



CITY OF CAMPBELL
Community Development Department

July 12, 2019

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **July 23, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Continued Public Hearing (from the meeting of June 25, 2019) to consider the application of Donald Barnetson for a Planned Development Permit (PLN2018-352) to allow the construction of a second single-family dwelling measuring two-stories in height and 1,920 sq. ft. in area, not including a 236 sq. ft. attached garage, and removing and replacing an existing enclosed garage with a carport at **189 Sunnyside Avenue**. Staff is recommending that this project be deemed Categorical Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

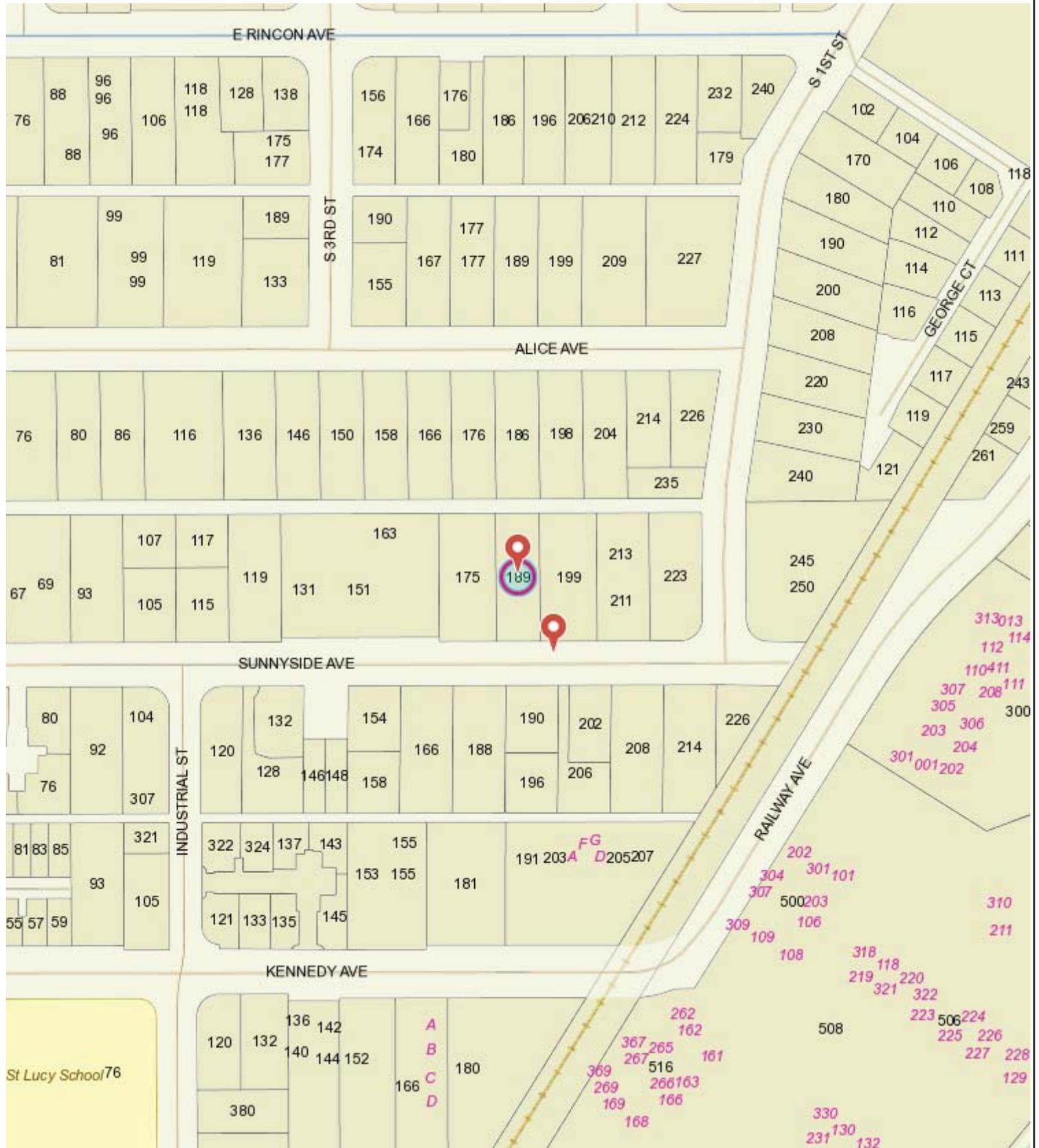
In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

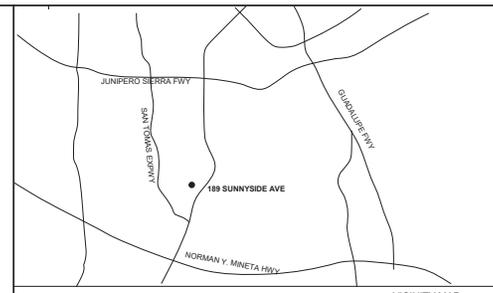
PLEASE NOTE: When calling about this Notice,
please refer to: **189 Sunnyside Avenue**



189 Sunnyside Avenue



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.



PROJECT DESCRIPTION

SINGLE FAMILY RESIDENCE WITH TWO STORY 6 MODULE FACTORY BUILT DWELLING W/ ONE CAR SITE-BUILT GARAGE

ITEM	REQUIRED	PROPOSED
FRONT YARD SETBACK:	20'-0"	20'-0"
REAR YARD SETBACK:	10'-0"	13'-0"
SIDE YARD SETBACK 1:	10'-0"	10'-3"
SIDE YARD SETBACK 2:	5'-0"	5'-0"

SITE ADDRESS
189 SUNNYSIDE AVE
CAMPBELL CA 95008

APN
412-04-038

ZONING DISTRICT
N-2

AREA DESIGNATION	DESCRIPTION	AREA
A	LEVEL 1 FLOOR AREA	1190.85 SF (INC. 236.85 SF GARAGE)
B	LEVEL 2 FLOOR AREA	960 SF
GROSS FLOOR AREA (A+B) excluding uncovered decks		2155.85 SF
GROSS FLOOR AREA OF EXISTING HOUSE (C)		884 SF + 280 SF = 1164 SF
NET LOT AREA (D) - 147' X 52'		7350 SF
FLOOR AREA RATIO (FAR) = (A+B+C)/D		0.44
ALLOWABLE FAR		0.50
PROPOSED COVERED DECK AREA (E)		425 SF
EXISTING COVERED PORCH AREA (F)		70 SF
LOT COVERAGE = (A+B+C+E+F)/D		0.52

NOTE: TOTAL PROPOSED LANDSCAPE AREA IS UNDER 2000 SF. NOT SUBJECT TO WELD FIRE DEPARTMENT NOTE - FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD

PROJECT DATA
NO SCALE

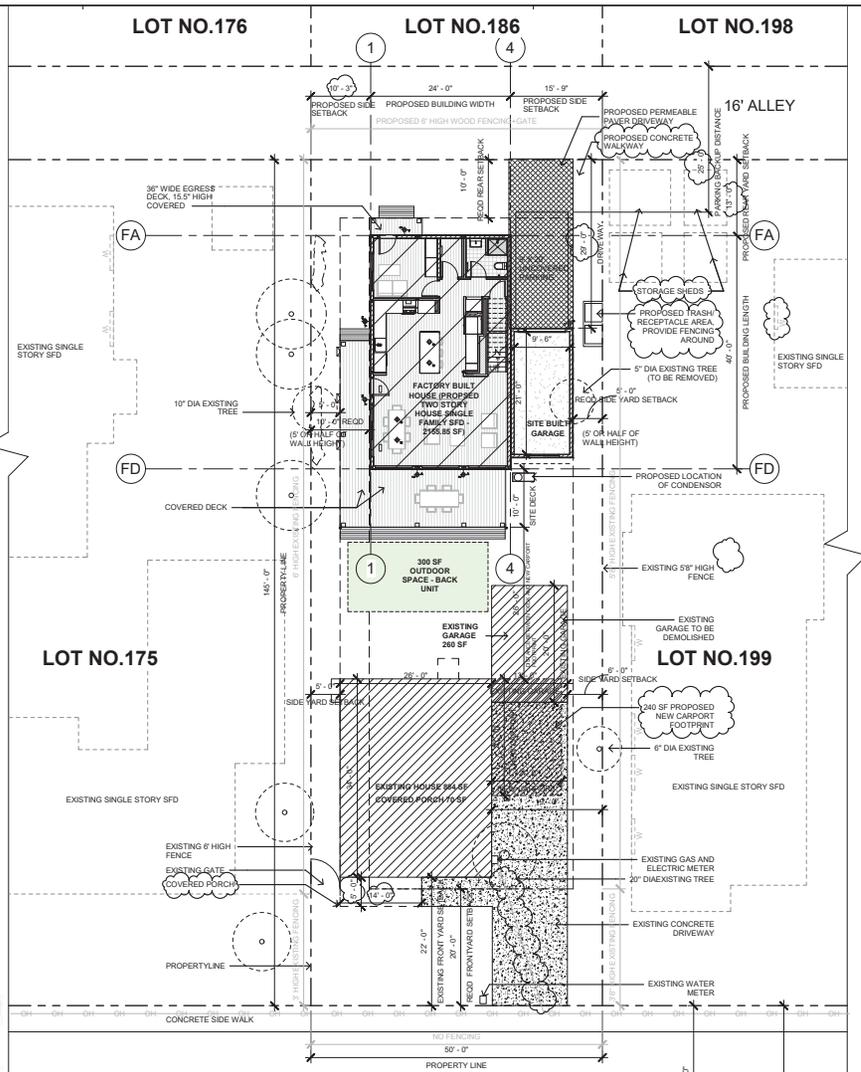
OWNER INFORMATION	ARCHITECT
ANU MURPHY AND DON BARNETSON 189 SUNNYSIDE AVE CAMPBELL CA 95008 (408) 666-4932 anumurphy@yahoo.com dbarnets@gmail.com	JARED LEVY CONNECT HOMES 706 S. HILL ST. #1060 LOS ANGELES, CA 90014 323.697.2386 TEL info@connect-homes.com

CONTACT INFORMATION
NO SCALE

SHEET INDEX

D-1.0	SITE PLAN AND PROJECT INFORMATION
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D-2.0	LEVEL 1 - FLOOR PLAN
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D-3.1	BUILDING SECTIONS
D-3.2	STREETSCAPE ELEVATION
D-3.3	CONCEPTUAL LANDSCAPE PLAN AND OUTDOOR LIGHTING
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SHEET INDEX
NO SCALE



SUNNYSIDE AVE



SITE PLAN
1" = 10'-0"
5

SHEET INDEX
NO SCALE
1



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- MONUMENT LINE
- BUILDING LINE W/ DOOR
- BUILDING OVERHANG
- FOUND MONUMENT AS NOTED
- FOUND JACK PIPE OR AS NOTED
- STREET LIGHT
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWAGE BOWEN MANHOLE
- CLEAN OUT
- GAS METER
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROPPLET
- WATER METER
- BACK FLOW PREVENTER
- UTILITY BOX (SIDE VIEWS)
- BIKIN
- TITLE REPORT EXCEPTION NUMBER
- RECORD INFORMATION W/ REFERENCE
- TREE W/ SIZE AND ELEVATION
- SPOT ELEVATION
- CONTOUR
- INDEX CONTOUR
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- SEWAGE SHOWER
- STORM DRAIN
- WATER
- OVERHEAD

NOTES

1. All distances shown herein are in U.S. Survey feet and decimals thereof.
2. This survey was prepared from information furnished in a Preliminary Title Report, prepared by Chicago Title Company dated May 03, 2018. Order No. FTRP-302118028-00. No liability is assumed for matters of record not shown in said Preliminary Title Report that may affect the boundary lines, easements, or encumbrances affecting the property.
3. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. An exploratory effort has been made to locate and determine the location of underground utilities. However, the surveyor can assume no responsibility for the completeness or accuracy of the determination of such underground utilities which may be encountered, but which are not shown on these drawings.
4. A.P.M.: #12-04-008
5. Basis of Bearings: The bearing of North 89°45'00" West taken on the centerline of Sunnyside Avenue as shown on that certain Record of Survey filed for record on February 20, 2007 in Book 811 of Maps of Page 36, Santa Clara County Records was taken as the basis of all bearings shown herein.
6. Benchmark: Santa Clara Valley Water District Benchmark "BM 1027". Santa Clara Valley Transportation Authority's aluminum disk, stamped "1989 1027", at address 538 Railway Avenue (entrance close to Avion Campbell Apartments), 33 feet east from centerline Railway Avenue, 57 feet north of east projection of centerline for Kernery Avenue, on top of curb at roadside ramp, 27 feet south from 12 diameter manhole cover, 3.5 feet west from center of 500 feet wide drainage gas vent line. (Datum: NAVD 1988)
7. Flood Zone Note: The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 080338 (027) A, dated May 18, 2008, as being located in Flood Zone "X". Areas of potential flood are shown on the 1% annual chance flood. Information was obtained from the FEMA website (www.fema.gov) on August 03, 2018.

ABBREVIATIONS

- C CONCRETE
- DR DOOR
- EW EDGE OF WALK
- FND FOUND
- FF FRESH FLOOR
- FL FLOW LINE
- GRN GROUND
- I.P. IRON PIPE
- L.P. LIP OF GUTTER
- MON MONUMENT
- TC TOP OF CURB



10 AUG 2018 DATE
 PREPARED BY CHANDLER UNDER THE SUPERVISION OF
 JARED LEVY, LICENSED SURVEYOR
 STATE OF CALIFORNIA

TOPOGRAPHIC & BOUNDARY SURVEY
 189 SUNNYSIDE AVENUE

NO.	REVISION	BY	DATE
1			AUG 2018
2			FY 18
3			JULY 18, 2018
4			

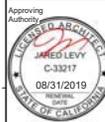
BARBER SURVEYING, INC.
 113 Newmark Court (925) 361-6881
 Tracy, CA 95394

CAMPELL CALIFORNIA
 1 of 1 Sheets

connect-homes
 706 S. HILL ST., STE. 1060
 SAN JOSE, CA 95128
 t: 310.622.8271
 e: info@connect-homes.com

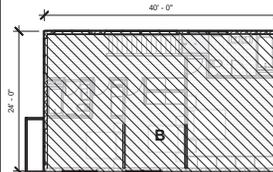
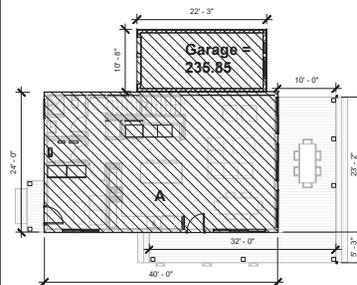
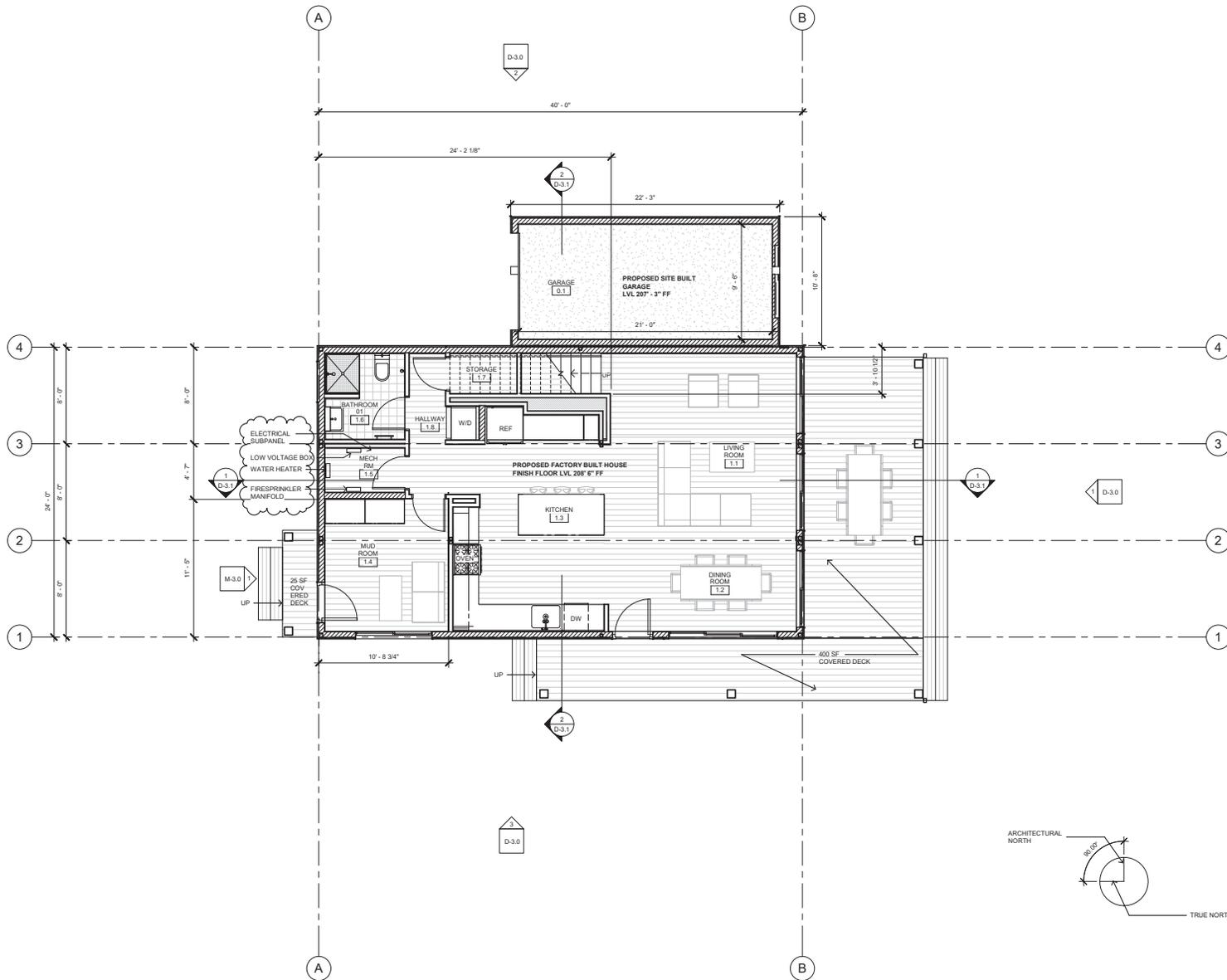
CONNECT 6T: MURPHY AND BARNETSON RESIDENCE
 189 Sunnyside Ave, Campbell CA 95008

DATE ISSUED
 10.05.2018
 02.04.2019, Rev 1
 05.17.2019, Rev 2

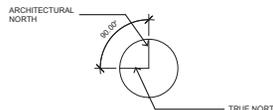


I, the undersigned, being a duly licensed and qualified professional person in the State of California, do hereby certify that the above design, drawings and specifications conform to the requirements of the State of California, and that I am a duly licensed and qualified professional person in the State of California.

CONNECT 6
TWO STORY
 SHEET SET
 PLANNED DEVELOPMENT PERMIT
 SHEET TITLE
 SITE SURVEY
 SHEET / SHEET / MODEL / SET / NUMBER / HOME
 D-1.1



AREA DESIGNATION	DESCRIPTION	AREA
A	LEVEL 1 FLOOR AREA 40'-0" x 24'-0" (HOUSE) + 10'-8" X 22'-3" (GARAGE) = 1195.55 SF	
B	LEVEL 2 FLOOR AREA 40'-0" x 24'-0" = 960 SF	
GROSS FLOOR AREA (A+B)		2155.55 SF
GROSS FLOOR AREA OF EXISTING HOUSE (C)		1144 SF
NET LOT AREA (D) - 147' X 50'		7350 SF
FLOOR AREA RATIO (FAR) = (A+B+C)/D		0.44
ALLOWABLE FAR		0.50



LEVEL 1 - FINISH FLOOR PLAN
1/4" = 1'-0"

FLOOR AREA CALCULATIONS
1" = 10'-0"

CONNECT 6T: MURTHY AND
BARNETSON RESIDENCE
189 Sunnyside Ave, Campbell CA 95008

DATE ISSUED
10.05.2018
02.04.2019, Rev 1
05.17.2019, Rev 2



As per the California Building Code, the architect is not responsible for the design of any structure or equipment for which the user is responsible. The architect is not responsible for the design of any structure or equipment for which the user is responsible. The architect is not responsible for the design of any structure or equipment for which the user is responsible.

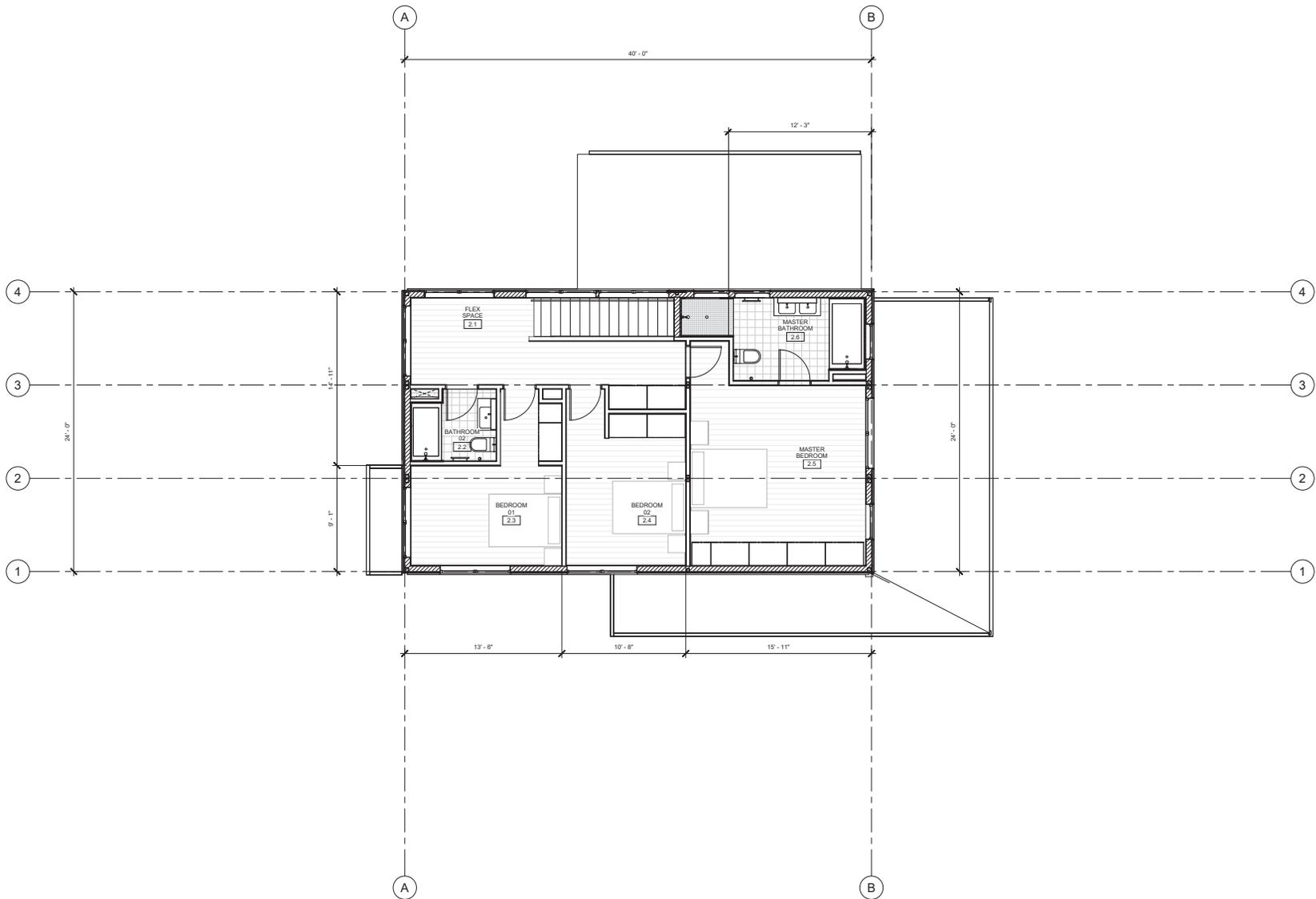
CONNECT 6
TWO STORY

SHEET SET
PLANNED
DEVELOPMENT
PERMIT

SHEET TITLE
LEVEL 1 - FLOOR PLAN

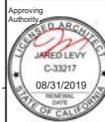
SHEET / SHEET / MODEL /
SET / NUMBER / HOME

D-2.0



CONNECT 6T: MURTHY AND BARNETSON RESIDENCE
 189 Sunnyside Ave, Campbell CA 95008

DATE ISSUED
 10.05.2018
 02.04.2019_Rev 1
 06.17.2019_Rev 2



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 The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2019. The use of these drawings and specifications is restricted to the project of a Home EC permit, and shall not be used, in whole or in part for any other project for which they were not prepared. No part of these drawings or specifications may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Home EC, Inc. without prejudice. Visual copies will have date and specifications and construction notes from sections of the specification of these sections.

CONNECT 6
 TWO STORY
 SHEET SET
 PLANNED DEVELOPMENT PERMIT
 SHEET TITLE
 LEVEL 2 - FLOOR PLAN

SHEET / SHEET / MODEL SET / NUMBER / HOME

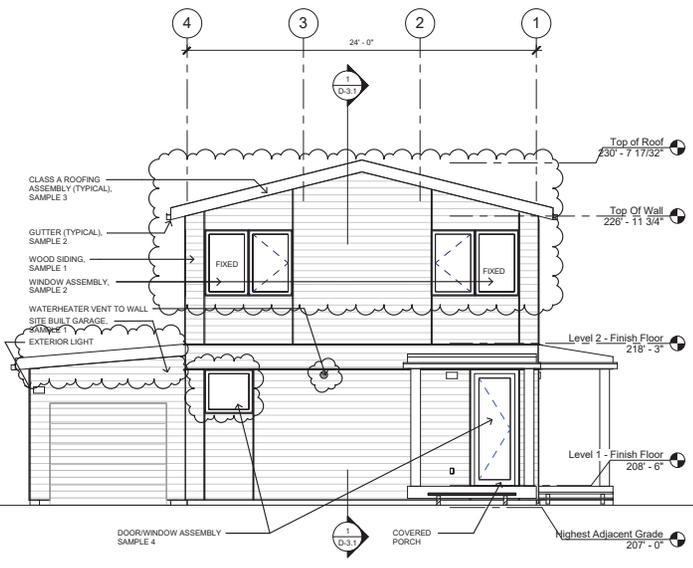
D-2.1

MURPHY BARNETSON RESIDENCE - PROPOSED MATERIALS AND FINISHES
185 Sunnyside Ave, Campbell CA 95008

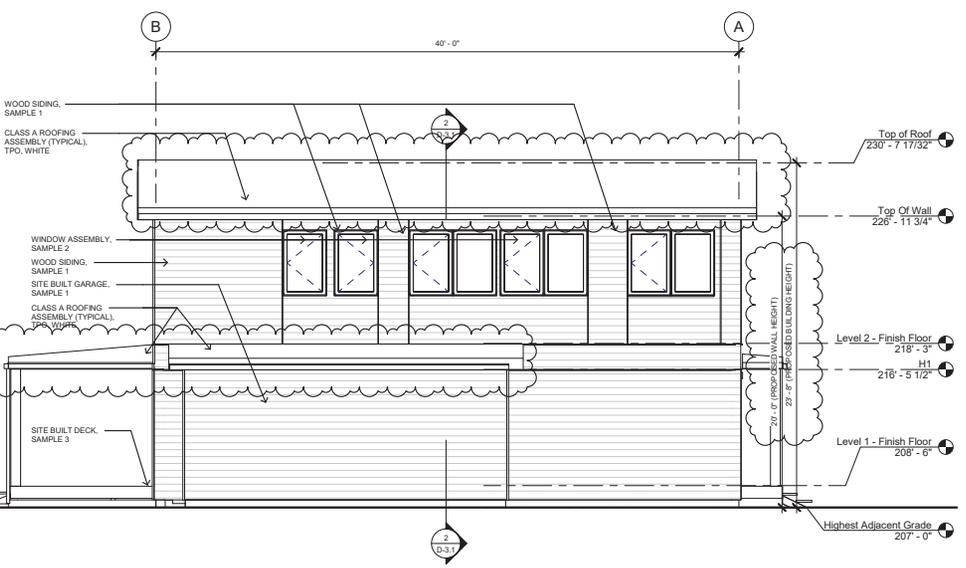


EXTERIOR DOORS AND WINDOWS:
All exterior windows and exterior glazed door assemblies comply with CBC 709A.2.1 to be constructed of multiple pane glazing with a minimum of one insulated pane meeting the requirements of Section 2406 Safety Glazing.

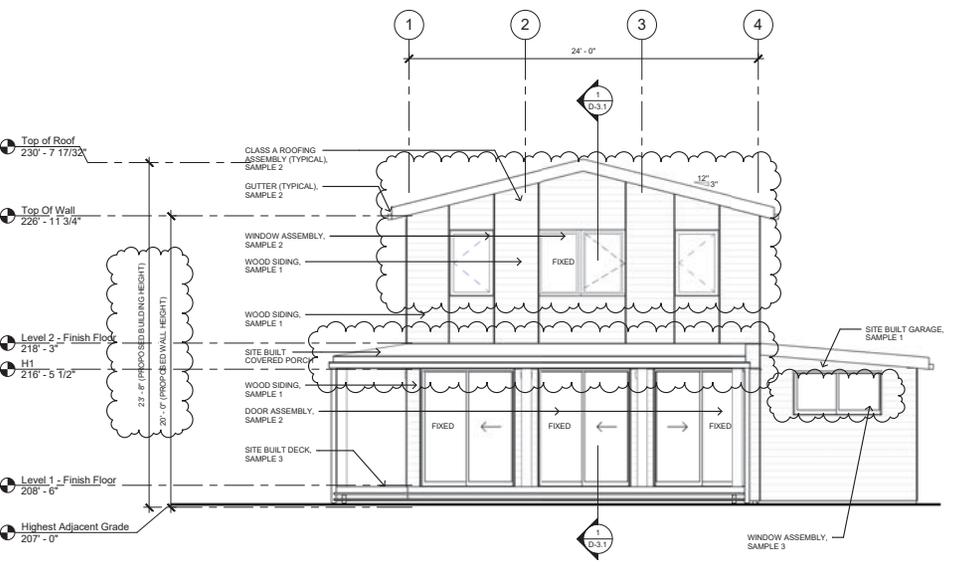
Class Type For Windows And Sliding Windows/Doors:
Dual Pane, SunClearMAX(Low-E) Tempered over Clear Tempered, Argon Gas Filled,
Low-E, Argon Filled, Dual-Pane Glass, Tempered



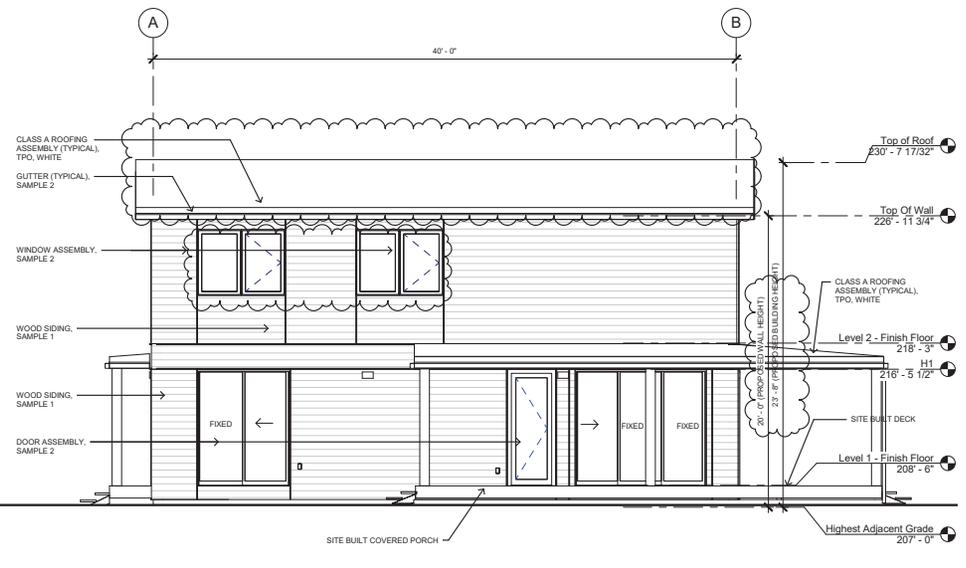
D- WEST ELEVATION
1/4" = 1'-0" 4



D- NORTH ELEVATION
1/4" = 1'-0" 2



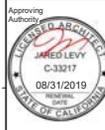
D- EAST ELEVATION
1/4" = 1'-0" 1



D- SOUTH ELEVATION
1/4" = 1'-0" 3

CONNECT 6T: MURPHY AND BARNETSON RESIDENCE
185 Sunnyside Ave, Campbell CA 95008

DATE ISSUED
10.05.2018
02.04.2019_Rev 1
06.17.2019_Rev 2



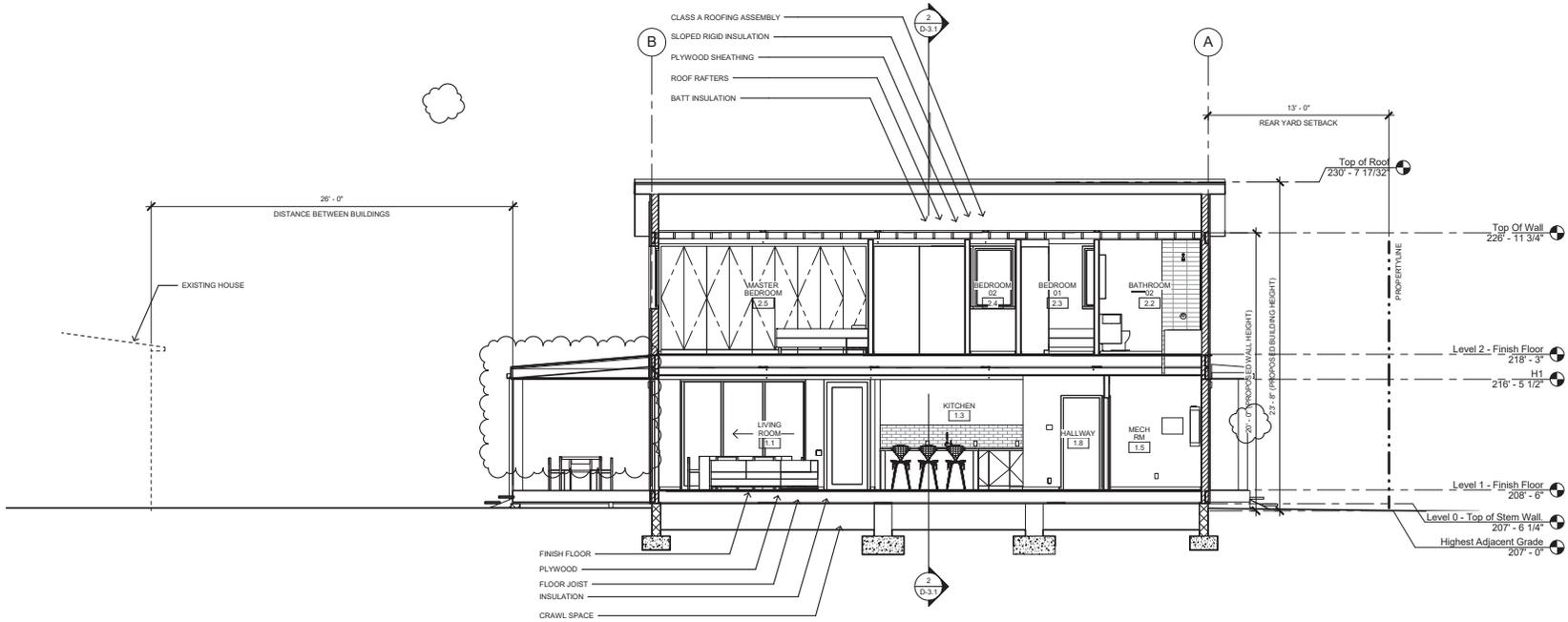
Approved Architect
JARED LEVY
C-33217
08/31/2019

CONNECT 6
TWO STORY
SHEET SET
PLANNED
DEVELOPMENT
PERMIT

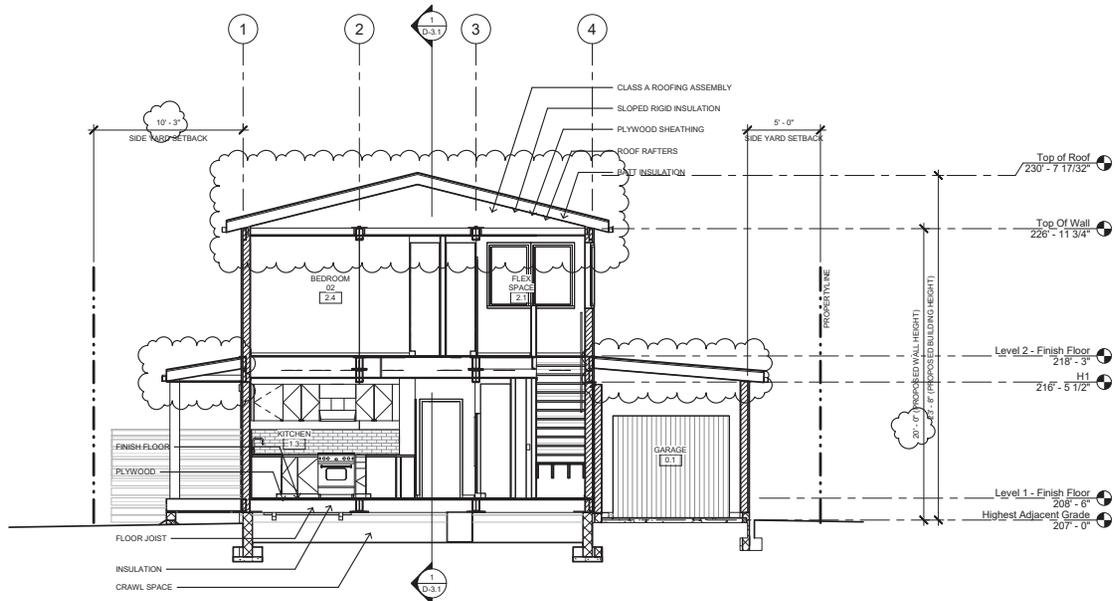
SHEET TITLE
BUILDING
ELEVATIONS

SHEET / SHEET / MODEL / SET / NUMBER / HOME /

D-3.0



LONGITUDINAL SECTION
1/4" = 1'-0"



TRANSVERSE SECTION
1/4" = 1'-0"

DATE ISSUED	10.05.2018
DATE ISSUED	02.04.2019, Rev 1
DATE ISSUED	05.17.2019, Rev 2



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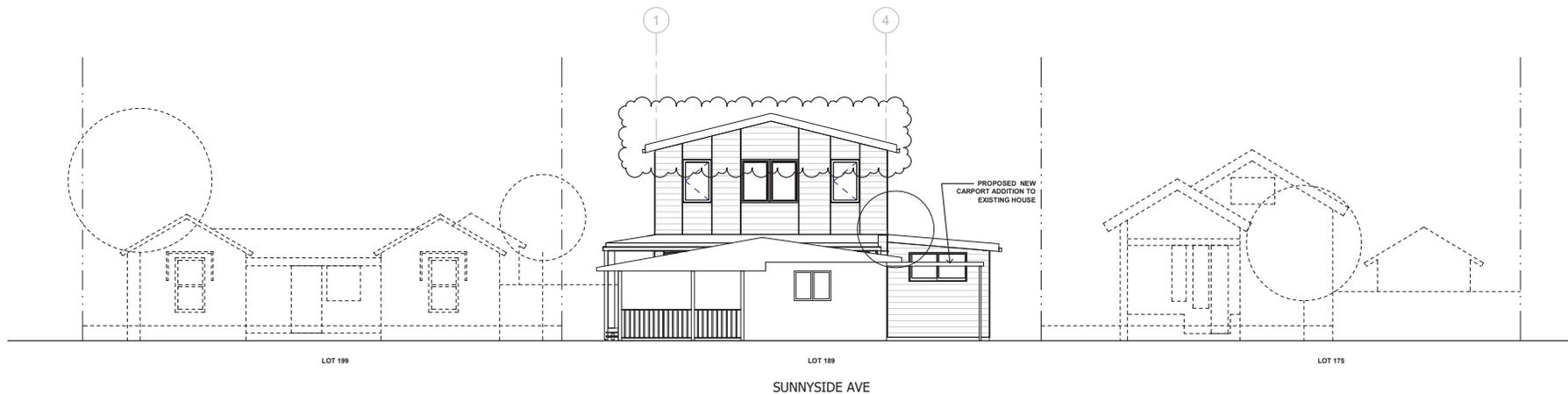
CONNECT 6
TWO STORY

SHEET SET
PLANNED
DEVELOPMENT
PERMIT

SHEET TITLE
BUILDING SECTIONS

SHEET / SHEET / MODEL
SET / NUMBER / HOME

D-3.1



LOT 199

LOT 189

LOT 176

SUNNYSIDE AVE

STREETSCAPE ELEVATION ELEVATION
3/16" = 1'-0"

1

**CONNECT 67: MURPHY AND
BARNETSON RESIDENCE**
189 Sunnyside Ave, Campbell CA 95008

DATE ISSUED
10.05.2018
02.04.2019_Rev 1
05.17.2019_Rev 2

Approving
Architect



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CONNECT 6
TWO STORY

SHEET SET
PLANNED
DEVELOPMENT
PERMIT

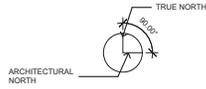
SHEET TITLE
STREETSCAPE
ELEVATION

SHEET / SHEET / MODEL
SET / NUMBER / HOME

D-3.2

706 S. HILLY ST, STE. 3060
CAMPBELL, CA 95008
t: 310.622.8271
e: info@connect-homes.com

connect-homes



EXTERIOR LIGHTING LEGEND

HINKLEY ATLANTIS 1646SK-LED

HINKLEY & R.

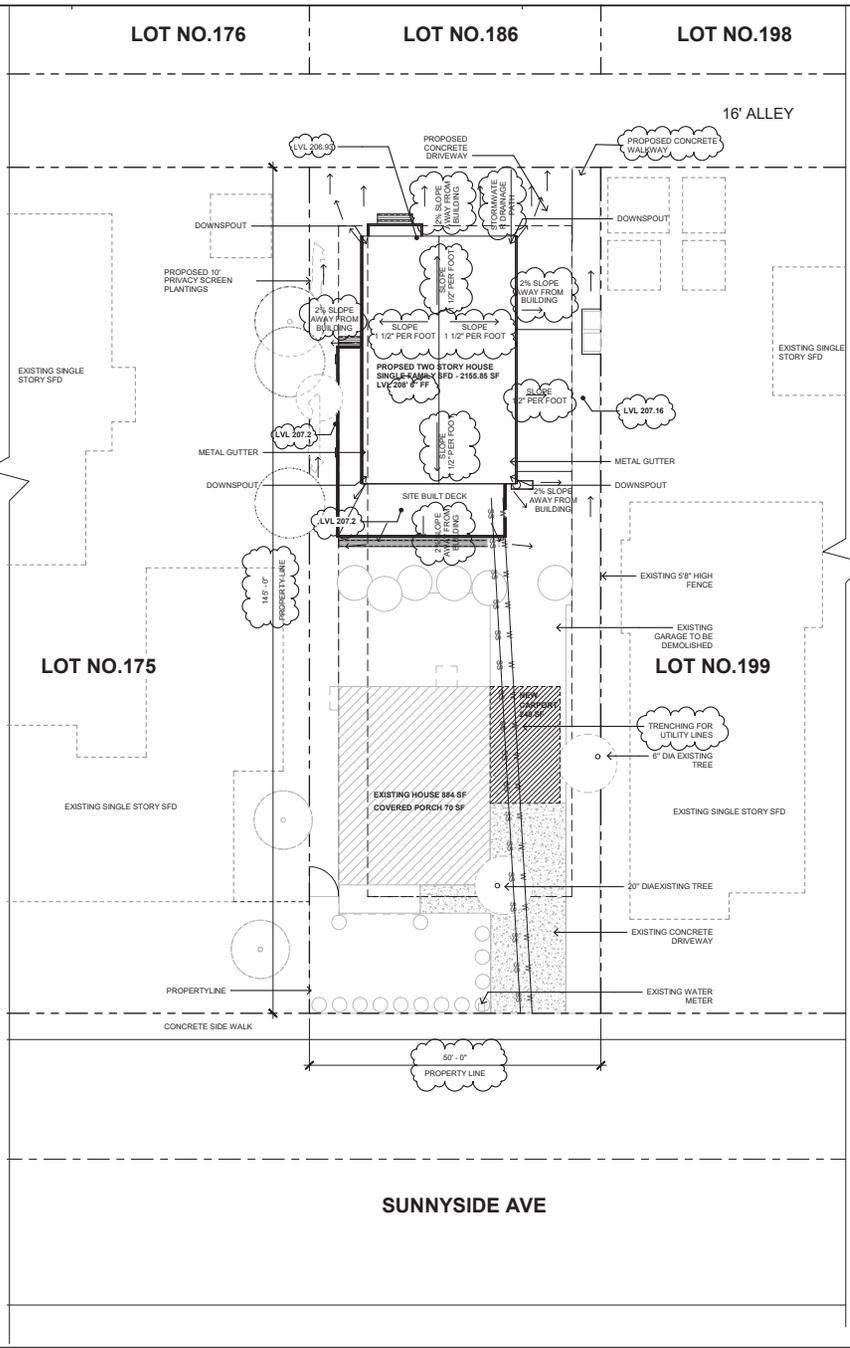
ATLANTIS 1646SK-LED
SATIN BLACK

MATERIAL	EXTRUDED ALUMINUM
GLASS	6 TONED GLASS LENS
WIDTH	8 1/2"
HEIGHT	8 1/2"
EXTENSION	4 1/2"
ETD	2 1/2"
BACKPLATE HEIGHT	4 1/2"
BACKPLATE WIDTH	4 1/2"
BAR	ONE 4 SW COOL DIM INCANDESCENT EQUIVALENT
VOLTAGE	120V
UPC	84868184867
NOTES	

DEVELOPMENT DATA	EXISTING	PROPOSED
LANDSCAPE COVERAGE	970 SF	770 SF
PERMEABLE PAVING COVERAGE	-	653 SF

NOTE: TOTAL PROPOSED LANDSCAPE AREA IS UNDER 2500 SF. NOT SUBJECT TO MWEO.





MAXIMUM CUT - 1400 CU.F (FOR CRAWLSPACE)
 MAXIMUM FILL - NO FILL

PROPOSED IMPERVIOUS AREA (CONCRETE WALKWAY): 185 SF
 PROPOSED PERVIOUS AREA (PERMEABLE PAVEMENT AREA-MULCH AREA): 1898 SF

LOT NO.175

LOT NO.176

LOT NO.186

LOT NO.198

16' ALLEY

LOT NO.199

SUNNYSIDE AVE

57'-0" PROPERTY LINE



VIEW FROM INSIDE PROPERTY
NO SCALE 1

706 S. HILL ST, STE. 1060
 CAMPBELL, CA 95004
 t: 310.622.3271
 e: info@connect-homes.com

connect-homes

**CONNECT 6T: MURPHY AND
 BARNETSON RESIDENCE**
 189 Sunnyvale Ave, Campbell, CA 95008

DATE ISSUED
 10.05.2018
 02.04.2019, Rev 1
 05.17.2019, Rev 2



Architectural
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CONNECT 6
 TWO STORY
 SHEET SET
 PLANNED
 DEVELOPMENT
 PERMIT
 SHEET TITLE
 PERSPECTIVES

SHEET / SHEET / MODEL
 SET / NUMBER / HOME

D-4.0

**CONNECT 6T: MURPHY AND
 BARNETSON RESIDENCE**
 189 Sunnyside Ave, Campbell CA 95008

DATE ISSUED
 10.05.2018
 02.04.2019, Rev 1
 05.17.2019, Rev 2



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**CONNECT 6
 TWO STORY**

SHEET SET
 PLANNED
 DEVELOPMENT
 PERMIT

SHEET TITLE
 PERSPECTIVES

SHEET, SHEET / MODEL,
 SET, NUMBER, HOME

D-4.1



706 S. HILL ST., STE. 3060
 CAMPBELL, CA 95004
 t: 310.622.8371
 e: info@connect-homes.com

**CONNECT 6T: MURTHY AND
 BARNETSON RESIDENCE**
 189 Sunnyside Ave, Campbell CA 95008

DATE ISSUED
 10.05.2018
 02.04.2019, Rev 1
 05.17.2019, Rev 2

Approving
 Authority



As the Designer, I warrant that the design, drawings and specifications comply with the applicable provisions of the California Building Code, California State Building Code, and applicable local codes. I warrant that the design, drawings and specifications are the work of me or under my direct supervision and that I am a duly licensed professional engineer in the State of California. I warrant that the design, drawings and specifications are the work of me or under my direct supervision and that I am a duly licensed professional engineer in the State of California. I warrant that the design, drawings and specifications are the work of me or under my direct supervision and that I am a duly licensed professional engineer in the State of California.

**CONNECT 6
 TWO STORY**
 SHEET SET
 PLANNED
 DEVELOPMENT
 PERMIT
 SHEET TITLE
 NEIGHBORHOOD
 STUDY

SHEET, SHEET / MODEL,
 SET, NUMBER, HOME

D-5.0



190 - 188 SUNNYSIDE AVE 3



199 SUNNYSIDE AVE 2



175 SUNNYSIDE AVE 1



224 E RINCON AVE 6



220 S 1ST STREET 5



202 SUNNYSIDE AVE 4



300 RAILWAY AVE 7



189 SUNNYSIDE AVE - EXISTING HOUSE 1



189 SUNNYSIDE AVE - REAR SIDE FOR PROPOSED DEVELOPMENT 2



REAR SIDE FROM 16' ALLEY 3



189 SUNNYSIDE AVE - EXISTING HOUSE 5



16' ALLEY 4

CONNECT 6T: MURTHY AND BARNETSON RESIDENCE
 189 Sunnyside Ave, Campbell, CA 95008

DATE ISSUED
 10.05.2018
 02.04.2019, Rev 1
 05.17.2019, Rev 2

Approving Authority



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**CONNECT 6
 TWO STORY**
 SHEET SET
 PLANNED
 DEVELOPMENT
 PERMIT
 SHEET TITLE
 SITE PHOTOGRAPHS

SHEET / SHEET / MODEL
 SET / NUMBER / HOME

D-5.1

STAFF: Ralu Vancich Sanchez; DESIGN: Matthew Williams

Family Ties

In Santa Monica, a couple go all in on a prefab home that's flexible and accessible and unabashedly part of their neighborhood.



Interior design and architecture: Connect 10 was designed by the firm of Jay Lang and Jay Lang Architects, who worked closely with the Williams family to create a home that is both modern and accessible. The design was a collaboration between the architect and the client, with the architect providing the technical expertise and the client providing the vision.



It's just one of the many ways that the house is designed to be accessible and usable for all. The house was designed to be a place where everyone can live and thrive. The design was a collaboration between the architect and the client, with the architect providing the technical expertise and the client providing the vision.



Since launching their Los Angeles-based general contracting business, David Levy and Gordon Hunt have worked with dozens of modern design teams to build their dream homes. But when they received a very brief prospectus from a couple with a unique vision, they knew they had to step up. They had to build a house that was not only modern but also accessible and usable for all.

The couple—ability rights attorney and mental health advocate TJ Hill and Emmy-winning production designer Jay Blumkinson—had clearly done their homework. And their attention was on one thing: they wanted a house that was not only modern but also accessible and usable for all. They had to build a house that was not only modern but also accessible and usable for all.



For the most part, the couple chose to build a house that was not only modern but also accessible and usable for all. They had to build a house that was not only modern but also accessible and usable for all. They had to build a house that was not only modern but also accessible and usable for all.



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After discussing design, David and Gordon had a clear vision of what they wanted. They wanted a house that was not only modern but also accessible and usable for all. They had to build a house that was not only modern but also accessible and usable for all.



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128 JULY/AUGUST 2017 DWELL 130 JULY/AUGUST 2017 DWELL 132 JULY/AUGUST 2017 DWELL 133 JULY/AUGUST 2017 DWELL

connect-homes

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LOS ANGELES, CA 90014
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VIEW THROUGH CONNECT 10 2



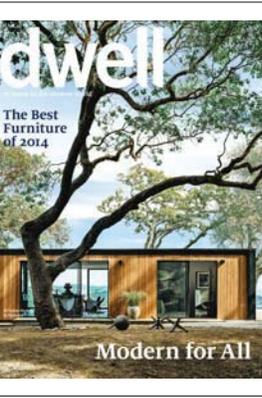
DOUBLE HEIGHT SPACE IN CONNECT 10 3



LIVING ROOM/DINING ROOM IN CONNECT 10 4



CONNECT 10 FROM REAR OF HOUSE 5



1ST CONNECT HOME ON COVER OF DWELL 6



CONNECT 5 IN MENDOCINO 7



DWELL COVER 2012 8



UPCOMING CONNECT 8 IN PALO ALTO 9



UPCOMING CONNECT 4 PROJECT IN SANTA YNEZ 10

CONNECT 6T: MURPHY AND BARNETSON RESIDENCE
189 Sunnyside Ave., Campbell, CA 95008

DATE ISSUED
10.05.2018
02.04.2019, Rev 1
05.17.2019, Rev 2

Approving Authority
JARED LEVY
C-33217
08/31/2019
STATE OF CALIFORNIA

CONNECT 6 TWO STORY
SHEET SET
PLANNED DEVELOPMENT PERMIT
SHEET TITLE
SAMPLE PROJECTS
SHEET / SHEET / MODEL SET / NUMBER / HOME
D-5.2

UPCOMING BAY AREA PROJECTS - 2019



CONNECT 5 + CONNECT 2 + CONNECT CARPORT, SAN JOSE 3



CONNECT 8 W/ 2 DECK MODULES AND ATTACHED GARAGE, PALO ALTO 2



CONNECT 12, MENLO PARK 1

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 189 Sunnyvale Ave, Campbell CA 95008

DATE ISSUED
 10.05.2018
 02.04.2019, Rev 1
 05.17.2019, Rev 2



As the Designer, I warrant that the design, drawings and specifications comply with all applicable laws and codes, and that the design is the original work of the Designer. I warrant that the design is the original work of the Designer and that I am not providing any services for which I am not licensed. I warrant that the design is the original work of the Designer and that I am not providing any services for which I am not licensed. I warrant that the design is the original work of the Designer and that I am not providing any services for which I am not licensed.

CONNECT 6
 TWO STORY
 SHEET SET
 PLANNED DEVELOPMENT PERMIT
 SHEET TITLE
 ONGOING BAY AREA PROJECTS

SHEET / SHEET / MODEL SET / NUMBER / HOME

D-5.3