



**CITY OF CAMPBELL**  
Community Development Department

December 22, 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:

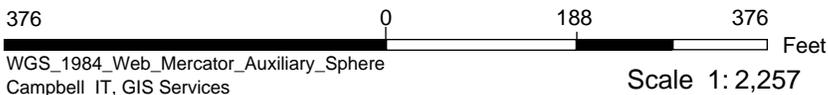
<b>File No.:</b>	<b>PLN-2020-20</b>
<b>Applicant:</b>	<b>Barzin Keyhankhadiv</b>
<b>Project Address:</b>	<b>1660 Manton Ct</b>
<b>Property Owner:</b>	<b>Tae Kyu Kang</b>
<b>Zoning District:</b>	<b>R-1-6 (Single Family Residential)</b>
<b>General Plan:</b>	<b>Low Density Residential (San Tomas Area Neighborhood Plan)</b>
<b>Neighborhood Association(s):</b>	<b>San Tomas Area Community Coalition</b>
<b>Project Description:</b>	<b>Approximately 813 sq. ft. single-story addition to an existing single-family home</b>

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 December 22, 2020 and ends on January 4, 2021 (accounting for the holiday closure). Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **January 4, 2021**. 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. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email [nazh@campbellca.gov](mailto:nazh@campbellca.gov).



# 1660 Manton Ct



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.

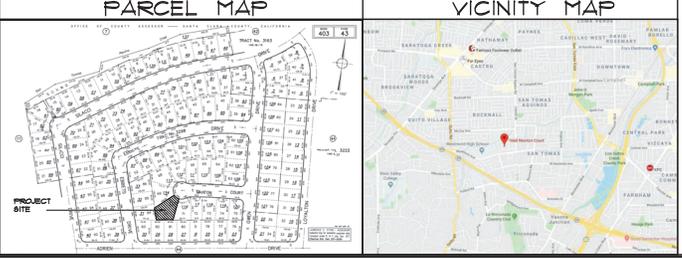
# ADDITION AND REMODELING FOR: 1660 MANTON COURT, CAMPBELL, CA 95008 APN: 403-43-115

PROJECT DATA		AREAS																				
OWNER'S NAME: TAE KONG	ZONING DISTRICT: R-1-6	LOT SIZE: ..... 89,415.8 SQ. FT.																				
NUMBER OF FLOORS: ONE STORY	FIRE PROTECTION: HAB SPRINKLER	<b>ALLOWABLE AREAS:</b> MAX. ALLOWABLE F.A.R. = 89,415.8 x 45 % = 3,846.41 SQ. FT. MAX. LOT COVERAGE = 89,415.8 x 40 % = 3,419.03 SQ. FT.																				
CONSTRUCTION TYPE: VB	OCCUPANCY CLASSIFICATION: R-3-U	<b>PROVIDED FLOOR AREA RATIO:</b>																				
<b>APPLICABLE CODES:</b>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>GARAGE SQ. FT.</th> <th>HABITABLE AREA SQ. FT.</th> <th>TOTAL SQ. FT.</th> <th>F.A.R. %</th> </tr> </thead> <tbody> <tr> <td>X EXISTING</td> <td>435.53</td> <td>1,691.13</td> <td>2,026.66</td> <td>24.41</td> </tr> <tr> <td>W CHANGES</td> <td>0</td> <td>813.18</td> <td>813.18</td> <td>9.52</td> </tr> <tr> <td>X PROPOSED</td> <td>435.53</td> <td>2,464.91</td> <td>2,900.44</td> <td>33.93</td> </tr> </tbody> </table>		GARAGE SQ. FT.	HABITABLE AREA SQ. FT.	TOTAL SQ. FT.	F.A.R. %	X EXISTING	435.53	1,691.13	2,026.66	24.41	W CHANGES	0	813.18	813.18	9.52	X PROPOSED	435.53	2,464.91	2,900.44	33.93
	GARAGE SQ. FT.	HABITABLE AREA SQ. FT.	TOTAL SQ. FT.	F.A.R. %																		
X EXISTING	435.53	1,691.13	2,026.66	24.41																		
W CHANGES	0	813.18	813.18	9.52																		
X PROPOSED	435.53	2,464.91	2,900.44	33.93																		
<b>TOTAL FLOOR AREA AS ABOVE, 2,900.44 SQ. FT. = 33.93 % COVERED FRONT PORCH: ..... 26.02 SQ. FT. = 0.84 % TOTAL: ..... 2,946.44 SQ. FT. = 34.41 %</b>																						
<b>FOR MORE DETAILS ON AREA CALCULATIONS SEE SHEET "A2"</b>																						

DRAWING INDEX	
<b>ARCHITECTURAL:</b>	
A0	COVER SHEET AND BACK YARD AREA CALCULATION
A1	TOPOGRAPHIC SURVEY
A2	EXISTING / PROPOSED SITE PLANS
A3	EXISTING FLOOR PLAN PLUS BUILDING AREA CALCULATIONS
A4	PROPOSED FLOOR PLAN
A5	PROPOSED CEILING PLAN
A6	EXISTING ROOF PLAN
A7	PROPOSED ROOF PLAN
A8	EXISTING AND PROPOSED FRONT ELEVATION PLUS SECTION A-A
A9	EXISTING AND PROPOSED RIGHT ELEVATION PLUS SECTION B-B
A9	EXISTING AND PROPOSED REAR AND LEFT ELEVATIONS

CONSULTANTS	
DESIGNER:	ARIA BUILD AND CONSTRUCTION 931 MERIDIAN AVE., SAN JOSE, CA 95126 PH: (408) 816-1134

STRUCTURAL:	
TITLE 24:	



- ### SCOPE OF WORK
- ADD 813 SQ. FT. AS HABITABLE AREA AS BELOW:
    - a. MAKE MASTER BEDROOM COMPLETE RECTANGLE.
    - b. EXTEND BEDROOM NO. 2.
    - c. EXTEND EXISTING FAMILY ROOM TO CREATE LIBRARY.
    - d. EXTEND EXISTING FAMILY ROOM TO THE REAR AND RIGHT SIDE.
    - e. ADD TO EXTEND EXISTING KITCHEN TO THE REAR.
  - CREATE LAUNDRY ROOM BEHIND THE EXISTING GARAGE.
  - CONVERT STORAGE TO HALF BATH IN THE MIDDLE OF THE BUILDING.
  - UP GRADE EXISTING ELECTRICAL METER TO 200 AMPS.
  - MOVE AND INSTALL FURNACE TO THE ATTIC.
  - ADD TANKLESS WATER HEATER ON THE EXTERIOR RIGHT SIDE WALL.
  - DEMOLISH WHOLE EXISTING ROOF.
  - BUILD NEW ROOF TRUSS FRAMING FOR WHOLE BUILDING AS SHOWN ON PLAN.
  - CREATE SOME RECESS CEILING WITH TRUSS FRAMING.
  - ADD SOLAR PANELS TOP OF THE UPPER ROOF.
  - CREATE NEW FRONT PORCH.

THE STRUCTURE WILL BE SPRINKLERED THROUGHOUT, WITH AN AUTOMATIC "NFPA" 13D SYSTEM IN LIEU OF AN ADDITIONAL FIRE HYDRANT. PLEASE SEE "AMMR" ATTACHED ON SHEET "A4".

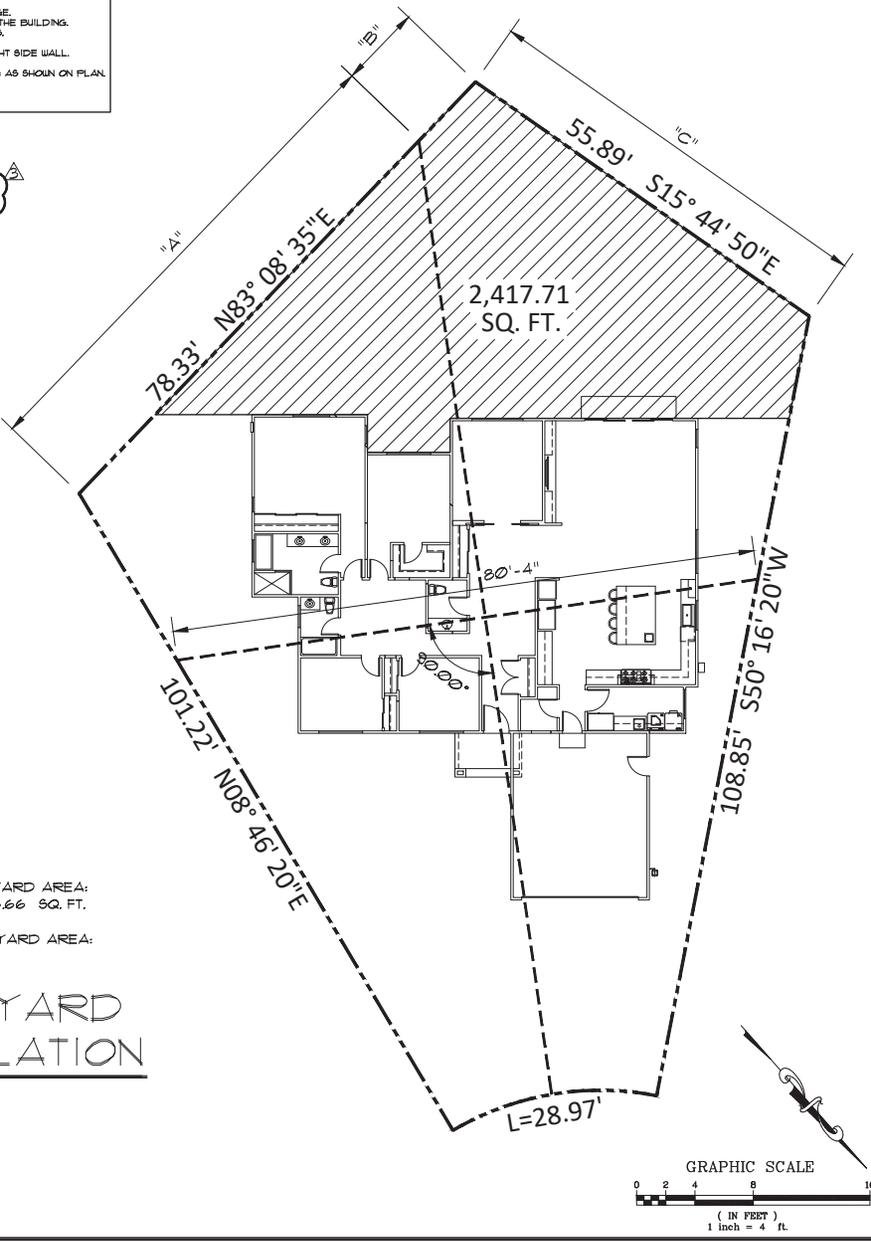
## BACKYARD CALCULATION

SC: 1/8" = 1'-0"

"A" = "B" + "C"

REQUIRED BACKYARD AREA:  
80'-4" x 20' = 1,606.66 SQ. FT.

PROVIDED BACKYARD AREA:  
2,417.11 SQ. FT.



REVISIONS	BY
Δ 05/20/20 BK	
Δ 07/02/20 BK	
Δ 10/13/20 BK	

**ARIA**  
Build & Construction

BUILD AND CONSTRUCTION  
 931 MERIDIAN AVE.  
 SAN JOSE, CA 95126  
 PH: (408) 816-1134

COVER SHEET  
AND BACK YARD  
AREA CALCULATIONS

ADDITION AND REMODELING FOR:  
1660 MANTON COURT  
CAMPBELL 95008

DATE	04/23/2019
SCALE	1/8" = 1'-0"
DRAWN	BK
JOB	
SHEET	A0
OF	SHEETS

**SURVEYOR'S NOTE:**

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY.
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

**ABBREVIATIONS**

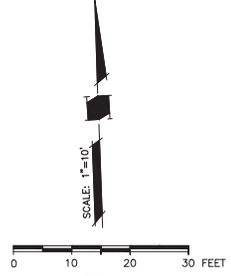
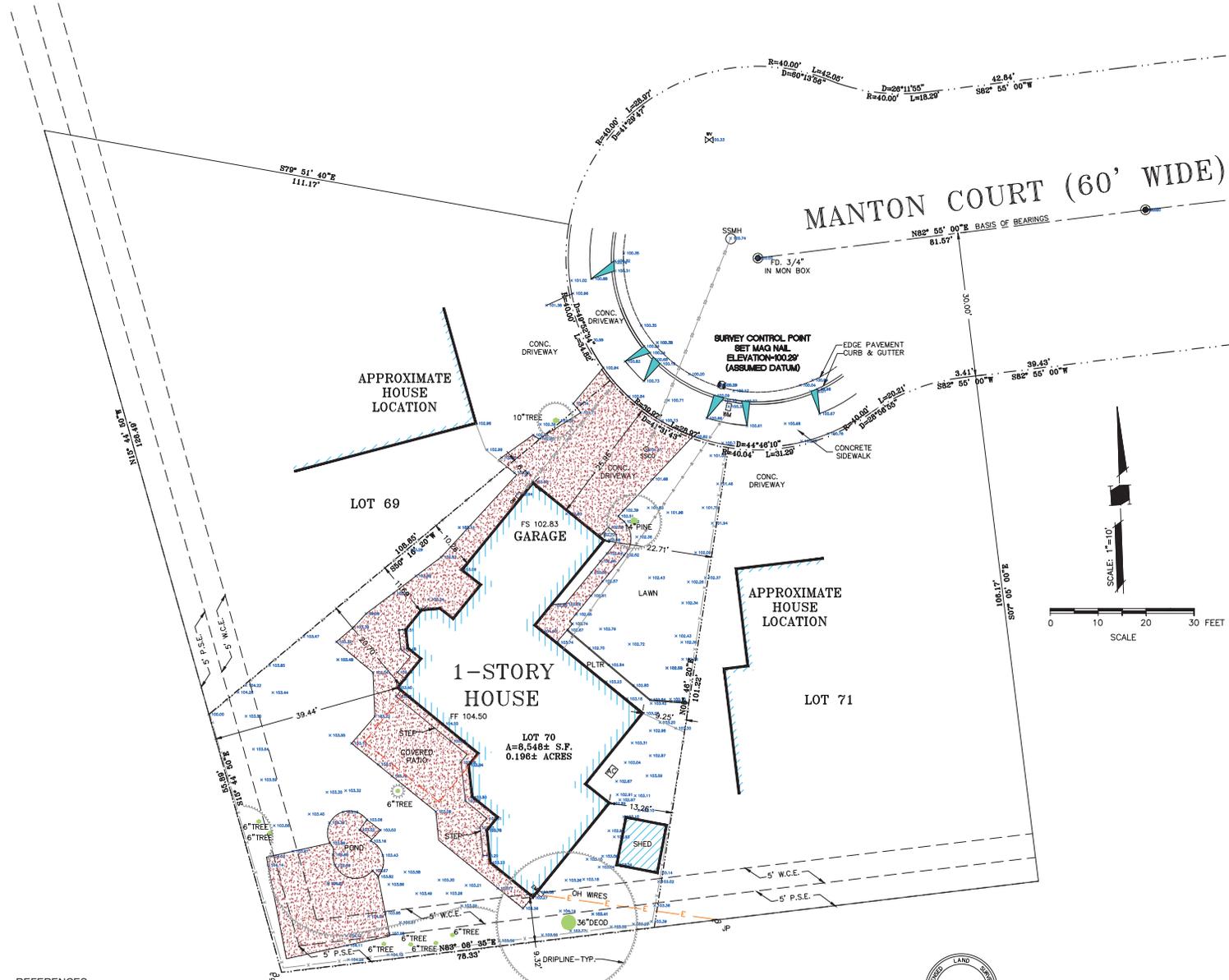
- FL FLOWLINE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- CONC CONCRETE
- LIP LIP OF GUTTER
- GS GROUND SHOT
- AD AREA DRAIN
- TC TOP OF CURB
- FF FINISH FLOOR
- BSL BUILDING SETBACK LINE

**LEGEND**

- S200 SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- x- FENCE LINE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ JOINT POLE
- ⊕ GUY ANCHOR
- ⊕ TREE, SIZE AND TYPE AS NOTED
- XX" TREE
- G- GAS LINE
- W- WATER LINE
- CONCRETE
- GM GAS METER

**REFERENCES:**  
157 M 18,19

**BENCHMARK**  
ASSUMED ELEVATION=100.29'



DARRYL LYDELL BOND  
PLS 9213  
EXPIRES 9-30-19

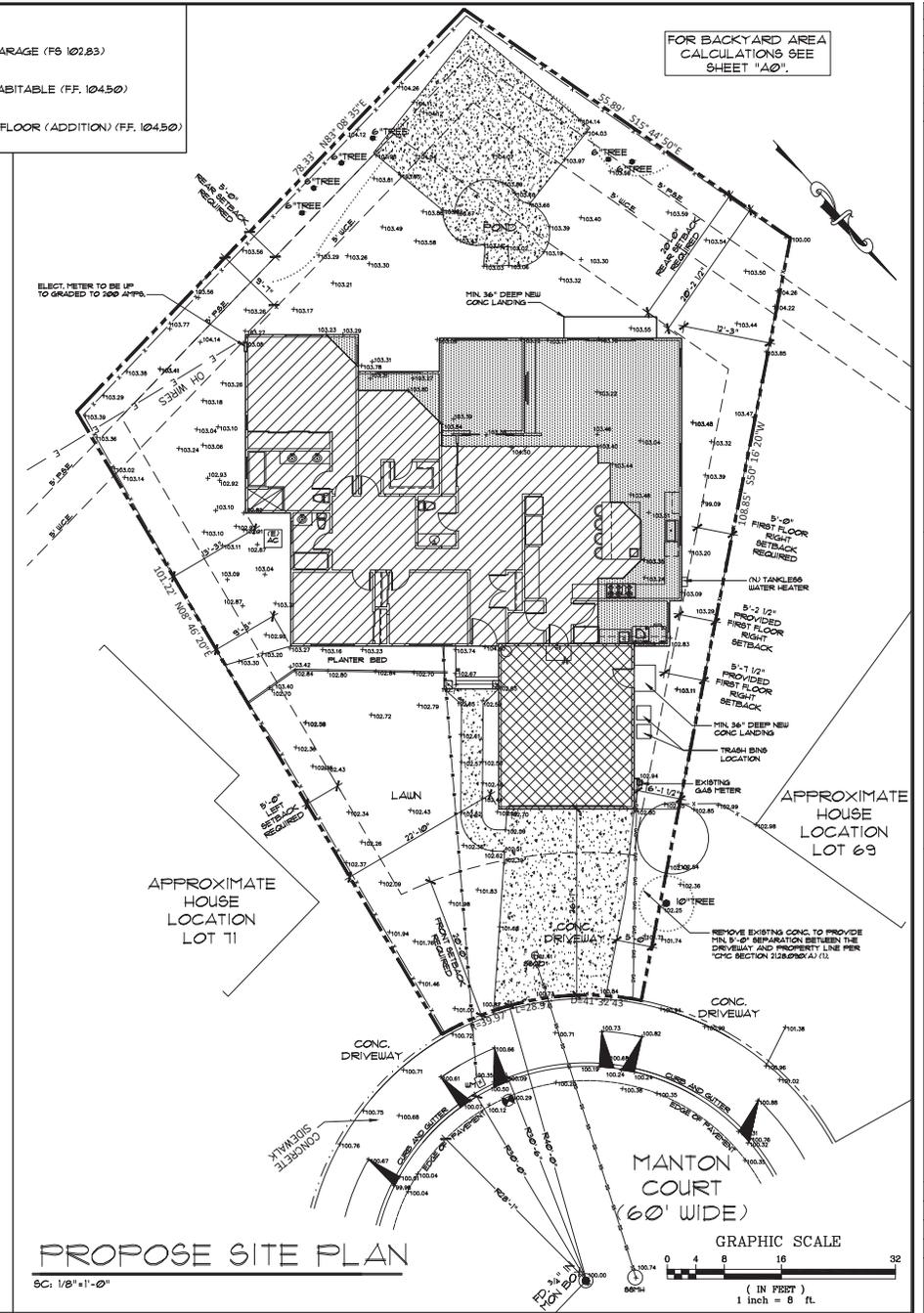
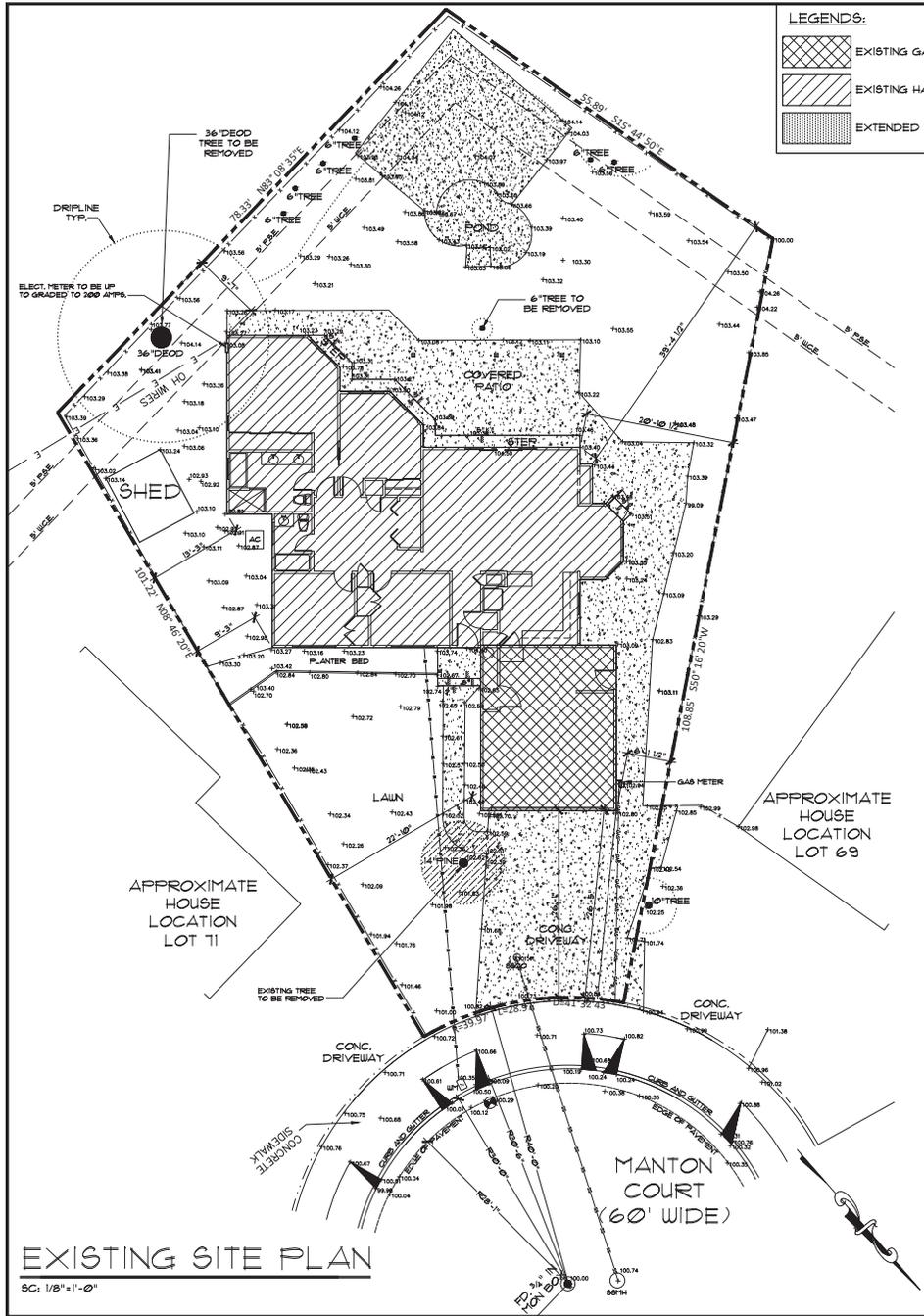
**NNF ENGINEERING**  
CALIFORNIA  
605 WESTBROOK DRIVE  
SAN JOSE, CALIFORNIA 95033  
(408) 262-7478

1660 MANTON COURT  
CAMPBELL  
APN 403-43-115

**TOPOGRAPHIC SURVEY**

REVISIONS	BY

JOB NO:  
DATE: 7-22-2019  
SCALE: 1"=10'  
DRAWN BY: NR  
SHEET NO:  
**1**



FOR BACKYARD AREA CALCULATIONS SEE SHEET "A0".

REVISIONS	BY
05/20/20 BK	
07/02/20 BK	
10/13/20 BK	

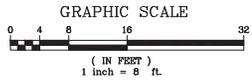


**ARIA**  
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Build & Construction PH: (408) 616-1134

**EXISTING AND PROPOSED SITE PLANS**

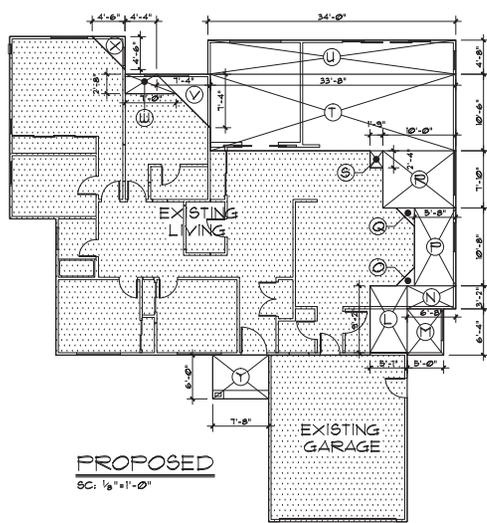
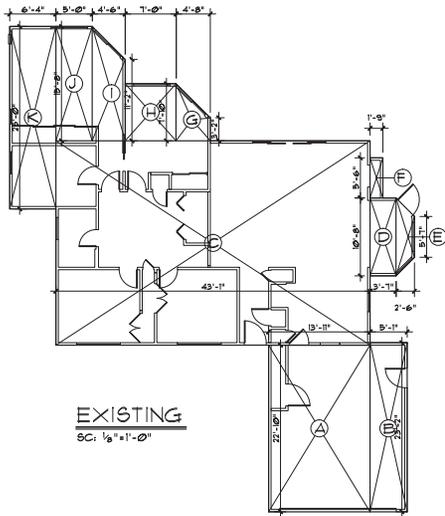
ADDITION AND REMODELING FOR:  
**1660 MANTON COURT**  
**CAMPBELL 95008**

DATE	04/05/2019
SCALE	1/8" = 1'-0"
DRAWN	BK
JOB	
SHEET	
OF	



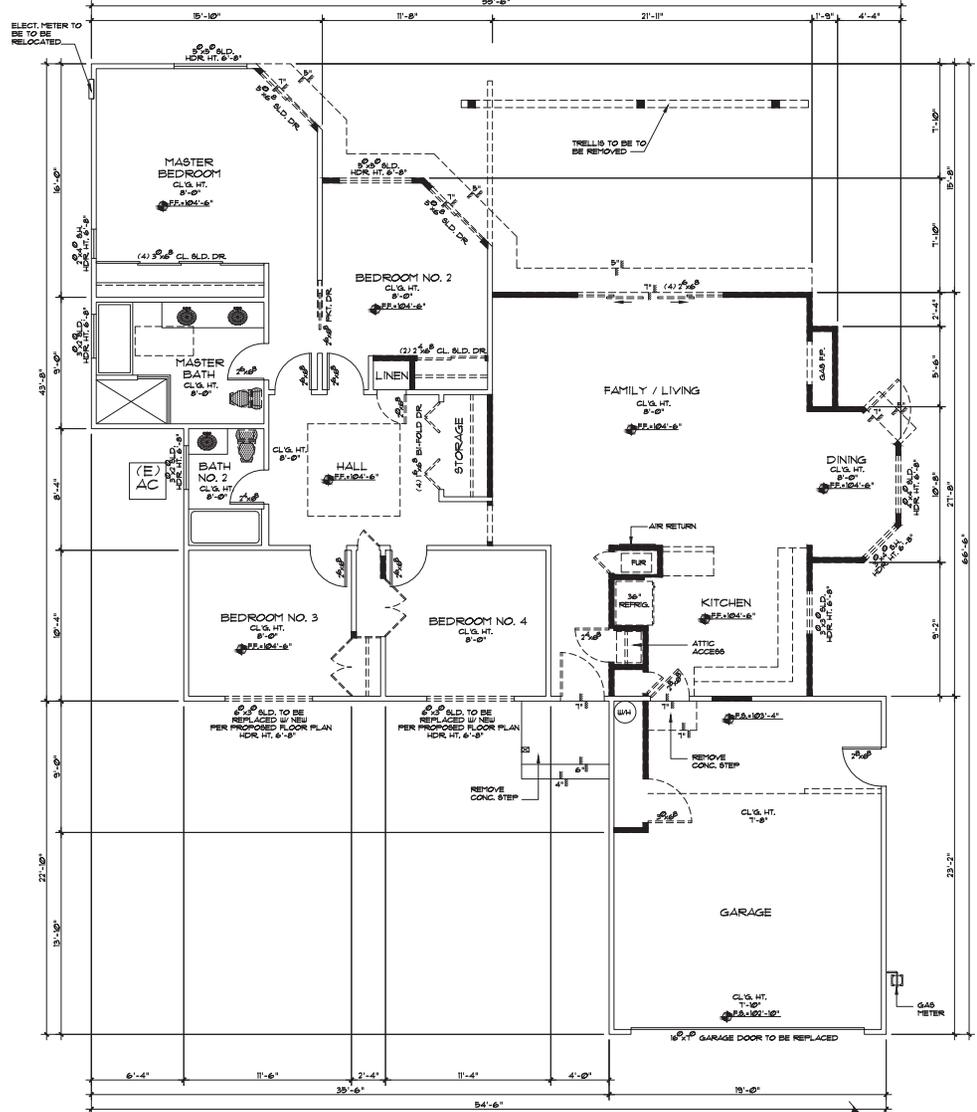
EXISTING		SPACES	AREAS (SQ. FT.)	TOTAL (SQ. FT.)
HABITABLE	A	GARAGE	311.71	435.53
	B		111.16	
	C		1206.33	
	D		31.91	
	E		2058	
	F		9.63	
	G		25.16	
	H		54.60	
	I		60.10	
	J		11.99	
	K		158.33	
TOTAL			1651.73	2,087.26

ADDED		SPACES	AREAS (SQ. FT.)	TOTAL (SQ. FT.)
HABITABLE	L		46.60	813.18
	M		316.71	
	N		211	
	O		3.20	
	P		60.44	
	Q		3.20	
	R		18.33	
	S		4.08	
	T		353.90	
	U		158.66	
	V		27.10	
W		19.04		
X		10.25		
TOTAL			2,900.44	



PROVIDED LOT COVERAGE:  
 TOTAL FLOOR AS ABOVE ..... 2,900.44 SQ. FT.  
 COVERED FRONT PORCH (AREA "Y") ..... 46.00 SQ. FT.  
 TOTAL ..... 2,946.44 SQ. FT.

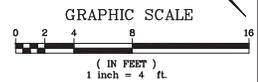
# AREA CALCULATIONS



## EXISTING FLOOR PLAN

### LEGEND:

- EXISTING 2x STUD WALL TO BE DEMOLISHED
- EXISTING 2x STUD WALL TO BE REMAINED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING PLUMBING FIXTURES, CABINETS AND APPLIANCES TO BE REMOVED



REVISIONS	BY
05/20/20 BK	
07/02/20 BK	
10/13/20 BK	

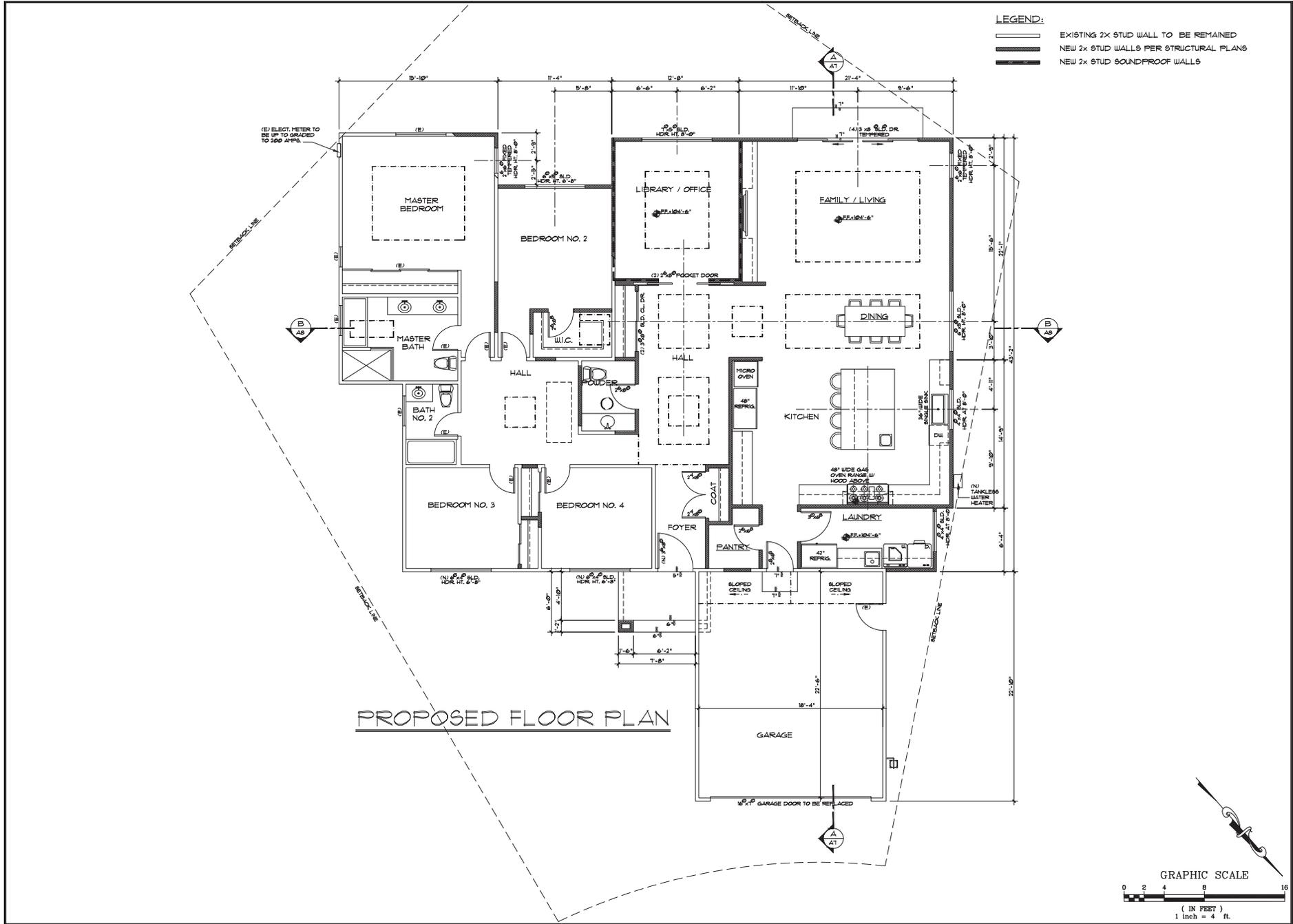


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 PH: (408) 866-1134

**EXISTING FLOOR PLAN**  
**PLUS BUILDING AREA**  
**CALCULATIONS**

ADDITION AND REMODELING FOR:  
 1660 MANTON COURT  
 CAMPBELL 95008

DATE	04/29/2019
SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	A2
OF SHEETS	



REVISIONS	BY
1	05/20/20 BK
2	07/02/20 BK
3	10/13/20 BK

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**PROPOSED FLOOR PLAN**

ADDITION AND REMODELING FOR:  
 1660 MANTON COURT  
 CAMPBELL 95008

DATE	04/23/2019
SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	A3
OF	SHEETS



**FIRE DEPARTMENT**  
**SANTA CLARA COUNTY**  
 14780 Winchester Blvd., Los Gatos, CA 95032-1818  
 (408) 378-4010 / (408) 378-9342 (fax) www.sccfd.org

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Address: 1660 Manton Ct., Campbell, CA

Applicant's Name: **Tao Kang**  
 Applicant's Address: 1660 Manton Ct. Campbell, CA Suite  
 Telephone: (408) 442-1081 Fax:

The applicant hereby requests the following:

- Use of Alternate Materials or Method of Construction
- Modification of Code

Codes Affected:

- Building Code
- Fire Code
- Mechanical Code
- Electrical Code
- Other: The need of a hydrant-the closest one is approximately 120 ft. away from farthest exterior corner of the structure. Specific section(s) of the code involved: The code allows a max. of 600 ft.

Brief description of the request: We propose an alternative code equivalency, i.e., installing fire sprinkler throughout the whole building structure in accordance to NFPA 13D and etc.

The Building and Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the intent of the code in strength, effect, fire-resistance, durability, safety, etc.

Organized as the Santa Clara County Central Fire Protection District  
 Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos,  
 Los Altos Hills, Los Gatos, Menlo Park, and Saratoga

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality: \_\_\_\_\_
2. Strength: \_\_\_\_\_
3. Effectiveness: **SPRINKLER WILL BE MORE EFFECTIVE PREVENTING THE FIRE IN THE HOME.**
4. Fire Resistance: \_\_\_\_\_
5. Durability: \_\_\_\_\_
6. Safety: **ALTHOUGH THE CLOSEST FIRE HYDRANT IS APPROX. 120 FT. AWAY USING TH STANDARD CALCULATIONS.**

Additional evidence of proof:

Applicant Signature: *Tao Kang* Date: 12 / 01 / 2010

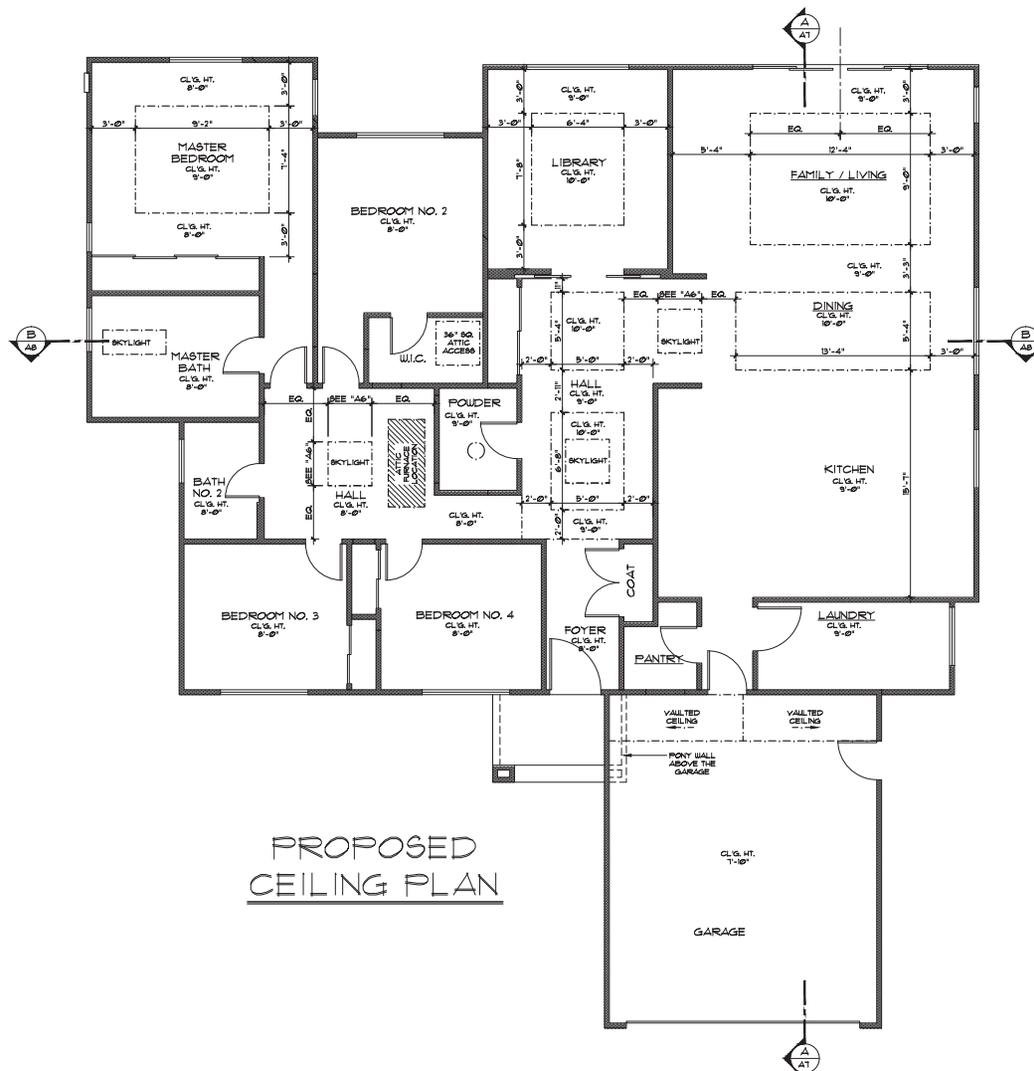
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The above application has been reviewed and has been:

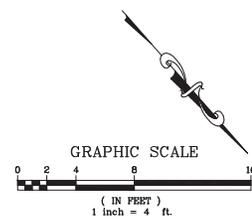
ACCEPTED REJECTED

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Fire Official: \_\_\_\_\_ Date: \_\_\_\_\_  
 Building Official: \_\_\_\_\_ Date: \_\_\_\_\_

Alternative materials / 10/23/14



**PROPOSED CEILING PLAN**



REVISIONS	BY
▲ 05/20/20 BK	
▲ 07/02/20 BK	
▲ 10/13/20 BK	

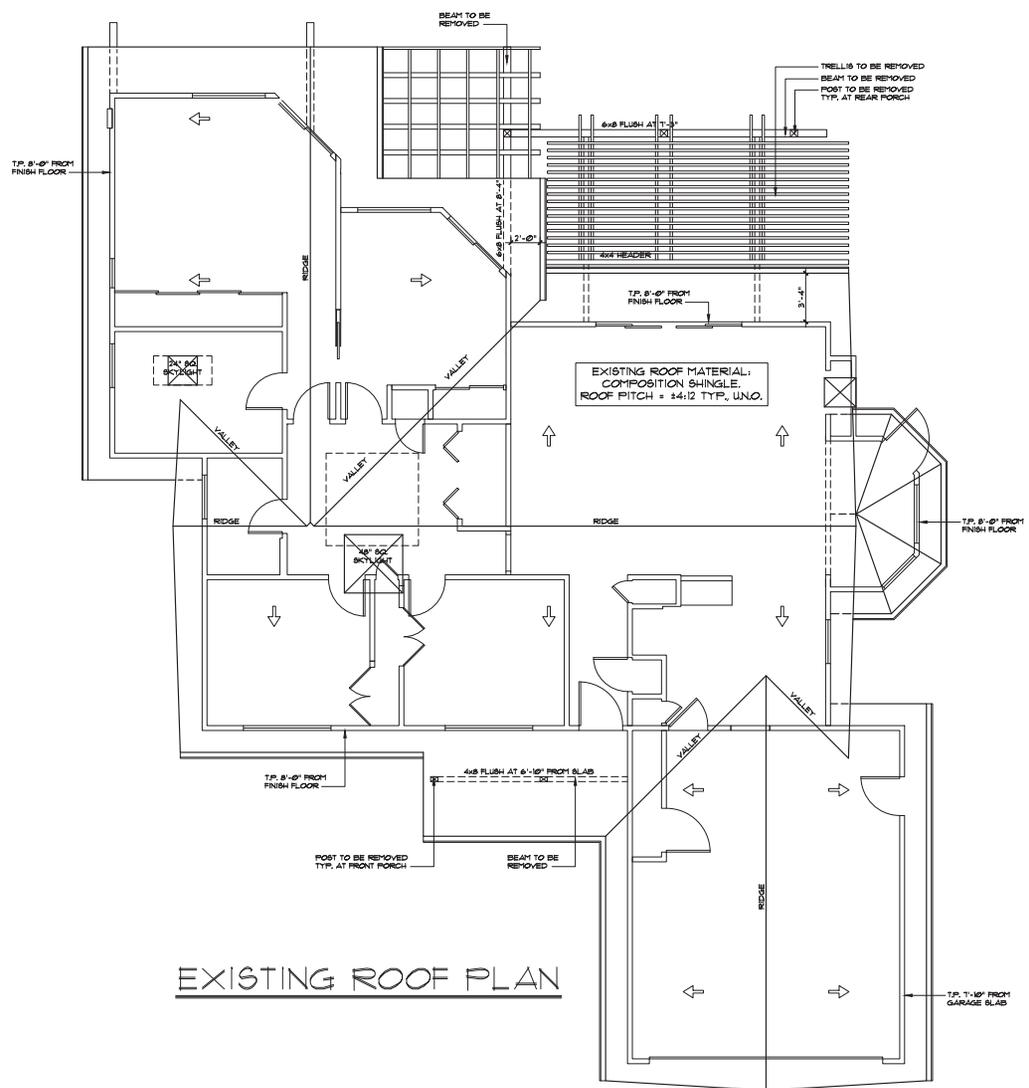


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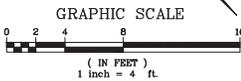
**PROPOSED CEILING PLAN**

ADDITION AND REMODELING FOR:  
 1660 MANTON COURT  
 CAMPBELL 95008

DATE	01/03/2010
SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	44
OF SHEETS	



EXISTING ROOF PLAN



REVISIONS	BY
05/20/20 BK	
07/02/20 BK	
10/13/20 BK	

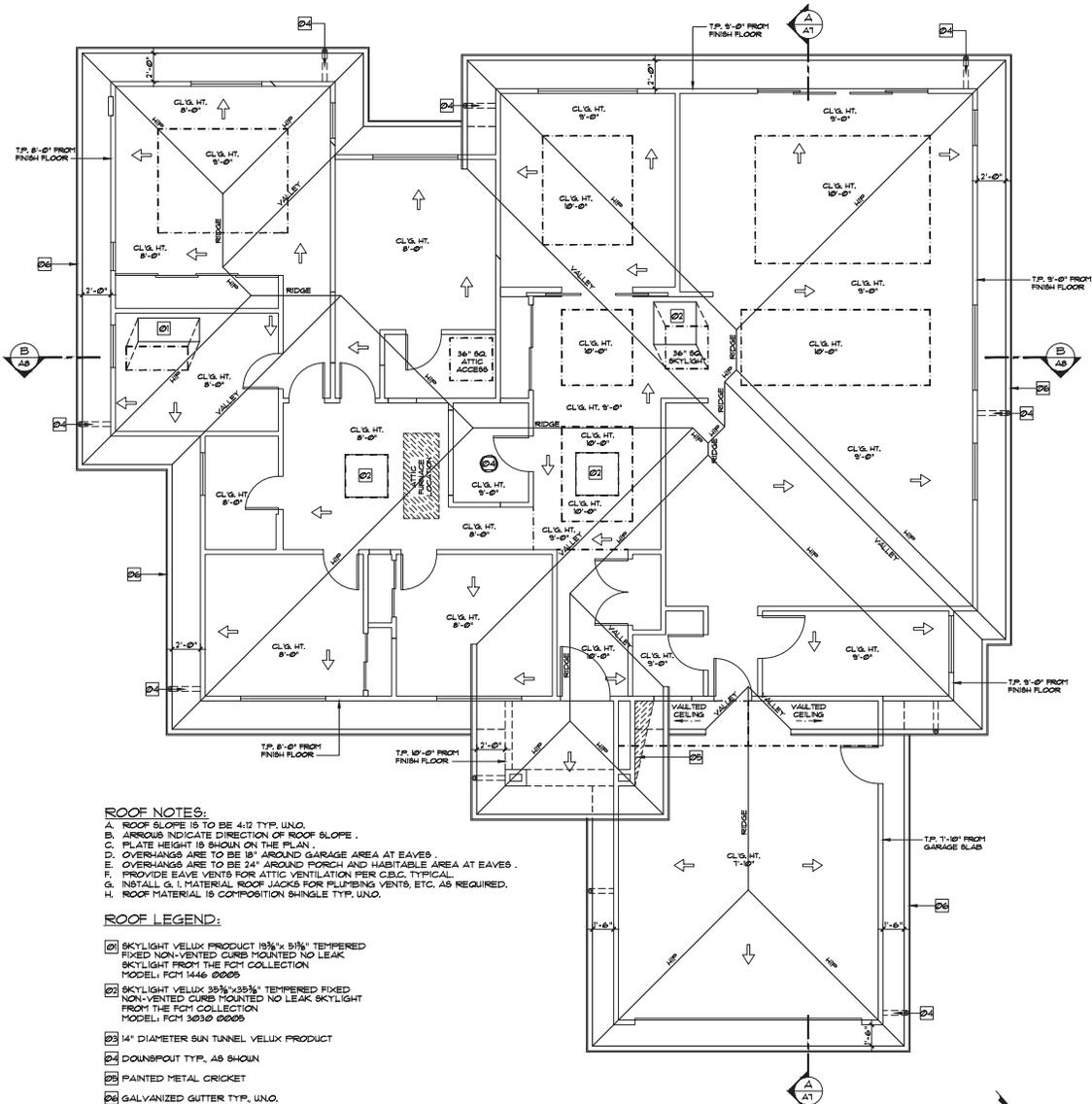


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**EXISTING ROOF PLAN**

ADDITION AND REMODELING FOR:  
 1660 MANTON COURT  
 CAMPBELL 95008

DATE	04/25/2019
SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	<b>A5</b>
OF SHEETS	



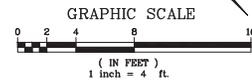
**ROOF NOTES:**

- A. ROOF SLOPE IS TO BE 4:12 TYP. UNO.
- B. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
- C. FLUTE HEIGHT IS SHOWN ON THE PLAN.
- D. OVERHANGS ARE TO BE 18" AROUND GARAGE AREA AT EAVES.
- E. OVERHANGS ARE TO BE 24" AROUND PORCH AND HABITABLE AREA AT EAVES.
- F. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.B.C. TYPICAL.
- G. INSTALL G. I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
- H. ROOF MATERIAL IS COMPOSITION SHINGLE TYP. UNO.

**ROOF LEGEND:**

- ① SKYLIGHT VELUX PRODUCT 18 3/8" x 51 3/8" TEMPERED FIXED NON-VENTED CURB MOUNTED NO LEAK SKYLIGHT FROM THE FCM COLLECTION MODEL: FCM 1446 00005
- ② SKYLIGHT VELUX 30 3/8" x 35 3/8" TEMPERED FIXED NON-VENTED CURB MOUNTED NO LEAK SKYLIGHT FROM THE FCM COLLECTION MODEL: FCM 3030 00005
- ③ 14" DIAMETER SUN TUNNEL VELUX PRODUCT
- ④ DOWNSPOUT TYP., AS SHOWN
- ⑤ PAINTED METAL CRICKET
- ⑥ GALVANIZED GUTTER TYP. UNO.

**PROPOSED ROOF PLAN**



REVISIONS	BY
05/20/20 BK	
07/02/20 BK	
10/13/20 BK	

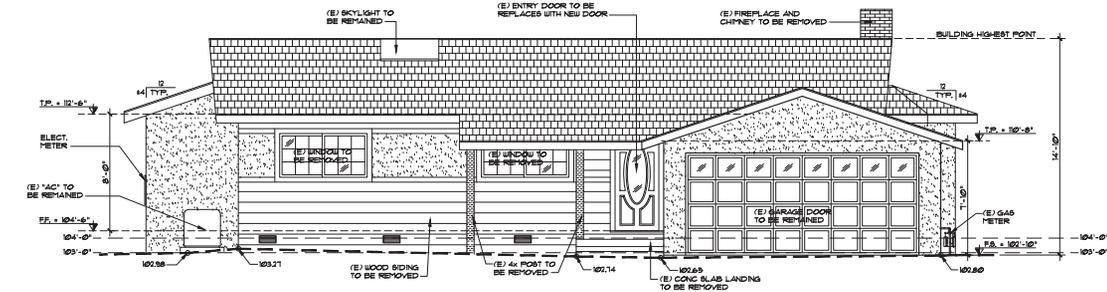


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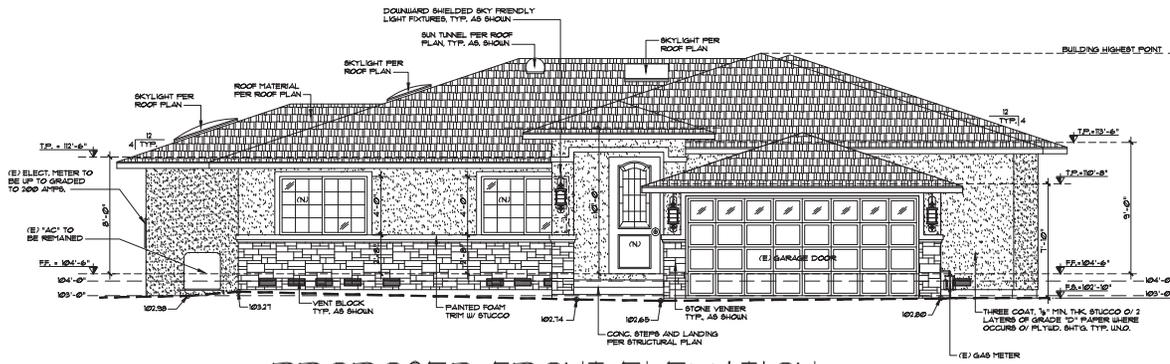
**PROPOSED ROOF PLAN**

ADDITION AND REMODELING FOR:  
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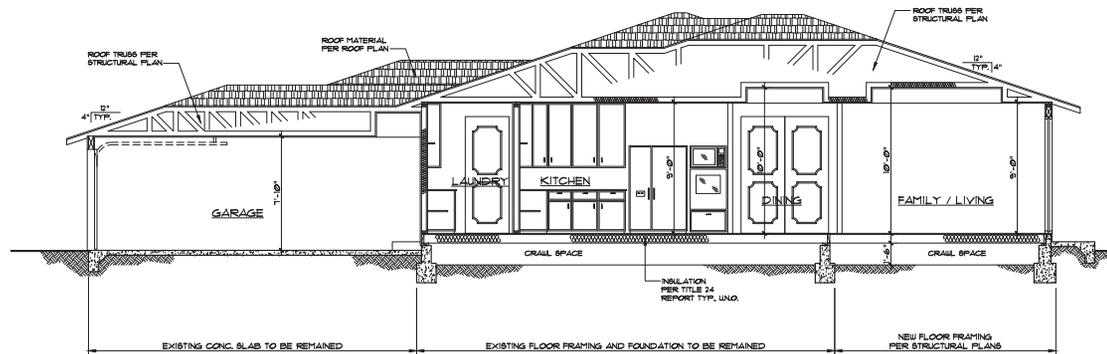
DATE	04/23/2019
SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	A6
OF	SHEETS



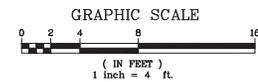
EXISTING FRONT ELEVATION



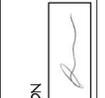
PROPOSED FRONT ELEVATION



SECTION A-A



REVISIONS	BY
Δ 05/20/20	BK
Δ 01/02/20	BK
Δ 10/13/20	BK

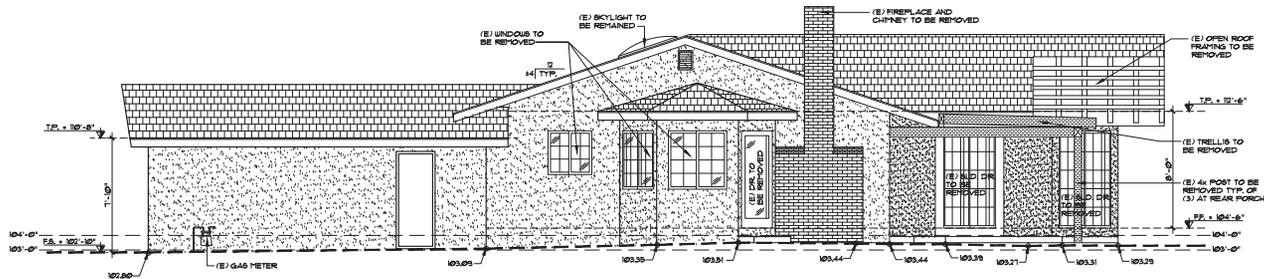


**ARIA**  
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 SAN JOSE, CA 95126  
 Build & Construction PH: (408) 866-1134

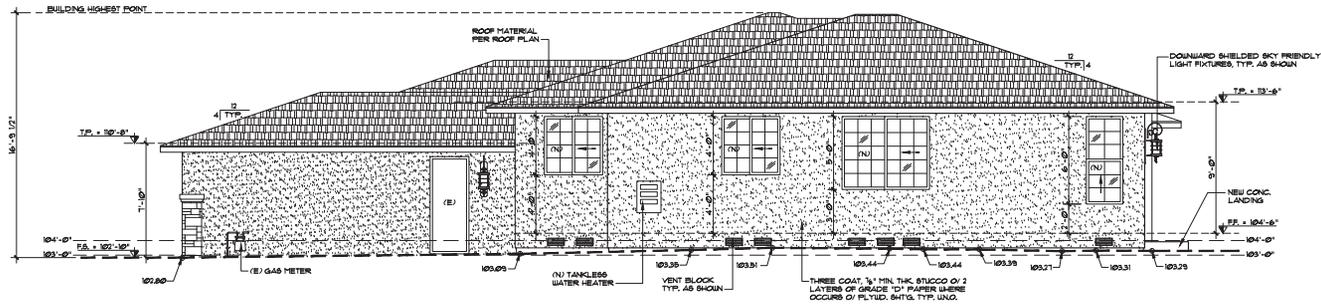
EXISTING, PROPOSED  
 FRONT ELEVATIONS  
 PLUS SECTION "A-A"

ADDITION AND REMODELING FOR:  
 1660 MANTON COURT  
 CAMPBELL 95008

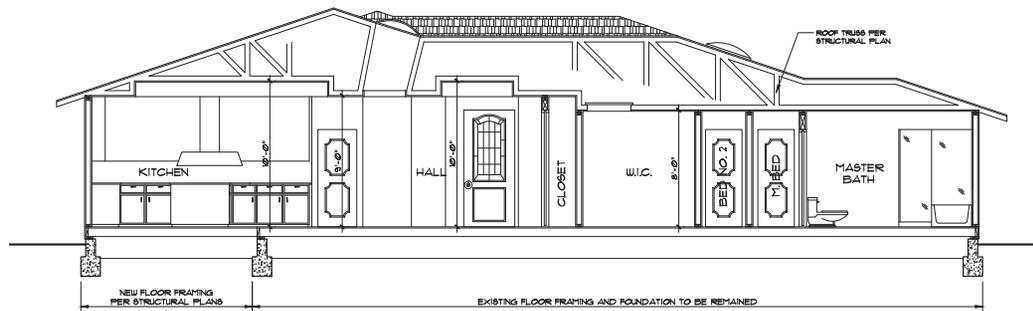
DATE	04/29/2019
SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	Δ 7
OF	SHEETS



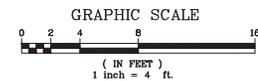
EXISTING RIGHT ELEVATION



PROPOSED RIGHT ELEVATION



SECTION B-B



REVISIONS	BY
▲ 05/20/20 BK	
▲ 07/02/20 BK	
▲ 10/13/20 BK	

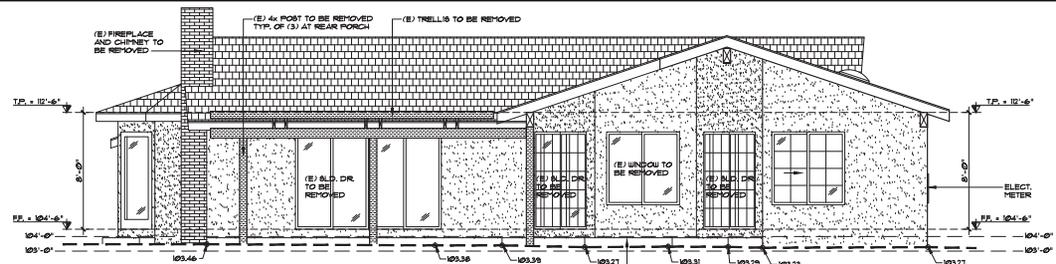


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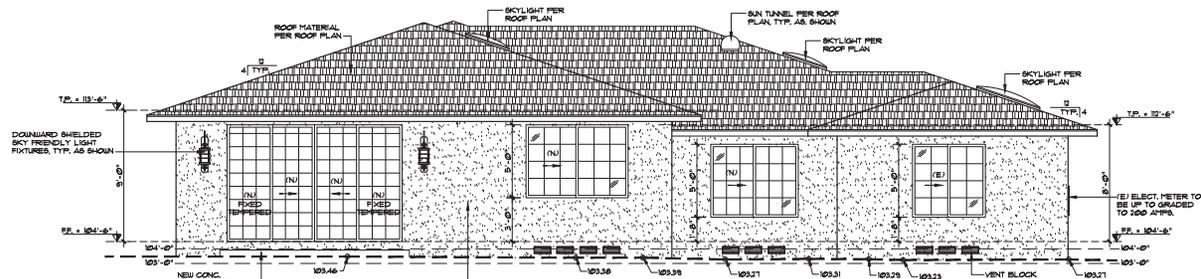
**EXISTING, PROPOSED  
 RIGHT ELEVATIONS  
 PLUS SECTION "B-B"**

ADDITION AND REMODELING FOR:  
 1660 MANTON COURT  
 CAMPBELL 95008

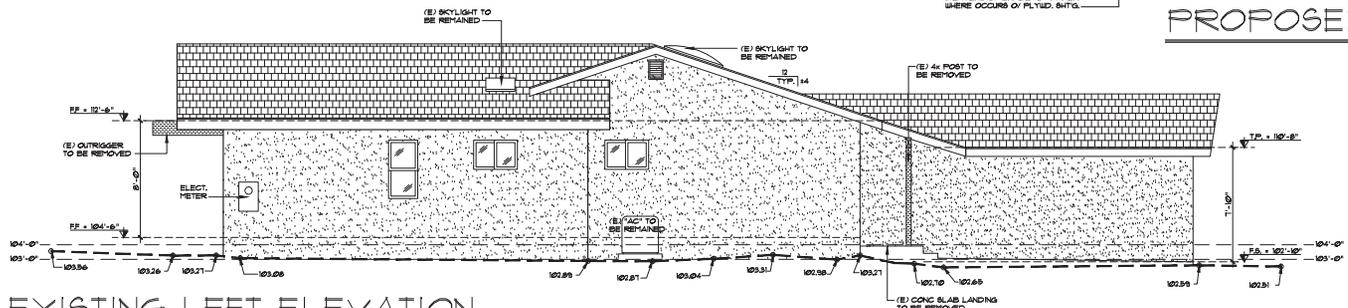
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SCALE	1/4" = 1'-0"
DRAWN	BK
SHEET	A8
OF SHEETS	8



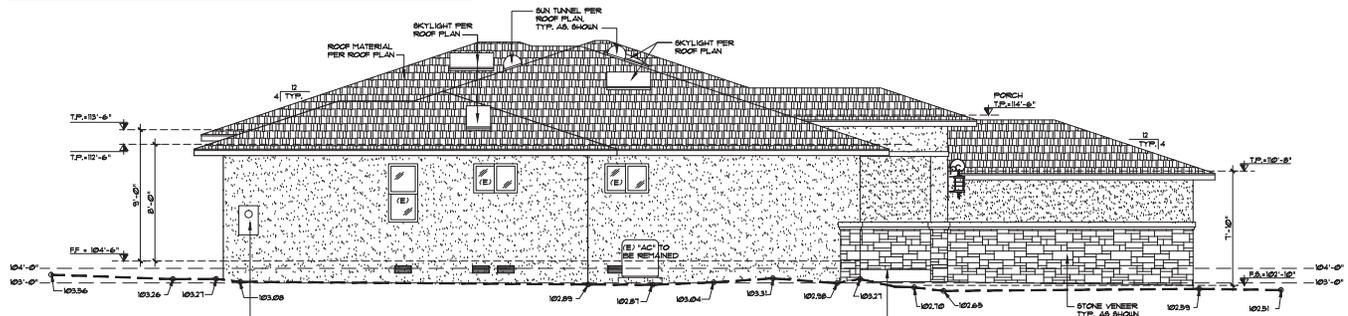
EXISTING REAR ELEVATION



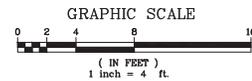
PROPOSED REAR ELEVATION



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION



REVISIONS	BY
▲ 05/20/20 BK	
▲ 07/02/20 BK	
▲ 10/13/20 BK	



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EXISTING, PROPOSED  
REAR AND LEFT  
ELEVATIONS

ADDITION AND REMODELING FOR:  
1660 MANTON COURT  
CAMPBELL 95008

DATE	0/05/2019
SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	49
OF SHEETS	