

CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

January 25, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 1093 Normandy Dr

Zoning | Area Plan: R-1-8 / CVNP

Neighborhood Association(s): Campbell Village Neighborhood Assoc.

File No.: PLN-2022-12

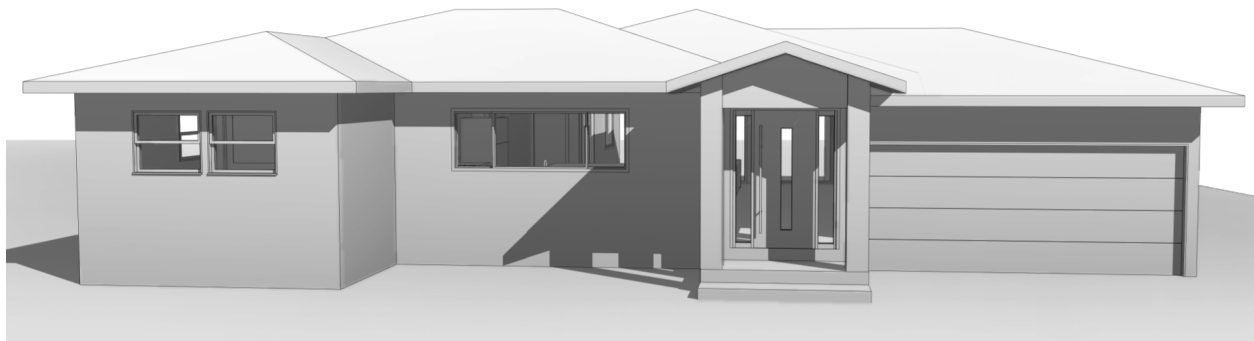
APN: 414-01-008

Applicant: Rabbit Design

Property Owner: Nikky Chau

Application Type: Administrative Site and Architectural Review Permit

Project Description: Proposed 825 square-foot addition and remodel to an existing single-family residence.



Project Planner: Daniel Fama, Senior Planner

Email Contact: danielf@campbellca.gov

Phone Contact: (408) 866-2193

Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. For more information on this project and/or to view the project plans, please visit: mygovernmentonline.org/planning/.



Location Map 1093 Normandy Drive



188 0 94 188 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services
Scale 1: 1,128

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.

SCOPE OF WORK

ONE STORY ADDITION WITH 826 S.F. NEW LIVING AREA:
- DEMOLISH THE EXISTING SUNROOM IN THE BACKYARD AND ADD AN ADDITION AT THE BACK OF THE EXISTING HOUSE;
- INTERIOR REMODELING OF THE LIVING ROOM, KITCHEN, HALF BATHROOM AND TWO BEDROOMS;
- ADD A NEW FRONT PORCH.

VICINITY MAP

ASSESSOR MAP

TRACT No. 287
ELLEN ACRES
10-M-54

EXISTING PHOTO

FRONT

BACK

PROJECT DATA

LOT AREA: 9132 SF
CONSTRUCTION TYPE: VB
OCCUPANCY GROUP: R-3
ZONING: R-1-8
NO EXISTING FIRE SPRINKLER

EXISTING	PROPOSED
3 BEDROOMS + 2 BATHROOMS	3 BEDROOMS + 2.5 BATHROOMS
LIVING AREA = 1491 S.F.	LIVING AREA = 2317 S.F.
GARAGE AREA = 414 S.F.	GARAGE AREA = 346 S.F.
FRONT PORCH AREA = 36 S.F.	FRONT PORCH AREA = 30 S.F.
BACK COVERED PATIO AREA = 310 S.F.	BACK COVERED PATIO AREA = 310 S.F.
SUNROOM AREA = 230 S.F.	
FLOOR AREA = LIVING AREA + SUNROOM AREA + GARAGE AREA= 1491+414 + 230 = 2135 S.F.	FLOOR AREA = LIVING AREA + GARAGE AREA= 2317+346 = 2663 S.F.
FAR = 2135/9132 = 0.23	FAR = 2663/9132 = 0.29
LOT COVERAGE = (LIVING AREA + GARAGE + FRONT PORCH + SUNROOM + BACK PATIO)/LOT AREA = (1491+414+36+230+310)/9132= 27%	LOT COVERAGE = (LIVING AREA + GARAGE + FRONT PORCH + BACK COVERED PATIO)/LOT AREA = (2317 +346+30+310)/9132 = 33%

PROJECT CONTACTS

OWNER:
NIKKY CHAU
1093 NORMANDY DR,
CAMPBELL, CA 95008
PHONE: 408-250-8441
EMAIL: NCHAU@SERVICETITAN.COM

ARCHITECT:
XINXIN NONG
RABIT DESIGN
811 WEAVER LANE
CONCORD, CA 94518
PHONE: (510)590-0578
EMAIL: PIKE@RABITDESIGN.COM

NIKKY AND MIMI HOME RENOVATION

APN: 414-02-009

SHEET INDEX	
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A1.0	SITE PLAN
A1.1	FLOOR PLAN
A2.0	PROPOSED ELEVATION
A2.1	EXISTING ELEVATION

APPLICABLE CODES	
2019 CALIFORNIA RESIDENTIAL CODE	
2019 CALIFORNIA BUILDING CODE	
2019 CALIFORNIA ELECTRICAL CODE	
2019 CALIFORNIA MECHANICAL CODE	
2019 CALIFORNIA PLUMBING CODE	
2019 CALIFORNIA FIRE CODE	
2019 CALIFORNIA GREEN CODE	
2019 CALIFORNIA ENERGY CODE	

REFERENCE SYMBOL	
	GRID LINE
	SECTION IDENTIFICATION SHEET DESIGNATION
	DETAIL IDENTIFICATION SHEET DESIGNATION
	INTERIOR ELEVATIONS SHEET DESIGNATION
	EXTERIOR ELEVATIONS ELEVATION IDENTIFICATION SHEET DESIGNATION
	ELEVATION
	ROOM NAME ROOM IDENTIFICATION

1. VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8, SHALL BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.

2. BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE WHICH INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.

3. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS.

4. DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION.

5. AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.

6. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS AT THE TIME OR ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. CGBSC SECTION 4.504.1

7. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUIDING INSPECTOR.

8. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDING MUST BE PROVIDED TO THE BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS REFERED TO THE LOCAL JURISDICTION. RELATED TABLE IS REFERENCED TO AFFIX SHEET.

9. PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT.

10. FOR ALL REMODELS, INSULATION MEETING THE MANDATORY FEATURE REQUIREMENTS IN THE CALIFORNIA ENERGY CODE SHALL BE INSTALLED AT CEILINGS, WALLS, FLOORS AND WATER PIPES, WHEN THESE AREAS ARE EXPOSED DURING REMODELING.

11. NEW APPLIANCES INSTALLED AS PART OF ANY REMODEL, ADDITION OR NEW CONSTRUCTION SHALL BE ENERGY STAR APPLIANCES.

12. WHEN >40 FEET OF NEW OR REPLACEMENT SPACE-CONDITIONING DUCT SYSTEM DUCTS ARE INSTALLED, THE DUCTS SHALL BE INSULATED, SEALED AND FIELD TESTED. DUCTS SHALL BE INSULATED WITH A MINIMUM OF R6 IN UNCONDITIONED SPACE AND A MINIMUM OF R4.2 IN CONDITIONED SPACE. CENC 150.2(B)1D, 150.2(B)1E, 150.0(M)

15. 80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC-EMISSION LIMITS PER CHPS

16. PARTICLE BOARD, MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

NIKKY AND MIMI HOME RENOVATION

Schematic Design

1093 Normandy Dr,
Campbell, CA 95008

No.	Revision	Date
1	Planning Submittal	1/24/2022

COVER

Date11/1/2021

Checked by

A0.1

Scale12" = 1'-0"



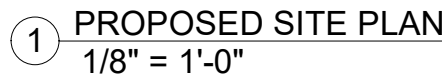
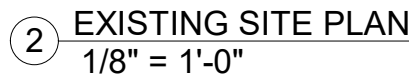
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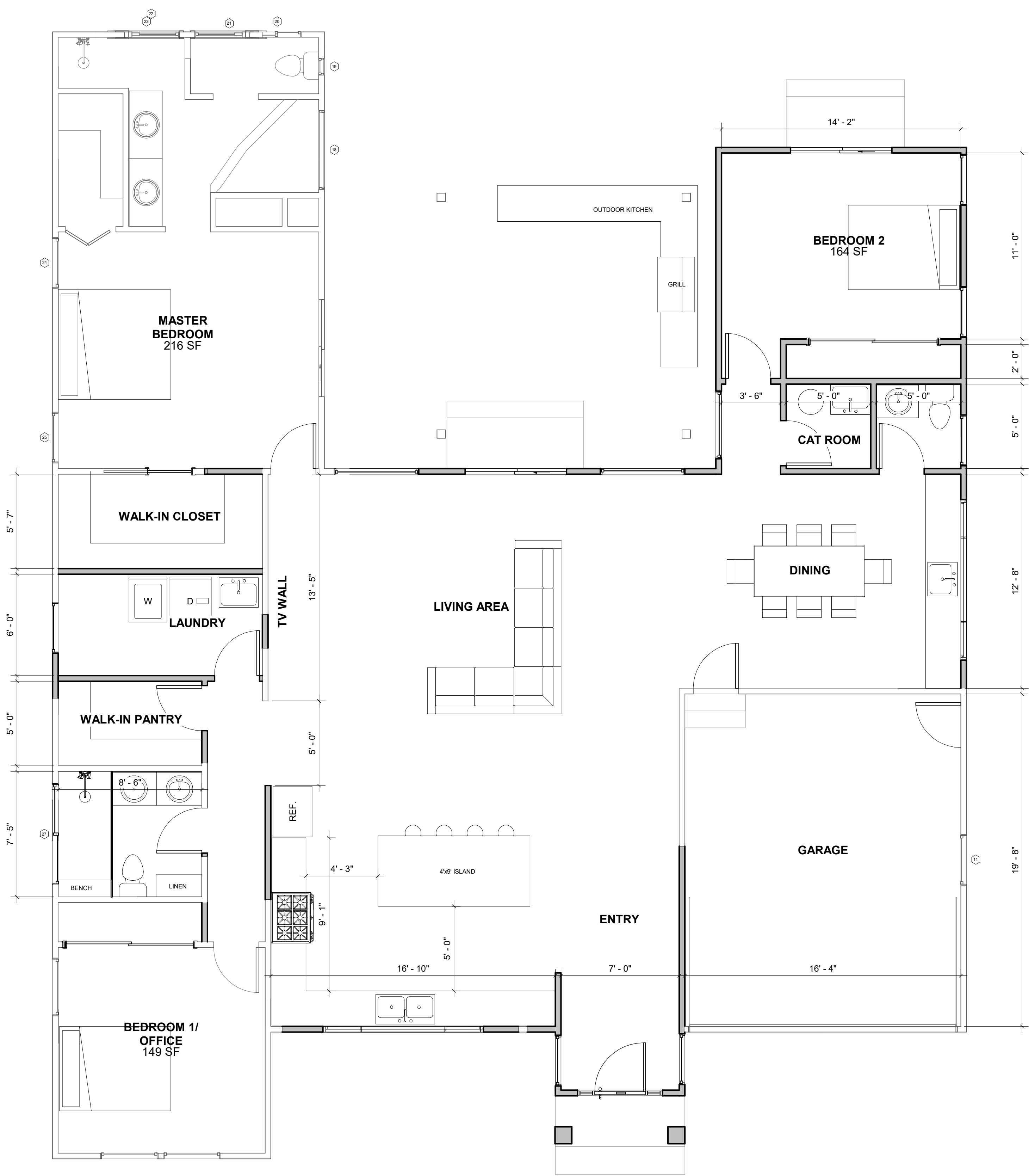
[illegible]

Date 11/1/2021

A1.0

Scale 1/8" = 1'-0"





LIVING AREA ADDITION = 826 S.F.



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FLOOR PLAN

Date 11/1/2021

Checked by

A1.1

Scale 1/4" = 1'-0"



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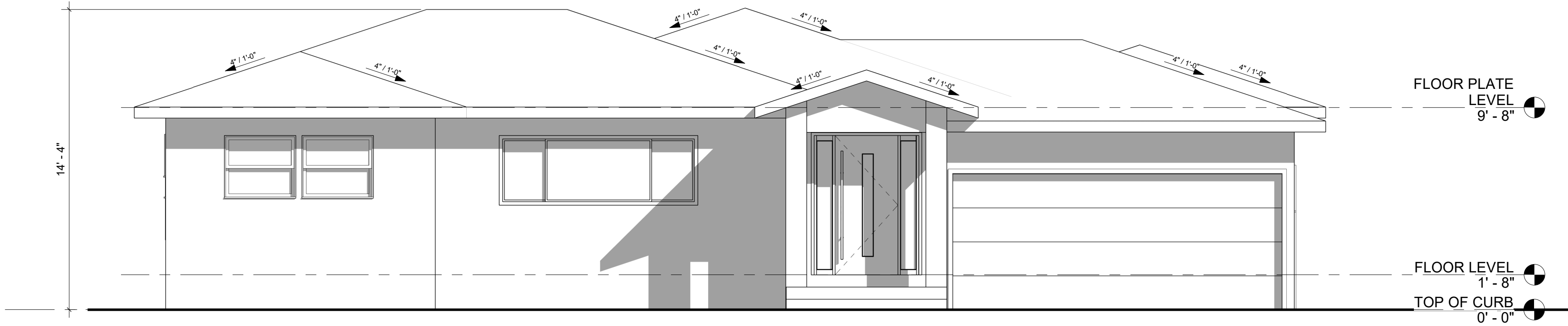
PROPOSED
ELEVATION

Date 11/1/2021

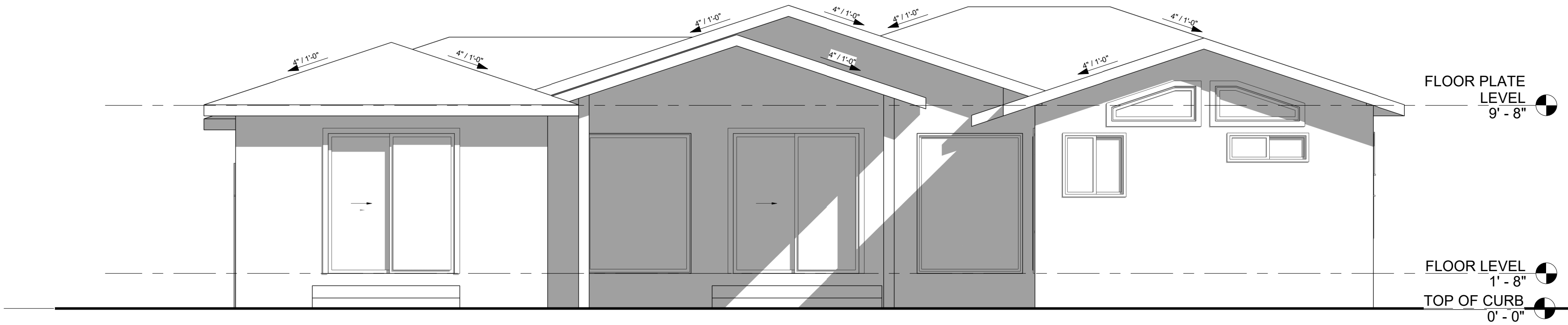
Checked by

A2.0

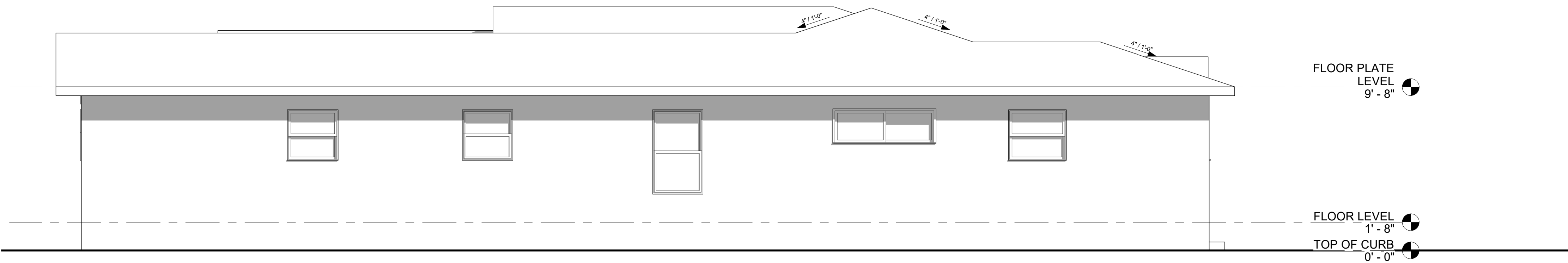
Scale 1/4" = 1'-0"



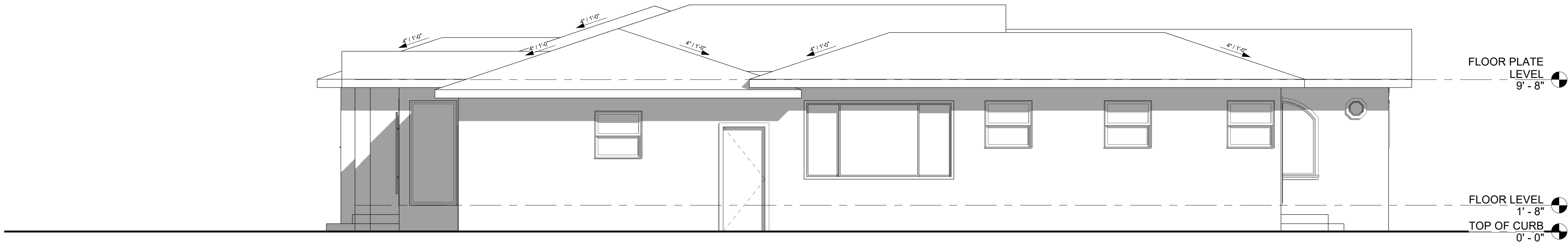
① PROPOSED FRONT ELEVATION
1/4" = 1'-0"



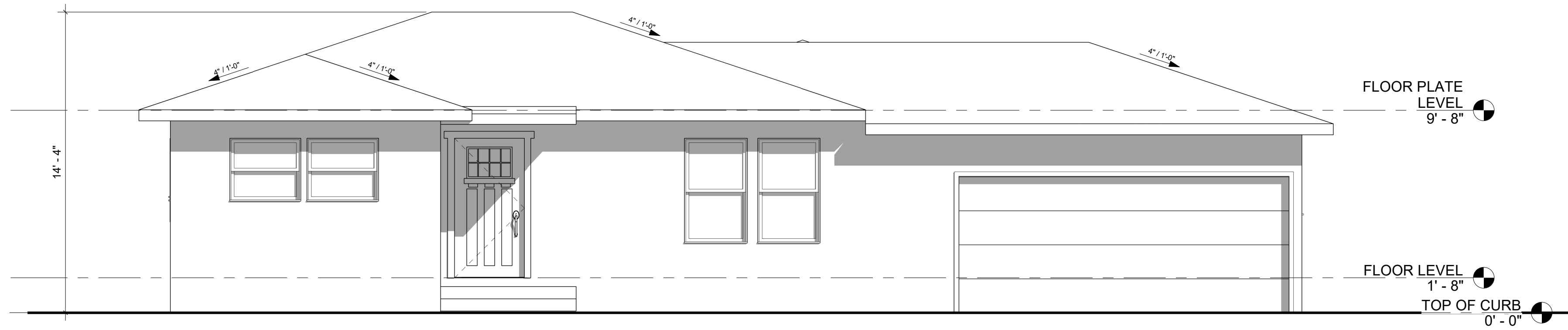
② PROPOSED BACK ELEVATION
1/4" = 1'-0"



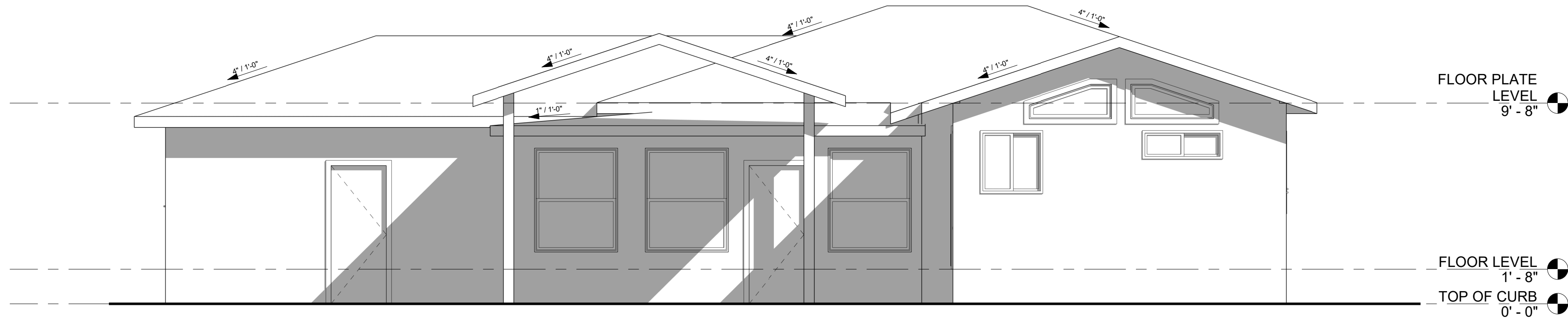
③ PROPOSED LEFT ELEVATION
1/4" = 1'-0"



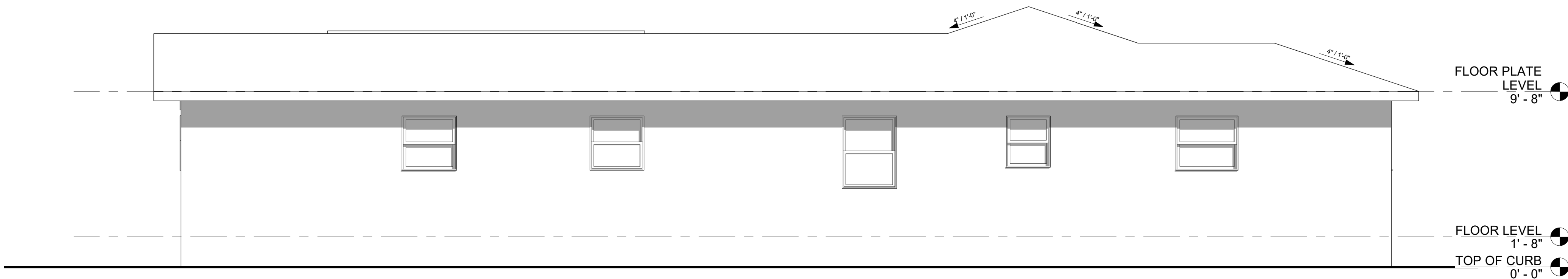
④ PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



① EXISTING FRONT ELEVATION
1/4" = 1'-0"



② EXISTING BACK ELEVATION
1/4" = 1'-0"



③ EXISTING LEFT ELEVATION
1/4" = 1'-0"



④ EXISTING RIGHT ELEVATION
1/4" = 1'-0"



**NIKKY AND MIMI
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**EXISTING
ELEVATION**

Date 11/1/2021

Checked by

A2.1

Scale 1/4" = 1'-0"