



CITY OF CAMPBELL
Community Development Department

April 15, 2017

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 applications for Administrative Site & Architectural Review Permits for the following project proposal:

File No.: PLN2017-28/29
Applicant: Shaheen Ghandchi
Project Address: 999 S. San Tomas Aquino Rd. (Lots 1 and 2)*
Property Owner: Ali Ghandchi
Zoning District: Single-Family Residential
General Plan: Low Density Residential
Project Description: 2-story 2,800 sq. ft. single-family home (Lot 1)
2-story 3,000 sq. ft. single-family home (Lot 2)

*Property has been previously approved to be subdivided into two parcels

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 April 15, 2017 and ends on April 25, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **April 25, 2017**. 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, Senior Planner, in the Community Development Department, at (408) 861-2193 or by email danielf@cityofcampbell.com.

Project Location Map

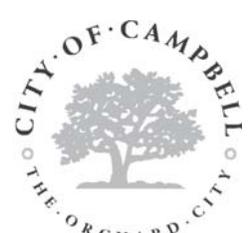
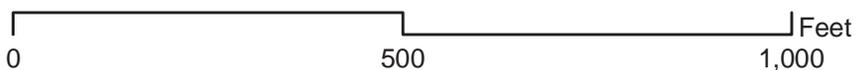


Project Location: 999 S. San Tomas Aquino Rd.

Application Type: Admin. Site and Arch. Review Permits

Planning File No.: PLN2017-28,29

Description: 2-story 2,800 sf. single-family home (Lot 1)
2-story 3,000 sf. single-family home (Lot 2)



Community Development Department
Planning Division

NEW TWO STORY HOUSE

999 S. SAN TOMAS AQUINO RD.- LOT 1

CAMPBELL, CA 95008

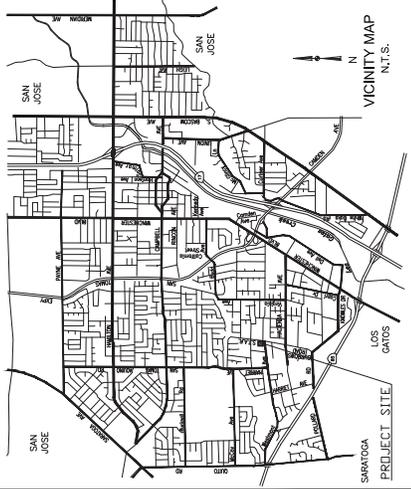
Designer:
AKS BUILDING DESIGN
 1239 CORBELIA AVE.
 SAN JOSE, CA 95129
 TEL: 408.372.8327
 FAX: 408.372.8325
 akdesign@earthlink.net

This set of these plans and specifications shall be voided in the event of any change in the project. These regulations or conditions by the City of San Jose shall apply. No reproduction or publication by any means is permitted without the written consent of the designer. Specifications remain the property of AKS BUILDING DESIGN. All rights reserved. The designer shall not be responsible for the accuracy of the information contained herein which remains the responsibility of the contractor.

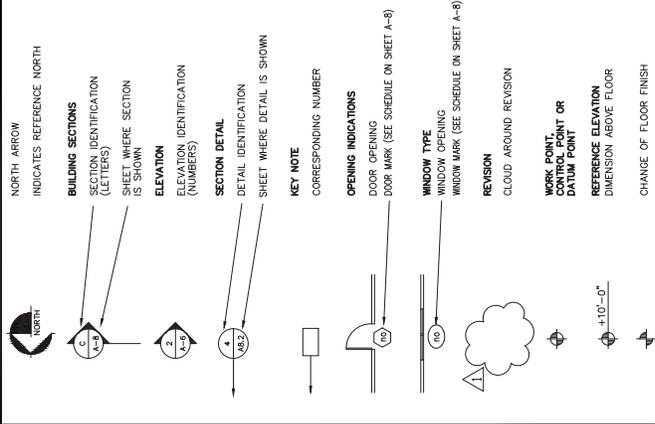
Project:
NEW Single-Family Residence
 999 S. SAN TOMAS AQUINO RD.
 LOT 1 -
 CAMPBELL, CA 95008
 APR: 403-10-034

Owner:
SHAWI GHANDCHI
 2870 KAISER DR. APT#463
 SANTA CLARA, CA 95051

VICINITY MAP



ARCH. LEGEND & SYMBOLS



CONSULTANTS

- 1- ARCHITECTURAL
 AKS BUILDING DESIGN
 Designer: Anant Dubey
 1239 CORBELIA AVE.
 SAN JOSE, CA 95129
 (408) 375-8351
- 2- CIVIL
 SMP ENGINEERS
 3444 COUNTRY CLUB DR.
 LOS ALTOS, CA 94024
 (650) 941-8055
 (650) 941-8755
- 3- LANDSCAPE
 AFLA LANDSCAPE ARCHITECTURE
 CONTACT: ASHINI FERNANDO
 (408) 242-3054

DRAWING INDEX

- A-1 COVER SHEET/ (E) SITE PLAN
- A-2 NEW SITE PLAN/ DETAILS
- L-1 LANDSCAPE PLAN
- L-2 IRRIGATION PLAN
- A-3.0 FLOOR AREA CALCULATIONS
- A-3 NEW FLOOR PLANS
- A-4 BUILDING ELEVATIONS
- A-5 ROOF PLAN / SECTIONS
- A-6 STREETScape

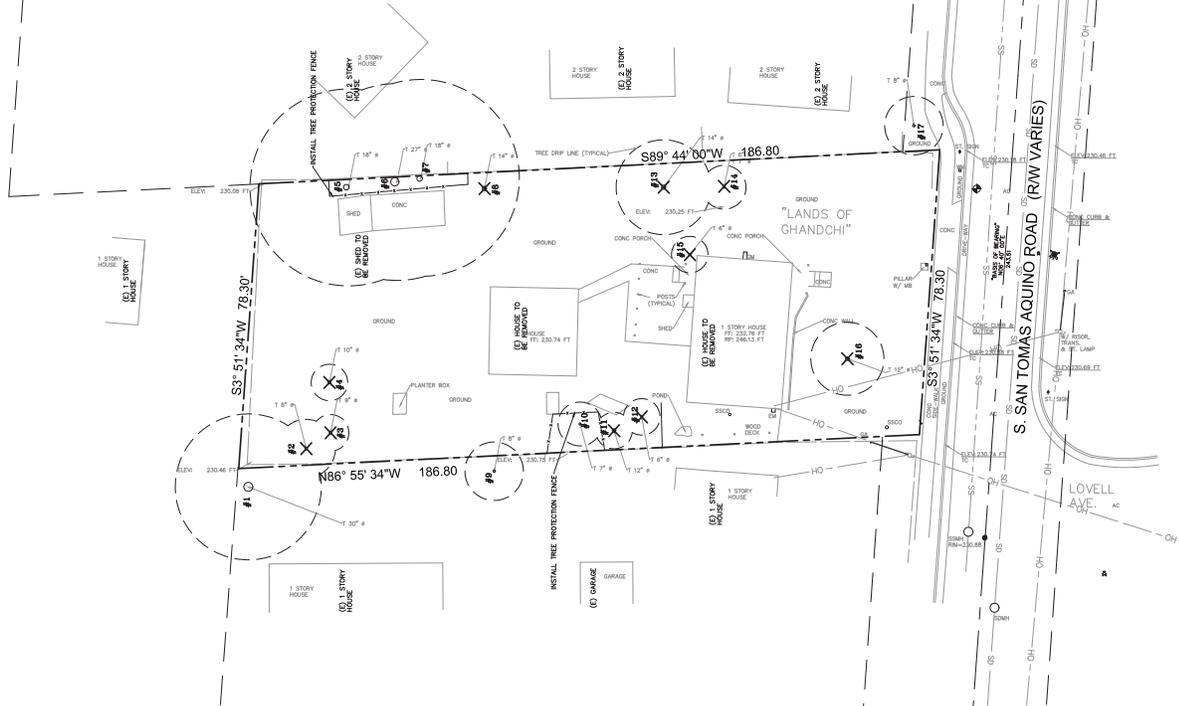
PROJECT DATA

PROJECT DESCRIPTION:
 NEW TWO STORY HOUSE WITH 2 CAR GARAGE & 4 BEDROOMS
 LOCATION:
 999 S. SAN TOMAS AQUINO RD. - LOT 1
 A.P.N.:
 294-14-059
 ZONING:
 R-1-6
 RESIDENTIAL
 TYPE OF CONSTRUCTION:
 R-3/U
 ALL SIDES-RESIDENTIAL
 OCCUPANCY
 ADJACENT LAND USE
 7,515 SF. (0.172 ACRES)
 NET LOT SIZE:
 6,252 SF. (0.143 ACRES)
 AVERAGE SLOPE:
 RELATIVELY FLAT

AREA	1,405 SQ. FT.
FIRST FLOOR	972
SECOND FLOOR	435
GARAGE AREA	2,812
TOTAL :	116 SF

FRONT & REAR PORCH:	ALLOWED	2ND FLOOR	ALLOWED
SETBACKS	1ST FLOOR	2ND FLOOR	ALLOWED
FRONT	20'-0" H/27'-2" G	20'-0" H/25'-0" G	33'-8.5"
RIGHT	5'-9.5"	5'-0"	14'-7.5"
LEFT	7'-3.5"	5'-0"	12'-0.5"
REAR	32'-2.5"	20'-0"	32'-7.5"

LOT COVERAGE:	PROPOSED	ALLOWED
(1ST FLOOR+PORCHES)	1956/6252= 31.2%	(2,500 SF) 40%
FAR:	PROPOSED	ALLOWED
1ST FLOOR + 2ND FLOOR	2812/6252= 44.9%	(2,813 SF) 45%
IMPERVIOUS COVERAGE:	AREA	% OF LOT
(1st Floor+Porches+Paving)	2,758 sf	44.1%
PERVIOUS COVERAGE:	AREA	% OF LOT
(Landscape & Pervious pavers)	3,494 sf	55.9%



Scale: 1/16"=1'-0"

North Arrow

No.	Submittals	Date
1	PLANNING	1/25/17
2	PLANNING	3/28/17

No.	Revisions/Issue	Date

Project: LOT-1
 Scale: As Shown
 Date: 3/28/2017
 Sheet Title: "Cover Sheet & (E) Site Plan"

Sheet No:

A-1

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Project: **NEW Single-Family Residence**
 999 S. SAN TOMAS AQUINO RD.
 LOT-1
 CAMPBELL, CA 95008
 APRN: 403-10-034

Owner: **SHAWN GRANDCHI**
 2870 KAISER DR. APT#463
 SANTA CLARA, CA 95051

No.	Tree Species	Health	DBH	Height	Location	Remarks
46	Tree Species: Redwood	Health: Good	DBH: 27"	Height: 27'	Location: Back Yard	Remove - Post Location, Pro Health
47	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
48	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
49	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
50	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
51	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
52	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
53	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
54	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
55	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health

Serrano's Expert Tree Service, Inc.
 A Full Service Tree & Tree Health Care Company

Arborist Report

May 19, 2018
 Shawn Grandchi
 999 S. San Tomas Aquino Road
 Campbell, CA 95008

On May 9, 2018 I was called by Shawn Grandchi to inspect and inventory the trees located at 999 S. San Tomas Aquino Road in Campbell, California and to provide my report to him. The purpose of this report is to include the common name, botanical name, species, height, diameter, and condition of the trees.

DBH: Diameter at Breast Height (4.5 feet above the ground)

No.	Tree Species	Health	DBH	Height	Location	Remarks
41	Tree Species: Redwood	Health: Good	DBH: 27"	Height: 27'	Location: Back Yard	Remove - Post Location, Pro Health
42	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
43	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
44	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
45	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health

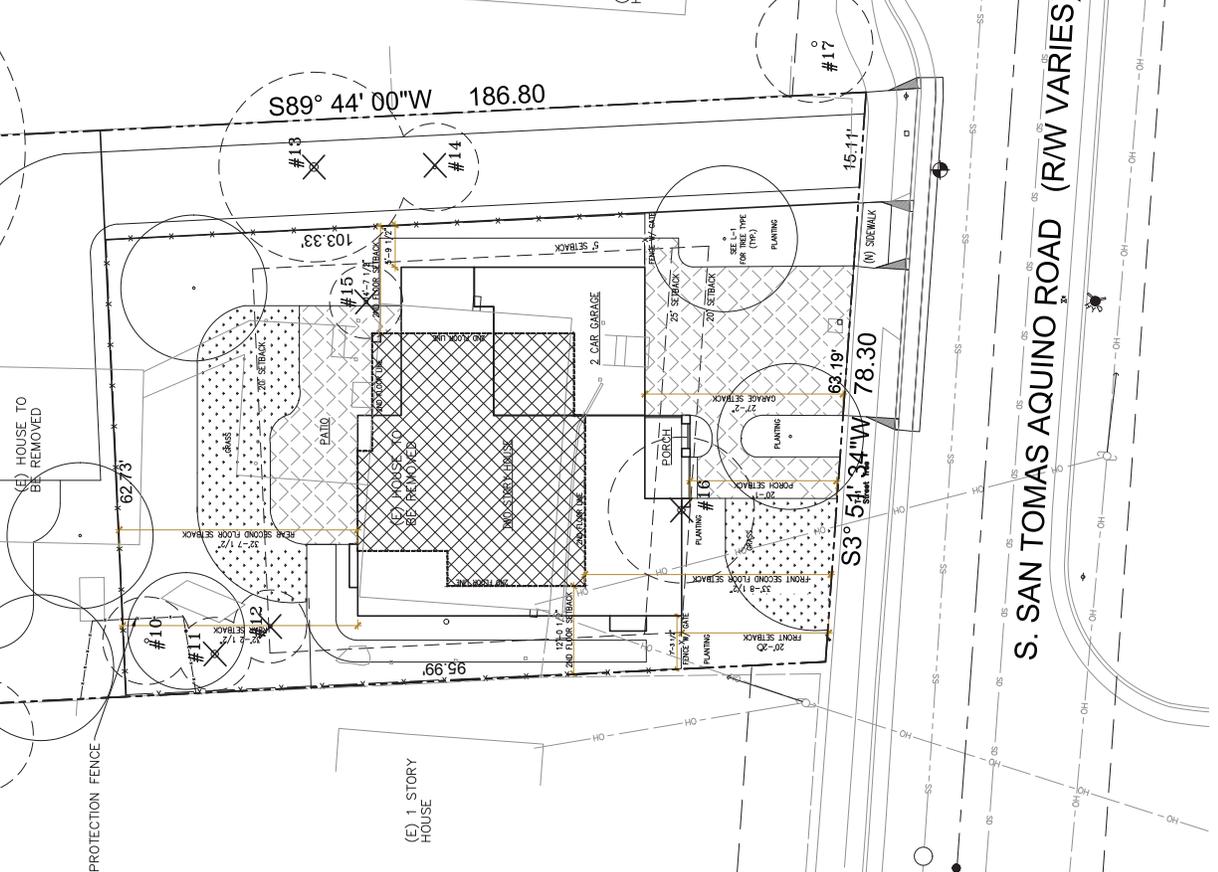
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54	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health
55	Tree Species: Redwood	Health: Good	DBH: 34"	Height: 34'	Location: Back Yard	Remove - Post Location, Pro Health

115 Oak Ave, Dept 115-56
 Los Gatos, California 95032
 (408) 398-8756

115 Oak Ave, Dept 115-56
 Los Gatos, California 95032
 (408) 398-8756

Please contact me with any further questions concerning these trees.

Shawn Grandchi
 Serrano's Expert Tree Service, Inc.
 115 Oak Ave, Dept 115-56
 Los Gatos, California 95032
 (408) 398-8756
<http://www.serranostr.com>



No.	Submittals	Date
1	PLANNING	7/25/17
2	PLANNING	3/28/17

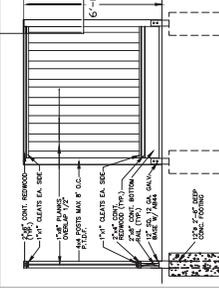
No.	Revisions/Issues	Date

Project: **LOT-1**
 As Shown

Date: **3/28/2017**

Sheet Title: **"New Site Plan"**

Sheet No:



This set of floor plans and specifications shall be reviewed in the presence of the City of Los Angeles Building Department. Plans shall be prepared in accordance with the City of Los Angeles Building Department specifications and shall be stamped and sealed by a registered professional engineer or architect. The City of Los Angeles Building Department shall not be responsible for any errors or omissions on these plans and specifications, nor shall it be responsible for any consequences arising from the use of these plans and specifications.

Project: **NEW Single-Family Residence**
 999 S. SAN TOMAS AQUINO RD.
 LOT 1
 PUEBLO, CA 95008
 APR: 403-10-034

Owners: **SHAWN GHANDCHI**
 2870 KAISER DR. APT#463
 SANTA CLARA, CA 95051

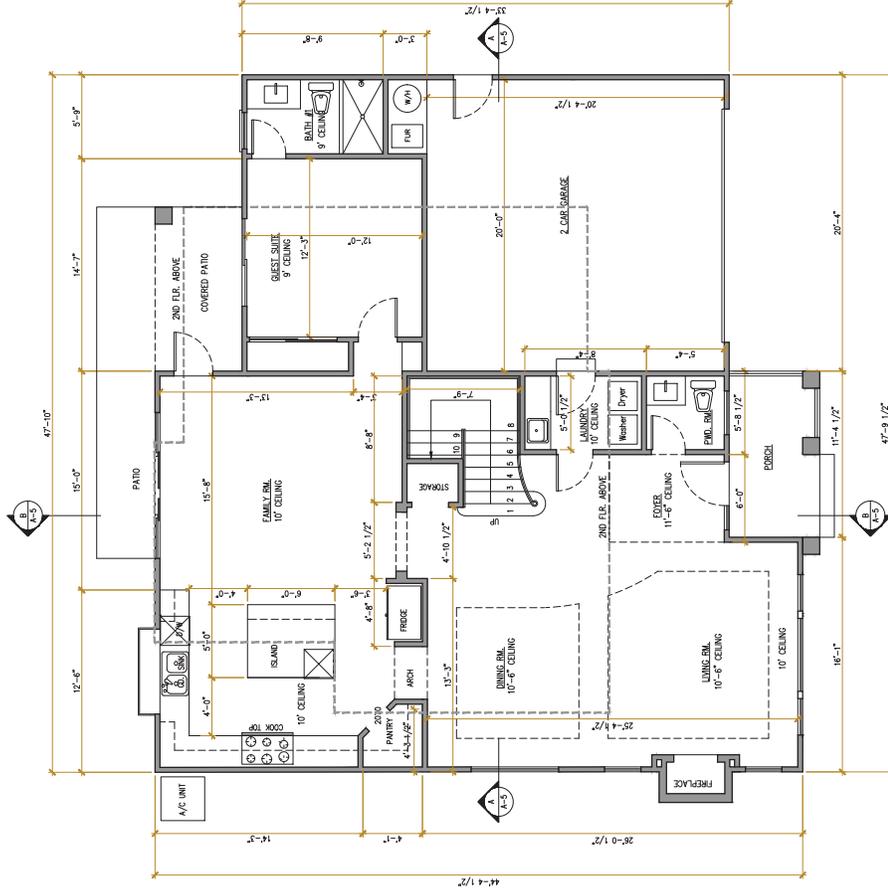
No.	Submittals	Date
1	PLANNING	1/25/17
2	PLANNING	3/28/17

No.	Revisions/Issue	Date

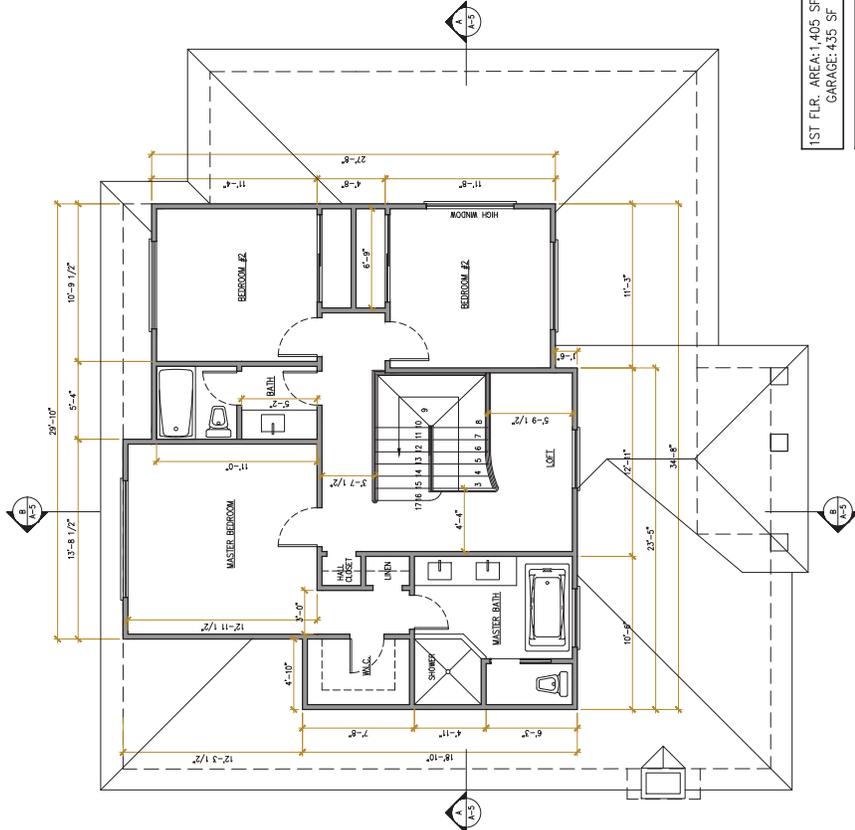
Project:	LOT-1
Scale:	As Shown
Date:	3/28/2017

Sheet Title: **"NEW FLOOR PLAN"**

Sheet No:



A "FIRST FLOOR PLAN" 1/4"=1'-0"



B "SECOND FLOOR PLAN" 1/4"=1'-0"

1ST FLR. AREA: 1,405 SF
 GARAGE: 435 SF

2ND FLOOR: 971 SF

TOTAL BUILT AREA: 2,811 SF
 LOT SIZE 6,252 SF (45%=2,813 SF)

This set of floor plans and specifications shall be reviewed by the City of Los Angeles Department of Building and Safety. The City of Los Angeles Department of Building and Safety is not responsible for any errors or omissions in this set of plans. The City of Los Angeles Department of Building and Safety is not responsible for any errors or omissions in this set of plans. The City of Los Angeles Department of Building and Safety is not responsible for any errors or omissions in this set of plans.

Project: **NEW Single-Family Residence**
 999 S. SAN TOMAS AQUINO RD.
 LOT-1
 CAMPBELL, CA, 95008
 APN: 403-10-034

Owners:
SHAWN GHANDCHI
 2870 KAISER DR. APT#463
 SANTA CLARA, CA 95051

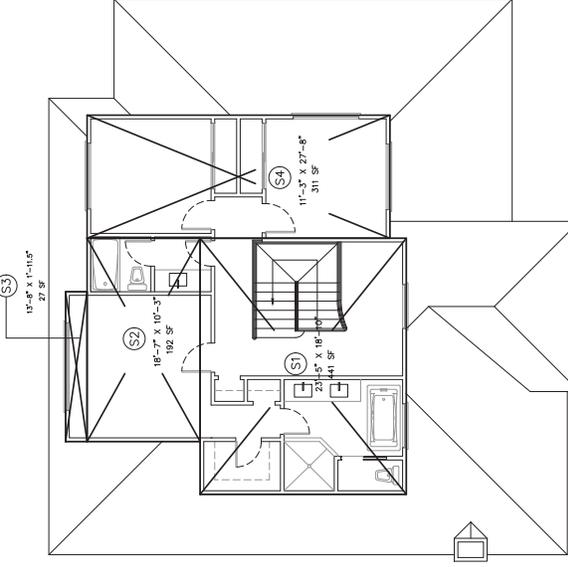
No.	Submittals	Date
1	PLANNING	1/25/17
2	PLANNING	3/28/17

No.	Revisions/Issue	Date

Project:	LOT-1
Scale:	As Shown
Date:	3/28/2017

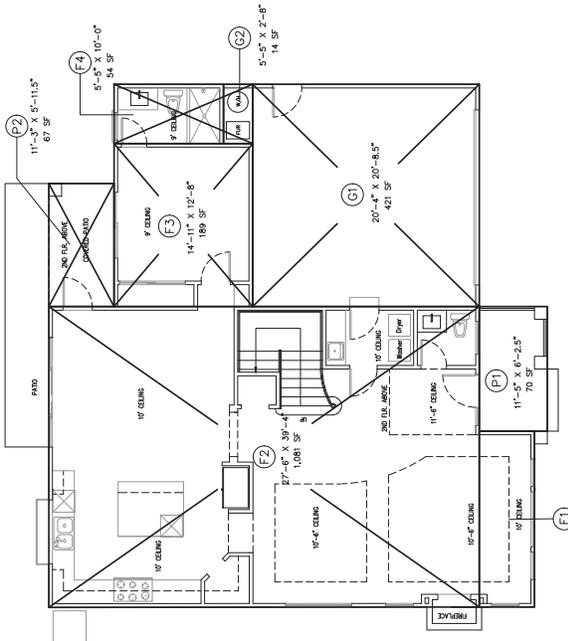
Sheet Title:
"FLOOR AREA CALCULATIONS"
 Sheet No:

A-3.0



"IN-LAW UNIT AREA CALCS." 3/16"=1'-0"

GARAGE AREA		421 SF
G1	20'-4" X 20'-8.5"	421 SF
G2	5'-5" X 2'-8"	14 SF
TOTAL GARAGE AREA		435 SF
FIRST FLOOR LIVING AREA		
P1	16'-1" X 5'-0"	81 SF
P2	27'-8" X 39'-4"	1,081 SF
P3	14'-11" X 12'-8"	189 SF
P4	5'-5" X 10'-0"	54 SF
TOTAL 1ST FLR. LIVING AREA		1,405 SF
SECOND FLOOR LIVING AREA		
S1	23'-5" X 18'-10"	441 SF
S2	18'-7" X 10'-3"	192 SF
S3	13'-8" X 1'-11.5"	27 SF
S4	11'-3" X 27'-8"	311 SF
TOTAL 2ND FLR. LIVING AREA		971 SF
TOTAL BUILT AREA:		2,811 SF



"FIRST FLOOR AREA CALCS." 3/16"=1'-0"

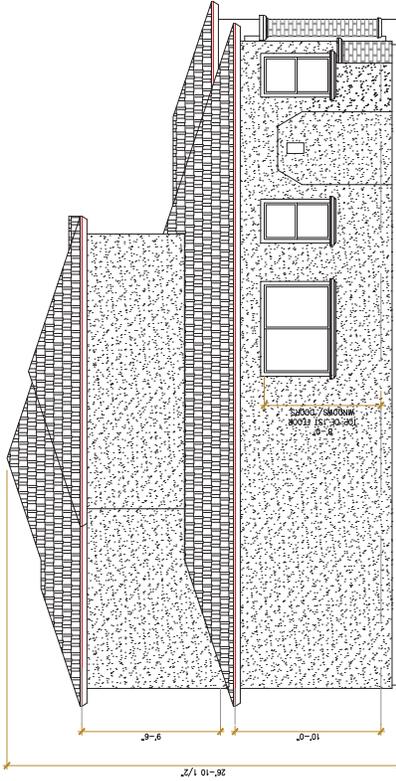
Designer:



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Project:
NEW Single-Family Residence
 999 S. SAN TOMAS AQUINO RD.
 LOT-1
 MARIETTA, CA 95008
 APR. 03-10-034

Owner:
SHAWN GHANDCHI
 2870 KAISER DR. APT#463
 SANTA CLARA, CA 95051

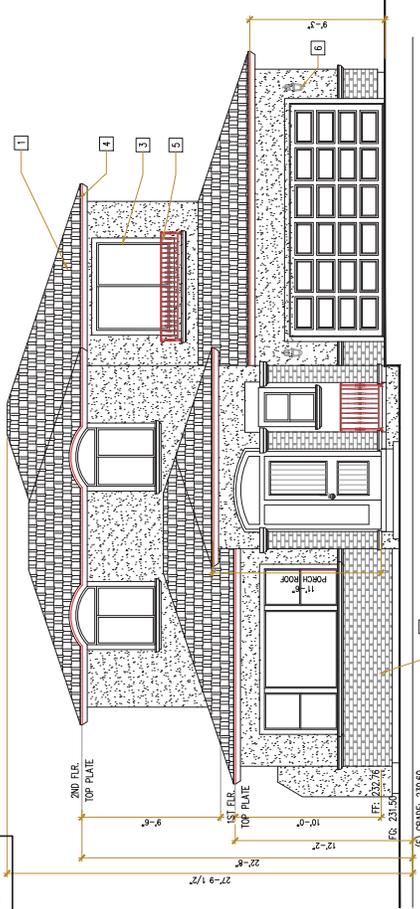


A "REAR ELEVATION" 1/4"=1'-0"

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

BUILDING COMPONENTS

1	ROOF: CONC. TILE ROOF
2	MANUF: EAGLE ROOFING
3	WALL: 7 1/2" 3 BAY BRICK (EXTERIOR) OVER 2" GYPSUM BOARD METAL MESH, U.S.C. 2508
4	COLOR: KELLY MOORE-SPANISH SAND-JEV 47
5	WALL: PREMIUM LIDGESTONE
6	WINDOW TRIM: FINE STONE AROUND WINDOWS AND DOORS
7	DOOR: METAL CUTTER & LEADER
8	FINISH: TRIM COLOR
9	BAULSTERS: WROUGHT IRON
10	FINISH: DARK FINISH
11	LIGHTS: ALL LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT TOWARDS THE GROUND



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

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

No.	Submittals	Date
1	PLANNING	1/25/17
2	PLANNING	3/28/17

No.	Revisory/Issue	Date

Project:	LOT-1
Scale:	As Shown
Date:	3/28/2017

Sheet Title:
"EXTERIOR ELEVATIONS"

Sheet No:

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Project: **NEW Single-Family Residence**
 999 S. SAN TOMAS AQUINO RD.
 LOT-1
 IRVINE, CA 92608
 APR: 403-10-034

Owners:
 SHAWN GHANDCHI
 2870 KAISER DR. APT#463
 SANTA CLARA, CA 95051

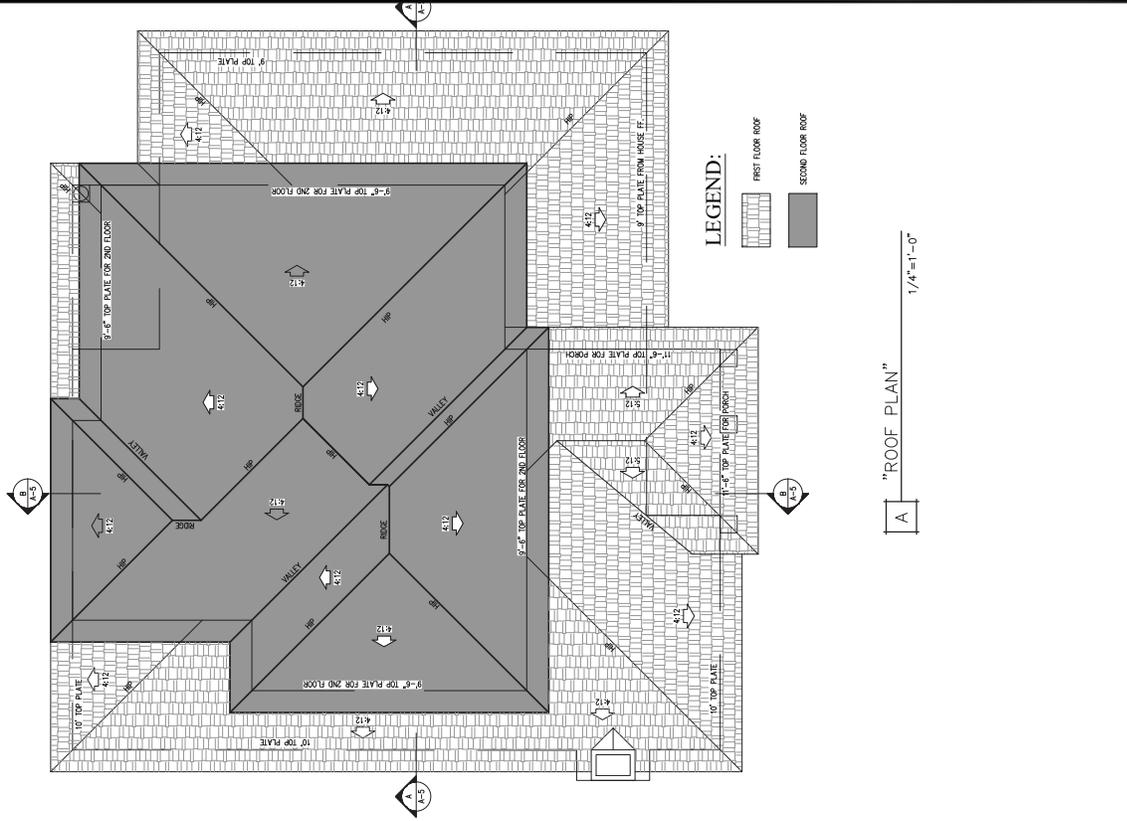
No.	Submittals	Date
1	PLANNING	1/25/17
2	PLANNING	3/28/17

No.	Revisory/Issue	Date

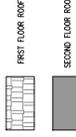
Project:	LOT-1
Scale:	As Shown
Date:	3/28/2017

Sheet Title:
**"BUILDING SECTIONS /
 ROOF PLAN"**

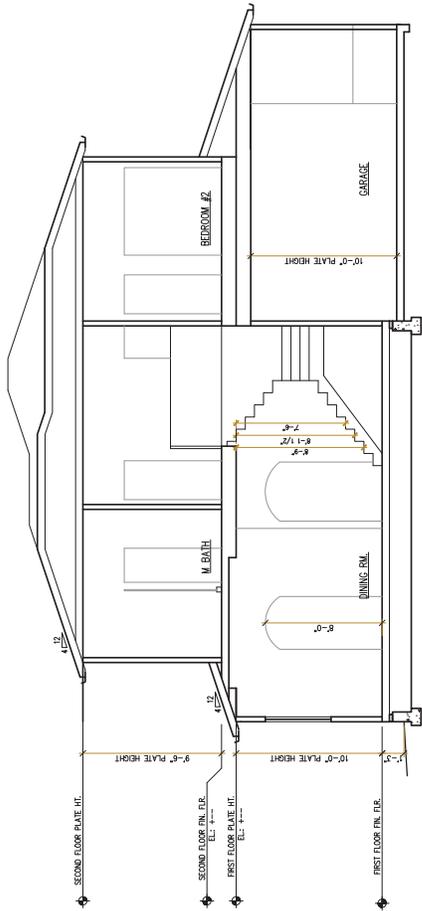
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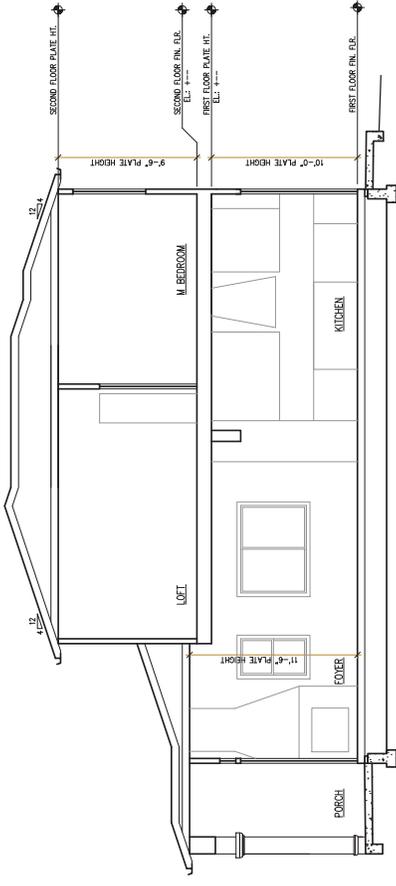
LEGEND:



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



"SECTION A-A"
 1/4"=1'-0"



"SECTION B-B"
 1/4"=1'-0"

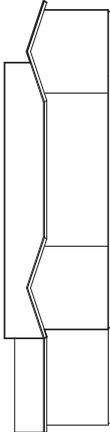
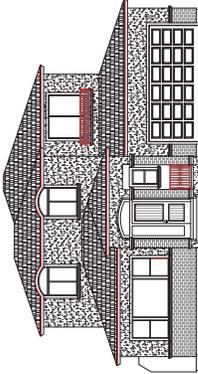
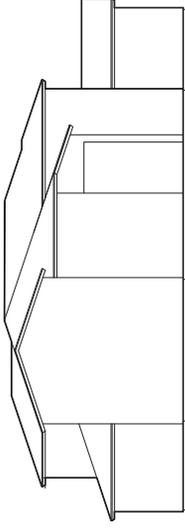
Designer:



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Project:
NEW Single-Family Residence
999 S. SAN TOMAS AQUINO RD.
LOT 1
MIRABELL, CA 95008
APN: 463-10-034

Owner:
SHAWN GHANDCHI
2870 KAISER DR. APT#463
SANTA CLARA, CA 95051



A "STREETSCAPE"
1/8"=1'-0"

No.	Submittals	Date
1	PLANNING	1/25/17
2	PLANNING	3/28/17

No.	Revisory/Issue	Date

Project: LOT-1
Scale: As Shown
Date: 3/28/2017

Sheet Title:
"STREETSCAPE"

Sheet No:

DEMOLITION NOTES

1. Contractor shall work with Owner prior to submitting bid.
2. Existing street trees in front to remain and to be protected in place.
3. All existing structures to be removed by contractor and shall be removed and replaced at contractor's expense.
4. Log skidder access a path used during demolition and construction. All log traffic and skidder access shall be maintained and replaced by contractor.
5. Landscape Contractor to be responsible for any damage caused by steam water pollution from demolition activities. Refer to the Best Management Practices Guidelines included in the contract documents.

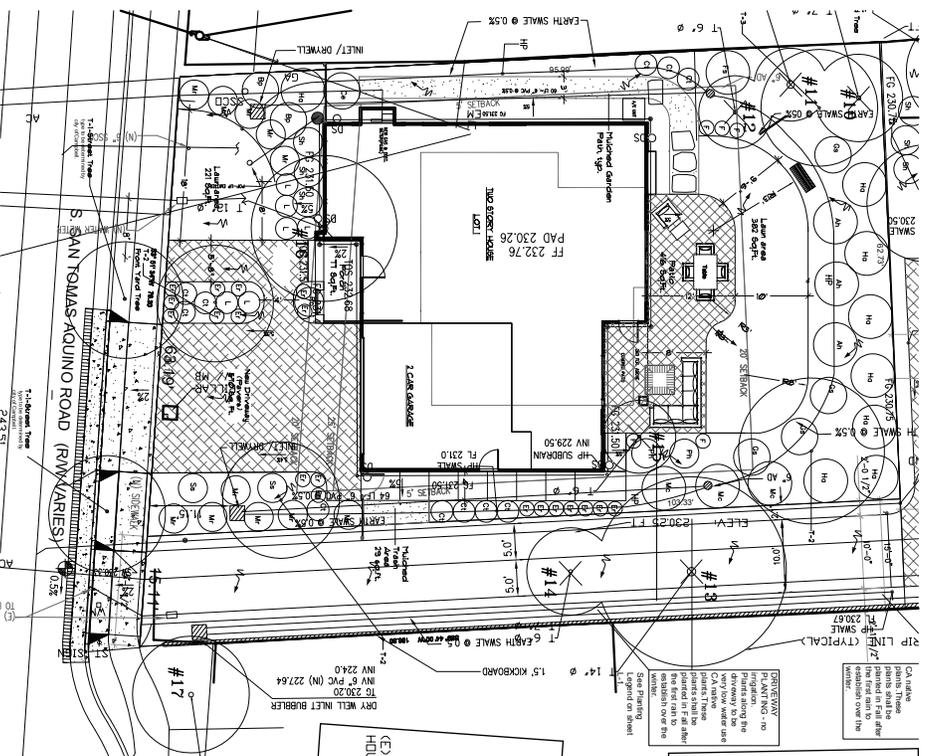
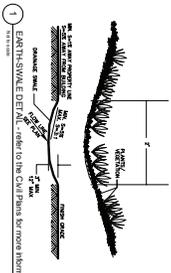
GRADING NOTES

1. Grading to provide a finished surface with 2% slope drainage toward and beyond street.
2. Please refer to grading notes on other sheets.
3. Any areas of construction, any areas to be removed, and areas to be regraded shall be indicated on the grading plan.
4. All landscape shall maintain a min. 1% cross slope away from all structures.
5. All soil shall drain away from building at 2% min. and sealed to drain.
6. Grading shall be designed to minimize soil erosion runoff on water waste.

LAYOUT & CONSTRUCTION NOTES

1. The Contractor shall verify all dimensions on this sheet and bring any discrepancies to the attention of the Landscape Architect prior to proceeding with the work.
2. Any alternatives to reduce cost shall be proposed by Contractor and submitted as bid alternate.
3. Contractor and bid items as per construction items on this sheet and list of bid options on a separate sheet.
4. All final material shall be approved by owner prior to installation.

PLANT LEGEND	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CATEGORY
1	Tree	Large Tree	1	12" DBH	Tree
2	Tree	Medium Tree	1	8" DBH	Tree
3	Tree	Small Tree	1	4" DBH	Tree
4	Shrub	Large Shrub	1	12" DBH	Shrub
5	Shrub	Medium Shrub	1	8" DBH	Shrub
6	Shrub	Small Shrub	1	4" DBH	Shrub
7	Shrub	Large Shrub	1	12" DBH	Shrub
8	Shrub	Medium Shrub	1	8" DBH	Shrub
9	Shrub	Small Shrub	1	4" DBH	Shrub
10	Shrub	Large Shrub	1	12" DBH	Shrub
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Call Brian you Digi
1-800-227-2800



PLANT LEGEND

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PROJECT DATA - LOT 1

LANDSCAPE PROJECT DATA (QUANTITIES IN SQUARE FEET)	QTY	UNIT
TOTAL LANDSCAPE AREA	10,000	SQ. FT.
TOTAL HARDSCAPE AREA	2,000	SQ. FT.
TOTAL SOFTSCAPE AREA	8,000	SQ. FT.
TOTAL PLANTING AREA	1,000	SQ. FT.
TOTAL TREES	10	PLANT
TOTAL SHRUBS	100	PLANT
TOTAL PERENNIALS	1,000	PLANT
TOTAL ANNUALS	1,000	PLANT
TOTAL MULCH	10,000	CUB. YD.
TOTAL SOIL	10,000	CUB. YD.
TOTAL FERTILIZER	10,000	LBS.
TOTAL WATER	10,000	GALLONS
TOTAL COST	10,000	DOLLARS

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/16	Initial Issue
2	11/16/16	Public Review

SHAWN GHANDCHI
999 SOUTH SAN TOMAS
AQUINO ROAD - LOT 1
CAMPBELL, CA 95008
APN: 403-10-034

AFLA LANDSCAPE ARCHITECTURE
Sunnyvale, California
(408) 242-1591
email: aflandscapearchitecture@gmail.com
www.aflandscape.com

REVIEW PERMIT SUBMITTAL LANDSCAPE PLAN LOT 1

DATE: 03-22-2018
JOB NO: 0317
SHEET: L-1

1 OF 2 SHEETS

NEW TWO STORY HOUSE

999 S. SAN TOMAS AQUINO RD.- LOT 2

CAMPBELL, CA 95008

Designer:
AKS BUILDING DESIGN
 1239 CORDELIA AVE.
 SAN JOSE, CA 95129
 TEL: 408.372.8357
 FAX: 408.372.8355
 akdesign@gmail.com

This set of three plans and specifications shall be construed to be the entire agreement between the parties. No verbal representations or omissions by any party shall be binding on any party. Where representations or omissions by any party are made, they shall be deemed to be made in reliance on the specifications herein. The AKS BUILDING DESIGN shall not be responsible for any errors or omissions on the part of the contractor. The contractor shall be responsible for the accuracy of the information.

Project:
 NEW Single-Family Residence
 999 S. SAN TOMAS AQUINO RD.
 LOT-2
 CAMPBELL, CA 95008
 APR: 403-10-034

Owners:
 ALI GHANDCHI &
 AMR GHANDCHI
 1585 RESTON TERRACE
 SUNNYVALE, CA 94087

CONSULTANTS

- 1- ARCHITECTURAL
 AKS BUILDING DESIGN
 Designer: Amir Dobby
 1239 CORDELIA AVE.
 SAN JOSE, CA 95129
 (408) 375-8351
- 2- CIVIL
 SMP ENGINEERS
 3434 COUNTRY CLUB BLVD
 LOS ALTOS, CA 94024
 (650) 941-8055
 (650) 941-8755
- 3- LANDSCAPE
 ALBA LANDSCAPE ARCHITECTURE
 LANDSCAPE ARCHITECT: ASHRI FERNANDO
 (408) 242-3054

DRAWING INDEX

- A-1 COVER SHEET/ (E) SITE PLAN
- A-2 NEW SITE PLAN/ DETAILS
- L-1 LANDSCAPE PLAN
- L-2 IRRIGATION PLAN
- A-3.0 FLOOR AREA CALCULATIONS
- A-3 NEW FLOOR PLANS
- A-4 BUILDING ELEVATIONS
- A-5 ROOF PLAN / SECTIONS

PROJECT DATA

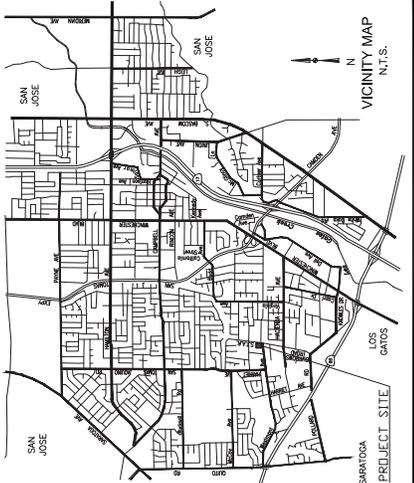
PROJECT DESCRIPTION: NEW TWO STORY HOUSE WITH 2 CAR GARAGE & 4 BEDROOMS
 LOCATION: 999 S. SAN TOMAS AQUINO RD. - LOT 2
 A.P.N.: 294-14-059
 ZONING: R-1-6 RESIDENTIAL
 EXISTING USE: RESIDENTIAL
 TYPE OF CONSTRUCTION: R-3/U
 OCCUPANCY: V-B
 ADJACENT LAND USE: ALL SIDES-RESIDENTIAL
 GROSS LOT SIZE: 8,268 SF (0.189 ACRES)
 NET LOT SIZE: 6,705 SF (0.154 ACRES)
 AVERAGE SLOPE: RELATIVELY FLAT

AREA	1,459 SQ. FT.
FIRST FLOOR	1,111
SECOND FLOOR	435
GARAGE AREA	3,005
TOTAL :	38 SF

FRONT PORCH:	1ST FLOOR	ALLOWED	2ND FLOOR	ALLOWED
SETBACKS	20'-0" H/25'-0"	20'-0" H/25'-0"	29'-10"	29'-10"
RIGHT	12'-11.5"	5'-0"	20'-11"	1/2 HT. OF BUILDING
LEFT	14'-8"	5'-0"	19'-2.5"	1/2 HT. OF BUILDING
REAR	20'-3.5"	20'-0"	20'-3.5"	20'-3.5"

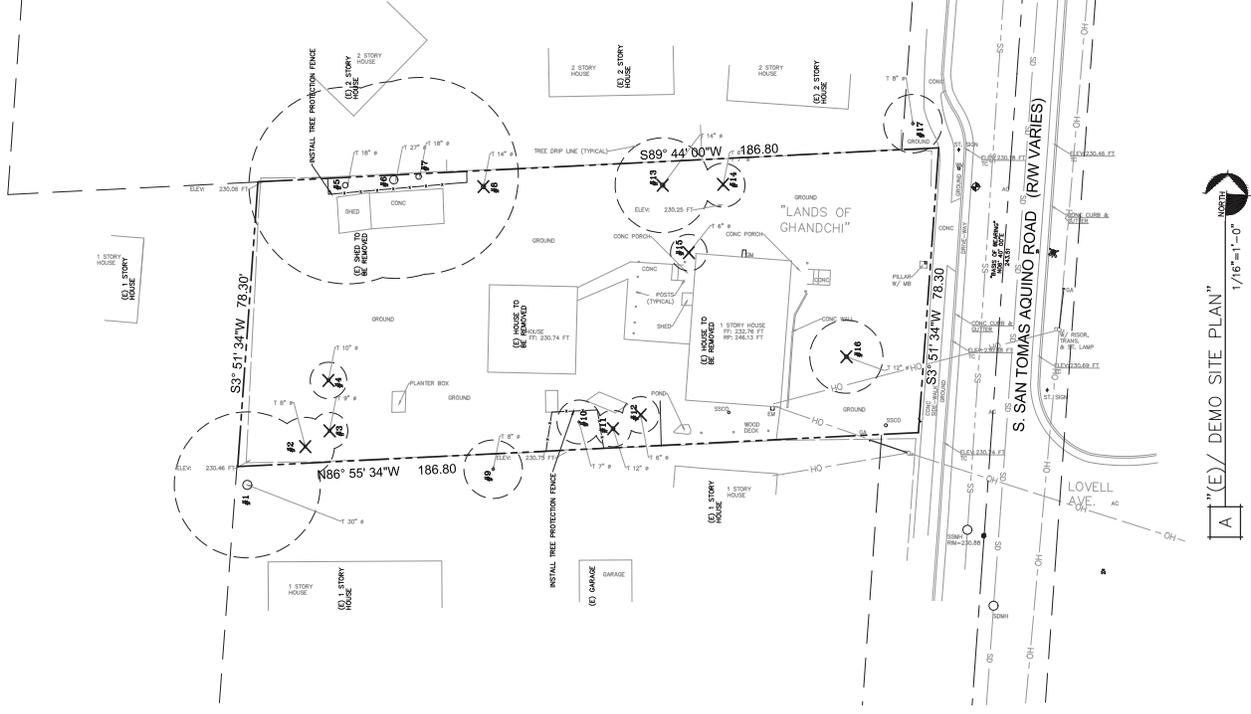
LOT COVERAGE:	PROPOSED	ALLOWED
(1ST FLOOR OVERHANG/PORCHES)	1957/6705= 29.1%	(2,682 SF) 40%
FAR:	PROPOSED	ALLOWED
1ST FLOOR + 2ND FLOOR	3005/6705= 44.8%	(3,017 SF) 45%
IMPERVIOUS COVERAGE:	AREA	% OF LOT
(1st Flr Garage+Porches+Paving)	2,828 sf	43.6%
PERVIOUS COVERAGE:	AREA	% OF LOT
(Landscape & Pervious pavers)	3,771 sf	56.4%

VICINITY MAP



ARCH. LEGEND & SYMBOLS

- NORTH ARROW INDICATES REFERENCE NORTH
- BUILDING SECTIONS SECTION IDENTIFICATION (LETTERS) SHEET WHERE SECTION IS SHOWN
- ELEVATION ELEVATION IDENTIFICATION (NUMBERS) DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN
- KEY NOTE CORRESPONDING NUMBER
- OPENING INDICATIONS DOOR OPENING DOOR MARK (SEE SCHEDULE ON SHEET A-8)
- WINDOW TYPE WINDOW OPENING WINDOW MARK (SEE SCHEDULE ON SHEET A-8)
- REVISION CLOUD AROUND REVISION
- WORK POINT, CONTROL POINT OR DATUM POINT
- REFERENCE ELEVATION DIMENSION ABOVE FLOOR
- CHANGE OF FLOOR FINISH



A "E/ DEMO SITE PLAN"
 1/16"=1'-0"
 NORTH

Project:	LOT-2
Scale:	As Shown
Date:	3/27/2017

No.	Submittals	Date
1	PLANNING	1/25/17
2	PLANNING	3/28/17

No.	Revisions/Issues	Date

Designer: **AKS BUILDING DESIGN**
 10000 Wilshire Blvd, Suite 200
 Los Angeles, CA 90024
 Tel: 468.372.6375
 Fax: 468.372.6375
 aksdesign@aksbd.com

This set of floor plans and specifications shall be restricted to the project and site shown. Any reproduction or publication by any other party without the express written consent of AKS BUILDING DESIGN is prohibited. AKS BUILDING DESIGN shall not be held responsible for any errors or omissions on these plans and specifications. The contractor shall verify the accuracy of the information and conditions prior to each instance of the construction.

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 1585 RESTON TERRACE
 SUNNYVALE, CA 94087

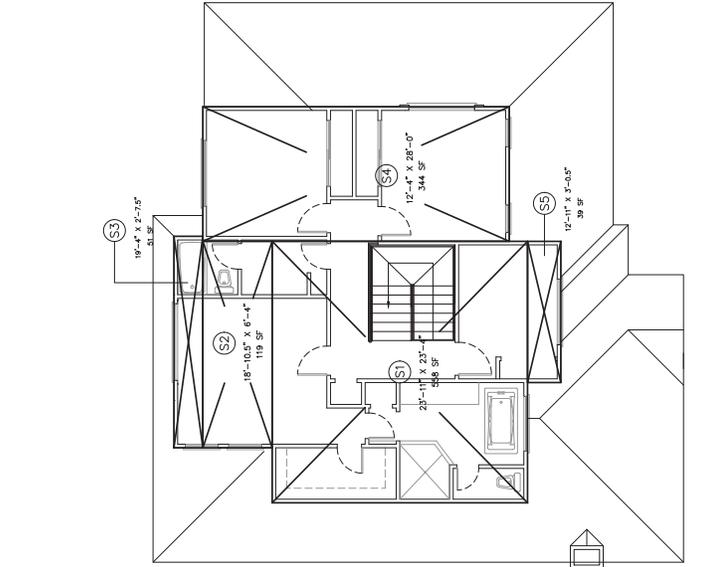
No.	Submittals	Date
1	PLANNING	1/25/17
2	PLANNING	3/28/17

No.	Revisions/Issue	Date

Project: LOT-2
 Scale: As Shown
 Date: 3/27/2017

Sheet Title:
"FLOOR AREA CALCULATIONS"
 Sheet No:

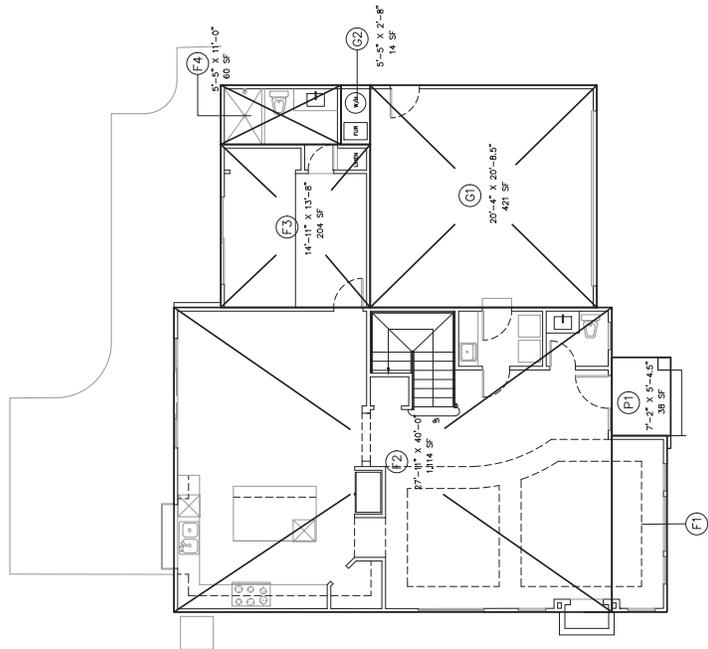
A-3.0



Room	Dimensions	Area (SF)
G1	20'-4" X 20'-8.5"	421 SF
G2	5'-5" X 2'-8"	14 SF
TOTAL GARAGE AREA 435 SF		
FIRST FLOOR LIVING AREA		
F1	16'-1" X 5'-0"	81 SF
F2	17'-11" X 4'-0"	1,114 SF
F3	14'-11" X 13'-8"	204 SF
F4	5'-5" X 11'-0"	60 SF
TOTAL 1ST FLR. LIVING AREA 1,459 SF		
SECOND FLOOR LIVING AREA		
S1	23'-11" X 23'-4"	558 SF
S2	18'-10.5" X 6'-4"	119 SF
S3	19'-4" X 2'-7.5"	51 SF
S4	12'-4" X 28'-0"	344 SF
S5	12'-11" X 3'-0.5"	39 SF
TOTAL 2ND FLR. LIVING AREA 1,111 SF		

TOTAL BUILT AREA: 3,005 SF

"IN-LAW UNIT AREA CALCS." 3/16"=1'-0"
 NORTH



"FIRST FLOOR AREA CALCS." 3/16"=1'-0"
 NORTH

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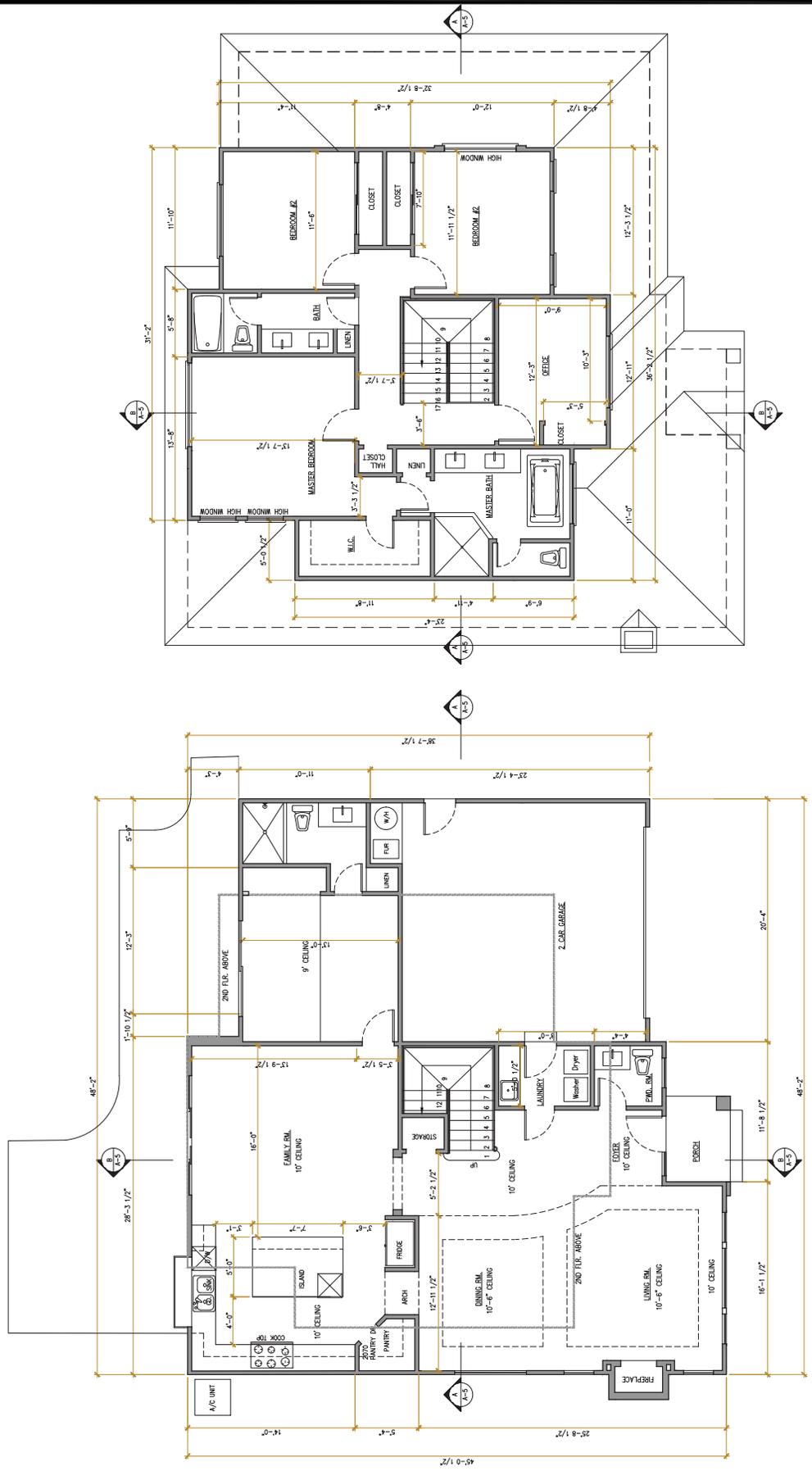
Project: **NEW Single-Family Residence**
 999 S. SAN TOMAS AQUINO RD.
 LOT-2
 PEBBLE, CA 95008
 APR. 6/23-10-034

Owners:
 ALI GHANDEH &
 AMR GHANDEH
 1585 RESTON TERRACE
 SUNNYVALE, CA 94087

No.	Submittals	Date
1	PLANNING	1/25/17
2	PLANNING	3/28/17

No.	Revisory/Issue	Date

Project:	LOT-2
Scale:	As Shown
Date:	3/27/2017
Sheet Title:	"NEW FLOOR PLAN"
Sheet No.:	



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

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

1ST FLR. AREA: 1,459 SF
 GARAGE: 435 SF

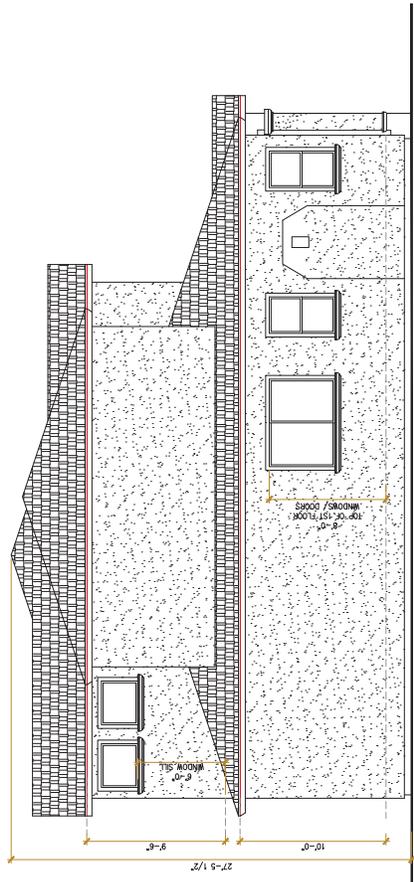
2ND FLOOR: 1,111 SF

TOTAL BUILT AREA: 3,005 SF
 NET LOT SIZE 6,705 SF (45% = 3,017 SF)

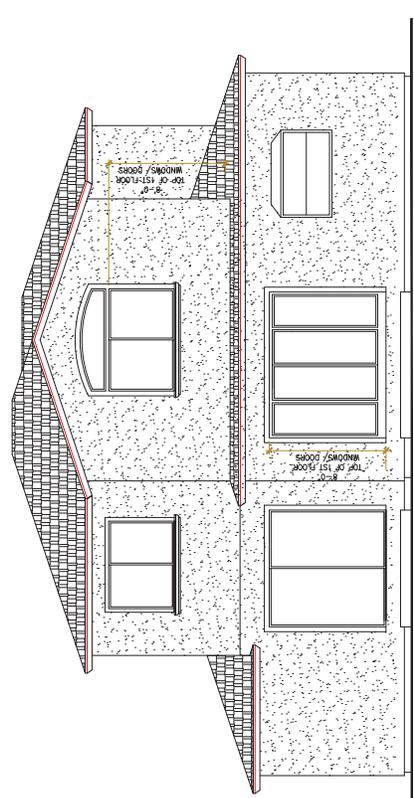
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Project: **NEW Single-Family Residence**
 999 S. SAN TOMAS AQUINO RD.
 LOT-2, CARROLLTON, CA 94508
 APR. 10.10.04

Owners: **ALI GHANDCHI & AMIR GHANDCHI**
 1985 RESTON TERRACE
 SUNNYVALE, CA 94087

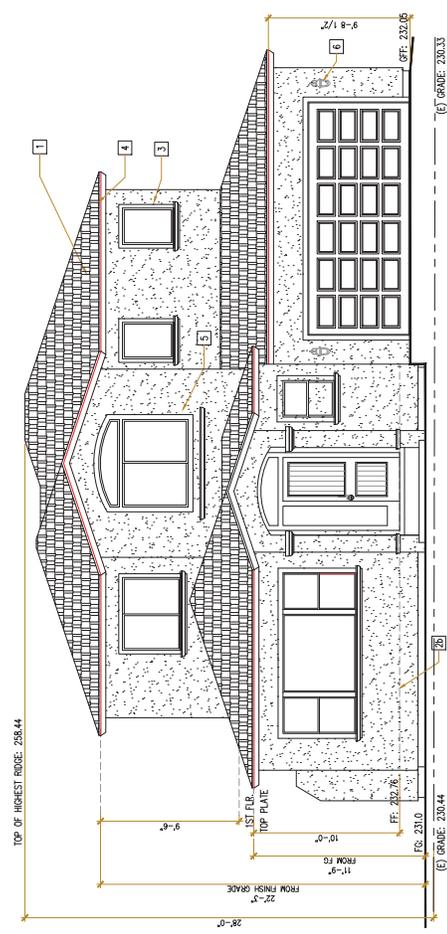


A "REAR ELEVATION" 1/4"=1'-0"

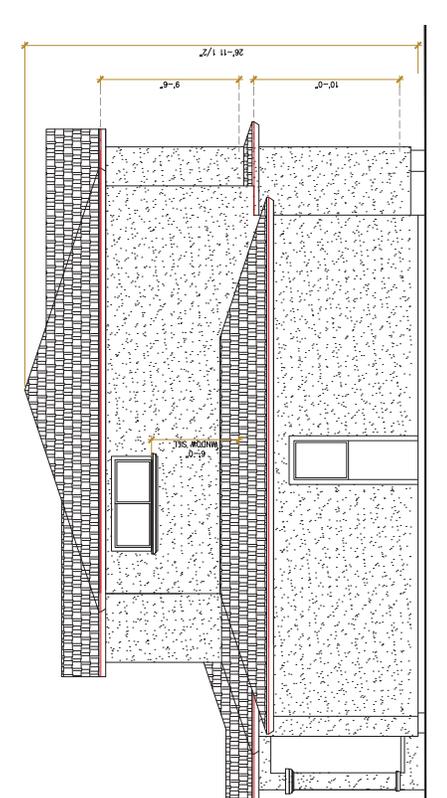


B "LEFT SIDE ELEVATION" 1/4"=1'-0"

- BUILDING COMPONENTS**
- 1 ROOF: TEE ROOF
 - 2 WALL: EAGLE ROOFING
 - 3 WALL: 7/8" 3 COAT SMOOTH STUCCO OVER 2 LAYERS OF GRADE 5" PAPER BACKED GYPSUM BOARD
 - 4 COLOR: KELLY MOORE-SPANISH SAND-LRV 47
 - 5 WINDOW FRAME: FINE STONE-CLASSIC WINDOW
 - 6 WINDOW FINISH: KELLY MOORE-SPANISH SAND-LRV 47
 - 7 DOOR: METAL BUTTER & LEADER
 - 8 FINISH: TRIM COLOR
 - 9 BALUSTERS: WROUGHT IRON
 - 10 FINISH: DARK FINISH
 - 11 LIGHTS: ALL LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT TOWARDS THE GROUND



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



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

No.	Submittals	Date
1	PLANNING	1/25/17
2	PLANNING	3/28/17

No.	Revisions/Issues	Date

Project:	LOT-2
Scale:	As Shown
Date:	3/27/2017
Sheet Title:	"EXTERIOR ELEVATIONS"

Sheet No:

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Project: **NEW Single-Family Residence**
 999 S. SAN TOMAS AQUINO RD.
 LOT-2
 MARIETTA, CA 94908
 APR: 403-10-034

Owners:
 ALI GHANDEH &
 AMR GHANDEH
 1985 RESON TERRACE
 SUNNYVALE, CA 94087

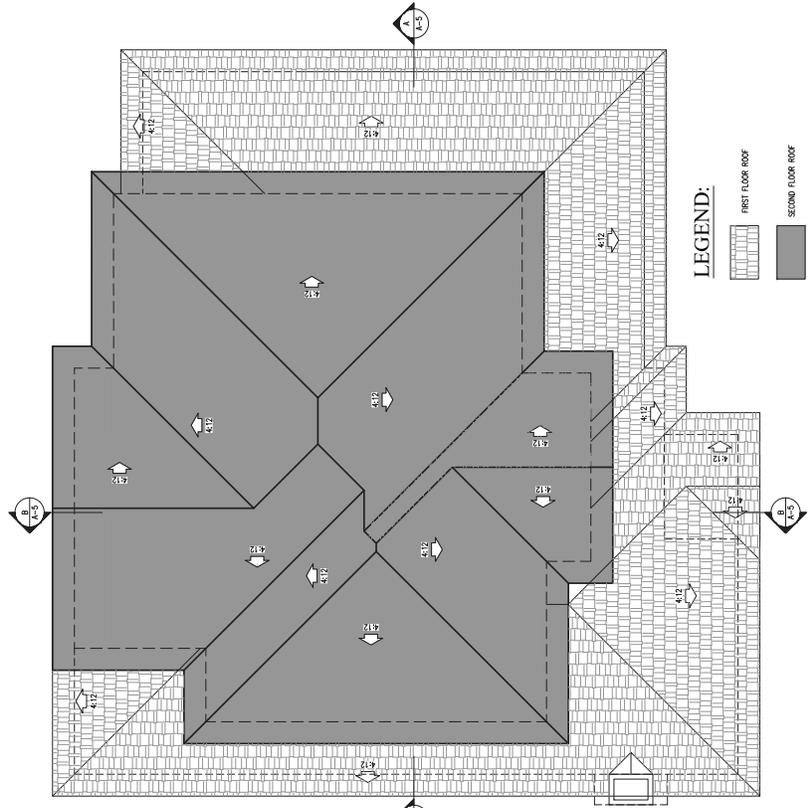
No.	Submittals	Date
1	PLANNING	1/25/17
2	PLANNING	3/28/17

No.	Revisory/Issue	Date

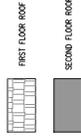
Project: **LOT-2**
 Scale: **As Shown**
 Date: **3/27/2017**

Sheet Title:
**"BUILDING SECTIONS /
 ROOF PLAN"**

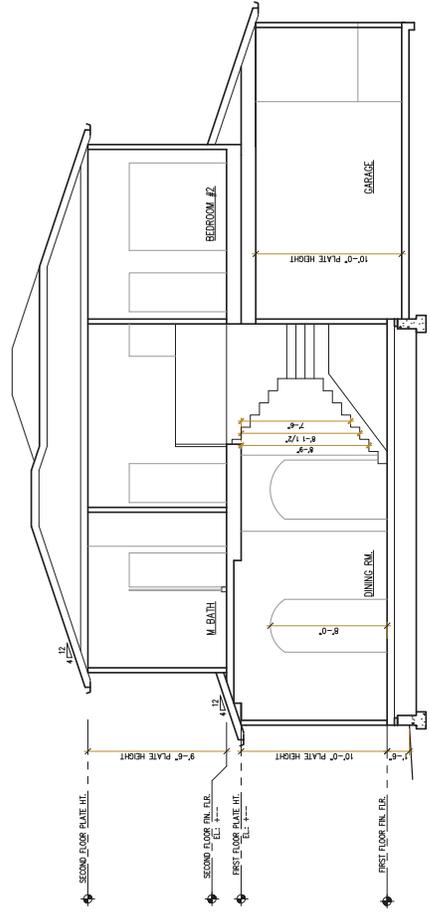
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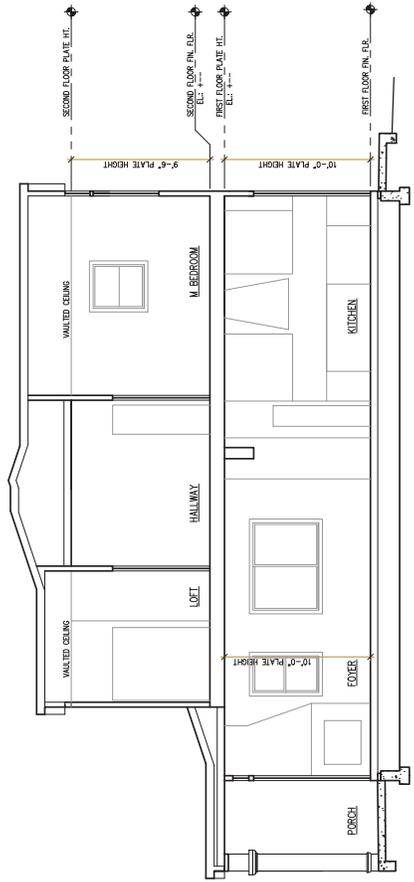
LEGEND:



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



"SECTION A-A"
 1/4"=1'-0"



"SECTION B-B"
 1/4"=1'-0"

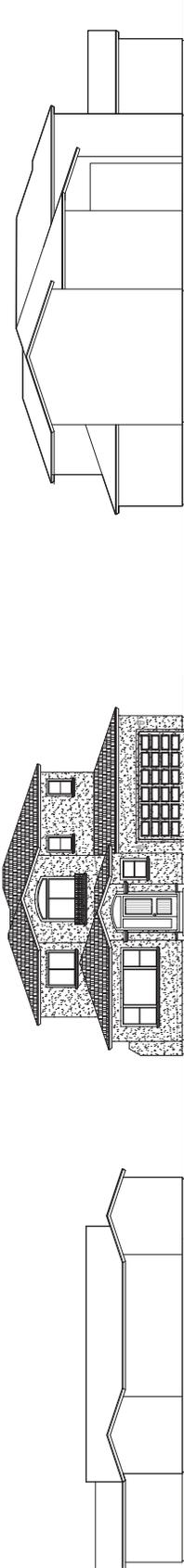
Designer:



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Project:
NEW Single-Family Residence
999 S. SAN TOMAS AQUINO RD.
LOT-2 CAMPBELL, CA 95008
APN: 463-10-034

Owners:
SHAWN GHANDCHI
2870 KAISER DR. APT#463
SANTA CLARA, CA 95051



A "STREETSCAPE"
1/8"=1'-0"

No.	Submittals	Date
1	PLANNING	1/25/17

No.	Revisory/Issue	Date

Project:	LOT-2
Scale:	As Shown
Date:	1/10/2017

Sheet Title:
"STREETSCAPE"

Sheet No: