



CITY OF CAMPBELL
Community Development Department

February 5, 2021

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.:	PLN-2021-10
Applicant:	Jack Lin
Project Address:	690 Sobrato Dr.
Property Owner:	F N Budzinski
Zoning District:	R-1-6 (Single Family Residential)
General Plan:	Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s):	San Tomas Area Community Coalition
Project Description:	Approximately 634 square-foot single-story addition to an existing 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 February 6, 2021 and ends on February 16, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 16, 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 Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at danielf@campbellca.gov.



Location Map - 690 Sobrato Drive



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.

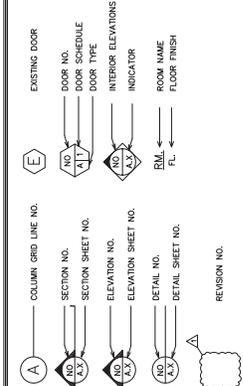
GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT. CONTRACTORS SHOULD SPECIFICALLY DETAIL OR SPECIFY MATERIALS AND/OR MANUFACTURERS.
- THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND/OR CUT-SHEETS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS.
- FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS LISTED IN THESE DRAWINGS AS A GUIDE TO PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE.
- ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE CONTRACTOR FOR ANY PART OF THE WORK OR FOR ANY CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER/ARCHITECT FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY OTHER PARTY, INCLUDING REASONABLE ATTORNEY'S FEES, IN CONNECTION WITH ANY SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO CALIFORNIA ELECTRICAL CODE (NEC), CALIFORNIA PLUMBING CODE (CPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
- THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING UTILITIES AND RECORD THE SAME IN THE FIELD BOOKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS THAT MAY AFFECT THE WORK DUE TO THE CONSTRUCTION.
- NO WORK SHALL BE PERFORMED IN THIS PRESENT CONSTRUCTION AREA UNLESS THE CONTRACTOR SHALL BE MAINTAINING IN THEIR PRESENT CONSTRUCTION AREA AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
- NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
- ALL FLOOR WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS.
- THE FLOORING OR LESSOR OF THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOWS SUCH STORAGE TO BE PLACED.
- GENERAL CONTRACTOR AND OWNER ARE REQUIRED TO SIGN THE STRUCTURAL REPORT HOLDOWN ANCHOR BOLTS BEFORE THE BUILDING PERMIT IS ISSUED BY CITY.
- THE LIST OF DEFERRED ITEMS WILL PROVIDED ON THE COVER SHEET. THE DEFERRED ITEMS SHALL NOT BE CONSTRUCTED OR INSTALLED UNTIL REVIEWED AND APPROVED BY THE CITY.
- SPECIAL INSPECTION TITLE ALL WORK REQUIRING SPECIAL INSPECTION PER 2019 CBC CHAPTER R10.1.1. ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY A CERTIFIED INSPECTION AGENCY.
- REWORK HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS THAT MAY AFFECT THE WORK DUE TO THE CONSTRUCTION.

SCOPE OF WORK

- 1st FL. FRONT ADDITION INCLUDES: (N) BATH #2.
- 1st FL. REAR ADDITION INCLUDES: (N) BATH #1.
- 1st FL. REMODEL INCLUDES: (E) M. BEDROOM, (E) M. W.I.C., (E) BATH #1.
- DEM.O. (E) FIREPLACE AND CHIMNEY.
- NEW EXTERIOR FINISHED STUCCO FOR ADDITION AND PAINT TO MATCH EXISTING.
- RELATED ELECTRICAL, MECHANICAL, AND PLUMBING WORK.
- (E) GAS METER TO REMAIN AND (N) REAR ELECTRICAL METER 200 AMP.
- (N) TANKLESS WH. IN GARAGE AND (N) FURNACE LOCATED IN GARAGE.
- (N) AC LOCATED AT THE UP RIGHT CORNER BESIDES SIDEYARD SETBACK.

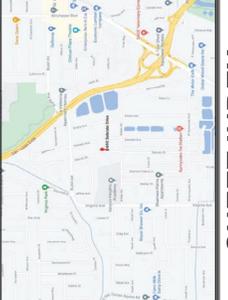
SYMBOLS



BLDG DATA

SITE AREA	0.1438 ACRES
EXISTING BUILDING FLOOR AREA	6,150 SQ. FT.
FLOOR AREA: 1st FL.	1,275 SQ. FT.
FRONT PORCH (UNOCCUPIED)	38 SQ. FT.
FRONT PORCH (OCCUPIED)	50 SQ. FT.
LANDSCAPE TO REMAIN	1,725 SQ. FT.
TOTAL EXISTING FLOOR AREA:	
ADDITION AREA: (FRONT)	470 SQ. FT.
ADDITION AREA: (REAR)	164 SQ. FT.
ADDITION AREA: (GARAGE)	534 SQ. FT.
MAX. ALLOWED FLOOR AREA	6,150 X 45% = 2,767.50 SQ. FT.
TOTAL FLOOR AREA (GARAGE INCLUDED)	
ADDITION AREA:	134 SQ. FT.
ADDITION AREA:	2,993 SQ. FT.
F.A.R.: 1.159 / 6,150 =	37.28 % < 45%
F.A.R.: 2.293 / 6,150 =	
(N) PERSON	103 SQ. FT.
6344 + 1159 + 500 + 103 =	2,396 SQ. FT.
COVERAGE: 2,396 / 6,150 =	39.98 % < 40%
LANDSCAPE AREA:	2,889 SQ. FT.
LANDSCAPING COVERAGE:	46.81%
ZONE:	R-1.5(20)
OCCUPANCY TYPE:	R-1
STORY (FIRE) SPRINKLER:	NO
DESIGN COMPLY WITH:	NO
CITY MUNICIPAL CODE:	
2019 CBC EA	
2019 CPC EA	
2019 CPC EA	
2019 CALIFORNIA ELECTRICAL CODE EA	
2019 CALIFORNIA GREEN BUILDING STANDARD CODE EA	

VICINITY MAP

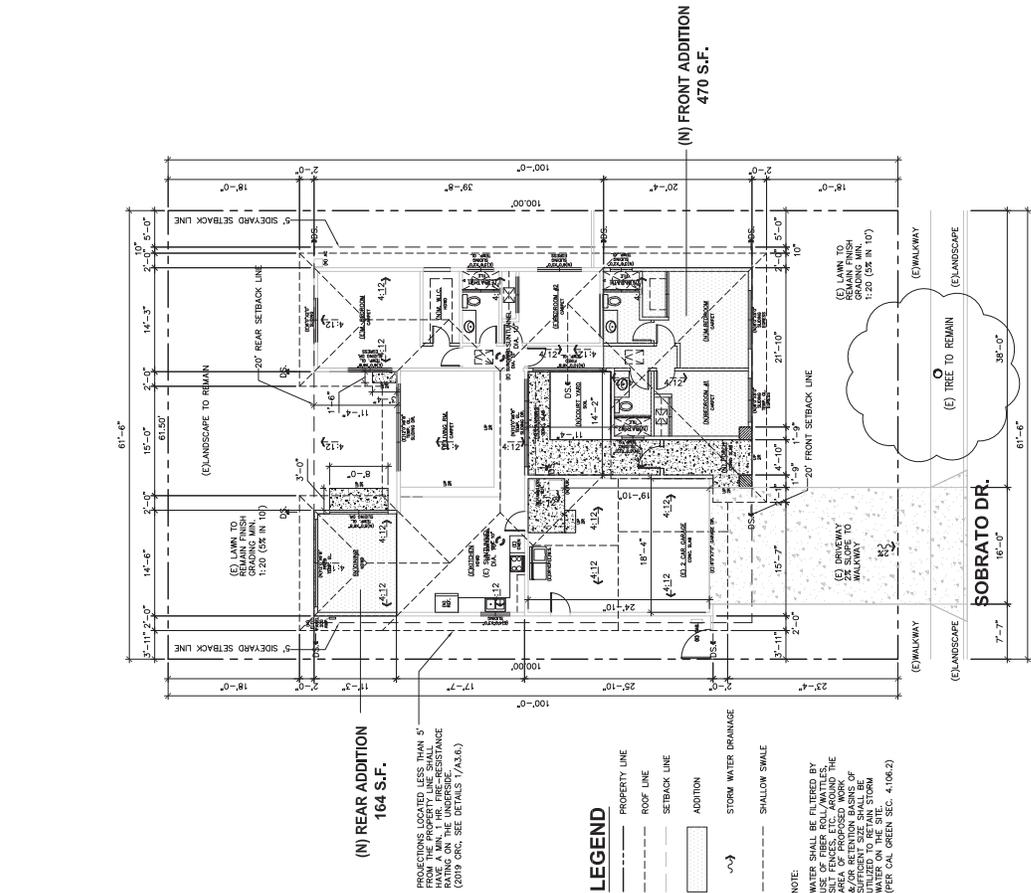


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MS. JENNY LUI RESIDENCE RENOVATION

690 SOBRATO DRIVE, CAMPBELL, CA 95008-4622



SITE PLAN
SCALE: 1/8" = 1'-0"

MS. JENNY LUI RENOVATION
690 SOBRATO DRIVE
CAMPBELL, CA 95008-4622

A1.1

DRAWN BY: J.

CONTRACTOR:
T.B.D.

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CSLB #66420
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TEL: (408) 312-3455

MS. JENNY LUI RENOVATION
690 SOBRATO DRIVE
CAMPBELL, CA 95008-4622

TITLE SHEET & SITE PLAN

DATE: 11/29/20
ISSUE NO.
ISSUE & REVISION
01/13/21 PLANNING REVIEW

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SHEET NO.
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DRAWN BY: J.

WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- (N) FURRED WALL / COLUMN
- NEW WOOD FRAMING WALL OUT OF 2x4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/METAL LATH O/ TWO LAYERS OF GRADE TO BLDG. PAPER O/ PLYWOOD.
- NEW 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. CYP. BD. ON BOTH SIDES
- 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. CYP. BD. ON THE BOTH SIDES USE WOODER BD. OR SUBROCK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.
- ONE HOUR RATED WALL 2x4 WOOD STUDS @ 16" O.C. TYPE 'X' CYP. BD. @ GARAGE INTERIOR SIDE.
- SAFETY GLAZING WINDOW/TEMPERED GLASS
- CRANK ACCESS 16"x24" MIN. (2019 IRC SEC. R408.4)
- ATTIC ACCESS 22"x30" MIN. (2019 IRC SEC. R807)
- MIN. CLEARANCE HEIGHT IN A ATTIC AT LEAST 30"

WINDOW LIGHT / VENT CAL

ROOM NAME AND LOCATION	ROOM SIZE (SQ-F)	VENTILATION AREA (SQ-F)	REQUIRED WINDOW AREA (SQ-F)
1st FL. (N) BEDROOM #1	114	5	10
1st FL. (N) M. BEDROOM	156	7	13
1st FL. (E) BEDROOM #2	138	6	12
1st FL. (E) M. BEDROOM	218	9	18

CONTRACTOR: **T.B.D.**

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 CSLB #664820
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Jack Un

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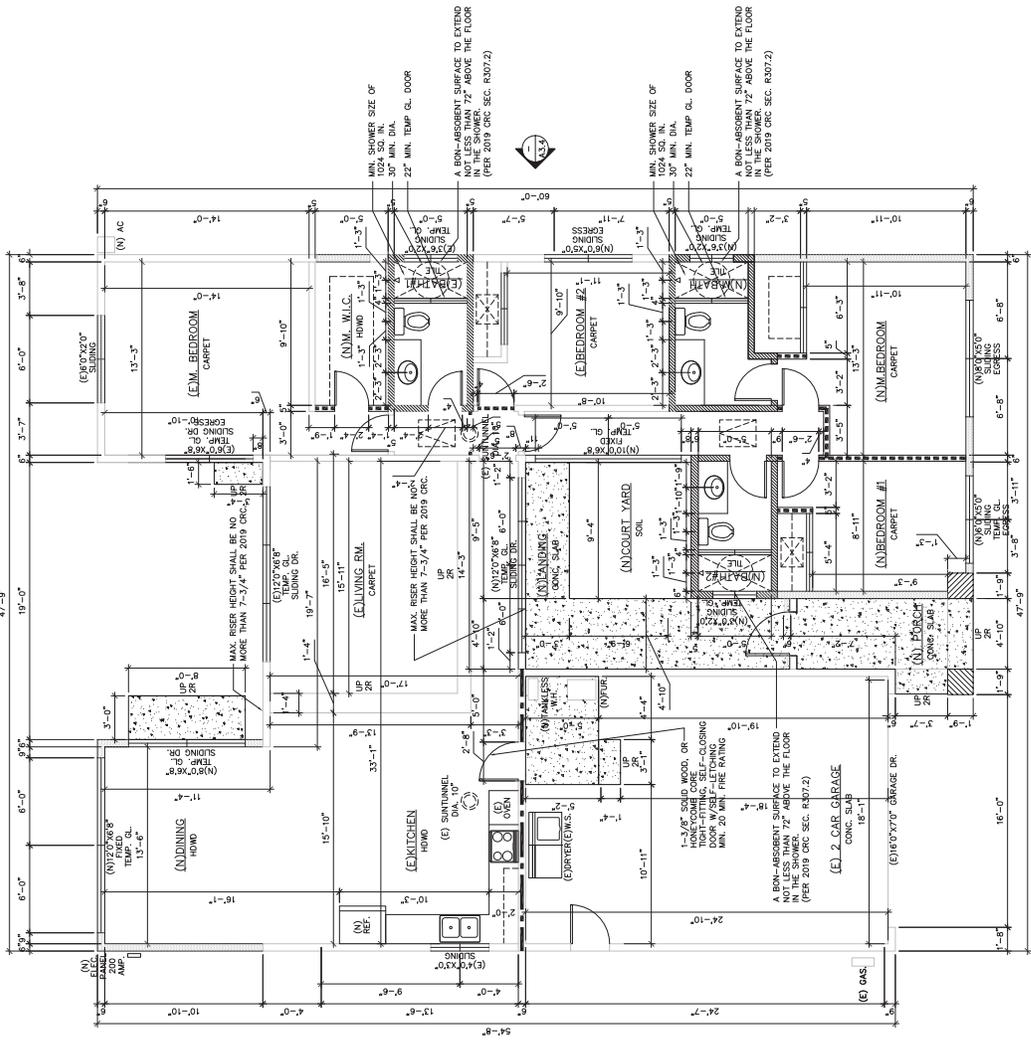
PROPOSED 1st FLOOR PLAN

DATE: 11/29/20
 JOB NO.

ISSUE & REVISION

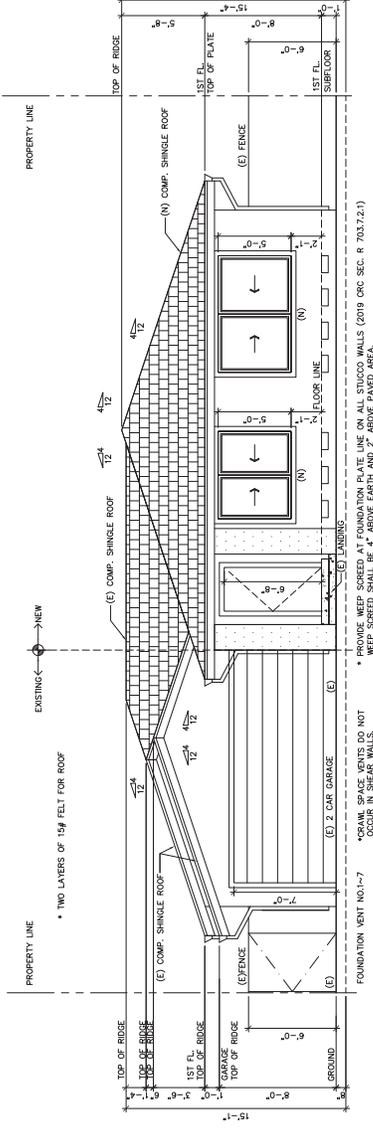
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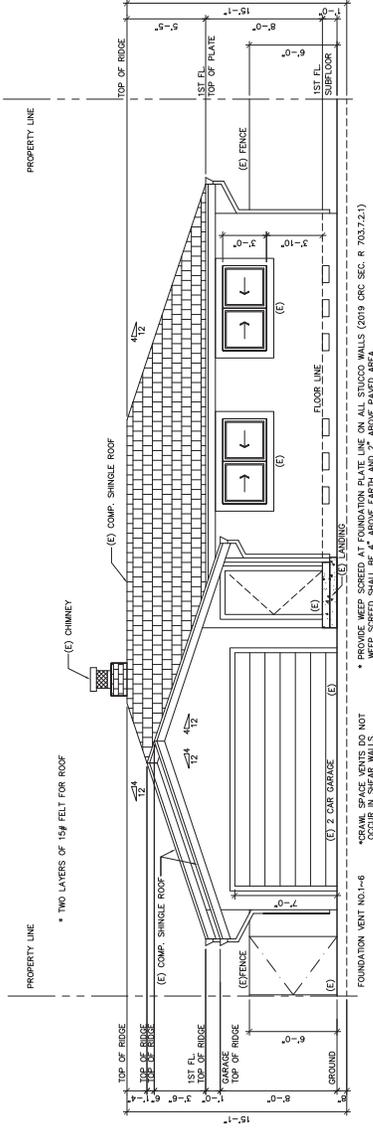


(N) 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"





1 1/4"=1'-0"
 (N) WEST ELEVATION (FRONT)



2 1/4"=1'-0"
 (E) WEST ELEVATION (FRONT)

CONTRACTOR:
T.B.D.

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(E) & (N)
LEFT
ELEVATIONS

DATE: 11/25/20

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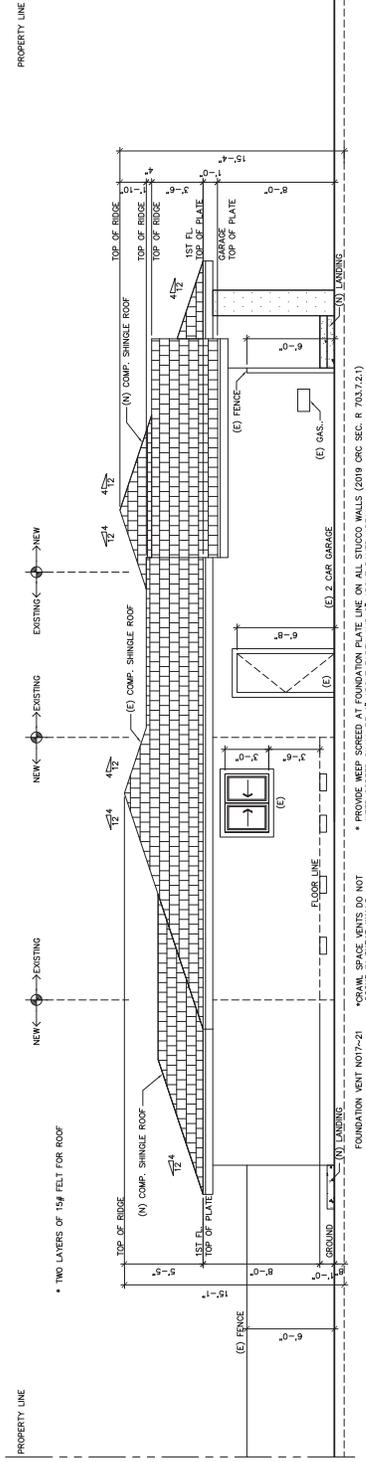
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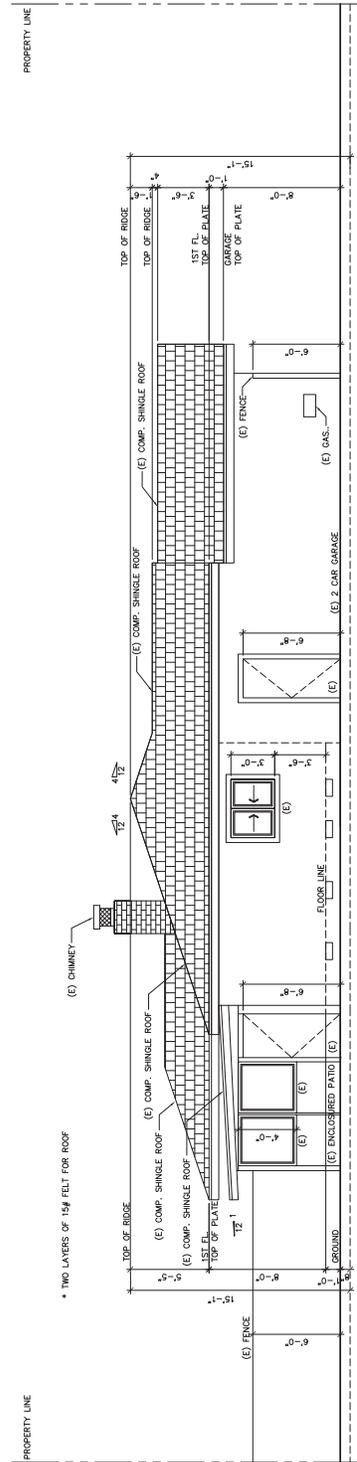
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(N) WEST ELEVATION (LEFT)

1 1/4"=1'-0"



(E) WEST ELEVATION (LEFT)

2 1/4"=1'-0"

FOUNDATION VENT NOM-12
CRACK SPACE VENTS DO NOT OCCUR IN SHEAR WALLS
CRACK SPACE VENTS DO NOT OCCUR IN SHEAR WALLS
WEEP SCREED SHALL BE 4" ABOVE EARTH AND 2" ABOVE PAVED AREA
WEEP SCREED SHALL BE 4" ABOVE EARTH AND 2" ABOVE PAVED AREA

FOUNDATION VENT NOM-12
CRACK SPACE VENTS DO NOT OCCUR IN SHEAR WALLS
CRACK SPACE VENTS DO NOT OCCUR IN SHEAR WALLS
WEEP SCREED SHALL BE 4" ABOVE EARTH AND 2" ABOVE PAVED AREA
WEEP SCREED SHALL BE 4" ABOVE EARTH AND 2" ABOVE PAVED AREA

CONTRACTOR:
T.B.D.

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690 SOBRATO DRIVE
CAMPBELL, CA 95008-4622

**(E) & (N)
RIGHT
ELEVATIONS**

DATE: 11/25/20

JOB NO.:

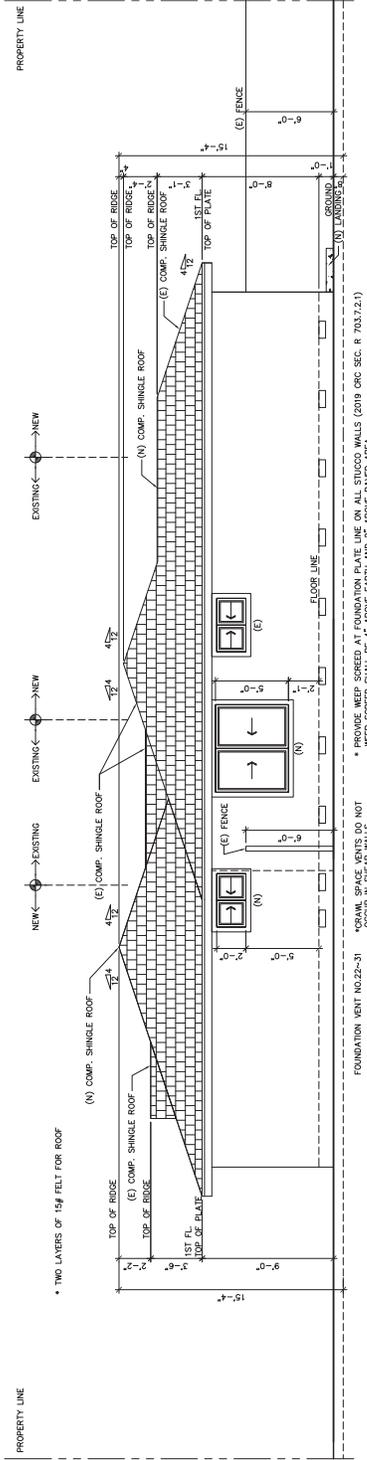
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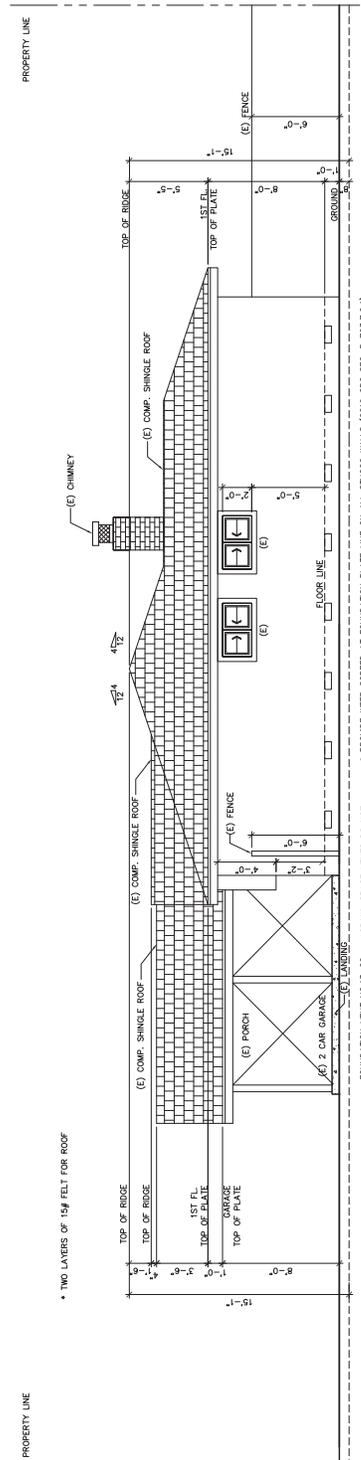
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A3.4

DRAWN BY: L



1 1/4"=1'-0" (N) EAST ELEVATION (RIGHT)



2 1/4"=1'-0" (E) EAST ELEVATION (RIGHT)

CONTRACTOR:
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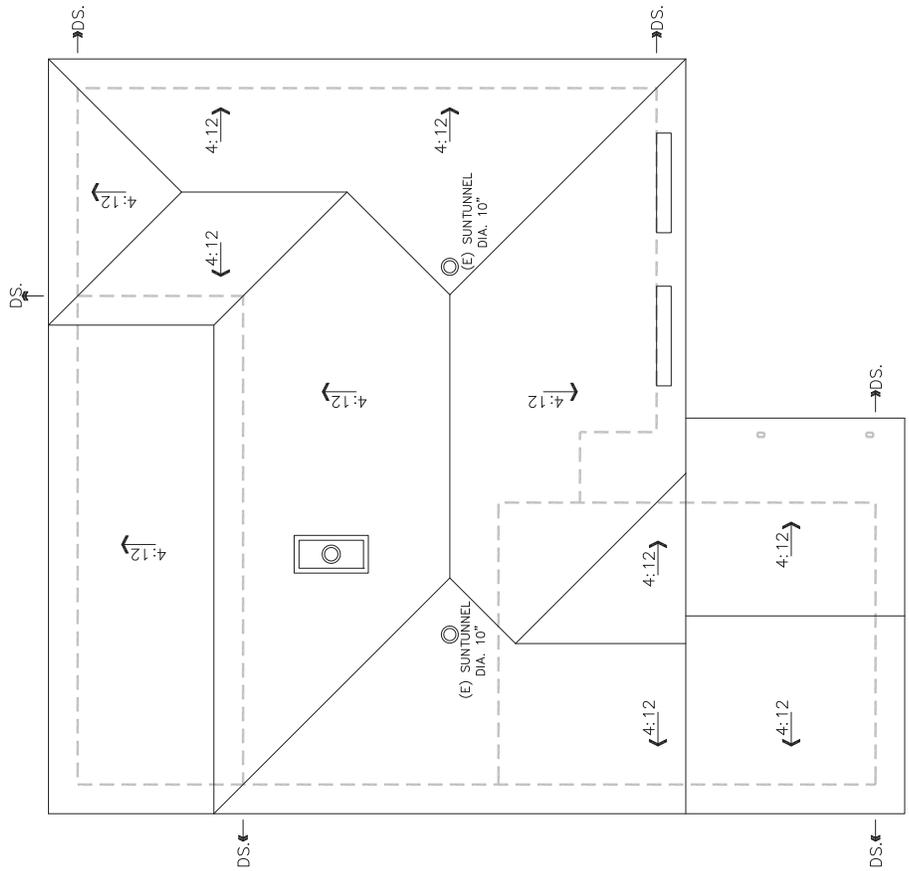
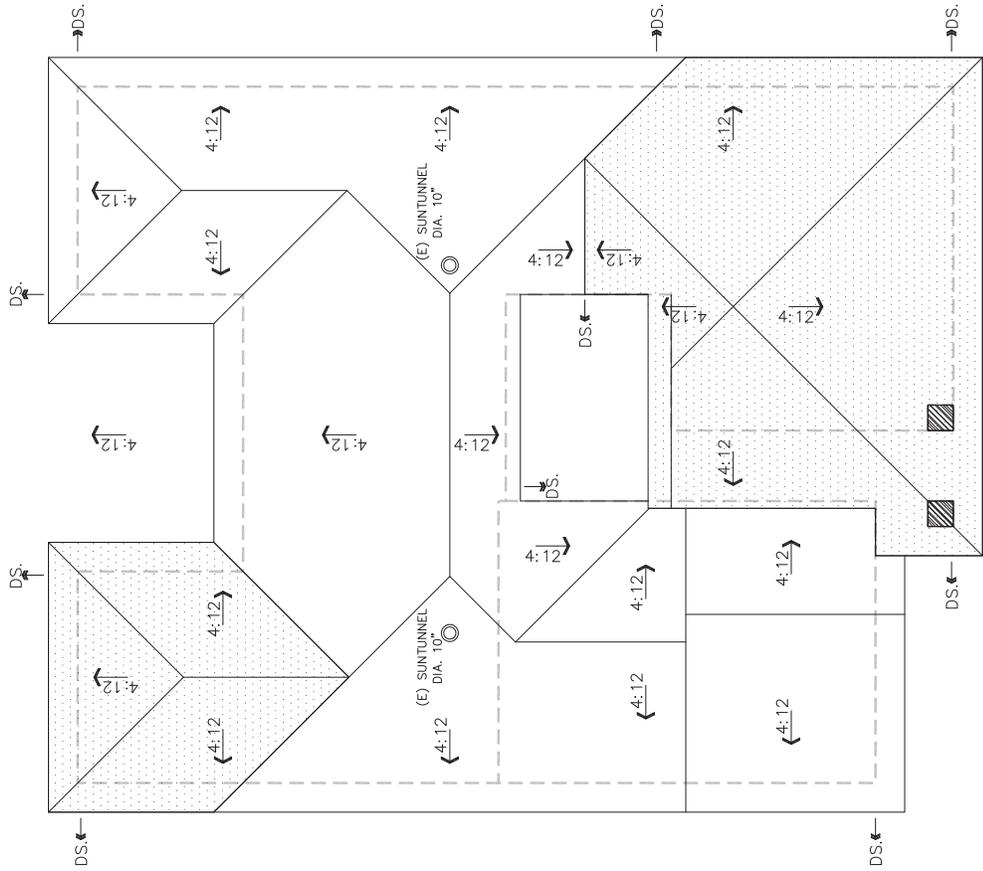
(E) & (N)
ROOFS

DATE: 11/25/20
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A3.5
DRAWN BY: JL



NOTES

- ALL ROOF'S PITCH ARE 4:12.
- ALL ROOF MATERIAL ARE COMP. SHINGLE ROOF.

(N) ROOF



2 1/4"=1'-0" (N) ROOF REF.

1 N.T.S. (E) ROOF REF.



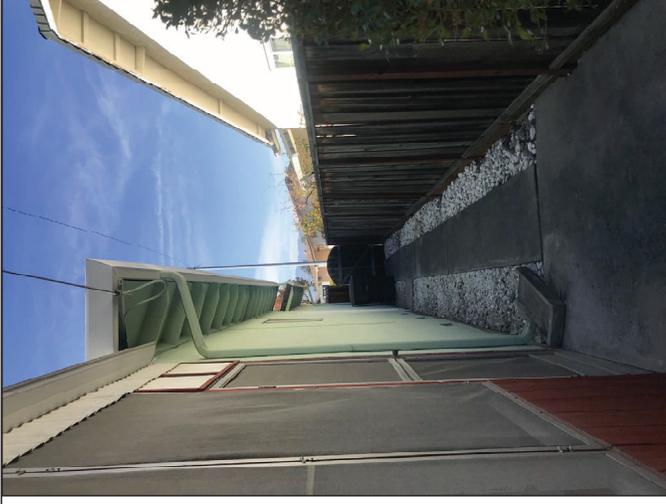
1. REAR LEFT CORNER



2. REAR YARD



SITE



3. REAR RIGHT CORNER



4. FRONT LEFT CORNER



5. FRONT RIGHT CORNER



6. REAR MASTER

CONTRACTOR:
T.B.D.

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CAMPBELL, CA 95008-4622

SITE PHOTOGRAPHY

DATE: 11/29/20

JOB NO.

ISSUE & REVISION

01/13/21 PLANNING REVIEW

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DRAWN BY: J.