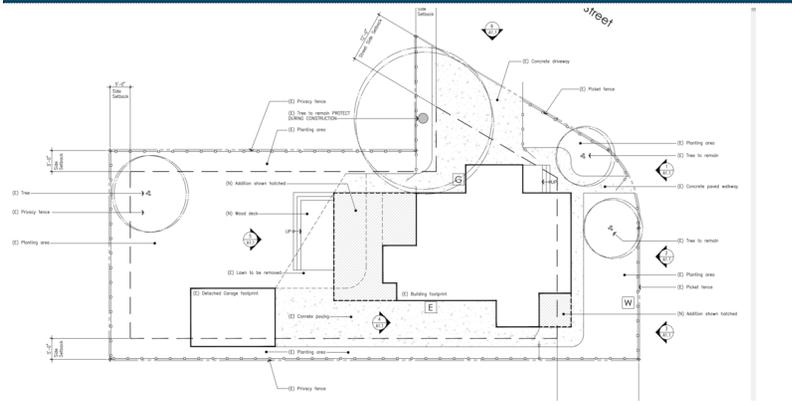


Location of Proposed Project



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

Project Image



Courtesy Notice

Dear Campbell Resident,

October 11, 2022

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 253 E. Rincon Avenue

Zoning | Area Plan: P-D | N/A

Neighborhood Association(s): Downtown Campbell Neighborhood Association

File No.: PLN-2022-130

APN: 412-06-050

Applicant: Studio Lin Architecture

Property Owner: Jason P & Elizabeth E Devera

Application Type: Administrative Planned Development Permit

Project Description: To allow a 489 square-foot addition to an

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

To allow a 489 square-foot addition to an existing single-family residence.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- 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 traduccion en Español



Alteration and Addition O'Gara Residence

253 E. Rincon Ave.
Campbell 95008

City of Campbell Stamps



10510 S. Tantau Ave.
Cupertino, CA 95014
408.768.2068

Alteration and Addition
O'Gara Residence

253 E. Rincon Avenue
Campbell 95008

APN#

Planning submittal: 2022-09-28

Directory, Vicinity Map,
Abbreviations,
General Notes, Index

A0.0

General Notes

These Drawings and their content are and shall remain the property of Studio Lin Architecture whether the project for which they were prepared is executed or not. They are not to be used by any person other than the Owner or for any other project or extension to this project except by agreement in writing with the Architect.

The Architect expressly reserves his common law copyright and other property rights relating to these Drawings and their content. These Drawings are not to be reproduced, altered or otherwise modified in any manner whatsoever except by the Architect. These Drawings and their content may not be assigned to a third party without written consent of the Architect. In the event of unauthorized use of these Drawings by a third party, the third party shall hold harmless and indemnify the Architect.

These Drawings are an instrument of services performed by the Architect for the benefit of the Owner. They are intended for use in a negotiated construction contract and, therefore, may not detail or specify all materials, manufacturers or assemblies. Details, assemblies and products commonly known to be industry standard for any given trade may not be fully detailed or specified. Where necessary, the Contractor shall provide samples, data, product literature as required to assist the Owner or the Owner's agent in making selections. For the purpose of estimating items not fully detailed the Contractor shall provide an allowance amount and so condition such estimates. The Owner and/or Contractor shall submit to the Architect, in writing, any requests for modifications to the plans or specifications by means of shop drawings, samples or other means as appropriate. Shop drawings that are submitted to the Architect for review do not constitute "in writing" unless it is brought to the attention of the Architect that specific changes are being suggested.

No guarantee for quality of construction is implied or intended by these Documents. The Contractor shall assume full responsibility for any construction deficiencies.

The Owner and Contractor shall hold harmless, indemnify and defend the Architect from any action initiated by the initial Owner, or any subsequent owner, for construction deficiencies, modifications, substitutions, maintenance or any such condition which is beyond the control of the Architect.

All Contract Documents described in the Construction Contract shall be considered one document and are intended to be used as one document. Contractor and all sub-contractors shall review all documents prior to bidding. Sub-contractors are responsible for any information pertaining to their work no matter where it may occur in these Documents.

It is the intent of these Documents to provide for the construction of a moisture proof enclosure of interior space. If the Owner, Contractor or any Sub-contractors become aware of any assembly or condition, either shown in the Drawings or constructed on-site, which does not, in their opinion, satisfy this intent, it is their responsibility to notify the Architect within a reasonable amount of time so that the condition or assembly can be reviewed, and, if necessary, modifications can be made to the Documents or to the Work without impacting the progress of the Work.

All information pertaining to the site shall be, and shall remain, the Owner's responsibility. This information shall include legal description, deed restrictions, easements, site survey, topographic survey, location of existing improvements, soils report, and all related data.

Code Compliance
All work shall comply with applicable codes and trade standards including but not limited to the latest adopted edition of the following:

2019 California Building Codes, 2019 Residential Building Code (where applicable), 2019 California Mechanical Code, 2019 California Electrical Code, 2019 California Plumbing Code, including all amendments as adopted in Ordinance 1988, 2019 California Energy Efficiency Standards (Title 24), including Cool Roof requirements, 2019 California Fire Code and 2019 California Green Building Standards.

All applicable state and local codes, ordinances, legislation, as adopted by the County of Santa Clara at time of permit application, Campbell Municipal Code

It is the Contractors responsibility to identify and familiarize himself with current codes and ordinances including local variations on national or regional codes Requirements of adopted codes shall supersede any conflicting requirements defined in these Documents. When a conflict is suspected the Contractor shall so advise the Architect in writing within a reasonable time so that the conflict, if it exists, can be resolved without impacting the progress of the Work.

The Contractor shall include and implement all pertinent requirements of this project as set forth in any conditions of approval attached to the project by governing agencies. These conditions shall become a part of the Contract Documents.

Site Examination
The Contractor shall thoroughly examine the site and satisfy himself as to the conditions under which the Work is to be performed. The Contractor shall verify at the site all measurements and conditions affecting his work and shall be responsible for same unless brought to the attention of the Owner or his agent prior to proceeding with the Work.

Dimension Control
It is the responsibility of the Contractor to check and verify all conditions, dimensions, lines and levels alignments indicated; proper fit and attachment of all parts is required. Should there be any differences between the Documents and the actual conditions, the Contractor shall notify the Owner or his agent in writing for clarification and/or adjustment. In the event of failure to do so, the Contractor shall be responsible for corrections required or subsequent changes occurring as a result of these differences.

Note to Subcontractors: Location of many items or assemblies is critical for alignment of other assemblies which may be installed by other trades and which may not be installed at the time of installation of your work. All Sub-contractors shall review the manner in which their work fits, aligns or comes into contact with work of other trades. The Contractor and each Sub-contractor shall review all Documents and will be responsible for information contained at any location within the Documents which pertains to their work. Deficiencies resulting from failure to do so will be removed and corrected at Contractors expense.

All dimensions and conditions shall be checked and verified, both in the Documents and on the job, by each Sub-contractor before they proceed with their work. Any errors, omissions, discrepancies or deficiencies shall be brought to the attention of the General Contractor prior to proceeding with the Work. The Contractor shall notify the Owner in writing for resolution.

Commencement of work by any Sub-contractor shall indicate a knowledge and acceptance of all conditions described in the Documents or existing on site which could affect their work.

All dimensions take precedent over scale. Where dimensions are not entirely clear the Contractor shall notify the Architect and request clarification.

DRAWINGS SHALL NOT BE SCALED.

Moisture Protection During Construction
Should any special situations or climatic conditions occur during construction the Owner, Contractor and Sub-contractors shall so notice and implement any measures required to assure the protection of materials and assemblies.

The Contractor shall take all necessary measures to protect new or existing construction and materials from damage due to weather or any other adverse conditions.

Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission

The project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit

Construction Hours

No person shall erect (including excavation and grading), demolish, alter, or repair any building or structure other than between the following hours except in the case of urgent necessity in the interest of public health and safety, and then only with prior written approval from the Building Official, which approval shall be granted for a period not to exceed three days. Holidays are Thanksgiving and Christmas Day.

Construction hours per the City of Campbell
Monday through Saturday: 8AM to 5PM
Saturday: 9AM to 4PM
Sundays and Holidays: NO WORK ALLOWED

Sheet Index

Architectural	
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A2.1	Floor Plan: Proposed
A2.2	Area Calculation
A3.1	Roof Plan: Proposed
A4.1	Elevation – North Demo/Proposed
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A5.1	Section

Legend

	Grid Number
	Door Number
	Keynote
	Detail
	Sheet Number
	Section
	Sheet Number
	Interior Elevation
	Sheet Number
	Elevation Indicator
	(E) Wall to remain
	(N) Full Height Wall
	(N) Part Height Wall
	Object to be Demolished
	Line of object above
	Fence Line
	Centerline

Scope of Work

- Demo existing rear exterior wall, rear bathroom and rear laundry room
- Rear addition to existing kitchen/ dining room
- New family room, bathroom and laundry room
- infill to front corner of house for new walk in closet
- addition of closet to front bedroom

Project Directory

Owner
Rachel O'Gara + Eric Frederickson
253 E. Rincon Ave
Campbell, CA 95008
Voice:
email: rachelogarahair@gmail.com

General Contractor
Mario Caviglia
Caviglia Brothers Construction
P.O. Box 321315
Los Gatos, CA 95032
Voice: (408) 898-6306
email: mario@caviglabros.com

Architect
Wayne Lin
Studio Lin Architecture Inc.
10510 S. Tantau Ave
Cupertino, California
Voice: (408) 768-2068
email: win@slinarch.com

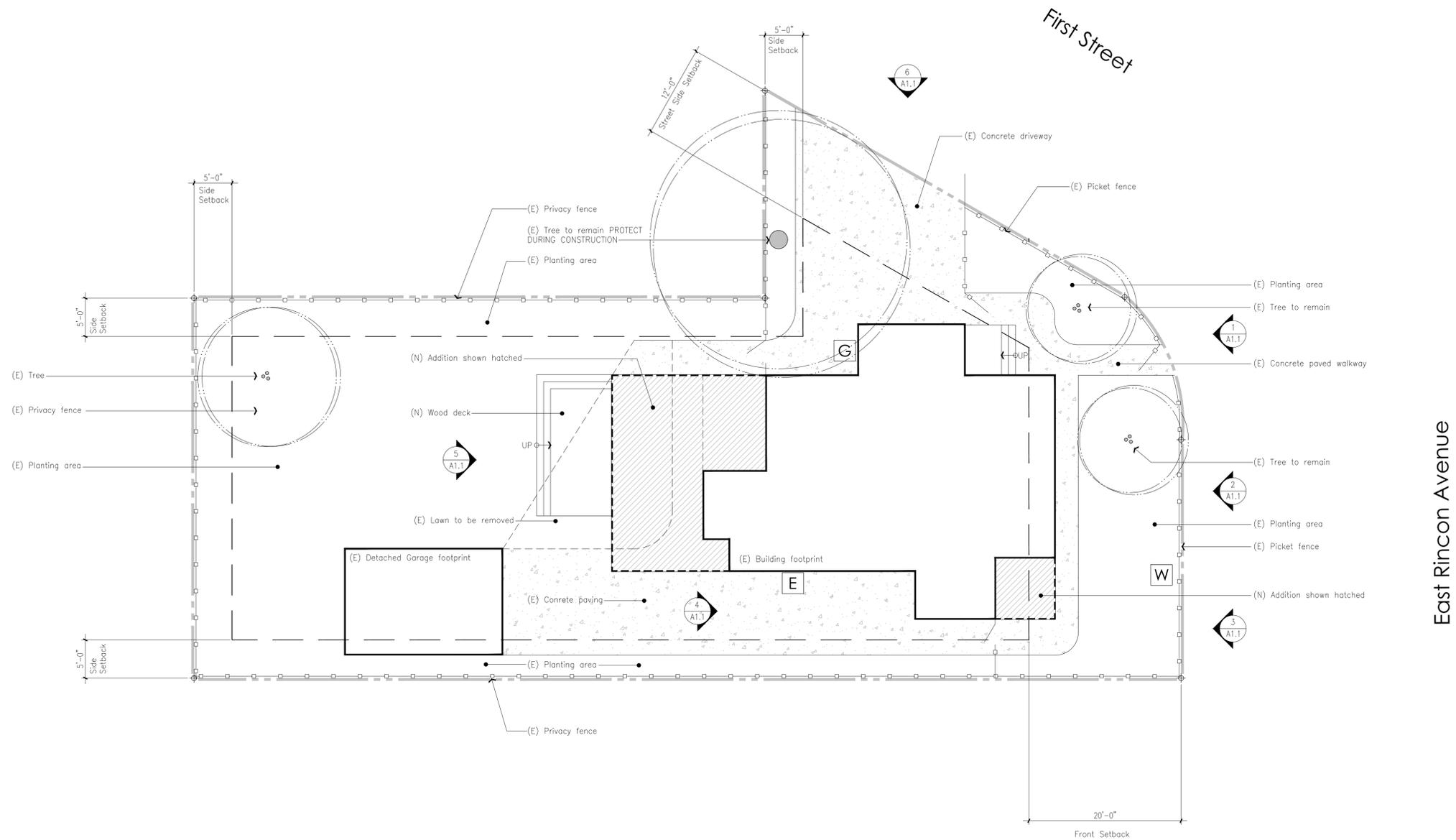
Project Data

Zoning	R-M / P-D
Occupancy	R-3
Type of Construction	V-B
Automatic sprinklers	No
Building Code	2019 CBC
Lot Coverage	
(E) Lot area:	7,098 s.f.
Allowable Lot Coverage: 40%	2,839 s.f.
.40 x 7,098 sf	
Existing House:	1,223 s.f.
Existing Detached Garage:	285 s.f.
Existing Total Lot Coverage:	1,508 s.f.
Proposed House addition:	489 s.f.
Proposed Total Lot Coverage:	1,997 s.f.

Floor Area Ratio	
Allowable Floor Area Ratio: 50%	3,549 s.f.
.5 x 7,098	
Existing House:	1,223 s.f.
Existing Detached Garage:	285 s.f.
Existing Total F.A.R.:	1,508 s.f.
Proposed House addition:	489 s.f.
Proposed Total F.A.R.:	1,997 s.f.



10510 S. Tantau Ave.
Cupertino, CA 95014
408.768.2068



- E (E) Electrical Meter
- G (E) Gas Meter
- W (E) Water Meter

1 Site Plan

1/8" = 1'-0"



Alteration and Addition O'Gara Residence

253 E. Rincon Avenue
Campbell 95008

APN#

Planning submittal: 2022-09-28

Project Data
Site Plan

A1.0



1 Site Image

NTS



2 Site Image

NTS



3 Site Image

NTS



4 Site Image

NTS



5 Site Image

NTS



6 Site Image

NTS



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Architecture

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Alteration and Addition
O'Gara Residence

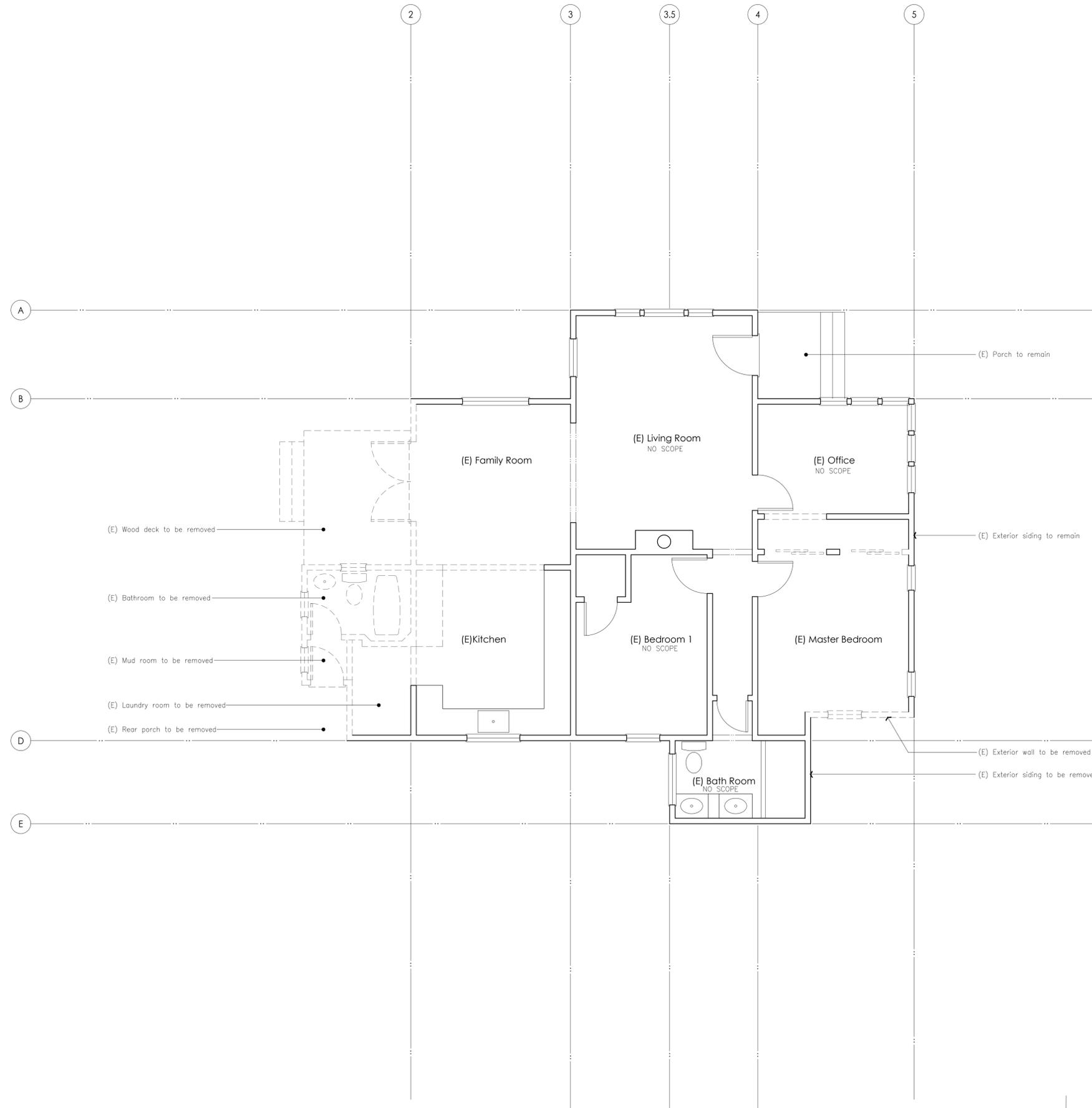
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Site Photos

A1.1



1 Floor Plan: Demo

1/4" = 1'-0"



Alteration and Addition

O'Gara Residence

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Campbell 95008

APN#

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Floor Plan: Demo

A2.1d

Alteration and Addition
O'Gara Residence

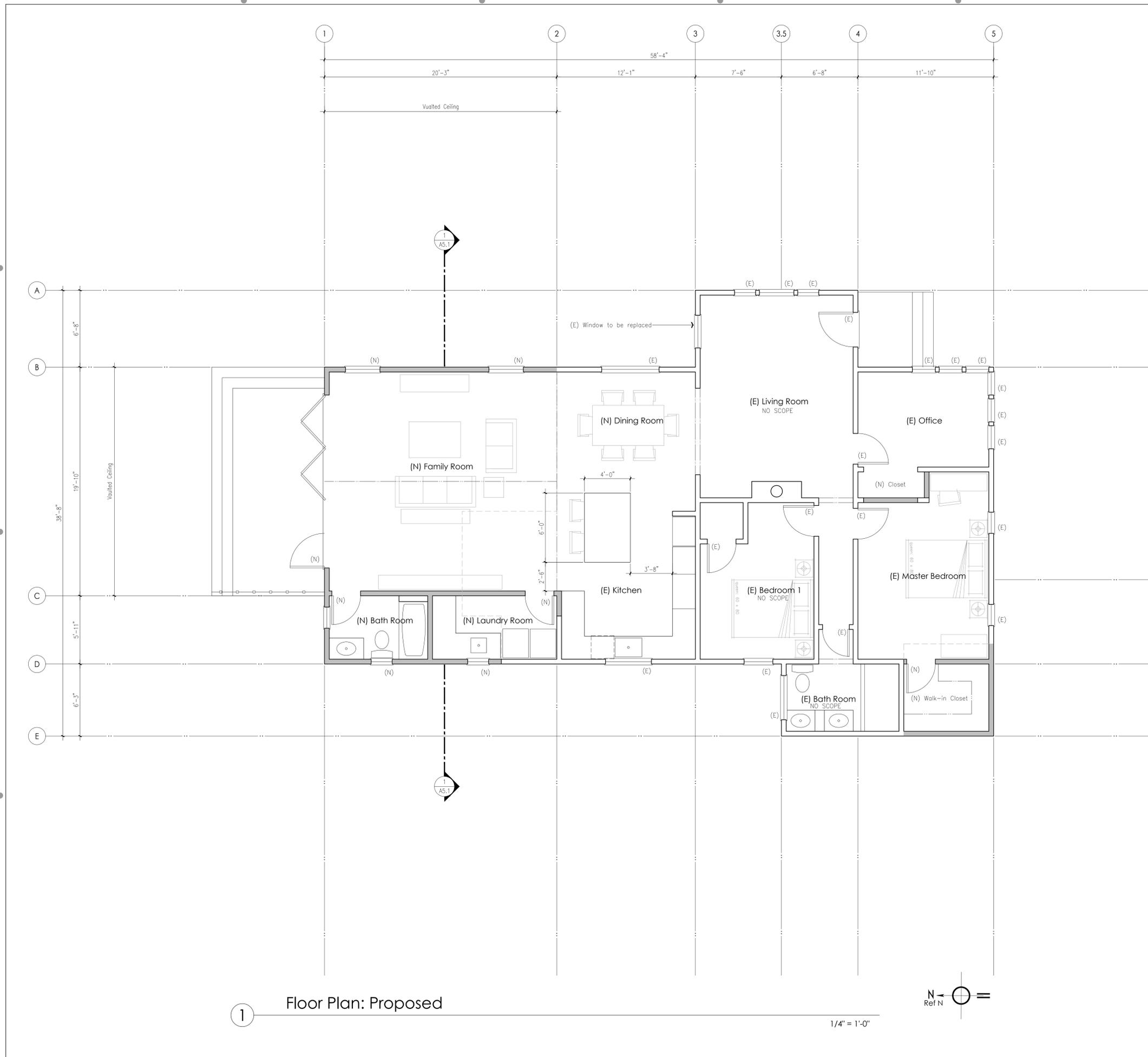
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Floor Plan: Proposed

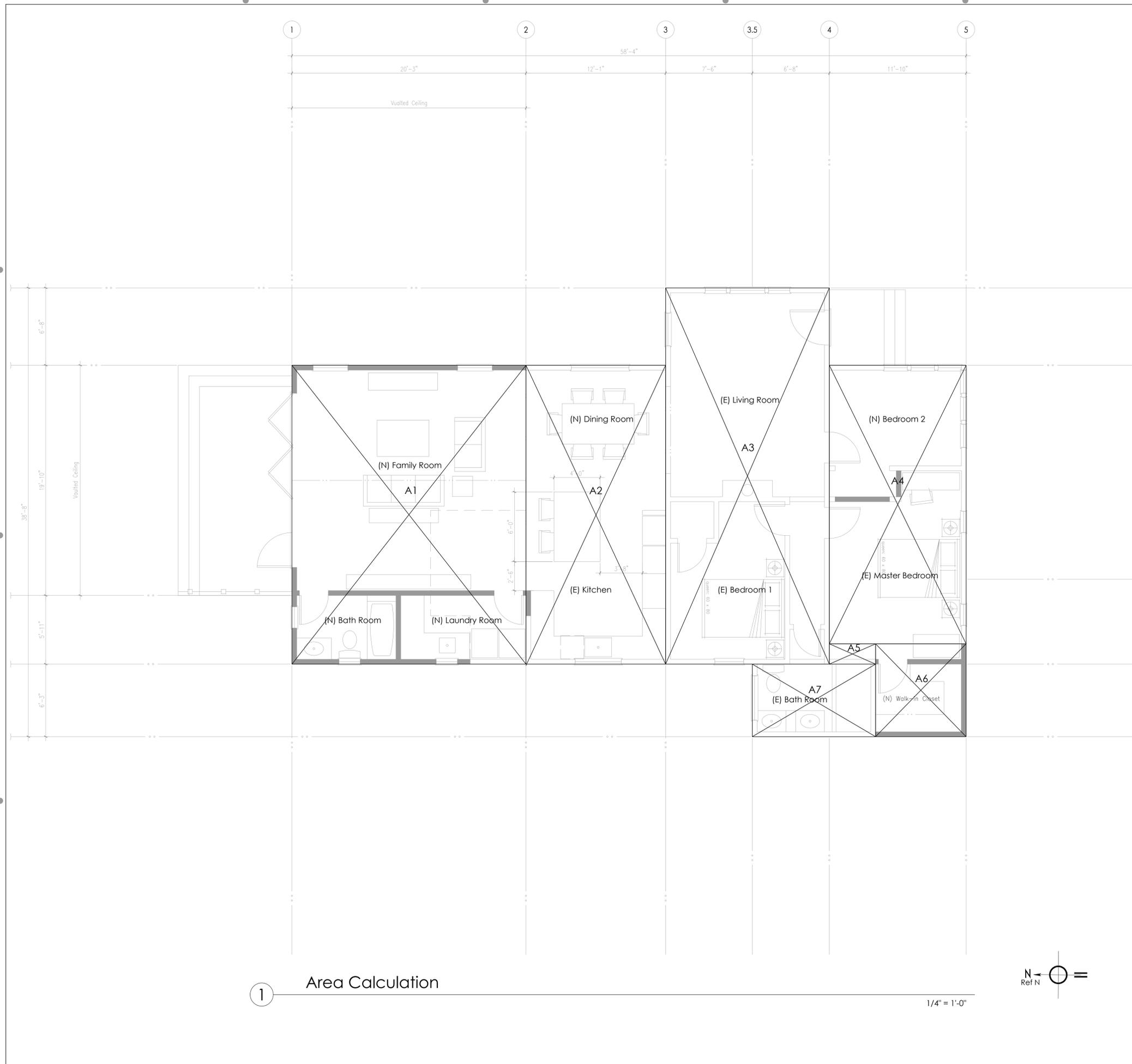
A2.1



1 Floor Plan: Proposed

1/4" = 1'-0"





Floor Areas

Label	Description	Area
A1	Family Rm., Bathrm 2, laund.	521 sf
A2	Dining Rm., Kitchen	311 sf
A3	Living Rm., Bed 1	459 sf
A4	Bed 2, Mbed	284 sf
A5	Mbed	7 sf
A6	Walk in closet	63 sf
A7	Bath 1	67 sf
Main Floor Subtotal		1,712 sf
Detached garage		285 sf
Total Area		1,997 sf
Floor Area Allowed		3,549 sf



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Alteration and Addition O'Gara Residence

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Area Calculation

A2.2

Alteration and Addition
O'Gara Residence

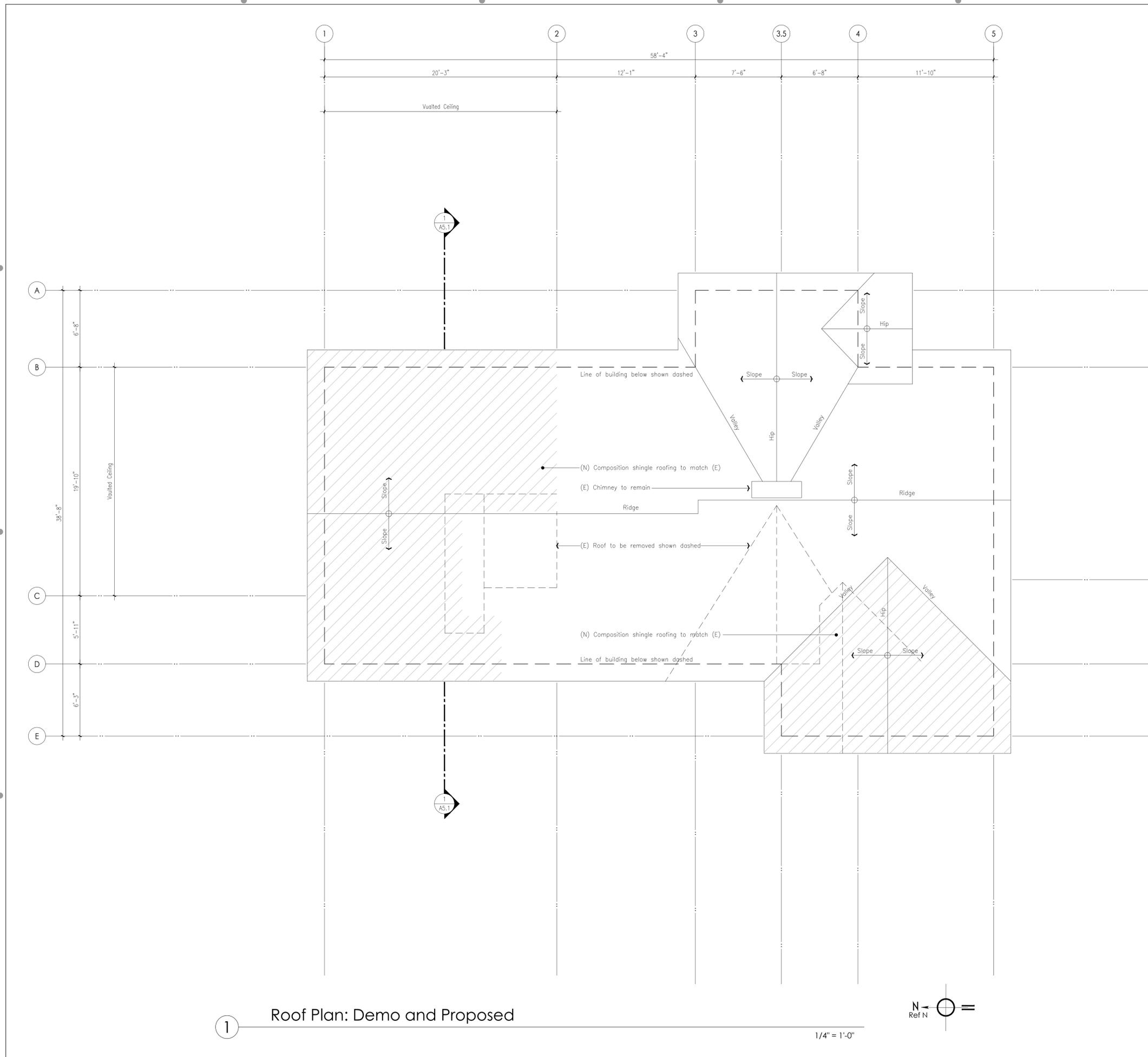
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APN#

Planning submittal: 2022-09-28

Roof Plan:
Demo and Proposed

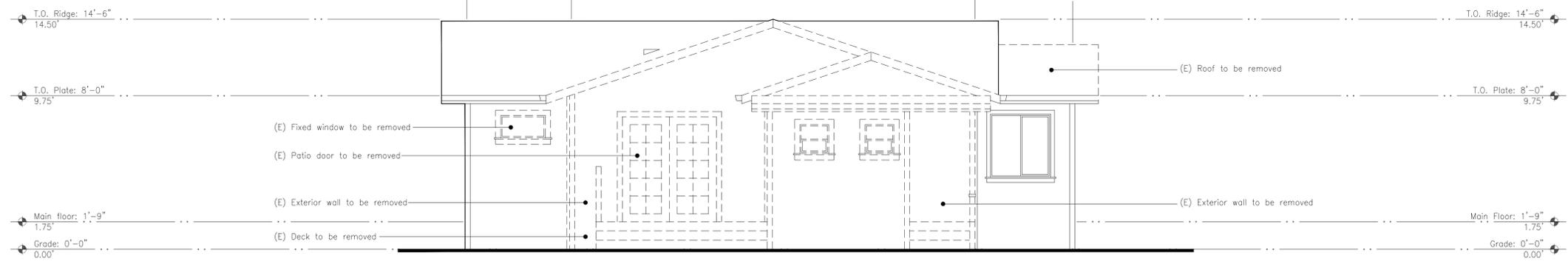
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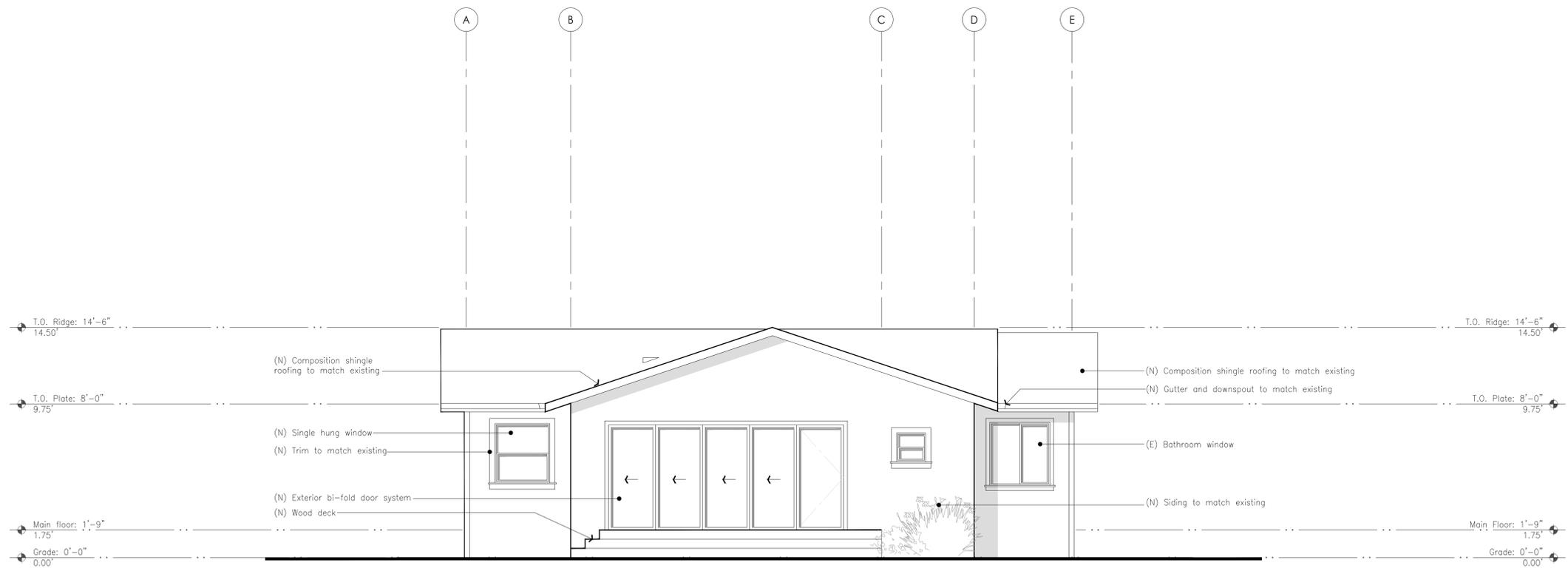
1 Roof Plan: Demo and Proposed

1/4" = 1'-0"





1 Exterior Elevation: North-Demo
1/4" = 1'-0"



1 Exterior Elevation: North-Proposed
1/4" = 1'-0"

Alteration and Addition
O'Gara Residence

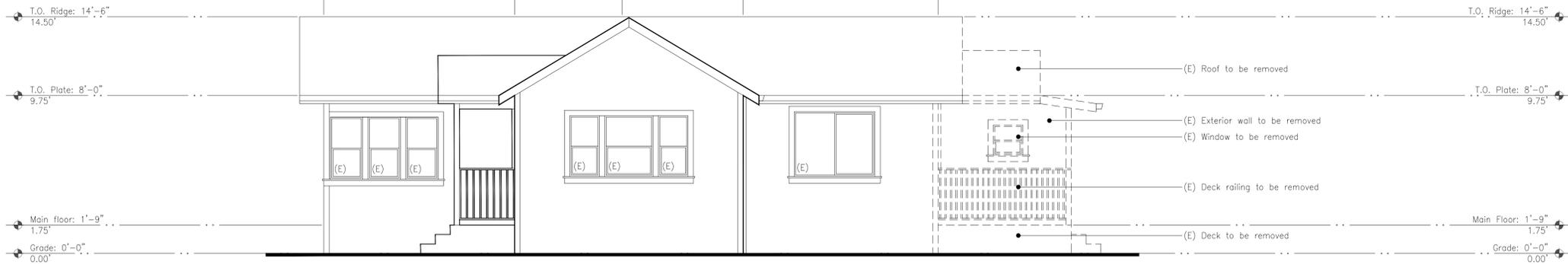
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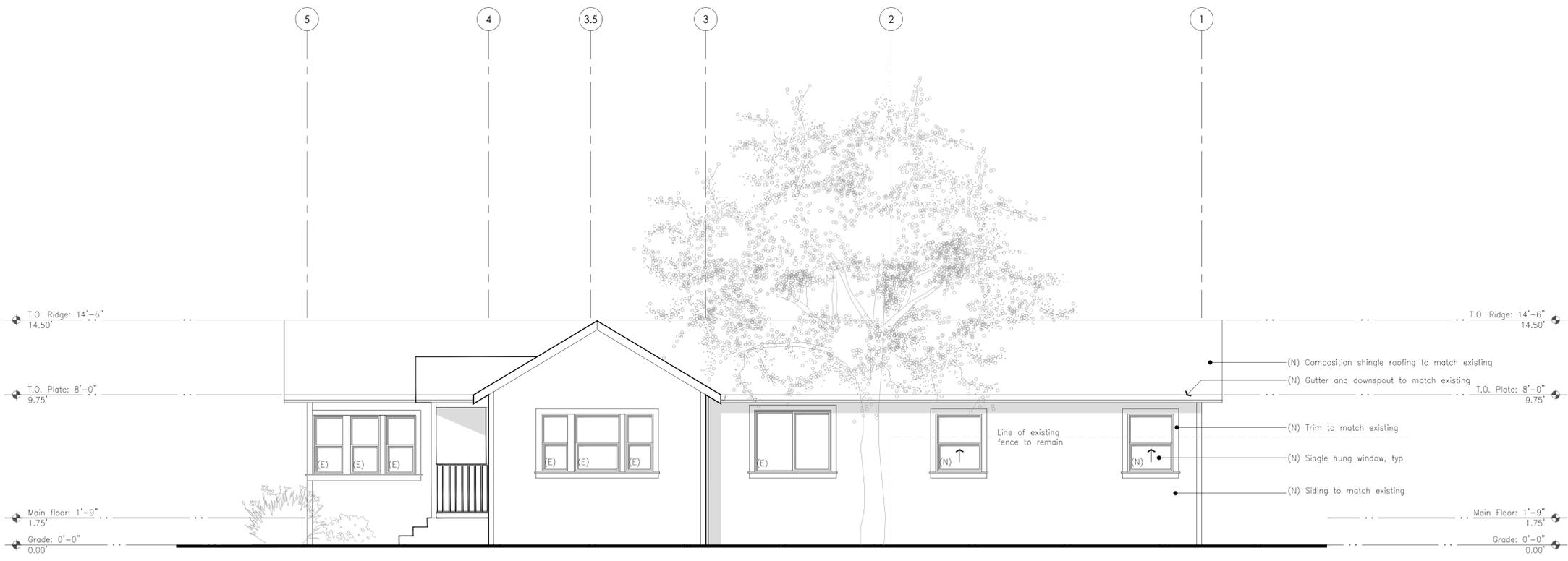
Planning submittal: 2022-09-28

Exterior Elevation:
North
Demo and Proposed

A4.1



1 Exterior Elevation: East-Demo
1/4" = 1'-0"



1 Exterior Elevation: East-Proposed
1/4" = 1'-0"

Alteration and Addition
O'Gara Residence

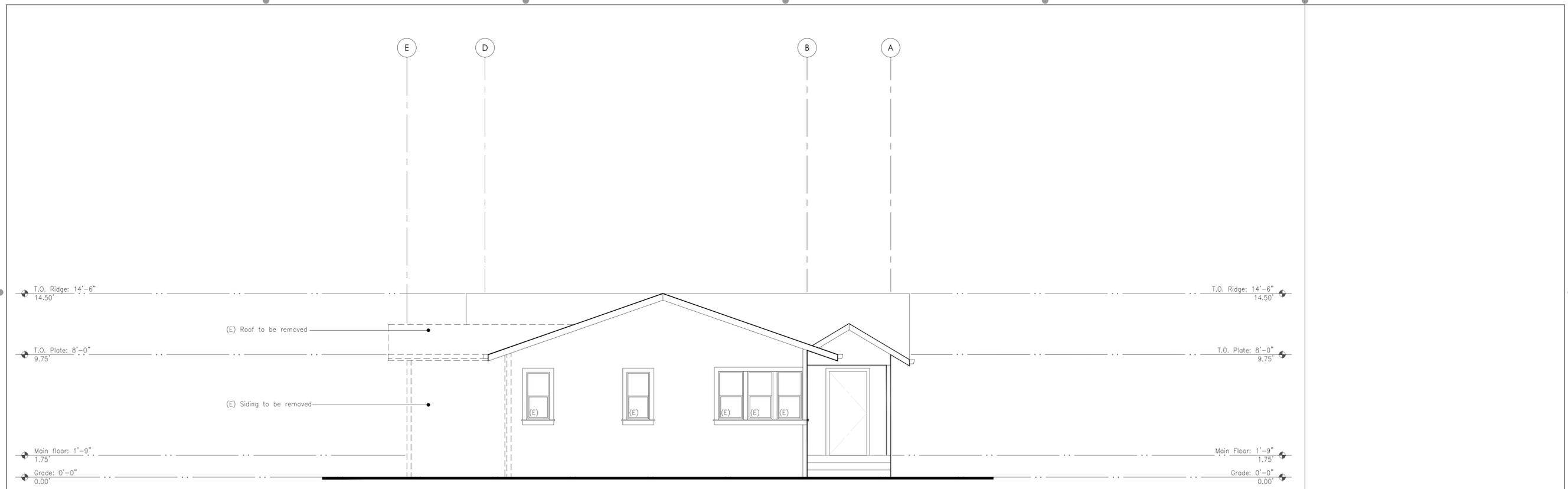
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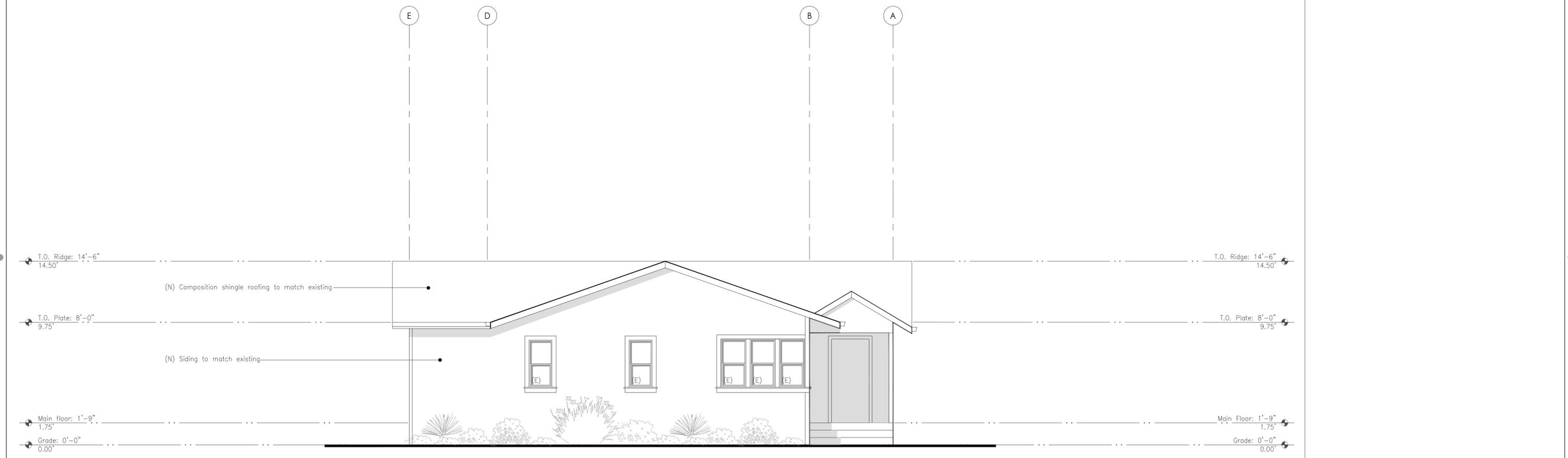
Planning submittal: 2022-09-28

Exterior Elevatio:
East
Demo and Proposed

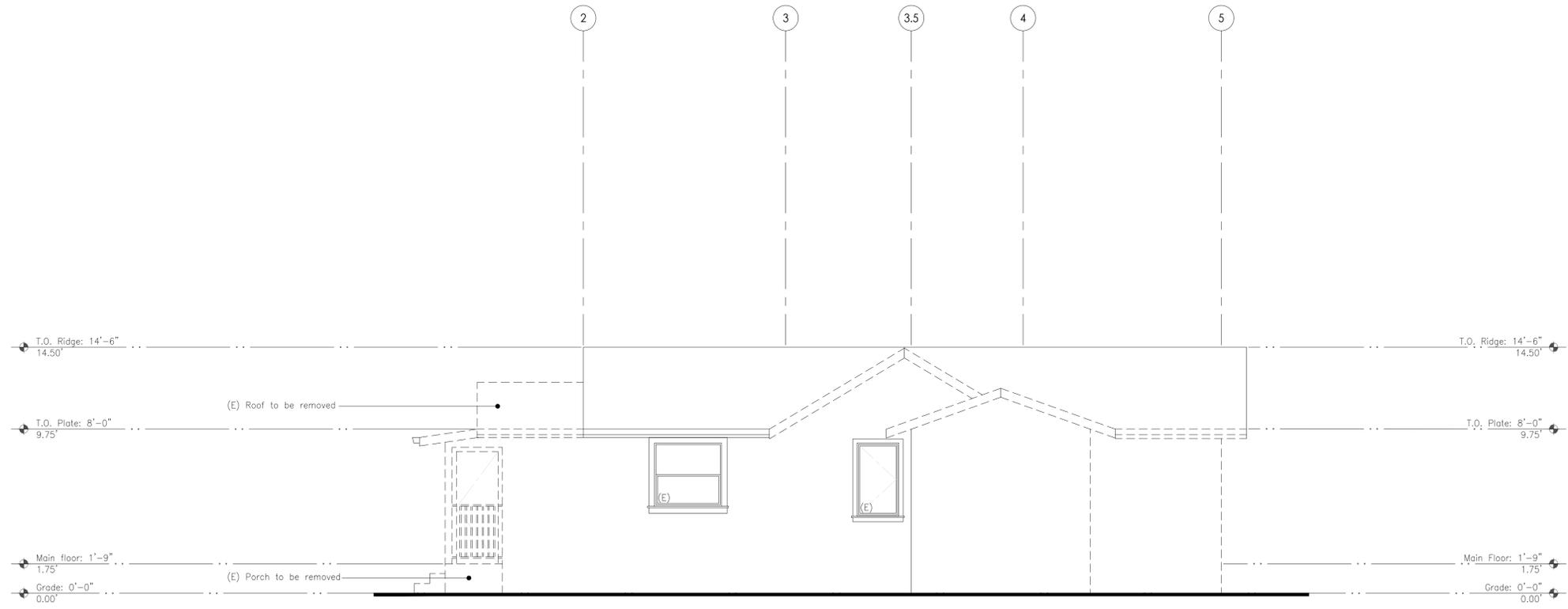
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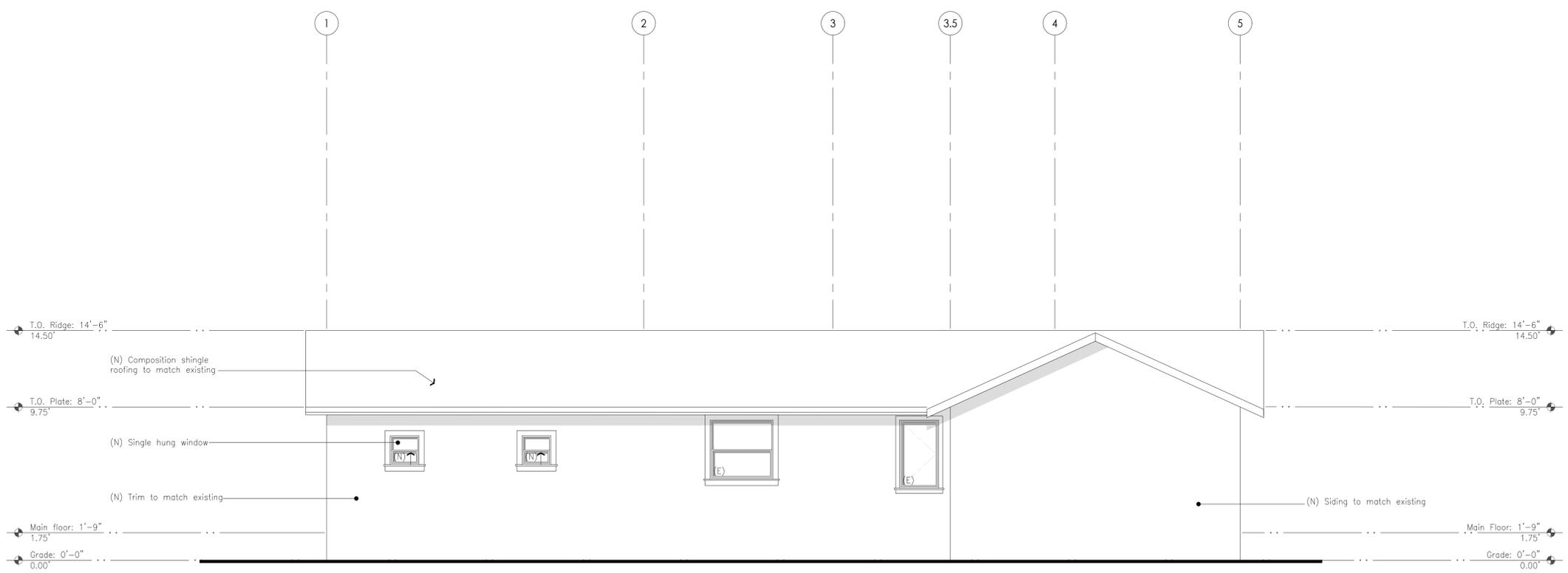
1 Exterior Elevation: South-Demo
1/4" = 1'-0"



1 Exterior Elevation: South-Proposed
1/4" = 1'-0"



1 Exterior Elevation: West-Demo
1/4" = 1'-0"



1 Exterior Elevation: West-Proposed
1/4" = 1'-0"

Alteration and Addition
O'Gara Residence

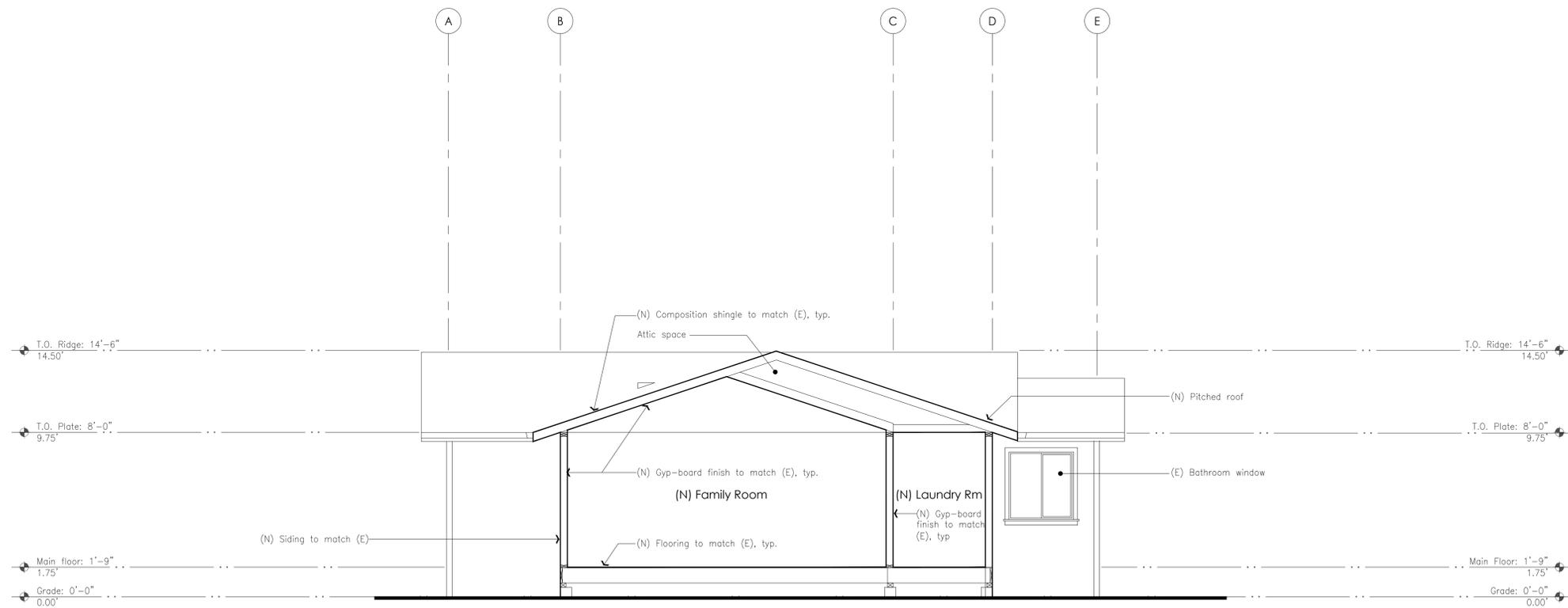
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Planning submittal: 2022-09-28

Section

A5.1



1

Section

1/4" = 1'-0"