



City of Campbell
70 North First Street
Campbell, CA 95008 -1423

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

January 29, 2024

The Community Development Director will be rendering a decision on the following project.

Project Address: 1457 Inwood Ct

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

Neighborhood Association(s): N/A

File No: PLN-2023-193

APN: 403-08-033

Applicant: Milano & Associate Architects

Property Owner: Sparry John R and Kelly A Trustee

Application Type: Administrative Site and Architectural Review

Project Planner: Ishwarya, Planning Technician

Email Contact: ishwarya@campbellca.gov

Phone Contact: (408) 866-2163

Project Description:

To allow a 1,104 square-foot addition to an existing single-family dwelling.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **January 29, 2024**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 7, 2024**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- 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



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 ARCHITECTS
 1761 BRADDOCK CT.
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 TEL: (650) 271-0938
 EMAIL: lili.milano@yahoo.com



ADDITON & REMODEL FOR:
JOHN AND KELLY SPARRY
1457 INWOOD CT
CAMPBELL, CA 95008

APN: 403-08-033
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CHECKED LM
DATE 11/29/23
SCALE AS NOTED
JOB NO. SPARRY
SHEET

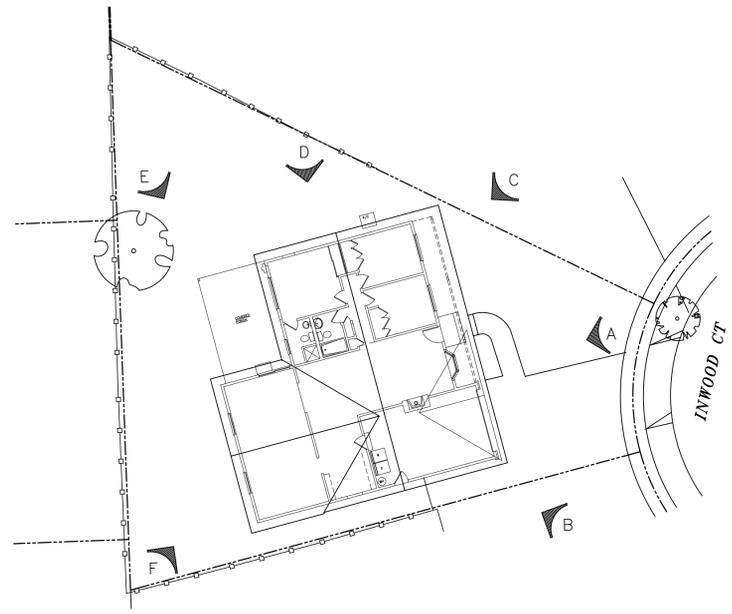
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 OF - SHEETS



(A) HOUSE FRONT



(B) HOUSE LEFT SIDE- FRONT



(C) HOUSE RIGHT SIDE FRONT



(D) HOUSE SIDE VIEW OF REAR PORCH

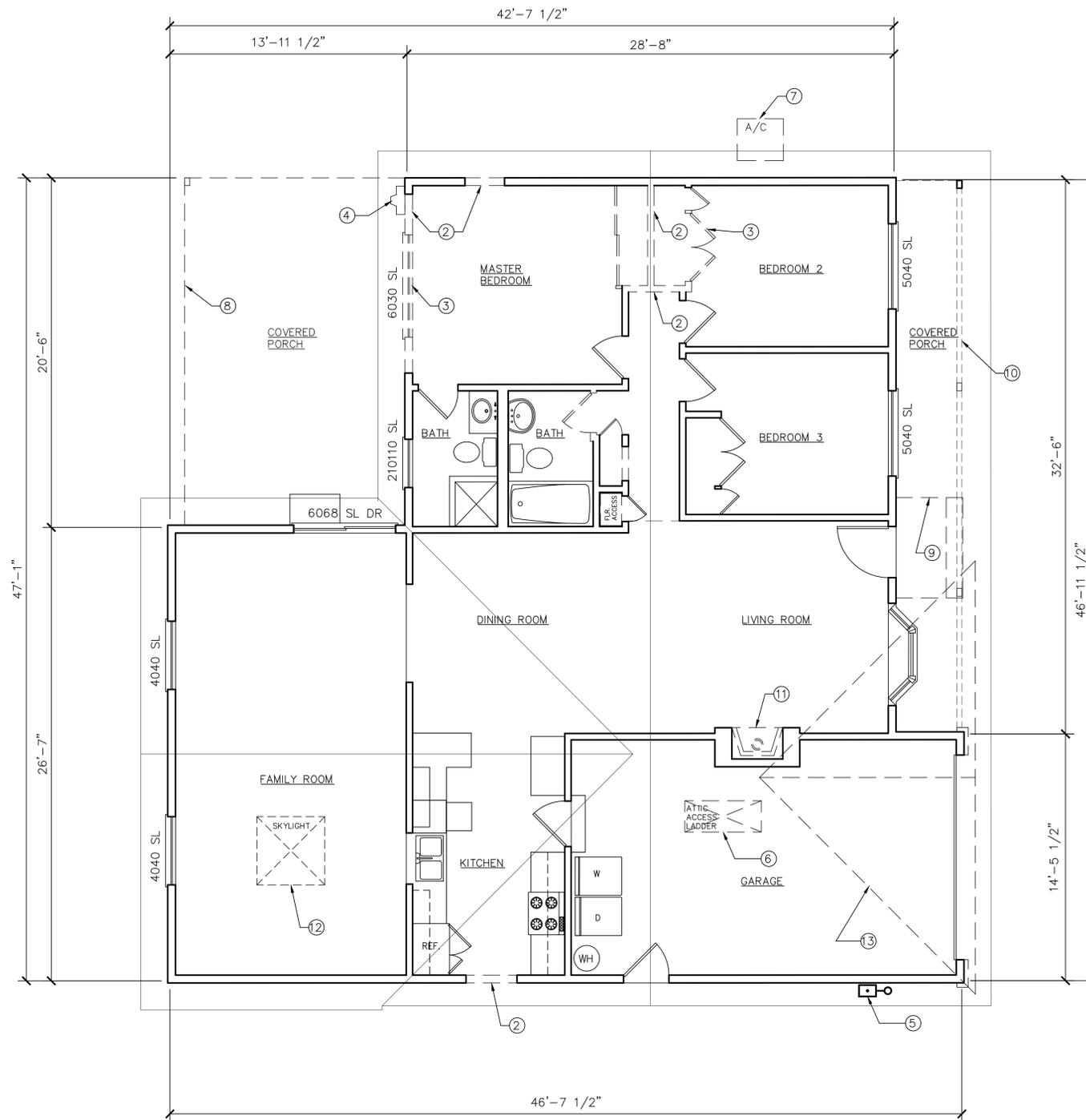


(E) HOUSE REAR VIEW OF PORCH/FAMILY ROOM



(F) HOUSE REAR VIEW OF FAMILY ROOM

SITE PHOTOGRAPHY SHEET

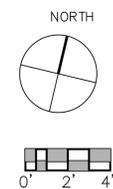


KEY NOTES:

- 1 SEE GENERAL NOTES SHEET A0.1 FOR DEMOLITION NOTES
- 2 (E) WALL TO BE REMOVED OR REFRAMED SHOWN DASHED TYPICAL. VERIFY WITH (N) FLOOR PLAN SHEET A2.0. CONTRACTOR TO PROVIDE SHORING AS NECESSARY
- 3 (E) WINDOWS AND DOORS TO BE REMOVED SHOWN DASHED TYPICAL
- 4 (E) ELECTRICAL METER TO BE RELOCATED
- 5 (E) GAS METER
- 6 (E) ATTIC ACCESS
- 7 (E) A/C/ CONDENSER TO BE RELOCATED
- 8 (E) REAR PORCH TO BE DEMOLISHED
- 9 (E) CONCRETE LANDING TO BE REMOVED AND REPLACED WITH (N) FLOOR SLAB
- 10 (E) FRONT PORCH TO REMAIN
- 11 (E) WOOD BURNING FIREPLACE TO BE REMOVED, INCLUDING MASONRY CHIMNEY. BOX TO REMAIN TO INSTALL (N) GAS FIREPLACE
- 12 (E) SKYLIGHT
- 13 (E) CALIFORNIA FRAMED GABLE OVER (E) ROOF TO BE REMOVED AND RE-BUILT SMALLER

LEGEND:

- (E) WALLS TO BE DEMOLISHED
- (E) WALLS TO REMAIN



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MILANO & ASSOCIATES
ARCHITECTS
1761 BRADDOCK CT.
SAN JOSE, CA 95125
TEL: (650) 271-0338
EMAIL: lili.milano@yahoo.com



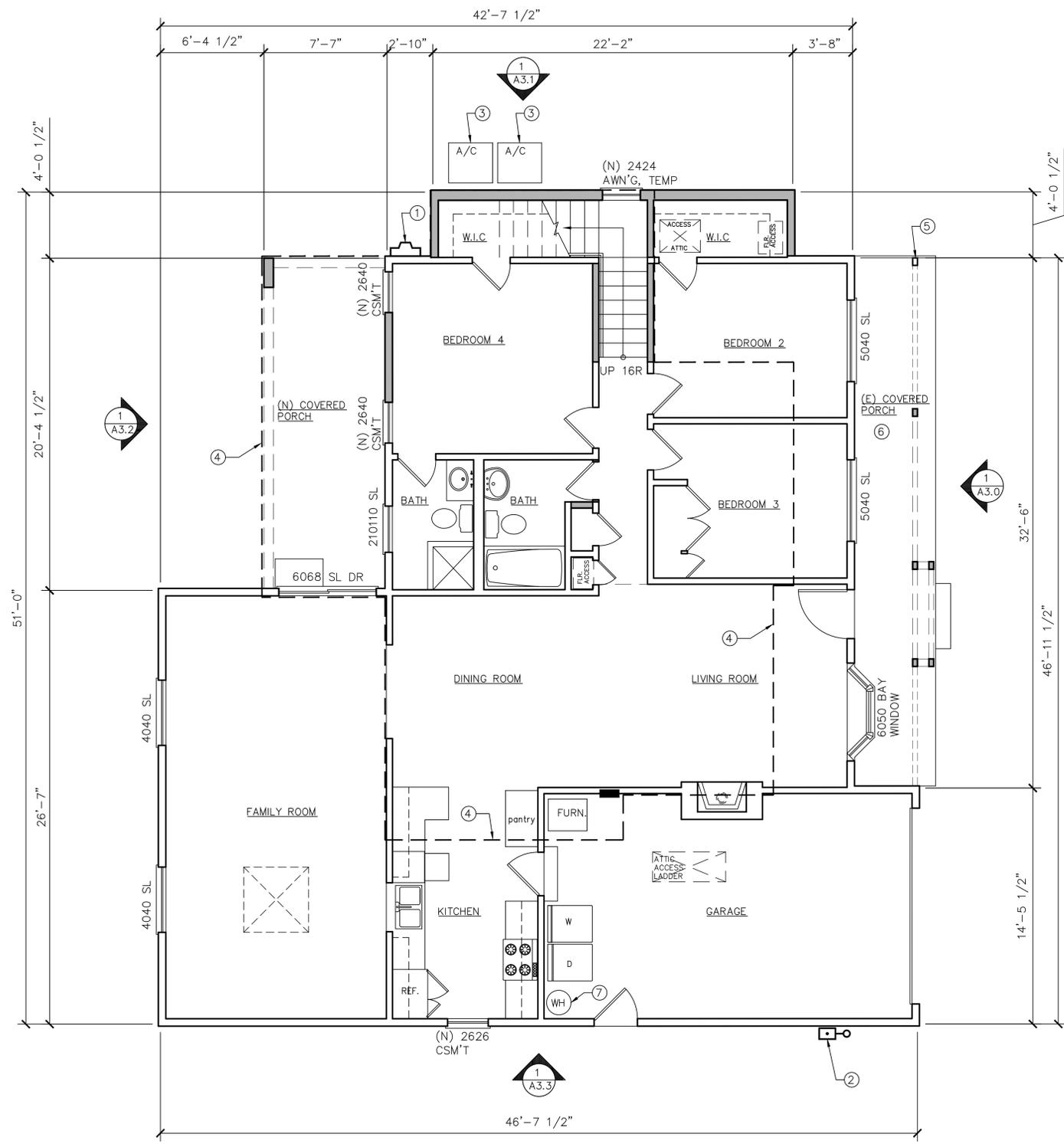
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GENERAL NOTES:

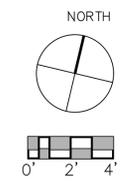
ALL DIMENSIONS ARE TO FACE OF STUD, EDGE OF FOUNDATION OR TO CENTERLINE OF DOOR OR WINDOW, TYP. U.N.O.

KEY NOTES:

- ① RELOCATED ELECTRICAL METER. UPGRADE METER TO 200 amp
- ② (E) GAS METER
- ③ AIR CONDITIONER CONDENSER ON CONCRETE PAD
- ④ EDGE OF 2ND FLOOR ABOVE
- ⑤ (E) PORCH POST
- ⑥ (E) COVERED PORCH, RE-BUILD FLOOR SLAB
- ⑦ (E) WATER HEATER

LEGEND:

- (E) 2x4 STUD WALLS
- (N) 2x4 STUD WALLS
- LINE OF 2ND FLOOR ABOVE
- 2x6 STUDS @ PLUMBING WALLS
- * INDICATES EGRESS WINDOW (BOTTOM OF CLEAR OPENING NOT MORE THAN 44" ABOVE THE FLOOR)
- TEMP INDICATES TEMPERED GLASS



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EMAIL: lili.milano@yahoocom



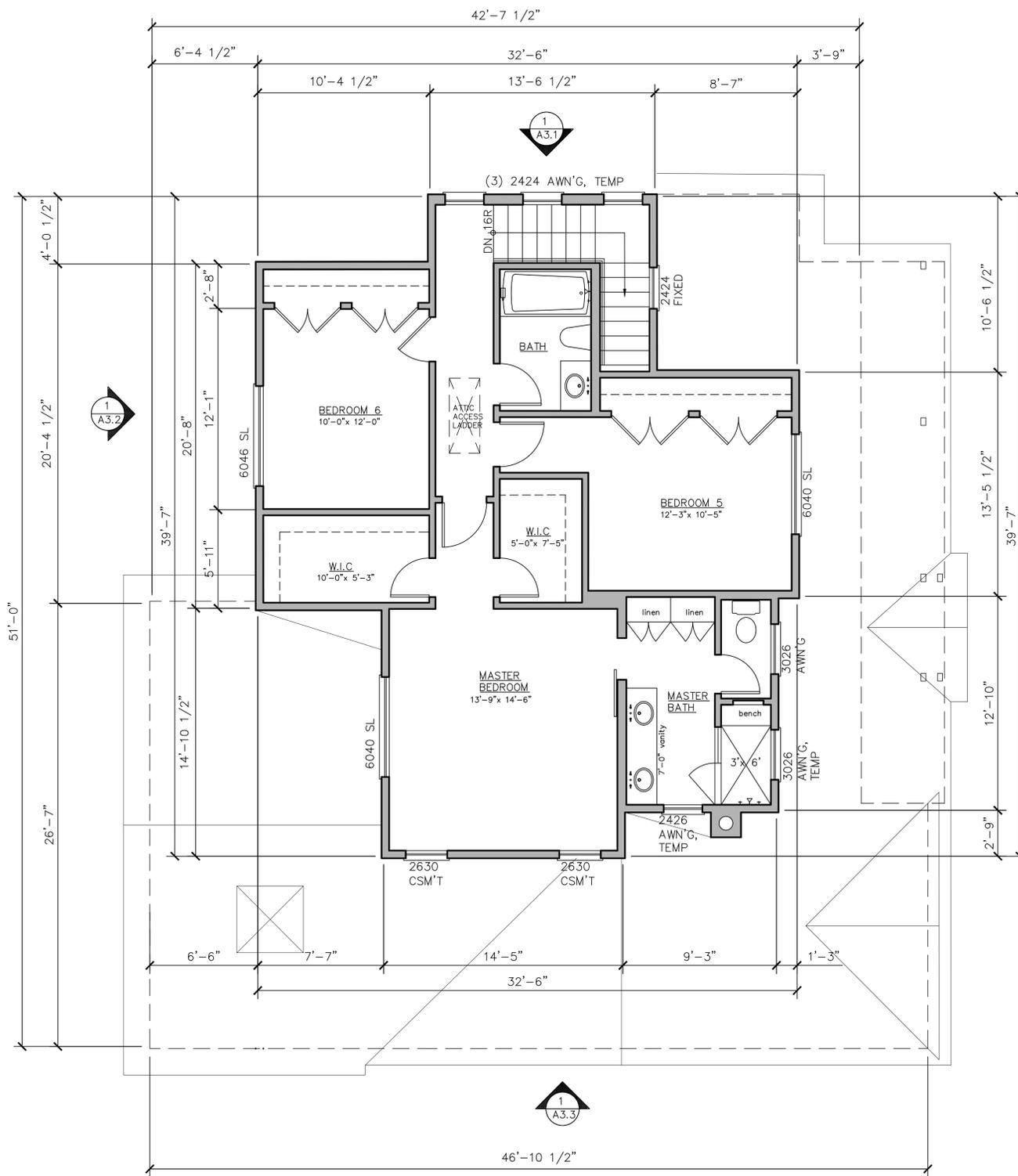
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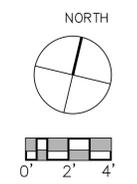
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PROPOSED FIRST FLOOR PLAN



- LEGEND:**
- (E) 2x4 STUD WALLS
 - (N) 2x4 STUD WALLS
 - 2x6 STUDS @ PLUMBING WALLS
 - * INDICATES EGRESS WINDOW (BOTTOM OF CLEAR OPENING NOT MORE THAN 44" ABOVE THE FLOOR)
 - TEMP INDICATES TEMPERED GLASS



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0" **1**

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INDOOR WATER USE (4.303):
PLUMBING FIXTURES: PER CA CIVIL CODE ARTICLE 1101.4 AND CALGreen SEC. 303.1 FOR 20% REDUCTION OF WATER USE, FIXTURE FLOW RATES IN THE ENTIRE HOUSE SHALL BE AS FOLLOWS:

- (N) WATER CLOSETS MAX. 1.28 GPM/FLUSH
- (N) SHOWER HEADS MAX. 1.8 GPM @ 80 PSI
- (N) LAVATORY FAUCET MAX. 1.2 GPM @ 60 PSI
- (N) KITCHEN FAUCET MAX. 1.8 GPM @ 60 PSI

OUTDOOR WATER USE (4.304):
 AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED

JOINTS & OPENINGS (4.406):
 ANNULAR SPACES AROUND PIPED, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD

CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING (4.408):
 A MINIMUM OF 75 PERCENT OF THE CONSTRUCTION WASTE GENERATD AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE

BUILDING MAINTENANCE AND OPERATION (4.410):
 OPERATION AND MAINTANCE MANUAL SHALL BE PROVIDED TO BUILDING OCCUPANT OR OWNER

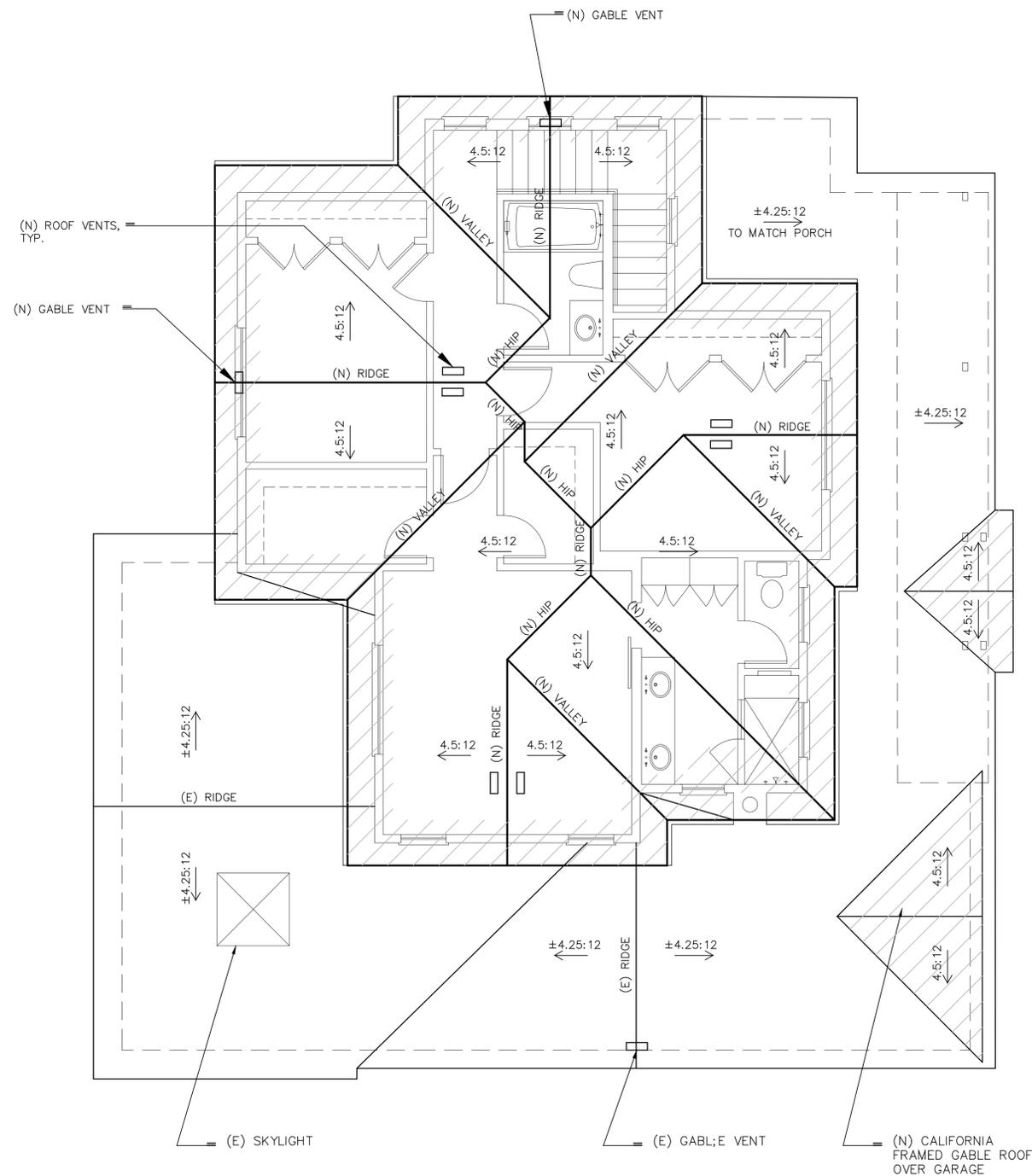
POLLUTANT CONTROL (4.504):
 - DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION
 - ADHESIVES, SEALANTS AND COULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS
 - PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS
 - AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS
 - CARPET SHALL BE COMPLIANT WITH VOC LIMITS
 - 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE CHPS LOW-EMITTING MATERIAL LIST OR BE CERTIFIED UNDER RCFI
 - PARTICLEBOARD, MEDIUM FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS

INTERIOR MOISTURE CONTROL (4.505):
 - VAPOR RETARDER & CAPILLARY BREAK AT SLAB ON GRADE FOUNDATIONS
 - MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE

INDOOR AIR QUALITY & EXHAUST (4.506):
 - EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND:
 1- ENERGY STAR COMPLIANT & DUCTED TO OUTSIDE
 2- CONTROLLED BY A HUMIDITY CONTROL, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM
 - GAS FIREPLACES SHALL BE DIRECT VENT SEALED-COMBUSTION

ENVIRONMENTAL CONTROL (4.507):
 - WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS (R-4.2 VALUE) WHICH CLOSE WHEN THE FAN IS OFF
 - DUCT SYSTEM ARE SIZED AND DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING:
 1- ESTABLISHED HEAT LOSS AND GAIN ACCORDING TO ANSI/ACCA MANUAL J
 2- DUCT SYSTEMS ARE SIZED ACORDING TO ANSI/ACCA MANUAL D-2009
 3- SELECT HEATIG AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA MANUAL S-2004

INSTALLER QUALIFICATIONS (702):
 - HVAC ISTALLERS TRAINED AND CERTIFIED



LEGEND:
 [Hatched Box] AREA OF NEW ROOF

MILANO & ASSOCIATES
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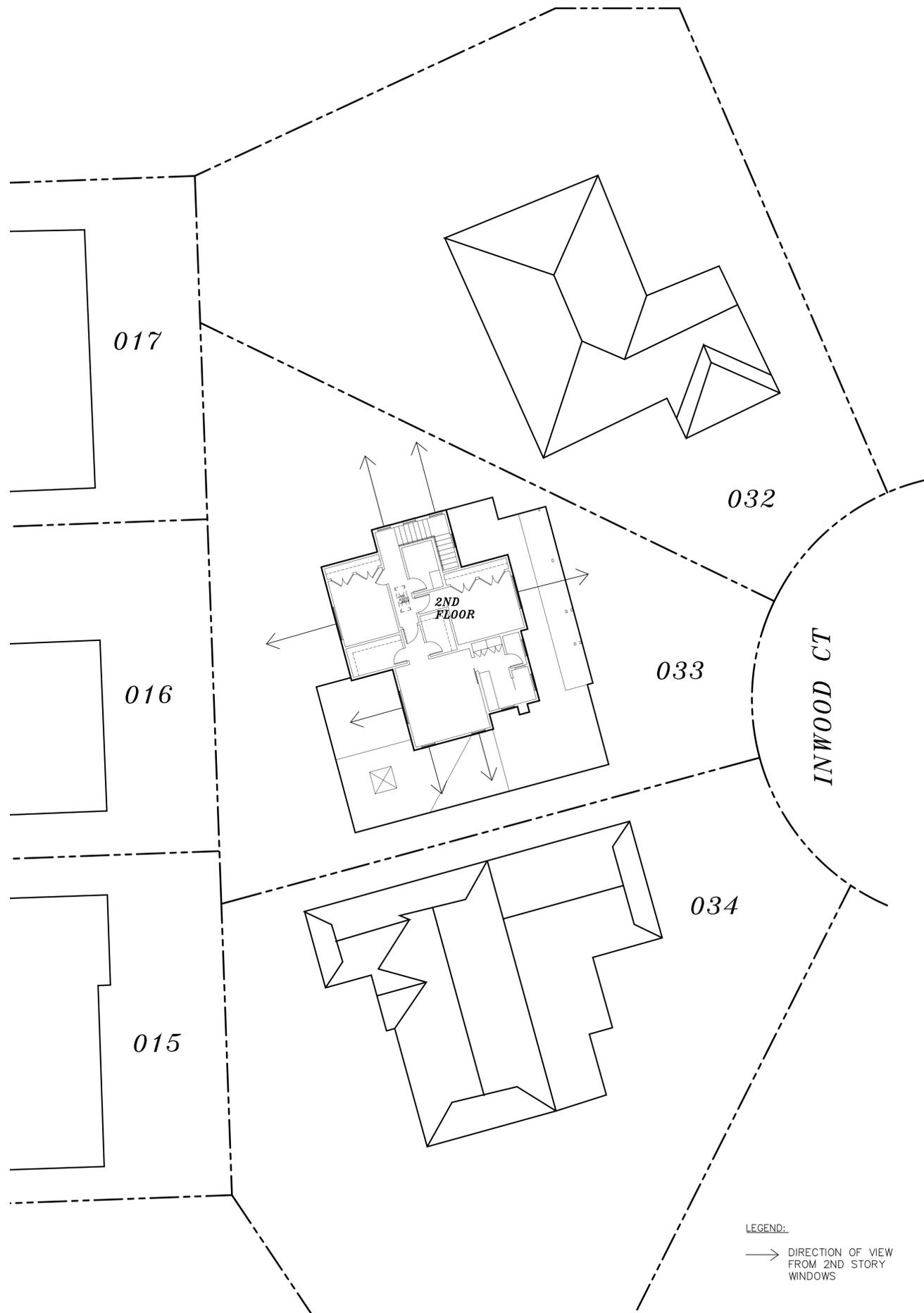
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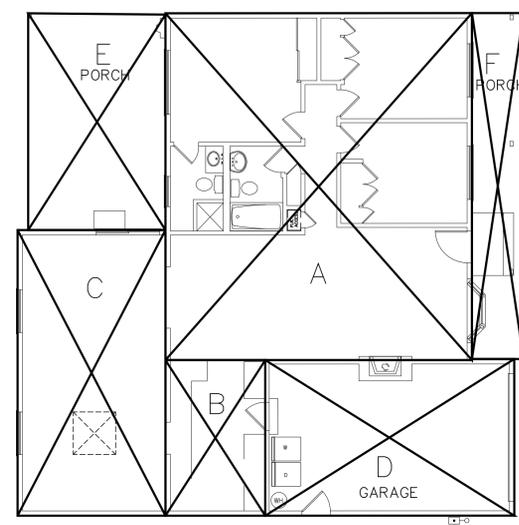
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LEGEND:
 → DIRECTION OF VIEW FROM 2ND STORY WINDOWS

PRIVACY PLAN

3/32" = 1'-0" 2



GENERAL NOTES:
 ALL DIMENSIONS ARE TO FACE OF EXTERIOR WALL FINISH

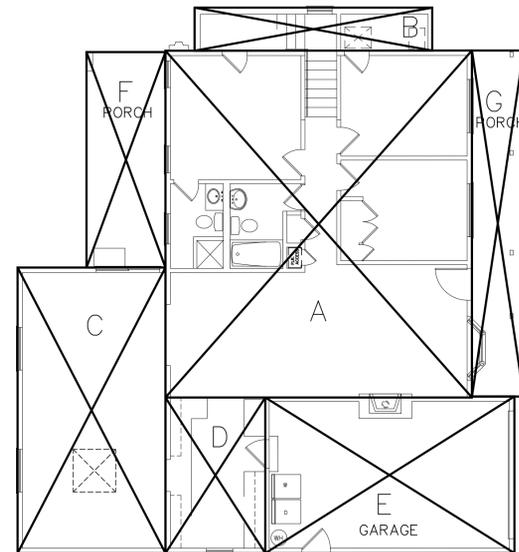
EXISTING FIRST FLOOR

SECTION	DIMENSION / AREA SF
A	28'-11" X 32'-7" = 942.1 SF
B	9'-5" X 14'-7.5" = 138 SF
C	13'-11.5" X 26'-10" = 374.5 SF

TOTAL CONDITIONED AREA (A-C) = 1,455 SF
 TOTAL FIRST FLOOR F.A.R. (A thru C + D) = 1,799 SF

EXISTING UNCONDITIONED FLOOR AREA

D (garage)	23'-6" x 14'-7.5" = 344 SF
E (rear porch)	12'-11.5" x 20'-3" = 263 SF
F (front porch)	4'-10" x 32'-6" = 158.4 SF



PROPOSED FIRST FLOOR

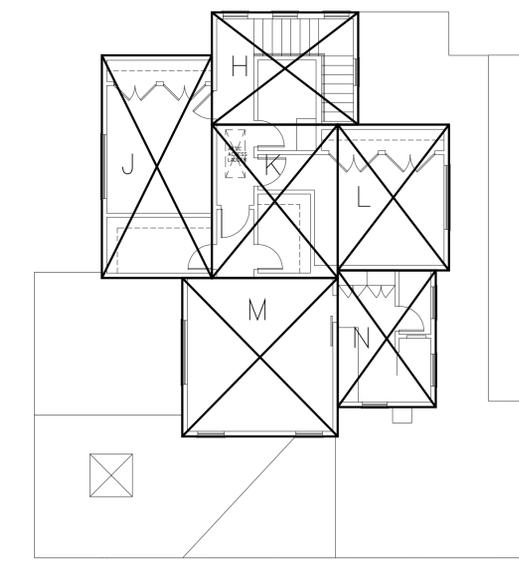
SECTION	DIMENSION / AREA SF
A	28'-11" X 32'-7" = 942.1 SF
B	22'-5" X 4'-0.5" = 90.4 SF
C	13'-11.5" X 26'-10" = 374.5 SF
D	9'-5" X 14'-7.5" = 137.7 SF

TOTAL FIRST FLOOR CONDITIONED AREA (A-D) = 1,544.7 SF
 TOTAL FIRST FLOOR F.A.R. (A thru D + E) = 1,888.7 SF

UNCONDITIONED FLOOR AREA

E (garage)	23'-6" x 14'-7.5" = 344 SF
F (rear porch)	7'-5.5" x 20'-3" = 150.9 SF
G (front porch)	4'-10" x 32'-6" = 158.4 SF

TOTAL LOT COVERAGE (A-G) = 2,198 SF



PROPOSED SECOND FLOOR

SECTION	DIMENSION / AREA SF
H	13'-9.5" X 10'-6.5" = 145.5 SF
J	10'-4.5" X 20'-11" = 216.9 SF
K	11'-10.5" X 14'-5" = 171.1 SF
L	10'-6" X 13'-8" = 143.7 SF
M	14'-8" X 14'-10.5" = 218.2 SF
N	9'-3" X 12'-10" = 118.7 SF

TOTAL SECOND FLOOR = 1,014 SF

TOTAL CONDITIONED FLOOR AREA (BOTH FLOORS) =	1,545 + 1,014 = 2,559 SF
TOTAL F.A.R (BOTH FLOORS) =	1,888.7 + 1,014 = 2,903 SF
TOTAL LOT COVERAGE (A-G) =	2,198 SF

FLOOR AREA DIAGRAM/ SQUARE FOOTAGE CALCULATIONS

1/8" = 1'-0" 1

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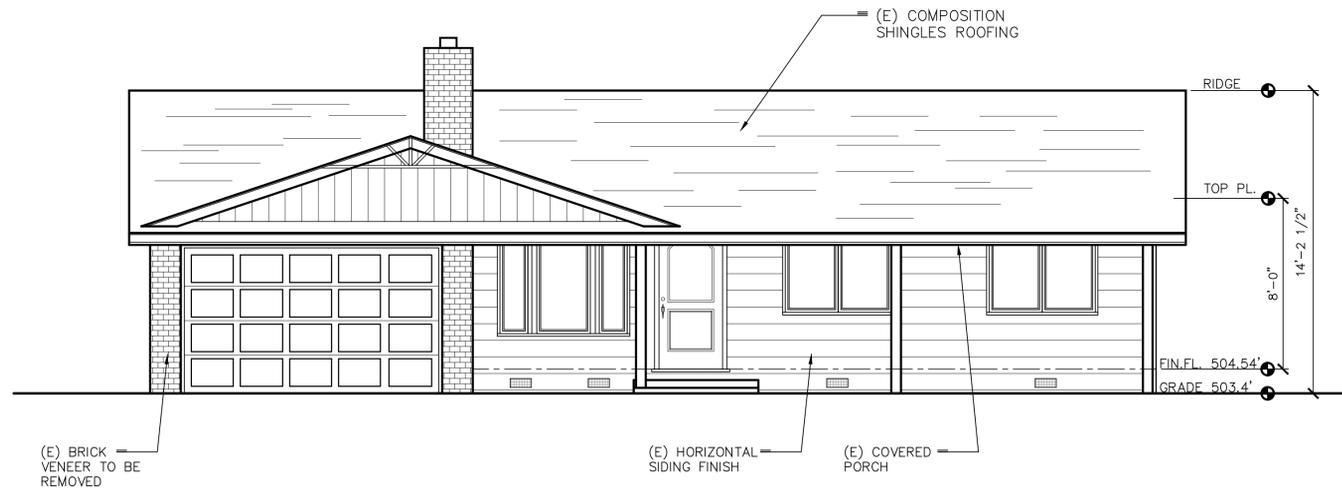
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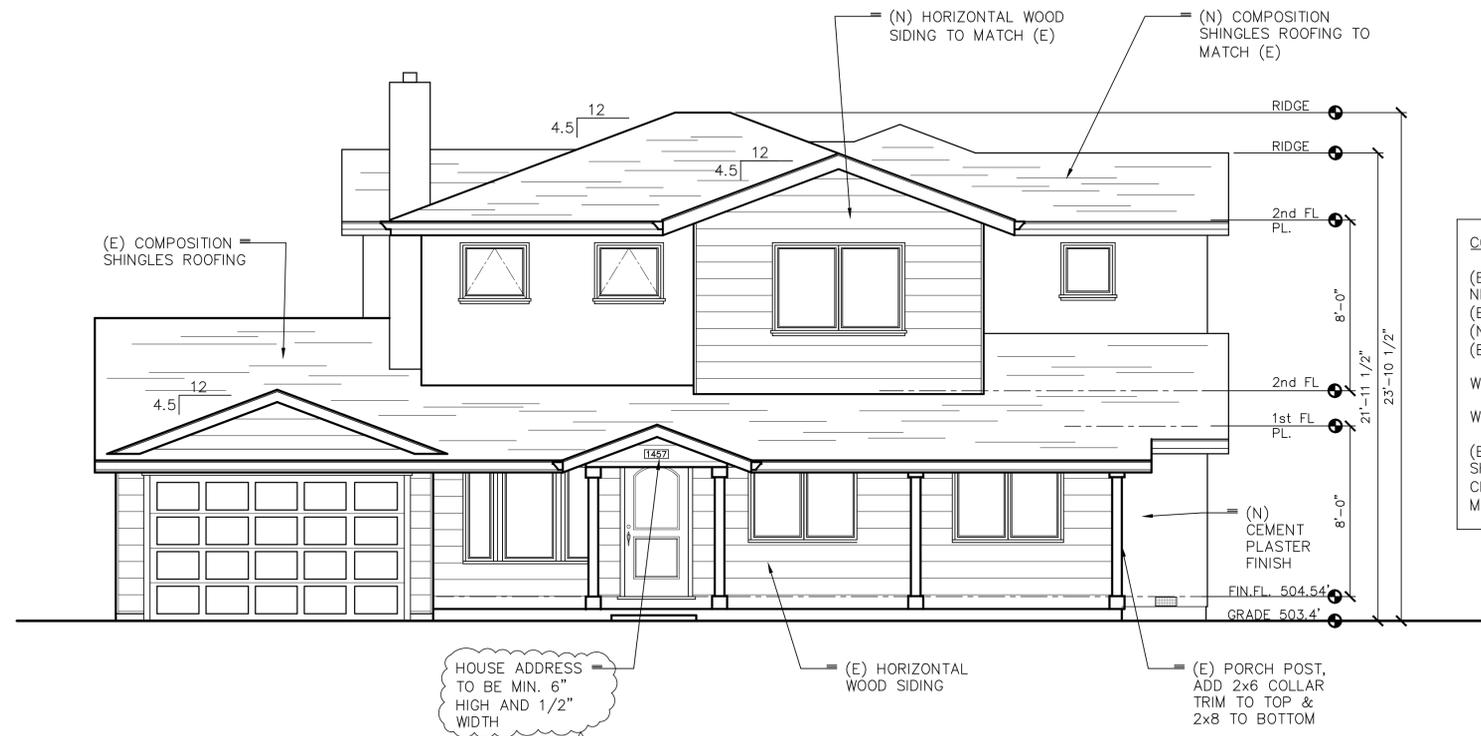
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EXISTING FRONT ELEVATION (EAST)

1/4" = 1'-0" 2



PROPOSED FRONT ELEVATION (EAST)

1/4" = 1'-0" 1

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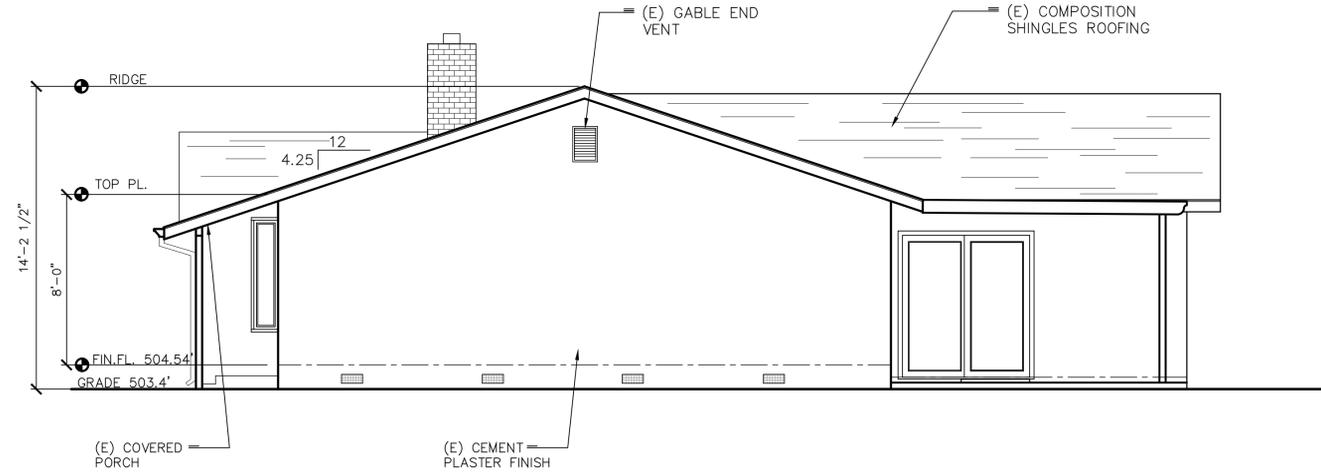
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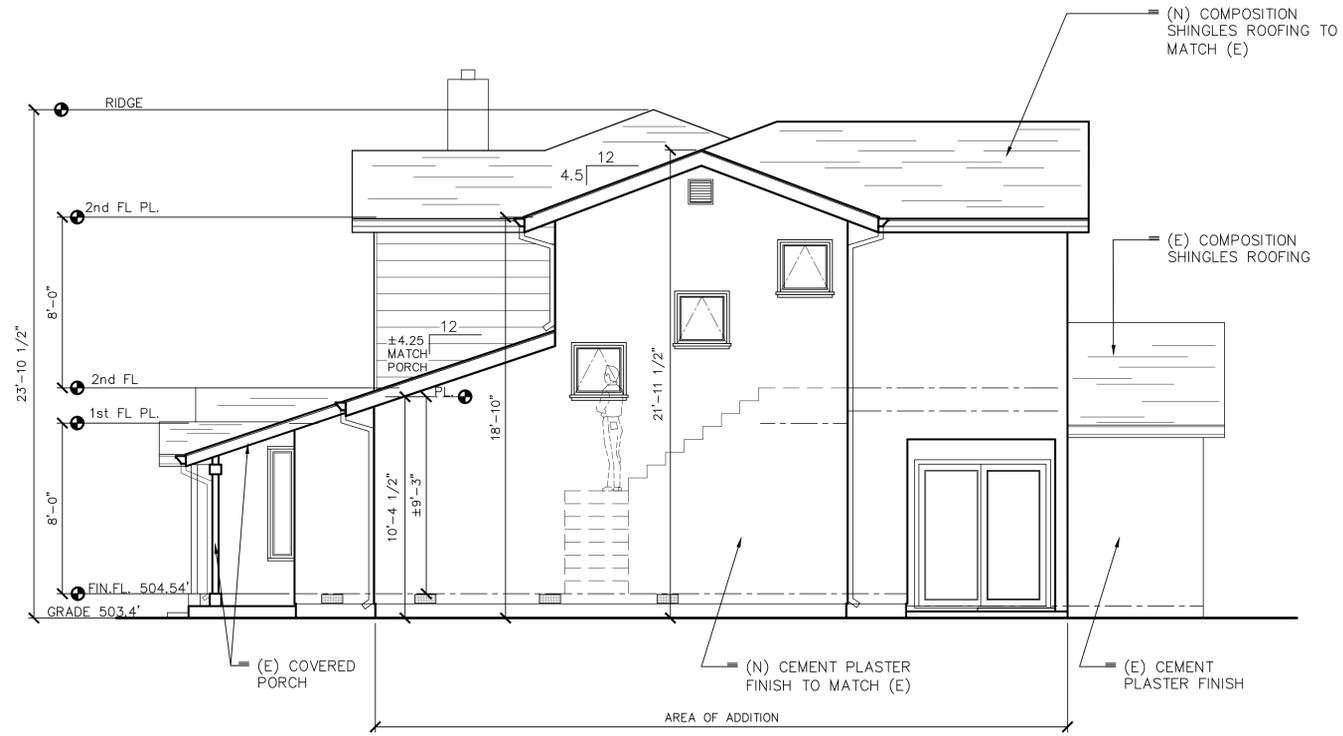
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EXISTING RIGHT SIDE ELEVATION (NORTH)

1/4" = 1'-0" 2



PROPOSED RIGHT SIDE ELEVATION (NORTH)

1/4" = 1'-0" 1

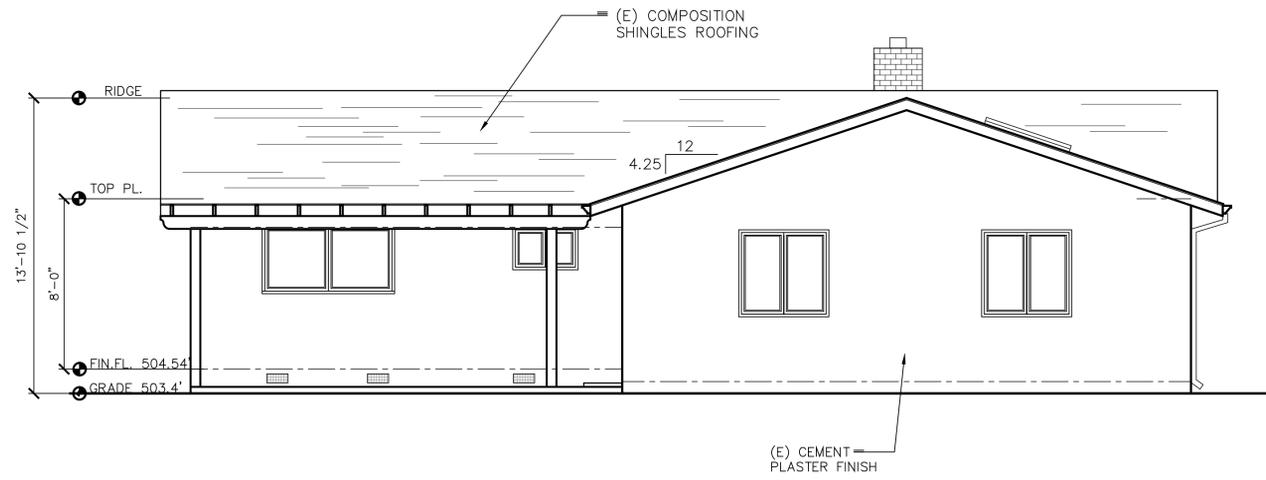
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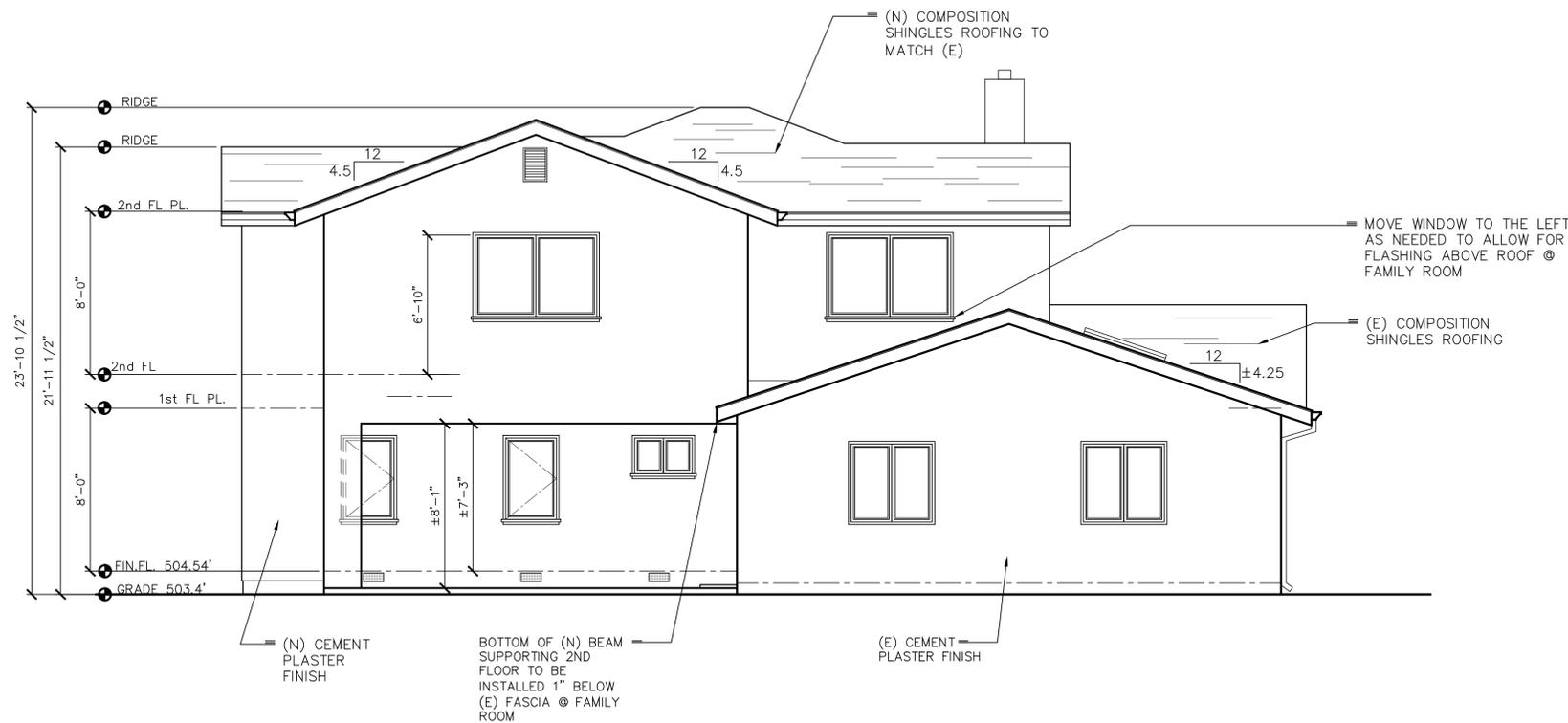
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EXISTING REAR ELEVATION (WEST)

1/4" = 1'-0"

2



PROPOSED REAR ELEVATION (WEST)

1/4" = 1'-0"

1

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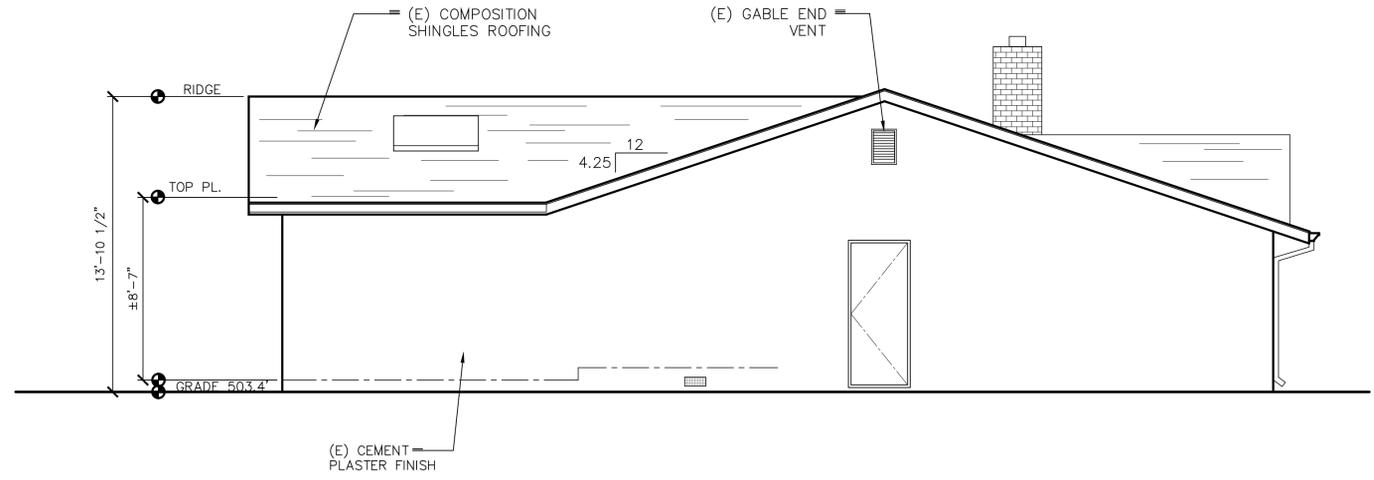
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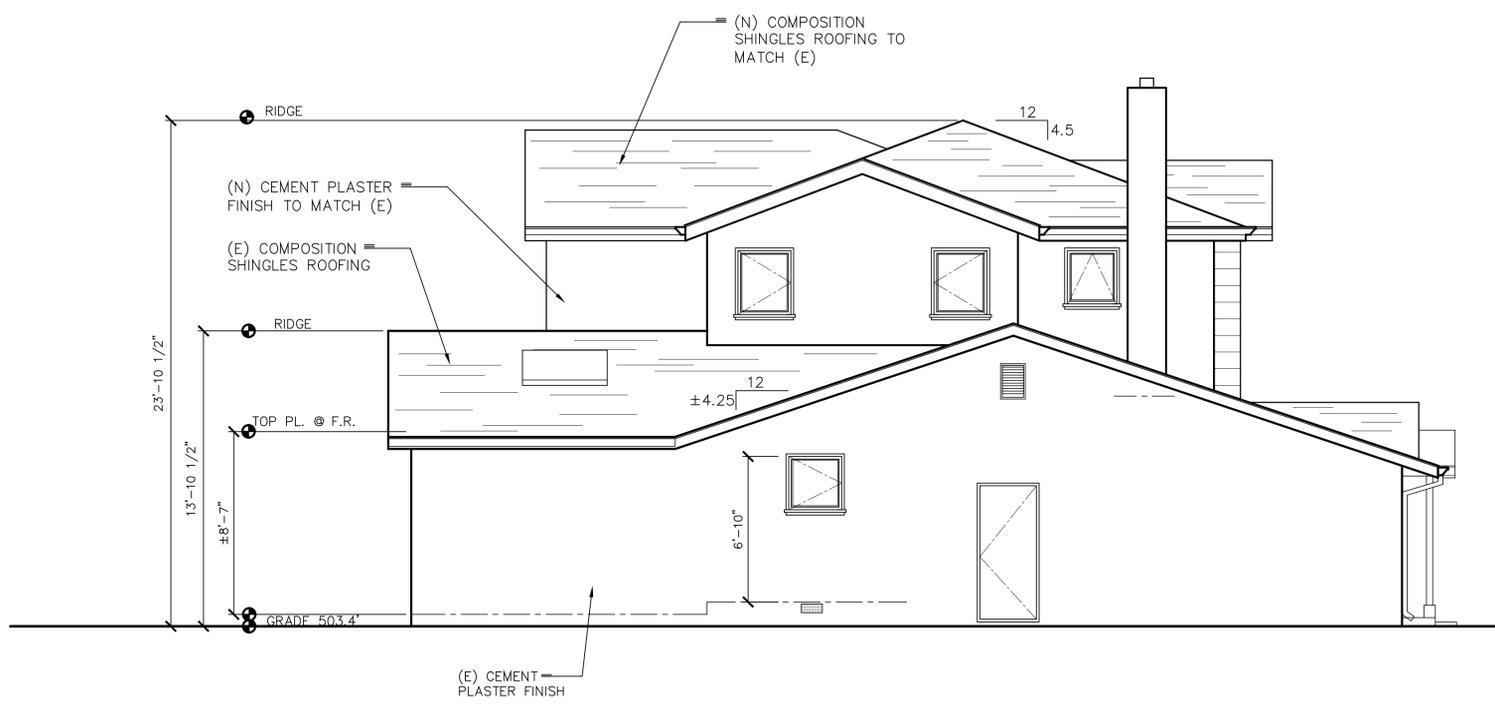
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EXISTING LEFT SIDE ELEVATION (SOUTH)

1/4" = 1'-0" **2**



PROPOSED LEFT SIDE ELEVATION (SOUTH)

1/4" = 1'-0" **1**

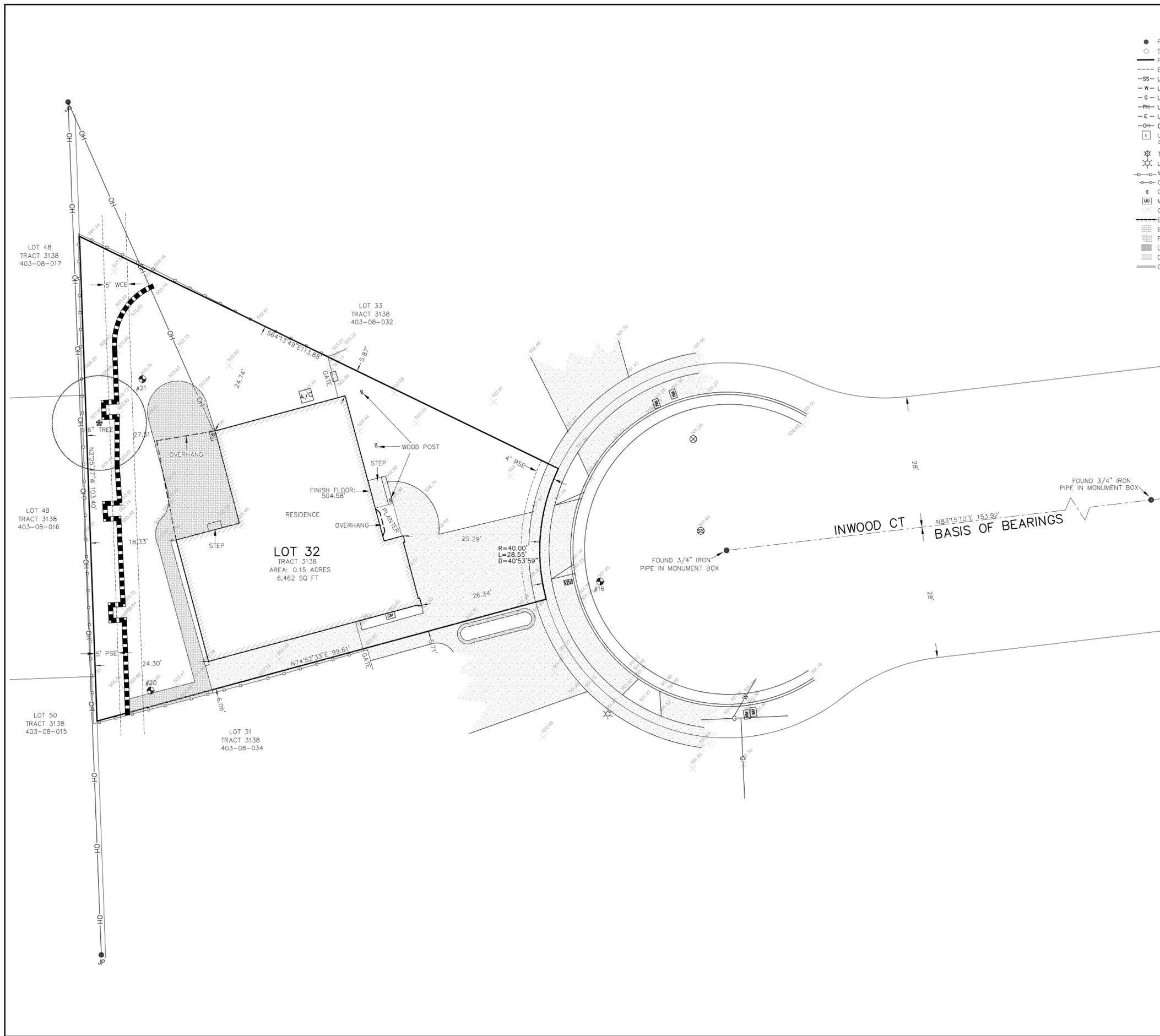
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LEGEND

- FOUND AS NOTED
- SET AS NOTED
- PROPERTY LINE
- - - EASEMENT LINE
- SS- UG SEWER LINE
- W- UG WATER LINE
- G- UG GAS LINE
- PH- UG PHONE LINE
- E- UG ELEC LINE
- OH- OVERHEAD LINE
- UTILITY BOX
COM PH TRFC IRR
- ⊗ TRAFFIC SIGNAL
- ⊗ LAMP POST
- ⊗ WOOD FENCE
- ⊗ CHAIN LINK FENCE
- ⊗ GUYWIRE
- ⊗ MAILBOX
- ⊗ CONCRETE
- ▒ BUILDING
- ▒ BRICKS
- ▒ PAVERS
- ▒ DOMES
- ▒ DECK
- ▒ GROOVED CONCRETE
- ⊗ UP JOINT POLE
- ⊗ PP POWER POLE
- ⊗ UP UTILITY POLE
- ⊗ TP TELEPHONE POLE
- ⊗ BOLLARD
- ⊗ VALVE
- ⊗ HCP SYMBOL
- ⊗ SIGN
- TRAFFIC ARROWS
- ⊗ SANITARY SEWER MANHOLE
- ⊗ STORM DRAIN MANHOLE
- ⊗ COMMUNICATION MANHOLE
- ⊗ PERC TEST
- ⊗ FIRE HYDRANT
- ⊗ SEWER CLEANOUT
- ⊗ SURVEY CONTROL POINT
- ⊗ ELEC METER
- ⊗ GAS METER
- ⊗ WATER METER
- ⊗ LIGHT POLE AND LIGHT
- ⊗ WALL
- ⊗ DROP INLET
- ⊗ MONITORING WELL

ABBREVIATIONS

- LO LIVE OAK
- WO WHITE OAK
- EUC EUCALYPTUS
- RW REDWOOD
- PSE PUBLIC SERVICE EASEMENT
- WCE WIRE CLEARANCE EASEMENT

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN ON BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS INC.
Kenneth D. Wilson 7-18-2022
 KENNETH D. WILSON LS 5571 DATE

BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 501.46' AT POINT 16.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

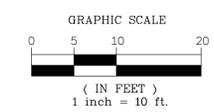
IF NO INDICATION OF SEWER LINES ARE SHOWN, THEN THERE WERE NO VISIBLE MARKINGS OR INDICATIONS OF ANY SEWER APPURTENANCES ON THE SITE. OTHER RECORDS MAY EXIST THAT PROVIDE EVIDENCE OF SEWER LATERAL LOCATIONS.

SETBACK LINES NOTE

BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

EASEMENT NOTE

EASEMENTS SHOWN ARE BASED ON A TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY DATED JULY 16, 2020.



This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on this map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.
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Email: kenn@wilsonlandsurveys.com
www.wilsonlandsurveys.com



TOPOGRAPHIC SURVEY				
AS REQUESTED BY: JOHN SPARRY				
LEGAL DESCRIPTION: LOT 32, TRACT 3238, CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA				
APN: 403-08-033				
DATE: 7/18/2022				
SITE ADDRESS: 1457 INWOOD CT, CAMPBELL, CA 95008				
DRAWN BY: iHD	SCALE 1"=10'	JOB NUMBER N-104	PROJECT N-104	SHEET 1 OF 1