

Courtesy Notice

Dear Campbell Resident,

December 27, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 674 Ginden Dr

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): N/A

Council District: 5

File No.: PLN-2023-194

APN: 403-08-081

Applicant: Kathleen Williams, Architect

Property Owner: Kyle Ray

Application Type: Administrative Site and Architectural Review

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow an approximately 436 square foot addition to an existing single-family dwelling.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



santa clara county fire district standards

1. codes
This project shall comply with the California Fire (CFC) and Building (CBC) Code, 2022 edition, as adopted by the City of Campbell Municipal Code (CMC) and the California Code of Regulations (CCR).

2. address identification
New buildings shall have approved address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

4. water supply requirements
Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site if such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

5. construction site fire safety
All construction sites must comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

sheet index

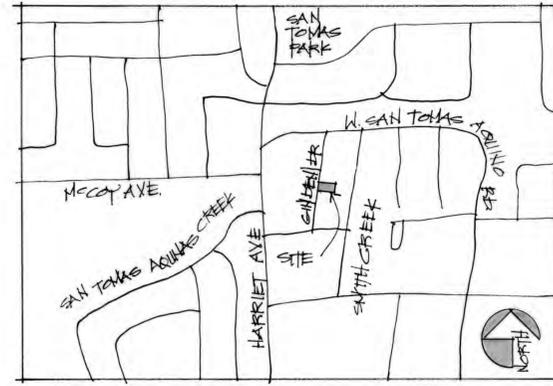
- 1 site plan, summary
- 2 site photography, floor area diagrams
- 3 existing floor plan
- 4 proposed floor plan
- 5 exterior elevations, roof plan

summary

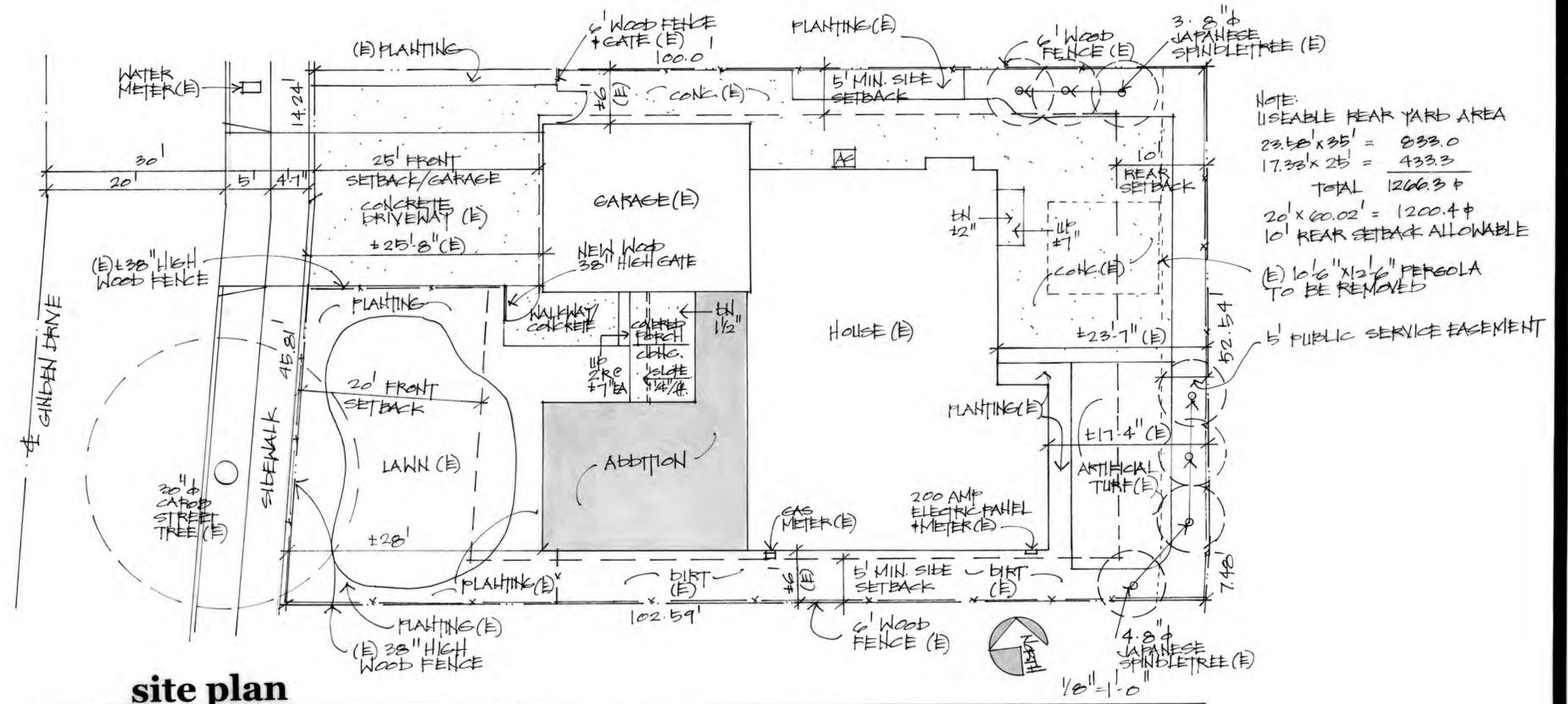
project address	674 Ginden Drive Campbell, CA 95030	proposed building lot coverage	2253.2 sq. ft. (36.9%) < 2441.2 sq. ft.
apn	403 08 081	proposed paving coverage/ driveway, walkways and patios	1627.8 sq. ft. (26.7%)
owner	Todd and Kyle Ray 674 Ginden Drive Campbell, CA 95030	proposed impervious coverage	3881.0 sq. ft. (63.6%)
zoning	R 1-6 / san tomas area neighborhood	proposed landscape coverage	
lot area	6103 sq. ft.	landscape area artificial turf	1906.0 sq. ft. 316.0 sq. ft.
parking	2 covered spaces	total	2222.0 sq. ft. (36.4%)
fire sprinklers	not required		
allowable FAR	45% 45 x 6103 = 2746.4 sq. ft.		
allowable building lot coverage	40% .40 x 6103 = 2441.2 sq. ft.		
floor area			
existing house	1312.3 sq. ft.		
garage	437.0 sq. ft.		
total	1749.3 sq. ft.		
addition	437.3 sq. ft.		
total	2186.6 sq. ft.		
new covered front porch	66.6 sq. ft.		
total	2253.2 sq. ft. (36.9%) < 2746.4 sq. ft.		
pergola to be removed	131.4 sq. ft.		
total living area	1749.6 sq. ft.		
area of remodel	309.7 sq. ft.		

scope of work

Remodel (309.7 sq. ft.) of existing residence to relocate laundry area and add new hall and bathroom. Addition (436.4 sq. ft.) to enlarge two bedrooms and add one bedroom/office, expand front entry and construct new covered front porch (66.6 sq. ft.). Remove existing roof structure above garage. Construct new roof above garage with plate height to match existing at house.



vicinity map



site plan

The design, plans, and specifications shown on this drawing are the property of Kathleen Williams Architects and are not to be used for any other project without the written consent of Kathleen Williams Architects. The contractor shall be responsible for verifying all dimensions and requirements. Each contractor shall independently verify all dimensions and requirements which affect their work and report any differences to the Architect prior to commencing work.



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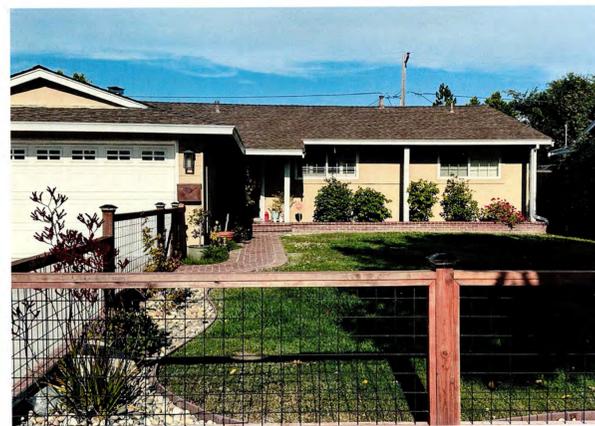
remodel and addition to residence
674 ginden drive
campbell, ca



11.28.23



A



B



C



D



E



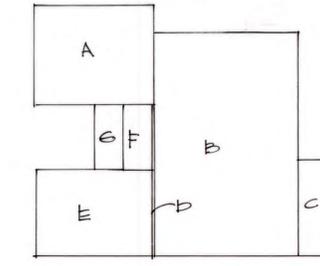
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EXISTING GARAGE		
A	23' x 19'	437
EXISTING HOUSE		
B	27'-8" x 43'	1189.8
C	6' x 19'	114.0
D	0'-2 1/2" x 29'	8.5
		<u>1312.3</u>

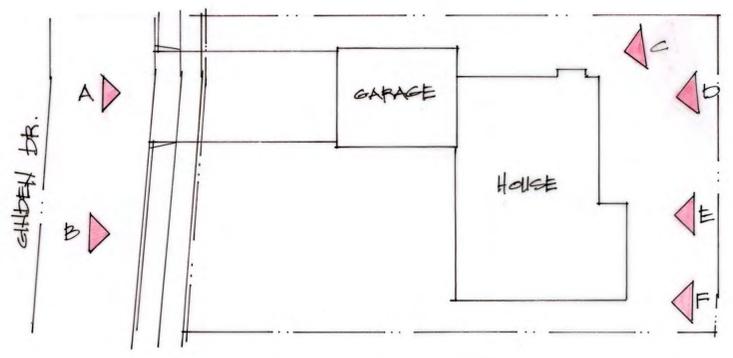
ADDITION		
E	22'-4" x 16'-6"	368.5
F	5'-6" x 12'-6"	68.8
		<u>437.3</u>

NEW COVERED PORCH		
G	5'-4" x 12'-6"	66.6

TOTAL 2253.2 SQ. FT.

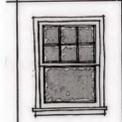


floor area calculations 1/6"=1'-0"



site photography

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remodel and addition to residence
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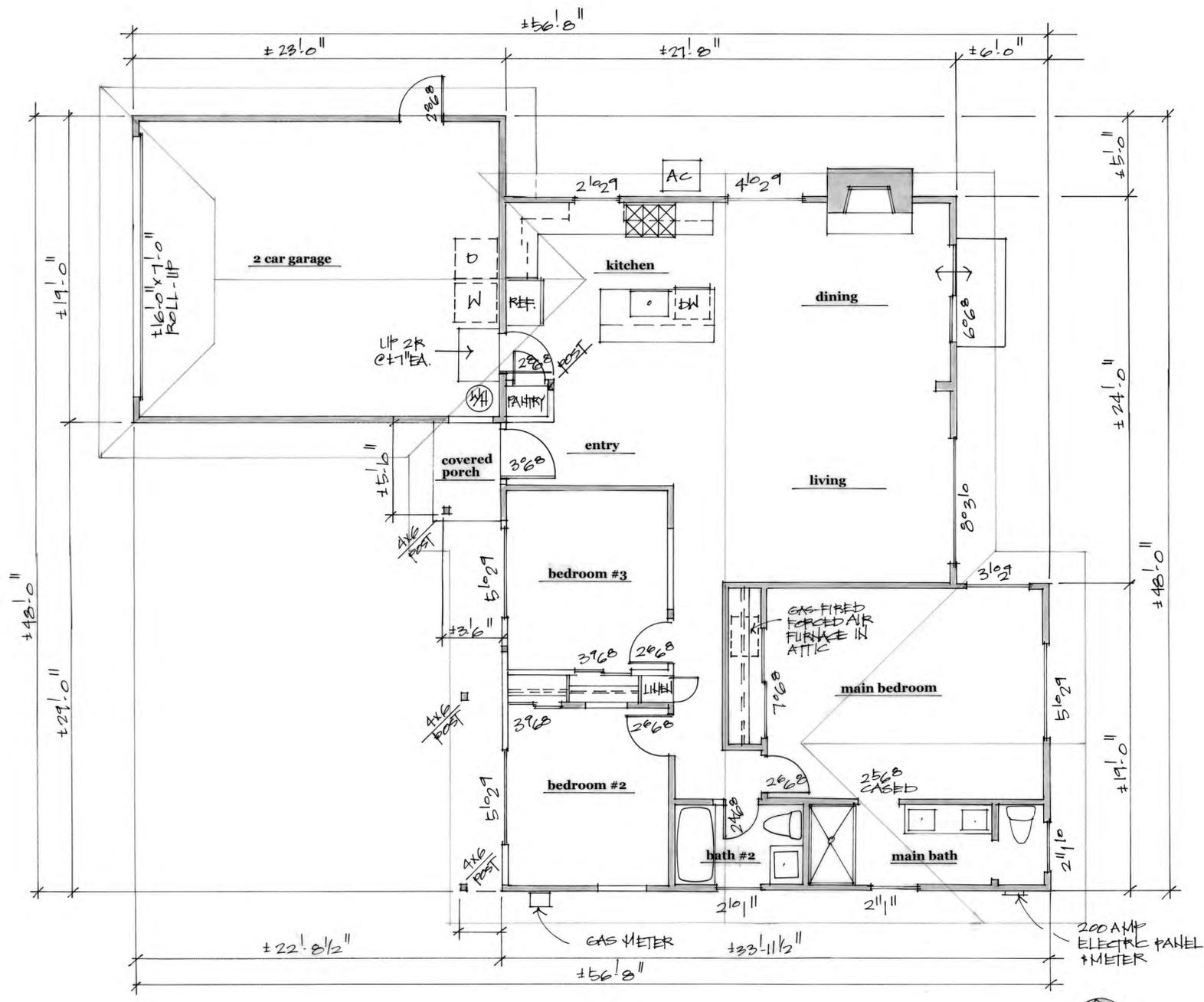
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remodel and addition to residence
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legend

— 2 x 4 @ 16" o.c. walls to remain

- - - 2 x 4 @ 16" o.c. walls to be removed

existing floor plan

1/4" = 1'-0"



11.28.23

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OF 5

