



CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

April 5, 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: 440 E. McGlincy Ln.

Zoning | Area Plan: M-1 | N/A

Neighborhood Association(s): N/A

File No.: PLN-2022-32

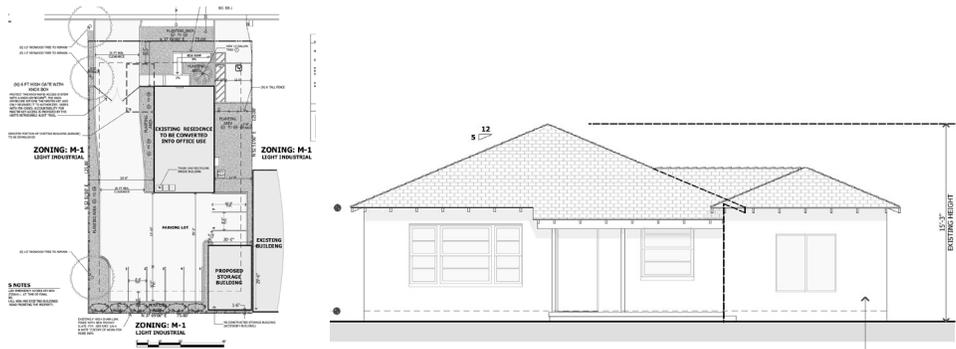
APN: 412-31-018

Applicant: Metro Design Group

Property Owner: Kenneth Burg

Application Type: Conditional Use Permit w/Site and Architectural Review

Project Description: Proposed conversion of an existing single-family dwelling structure to commercial use, construction of a 600 square-foot storage building, and associated site, landscaping, parking improvements.



Project Planner: Daniel Fam

Email Contact: danielf@campbellca.gov

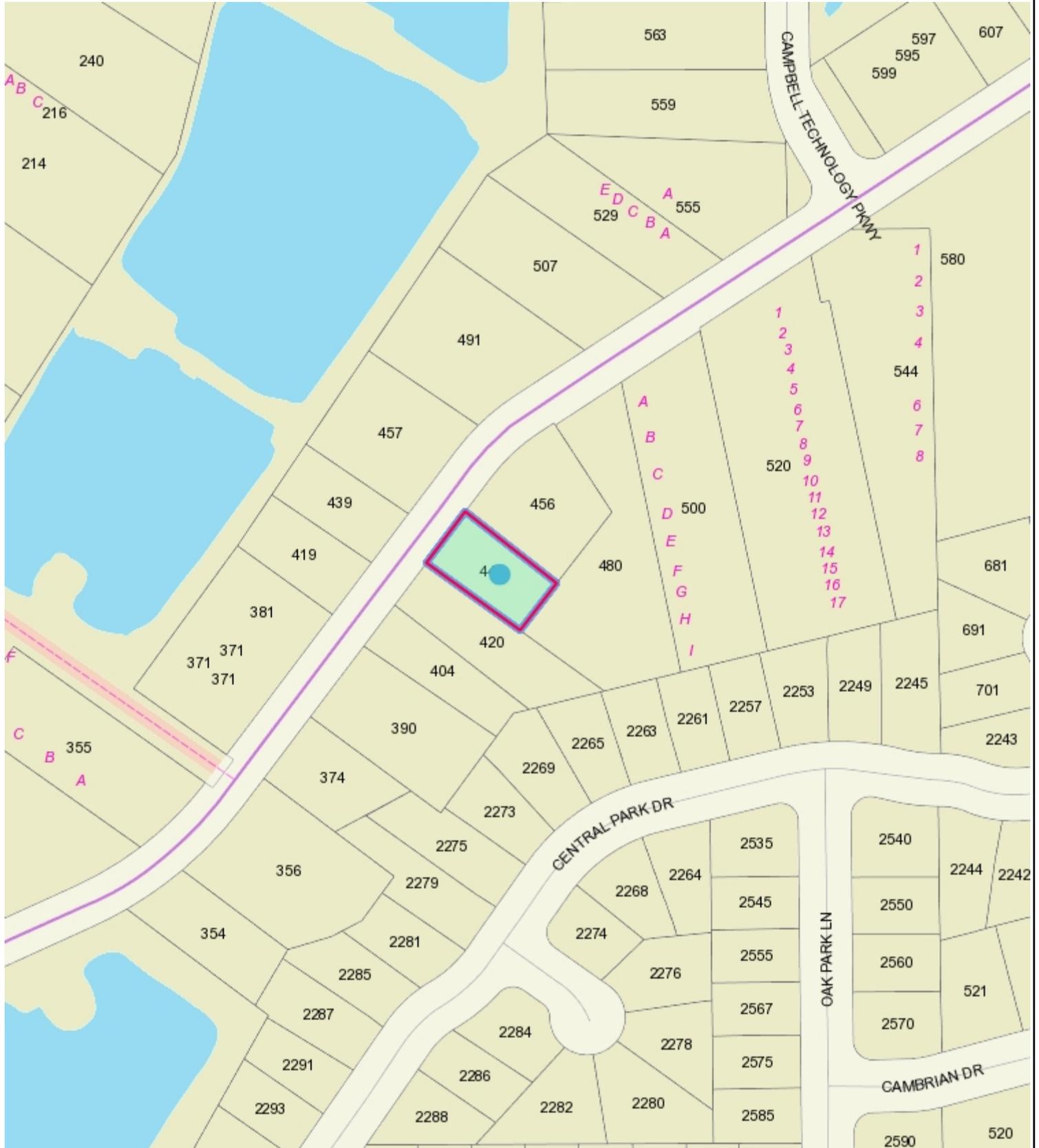
Phone Contact: (408) 866-2193

Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. To view the project plans, please scan the QR code:





Location Map for 440 E McGlincy Lane



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.



1475 S. BASCOM AVE SUITE 208
CAMPBELL, CA 95008
(408)871-1071 phone
(408)871-1072 fax
www.metroarchitects.com

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PROJECT NAME
CONDITIONAL USE PERMIT APPLICATION

BELLCORE CONSTRUCTION INC.
440 E McGLINCY LANE
CAMPBELL, CA 95008

REVISIONS	



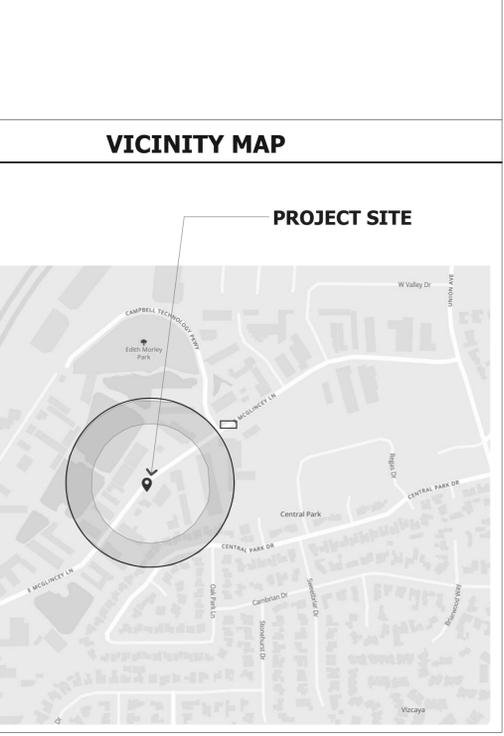
COVER SHEET

GENERAL NOTES
PROJECT CONTACTS
PROJECT DESCRIPTION
VICINITY MAP
SHEET INDEX
AREA TABULATIONS
LEGEND
ABBREVIATIONS

DATE : 4-04-22
SCALE : AS-NOTED
DRAWN BY : TS
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 22712

SHEET NUMBER
A-1.0

SHEET INDEX				
ARCHITECTURAL				
A-0	SHEET INDEX, PROJECT DESCRIPTION, VICINITY MAP & CONSULTANTS, SYMBOLS/LEGEND, GENERAL NOTES TABULATIONS, AND ABBREVIATIONS			
A-0.1	BLUEPRINT FOR A CLEAN BAY SHEET			
A-2.0	SITE PHOTOGRAPHY SHEET			
A-3.0	EXISTING SITE / SURVEY PLAN			
A-3.1	PROPOSED SITE PLAN			
A-4.1	EXISTING FLOOR PLAN AND ROOF PLAN			
A-4.2	EXISTING ELEVATIONS			
A-4.3	PROPOSED FLOOR PLAN & ROOF PLAN			
A-4.4	PROPOSED ELEVATIONS			
A-5.0	ACCESSIBILITY PLAN AND DETAILS			



AREA TABULATIONS				
1. SITE AREA (SQ. FT.)				
GROSS:	10,125 SQ. FT.			
NET:	10,125 SQ. FT.			
2. FLOOR AREA (SQ. FT.)				
HABITABLE FLOOR AREA	EXISTING	DEMO	PROPOSED	TOTAL
GARAGE	1,372.00	0.00	0.00	1,372.00
ACCESSORY BUILDING (STORAGE)	264.00	264.00	0.00	528.00
TOTAL AREA	1,742.80	0.00	7.20	1,972.00
3. MAXIMUM ALLOWABLE FLOOR AREA - F.A.R. (SQ. FT.)				
TOTAL AREA				
ALLOWABLE	4,050.00	0.40		
EXISTING	1,636.00	0.16		
PROPOSED	1,972.00	0.19		
4. SITE COVERAGE (SQ. FT.)				
TOTAL AREA				
ALLOWABLE	9,315.00	92.00 %		
EXISTING	1,636.00	34.38 %		
PROPOSED	2,462.60	34.71 %		
EXISTING SITE COVERAGE:				
EXISTING LIVING AREA AND GARAGE:	1,742.80 SQ. FT.			
EXISTING WALKS AND PORCH:	60.12 SQ. FT.			
EXISTING CONCRETE SLAB:	600.00 SQ. FT.			
TOTAL EXISTING SITE COVERAGE:	2,402.92 SQ. FT. (24%)			
PROPOSED SITE COVERAGE:				
PROPOSED OFFICE:	1,372.00 SQ. FT.			
PROPOSED ACCESSORY BUILDING:	600.00 SQ. FT.			
PROPOSED PARKING AND PAVING:	5,172.58 SQ. FT.			
PROPOSED WALKS AND PORCH:	160.98 SQ. FT.			
TOTAL IMPERVIOUS SITE COVERAGE:	7,305.56 SQ. FT. (72%)			
* SEE SHEETS A-3.0 EXISTING SURVEY AND A-3.1 PROPOSED SITE PLAN				
5. MAXIMUM ALLOWABLE HEIGHT				
RESIDENCE	OVERALL			
ALLOWABLE	45'-0"			
EXISTING	15'-2" +/-			
PROPOSED	15'-2" +/- (E) TO REMAIN			
5. MAXIMUM ALLOWABLE PAVING COVERAGE WITHIN FRONT YARD SETBACK AREA				
ALLOWED - (50%) OF 10 FEET x 75 FEET =	375.50 SF			
PROPOSED	370.00 SF			
PARKING TABULATION				
VEHICLE SPACES REQUIRED:	6 SPACES			
PER CITY OF CAMPBELL MUNICIPAL CODE CHAPTER 21.28, TABLE 3-1	1 SPACE / 225 SF OFFICE SPACE			
	938 SQ. FT. : 300 SQ. FT. = 3.13 SPACES			
	1 SPACE / 300 SF STORAGE SPACE			
	645 SQ. FT. : 300 SQ. FT. = 2.15 SPACES			
VEHICLE SPACES EXISTING:	1 INSIDE A GARAGE TO BE DEMOLISHED			
VEHICLE SPACES PROPOSED:	8 SPACES TOTAL			
	1 VAN ACCESSIBLE PARKING SPACE			
	7 STANDARD SPACES			

LEGEND	
GRID LINE	DOORS
① A	DOOR MARK
NUMBERS - VERT. LETTERS - HORIZ.	WINDOW MARK
DETAIL	WINDOWS
② A-3	WINDOW MARK
DETAIL NUMBER SHEET NUMBER	WALLS
PARTIAL SECTION	(E) WALLS TO REMAIN, U.N.O.
① A-5	(N) WOOD FRAMED WALLS, U.N.O.
SECTION LETTER SHEET NUMBER	(N) RETAINING WALL U.N.O.
BUILDING SECTION	INTERIOR ELEVATIONS
① A-5	INTERIOR ELEV. NUMBER
SECTION LETTER SHEET NUMBER	ROOM IDENTIFICATION
WORK CONTROL POINTS	OFFICE ← ROOM NAME
⊕ WORK POINT, CONTROL POINT, DATUM POINT OR FINISH FLOOR	
⊖ MATCH LINE - SHADED SIDE IS CONSIDERED	
DIMENSIONS	REVISION
⊕ FACE OF STUD	CLOUD AROUND REVISION. REVISION NUMBER IN TRIANGLE
⊖ CENTER POINT	

ABBREVIATION			
AB	ANCHOR BOLT	DIM	DIMENSION
ABRSV	ABRASIVE	DISP	DISPOSAL, DISPENSER
ACC	AIR CONDITIONING	DL	DEAD LOAD
ACCU	ACCESS	DMT	DEMOUNTABLE
ACOUS	ACOUSTICAL, ACOUSTIC	DN	DOWN
ADDN	ADDITION	DP	DAMP PROOFING
ADDV	ADDITION	DR	DOOR
ADJ	ADJUSTABLE	DS	DOWNSPOUT
AFF	ABOVE FINISH FLOOR	DT	DOVETAIL
AGGR	AGGREGATE	DW	DOVESHASHER
ALT	ALTERNATE	DWG	DRAWING
ALTN	ALTERATION	DWR	DRAWER
ALUM	ALUMINUM	(E)	EXISTING
ANCH	ANCHOR	E	EAST
AP	ACCESS PANEL	EA	EACH
APRD	APPROVED	EF	EXHAUST FAN
APLIC	APPLICABLE	EAJ	EXPANSION JOINT
APPROX	APPROXIMATE	EL	ELEVATION
ARCH	ARCHITECT, ARCHITECTURAL	ELEC	ELECTRIC, ELECTRICAL
ASPHALT	ASPHALT	ELEV	ELEVATION (ILLUSTRATION)
ASSY	ASSEMBLY	ENCL	ENCLOSURE
ATT	ATTACH (MENT)	ENT	ENTRANCE
AUTO	AUTOMATIC	EP	ELECTRIC PANEL
AUX	AUXILIARY	EQ	EQUAL
AVG	AVERAGE	EQUIP	EQUIPMENT
BC	BRICK COURSE	EW	EACHWAY
BD	BOARD	EXH	EXHAUST
BETW	BETWEEN	EXIST	EXISTING
BF	BARRIER FREE	EXP	EXPOSED
BITUM	BITUMINOUS	EXT	EXTERIOR
BJ	BED JOINT	EXTR	EXTRUDED
BKT	BRACKET	FA	FIRE ALARM
BL	BLINDS	FAU	FORCED AIR UNIT
BLDG	BUILDING	FAB	FABRICATE
BLK	BLOCK	FD	FLOOR DRAIN
BLK C	BLOCK COURSE	FDN	FOUNDATION
BLT	BUILT	FE	FIRE EXTINGUISHER
BM	BEAM	FEC	FIRE EXTINGUISHER CAB
BOT	BOTTOM	FF	FINISH FLOOR
BUR	BUILT UP ROOFING	FIN	FINISH(ED)
C	COURSE	FL	FLOOR LINE
CAS	CASEMENT	FLASH	FLASHING
CAB	CABINET	FLR	FLOOR
CANTIL	CANTILEVER	FLUOR	FLUORESCENT
CAR	CARPET	FOC	FACE OF CONCRETE
CEM	CEMENT	FOF	FACE OF FINISH
CER	CERAMIC	FAM	FACE OF MASONRY
CHAN	CHANNEL	FOS	FACE OF STUD
CI	CAST IRON	FP	FIREPROOFING
CT	CONTRACT JOINT	FPP	FIREPLACE
CG	CORNER GUARD	FR	FRENCH
CL	CENTER LINE	FT	FOOT, FEET
CLG	CEILING	FTG	FOOTING
CLGK	CAULKING	FUR	FURRED, FURRING
CLO	CLOSET	FUT	FUTURE
CLR	CLEAR, CLEARANCE	GA	GALVANIZED
CMU	CONCRETE MASONRY UNIT	GAL	GALLON
CNTR	COUNTER	GB	GYPSPUM BOARD
CO	CASED OPENING	GB	GRAB BAR
COLUM	COLUMN	GD	GARBAGE DISPOSAL
COMB	COMBINATION	GI	GALVANIZED IRON
COMP	COMPOSITION	GL	GLASS, GLAZING
CONC	CONCRETE	GLB	GLASS BLOCK
CONN	CONNECTION	GLB	GLU LAM BEAM
CONST	CONSTRUCTION	GR	GRADE
CONT	CONTINUOUS	GRD	GROUND
CONTR	CONTROL	GYP	GYPSPUM
COOK	COOKTOP	HC	HOLLOW CORE
CORR	CORRIDOR	HB	HOSE BIBB
CORRU	CORRUCATED	HDWD	HARDWOOD
CSC	COLD ROLLED CHANNEL	HM	HOLLOW METAL
CSK	COUNTERSINK	HORIZ	HORIZONTAL
CT	CERAMIC TILE	HR	HOUR
CTC	CENTER TO CENTER	HT	HEIGHT
CTR	CENTER	HVAC	HEATING, VENTILATION & COOLING
CUST	CUSTODIAN	HW	HARDWARE
CW	CASEWORK	ID	INSIDE DIAMETER (OR DIMENSION)
d	PENNY (NAIL SIZE)	IN	INCH
DRYER	DRYER	INCL	INCLUDE (D, ING)
DA	DOUBLE ACTING	INFO	INFORMATION
DBL	DOUBLE	INSUL	INSULATE, INSULATION
DEM	DEMOLISH, DEMOLITION	INST	INSTALL (ED)
DEP	DEPRESSED	INT	INTERIOR, INTERNAL
DEPT	DEPARTMENT	JAN	JANITOR
DET	DETAIL	JST	JOIST
DF	DOUBLAS FIR	JT	JOINT
DG	DUEL-GLAZED	KIT	KITCHEN
DH	DOUBLE HUNG	KD	KNOCK DOWN
DIA	DIAMETER	KL	KNOCK OUT
DIAG	DIAGONAL	KPL	KICK PLATE
		L	ANGLE
		LAB	LABORATORY
		LAM	LAMINATE
		LAU	LAUNDRY
		LAV	LAVATORY
		LC	LAUNDRY CHUTE
		LIN	LINEN
		LONG	SELF CLOSING
		SECT	SECTION
		SERV	SERVICE
		SF	SQUARE FOOT (FEET)
		SH	SHelf
		SHR	SHOWER
		SHT	SHEET
		SIM	SIMILAR
		STA	STATION
		SLDR	SLIDER, SLIDING
		SPEC	SPECIFICATION
		SQ	SQUARE
		SS	STAINLESS STEEL
		STA	STATION
		STD	STANDARD
		STL	STEEL
		STOR	STORAGE
		STRUC	STRUCTURAL
		SUSP	SUSPENDED
		MISC	MISCELLANEOUS
		MLD	MOULDING
		MODIF	MODIFICATION
		MT	METAL THRESHOLD
		MTD	MOUNTED
		T & G	TONGUE AND GROOVE
		TEMP	TEMPERED
		TER	TERRAZZO
		THR	THRESHOLD
		THK	THICK (NESS)
		TOC	TOP OF CURB
		TOS	TOP OF STEEL
		TO SL	TOP OF SLAB
		TR	TREAD
		TRANS	TRANSFORMER
		TV	TELEVISION
		TYP	TYPICAL
		UNFIN	UNFINISHED
		UNO	UNLESS NOTED OTHERWISE
		UTIL	UTILITY
		VB	VINYL BASE
		VCT	VINYL COMPOSITION TILE
		VERT	VERTICAL
		OGL	OBSOLETE GLASS
		OVH	OVERHEAD, OVERHANG
		OPG	OPENING
		OPP	OPPOSITE
		OV	OVEN
		W	WEST
		W	WASHER
		W/	WITH
		WC	WATER CLOSET
		PL	WALL COVERING
		WD	WOOD (SOFTWOOD)
		WH	WATER HEATER
		WH	WEEP HOLE
		W/O	WITHOUT
		PNL	PANEL
		WR	WATER RESISTANT
		W/SC	WAINSCOT
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC
		X	EXISTING (WHEN USED AS A PREFIX - (XCONC))
		Z	ZEE (BAR)

BELLCORE CONSTRUCTION INC.

GENERAL NOTES		PROJECT CONTACTS		PROJECT INFORMATION		VICINITY MAP	
1. CODES AND REGULATIONS	ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES, AS WELL AS ALL APPLICABLE STATE CODES & LOCAL CITY ORDINANCES, 2019 CALIFORNIA BUILDING CODE (C.B.C.), 2019 CALIFORNIA RESIDENTIAL CODE (C.R.C.), 2019 CALIFORNIA ELECTRICAL CODE (C.E.C.), 2019 CALIFORNIA PLUMBING CODE (C.P.C.), 2019 CALIFORNIA MECHANICAL CODE (C.M.C.), 2019 CALIFORNIA FIRE CODE (C.F.C.), 2019 CALIFORNIA ENERGY CODE (C.E.C.), 2019 CALIFORNIA GREEN CODE (C.G.C.) NOTHING ON THE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES & REGULATIONS.	ARCHITECT	METRO DESIGN GROUP CONTACT :TOM SLOAN A.I.A. 1475 S. BASCOM AVE. # 208 CAMPBELL, CALIFORNIA 95008 (408) 871-1071 PHONE (408) 871-1072 FAX	PROPERTY OWNERS	KENNETH AND REBECCA BURG (408) 371-9717	PROJECT SITE 	
2. SITE VERIFICATION	GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THOROUGHLY THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COST TO THE OWNER WILL BE ALLOWED RESULTING FROM HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS AFFECTING HIS WORK.	CIVIL ENGINEER SURVEYOR	GIULLIANI & KULL CONTACT: MARK HELTON 4880 STEVENS CREEK BLVD. STE 100 SAN JOSE, CA 95128 (408) 815-4000 TEL	MAILING ADDRESS	440 MCGILINCY LANE CAMPBELL, CA 95008		
3. MEASUREMENTS	CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; FOR PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.			PROJECT ADDRESS	440 MCGILINCY LANE CAMPBELL, CA 95008		
4. DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.			SITE AREA	10,125 SQ.FT.		
5. DISCREPANCIES	MINOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.			A.P.N.	412-31-018		
6. MANUFACTURER'S SPECIFICATIONS	CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY, AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS & INSTRUCTIONS, TYPICAL ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTURER'S FOR PROPER OPERATION AND MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.			ZONING	M-1		
7. WINDOWS AND DOORS	CONTRACTOR SHALL VERIFY THE QUANTITY, ROUGH OPENINGS AND TYPES OF DOORS AND WINDOW AND DOOR SCHEDULES IN RELATION TO FRAMING PER FIELD PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.			LOCATED WITHIN DESIGNATED WILDLAND URBAN INTERFACE FIRE AREA	NO		
8. CALGREEN STANDARDS	ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. PER CGBSC SEC. 4.504.2.4 PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER) PROJECTS MUST BE PROVIDED TO THE CITY OF SAN JOSE BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.			SETBACK REQUIREMENTS	REQUIRED FRONT: 10'-0" SIDE: 5'-0" REAR: 5'-0" PROPOSED FRONT: 10'-0" SIDE: 30'-0" & 17'-0" REAR: 55'-2"		



VIEW '1'



VIEW '2'



VIEW '3'



VIEW '4'



VIEW '5'



VIEW '6'



**METRO
DESIGN
GROUP**

ARCHITECTURE-PLANNING-INTERIORS

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CAMPBELL, CA 95008
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PROJECT NAME
**CONDITIONAL USE PERMIT
APPLICATION**

**BELLCORE
CONSTRUCTION INC.**
440 E McGLINCY LANE
CAMPBELL, CA 95008

REVISIONS

NO.	DESCRIPTION



**EXISTING SITE
AND INTERIOR
PHOTOGRAPHS**

DATE : 4-04-22

SCALE : 1/4" = 1'-0"

DRAWN BY : CS / TS

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 22712

SHEET NUMBER

A-2.0



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PROJECT NAME
CONDITIONAL USE PERMIT APPLICATION

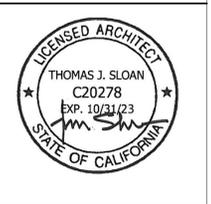
BELLCORE CONSTRUCTION INC.
440 E McGLINCY LANE
CAMPBELL, CA 95008

REVISIONS

NO.	DESCRIPTION

NO.	DESCRIPTION

NO.	DESCRIPTION



PROPOSED SITE PLAN

DATE : 4-04-22
SCALE : 1/4" = 1'-0"
DRAWN BY : CS / TS
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 22712

SHEET NUMBER
A-3.1

FIRE DEPARTMENT NOTES

- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SCCFD'S SPECIFICATION SI-7-CONSTRUCTION SITE FIRE SAFETY.
- FIRE DEPARTMENT ACCESS TO THE SITE, THE BUILDING, AND TO ALL FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED AT ALL TIMES, IN ACCORDANCE WITH CFC CHAPTER 5. NO OBSTRUCTION SUCH AS VEHICLES, STORAGE, AND OTHER MATERIALS OR OBJECTS SHALL BE PLACED OR KEPT IN A MANNER THAT WOULD PREVENT THE 25' BACKUP/ FIRE LANE, GATE AND EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE.
- NO HAZARDOUS MATERIALS SHALL BE STORED IN ANY BUILDING.
- GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION G-1 AS WELL AS CFC 503.5 AND 503.6.
- ELECTRIC GATE OPERATORS SHALL BE INSTALLED IN ACCORDANCE WITH UL 325, AND SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.
- GATES EQUIPPED WITH ELECTRONIC CONTROL DEVICES SHALL HAVE AN APPROVED FIRE DEPARTMENT OVERRIDE KNOX KEY SWITCH, WHICH SHALL OPEN THE GATE AND CAUSE IT TO REMAIN IN THE OPEN POSITION UNTIL RESET BY EMERGENCY RESPONSE PERSONNEL, AND THAT WILL ALLOW OPERATION OF THE GATE DURING POWER OUTAGES, IN ACCORDANCE WITH CFC 506.1.1.
- GATES SHALL BE ADEQUATELY SUPPORTED TO PREVENT DRAGGING, AND SHALL BE OPERABLE BY ONE PERSON.
- FIRE EXTINGUISHERS: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND SHALL BE MOUNTED ON A WALL OR POST AT EACH USABLE STAIRWAY AND SUCH THAT THE TRAVEL DISTANCE TO ANY EXTINGUISHER DOES NOT EXCEED 75 FT. MOUNTING HEIGHT TO THE TOP OF THE EXTINGUISHER SHALL NOT EXCEED 5 FEET. EXTINGUISHERS SHALL NOT HAVE LESS THAN A 2A10BC RATING OR AS OTHERWISE DIRECTED BY THE FIRE DEPARTMENT. THE GENERAL CONTRACTOR SHALL ENSURE THAT AN ADEQUATE NUMBER OF INDIVIDUALS ARE TRAINED IN THE PROPER USE OF PORTABLE FIRE EXTINGUISHERS. FIRE EXTINGUISHERS SHALL ALSO BE LOCATED IN STORAGE SHEDS AND CONTRACTOR TRAILER

(N) 6 FT HIGH GATE WITH KNOX BOX
PROTECT THE KNOX RAPID ACCESS SYSTEM WITH A KNOX KEYSECURE®. THE KNOX KEYSECURE RETAINS THE MASTER KEY AND ONLY RELEASES IT TO AUTHORIZED USERS WITH PIN CODES. ACCOUNTABILITY FOR MASTER KEY ACCESS IS PROVIDED BY THE UNIT'S RETRIEVABLE AUDIT TRAIL.

PROTECT THE KNOX RAPID ACCESS SYSTEM WITH A KNOX KEYSECURE®. THE KNOX KEYSECURE RETAINS THE MASTER KEY AND ONLY RELEASES IT TO AUTHORIZED USERS WITH PIN CODES. ACCOUNTABILITY FOR MASTER KEY ACCESS IS PROVIDED BY THE UNIT'S RETRIEVABLE AUDIT TRAIL.

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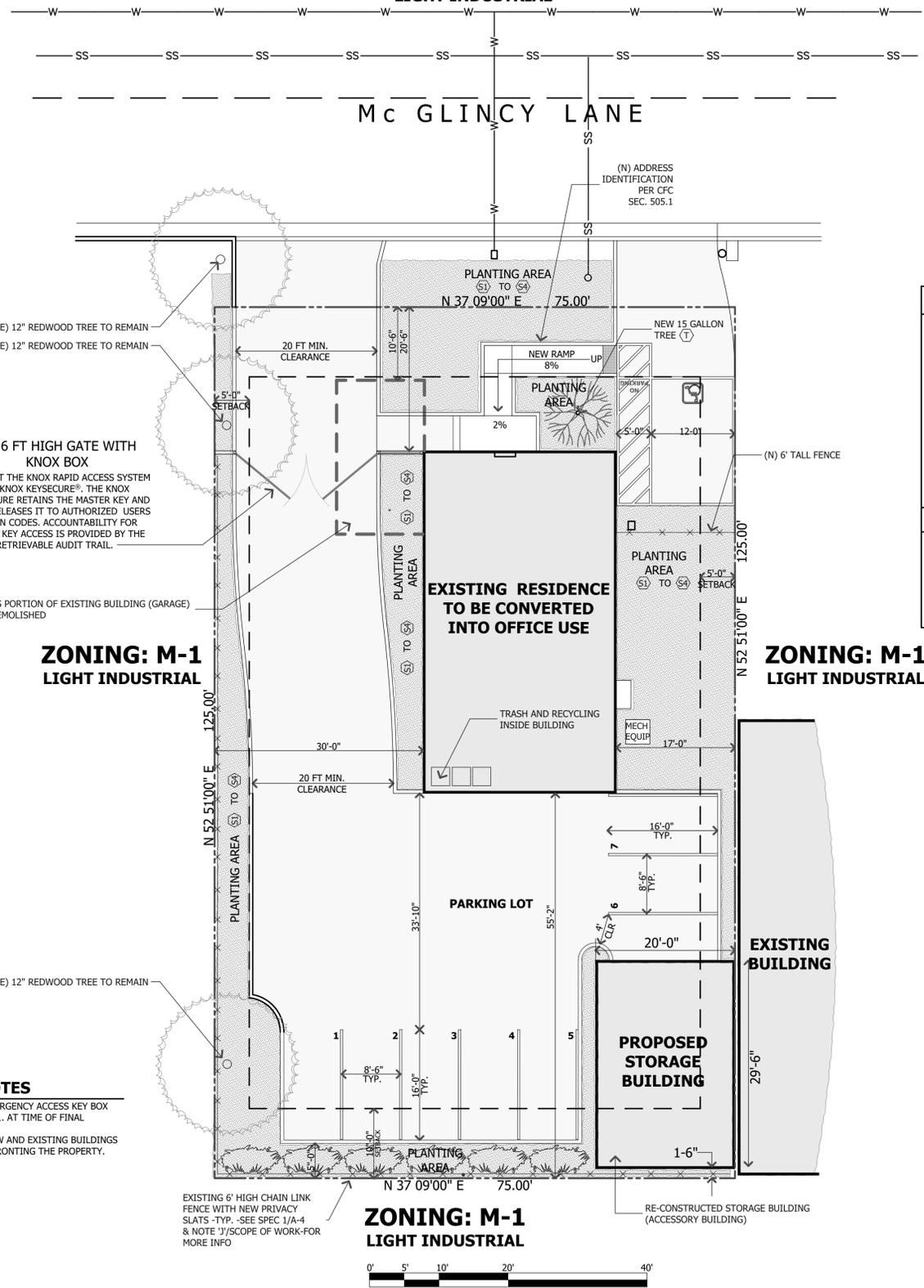
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ZONING: M-1 LIGHT INDUSTRIAL



(E) 12" REDWOOD TREE TO REMAIN

(E) 12" REDWOOD TREE TO REMAIN

(N) 6 FT HIGH GATE WITH KNOX BOX

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LEGEND

PROPERTY LINE	---	FE FIRE EXTINGUISHER - TYP. OF 1 - SEE FIRE DEPARTMENT NOTES - NOTE #8
NEW 8' HIGH FENCE	---	EXIT LED EMERGENCY & EXIT COMBINATION - TYP. OF 1 MANUFACTURER: "NORA", MODEL: NEX-730-LED VOLTAGE: 120V OR 277V INPUT; WATTAGE: 2.8 W NORMAL OPERATION, 3.5 W EMERGENCY OPERATION LIGHT SOURCE: EXIT: LED STRIP, NORMAL OPERATION EMERGENCY: LED STRIP & 2 WEDGE BASE LED LAMPS MEETS OR EXCEEDS: UL924, NEC, OSHA AND NFPA LIFE SAFETY CODE REQUIREMENTS
EXISTING BUILDING	[Symbol]	STROBE STROBE - EMERGENCY LIGHTING - TYP. OF 3
PROPOSED ACCESSIBLE PATH MIN. 48" WIDE TYP. MAX. 2% SLOPE	[Symbol]	
PROPOSED DETECTABLE WARNING SURFACE	[Symbol]	

OCCUPANCY LOAD CALCULATION PER CFC TABLE 1004.1.2

OCCUPANCY	FLOOR AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	NO. OF REQUIRED EXITS
GARAGE	445 SF	-	0	1
OFFICE	938 SF	225 SF	4.17	1
STORAGE	445 SF	300 SF	1.48	1
TOTAL	1,383 SF	-	5.66	1

FLOOR AREA CALCULATION: 10,000 SF

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	IRRIGATION	
SHRUBS / GRASSES						
(S1) TO (S4)		ASSORTED SHRUBS	1 GAL	11	PER CALIFORNIA WATER EFFICIENCY LANDSCAPE ORDINANCE	
GROUND COVER						
(G1) MULCH		-	-	-		
TREES						
(T)	LAGERSTROEMIA INDICA	GRAPE MYRTLE	#15	1		

EXISTING TREE REDWOOD SEQUOIA SEMPERVIRENS

PROPOSED SHRUBS

PROPERTY LINE MITIGATION (PODOCARPUS GRACILIOR)

PROPOSED GROUND COVER

TABULATION OF LANDSCAPE AREA

DESCRIPTION	AREA
ASSORTED SHRUBS AREA WITH MULCH GROUND COVER:	1,607 SQ. FT.
EXISTING PLANTING STRIP AREA:	N / A
PROPERTY LINE MITIGATION (SCREENED AREA):	198 SQ. FT.
TOTAL LANDSCAPE AREA:	1,805 SQ. FT.
SITE AREA:	10,125 SQ. FT. 100.00 %
LANDSCAPE AREA:	1,805 SQ. FT. 18 %

KNOX BOX AND PROJECT ADDRESS NOTES

KNOX BOX - NOTE: THE BUILDING SHALL BE EQUIPPED WITH A PERMANENTLY INSTALLED EMERGENCY ACCESS KEY BOX (KNOX BOX), CONFORMING TO FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION K-1. AT TIME OF FINAL INSPECTION, ACCESS KEYS SHALL BE PROVIDED TO THE FIRE DEPARTMENT. (CFC 506)
PROJECT ADDRESS NOTE: APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. (CFC/505.1)

EXISTING 6' HIGH CHAIN LINK FENCE WITH NEW PRIVACY SLATS - TYP. - SEE SPEC 1/A-4 & NOTE 1/SCOPE OF WORK-FOR MORE INFO

ZONING: M-1 LIGHT INDUSTRIAL





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www.metroarchitects.com

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PROJECT NAME
**CONDITIONAL USE PERMIT
APPLICATION**

**BELLCORE
CONSTRUCTION INC.**
440 E McGLINCY LANE
CAMPBELL, CA 95008

REVISIONS

NO.	DESCRIPTION



**EXISTING
FLOOR PLAN**

**EXISTING ROOF
PLAN**

DATE : 4-04-22

SCALE : 1/4" = 1'-0"

DRAWN BY : CS / TS

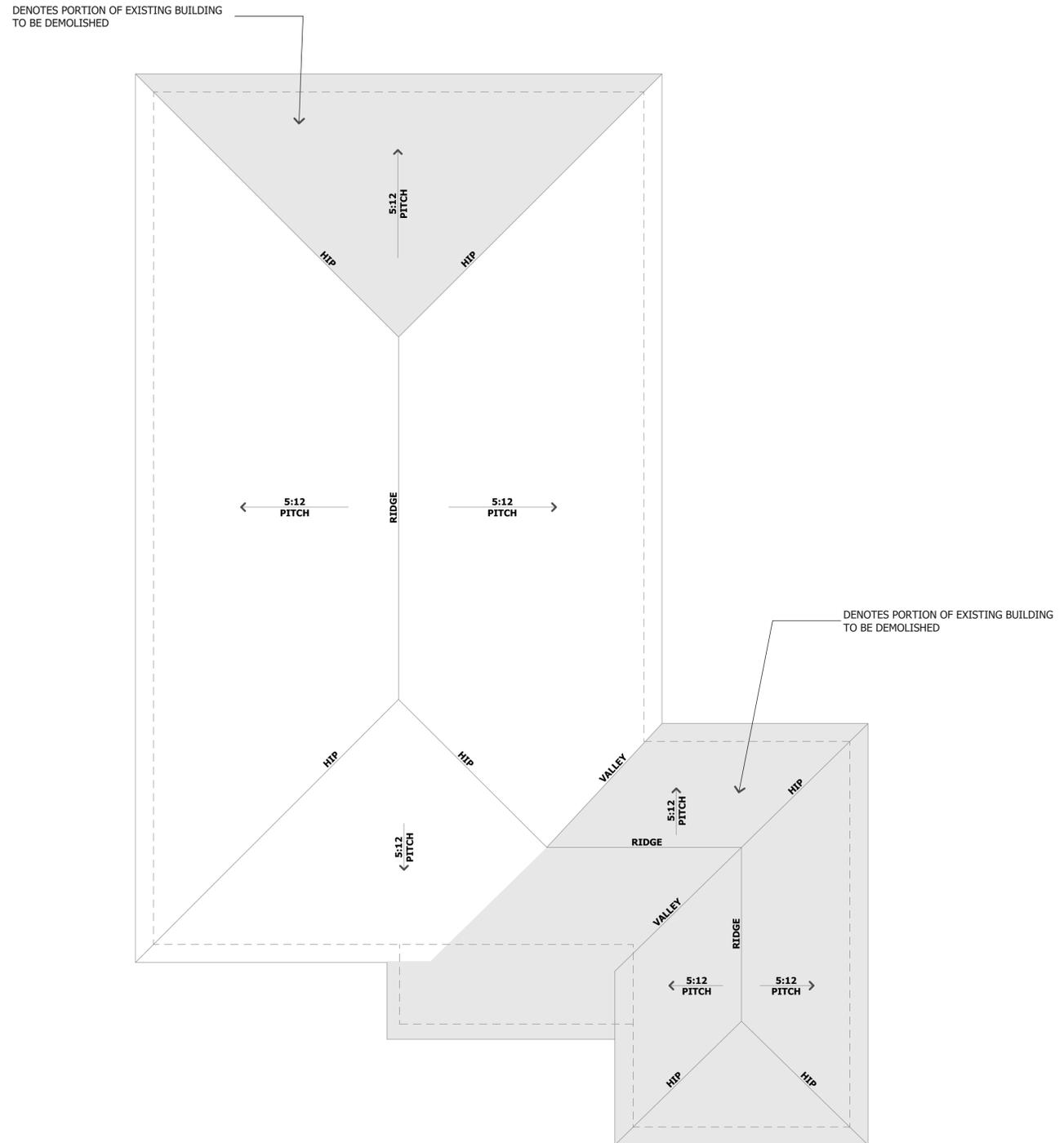
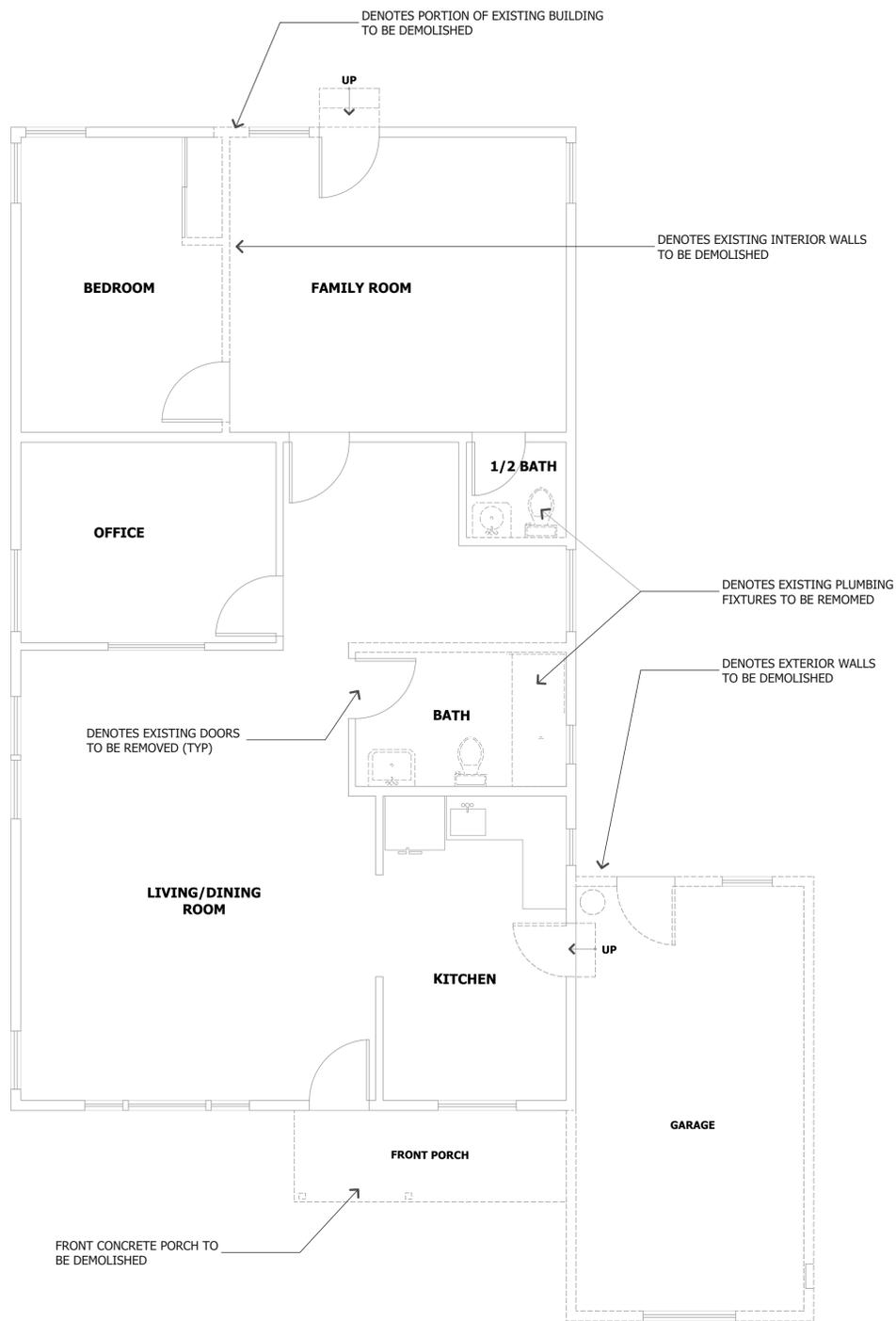
CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 22712

SHEET NUMBER

A-4.1





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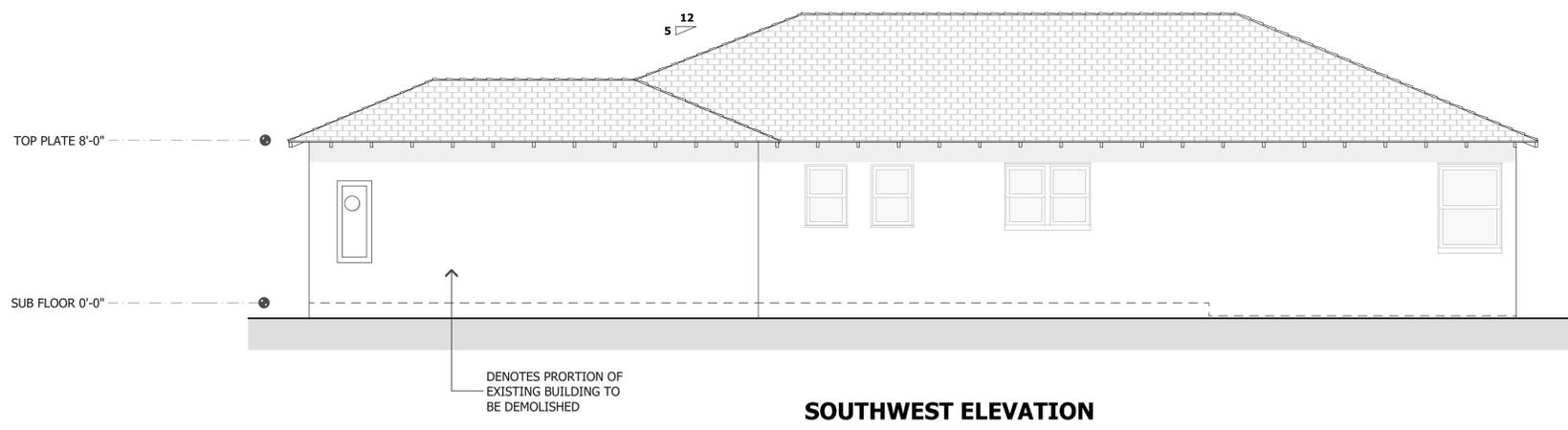
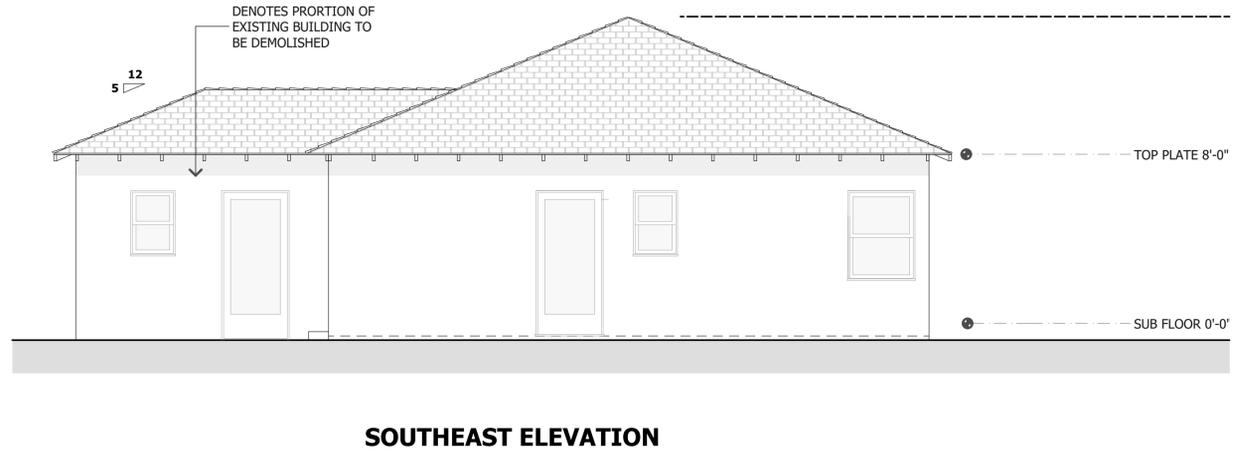
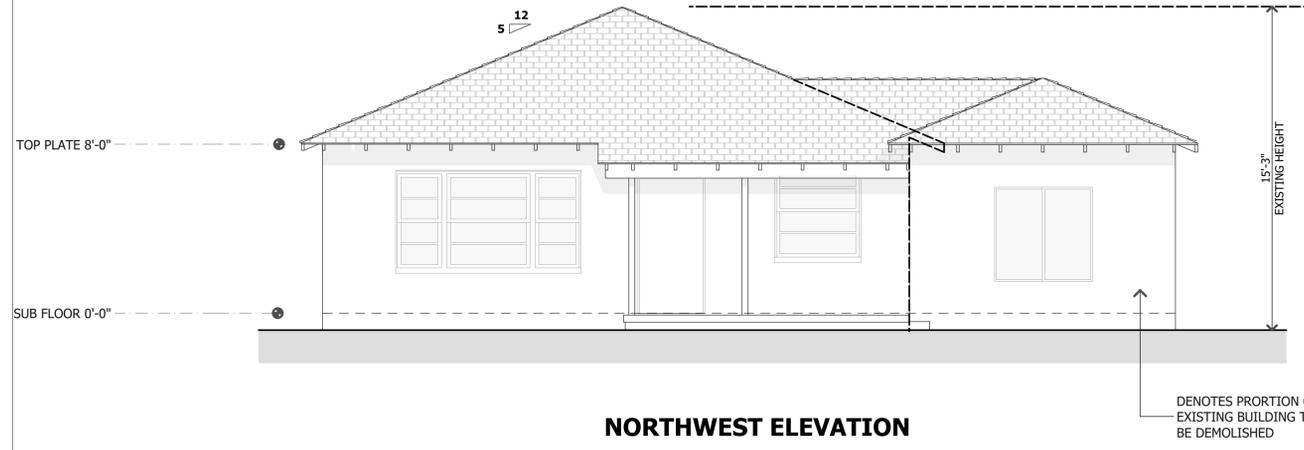
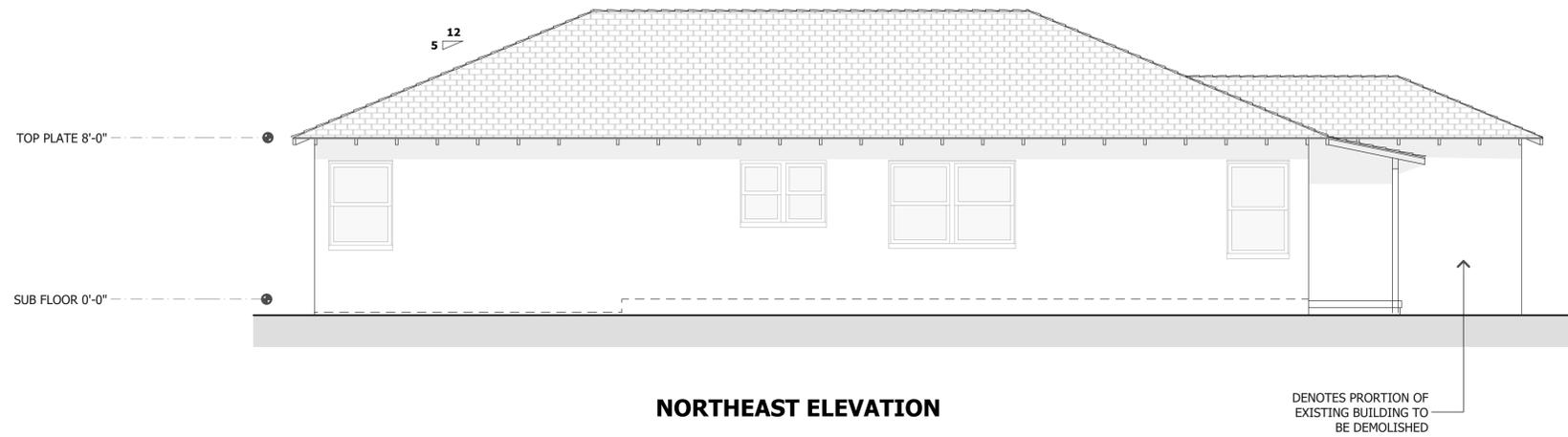
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REVISIONS

NO.	DESCRIPTION



**EXISTING
EXTERIOR
ELEVATIONS**

DATE : 4-04-22
SCALE : 1/4" = 1'-0"
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ARCHITECT : TOM SLOAN
PROJECT NO : 22712

SHEET NUMBER

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REVISIONS

NO.	DESCRIPTION



PROPOSED FLOOR PLAN

PROPOSED ROOF PLAN

DATE : 4-04-22

SCALE : 1/4" = 1'-0"

DRAWN BY : CS / TS

CHECKED BY : TS

ARCHITECT : TOM SLOAN

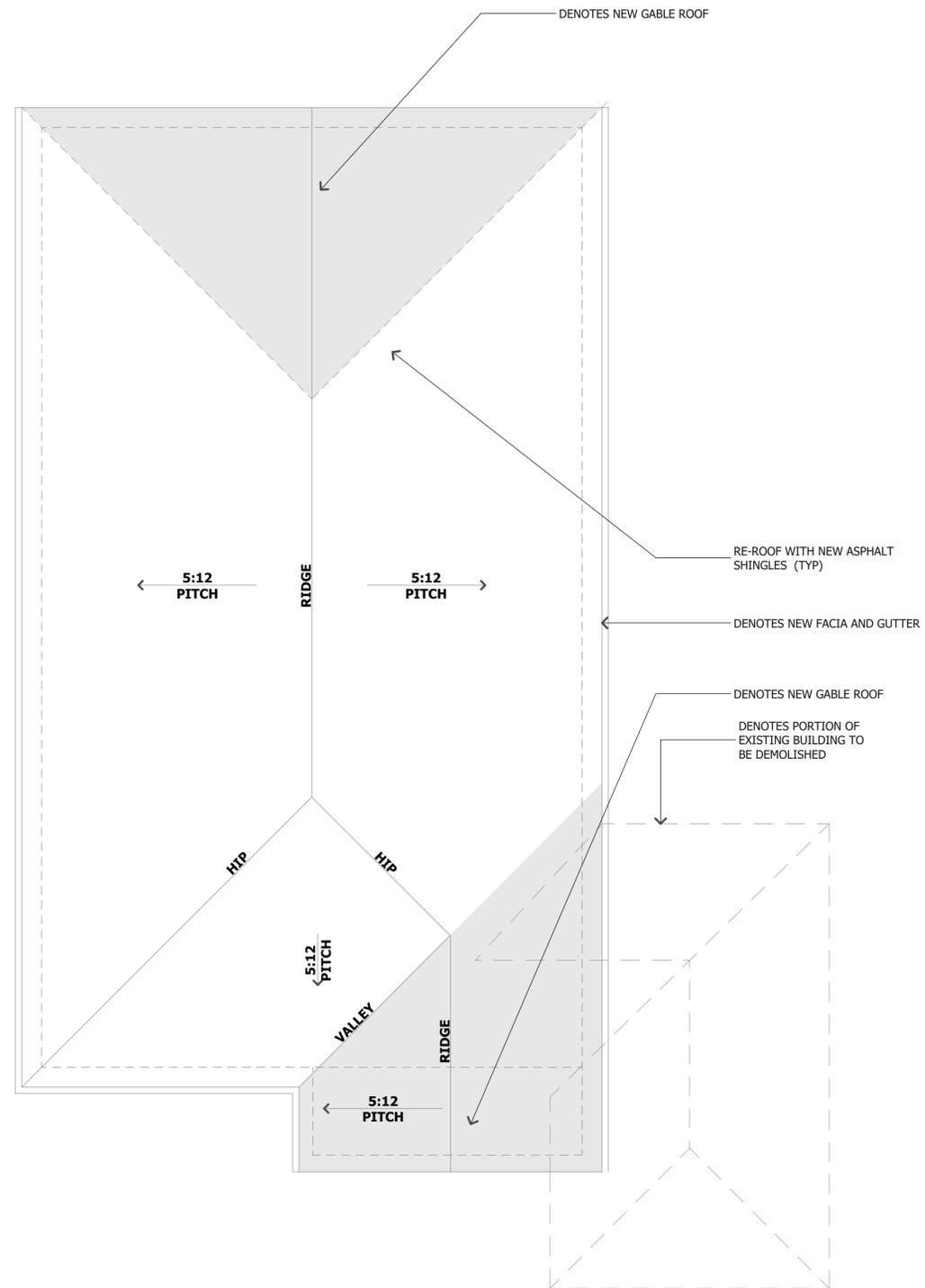
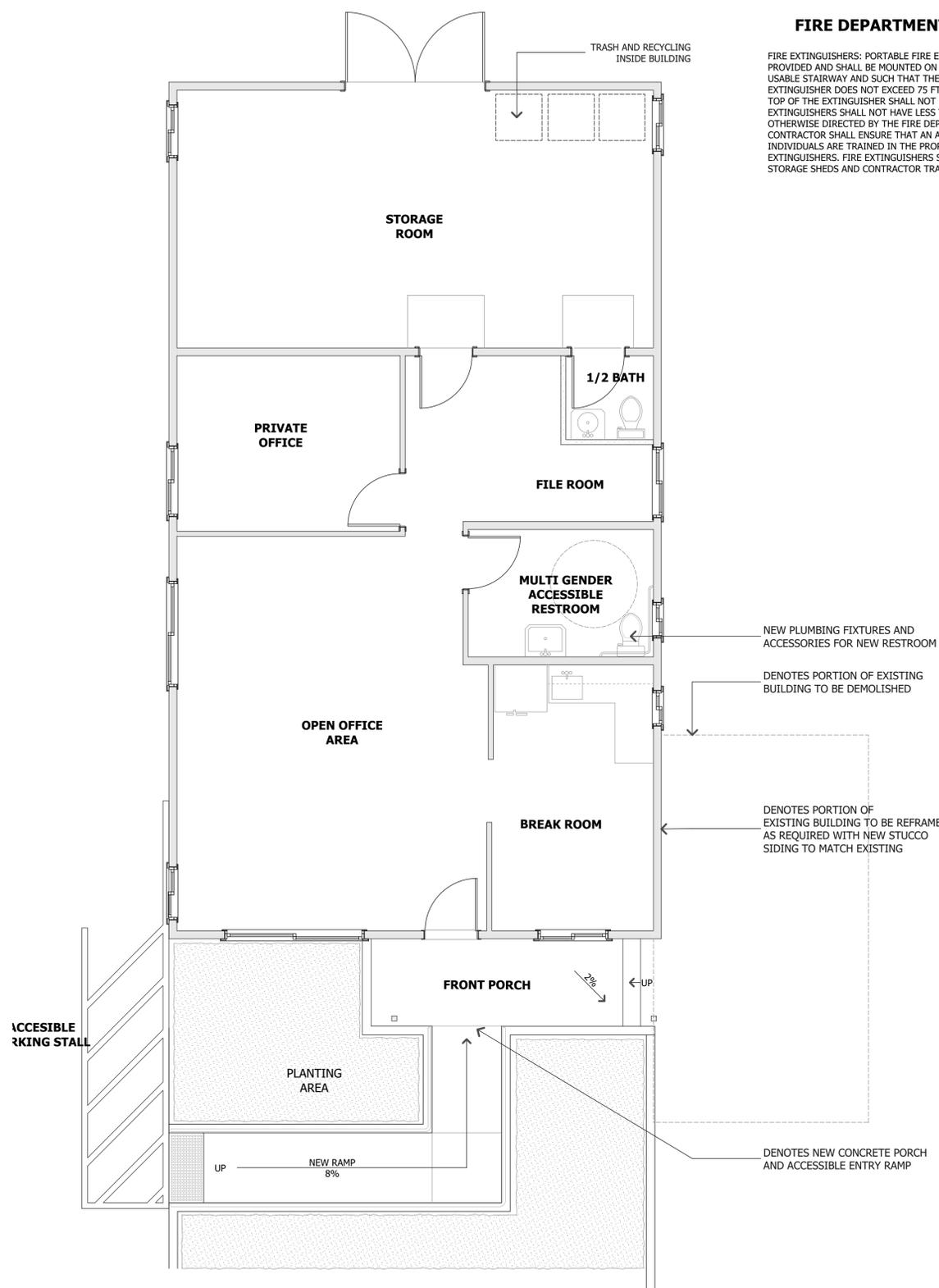
PROJECT NO : 22712

SHEET NUMBER

A-4.3

FIRE DEPARTMENT NOTES

FIRE EXTINGUISHERS: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AND SHALL BE MOUNTED ON A WALL OR POST AT EACH USABLE STAIRWAY AND SUCH THAT THE TRAVEL DISTANCE TO ANY EXTINGUISHER DOES NOT EXCEED 75 FT. MOUNTING HEIGHT TO THE TOP OF THE EXTINGUISHER SHALL NOT EXCEED 5 FEET. EXTINGUISHERS SHALL NOT HAVE LESS THAN A 2A10BC RATING OR AS OTHERWISE DIRECTED BY THE FIRE DEPARTMENT. THE GENERAL CONTRACTOR SHALL ENSURE THAT AN ADEQUATE NUMBER OF INDIVIDUALS ARE TRAINED IN THE PROPER USE OF PORTABLE FIRE EXTINGUISHERS. FIRE EXTINGUISHERS SHALL ALSO BE LOCATED IN STORAGE SHEDS AND CONTRACTOR TRAILER





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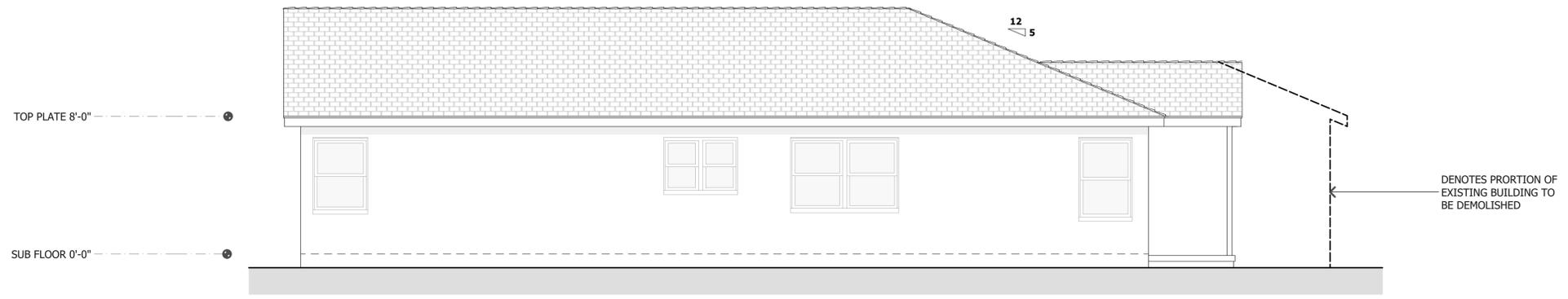
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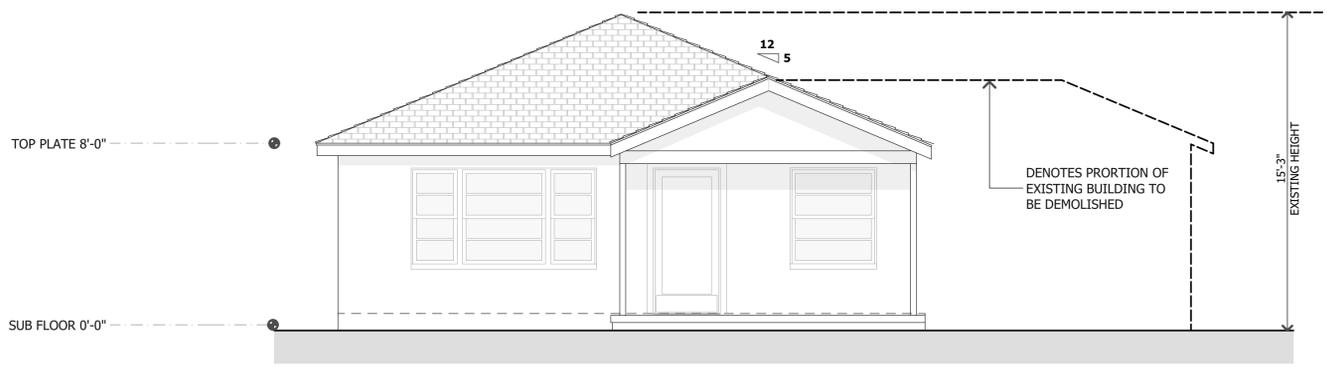
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NO.	DESCRIPTION



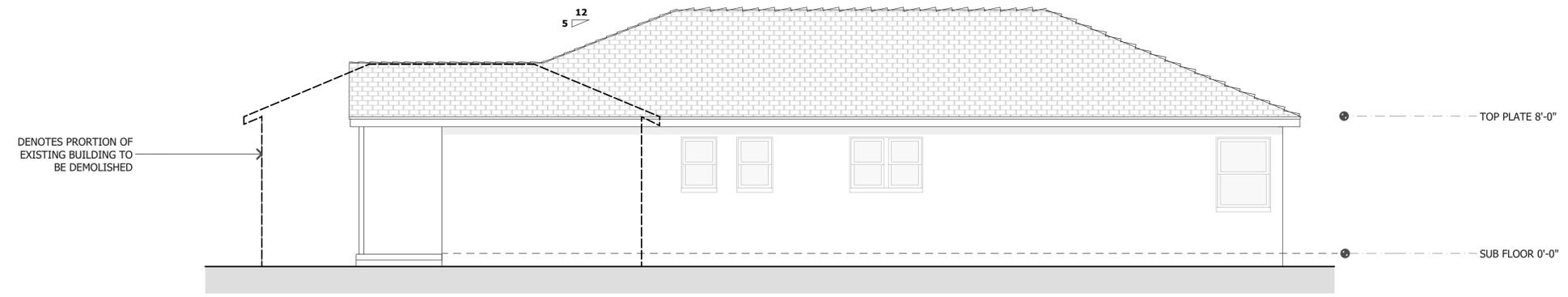
NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



**PROPOSED
EXTERIOR
ELEVATIONS**

DATE : 4-04-22
SCALE : 1/4" = 1'-0"
DRAWN BY : CS / TS
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 22712

SHEET NUMBER

A-4.4



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REVISIONS	

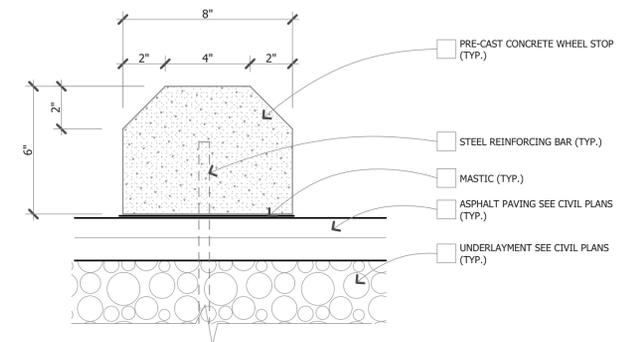


**PROPOSED
ACCESSIBILITY
PLAN**

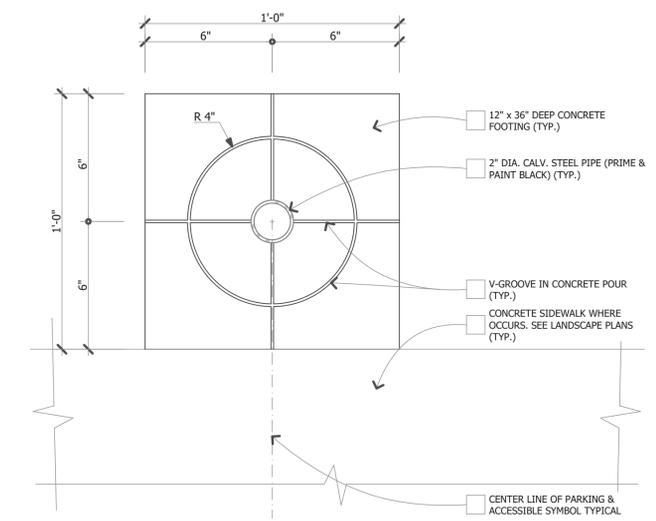
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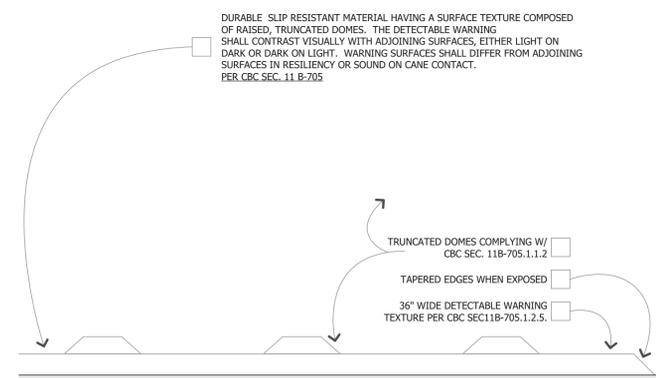
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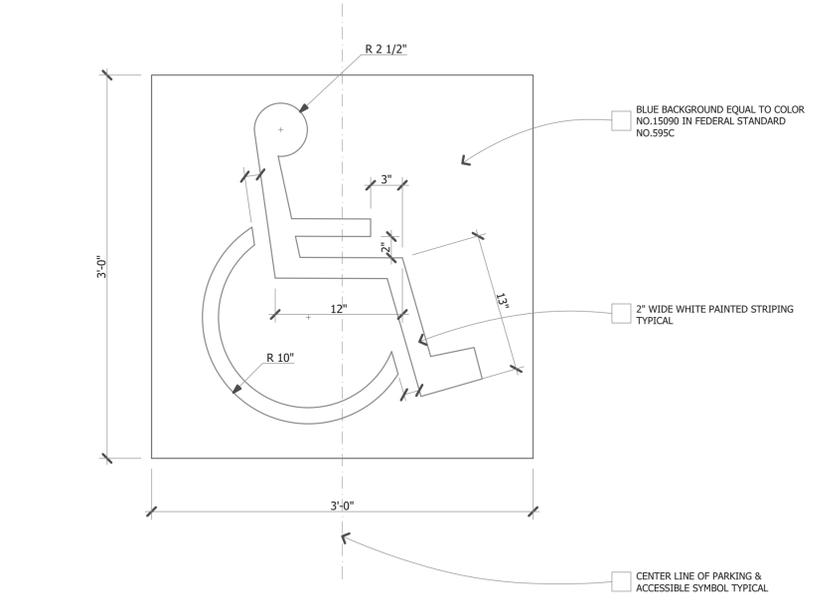
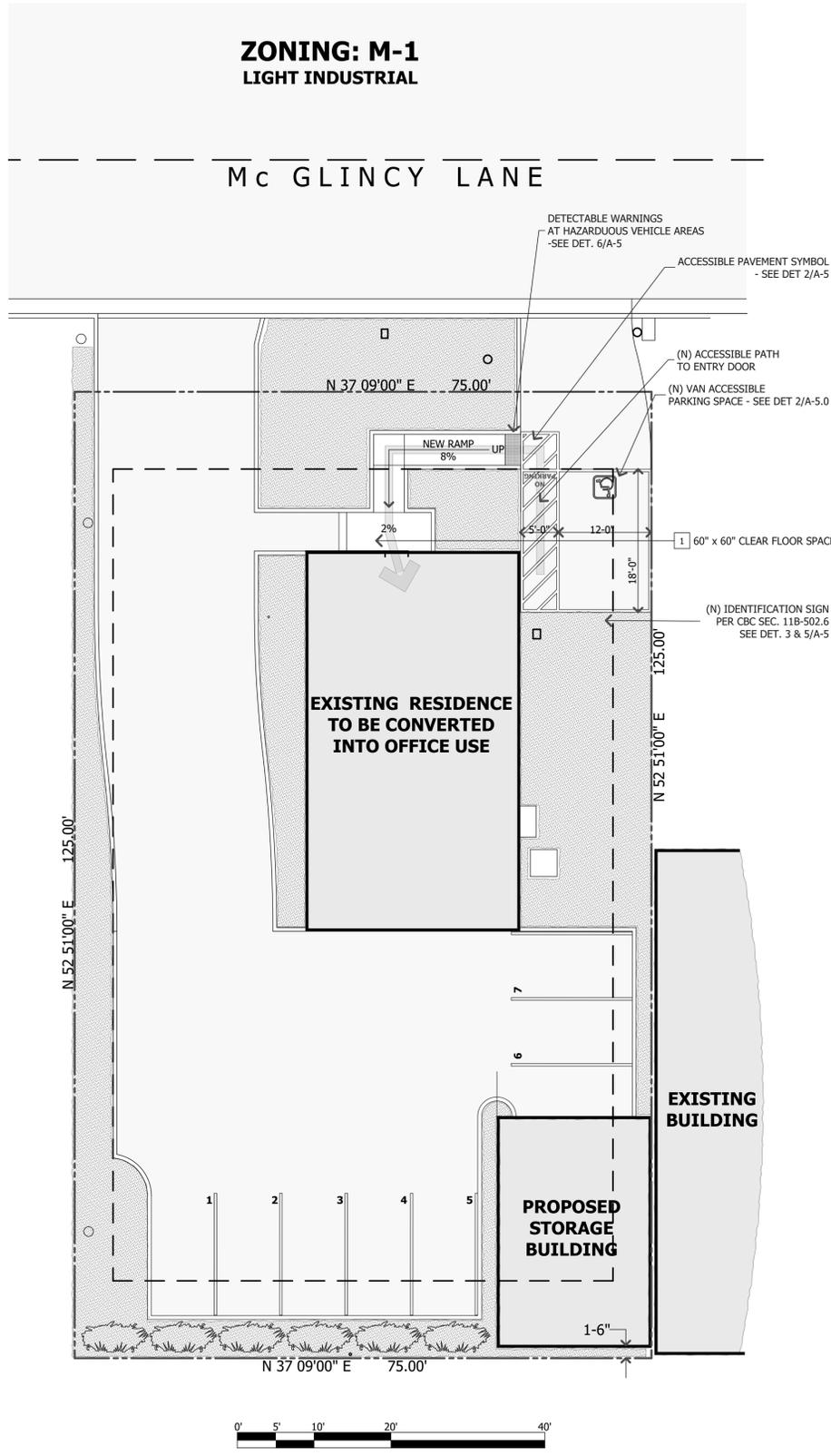
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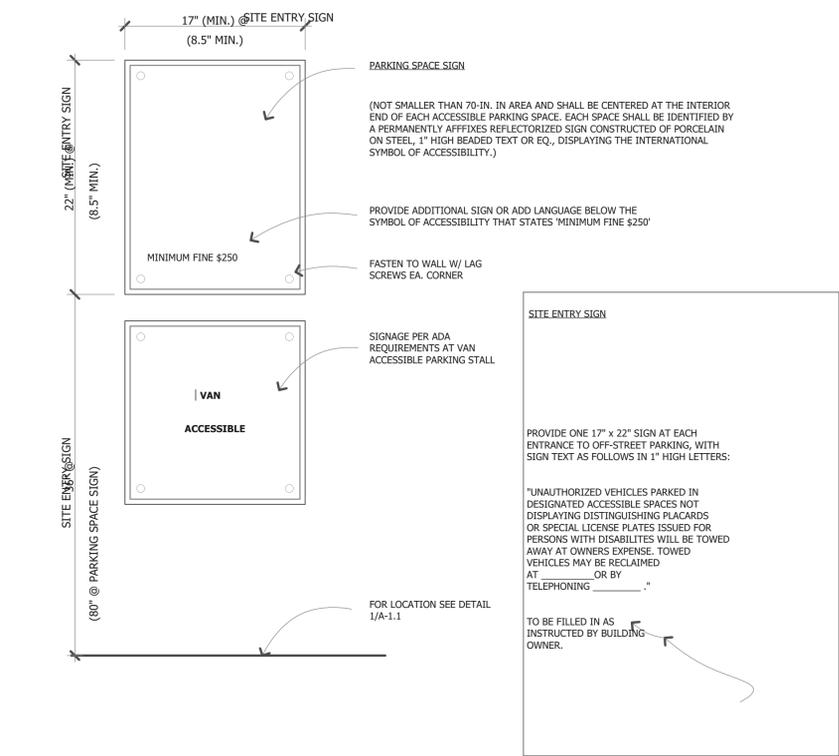
5 ACCESSIBLE SIGN POST BASE
Scale 3" = 1' - 0"



**6 DETECTABLE WARNINGS AT HAZARDOUS
VEHICULAR AREAS**
Not to Scale



2 ACCESSIBLE PAVEMENT SYMBOL
Scale 1" = 1' - 0"



3 ACCESSIBLE PARKING SIGNS
Scale 1" = 1' - 0"