



CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

April 5, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 440 E. McGlincy Ln.

Zoning | Area Plan: M-1 | N/A

Neighborhood Association(s): N/A

File No.: PLN-2022-32

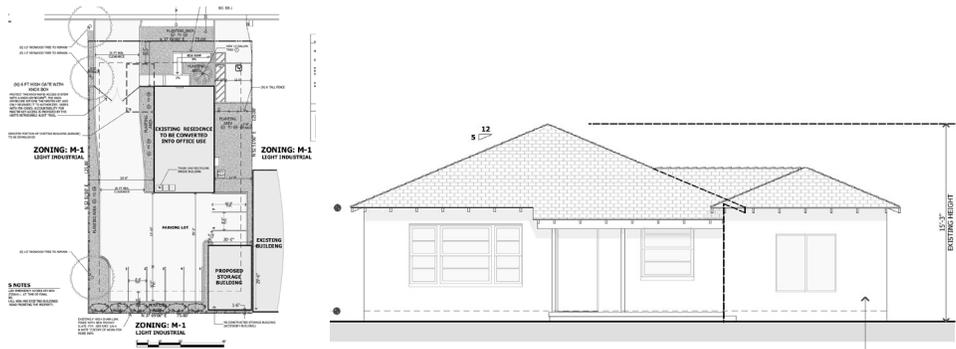
APN: 412-31-018

Applicant: Metro Design Group

Property Owner: Kenneth Burg

Application Type: Conditional Use Permit w/Site and Architectural Review

Project Description: Proposed conversion of an existing single-family dwelling structure to commercial use, construction of a 600 square-foot storage building, and associated site, landscaping, parking improvements.



Project Planner: Daniel Fam

Email Contact: danielf@campbellca.gov

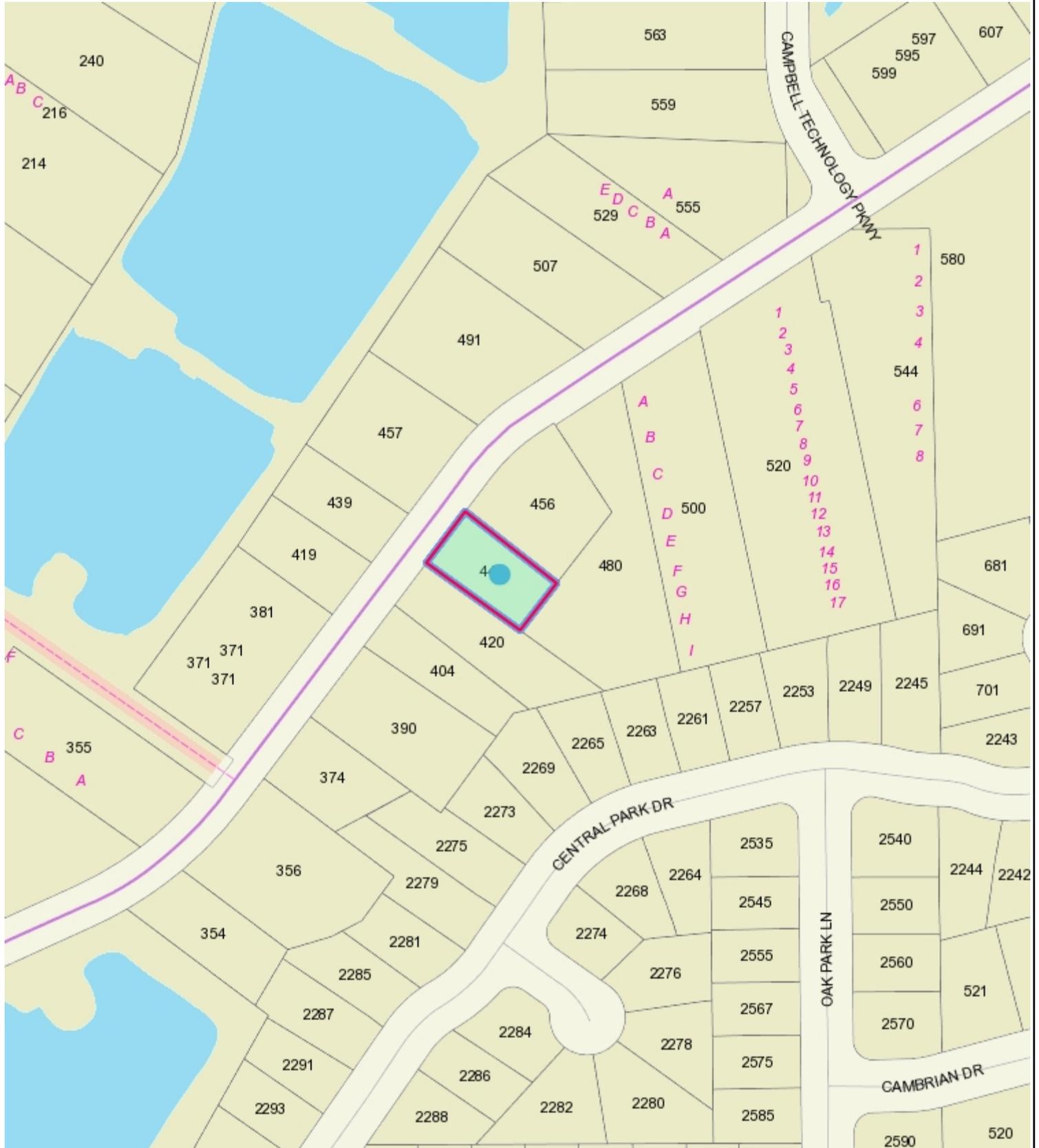
Phone Contact: (408) 866-2193

Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. To view the project plans, please scan the QR code:





Location Map for 440 E McGlincy Lane



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.

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.

- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.

- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.

- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.

- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.

- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.

- Perform major maintenance, repair jobs, vehicle and equipment washing off site.

- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.

- Do not use diesel oil to lubricate equipment or parts.

- Clean up spills immediately when they happen.

AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

PAINTING CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.

- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.

- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.

- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.

- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.

- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.

- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.

- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.

- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.

- Use recyclable materials whenever possible.

- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195

Santa Clara Valley Water District (408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant (408) 730-7270

Palo Alto Regional Water Quality Control Plant (415) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

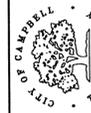
ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. **Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. **Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. **Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. **Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

Chk	By	Date	Revision	No.	Date: 07/01/03	Drawn By:	Designed By:
<p>PLAN FOR THE IMPROVEMENT OF BLUEPRINT FOR A CLEAN BAY ENCROACHMENT PERMIT NO.</p>							
							
<p>SCALE: N.T.S.</p>							
<p>SHEET: OF</p>							



VIEW '1'



VIEW '2'



VIEW '3'



VIEW '4'



VIEW '5'



VIEW '6'



**METRO
DESIGN
GROUP**

ARCHITECTURE-PLANNING-INTERIORS

1475 S. BASCOM AVE SUITE 208
CAMPBELL, CA 95008
(408)871-1071 phone
(408)871-1072 fax
www.metroarchitects.com

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PROJECT NAME
**CONDITIONAL USE PERMIT
APPLICATION**

**BELLCORE
CONSTRUCTION INC.**
440 E McGLINCY LANE
CAMPBELL, CA 95008

REVISIONS

NO.	DESCRIPTION



**EXISTING SITE
AND INTERIOR
PHOTOGRAPHS**

DATE : 4-04-22

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

DRAWN BY : CS / TS

CHECKED BY : TS

ARCHITECT : TOM SLOAN

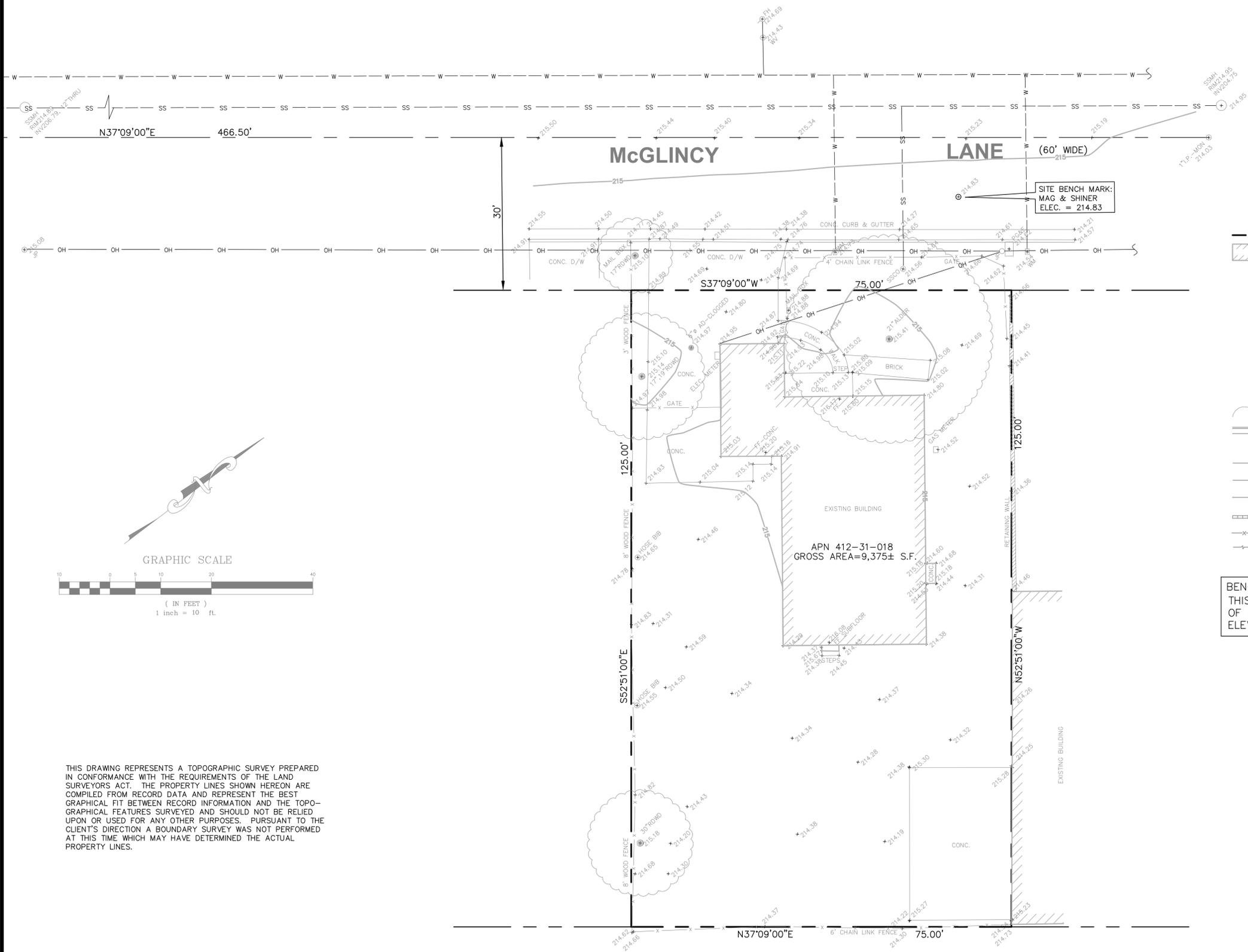
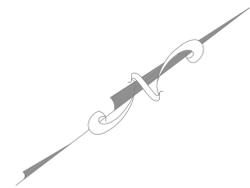
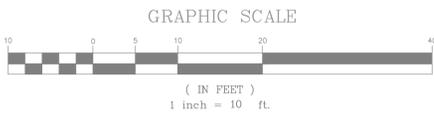
PROJECT NO : 22712

SHEET NUMBER

A-2.0

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF GIULIANI & KULL, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETED PROJECT. IF, HOWEVER ANOTHER ENGINEERING AND/OR SURVEYING FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF GIULIANI & KULL, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF GIULIANI & KULL, INC. HAD PERFORMED THE STAKING WORK.

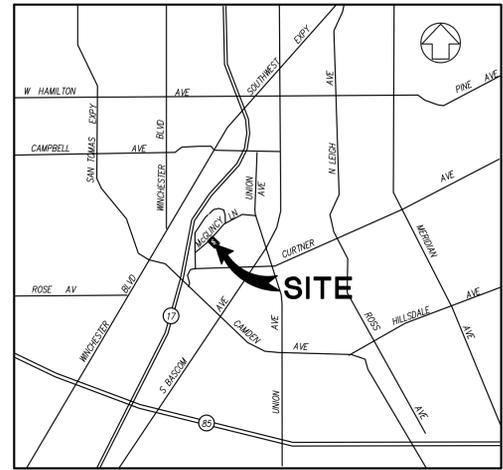
THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- TREE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JOINT POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- IRRIGATION CONTROL VALVE
- CONTOUR LINE
- CONC. CURB & GUTTER
- CATCH BASIN
- WATER LINE (APPROX. LOCATION)
- STORM DRAIN LINE (APPROX. LOCATION)
- SANITARY SEWER LINE (APPROX. LOCATION)
- RETAINING WALL
- FENCE LINE
- EDGE OF PAVEMENT

BENCH MARK:
THIS SURVEY IS BASED ON THE CITY OF CAMPBELL BM #42
ELEVATION = 218.325



VICINITY MAP
N.T.S.



Rodd Rowlett

NO.	DATE	REVISIONS

Giuliani & Kull - San Jose, Inc.
Engineers & Planners • Surveyors
4880 Stevens Creek Blvd, Suite 100
San Jose, California 95129
(408) 615-4000

440 E. McGLINCHEY LANE
CAMPBELL, CALIFORNIA

TOPOGRAPHIC SURVEY

SHEET
A-3.0
JOB NO.
21149

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PROJECT NAME
CONDITIONAL USE PERMIT APPLICATION

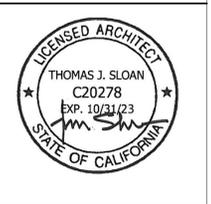
BELLCORE CONSTRUCTION INC.
440 E McGLINCY LANE
CAMPBELL, CA 95008

REVISIONS

NO.	DESCRIPTION

NO.	DESCRIPTION

NO.	DESCRIPTION



PROPOSED SITE PLAN

DATE : 4-04-22
SCALE : 1/4" = 1'-0"
DRAWN BY : CS / TS
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 22712

SHEET NUMBER

A-3.1

FIRE DEPARTMENT NOTES

- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SCCFD'S SPECIFICATION SI-7-CONSTRUCTION SITE FIRE SAFETY.
- FIRE DEPARTMENT ACCESS TO THE SITE, THE BUILDING, AND TO ALL FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED AT ALL TIMES, IN ACCORDANCE WITH CFC CHAPTER 5. NO OBSTRUCTION SUCH AS VEHICLES, STORAGE, AND OTHER MATERIALS OR OBJECTS SHALL BE PLACED OR KEPT IN A MANNER THAT WOULD PREVENT THE 25' BACKUP/ FIRE LANE, GATE AND EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE.
- NO HAZARDOUS MATERIALS SHALL BE STORED IN ANY BUILDING.
- GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION G-1 AS WELL AS CFC 503.5 AND 503.6.
- ELECTRIC GATE OPERATORS SHALL BE INSTALLED IN ACCORDANCE WITH UL 325, AND SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.
- GATES EQUIPPED WITH ELECTRONIC CONTROL DEVICES SHALL HAVE AN APPROVED FIRE DEPARTMENT OVERRIDE KNOX KEY SWITCH, WHICH SHALL OPEN THE GATE AND CAUSE IT TO REMAIN IN THE OPEN POSITION UNTIL RESET BY EMERGENCY RESPONSE PERSONNEL, AND THAT WILL ALLOW OPERATION OF THE GATE DURING POWER OUTAGES, IN ACCORDANCE WITH CFC 506.1.1.
- GATES SHALL BE ADEQUATELY SUPPORTED TO PREVENT DRAGGING, AND SHALL BE OPERABLE BY ONE PERSON.
- FIRE EXTINGUISHERS: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND SHALL BE MOUNTED ON A WALL OR POST AT EACH USABLE STAIRWAY AND SUCH THAT THE TRAVEL DISTANCE TO ANY EXTINGUISHER DOES NOT EXCEED 75 FT. MOUNTING HEIGHT TO THE TOP OF THE EXTINGUISHER SHALL NOT EXCEED 5 FEET. EXTINGUISHERS SHALL NOT HAVE LESS THAN A 2A10BC RATING OR AS OTHERWISE DIRECTED BY THE FIRE DEPARTMENT. THE GENERAL CONTRACTOR SHALL ENSURE THAT AN ADEQUATE NUMBER OF INDIVIDUALS ARE TRAINED IN THE PROPER USE OF PORTABLE FIRE EXTINGUISHERS. FIRE EXTINGUISHERS SHALL ALSO BE LOCATED IN STORAGE SHEDS AND CONTRACTOR TRAILER

(N) 6 FT HIGH GATE WITH KNOX BOX
PROTECT THE KNOX RAPID ACCESS SYSTEM WITH A KNOX KEYSECURE®. THE KNOX KEYSECURE RETAINS THE MASTER KEY AND ONLY RELEASES IT TO AUTHORIZED USERS WITH PIN CODES. ACCOUNTABILITY FOR MASTER KEY ACCESS IS PROVIDED BY THE UNIT'S RETRIEVABLE AUDIT TRAIL.

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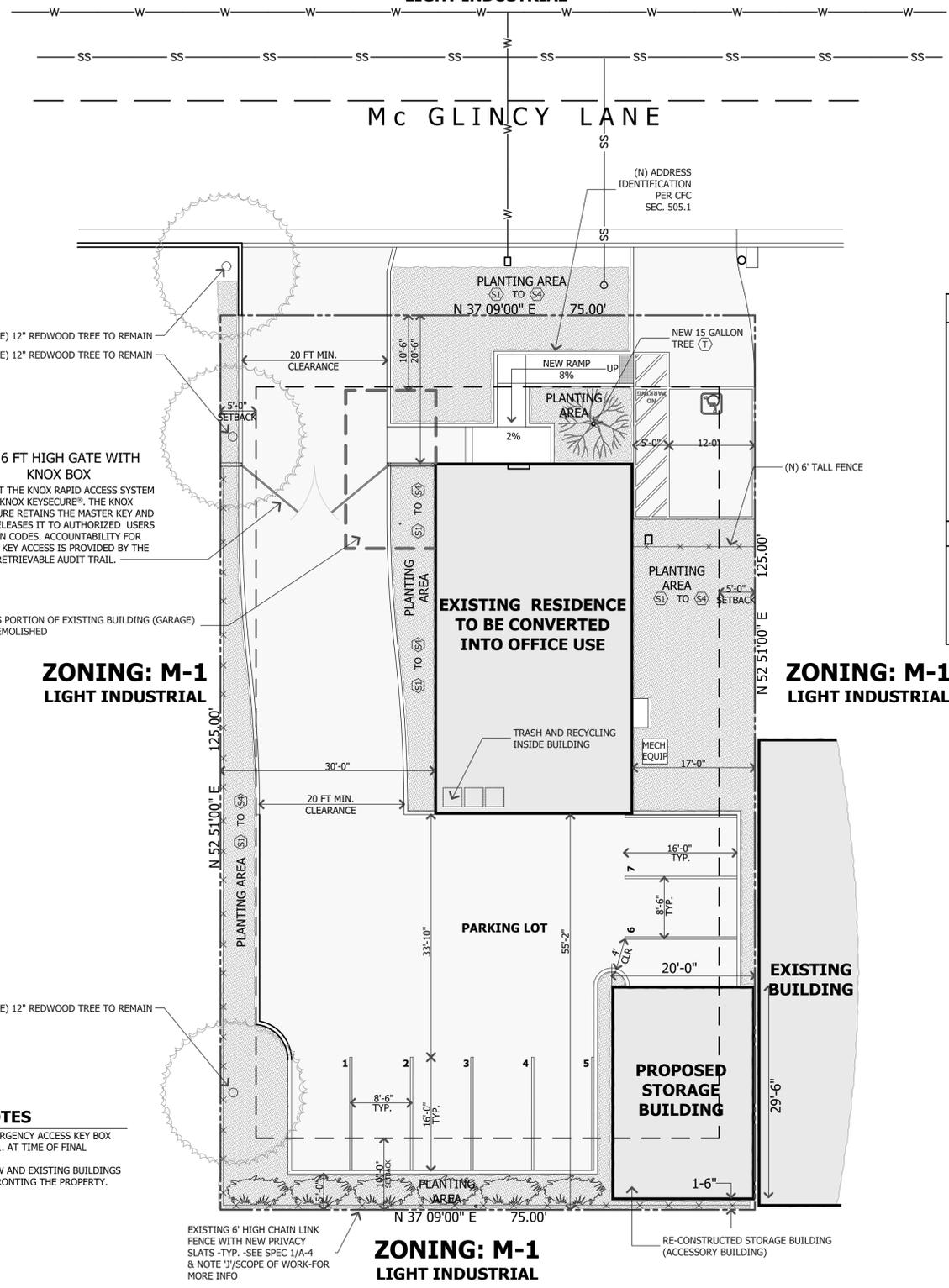
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ZONING: M-1 LIGHT INDUSTRIAL



ZONING: M-1 LIGHT INDUSTRIAL

ZONING: M-1 LIGHT INDUSTRIAL

ZONING: M-1 LIGHT INDUSTRIAL



LEGEND

PROPERTY LINE: Dashed line

NEW 8' HIGH FENCE: Line with 'x' markers

EXISTING BUILDING: Solid black rectangle

PROPOSED ACCESSIBLE PATH: Line with diagonal hatching

PROPOSED DETECTABLE WARNING SURFACE: Solid grey rectangle

FIRE EXTINGUISHER - TYP. OF 1 - SEE FIRE DEPARTMENT NOTES - NOTE #8

LED EMERGENCY & EXIT COMBINATION - TYP. OF 1 MANUFACTURER: "NORA", MODEL: NEX-730-LED VOLTAGE: 120V OR 277V INPUT; WATTAGE: 2.8 W NORMAL OPERATION, 3.5 W EMERGENCY OPERATION LIGHT SOURCE: EXIT: LED STRIP, NORMAL OPERATION EMERGENCY: LED STRIP & 2 WEDGE BASE LED LAMPS MEETS OR EXCEEDS: UL924, NEC, OSHA AND NFPA LIFE SAFETY CODE REQUIREMENTS

STROBE - EMERGENCY LIGHTING - TYP. OF 3

OCCUPANCY LOAD CALCULATION PER CFC TABLE 1004.1.2

OCCUPANCY	FLOOR AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	NO. OF REQUIRED EXITS
GARAGE	445 SF	-	0	1
OFFICE	938 SF	225 SF	4.17	1
STORAGE	445 SF	300 SF	1.48	1
TOTAL	1,383 SF	-	5.66	1

FLOOR AREA CALCULATION: 10,000 SF

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	IRRIGATION	
SHRUBS / GRASSES						
(S1) TO (S4)		ASSORTED SHRUBS	1 GAL	11	PER CALIFORNIA WATER EFFICIENCY LANDSCAPE ORDINANCE	
GROUND COVER						
(G1) MULCH						
TREES						
(T)	LAGERSTROEMIA INDICA	GRAPE MYRTLE	#15	1		

EXISTING TREE TO REMAIN: REDWOOD (SEQUOIA SEMPERVIRENS)

PROPOSED SHRUBS: (S1) TO (S4)

PROPOSED GROUND COVER: (G1) MULCH

PROPERTY LINE MITIGATION: (PODOCARPUS GRACILIOR)

TABULATION OF LANDSCAPE AREA

DESCRIPTION	AREA
ASSORTED SHRUBS AREA WITH MULCH GROUND COVER:	1,607 SQ. FT.
EXISTING PLANTING STRIP AREA:	N / A
PROPERTY LINE MITIGATION (SCREENED AREA):	198 SQ. FT.
TOTAL LANDSCAPE AREA:	1,805 SQ. FT.
SITE AREA:	10,125 SQ. FT. 100.00 %
LANDSCAPE AREA:	1,805 SQ. FT. 18 %

KNOX BOX AND PROJECT ADDRESS NOTES

KNOX BOX - NOTE: THE BUILDING SHALL BE EQUIPPED WITH A PERMANENTLY INSTALLED EMERGENCY ACCESS KEY BOX (KNOX BOX), CONFORMING TO FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION K-1. AT TIME OF FINAL INSPECTION, ACCESS KEYS SHALL BE PROVIDED TO THE FIRE DEPARTMENT. (CFC 506)

PROJECT ADDRESS NOTE: APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. (CFC/505.1)



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www.metroarchitects.com

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PROJECT NAME
CONDITIONAL USE PERMIT APPLICATION

BELLCORE CONSTRUCTION INC.
440 E McGLINCY LANE
CAMPBELL, CA 95008

REVISIONS

NO.	DESCRIPTION



EXISTING FLOOR PLAN

EXISTING ROOF PLAN

DATE : 4-04-22

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

DRAWN BY : CS / TS

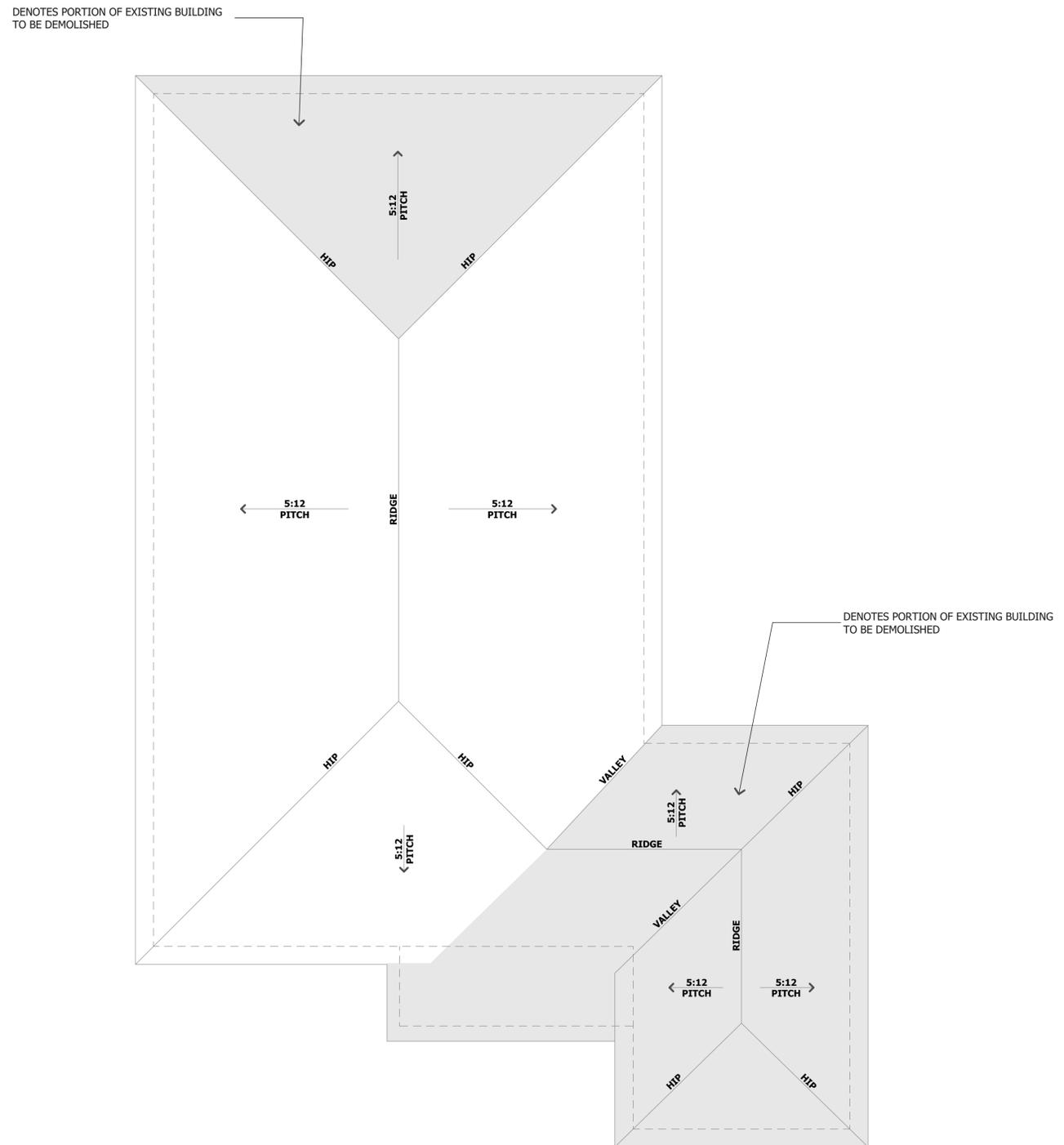
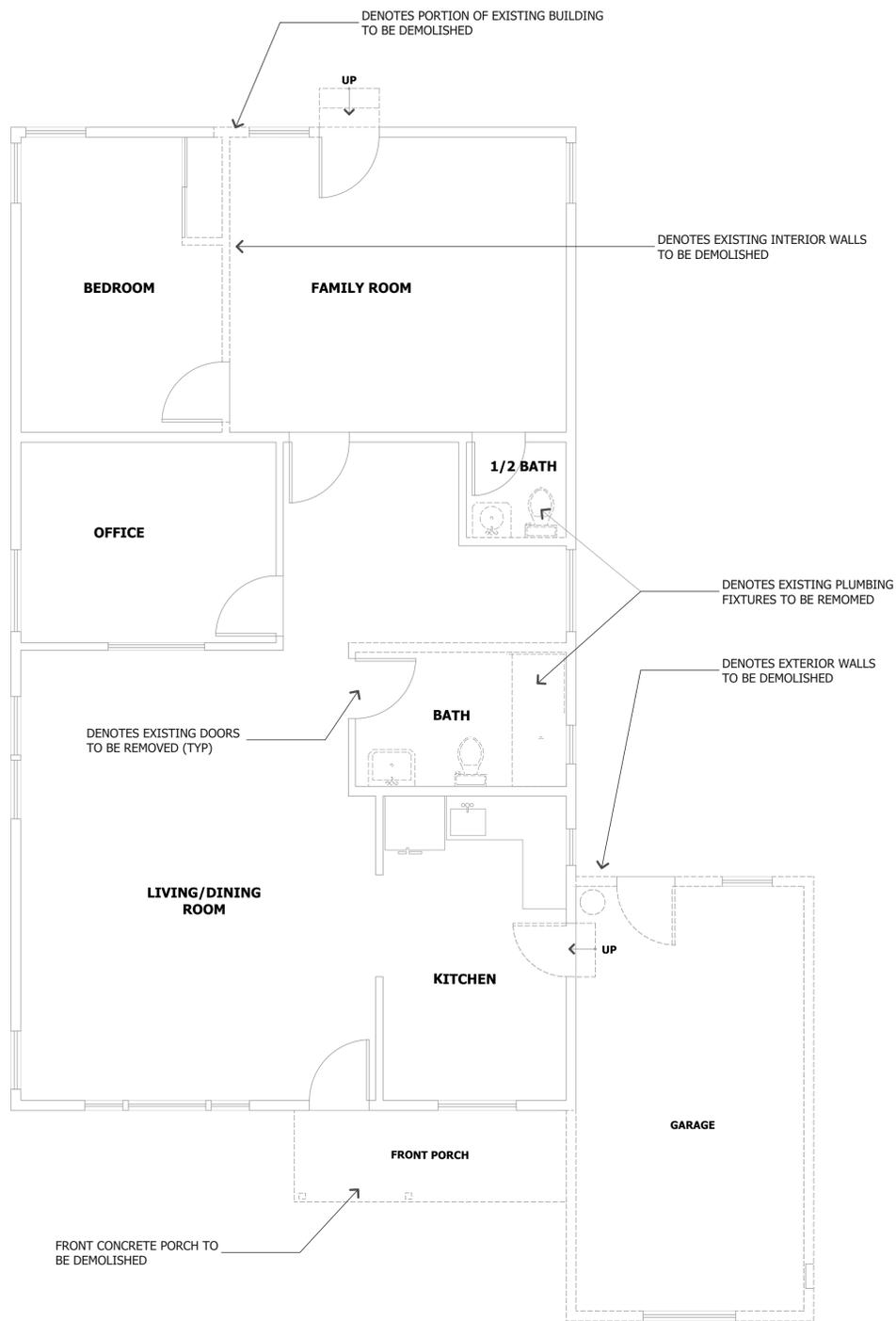
CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 22712

SHEET NUMBER

A-4.1





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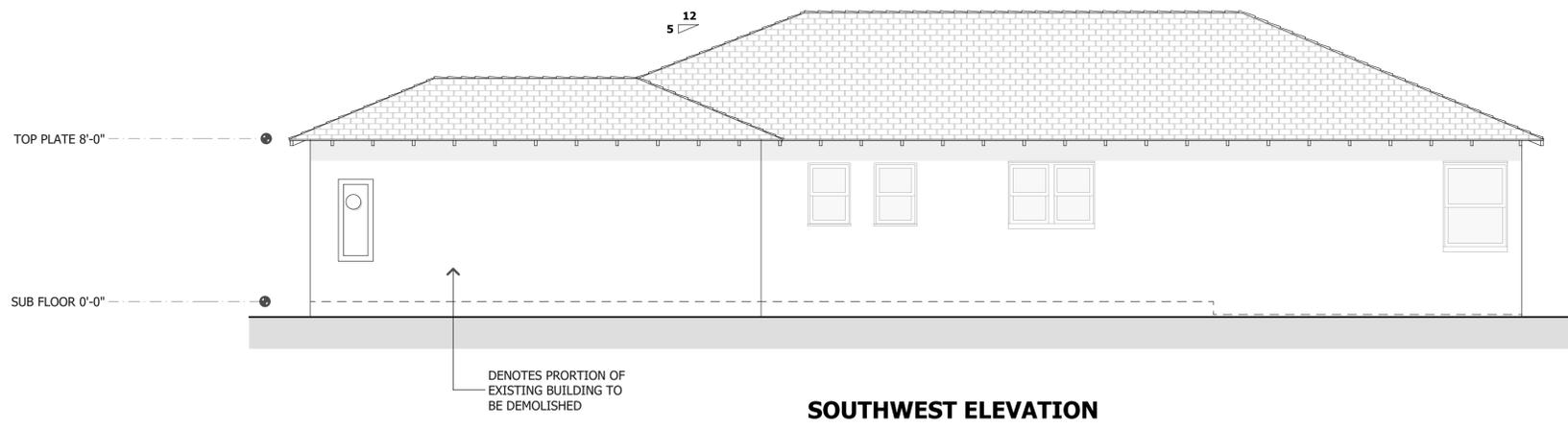
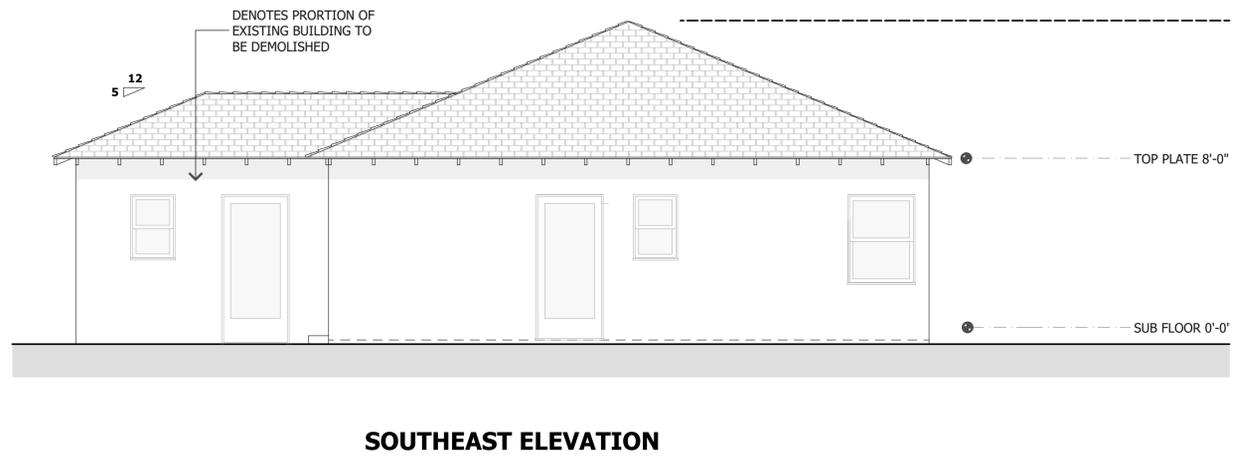
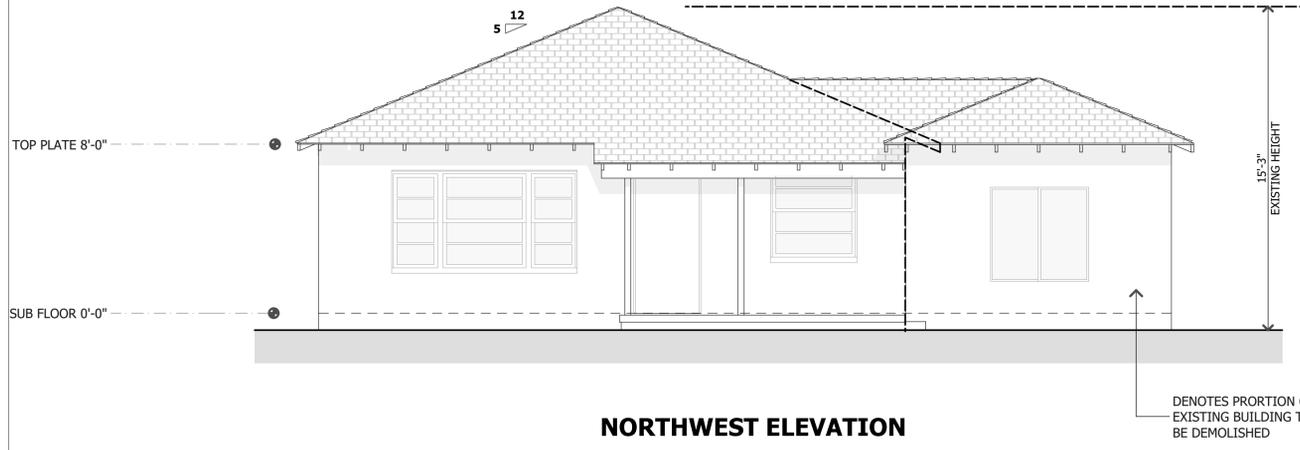
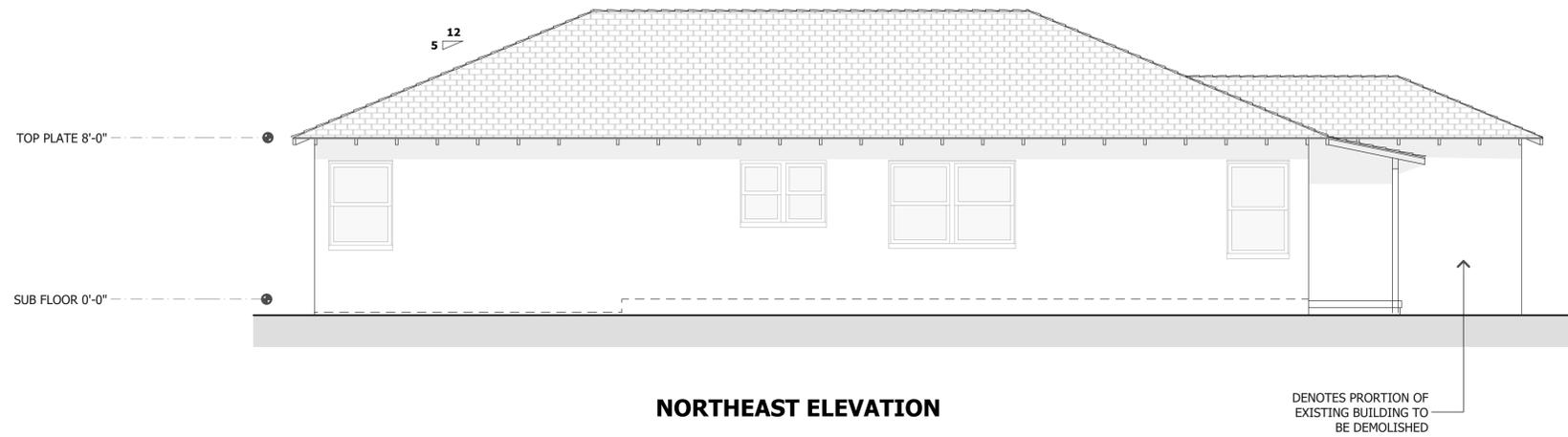
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REVISIONS

NO.	DESCRIPTION



**EXISTING
EXTERIOR
ELEVATIONS**

DATE : 4-04-22
SCALE : 1/4" = 1'-0"
DRAWN BY : CS / TS
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 22712

SHEET NUMBER

A-4.2



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NO.	DESCRIPTION



PROPOSED FLOOR PLAN

PROPOSED ROOF PLAN

DATE : 4-04-22

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

DRAWN BY : CS / TS

CHECKED BY : TS

ARCHITECT : TOM SLOAN

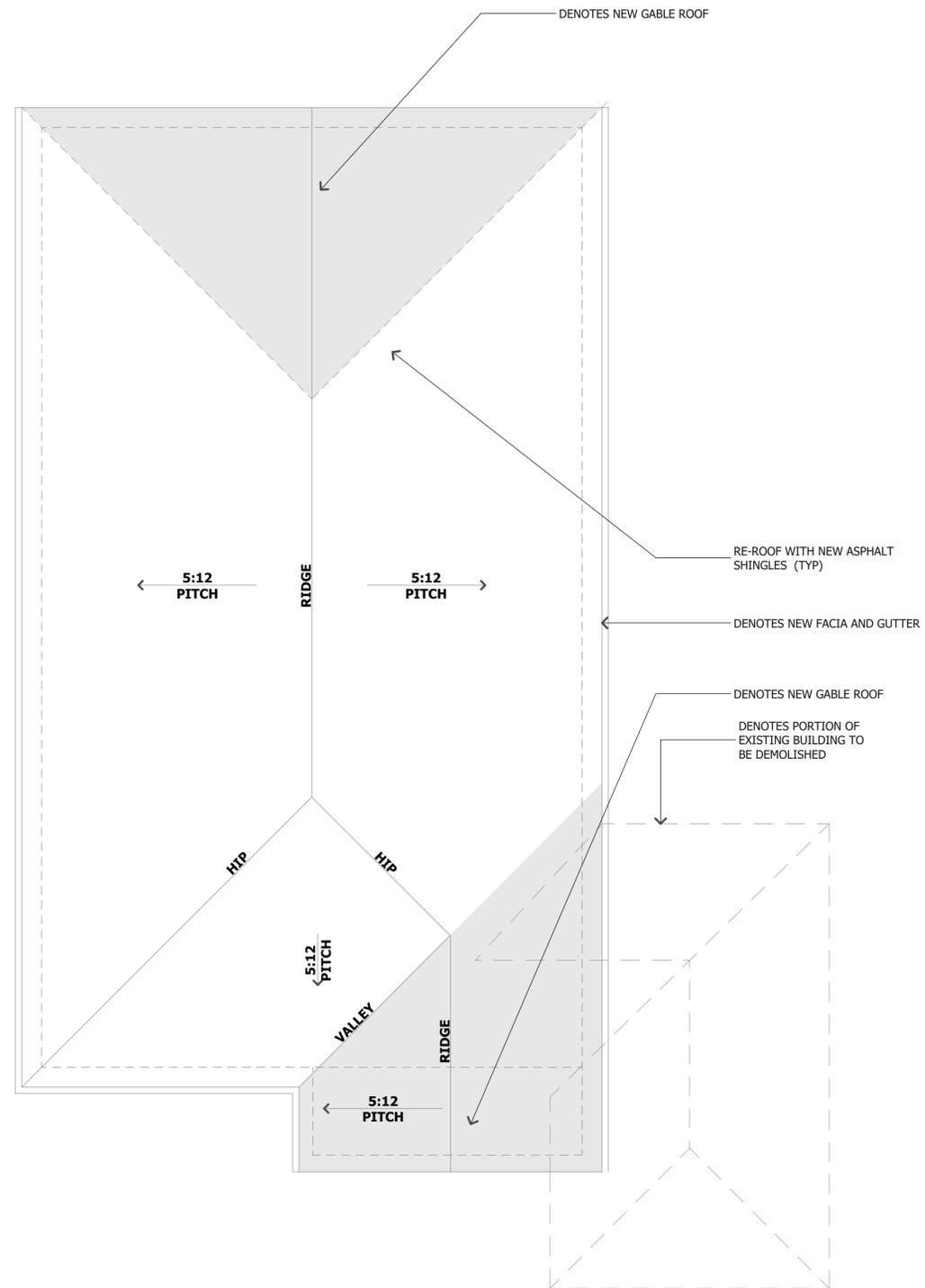
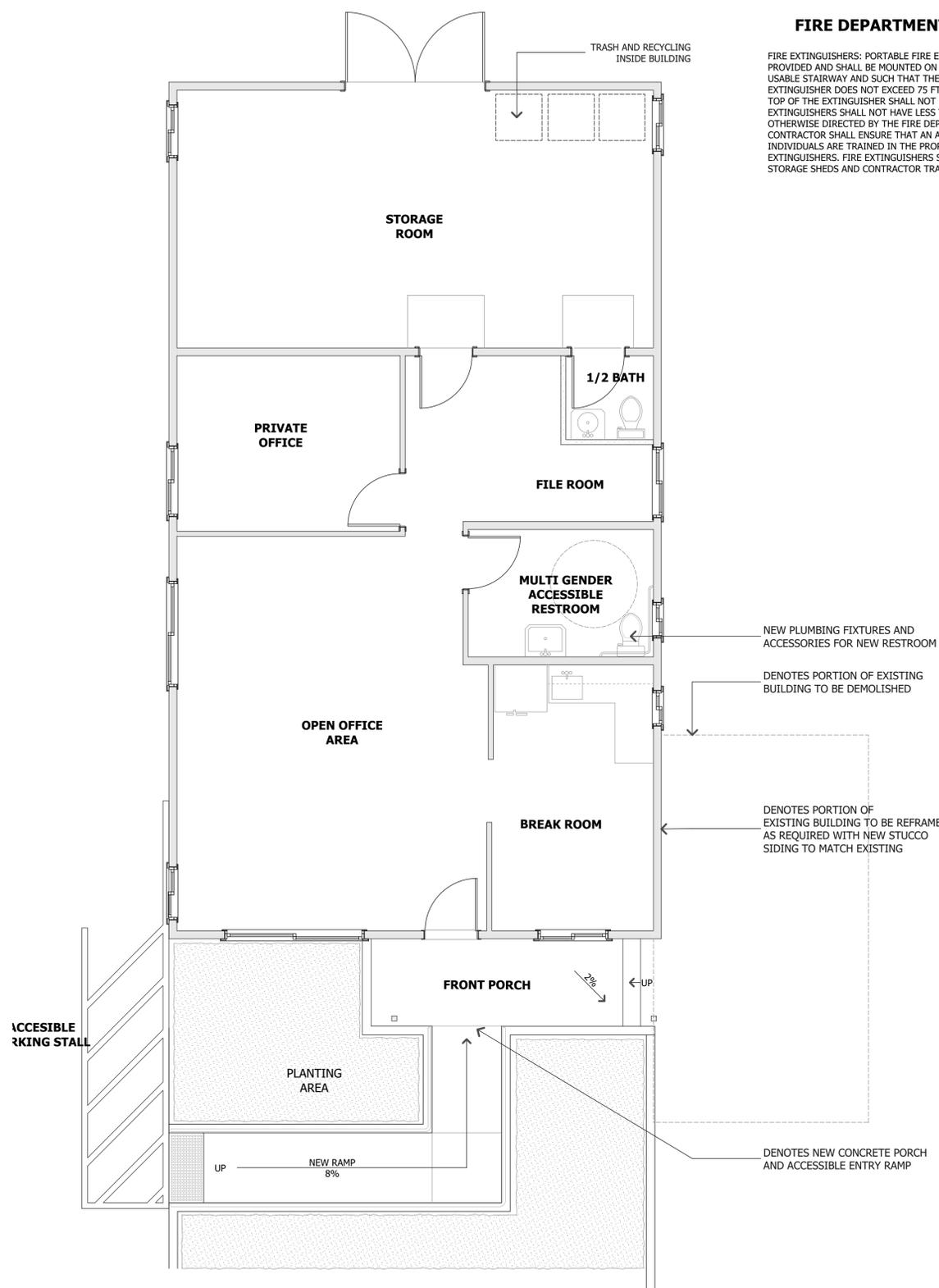
PROJECT NO : 22712

SHEET NUMBER

A-4.3

FIRE DEPARTMENT NOTES

FIRE EXTINGUISHERS: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND SHALL BE MOUNTED ON A WALL OR POST AT EACH USABLE STAIRWAY AND SUCH THAT THE TRAVEL DISTANCE TO ANY EXTINGUISHER DOES NOT EXCEED 75 FT. MOUNTING HEIGHT TO THE TOP OF THE EXTINGUISHER SHALL NOT EXCEED 5 FEET. EXTINGUISHERS SHALL NOT HAVE LESS THAN A 2A10BC RATING OR AS OTHERWISE DIRECTED BY THE FIRE DEPARTMENT. THE GENERAL CONTRACTOR SHALL ENSURE THAT AN ADEQUATE NUMBER OF INDIVIDUALS ARE TRAINED IN THE PROPER USE OF PORTABLE FIRE EXTINGUISHERS. FIRE EXTINGUISHERS SHALL ALSO BE LOCATED IN STORAGE SHEDS AND CONTRACTOR TRAILER





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PROJECT NAME

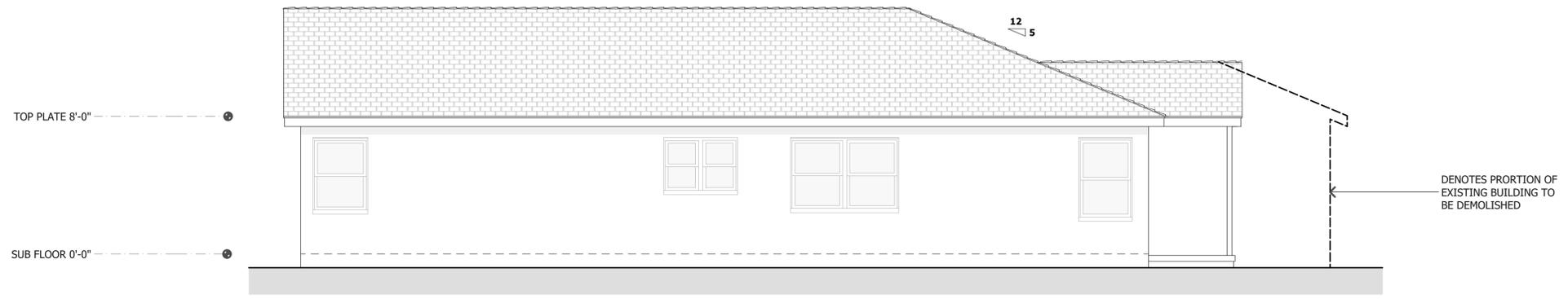
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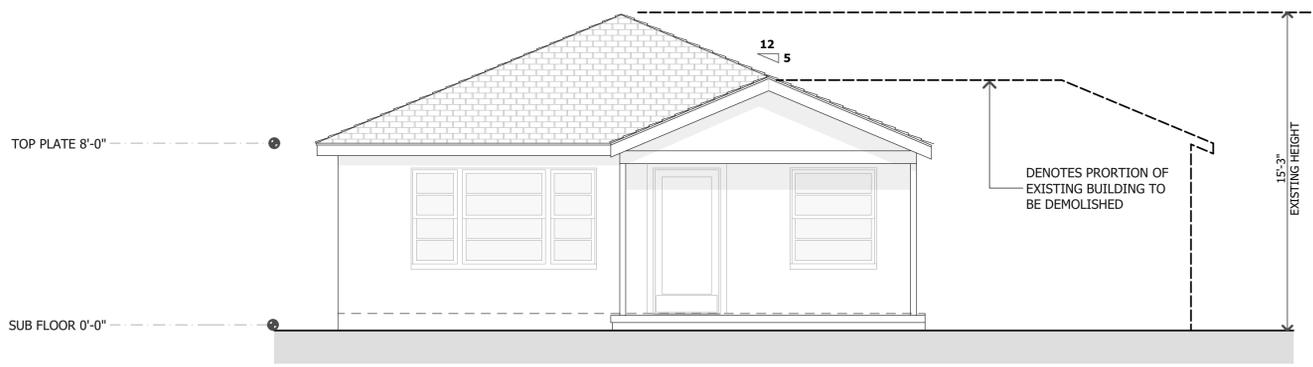
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REVISIONS

NO.	DESCRIPTION



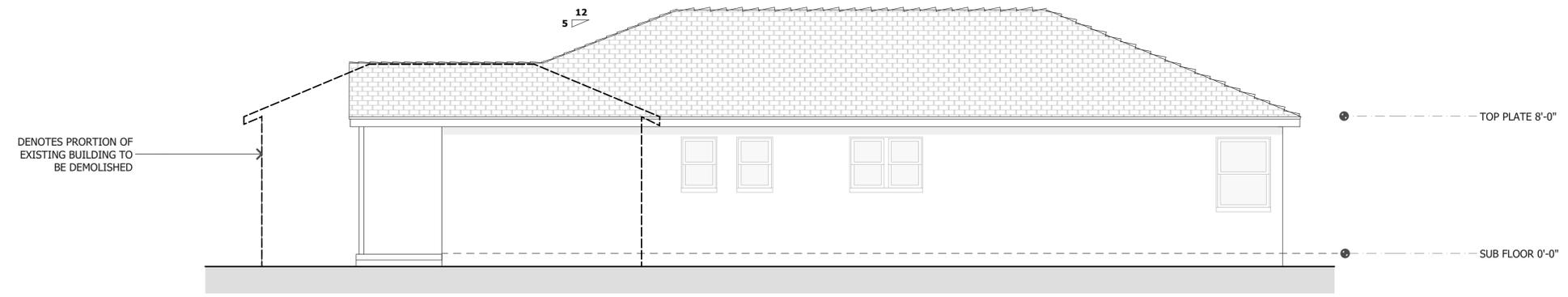
NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



**PROPOSED
EXTERIOR
ELEVATIONS**

DATE : 4-04-22

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

DRAWN BY : CS / TS

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 22712

SHEET NUMBER

A-4.4



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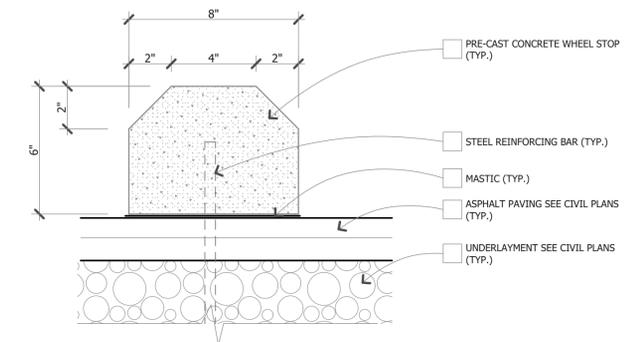


PROPOSED ACCESSIBILITY PLAN

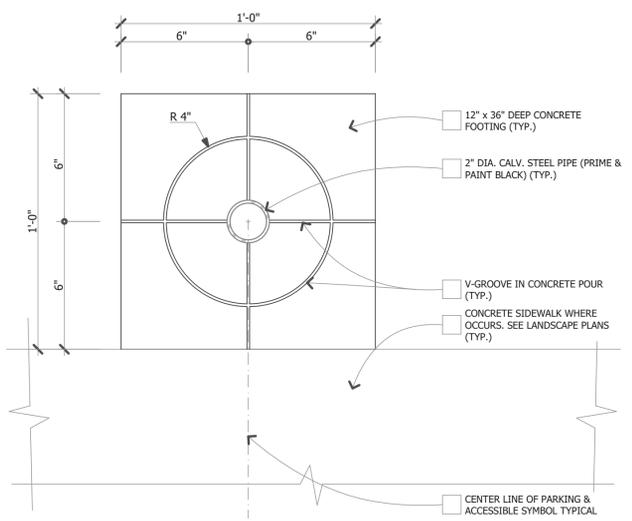
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ARCHITECT : TOM SLOAN
PROJECT NO : 22712

SHEET NUMBER

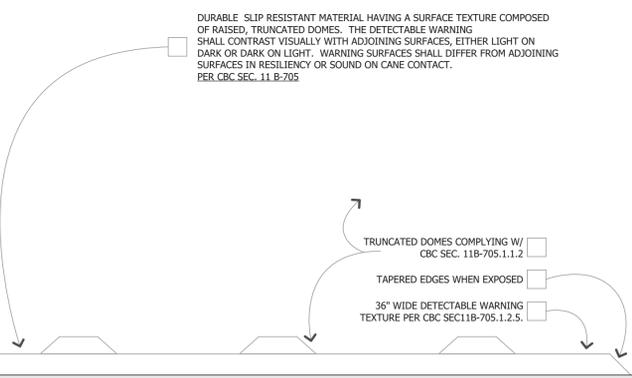
A-5.0



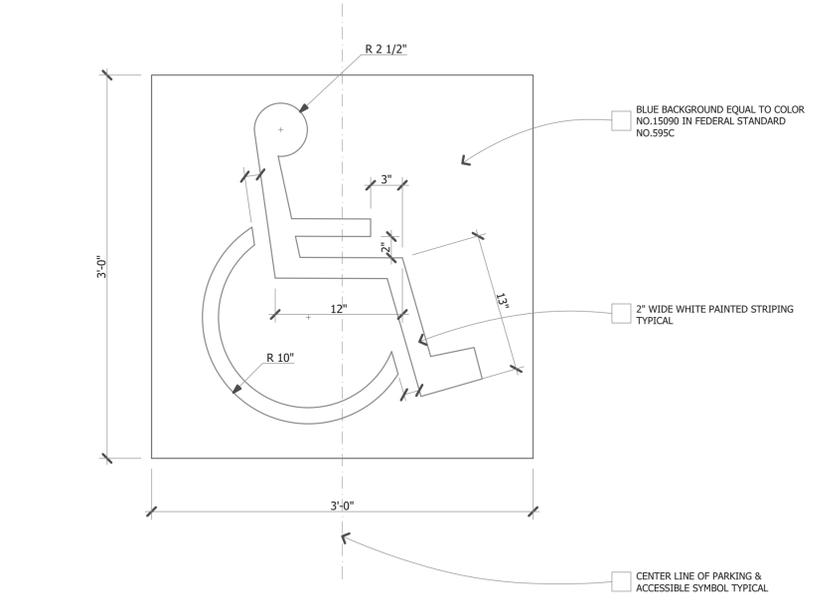
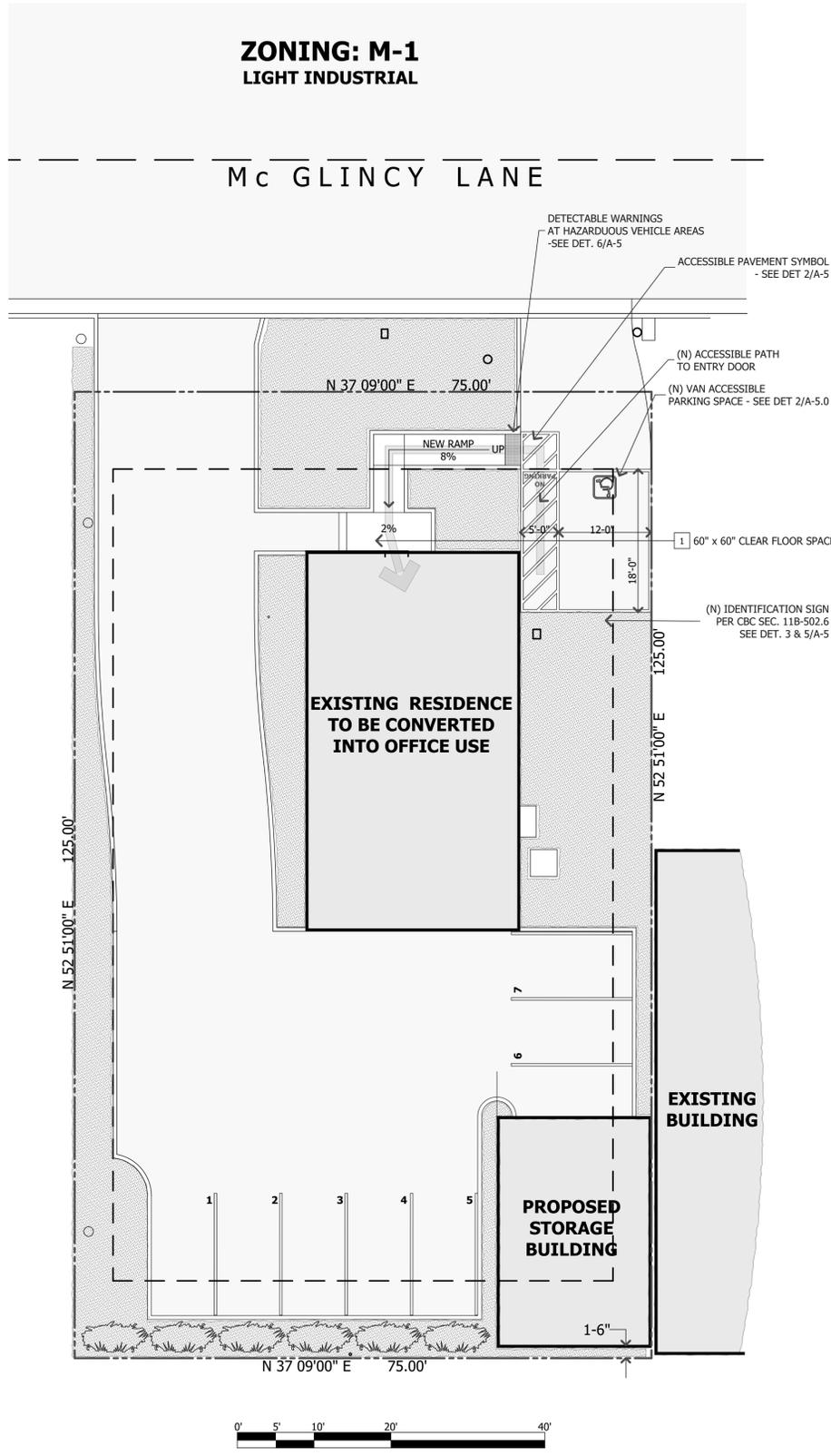
4 WHEEL STOP DETAIL
Scale 3" = 1' - 0"



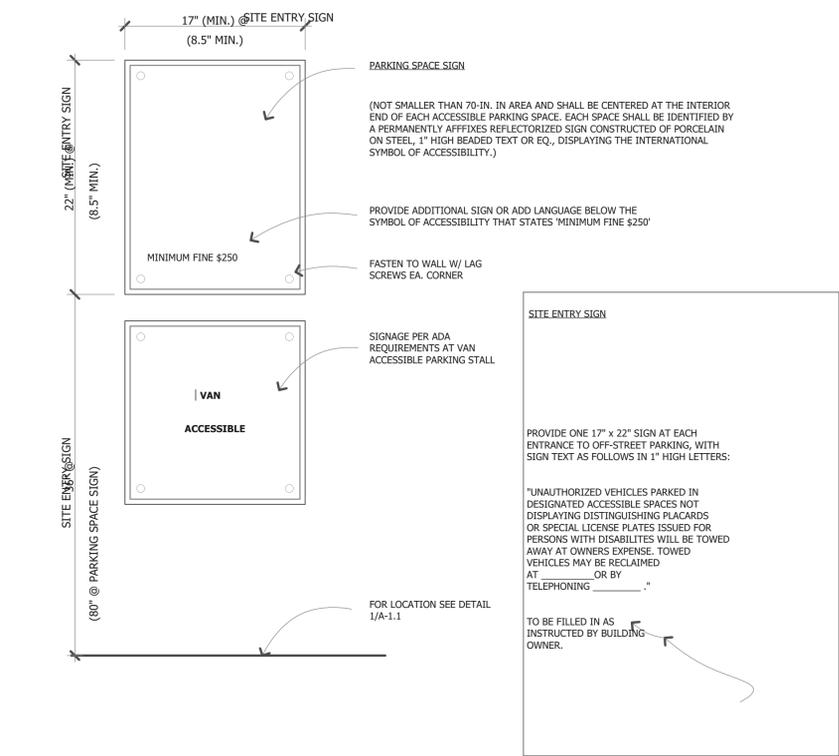
5 ACCESSIBLE SIGN POST BASE
Scale 3" = 1' - 0"



6 DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS
Not to Scale



2 ACCESSIBLE PAVEMENT SYMBOL
Scale 1" = 1' - 0"



3 ACCESSIBLE PARKING SIGNS
Scale 1" = 1' - 0"