



CITY OF CAMPBELL
Community Development Department

April 25, 2018

NOTICE OF PERMIT APPLICATION

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 and Architectural Review Permit for the following project proposal:

Project Address: 787 Gwen Drive

Zoning/Area Plan: R-1-6 / San Tomas Area

File No.: PLN2018-96

APN: 403-43-001

Applicant: Sean & Yumiko Fitzgerald

Property Owner: Sean & Yumiko Fitzgerald

Application Type: Administrative Site and Architectural Review Permit

Project Description: To allow a 704 square-foot addition and entry to existing single-story single-family house.

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 26, 2018 and ends on May 7, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 7, 2018**. 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 \$750 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 Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2732 or by email stephenr@cityofcampbell.com.

Project Location Map

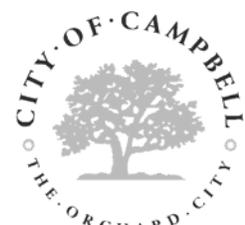
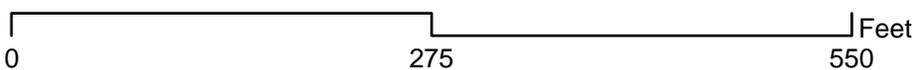


Project Location: 787 Gwen Drive

Application Type: Admin. Site and Arch. Review Permit

Planning File No.: PLN2018-096

Description.: 704 Sq. Ft. Addition and New Entry



Community Development Department
Planning Division

787 GWEN DR.

GENERAL NOTES:
 ALL WORK SHALL COMPLY WITH CITY/COUNTY OF JURISDICTION CONSTRUCTION ORDINANCES AND THE STATE CODES LISTED ON THIS PAGE.

PLEASE NOTE THAT THE DRAWINGS AS PREPARED BY AAA BLUEPRINTS (DESIGN FIRM) FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY/COUNTY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE CONSTRUCTIBILITY OF THE PROJECT AS SHOWN ON THESE PLANS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS & THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS. ALL CONTRACTORS SHALL HOLD HARMLESS THE DESIGNER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.

THE CONTRACTOR SHALL OWE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, FOUNDATION TYPES, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE DESIGN FIRM FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE DESIGNER SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

PROJECT SUMMARY

- LOT AREA : 6,937 sf
- (E) LIVING SPACE (LS) : 1,340 sf
- (E) GARAGE: 434 sf
- (E) SHED: 48sf (To be removed)
- (N) LIVING SPACE: **704 sf**
- (N) TOTAL LIVING SPACE: 2,044 sf
- (N) PORCH: 45 sf
- (E) LOT COVERAGE : 1,822 sf (26%)
- (N) LOT COVERAGE : 2,523 sf (36%)
- OCCUP. GROUP: R3
- CONSTR. TYPE: V-B
- NO FIRE SPRINKLERS
- APN #: 403-43-001
- ZONING:
- OWNER'S NAME: SEAN FITZGERALD
- OWNER'S PHONE #: 408-640-4756
- OWNER'S ADDRESS: SAME

SCOPE OF PROJECT

- 1) NEW ADDITION (704 SF) AT FRONT TO RELOCATE BEDROOM #3, ADD 1 NEW BEDROOM (#4), NEW OFFICE, 1 NEW BATHROOM (#5), NEW LAUNDRY CLOSET & NEW EXERCISE ROOM.
- 2) NEW FRONT PORCH (45 SF).

COMPLIANCE CODES

- CITY OF CAMPBELL ORDINANCES
- 2016 CRC (CALIFORNIA RESIDENTIAL CODE)
- 2016 CBC (CALIF. BUILDING CODE)
- 2016 CPC (CALIFORNIA PLUMBING CODE)
- 2016 CMC (CALIFORNIA MECHANICAL CODE)
- 2016 CEC (CALIF. ELECTR. CODE)
- 2016 CALIFORNIA ENERGY CODE
- 2016 CFC (CALIFORNIA FIRE CODE)
- 2016 CA GREEN BUILDING STANDARDS CODE

DESIGNER INFORMATION:

- OWNER NAME: ARNOLDO HERNANDEZ
 - COMPANY NAME: AAABLUEPRINTS
 - PHONE#: (510)415-0583
 - ADDRESS: 1370 THIEL RD, HAYWARD CA, 94544

SHEET INDEX

- CS - COVER SHEET
- A0 - (N) SITE PLAN
- A1 - (E) FLOOR PLAN & (E) ELEVATIONS
- A2 - (N) FLOOR PLAN & (N) ELEVATIONS
- A3 - (E) & (N) ELEVATIONS

Col Green Notes:

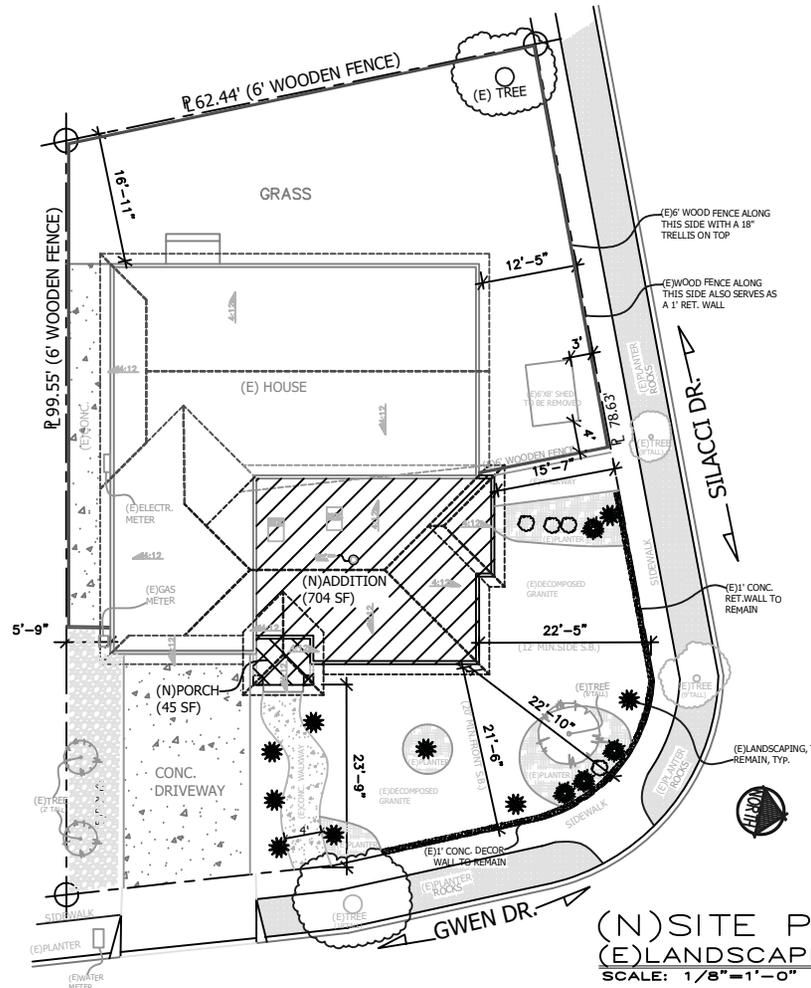
1. PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN SECTION 4.408.2 (OR IN ACCORDANCE WITH THE LOCAL ORDINANCE). DIVERT A MINIMUM OF 65% OF THE CONSTRUCTION WASTE RECYCLE OR SALVAGE PER SECTION 4.408.1
2. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)
3. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)
4. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3)
5. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3)
6. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (4.504.5)
7. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN THE WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.506.3)
8. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCR. MASONRY OR SIMILAR METHODS. (4.606)
9. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
10. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.508.1)
11. BATHROOM VENTILATION FANS MUST BE ENERGY STAR RATED & HAVE AT MINIMUM 50 CFM



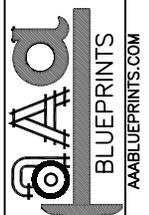
**City of Campbell
 Planning Division**



VICINITY MAP
 NTS



**(N) SITE PLAN
 (E) LANDSCAPING**
 SCALE: 1/8" = 1'-0"



aaablueprints1@gmail.com
 510-415-0583

FOR:

**FITZGERALD ADDITION
 787
 GWEN DR.
 CAMPBELL, CA**

DATE: 4-22-18

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

TITLE
COVER SHEET

PROFESSIONAL ENGINEER:

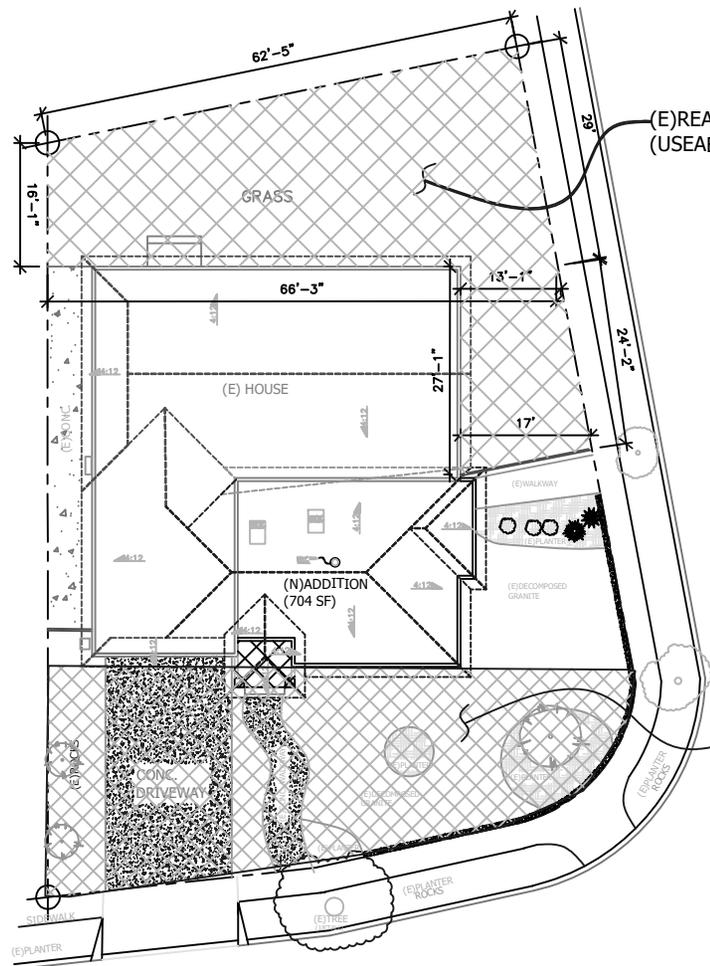
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CHECKED BY:

DRAWN BY:
ARNOLDO H.

Scale:
AS SHOWN

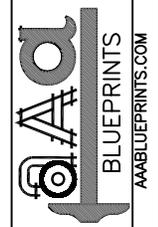
CS



(E) REAR YARD AREA = 1,996sf
(USEABLE YARD SPACE)

--FRONT YARD IMPERVIOUS AREA = 582sf
---TOTAL FRONT YARD AREA = 1,793sf
---- IMPERVIOUS AREA = 32% OF TOTAL FRONT YARD

(N) SITE PLAN
AREAS CALCULATED
SCALE: 1/8" = 1'-0"



aaablueprints1@gmail.com
5615-0583

FOR:

FITZGERALD ADDITION
787
GIVEN DR.
CAMPBELL, CA

DATE: 4-22-18

REV.	DATE	DESCRIPTION
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TITLE:
**(N) SITE PLAN-
AREAS**

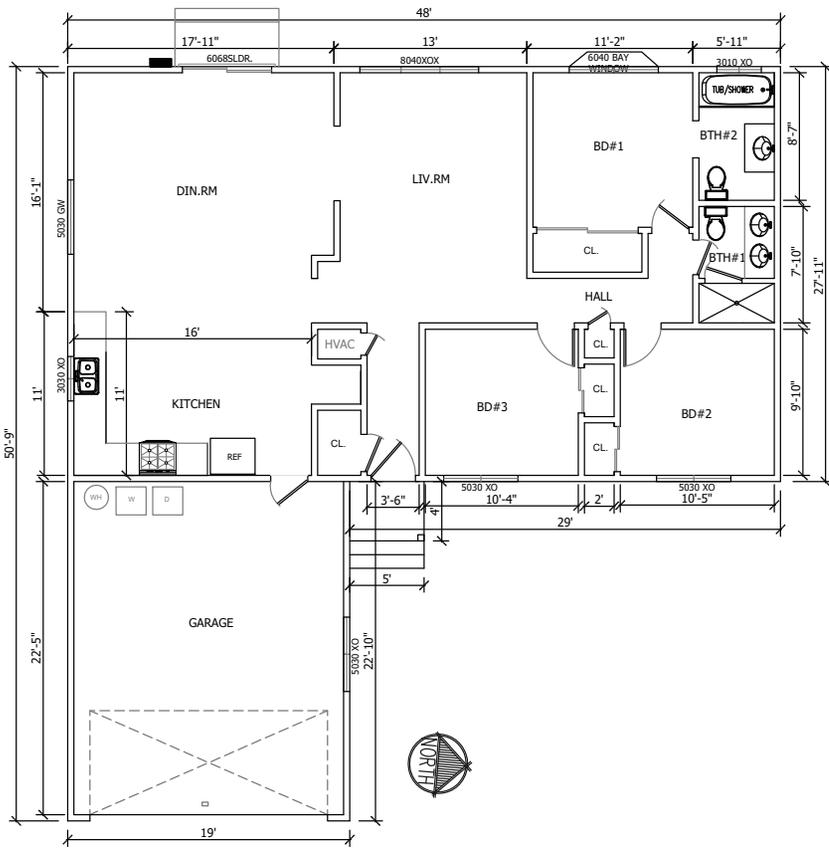
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DATE/ISSUE:

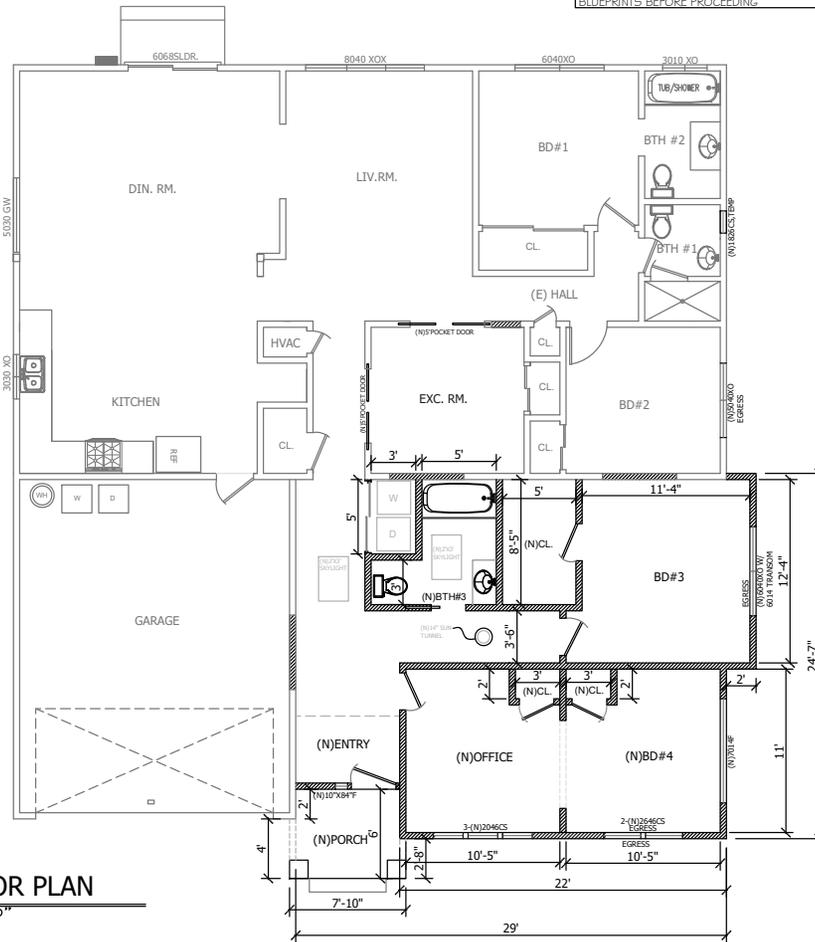
CHECKED BY:
DRAWN BY:
ARNOLDO H.

Scale: AS SHOWN

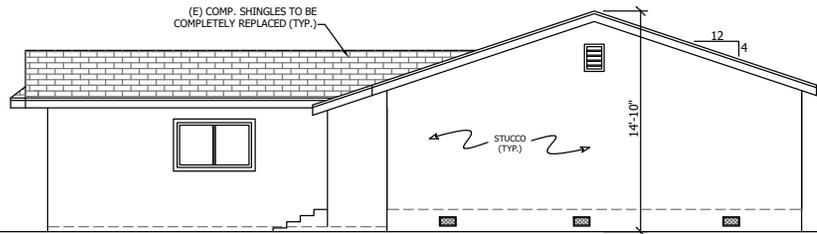
A-0a



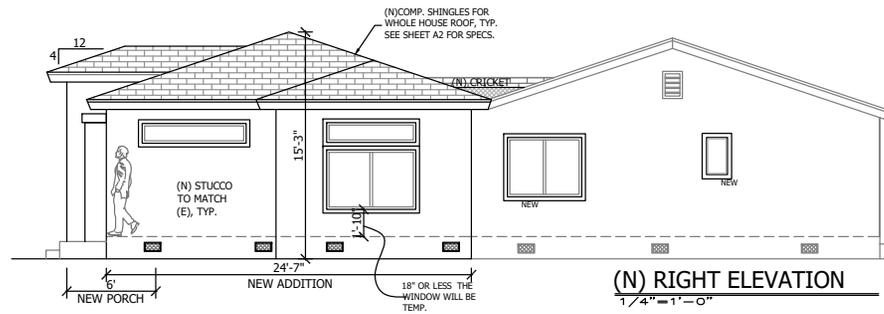
(E) FLOOR PLAN
1/4" = 1'-0"



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

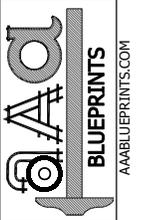


(E) RIGHT ELEVATION



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

VERIFY ALL DIMENSIONS & FIELD CONDITIONS. IF THERE'S A CONFLICT NOTIFY AAA BLUEPRINTS BEFORE PROCEEDING.



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FOR:
FITZGERALD ADDITION
787
GWEN DR.
CAMPBELL, CA

REV	DATE	DESCRIPTION
1	4-22-18	
2		
3		
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TITLE:
FLOOR PLANS & ELEVATIONS

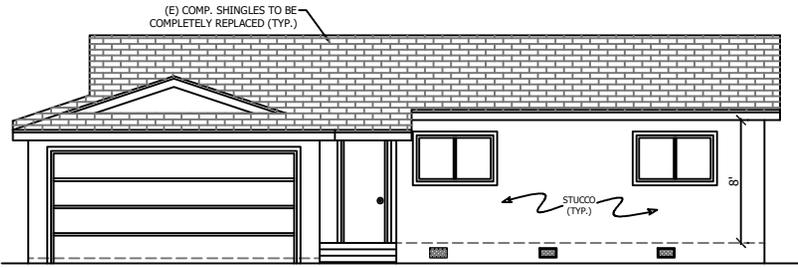
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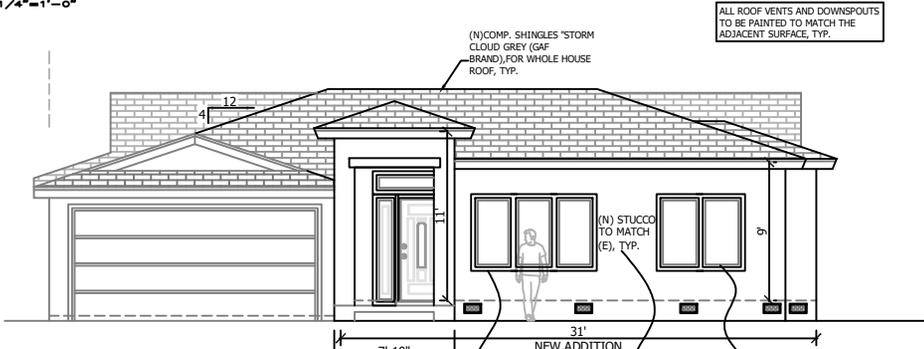
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ARNOLDO H.
Scale: AS SHOWN

A1

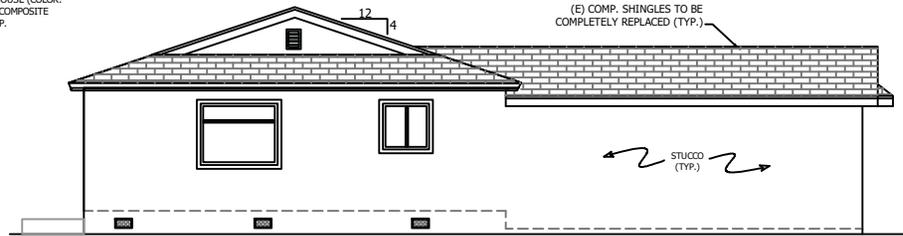
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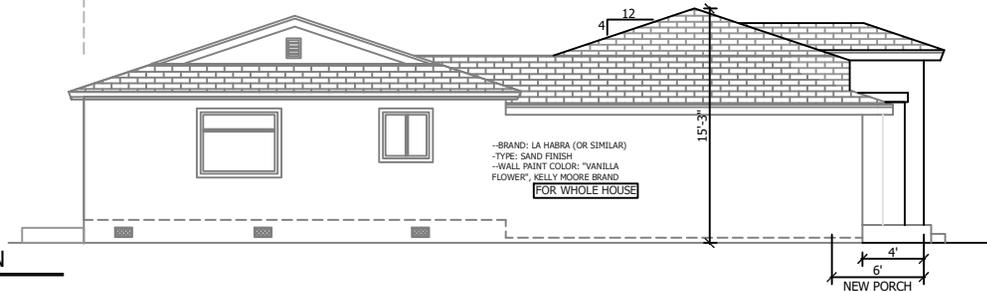
(E) FRONT ELEVATION
1/4"=1'-0"



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



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



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



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FOR:

FITZGERALD ADDITION
787
GWEN DR.
CAMPBELL, CA

DATE: 4-22-18

REV	DATE	DESCRIPTION
1		
2		
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4		

TITLE:
ELEVATIONS / NOTES

PROFESSIONAL ENGINEER:

STAMP/DATE:

CHECKED BY:

DRAWN BY:
ARNOLDO H.

Scale:
AS SHOWN

A2