



**CITY OF CAMPBELL**  
Community Development Department

May 9, 2016

**NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT**

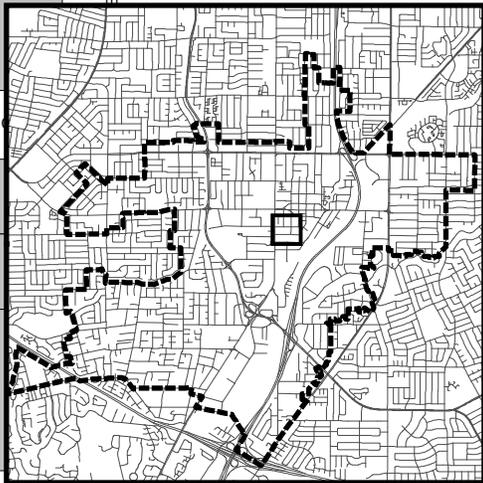
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

<b>File No.:</b>	<b>PLN2016-95</b>
<b>Applicant:</b>	<b>Gary Kohlsaot</b>
<b>Project Address:</b>	<b>106 E. Rincon Ave.</b>
<b>Property Owner:</b>	<b>Mike Preston</b>
<b>Zoning District:</b>	<b>P-D (Planned Development)</b>
<b>General Plan:</b>	<b>Low-Medium Residential</b>
<b>Project Description:</b>	<b>Construction of a two-story single-family home using portions of the existing structure.</b>

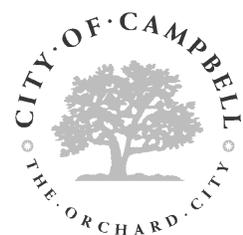
This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on May 9, 2016 and ends on May 19, 2016. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 19, 2016**. 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](mailto:danielf@cityofcampbell.com).

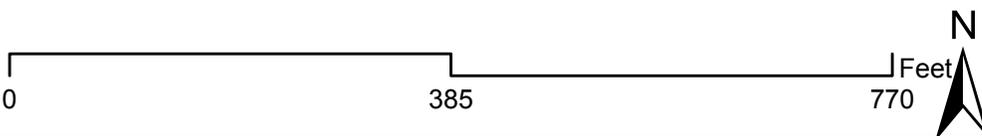
# Project Location Map



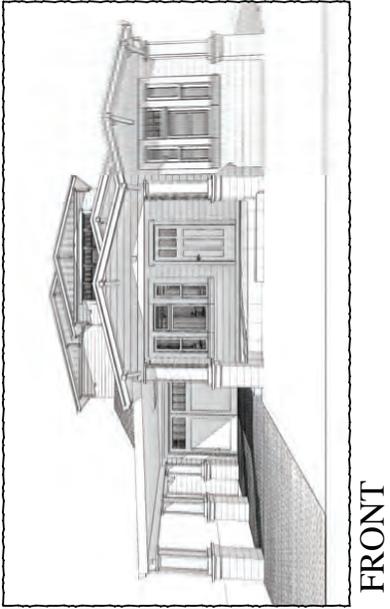
**Project Location:** 106 E. Rincon Ave.  
**Application Type:** Admin. P-D Permit  
**Planning File No.:** PLN2016-95



Community Development Department  
Planning Division



# THE PRESTON RESIDENCE



FRONT

**MEMORANDUM**  
**TO:** David Evans, Project Planner  
**FROM:** Derek C. Oza, Project Engineer  
**SUBJECT:** IRC APPLICATION

**DATE:** 4/13/16  
**CITY OF CAMPBELL**  
 106 E. RINCON AVE.  
 LOS ANGELES, CA 95008  
**APPLICANT:** Greg Kohlsaat

**COMMENTS:**  
 The applicant is requesting a permit for the installation of a new fire alarm system. The project is located at 106 E. Rincon Avenue, Los Angeles, CA 95008. The project consists of the installation of a new fire alarm system, including the installation of a new fire alarm control panel, a new fire alarm pull station, and a new fire alarm notification appliance. The project is in compliance with the California Fire Alarm Code (FAC) and the California Building Code (CBC).

1. **STANDARD APPROVAL:** The applicant is requesting a permit for the installation of a new fire alarm system. The project is in compliance with the California Fire Alarm Code (FAC) and the California Building Code (CBC).
2. **PERMIT FEE:** The applicant is requesting a permit for the installation of a new fire alarm system. The permit fee is \$100.00.
3. **PERMITTING:** The applicant is requesting a permit for the installation of a new fire alarm system. The permit is valid for 180 days.
4. **INSPECTION:** The applicant is requesting a permit for the installation of a new fire alarm system. The permit is subject to inspection by the City of Campbell.
5. **STREET IMPROVEMENTS:** The applicant is requesting a permit for the installation of a new fire alarm system. The permit is subject to street improvements by the City of Campbell.

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 City of Campbell, California

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## CODE COMPLIANCE

**NOTE:** ALL NEW & EXISTING UTILITIES SHALL BE PLACED UNDERGROUND WITH NO EXCEPTION.

**SPECIAL INSPECTIONS:** When a special inspection is required by C.E.C. Chapter 12, the applicant shall provide a list of special inspectors to the City of Campbell. The City of Campbell will schedule special inspections at the project site. The applicant shall provide access to the project site for special inspections. The applicant shall provide a list of special inspectors to the City of Campbell. The City of Campbell will schedule special inspections at the project site. The applicant shall provide access to the project site for special inspections.

**APPROVALS REQUIRED:** The project requires the following agency approval prior to issuance of building permit:  
 1. New Valley Electric District (NVED)  
 2. Santa Clara County Fire Department (SCCFD)  
 3. Campbell Union High School District (CUHSD)  
 4. Campbell School District (CSD)

**PERMITS REQUIRED:** A building permit application shall be required for the proposed complete residential addition to the existing structure. The building permit shall include:  
 1. Electrical  
 2. Fire  
 3. Mechanical  
 4. Plumbing  
 5. Structural  
 6. Utility

**CONSTRUCTION FENCING:** The project shall be property enclosed with construction fencing. The project shall be enclosed with a minimum of 6 feet high construction fencing. The project shall be enclosed with a minimum of 6 feet high construction fencing. The project shall be enclosed with a minimum of 6 feet high construction fencing.

**STORM WATER DRAINAGE:** Storm water runoff from the project site shall be directed to the storm water drainage system. The project shall be designed to direct storm water runoff to the storm water drainage system. The project shall be designed to direct storm water runoff to the storm water drainage system. The project shall be designed to direct storm water runoff to the storm water drainage system.

**CONSTRUCTION PLANS:** The construction plans shall be prepared under the direction and supervision of a registered professional engineer. The construction plans shall be prepared under the direction and supervision of a registered professional engineer. The construction plans shall be prepared under the direction and supervision of a registered professional engineer. The construction plans shall be prepared under the direction and supervision of a registered professional engineer.

**SIZE OF PLANS:** The minimum size of construction plans submitted for building permits shall be 24" x 36".

## VICINITY MAP



**PROJECT DATA**  
**PROJECT ADDRESS:** 106 E. RINCON AVE., LOS ANGELES, CA 95008  
**OWNER:** MICHAEL J. COOK, 106 E. RINCON AVE., LOS ANGELES, CA 95008  
**APR#: 412-08-078**  
**CONTRACTOR:** R.S./U. 7-200 SF  
**ALLOWABLE FAR 80%:** 5,600 SF  
**ACTUAL FAR 80%:** 2,850 SF  
**ACTUAL FAR 100%:** 5,600 SF

REQUIREMENT	REQD	PROPOSED	NEW
FRONT SETBACK	10'	10'	10'
REAR SETBACK	10'	10'	10'
SIDE SETBACK	5'	5'	5'
MAX. HEIGHT	35'	35'	35'
MIN. LOT AREA	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
MIN. LOT WIDTH	100'	100'	100'
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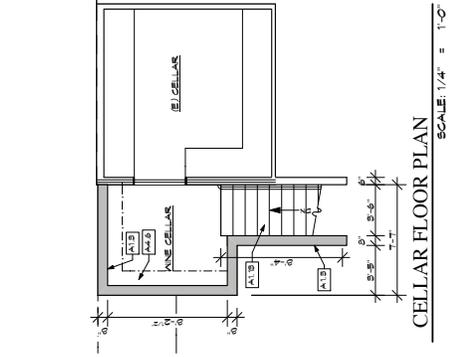








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CELLAR FLOOR PLAN  
SCALE: 1/4" = 1'-0"

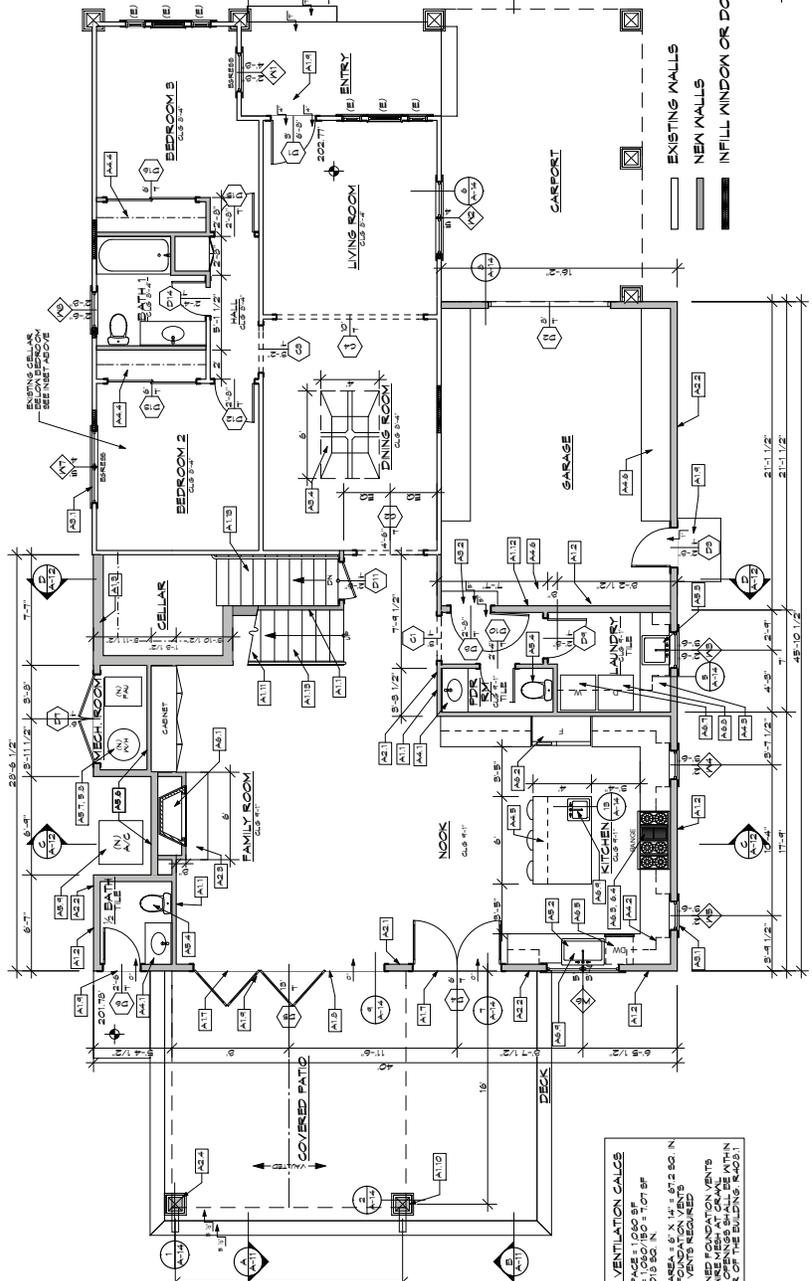
- ALSO FINISHES REPLACES, ETC.**
- A101 SQUARE SINK IN VANITY CABINET
  - A102 LARGE SINGLE BINK W/ DISPOSAL
  - A103 LAUNDRY SINK
  - A104 HIGH EFFICIENCY TUB
  - A105 AP REFRIGERATOR
  - A106 GAS RANGE
  - A107 RANGE W/ HOOD
  - A108 WASH DRYER
  - A109 WINE COOLING SYSTEM
  - A110 WINE COOLING SYSTEM
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  - A172 1/2" SYSTEM BOARD
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  - A174 1/2" SYSTEM BOARD
  - A175 1/2" SYSTEM BOARD
  - A176 1/2" SYSTEM BOARD
  - A177 1/2" SYSTEM BOARD
  - A178 1/2" SYSTEM BOARD
  - A179 1/2" SYSTEM BOARD
  - A180 1/2" SYSTEM BOARD

- ALSO FINISHES**
- A181 1/2" SYSTEM BOARD
  - A182 1/2" SYSTEM BOARD
  - A183 1/2" SYSTEM BOARD
  - A184 1/2" SYSTEM BOARD
  - A185 1/2" SYSTEM BOARD
  - A186 1/2" SYSTEM BOARD
  - A187 1/2" SYSTEM BOARD
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  - A189 1/2" SYSTEM BOARD
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  - A195 1/2" SYSTEM BOARD
  - A196 1/2" SYSTEM BOARD
  - A197 1/2" SYSTEM BOARD
  - A198 1/2" SYSTEM BOARD
  - A199 1/2" SYSTEM BOARD
  - A200 1/2" SYSTEM BOARD



1st FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**UNDER FLOOR VENTILATION GALVAL**  
FOUNDATION VENT AREA: 6' X 14" = 84" SQ. IN  
REQUIRED VENT AREA: 1060/1800 = 5.89 SQ. FT. OF SF  
10' X 10' VENTS REQUIRED: 10' X 10' VENTS REQUIRED  
10' X 10' VENTS REQUIRED: 10' X 10' VENTS REQUIRED  
PROVIDE 1/2" SCREENED FOUNDATION VENTS  
COVERED WITH 1/2" MESH AT GRADE  
5' OF EACH CORNER OF THE BUILDING RADIUS

**ARCHITECTURAL NOTES**

1. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS UNLESS NOTED OTHERWISE.
2. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS UNLESS NOTED OTHERWISE.
3. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS UNLESS NOTED OTHERWISE.
4. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS UNLESS NOTED OTHERWISE.
5. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS UNLESS NOTED OTHERWISE.
6. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS UNLESS NOTED OTHERWISE.
7. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS UNLESS NOTED OTHERWISE.
8. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS UNLESS NOTED OTHERWISE.
9. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS UNLESS NOTED OTHERWISE.
10. ALL FINISHES TO BE MATCHED TO ADJACENT AREAS UNLESS NOTED OTHERWISE.

**ALSO FINISHES**

- A201 1/2" SYSTEM BOARD
- A202 1/2" SYSTEM BOARD
- A203 1/2" SYSTEM BOARD
- A204 1/2" SYSTEM BOARD
- A205 1/2" SYSTEM BOARD
- A206 1/2" SYSTEM BOARD
- A207 1/2" SYSTEM BOARD
- A208 1/2" SYSTEM BOARD
- A209 1/2" SYSTEM BOARD
- A210 1/2" SYSTEM BOARD
- A211 1/2" SYSTEM BOARD
- A212 1/2" SYSTEM BOARD
- A213 1/2" SYSTEM BOARD
- A214 1/2" SYSTEM BOARD
- A215 1/2" SYSTEM BOARD
- A216 1/2" SYSTEM BOARD
- A217 1/2" SYSTEM BOARD
- A218 1/2" SYSTEM BOARD
- A219 1/2" SYSTEM BOARD
- A220 1/2" SYSTEM BOARD



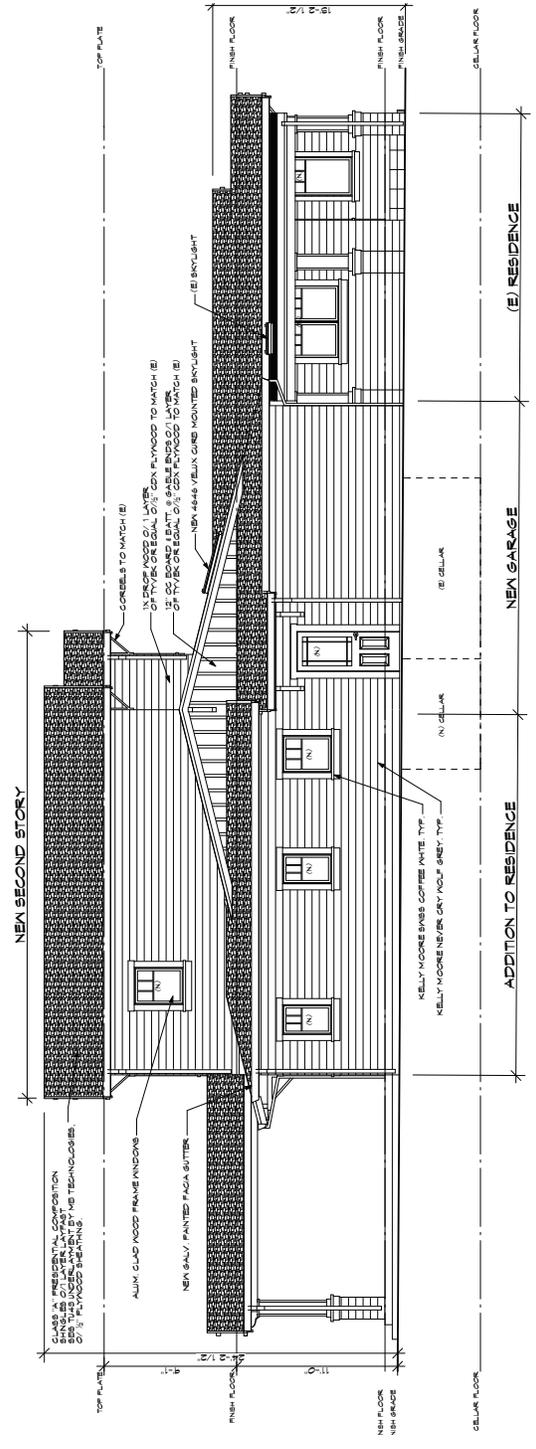


Door & Window Schedule		Door & Window Schedule		Door & Window Schedule		Door & Window Schedule	
ID	Width/Height	SD Front View	Type	Finish	Screen	Room	Remarks
M8	2'-6" x 5'-6"		CASEMENT	WOOD FRAMED ALUM. CLAD		LAUNDRY	
M4	2 x 5'-6"		CASEMENT	WOOD FRAMED ALUM. CLAD		KITCHEN	
M6	2 x 5'-6"		CASEMENT	WOOD FRAMED ALUM. CLAD		KITCHEN	
M5	5 x 5'-6"		DEL. CASEMENT	WOOD FRAMED ALUM. CLAD		KITCHEN	
M7	5 x 4'		DEL. CASEMENT	WOOD FRAMED ALUM. CLAD		BEDROOM 2	
M9	2'-6" x 2'-6"		CASEMENT	WOOD FRAMED ALUM. CLAD		BATH 1	
M1	12 x 4'		WOOD FRAMED ALUM. CLAD	WOOD FRAMED ALUM. CLAD	YES	STARWELL	
M10	2'-6" x 5'-6"		CASEMENT	WOOD FRAMED ALUM. CLAD		MASTER BATH	
M11	5 x 4'-6"		DEL. CASEMENT	WOOD FRAMED ALUM. CLAD		MASTER BATH	
M12	8 x 4'-6"		WOOD FRAMED ALUM. CLAD	WOOD FRAMED ALUM. CLAD		MASTER BEDROOM	
M13	2'-6" x 4'		CASEMENT	WOOD FRAMED ALUM. CLAD		MASTER BEDROOM	
M14	2'-6" x 4'		CASEMENT	WOOD FRAMED ALUM. CLAD		MASTER BEDROOM	
M15	5 x 4'		DEL. CASEMENT	WOOD FRAMED ALUM. CLAD		STARWELL	

Door & Window Schedule		Door & Window Schedule		Door & Window Schedule		Door & Window Schedule	
ID	Width/Height	SD Front View	Type	Finish	Screen	Room	Remarks
D15	2'-5" x 7'		SWING	WOOD		BEDROOM 5	
D16	6' x 7'		BYPASS	WOOD		BEDROOM 5	
D17	5' x 5'		DEL. SWING	WOOD		LANDING	
D18	2'-5" x 7'		SWING	WOOD		MASTER BEDROOM	
D19	2'-5" x 7'		POCKET	WOOD		MASTER CLOSET	
D20	2'-5" x 5'		ATTIC ACCESS	WOOD		MASTER CLOSET TO ATTIC	
D21	2'-5" x 7'		POCKET	WOOD		MASTER BATHROOM	
D22	2'-4" x 7'		SWING	WOOD		MASTER BATHROOM	
C1	5' x 7'		CASED OPENING	WOOD		TO LAUNDRY	
C2	4'-5" x 7'		CASED OPENING	WOOD		DINING ROOM	
C3	5'-2" x 7'		CASED OPENING	WOOD		HALL	
C4	10' x 7'		CASED OPENING	WOOD		LIVING ROOM	
M1	2'-5" x 4'-5"		CASEMENT	WOOD FRAMED ALUM. CLAD		BEDROOM 5	
M2	5' x 4'		DEL. CASEMENT	WOOD FRAMED ALUM. CLAD		LIVING ROOM	

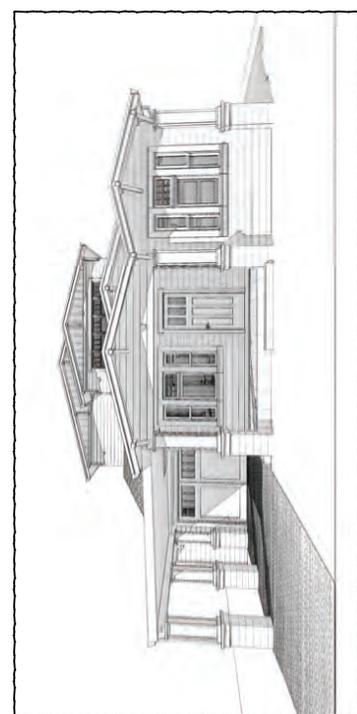
Door & Window Schedule		Door & Window Schedule		Door & Window Schedule		Door & Window Schedule	
ID	Width/Height	SD Front View	Type	Finish	Screen	Room	Remarks
D1	5' x 6'-6"		ENTRY	WOOD	YES	ENTRY	
D2	8' x 7'		ROLL UP	WOOD	YES	GARAGE	W/O OPENER
D3	2'-5" x 7'		EXTERIOR SWING	WOOD HALF ALUM. SLABS	YES	GARAGE	
D4	6' x 7'		INSIDE FRENCH	WOOD FRAMED ALUM. CLAD EXT.	YES	NOOK	
D5	15' x 7'		BIFOLD	WOOD FRAMED ALUM. CLAD EXT.	YES	FAMILY ROOM	
D6	2'-5" x 7'		EXTERIOR SWING	WOOD HALF ALUM. SLABS	YES	HALF BATH	
D7	6' x 7'		SWING	WOOD		MESH ROOM	
D8	2'-5" x 7'		SWING	WOOD		GARAGE	SOLO DOOR ON SELF CLOSING
D9	2'-5" x 7'		SWING	WOOD		LAUNDRY	
D10	2'-4" x 7'		SWING	WOOD		POWER ROOM	
D11	2'-5" x 7'		SWING	WOOD		UNDER STAIRS CLOSET	
D12	2'-5" x 7'		SWING	WOOD		BEDROOM 2	
D13	6' x 7'		BYPASS	WOOD		BEDROOM 2	
D14	2'-4" x 7'		SWING	WOOD		BATH 1	

# DOOR & WINDOW SCHEDULE

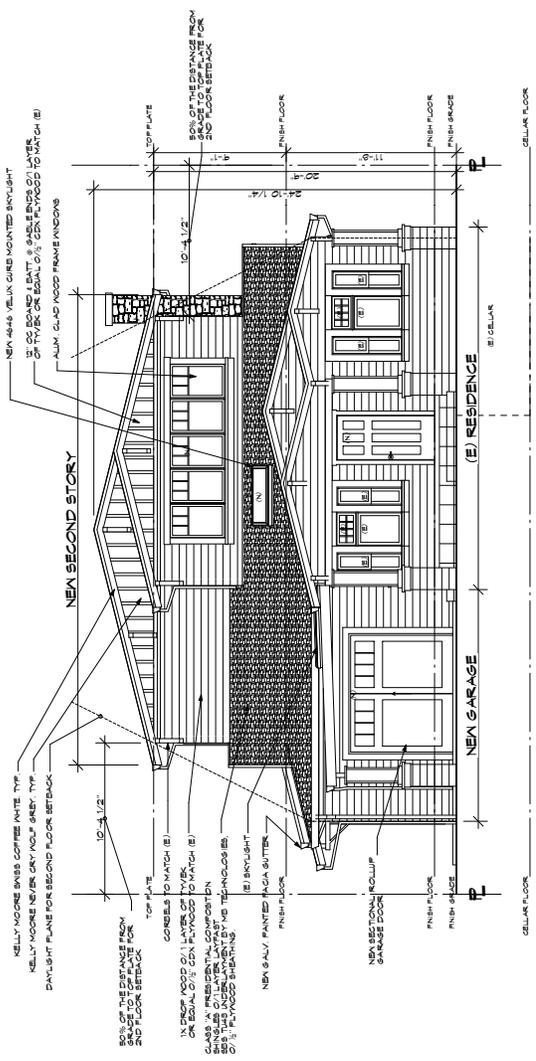


**LEFT (EAST) ELEVATION**

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

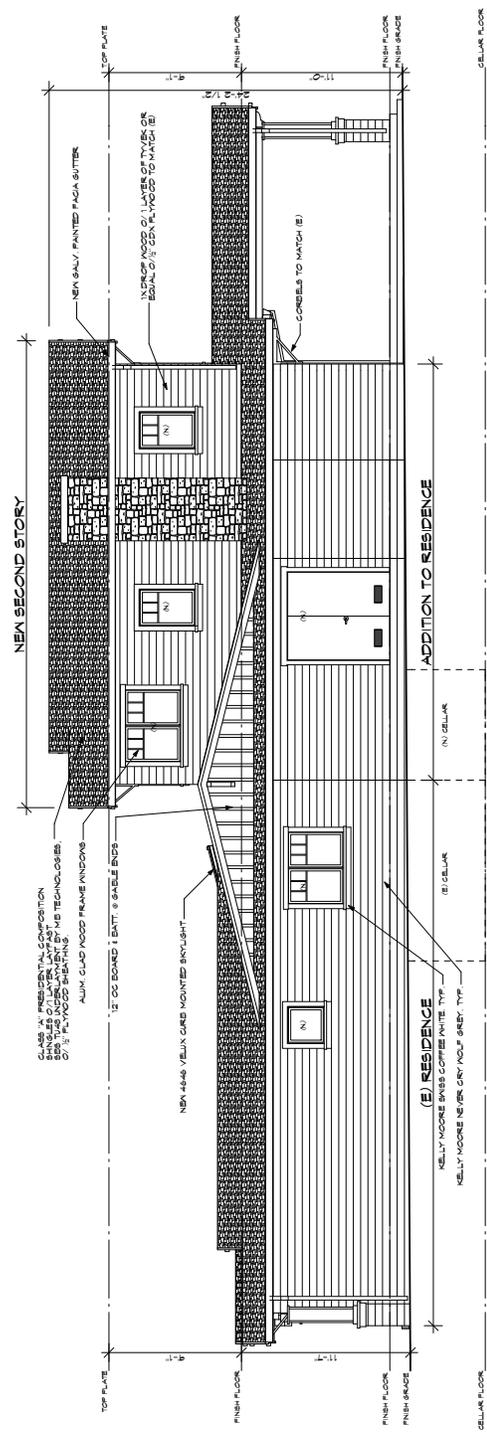


**FRONT PERSPECTIVE**



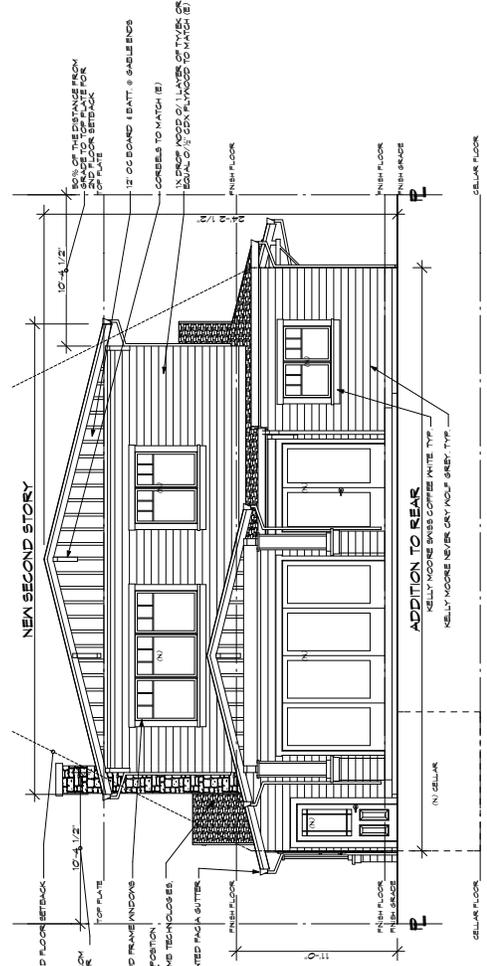
**FRONT (NORTH) ELEVATION**

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



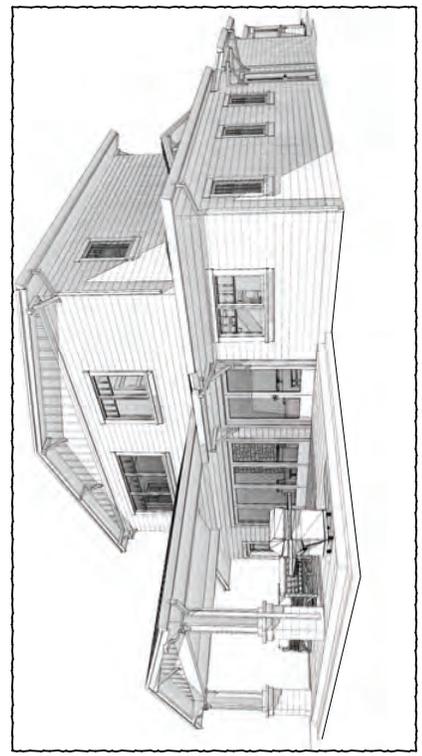
**RIGHT (WEST) ELEVATION**

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



**REAR (SOUTH) ELEVATION**

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



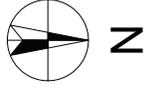
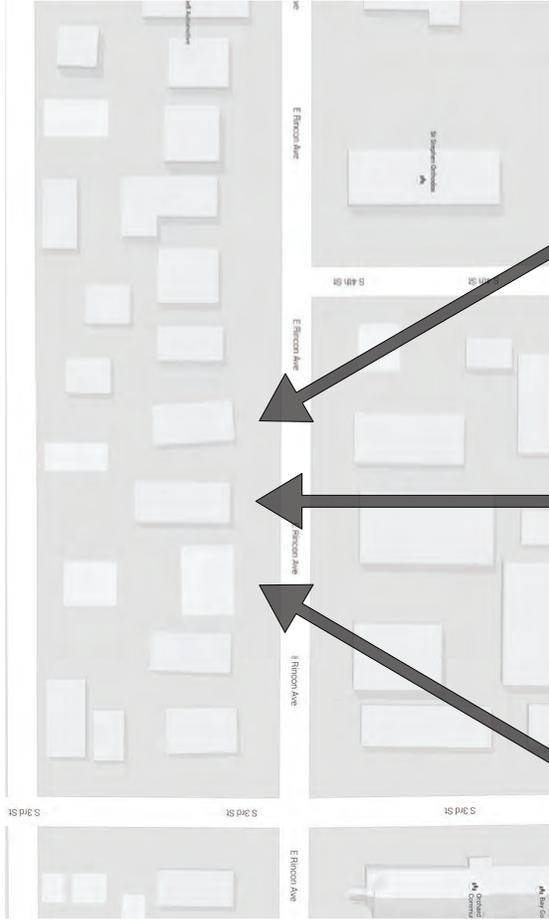
**REAR LEFT PERSPECTIVE**







# STREETSCAPE



118 E. RINCON AVE.



106 E. RINCON AVE.



96 E. RINCON AVE

DATE: 2/29/16  
 SCALE: AS SHOWN  
 SHEET

A-15

THE:  
**PRESTON RESIDENCE**  
 106 E. RINCON AVE. CAMPBELL, CA, 95008



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 31 UNIVERSITY AVE., 7 • LOS GATOS, CALIF. • 95028 • (408) 399-2356

REVISIONS  
 DATE  
 BY