/4" = 1'-0"

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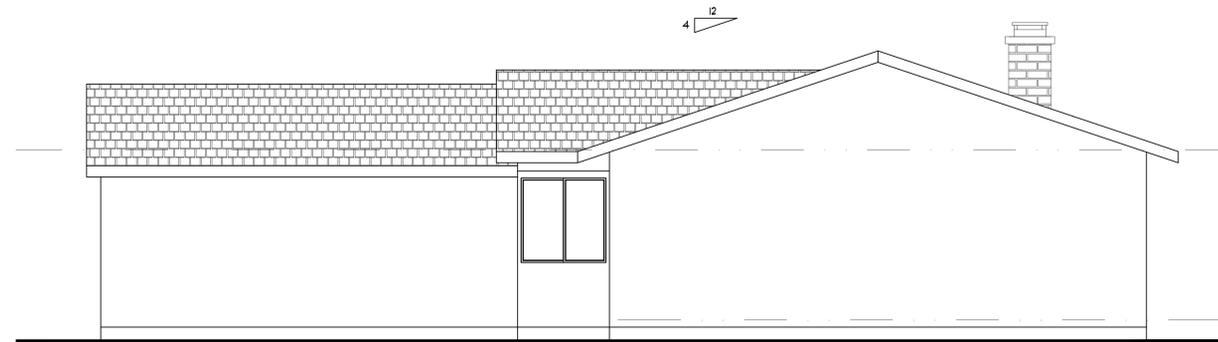
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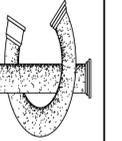
EXISTING FRONT ELEVATION
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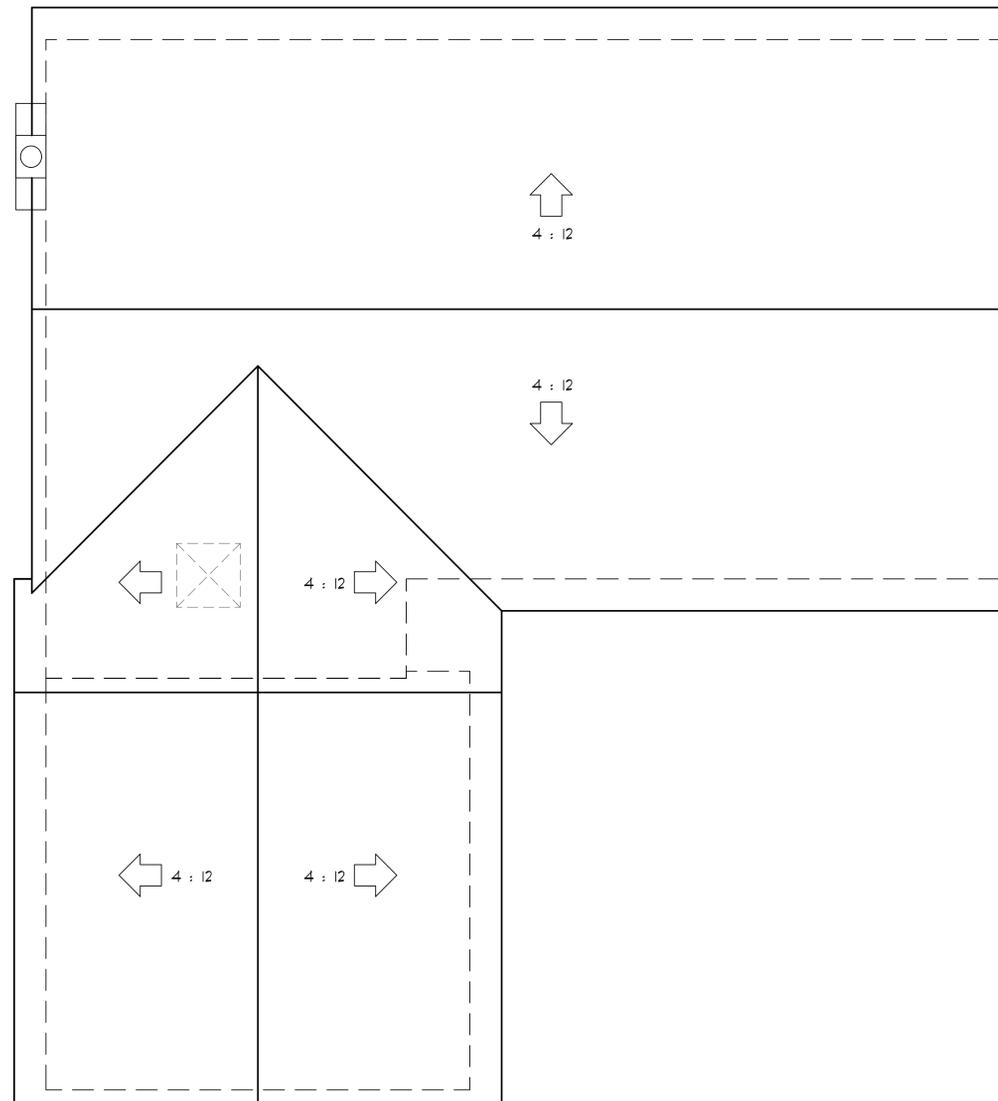
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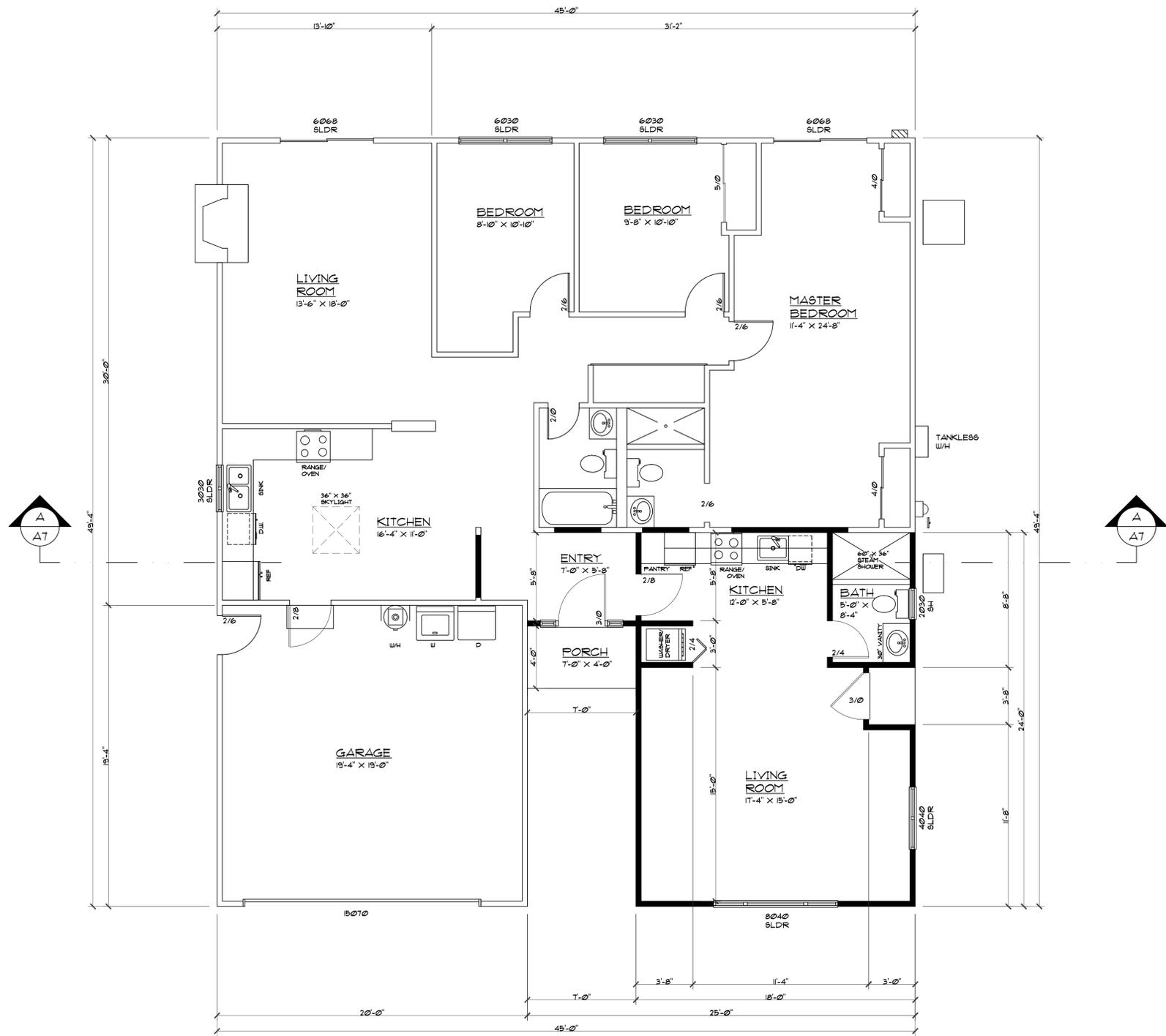
EXISTING ROOF PLAN
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PROPOSED FLOOR PLAN
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PRESCRIPTIVE PLUMBING FIXTURE REQUIREMENTS CGBC 4.303.1:

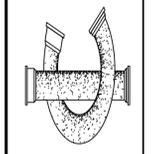
1. WATERS CLOSETS: ≤1.28 GAL/FLUSH. CGBSC 4.303.1.1
2. SINGLE SHOWERHEADS: ≤1.8 GPM AT 80 PSI. CGBSC 4.303.1.3
3. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM AT 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. CGBSC 4.303.1.3.2
4. RESIDENTIAL LAVATORY FAUCETS: ≤1.2 GPM AT 60 PSI. CGBSC 4.303.1.4.1
5. KITCHEN FAUCETS: ≤1.8 GPM AT 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM. 4.303.1.4.4

CALGREEN REQUIREMENTS:

- PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS. CGBSC 4.303.2
- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE PROVIDED WITH INTEGRAL RAIN SENSORS OR SOIL MOISTURE SENSORS THAT ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE. CGBSC 4.304.1
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN FLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR ACCEPTABLE METHOD. CGBSC 4.406
- AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO FINAL INSPECTION. CGBSC 4.410.1
- GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. WOOD/Pellet STOVES SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS. CGBSC 4.503.1
- DUCT AND VENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. CGBSC 4.504.1
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. CGBSC 4.504.2.1
- PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. CGBSC 4.504.2.2
- AEROSOL PAINTS AND COATING SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. CGBSC 4.504.2.3
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. CGBSC 4.504.2.4
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. CGBSC SECTION 4.504.3
- 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE OR COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREEN GUARD CHILDREN & SCHOOLS PROGRAM OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM OR MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, 'STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS.' CGBSC 4.504.4
- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. CGBSC 4.504.5
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN ENCLOSED WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE AND CANNOT EXCEED 19%. CGBSC 4.505.3
- WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2. CGBSC SECTION 4.507.1
- DUCT SYSTEMS SHALL BE SIZED AND DESIGNED AND EQUIPMENT SHALL BE SELECTED USING THE FOLLOWING METHODS CGBSC 5.507.2:
 - a. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA MANUAL J-2004 OR EQUIVALENT.
 - b. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D 2009 OR EQUIVALENT.
 - c. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2004 OR EQUIVALENT.

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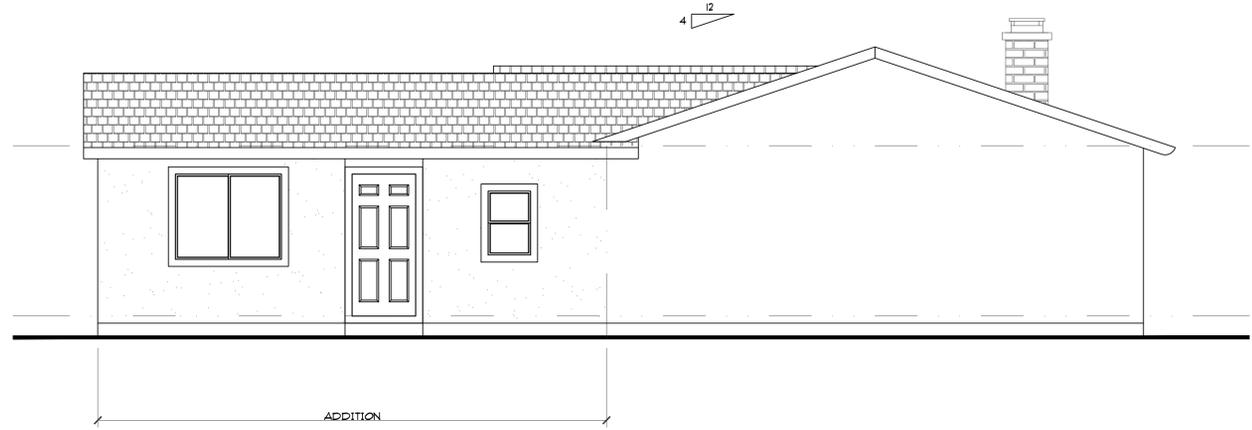
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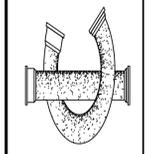
PROPOSED FRONT ELEVATION
 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
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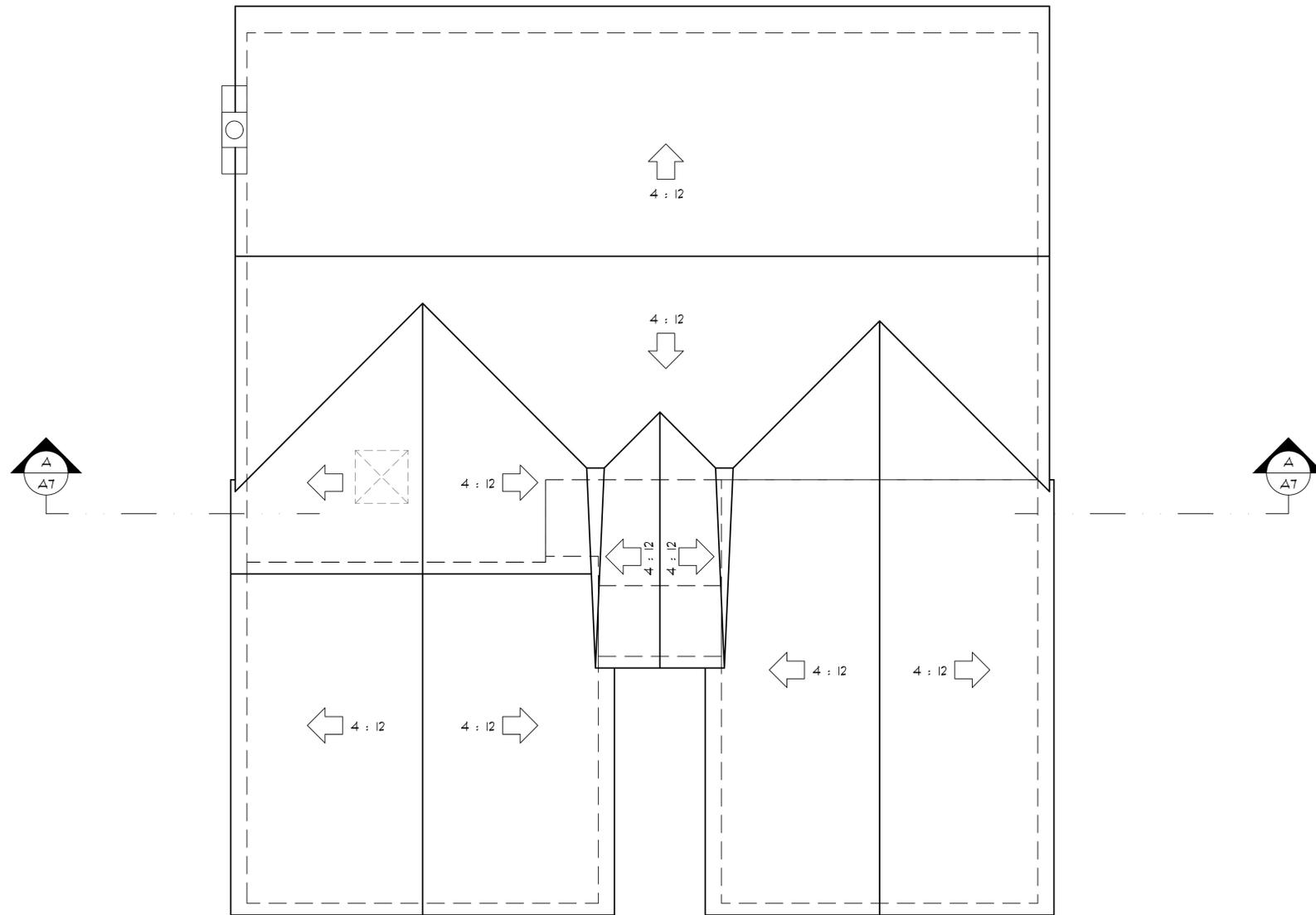
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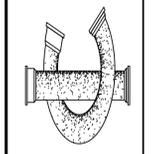
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PROPOSED ROOF PLAN
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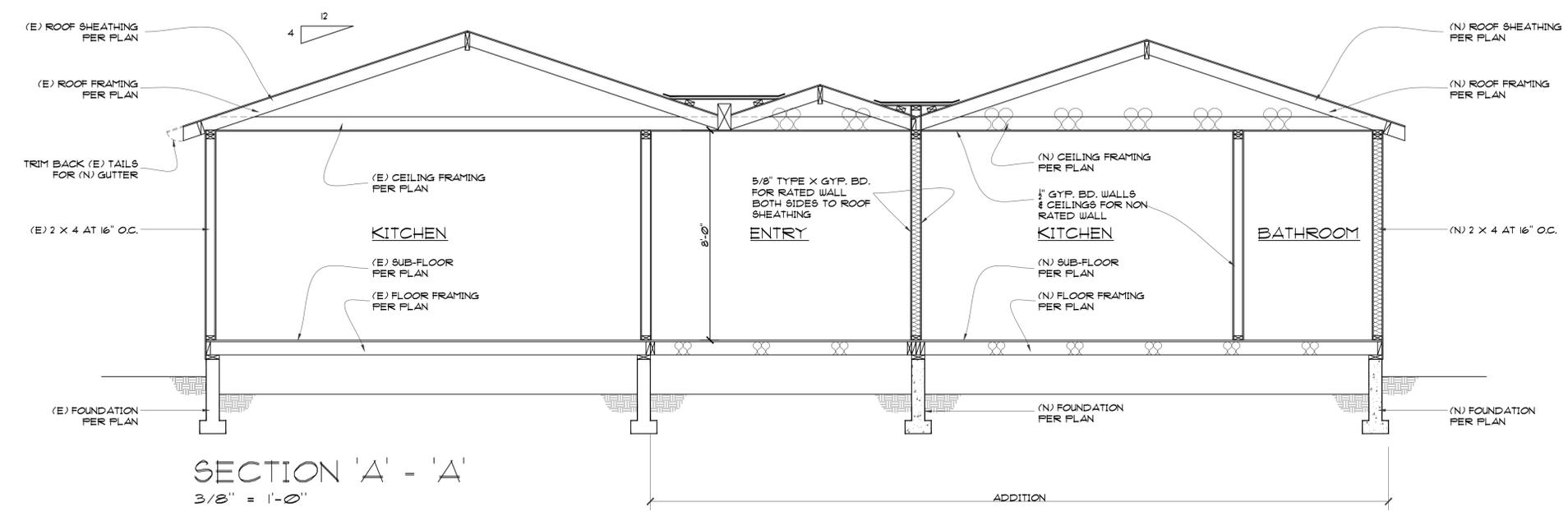
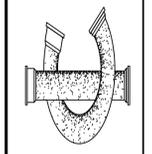
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SECTION 'A' - 'A'
3/8" = 1'-0"

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