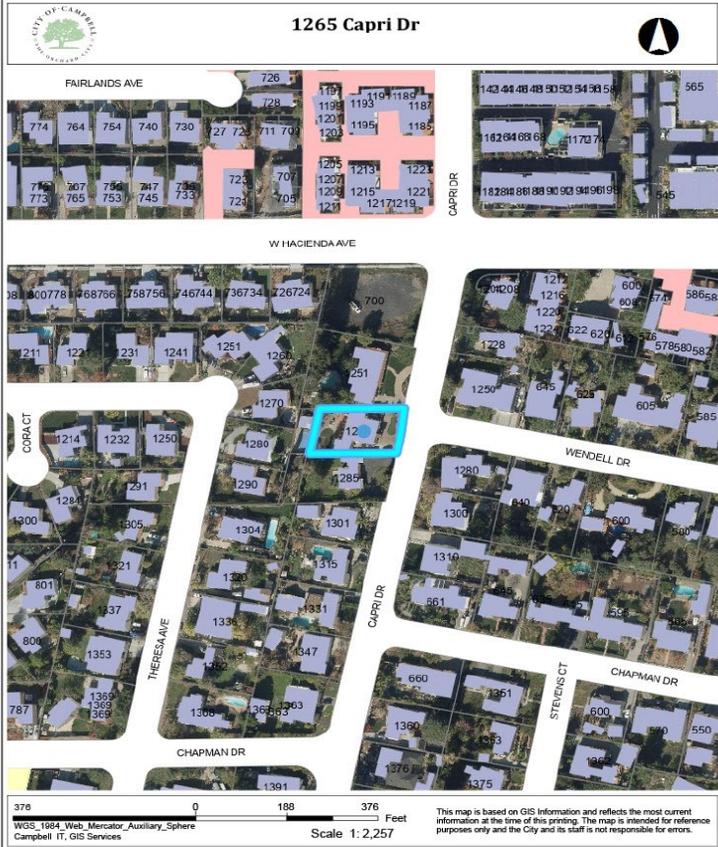


Location of Proposed Project



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

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

December 6, 2023

The Community Development Director will be rendering a decision on the following project.

Project Address: 1265 Capri Dr
Zoning | Area Plan: R-1-8 | STANP
Neighborhood Association(s): N/A
Council District: 5

File No: PLN-2023-171

APN: 406-19-038

Applicant: A RIZON CONSTRUCTION

Property Owner: Kadakia Vinit K

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Ishwarya, Planning Technician

Email Contact: ishwarya@campbellca.gov

Project Description:

To allow an approximately 439 square foot single-story addition to an existing single-family residence.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **December 6, 2023**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **December 15, 2023**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- 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 traducción en Español



PROPOSE ONE STORY 274.13 SQ. FT. ROOM ADDITION AND 165.36 SQ. FT. GARAGE EXTENSION OF MR. AND MRS. VINIT KADAKIA RESIDENCE AT 1265 CAPRI DRIVE, CAMPBELL, CA 95008

ADDRESS: 1265 CAPRI DRIVE
CAMPBELL, CA 95008
APN: 406-19-038

PROJECT DATA TABLE:

BUILDING AREA COVERAGE:
EXIST'G BLDG. AREA:
EXIST'G LIVING AREA TOTAL= 2,284.78 SQ. FT.
EXIST'G GARAGE AREA= 499.60 SQ. FT.
EXISTING ENTRY PORCH= 60.0 SQ. FT.
EXIST'G AREA TOTAL AREA COVERAGE= 2,844.38 SQ. FT.
EXISTING FLOOR AREA= 2,784.38

ROOM ADDITION= 274.13 SQ. FT.
GARAGE ADDITION = 165.36 SQ. FT.
NEW FLOOR AREA = 3,223.87 SQ. FT.
FLR/AREA RATIO = $\frac{3,223.87 \text{ SQ. FT.}}{12,250.0 \text{ SQ. FT.}}$
= 26.32 %

LOT AREA: 12,250.0 SQ. FT.

LOT AREA COVERAGE:
EXISTING AREA TOTAL COVERAGE
=2,844.38 SQ. FT.
ROOM ADDITION = 274.13 SQ. FT.
GARAGE EXTENSION = 165.36 SQ. FT.
NEW TOTAL AREA COVERAGE = 3,283.87 SQ. FT.

COVERAGES: $\frac{3,283.87 \text{ SQ. FT.}}{12,250.0 \text{ SQ. FT.}}$
=26.81 %

LANDSCAPING COVERAGE = $\frac{12,250.0 - (3,283.27 + 2,173.32 + 538.87 + 35.04 + 290.22 + 904.77 + 1,609.78 + 1,242.42)}{12,250.0}$
=2,172.31 SQ. FT.
= 17.73 %

PAVING COVERAGE = $\frac{1,245.32 \text{ SQ. FT.}}{12,250.0 \text{ SQ. FT.}}$
= 10.170 %

IMPERVIOUS/PERVIOUS COVERAGE :
IMPERVIOUS=3,283.27 + 538.87 + 35.04 + 1,609.78 + 1,242.42 = 6,709.39 SQ. FT.

PERVIOUS = 290.22 + 904.77 + 2,173.32
=6,709.39 SQ. FT.
3,368.30 SQ. FT.
= 199.20 %

BUILDING HEIGHT = 18.0 FT.

BUILDING SETBACKS:
FRONT = 29.0 FT.
BACKYARD = 33.33 FT.
LEFT SIDE YARD SETBACKS =5.0 FT.
RIGHT SIDE YARD SETBAKS = 6.5 FT.

BUILDING DATA AND APPLICABLE CODES:

USE/SCOPE: SINGLE FAMILY RESIDENCE ROOM ADDITION (ONE STORY)
CONST. TYPE: V-B
OCCUPANCY GROUP: R3
ZONING: R-1-6
BUILDING HEIGHT REQ'D: 28 FEET (MAX.)
LOT AREA COVERAGE: 35%
FLOOR AREA RATIO: 45%
ENERGY EFFECIENCY STANDARDS 2019
APPLICABLE CODES: 2019 UBC, 2019 CBC, 2019 UMC, 2019 UPC, NEC 2019
AND CITY OF CABBELL LOCAL CODES

SCOPE OF WORK:

A) 274.13 SQUARE FEET ROOM ADDITION
B) 165.36 SQUARE FEET GARAGE EXTENSION

SHEET INDEX:

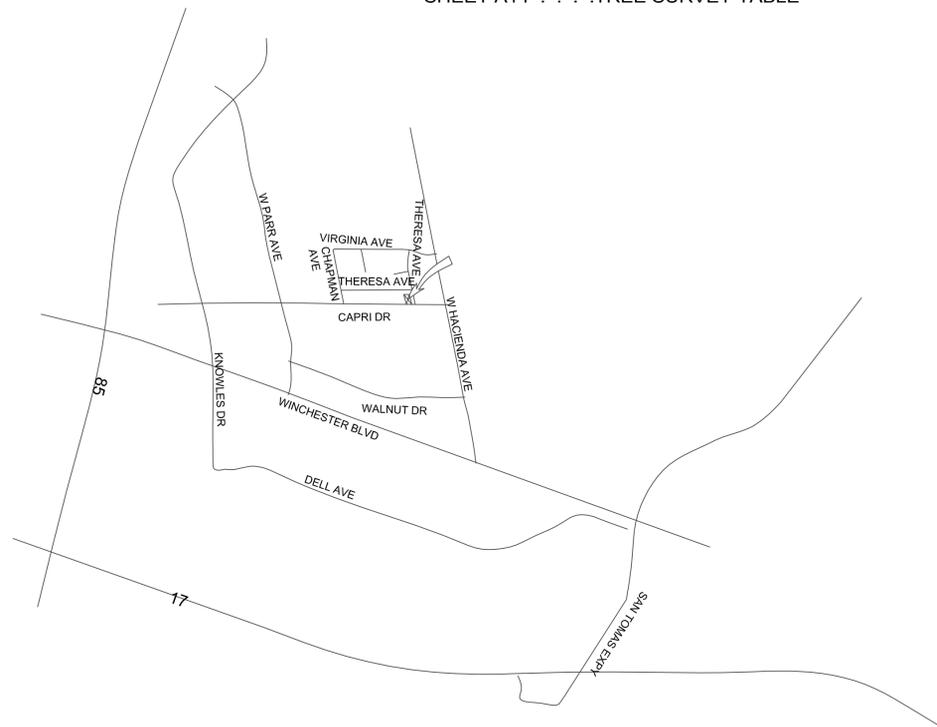
SHEET A1 COVER PAGE
SHEET A2 1) SITE PHOTOGRAPHY SHEET
2) SITE PHOTOGRAPHY VANTAGE
POINT LOCATION PLAN
SHEET A3 EXISTING FLOOR PLAN/
DEMOLITION PLAN
SHEET A4 SITE PLAN
SHEET A5 PROPOSED FLOOR PLAN
SHEET A6 AREA BLOCK CALCULATION/
FLOOR AREA DIAGRAM
SHEET A8.0 1)FRONT ELEVATION
2) REAR ELEVATION
SHEET A8.1 1) RIGHT SIDE ELEVATION
2) LEFT SIDE ELEVATION
SHEET A12 PROPOSED ROOF PLAN
SHEET A14 TREE SURVEY TABLE

LEGEND:

NEW WALL 
EXISTING WALL 
WALL TO BE REMOVED 
WALL THICKNESS: EXTERIOR =5.5 INCHES, INTERIOR=4.5

CARBON MONOXIDE DETECTOR  SWITCH 
SMOKE DETECTOR  ELECTRIC LIGHT 
WALL ELEC. OUTLET  BATHROOM FAN (5 CFH) 
CEILING REGISTER  GROUND FAULT CIRCUIT
ARC FAULT CIRCUIT INTERRUPTER AFCI  INTERRUPTER GFCI

NOTE: AFCI PROTECTION REQUIRED FOR ALL 120V SINGLE PHASE $\frac{15}{20}$ AMP BRANCH
FOR BEDROOMS, FAMILY ROOMS, DINING ROOMS LIVING ROOMS, CLOSETS AND
HALLWAYS OUTLETS.



VICINITY MAP
NOT TO SCALE

COVER SHEET

REVISION	BY
P 11-29-23	

A RIZON CONSTRUCTION
CSLB LIC. NO. 928770
2670 S WHITE ROAD, SUITE 238
SAN JOSE, CA 95148
PHONE NO. (408) 460-4308

PROJECT: PROPOSED ROOM ADDITION
LOCATION: 1265 CAPRI DRIVE
CAMPBELL, CA 95008
OWNER: MR. AND MRS. VINIT KADAKIA
(408) 930-3705

SHEET CONTENTS:

DATE: 8/7/2023
SCALE: 1/4"
DRAWN BY: AZR
JOB NO. 20121
SHEET NO.
A1



PICTURE NUMBER 1



PICTURE NUMBER 2



PICTURE NUMBER 3



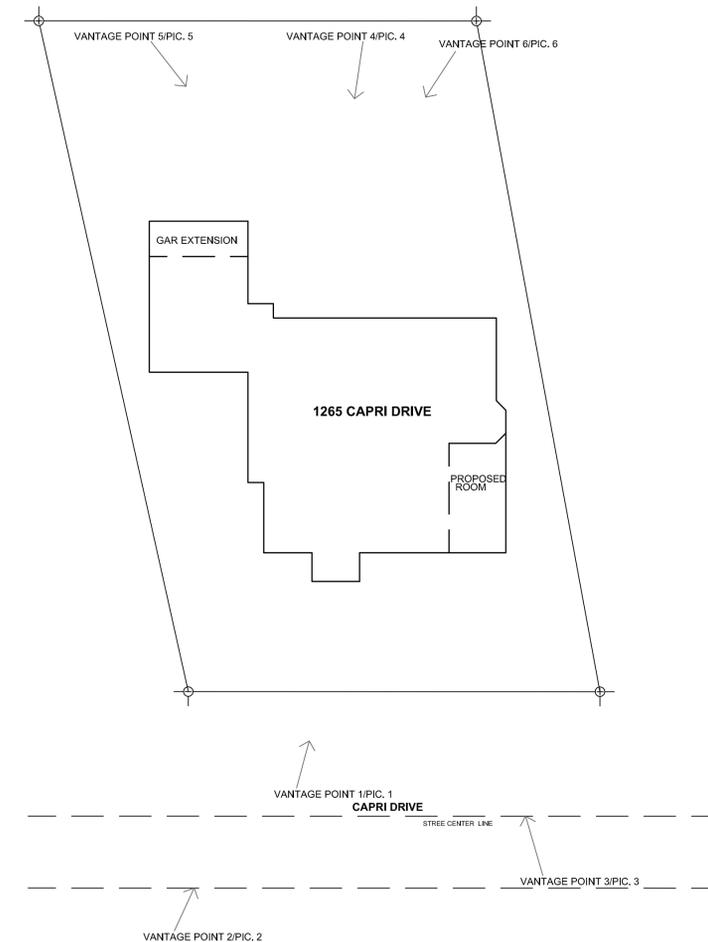
PICTURE NUMBER 4



PICTURE NUMBER 5



PICTURE NUMBER 6



SITE PHOTOGRAPHY VANTAGE POINT LOCATION PLAN

NOT TO SCALE

SITE PHOTOGRAPHY SHEET

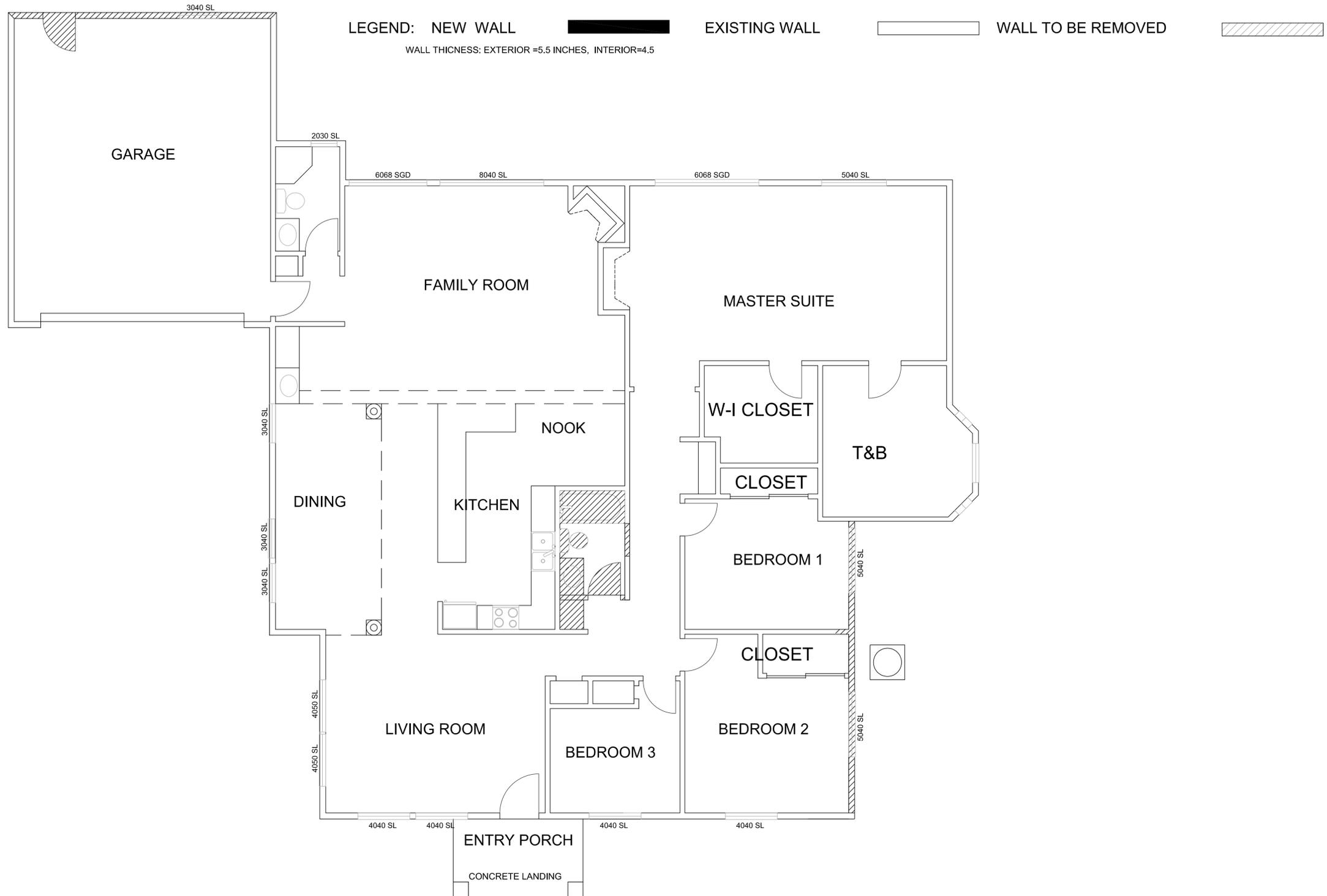
NOT TO SCALE

REVISION	BY
P 11-29-23	
A RIZON CONSTRUCTION CSLB LIC. NO. 928770 2670 S WHITE ROAD, SUITE 238 SAN JOSE, CA 95148 PHONE NO. (408) 460-4308	

PROJECT: PROPOSED ROOM ADDITION	OWNER: MR. AND MRS. VINIT KADAKIA
LOCATION: 1265 CAPRI DRIVE	(408) 930-3705
CAMPBELL, CA 95008	

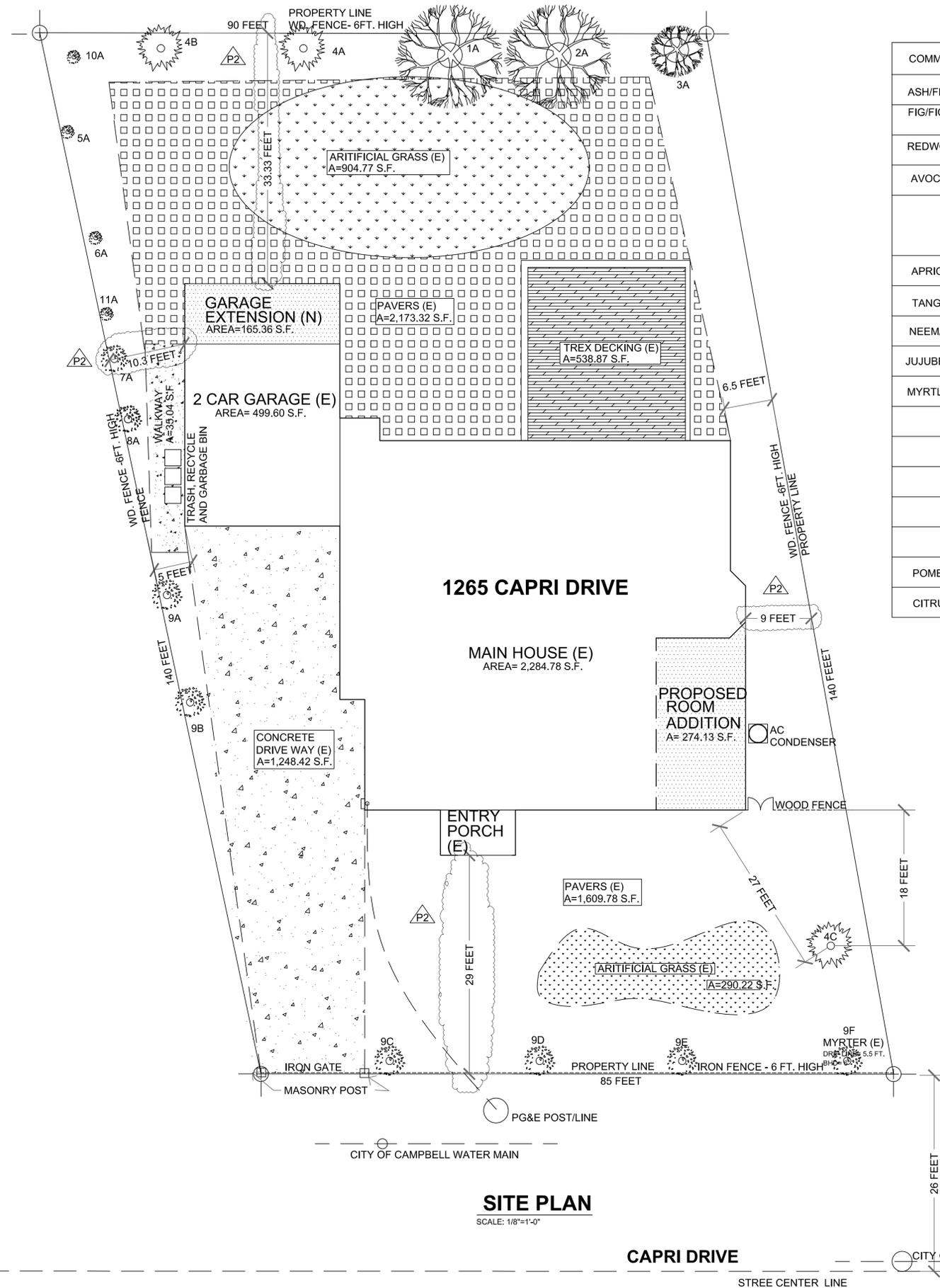
SHEET CONTENTS:

DATE: 8/7/2023
SCALE: 1/4"
DRAWN BY: AZR
JOB NO. 20121
SHEET NO.
A2



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

REVISION	BY
P 11-29-23	
A RIZON CONSTRUCTION	
CSLB LIC. NO. 928770	
2670 S WHITE ROAD, SUITE 238	
SAN JOSE, CA 95148	
PHONE NO. (408) 460-4308	
PROJECT: PROPOSED ROOM ADDITION	LOCATION: 1265 CAPRI DRIVE
CAMPBELL, CA 95008	
OWNER: MR. AND MRS. VINIT KADAKIA	
(408) 930-3705	
DATE: 8/7/2023	
SCALE: 1/4"	
DRAWN BY: AZR	
JOB NO. 20121	
SHEET NO.	A3



SITE PLAN

SCALE: 1/8"=1'-0"

CAPRI DRIVE

STREE CENTER LINE

TREE SURVEY TABLE

COMMON NAME/SCIENTIFIC NAME		DBH (48" ABOVE GRADE) (DIA. IN INCHES)	DRIP LINE (IN FEET)
ASH/FRAXINUS PENNSYLVANICA (1)	A	17	20.0
FIG/FICUS CARICA (2)	A	15	19.0
REDWOOD/SEQUOIA SEMPERVIRENS (3)	A	28	10.0
AVOCADO/PERSEA AMERICANA (4)	A	4.5	6.5
	B	4.5	7.0
	C	5.0	7.0
APRICOT/PRUNUS ARMENIACA(5)	A	2.0	3.5
TANGERENE/CITRUS RETICULATA (6)	A	2.5	4.0
NEEM/AZADIRACHTA (7)	A	3.0	6.0
JUJUBE/ZIZIPHUS JUJUBA (8)	A	5.0	3.0
MYRTLE/MYRTUS COMMUNIS (9)	A	6.0	10.0
	B	7.0	11.0
	C	5.0	4.0
	D	6.0	5.5
	E	6.0	5.0
	F	6.0	5.5
POMEGRANATE/PUNICA GRANATUM (10)	A	2	4.0
CITRUS SINENSIS (11)	A	2	4.0

REVISION BY

P 11-29-23

A RIZON CONSTRUCTION

CSLB LIC. NO. 928770

2670 S WHITE ROAD, SUITE 238

PHONE NO. (408) 460-4308

PROJECT: PROPOSED ROOM ADDITION

LOCATION: **1265 CAPRI DRIVE**

CAMPBELL, CA 95008

OWNER: MR. AND MRS. VINIT KADAKIA

SHEET CONTENTS:

DATE: 8/7/2023

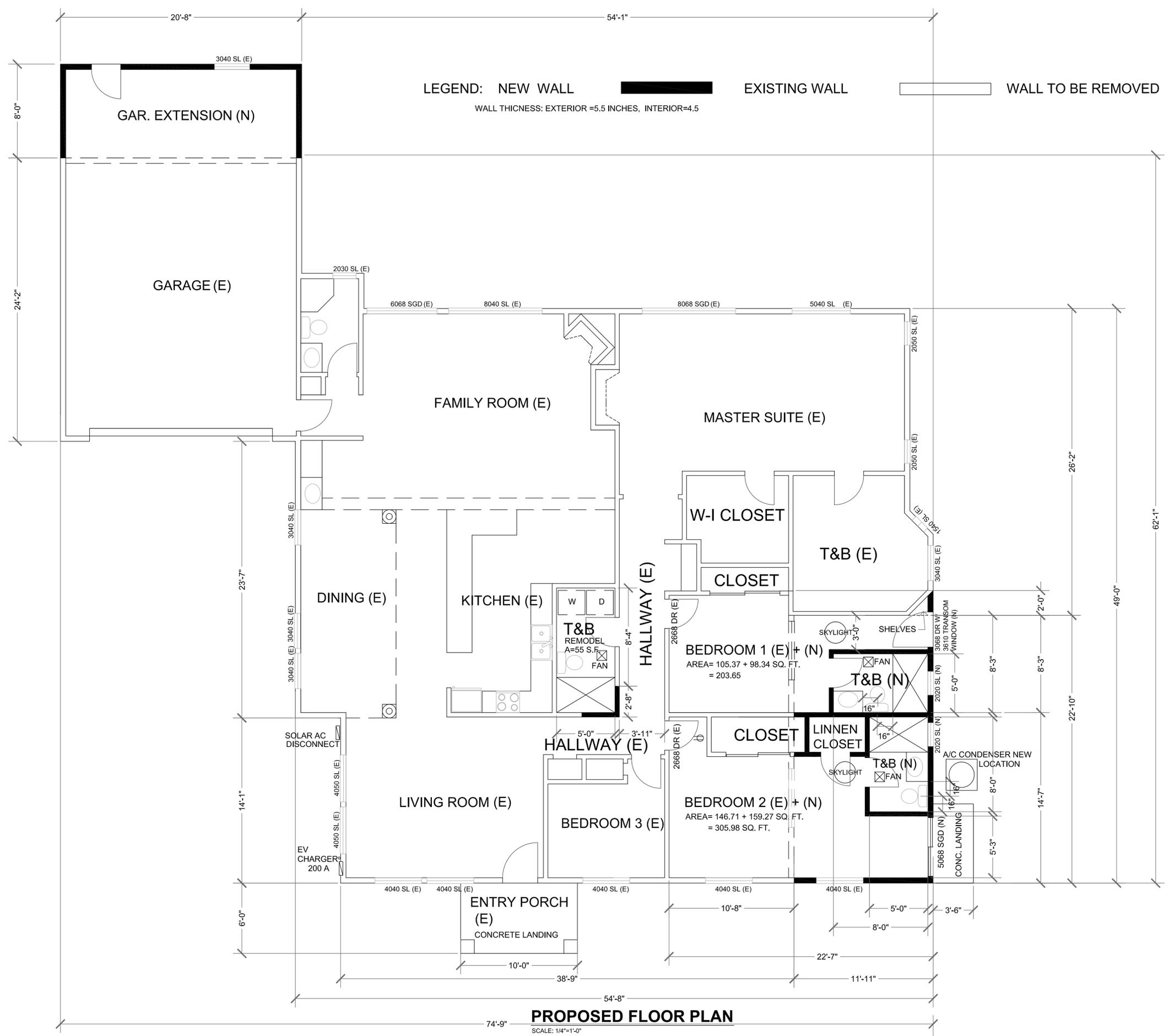
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DRAWN BY: AZR

JOB NO. 20121

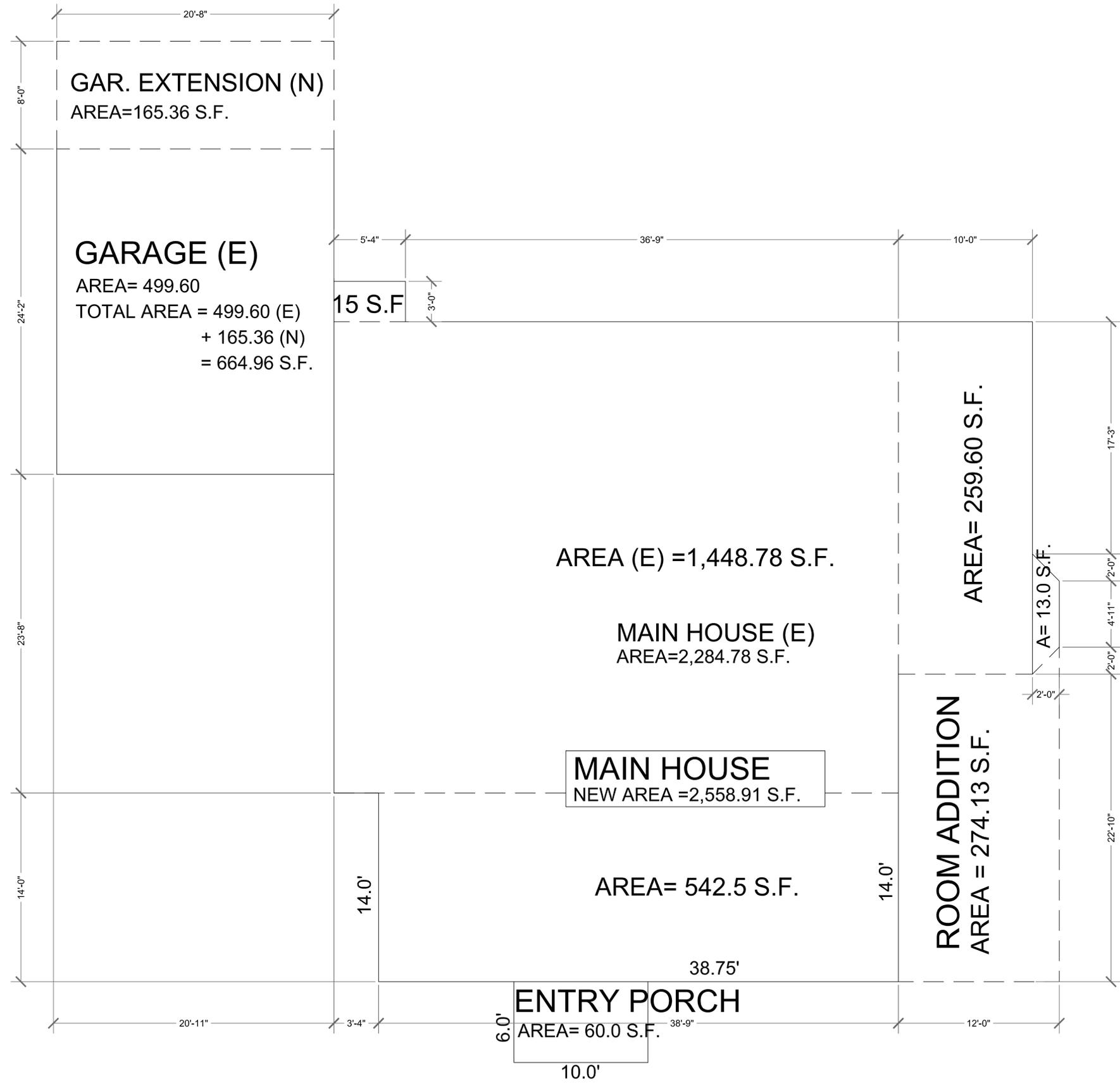
SHEET NO.

A4



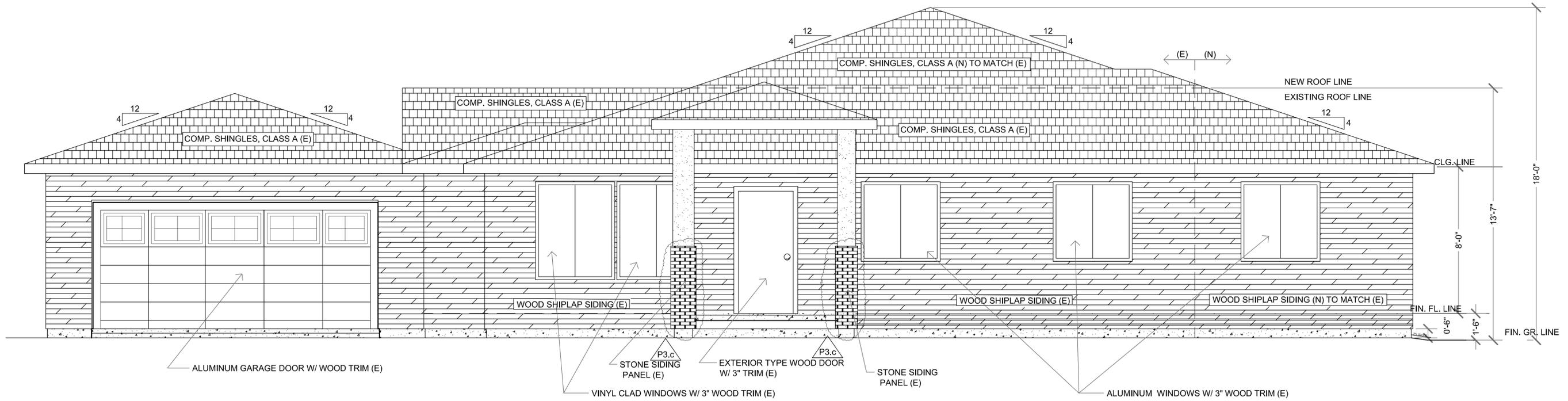
LEGEND: NEW WALL (thick solid line), EXISTING WALL (thin solid line), WALL TO BE REMOVED (dashed line).
 WALL THICKNESS: EXTERIOR = 5.5 INCHES, INTERIOR = 4.5 INCHES

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



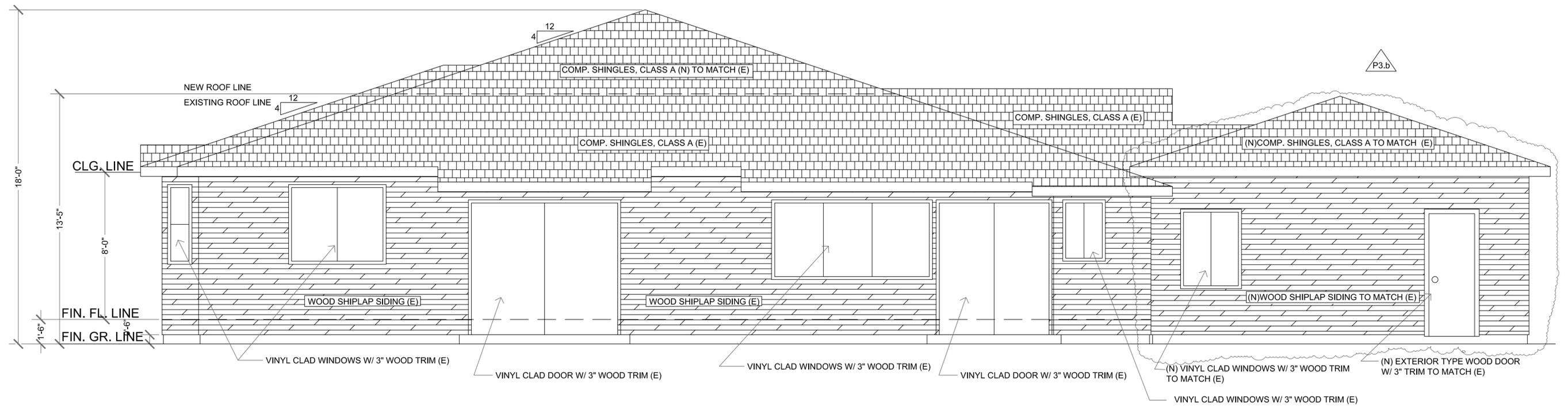
**AREA BLOCK CALCULATION/
FLOOR AREA DIAGRAM**

REVISION	BY
P 11-29-23	
A RIZON CONSTRUCTION	
CSLB LIC. NO. 928770 2670 S WHITE ROAD, SUITE 238 SAN JOSE, CA 95148 PHONE NO. (408) 460-4308	
PROJECT: PROPOSED ROOM ADDITION LOCATION: 1265 CAPRI DRIVE CAMPBELL, CA 95008	
OWNER: MR. AND MRS. VINIT KADAKIA (408) 930-3705	
SHEET CONTENTS:	
DATE: 8/7/2023	
SCALE: 1/4"	
DRAWN BY: AZR	
JOB NO. 20121	
SHEET NO. A6	



PROPOSED FRONT ELEVATION

SCALE: 3/8"=1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/8"=1'-0"

REVISION BY

P 11-29-23

A RIZON CONSTRUCTION

CSLB LIC. NO. 928770

2670 S WHITE ROAD, SUITE 238

SAN JOSE, CA 95148

PHONE NO. (408) 460-4308

PROJECT: PROPOSED ROOM ADDITION

LOCATION: **1265 CAPRI DRIVE**

CAMPBELL, CA 95008

OWNER: MR. AND MRS. VINIT KADAKIA

SHEET CONTENTS:

DATE: 8/7/2023

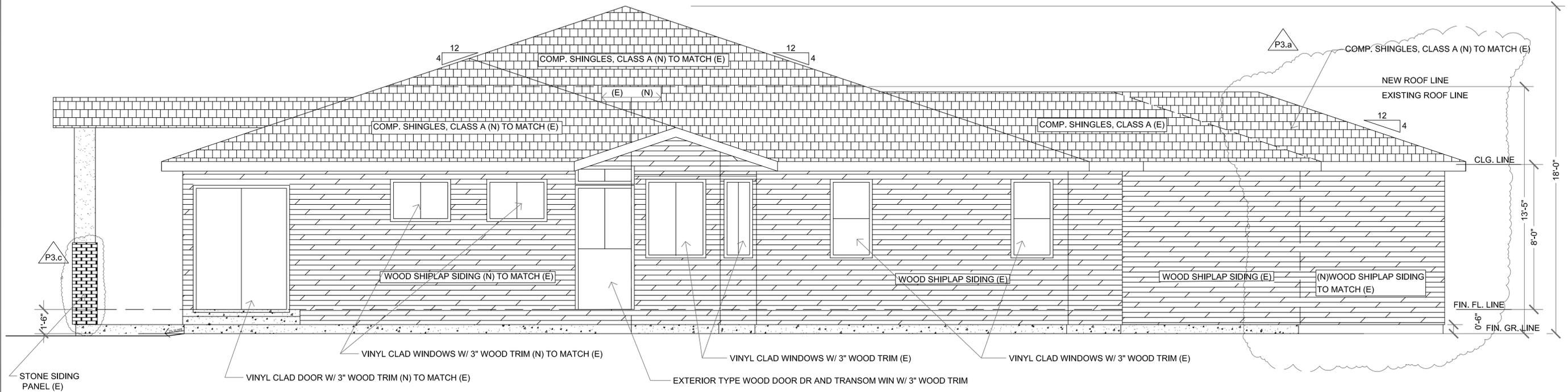
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DRAWN BY: AZR

JOB NO. 20121

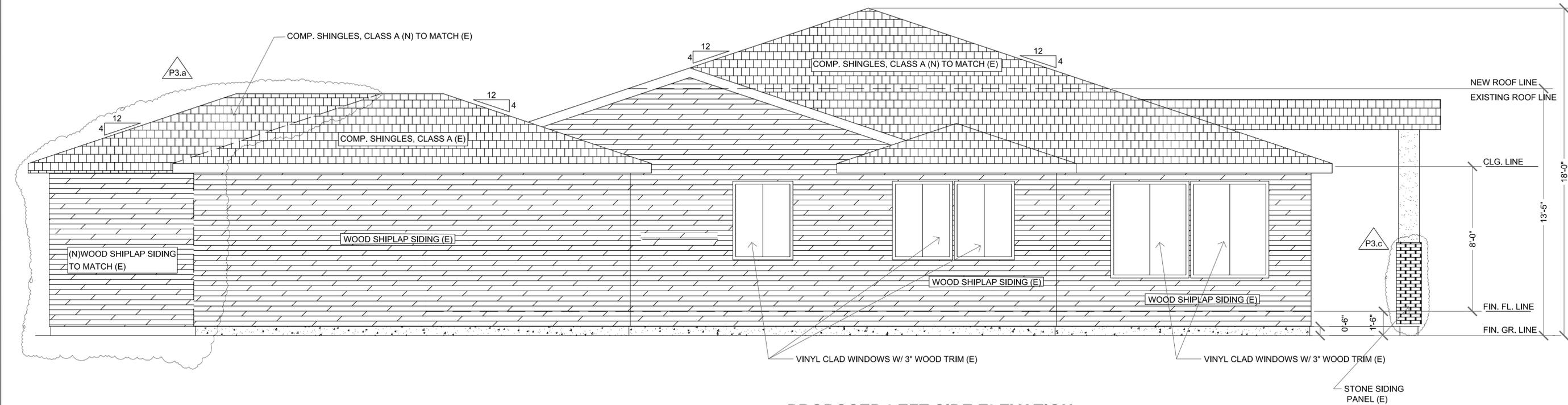
SHEET NO.

A8.0



PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/8"=1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 3/8"=1'-0"

A RIZON CONSTRUCTION

CSLB LIC. NO. 928770
2670 S WHITE ROAD, SUITE 238
SAN JOSE, CA 95148
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SHEET CONTENTS:

DATE: 8/7/2023

SCALE: 1/4"

DRAWN BY: AZR

JOB NO. 20121

SHEET NO.

A8.1

