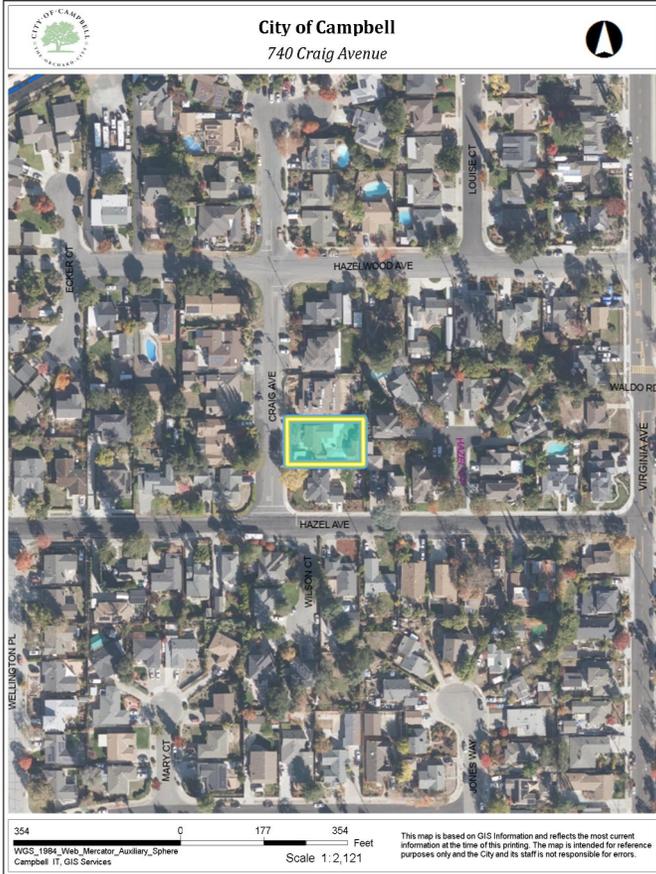
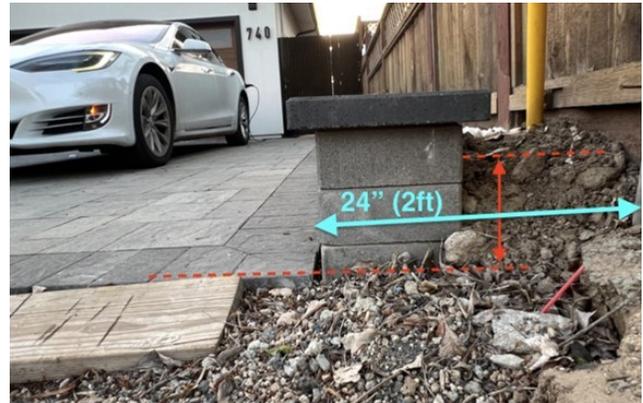


# Location of Proposed Project



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

# Project Image



# Notice of Public Hearing

Dear Campbell Resident,

September 12, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday September 23, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 740 Craig Avenue  
**Zoning | Area Plan:** R-1-6 | San Tomas Area Neighborhood Plan  
**Neighborhood Association(s):** N/A  
**Council District:** 5  
**File No:** PLN-2025-101  
**APN:** 406-01-059  
**Applicant:** Adrian Javleo  
**Property Owner:** Adrian and Tianqi Javleo  
**Application Type:** Variance  
**Project Planner:** Daniel Fama, Senior Planner  
**Email Contact:** daniel@campbellca.gov

## Project Description:

Request to allow retention of a driveway with a substandard side-yard setback constructed in association with a residential addition and remodel project.

## You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:  
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:  
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto: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



# An Addition/ Remodeling For: Javelo Residence

740 Craig Ave, Campbell, CA 95008



**RoIm Design Studio**  
SF Bay Area office  
1622 W. Campbell Ave. Ste 108 Campbell, CA 95008  
Orange County office  
23011 Alhambra Place Ste B1, Laguna Hills, CA, 92653  
www.roimdesignstudio.com

## PROJECT DATA

- JURISDICTION: CAMPBELL
- APN: 406-01-059
- ZONING: R1-6
- LAND USE: LDR
- LOT SIZE: 9,375 SF.
- MAXIMUM FAR: 0.45 OR
- MAXIMUM LOT COVERAGE: 0.45 OR
- HEIGHT RESTRICTIONS:
- SETBACKS: 20'-0" AND 25'-0" FRONT SETBACK  
5'-0" SIDE SETBACKS  
20'-0" REAR SETBACK
- OCCUPANCY TYPE: R1/U
- CONSTRUCTION TYPE: VB
- FLOOR ZONE: D
- FIRE SPRINKLER SYSTEM: NOT REQUIRED, EXISTING HOUSE IS NON SPRINKLER

| BUILDING AREA      | EXISTING  | PROPOSED  | TOTAL SF. | %   |
|--------------------|-----------|-----------|-----------|-----|
| MAIN DWELLING      | 1,536 SF. | 714 SF.   | 2,250 SF. | 24  |
| GARAGE TO ADU      | 428       | 428       | 428 SF.   | 4.5 |
| ACCESSORY DWELLING | 602       | 602       | 602       | 7   |
| COVERED PATIO      | -         | 68        | 68        | 0.5 |
| OTHER (E.G. SHED)  | -         | -         | -         | -   |
| TOTAL              | 2,138 SF. | 1,210 SF. | 3,348 SF. | 36  |

| SETBACKS                 | WALL HEIGHT FROM THE GRADE | REQUIRED SETBACK | PROPOSED SETBACK |
|--------------------------|----------------------------|------------------|------------------|
| FRONT GARAGE/CARPORT     | 9'-0"                      | 20'              | 20.43'           |
| FRONT MAIN DWELLING      | 10'-11" AND 9'-0"          | 25'              | 25'              |
| LEFT SIDE ADU            | 9'-0"                      | N/A              | 36.65'           |
| LEFT SIDE MAIN DWELLING  | 9'-0"                      | 5'               | 5'               |
| RIGHT SIDE ADU           | 9'-0"                      | N/A              | 5'               |
| RIGHT SIDE MAIN DWELLING | 9'-0"                      | 5'               | 5'               |
| REAR ADU                 | 9'-0"                      | N/A              | 5.08'            |
| REAR MAIN DWELLING       | 9'-0"                      | 20'              | 51.47'           |

## PROJECT DESCRIPTION

THIS IS AN ADDITION FOR 1,210 S.F. WITH INTERIOR REMODELING TO AN EXISTING SINGLE FAMILY HOUSE FOR 1,536 SF. AND PROPOSED NEW FLOOR AREA IS 2,250 SF INCLUDE NEW TWO CAR GARAGE. WORK INCLUDES:

- CONSTRUCTION OF EXTERIOR WALLS. - Repave existing concrete driveway
- CONSTRUCTION OF PARTITIONS.
- CONSTRUCTION OF DOORS AND WINDOWS.
- CONSTRUCTION OF ROOF AND CEILINGS.
- NEW TANKLESS WATER HEATER, FOR MAIN DWELING.
- UPGRADING THE EXISTING ELECTRICAL TO PANEL 200 AMP.
- RELOCATING THE GAS METER.
- SOLAR SYSTEM

SITE IMPROVEMENT INCLUDES:  
NO TREE REMOVAL AND GRADING PROPOSED.

## DEFERRED SUBMITTALS

CGC SECTION 107.3.4.1: DEFERRED SUBMITTALS. FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

- THE FOLLOWING ITEM REQUIRE DEFERRED REVIEW AND PERMIT BY THE CITY OF CAMPBELL:
- PV ARRAY / SOLAR PANEL WITH SEPARATE PERMIT, A PERMIT FOR A PHOTOVOLTAIC SOLAR SYSTEM WILL BE APPLIED FOR AS A DEFERRED SUBMITTAL. IF THE DEFERRED SUBMITTAL IS NOT APPLIED FOR BEFORE THE ROUGH TRADE IS COMPLETED, THE PROJECT WILL BE PUT ON-HOLD UNTIL THE SUBMITTAL IS APPROVED. PLUMBING AND ATTIC VENTING SHALL BE PLACED CLEAR FROM FUTURE SOLAR PANELS

## NOTES FOR CONTRACTOR

- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ROLM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDISTRIBUTIONS OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CRONTACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ROLM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ROLM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- THE BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE ( AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, 100-103(B)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.
- ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.
- PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY GENERAL CONTRACTOR OR OWNER/BUILDER ( FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO TOWN OF CAMPBELL BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, COATINGS, CARPET SYSTEMS ( INCLUDING CARPETING, CUSHION, AND ADHESIVES), RESILIENT FLOORING SYSTEM, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBC SECTION 4.504. ALL DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION.
- CONSTRUCTION HOURS SHALL BE 8 A.M. - 5 P.M. 7-4 SATURDAYS, NO WORK SUNDAYS OR HOLIDAYS.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CRAWLSPACE AND ATTIC AREAS.
- ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" HIGH, 1/2" WIDE, PLACED VISIBLE FROM THE STREET.
- FINISH GRADE SHALL BE 5% AWAY FROM FOUNDATION AND HAVE SUFFICIENT SLOPE TO RETAIN STORM WATER ON-SITE AND NOT TO FLOW TO THE NEIGHBOR'S PROPERTY OR TO THE STREET.
- THIS PROJECT WILL REQUIRE THAT A SURVEYOR APPROVE THE FOUNDATION FORMS IN TERMS OF SETBACK ACCURACY AND FLOOR LEVEL HEIGHTS PRIOR TO PLACING CONCRETE. LANGUAGE FOR THE LETTER MUST BE AS WRITTEN AS PER CAMPBELL'S SURVEYOR HANDOUT AVAILABLE THROUGH THE BUILDING DEPARTMENT.
- ANY SLIP CRITICAL HOLD DOWN BOLTING OR SPECIAL SHEAR NAILING OR ADDITIONAL ELEMENTS REQUIRED BY THE ENGINEER OF RECORD (EOR), WILL REQUIRE SPECIAL INSPECTION.
- CONSTRUCTION SITE MUST COMPLY WITH CFC CHAPTER 33. FIRE SAFETY DURING CONSTRUCTION THAT WILL INCLUDE PROTECTION FROM: TEMPORARY HEATING, FLAMMABLES, COMBUSTIBLE MATERIALS, OPEN FLAME, SPARK PRODUCTION, ACCESS AND EGRESS, WATER SUPPLY AND PORTABLE FIRE EXTINGUISHERS FOR MINOR FIRE SUPPRESSION.

## APPLICABLE CODES

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE
- CAMPBELL MUNICIPAL CODE

2022 Code series

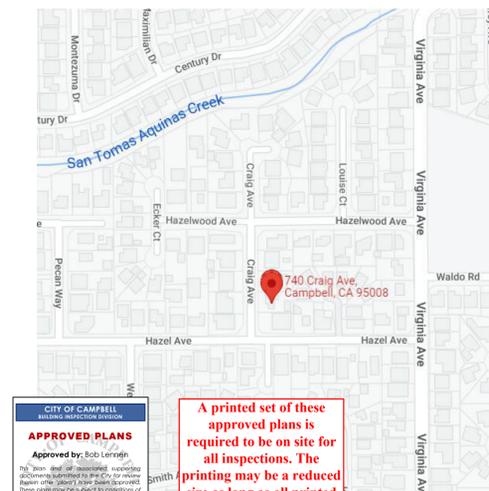


## EXTERIOR WALL DEMOLITION CALCULATION

- TOTAL EXTERIOR WALL LENGTH : 222.10' LINEAR FEET
- EXTERIOR WALL TO BE DEMOLISHED : 108.16' LINEAR FEET OR %49
- EXTERIOR WALL TO REMAIN : 113.94' LINEAR FEET OR %51

PLANNING FINAL REQUIRED, THE NEW LANDSCAPING INDICATED ON THE PLANS MUST BE INSTALLED PRIOR TO FINAL INSPECTION. CHANGES TO THE LANDSCAPING PLAN REQUIRE PLANNING APPROVAL.

## VICINITY MAP



CITY OF CAMPBELL  
APPROVED PLANS  
Approved by: Bob Lennan

A printed set of these approved plans is required to be on site for all inspections. The printing may be a reduced size as long as all printed copy remains legible. Approved by Bob Lennan on December 8, 2023. Permit # BLD2022-1590

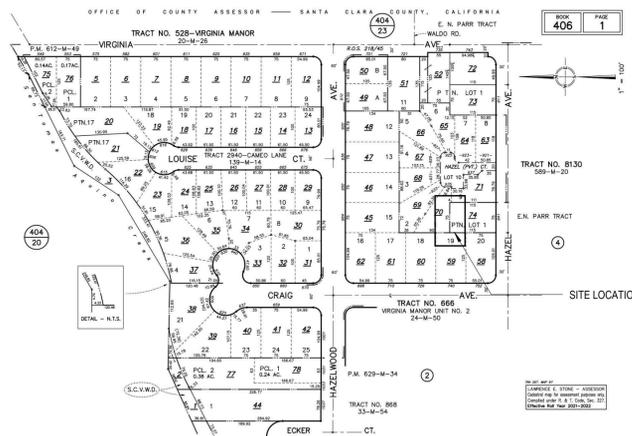
## INTERIOR WALL DEMOLITION CALCULATION

- TOTAL INTERIOR WALL LENGTH : 129.22' LINEAR FEET
- INTERIOR WALL TO BE DEMOLISHED : 38.14' LINEAR FEET OR %30
- INTERIOR WALL TO REMAIN: 91.08' LINEAR FEET OR %70

## ROOF DEMOLITION CALCULATION

- TOTAL EXISTING ROOF AREA : 1,974 SF.
- EXISTING ROOF FRAME TO BE DEMOLISHED : 683 SF. OR %35
- EXISTING ROOF FRAME TO REMAIN: 1,291 SF. OR %65

## PARCEL MAP



## PROJECT TEAM

**OWNER**  
Javelo Residence  
740 Craig Ave,  
Campbell, CA 95008  
P: 408-461-9083  
E: lulu.adrian.ella@gmail.com  
CONTACT: Adrian Javelo

**DESIGNER**  
RoIm Design Studio  
1622 W Campbell, Suite 108  
Campbell, CA 95008  
P: 925.949.6052  
E: mehran@roimdesignstudio.com  
CONTACT: Mehran Soltanzadeh

**STRUCTURAL ENGINEER**  
AMS DESIGN LLP  
1920 Geary Rd  
Pleasant Hill, CA, 94523  
P: (415) 254 - 2634  
E: armin@amsdesignllp.com  
CONTACT: Armin Masroor

## DRAWING INDEX AND ISSUE DATES

| Sheet Number                  | Sheet Name                                    |   |
|-------------------------------|---|---|
| A0.00                         | COVER SHEET                                   | 0 |
| <b>I. GENERAL</b>             |   |   |
| A0.01                         | GREEN BLDG. RESIDENTIAL MANDATORY MEASURES-01 | 0 |
| A0.02                         | GREEN BLDG. RESIDENTIAL MANDATORY MEASURES-02 | 0 |
| A0.03                         | CONSTRUCTION BEST MANAGEMENT PRACTICE         | 0 |
| T24.1                         | TITLE 24 REPORT FOR MAIN DWELING              | 0 |
| T24.2                         | TITLE 24 REPORT FOR MAIN DWELING              | 0 |
| <b>II. ARCHITECTURAL</b>      |   |   |
| A1.01                         | SITE PLAN                                     | 0 |
| A1.02                         | SITE PHOTOS                                   | 0 |
| A1.03                         | RENDERS                                       | 0 |
| A2.01                         | EXISTING AND DEMOLITION FLOOR PLANS           | 0 |
| A2.11                         | MAIN DWELING IMPROVEMENT FLOOR PLAN           | 0 |
| A2.21                         | REFLECTED CEILING PLANS                       | 0 |
| A2.31                         | MECHANICAL, ELECTRICAL & PLUMBING PLAN, MEP   | 0 |
| A2.40                         | ROOF AND DARINAGE PLAN                        | 0 |
| A3.01                         | NORTH AND SOUTH ELEVATIONS                    | 0 |
| A3.02                         | EAST AND WEST ELEVATIONS                      | 0 |
| <b>III. BUILDING SECTIONS</b> |   |   |
| A7.01                         | DOOR AND WINDOW SCHEDULE                      | 0 |
| <b>IV. DETAILS</b>            |   |   |
| A8.01                         | DETAILS                                       | 0 |
| A8.02                         | DETAILS                                       | 0 |
| A8.03                         | SKYLIGHT CUT SHEET                            | 0 |
| A8.04                         | SKYLIGHT CUT SHEET                            | 0 |
| A8.05                         | SKYLIGHT AND FIREPLACE CUT SHEET              | 0 |
| A8.06                         | DETAILS                                       | 0 |
| <b>V. STRUCTURAL</b>          |   |   |
| S-1                           | STRUCTURAL COVER SHEET                        | 0 |
| S-2                           | FOUNDATION PLAN                               | 0 |
| S-3                           | CEILING PLAN                                  | 0 |
| S-4                           | ROOF PLAN                                     | 0 |
| SF-1                          | FOUNDATION DETAILS                            | 0 |
| SF-2                          | FOUNDATION DETAILS                            | 0 |
| SD-1                          | STRUCTURE DETAILS                             | 0 |
| SD-2                          | STRUCTURE DETAILS                             | 0 |
| SSW-1                         | DETAILS                                       | 0 |
| SSW-2                         | DETAILS                                       | 0 |

WARNING! IF A PROJECT HAS BEEN CLASSIFIED AS AN ADDITION & REMODEL, THE PLANS SUBMITTED WILL BE COMPARED DURING CONSTRUCTION. IF MORE WALLS OR ROOF ARE REMOVED OR ALTERED THAN APPROVED, OR WINDOW SIZES CHANGED, OR ENGINEERING ALTERATIONS, THE CONSTRUCTION CLASSIFICATION COULD BE CHANGED FROM ADDITION & REMODEL TO NEW HOME. IF THE CLASSIFICATION IS CHANGED TO NEW HOME, THE PROJECT WILL BE STOPPED AND REQUIRE A NEW SUBMITTAL UNDER THE REQUIREMENTS OF NEW HOME, WHICH IS SUBJECT TO MORE STRINGENT ENERGY CODES, ROOF TOP SOLAR, LOSS OF GAS APPLIANCES, INCREASED ENGINEERING, INCREASED PLANNING AND PUBLIC WORKS REQUIREMENTS, FIRE SPRINKLERS, INCREASED FEES, AND LANDSCAPE DESIGN. NORMALLY, THE TIME NEEDED TO MAKE THE MID-PROJECT APPLICATION AND GET BACK TO WORK IS ABOUT A YEAR.

## DRAWING SYMBOL LEGEND

|   |        |                                  |           |                 |
|---|--------|----------------------------------|-----------|-----------------|
| BUILDING SECTION (PLAN)                       | 1 A101 | ROOM NAME WITH FLOOR FINISH      | Room name | ROOM NAME       |
| BUILDING SECTION (ELEVATION)                  | 1 A101 | DOOR TAG                         | 101       | ROOM NUMBER     |
| ELEVATIONS                                    | 1 A101 | WINDOW TAG                       | 11        |                 |
| WALL SECTION                                  | 1 A101 | REVISION TAG                     |           |                 |
| DETAIL CALLOUT                                | 1 A101 | LEVEL TAGS                       | NAME      | LEVEL NAME      |
| DETAIL CUT (PLAN/SECTION)                     | 1 A101 | LEVEL TAGS                       | ELEVATION | LEVEL ELEVATION |
| RELATED DETAIL CUT BELOW OR ABOVE             | 1 A101 | PLAN / ELEVATION / SECTION TITLE | 1         | MAIN            |
| KEYNOTE                                       | 1      | DETAIL TITLE                     | 1         | MAIN            |
| CEILING NAME WITH CEILING FINISH              | 1 A101 | GLAZING TYPE DESIGNATION         | A         |                 |
| INTERIOR ELEVATION (ARCHITECTURE OR MILLWORK) | 1 A101 | NORTH ARROWS                     |           |                 |
| REFERENCE                                     | 1 A101 |                                  |           |                 |

Mehran Soltanzadeh

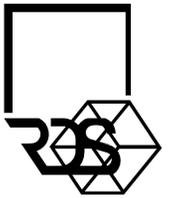
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An Addition/ Remodelling For:  
**Javelo Residence**  
740 Craig Ave, Campbell, CA 95008

| No. | Date     | Revision Description |
|-----|----------|----------------------|
| 1   | 10.04.23 | Revision 1           |

|                |              |
|----------------|--------------|
| Project Date   | 08/10/2021   |
| Drawn by       | RDS          |
| Checked by     | RDS          |
| Project Number | 000000       |
| Scale          | As Indicated |

**A0.00**



**Roim Design Studio**  
 SF Bay Area office  
 1622 W. Campbell Ave. Ste 108 Campbell, CA 95008  
 Orange County office  
 22011 Muller Play Sta Dr., Laguna Hills, CA 92653  
 www.roimdesignstudio.com

*Min Soltz*

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An Addition/ Remodelling For:  
**Javelo Residence**  
 740 Craig Ave, Campbell, CA 95008

## GENERAL NOTES

- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT, AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE RDM DESIGN STUDIO'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREAS OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS, ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY RDM DESIGN STUDIO IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM RDM DESIGN STUDIO PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO CONSTRUCTION TO REMAIN OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED.
- THE OWNER WILL RETAIN SALVAGE ITEMS AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL OF CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROTECTION OF SALVAGE ITEMS WHICH MAY BE REUSED.
- REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS OR CEILING WHERE INDICATED.
- REMOVE FLOORING AND BASE THROUGHOUT.
- WHERE REMOVAL OF FLOOR COVERINGS AND WALL BASE ARE REQUIRED, REMOVE ONLY MATERIAL NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES OF ADHESIVES, GROUTING BEDS, ETC., AND REQUIRES REMAINING REMOVAL SURFACES TO BE PREPARED FOR NEW CONSTRUCTION.
- CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS. PROVIDE BARRICADES OR RIBBONED OFF ZONES.
- ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE STOCKPILING OF EXCESS MATERIAL ON-SITE WILL NOT BE ALLOWED.
- DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
- ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
- CRAIG AVE IS RECENTLY PAVED. THEREFORE, A STREET CUT MORATORIUM IS IN PLACE FOR A PERIOD OF THREE YEARS. HOWEVER, EXCEPTIONS CAN BE GRANTED WITH PROPER PAVEMENT RESTORATION SUCH AS SLURRY SEAL. THEREFORE, ADDITIONAL COST MAY BE ADDED TO ANY UTILITY WORK IN THE PAVEMENT.
- IF THE PROJECT DAMAGES THE CITY'S SIDEWALK OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY DAMAGES AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.
- APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTING IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF OR A DEPARTURE FROM THE CITY OF CUPERTINO SPECIFICATION OR THESE IMPROVEMENT PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
- CONTACT PUBLIC WORKS, FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
- ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- CONTRACTOR SHALL REVIEW CITY DETAIL ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
- TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
- ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.
- PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

## NOTE FOR CONTRACTOR

- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. WATER, SANITARY SEWER, ELECTRIC AND GAS SERVICES SHOWN FOR REFERENCE ONLY. SEPARATE UTILITY ENCROACHMENT PERMITS ARE REQUIRED FOR THE INSTALLATION OF THESE FACILITIES IN THE RIGHT-OF-WAY.**

## FIRE NOTES AND ADDRESS IDENTIFICATION

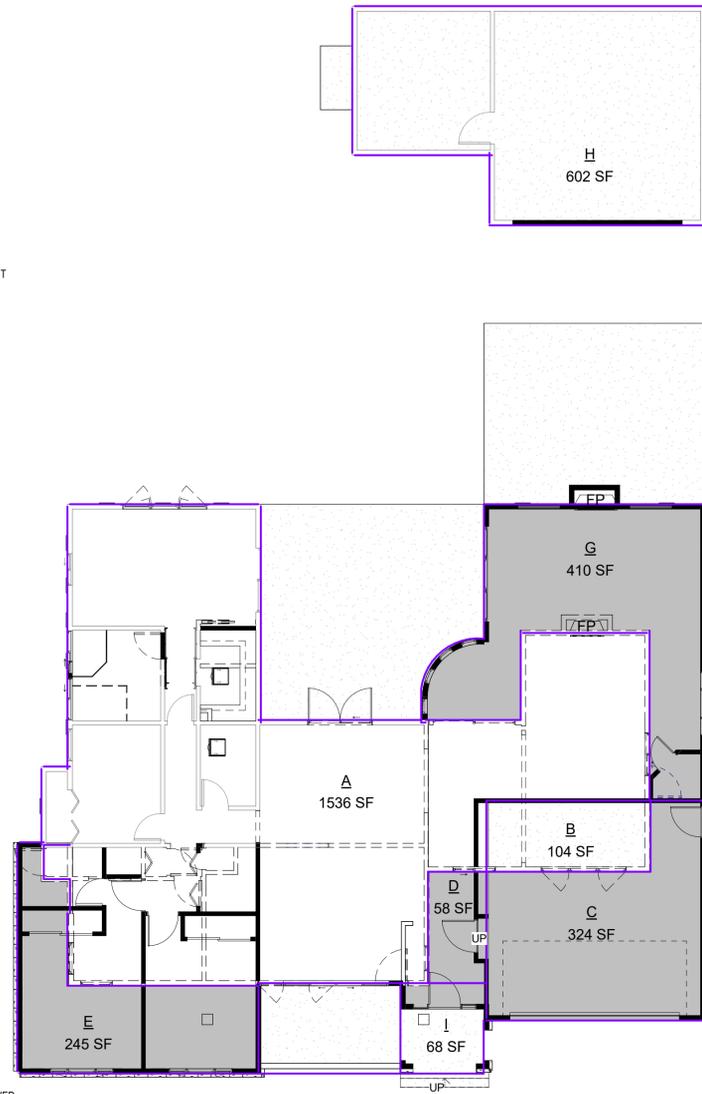
- WATER SUPPLY REQUIREMENTS: POTABLE WATER SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SERVING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEM, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. THE APPROVED MINIMUM SIZE DIMENSIONS OF THE NUMBERS SHALL BE AS SPECIFIED IN TABLE 505.1, WHERE A BUILDING IS SET BACK FROM THE STREET OR ROAD FRONTING THE PROPERTY AND WHERE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MAY NOT BE CLEARLY IDENTIFIABLE DUE TO DISTANCE FROM THE STREET OR ROADWAY, OR LANDSCAPE, ARCHITECTURAL, OR OTHER OBSTRUCTIONS. APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION MUST BE PLACED BOTH AT THE DRIVEWAY SERVING SUCH BUILDING AS WELL AS ON THE BUILDING. AN APPROVED IDENTIFICATION OF MULTIPLE BUILDINGS WITHIN AN INDUSTRIAL COMPLEX SHALL BE REQUIRED WHICH CLEARLY INDICATES EACH INDIVIDUAL BUILDING IN THE COMPLEX. IDENTIFICATION SHALL BE PLACED ON EACH BUILDING IN A SIZE AND LOCATION REQUIRED BY THE FIRE CODE OPTIONAL.
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33.

### TABLE 505.1

DISTANCE TO BUILDING ADDRESS AS MEASURED FROM THE STREET OR ROAD FRONTING THE PROPERTY MINIMUM HEIGHT OF NUMBER

|                   |           |
|-------------------|-----------|
| LESS THAN 26 FEET | 4 INCHES  |
| 26-40 FEET        | 4 INCHES  |
| 41-55 FEET        | 5 INCHES  |
| OVER 55 FEET      | 12 INCHES |

- GATE MAY BE INSTALLED ACROSS A REQUIRED FIRE DEPARTMENT ACCESS ROAD OR DRIVEWAY. WITHOUT APPROVAL FROM THE FIRE DEPARTMENT, A DETAILED PLAN SHALL BE SUBMITTED FOR REVIEW, AND APPROVAL PRIOR TO INSTALLATION. THE FOLLOWING APPLY TO ALL GATE INSTALLATIONS.
  - SECURITY GATES EQUIPPED WITH ELECTRONIC CONTROL DEVICES SHALL HAVE AN APPROVED FIRE DEPARTMENT OVERRIDE KEY SWITCH, AND SHALL ALLOW OPERATION OF THE GATE DURING POWER OUTAGES.
  - MANUAL LOCKING MECHANISMS, SUCH AS PADLOCKS, SHALL BE APPROVED BY THE FIRE DEPARTMENT.
  - FORMS FOR ORDERING FIRE DEPARTMENT APPROVED KEY SWITCHES AND PADLOCKS SHALL BE OBTAINED FROM THE FIRE PREVENTION DIVISION.
  - ALL MANUALLY OPERATED GATES SHALL BE DESIGNED TO REMAIN IN THE OPEN POSITION WHEN LEFT UNATTENDED. ACTIVATION OF AN APPROVED KEY SWITCH FOR AN ELECTRONICALLY CONTROLLED GATE SHALL OPEN THE GATE AND CAUSE IT TO REMAIN IN THE OPEN POSITION UNTIL RESET BY EMERGENCY RESPONSE PERSONNEL.
  - WHEN OPEN, GATES SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH OF THE DRIVEWAY OR ACCESS ROAD SHALL BE ADEQUATELY SUPPORTED TO PREVENT DRAGGING AND SHALL BE OPERABLE BY ONE PERSON. SLIDING GATES SHALL SLIDE PARALLEL TO THE SECURITY FENCE. SWING-STYLE GATES SHALL OPEN A FULL 90 DEGREES (MINIMUM) AND MAY SWING IN EITHER DIRECTION.
  - GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN DEFECTIVE.
  - A DURABLE SIGN STATING "NO PARKING + FIRE LANE" SHALL BE PROVIDED ON BOTH SIDES OF THE GATE.



## AREA CALCULATION

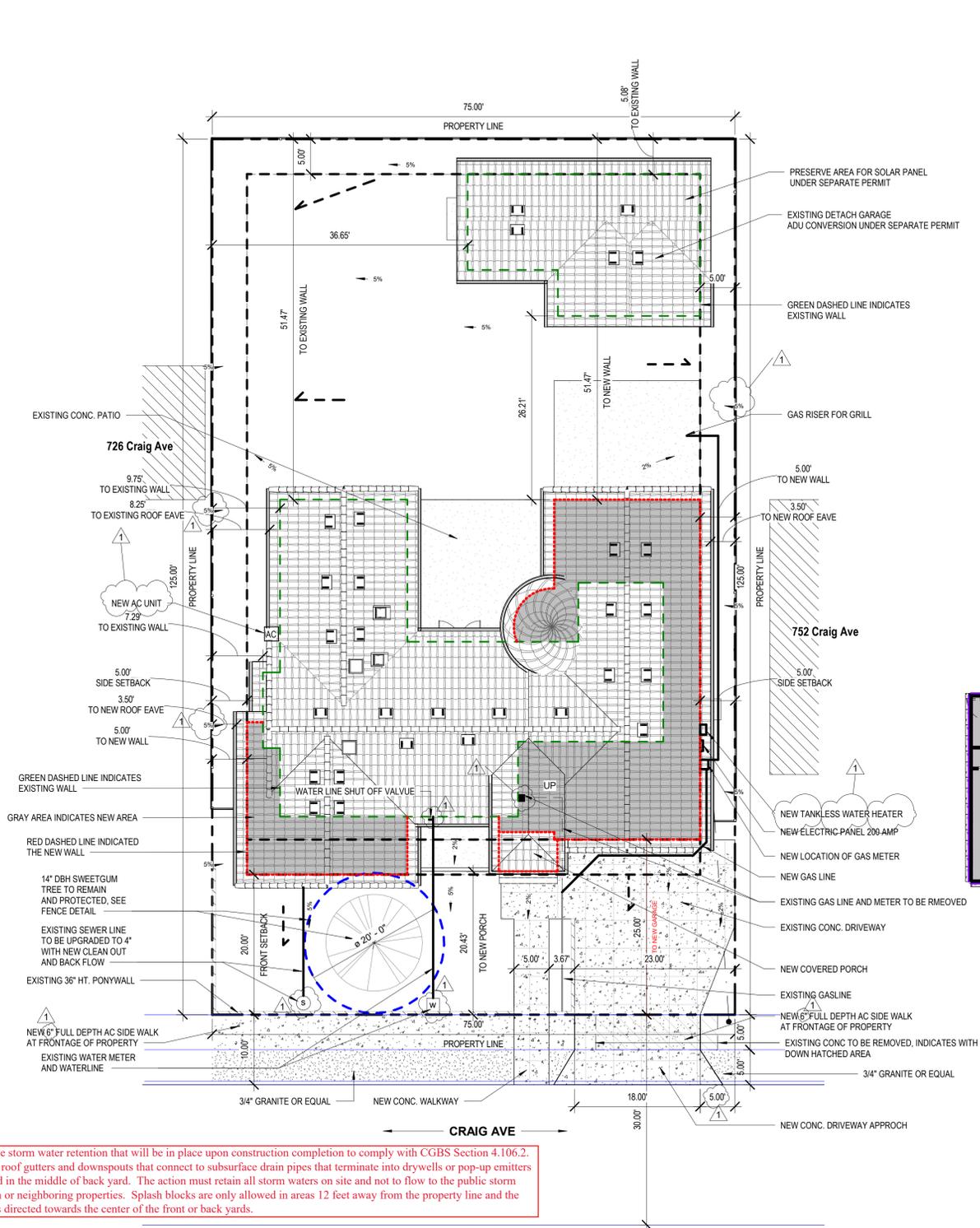
| Area Schedule (Gross Building) |                                 |         |
|--------------------------------|---------------------------------|---------|
| Name                           | Type of Area                    | Area    |
| A                              | EXISTING AREA                   | 1536 SF |
| B                              | EXISTING AREA CONVERT TO GARAGE | 104 SF  |
| C                              | NEW GARAGE                      | 324 SF  |
| D                              | FRONT ADDITION 1                | 58 SF   |
| E                              | FRONT ADDITION 2                | 245 SF  |
| G                              | REAR ADDITION                   | 410 SF  |
| H                              | EXISTING DETACHED GARAGE        | 602 SF  |
| I                              | NEW FRONT PORCH                 | 68 SF   |

- LOT AREA: 9,375 SF.
- TOTAL EXISTING FLOOR AREA: 1,640 SF.
- EXISTING DETACHED GARAGE : 602 SF.

- EXISTING AREA TO BE REMOVED: 104 SF.
- EXISTING LIVABLE AREA TO REMAIN: 1,536 SF.
- ADDITION FOR NEW GARAGE: 324 SF.
- ADDITION TO LIVABLE AREA: 714 SF.

- b+d = NEW TOTAL LIVABLE FLOOR AREA : 2,250 SF.
- a+c = NEW TWO CAR GARAGE: 428 SF.
- f+g = NEW TOTAL FLOOR AREA (INCLUDE GARAGE): 2,678 SF.**
- MAXIMUM FLOOR AREA 45%= (45x9,375= 4,218 SF.) > 2,678 SF.**

- NEW COVERED FRONT PORCH: 68 SF.
- EXISTING DETACHED GARAGE : 602 SF.
- h+i = PROPOSED LOT COVERAGE : 3,348 SF.**
- MAX. LOT COVERAGE 40%= (40x9,375= 3,750 sq) > 2,656 SF.**



Provide storm water retention that will be in place upon construction completion to comply with CGBS Section 4.106.2. Install roof gutters and downspouts that connect to subsurface drain pipes that terminate into drywells or pop-up emitters located in the middle of back yard. The action must retain all storm waters on site and not to flow to the public storm system or neighboring properties. Splash blocks are only allowed in areas 12 feet away from the property line and the flow is directed towards the center of the front or back yards.

## 1 SITE PLAN

SCALE: 1" = 10'-0"



| Revisions |          |                      |
|-----------|----------|----------------------|
| No.       | Date     | Revision Description |
| 1         | 10.04.23 | Revision 1           |

| Description    |              |
|----------------|--------------|
| SITE PLAN      |              |
| Project Date   | 08/10/2021   |
| Drawn by       | RDS          |
| Checked by     | RDS          |
| Project Number | 000000       |
| Scale          | As indicated |

# A1.01



P1



P2



P3



P4



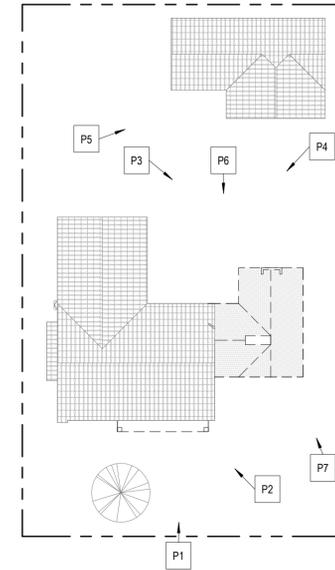
P5



P6



P7



**Roim Design Studio**  
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 Orange County office  
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 www.roimdesignstudio.com

*Min Sattiz*

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An Addition/ Remodelling For:  
**Javelo Residence**  
 740 Craig Ave, Campbell, CA 95008

CITY OF CAMPBELL  
 BUILDING INSPECTION DIVISION  
**APPROVED PLANS**  
 Approved by: Bob Lehman  
 This plan and all associated supporting documents submitted to and by the City for review herein after the plans have been approved. These plans may be subject to conditions of approval or "redline" requirements made by a City official who may require further consultation with an engineer, architect, or licensed professional to implement. The plans shall not be changed or modified without authorization from the Building Official. Work performed relating to the plans shall be done in accordance with the plans and all applicable codes. Approval of these plans shall not be construed to permit or allow any violation of City, State, or Federal Law.

| Revisions |      |                      |
|-----------|------|----------------------|
| No.       | Date | Revision Description |
|           |      |                      |

Description  
 SITE PHOTOS

Project Date 08/10/2021  
 Drawn by RDS  
 Checked by RDS  
 Project Number 000000  
 Scale 1" = 20'-0"

**A1.02**



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| Revisions |      |                      |
|-----------|------|----------------------|
| No.       | Date | Revision Description |
|           |      |                      |

Description  
 RENDERS

|                |            |
|----------------|------------|
| Project Date   | 08/10/2021 |
| Drawn by       | RDS        |
| Checked by     | RDS        |
| Project Number | 000000     |

Scale  
**A1.03**