



CITY OF CAMPBELL
Community Development Department

March 12, 2020

NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

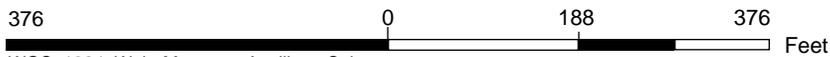
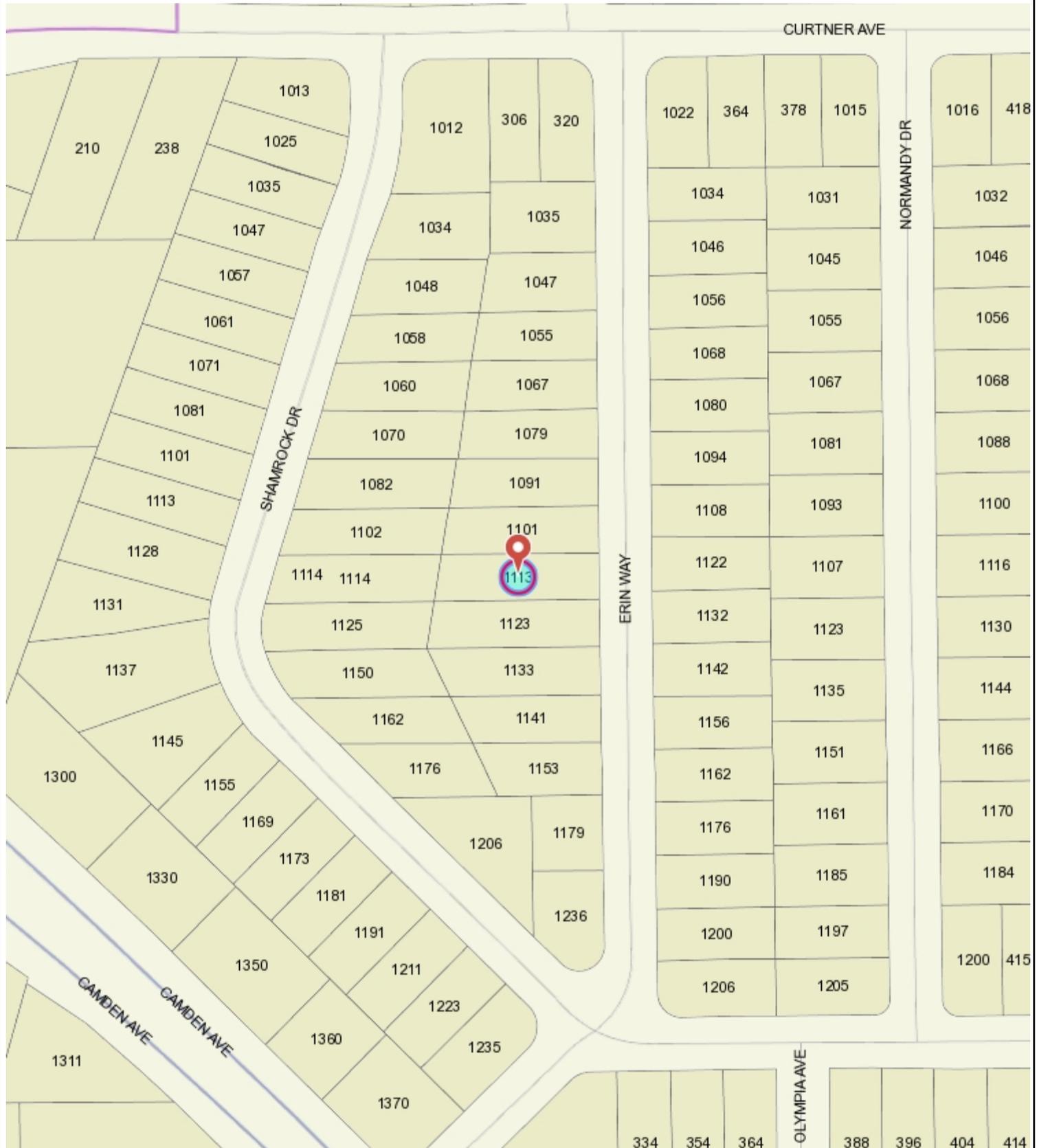
File No.: PLN2019-230
Applicant: Raymond Shahabi
Project Address: 1113 Erin Way
Property Owner: Raymond Shahabi
Zoning District: R-1-8 (Single Family Residential) | Campbell Village Neighborhood Plan
General Plan: Low Density Residential
Project Description: Construction of a 2-story 3,020 square-foot single-family residence.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on March 12, 2020 and ends on March 23, 2020. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 23, 2020**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email danielf@campbellca.gov.



Location Map - 1113 Erin Way



WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1:2,257

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.

SHAHABI RESIDENCE

1113 ERIN AVENUE

CAMPBELL, CA

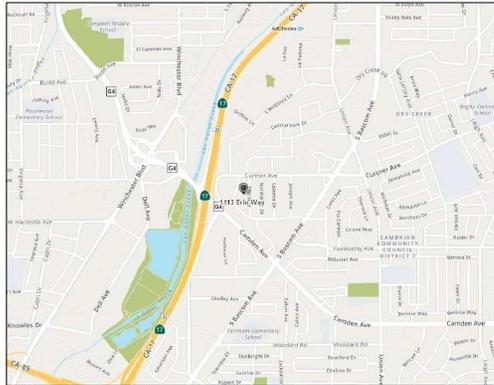
- A1.1 PROJECT DATA
- C1 GRADING AND DRAINAGE PLAN
- A1.2 SITE PLAN / DEMOLITION SITE PLAN
- A1.3 LANDSCAPE PLAN
- A2.1 FLOOR PLANS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4 FLOOR AREA CALCULATION
STREETSCAPE / PRIVACY PLAN

OWNER: MR. SHAHABI
1306 PARSONS AVE
CAMPBELL, CA 95008
(408) 781-7461

PROJECT ADDRESS: 1113 ERIN AVENUE
CAMPBELL, CA 95008

PROJECT SCOPE: PROPOSED NEW 2 STORY HOUSE WITH ATTACHED
2 CARS GARAGE TO REPLACE THE EXISTING HOUSE
DEMOLISH EXSITING HOUSE AND DETACHED GARAGE
HOUSE DESIGN AND STYLE TO COMPLY WITH CAMPBELL DESIGN GUIDELINE
AND COMPATIBLE WITH THE NEW HOUSES IN THE NEIGHBORHOOD.
NO PROTECTED TREES ARE PROPOSED FOR REMOVAL
APN 414-01-046
NET LOT SIZE: 9,785 SQ. FT.
ZONING: R1-6
MAX. FAR ALLOWED 45% = 4,403 SQ. FT.

SHEETS INDEX



1. **Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.**
2. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings when additions are made that increase the building area to more than 5,600 square feet. **Exception:** One or more additions made to a building after January 1, 2011 that do not total more than 1,000 square feet of building area. 2) In all new basements and in existing basements that are expanded by more than 50%. **NOTE:** The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 313.2 as adopted and amended by CBLMC.
3. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
4. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
5. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

FIRE SPRINKLER SYSTEM WILL BE PROVIDED



VICINITY MAP

FIRE DEPARTMENT NOTES

SQUARE FOOTAGE SUMMARY

	SQ. FT.
PROPOSED FIRST FLOOR LIVING AREA	1,485 SQ. FT.
PROPOSED SECOND FLOOR LIVING AREA	1,135 SQ. FT.
ATTACHED GARAGE	400 SQ. FT.
PROPOSED TOTAL NEW HOUSE (FAR)	3,020 SQ. FT.
COVERED ENTRY PORCH	25 SQ. FT.
EXISTING HOUSE & GARAGE TO BE DEMOLISHED	(1,628 SQ. FT.)

DEVELOPMENT DATA

	SQUARE FEET		PERCENT OF SITE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	ALLOWED
BUILDING COVERAGE	1,628 SQ. FT.	1,910 SQ. FT.	16.6 %	19.5 %	40 %
LANDSCAPE COVERAGE	6,632 SQ. FT.	7,175 SQ. FT.	67.7 %	73.0%	
PAVING COVERAGE (Driveway/Patio)	1,525 SQ. FT.	700 SQ. FT.	15.7 %	7.5 %	
FLOOR AREA RATIO	1,628 SQ. FT.	3,020 SQ. FT.	16.6 %	30.8 %	45 %

REVISIONS	BY
PLANNING 1-3-2020	



BASSARI
Architecture
916.433.0605
408.674.9077



PROJECT DATA

SHAHABI RESIDENCE
1113 ERIN AVENUE
CAMPBELL, CA

DATE: 11-06-2019
SCALE: -
DRAWN: CB
JOB NO: -

A2
A11
OF SHEETS

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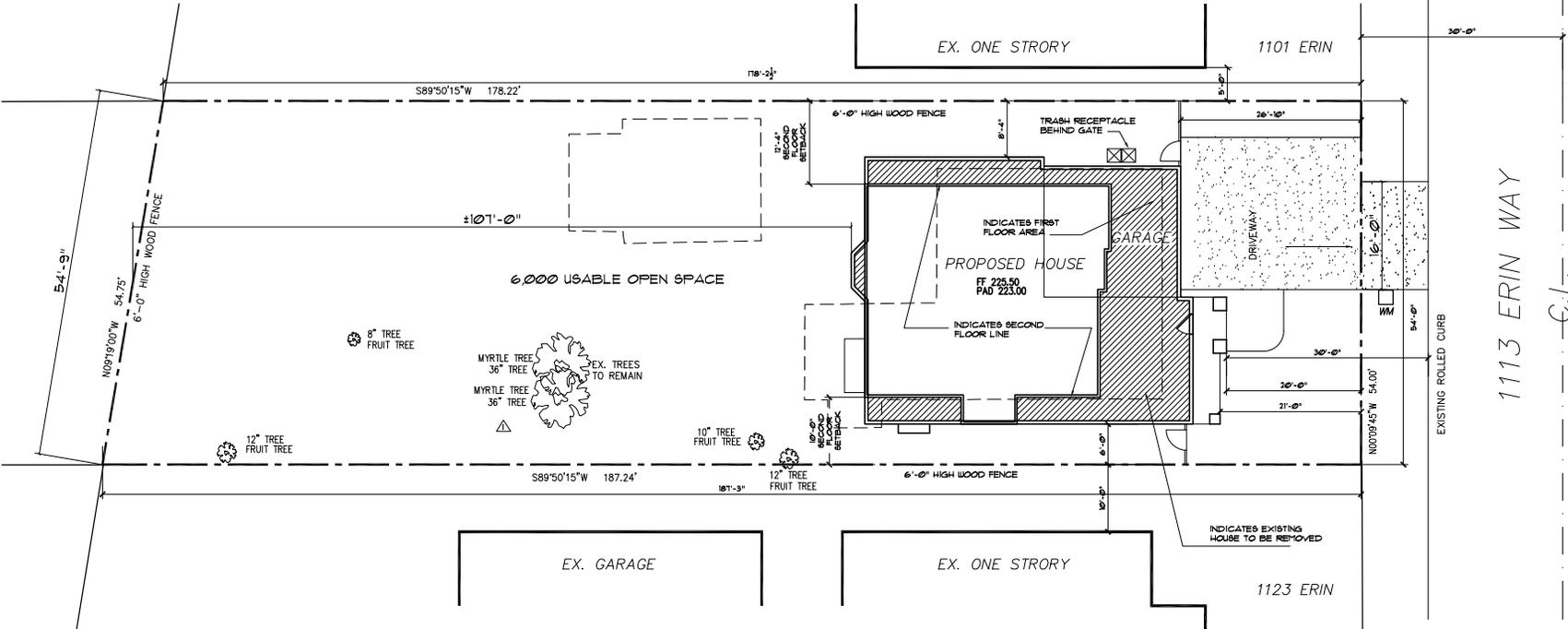
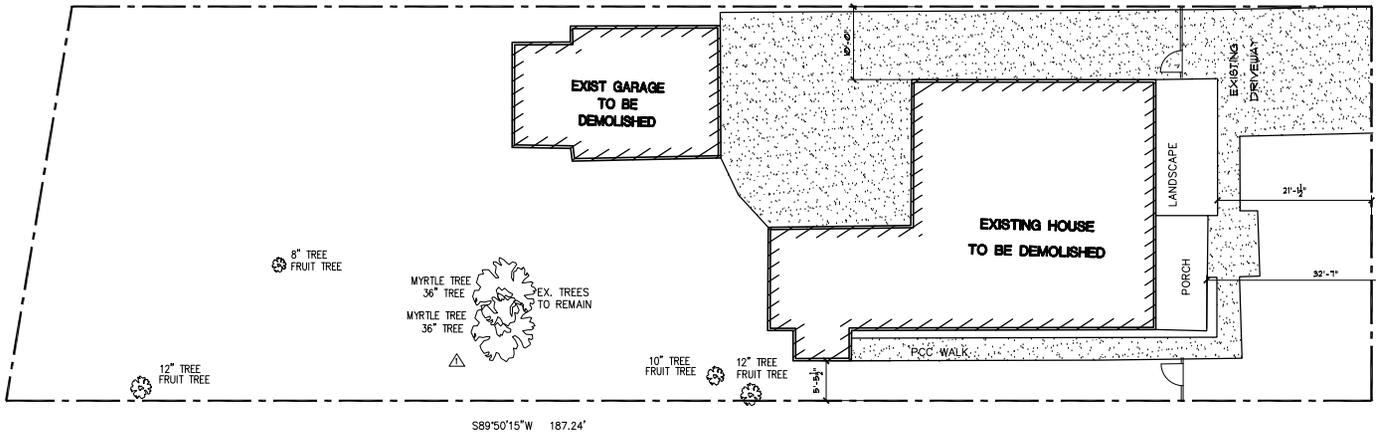
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916.435.0605
408.674.9077

PROPOSED SITE PLAN
DEMOLITION SITE PLAN

SHAHABI RESIDENCE
1113 ERIN AVENUE
CAMPBELL, CA

DATE: 11-6-2019
SCALE: 1"=10'-0"
DRAWN BY: CB
JOB NO: A2

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PROPOSED SITE PLAN

1"=10'-0"

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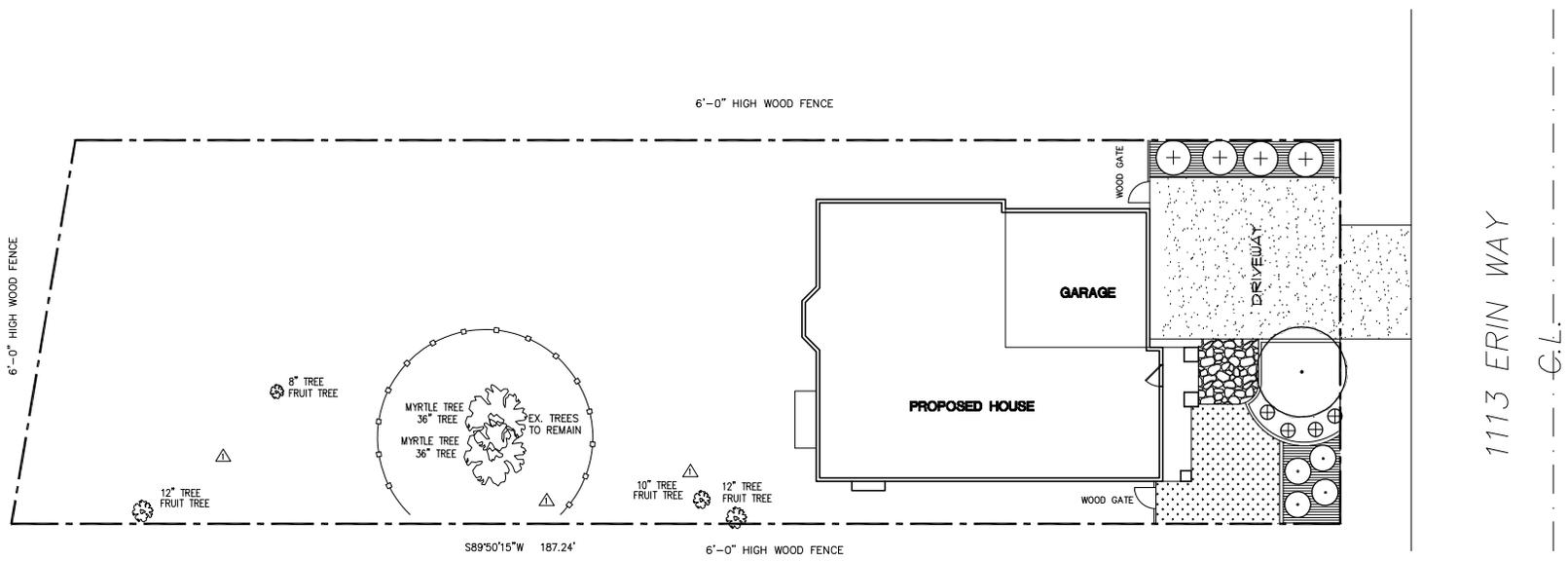


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SCHEMATIC LANDSCAPE PLAN

SHAHABI RESIDENCE
1113 ERIN AVENUE
CAMPBELL, CA

DATE:	11-06-2019
SCALE:	1" = 10'-0"
DRAWN:	CB
JOB NO:	
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A13	
OF SHEETS	



City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 864-2140

STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with the following:

- Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. Protective fencing shall be installed as follows:
 - The fence shall be a minimum of six feet in height and shall be set securely in place.
 - The fence shall be chain link without slats to allow visibility to the trunk for inspections and safety.
 - There shall be no storage of any kind prior to or at such time after the protective fencing is installed.
 - The fence may be adjusted as necessary to accommodate work approved within the dripline provided any excavation is done in accordance with instructions directed by a qualified arborist.
- The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the Community Development Director when it is reasonably demonstrated that the alternate grade will not damage the health of the tree.
- Drain walls shall be installed whenever impervious surfaces will be placed over the root system of a protected tree (the root system generally extends to the outermost edges of the branches).
- Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- Trees cannot be pruned to accommodate grading or construction without the express written approval of the City. Upon receipt of written approval, pruning of trees must be undertaken in accordance with "Pruning Standards" of the International Society of Arboriculture and must be carried out by a licensed arborist.
- Soil compaction of the area under the dripline of the tree shall be avoided during all phases of site clearing and construction.
- No soil sterilants or weed killer that will inhibit or restrict the tree's growth may be applied in the root area.
- No signs, wires or any other object shall be attached to the tree.
- Any other measures deemed necessary by a qualified arborist and specified in any report prepared for development projects with City review and approval.
- The applicant shall provide the project planner with photos of the installed protective fencing prior to issuance of a building permit.

PLANT LEGEND

SYMB	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
SHRUBS				
⊕	9 GA.	AGAPANTHUS 'TINKERBELL'	LILY-OF-THE-NILE	
⊙	9 GA.	ESCALLONIA PRAEDSII	ESCALLONIA	
⊕	9 GA.	PITTIOSPORUM TENUIFOLIUM	N.C.N.	
GROUND COVERS				
▨		WOOD BARKS		
⊘		LAWN		
⊘		PERMEABLE Paver Walkways / Patio		
TREES				
⊙	15 GA.	PRUNUS CERASIFERA	FLOWERING PUM	MULTI-TRUNK



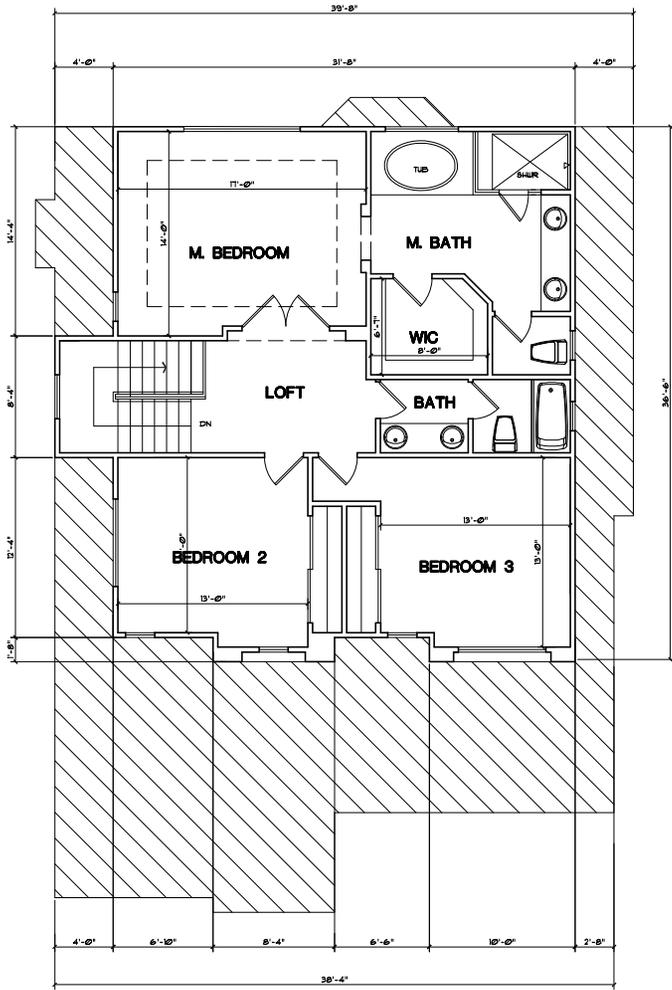
NOTES:

- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2" MIN)
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/80 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
- REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
- SOD LAWN SHALL BE DWARF FESCUE BLEND.
- PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE.
- PROVIDE WATER - EFFICIENT LANDSCAPE.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 180022712600

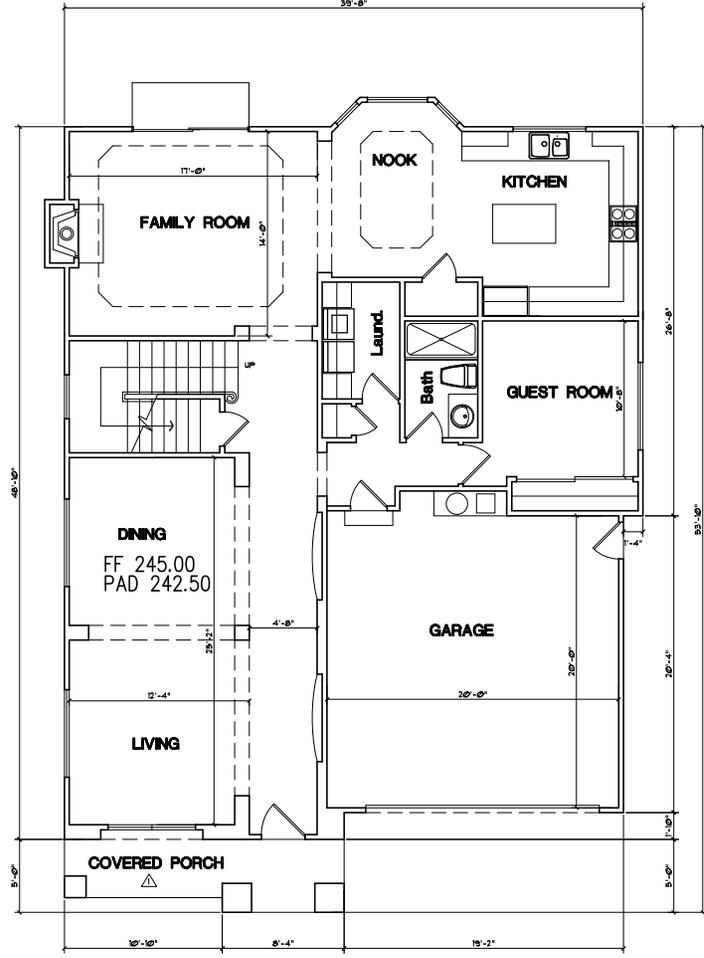
NO TREES WILL BE REMOVED OR AFFECTED BY THIS PROJECT

FRONT YARD LANDSCAPE ANALYSIS:
FRONT YARD AREA: 1300 SQ. FT.
FRONT YARD LANDSCAPE ARE: 735 SQ. FT. = 56%
FRONT YARD HARDSCAPE AREA: 565 SQ. FT. = 44%

LANDSCAPE HAVE TO COMPLY WITH WATER EFFICIENT LANDSCAPE ORDINANCE "WEL0"



SECOND FLOOR



FIRST FLOOR

4 BED / 3 BATH	
SQUARE FOOTAGE:	
FIRST FLOOR :	1,486 S.F.
SECOND PLAN :	1,128 S.F.
TOTAL LIVING :	2,613 S.F.
GARAGE :	400 S.F.

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FLOOR PLANS

SHAHABI RESIDENCE
 1113 ERIN AVENUE
 CAMPBELL, CA

DATE:	11-08-2019
SCALE:	1/4"=1'-0"
DRAWN	CB
JOB NO	-
A2	
A2.1	
OF SHEETS	

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EXTERIOR ELEVATION

SHAHABI RESIDENCE
1113 ERIN AVENUE
CAMPBELL, CA

DATE:	11-06-2019
SCALE:	1/4"=1'-0"
DRAWN:	CB
JOB NO:	

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A3.1
OF SHEETS



FRONT ELEVATION

HOUSE ADDRESS LOCATION TO BE CLEARLY VISIBLE FROM ADJACENT ACCESS STREET MATERIALS TO BE NO LESS THAN 4" HIGH AND 1/2" WIDE AND SHALL BE OF CONTRASTING COLOR CFC REC. 309.1

- EXTERIOR FINISHES:**
- ROOFING:**
- ① 199 CHARCOAL RANGE GOLDEN EAGLE PROFILE BY "EAGLE ROOFING"
 - ② METAL ROOF : BY WESTERN LOCK- COOL DARK BRONZE
- BUILDING COLORS BY: SHERWIN WILLIAMS**
- ③ MAIN COLOR : KM21 BONE
 - ④ TRIM COLOR : KM4943 SUBWAY
 - ⑤ GARAGE DOOR COLOR : KM4943 SUBWAY
- CULTURED STONE: ELDORADO STONE**
- ⑥ MONTEBITO CLIFFSTONE



LEFT SIDE ELEVATION

EXTERIOR ELEVATION

1/4"=1'-0"

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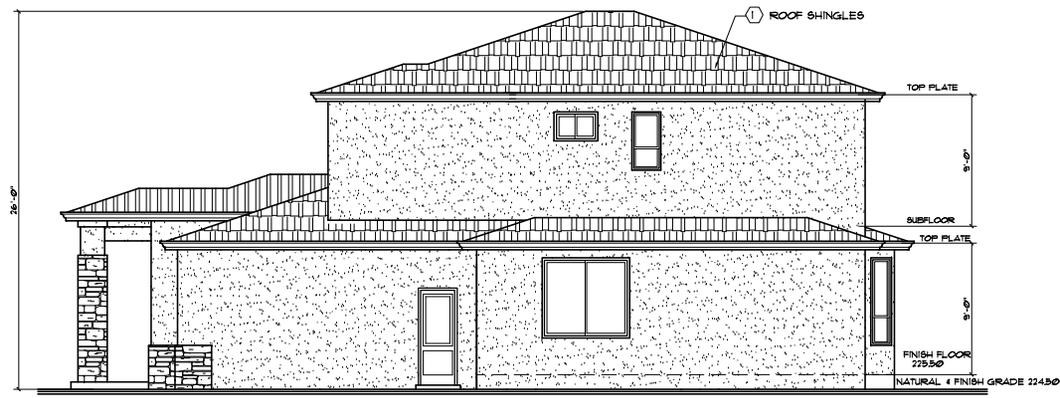
EXTERIOR ELEVATION

SHAHABI RESIDENCE
 1113 ERIN AVENUE
 CAMPBELL, CA

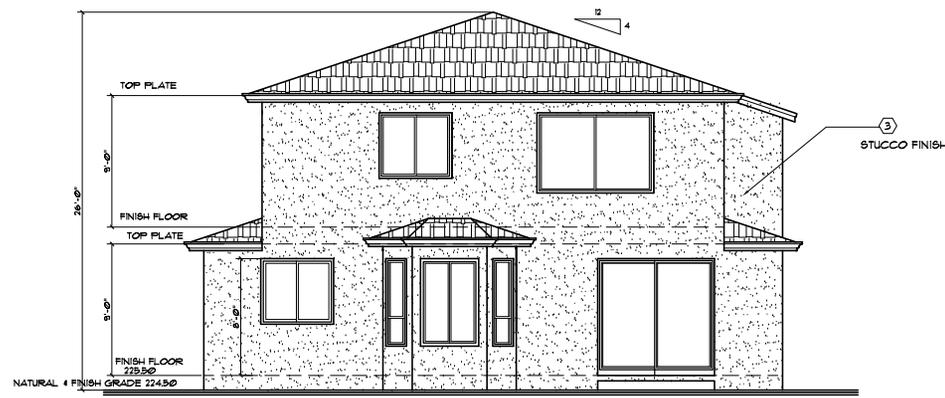
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SCALE:	1/4"=1'-0"
DRAWN:	CB
JOB NO:	

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A3.2
 OF SHEETS

- EXTERIOR FINISHES:**
- ROOFING:**
- ① 199 CHARCOAL RANGE GOLDEN EAGLE PROFILE BY "EAGLE ROOFING"
 - ② METAL ROOF : BY WESTERN LOCK- COOL DARK BRONZE
- BUILDING COLORS BY: SHERWIN WILLIAMS**
- ③ MAIN COLOR : K121 BONE
 - ④ TRIM COLOR : K14943 SUBWAY
 - ⑤ GARAGE DOOR COLOR : K14943 SUBWAY
- CULTURED STONE: ELDORADO STONE**
- ⑥ MONTESITO CLIFFSTONE



RIGHT SIDE ELEVATION

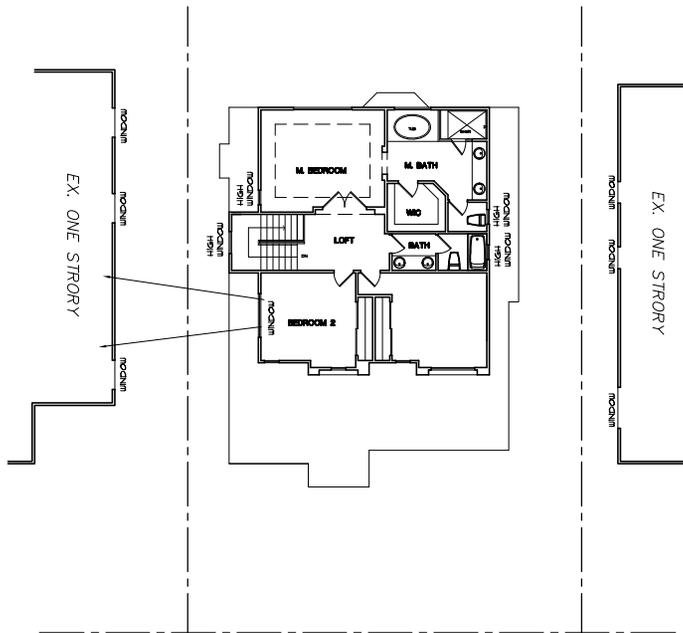


REAR ELEVATION



STREETSCAPE

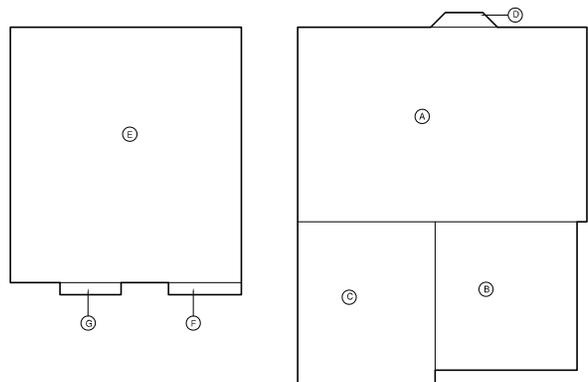
1/8"=1'-0"



1123 1113 Erin Way 1101

PRIVACY PLAN

1/8"=1'-0"



SQUARE FOOTAGE:

- A 39.6' x 26.6' = 1054 SF.
- B 19.5' x 20.5' = 400 SF.
- C 18.8' x 22.2' = 417 SF.
- D -----14 SF.

FIRST FLOOR : 1885 SF.

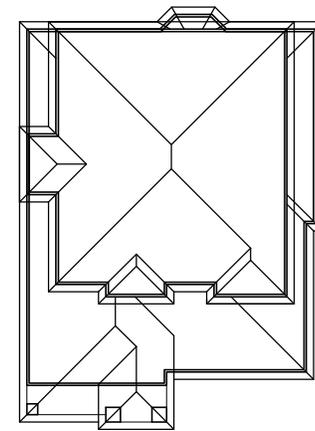
- E 31.6' x 35' = 1106 SF.
- F 10' x 16' = 16 SF.
- G 8' x 16' = 13 SF.

SECOND FLOOR : 135 SF.

TOTAL PROPOSED FLOOR AREA = 3,020 SQ. FT. (FAR 30.0 %)
 ALLOWED FAR 45% = 4,403 SQ. FT.

FLOOR AREA CALCULATIONS

1/8"=1'-0"



ROOF PLAN

1/8"=1'-0"

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PLANNING 1-3-2020	△



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ROOF PLAN
 FLOOR AREA CALCULATIONS
 PRIVACY PLAN
 STREETScape

SHAHABI RESIDENCE
 1113 ERIN AVENUE
 CAMPBELL, CA

DATE: 11-03-2019
 SCALE: -
 DRAWN: CB
 JOB NO: -

A2
A4
 OF SHEETS

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