



**SITE AND ARCHITECTURAL REVIEW COMMITTEE  
TUESDAY, DECEMBER 13, 2016  
6:30 p.m.**

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

**AGENDA**

ITEM/FILE NO.		ADDRESS	START TIME / DURATION	APPLICANT
1.	PLN2016-47/280	<b>96 E. Rincon Ave</b>	6:30 p.m.	Jeanne and Robert Moore
Planned Development Permit to allow construction of two new single-family homes and a Tree Removal Permit to remove two walnut trees, on property located at <b>96 E. Rincon Avenue</b> . Project Planner: <i>Daniel Fama, Senior Planner</i>				
2.	PLN2016-343	<b>910 Emory Ave</b>	7:00 p.m.	Omid Shakeri
Site and Architectural Review Permit to allow the construction of a new single-family residence and a Tree Removal Permit to remove five trees on property located on an R-1-16 zoned parcel in the STANP area. Project Planner: <i>Cindy McCormick, Senior Planner</i>				

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](mailto:planning@cityofcampbell.com).

# MEMORANDUM



Community Development Department  
Planning Division

**To:** Site and Architectural Review Committee **Date:** December 13, 2016  
**From:** Daniel Fama, Senior Planner *DF*  
**Via:** Paul Kermoyan, Community Development Director *PK*  
**Subject:** Planned Development Permit / Tree Removal Permit  
**File No.:** PLN2016-47/280 ~ 96 E. Rincon Ave.

## PROJECT SITE

The project site is a single-family residential property located along [East Rincon Avenue](#), between third and fourth streets, and within the south downtown neighborhood (reference **Attachment 1** – Location Map). The property is also within the Planned Development (P-D) Zoning District and is bordered by single-family residences on all sides.

## PROPOSAL

The submitted Planned Development Permit application would allow for demolition of the existing single-family residence and construction of two new residences; one two-story 2,100 square-foot house ("main house") located at the front of the property and a single-story 1,079 square-foot house ("cottage" plus garage) at the rear of the property (reference **Attachment 3** – Project Plans). The project does not include a request to divide the property.

## PROJECT DATA

<b>Zoning Designation:</b>	P-D (Planned Development)
<b>General Plan Designation:</b>	Low-Medium Density Residential (6-13 units/gr. acre)
<b>Net Lot Area:</b>	7,200 square feet
<b>Gross Lot Area:</b>	8,400 square feet
<b>Density:</b>	10.3 units/gr. acre
<b>Building Height</b>	
Main House:	25 ½ feet
Cottage:	14 feet
<b>Building Floor Area</b>	
Main House (1st Floor):	1,084 sq. ft.
Main House (2nd Floor):	1,042 sq. ft.
Cottage (including garage):	<u>1,079 sq. ft.</u>
	3,205 sq. ft. (total floor area)
Covered Porches (3):	490 sq. ft.
<b>Floor Area Ratio:</b>	.45
<b>Building Coverage</b>	37%
<b>Parking:</b>	2 covered (garage) 3 uncovered

### **Setbacks**

Front (north):	20 feet
Side (east):	5 ½ feet
Side (west):	5 ½ feet
Rear (south):	10 ½ feet

### **DISCUSSION**

Zoning: The Planned Development 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. However, this flexibility is not intended to summarily relieve property owners from all development standards. The City's past practice has been to review such applications with respect to the zoning requirements of the [most comparable zoning district](#). In this regard, the property's General Plan Land Use Designation of *Low-Medium Density Residential* is most comparable to the R-D (Two-Family Residential) Zoning District, which is intended to allow two living units (i.e., duplex or two single-family homes). The project as present is substantially consistent with the development standards of the R-D Zoning District, including density, setbacks, height, lot coverage, and floor area ration (FAR).

Historical Context: The existing residence was constructed circa 1922-28 (reference **Attachment 2** – Site Photographs), although it is not on the Historic Resource Inventory (HRI). Due to the structure's age, it was evaluated for historical significance by an architectural consultant hired by the City. As discussed in a [May 25, 2016 Historic Preservation Board \(HPB\) Memorandum](#), the consultant provided an opinion that the property is not historically significant. However, the Board was not in agreement with the consultant's conclusion, as the property had been previously considered for inclusion on the HRI (both the previous and current owners "opted-out"). In review of this project, the City Council, with recommendation from the Planning Commission, will consider the consultant's report as well as the Board's previous recommendation to make a final determination as to the historical significance of the property. If ultimately the City Council determines the property to be historically significant, the project will need to be revised to maintain the existing residence. Otherwise, should the applicant pursue demolition, preparation of an Environmental Impact Report (EIR) and City Council acceptance of a Statement of Overriding Considerations (SOC) would be required.

Design: In an attempt to maintain architectural compatibility with the neighborhood, the proposed homes are designed in a craftsman-style incorporating porch elements, horizontal lap siding, shingle cladding, and wood-framed windows. The proposed colors include taupe body with white accents (reference **Attachment 4** and **5** – Color/Material Board and Color Elevation).

Given the neighborhood's historical context, the SARC should discuss the sufficiency of the architectural approach. The HPB expressed an opinion that the new home should incorporate an appearance more in keeping with the existing home, perhaps even incorporating salvageable materials such as the front door, knobs, and lighting fixtures. Additionally, although the design may be seen as incorporating elements reflective of the neighborhood, the front home's perceived scale and mass is notably dissimilar to the existing home. This may be addressed through enhanced articulation achieved by varying wall planes to a greater degree at the front and sides of the home. The SARC may also wish to discuss if the color scheme should be revised to include additional colors (for enhanced contrast) or as a means to heighten a sense of [historical integration](#).

Site Layout: As noted, the project includes a primary residence at the front of the property with a standard 20-foot setback from Rincon Avenue. Behind this home would be a common yard area, with the smaller "cottage" at the rear end of the lot adjacent to the alley. The proposed homes would be situated in such a manner as to create an integrated property with shared parking and yard area.

Parking: Single-family homes are required to provide two parking spaces per unit, with a minimum of one covered space (i.e., garage or carport) and one uncovered space. The project therefore is required to provide a total of four spaces, two of which must be covered. To satisfy this requirement, the applicant is proposing a two car garage as part of the rear "cottage" unit along with the associated driveway providing two uncovered (tandem) spaces. In addition, the front house includes an uncovered parking pad providing one additional space (the driveway is also sufficiently deep enough as to constitute another parking space).

From a strictly numeric perspective, the project satisfies the minimum requirement for the project. However, at question is the usability of the proposed parking spaces. The two covered spaces are provided only in the rear unit such that the residents of the front unit would need to walk across the shared yard to access the garage (since the garage would be shared, it is designed with separated parking areas with separate garage doors and entrances). If the SARC believes that the front house should include its own covered parking it could recommend a revision to the plans to include a garage or carport for the front house.

Tree Removal/Landscaping: The property would be entirely re-landscaped with the proposed project with combination of groundcover, shrubs, and trees, as well as decorative hardscape. This would also include removal of on-site trees, including two "protected" walnut trees (reference **Attachment 6** – Tree Removal Photos). Walnut trees are not normally considered to be protected trees on a single-family residential property, which typically require Tree Removal Permits only for removal of Ash, Oak, Cedar, and Redwood trees. However, due to a technicality of what constitutes a "developed single-family residential property," the trees are considered protected and therefore require concurrent consideration of a Tree Removal Permit. As shown on the site plan, these trees are not within the proposed building footprints, but rather are proposed to be removed due their poor condition. If the SARC would like additional information the condition of the trees, an arborist report may be required. The trees would be replaced consistent with the City's Tree Protection Ordinance.

## **SUMMARY**

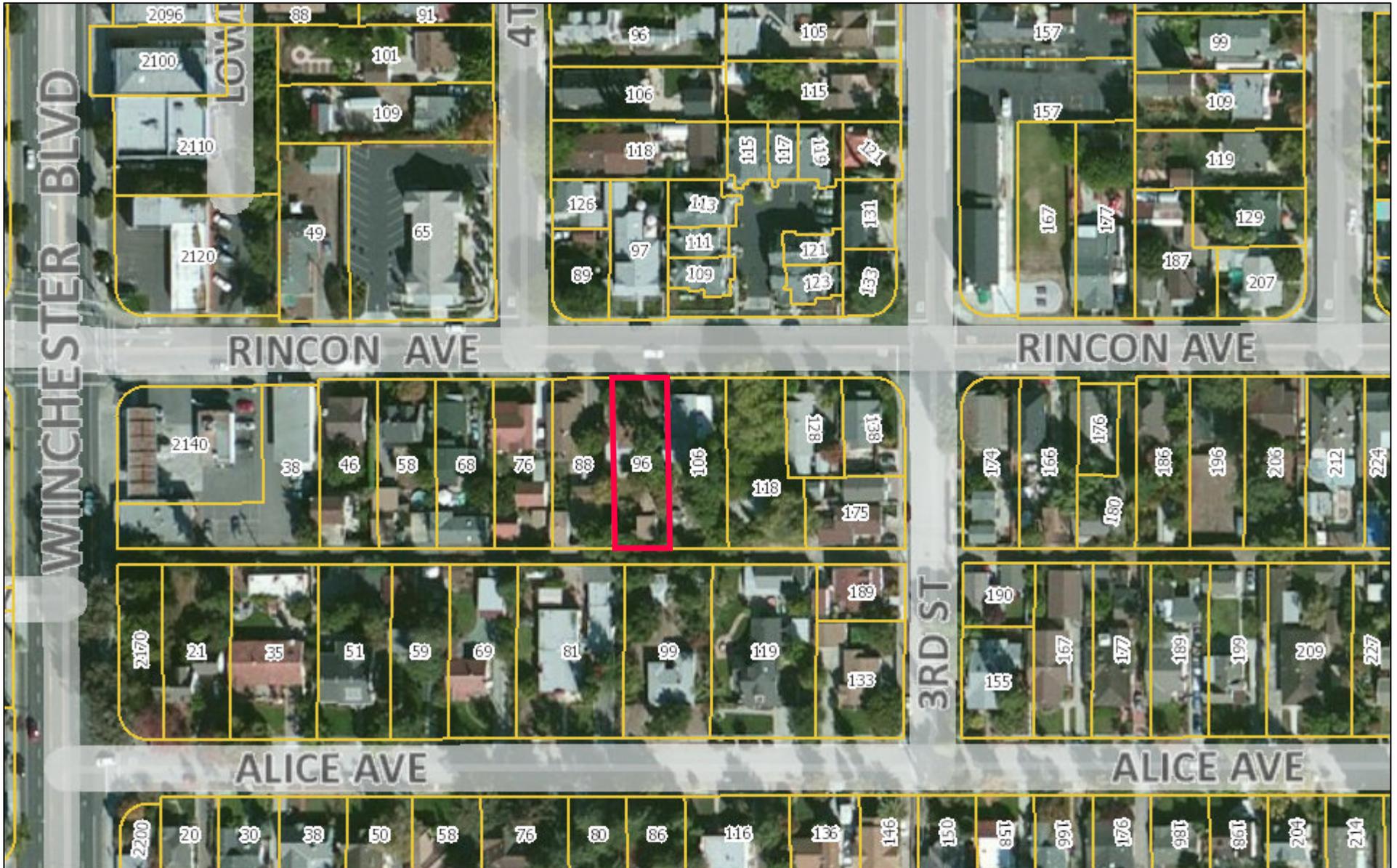
The SARC should discuss the project's proposed architecture, materials, and landscaping. If the SARC believes that the applicant has adequately addressed any concerns the Committee may have, it may recommend approval to the Planning Commission as proposed, or subject to specific revisions. The following questions are meant to encourage the SARC's discussion of the application:

- **Design:** Should the architectural design be refined (i.e., to reduce the massing, enhance the detailing, etc.)
- **Colors:** Should the color scheme incorporate an additional body color?
- **Parking:** Should the project include additional covered parking (carport/garage)?
- **Tree Removal:** Should an arborist report be required?

Attachments:

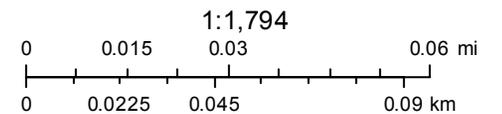
1. Location Map
2. Site Photographs
3. Project Plans
4. Color/Material Board
5. Color Elevation
6. Tree Removal Photos

# 96 E. Rincon Ave. - Location Map



December 1, 2016

- Cities
- Working Land Parcels
- Working Air Parcels
- Major Roads



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MAIN HOUSE E. RINCON ELEVATION



MAIN HOUSE E. RINCON ELEVATION



MAIN HOUSE CARPORT

FROM THE OFFICE OF  
CHRIS SPAULDING  
ARCHITECT  
801 CAMELIA STREET, SUITE E  
BERKELEY CA 94710

PHOTO BOARD  
96 EAST RINCON AVE  
CAMPBELL □ CALIFORNIA



VIEW LOOKING WEST DOWN ALLEY



REAR BUILDING



REAR OF MAIN HOUSE

FROM THE OFFICE OF  
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PHOTO BOARD  
96 EAST RINCON AVE  
CAMPBELL □ CALIFORNIA

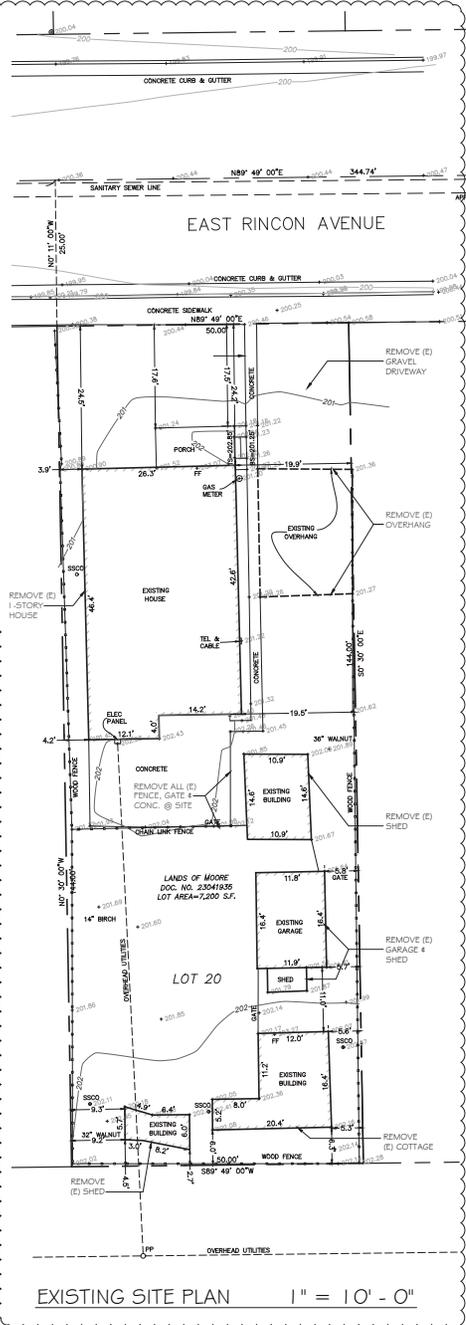
**FIRE DEPARTMENT NOTES**

**FIRE SPRINKLERS REQUIRED**  
 AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING IN ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQ. FT. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQ. FT. OF BUILDING AREA.  
 NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETE PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SECTION 313.2 AS ADOPTED AND AMENDED BY CBLMC.

**CONSTRUCTION SITE FIRE SAFETY**  
 ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

**WATER SUPPLY REQUIREMENTS**  
 PORTABLE WATER SUPPLIES 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 OR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, 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 PORTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 203.3.5 AND HEALTH AND SAFETY CODE 13114.7

**ADDRESS IDENTIFICATION**  
 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, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1



**PROJECT DATA**

PROJECT ADDRESS: 96 EAST RINCON AVE, CAMPBELL, CA

PROJECT DESCRIPTION:  
 DEMOLISH (E) 1-STORY HOUSE # 4 ALL (E) BUILDINGS ON SITE, # BUILD (N) 2-STORY HOUSE W/ (N) COTTAGE (SEE SQUARE FOOTAGE BELOW) - 2 TREES TO BE REMOVED

APN: 412-05-077

HOUSE TO BE FULLY FIRE-SPRINKLED

LOT SIZE: 7,200 SQ. FT.

AVERAGE LOT SLOPE: LESS THAN 2%

ZONING: P-D

ALLOWABLE FAR: 3,240 SQ. FT.

EXISTING BUILDING AREA

MAIN HOUSE	1,165.6
ACC. BUILDINGS	679.3
COVERED STRUCTURE	346.5
TOTAL	2,192.0

PROPOSED (N) BUILDING AREA

1ST FLR.	1,083.6
2ND FLR.	1,041.7
COTTAGE (W/ GARAGE)	1,078.6
TOTAL	3,203.9
COVERED PORCHES	490

ALLOWABLE LOT COVERAGE: 2,880 SQ. FT.

LOT COVERAGE

COVERED PORCHES	2,162
COVERED PORCHES	490
TOTAL STRUCTURAL COVERAGE	2,652
PATIOS & PAVING	1,730.3
TOTAL IMPERVIOUS COVERAGE	4,450.3 SQ. FT. = 61.8%

TOTAL (E) IMPERIOUS COVERAGE 2,751 SQ. FT.

**VICINITY MAP**



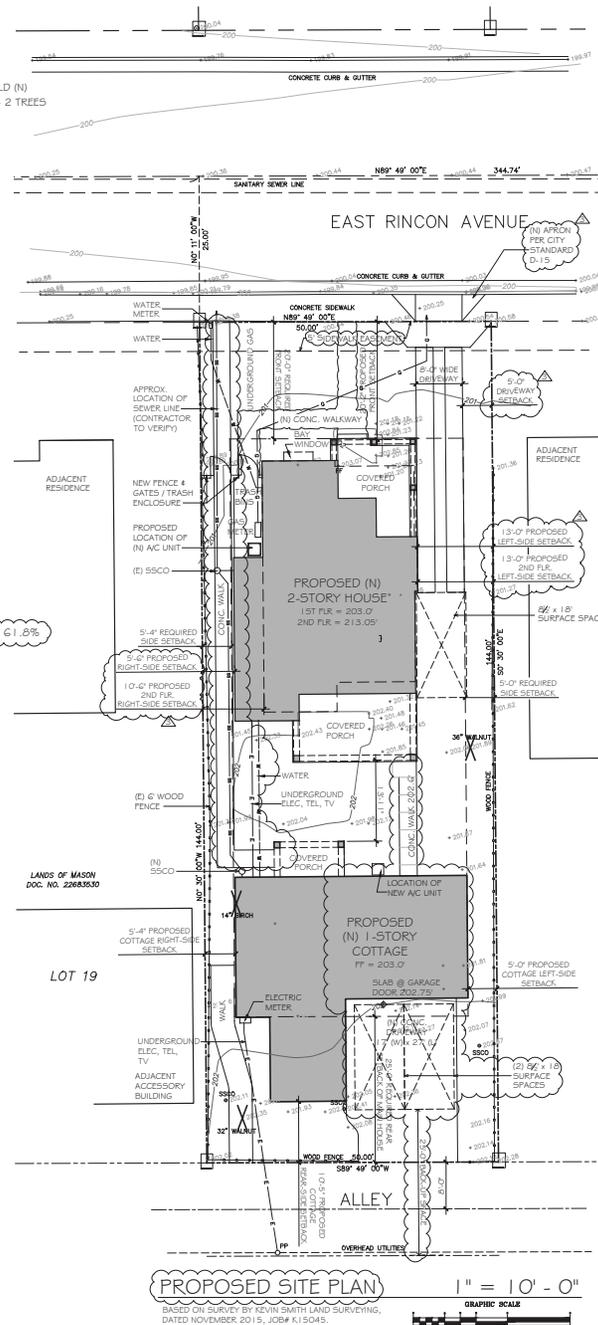
**PROPOSED EXTERIOR LIGHTING LEGEND**

- High efficacy recessed lighting @ covered porch
- Wall-mounted (high efficacy) lantern type lighting

**TREES TO BE PLANTED**

SYMBOL	SPECIES	SIZE	QTY.
P1	LIVE OAK	24" BOX	1
P2	CRAPE MYRTLE	24" BOX	4

**NOTE:**  
 ALL NEW & EXISTING UTILITIES SHALL BE PLACED UNDERGROUND WITH NO EXCEPTIONS



DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
 ARCHITECT

801 CAMELIA STREET, SUITE E  
 BERKELEY CALIFORNIA, 94710  
 (510) 527-5997 FAX (510) 527-5999

**REVISIONS**

NO.	DATE	BY
6-13-16		
8-11-16		
10-25-16		

**PRELIMINARY SET**

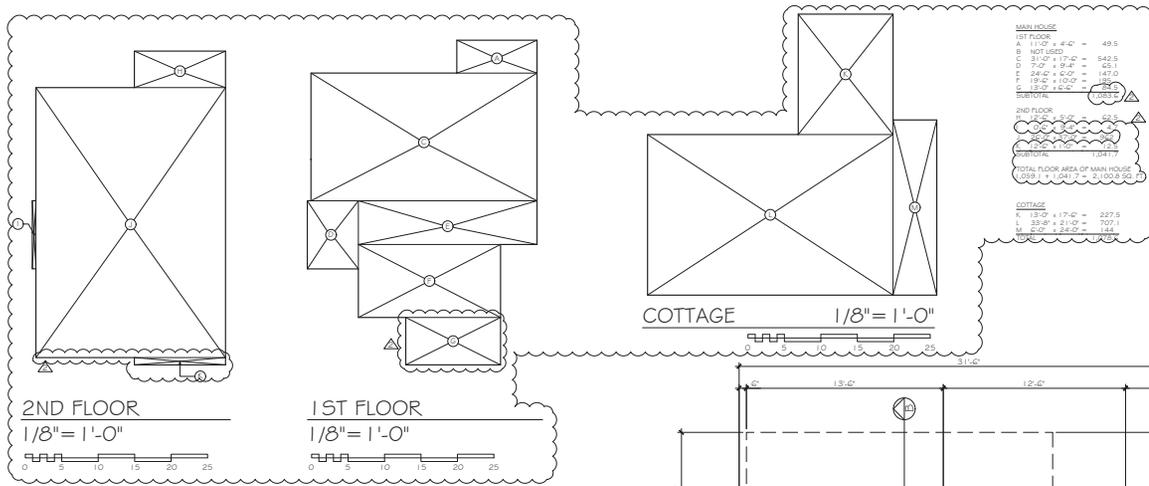
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

**PROPOSED NEW RESIDENCE & COTTAGE FOR**  
**MOORE RESIDENCE**  
**96 EAST RINCON AVE**  
**CAMPBELL, CALIFORNIA**

DATE: 2-2-16  
 SCALE: AS NOTED  
 DRAWN: LUCS/DIB/KD  
 JOB: MOORE, BOB & JEANNE  
 SHEET

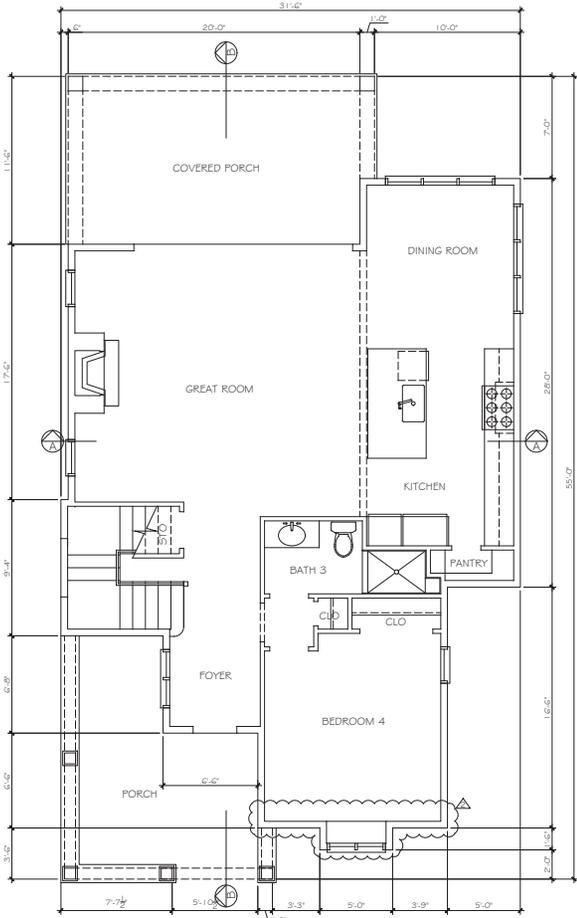
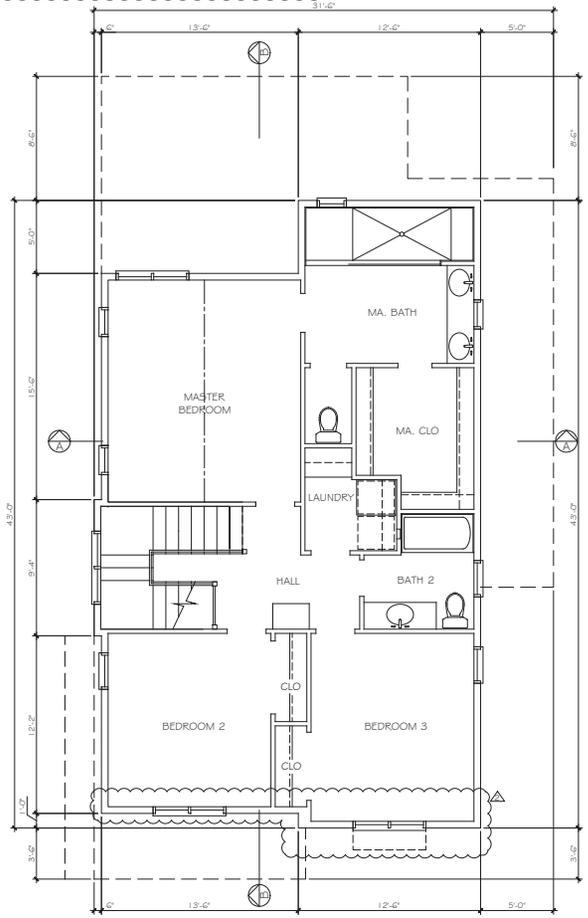
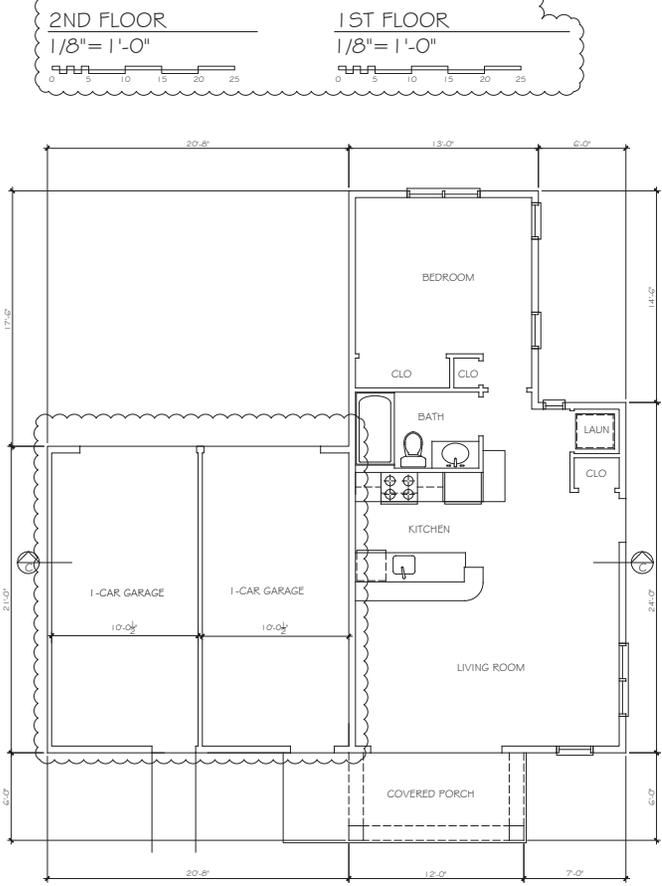
**A1**  
 OF 4 SHEETS

BASED ON SURVEY BY KEVIN SMITH LAND SURVEYING,  
 DATED NOVEMBER 2015, JOB # 150415  
 KEVIN SMITHS PHONE#: 651.588.0154



DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
 ARCHITECT

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 BERKELEY CALIFORNIA 94710  
 (510) 527-5997 FAX (510) 527-5999



REVISIONS	BY
6-13-16	
8-11-16	
10-25-16	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW RESIDENCE & COTTAGE FOR  
**MOORE RESIDENCE**  
 96 EAST RINCON AVE  
 CAMPBELL CALIFORNIA

DATE: 2-2-16  
 SCALE: AS NOTED  
 DRAWN: ELC/SDB/KD  
 JOB: MOORE, BOB & JEANNE  
 SHEET

**A2**  
 SHEETS

OF 4

DRAWINGS PREPARED BY

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(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6-13-16	
8-11-16	
10-25-16	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW RESIDENCE & COTTAGE FOR  
**MOORE RESIDENCE**  
96 EAST RINCON AVE  
CAMPBELL, CALIFORNIA

DATE:	2-2-16
SCALE:	AS NOTED
DRAWN:	ELCS/OSBK
JOB:	MOORE, BOB & JEANNE
SHEET	

**A3**  
SHEETS



RIGHT-SIDE (SOUTH) ELEVATION

1/4" = 1'-0"



FRONT (WEST) ELEVATION

1/4" = 1'-0"



LEFT-SIDE (NORTH) ELEVATION

1/4" = 1'-0"



REAR (EAST) ELEVATION

1/4" = 1'-0"



EAST RINCON AVE STREETSCAPE LOOKING TOWARDS PROPOSED PROJECT

1/8" = 1'-0"

COTTAGE

NOTE: COLORS TO MATCH MAIN HOUSE

DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
ARCHITECT

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(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6-13-16	
8-11-16	
10-25-16	

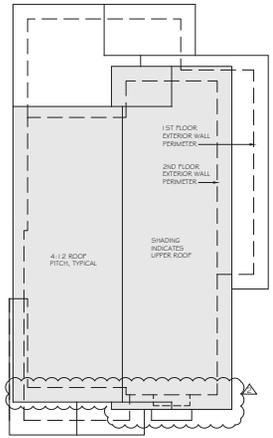
  

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

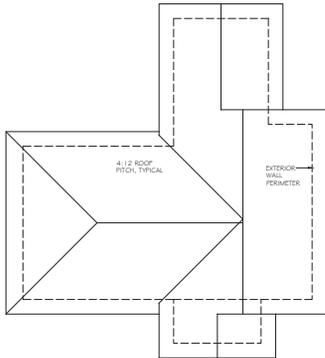
PROPOSED NEW RESIDENCE & COTTAGE FOR  
**MOORE RESIDENCE**  
96 EAST RINCON AVE  
CAMPBELL, CALIFORNIA

DATE:	2-2-16
SCALE:	AS NOTED
DRAWN:	ELUCS@RCD
JOB:	MOORE, BOB & JEANNE
SHEET	

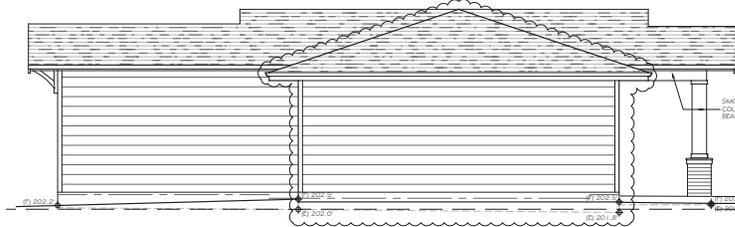
**A4**  
OF 4 SHEETS



HOUSE ROOF PLAN  
1/8" = 1'-0"



COTTAGE ROOF PLAN  
1/8" = 1'-0"



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



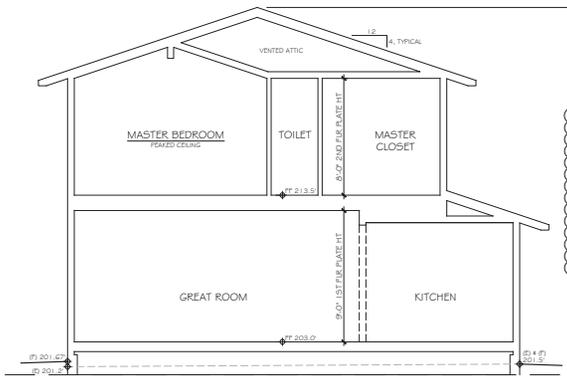
RIGHT-SIDE (WEST) ELEVATION 1/4" = 1'-0"



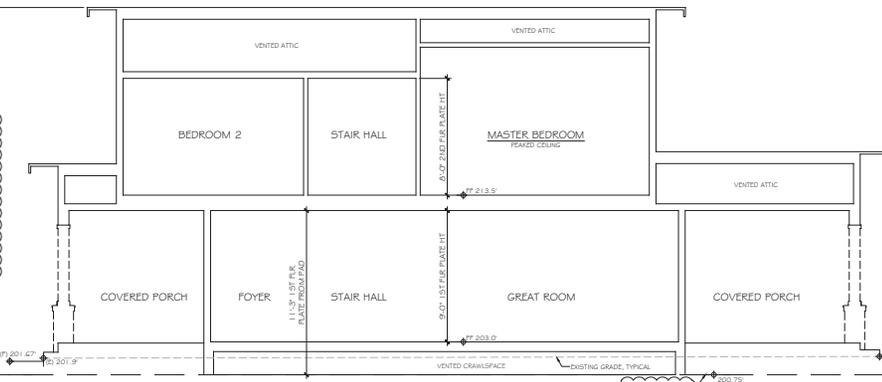
FRONT (NORTH) ELEVATION 1/4" = 1'-0"



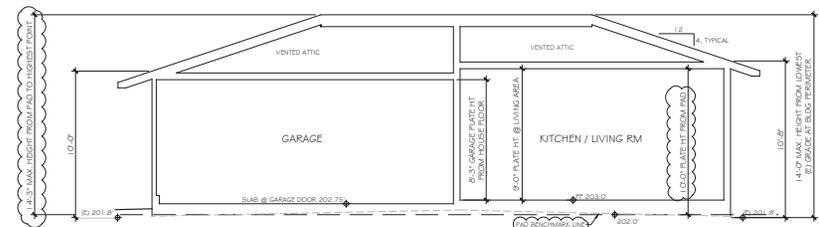
REAR (SOUTH) ELEVATION 1/4" = 1'-0"



HOUSE - SECTION A-A 1/4" = 1'-0"



HOUSE - SECTION B-B 1/4" = 1'-0"



COTTAGE - SECTION C-C 1/4" = 1'-0"



**KEYED NOTES:**

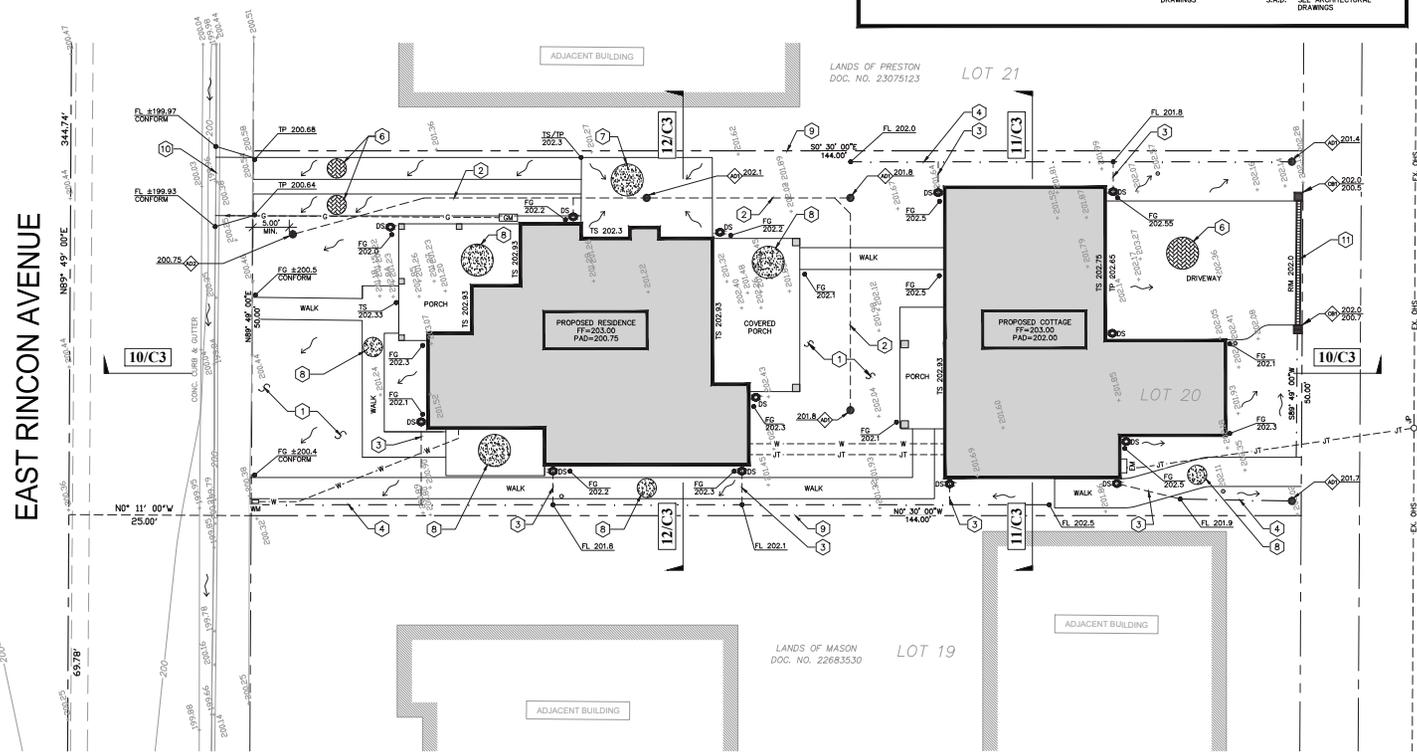
- 1 S.L.D. FOR ALL EXTERIOR PLANTING AND HARDSCAPE.
- 2 4" DIAMETER SDR35 DRAIN PIPE WITH 2% MIN. SLOPE PER PLAN.
- 3 DOWNSPOUT SHALL BE CLOSE PIPED/DALIGHTED TO SWALE.
- 4 BIO RETENTION SWALE PER 3/C4.
- 5 APPROXIMATE LOCATION OF (U) UTILITIES. GENERAL CONTRACTOR MAY LOCATE ALL (U) UTILITIES TO AVOID (S) FIELD CONDITIONS AND (D) IMPROVEMENTS AS REQUIRED AND AT THE DISCRETION OF THE BUILDING OFFICIAL.
- 6 INTERLOCKING PERVIOUS PAVERS PER 5B/C3, S.A.D.
- 7 CONCRETE PAVING PER 5A/C3 S.A.D.
- 8 CONCRETE WALK/PATIO, S.L.D., SEE 4/C3.
- 9 S.L.D. FOR EX. AND PROPOSED FENCES.
- 10 DRIVEWAY APPROX. SEE CAMPBELL PUBLIC WORKS STANDARD DETAIL D-15 SEE 3/C3, ENCROACHMENT PERMIT REQUIRED.
- 11 TRENCH DRAIN AT DRIVEWAY, SEE 7/C4.

**NOTES:**

1. THE TOPOGRAPHIC MAP AND SURVEY WAS PROVIDED BY KEVIN SMITH LAND SURVEYING, DATED NOVEMBER 2015, JOB NO. K15045.
2. ARNOLD ENGINEERING ASSOCIATES, INC. ONLY ACKNOWLEDGES ORIGINAL SIGNED AND STAMPED PLANS AND DRAWINGS.
3. ARNOLD ENGINEERING ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THEIR DESIGN CONTAINED HEREIN.
4. ALL DRAIN PIPE SHALL BE SDR35 OR STRONGER. FLEX PIPE IS NOT PERMITTED.
5. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.

**LEGEND:**

---	CURB & GUTTER	→	DIRECTION OF SURFACE FLOW
---	CENTERLINE STREET	①	KEYED GRADING NOTE PER PLAN
---	PROPERTY LINE	⬇	LANDSCAPE AREA DRAIN PER 8/C4
---	OVERHEAD SERVICE	⬇	BUBBLER PER 6/C4
---	UNDERGROUND JOINT TRENCH	⬇	CATCH BASIN WITH SUMP PER 8/C4
---	SANITARY SEWER LINE	1/C3	GRADING SECTION
---	STORM SEWER LINE		
---	WATER LINE		
---	GAS LINE		
---	EARTHEN SWALE PER 3/C4	TC	TOP OF CONCRETE/CURB
---	ROOF DOWNSPOUT AND SPLASH BLOCK PER 1/C3	TW	TOP OF WALL
---	FINISH GRADE/FINISH ELEVATION	TP	TOP OF PAVEMENT
		TS	TOP OF SLAB
		IN	INVERT
		WM	WATER METER
		S.L.D.	SEE LANDSCAPE DRAWINGS
		FG	FINISHED GRADE
		SW	BOTTOM OF WALL
		FL	FLOW LINE
		GM	GAS METER
		EM	ELECTRICAL METER/PANEL
		SODC	STORM DRAIN CLEAN OUT
		S.A.D.	SEE ARCHITECTURAL DRAWINGS



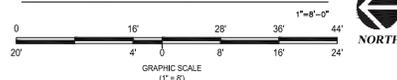
**GRADING QUANTITIES:**

QUANTITY	CUT	FILL
IMPORT	0 YD	45 YD
EXPORT	0 YD	0 YD

**IMPERVIOUS AREA:**

	PRE	POST
IMPERVIOUS AREA (SF)	2751	3649
TOTAL DISTURBED AREA (SF)		7250

**GRADING & DRAINAGE PLAN**



ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A.T (800-227-2600) 48 HOURS BEFORE DIGGING, AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODES).

**BUILDING PAD NOTE:**  
SEE ALSO ARCHITECTURAL AND STRUCTURAL DRAWINGS AND ADJUST AS REQUIRED

**UTILITIES NOTE:**  
ALL NEW AND EXISTING UTILITIES SHALL BE PLACED UNDERGROUND WITH NO EXCEPTION

Engineer

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OAKLAND, CALIFORNIA 94610  
T: 510-922-1200  
e-mail: info@aeengineering.com  
web: www.aeengineering.com

Stamp



Project Title

**MOORE RESIDENCE**  
**96 EAST RINCON AVENUE**  
**CAMPBELL, CALIFORNIA 95008**

Client

ROBERT & JEANNE MOORE  
40 HERNANDEZ AVENUE  
LOS GATOS, CA 95030

Issues and Revisions

No.	Description	Date
01	Submittal	09/23/16

Project No.	41-16
Drawn By	SC/AEA
Reviewed By	AEA
Scale	AS SHOWN
Date	September 23, 2016
Sheet Title	

**GRADING & DRAINAGE PLAN**

Sheet #

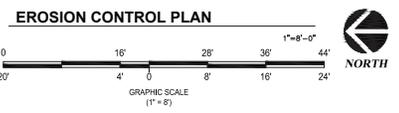
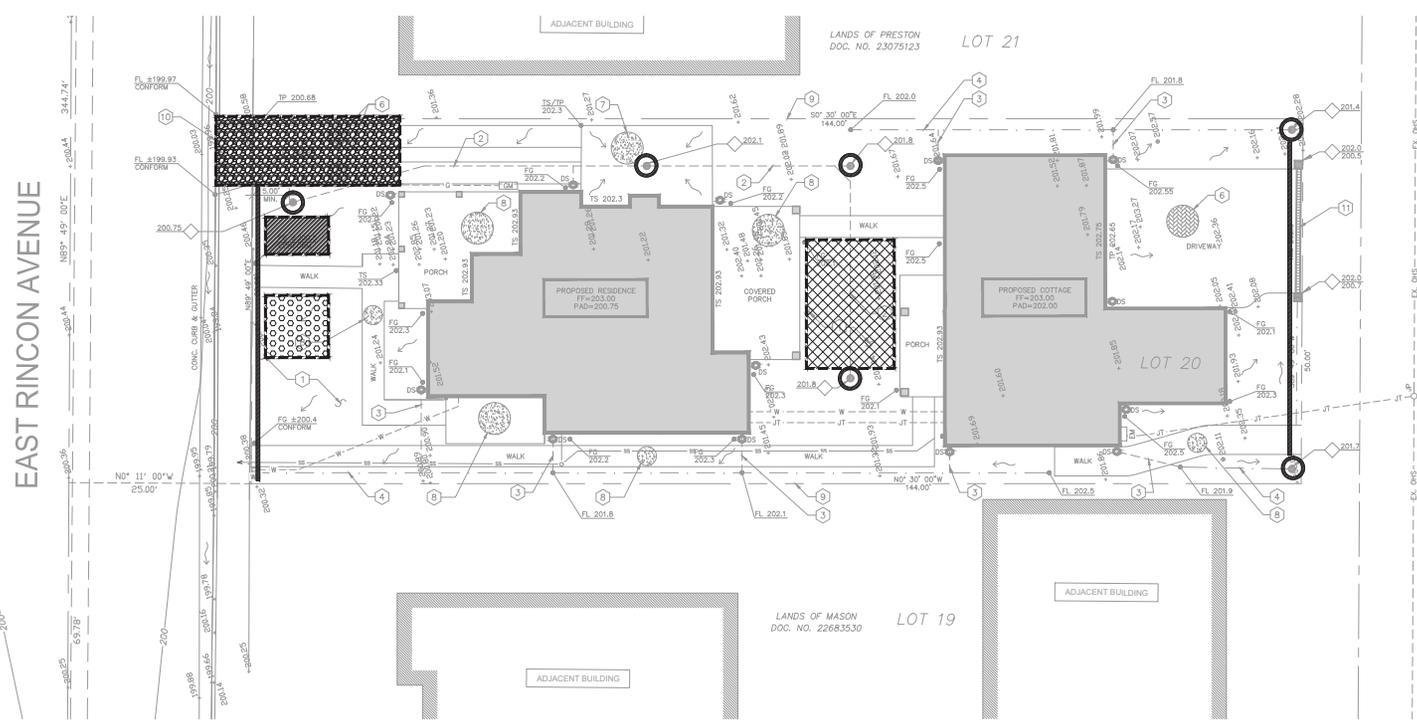
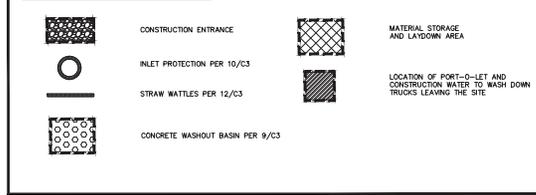
**EROSION CONTROL NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM AND DURING ALL CONSTRUCTION.
2. PROJECTS SHALL HAVE ALL CUT AND FILL SLOPES PROTECTED BY AND DISTURBED AREAS BY ONE OF THE FOLLOWING MEASURES OR THE COMBINATION OF THEM: TEMPORARY SEEDING AND MULCHING; PERMANENT SEEDING AND MULCHING; HYDROMULCHING-HYDROSEEDING; EROSION CONTROL BLANKETS/GEOTEXTILES, AND FIBER ROLLS.
3. PROJECTS SHALL PREVENT THE ACCUMULATION OF DEPOSITS OF DIRT, MUD, SAND, ROCK, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEM.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING; ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE MATS.
5. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 SHALL BE DONE AT THE DISCRETION OF SANTA CLARA COUNTY BUILDING OFFICIAL.
6. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
7. THE EROSION CONTROL MEASURES SHOWN ARE A GENERAL REPRESENTATION OF THE REQUIRED EROSION CONTROL MEASURES TO BE INSTALLED AND ARE SUBJECT TO EVALUATION BY SANTA CLARA COUNTY AND ADDITIONAL MEASURES MAY BE REQUIRED OVER WHAT IS SHOWN PER PLAN.

**MAINTENANCE NOTES:**

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - a. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - b. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - c. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - d. HILLS AND GULLIES MUST BE REPAIRED.

**EROSION CONTROL LEGEND:**



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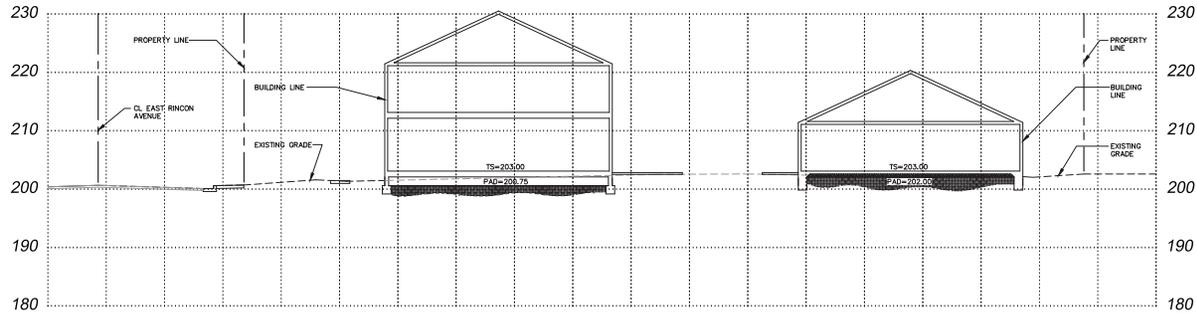
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Issues and Revisions	No.	Description	Date
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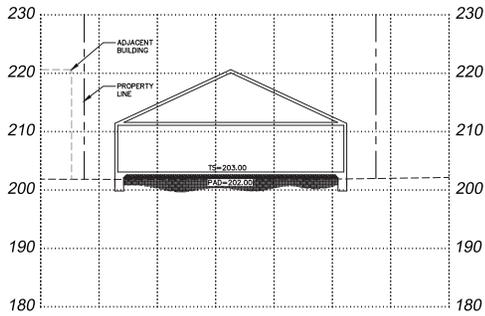
**EROSION CONTROL PLAN**

Sheet #



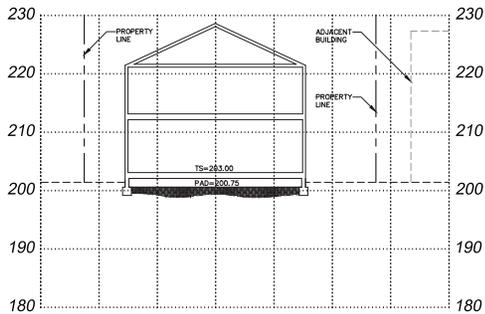
10 SECTION

HORIZONTAL SCALE: 1"=10' VERTICAL SCALE: 1"=1'-10"



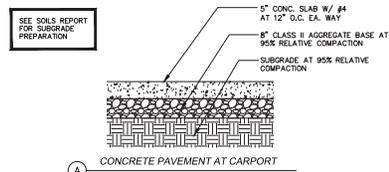
11 SECTION

HORIZONTAL SCALE: 1"=10' VERTICAL SCALE: 1"=1'-10"

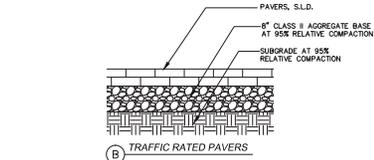


12 SECTION

HORIZONTAL SCALE: 1"=10' VERTICAL SCALE: 1"=1'-10"

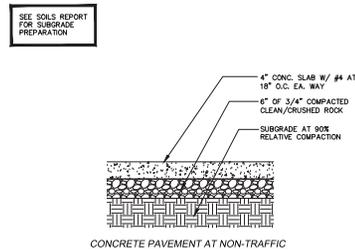


A CONCRETE PAVEMENT AT CARPORT



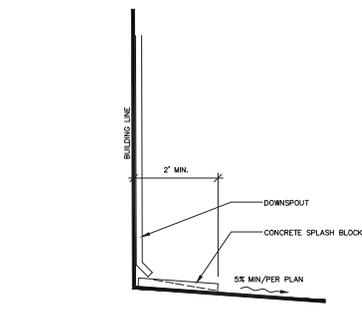
B TRAFFIC RATED PAVERS

5 PAVEMENT

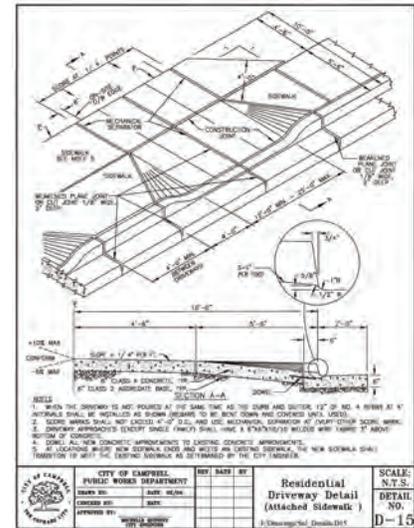


C CONCRETE PAVEMENT AT NON-TRAFFIC

6 PAVEMENT



1 SPLASH BLOCKS



3 DETAIL

Engineer

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No.	Description	Date
1	Submission	09/23/16

Project No. 41-16

Drawn By SC/AEA

Reviewed By AEA

Scale AS SHOWN

Date September 23, 2016

Sheet Title

SECTIONS &  
DETAILS

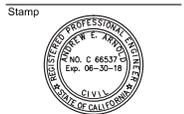
Sheet #

C3

	<p>12" MIN.</p> <p>NDS DURA-SLOPE TRENCH DRAIN OR APPROVED EQUAL (DRAFF PAVED GRATE)</p> <p>DRIVEWAY PAVERS OVER CONCRETE (ON STEEL DECK) SEE STRUCTURAL DRAWINGS</p> <p>1/2" EXPANSION JOINT WITH FILLER BEADS AND POLYURETHANE SEALANT</p> <p>STRAW BALE (TYP)</p> <p>PLAN NOT TO SCALE TYPE "ABOVE GRADE" WITH STRAW BALES</p>	<p>10' MIN.</p> <p>STAKE (TYP)</p> <p>1/8" DIA STEEL WIRE</p> <p>STRAW BALE (TYP)</p> <p>PLYWOOD 48"x24" PAINTED WHITE</p> <p>BLACK LETTERS 4" HEIGHT</p> <p>WOOD POST 3" x 3" x 6'</p> <p>0.5" LAG SCREWS</p> <p>CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)</p> <p>CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)</p> <p>10 MIL PLASTIC LINING</p> <p>STAPLES (2 PER BALE)</p> <p>BINDING WIRE</p> <p>STRAW BALE (TYP)</p> <p>WOOD OR METAL STAKES (2 PER BALE)</p> <p>NATIVE MATERIAL (OPTIONAL)</p> <p>SECTION B-B NOT TO SCALE</p> <p>NOTES: 1. ACTUAL LAYOUT DETERMINED IN FIELD. 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.</p>	<p>(C) GRADE</p> <p>(C) INLET</p> <p>6" COBBLE STONE MIN.</p> <p>FILTER FABRIC TO COVER INLET</p>
10	7 TRENCH DRAIN AT DRIVEWAY NTS	4 CONCRETE WASHOUT NTS	1 INLET PROTECTION NTS
	<p>FOR AREA DRAIN (AD) USE NDS 90B 6" BRASS ATRIUM GRATE</p> <p>TOP OF GRATE ELEV SHOWN ON PLANS</p> <p>4" SDR-35 PVC</p> <p>SDR-35 PVC WYE FITTING</p> <p>SDR-35 PVC REDUCER</p> <p>SDR-35 PVC 45° BOND FITTING</p> <p>SIZE AS SPECIFIED ON PLANS</p> <p>FLOW</p> <p>IN-LINE</p> <p>FOR AREA DRAIN (AD) USE NDS 90B 6" BRASS ATRIUM GRATE</p> <p>TOP OF GRATE ELEV SHOWN ON PLANS</p> <p>6" SDR-35 PVC 90° ELL</p> <p>PER PLAN</p> <p>FLOW</p> <p>INVERT ELEV AS DESIGNATED ON THE PLAN</p> <p>END OF LINE</p> <p>NOTE: GULF FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR</p>	<p>CRUSHED AGGREGATE GREATER THAN 3" BUT SMALLER THAN 6"</p> <p>FILTER FABRIC</p> <p>ORIGINAL GRADE</p> <p>12" MIN. UNLESS OTHERWISE SPECIFIED BY A SOILS ENGINEER</p> <p>SECTION B NOT TO SCALE</p> <p>NOTE: CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE</p> <p>10' 0" MIN.</p> <p>DITCH</p> <p>EXISTING PAVED ROADWAY</p> <p>EXISTING GRADE</p> <p>TEMPORARY PIPE CULVERT AS NEEDED</p> <p>50' MIN.</p> <p>WIDTH AS REQUIRED TO ACCOMMODATE ANTICIPATED TRAFFIC</p> <p>PLAN NOT TO SCALE</p>	<p>1"x2" WOOD STAKES AT 60" O.C. MAXIMUM SPACING</p> <p>FIBER ROLL</p> <p>UNDISTURBED GROUND</p> <p>2" TO 3"</p> <p>12" MIN.</p> <p>ENTRENCHMENT DETAIL IN SLOPE AREA</p> <p>1"x2" WOOD STAKES AT 60" O.C. MAXIMUM SPACING</p> <p>FIBER ROLL</p> <p>UNDISTURBED GROUND</p> <p>2" TO 3"</p> <p>12" MIN.</p> <p>ENTRENCHMENT DETAIL IN FLAT AREA</p>
11	8 AREA DRAIN (NDS-90B) NTS	5 STABILIZED CONSTRUCTION ENTRANCE NTS	2 STRAW WATTLE DETAIL NTS
	<p>OPEN GRATE</p> <p>CHRISTY V-24 OR SIMILAR</p> <p>DISCHARGE PIPE, 2" TYP. PER MANUFACTURER'S SPECIFICATIONS</p> <p>ELECTRICAL CONNECTION BY ELECTRICAL CONTRACTOR</p> <p>1/2 HORSEPOWER SUMP PUMP (50 GPM AT 20 FT HEAD EQUIVALENT)</p> <p>POURED BASE</p>	<p>6" BRASS ATRIUM GRATE</p> <p>2" ROUNDED RIVER ROCK PLACE 2'-FT. DIA. CIRCLE</p> <p>TOP OF GRATE ELEV SHOWN ON PLANS</p> <p>4"-6" SDR-21 PVC TEE</p> <p>INVERT ELEV AS DESIGNATED ON THE PLAN</p> <p>EXTEND PIPE 12" BELOW INVERT AND FILL WITH 6" DRAIN ROCK (SILT CATCH)</p> <p>1'-3" MIN.</p> <p>1'-3" MIN.</p> <p>1'-3" MIN.</p> <p>NOTE: GULF FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR</p>	<p>36"</p> <p>12" 12" 12"</p> <p>EXISTING GRADE (APPROXIMATELY 6:1 H:V)</p> <p>EXISTING GRADE</p> <p>FINISH GRADE</p> <p>LOOSEN AND TILL TOP 2" AND HYDRO-SEED</p> <p>SUBGRADE AT 80% RELATIVE COMPACTION</p>
12	9 CATCH BASIN WITH SUMP PUMP NTS	6 AREA DRAIN (BUBBLE UP RELEASE) NTS	3 EARTH SWALE NTS

Engineer

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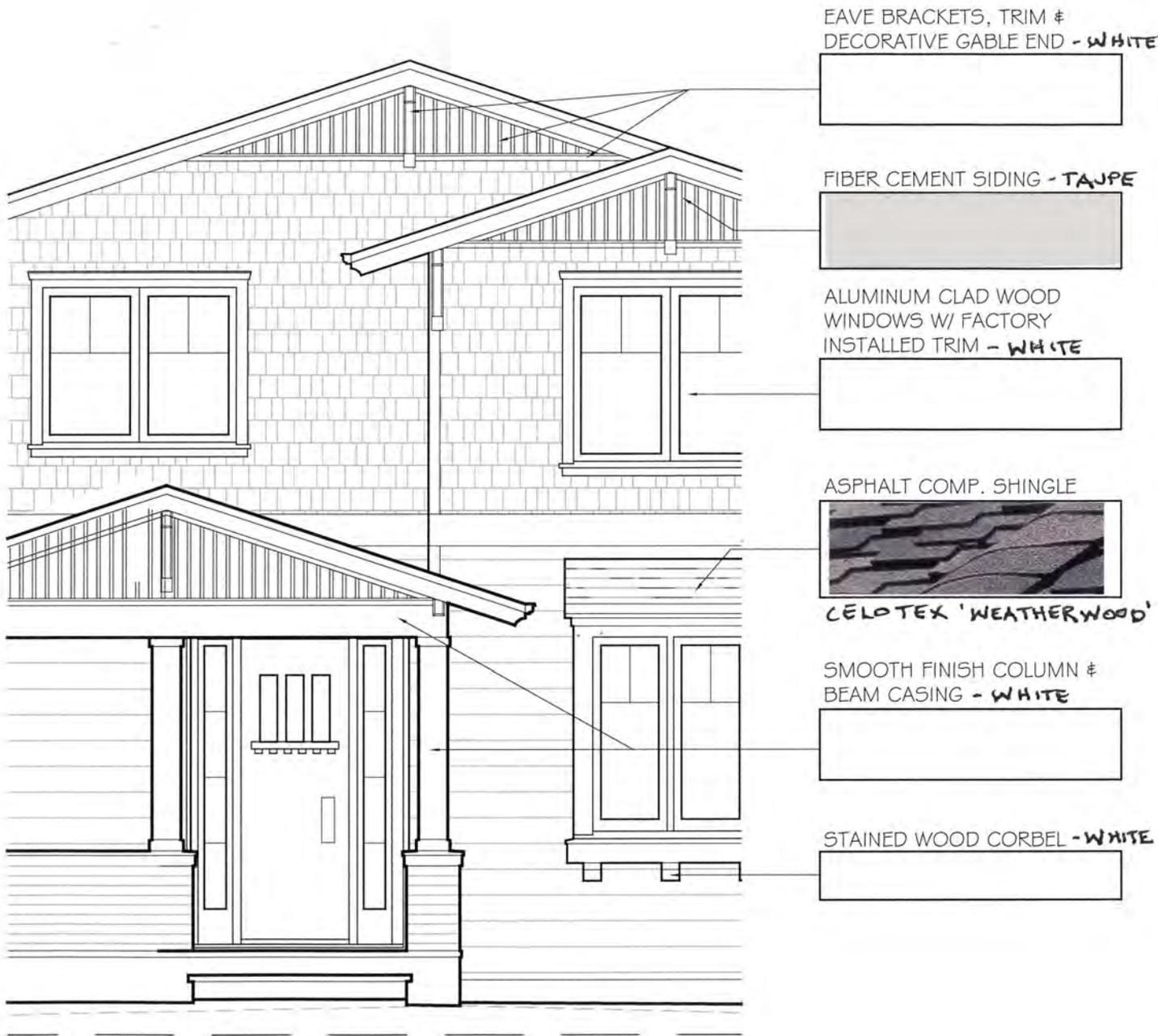
No.	Description	Date
1	Submittal	09/23/16

Project No. 41-16  
Drawn By SC/AEA  
Reviewed By AEA  
Scale AS SHOWN  
Date September 23, 2016  
Sheet Title

EROSION CONTROL DETAILS

Sheet #

C4



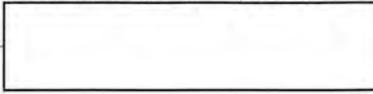
EAVE BRACKETS, TRIM &  
DECORATIVE GABLE END - WHITE



FIBER CEMENT SIDING - TAUPE



ALUMINUM CLAD WOOD  
WINDOWS W/ FACTORY  
INSTALLED TRIM - WHITE

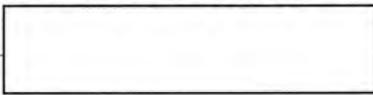


ASPHALT COMP. SHINGLE

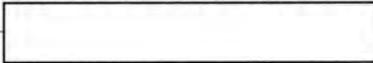


CELOTEX 'WEATHERWOOD'

SMOOTH FINISH COLUMN &  
BEAM CASING - WHITE



STAINED WOOD CORBEL - WHITE



FROM THE OFFICE OF  
CHRIS SPAULDING  
ARCHITECT  
801 CAMELIA STREET, SUITE E  
BERKELEY CA 94710

COLOR BOARD  
96 EAST RINCON AVE  
CAMPBELL □ CALIFORNIA



FROM THE OFFICE OF  
CHRIS SPAULDING  
ARCHITECT  
801 CAMELIA STREET, SUITE E  
BERKELEY CA 94710

FRONT ELEVATION  
96 EAST RINCON AVE  
CAMPBELL □ CALIFORNIA



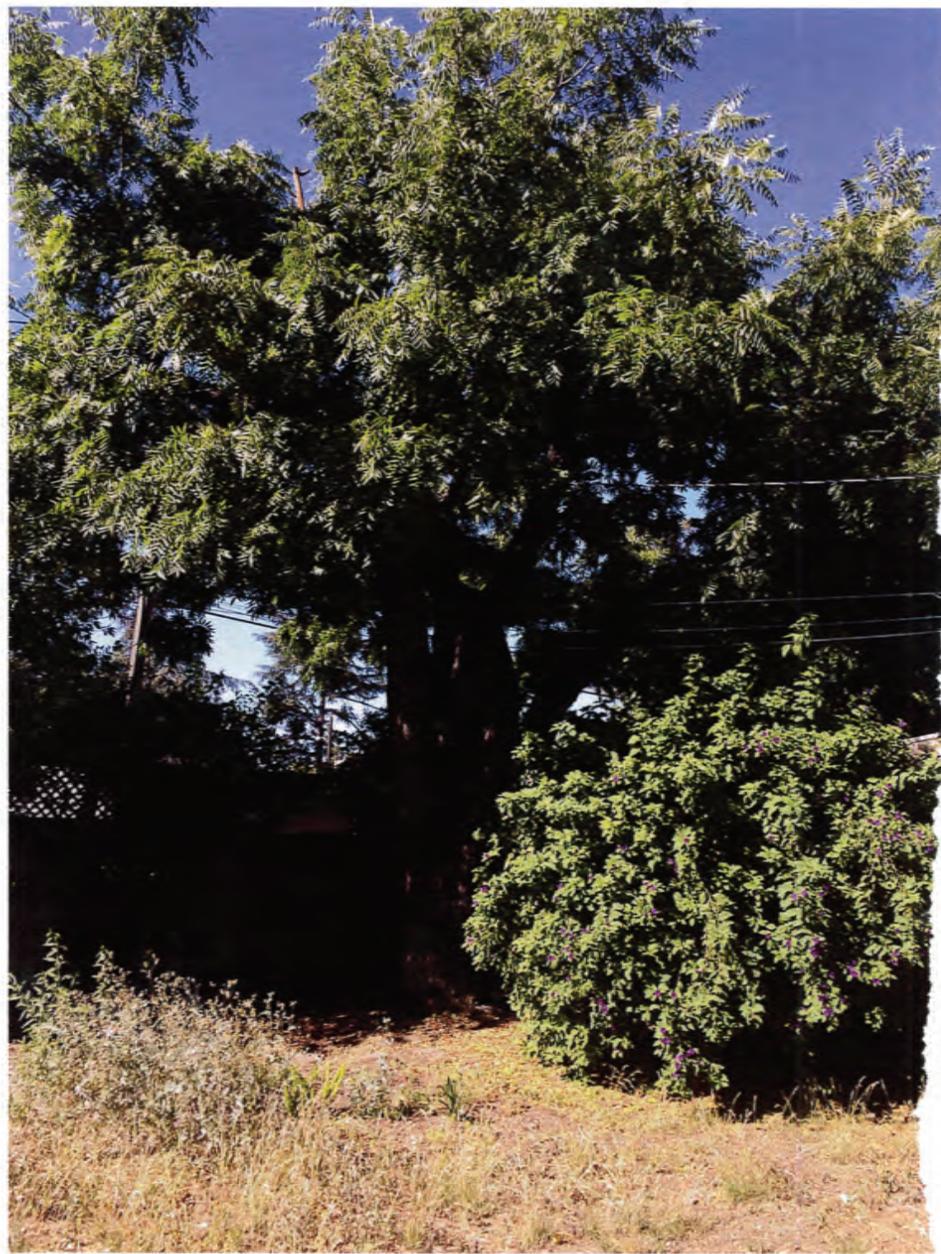
Walnut #1



24"



Walnut #2



32"

Walnut #2

# MEMORANDUM



Community Development Department  
Planning Division

**To:** Site and Architectural Review Committee **Date:** December 13, 2016  
**From:** Cindy McCormick, Senior Planner *CM*  
**Via:** Paul Kermoyan, Community Development Director *PK*  
**Subject:** Site and Architectural Review Permit and Tree Removal Permit  
**File No.:** PLN2016-343 ~ 910 Emory

## PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit and Tree Removal Permit. The project includes a new 4,189 square foot single-story single-family residence with attached garage and a request to remove five (5) trees on the property as well as two (2) street trees (reference **Attachment 2** – Project Plans).

## PROJECT SITE

The project site is an approximately 22,078 square-foot (gross) lot located on the east side of Emory Avenue, north of W. Sunnoaks Ave, in the R-1-16 (Single-Family Residential) Zoning District (**Attachment 1** – Location Map). The site is located in the San Tomas Area Neighborhood and is currently developed with a single-family residence built in 1947, a large detached garage and an accessory building, all of which would be removed. Single-family residential properties border the site on all sides. Pursuant to 21.42.020, a new residential structure in the R-1-16 zoning district requires approval of a Site and Architectural Review Permit by the Planning Commission.

## PROJECT DATA

Zoning Designation:	R-1-16 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 3.5 units/gr. acre)	
Net Lot Area:	19,078 square-feet	
Building Height:	21 feet, 4 inches	28 feet Maximum Allowed
Floor Area:		
<i>Existing (to be removed):</i>	<i>(2,206 square-feet)</i>	
New single-story home	3,754 square-feet	
Attached Garage:	435 square-feet	
Total floor area:	4,189 square-feet	
Floor Area Ratio (FAR):	~22%	45% Maximum Allowed
Lot Coverage:		
Residence/Garage:	4,189 square-feet	
Porch:	185 square-feet	
Total lot coverage:	4,374 square-feet	
Building (Lot) Coverage:	~23%	35% Maximum Allowed
Parking:	2-Car Garage	1 Covered, 1 Uncovered Required

<u>Setbacks</u>	<u>Proposed</u>	<u>Minimum Required</u>
Front:	27 feet, 2 inches	25 feet
Right Side:	16 feet, 8 inches	10 feet or 60% of wall height
Left Side:	8 feet	8 feet or 60% of wall height
Rear:	94 feet, 7 inches	25 feet

## **DISCUSSION**

Project Description: As proposed, the new 4,189 square-foot single-story residence with attached garage would include a large front porch with tapered columns and a defined entry. The colors and materials include a grey/brown composition roof, beige stucco exterior, stone accents, and cream colored trim.

Site Layout and Landscaping: The single-story residence would be located on a large lot with larger than required front, side, and rear yard setbacks. The proposed landscaping includes hedges along the side property lines, and flowering shrubs, rose bushes, and perennial plants in the front yard (reference sheet L1 of Attachment 2).

Tree Removal: The property currently has 20 existing trees ranging in size from six-inch dbh to a 32-inch coast live oak tree. The applicant is proposing to remove five (5) on-site trees as well as two (2) street trees<sup>1</sup>. The two street trees proposed for removal include an 11-inch valley oak tree and a 6-inch holly oak tree.

The on-site trees proposed for removal include #7 - a 16-inch pepper tree (considered invasive) and #16 - a 16-inch red cedar tree which is in “poor” condition and “dying from the top down” according to the Arborist Report (Attachment 3). The applicant is also proposing to remove three (3) holly oak trees: #15 (6-inches); #11 (10-inches); and #10 (12-inch double trunked). According to the Arborist survey, all of the holly oak trees proposed for removal are in “fair” condition.

Staff requested the applicant consider locating the home further back on the site in order to retain tree #15, the 6-inch holly oak tree which is located where the garage is proposed. Tree #15 is considered to be in “fair” condition but could be preserved through proper care and maintenance. However, the applicant has indicated that the owner would like to have the ability to build an accessory dwelling unit in the rear of the lot. The owner would like to retain the proposed location of the home to allow for more open space in the rear yard for both the main dwelling unit and the future accessory dwelling unit. The owner would also like to maintain the predominant front setback on the street which is similar to what is currently proposed (~30-feet).

Thirteen (13) trees are proposed to remain. However, only four (4) of these trees are reported to be in “good” condition according to the Arborist survey. The existing trees to remain meet the STANP requirement of one tree per 2,000 square feet of net lot area; however the applicant will also be required to plant new trees to replace the trees being removed. The Site and Architectural Review Committee (SARC) should consider whether the applicant should be required to preserve any additional trees on the property, including but not limited to tree #15.

---

<sup>1</sup> Removal of street trees requires approval from the Public Works Department.

Consistency with Design Guidelines: The project is subject to the San Tomas Area Neighborhood Plan (STANP). The proposed project incorporates representative architectural features of homes in the San Tomas Area including a single-story design, front porch, composition roof, and stucco exterior. Privacy impacts are minimized by maintaining a single-story design and larger than required setbacks.

Public Comments: Audrey Kiehtreiber, on behalf of the San Tomas Area Community Coalition (STACC), submitted a letter in support of the proposed project, including the proposed removal of trees. STACC suggested that the applicant consider using permeable materials for the driveway and front pathway and replacing the holly oak trees with olive trees or citrus trees<sup>2</sup>.

## **OPTIONS**

The SARC should review the project's proposed architecture, materials, and landscaping for compliance with the STANP. If the SARC believes that the project meets the intent of the STANP and the findings for site and architectural review approval, it may recommend approval to the Planning Commission as proposed. Otherwise, the SARC could recommend specific revisions including preservation of trees or suggestions on new trees (e.g., location and species).

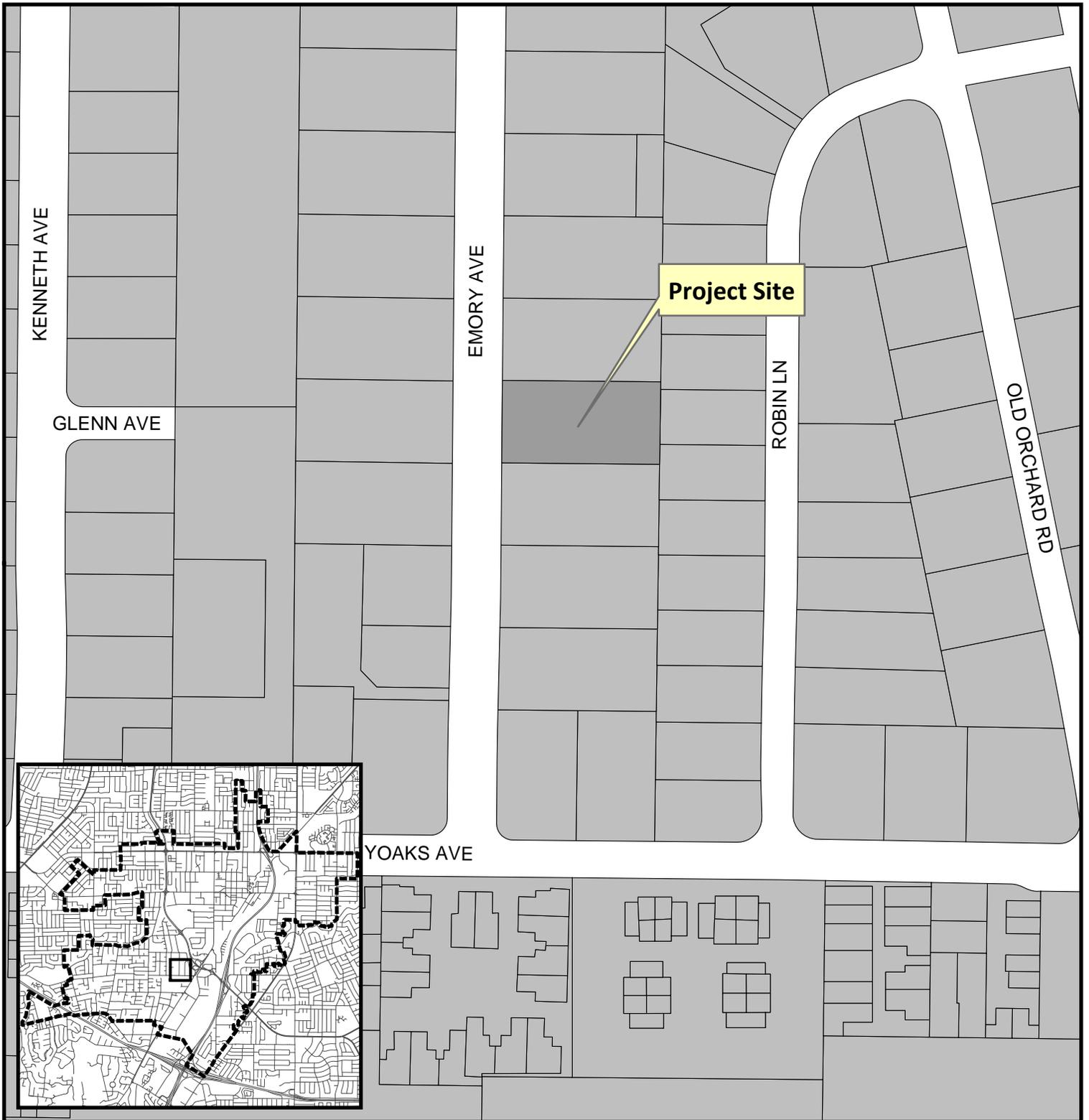
### Attachments:

1. Location Map
2. Project Plans
3. Arborist Report
4. Letter from San Tomas Area Community Coalition

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<sup>2</sup> Fruit trees are not protected by City Code and therefore should not be used as a replacement tree.

# Project Location Map

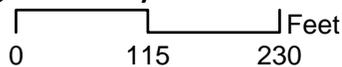


**Project Location:** 910 Emory Avenue

**Application Type:** Site and Arch Review Permit /  
Tree Removal Permit

**Planning File No.:** PLN2016-343

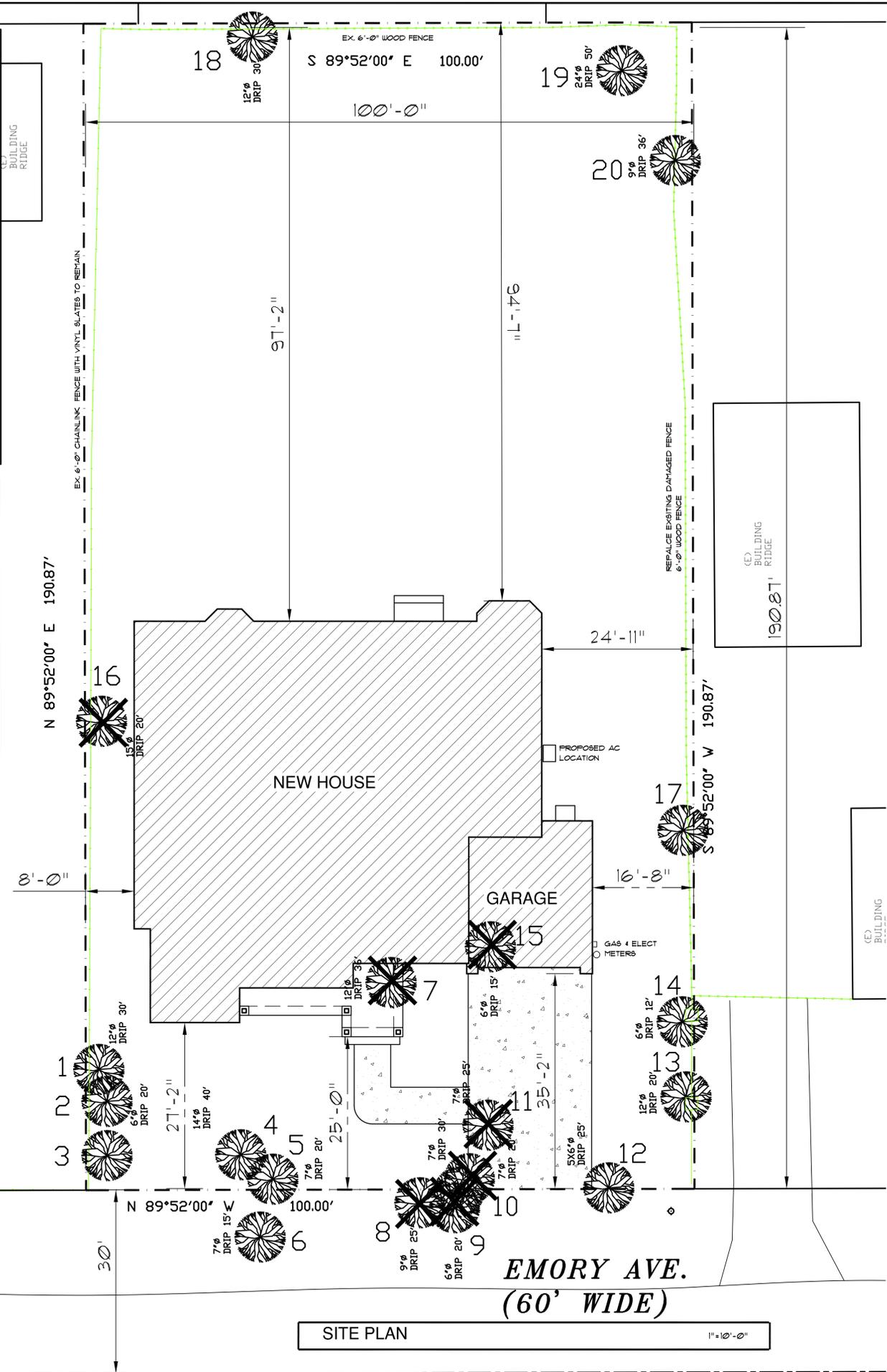
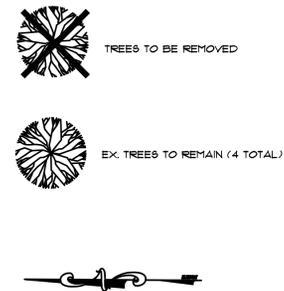
**Description:** New single-story, single-family residence.  
Removal of protected trees.



Community Development Department  
Planning Division

**TREE INVENTORY TABLE**

- List of trees (Numbered on map)
- 1) Holly Oak, (Quercus ilex) 12" DBH, 20' tall, one sided tree, fair condition
  - 2) Holly Oak, 6" DBH, (Double trunk) 20' tall, fair condition.
  - 3) Holly Oak, 6" DBH, 6 Multiple trunks, 18' tall, fair condition.
  - 4) Live Oak (Quercus agrifolia), 16" DBH, 30' tall, good condition.
  - 5) Holly Oak, 8" DBH, one sided tree, 18' tall, fair condition
  - 6) Holly Oak, 8" DBH, 18' tall, fair condition
  - 7) California Pepper (Shinus molle), 16" DBH, 20' tall Fair condition
  - 8) Valley Oak, (Quercus lobata), 11" DBH, 25' tall, in the wires, been cut hard by power company, fair condition.
  - 9) Holly Oak, 6" DBH, 16' tall, one sided tree, fair condition.
  - 10) Holly Oak, (2 trees, same size) 12" DBH, 25' tall, fair condition, one sided trees.
  - 11) Holly Oak, 10", 20' tall, one sided, fair condition.
  - 12) Holly Oak, multi trunk 5" DBH, 18' tall, fair condition.
  - 13) Holly Oak, 13" DBH, 25' tall, good condition
  - 14) Pyrocantha (bush) 6" DBH, 10' tall, fair condition.
  - 15) Holly Oak, 6" DBH, 16' tall, (too close to house) fair condition
  - 16) Red Cedar (Thuja plicata), 16" DBH, 28' tall, tree is dying from the top down, poor.
  - 17) Loquat (Eriobotryia japonica), 6" DBH, 16' tall, good condition.
  - 18) Privet (Ligustrum sp.), 16" DBH (multi trunk), 26' tall, good condition
  - 19) Live Oak, 32" DBH, 40'tall, fair condition (This tree is infested with wood bores).
  - 20) Holly Oak, 11" DBH, 18' tall, (growing under the Live Oak, fair condition.



# PROPOSED HOUSE AT: 910 EMORY AVE CAMPBELL, CA 95008

**OWNER:**

ECCO BUILDERS INC.  
OMID SHAKERI  
(408) 666-6556

**PROJECT SCOPE:**

PROPOSED NEW ONE STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 2 CARS GARAGE TO REPLACE THE EXSITING HOUSE HOUSE DESIGN AND STYLE TO COMPLY WITH CAMPBELL DESIGN GUIDELINE AND COMPATIBLE WITH THE NEW HOUSES IN THE NEIGHBORHOOD. NO PROTECTED TREES ARE PROPOSED FOR REMOVAL  
APN 404-29-029

GROSS LOT AREA: 22,078 SQ. FT.  
NET LOT AREA: 19,078 SQ. FT.

ZONING: R1-16

SQUARE FOOTAGE SUMMARY	
	SQ. FT.
PROPOSED LIVING AREA	3,754 SQ. FT.
ATTACHED GARAGE	435 SQ. FT.
PROPOSED TOTAL NEW HOUSE (FAR)	4,189 SQ. FT.
COVERED FRONT PORCH	185 SQ. FT.
EXISTING HOUSE, GARAGE & shed TO BE DEMOLISHED	(2,206 SQ. FT.)

	SQUARE FEET		PERCENT OF SITE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	ALLOWED
LOT COVERAGE	2,206 SQ. FT.	4,374 SQ. FT.	12.0 %	23.0 %	35 %
LANDSCAPE COVERAGE (Pervious Areas)	13,897 SQ. FT.	13,819 SQ. FT.	73.0 %	72.0 %	
PAVING COVERAGE (Driveway/Walkways & Landings)	2,975 SQ. FT.	885 SQ. FT.	15.0 %	5.0 %	
TOTAL SITE AREA	19,078 SQ. FT.	19,078 SQ. FT.	100 %	100 %	
FLOOR AREA RATIO		4,189 SQ. FT.		22 %	45 %

**PROJECT SUMMARY**

- A1 PROJECT DATA / VICINITY MAP
- SITE PLAN
- A1.1 DEMOLITION PLAN
- A2 FLOOR PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4 STREETScape / SECTION
- A5 ROOF PLAN / FLOOR AREA CALCULATION
- C1 GRADING AND DRAINAGE PLAN



**SHEETS INDEX**

**VICINITY MAP**

**ALL EXISTING AND NEW UTILITIES SHALL BE PLACED UNDERGROUND WITHOUT EXCEPTION**

REVISIONS	BY



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**Architecture**  
916.435.0605  
4912 BRADFORD PL  
ROCKLIN, CA 95765  
bassalarchitecture.com

**SITE PLAN - PROJECT DATA**

**PROPOSED HOUSE AT:**  
**ECCO BUILDERS INC.**  
**910 EMORY AVE**  
**CAMPBELL, CA 95008**

DATE:	10-24-2016
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-
SHEET NO.	A1
OF SHEETS	

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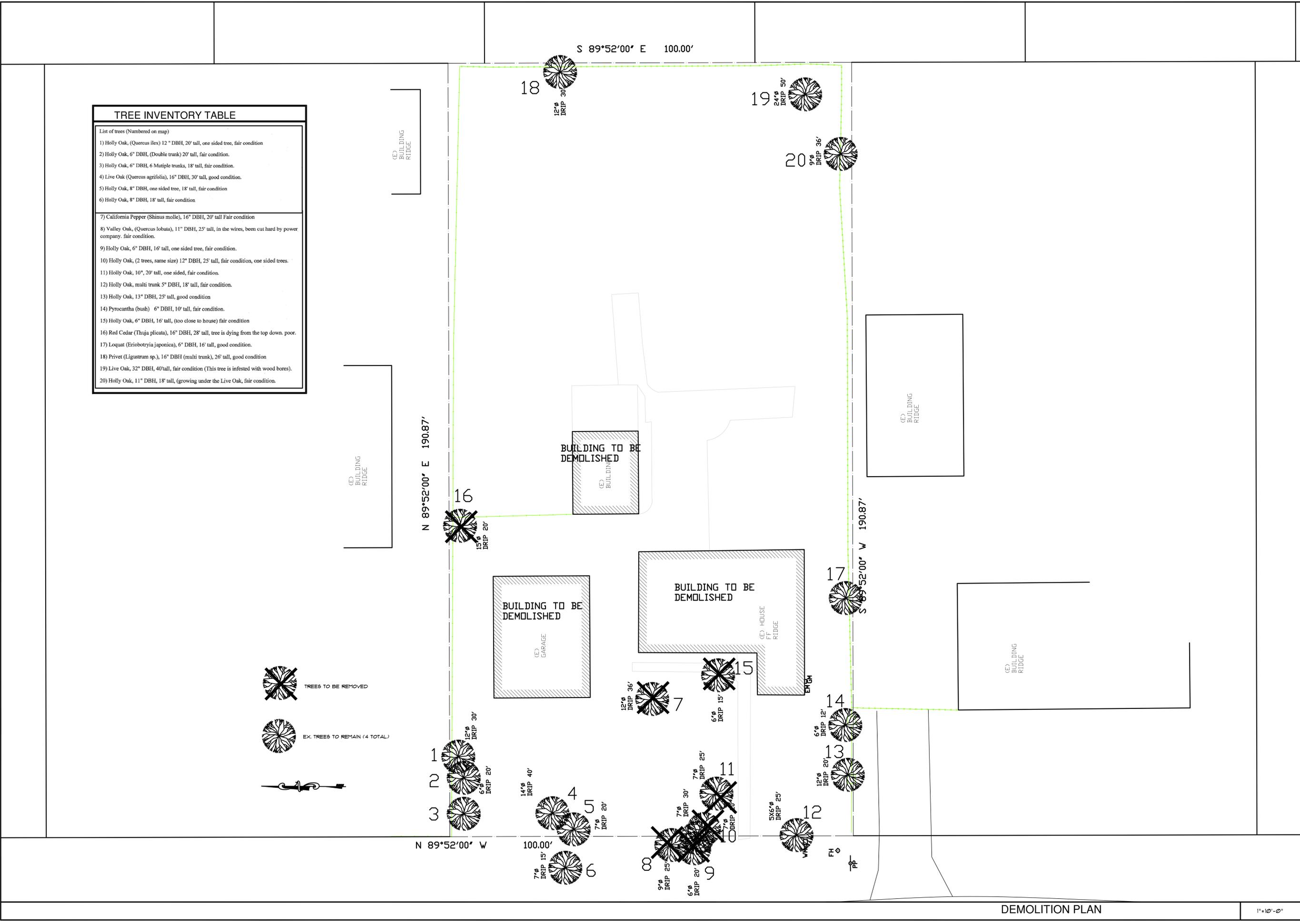
**CB**  
**BASSAL**  
**Architecture**  
**916.435.0605**  
**4912 BRADFORD PL**  
**ROCKLIN, CA 95765**  
bassalarchitecture.com

**EXISTING SITE PLAN**  
**DEMOLITION PLAN**

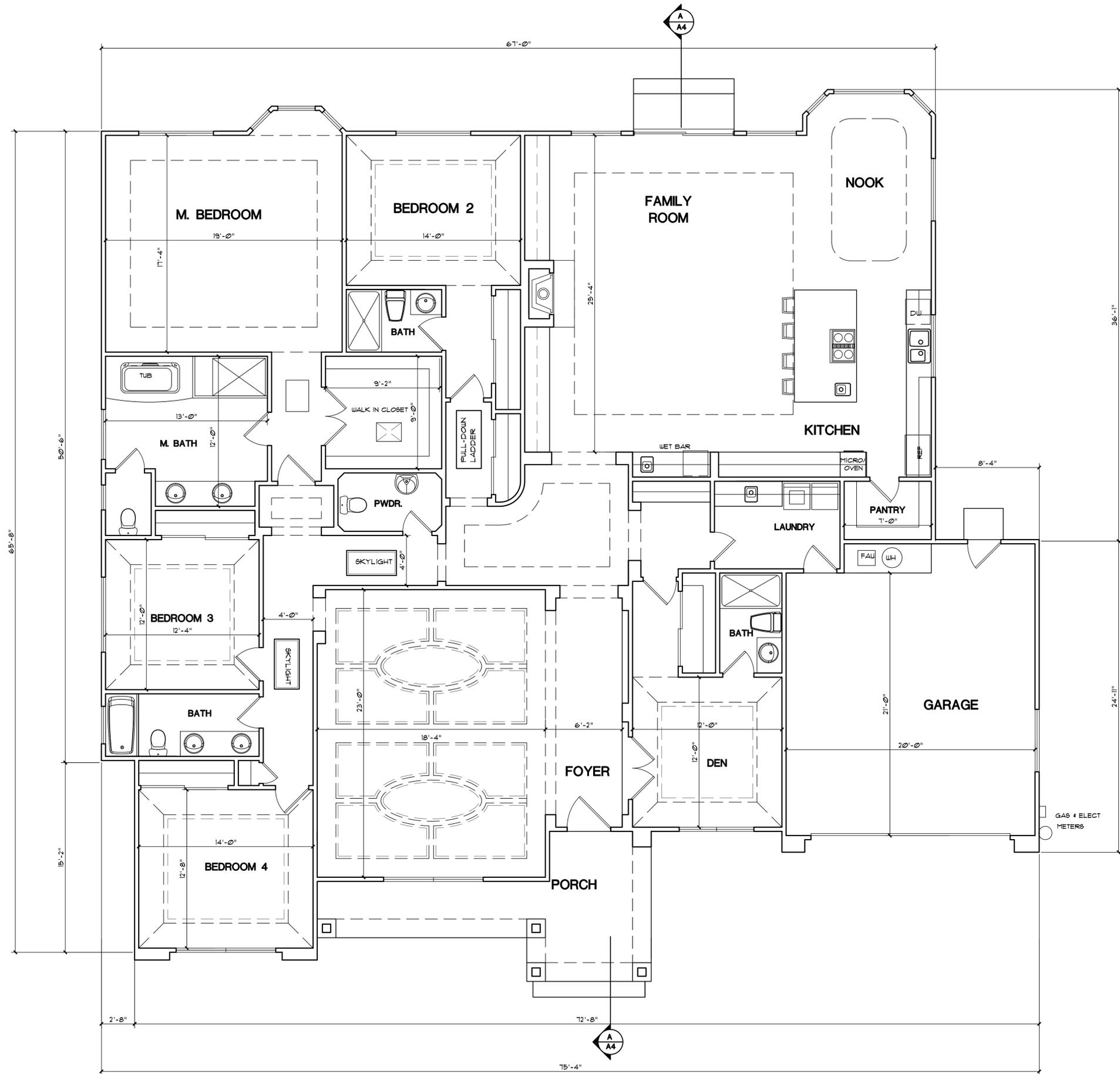
**EZAT RESIDENCE**  
**531 SUNNYBROOK CT**  
**CAMPBELL, CA**

DATE:	10-24-2016
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-
SHEET NO.	<b>A11</b>
OF SHEETS	

TREE INVENTORY TABLE	
List of trees (Numbered on map)	
1) Holly Oak, (Quercus ilex) 12" DBH, 20' tall, one sided tree, fair condition	
2) Holly Oak, 6" DBH, (Double trunk) 20' tall, fair condition.	
3) Holly Oak, 6" DBH, 6 Multiple trunks, 18' tall, fair condition.	
4) Live Oak (Quercus agrifolia), 16" DBH, 30' tall, good condition.	
5) Holly Oak, 8" DBH, one sided tree, 18' tall, fair condition	
6) Holly Oak, 8" DBH, 18' tall, fair condition	
7) California Pepper (Shinus molle), 16" DBH, 20' tall Fair condition	
8) Valley Oak, (Quercus lobata), 11" DBH, 25' tall, in the wires, been cut hard by power company. fair condition.	
9) Holly Oak, 6" DBH, 16' tall, one sided tree, fair condition.	
10) Holly Oak, (2 trees, same size) 12" DBH, 25' tall, fair condition, one sided trees.	
11) Holly Oak, 10", 20' tall, one sided, fair condition.	
12) Holly Oak, multi trunk 5" DBH, 18' tall, fair condition.	
13) Holly Oak, 13" DBH, 25' tall, good condition	
14) Pyrocantha (bush) 6" DBH, 10' tall, fair condition.	
15) Holly Oak, 6" DBH, 16' tall, (too close to house) fair condition	
16) Red Cedar (Thuja plicata), 16" DBH, 28' tall, tree is dying from the top down. poor.	
17) Loquat (Eriobotrya japonica), 6" DBH, 16' tall, good condition.	
18) Privet (Ligustrum sp.), 16" DBH (multi trunk), 26' tall, good condition	
19) Live Oak, 32" DBH, 40'tall, fair condition (This tree is infested with wood bores).	
20) Holly Oak, 11" DBH, 18' tall, (growing under the Live Oak, fair condition.	

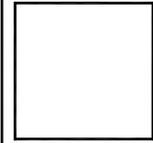


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 408.674.2077



**FLOOR PLAN**

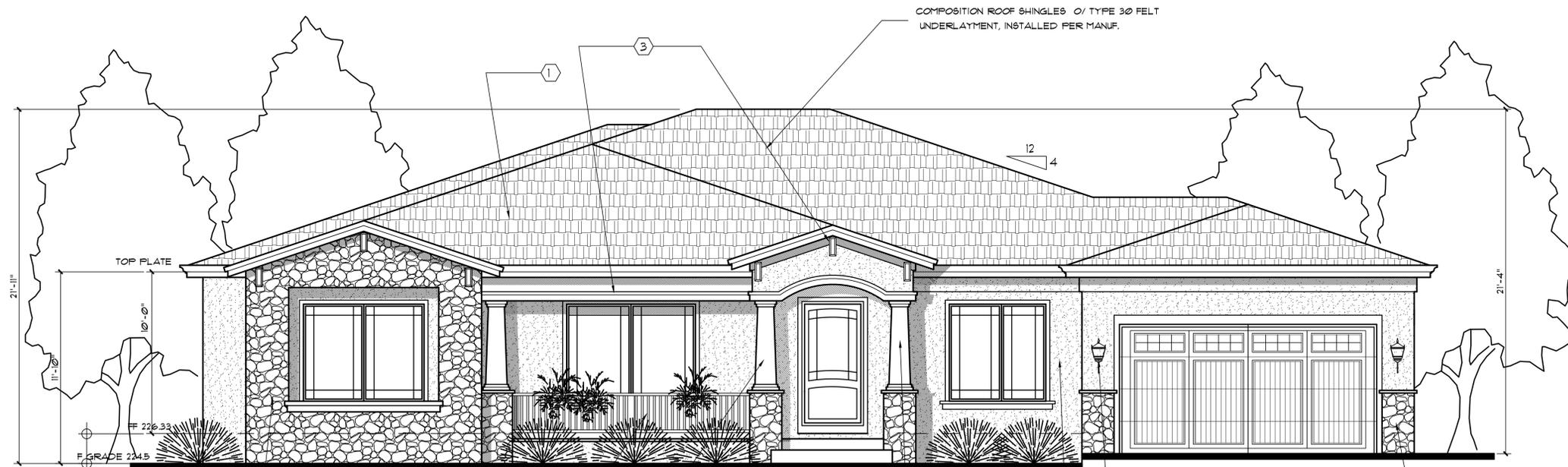
**PROPOSED HOUSE AT:**  
**ECCO BUILDERS INC.**  
 910 EMORY AVE  
 CAMPBELL, CA 95008

DATE:	10-24-16
SCALE:	
DRAWN:	CB
JOB NO:	

SHEET NO.  
**A2.1**  
 OF SHEETS

**FLOOR PLAN 1/4"=1'-0"**

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FRONT ELEVATION

- EXTERIOR FINISHES:**
- ROOFING:** "CERTAINTEED" COMPOSITION
- ① MAX DEF WEATHERED WOOD
- BUILDING COLORS BY: KELLY-MOORE**
- ② MAIN COLOR: DOESKIN 202
- ③ TRIM COLOR: SWISS COFFEE K1 23
- CULTURED STONE: ELDORADO STONE**
- ④ SHADOW ROCK - BRONZE

④ STUCCO STONE FINISH O/ 2 LAYERS  
GRADE "D" BUILDING PAPER O/ METAL  
LATH & SCRATCH COAT.

DECORATIVE WOOD GUARD RAIL

DECORATIVE WOOD DETAILS AND COLUMNS

EXTERIOR WALL MOUNTED

② 1/8" 3-COAT STUCCO FINISH OVER METAL LATH  
O/ 2- LAYERS OF GRADE "D" BUILDING PAPER



REAR ELEVATION

1/8" 3-COAT STUCCO FINISH OVER METAL LATH  
O/ 2- LAYERS OF GRADE "D" BUILDING PAPER

5" G.I. OGEE GUTTER OVER FASCIA  
BOARD - SEE EAVE DETAIL

ELEVATIONS 1/4"=1'-0"

REVISIONS	BY



**BASSAL**  
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ELEVATIONS

PROPOSED HOUSE AT:  
ECCO BUILDERS INC.  
910 EMORY AVE  
CAMPBELL, CA 95008

DATE: 10-24-16

SCALE:

DRAWN CB

JOB NO

SHEET NO.

A3.1

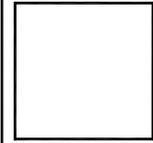
OF SHEETS

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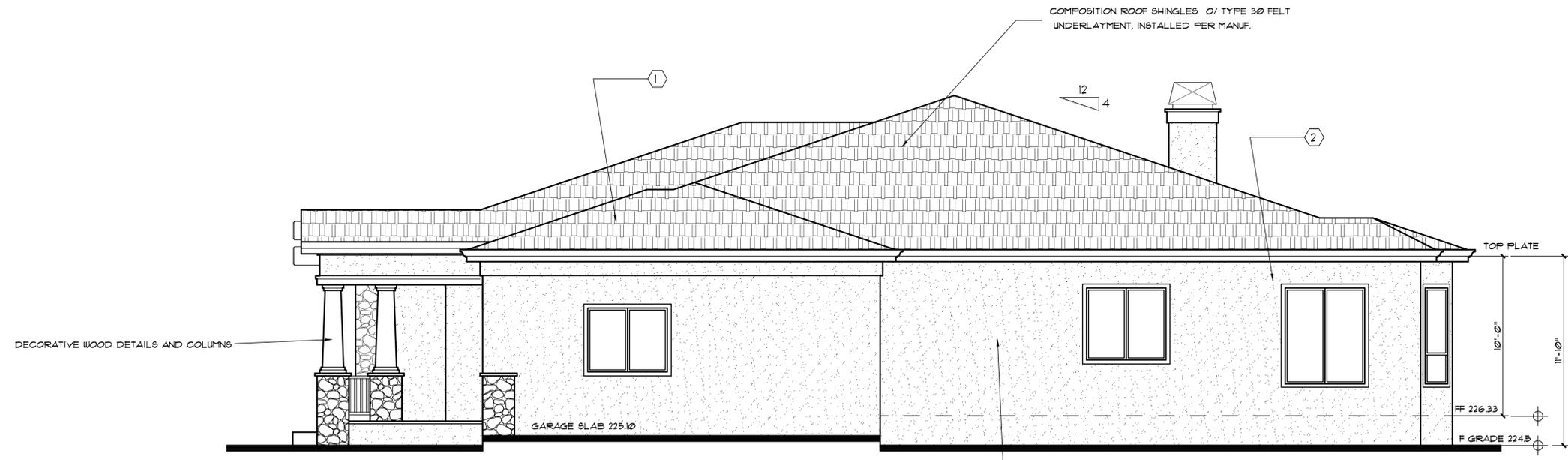


**ELEVATIONS**

**PROPOSED HOUSE AT:**  
**ECCO BUILDERS INC.**  
**910 EMORY AVE**  
**CAMPBELL, CA 95008**

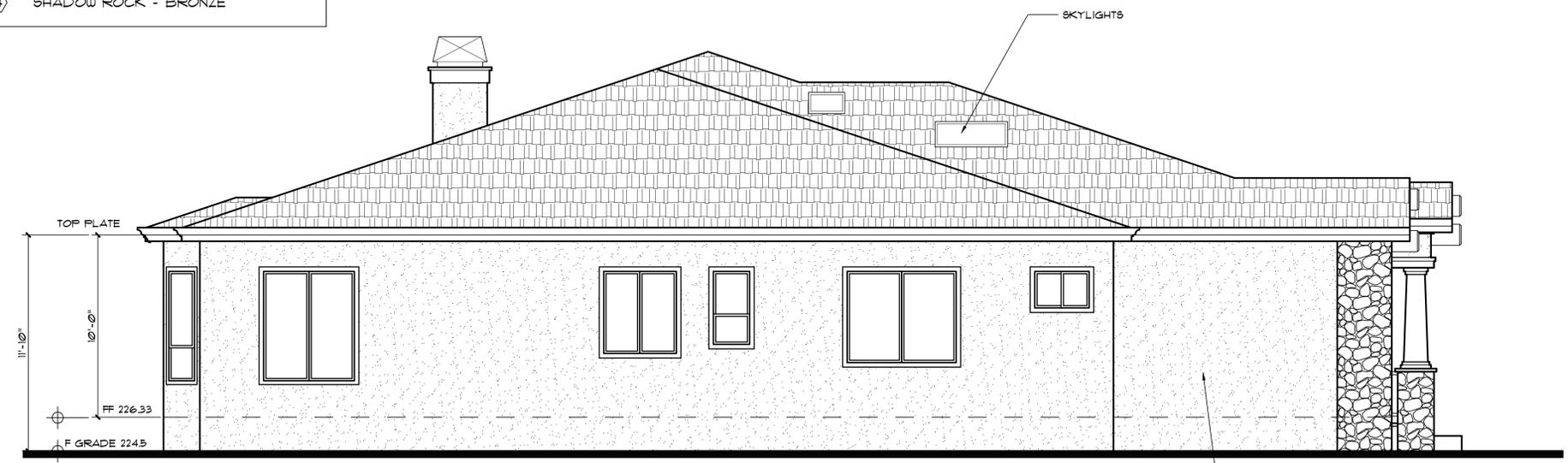
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SCALE:	
DRAWN:	CB
JOB NO:	

SHEET NO.	<b>A3.2</b>
OF SHEETS	



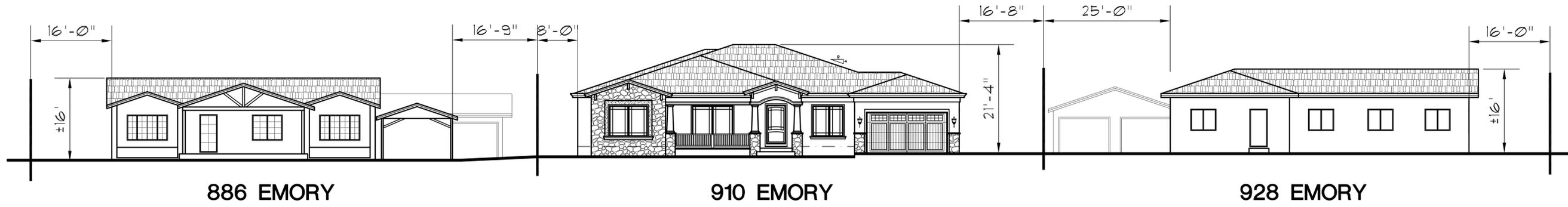
**RIGHT SIDE ELEVATION**

EXTERIOR FINISHES:	
ROOFING : "CERTAINTEED " COMPOSITION	
①	MAX DEF WEATHERED WOOD
BUILDING COLORS BY: KELLY-MOORE	
②	MAIN COLOR: DOESKIN 202
③	TRIM COLOR : SWISS COFFEE KM 23
CULTURED STONE: ELDORADO STONE	
④	SHADOW ROCK - BRONZE



**LEFT SIDE ELEVATION**

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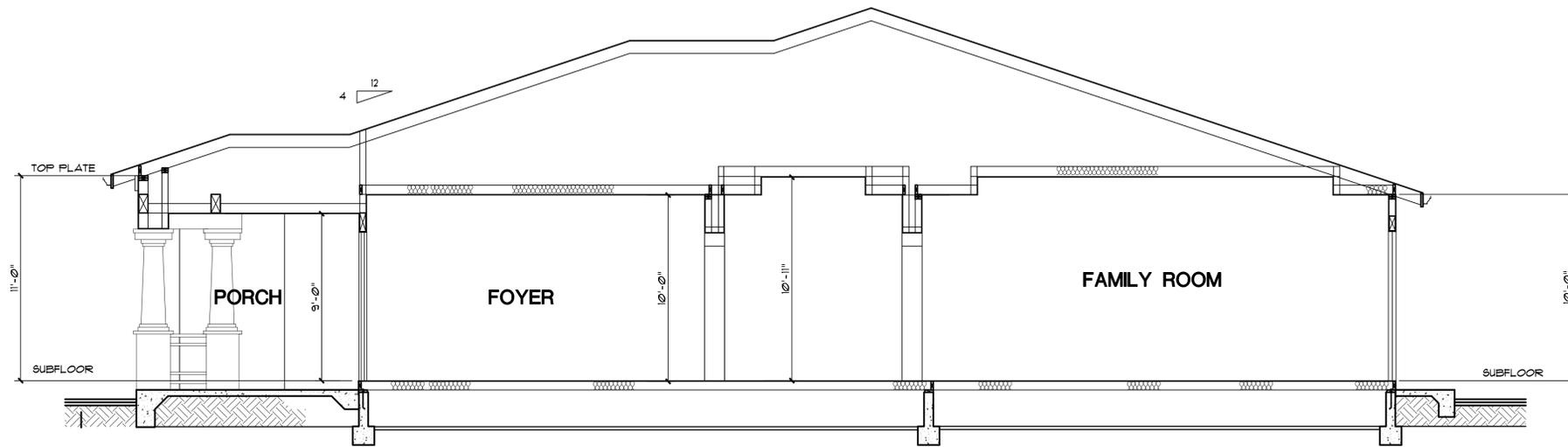


886 EMORY

910 EMORY

928 EMORY

STREETSCAPE 1/8"=1'-0"



**A** BUILDING SECTION  
**A4**

BUILDING SECTION 1/4"=1'-0"

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916.435.0605  
408.674.2077

STREETSCAPE  
BUILDING SECTION

PROPOSED HOUSE AT:  
ECCO BUILDERS INC.  
910 EMORY AVE  
CAMPBELL, CA 95008

DATE: 10-24-16

SCALE:

DRAWN: CB

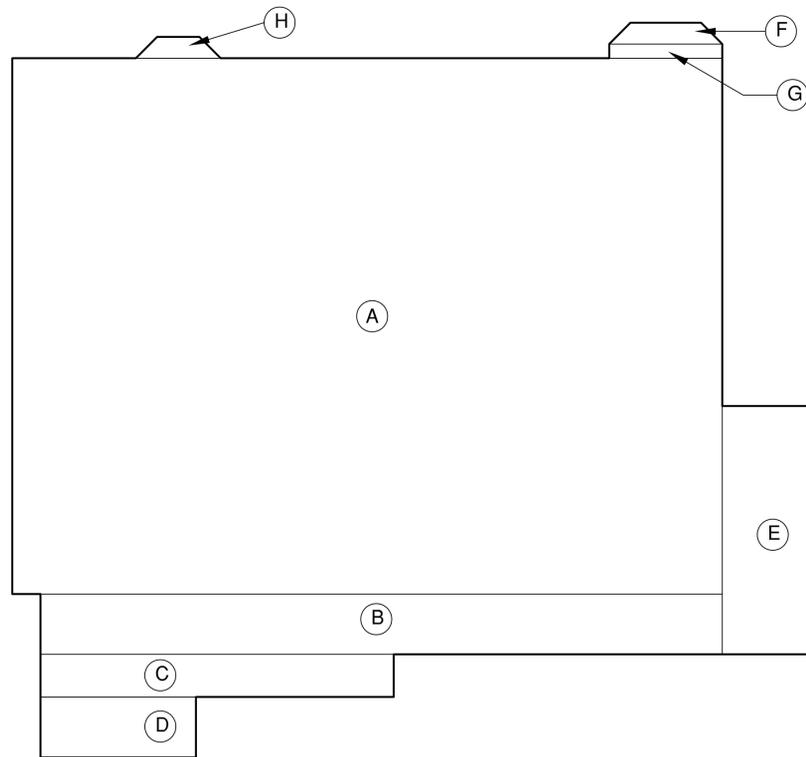
JOB NO:

SHEET NO.

**A4**

OF SHEETS

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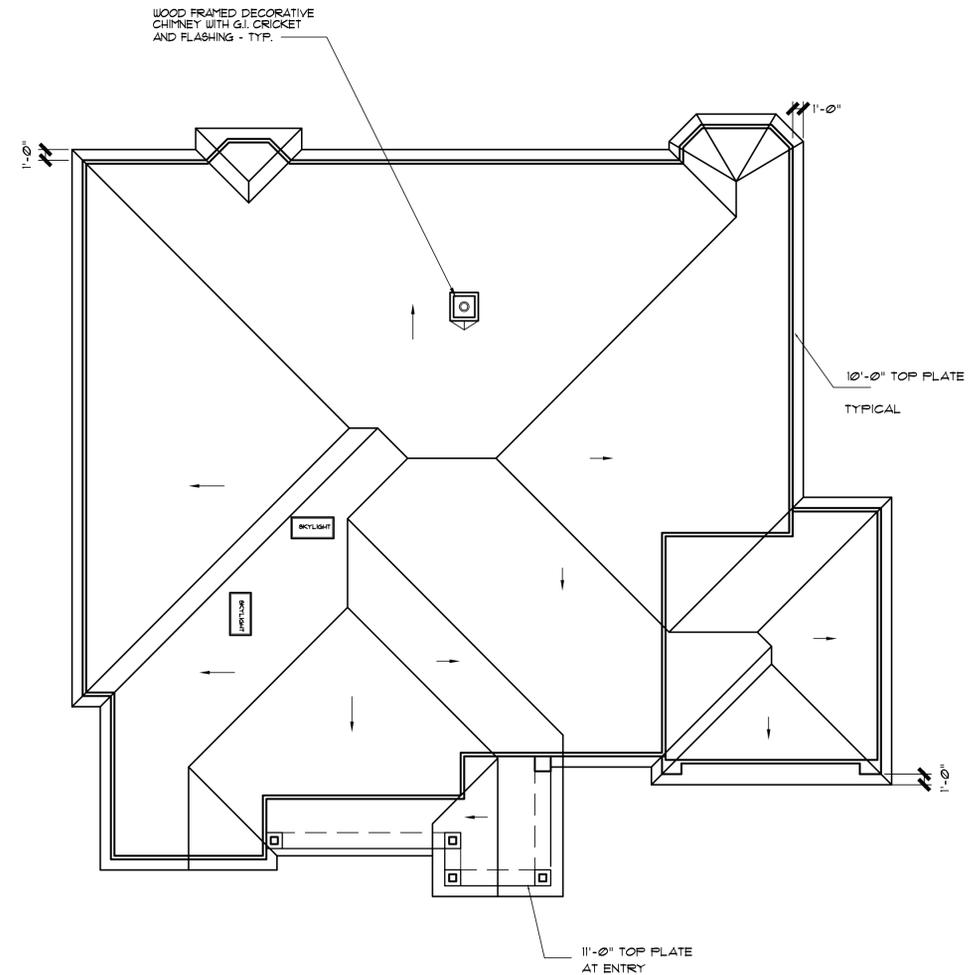
SQUARE FOOTAGE:

- A 76' X 50.33' = 3,312 SF.
- B 64.33' X 5.66' = 364 SF.
- C 33.33' X 4' = 133 SF.
- D 14.66' X 5.66' = 83 SF.
- E 8.33' X 23.33' = 194 SF.
- F 11 SF.
- G 10.66' X 1.33' = 14 SF.
- H 12 SF.

TOTAL : 4,189 SF.

TOTAL PROPOSED FLOOR AREA = 4,189 SQ. FT. (FAR 22 %)

ALLOWED FAR 45% = 8,550 SF



ROOF NOTES:

1. TYPICAL ROOF SLOPES: 4 : 12
2. COMPOSITION SHINGLES ROOFING OVER 3/8" BLDG. PAPER OVER FLYWOOD SHEATHING, CLASS "A"
3. ALL ROOF OVERHANGS TO BE 12" - TYPICAL
4. PROVIDE NECESSARY FLASHING AT ALL VALLEYS AND ROOF TO WALL CONNECTIONS.

—————> INDICATES DIRECTION OF ROOF SLOPE

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**BASSAL**  
**Architecture**  
 916.435.0605  
 408.674.2077



**SITE PLAN**

**PROPOSED HOUSE AT:**  
**ECCO BUILDERS INC.**  
 910 EMORY AVE  
 CAMPBELL, CA 95008

DATE: 10-18-16  
 SCALE: 1" = 10'-0"  
 DRAWN: CB  
 JOB NO:  

SHEET NO.  
**A5**  
 OF SHEETS

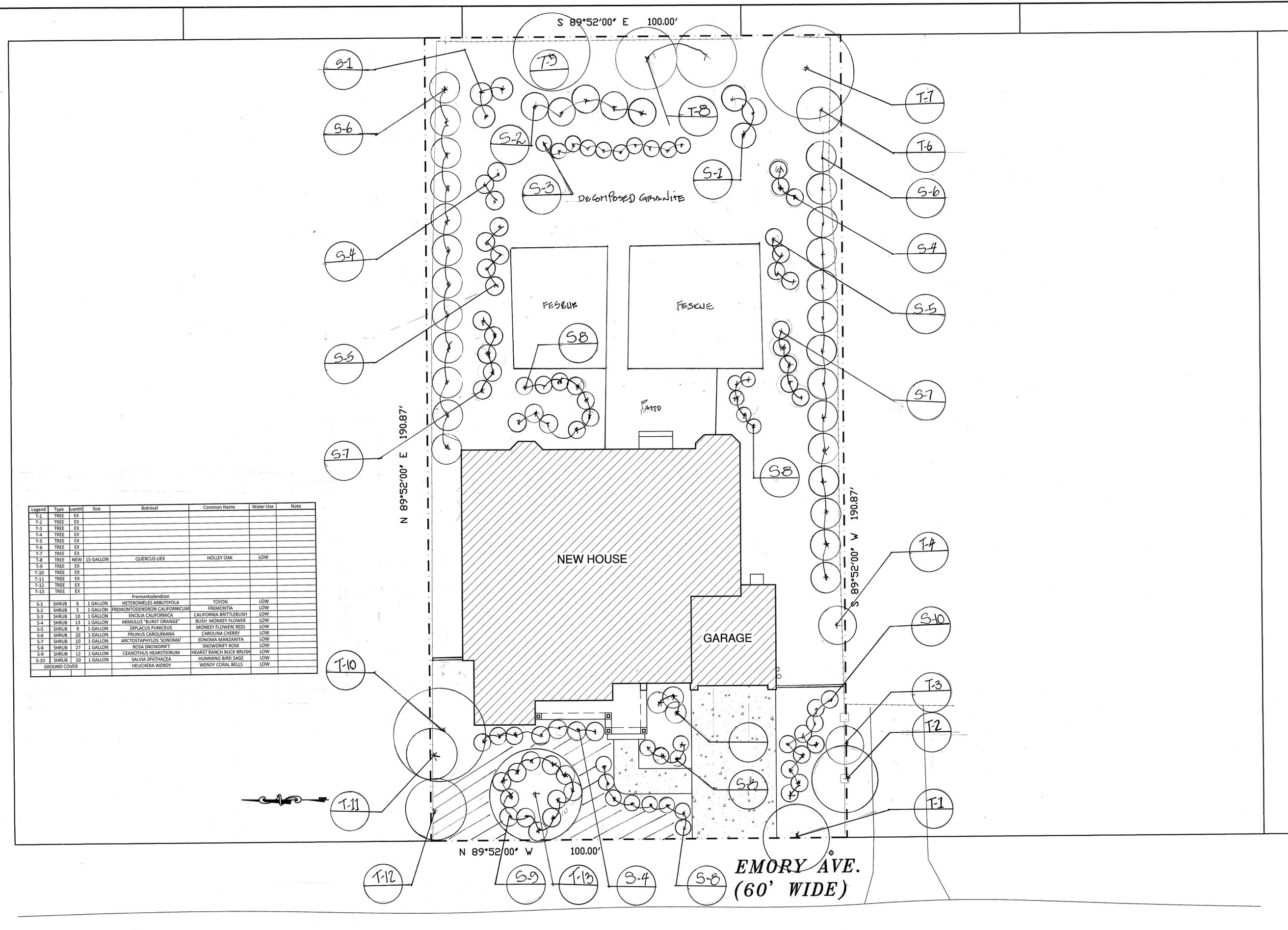
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LANDSCAPE PLAN

PROPOSED HOUSE AT:  
 ECCO BUILDERS INC.  
 910 EMORY AVE  
 CAMPBELL, CA 95008

DATE: Nov 20 2016  
 SCALE: 1"=10'  
 DRAWN  
 JOB NO  
 SHEET NO.  
 L1  
 1 OF 1 SHEETS

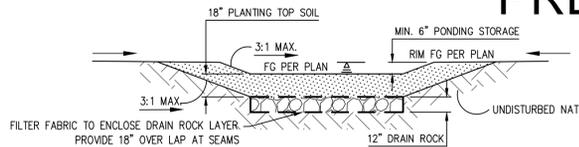


Legend	Type	Quantity	Size	Botanical	Common Name	Water Use	Note
T-1	TREE	EX					
T-2	TREE	EX					
T-3	TREE	EX					
T-4	TREE	EX					
T-5	TREE	EX					
T-6	TREE	EX					
T-7	TREE	EX					
T-8	TREE	NEW	15 GALLON	QUERCUS LIEX	HOLLEY OAK	LOW	
T-9	TREE	EX					
T-10	TREE	EX					
T-11	TREE	EX					
T-12	TREE	EX					
T-13	TREE	EX					
S-1	SHRUB	6	1 GALLON	Fremontodendron HETEROMELES ARBUTIFOLIA	TOYON	LOW	
S-2	SHRUB	5	1 GALLON	FREMONTODENDRON CALIFORNICUM	FREMONTIA	LOW	
S-3	SHRUB	10	1 GALLON	ENCILIA CALIFORNICA	CALIFORNIA BRITTLEBUSH	LOW	
S-4	SHRUB	13	1 GALLON	MIMULUS "BURST ORANGE"	BUSH MONKEY FLOWER	LOW	
S-5	SHRUB	9	1 GALLON	DIPYLACUS PUNICEUS	MONKEY FLOWER (RED)	LOW	
S-6	SHRUB	26	1 GALLON	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	
S-7	SHRUB	10	1 GALLON	ARCTOSTAPHYLOS "SONOMA"	SONOMA MANZANITA	LOW	
S-8	SHRUB	27	1 GALLON	ROSA SNOWDRIFT	SNOWDRIFT ROSE	LOW	
S-9	SHRUB	12	1 GALLON	CEANOTHUS HEARSTORUM	HEARST RANCH BUCK BRUSH	LOW	
S-10	SHRUB	10	1 GALLON	SALVIA SPATHACEA	HUMMING BIRD SAGE	LOW	
S-11	GROUND COVER			HEUCHERA WENDY	WENDY CORAL BELLS	LOW	

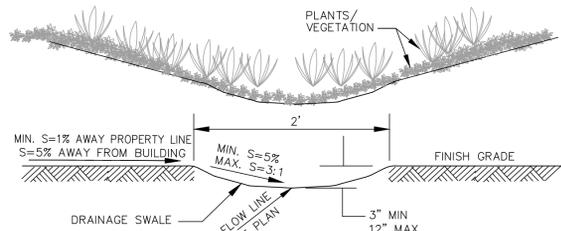
# PRELIMINARY IMPROVEMENT PLANS

NEW SINGLE FAMILY HOUSE  
910 EMORY AVENUE, CAMPBELL, CA 95008

ABBREVIATIONS	
DESCRIPTION	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BACK OF CURB
BFL	BACKFLOW PREVENTOR
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
C&L	CENTERLINE
CLSW	CENTERLINE SWALE
CO	CLEANOUT
CP	CONTROL POINT
DI	DROP INLET
D-S	DOWN-SPOUT
DTL	DETAIL
DWY	DRIVEWAY
ELCT	ELECTRIC
EP	EDGE OF PAVEMENT ELEVATION
EUC	EUCALYPTUS TREE
(E).EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FINISH FLOWLINE
FNC	FENCE
FOC	FACE OF CURB
GB	GRADE BREAK
GUY	GUY WIRE
HP	HIGH POINT
HDPE	HIGH-DENSITY POLYETHYLENE
INV	INVERT
JP	JOINT POLE
JB	JUNCTION BOX (UTILITY)
LIP	LIP OF GUTTER
LND/G	LANDING
LP	LOW POINT
L/S	LANDSCAPE
MON	MONUMENT
(N)	NEW
OG	ORIGINAL GROUND
PB	PULL BOX
PG&E	PG&E VAULT
R/P/L	PROPERTY LINE
PP	POWER POLE
PPP	PLASTIC PERFORATED PIPE
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
SB	SETBACK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
STD	STANDARD
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOUNDATION
TOG	TOP OF GRADE
TOS	TOP OF SLAB
TP	TOP OF PAVEMENT
TW	TOP OF WALL
(TYP)	TYPICAL
VCP	VITRIFIED CLAY PIPE
WL	WHITE LINE STRIPE
WLK	WALKWAY
WM	WATER METER
WV	WATER VALVE



SHALLOW DRY POND/ INFILTRATION DEVICE  
NTS



GRASSY-SWALE DETAIL  
NTS

### IMPERVIOUS AREA PERCENTAGE TABLE

	AREA (SQFT)	AREA (ACRES)
PROPOSED BUILDING/ ROOFED PORCH	4,411	0.10
ON-SITE DRIVEWAY	732	0.02
WALKWAYS, PATIOS/ LANDINGS	42	0.00
TOTAL PROPOSED IMPERVIOUS AREAS	5,185	0.12
TOTAL PROPOSED PERVIOUS AREAS	13,839	0.32
TOTAL SITE AREA	19,078	0.44

### 1 Source Control Measures:

- Covered material storage and Garage.

### 2 Site Design Measures:

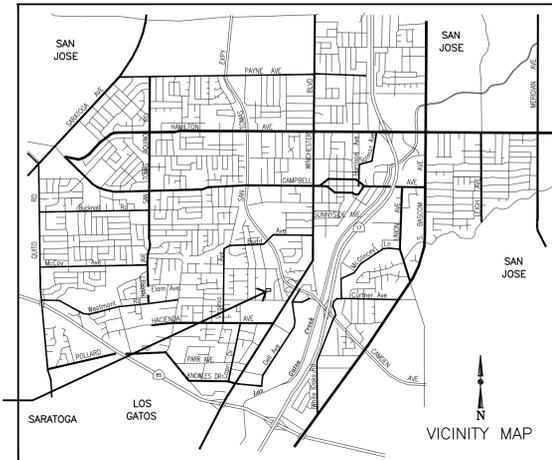
- Roof downspout splash blocks that deflect the water away from the building and flow to on-site landscaped areas, or earthswales.

### 3 Stormwater Treatment Measures:

NOT APPLICABLE

### SHEET INDEX:

C-1 GRADING AND DRAINAGE PLAN  
PRELIMINARY STREET IMPROVEMENT PLAN  
PRELIMINARY UTILITY PLAN



### REFERENCED CITY OF CAMPBELL B.M.:

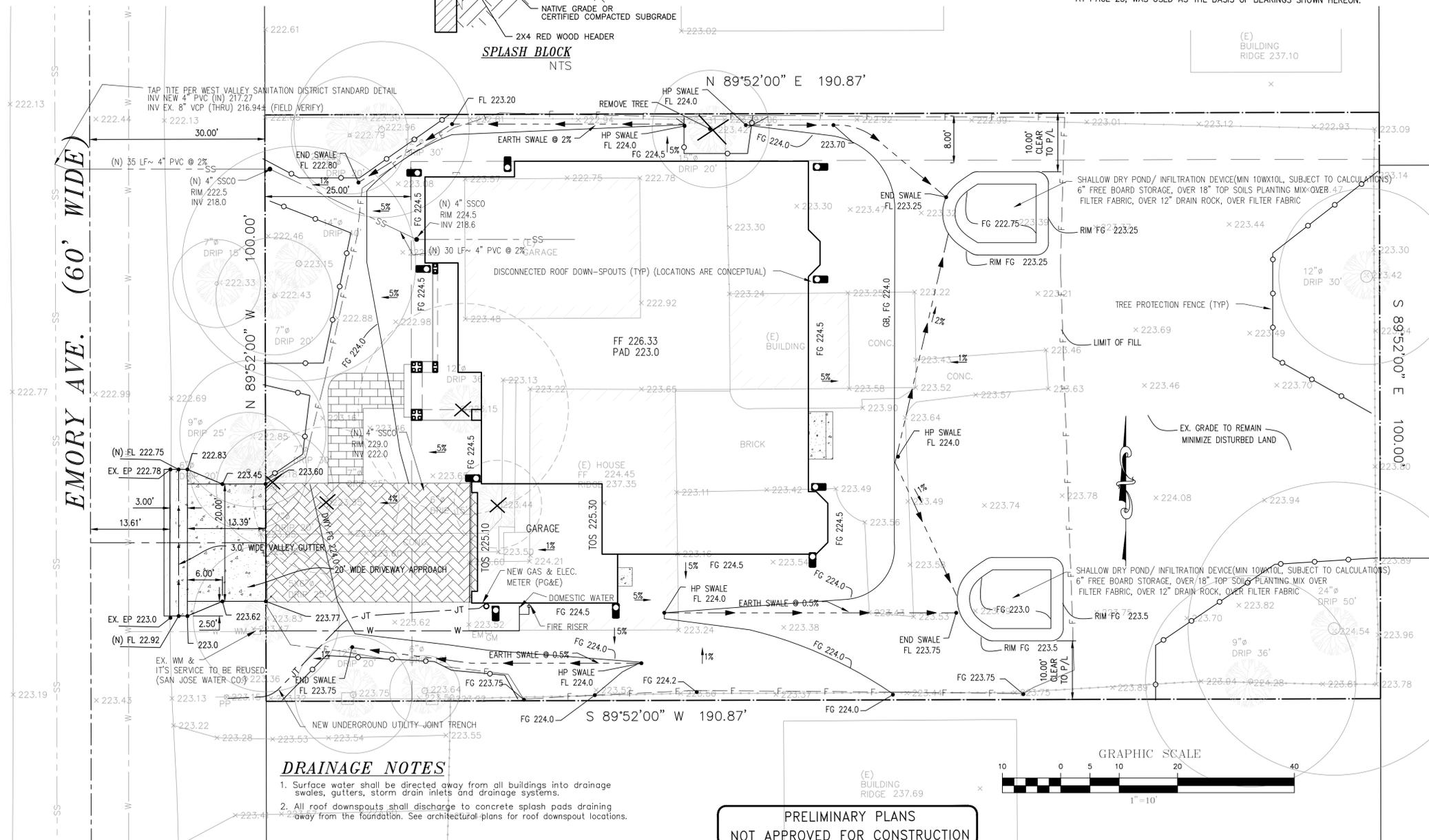
- REFERENCED CITY OF CAMPBELL BM:  
BM # 34 EL: 227.863'

### BASIS OF BEARINGS:

- THE BEARING N 0°08'00" W OF CENTERLINE OF EMORY AVE., AS SHOWN ON CERTAIN TRACT NO. 284, RECORDED IN BOOK 10 OF MAPS, AT PAGE 23, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

### LEGEND

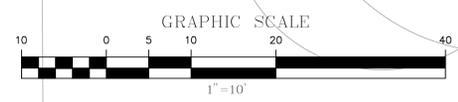
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH	OH	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH (UNDERGROUND)
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
○	●	STORM DRAIN MANHOLE
□	□	SURVEY CITY MONUMENT
⊗	⊗	ELECTROLIER
WM	WM	WATER METER
○	○	TREE WITH TRUNK
○	○	STREET TREE
x	x	6" WOODEN FENCE
x	x	WOODEN FENCE WITH RETAINER BOARD AT BASE
102.23	102.23	SPOT ELEVATION
○	○	TREE PROTECTION FENCE
○	○	5" TALL CHAIN LINK
---	---	EARTHSWALE
---	---	AREA DRAIN
---	---	INLET
---	---	OVERLAND RELEASE PATH
---	---	DRAINAGE PATH
---	---	(E) TREE TO BE REMOVE
---	---	DOWN-SPOUT
---	---	POP-UP EMITTER
---	---	ROOF DOWN-SPOUT, CONNECTED TO SD



### DRAINAGE NOTES

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.

PRELIMINARY PLANS  
NOT APPROVED FOR CONSTRUCTION



1534 CAROB LANE  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755  
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:  
OMID SHAKERI  
1323 PARSONS AVE.  
CAMPBELL, CA 95008

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CIVIL ENGINEERS

PRELIMINARY IMPROVEMENT PLANS  
 NEW SINGLE FAMILY HOUSE  
 910 EMORY AVENUE  
 CAMPBELL, CALIFORNIA  
 PRELIMINARY UTILITY PLAN, GRADING AND DRAINAGE PLAN  
 PRELIMINARY STREET IMPROVEMENT PLAN

Revisions:  
  
Date: 10/12/2016  
Scale: 1" = 10'  
Designed by: V.G.  
Checked by: S.R.  
Job #: 216108

BLD2016-

# Saratoga Tree Service

13745 Skyline Blvd.

Los Gatos, CA 95033

11-18-2016

Omid Shakeri

2898 Joseph Ave. Suite C

Campbell, CA 95008

Re: 910 Emory Ave

I have inspected the trees at the above address and you will find my comments listed below. I have assigned a number for each tree, on the provided map. This property has been neglected for a long time and many of the trees growing here, (primarily the Holly Oaks), are inferior sprouted trees with multi trunks and growing much too close together. As this is a new construction demolition, very few of the trees around the structure are worth keeping in a new landscape. Because of the excessive crowding, many of these sucker trees have developed into one sided trees that will not evolve into viable landscape trees. I was told that the Pepper Tree is too close to the new footprint and the client would like to see it gone. Some of the trees along the side of the property will be useful for privacy and even though they are too crowded, you might want to preserve them. Sadly, because this property has been neglected for so long, the trees are for the most part, in fair to poor condition.

Trees proposed for removal are #7, #8, #9, #10, #11, #15 and # 16

### **List of trees (Numbered on map)**

- 1) Holly Oak, (*Quercus ilex*) 12 " DBH, 20' tall, one sided tree, fair condition
- 2) Holly Oak, 6" DBH, (Double trunk) 20' tall, fair condition.
- 3) Holly Oak, 6" DBH, 6 Mutiple trunks, 18' tall, fair condition.
- 4) Live Oak (*Quercus agrifolia*), 16" DBH, 30' tall , good condition.
- 5) Holly Oak, 8" DBH, one sided tree, 18' tall, fair condition
- 6) Holly Oak, 8" DBH, 18' tall, fair condition
- 7) California Pepper (*Shinus molle*), 16" DBH, 20' tall Fair condition
- 8) Valley Oak, (*Quercus lobata*), 11" DBH, 25' tall, in the wires, been cut hard by power company. fair condition.
- 9) Holly Oak, 6" DBH, 16' tall, one sided tree, fair condition.
- 10) Holly Oak, (2 trees, same size) 12" DBH, 25' tall, fair condition, one sided trees.
- 11) Holly Oak, 10", 20' tall, one sided, fair condition.
- 12) Holly Oak, multi trunk 5" DBH, 18' tall, fair condition.
- 13) Holly Oak, 13" DBH, 25' tall, good condition
- 14) *Pyrocantha* (bush) 6" DBH, 10' tall, fair condition.
- 15) Holly Oak, 6" DBH, 16' tall, (too close to house) fair condition
- 16) Red Cedar (*Thuja plicata*), 16" DBH, 28' tall, tree is dying from the top down. poor.
- 17) Loquat (*Eriobotryia japonica*), 6" DBH, 16' tall, good condition.
- 18) Privet (*Ligustrum sp.*), 16" DBH (multi trunk), 26' tall, good condition
- 19) Live Oak, 32" DBH, 40'tall, fair condition (This tree is infested with wood bores).
- 20) Holly Oak, 11" DBH, 18' tall, (growing under the Live Oak, fair condition.

Tree Protection Guidelines are generally indicated by the city where the work is to be performed.

These include, fencing off to protect the trees from construction impact, compaction or spills. Do not store materials under the canopy of the trees to be protected. It is advisable to add a protective layer of mulch to help minimize water loss during construction. Maintain irrigation during the project. Have all tree pruning performed by a qualified tree worker or Arborist. Trenching that goes under the canopy of the trees needs to be done in a manner that does not compromise the root system.

Respectfully submitted

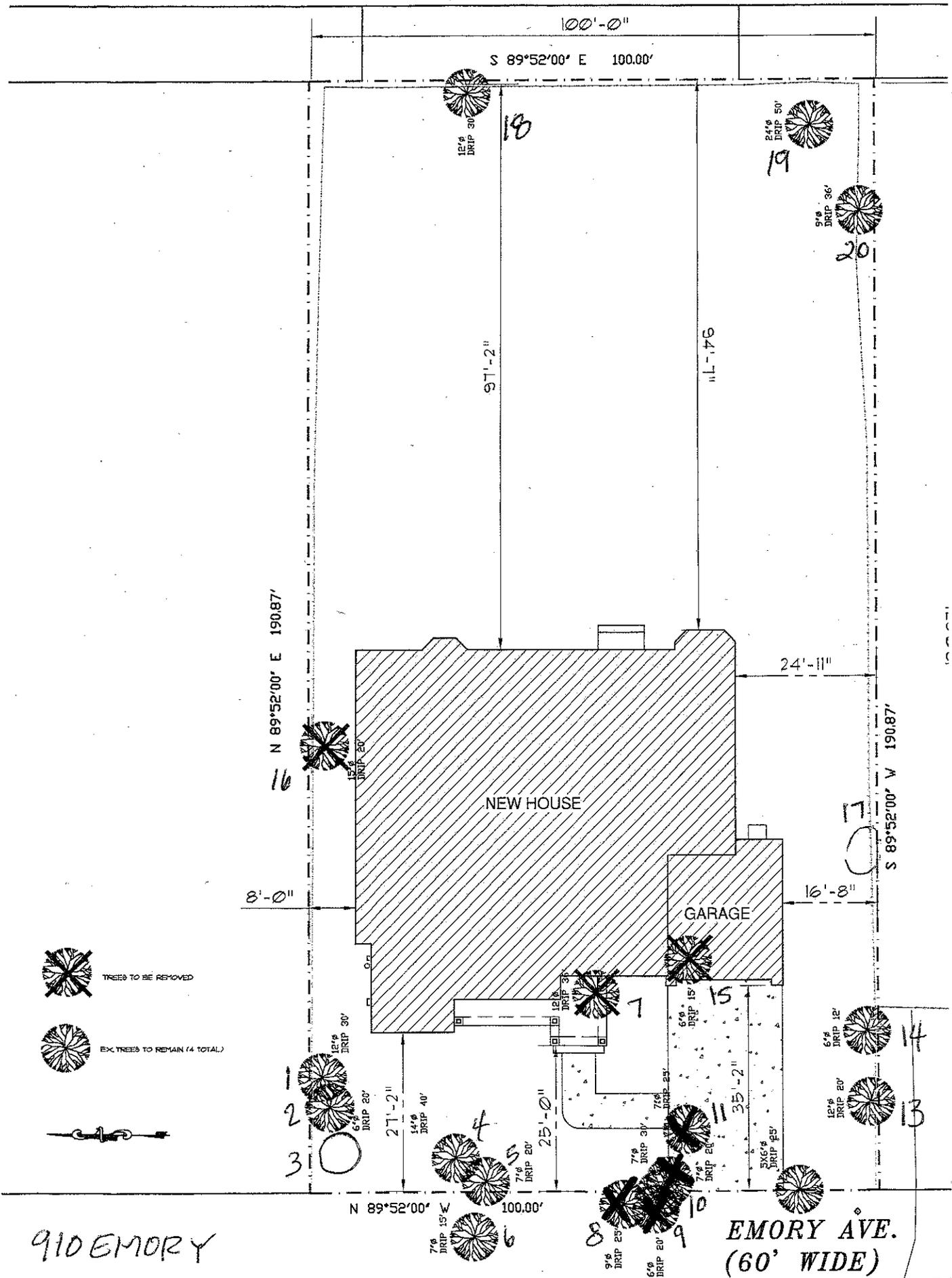
Blair Glenn

I.S.A. Certified Arborist #WC654A

State of California Contractors License #652522

Attachment:

Tree Survey Map



910 EMORY

SITE PLAN



## San Tomas Area Community Coalition

P.O. Box 320663  
Los Gatos CA 95032

408.410.6528 phone  
info@staccna.org  
<http://staccna.org>

City of Campbell  
70 N. First Street  
Campbell CA 95008

December 8, 2016

**Attn:** SARC  
Planning Commission Members  
Cindy McCormick, Senior Planner  
Paul Kermoyan, Director Community Development Department  
Applicant: Omid Shakeri

**Subj:** 910 Emory, Applicant: Omid Shakeri, File No.: PLN2016-343, APN: 404-29-029

Property Owner: Davinci Homes, Inc.  
Project Description: Site and Arch for New single-story 4,189 sq. ft. SFD  
Zoning: R-1-16 / San Tomas Area Neighborhood Plan

Dear SARC Committee Members, Planning Commission Members and Staff:

STACC members have reviewed PLN2016-343 910 Emory , application for removal of an existing home and construction of a new single-story 4,189 sq. ft. single-family residence.

The STACC Board met with Mr. Shakeri on December 5th and had an opportunity to look at the plans. It was a pleasure to meet again with Mr. Shakeri, who has already worked with us in the past when he constructed three homes on Walnut Dr. almost 15 years ago.

We find that this project meets all of the standards of the San Tomas Area Neighborhood Plan and will fit in well with the neighborhood.

**Design:** We find that the design elements of the home with it's use of stucco and stone fits in well with other homes in the neighborhood, and is a desirable choice of materials which lend to the appeal of the home.

**Privacy:** Bathroom windows are to be *obscured* glass, and as a single story home the windows all appear to be sized and placed so as to be considerate of the neighbors on both sides of the home. There are no balconies or other features overlooking the adjoining properties.

**Tree Removal:** Upon inspection of the site and the trees STACC supports the proposed removal of the dying Redwood protected tree. We recommend replacement elsewhere on the property of another Redwood, perhaps at the rear of the property. We also support the removal of several Holly Oaks throughout the property and a Pepper tree located towards the front side.

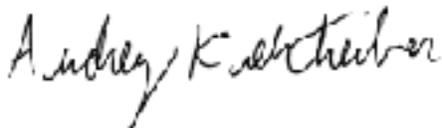
**Hardscape:** While we understand the financial benefits to using poured concrete for hardscape we recommend that when possible permeable

**We propose the following changes to this design:**

- **Hardscape:** Change the driveway and pathways of the front area to be permeable materials such as permeable pavers. This is consistent with the need to reduce runoff and maintain our aquifers, which as you know are critical to reduce the current rate of land which is sinking. This is also a design consistent with the rural characteristics of the San Tomas Area Neighborhood Plan and the characteristics of Emory, as street which falls in the classification of a street without improvements such as sidewalks.
- **Landscape:** Find something other than Holly Oaks which become invasive for the trees in the back. STACC board has suggested Olive trees, or Standard Citrus both of which are evergreen. Other options can be recommended by the developers landscape architect.

Overall this is a very pleasing design which meets the standards as described in the San Tomas Area Neighborhood Plan and we look forward to it's completion and the day our neighbors can enjoy their new home.

Best regards,



Audrey Kiehtreiber

President