



CITY OF CAMPBELL
Community Development Department

February 11, 2022

NOTICE OF ADMINISTRATIVE ACTION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

Project Address: 1525 Hack Avenue

Zoning/Area Plan: R-1-10

Neighborhood Association(s): San Tomas Area Community Coalition

File No.: PLN-2021-166

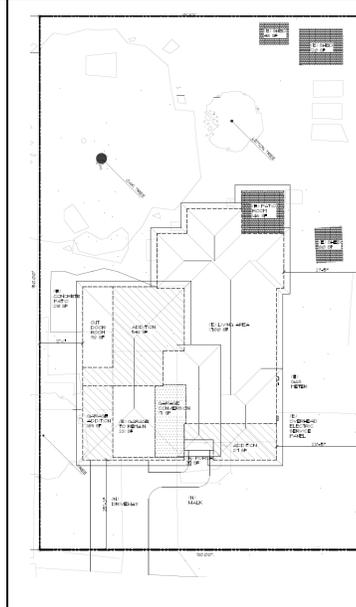
APN: 406-25-003

Applicant: Robert Basanty

Property Owner: Jacqueline Yamaguchi

Application Type: Administrative Site and Architectural Review Permit

Project Description: To allow a 948 square foot addition to an existing single-story 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 14, 2022 and ends on February 24, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 24, 2022**. 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 with an appointment 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' or by contacting the project planner. Questions or comments regarding this application may be addressed to Stephen Rose, Senior Planner, in the Community Development Department, at (408) 866-2142 or by email at stephenr@campbellca.gov.



Location Map for 1525 Hack Ave.



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.

<p>FRESH CONCRETE AND MORTAR APPLICATION BEST MANAGEMENT PRACTICES FOR</p> <ul style="list-style-type: none"> Masons and bricklayers Sidewalk construction crews Patio construction workers Construction inspectors General contractors Home builders Developers <p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind. Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff. Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams. <p>DURING CONSTRUCTION</p> <ul style="list-style-type: none"> Don't mix up more fresh concrete or cement than you will use in a day. Set up and operate small mixers on tarps or heavy plastic drop cloths. 	<p>LANDSCAPING, GARDENING, AND POOL MAINTENANCE BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> Landscapers Gardeners Swimming pool/spa service and repair workers General contractors Home builders Developers <p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting. Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet. Schedule grading and excavation projects for dry weather. Use temporary check dams or ditches to divert runoff away from storm drains. Protect storm drains with hay bales or other erosion controls. Revegetation is an excellent form of erosion control for any site. <p>STORM DRAIN POLLUTION FROM MASONRY AND PAVING</p> <p>Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.</p>	<p>POOL/FOUNTAIN/SPA MAINTENANCE</p> <ul style="list-style-type: none"> Never discharge pool or spa water to a street or storm drain. <p>OR</p> <ul style="list-style-type: none"> When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area. Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction. Do not use copper-based algacides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant. 	<p>LANDSCAPING/GARDEN MAINTENANCE</p> <ul style="list-style-type: none"> Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash. Dispose of unused pesticide as hazardous waste. Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost. In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste. Do not place yard waste in gutters. Do not blow or rake leaves, etc. into the street. <p>STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE</p> <p>Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algacides should never be discharged to storm drains. These chemicals are toxic to aquatic life.</p>	<p>HEAVY EQUIPMENT OPERATION BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> Vehicle and equipment operators Site supervisors General contractors Home builders Developers <p>SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE</p> <ul style="list-style-type: none"> Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Perform major maintenance, repair jobs, vehicle and equipment washing off site. If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible. Do not use diesel oil to lubricate equipment or parts. Clean up spills immediately when they happen. 	<p>PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP</p> <ul style="list-style-type: none"> Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down. Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control. Clean up spills on dirt areas by digging up and properly disposing of contaminated soil. Report significant spills to the appropriate spill response agencies immediately. <p>STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE</p> <p>Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.</p>	<p>PAINING AND APPLICATION OF SOLVENTS AND ADHESIVES BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP</p> <ul style="list-style-type: none"> Painters Paperhangers Plasterers Graphic artists Dry wall crews Floor covering installers General contractors Home builders Developers <p>Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.</p> <p>PAINT REMOVAL</p> <ul style="list-style-type: none"> Chemical paint stripping residue is a hazardous waste. Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately. Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash. When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. <p>Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.</p> <p>For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.</p> <p>For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.</p> <p>WHAT CAN YOU DO?</p> <ul style="list-style-type: none"> Recycle/reuse leftover paints whenever possible. Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste. Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste. <p>STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES</p> <p>All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.</p>
--	---	--	--	--	---	---

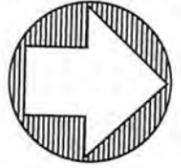
Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

<p>EARTH MOVING ACTIVITIES BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> Bulldozers, backhoe, and grading machine operators Dump truck drivers Site supervisors General contractors Home builders Developers <p>DURING CONSTRUCTION</p> <ul style="list-style-type: none"> Remove existing vegetation only when absolutely necessary. Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned. Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Cover stockpiles and excavated soil with secured tarps or plastic sheeting. <p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> Schedule excavation and grading work for dry weather. Perform major equipment repairs away from the job site. When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains. Do not use diesel oil to lubricate equipment or parts. 	<p>DETECTING CONTAMINATED SOIL OR GROUNDWATER</p> <p>As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.</p> <p>WATCH FOR ANY OF THESE CONDITIONS:</p> <ul style="list-style-type: none"> Unusual soil conditions, discoloration, or odor Abandoned underground tanks Abandoned wells Buried barrels, debris, or trash <p>STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES</p> <p>Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.</p>	<p>ROADWORK AND PAVING BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> Road Crews Driveway/sidewalk/parking lot construction crews Seal coat contractors Operators of: grading equipment paving machines dump trucks concrete mixers Construction inspectors General contractors Developers <p>WHAT CAN YOU DO?</p> <p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> Develop and implement erosion/sediment control plans for embankments. Schedule excavation and grading work for dry weather. Check for and repair leaking equipment. Perform major equipment repairs in designated areas at your yard, away from the construction site. When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks. Do not use diesel oil to lubricate equipment or parts. Recycle used oil, concrete, broken asphalt, etc. whenever possible. <p>DURING CONSTRUCTION</p> <ul style="list-style-type: none"> Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure. Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc. Use check dams, ditches, or berms to divert runoff around excavations. 	<p>GENERAL CONSTRUCTION AND SITE SUPERVISION BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> Construction industry <p>WHAT CAN YOU DO?</p> <ul style="list-style-type: none"> Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site. Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels. Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter. Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down. Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site. Make sure portable toilets are in good working order. Check frequently for leaks. <p>ASPHALT/CONCRETE REMOVAL</p> <ul style="list-style-type: none"> Avoid creating excess dust when breaking asphalt or concrete. After breaking old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff. Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary. Never hose down streets to clean up tracked dirt. <p>STORM DRAIN POLLUTION FROM ROADWORK</p> <p>Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.</p>	<p>MATERIALS/WASTE/HANDLING BEST MANAGEMENT PRACTICES FOR THE:</p> <ul style="list-style-type: none"> Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job. Use recyclable materials whenever possible. Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed. <p>STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES</p> <p>Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.</p>	<p>BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION</p> <p>In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.</p> <p>Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.</p> <p>Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.</p>	<p>ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL</p> <p>A. Criminal Penalties. Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.</p> <p>B. Civil Penalties. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.</p> <p>C. Civil Liability. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.</p> <p>D. Remedies Cumulative. The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.</p>	<p>PLAN FOR THE IMPROVEMENT OF BLUEPRINT FOR A CLEAN BAY ENCROACHMENT PERMIT NO.</p> <p>Spill Response Agencies</p> <ol style="list-style-type: none"> Dial 911 Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours). <p>Local Pollution Control Agencies</p> <p>Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195</p> <p>Santa Clara Valley Water District (408) 927-0710</p> <p>San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300 Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga</p> <p>Sunnyvale Water Pollution Control Plant (408) 730-7270</p> <p>Palo Alto Regional Water Quality Control Plant (415) 329-2598 Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford</p> <p>SCALE: N.T.S.</p> <p>SHEET: OF</p>
---	--	---	--	---	--	--	---

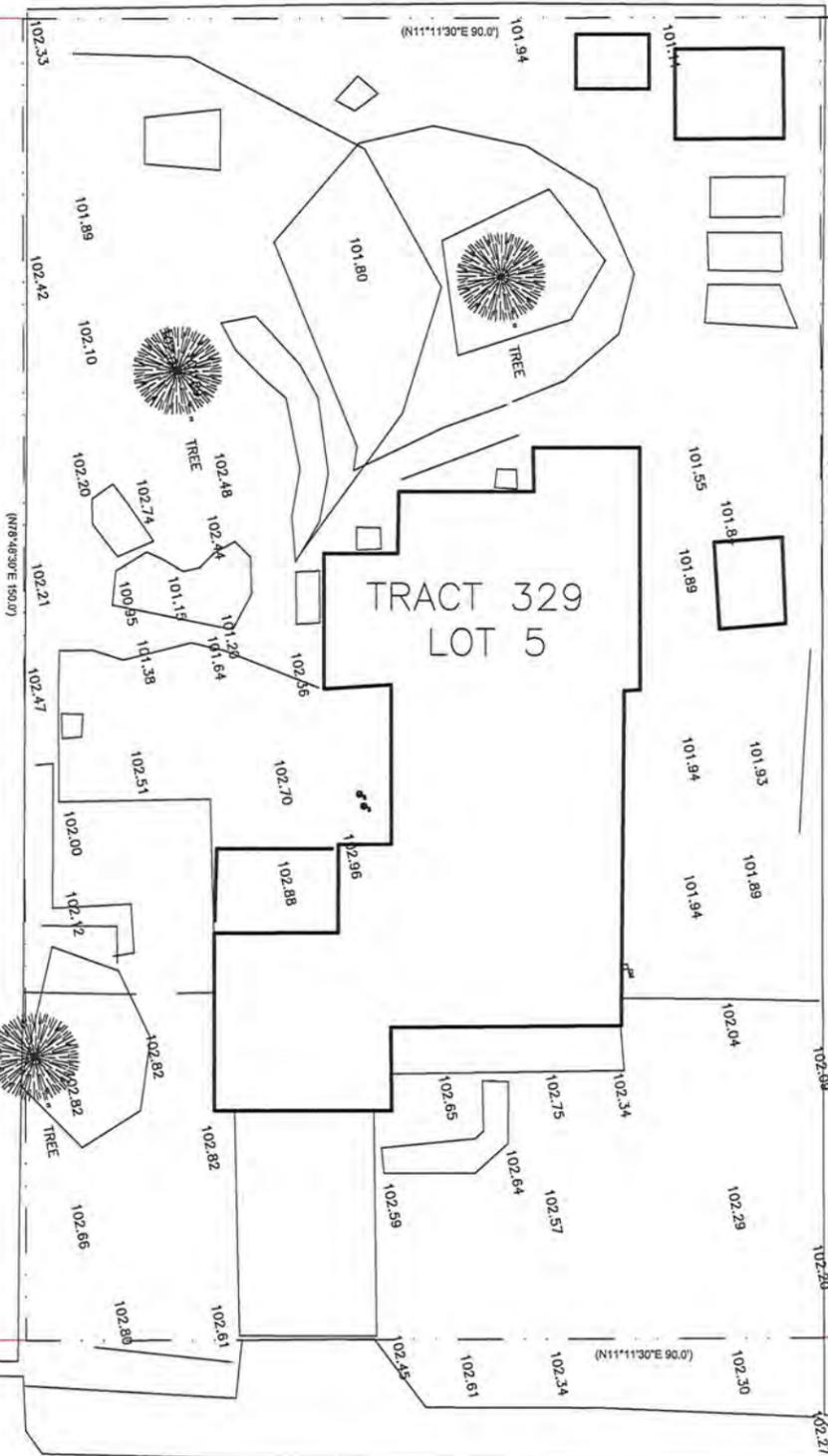
TRACT 6588



LEGEND

- (E) BUILDING
- (E) ROAD CROWN
- PROPERTY LINE
- EDGE OF CONCRETE
- FENCE LINE
- WATER VALVE
- EDGE OF PAVEMENT
- POLE
- TREE
- EASEMENT

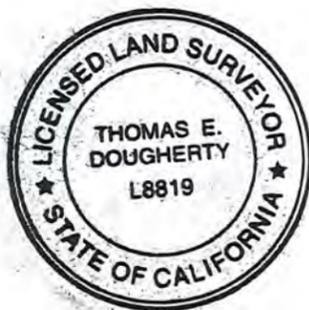
TRACT 329
LOT 4



TRACT 329
LOT 6

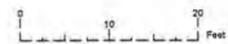
HACK AVENUE

(60' WIDE) BASIS OF BEARING
N11°11'30"E



THE INFORMATION CONTAINED HEREIN IS BASED ON A FIELD SURVEY, PERFORMED BY ME OR UNDER MY SUPERVISION, AND IS A RETRACEMENT OF LOT 3 OF THE STANLEY PARK SUBDIVISION FILED IN BOOK 36 OF MAPS AT PAGE 49, CONTRA COSTA COUNTY

Thomas E. Dougherty 8/27/2021

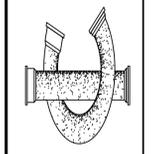


1525 HACK AVENUE
CAMPBELL, CA 95008

Dougherty Land Consulting
doughertylandconsulting@gmail.com

Revisions	By

INNOVATIVE CONCEPTS
 PROFESSIONAL BUILDING DESIGN AND PLANNING
 3550 Stevens Creek Boulevard Suite 225
 San Jose, CA 95117
 Phone: (408) 985-1078 Fax: (408) 985-1943
 E-Mail: innconcept@abglobal.net

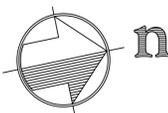


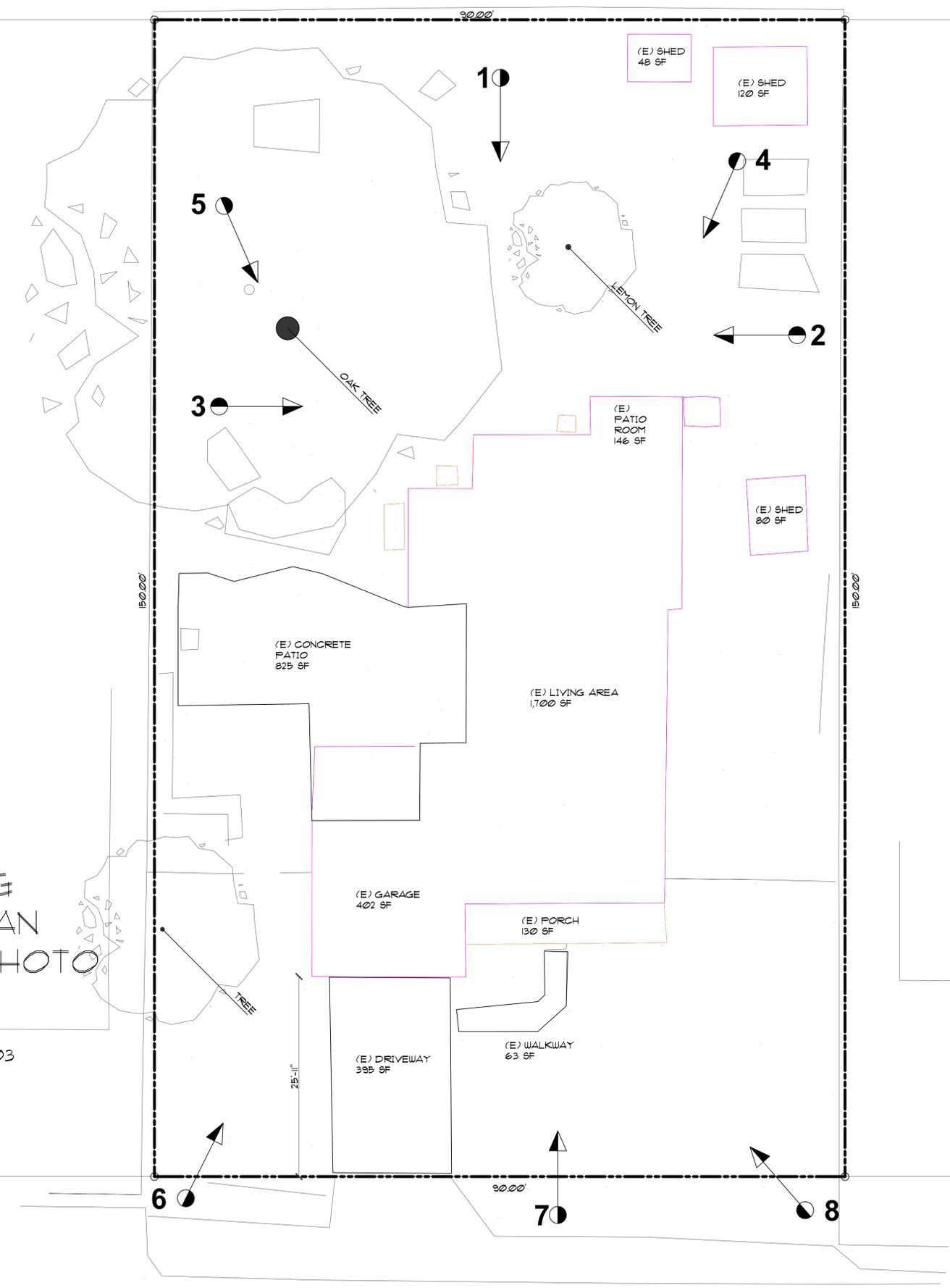
An Addition for:
The Yamaguchi Residence
 1525 Hack Ave,
 Campbell, CA 95008

Date: 08/26/2021
 Scale: NOTED
 Drawn: JAG
 Job:

Sheet:
A0
 Of:



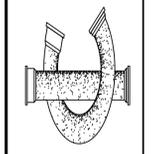

**EXISTING
 SITE PLAN
 & SITE PHOTO
 SURVEY**
 1/8"=1'-0"
 APN 406-25-003



HACK AVE

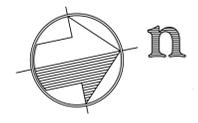
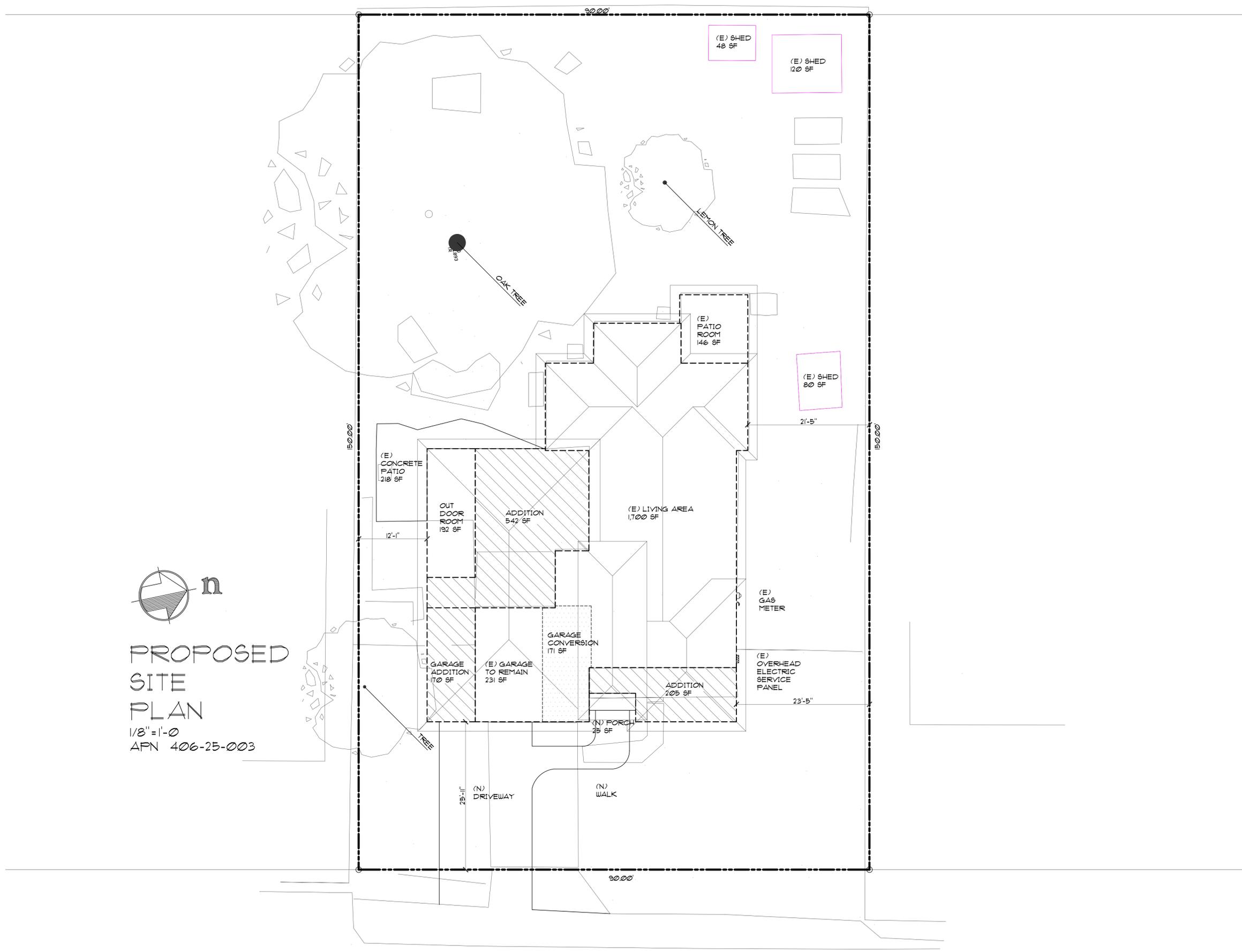
Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Boulevard Suite 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: innconcept@abglobal.net



An Addition for:
The Yamaguchi Residence
1525 Hack Ave,
Campbell, CA 95008

Date	08/26/2021
Scale	NOTED
Drawn	JAG
Job	
Sheet	A0.1



HACK AVE

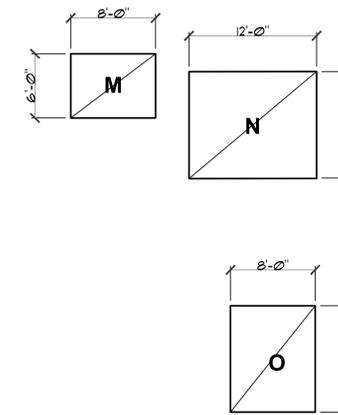
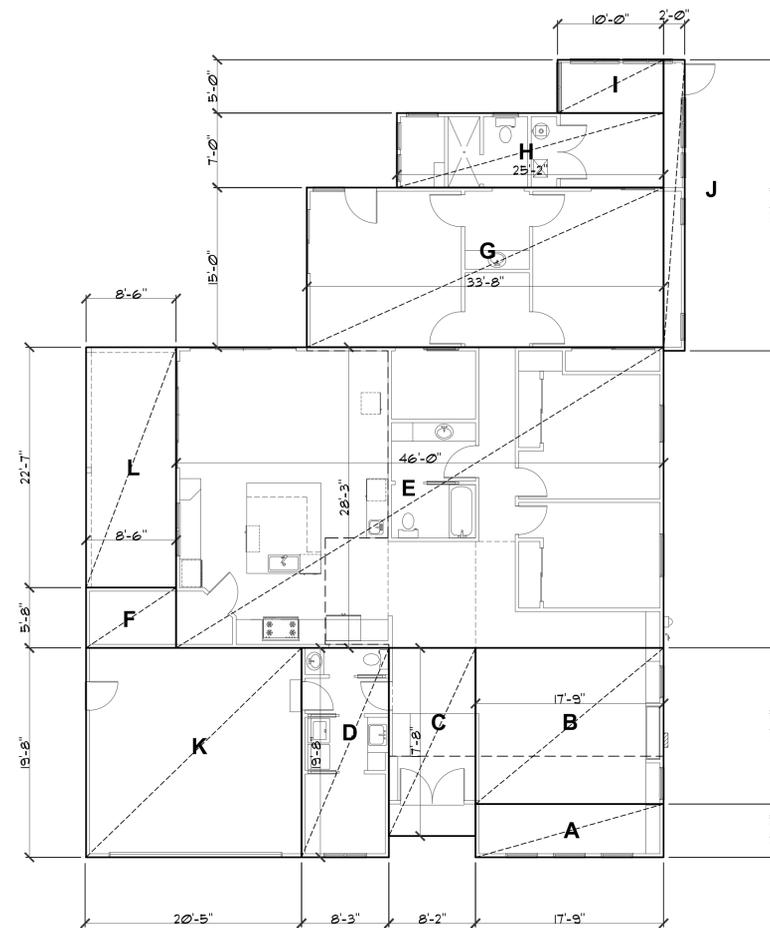
GRAPHIC CALCULATIONS

1/8" = 1'-0"

TOTAL SITE AREA:
13,405 SF

FLOOR AREA

A:	17.75'	X	5.00'	=	88.75
B:	17.75'	X	14.66'	=	260.22
C:	8.17'	X	17.66'	=	144.28
D:	8.25'	X	19.66'	=	162.20
E:	46.0'	X	28.25'	=	1,299.50
F:	8.50'	X	5.66'	=	48.11
G:	33.66'	X	15.00'	=	504.90
H:	25.16'	X	7.00'	=	176.12
I:	10.00'	X	5.00'	=	50.00
J:	2.00'	X	27.33'	=	54.66
K:	20.42'	X	19.66'	=	401.46
L:	8.50'	X	22.58'	=	191.93
M:	8.00'	X	6.00'	=	48.00
N:	12.00'	X	10.00'	=	120.00
O:	8.00'	X	10.00'	=	80.00
TOTAL:				=	3,630.13 SF
				=	0.270 (27.0%)

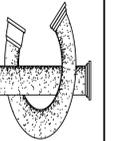


DEVELOPMENT DATA

	SQUARE FEET		PERCENT OF SITE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	ALLOWED
BUILDING COVERAGE	2,626 SQ. FT.	3,630 SQ. FT.	20 %	27 %	40 %
LANDSCAPE COVERAGE	9,496 SQ. FT.	9,024 SQ. FT.	71 %	67 %	
PAVING COVERAGE	1,282 SQ. FT.	751 SQ. FT.	9 %	6 %	
FLOOR AREA RATIO	0.28	0.35			0.45

Revisions By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Boulevard Suite 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: innconcept@abcglobal.net



An Addition for:
The Yamaguchi Residence
1525 Hack Ave,
Campbell, CA 95008

Date 08/26/2021

Scale NOTED

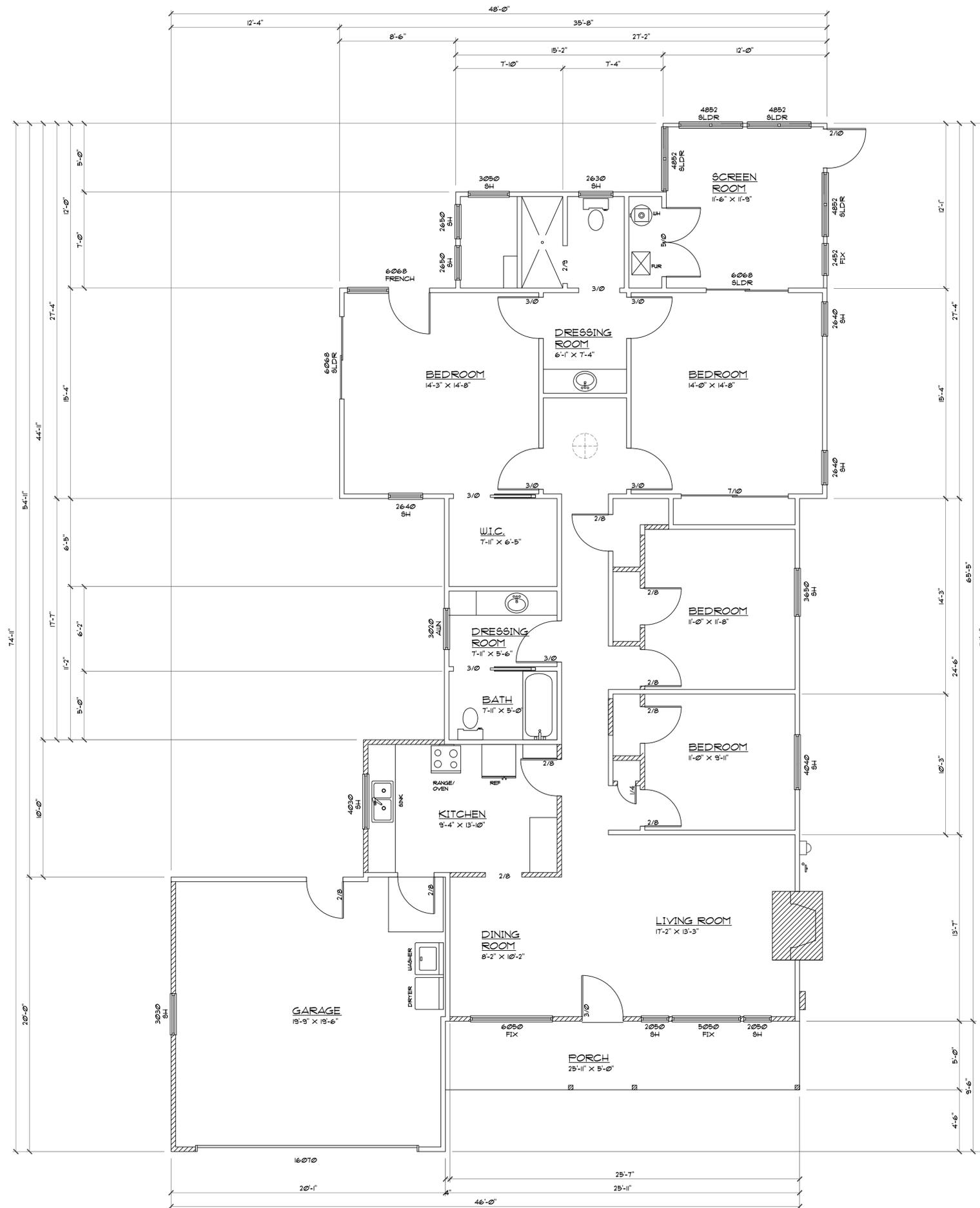
Drawn JAG

Job

Sheet

A0.2

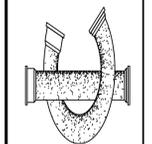
Of Sheets



EXISTING FLOOR PLAN
 1/4" = 1'-0"

Revisions	By

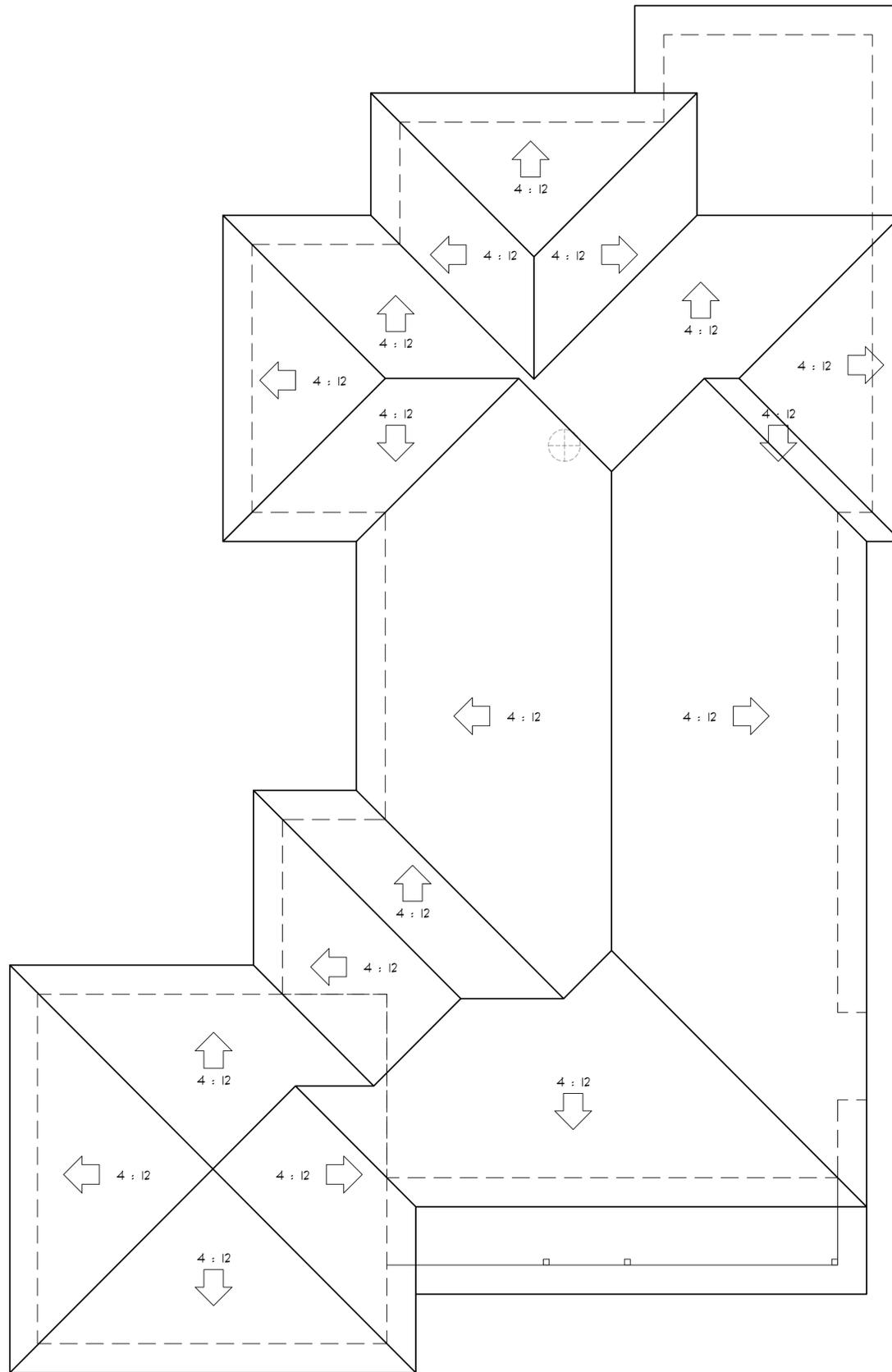
INNOVATIVE CONCEPTS
 PROFESSIONAL BUILDING DESIGN AND PLANNING
 3550 Stevens Creek Boulevard Suite 225
 San Jose, CA 95117
 Phone: (408) 985-1078 Fax: (408) 985-1343
 E-Mail: inncpt@abglobal.net



An Addition for:
The Yamaguchi Residence
 1525 Hack Ave,
 Campbell, CA 95008

Date	08/26/2021
Scale	NOTED
Drawn	JAG
Job	
Sheet	

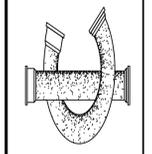
A1
 Of Sheets



EXISTING ROOF PLAN
 1/4" = 1'-0"

Revisions	By

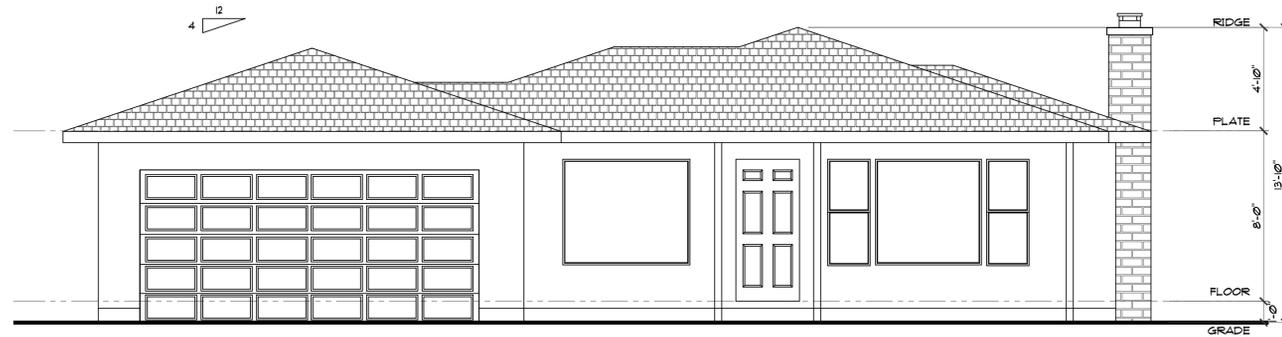
INNOVATIVE CONCEPTS
 PROFESSIONAL BUILDING DESIGN AND PLANNING
 3550 Stevens Creek Boulevard Suite 225
 San Jose, CA 95117
 Phone: (408) 985-1078 Fax: (408) 985-1343
 E-Mail: inncpt@abcglobal.net



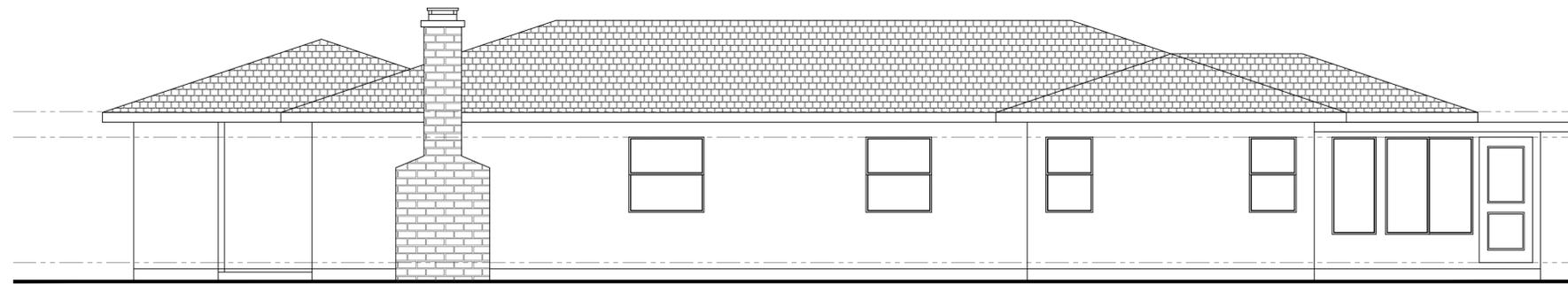
An Addition for:
The Yamaguchi Residence
 1525 Hack Ave,
 Campbell, CA 95008

Date	08/26/2021
Scale	NOTED
Drawn	JAG
Job	
Sheet	

A2
 of Sheets



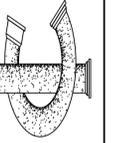
EXISTING FRONT ELEVATION
 1/4" = 1'-0"



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

Revisions	By

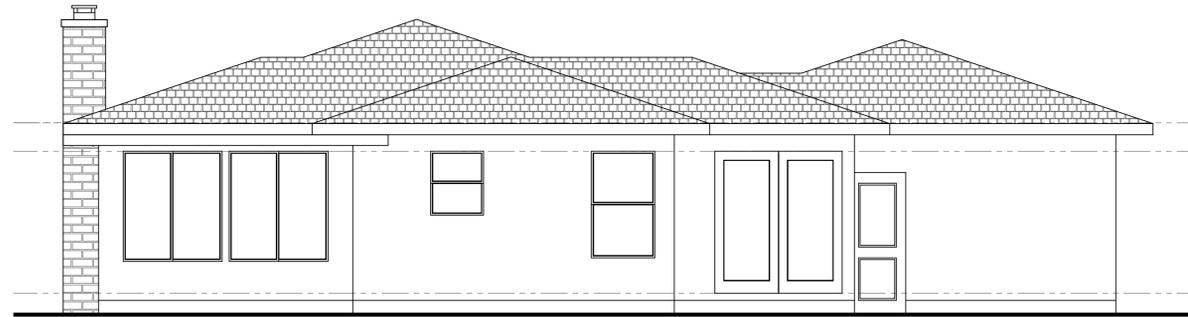
INNOVATIVE CONCEPTS
 PROFESSIONAL BUILDING DESIGN AND PLANNING
 3550 Stevens Creek Boulevard Suite 225
 San Jose, CA 95117
 Phone: (408) 985-1078 Fax: (408) 985-1343
 E-Mail: innconcept@abglobal.net



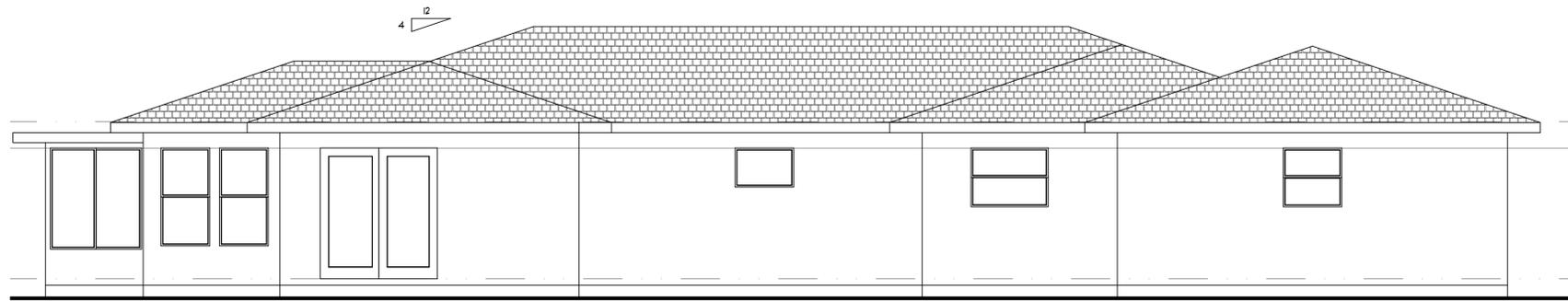
An Addition for:
 The Yamaguchi Residence
 1525 Hack Ave,
 Campbell, CA 95008

Date: 08/26/2021
 Scale: NOTED
 Drawn: JAG
 Job:
 Sheet:
 Or Sheets

A3



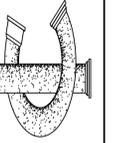
EXISTING REAR ELEVATION
1/4" = 1'-0"



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

Revisions	By

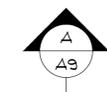
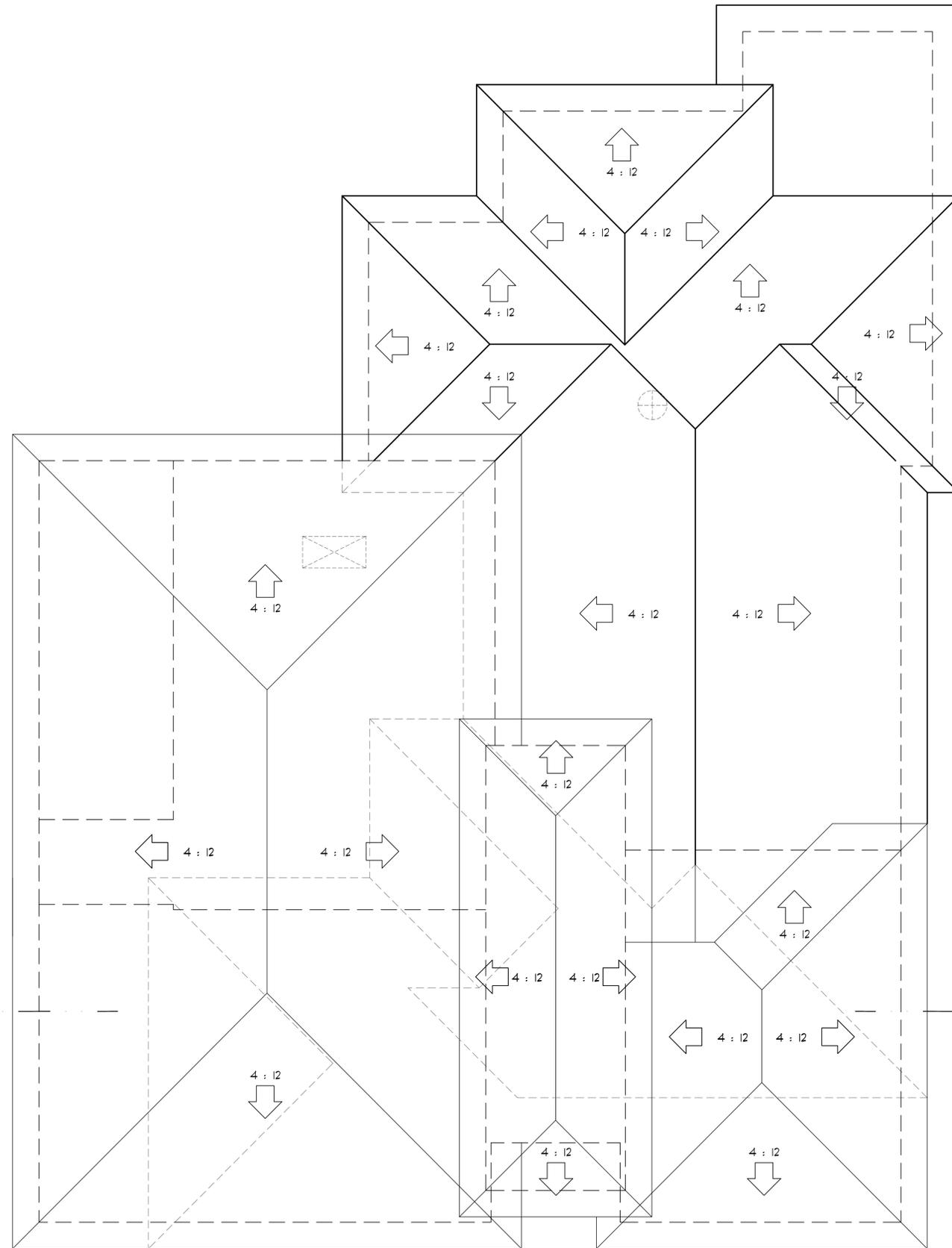
INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Boulevard Suite 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: inncept@abcglobal.net



An Addition for:
The Yamaguchi Residence
1525 Hack Ave,
Campbell, CA 95008

Date: 08/26/2021
Scale: NOTED
Drawn: JAG
Job:

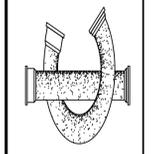
Sheet: A4
Of: Sheets



PROPOSED ROOF PLAN
 1/4" = 1'-0"

Revisions	By

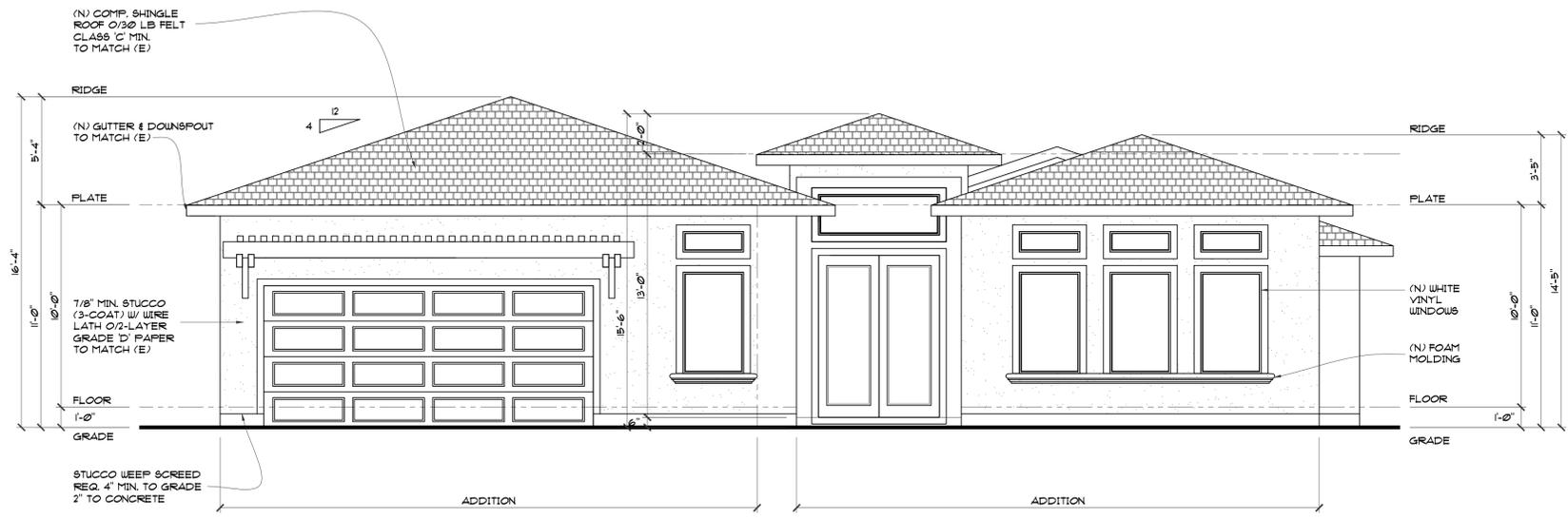
INNOVATIVE CONCEPTS
 PROFESSIONAL BUILDING DESIGN AND PLANNING
 3550 Stevens Creek Boulevard Suite 225
 San Jose, CA 95117
 Phone: (408) 985-1078 Fax: (408) 985-1343
 E-Mail: innpcpt@abcglobal.net



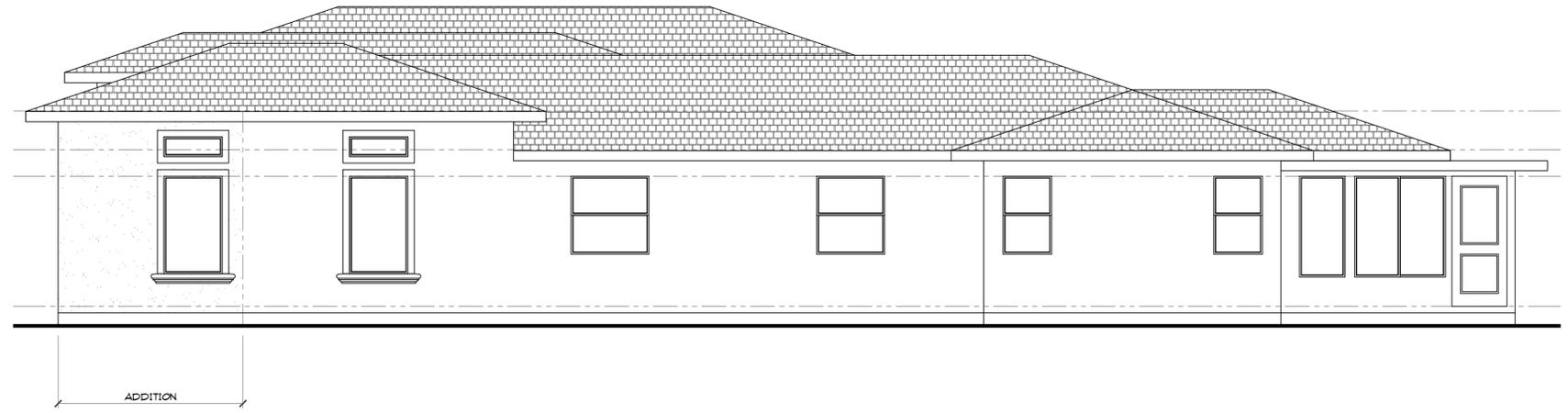
An Addition for:
The Yamaguchi Residence
 1525 Hack Ave,
 Campbell, CA 95008

Date	08/26/2021
Scale	NOTED
Drawn	JAG
Job	
Sheet	

A6
 Of Sheets



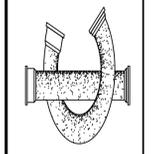
PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Boulevard Suite 225
San Jose, CA 95117
Phone: (408) 985-1078 Fax: (408) 985-1343
E-Mail: inncept@abglobal.net



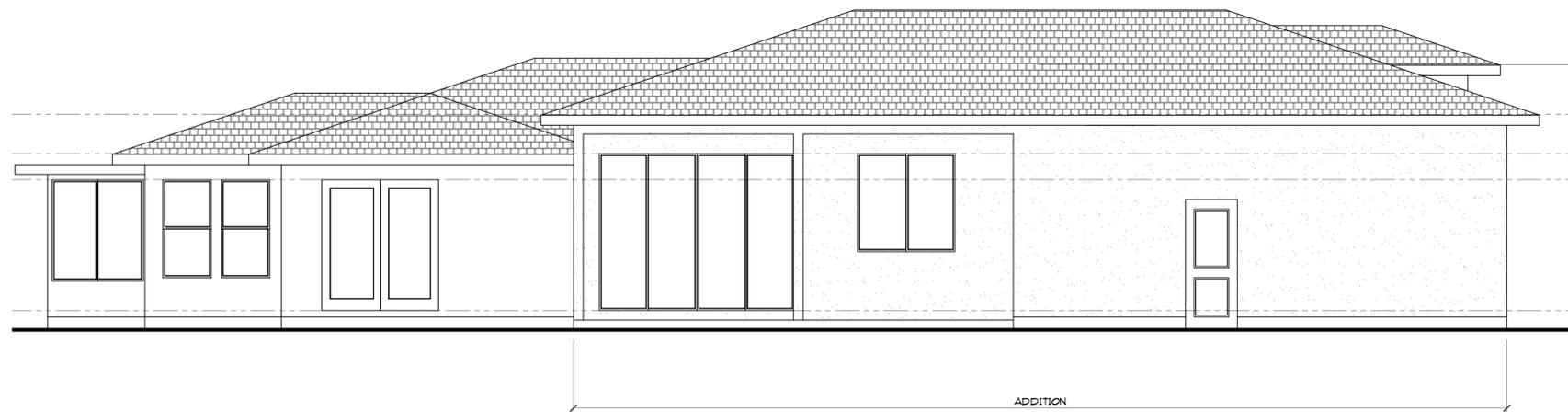
An Addition for:
The Yamaguchi Residence
1525 Hack Ave,
Campbell, CA 95008

Date	08/26/2021
Scale	NOTED
Drawn	JAG
Job	
Sheet	

A7
Of _____ Sheets

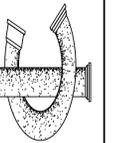


PROPOSED REAR ELEVATION
 1/4" = 1'-0"



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

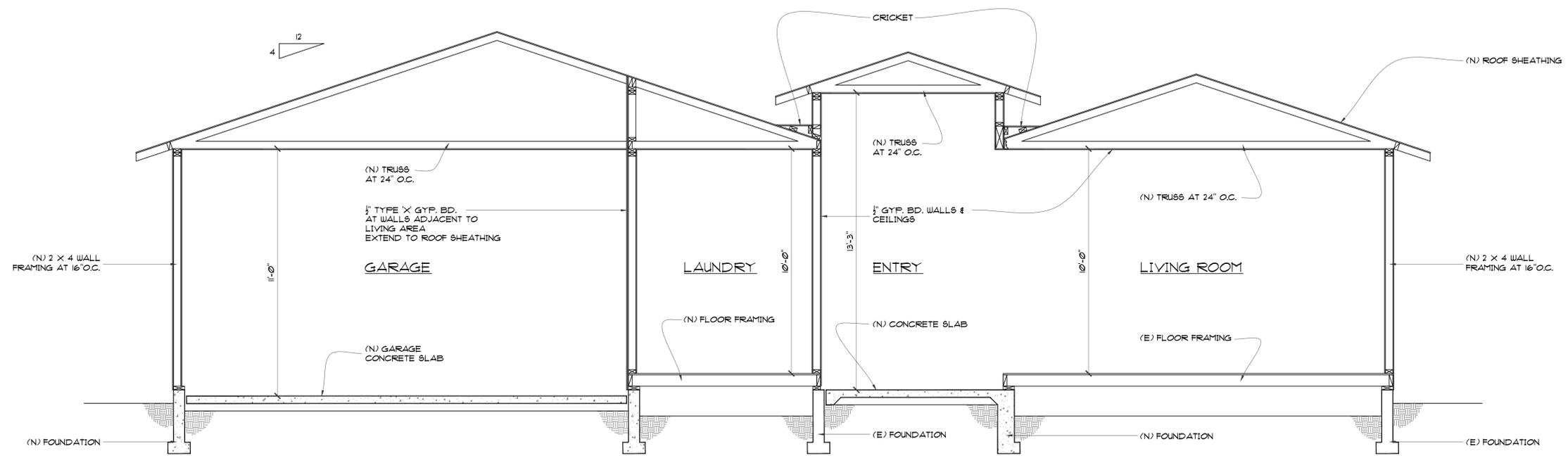
INNOVATIVE CONCEPTS
 PROFESSIONAL BUILDING DESIGN AND PLANNING
 3550 Stevens Creek Boulevard Suite 225
 San Jose, CA 95117
 Phone: (408) 985-1078 Fax: (408) 985-1343
 E-Mail: imcp@sbglobal.net



An Addition for:
 The Yamaguchi Residence
 1525 Hack Ave,
 Campbell, CA 95008

Date: 08/26/2021
 Scale: NOTED
 Drawn: JAG
 Job:

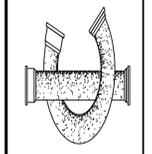
Sheet:
A8
 Of: _____ Sheets



SECTION 'A' - 'A'
 3/8" = 1'-0"

Revisions	By

INNOVATIVE CONCEPTS
 PROFESSIONAL BUILDING DESIGN AND PLANNING
 3550 Stevens Creek Boulevard Suite 225
 San Jose, CA 95117
 Phone: (408) 985-1078 Fax: (408) 985-1343
 E-Mail: innpcpt@abcglobal.net



An Addition for:
The Yamaguchi Residence
 1525 Hack Ave,
 Campbell, CA 95008

Date	08/26/2021
Scale	NOTED
Drawn	JAG
Job	
Sheet	