



CITY OF CAMPBELL
Community Development Department

January 27, 2015

NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site & Architectural Review Permit for the following project proposal:

File No.:	PLN2014-265
Applicant:	Spenser Vieira, Fernandez Designs & Builders, Inc.
Project Address:	1454 Inwood Court
Property Owner:	Sandy & Paul Gachioch
Zoning District:	R-1-6 (Single-Family Residential)
General Plan:	Low Density Residential <6 Units/Gr. Acre
Project Description:	Construction of a two-story, 2,959 square-foot single-family home (using portions of the existing).

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 January 27, 2015 and ends on February 6, 2015. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 6, 2015**. 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 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'. Questions or comments regarding this application may be addressed to Daniel Fama, Associate Planner, in the Community Development Department, at (408) 866-2193 or by email danielf@cityofcampbell.com.

Project Location Map

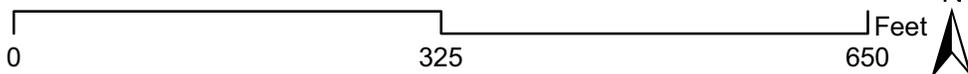


Project Location: 1454 Inwood Court

Application Type: Admin. Site and Arch. Review Permit

Planning File No.: PLN2014-265

Description: A 1,241 sq. ft. first- and second-story addition to an existing single-family residence.



Community Development Department
Planning Division

GACIOCH RESIDENCE



NEW HOME

1454 INWOOD COURT, CAMPBELL, CA

DATA TABLES

Attachment A - Items to be Provided on Plans

PROJECT SUMMARY

ASSESSOR/PARCEL NUMBER: 001-010-0110

OWNER: Greening R. Property (owner list of items)

DATE: 03/12

Category	Item	Quantity	Unit	Value
IMPROVEMENTS	Foundation	1	Sq. Ft.	1000
	Roofing	1	Sq. Ft.	1000
	Interior	1	Sq. Ft.	1000
	Exterior	1	Sq. Ft.	1000
ADDITIONAL ITEMS	Other	1	Sq. Ft.	1000
	Other	1	Sq. Ft.	1000

TOTAL VALUE: \$10,000

REMARKS AND ASSUMPTIONS:

REMARKS:

REMARKS:

GENERAL NOTES

THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN, COORDINATION OF AND DETAILING OF ANY WORK PERFORMED BY CONSULTANTS INCLUDING, BUT NOT LIMITED TO, STRUCTURAL ENGINEERS, MECHANICAL ENGINEERS, ELECTRICAL ENGINEERS, AND CIVIL ENGINEERS. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AS APPLICABLE.

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CODE COMPLIANCE

APPLICABLE CODES: CITY OF CAMPBELL, CALIFORNIA ADMINISTRATIVE CODE (PART 1 OF TITLE 24) 2012 UPC 2013 CALIFORNIA RESIDENTIAL BUILDING CODE (PART 2 OF TITLE 24) 2012 IRC 2013 CALIFORNIA RESIDENTIAL BUILDING CODE (PART 2 OF TITLE 24) 2012 IRC 2013 CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24) 2012 IMC 2013 CALIFORNIA ELECTRICAL CODE (PART 6 OF TITLE 24) 2012 NEC 2013 CALIFORNIA FIRE CODE (PART 8 OF TITLE 24) 2012 IFC 2013 CALIFORNIA INTERNATIONAL BUILDING CODE (PART 10 OF TITLE 24) 2012 IBC 2013 CALIFORNIA INTERNATIONAL MECHANICAL CODE (PART 12 OF TITLE 24) 2012 IMC 2013 CALIFORNIA INTERNATIONAL FIRE CODE (PART 14 OF TITLE 24) 2012 IFC 2013 CALIFORNIA INTERNATIONAL PLUMBING AND MECHANICAL CODE (PART 16 OF TITLE 24) 2012 IPC 2013 CALIFORNIA INTERNATIONAL PLUMBING AND MECHANICAL CODE (PART 18 OF TITLE 24) 2012 IPC

UTILITIES NOTE

PURSUANT TO CAMPBELL MUNICIPAL CODE SECTION 21.18.140. ALL UTILITIES SERVING THE SITE SHALL BE INSTALLED UNDERGROUND WITHOUT EXCEPTION. SEE NEW SITE PLAN OF ADDITIONAL NOTES

SHEET INDEX

0.1	COVER SHEET
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0.4	LOTLINE SURVEY
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A2.2	EXISTING SITE PLAN
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A3.1	EXISTING FLOOR PLAN
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A4.1	NEW 1st STORY FLOOR PLAN
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A6.1	NEW ELEVATIONS
A6.2	NEW ELEVATIONS

DEVELOPER LOT COVERAGE CALCULATIONS

ZONING	R 1.5	R 1.5
DEVELOPER LOT COVERAGE	100%	100%
MAXIMUM LOT COVERAGE	100%	100%
MINIMUM LOT COVERAGE	100%	100%
NEW LOT COVERAGE	100%	100%
NEW LOT COVERAGE	100%	100%

PROJECT INFORMATION

OWNERS: Sandy & Paul Gacioch
10184 Ringwood Avenue
San Jose, CA 95131
(408) 432-1402
FAX: 432-1410

PROJECT SITE: 1454 Inwood Court
Campbell, CA 95008
(408) 358-7252

ASSESSOR/PARCEL No.: 001-010-0110

ZONING: R-1.5

OCCUPANCY GROUP: R-1.5

USE: Single-Family Dwelling

TYPE OF CONSTRUCTION: VB

PROJECT TEAM

DESIGNER: ERNANDEZ & BUILDERS INC.
1218 Ringwood Avenue
San Jose, CA 95131
(408) 432-1402
FAX: 432-1410
E: ernandez@designs.com

SURVEYOR: [Name]
[Address]
[City, State, Zip]
[Phone]
E: [Email]

DESCRIPTION OF PROJECT

REMODEL/ADDITION TO A 3 BEDROOM 2 BATH 1,465.95 S.F. SINGLE STORY HOME WITH A 3,622 S.F. SINGLE CAR GARAGE.

A NEW SECOND STORY 1,024.30 S.F. ROOM ADDITION ALONG WITH 116.98 S.F. S.F. OF 1st STORY WILL BE ADDED TO THE HOME.

EXISTING 654.1 S.F. OF LIVABLE AREA WILL BE CONVERTED TO NEW GARAGE SPACE ALONG WITH ADDITION OF 1,254.2 S.F. OF NEW GARAGE SPACE.

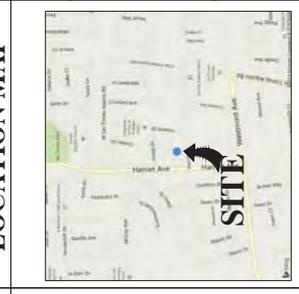
THE NEW HOME WILL BE A 4 BEDROOM 3.5 BATHROOM 2,523.48 S.F. (LIVABLE AREA) HOME, WITH A 5,644 S.F. TWO CAR GARAGE.

#1,185 S.F. OF THE EXISTING HOME WILL BE REMODELED

PARCEL MAP



LOCATION MAP



0.1

Design No. 44514



Gacioch Residence
1454 Inwood Court
Campbell, CA 95008
(503) 358-7252
Cover Sheet

ERMANDEZ & BUILDERS INC.
DESIGNS

2188 Ringwood Avenue
San Jose, CA 95131
(408) 432-1402
FAX: 432-1410
WEB SITE: ernandez-designs.com

REVISION	DATE	DESCRIPTION
	2014.11.16	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2014.11.16	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS

© ERNANDEZ & BUILDERS INC.

REVISION	DATE	DESCRIPTION
2014.09.16		APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
2014.11.16		LANDING REBAR DETAIL SUBMITTAL SET



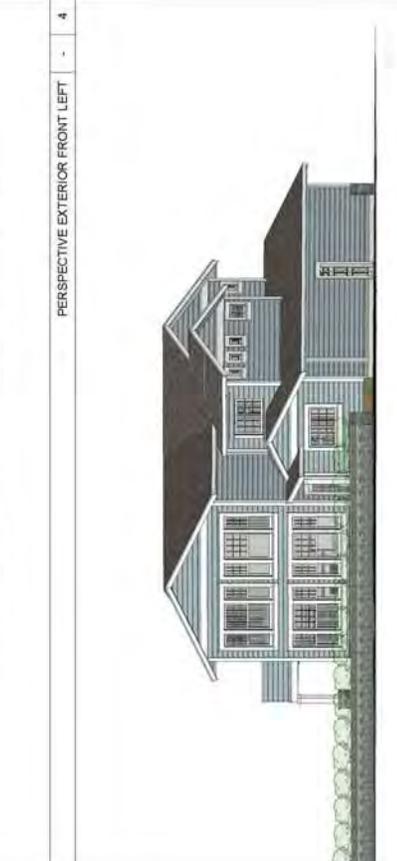
PERSPECTIVE EXTERIOR FRONT RIGHT - 1



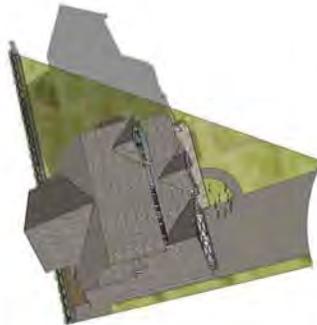
PERSPECTIVE EXTERIOR FRONT LEFT - 4



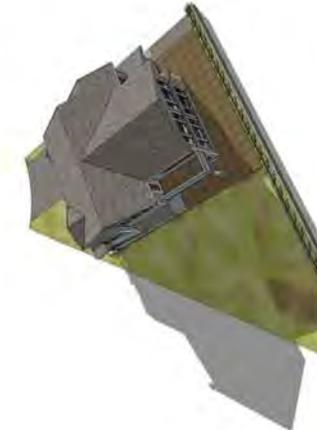
PERSPECTIVE EXTERIOR REAR RIGHT - 2



PERSPECTIVE EXTERIOR REAR LEFT - 5



PERSPECTIVE EXTERIOR FRONT ROOF - 3



PERSPECTIVE REAR ROOF - 2

REVISION	DATE	DESCRIPTION
	2014.09.16	APPROVAL OF DESIGN REVIEW DRAWTG DRAWINGS
	2014.12.16	PLANNING DEPARTMENT SUBMITTAL SET

Gacioch Residence
 154 Inwood Court
 Campbell, CA 942ip
 (503) 358-7252
 Photograph of Project and
 Surrounding Properties



Design No. 4514

0.3



Project Address
1454 Inwood Court



Project Address
1454 Inwood Court

TECHNICAL INFORMATION

ASSESSOR'S PARCEL NUMBER: 403-08-035
 ADDRESS OF PROJECT: 1454 INWOOD COURT
 CAMPBELL, CA

CLIENT'S NAME: FERNANDEZ DESIGNS

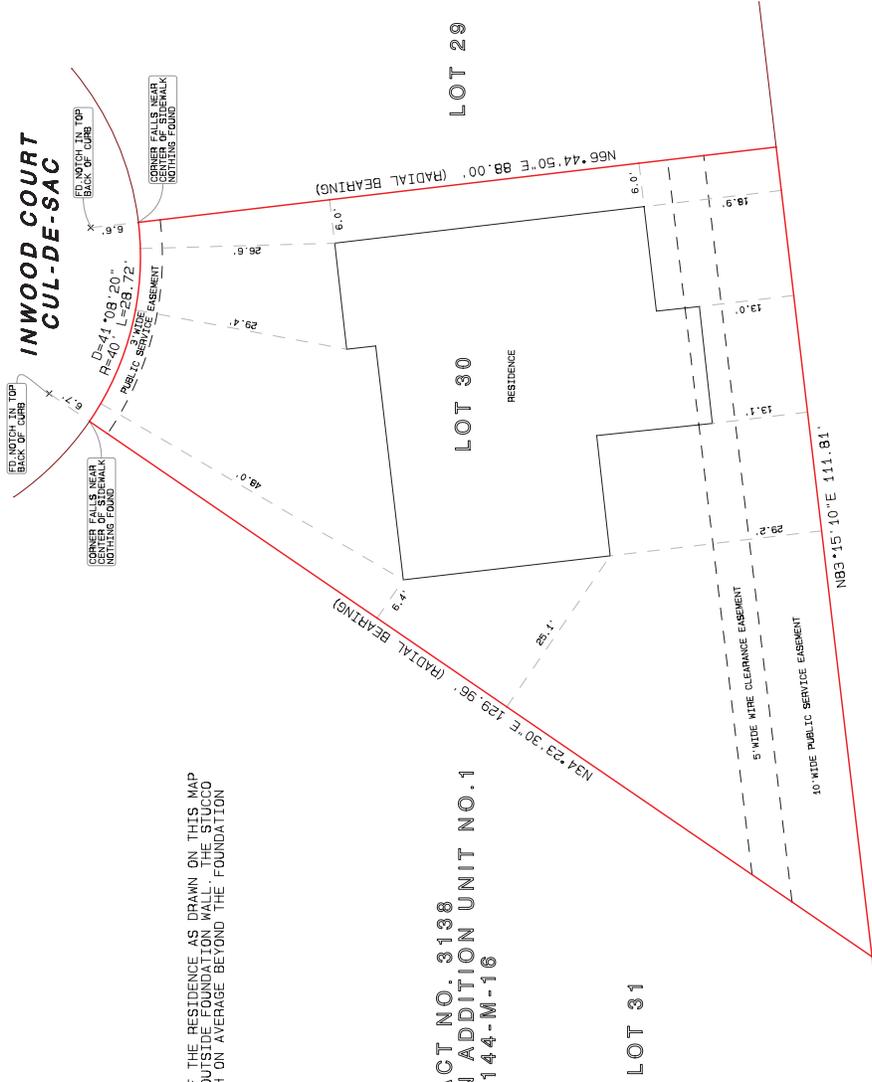
SIZE OF LOT: 6,582 SQ FT +/-

LEGEND

- INDICATES RECORD BOUNDARY LINE
- INDICATES FOUNDATION LINE
- - - INDICATES TIE BETWEEN RECORD BOUNDARY AND FOUNDATION LINE OF RESIDENCE

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

BOUNDARY LINES DELINEATED ON THIS MAP ARE IN RED AND ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORD DATA.



NOTE:
 THE PERIMETER OF THE RESIDENCE AS DRAWN ON THIS MAP REPRESENTS THE FOUNDATION WALLS. STUCCO WALLS ARE 1 INCH ON AVERAGE BEYOND THE FOUNDATION WALLS.

TRACT NO. 3138
 SUNNYHAVEN ADDITION UNIT NO.1
 144-M-16

LOT 31

BASIS OF BEARINGS:
 THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTER LINE OF INWOOD COURT AS FOUND MONUMENTED AND RECORDED AS NORTH 83°15'10.62\" E 111.81' ON THE TRACT MAP RECORDED IN BOOK 14, PAGE 16, SANTA CLARA COUNTY RECORDS.

ATTENTION:
 THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. SURVEYORS ARE NOT RESPONSIBLE FOR ANY SIGNED ELECTRONIC FILES, EITHER IN ORIGINAL FILE, OR ANY PRODUCT DERIVED FROM THE ELECTRONIC FILE.



SETBACK SURVEY MAP BEARING SURVEY SANTA CLARA COUNTY RECORDS CITY OF CAMPBELL OFFICE OF THE CITY CLERK 1000 J STREET, SUITE 101 CAMPBELL, CA 95008	
LICENSED LAND SURVEYOR ROBERT J. CRAIG (831) 221-1111 (OFFICE) (925) 486-1111 (CELL) Robert.J.Craig@csd.net	JOB NO. C-14121 DRAWN BY: RJC DATE: JULY 31, 2014 APRN: 403-08-035 FEB 210
SCALE: 1" = 8' DATE: JULY 31, 2014 FIELDWORK: RJC	SHEET ONE OF ONE

FIELD WORK COMPLETED 7/30/14

REVISION	DATE	DESCRIPTION
2014.09.16		APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
2014.11.16		PLANNING DEPARTMENT SUBMITTAL SET



FLOOR AREA CALCULATIONS

SECTION	DIMENSIONS	AREA (S.F.)
EL1	15'-11 3/4" x 5'-11 1/2"	95.21
EL2	30'-4 1/2" x 19'-3 7/8"	586.93
EL3	16'-7 3/8" x 9'-4 3/4"	155.94
EL4	28'-2 7/8" x 19'-3 1/8"	544.20
TOTAL		1382.28

SECTION	DIMENSIONS	AREA (S.F.)
N1	7'-4 1/4" x 15'-10 3/4"	116.90
TOTAL		116.90

SECTION	DIMENSIONS	AREA (S.F.)
NL2	10'-7 3/4" x 18'-7 1/8"	197.95
NL3	8'-1 1/8" x 14'-5 1/2"	116.43
NL4	5'-9 1/2" x 5'-8 1/2"	33.06
NL5	16'-9" x 14'-4 5/8"	240.96
NL6	ANGLE CURVED STAIRS	5.50
NL7	5'-9 1/2" x 3'-10"	22.20
NL8	6'-1 1/4" x 11'-0 1/2"	67.40
NL9	19'-4" x 11'-0 1/2"	201.99
NL10	10'-4 5/8" x 11'-5 3/8"	118.89
NL11	2'-5" x 7'-5"	19.92
TOTAL		1024.90

TOTAL NEW LIVING AREA	1141.20
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SECTION	DIMENSIONS	AREA (S.F.)
EG1	14'-5 3/8" x 23'-3 1/4"	336.22
TOTAL		336.22

SECTION	DIMENSIONS	AREA (S.F.)
CG1	4'-3 5/8" x 19'-3 1/4"	82.91
TOTAL		82.91

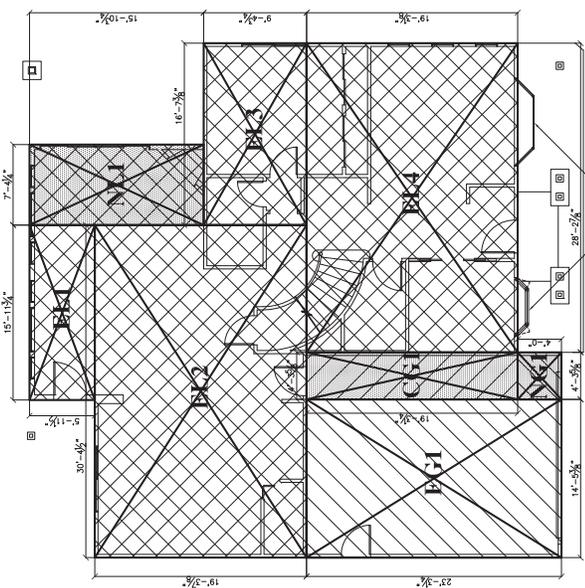
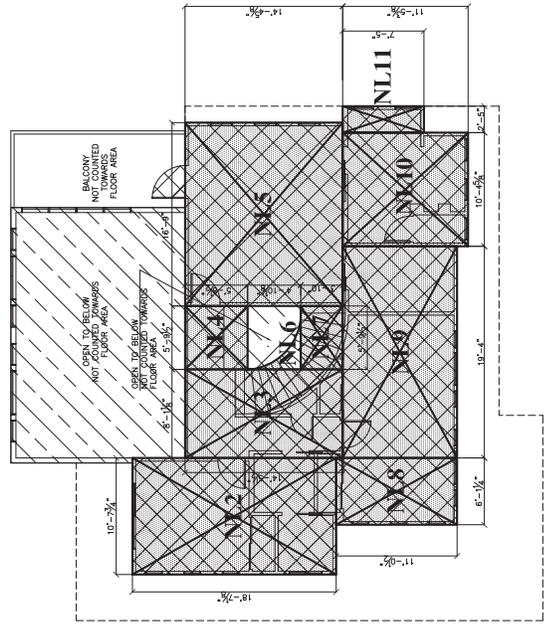
SECTION	DIMENSIONS	AREA (S.F.)
NG1	4'-3 5/8" x 4'-0"	17.21
TOTAL		17.21

TOTAL GARAGE AREA	436.34
TOTAL LIVING AREA	2523.48
TOTAL GARAGE AREA	436.34
TOTAL ALL AREAS	2959.82

SITE AREA	±6582
40% ALLOWED LOT COVERAGE	2632.80
EXISTING LOT COVERAGE	2004.66 (30.46%)
NEW LOT COVERAGE	2180.11 (33.12%)
45% ALLOWED FLOOR AREA RATIO	2961.90
EXISTING FLOOR AREA RATIO	1718.50 (26.11%)
NEW FLOOR AREA RATIO	2959.82 (44.97%)

FLOOR AREA LEGEND

- EXISTING LIVING (EL) FLOOR AREA
- NEW LIVING FLOOR (NL) AREA
- EXISTING GARAGE (EG) AREA
- NEW GARAGE (NG) AREA
- AREA OPEN TO BELOW (NOT COUNTED TOWARDS FLOOR AREA)



FLOOR AREA CALCULATIONS

3/16" = 1'-0"



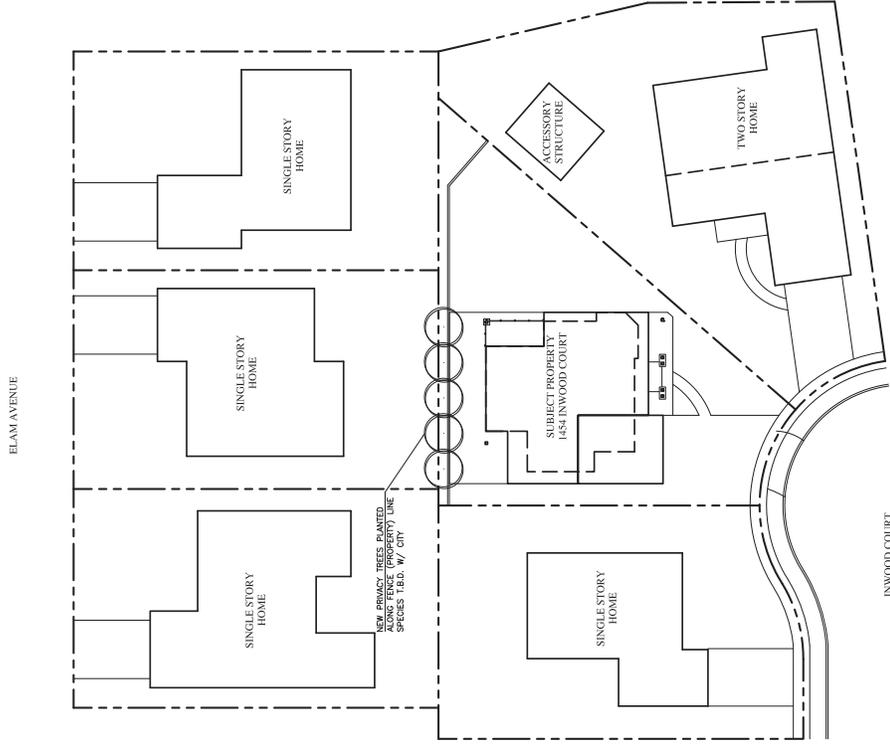
REVISION	DATE	DESCRIPTION
2014.09.16	2014.11.16	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS (LANDING DEPARTMENT SUBMITTAL SET)

Garcia Residence
 1454 Inwood Court
 Campbell, CA 94216
 (503) 358-7252
 Location Plan

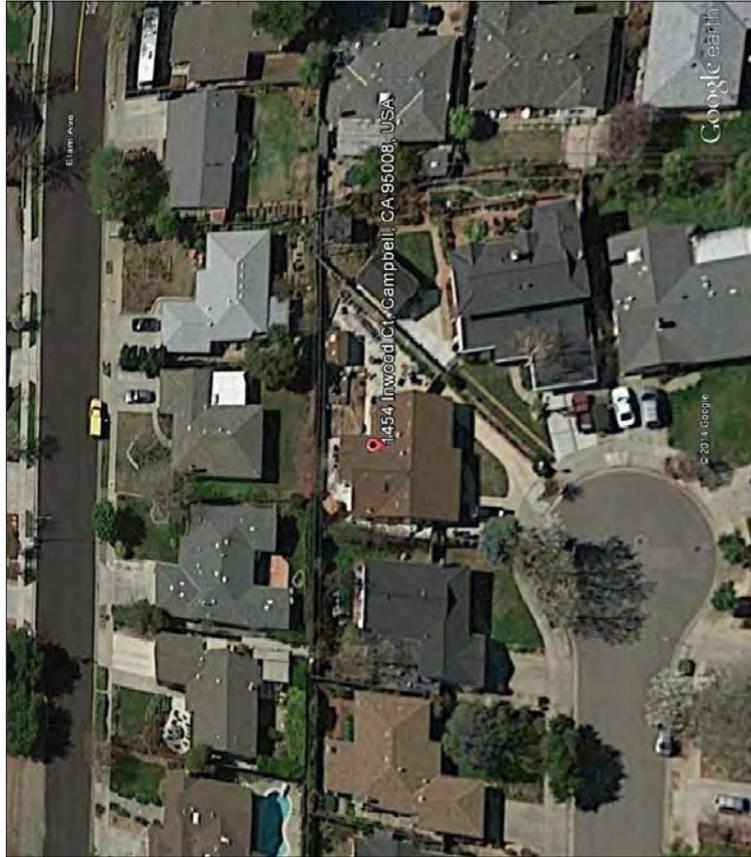


Design No. 4514

A2.1



LOCATION PLAN

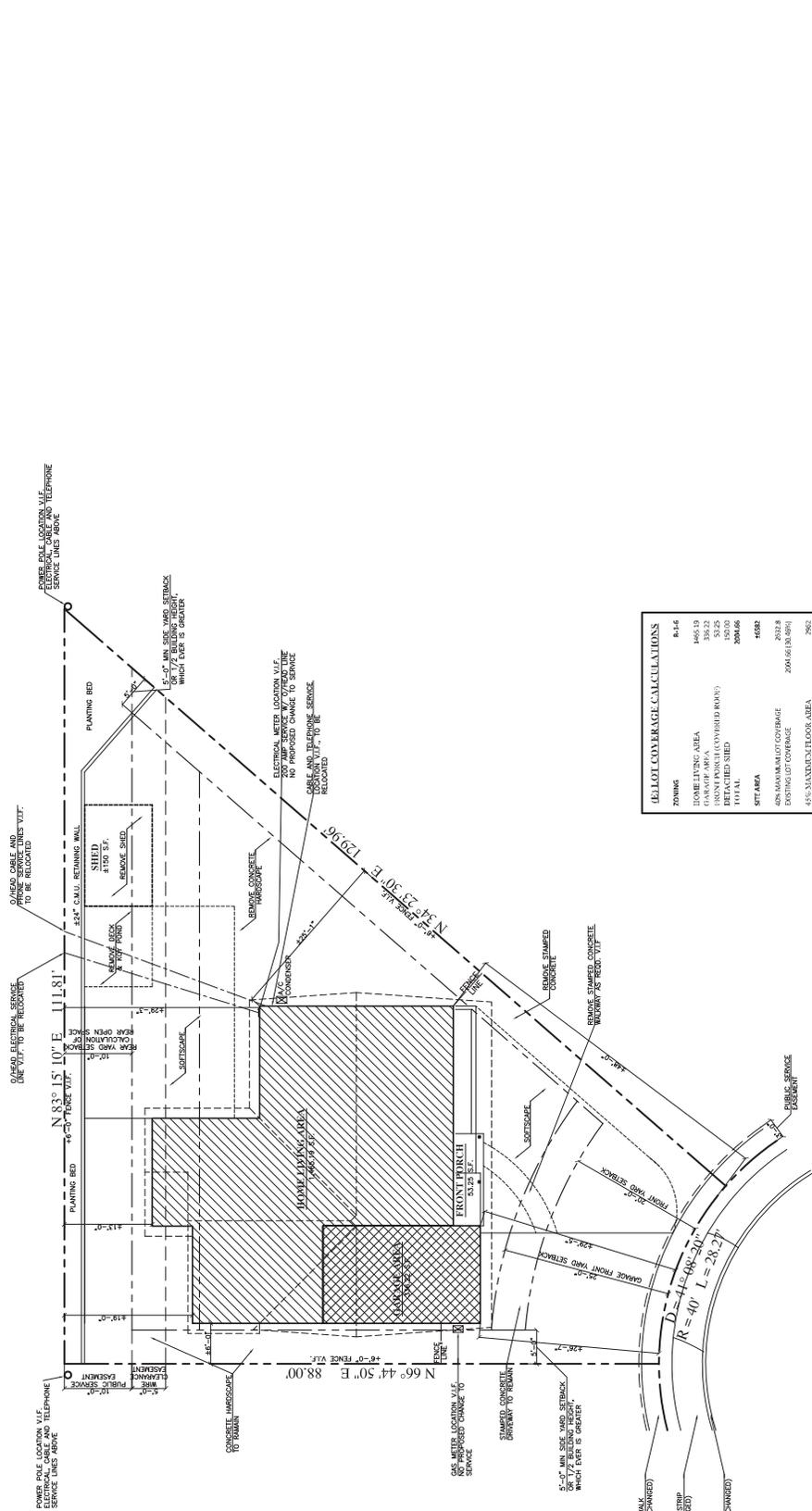
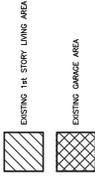


AERIAL VIEW
 N.T.S.

REVISION	DATE	DESCRIPTION
	2014.09.16	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2014.11.16	PLANNING DEPARTMENT SUBMITTAL SET



SITE LEGEND



LOT COVERAGE CALCULATIONS

ZONING	R-14
HOUSE FLOOR AREA	1465.0
GARAGE FLOOR AREA	136.22
FRONT PORCH (COVERED ROOF)	53.25
DETACHED SHED	100.00
	1354.47
SITE AREA	4589
62% MAXIMUM LOT COVERAGE	2843.8
EXISTING LOT COVERAGE	2004.66 (30.62%)
45% MAXIMUM FLOOR AREA	2065.25
EXISTING FLOOR AREA	1894.4 (27.8%)

SEE SHEET 1 FOR FLOOR AREA CALCULATIONS.

1454 INWOOD COURT
 APN 403-08-035

EXISTING SITE PLAN

1/8" = 1'-0"



REVISION	DATE	DESCRIPTION
2014.09.16		APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
2014.11.16		PLANING REVISIONS SUBMITTAL SET



D



C



B



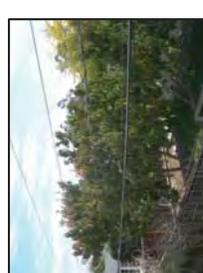
A



C



B



A



F



E



D

SIGHT LINE 'B' PHOTOS (BALCONY AT REAR YARD LOCATION)



C



B



A



F

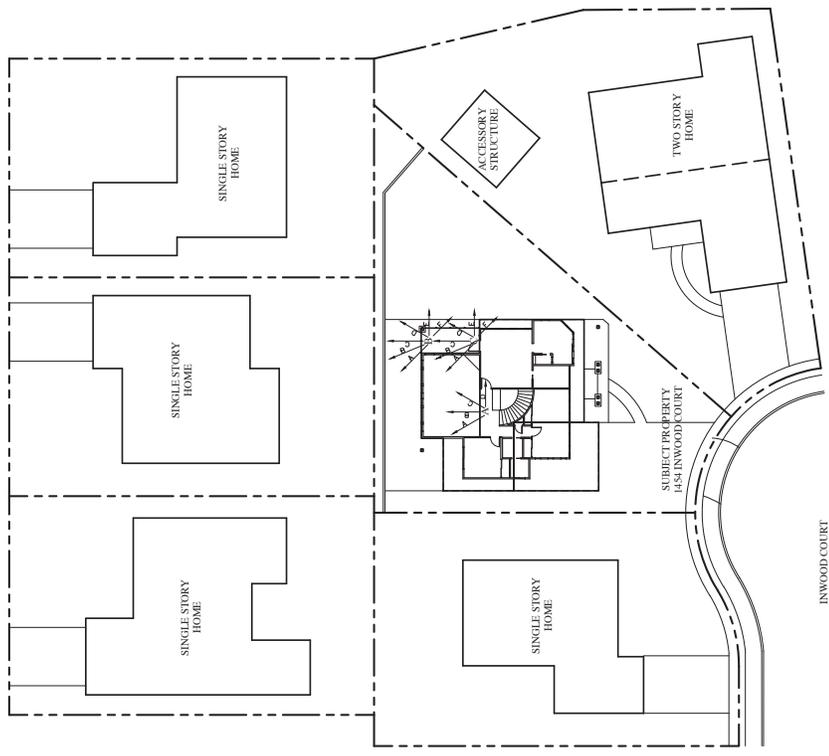


E



D

SIGHT LINE 'C' PHOTOS (BALCONY AT MASTER BEDROOM LOCATION)



SIGHT LINE STUDY
 1/16" = 1'-0"

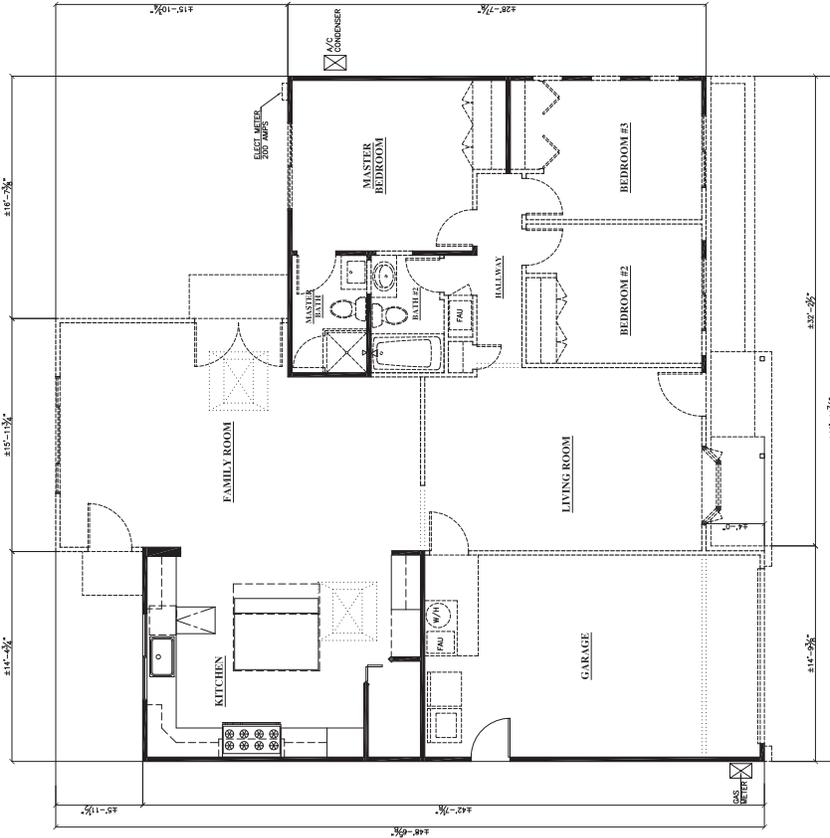


DRAWING NORTH

REVISION	DATE	DESCRIPTION
2014.09.16	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS	
2014.12.16	ISSUING PERMIT SET	



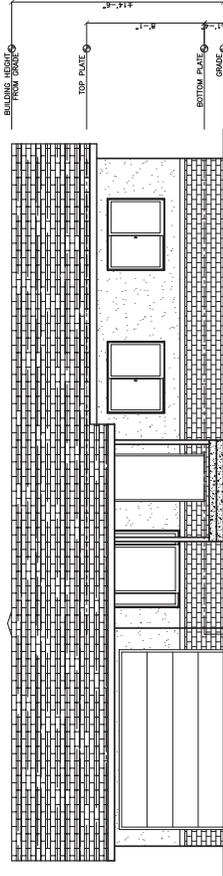
- NOTES:**
- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS ONLY UNLESS NOTED OTHERWISE.
- WALL LEGEND:**
- DENOTES EXISTING WALLS TO REMAIN. REPAIR DAMAGE TO EXISTING WALLS TO MATCH EXISTING WALLS TO RECEIVE NEW PAINT FINISH TO MATCH EXISTING.
 - - - - - DENOTES EXISTING WALLS, FIXTURES, OR NON-STRUCTURAL ELEMENTS TO BE REMOVED.



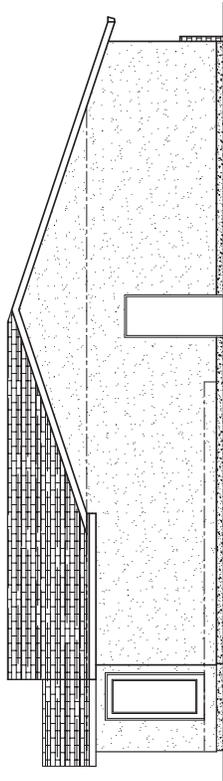
EXISTING (DEMO) FLOOR PLAN
 1/4" = 1'-0"



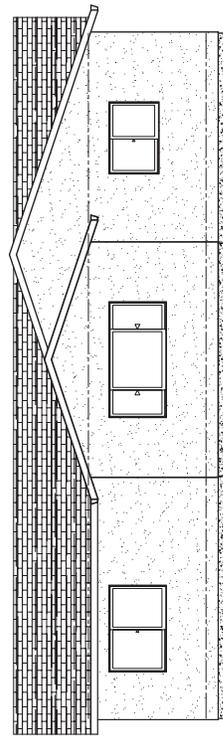
REVISION	DATE	DESCRIPTION
2014.09.16		APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
2014.12.16		PLANNING DEPARTMENT SUBMITTAL SET



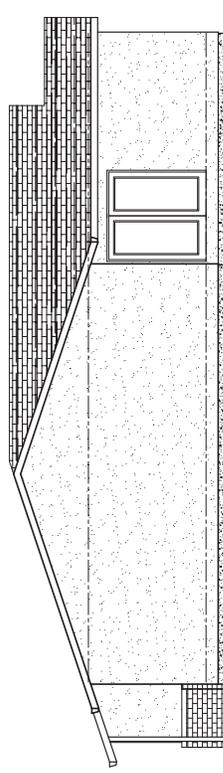
EXISTING NORTH (FRONT) ELEVATION
 1/4" = 1'-0"



EXISTING EAST (LEFT) ELEVATION
 1/4" = 1'-0"



EXISTING SOUTH (REAR) ELEVATION
 1/4" = 1'-0"



EXISTING WEST (RIGHT) ELEVATION
 1/4" = 1'-0"

REVISION	DATE	DESCRIPTION
2014.09.16		APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
2014.11.16		PLANNING DEPARTMENT SUBMITTAL SET

Gaijoch Residence
 1454 Inwood Court
 Campbell, CA 94714
 (503) 358-7252
 New 1st Story Floor Plan

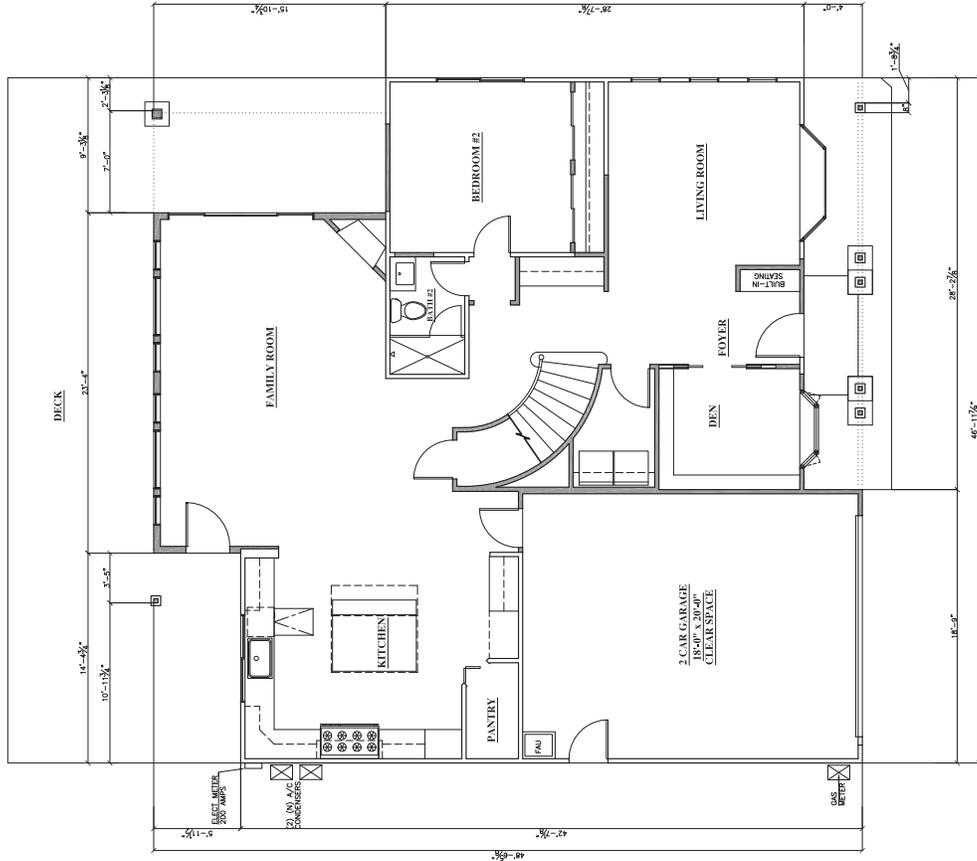


Design No. 4514

A4.1

NOTES:
 1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS UNLESS NOTED.

WALL LEGEND:
 [Symbol] EXISTING FINISH REMAINS. WALLS REPAIR DAMAGE CAUSED BY REMOVING FINISHES.
 [Symbol] INDICATES NEW WALLS AND/OR EXISTING WALL OPENINGS THAT HAVE BEEN FRAMED IN.



NEW 1st STORY FLOOR PLAN
 1/4" = 1'-0"



REVISION	DATE	DESCRIPTION
	2014.09.16	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2014.11.16	PLANNING DEPARTMENT SUBMITTAL SET



- NOTES:
 1. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS UNLESS NOTED.
- WALL LEGEND:
 EXISTING WALLS
 REPAIR DAMAGE CAUSED BY REMOVING FINISHES
 NEW WALLS AND/OR EXISTING WALL OPENINGS THAT HAVE BEEN FRAMED IN.

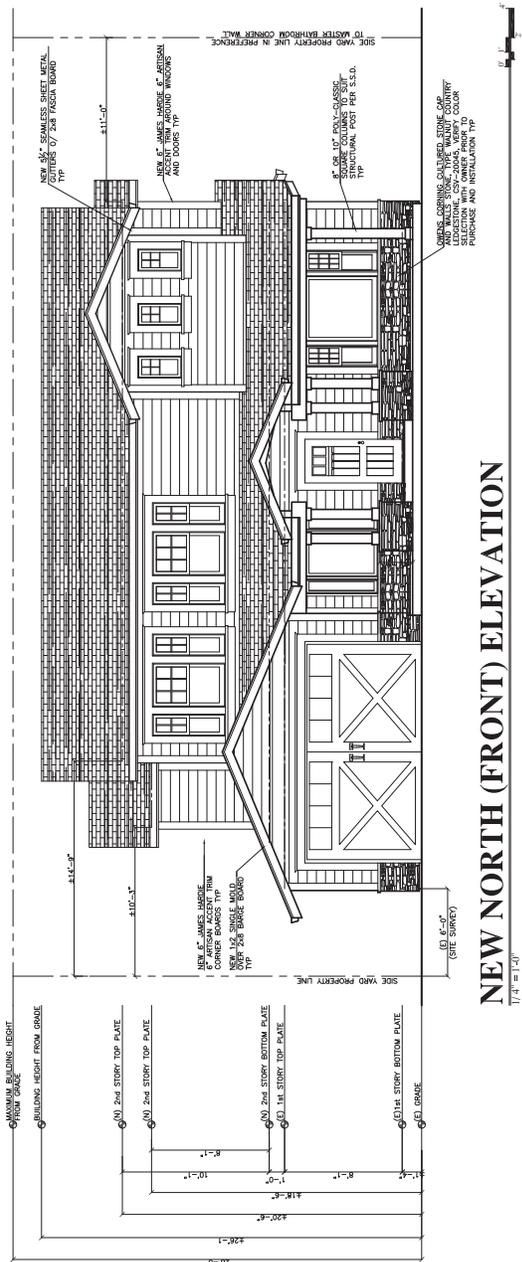


NEW 2nd STORY FLOOR PLAN

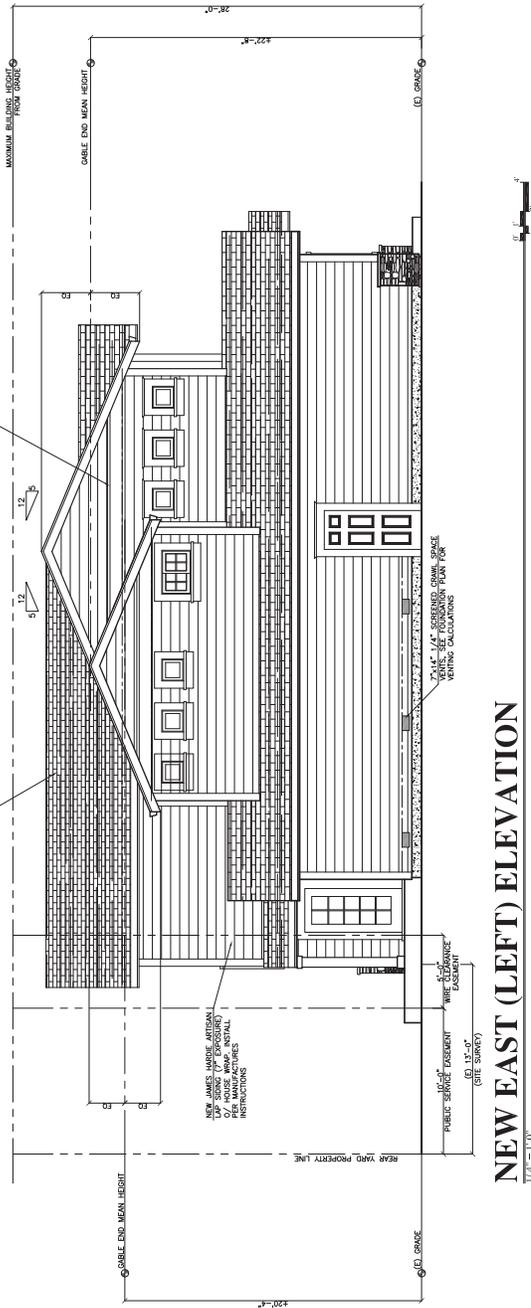
1/4" = 1'-0"



REVISION	DATE	DESCRIPTION
2014.09.16	2014.11.16	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
		LANDING DEPARTMENT SUBMITTAL SET

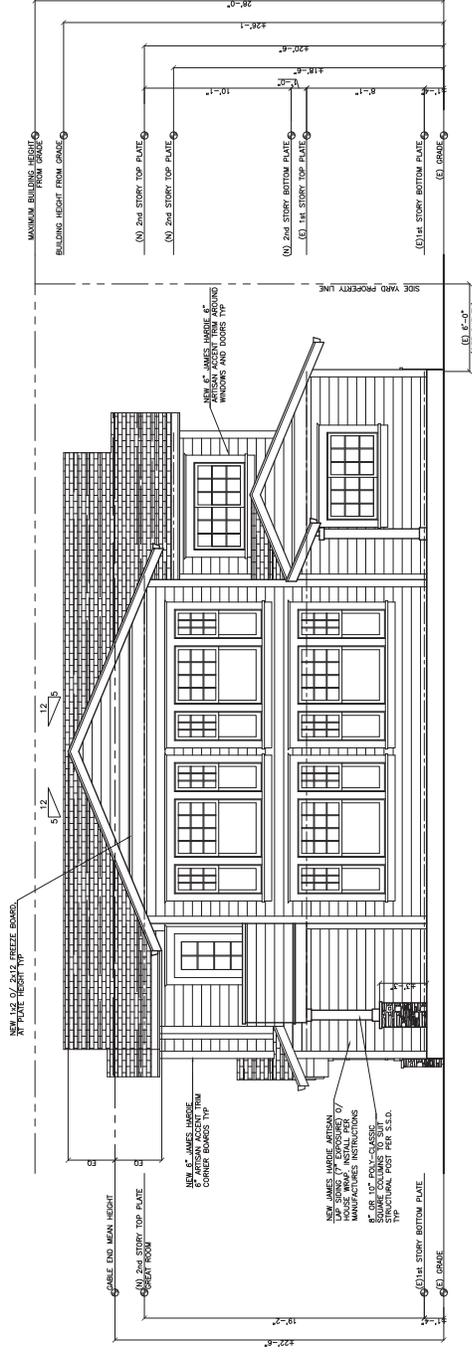


NEW NORTH (FRONT) ELEVATION
 1/4" = 1'-0"

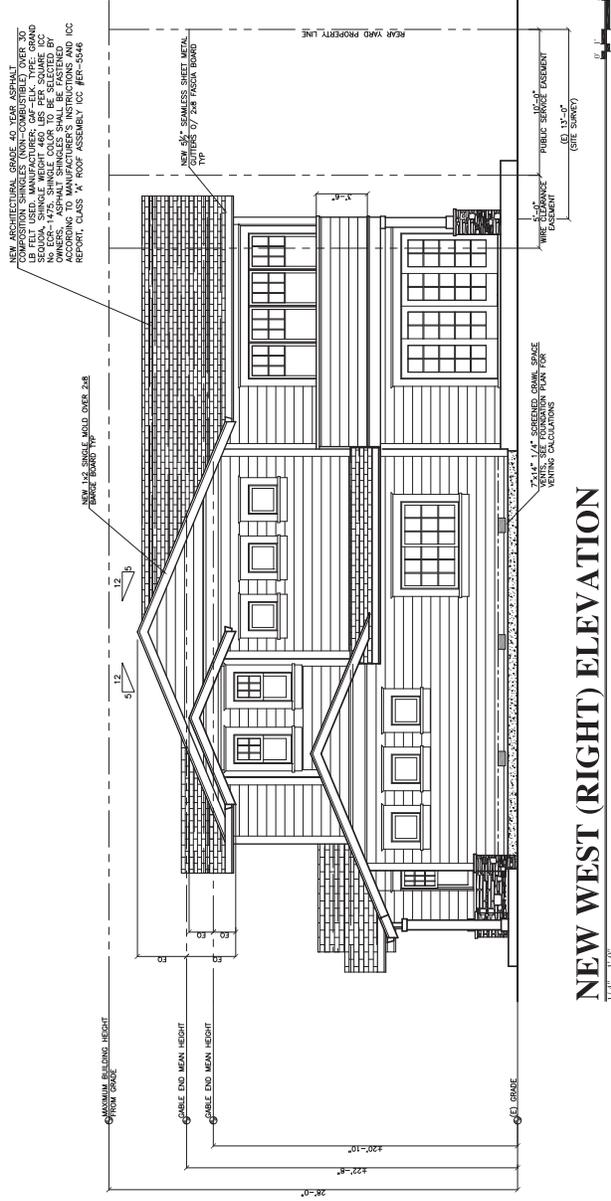


NEW EAST (LEFT) ELEVATION
 1/4" = 1'-0"

REVISION	DATE	DESCRIPTION
2014.09.16	2014.11.16	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS LANSING DEPARTMENT ARCHITECTURAL SET



NEW SOUTH (REAR) ELEVATION
 1/4" = 1'-0"



NEW WEST (RIGHT) ELEVATION
 1/4" = 1'-0"