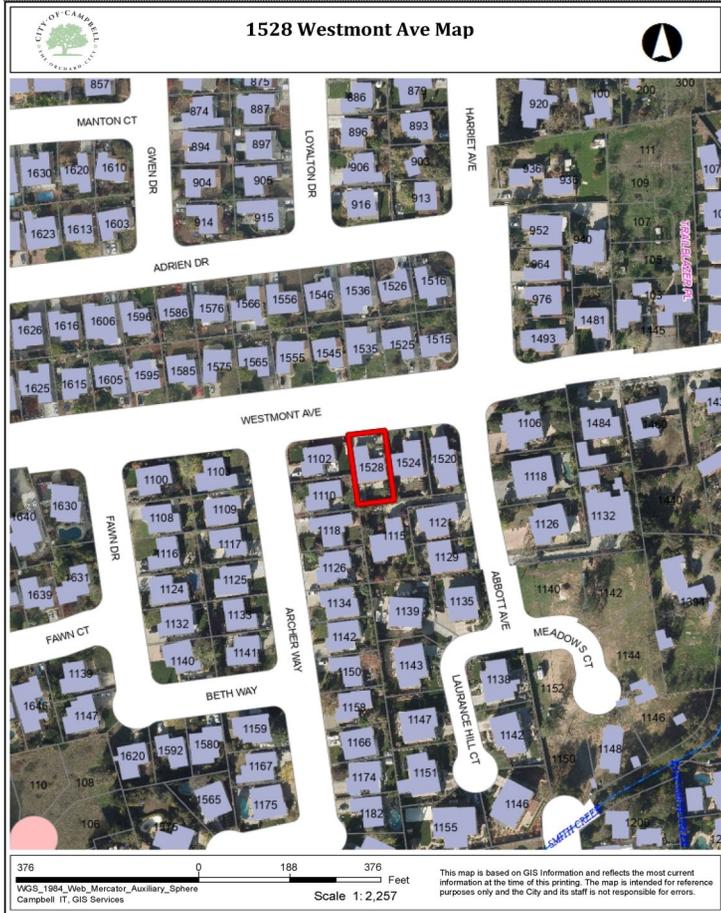
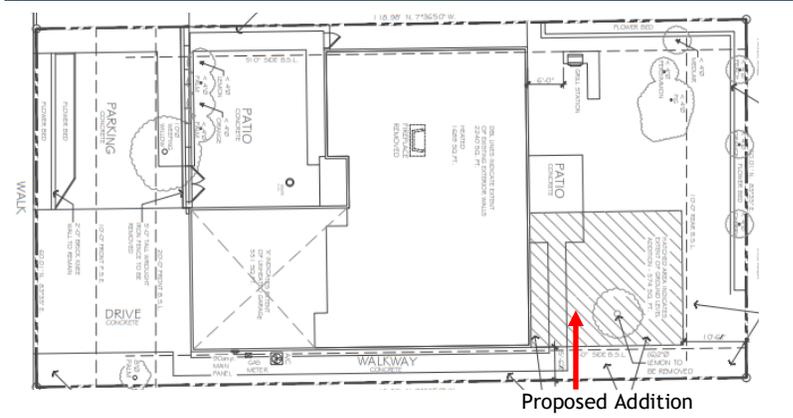


## Location of Proposed Project



City of Campbell  
70 North First Street  
Campbell, CA 95008 -1423

## Project Image



# Notice of Decision on Proposed Project

Dear Campbell Resident,

June 5, 2024

The Community Development Director will be rendering a decision on the following project.

**Project Address:** 1528 Westmont Ave

**Zoning | Area Plan:** R-1-6 | STANP

**Neighborhood Association(s):** Westmont Neighborhood Association

**File No:** PLN-2024-48

**APN:** 403-13-115

**Applicant:** Aaron Winklebleck, Orchard Home Design

**Property Owner:** Farouk Dey

**Project Planner:** Ishwarya, Planning Technician

**Email Contact:** [ishwarya@campbellca.gov](mailto:ishwarya@campbellca.gov)

**Phone Contact:** (408) 866-2163

## Project Description:

To allow an approximately 574 square-foot addition to an existing single-story residence and interior remodel.

## Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **June 5, 2024**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **June 14, 2024**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.

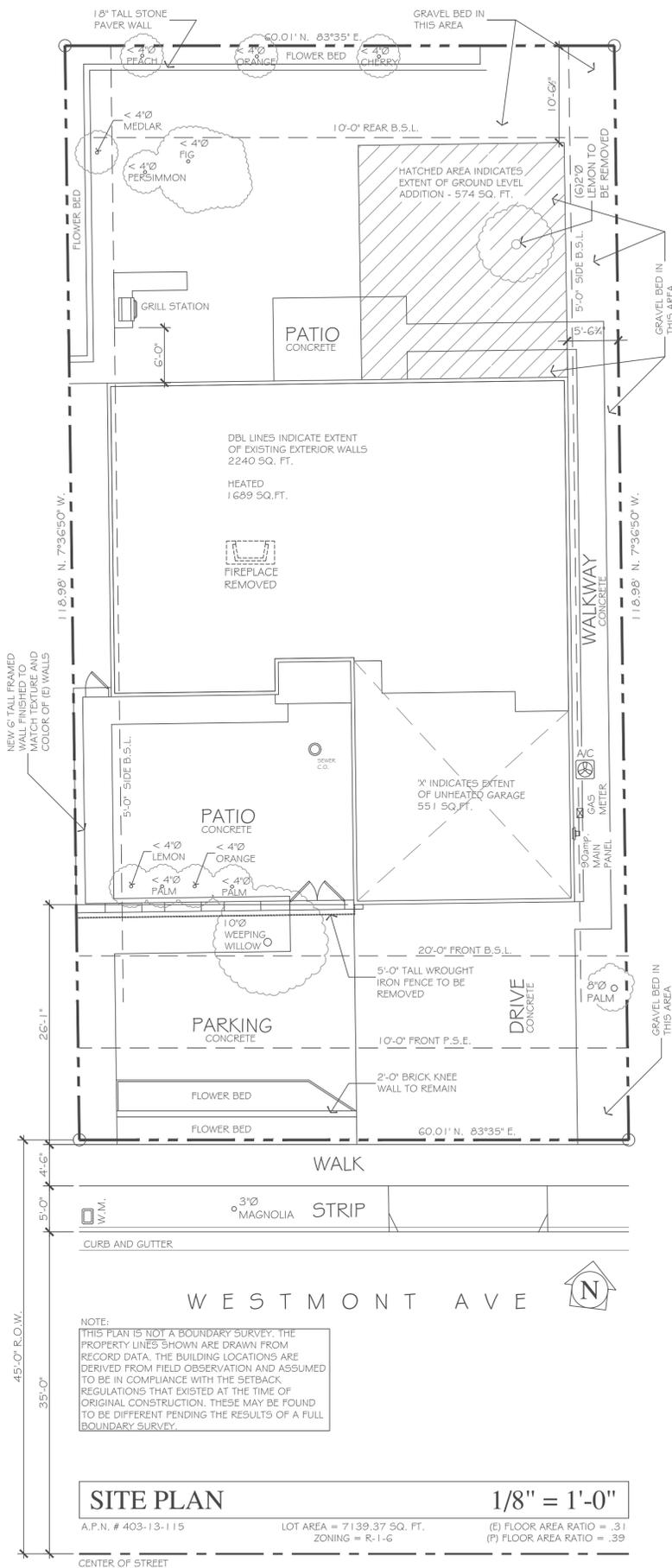


- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal.  
To view the project plans, please scan the QR code.

\*\*Asistencia en Español disponible,  
Simplemente marque (408) 866-2140 y pida traducción en Español





#	SIZE	SPECIES (COMMON)	SCIENTIFIC NAME	REMAIN/REMOVE
1	< 4" Ø	PEACH TREE	FICUS CARICA	REMAIN
2	< 4" Ø	ORANGE TREE	CITRUS x SINENSIS	REMAIN
3	< 4" Ø	CHERRY TREE	PRUNUS AVIUM	REMAIN
4	< 4" Ø	MEDLAR TREE	MESPIUS GERMANICA	REMAIN
5	< 4" Ø	PERSIMMON TREE	DIOSPYROS VIRGINIANA	REMAIN
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11	< 4" Ø	PALM TREE	ARECACEAE	REMAIN
12	1'0" Ø	WEeping WILLOW	SALIX BABYLONICA	REMAIN
13	Ø	PALM TREE	ARECACEAE	REMAIN
14	3' Ø	MAGNOLIA TREE	MAGNOLIA VIRGINIANA	REMAIN

- CITY OF CAMPBELL NOTES:**
- THE PROJECT SHALL COMPLY WITH THE WASTE MANAGEMENT PLAN (DEFERRED SUBMITTAL)
  - SERVICE PROVIDERS: SAN JOSE WATER COMPANY, PACIFIC GAS AND ELECTRIC (PG&E), WEST VALLEY SANITATION DISTRICT, AND WEST VALLEY COLLECTION AND RECYCLING;
  - NO PRODUCT MAY BE USED THAT EXCEEDS CALIFORNIA'S MAXIMUM LIMITS ON VOLATILE ORGANIC COMPOUNDS (VOC)
  - CONSTRUCTION HOURS ARE LIMITED TO 8 AM TO 5 PM MONDAY THROUGH FRIDAY AND 9 AM TO 4 PM SATURDAY. NO CONSTRUCTION ON SUNDAYS AND HOLIDAYS"

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**SCOPE OF WORK**

SINGLE STORY MASTER BEDROOM SUITE ADDITION, # KITCHEN AND BATHROOM REMODEL TO SINGLE FAMILY RESIDENCE.

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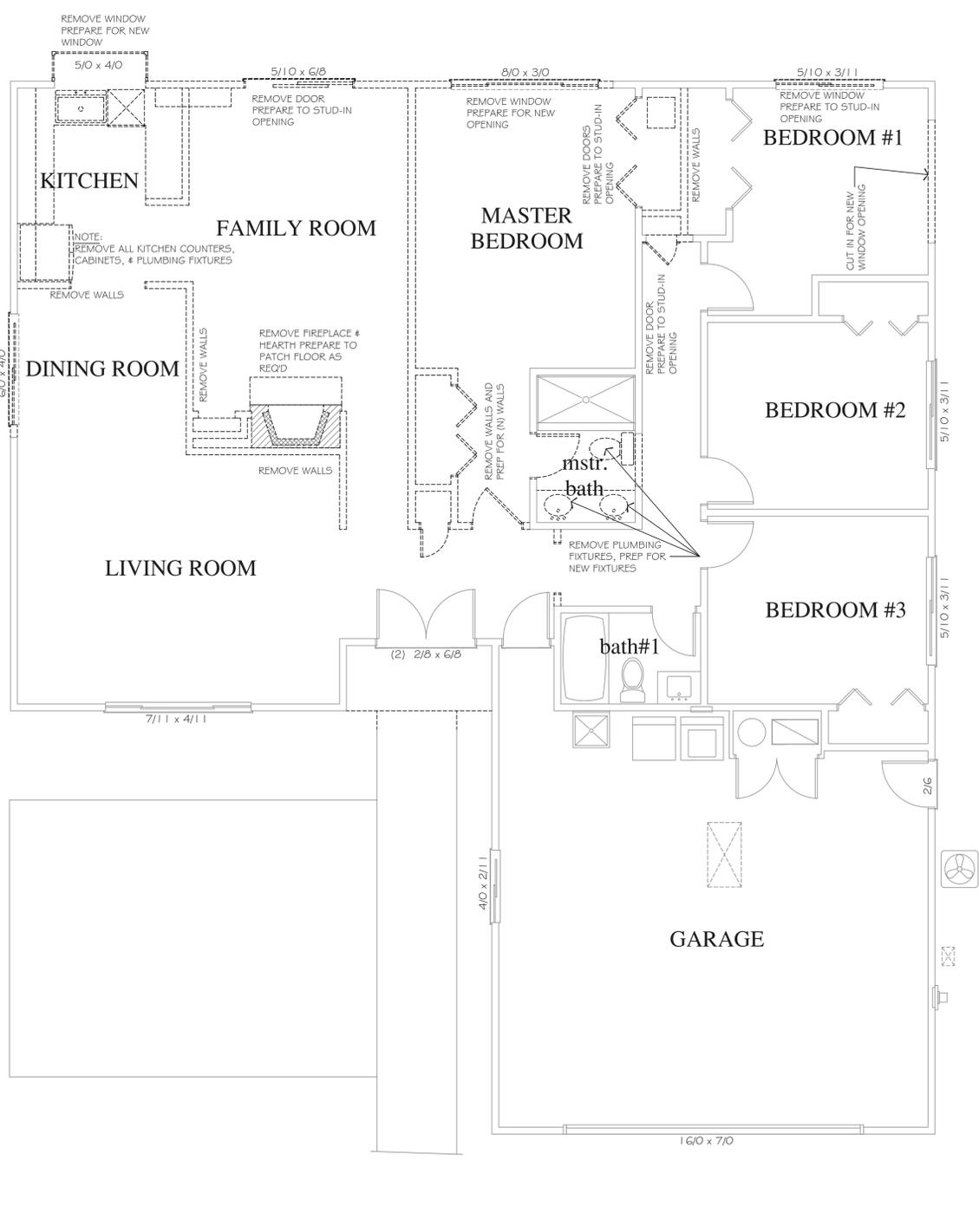
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**TECHNICAL INFO**

A.P.N. # 403-13-115  
PROJECT ADDRESS 1528 WESTMONT AVENUE  
OWNER FAROUK DEY  
EXISTING USE SINGLE FAMILY RESIDENTIAL  
ZONING R-1-6  
LOT SIZE 7139.37 SQ.FT.  
CONSTRUCTION TYPE V-B  
BUILDING R-3/U  
OCCUPANCY GROUP 2022: CRC, CBC, CMC, CEC, CPC, CAL. ENERGY  
APPLICABLE CODES 2022: CRC, CBC, CMC, CEC, CPC, CAL. ENERGY CODE, # CAL. GREEN BUILDING STANDARDS CODE

(E) RESIDENCE AREA (HEATED)	1689	sq
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TOTAL ( HEATED + UNHEATED)	2814	sq



JOB NAME	DEY
JOB NO.	211004
DATE	11/05/21
DRAWN	AW BM
REVISION DATE	BY

ANOTHER SUCCESSFUL PROJECT BY:

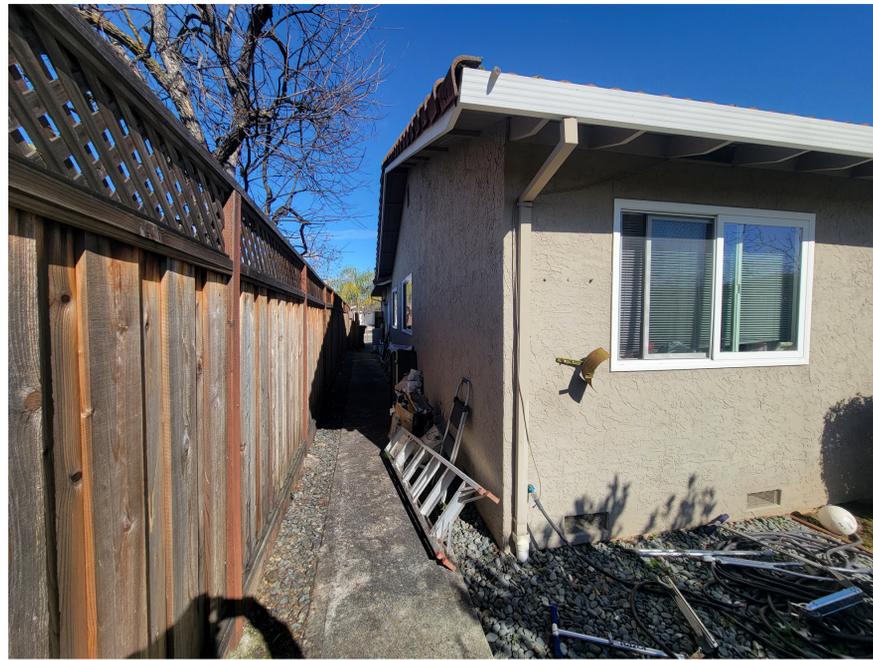
**ORCHARD** HOME DESIGN  
REMODELING DESIGN PROFESSIONALS, INC.  
WWW.ORCHARDHD.COM (408) 370-3366  
80 GILMAN AVE. #29 CAMPBELL, CALIFORNIA 95008

**SITE PLAN**  
**EXISTING FLOOR PLAN/ DEMOLITION PLAN**

REMODEL TO:  
**THE DEY RESIDENCE**  
1528 WESTMONT AVE  
CAMPBELL, CALIFORNIA 95008  
(352) 573-8230

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Right Side at Rear



Front Patio



Front



Left Side at Rear



Rear



Rear



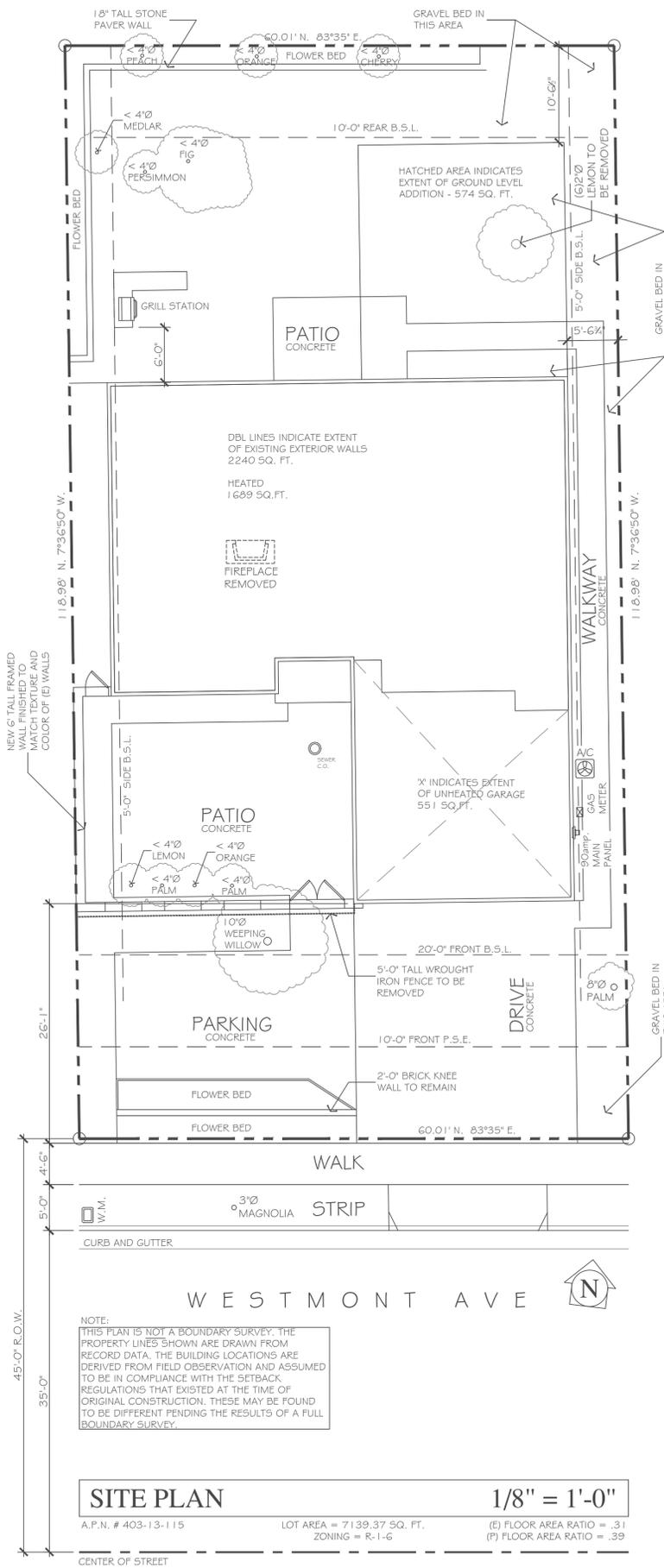
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**SITE PHOTOGRAPHY**

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**TREE SURVEY**

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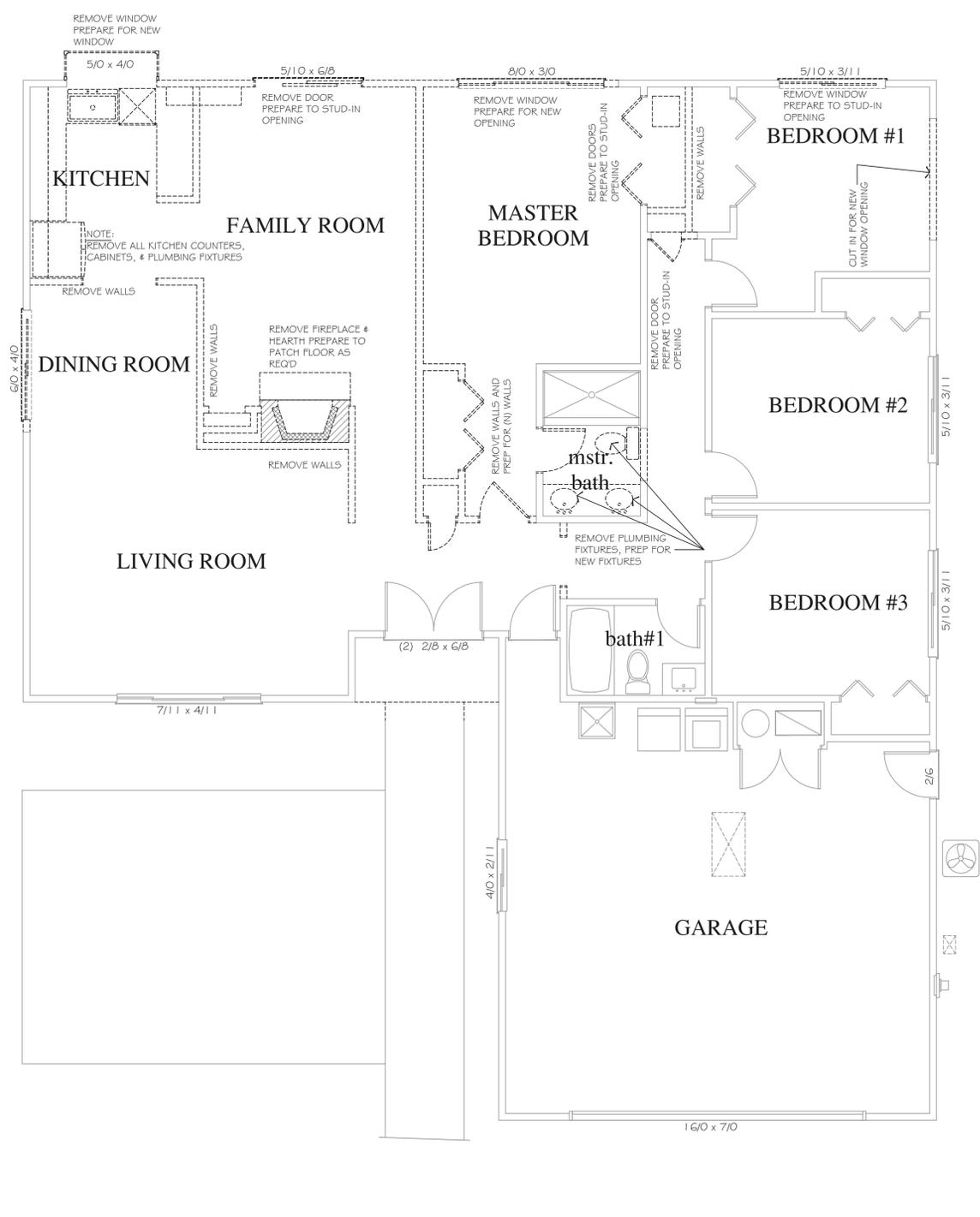
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DESIGNATION	R-1-6
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CONSTRUCTION TYPE	V-B
BUILDING OCCUPANCY GROUP	R-3/U
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PROPOSED 1st FLOOR PLAN  
 GENERAL NOTES

REMODEL TO:  
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**General Notes:**

- These general notes have been composed to supplement the information shown elsewhere in plans and specifications, in case of conflict the specific notes or dimensions shown elsewhere in these documents shall govern. In case of a discrepancy in the plans versus what's in the field call the designer immediately, before commencing of that specific work in question.
- All construction shall comply with CRC 2022, CBC 2022, CPC 2022, CMC 2022, CEC 2022 and the 2022 California Energy Code.
  - General contractor or owner builder and all subcontractors shall field verify existing conditions and dimensions prior to commencement of work.
  - Noted dimensions take precedent over scaled dimensions, any discrepancies shall be immediately brought to the attention of the designer.
  - All work shall be performed in conformance with all governing local codes and ordinances.
  - Provide 30" clear width, and 24" clear space in front of water closets per C.P.C.
  - Bath fans shall provide a min. of 5 air changes per hour. Dampers for fan systems shall comply with title 24. Only low noise units shall be used.
  - All water closets shall comply to low flow water requirements. 1.28 gallons of water with air assist systems are required unless noted otherwise.
  - Tub /Shower enclosures shall be of an approved shatterproof material per C.R.C. sec. R308.4.
  - Glass and glazing per section R308 the C.R.C.
  - Provide min 22" x 30" attic access per C.R.C. sec. R807.1: Draft stops per sec. R302.12.
  - Egress window openings from sleeping areas shall conform to the req. of C.R.C. sec. R311. Min. net clear width: 20" min. net clr. opng. 5.7 sq. ft.
  - Provide approved waterproofing/ flashing at all exterior openings per C.R.C. sec. 703.8.

**Demolition and Removal:**

Demolition plan is provided for reference only (where applicable). Contractor shall coordinate demolition and removal in conjunction with floor plan and other sheets, which indicate the extent and nature of the new construction. Any discrepancies shall immediately be brought to the attention of the designer. Contractor shall securely shore in place all overhead structures prior to removing any supporting structures.

**Clean-up and hauling:**

Contractor shall be responsible for all clean-up and hauling required to complete work as described in these documents. Contractor shall be responsible for the timely removal of debris and un-utilized materials. Upon completion contractor shall leave site clean for occupancy.

**Excavation and Grading:**

Contractors shall clear the site of the proposed structure of any trees or bushes and strip to sufficient depth to remove surface vegetation and weeds. These shall be removed from site. All excavations for foundations shall extend a min. of 12" into firm, un-disturbed native earth (15" in expansive soils) UNO in the soils report/ notes. All forms shall be constructed to remain square, plumb, and level in trenches prior to pouring concrete. All affected areas shall be back filled and compacted prior to completion.

Existing footings or foundations, which may be affected by an excavation, shall be adequately protected against settlement or lateral movement. Soil immediately surrounding building site shall be graded at 5% positively away from foundation for a distance of 10'-0" such that water can not pond adjacent to foundation. Sloping hardscape surfaces shall slope at a gradient of at least 2 percent away from the perimeter of the residence for a distance of at least 8 feet, where possible.

**Concrete and Foundation:**

Foundation shall be constructed in accordance with chapter 4 of the C.R.C.

- Concrete shall develop a minimum compressive strength of 2500 psi at the age of 28 days. (5 sack mix) aggregate size shall be 3/4" max. slump 4-1/2" max. as an alternative 3/8" aggregate "pump-mix" mat be used. (6 sack mix).
- Reinforcing steel shall be intermediate grade deformed bars per A.S.T.M. spec. ASTM A615. Bars shall be clean and free of rust or foreign matter. Lap splices shall be 40" dia. (24" min.) anchor bolts, dowels, holddown anchors, and other required inserts shall be placed so as to develop their full values per manufacturers specs. Minimum concrete coverage for reinforcing steel shall be 3". Reinforcing steel shall be grade 40 reinforcement for #4 and smaller rebars and grade 60 for #5 rebars and larger.
- Provide foundation ventilation equal to 1/150 of the area ventilated per C.R.C. R408.1.
- Provide min. 18" x 24" foundation crawl access per C.R.C. 408.4.
- Provide min. 8" separation between earth and wood at all points along the mudsill.
- Provide plumbing and mechanical access through existing or new foundation as needed. Penetration through foundations to exterior shall be sealed so as to be waterproof.

**Framing:**

Framing shall conform to the provisions of chapters 5, 6 & 8 of the 2022 C.R.C.

- Framing lumber shall be west coast douglas fir larch, or galvanized mt. grade stamped and of a grade approved for its specified use (for wood members). Minimum lumber grades shall be as follows except where noted otherwise: Plates, studs, joists, rafters, door and window headers: #2 and better. (min. lb/ 1450) (psi) beams and posts: #1 (or better (min. lb/ 1750) (psi)
- All members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purpose for which they are used.

**Framing Details:**

- Provide solid blocking or rim joist at the ends of all joists and rafters. Midspan Blocking or approved "x" bracing @ 8'-0" shall be used where joists exceed 2x10. Provide double floor joists at parallel partitions.
- Provide double trimmers at sill for openings 8'-0" width and greater. Double top plate shall have 4'-0" min. lap splice in new construction. Provide "SIMPSON ST6236 typ." 36" seismic strap at top plate where new construction joins existing, unless noted otherwise.
- Wood in contact with concrete shall be pressure treated Douglas Fir.
- Nailing shall conform to C.R.C. R505.3.1(2) R602.3, R402.1 and table R804.3. Floor diaphragms as indicated in the drawings are to be glued and nailed with an approved adhesive so as to prevent squeaks. (dap 2000 or equal).
- Framing hardware is specified on an "or equal" basis and any I.C.C. approved brand may be utilized. All hardware shall be installed per manufacturers' specifications/recommendations.
- Cutting, notching, or boring of framing members shall be in accordance to sections R502.8, R602.6 & R802.7.1 of the C.R.C.
- Bolts where specified through wood, shall be drive fit with washers at outs and heads.
- Provide firestops and or draftstops at all concealed draft openings both horizontal and vertical, per C.R.C. 302.12
- Provide Draft Stops at all Plumbing, Mechanical, Electrical, Ect., penetrations at floor and ceiling in accordance to sec. R302.12 of the C.R.C.

**Drywall:**

Interior wall and ceiling coverings shall conform to the provisions of chapter 7 of the C.R.C.

- Waterproof drywall shall be used at tub recesses and shower areas per C.R.C. R406.
- Provide 5/8" type "x" gypsum board at accessible areas under stairs, and at all walls and ceilings between garages and living spaces per C.R.C section R302.6. Contractor shall match existing textures where patching drywall has been required in existing areas, unless noted otherwise.

**Fireplaces and Chimney's:**

- Masonry fireplaces and chimneys shall be constructed and anchored per Chapter 10 of the C.R.C.
- Chimneys shall project a minimum of 2'-0" above any roof area within 10'-0".
- Chimneys which are to be raised, shall be torn down so as to expose a minimum of 2'-0" of existing steel. New steel shall be lap spliced to existing steel and inspected prior to proceeding.

**Roofing:**

Roofing shall be provided and installed in accordance with the provisions of chapter 9 of the C.R.C.

- Contractor shall warranty the roofing portion of the project for a period of two years after the date the final inspection is signed off.
- All roofs shall be sloped for drainage per Chapter 9 of the C.R.C. Flashing shall be 26-gauge g.i. min. except as noted otherwise, and shall conform to the requirements of C.R.C. R903.2
- Skylights shall conform to the requirements of C.R.C. Section R308.6. Skylights and related flashing shall be installed so as to remain weather-tight and shall be considered a portion of the roof warranty purposes.
- Roofing fasteners shall be corrosion resistant in accordance with CRC R905.2.5.

**Electrical:**

Electrical details (if required) shall be provided by the electrical contractor. Electrical work shall be performed in conformance with the governing local codes and ordinances including the current C.E.C. being enforced.

- Provide (1) electrical receptacle per 6'-0" of perimeter wall at each room including doors, glazing and all usable walls 2'-0" or longer.
- Each room shall have at least one overhead light, or one switched receptacle.
- Provide ufer ground stubbed up at new service locations.

**Smoke Detectors:**

Provide 110v hardwired/ battery back-up, inter-connected smoke detectors at all new bedrooms, hallways and at the top of new stairs per C.R.C. R314. Provide carbon monoxide detectors per C.R.C. R315.2

**Plumbing:**

Plumbing shall be provided and installed in conformance with the governing local codes and ordinances including the current C.P.C being enforced.

- Plumbing water supplies shall be of approved copper tubing. Any connection with ferrous metal pipes shall be provided with a dielectric union. Waste or soil lines shall be of an approved plastic except as noted otherwise. Any cast iron shall be hub-less.
- Sprinkler systems shall be broken out as a separate bid item if not specifically described on the plans.
- All vent terminations must be 10' away or 3' above operable skylights.
- All required Plumbing cleanouts greater 20' from access shall be extended to the exterior of building.

**Mechanical:**

Mechanical systems shall be provided and installed in conformance with the governing local codes and ordinances including the current C.M.C. being enforced. Heating shall be provided per section R303 of the C.R.C.

**Insulation:**

Insulation shall comply with the provisions of sections R302.10 of the C.R.C.

- Existing insulation, which is compacted, removed or damaged during construction, shall be replaced or repaired. All insulation shall be installed so as to insure full R-values indicated.
- See "Title 24 Notes" elsewhere in these documents for other pertinent information.

CONTRACTOR NOTE:  
 DESIGNER HAS SUPPLEMENTARY INFORMATION AND/OR PHOTOGRAPHS OF THE EXISTING CONDITIONS OF THIS PROJECT. PLEASE CONTACT THE DESIGNER FOR ACCESS TO THIS CONTENT.

SMOKE DETECTOR REQUIREMENT: CRC 314  
 PROVIDE SMOKE DETECTION DEVICES AT ALL BEDROOMS, HALLWAYS, AND LANDINGS PER C.R.C. SECTION R314.1 - SEE ELECTRICAL PLAN FOR SMOKE DETECTOR LOCATION

CARBON MONOXIDE ALARMS: CRC 315  
 PROVIDE 1 INSTALL C.O. ALARM OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS

BEDROOM EGRESS WINDOW REQUIREMENT:  
 AT LEAST ONE WINDOW PER BEDROOM SHALL COMPLY W/ EGRESS REQ.3 PER C.R.C. R311

MINIMUM 20" NET WINDOW OPENING WIDTH  
 MINIMUM 24" NET WINDOW OPENING HEIGHT  
 MIN. 5.7 SQ. FT. NET WINDOW OPENING AREA  
 44" MAX. WINDOW CLEAR OPENING HT. ABOVE FIN. FLR

DOORWAY ACCESSIBILITY:  
 THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS & 1/2" FOR OTHER DOORS. LANDINGS MAY BE UP TO 7 3/4" BELOW TOP OF THRESHOLDS (E: 7" FINISHED FLOOR TO LANDING HEIGHT W/ 3/4" THRESHOLDS PER C.R.C. R311.3.1)

SHOWER ACCESSIBILITY:  
 SHOWER PAN SHALL HAVE A MIN. AREA OF 1024 SQ. INCHES AND A MINIMUM CLEAR DIMENSION OF 30" IN ANY SWITCHED RECEPTACLE.  
 3. PROVIDE UFER GROUND STUBBED UP AT NEW SERVICE LOCATIONS.

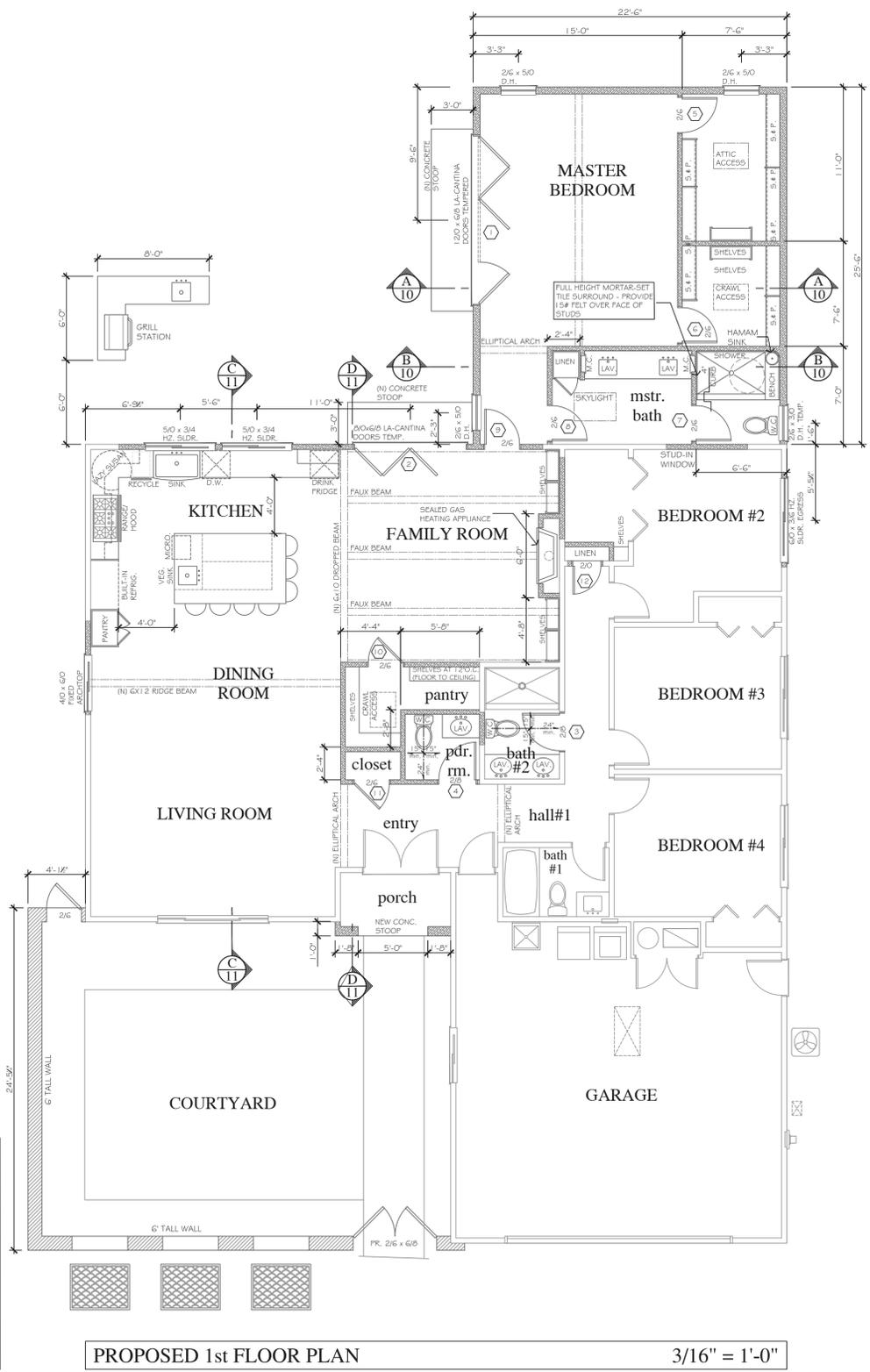
SEALED GAS APPLIANCE:  
 NEW SEALED GAS HEATING APPLIANCE SHALL BE A 5L-5 SLMLINE UNIT (ANSI Z21.68-2014) AS MANUFACTURED BY HEAT-N-GLO OR OR OWNER APPROVED EQUAL.

GLASS TEMPERING:  
 TEMPERED GLASS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS PER CRC R308.4.5:  
 • SHOWER ENCLOSURES  
 • WINDOWS WITHIN 60" HOR. OF A TUB/ SHOWER EDGE AND 60" VERT. OF THE STANDING SURFACE  
 • WINDOWS WITHIN 18" OF THE FLOOR.  
 • ALL GLAZING IN DOORS  
 • ALL GLAZING WITHIN THE SWING OF A DOOR.

EXISTING WITH NOTE:  
 EXISTING WATER HEATER TO REMAIN. VERIFY / PROVIDE 18" HIGH PLATFORM PER C.P.C.  
 VERIFY / PROVIDE INSULATION BLANKET 4 SEISMIC STRAPS TOP & BOT. AT WATER HEATER TANK PER C.P.C.  
 INSULATE FIRST 5' OF HOT WATER LINE  
 PRESSURE-TEMPERATURE RELIEF VALVE SHALL BE RUN TO EXTERIOR OR OTHER APPROVED LOC. PER C.P.C.  
 LOCATION & PROTECTION OF HOT WATER HEATERS SHALL BE PER C.P.C.

TITLE 24 INFORMATION:

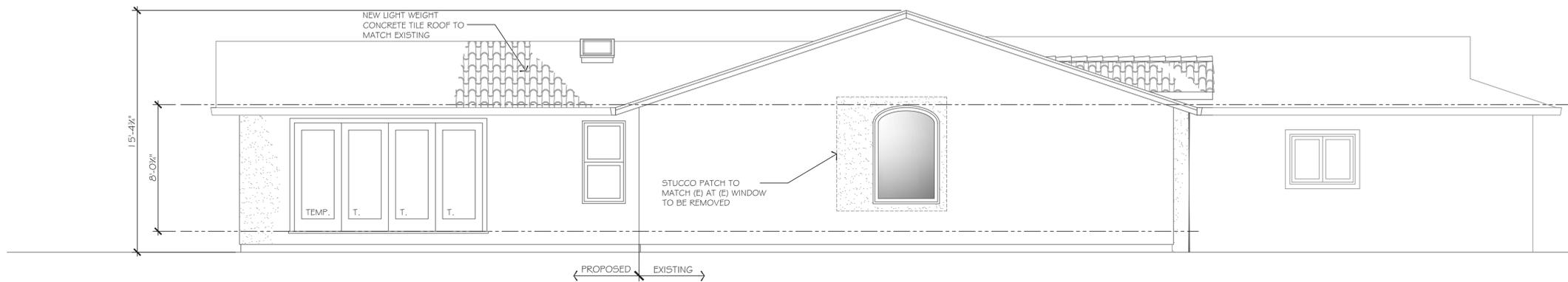
PLAN ORIENTATION AT BOTTOM	SOUTH
NUMBER OF (E) FLOORS	G07
ATTACHED GARAGE SF.	1633
(E) 1st FLOOR SF.	G70
(F) 2ND FLOOR SF.	0
(E) FDN TYPE	RAISED
(F) FDN TYP	RAISED
(E) EXT. WALL FRAMING	(2X4)
(F) EXT. WALL FRAMING	2X6
(E) CEILING HEIGHT	9'-0"
(F) WINDOWS	N/A
(E) SKYLIGHTS	N/A
(F) SKYLIGHTS	N/A
(E) SIDING MATERIAL	SIDING @ FRNT, STUCCO
FUEL AT PROPERTY	NATURAL GAS
NEW HEATING SYSTEM?	NO
(E) HEATING SYSTEM	CENTRAL, GAS, A/C
(F) HEATING SYSTEM	N/A
NEW WATER HEATER?	NO
(E) WATER HEATER	40 GAL. TANK, GAS
(F) WATER HEATER	N/A
(E) DUCT LOCATION	N/A



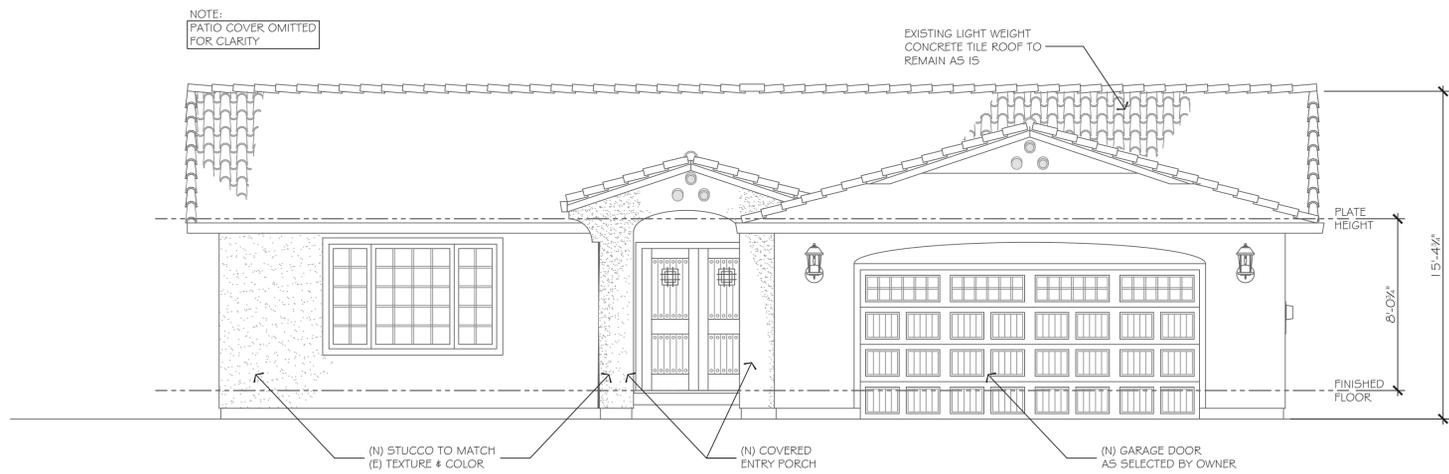
PROPOSED 1st FLOOR PLAN 3/16" = 1'-0"

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LEFT SIDE ELEVATION 1/4"=1'-0"



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



JOB NAME	DEY
JOB NO.	211004
DATE	11/05/21
DRAWN	AW BM
REVISION DATE	BY

ANOTHER SUCCESSFUL PROJECT BY:  
**ORCHARD** HOME DESIGN  
 REMODELING DESIGN PROFESSIONALS, INC.  
 WWW.ORCHARDHD.COM (408) 370-3366  
 80 GILMAN AVE. #29 CAMPBELL, CALIFORNIA 95008

EXTERIOR ELEVATIONS

REMODEL TO:  
**THE DEY RESIDENCE**  
 1528 WESTMONT AVE  
 CAMPBELL, CALIFORNIA 95008  
 (352) 573-8230

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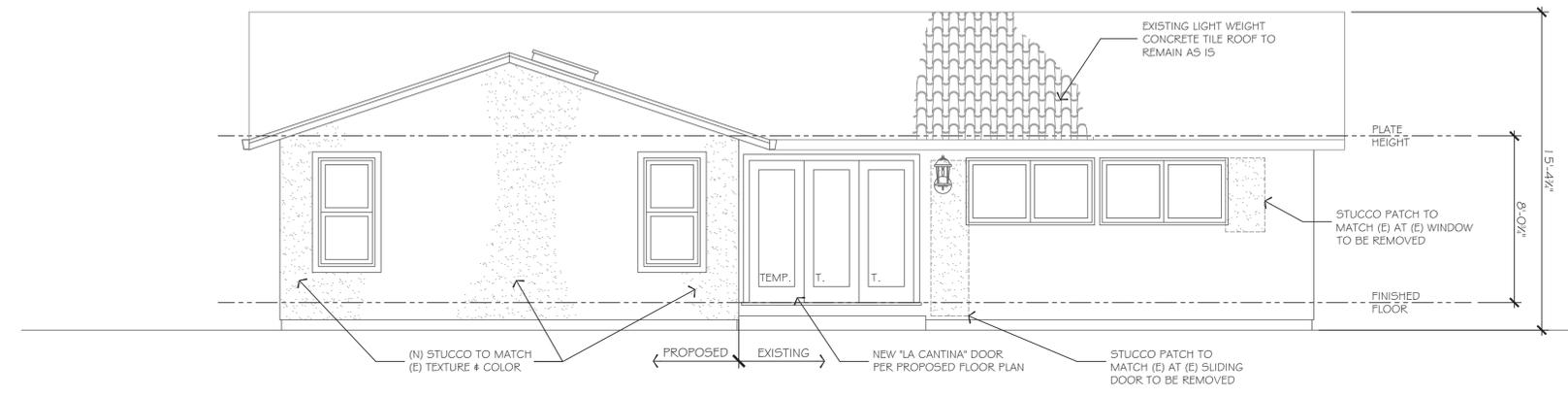
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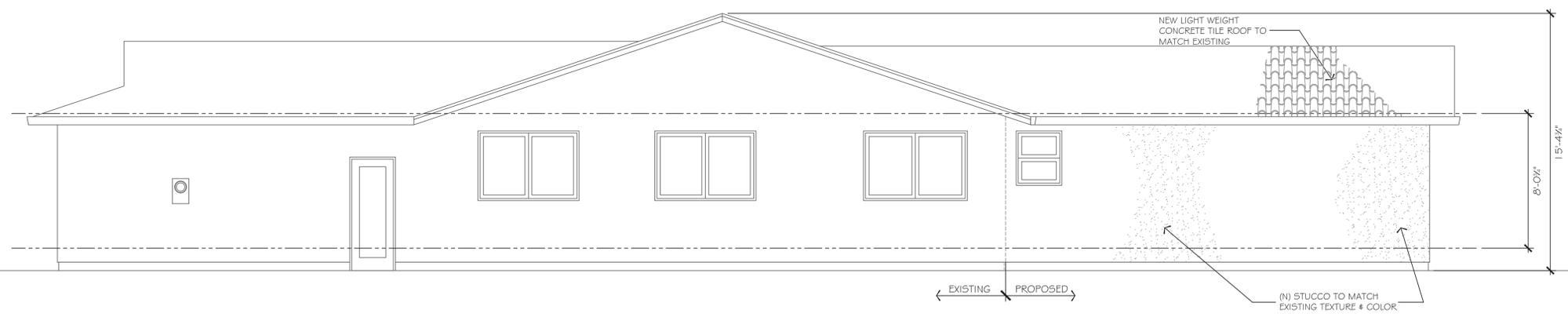
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**REAR ELEVATION** 1/4"=1'-0"



**RIGHT SIDE ELEVATION** 1/4"=1'-0"