



CITY OF CAMPBELL
Community Development Department

May 31, 2019

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **June 11, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Ken Chitgar for a Site and Architectural Review Permit (PLN2019-36) to allow the construction of a new 3,429 square-foot two-story single-family residence with a 448 sq. ft. attached garage on property located at **1436 Abbott Avenue**. Staff is recommending that this project be deemed Categorically Exempt Under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1436 Abbott Avenue**



City of Campbell



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

proposed new two-story single family residence
and attached two-car garage for the:

CHITGAR RESIDENCE

1436 Abbott Avenue
Campbell, CA 95008

CONDITIONS OF APPROVAL

CITY OF CAMPBELL

BUILDING INSPECTION DIVISION - COMMENTS TO THE DEVELOPMENT REVIEW COMMITTEE

DRC: March 26, 2019

ADDRESS: 1436 ABBOTT AVE. Project Application: PLN2019-00026

RECOMMENDATION:

Note: No building code issue has been reviewed at Development Review Committee; it will be reviewed in the Building Permit process. Please be aware that building codes are changing constantly; plans submitted for building permits shall comply with the code in effect at that time. Submit permit application together with required documents to the Building Inspection Division to obtain a building permit. No construction can be commenced without an approved building permit.

It is recommended that this item be forwarded to the Planning Commission for review, with the following conditions:

TO THE SATISFACTION OF THE BUILDING DIVISION MANAGER/BUILDING OFFICIAL:

- PERMITS REQUIRED:** A building permit application shall be required for the proposed new single family dwelling structure. The building permits shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.
- PLAN PREPARATION:** This project requires plans prepared under the direction and oversight of a California Licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.
- CONSTRUCTION PLANS:** The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
- SIZE OF PLANS:** The minimum size of construction plans submitted for building permits shall be **24 in. x 36 in.**
- SOILS REPORT:** Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.
- 1616 PLAN:** Application for building permits shall include a component plan that identifies property and proposed encroachment with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that

are identified as "natural grade" and intended for use to determine the height of the proposed structure.

- FOUNDATION INSPECTIONS:** A pad certificate prepared by a licensed civil engineer or lead surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevations and no other exterior wall, foundation and elevations are prepared, remaining to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:
 - and elevation
 - finish floor elevation (over finish)
 - foundation corner locations
- SPECIAL INSPECTIONS:** When a special inspection is required by C.C.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permit, in accordance with C.C.C. Chapter 1, Section 104. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.
- The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.
- APPROVALS REQUIRED:** The project requires the following agency approval or consultation prior to issuance of the building permit:
 - West Valley Sanitation District (378-5407)
 - Santa Clara County Fire Department (378-4033)
 - San Jose Water Company (408) 278-7600 (Customer Service)
 - School District:
 - Campbell Union School District (378-5405)
 - Campbell Union High School District (471-0840)
 - Marshall School District (378-1730)
 - Cambrian School District (377-2107)
- P.G.A.E.:** Applicant is advised that Secondary Driveway Units on Residential lots are not able to have separate electrical and gas service. Gas and Electric service must be provided from the services associated with the main residential structure.

12. CALIFORNIA GREEN BUILDING CODE: This project is subject to the mandatory requirements for new residential structures (Chapter 1) under the California Green Building Code, 2016 edition.

13. CONSTRUCTION FENCING: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All proposed trees shall be fenced to prevent damage to root systems.

14. BUILD IT GREEN: Applicant shall complete and submit a "Build It Green" inventory of the proposed new single family project prior to issuance of building permit.

15. ALTERNATE FIRE SPRINKLER SYSTEM: This project shall comply with Section 801.2 of the California Residential Building Code 2016 edition, and be equipped with a complying Fire Sprinkler system.

16. STORM WATER REQUIREMENTS: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

J:\Building (DRC Comments)\1436 Abbott Ave.doc

J:\Building (DRC Comments)\1436 Abbott Ave.doc

J:\Building (DRC Comments)\1436 Abbott Ave.doc

Detail Ink
RESIDENTIAL DESIGN
885 DRY CREEK ROAD CAMPBELL, CA. 95008
VOICE: 408.371.8866
EMAIL: detailink@msn.com

BUILDING AREA	EXISTING	PROPOSED	TOTAL SF	%
FIRST FLOOR	152.00 SF (DEMOLISH)	193.70 SF	193.70 SF	22.81
SECOND FLOOR	0	1434.41 SF	1434.41 SF	16.41
GARAGE	0	448.00 (ATTACHED)	448.00 (ATTACHED)	5.1
ACCESSORY DWELLING	0	0	0	0
COVERED PATIOS	0	291.90 SF	291.90 SF	
COVERED ENTRY	182.00 SF (DEMOLISH)	50.00 SF	50.00 SF	
TOTAL	193.00 SF	1934.01 SF	1934.01 SF	22.32%

SETBACKS	WALL HEIGHT	REQUIRED SETBACK	PROPOSED SETBACK
FRONT OF STRUCTURE/DWELLING	13'-1 1/2"	25'-0"	25'-0"
FRONT OF GARAGE	11'-5 1/2"	25'-0"	25'-0"
LEFT SIDE FIRST FLOOR	11'-5 1/2"	8'-0"	8'-0"
LEFT SIDE SECOND FLOOR	2'-1"	13'-1 1/2"	13'-1 1/2"
RIGHT SIDE FIRST FLOOR	11'-5 1/2"	10'-0"	10'-0"
RIGHT SIDE SECOND FLOOR	2'-1"	13'-1 1/2"	13'-1 1/2"
REAR FIRST FLOOR	11'-5 1/2"	25'-0"	45'-9"
REAR SECOND FLOOR	2'-1"	25'-0"	45'-9"

PAVING/LANDSCAPE AREA	EXISTING	PROPOSED	TOTAL SF
FRONT OF STRUCTURE/DWELLING	2100 SF	1750.00 SF	1750.00 SF
FRONT YARD PAVING	1875 SF (85%)	PERVIOUS PAVEMENT 864.00 SF (45%)	PERVIOUS PAVEMENT 864.00 SF (45%)
WATER FEATURES	0	0	0
LIVE LANDSCAPING	225 SF	886 SF (51%)	886 SF (51%)
OTHER LANDSCAPING	0	0	0
TOTAL	2100 SF	1750.00 SF	1750.00 SF

proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
1436 Abbott Avenue
Campbell, CA 95008

A.P.N. 403 - 16 - 048

ZONING: R - 1 - 10

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PER PLANNING REVIEW 04-03-19
PER PLANNING REVIEW 04-23-19

cover sheet

2018 - 46

Sheet

February 01, 2019

CI.O

RECEIVED
4/22/2019
City of Campbell
Planning Division

**PLANNING FINAL REQUIRED
THE NEW LANDSCAPING
INDICATED ON THE PLANS
MUST BE INSTALLED PRIOR
TO FINAL INSPECTION**

1436 ABBOTT AVENUE - CAMPBELL - CHITGAR

GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH CURRENT 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA FIRE CODE, 2016 BUILDING ENERGY EFFICIENCY STANDARDS, 2016 CALIFORNIA GREEN BUILDING STANDARDS AS WELL AS ALL LOCAL CODES AND ORDINANCES.
- IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN, THEIR CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR FEATURES, OR REVIEW THE AREA IN QUESTION WITH THE DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION.
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE SHOWN, EXCAVATION SHALL BE NEARLY AS POSSIBLE TO THE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE FOOTINGS.
- ALL FOOTING DEPTHS SHOWN ARE MINIMUM. FOOTINGS SHALL BE REQUIRED OVER FRIED AND NATIVE SUBSOIL. INCREASE FOOTING DEPTHS AS REQUIRED AND AS NECESSARY TO MATCH EXISTING FOOTING DEPTH.
- FOUNDATION VENTILATION SHALL COMPLY WITH THE CURRENT I.B.C. REQUIREMENTS (1) SQUARE FOOT OF VENT AREA FOR EACH 180 S.F. OF UNDER FLOOR AREA.
- PROVIDE GARAGE VENTILATION EQUAL TO 60 SQUARE INCHES PER VEHICLE WITHIN 6" OF THE SLAB.
- PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL TO FLOOR JOISTS AND SOLID BLOCKING UNDER WALLS PERPENDICULAR TO FLOOR JOISTS.
- NON-COMBUSTIBLE FIRE STOPS SHALL BE PROVIDED IN OPENINGS ABOVE VENTS, PIPES, DUCTS, CHIMNEYS FIREPLACES AND SIMILAR OPENINGS AT FLOOR CEILING CEILING LEVELS PER 2016 CRC AND CBC REQUIREMENTS
- ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE.
- A POSITIVE GRADIENT OF 6" MIN WITHIN 10'-0" (5% MIN AND/OR 2% AT IMPERVIOUS SURFACES MUST BE PROVIDED AWAY FROM ALL FOUNDATIONS IN ORDER TO PROVIDE RAPID REMOVAL OF SURFACE WATER AWAY FROM THE FOUNDATION TO AN ADEQUATE DISCHARGE POINT. NO PONDING OF WATER SHOULD BE ALLOWED ON THE PAD OR ADJACENT TO THE FOUNDATIONS.
- ADD A BEAD OF CAULKING AROUND THE INTERIOR OF THE SOLE PLATE AT ALL EXTERIOR WALLS. THE BEAD SHOULD BE APPLIED AT THE JOINT OF SUBFLOOR AND SOLE PLATE JUST PRIOR TO SHEETROCK APPLICATION.
- GARAGE AREAS SHALL HAVE ONE-HOUR SEPARATION FROM ALL LIVING AREAS. ONE HOUR SEPARATION CONSTRUCTION SHALL EXTEND FROM THE BOTTOM OF THE MUDRILL TO THE BOTTOM OF THE ROOF SHEATHING WITH JOINTS TAPPED AND SEALED (SEE PLANS FOR LOCATIONS).
- ALL EXTERIOR DOORS SHALL BE 1-3/4" SOLID CORE AND WEATHER STRIPPED.
- DOORS LEADING FROM THE HOUSE FROM THE SHALL BE 1-3/4" SOLID CORE 20-MIN. RATED TIGHT FITTING, SELF-CLOSING, WITH WEATHER STRIPPINGS AND BOTTOM SWEEP.
- ATTIC VENTING SHALL BE PROVIDED PER CURRENT 2016 CRC AND CBC REQUIREMENTS
- PROVIDE SOUND INSULATION IN WALLS AROUND ALL BATHROOMS, LAUNDRY ROOMS AND BETWEEN COMMON WALLS OF BEDROOMS AND BETWEEN FLOORS.
- ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES OUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH IDENTICAL MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION MEASURES:
 - ALL WATER CLOSETS TO BE 1.39 GAL MAXIMUM RINOFF AWAY FROM THE FOUNDATION TO AN ADEQUATE DISCHARGE POINT. NO PONDING OF WATER SHOULD BE ALLOWED ON THE PAD OR ADJACENT TO THE FOUNDATIONS.
 - ALL SHOWER HEADS TO BE 2.0 GAL/MIN. MAXIMUM
 - ALL FAUCETS TO BE 1.5 GAL/MIN. MAX. W/ ABRATOR
- ALL WINDOWS AT BATHTUBS AND/OR SHOWERS TO BE TEMPERED GLASS AS NOTED.
- ALL GLAZING WITHIN 74" OF DOORS AND/OR 18" OF FLOOR TO BE TEMPERED GLASS.
- NO STORAGE (PLYWOOD SUB FLOORING ETC.) ALLOWABLE AT ATTIC SPACES.
- PROVIDE BACK-FLOW DEVICES AT ALL NEW HOSE BIBS.
- SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- WATER TREATMENT SYSTEMS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUT-OFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE.
- ALL PLUMBING VENTS TO BE 10 FEET MIN. FROM OPERABLE SKYLIGHTS.
- EXTERIOR WALL, BOTTOM BILL PLATES, SHALL BE PRESSURE TREATED OR EQ. AND SHALL BEAR/EXTEND 6" MINIMUM ABOVE FINISH GRADE.
- WINDOWS LOCATED MORE THAN 17" ABOVE FINISHED GRADE SHALL HAVE THE LOWEST PART OF CLEAR OPENING OF THE WINDOW TO BE MINIMUM 34" ABOVE THE FLOOR IN WHICH IT SERVES.
- GYP-SUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR EQ. AND LABELLED 1/2" SAC-RESISTANT GYPSUM BOARD.
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE TO A HEIGHT OF NOT LESS THAN 17" ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR BARRIER IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH THE MFG'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
- DOMESTIC DISHwashing MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE.
- HOT WATER REGENERATION PUMPS, PROVIDE A HOT WATER DEMAND CONTROLLED REGENERATION PUMP FOR WATER HEATERS LOCATED MORE THAN 20 FEET FROM THE FURTHEST FIXTURE SERVED. A MASSAGE BATH OR OCCUPANT BATHING FIXTURE SHALL OPERATE THE PUMP WITH AN AUTOMATIC TEMPERATURE SENSORS SHUT-OFF.
- INSULATION MATERIALS, INCLUDING FACINGS SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR/CEILING OR ROOF/CILING ASSEMBLIES, WALLS, CRAWL-SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD NOT TO EXCEED 15 AND A SMOKE DENSITY RATING OF 450 WHEN TESTED IN ACCORDANCE W/ UBC STANDARD 8-1.

CONSULTANTS:

OWNER: MR. and MS KEN CHITGAR
1436 Abbott Avenue
Campbell, CA 95008

DESIGNER: DETAIL INK/STEVE NELSON
1885 Dry Creek Road
Campbell, CA 95008
(408) 371-8866

STRUCTURAL: SEZEN & MOON STRUCTURAL
ENGINEERING, INC.
274 E. Hamilton Ave Suite C
Campbell, CA, 95009
(408) 871-7274

ENERGY: CARSTAIRS ENERGY CALCULATIONS
P.O. Box 4736
San Louis Obispo, CA 93403

PROJECT DESCRIPTION:

- DEMOLISH EXISTING 1932.50 SF SINGLE STORY RESIDENCE, 19' SF ATTACHED GARAGE AND 119.00 SF COVERED PATIOS INCLUDING ALL FOUNDATIONS AND SLABS
- CONSTRUCT NEW TWO-STORY RESIDENCE W/ 1993.10 SF MAIN FLOOR, 1434.41 SF SECOND FLOOR, 448.00 ATTACHED TWO-CAR GARAGE AND 301.50 SF COVERED PORCHES/PATIOS
- INSTALL NEW FRONT YARD LANDSCAPING

PROJECT REQUIREMENTS:

- LANDSCAPING:**
PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906 INCLUDING CALIF. EFFICIENT LANDSCAPE ORDINANCE (PUELO), WHICHEVER IS MORE STRINGENT OR:
A. LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CA DEPT. OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (PUELO), WHICHEVER IS MORE STRINGENT OR;
B. PROJECTS WITH AN AGGREGATE LANDSCAPE AREA LESS THAN 2500 SF MAY COMPLY WITH THE PUELO'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION (CSGBC SECTION 4.304)
- PLUMBING:**
- ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS PRESCRIBED IN TABLE 101.1 OF THE 2016 CALIF. PLUMBING CODE CSBSC SECTION 4.303.2
- WASTE MANAGEMENT:**
CONTRACTOR TO PROVIDE DOCUMENTATION, PRIOR TO THE FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED AND APPROVED BY THE APPROPRIATE AGENCIES
- DOCUMENTATION:**
- AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER ACCEPTABLE MEDIA INCLUDING ALL ITEMS 1 THROUGH 10 OF SECTION 4.410 OF THE CALIFORNIA GREEN RESIDENTIAL MANDATORY MEASURES
- MECHANICAL:**
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPT.
 - ALL HEATING AND AIR CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CSBSC SECTION 4.501.2
- FRAMING:**
- PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 18% MOISTURE CONTENT
- ENERGY:**
- A COMPLETED CFR-1TG-O-E FORM MUST BE PROVIDED TO THE TOWN BUILDING INSPECTOR PRIOR TO FINAL INSPECTION
- CALGREEN:**
ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS AND ABRASIVE PAINT CONTAINERS MUST BE REPAIRED ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR
- FOR ADDITIONAL INFORMATION SEE MANDATORY MEASURES SHEET GI.0

ADDRESS:

- THE BUILDING ADDRESS SHALL COMPLY WITH CRC SECTION R318 (SEE NOTE #8 ON PROPOSED FLOOR PLAN SHEET A2). FOR ADDITIONAL INFORMATION
- FIRE:**
- FIRE SPRINKLER SYSTEM REQUIRED PER COUNTY OF SANTA CLARA FIRE DEPARTMENT FOR RESIDENCE AND GARAGE PER NFPA STANDARD 130. SFRINKLER DRAWINGS& DETAILS AND CALCULATIONS TO BE PROVIDED A STATE OF CALIFORNIA (2-16) FIRE PROTECTION CONTRACTOR. THIS SHALL BE APPLIED FOR AS A SEPARATE PERMIT

SPECIAL INSPECTIONS:

- PER SECTION 1105 OF THE 2016 CBC, SPECIAL INSPECTIONS ARE REQUIRED FOR SHEARWALLS WITH A NAILING SCHEDULE OF 4" O.C. OR LESS. THE SPECIAL INSPECTION MAY BE PERFORMED BY THE ENGINEER OF RECORD.
- STRUCTURAL OBSERVATION BY THE ENGINEER IS REQUIRED FOR EPOXY INSTALL AT HOLD DOWNS AND FOUNDATION DOUELS

DEFERRED SUBMITTALS:

- FIRE SFRINKLER SYSTEM

proposed two-story single family residence and attached two-car garage for:

KEN CHITGAR

1436 Abbott Avenue
Campbell, CA. 95008

SHEET INDEX:

NO.	DESCRIPTION
ARCHITECTURAL	
NO.	DESCRIPTION
CI.0	CONDITIONS OF APPROVAL/COVER SHEET
T1.0	TITLE SHEET
CI	EXISTING SITE/TOPOGRAPHIC PLAN
AO.0	ALLOCATION PLANS
A1.0	PROPOSED SITE PLAN
L1	PROPOSED PLANTING PLAN
L2	PROPOSED IRRIGATION PLAN
C2	GRADING AND DRAINAGE PLAN
C3	EROSION CONTROL PLAN
AO.0	PROPOSED MAIN FLOOR PLAN
A1.0	PROPOSED SECOND FLOOR PLAN
A4.0	FRONT/LEFT SIDE EXTERIOR ELEVATIONS
A4.1	REAR/RIGHT SIDE EXTERIOR ELEVATIONS
A5.0	ROOF PLAN
A6.0	CROSS SECTIONS
A1.0	STREETSCAPE

HERS VERIFICATION REQUIRED FOR HVAC COOLING, HVAC DISTRIBUTION, HVAC FAN SYSTEMS AND INDOOR AIR QUALITY (IAQ) FANS. PROVIDE EVIDENCE OF THIRD-PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR PRIOR TO FINAL INSPECTION

PROVIDE A COOL ROOF SYSTEM PER TITLE 34 REPORT AND AS NOTED ON THE CFR-1TG-O-E FORM

PROPERTY DATA:

ASSESSOR'S PARCEL NO. 403 - 16 - 048

EXISTING USE: SINGLE FAMILY RESIDENCE

ZONING DISTRICT: R - 1 - 10

OCCUPANCY GROUP: R3U

FLOOR ZONE: NO

CONSTRUCTION TYPE: V - B

SPECIAL INSPECTION ITEMS: SHEARWALLS

NUMBER OF EXISTING STORIES: 1

NUMBER OF PROPOSED STORIES: 2

FIRE SFRINKLERS REQUIRED: YES

PROJECT DATA SUMMARY:

EXISTING LIVABLE AREA REMOVED:	1,912.50 SF
EXISTING ATTACHED GARAGE REMOVED:	231.00 SF
PROPOSED MAIN FLOOR LIVABLE AREA:	1,993.10 SF
PROPOSED SECOND FLOOR LIVABLE AREA:	1,434.41 SF
TOTAL PROPOSED LIVABLE AREA:	3,428.11 SF
PROPOSED GARAGE AREA:	448.00 SF
PROPOSED COVERED PATIO/ENTRNY:	301.50 SF
PROPOSED SECOND FLOOR COVERED DECK:	160.01 SF
NET LOT AREA:	8,150.00 SF
ALLOWABLE FLOOR AREA (1.45):	3,933.00 SF
PROPOSED FLOOR AREA (3.8% FT SF):	44.34%
ALLOWABLE LOT COVERAGE (38%):	3,456.00 SF
PROPOSED LOT COVERAGE (2,143.30 SF):	31.38%

A COMPLETED CFR-1TG-O-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR PRIOR TO FINAL INSPECTION

CONTRACTOR MUST PROVIDE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL LAMP'S IN THE LUMINAIRES

VICINITY MAP:



Detail Ink

RESIDENTIAL DESIGN
885 DRY CREEK ROAD CAMPBELL, CA 95008
VOICE: 408.371.8866
EMAIL: detailink2@gmail.com

proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
1436 Abbott Avenue
Campbell, CA 95008

A.P.N. 403 - 16 - 048

ZONING: R - 1 - 10

Revisions:

NO.	DESCRIPTION	DATE
	per planning review 04-03-19	

TITLE SHEET

2018 - 46
February 01, 2019
Sheet
T1.0

BASIS OF ELEVATION

CITY OF CAMPBELL BM #87
2 1/2" BRASS DISK IN TOP OF CURB WEST SIDE OF HARRIET AVENUE
AT HARRIET COURT, SOUTH SIDE OF DRIVEWAY APPROACH.
TBM ELEVATION: 246.939'

BASIS OF BEARING

THE BEARING N07°40'40"W OF THE CENTERLINE OF ABBOTT AVENUE
AS SHOWN ON THE MAP OF TRACT NO. 8726, RECORDED IN BOOK
667 OF MAPS AT PAGES 12 THRU 15, SANTA CLARA COUNTY
RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

LEGAL DESCRIPTION

BEING PORTION OF CERTAIN PARCEL OF LAND CONVEYED BY
THOMAS L. MITCHELL ET UX TO ART WAGNER ET UX BY DEED
DATED FEBRUARY 9, 1946 AND RECORDED FEBRUARY 13, 1946 IN
BOOK 1323 OFFICIAL RECORDS, PAGE 535.
CONTAINS NET AREA: ~~8,740.05~~ (0.201 AC±)

8,750 sq. ft.

PARCEL 4
731-M-34

LOT 2
TRACT NO. 6030
397-M-24

LOT 3
TRACT NO. 6030
397-M-24

LOT 48
TRACT NO. 8726

LOT 3
TRACT NO. 6030
397-M-24

APN 403-16-047

POLLARD ROAD

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM SEWER		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
SIDEWALK		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLER		

ABBREVIATIONS

A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
B.C.	BEGINNING OF CURVE (HORIZONTAL)
BLDG	BUILDING
BOW/BWLK	BACK OF WALK
B.V.C.	BEGINNING OF VERTICAL CURVE
C.B.	CATCH BASIN
CLF	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONT.	CONTINUOUS
D.	DRAINAGE INLET
D/W	DRIVEWAY
E.C.	END OF CURVE (HORIZONTAL)
ELEV.	ELEVATION
EXIST.	EXISTING
E.V.C.	END OF VERTICAL CURVE
F.F.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.C.	FACE OF CURB
F.L.	FLOW LINE
FOC	FACE OF CURB
F.S.	FINISHED SURFACE
G.B.	GRADE BREAK
G.V.	GATE VALVE
H.P.	HIGH POINT
I.D.	INSIDE DIAMETER
INV.	INVERT
J.P.	JOINT POLE
L.F.	LINEAR FEET
L.P.	LOW POINT
L&T	LEAD & TACK
MAX.	MAXIMUM
M.H.	MANHOLE
MIN.	MINIMUM
M.V.C.	MIDDLE OF VERTICAL CURVE
N.O.	NUMBER
N.T.S.	NOT TO SCALE
P.C.C.	PORTLAND CEMENT CONCRETE
P.C.R.	POINT OF CURB RETURN
P.P.S.	PEDESTRIAN PUSH BUTTON
P&T	PLASTIC PLUG & TACK
P.V.C.	POLYVINYL CHLORIDE
P.V.I.	POINT OF VERTICAL INTERSECTION
R.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.	SLOPE
S.D.	STORM DRAIN
S.D.M.N.	STORM DRAIN MANHOLE
S.F.	SQUARE FEET
SHT.	SHEET
S.S.M.H.	SANITARY SEWER MANHOLE
S.S.	SANITARY SEWER
S/W	SIDEWALK
T.C.	TOP OF CURB
T.F.C.	TOP FACE OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.	VERTICAL CURVE
V.C.P.	VERIFIED CLAY PIPE (EXTRA STRENGTH)
W.	WATER
W.M.	WATER METER
W.V.	WATER VALVE

ADVANCED DEVELOPMENT

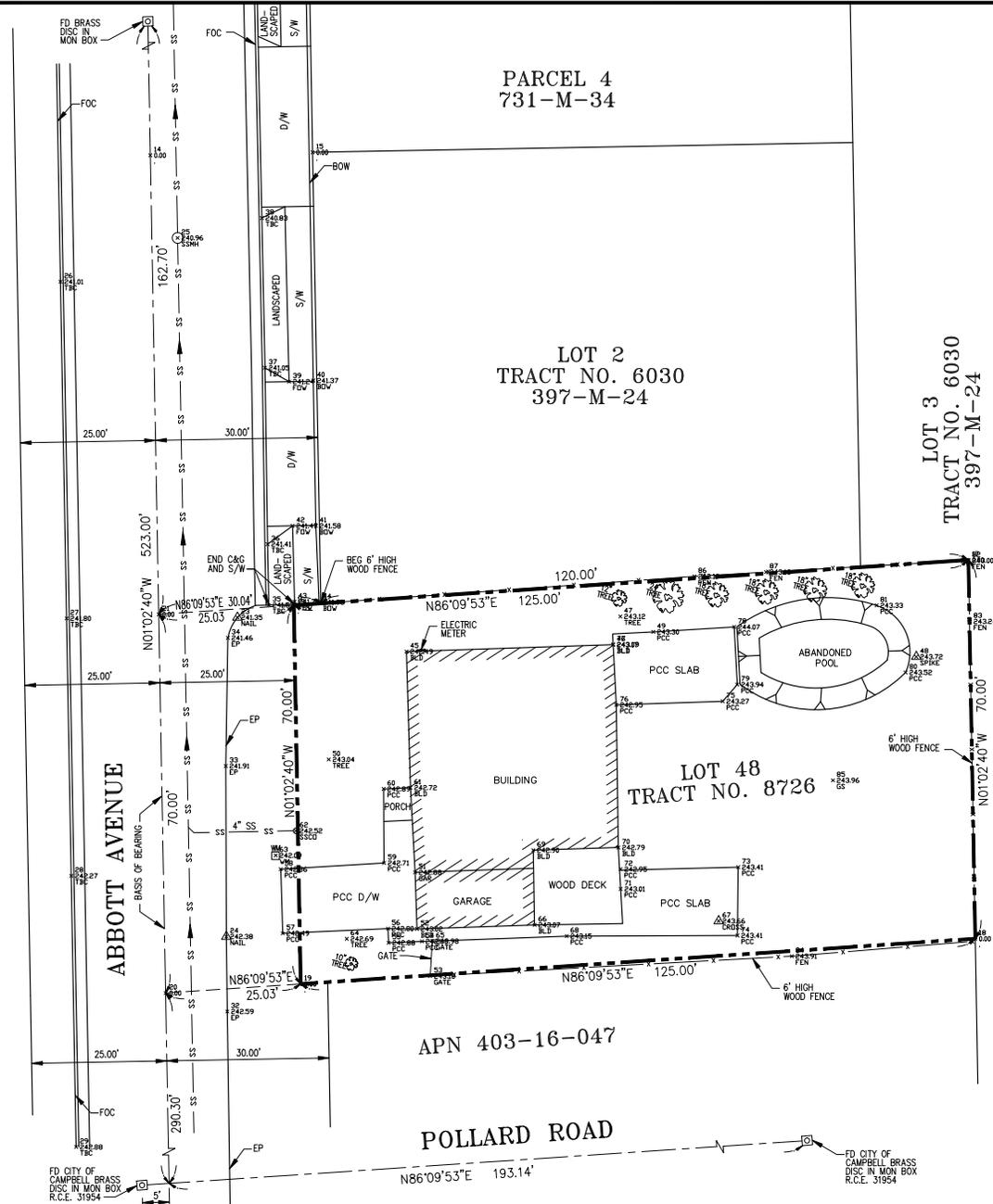
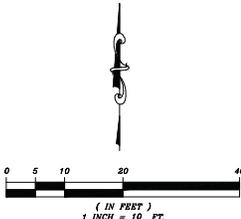
2025 BENCHMARK CORRECTED
S.A.M. (FORM 396-0520)
JACOB SALIMAN
CIVIL ENGINEER

TOPOGRAPHICAL & RECORD BOUNDARY
SURVEY FOR: APN 403-16-048
1436 ABBOTT AVENUE
CAMPBELL

APPROVED BY: [Signature]
DATE: 08-27-2024

Checked: [Signature] Date: 08-27-2024
Designed: [Signature] Date: 08-27-2024
Plotted: [Signature] Date: 08-27-2024

Sheet No. **C1**
Job No. 420



FRONT LANDSCAPE CALCULATIONS:

TOTAL FRONT YARD AREA: 1750.00 SF
 PAVEN DRIVEWAY: 355.00 SF
 PAVEN WALKWAYS: 335.00 SF
 TOTAL PROPOSED PAVING: 690.00 SF
 ALLOWABLE 90% PAVING: 621.00 SF
 TOTAL PROPOSED LANDSCAPING: 886.00 SF

REAR LANDSCAPE CALCULATIONS:

TOTAL REAR YARD AREA: 1288.00 SF
 CONCRETE PATIOS: 100.00 SF
 TOTAL PROPOSED LANDSCAPING: 1366.00 SF

EXISTING LANDSCAPE TO BE PROTECTED CONTINUOUSLY DURING CONSTRUCTION AND RETAINED AFTER CONSTRUCTION. LANDSCAPE AREAS SHALL BE KEPT FREE OF WEEDS, TRASH AND LITTER AT ALL TIMES

CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORK IN THE RIGHT-OF-WAY

SEE GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFO

THE ROOF DRAINAGE SYSTEM SHALL BE INSTALLED TO DISCHARGE AT A DISTANCE OF 5'-0" MINIMUM AWAY FROM THE FOUNDATION INTO AN APPROVED DRAINAGE SYSTEM

SEWER NOTES:
 1. ALL NEW BUILDING SEWERS AND SEWER REPLACEMENTS SHALL BE INSTALLED WITH A LISTED ACCESSIBLE BACKFLOW WATER VALVE. BUILDING SEWERS SHALL HAVE AN ATMOSPHERIC RELIEF VALVE INSTALLED UPSTREAM OF THE BACKFLOW VALVE AND A CLEANOUT DOWNSIDE OF THE BACKFLOW VALVE OUTSIDE THE BUILDING IN CLOSE PROXIMITY TO THE FOUNDATION.

1. DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND COVERED OR PROTECTED FROM EROSION
 2. TOPSOIL SHALL BE PROTECTED BY IDENTIFYING THE CONSTRUCTION AREA AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA
 3. ALL BUILDING MATERIALS DELIVERED TO THE SITE SHALL BE PROTECTED FROM RAIN AND OTHER SOURCES OF MOISTURE

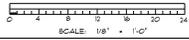
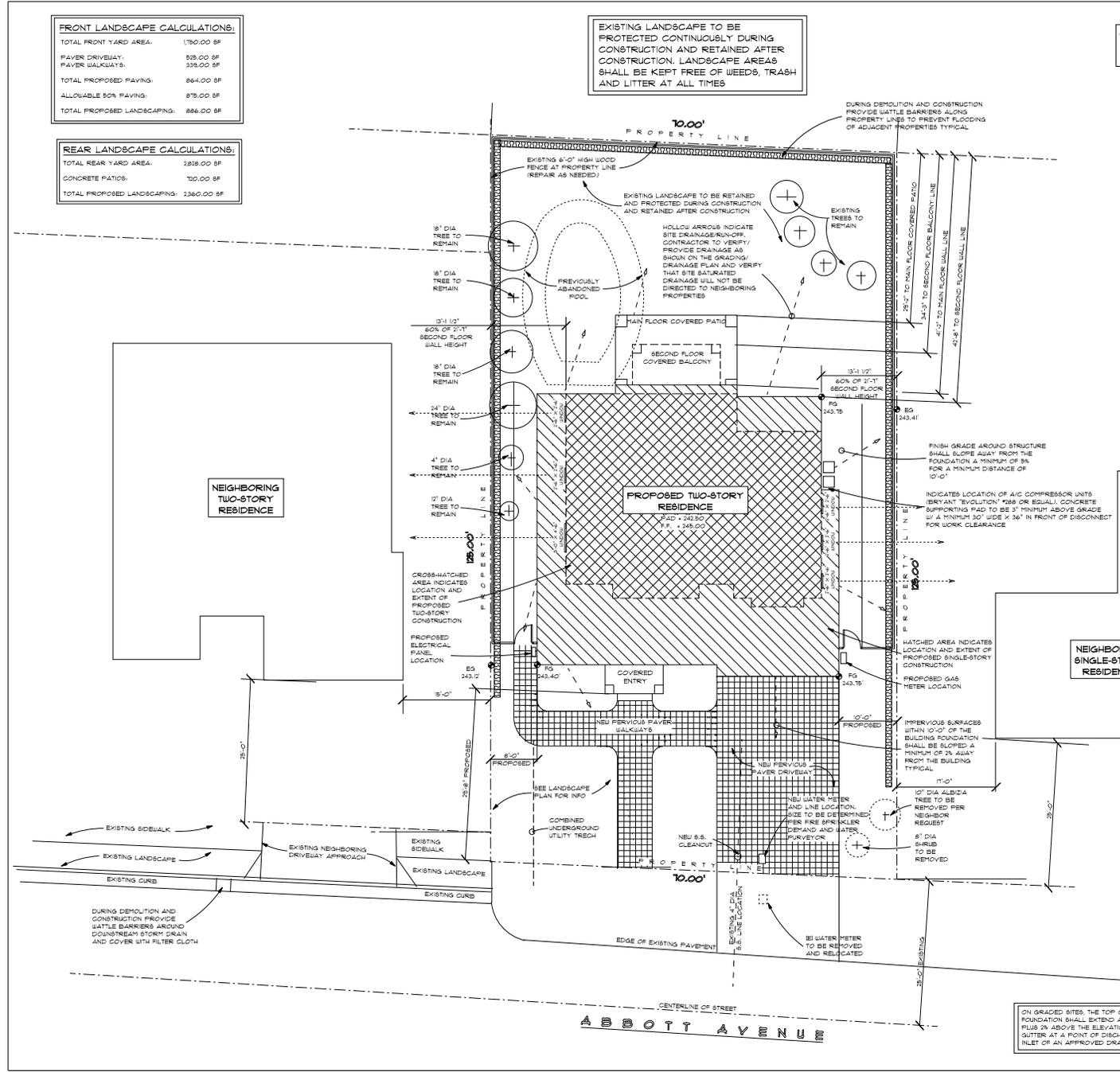
ALL NEW WATER METERS/6.5 CLEANOUTS SHALL BE INSTALLED ON PRIVATE PROPERTY BEHIND THE RIGHT-OF-WAY LINE

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF JOB. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND PLANS PROVIDED ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONTINUING WITH CONSTRUCTION

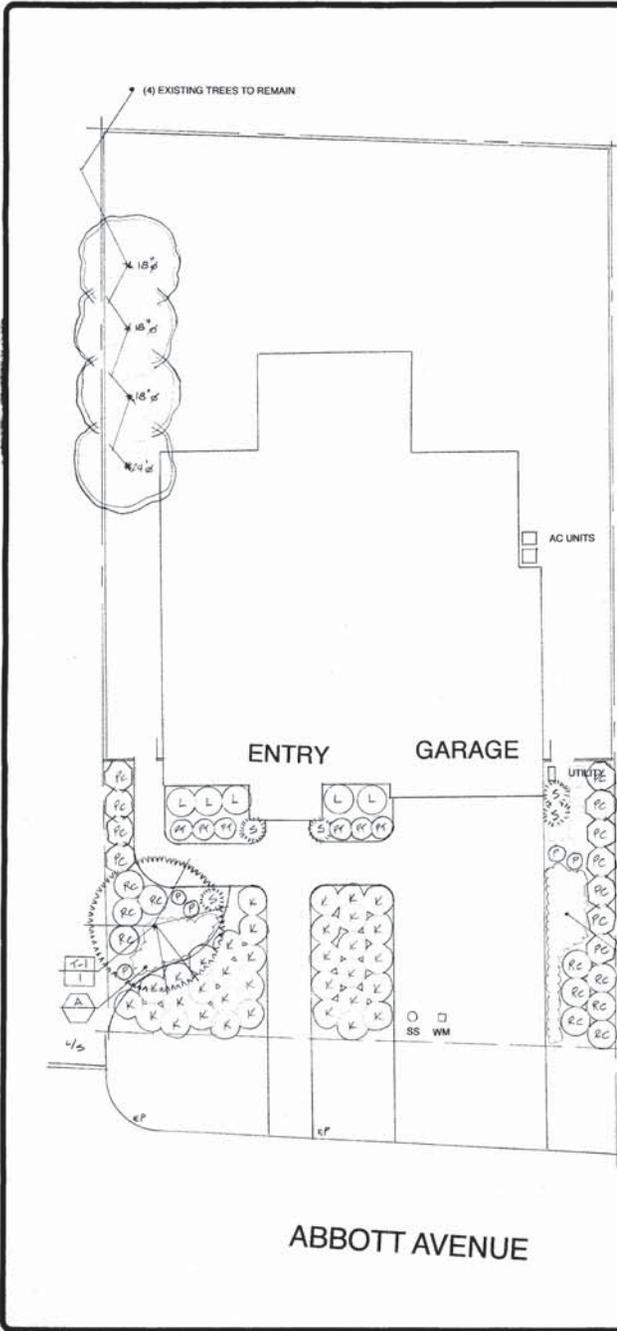
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND A MINIMUM OF 12" PLUS 2% ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE)

proposed new two-story single family residence and attached two-car garage for:
KEN CHITGAR
 1436 Abbott Avenue
 Campbell, CA 95008
 A.P.N. 403 - 16 - 048
 ZONING: R - 1 - 10

Revisions:
 per planning review 04-03-18



1436 ABBOTT AVENUE - CAMPBELL, CA 95008



BAY FRIENDLY STATEMENT:

THIS PROJECT HAS BEEN DESIGNED TO USE THE BEST LANDSCAPE PRACTICES THAT MINIMIZE IRRIGATION AND RUNOFF, PROMOTES SURFACE INFILTRATION WHERE POSSIBLE, AND MINIMIZES THE USE OF PESTICIDES AND FERTILIZERS, AND INCORPORATES APPROPRIATE SUSTAINABLE LANDSCAPING PRACTICES AND PROGRAMS SUCH AS BUT NOT LIMITED TO BAY FRIENDLY LANDSCAPING.

JON NELSON, PRINCIPAL _____ 2019

WE HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JON NELSON, PRINCIPAL _____ 2019

WE AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELD.

JON NELSON, PRINCIPAL _____ 2019

FRONT LANDSCAPE CALCULATIONS:

TOTAL FRONT YARD AREA: 2,293.00 SF
 PAVEN DRIVEWAY: 74.00 SF
 PAVEN WALKWAYS: 386.00 SF
 TOTAL PROPOSED PAVING: 460.00 SF
 ALLOCABLE SOFT PAVING: 1,796.50 SF
 TOTAL PROPOSED LANDSCAPING: 1,283.00 SF

REAR LANDSCAPE CALCULATIONS:

TOTAL REAR YARD AREA: 2,828.00 SF
 CONCRETE PATIOS: 700.00 SF
 TOTAL PROPOSED LANDSCAPING: 2,360.00 SF



WATER AND LANDSCAPE EFFICIENCY CHECKLIST

IRRIGATION POINTS:

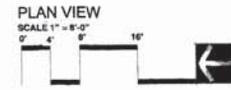
- MANUAL SHUTOFF OF ENTIRE IRRIGATION SYSTEM WITHIN 10'-0" OF POINT OF CONNECTION. EXISTING POC IS A 1" AND 1 1/2" SIZE SYSTEM DESIGNED FOR A MINIMUM OF STATIC PRESSURE OF 45 PSI, PRODUING 17 GPM AT WATER METER.
- ALL DRIP EMITTERS ARE DESIGNED FOR MATCHED PRECIPITATION RATES THROUGHOUT ALL VALVES AND SYSTEMS.
- IRRIGATION WATER AUDIT SHALL BE PERFORMED UPON PROJECT COMPLETION.
- SITE IS PRIMARILY FLAT, NOT SLOPED, REDUCING ANY RUNOFF CONDITIONS.
- DRIP EMITTERS AND BUBBLERS ARE ALL DESIGNED TO CURRENT ANSI STANDARDS FOR THE MOST EFFICIENT IRRIGATION (ANSI STANDARD ASABE/ACC 802-2014 TITLED LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD. ALL SPRINKLE HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNDEIRMEATY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ACC 802-2014.
- AUTOMATIC IRRIGATION CONTROLLER IS DESIGNED USING REDUCING CARBON IMPACT DESIGNED WITH NON-VOLATILE MEMORY ALLOWING FOR FULL MEMORY IF SYSTEM IS SHUT OFF FOR ANY REASON.
- AUTOMATIC IRRIGATION IS CONTROLLED BY A SOLAR SYNC SENSOR PROVIDING POSITIVE CLOCK SHUT-OFF IN A RAIN EVENT.
- EACH AUTOMATIC IRRIGATION VALVE HAS ITS OWN INDIVIDUAL BALL VALVE SHUT-OFF LOCATED AT EACH VALVE BOX LOCATION. THIS ALLOWS FOR QUICK POSITIVE CONTROL OF EACH CONTROL VALVE.
- ALL DRIP VALVES HAVE ACCU-SYNC #40 PRESSURE REDUCING VALVES ATTACHED TO ELIMINATE ANY MISTING OR BLOWOUTS OF DRIP EMITTERS. AND MAINTAIN A CONSTANT PRESSURE OF 40 PSI OR LESS.
- SYSTEM DESIGNED USING DRIP EMITTER IRRIGATION. THIS PROMOTES HEALTHY PLANT GROWTH AND REDUCES OVERALL WATER USE.
- A MASTER VALVE IS INSTALLED BETWEEN THE WATER METER SUPPLY AND THE FIRST AUTOMATIC VALVE TO REDUCE WATER LOSS DUE TO MAINLINE PIPE DAMAGE.
- BACKFLOW PREVENTION UNIT IS TO BE INSTALLED PER LOCAL CODES. UPON INSTALLATION UNIT SHALL HAVE BACKFLOW TEST GIVEN TO ASSURE COMPLIANCE.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

PLANTING ITEMS

- PROJECT IS NOT DESIGNED WITH ANY FORM OF NOXIOUS OR INVASIVE TREES, SHRUBS OR GROUNDCOVER.
 - HEAVY AMOUNTS OF WOOD MULCH CHIPS IN LANDSCAPE AREAS, 3" DEPTH IN GENERAL PLANTING BEDS. THIS DEPTH OF MULCH WILL REDUCE WEED GROWTH AND IRRIGATION WATER EVAPORATION AT EMITTER SITE.
 - HEAVY USE OF SOIL ADJMENTMENTS IN PLANTING AREAS ALLOWS FOR BETTER PLANT GROWTH AND REDUCED AMOUNTS OF IRRIGATION WATER. THE MIX SHOWN ON PLAN IS DOUBLE THE AMOUNT OF ORGANIC MATERIAL REQUIRED BY THE CURRENT STATE STANDARD.
- SOIL ADJMENTMENT WILL BE: 6 CUBIC YARDS OF NITROFED REDWOOD COMPOST PER 1,000 SQUARE FEET OF LANDSCAPE AREA. THIS WILL BE ROTOTILLED INTO THE TOP 6" OF TOPSOIL. ADDITIONAL SOIL ADJMENTMENT NOTES ARE SHOWN ON SHEET L-6.
- ALL PLANTING IS DERIVED FROM THE MOST CURRENT WUCOLS IV SOFTWARE AND FROM THE LATEST EAST BAY MUNICIPAL UTILITY DISTRICT PLANTING RECOMMENDATIONS TITLED "LOW WATER USE PLANTINGS".
 - LANDSCAPE PLANTINGS FEATURE: NO LAWN SOO OR ANNUAL FLOWER COLOR. DECORATIVE WATER FEATURES OR VEGITABLE GARDENS.
 - ALL FERTILIZER REQUIRED WILL BE ORGANIC, SLOW RELEASE VARIETY. THIS WILL REDUCE THE NITROGEN SPIKE AND SUBSEQUENT INCREASED IRRIGATION TO WATER RAPIDLY GROWING PLANTINGS.
 - ALL PLANTINGS USED ARE RELATIVELY LOW WATER USE MATERIAL. PLANT PALETTE WATER RATIO IS 100% LOW WATER USE PLANTINGS NO HIGH USE NURSERY MATERIAL INCLUDED SUCH AS FLOWER/ GARDEN OR WATER FEATURE USE INCORPORATED IN DESIGN OF THIS PROJECT.

LANDSCAPE DOCUMENTATION PACKAGE

DATE: APRIL 1, 2019
 PROJECT APPLICANT: JLN NELSON & ASSOCIATES (408) 591-0873
 PROJECT ADDRESS: 1436 ABBOTT AVENUE, CAMPBELL
 TOTAL LANDSCAPE AREA: 1,293.00 SQ FT
 PROJECT TYPE: NEW RESIDENTIAL
 WATER SUPPLY: SAN JOSE WATER COMPANY



PLANT PALATTE

KEY	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WATER USE PER WUCOLS IV
TREES						
T1	1	10 GALLON	STAGNUS ROMANOFFIANA	QUEEN PALM		LOW
SHRUBS						
R	34	1 GALLON	LEPTA NODIFLORA	KUMPIA		LOW
L	1	1 GALLON	LOCHOSTYLIS	FRINGE FLOWER	PAZLEBERRY	LOW
P	5	1 GALLON	PHORMIUM "JACK SPHINT"	NEW ZEALAND FLAX		LOW
PC	11	1 GALLON	FRAXINUS CAROLINANA	CAROLINA LAUREL	COMPACTA	LOW
PT	6	1 GALLON	PISTONCIUM TORBIA	MOCK ORANGE	ORANGE LEAF MINT	LOW
S	5	1 GALLON	STREULIDA REGINAE	BIRD OF PARADISE		MED
PC	10	1 GALLON	PHARADOLPHUS NODICA	NORIAN HAWTHORNE	CLAVA WHITE	LOW
GROUND COVER						
A	30	1 GALLON	APTEANA	ICE PLANT	RED APPLE	LOW

University of California
 Water Use Classification of Landscape Species (WUCOLS IV)

Plant Search Database

Export List

Campbell, CA

Plants: 9

Type	Photo	Botanical Name	Common Name	Water Use	Export
T	N/A	<i>Stagnus romanoffiana</i> (<i>Stagnus romanoffiana</i>)	queen palm	Low	<input checked="" type="checkbox"/>
S	N/A	<i>Streulida reginae</i> (<i>Strelitzia reginae</i>)	bird of paradise	Moderate/Medium	<input checked="" type="checkbox"/>
S	N/A	<i>Phormium tenax</i> (<i>Phormium tenax</i>)	Indian hawthorn	Low	<input checked="" type="checkbox"/>
T	N/A	<i>Fraxinus caroliniana</i>	Carolina laurel	Low	<input checked="" type="checkbox"/>
ST	N/A	<i>Pistocinium torbia</i> and <i>var.</i>	mock orange	Low	<input checked="" type="checkbox"/>
Gc P	N/A	<i>Asterias 'Red Apple'</i>	ice plant (Red Apple)	Low	<input checked="" type="checkbox"/>
Gc N	N/A	<i>Phytolobus nodiflorus</i> (<i>Leucos nodiflorus</i>)	cape weed	Low	<input checked="" type="checkbox"/>
P	N/A	<i>Phormium tenax</i>	New Zealand flax	Low	<input checked="" type="checkbox"/>
S	N/A	<i>Loxostylis alata</i> and <i>var.</i>	fringe flower	Low	<input checked="" type="checkbox"/>

WATER VS. NEW PLANT RATIO:

QUANTITY	WATER USE: (HIGH, MODERATE OR LOW)	RATIO
1	LOW WATER USE TREE	1%
5	MEDIUM USE SHRUBS	4%
107	LOW WATER USE SHRUBS	80%
0	SOO OR SEED LAWN	0%
0	WATER FEATURE	0%
0	ORNAMENTAL GARDEN	0%
113 TOTAL PLANTS	SUBTOTAL	100%

INFORMATION OBTAINED PER CURRENT WUCOLS IV SOFTWARE AND EAST BAY MUNICIPAL UTILITY DISTRICT SOFTWARE CALLED "PLANTS AND LANDSCAPES FOR SUMMER DRY CLIMATES"

LOW WATER USE DESCRIPTION FROM WUCOLS IV IS: 0.0-0.3
 MODERATE WATER USE IS: 0.4-0.6
 HIGH WATER USE IS: 0.7-1.0

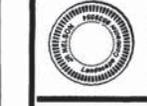
TREE REQUIREMENTS:

LOT SIZE 70' X 125'
 CITY OF CAMPBELL REQUIREMENT 8,750 / 2,000 SF = 8,750 SQUARE FEET
 EXISTING TREES TO BE SAVED 5 TREES REQUIRED
 NEW TREES TO BE REQUIRED 4 TO BE RETAINED
 1 NEW TREE REQUIRED

BASED ON SITE PLAN PREPARED BY DESIGN INK DATED FEBRUARY 1, 2019

REVISIONS	BY

J.R. NELSON & ASSOCIATES, INC.
 23585 SUMMIT ROAD
 LOS GATOS, CALIFORNIA 95033
 PHONE (408) 591-0873 EMAIL: CNDEVEY@AOL.COM



LANDSCAPE DEVELOPMENT FOR:
 1436 ABBOTT AVENUE
 CAMPBELL, CALIFORNIA
 APN #403-16-048

DRAWN: JRN
 CHECKED: JRN
 DATE: 3/28/2019
 SCALE: 1/8" = 1'-0"
 JOB NO.: CAMPBELL
 SHEET: L-1

(4) EXISTING TREES TO REMAIN

BAY FRIENDLY STATEMENT:

THIS PROJECT HAS BEEN DESIGNED TO USE THE BEST LANDSCAPE PRACTICES THAT MINIMIZE IRRIGATION AND RUNOFF, PROMOTES SURFACE INFILTRATION WHERE POSSIBLE, AND MINIMIZES THE USE OF PESTICIDES AND FERTILIZERS, AND INCORPORATES APPROPRIATE SUSTAINABLE LANDSCAPING PRACTICES AND PROGRAMS SUCH AS BUT NOT LIMITED TO BAY FRIENDLY LANDSCAPING.

JON NELSON, PRINCIPAL _____, 2019

WE HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JON NELSON, PRINCIPAL _____, 2019

WE AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO.

JON NELSON, PRINCIPAL _____, 2019

FRONT LANDSCAPE CALCULATIONS:

TOTAL FRONT YARD AREA:	2383.00 SF
PAVER DRIVEWAYS:	74.00 SF
PAVER WALKWAYS:	384.00 SF
TOTAL PROPOSED PAVING:	1000.00 SF
ALLOWABLE SOA PAVING:	176.50 SF
TOTAL PROPOSED LANDSCAPING:	1253.00 SF

REAR LANDSCAPE CALCULATIONS:

TOTAL REAR YARD AREA:	2838.00 SF
CONCRETE PATIOS:	700.00 SF
TOTAL PROPOSED LANDSCAPING:	1340.00 SF



The Water Calculator

San Jose Water Company

(http://resjeywatercalculator.com)

Results

Note: Schedules are based upon at most 3 separate days per week to comply with San Jose Water Company's current watering restrictions. For more information about the restrictions please click here: http://www.sjwater.com/news/irrigation-restriction-table_n_01666

1436 ABBOTT AVENUE, CAMPBELL

Settings: Low Water Plants, Lawn, Drip-Emitter Line

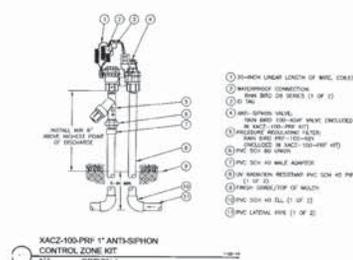
Controller Settings

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	1	1	2	2	2	2	3	3	2	1	2	1
9	9	19	13	17	19	20	12	14	19	5	5	
1	1	1	1	1	1	1	1	1	1	1	1	1
99-	150	316	433	586	633	666	620	450	318	195	83	
150	224	474	649	849	949	999	999	899	699	474	249	124

* If your irrigation controller has a "Seasonal Adjust % Feature" we suggest that you program your controller to the *July* recommendations and then adjust as suggested below:

San Jose - Seasonal / Budget Adjustments

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
20%	20%	50%	60%	80%	80%	100%	90%	70%	50%	20%	10%



IRRIGATION LIST

SYMBOL	SIZE	NAME/NOTES
POC	1"	POINT OF CONNECTION, PVC BALL VALVE
C		RAINBIRD #ESP-4MEI (INDOOR) MOUNT TO INTERIOR OF GARAGE WALL, INCLUDE RAINBIRD MODULE #ESPMES AND RAINBIRD WIFI KIT #LNKWiFi
RS		RAINBIRD RAIN SENSOR, RAINBIRD #RSD SERIES. MOUNT ON SIDE YARD FENCE, RUN WIRE TO CONTROLLER.
	1"	RAINBIRD VALVE #KACZ-100 PRP, ASVF WITH 1" PR #B9Y FILTER, INSTALL PER LOCAL CODES USING A 1" PVC BALL SHUTOFF VALVE.
		RAINBIRD DRIP TECH LINE, RAINBIRD #RFS-06-12, 0.8 GPH WITH 12" SPACING, X ROW SPACING OF 12" ON CENTER, INSTALL AT A DEPTH OF 4", 1" HEADER AND FOOTER PIPE.
		RAINBIRD DRIP EMITTER, RAINBIRD #XB-10PC (BLACK) (1.0 GPH), PRESSURE COMPENSATING MODULE CONSTRUCTION
		AIR VALVE, RAINBIRD #ARV050 AIR RELIEF VALVE, INSTALL IN CARSON #910 VALVE BOX.
		FLUSH VALVE, NETAFIM #FLV-1, INSTALL IN A CARSON #910 VALVE BOX
	3/4"	BLACK POLY PLASTIC DISTRIBUTION LINE, STAKE EVERY 5'-0" ON CENTER

MAXIMUM ALLOWABLE WATER ALLOWANCE (MAWA)
 ETWU ETO 45.3 X .62 X 988 = 10,897 GALLONS ETWU
 MAWA ETO 45.3 X .62 X 905 = 25,418 GALLONS MAWA
 COMPLIES

VALVE DEMAND
 VALVE #1 DRIP 4.2 GPM @ 30 PSI
 VALVE #2 DRIP 10.7 GPM @ 30 PSI

DRIP EMITTER NOTES
 ALL 1 GALLON AND 5 GALLON PLANTINGS SHALL HAVE A MINIMUM OF 2 RAINBIRD BLACK (1.0 GPH) EMITTERS PLACED AT THE DRIP ZONE OF EACH SHRUB. ALL 15 GALLON TREES SHALL HAVE A MINIMUM OF 4 RAINBIRD BLACK (1.0 GPH) EMITTERS PLACED IN THE DRIP ZONE OF THE TREE.

SYSTEM NOTES
 AUTOMATIC IRRIGATION SYSTEM IS DESIGNED TO RUN BETWEEN THE HOURS OF 10 PM AND 5 AM. ALL PIPING IS SHOWN DIAGRAMATICALLY. WHEN IRRIGATION PIPE IS PLACED UNDER WALKWAYS OR DRIVEWAYS IT SHALL BE PLACED IN A SCH 40 PVC PIPE SLEEVE TWICE THE DIAMETER OF THE PIPE BEING PLACED INSIDE.

ABBOTT AVENUE

REVISIONS	BY

I.R. NELSON & ASSOCIATES, INC.
 23585 SUMMIT ROAD
 LOS GATOS, CALIFORNIA 95033
 PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM



LANDSCAPE DEVELOPMENT FOR:
 1436 ABBOTT AVENUE
 CAMPBELL, CALIFORNIA
 APN #103-16-048

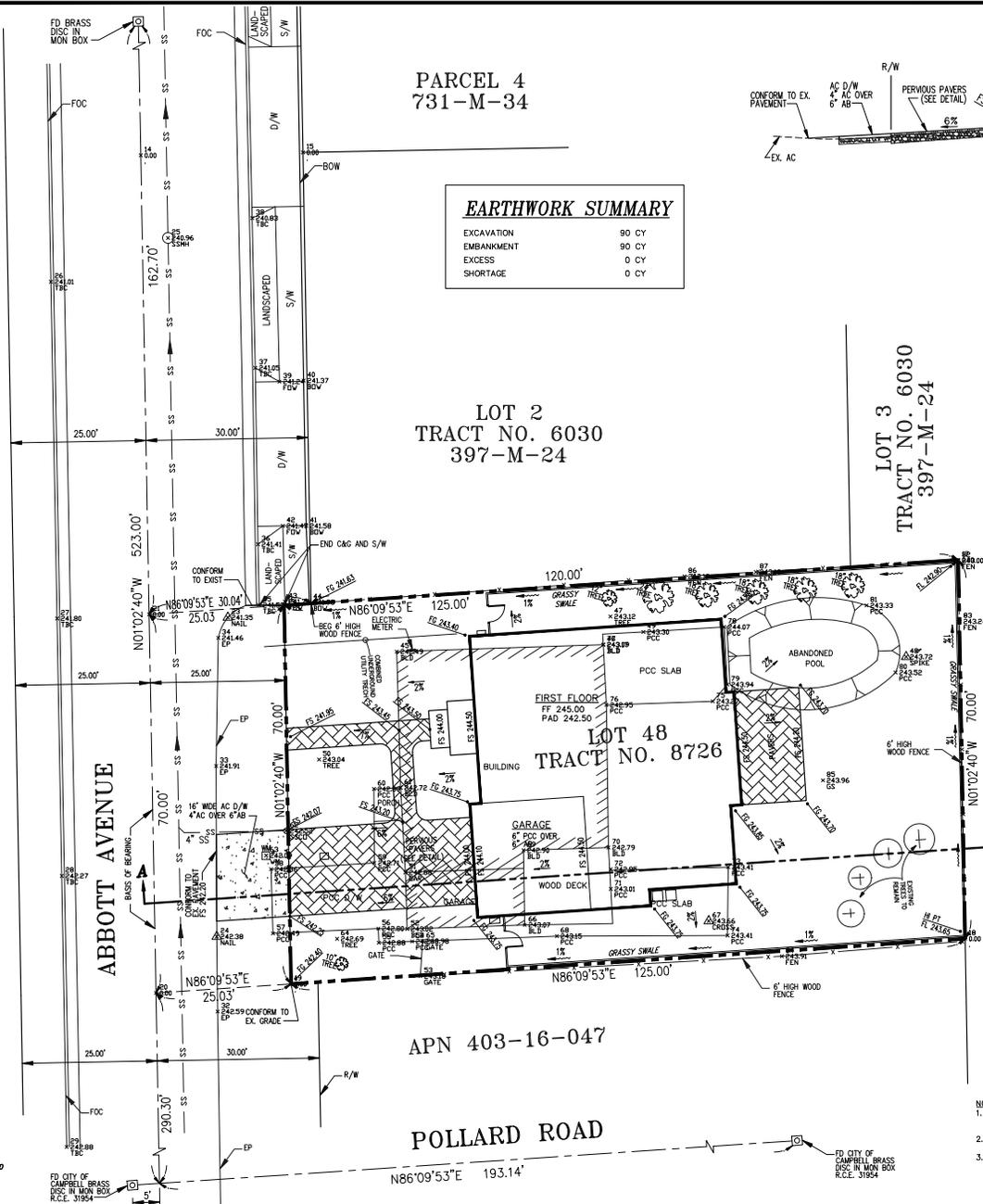
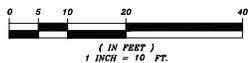
IRRIGATION PLAN
 DRAWN JRN
 CHECKED
 DATE 0-28-2019
 SCALE 1/8" = 1'-0"
 JOB NO. CAMPBELL
 SHEET L-2
 OF SHEETS

ABBREVIATIONS

A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
B.C.	BEGINNING OF CURVE (HORIZONTAL)
B.W.	BACK OF WALK
B.O.W/BLK	BACK OF WALK
B.V.C.	BEGINNING OF VERTICAL CURVE
C.B.	CATCH BASIN
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
C.O.	CONTINUOUS
D.I.	DRAINAGE INLET
D.W.	DRIVEWAY
E.C.	END OF CURVE (HORIZONTAL)
ELEV.	ELEVATION
EXIST.	EXISTING
E.V.C.	END OF VERTICAL CURVE
F.F.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.C.	FACE OF CURB
F.L.	FLOW LINE
F.O.C.	FACE OF CURB
F.S.	FINISHED SURFACE
G.B.	GRADE BREAK
G.V.	GATE VALVE
H.P.	HIGH POINT
I.D.	INSIDE DIAMETER
INV.	INVERT
J.P.	JOINT POLE
L.F.	LINEAR FEET
L.P.	LOW POINT
L&T	LEAD & TACK
MAK.	MANHOLE
M.M.	MAXIMUM
M.V.C.	MIDDLE OF VERTICAL CURVE
M.W.	MONITORING WELL
N.O.	NUMBER
N.T.S.	NOT TO SCALE
P.C.C.	PORTLAND CEMENT CONCRETE
P.C.R.	POINT OF CURB RETURN
P.P.B.	PEDESTRIAN PUSH BUTTON
P&T	PLASTIC PLUG & TACK
P.V.C.	POINT OF VERTICAL CURVE
P.V.I.	POINT OF VERTICAL INTERSECTION
R.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.P.	SLOPE
S.D.	STORM DRAIN
S.D.M.N	STORM DRAIN MANHOLE
S.F.	SQUARE FEET
SHT.	SHEET
S.S.M.H.	SANITARY SEWER MANHOLE
S.S.	SANITARY SEWER
S/W	SIDEWALK
T.C.	TOP OF CURB
T.F.C.	TOP FACE OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.	VERTICAL CURVE
V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
W.	WATER
W.M.	WATER METER
W.V.	WATER VALVE

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM SEWER		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(FRSE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
FULL BOX		
UTILITY POLE		
ELECTROUER		



PARCEL 4
731-M-34

LOT 2
TRACT NO. 6030
397-M-24

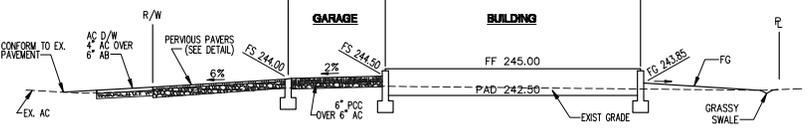
LOT 48
TRACT NO. 8726

APN 403-16-047

POLLARD ROAD

EARTHWORK SUMMARY

EXCAVATION	90 CY
EMBANKMENT	90 CY
EXCESS	0 CY
SHORTAGE	0 CY



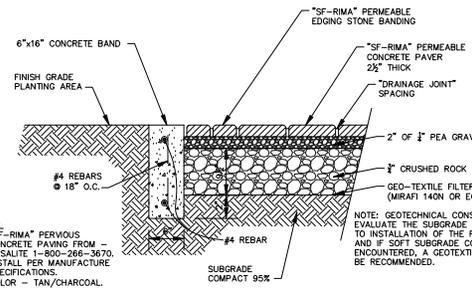
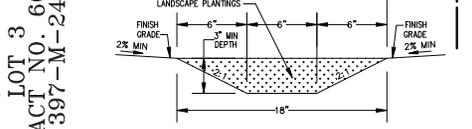
SECTION A-A
NTS

STANDARD GRADING PLAN NOTES:

- PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK/GRADING ACTIVITIES, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING. THE MEETING SHALL INCLUDE THE CITY OF CAMPBELL GRADING INSPECTOR (408-866-2150), THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER. THE PERMITTEE OR REPRESENTATIVE SHALL ARRANGE THE PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS TO THE START OF ANY EARTHWORK/GRADING ACTIVITIES.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT AND COMPACTION OF NATURAL EARTH. THIS APPROVAL DOES NOT COVER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. ANY PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER PERMITS/APPROVALS SHALL BE OBTAINED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE SHALL MAINTAIN ALL STREETS, SIDEWALKS AND OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PUBLIC PROPERTY. ALL ADJACENT PROPERTY, BOTH PUBLIC AND PRIVATE, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH STANDARDS ESTABLISHED BY THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- ALL KNOWN WATER WELL LOCATIONS ON SITE SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL 408-265-2600 x2660 TO ARRANGE FOR DISTRICT OBSERVATION OF WELL ABANDONMENT.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF ANY TREES. APPROPRIATE TREE REMOVAL PERMITS SHALL BE OBTAINED FROM THE CITY OF CAMPBELL DEPARTMENT. ANY REQUIRED TREE PROTECTION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- THE PROJECT CIVIL ENGINEER, ADVANCED DEVELOPMENT, 2943 BENJAMIN COURT, SAN JOSE, CA 95124, HAS DESIGNED THIS PROJECT TO COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- ALL GRADING AND EARTHWORK ACTIVITIES SHALL CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY GRADING OR EARTHWORK ACTIVITIES. UNOBSERVED OR UNAPPROVED WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION OF THE PROJECT SOILS ENGINEER.
- ALL CONSTRUCTION SITES ARE TO BE WINTERIZED WITH APPROPRIATE EROSION CONTROL MEASURES IN PLACE FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR.
- GRADING ACTIVITIES ARE ONLY ALLOWED MONDAY THROUGH FRIDAY, 7:30 AM TO 6:00 PM.

LOT 3
TRACT NO. 6030
397-M-24

GRASSY SWALE DETAIL
NTS



- NOTES:
- "SF-RIMA" PERVIOUS CONCRETE PAVING FROM - BASALTITE - 800-266-9670.
 - INSTALL PER MANUFACTURE SPECIFICATIONS.
 - COLOR - TAN/CHARCOAL.

PERVIOUS CONCRETE PAVER DETAIL
NTS

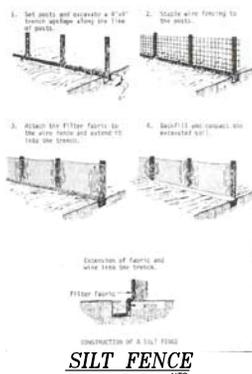
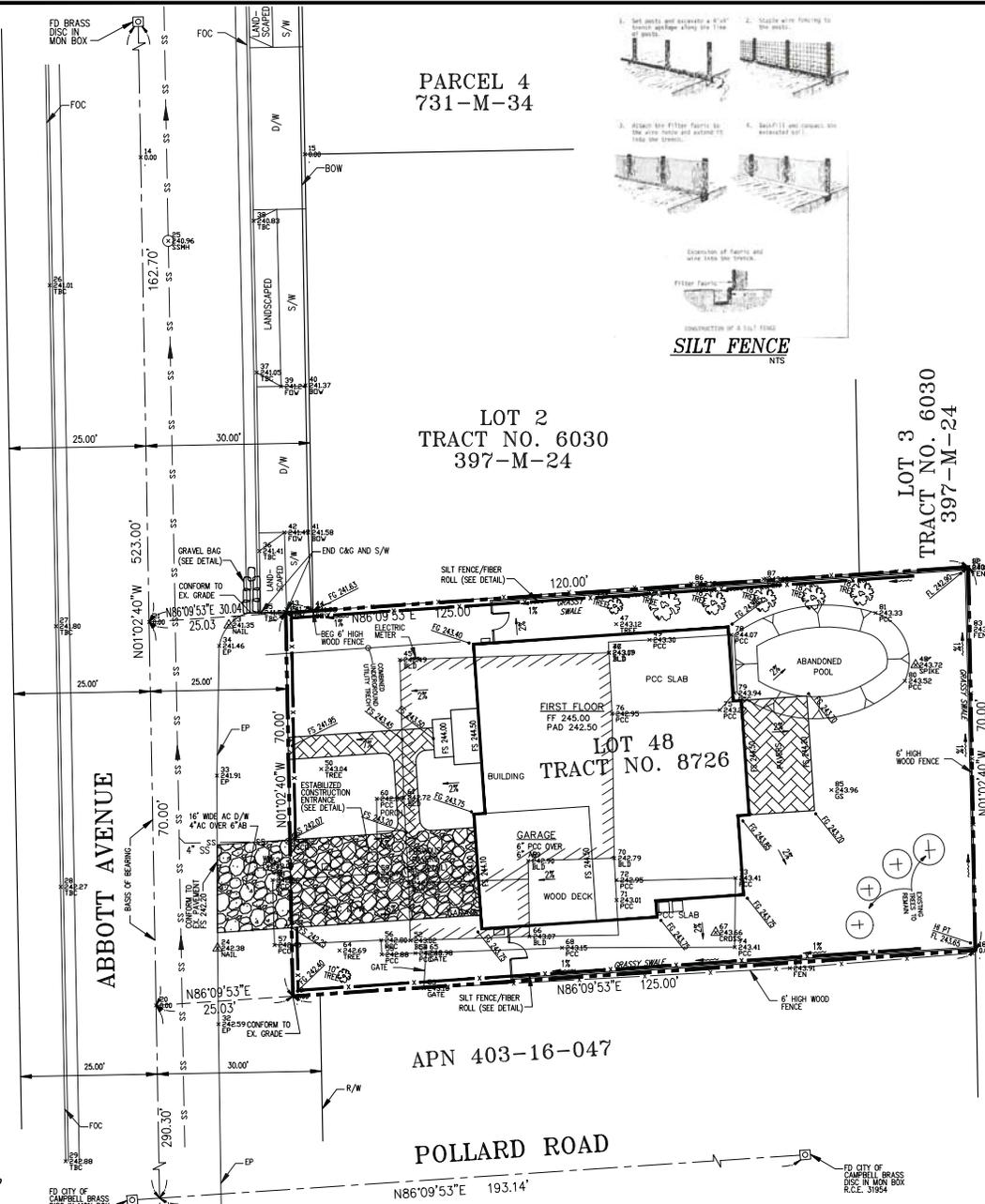
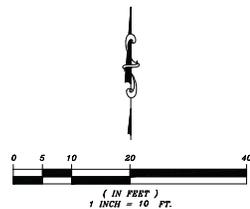
ADVANCED DEVELOPMENT
2943 BENJAMIN COURT
SAN JOSE, CA 95124
TEL: (408) 396-6570
JACOB SHAMAN - CIVIL ENGINEER

GRADING AND DRAINAGE PLAN
FOR: APN 403-16-048
1436 ABBOTT AVENUE
CAMPBELL CALIFORNIA

APPROVED BY:
Jacob Shaman
CIVIL ENGINEER
No. 11119
EXPIRES 06/30/20

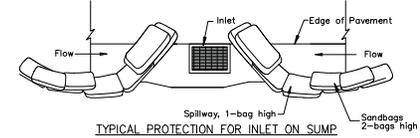
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Designed: [Signature]
Drawn: [Signature]
Scale: 1"=10'
Date: 04-17-2019

Sheet No. C2
Job No. 420

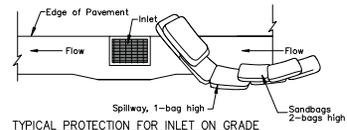


EROSION AND SEDIMENT CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL CONFORM TO ABAG STANDARDS, TOWN STANDARDS AND THE APPROVAL OF THE TOWN'S ENGINEERING DEPARTMENT.
2. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE ON SITE BY SEPTEMBER 15TH AND IN PLACE BY OCTOBER 1ST.
3. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
4. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
6. PROJECTS MUST 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.
7. ANY AREAS OF DISTURBED SOIL SHALL BE SEED OR REPLANTED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO OCTOBER 1ST, OR FINAL INSPECTION, WHICHEVER IS SOONER.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY TOWN'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
9. PROJECTS SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEM.

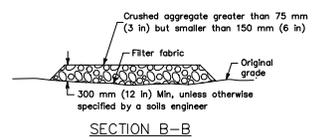


TYPICAL PROTECTION FOR INLET ON SUMP

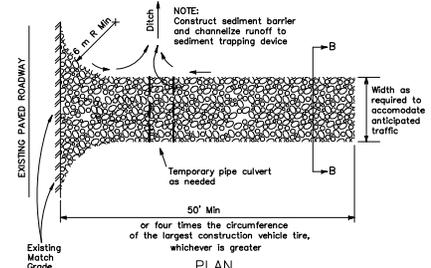


TYPICAL PROTECTION FOR INLET ON GRADE

- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed.
 5. Not applicable in areas with high silts and clays without filter fabric.



SECTION B-B



PLAN

STABILIZED CONSTRUCTION ENTRANCE

ADVANCED DEVELOPMENT

PROJECT INFORMATION SHEET

PROJECT NO. 1436

DATE: 08-27-2019

PROJECT: 1436 ABBOTT AVENUE CAMPBELL

FOR: APN 403-16-048

1436 ABBOTT AVENUE CALIFORNIA

CAMPBELL

APPROVED BY: [Signature]

DATE: 08-27-2019

PROJECT NO. 1436

DATE: 08-27-2019

PROJECT: 1436 ABBOTT AVENUE CAMPBELL

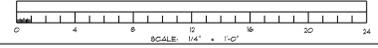
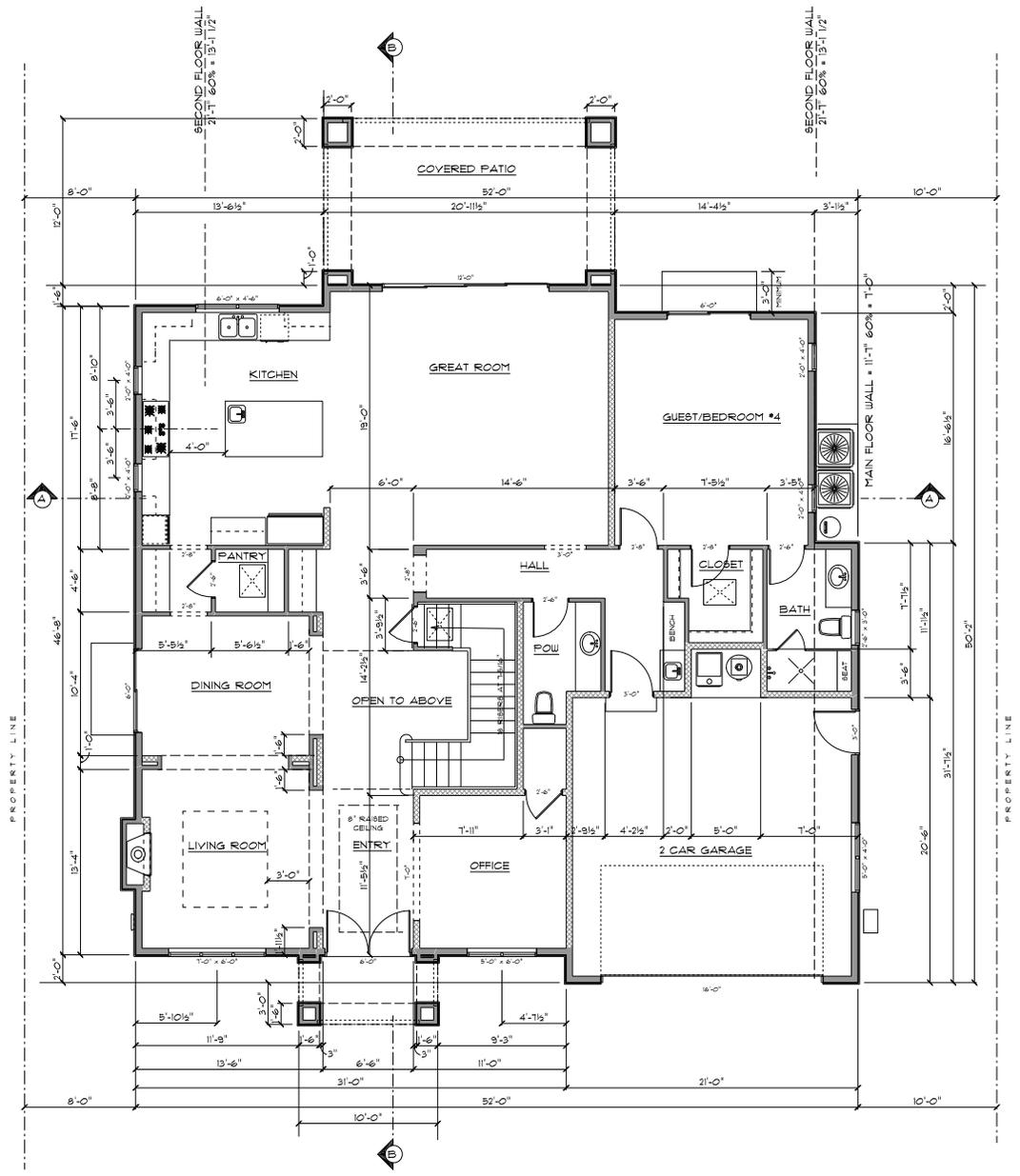
FOR: APN 403-16-048

1436 ABBOTT AVENUE CALIFORNIA

CAMPBELL

Sheet No. C3

Job No. 420



Detail Ink
 RESIDENTIAL DESIGN
 1885 DRY CREEK ROAD CAMPBELL, CA. 95008
 VOICE: 408.311.8666
 EMAIL: detailink2emr.com

proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
 1436 Abbott Avenue
 Campbell, CA 95008

A.P.N. 403 - 16 - 048
 ZONING: R - 1 - 10

Revisions:

	per planning review 04-03-19

main floor plan

scale: 1/4" = 1'-0"

2018 - 46

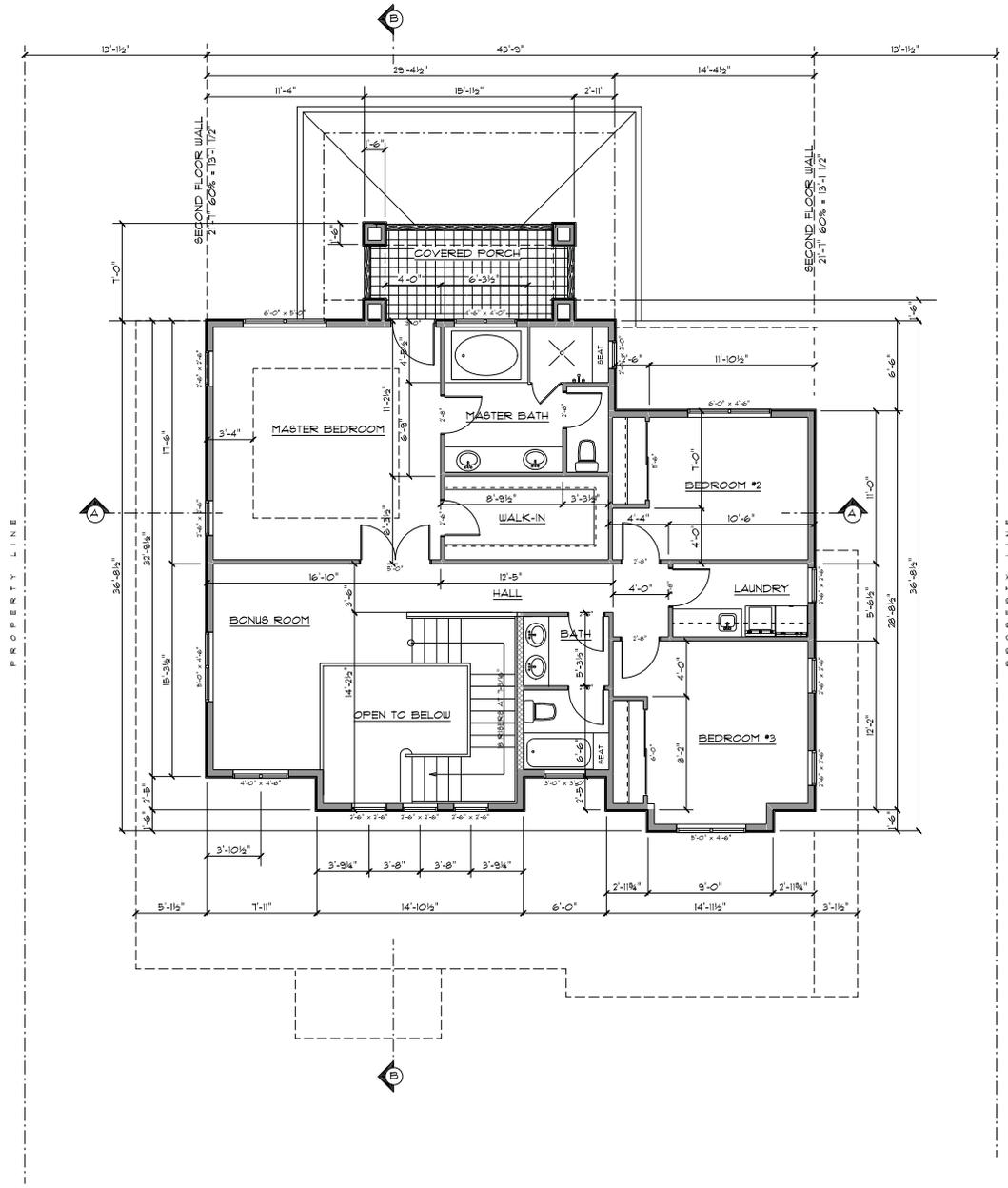
February 01, 2019

Sheet
A2.0

1436 ABBOTT AVENUE / CAMPBELL, CHITGAR

Detail Ink

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 885 DRY CREEK ROAD CAMPBELL, CA 95008
 VOICE: 408.311.8866
 EMAIL: detailink@detailink.com



proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
 1436 Abbott Avenue
 Campbell, CA 95008

A.P.N. 403 - 16 - 048

ZONING: R - 1 - 10

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Revisions:

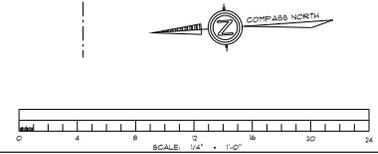
	per planning review 04-03-18

second floor plan

scale: 1/4" = 1'-0"

2018 - 46 Sheet

February 01, 2019 **A2.1**



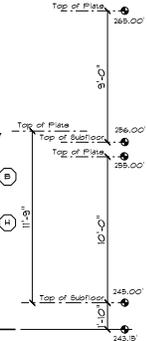
1436 ABBOTT AVENUE / CAMPBELL, CA 95008

Detail Ink

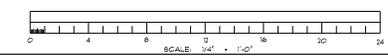
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 VOICE: 408.311.8866
 EMAIL: detailink@att.net



EXTERIOR FINISHES:	
(A) ROOFING:	MISSION TILE 'EAGLE' CARISTRANO STYLE SANTA FE BLEND (VARIGATED)
(B) GUTTERS/FASCIA:	PAINTED KELLY MOORE 'BEAR BROWN' K/MATT
(C) STUCCO:	SMOOTH TEXTURE PAINTED KELLY MOORE 'NAVAJO WHITE' #06
(D) WINDOW TRIM:	PAINTED KELLY MOORE 'BEAR BROWN' K/MATT
(E) WINDOWS:	HILGARD 'TUSCANY BROWN'
(F) GARAGE DOOR:	PAINTED KELLY MOORE 'BEAR BROWN' K/MATT
(G) ENTRY DOOR:	BRONZE WROUGHT IRON
(H) STONE VENEER:	ELDORADO STONE 'SAUTOOTH' RUSTIC LEDGE
(I) CHIMNEY TRIM:	PAINTED KELLY MOORE 'NAVAJO WHITE' #16
(J) CHIMNEY CAP:	BRONZE ANODIZED
(K) W. RAILINGS:	PAINTED KELLY MOORE 'BEAR BROWN' K/MATT



LEFT SIDE ELEVATION



proposed new two-story single family residence and attached two-car garage for:
KEN CHITGAR
 1436 Abbott Avenue
 Campbell, CA 95008
 A.P.N. 403 - 16 - 048
 ZONING: R - 1 - 10

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Revisions:
 _____ per planning review 04-03-18

front and left side exterior elevations
 scale: 1/4" = 1'-0"
 2018 - 46 Sheet
 February 01, 2018 **A4.0**

1436 ABBOTT AVENUE, CAMPBELL, CA 95008

Detail Ink

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 VOICE: 408.371.8866
 EMAIL: detailink2@resn.com



REAR ELEVATION

EXTERIOR FINISHES:	
(A) ROOFING:	MISSION TILE 'EAGLE' CAPISTRANO STYLE, SANTA FE BLEND (VARIGATED)
(B) GUTTERS/ FASCIA:	PAINTED KELLY MOORE 'BEAR BROWN' #K1ATT
(C) STUCCO:	SMOOTH TEXTURE PAINTED KELLY MOORE 'NAVAJO WHITE' #36
(D) WINDOW TRIM:	PAINTED KELLY MOORE 'BEAR BROWN' #K1ATT
(E) WINDOWS:	MILSARD 'TUSCANY BROWN'
(F) GARAGE DOOR:	PAINTED KELLY MOORE 'BEAR BROWN' #K1ATT
(G) ENTRY DOOR:	BRONZE WROUGHT IRON
(H) STONE VENEER:	ELDORADO STONE 'SAUTOOTH' RUBIC LEDGE
(I) CHIMNEY TRIM:	PAINTED KELLY MOORE 'NAVAJO WHITE' #36
(J) CHIMNEY CAP:	BRONZE ANODIZED
(K) W.I. RAILINGS:	PAINTED KELLY MOORE 'BEAR BROWN' #K1ATT



RIGHT SIDE ELEVATION

proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
 1436 Abbott Avenue
 Campbell, CA 95008

A.P.N. 403 - 16 - 048

ZONING: R - 1 - 10

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Revisions:

rear and right side exterior elevations

scale: 1/4" = 1'-0"

2018 - 46

February 01, 2019

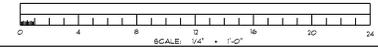
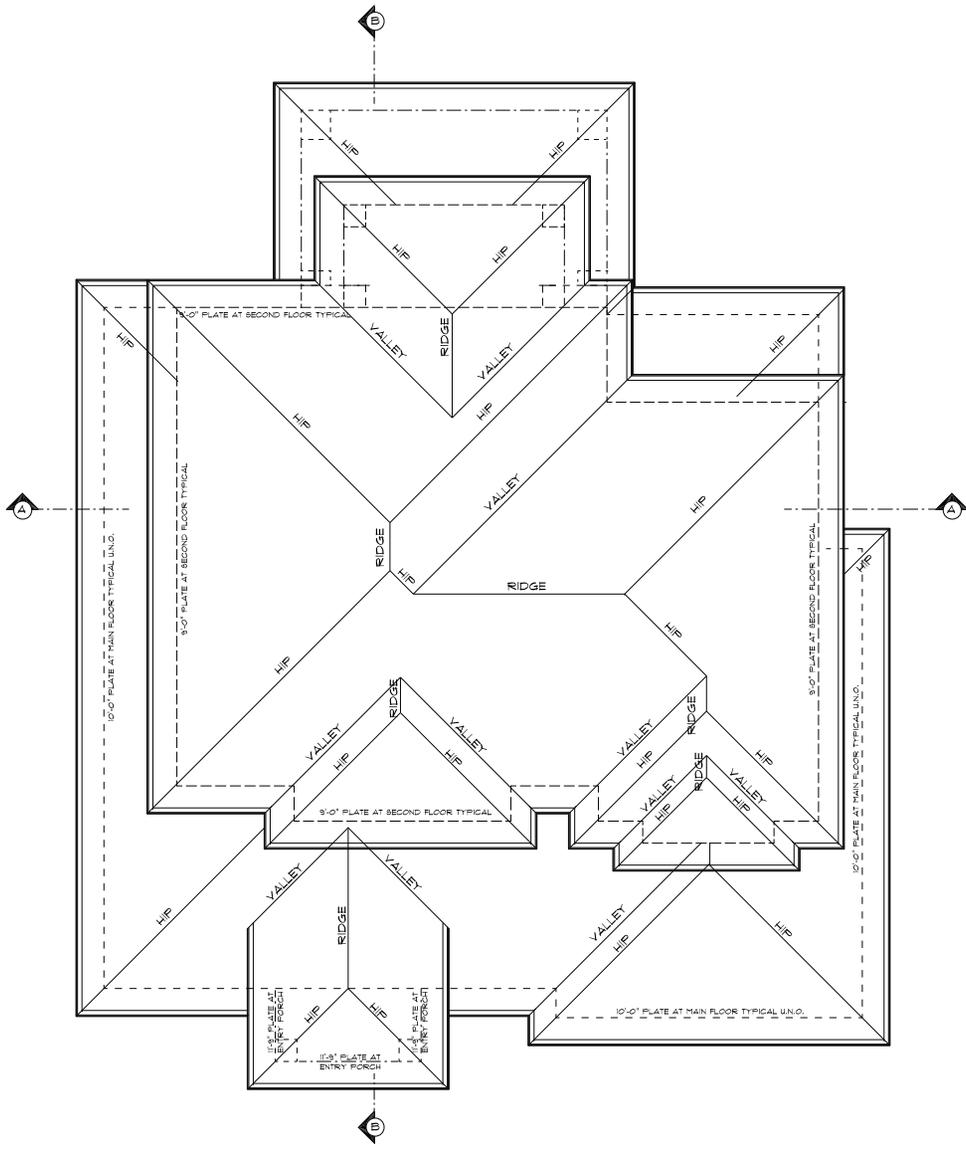
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A4.1



1436 ABBOTT AVENUE, CAMPBELL, CA

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 VOICE: 408.311.8866
 EMAIL: detailink@min.com



proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
 1436 Abbott Avenue
 Campbell, CA 95008

A.P.N. 403 - 16 - 048

ZONING: R - 1 - 10

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Revisions:

roof plan

scale: 1/4" = 1'-0"

2018 - 46

February 01, 2019

Sheet

A5.0

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Detail Ink

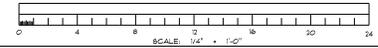
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CROSS SECTION A



CROSS SECTION B



proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
 1436 Abbott Avenue
 Campbell, CA 95008

A.P.N. 403 - 16 - 048

ZONING: R - 1 - 10

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Revisions:

Cross sections

scale: 1/4" = 1'-0"

2018 - 46

February 01, 2019

Sheet

A6.0

1436 ABBOTT AVENUE / CAMPBELL, CA



1418



1424



1436
(SUBJECT PROPERTY)

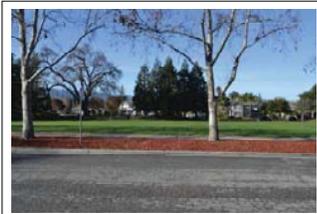


1450



1462

EAST SIDE ABBOTT AVENUE



JACK FISCHER PARK

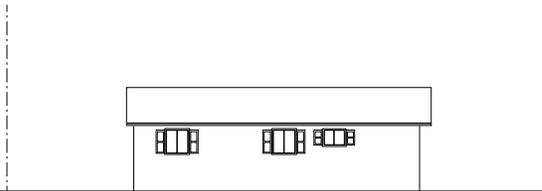
WEST SIDE ABBOTT AVENUE



1424



1436
PROPOSED RESIDENCE



1450

SCHEMATIC STREET VIEW

Detail Ink

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EMAIL: detailink@detailink.com

proposed new two-story single family residence and attached two-car garage for:

KEN CHITGAR
1436 Abbott Avenue
Campbell, CA 95008

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Revisions:

photographic streetscape

scale: none

2018 - 46

January 15, 2019

Sheet
A7.0

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