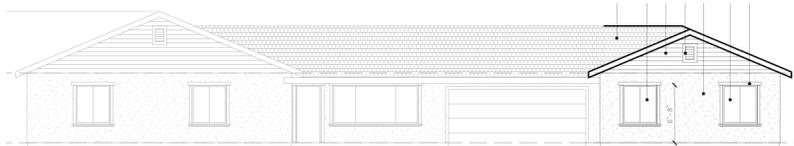






City of Campbell  
 70 North First Street  
 Campbell, CA 95008 –1423

### Project Image



**PROPOSED FRONT ELEVATION**

# Courtesy Notice

Dear Campbell Resident,

October 14, 2024

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

**Project Address:** 1203 Hazel Avenue

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

**Neighborhood Association(s):** N/A

**Council District:** 5

**File No.:** PLN-2024-150

**APN:** 406-02-047

**Applicant:** Fischer Yu

**Property Owner:** Kong Xiangyu & Fang Xiaqing

**Application Type:** Administrative Site and Architectural Review

**Project Planner:** Larissa Lomen, Assistant Planner

**Email Contact:** larissal@campbellca.gov

**Phone Contact:** (408) 866-2144

**Project Description:**

To allow the addition of approximately 248 square feet to an existing single-story, single-family dwelling to create a new 798 square foot attached ADU.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- 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



SITE ADDRESS: 1203 HAZEL AVE, CAMPBELL, CA 95008

SCOPE OF WORKS: - NEW ATTACHED 798 SF ADU  
- ADDITION 248 SF TO MAIN HOUSE

ASSESSOR PARCEL NO: 406-02-047

LOT AREA: 7,921 SQ. FT.

PARKING PROVIDED: 2

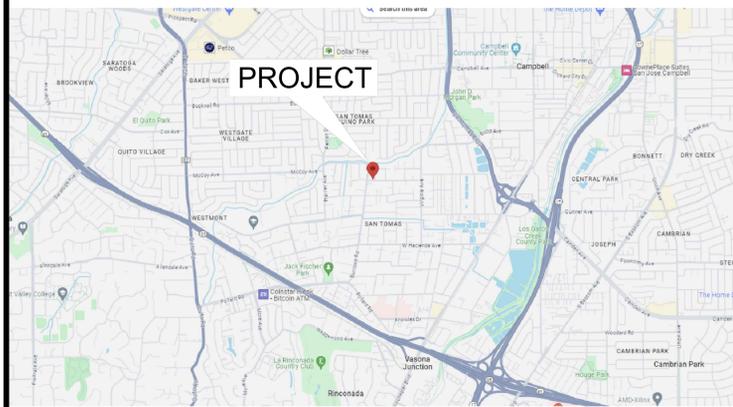
BUILDING AREA:

(E) 1-STORY HOUSE:	1,220 SF
(E) GARAGE:	453 SF
(N) ADDITION TO MAIN HOUSE :	248 SF
(N) ATTACHED ADU :	798 SF
LOT COVERAGE:	24%
	$1,921/7,921=0.2425$

TREE SURVEY AND REMOVAL PLAN: NOT APPLICABLE

PROJECT SUMMARY

SCALE N.I.S. **7**



PARCEL MAP

SCALE N.I.S. **6**

- A-0.0 PROJECT INFO / SITE PLANS / ADDITIONAL NOTES
- A-0.1 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE SHEET 1
- A-0.2 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE SHEET 2
- A-0.3 GREEN BUILDING REVIEW / GENERAL NOTES REQUIREMENTS / BEST MANAGEMENT PRACTICE
- A-1.0 ADUs FLOOR PLAN / DOOR & WINDOW SCHEDULES
- A-2.0 EXTERIOR ELEVATIONS / MATERIAL SPEC / ROOF PLAN / VENT CALCULATION
- A-2.1 BUILDING SECTIONS
- A-3.0 ELECTRICAL & LIGHTING PLAN
- A-3.1 ELECTRICAL & LIGHTING PLAN
- A-4.0 STAIRS DETAILS
- S-1 STRUCTURAL NOTES
- S-2 FOUNDATION PLAN / DETAILS
- S-3 FLR FRAMING PLAN / DETAILS
- S-4 ROOF FRAMING PLAN / DETAILS
- T-1 RESIDENTIAL T-24 SHEET 1 OF 6
- T-2 RESIDENTIAL T-24 SHEET 2 OF 6
- T-3 RESIDENTIAL T-24 SHEET 3 OF 6
- T-4 RESIDENTIAL T-24 SHEET 4 OF 6
- T-5 RESIDENTIAL T-24 SHEET 5 OF 6
- T-6 RESIDENTIAL T-24 SHEET 6 OF 6

SHEET INDEX

SCALE N.I.S. **5**

TYPE OF CONSTRUCTION:  
- VB without Fire Sprinklers

OCCUPANCY: R-3

BUILDING STORIES:  
- 2 Story without Basement

APPLICABLE CODES:  
- 2022 California Residential, Green Building, Electrical, Plumbing, Mechanical & Fire Codes  
- 2022 California Energy Efficiency Standards  
- City Municipal Codes  
- 2023 LACO Building Code Amendments

DESIGNER:  
FINIQUE INC  
886 S AZUSA AVE, CITY OF INDUSTRY, CA 91748

STRUCTURAL DESIGNER:  
CHEN, YESHEN JASON  
(626) 298-9899  
20601 ALDA CT, WALNUT, CA 91789

ENERGY CONSULTANT:  
PERFECT DESIGN  
2416 W VALLEY BLVD,  
ALHAMBRA, CA 91803

CONTACT:  
FISCHER YU  
(909)203-7577  
FISCHER2276@GMAIL.COM  
590 W CENTRAL AVE, #J, BREA, CA 92821

CODE DATA

SCALE N.I.S. **4**

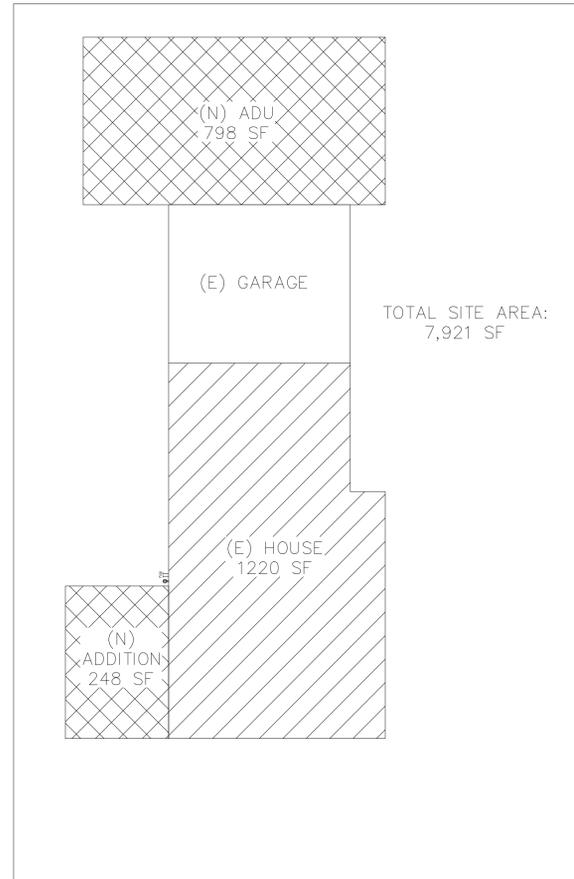
CONTACT

SCALE N.I.S. **3**

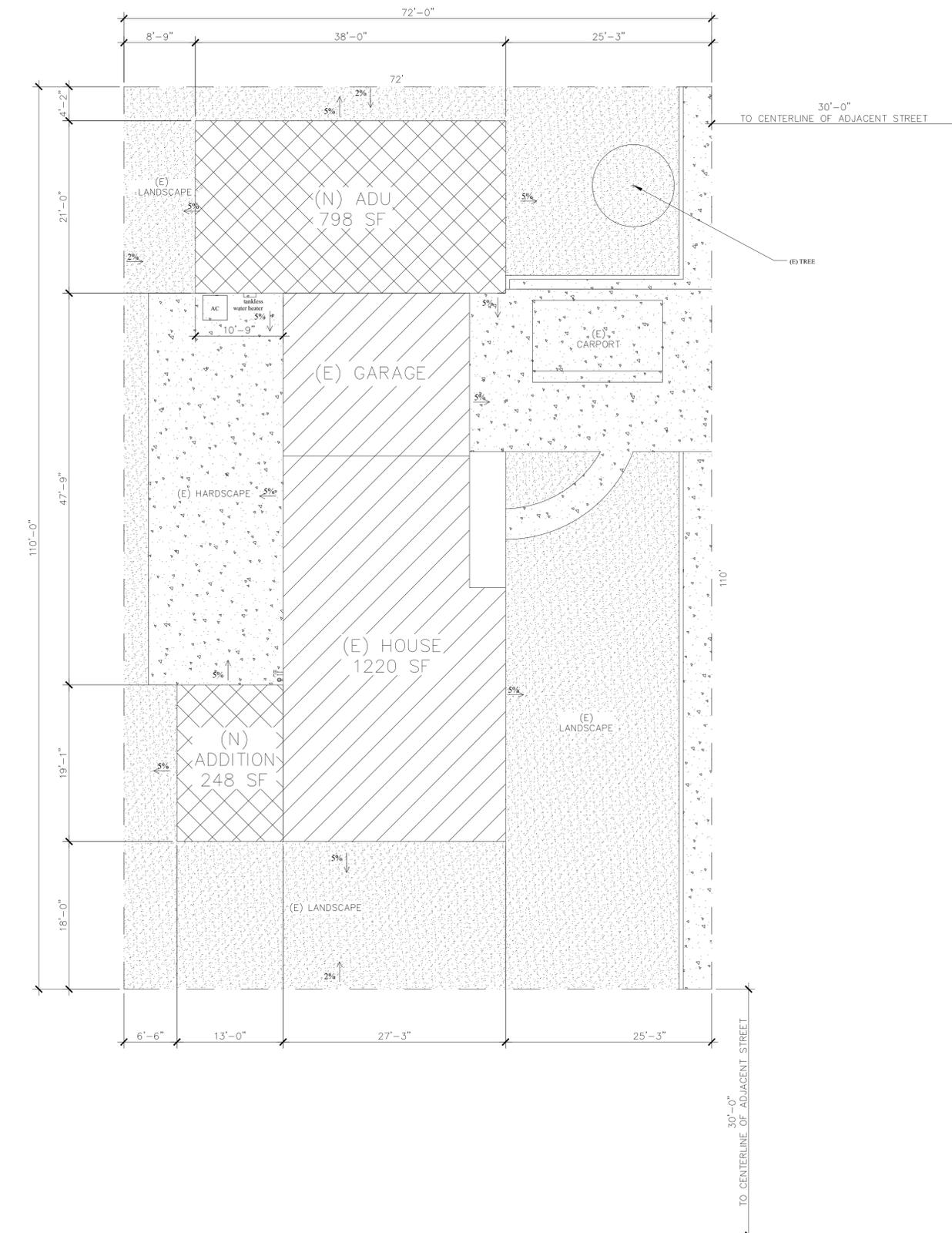
FLOOR AREA DIAGRAM

SCALE **2**

TOTAL SITE AREA = 7,921 SF  
EXISTING HOUSE AREA = 1,220 SF  
NEW ADDITION AREA TO MAIN HOUSE : 248 SF  
NEW ADU AREA = 798 SF  
TOTAL FAR =  $(1,220 + 248) / 7,921 = 18.3\%$

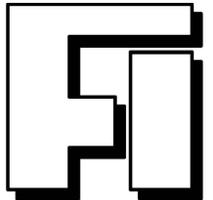


- NOTE:
- CLASS A ROOFING
  - DOUBLE UNDERLAYMENT (R905)
  - PROVIDE 5% SLOPE AWAY FROM BUILDING, NO SLOPE ONTO ADJACENT PROPERTY
  - NO EASEMENT ON SITE



PROPOSED SITE PLAN

SCALE 1/8"=1' **1**



909.234.7577  
finique909@gmail.com  
886 S Azusa Ave, City of Industry, CA 91748

PROJECT:  
**CAMPBELL HOUSE  
(ADDITION & ATTACHED ADU)**  
1203 HAZEL AVE  
CAMPBELL, CA 95008

SHEET CONTENT:

SITE PLAN / VICINITY MAP / PROJECT SUMMARY

REVISION NO. DATE

DESIGNER SIGNATURE

PROJECT NO:

DATE:  
9/11/2024

SCALE:  
1/8"=1'

**A**  
Architectural

**A-0.0**



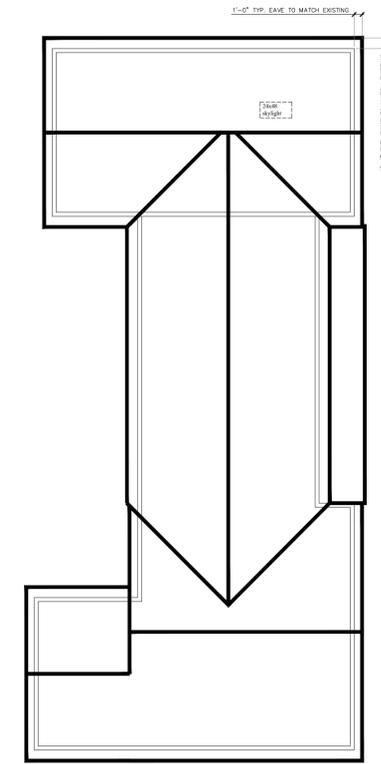
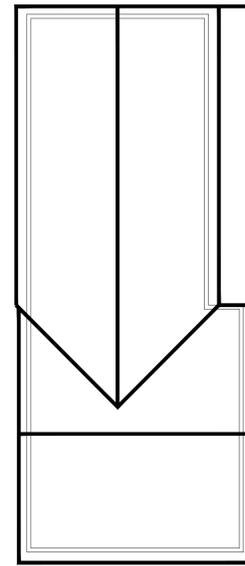








- 1 NOT USED 11
- 2 (N) CLASS A ROOFING DOUBLE UNDERLAYMENT SHINGLE ROOF MATCH EXISTING 12
- 3 NOT USED 13
- 4 NEW EXTERIOR STUCCO TO MATCHING EXISTING 14
- 5 NEW HORIZONTAL SIDING TO MATCHING EXISTING 15
- 6 NEW WINDOWS AND DOORS 16
- 7 NOT USED 17
- 8 NEW GABLE VENTS 18
- 9 NEW FOAM TRIM AROUND WINDOWS & DOORS TO MATCH EXISTING 19
- 20 20



MATERIAL SPECIFICATIONS

SCALE N/A 12

VENT CALCULATION

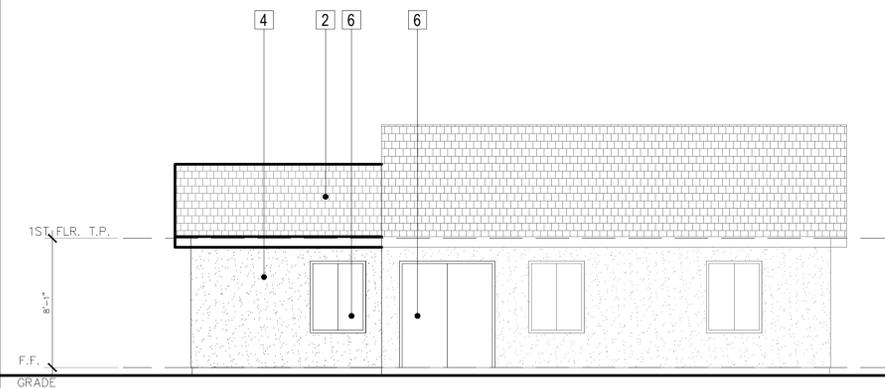
SCALE N/A 11

EXISTING ROOF PLAN

SCALE 3/32"=1' 10

PROPOSED ROOF PLAN

SCALE 3/32"=1' 9

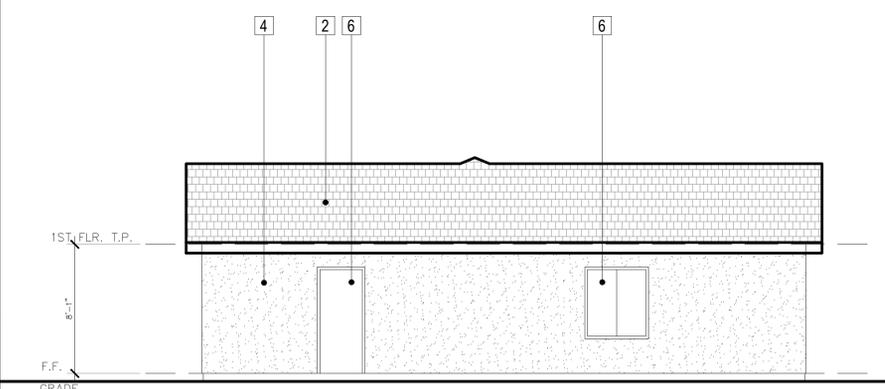


LEFT ELEVATION

SCALE 3/16"=1' 4

FRONT ELEVATION

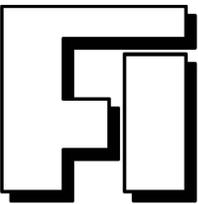
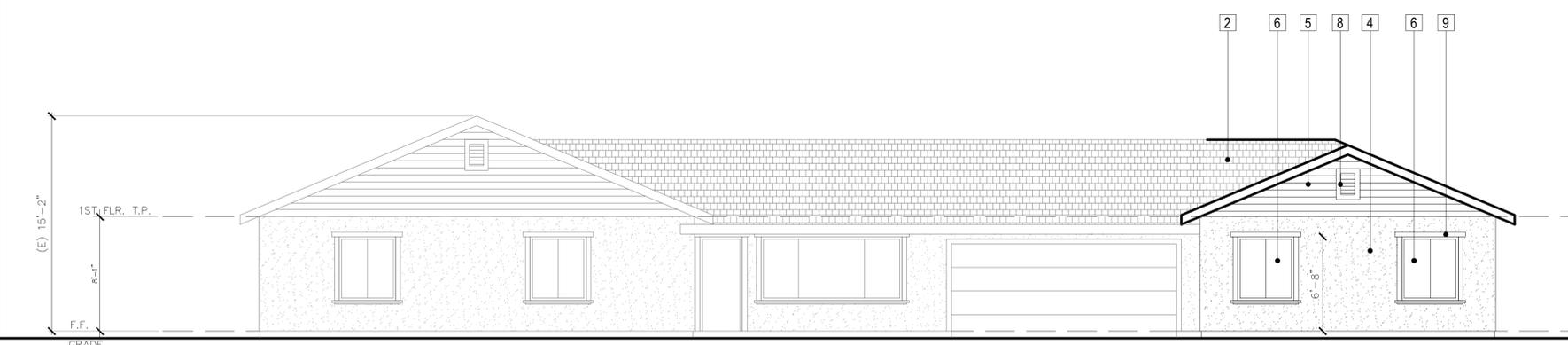
SCALE 3/16"=1' 3



LEFT ELEVATION

SCALE 3/16"=1' 2

FRONT ELEVATION



909.234.7577  
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 886 S Azusa Ave, City of Industry, CA 91748

PROJECT:  
**CAMPBELL HOUSE  
 (ADDITION & ATTACHED ADU)**  
 1203 HAZEL AVE  
 CAMPBELL, CA 95008

SHEET CONTENT:

- ELEVATION
- MATERIAL SPEC
- ROOF PLAN
- VENT CALCULATION

REVISION NO. DATE

DESIGNER SIGNATURE

PROJECT NO:

DATE: 9/11/2024

SCALE: 1/8"=1'

**A**  
 Architectural

A-2.0