



**SITE AND ARCHITECTURAL REVIEW COMMITTEE
TUESDAY, JULY 26, 2016
6:45 p.m.**

**Doetsch Conference Room/City Hall
70 N. First Street, Campbell, CA 95008**

AGENDA

| ITEM/FILE NO. | | ADDRESS | START TIME / DURATION | APPLICANT |
|---------------|---------------------|-------------------------|-----------------------|--------------|
| 1. | PLN2016-34 to 37 | 1323 Parsons Ave | 6:45 p.m. | Omid Shakeri |

Planned Development Permit to allow the construction of four small-lot single-family residences; Tentative Subdivision Map to allow four residential lots and a common lot; Zone Change from R-1-6 to P-D (Planned Development) and a Parking Modification Permit to allow for the provision of uncovered parking spaces in lieu of required covered parking. Project Planner: *Stephen Rose, Associate Planner*

Questions about this agenda can be directed to the Community Development Department, Planning Division, at (408) 866-2140 or by email at planning@cityofcampbell.com.

MEMORANDUM



Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date:** July 26, 2016

From: Stephen Rose, Associate Planner

Via: Paul Kermoyan, Community Development Director PK

Subject: Parsons Avenue Subdivision

File No(s): Planned Development Permit (PLN2016-34) | Zone Change (PLN2016-35) | Vesting Tentative Subdivision Map (PLN2016-36) | Parking Exception (PLN2016-222) | Initial Study (PLN2016-37)

Address: 1323 Parsons Avenue

BACKGROUND

On February 3, 2015 the applicant sought City Council authorization to proceed with a General Plan Amendment and associated Zoning Map Amendment to consider a change in General Plan Land Use designation from Low-Density Residential to Low-Medium Density Residential, and zoning from R-1-6 (Single Family Residential) to P-D (Planned Development). Upon due consideration, the City Council found that the change in density (which would have allowed nine-units) would be inconsistent with the Housing Element and disrupt the established boundary between Professional Office land uses to the north and east, and Single Family land uses to the south and west. Instead of granting authorization to proceed, the Council voted unanimously to reject the proposal, providing direction for the applicant to evaluate options which would comply with the existing Land Use Designation and better fit the area. Since that time the applicant has worked with staff to scale back the project, consistent with Council feedback.

PROPOSAL

The applicant is seeking approval of a Planned Development Permit to allow the construction of four new two-story single-family residences, a Zone Change to allow a zone district change from R-1-6 (Single Family Residential) to P-D (Planned Development), Vesting Tentative Subdivision Map to allow the creation of five lots (four developable) from a single parcel and Parking Exception Permit to allow uncovered parking spaces to be provided in lieu of required covered parking. As the project includes a Zone Change, it does not qualify as categorically exempt, necessitating the preparation of an Initial Study (PLN2016-37) which will be provided in advance of the Planning Commission meeting (tentatively scheduled for August 23, 2016).

PROJECT SITE

The project site is a 33,263 square-foot property located on the west side of Parsons Avenue, south of Camden Avenue, and north of Sharp Avenue in the R-1-6 (Single-Family Residential) Zoning District (reference **Attachment 1** – Location Map). The site is currently developed with a 1,615 sq. ft. single-story single-family residence and 480 sq. ft. garage (reference **Attachment 2** – Project Plan; Sheet A1.2). Single-family residential properties border the site to the south and west and commercial uses border the property to the north and east.

PROJECT DATA

Zoning Designation: R-1-6 (Single-Family Residential)
 Proposed Zoning: P-D (Planned Development)
 General Plan Designation: Low-Density Residential (less than 3.5 units/gr. acre)

Net Lot Area: 33,263 square-feet
 Building Height: 25 feet, 4-inches¹ 35 feet Maximum Allowed
 Building Wall Height: 20 feet² (F.G. to Top of Plate)
 Floor Area Ratio (FAR): 37.2%³ 45% Maximum Allowed
 Building (Lot) Coverage: 23% 40% Maximum Allowed

Parking Space Requirements: 13 (8 covered; 5 uncovered⁴) 12 Minimum (10 covered; 2 uncovered)

| | Use | General Plan | Zoning |
|--------------|---|---|-----------------------------------|
| North | Jiffy Lube & Convalescent Care ⁵ | Professional Office | P-O (Professional Office) |
| East | Head to Toe Salon* & H&R Block (across Parsons Avenue) | Professional Office | P-O (Professional Office)) |
| South | Single-Family Residence | Low Density Residential (Less than 6 Units/Gr. Acre) | R-1-6 (Single-Family Residential) |
| West | Single Family Residence | Low Density Residential (Less than 6 Units/Gr. Acre) | R-1-6 (Single-Family Residential) |

DISCUSSION

The purpose of the Site and Architectural Review Committee’s (SARC) review is to provide feedback on the site design, circulation, architectural materials, colors, and landscaping. In consideration of the applicant’s proposal, the SARC should also consider that the P-D Zoning District is intended to provide a degree of flexibility that is not available in other zoning districts so as to allow for a superior development, particularly related to the development’s design and provision of open space. To aid in achieving this goal, the Zoning Code provides a list of considerations that should be taken into account in review of this project (CMC 21.12.030.H). For ease of reference, pertinent sections of code have been provided in the applicable areas of discussion.

Site Layout: The applicant’s proposal would subdivide the subject property into five lots, comprising four ‘developable’ single-family lots located along the west and northwest property lines, and a single ‘common lot’ which takes access from Parsons Avenue and would satisfy the majority of site access, guest parking⁶, C-3 (storm water management) and fire department turnaround requirements (reference **Attachment 4 - Tentative Subdivision Map**). As a small segment of Lot 2 (northeast corner; shown in red) is proposed with an ingress/egress easement (rather than simply being part of the common lot) a discussion point has been raised to determine if this area, where it overlaps the driveway, should be incorporated into the common lot instead.

¹ The unit heights vary; Lot 1: 24 feet, 6-inches; Lot 2: 24 feet, 8-inches; Lot 3: 25 feet, 4-inches; Lot 4: 25 feet, 4-inches.
² The side and rear building walls of all units measure 20-feet in height; the front of units, where gables occur, measure greater.
³ Based on total floor area of all units and net lot size of all lots; lot by lot analysis provided on Sheet A1.0 of the Project Plans.
⁴ While the applicant’s proposal exceeds the minimum number of required parking spaces, as the applicant’s proposal seeks to provide uncovered parking in lieu of covered parking, a parking exception is required.
⁵ Jiffy Lube & the Convalescent Care are non-conforming land uses in the Professional Office zoning district.
⁶ As small lot single-family homes, the units are required to provide 2½ covered, plus ½ space uncovered parking for guests.

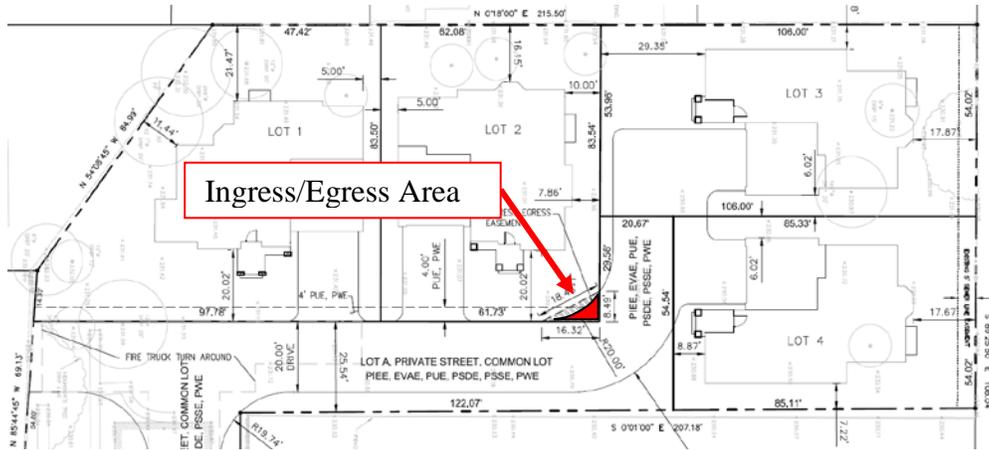


Figure 1 – Site Configuration & Ingress/Egress Area over Lot 2

As the property abuts commercial uses to the northeast (Jiffy Lube) and north (Convalescent Care), the SARC should also consider the interface between disparate commercial and single-family residential land uses in these areas. For discussion purposes, the three primary interfaces have been described and labeled in the following Figure as: 1) Entry Drive (blue), 2) Driveway & Side of Lot 4 (green), and 3) Rear of Lot 3 & 4 (red).



Figure 2 – Commercial & Residential Primary Interfaces



Figure 3 – Residential Elevations Abutting Commercial Properties



Figure 3 – Existing Fencing Separating Uses

5-foot tall masonry wall with two foot wooden lattice behind Jiffy Lube (on left)
 6-foot tall wood fence behind Convalescent Care (on right)

As project plans do not include a proposal for enhanced landscaping or fencing/walls between the two uses in these areas, a discussion point has been raised to determine if additional trees, fencing or even revisions to the building elevations revisions at these key interface areas would be warranted.

Architectural Design: The Planned Development zoning district, provides the following considerations relating to structure design and site layout (Sec. 21.12.030.H.5.c):

1. The general silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, all in relationship to the surrounding neighborhood,
2. The exterior design in relation to adjoining structures in terms of area, bulk, height, openings, and breaks in the facade facing the street, and
3. The appropriateness and compatibility of the proposed uses in relation to the adjacent uses and the area as a whole.

The applicant is proposing ‘Craftsman’ style units with prominent front entries, composition shingle hipped and gable roofs, board and batten and shingle siding, and articulated building walls throughout (but with an emphasis on the front facades). The proposed colors and materials are noted on each page of the building elevations and illustrated on the color and material board but can generally be described as an earth tone pallet with gray (Lot 1), beige (Lot 2 & Lot 4), and blue (Lot 3) primary building wall colors (reference **Attachment 3** – Color Elevations). While the neighborhood is predominantly comprised of older and smaller one-story single family residences, the proposed unit design and architecture could be considered complementary and consistent with the established neighborhood.

As the units are roughly 130-feet back from Parsons Avenue, a streetscape schematic was not required. Instead, staff requested the preparation of site ‘sections’ showing the silhouettes of Lot 1 and Lot 2 building walls, demonstrating the relationship of the project to the property line and offsite development. The silhouettes, which may be found on Page A1.3 of the Project Plans (reference **Attachment 2**), demonstrate that the site configuration (including the placement of second-story mass and bulk) would be complementary with adjacent development and the area as a whole.

Parking Modification Permit: Pursuant to Section 21.28.040 (Table 3) of the Campbell Municipal Code (CMC), small lot single-family dwellings are required to provide 2½ covered parking spaces per unit plus ½ space designated for guest parking per unit. The proposed four units will create a parking requirement of 10 covered parking spaces with two additional uncovered parking spaces for a total of 12 required parking spaces. As proposed, the project provides 12 parking spaces (8 covered and 4 uncovered spaces) as summarized in the table as follows:

| | Covered Parking | Uncovered Parking | Total |
|-------------------|-----------------|-------------------|-----------|
| Required | 10 | 2 | 12 |
| Proposed | 8 | 5 | 13 |
| Difference | -2 | +3 | +1 |

As such, the applicant is requesting a Parking Modification Permit to allow for the required covered parking spaces, to be provided as uncovered parking. Staff is supportive of the request in that the minimum number of parking spaces is still achieved (exceeded by one) and provided that the provision of uncovered parking, in-lieu of covered parking, results in a more functional shared use of space for the four units and a more consistent single-family residential look and feel than would be achieved by providing additional covered parking.

Landscaping: The project will require compliance with the State mandated landscape water efficient guidelines, which will require incorporation of various water conservation measures, including planting of drought-resistant vegetation. Each lot would have over 1,000 square feet of useable open space (R-1-6 zoning district requires 750 square feet).

Trees: The project site has 17 trees (none of which are considered protected), predominantly comprised of fruit trees and all but four are proposed for removal due to conflicts with proposed driveways or structures (reference **Attachment 2** – Project Plans; Sheet A1.1 & **Attachment 5** – Arborist Report). The trees to be retained include a European olive tree (#7), an apple tree (#8), an apricot tree (#11), and a plum tree (#12). Whereas the applicant has proposed to retain these four trees, staff would also recommend the removal of the apple tree (#8), as the Arborist Report indicates that the tree is in poor condition and ‘ready to fall apart’. Furthermore, as the applicant has not proposed any new trees with the proposed subdivision (deferring the decision to future property owners) a discussion point has been raised to determine if the provision of some new trees (such as two per lot) would be appropriate as a project requirement.

OPTIONS

The following options are intended to facilitate discussion of the project’s site and architectural review:

- Should the area of Lot 2, which overlaps the driveway, simply be part of the common lot, rather than having access provided over an ingress/egress easement?
- Should enhanced landscaping (e.g. Italian cypress, new trees) or replacement fencing (six-foot tall masonry or wood fence⁷) be required to be installed between the commercial and residential interface? Should any changes to the rear or side elevations of the homes which abut the commercial uses be required?
- Should the apple tree (#8) which is noted as ‘ready to fall apart’ by the Arborist Report be removed? Should any trees marked for removal instead be retained?
- Should additional trees be required as part of the project (such as two per lot?). If so, does the SARC have a preferred location for the provision of new trees?

After discussion the SARC may recommend approval to the Planning Commission as proposed, or subject to specific revisions.

Attachments:

1. Location Map
2. Project Plans
3. Color Elevations
4. Tentative Subdivision Map
5. Arborist Report

⁷ CMC 21.18.120 – Screening and Buffering requires an opaque screen consisting of plant material and a solid masonry wall or wooden fence not less than six feet in height whenever a commercial or industrial development adjoins a residential zoning district.

Location Map



PROPOSED RESIDENTIAL PROJECT AT: 1323 PARSONS AVENUE, CAMPBELL, CA



1323 PARSONS AVENUE
CAMPBELL, CA 95008
RIGDECREST GROUP, INC
OMID SHAKERI (408) 666-6556
APN # 414-37-008
ZONING : R-1-6
EXISTING GROSS LOT AREA: 34,813 SQ. FT.
EXISTING NET LOT AREA: 33,263 SQ. FT.
GENERAL PLAN: PD
PROJECT SCOPE:
4 SINGLE FAMILY HOMES W/ ATTACHED 2 CAR GARAGE EACH
PARKING PROVIDED: 13 CARS
2 COVERED (IN GARAGE) FOR EACH HOUSE
5 GUEST PARKING

BUILDING AREA TABLE

| LOTS 1 & 2 | LOT 1 | LOT 2 | LOT 3 | LOT 4 |
|-------------------------------------|--------|--------|--------|--------|
| FIRST FLOOR (INCLUDING GARAGE) | 1,945 | 1,958 | 1,880 | 1,880 |
| FIRST FLOOR (GARAGE EXCLUDED) | 1,520 | 1,533 | 1,455 | 1,455 |
| SECOND FLOOR | 1,235 | 1,170 | 1,158 | 1,158 |
| GARAGE | 425 | 425 | 425 | 425 |
| TOTAL LIVING AREA (GARAGE EXCLUDED) | 2,755 | 2,703 | 2,613 | 2,613 |
| TOTAL (INCLUDING GARAGE) | 3,180 | 3,128 | 3,038 | 3,038 |
| FLOOR AREA RATIO | 49.8 % | 60.5 % | 53 % | 65.5 % |
| LOT COVERAGE | 30.5 % | 37.8 % | 32.8 % | 40.6 % |

| USEABLE OPEN SPACE | |
|--------------------|------------|
| LOT 1 | 1,500 S.F. |
| LOT 2 | 1,500 S.F. |
| LOT 3 | 1,050 S.F. |
| LOT 4 | 1,050 S.F. |

| SQUARE FOOTAGE SUMMARY FOR THE PROJECT | |
|--|----------------|
| TOTAL LIVING AREA | 10,684 SQ. FT. |
| GARAGES AREA | 1,700 SQ. FT. |
| TOTAL AREA | 12,384 SQ. FT. |
| FAR | 37.2 % |
| LOT COVERAGE | 23 % |

LOT AREA TABLE

| | | |
|--------------------|--------|-------|
| LOT 1 | 6,381 | 0.146 |
| LOT 2 | 5,170 | 0.119 |
| LOT 3 | 5,723 | 0.131 |
| LOT 4 | 4,626 | 0.106 |
| LOT A (COMMON LOT) | 11,363 | 0.261 |
| TOTAL BOUNDARY | 33,263 | 0.763 |

AUTOMATIC RESIDENTIAL FIRE SPRINKLERS TO BE INSTALLED (UNDER SEPARATE PERMIT)

PROJECT SUMMARY

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- A1.0 PROJECT DATA
- A1.1 SITE PLAN
- A1.2 EXISTING SITE PLAN
- A1.3 SITE SECTIONS

- A2.1 FLOOR - LOT 1
- A2.2 FLOOR PLAN - LOT 2
- A2.3 FLOOR PLAN - LOT 3
- A2.4 FLOOR PLAN - LOT 4

- A3.1 EXTERIOR ELEVATIONS - LOT 1
- A3.2 EXTERIOR ELEVATIONS - LOT 2
- A3.3 EXTERIOR ELEVATIONS - LOT 3
- A3.4 EXTERIOR ELEVATIONS - LOT 4

- A4.1 ROOF PLANS LOTS 1 / 2
- A4.2 ROOF PLANS LOTS 3 / 4

- A5.1 FLOOR AREA DIAGRAM - LOTS 1 / 2
- A5.2 FLOOR AREA DIAGRAM - LOTS 3 / 4

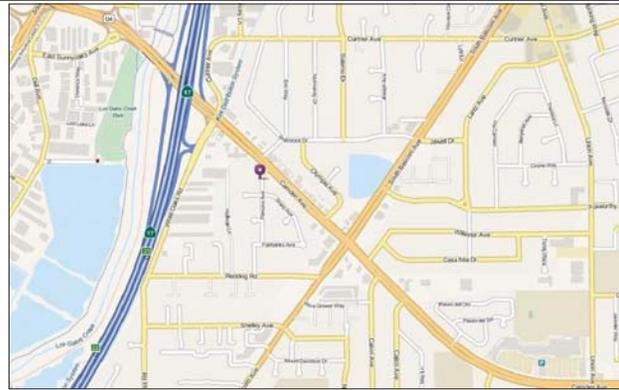
- C-1 COVER SHEET / DETAILS / NOTES
- C-2 PRELIMINARY GRADING & DRAINAGE PLAN
- C-3 PRELIMINARY UTILITY PLAN
- C-4 PRELIMINARY STREET FRONTAGE IMPROVEMENT
- C-5 STORM WATER CONTROL PLAN / MEASURES
- TM TENTATIVE MAP

SHEET INDEX

LANDSCAPE NOTE:

ALL LANDSCAPING PLANTS AND IRRIGATIONS TO COMPLY WITH CITY OF CAMPBELL'S WATER EFFICIENCY LANDSCAPE ORDINANCE

AERIAL EXHIBIT



VICINITY MAP



ALL EXISTING AND NEW UTILITIES SHALL BE PLACED UNDERGROUND WITHOUT EXCEPTION

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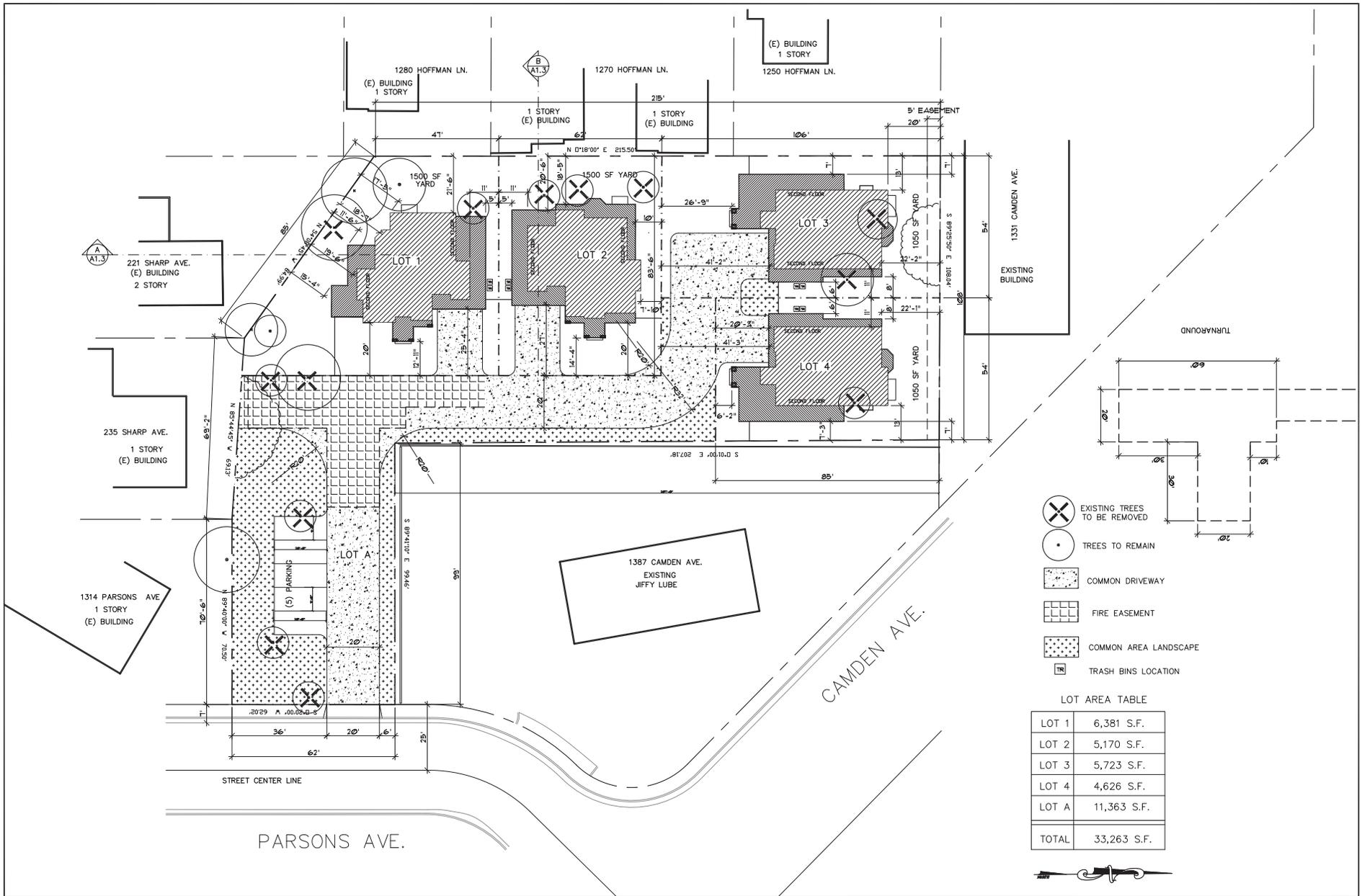


PROJECT SUMMARY

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1323 PARSONS AVENUE
CAMPBELL, CA**

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JOB NO: 14-349
SHEET NO:
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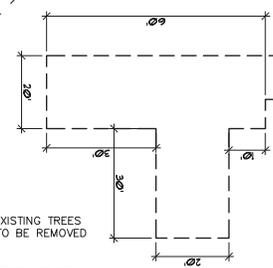
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-  EXISTING TREES TO BE REMOVED
-  TREES TO REMAIN
-  COMMON DRIVEWAY
-  FIRE EASEMENT
-  COMMON AREA LANDSCAPE
-  TRASH BINS LOCATION

LOT AREA TABLE

| | |
|-------|-------------|
| LOT 1 | 6,381 S.F. |
| LOT 2 | 5,170 S.F. |
| LOT 3 | 5,723 S.F. |
| LOT 4 | 4,626 S.F. |
| LOT A | 11,363 S.F. |
| TOTAL | 33,263 S.F. |



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PROPOSED SITE PLAN

**NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
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 SCALE: NOTED
 DRAWN: [Signature]
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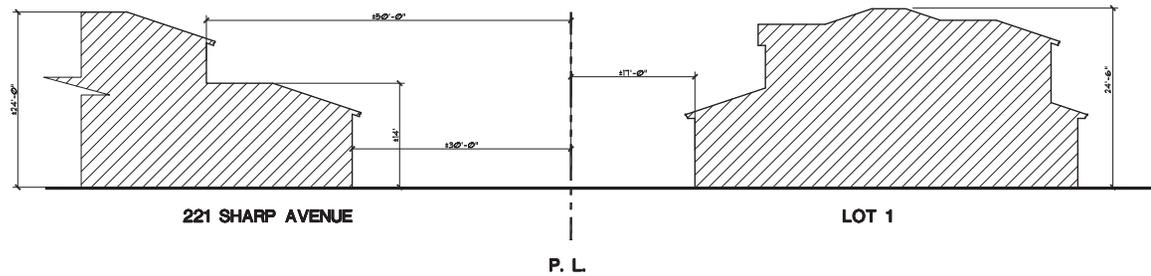
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PROPOSED SITE PLAN

1/16" = 1'-0"

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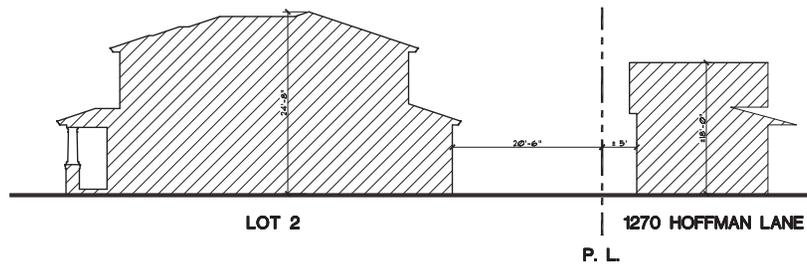
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SITE SECTION A/A6

1/16" = 1'-0"

A



SITE SECTION B/A6

1/16" = 1'-0"

B

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SITE SECTIONS

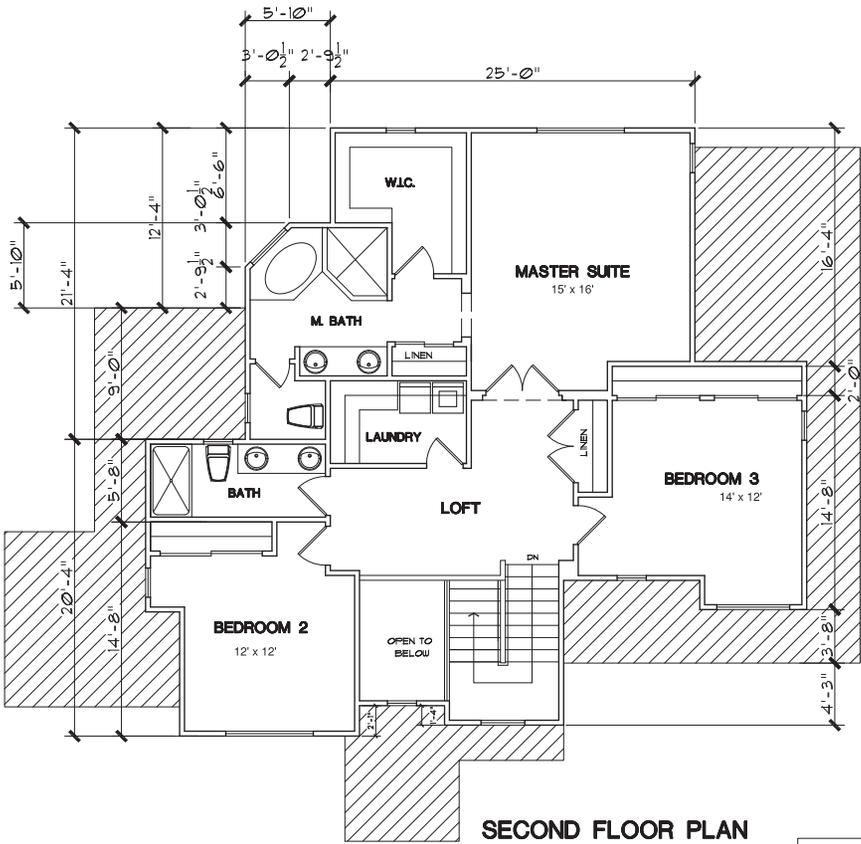
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 CAMPBELL, CA

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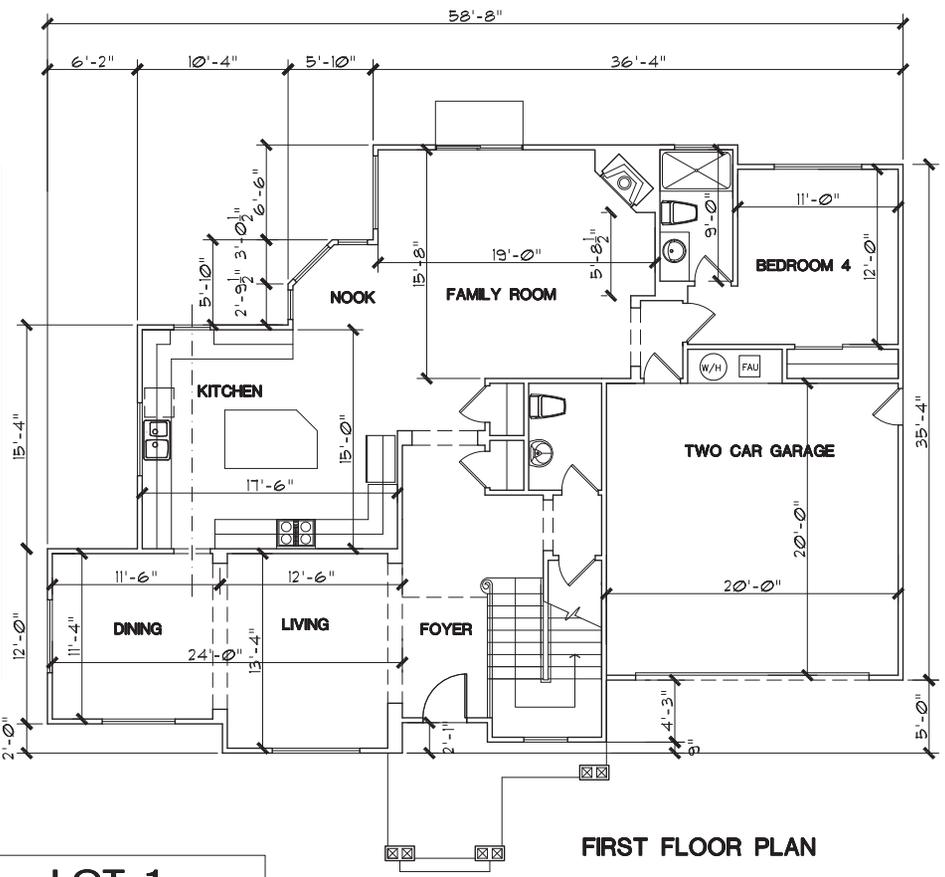
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

| LOT 1 | |
|------------------------|-------------------|
| SQUARE FOOTAGE: | |
| FIRST FLOOR : | 1,520 S.F. |
| SECOND FLOOR : | 1,235 S.F. |
| TOTAL LIVING SPACE : | 2,755 S.F. |
| GARAGE: | 425 S.F. |
| TOTA AREA: | 3,180 S.F. |

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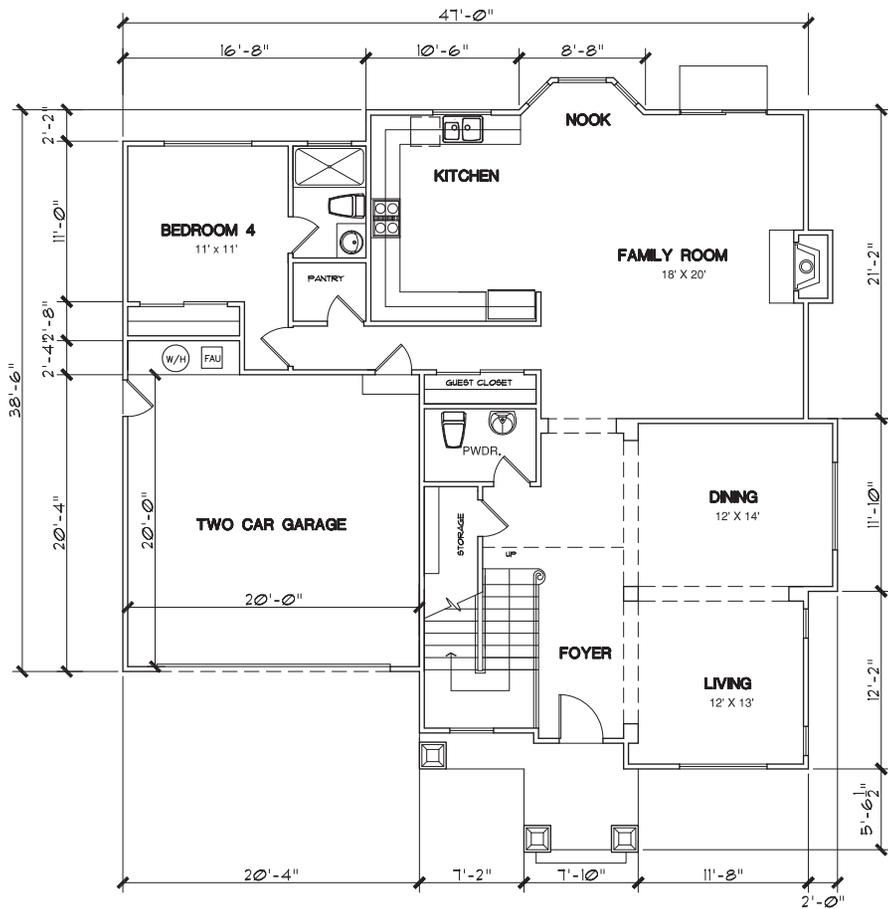
FLOOR PLANS
 LOT 1

NEW RESIDENTIAL PROJECT AT:
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 CAMPBELL, CA

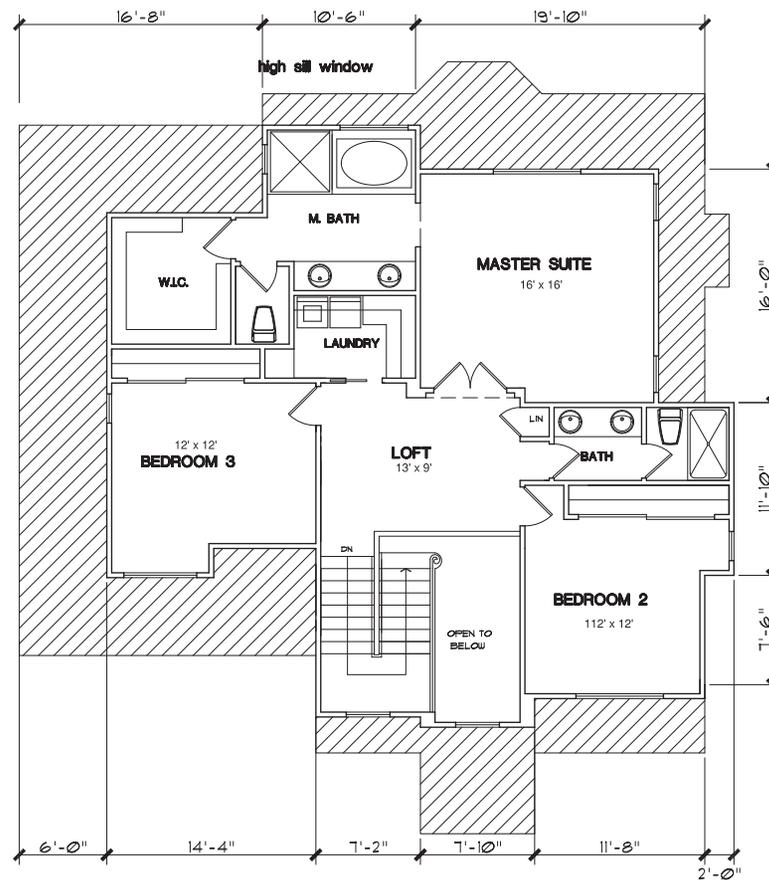
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

| LOT 2 | |
|------------------------|----------------------|
| SQUARE FOOTAGE: | |
| FIRST FLOOR : | 1,533 S.F. |
| SECOND FLOOR : | 1,170 S.F. |
| TOTAL LIVING SPACE : | 2,703 S.F. |
| GARAGE: | 425 S.F. |
| TOTAL AREA: | 3,128 SQ. FT. |

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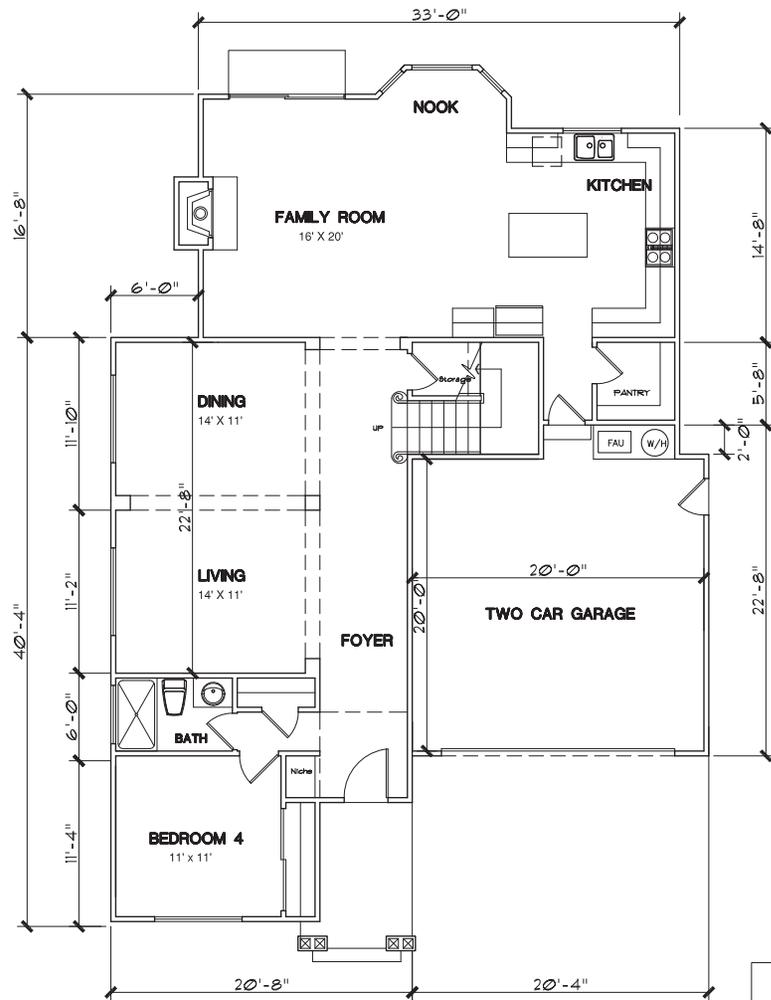
FLOOR PLANS
LOT 2

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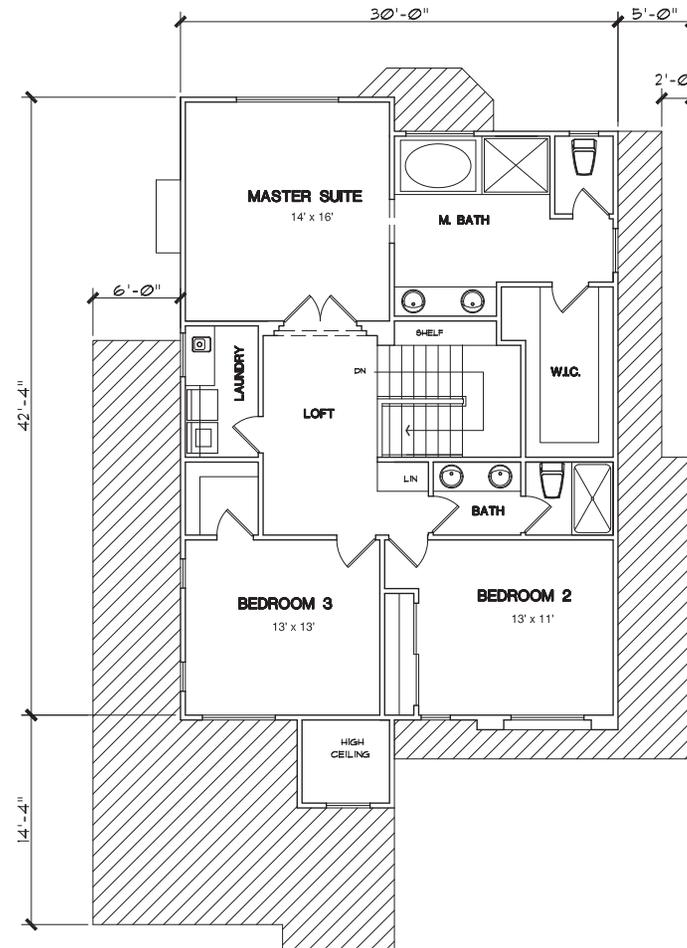
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

| LOT 3 | |
|-----------------------------|-------------------|
| SQUARE FOOTAGE: | |
| FIRST FLOOR : | 1455 S.F. |
| SECOND FLOOR : | 1168 S.F. |
| TOTAL LIVING SPACE : | 2,613 S.F. |
| GARAGE: | 425 S.F. |
| TOTAL AREA: | 3,038 S.F. |

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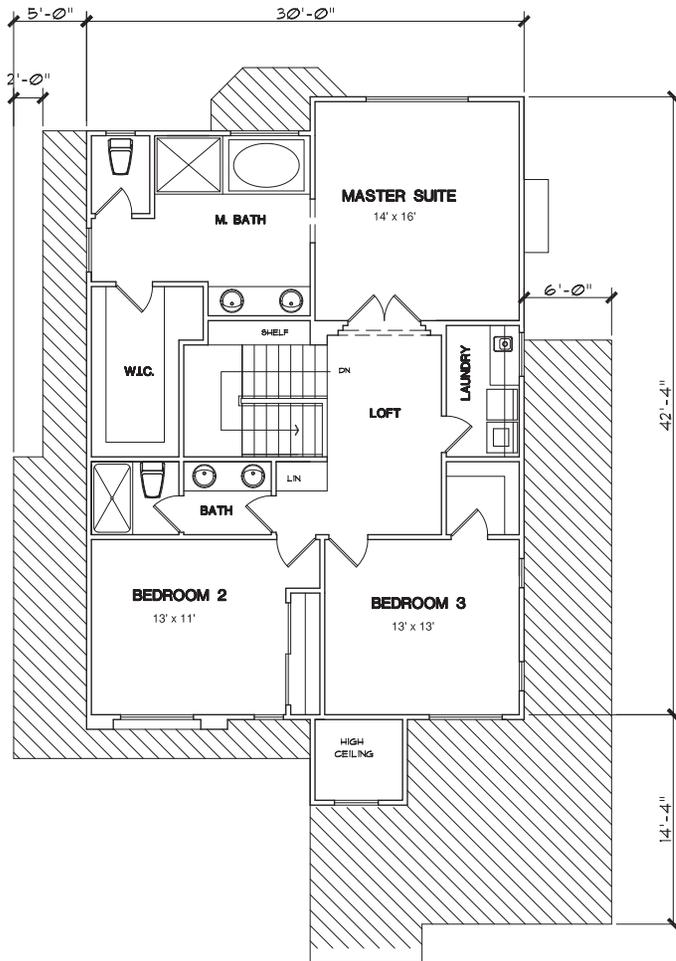
FLOOR PLANS
LOT 3

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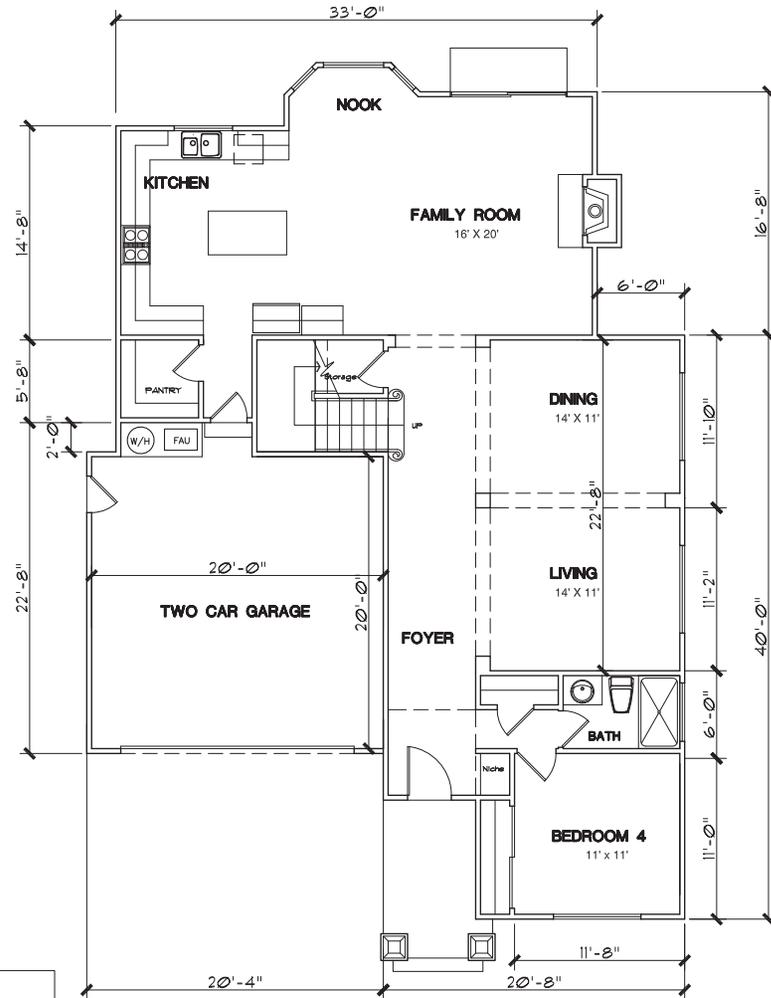
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

| LOT 4 | |
|-----------------------------|-------------------|
| SQUARE FOOTAGE: | |
| FIRST FLOOR : | 1,455 S.F. |
| SECOND FLOOR : | 1,158 S.F. |
| TOTAL LIVING SPACE : | 2,613 S.F. |
| GARAGE: | 425 S.F. |
| TOTAL AREA: | 3,038 S.F. |

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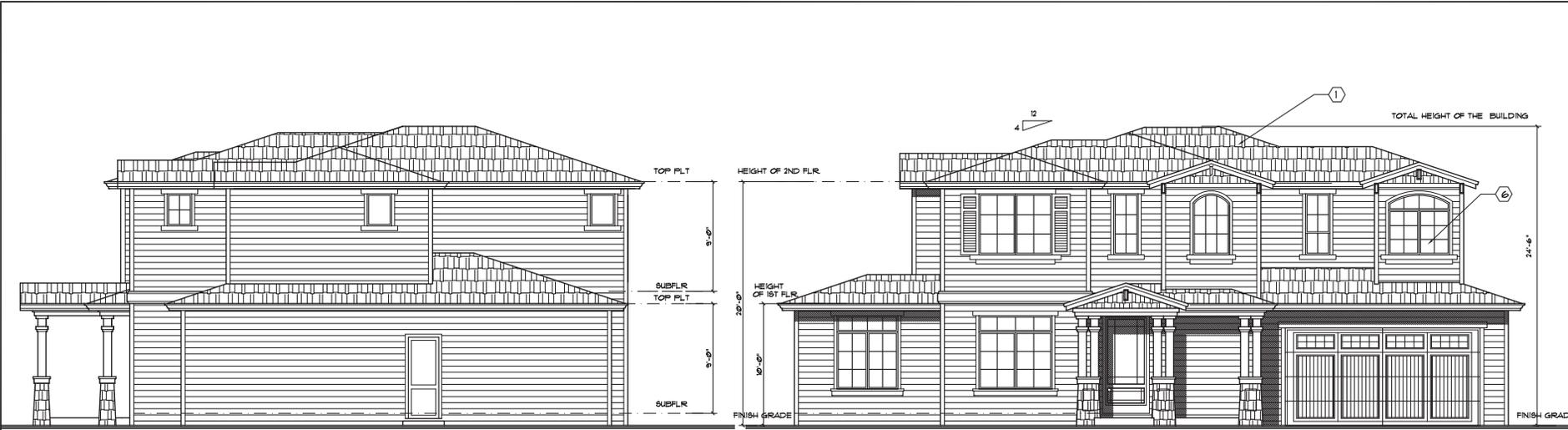
**FLOOR PLANS
 LOT 4**

**NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
 CAMPBELL, CA**

| | |
|----------|-----------|
| DATE: | 8-23-2016 |
| SCALE: | NOTED |
| DRAWN: | CB |
| JOB NO.: | - |

SHEET NO.
A2.4
 OF SHEETS

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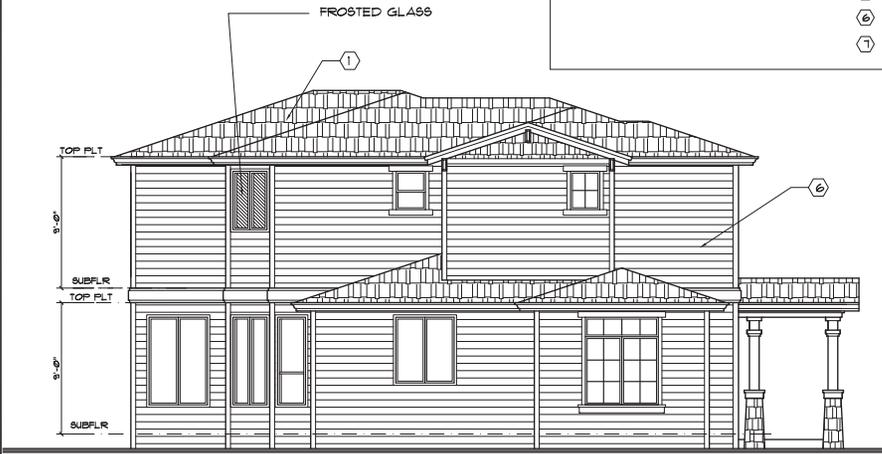
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**RIGHT ELEVATION
LOT 1**

**FRONT ELEVATION
LOT 1**

EXTERIOR FINISHES:

| | | | |
|--|------------------------|--|--------------------------------------|
| ROOFING: "CERTAINTED" COMPOSITION | | BUILDING COLORS BY: KELLY-MOORE | |
| ① | MAX DEF WEATHERED WOOD | ③ | MAIN COLOR 1: HORIZON GRAY KM 4858 |
| ② | MAX DEF BURNT SIENNA | ④ | MAIN COLOR 2: PASEO VERDE KM 5154 |
| | | ⑤ | MAIN COLOR 3: SPANISH SAND KM 231 |
| | | ⑥ | MAIN COLOR 4: PHOENIX FOSSIL KM 5292 |
| | | ⑦ | TRIM COLOR: SWISS COFFEE KM 23 |



**LEFT ELEVATION
LOT 1**

**REAR ELEVATION
LOT 1**

**ELEVATIONS
LOT 1**

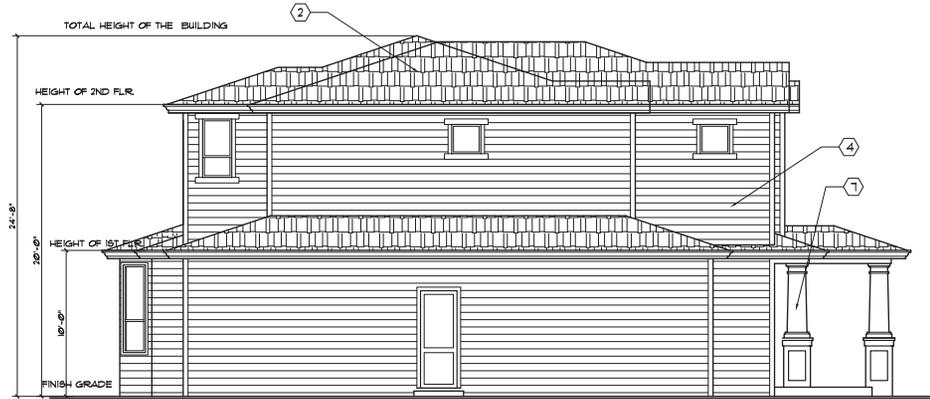
**NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA**

| | |
|------------|-------------|
| DATE: | 9-23-2016 |
| SCALE: | NOTED |
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| JOB NO: | - |
| SHEET NO.: | A3.1 |
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**FRONT ELEVATION
LOT 2**



**RIGHT ELEVATION
LOT 2**

| EXTERIOR FINISHES: | |
|--------------------------------------|--------------------------------------|
| ROOFING : "CERTAINTEED " COMPOSITION | |
| ① | MAX DEF WEATHERED WOOD |
| ② | MAX DEF BURNT SIENNA |
| BUILDING COLORS BY: KELLY-MOORE | |
| ③ | MAIN COLOR 1: HORIZON GRAY KM 4858 |
| ④ | MAIN COLOR 2: PASEO VERDE KM 5154 |
| ⑤ | MAIN COLOR 3: SPANISH SAND KM 231 |
| ⑥ | MAIN COLOR 4: PHOENIX FOSSIL KM 5292 |
| ⑦ | TRIM COLOR : SWISS COFFEE KM 23 |



**REAR ELEVATION
LOT 2**



**LEFT ELEVATION
LOT 2**

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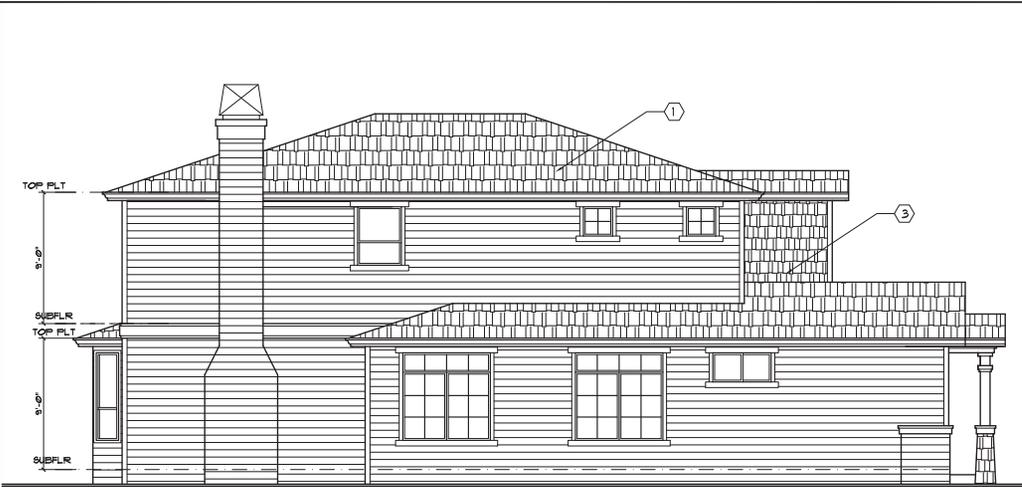
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**ELEVATIONS
LOT 2**

**NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA**

| | |
|-----------|-------------|
| DATE: | 9-23-2016 |
| SCALE: | NOTED |
| DRAWN: | CB |
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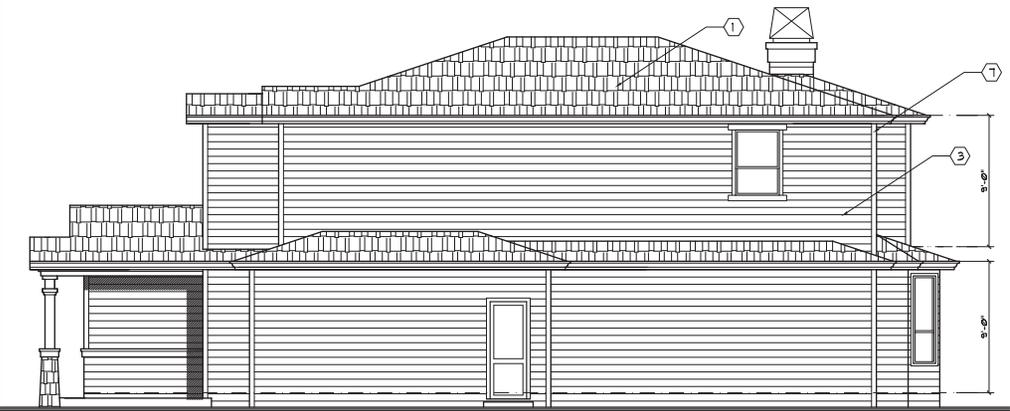


**LEFT ELEVATION
LOT 3**



**FRONT ELEVATION
LOT 3**

| EXTERIOR FINISHES: | | BUILDING COLORS BY: KELLY-MOORE | |
|--------------------------------------|------------------------|---------------------------------|--------------------------------------|
| ROOFING : "CERTAINTEED " COMPOSITION | | | |
| ① | MAX DEF WEATHERED WOOD | ③ | MAIN COLOR 1: HORIZON GRAY KM 4858 |
| ② | MAX DEF BURNT SIENNA | ④ | MAIN COLOR 2: PASEO VERDE KM 5154 |
| | | ⑤ | MAIN COLOR 3: SPANISH SAND KM 231 |
| | | ⑥ | MAIN COLOR 4: PHOENIX FOSSIL KM 5292 |
| | | ⑦ | TRIM COLOR : SWISS COFFEE KM 23 |



**RIGHT ELEVATION
LOT 3**



**REAR ELEVATION
LOT 3**

EXTERIOR ELEVATIONS LOT 3

1/4"=1'-0"

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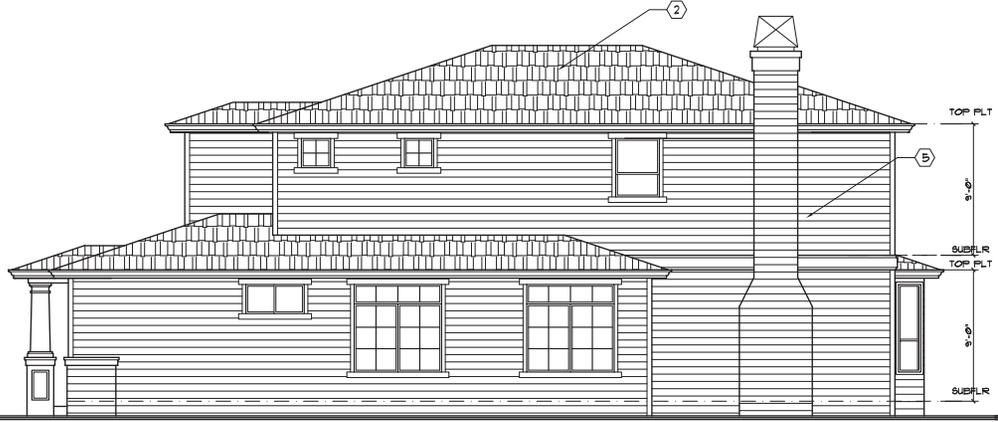
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**ELEVATIONS
LOT 3**

**NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA**

| | |
|------------|-------------|
| DATE: | 8-23-2016 |
| SCALE: | NOTED |
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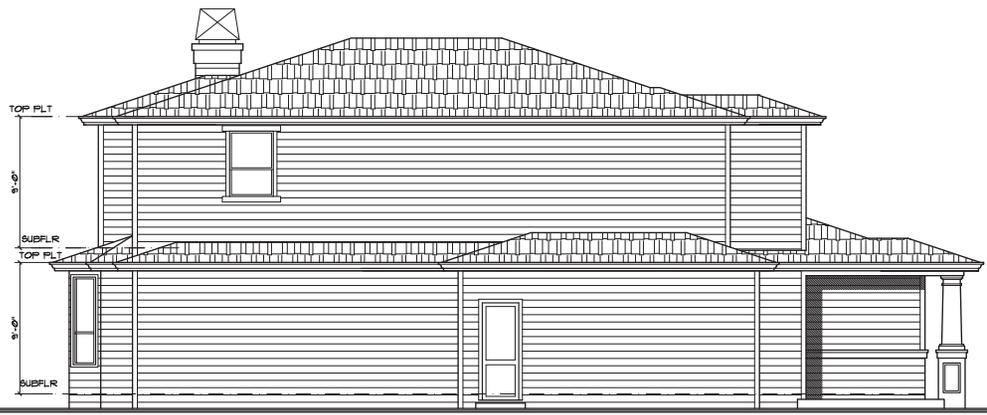


**RIGHT ELEVATION
LOT 4**



**FRONT ELEVATION
LOT 4**

| EXTERIOR FINISHES: | |
|---|--|
| ROOFING : "CERTAINTEED " COMPOSITION | BUILDING COLORS BY: KELLY-MOORE |
| ① MAX DEF WEATHERED WOOD | ③ MAIN COLOR 1: HORIZON GRAY KM 4858 |
| ② MAX DEF BURNT SIENNA | ④ MAIN COLOR 2: PASEO VERDE KM 5154 |
| | ⑤ MAIN COLOR 3: SPANISH SAND KM 231 |
| | ⑥ MAIN COLOR 4: PHOENIX FOSSIL KM 5292 |
| | ⑦ TRIM COLOR : SWISS COFFEE KM 23 |



**LEFT ELEVATION
LOT 4**



**REAR ELEVATION
LOT 4**

EXTERIOR ELEVATIONS LOT 4

1/4"=1'-0"

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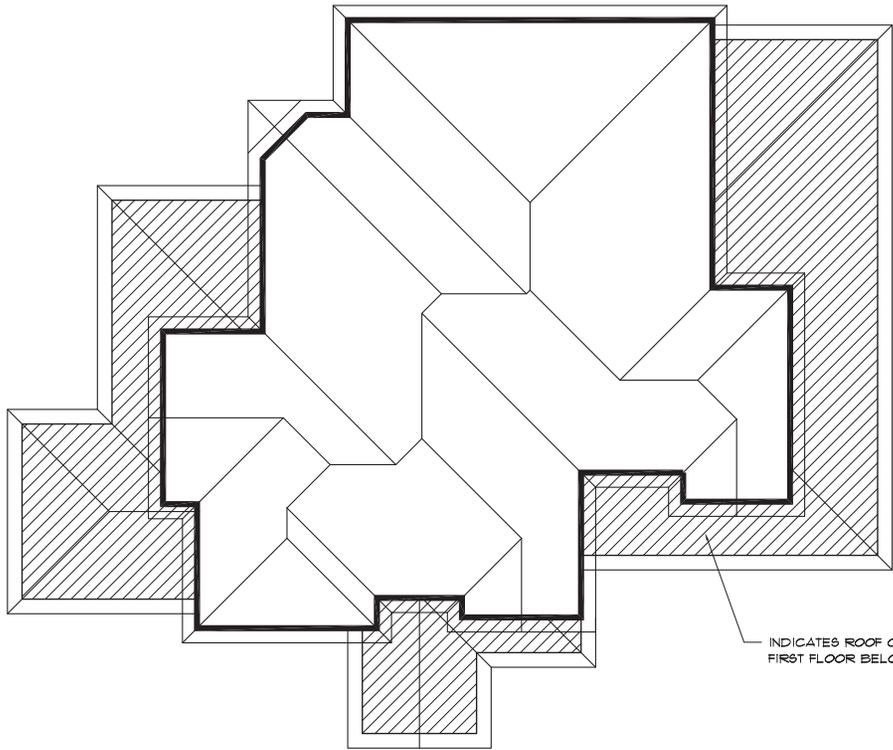
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ELEVATIONS
LOT 4

NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
 CAMPBELL, CA

| | |
|------------|-----------|
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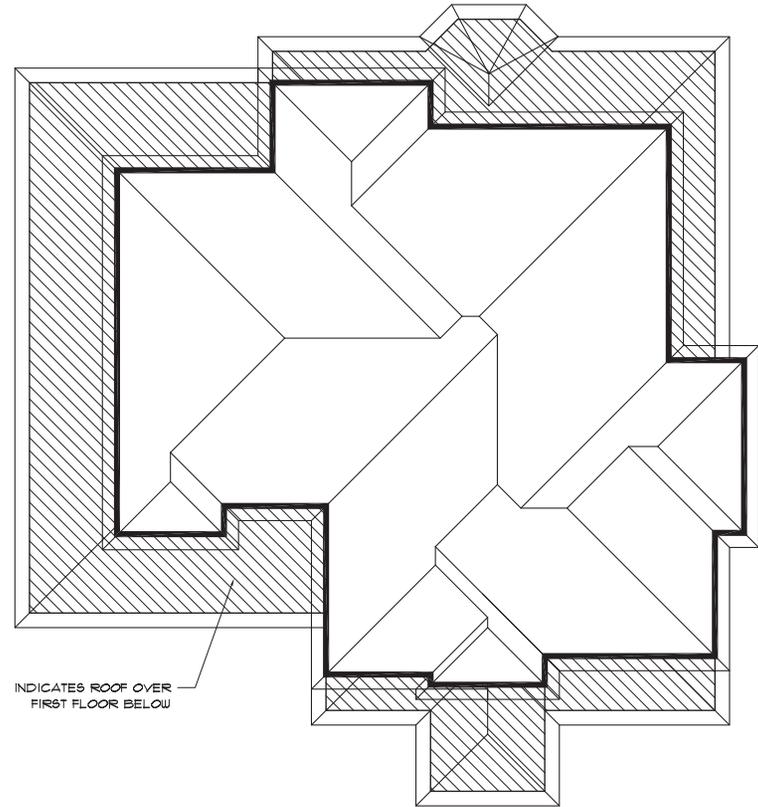


INDICATES ROOF OVER
FIRST FLOOR BELOW

LOT 1

ROOF PLAN - LOT 3

1/4" = 1'-0"



INDICATES ROOF OVER
FIRST FLOOR BELOW

LOT 2

ROOF PLAN - LOT 4

1/4" = 1'-0"

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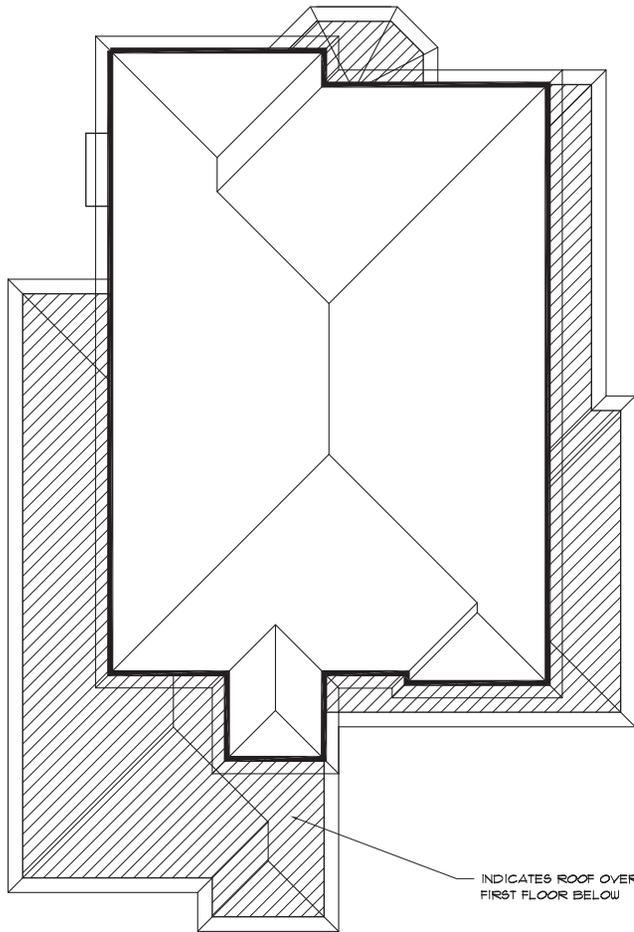
ROOF PLANS
LOTS 1 & 2

NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA

DATE: 9-23-2016
SCALE: NOTED
DRAWN: JCB
JOB NO: -

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OF SHEETS

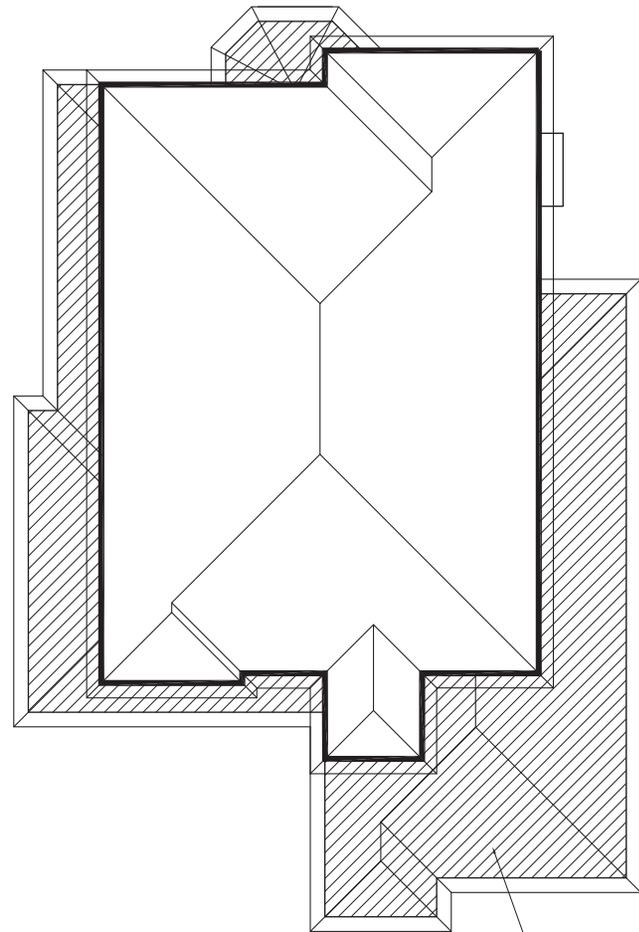
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LOT 3

ROOF PLAN - LOT 3

1/4" = 1'-0"



LOT 4

ROOF PLAN - LOT 4

1/4" = 1'-0"

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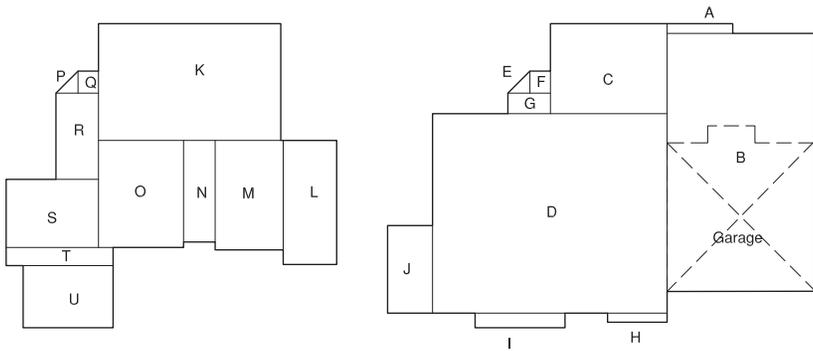
ROOF PLANS
LOTS 3 & 4

NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA

DATE: 8-23-2016
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$$4.33 \times 2.16 + \frac{4.33 \times 2.16}{2} = 14 \text{ SF.}$$

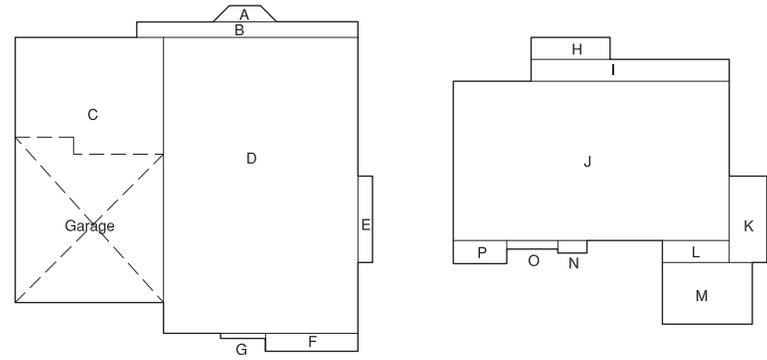
| | | |
|-----|---------------------------|--------------------------|
| (A) | 9' x 135' = 12 SF. | FIRST FLOOR 1845 SF. |
| (B) | 2033' x 39.33' = 189 SF. | |
| (C) | 16' x 12.33' = 197.9 SF. | |
| (D) | 32.16' x 27.33' = 879 SF. | |
| (E) | 3' x 3' / 2' = 4.5 SF. | |
| (F) | 2.83' x 2.83' = 8 sf. | |
| (G) | 5.83' x 2.83' = 17 SF. | |
| (H) | 8.16' x 125' = 10 SF. | |
| (I) | 12.33' x 2' = 24.6 SF. | |
| (J) | 6.16' x 12' = 74 SF. | |
| (K) | 25' x 16' = 400 SF. | SECOND FLOOR 1236 SF. |
| (L) | 7.33' x 17' = 124.5 SF. | |
| (M) | 9.33' x 15' = 140 SF. | |
| (N) | 4.33' x 14' = 60 SF. | |
| (O) | 11.66' x 14.66' = 170 SF. | |
| (P) | 3' x 3' / 2' = 4.5 SF. | |
| (Q) | 2.83' x 2.83' = 8 sf. | |
| (R) | 5.83' x 11.83' = 69 SF. | |
| (S) | 12.66' x 9.33' = 118 SF. | |
| (T) | 14.66' x 23' = 36 SF. | |
| (U) | 12.33' x 8.5' = 105 SF. | |

TOTAL FLOOR AREA = 3,180 SQ. FT.
INCLUDING GARAGE

LOT 1

FLOOR AREA DIAGRAM - LOT 1

1/8" = 1'-0"



| | | |
|-----|---|--------------------------|
| (A) | 4.33 x 2.16 + $\frac{4.33 \times 2.16}{2}$ = 14 SF. | FIRST FLOOR 1990 SF. |
| (B) | 2.16' x 30.33' = 65.5 SF. | |
| (C) | 36.33' x 20.33' = 738.5 SF. | |
| (D) | 26.66' x 40.5' = 1081.25 SF. | |
| (E) | 2' x 11.83' = 23.6 SF. | |
| (F) | 2.5' x 12.5' = 31.25 sf. | |
| (G) | 6' x 4.6' = 4 SF. | |
| (H) | 10.83' x 3' = 32.5 SF. | |
| (I) | 27.16' x 3' = 81 SF. | |
| (J) | 37.83' x 21.83' = 825.5 SF. | |
| (K) | 5.16' x 11.83' = 61 SF. | SECOND FLOOR 1710 SF. |
| (L) | 9.16' x 3' = 27.5 SF. | |
| (M) | 12.33' x 8.5' = 104 SF. | |
| (N) | 4' x 14.6' = 6.5 SF. | |
| (O) | 7' x 11.6' = 8 SF. | |
| (P) | 13.3' x 3.16' = 23 SF. | |

TOTAL FLOOR AREA = 3,728 SQ. FT.
INCLUDING GARAGE

LOT 2

FLOOR AREA DIAGRAM - LOT 2

1/8" = 1'-0"

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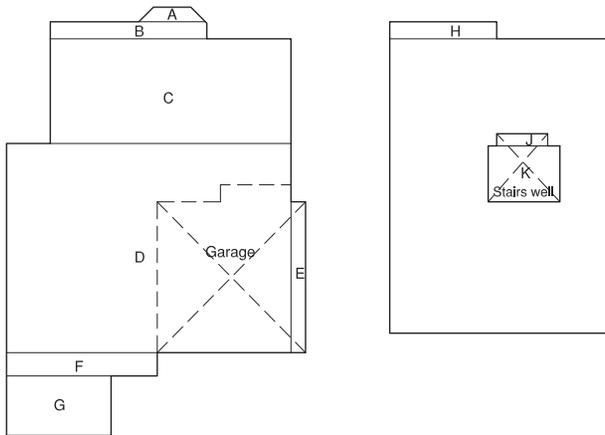
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FLOOR AREA DIAGRAM
 LOTS 1 & 2

NEW RESIDENTIAL PROJECT AT:
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 CAMPBELL, CA

| | |
|------------|-----------|
| DATE: | 8-23-2016 |
| SCALE: | NOTED |
| DRAWN: | CB |
| JOB NO.: | - |
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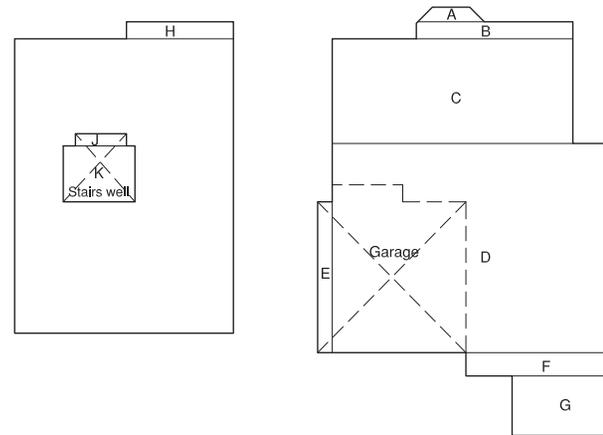
- (A) $433' \times 216' = \frac{433 \times 216}{2} = 46,614 \text{ SF.}$
- (B) $1433' \times 33' = 47,289 \text{ SF.}$
- (C) $1433' \times 2866' = 4105,258 \text{ SF.}$
- (D) $39' \times 2866' = 110,834 \text{ SF.}$
- (E) $2' \times 2066' = 4132 \text{ SF.}$
- (F) $2066' \times 316' = 652,856 \text{ SF.}$
- (G) $1433' \times 816' = 1,169,148 \text{ SF.}$
- (H) $1466' \times 233' = 341,578 \text{ SF.}$
- (I) $30' \times 4033' = 1,209,900 \text{ SF.}$
- (J) $(7' \times 166' = 1,162 \text{ SF.})$
- (K) $(3.83' \times 166' = 633.78 \text{ SF.})$

TOTAL FLOOR AREA = 3,038 SQ. FT.
INCLUDING GARAGE

LOT 3

FLOOR AREA DIAGRAM - LOT 3

1/8" = 1'-0"



- (A) $433' \times 216' = \frac{433 \times 216}{2} = 46,614 \text{ SF.}$
- (B) $1433' \times 33' = 47,289 \text{ SF.}$
- (C) $1433' \times 2866' = 4105,258 \text{ SF.}$
- (D) $39' \times 2866' = 110,834 \text{ SF.}$
- (E) $2' \times 2066' = 4132 \text{ SF.}$
- (F) $2066' \times 316' = 652,856 \text{ SF.}$
- (G) $1433' \times 816' = 1,169,148 \text{ SF.}$
- (H) $1466' \times 233' = 341,578 \text{ SF.}$
- (I) $30' \times 4033' = 1,209,900 \text{ SF.}$
- (J) $(7' \times 166' = 1,162 \text{ SF.})$
- (K) $(3.83' \times 166' = 633.78 \text{ SF.})$

TOTAL FLOOR AREA = 3,038 SQ. FT.
INCLUDING GARAGE

LOT 4

FLOOR AREA DIAGRAM - LOT 4

1/8" = 1'-0"

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FLOOR AREA DIAGRAM
LOTS 3 & 4

NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA

| | |
|------------|-------------|
| DATE: | 8-23-2016 |
| SCALE: | NOTED |
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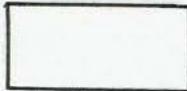
LOT 1

LOT 1

Building Colors by **Kelly-Moore**



Paseo Verde Km 5754



Swiss Coffee Km 23

Composition Shingles Roof by **CertainTeed LandMark**



Max Def Weathered Wood

**1323 PARSONS AVENUE
CAMPBELL, CA 95008**

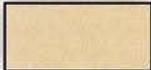


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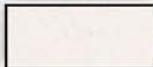


LOT 2
PLAN B

PLAN B / LOT 2
Building Colors by Kelly-Moore



Phoenix Fossil Km 5292



Swiss Coffee Km 23

Composition Shingles Roof by CertainTeed LandMark



Max Def Burnt Sienna

1323 PARSONS AVENUE
CAMPBELL, CA 95008



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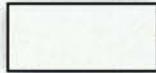
**LOT 3
PLAN C**

**LOT 4
PLAN C**

PLAN C / LOT 3
Building Colors by **Kelly-Moore**



Horizon Gray Km 4858



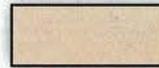
Swiss Coffee Km 23

Composition Shingles Roof by **CertainTeed LandMark**

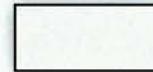


Max Def Burnt Sienna

PLAN C / LOT 4
Building Colors by **Kelly-Moore**



Spanish Sand Km 231



Swiss Coffee Km 23

Composition Shingles Roof by **CertainTeed LandMark**



Max Def Weathered Wood

**1323 PARSONS AVENUE
CAMPBELL, CA 95008**

TENTATIVE MAP FIVE (5) LOT SUBDIVISION

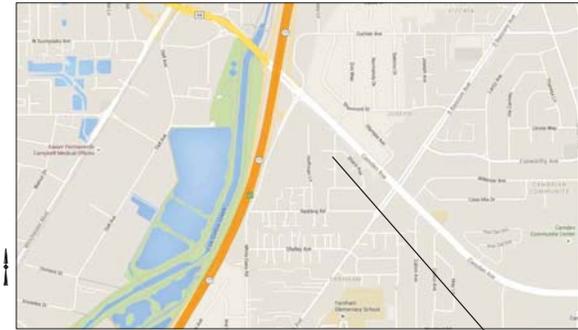
PORTION OF LOT 2, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "REDDING FARM TRACT", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON SEPTEMBER 28, 1891 IN BOOK E OF MAPS AT PAGE 115

AND LYING ENTIRELY WITHIN THE
CITY OF CAMPBELL COUNTY OF SANTA CLARA STATE OF CALIFORNIA

SCALE: 1"=20'

**SMP ENGINEERS
CIVIL ENGINEERS**

1534 CAROB LANE
LOS ALTOS, CA 94024

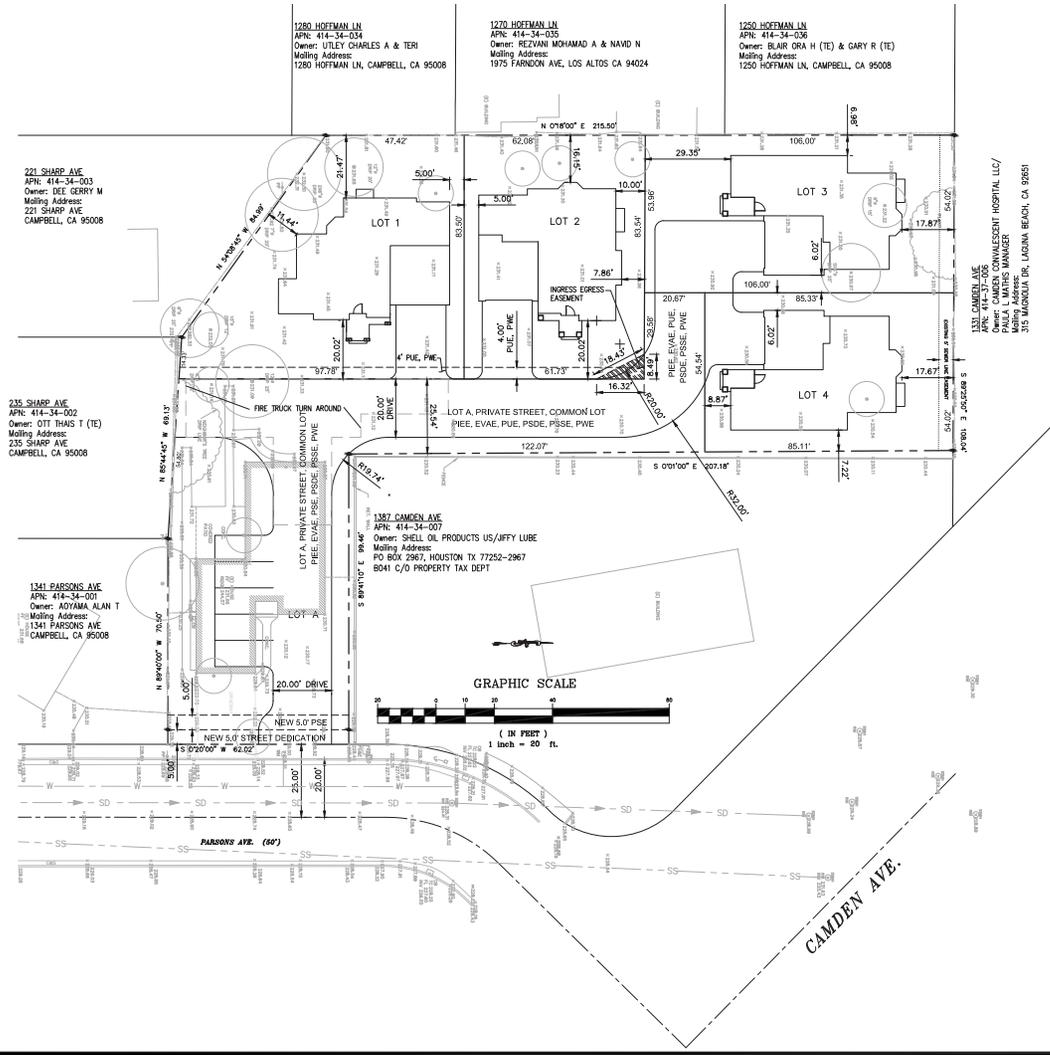


LOCATION MAP
N.T.S.



OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS



GENERAL NOTES

- APPLICANT: OMD SHAKERI
1323 PARSONS AVE.
CAMPBELL, CA 95008
- CIVIL ENGINEER: SMP ENGINEERS
SAEID RAZAVI R.C.E. 52724
1534 CAROB LN.
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
- EXISTING ZONING: R-1-6
- EXISTING APN: 414-37-008
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL, FOUR SINGLE FAMILY HOMES
- EXISTING BUILDINGS: EX. BUILDINGS TO BE REMOVED
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL, SINGLE FAMILY.
- GENERAL PLAN: P.D.
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL, SINGLE FAMILY.
- WATER: SAN JOSE WATER COMPANY
- FIRE PROTECTION: SANTA CLARA COUNTY
- SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE: AT&T
- STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH CITY OF CAMPBELL ORDINANCES.
- AREA TO BE SUBDIVIDED: 33,263 SQUARE FEET (0.76 ACRES) TO BE SUBDIVIDED TO 5 LOTS.
- CONTOUR ELEVATION: SEE BENCHMARK NOTE ABOVE.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF.
- LOT A SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION (H.O.A.).
- NEW STREET NAME: PRIOR TO RECORDATION
- EXISTING WELLS: NONE
- FLOOD ZONE: X, FLOOD PANEL: 06081C030E

LOT AREA TABLE

| PROPOSED LOTS | SQ. FT. | ACRES |
|--------------------|---------|-------|
| LOT 1 | 6,381 | 0.146 |
| LOT 2 | 5,170 | 0.119 |
| LOT 3 | 5,723 | 0.131 |
| LOT 4 | 4,626 | 0.106 |
| LOT A (COMMON LOT) | 11,363 | 0.261 |
| TOTAL BOUNDARY | 33,263 | 0.763 |

BASIS OF BEARINGS:
THE BEARING N 89°40'00" W OF CENTERLINE OF SHARP AVE. AS SHOWN ON CERTAIN TRACT NO. 1524, RECORDED IN BOOK 68 OF MAPS AT PAGES 12 & 13, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

REFERENCED ASSUMED BENCHMARK:
REFERENCED CITY OF CAMPBELL B.M.
B.M. NO.:90 EL=244.038

LEGEND AND ABBREVIATIONS

| | |
|--------|--------------------------------------|
| --- | DISTINCTIVE BORDER LINE |
| --- | NEW LOT LINE |
| --- | EASEMENT LINE |
| --- | OTHER LOTS PROPERTY LINE |
| EX (E) | EXISTING |
| EVAE | EXISTING VEHICLE ACCESS EASEMENT |
| PSE | EMERGENCY SERVICE EASEMENT |
| PIEE | PUBLIC SERVICE EASEMENT |
| PIE | PRIVATE INGRESS EGRESS EASEMENT |
| PSSE | PRIVATE STORM DRAINAGE EASEMENT |
| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PWE | PRIVATE WATER EASEMENT |
| SE | SIDEWALK EASEMENT |
| ■ | SET 3/4" IRON PIPE WITH CAP PLS 8261 |

TENTATIVE MAP
FIVE LOT SUBDIVISION
1323 PARSONS AVE., CAMPBELL, CALIFORNIA
APN: 414-37-008

Revisions:

Date: 11/2/2015
Scale: 1"=20'
Designed by: S.P.
Checked by: S.R.
Job #: 215091

Saratoga Tree Service
13745 Skyline Blvd.
Los Gatos, CA 95033

May 4, 2016

Omid Shakeri
The Ridgecrest Group
2898 Joseph Ave.
Campbell, CA

Re: 1323 Parsons Ave.
Campbell, CA

RECEIVED

MAY 27 2016

CITY OF CAMPBELL
PLANNING DEPT.

A site inspection was performed today at the above address to help identify and evaluate the condition of the trees as well as determine the size of the trees.

This property is a fairly large property in Campbell located near Camden Ave. There is currently a single residence home on this property.

I identified and mapped the locating of 18 trees on this site. Most of these trees are fruit trees and none of the trees are very significant. I am using the map supplied to me by Mr. Shakeri. Trees were located on the map but some were left off. I added every tree of any significance. Also, I added the overhanging Avocado tree from the neighbors property.

1. Peach, small tree, damaged trunk. Multi-trunk tree with 3- 3 to 4" stems, fair condition. This tree is only about 8' high.
2. Lemon (Ponderosa), 6" diameter trunk, 8' tall, in good condition.
3. Avocado (neighbors tree). This tree overhangs the property and all efforts to protect the root system during construction needs to be understood. About 25' in height with an estimated trunk diameter of 20". This tree does show some limb damage but over all, the tree is in fairly good health.
4. Cherry (Bing). This is a very young tree. Trunk diameter 6" and about 8' tall. good health.
5. Cherry sp. (unknown cultivar) this is a grafted tree with tiny fruit. Trunk diameter 11" and a height of 22'. This tree is in good health with a canopy spread of about 18'.
6. Orange This is a small tree with an 8" diameter trunk and a height of about 12'. It is showing overall canopy decline but could be revived if cared for. Fair health.

7. European Olive This is a double trunk tree with a very poor one sided shape. It has a double trunk with stems measuring 8" and 6' diameter. Height is about 16 feet. Health of the tree is good.
8. Apple Sadly, this poor old tree is completely hollow and ready to fall apart. It has a trunk diameter of 12" and a height of 12'. foliage looks good but health is poor.
9. Choke Cherry This tree has a trunk diameter of 11" and a height of 14'. The tree is crowded by the olive and has a poor shape. Health of the tree is fair.
10. Privet This is a double trunk tree with stems measuring at 10" and 7". It is in good health. Commonly used as hedge plants this was likely a wild tree.
11. Apricot Trunk diameter 12" and a height of 12'. This tree has past trunk damage and some decay. Overall, the tree could survive. Health good.
12. Plum (wild) This multi trunked small tree has a primary trunk about 8" in diameter with many suckers. Fair health but poor shape.
13. Apricot 12" diameter trunk, about 8' tall. Fair health
14. Apricot 8" diameter and 11' tall. this tree has a decayed trunk, poor health.
15. Almond (?) Dead
16. Almond 12" diameter trunk, about 18' tall. This tree has many cracks in the limbs and is showing drought stress. Health is fair but will likely decline.
17. Black Walnut Multi trunk (5) 4" to 6" This is a re-sprout from an old stump. Tree is about 16 feet tall and health of the tree is fair. Re-Sprout trees generally don't make viable trees.
18. Black Walnut Double trunk tree, 6" and 5" diameter, height about 10 feet, fair health.

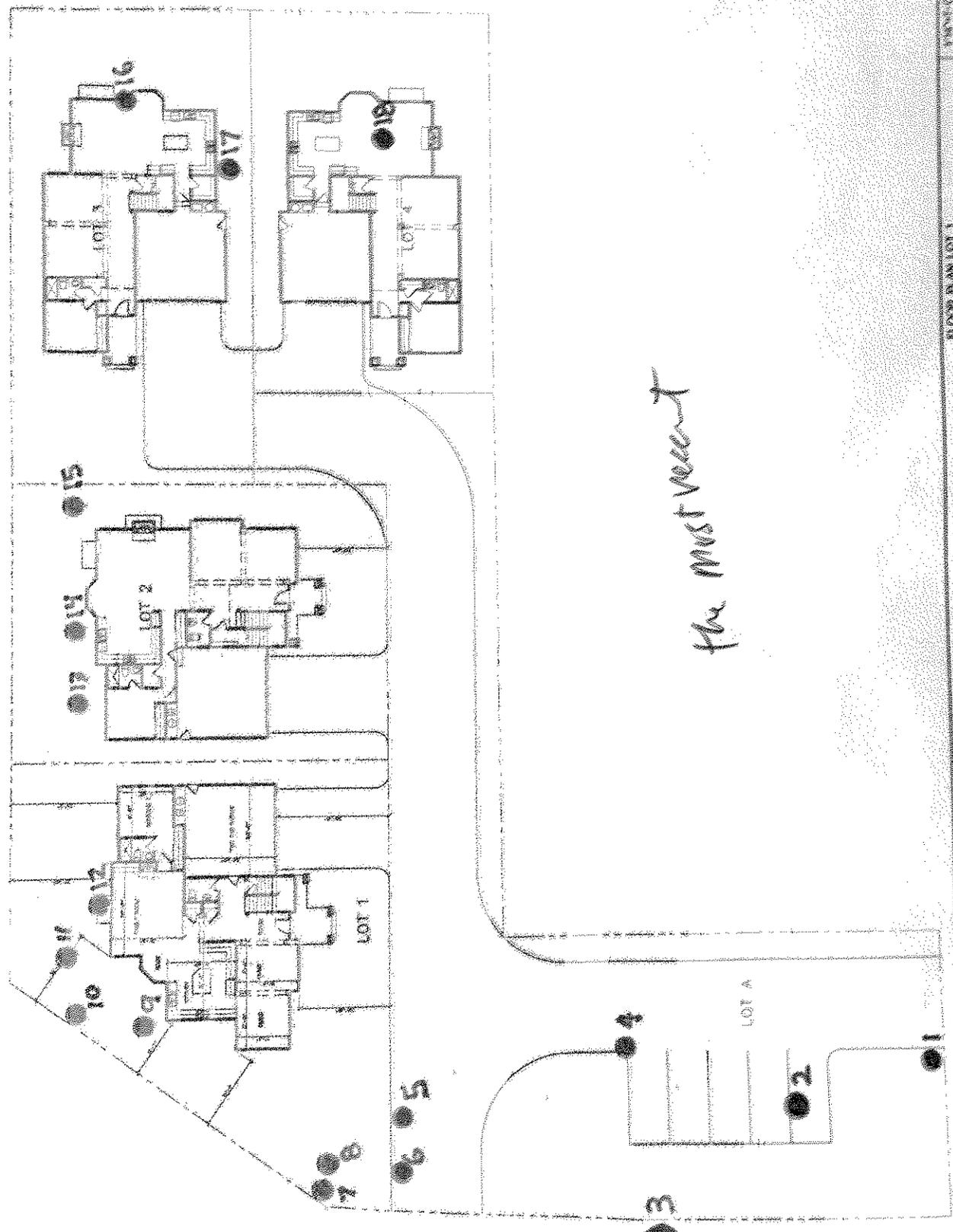
Tree Protection Guidelines and Recommendations

During the course of any construction project, the existing trees often become obstacles to work around. Because an existing tree is a valuable asset to the property and certain trees are generally protected by city and county ordinance, it becomes important to consider all the needs of the trees and work toward preservation. Below are some of the guidelines that are recognized in the industry as vital to protecting trees during a construction project.

- 1) Fencing around the trees in the development area using chain link type fencing, and steel stakes, out to the drip line of the canopy where possible.
- 2) Do not store materials under the canopy of the trees or compact the soil with vehicles, supplies or any heavy equipment. Do not wash out cement trucks near the root system of the trees. Do not expose the roots of the trees to any foreign materials or liquids such as paint, plaster or chemicals of any sort. Pay attention to trees downhill of potentially hazardous liquids running towards the root systems.
- 3) Trenching needs to avoid the root zone of trees that are to be preserved. If not possible to avoid the root zone, underground installation of utilities needs to tunnel under the root zone in a manner so as to not damage the roots.
- 4) Excavated soil must not be stored on the root zone of protected trees.
- 5) Pruning of the trees needs to be done in accordance with the standards set forth by the International Society of Arboriculture, (I.S.A.) Any work to be done on the trees should be done by a company with a Certified Arborist on staff to oversee the process and insure that correct cutting procedures will be carried out by tree workers.
- 6) Mulch should be put on the surface of the ground, out to the edge of the root zone to be protected. Mulch will help minimize moisture loss and help the trees to survive the changes that occur during a construction project.
- 7) Additional water should be added during dry periods at a rate that is consistent with the needs of the variety of tree, or trees, that are to be protected.
- 8) Future irrigation needs to be installed so as to not hit the trunks of the trees.
- 9) When dealing with existing species of tree (such as the Oaks), that need a reduced level of additional irrigation, care needs to be given to the new landscape plans. Lawns and high water landscapes should not be installed near Oaks.
- 10) When trenching or activities that will compromise the roots or structure of a tree, or trees, cannot be avoided, a Certified Arborist needs to be consulted to advise of the best approach for dealing with potential damage to the trees.

Respectfully submitted,

Blair Glenn
I.S.A. Certified Arborist #654



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